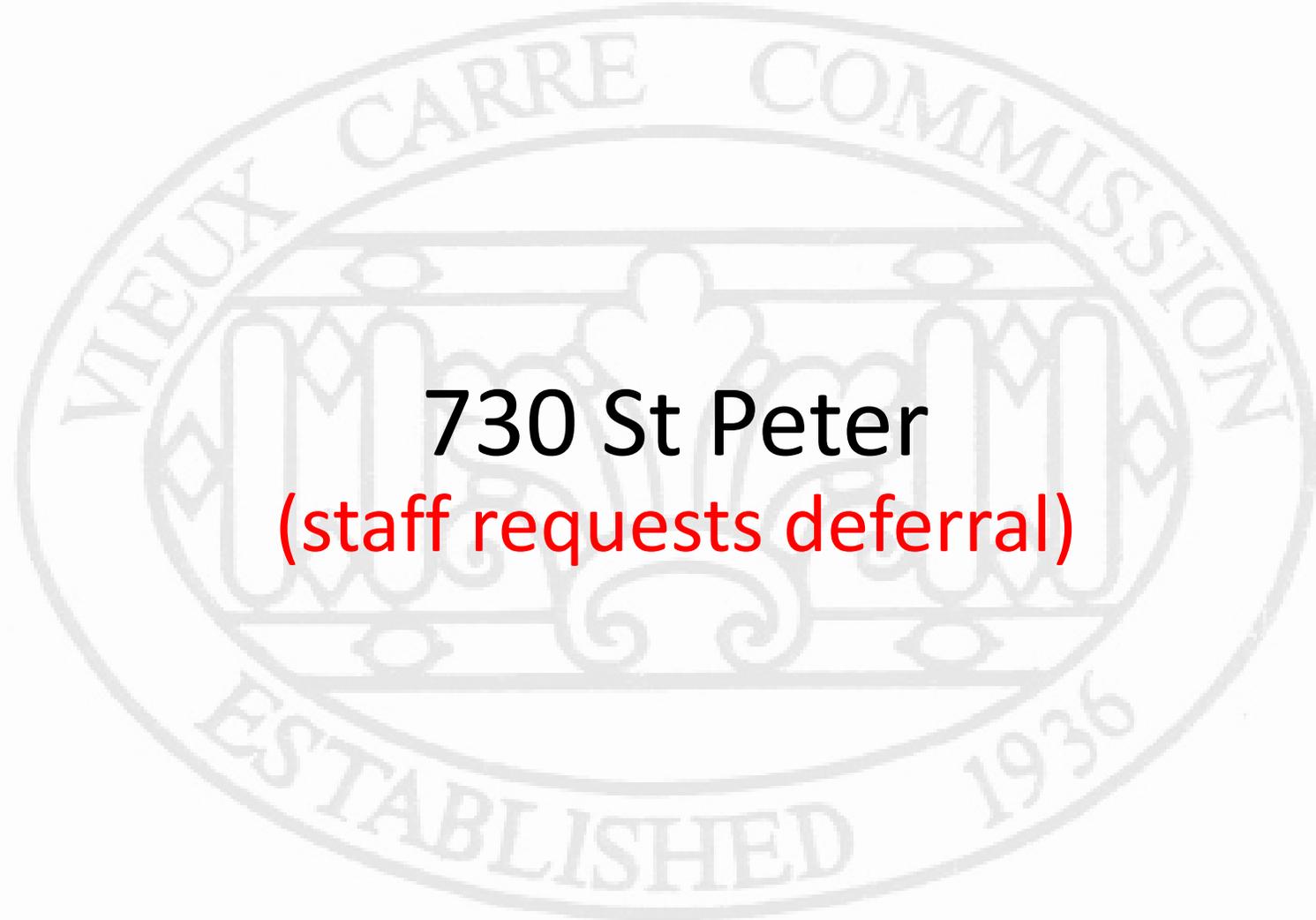


Vieux Carré Commission Architecture Committee Meeting

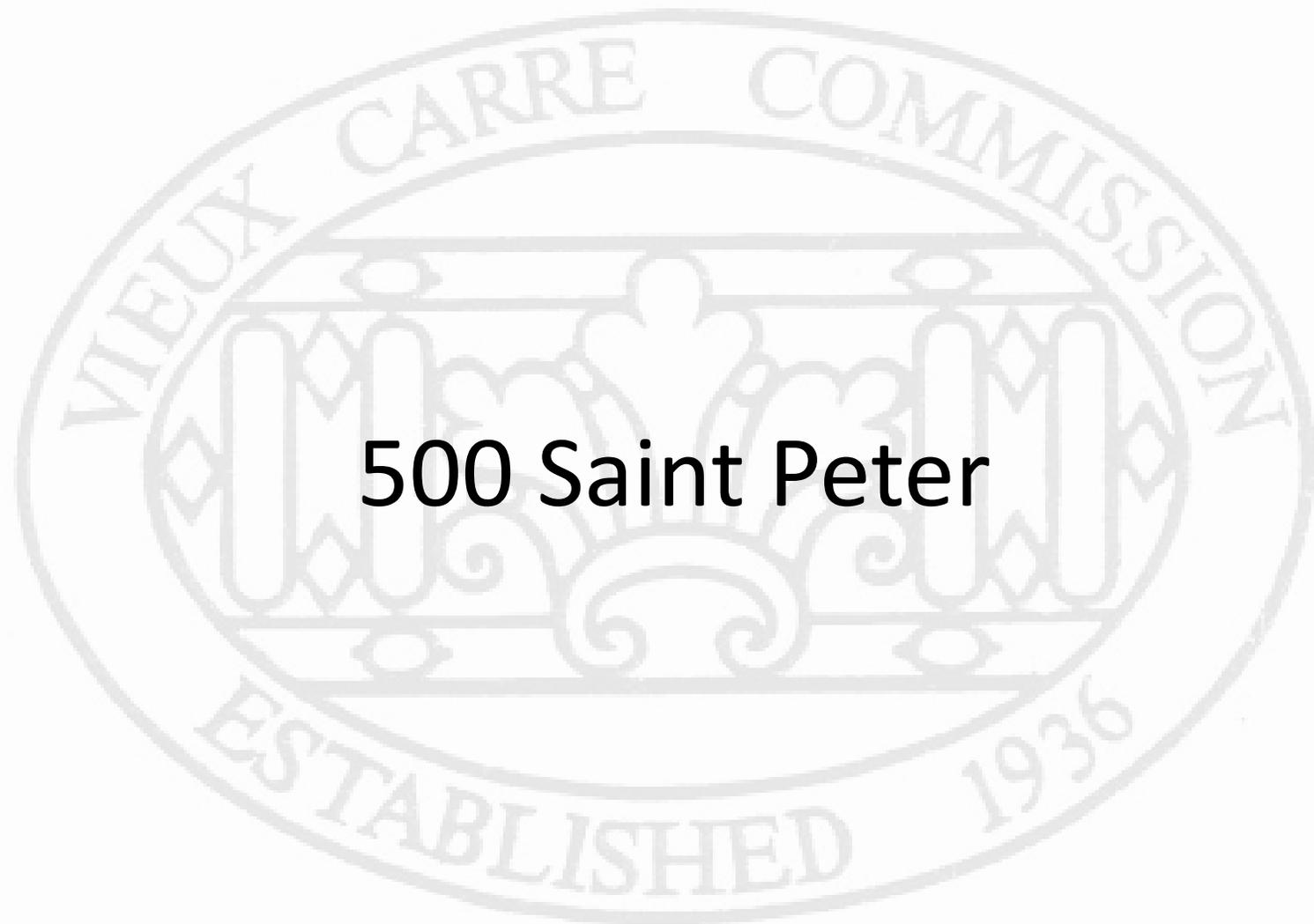
Tuesday, November 11, 2025



Old Business



730 St Peter
(staff requests deferral)



500 Saint Peter



500 St Peter

VCC Architectural Committee

November 11, 2025





500 St Peter

VCC Architectural Committee

November 11, 2025





500 St Peter

VCC Architectural Committee

November 11, 2025



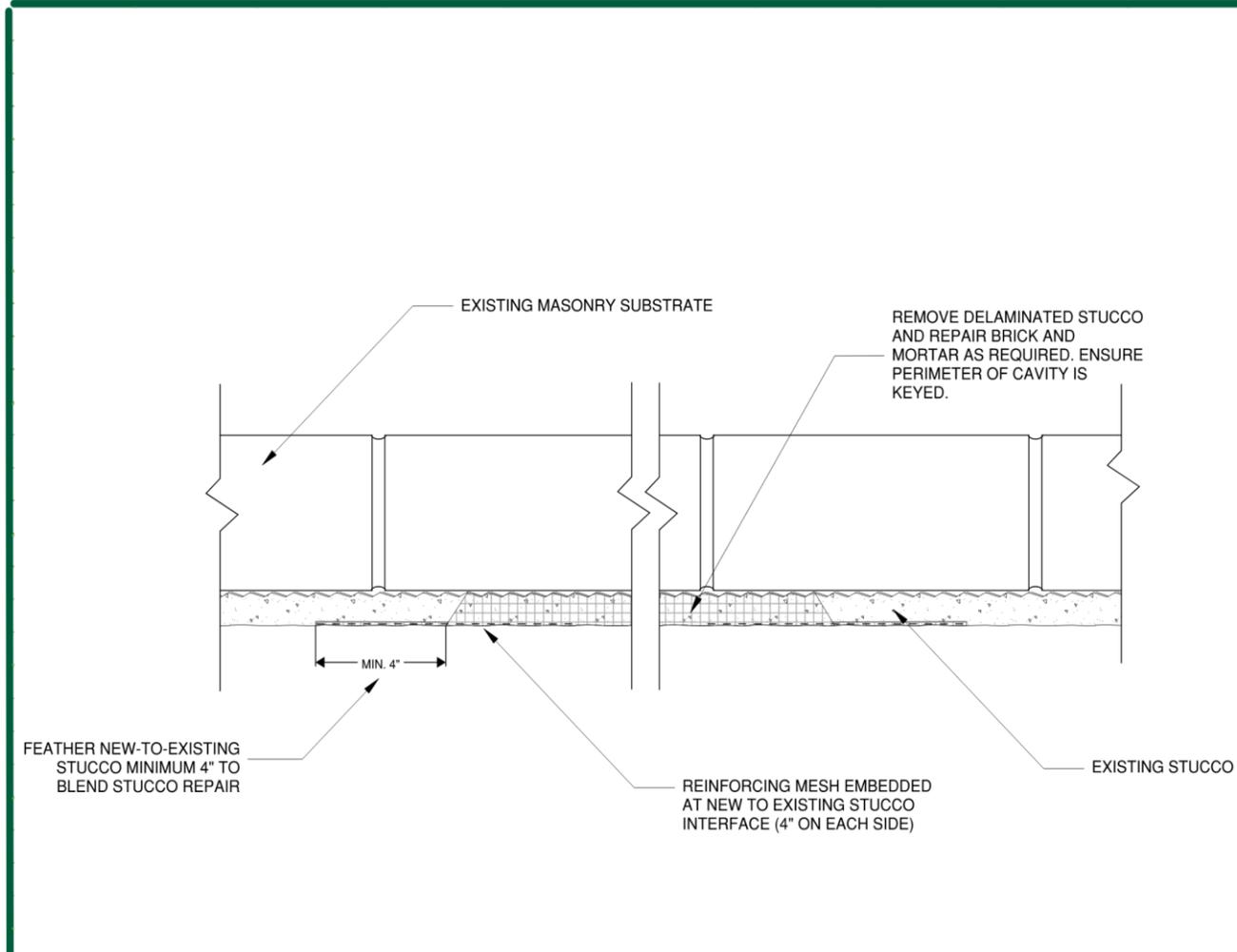


500 St Peter

VCC Architectural Committee

November 11, 2025







221 Royal



221 Royal

VCC Architectural Committee

November 11, 2025



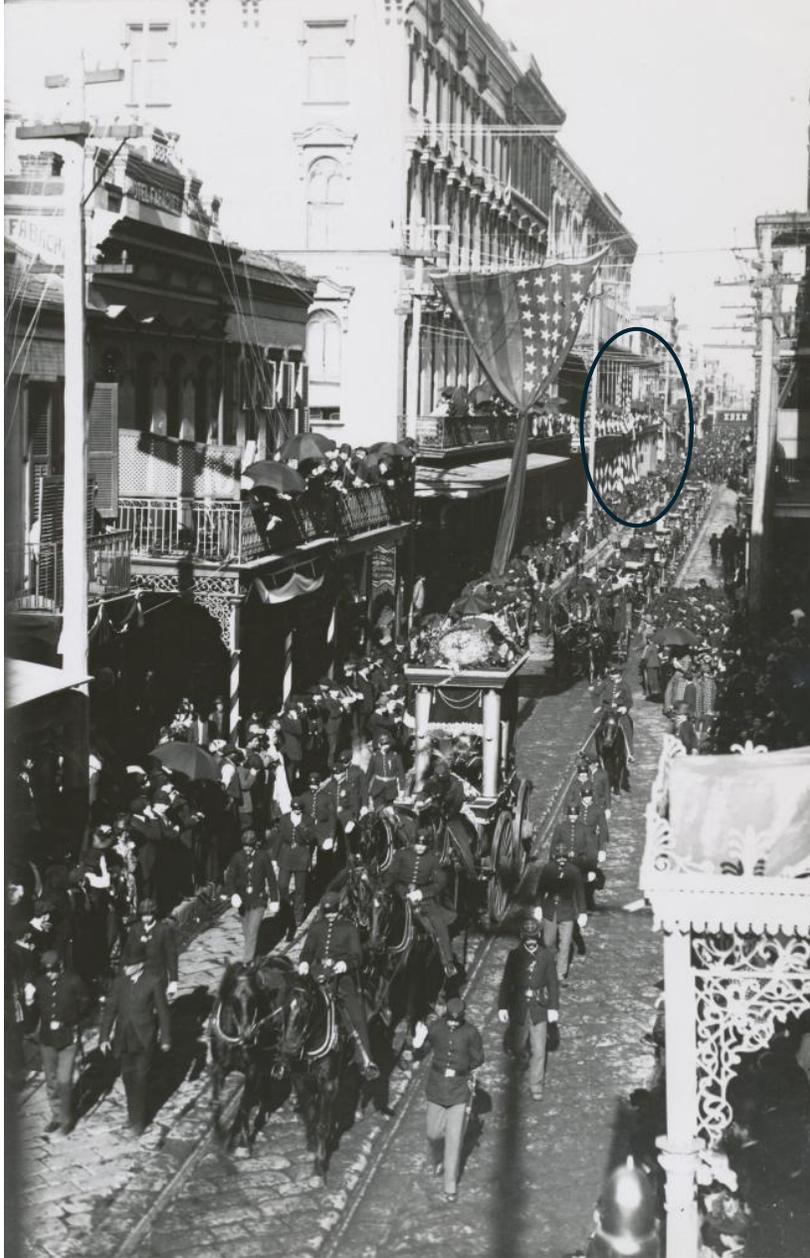


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VCC Architectural Committee

November 11, 2025



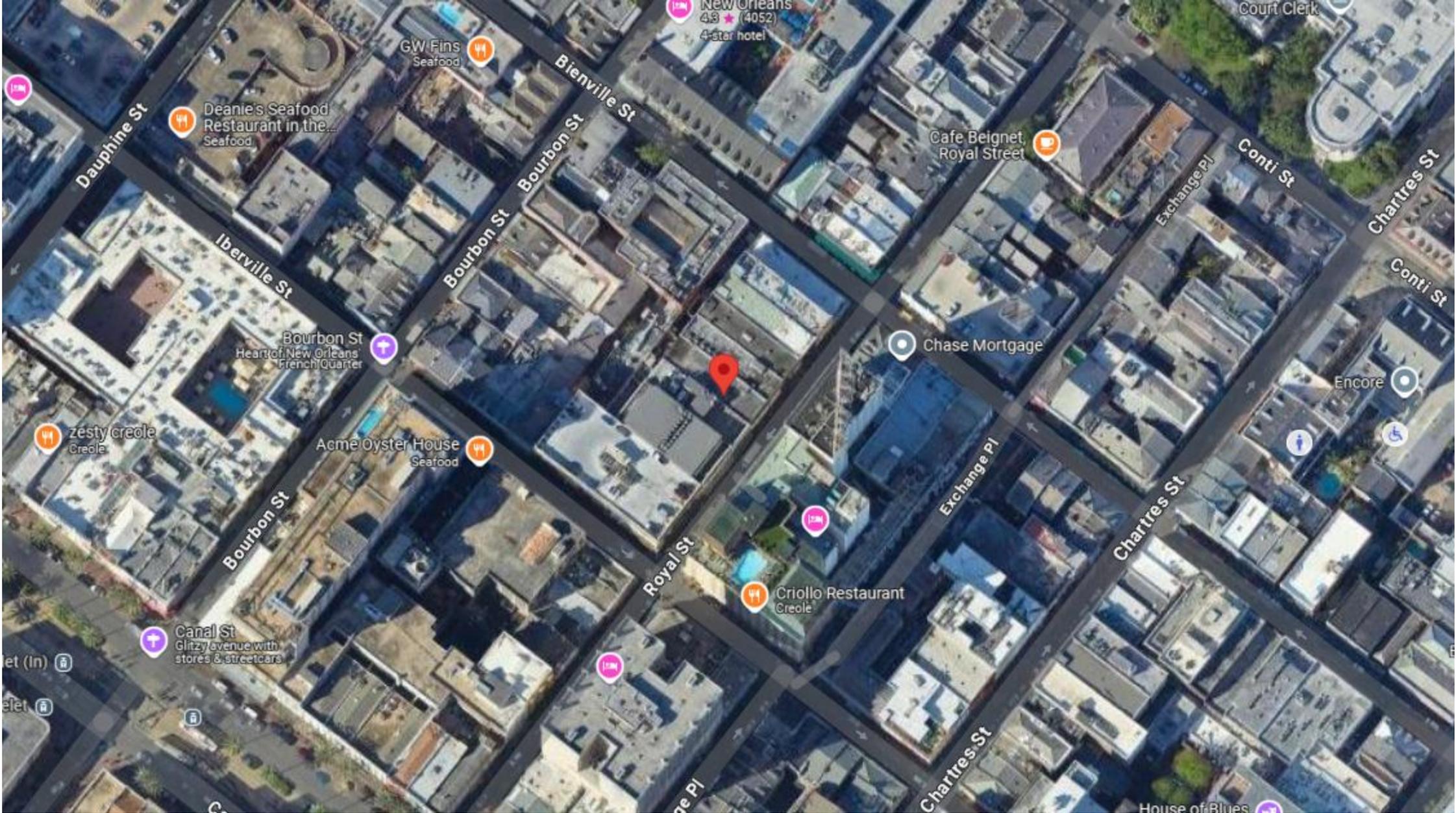


221 Royal

VCC Architectural Committee

November 11, 2025



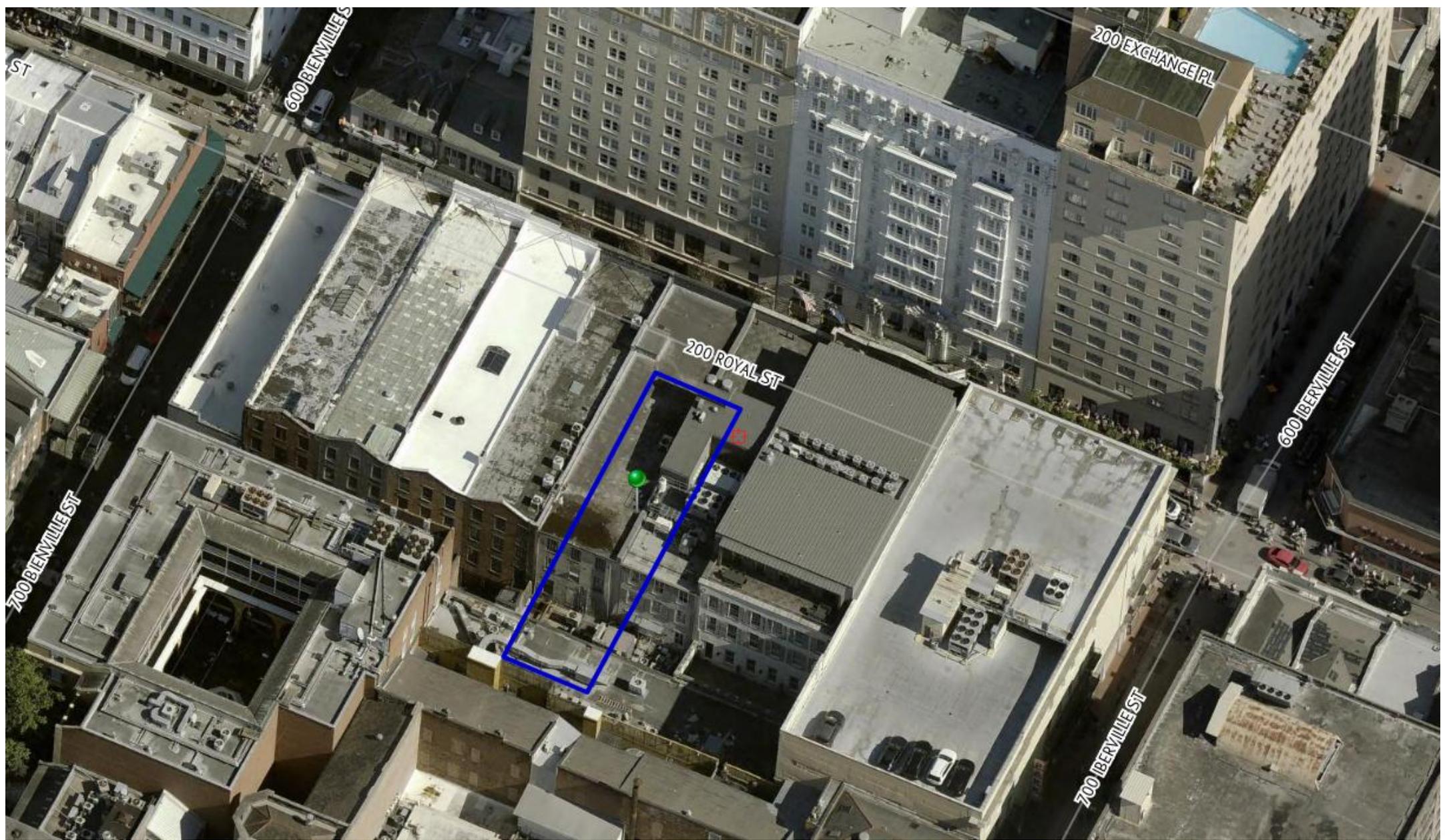


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VCC Architectural Committee

November 11, 2025



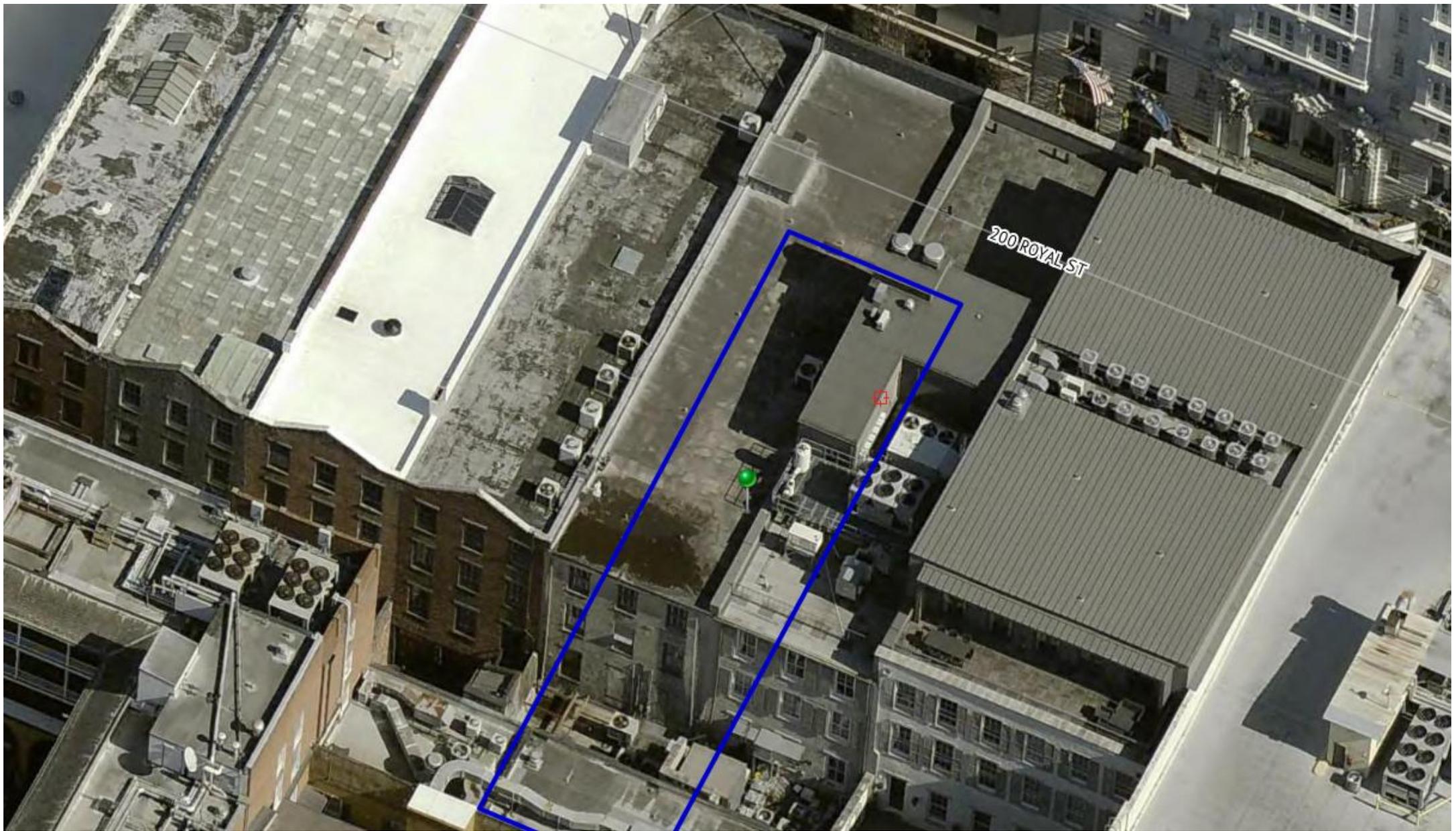


221 Royal

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November 11, 2025





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August 25, 2025

Erin B. Vogt, MArch
Vieux Carré Commission
Office of Business & External Services
1300 Perdido St., 7th Floor
New Orleans, LA 70112

Reference: 221 Royal St.
New Orleans, La

On August 19, 2025, Axis Engineering, LLC (AE) submitted structural drawings for a renovation to an existing building located at the above reference address to LKHarmon Architects. During the plan review stage one structural issues arose concerning the added exterior balconies due to the added dead and live loads to the foundation and framing of the existing building.

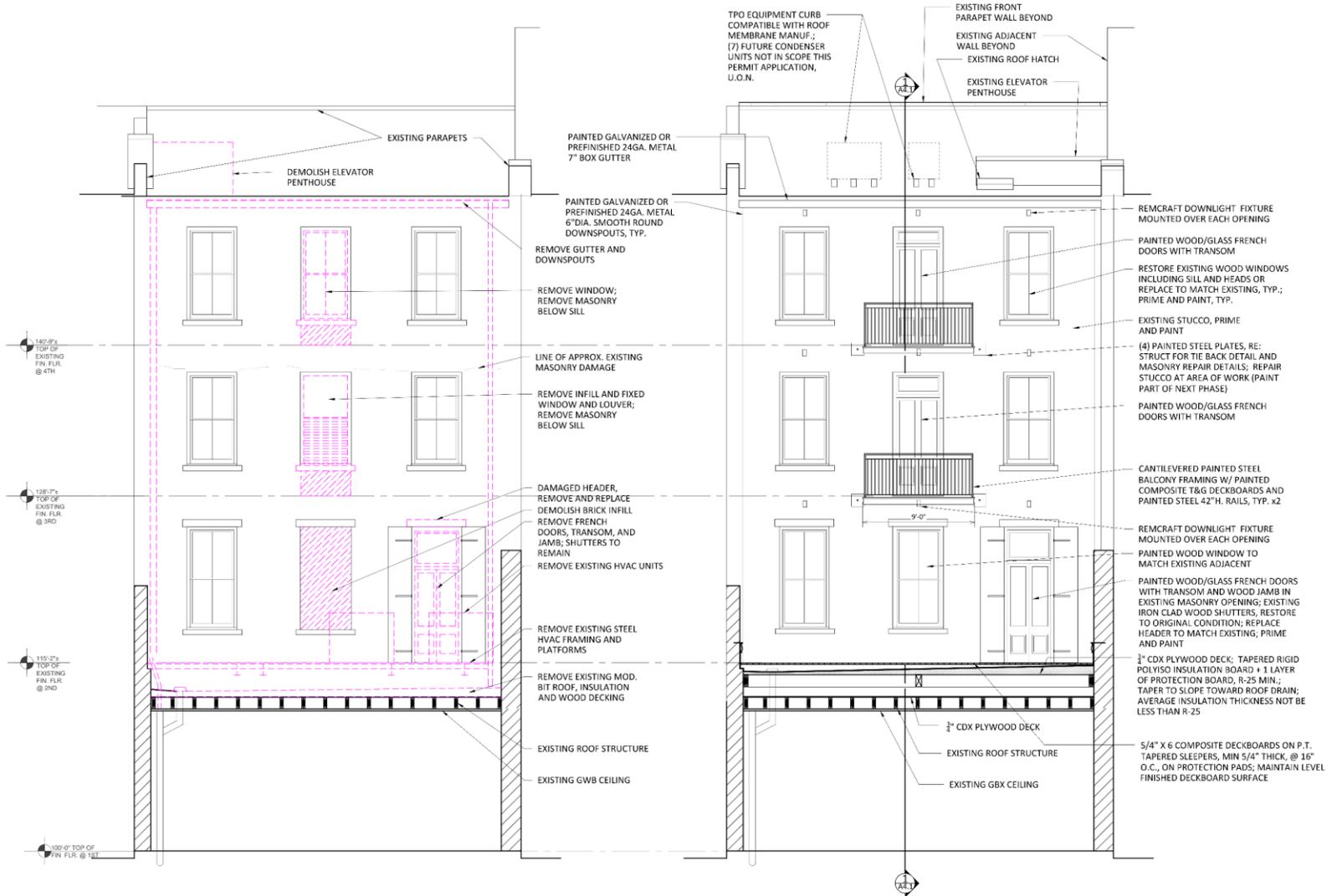
The structural foundation and framing of the existing building have been reviewed and analyzed for the additional dead and live loading of the added exterior balconies, after investigating the existing structure has been found suitable to accept the added balcony loads. It is recommended that periodic inspections be made on this property as a matter of good maintenance practice on a building of this age to ensure that any and all issues that arise in the future are remediated promptly.

Any further information may be provided upon request. If there are any questions or comments regarding this letter, please do not hesitate to contact our office.

Sincerely,

James B. Heaslip II, P.E.



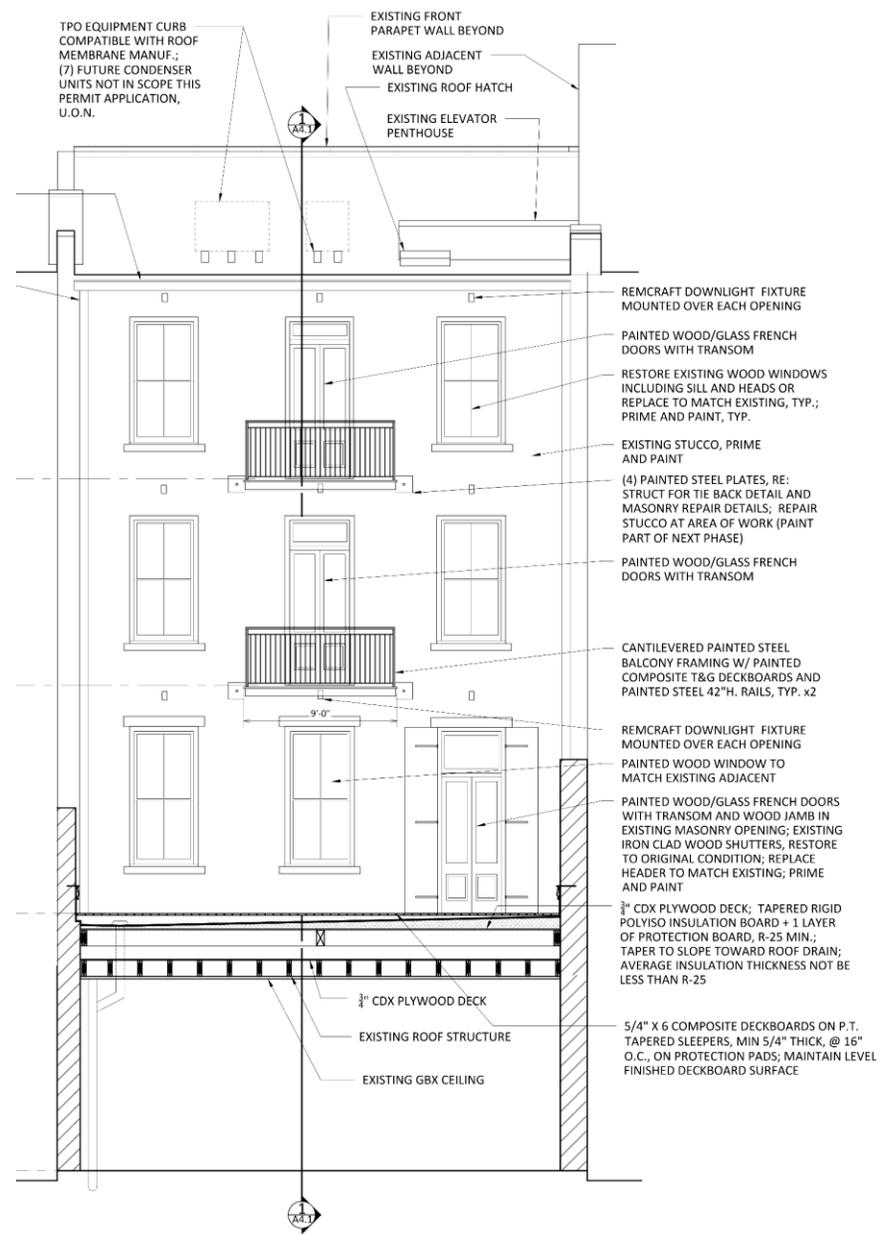


EXISTING / DEMOLITION REAR ELEVATION
 SC: 1/4" = 1'-0"

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

ALTERNATE REAR FACADE DESIGN





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

221 Royal

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November 11, 2025



GENERAL STRUCTURAL NOTES:

- THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF THE OWNER AND FOR THE SPECIFIC PROJECT IDENTIFIED HEREIN.
- CONSTRUCTION MUST BE PERFORMED BY A CONTRACTOR PROPERLY LICENSED BY THE LOUISIANA STATE LICENSING BOARD FOR CONTRACTORS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY, AND CODE COMPLIANCE. THE CONTRACTOR SHALL CONFORM IN ALL RESPECTS TO THE RULES, REGULATIONS AND STATUTES GOVERNING CONSTRUCTION SAFETY.
- UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE FABRICATION, TESTING, AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING NOTES. SHOULD CODES OR STANDARDS CONFLICT WITH THE DRAWINGS AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- SPECIFIED MATERIALS INCLUDING GROUTS, SEALANTS, ANCHORAGE, MECHANICAL DEVICES, ETC. SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS SET OUT IN THE SPECIFICATIONS.
- STRUCTURAL DRAWINGS SHALL BE USED AND INTERPRETED IN CONJUNCTION AND COORDINATION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, SHOP DRAWINGS, AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS SET OUT IN THE ARCHITECT'S DRAWINGS BEFORE COMMENCING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING AND VERIFYING ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES, CONFLICTS, OR OMISSIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE MEANS AND MEASURES TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THESE SHALL INCLUDE BUT NOT BE LIMITED TO NECESSARY SHORING, TEMPORARY BRACING, SKEWERING, ETC.
- CONTRACTOR SHALL VERIFY ALL CAMBER, DEPRESSIONS, SLOPES, OPENINGS, PENETRATIONS, ETC. THROUGH OR WITHIN STRUCTURAL ELEMENTS. ANY STRUCTURAL ELEMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING ANY WORK. ANY INTERFERENCE OR CONFLICT SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER OF RECORD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL DIMENSIONS AND FIT-UP OF THE STRUCTURE, INCLUDING BUT NOT LIMITED TO, VERIFYING ALL EXISTING CONDITIONS AND REQUIREMENTS SET OUT IN THE SPECIFICATIONS AS THE WORK PROGRESSES.
- ALL WORK AREAS SHALL BE KEPT NEAT, CLEAN, AND SAFE AT ALL TIMES BY THE CONTRACTOR. TRASH AND DEMOLISHED MATERIALS SHALL NOT BE ALLOWED TO ACCUMULATE AT THE SITE DURING EXECUTION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS. ALL DEBRIS SHALL BE PROPERLY AND LEGALLY DISPOSED OF. ALL ASPECTS OF JOB SITE SAFETY ARE COMPLETELY THE RESPONSIBILITY OF THE CONTRACTOR.
- STEEL FRAMES ARE "NON-SELF SUPPORTING". ADEQUATE TEMPORARY SUPPORT SHALL BE PROVIDED BY THE CONTRACTOR UNTIL REQUIRED CONNECTIONS OR ELEMENTS ARE INSTALLED AND COMPLETED.
- DETAILS SHOWN ON DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
- SPECIFIED MATERIALS INCLUDING GROUTS, SEALANTS, ANCHORAGE, MECHANICAL DEVICES, ETC. SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS SET OUT IN THE SPECIFICATIONS.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTION, SUPERVISION, OR INSPECTION OF THE WORK, NOR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, ARCHITECT, OR ANY OTHER ENTITIES OR PERSONS OPERATING OR SUPERVISING ANY PORTION OF THE WORK.
- NO FIELD OBSERVATIONS ARE PROVIDED UNDER THIS SEAL, UNLESS OTHERWISE NOTED IN WRITING ON THIS PLAN.
- BY PROCEEDING WITH CONSTRUCTION, THE CONTRACTOR AGREES TO THESE TERMS AND ACCEPTS FULL RESPONSIBILITY FOR COMPLIANCE AND EXECUTION IN ACCORDANCE WITH DESIGN INTENT.

SHOP DRAWING NOTES:

- THE GENERAL CONTRACTOR SHALL REVIEW FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS AND APPROVE AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE PROFESSIONAL ENGINEER. CONTRACTOR SHALL REVIEW SHOP DRAWINGS FOR REVIEWING, JOIST, BEAMING, STRUCTURAL MEMBERS, ETC. ONCE REVIEWED AND STAMPED, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND/OR ENGINEER. FABRICATION AND INSTALLATION SHALL BE MADE FROM ONLY SHOP DRAWINGS NOTED BY THE ENGINEER AS "NO EXCEPTIONS TAKEN".
- ONLY SHOP DRAWINGS NOTED AS "NO EXCEPTIONS TAKEN" MAY BE RELEASED FOR FABRICATION. SHOP DRAWINGS WITH ANY OTHER NOTATION MUST BE REVISED UNTIL NOTED AS "NO EXCEPTIONS TAKEN". MATERIAL FABRICATED WITHOUT FOLLOWING THIS PROCEDURE SHALL BE SUBJECT TO REJECTION.
- FABRICATION DRAWINGS SHALL SPECIFICALLY AND PROMINENTLY HIGHLIGHT CHANGES MADE FROM SHOP DRAWINGS WHICH DO NOT STRICTLY COMPLY WITH THE CONTRACT DOCUMENTS AND RECEIVE WRITTEN APPROVAL BY THE ARCHITECT/ENGINEER PRIOR TO COMMENCING FABRICATION.
- FABRICATION CHANGES THAT RESULT IN MODIFICATIONS TO THE CONTRACT SUM MUST BE APPROVED IN ACCORDANCE WITH PROVISIONS CONTAINED IN THE OWNER-CONTRACTOR AGREEMENT OR PROCEDURES OUTLINED IN THE PROJECT MANUAL/SPECIFICATIONS.
- ALL CONNECTIONS, INCLUDING TYPICAL FRAMED CONNECTIONS, SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED AND INDAGED BY THE CONTRACTOR. ALL SUCH SHOP DRAWINGS AND OTHER RELATED SUBMITTALS, INCLUDING CALCULATIONS SHALL BEAR THE ENGINEER'S SEAL.
- CONTRACTOR'S LICENSED PROFESSIONAL ENGINEER SHALL SUBMIT SUBSTANTIATING CONNECTION INFORMATION INCLUDING CALCULATIONS, SOFTWARE RESULTS, CONNECTION DETAILS, AND OTHER RELATED DOCUMENTS TO THE ENGINEER OF RECORD FOR REVIEW.
- ENGINEER'S REVIEW OF SHOP DRAWINGS AND SUBMITTALS IS ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. CONTRACTOR AND ITS FABRICATOR ARE RESPONSIBLE FOR DIMENSIONS AND QUANTITIES ASSOCIATED WITH THEIR PORTION OF THE PROJECT. ANY MEANS AND METHODS ASSOCIATED WITH THE FABRICATION OF ANY MATERIALS SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND FABRICATOR AS WELL AS THE COORDINATION OF INSTALLATION SEQUENCES AFFECTING OTHER TRADES.
- ENGINEER'S NOTATION OF "NO EXCEPTION TAKEN" ON SUBMITTED SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR AND FABRICATOR OF RESPONSIBILITY FOR THE DESIGN ACCURACY OF ALL CONNECTIONS, DETAILED DIMENSIONS ON SHOP DRAWINGS, NOR THE GENERAL FIT-UP OF PARTS AND ELEMENTS TO BE ASSEMBLED IN THE FIELD.
- NO CHANGES IN DETAILS OR THE SUBSTITUTION OF MEMBERS OR OTHER STRUCTURAL ELEMENTS SHALL BE PERMITTED WITHOUT THE SPECIFIC WRITTEN APPROVAL BY THE ENGINEER.

CONCRETE NOTES:

- DRILLING HOLES OR CORING HOLES IN EXISTING CONCRETE:
DRILLING OR CORING HOLES IN EXISTING CONCRETE SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
 - (A) PRIOR TO DRILLING OR CORING HOLES, THE CONTRACTOR SHALL LOCATE ALL EXISTING REINFORCING STEEL, POST-TENSIONING, CONDUIT, PIPING, ETC. THROUGH NON-DESTRUCTIVE TESTING SUCH AS WITH AN X-RAY, RADAR, ETC.
 - (B) CONTRACTOR SHALL MARK THE LOCATION OF ALL REINFORCING STEEL, POST-TENSIONING, CONDUIT, PIPING, AND OTHER EXISTING INTERFERENCES ON THE SURFACE OF THE CONCRETE.
 - (C) CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR ALL CONFLICTS BETWEEN NEW HOLES AND EXISTING REINFORCING, POST-TENSIONING, CONDUIT, PIPING, ETC.
 - (D) CONTRACTOR SHALL DRILL SMALL PILOT HOLES AT NEW HOLE LOCATIONS TO VERIFY NO CONFLICTS EXIST. IF NO CONFLICTS EXIST, COMPLETE THE INSTALLATION. IN THE CASE OF STEEL TO BE FASTENED TO THE EXISTING CONCRETE WITH MULTIPLE ANCHORS, FABRICATE FROM A FIELD TEMPLATE THE STEEL TO BE FASTENED TO THE CONCRETE BY THE ANCHORS AND COMPLETE THE INSTALLATION.
 - (E) CONTRACTOR SHALL EXERCISE CARE WHEN INSTALLING NEW HOLES TO PREVENT "NOcking" OR CUTTING EXISTING REINFORCING STEEL, POST-TENSIONING, CONDUIT, PIPING, ETC.

WOOD FRAMING NOTES:

- APPLICABLE CODES OR STANDARDS:
ALL DESIGN, FABRICATION, TESTING, AND ERECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
 - (A) IRC – INTERNATIONAL BUILDING CODE
 - (B) AWC – NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
 - (C) AWC – WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFDM)
 - (D) APA – PLYWOOD DESIGN SPECIFICATION (PDS)
- WALL SYSTEMS:
WALL SYSTEMS SHALL MEET THE SPECIFICATIONS LISTED IN THE PLAN NOTES (UNLESS NOTED OTHERWISE).
- MATERIALS:
MATERIALS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
 - (A) FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE MARKED AND KILN DRIED, NO. 2.
 - (B) ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED LUMBER, PLYWOOD, PSL, OR OTHER STRUCTURAL WOOD ELEMENTS SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA.
 - (C) FLOOR PLYWOOD SHEATHING SHALL BE 3/4" THICK OR APPROVED EQUAL.
 - (D) WALL PLYWOOD SHEATHING SHALL BE 5/8" THICK OR APPROVED EQUAL.
 - (E) ATTIC PLYWOOD SHEATHING SHALL BE 5/8" THICK OR APPROVED EQUAL.
 - (F) ROOF PLYWOOD SHEATHING SHALL BE 3/4" THICK OR APPROVED EQUAL.
 - (G) MEMBERS DESIGNATED AS "1.1A" SHALL BE LAMINATED VENEER LUMBER HAVING PROPERTIES AND STRENGTHS EQUAL TO THE I-LEVELTRUSS JOIST COMPANY'S "MICROLAM" OR APPROVED EQUAL.
 - (H) JOIST HANGERS, BEAM HANGERS, HURRICANE CLIPS, ANCHORS, AND CONNECTORS SHALL BE SUPPLIED BY SIMPSON STRONG-TIE CO., INC. OR APPROVED EQUAL AND ATTACHED WITH MANUFACTURER RECOMMENDATIONS.
 - (I) HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. SHALL BE GALVANIZED.
 - (J) HANDERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. EXPOSED TO WEATHER, IN CONTACT WITH EARTH OR WATER, OR BELOW THE FIRST FLOOR LEVEL, SHALL RECEIVE THE SIMPSON "Z-MAX" ZINC COATING OR APPROVED EQUAL.
 - (K) STUD WALL BOTTOM PLATES CONNECTED TO CONCRETE SHALL BE SUPPLIED BY RAMSET OR APPROVED EQUAL.
- CONNECTIONS:
CONNECTIONS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
 - (A) WOOD MEMBERS (INCLUDING PLYWOOD SHEATHING OR BRACING) SHALL BE CONNECTED OR FASTENED WITH STEEL NAILS, SCREWS, OR BOLTS.
 - (B) NO STAPLES SHALL BE PERMITTED.
 - (C) WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE LISTED IN IRC 2021 TABLE 2304.10.1 AND SECTION 2305.
 - (D) MEMBER END PIECES, JOINTS, OR SPLICES SHALL BE OVER SUPPORTS.
 - (E) MULTIPLE PIECES OF LUMBER OR MANUFACTURED WOOD PRODUCTS USED TO FORM BEAM OR HEADER MEMBERS SHALL BE ATTACHED PER TYPICAL BEAM AND HEADER FASTENING PATTERN DETAIL.
 - (F) MULTIPLE PIECES OF LUMBER USED TO FORM PACKED STUDS SHALL BE ATTACHED PER TYPICAL PACKED STUD DETAIL.
 - (G) PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOOMING AT ALL HORIZONTAL JOINTS.
 - (H) PLYWOOD ROOF SHEATHING VERTICAL JOINTS SHALL BE STAGGERED EVERY 4 FEET OR LESS.
 - (I) FLOOR JOISTS SHALL HAVE BRIDGING AT 8'-0" O.C. (MAX.).
 - (J) BOTTOM PLATE OF STUD WALLS TO CONCRETE SHALL BE CONNECTED WITH 1/4"x2.5" RAMSETS AT 16" O.C.
 - (K) PRE-ENGINEERED STRUCTURAL MEMBERS INCLUDING PSL, PPL, LVL, ETC. SHALL BE DETECTED AND BRACED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
 - (L) DOUBLE TOP PLATE SPLICE LENGTH AND NAILING PATTERN TO BE IN ACCORDANCE WITH WFDM TABLE 3.21.
- OPENINGS:
OPENINGS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
 - (A) OPENINGS IN WALLS SHALL HAVE HEADERS CONSISTING OF A MINIMUM OF TWO 2x12'S OR THREE 2x10'S.
 - (B) OPENINGS IN EXTERIOR WALLS SHALL BE IN ACCORDANCE WITH THE FULL HEIGHT STUD REQUIREMENTS LISTED IN WFDM TABLE 3.23C.
 - (C) FULL HEIGHT STUDS MAY BE REDUCED IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN WFDM TABLE 3.23D.
 - (D) JACK STUDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN WFDM TABLE 3.22F.

STRUCTURAL STEEL NOTES:

- APPLICABLE CODES OR STANDARDS:
ALL DESIGN, FABRICATION, TESTING, AND ERECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
 - (A) AISC – STEEL CONSTRUCTION MANUAL (SCM)
 - (B) AISC – SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS
 - (C) AISC – CODE OF STANDARD PRACTICE FOR BUILDINGS AND BRIDGES
 - (D) AISC/RISC – SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS
 - (E) ASTM STANDARDS FOR THE MATERIALS LISTED
 - (F) AISI STANDARDS FOR THE MATERIALS LISTED
 - (G) AWS D1.1 – STRUCTURAL WELDING CODE – STEEL
 - (H) SSPC MANUAL OF GOOD PAINTING PRACTICE
 - (I) SSPC MANUAL OF SYSTEMS AND SPECIFICATIONS
 - (J) STRUCTURAL STEEL FABRICATOR SHALL PARTICIPATE IN THE AISC FABRICATOR CERTIFICATION PROGRAM AND BE CERTIFIED BY AISC FOR – STANDARD BUILDING STRUCTURES (SBS).

STRUCTURAL STEEL NOTES (CONT.):

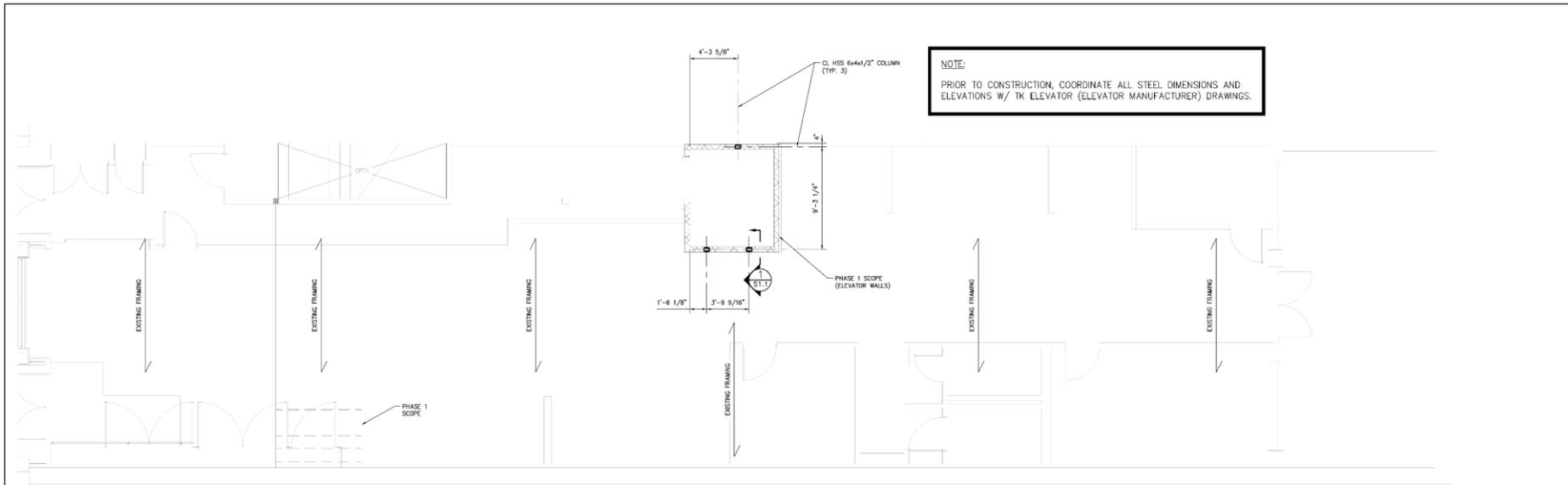
- MATERIALS:
MATERIALS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
 - (A) STRUCTURAL STEEL W AND T SHAPES SHALL MEET ASTM A992.
 - (B) OTHER STRUCTURAL STEEL ROLLED SHAPES, BARS, AND FLAT PLATES SHALL MEET ASTM A570.
 - (C) STRUCTURAL STEEL PIPE SHAPES SHALL MEET ASTM A53 GRADE B
 - (D) ROUND HSS SHAPES SHALL MEET ASTM A500 GRADE C.
 - (E) RECTANGULAR AND SQUARE HSS SHAPES SHALL MEET ASTM A500 GRADE C.
 - (F) MACHINE BOLTS SHALL MEET ASTM A307.
 - (G) HIGH STRENGTH BOLTS SHALL MEET ASTM F3125 GRADE A325 TYPE L.
 - (H) HEAVY HEX NUTS SHALL MEET ASTM A563.
 - (I) FLAT CIRCULAR, SQUARE, OR RECTANGULAR BEVELLED WASHERS SHALL MEET ASTM F436.
 - (J) MECHANICAL DIRECT TENSION INDICATORS SHALL MEET ASTM F599, AS SUPPLIED BY APPLIED BOLTING TECHNOLOGY, INC. OR APPROVED EQUAL.
 - (K) WELDING ELECTRODES SHALL MEET AWS A5.1 E-7018.
- INSPECTION AND TESTING:
INSPECTION AND TESTING SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
 - (A) BOLTED STRUCTURAL JOINTS SHALL BE INSPECTED AS REQUIRED BY AISC/RISC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS" SECTION 9.
 - (B) WELDING SHALL BE INSPECTED BY AWS CERTIFIED WELDING INSPECTORS.
 - (C) PRIOR TO GALVANIZING OR PAINTING, ALL WELDING SHALL BE VISUALLY INSPECTED AND SHALL MEET THE ACCEPTANCE CRITERIA LISTED IN AWS D11.1 TABLE 6.1 FOR STatically LOADED CONNECTIONS.
- ANCHOR RODS:
ANCHOR RODS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
 - (A) ANCHOR RODS SHALL MEET ASTM F1554 GRADE 36, S1 (WELDABLE SPECIFICATION)
 - (B) ANCHOR RODS SHALL BE UNIFIED COARSE THREAD SERIES AND MEET ANSI B1.1 CLASS 2A.
 - (C) ANCHOR RODS SHALL BE HOOKED OR HEADED AT THE UNTHREADED END AND NOT MODIFIED WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER.
 - (D) HEAVY HEX NUTS SHALL MEET ASTM A563.
 - (E) FLAT CIRCULAR, SQUARE, OR RECTANGULAR BEVELLED WASHERS SHALL MEET ASTM F436.
 - (F) ANCHOR RODS SHALL BE GALVANIZED.
 - (G) ANCHOR ROD THREADS SHALL BE CHASED AFTER GALVANIZING.
 - (H) UNLESS TORQUE VALUES ARE SPECIFIED ON THE DESIGN DRAWINGS, ANCHOR RODS SHALL BE SNUG TIGHTENED.
 - (I) EPOXY SET ANCHOR RODS SHALL BE INSTALLED USING HELIX HIT-HY 200 (MAX.) SYSTEM OR APPROVED EQUAL IN CONCRETE OR CONCRETE MASONRY UNIT WALLS (CROUT FILLED CELLS).
 - (J) EPOXY SET ANCHOR RODS SHALL BE INSTALLED USING HELIX HIT-HY 270 (MAX.) SYSTEM OR APPROVED EQUAL IN MASONRY WALLS.
- CONNECTIONS:
CONNECTIONS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
 - (A) SHOP CONNECTIONS SHALL BE WELDED. FIELD WELDS SHALL BE MADE WITH E-70XX ELECTRODES. ERECTION DRAWINGS SHALL SHOW ALL FIELD WELDS REQUIRED.
 - (B) SPLICES IN STRUCTURAL STEEL NOT SHOWN ON THE STRUCTURAL DRAWINGS WILL NOT BE ACCEPTED WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER.
 - (C) OPENINGS IN STRUCTURAL STEEL NOT SHOWN ON THE STRUCTURAL DRAWINGS WILL NOT BE ACCEPTED WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER.
 - (D) BEAMS AND DIAGONAL BRACING SHALL NOT BE RELEASED FROM THE HOIST CABLE UNTIL THE MEMBER IS SECURED BY A MINIMUM OF TWO BOLTS PER END.
 - (E) BOLT HOLES IN STRUCTURAL STEEL SHALL BE DRILLED OR PUNCHED IN THE SHOP. ANY FIELD HOLES SHALL BE MECHANICALLY DRILLED OR PUNCHED, AND NO BURRING OF HOLES SHALL BE ALLOWED.
 - (F) FIELD CONNECTIONS FOR MAIN STRUCTURAL ELEMENTS SHALL BE MADE WITH HIGH STRENGTH BOLTS.
 - (G) FIELD CONNECTIONS FOR PURLINS, GRIS, STAIRS, LADDERS, AND HANDRAILS SHALL BE MADE WITH MACHINE BOLTS.
 - (H) HIGH STRENGTH BOLTS SHALL MEET ASTM A325-X (THREADS EXCLUDED FROM SHEAR PLANE).
 - (I) BOLTS SHALL BE 3/4" DIAMETER.
 - (J) BOLT HOLES SHALL BE 1/16" LARGER THAN THE BOLT DIAMETER.
 - (K) MINIMUM FILLET WELD SIZE SHALL BE THE GREATER OF 3/16" OR THE REQUIRED SIZE BY AISI SCM SECTION J2.
 - (L) FILLET WELDS SHALL BE MADE USING ONLY E-70XX ELECTRODES.
 - (M) WELDS SHALL DEVELOP THE FULL STRENGTH FROM THE LESSER OF THE MEMBERS IT JOINS, ALL BUTT, GROOVE, OR BEVEL WELDS SHALL BE COMPLETE FULL PENETRATION.
 - (N) SIMPLE BEAM CONNECTIONS (S.B.C.) SHALL BE CAPABLE OF SUPPORTING THE REACTIONS (ONE HALF THE TOTAL LOAD LISTED) OBTAINED FROM AISI SCM TABLES 3-5 THROUGH 3-9.
 - (O) BRACING CONNECTIONS (B.C.) SHALL BE CAPABLE OF DEVELOPING THE FULL BRACING MEMBER TENSION STRENGTH. WHEN NOTED, BRACING CONNECTIONS (B.C.) SHALL BE CAPABLE OF DEVELOPING THE COMPRESSION (-) OR TENSION (+) SHOWN ON THE DRAWING.
 - (P) THE MAXIMUM ALLOWABLE NUMBER OF BOLT ROWS SHALL BE PROVIDED FOR EACH BEAM DEPTH IN ACCORDANCE WITH AISI SCM PART 10.
 - (Q) BOLTED CONNECTIONS SHALL BE MADE WITH A MINIMUM OF TWO BOLTS.

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

AXIS ENGINEERING
CIVIL / STRUCTURAL
3500 N. CAUDRY BLVD., #400, METairie, LA 70002
504.885.0800 OFFICE • INFO@AXISENGR.COM EMAIL
THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL LOCAL, REGIONAL AND NATIONAL REQUIREMENTS. I AM NOT OBSERVING THE WORK.
ENGINEER: JAMES B. BRADSHAW AT PROJECT #: 22112
LICENSE NUMBER: 31593

 LKHarmou Architects A Professional Architectural Corporation 8238 Argonne Boulevard New Orleans, Louisiana 70124 504.486.6970 harsou@lkharmouarchitects.com	221-23 ROYAL STREET RENOVATION: PHASE 2 New Orleans, LA 70130	S1.0A
		LKH1225

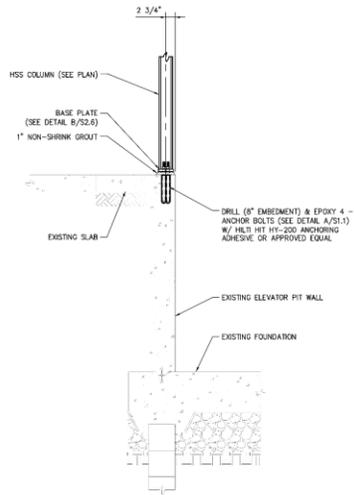




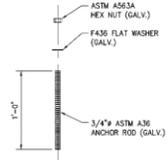
SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

PLAN NOTES:

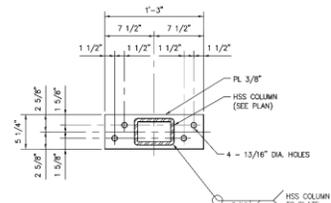
1. FOR ALL NOTES, SEE DRAWINGS S1.0A - S1.0E.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
3. MEASUREMENTS ARE TO EDGE OF FRAMING. SEE ARCHITECTURAL DRAWINGS FOR FINISHED DIMENSIONS.



