

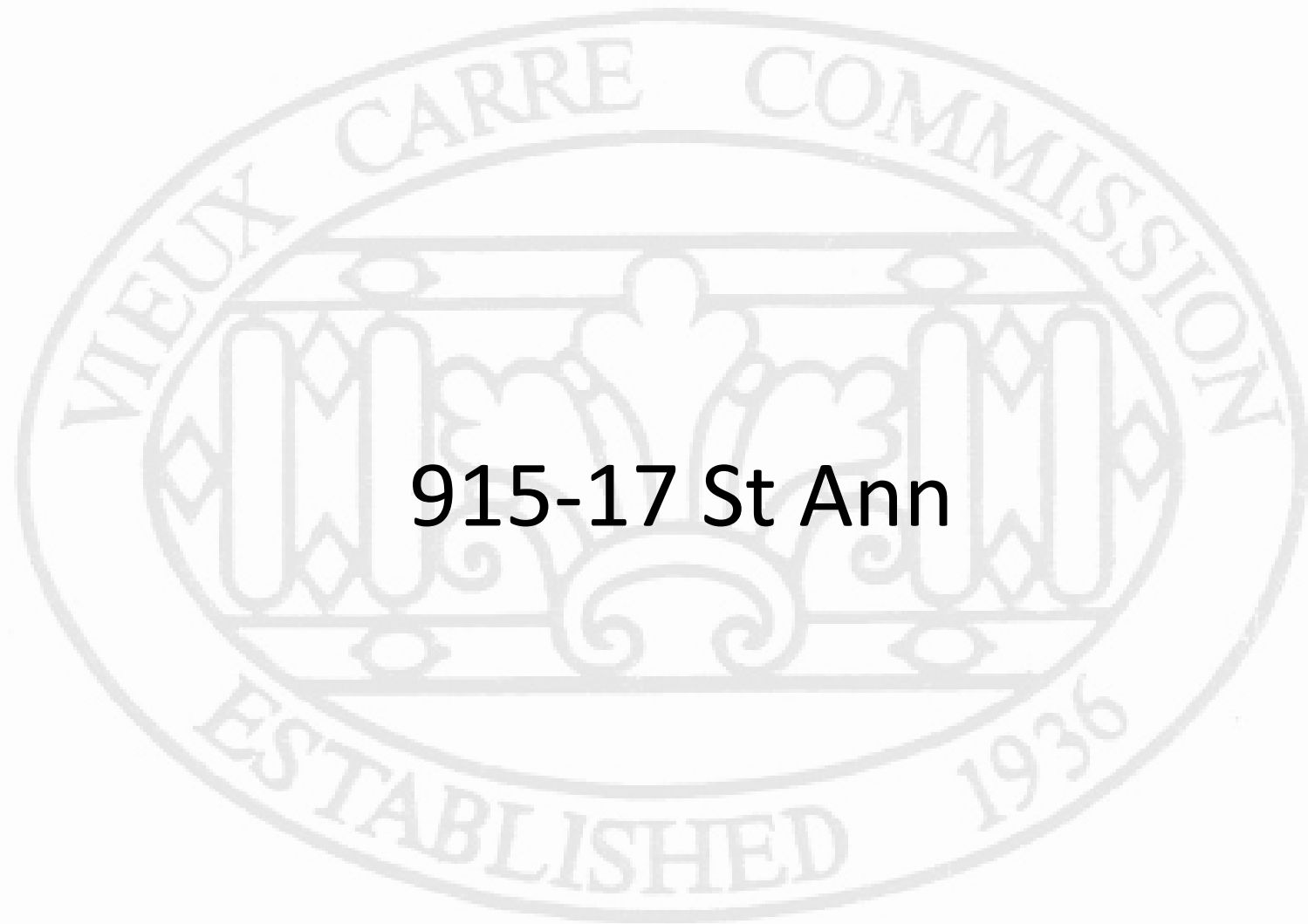


Vieux Carré Commission Architecture Committee Meeting

Tuesday, January 27, 2026



Old Business



915-17 St Ann



915-17 St. Ann

VCC Architectural Committee

January 27, 2026





915-17 St. Ann

VCC Architectural Committee

January 27, 2026





915-17 St. Ann (late 1940s – 50s)

VCC Architectural Committee

January 27, 2026





915-17 St. Ann (1950s)

VCC Architectural Committee

January 27, 2026





915-17 St. Ann (1950s?)

VCC Architectural Committee

January 27, 2026





915-17 St. Ann (1962)

VCC Architectural Committee

January 27, 2026





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

VCC Architectural Committee

January 27, 2026





915-17 St. Ann

VCC, Architectural Committee

August 26, 2008



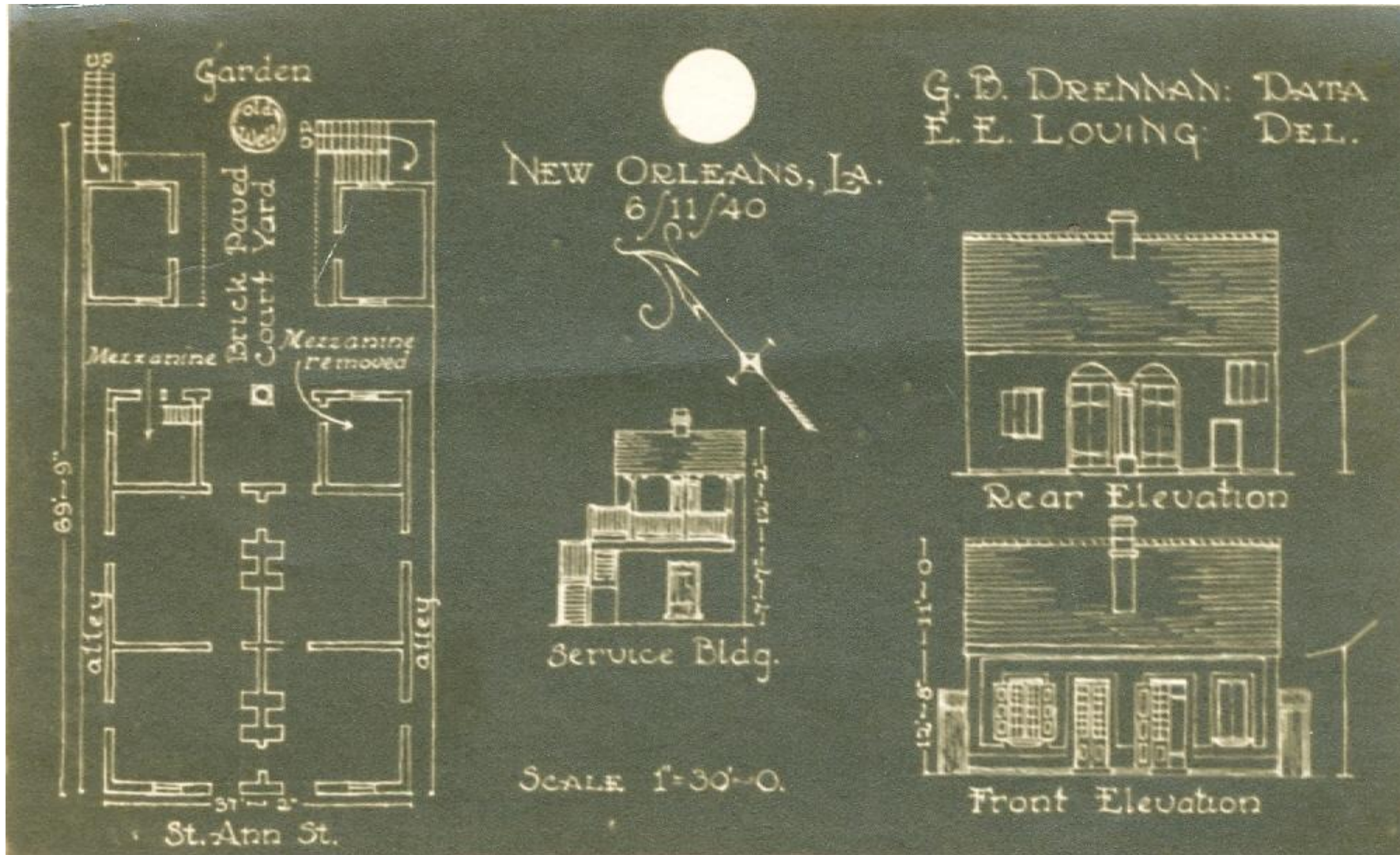


915-17 St. Ann, HABS Survey

VCC, Architectural Committee

August 26, 2008



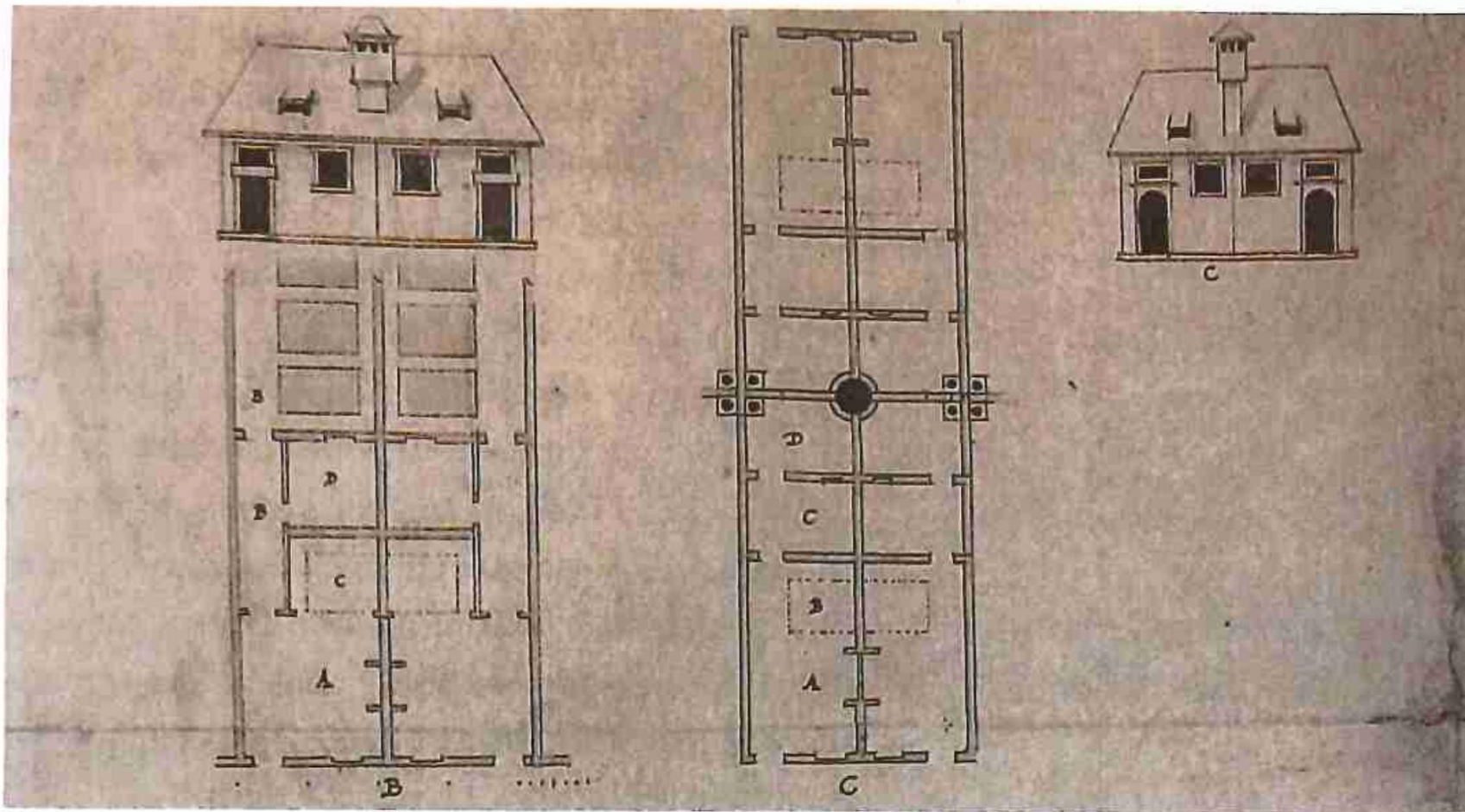


915-17 St. Ann, HABS Survey

VCC, Architectural Committee

August 26, 2008





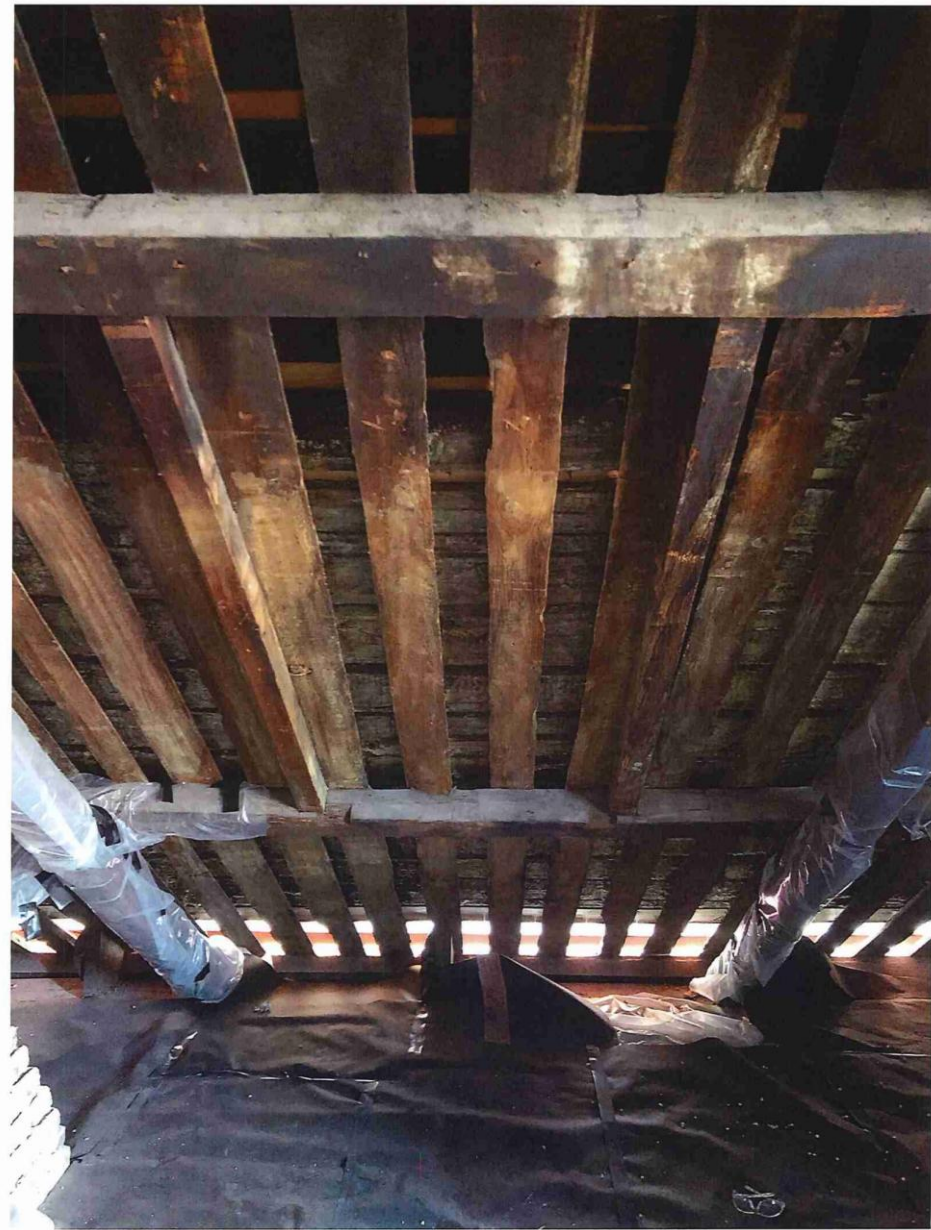
Houses for poor artisans in Sebastian Serlio's "On Domestic Architecture" ca. 1537-1549. Prototype for creole cottages in New Orleans cited in Louisiana Buildings 1720-1940. Of note are the simple shed roof dormers and on side openings.

915-17 St. Ann – dormer precedent

VCC Architectural Committee

January 27, 2026





915-17 St. Ann

VCC Architectural Committee

January 27, 2026





915-17 St. Ann

VCC Architectural Committee

January 27, 2026





915-17 St. Ann – dormer mockup



915-17 St. Ann – dormer mockup





915-17 St. Ann – dormer mockup

VCC Architectural Committee

January 27, 2026





915-17 St. Ann

VCC Architectural Committee

January 27, 2026





915-17 St. Ann

VCC Architectural Committee

January 27, 2026





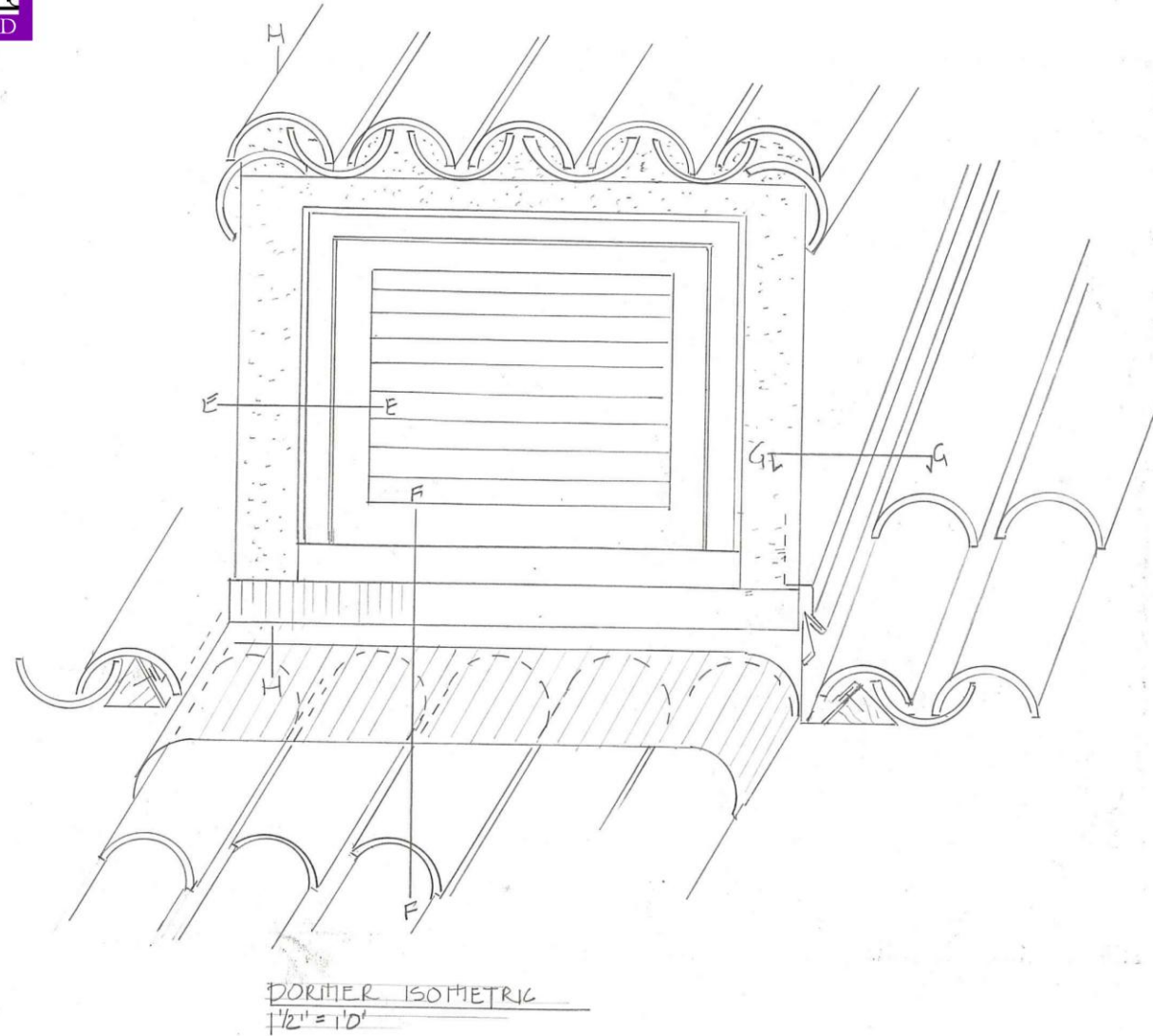
RESTORE MASONRY
OPENINGS SIZE
NEW CASEMENT WINDOWS,
DOORS & SHUTTERS
SUBMIT SHOP DRAWINGS

RESTORE FLEMISH BOND
DIPPED IN PAINT BRICK
FACADE

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

915-17 St. Ann – approved “dormer vents”



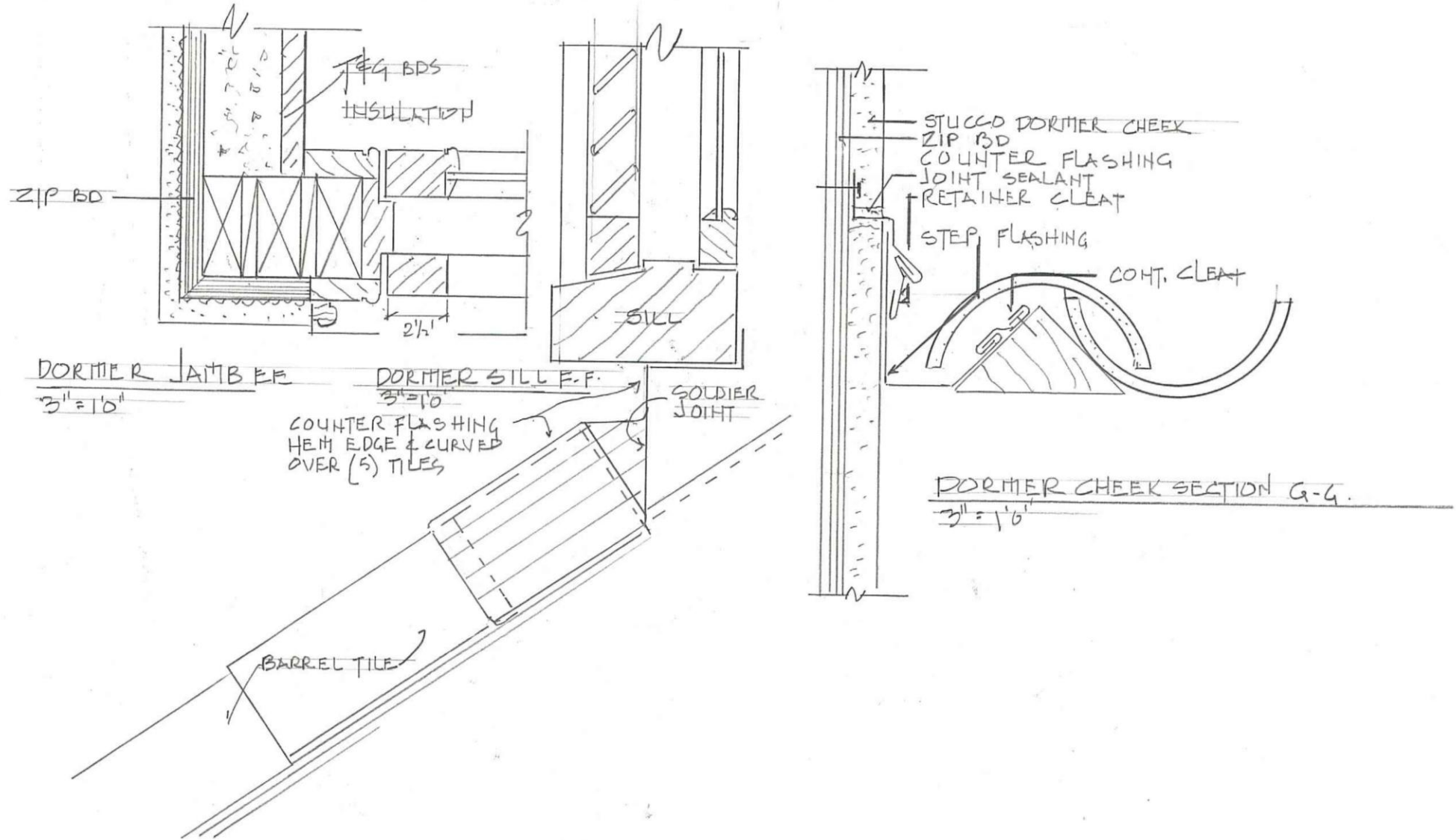


915-17 St. Ann – approved “dormer vents”

VCC Architectural Committee

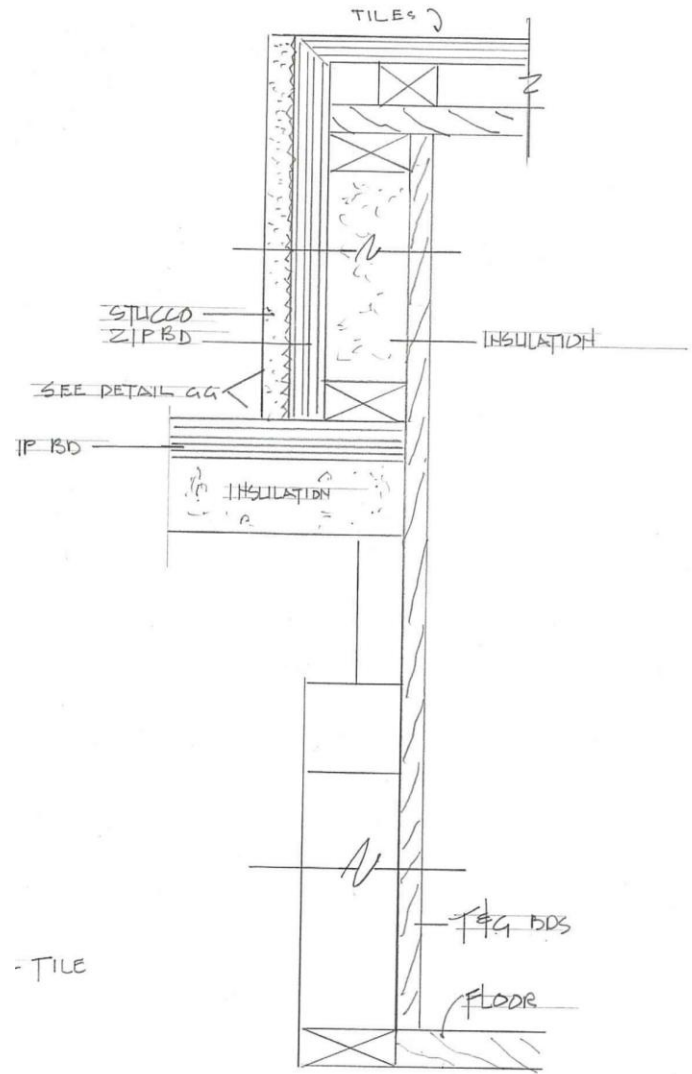
January 27, 2026





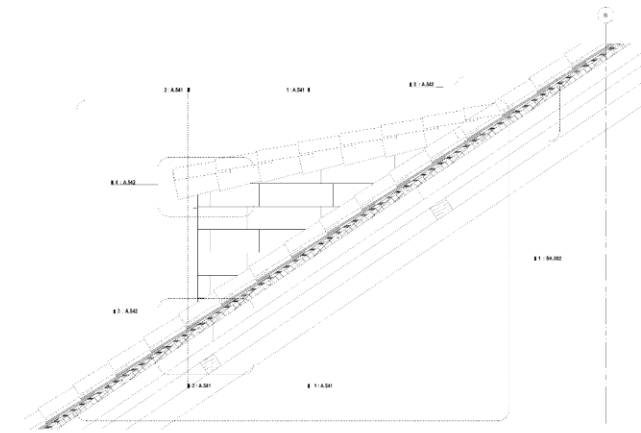
915-17 St. Ann – approved “dormer vents”



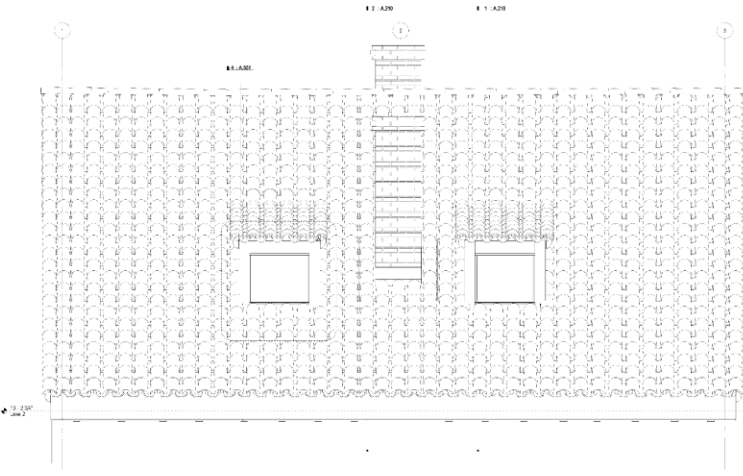


DORMER CHEEK WALL H.H.
3/10

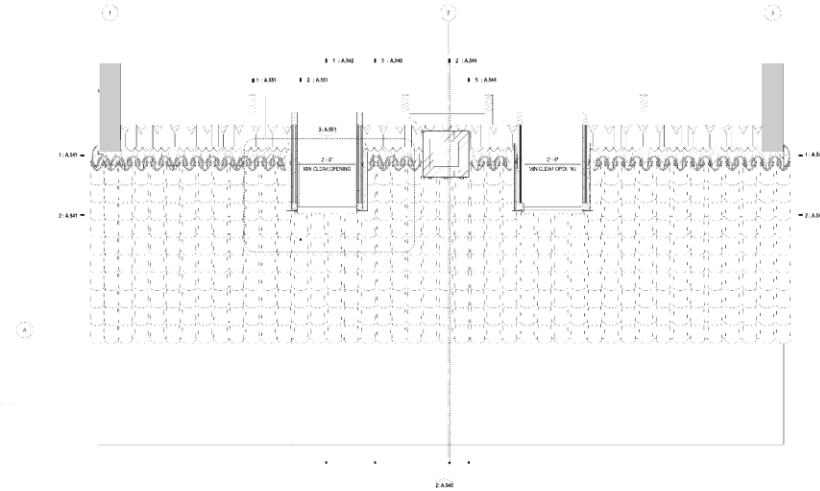




3 Exterior, Dormer Elevation - Side



2 Exterior Elevation, Dormers - Front



1 Enlarged Floor Plan - Level 2

LEGEND	KEY NOTES	KEY PLAN	SCALE
			FOR REVISION ONLY NOT FOR CONSTRUCTION

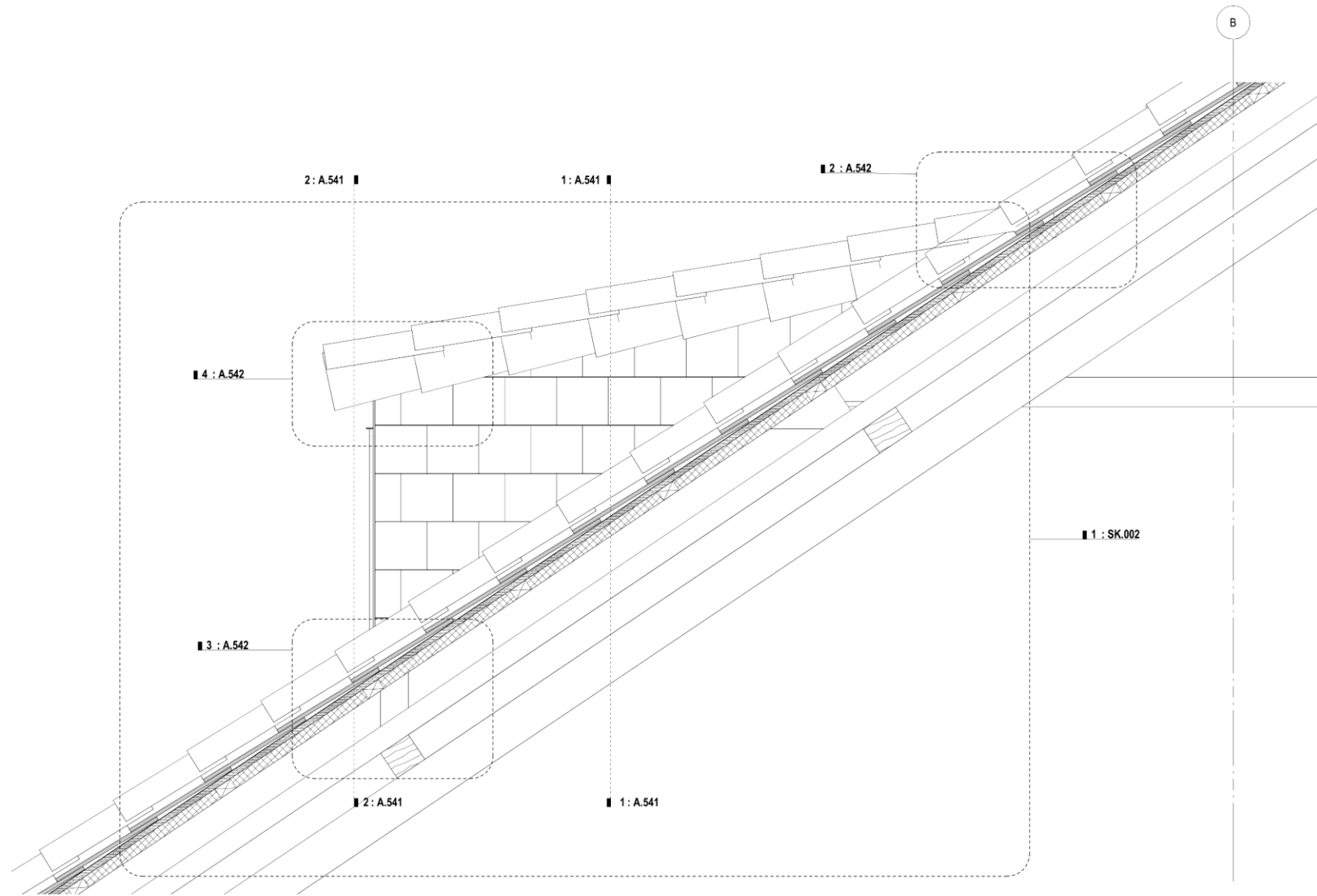
TRAHAN ARCHITECTS

dra	_____	design	_____	date	_____
check	_____		_____		_____
perm	_____		_____		_____
date	12/12/20		_____		_____
drawn	_____		_____		_____
project	161-016 ST-ANN, R. 2A.1		_____		_____
production	Auto		_____		_____

ROOF DETAILS

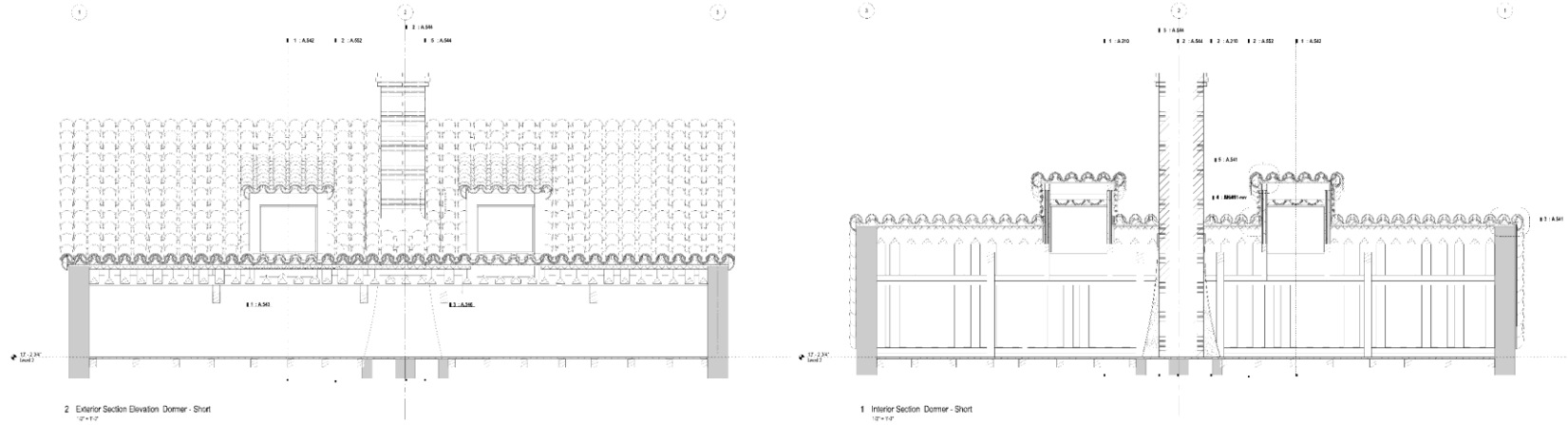
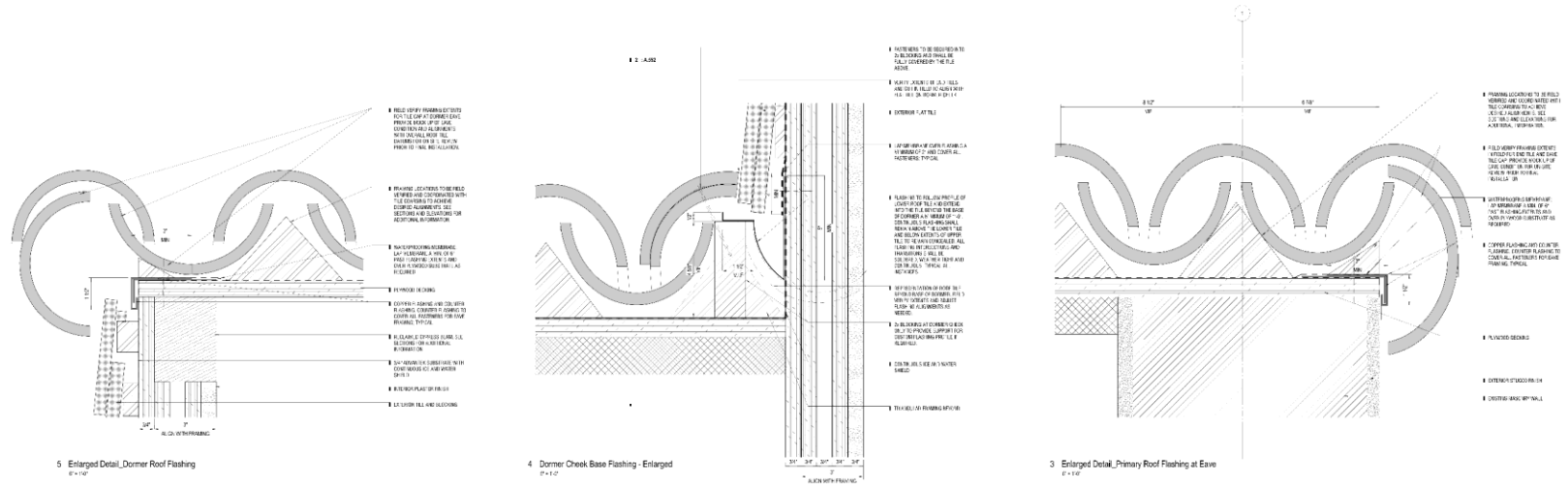
A.540





3 Exterior_Dormer Elevation - Side
1" = 1'-0"





LEGEND		KEY NOTES		KEY PLAN		SEAL		REVISIONS		DATE	

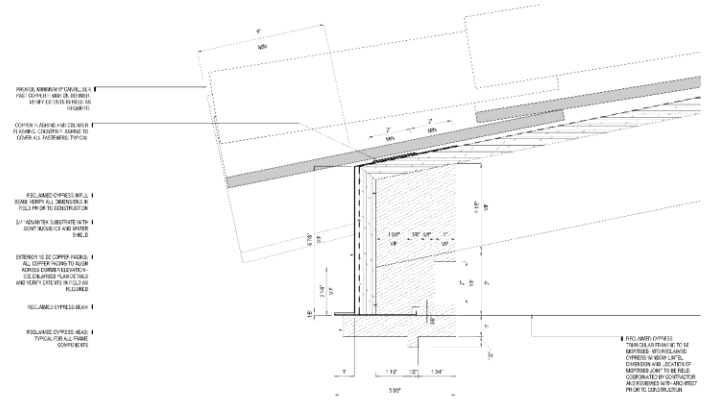
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

TRAHAN ARCHITECTS

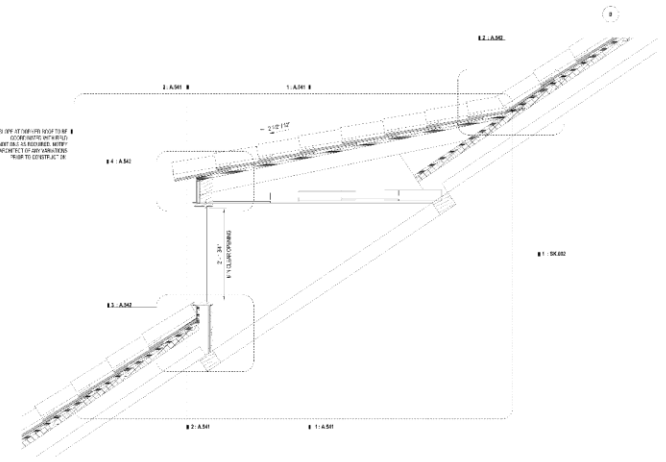
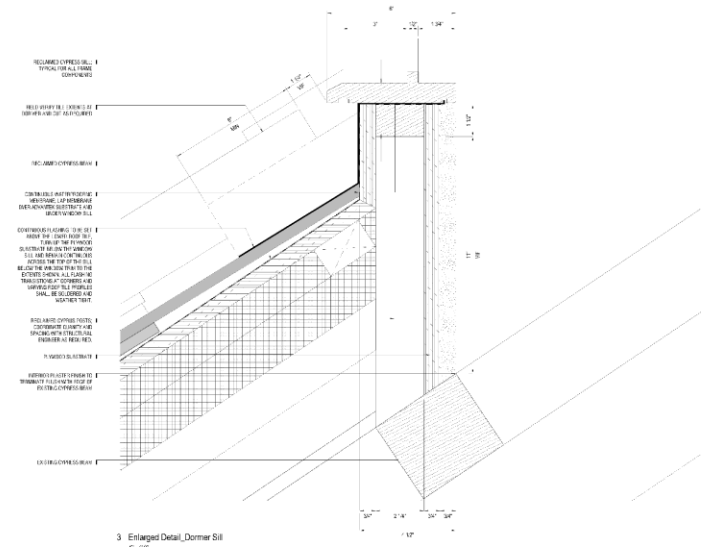
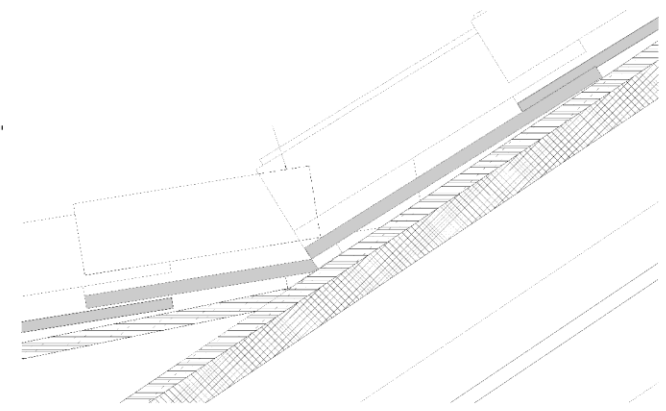
PROJECT: VICTORIA PARK TOWN
PRODUCTION: A.541

ROOF DETAILS





TRAHAN ARCHITECTS
1000 PINE STREET, SUITE 100
NEW ORLEANS, LA 70112
TEL: 504.581.1111
WWW.TRAHANARCHITECTS.COM
SECTION 05 20 00 - ROOF
SECTION 05 20 00 - ROOF



LEGEND

KEY NOTES

KEY PLAN

SCALE

TRAHAN ARCHITECTS

NO. _____ revision | add | delete

client _____

date 05/10/2024

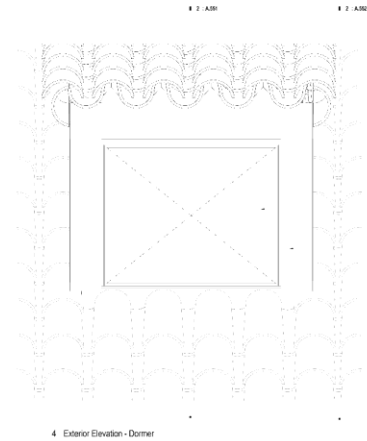
project VCC0261 - 915-17 St. Ann

preparation Author

ROOF DETAILS_DORMER

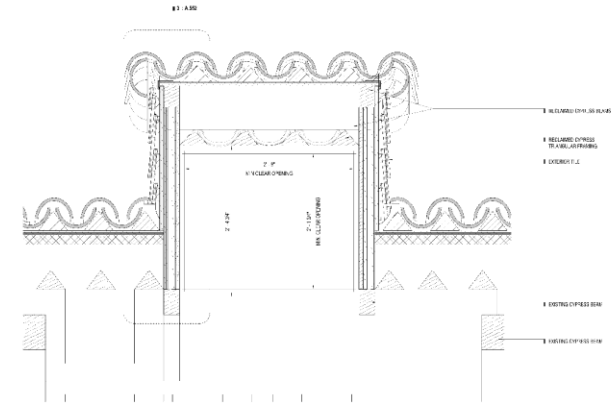
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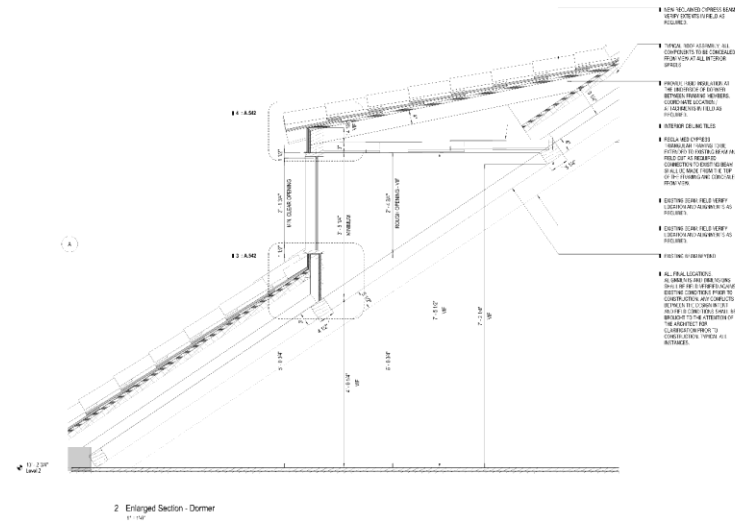


4 Exterior Elevation - Dormer
1/2" = 1'-0"

- 1 FUTURE PARTIAL REVISIONS TO BE COORDINATED WITH ARCHITECT
- 2 NO OCCUPANCY

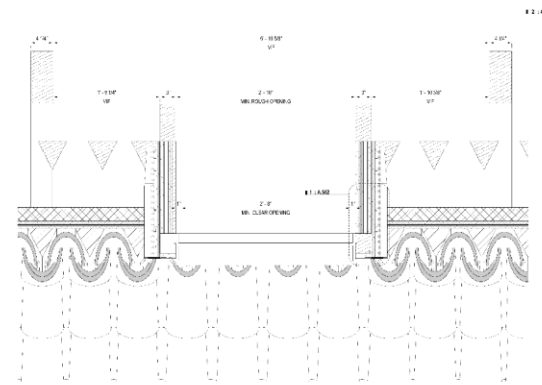


3 Interior Elevation - Dormer
1/2" = 1'-0"



2 Enlarged Section - Dormer
1/2" = 1'-0"

- 1 USE NO. 2000 CROWN RAFTERS WITH SPACING OF 16" O.C. TO PROVIDE
- 2 TRUSS ROOF ASSEMBLY TO BE CONFORMANT TO ALL APPLICABLE LOCAL CODES AT ALL EXTERIOR SURFACES
- 3 FINISHES: USE INSULATION AS THE METHOD OF SEPARATION BETWEEN INTERIOR MEMBERS AND EXTERIOR SURFACES. A 2" MINIMUM R-15 IS REQUIRED.
- 4 INTERIOR CEILING TILES
- 5 FLOOR AND CEILING FINISHES TO BE DETERMINED BY ARCHITECT. FINISHES TO BE DETERMINED BY ARCHITECT. FINISHES TO BE DETERMINED BY ARCHITECT. FINISHES TO BE DETERMINED BY ARCHITECT.
- 6 EXTERIOR ROOF FLESH FINISH TO BE DETERMINED BY ARCHITECT.
- 7 EXTERIOR ROOF FLESH FINISH TO BE DETERMINED BY ARCHITECT.
- 8 FINISH TO BE DETERMINED BY ARCHITECT.
- 9 ALL FRAMING TO BE CONFORMANT TO ALL APPLICABLE LOCAL CODES AT ALL EXTERIOR SURFACES. FINISHES TO BE DETERMINED BY ARCHITECT. FINISHES TO BE DETERMINED BY ARCHITECT. FINISHES TO BE DETERMINED BY ARCHITECT.



