

# Vieux Carré Commission Architecture Committee Meeting

Tuesday, December 2, 2025



# Old Business



**610 Bienville**

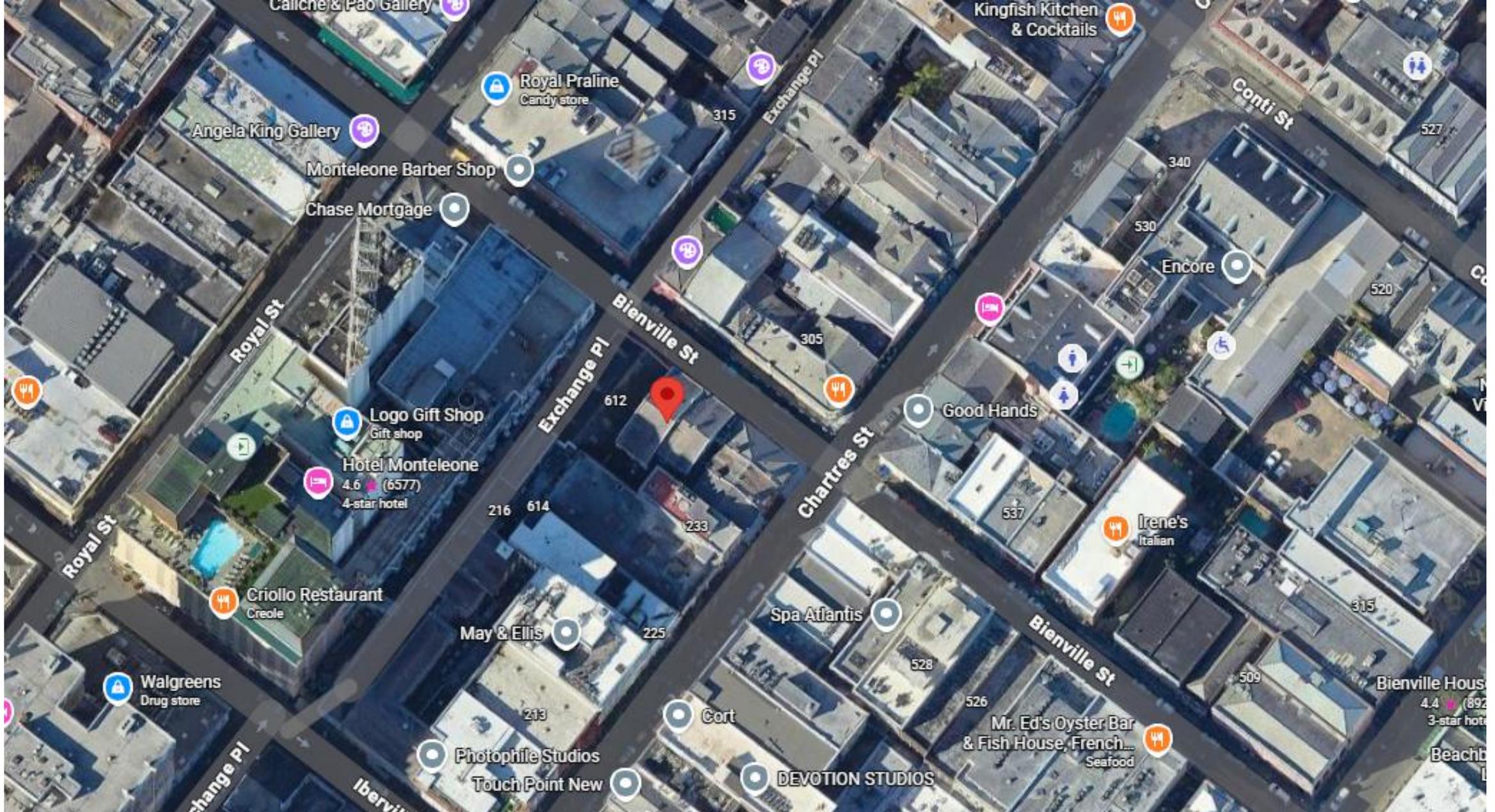


610 Bienville

VCC Architectural Committee

December 2<sup>nd</sup>, 2025





610 Bienville





610 Bienville

VCC Architectural Committee

December 2<sup>nd</sup>, 2025





610 Bienville

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December 2<sup>nd</sup>, 2025





610 Bienville

VCC Architectural Committee

December 2<sup>nd</sup>, 2025





## Schlage Accent Single Cylinder Keyed Entry Door Lever Set and Deadbolt Combo with Addison Rose

Model: FB50ACCADD622 | Item: bci4185355

from the [Accent Collection](#)

★★★★★ 538 Reviews

**\$103.44**

**Finish:** Matte Black - 35 In Stock



**Trim Design** ⓘ

Accent & Addison ▾

**Free Keying Option** ⓘ

 Keyed Alike

 Keyed Different



610 Bienville

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**Sleek Design. Vandal Resistant.**

Rugged readers are a great fit for indoor/outdoor applications and offers users the flexibility of using everyday proximity credentials or PIN numbers to gain access to secure areas. Easily add an extra layer of security with two-factor authentication on keypad readers, requiring users to present proximity credentials and enter a PIN number to gain access.



Specifications	Mullion	Single-Gang	Mullion Keypad	Single-Gang Keypad
Part Number	RDRMRS	RDRGRS	RDRMRK	RDRGRK
Read Range	≤ 2" inches (5cm)			
Input	125 kHz			
Output	26 bit Wiegand protocol; 8-bit burst PIN mode			
Temperature	-4° ~ +122° F (-20° ~ +50° C)		-4° F ~ 140° F (-20° C ~ 60° C)	
Operating Humidity	0 - 95%			
Dust & Waterproof Rating	IP68			
Impact Protection Rating	IK10			
Power Voltage	DC12V±10%			
Amperage Max	45 mA			
Dimensions	4.05 x 1.88 x 0.86"	4.72 x 3.27 x 0.89"	6.3 x 1.8 x 1"	5.7 x 3.3 x 1"



## IX-DV IP Video Door Station

The IX-DV is a surface-mount weather-resistant IP video door station that connects to a network using Cat-5e/6 cable. The station is also SIP compliant.

Equipped with a 1.23 megapixel fixed camera, its angle can be vertically adjusted using a lever on the back of the station. Video can be streamed to third-party devices using ONVIF Profile S or RTSP. Audio and video can be stored on a microSD™ card.

It can be programmed to call up to 20 stations and one of three different call levels can be selected. The station has a 600Ω output that can be used for paging or communication. Two contact outputs can be programmed to trigger during door release or based on the status of the station. Six inputs can be used to trigger an outgoing call or answer a call/page.

There are audible and visual indicators for calling, communication, and door release. Sound files can be uploaded for custom messages to be played during door release, call placed, communication start, error message, and more.



- SIP compliant
- 1.23 megapixel fixed video camera
- White LED for low light illumination
- ONVIF Profile S compliant
- Camera vertical adjustment +15°, 0°, or -8° (manual)
- Slot for microSD™ card
- Weather and vandal resistant
- Two contact outputs
- Six trigger inputs
- Anodized aluminum
- PoE (802.3af)
- PoE passthrough (requires 802.3at Type 2 PoE+)

**Power Source** PoE (IEEE 802.3af class 0) or 24V DC (PS-2420UL)

**Power Draw** 5.28W

**Camera** 1/3" CMOS 1.23 megapixel

**Min Illumination** 5 lux

**Audio Codec** G.711 (μ-law, A law), G.722

**Video Codec** H.264/AVC, motion JPEG

**Protocols** IPv4, IPv6, TCP, UDP, SIP, HTTP, HTTPS, RTSP, RTP, RTCP, IGMP, MLD, SMTP, SFTP, DHCP, NTP, DNS

**Port Security** IEEE 802.1X

**UL Listed** UL 62368-1 cUL 62368-1

**Operating Temp** -40° ~ 140°F (-40° ~ 60°C)

**Protection** IP54, IK08

**Dimensions** 8-1/16" H x 4-1/2" W x 2-1/16" D



610 Bienville

VCC Architectural Committee

December 2<sup>nd</sup>, 2025





# New Business



**214 Royal**

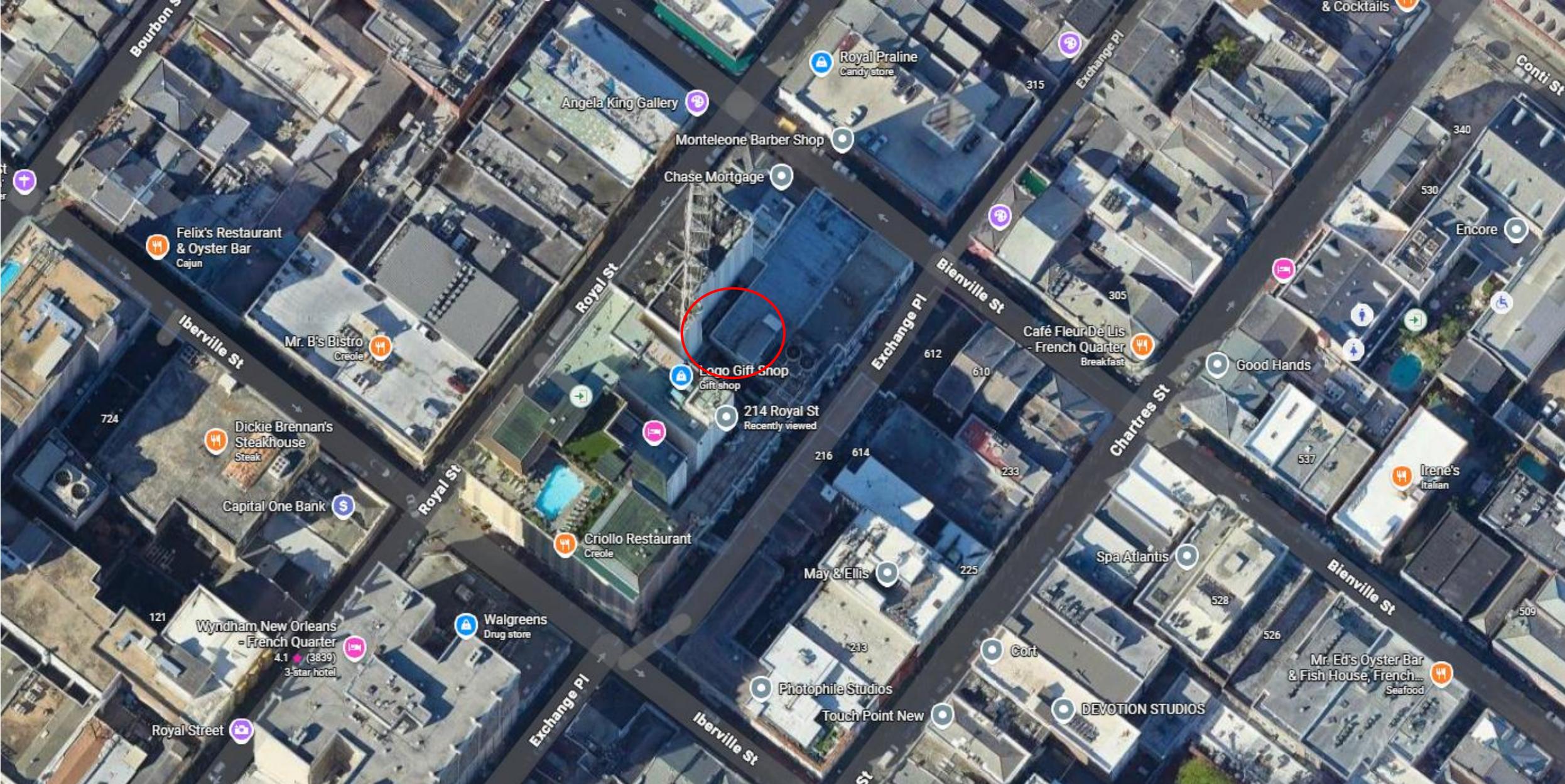


214 Royal

VCC Architectural Committee

December 2<sup>nd</sup>, 2025



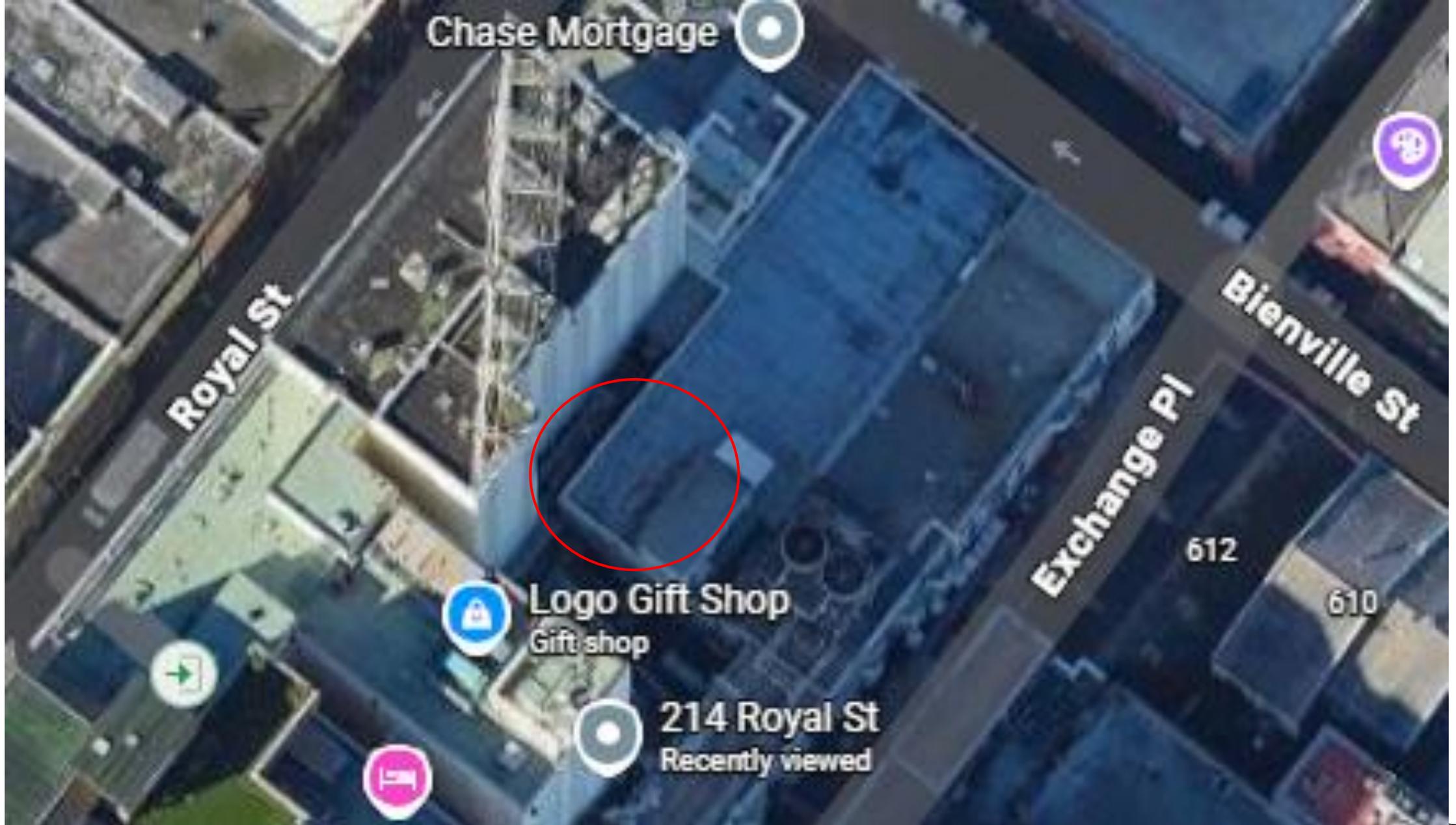


214 Royal

VCC Architectural Committee

December 2<sup>nd</sup>, 2025





214 Royal





**Photo Montage:**



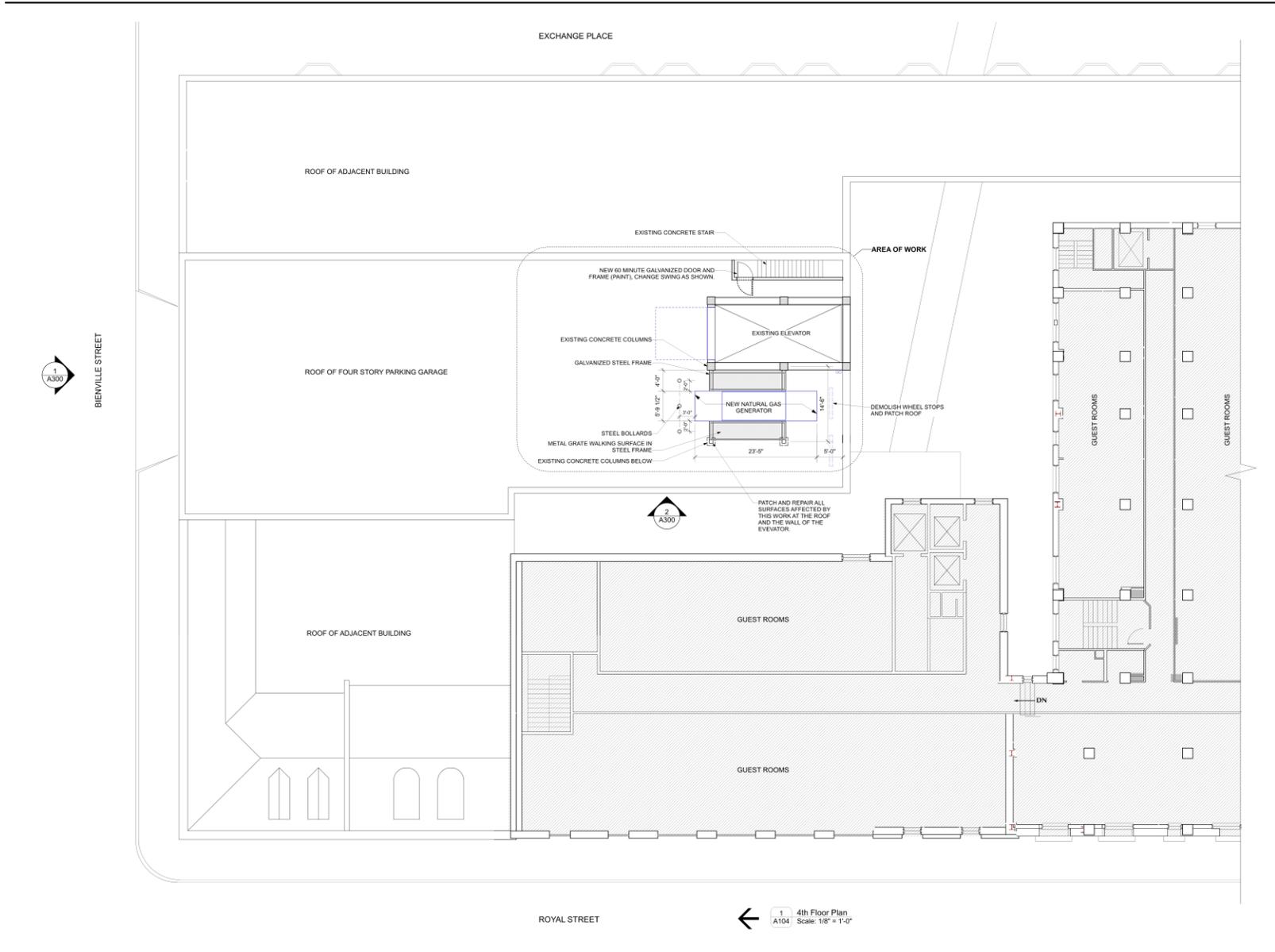
214 Royal

VCC Architectural Committee

December 2<sup>nd</sup>, 2025



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2114 Magazine St. Suite 700  
 New Orleans, Louisiana 70110  
 www.vccarch.com | (504) 561-3722

**New Generator**  
 Hotel Monteleone  
 214 Royal Street  
 New Orleans, LA 70130

**Issued**

Date	To	Use / Restriction
10.14.25	SEL. TEAM	REVIEW
10.22.25	CITY	VCC REVIEW
11.14.25	CITY	REVIEW

Progress   
 Release



Project No. 2533 Drawn By: rac

4th Floor Plan  
**A104**  
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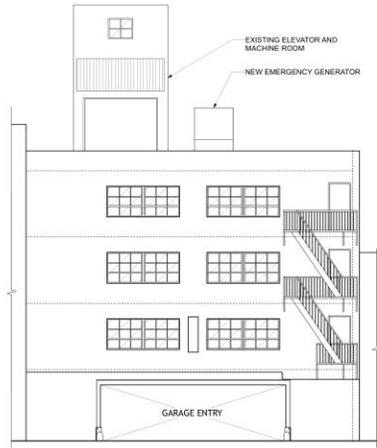
214 Royal

VCC Architectural Committee

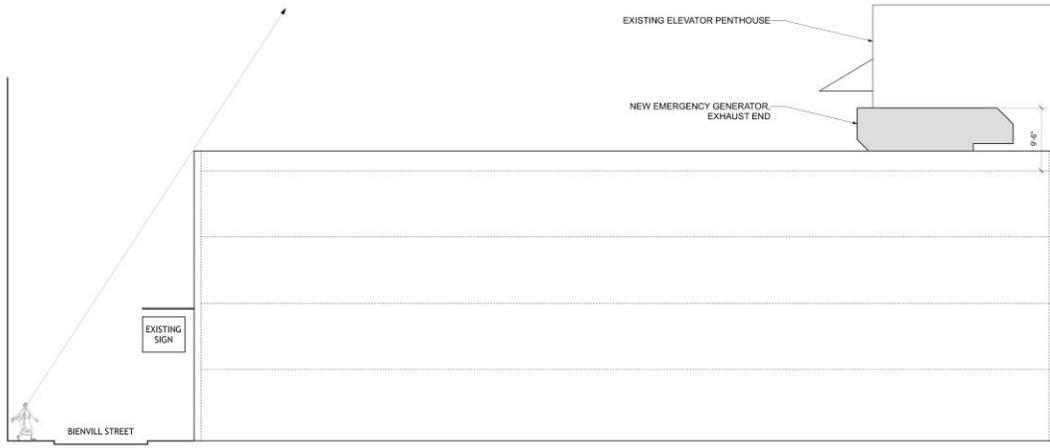
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1 BIENVILLE STREET ELEVATION  
A300 Scale: 1/8" = 1'-0"



2 WEST ELEVATION  
A300 Scale: 1/8" = 1'-0"



3 SAMPLE PHOTO  
A300 Scale: 1/8" = 1'-0"

**Engine specifications**

Base engine	Cummins DT485SE
Displacement	865 HP (14.1)
Minimum battery capacity	800 amps at minimum ambient temperature of 0° F (18° C)
Battery charging alternator	70 amps
Starting voltage	24-volt, negative ground
Standard cooling system	104° F (40° C)

**Alternator specifications**

Design	Brushless, 4-pole, drip-proof revolving field
Stator	2/3 pitch
Rotor	Direct-coupled by flexible disc
Insulation system	Class H per NEMA MG-1, 1-65 or better
Standard temperature rise*	125° C
Exciter type	Permanent Magnet Generator (PMG)
Phase rotation	A, B, C (V, C, W)
Alternator cooling	Direct-drive centrifugal blower

\* For A, voltage, with a temperature rise of 120° C or below, and ambient temperature up to 40° C.

