

Vieux Carré Commission Meeting

Wednesday,

August 19, 2020





Chairman's Report



Director's Report

SMALL CELLS & SMART CITY PREPAREDNESS IN THE FRENCH QUARTER

2020



Toro Blanco Group, LLC



WHAT THIS MEANS FOR NEW ORLEANS

The FCC has granted certain rights to carriers and infrastructure providers allowing them the right to install small cells in your Public ROW. If you don't get ahead of the problem and put into place the designs necessary to mitigate what these installs look like you could find yourself with an onslaught of poles that actively degrade your ROW's aesthetic.



EXISTING LAMP POST

EXISTING CROWN CASTLE SMALL CELL

PREVIOUS FRENCH QUARTER SMALL CELL PROPOSAL

16' EXISTING LAMP POST



40' PREVIOUSLY PROPOSED FRENCH QUARTER SMALL CELL



Each orange square represents one (1) linear foot.

Please note, the photo simulations within this document are for design purposes only and in no way represent locations of proposed small cells.

CURRENT FRENCH QUARTER SMALL CELL PROPOSAL Page 7 of 115



BEFORE



AFTER

Each orange square represents one (1) linear foot.

Please note: the photo simulations within this document are for design purposes only and in no way represent locations of proposed small cells.

4G OR 5G GAS LAMP

SMALL CELL COLOCATION DESIGN



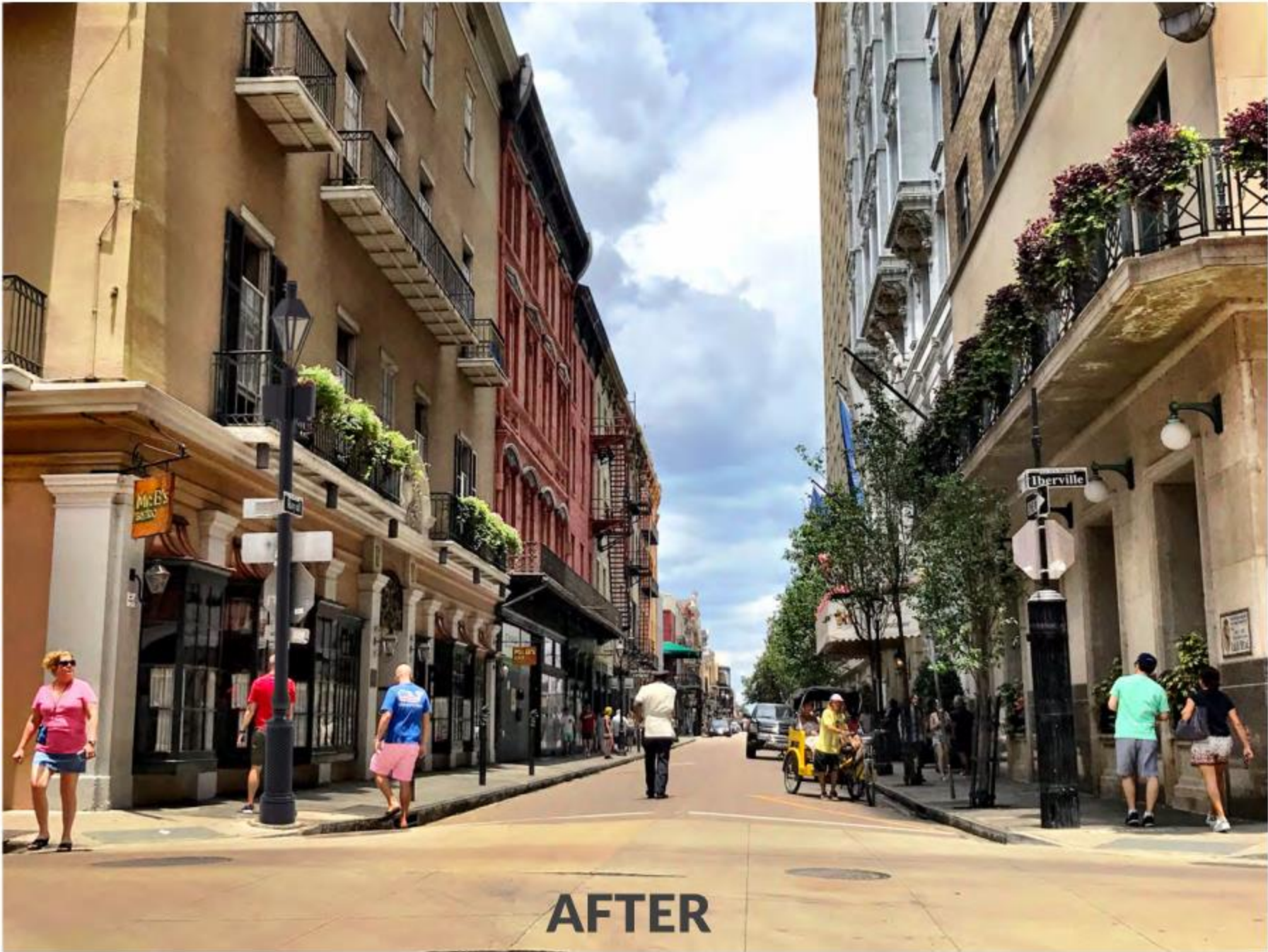
Patent Pending

POLE SIZE COMPARISONS



Each orange square represents one (1) linear foot.

20' PROPOSED SMALL CELL



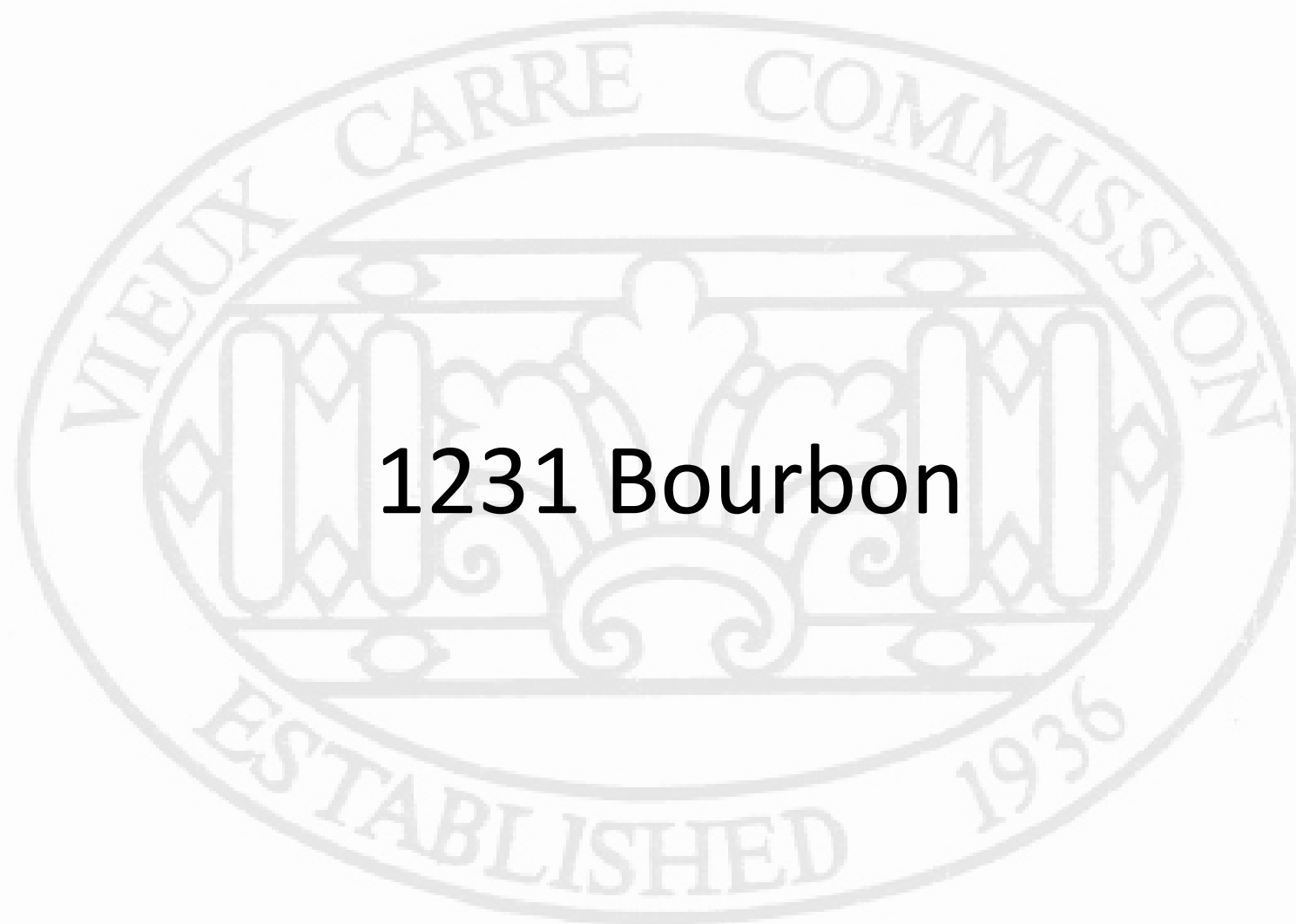
Each orange square represents one (1) linear foot.