SECTION
SCALE: 3/4" = 1'-0"
S1.1 | S1.1



DETAIL
SCALE: 1 1/2" = 1'-0"
S1.1 | S1.1



DETAIL
SCALE: 1 1/2" = 1'-0"
S1.1 | S1.1

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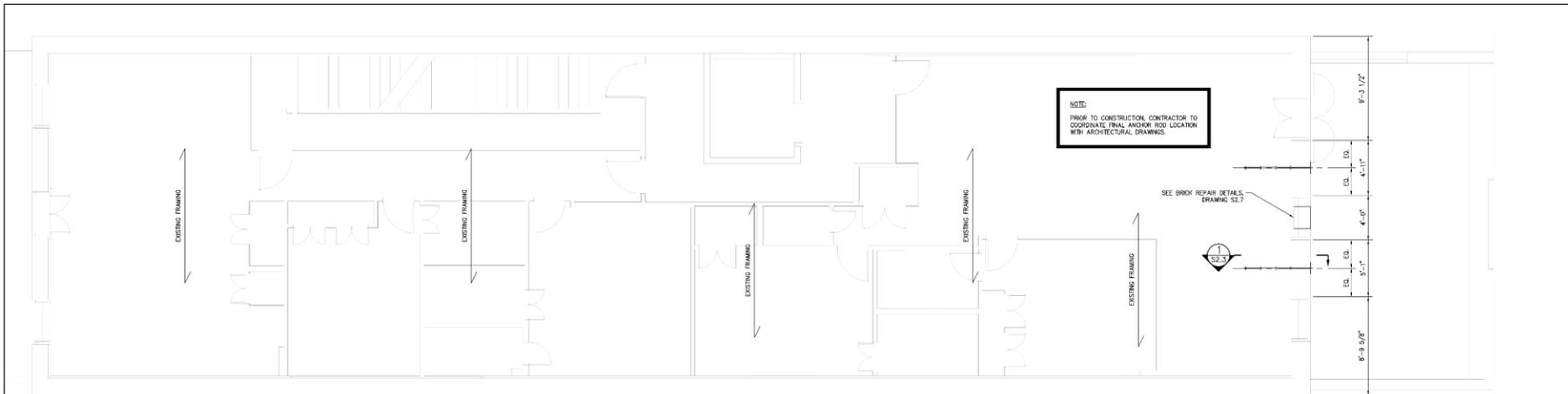
ENGINEER: JAMES B. DEASHP AE PROJECT # 15112
LICENSE NUMBER: 31593

**221-23 ROYAL STREET
RENOVATION: PHASE 2
New Orleans, LA 70130**

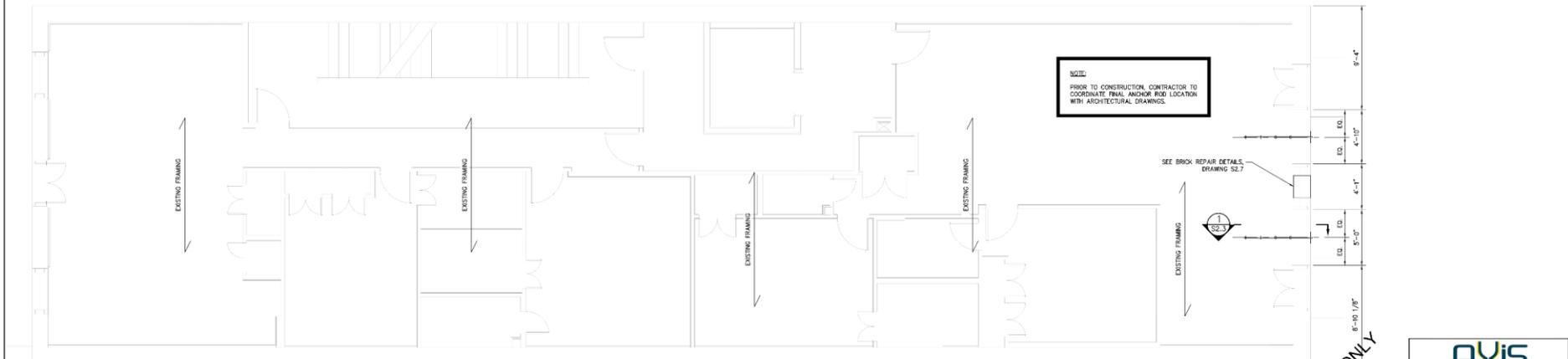
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	S1.1
	LKH#1225





THIRD FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



FOURTH FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

- PLAN NOTES:
- FOR ALL NOTES, SEE DRAWINGS S1.0A - S1.0B.
 - PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
 - MEASUREMENTS ARE TO EDGE OF FRAMING. SEE ARCHITECTURAL DRAWINGS FOR FINISHED DIMENSIONS.
 - UNLESS SHOWN ON PLANS, SEE WOOD FRAMING NOTES FOR HEADER SIZING.
 - SYMBOL ON PLAN INDICATES 2x6 EXTERIOR LOAD-BEARING WALL SYSTEM:
 - A. 2x6 STUD @ 16" O.C. (MAX.)
 - B. 2x6 BOTTOM PLATE
 - C. DOUBLE 2x6 TOP PLATE
 - D. BLOCKING @ 48" O.C. (MAX.)

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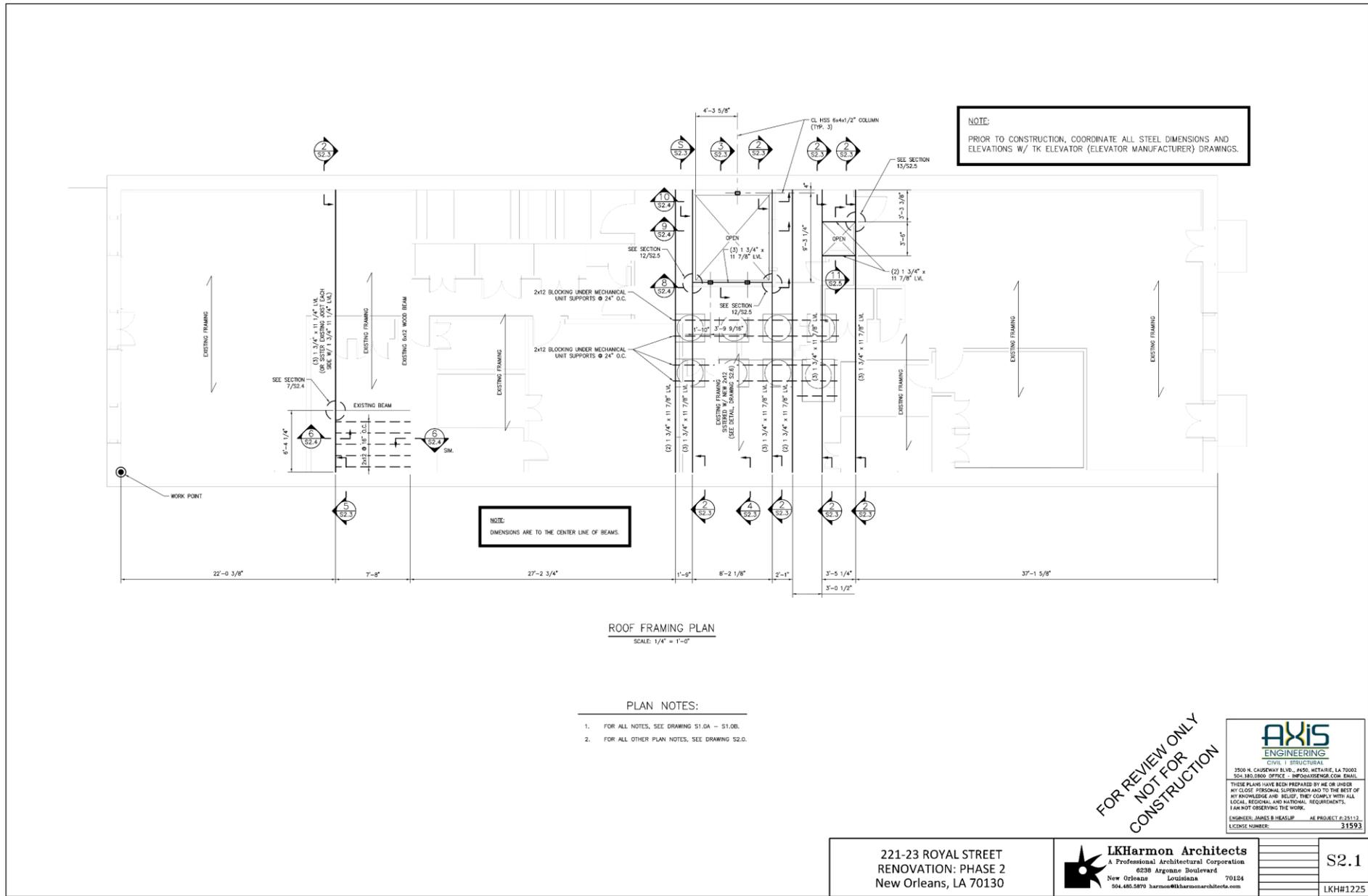
ENGINEER: JAMES B HEASLIP ALL PROJECT # 20112
LICENSE NUMBER: 31593

221-23 ROYAL STREET
RENOVATION: PHASE 2
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S2.0
LKH#1225





NOTE:
PRIOR TO CONSTRUCTION, COORDINATE ALL STEEL DIMENSIONS AND ELEVATIONS W/ TK ELEVATOR (ELEVATOR MANUFACTURER) DRAWINGS.

NOTE:
DIMENSIONS ARE TO THE CENTER LINE OF BEAMS.

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

- PLAN NOTES:**
1. FOR ALL NOTES, SEE DRAWING S1.0A - S1.0B.
 2. FOR ALL OTHER PLAN NOTES, SEE DRAWING S2.0.

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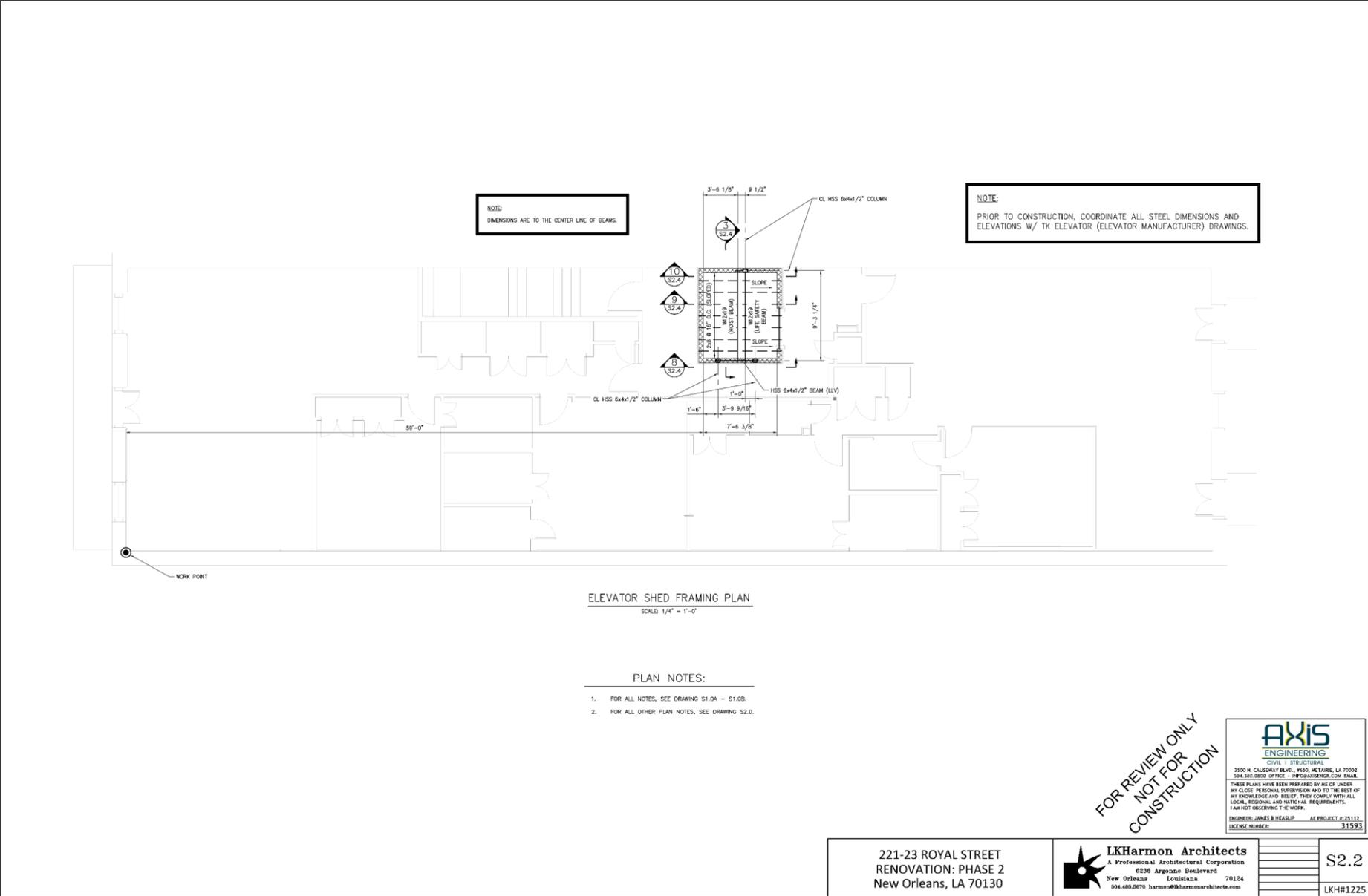
ENGINEER: JAMES B. HEASLIP AE PROJECT #: 25112
LICENSE NUMBER: 31593

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LKH#1225



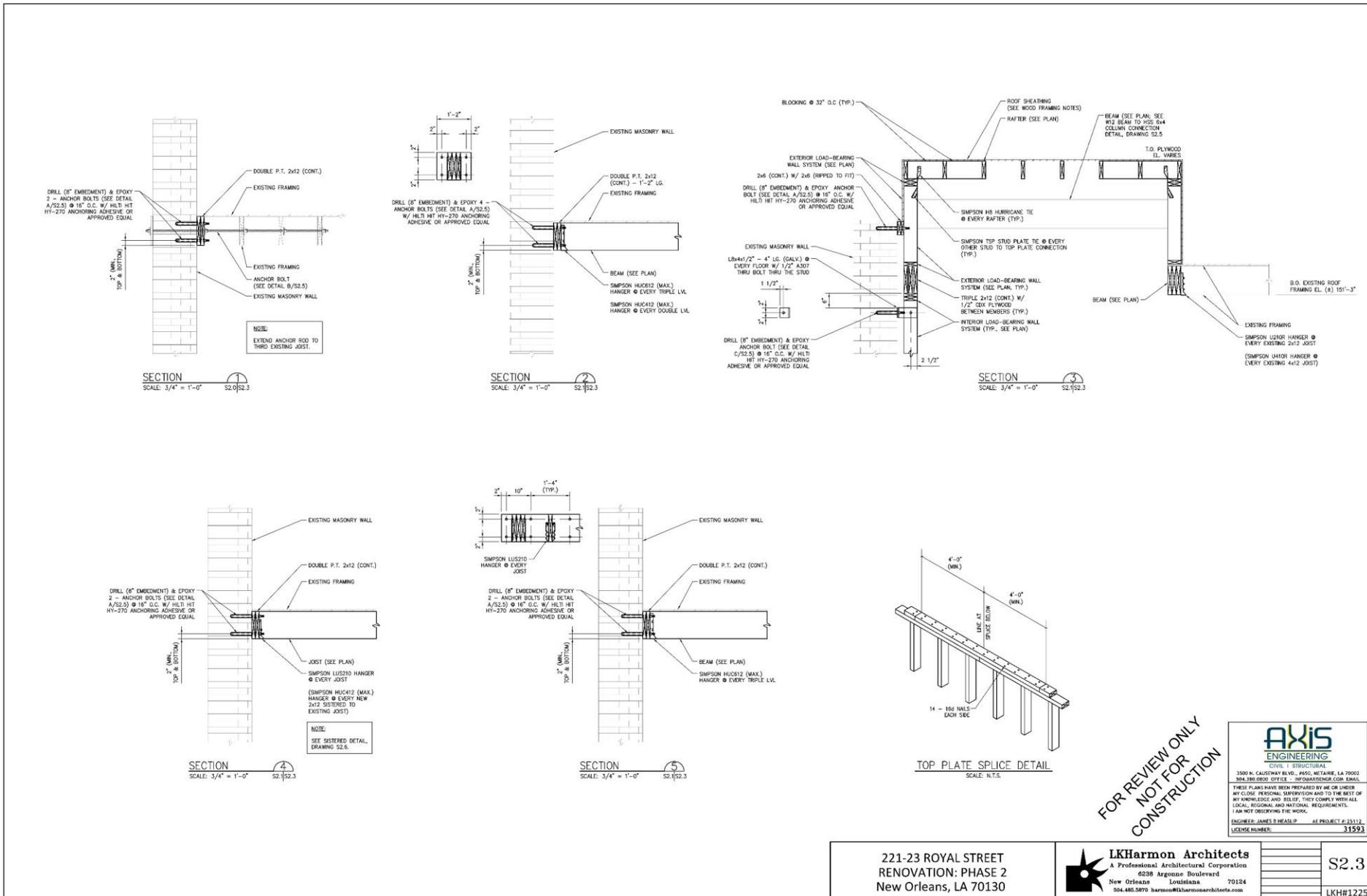


221 Royal

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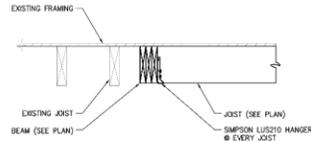
November 11, 2025



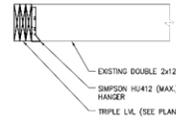


221-23 ROYAL STREET RENOVATION: PHASE 2 New Orleans, LA 70130	LKHarmont Architects A Professional Architectural Corporation 6838 Argonne Boulevard New Orleans Louisiana 70124 504.486.5970 harmont@lkharmontarchitects.com	S2.3
		LKH#1225

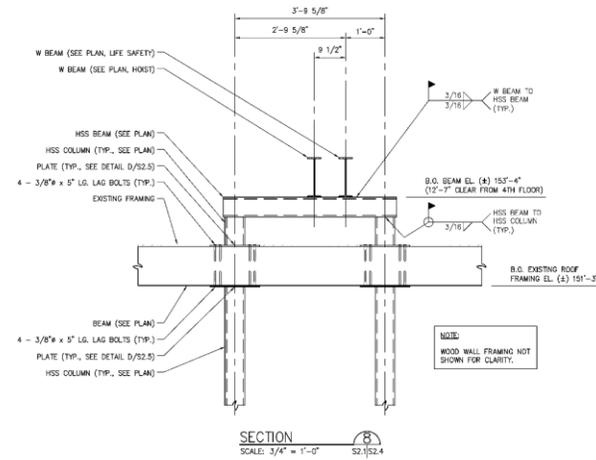




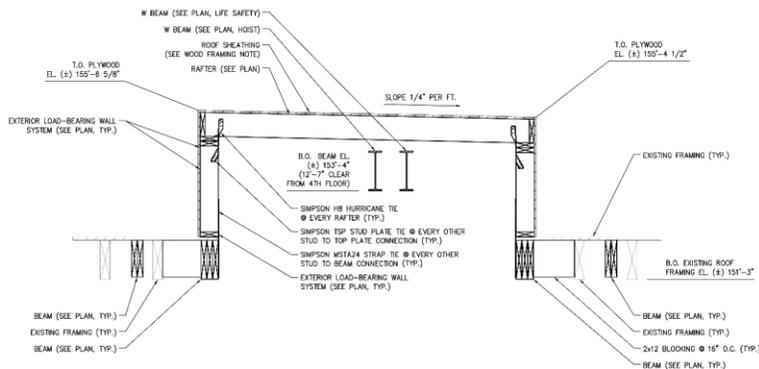
SECTION 6
SCALE: 3/4" = 1'-0" S2.152.4



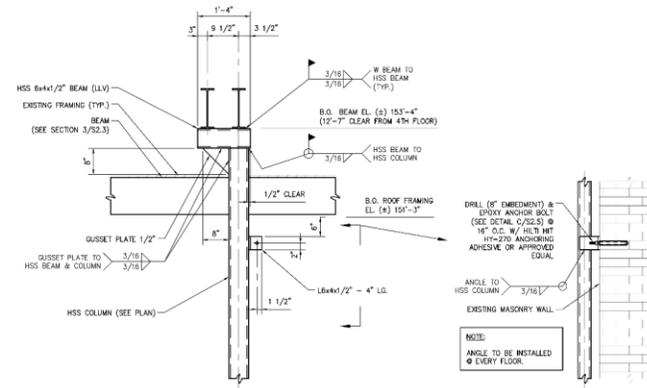
SECTION 7
SCALE: 3/4" = 1'-0" S2.152.4



SECTION 8
SCALE: 3/4" = 1'-0" S2.152.4



SECTION 9
SCALE: 3/4" = 1'-0" S2.152.4



SECTION 10
SCALE: 3/4" = 1'-0" S2.152.4

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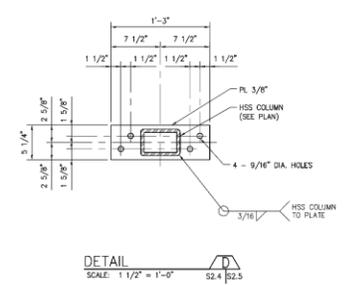
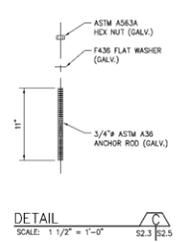
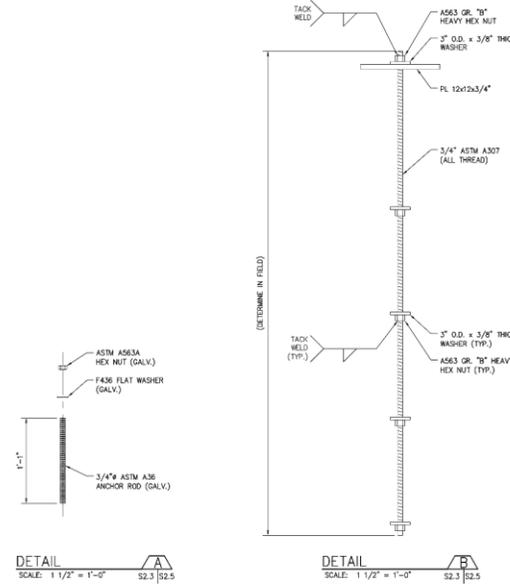
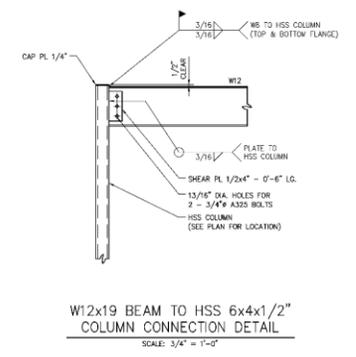
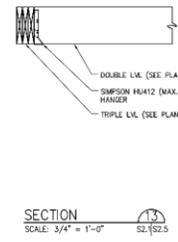
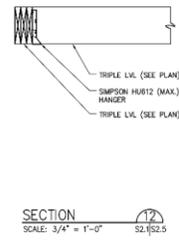
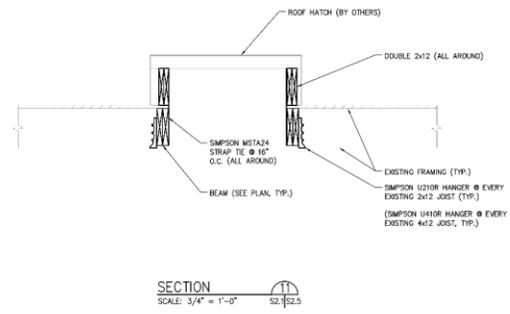
ENGINEER: JAMES B. DEARSHIP AS PROJECT #: 19113
LICENSE NUMBER: 31593

221-23 ROYAL STREET
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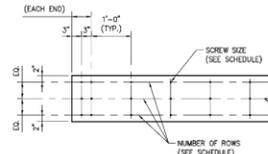
ENGINEER: JAMES B. DEARSHIP AS PROJECT # 19110
 LICENSE NUMBER: 31593

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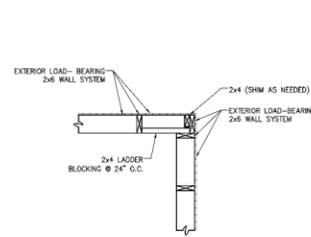




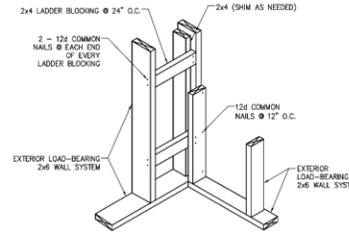
BEAM AND HEADER MEMBER SIZE	NUMBER OF ROWS	SIMPSON SCREW
(2) 2x8	2	SNW23300
(2) 2x10	2	SNW23300
(2) 2x12	3	SNW23300
(3) 2x8	2	SNW24338
(3) 2x10	2	SNW24338
(3) 2x12	3	SNW24338
(2) 1 3/4" x 11 7/8" LVL	3	SNW23300
(3) 1 3/4" x 11 7/8" LVL	4	SNW25500

NOTE:
ALL BEAM AND HEADER MEMBERS TO BE PROPERLY SHORED BY CONTRACTOR PRIOR TO NAILING MEMBERS TOGETHER.

BEAM AND HEADER FASTENING PATTERN DETAIL
SCALE: N.T.S.

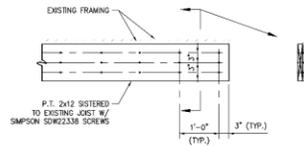


PLAN VIEW



ISOMETRIC VIEW

THREE-STUD CORNER DETAIL
SCALE: N.T.S.



2x12 SISTERED TO EXISTING JOIST DETAIL
SCALE: 3/4" = 1'-0"

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831-33 Dauphine



831 Dauphine

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Jun 20, 2024 3:31:17 PM





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Jun 20, 2024 3:31:20 PM





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831 Dauphine – previous pool conditions



831 Dauphine – previous pool conditions



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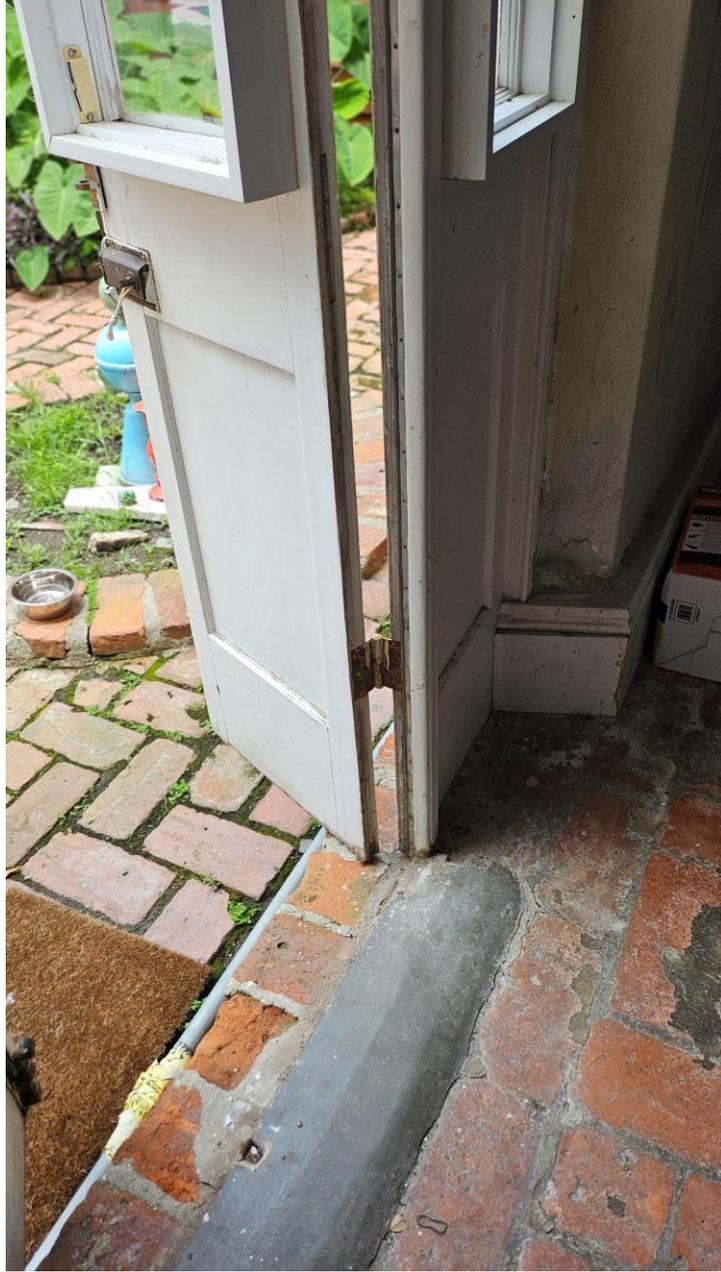


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April 22, 2025



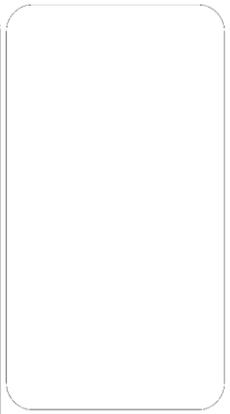
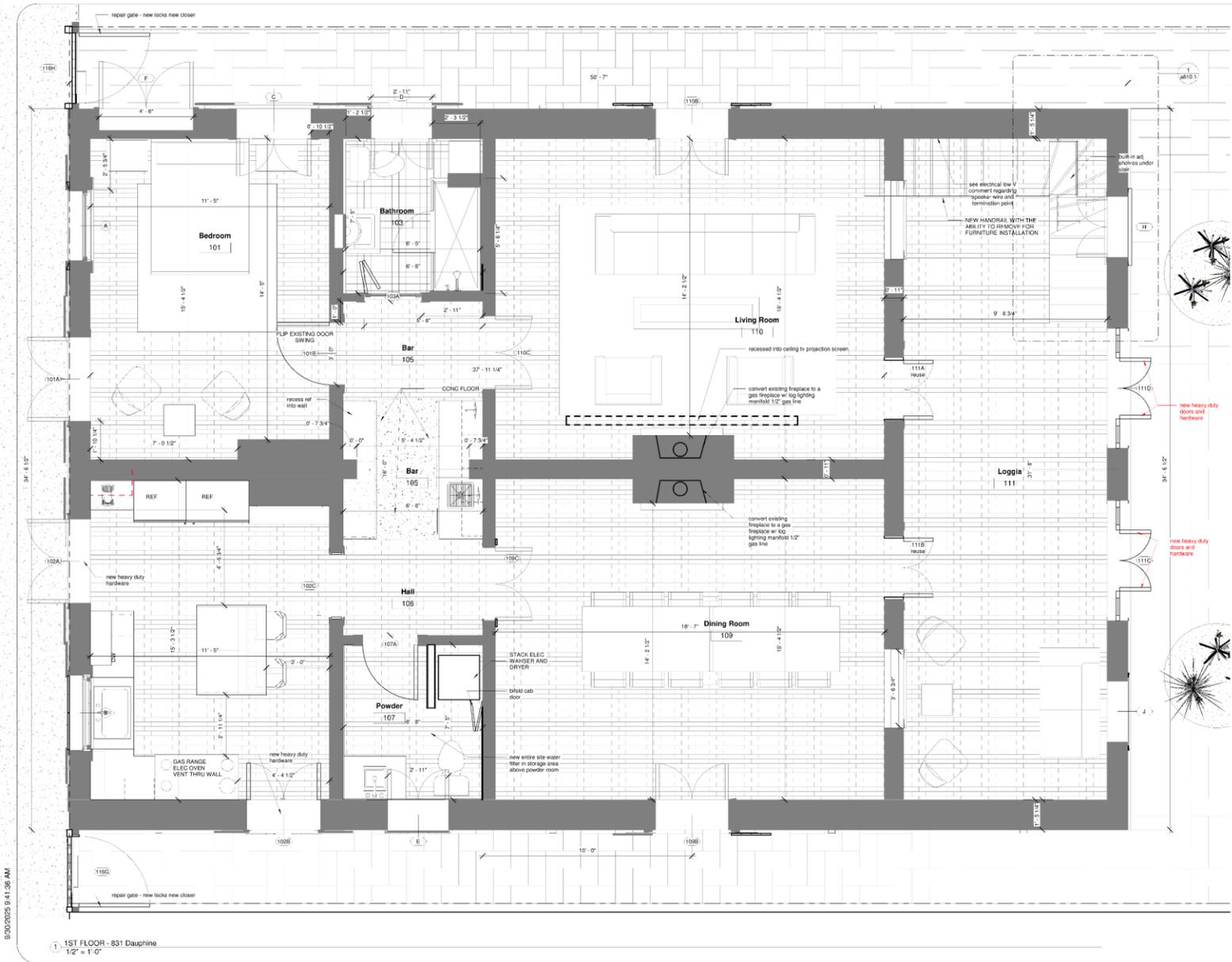


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April 22, 2025





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No.	Description	Date
2	Zoning Review Set	10.16.23
3	VCC SUBMISSION 2	7.9.24
4	VCC SUBMISSION 3	8.27.24
6	VCC STAFF LEVEL SET	11.12.2024
7	Construction Documents	2025.02.27
8	Revisions	2025.03.24
9	Revisions	2025.05.16
10	Construction Documents	2025.08.14
12	Revisions	2025.09.08
13	Revisions	2025.09.18
14	VCC Review	2025.09.30

RENOVATION

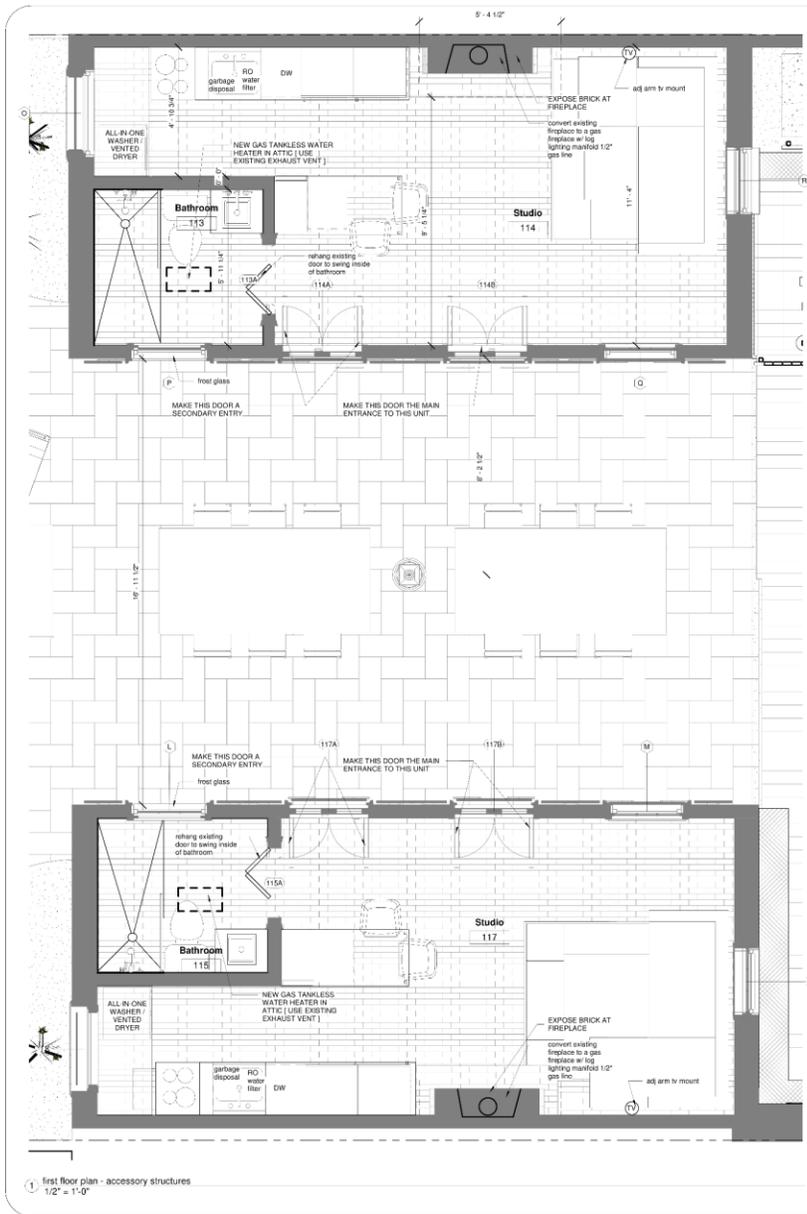
833 A,B,+C Dauphine St
New Orleans | LA

first floor plan

2024.16

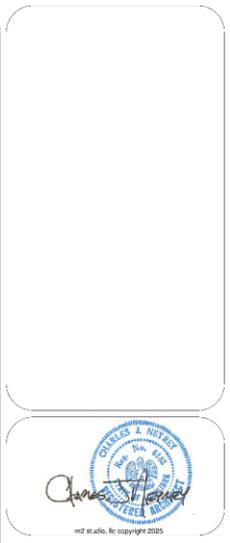
a101





9/30/2025 9:41:38 AM

1 first floor plan - accessory structures
1/2" = 1'-0"



No.	Description	Date
2	Zoning Review Set	10.16.23
3	VCC SUBMISSION 2	7.9.24
6	VCC STAFF LEVEL SET	11.12.2024
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RENOVATION

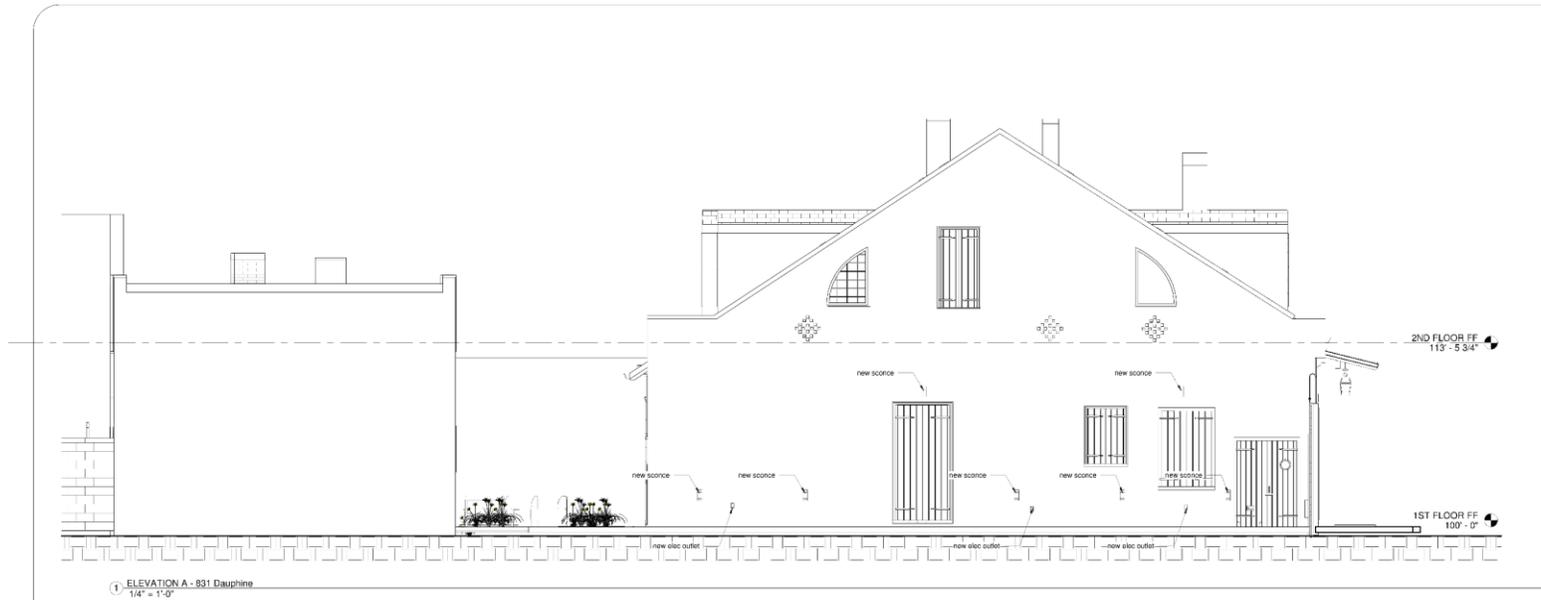
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first floor
plan - rear
apts

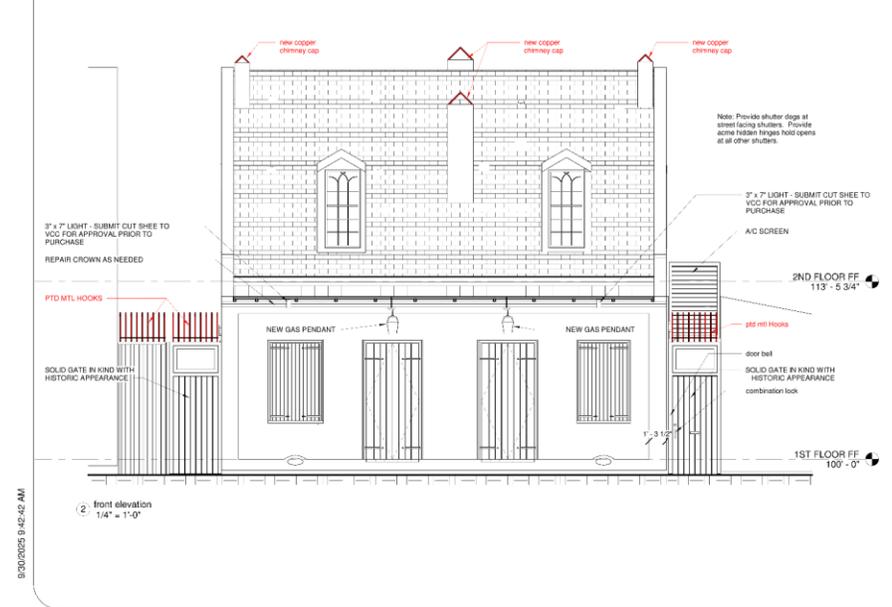
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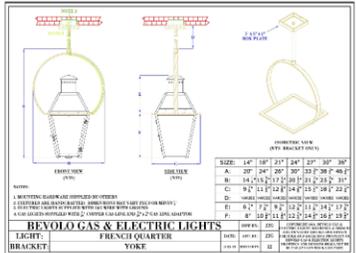




1 ELEVATION A - 831 Dauphine
1/4" = 1'-0"



2 front elevation
1/4" = 1'-0"



VCC RECOMMENDATIONS FOR MASONRY & STUCCO

REPLACING MASONRY THAT MATCHES THE HISTORIC MASONRY IN TYPE, COLOR, TEXTURE, SIZE, SHAPE, BONDING PATTERN AND COMPRESSIVE STRENGTH

- INSTALLING REPOINTING MORTAR AND/OR NEW STUCCO OF THE SAME HARDNESS OR SOFTER THAN THE ORIGINAL MORTAR OR STUCCO AND ALWAYS SOFTER THAN THE ORIGINAL MASONRY - TYPICALLY OF HIGH-LIME CONTENT WITH VERY LIMITED OR NO PORTLAND CEMENT - MORTAR AND STUCCO ANALYSIS BY A PROFESSIONAL LABORATORY IS REQUIRED FOR A PURPLE OR BLUE FATED PROPERTY
- USING MORTAR AND STUCCO THAT MATCHES THE APPEARANCE, COLOR, TEXTURE, PATTERN, JOINT SIZE AND TOOLING OF THE HISTORIC MORTAR AND/OR STUCCO
- INSTALLING REPLACEMENT MASONRY INTO EXISTING MASONRY, CONTINUING THE ADJACENT PATTERN WITHOUT AN ODD SIZE

VCC APPROVED MORTAR MIX
THE APPROVED VCC MORTAR MIX FOR 18TH AND 19TH CENTURY HISTORIC MASONRY:

- 1 PART (MAXIMUM) PORTLAND CEMENT
- 3 PARTS LIME
- 9 PARTS SAND
- ENOUGH POTABLE WATER TO FORM A WORKABLE MIX

VCC APPROVED STUCCO MIX
THE APPROVED VCC STUCCO MIX FOR THE SCRATCH COAT AND THE BROWN COAT (REFER TO STUCCO, PAGE 86-85 FOR 18TH AND 19TH CENTURY HISTORIC MASONRY IS:

- 1 PART (MAXIMUM) PORTLAND CEMENT
- 3 PARTS LIME
- 9 PARTS SAND
- 6 LBS / CUBIC YARDS OF HAIR OR FIBER
- ENOUGH POTABLE WATER TO FORM A WORKABLE MIX

THE APPROVED VCC STUCCO MIX FOR THE FINISH COAT IS:

- 1 PART (MAXIMUM) PORTLAND CEMENT
- 3 PARTS LIME
- 9 PARTS SAND
- ENOUGH POTABLE WATER TO FORM A WORKABLE MIX



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No.	Description	Date
2	Zoning Review Set	10.16.23
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14	VCC Review	2025.09.30

RENOVATION

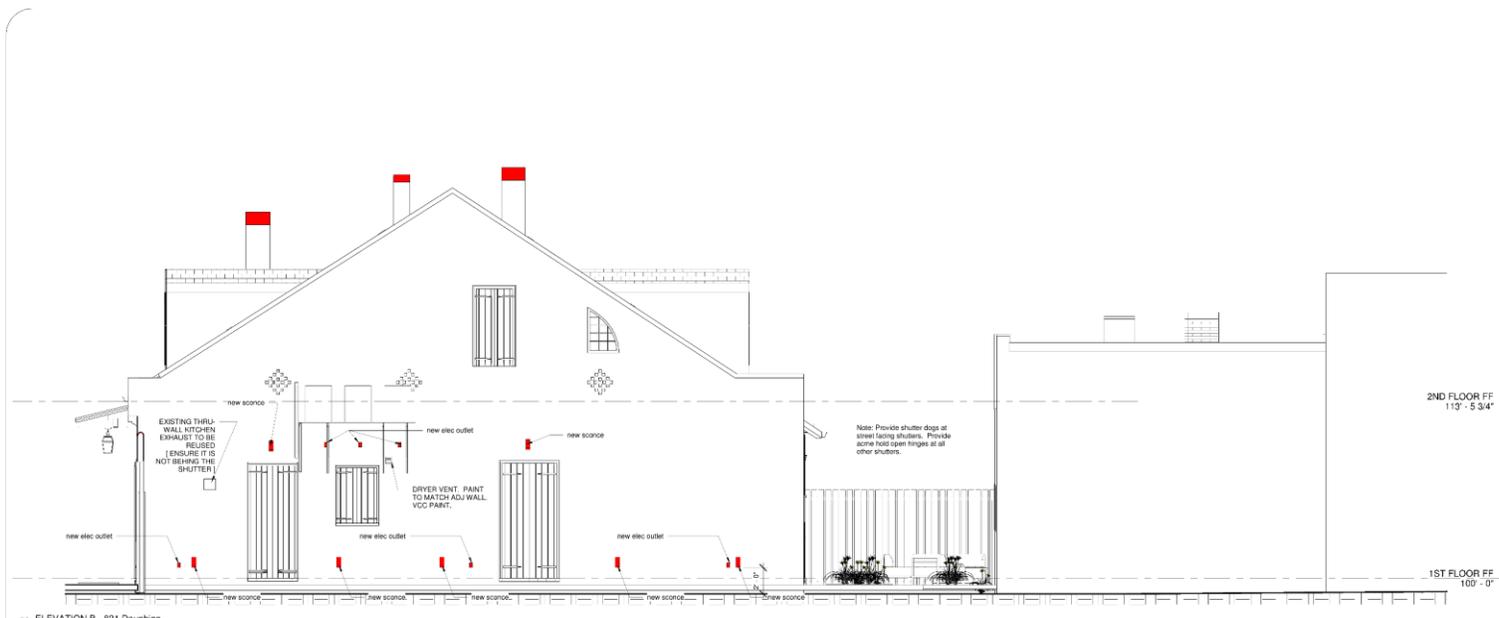
833 A,B,+C Dauphine St
New Orleans | LA

exterior elevations

2024.16

a201





1 ELEVATION B - 831 Dauphine
1/4" = 1'-0"



2 ELEVATION C
1/4" = 1'-0"

VCC RECOMMENDATIONS FOR MASONRY & STUCCO

REPLACING MASONRY THAT MATCHES THE HISTORIC MASONRY IN TYPE, COLOR, TEXTURE, SIZE, SHAPE, BONDING PATTERN AND COMPRESSIVE STRENGTH

- INSTALLING REPOINTING MORTAR AND/OR NEW STUCCO OF THE SAME HARDNESS OR SOFTER THAN THE ORIGINAL MORTAR OR STUCCO AND ALWAYS SOFTER THAN THE ORIGINAL MASONRY - TYPICALLY OF HIGH-LIME CONTENT WITH VERY LIMITED OR NO PORTLAND CEMENT - MORTAR AND STUCCO ANALYSIS BY A PROFESSIONAL LABORATORY IS REQUIRED FOR A PURPLE OR BLUE RATED PROPERTY

- USING MORTAR AND STUCCO THAT MATCHES THE APPEARANCE, COLOR, TEXTURE, PATTERN, JOINT SIZE AND TOOLING OF THE HISTORIC MORTAR AND/OR STUCCO

- INSTALLING REPLACEMENT MASONRY INTO EXISTING MASONRY, CONTINUING THE ADJACENT PATTERN WITHOUT AN ODD SIZE

VCC APPROVED MORTAR MIX

THE APPROVED VCC MORTAR MIX FOR 18TH AND 19TH CENTURY HISTORIC MASONRY:

- 1 PART (MAXIMUM) PORTLAND CEMENT
- 3 PARTS LIME
- 9 PARTS SAND
- ENOUGH POTABLE WATER TO FORM A WORKABLE MIX

VCC APPROVED STUCCO MIX

THE APPROVED VCC STUCCO MIX FOR THE SCRATCH COAT AND THE BROWN COAT (REFER TO STUCCO, PAGE 36-35 FOR 18TH AND 19TH CENTURY HISTORIC MASONRY IS:

- 1 PART (MAXIMUM) PORTLAND CEMENT
- 3 PARTS LIME
- 9 PARTS SAND
- 6 LBS / CUBIC YARDS OF HAIR OR FIBER
- ENOUGH POTABLE WATER TO FORM A WORKABLE MIX

THE APPROVED VCC STUCCO MIX FOR THE FINISH COAT IS:

- 1 PART (MAXIMUM) PORTLAND CEMENT
- 3 PARTS LIME
- 9 PARTS SAND
- ENOUGH POTABLE WATER TO FORM A WORKABLE MIX

MATCH ALL EXISTING EXTERIOR HARDWARE



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No.	Description	Date
2	Zoning Review Set	10.16.23
3	VCC SUBMISSION 2	7.8.24
4	VCC SUBMISSION 3	8.27.24
6	VCC STAFF LEVEL SET	11.12.2024
7	Construction Documents	2025.02.27
8	Revisions	2025.03.24
9	Revisions	2025.05.16
10	Construction Documents	2025.06.14
12	Revisions	2025.09.08
13	Revisions	2025.09.18
14	VCC Review	2025.09.30

RENOVATION

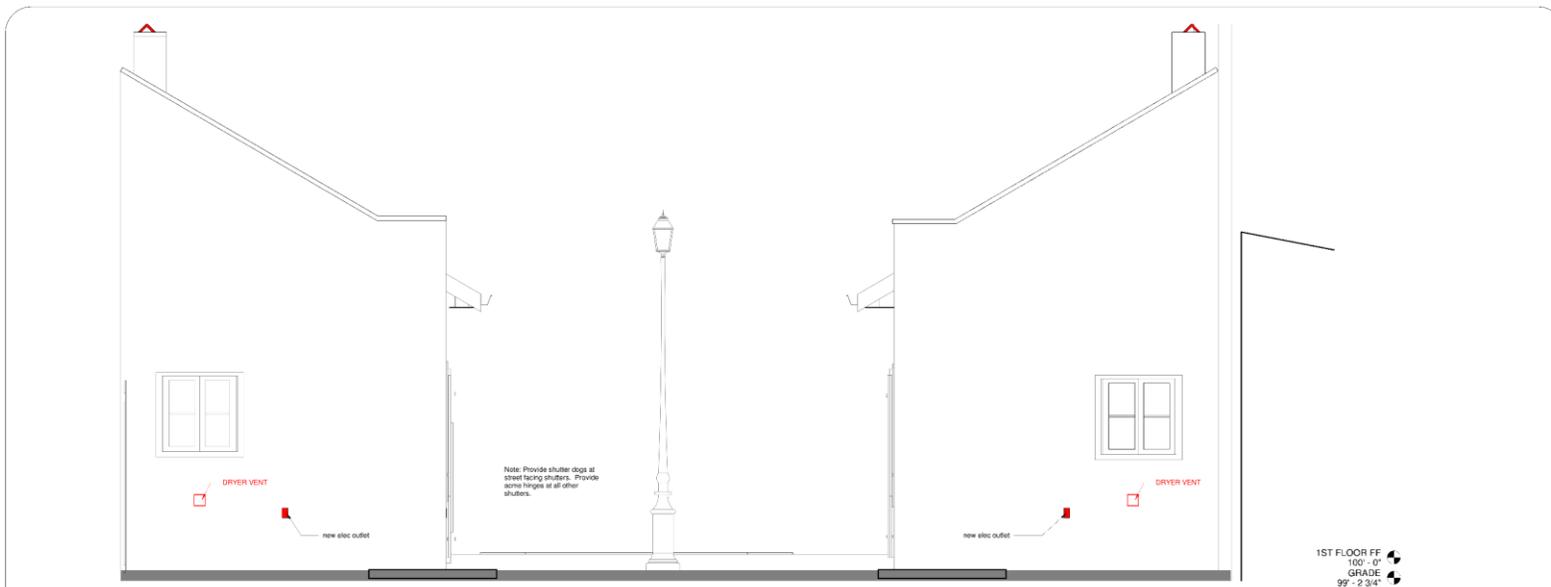
833 A,B,+C Dauphine St
New Orleans | LA

exterior elevations

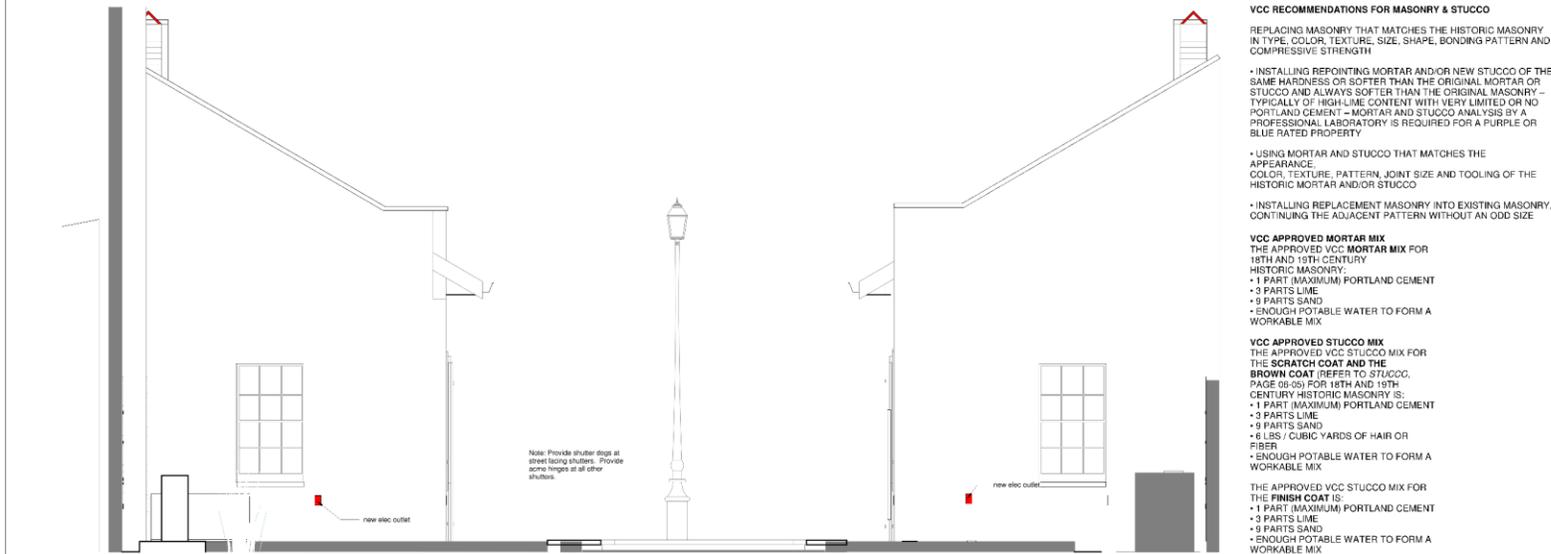
2024.16

a202





1 studios - south wall elevation Copy 1
1/2" = 1'-0"



2 studios - north wall elevation
1/2" = 1'-0"

1ST FLOOR FF
100'-0"
GRADE
99'-2.314"

VCC RECOMMENDATIONS FOR MASONRY & STUCCO

REPLACING MASONRY THAT MATCHES THE HISTORIC MASONRY IN TYPE, COLOR, TEXTURE, SIZE, SHAPE, BONDING PATTERN AND COMPRESSIVE STRENGTH

• INSTALLING REPOINTING MORTAR AND/OR NEW STUCCO OF THE SAME HARDNESS OR SOFTER THAN THE ORIGINAL MORTAR OR STUCCO AND ALWAYS SOFTER THAN THE ORIGINAL MASONRY - TYPICALLY OF HIGH-LIME CONTENT WITH VERY LIMITED OR NO PORTLAND CEMENT - MORTAR AND STUCCO ANALYSIS BY A PROFESSIONAL LABORATORY IS REQUIRED FOR A PURPLE OR BLUE RATED PROPERTY

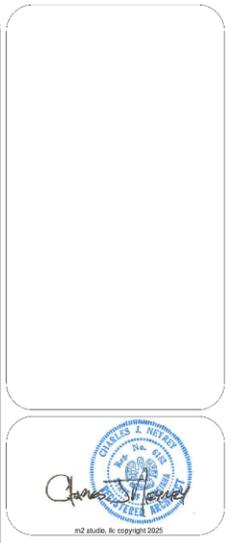
• USING MORTAR AND STUCCO THAT MATCHES THE APPEARANCE, COLOR, TEXTURE, PATTERN, JOINT SIZE AND TOOLING OF THE HISTORIC MORTAR AND/OR STUCCO

• INSTALLING REPLACEMENT MASONRY INTO EXISTING MASONRY, CONTINUING THE ADJACENT PATTERN WITHOUT AN ODD SIZE

VCC APPROVED MORTAR MIX
THE APPROVED VCC MORTAR MIX FOR 18TH AND 19TH CENTURY HISTORIC MASONRY:
• 1 PART (MAXIMUM) PORTLAND CEMENT
• 3 PARTS LIME
• 9 PARTS SAND
• ENOUGH POTABLE WATER TO FORM A WORKABLE MIX

VCC APPROVED STUCCO MIX
THE APPROVED VCC STUCCO MIX FOR THE SCRATCH COAT AND THE BROWN COAT (REFER TO STUCCO, PAGE 08-05) FOR 18TH AND 19TH CENTURY HISTORIC MASONRY IS:
• 1 PART (MAXIMUM) PORTLAND CEMENT
• 3 PARTS LIME
• 9 PARTS SAND
• 6 LBS / CUBIC YARDS OF HAIR OR FIBER
• ENOUGH POTABLE WATER TO FORM A WORKABLE MIX

THE APPROVED VCC STUCCO MIX FOR THE FINISH COAT IS:
• 1 PART (MAXIMUM) PORTLAND CEMENT
• 3 PARTS LIME
• 9 PARTS SAND
• ENOUGH POTABLE WATER TO FORM A WORKABLE MIX



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No.	Description	Date
2	Zoning Review Set	10.16.23
3	VCC SUBMISSION 2	7.9.24
4	VCC SUBMISSION 3	8.27.24
6	VCC STAFF LEVEL SET	11.12.2024
7	Construction Documents	2025.02.27
8	Revisions	2025.03.24
9	Revisions	2025.05.16
10	Construction Documents	2025.08.14
12	Revisions	2025.09.08
13	Revisions	2025.09.18
14	VCC Review	2025.09.30