**Outline drawing**

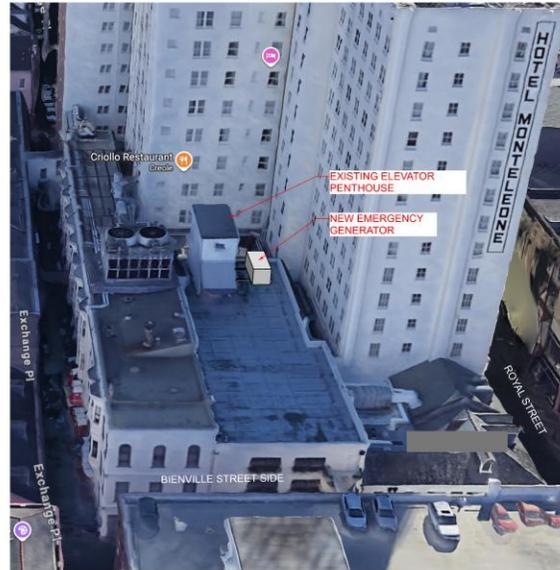
All models	Dim "A" in. (cm)	Dim "B" in. (cm)	Dim "C" in. (cm)
Open set	147 (373)	68 (173)	77 (196)
Weather-protective enclosure	183 (465)	70 (178)	99 (251)
Sound-attenuated Level 1 & 2 enclosure	281 (714)	70 (178)	99 (251)

NOTE: Consult drawings for applicable weights. Contact the factory for additional information.

NAS-C2596-C3096  
November 2011

cummins.com

4 CUT SHEET  
A300 Scale: 1/8" = 1'-0"



5 PHOTO MONTAGE  
A300 Scale: 1/8" = 1'-0"



ARCHITECTS  
2154 Magazine St, Suite 200  
New Orleans, Louisiana 70130  
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New Generator  
Hotel Monteleone  
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New Orleans, LA 70130

Issued

Date	To	Use / Restriction
10.14.25	BSS, TEAM	REVIEW
10.22.25	CITY	VCC REVIEW
11.14.25	CITY	REVIEW

Progress   
Release



Project No. 2533 Drawn By: rsc

ELEV. SPECS

A300

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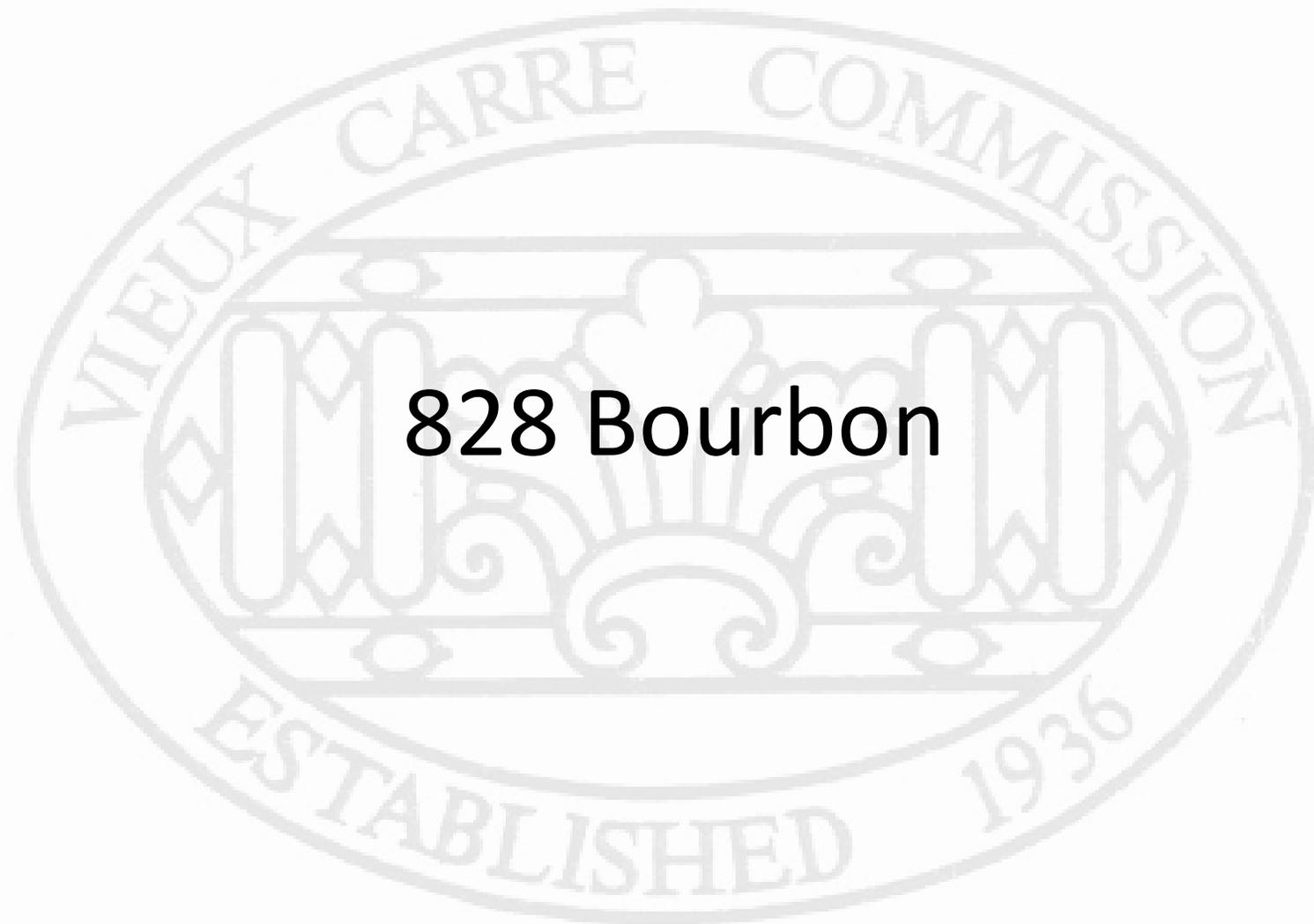
214 Royal

VCC Architectural Committee

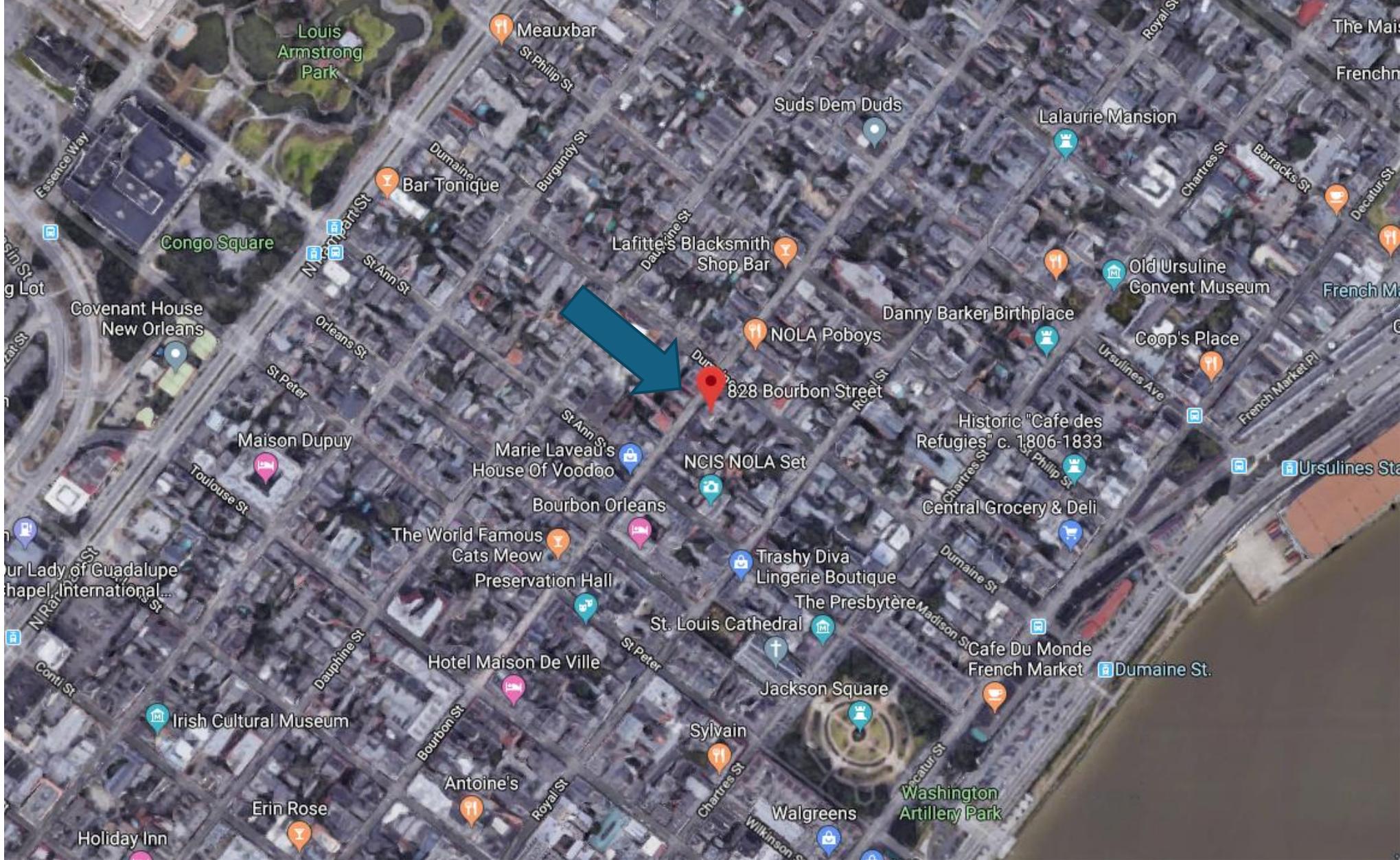
December 2<sup>nd</sup>, 2025







**828 Bourbon**



828 Bourbon

VCC Architectural Committee

December 2, 2025









828 Bourbon

VCC Architectural Committee

December 2, 2025



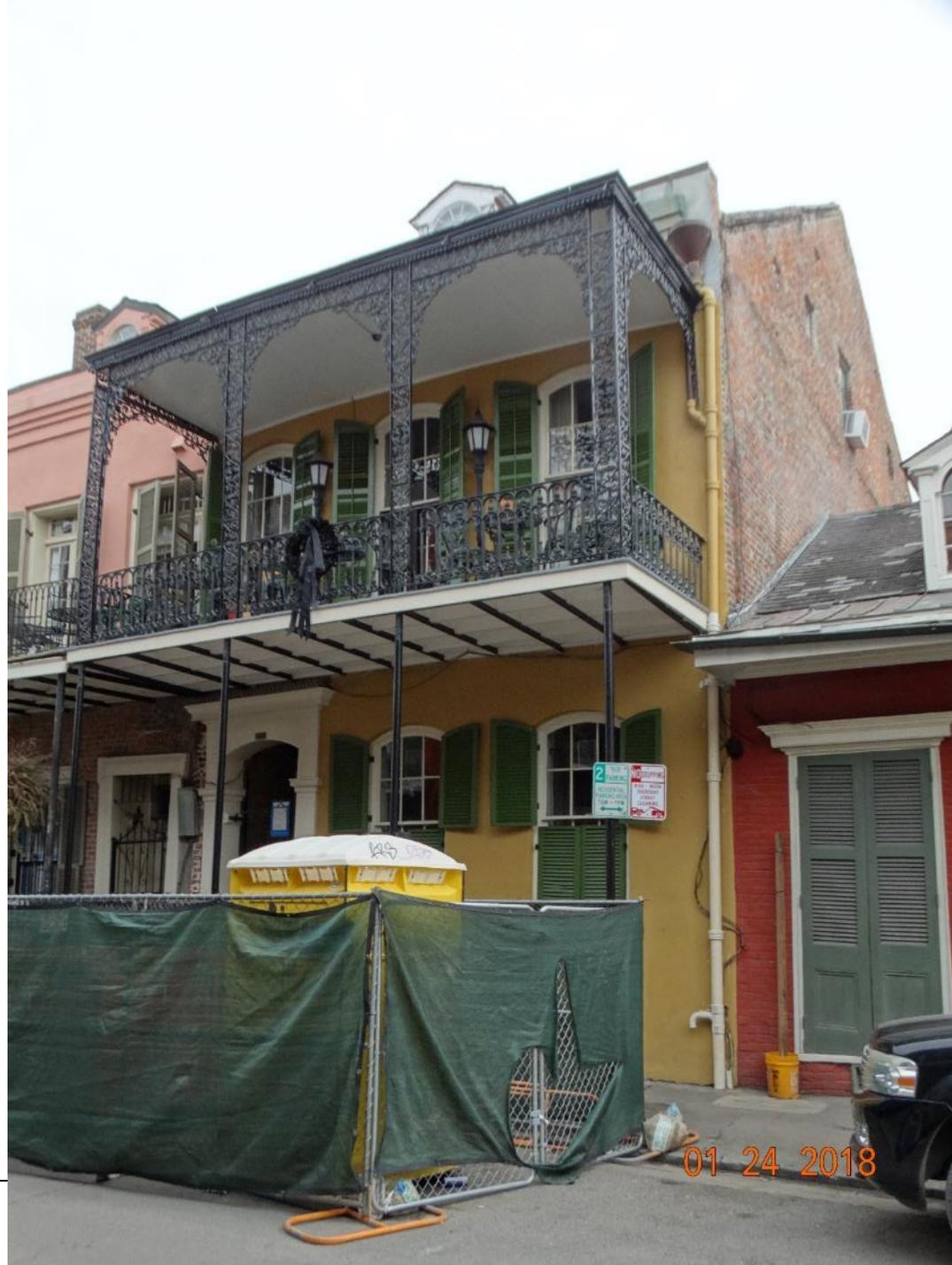


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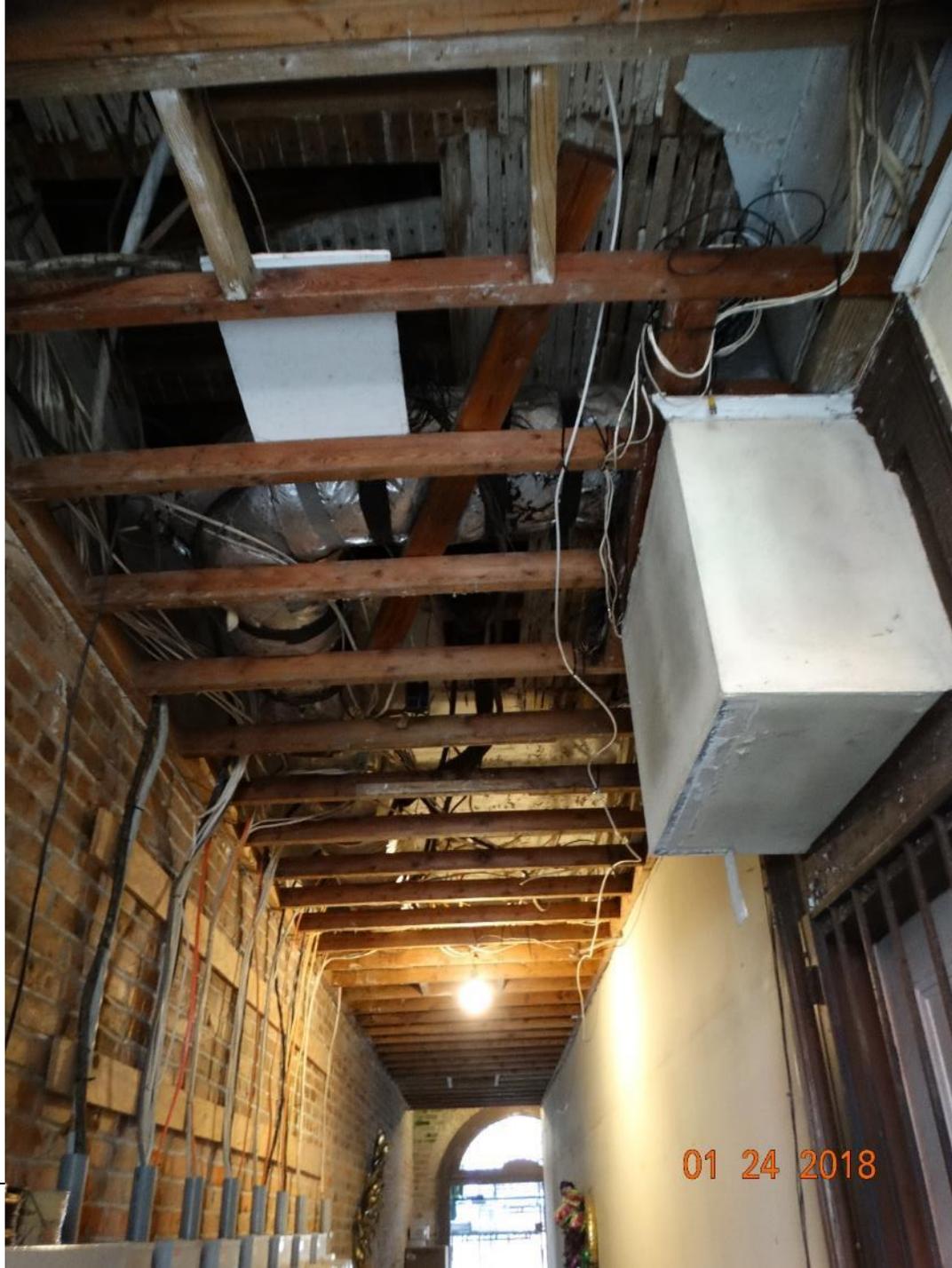