1 Enlarged Floor Plan - Dormer
1/2" = 1'-0"

LEGEND

KEY NOTES

KEY PLAN

SEAL

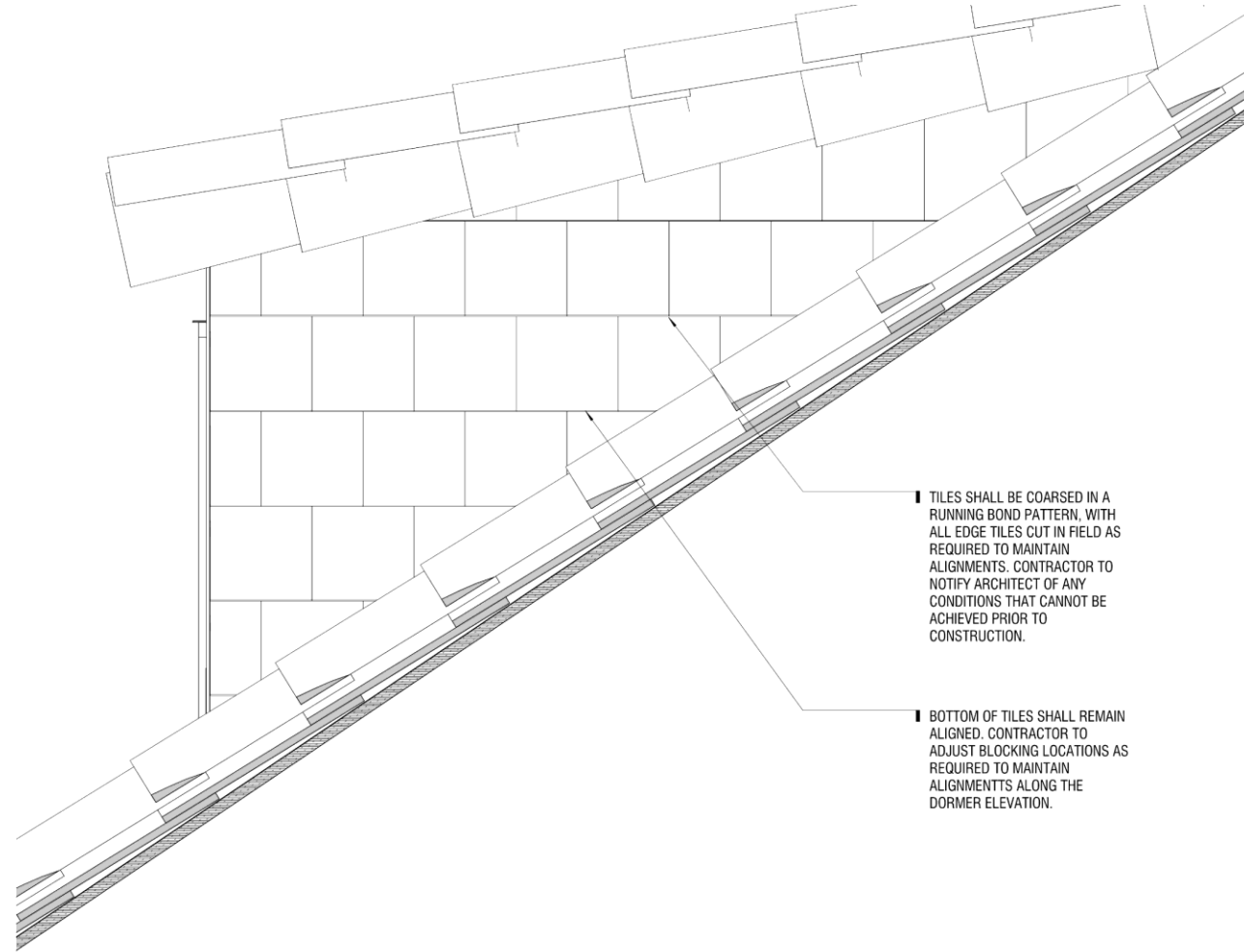
FOR REVIEW ONLY NOT FOR CONSTRUCTION

TRAHAN ARCHITECTS

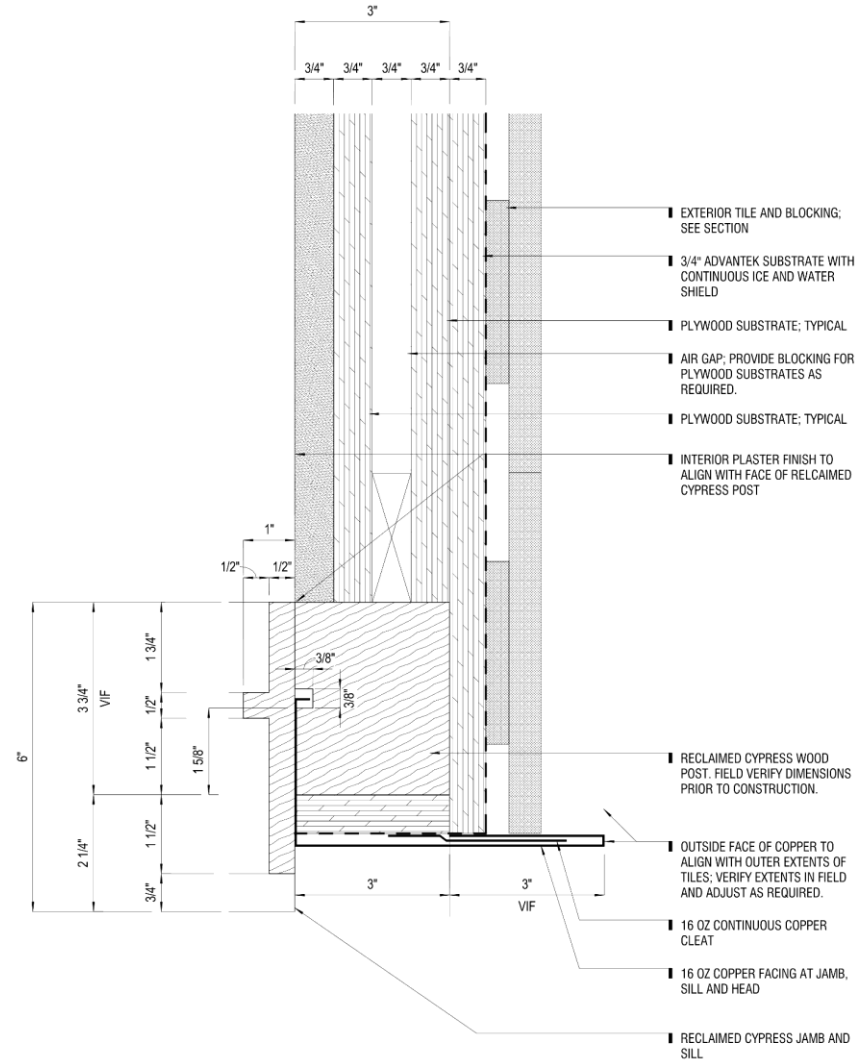
DATE	PROJECT	SCALE	NUMBER
NUMBER			
DATE	03-2020		
OWNER	VICTORY TRADING CO.		
PROJECT	RENOVATION		
DORMER DETAILS			

A.551



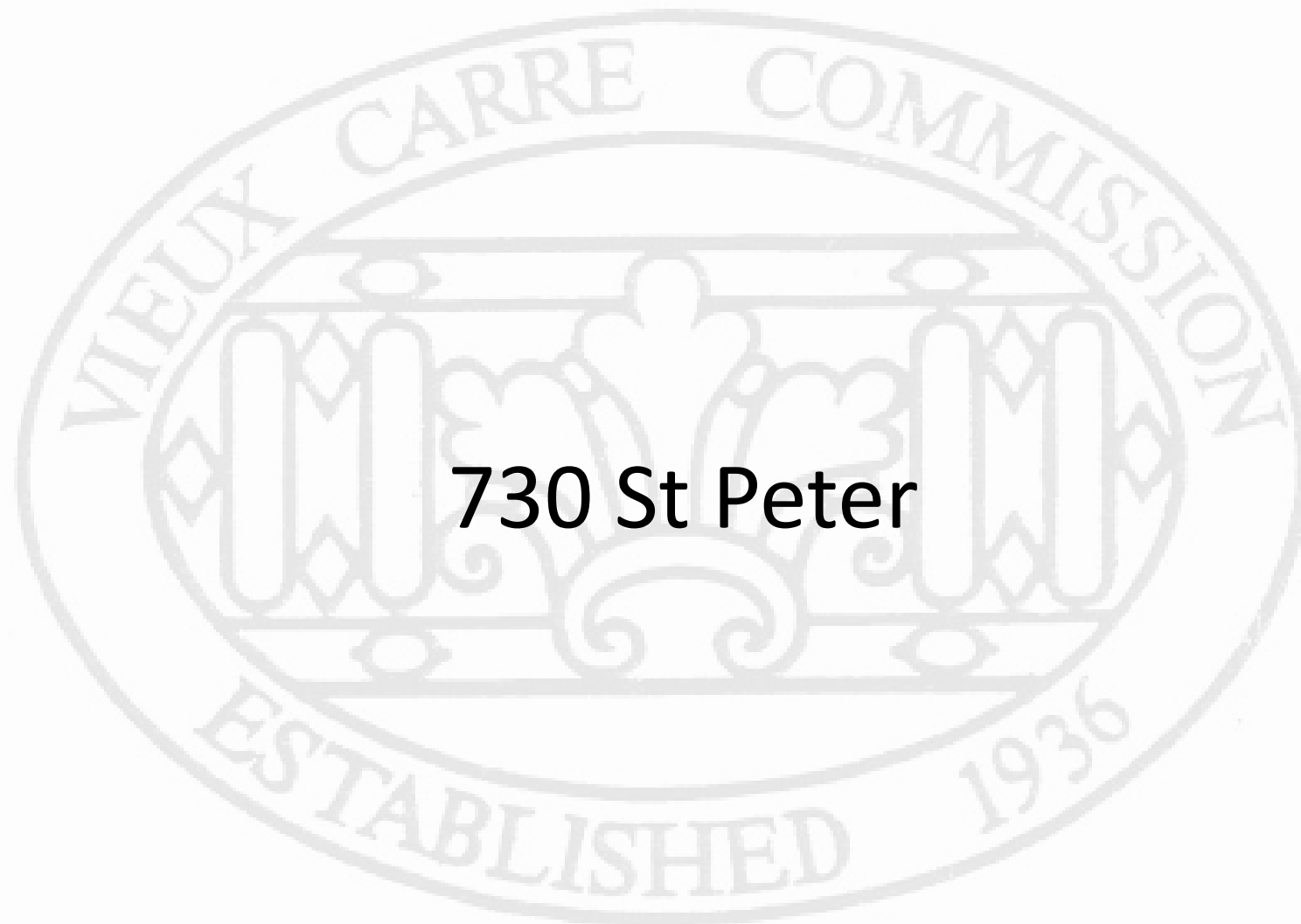


2 Exterior Elevation_Dormer Cheek
1 1/2" = 1'-0"



1 Enlarged Plan Detail_Dormer Corner
6" = 1'-0"





730 St Peter



730-732 St Peter

VCC Architectural Committee

January 27, 2026





730-732 St Peter

VCC Architectural Committee

January 27, 2026





730-732 St Peter – 1860 plan book

VCC Architectural Committee

January 27, 2026





730-732 St Peter – 1930s – 40s?

VCC Architectural Committee

January 27, 2026





730-732 St Peter – 1950s?

VCC Architectural Committee

January 27, 2026





730-732 St Peter – 1963

VCC Architectural Committee

January 27, 2026





730-732 St Peter

VCC Architectural Committee

January 27, 2026





730-732 St Peter

VCC Architectural Committee

January 27, 2026





730-732 St Peter

VCC Architectural Committee

January 27, 2026





730-732 St Peter

VCC Architectural Committee

January 27, 2026





730-732 St Peter

VCC Architectural Committee

January 27, 2026





730-732 St Peter

VCC Architectural Committee

January 27, 2026





730-732 St Peter

VCC Architectural Committee

January 27, 2026





730-732 St Peter

VCC Architectural Committee

January 27, 2026





730-732 St Peter

VCC Architectural Committee

January 27, 2026





730-732 St Peter

VCC Architectural Committee

January 27, 2026





730-732 St Peter

VCC Architectural Committee

January 27, 2026





Nov 19, 2025 3:29:56 PM

730-732 St Peter

VCC Architectural Committee

January 27, 2026





730-732 St Peter

VCC Architectural Committee

January 27, 2026



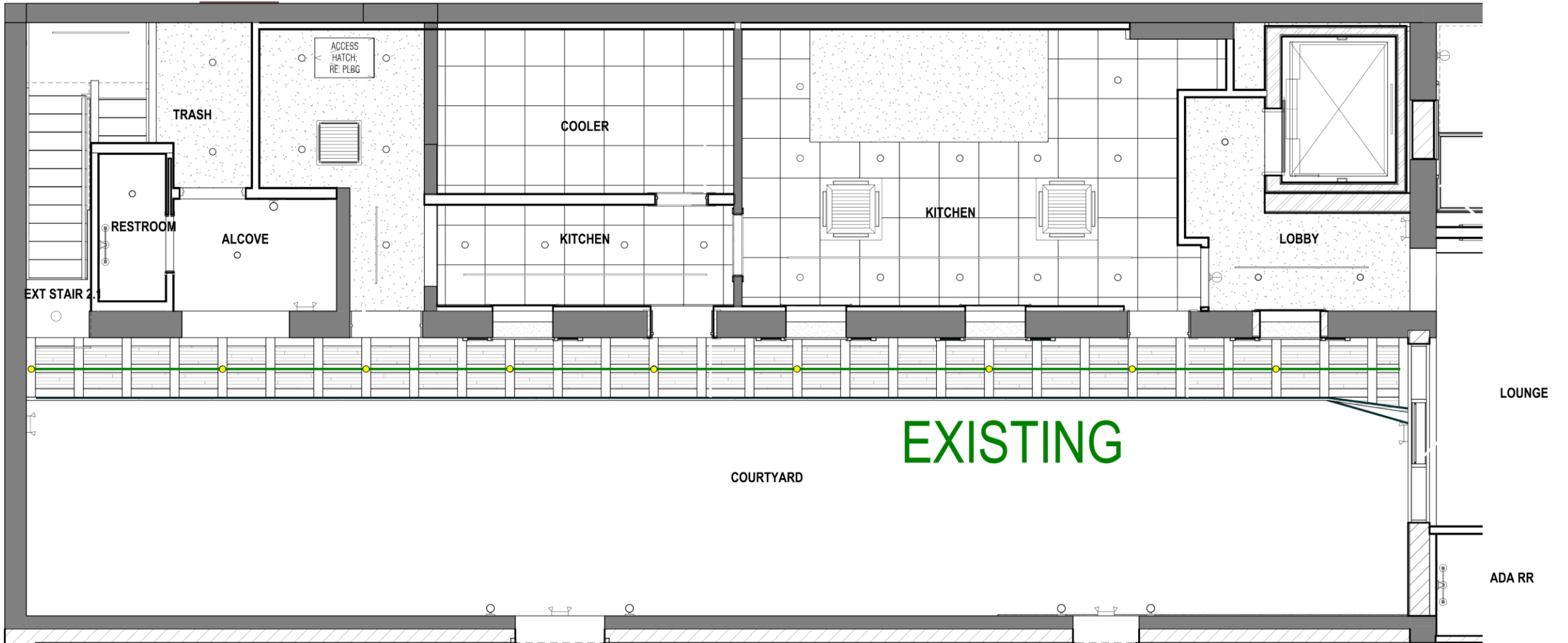


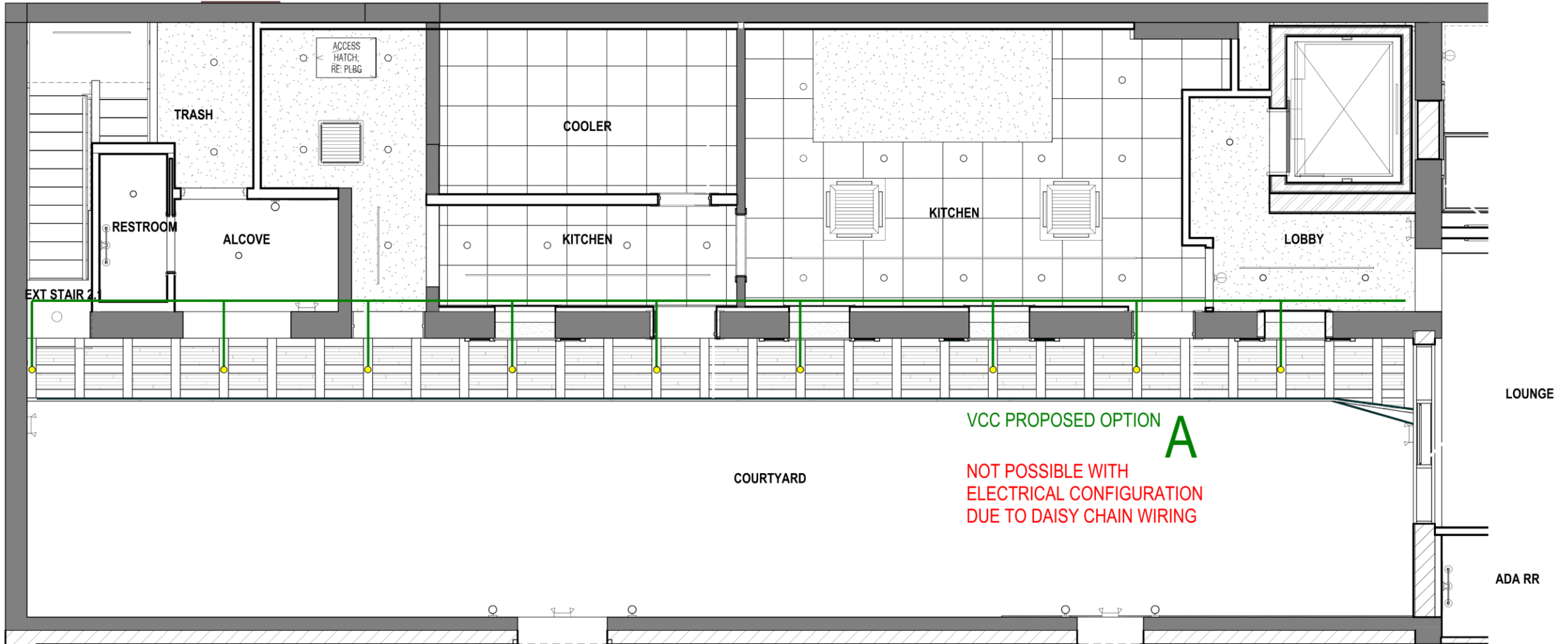
726 St Peter (conduit painted out)

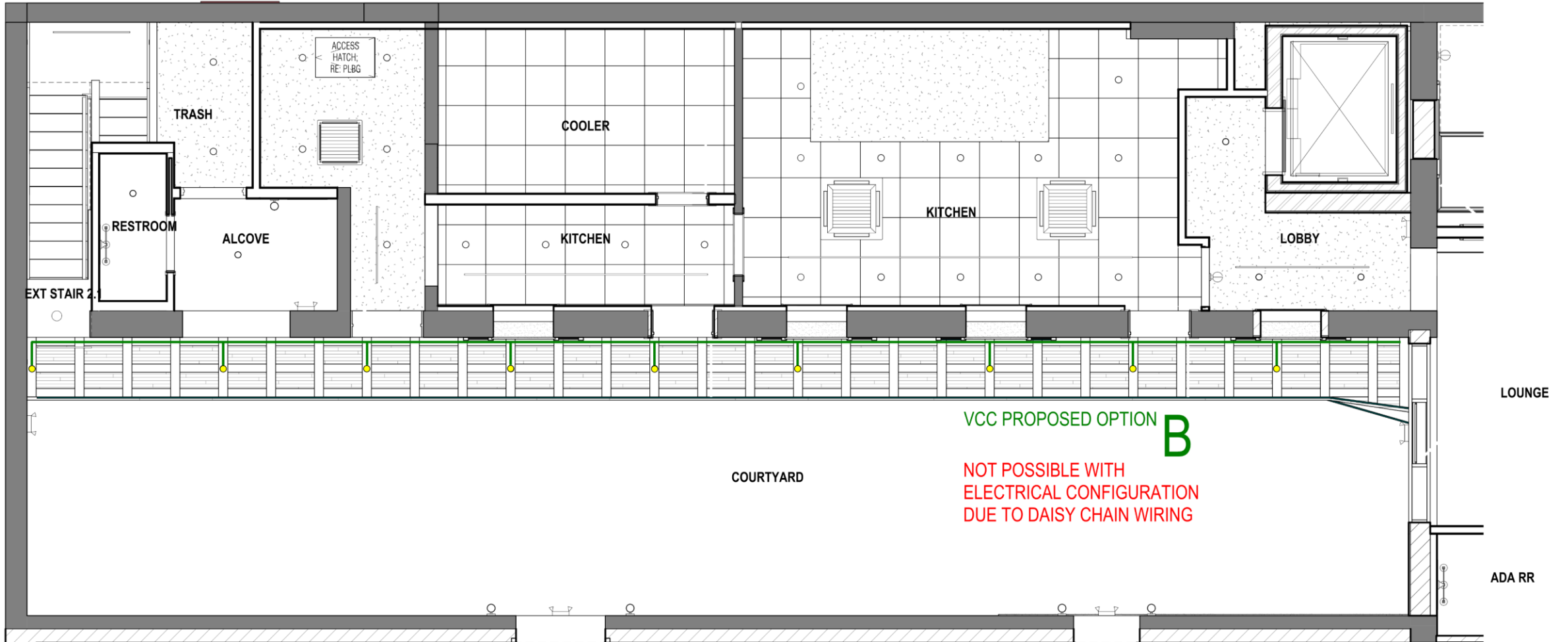
VCC Architectural Committee

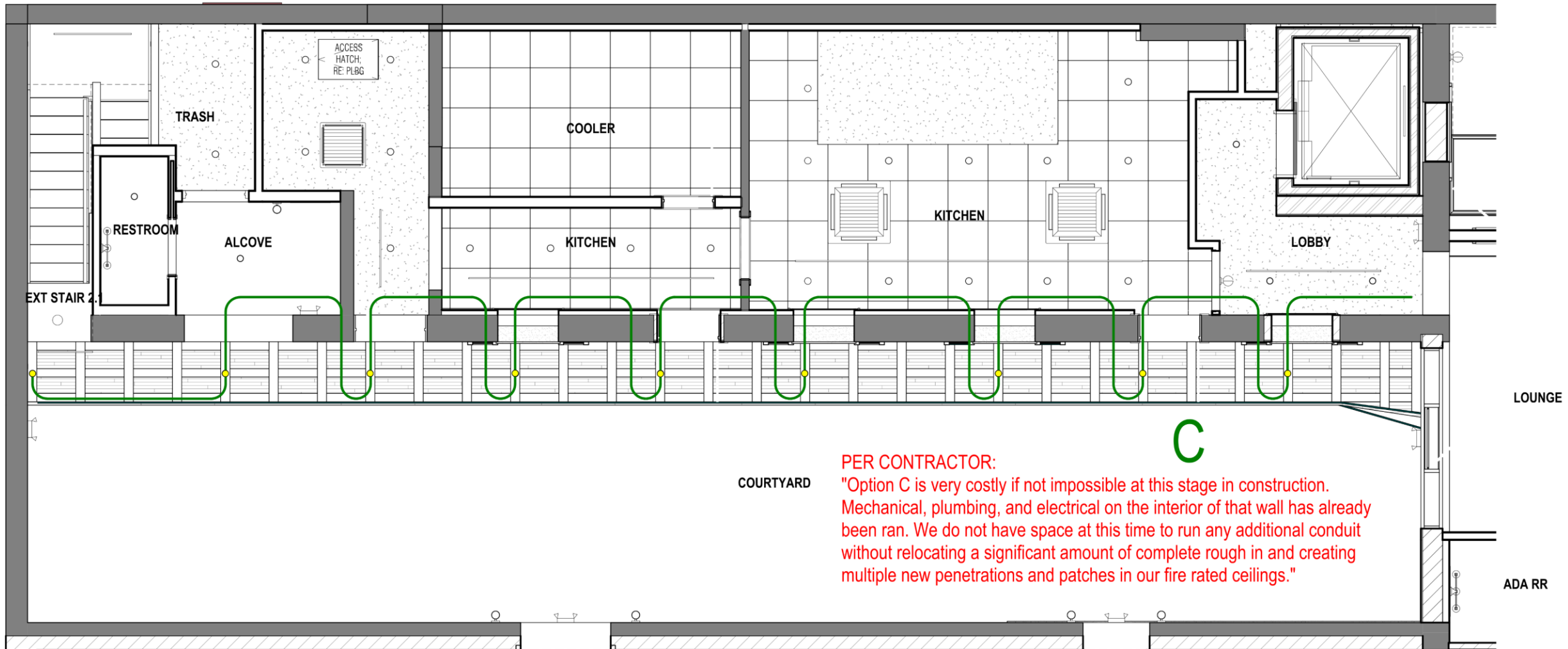
January 27, 2026

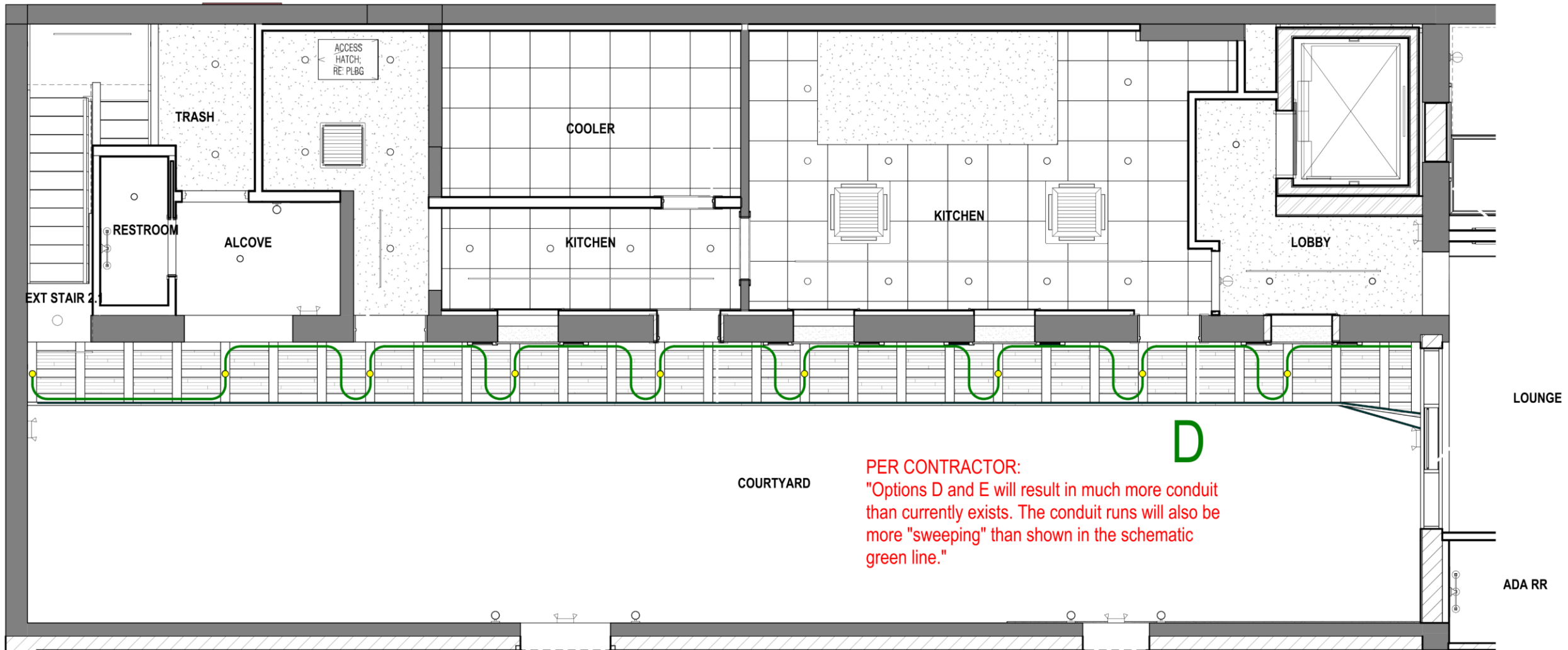


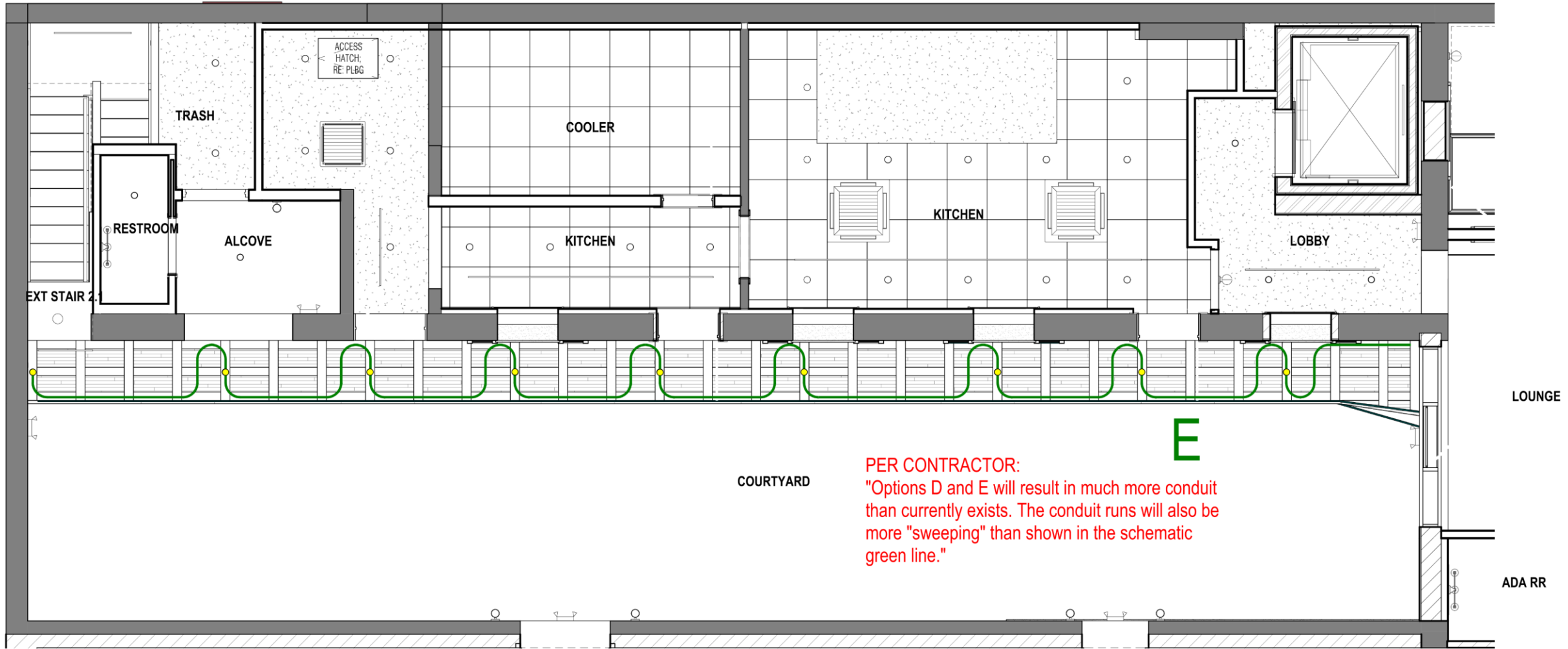


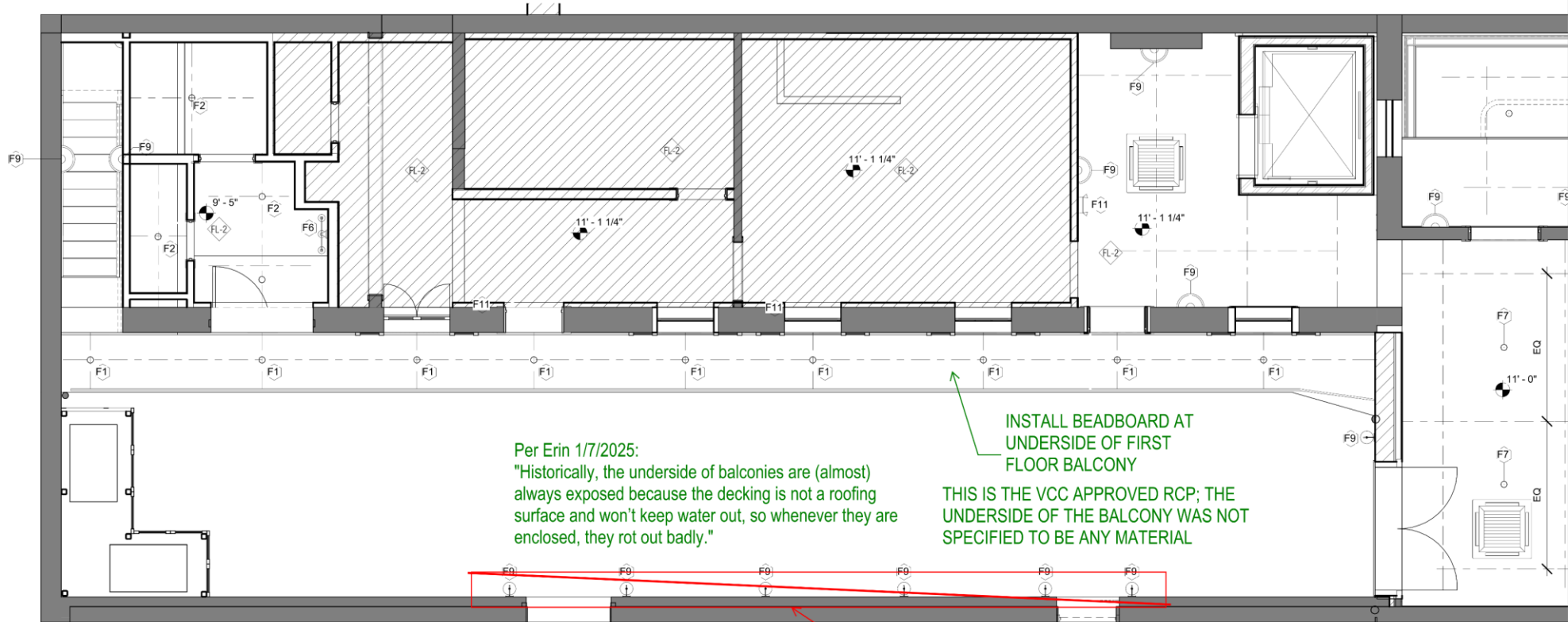






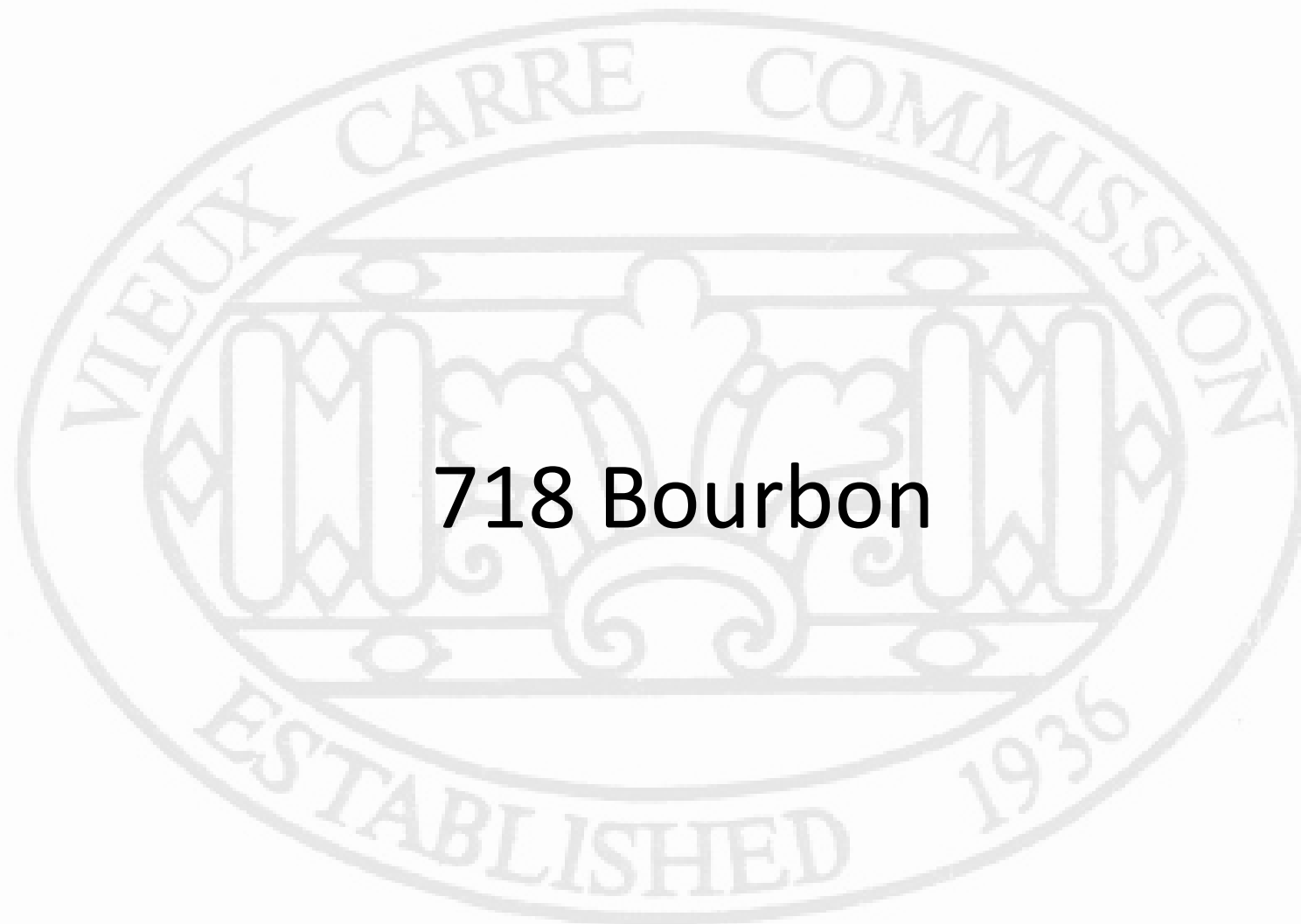




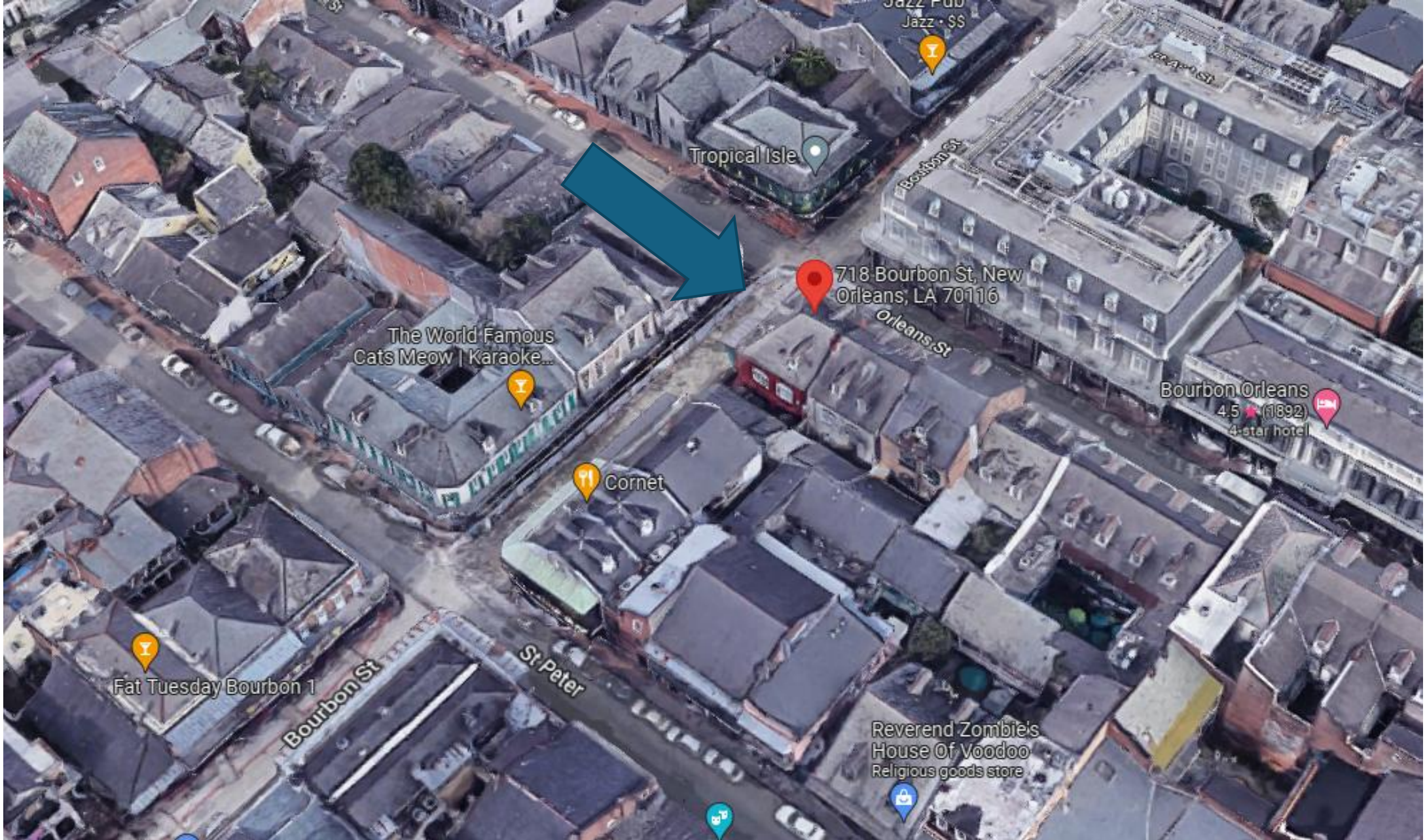


1
 A151 FIRST FLOOR REFLECTED
 CEILING PLAN 1/4" = 1'-0"





718 Bourbon



718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026



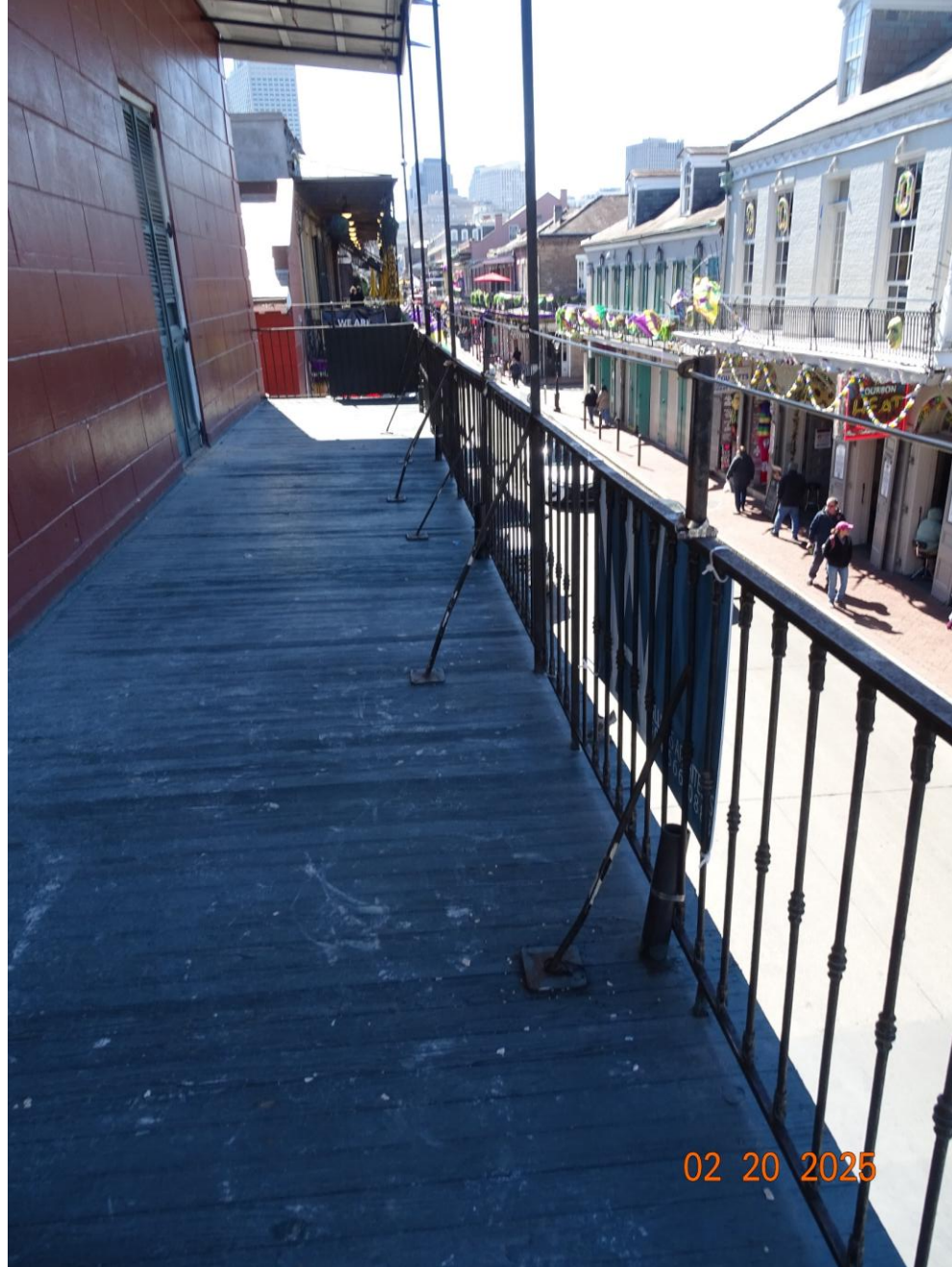


718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





718-20 Bourbon

VCC Architectural Committee

January 27, 2026





1/13/2026

718 Bourbon – VCC Review and Response

STAFF ANALYSIS & RECOMMENDATION:

11/25/2025

Please see the responses from the William's Architects team in **red**.

The applicant has developed a proposal to renovate the building following a November 2024 fire which occurred while the property was vacant. Luckily, most of the damage was limited to the roof and has since been repaired. Staff notes that extensive demolition by neglect and work without permit violations were present prior to current ownership, and these violations must be addressed in this proposal. The renovation entails the following work:

- *Demolish two small doors on first floor of dependency.* The two small doors will be replaced with one single door accessing a bathroom. This portion of the dependency was a two-story addition that appears between the 1908 and 1940 Sanborn maps. Staff has no objection.
- *Demolish and rebuild courtyard platform spanning between main building and dependency and install two large condensers.* The platform is shown to extend over the dependency balcony, resulting in a step up from the balcony to the platform, which is noted as plywood, not decking. **A202 notes that it is decking.** It appears from elevations that the equipment may be visible from the street. The equipment will block operation of a pair of dependency shutters. **This equipment has been relocated to the first floor.** It appears that the units are not serviceable without removal of the platform railing. **Engineer confirms the units will be serviceable as-built.** The electrical drawings show the disconnects mounted to the inside face of the courtyard wall. **Relocated to the new railing.**
- *Rebuild second courtyard platform adjacent to stairs and install two large condensers.* One unit appears to block access to the balcony. It is unclear where these disconnects would be located. Several drawings call for a 6'-0" screen to be installed, but it is not shown. **There was a graphic error in the 11/25 drawings, the 1/13 drawings accurately represent the HVAC equipment, no screening is planned.**
- *Install wall-mounted mini split(s).* Discrepancies in the drawings show a mini split mounted to the first-floor courtyard wall, as well as one on second floor dependency wall. The second-floor location is not shown in elevation, but conflicts with shutters emergency lighting. Staff requests clarification on the number and locations proposed. The first-floor location is not objectionable, but the second-floor location is. **DSC-1 will be mounted on the first floor behind the Toilet 2 door.**
- *Remove second floor Orleans-side door on main building, replace to match adjacent French doors.* Staff welcomes this change.

WILLIAMS ARCHITECTS
824 Baronne Street
New Orleans, LA 70112

- Remove inappropriate gallery rail extension, install new 42" guardrail behind. The new guardrail is shown attached with iron base plate, not touching the historic rail. More information needs to be provided regarding the structural attachment and the placement of its verticals, particularly since the rail is continuous. **Verticals placed at 6'-0" O.C. Wood screws to fasten baseplate.**
- Install exhaust fan in St. Peter-side second floor property line opening. Staff notes that this location is indicated as a window in the 1940 Sanborns, but no photos are provided. **Exhaust fan has been removed in plan; this opening will be used as a fresh air intake. See photo of the existing opening.**
- Install louvered vent in front dependency wall. Mechanical drawings show an intake louver not included in the architectural set. If this is still included in the scope, its location conflicts with existing shutters. **Intake moved to the location of the now removed exhaust.**
- Remove and install new gallery lighting. The locations shown do not correspond to the gallery bays and should be revised. **Revised to be mounted at the center o gallery bays.**
- Hood vent to be relocated closer to Royal-side parapet of main building's St. Peter-side slope. This location is less visible to the street but very close to the property line. BZA and/or BBSA variances may be required. It is also not clear how tall the hood will be, or if its proximity to the dormer is an issue. Staff encourages use of an in-line fan. **Options provided for hood exhaust,**
- An existing intake louver on the rear of the main building is labeled as being reused for other equipment. This vent is a work without permit violation but is discretely located. It appears to be drawn larger than it appears in photos; staff requests confirmation on the size from the applicant. **Size confirmed on A202, 26" x 19".**
- Modify rear dormer to remove sashes and install intake vent. This dormer is highly visible from the right of way. The Guidelines prohibit these alterations in at least three different sections due to the millwork modification needed and the visibility of the vent. An alternative must be found. **An alternative would be a penetration in the roof. There is no millwork alteration needed as the intake louver is smaller than the existing window sashes. The window would remain in a fixed open position, much like the window unit that was in this dormer window. We confirmed this with the mechanical consultant.**



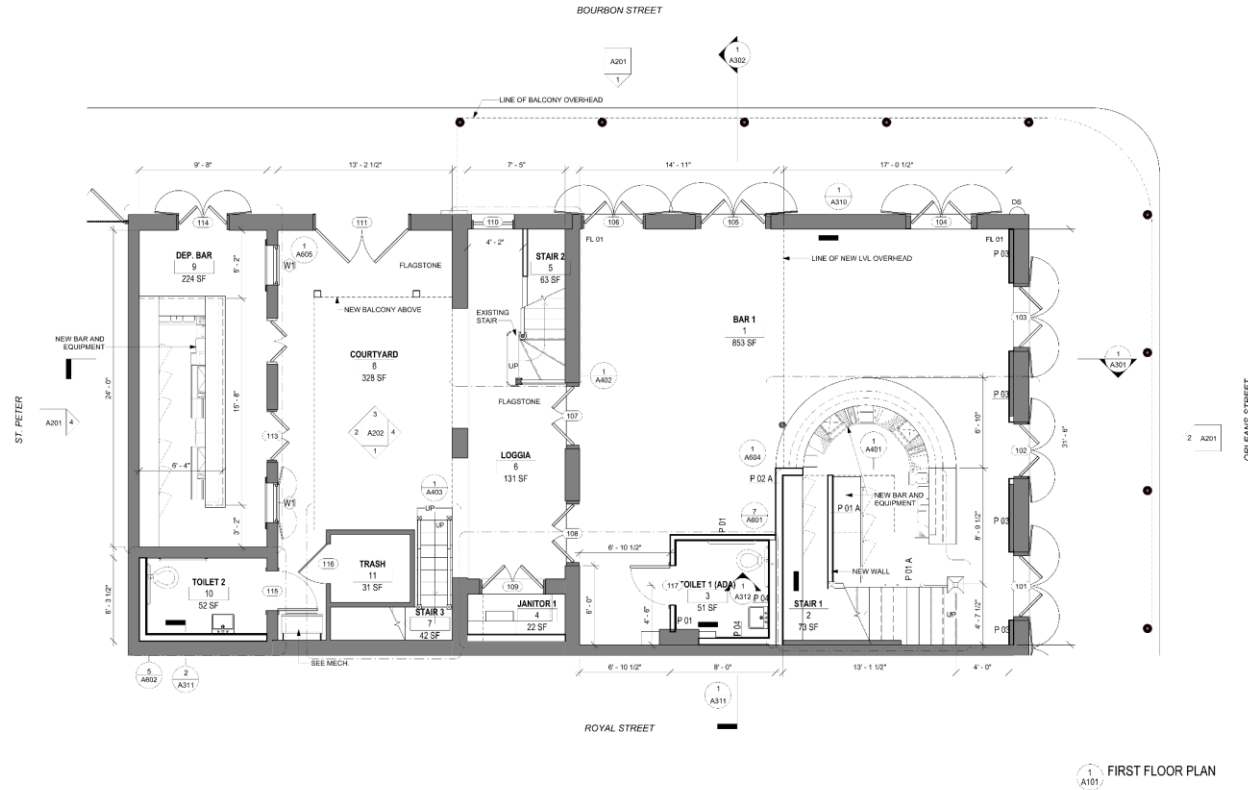
1/13/2025 5:58:45 PM Autodesk Docs://718 Bourbon/22009 - 718 Bourbon St.rvt

FLOOR PLAN GRAPHICS LEGEND:

- EXISTING
- NEW

GENERAL NOTES FLOOR PLAN:

1. REFERENCE A700 FOR PARTITION TYPES AND DETAILS.
2. REFERENCE A800 FOR DOOR AND WINDOW SCHEDULES AND DETAILS.
3. REFERENCE DEMOLITION NOTES AND SHEETS FOR DEMO SCOPE OF WORK.
4. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TO FINISHED FACE OF WALL.
5. COORDINATE UTILITY ENTRANCES WITH STRUCT & MEP PLANS.
6. PROTECT ALL EXISTING HISTORIC MATERIALS, DOORS, WINDOWS, BASEBOARD, STAIR COMPONENTS, MANTLES, AND OTHER HISTORIC SURFACES TO REMAIN.
7. SALVAGE AND STORE ANY HISTORIC MATERIALS REMOVED DURING DEMO FOR REUSE OR TO MATCH EXISTING WITH NEW REPLACEMENT.
8. REFERENCE LIFE SAFETY PLANS FOR REQUIRED FIRE RATINGS AND NFPA SPRINKLER PROTECTION LOCATIONS.
9. COORDINATE ALL SPRINKLER SYSTEM AND FIRE ALARM SYSTEM TYPES WITH ARCHITECT AND MEP ENGINEER. SPRINKLER AND ALARM SYSTEMS TO BE PROVIDED FOR SUBMISSION TO OSFM PRIOR TO CONSTRUCTION.



1 A101 FIRST FLOOR PLAN 1/4" = 1'-0"



WILLIAMS ARCHITECTS
 824 BARRONNE STREET
 NEW ORLEANS, LA 70113
 504-566-0888
 WILLIAMSARCHITECTS.COM

These drawings and specifications have been prepared by the architect and shall be read in conjunction with the contract documents. The architect assumes no responsibility for the accuracy of the information provided by others. The architect shall not be held responsible for the accuracy of the information provided by others. The architect shall not be held responsible for the accuracy of the information provided by others.

PHASE 3 - RENOVATION

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 John C. Williams and Reels, LLC

PHASE 3 - RENOVATION
718 BOURBON STREET RENOVATION
 718 BOURBON ST. NEW ORLEANS, LA 70116

-REVISIONS-

No.	Date	Scope

DRAWING BY: MLL
 SCALE: 1/4" = 1'-0"
 JOB No.: 522009
 DATE: 09/28/2025

SHEET NAME:
 FIRST FLOOR PLAN

SHEET No.

A101

PHASE 3 - RENOVATION 09/28/2025



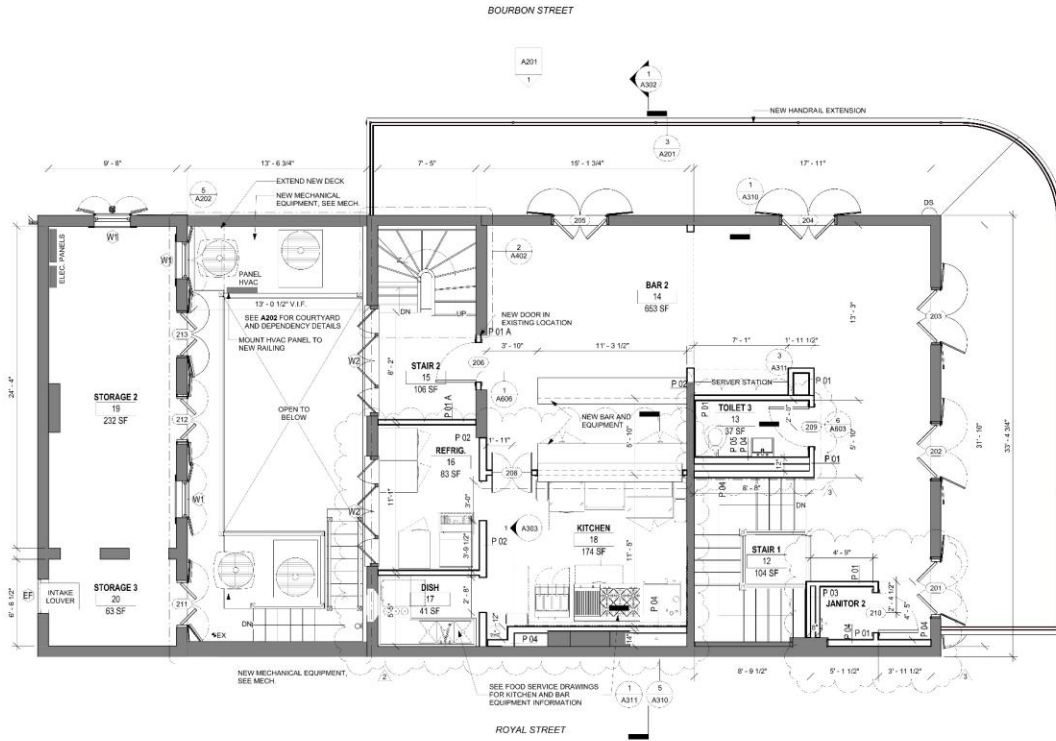
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FLOOR PLAN GRAPHICS LEGEND:

- EXISTING
- NEW

GENERAL NOTES FLOOR PLAN:

1. REFERENCE **A700** FOR PARTITION TYPES AND DETAILS.
2. REFERENCE **A800** FOR DOOR AND WINDOW SCHEDULES AND DETAILS.
3. REFERENCE **DEMOLITION NOTES AND SHEETS** FOR DEMO SCOPE OF WORK.
4. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TO FINISHED FACE OF WALL.
5. COORDINATE UTILITY ENTRANCES WITH STRUCT & MEP PLANS.
6. PROTECT ALL EXISTING HISTORIC MATERIALS, DOORS, WINDOWS, BASEBOARD, STAIR COMPONENTS, MANTLES, AND OTHER HISTORIC SURFACES TO REMAIN.
7. SALVAGE AND STORE ANY HISTORIC MATERIALS REMOVED DURING DEMO FOR REUSE OR TO MATCH EXISTING WITH NEW REPLACEMENT.
8. REFERENCE LIFE SAFETY PLANS FOR REQUIRED FIRE RATINGS AND NFPA SPRINKLER PROTECTION LOCATIONS.
9. COORDINATE ALL SPRINKLER SYSTEM AND FIRE ALARM SYSTEM TYPES WITH ARCHITECT AND MEP ENGINEER. SPRINKLER AND ALARM SYSTEMS TO BE PROVIDED FOR SUBMISSION TO QSPM PRIOR TO CONSTRUCTION.



1 SECOND FLOOR PLAN 1/4" = 1'-0"

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I do not undertake any liability for project construction administration services on this project.