Other Business



New Business



1231 Bourbon

Beauregard House
Owners Association

Royal Barra
Guest House



1231 Bourbon

Vieux Carré Commission

August 19, 2020





1231 Bourbon

Vieux Carré Commission

August 19, 2020





1231 Bourbon

Vieux Carré Commission

August 19, 2020





1231 Bourbon

Vieux Carré Commission

August 19, 2020





1231 Bourbon

Vieux Carré Commission

August 19, 2020





1231 Bourbon

Vieux Carré Commission

August 19, 2020





1231 Bourbon

Vieux Carré Commission

August 19, 2020





1231 Bourbon

Vieux Carré Commission

August 19, 2020





1231 Bourbon

Vieux Carré Commission

August 19, 2020





1231 Bourbon – 1943

Vieux Carré Commission

August 19, 2020



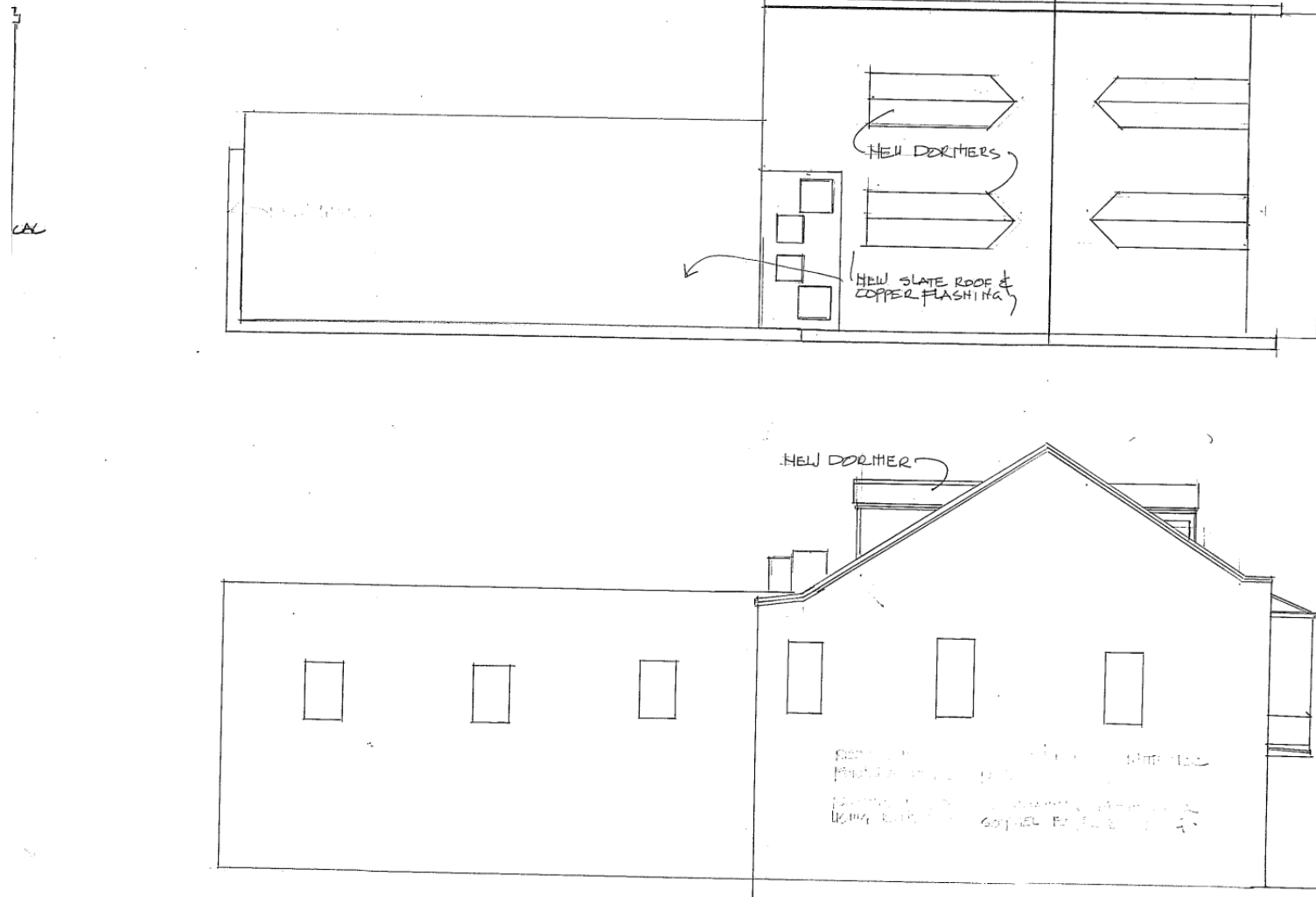


1231 Bourbon – 1945

Vieux Carré Commission

August 19, 2020



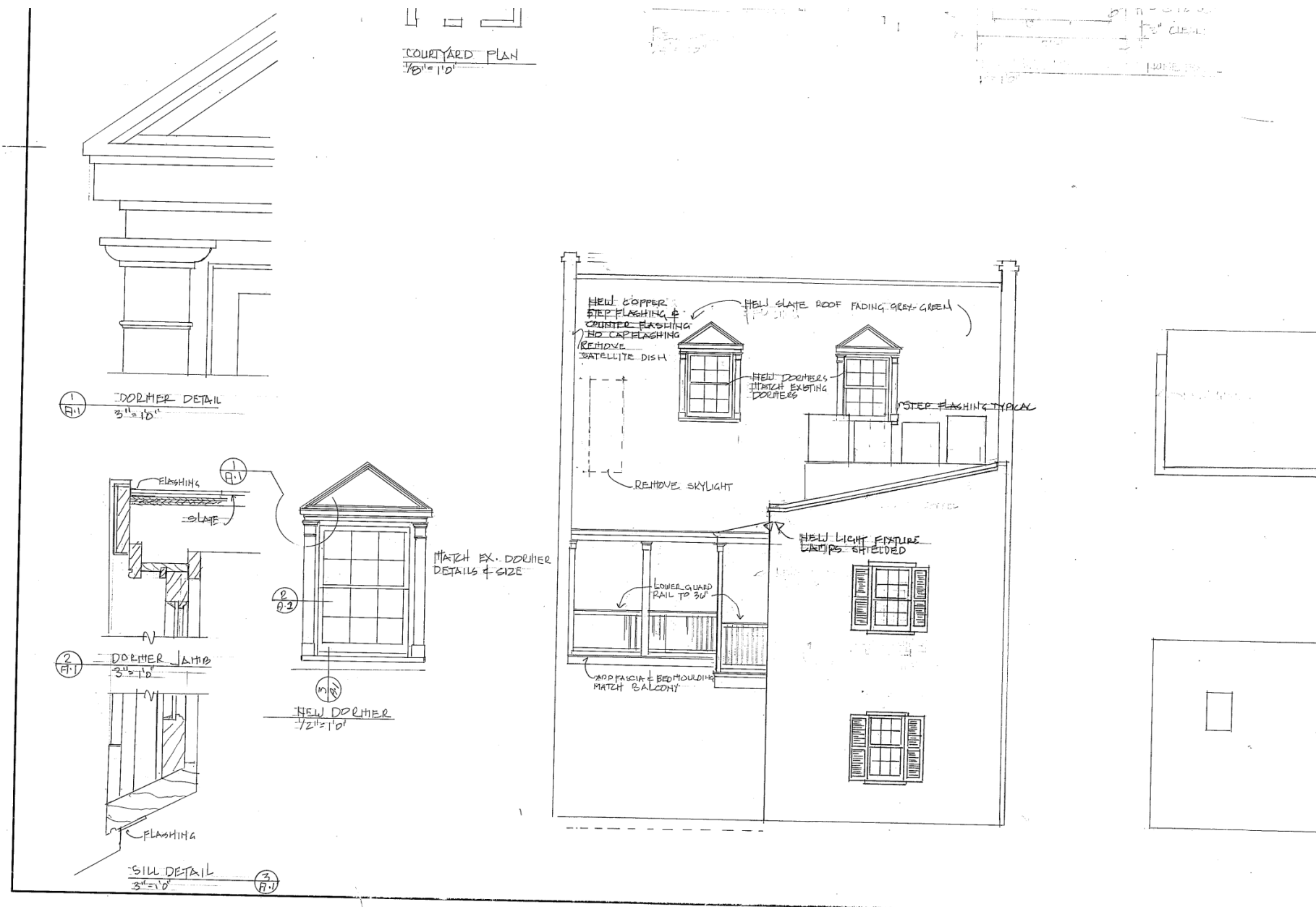


PROJECT
1231 BOURBON
FLOYD RESIDENCE

PROJ. NO.:
ISSUED:
6-19
REVISIONS:
SHEET TITLE:



COURTYARD PLAN
1/8" = 1'-0"