828 Bourbon

VCC Architectural Committee

December 2, 2025





828 Bourbon

VCC Architectural Committee

01 24 2018

December 2, 2025





828 Bourbon

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December 2, 2025





828 Bourbon

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December 2, 2025





828 Bourbon

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01 24 2018

December 2, 2025





828 Bourbon

VCC Architectural Committee

01 24 2018

December 2, 2025





828 Bourbon – Underside of Rear Balcony



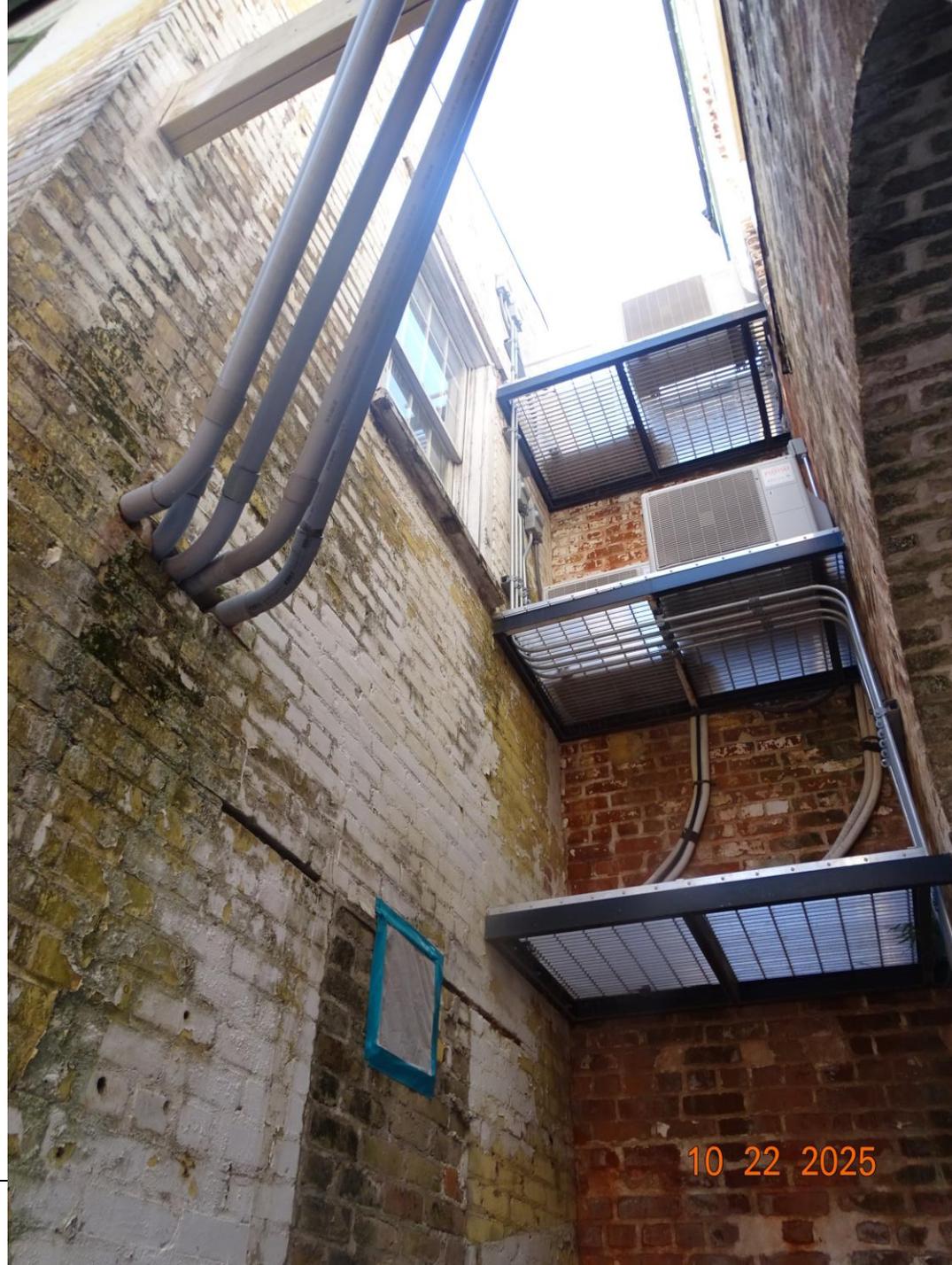


828 Bourbon

VCC Architectural Committee

December 2, 2025





828 Bourbon

VCC Architectural Committee

10 22 2025

December 2, 2025





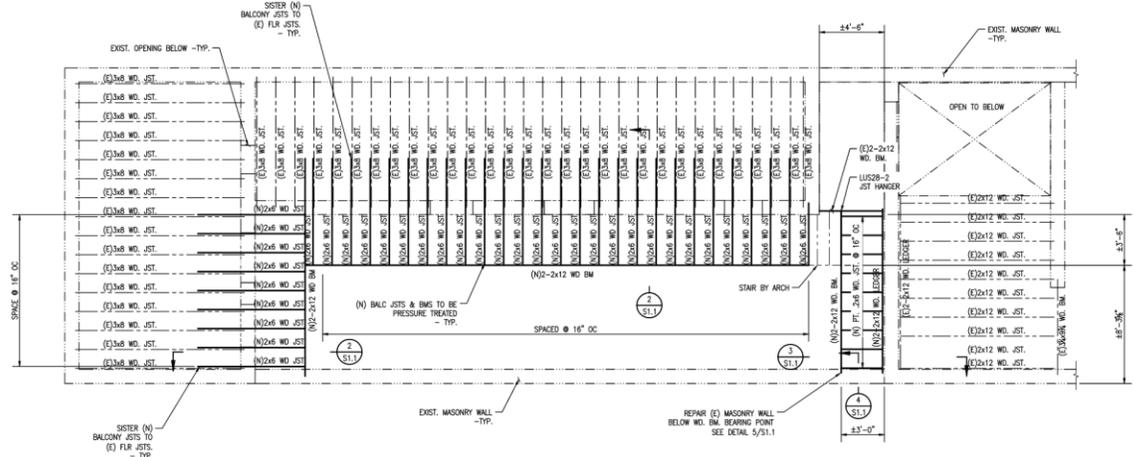
828 Bourbon

VCC Architectural Committee

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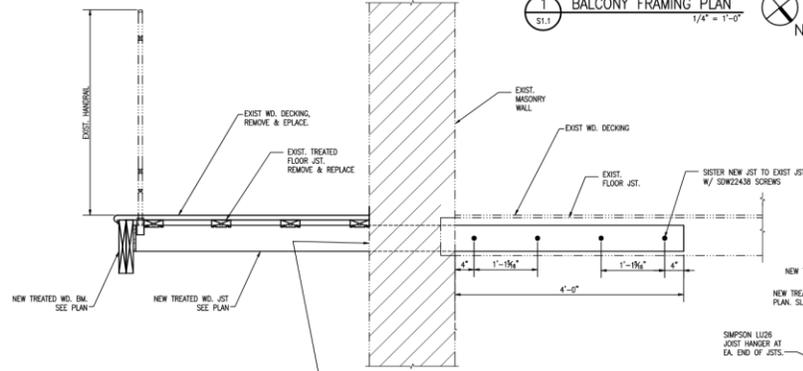
December 2, 2025



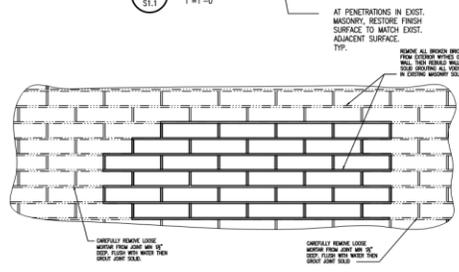


PLAN NOTES: UNLESS NOTED OTHERWISE:  
 1. TOP OF STRUCTURAL STEEL ABOVE SIDE WALK, EL.  $\pm 107'-9"$ .  
 2. TOP OF WOOD JOISTS ABOVE SIDE WALK, EL.  $\pm 113'-7"$ .  
 3. (E) - INDICATES EXISTING MATERIAL.  
 4. (N) - INDICATES NEW MATERIAL.  
 5. (N)P(L)K(S) TO BE PAINTED.

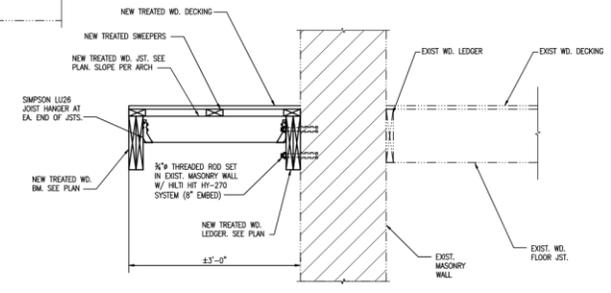
1 BALCONY FRAMING PLAN  
 1/4" = 1'-0"



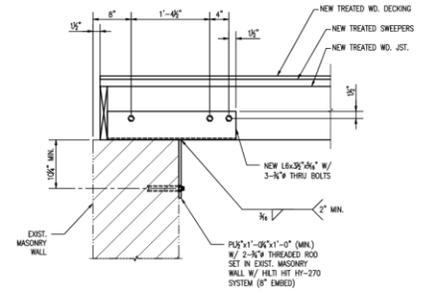
2 SECTION  
 1" = 1'-0"



5 DETAIL-BRICK REPAIR  
 NTS



3 SECTION  
 1" = 1'-0"



4 SECTION  
 1" = 1'-0"

6 GENERAL NOTES

- EXISTING CONDITIONS:**  
 ALL DIMENSIONS AND CONDITIONS TYING INTO OR GOVERNED BY EXISTING CONSTRUCTION ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE CORRECT. ALL SUCH DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE PREPARATION OF SHOP DRAWINGS. FIRST SUBMITTAL OF SHOP DRAWINGS MUST CONTAIN CORRECT CONDITIONS AND DIMENSIONS OBTAINED FROM THE FIELD. IF CONDITIONS AND DIMENSIONS VARY GREATLY FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PREPARATION OF SHOP DRAWINGS.
- SHORING:**  
 SHORE AND BRACE ALL EXISTING FRAMING AS REQUIRED IN ORDER TO ACCOMPLISH WORK SHOWN ON DRAWINGS.
- DEMOLITION OF EXISTING CONSTRUCTION:**  
 PRIOR TO THE START OF DEMOLITION OR EXPLORATORY WORK, THE OWNER SHALL EMPLOY AN INDEPENDENT TESTING LABORATORY TO SURVEY THE EXISTING SITE CONDITIONS FOR THE PRESENCE OF HAZARDOUS MATERIALS SUCH AS, BUT NOT LIMITED TO, LEAD-BASED PAINT, ASBESTOS, MOULD, ETC. IF THE TESTS REVEAL THE PRESENCE OF ANY HAZARDOUS MATERIALS, THE OWNER SHALL EMPLOY A REMEDIATION FIRM TO REMOVE THE HAZARDOUS MATERIALS IN COMPLIANCE WITH THE GUIDELINES AND REGULATIONS OF LOCAL, STATE, AND FEDERAL GOVERNMENTS BEFORE DEMOLITION OR EXPLORATORY WORK MAY COMMENCE.
- DAMAGE TO EXISTING CONSTRUCTION:**  
 ALL WORK SHALL BE DONE IN A MANNER WHICH WILL NOT DAMAGE ADJACENT EXISTING CONSTRUCTION WHICH IS TO REMAIN.
- STRUCTURAL STEEL:**  
 A. ALL S.I.C. SPECIFICATIONS: STEEL CONSTRUCTION MANUAL 13TH EDITION.  
 B. STEEL TO BE 100% STEEL 1018 ALLOY, F<sub>y</sub>=50 KSI.  
 C. ALL STRUCTURAL STEEL ITEMS TO BE PAINTED, SEE NOTE 6.  
 6. APPLICATION OF COATING TO STEEL:  
 A. SURFACE PREPARATION: SSPC-SP6 COMMERCIAL BLAST CLEANING USING VAPOR BLAST OR SIMILAR LOW DUSTING METHODS.  
 B. COATING SYSTEM:  
 1517 / COAT INEMEC SERIES 900-1937 INEMEC-ZINC 2.5-3.5 DRY MILS.  
 2M0 / COAT INEMEC SERIES 99 EPOXYKNE 4.0-4.0 DRY MILS.  
 2M0 / COAT INEMEC SERIES 10740 ENDURA-SHIELD 2.5-3.0 DRY MILS
- WELDING PRECAUTIONS:**  
 A. FIRE PROTECTION AT ALL TIMES DURING WELDING AND TORCH CUTTING IN THE EXISTING BUILDING THE CONTRACTOR SHALL HAVE ADEQUATE FIRE FIGHTING EQUIPMENT READY FOR USE AT THE LOCATION OF THE WELDING. THE WELDING AND TORCH CUTTING PROCESS SHALL BE CLOSELY OBSERVED AND MONITORED BY THE CONTRACTOR SO AS TO PREVENT THE IGNITION OF ANY COMBUSTIBLES IN THE CONSTRUCTION AREA. OBSERVATIONS SHALL CONTINUE FOR AT LEAST 4 HOURS AFTER WELDING IN A PARTICULAR AREA HAS CEASED.  
 B. PROVIDE ADEQUATE VENTILATION AS TO TOTALLY EXHAUST WELDING FUMES OUT OF THE CONSTRUCTION AREA SO AS NOT TO CONTAMINATE ANY PORTION OF THE EXISTING BUILDING.

REVISIONS	BY

MORPHY Consulting Engineers  
 338 N. NORMAN C. FRANCIS PKWY.  
 SUITE 200  
 NEW ORLEANS, LOUISIANA 70119  
 PHONE: (504) 486-1317  
 FAX: (504) 486-0924

**MAKOFSKY**  
 INCORPORATED

828 BOURBON STREET  
 NEW ORLEANS, LA.

DRAWN	AEG
CHECKED	JLS
DATE	
ISSUE	
SCALE	AS SHOWN
JOB NO.	25134
SHEET	S1.1
1 OF 2	

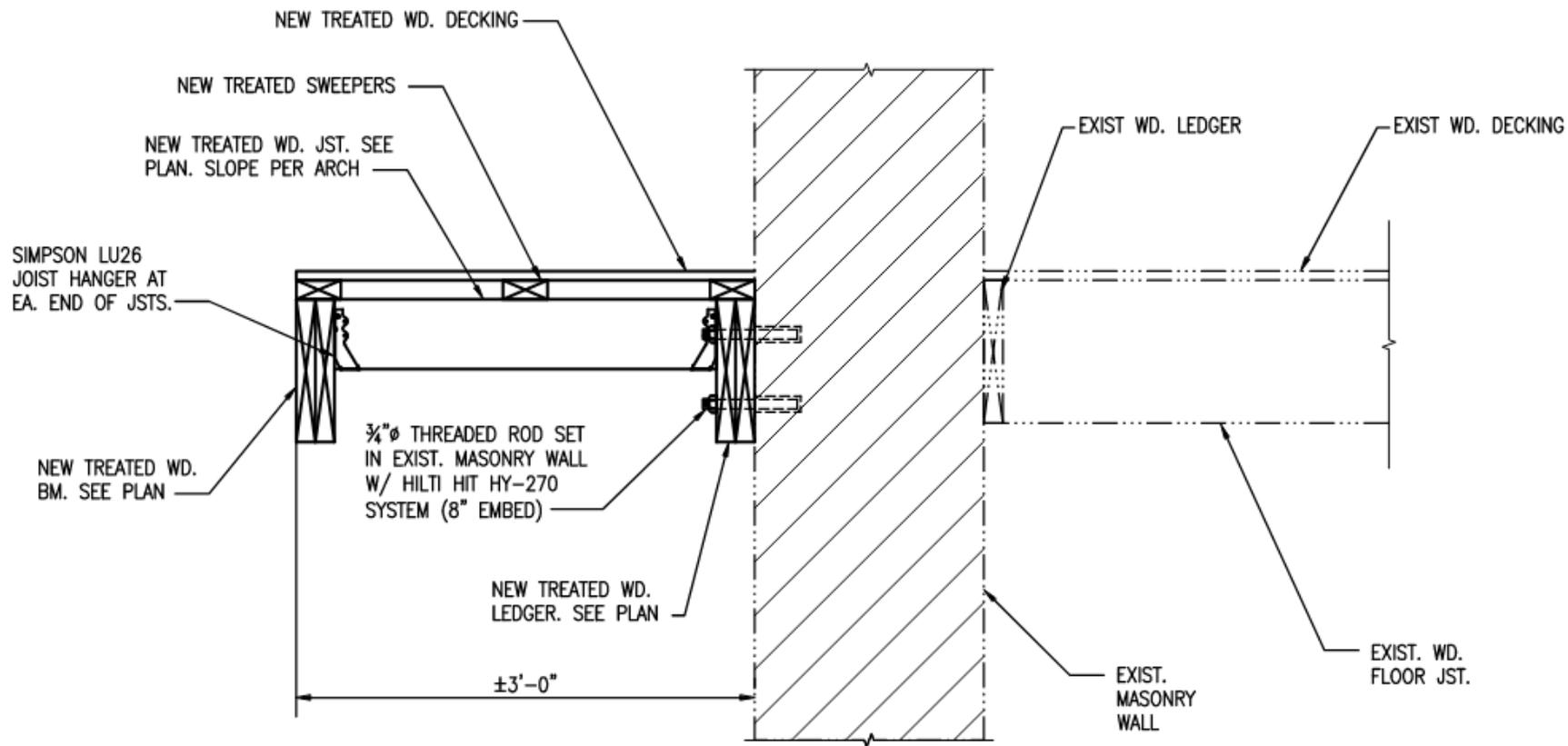
STATE OF LOUISIANA  
 JAMIE L. SAXON  
 REG. NO. 40020  
 PROFESSIONAL ENGINEER  
 IN  
 CIVIL ENGINEERING  
 11-24-2025