RENOVATION

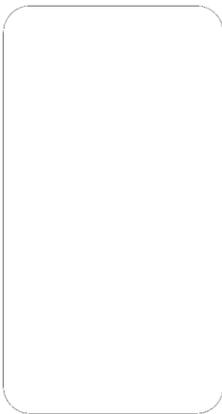
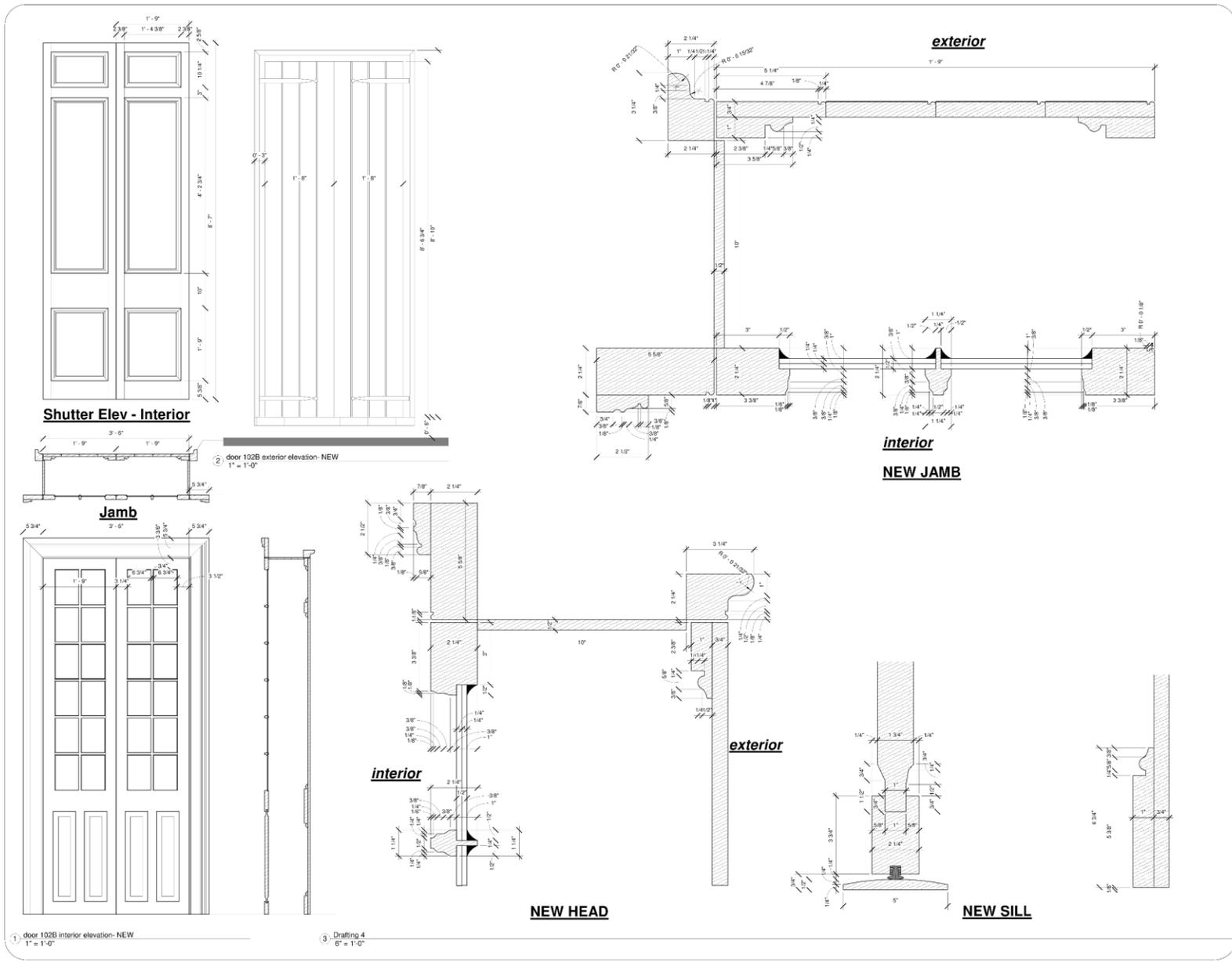
833 A,B,+C Dauphine St
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exterior elevations

2024.16

a204





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No.	Description	Date
10	Construction Documents	2025.06.14
12	Revisions	2025.09.08
13	Revisions	2025.09.18
14	VCC Review	2025.09.30

RENOVATION

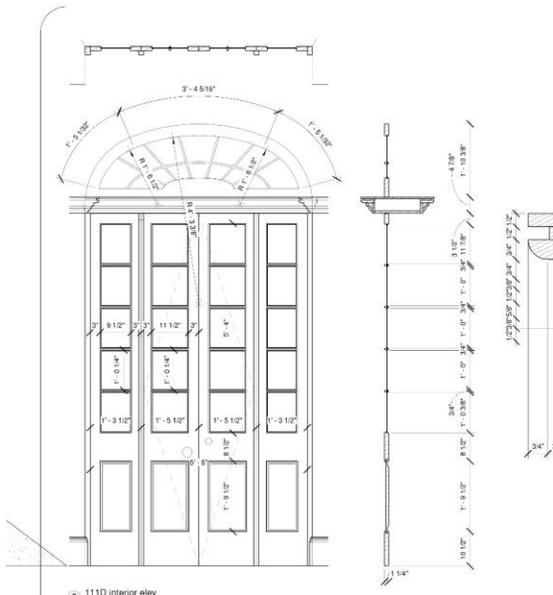
833 A,B,+C Dauphine St
New Orleans | LA

**Door 102B
Replace**

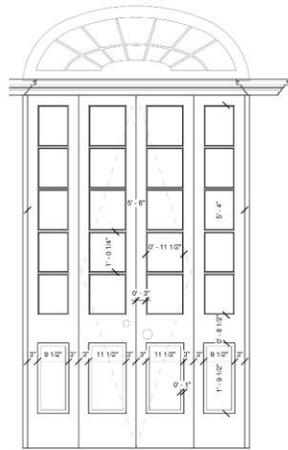
2024.16

a843.5





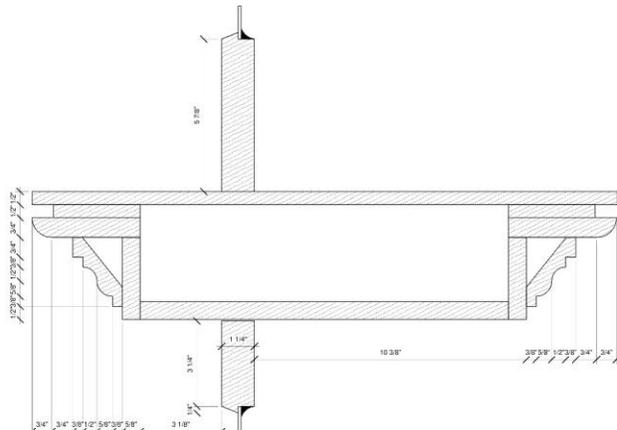
5 - 111D interior elev
3/4" = 1'-0"



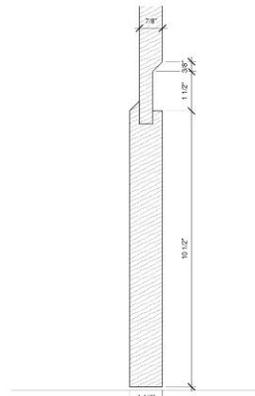
2 - door 111D exterior elev
3/4" = 1'-0"

9/30/2025 9:42:52 AM

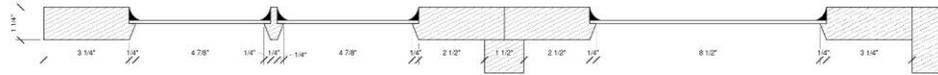
6 Drafting 7
6" = 1'-0"



EXISTING HEADER



EXISTING SILL



EXISTING JAMB



SPECIFIC DOOR REPAIR/REPLACE NOTES

** "REPAIR" ENTAILS THE FOLLOWING WORK: APPLY BONDO WOOD FILLER AS NEEDED, SAND, REPAIR WITH APPROVED COLORS, REGLAZE WITH APPROVED GLASS TYPE, REFINISH HARDWARE IN PLACE ON DOORS, SHUTTERS, AND WINDOWS**

** "REPLACE" ENTAILS WINDOW, DOOR, AND SHUTTER CONSTRUCTION TO BE DONE IN KIND WITH EXISTING CONSTRUCTION AND APPEARANCE.**

DOOR 111D
1. REPLACE



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No.	Description	Date
6	VCC STAFF LEVEL SET	11.12.2024
7	Construction Documents	2025.02.27
8	Revisions	2025.03.24
9	Revisions	2025.05.16
10	Construction Documents	2025.08.14
12	Revisions	2025.09.08
13	Revisions	2025.09.18
14	VCC Review	2025.09.30

RENOVATION

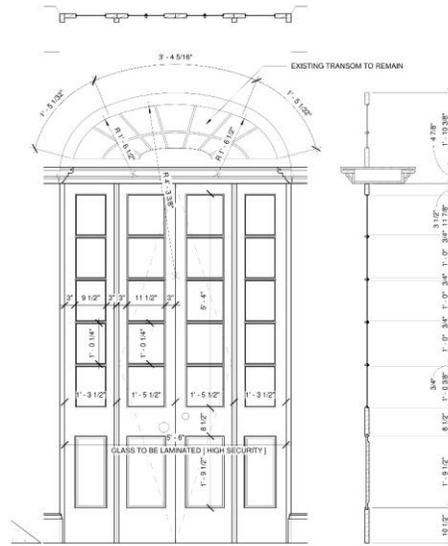
833 A,B,+C Dauphine St
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Door 111D - Replace

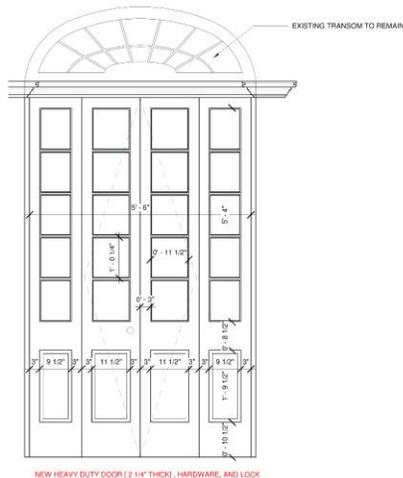
2024.16

a848

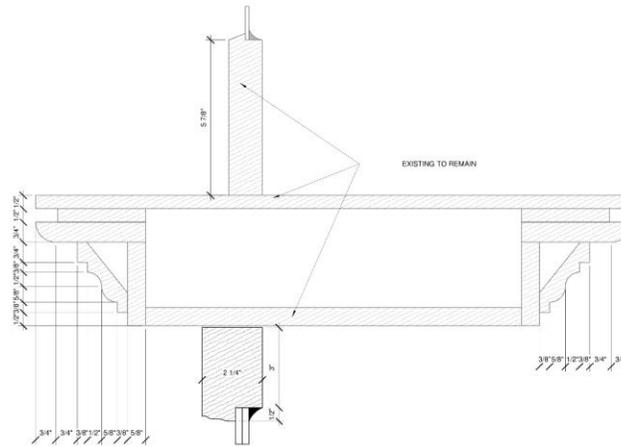




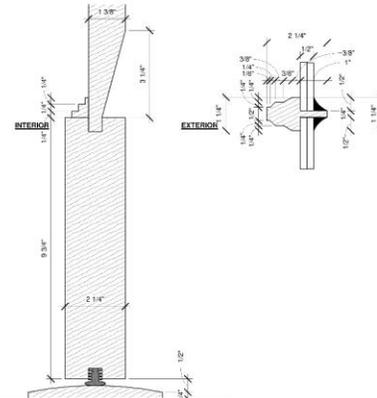
1 Door 111D Interior Elev - Proposed
3/4" = 1'-0"



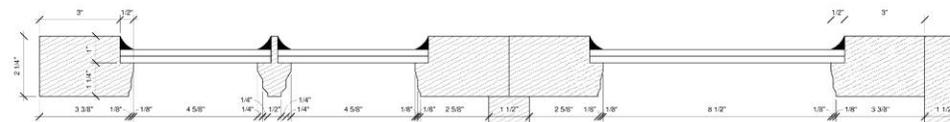
2 door 111D exterior elev - Proposed
3/4" = 1'-0"



PROPOSED HEADER



PROPOSED SILL



PROPOSED JAMB



SPECIFIC DOOR REPAIR/ REPLACE NOTES

"REPAIR" ENTAILS THE FOLLOWING WORK: APPLY BONDO WOOD FILLER AS NEEDED, SAND, REPAIR WITH APPROVED COLORS, REGLAZE WITH APPROVED GLASS TYPE, REFINISH HARDWARE IN PLACE ON DOORS, SHUTTERS, AND WINDOWS

"REPLACE" ENTAILS WINDOW, DOOR, AND SHUTTER CONSTRUCTION TO BE DONE IN KIND WITH EXISTING CONSTRUCTION AND APPEARANCE

DOOR 111D
1. REPLACE



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No.	Description	Date
10	Construction Documents	2025.09.14
12	Revisions	2025.09.08
13	Revisions	2025.09.18
14	VCC Review	2025.09.30

RENOVATION

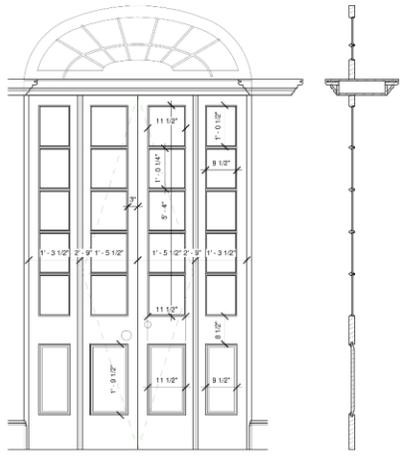
833 A,B,+C Dauphine St
New Orleans | LA

New Door
111D -
Replace

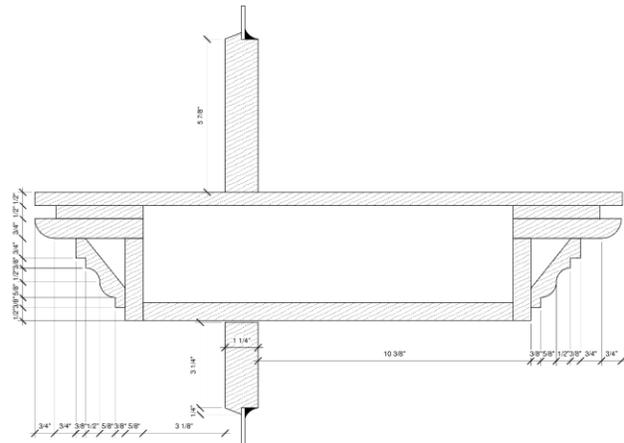
2024.16

a848.5

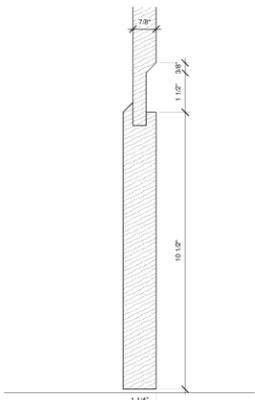




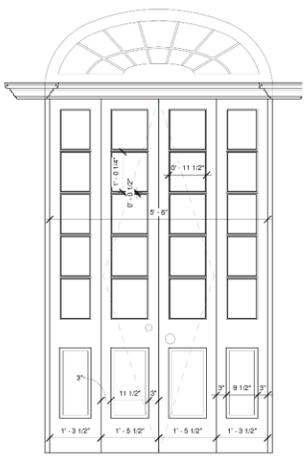
1 111C interior elev - Existing
3/4" = 1'-0"



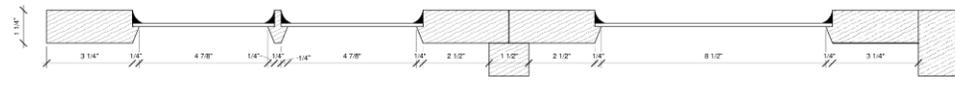
EXISTING HEADER



EXISTING SILL



2 door 111C exterior elev - Existing
3/4" = 1'-0"



EXISTING JAMB



SPECIFIC DOOR REPAIR/ REPLACE NOTES
 ** "REPAIR" ENTAILS THE FOLLOWING WORK: APPLY BONDO WOOD FILLER AS NEEDED, SAND, REPAINT WITH APPROVED COLORS. REPLAZE WITH APPROVED GLASS TYPE, REFINISH HARDWARE IN PLACE ON DOORS, SHUTTERS, AND WINDOWS"
 ** "REPLACE" ENTAILS WINDOW, DOOR, AND SHUTTING CONSTRUCTION TO BE DONE IN KIND WITH EXISTING CONSTRUCTION AND APPEARANCE"

DOOR 111C
 1. REPLACE



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No.	Description	Date
10	Construction Documents	2025.08.14
12	Revisions	2025.09.08
13	Revisions	2025.09.18
14	VCC Review	2025.09.30

RENOVATION

833 A,B,+C Dauphine St
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Door 111C -
 Replace

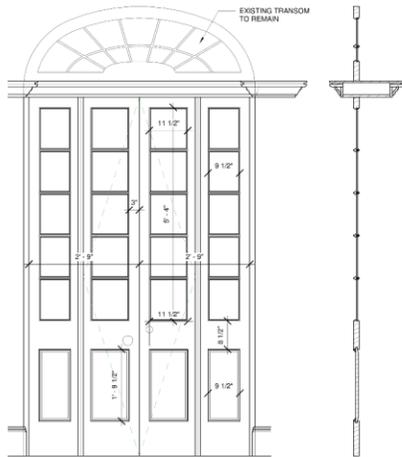
2024.16

a849

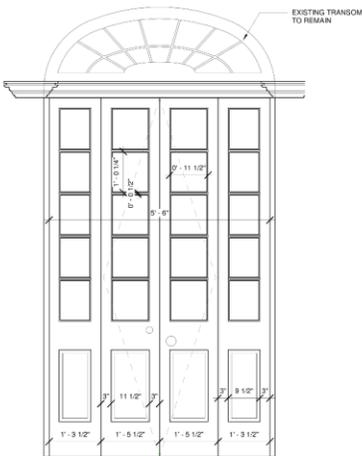
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3 Drafting 9
 8" = 1'-0"

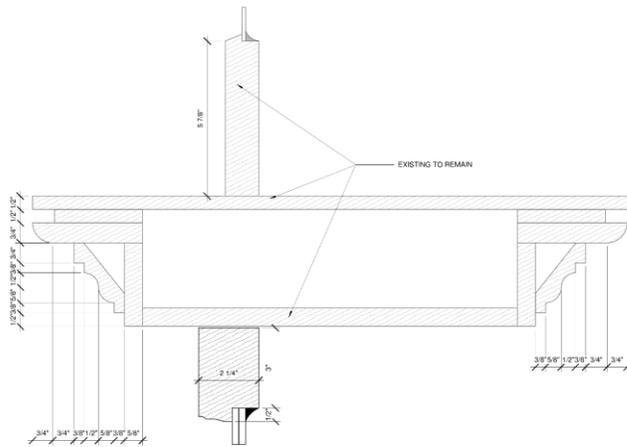




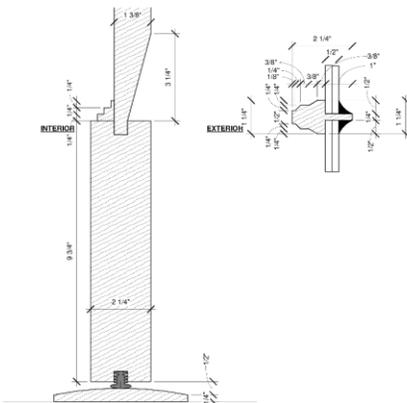
1 111C interior elev - Proposed
3/4" = 1'-0"



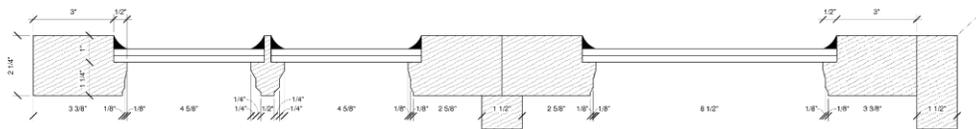
2 door 111C exterior elev - Proposed
3/4" = 1'-0"



PROPOSED HEADER



PROPOSED SILL



PROPOSED JAMB



SPECIFIC DOOR REPAIR/REPLACE NOTES

"REPAIR" ENTAILS THE FOLLOWING WORK: APPLY BONDO WOOD FILLER AS NEEDED, SAND, REPAINT WITH APPROVED COLORS, REPLACE WITH APPROVED GLASS TYPE, REFINISH HARDWARE IN PLACE ON DOORS, SHUTTERS, AND WINDOWS

"REPLACE" ENTAILS WINDOW, DOOR, AND SHUTTER CONSTRUCTION TO BE DONE IN KIND WITH EXISTING CONSTRUCTION AND APPEARANCE

DOOR 111C
1. REPLACE



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No.	Description	Date
10	Construction Documents	2025.08.14
12	Revisions	2025.09.08
13	Revisions	2025.09.18
14	VCC Review	2025.09.30

RENOVATION

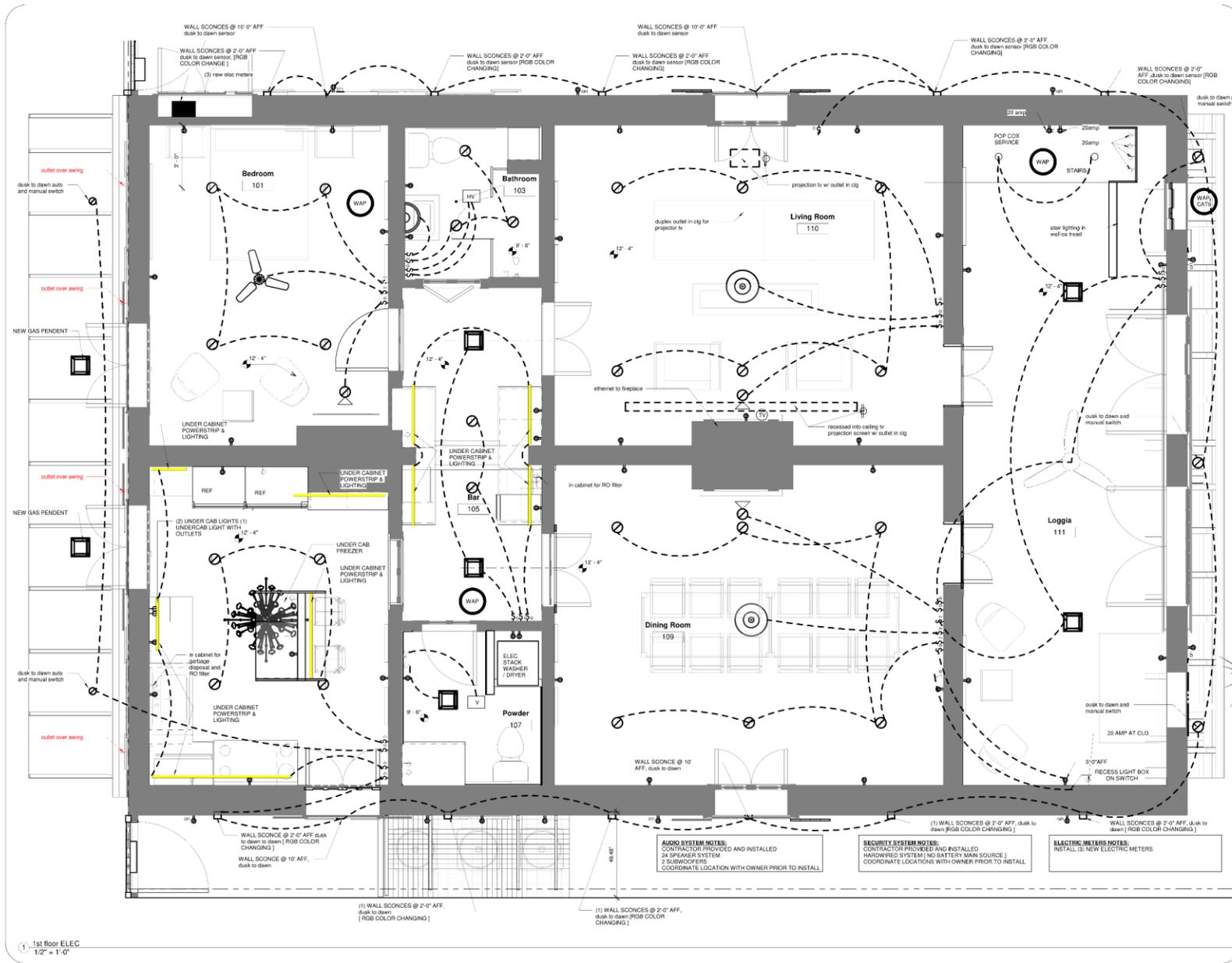
833 A,B,+C Dauphine St
New Orleans | LA

**Door 111C -
Replace**

2024.16

a849.5





ELECTRICAL LEGEND

- LIGHT FIXTURE
- RECESS LIGHT
- FAN & LIGHT
- VENT & LIGHT
- HEATER/ VENT LIGHT
- OUTLET SWITCH
- 110V SMOKE AND CARBON MONOXIDE DETECTOR W/ BATT. BACKUP
- 110V SMOKE DETECTOR W/ BATT. BACKUP
- FLOOD LIGHT

ALL WET AREA OUTLETS ARE TO BE G.F.C.I. PROTECTED
 ALL SLEEPING AREA OUTLETS ARE TO BE AFCI PROTECTED AS PER CODE



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No.	Description	Date
4	VCC SUBMISSION 3	8.27.24
6	VCC STAFF LEVEL SET	11.12.2024
7	Construction Documents	2025.02.27
8	Revisions	2025.03.24
9	Revisions	2025.05.16
10	Construction Documents	2025.08.14
11	Revisions	2025.08.26
12	Revisions	2025.09.08
13	Revisions	2025.09.18
14	VCC Review	2025.09.30

RENOVATION

833 A,B,+C Dauphine St
 New Orleans | LA

electric & lighting plans
 2024.16

e101

9/30/2025 9:43:02 AM

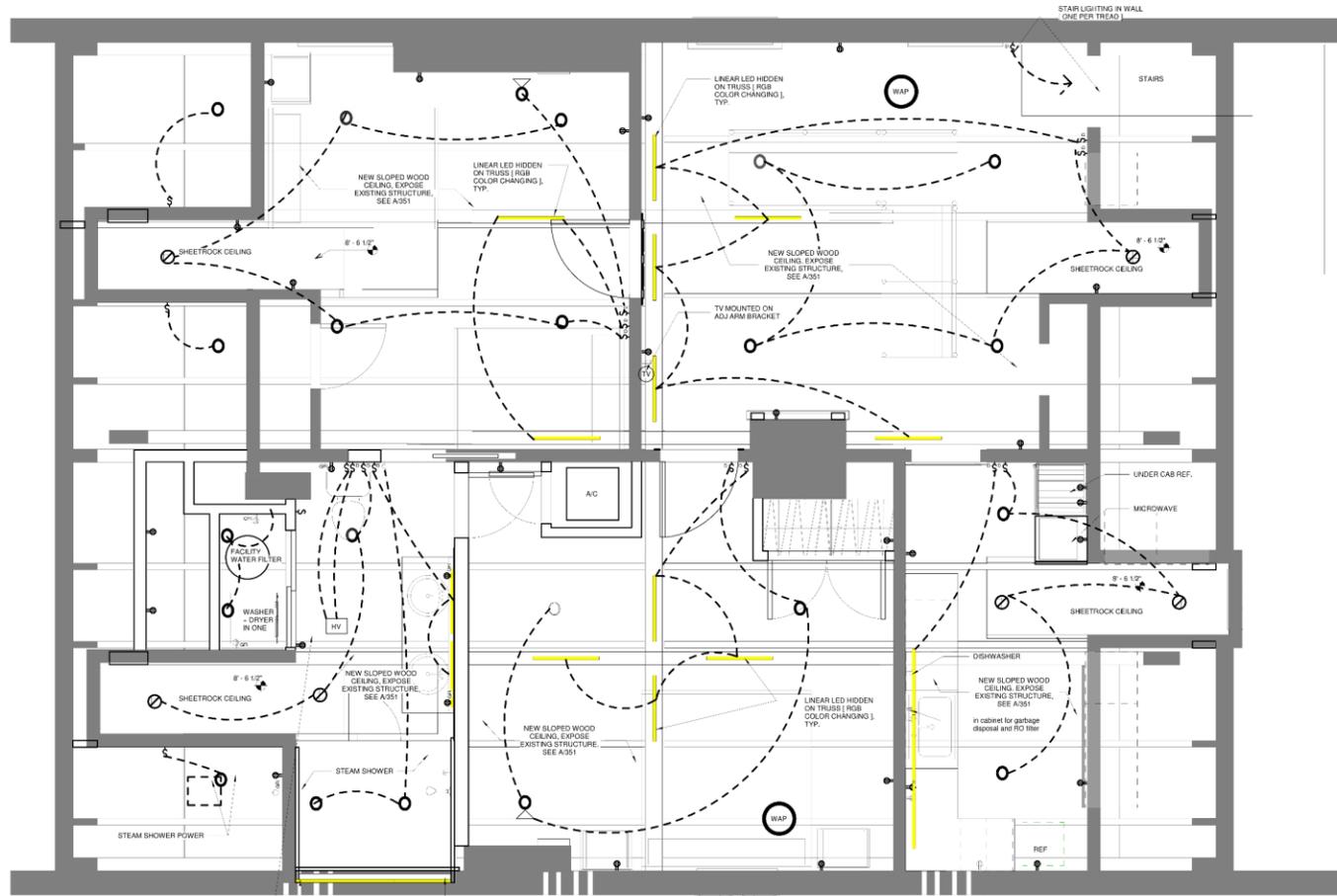
1st floor ELEC
 1/2" = 1'-0"

AUDIO SYSTEM NOTES:
 CONTRACTOR PROVIDED AND INSTALLED
 24 SP. SPEAKER SYSTEM
 2 SUBWOOFERS
 COORDINATE LOCATION WITH OWNER PRIOR TO INSTALL

SECURITY SYSTEM NOTES:
 CONTRACTOR PROVIDED AND INSTALLED
 HARDWIRED SYSTEM | NO BATTERY MAIN SOURCE |
 COORDINATE LOCATIONS WITH OWNER PRIOR TO INSTALL

ELECTRIC METERS NOTES:
 INSTALL 13 NEW ELECTRIC METERS





9/30/2025 9:43:06 AM

1 2nd floor ELEC
1/2" = 1'-0"

AUDIO SYSTEM NOTES:
CONTRACTOR PROVIDED AND INSTALLED
24 SPEAKER SYSTEM
2 DIMMABLE LED LIGHTING STRIPS
COORDINATE LOCATION WITH OWNER PRIOR TO INSTALL

SECURITY SYSTEM NOTES:
CONTRACTOR PROVIDED AND INSTALLED
HARDWIRED SYSTEM (NO BATTERY MAIN SOURCE)
COORDINATE LOCATIONS WITH OWNER PRIOR TO INSTALL

ELECTRICAL LEGEND

- LIGHT FIXTURE
- RECESS LIGHT
- FAN & LIGHT
- VENT & LIGHT
- HEATER/ VENT LIGHT
- OUTLET
- SWITCH
- 110V SMOKE AND CARBON MONOXIDE DETECTOR W/ BATT. BACKUP ALL WIRED TOGETHER ULL APPROVED
- 110V SMOKE DETECTOR W/ BATT. BACKUP ALL WIRED TOGETHER ULL APPROVED
- FLOOD LIGHT

ALL WET AREA OUTLETS ARE TO BE G.F.C.I. PROTECTED
ALL SLEEPING AREA OUTLETS ARE TO BE ARC PROTECTED AS PER CODE



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No.	Description	Date
1	Client Meeting 1	10.06.23
4	VCC SUBMISSION 3	8.27.24
6	VCC STAFF LEVEL SET	11.12.2024
7	Construction Documents	2025.02.27
8	Revisions	2025.03.24
9	Revisions	2025.05.16
10	Construction Documents	2025.08.14
11	Revisions	2025.08.26
12	Revisions	2025.09.08
13	Revisions	2025.09.18
14	VCC Review	2025.09.30

RENOVATION

833 A,B,+C Dauphine St
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second floor
electric &
lighting

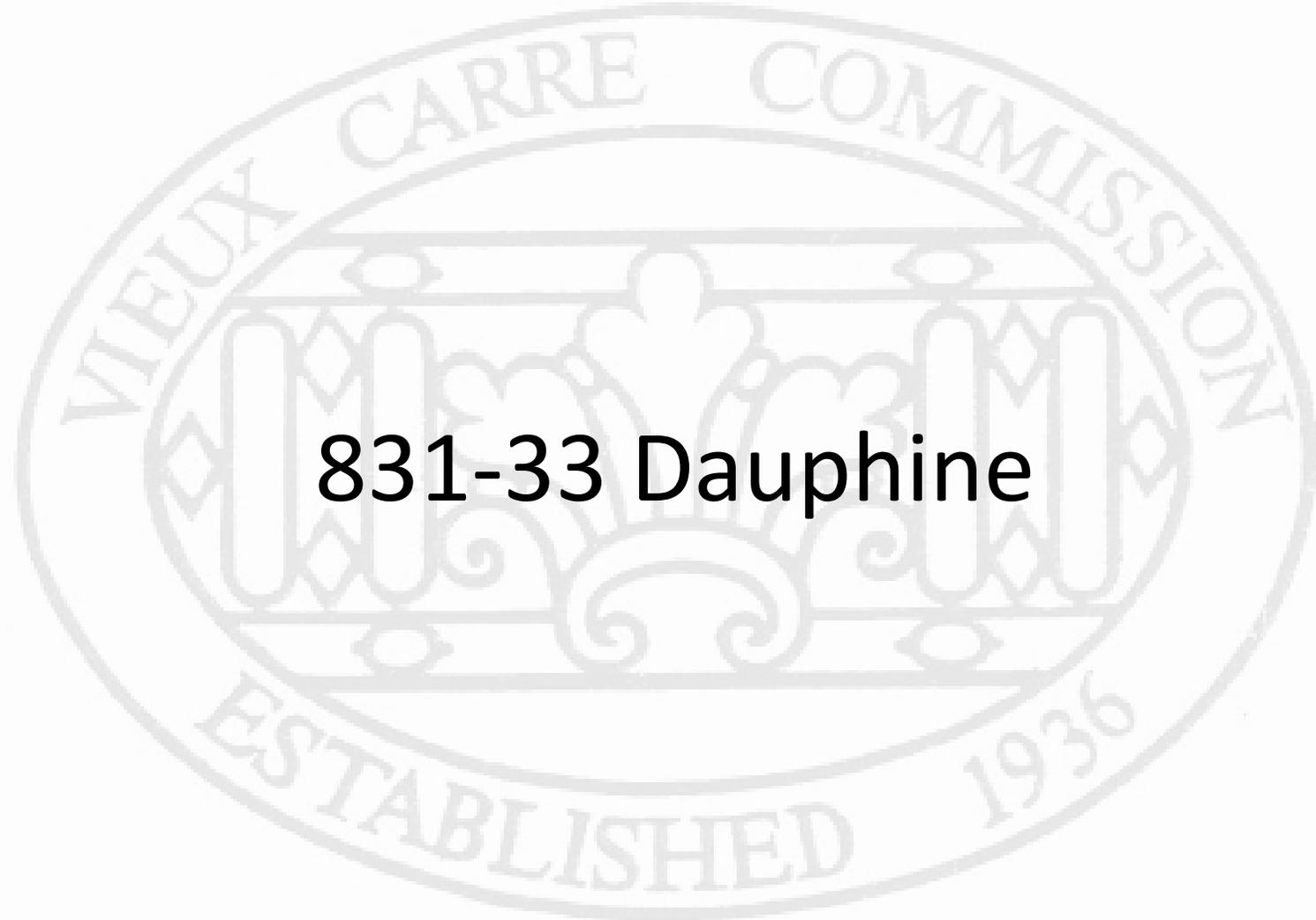
2024.16

e103





New Business



831-33 Dauphine



831 Dauphine

VCC Architectural Committee

April 22, 2025





4880 Bluebonnet Blvd. Suite A
Baton Rouge, Louisiana 70809
225-295-1880
seengineers.com

October 7, 2025

Charles J Neyrey AIA LEED
Principal
M2 Studio
charles.neyrey@m2studiodesign.com

RE : **Historic Masonry Chimney Observations**
 831-33 Dauphine Street,
 New Orleans, Louisiana 70116

Mr. Neyrey,

It was brought to our attention that existing chimneys were observed to be in poor condition upon the removal of the existing plaster topcoat and inspection from above. We have been tasked with offering an opinion on the structural integrity of the chimneys and provide recommendations for repair. Photographs of existing conditions are provided on subsequent pages.

It is our opinion that the brick masonry is structurally compromised from an elevation of approximately 2'-0" below the roof line to the top of the chimney. Mortar joints are fully deteriorated, and loose brickwork creates a present hazard to the safety of building occupants and workers in the vicinity of the roof. It is our opinion that in-situ repair is not feasible due to the degree of deterioration observed. Southeast Engineers recommends demolishing the chimney to a minimum elevation of 2'-0" below the roof line, and reconstructing in kind per architectural details and requirements.

It is also our opinion that the brick masonry mortar joints are deteriorated below the areas identified for reconstruction above. Southeast Engineers recommends re-pointing mortar joints in accordance with architectural requirements.

Respectfully,

Austin Toney, P.E.
Southeast Engineers





Photo #1



Photo #2



Photo #3

831 Dauphine

VCC Architectural Committee

April 22, 2025

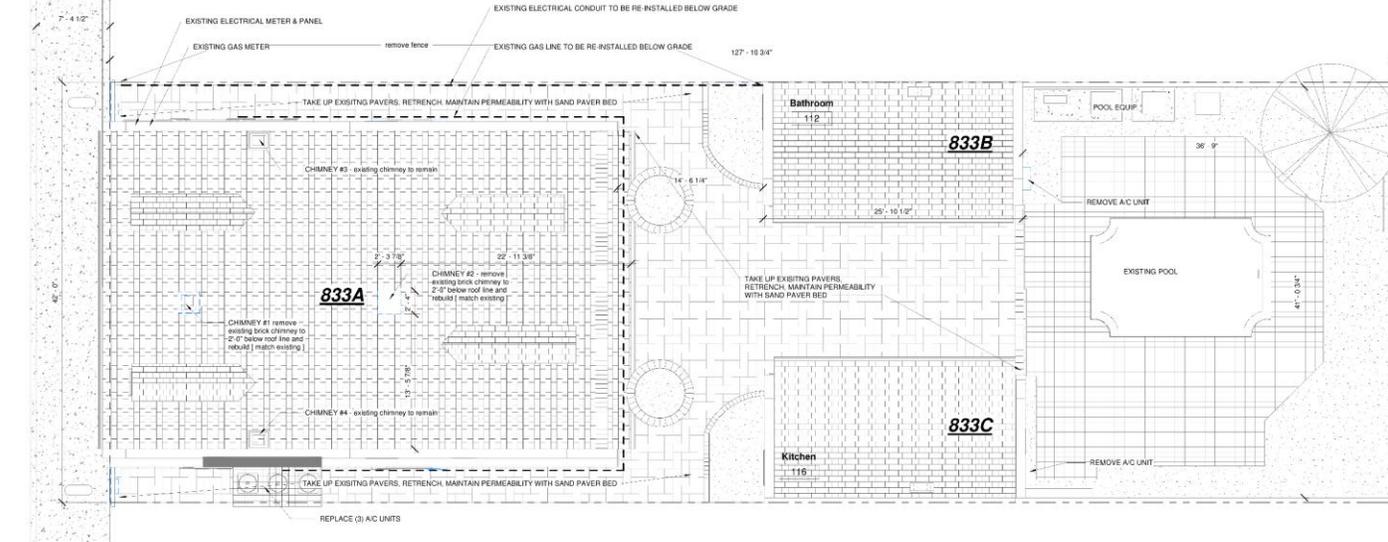




Photo #4



Photo #5



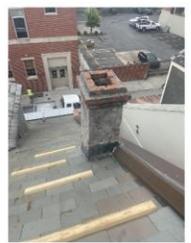
1 demo roof plan
3/16" = 1'-0"



CHIMNEY #2 - remove existing brick chimney to 2'-0" below roof line and rebuild | match existing | New copper chimney cap



CHIMNEY #4 - Existing to Remain - New copper chimney cap



CHIMNEY #3 - Existing to Remain - New copper chimney cap



CHIMNEY #3 - Existing to Remain - New copper chimney cap

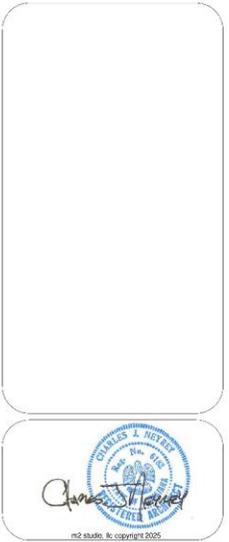


CHIMNEY #4 - Existing to Remain - New copper chimney cap



CHIMNEY #1 - remove existing brick chimney to 2'-0" below roof line and rebuild | match existing | New copper chimney cap

10/8/2025 4:12:03 PM



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No.	Description	Date
4	VCC SUBMISSION 3	8.27.24

RENOVATION
833 A,B,+C Dauphine St
New Orleans | LA

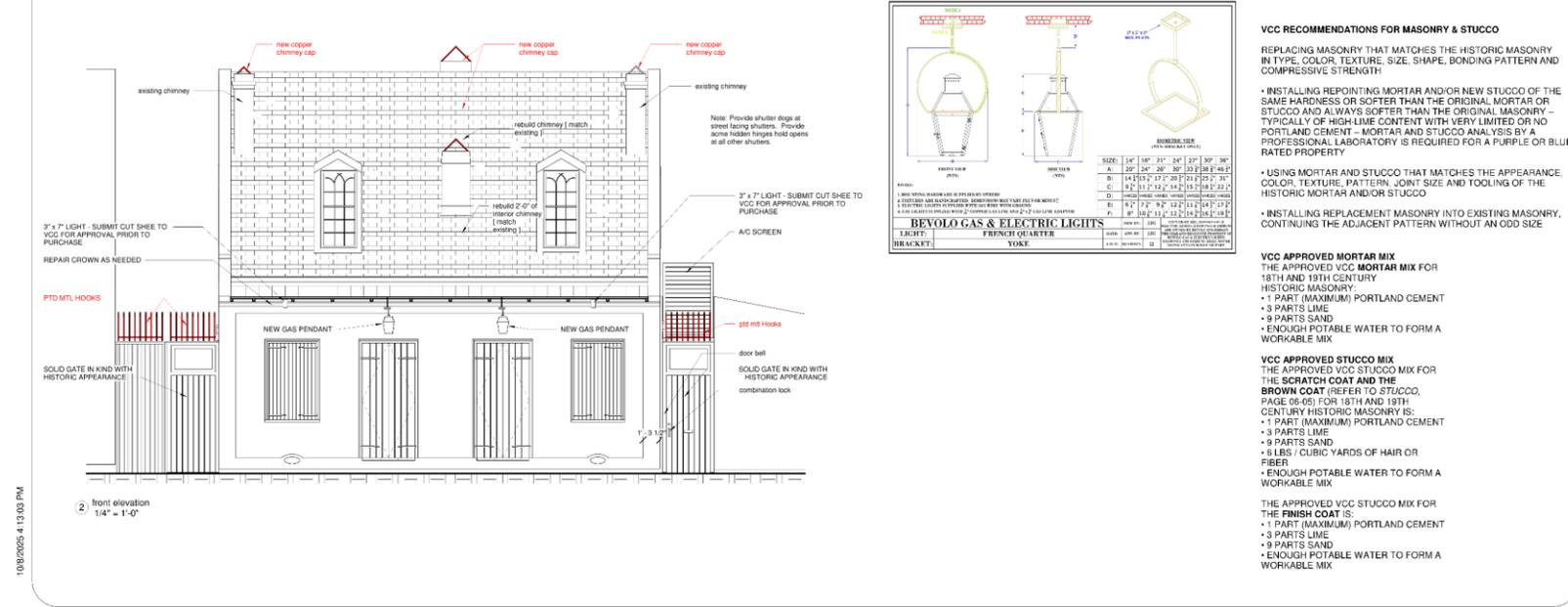
**Demolition
Roof Plan**
2024.16

ad130

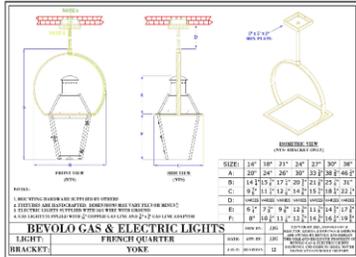




1 ELEVATION A - 831 Dauphine
1/4" = 1'-0"



2 front elevation
1/4" = 1'-0"



VCC RECOMMENDATIONS FOR MASONRY & STUCCO

REPLACING MASONRY THAT MATCHES THE HISTORIC MASONRY IN TYPE, COLOR, TEXTURE, SIZE, SHAPE, BONDING PATTERN AND COMPRESSIVE STRENGTH

- INSTALLING REPOINTING MORTAR AND/OR NEW STUCCO OF THE SAME HARDNESS OR SOFTER THAN THE ORIGINAL MORTAR OR STUCCO AND ALWAYS SOFTER THAN THE ORIGINAL MASONRY - TYPICALLY OF HIGH-LIME CONTENT WITH VERY LIMITED OR NO PORTLAND CEMENT - MORTAR AND STUCCO ANALYSIS BY A PROFESSIONAL LABORATORY IS REQUIRED FOR A PURPLE OR BLUE RATED PROPERTY.

- USING MORTAR AND STUCCO THAT MATCHES THE APPEARANCE, COLOR, TEXTURE, PATTERN, JOINT SIZE AND TOOLING OF THE HISTORIC MORTAR AND/OR STUCCO

- INSTALLING REPLACEMENT MASONRY INTO EXISTING MASONRY, CONTINUING THE ADJACENT PATTERN WITHOUT AN ODD SIZE

VCC APPROVED MORTAR MIX

THE APPROVED VCC MORTAR MIX FOR 18TH AND 19TH CENTURY HISTORIC MASONRY:

- 1 PART (MAXIMUM) PORTLAND CEMENT
- 3 PARTS LIME
- 9 PARTS SAND
- ENOUGH POTABLE WATER TO FORM A WORKABLE MIX

VCC APPROVED STUCCO MIX

THE APPROVED VCC STUCCO MIX FOR THE SCRATCH COAT AND THE BROWN COAT (REFER TO STUCCO, PAGE 08-05) FOR 18TH AND 19TH CENTURY HISTORIC MASONRY IS:

- 1 PART (MAXIMUM) PORTLAND CEMENT
- 3 PARTS LIME
- 9 PARTS SAND
- 6 LBS / CUBIC YARDS OF HAIR OR FIBER
- ENOUGH POTABLE WATER TO FORM A WORKABLE MIX

THE APPROVED VCC STUCCO MIX FOR THE FINISH COAT IS:

- 1 PART (MAXIMUM) PORTLAND CEMENT
- 3 PARTS LIME
- 9 PARTS SAND
- ENOUGH POTABLE WATER TO FORM A WORKABLE MIX



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No.	Description	Date
2	Zoning Review Set	10.16.23
3	VCC SUBMISSION 2	7.9.24
4	VCC SUBMISSION 3	8.27.24
6	VCC STAFF LEVEL SET	11.12.2024
7	Construction Documents	2025.02.27
8	Revisions	2025.03.24
9	Revisions	2025.05.16
10	Construction Documents	2025.08.14
12	Revisions	2025.09.08
13	Revisions	2025.09.18
14	VCC Review	2025.09.30

RENOVATION

833 A,B,+C Dauphine St
New Orleans | LA

exterior elevations

2024.16

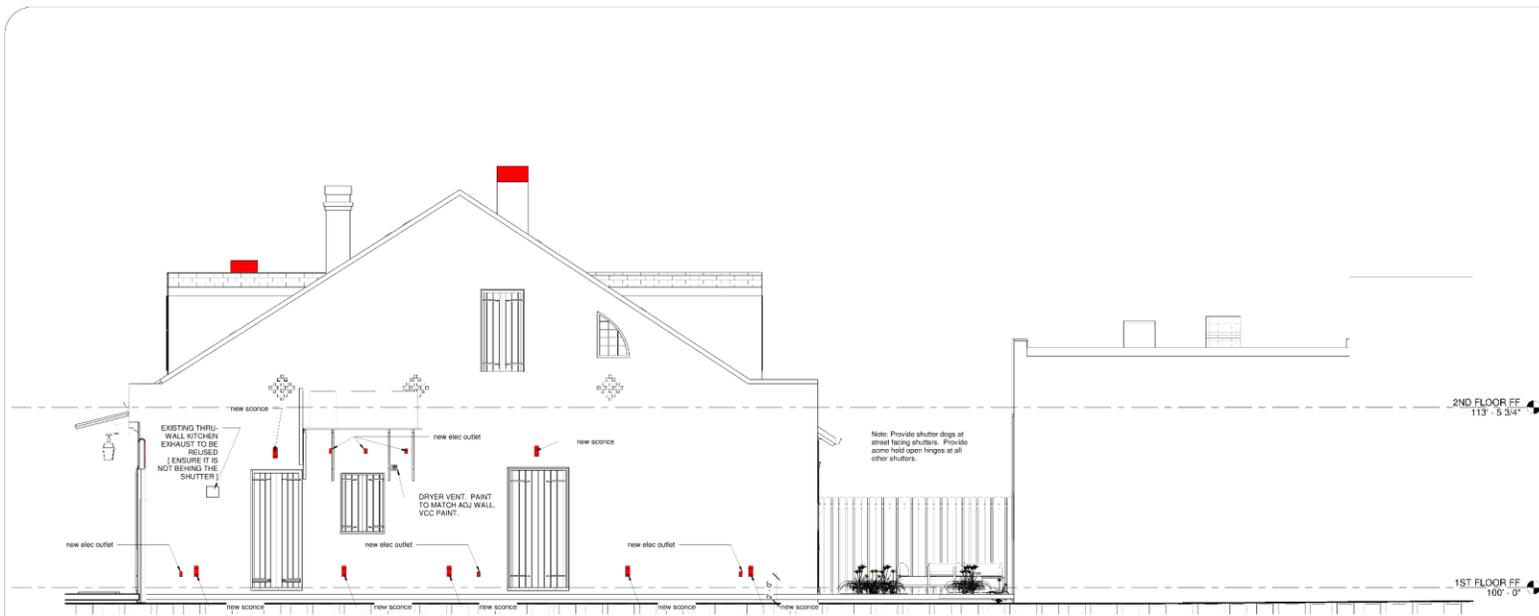
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831 Dauphine

VCC Architectural Committee

April 22, 2025





1 ELEVATION B - 831 Dauphine
1/4" = 1'-0"



2 ELEVATION C
1/4" = 1'-0"

VCC RECOMMENDATIONS FOR MASONRY & STUCCO

REPLACING MASONRY THAT MATCHES THE HISTORIC MASONRY IN TYPE, COLOR, TEXTURE, SIZE, SHAPE, BONDING PATTERN AND COMPRESSIVE STRENGTH

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- 9 PARTS SAND
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MATCH ALL EXISTING EXTERIOR HARDWARE



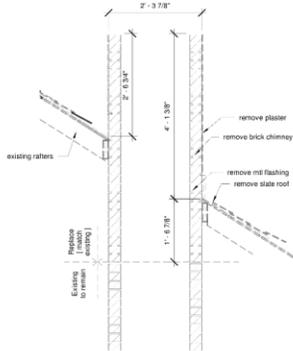
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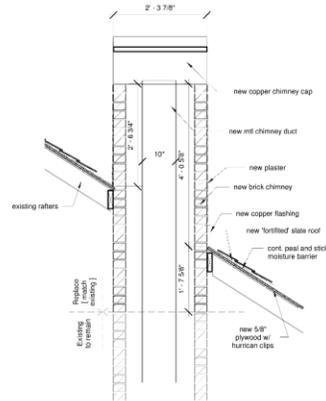
RENOVATION
833 A,B,+C Dauphine St
New Orleans | LA

exterior elevations
2024.16
a202





1 Chimney #2 - Demolition Section
3/4" = 1'-0"



2 Chimney #2 - Proposed Section
3/4" = 1'-0"



CHIMNEY #2 - remove existing brick chimney to 2' 0" below roof line and rebuild (match existing) New copper chimney cap

10/8/2025 4:13:07 PM



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No.	Description	Date

RENOVATION

833 A,B,+C Dauphine St
New Orleans | LA

Details

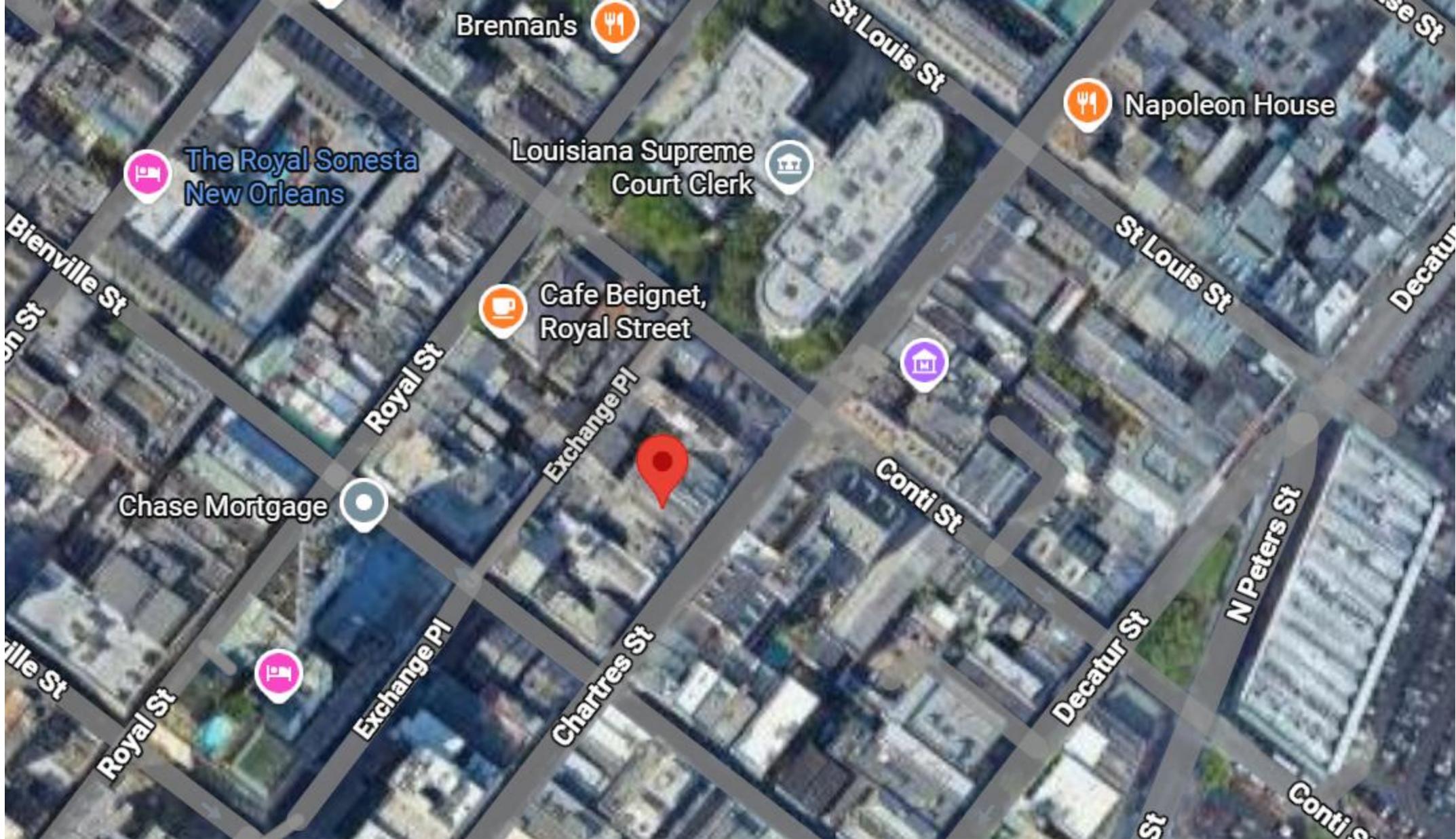
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321 Chartres



321 Chartres

VCC Architectural Committee

November 11, 2025





321 Chartres

VCC Architectural Committee

November 11, 2025





321 Chartres

VCC Architectural Committee

November 11, 2025



Roof Rafter Replacement Detail – Orleans Parish, LA

This document provides construction specifications for replacing a 2×6×12 roof rafter in a commercial building located in Orleans Parish, Louisiana. The specifications are based on the 2021 IBC/IRC with Louisiana amendments (UCC Title 17) and include wind load design for 130 mph Exposure C conditions.

Project Information

Location: 321 Charters Street

Design Code: 2021 IBC/IRC + Louisiana UCC Title 17

Design Wind Speed: 130 mph, Exposure C

Materials & Connection Schedule

Item	Specification
Rafter	#2 Southern Pine, 1½"×5½", bird-mouth cut ≤1/3 depth
Top Plate	Double 2× blocked per span
Hurricane Tie	Simpson Strong-Tie H1.81Z, exterior side
Fasteners (tie → wood)	Rafter: 6 × 0.131"×1½" nails; Plate: 6 × 0.131"×2½" nails
Gusset Plate	½" plywood, nailed with 8d @ 4" o.c
Deck Sheathing	7/16-5/8" plywood/OSB
Sheathing Nails	6" o.c edges, 12" o.c field
Underlayment	ASTM D226 Type I, double-layer on ≤ 4:12 slopes
Blocking	1×4 at mid-span every 4'
Rafter Tie	2×4 ties per IRC R802 at ceiling level
Uplift Design	130 mph Exposure C, engineer-verified continuous load path
Ridge Connection	Face-mount hanger (Simpson LRUZ) or bearing ridge beam
Roof Covering	Class A/B per Title 17 (ASTM D3161 Class F shingles)
Code References	IRC R301.2.1, R802, R905; IBC wind load; Title 17 UCC

All fasteners must fill specified holes. Ensure proper uplift resistance and continuous load path to the foundation. Coordinate ridge details with a structural engineer based on the span, pitch, and load.



Simpson Strong-Tie Connector Details

Hurricane Tie: H1.81Z

The H1.81Z is a high-capacity hurricane tie designed for connecting roof rafters to the top plate for resistance against uplift forces. It is zinc-coated and approved for use in coastal and high-humidity environments.

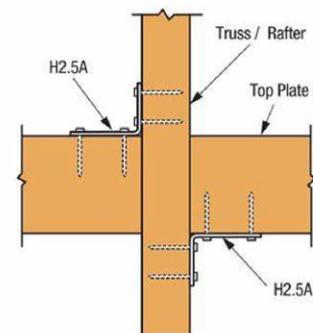
Model	H1.81Z
Material	18 gauge galvanized steel (ZMAX finish)
Dimensions	1-9/16" wide × 6-1/4" height × 1-3/8" flange
Allowable Uplift Load (Southern Pine)	F1 = 540 lb, F2 = 440 lb
Fasteners	6 × 8d into rafter, 6 × 8d into plate (minimum)
Installation Note	All nail holes must be filled. Installed per manufacturer instructions.

Ridge Hanger: LRUZ

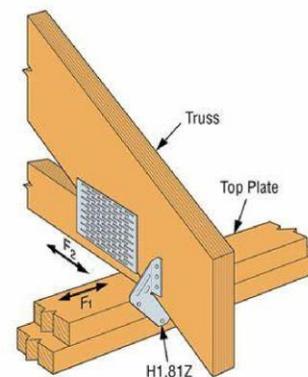
The LRUZ face-mount rafter hanger is designed for sloped connections to a ridge board. It supports a bird-mouth cut connection and ensures alignment for structural performance.

Model	LRUZ (varies by slope and rafter size)
Material	18 gauge galvanized steel
Slope Compatibility	Up to 45°
Installation	Face-mount; secured to ridge with specified nails
Fasteners	Simpson Strong-Tie 10d or 8d nails per load table
Reference	Simpson catalog: LRUZ series, 2025 version

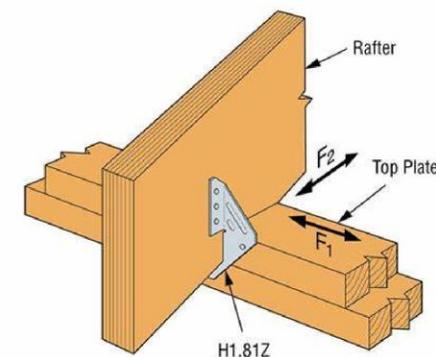
Refer to Simpson Strong-Tie 2025 Catalog for the full set of uplift capacities and load tables. Engineering approval may be required for substitutions.



