



Vieux Carré Commission Meeting

Wednesday,
August 1, 2018



Chairman's Report



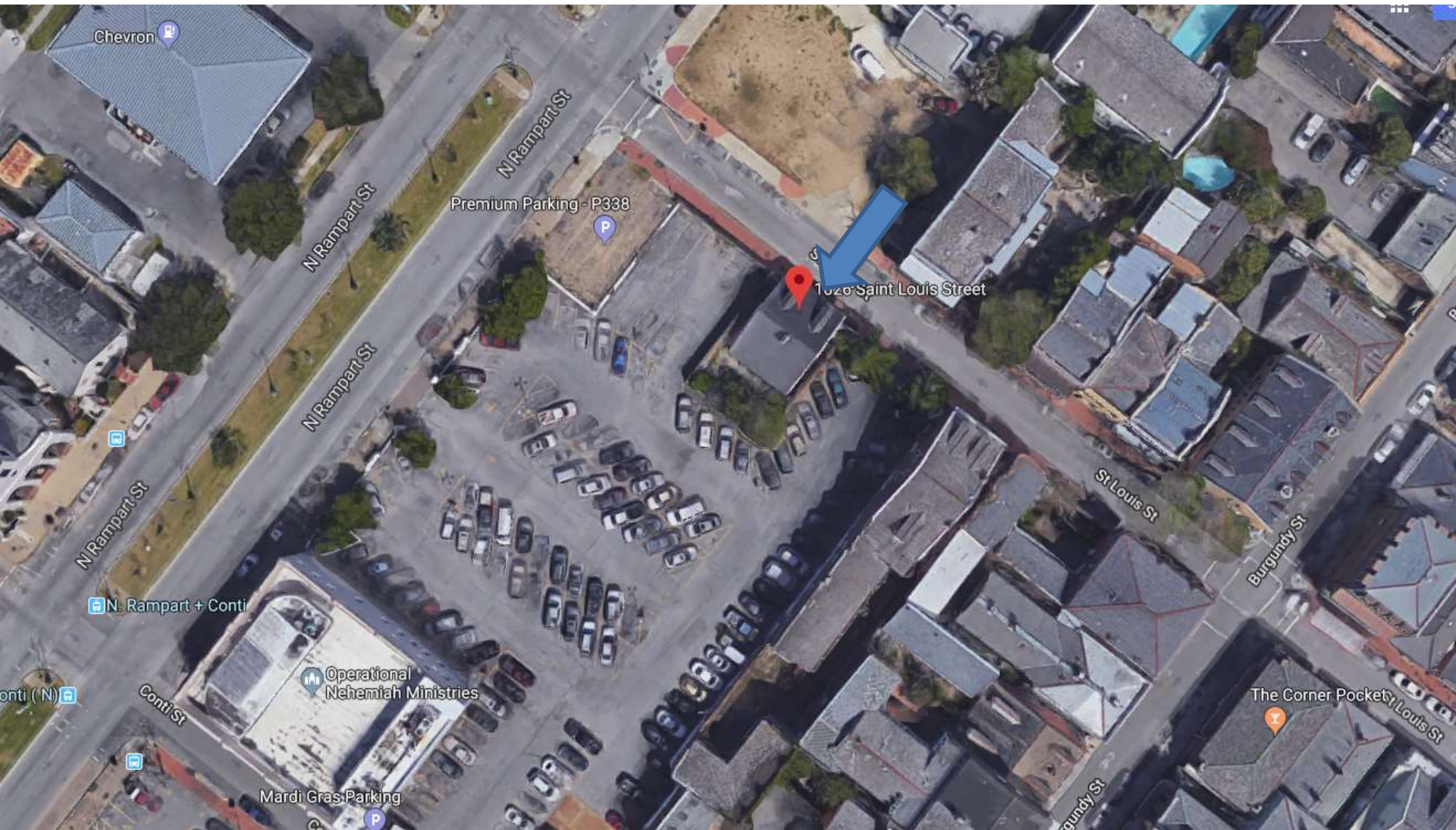
Director's Report



Change of Use



1026 St Louis

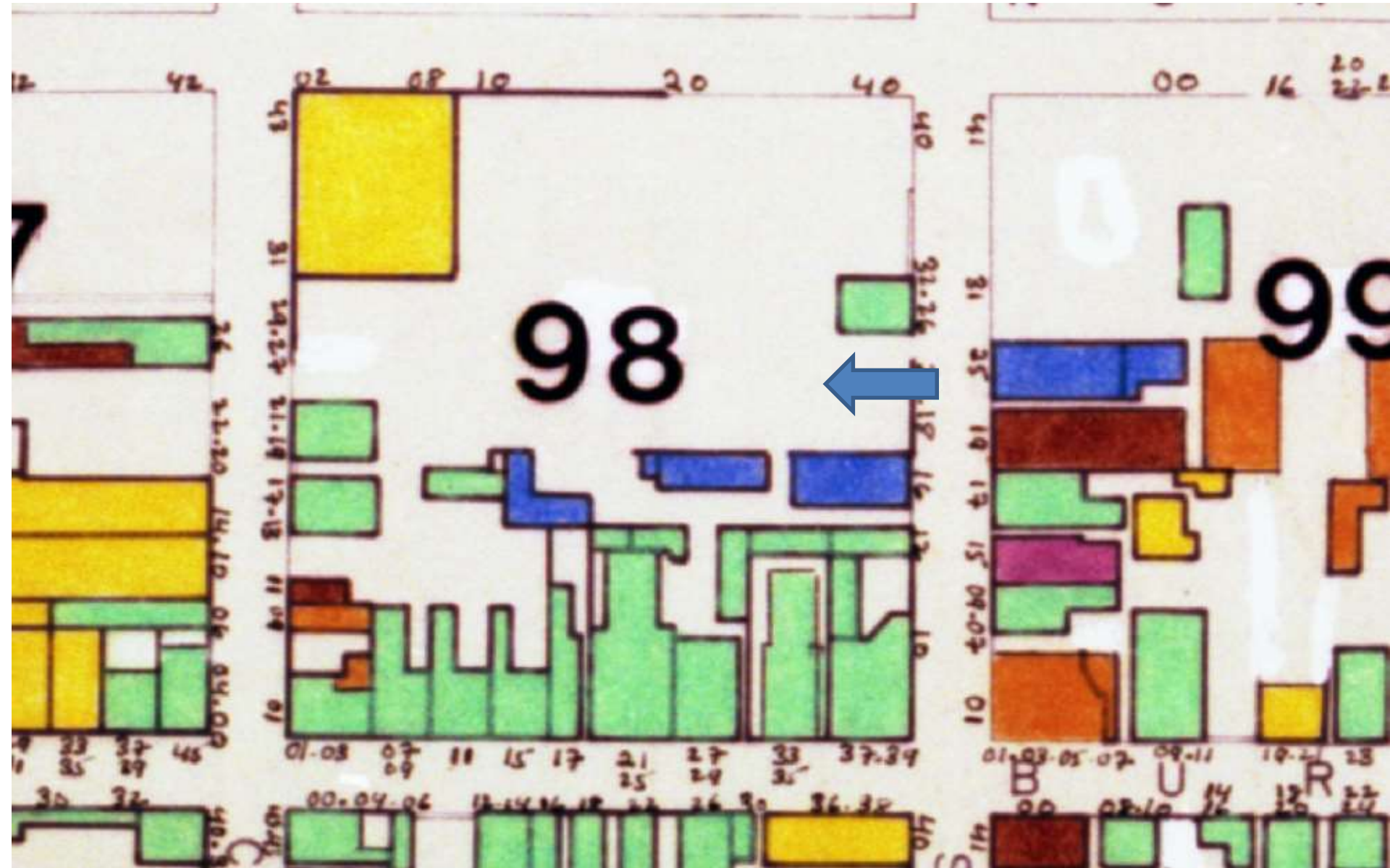


1026 St. Louis

Vieux Carré Commission

August 1st, 2018







1026 St. Louis – ca. 1940

Vieux Carré Commission

August 1st, 2018





1026 St. Louis

Vieux Carré Commission

August 1st, 2018





1026 St. Louis

Vieux Carré Commission

August 1st, 2018





1026 St. Louis – From N. Rampart





1026 St. Louis – Rear from Parking Lot

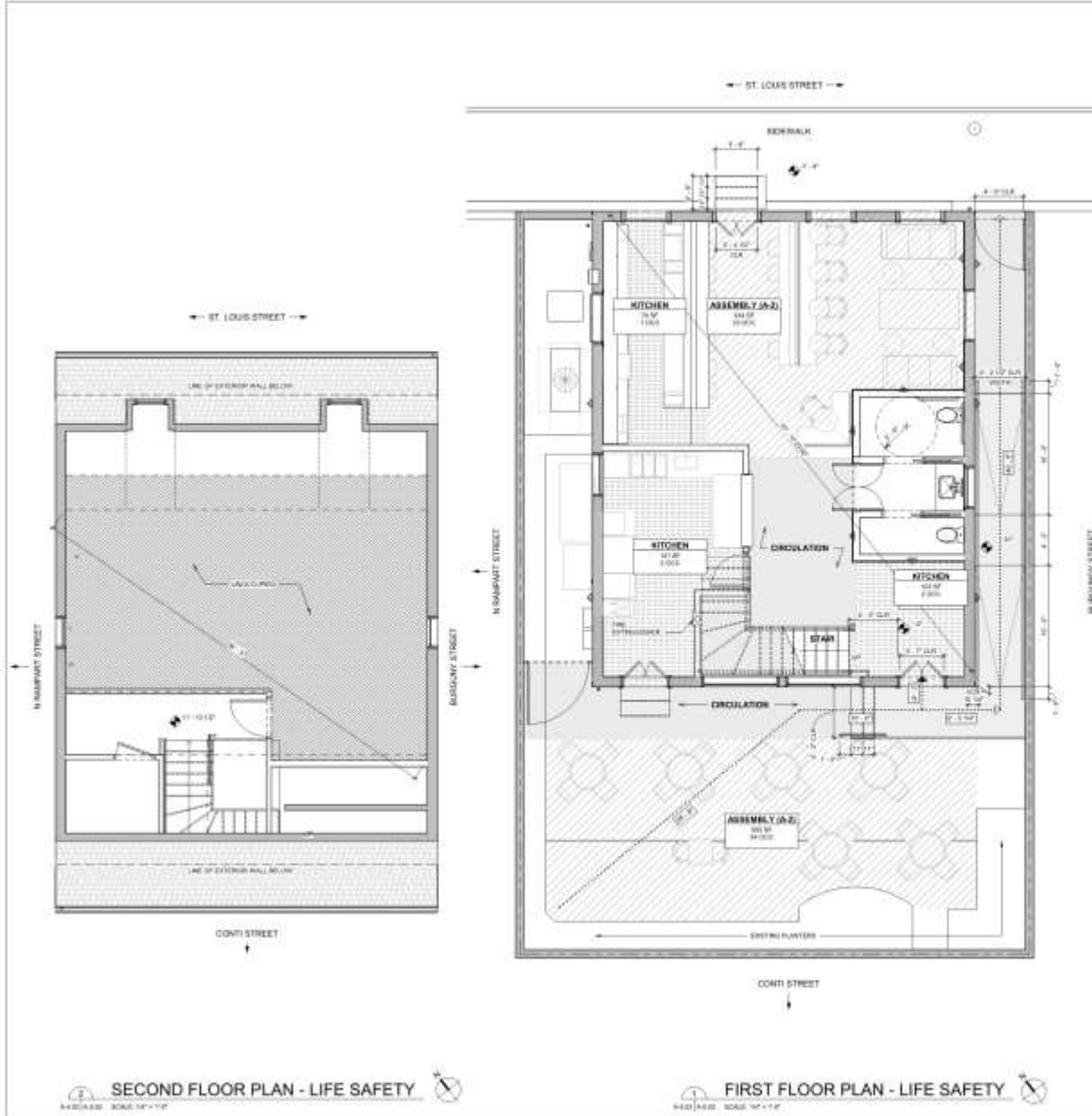


1026 St. Louis – Rear from Parking Lot

Vieux Carré Commission

August 1st, 2018





CODE ANALYSIS

CONSTRUCTION TYPE: IBC SECTION 602 / NFPA 205

REGULATORY CODES (NOT LIMITED TO THE FOLLOWING)

- IFPA 2011 LIFE SAFETY CODE 2011
- INTERNATIONAL BUILDING CODE 2015