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PHASE 3 - RENOVATION
718 BOURBON STREET RENOVATION
718 BOURBON ST. NEW ORLEANS, LA 70116

-REVISIONS-

No.	Date	Scope
2	11/17/2025	STRUCTURAL REVISION 1
3	12/15/2025	RFI 05

DRAWING BY: MLL
SCALE: 1/4" = 1'-0"
JOB NO.: 22069
DATE: 09/28/2025

SHEET NAME:
SECOND FLOOR PLAN

SHEET NO.:

A102

PHASE 3 - RENOVATION 09/28/2025



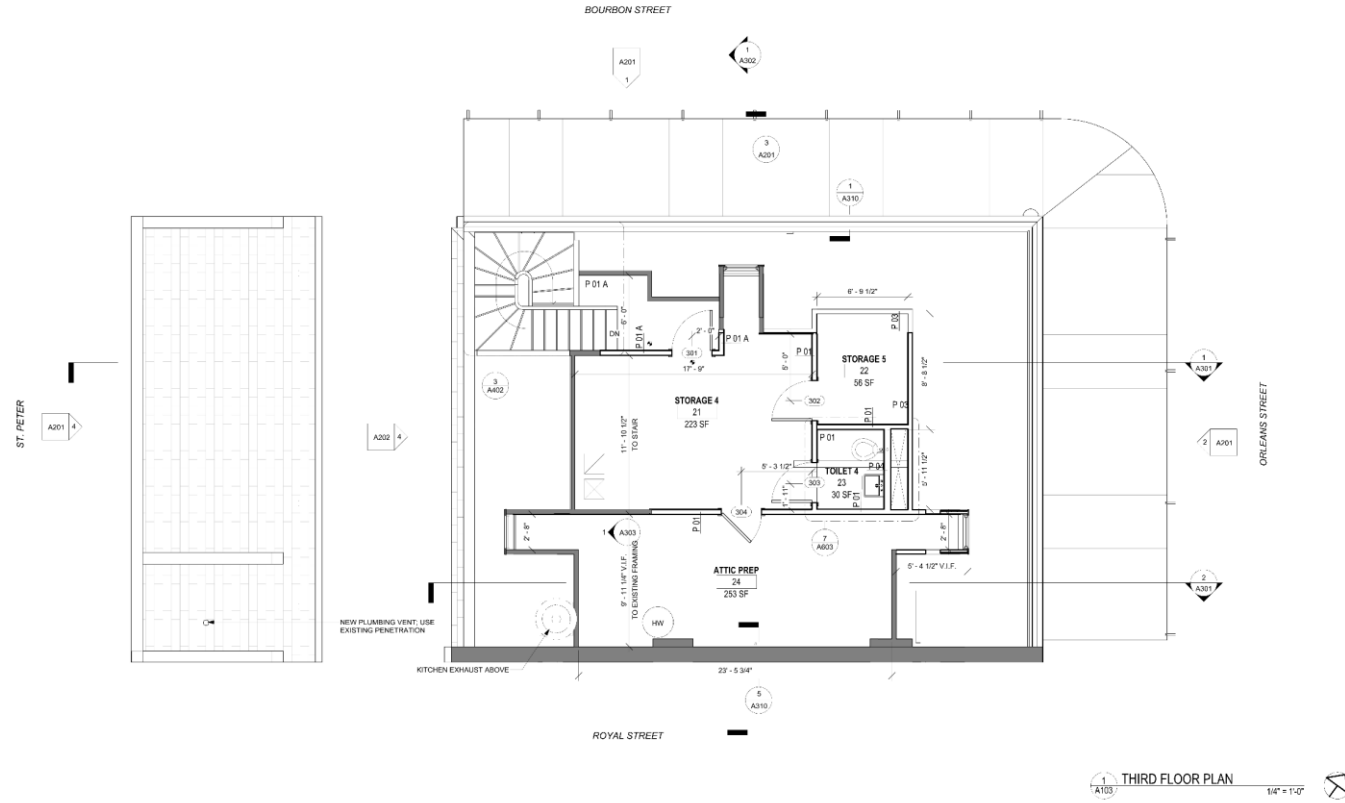
1/13/2025 5:46:32 PM Autodesk Docs/718 Bourbon/22009-718 Bourbon St.rvt

FLOOR PLAN GRAPHICS LEGEND:

- EXISTING
- NEW

GENERAL NOTES FLOOR PLAN:

1. REFERENCE A700 FOR PARTITION TYPES AND DETAILS.
2. REFERENCE A800 FOR DOOR AND WINDOW SCHEDULES AND DETAILS.
3. REFERENCE DEMOLITION NOTES AND SHEETS FOR DEMO SCOPE OF WORK.
4. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TO FINISHED FACE OF WALL.
5. COORDINATE UTILITY ENTRANCES WITH STRUCT & MEP PLANS.
6. PROTECT ALL EXISTING HISTORIC MATERIALS, DOORS, WINDOWS, BASEBOARD, STAIR COMPONENTS, MANTLES AND OTHER HISTORIC SURFACES TO REMAIN.
7. SALVAGE AND STORE ANY HISTORIC MATERIALS REMOVED DURING DEMO FOR REUSE OR TO MATCH EXISTING WITH NEW REPLACEMENT.
8. REFERENCE LIFE SAFETY PLANS FOR REQUIRED FIRE RATINGS AND NFPA SPRINKLER PROTECTION LOCATIONS.
9. COORDINATE ALL SPRINKLER SYSTEM AND FIRE ALARM SYSTEM TYPES WITH ARCHITECT AND MEP ENGINEER. SPRINKLER AND ALARM SYSTEMS TO BE PROVIDED FOR SUBMISSION TO OSPM PRIOR TO CONSTRUCTION.



1 THIRD FLOOR PLAN 1/4" = 1'-0"



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 I hereby certify that the project construction will be in accordance with the drawings and specifications prepared by me or under my supervision.

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REVISIONS-

No.	Date	Scope

DRAWING BY: MLL
 SCALE: 1/4" = 1'-0"
 JOB No.: 522009
 DATE: 09/26/2025

SHEET NAME:
THIRD FLOOR PLAN

SHEET NO.
A103

PHASE 3 - RENOVATION 09/26/2025



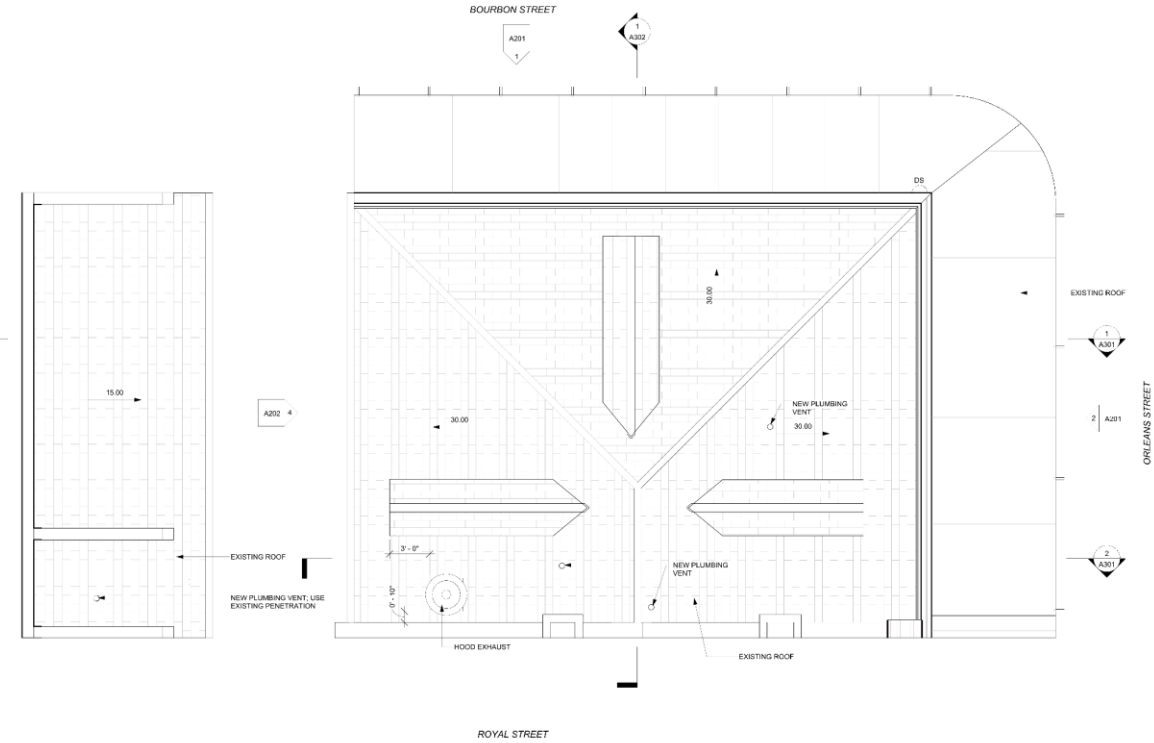
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FLOOR PLAN GRAPHICS LEGEND:

- EXISTING
- NEW

GENERAL NOTES FLOOR PLAN:

1. REFERENCE A700 FOR PARTITION TYPES AND DETAILS.
2. REFERENCE A800 FOR DOOR AND WINDOW SCHEDULES AND DETAILS.
3. REFERENCE DEMOLITION NOTES AND SHEETS FOR DEMO SCOPE OF WORK.
4. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TO FINISHED FACE OF WALL.
5. COORDINATE UTILITY ENTRANCES WITH STRUCT & MEP PLANS.
6. PROTECT ALL EXISTING HISTORIC MATERIALS, DOORS, WINDOWS, BASEBOARD, STAIR COMPONENTS, MANTLES, AND OTHER HISTORIC SURFACES TO REMAIN.
7. SALVAGE AND STORE ANY HISTORIC MATERIALS REMOVED DURING DEMO FOR REUSE OR TO MATCH EXISTING WITH NEW REPLACEMENT.
8. REFERENCE LIFE SAFETY PLANS FOR REQUIRED FIRE RATINGS AND NFPA SPRINKLER PROTECTION LOCATIONS.
9. COORDINATE ALL SPRINKLER SYSTEM AND FIRE ALARM SYSTEM TYPES WITH ARCHITECT AND MEP ENGINEER. SPRINKLER AND ALARM SYSTEMS TO BE PROVIDED FOR SUBMISSION TO OSFM PRIOR TO CONSTRUCTION.



1 ROOF PLAN

1/4" = 1'-0"



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REVISIONS:

No.	Date	Scope

DRAWING BY: MLL
 SCALE: 1/4" = 1'-0"
 JOB No.: 522009
 DATE: 09/26/2025

SHEET NAME: ROOF PLAN

SHEET NO.:

A104

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718-20 Bourbon

VCC Architectural Committee

January 27, 2026



11/10/2025 5:58:54 PM Autodesk Docs\718 Bourbon\2025-718 Bourbon.rvt

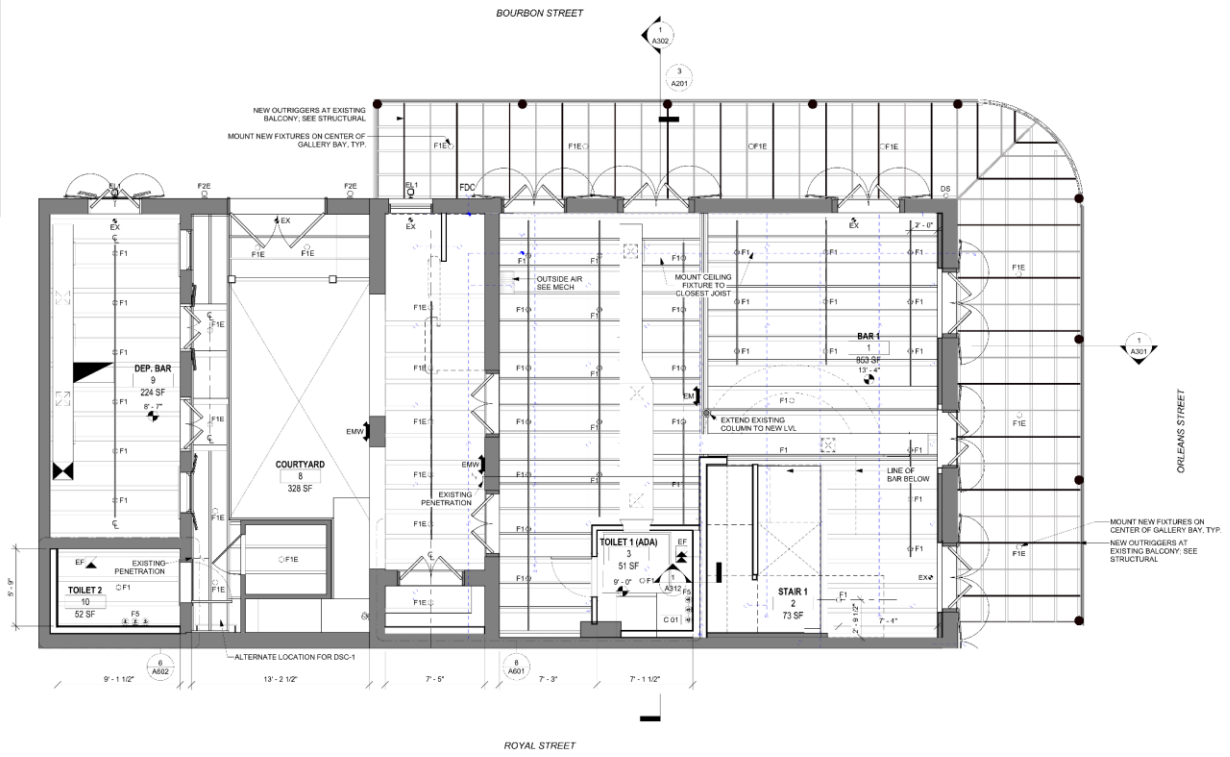
FLOOR PLAN GRAPHICS LEGEND:

- EXISTING
- NEW

RCP LEGEND:

- EL1 EXISTING EXTERIOR WALL-MOUNT FIXTURE
- EL2 EXISTING EXTERIOR WALL-MOUNT FIXTURE
- EL3 EXISTING EXTERIOR CEILING-MOUNT FIXTURE
- EL4 EXISTING EXTERIOR CEILING-MOUNT FIXTURE
- F1E NEW EXTERIOR CEILING-MOUNT FIXTURE: SEE ELECTRICAL FOR FIXTURE SPECS
- F1 NEW INTERIOR CEILING-MOUNT FIXTURE: SEE ELECTRICAL FOR FIXTURE SPECS
- F2E NEW EXTERIOR WALL-MOUNT FIXTURE: SEE ELECTRICAL FOR FIXTURE SPECS
- F3 NEW INTERIOR CEILING-MOUNT FIXTURE: SEE ELECTRICAL FOR FIXTURE SPECS
- F5 NEW WALL-MOUNT SCONCE: SEE ELECTRICAL FOR FIXTURE SPECS
- EF NEW EXHAUST FAN: SEE MECHANICAL FOR FIXTURE SPECS
- VRF NEW CEILING-MOUNT CASSETTE: SEE MECHANICAL FOR FIXTURE SPECS
- EX NEW EXIT SIGNAGE
- EM NEW EMERGENCY LIGHT

GENERAL RCP NOTES:
COORDINATE ALL NEW ELECTRICAL
FIXTURES WITH MECHANICAL SYSTEMS



1 A151 FIRST FLOOR REFLECTED CEILING PLAN 1/4" = 1'-0"



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(as the contractor providing project cost reduction administration services on this project)

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-REVISIONS-

No.	Date	Scope

DRAWING BY: MLL
SCALE: 1/4" = 1'-0"
JOB NO: 1521009
DATE: 09/26/2025

SHEET NAME:
FIRST FLOOR RCP

SHEET NO.:

A151

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-REVISIONS-

No.	Date	Scope

DRAWING BY: MILL
 SCALE: 1/4" = 1'-0"
 JOB No.: S22009
 DATE: 09/29/2025

SHEET NAME:
 SECOND FLOOR RCP

SHEET NO.

A152

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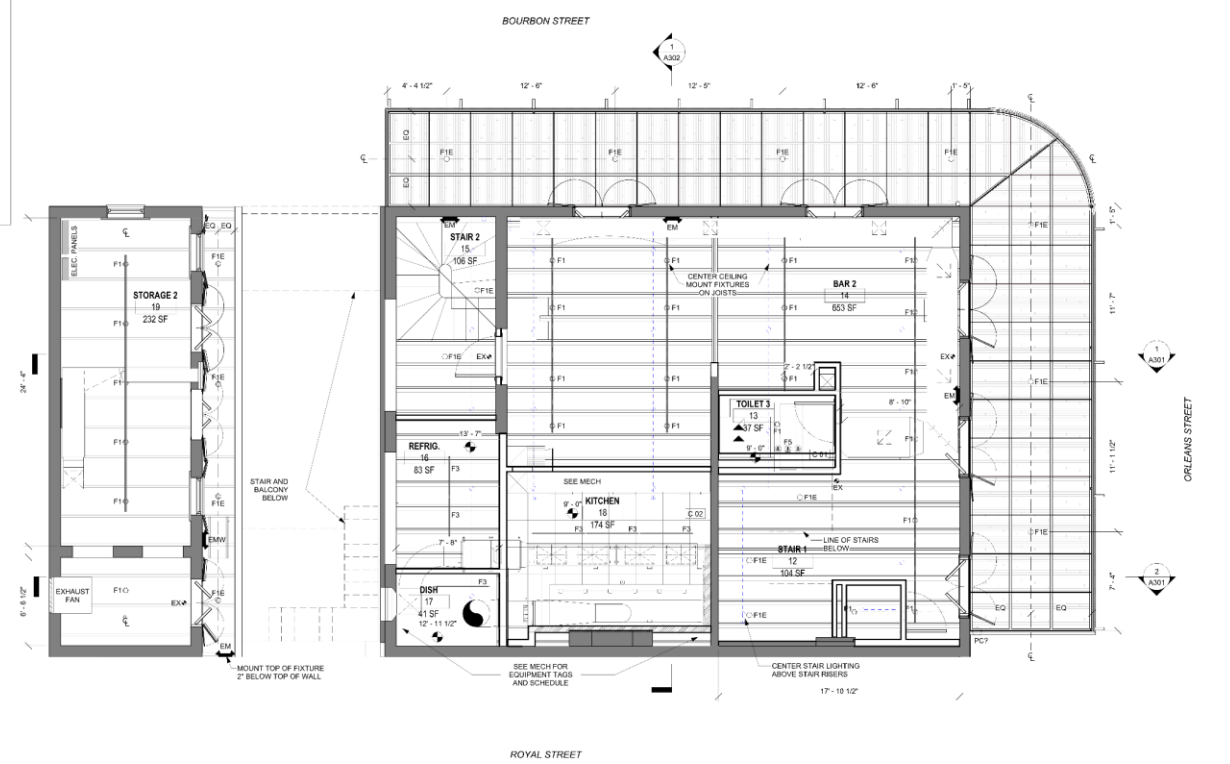
FLOOR PLAN GRAPHICS LEGEND:

- EXISTING
- NEW

RCP LEGEND:

- EL1 ○ EXISTING EXTERIOR WALL-MOUNT FIXTURE
- EL2 ⦿ EXISTING EXTERIOR WALL-MOUNT FIXTURE
- EL3 ○ EXISTING EXTERIOR CEILING-MOUNT FIXTURE
- EL4 ○ EXISTING EXTERIOR CEILING-MOUNT FIXTURE
- F1E ○ NEW EXTERIOR CEILING-MOUNT FIXTURE. SEE ELECTRICAL FOR FIXTURE SPECS
- F1 ○ NEW INTERIOR CEILING-MOUNT FIXTURE. SEE ELECTRICAL FOR FIXTURE SPECS
- F2E — NEW EXTERIOR WALL-MOUNT FIXTURE. SEE ELECTRICAL FOR FIXTURE SPECS
- F3 — NEW INTERIOR CEILING-MOUNT FIXTURE. SEE ELECTRICAL FOR FIXTURE SPECS
- F5 *** NEW WALL-MOUNT SCONCE. SEE ELECTRICAL FOR FIXTURE SPECS
- EF ▲ NEW EXHAUST FAN. SEE MECHANICAL FOR FIXTURE SPECS
- VRF ▨ NEW CEILING-MOUNT CASSETTE. SEE MECHANICAL FOR FIXTURE SPECS
- EX + NEW EXIT SIGNAGE
- EM ↻ NEW EMERGENCY LIGHT

GENERAL RCP NOTES:
 COORDINATE ALL NEW ELECTRICAL FIXTURES WITH MECHANICAL SYSTEMS



SECOND FLOOR REFLECTED CEILING PLAN
 1/4" = 1'-0"

PHASE 3 - RENOVATION 09/29/2025

718-20 Bourbon

VCC Architectural Committee

January 27, 2026





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 I will not undertake providing project construction administration services on this project.

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-REVISIONS-

No.	Date	Scope

DRAWING BY: Author
 SCALE: 1/4" = 1'-0"
 JOB No.: 230009
 DATE: 05/26/2025

SHEET NAME:
THIRD FLOOR RCP

SHEET NO.:

A153

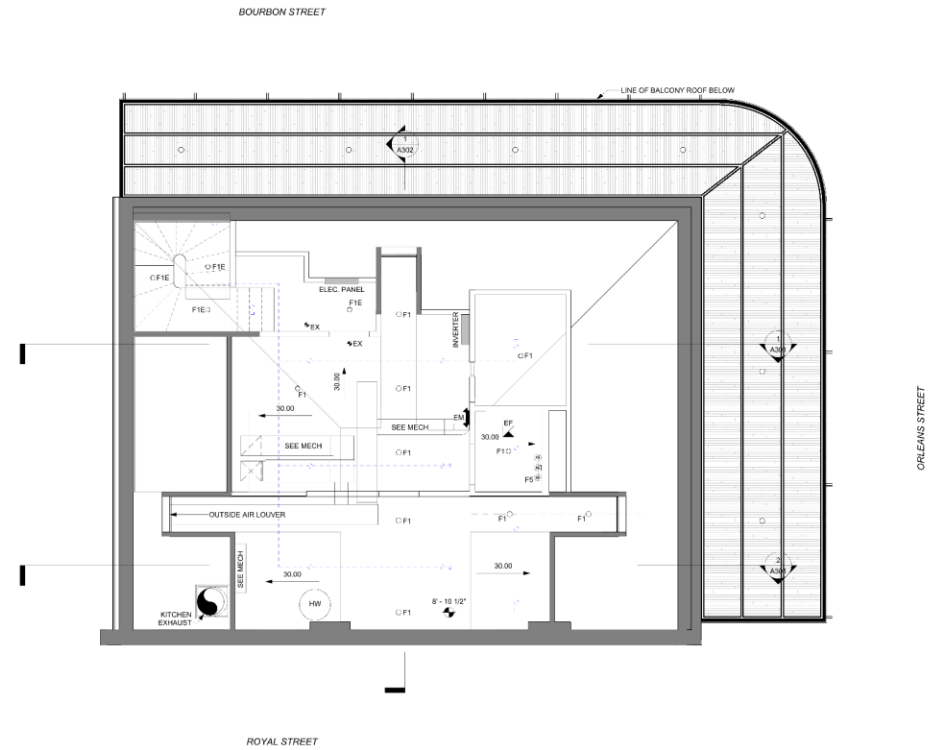
FLOOR PLAN GRAPHICS LEGEND:

- EXISTING
- NEW

RCP LEGEND:

- EL1 ○ EXISTING EXTERIOR WALL-MOUNT FIXTURE
- EL2 ○ EXISTING EXTERIOR WALL-MOUNT FIXTURE
- EL3 ○ EXISTING EXTERIOR CEILING-MOUNT FIXTURE
- EL4 ○ EXISTING EXTERIOR CEILING-MOUNT FIXTURE
- F1E ○ NEW EXTERIOR CEILING-MOUNT FIXTURE; SEE ELECTRICAL FOR FIXTURE SPECS
- F1 ○ NEW INTERIOR CEILING-MOUNT FIXTURE; SEE ELECTRICAL FOR FIXTURE SPECS
- F2E ○ NEW EXTERIOR WALL-MOUNT FIXTURE; SEE ELECTRICAL FOR FIXTURE SPECS
- F3 ○ NEW INTERIOR CEILING-MOUNT FIXTURE; SEE ELECTRICAL FOR FIXTURE SPECS
- F5 *** NEW WALL-MOUNT SCENE; SEE ELECTRICAL FOR FIXTURE SPECS
- EF ■ NEW EXHAUST FAN; SEE MECHANICAL FOR FIXTURE SPECS
- VRF □ NEW CEILING-MOUNT CASSETTE; SEE MECHANICAL FOR FIXTURE SPECS
- EX ✦ NEW EXIT SIGNAGE
- EM ↗ NEW EMERGENCY LIGHT

GENERAL RCP NOTES:
 COORDINATE ALL NEW ELECTRICAL FIXTURES WITH MECHANICAL SYSTEMS



1 THIRD FLOOR REFLECTED CEILING PLAN
 1/4" = 1'-0"

do not scale drawings
 1/13/2026 5:58:27 PM Autodesk Docs/718 Bourbon/20209 - 718 Bourbon St.rvt

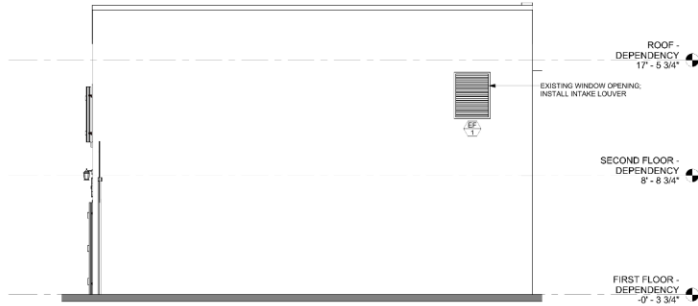
SF. PETER



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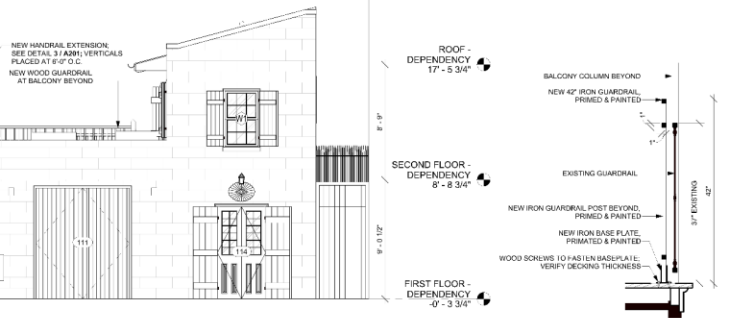
- EXISTING
- NEW



ROYAL ST ELEVATION (DEPENDENCY ALLEY)
1/4" = 1'-0"



ORLEANS ST ELEVATION
3/4" = 1'-0"



BOURBON ST ELEVATION
1/4" = 1'-0"

NEW GUARDRAIL DETAIL
1" = 1'-0"



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-REVISIONS-

No.	Date	Scope

DRAWING BY: MLL
SCALE: As Indicated
JOB No.: 522019
DATE: 09/26/2025

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NO.

A201

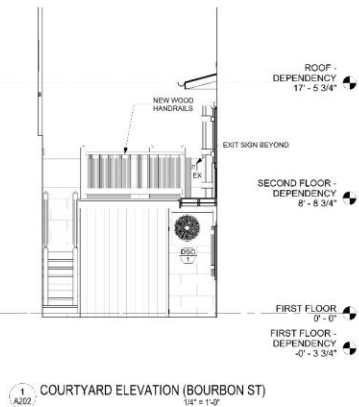
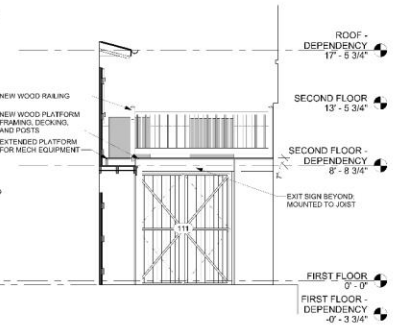
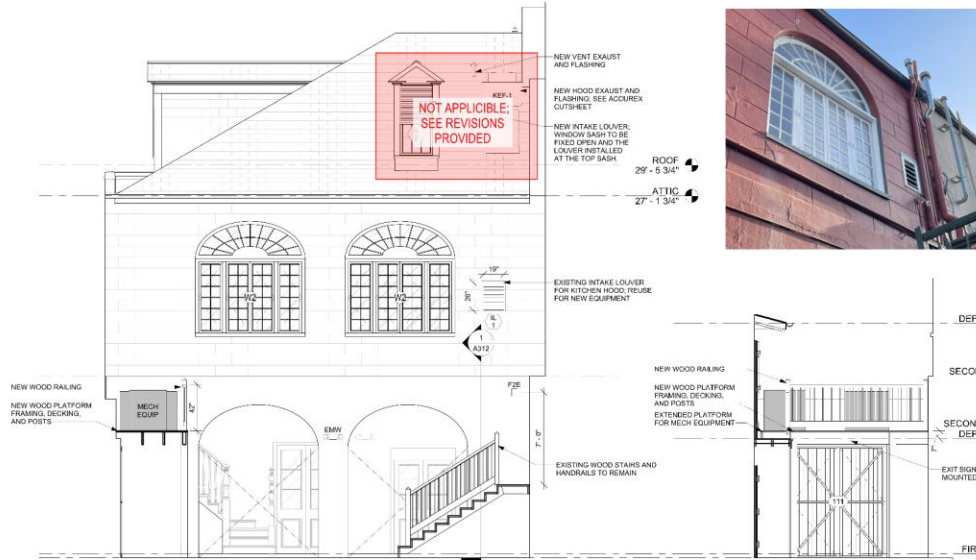
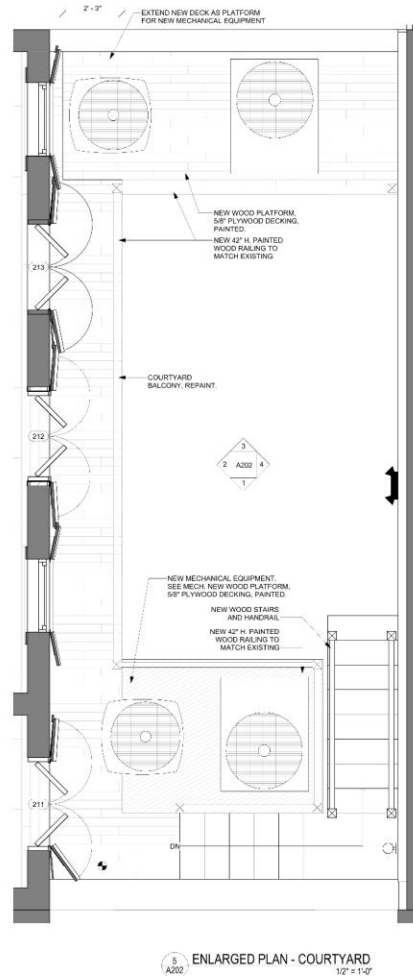
PHASE 3 - RENOVATION 09/26/2025



1/13/2025 5:50:08 PM Autodesk Docs: 718 Bourbon/20208 - 718 Bourbon St.dwg

ELEVATION GRAPHICS LEGEND:

- EXISTING
- NEW





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I am a duly licensed professional engineer and shall provide professional construction administration services on this project.

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718 BOURBON STREET RENOVATION
718 BOURBON ST., NEW ORLEANS, LA 70116

-REVISIONS-

No.	Date	Scope

DRAWING BY: MLL
SCALE: As Indicated
JOB No.: 522009
DATE: 08/26/2025

SHEET NAME: COURTYARD ELEVATIONS & ENLARGED PLAN

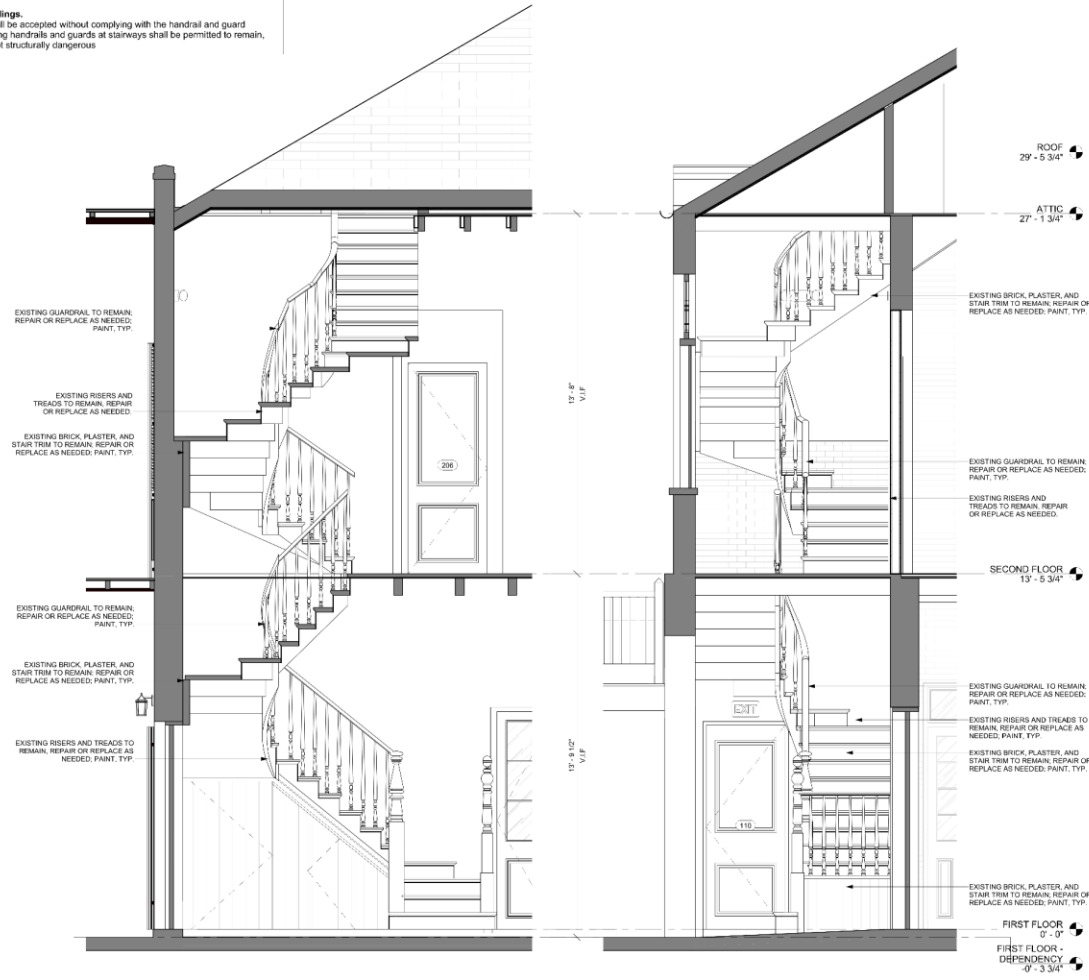
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PHASE 3 - RENOVATION 08/26/2025



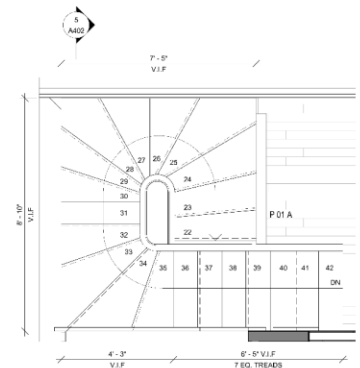
1/13/2025 5:55:11 PM Autodesk Docs: 718 Bourbon St - 718 Bourbon St.rvt

FOR REFERENCE:
2015 Life Safety Code, NFPA 101:
7.2.2.4.1.6
 Existing stairs, existing ramps, stairs within dwelling units and within guest rooms, and ramps within dwelling units and guest rooms shall be permitted to have a handrail on one side only.
2021 International Existing Building Code:
1203.9 Stairway railings.
 Grand stairways shall be accepted without complying with the handrail and guard requirements. Existing handrails and guards at stairways shall be permitted to remain, provided they are not structurally dangerous.

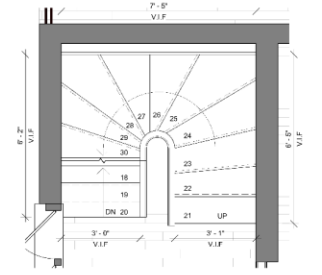


TRANSVERSE SECTION THRU STAIR 2
1/2" = 1'-0"

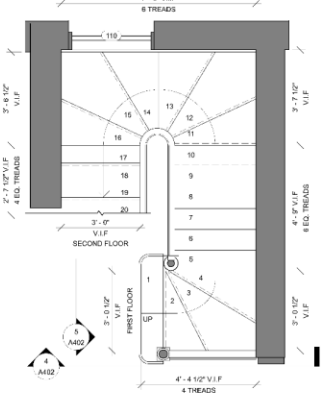
LONGITUDINAL SECTION THRU STAIR 2
1/2" = 1'-0"



ENLARGED ATTIC PLAN - STAIR 2
1/2" = 1'-0"



ENLARGED SECOND FLOOR PLAN - STAIR 2
1/2" = 1'-0"



ENLARGED FIRST FLOOR PLAN - STAIR 2
1/2" = 1'-0"



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 I am a duly-licensed professional architect and am providing these services on this project.

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-REVISIONS-		
No.	Date	Scope

DRAWING BY: MLL
 SCALE: 1/2" = 1'-0"
 JOB No.: 522009
 DATE: 09/26/2025

SHEET NAME:
STAIR DETAILS - STAIR 2

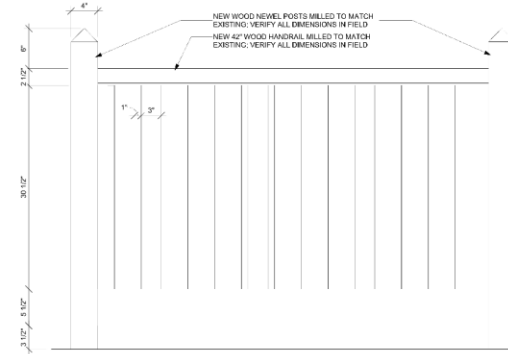
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PHASE 3 - RENOVATION 09/26/2025

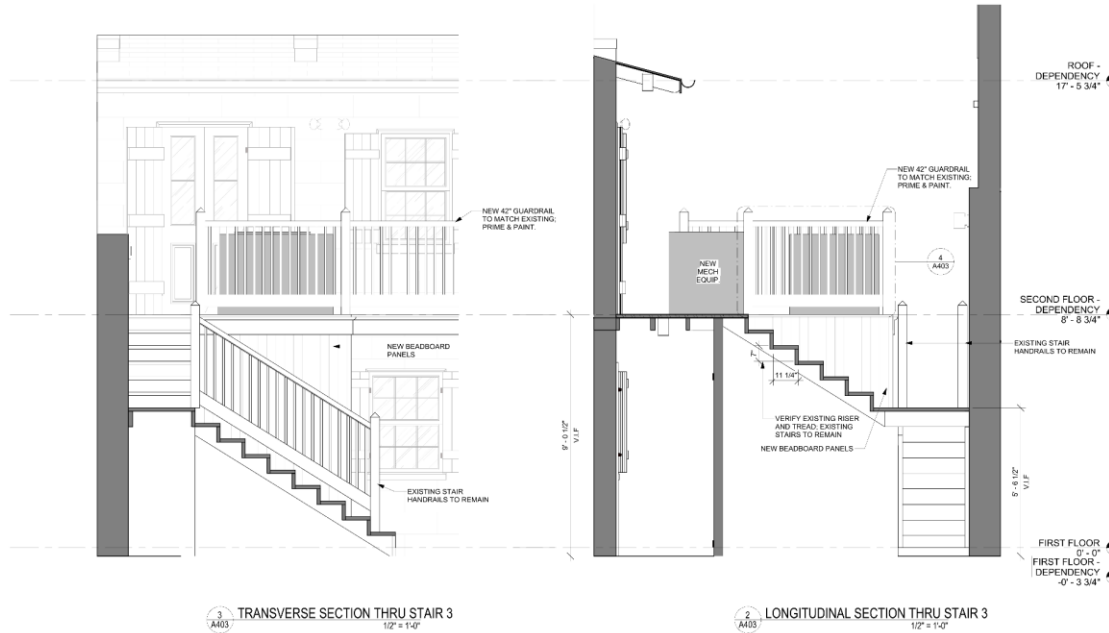


do not scale drawings
1/13/2025 5:58:13 PM Autodesk Docs/718 Bourbon/22009 - 718 Bourbon St.rvt

FOR REFERENCE:
 2015 Life Safety Code, NFPA 101;
7.2.2.4.1.6
 Existing stairs, existing ramps, stairs within dwelling units and within guest rooms, and ramps within dwelling units and guest rooms shall be permitted to have a handrail on one side only.
2021 International Existing Building Code:
1203.9 Stairway railings.
 Grand stairways shall be accepted without complying with the handrail and guard requirements. Existing handrails and guards at stairways shall be permitted to remain, provided they are not structurally dangerous.

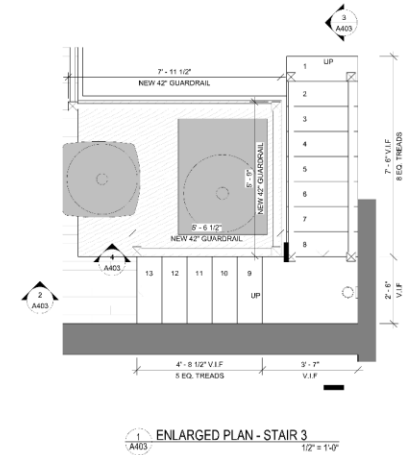


4 NEW DEPENDENCY GUARDRAIL
1 1/2" = 1'-0"



3 TRANSVERSE SECTION THRU STAIR 3
1/2" = 1'-0"

2 LONGITUDINAL SECTION THRU STAIR 3
1/2" = 1'-0"



1 ENLARGED PLAN - STAIR 3
1/2" = 1'-0"



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-REVISIONS-

No.	Date	Scope

DRAWING BY: MLL
 SCALE: As Indicated
 JOB No.: 522009
 DATE: 09/25/2025

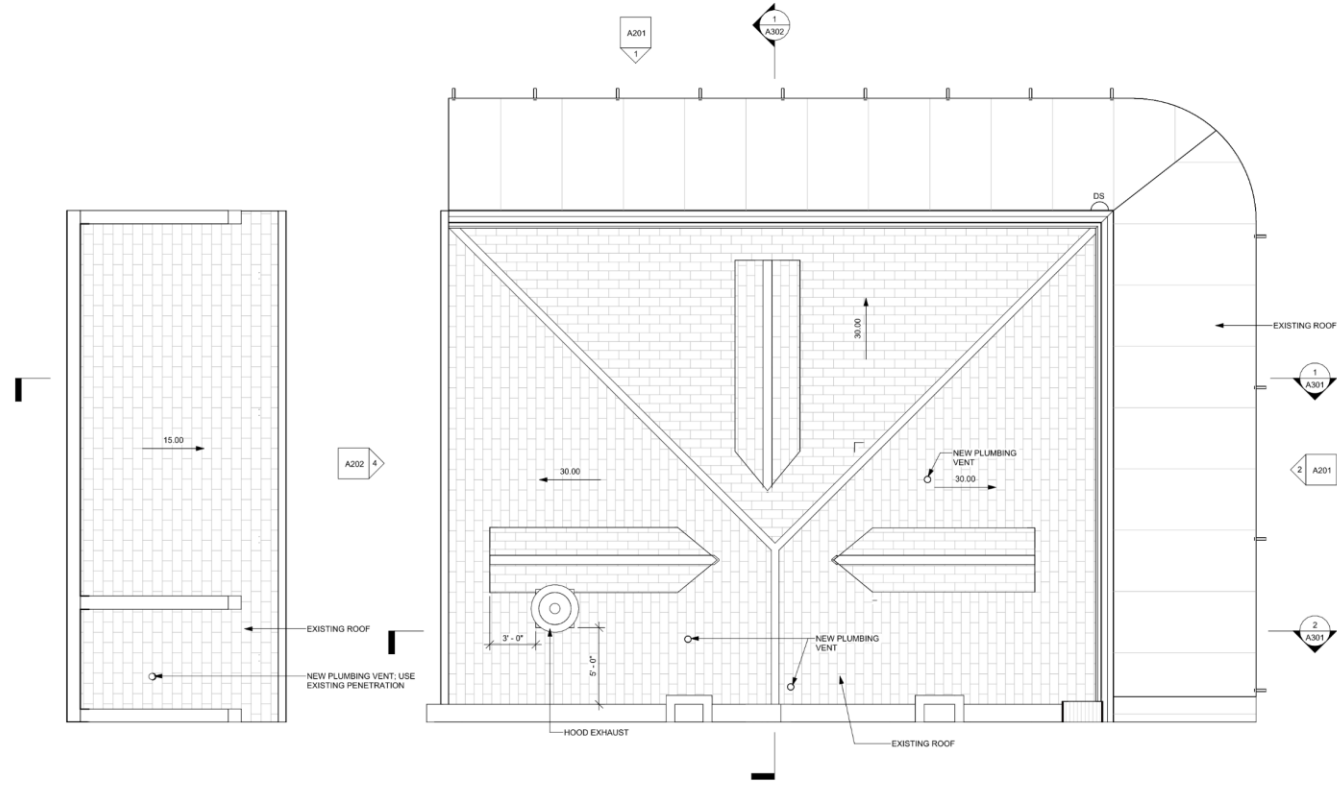
SHEET NAME:
 STAIR DETAILS - STAIR 3

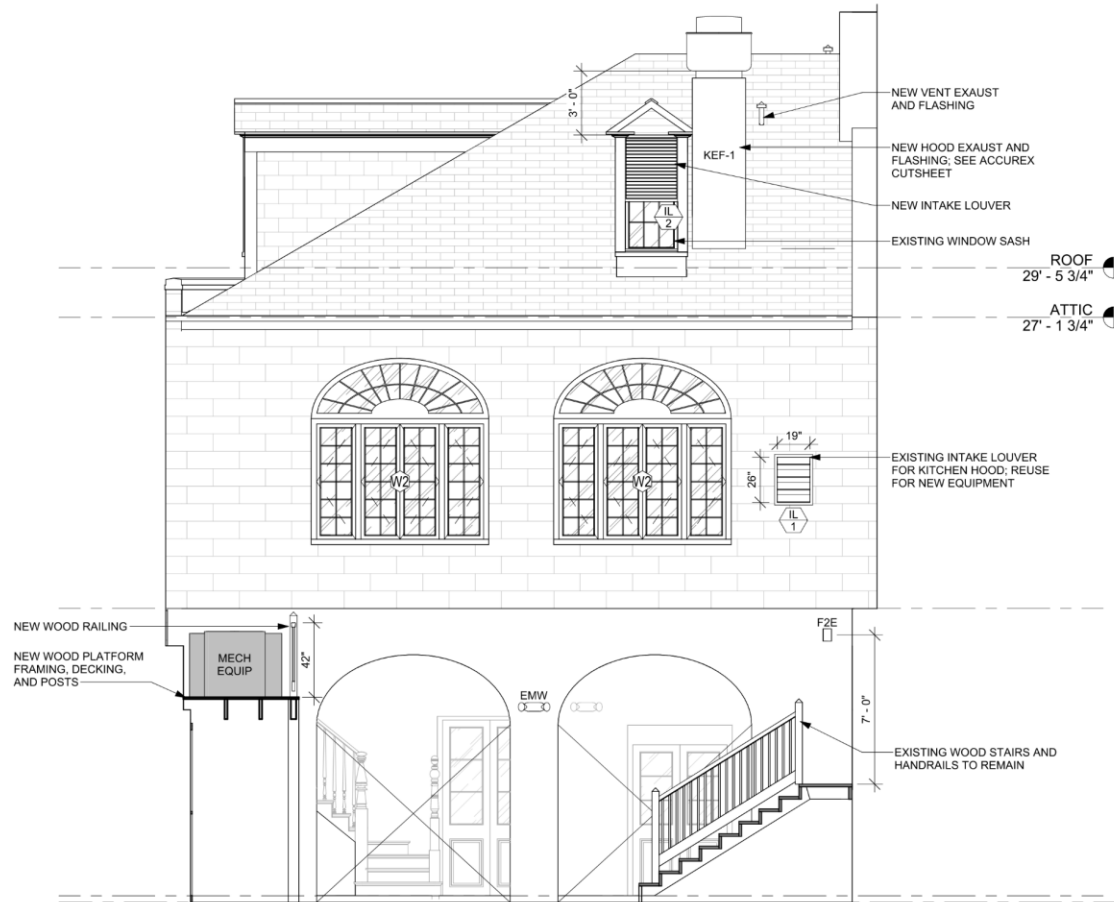
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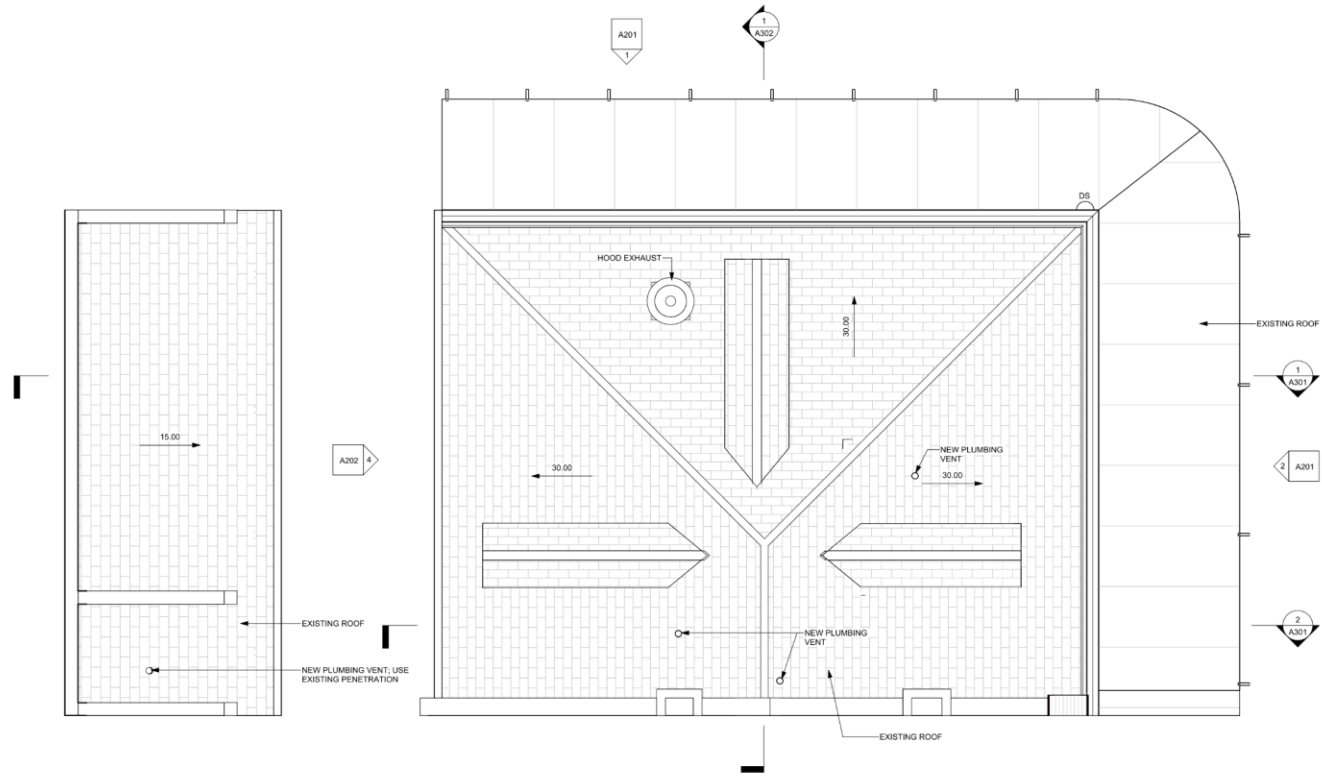
A403

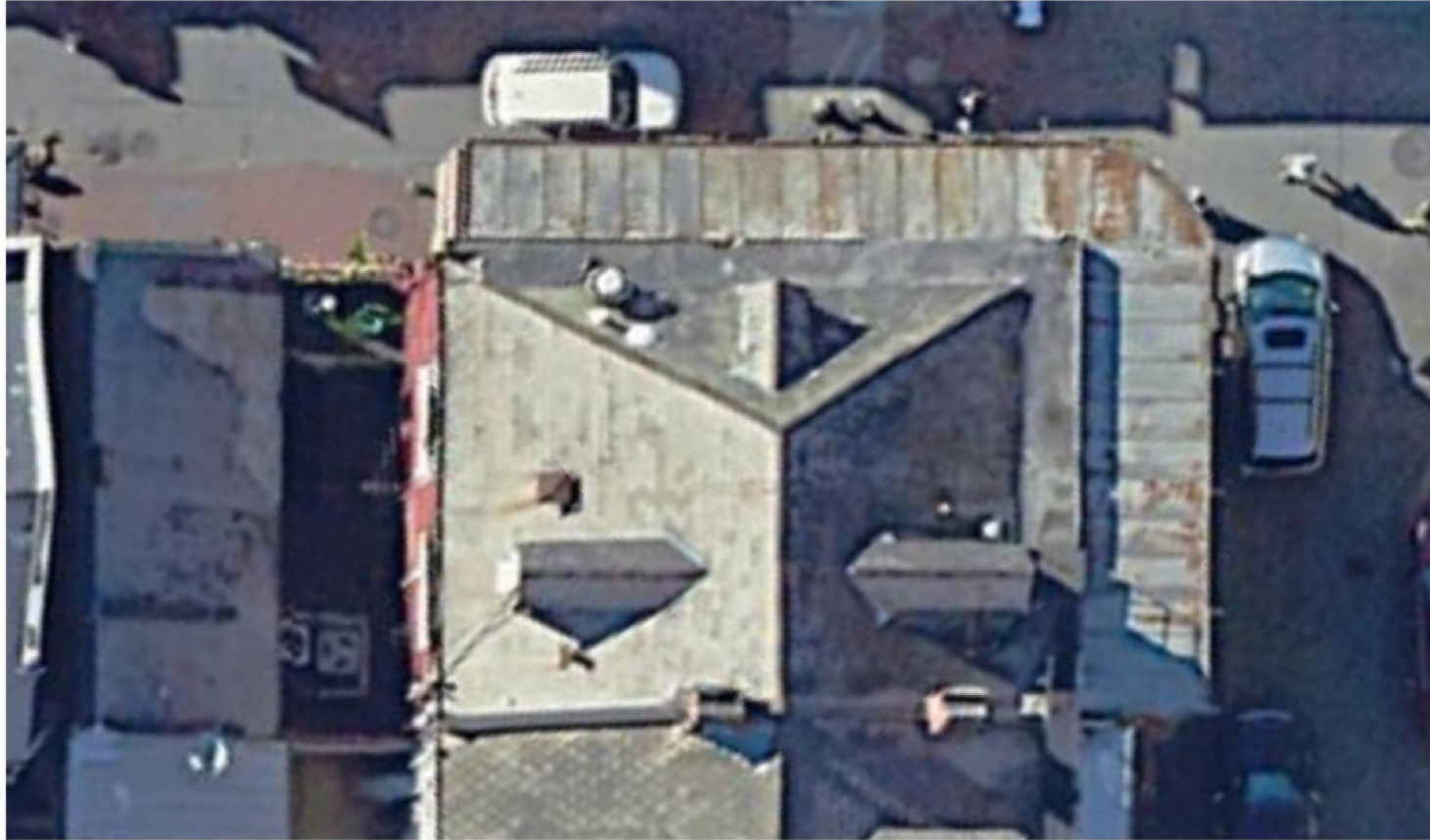
PHASE 3 - RENOVATION 09/25/2025

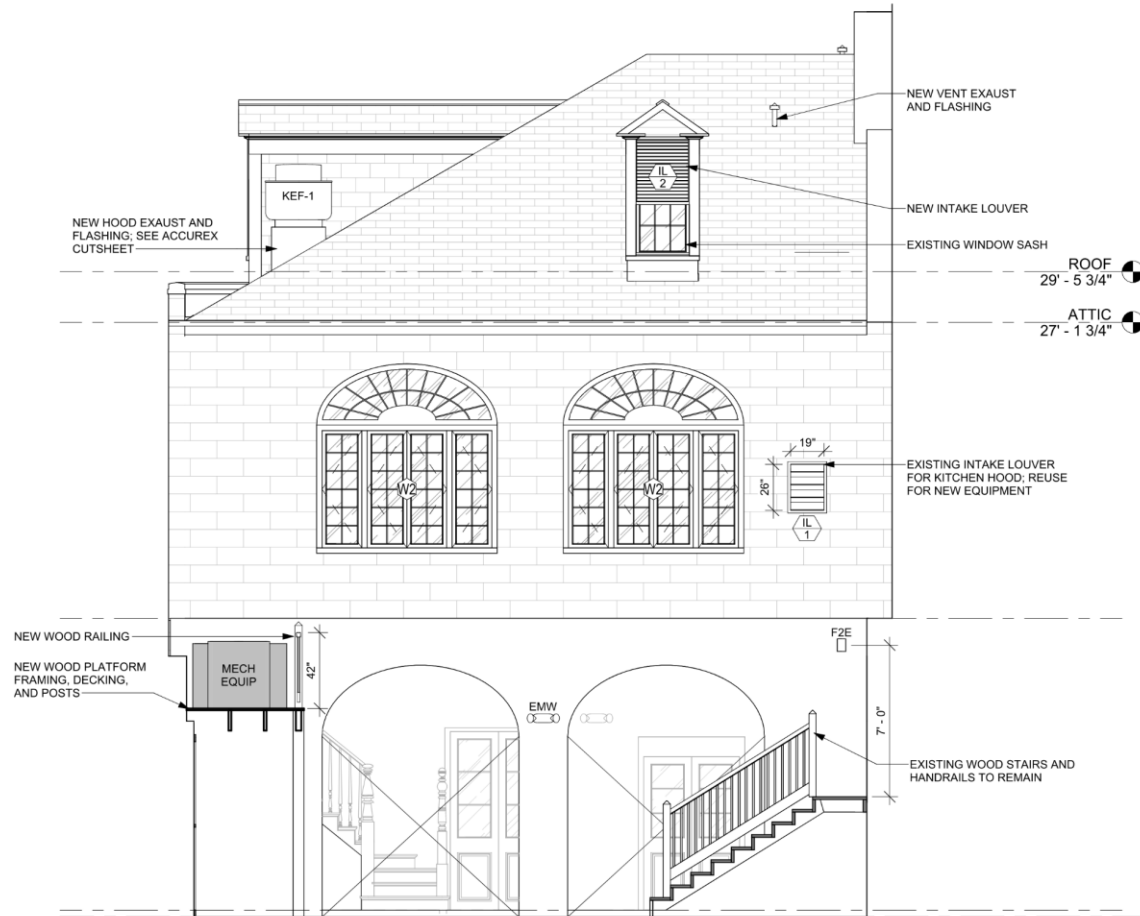












03-100-00000-00000

MECHANICAL LEGEND			
	SUPPLY, RETURN, EXHAUST DUCTS UP		SUPPLY DIFFUSER ROUND/SQUARE NECK
	SUPPLY, RETURN, EXHAUST DUCTS DN		SUPPLY DIFFUSER 3,2 AND 1 WAY DISCHARGE
	DUCT OFFSET UP		SIDEWALL SUPPLY GRILLE
	DUCT OFFSET DOWN		RETURN GRILLE ROUND/SQUARE NECK
	TYPE 'B' FIRE DAMPER (1 HOUR RATED)		DIFFUSER / GRILLE TAG
	MANUAL VOLUME DAMPER		REDUCER/INCREASER
	GRAVITY (BAROMETRIC) DAMPER		SQUARE TO ROUND FITTING
	MOTORIZED DAMPER		DUCT SMOKE DETECTOR
	2 HR RATED RADIATION DAMPER		POINT OF NEW CONNECTION
	SMOKE DAMPER		SPIN-IN CONNECTION WITH LOCKABLE MANUAL VOLUME DAMPER
	MANUAL OPPOSED BLADE VOLUME DAMPER (MOV)		SPIN-IN CONNECTION
	THERMOSTAT		SHOE TAP CONNECTION
	HUMIDISTAT		EQUIPMENT TAG
	REMOTE CONTROL PANEL (MAU)		
	EMERGENCY SHUT-DOWN STATION		
	TEMPERATURE TRANSMITTER		
	CARBON DIOXIDE SENSOR		

GENERAL NOTES

- UPON COMPLETION OF JOB, FURNISH OWNER COMPLETE OPERATION AND MAINTENANCE MANUALS. MEET WITH OWNER OR OWNER'S REPRESENTATIVE TO INSTRUCT ON OPERATIONS PROCEDURES.
- UPON COMPLETION OF JOB, VERIFY AND PROVIDE REPORT THAT ALL TEMPERATURE CONTROLS ARE OPERATING PROPERLY AND THAT NIGHT SET BACK AND ALL ENERGY SAVING DEVICES HAVE BEEN SET AND THE OWNER IS INSTRUCTED TO PROPER USE.
- MECHANICAL PLANS ARE DIAGRAMMATIC AND SCHEMATIC IN NATURE. COORDINATE ALL DUCT ROUTING AND EQUIPMENT LOCATIONS WITH STRUCTURE. FIELD VERIFY REQUIREMENTS. CHANGES TO DUCTWORK DIMENSIONS FOR CLEARANCE REASONS IS ACCEPTABLE WHERE THE CROSS-SECTIONAL AREA OF THE AIRWAY SIZE SPECIFIED ON THESE PLANS IS MAINTAINED.
- ALL MECHANICAL EQUIPMENT & MATERIALS SELECTIONS SCHEDULED ON THESE DRAWINGS ARE USED FOR THE DESIGN BASIS OF THE MECHANICAL SYSTEMS. MANUFACTURER SUBSTITUTIONS OF EQUIPMENT & MATERIALS MUST ACQUIRE THE ENGINEER'S APPROVAL AT OR BEFORE THE EQUIPMENT SUBMITTAL PHASE OF PROJECT.