SIMPSON Strong-Tie®
H2.5A Truss/Rafter-to-Top Plate
Two-Sided Tie Down - Plan View



SIMPSON Strong-Tie®
H1.81Z Truss-to-Top Plate Tie Down



SIMPSON Strong-Tie®
H1.81Z Rafter-to-Top Plate Tie Down

Vieux Carré Commission
City of New Orleans
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

RE: Variance Request for Installation of Copper Coping – 321 Chartres

To Whom It May Concern,

We are submitting this letter to formally request a variance from the standard in-kind replacement requirements outlined by the Vieux Carré Commission for the above-referenced project. The subject property is undergoing a full roof replacement, and we are seeking approval to install **custom-fabricated copper coping caps** along the parapet walls in lieu of reinstalling the existing condition, which currently consists of a roofing membrane adhered up the back of the parapet and turned over the top of the exposed brick.

The existing detailing is functionally inadequate and inconsistent with best roofing practices for long-term durability, weather resistance, and historic building preservation. The membrane-over-parapet approach presents several concerns, including:

- **Premature failure due to UV exposure** and foot traffic damage over the parapet wall;
- **Poor adhesion and long-term waterproofing issues**, leading to water infiltration;
- **Lack of edge protection**, allowing moisture to deteriorate the top courses of historic brick masonry;
- **Diminished appearance**, with visible membrane material detracting from the architectural integrity of the parapet.

We are proposing to install **formed copper coping caps**, which would be mechanically fastened and fully sealed with continuous soldered seams or appropriate cleats, providing a long-term weatherproof solution while being historically sympathetic. Per the VCC guidelines (Section 04-5), **standing seam and flat seam copper is a historically acceptable roofing material** and has been approved for use in the French Quarter when installed in a visually appropriate manner.

Importantly, several adjacent and nearby buildings have received approval for similar coping modifications using copper, which establishes **local precedent** and confirms that this proposal is **not inconsistent with the character of the district**. The use of copper will blend in with traditional materials already in use and will patina naturally over time, further enhancing its appropriateness.

We respectfully request that the Commission consider the functional necessity and long-term preservation benefits of this proposed improvement and grant a variance allowing the installation of copper coping. Enclosed with this letter are photos of the existing condition and examples of similar installations nearby.

We are happy to provide any additional information, drawings, or samples you may require and are available to present this request at the next Architectural Committee or Commission meeting as needed.

Thank you for your consideration and for your continued efforts to preserve the historic fabric of the Vieux Carré.



EXISTING PARAPET WALL CONDITIONS



Neighboring Properties with Copper Parapets

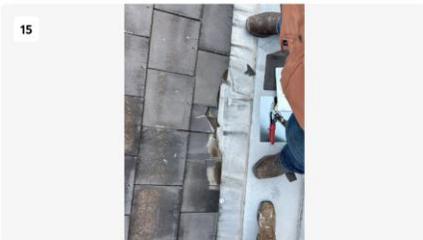




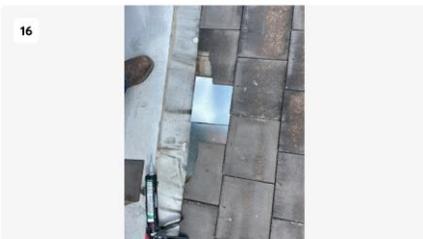
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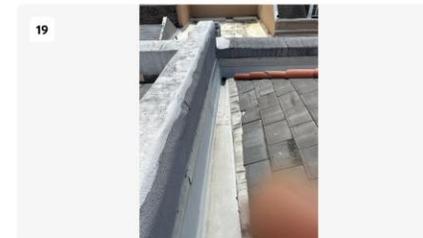
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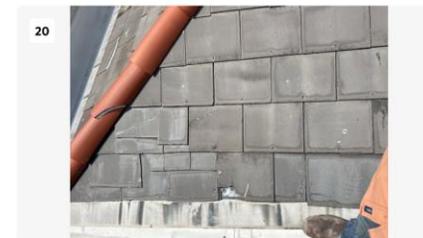
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 Creator: Mark Sherrick



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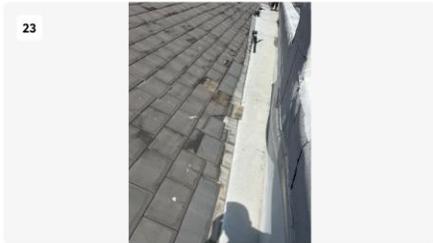




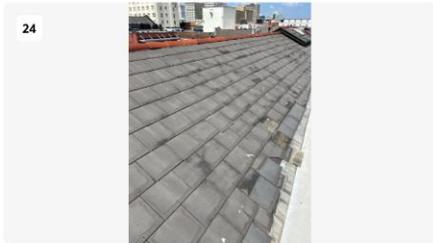
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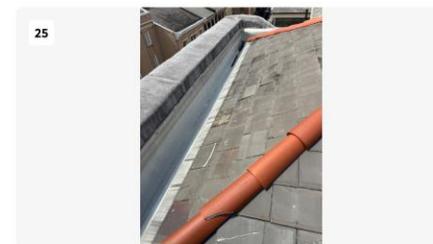
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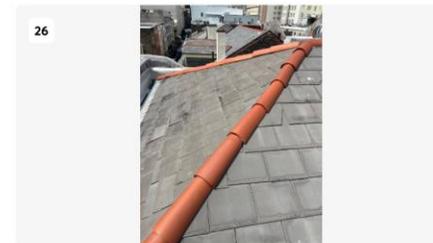
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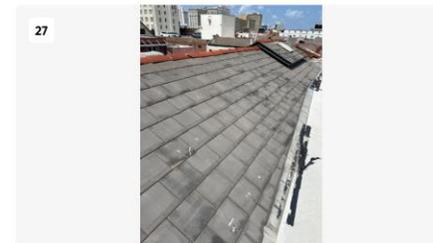
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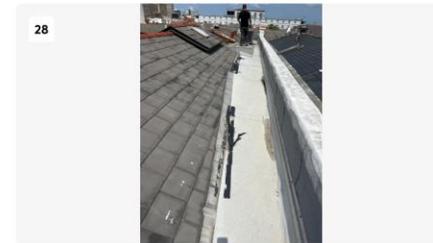
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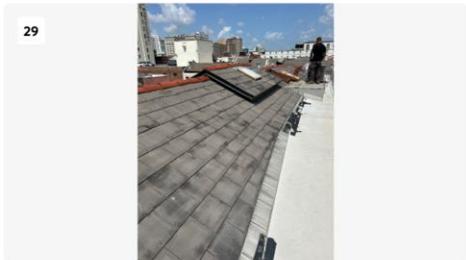


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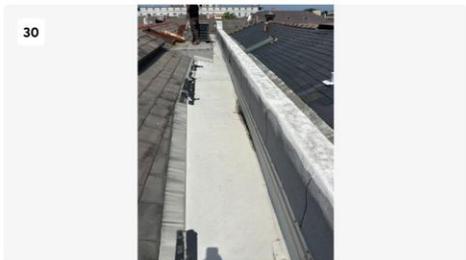


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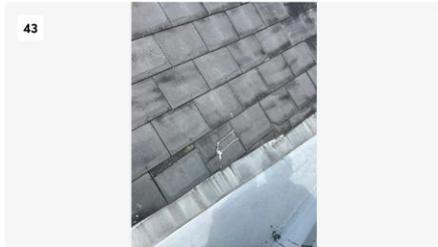
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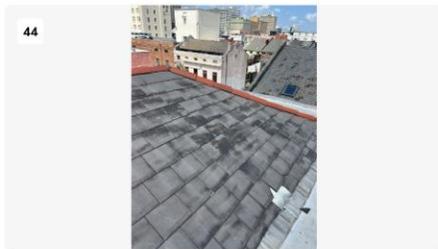
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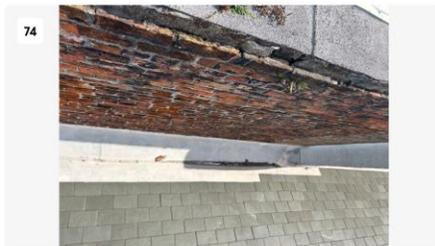




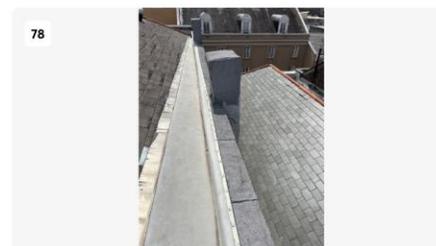
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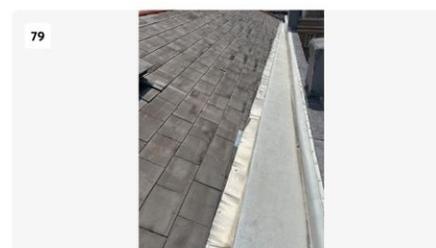
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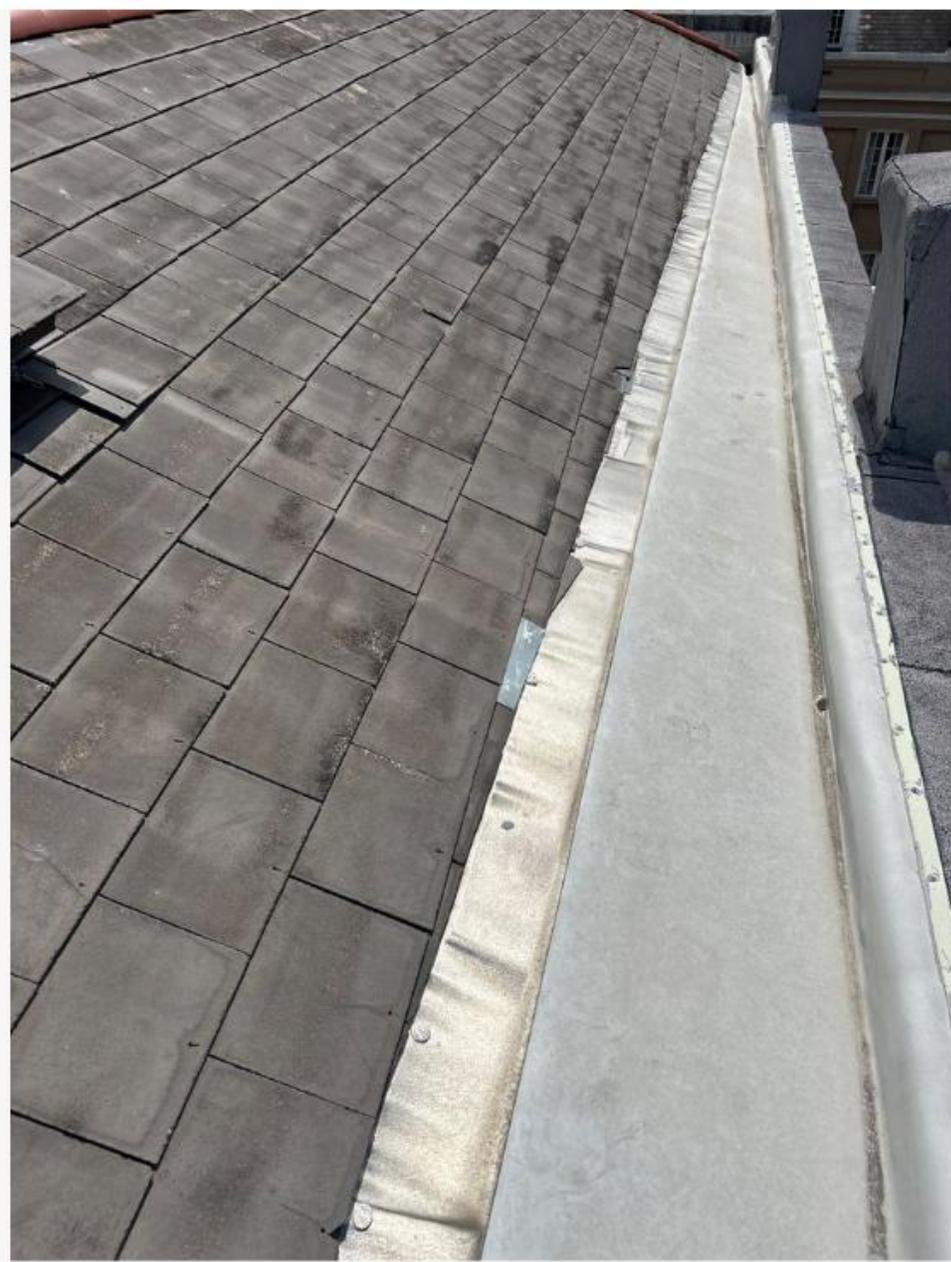


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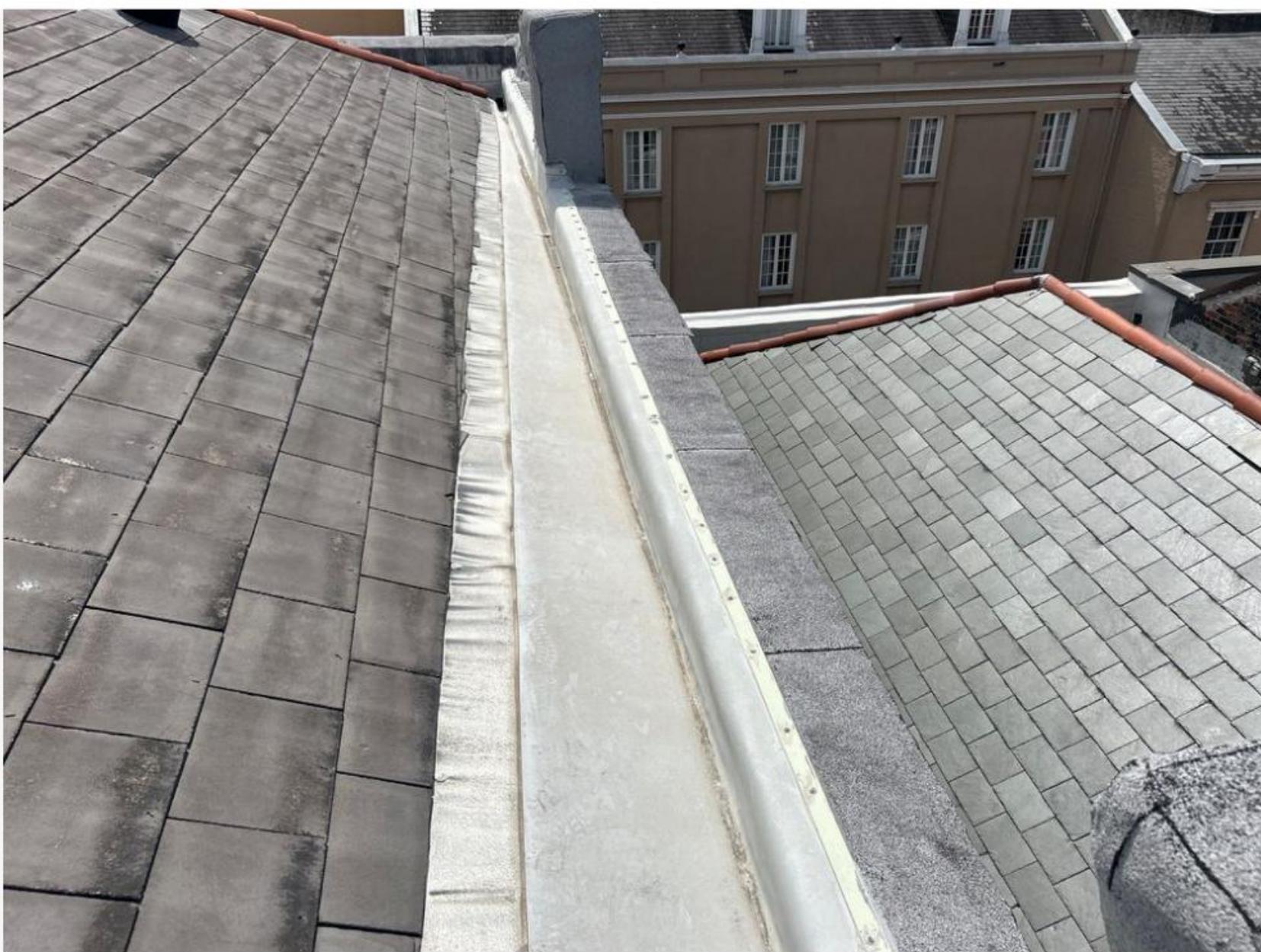


321 Chartres

VCC Architectural Committee

November 11, 2025





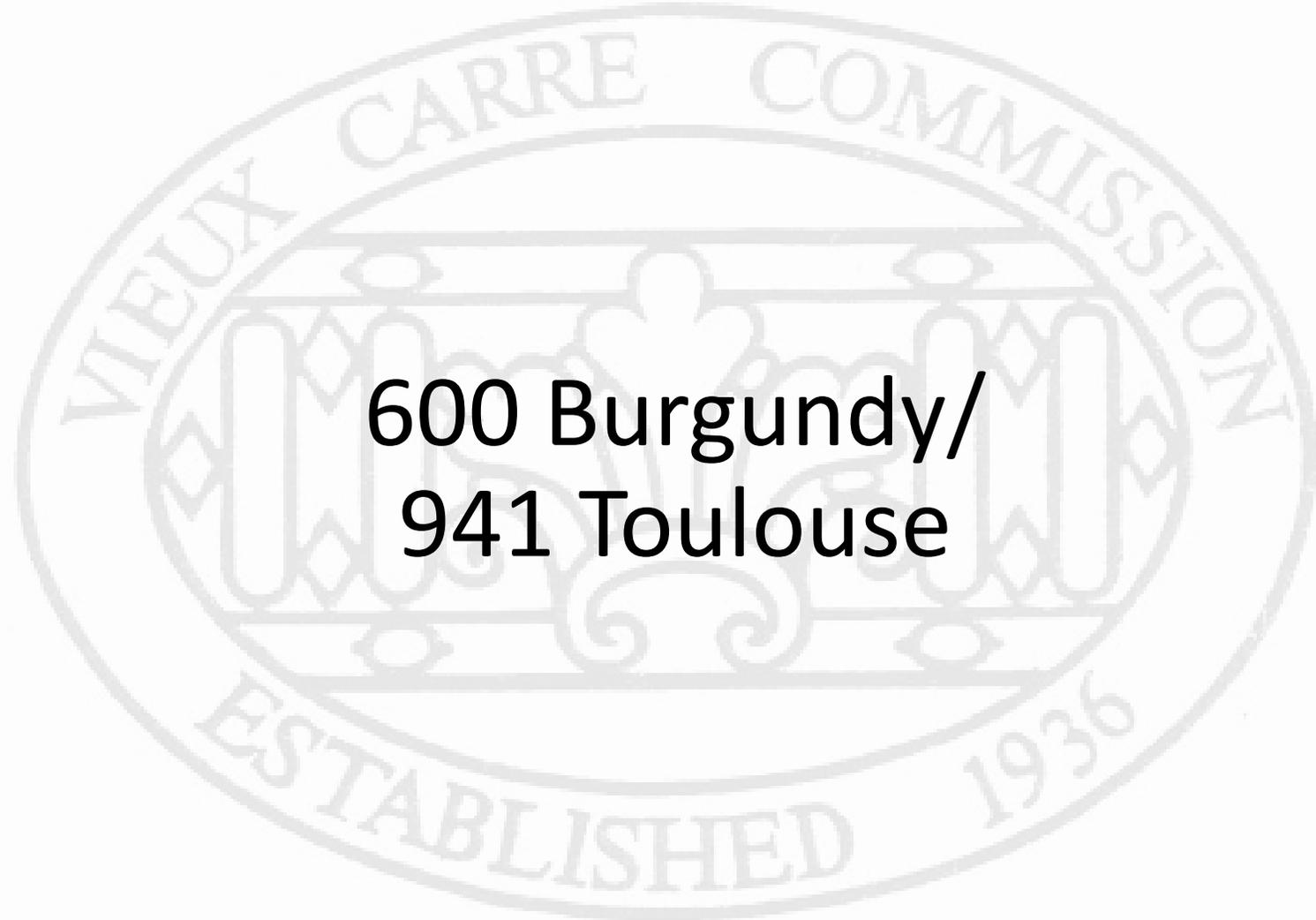
321 Chartres

VCC Architectural Committee

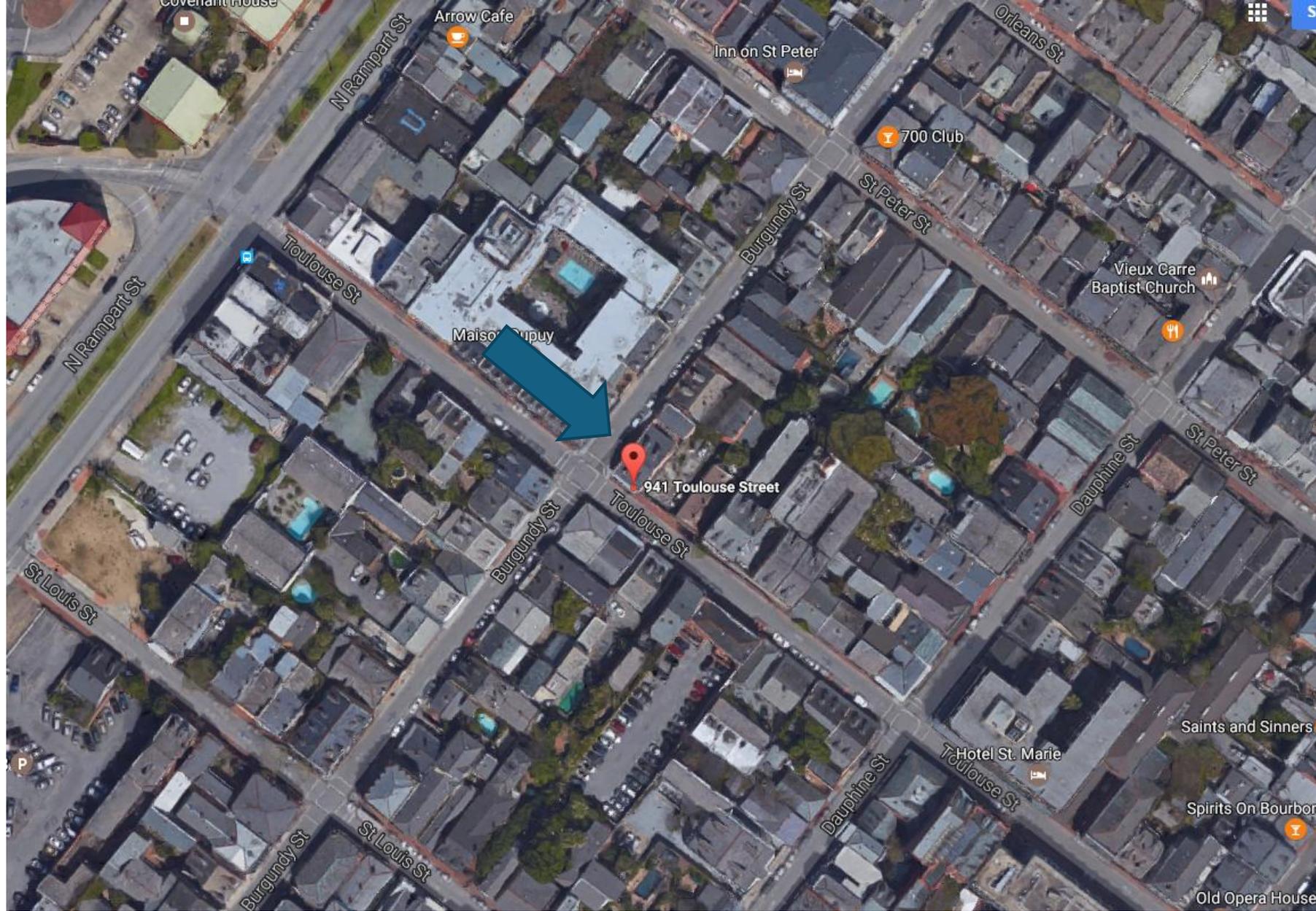
November 11, 2025







**600 Burgundy/
941 Toulouse**



941 Toulouse

VCC Architectural Committee

November 11, 2025





941 Toulouse

VCC Architectural Committee

November 11, 2025





941 Toulouse - 1983

VCC Architectural Committee

November 11, 2025





941 Toulouse - 2014

VCC Architectural Committee

November 11, 2025





941 Toulouse

VCC Architectural Committee

November 11, 2025





941 Toulouse

VCC Architectural Committee

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941 Toulouse

VCC Architectural Committee

November 11, 2025





941 Toulouse

VCC Architectural Committee

11 03 2025

November 11, 2025





941 Toulouse

VCC Architectural Committee

11 03 2025

November 11, 2025





11 03 2025

941 Toulouse

VCC Architectural Committee

November 11, 2025





941 Toulouse

VCC Architectural Committee

11 03 2025

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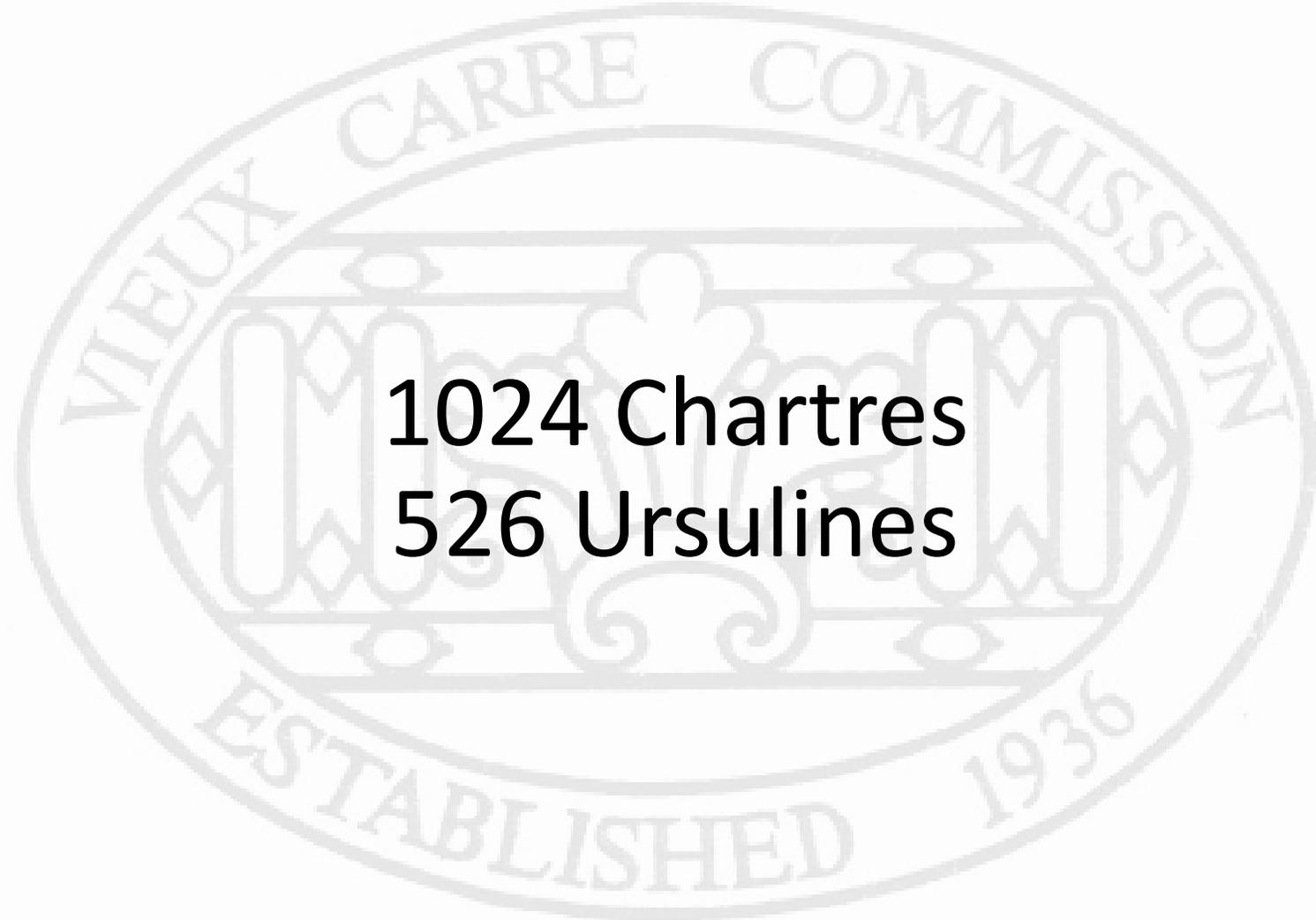
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VCC Architectural Committee

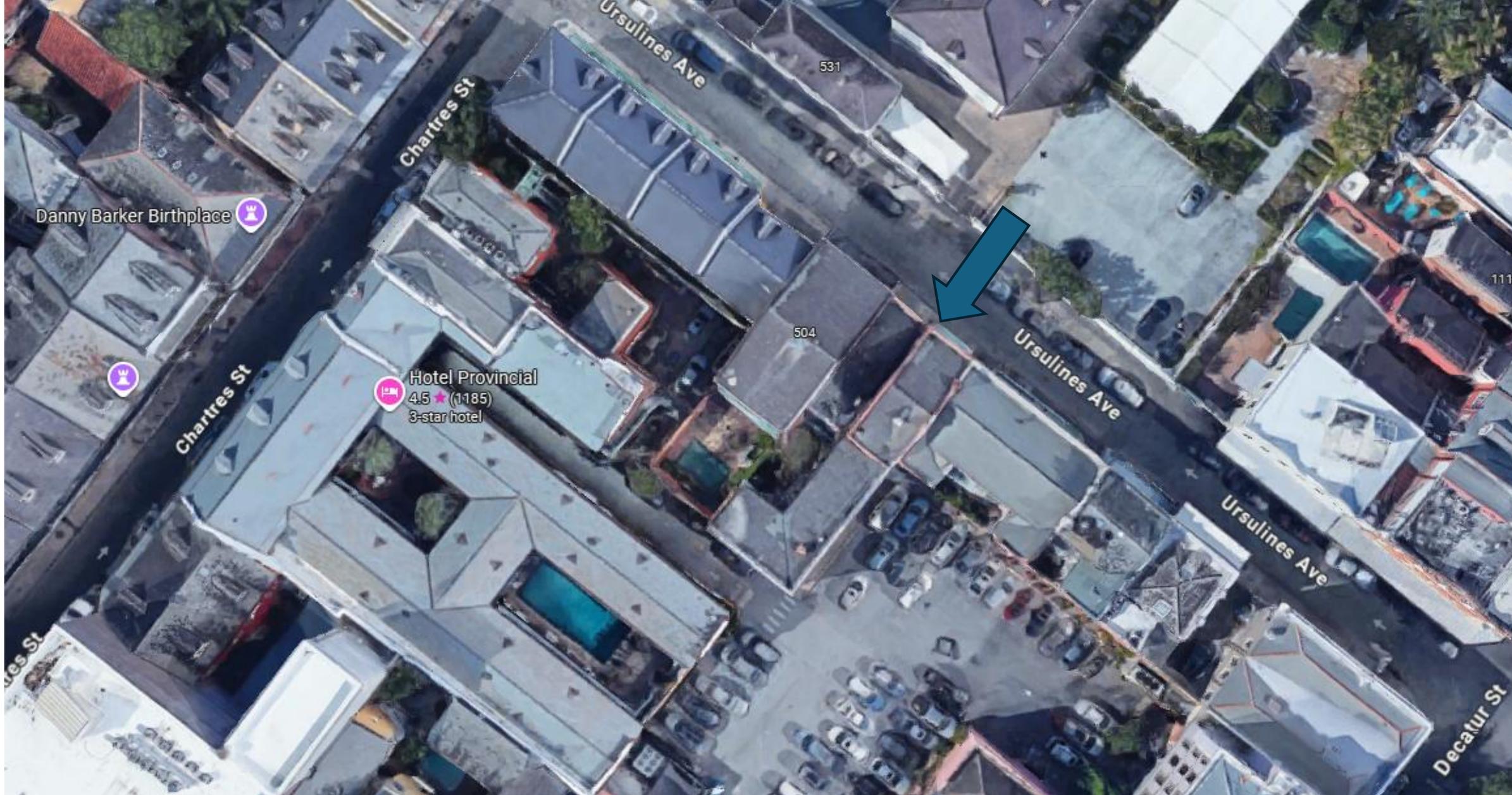
11 03 2025

November 11, 2025





**1024 Chartres
526 Ursulines**



1024 Chartres/ 526 Ursulines

VCC Architectural Committee

November 11, 2025





1024 Chartres/ 526 Ursulines

VCC Architectural Committee

November 11, 2025





1024 Chartres/ 526 Ursulines
VCC Architectural Committee

November 11, 2025





1024 Chartres/ 526 Ursulines

VCC Architectural Committee

November 11, 2025





1024 Chartres/ 526 Ursulines
VCC Architectural Committee

November 11, 2025





1024 Chartres/ 526 Ursulines

VCC Architectural Committee

08 06 2025

November 11, 2025



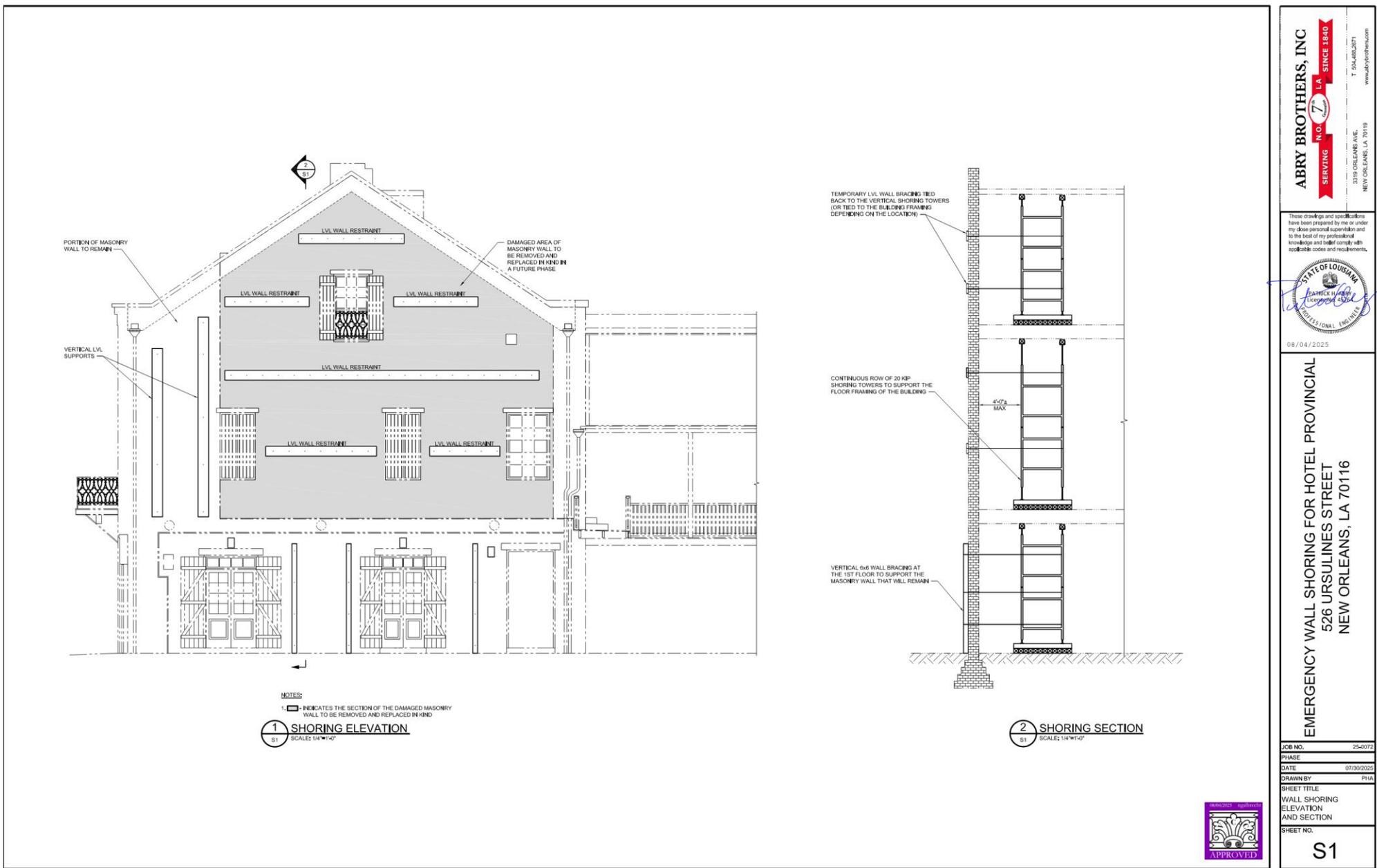


1024 Chartres/ 526 Ursulines
VCC Architectural Committee

08 06 2025

November 11, 2025





NOTES
 1. [Symbol] INDICATES THE SECTION OF THE DAMAGED MASONRY WALL TO BE REMOVED AND REPLACED IN KIND

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

2 SHORING SECTION
 SCALE: 1/4"=1'-0"

ABRY BROTHERS, INC
 SERVING N.O. L.A. SINCE 1840
 T. 504.488.2671
 www.abrybrothers.com
 3319 ORLEANS AVE.
 NEW ORLEANS, LA 70118

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



08/04/2025

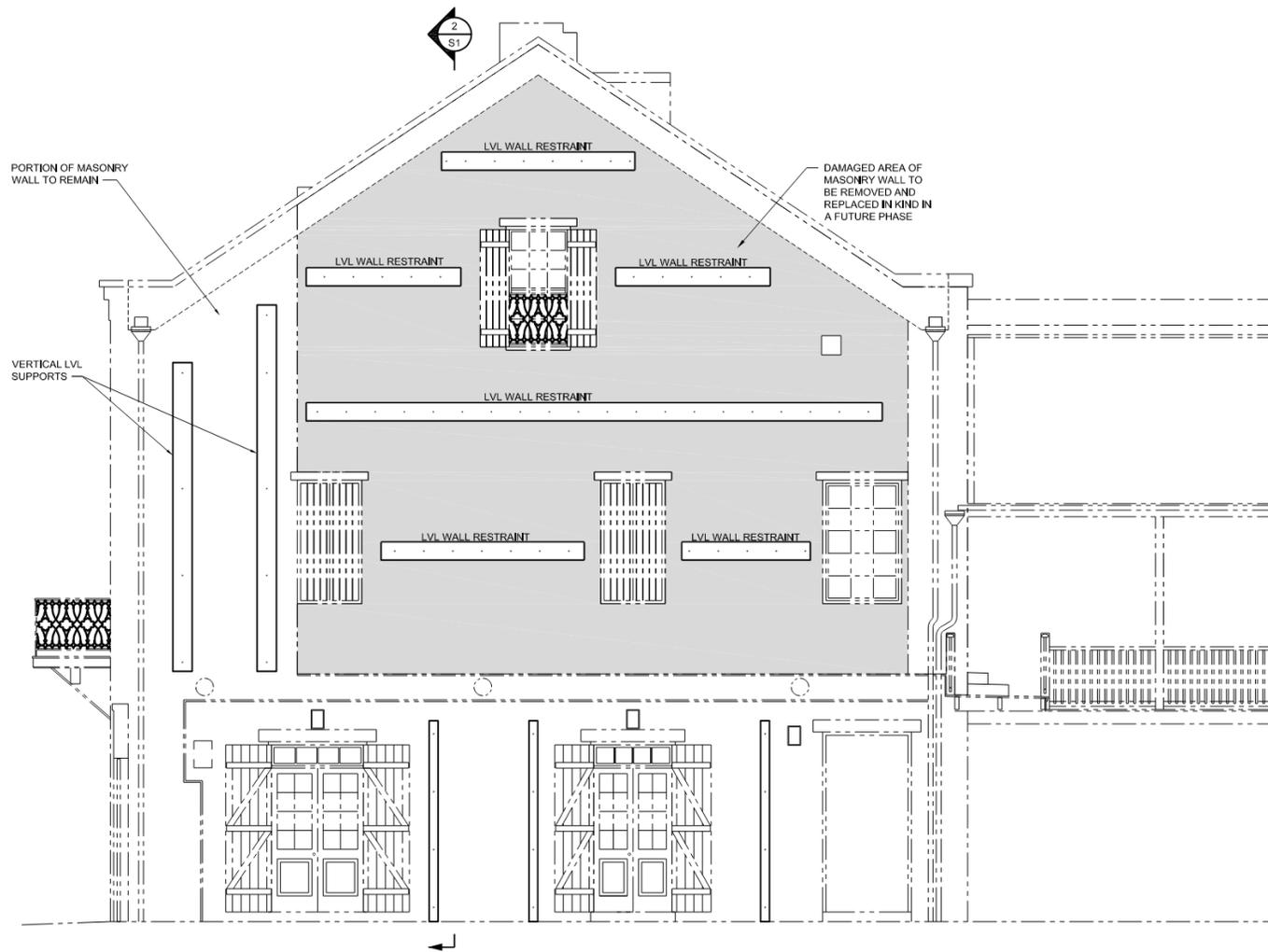
EMERGENCY WALL SHORING FOR HOTEL PROVINCIAL
 526 URSULINES STREET
 NEW ORLEANS, LA 70116

JOB NO. 25-2072
 PHASE
 DATE 07/30/2025
 DRAWN BY PHA
 SHEET TITLE
 WALL SHORING ELEVATION AND SECTION
 SHEET NO.



S1





NOTES:
 1. [Symbol] INDICATES THE SECTION OF THE DAMAGED MASONRY WALL TO BE REMOVED AND REPLACED IN KIND

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



HOTEL PROVINCIAL

EXTERIOR WALL RESTORATION 526 URSULINES (BUILDING 300)



ARCHITECT

Holly & Smith Architects, APAC
2322 Magazine Street
New Orleans, LA 70130
504.585.1315

OWNER

Hotel Provincial, LLC
1024 RUE CHARTRÉS
NEW ORLEANS, LA 70116
504.267.4630

CONTRACTOR

Roof Technologies, Inc.
6311 MANHATTAN BLVD.
HARVEY, LA 70058
504.366.9263

- THE CONTRACTOR SHALL VISIT THE EXISTING BUILDING, SITE AND SURROUNDING AREA AND THOROUGHLY ACCOUNT THEMSELVES WITH ALL NOTICES AND CONDITIONS OF THE PROJECT. FOR ADDITIONS AND/OR CONSTRUCTION, AS INDICATED AND/OR IMPLIED WITHIN THIS DOCUMENT, ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE INFORMATION CONTAINED WITHIN THE DOCUMENTS, THE FIELD VERIFIED CONDITIONS, OR ITEMS WHICH MAY INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- THE DRAWINGS AND SPECIFICATIONS, INCLUDING DRAWINGS PREPARED BY SPECIFIC ENGINEERING DISCIPLINES SUCH AS CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ARE COMPLEMENTARY. ITEMS SHOWN IN ANY ONE LOCATION OF THE DRAWINGS SHALL BE REQUIREMENTS OF THE CONTRACTOR FOR CONSTRUCTION. IN THE EVENT OF AN INCONSISTENCY BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR WITHIN EITHER DOCUMENT, THE CONTRACTOR SHALL MAKE CLARIFICATION OR CORRECTION FROM THE ARCHITECT PRIOR TO BIDDING. WHERE INCONSISTENCIES ARE NOT CLARIFIED PRIOR TO BIDDING AND WHERE THE ACTUAL SOLUTION CANNOT BE REASONABLY INFERRED, THE CONTRACTOR SHALL INCLUDE THE BETTER QUALITY OR GREATER QUANTITY OF WORK IN THE PROPOSAL.
- DO NOT SCALE DRAWINGS. CONSULT WITH ARCHITECT REGARDING CLARIFICATIONS TO DRAWING SCALE.
- NAMING A CERTAIN BRAND OR MANUFACTURER IS TO DESIGNATE THE GENERAL STYLE, TYPE, CHARACTER, AND QUALITY CHARACTER OF THE PRODUCT DESIRED. SUBSTITUTION REQUESTS MUST BE SUBMITTED PRIOR TO BIDDING.
- CONSTRUCTION GENERATING EXCESSIVE NOISE SHALL BE COORDINATED WITH OWNER/PROJECT REPRESENTATIVE.
- IN NO WAY DO THE DIMENSIONS SHOWN ON THE PLANS REPRESENT AN EXACT QUANTITY OF MATERIALS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUANTITIES.
- THE DRAWINGS REPRESENT GENERAL LOCATIONS OF IMPROVEMENTS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL IMPROVEMENTS AT ALL SITES PRIOR TO ALTERATION, ADDITION, OR REPAIR. ALL DAMAGE SHALL BE PROPERLY REPAIRED BY THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROTECT THE SITE AND PROPERTY AT ALL TIMES. ALL AREAS SHALL BE MAINTAINED FREE OF TRASH AND CONSTRUCTION DEBRIS AND ALL WASTE SHALL BE REMOVED FROM THE SITE ON A WEEKLY BASIS AT A MINIMUM. OR AS DIRECTED BY THE OWNER/AGENCY MANAGER. LOCATE THE EXACT LOCATION FOR THE TRASH-DUMPSTER AND STAGING AREAS WITH THE OWNER/AGENCY MANAGER. REMOVAL AND DISPOSAL OF DEBRIS, OILS, GREASE, SUBSTANCES AND MATERIALS IS TO BE ACCOMPLISHED ACCORDING TO FEDERAL, STATE, AND LOCAL REGULATIONS.
- THE STORAGE OF MATERIALS ON SITE SHALL BE ALLOWED IN DESIGNATED AREAS, COORDINATE IN ADVANCE WITH OWNER.
- ALL DELIVERIES, STAGING, AND TRASH REMOVAL SHALL BE COORDINATED WITH THE OWNER/PROJECT REPRESENTATIVE, TO MINIMIZE THE AMOUNT OF DISRUPTION AND TRAFFIC TO THE SURROUNDING NEIGHBORHOOD COMMUNITY. ALL HOURS OF OPERATION SHALL BE AS PRESCRIBED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO THE EXISTING SITE AND ADJACENT PROPERTY, DIRECTLY ASSOCIATED WITH STORAGE, STAGING, DEMOLITION, AND CONSTRUCTION PROJECT.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY APPARATUS, MEANS, METHODS, AND TECHNIQUES TO ENSURE THE HEALTH, SAFETY, AND WELFARE OF ALL PERSONS PRESENT TO STAFF, BUILDING OCCUPANTS, AND THE GENERAL PUBLIC, IN AND AROUND THE SITE.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURES AND SITE SECURITY FENCING TO SECURE, CONTROL, AND PROTECT ALL AREAS OF CONSTRUCTION AND ALLOW FOR SAFE PASSAGE TO AND FROM THE BUILDING. A COMPLETE REVIEW OF ALL SITE PROTECTIVE AND SAFETY MEASURES SHALL BE CONDUCTED WITH THE OWNER FOR FINAL APPROVAL PRIOR TO THE START OF DEMOLITION AND CONSTRUCTION.
- AREAS WHERE WORK IS BEING CONDUCTED, WHICH MAY AFFECT THE LIFE SAFETY OF THE BUILDING OCCUPANTS, SHALL BE CALLED BY THE CONTRACTOR OF THE OWNER/PROJECT REPRESENTATIVE PRIOR TO PERFORMING ANY WORK. ADDITIONAL MEASURES TO OCCUPANTS BY THE CONTRACTOR SHALL BE PRESCRIBED BY THE STATE FIRE MARSHAL, BASED UPON A REVIEW, OR INSPECTION OF A SPECIFIC AREA OR CONDITION.
- ALL IMPACT FEES, IF ANY, SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL OBTAIN AND PAY ALL NECESSARY PERMITS AND AFTER COMPLETION, FURNISH OWNER CERTIFICATIONS OF FINAL INSPECTIONS AND APPROVAL AS ISSUED BY THE INSPECTION DEPARTMENT OF THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CERTIFICATES OF INSPECTION, FROM FEDERAL AND STATE AUTHORITIES BOTH AT ROUGH-IN AND COMPLETION.
- MATERIALS AND WORK SHALL CONFORM TO GOVERNING CODES, REGULATIONS, AND AGENCIES.
- ELECTRICAL WORK SHALL COMPLY WITH NFPA AND NATIONAL ELECTRICAL CODE AND BE PERFORMED BY A LICENSED ELECTRICIAN.
- REMOVAL AND DISPOSAL OF ALL SUBSTANCES AND MATERIAL IS TO BE ACCOMPLISHED ACCORDING TO SPECIFICATIONS AND FEDERAL, STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL ANTICIPATE AND MAKE ANY AND ALL ARRANGEMENTS WITH LOCAL GOVERNMENT AGENCIES, SHOULD ENTRY INTO, OR CONSTRUCTION OF A PUBLIC WAY BE NECESSARY IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE ANY SITE DEMOLITION / UTILITY RELOCATION NECESSARY FOR COMPLETION OF WORK.
- CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY REGARDING ANY CONFLICTS WHICH MAY EXIST AT THE SITE AND THAT WHICH IS REPRESENTED IN THE DOCUMENTS. THE REPAIR AND/OR REPLACEMENT OF ANY SYSTEM COMPONENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, SHOULD THEY BE DAMAGED DURING THE COURSE OF DEMOLITION OR CONSTRUCTION.
- VERIFY LOCATION OF ALL EQUIPMENT WITH ARCHITECT, PRIOR TO INSTALLATION.
- CONTRACTOR SHALL EXERCISE CARE TO AVOID DAMAGE TO EXISTING WORK, ADJACENT SURFACES, AND ADJOINING AREAS INCLUDING BUT NOT LIMITED TO THE PORTION OF THE WORK THAT IS TO REMAIN AS A PART OF THE COMPLETED CONSTRUCTION. CONTRACTOR SHALL BE REQUIRED TO REPAIR OR OTHERWISE RESTORE ANY SUCH AREAS OR SURFACES THAT BECOME DAMAGED OR REMOVED ON ACCOUNT OF THE DEMOLITION AND CONSTRUCTION WORK.
- DEMOLITION SHALL BE PERFORMED IN AN ORDERLY SEQUENCE, SCHEDULED BY THE CONTRACTOR AND COORDINATED WITH THE OWNER. SHOULD HAZARDOUS MATERIALS OR OTHER MATERIALS BE IDENTIFIED, THE CONTRACTOR SHALL NOT PROCEED AND IMMEDIATELY CALL TO THE ATTENTION OF THE OWNER. ALL HAZARDOUS WASTE SHALL BE CONTROLLED, ABATED, REMOVED, AND DISPOSED OF IN ACCORDANCE WITH FEDERAL REGULATIONS AND I.E. LOCAL AND STATE REQUIREMENTS AND SHALL BE HANDLED IN ACCORDANCE WITH CITY AND EPA REQUIREMENTS.
- PRIOR TO START OF DEMOLITION/CONSTRUCTION, CONTRACTOR IS TO COORDINATE WITH OWNER ANY REMAINING ITEMS LOCATED IN BUILDING (IF NEEDED) OR CONTRACTOR REMOVAL/DISPOSAL.
- ROOFING CONTRACTOR TO COORDINATE ROOFING WORK WITH ALL TRADES TO PROVIDE NECESSARY FLASHING TO FLASH ALL ROOF PENETRATIONS. FLASHING OF ALL PENETRATIONS SHALL BE AS RECOMMENDED BY THE ROOF MANUFACTURER TO MEET THE REQUIREMENT FOR THE BONDED ROOF.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL VEC AND CITY APPROVALS AND PERMITS ASSOCIATED WITH STREET CLOSURES, PARKING, ETC. REQUIRED TO EXECUTE THE WORK.

SYMBOLS

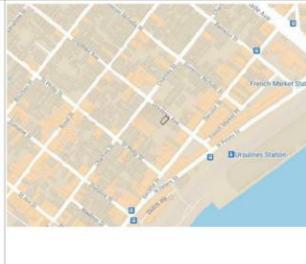
NOTE: ALL OF THE SYMBOLS AND ABBREVIATIONS APPEARING ON THIS SHEET MAY NOT NECESSARILY BE USED ON THE PROJECT. FOR ADDITIONS AND/OR DEVIATIONS FROM THESE STANDARDS, REFER TO THE APPLICABLE DISCIPLINE'S WORK THROUGHOUT THE SET OF DRAWINGS.

0.000	NEW ELEVATION	DRAWING NUMBER	1001	BUILDING SECTION
0.000	EXISTING ELEVATION	SHEET NUMBER	1001	
Ø	COLUMN MARK	DRAWING NUMBER	1001	DETAIL SECTION
100' 0"	LEVEL LINE, CONTROL POINT OR DATUM	SHEET NUMBER	1001	
— —	BREAK LINE	DRAWING NUMBER	1001	ELEVATION
100'	ROOM NUMBER	SHEET NUMBER	1001	
— —	CENTERLINE			
FEC	FIRE CABINET AND EXTINGUISHER	DRAWING NUMBER	1001	INTERIOR ELEVATION
△	REVISION NOTE (CLOUDED AREA DENOTES REVISIONS OCCUR IN THIS AREA)	SHEET NUMBER	1001	
△	WINDOW TAG			
△	MISCELLANEOUS TAG	APPROX. SLOPE	X/12	ROOF SLOPE
100'	DOOR TAG	SLOPE DIRECTION (IGN)		
0.000	KEYNOTE			
— —	WALL TYPE			
PHOTO	PHOTO TAG			

NOTE: CONTRACTOR SHALL REVIEW CLOUDED AREA THOROUGHLY TO DETERMINE ALL CHANGES TO THE DOCUMENTS, FAILURE TO ACCOUNT FOR CHANGES THAT AFFECT THE CONTRACTOR'S BID IN THE CLOUDED AREA SHALL NOT BE JUSTIFICATION FOR ADJUSTMENT IN THE CONTRACT SUM.

ABBREVIATIONS

AF	ABOVE FINISH FLOOR	INSUL	INSULATED
ACT	ACUSTICAL CEILING TILE	INT	INTERIOR
ADJ	ADJACENT	MB	MARKER BOARD
ALT	ALTERNATE	MECH	MECHANICAL
ALUM	ALUMINUM	MN	MINIMUM
BD	BOARD	MTL	METAL
BFE	BASE FLOOD ELEVATION	N/A	NOT APPLICABLE
BOT	BOTTOM OF	NC	NOT IN CONTRACT
CJ	CONTROL JOINT	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OH	OPPOSITE HAND
CONC	CONCRETE	PERM	PERMEABLE
CONT	CONTINUOUS	PL	PLASTIC LAMINATE
CT	CERAMIC TILE	PT	PAINT
DIA	DIAMETER	PTD	PAINTED
DS	DOWNSPOUT	RB	RESILIENT BASE
DF	DRINKING FOUNTAIN	RE	REFER
DRE	DESIGN FLOOD ELEVATION	REQD	REQUIRED
EA	EACH	RO	ROUGH OPENING
ELEV	ELEVATION	SB	SMART BOARD
EJ	EXPANSION JOINT	SCW	SOLID CORE WOOD
EOS	EDGE OF SLAB	SM	SIMLAR
EQ	EQUAL	SS	STAINLESS STEEL
EXIST	EXISTING	TB	TACK BOARD
EXP	EXPANSION	TBD	TO BE DETERMINED
EXT	EXTERIOR	TO	TO TOP OF
EW	ELECTRIC WATER COOLER	TOS	TOP OF STRUCTURE
FF	FINISH FLOOR	TS	TACK STRIP
FE	FIRE EXTINGUISHER	TYP	TYPICAL
FEC	FIRE EXTINGUISHER CABINET	UNO	UNLESS NOTED OTHERWISE
FOF	FACE OF FINISH	VCT	VINYL COMPOSITE TILE
FOS	FACE OF STUD	VERT	VERTICAL
GA	GAUGE	VF	VERIFY IN FIELD
GLV	GALVANIZED	VFAB	VAPOR PERMEABLE AIR BARRIER
GYP	GYPSPUM	WB	WOOD BASE
HC	HANDICAPPED	WD	WOOD
HRZ	HORIZONTAL	WWF	WELDED WIRE FABRIC
HM	HOLLOW METAL		



PROJECT INFORMATION

PROJECT DESCRIPTION:	EXTERIOR WALL RECONSTRUCTION AND STRUCTURAL REPAIRS TO EXISTING BUILDING.
LEGAL ADDRESS:	1024 CHARTRES ST, NEW ORLEANS, LA 70116
PHYSICAL LOCATION:	526 & 528 URSULINES AVE, NEW ORLEANS, LA 70113
HISTORIC DISTRICT:	VEUX CARRE
PLANNING DISTRICT:	VEUX CARRE
EXISTING ZONING:	VCR-2
FEMA FLOOD ZONE:	A
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	SAME

INDEX OF DRAWINGS

COVER SHEET	G100	COVER SHEET
ARCHITECTURAL	A000	PHOTOGRAPHS
	A001	EXISTING CONDITIONS
	A101	DEMOLITION
	A201	RECONSTRUCTION
STRUCTURAL	S201	STRUCTURAL DETAILS

HOLLY & SMITH ARCHITECTS
1024 CHARTRES ST., NEW ORLEANS, LA 70116
504.585.1315

EXTERIOR WALL RESTORATION
TO 526 URSULINES STREET
HOTEL PROVINCIAL
1024 CHARTRES ST., NEW ORLEANS, LA 70116

DESCRIPTION	DATE
PROJECT NO.	25033
PHASE	CD
DATE	10.15.2025
PROJECT MANAGER	FLB
QUALITY CONTROL	AV

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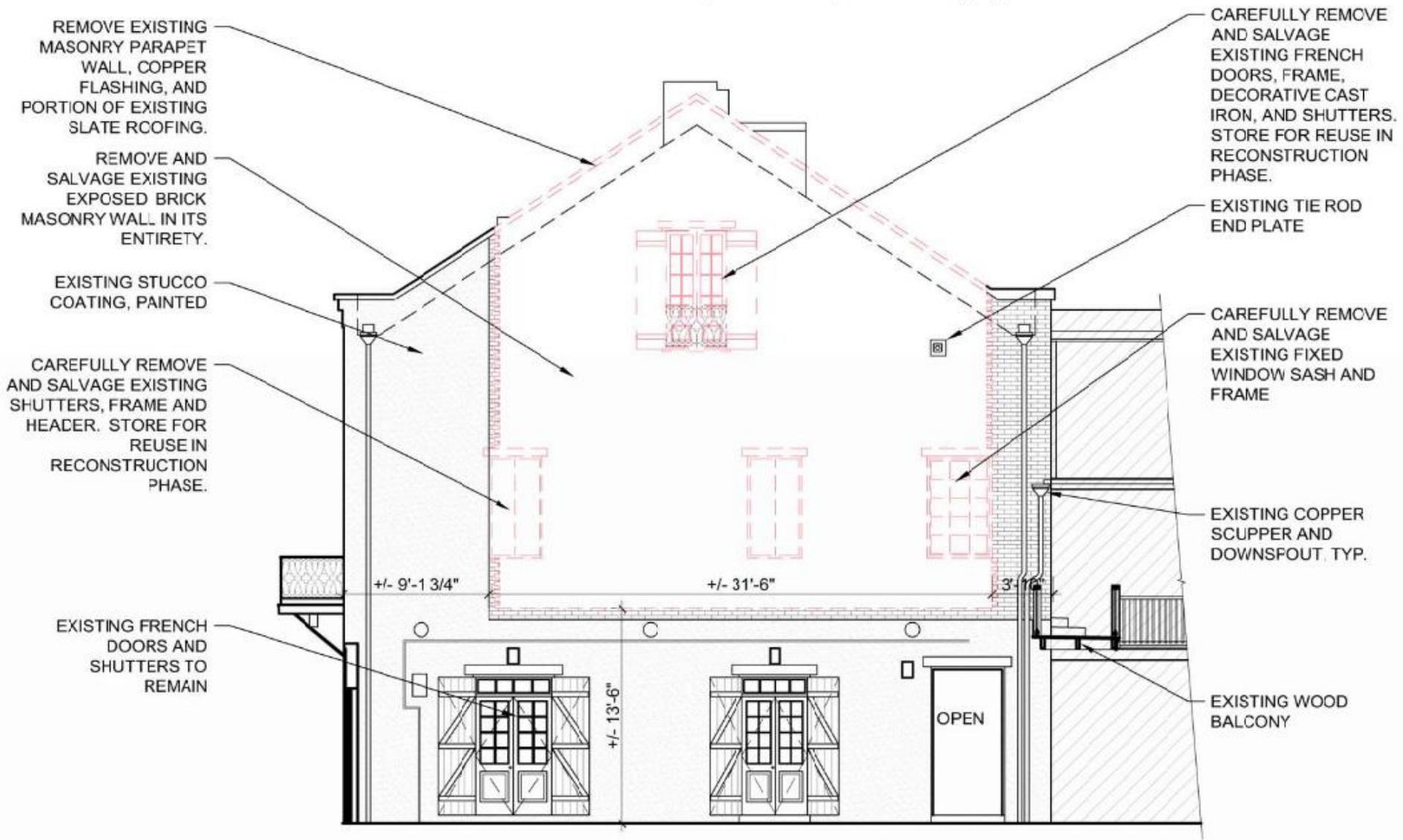
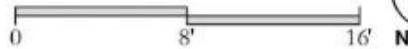
PERMIT ISSUE

G100

TITLE SHEET

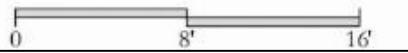


SCALE: 1/8" = 1'-0"



13 WEST ELEVATION - DEMOLITION

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



1024 Chartres/ 526 Ursulines

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STUCCO PARAPET CAP. MATCH EXISTING PROFILE AND PAINT WITH ACRYLIC PAINT, TWO COATS OVER PRIMER, COLOR TO MATCH.