- INTERNATIONAL FIRE AND ALARMING CODE 2015
- INTERNATIONAL MECHANICAL CODE 2015
- INTERNATIONAL PLUMBING CODE 2015
- INTERNATIONAL ELECTRICAL CODE 2015
- INTERNATIONAL SCHEDULING CODE 2015
- INTERNATIONAL WINDBOURNE ACT 2015
- INTERNATIONAL MECHANICAL CODE 2015

ALLOWABLE HEIGHT & AREA

BUILDING TYPE: 100

ALLOWABLE: 20'-0" 2 STORIES
 EXISTING: 20'-0" 2 STORIES

AREA PER OCCUPANT

ALLOWABLE: 4.70 SF PER FLOOR
 EXISTING: 4.70 SF

LIFE SAFETY - OCCUPANCY CLASSIFICATION, NFPA		LIFE SAFETY - AREA & OCCUPANCY	
OCCUPANCY TYPE	AREA PER OCCUPANT	CLASSIFICATION	AREA
FIRST FLOOR PLAN			
ASSEMBLY	112 SF	ASSEMBLY	112 SF
CIRCULATION	112 SF	CIRCULATION	112 SF
KITCHEN	112 SF	KITCHEN	112 SF
OFFICE	112 SF	OFFICE	112 SF
STAFF	112 SF	STAFF	112 SF
TOTAL	112 SF	TOTAL	112 SF

OCCUPANCY CLASSIFICATION

IBC SECTION 101: 101.04 (1) 101.04.1 (1) 101.04.1 (1)