Change of Use



512-16 Conti



512-16 Conti

Vieux Carré Commission

August 19, 2020





512-16 Conti

Vieux Carré Commission

August 19, 2020





512-16 Conti

Vieux Carré Commission

August 19, 2020





512-16 Conti – 2018

Vieux Carré Commission

August 19, 2020





512-16 Conti

Vieux Carré Commission

August 19, 2020





512-16 Conti

Vieux Carré Commission

August 19, 2020





512-16 Conti

Vieux Carré Commission

August 19, 2020





512-16 Conti

Vieux Carré Commission

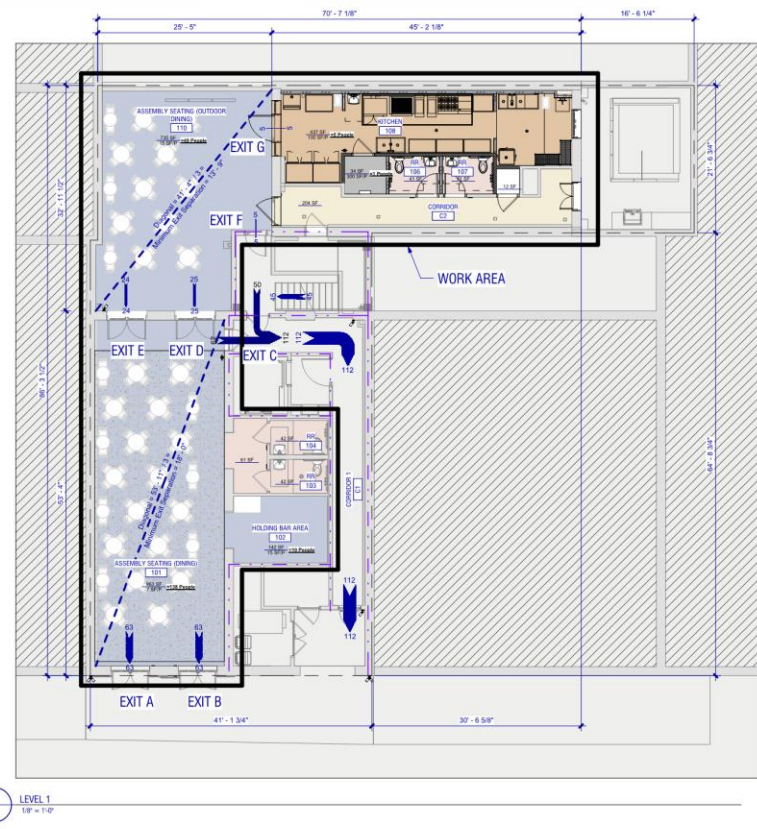
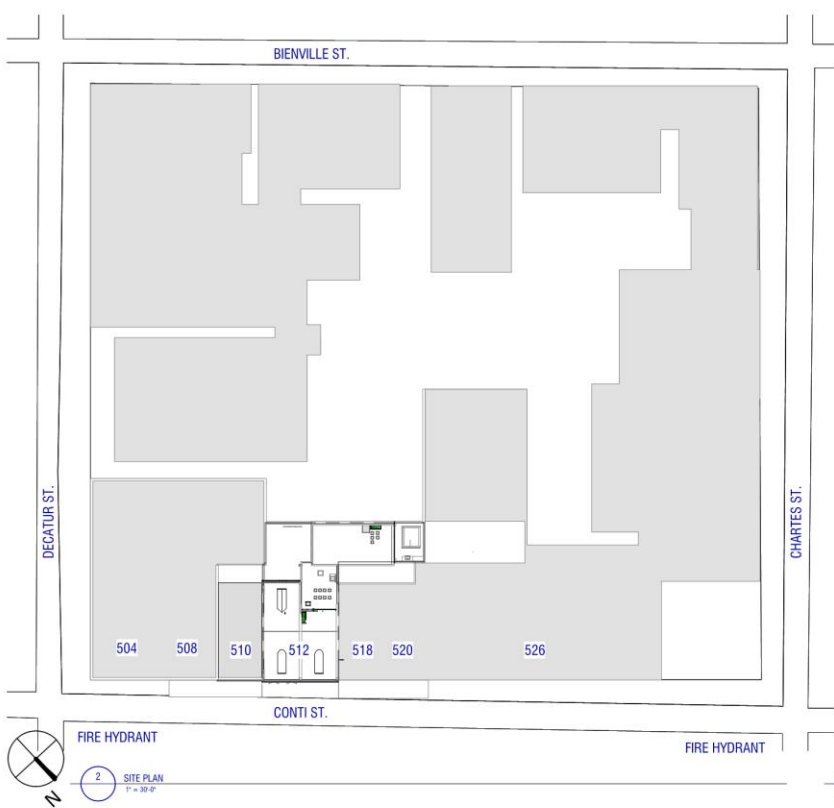
August 19, 2020



NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1.1	General Excavation	100	CY	10.00	1000.00
1.2	Backfill	100	CY	10.00	1000.00
1.3	Gravel	100	CY	10.00	1000.00
1.4	Asphalt	100	CY	10.00	1000.00
1.5	Concrete	100	CY	10.00	1000.00
1.6	Rebar	100	LB	1.00	100.00
1.7	Formwork	100	SQ. YD.	1.00	100.00
1.8	Paint	100	GA.	1.00	100.00
1.9	Plumbing	100	HR	1.00	100.00
1.10	Electric	100	HR	1.00	100.00
1.11	Mechanical	100	HR	1.00	100.00
1.12	Roofing	100	SQ. YD.	1.00	100.00
1.13	Interior Finishes	100	SQ. YD.	1.00	100.00
1.14	Exterior Finishes	100	SQ. YD.	1.00	100.00
1.15	Site Work	100	HR	1.00	100.00
1.16	Permit Fees	100	HR	1.00	100.00
1.17	Contingency	100	HR	1.00	100.00
1.18	Subtotal				10000.00
1.19	Tax				1000.00
1.20	Total				11000.00