CONTROL SEQUENCES

AIR HANDLING UNIT/CONDENSING UNIT AHU/CU-1

- THE SZ CONSTANT VOLUME UNIT WILL HAVE FACTORY AND FIELD INSTALLED CONTROLS WHICH WILL INCLUDE A PROGRAMMABLE 7-DAY/24-HR THERMOSTAT W/AUTOMATIC HEAT/COOL CHANGE-OVER AND FAN SUB-BASE.
- IN THE 'UNOCCUPIED' CYCLE THE UNIT SHALL REMAIN DE-ENERGIZED AND SHALL CYCLE 'ON' BASED ON A CALL FOR COOLING AND/OR HEATING TO MAINTAIN THE SET UP/SET BACK TEMPERATURES.
- IN THE 'OCCUPIED' CYCLE THE SUPPLY FAN SHALL RUN CONTINUOUSLY.
- THE HEATING AND COOLING SHALL CYCLE TO MAINTAIN SPACE TEMPERATURE.

EXHAUST FANS

- EF-1 - SHALL RUN CONTINUOUSLY DURING OCCUPIED HOURS VIA A TIMELOCK. A FAN SPEED CONTROL IS SUPPLIED FOR BALANCING PURPOSES.
- EF-2 - SHALL RUN VIA INTERLOCK LIGHTING OCCUPANCY SENSOR AT 70 CFM DEFAULT SETTING FOR REQUIRED VENTILATION. A FAN SPEED CONTROL IS SUPPLIED FOR BALANCING PURPOSES.

DRAWING INDEX

NUMBER	DRAWING TITLE	REVISED	BY	DATE
PM-1	GENERAL MECHANICAL NOTES AND OUTLINE SPECIFICATIONS			
M000	LEGEND INDEX, GENERAL NOTES, DESIGN CRITERIA AND CONTROL SEQUENCES			
M001	MECHANICAL SCHEDULES			
M100	FIRST FLOOR MECHANICAL PLAN			
M200	SECOND FLOOR MECHANICAL PLAN			
M300	1 ST FLOOR/ROOF MECHANICAL PLAN			
M400	HEATING/COOLING SUMMARY LOAD SHEETS			

REVISIONS: 12-11-25

DESIGN CRITERIA

PROJECT SITE: NEW ORLEANS, LOUISIANA

PROJECT ELEVATION: 6.5' FEET

SUMMER OUTSIDE: 95° DB / 81° WB

WINTER OUTSIDE: 35° DB

CODES:

- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH LA AMENDMENTS



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.



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REVISIONS

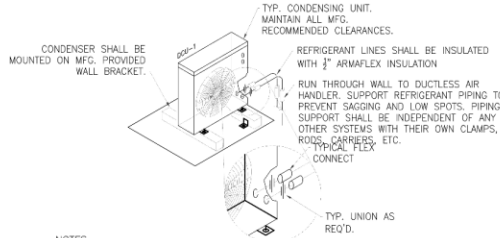
No.	Date	Scope
1	12-8-25	Air Balance

DRAWING BY: JEA
SCALE: AS NOTED
JOB No.: 24-002
DATE: 12-11-25

SHEET NAME: INDEX, CRITERIA & DIAGRAMS

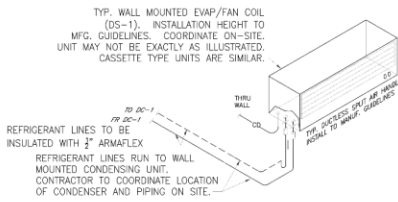
SHEET No.: M000

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ELECTRICAL MECHANICAL
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- NOTES:**
- THESE DETAILS ARE SCHEMATIC ONLY. EXACT CONFIGURATION AND ROUTING OF ALL REFRIGERANT AND CONDENSATE PIPING TO BE DETERMINED ON-SITE AND COORDINATED W/WORK OF OTHER TRADES. INSTALL TO MANUFACTURER'S GUIDELINES.
 - INSTALL ALL COMPONENTS TO MANUFACTURER'S RECOMMENDATIONS AND GUIDELINES; COORDINATE W/WORK OF OTHER TRADES.
 - THE CONDENSATE SHALL BE ROUTED THROUGH WALL AND TERMINATED 24" ABOVE GRADE.

1 DUCTLESS SPLIT CONDENSER DETAIL
M000 SCALE NO SCALE



2 DUCTLESS SPLIT AIR HANDLER DETAIL
M000





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REVISIONS-		
No.	Date	Scope
1	12-9-25	Air Balance

DRAWING BY: JEA
SCALE: AS NOTED
JOB No: 24-002
DATE: 12-11-25

SHEET NAME:
MECHANICAL
EQUIPMENT
SCHEDULES

SHEET No.

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M001

DUCTLESS HEAT PUMP SPLIT SYSTEM INDOOR UNIT SCHEDULE

TAG	LOCATION	QTY	SERVICE	OUTSIDE UNIT	MANUF.	MODEL	FAN/MOTOR DATA										COOLING DATA										HEATING DATA										REF. CONNS.										ELECTRICAL										FILTER										GENERAL										TAG
							CFM	MIN. O.A.	E.S.P.	FAN	FLA	COL.	AMB.	E.A.T.	L.A.T.	AMB.	NON	SUCT.	LIQ.	VOLTS/PH	MCA/MPC	TYPE	OP. WT.	NOTES	OPTIONS	TAQ																																																			
DS-1	SIDEWALL	1	3RD FL.	DCU-1	MITSUBISHI	PXA-A356K	DUCTLESS HIGH WALL	705-920	0	0.1	W.D.L.	DC	0.265	3/20	85/67	36	80/67	55/54	47	40	5/8"	3/8"	208/230	1-1-0	1.0	15	WASHABLE	75	1.2	A THRU E	DS-1																																														

FEATURES, ACCESSORIES AND OPTIONS:
A. WIRE 7-DAY WALL MOUNT
B. MIN. CONDENSATE PUMP
C. WASHABLE FILTER
D. INVERTER COMPRESSOR

NOTES:
1. CONDENSATE SHALL BE DIRECTED TO EXTERIOR WALL AND TERMINATED 12" ABOVE GRACE.
2. SECURE CONDENSATE PIPING TO EXTERIOR WALL. AVOID SAGS OR LOW SPOTS IN CONDENSATE PIPING.

DUCTLESS HEAT PUMP SPLIT SYSTEM OUTDOOR UNIT SCHEDULE

TAG	LOCATION	QTY	SERVICE	INSIDE UNIT	MANUF.	MODEL	INDOOR MODEL DATA										COMPRESSORS										COND. FANS										ELECTRICAL										FILTER										GENERAL										TAG																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
							NO. CAPACITY	NO. CAPACITY	COOLING/SEN.	HEATING/SEN.	QTY	TYPE	BLA	LRX	QTY	TYPE	F-FL	QTY	PROP.	O.S.	PHASE	MAX. FUS. (AMPS)	VOLTS/PH	NO. PIPING	SH-1	SH-2	SH-3	SH-4	SH-5	SH-6	SH-7	SH-8	SH-9	SH-10	SH-11	SH-12	SH-13	SH-14	SH-15	SH-16	SH-17	SH-18	SH-19	SH-20	SH-21	SH-22	SH-23	SH-24	SH-25	SH-26	SH-27	SH-28	SH-29	SH-30	SH-31	SH-32	SH-33	SH-34	SH-35	SH-36	SH-37	SH-38	SH-39	SH-40	SH-41	SH-42		SH-43	SH-44	SH-45	SH-46	SH-47	SH-48	SH-49	SH-50	SH-51	SH-52	SH-53	SH-54	SH-55	SH-56	SH-57	SH-58	SH-59	SH-60	SH-61	SH-62	SH-63	SH-64	SH-65	SH-66	SH-67	SH-68	SH-69	SH-70	SH-71	SH-72	SH-73	SH-74	SH-75	SH-76	SH-77	SH-78	SH-79	SH-80	SH-81	SH-82	SH-83	SH-84	SH-85	SH-86	SH-87	SH-88	SH-89	SH-90	SH-91	SH-92	SH-93	SH-94	SH-95	SH-96	SH-97	SH-98	SH-99	SH-100	SH-101	SH-102	SH-103	SH-104	SH-105	SH-106	SH-107	SH-108	SH-109	SH-110	SH-111	SH-112	SH-113	SH-114	SH-115	SH-116	SH-117	SH-118	SH-119	SH-120	SH-121	SH-122	SH-123	SH-124	SH-125	SH-126	SH-127	SH-128	SH-129	SH-130	SH-131	SH-132	SH-133	SH-134	SH-135	SH-136	SH-137	SH-138	SH-139	SH-140	SH-141	SH-142	SH-143	SH-144	SH-145	SH-146	SH-147	SH-148	SH-149	SH-150	SH-151	SH-152	SH-153	SH-154	SH-155	SH-156	SH-157	SH-158	SH-159	SH-160	SH-161	SH-162	SH-163	SH-164	SH-165	SH-166	SH-167	SH-168	SH-169	SH-170	SH-171	SH-172	SH-173	SH-174	SH-175	SH-176	SH-177	SH-178	SH-179	SH-180	SH-181	SH-182	SH-183	SH-184	SH-185	SH-186	SH-187	SH-188	SH-189	SH-190	SH-191	SH-192	SH-193	SH-194	SH-195	SH-196	SH-197	SH-198	SH-199	SH-200	SH-201	SH-202	SH-203	SH-204	SH-205	SH-206	SH-207	SH-208	SH-209	SH-210	SH-211	SH-212	SH-213	SH-214	SH-215	SH-216	SH-217	SH-218	SH-219	SH-220	SH-221	SH-222	SH-223	SH-224	SH-225	SH-226	SH-227	SH-228	SH-229	SH-230	SH-231	SH-232	SH-233	SH-234	SH-235	SH-236	SH-237	SH-238	SH-239	SH-240	SH-241	SH-242	SH-243	SH-244	SH-245	SH-246	SH-247	SH-248	SH-249	SH-250	SH-251	SH-252	SH-253	SH-254	SH-255	SH-256	SH-257	SH-258	SH-259	SH-260	SH-261	SH-262	SH-263	SH-264	SH-265	SH-266	SH-267	SH-268	SH-269	SH-270	SH-271	SH-272	SH-273	SH-274	SH-275	SH-276	SH-277	SH-278	SH-279	SH-280	SH-281	SH-282	SH-283	SH-284	SH-285	SH-286	SH-287	SH-288	SH-289	SH-290	SH-291	SH-292	SH-293	SH-294	SH-295	SH-296	SH-297	SH-298	SH-299	SH-300	SH-301	SH-302	SH-303	SH-304	SH-305	SH-306	SH-307	SH-308	SH-309	SH-310	SH-311	SH-312	SH-313	SH-314	SH-315	SH-316	SH-317	SH-318	SH-319	SH-320	SH-321	SH-322	SH-323	SH-324	SH-325	SH-326	SH-327	SH-328	SH-329	SH-330	SH-331	SH-332	SH-333	SH-334	SH-335	SH-336	SH-337	SH-338	SH-339	SH-340	SH-341	SH-342	SH-343	SH-344	SH-345	SH-346	SH-347	SH-348	SH-349	SH-350	SH-351	SH-352	SH-353	SH-354	SH-355	SH-356	SH-357	SH-358	SH-359	SH-360	SH-361	SH-362	SH-363	SH-364	SH-365	SH-366	SH-367	SH-368	SH-369	SH-370	SH-371	SH-372	SH-373	SH-374	SH-375	SH-376	SH-377	SH-378	SH-379	SH-380	SH-381	SH-382	SH-383	SH-384	SH-385	SH-386	SH-387	SH-388	SH-389	SH-390	SH-391	SH-392	SH-393	SH-394	SH-395	SH-396	SH-397	SH-398	SH-399	SH-400	SH-401	SH-402	SH-403	SH-404	SH-405	SH-406	SH-407	SH-408	SH-409	SH-410	SH-411	SH-412	SH-413	SH-414	SH-415	SH-416	SH-417	SH-418	SH-419	SH-420	SH-421	SH-422	SH-423	SH-424	SH-425	SH-426	SH-427	SH-428	SH-429	SH-430	SH-431	SH-432	SH-433	SH-434	SH-435	SH-436	SH-437	SH-438	SH-439	SH-440	SH-441	SH-442	SH-443	SH-444	SH-445	SH-446	SH-447	SH-448	SH-449	SH-450	SH-451	SH-452	SH-453	SH-454	SH-455	SH-456	SH-457	SH-458	SH-459	SH-460	SH-461	SH-462	SH-463	SH-464	SH-465	SH-466	SH-467	SH-468	SH-469	SH-470	SH-471	SH-472	SH-473	SH-474	SH-475	SH-476	SH-477	SH-478	SH-479	SH-480	SH-481	SH-482	SH-483	SH-484	SH-485	SH-486	SH-487	SH-488	SH-489	SH-490	SH-491	SH-492	SH-493	SH-494	SH-495	SH-496	SH-497	SH-498	SH-499	SH-500	SH-501	SH-502	SH-503	SH-504	SH-505	SH-506	SH-507	SH-508	SH-509	SH-510	SH-511	SH-512	SH-513	SH-514	SH-515	SH-516	SH-517	SH-518	SH-519	SH-520	SH-521	SH-522	SH-523	SH-524	SH-525	SH-526	SH-527	SH-528	SH-529	SH-530	SH-531	SH-532	SH-533	SH-534	SH-535	SH-536	SH-537	SH-538	SH-539	SH-540	SH-541	SH-542	SH-543	SH-544	SH-545	SH-546	SH-547	SH-548	SH-549	SH-550	SH-551	SH-552	SH-553	SH-554	SH-555	SH-556	SH-557	SH-558	SH-559	SH-560	SH-561	SH-562	SH-563	SH-564	SH-565	SH-566	SH-567	SH-568	SH-569	SH-570	SH-571	SH-572	SH-573	SH-574	SH-575	SH-576	SH-577	SH-578	SH-579	SH-580	SH-581	SH-582	SH-583	SH-584	SH-585	SH-586	SH-587	SH-588	SH-589	SH-590	SH-591	SH-592	SH-593	SH-594	SH-595	SH-596	SH-597	SH-598	SH-599	SH-600	SH-601	SH-602	SH-603	SH-604	SH-605	SH-606	SH-607	SH-608	SH-609	SH-610	SH-611	SH-612	SH-613	SH-614	SH-615	SH-616	SH-617	SH-618	SH-619	SH-620	SH-621	SH-622	SH-623	SH-624	SH-625	SH-626	SH-627	SH-628	SH-629	SH-630	SH-631	SH-632	SH-633	SH-634	SH-635	SH-636	SH-637	SH-638	SH-639	SH-640	SH-641	SH-642	SH-643	SH-644	SH-645	SH-646	SH-647	SH-648	SH-649	SH-650	SH-651	SH-652	SH-653	SH-654	SH-655	SH-656	SH-657	SH-658	SH-659	SH-660	SH-661	SH-662	SH-663	SH-664	SH-665	SH-666	SH-667	SH-668	SH-669	SH-670	SH-671	SH-672	SH-673	SH-674	SH-675	SH-676	SH-677	SH-678	SH-679	SH-680	SH-681	SH-682	SH-683	SH-684	SH-685	SH-686	SH-687	SH-688	SH-689	SH-690	SH-691	SH-692	SH-693	SH-694	SH-695	SH-696	SH-697	SH-698	SH-699	SH-700	SH-701	SH-702	SH-703	SH-704	SH-705	SH-706	SH-707	SH-708	SH-709	SH-710	SH-711	SH-712	SH-713	SH-714	SH-715	SH-716	SH-717	SH-718	SH-719	SH-720	SH-721	SH-722	SH-723	SH-724	SH-725	SH-726	SH-727	SH-728	SH-729	SH-730	SH-731	SH-732	SH-733	SH-734	SH-735	SH-736	SH-737	SH-738	SH-739	SH-740	SH-741	SH-742	SH-743	SH-744	SH-745	SH-746	SH-747	SH-748	SH-749	SH-750	SH-751	SH-752	SH-753	SH-754	SH-755	SH-756	SH-757	SH-758	SH-759	SH-760	SH-761	SH-762	SH-763	SH-764	SH-765	SH-766	SH-767	SH-768	SH-769	SH-770	SH-771	SH-772	SH-773	SH-774	SH-775	SH-776	SH-777	SH-778	SH-779	SH-780	SH-781	SH-782	SH-783	SH-784	SH-785	SH-786	SH-787	SH-788	SH-789	SH-790	SH-791	SH-792	SH-793	SH-794	SH-795	SH-796	SH-797	SH-798	SH-799	SH-800	SH-801	SH-802	SH-803	SH-804	SH-805	SH-806	SH-807	SH-808	SH-809	SH-810	SH-811	SH-812	SH-813	SH-814	SH-815	SH-816	SH-817	SH-818	SH-819	SH-820	SH-821	SH-822	SH-823	SH-824	SH-825	SH-826	SH-827	SH-828	SH-829	SH-830	SH-831	SH-832	SH-833	SH-834	SH-835	SH-836	SH-837	SH-838	SH-839	SH-840	SH-841	SH-842	SH-843	SH-844	SH-845	SH-846	SH-847	SH-848	SH-849	SH-850	SH-851	SH-852	SH-853	SH-854	SH-855	SH-856	SH-857	SH-858	SH-859	SH-860	SH-861	SH-862	SH-863	SH-864	SH-865	SH-866	SH-867	SH-868	SH-869	SH-870	SH-871	SH-872	SH-873	SH-874	SH-875	SH-876	SH-877	SH-878	SH-879	SH-880	SH-881	SH-882	SH-883	SH-884	SH-885	SH-886	SH-887	SH-888	SH-889	SH-890	SH-891	SH-892	SH-893	SH-894	SH-895	SH-896	SH-897	SH-898	SH-899	SH-900	SH-901	SH-902	SH-903	SH-904	SH-905	SH-906	SH-907	SH-908	SH-909	SH-910	SH-911	SH-912	SH-913	SH-914	SH-915	SH-916	SH-917	SH-918	SH-919	SH-920

GENERAL NOTES

(THIS SHEET ONLY)

1. THE GC SHALL COORDINATE THE MECHANICAL CONTRACTOR AND THE STRUCTURAL CONTRACTOR FOR ALL FLOOR/CEILING PENETRATIONS TO AVOID CONFLICTS WITH EXISTING FLOOR/CEILING JOISTS OR OTHER STRUCTURAL ELEMENTS.
2. THE LOCATIONS OF THE VARIABLE REFRIGERANT FLOW HEADS (VRF) ARE SCHEMATIC. CONTRACTOR SHALL COORDINATE THE MECHANICAL CONTRACTOR TO INSTALL THE HEADS AS CLOSE TO THE INDICATED LOCATIONS AS POSSIBLE.

KEY NOTES

(THIS SHEET ONLY)

1. CONTRACTOR SHALL ROUTE AN OUTSIDE AIR DUCT TO THE RETURN PLENUM OF AHU-1. THE OUTSIDE AIR DUCT CAN BE A 14"Ø 12x12 OR 20x8. CONTRACTOR SHALL FIELD VERIFY AND COORDINATE OUTSIDE AIR DUCT INTAKE AND ROUTING LOCATION WITH ARCHITECT.
2. NOT USED.
3. CONTRACTOR SHALL COORDINATE ALL EXHAUST AIR DISCHARGES TO MAINTAIN ALL REQUIRED CLEARANCES FROM OUTSIDE AIR INTAKES INCLUDING OPERABLE WINDOWS AND DOORS. MOUNT SIDEWALL DISCHARGE AS HIGH AS PRACTICAL ON WALL.
4. BRANCH BOX FOR FIRST FLOOR VRF. CONTRACTOR SHALL COORDINATE FINAL LOCATION WITH OWNER AND EQUIPMENT SUPPLIER.



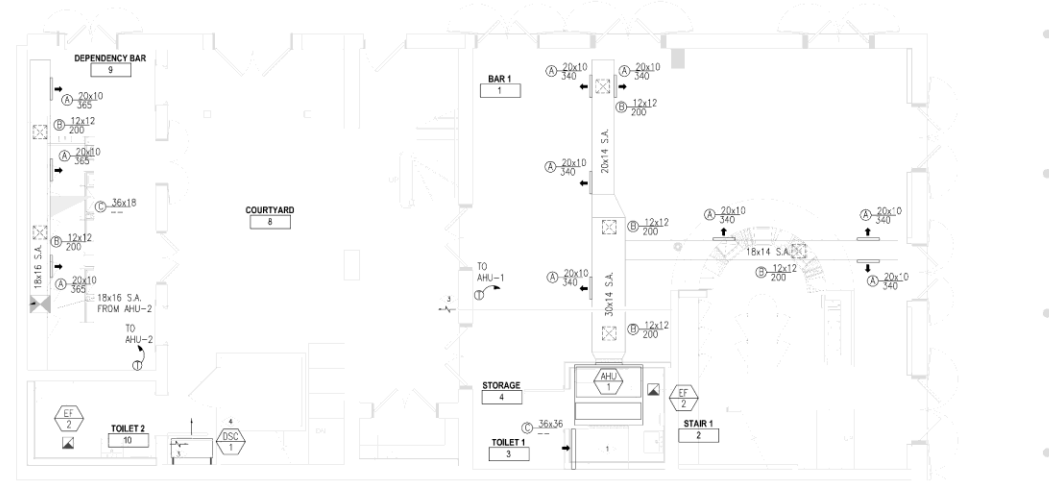
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I hereby undertake providing proper construction administration services on this project.



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FIRST FLOOR MECHANICAL PLAN
M100 SCALE: 1/4" = 1'-0"

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ELECTRICAL, MECHANICAL
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REVISIONS-		
No.	Date	Scope

DRAWING BY: JEA
SCALE: AS NOTED
JOB No.: 24-002
DATE: 09/26/2025

SHEET NAME: FIRST FLOOR MECHANICAL PLAN
SHEET NO.:

M100



do not scale drawings

GENERAL NOTES

(THIS SHEET ONLY)

1. THE GC SHALL COORDINATE THE MECHANICAL CONTRACTOR AND THE STRUCTURAL CONTRACTOR FOR ALL FLOOR/CEILING PENETRATIONS TO AVOID CONFLICTS WITH EXISTING FLOOR/CEILING JOISTS OR OTHER STRUCTURAL ELEMENTS.
2. ALL FLOOR/CEILING PENETRATIONS SHALL BE PROTECTED WITH FIRE DAMPERS. DAMPERS SHALL BE LABELED AND ACCESS TO DAMPERS SHALL BE PROVIDED.
3. CONTRACTOR SHALL FIELD VERIFY AND COORDINATE ALL EQUIPMENT LOCATIONS WHILE MAINTAINING ALL REQUIRED MAINTENANCE AND SERVICE CLEARANCES.

KEY NOTES

(THIS SHEET ONLY)

- ◇ 18x16 RETURN AIR FOR AHU-4 DOWN FROM 3RD FLOOR. 1600CFM. COVER OPENING WITH 2"x2" HARDWARE CLOTH. OFFSET AS REQUIRED AND TERMINATE LEVEL WITH BOTTOM OF JOIST.
- ◇ 18x16 SUPPLY AIR FROM AHU-4 DOWN FROM 3RD FLOOR. 1800 CFM.
- ◇ MFC, TITUS 300PL OR SIMILAR. 25x12, 500 CFM EACH
- ◇ PROVIDE ACCESS FOR SERVICE AND MAINTENANCE FOR AHU-2
- ◇ PROVIDE ARCHITECTURAL SCREENING WHERE REQUIRED. CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND OWNER ON TYPE, SIZE AND LOCATION.
- ◇ EF-2 4" DISCHARGE TO FOLLOW ROUTING OF PREVIOUSLY EXISTING EXHAUST FAN IN THIS AREA. CONTRACTOR TO DETERMINE EXACT ROUTING IN FIELD. TERMINATE EXHAUST DISCHARGE WITH NEW ROOF-JACK AND HIGH WIND CAP.



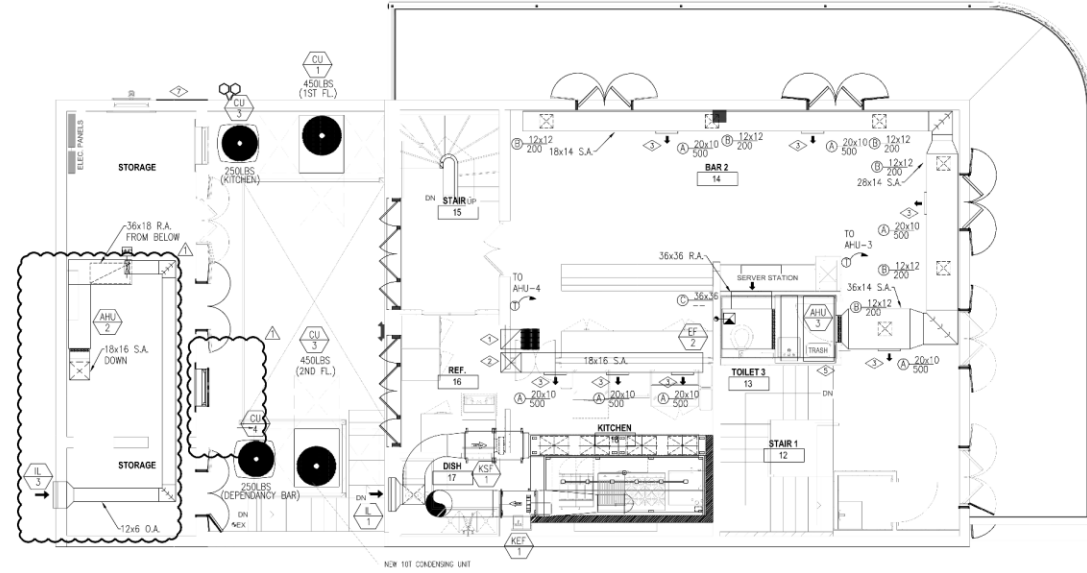
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I will not practice providing under construction administrative services on this project.



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

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-REVISIONS-

No.	Date	Scope
1	12-9-25	Air Balance

DRAWING BY: JEA
 SCALE: AS NOTED
 JOB No.: 24-052
 DATE: 12-11-25

SHEET NAME: SECOND FLOOR MECHANICAL PLAN
 SHEET NO.: M200



do not scale drawings

GENERAL NOTES

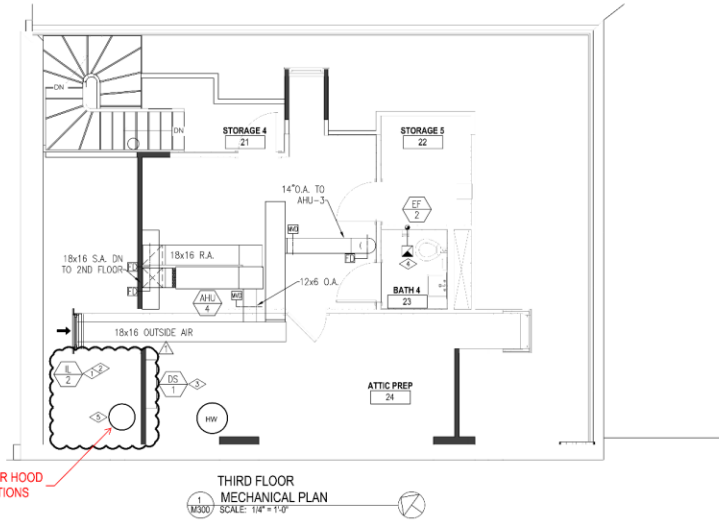
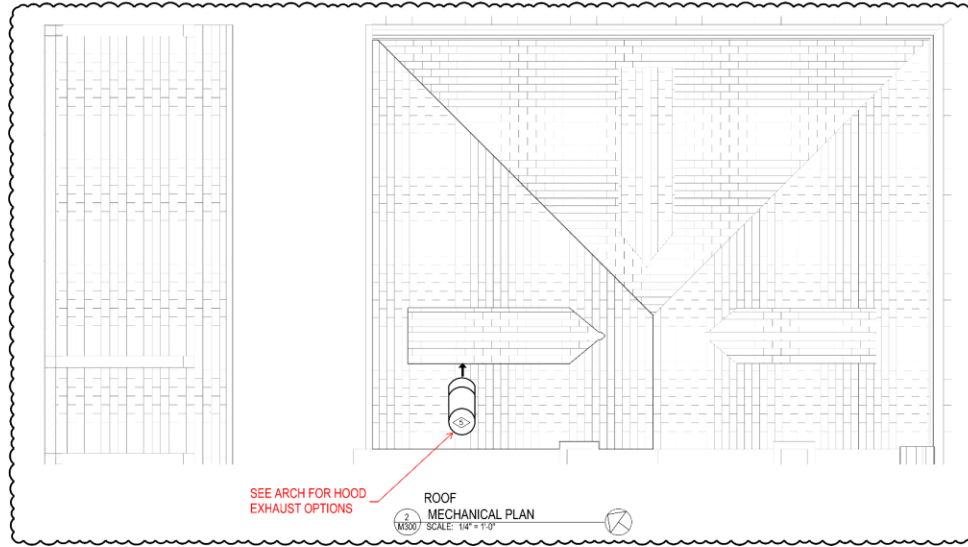
(THIS SHEET ONLY)

1. THE GC SHALL COORDINATE THE MECHANICAL CONTRACTOR AND THE STRUCTURAL CONTRACTOR FOR ALL FLOOR/CEILING PENETRATIONS TO AVOID CONFLICTS WITH EXISTING FLOOR/CEILING JOISTS OR OTHER STRUCTURAL ELEMENTS.
2. ALL FLOOR/CEILING PENETRATIONS SHALL BE PROTECTED WITH FIRE DAMPERS. DAMPERS SHALL BE LABELED AND ACCESS TO DAMPERS SHALL BE PROVIDED.

KEY NOTES

(THIS SHEET ONLY)

- ◊ IL-2 INSTALLED IN EXISTING DORMER WINDOW FRAME
- ◊ CONTRACTOR SHALL COORDINATE EXACT LOCATION OF OUTSIDE AIR INTAKE WITH ARCHITECT AND OWNER.
- ◊ LOCATION OF DS-1 IS SCHEMATIC IN NATURE. CONTRACTOR TO COORDINATE EXACT LOCATION WITH ARCHITECT AND OWNER. DS-1 CAN BE LOCATED ANYWHERE IN THE ATTIC AREA.
- ◊ EF-2 4" Ø DISCHARGE TO FOLLOW ROUTING OF PREVIOUSLY EXISTING EXHAUST FAN IN THIS AREA. CONTRACTOR TO DETERMINE EXACT ROUTING IN FIELD. TERMINATE EXHAUST DISCHARGE WITH NEW BOOT/JACK AND HIGH WIND CAP.
- ◊ EXHAUST TERMINATION SHALL BE A MINIMUM OF 36 INCHES VERTICALLY ABOVE THE INTAKE (DORMER, I-2) ABOVE THE DORMER AND DIRECTED AWAY FROM THE PROPERTY LINE.



WILLIAMS ARCHITECTS
 824 SARONNE STREET
 NEW ORLEANS, LA 70113
 504-566-0888
 WILLIAMSARCHITECTS.COM

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

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



718 BOURBON STREET
 718 BOURBON ST. NEW ORLEANS, LA 70116

REVISIONS-

No.	Date	Scope
1	12-9-25	Air Balance

DRAWING BY: JEA
 SCALE: AS NOTED
 JOB No: 24-002
 DATE: 12-11-25

SHEET NAME:
 THIRD FLOOR/ROOF
 MECHANICAL PLAN

SHEET NO.

pivotal
 engineering
 CIVIL ENVIRONMENTAL
 ELECTRICAL MECHANICAL
 1515 POYDRAS ST., STE. 1150
 NEW ORLEANS, LA 70112
 504.799.3653

M300



do not scale drawings

<p>Air System Sizing Summary for AHU-1 (AHU-1)</p> <p>Design Conditions: 75°F DB, 55°F WB, 1.015 Density</p> <p>Supply Air Flow: 10,000 CFM</p> <p>Return Air Flow: 10,000 CFM</p> <p>Supply Air Temperature: 55°F</p> <p>Return Air Temperature: 75°F</p> <p>Supply Air Enthalpy: 20.5 Btu/lb</p> <p>Return Air Enthalpy: 35.0 Btu/lb</p> <p>Supply Air Humidity Ratio: 0.0075 lb/lb</p> <p>Return Air Humidity Ratio: 0.0125 lb/lb</p>	<p>Air System Sizing Summary for AHU-2 (DEPENDENT)</p> <p>Design Conditions: 75°F DB, 55°F WB, 1.015 Density</p> <p>Supply Air Flow: 10,000 CFM</p> <p>Return Air Flow: 10,000 CFM</p> <p>Supply Air Temperature: 55°F</p> <p>Return Air Temperature: 75°F</p> <p>Supply Air Enthalpy: 20.5 Btu/lb</p> <p>Return Air Enthalpy: 35.0 Btu/lb</p> <p>Supply Air Humidity Ratio: 0.0075 lb/lb</p> <p>Return Air Humidity Ratio: 0.0125 lb/lb</p>	<p>Air System Sizing Summary for AHU-3 (AHU-3)</p> <p>Design Conditions: 75°F DB, 55°F WB, 1.015 Density</p> <p>Supply Air Flow: 10,000 CFM</p> <p>Return Air Flow: 10,000 CFM</p> <p>Supply Air Temperature: 55°F</p> <p>Return Air Temperature: 75°F</p> <p>Supply Air Enthalpy: 20.5 Btu/lb</p> <p>Return Air Enthalpy: 35.0 Btu/lb</p> <p>Supply Air Humidity Ratio: 0.0075 lb/lb</p> <p>Return Air Humidity Ratio: 0.0125 lb/lb</p>	<p>Air System Sizing Summary for AHU-4 (AHU-4)</p> <p>Design Conditions: 75°F DB, 55°F WB, 1.015 Density</p> <p>Supply Air Flow: 10,000 CFM</p> <p>Return Air Flow: 10,000 CFM</p> <p>Supply Air Temperature: 55°F</p> <p>Return Air Temperature: 75°F</p> <p>Supply Air Enthalpy: 20.5 Btu/lb</p> <p>Return Air Enthalpy: 35.0 Btu/lb</p> <p>Supply Air Humidity Ratio: 0.0075 lb/lb</p> <p>Return Air Humidity Ratio: 0.0125 lb/lb</p>																																																																								
<p>Zone Sizing Summary for AHU-1 (AHU-1)</p> <p>Zone Name: Zone 1</p> <p>Zone Volume: 100,000 cu ft</p> <p>Zone Air Change Rate: 10 ACH</p> <p>Zone Supply Air Flow: 10,000 CFM</p> <p>Zone Return Air Flow: 10,000 CFM</p>	<p>Zone Sizing Summary for AHU-2 (DEPENDENT)</p> <p>Zone Name: Zone 2</p> <p>Zone Volume: 100,000 cu ft</p> <p>Zone Air Change Rate: 10 ACH</p> <p>Zone Supply Air Flow: 10,000 CFM</p> <p>Zone Return Air Flow: 10,000 CFM</p>	<p>Zone Sizing Summary for AHU-3 (AHU-3)</p> <p>Zone Name: Zone 3</p> <p>Zone Volume: 100,000 cu ft</p> <p>Zone Air Change Rate: 10 ACH</p> <p>Zone Supply Air Flow: 10,000 CFM</p> <p>Zone Return Air Flow: 10,000 CFM</p>	<p>Zone Sizing Summary for AHU-4 (AHU-4)</p> <p>Zone Name: Zone 4</p> <p>Zone Volume: 100,000 cu ft</p> <p>Zone Air Change Rate: 10 ACH</p> <p>Zone Supply Air Flow: 10,000 CFM</p> <p>Zone Return Air Flow: 10,000 CFM</p>																																																																								
<p>Weathering Sizing Summary for AHU-1 (AHU-1)</p> <p>Weathering Conditions: 75°F DB, 55°F WB, 1.015 Density</p> <p>Weathering Supply Air Flow: 10,000 CFM</p> <p>Weathering Return Air Flow: 10,000 CFM</p> <p>Weathering Supply Air Temperature: 55°F</p> <p>Weathering Return Air Temperature: 75°F</p>	<p>Weathering Sizing Summary for AHU-2 (DEPENDENT)</p> <p>Weathering Conditions: 75°F DB, 55°F WB, 1.015 Density</p> <p>Weathering Supply Air Flow: 10,000 CFM</p> <p>Weathering Return Air Flow: 10,000 CFM</p> <p>Weathering Supply Air Temperature: 55°F</p> <p>Weathering Return Air Temperature: 75°F</p>	<p>Weathering Sizing Summary for AHU-3 (AHU-3)</p> <p>Weathering Conditions: 75°F DB, 55°F WB, 1.015 Density</p> <p>Weathering Supply Air Flow: 10,000 CFM</p> <p>Weathering Return Air Flow: 10,000 CFM</p> <p>Weathering Supply Air Temperature: 55°F</p> <p>Weathering Return Air Temperature: 75°F</p>	<p>Weathering Sizing Summary for AHU-4 (AHU-4)</p> <p>Weathering Conditions: 75°F DB, 55°F WB, 1.015 Density</p> <p>Weathering Supply Air Flow: 10,000 CFM</p> <p>Weathering Return Air Flow: 10,000 CFM</p> <p>Weathering Supply Air Temperature: 55°F</p> <p>Weathering Return Air Temperature: 75°F</p>																																																																								
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AHU-1

AHU-2

AHU-3

AHU-4



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

I will not be providing project construction administration services on this project.



718 BOURBON STREET
718 BOURBON ST. NEW ORLEANS, LA 70116

REVISIONS-

No.	Date	Scope
1	12-9-25	Air Balance

DRAWING BY: JEA
SCALE: AS NOTED
JOB No: 24-02
DATE: 12-11-25

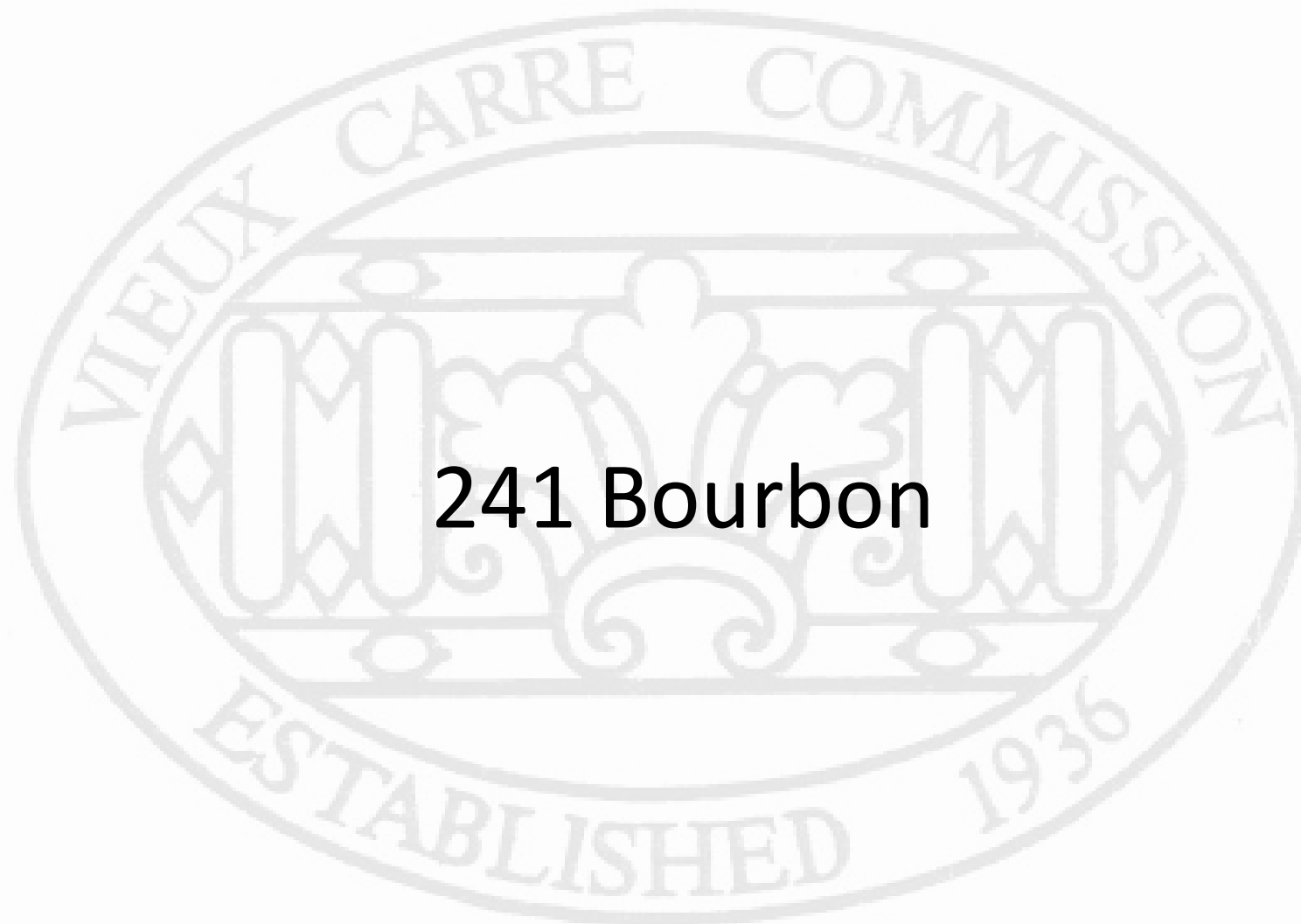
SHEET NAME: HVAC LOAD CALCULATIONS

SHEET NO.:



M400





241 Bourbon



235-41 Bourbon

VCC Architectural Committee

January 27, 2026





235-41 Bourbon - 1963
VCC Architectural Committee

January 27, 2026





235-41 Bourbon - 1965
VCC Architectural Committee

January 27, 2026





235-41 Bourbon - 2008
VCC Architectural Committee

January 27, 2026





235-41 Bourbon

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January 27, 2026





235-41 Bourbon - 2009
VCC Architectural Committee

January 27, 2026





235-41 Bourbon - 2010

VCC Architectural Committee

January 27, 2026





235-41 Bourbon – 2010 Repairs in Progress

VCC Architectural Committee

January 27, 2026





235-41 Bourbon – 2011

VCC Architectural Committee

January 27, 2026





235-41 Bourbon – 2013

VCC Architectural Committee

January 27, 2026





235-41 Bourbon

VCC Architectural Committee

10 19 2022

January 27, 2026





235-41 Bourbon

VCC Architectural Committee

04 23 2025

January 27, 2026





235-41 Bourbon

VCC Architectural Committee

10 08 2025

January 27, 2026





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VCC Architectural Committee

10 08 2025

January 27, 2026





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10 08 2025

January 27, 2026





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11 18 2025

January 27, 2026



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January 27, 2026





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January 27, 2026





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11 18 2025

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To Whom it May Concern,

Upon evaluation of the (12) second story walk thru windows at 241 Bourbon; we found all jambs are cut 3 inches short and have rot at the terminal ends. Most stops between sashes are pieced in where 1 stop should run the entire height of the window. Many stops that exist are rotten or missing. The exterior casing / brick molding is full of bondo filler and malformed. Many sections are only bondo shaped poorly to look like the wood which preexisted.

The sashes are in poor condition. Many of them are racked and few are square so function is limited by the sashes. All sashes need new glazing, and many have broken glass. Some sashes have broken and rotten rails, especially at the bottom.

Finally, the alignment of the 3 sashes in each opening do not line up horizontally with the window to the left or right of it. Some sashes are not square in the jamb and therefore align only at an angle.

It is my professional opinion that these 12 units should be replaced with new matching units made with Spanish cedar, appropriate glass, and all glazed with appropriate glazing.