IBC: PROPOSED LEAS

EXISTING: 100 OCCUPANCY

PROPOSED: 100 OCCUPANCY

MEANS OF EGRESS REQUIREMENTS AND SIZING

MINIMUM CLEARANCE HEIGHT

IBC SECTION 103: 103.10 (1) 103.10.1 (1) 103.10.1 (1)

Occupancy: 100 (100) 100 (100) 100 (100)

Clearance: 7'-0" (7'-0") 7'-0" (7'-0") 7'-0" (7'-0")

Minimum Clearance: 7'-0" (7'-0") 7'-0" (7'-0") 7'-0" (7'-0")

MINIMUM DOOR WIDTH

IBC SECTION 103: 103.10 (1) 103.10.1 (1) 103.10.1 (1)

Clearance: 3'-0" (3'-0") 3'-0" (3'-0") 3'-0" (3'-0")

Minimum Door Width: 3'-0" (3'-0") 3'-0" (3'-0") 3'-0" (3'-0")

MINIMUM RAMP WIDTH

IBC SECTION 103: 103.10 (1) 103.10.1 (1) 103.10.1 (1)

Clearance: 3'-0" (3'-0") 3'-0" (3'-0") 3'-0" (3'-0")

Minimum Ramp Width: 3'-0" (3'-0") 3'-0" (3'-0") 3'-0" (3'-0")

COMMON PATH OF EGRESS TRAVEL DISTANCE OR EGRESS INDEX

IBC SECTION 103: 103.10 (1) 103.10.1 (1) 103.10.1 (1)

Assembly Occupancy: 100

FIRE SEPARATION DISTANCE

IBC SECTION 103: 103.10 (1) 103.10.1 (1) 103.10.1 (1)

1 Required: 10' (10') 10' (10') 10' (10')

BUILDING ELEMENT REQUIREMENTS

FIRE RESISTANCE FOR BUILDING ELEMENTS

IBC TABLE 601: 601.5 (1) 601.5 (1) 601.5 (1)

PRIMARY STRUCTURAL FRAME	1-2 (1-2) (1-2) (1-2)	1-2 (1-2) (1-2) (1-2)
EXTERIOR BEARING WALL	1-2 (1-2) (1-2) (1-2)	1-2 (1-2) (1-2) (1-2)
EXTERIOR NON-BEARING WALL	1-2 (1-2) (1-2) (1-2)	1-2 (1-2) (1-2) (1-2)
EXTERIOR WITH BEARING WALLS	1-2 (1-2) (1-2) (1-2)	1-2 (1-2) (1-2) (1-2)
EXTERIOR NON-BEARING WALLS	1-2 (1-2) (1-2) (1-2)	1-2 (1-2) (1-2) (1-2)
FLOOR CONSTRUCTION	1-2 (1-2) (1-2) (1-2)	1-2 (1-2) (1-2) (1-2)
ROOF CONSTRUCTION	1-2 (1-2) (1-2) (1-2)	1-2 (1-2) (1-2) (1-2)

FIRE RESISTANCE EXTERIOR WALLS BASED ON DISTANCE

IBC TABLE 602: 602.5 (1) 602.5 (1) 602.5 (1)

LESS THAN 4'-0"	4'-0" (4'-0") (4'-0") (4'-0")
1-2 (1-2) (1-2) (1-2)	1-2 (1-2) (1-2) (1-2)
1-2 (1-2) (1-2) (1-2)	1-2 (1-2) (1-2) (1-2)
GREATER THAN 4'-0" <td>GREATER THAN 4'-0"</td>	GREATER THAN 4'-0"

LIFE SAFETY SYMBOL LEGEND

AREA TAG: CLASSIFICATION, AREA, NUMBER OF OCCUPANTS

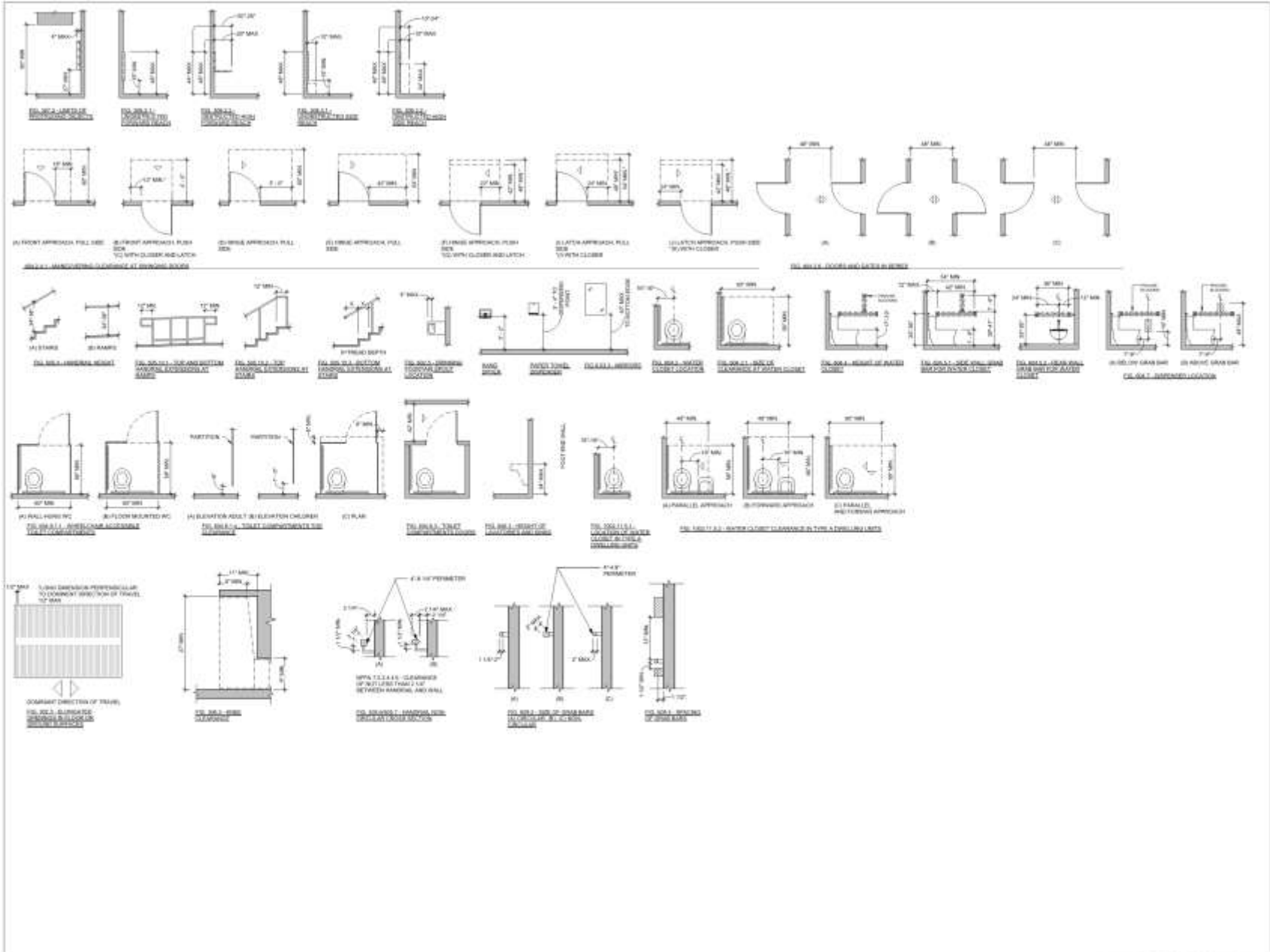
SYMBOLS: OCCUPANCY TYPE, CIRCULATION CORRIDOR, STAIRS, NUMBER OF OCCUPANTS, STAIRS, FIRE EXTINGUISHER, CANNOT BE USED, FIRE EXTINGUISHER