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
2.1	General Excavation	100	CY	10.00	1000.00
2.2	Backfill	100	CY	10.00	1000.00
2.3	Gravel	100	CY	10.00	1000.00
2.4	Asphalt	100	CY	10.00	1000.00
2.5	Concrete	100	CY	10.00	1000.00
2.6	Rebar	100	LB	1.00	100.00
2.7	Formwork	100	SQ. YD.	1.00	100.00
2.8	Paint	100	GA.	1.00	100.00
2.9	Plumbing	100	HR	1.00	100.00
2.10	Electric	100	HR	1.00	100.00
2.11	Mechanical	100	HR	1.00	100.00
2.12	Roofing	100	SQ. YD.	1.00	100.00
2.13	Interior Finishes	100	SQ. YD.	1.00	100.00
2.14	Exterior Finishes	100	SQ. YD.	1.00	100.00
2.15	Site Work	100	HR	1.00	100.00
2.16	Permit Fees	100	HR	1.00	100.00
2.17	Contingency	100	HR	1.00	100.00
2.18	Subtotal				10000.00
2.19	Tax				1000.00
2.20	Total				11000.00

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
3.1	General Excavation	100	CY	10.00	1000.00
3.2	Backfill	100	CY	10.00	1000.00
3.3	Gravel	100	CY	10.00	1000.00
3.4	Asphalt	100	CY	10.00	1000.00
3.5	Concrete	100	CY	10.00	1000.00
3.6	Rebar	100	LB	1.00	100.00
3.7	Formwork	100	SQ. YD.	1.00	100.00
3.8	Paint	100	GA.	1.00	100.00
3.9	Plumbing	100	HR	1.00	100.00
3.10	Electric	100	HR	1.00	100.00
3.11	Mechanical	100	HR	1.00	100.00
3.12	Roofing	100	SQ. YD.	1.00	100.00
3.13	Interior Finishes	100	SQ. YD.	1.00	100.00
3.14	Exterior Finishes	100	SQ. YD.	1.00	100.00
3.15	Site Work	100	HR	1.00	100.00
3.16	Permit Fees	100	HR	1.00	100.00
3.17	Contingency	100	HR	1.00	100.00
3.18	Subtotal				10000.00
3.19	Tax				1000.00
3.20	Total				11000.00



512 RESTAURANT

INTERIOR BUILD-OUT

512 CONTI STREET, SUITE 100
New Orleans, LA

512 CONTI LLC

SEAL: 7-17-2020

LEGEND

- ASSEMBLY AREAS
- RESTROOMS
- KITCHENS
- MITCHEN
- STORAGE
- 1HR RATED WALLS
- 2HR RATED WALLS

NO: This drawing is an illustration of services to the property of the architect and may be used only on the project mentioned. The drawing and the mechanical copies or reproductions in any form or by any means without the permission of the architect.

NOTE: The owner of the Contract Documents is to provide all items necessary for proper execution and completion of the work by the contractor. The contractor is responsible for proper execution and shall be responsible for the work by the contractor. All dimensions by the contractor shall be verified by the architect and the contractor shall be responsible for the work by the contractor.