Thank you,

Scott Taranto

Owner New Orleans Millworks

(404) 441-4607

New Orleans Millworks
3315B Magazine Street
New Orleans, LA 70115
504.891.7338 (Office)

www.nomillworks.com

nolamillworks@gmail.com

235-41 Bourbon

VCC Architectural Committee

January 27, 2026





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January 27, 2026





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VCC Architectural Committee

January 27, 2026





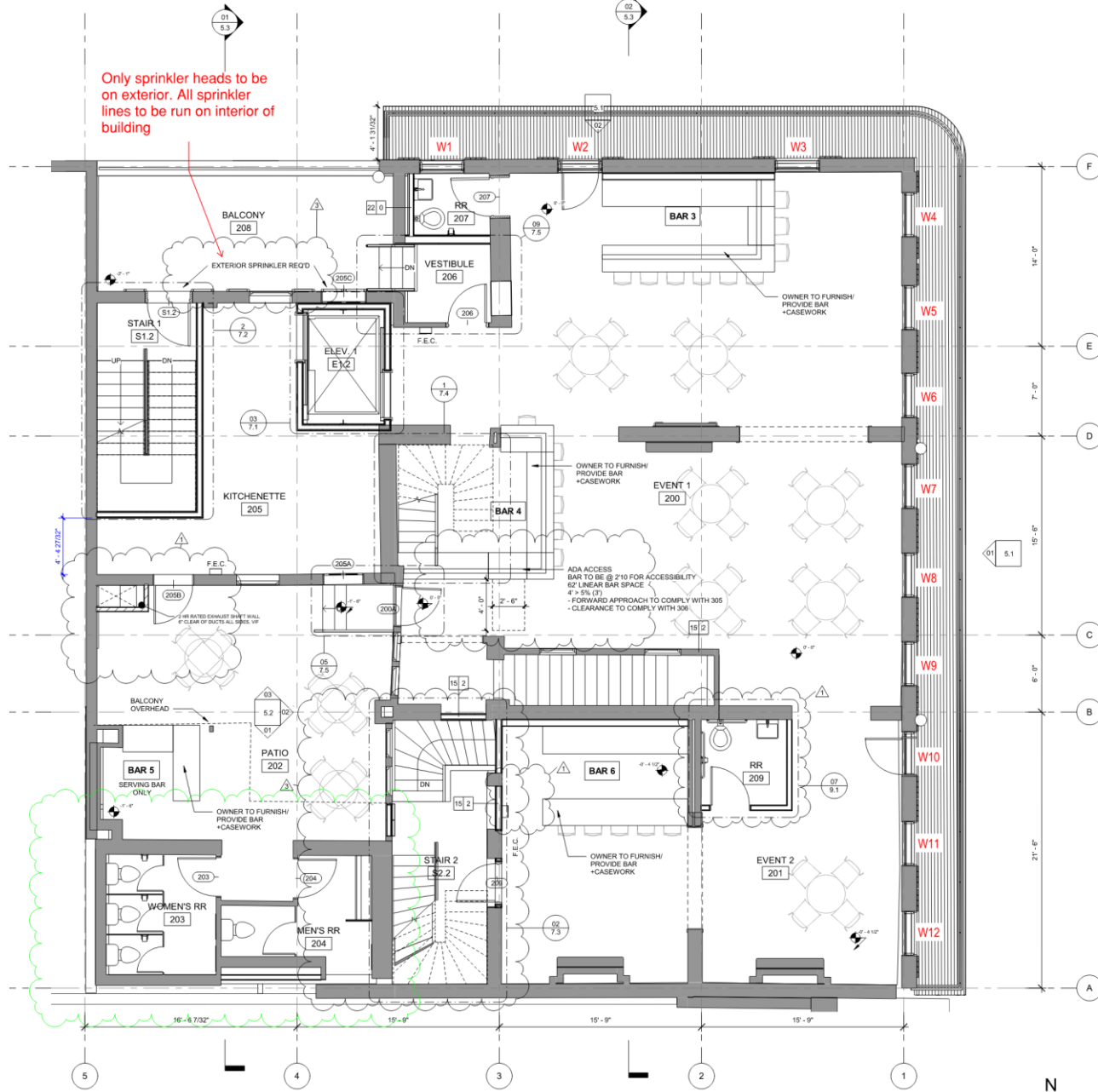
235-41 Bourbon

VCC Architectural Committee

January 27, 2026



Only sprinkler heads to be on exterior. All sprinkler lines to be run on interior of building

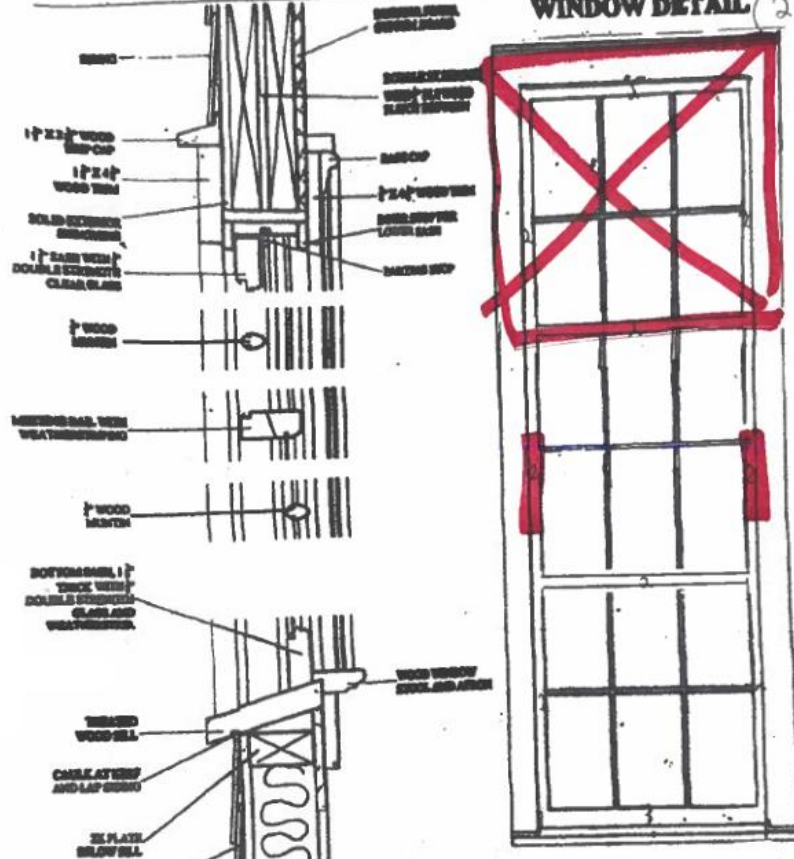


01 SECOND FLOOR PLAN
1/4" = 1'-0"



241 Bourbon St
 (2nd Floor)

WINDOW DETAIL



W1

* already approved

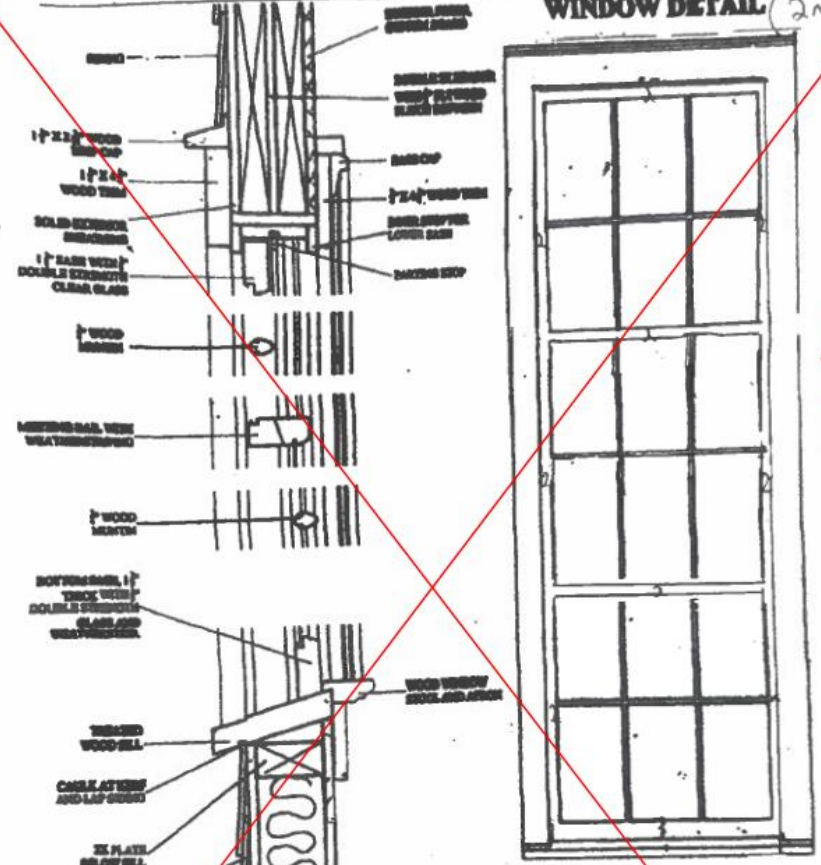
SPANISH CEDAR

EXISTING CONDITIONS
 DAMAGED/ROTTED



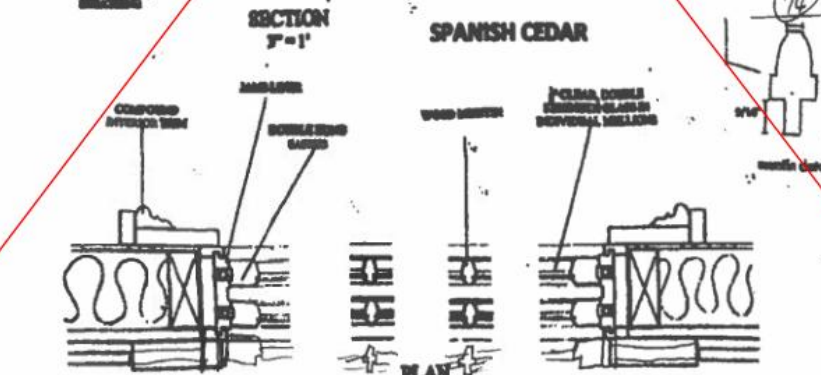
241 Bourbon St
 (2nd Floor)

WINDOW DETAIL



N/A

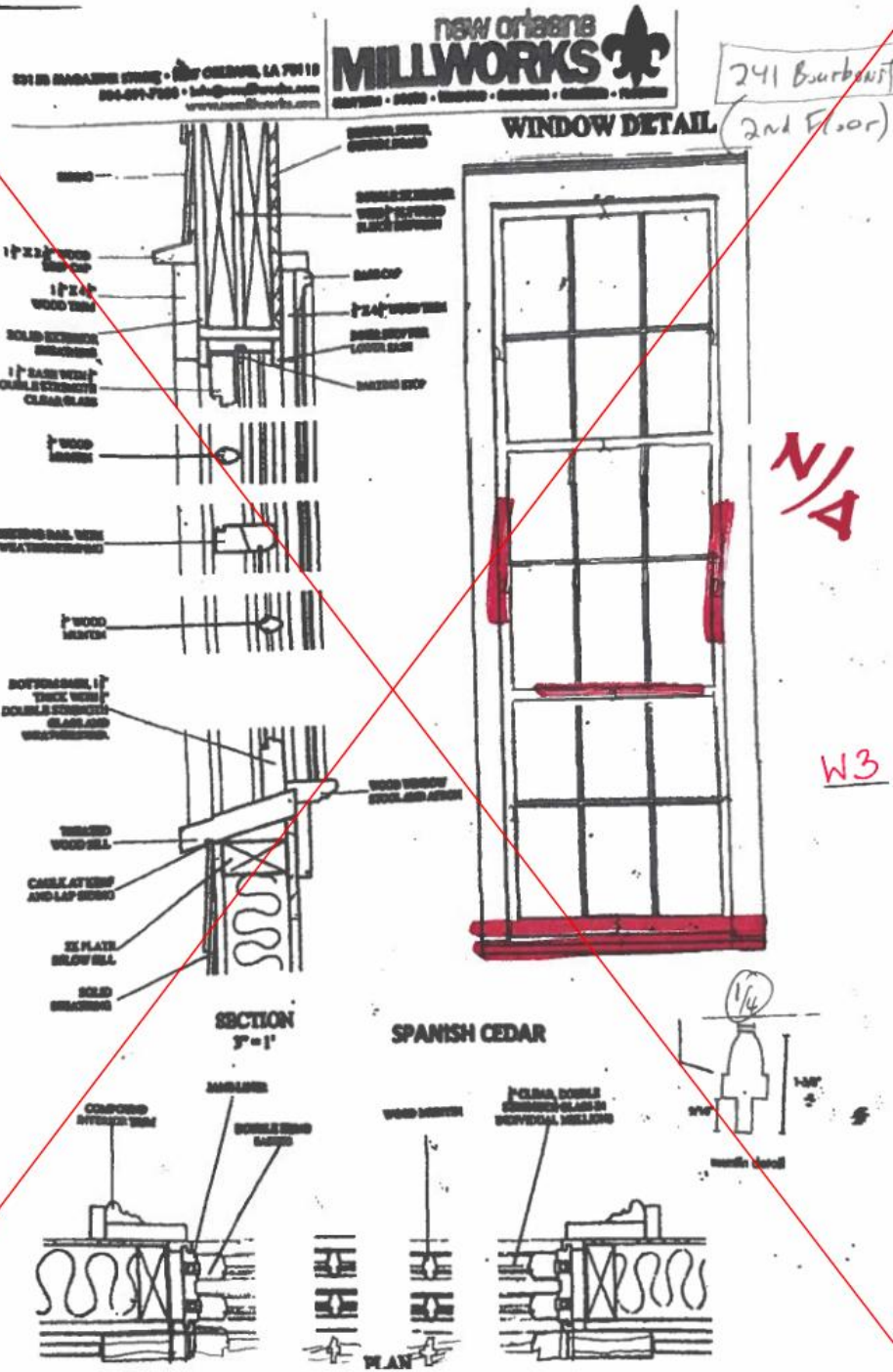
W2



235-41 Bourbon – W2
 VCC Architectural Committee

January 27, 2026

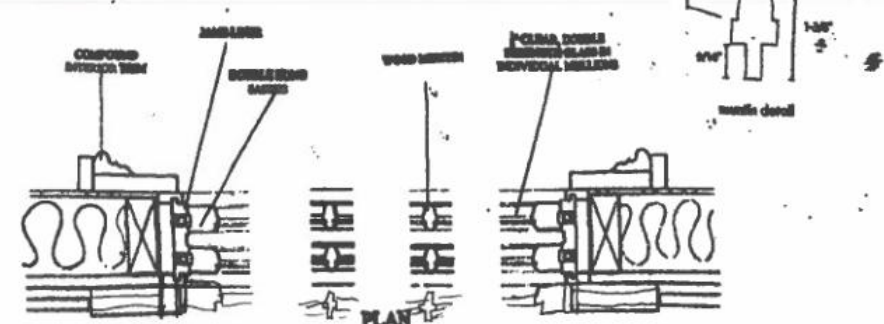
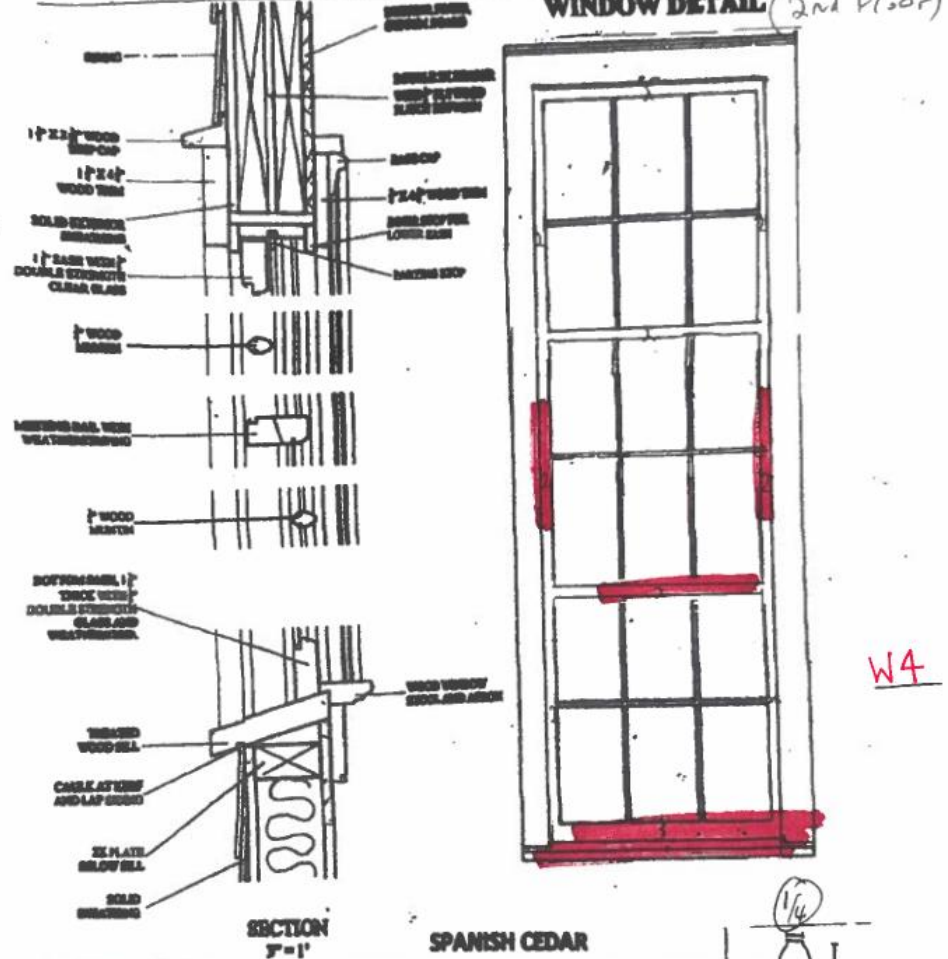




235-41 Bourbon – W3
VCC Architectural Committee

January 27, 2026





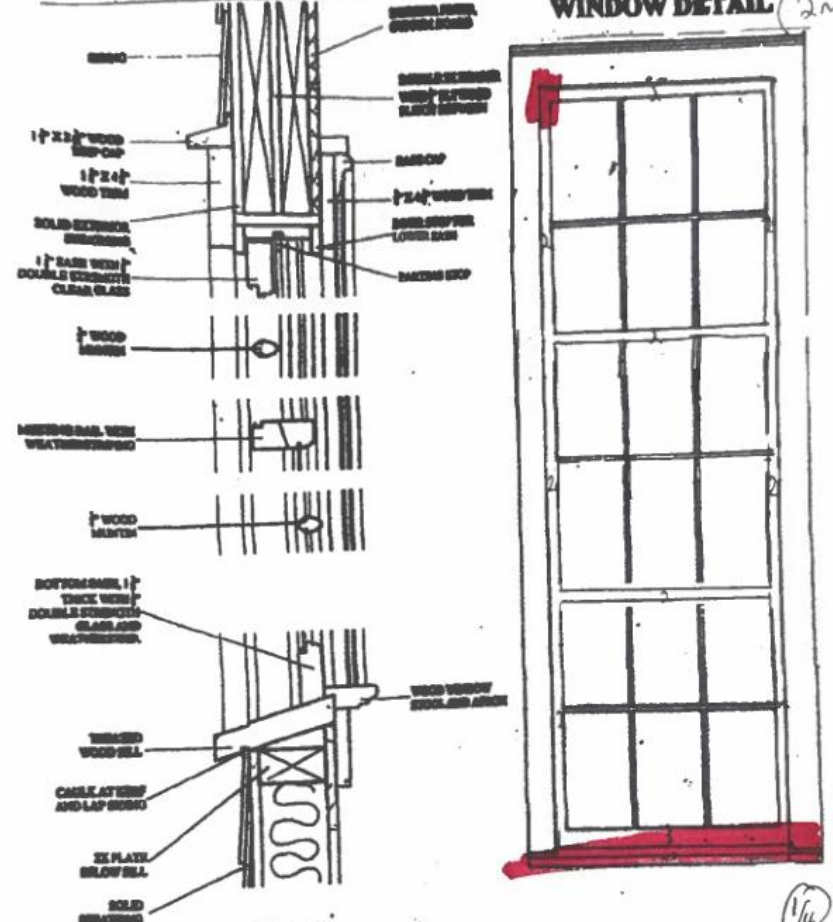
235-41 Bourbon – W4
 VCC Architectural Committee

January 27, 2026



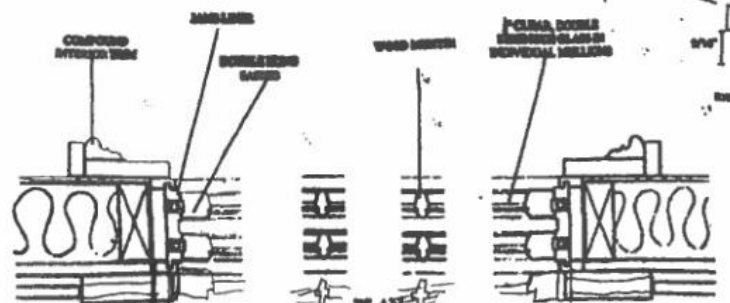
241 Bourbon St
 (2nd Floor)

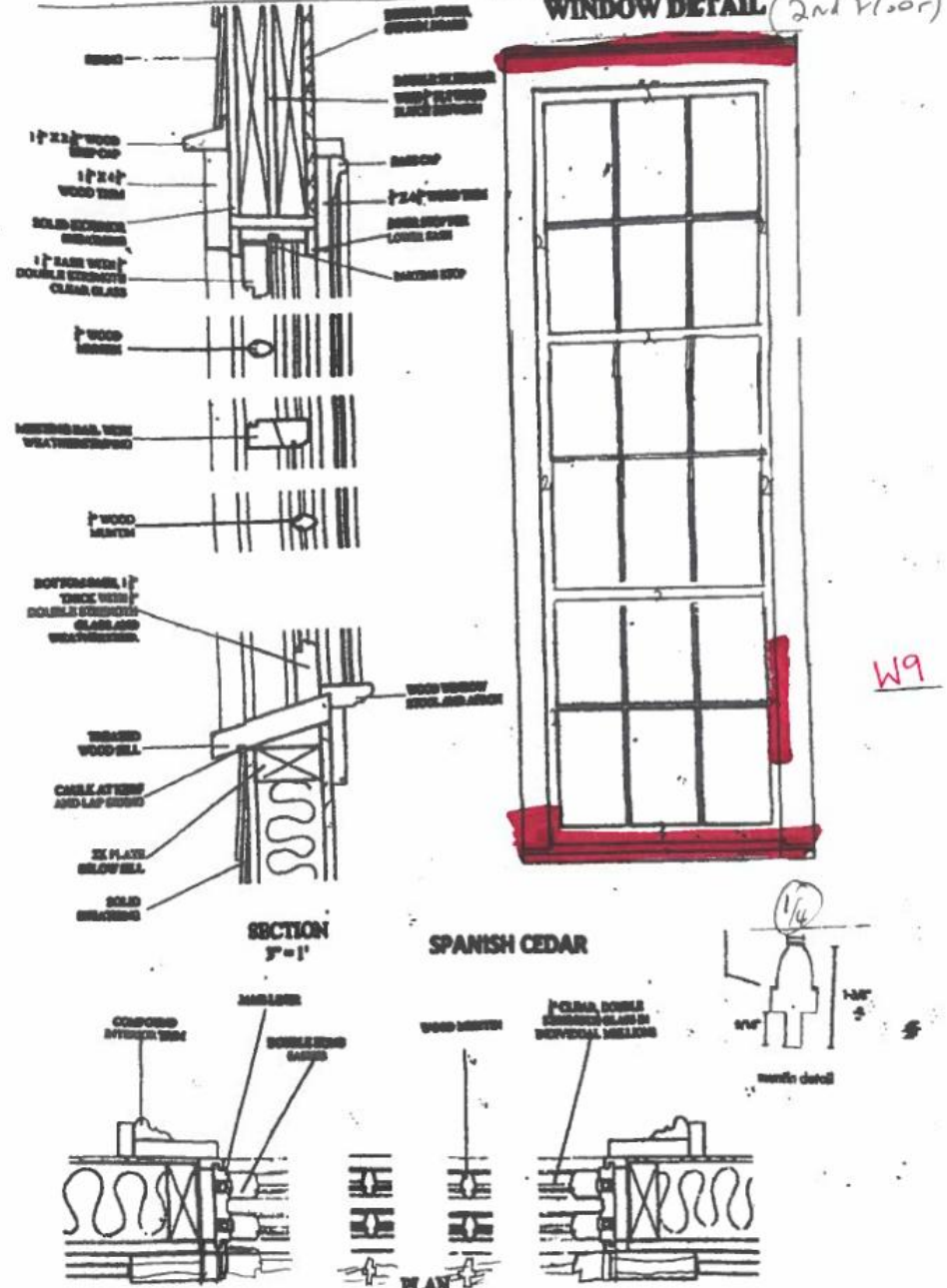
WINDOW DETAIL



SECTION
 3" = 1"

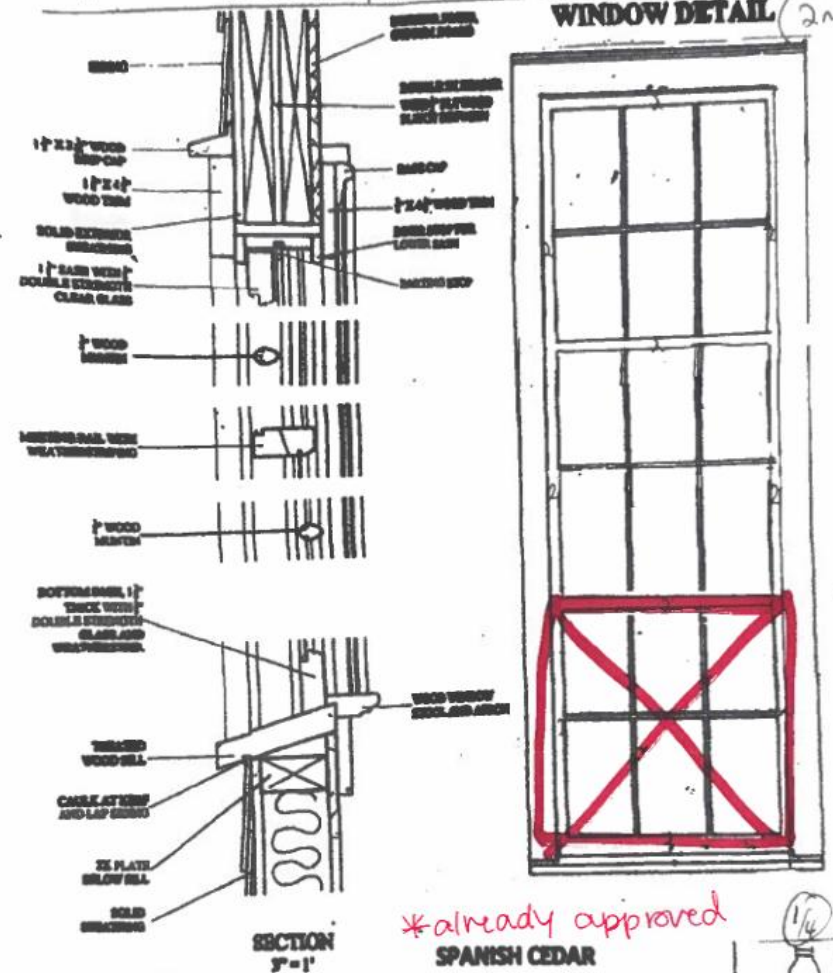
SPANISH CEDAR





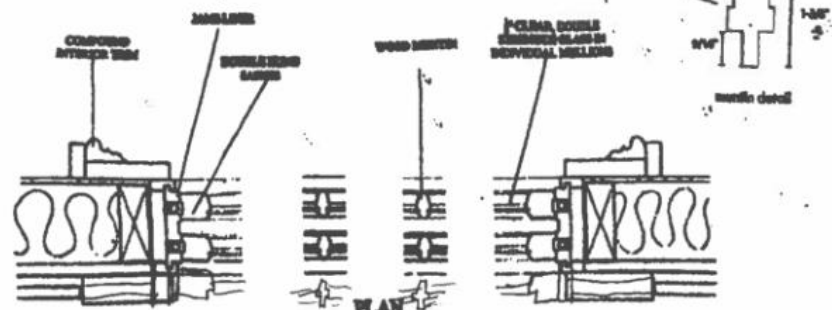
241 Bourbon St
(2nd Floor)

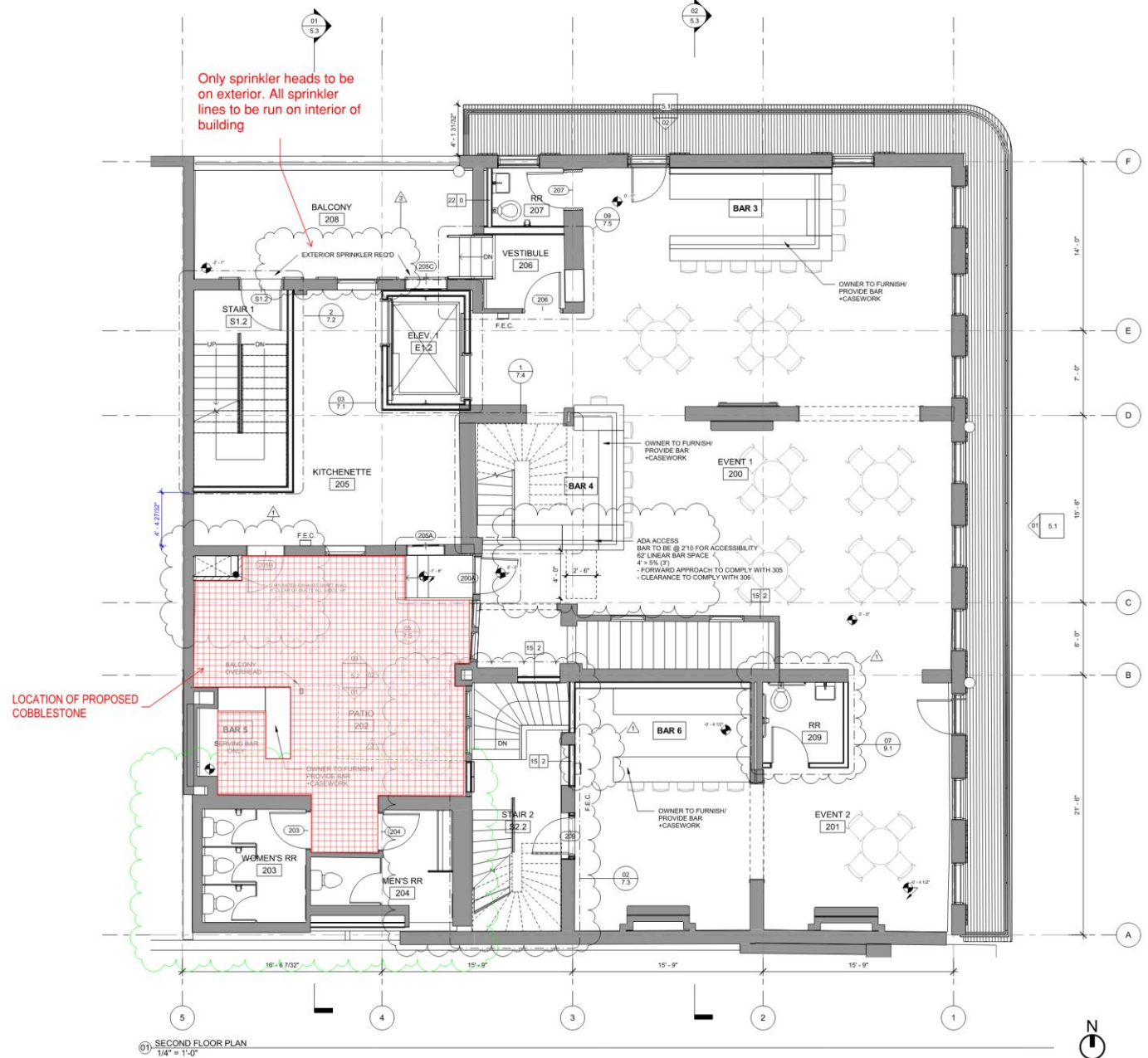
WINDOW DETAIL



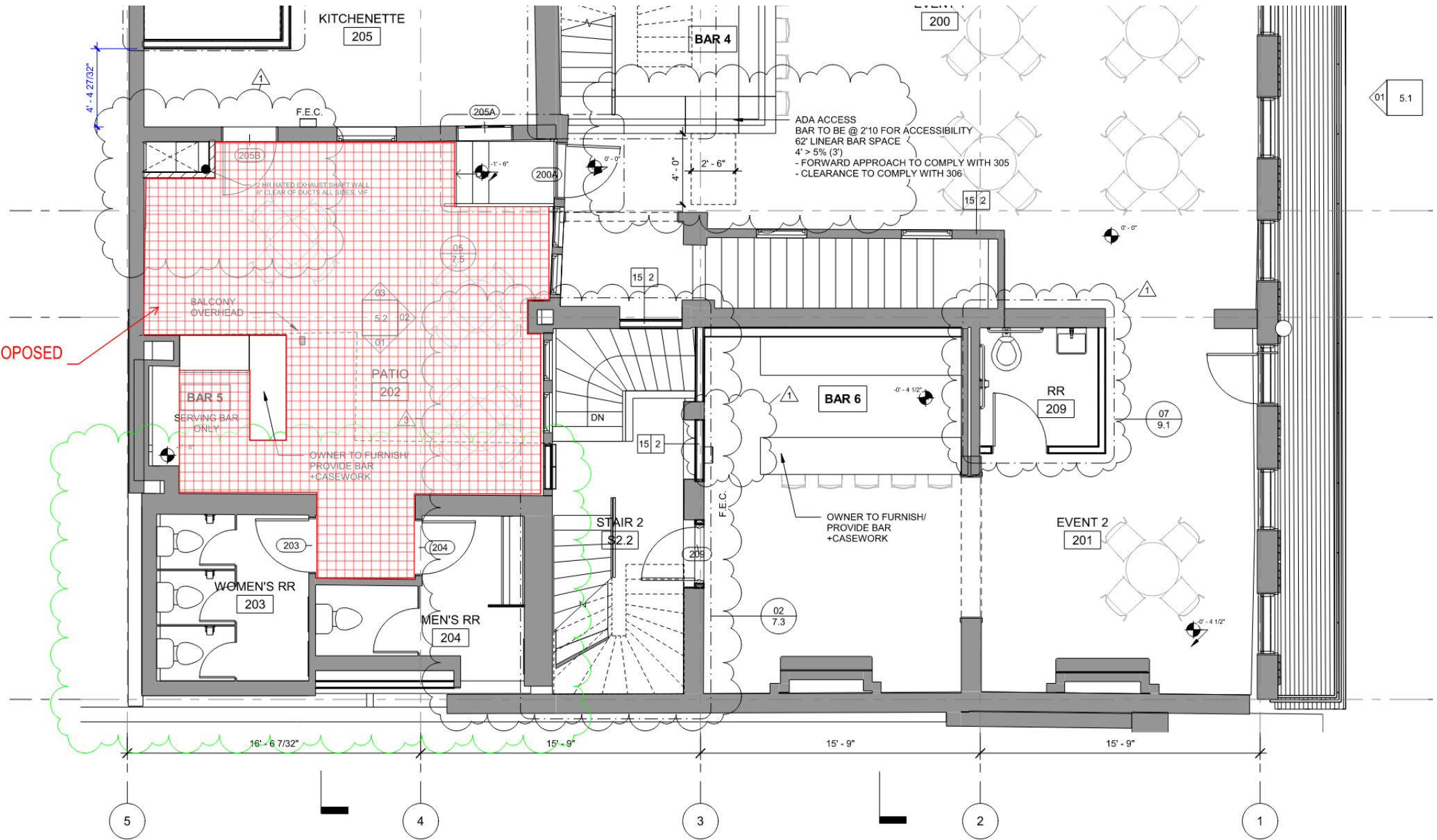
W10

**already approved*
SPANISH CEDAR





LOCATION OF PROPOSED COBBLESTONE



01 SECOND FLOOR PLAN
1/4" = 1'-0"





235-41 Bourbon - Paving
VCC Architectural Committee

January 27, 2026





235-41 Bourbon - Paving
VCC Architectural Committee

January 27, 2026





235-41 Bourbon - Paving
VCC Architectural Committee

January 27, 2026



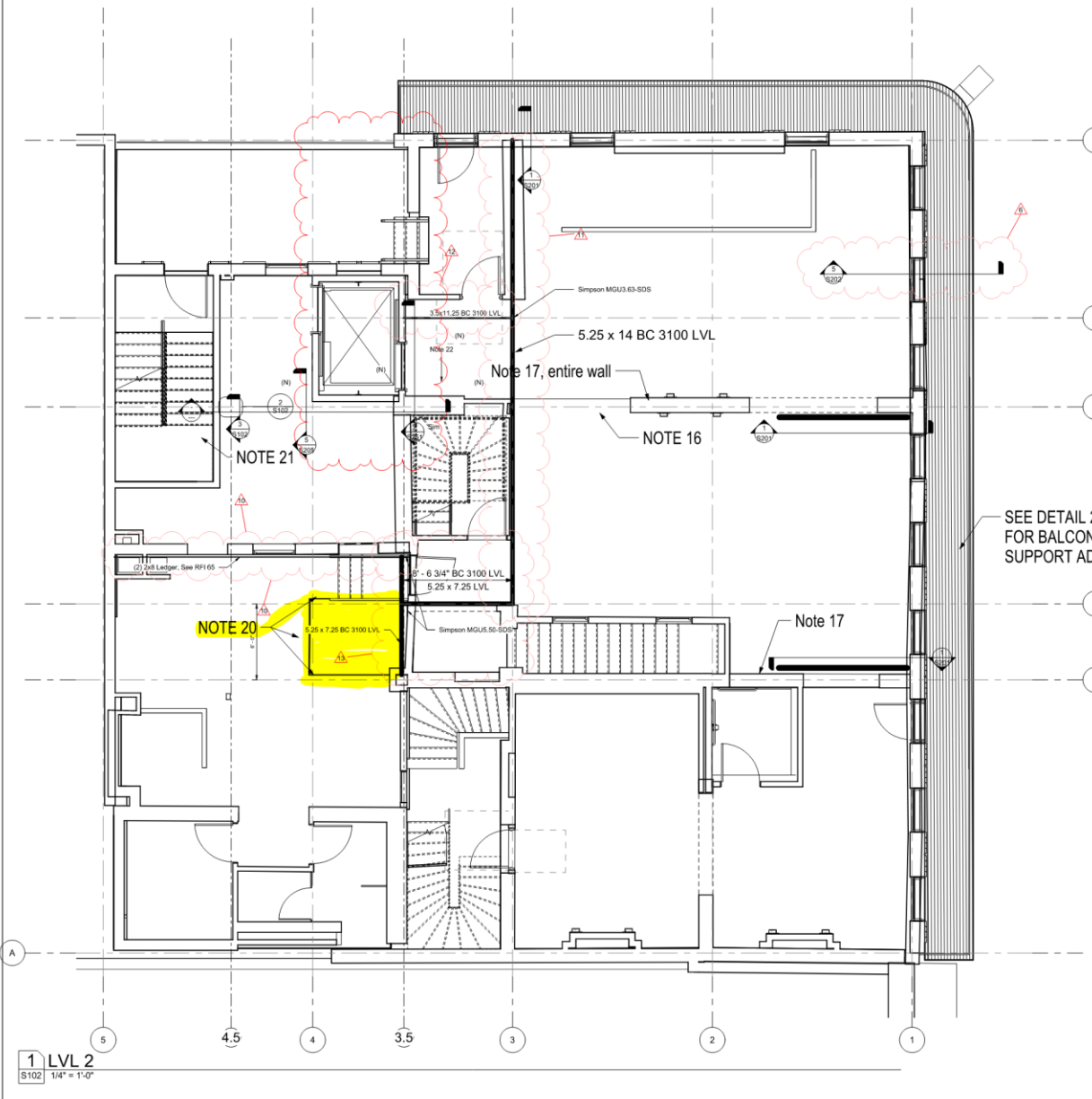


235-41 Bourbon - Paving
VCC Architectural Committee

10 08 2025

January 27, 2026





- SECOND FLOOR FRAMING PLAN NOTES:**
1. TOP OF SECOND FLOOR ELEVATION IS (13'-4") ABOVE DATUM.
 2. ALL EXISTING DAMAGE FLOOR JOIST TO BE REPLACE W/ EQUIVALENT.
 3. SEE DRAWING S000 FOR GENERAL NOTES.
 4. SEE DRAWINGS S001 FOR STRUCTURAL ITEM SCHEDULES, ABBREVIATIONS, AND SPECS.
 5. SEE DRAWINGS S003 FOR TYPICAL DETAILS.
 6. SEE SCHEDULE FOR TYPICAL LINTEL INFORMATION.
 7. SHEAR WALL TO RECEIVE MIN 1 LAYER OF MIN 1/2" PLYWOOD. ALL EXTERIOR WALLS SHALL BE SHEAR WALLS.
 8. (3) STUD PACKS REQUIRED AT ALL W1 & W2 WALL ENDS AND AT ALL OPENINGS IN SHEAR WALLS.
 9. REFER TO STRUCTURAL SPECIFICATIONS, GENERAL NOTES, AND SCHEDULES FOR OTHER INFORMATION NOT SHOWN.
 10. ALL EXPOSED 2x FRAMING TO BE TREATED.
 11. FLOOR TO HAVE 3/4" PLYWOOD DECKING ON TOP OF WOOD-JOISTS.
 12. IDENTIFY (3) 2x STUD PACKS.
 13. ADD BLOCKING BELOW ALL SECOND FLOOR WALLS.
 14. V.I.F. CONDITION OF EXISTING FLOOR JOIST AND PLYWOOD DECKING REPLACE ONE TO ONE IF NEEDED.
 15. EXPLORATORY SECTION IS REQUIRED TO CONFIRM STRUCTURAL CONDITION OF EXISTING STEEL FRAMING.
 16. THE SCOPE OF WORK HEREIN INCLUDES REMOVAL OF LOAD BEARING MASONRY WALLS AFTER NEW STEEL HEADERS AND COLUMNS ARE INSTALLED TO SUPPORT A PERMANENT OPENING ALONG LINE C. THE CONTRACTOR SHALL PREPARE A WRITTEN NARRATIVE OF THE STEP-BY-STEP PROCESS FOR REMOVING THIS WALL AND SUBMIT FOR REVIEW TO THE ARCHITECT AND ENGINEER AND ALLOW FOR COMMENTS PRIOR TO WORK COMMENCEMENT. DISCUSSIONS WITH THE A/E/C TO ENSURE THE UNDERSTANDING OF THE PROCESS HAVE BEEN ACCOUNTED FOR IN THE DESIGN HEREIN.
 17. THE BUILDING IS OF SIGNIFICANT AGE AND HAS UNDERGONE NUMEROUS RENOVATIONS AND IMPROVEMENTS. PRIOR TO PACE GROUP LLC'S INVOLVEMENT ON THIS PROJECT, NO A RESULT-IT SHALL BE EXPECTED THAT DEFICIENCIES MAY BE DISCOVERED DURING THE COURSE OF NEW RENOVATIONS TO THE BUILDING WHICH MAY REQUIRE ADDITIONAL STRUCTURAL SCOPE OF WORK. NO DESTRUCTIVE TESTING OR NON-DESTRUCTIVE TESTING HAS BEEN PERFORMED AND THEREFORE, THE DETAIL AND SCOPE OF WORK HEREIN ASSUME THAT THE EXISTING BUILDING WAS BUILT WITH APPLICABLE CODE COMPLIANT MATERIALS, METHODS, AND THAT THE STRUCTURAL SYSTEMS ARE DEEMED STRUCTURALLY SOUND. PACE GROUP LLC DOES NOT ASSUME ANY LIABILITY FOR DEFICIENCIES CAUSED BY PREVIOUS IMPROVEMENTS, LACK OF MAINTENANCE, OR MODIFICATIONS TO THE STRUCTURE THAT WERE NOT ENGINEERED. THE ELEVATED WOOD-FRAMED FLOORS ARE DEEMED TO BE UNWEIGHTED AND UNLEVEL. IN CERTAIN AREAS, FLATTEN OR LEVEL THE FLOORS PER THE ARCHITECT'S DESIGN CRITERIA AND REQUIREMENTS. THE USE OF OAK SHIMS IS ALLOWED TO FLATTEN OR LEVEL SECONDARY MEMBERS (RESPECTIVE FLOOR FRAMING MEMBERS) ONTO PRIMARY MEMBERS (COLUMNS AND GIRDERS) SO AS TO ACHIEVE THE ARCHITECT'S DESIGN CRITERIA AND REQUIREMENTS FOR FLOOR LEVELNESS AT THE ELEVATED FLOORS. ALL CRACKS IN ALL MASONRY WALLS TO BE TUCK POINTED USING VCC APPROVED MORTAR. FOLLOW ALL VCC GUIDELINES FOR TUCK POINTING OF HISTORIC EXISTING STRUCTURES.
 18. EXISTING GLASS CURTAIN WALLS TO BE REMOVED. FULL FLOOR SPACE WITH 2X12 FLOOR FRAMING @ 16" O.C. MAX. SPACING. MAX. SPAN LENGTH IS 8 FT. MATCH EXISTING FRAMING DIRECTION IF POSSIBLE.
 19. NEW WOOD-FRAMED STAIRS. USE (3) 2X12 STRINGERS. SEE DETAIL ON S201.
 20. ENCAPSULATE NEW HSS COLUMN WITH EXISTING MASONRY BRICK TO HIDE STEEL COLUMN.

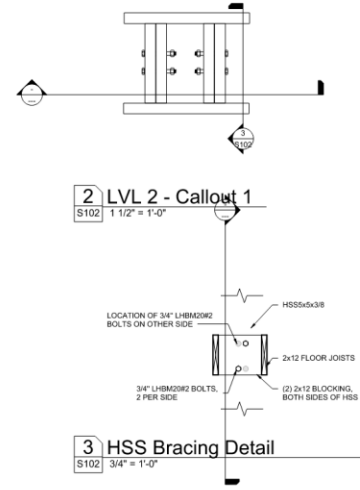
Framing members: 2x12 @ 16" o.c., max span 10ft

Stone Dimensions - Approx 6" x 8"
 Stone Dimensions - 0.5' x 0.667'
 Stone Area = 0.333 sq. ft.
 Stone Weight = Approx 8 lbs each

Stone Weight (psf) = 8 lbs / 0.333 sq. ft = 24 pcf additional

Total Dead Load = 35 pcf = 0.035 ksf
 Live Load = 100 pcf = 0.1 ksf

SEE DETAIL 2/S201 FOR BALCONY SUPPORT ADDITION



01/14/2026

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SCALES AS STATED HEREON ARE VALID ON THE ORIGINAL DRAWING ONLY.

NO.	REVISION	DATE
12	REI 9/19/24	2/28/24
13	REI 69	1/16/24
12	REI 68	1/16/24
11	REI 67	1/16/24
10	REI 65	1/16/24
PERMIT SET		10/3/2023

RENOVATION OF:
 241 Bourbon St.
 New Orleans, LA 70130

22056 JOB NO

Second Floor Plan TITLE
 As indicated SCALE
 AW /JP DRAWN/CHK

S102

PACE GROUP LLC
 CONSULTANTS AND ENGINEERS
 4009 N. Harahan C. Frantz Plaza
 New Orleans, LA 70118
 (504) 208-9884
 www.pacegroupllc.com



Wood Beam Project File:
 LIC#: KW-06013450, Build: 20.25.07.09 PACE Group LLC (c) ENERCALC, LLC 1982-2026

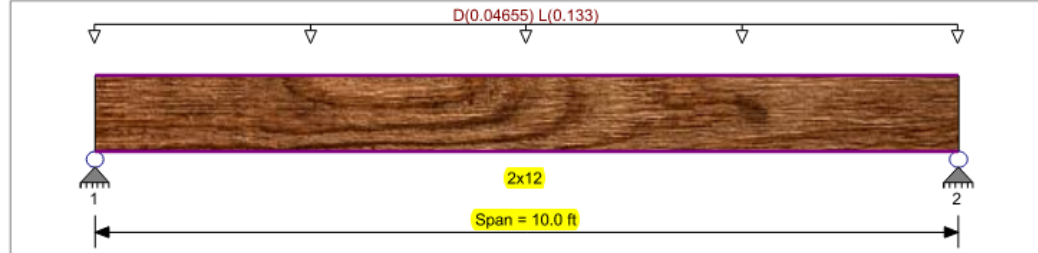
DESCRIPTION: 241 Bourbon St - 2F Courtyard Framing

Code References

Governing Code : IBC 2018, CBC 2019
 Referenced Design Standard(s) : NDS 2018
 Load Combination Set : ASCE 7-22 / IBC 2024

Material Properties

Analysis Method : Allowable Stress Design	Fb +	1100 psi	E : Modulus of Elasticity	
Load Combination ASCE 7-22 / IBC 2024	Fb -	1100 psi	Ebend- xx	1400 ksi
	Fc - Prll	1450 psi	Eminbend - xx	510 ksi
Wood Species : Southern Pine	Fc - Perp	565 psi		
Wood Grade : No.2: 2"-4" thick; 2"-4" wide	Fv	175 psi		
	Ft	675 psi	Density	34.33pcf
Beam Bracing : Beam is Fully Braced against lateral-torsional buckling				



Applied Loads Service loads entered. Load Factors will be applied for calculations.

Beam self weight calculated and added to loading
 Uniform Load : D = 0.0350, L = 0.10 ksf, Tributary Width = 1.330 ft

DESIGN SUMMARY Design OK

<p>Maximum Bending Stress Ratio = 0.791 : 1 Section used for this span 2x12</p> <p>fb: Actual = 870.27 psi F'b = 1,100.00 psi</p> <p>Load Combination = +D+L</p> <p>Location of maximum on span = 5.000ft Span # where maximum occurs = Span # 1</p> <p>Maximum Deflection</p> <p>Max Downward Transient Deflection 0.121 in Ratio = 993 >=360 Span: 1 : L Only Max Upward Transient Deflection 0 in Ratio = 0 <360 n/a Max Downward Total Deflection 0.167 in Ratio = 719 >=360 Span: 1 : +D+L Max Upward Total Deflection 0 in Ratio = 0 <360 n/a</p>	<p>Maximum Shear Stress Ratio = 0.381 : 1 Section used for this span 2x12</p> <p>fv: Actual = 66.70 psi F'v = 175.00 psi</p> <p>Load Combination = +D+L</p> <p>Location of maximum on span = 0.000 ft Span # where maximum occurs = Span # 1</p>
--	---

Maximum Forces & Stresses for Load Combinations

Load Combination	Segment Length	Span #	Max Stress Ratios										Moment Values			Shear Values			
			M	V	CD	CM	C _t	CLx	C _F	C _{fu}	C _i	C _r	M	fb	F'b	V	fv	F'v	
D Only	Length = 10.0 ft	1	0.242	0.117	0.90	1.00	1.00	1.00	1.000	1.00	1.00	1.00	0.63	239.8	990.0	0.00	0.21	18.4	157.5
+D+L	Length = 10.0 ft	1	0.791	0.381	1.00	1.00	1.00	1.000	1.00	1.00	1.00	2.29	870.3	1,100.0	0.75	66.7	175.0		
+D+0.750L	Length = 10.0 ft	1	0.518	0.250	1.25	1.00	1.00	1.000	1.00	1.00	1.00	1.88	712.6	1,375.0	0.61	54.6	218.8		
+0.60D	Length = 10.0 ft	1	0.082	0.039	1.60	1.00	1.00	1.000	1.00	1.00	1.00	0.38	143.9	1,760.0	0.12	11.0	280.0		



Project Title: 241 Bourbon St
 Engineer: AW/JP
 Project ID: 22056
 Project Descr:

Wood Beam

Project File:

LIC#: KW-06013450, Build:20.25.07.09

PACE Group LLC

(c) ENERCALC, LLC 1982-2026

DESCRIPTION: 241 Bourbon St - 2F Courtyard Framing

Overall Maximum Deflections

Span	Load Combination	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
1	+D+L	0.1667	5.036		0.0000	0.000

Maximum Deflections for Load Combinations

Load Combination	Span	Max. Downward Defl	Location in Span	Max. Upward Defl	Location in Span
D Only	1	0.0459 in	5.036 ft	0.0000 in	0.000 ft
+D+L	1	0.1667 in	5.036 ft	0.0000 in	0.000 ft
+D+0.750L	1	0.1365 in	5.036 ft	0.0000 in	0.000 ft
+0.60D	1	0.0276 in	5.036 ft	0.0000 in	0.000 ft
L Only	1	0.1208 in	5.036 ft	0.0000 in	0.000 ft

Vertical Reactions

Support notation : Far left is #1

Values in KIPS

Load Combination	Support 1	Support 2
Max Upward from all Load Conditions	0.918	0.918
Max Upward from Load Combinations	0.918	0.918
Max Upward from Load Cases	0.665	0.665
D Only	0.253	0.253
+D+L	0.918	0.918
+D+0.750L	0.752	0.752
+0.60D	0.152	0.152
L Only	0.665	0.665



Old Charlottesville Bluestone Cobble

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Unique sandstone cobble in blue-grey tones. Available in standard US-style rectangular pieces and European style squares. A beautiful Old World look for driveways, patios and more.

Old Charlottesville Bluestone Cobble

For Your Next Project



Old Charlottesville Bluestone Cobble

Specifications

Measurements	6" x 6" wide x 2.5" deep
Sq Ft per pallet	75
Cobbles per pallet	300
Pallets per flatbed load	20
Cobbles per Sq Ft	4

Outdoor Use



Crafted for exterior durability, these reclaimed cobblestone pavers are ideal for walkways, patios, courtyards, and other outdoor applications. Their hard-burnt surface and natural texture bring historic charm to any exterior space.

Cold Tolerance



Salvaged from northern climates, these antique cobblestone pavers are proven to withstand freeze-thaw cycles. Their dense composition and low water absorption make them a reliable choice for regions with harsh winters.