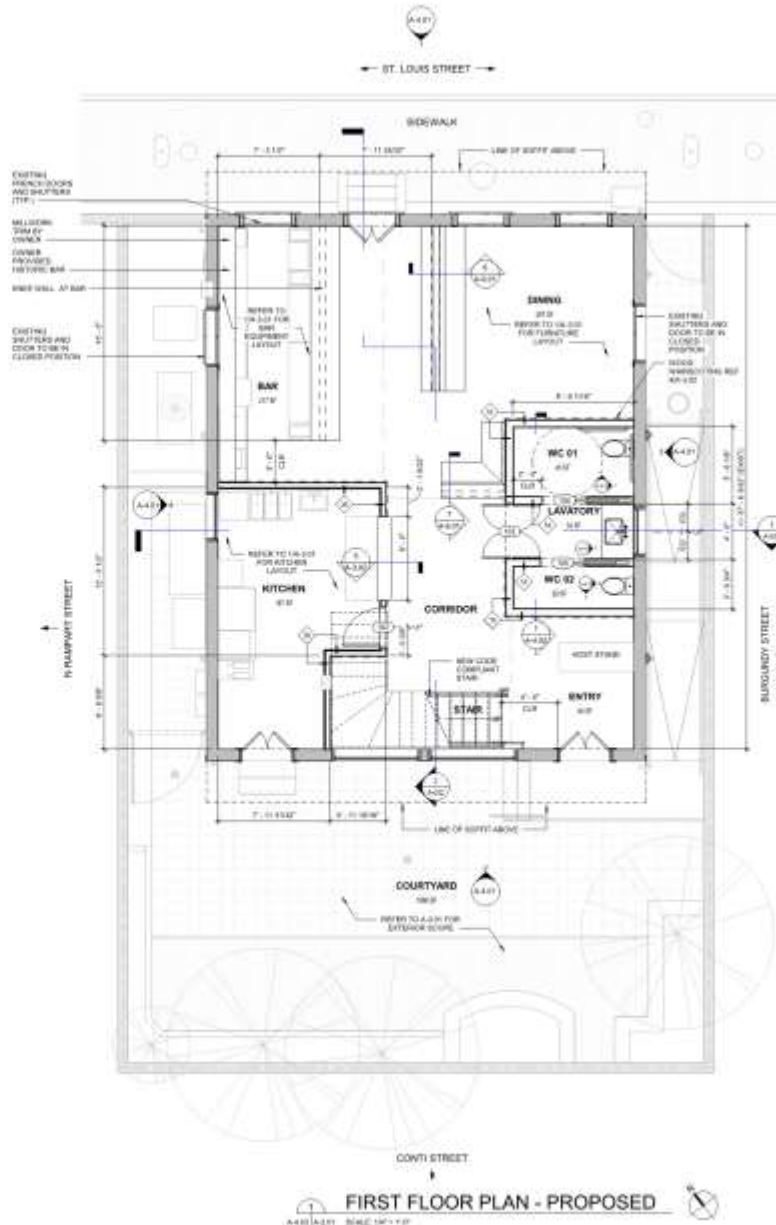
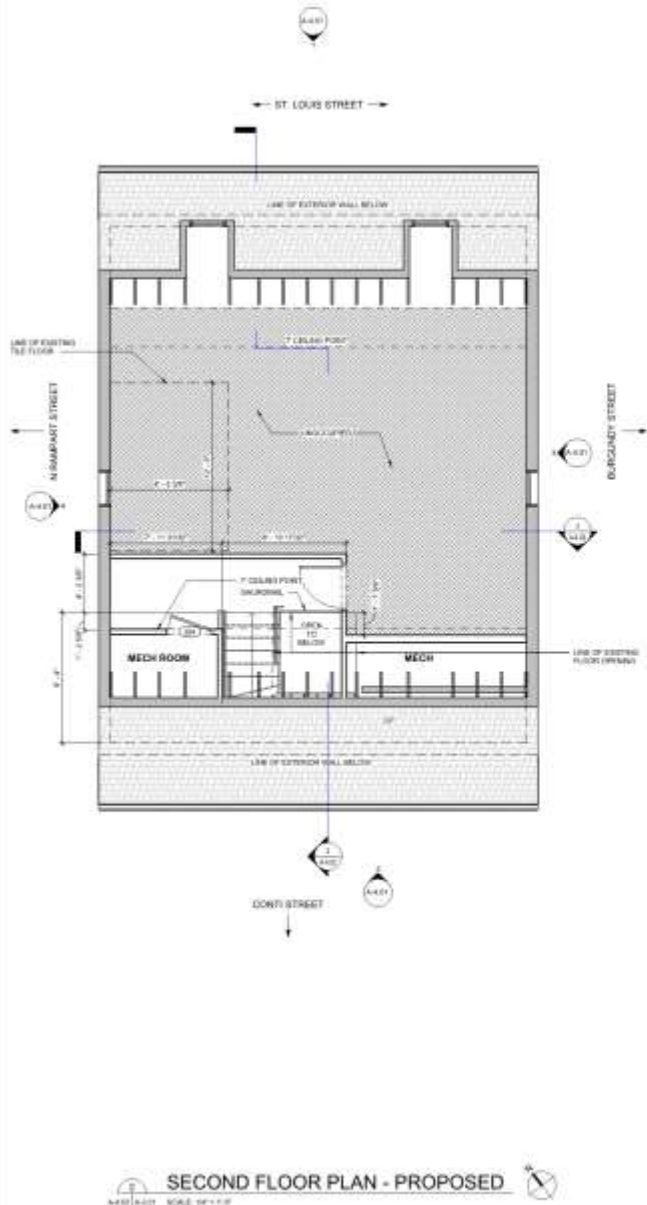
LIFE SAFETY - AREA LEGEND

SYMBOLS: OCCUPANCY, CIRCULATION CORRIDOR, STAIRS, EXISTING CONSTRUCTION, PROPOSED CONSTRUCTION, EXISTING, OCCUPIED

THE ONLY ROOM TO BE COMPLETED ON THE SECOND FLOOR IS THE MECHANICAL ROOM. ALL OTHER CHANGES ARE FUTURE WORK AND ARE NOT PART OF THIS SUBMISSION.







PHASE LEGEND

- EXISTING CONSTRUCTION
- PROPOSED CONSTRUCTION
- UNBUILT
- UNENCLOSED

THE ONLY ROOM TO BE COMPLETED ON THE SECOND FLOOR IS THE MECHANICAL ROOM. ALL OTHER CHANGES ARE FUTURE WORK AND ARE NOT PART OF THIS SUBMISSION.