HEADER COURSE, TYP.

5 STRETCHER COURSES BETWEEN HEADERS, TYP.

SALVAGED BRICK IN COMMON BOND PATTERN TO MATCH EXIST. TOOTH IN NEW BRICK TO EXISTING COURSING. MATCH MORTAR COMPOSITION.

EL= +/- 126'-11" THIRD FLOOR

HORIZONTAL JOINT REINFORCING, TYP. SEE SHEET S201

EL: +/- 113'-0" SECOND FLOOR

RECONSTRUCT BLIND WINDOW OPENING USING SALVAGED HEADER AND SHUTTERS. PREP & REPAINT.

EL: 100'-0" GROUND FLOOR

STEEL LINTEL ABOVE WOOD HEADER, TYP. SEE 4/S201.

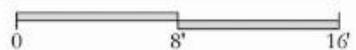
REINSTALL SALVAGED FRENCH DOORS, FRAME, HEADER, SHUTTERS, AND DECORATIVE CAST IRON. PREP & REPAINT.

REINSTALL SALVAGED FIXED WOOD SASH WINDOW, HEADER, AND FRAME. PREP & REPAINT.

EXISTING COPPER SCUPPER AND DOWNSPOUT, TYP.

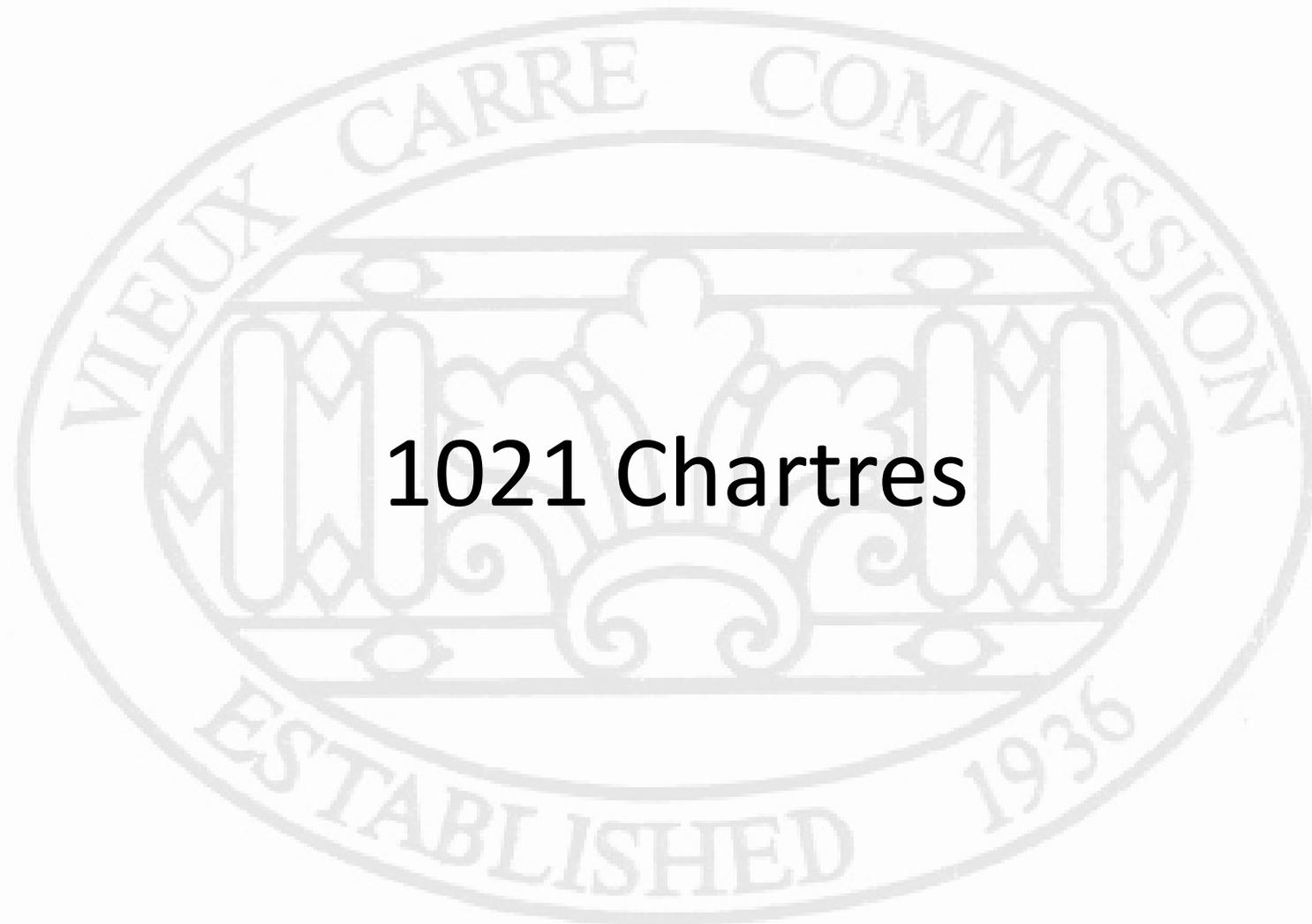
13 WEST ELEVATION - RECONSTRUCTION

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

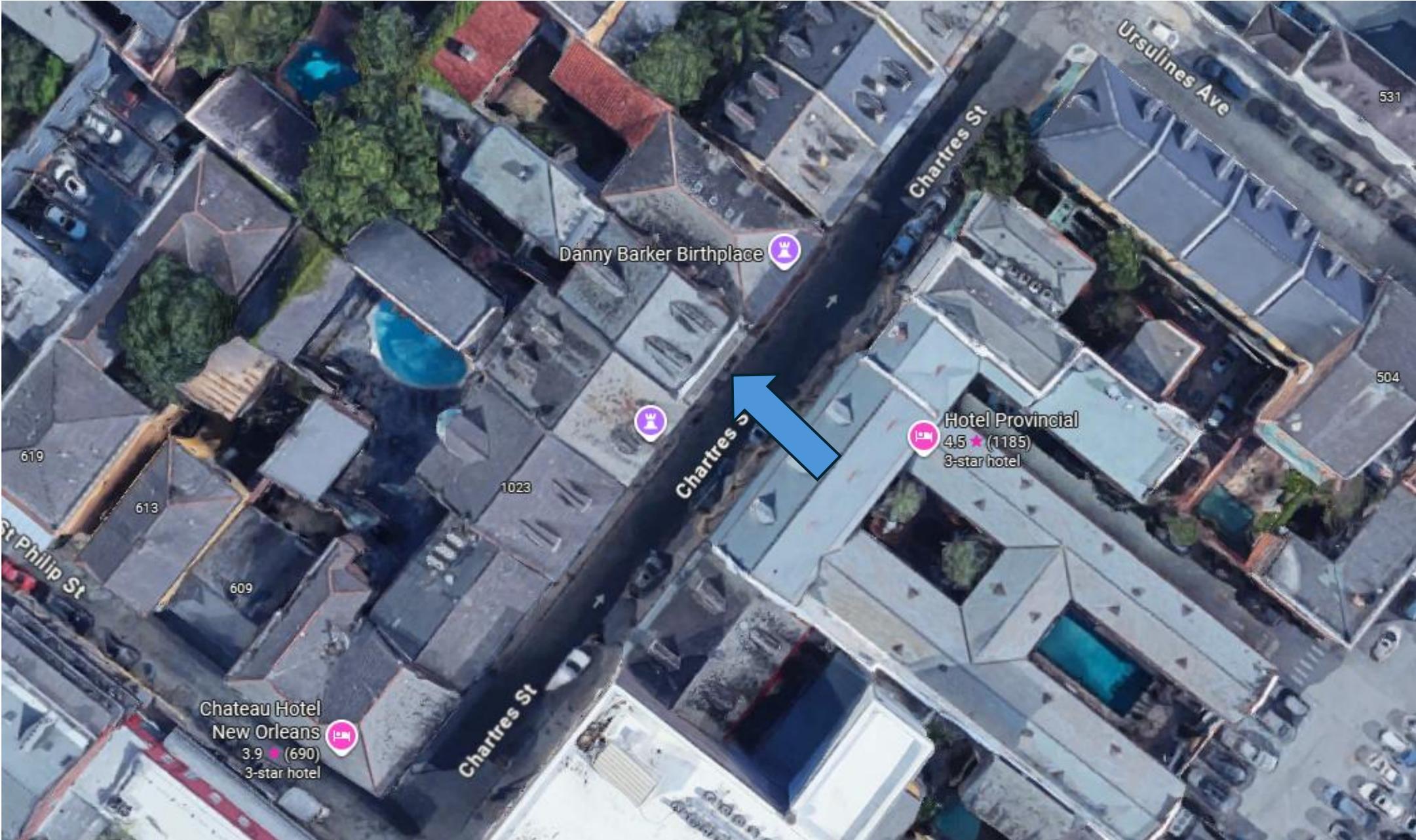


NOTE: ALL DIMENSIONS ARE APPROXIMATE. CONFIRM & DOCUMENT ALL OPENING DIMENSIONS AND SUBMIT MEASUREMENTS TO ARCHITECT FOR REVIEW PRIOR TO ANY DEMOLITION TAKING PLACE.





1021 Chartres



1021 Chartres





1021 Chartres, 1945

VCC Architectural Committee

November 11, 2025





1021 Chartres, 1945

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1021 Chartres

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11 05 2025

November 11, 2025





1021 Chartres





1021 Chartres

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06/02/2014

November 11, 2025





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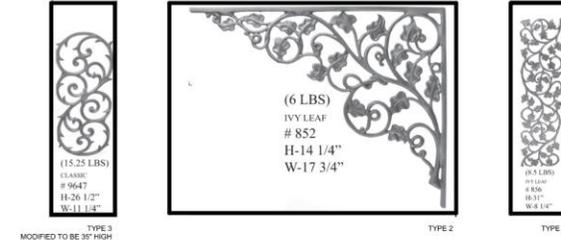
November 11, 2025



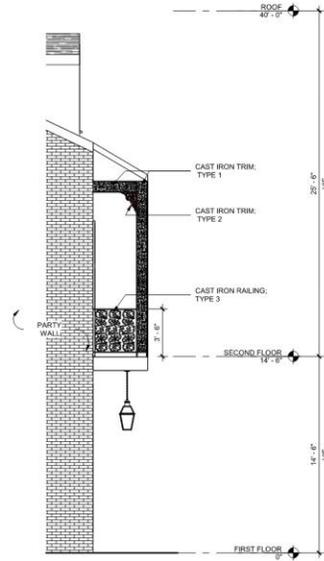
GRAPHIC RENOVATION LEGEND

-  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

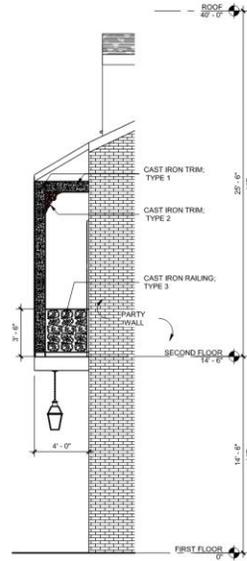
CLARIFICATION OF REFERENCE DESIGNATIONS



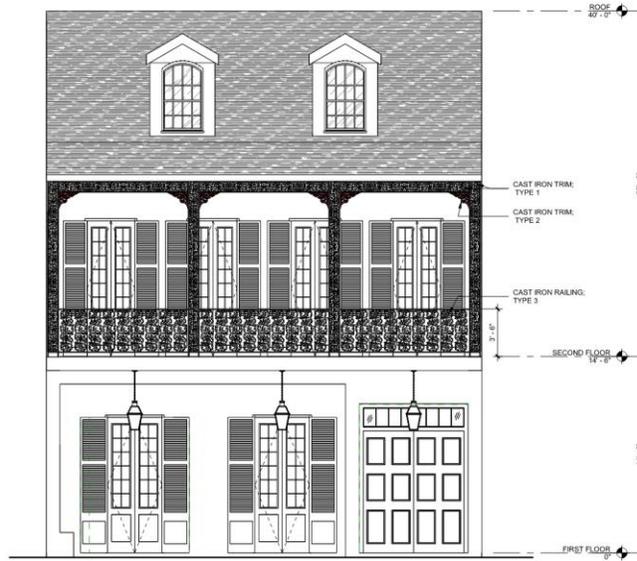
4 CAST IRON SHAPES
1" = 1'-0" FROM NEW ORLEANS ORNAMENTAL



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



2 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



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

1021 CHARTRES

1021 Chartres Street, New Orleans, LA 70116

STUDIO WEST PROJECT NO. | 25000
© Studio West Design & Architecture, LLC 2025

ISSUE DATE | 21 OCTOBER 2025
DESIGN DEVELOPMENT
REVISIONS

EXTERIOR ELEVATIONS

A401





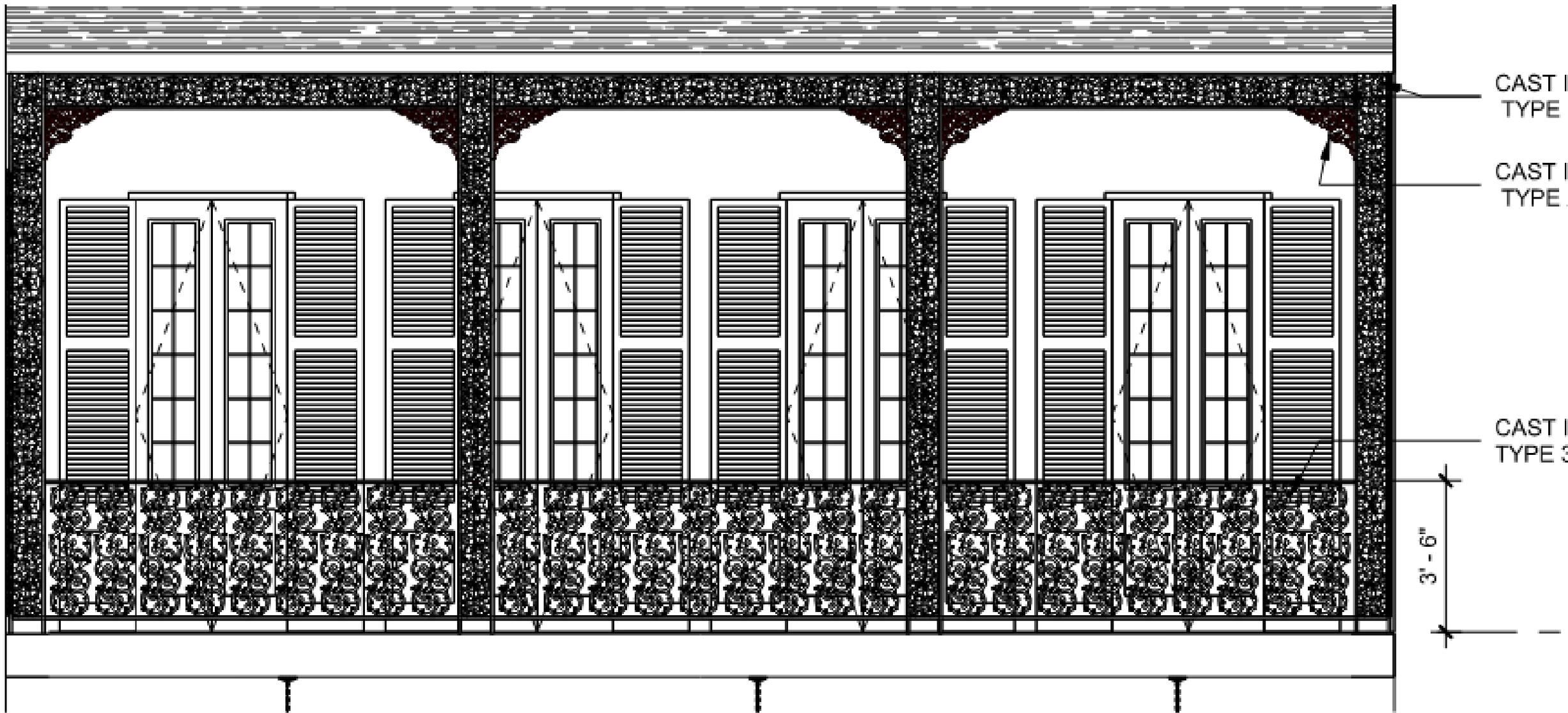
1 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

1021 Chartres

VCC Architectural Committee

November 11, 2025





1021 Chartres

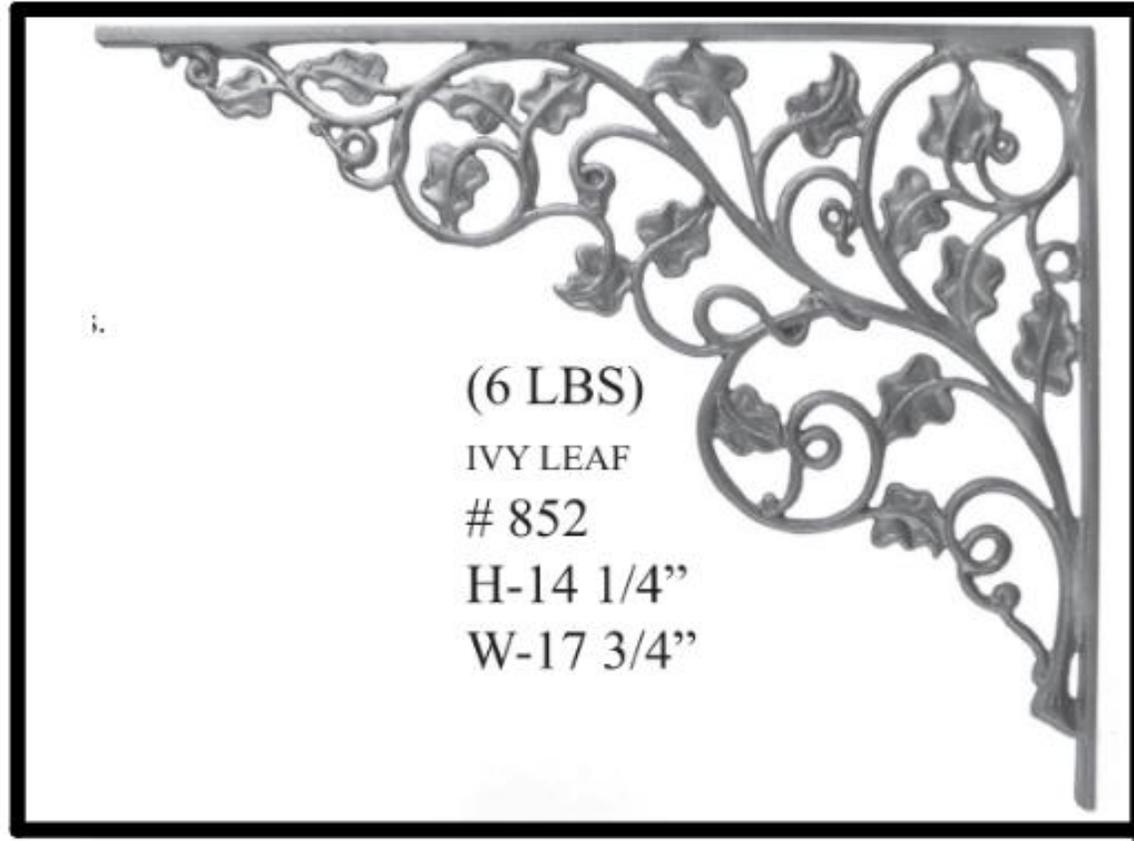
VCC Architectural Committee

November 11, 2025

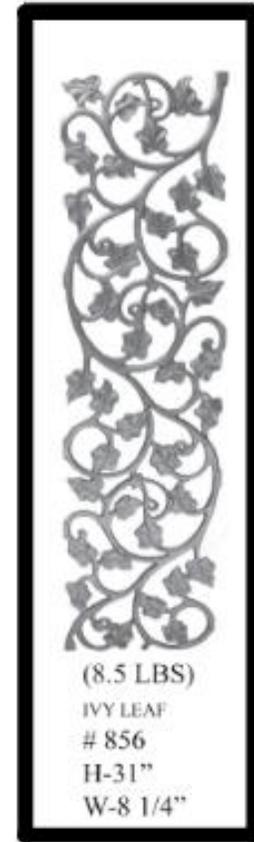




TYPE 3
MODIFIED TO BE 35" HIGH



TYPE 2



TYPE 1

4 CAST IRON SHAPES
 A401 1" = 1'-0" FROM NEW ORLEANS ORNAMENTAL



1032 Royal

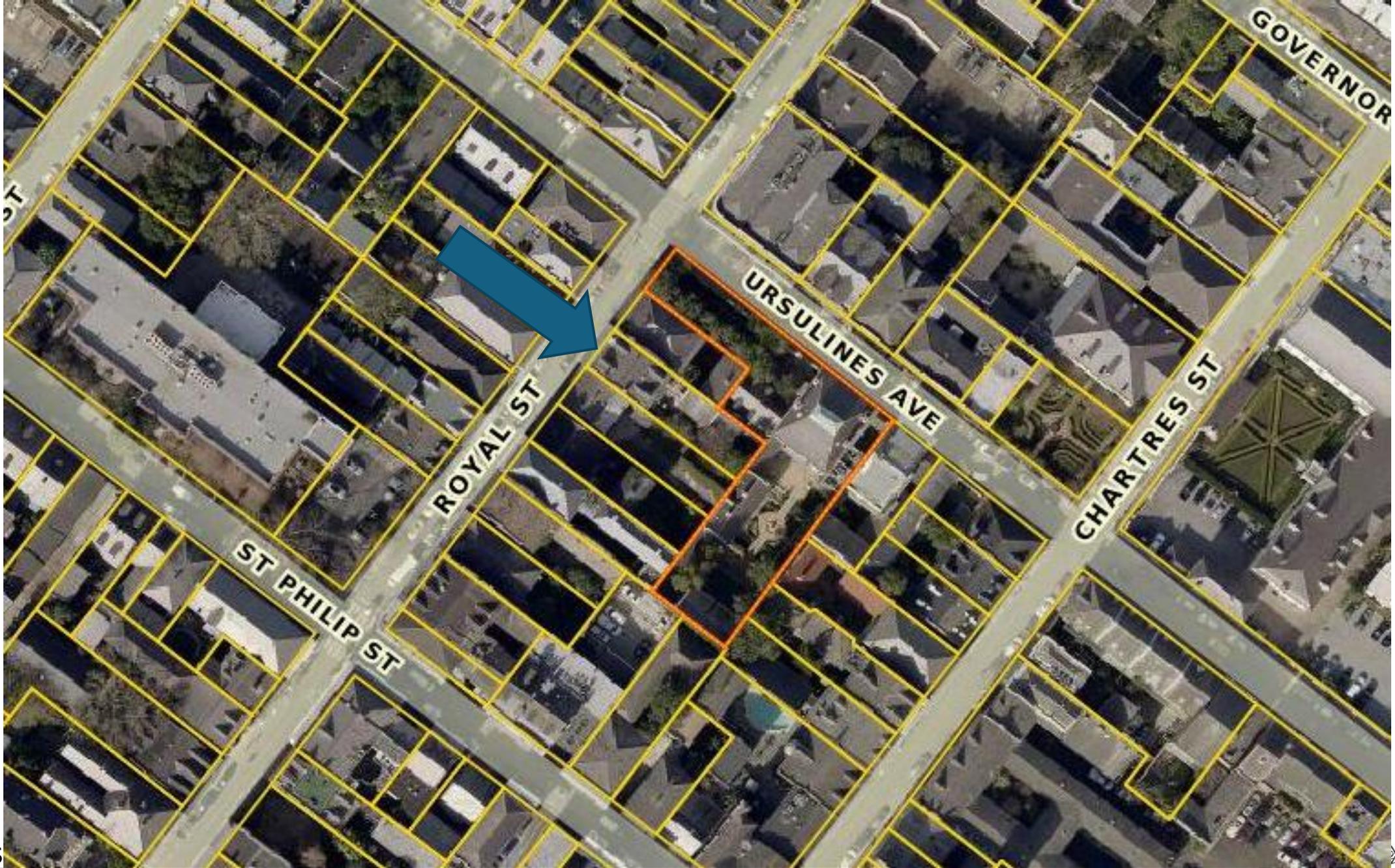


1032 Royal

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November 11, 2025





620 Ursulines

VCC Architectural Committee

November 11, 2025





1032 Royal St

VCC Architectural Committee

November 11, 2025





1032 Royal St. - Courtyard
VCC Architectural Committee

07 25 2024

November 11, 2025





1032 Royal St. - Courtyard

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November 11, 2025





1032 Royal St. - Courtyard
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November 11, 2025





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07 25 2024

November 11, 2025





1032 Royal

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November 11, 2025





EXISTING CONDITION LOOKING SOUTHEAST

1032 Royal
STUDIOWEST
27-0 Dauphine Street
New Orleans, LA 70117

VCC Architectural Committee

1032 Royal Street
Studio West Project No. 24031
21 October 2025

November 11, 2025





EXISTING CONDITION AT SOUTHEAST END

STUDIOWEST
2340 Dauphine Street
New Orleans, LA 70117

1032 Royal Street
Studio West Project No. 24031
21 October 2025

1032 Royal

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HISTORIC PHOTOS OF COURTYARD (1980'S)

STUDIOWEST

2340 Dauphine Street
New Orleans, LA 70117

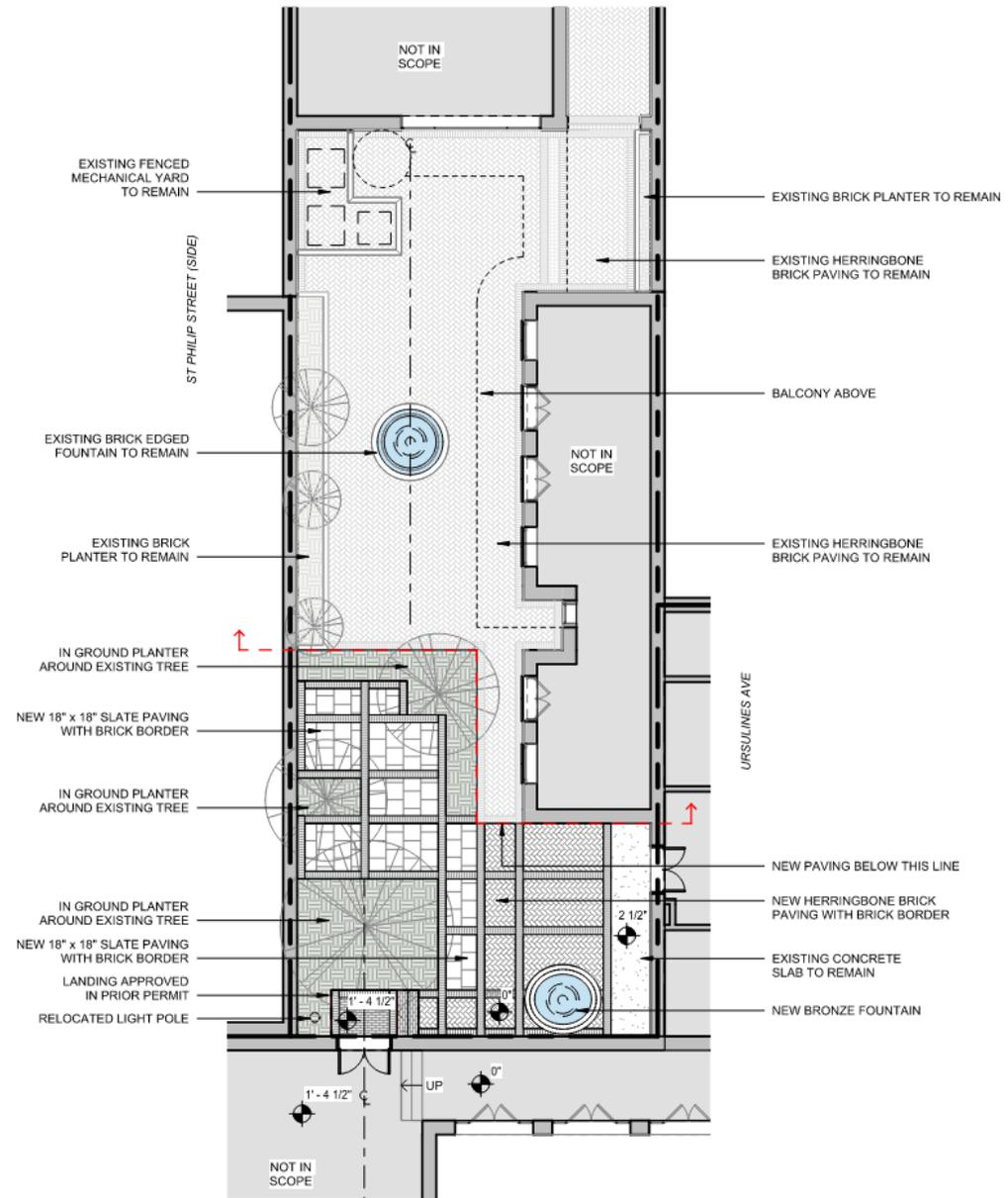
1032 Royal

VCC Architectural Committee

1032 Royal Street
Studio West Project No. 24031
21 October 2025

November 11, 2025





COURTYARD PLAN
SCALE: 3/32" = 1'-0"

PROPOSED PLAN

STUDIOWEST
2340 Dauphine Street
New Orleans, LA 70117

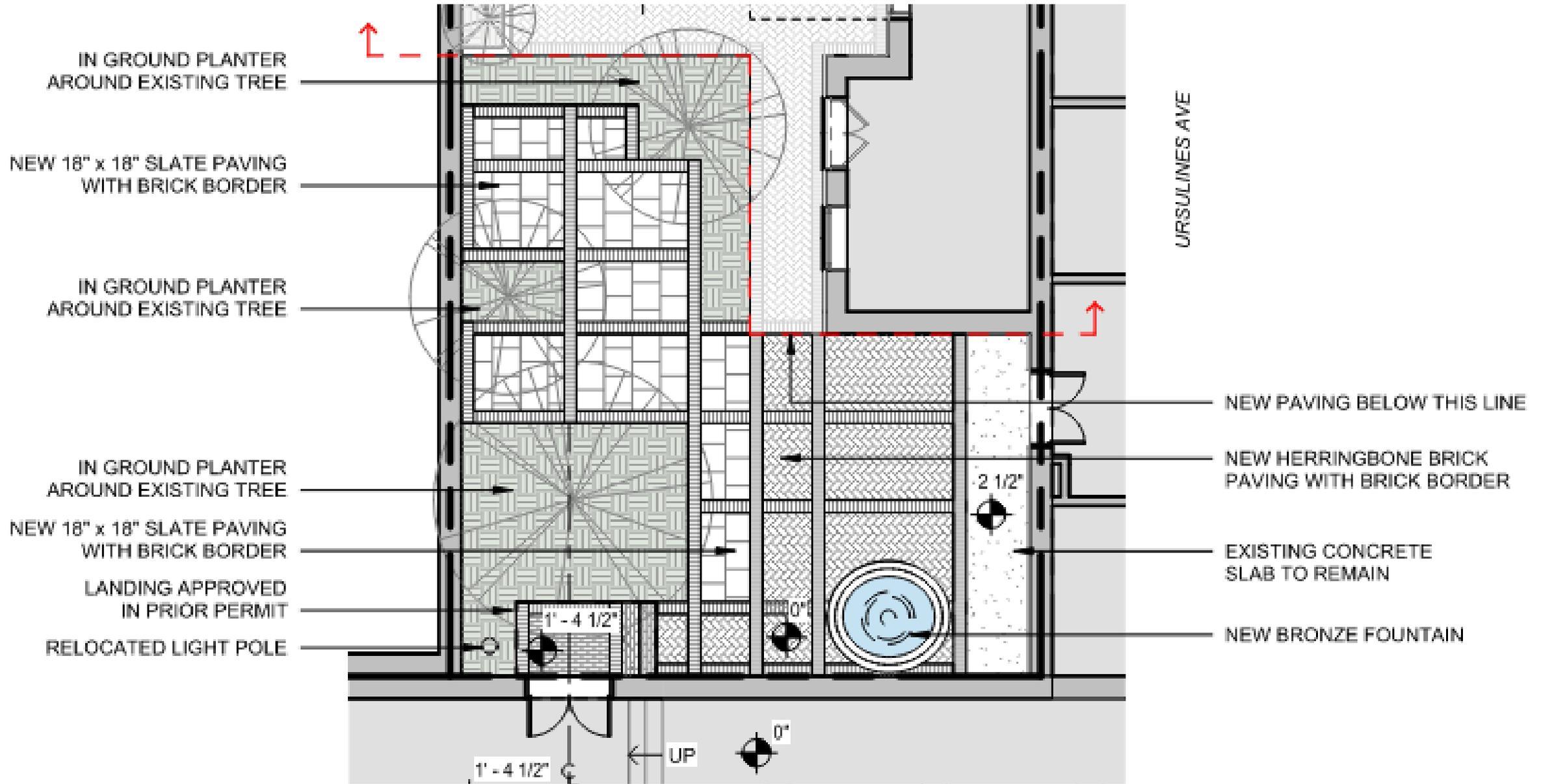
1032 Royal

VCC Architectural Committee

1032 Royal Street
Studio West Project No. 24031
21 October 2025

November 11, 2025





1032 Royal

VCC Architectural Committee

November 11, 2025





1032 Royal – Existing 620 Ursulines Paving

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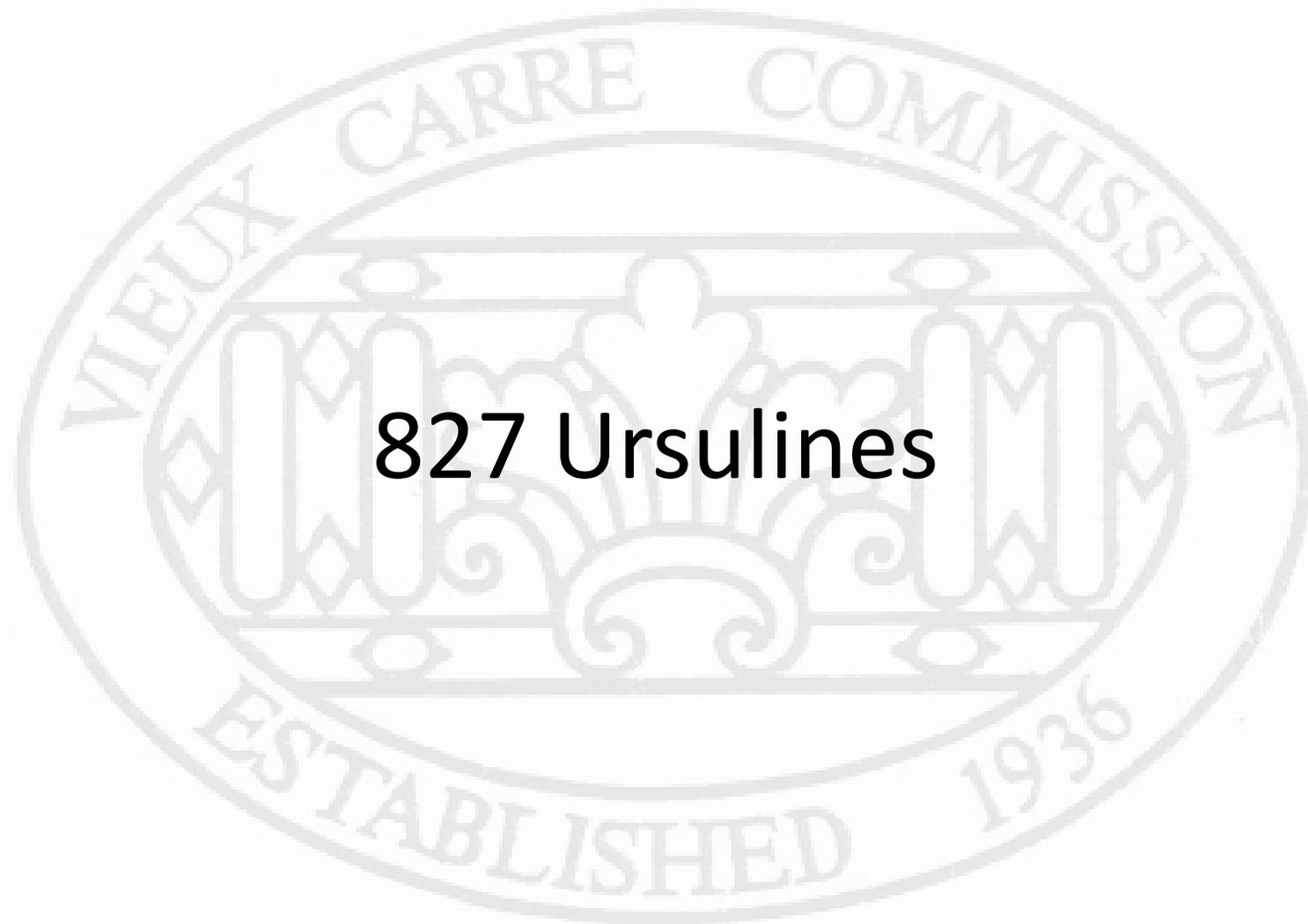


81035 59" x 52" x 89"H

2 Herons w/Cattail Base fountain



81054
54"x54"x106"



827 Ursulines



827 Ursulines

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827 Ursulines

VCC Architectural Committee

November 11, 2025





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VCC Architectural Committee

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827 Ursulines

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827 Ursulines

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November 11, 2025

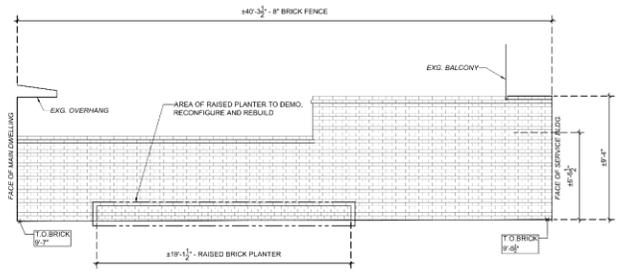




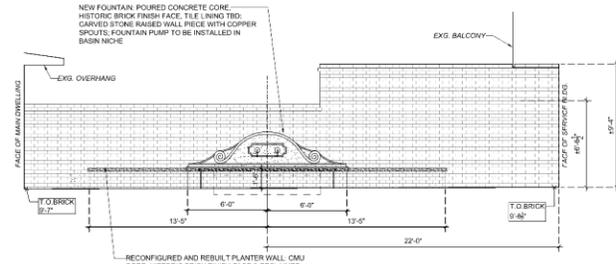
VIEW OF EXISTING COURTYARD - LOOKING
TOWARDS FRONT (URSULINES AVE.)



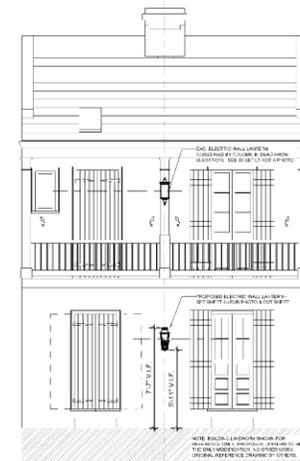
VIEW OF EXISTING COURTYARD - LOOKING
TOWARDS REAR (GOV. NICHOLLS ST. SIDE)



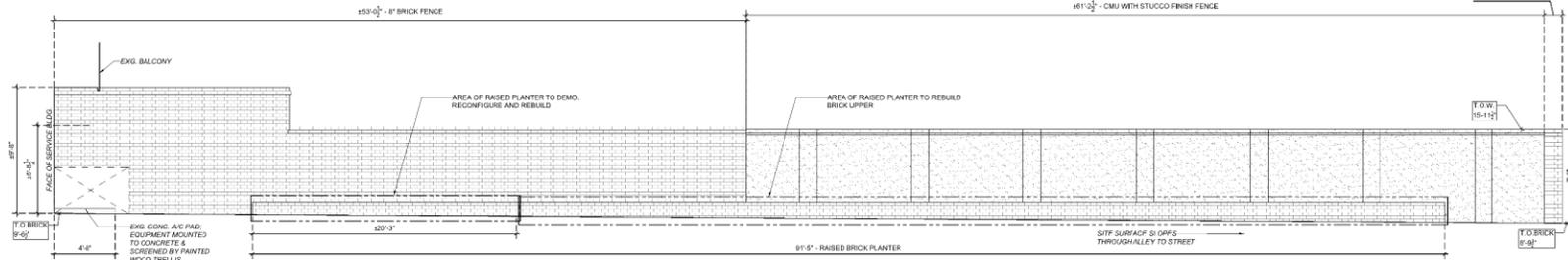
1 EXISTING COURTYARD ELEVATION - DAUPHINE ST. (SIDE)
L2 SCALE: 1/4" = 1'-0"



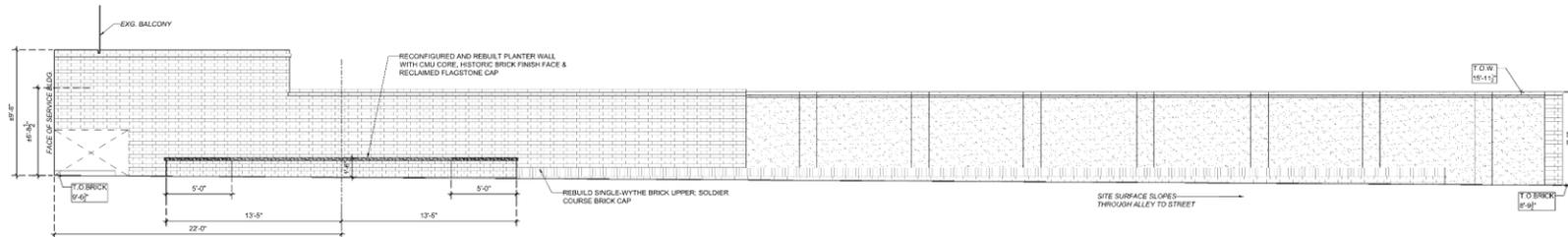
2 PROPOSED COURTYARD ELEVATION - DAUPHINE ST. (SIDE)
L2 SCALE: 1/4" = 1'-0"



3 PROPOSED LANTERN ONLY
L2 SCALE: 1/4" = 1'-0"



4 EXISTING COURTYARD ELEVATION - BOURBON ST. (SIDE)
L2 SCALE: 1/4" = 1'-0"



5 PROPOSED COURTYARD ELEVATION - BOURBON ST. (SIDE)
L2 SCALE: 1/4" = 1'-0"

VCC/PERMIT SET SUBMITTAL

REVISIONS	BY
10/25/25_VCC	JLK

FRANSEN MILLS LLC
LANDSCAPE ARCHITECTS
1419 AMELIA STREET
MONROE, LOUISIANA 70115
(504) 529-7294

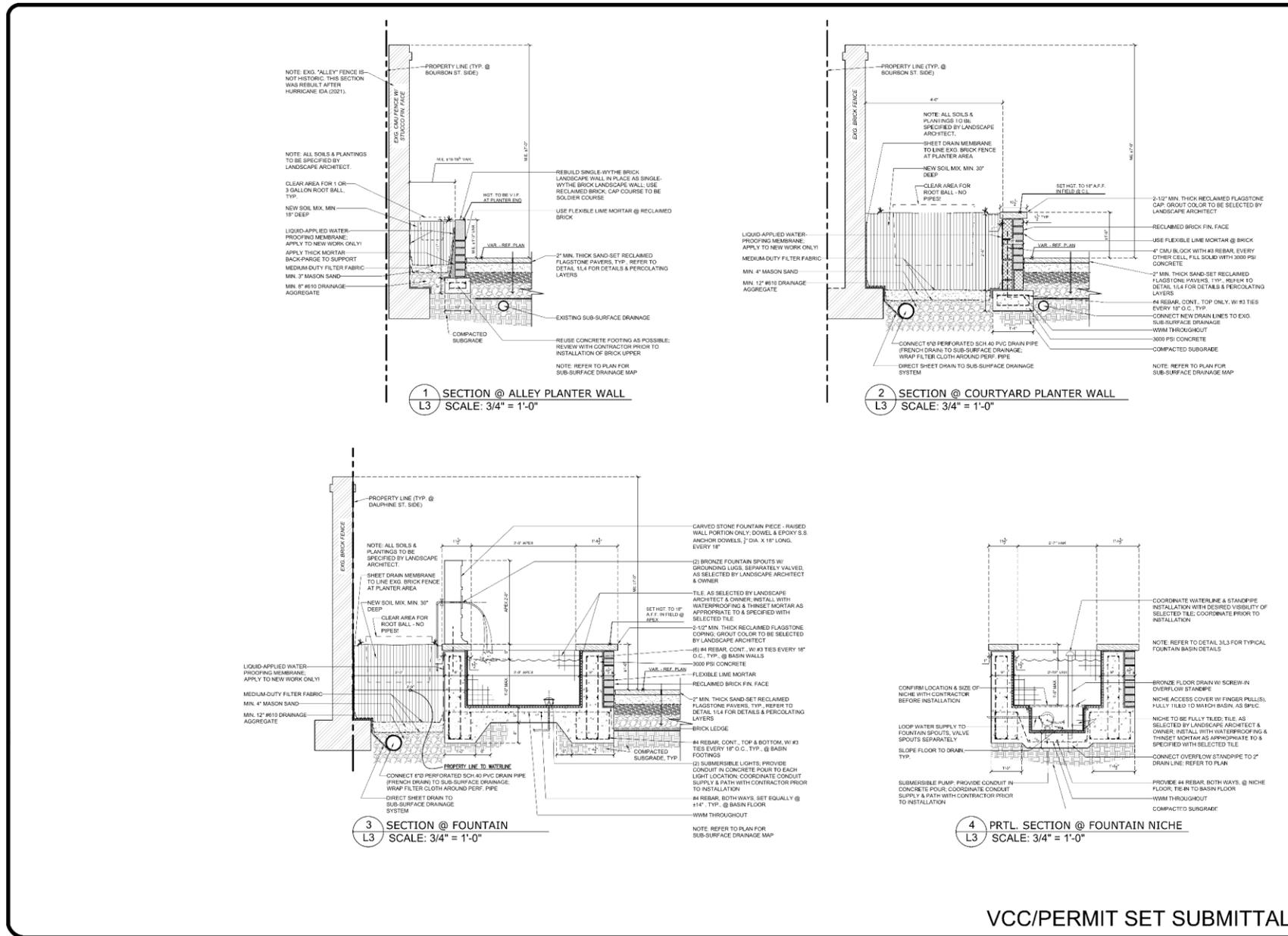
All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Fransen Mills LLC, Landscape Architects.

CLARK RESIDENCE
827 URSULINES AVE.
NEW ORLEANS, LA

DATE	BY	DESCRIPTION
10/25/25	JLK	PERMIT SET
10/25/25	JDM	REVISIONS
10/25/25	JDM	REVISIONS
10/25/25	JDM	REVISIONS

1/4" = 1'-0"
ELEVATIONS
L2





REVISIONS	BY
1	JLK
2	JLK
3	JLK
4	JLK
5	JLK
6	JLK
7	JLK
8	JLK
9	JLK
10	JLK

FRANSEN MILLS, LLC
LANDSCAPE ARCHITECTS
1410 ADELIA STREET
NEW ORLEANS, LOUISIANA 70115
(504) 599-7294

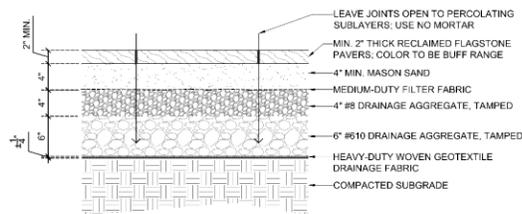
Although every effort has been made to ensure the accuracy of these plans, the contractor must check all details for accuracy. It is the contractor's responsibility to verify all dimensions and quantities of materials. The contractor shall be responsible for obtaining all necessary permits and for the accuracy of the information provided. The contractor shall be responsible for the accuracy of the information provided.

CLARK RESIDENCE
827 URSULINES AVE.
NEW ORLEANS, LA

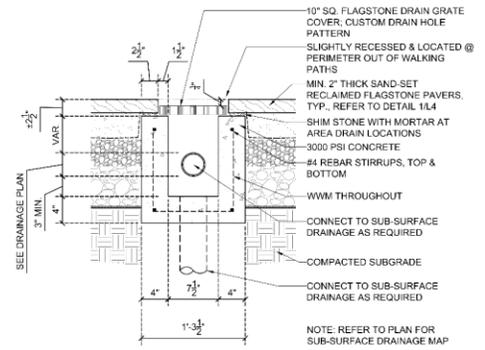
DATE	BY
OCT 2025	JLK
3/4" = 1'-0"	JLK
SECTION	JLK
L3	JLK

VCC/PERMIT SET SUBMITTAL

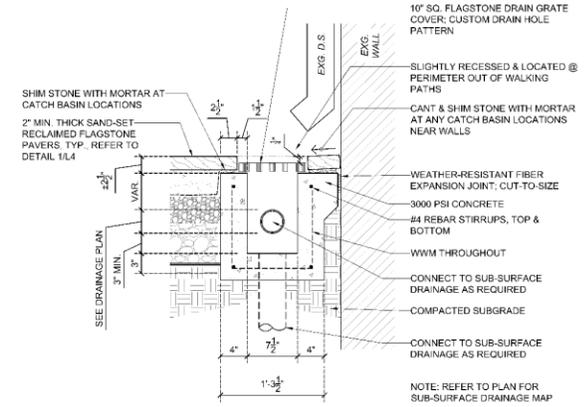




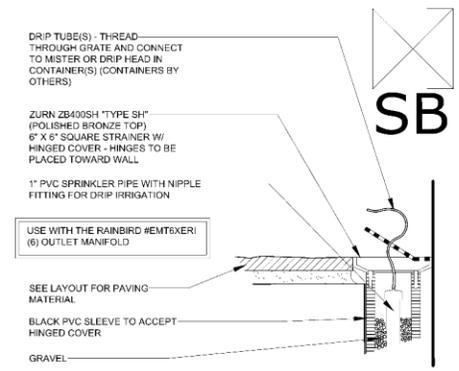
1 SAND-SET PERMEABLE PAVERS
L4 SCALE: 1-1/2" = 1'-0"



2 AREA DRAIN W/ STONE DRAIN GRATE, TYP.
L4 SCALE: 1-1/2" = 1'-0"



3 CATCH BASIN W/ STONE DRAIN GRATE @ D.S.
L4 SCALE: 1-1/2" = 1'-0"



4 SPRINKLER BOX
L4 SCALE: 3" = 1'-0"

REVISIONS	BY
10/20/25_VCC	JLK

FRANSEN MILLS, LLC
LANDSCAPE ARCHITECTS
1419 ADELIA STREET
NEW ORLEANS, LOUISIANA 70115
(504) 529-7294

Although every effort has been made to ensure the accuracy of the information contained herein, the contractor shall be responsible for verifying the accuracy of any and all information. Professional liability insurance is not a warranty, bond, or endorsement. Its presence does not constitute an assumption of responsibility by the drafter or any of its providers or providers of any other services. © Franzen Mills, LLC. Landscape Architecture.

CLARK RESIDENCE
827 URSULINES AVE.
NEW ORLEANS, LA

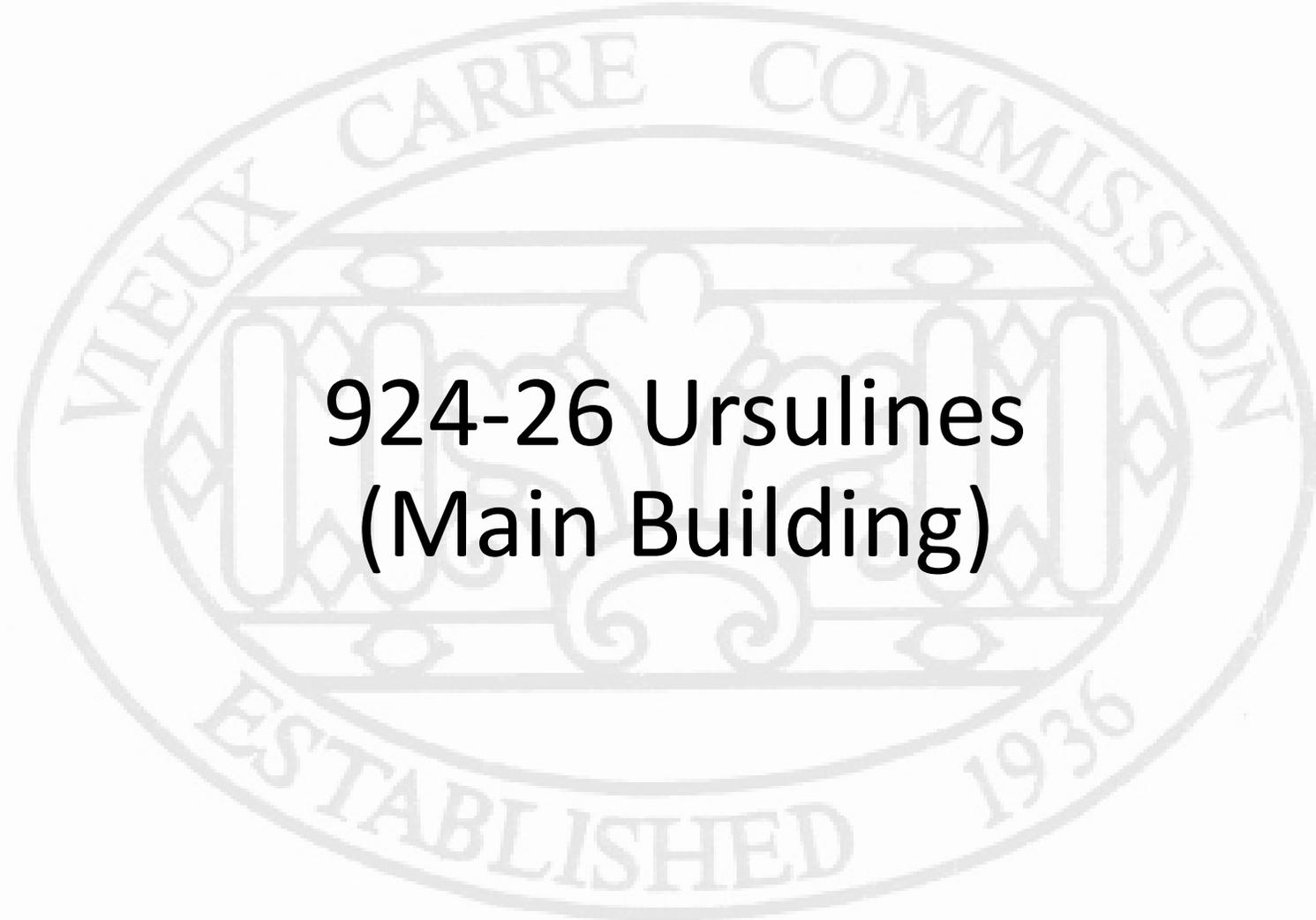
DATE	JLK
BY	JDM
DATE	OCT 2025
SCALE	AS NOTED
FOR	SITE DETAILS
NO.	L4

VCC/PERMIT SET SUBMITTAL





Appeals and Violations



**924-26 Ursulines
(Main Building)**



924 Ursulines

VCC Architectural Committee

April 22, 2025





924 Ursulines

VCC Architectural Committee

April 22, 2025





924 Ursulines

VCC Architectural Committee

April 22, 2025





924 Ursulines

VCC Architectural Committee

April 22, 2025





924 Ursulines

VCC Architectural Committee

April 22, 2025





924 Ursulines

VCC Architectural Committee

April 22, 2025





924 Ursulines

VCC Architectural Committee

April 22, 2025





924 Ursulines

VCC Architectural Committee

06 30 2023

April 22, 2025





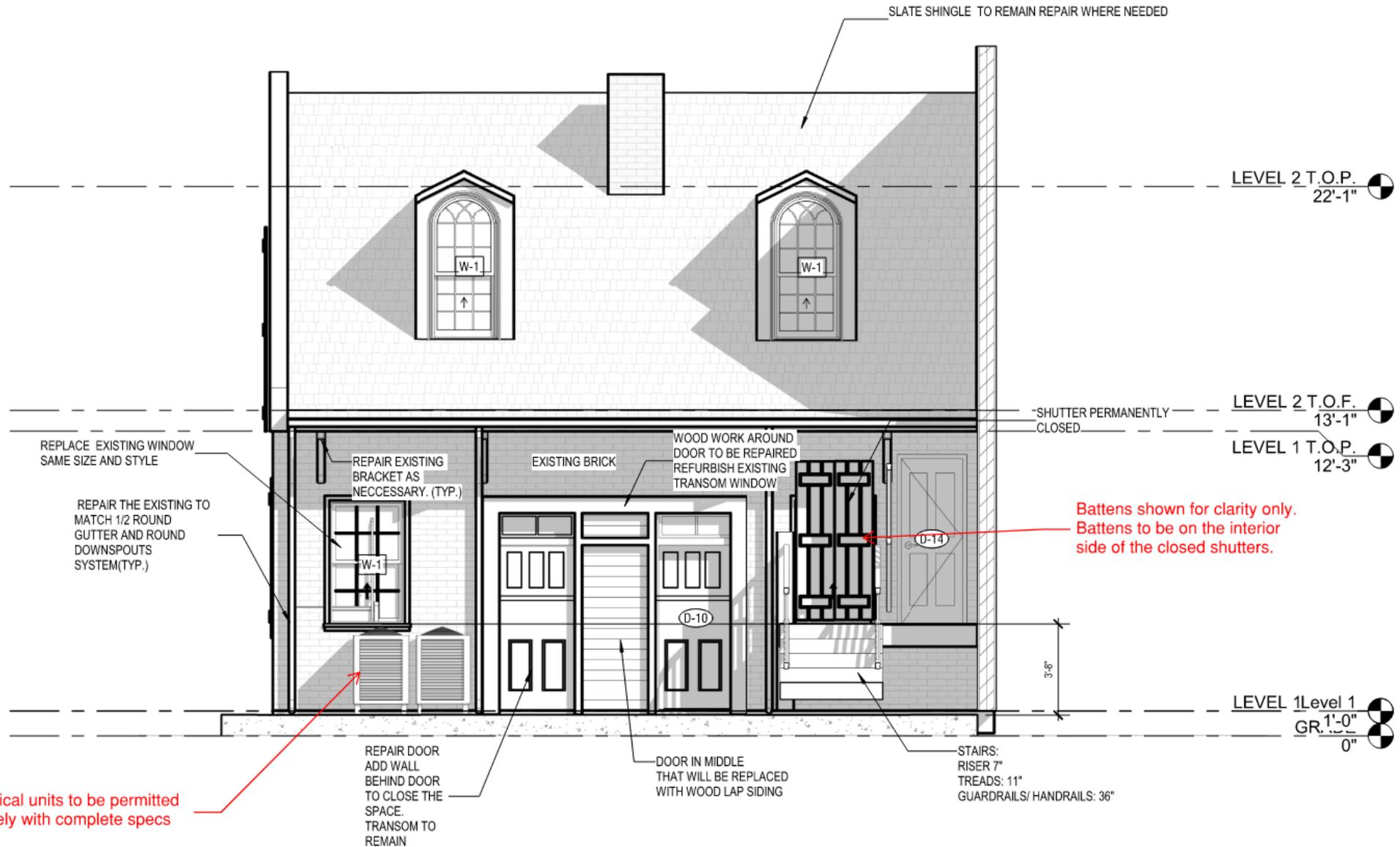
FRONT ELEVATION
1/4" = 1'-0"

924 Ursulines – Dormer Windows – Approved Plans

VCC Architectural Committee

April 22, 2025





② MAIN HOUSE COURT YARD ELEVATION
1/4" = 1'-0"