828 Bourbon

VCC Architectural Committee

December 2, 2025





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



REVISIONS	No.	Date	By	Checked
	1	12/2/25	REVISIONS PER OWNER	

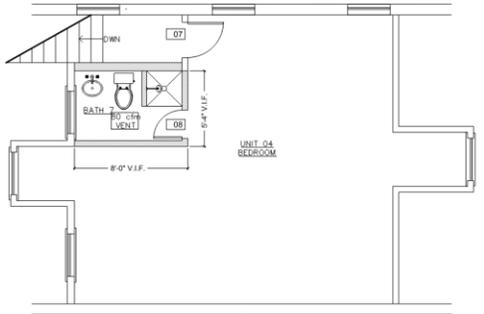
SAHUQUE REALTY COMPANY  
 828 BOURBON STREET  
 NEW ORLEANS, LOUISIANA 70116



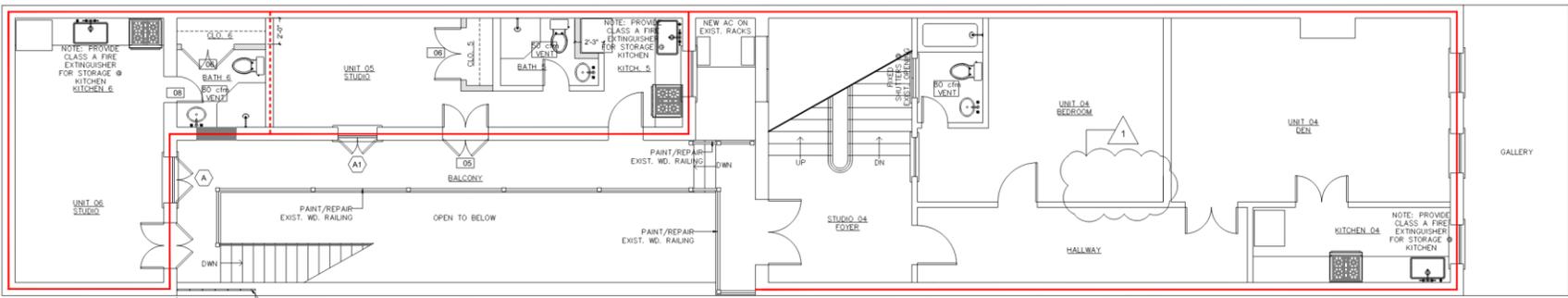
ISSUE DATE:  
 SEPTEMBER 02, 2025

DRAWING TITLE:  
 PROPOSED FLOOR PLANS

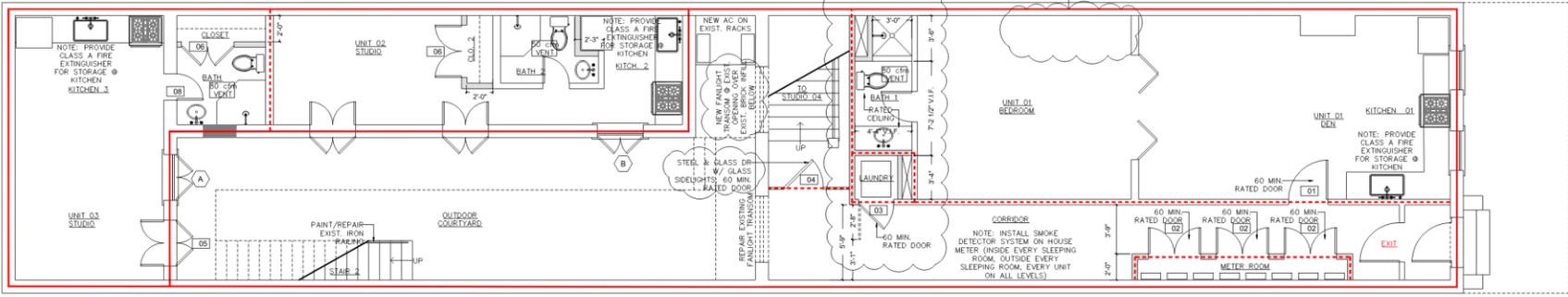
DRAWING NUMBER:  
 A1.1R



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



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

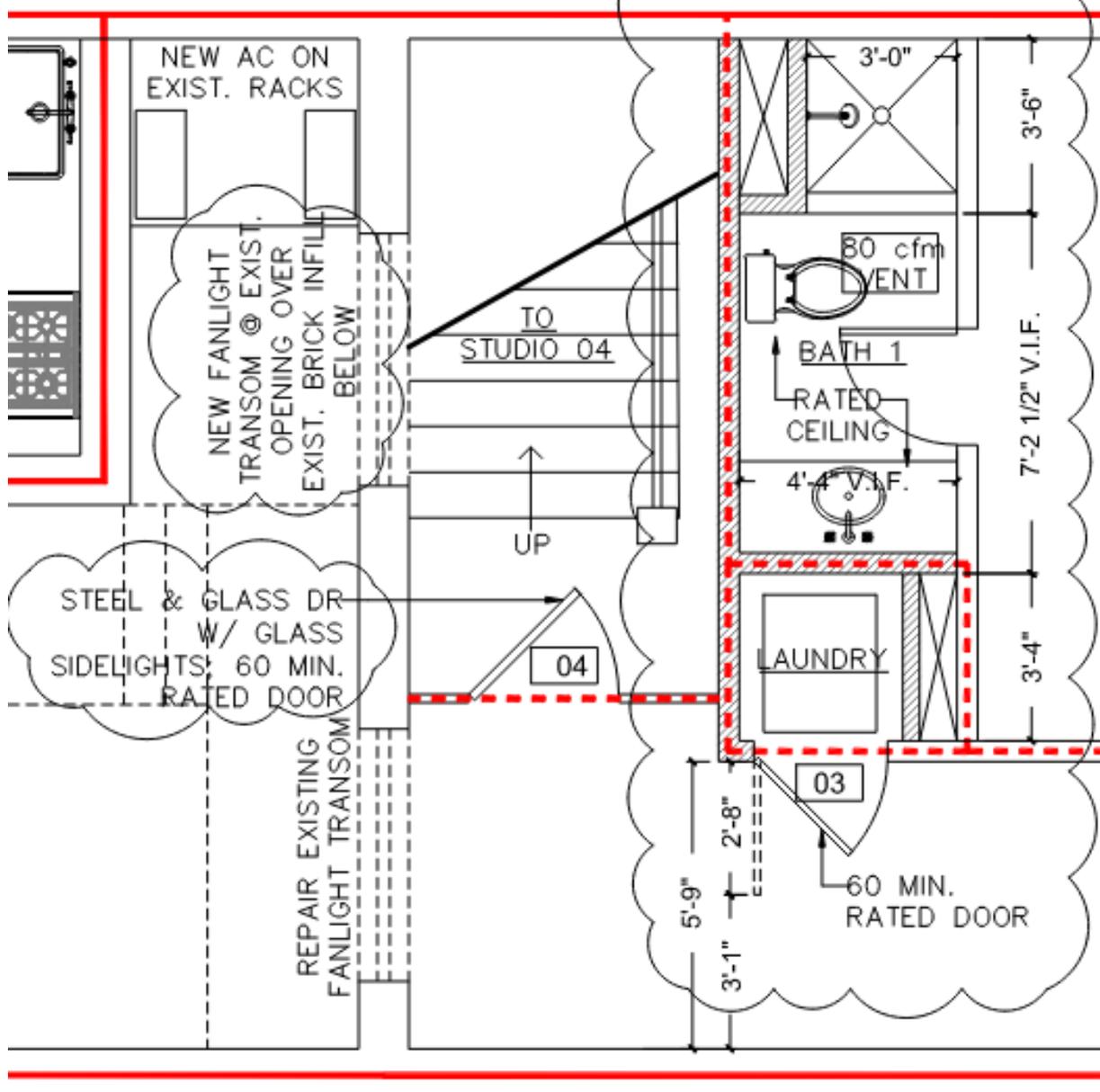


WALL LEGEND:

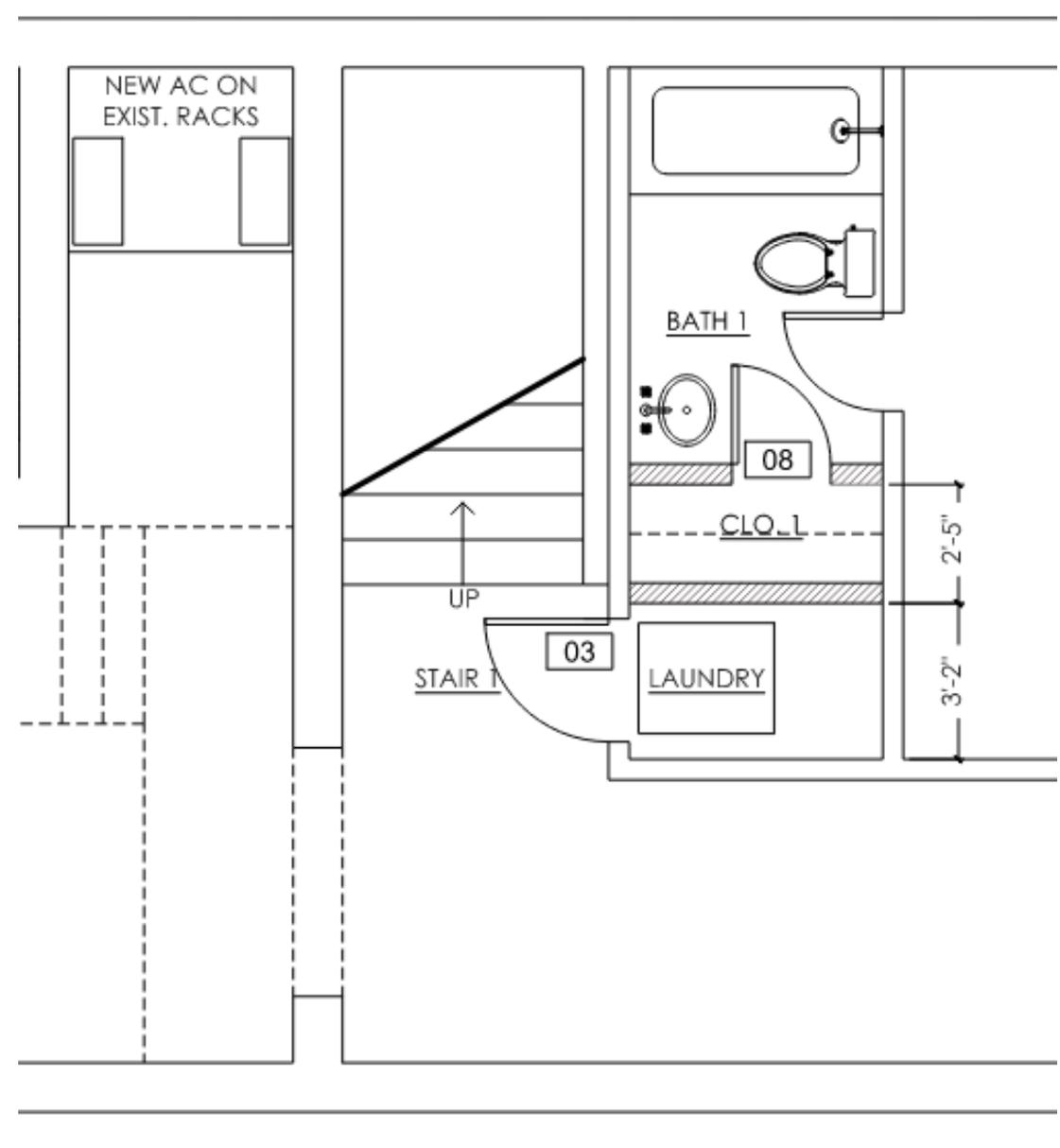
	EXISTING TO REMAIN
	INFILL: MATCH EXISTING CONSTRUCTION IN-KIND
	NEW 2x WD STUDS @ 16" O.C. W/ 5/8" GYPSUM BD.
	2 HR. RATED CONSTRUCTION: 2 WYTHE BRICK WALL APPROX. 9" THICK
	1-HOUR RATED CONSTRUCTION: UL-#305

01 PROPOSED FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

828 Bourbon



828 Bourbon Proposed



Previously Approved





03 PROPOSED MAIN REAR ELEVATION  
SCALE: 1/4" = 1'-0"



04 PROPOSED QUARTERS ELEVATION  
SCALE: 1/4" = 1'-0"

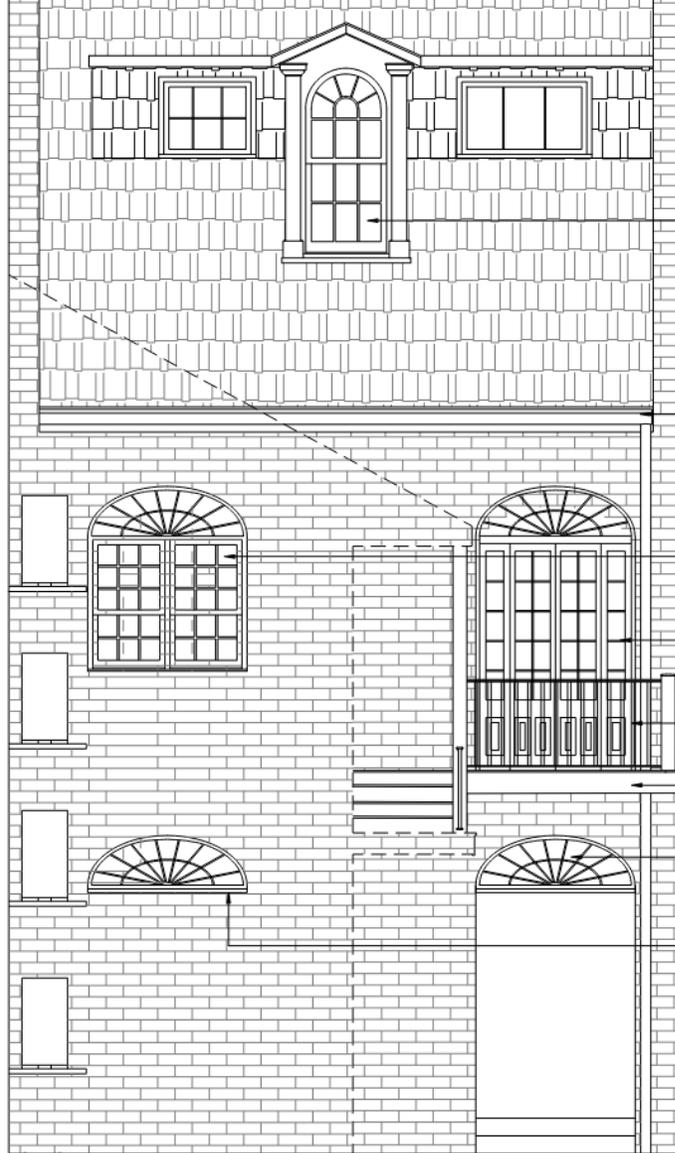


01 EXISTING MAIN REAR ELEVATION  
SCALE: 1/4" = 1'-0"



02 EXISTING QUARTERS ELEVATION  
SCALE: 1/4" = 1'-0"





REPAIR EXIST. DORMER  
TO MATCH IN-KIND

INSTALL NEW 6"  
HALF-ROUND COPPER  
GUTTER AND DOWNSPOUT

REPAIR/RESTORE EXIST.  
WINDOW & TRANSOM  
IN-KIND; TYP

REPAIR/RESTORE EXIST.  
DOOR & TRANSOM  
IN-KIND; TYP.

REPAIR EXIST. RAILING

REPAIR EXIST. BALCONY  
IN-KIND AS NEEDED; TYP.

REPAIR EXIST. TRANSOM

NEW FANLIGHT TO MATCH  
EXISTING IN-KIN

**03** PROPOSED MAIN REAR ELEVATION  
SCALE: 1/4" = 1'-0"



NEW OUTDOOR WALL  
SCONCE

REPAIR/RESTORE WINDOW;  
NEW BATTEN SHUTTERS

REPAIR/RESTORE DOOR &  
BATTEN SHUTTERS

INSTALL NEW IRON GARDE  
DE FRISE RE: 04/A5.0

INSTALL NEW IRON CAP  
RAIL AND EXTENSION TO  
EXISTING; RE: 05/A5.0

REPLACE EXIST FASCIA  
IN-KIND AS NEEDED; TYP.

NEW OUTDOOR WALL  
SCONCE

REPAIR/RESTORE WINDOW;  
NEW BATTEN SHUTTERS

REPAIR/RESTORE DOOR &  
BATTEN SHUTTERS

**04** PROPOSED QUARTERS ELEVATION  
SCALE: 1/4" = 1'-0"



02 PROPOSED QUARTERS ELEVATION  
SCALE: 1/4" = 1'-0"



01 EXISTING QUARTERS ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS	No.	Date	By	Scale
	1	02/25	ARCHITECT	

SAHQUE REALTY COMPANY  
828 BOURBON STREET  
NEW ORLEANS, LOUISIANA 70116



ISSUE DATE:  
SEPTEMBER 02, 2025

DRAWING TITLE:  
EXISTING & PROPOSED  
EXT. ELEVATIONS

DRAWING NUMBER:

A3.1R



828 Bourbon

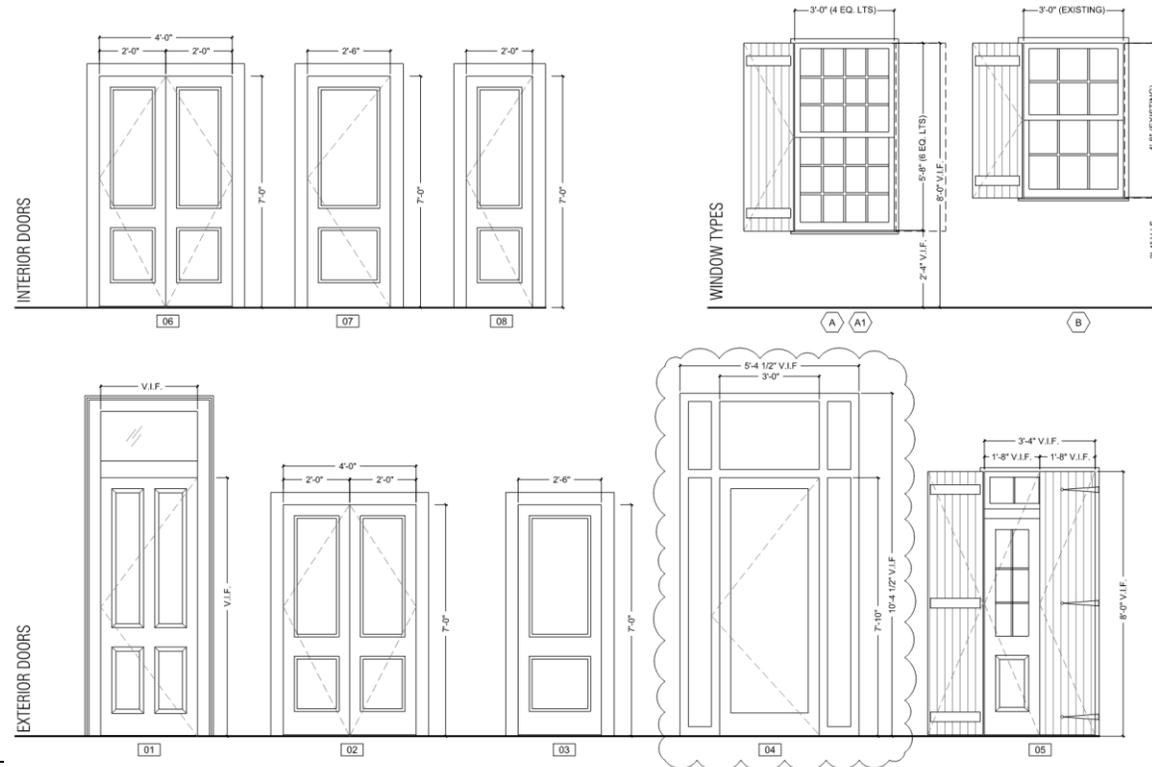


**02** PROPOSED QUARTERS ELEVATION  
SCALE: 1/4" = 1'-0"



DOOR SCHEDULE								
NO.	QTY.	DOOR MATERIAL	FRAME MATERIAL	MANUFACTURER	DOOR TYPE	HARDWARE	DETAIL	DESCRIPTION
1	1	WOOD	WOOD	TBD	HINGED	RATED HARDWARE	60 MNL. RATING	FIRE RATED FOUR PANEL DOOR & FRAME
2	3	WOOD	WOOD	TBD	DBL. HINGED	RATED HARDWARE	60 MNL. RATING	FIRE RATED TWO PANEL DOUBLE DOOR & RATED FRAME
3	1	WOOD	WOOD	TBD	HINGED	RATED HARDWARE	60 MNL. RATING	FIRE RATED FLOOR
4	1	STEEL & RATED GLASS	STEEL	TBD	HINGED	RATED HARDWARE	60 MNL. RATING	NEW FIRE RATED PARTITION & DOOR
5	1	WOOD	WOOD	TBD	HINGED	MATCH EXISTING	MATCH EXISTING	NEW RAIL & STILE SIX-LITE OVER-PANEL DOUBLE DOOR WITH FOUR-LITE TRANSOM AND BOARD & BATTEN SHUTTERS AND - MATCH EXISTING IN-KIND, TYP.
6	1	WOOD	WOOD	TBD	DBL. HINGED	PASSAGE KNOB & DUMMY	1X4 PTD. TRIM	NEW RAIL & STILE TWO-PANEL DOUBLE DOOR, PAINT
7	1	WOOD	WOOD	TBD	HINGED	PRIVACY KNOB	1X4 PTD. TRIM	NEW RAIL & STILE TWO-PANEL DOOR, PAINT
8	1	WOOD	WOOD	TBD	HINGED	PRIVACY KNOB	1X4 PTD. TRIM	NEW RAIL & STILE TWO-PANEL DOOR, PAINT

WINDOW SCHEDULE											
MARK	QTY.	WINDOW WIDTH	WINDOW HEIGHT	OVERALL OPENING	MATERIAL	FRAME MATERIAL	MANUFACTURER	TYPE	GLAZING	DETAIL	DESCRIPTION
A	2	3'-0" V.I.F.	5'-4"	3'-0" X 5'-8" V.I.F.	EXIST. WOOD	EXIST. WOOD	EXISTING	EXISTING	EXISTING	EXISTING	REPAIR AS NEEDED; MATCH ALL HISTORIC PROFILES IN KIND; NEW BATTEN SHUTTERS
A1	1	3'-0" V.I.F.	5'-8"	3'-0" X 5'-8" V.I.F.	WOOD	WOOD	TBD	DBL. HUNG	MATCH EXIST.	MATCH EXIST.	NEW UNIT TO MATCH EXISTING TYPE 'A' WINDOW; MATCH ALL HISTORIC PROFILES IN KIND; TRUE DIVIDED LITES; NEW BATTEN SHUTTERS
B	1	3'-0" V.I.F.	4'-8"	3'-0" X 4'-8" V.I.F.	EXIST. WOOD	EXIST. WOOD	EXISTING	EXISTING	EXISTING	EXISTING	REPAIR AS NEEDED; MATCH ALL HISTORIC PROFILES IN KIND; NEW BATTEN SHUTTERS