235-41 Bourbon - Paving
VCC Architectural Committee

January 27, 2026





235-41 Bourbon - Paving
VCC Architectural Committee

January 27, 2026





New Business



1037 Dauphine



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January 27, 2026





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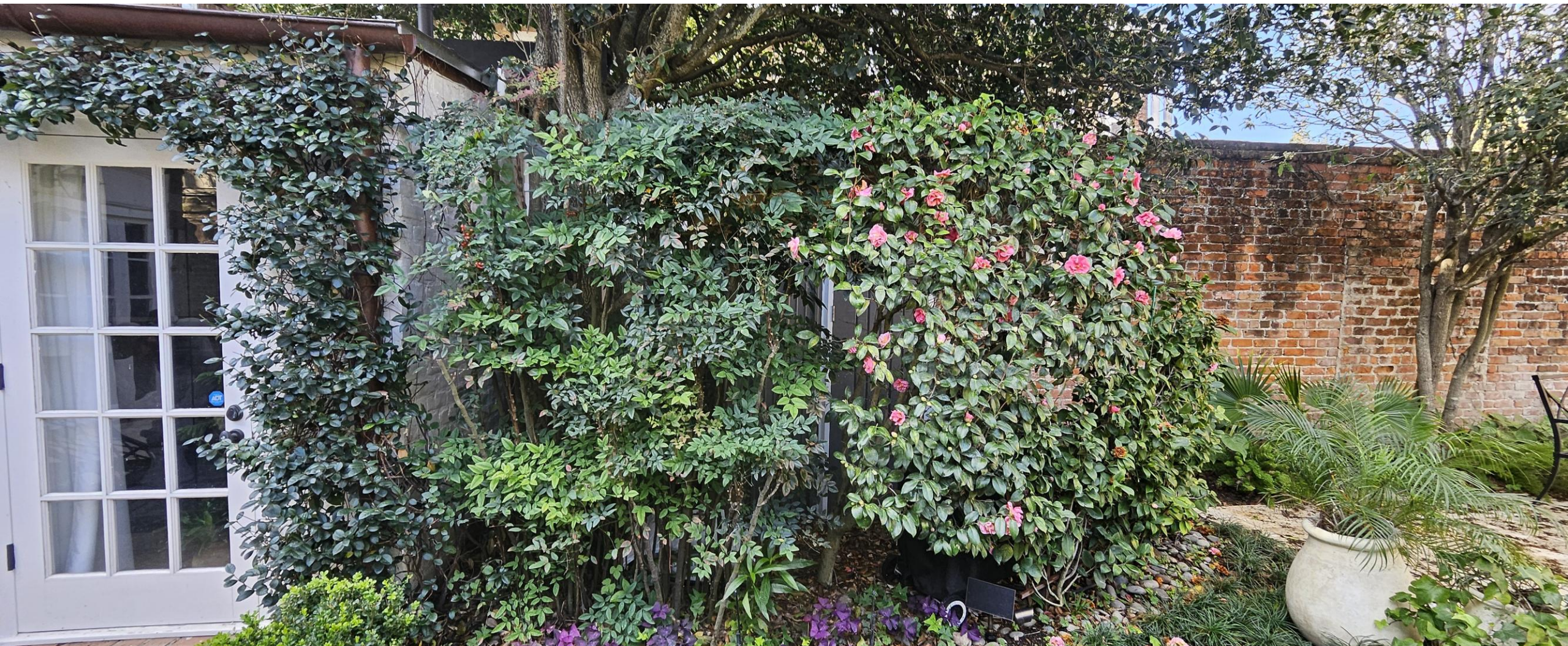


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January 27, 2026





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January 27, 2026



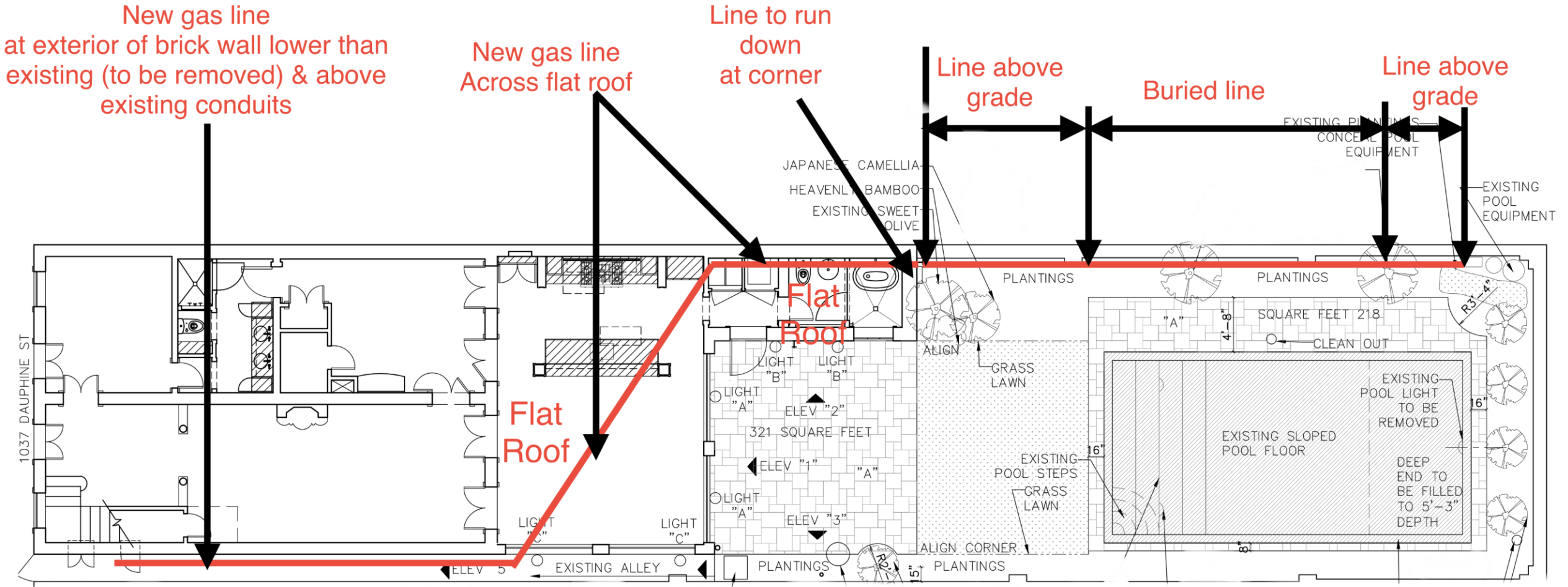


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January 27, 2026





1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

1037 Dauphine

VCC Architectural Committee

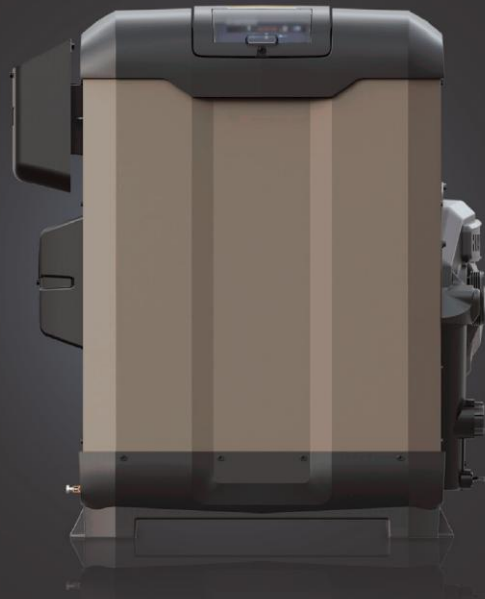
January 27, 2026





Universal HC Series Duel-Fuel Technology Gas Heater

INDUSTRY'S SMALLEST
FOOTPRINT HEATER*



EXPERT LINE™



ONLY FROM POOL PROS



3+ YEAR PARTS & LABOR WARRANTIES**

*Among leading competitive brands.

**When sold by a Totally Hayward® Partner. Exclusions, other terms and conditions may apply — visit hayward.com/expert for details.

MINIMUM FOOTPRINT, MAXIMUM PERFORMANCE.

Universal HC Series dual-fuel technology gas heaters are uniquely engineered for use with Hayward® plumbing adapters, making them an easy drop-in replacement for other heater brands. The heat exchanger is made from cupro nickel for added reliability, and the easy-out air/gas mixing orifice makes propane conversion fast and simple. The industry's smallest footprint* with zero wall clearance fits in even the most compact equipment pads, while the refined gas controls and remote connectivity provide a simple user experience with added service convenience.

Top-access design eliminates the need to remove side panels and kneel during service

Quick-access reversible top easily swaps plumbing from right to left while providing access to gas shutoff, voltage selection and more, all via a single fastener

Cupro nickel heat exchanger protects against water corrosion and natural wear

Compact, lightweight design makes installation easy in any environment



Easy-out mixing orifice allows for easy in-field conversion between natural gas and propane

Low NOx emissions meet clean air quality standards and offer premium heating performance

Integral tie-down connections on the base make for easy hand truck transport with no extra tie-down brackets required

TECHNICAL SPECIFICATIONS

Model Number	HDF400	HDF275
Gas	Natural gas or propane	
BTU/hr	400,000	275,000
Thermal Efficiency	84%	
Heat Exchanger	Cupro nickel	
Hot Surface Ignition	Silicon nitride	
Combustion	Pre-mix	
Low NOx Emissions	Yes	
Digital Thermostat	Yes	
Remote Compatible	2-wire and 3-wire	
Supply Voltage	240/120 VAC	
Water Connections	2"/2.5"	
Gas Connection at Heater	3/4"	
Installation Location	Outdoor or indoor	
Footprint Dimensions (inches)	21" W x 21" D	
Heater Dimensions (inches)	28" W x 21" D x 31" H	
Heater Weight (lbs)	135	131
Shipping Dimensions (inches)	33" W x 33" D x 39" H	
Shipping Weight (lbs)	170	166



► **Patented butterfly bypass valve** enables flow rates up to 125 GPM without extra accessories



► **Exclusive plumbing adapters** allow for simple drop-in replacement with no pipe cutting required

INDUSTRY'S SMALLEST FOOTPRINT HEATER.*



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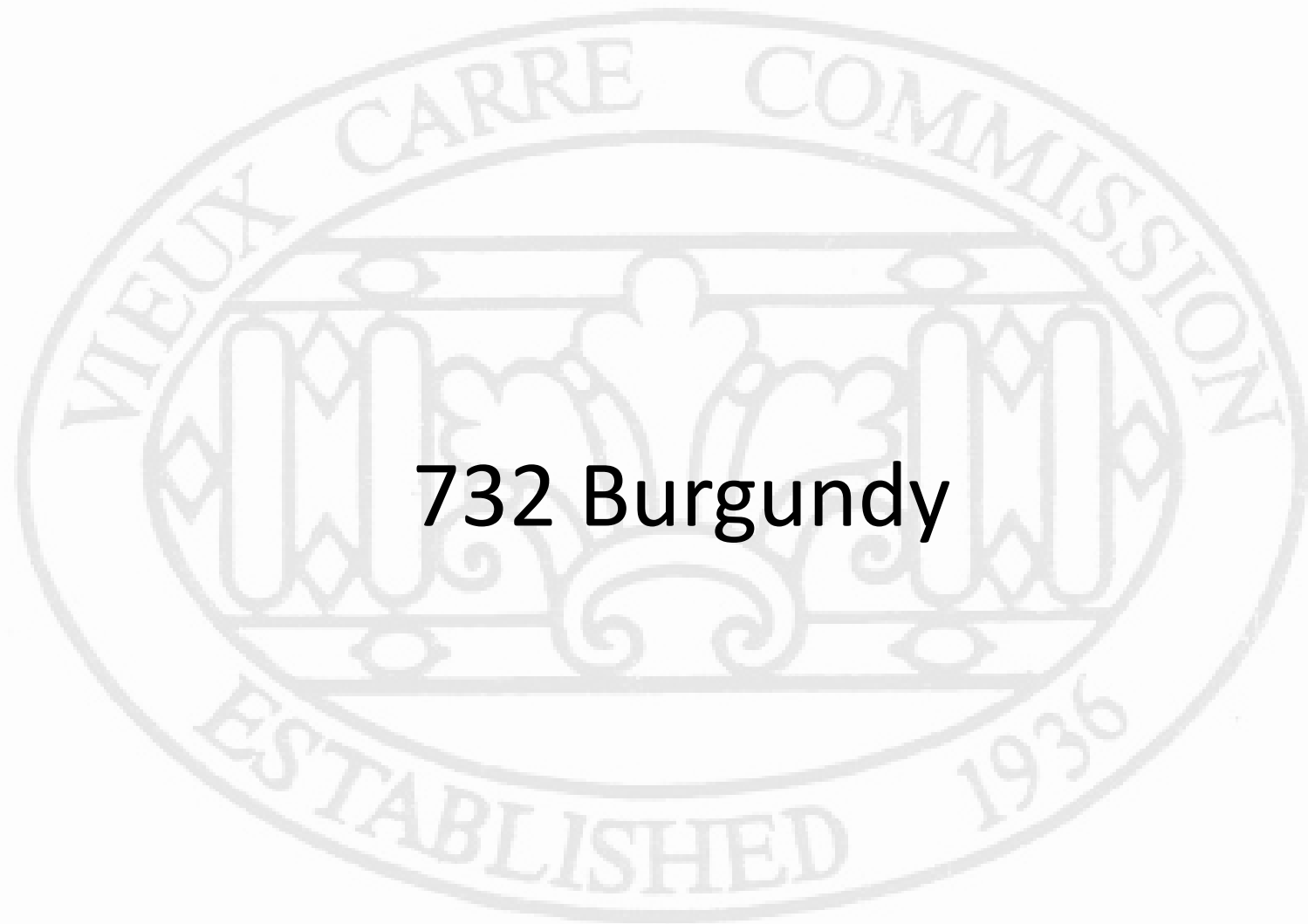


1037 Dauphine

VCC Architectural Committee

January 27, 2026





732 Burgundy



732 Burgundy

VCC Architectural Committee

January 27, 2026





732 Burgundy

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January 27, 2026





732 Burgundy

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January 27, 2026





609 Oxley Street • Kenner, LA 70062
E-Mail: office@nolaroof.com
LA State License #61833 & #883715

November 19, 2025

504 Real Estate
Attn: Emily Haynie for **Hardy Bassington**
P: (504) 430-6004
Email: Emily@504RealEstate.com

**Re: Left Side Parapet Wall Repairs
732 Burgundy Street
New Orleans, LA 70116**

Base Bid:

1. Remove cement on left parapet wall and (2) chimneys.
2. Remove/Replace slate tiles along the left wall.
3. Clean (2) chimneys to remove dirt and debris.
4. Apply mortar caulk to voids in brick and mortar.
5. Apply Prosoco silicone 10-year waterproofing agent to brick surface of (2) chimneys.
6. Fabricate/Install new 16 oz. copper step and counter flashing to left walls and at (2) chimneys.
7. Provide/Install 16 oz. copper cladding 3" over the top of parapet wall extending down to the top of the slate roof.
8. Provide/Install a 3-course detail of polyfleece embedded in Alsan liquid flashing to the top of the parapet wall.
9. Dispose of debris. Haul away.

Total Investment (Base Bid).....\$19,422

*Modified detail to remedy issue without removing (2) top layers of brick at parapet wall.

Exclusions:

1. Right, Front & Rear Parapet Walls
2. Slate Roof
3. Flat Roof
4. Siding/Stucco/Brick
5. Gutters/Downspouts
6. Permit/COA (A change order will be issued for this cost once incurred.)

Schedule of Payments:

- 50% Deposit
- 50% Upon Completion

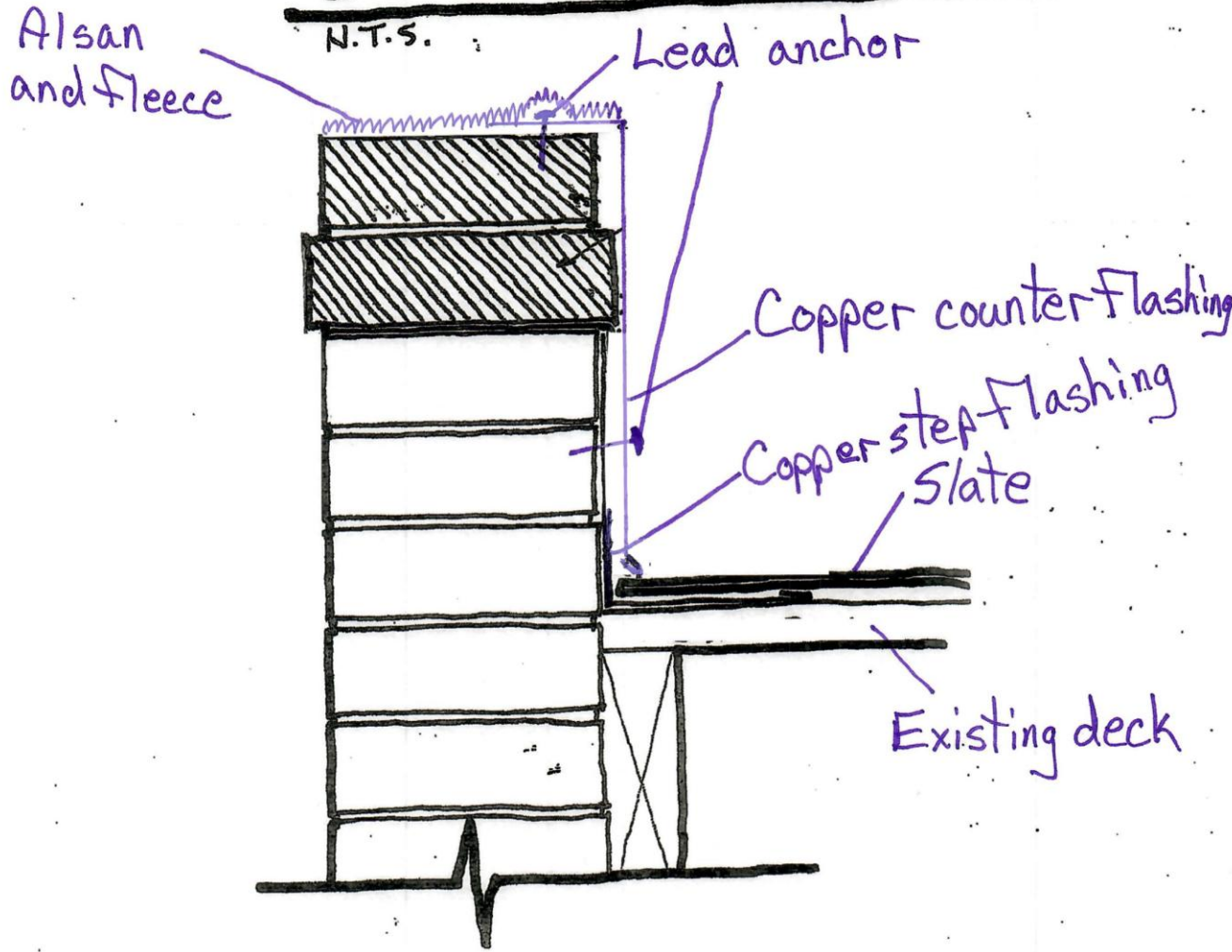
732 Burgundy

VCC Architectural Committee

January 27, 2026



PARAPET FLASHING DETAIL





Siloxane PD

Sure Klean® Weather Seal Siloxane PD (predilute) is a ready-to-use, water-based silane/siloxane water repellent for concrete and most masonry and stucco surfaces. Siloxane PD will not impair the natural breathing characteristics of treated surfaces. It helps masonry resist cracking, spalling, staining and other damage related to water intrusion. Low odor and alkaline stable, Siloxane PD is ideal for field and in-plant application.

TYPICAL TECHNICAL DATA

FORM	Cloudy white liquid, odorless
SPECIFIC GRAVITY	0.996
pH	4-5
WT/GAL	8.29 lbs
ACTIVE CONTENT	7%
TOTAL SOLIDS	4% ASTM D 5095
VOC CONTENT	<30 g/L Low Solids Coating
FLASH POINT	>212° F (>100° C) ASTM D 3278
FREEZE POINT	32° F (0° C)
SHELF LIFE	1 year in tightly sealed, unopened container

ADVANTAGES

- Penetrates deeply for long-lasting protection on vertical or horizontal surfaces.
- Service life is estimated at more than 10 years.
- Treated surfaces “breathe” – does not trap moisture.
- Water-based formula minimizes explosion and fire hazards compared to solvent-based water repellents.
- Appropriate for use on manufactured stone surfaces.
- Resists water penetration when applied over existing shrinkage cracks of 0.02 inches or less.
- Easy cleanup with PROSOCO’s 2010 All Surface Cleaner.

- Low odor for safer application to occupied buildings.
- Alkaline stable – suitable for new “green” concrete, 14–28 days old.
- Ready-to-use. No on-site dilution required.

Limitations

- Will not keep water out of cracks, defects or open joints.
- Not appropriate for use on limestone, marble, travertine or other calcareous stones. Always test other natural stone to ensure desired results.
- Not recommended for below-grade application.
- Not suitable for application to synthetic resin paints, gypsum, or other non masonry surfaces.

REGULATORY COMPLIANCE

VOC Compliance

Sure Klean® Weather Seal Siloxane PD is compliant with the US Environmental Protection Agency’s AIM VOC regulations. Visit www.prosoco.com/voccompliance to confirm compliance with individual district or state regulations.



NOTE: The SWR Institute Validation Program uses standardized testing for validation purposes, including testing on CMU. PROSOCO does not recommend the use of Siloxane PD on CMU. Please reference the Substrate Chart on page 2.

Product Data Sheet Weather Seal Siloxane PD

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

24-Hour Emergency Information:
INFOTRAC at 800-535-5053

PREPARATION

Protect people, vehicles, property, plants, windows and all non masonry surfaces from product, splash, residue, fumes and wind drift. Protect and/or divert foot and auto traffic.

Thoroughly clean the surface using the appropriate PROSOCO product. Clean newly constructed and repointed surfaces before application. Sealing and caulking compounds should be in place and cured.

Though Siloxane PD may be applied to slightly damp surfaces, best performance is achieved on clean, visibly dry and absorbent surfaces. Excessive moisture inhibits penetration, reducing the service life and performance of the treatment.

The top of walls need to be capped and made watertight prior to application.

Window Glass Protection

Protect window glass before use. PROSOCO® Strippable Masking is effective protection for use with this product. If protecting windows is impractical, follow these steps:

1. Clean window glass thoroughly before application to nearby concrete or masonry.
2. Don't use in wind or when air or surface temperatures are hotter than 95°F (35°C).
3. Try to keep Siloxane PD off the glass.
4. After treated surfaces have been protected from water for 6 hours, if product is on window glass, clean as soon as possible with soap and warm water. Alternatively use PROSOCO's 2010 All Surface Cleaner to remove dried residues within 3-5 days.

Surface and Air Temperatures

Best surface and air temperatures are 40-95°F (4-35°C) during use and for 8 hours after. If freezing conditions exist before application, let masonry thaw. The water carrier may freeze at low temperatures or evaporate in high temperatures. Both conditions impair penetration and results. Cleanup is more difficult from surfaces hotter than 95°F (35°C).

Equipment

Recommended application is by high volume, low-pressure (<50 psi) spray. Fan spray tips are recommended to avoid atomization. Do not atomize/vaporize the material.

For small scale application, or when spray application is not appropriate, product may be applied using brush or roller. Contact Customer Care or your local PROSOCO representative for more information.

Storage and Handling

Store in a cool, dry place. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45-100°F (7-38°C). Do not double stack pallets. Dispose of unused product and container in accordance with local, state and federal regulations.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon.			
Substrate	Type	Use?	Coverage
Architectural Concrete Block*	Burnished	no	N/A
	Smooth	no	
	Split-faced	no	
	Ribbed	no	
Concrete	Brick* Tile	yes	150-200 sq.ft. 14-19 sq.m.
	Precast Panels*	yes	
	Pavers	yes	
	Cast-in-place*	yes	
Fired Clay	Brick	yes	50-175 sq.ft. 5-16 sq.m.
	Tile	yes	
	Terra Cotta (unglazed)	yes	
	Pavers	yes	
Marble, Travertine, Limestone	Polished	no	N/A
	Unpolished	no	N/A
Granite	Polished	no	N/A
	Unpolished*	no	N/A
Sandstone	Unpolished	yes	75-125 sq.ft. 7-12 sq.m.
Slate	Unpolished*	no	N/A

*Weather Seal Blok-Guard® & Graffiti Control 9 is a more appropriate product.
*See specific application instructions for dense surfaces.
*PROSOCO® SL100 may be a more appropriate product.
Always test to ensure desired results.
Coverage estimates depend on surface texture and porosity.



Product Data Sheet Weather Seal Siloxane PD

APPLICATION

Read "Preparation" and the Safety Data Sheet before use.

ALWAYS TEST a small area of each surface to confirm suitability, coverage rates and desired results before starting overall application. Include in the test area any previous repairs and patches, including aesthetic cementitious finishes. Different surface compositions may result in absorption and/or appearance differences. Test with the same equipment, recommended surface preparation and application procedures planned for general application.

Dilution & Mixing

Apply as packaged. Do not dilute or alter.

Vertical Application Instructions

For best results, apply "wet-on-wet" to a visibly dry and absorbent surface.

Sprayer: Saturate from the bottom up, creating a 4-8 inch (15-20 cm) rundown below the spray contact point. Let the first application penetrate for 5-10 minutes. Re-saturate. Less will be needed for the second application.

Brush or Roller

Recommended for small scale application or when spray application is not appropriate. Contact PROSOCO for more information. Saturate uniformly. Let penetrate for 5-10 minutes. Brush out heavy runs and drips that don't penetrate.

Horizontal Application Instructions

Saturate in a single application. Use enough to keep the surface wet for 2-3 minutes before penetration. Broom out puddles until they soak in.

Dense Surface Application Instructions

Apply a single coat. Use enough to completely wet the surface without creating drips, puddles or rundown. Do not over apply. Test for application rate.

Drying Time

Treated surfaces dry to touch in 1 hour. Protect surfaces from rainfall for 6 hours following treatment. Protect from foot and vehicle traffic until visibly dry. Siloxane PD gains its water-repellency properties in 72 hours.

Cleanup

Clean tools, equipment, and over spray with soap and warm water.

Paint Adhesion

Always test to make sure paint sticks to treated surfaces. Improve adhesion before painting by pressure water-rinsing the treated surface, then letting it dry.

Some cementitious coatings, plaster, stucco, etc. may not adhere well to treated surfaces. Install them first and let them thoroughly cure before application. Always test to verify compatibility between Siloxane PD and other proposed surface treatments.

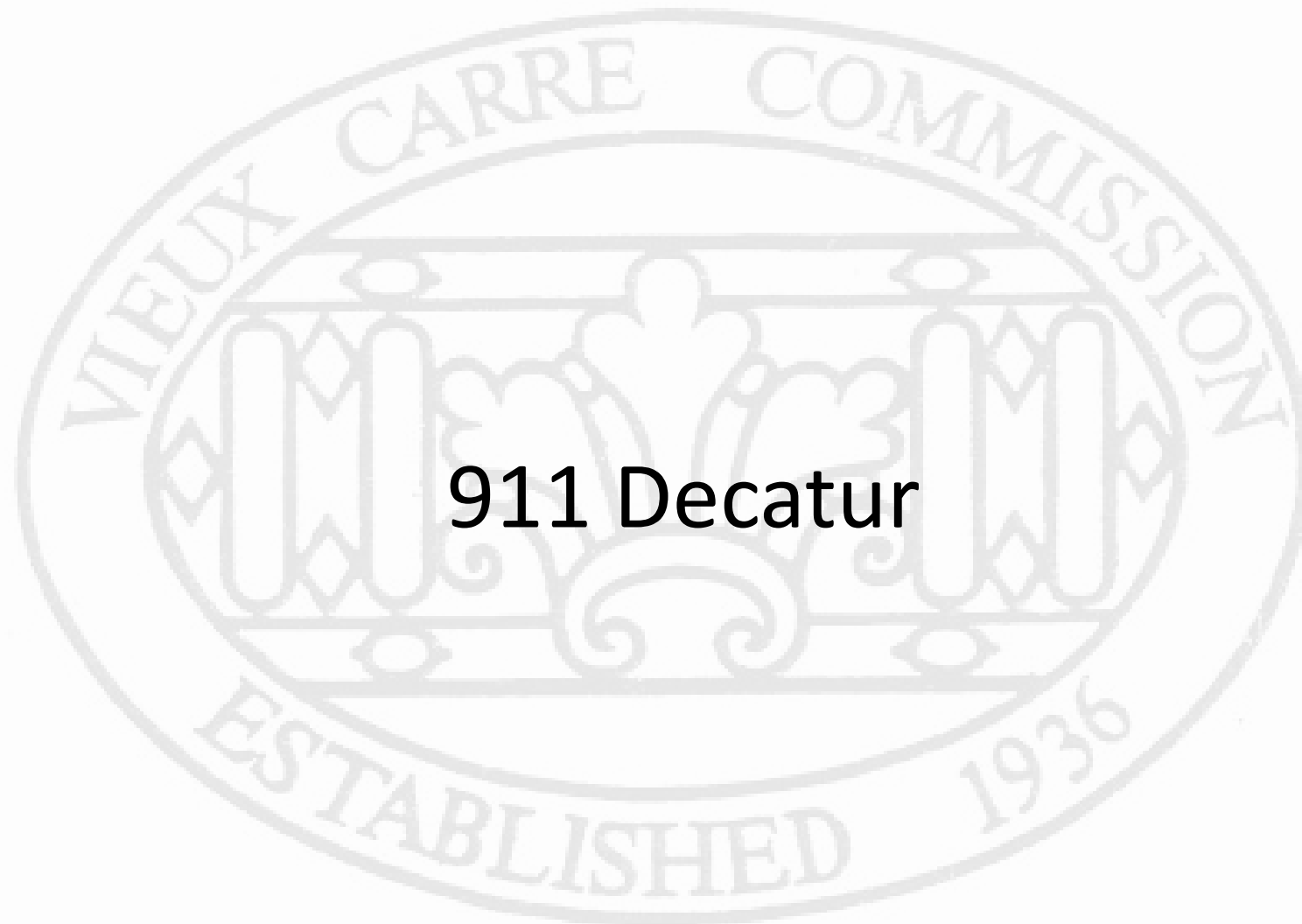
WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose.**

The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.





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January 27, 2026





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911 Decatur - 2014

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911 Decatur - 2019

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911 Decatur - 2023

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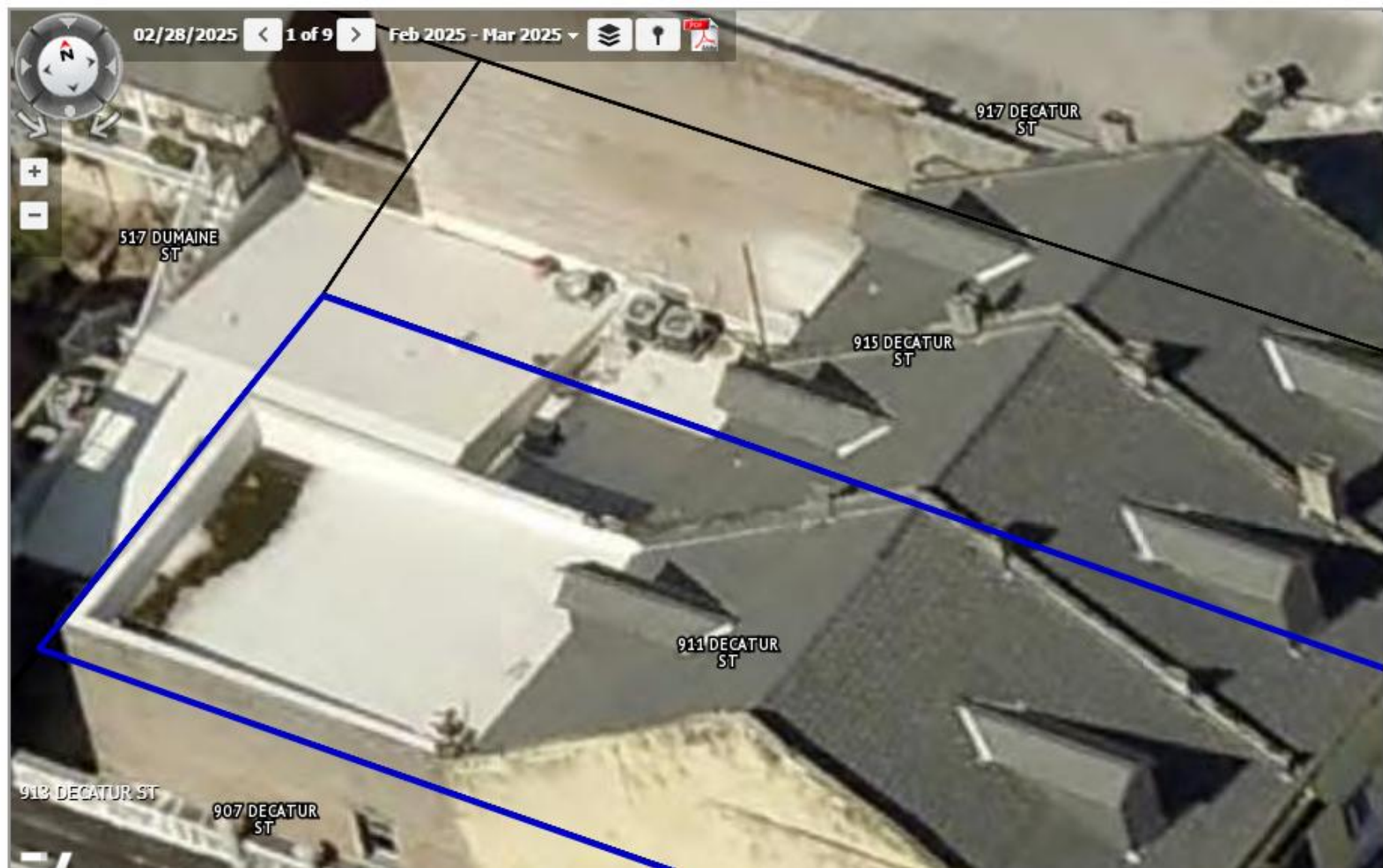


911 Decatur - 2023

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January 27, 2026





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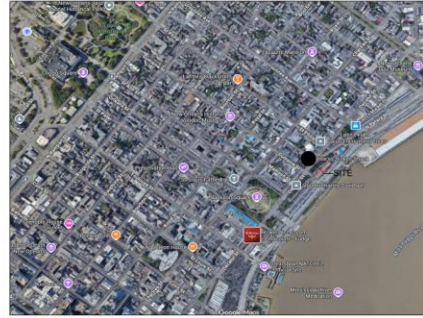
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911-913 Decatur Vieux Carre Commission Violation Remediation

911-913 DECATUR STREET
NEW ORLEANS, LOUISIANA 70116



Vicinity Map
NO SCALE

Scope Of Work

THE FOLLOWING NOTES ARE A RESULT OF A VISUAL SURVEY OF EXISTING FACADES AND CORRECTIVE WORK CITED IN VIOLATION OF VCC GUIDELINES. THE SPECIFIC NOTES SHOULD NOT BE CONSTRUED AS CONCLUSIVE. ADDITIONAL WORK TO FACADES MAY BE DETERMINED TO BE NECESSARY ONCE ADDITIONAL SURVEY WORK IS PERFORMED BY THE GENERAL CONTRACTOR REGARDLESS OF WHETHER INDICATED BY A SPECIFIC NOTE. ANY ADDITIONAL EXTERIOR WORK CONTEMPLATED THAT IS NOT SPECIFICALLY IDENTIFIED ON THESE VCC APPROVED DRAWINGS MUST BE REVIEWED AND APPROVED BY THE VCC PRIOR TO PERFORMING THE WORK.

Code Data

INTERNATIONAL BUILDING CODE [2021] WITH CITY OF NEW ORLEANS AMENDMENTS
INTERNATIONAL EXISTING BUILDING CODE
NFPA 101 LIFE SAFETY CODE [2015]
NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE
AMERICANS WITH DISABILITIES ACT AND ARCHITECTURAL BARRIERS ACT ACCESSIBILITY GUIDELINES, 2010 STANDARDS

Zoning Data

PROPERTY DESCRIPTION:
SQUARE 21
LOT 8&C
BOUNDED BY DECATUR STREET, DUMAINE STREET, CHARTRES STREET, AND SAINT PHILIP STREET
PARCEL AREA- 4408 SQ. FT.
PARCEL DIMENSIONS- 19x116 EACH

CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

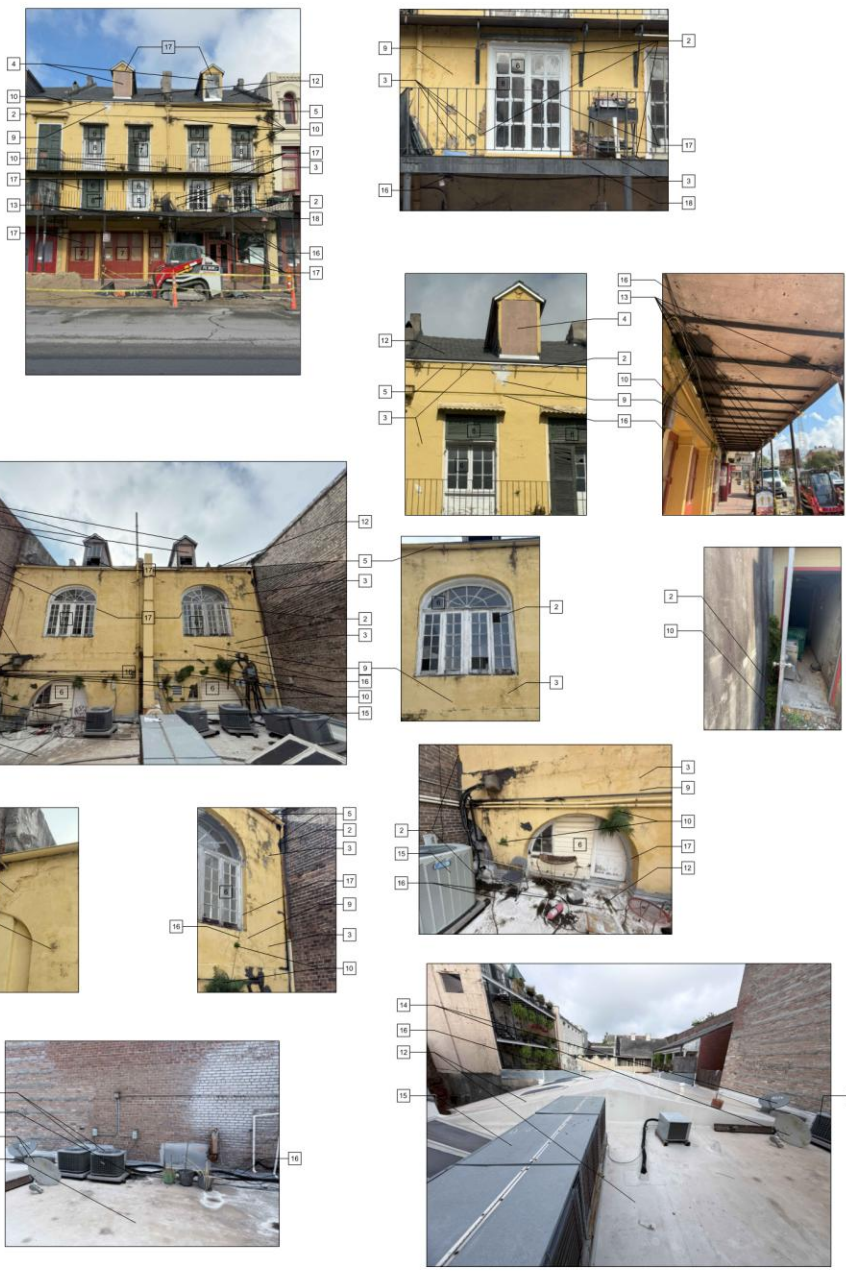


Property Outline



Historic Photo Circa 1950's or 60's
EXTERIOR SCOPE OF WORK

- 1 DEMOLITION BY NEGLECT: ADDRESS ALL OUTSTANDING VCC VIOLATIONS TO HAVE THE BUILDING TO BE WITHIN COMPLIANCE WITH THE VIEUX CARRE GUIDELINES.
- 2 BUILDING NOT WATER-TIGHT: EXAMINE LOCATIONS OF POSSIBLE WATER INFILTRATION AND MAKE AREA WATER-TIGHT AS NEEDED PER CONDITION. EXTERIOR WALLS, ROOF, FOUNDATIONS, FLOORS, AND PENETRATIONS TO BE COMBATED FOR WATER INFILTRATION. GUTTERS AND INTERIOR DOWNSPOUTS NEED TO BE TIED INTO SUB-SURFACE DRAINAGE ONE-STOREY AT PORTION OF ROOF TO BE REMOVED TO PROVIDE POSITIVE DRAINAGE AND TO AVOID WATER POOLING. REMOVE DETEIORATED SEALANT AROUND WINDOWS AND DOORS AND PROVIDE NEW SEALANT TO MAKE WATER-TIGHT. ALL GLAZING TO BE RE-GLAZED WITH ACRYLIC LATEX CAULK.
- 3 STUCCO: VISUALLY EXAMINE AND SOUND DENT AREAS OF DAMAGED, DETEIORATED, AND/OR DEFORMED STUCCO AND REMOVE ALL UNBOUND AND UNBONDED STUCCO ADJACENT TO SPILLING OR CRACKS. SLATE, BRICK, OR TILE SHOULD BE REACHED. RE-STUCCO OVER SOUND OR REPAIRED MASONRY SUBSTRATE WITH NEW 3-COAT STUCCO PER APPROVED MIXTURE. MATCH EXISTING THICKNESS AND TEXTURE. APPLY SAME STUCCO TREATMENT OVER ANY AREAS OF EXPOSED BRICK. REPAIR STUCCO AT AREA ON THE LEFT CORNER OF THE CHARTRES STREET ELEVATION. THERE ARE ALSO AREAS OF DELAMINATION OF THE STUCCO ON THE DECATUR STREET ELEVATION NEAR THE SECOND FLOOR.
- 4 CORNERS: FORMER DAMAGE/DETERIORATION/DEFORMATION PRESENT IN THE BUILDING. REPAIR DAMAGED/LOOSE SLATE SHEATHING ON EXISTING CORNERS WITH NEW SLATE TO MATCH EXISTING. REPAIR/REPLACE DETEIORATED FRAMING BANDS, CORNER BRACKETS AND CABLES TO MATCH EXISTING. REMOVE PLYWOOD/ENGLASH COVERING OPENINGS. REPAIR SASH WINDOWS WHERE MISSING OR DAMAGED. REPAIR OR REPLACE DOUBLE HUNG WOOD WINDOWS. SEE DETAIL 3&D. EXAMINE AND REPAIR ANY DETEIORATED SLATE ROOFING ON CORNERS TO MAKE WATER-TIGHT.
- 5 GUTTERS/DOWNSPOUTS: REPLACE MISSING GUTTER ON THE DECATUR STREET ELEVATION TO MATCH EXISTING HALF ROUND GUTTER. REPLACE EXISTING CONDUCTOR HEAD AND PROVIDE NEW DOWNSPOUT. PROVIDE NEW BRICK DOWNSPOUT BOOT TO BE TIED INTO SUB-SURFACE DRAINAGE. REMOVE EXISTING GUTTER ON THE CHARTRES STREET SIDE OF THE BUILDING AND REPLACE WITH NEW PAINTED GALVALUM. HALF ROUND GUTTER AND DOWNSPOUT TO MATCH EXISTING TIED INTO INTERNAL DOWNSPOUT.
- 6 WINDOWS & TRIM: PREP, PRIME AND REPAIR EXISTING WOOD WINDOWS AND TRIM. ANY DAMAGED MEMBERS TO BE REPAIRED/REPLACED TO MATCH EXISTING. PROFIE AND WOOD SPOKES: REMOVE ANY EXISTING PROFIE OR OBSTRUCTIONS FROM SASH AND WOOD SPOKES. REMOVE ANY CRACKED OR MISSING GLAZING TO BE REPLACED TO MATCH EXISTING. REMOVE PAINT FROM GLAZING. PROVIDE WATER-TIGHT CONDITIONS.
- 7 REPAIR THE SECOND & THIRD FLOOR WINDOWS ON THE DECATUR STREET ELEVATION BY REMOVING DETEIORATED WOOD. REPAIR EXISTING WENT ON THE CHARTRES STREET ELEVATION AS NEEDED. REPAIR EXISTING WENT ON THE CHARTRES STREET ELEVATION. SEE DETAIL 3&D. REPAIR AS NEEDED THE EXISTING THIRD FLOOR WINDOWS ON THE CHARTRES STREET ELEVATION. REMOVE PAINT FROM THE SECOND & THIRD FLOOR WINDOWS ON THE CHARTRES STREET ELEVATION.
- 8 DOORS & TRIM: PREP, PRIME AND REPAIR EXISTING WOOD DOORS, AND TRIM. ANY DAMAGED MEMBERS TO BE REPAIRED/REPLACED TO MATCH EXISTING. PROFIE AND WOOD SPOKES: REMOVE ANY EXISTING PROFIE OR OBSTRUCTIONS FROM SASH AND WOOD SPOKES. REMOVE ANY CRACKED OR MISSING GLAZING TO BE REPLACED TO MATCH EXISTING. REMOVE PAINT FROM GLAZING. PROVIDE WATER-TIGHT CONDITIONS. FINAL PAINT COLOR TO BE PRE-APPROVED BY VCC. FIRST FLOOR DOORS ON THE DECATUR STREET ELEVATION ARE TO REMAIN AND ARE IN GOOD CONDITION. ARE TO BE REPAIRED BY THE PREVIOUSLY LISTED NOTES. ALL NON-ORIGINAL, NON-APPROVED HARDWARE TO BE REMOVED AND REPLACED WITH VCC APPROVED HARDWARE.
- 9 SHUTTERS: WOOD SHUTTERS ON THE SECOND AND THIRD FLOOR OF THE DECATUR STREET ELEVATION ARE IN VARIOUS STATES OF DISREPAIR OR MISSING. REPAIR MISSING SHUTTERS ON EXISTING SHUTTERS TO ORIGINAL CONDITIONS. DETACHED SHUTTERS TO BE RE-ATTACHED TO BUILDING. FABRIC NEW SHUTTERS TO MATCH EXISTING ON THE SECOND AND THIRD FLOOR WHERE MISSING. PAINT SHUTTERS TO MATCH EXISTING.
- 10 PAINTING: ALL EXISTING PAINTED EXTERIOR SURFACES TO BE PREPARED, PRIMED AND REPAINTED WITH TWO COATS OF HIGH QUALITY PAINT. SHERWIN WILLIAMS OR EQUAL. REMOVE ALL EXISTING EXTERIOR CALK AND BACKER ROOF AND RE-CALK ENTIRE EXTERIOR FACADE OF BUILDING. FRONT, REAR, SIDES TO ACHIEVE WATER TIGHT CONDITIONS. NOTE: NO SPRAY PAINTING IS ALLOWED ON EXTERIOR OF BUILDING. ELASTOMERIC COATINGS ARE NOT PERMITTED. ALL EXTERIOR COATING SHALL COMPLY WITH THE SECRETARY OF THE INTERIOR STANDARDS. REMOVE ALL INSTANCES OF SPRAY FOAM. PROVIDE SPECIFICATION ON EXTERIOR COATING FOR APPROVAL. ALL FINAL PAINT COLORS TO BE PRE-APPROVED BY THE VCC.
- 11 PLANT GROWTH: REMOVE ALL PLANT GROWTH INCLUDING ROOTS FROM EXTERIOR SURFACES OF BUILDING. CAREFULLY REMOVE FROM MORTAR JOINTS AND PLASTER WORK. EXPOSING AREAS OF MASONRY AND PLASTER TO BE REPAIRED AND/OR REPLACED.
- 12 WORKING WITHOUT APPROVAL: ANY WORK TO NOT BE PERFORMED PRIOR TO APPROVAL BY VCC AND OBTAINING ALL RELATED WORK PERMITS.
- 13 ROOF: THE EXISTING ROOF ON THE PITCHED ROOF PORTION OF THE BUILDING IS DETACHED WITH SLATE. REPAIR THE EXISTING SLATE AND REPAIR TO MAKE WATER PROOF AS NEEDED ON THE FLAT & LOW SLOPED ROOF OF THE REAR PORTION OF THE BUILDING IS A TYPICAL WOOD SHED ROOF. REMOVE THE TYPICAL ROOF ON THE REAR PORTIONS OF THE BUILDING. REPAIR THE ROOF AS NEEDED AND PAINT LIGHT GRAY BENJAMIN MOORE N122. LATEX PAINT PAINT.
- 14 LIGHTING: THERE ARE A SERIES OF FLOODLIGHTS UNDER THE GALLERY ON THE DECATUR STREET ELEVATION. REMOVE EXISTING FLOODLIGHTS UNDER THE GALLERY AND INSTALL NEW CAN LIGHTING PER OUTLINE TO PER VCC APPROVAL. REMOVE ANY RECLING LIGHTS.
- 15 SATELLITE DISHANTENNAS: REMOVE ANY SATELLITE DISHANTENNAS INSTALLED WITHOUT VCC APPROVAL.
- 16 MECHANICAL/ELECTRICAL: REQUEST TO RETAIN A/C COMPRESSORS. REMOVE DAMOUR COMPRESSORS LOCATED ON THE FLAT ROOF BEHIND THE BUILDING. THIS EQUIPMENT SERVES THE EXISTING TENANT AT 911-13 DECATUR. REMOVE ABANDONED VENTILATION PIPES.
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- 18 WIRES / CONDUITS: REMOVE ABANDONED SURFACE MOUNTED HARDWARE, FASTENERS, WIRES, AND CONDUITS FROM EXISTING BUILDING SURFACES. PATCH ALL REMAINING HOLES WITH LIKE MATERIALS. WIRING TO EXTERIOR LIGHT FIXTURES TO BE RUN IN CONDUIT. NEATLY FASTENED TO BUILDING AND PAINTED TO MATCH BUILDING COLOR. EXTERIOR EXISTING A NEW WIRING TO BE RUN IN NEW CONDUIT IN A NEAT GROUPED ARRANGEMENT WHICH WILL BE PAINTED TO MATCH BUILDING COLOR. ALL NEW LOOSE WIRE/CABLES TO BE RUN INSIDE BUILDING.
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- 20 BALCONIES: RETAIN & REPAIR EXISTING METAL BALCONY FLOORING. DAMAGED AREAS TO BE SOUNDING OUT AND REMOVED. AREA TO BE REMOVED TO BE CUT FROM FLOORING. AREAS OF REPAIR TO BE REPAIRED WITH TWO THICK COATS OF PREPARED GROUT AND STRENGTH. AREAS OF REPAIR TO BE SMOOTHED OUT AND FREE FROM TRIPPING HAZARDS. BALCONY GALLERY DECKING TO BE REPAIRED WITH TWO THICK COATS OF PREPARED GROUT. EXISTING METAL OUTDRIGGERS, BEAMS AND METAL RAILINGS FREE OF DIRT AND GRASS. HAND SCRAPE ALL UNBOUND OR PEELING PAINT. REPAIR STEEL COMPONENTS AS REQUIRED TO MATCH EXISTING PATTERN AND CONNECTIONS. PRIME WITH A CRUISE INHIBITOR AND PAINT ENTIRE ASSEMBLY AND OTHER METAL ITEMS. NO SPRAY PAINTING SHALL BE ALLOWED ON EXTERIOR OF THE BUILDING. ALL FINAL PAINT COLORS TO BE PRE-APPROVED BY THE VCC.



terrell-fabacher architects, l.l.c.
1111 Poydras Street
New Orleans, Louisiana 70113
504.566.1320

These plans and specifications have been prepared by me or under my direct supervision. They comply with all city requirements to the best of my knowledge and belief. The undersigned is a duly licensed professional engineer and is available periodically to review job progress.