924 Ursulines – Dormer Windows – Approved Plans





924 Ursulines – Dormer Windows

VCC Architectural Committee

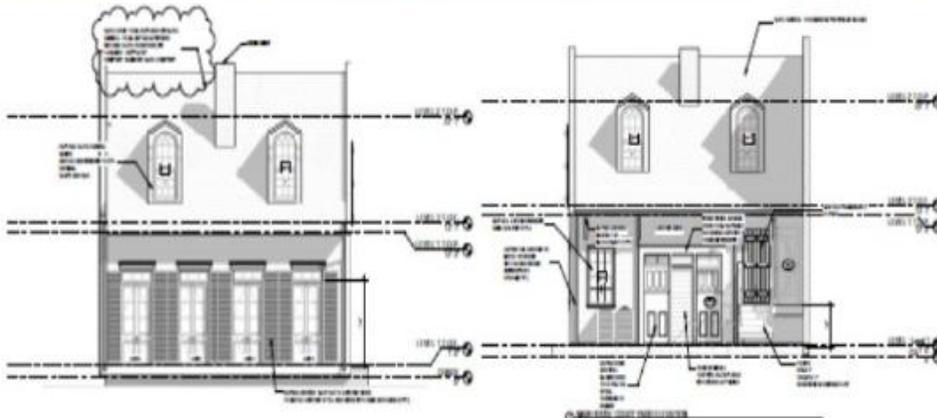
April 22, 2025





Millwork Deviation

- While the statement of a millwork deviations was noted by staff, our contractor restored the original material purchased.
- The front dormer arches were installed in accordance with the plans/picture.
- There are currently no rear dormer arches installed as per the original pictures on the plans.
- **We are requesting that the VCC/ARC approve the current dormer header status.**





924 Ursulines – Dormer Windows

VCC Architectural Committee

April 22, 2025



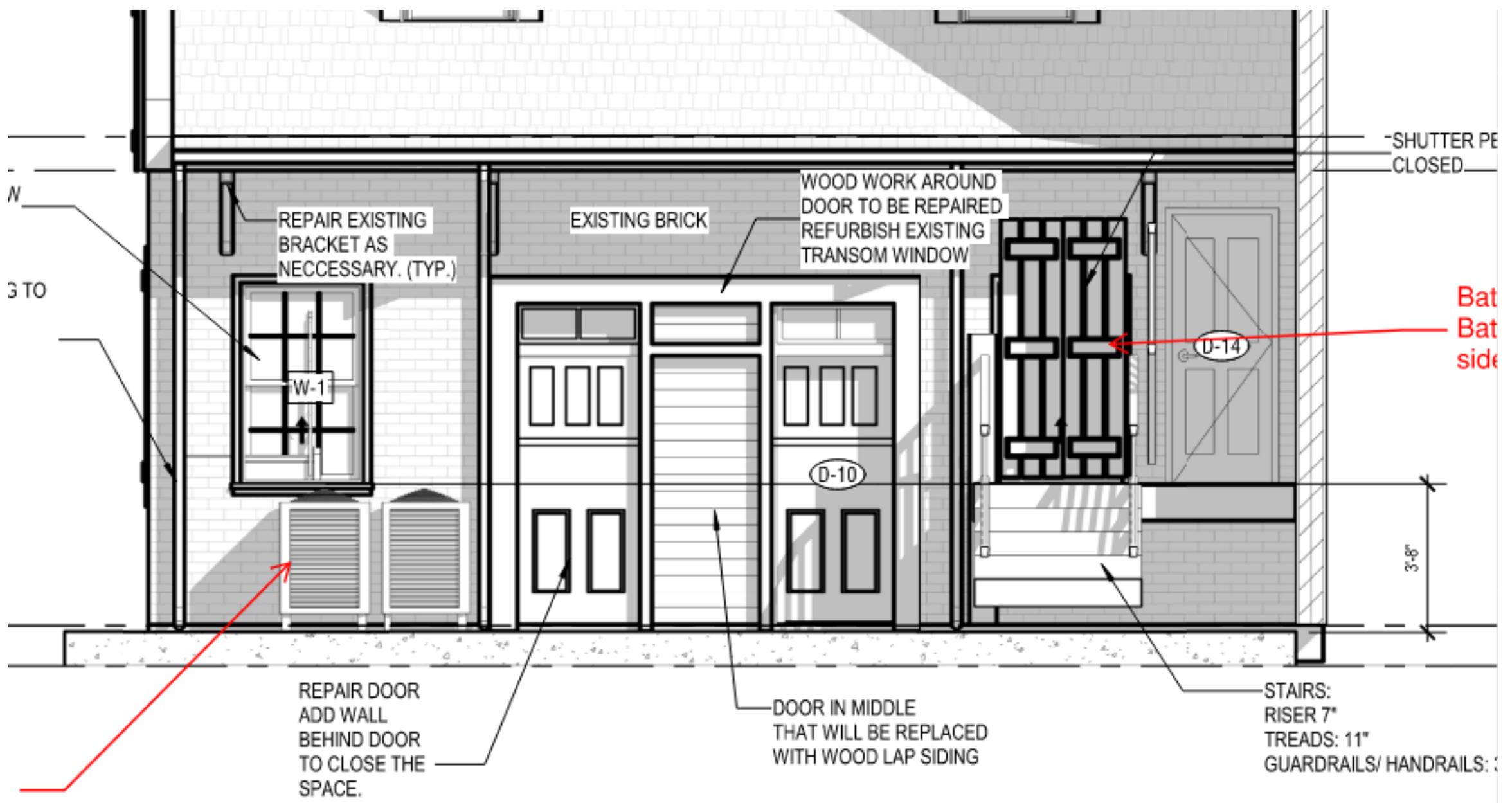


924 Ursulines – Dormer Windows

VCC Architectural Committee

April 22, 2025

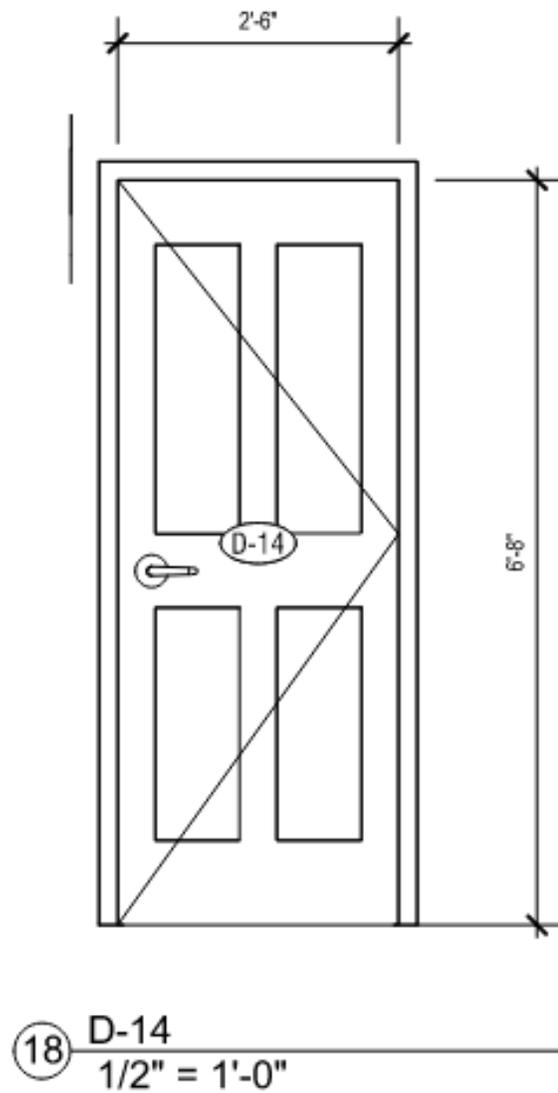
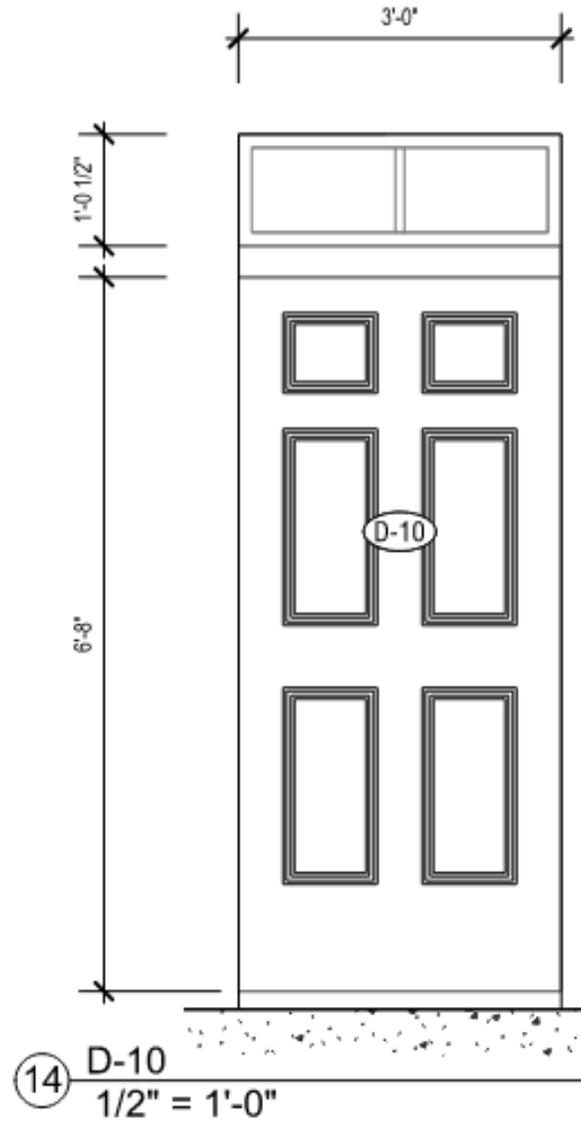




Bat
Bat
side

924 Ursulines – Rear Elevation Doors – Approved Plans





D-10	1	6'-8"	3'-0"	EXTERIOR DOOR TO MATCH EXISTING
D-11	1	8'-0"	2'-0"	SINGLE FLUSH PANEL DOOR
D-12	2	6'-8"	2'-6"	4 PANEL DOOR
D-13	1	5'-0"	2'-8"	SINGLE FLUSH PANEL DOOR FOR AC
D-14	1	6'-8"	2'-6"	4 PANEL DOOR



924 Ursulines – Rear Elevation Doors

VCC Architectural Committee

April 22, 2025





924 Ursulines – Rear Elevation Doors

VCC Architectural Committee

April 22, 2025





924 Ursulines – Rear Elevation Door
(previously installed)

VCC Architectural Committee

April 22, 2025





924 Ursulines – Rear Elevation Door Before Renovation



924 Ursulines – Rear Elevation Doors

VCC Architectural Committee

April 22, 2025





924 Ursulines – Rear Elevation Doors

VCC Architectural Committee

April 22, 2025





924 Ursulines – Rear Elevation Doors

VCC Architectural Committee

April 22, 2025



Courtyard Doors

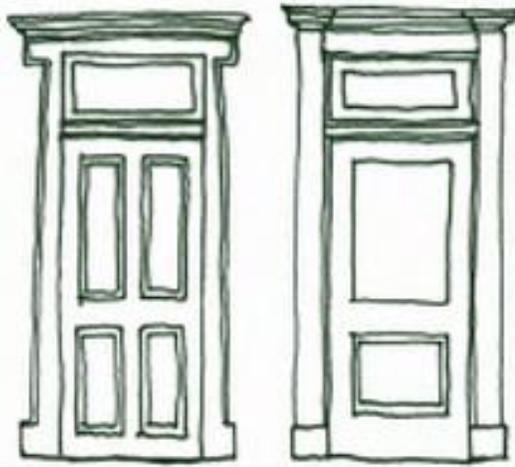
- We have installed the doors in accordance with the plans and your guidance.



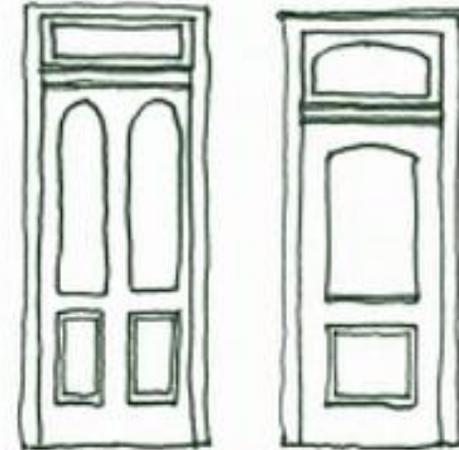
924 Ursulines – Rear Elevation Doors (Currently installed)



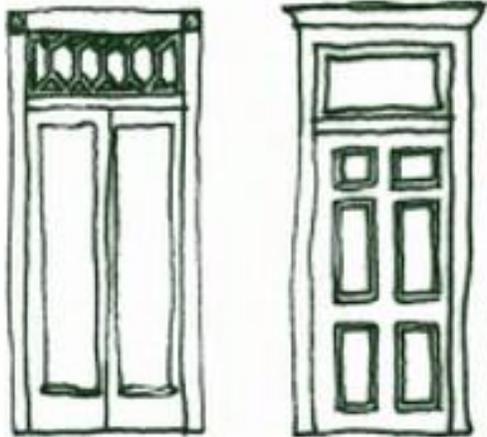
Creole



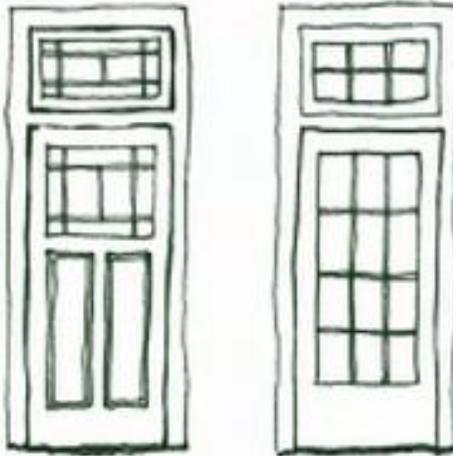
Classical Revival
(Greek Revival, Neoclassical)



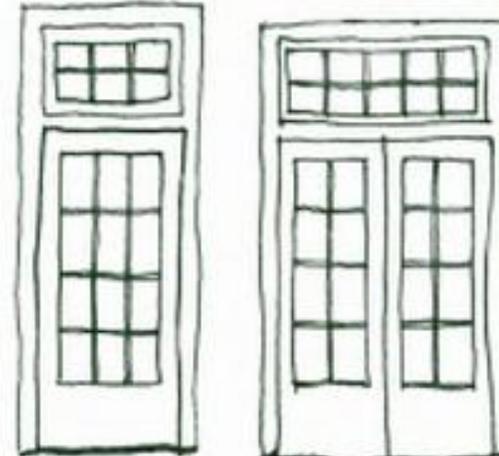
Victorian
(Italianate, Eastlake, Queen Anne)



Neoclassical (Edwardian)



Arts & Crafts / Bungalow

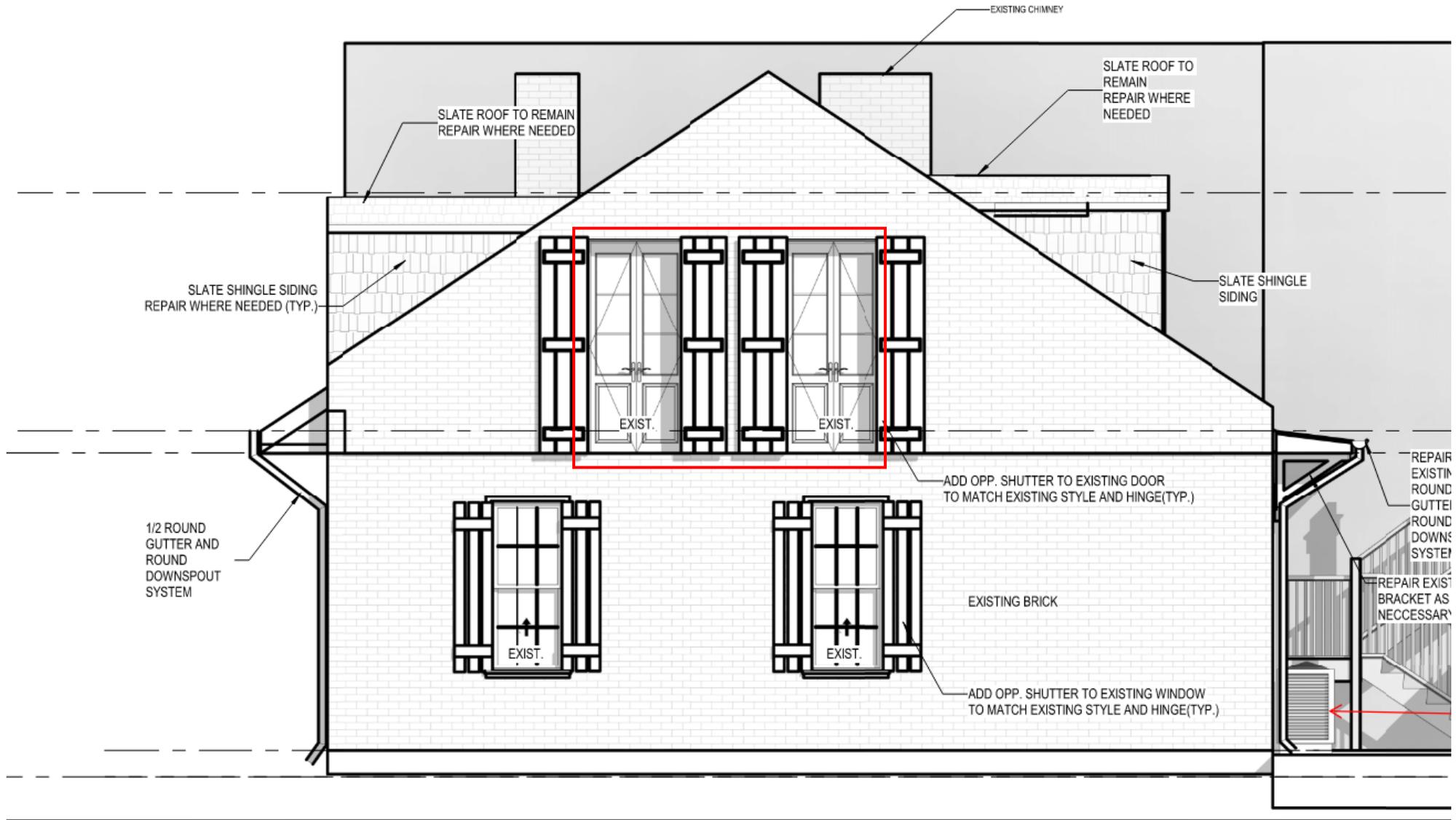


Mediterranean Revival

07-10 *Vieux Carré Commission – Guidelines for Windows & Doors*

924 Ursulines – Rear Elevation Doors - Guidelines





924 Ursulines – French Doors – Approved Plans





924 Ursulines – French Doors
VCC Architectural Committee

03 27 2025

April 22, 2025



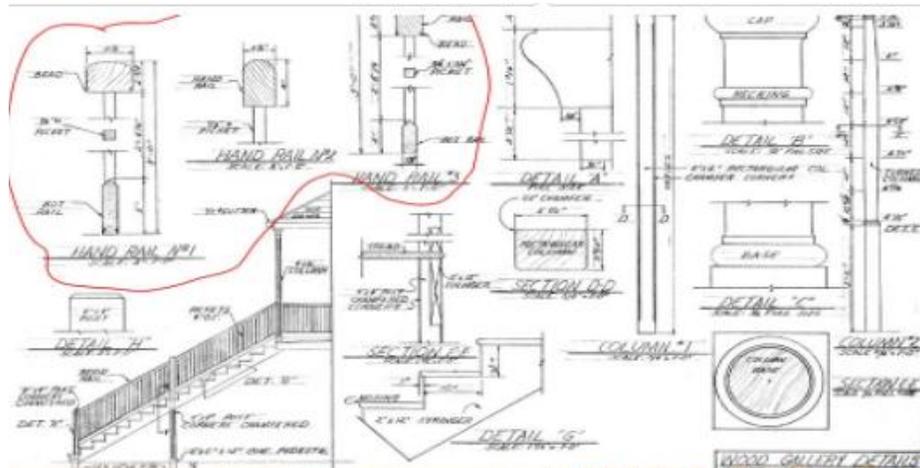


924 Ursulines – French Doors – Previously Existing Guardrail

VCC Architectural Committee

April 22, 2025





Rear Railings

- Upon the purchase of the property, we found the railings badly deteriorated.
- Our contractor is in the process of reconstructing the railings to comply with the VCC requirements and the approved plans
- **We are requesting the VCC/ARC to approve the compliant installation**

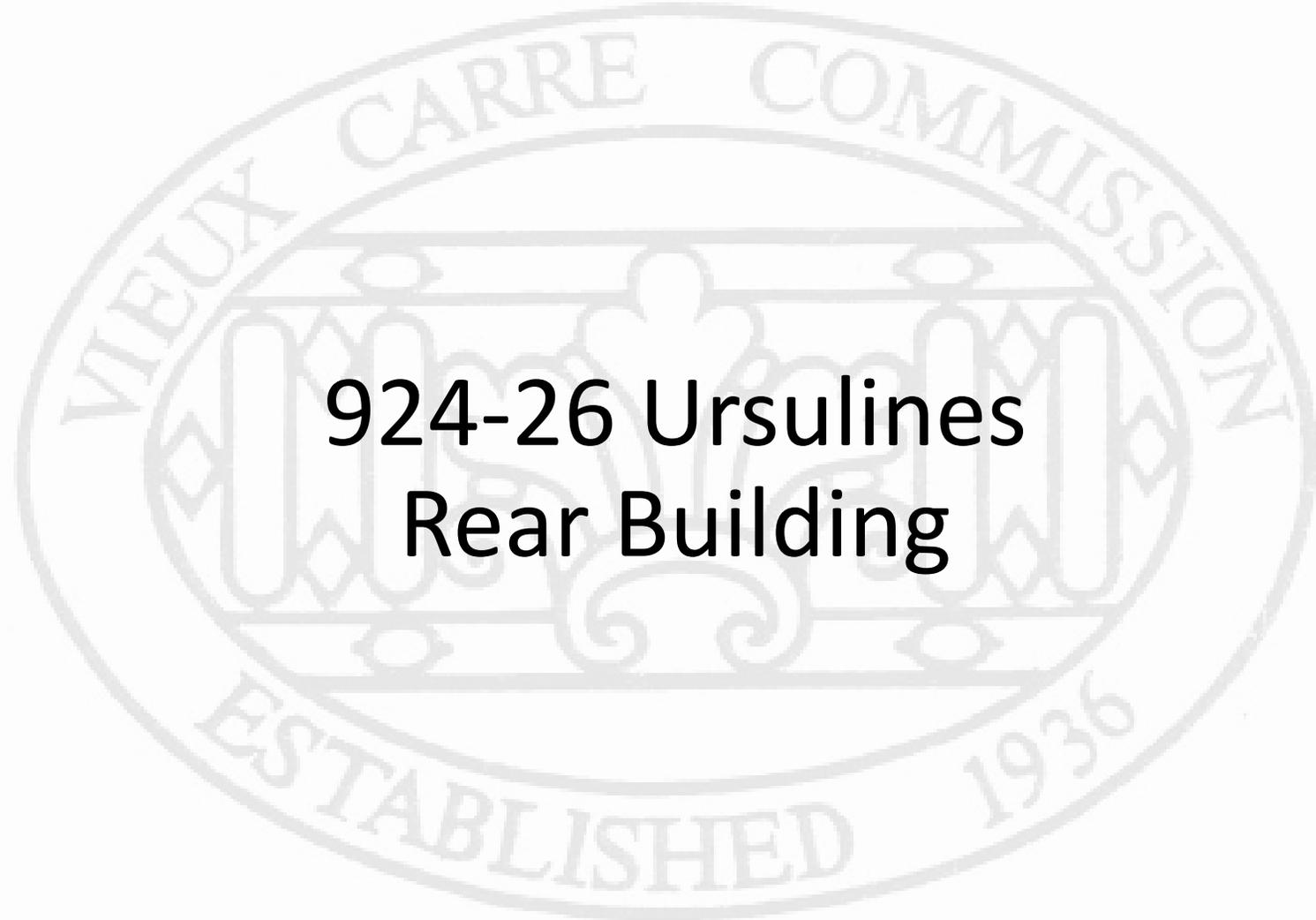


924 Ursulines – French Door Railings Proposed

VCC Architectural Committee

April 22, 2025





**924-26 Ursulines
Rear Building**



924 Ursulines – Rear Building, 1980

VCC Architectural Committee

April 22, 2025





924 Ursulines

VCC Architectural Committee

April 22, 2025





924 Ursulines

VCC Architectural Committee

April 22, 2025





924 Ursulines

VCC Architectural Committee

April 22, 2025





924 Ursulines

VCC Architectural Committee

04 15 2020

April 22, 2025





924 Ursulines – Balcony

VCC Architectural Committee

April 22, 2025





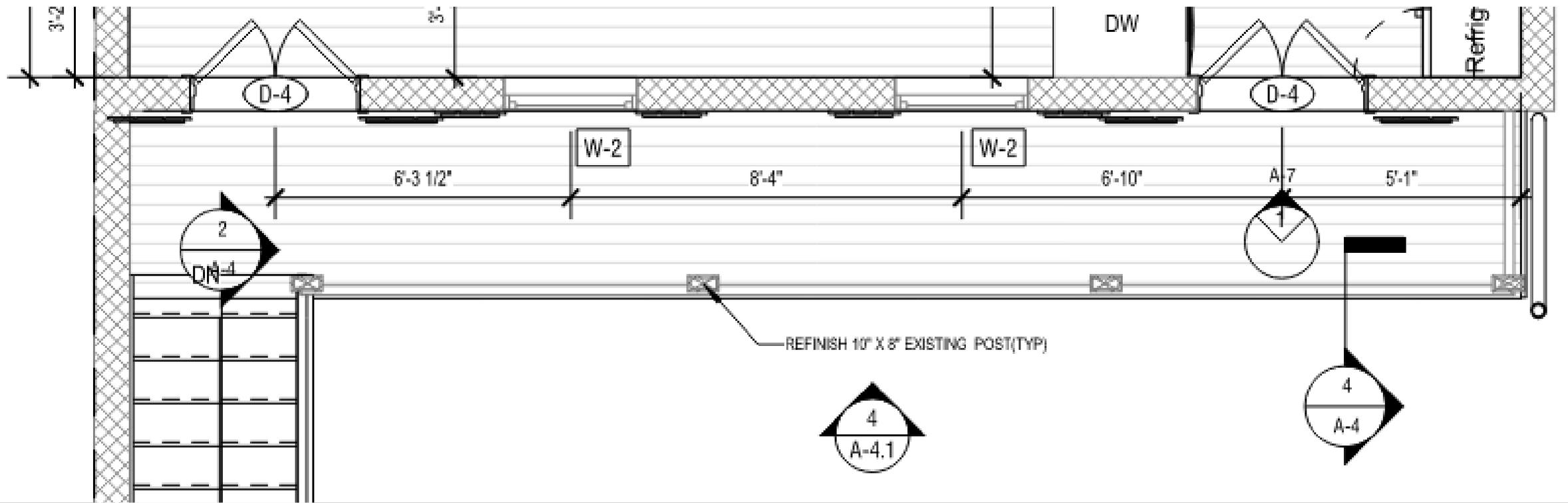
924 Ursulines – Balcony Columns – Approved Plans

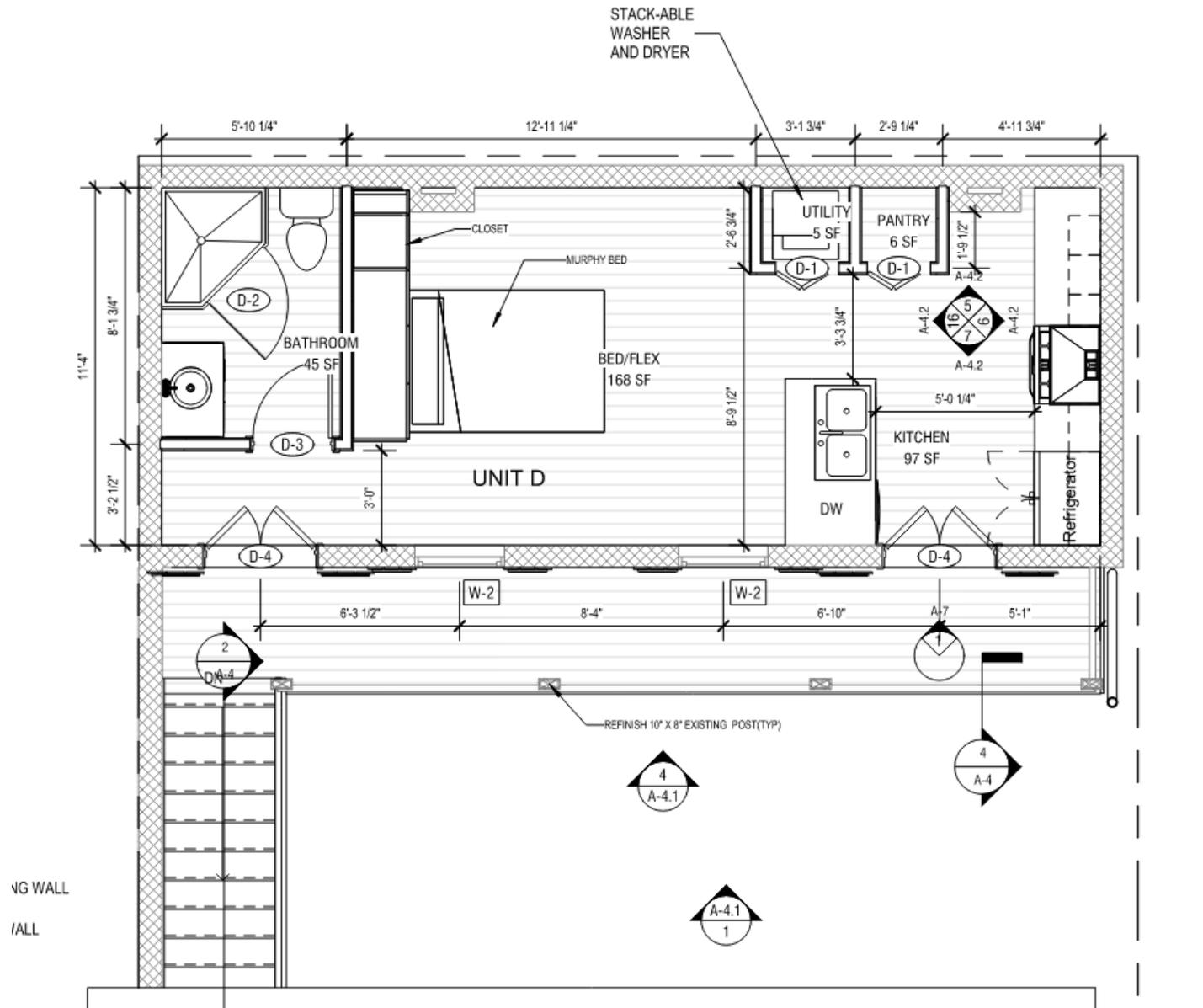
VCC Architectural Committee

I HAVE RESEARCHED THIS CHAPTER AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE

April 22, 2025







924 Ursulines – Rear Building– Approved Plans

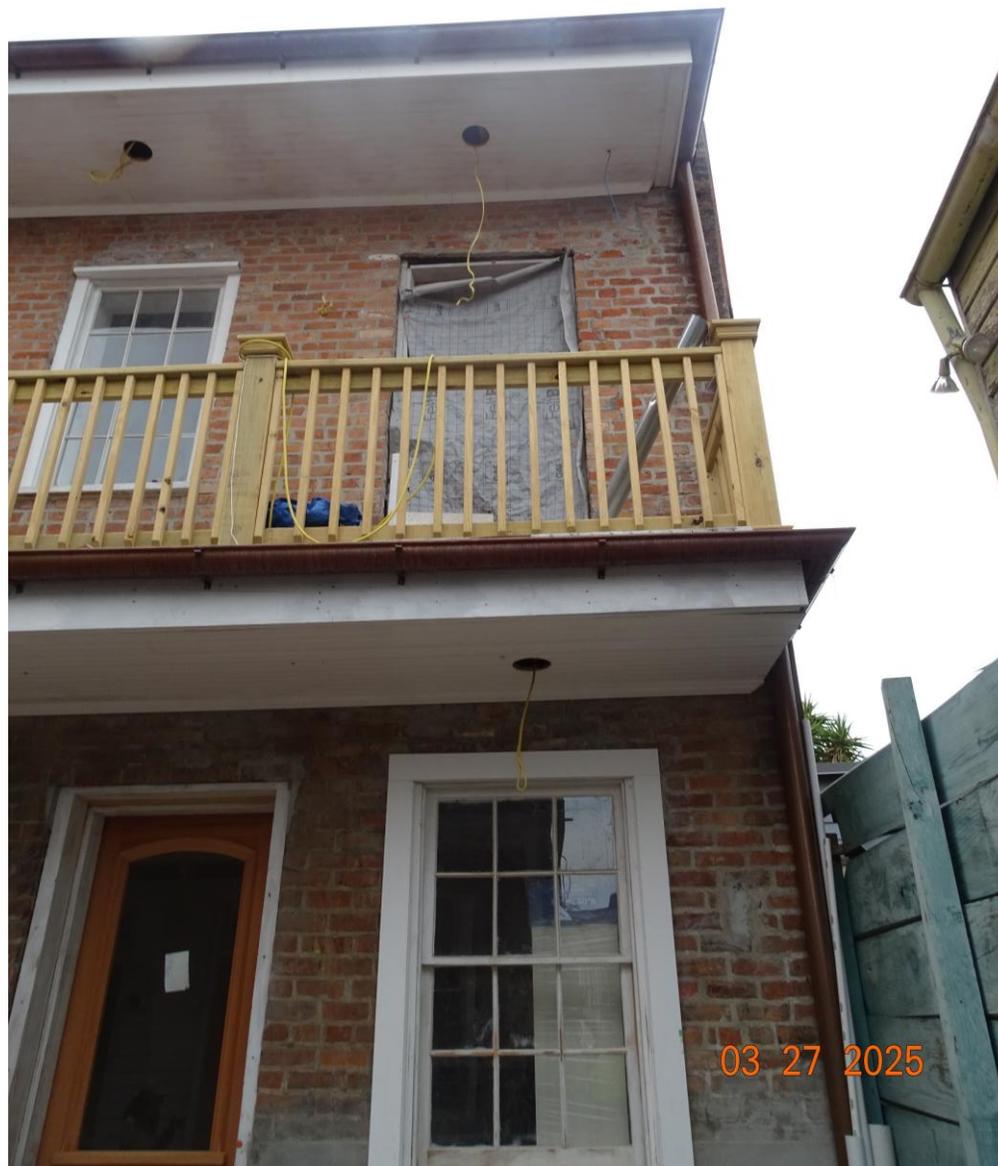




924 Ursulines – Balcony
VCC Architectural Committee

April 22, 2025





924 Ursulines – Balcony
VCC Architectural Committee

April 22, 2025





924 Ursulines – Balcony

VCC Architectural Committee

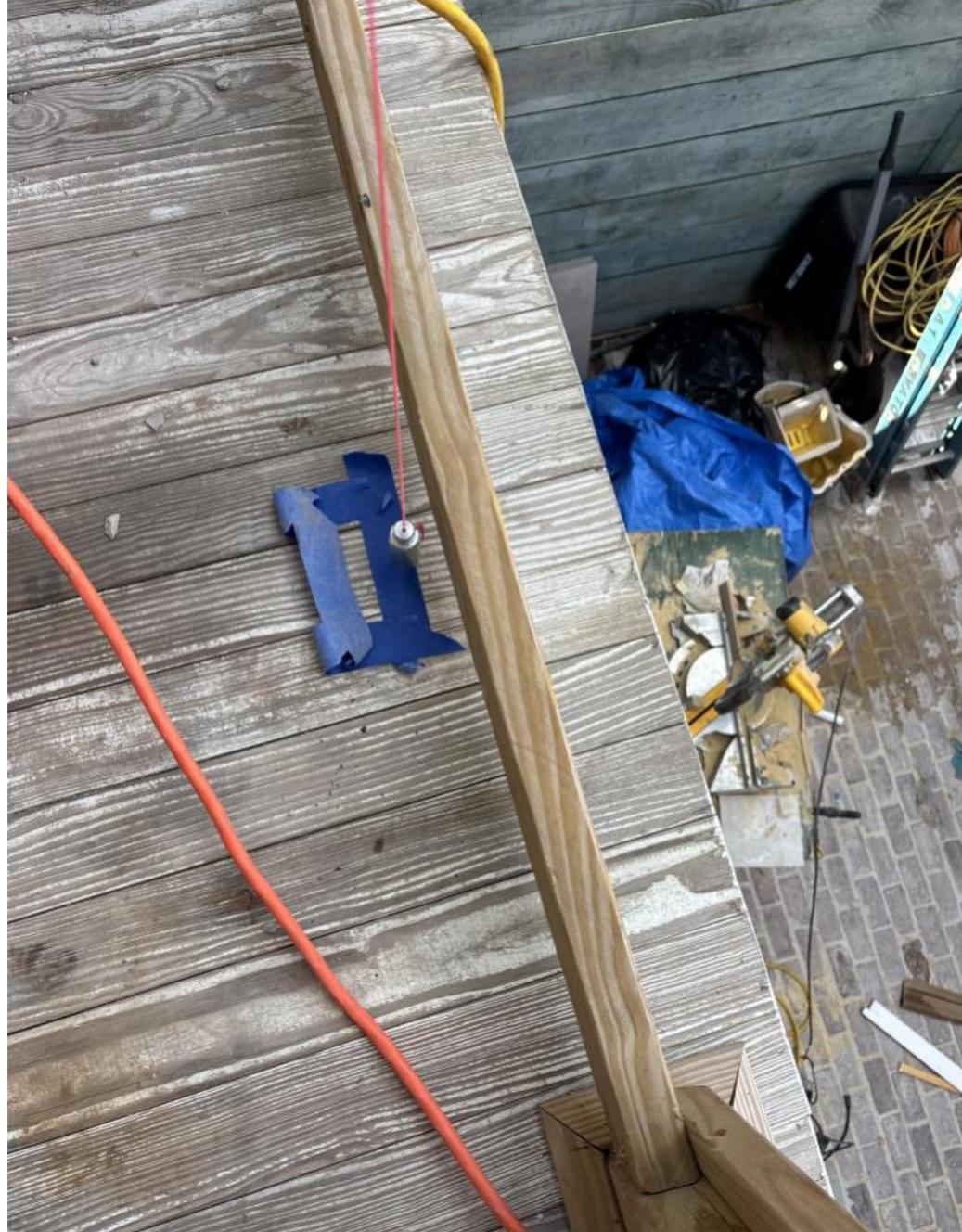
April 22, 2025





Plumb bob





924 Ursulines – Balcony Columns

VCC Architectural Committee

April 22, 2025





924 Ursulines – Balcony Columns
VCC Architectural Committee

April 22, 2025





924 Ursulines – Balcony Columns
VCC Architectural Committee

April 22, 2025



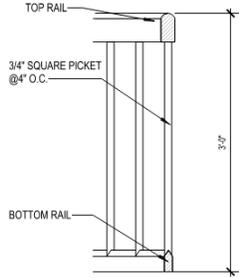


924 Ursulines – Balcony – Guardrail – Approved Plans

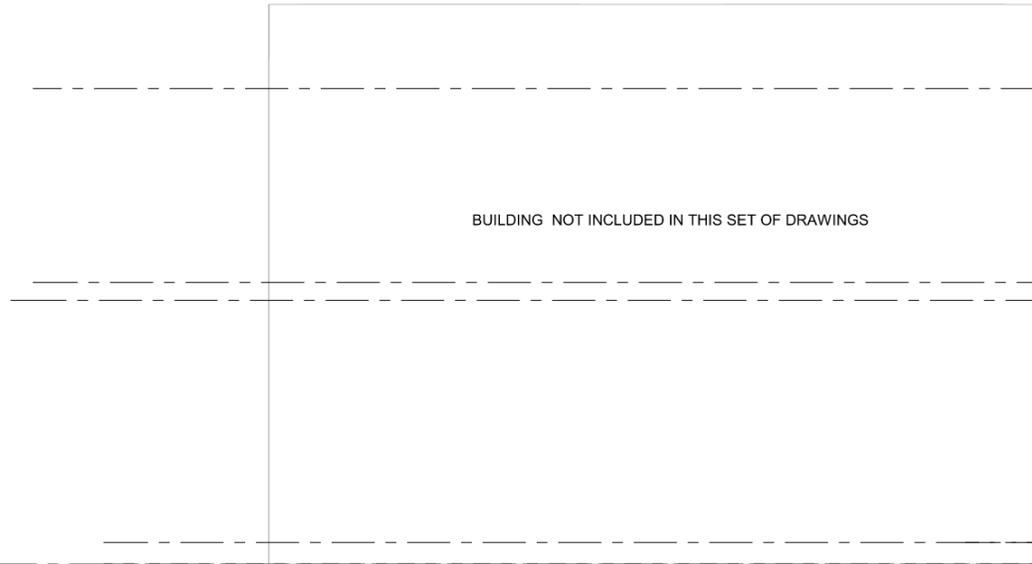
VCC Architectural Committee

April 22, 2025

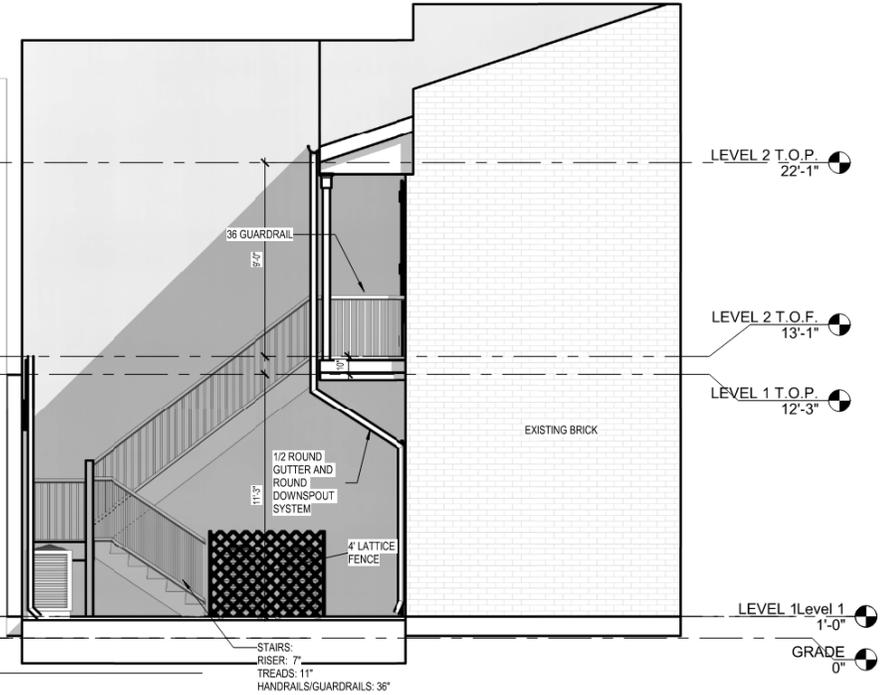




4 SQUARE POST BALUSTRADE
1" = 1'-0"



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



GENERAL ELEVATION NOTES

1. SLATE SHINGLE SIDING CAN BE INSTALLED OVER BRACED WOOD OR STEEL STUDS SPACED A MAXIMUM OF 24" O.C. OR DIRECTLY TO MINIMUM 7/16" THICK OSB SHEATHING.
2. A WATER RESISTIVE BARRIER IS REQUIRED IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS.
3. SLATE SHINGLE SIDING CAN NOT BE USED IN PLACING OF ROOFING MATERIAL, APPLICATION MUST ONLY BE INSTALLED ON FLAT VERTICAL WALLS.
4. ~~SLATE SHINGLE SIDING CAN NOT BE STAINED ONLY PAINTED.~~
5. FOR RAISED STRUCTURES RAILINGS SHALL NOT BE LESS THAN 36" HIGH, AND ALL BALUSTERS NO MORE THAN 4" O.C. SPACING.

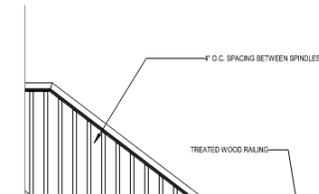
6. BALCONY RAILINGS SHALL BE PROVIDED AT PORCHES WHEN THE FLOOR FINISH EXCEEDS 30" IN HEIGHT ABOVE GRADE.
7. PER IRC PROVIDE VENTILATION OPENINGS BETWEEN THE BOTTOM OF FLOOR JOISTS AND THE EARTH UNDER THE BUILDING WITH A NET AREA OF VENTILATION NOT LESS THAN 1 SQFT. FOR EACH 150 SQFT. OF UNDER-FLOOR SPACE AREA AND VENTS SHALL BE WITHIN 3 FEET OF EACH CORNER OF BUILDING.
8. FOR RAISED STRUCTURES A ACCESS OPENING MUST BE PROVIDED NO LESS THAN 16"x24"
9. SLATE SHINGLE SIDING CAN BE INSTALLED OVER BRACED WOOD OR STEEL STUDS SPACED A MAXIMUM OF 24" O.C. OR DIRECTLY TO MINIMUM 7/16" THICK OSB SHEATHING.

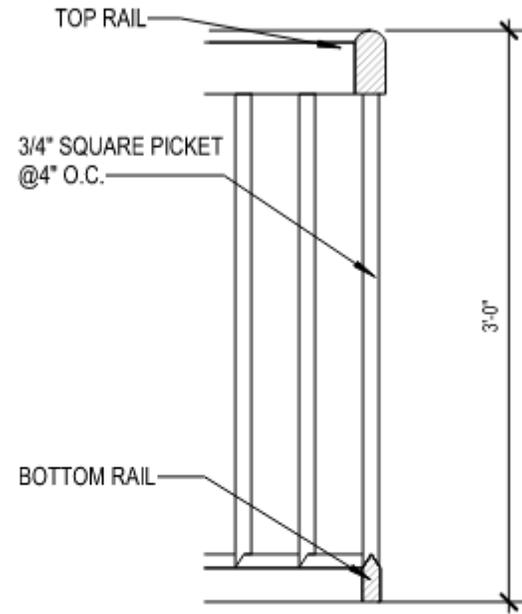
10. A WATER RESISTIVE BARRIER IS REQUIRED IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS.

~~11. SLATE SHINGLE SIDING CAN NOT BE STAINED ONLY PAINTED.~~

12. BOTTOM OF STRUCTURAL FLOOR JOIST SHALL BE LOCATED ABOVE THE REQUIRED MINIMUM FLOOD ELEVATION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE SURVEYOR TO ENSURE TO ENSURE OWNER RECEIVES FULL AWARENESS OF INSURANCE POLICY IMPACTS FOR FINISH FLOOR ELEVATION.

13. CONTRACTOR TO CHANGE ALL METAL FLASHING ON ROOF WHERE NEEDED.





④ SQUARE POST BALUSTRADE
1" = 1'-0"

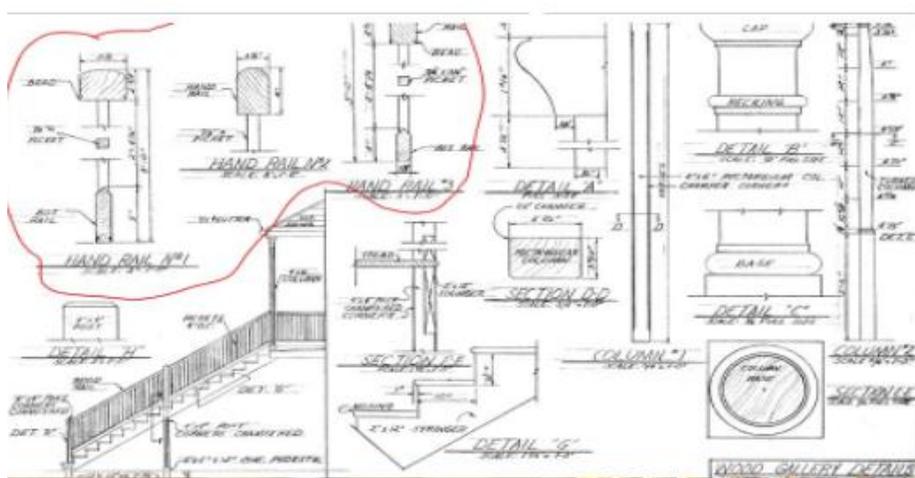


924 Ursulines – Balcony – Guardrail - 1987

VCC Architectural Committee

April 22, 2025





Rear Railings

- Upon the purchase of the property, we found the railings badly deteriorated.
- Our contractor is in the process of reconstructing the railings to comply with the VCC requirements and the approved plans
- **We are requesting the VCC/ARC to approve the compliant installation**



924 Ursulines – Balcony – Guardrail

VCC Architectural Committee

April 22, 2025



924 Ursulines – Balcony Underside
VCC Architectural Committee



04 15 2020

April 22, 2025





924 Ursulines – Balcony Underside





924 Ursulines – Balcony Underside

VCC Architectural Committee

April 22, 2025





Copper Gutters

- The lower copper gutters have been removed.

924 Ursulines – Balcony Underside

VCC Architectural Committee

April 22, 2025





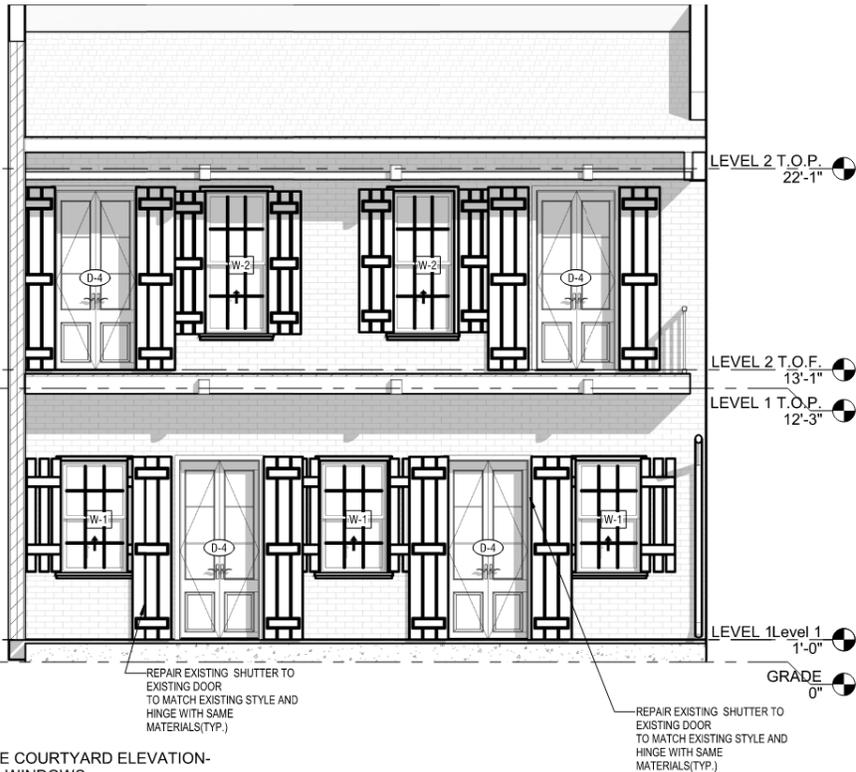
924 Ursulines –Doors - Rear Building, 1980

VCC Architectural Committee

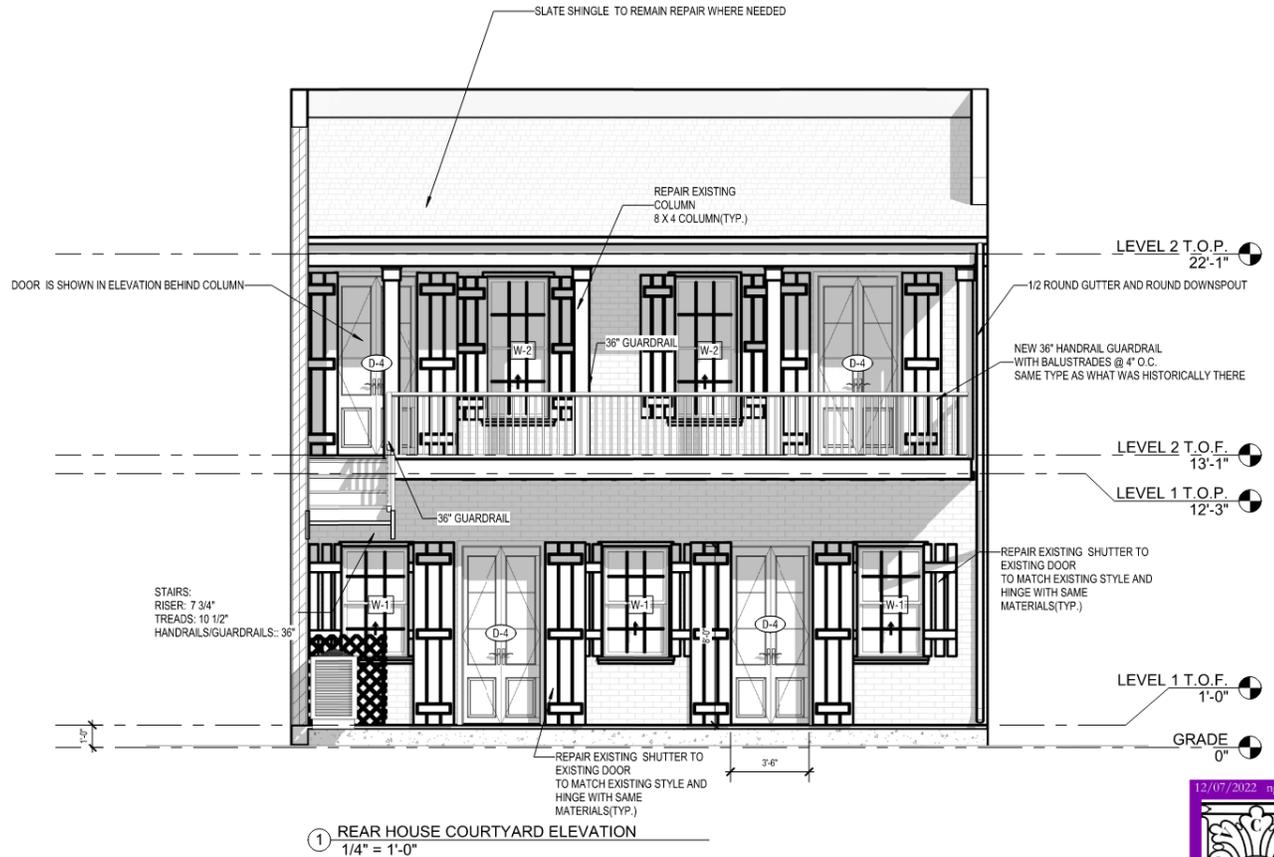
April 22, 2025



NOTE: CONTRACTOR MUST REPAIR STRUCTURAL BRICK HEADER OVER DOORS AND WINDOWS



④ REAR HOUSE COURTYARD ELEVATION-
DOORS AND WINDOWS
1/4" = 1'-0"



① REAR HOUSE COURTYARD ELEVATION
1/4" = 1'-0"

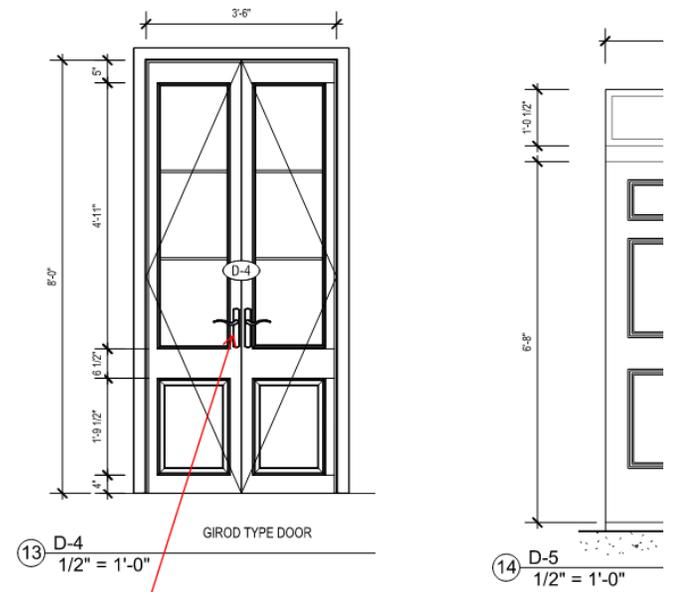
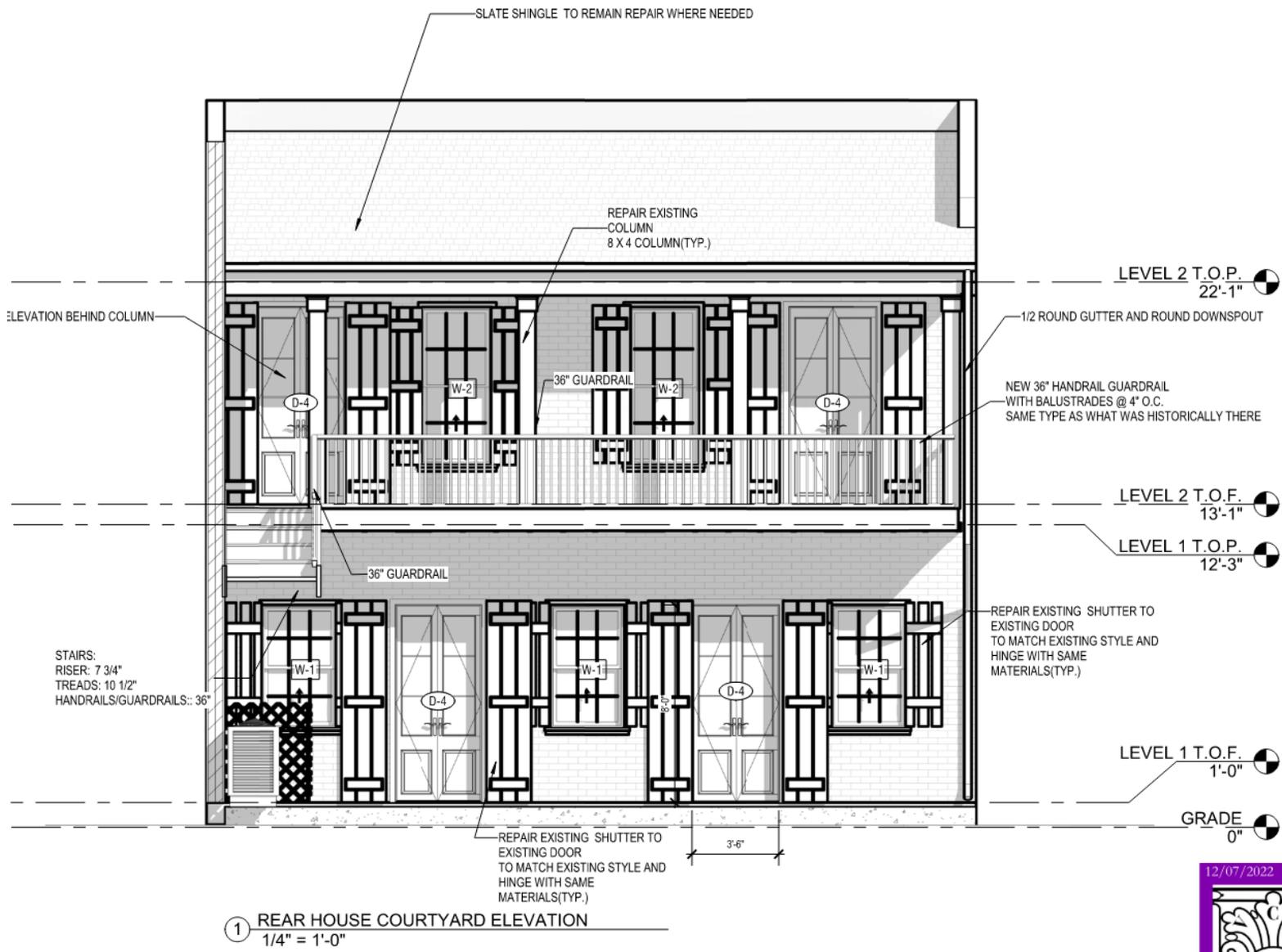


CONTRACTOR SHALL DIRECT ANY QUESTIONS PERTAINING TO THESE PLANS TO THE ARCHITECT.

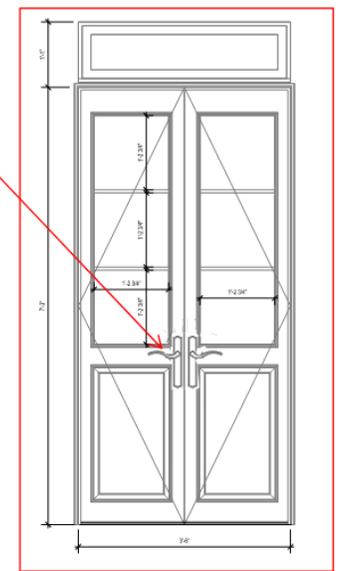
THESE PLANS TO THE ENGINEER. ANY DEVIATIONS FROM THESE PLANS TO THE ENGINEER SHALL BE AT HIS OWN RISK.