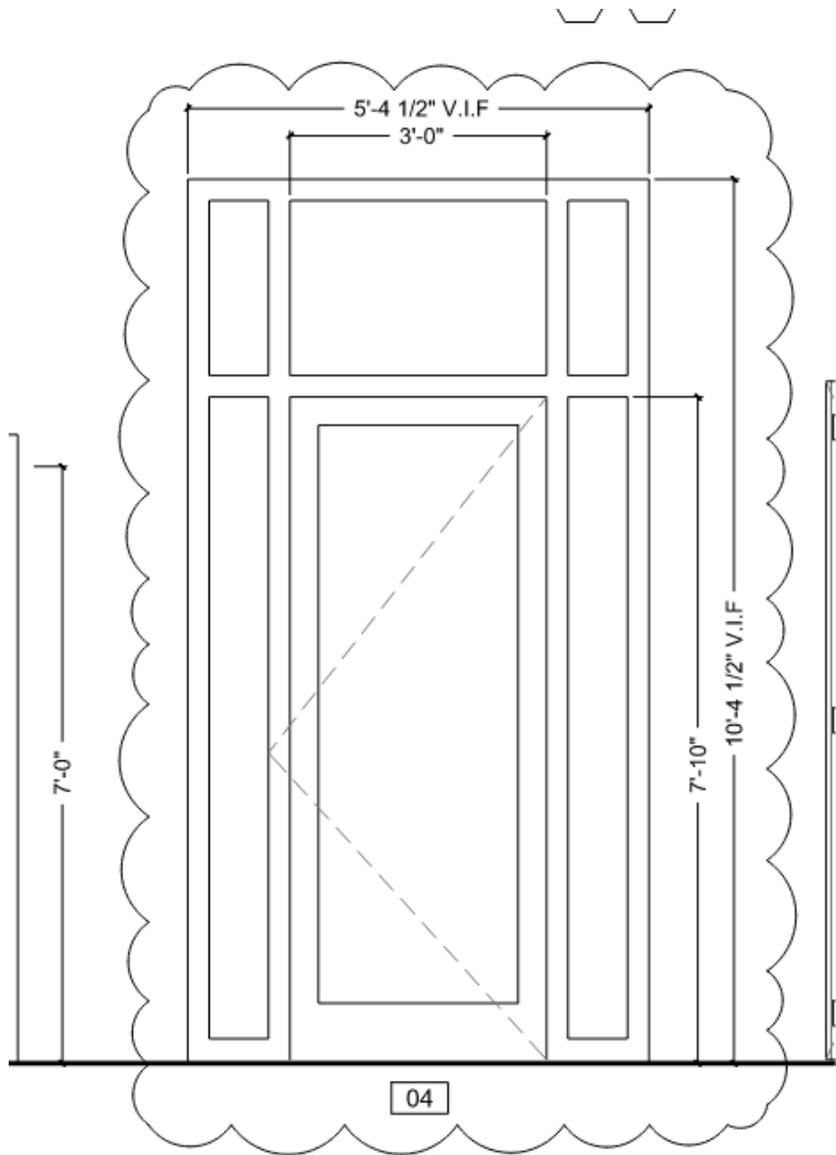
828 Bourbon

VCC Architectural Committee

01 DOOR & WINDOW TYPES  
SCALE: 1/2" = 1'-0"

December 2, 2025





828 Bourbon

VCC Architectural Committee

**Technical Glass Products  
Architectural Specification Manual**

December 2, 2025



System Exploded View

ITEM	DESCRIPTION	ITEM	DESCRIPTION	ITEM	DESCRIPTION
1	PROFILE, WALL JAMB "L"	6	FIRE-RATED GLASS	11	PROFILE, DOOR JAMB "T"
2	BEAD STUD	7	PROFILE, DOOR JAMB "L"	12	PIVOT ASSEMBLY
3	PROFILE, DOOR JAMB "Z"	8	8-32x1" FHMS BEAD LOCK SCREW	13	GLAZING TAPE
4	PROFILE, INTERMEDIATE "T"	9	GLAZING BEAD, STEEL GALVANIZED		
5	SETTING BLOCK	10	GASKET, NEOPRENE DOOR STOP		

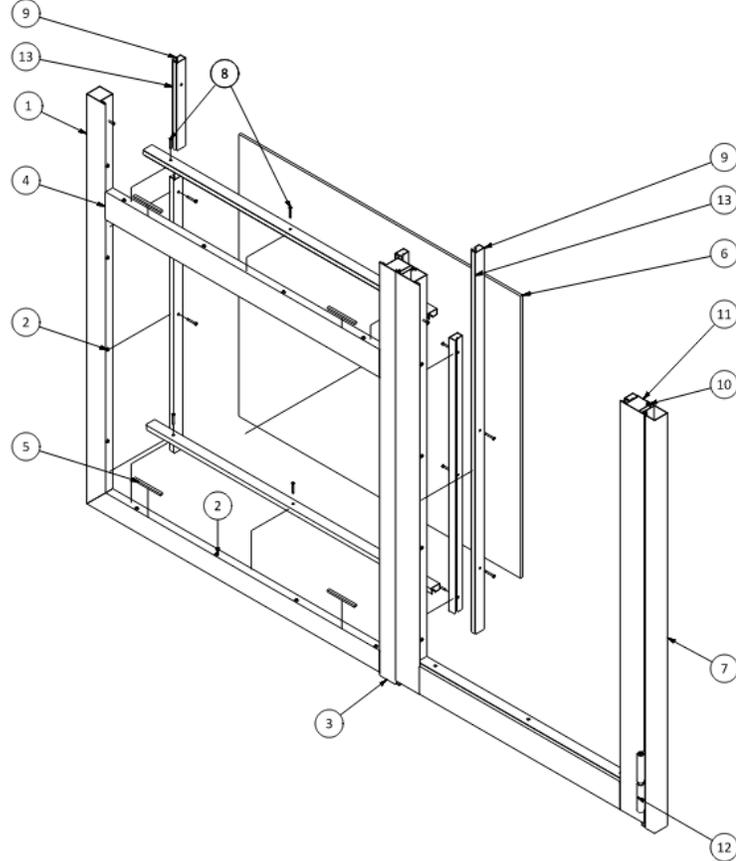
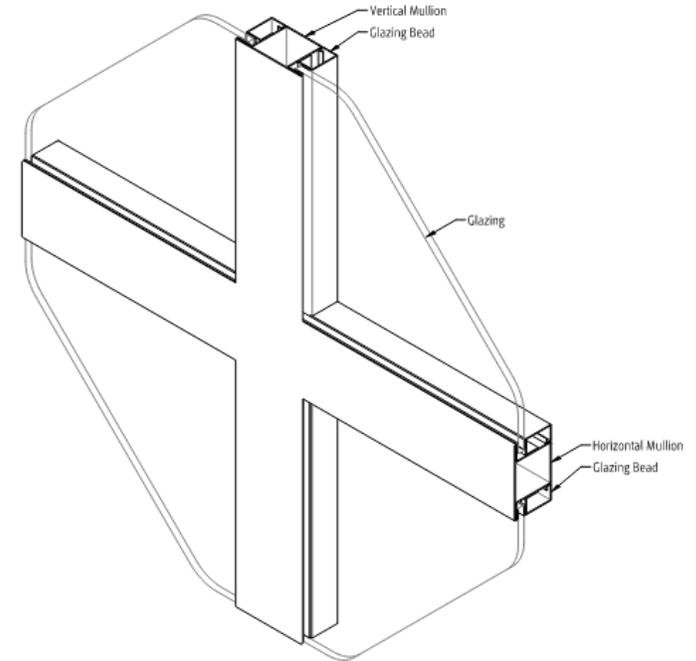


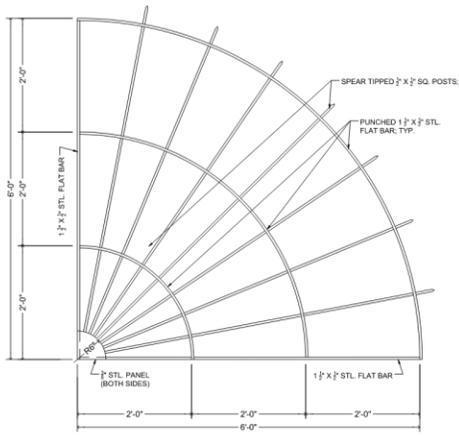
Figure 1 - System Exploded View

General Information

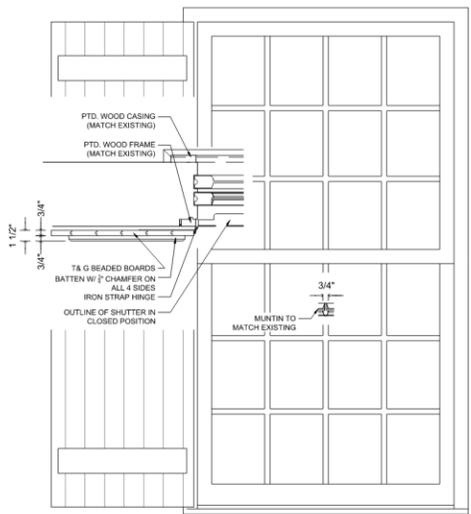
This document is meant as a general description of typical installations. As such, it is the responsibility of the installer to ensure the window and doors are installed per the conditions that exist on any given project in accordance with these instructions and project drawings. TGP project drawings may detail modifications to the surrounding conditions required for a given project, (if architectural details or sketches were provided to TGP) and should be used in conjunction with these instructions. In the event of any conflict between these instructions and TGP project drawings, the TGP project drawings shall govern. TGP does not accept any warranty and / or liability for installations not in compliance with this document or other non-conforming use of the TGP products and / or system. Contact TGP with questions concerning these details as they apply to the particulars of a given project.



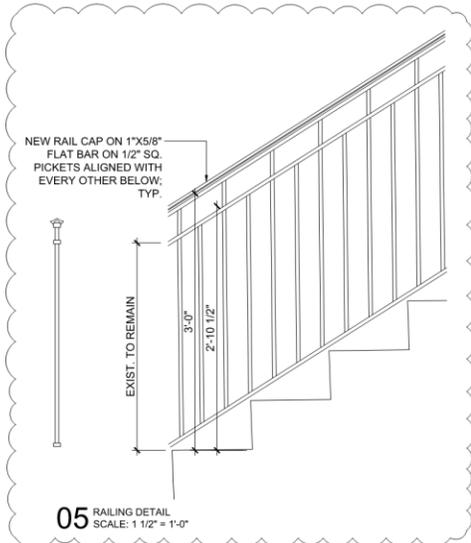
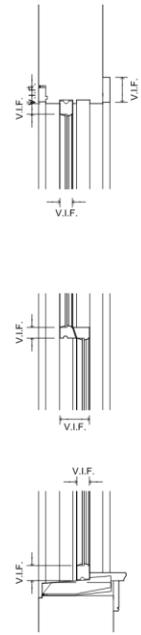
REVISIONS	
No.	Date
1	02/25
	Architectural Print Checker



**04** GARDE DE FRISE DETAIL  
SCALE: 1" = 1'-0"



**03** WINDOW DETAIL  
SCALE: 1 1/2" = 1'-0"



**05** RAILING DETAIL  
SCALE: 1 1/2" = 1'-0"

**SAHUQUE REALTY COMPANY**  
828 BOURBON STREET  
NEW ORLEANS, LOUISIANA 70116



ISSUE DATE:  
SEPTEMBER 02, 2025  
DRAWING TITLE:  
EXTERIOR DETAILS

DRAWING NUMBER:  
**A5.0R**



**UNDER EAVE VENT**



**UEVD4 WH/BR/BG**  
(With removable damper)

**UEV6 WH/BR/BG**  
(Without damper)

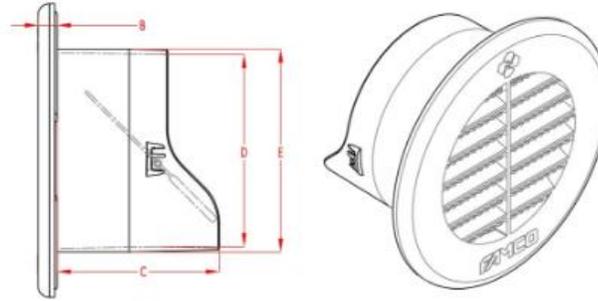
(2) VENTS TO BE LOCATED UNDER EAVE AT SECOND STORY CEILING OF SERVICE ELL. VENT TO BE CENTERED BETWEEN POSTS & CENTERED FRONT TO BACK; TYP.

- The body is made of polypropylene for superior weather performance and longevity of use. Provided with multiple mounting holes. Built with a “hose grabber” to hold the flex tube in place, and with the longest stem length available.
- The viewable fascia is made of paintable ABS with UV protection. The fascia is orientable after installation, and with an integrated screening for pest control.
- Available in three colors: white, brown, or beige.

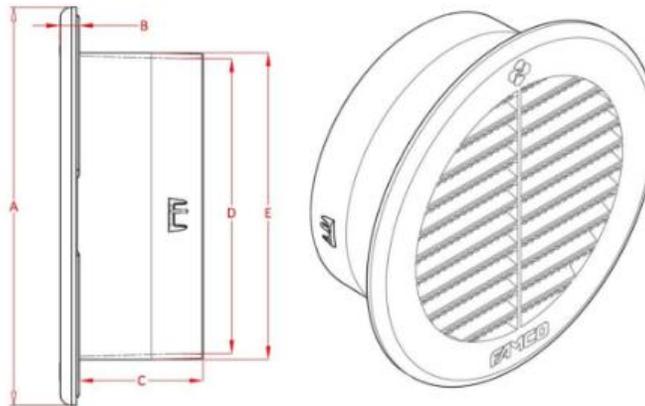
# SOFFIT & FOUNDATION VENTS



## UNDER EAVE VENT- UEV\_\_



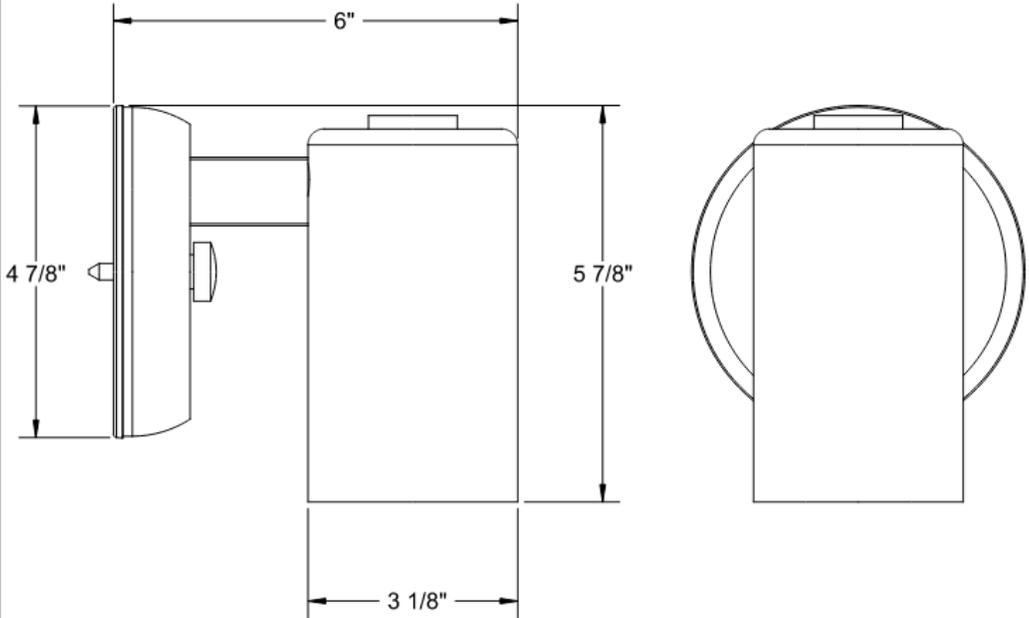
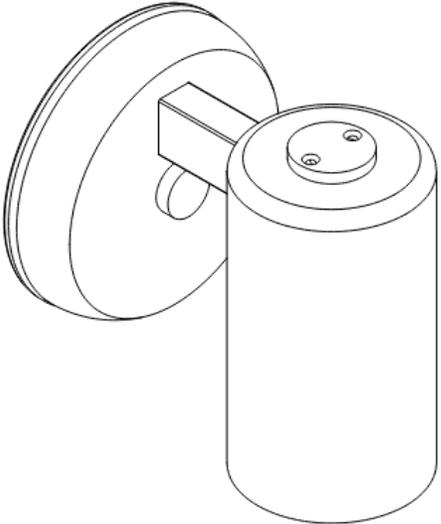
PLASTIC UNDER EAVE VENTS							
ITEM#	SIZE (in)	A	B	C	D	E	FREE AREA (in <sup>2</sup> )
UEVD4	4	5 3/4	3/8	3 1/8	3 3/4	4	10.92



PLASTIC UNDER EAVE VENTS							
ITEM#	SIZE (in)	A	B	C	D	E	FREE AREA (in <sup>2</sup> )
UEV6	6	7 3/4	3/8	3 1/8	5 3/4	6	25.58