INTERIOR FINISH LEGEND

FLOOR

- REFINISHED WOOD FLOOR
- BATHROOM FLOOR TILE
- MIN. GYP. TILE

WALL

- PARTED GYP BOARD - ACCENT
- PARTED GYP BOARD - MAIN
- BATHROOM WALL TILE
- WALLPAPER 1 - FLAOUR PAPER CUSTOM
- WALLPAPER 2 - CUSTOM PAPER
- KITCHEN WALL TILE
- TRP WALL PANELS

BASE

- EXISTING BASE TO REMAIN
- FLOOR FINISHING AND BASE
- NEW FLOOR BASE TO MATCH EXISTING

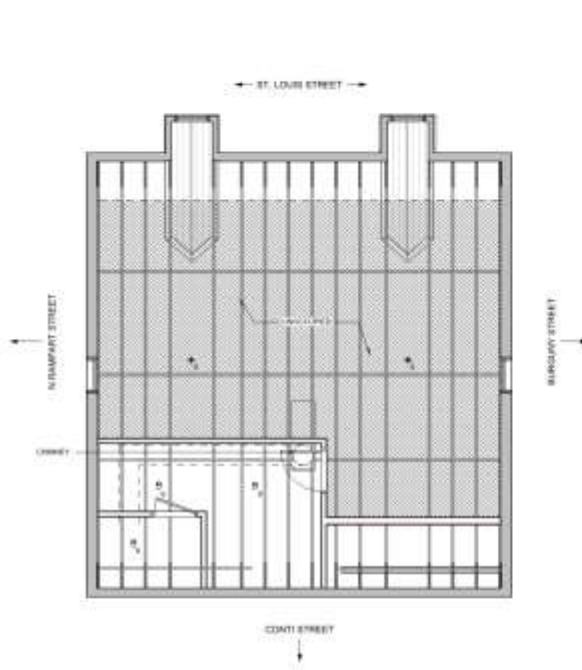
CEILING

- PARTED GYP BOARD w/ EXPOSED STRUCTURE
- PARTED WOOD w/ EXPOSED STRUCTURE

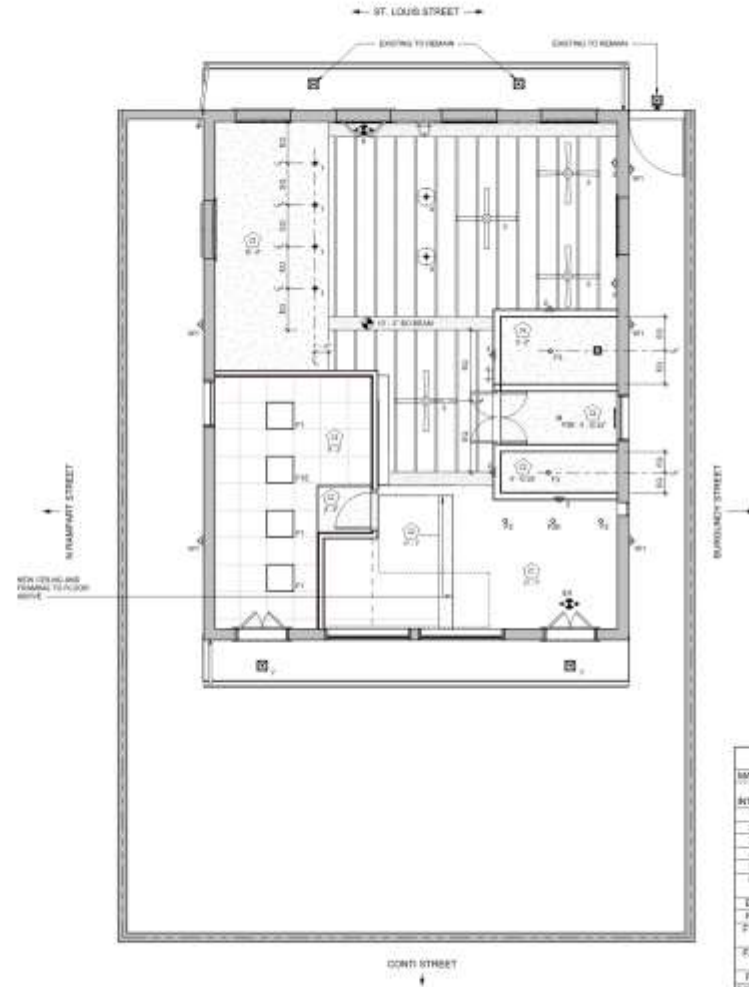
INTERIOR FINISH SCHEDULE

ROOM	FLOOR	WALL	CEILING
FIRST FLOOR PLAN			
ENTRY	F-1	W-1	C-1
KITCHEN	F-1	W-1	C-1
DINING	F-1	W-1	C-1
BAR	F-1	W-1	C-1
DINING	F-1	W-1	C-1
CORRIDOR	F-1	W-1	C-1
SECOND FLOOR PLAN			
MECH ROOM	F-2	W-1	C-1
LAUNDRY	F-2	W-1	C-1
WC-01	F-2	W-2	C-2
WC-02	F-2	W-2	C-2
MECH ROOM	F-2	W-1	C-1





SECOND FLOOR RCP
 1/8" = 1'-0" SCALE



FIRST FLOOR RCP
 1/8" = 1'-0" SCALE

CHASE LEGEND

- [Symbol] EXISTING CONSTRUCTION
- [Symbol] PROPOSED CONSTRUCTION
- [Symbol] UNBUILT
- [Symbol] UNCLASSIFIED

THE ONLY ROOM TO BE COMPLETED ON THE SECOND FLOOR IS THE MECHANICAL ROOM. ALL OTHER CHANGES ARE FUTURE WORK AND ARE NOT PART OF THIS SUBMISSION.

CEILING TYPES

- [Symbol] UNLIMITED SUSPENDED DROP CEILING
- [Symbol] UNLIMITED 6"X6" GRID CEILING
- [Symbol] UNLIMITED SUSPENDED ACT CEILING
- [Symbol] PANEL DROP CEILING

RCP SHEET NOTES

1. SEE MECHANICAL DRAWINGS FOR THE MECHANICAL ROOM.
2. ALL SHALL VERIFY ALL DIMENSIONS ON FIELD.
3. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
4. VERIFY ALL LOCATIONS OF SWITCHES & DIMMER BEFORE PROCEEDING WITH WORK.
5. INSTALL ALL LIGHT SWITCHES & DIMMER SWITCHES IN DRUMBONE.
6. ALL MULTI SWITCH LIGHT FIXTURES TO BE CHANGED UNDER ONE PACKAGE.
7. LIGHT SWITCH & PLATE COLOR TO BE AS SHOWN.
8. PROVIDE ALL REQUIRED BULB WARMUP TIME (SEE MANUFACTURER'S INSTRUCTIONS) WITH MANUFACTURER'S INSTRUCTIONS.
9. PROVIDE AND TEST ALL REQUIRED LOW VOLTAGE TRANSFORMERS AND ACCESSORIES. VERIFY LOW VOLTAGE ACCESSORIES WITH ARCHITECT PRIOR TO INSTALLATION.
10. A.C. TO CORRESPOND COMPATIBILITY WITH LIGHT SWITCHES AND SPECIFIED LIGHT FIXTURES.
11. ALL EQUIPMENT TO BE RUGGLE TYPE.
12. THE ARCHITECT SHALL PROVIDE FINAL SCHEDULE OF ALL EQUIPMENT LIGHT FIXTURES, PANELS, AND LOW VOLTAGE DEVICES.
13. PROVIDE LAMP IN ALL FIXTURES PRIOR TO COMPLETION OF CONSTRUCTION.