I HAVE RESEARCHED THIS CHAPTER AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE





Door hardware to be at lock rail height

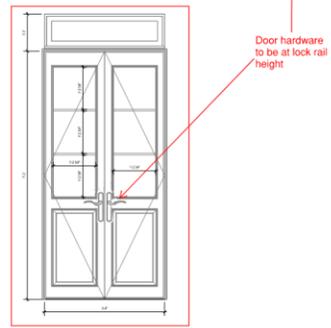
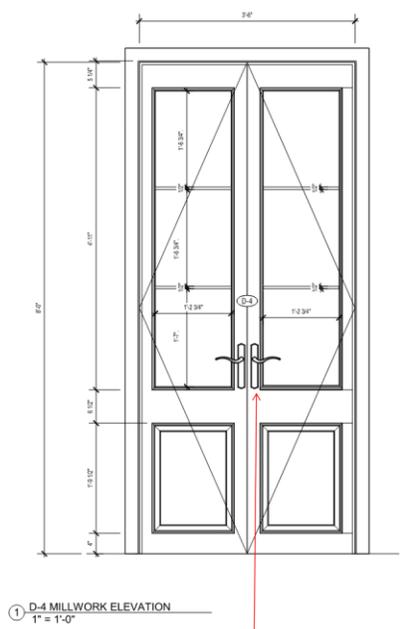
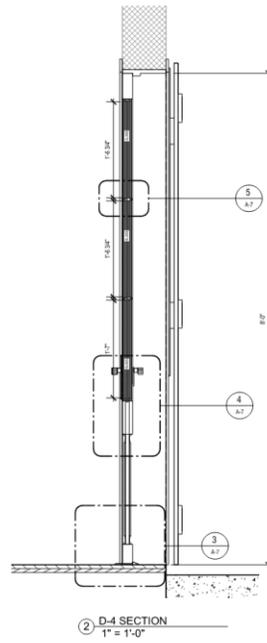
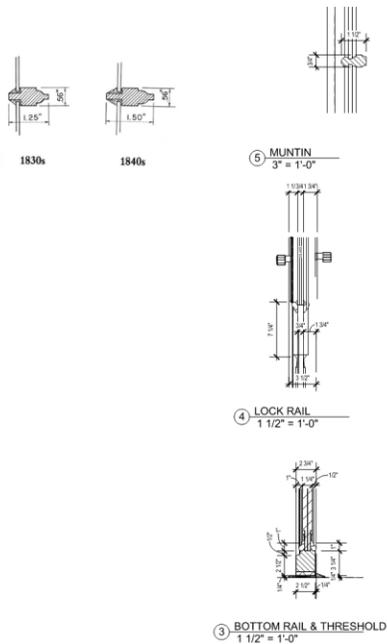


924 Ursulines – Doors – Approved Plans

VCC Architectural Committee

April 22, 2025





924 Ursulines – Doors – Approved Plans

VCC Architectural Committee

April 22, 2025



924 Ursulines – Doors
Previously Installed

VCC Architectural Committee



April 22, 2025



924 Ursulines – Doors
Previously Installed

VCC Architectural Committee



April 22, 2025



924 Ursulines – Doors
Previously Installed

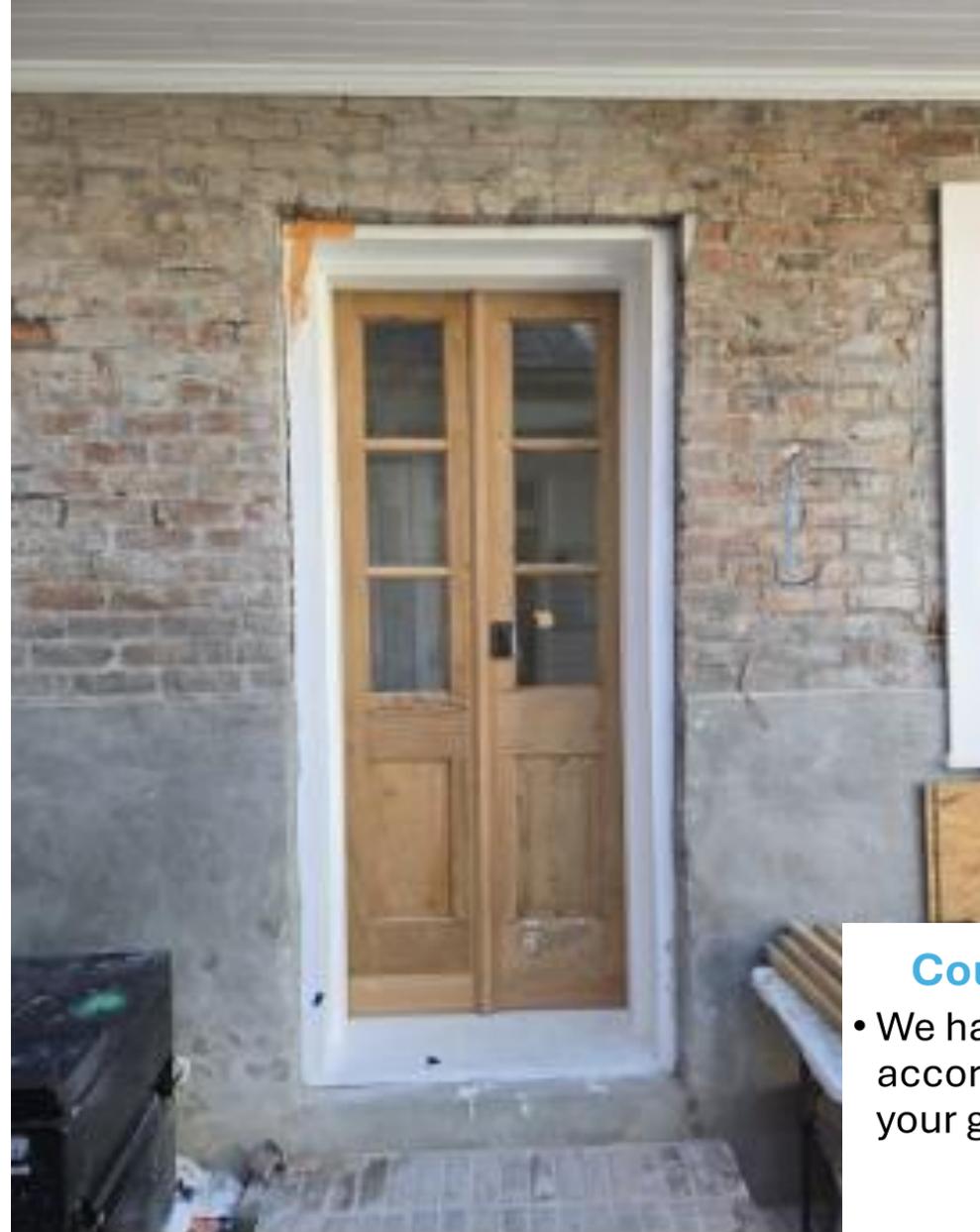
VCC Architectural Committee



03 27 2025

April 22, 2025





Courtyard Doors

- We have installed the doors in accordance with the plans and your guidance.

924 Ursulines - Doors

VCC Architectural Committee

April 22, 2025



Shutters

- Our contractor has installed the shutters as one of the last exterior construction items in accordance with the plans.

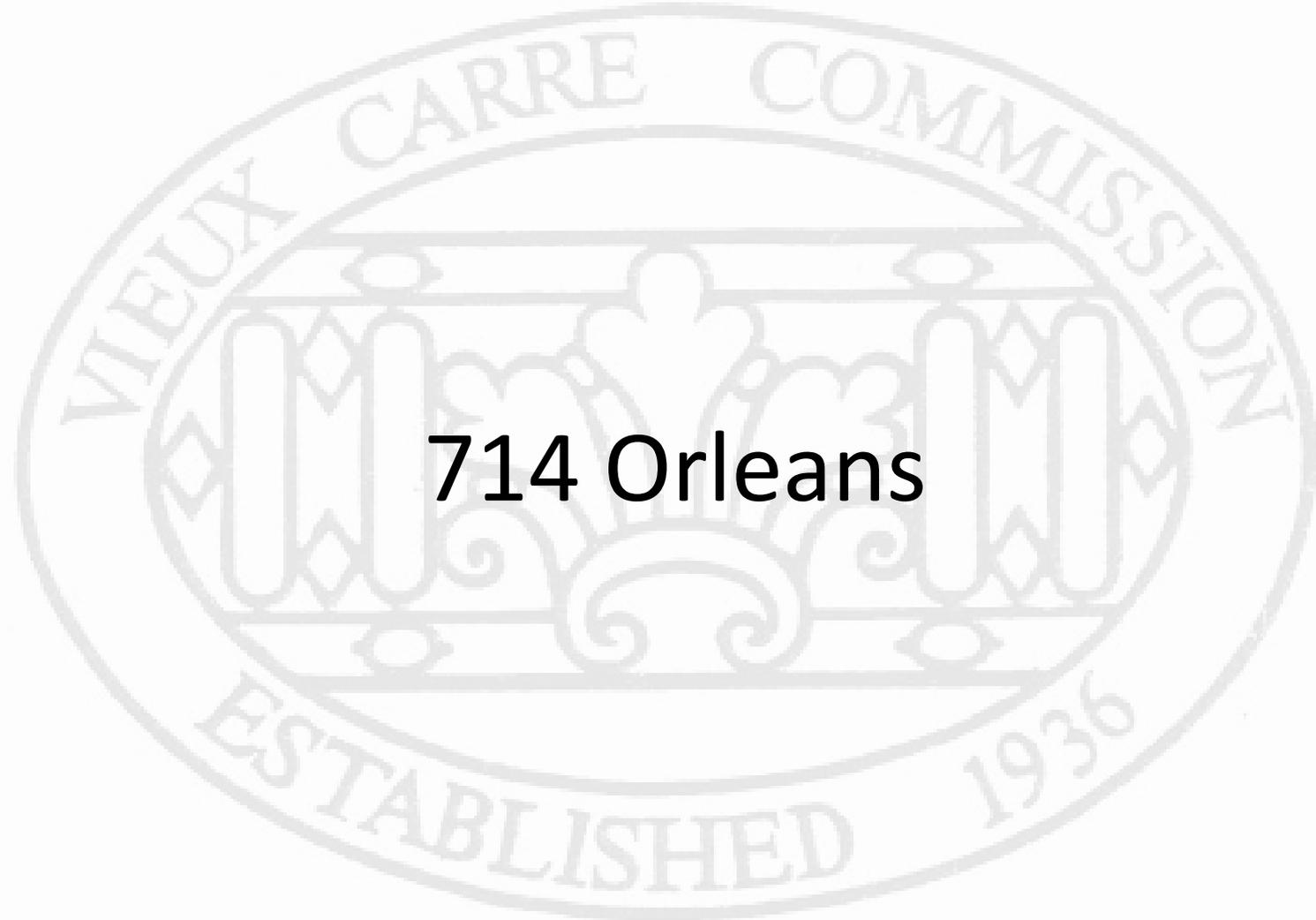


924 Ursulines - Doors

VCC Architectural Committee

April 22, 2025





714 Orleans

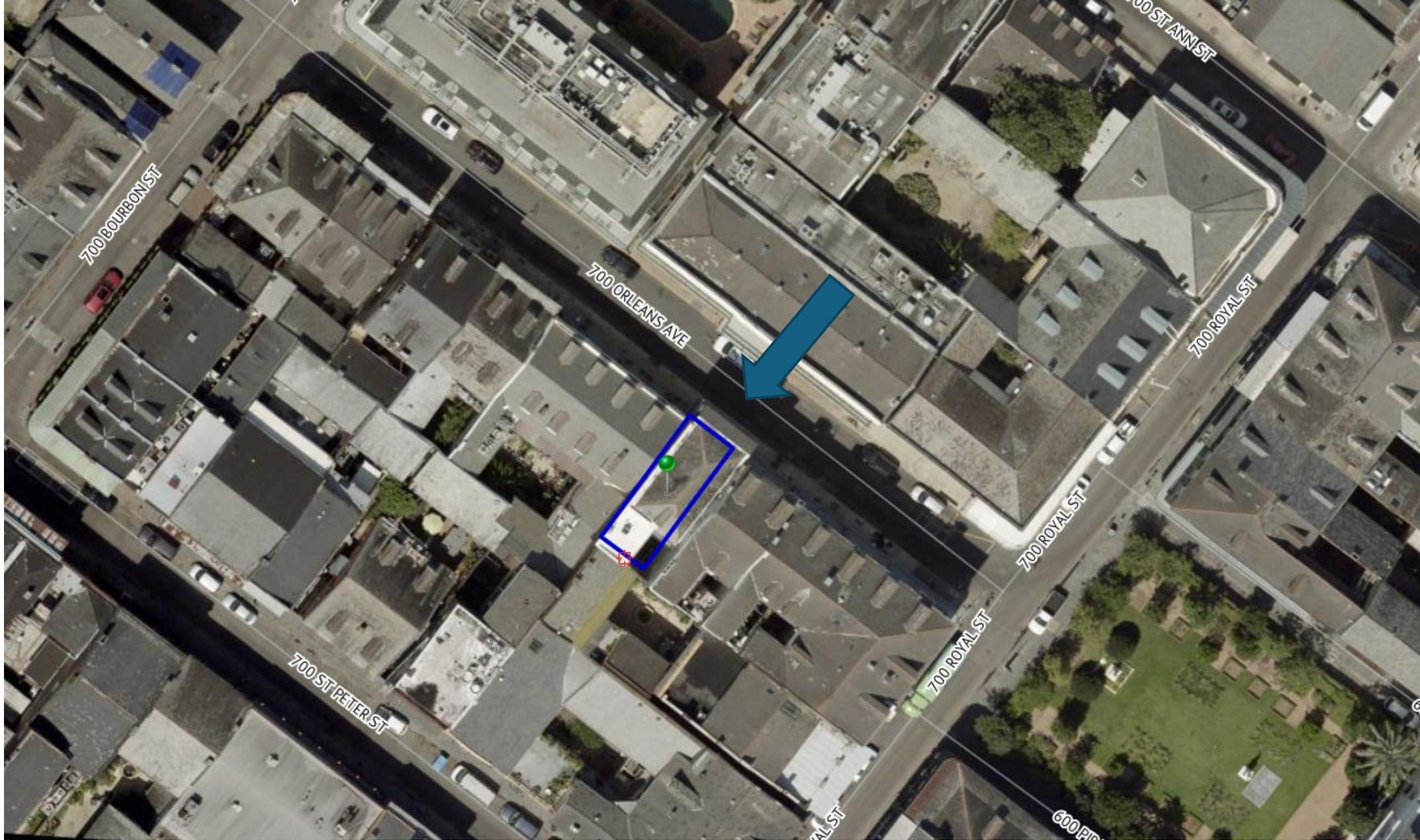


714 Orleans

VCC Architectural Committee

November 11, 2025





714 Orleans

VCC Architectural Committee

November 11, 2025





714 Orleans, 1940s

VCC Architectural Committee

November 11, 2025





714 Orleans

VCC Architectural Committee

November 11, 2025





714 Orleans

VCC Architectural Committee

November 11, 2025



IMAGE 1



IMAGE 2

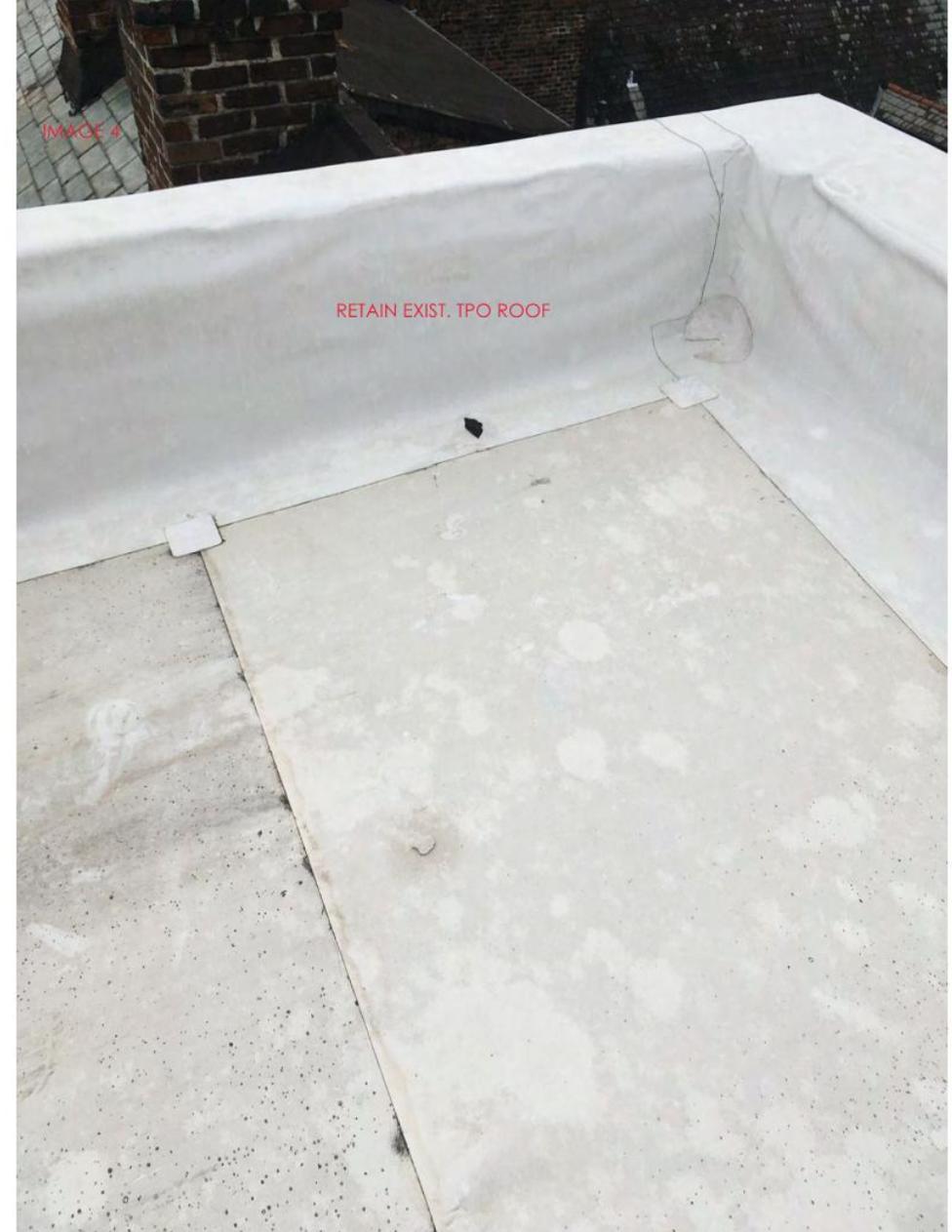


714 Orleans

VCC Architectural Committee

November 11, 2025





714 Orleans

VCC Architectural Committee

November 11, 2025





714 Orleans

VCC Architectural Committee

November 11, 2025





October 24, 2025

Vieux Carre Commission
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

RE: 714 Orleans Avenue
Case Number: 23-07956-DBNVCC

We are in receipt of your comments dated November 14, 2023 regarding the above referenced property. Please note the following responses to your letter:

1. *Damaged/Deteriorated portions of building threaten to fall and injure members of the public or community.*
Response: Please see report from Carubba Engineering & drawings C1.0 & S1.0 for repair details.
2. *Brick/mortar damage/deterioration/deformation on the building(s)/property.*
Response: Owner shall repair existing brick per VCC requirements. Please see 04/A1.2.
3. *Damage to slate roof Roof damage, deterioration present on the building(s), property*
Response: Owner shall repair/fix. Please see 05/A1.2.
4. *Stucco removed without permit Stucco work done/done inappropriately on the building(s)/fence/courtyard and/or without benefit of VCC review or approval, or in deviation of permit*
Response: Existing stucco to remain and allow to naturally delaminate.
5. *Impermissible roof material installed/constructed and/or material installed/constructed without benefit of VCC review or approval, or in deviation of permit.*
Response: Owner would like to retain TPO roof. Please see 07-09/A1.0 for details.
6. *Removal/alteration/installation/construction of windows without benefit of VCC review or approval, or in deviation of permit*
Response: Owner would like to retain all existing wood windows. Please see 01-06/A1.1 for all existing window types.
7. *Removal/alteration/installation/construction of doors without benefit of VCC review or approval, or in deviation of permit*
Response: Owner would like to replace existing dormer door with louvered wood shutters. This is the only access point to the rear flat roof. Please see 04-06/A1.0. Owner would like to retain all existing openings with replacement door leaves @ doors labeled J & M. Please see 01-05/A1.1.

8. *HVAC unit installed without permit. HVAC unit conceptually approved for retention but not permitted. HVAC/mechanical equipment/racks/vents/gas/electrical systems installed without benefit of VCC review or approval, or in deviation of permit*

Response: Owner would like to retain and relocate existing rooftop HVAC unit. New mechanical guardrail to be installed per code. Please see 01-04/A1.0. Please see guardrail specifications. Owner would like to retain existing HVAC unit located in the courtyard. Please see 01-03/A1.2 for new rack details. Please see specifications provided for each unit.

Please contact me if you need anything further.

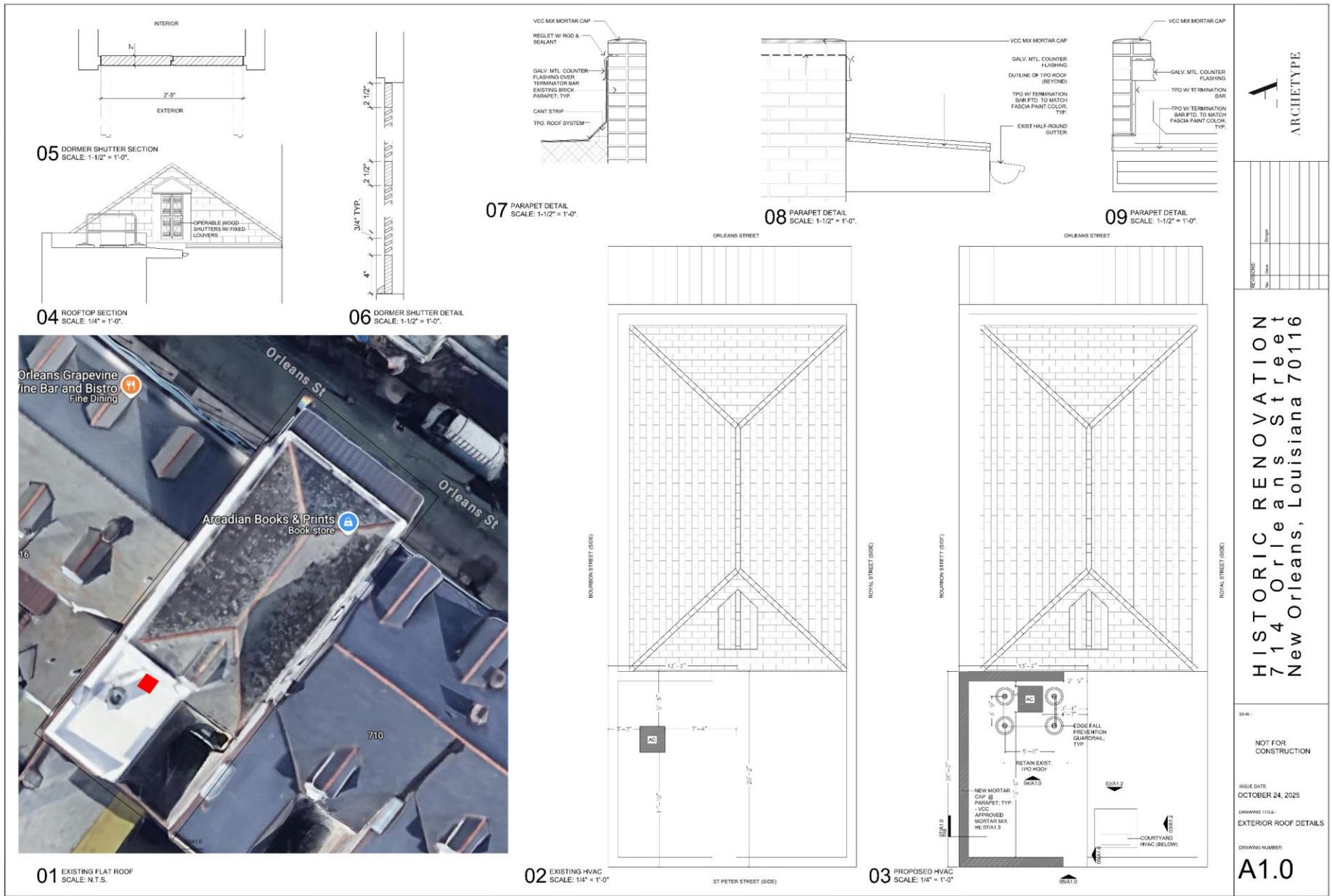
L Wotring
Lacey Wotring
ARCHETYPE L.L.C

714 Orleans

VCC Architectural Committee

November 11, 2025





ARCHETYPE

HISTORIC RENOVATION
 714 Orleans Street
 New Orleans, Louisiana 70116

NOT FOR CONSTRUCTION

ISSUE DATE:
 OCTOBER 24, 2025
 DRAWING TITLE:
 EXTERIOR ROOF DETAILS
 DRAWING NUMBER:

A1.0





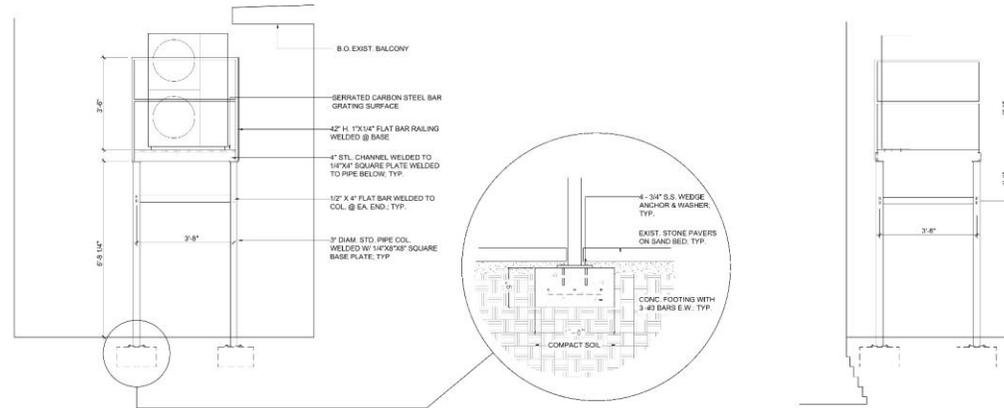
04 BOURBON ST (SIDE) WALL
SCALE: N.T.S.



05 ST PETER STREET (SIDE) DORMER
SCALE: N.T.S.



01 COURTYARD WALL
SCALE: N.T.S.



02 PROPOSED HVAC RACK
SCALE: 1/2" = 1'-0"

03 PROPOSED HVAC RACK
SCALE: 1/2" = 1'-0"



NO.	DATE	DESCRIPTION

HISTORIC RENOVATION
714 Orleans Street
New Orleans, Louisiana 70116

SEAL:
NOT FOR CONSTRUCTION

ISSUE DATE:
OCTOBER 24, 2025
DRAWING TITLE:
EXTERIOR REPAIRS

DRAWING NUMBER:
A1.2



June 4, 2025

Mr. Gerald Romaguera
Angelena Condominiums Association, Inc.
316 Lafayette Street
Gretna, Louisiana 70053

RE: [REDACTED]
New Orleans, Louisiana 70116
Report of Findings - Interior Observation

Dear Mr. Romaguera:

We are writing this letter to state we have completed a limited visual structural observation of the interior portion (patio) at the above captioned property to evaluate the general condition of a shared structural masonry party wall. We completed our work and have the following observations, recommendations, and conclusion.

General Property Description

The existing structure is a three-story masonry/wood, mixed used building, currently being occupied in. The foundation, most likely, is a concrete slab-on-grade and corbel masonry foundation. The building structure is a wood framed structure, with masonry load bearing walls.

Observations

Carubba Engineering, Inc. was tasked with assessing the structural condition of the shared structural masonry party wall, at the interior patio area, and provide a professional recommendation on remedies. We did not perform any destructive testing, material sampling, or code compliance verification.

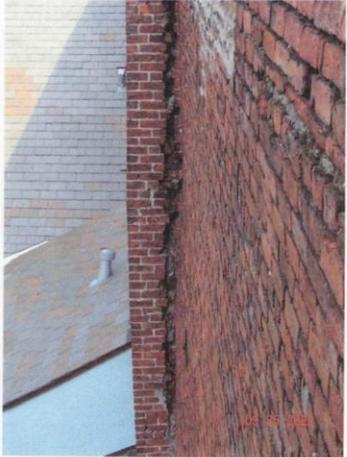
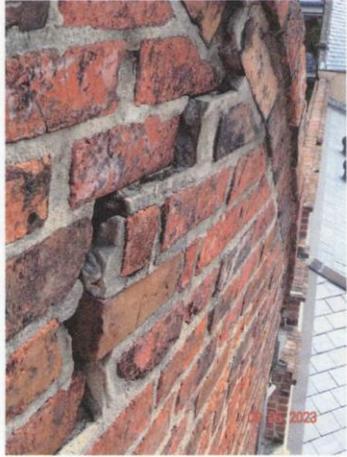
We observed the following conditions, with the existing shared structural masonry party wall, on the interior face, Orleans Street side of the wall. First, the exposed masonry had several vertical and stepped cracks. Second, we observed open joints between bricks due to mortar loss where mortar joints are deteriorated and powdery. Next, the exterior wythe had severe displaced bricks outward from vertical plane (bulging). Lastly, we observed bricks with spalling and efflorescence.

O:\Carubba\2025\Inspections\2025.05.29 709 & 711 Royal Street\Documents\2025.06.03 Letter - Northeast.doc

3400 Hesler Avenue • Metairie, Louisiana 70002
Phone: 504.888.1490 • www.carubbaengineering.com



O:\Carubba\2025\Inspections\2025.05.29 709 & 711 Royal Street\Documents\2025.06.04 Letter - Northwest.doc



O:\Carubba\2025\Inspections\2025.05.29 709 & 711 Royal Street\Documents\2025.06.04 Letter - Northwest.doc

Discussion

The structural condition of the party wall is unsatisfactory, and in some areas, critical. The observed damage pattern indicates that the wall is experiencing both out-of-plane movement and material deterioration, likely caused by a combination of inadequate lateral support and restraint, along with lack of maintenance and repointing over decades.

Recommendations

We recommend that the existing exposed masonry walls be structurally stabilized. First, any damaged or missing bricks shall be replaced in kind with an HDLC approved brick and mortar. Cracks and separation of the joints shall be repaired with helical wall ties at approximately 18 inches on center of the cracks, in accordance with manufacturer specifications. Lastly, remaining damaged or degrading mortar joints shall be pointed out.

Conclusion

We conclude that the building is structurally sound in its present condition, notwithstanding the conditions noted herein.

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

Respectfully,
Carubba Engineering, Inc.

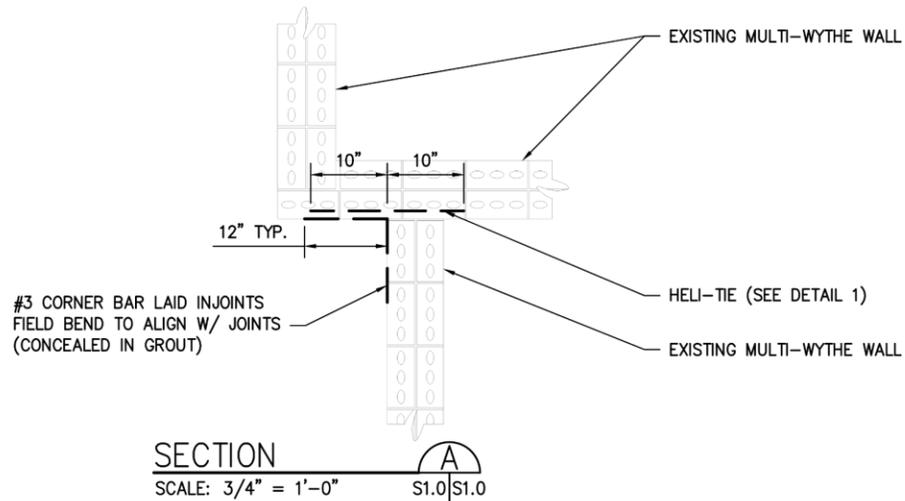
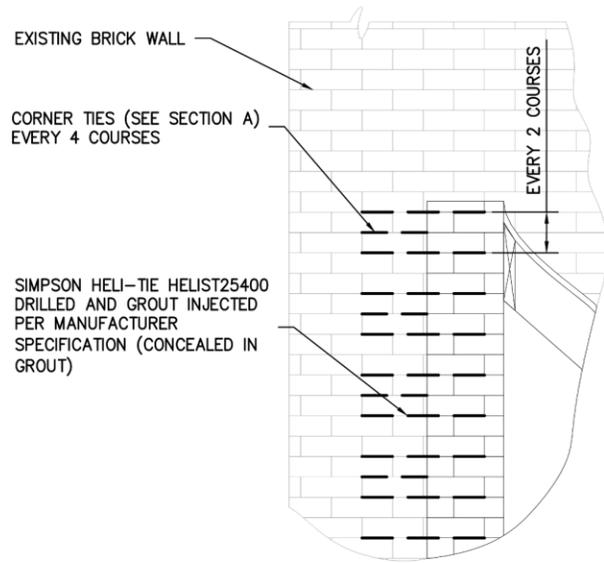
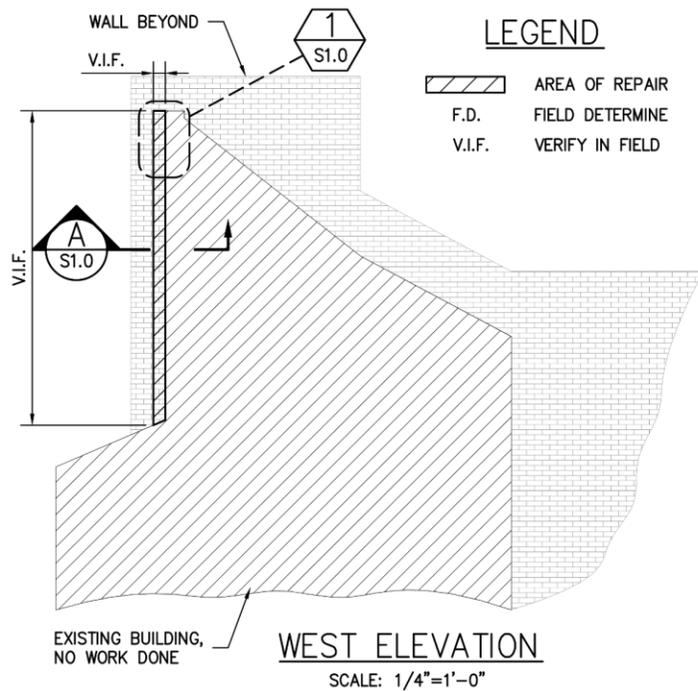
Roy M. Carubba, P.E.
Principal
w/ attachments

06.04.2025



O:\Carubba\2025\Inspections\2025.05.29 709 & 711 Royal Street\Documents\2025.06.04 Letter - Northwest.doc





SAHUQUE REALTY LOUISIANA
 MASONRY WALL REPAIR
 714 ORLEANS STREET
 EXISTING WALL REPAIR

DRAWN	MLM
CHECKED	MTD
DATE	08/20/25
CEI PROJECT NO.	25-060
SHEET	S1.0



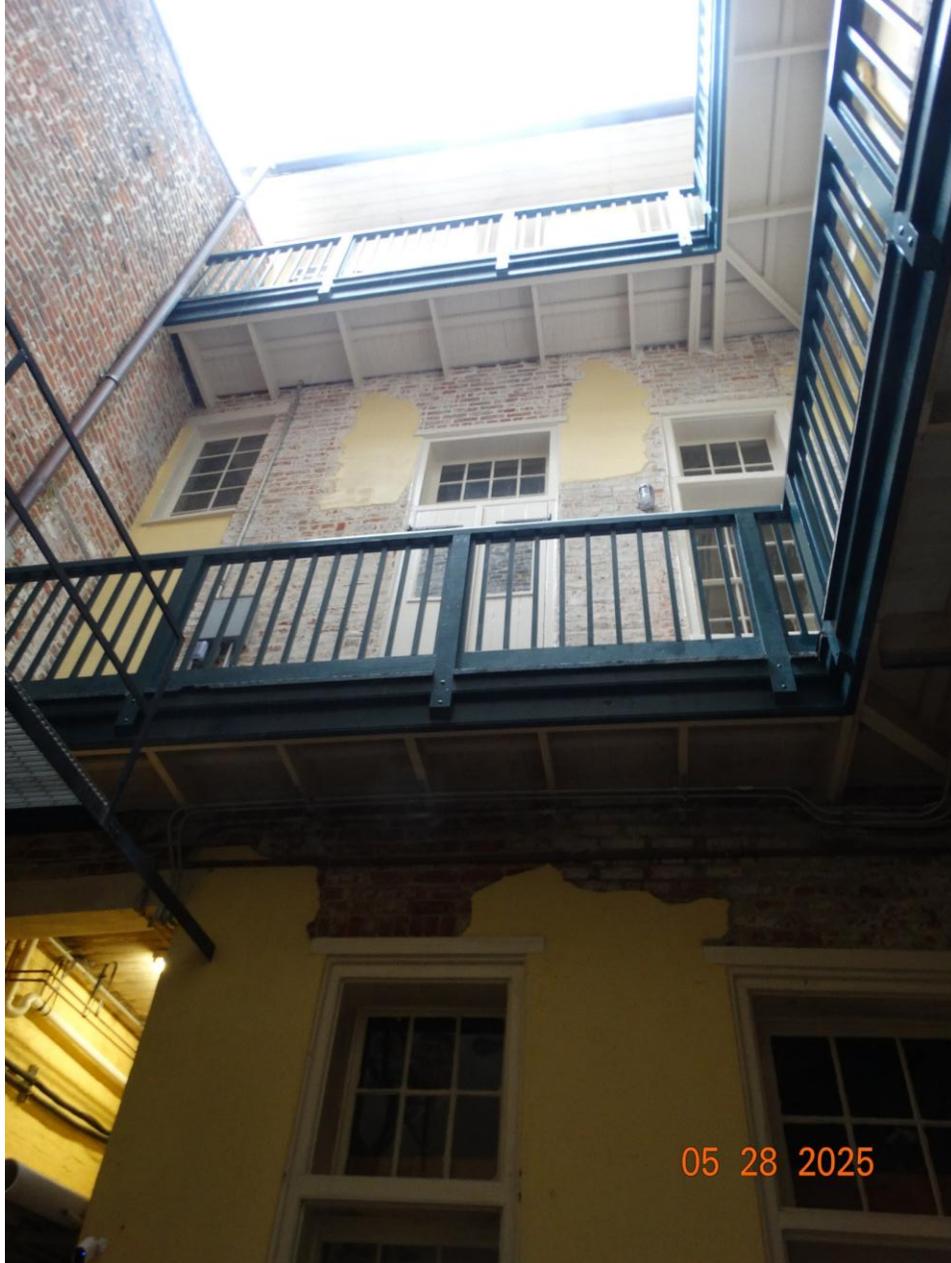


714 Orleans

VCC Architectural Committee

November 11, 2025





714 Orleans

VCC Architectural Committee

November 11, 2025





714 Orleans

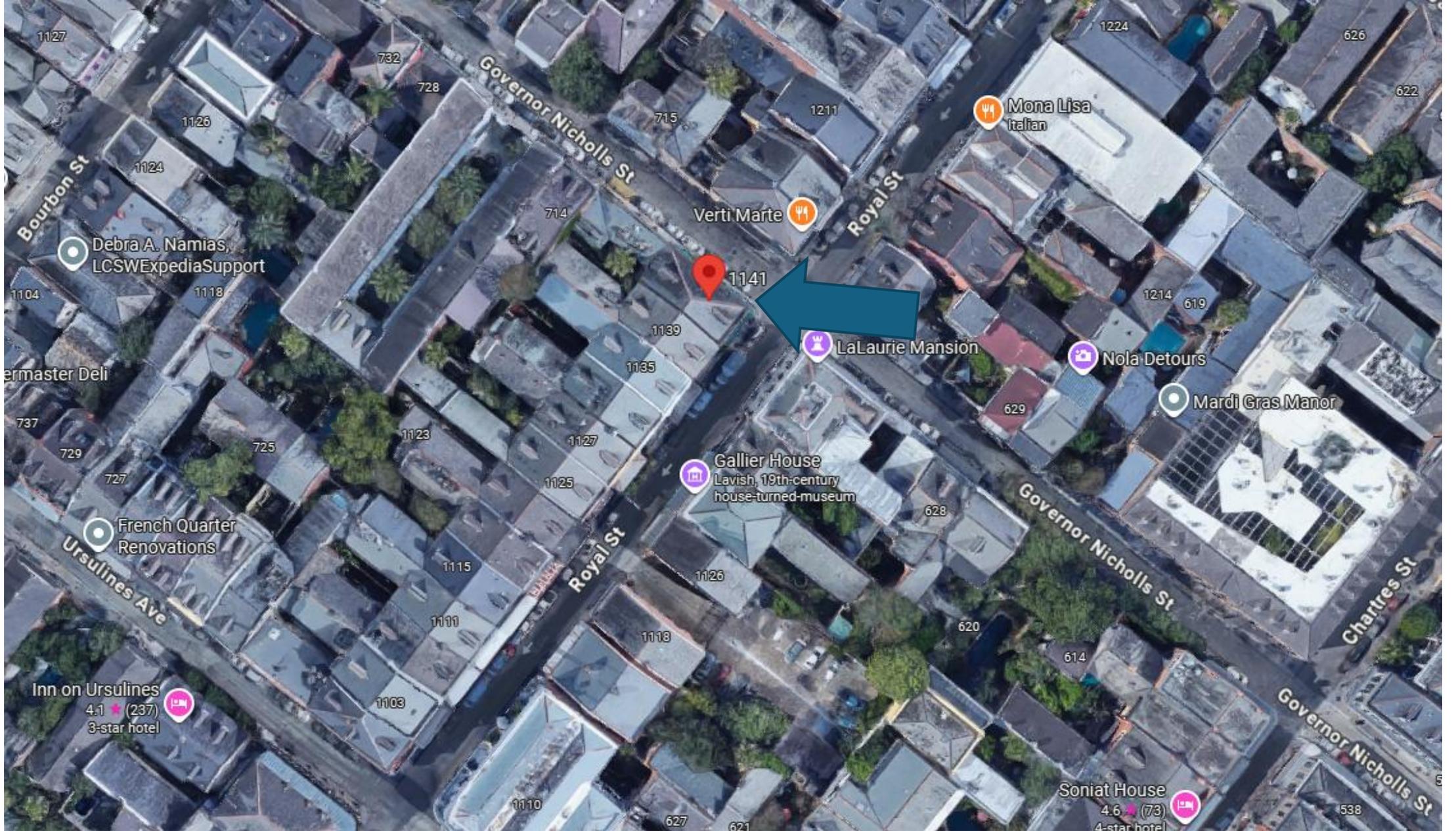
VCC Architectural Committee

November 11, 2025





1141 Royal



1141 Royal

VCC Architectural Committee

November 11, 2025





1141 Royal, 1963

VCC Architectural Committee

November 11, 2025





1141 Royal, 1963

VCC Architectural Committee

November 11, 2025





1141 Royal

VCC Architectural Committee

November 11, 2025





1141 Royal

VCC Architectural Committee

November 11, 2025





1141 Royal

VCC Architectural Committee

November 11, 2025





1141 Royal

VCC Architectural Committee

05 09 2025

November 11, 2025





1141 Royal

VCC Architectural Committee

November 11, 2025





Other Business

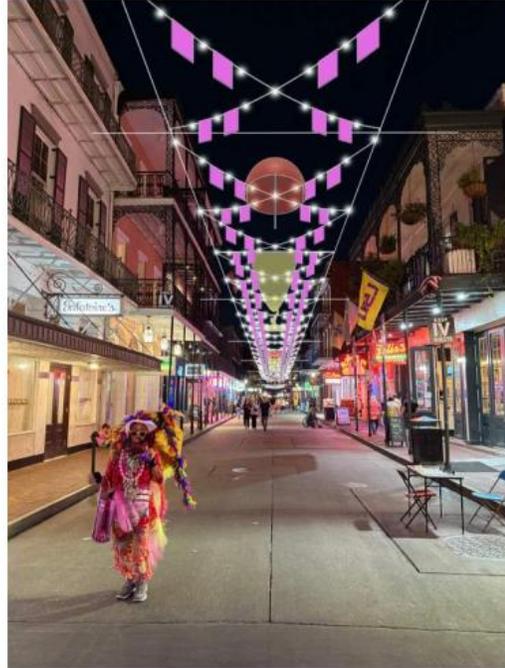
Prayer Flag and Lighting Installation

100-300 Bourbon Street, New Orleans, LA 70130

“Second Line in the Sky” | 100-300 Block Bourbon Street



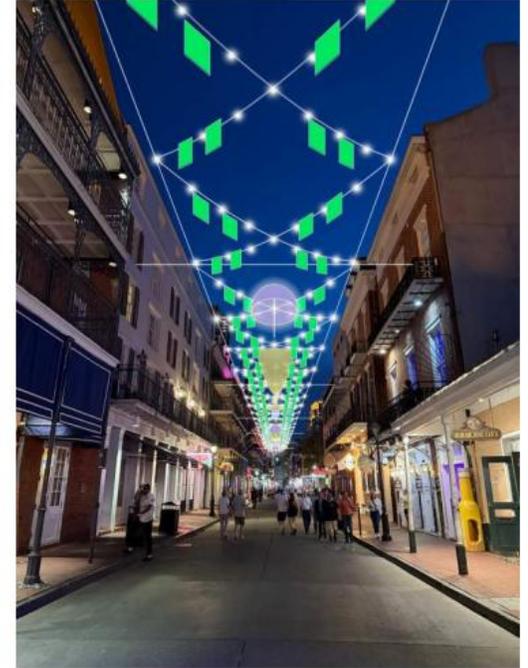
100 Block



200 Block

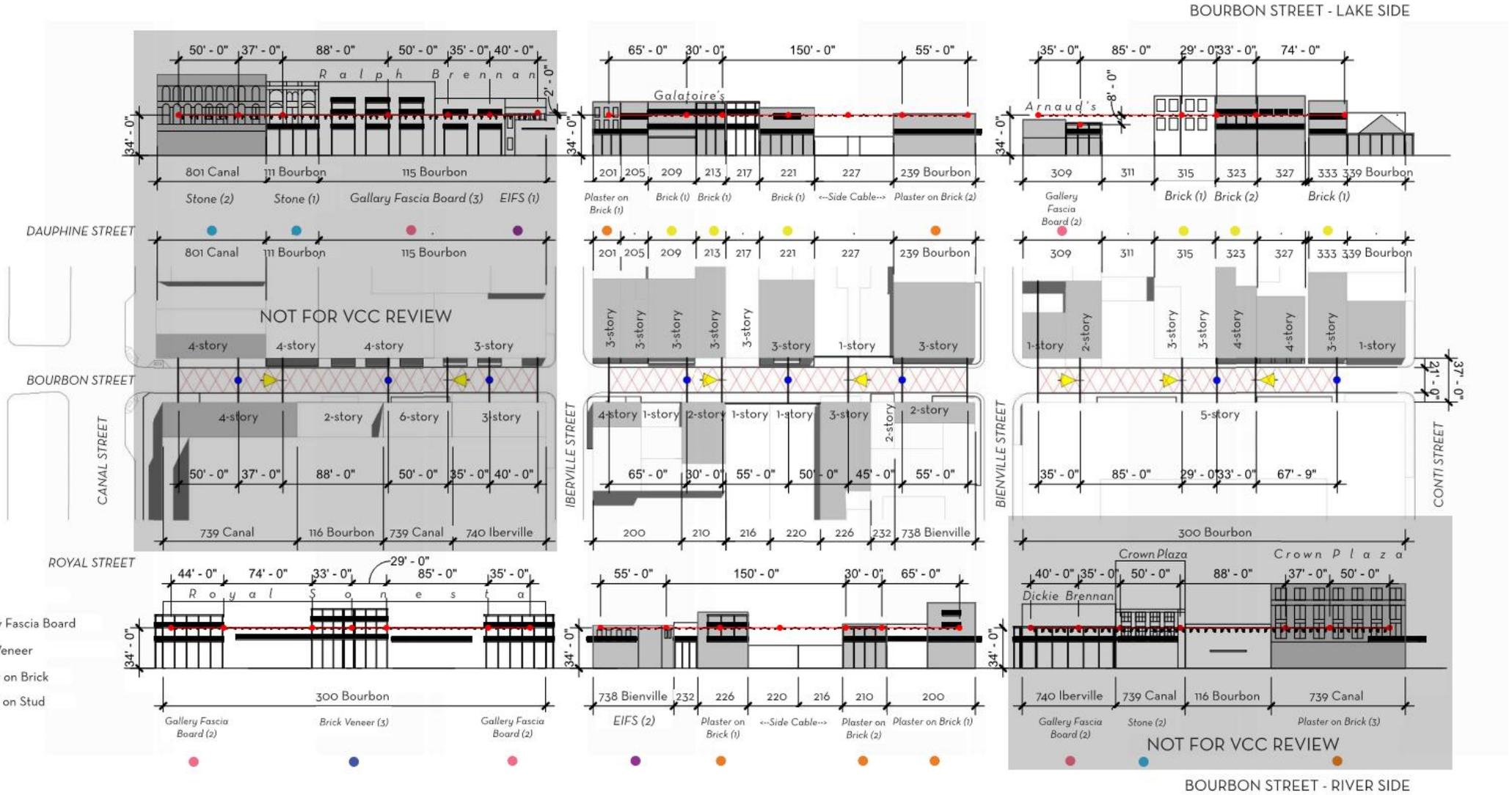


200 Block



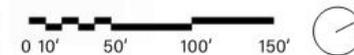
300 Block

BUILDING CONNECTION POINTS

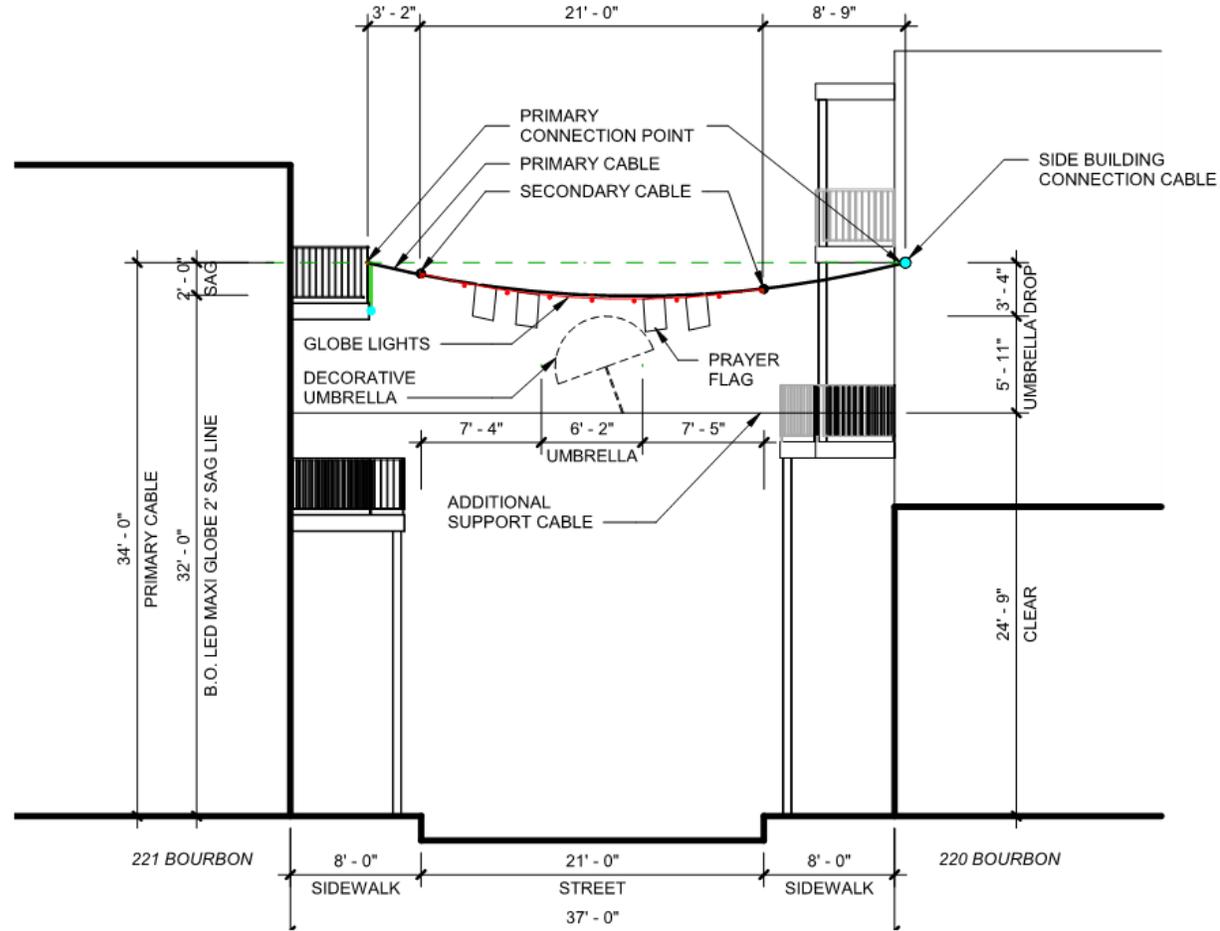


Bourbon Street Lake Side & River Side Elevations

SCALE: 1" = 80' - 0"



TYPICAL SECTION

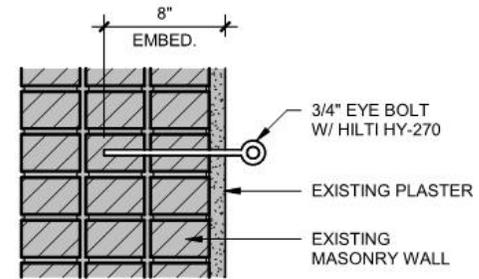
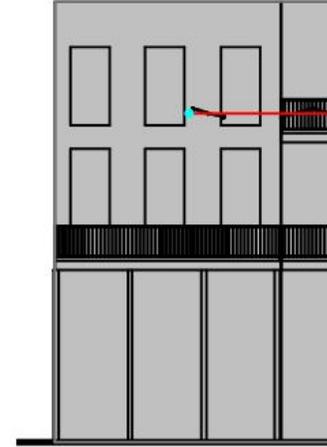


Section Through 200 Block

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

201 Bourbon Street

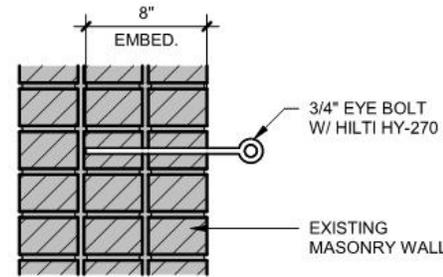
201 BOURBON STREET



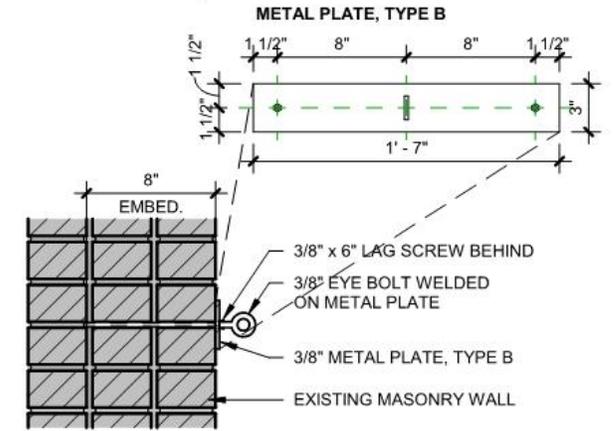
3 CONNECTION DETAIL - PLASTER ON BRICK
A110 1 1/2" = 1'-0"

209 Bourbon Street

209 BOURBON STREET



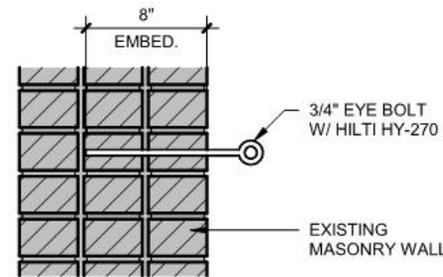
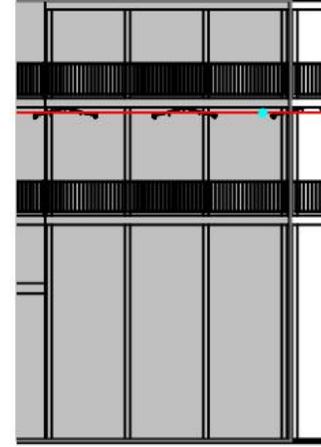
6 CONNECTION DETAIL - BRICK OPT 1
 $1\frac{1}{2}" = 1'-0"$



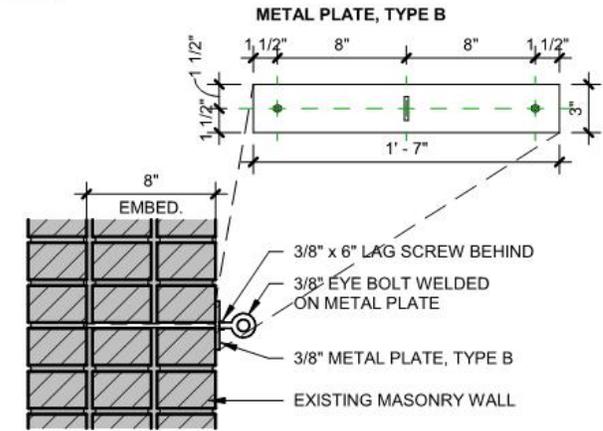
2 CONNECTION DETAIL - BRICK OPT 2
 $1\frac{1}{2}" = 1'-0"$

213 Bourbon Street

213 BOURBON STREET



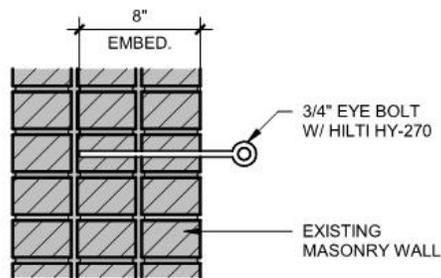
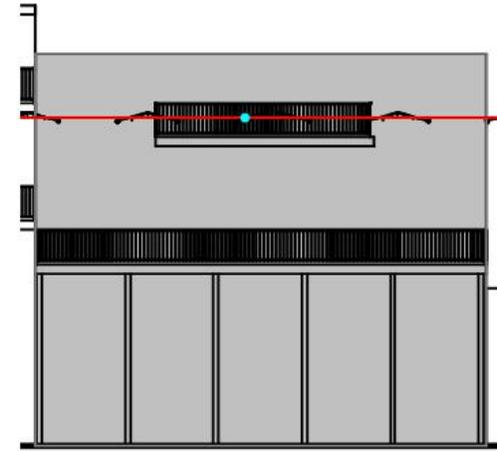
6 CONNECTION DETAIL - BRICK OPT 1
 $1\frac{1}{2}" = 1'-0"$



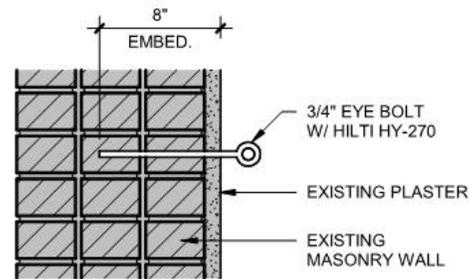
2 CONNECTION DETAIL - BRICK OPT 2
 $1\frac{1}{2}" = 1'-0"$