200 series



828 Bourbon

VCC Architectural Committee

**Remcraft Lighting Products**

12870 NW 45th Avenue Miami, FL 33054 USA 08/28/07 SHEET 1 OF 1

December 2, 2025





# Appeals and Violations



534-36 Royal

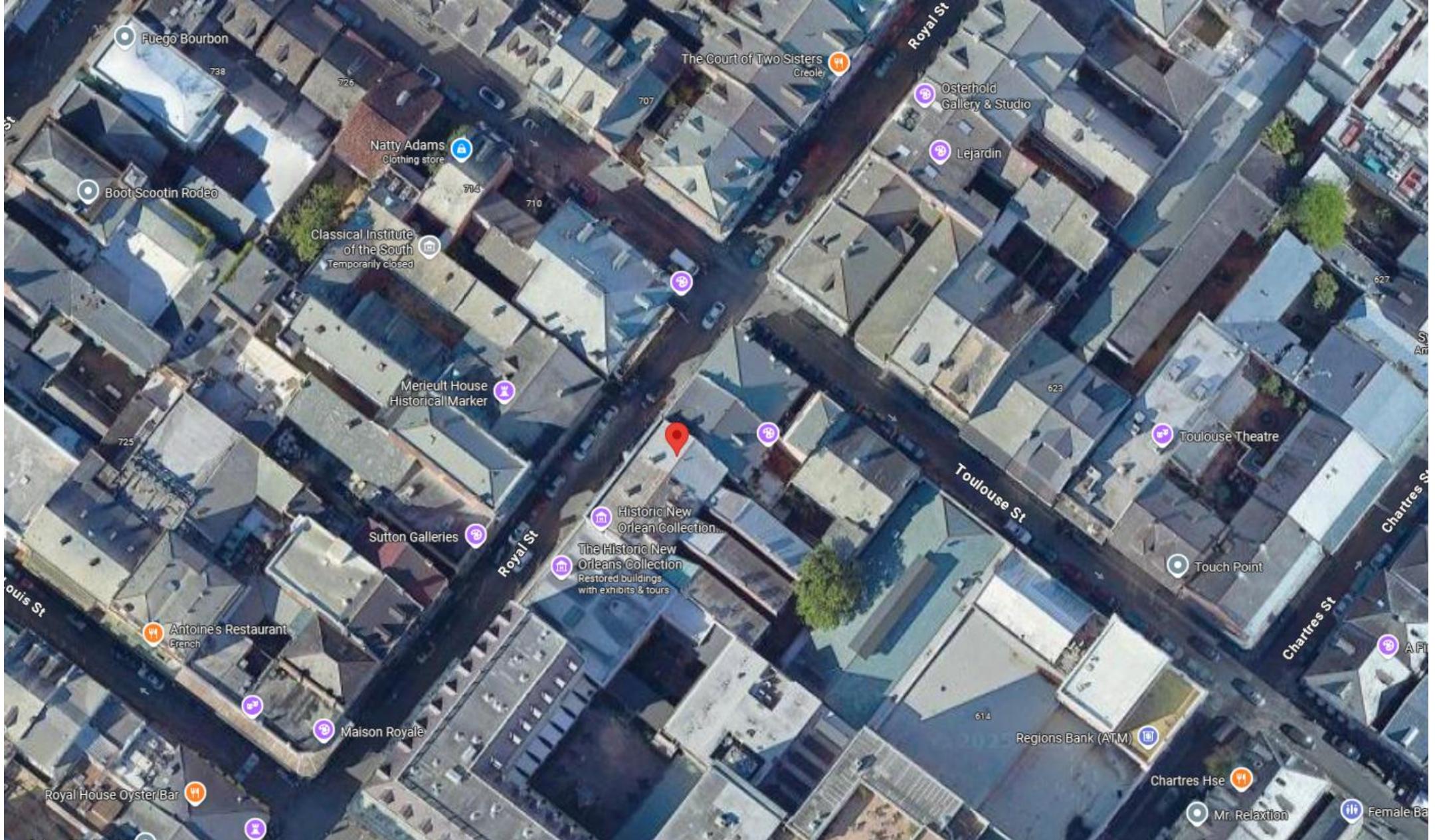


536 Royal Street

VCC Architectural Committee

December 2, 2025





536 Royal Street

VCC Architectural Committee

December 2, 2025





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December 2, 2025





536 Royal Street – 1983

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December 2, 2025





536 Royal Street – 1983

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December 2, 2025





536 Royal Street – 1983

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December 2, 2025





536 Royal Street



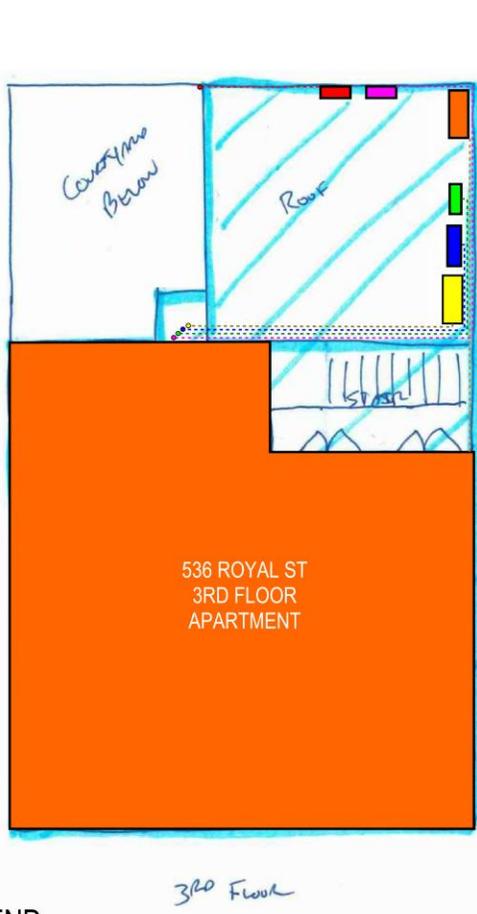


536 Royal Street

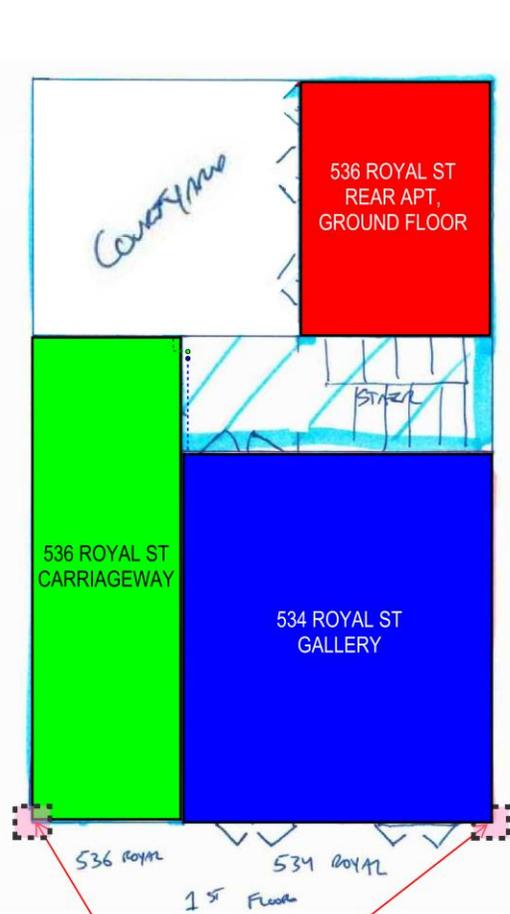
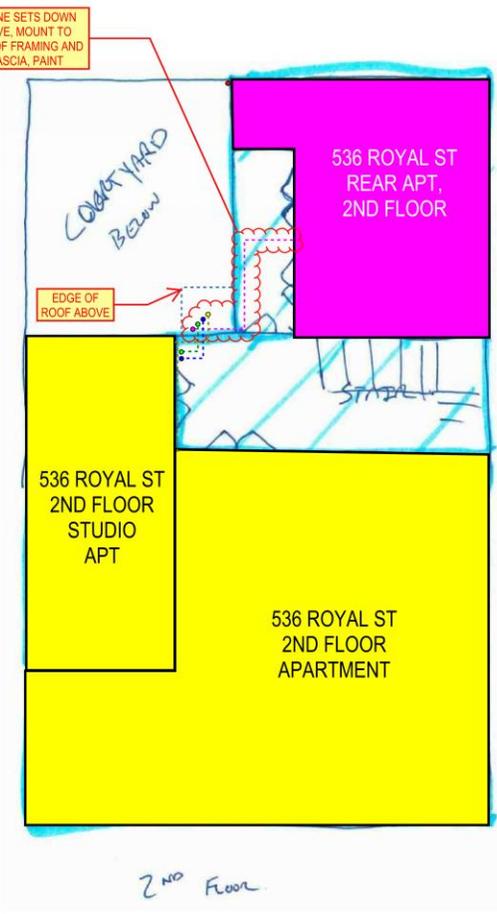
VCC Architectural Committee

December 2, 2025





RUN NEW HVAC LINE SETS DOWN FROM ROOF ABOVE. MOUNT TO UNDERSIDE OF ROOF FRAMING AND TUCK BEHIND FASCIA. PAINT



**LEGEND**

- LINE SET • REAR APT, GROUND FLOOR
- LINE SET • REAR APT, 2ND FLOOR
- LINE SET • 536 ROYAL, CARRIAGEWAY
- LINE SET • 534 ROYAL, GALLERY
- LINE SET • 536 ROYAL, 3RD FLOOR APT
- LINE SET • 536 ROYAL, 2ND FLOOR APTS

REMOVE (E) NON-COMPLIANT SECURITY CAMERAS

534-36 ROYAL ST  
CASE # 25-02664-VCCNOP  
NOV 3, 2025

# HVAC ZONE DIAGRAM

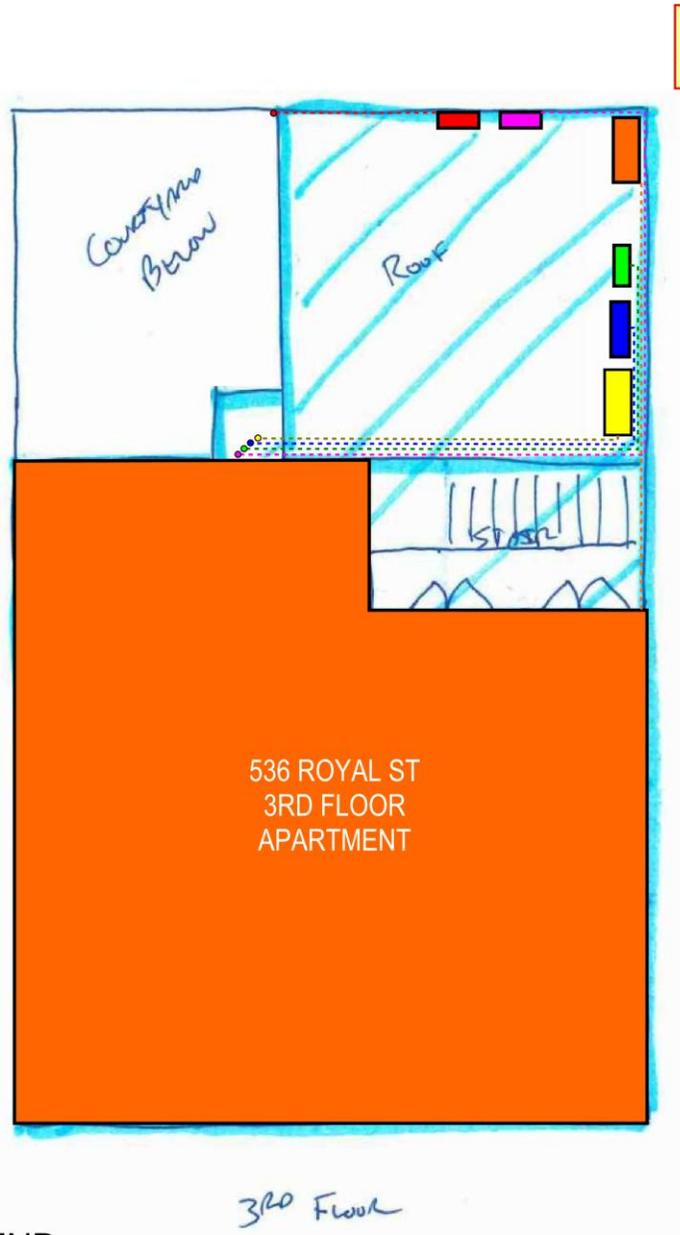


536 Royal Street

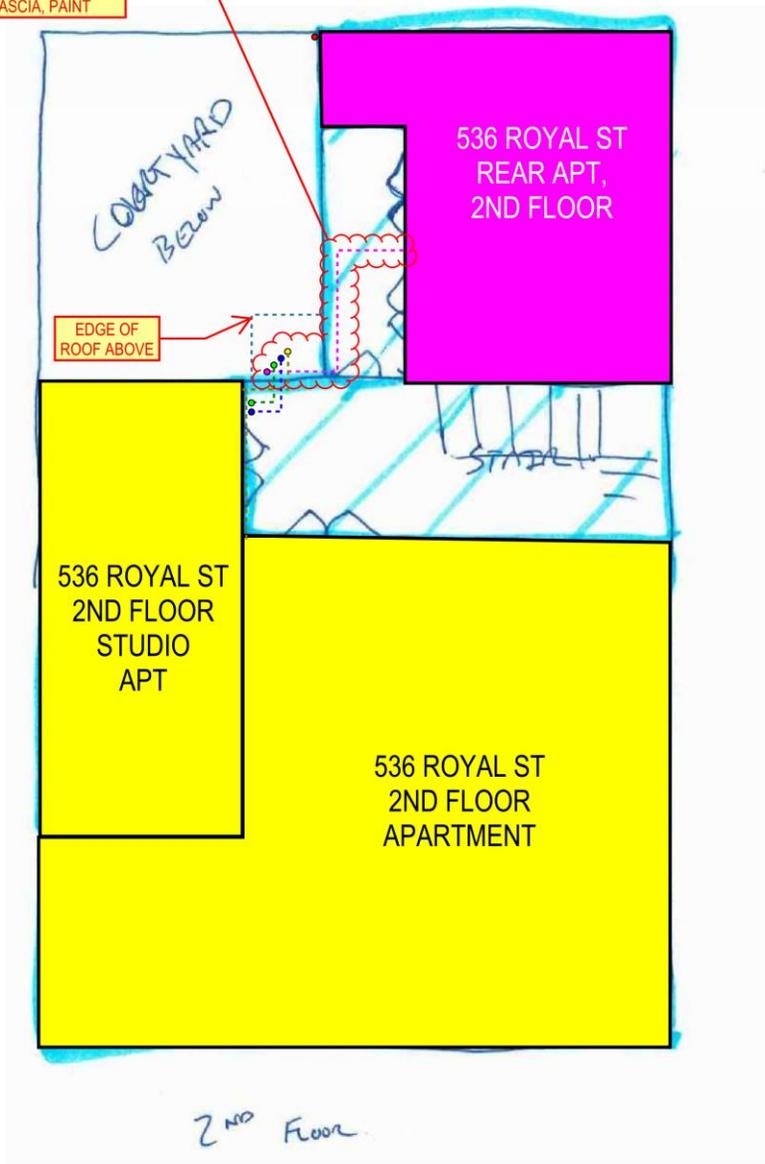
VCC Architectural Committee

December 2, 2025





RUN NEW HVAC LINE SETS DOWN FROM ROOF ABOVE, MOUNT TO UNDERSIDE OF ROOF FRAMING AND TUCK BEHIND FASCIA, PAINT



GEND

536 Royal Street





Job Name:	
Tag#	



<b>Submittal Data Sheet</b>	FTX12AXVJU / <b>RX12AXVJU</b>
1-Ton Wall Mounted Heat Pump System	



Complete warranty details available from your local dealer or at [www.daikincomfort.com](http://www.daikincomfort.com). To receive the 12-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec. If product is installed in a commercial application, limited warranty period is 5 years.

Indoor Specifications				
	Cooling		Heating	
	H	M	H	M
	Airflow Rate (cfm)	436	316	412
	L	SL	L	SL
	247	210	247	210
Sound (dBA) H / M / L / SL	45 / 37 / 31 / 26		45 / 37 / 30 / 26	
Dimensions (H x W x D) (in)	11-1/3 x 30-29/32 x 9-27/32			
Weight (Lbs)	22			

Outdoor Specifications				
Compressor	Hermetically Sealed Swing Type			
Refrigerant	R-410A			
Factory Charge (Lbs)	2.09			
Refrigerant Oil	PVE (FVC50K)			
Airflow Rate (cfm)	Cooling		Heating	
	H	1,051	H	966
Sound Pressure Level (dBA)	49			
Dimensions (H x W x D) (in)	<b>21-11/16 x 26-1/2 x 11-3/16</b>			
Weight (Lbs)	64			

Efficiency			
Cooling		Heating	
SEER	19	HSPF	10.0
EER	12.5	COP	3.80

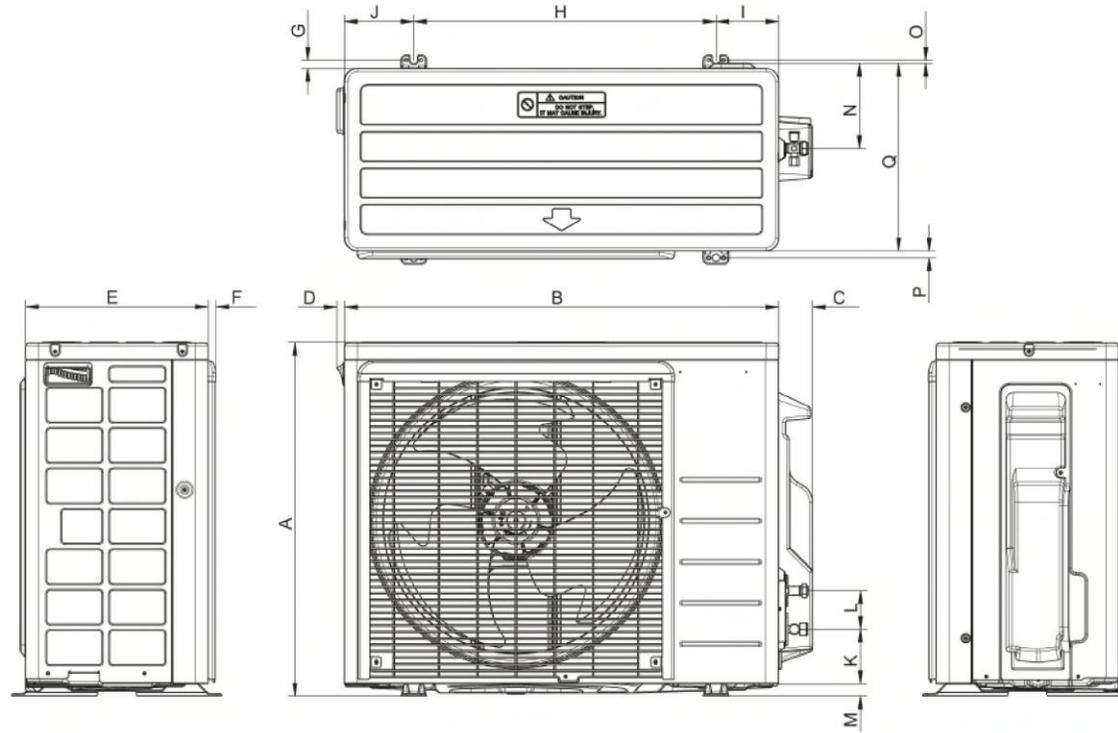
Performance	
Cooling (Btu/hr)	
Rated (Min/Max)	10,900 (4,400 / 13,300)
Sensible @ AHRI	9,090
Moisture Removal gal/h	.19
Standard Operating Range	50°F – 115°F
Extended Operating Range*	-4°F – 115°F
Rated Cooling Conditions:	Indoor: 80°F DB/67°F WB Outdoor: 95°F DB/75°F WB
*With field settings and wind baffle	
Heating (Btu/hr)	
1: @ 47° Rated (Min/Max)	13,500 (4,400 / 16,400)
2: @ 17° Rated	8,600
Operating Range	5°F – 65°F
1: Rated Heating Conditions:	Indoor: 70°F DB/60°F WB Outdoor: 47°F DB/43°F WB
2: Rated Heating Conditions:	Indoor: 70°F DB/60°F WB Outdoor: 17°F DB/15°F WB

Electrical		
	208/60/1	230/60/1
System MCA	8.7	8.7
System MFA	15.0	15.0
Compressor RLA	8.5	8.5
Outdoor fan motor FLA	.47	.47
Outdoor fan motor W	41	41
Indoor fan motor FLA	.36	.36
Indoor fan motor W	38	38
MFA: Max. fuse amps MCA: Min. circuit amps (A) FLA: Full load amps (A) RLA: Rated load amps (A) W: Fan motor rated output (W)		

Piping	
Liquid (in)	1/4
Gas (in)	3/8
Drain (in)	3/4
Max. Interunit Piping Length (ft)	65.625
Max. Interunit Height Difference (ft)	49.25
Chargeless (ft)	32.8
Additional Charge of Refrigerant (oz/ft)	.21

Daikin North America LLC 5151 San Felipe, Suite 500 Houston, TX 77056  
 (Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without incurring any obligations)  
 Submittal Revision Date: August 2020 Page 1 of 4





**All dimensions are in inch (mm)**

Model	Dimension	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
09/12		21-11/16 (550)	26-1/2 (675)	2-1/16 (53)	15/32 (12)	11-3/16 (284)	15/32 (12)	1/2 (13)	18-1/2 (470)	3-13/16 (97)	4-1/4 (108)	3-3/8 (86)	2-3/8 (60)	25/32 (20)	5-1/4 (133)	3/16 (5)	7/16 (11)	11-1/2 (292)

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 (Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without incurring any obligations)  
 Submittal Revision Date: August 2020



Job Name:	
Tag#	



<b>Submittal Data Sheet</b>	<b>4MXS36NMVJU</b>
4 Port, 3-Ton Outdoor Heat Pump	



Complete warranty details available from your local dealer or at [www.daikincomfort.com](http://www.daikincomfort.com). To receive the 12-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec. If product is installed in a commercial application, limited warranty period is 5 years.

Outdoor Specifications				
Compressor	Hermetically Sealed Swing Type			
Refrigerant	R-410A			
Factory Charge (Lbs)	6.17			
Refrigerant Oil	PVE (FVCS0K)			
Airflow Rate (cfm)	Cooling		Heating	
	H	2,613	H	2,351
	M	2,440	M	2,210
	L	1,727	L	1,119
Sound Power Level (dBA)	54 / 56			
Dimensions (H x W x D) (in)	28-15/16 x 34-1/4 x 12-5/8			
Weight (Lbs)	139			

Efficiency				
	SEER	EER	HSPF	COP
<b>Non-Ducted</b>	17.7	9.2	12.2	3.89
<b>Ducted</b>	14	7.9	8.2	4.47
<b>Mixed</b>	15.85	8.55	10.2	4.18

Performance	
<b>Cooling (Btu/hr)</b>	
Rated	36,000
Operating Range	14°F – 115°F
Rated Cooling Conditions: Indoor: 80°F DB/67°F WB Outdoor: 95°F DB/75°F WB	
<b>Heating (Btu/hr)</b>	
Rated	36,000
Operating Range	5°F – 60°F
Rated Heating Conditions: Indoor: 70°F DB/60°F WB Outdoor: 47°F DB/43°F WB	

Electrical		
	208/60/1	230/60/1
System MCA	19.75	19.75
System MFA	20	20
Compressor RLA	17.5	17.5
Outdoor fan motor FLA	.50	.50
Outdoor fan motor W	75	75

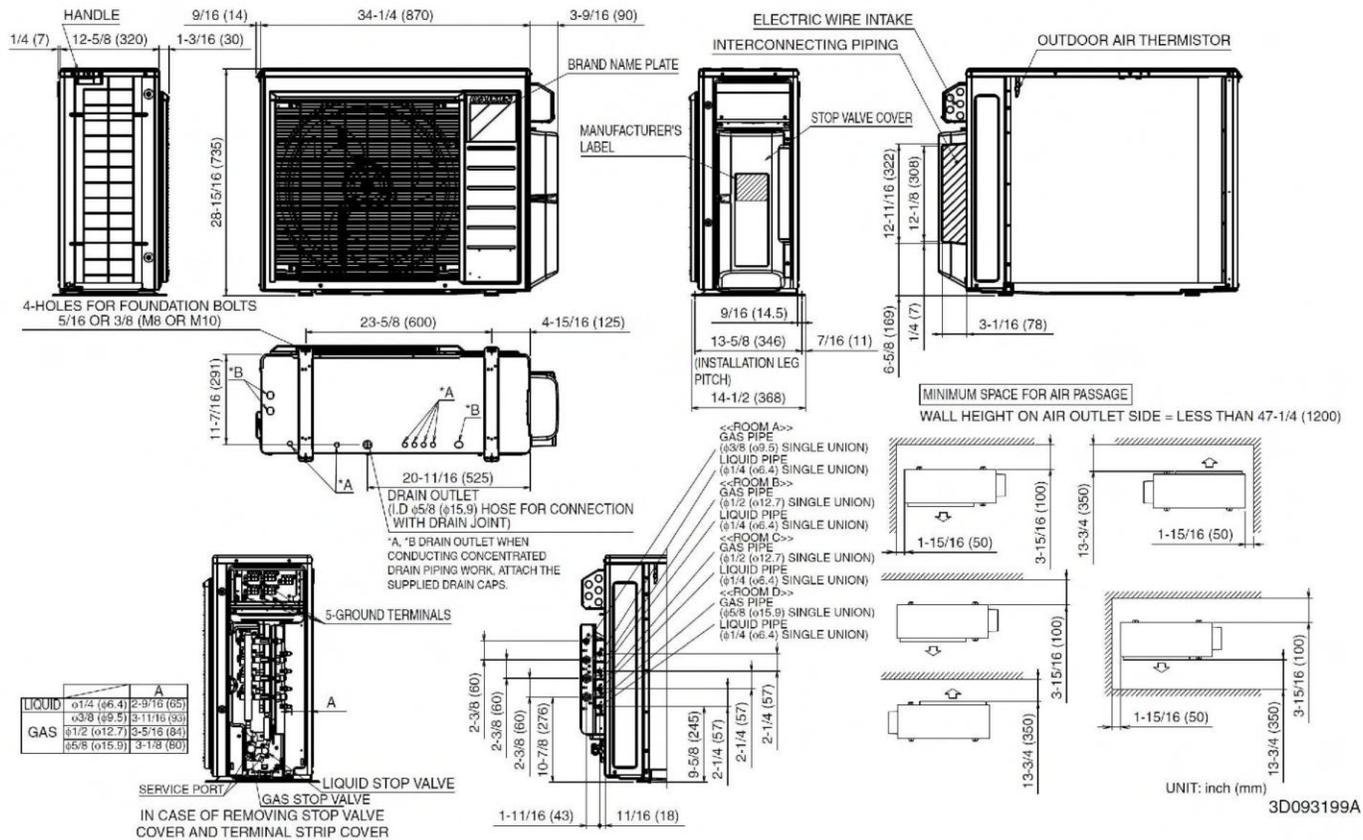
MFA: Max. fuse amps MCA: Min. circuit amps (A) FLA: Full load amps (A)  
RLA: Rated load amps (A) W: Fan motor rated output (W)