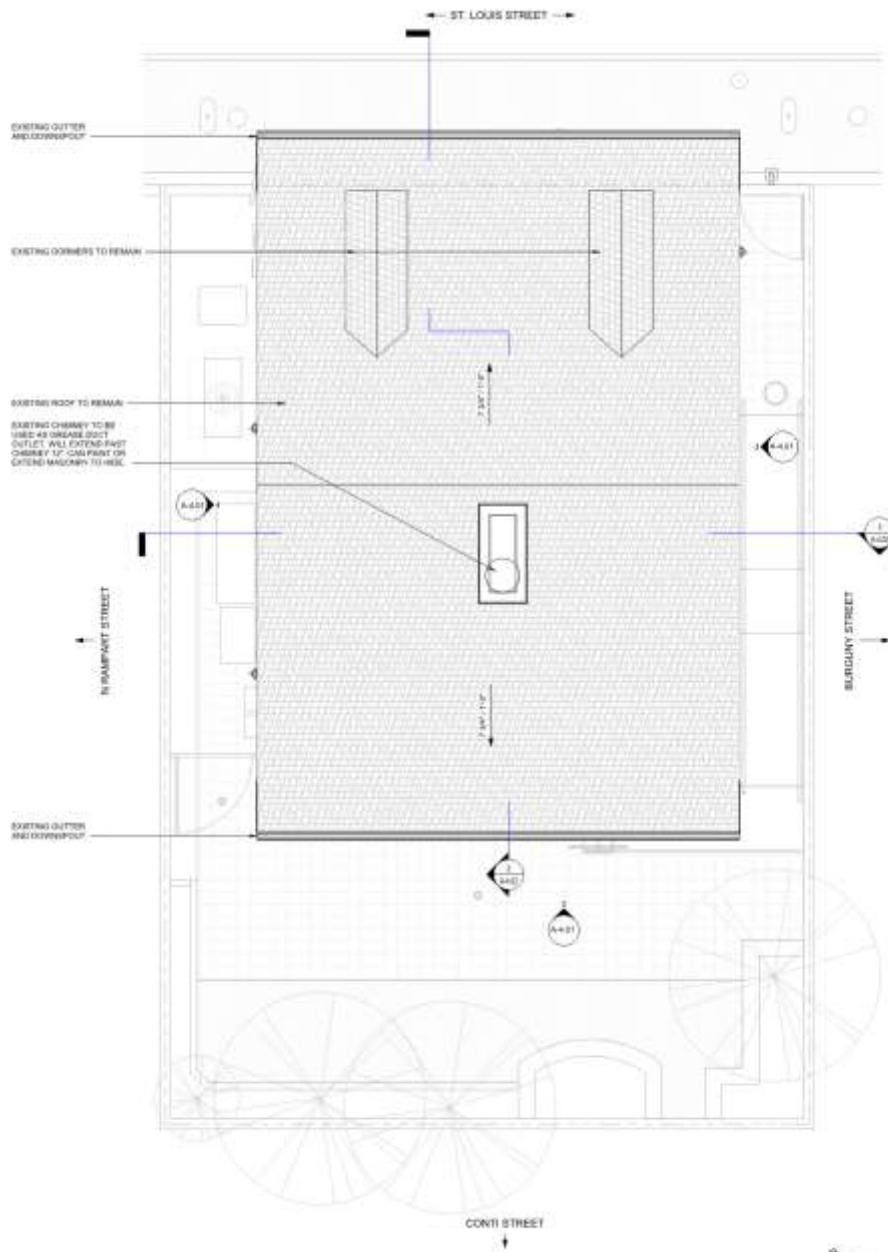
RCP LEGEND

- [Symbol] LIGHT FIXTURE SYMBOL
- [Symbol] SWITCH SYMBOL
- [Symbol] LIGHT FIXTURE TAG
- [Symbol] RECESSED DOWNLIGHT
- [Symbol] RECESSED PENDANT
- [Symbol] RECESSED EXIT LIGHT
- [Symbol] CEILING FAN
- [Symbol] SUSPENDED CHANDELIER
- [Symbol] WALL MOUNTED SCENE
- [Symbol] EXIT SIGN
- [Symbol] WALL SWITCH
- [Symbol] WALL SWITCH-DIMMER
- [Symbol] SMOKE/HEAT/DETECTOR/ALARM

LIGHTING SCHEDULE

MARK	TYPE	IMAGE
INTERIOR		
1	SUSPENDED PENDANT - 2"	
2	WALL SCENE	
3	CEILING FAN	
4	SUSPENDED CHANDELIER	
5	SUSPENDED PENDANT - 3"	
6	SURFACE MOUNTED DOWNLIGHT - 4"	
EX	EXIT SIGN - CEILING MOUNT	
FD	RECESSED LED - 2x2	
F1E	RECESSED LED - 2x2 - DIMMABLE	
F2E	RECESSED DOWNLIGHT - 4"	
	EMERGENCY BACKUP	
F3	RECESSED DOWNLIGHT - 4" WET	
EXTERIOR		
7	EXIT - BEVOLO FRENCH QUARTER, YORE	
W1	WALL SCENE - EXTERIOR	