VIOLATION REMEDIATION
911-913 DECATUR STREET
NEW ORLEANS, LOUISIANA

NO.	REVISIONS
▲	01/13/2026
▲	01/19/2026

CHECKED BY:
DRAWN BY:
DATE: 10/23/2025
JOB NO.:

A1
SHEET 1 OF 2



- 1 DEMOLITION BY NEGLECT: ADDRESS ALL OUTSTANDING VCC VIOLATIONS TO HAVE THE BUILDING TO BE WITHIN COMPLIANCE WITH THE Vieux Carre GUIDELINES.
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- 6 WINDOWS & TRIM: PREP, PRIME AND REPAINT EXISTING WOOD WINDOWS AND TRIM. ANY DAMAGED MEMBERS TO BE REPAIRED/REPLACED TO MATCH EXISTING SIZE, PROFILE AND WOOD SPECIES. ANY CRACKED OR MISSING GLAZING TO BE REPAIRED TO MATCH EXISTING. REMOVE PAINT FROM GLAZING. PROVIDE WATER TIGHT CONDITIONS. REPAIR THE SECOND & THIRD FLOOR WINDOWS ON THE DECATUR STREET ELEVATION BY REMOVING DETERIORATED WOOD. REPAIR EXISTING VENT ON THE CHARTRES STREET ELEVATION AS NEEDED. REPLACE WINDOWS ON ENTIRE/FLOOR OF THE CHARTRES STREET ELEVATION. SEE DETAIL 3A2. REPAIR AS NEEDED THE EXISTING THIRD FLOOR WINDOWS ON THE CHARTRES STREET ELEVATION. SEE DORMER SECTION DETAIL 3A2.
- 7 DOORS & TRIM: PREP, PRIME AND REPAINT EXISTING WOOD DOORS, AND TRIM. ANY DAMAGED MEMBERS TO BE REPAIRED/REPLACED TO MATCH EXISTING SIZE, PROFILE AND WOOD SPECIES. REMOVE ANY EXISTING VENTS OR OBSTRUCTIONS FROM DOORS. ANY CRACKED OR MISSING GLAZING TO BE REPLACED TO MATCH EXISTING. REMOVE PAINT FROM GLAZING. PROVIDE WATER TIGHT CONDITIONS. FINAL PAINT COLOR TO BE PRE-APPROVED BY VCC. FIRST FLOOR DOORS ON THE DECATUR STREET ELEVATION ARE TO REMAIN AND ARE IN GOOD CONDITION. THIRD FLOOR DOORS ARE TO BE REPAIRED BY THE PREVIOUSLY LISTED NOTES. ALL NON-ORIGINAL, NON-APPROVED HARDWARE TO BE REMOVED AND REPLACED WITH VCC APPROVED HARDWARE.
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- 14 SATELLITE DISH/ANTENNA: REMOVE ANY SATELLITE DISH/ANTENNAS INSTALLED WITHOUT VCC APPROVAL.
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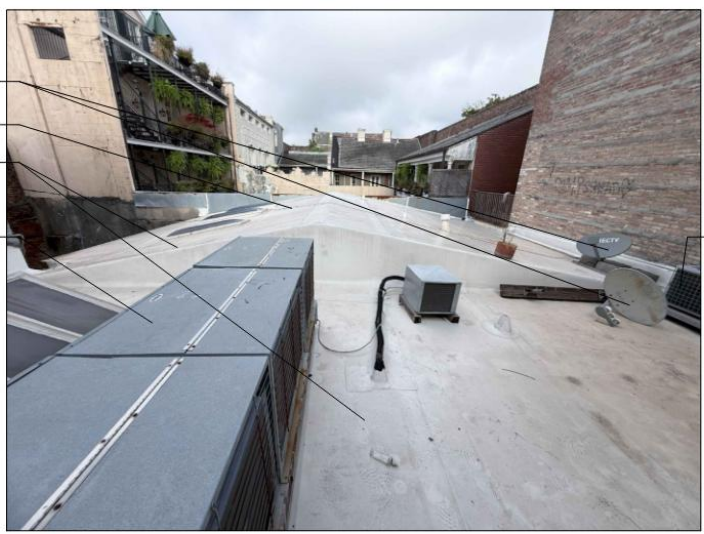
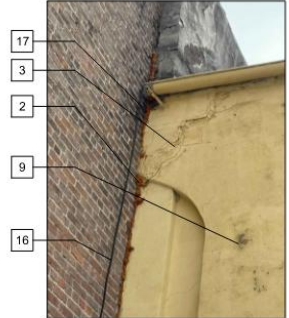
911 Decatur

VCC Architectural Committee

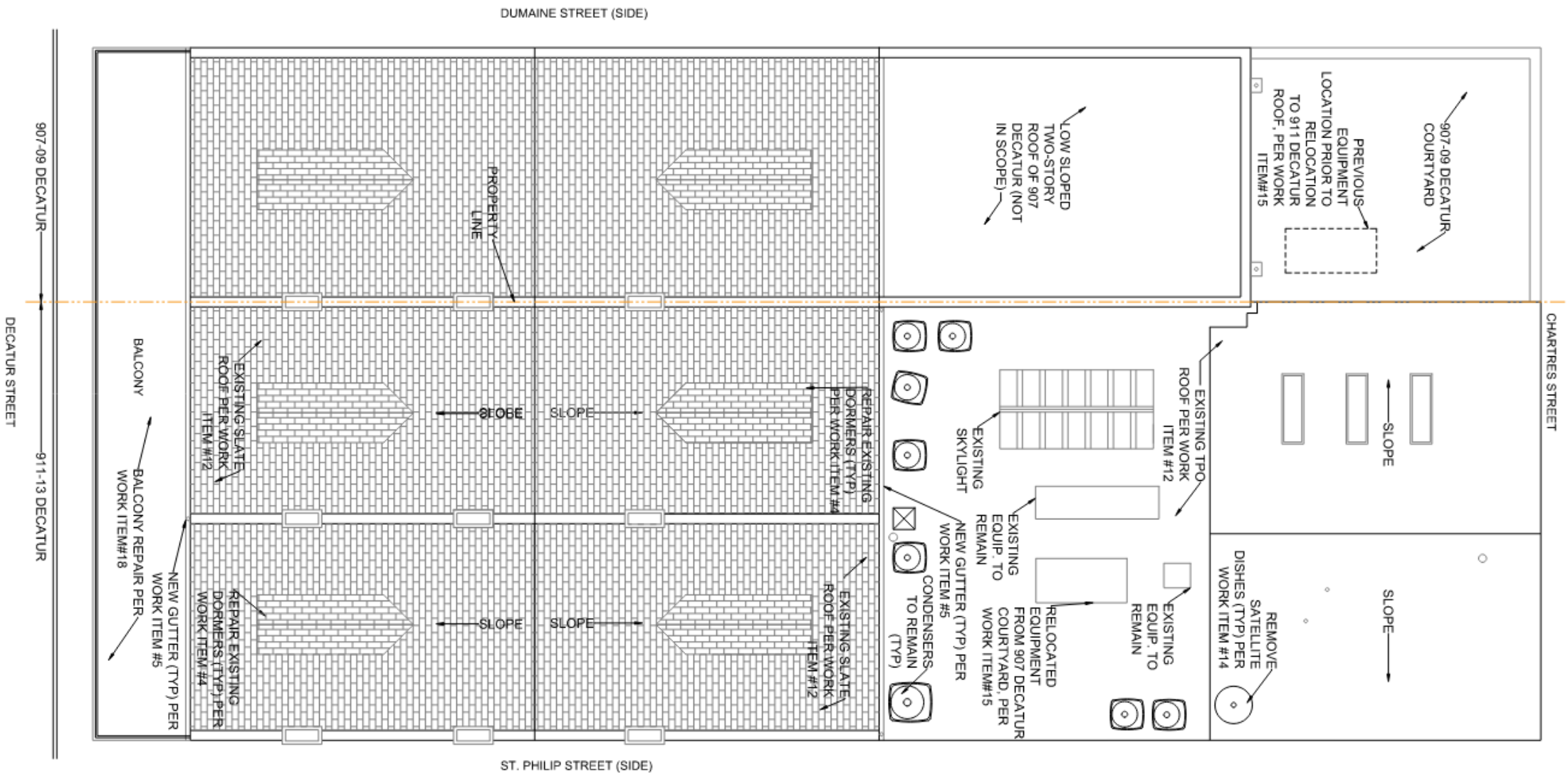
January 27, 2026



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- 3 STUCCO: VISUALLY EXAMINE AND SOUND OUT AREAS OF DAMAGED, DETERIORATED, AND/OR DEFORMED STUCCO AND REMOVE ALL UNSOUND AND UNBONDED STUCCO ADJACENT TO SPALLING OR CRACKS UNTIL SOUND, BONDED STUCCO IS REACHED. RE-STUCCO OVER SOUND OR REPAIRED MASONRY SUBSTRATE WITH NEW 3-COAT STUCCO OF VCC-APPROVED MIXTURE. MATCH EXISTING THICKNESS AND TEXTURE. APPLY SAME STUCCO TREATMENT OVER ANY AREAS OF EXPOSED BRICK. REPAIR STUCCO AT AREA ON THE TOP LEFT CORNER OF THE CHARTRES STREET ELEVATION. THERE ARE ALSO AREAS OF DELAMINATION OF THE STUCCO ON THE DECATUR STREET ELEVATION NEAR THE SECOND FLOOR.
- 4 DORMER: DORMER DAMAGE: DETERIORATION/DEFORMATION PRESENT IN THE BUILDING. REPAIR DAMAGED/LOOSE SLATE SHEATHING ON EXISTING DORMERS WITH NEW SLATE TO MATCH EXISTING. REPAIR/REPLACE DETERIORATED FASCIA BOARDS, CORNER BOARDS AND CABLES TO MATCH EXISTING. REMOVE PL YWOODS/EGLES COVERING OPENINGS. REPLICATE WINDOWS WERE MISSING TO MATCH EXISTING SIX-OVER-SIX LITE DOUBLE HUNG WOOD WINDOWS. SEE DETAIL 3A2. EXAMINE AND REPAIR ANY DETERIORATED SLATE ROOFING ON DORMERS TO MAKE WATERTIGHT.
- 5 GUTTERS/DOWNSPOUTS: REPLACE MISSING GUTTER ON THE DECATUR STREET ELEVATION TO MATCH EXISTING HALF ROUND GUTTER. REPLACE EXISTING CONDUCTOR HEAD AND PROVIDE NEW DOWNSPOUT. PROVIDE NEW CAST-IRON DOWNSPOUT BOOT TO BE TIED INTO SUBSURFACE DRAINAGE. REMOVE EXISTING GUTTER ON THE CHARTRES STREET SIDE OF THE BUILDING AND REPLACE WITH NEW PAINTED GALVANIZED STEEL HALF-ROUND GUTTER AND DOWNSPOUT TO MATCH EXISTING. TIE INTO INTERNAL DOWNSPOUT.
- 6 WINDOWS & TRIM: PREP, PRIME AND REPAINT EXISTING WOOD WINDOWS AND TRIM. ANY DAMAGED MEMBERS TO BE REPAIRED/REPLACED TO MATCH EXISTING SIZE, PROFILE AND WOOD SPECIES. ANY CRACKED OR MISSING GLAZING TO BE REPAIRED TO MATCH EXISTING. REMOVE PAINT FROM GLAZING. PROVIDE WATER TIGHT CONDITIONS. REPAIR THE SECOND & THIRD FLOOR WINDOWS ON THE DECATUR STREET ELEVATION BY REMOVING DETERIORATED WOOD. REPAIR EXISTING VENT ON THE CHARTRES STREET ELEVATION AS NEEDED. REPLACE WINDOWS ON ENTIRE 2ND FLOOR OF THE CHARTRES STREET ELEVATION. SEE DETAIL 3A2. REPAIR AS NEEDED THE EXISTING THIRD FLOOR WINDOWS ON THE CHARTRES STREET ELEVATION. SEE DORMER SECTION DETAIL 3A2.
- 7 DOORS & TRIM: PREP, PRIME AND REPAINT EXISTING WOOD DOORS, AND TRIM. ANY DAMAGED MEMBERS TO BE REPAIRED/REPLACED TO MATCH EXISTING SIZE, PROFILE AND WOOD SPECIES. REMOVE ANY EXISTING VENTS OR OBSTRUCTIONS FROM DOORS. ANY CRACKED OR MISSING GLAZING TO BE REPAIRED TO MATCH EXISTING. REMOVE PAINT FROM GLAZING. PROVIDE WATER TIGHT CONDITIONS. FINAL PAINT COLOR TO BE PRE-APPROVED BY VCC. FIRST FLOOR DOORS ON THE DECATUR STREET ELEVATION ARE TO REMAIN AND ARE IN GOOD CONDITION. THIRD FLOOR DOORS ARE TO BE REPAIRED BY THE PREVIOUSLY LISTED NOTES. ALL NON-ORIGINAL, NON-APPROVED HARDWARE TO BE REMOVED AND REPLACED WITH VCC APPROVED HARDWARE.
- 8 SHUTTERS: WOOD SHUTTERS ON THE SECOND AND THIRD FLOOR OF THE DECATUR STREET ELEVATION ARE IN VARIOUS STATES OF DISREPAIR OR MISSING. REPAIR MISSING LOUVERS ON EXISTING SHUTTERS TO ORIGINAL CONDITIONS. DETACHED SHUTTERS TO BE REATTACHED TO BUILDING. FABRIC NEW SHUTTERS TO MATCH EXISTING ON THE SECOND AND THIRD FLOOR WHERE MISSING. PAINT SHUTTERS TO MATCH EXISTING COLOR.
- 9 PAINTING: ALL EXISTING PAINTED EXTERIOR SURFACES TO BE PREPARED, PRIMED AND RE-PAINTED WITH TWO COATS OF HIGH QUALITY PAINT, SHERWIN WILLIAMS OR EQUAL. REMOVE ALL EXISTING EXTERIOR CAULK AND BACKER RODS AND RE-CAULK ENTIRE EXTERIOR FACADE OF BUILDING, FRONT, REAR, SIDES TO ACHIEVE WATER TIGHT CONDITIONS. NOTE: NO SPRAY PAINTING IS ALLOWED ON EXTERIOR OF BUILDING. ELASTOMERIC COATINGS ARE NOT PERMITTED. ALL EXTERIOR COATING SHALL COMPLY WITH THE SECRETARY OF THE INTERIORS STANDARDS. REMOVE ALL INSTANCES OF SPRAY FOAM. PROVIDE SPECIFICATION ON EXTERIOR COATING FOR APPROVAL. ALL FINAL PAINT COLORS TO BE PRE-APPROVED BY THE VCC.
- 10 PLANT GROWTH: REMOVE ALL PLANT GROWTH INCLUDING ROOTS FROM EXTERIOR SURFACES OF BUILDING. CAREFULLY REMOVE FROM MORTAR JOINTS AND PLASTER WORK, EXPOSING AREAS OF MASONRY AND PLASTER TO BE REPAIRED AND/OR REPLACED.
- 11 WORKING WITHOUT APPROVAL: ANY WORK TO NOT BE PERFORMED PRIOR TO APPROVAL BY VCC AND OBTAINING ALL RELATED WORK PERMITS.
- 12 ROOF: THE EXISTING ROOF ON THE PITCHED ROOF PORTION OF THE BUILDING IS SHEATHED WITH SLATE. RETAIN THE EXISTING SLATE AND REPAIR TO MAKE WATER PROOF AS NEEDED. ON THE FLAT & LOW SLOPED ROOF OF THE REAR PORTION OF THE BUILDING IS A TPO ROOF IN GOOD STANDING. RETAIN THE TPO ROOF ON THE REAR PORTIONS OF THE BUILDING. REPAIR THE ROOF AS NEEDED AND PAINT LIGHT GRAY BENJAMIN MOORE N122 LATEX PATIO PAINT.
- 13 LIGHTING: THERE ARE A SERIES OF FLOODLIGHTS UNDER THE GALLERY ON THE DECATUR STREET ELEVATION. REMOVE EXISTING FLOODLIGHTS UNDER THE GALLERY AND INSTALL NEW CAN LIGHTING PER CUTSHEETS PER VCC APPROVAL. REMOVE ANY NEON LIGHTING.
- 14 SATELLITE DISH ANTENNA: REMOVE ANY SATELLITE DISH ANTENNAS INSTALLED WITHOUT VCC APPROVAL.
- 15 HVAC/MECHANICAL/ELECTRICAL: REQUEST TO RETAIN A/C COMPRESSORS, REMOVE DASHURN COMPRESSORS LOCATED ON THE FLAT ROOF BEHIND THE BUILDING. THIS EQUIPMENT SERVES THE EXISTING TENANT AT 911-13 DECATUR. REMOVE ABANDONED VENTILATION PIPES. MECHANICAL UNIT SERVICING 911-13 DECATUR TO BE REMOVED FROM 907-09 DECATUR COURTYARD AND RELOCATED TO FLAT ROOF OF 911-13 DECATUR. CMU WALL TO BE PATCHED WHERE SERVICE WAS CROSSING PROPERTY LINE.
- 16 WIRES / CONDUITS: REMOVE ABANDONED SURFACE MOUNTED HARDWARE, FASTENERS, WIRES, AND CONDUITS FROM EXISTING BUILDING SURFACES. PATCH ALL REMAINING HOLES WITH LIKE MATERIALS. WIRING TO EXTERIOR LIGHT FIXTURES TO BE RUN IN CONDUIT, NEATLY FASTENED TO BUILDING AND PAINTED TO MATCH BUILDING COLOR. EXTERIOR EXISTING & NEW WIRING TO BE RUN IN NEW CONDUIT IN A NEAT GROUPED ARRANGEMENT WHICH WILL BE PAINTED TO MATCH BUILDING COLOR. ALL NEW LOOSE WIRE CABLES TO BE RUN INSIDE BUILDING.
- 17 SEALANT: WATER PROOFING: REMOVE ALL EXISTING EXTERIOR CAULK AND BACKER RODS AND RE-CAULK ENTIRE EXTERIOR FACADE OF BUILDING, FRONT, REAR, SIDES TO ACHIEVE WATER TIGHT CONDITIONS. REMOVE EXISTING CAULKING FROM ALL GLAZING AND RE-GLAZE EXISTING WINDOWS AND DOORS.
- 18 BALCONIES: RETAIN & REPAIR EXISTING METAL BALCONY FLOORING. DAMAGED AREAS TO BE SOUNDED OUT AND REMOVED. AREA TO BE REMOVED TO BE CUT FROM FLOORINGS. AREAS OF REPAIR TO BE REPLACED WITH NEW SHEET METAL TO MATCH GAUGE AND STRENGTH. AREAS OF REPAIR TO BE SMOOTHED OUT AND FREE FROM TRIPPING HAZARDS. BALCONY GALLERY DECKING TO RECEIVE TWO COATS OF PREMIUM PAINT. CLEAN EXISTING METAL OUTRIGGERS, BEAMS AND METAL RAILINGS FREE OF DIRT AND GREASE. HAND SCRUBBE ALL UNSOUND OR PEELING PAINT. REPAIR STEEL COMPONENTS AS REQUIRED TO MATCH EXISTING PATTERN AND CONNECTIONS. PRIME WITH A RUST INHIBITOR AND PAINT ENTIRE ASSEMBLY AND OTHER METAL ITEMS. NO SPRAY PAINTING SHALL BE ALLOWED ON EXTERIOR OF THE BUILDING. ALL FINAL PAINT COLORS TO BE PRE-APPROVED BY THE VCC.



4
scale: 3/32" = 1'-0"
PROPOSED SITE PLAN



911 Decatur

VCC Architectural Committee

January 27, 2026



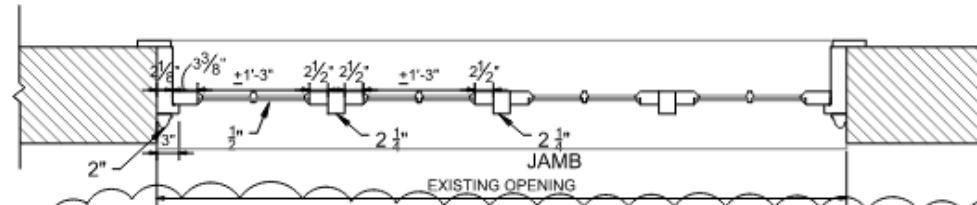
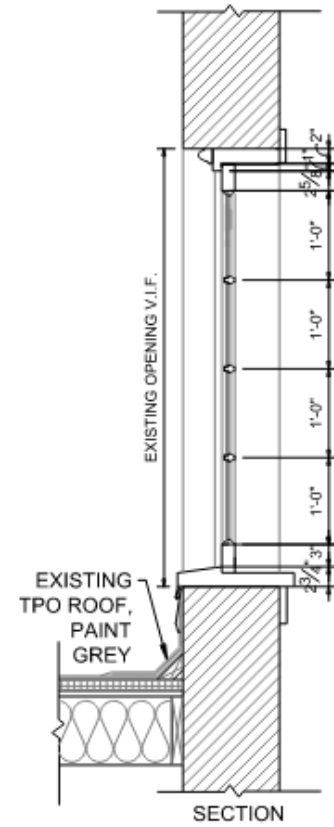
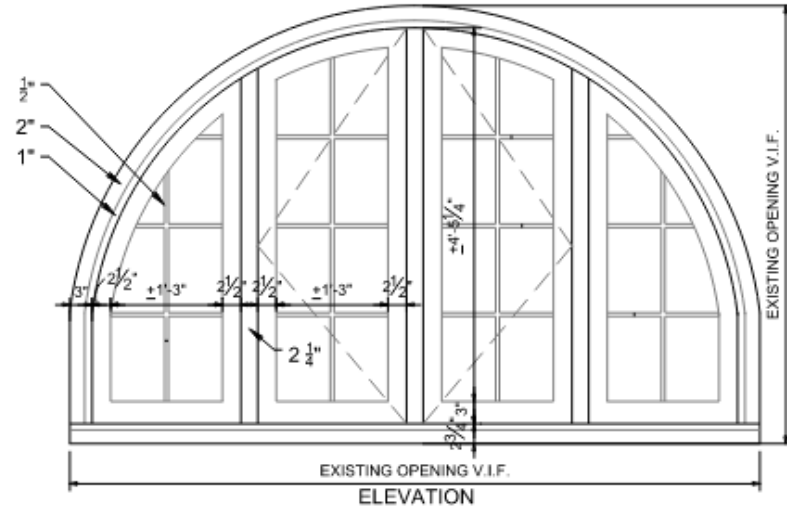
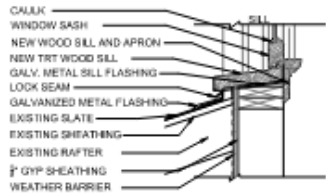
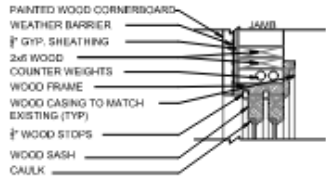
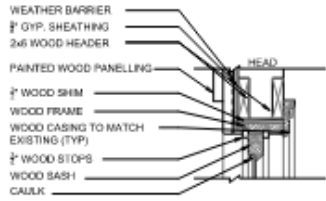


911 Decatur

VCC Architectural Committee

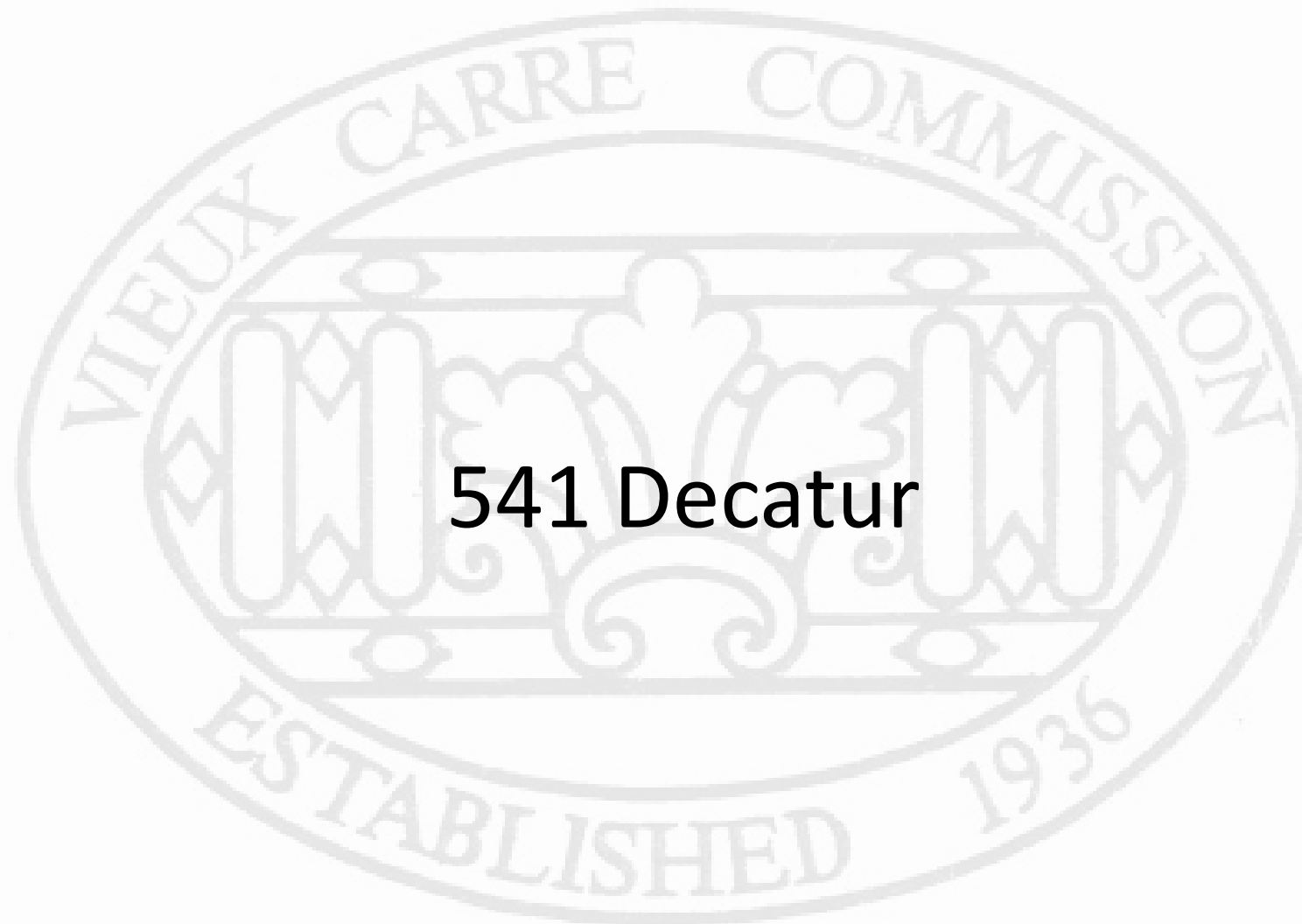
January 27, 2026



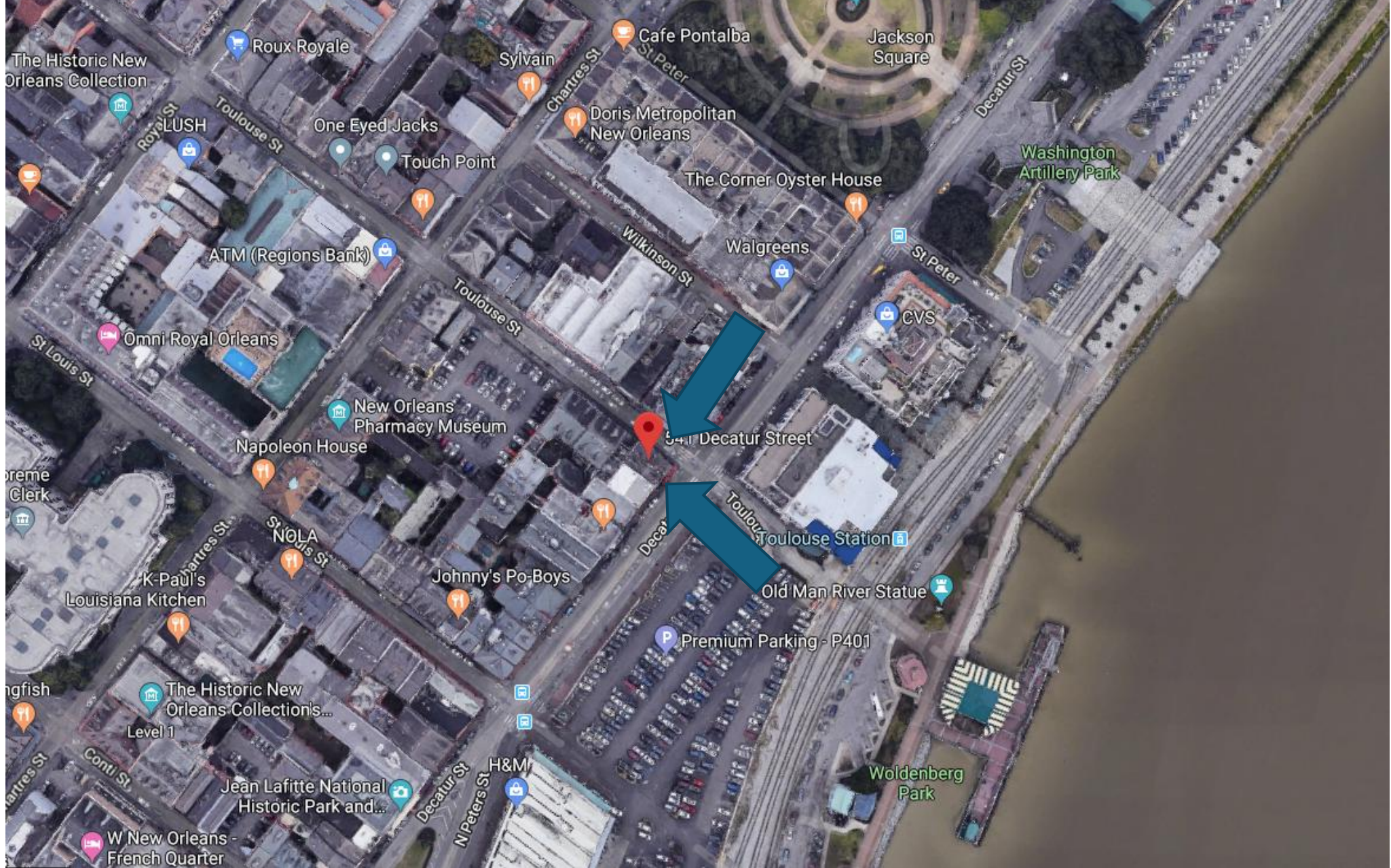


5 **NEW ENTRASOL WINDOWS**
 scale: 1/2"=1'-0"





541 Decatur



541 Decatur

VCC Architectural Committee

January 27, 2026





541 Decatur

VCC Architectural Committee

January 27, 2026





541 Decatur

VCC Architectural Committee

January 27, 2026





541 Decatur

VCC Architectural Committee

January 27, 2026





541 Decatur

VCC Architectural Committee

January 27, 2026



2019



2016



541 Decatur

VCC Architectural Committee

January 27, 2026





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

541 Decatur – Fall 2021

VCC Architectural Committee

January 27, 2026



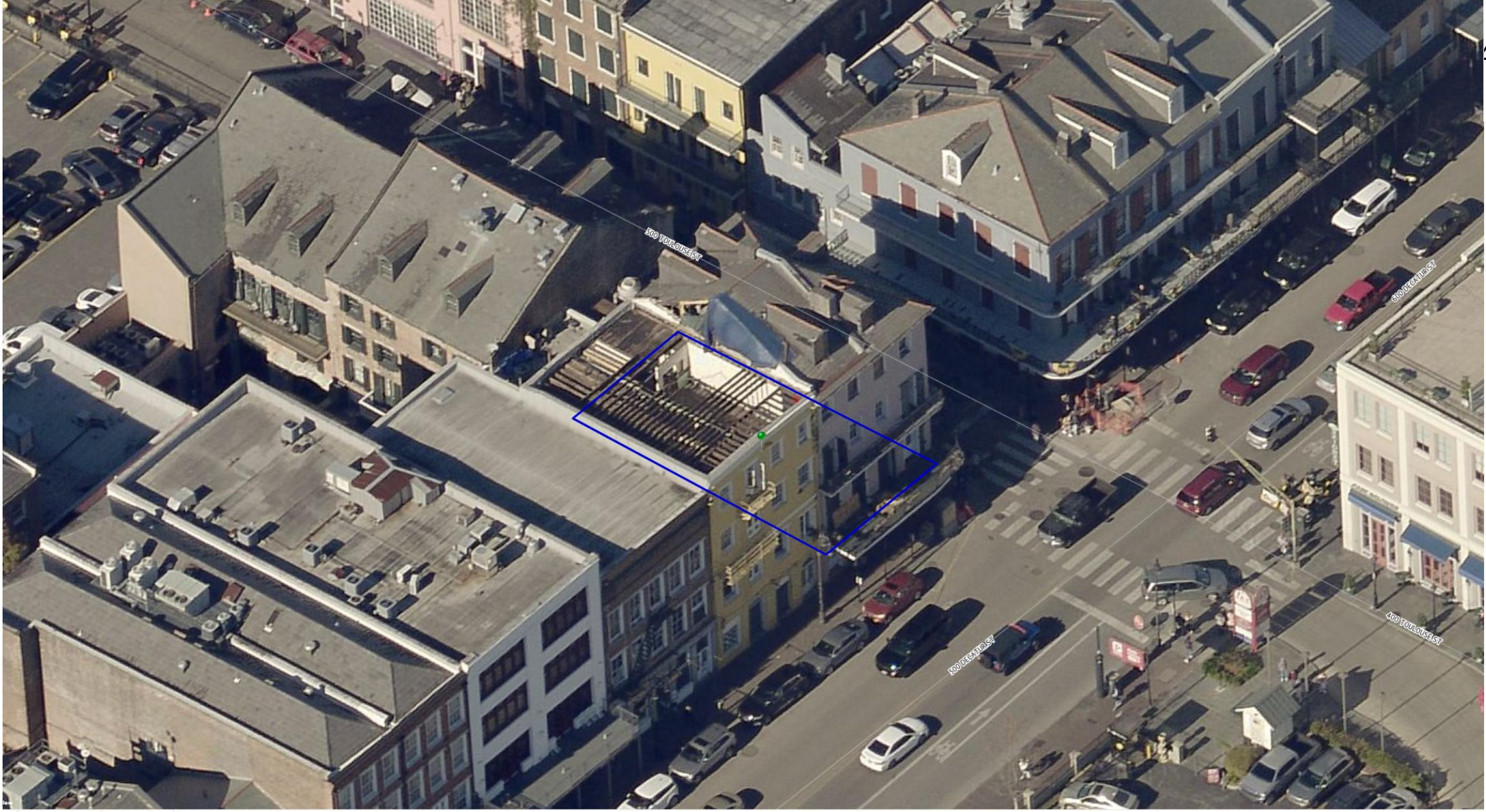


541 Decatur – 2021

VCC Architectural Committee

January 27, 2026





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

541 Decatur – January 2022

VCC Architectural Committee

January 27, 2026





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

541 Decatur – January 2023

VCC Architectural Committee

January 27, 2026





541 Decatur

VCC Architectural Committee

January 27, 2026





541 Decatur

VCC Architectural Committee

January 27, 2026







541 Decatur

VCC Architectural Committee

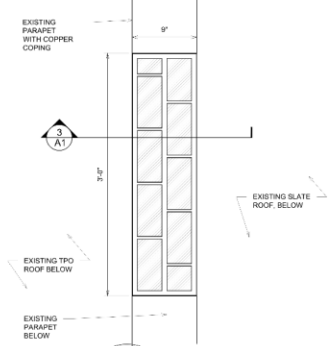
January 27, 2026



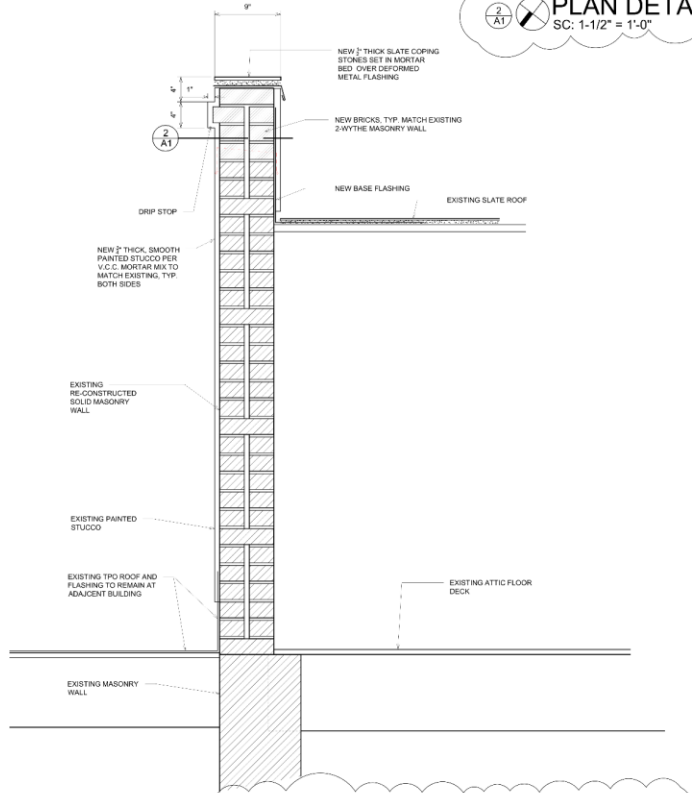


22-00761-DBNVCC	Description	Cure
CCNO 166-121: Brick	Brick mortar, damage, deterioration	replace missing bricks on St. Louis side parapet to match existing in color and hardness using VCC mortar mix. Construct new mortar cap
CCNO 166-121: Stucco	Stucco damage, deterioration	inspect and sound all stucco where cracks have formed. Clean out cracks and restucco with VCC stucco mix.
CCNO 166-121: Walls	Wall damage, deterioration	see stucco
CCNO 166-121: Roof	Roof damage, deterioration	roof to be replaced with natural slate to match existing with copoper flashing and terracotta ridge caps to be salvged and reused.
CCNO 166-121: Parapet	Parapet damage, deterioration	detailed under "brick" and "cap flashing"
CCNO 166-121: Gutters	Gutter, downspout damage, deterioration	inspect and repair/replace downspout on St. Louis side of Decatur façade to match existing, neighboring property downspout is likely source of vegetation growing in wall. Replace crushed downspout on corner building.
CCNO 166-121: Windows	Window damage, deterioration	See detailed Window schedule by Harmon 8.2.2024
CCNO 166-121: Doors	Door damage, deterioration	Inspect and repair as needed, prep and paint to match existing
CCNO 166-121: Trim	Trim damage, deterioration	insepect and repair as need, prep and paint to match existing
CCNO 166-121: Shutters	Shutter damage, deterioration	inspect and repair and repaint all shutter to match existing. Reconstruct shutters on 2nd floor opening. St. Louis side of Decatur façade to match exact dimensions, profiles and thickness of existin and paint to match
CCNO 166-121: Balconies/Galleries	Balcony, gallery damage, deterioration	replace with Aeratis Heritage 3-1/8" x 7/8" x 8". Spacing will remain at 21"
CCNO 166-121: Railings	Railing damage, deterioration	repair railing at corner of gallers where damaged to match existing.
CCNO 166-121: Paint	Paint deterioration	paint entire building to match existing.
CCNO 166-121: Vegetation	Vegetation	kill and remove vegetation from masonry. Repair any cracks in stucco with VCC sutcoo mix
CCNO 166-35: Working Without Approval		
HVAC	never inspected	asking for retention per Harmon as built roof plan 1.8.2026 REV
Chimney	2 chimney's removed	Replacing chimneys per Harmon plan 6.21.2024
CCNO 166-35: Windows	Window(s) altered without approval	remove window per Harmon plan 6.21.2024 REV
CCNO 166-35: Security Cameras	Security camera(s) installed on the building without approval	Retain security cameras in current locations as noted. Will file under separate permit
CCNO 166-35: Metal Cap Parapet Flashing	Impermissible metal cap flashing installed on the building	remove cap flasing on parapet walls and install mortar cap per VCC detail sheet

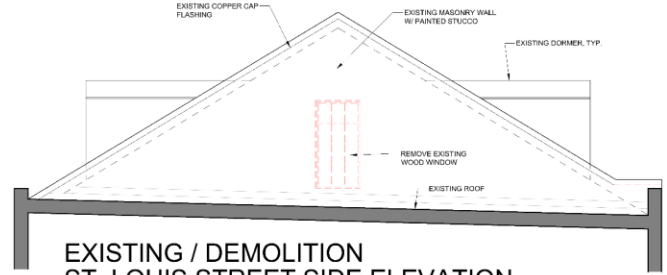




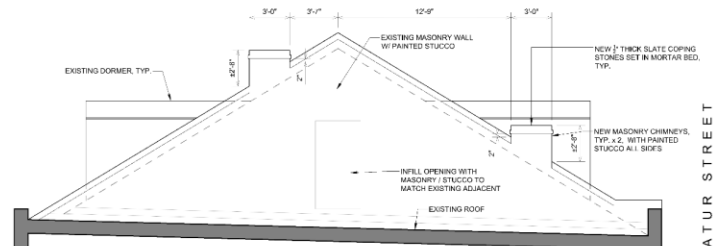
PLAN DETAIL @ NEW CHIMNEY
SC: 1-1/2" = 1'-0"



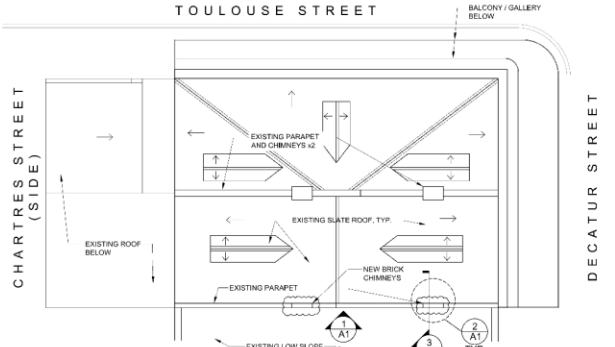
SECTION DETAIL @ NEW CHIMNEY
SC: 1-1/2" = 1'-0"



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



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

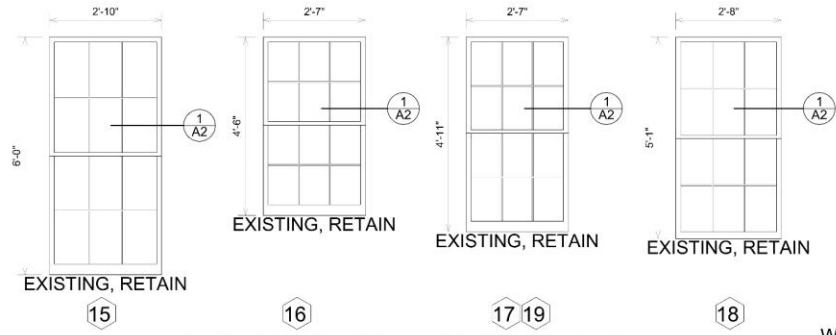


ROOF PLAN ST. LOUIS STREET (SIDE)
SC: 1/8" = 1'-0"

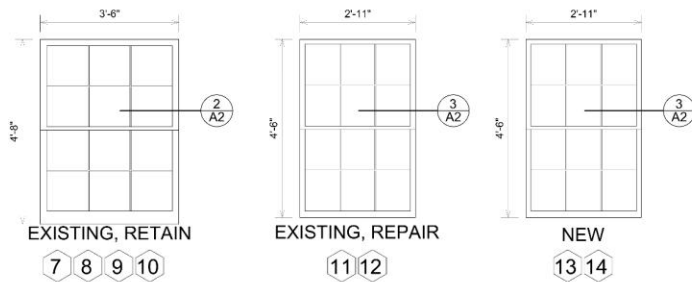
541 DECATUR STREET EXTERIOR MODIFICATIONS New Orleans, Louisiana 70130	LKHarm Architects A Professional Architectural Corporation 6236 Argonne Boulevard New Orleans, Louisiana 70124 504.690.5979 harmon@lkharm.com lkh.com	4.18.2024 5.2.2024 REV. 6.21.2024 REV.	A1 LKH #6423.1
		LKH #6423.1	



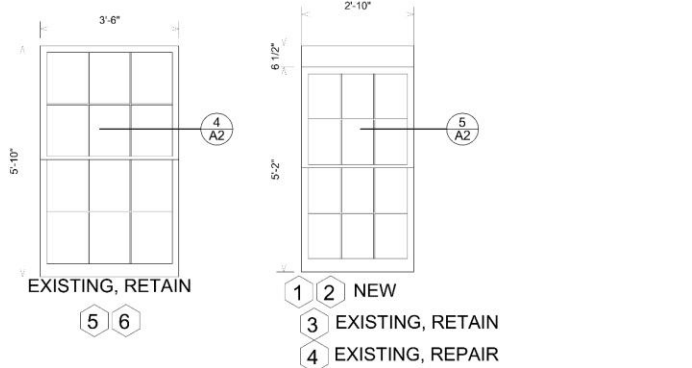




ATTIC LEVEL WINDOWS, RE: WINDOW SCHEDULE



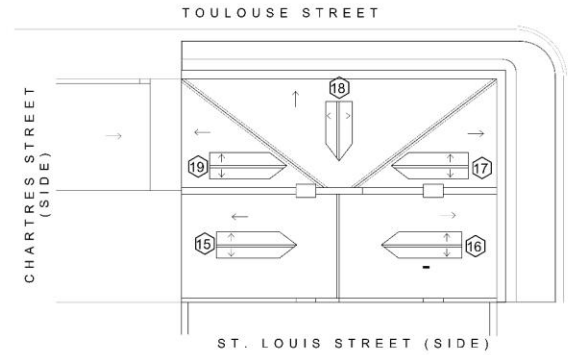
4TH FLOOR WINDOWS, RE: WINDOW SCHEDULE



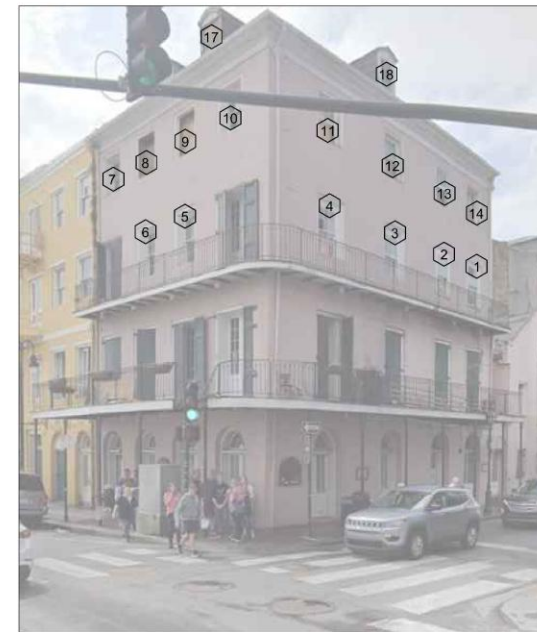
3RD FLOOR WINDOWS, RE: WINDOW SCHEDULE

WINDOW SCHEDULE

1	REMOVE EXISTING WINDOW AND NON-ORIGINAL CASING INFILL; NEW WINDOW AND CASING TO MATCH WINDOWS 3 AND 4, RE: 5/A2
2	REMOVE EXISTING WINDOW AND NON-ORIGINAL CASING INFILL; NEW WINDOW AND CASING TO MATCH WINDOWS 3 AND 4, RE: 5/A2
3	RETAIN EXISTING WINDOW AND NON-ORIGINAL CASING INFILL
4	RETAIN EXISTING WINDOW AND NON-ORIGINAL CASING INFILL; NEW MUNTINS AND GLAZING TO MATCH EXISTING, AS NECESSARY; PRIME AND PAINT, RE: 5/A2
5	RETAIN EXISTING WINDOW AND CASING
6	RETAIN EXISTING WINDOW AND CASING
7	RETAIN EXISTING WINDOW AND CASING
8	RETAIN EXISTING WINDOW AND CASING
9	RETAIN EXISTING WINDOW AND CASING
10	RETAIN EXISTING WINDOW AND CASING
11	RETAIN EXISTING WINDOW AND NON-ORIGINAL CASING INFILL; REPAIR SASHES TO OPERABLE CONDITIONS; NEW MUNTINS AND GLAZING TO MATCH EXISTING, AS NECESSARY; PRIME AND PAINT
12	RETAIN EXISTING WINDOW AND NON-ORIGINAL CASING INFILL; REPAIR SASHES TO OPERABLE CONDITIONS; NEW MUNTINS AND GLAZING TO MATCH EXISTING, AS NECESSARY; PRIME AND PAINT
13	WINDOW MISSING; NEW WINDOW AND CASING IN EXISTING OPENING; MATCH WINDOWS 11 & 12, RE: 3/A2
14	WINDOW MISSING; NEW WINDOW AND CASING IN EXISTING OPENING; MATCH WINDOWS 11 & 12, RE: 3/A2
15	RETAIN EXISTING WINDOW AND CASING
16	RETAIN EXISTING WINDOW AND CASING
17	RETAIN EXISTING WINDOW AND CASING
18	RETAIN EXISTING WINDOW AND CASING
19	RETAIN EXISTING WINDOW AND CASING

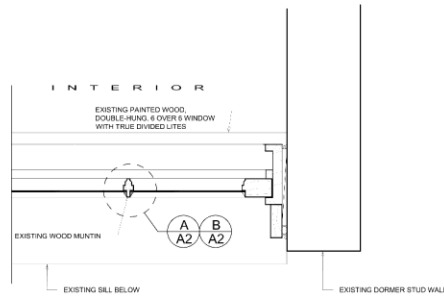


ROOF PLAN
SC: 1/8" = 1'-0"

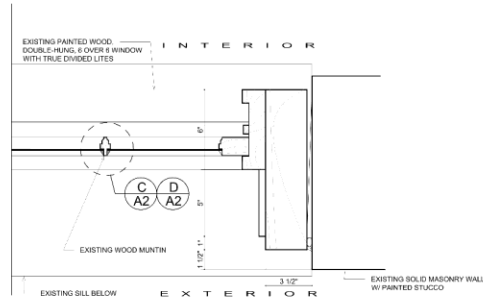


<p>541 DECATUR STREET WINDOW MODIFICATIONS New Orleans, Louisiana 70130</p>	<p>LKHarm Architects A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans, Louisiana 70134 504.480.0970 barmon@lkharm.com/hitec.com</p>	8.2.2024	<p>A1</p> <p>LKH #6423.2</p>

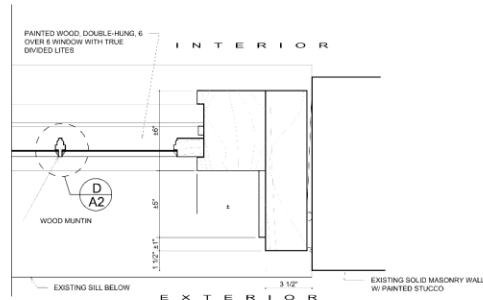




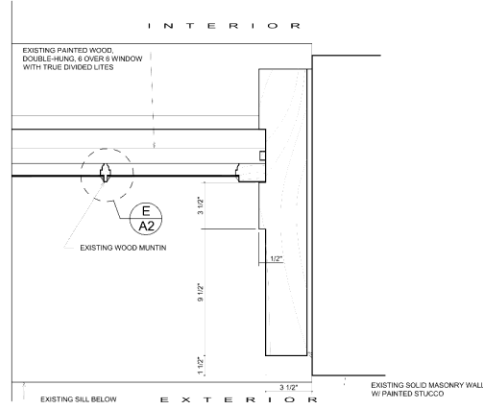
**EXISTING JAMB DETAIL
WINDOWS 15,16,17,18 & 19**
SC: 3" = 1'-0"



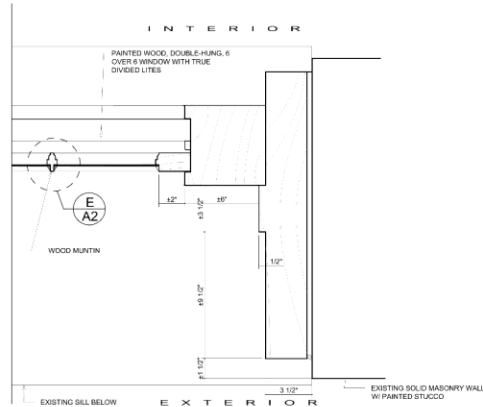
**EXISTING JAMB DETAIL
WINDOWS 7,8,9, & 10**
SC: 3" = 1'-0"



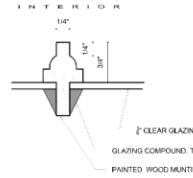
**NEW OR EXISTING JAMB DETAIL
WINDOWS 11,12, 13 & 14**
SC: 3" = 1'-0"



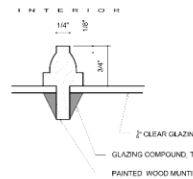
**EXISTING JAMB DETAIL
WINDOWS 5 & 6**
SC: 3" = 1'-0"



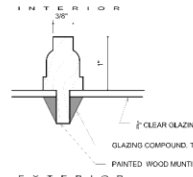
**NEW OR EXISTING JAMB DETAIL
WINDOWS 1,2,3 & 4**
SC: 3" = 1'-0"



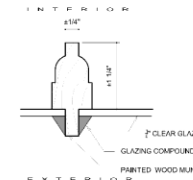
**EXISTING MUNTIN DETAIL
WINDOWS 15 & 18**
FULL SCALE



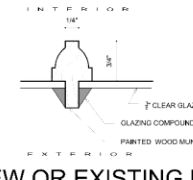
**EXISTING MUNTIN DETAIL
WINDOWS 16, 17, & 19**
FULL SCALE



**EXISTING MUNTIN DETAIL
WINDOWS 8 & 9**
FULL SCALE



**NEW OR EXISTING MUNTIN DETAIL
WINDOWS 7 & 10**
FULL SCALE



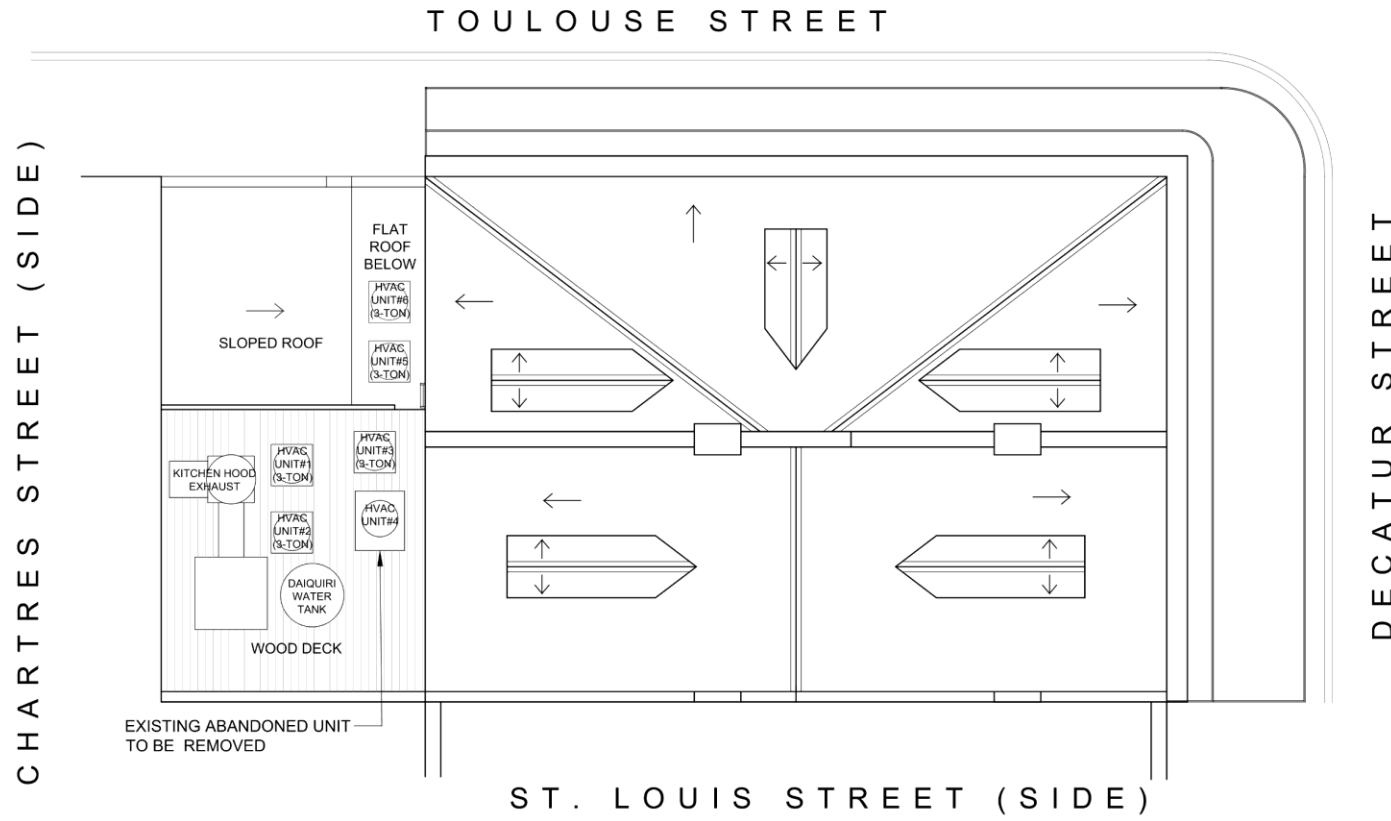
**NEW OR EXISTING MUNTIN DETAIL
WINDOWS 8 & 9**
FULL SCALE


541 DECATUR STREET
WINDOW MODIFICATIONS
New Orleans, Louisiana 70130



8.2.2024	A2
LKH #6423.2	





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

541 DECATUR STREET HVAC EXISTING CONDITIONS New Orleans, Louisiana 70130	 LKHarm Architects A Professional Architectural Corporation 8238 Argonne Boulevard New Orleans, Louisiana 70124 504.485.5870 harmon@lkharmonarchitects.com	1.7.2026	A1
		1.8.2026 REV.	





N4A3

**Performance Series
Product Specifications**

**EFFICIENT 13 SEER AIR CONDITIONER
ENVIRONMENTALLY SOUND R-410A REFRIGERANT**

**2.5 THRU 5 TONS SPLIT SYSTEM
208/230, 460 & 575 Volt, 3-phase, 60 Hz**

REFRIGERATION CIRCUIT

- Scroll compressors on all models
- Filter-Drier supplied with every unit for field installation
- Copper tube / aluminum fin coil

EASY TO INSTALL AND SERVICE

- Easy Access service valves on all models
- External high and low refrigerant service ports
- Only two screws to access control panel
- Factory charged with R-410A refrigerant

BUILT TO LAST

- Baked-on powder coat finish over galvanized steel
- Post-painted (black) coil fins
- Coated, weather-resistant cabinet screws
- Coated inlet grille with 2" (51mm) spacing standard, alternate models available with 3/8" (10mm) grille spacing for extra protection (hail guard)

WARRANTY*

- 5 year compressor limited warranty
- 5 year parts limited warranty (including compressor and coil)
 - With timely registration, an additional 5 year parts limited warranty (including compressor and coil)

* For owner occupied, residential applications only. See warranty certificate for complete details and restrictions, including warranty coverage for other applications.



Use of the AHRI Certified TM Mark indicates a manufacturer's participation in the program. For verification of certification for individual products, go to www.ahridirectory.org.