Piping	
Liquid (in)	¾ x 4
Gas (in)	3/8 x 1,
	½ x 2,
	5/8 x 1
Drain (in)	1 1/16
Max. System Piping Length (ft)	230
Max. Interunit Piping Length (ft)	82
Max. Height Difference – IDU to ODU (ft)	49.25
Max. Height Difference – IDU to IDU (ft)	24.625
Chargeless (ft)	131.6
Additional Charge of Refrigerant (oz/ft)	.21





4MXS36NMVJU Dimensional Data



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 Submittal Revision Date: May 2018  
 Page 2 of 9







# RX199i, RX180i, RX160i, RX130i CONDENSING TANKLESS WATER HEATER

## RESIDENTIAL



### FLEXIBLE VENTING OPTIONS

- Concentric or Schedule 40 PVC/CPVC
- Direct Vent (Concentric and Twin Pipe)
- Non-Direct Vent (Room Air)
- Common Vent (Direct Vent and Room Air)
- Maximum Equivalent Vent Lengths:

Twin Pipe (PVC/CPVC and PP)		
Vent Sizes	2 in. (51 mm)	3 in. (76 mm)
Vent Lengths	75 ft (23 m)	150 ft (46 m)
Concentric		
Vent Sizes	2 in. X 4 in.	3 in. X 5 in.
Vent Lengths	75 ft (23 m)	150 ft (46 m)

### EASE OF INSTALLATION AND SERVICEABILITY

- **Smart-Sense™:** Adaptive gas valve technology - No gas conversion kit required. Gas Conversion Label for Propane included with unit.
- **Versa-Vent™:** Outdoor vent cap (RXOV) adapts to any SENSEI® RX Series model for outdoor installation.
- **Smart Connect™:** Allows an installer to connect your phone or tablet to SENSEI® RX Series Via Bluetooth® using Rinnai Central™ app.
- **Quick-Flush™:** Provides an efficient flushing procedure to make periodic preventive maintenance a simple task to perform.

SUPER-HIGH-EFFICIENCY (CONDENSING) TANKLESS WATER HEATER	
<b>Installation Type</b>	Internal (Indoor) Residential Applications External (Outdoor) Residential Applications with Outdoor Vent Cap
<b>Model Numbers</b>	RX199i (REU-NB3237FF-US) RX180i (REU-NB2934FF-US) RX160i (REU-NB2530FF-US) RX130i (REU-NB2024FF-US)
<b>Approved Gas Types</b>	Natural and Propane
<b>Efficiency</b>	UEF: 0.98 (RX199i, RX180i) 0.97 (RX160i, RX130i)
<b>High Altitude Approved</b>	Up to 10,100 ft (3,078 m)
<b>Water Flow Control</b>	Water Flow Sensor, Electronic Water Control and Bypass Control
<b>Controller</b>	Standard: Integrated Controller Optional: MC-195T-US, MC-601-BK/W
<b>Certifications</b>	AHRI, ANSI Z21.10.3, CSA 4.3, and ENERGY STAR®
<b>Warranty</b>	<ul style="list-style-type: none"> <li>• Heat Exchanger: 15 years or 12,000 operation hours, whichever occurs first</li> <li>• All Other Parts and Components: 5 years</li> <li>• Reasonable Labor: 5 Years* *Requires product to be registered within 90 days of installation or labor warranty defaults to 1 year</li> </ul>
<b>Safety Devices</b>	Flame Failure - Flame Rod, Boiling Protection, Combustion Fan RPM Check, Over Current - Glass Fuse, Remaining Flame (OHS) and Automatic Frost Protection
<b>Included with Purchase</b>	Tankless Water Heater, Wall Mounting Bracket, Vent Screens (x2), Vent Screen, Screws (x2), Self-Tapping Screws (x4), Gas Conversion Label for Propane, and Installation and Operation Manual
<b>Additional Features</b>	<ul style="list-style-type: none"> <li>• Mobile Home Certified</li> <li>• Ultra Low NOx</li> <li>• Tankless Rack System™ Compatible</li> <li>• 1/2 in. (13 mm) Gas Line Compatible</li> <li>• Complies with South Coast Air Quality Management District 14 ng/l or 20 ppm NOx Emission Levels</li> <li>• EZ Connect—2RX Units as System</li> </ul>



CERTIFIED TO ANSI Z21.10.3 — CSA 4.3

RINNAI.US RINNAI.CA 1-800-621-9419

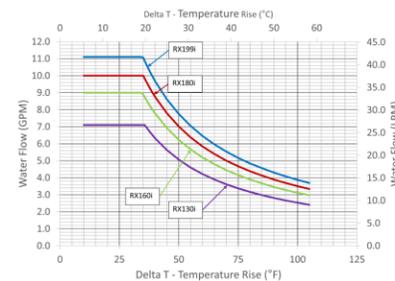
### TECHNICAL SPECIFICATIONS

SPECIFICATION	RX199i	RX180i	RX160i	RX130i
Dimensions - w, h, d	18.5 in. x 25.8 in. x 11.4 in. (470 mm x 654 mm x 290 mm)			
Minimum Gas Consumption Btu/h	15,000			
Maximum Gas Consumption Btu/h	199,000	180,000	160,000	130,000
Flow Rate <sup>1</sup> (Min - Max)	0.13 - 11.0 GPM (0.5 - 42 L/min)	0.13 - 10.0 GPM (0.5 - 38 L/min)	0.13 - 9.0 GPM (0.5 - 34 L/min)	0.13 - 7.1 GPM (0.5 - 27 L/min)
Weight	55 lb (25 kg)	55 lb (25 kg)	54 lb (24 kg)	54 lb (24 kg)
Sound Level	49 dB	49 dB	48 dB	48 dB
Electrical	Normal	98 W	76 W	73 W
	Standby	1.3 W		
	Freeze Protection	142 W		
	Max Current	4 Amps		
	Fuse	10 Amps		
Temperature	<ul style="list-style-type: none"> <li>• Minimum: 98° F (37° C) Default</li> <li>• Maximum: 120° F (49° C) Default</li> <li>• 140° F (60° C) With Parameter Adjustment</li> </ul>			
By-Pass Flow Control	Electronic			
Gas Supply Pressure <sup>2</sup>	<ul style="list-style-type: none"> <li>• Natural: 3.5 in. w.c. - 10.5 in. w.c.</li> <li>• Propane: 8.0 in. w.c. - 13.5 in. w.c.</li> </ul>			
Ignition System	Direct Electronic Ignition			
Electronic Connections	<ul style="list-style-type: none"> <li>• Appliance: AC 120 Volts, 60Hz.</li> <li>• Temperature Controller: DC 12 Volts (Digital)</li> </ul>			
Water Supply Pressure	<ul style="list-style-type: none"> <li>• Minimum: 15 PSI (Recommended 50 PSI for max performance)</li> <li>• Maximum: 150 PSI</li> </ul>			
Service Connections	<ul style="list-style-type: none"> <li>• Gas Supply: 3/4 in. (19 mm) NPT</li> <li>• Cold Water Inlet: 3/4 in. (19 mm) NPT</li> <li>• Hot Water Outlet: 3/4 in. (19 mm) NPT</li> <li>• Condensate Drain: 1/2 in. (13 mm) NPT</li> </ul>			
Clearances	<ul style="list-style-type: none"> <li>• Top: 2 in. (51 mm)*</li> <li>• Bottom/Ground: 12 in. (305 mm)</li> <li>• Front: 0 in.**</li> <li>• Back: 0 in.</li> <li>• Sides: 2 in. (51 mm)***</li> <li>• Vent: 0 in.</li> </ul>			

\* 0 in. from vent components.  
 \*\* Clearance for servicing is 24 in. (610 mm) in front of water heater.  
 \*\*\* Add 0.25 in. (6.35 mm) for recess box.  
<sup>1</sup> Activation flow rate may vary slightly depending on the temperature setting and the inlet water temperature.  
<sup>2</sup> The maximum gas supply pressure must not exceed the value specified by the manufacturer.  
 Rinnai products are continually being updated and improved; therefore, specifications are subject to change without prior notice.

### WATERFLOW CURVE

Flow curves apply only to incoming water temperatures of 70° F (21° C) or less. For incoming water temperatures greater than 70° F (21° C), please contact Rinnai.



NOTE: Maximum flow rates may vary based on set temperature, Delta T and altitude.

### DIMENSIONS

in. (mm)

**FRONT**

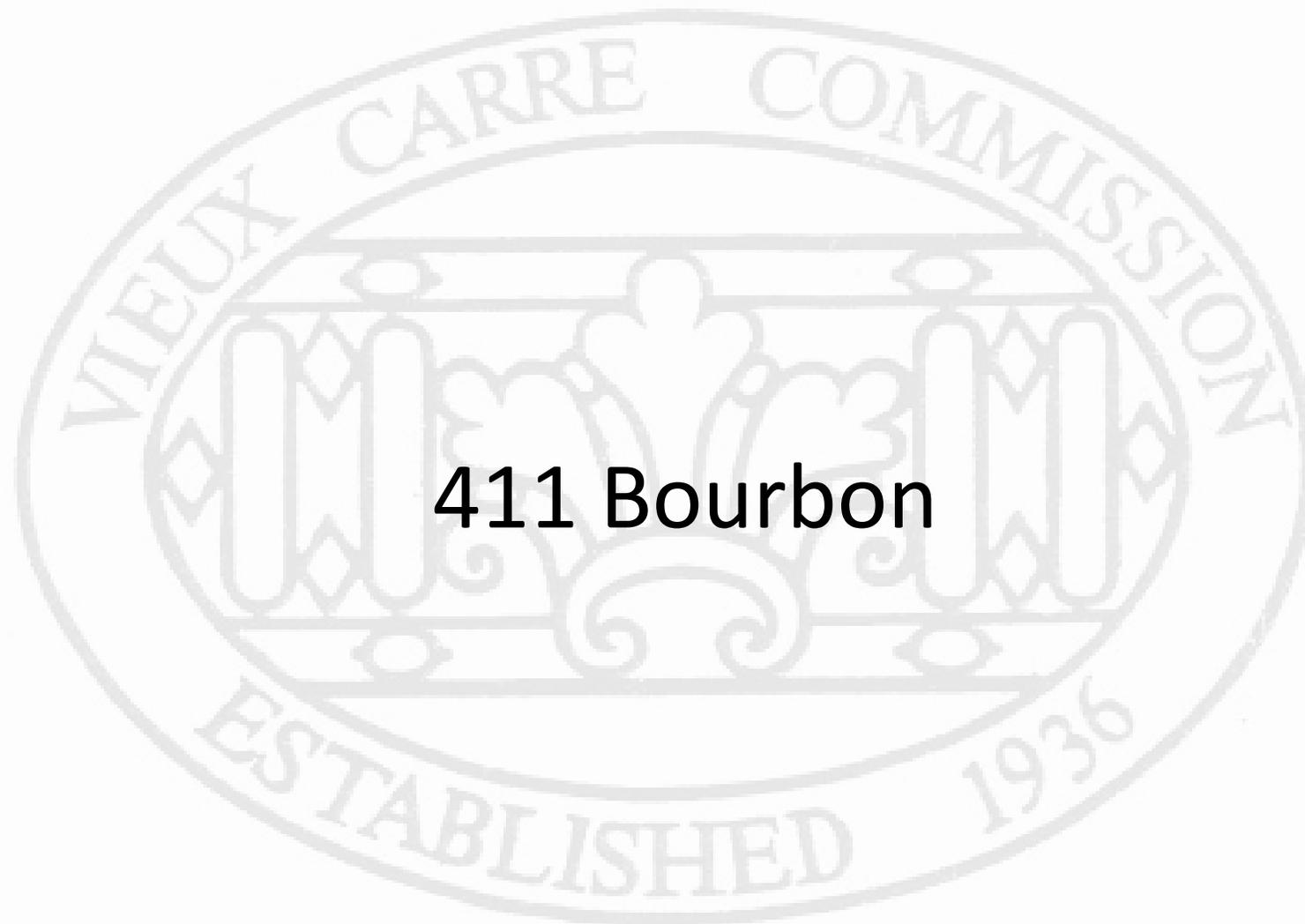
**SIDE**

**VENT CONNECTION:**  
 2 in. (51 mm) nominal PVC/CPVC/PP or 3 in./5 in. Concentric.

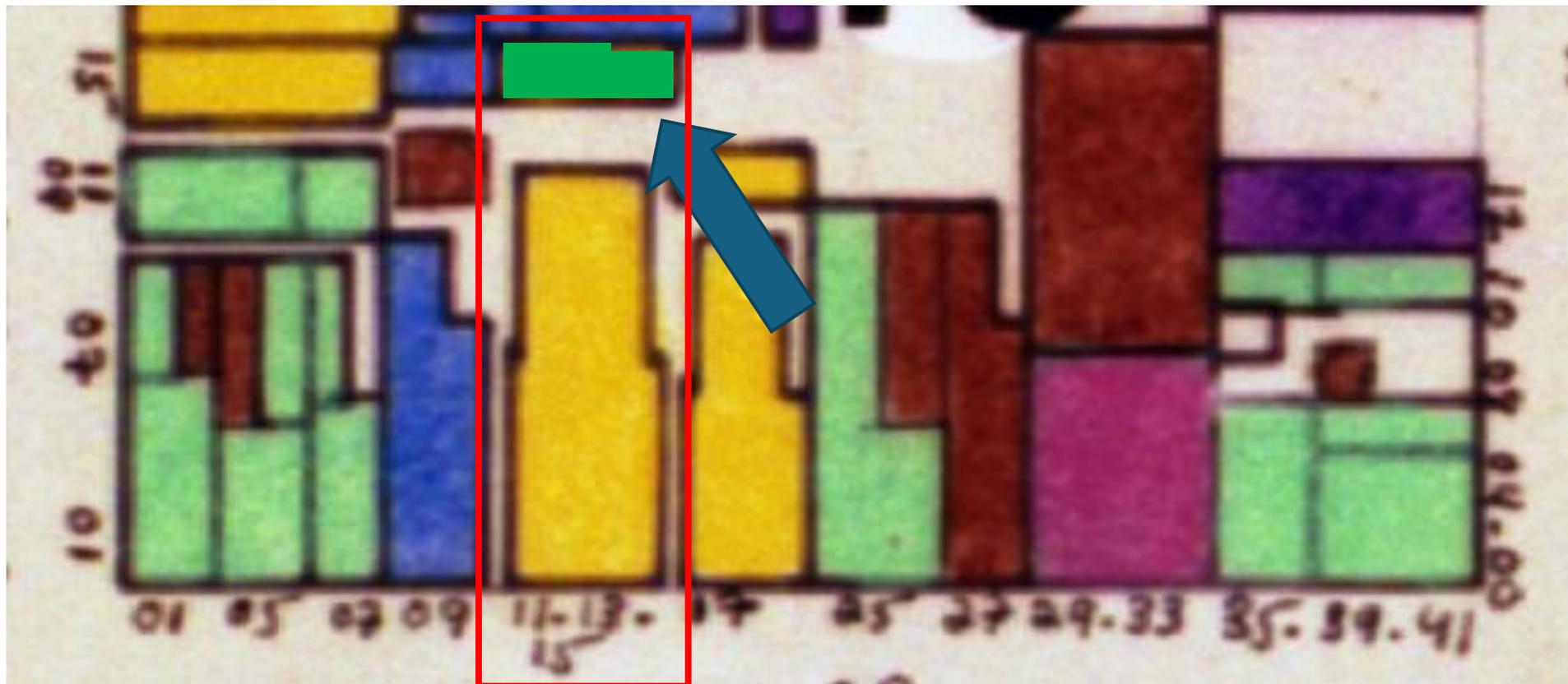
**BOTTOM**

Connection	in.	mm	
COLD	A	0.37	9
	B	3.60	91
HOT	C	5.10	130
	D	6.20	158
GAS	E	5.60	142
	F	2.83	72
DRAIN	G	7.13	181
	H	5.32	135





**411 Bourbon**





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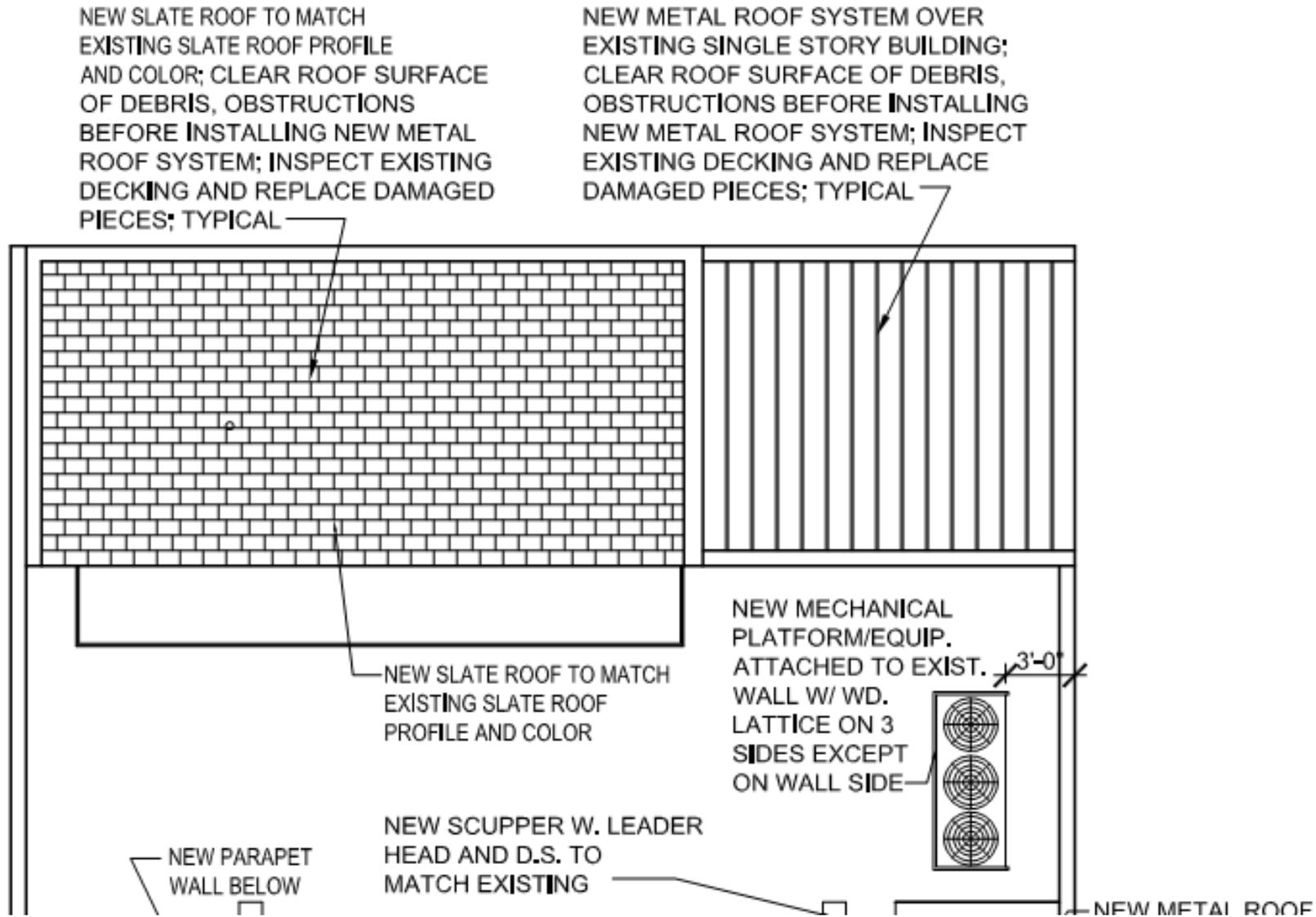