221 Bourbon Street

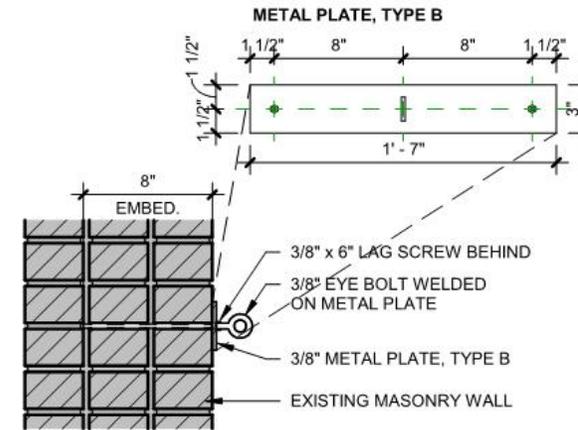
221 BOURBON STREET



6 CONNECTION DETAIL - BRICK OPT 1
 A110 1 1/2" = 1'-0"



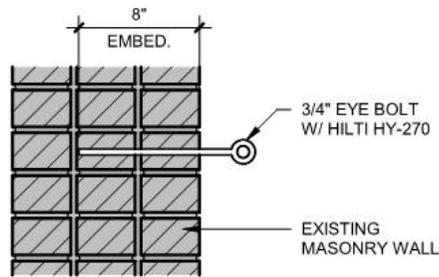
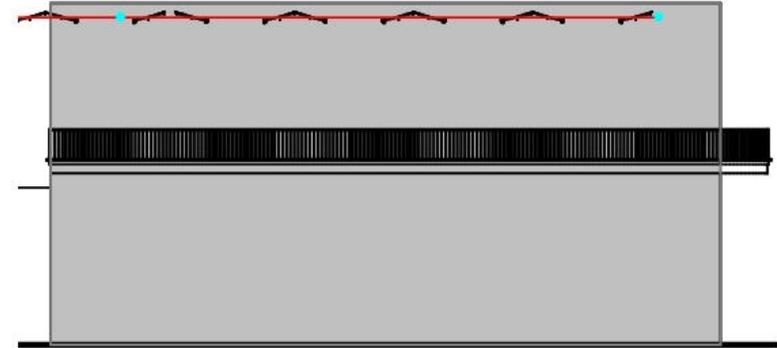
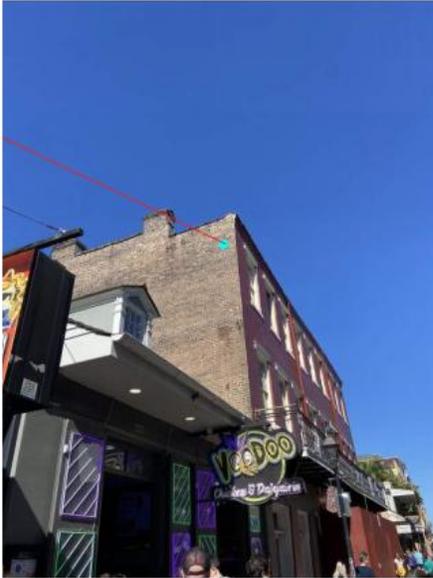
3 CONNECTION DETAIL - PLASTER ON BRICK
 A110 1 1/2" = 1'-0"



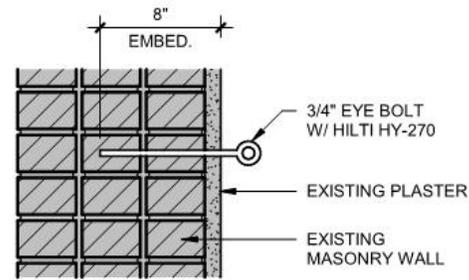
2 CONNECTION DETAIL - BRICK OPT 2
 A112 1 1/2" = 1'-0"

239 Bourbon Street

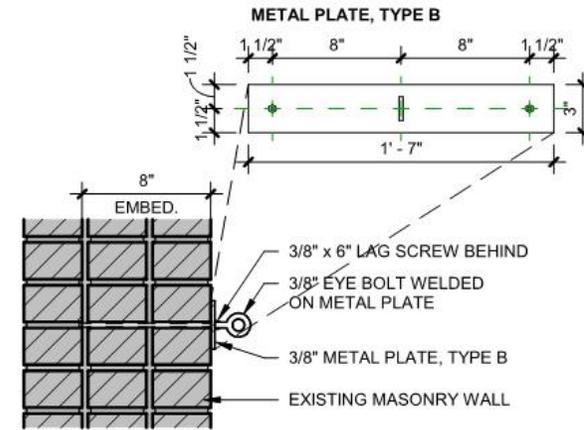
239 BOURBON STREET



6 CONNECTION DETAIL - BRICK OPT 1
 A110 1 1/2" = 1'-0"



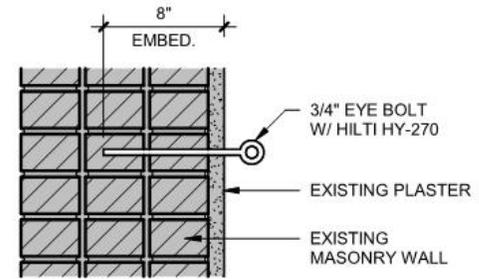
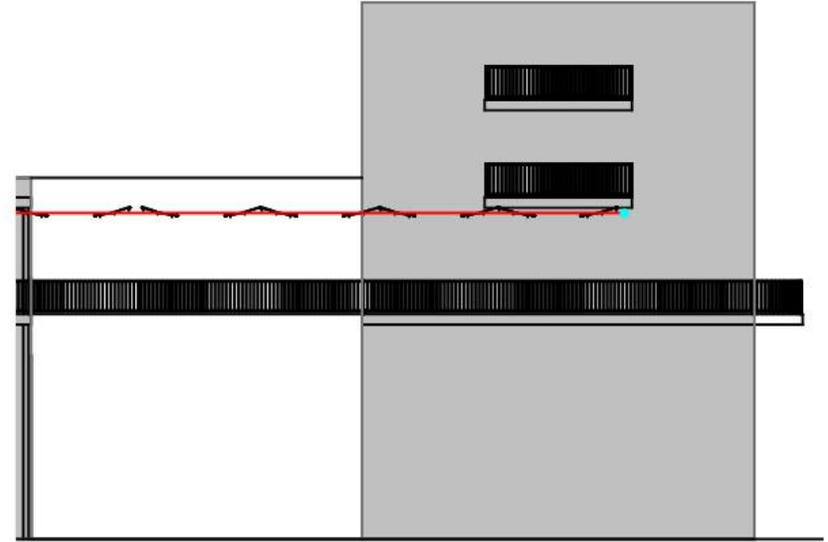
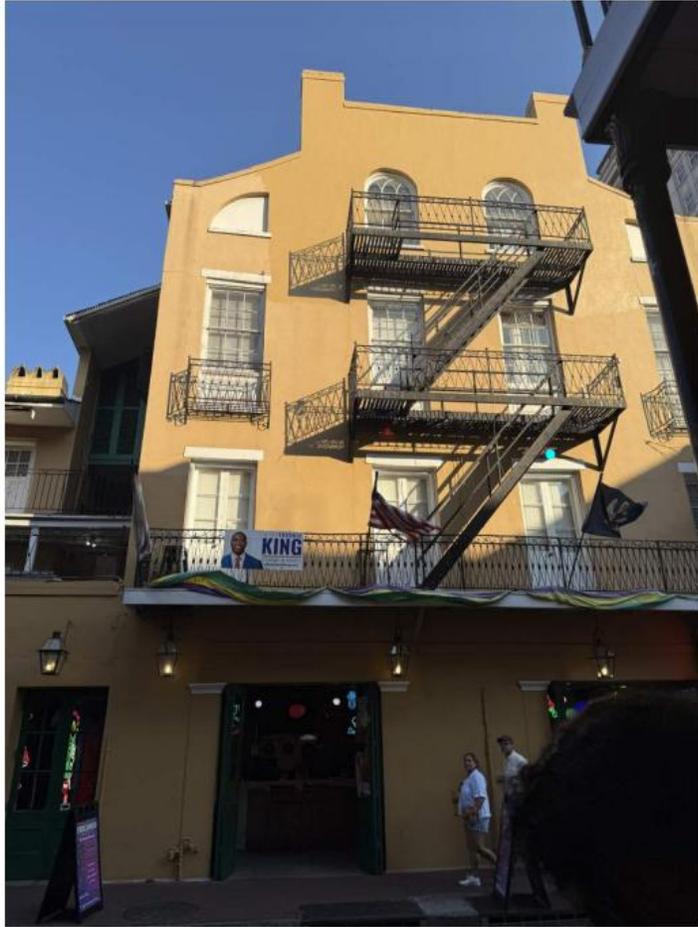
3 CONNECTION DETAIL - PLASTER ON BRICK
 A110 1 1/2" = 1'-0"



2 CONNECTION DETAIL - BRICK OPT 2
 A112 1 1/2" = 1'-0"

200 Bourbon Street

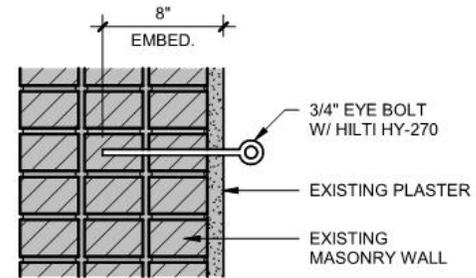
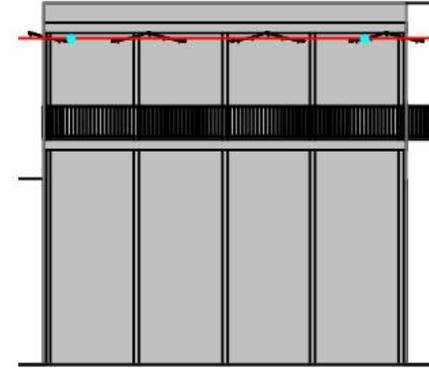
200 BOURBON STREET



3 CONNECTION DETAIL - PLASTER ON BRICK
A110 1 1/2" = 1'-0"

210 Bourbon Street

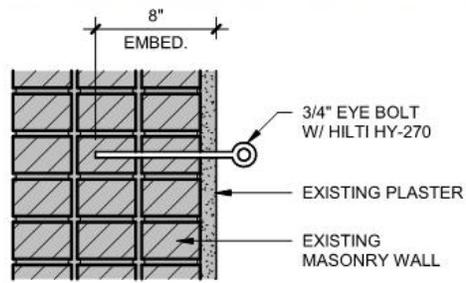
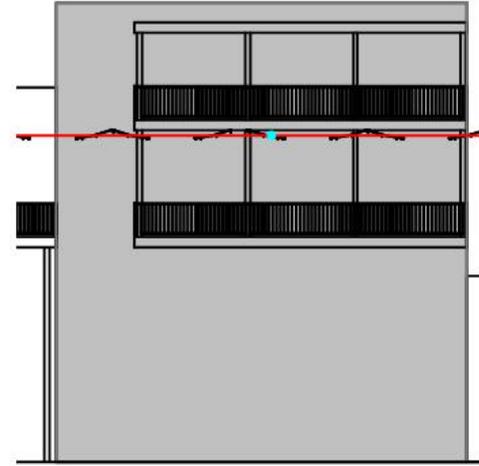
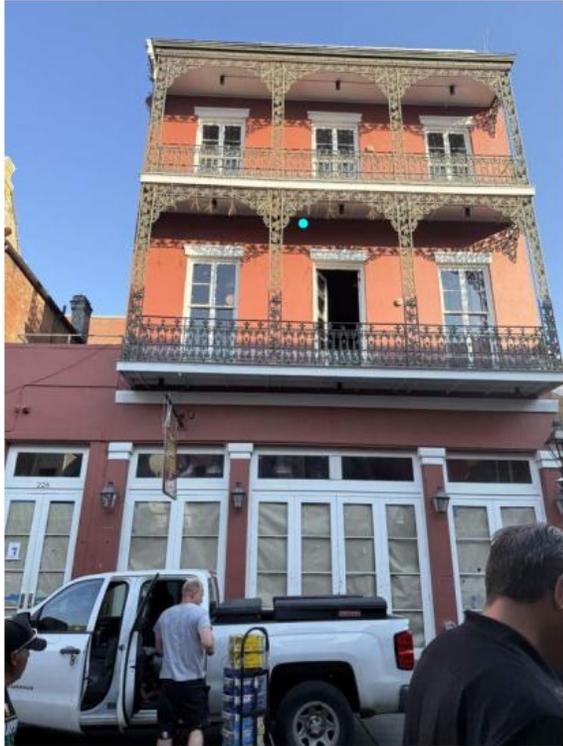
210 BOURBON STREET



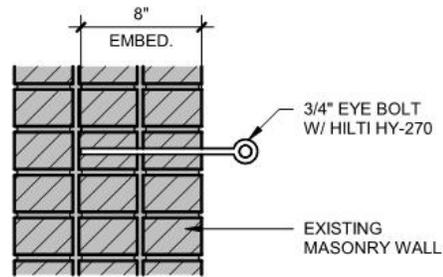
3 CONNECTION DETAIL - PLASTER ON BRICK
A110 1 1/2" = 1'-0"

226 Bourbon Street

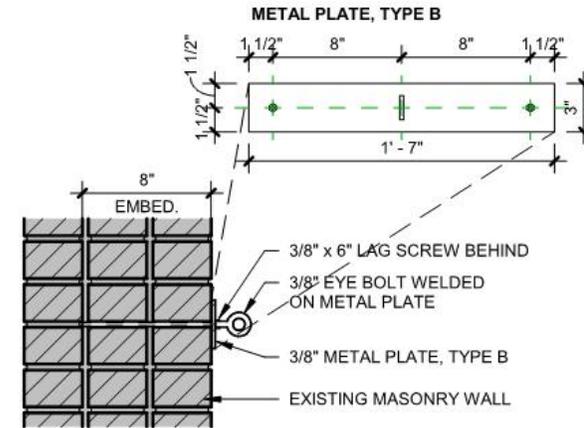
226 BOURBON STREET



3 CONNECTION DETAIL - PLASTER ON BRICK
A110 1 1/2" = 1'-0"



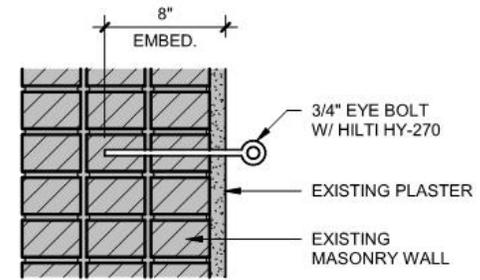
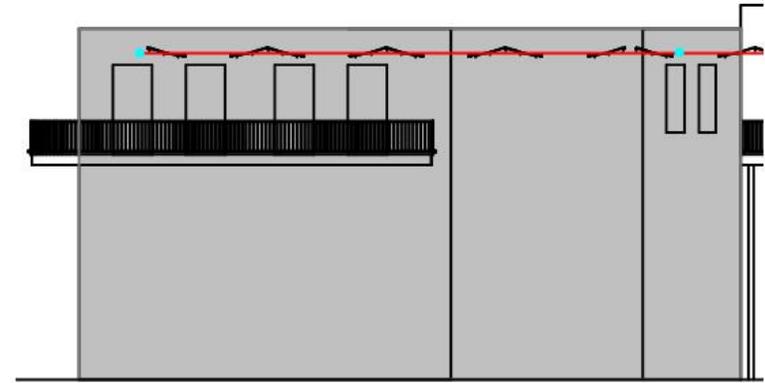
6 CONNECTION DETAIL - BRICK OPT 1
A110 1 1/2" = 1'-0"



2 CONNECTION DETAIL - BRICK OPT 2
A112 1 1/2" = 1'-0"

738 Bienville Street

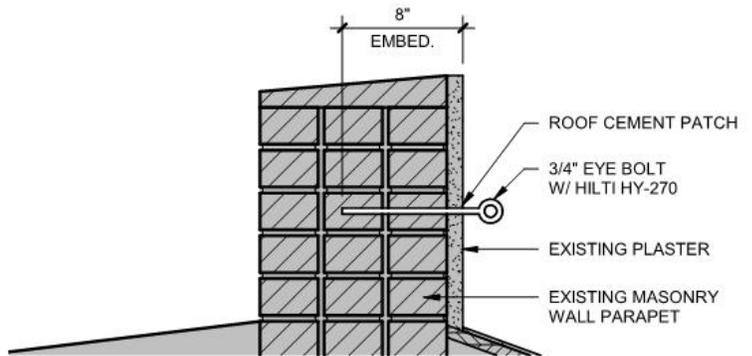
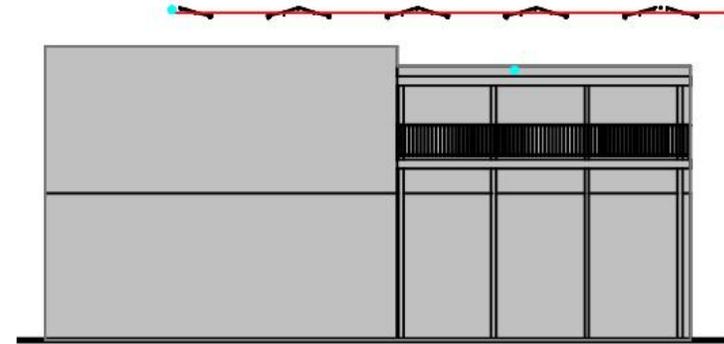
738 BIENVILLE STREET



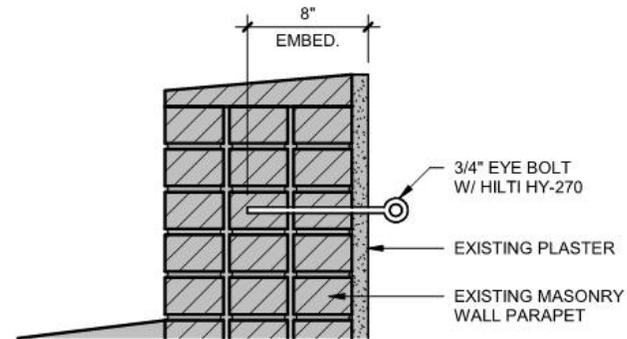
3 CONNECTION DETAIL - PLASTER ON BRICK
A110 1 1/2" = 1'-0"

309 Bourbon Street

309 BOURBON STREET



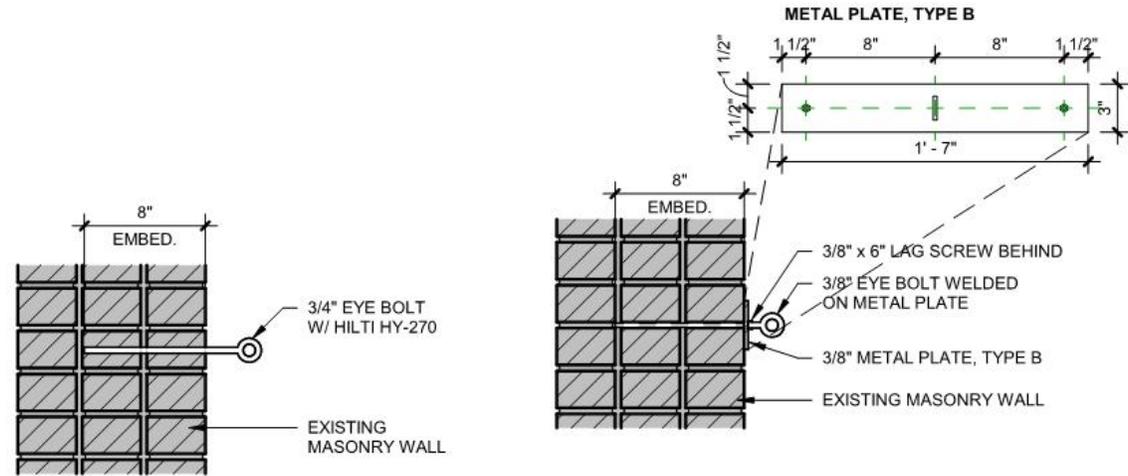
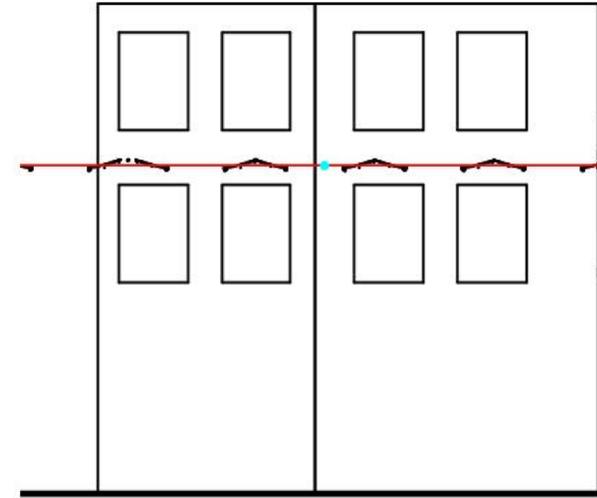
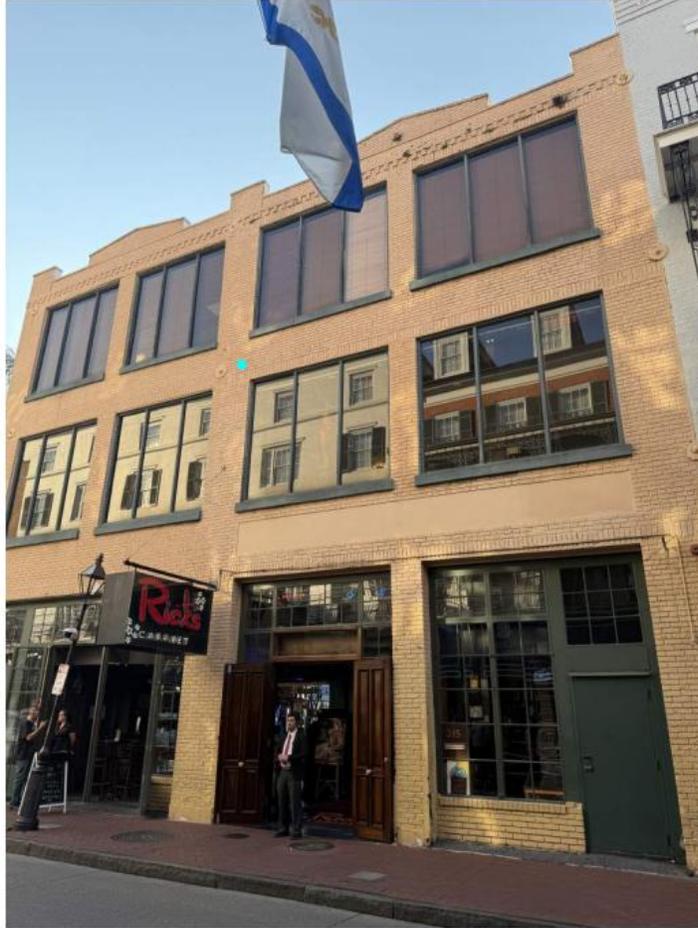
1 CONNECTION DETAIL - PLASTER ON BRICK ROOF PARAPET
 A114 1 1/2" = 1'-0"



2 CONNECTION DETAIL - PLASTER ON BRICK PARAPET
 A114 1 1/2" = 1'-0"

315 Bourbon Street

315 BOURBON STREET

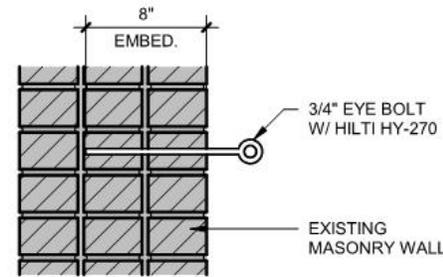
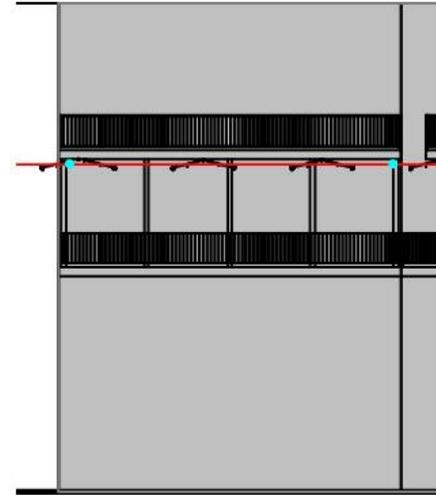


6 CONNECTION DETAIL - BRICK OPT 1
 $1 \frac{1}{2}'' = 1'-0''$

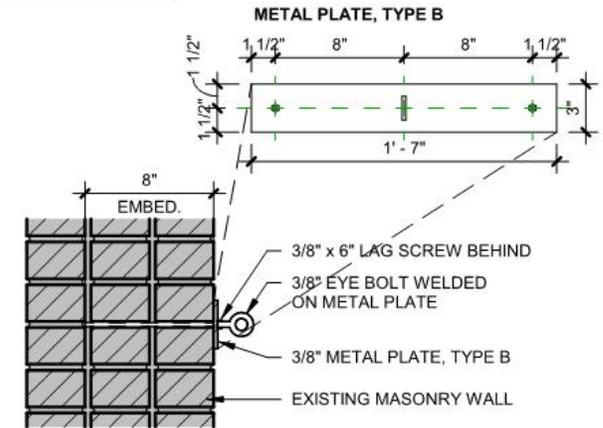
2 CONNECTION DETAIL - BRICK OPT 2
 $1 \frac{1}{2}'' = 1'-0''$

323 Bourbon Street

323 BOURBON STREET



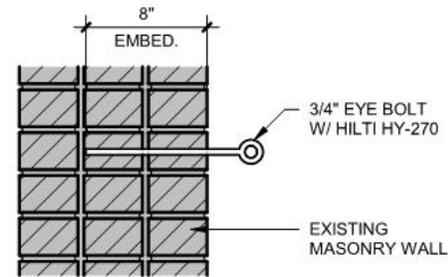
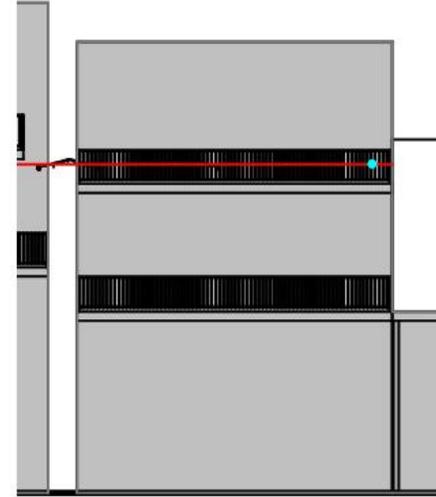
6 CONNECTION DETAIL - BRICK OPT 1
 $1\ 1/2" = 1'-0"$



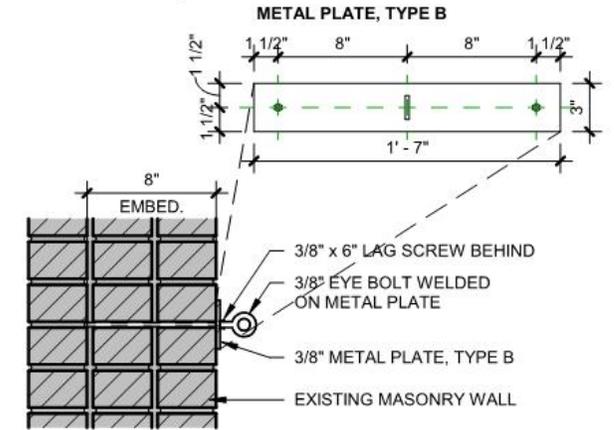
2 CONNECTION DETAIL - BRICK OPT 2
 $1\ 1/2" = 1'-0"$

333 Bourbon Street

333 BOURBON STREET



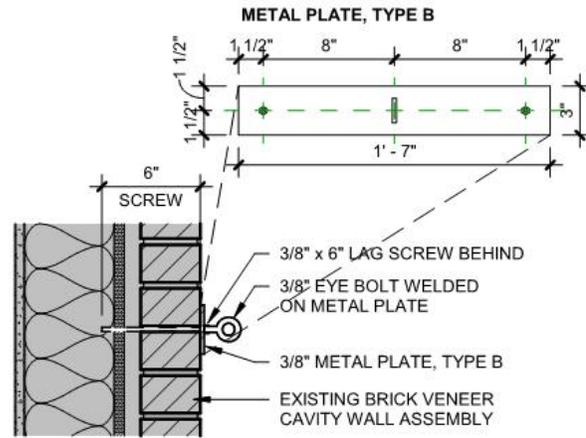
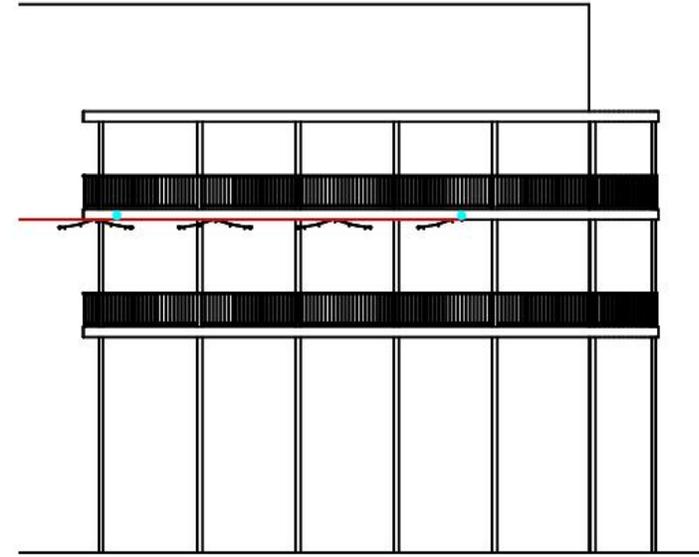
6 CONNECTION DETAIL - BRICK OPT 1
 $\frac{1}{2}$ A110 1 1/2" = 1'-0"



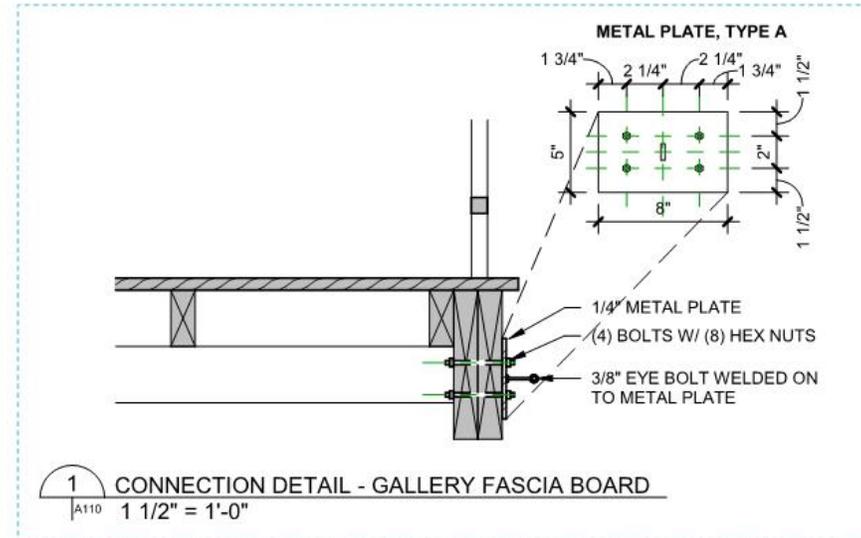
2 CONNECTION DETAIL - BRICK OPT 2
 $\frac{1}{2}$ A112 1 1/2" = 1'-0"

300 Bourbon Street (1)

300 BOURBON STREET



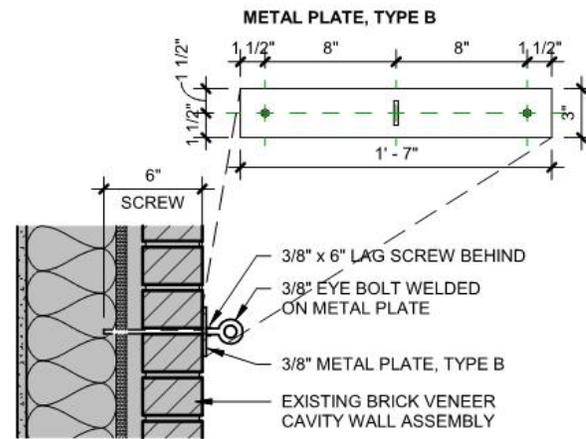
4 CONNECTION DETAIL - BRICK VENEER
 A110 1 1/2" = 1'-0"



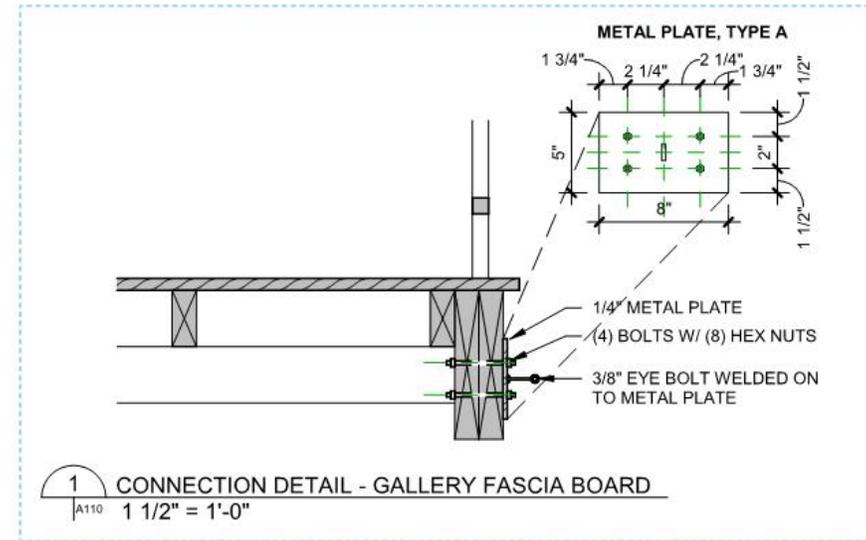
1 CONNECTION DETAIL - GALLERY FASCIA BOARD
 A110 1 1/2" = 1'-0"

300 Bourbon Street (2)

300 BOURBON STREET



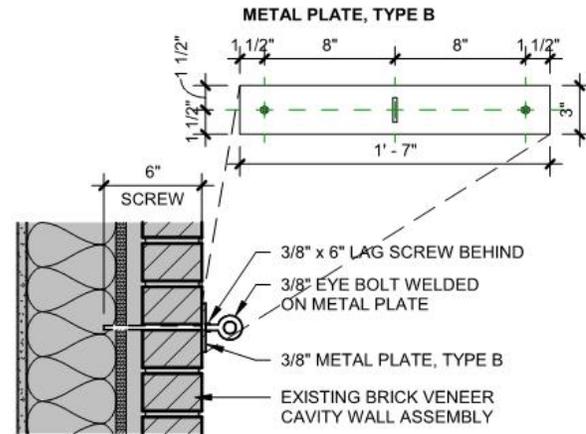
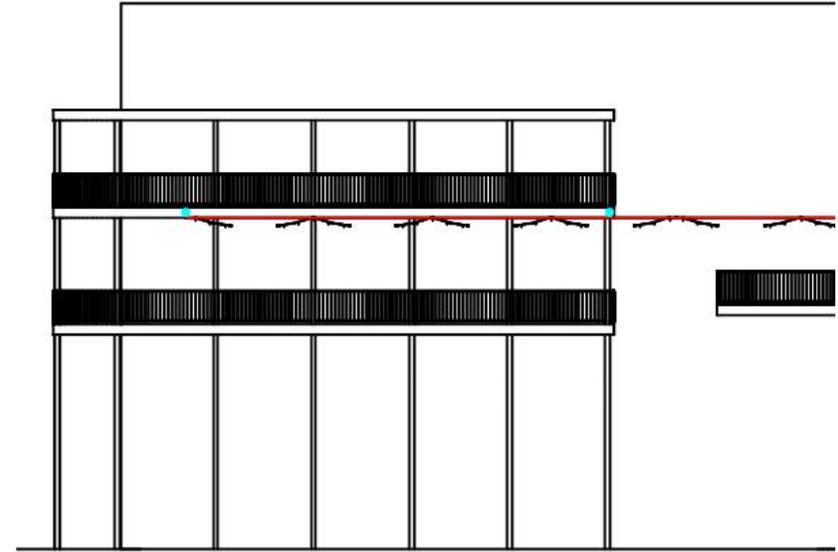
4 CONNECTION DETAIL - BRICK VENEER
 A110 1 1/2" = 1'-0"



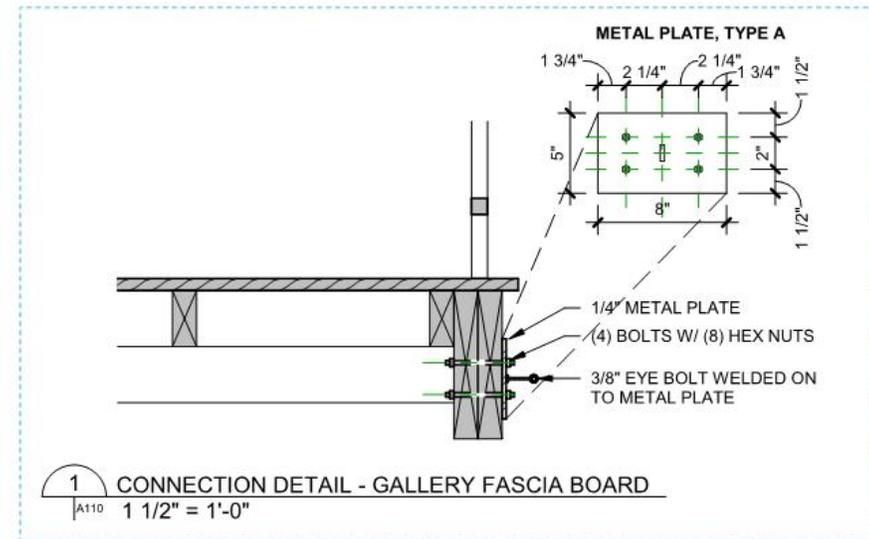
1 CONNECTION DETAIL - GALLERY FASCIA BOARD
 A110 1 1/2" = 1'-0"

300 Bourbon Street (3)

300 BOURBON STREET



4 CONNECTION DETAIL - BRICK VENEER
 A110 1 1/2" = 1'-0"



1 CONNECTION DETAIL - GALLERY FASCIA BOARD
 A110 1 1/2" = 1'-0"

GENERAL STRUCTURAL NOTES

I. GENERAL

1. 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.
2. 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.
3. See architectural, mechanical, 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.
4. Dimensions - Use written dimensions only. Do not scale from this drawing.
5. The structural drawings shall govern the work for all structural features, unless noted otherwise. The architectural drawings shall govern the work for all dimensions.
6. 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.
7. No change in size or dimension of structural members shall be made without the written approval of the professional of record.
8. 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.
9. Omissions & Conflicts - Omissions or conflicts between various elements of the construction documents should be brought to the attention of the design team.
10. Work not indicated on a part of the drawings but reasonably implied to be similar to that shown at corresponding places shall be repeated.
11. In case of conflict between the General Notes and Specifications and details, the most stringent requirements shall govern.
12. 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.
 - a. 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.
 - b. Verify the location of all existing utilities before commencing any work. Any interference shall be brought to the attention of the Structural Engineer.
 - c. Where alterations involve the existing supporting structure, the Contractor shall provide shoring and protection required to ensure the structural integrity of the existing structure.
 - d. 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.
13. 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.
14. 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.
15. All columns shall be centered on grid lines unless noted otherwise.
16. All column footings and pile caps shall be centered on columns unless noted otherwise.

II. DESIGN BASIS

A. Applicable Codes and Standards

1. International Building Code 2021

B. Wind Load based on ASCE 7-16 Minimum Design Loads for Buildings and Other Structures

1. Basic Wind Velocity 144 mph
2. Risk Category II
3. Exposure B
4. Design Method
 - a. MWFRS - Chapter 27, Directional Procedure
 - b. C&C - Chapter 30 Part 1, Envelope Procedure
5. Mean Roof Height = 20 ft
6. Enclosure Classification = Enclosed



III. MATERIALS

A. STRUCTURAL STEEL FRAMING

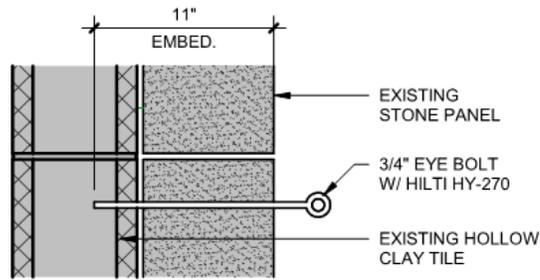
1. Fabrication and erection of structural steel shall conform to "The Manual of Steel Construction", Fourteenth Edition, American Institute of Steel Construction (AISC) including Specifications for Structural Steel Buildings, Specification for Structural Joints Using ASTM A325 or A490 Bolts, and AISC Code of Standard Practice.
2. 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.
3. All high-strength bolts shall be manufactured, installed, and field tested in accordance with the "Specification for Structural Joints using High Strength Bolts", RSCS, latest edition.
4. Structural L shapes & plates: ASTM A572, Grade 50
5. Steel tubing (square or rect.): ASTM A500, Grade B (46 ksi yield)
6. Galvanized structural steel:
 - a. Structural shapes and rods ASTM A123
 - b. Bolts, fasteners and hardware ASTM A153
7. Anchor rods shall conform to ASTM F1554, unless noted otherwise.
8. All bolted connections shall be with ASTM A307 bolts, 3/8" minimum diameter, unless noted otherwise.
9. All bolts are considered snug-tightened, unless noted otherwise.
10. Oversized holes shall not be provided without approval of the EOR. If oversized holes are elected and approved, bolts shall be slip-critical.
11. Where possible, all bolt holes in structural steel shall be drilled or punched in the shop. Any holes required to be made at the project site shall be mechanically drilled or punched. No burning of holes shall be allowed.
12. All connections shall be symmetrical about the axis of the member connected. Provide only one grade of bolt for each bolt diameter to be used in the connections. Do not mix grades of bolts.
13. Unless noted otherwise, all cap and base plates shall be welded to the columns continuously all around with a 1/4" fillet weld.
14. Welding electrodes shall be E70XX for manual arc welding and F7X-EXXX for submerged arc welding. All welders shall be certified by the AWS. Minimum weld size shall be 3/16" unless noted otherwise.
15. Existing framing requiring welding shall be thoroughly cleaned to ensure proper welding.
16. All welds shall be visually inspected as required by AWS D1.1 and in accordance with AWS B1.1 "Guide for the Visual Examination of Welds", unless noted otherwise.
17. Splices in structural steel not shown on the structural drawings will not be accepted without specific approval of the Structural Engineer. Submitted splices shall be designed by the Fabricator's delegated design engineer and stamped by an Engineer licensed in Louisiana.
18. The General Contractor and Steel Erector shall notify the Structural Engineer of any fabrication or erection errors or deviations and receive written approval before any field corrections are made.
19. Alternate connection details may be used if such details are submitted to the engineer for review and approval. However, the engineer shall be the sole judge of acceptance and the Contractor's bid shall anticipate the use of those details shown on the drawings. The Contractor is responsible for the design of such alternate details which they propose and provide stamped drawings for approval.
20. Main support members for the metal deck are shown. During preparation, submission, and review of shop drawings, any additional angles or miscellaneous attachment details required to support the metal deck at the required elevation shall be provided by the Structural Steel Contractor.
21. All steel shall be coated per Architectural specifications.
22. Steel angles, plates, and lintels along with bolts and washers, in direct contact with exterior finish masonry, shall be hot-dipped galvanized per ASTM A123 and A153.
23. All column base plates and anchor rods shall be hot-dipped galvanized per ASTM A123 and A153.
24. All exterior framing (beams & columns) shall be painted per Architectural specification.
25. All dissimilar metals shall be treated or properly separated to prevent galvanic and/or corrosive effects.

GENERAL NOTES

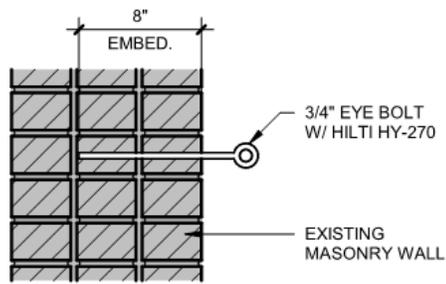
- B. WOOD FRAMING
1. All wood framing fabrication and erection shall conform to the "National Design Specification (NDS) for Wood Construction" by the AFPA, the Plywood Design Specification by the APA, and the "Timber Construction Manual" as adopted by the American Institute of Timber Construction, including the AITC 106 "Code of Standard Practice" and ANSI/AITC A190.1 "American National Standard, Structural Glued Laminated Timber" by American Institute of Timber Construction.
 2. See IBC International Building Code for minimum bracing and fastening requirements. Provide nailing patterns in compliance with IBC recommended fastening schedule.
 3. All lumber or plywood in contact with masonry or exposed to earth or weather, including sill plates, shall be pressure treated with AWPA Standard U1 and the following Use Category depending on member:
 - A. Exterior framing exposed to weather & masonry - UC3B
 4. All connection bolts for timber framing members shall be minimum 3/8"Ø ASTM A307 bolts.
 5. All bolts and lag bolts shall be fitted with galvanized, malleable iron or steel plate washers.
 6. All hangers, clips, connectors, anchors, ties, etc. shall be attached with nails of the maximum size and type recommended by the manufacturer. All holes in connectors shall be filled.
 7. All treated wood members shall be connected or fastened with galvanized hangers, nails, screws, bolts, and all other accessories. The coating must be hot-dipped to an equivalent of G-90 rating or greater.
- C. ADHESIVE ANCHORS AND DOWELS
1. 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.
 2. Unless noted otherwise, Hilti HIT-HY 270 epoxy system shall be used for an adhesive anchor in brick and concrete masonry.
 3. Unless noted otherwise, Hilti HIT-HY 200 V3 epoxy system shall be used for an adhesive anchors or dowels in concrete.
 4. 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.
 5. The spacing, minimum embedment, and installation of the anchors shall be in accordance with the manufacturer's recommended procedures and in accordance with the plans.
 6. Anchor rods used in adhesive anchorage systems shall conform to ASTM F1554 steel.
 7. 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.
 8. Overhead adhesive anchors must be installed using the Hilti Profi piston plug system.
- D. STAINLESS STEEL CABLE
- a. Stainless steel cable shall be Stainless Steel Wire Rope 7×19 Type 304.
 - b. All stainless steel cable shall be 3/16" diameter.
 - c. Primary cables shall be tensioned to a maximum of 600 pounds to achieve the sag specified in the architectural drawings.
 - d. Secondary cables shall be tensioned to a maximum of 1,500 pounds to achieve the sag specified in the architectural drawings.
 - e. If cables require additional tensioning to achieve sag specifications, contact EOR.
 - f. All wire rope ends shall have a thimble and shall be secured with three u-bolt wire rope clips.
 - To maintain the position of the secondary cable on the primary cable, additional u-bolt wire rope clips can be installed on each side of the thimble.
 - g. When tensioning secondary cables, contractor shall counteract the lateral deflection of the primary cable by applying the specified tension to the system in intervals, not all at once.
 - h. **All cables to require breakaway connection at each eyebolt location.**



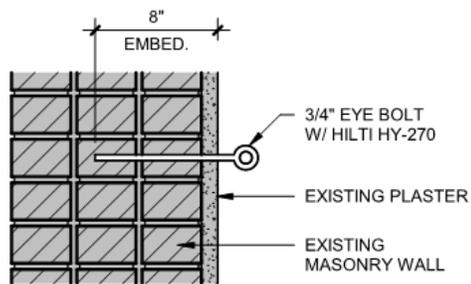
GENERAL NOTES



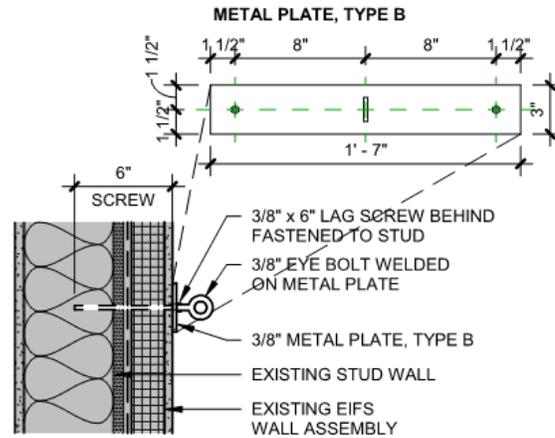
7 CONNECTION DETAIL - STONE
A110 1 1/2" = 1'-0"



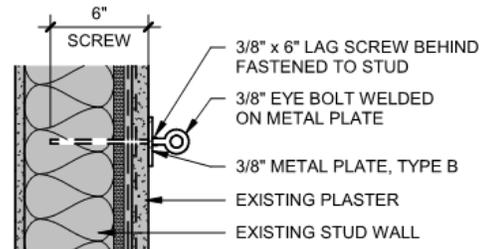
6 CONNECTION DETAIL - BRICK OPT 1
A110 1 1/2" = 1'-0"



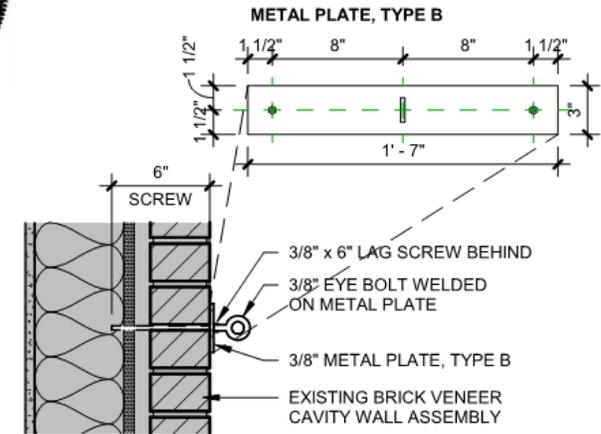
3 CONNECTION DETAIL - PLASTER ON BRICK
A110 1 1/2" = 1'-0"



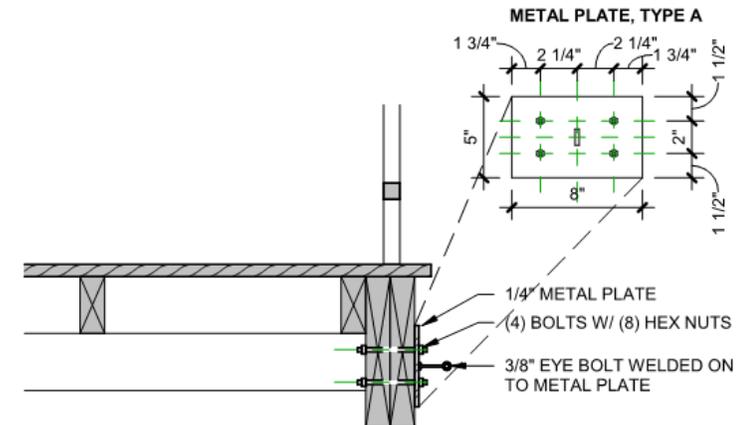
5 CONNECTION DETAIL - EIFS
A110 1 1/2" = 1'-0"



2 CONNECTION DETAIL - PLASTER ON STUD
A110 1 1/2" = 1'-0"

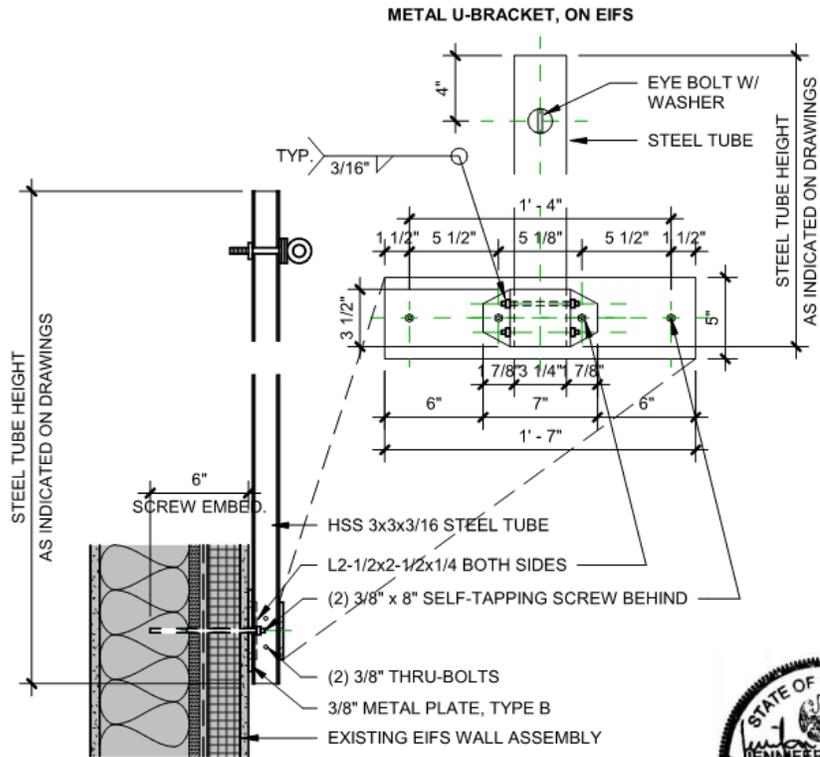


4 CONNECTION DETAIL - BRICK VENEER
A110 1 1/2" = 1'-0"

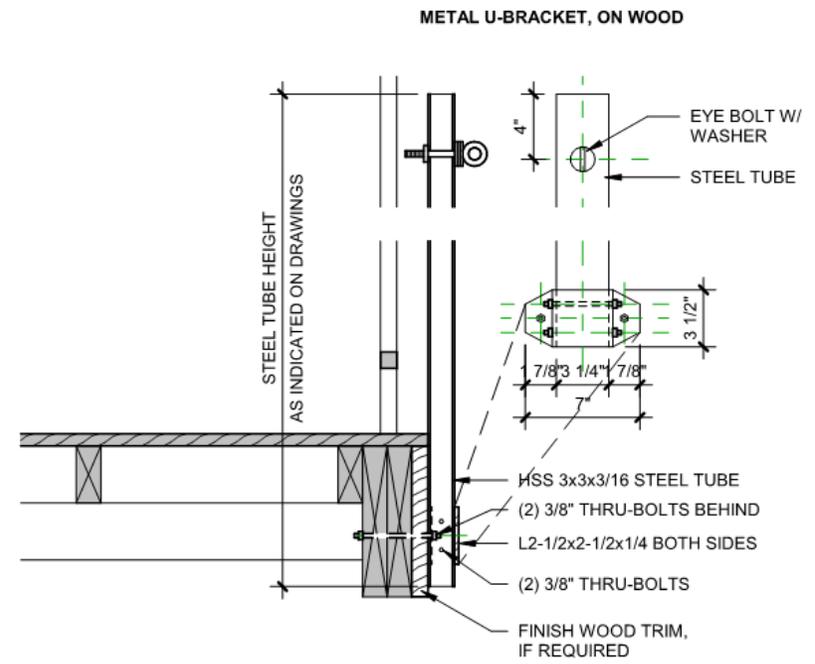


1 CONNECTION DETAIL - GALLERY FASCIA BOARD
A110 1 1/2" = 1'-0"

CONNECTION DETAILS

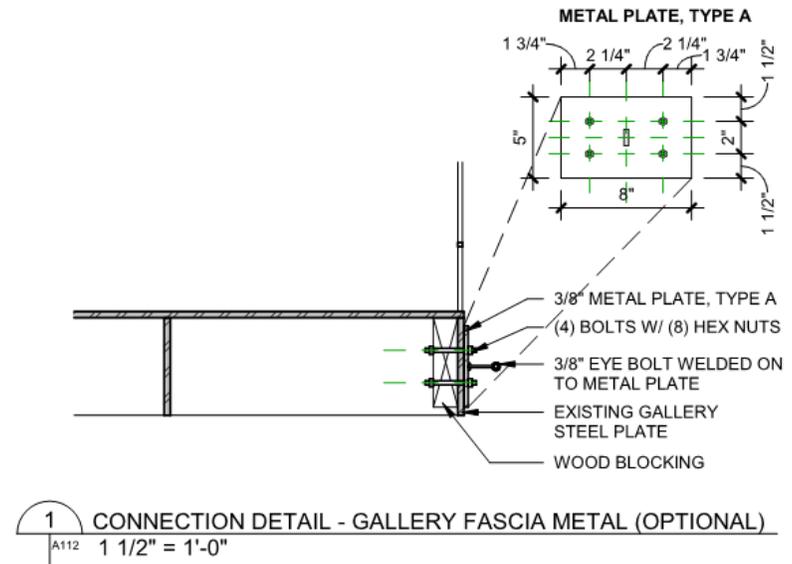
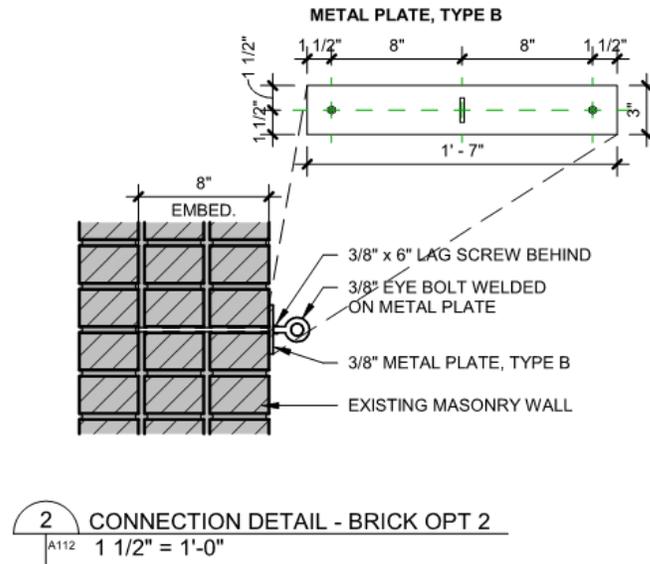


2 CONNECTION DETAIL - EIFS W/ TUBE
 A111 1 1/2" = 1'-0"

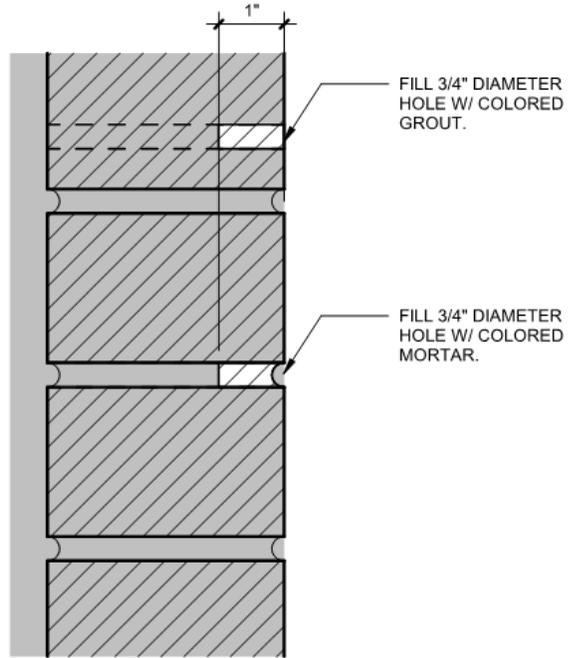


1 CONNECTION DETAIL - GALLERY FASCIA BOARD W/ TUBE
 A111 1 1/2" = 1'-0"

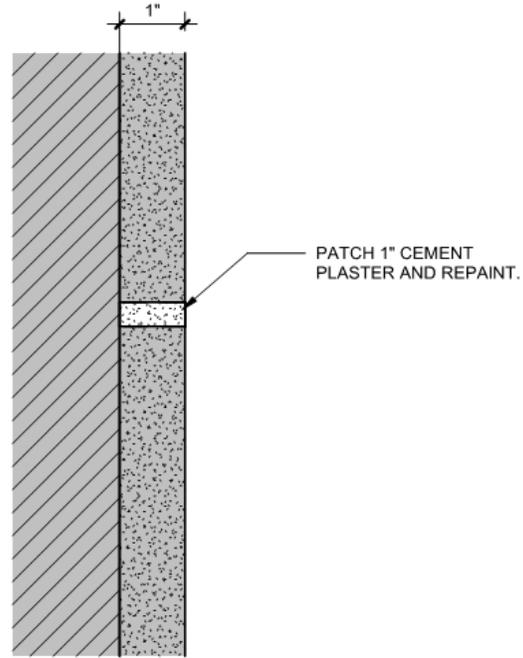
CONNECTION DETAILS



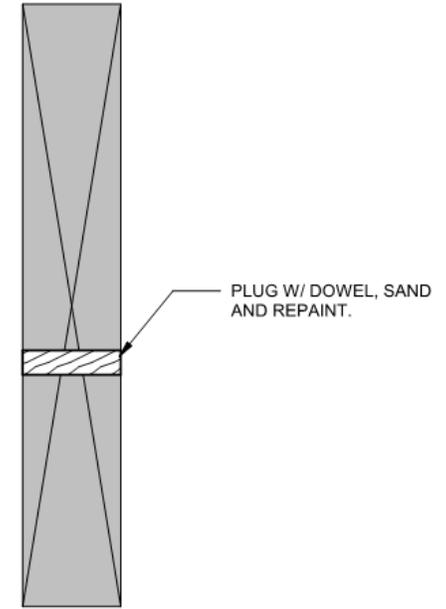
CONNECTION DETAILS



3 RESTORATION - BRICK
 A113 6" = 1'-0"



2 RESTORATION - PLASTER
 A113 6" = 1'-0"



1 RESTORATION - WOOD
 A113 6" = 1'-0"

CONNECTION DETAILS