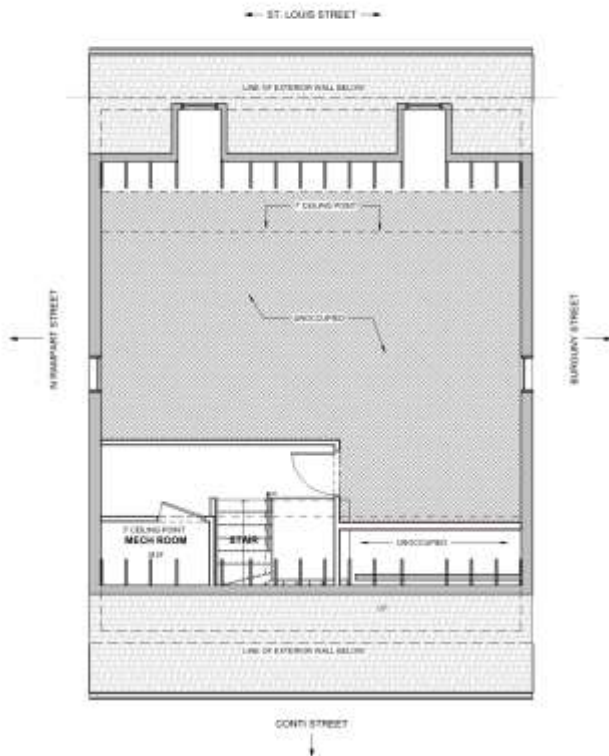
1026 St. Louis

Vieux Carré Commission

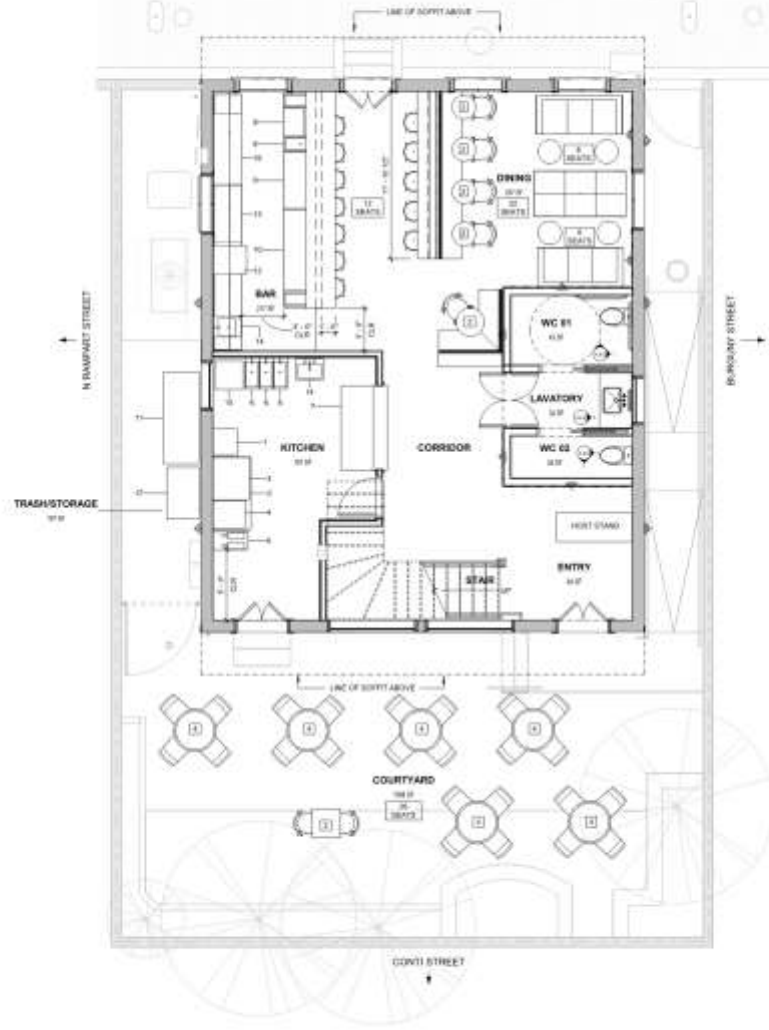
ROOF PLAN
 [A-200] SCALE: 1/4" = 1'-0"

August 1st, 2018





44813001 SCALE 1/4" = 1'-0" SECOND FLOOR PLAN - FURNITURE



44813001 SCALE 1/4" = 1'-0" FIRST FLOOR PLAN - FURNITURE

PHASE LEGEND

- EXISTING CONSTRUCTION
- PROPOSED CONSTRUCTION
- DEMOLISHED
- LANDSCAPED

THE ONLY ROOM TO BE COMPLETED ON THE SECOND FLOOR IS THE MECHANICAL ROOM. ALL OTHER CHANGES ARE FUTURE WORK AND ARE NOT PART OF THIS SUBMISSION.

EQUIPMENT SCHEDULE

NO.	TYPE
1	STAIR VOT CASE
2	REFRIGERATED CASE
3	30" HEAVY DUTY SINK
4	30" AND COMPENSATOR SINK
5	CHURN VINE LINE FLOOR MOUNT
6	12" HOP SINK
7	12" DRAINAGE FOR SANDWICH GRIP REFRIGERATOR
8	12" COFFEE MAKER
9	30" HOP SINK
10	30" HOP SINK
11	12" COFFEE MAKER
12	12" COFFEE MAKER
13	12" COFFEE MAKER
14	12" COFFEE MAKER
15	12" COFFEE MAKER
16	12" COFFEE MAKER
17	12" COFFEE MAKER
18	12" COFFEE MAKER
19	12" COFFEE MAKER
20	12" COFFEE MAKER

INTERIOR FINISH LEGEND

FLOOR

- FL-1 REFINISHED WOOD FLOOR
- FL-2 BATHROOM FLOOR TILE
- FL-3 WOOD FLOOR TILE

WALL

- W-1 PAINTED GYP BOARD - ACCENT
- W-2 PAINTED GYP BOARD - BATH
- W-3 BATHROOM WALL TILE
- W-4 WALLPAPER - FLORISS PAPER CUSTOM
- W-5 WALLPAPER - CUSTOM PAPER
- W-6 KITCHEN WALL TILE
- W-7 HOP WALL PANELS

BASE

- B-1 EXTERIOR BASE TO REPAIR
- B-2 WOOD PARACORNER AND BASE
- B-3 NEW WOOD BASE TO MATCH EXISTING

CEILING

- C-1 PAINTED GYP BOARD TO EXPOSED STRUCTURE
- C-2 PAINTED WOOD TO EXPOSED STRUCTURE

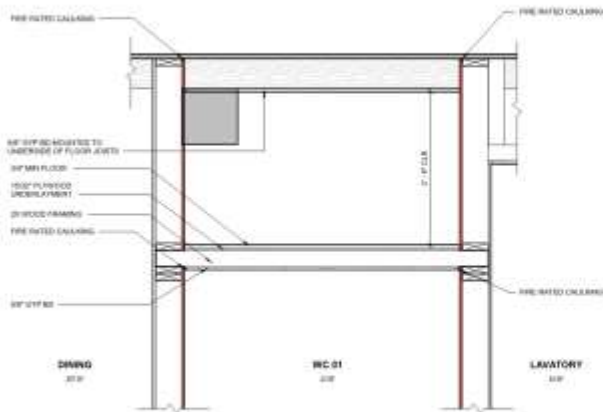
INTERIOR FINISH SCHEDULE

ROOM	FLOOR	WALL	CEILING
FIRST FLOOR PLAN			
BAR	FL-1	W-1, W-2, W-3	C-1
KITCHEN	FL-1	W-1, W-2	C-1
LAUNDRY	FL-1	W-1	C-1
WC 01	FL-2	W-3, W-4	C-2
WC 02	FL-2	W-3, W-4	C-2
BAR	FL-1, FL-2	W-1	C-1
MECH ROOM	FL-1	W-1	C-1
COURTYARD	FL-1	W-1	C-1
SECOND FLOOR PLAN			
MECH ROOM	FL-2	W-1, W-2	C-2
LAUNDRY	FL-2	W-1	C-1
WC 01	FL-2	W-3, W-4	C-2
WC 02	FL-2	W-3, W-4	C-2
MECH ROOM	FL-2	W-1, W-2	C-2