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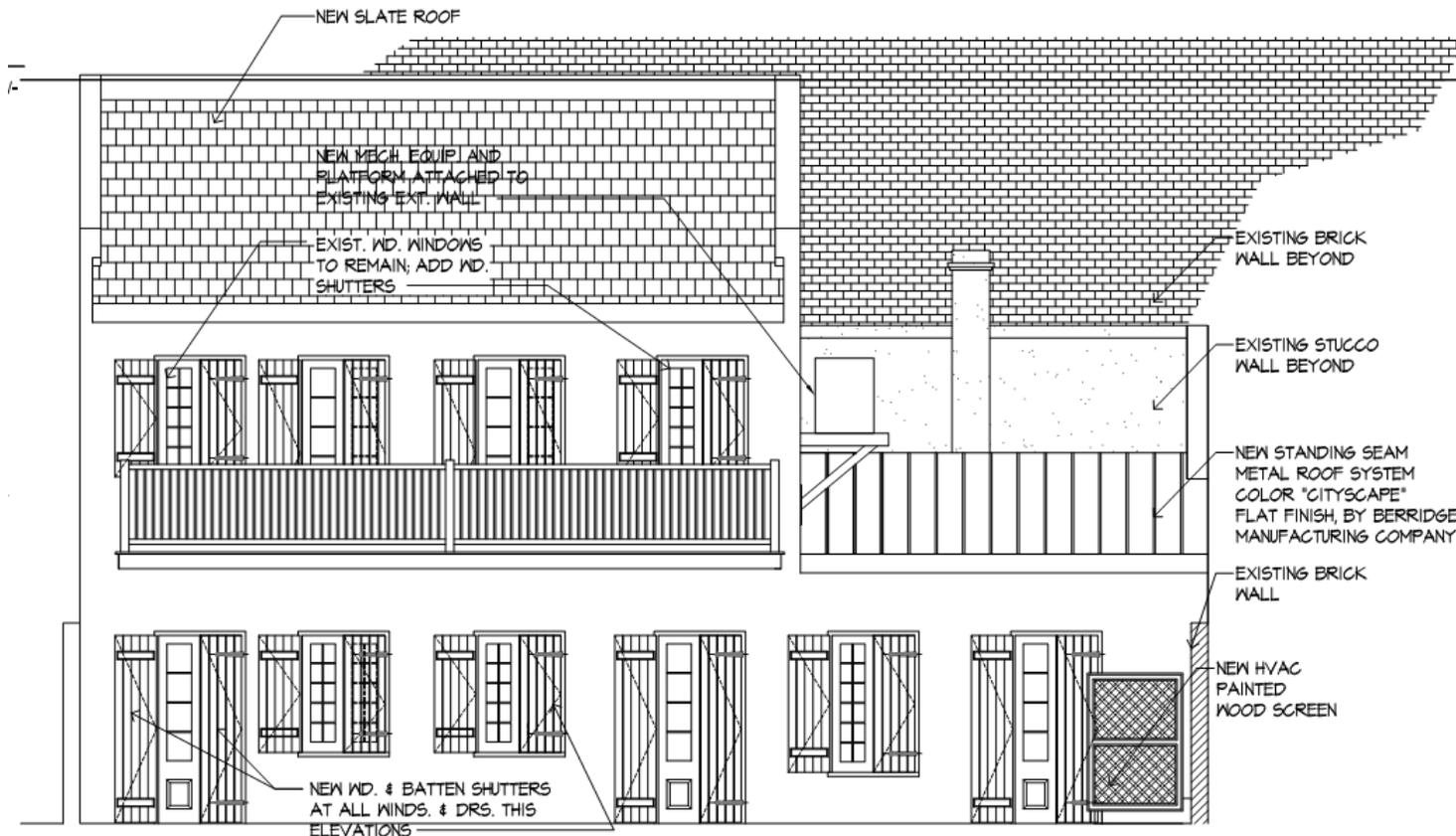
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411 Bourbon – Mechanical Equipment – Rear Building – Approved Plans





GENERAL NOTE:  
 1. OUTBACK BUILDING FACADE- EXISTING STUCCO, WOOD TRIM, DOORS, WOOD RAILS TO BE PAINTED. COLOR TO BE SELECTED BY INTERIOR DESIGNER/OWNER AND COORDINATED WITH VCC GUIDELINES FOR PAINTING. VCC APPROVAL REQUIRED  
 2. STUCCO REPAIRS TO BE DONE BASED ON VCC GUIDELINES. MATCH EXISTING STUCCO MATERIAL, TEXTURE & SCORE PATTERN.

03 PROPOSED BACK BUILDING FRONT ELEVATION  
 A2.2 411 BOURBON STREET Scale 3/16"=1'-0"

411 Bourbon – Mechanical Equipment – Rear Building – Approved Plans





411 Bourbon – Mechanical Equipment – Rear Building – As Built

VCC Architectural Committee

December 2, 2025





411 Bourbon – Mechanical Equipment – Rear Building – As Built

VCC Architectural Committee

December 2, 2025





411 Bourbon – Mechanical Equipment – Rear Building – As Built

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411 Bourbon – Mechanical Equipment – Rear Building – As Built

VCC Architectural Committee

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411 Bourbon – Mechanical Equipment – Rear Building – As Built

VCC Architectural Committee

December 2, 2025





411 Bourbon – Mechanical Equipment – Rear Building – As Built

VCC Architectural Committee

December 2, 2025





411 Bourbon – Rear Building – Previous Conditions

VCC Architectural Committee

December 2, 2025



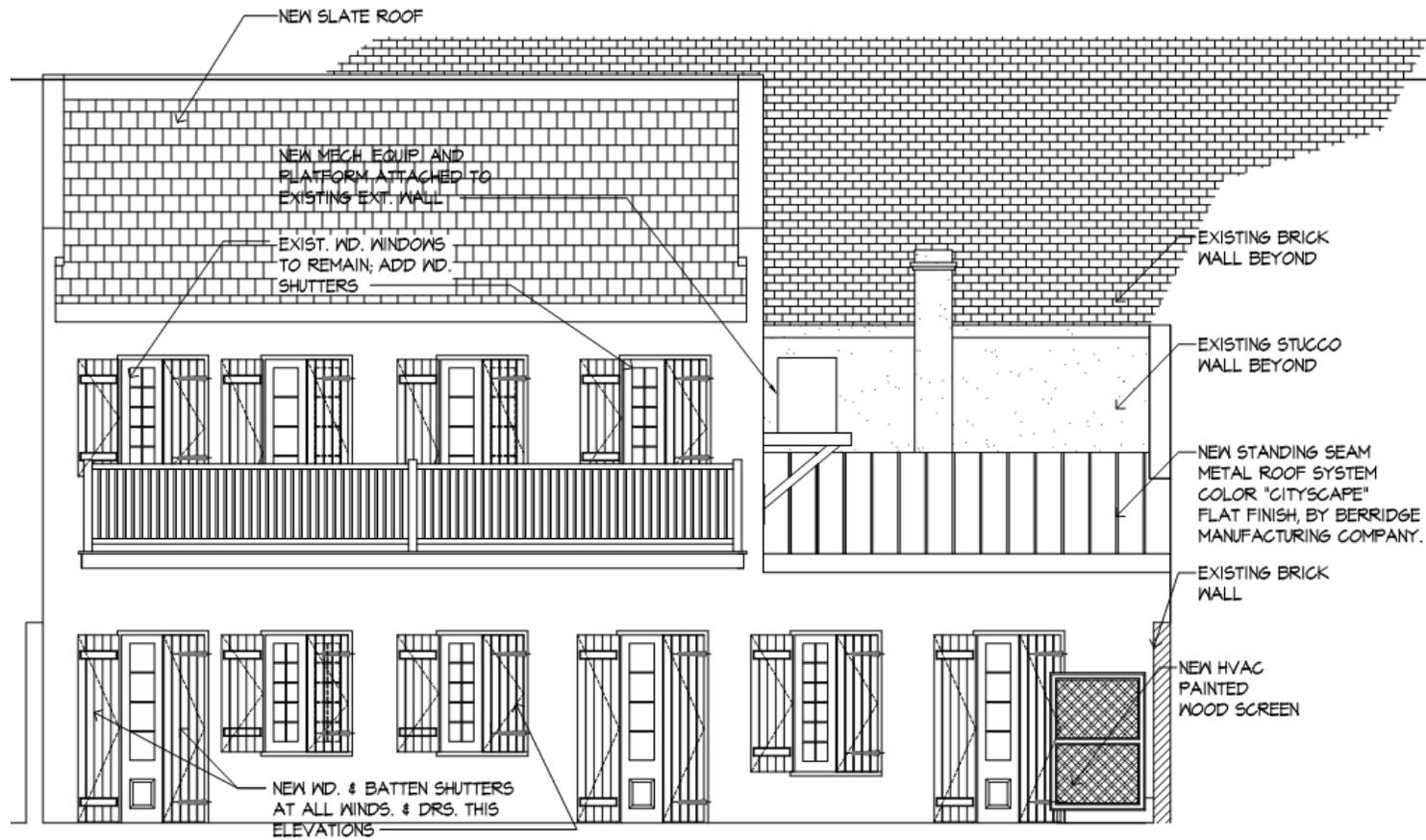


411 Bourbon – Rear Building – Previous Conditions

VCC Architectural Committee

December 2, 2025





GENERAL NOTE:

1. OUTBACK BUILDING FACADE- EXISTING STUCCO, WOOD TRIM, DOORS, WOOD RAILS TO BE PAINTED. COLOR TO BE SELECTED BY INTERIOR DESIGNER/OWNER AND COORDINATED WITH VCC GUIDELINES FOR PAINTING. VCC APPROVAL REQUIRED
2. STUCCO REPAIRS TO BE DONE BASED ON VCC GUIDELINES. MATCH EXISTING STUCCO MATERIAL, TEXTURE & SCORE PATTERN.

03 PROPOSED BACK BUILDING FRONT ELEVATION  
 A2.2 411 BOURBON STREET Scale 3/16"=1'-0"

411 Bourbon – Exterior Conduit/Ducting – Rear Building – Approved Plans





411 Bourbon – Courtyard Fans – As Built

VCC Architectural Committee

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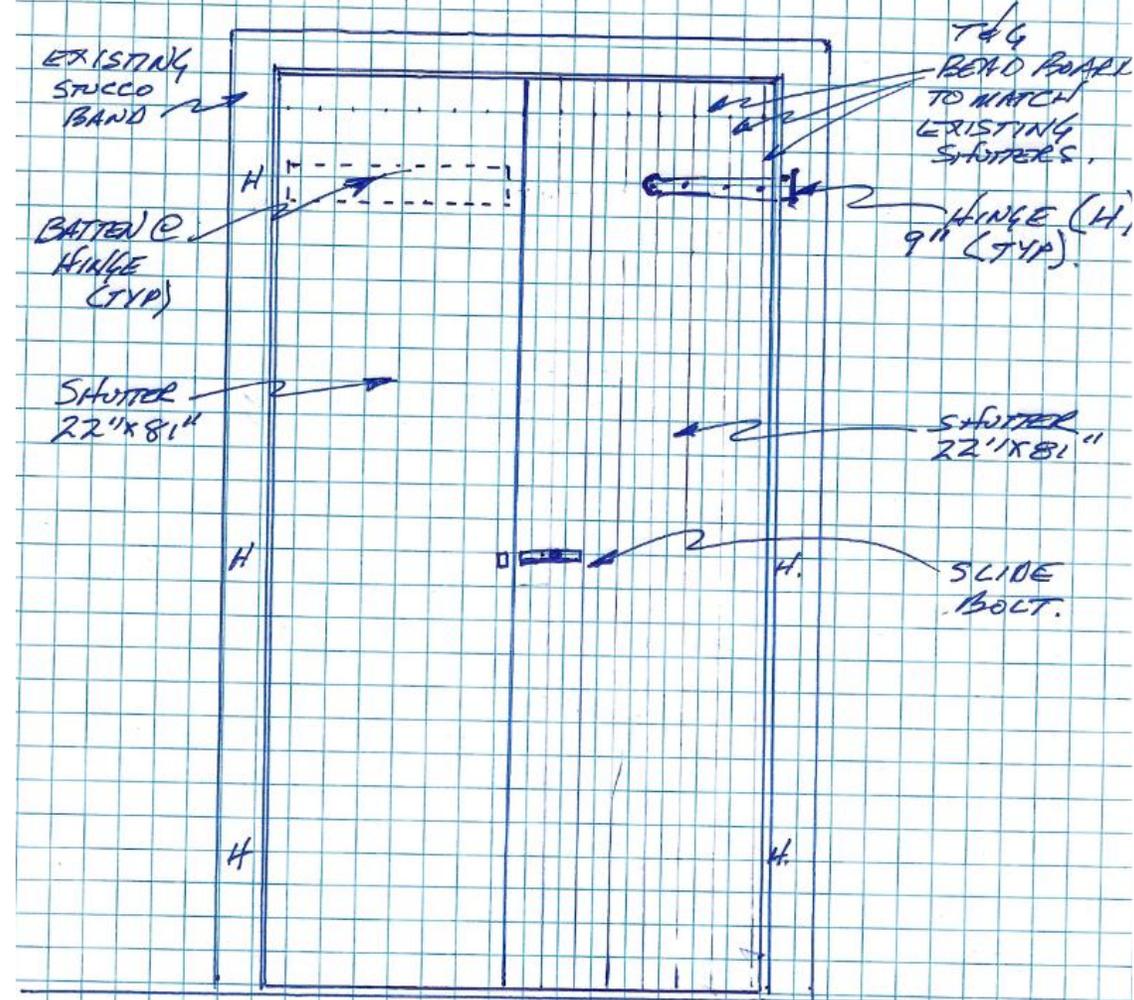


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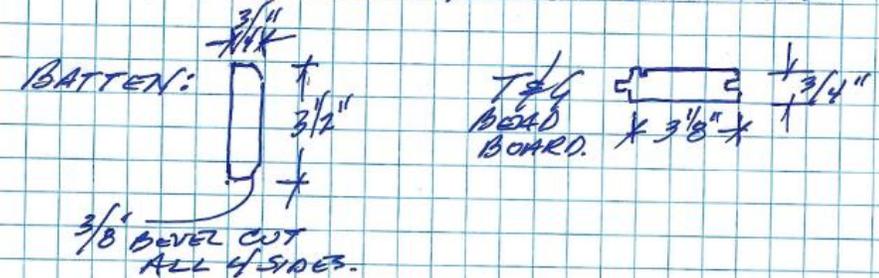
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411 BOURBON FREEZER ACCESS SHUTTERS.





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December 2, 2025



**V4JSD**  
Equipment  
Screens







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**4" Deep Standard Flat Blade Screen**

**V4JSD** Equipment Screen is an inverted louver blade vision barrier that mounts directly to an air handler. This configuration eliminates the requirement for additional structural supports through the roof system of a building. Louver blades run horizontal in the hinged louvered doors - allowing full access to the air handler.



**Features:**

- Made to order in panel sizes 24" wide x 24" high up to unlimited wide x 96" high
- Made from heavy gauge 0.081" thickness aluminum extrusion
- 5" blade spacing
- Standard flat blade
- Hinged louver panels with slam latches for access
- Heavy gauge modular structural framing for mounting directly to an air handler

**Specs:**

- **50%** free area for a 48" wide x 48" high panel
- **30 psf** wind load design

**Options:**

- A variety of metal finishes including paint and anodizing
- Higher wind load ratings

Visibility through this model equipment screen is 0% at sight line 0 degrees (horizontal) or below. The visibility through the screen increases as the sight line angle increases from horizontal



411 Bourbon

VCC Architectural Committee

December 2, 2025



Project: 411 Bourbon St VCC Letter



October 3, 2022

To Whom It May Concern  
411 Bourbon Street  
New Orleans, LA 70130

RE: Structural Letter for 411 Bourbon St RTU at Rear structure

To Whom It May Concern:

This letter is to certify that the roof framing and the wall supports are structurally adequate and sufficient to support the existing roof top units. The wall is a multiwythe masonry brick load bearing wall, and can be safely anchored to with threaded rods and Hilti Epoxy HIT HY 270 with an embedment of 6 inches using 5/8" diameter threaded rods. The wall is structurally sound to support the loads from the mechanical units.

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

Sincerely,

Johann L. Palacios, PE, SECB, LEED AP  
Engineer of Record



10/07/2022

Photo Inset:



411 Bourbon

VCC Architectural Committee

400 S. Norman C. Francis Pkwy., New Orleans, LA 70119

Phone: (504) 206-3834

[hello@pacegroupllc.com](mailto:hello@pacegroupllc.com)

December 2, 2025





SALES - DESIGN - INSTALLATION - SERVICE - INSPECTIONS

**Reference:** Relocation of Cooler Freezer  
Fire Protection Sprinkler Heads;

**Date:** November 6, 2024

**Property:** 411 Bourbon, New Orleans, LA 70130

**To:** Forster Construction Services, LLC

67570 Antioch Drive  
Mandeville, LA 70471

**Phone:** (504) 495-0051  
**Contact:** Michael Forster  
**Email:** mforster@forstercs.com

Michael:

You contacted us on October 9, 2024 to have us relocate three sprinkler heads that protect the cooler/freezer of the rear building at 411 Bourbon St. We met on October 11, 2024 at the property to review the existing exterior sprinkler piping, the existing cooler and freezer and the physical structure of the rear building. Although you indicated that we had authority to do whatever was needed to relocate the sprinkler piping and associated sprinkler heads to the interior of the building, upon extensive investigations and repeated site visits I am sorry to report that we are unable to find any way to relocate the sprinkler piping and associated heads to the interior without someone performing extensive demolition of the exterior wall, allowing us to relocate the piping and someone then repairing the wall. There is no physical space available in the building for the relocation.

If you have any questions or wish additional information, please contact the undersigned.

Very truly yours,  
Accurate Fire Protection, LLC

Chris Graves  
Contact / Service Sales

411 Bourbon

VCC Architectural Committee

December 2, 2025





**Item 10 Paint Conduit and piping**

Re: 411 Bourbon St. Sprinkler piping rear gutter



Brandon Richardson <Brandon.Richardson@vcc.edu>

To ● Nicholas G. Albrecht

Cc ○ Forster Michael; ○ Chris Graves; ○ Marguerite E. Roberts

 You replied to this message on 11/19/2025 2:54 PM.



11/6/2025

Nick,

The explanation is that the building was designed, approved and installed to be sprinklered. We cannot allow removal of an existing life safety feature due to a cosmetic observation. It is my belief that any and all life safety features i.e fire alarm, sprinkler shall be considered as these are features that are required by code and law and shall not removed without a proper submittal to our office (via plan submittal) as to why the life safety feature is being removed and what additional measures are being taken to ensure life safety and property protection. These life safety system are also once designed are required to be maintained.

Respectfully

RE: 411 Bourbon St. Sprinkler piping rear gutter



Nicholas G. Albrecht

To ○ 'Brandon Richardson'

Cc ○ Forster Michael; ○ Chris Graves; ○ Marguerite E. Roberts



11/19/2025

Good afternoon,

It has been a couple weeks since my last email. I had reached out to one of the building plan reviewers with Safety & Permits hoping to get some additional information on the originally approved sprinkler plan, but I have not heard back.

Brandon – Could you provide a short letter that I may pass on to our Architecture Committee and Commission citing the reasons for this requirement. I full appreciate the need for safety and that it is now an in-place feature, but I am still trying to comprehend why it is required on this building and want to be aware if it will be required on similar buildings in the future. I admittedly do not review plans for code compliance, but I am familiar with the code requirements and my understanding for S-1 and S-2 buildings is that sprinklers are required only where:

- The *fire area* exceeds **12,000 sq ft, or**
- The *building height* exceeds **three stories, or**
- The *fire area* is located more than one story below grade, **or**
- The occupancy stores high-hazard materials.

The subject building (≈ 878 sq ft, two stories, non-hazardous contents, detached by > 10 ft) does not meet any of these sprinkler-triggering conditions.

Additionally, if sprinklers are a required feature for this building, there is no reason they must be run on the exterior of the building except for the convenience of doing so, correct?