Model Number	Size (tons)	Nominal BTU/hr	Min. Circuit Ampacity	Max. Fuse or Breaker	Operating Dimensions height x width x depth in. (mm)	Ship / Operating Weight lbs. (kg)
N4A330GHC	2-1/2	30,000	11.2	20	28-11/16 x 23-1/8 x 23-1/8 (729 x 587 x 587)	136 / 111(62 / 50)
N4A336GHB	3	36,000	14.5	20	31-13/16 x 25-3/4 x 25-3/4 (808 x 654 x 654)	170 / 141(77 / 64)
N4A336GLB			7.7	15		
N4A336GSB			5.3	15		
N4A342GHA	3-1/2	42,000	18.0	30	32-5/16 x 31-3/16 x 31-3/16 (821 x 792 x 792)	218 / 190(99 / 86)
N4A342GLA			8.1	15		
N4A348GHB			17.8	30		
N4A348GLB	4	48,000	8.3	15	35-3/4 x 31-3/16 x 31-3/16 (908 x 792 x 792)	224 / 186(102 / 84)
N4A348GSB			6.0	15		
N4A360GHC			21.4	30		
N4A360GLC	5	60,000	10.5	15	28-15/16 x 31-3/16 x 31-3/16 (735 x 792 x 792)	230 / 198(104 / 90)
N4A360GSC			7.6	15		

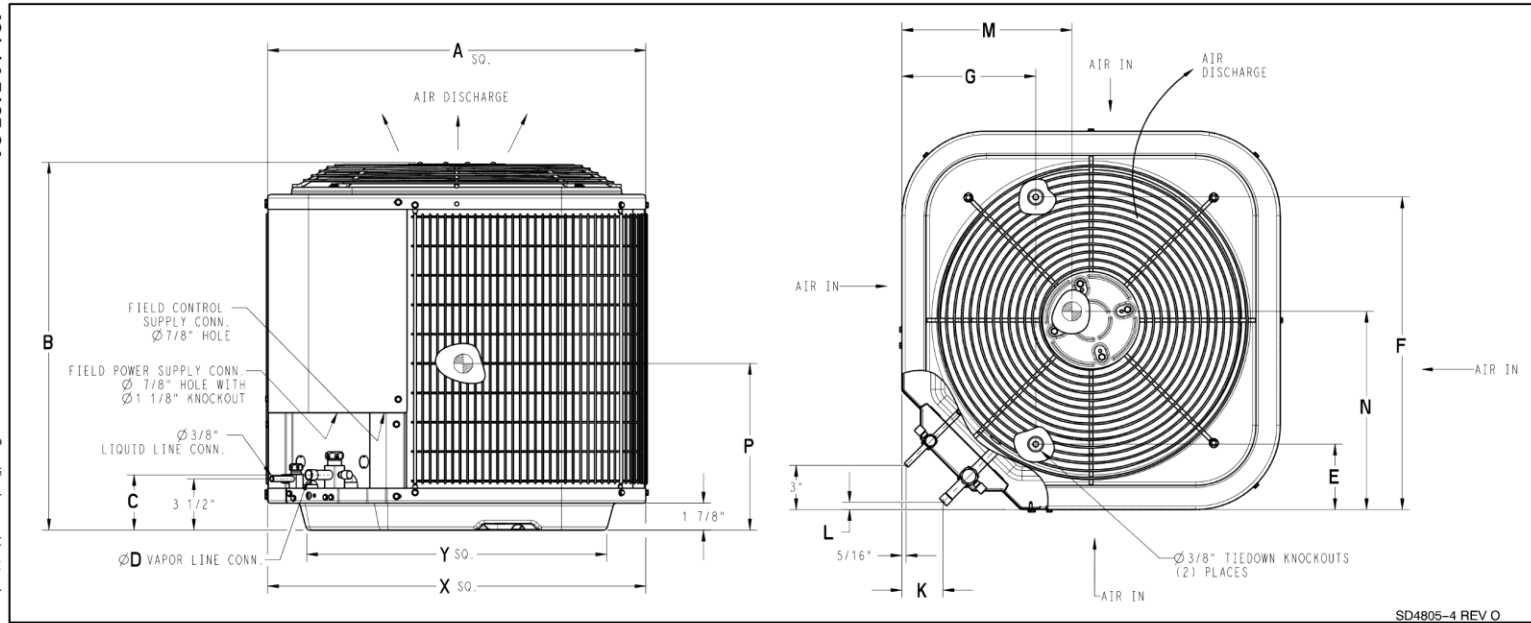
Specifications subject to change without notice.

421 14 5105 04 1/25/16



421 14 5105 04

Specifications subject to change without notice.



1. Allow 24" clearance to service side of unit, 48" above unit, 6" on one side, 12" on remaining sides.
2. Maintain a distance of 24" between units or 18" if no overhang within 12'.
3. Minimum outdoor operating ambient in cooling mode is 55°F, max 125°F.
4. Center of Gravity ⊕

Model	Dimensions Inches (English)												Minimum Ground Mounting Pad Size X	Minimum Rooftop Mounting Pad Size Y	Shipping Dimensions L x W x H
	A	B	C	D	E	F	G	K	L	M	N	P			
N4A330G†C	23-1/8	28-11/16	3-3/4	3/4	4-7/16	18-1/16	7-13/16	2-13/16	1/2	16-1/2	15	14	23-1/8 x 23-1/8	17-3/4 x 17-3/4	25-1/4 x 25-1/4 x 33-1/4
N4A336G†B	25-3/4	31-13/16	3-7/8	7/8	6-9/16	21-1/4	9-1/8	2-15/16	5/8	14-1/4	10-1/2	16	25-3/4 x 25-3/4	20-7/16 x 20-7/16	27-7/8 x 27-7/8 x 36-5/8
N4A342G†A	31-3/16	32-5/16	3-7/8	7/8	6-9/16	24-11/16	9-1/8	2-15/16	5/8	15-3/4	16-1/4	13-3/4	31-3/16 x 31-3/16	31-1/2 x 31-1/2	33-3/8 x 33-3/8 x 36-5/8
N4A348G†B	31-3/16	35-3/4	3-7/8	7/8	6-9/16	24-11/16	9-1/8	2-15/16	5/8	14-1/8	15-3/8	11-3/4	31-3/16 x 31-3/16	31-1/2 x 31-1/2	33-3/8 x 33-3/8 x 40
N4A360G†C	31-3/16	28-15/16	3-7/8	7/8	6-9/16	24-11/16	9-1/8	2-15/16	5/8	16	15-1/2	12-3/4	31-3/16 x 31-3/16	31-1/2 x 31-1/2	33-3/8 x 33-3/8 x 33-1/4

† H = 208/230, 3-phase, L = 460 Volt, 3-phase, S = 575 Volt, 3-phase

3

PRODUCT SPECIFICATIONS

Split System Air Conditioner: N4A3



PHYSICAL DATA (3-phase)					
Model Size	30	36	42	48	60
Nominal Cooling Capacity (BTU/hr)	30,000	36,000	42,000	48,000	60,000
Nominal SEER	13.0	13.0	13.0	13.0	13.0
Sound Rating (dBA) **	74	75	78	80	79
PSC Fan Motor HP	1/10	1/4	1/5	1/4	1/4
Fan RPM (single speed)	1100	1100	1100	1100	1100
Fan CFM	2218	2954	3167	3365	3365
Coil Face Area ft ² (m ²)	9.80 (0.91)	13.13 (1.22)	17.25 (1.60)	19.40 (1.80)	15.09 (1.40)
Coil Rows – fins per inch	1 – 25	1 – 25	1 – 25	1 – 25	2 – 20
Liquid Line Connection Size in. (mm)	3/8 (10)	3/8 (10)	3/8 (10)	3/8 (10)	3/8 (10)
Vapor Line Connection Size in. (mm)	3/4 (19)	7/8 (22)	7/8 (22)	7/8 (22)	7/8 (22)
Rated Line Set Liquid Tube Diameter in. (mm)	3/8 (10) *	3/8 (10) *	3/8 (10) *	3/8 (10) *	3/8 (10) *
Rated Line Set Vapor Tube Diameter in. (mm)	3/4 (19) *	7/8 (22) *	7/8 (22) *	7/8 (22) *	1-1/8 (29)*
Factory Charge, R-410A lbs. (kg)	4.10 (1.86)	5.34 (2.42)	5.84 (2.65)	7.00(3.18)	8.00 (3.63)
Required Subcooling °F (°C)	10 (6)	14 (8)	10 (6)	15 (8)	10 (6)

* Units are rated with 25 ft (7.6 m) of lineset length. See Vapor Line Sizing and Cooling Capacity Loss table when using other sizes and lengths of lineset. **Note:** See unit Installation Instruction for proper installation.

ELECTRICAL DATA (208/230, 460, 575-3-60)												
Model Size	30GH	36GH	36GL	36GS	42GH	42GL	48GH	48GL	48GS	60GH	60GL	60GS
Supply Voltage, 3-phase 60 Hz.	208/230	208/230	460	575	208/230	460	208/230	460	575	208/230	460	575
Acceptable Voltage Range, min-max	197-253	197-253	414-506	518-632	197-253	414-506	197-253	414-506	518-632	197-253	414-506	518-632
Minimum Circuit Ampacity MCA (amps)	11.2	14.5	7.7	5.3	18.0	8.1	17.8	8.3	6.0	21.4	10.5	7.6
Maximum OverCurrent Protective device MOCP (amps)	20	20	15	15	30	15	30	15	15	30	15	15
Compressor RLA (Rated Load Amps) LRA (Locked Rotor Amps)	8.3 58.0	10.5 71.0	5.6 38.0	3.8 36.5	13.5 88.0	6.0 44.0	13.1 83.1	6.1 41.0	4.4 33.0	16.0 110.0	7.8 52.0	5.7 38.9
Fan Motor FLA (Full Load Amps)	.77	1.4	0.7	0.5	1.1	0.6	1.4	0.7	0.5	1.4	0.7	0.5

**Sound Rating tested in accordance with AHRI Standard 270-2008 (not listed with AHRI).

A-Weighted Sound Power Level - Without Sound Shield								
Model	Standard Rating (dBA)	TYPICAL OCTAVE BAND SPECTRUM (without tone adjustment)						
		125	250	500	1000	2000	4000	8000
330GHC	74	55.0	63.5	68.5	68.5	65.5	61.0	54.0
336GHB/GLB/GSB	75	59.5	63.0	68.5	70.0	65.5	61.5	53.5
342GHA/GLA	78	57.5	65.0	71.0	73.0	70.5	67.5	62.5
348GHB/GLB/GSB	80	58.5	67.5	73.5	75.0	70.5	67.5	64.5
360GHC/GLC/GSC	79	59.5	69.5	72.5	73.5	71.0	68.0	63.5
Note: Tested in accordance with AHRI Standard 270-2008 (not listed in AHRI).								
A-Weighted Sound Power Level - With Sound Shield								
Model	Standard Rating (dBA)	TYPICAL OCTAVE BAND SPECTRUM (without tone adjustment)						
		125	250	500	1000	2000	4000	8000
330GHC	73	55.5	64.0	68.0	67.0	64.0	60.0	52.5
336GHB/GLB/GSB	74	59.5	63.0	68.0	69.5	65.0	60.5	50.5
342GHA/GLA	77	57.5	65.0	70.5	72.0	70.0	67.0	62.0
348GHB/GLB/GSB	79	60.5	67.5	73.5	74.5	71.0	68.0	63.5
360GHC/GLC/GSC	78	60.5	69.5	72.5	73.0	71.0	67.5	61.5
Note: Tested in accordance with AHRI Standard 270-2008 (not listed in AHRI).								





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Model: T-230

Download the Complete Tower Specifications in PDF format

Design and Operating Conditions		Images:
Tower type:	Counter Flow Induces Draft	<u>Foundation Drawings</u>
Water flow rates:	88 gpm	
Hot water temperature:	95° f	
Cold water temperature:	85° f	<u>View Images & Diagrams</u>
Ambient wet bulb temperature:	75° f	
Total fan BHP:	1 hp	
Total pump head:	6 ft	
Drift loss of water flow rates:	0.002%	
Evaporation loss of water flow rates:	0.93%	
Design wind load:	30.7 lb/sq ft	
Structural Details		Materials Keys:
Overall diameter:	62.25 in	FRP Fiberglass Reinforced Plastic
Overall height:	68.38 in	HDGS Hot Dip Galvanized Steel
Dry weight:	253 lbs	AC Aluminum Alloy Cast
Operating weight:	1074 lbs	STS Stainless Steel
Basic Tower Construction Materials		
Tower support frame assembly:	-	
Casing:	FRP	
Casing supporter:	Nylon	
Cold water basin:	FRP	
Filling:	PVC	
Filling support:	PVC	
Fan guard:	PP	
Mechanical equipment support	HDGS	
Air inlet louver:	PVC	
Bolts, nuts and washers:	STS	
Water Distribution System Construction Materials		
Stand pipe:	PVC	
Sprinkler head:	Nylon	

Sprinkler pipe:	PVC
Mechanical Equipment	
Fan unit:	one unit per tower
Type:	Axial Flow
Manufacturer:	CTS
Diameter:	30.25 in
Blade material:	Nylon
Hub material:	Nylon
Nominal air volume:	8100 cfm
Fan Motor	
Number of motors:	one unit per tower
Type:	Induction
Insulation:	E class
Manufacturer:	CTS
Rated HP:	1 hp
Voltage and phase:	220/440-3
Piping Connections	
Primary water inlet diameter:	2.5 in
Primary water outlet diameter:	2.5 in
Auto fill inlet diameter:	0.5 in
Quick fill inlet diameter:	- in
Overflow outlet diameter:	1 in
Drain diameter:	1 in
Nominal water flow:	88 gpm

Tel: (800) 752-1905 / (478) 755-1905
 Fax: (800) 203-4925 / (478) 755-8304

info@coolingtowersystems.com

Cooling Tower Systems, Inc.
 196 Lower Cherry Street
 Macon, GA 31201

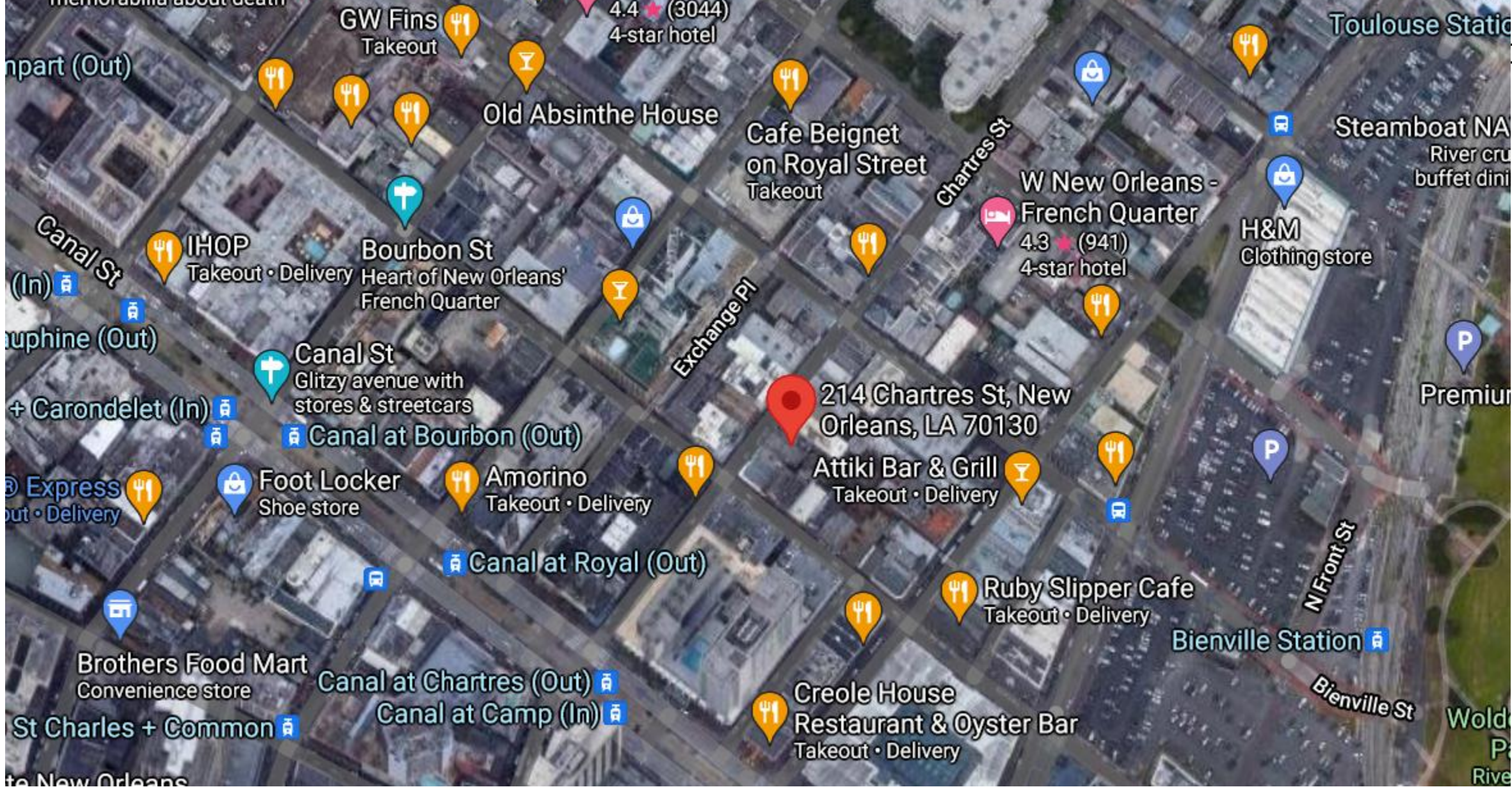
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214 Chartres



214 Chartres

VCC Architectural Committee

January 27, 2026





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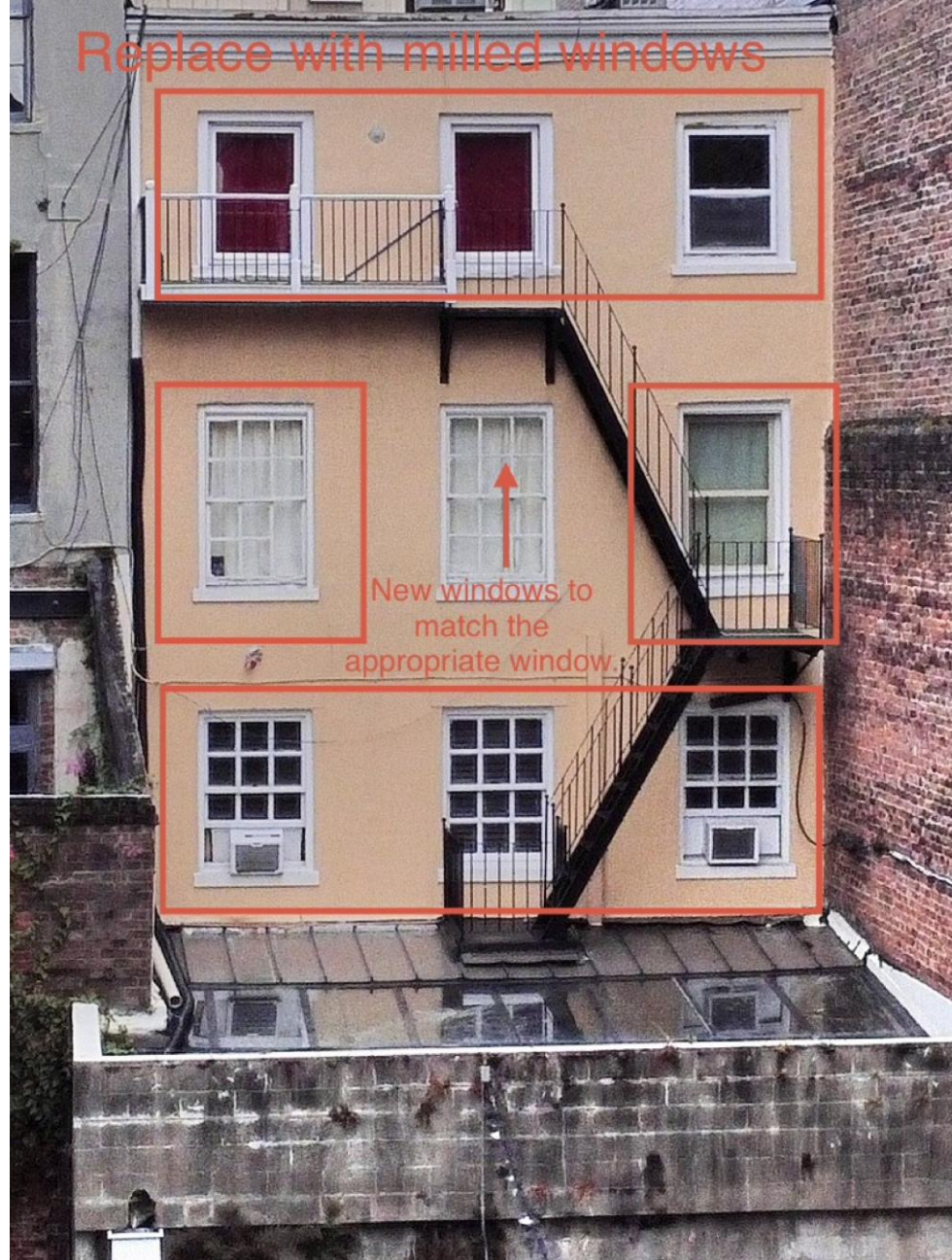


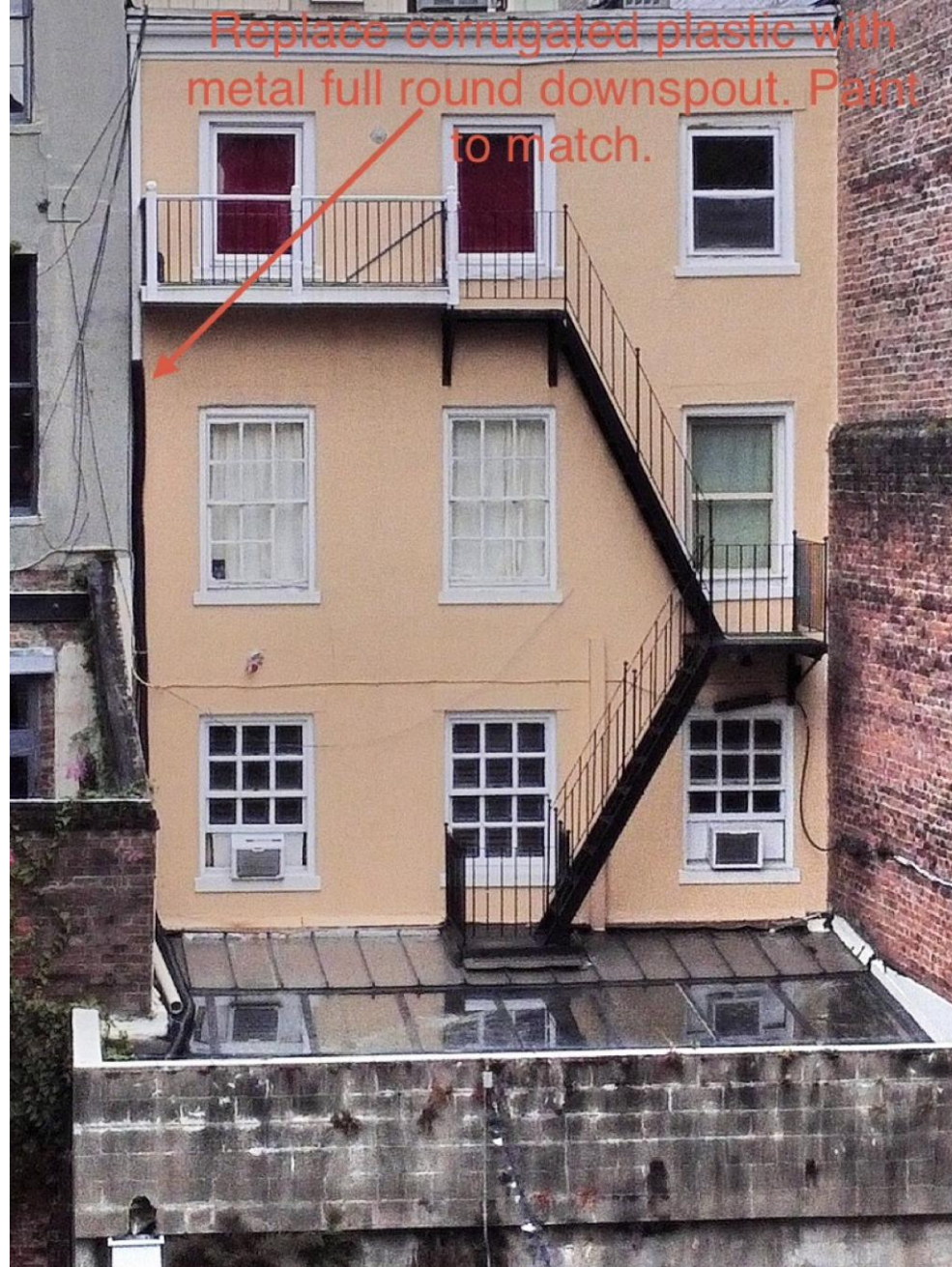
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Replace corrugated plastic with metal full round downspout. Paint to match.

DIMENSIONS

Kwikset®
Halo Select™

273



EXTERIOR



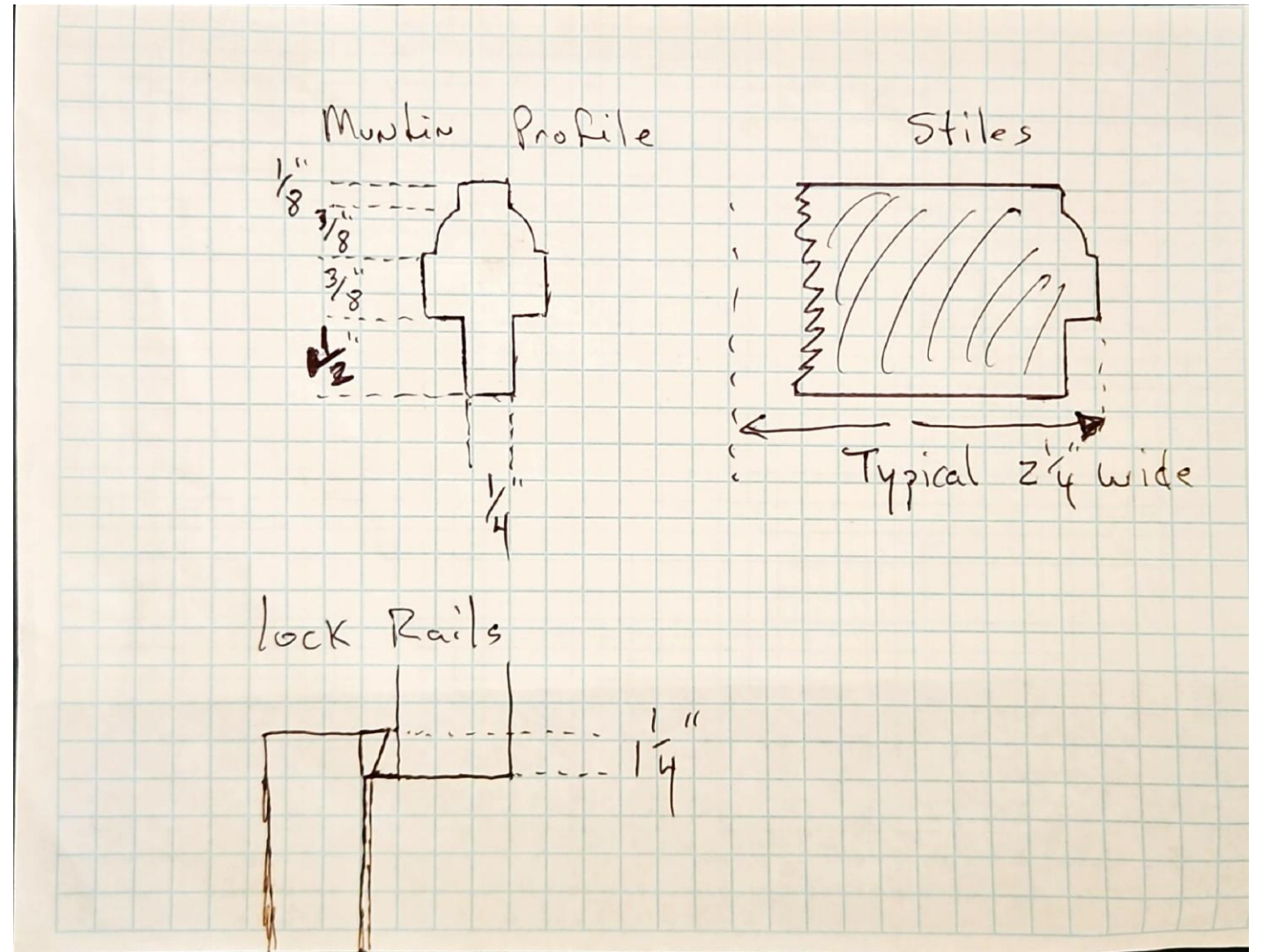
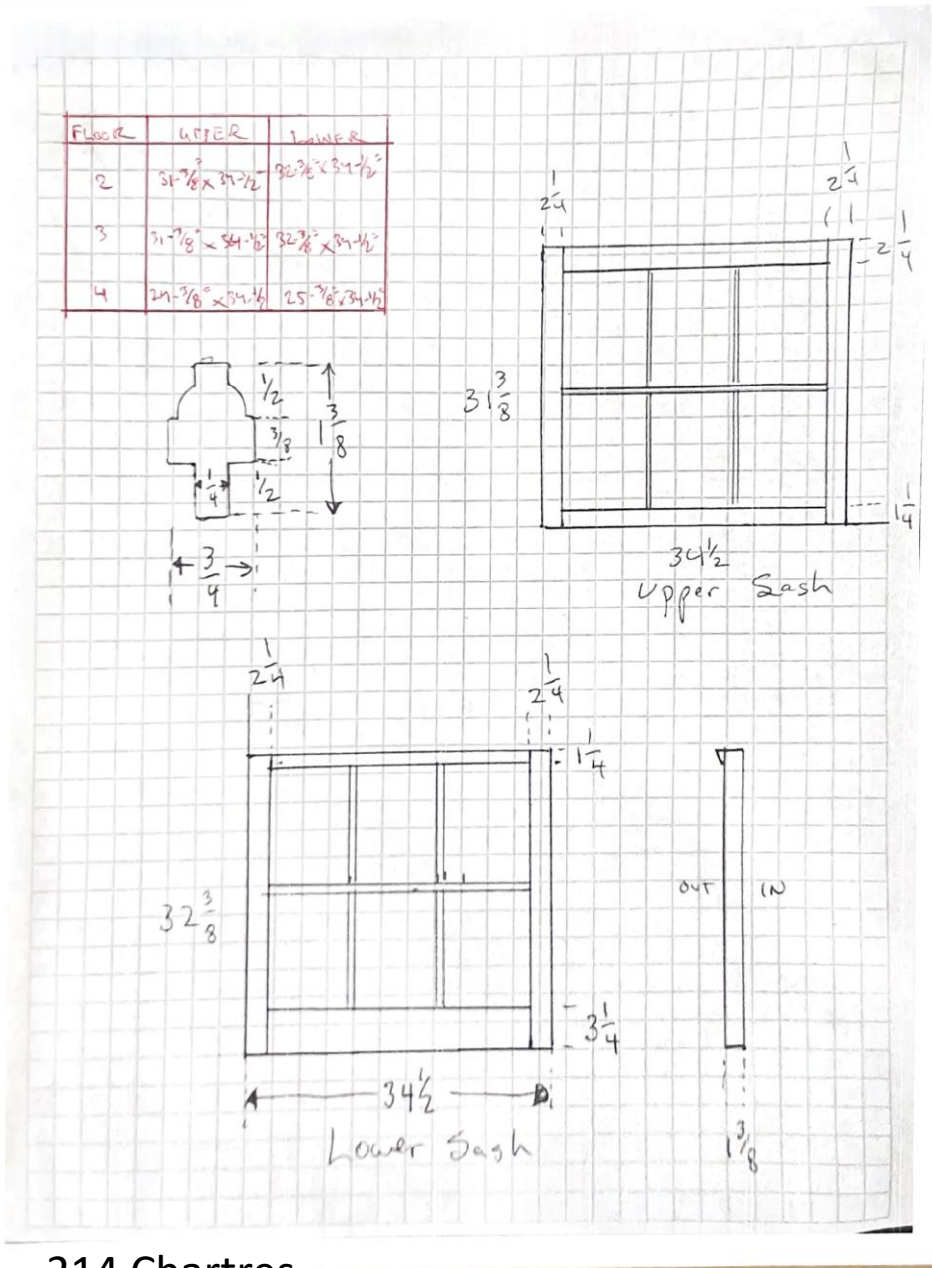
PROFILE



INTERIOR

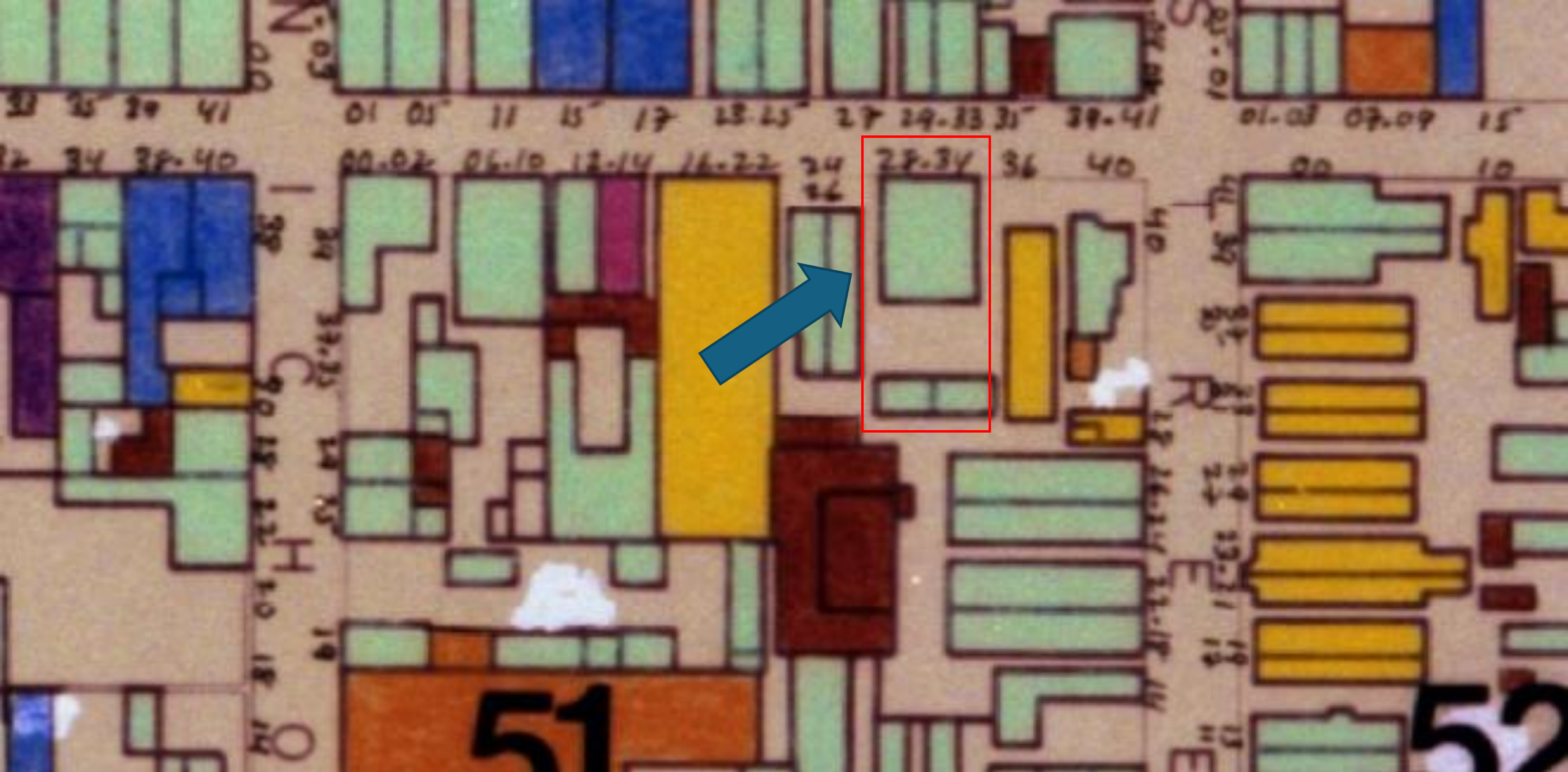


ADJUSTABLE LATCH BACKSET
2 3/8" OR 2 3/4"
FITS ALL STANDARD DOORS
Door Prep: **2 1/8" Diameter Bore Hole**
Door Thickness: **1 3/4" to 2 1/4"**





934 St Louis

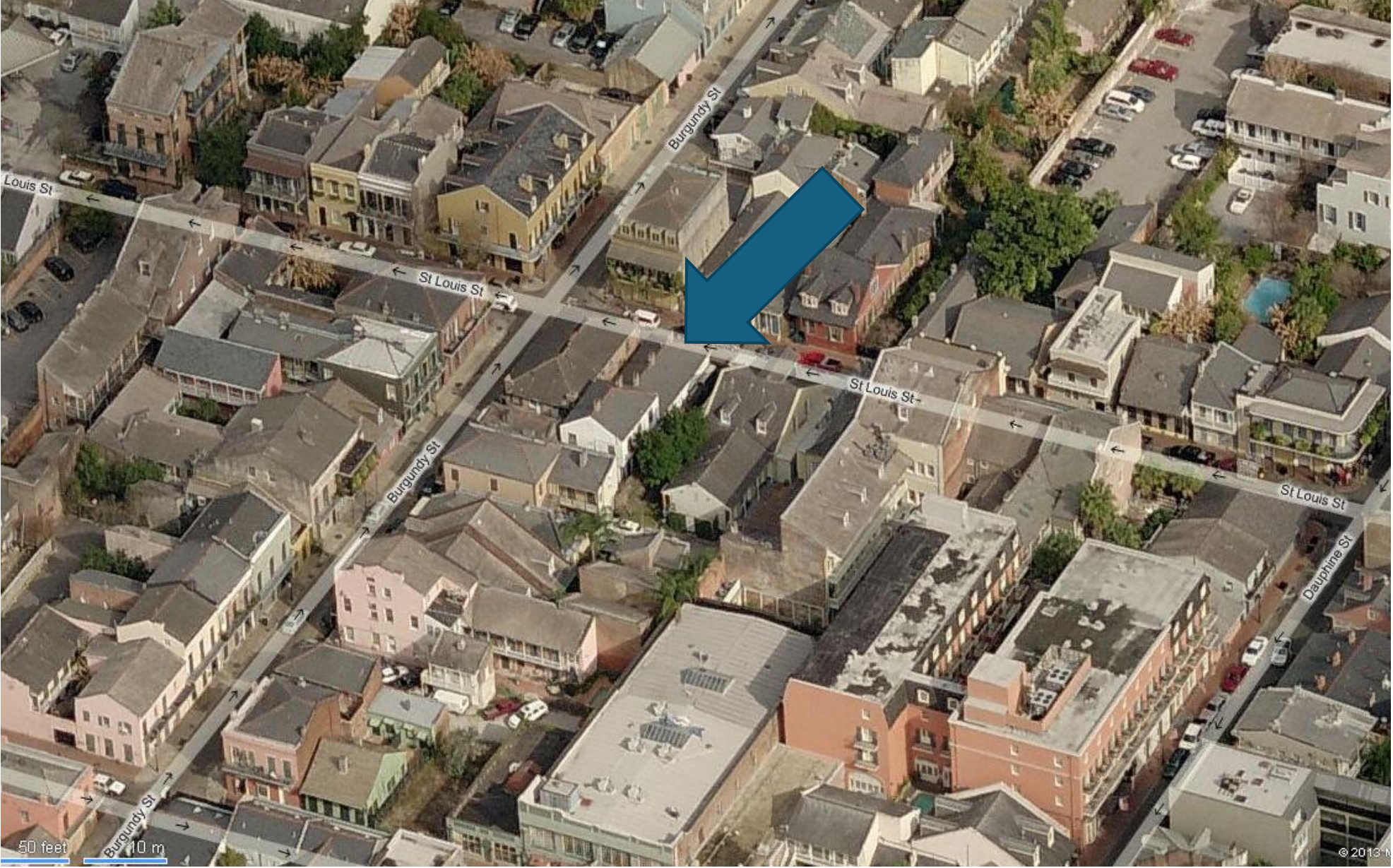


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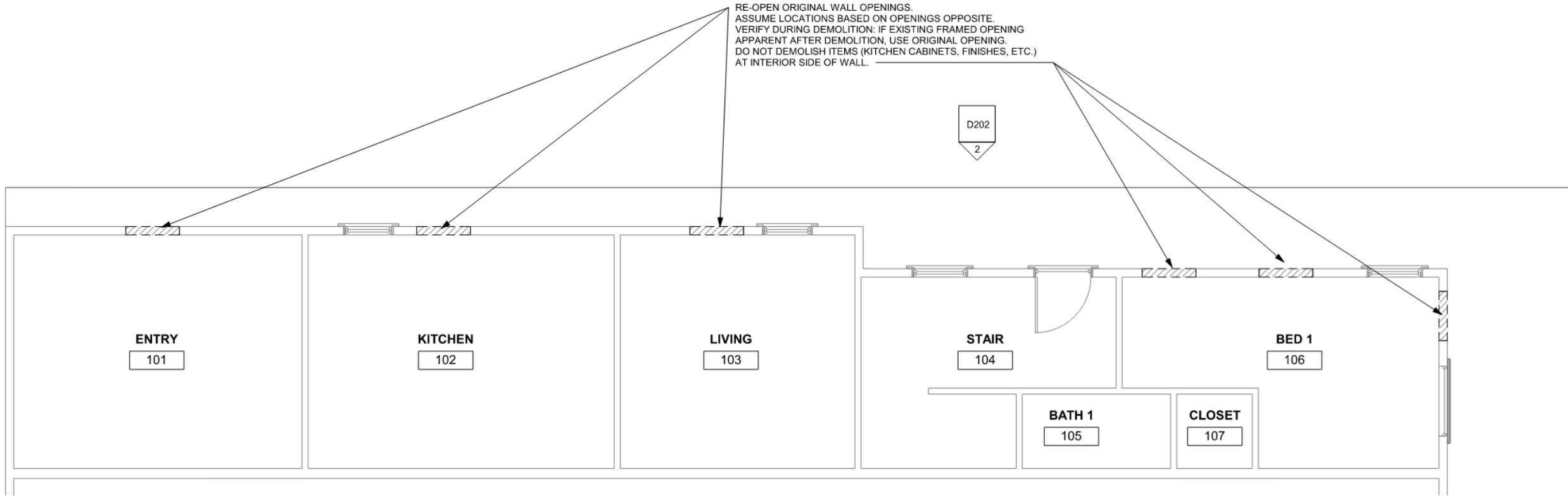
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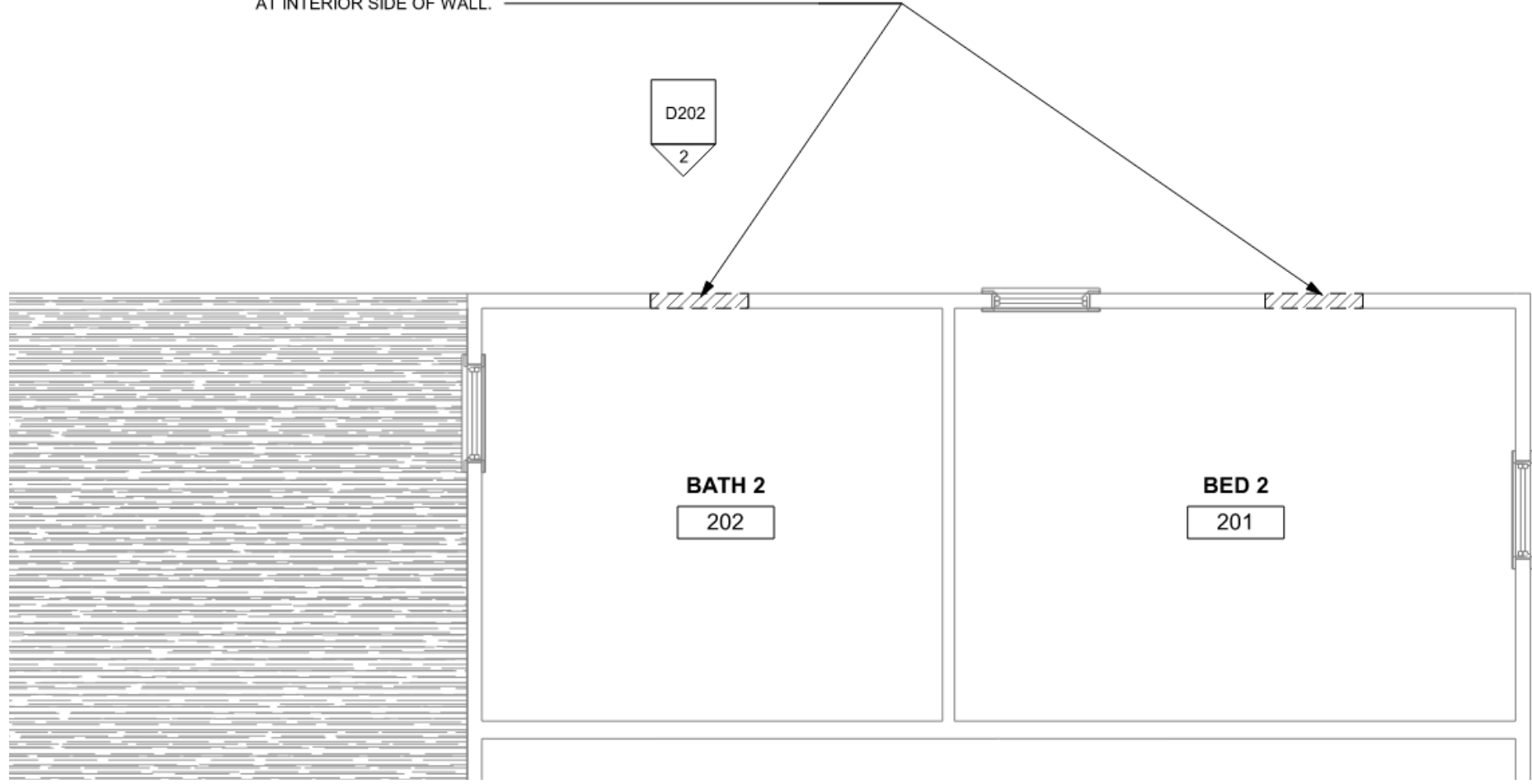
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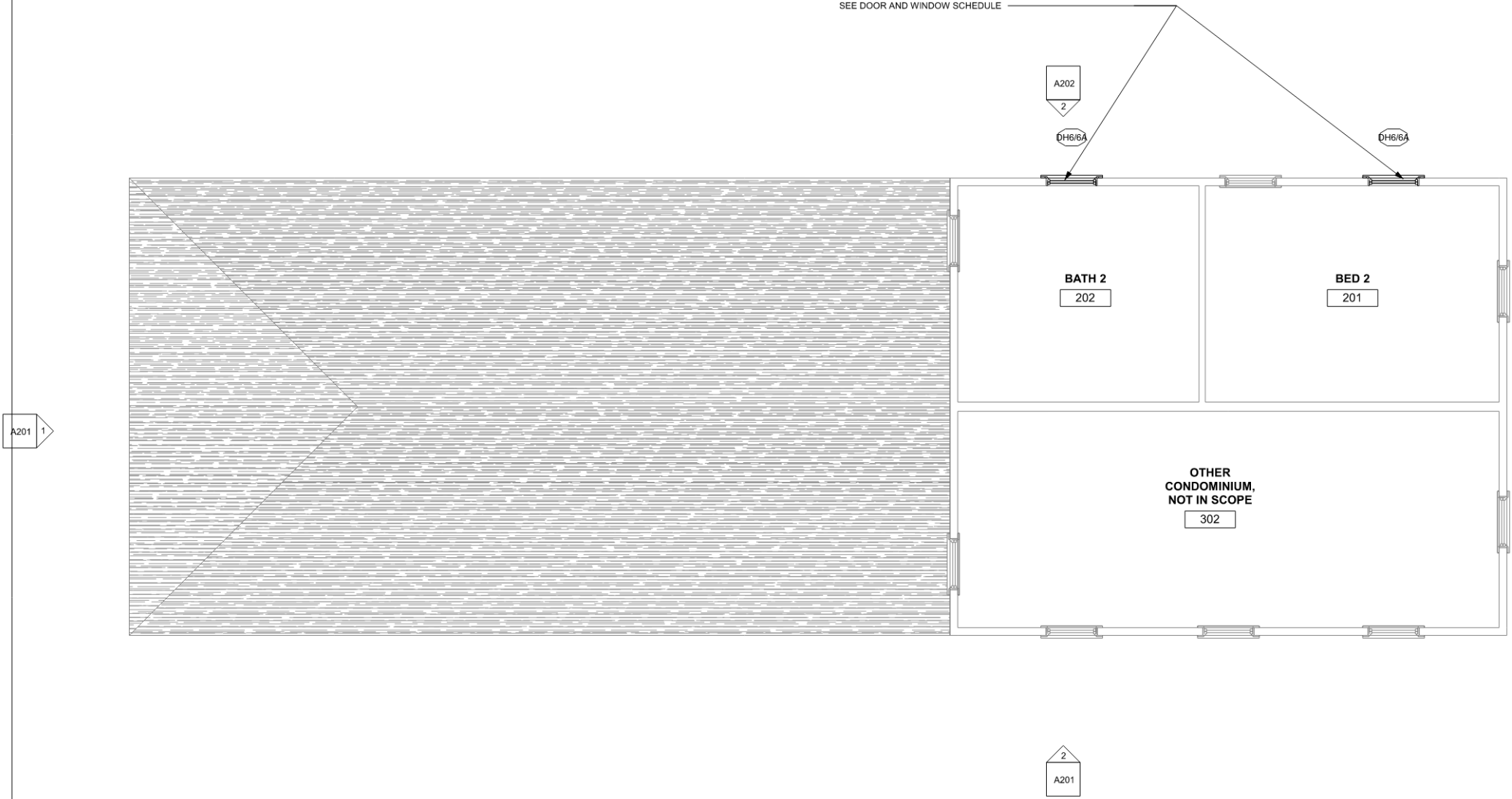




RE-OPEN ORIGINAL WALL OPENINGS.
ASSUME LOCATIONS BASED ON OPENINGS OPPOSITE.
VERIFY DURING DEMOLITION: IF EXISTING FRAMED OPENING
APPARENT AFTER DEMOLITION, USE ORIGINAL OPENING.
DO NOT DEMOLISH ITEMS (KITCHEN CABINETS, FINISHES, ETC.)
AT INTERIOR SIDE OF WALL.



RE-OPEN ORIGINAL WALL OPENINGS.
MATCH EXISTING DOOR, WINDOW, AND TRIM DETAILING ON
OPPOSITE SIDE OF BUILDING.
SEE DOOR AND WINDOW SCHEDULE



1 CONSTRUCTION PLAN - SECOND FLOOR
1/4" = 1'-0"

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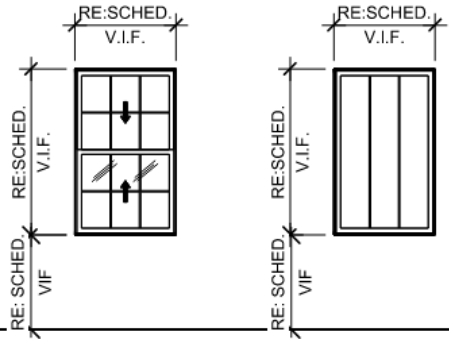


GENERAL NOTES: WINDOW SCHEDULE

1. CONTRACTOR SHALL PROVIDE OWNER WITH WINDOW, CASING, & TRIM SPECIFICATIONS FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
2. ALL HARDWARE TO BE SELECTED BY OWNER UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
3. NEW WINDOWS SHALL BE RECESSED MOUNTED WITH DRIP CAP & ALL REQ. FLASHING INSTALLED PER MANUFACTURER'S SPECIFICATIONS (TYP.) AND CLEAR GLAZING WITHOUT TINT OR TEXTURE.
4. PER IRC SECTION 301.2.1.2 PROTECTION OF OPENINGS, CONTRACTOR SHALL PROVIDE 1/2" THICK PRECUT WOOD STRUCTURAL PANELS FOR EACH WINDOW COVERING THE EXTERIOR CASING, PROVIDE PREDRILLED ANCHORS FOR FUTURE MOUNTING.
5. NO SCREENS PERMITTED.
6. ALL WINDOW CASING SHALL BE PRIMED & PAINTED 1X WOOD WITH PROFILE MATCHING EXISTING BUILDING STANDARD APPROVED BY OWNER PRIOR TO INSTALL. FOR INSTANCES WHERE JAMB CASING MUST BE CUT, CUT ONLY THAT PIECE AND LEAVING HEADER FULL SIZE.

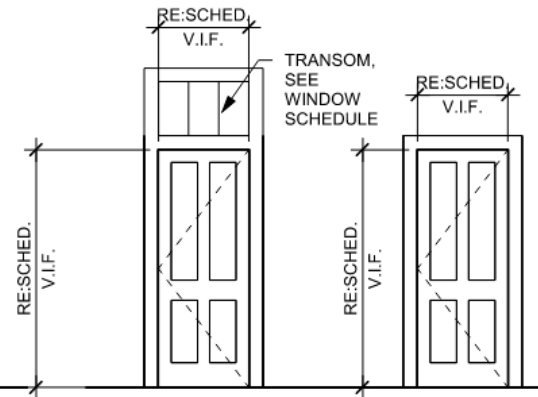
GENERAL NOTES: DOOR SCHEDULE

1. CONTRACTOR SHALL PROVIDE OWNER WITH ALL DOOR, CASING, & TRIM SPECIFICATIONS FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
2. IF EXTERIOR DOORS ARE MILLED LOCALLY, CONTRACTOR SHALL COORDINATE WITH OWNER PRIOR TO PURCHASE AND INSTALLATION. MANUFACTURER SHALL PROVIDE WEATHER-STRIPPING V.I.F.
3. ALL NEW EXTERIOR LITES SHALL BE TEMPERED, CLEAR GLAZING WITHOUT TINT OR TEXTURE.
4. ALL DOOR CASINGS SHALL BE PRIMED & PAINTED 1X WOOD WITH PROFILE MATCHING EXISTING BUILDING STANDARD APPROVED BY OWNER PRIOR TO INSTALL. WHERE JAMB CASING MUST BE CUT, CUT ONLY THAT PIECE AND LEAVING HEADER FULL SIZE.
5. ALL HARDWARE TO BE SELECTED BY OWNER UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO VERIFY PROPOSED DOOR MATCHES EXISTING BUILDING STANDARD APPROVED BY OWNER PRIOR TO INSTALL.



WINDOW
DOUBLE HUNG
6 OVER 6 WINDOW
(MATCH EXISTING)

WINDOW
FIXED, 3 LITE
TRANSOM ABOVE
DOORS
(MATCH EXISTING)



DOOR TYPE '4
PANEL
TRANSOM'

(EXTERIOR)
FOUR PANEL
SWING DOOR

DOOR TYPE '4
PANEL'

(EXTERIOR)
FOUR PANEL
SWING DOOR