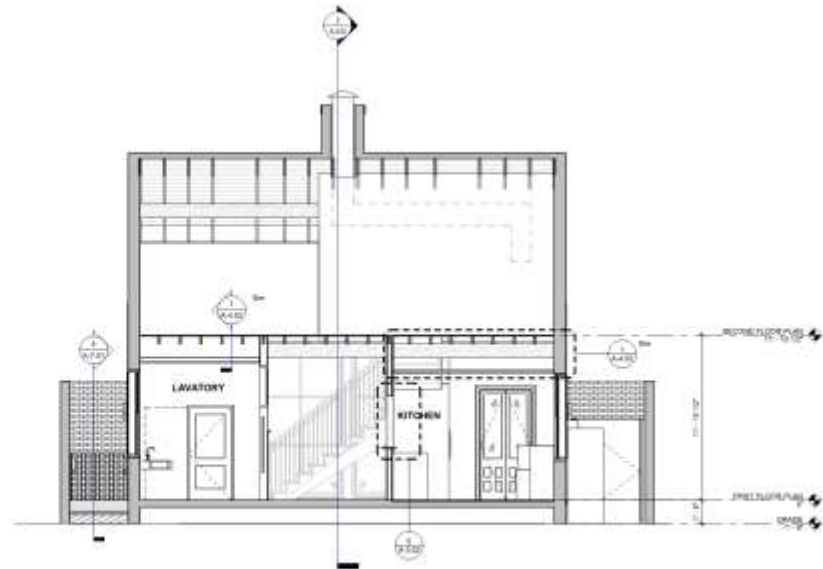




BUILDING SECTION 02
 4'-0" | 8'-0" SCALE: 1/4" = 1'-0"

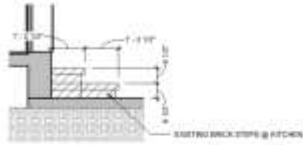


SECTION - BATHROOM RATED PLATFORM
 4'-0" | 8'-0" SCALE: 1/4" = 1'-0"



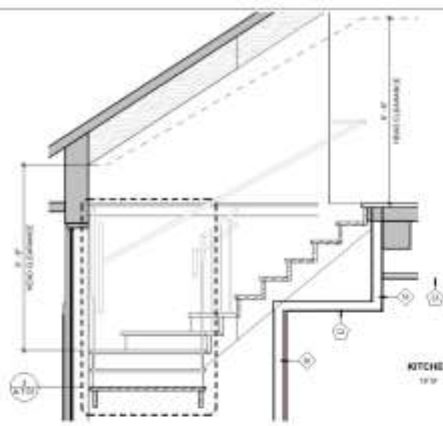
BUILDING SECTION 01
 4'-0" | 8'-0" SCALE: 1/4" = 1'-0"





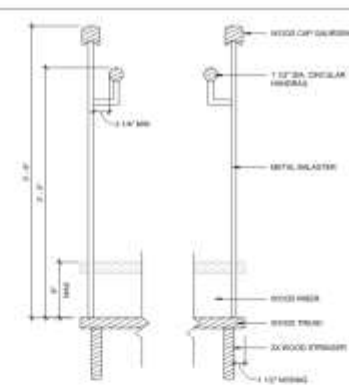
SECTION - EXIST BRICK STEPS

SCALE 1/2" = 1'-0"



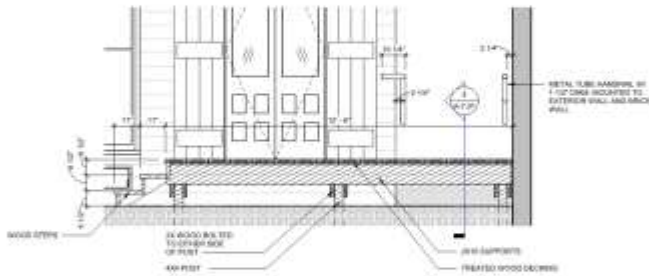
SECTION - STAIR

SCALE 1/2" = 1'-0"



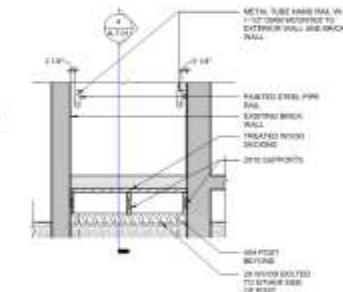
SECTION - STAIR HANDRAIL

SCALE 1/2" = 1'-0"



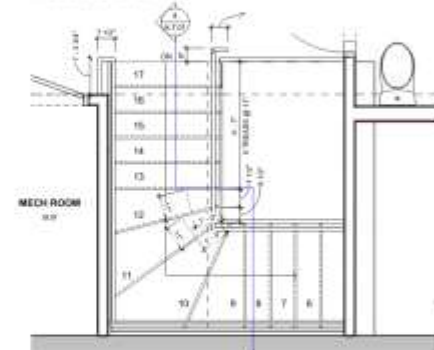
SECTION - LANDING

SCALE 1/2" = 1'-0"



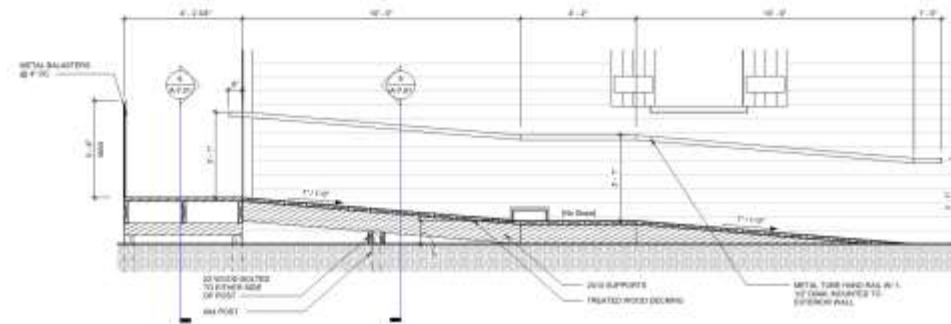
SECTION - RAMP

SCALE 1/2" = 1'-0"



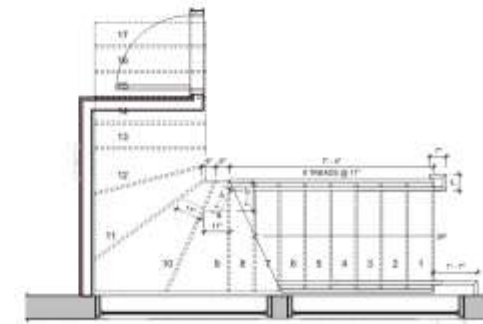
ENLARGED PLAN - STAIR - SECOND FLOOR

SCALE 1/2" = 1'-0"



SECTION - RAMP

SCALE 1/2" = 1'-0"



ENLARGED PLAN - STAIR - FIRST FLOOR

SCALE 1/2" = 1'-0"





Appeals and Violations



835 Orleans

Withdrawn at the Applicant's
Request to be Reviewed at the
September 5th Meeting



Ratification