PROJECT NO: 20-006
PROJECT ISSUE DATE: JULY 17, 2020

REV. #	REVISION DESCRIPTION	DATE

SHEET TITLE:
CODE SUMMARY PLANS

DRAWN BY: SJW

G100



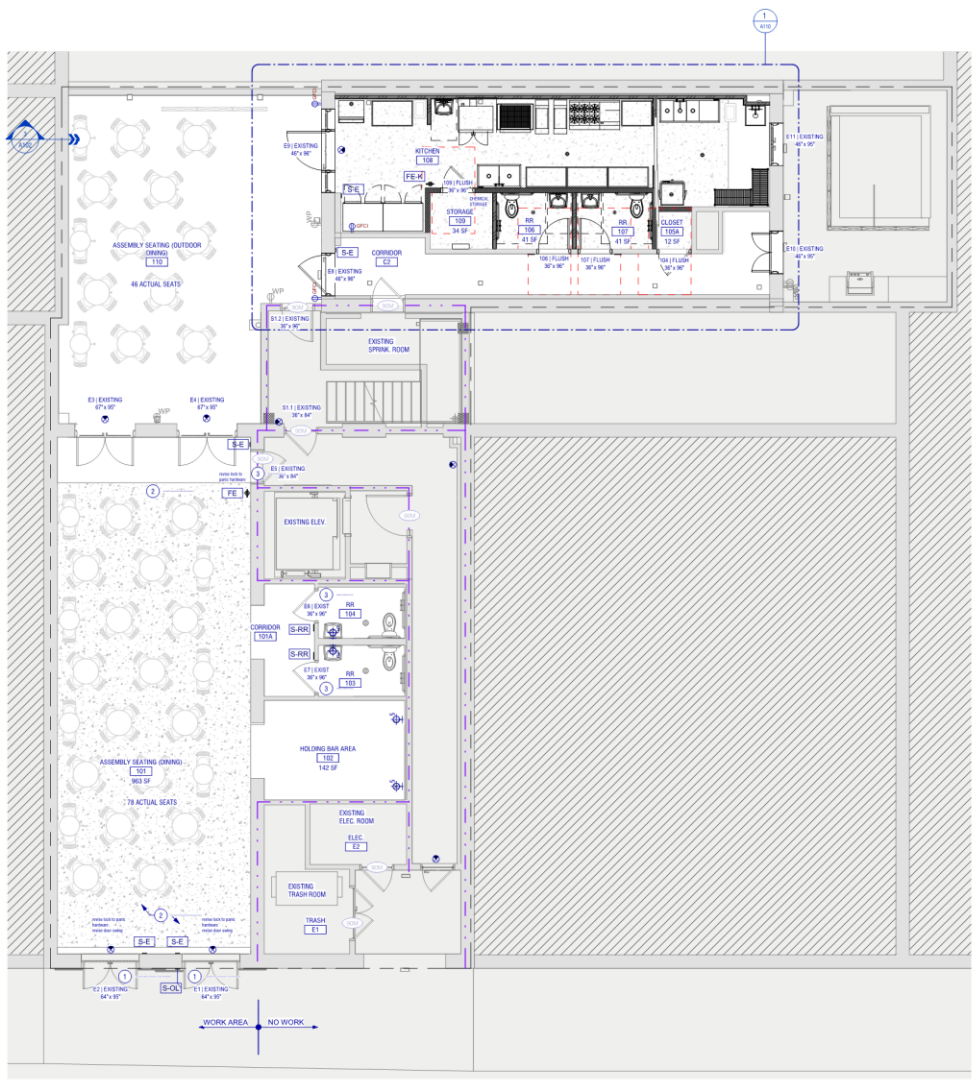
H:\Shared drives\WA Projects\2020\20-006_Conti_Restaurant\Drawings\20-006_Conti_Restaurant_E20_A.rvt 7/17/2020 11:45:40 AM

ROOM SCHEDULE						
ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	COMMENTS
101	ASSEMBLY SEATING (DRING)	NEW CONCRETE AND TILE 1	WOOD 1	PAINTED MASONRY	GYP. BD.	
101A	CORRIDOR	EXISTING SEALED CONCRETE	WOOD 1	PAINTED MASONRY	GYP. BD.	
102	HOLDING BAR AREA	EXISTING SEALED CONCRETE	WOOD 1	EXISTING MASONRY	GYP. BD.	
103	RR	EXISTING SLATE	WOOD 1	GYP. BD.	GYP. BD.	
104	RR	EXISTING SLATE	WOOD 1	GYP. BD.	GYP. BD.	
105A	CLOSET	SEALED CONCRETE	RUBBER BASE 1	PAINTED CMU AND GYP. BD.	GYP. BD.	
106	RR	SEALED CONCRETE	WOOD 1	PAINTED CMU AND GYP. BD.	GYP. BD.	
107	RR	SEALED CONCRETE	WOOD 1	PAINTED CMU AND GYP. BD.	GYP. BD.	
108	KITCHEN	SEALED CONCRETE	RUBBER BASE 1	PAINTED CMU AND GYP. BD.	GYP. & ACT. 1	
109	STORAGE	SEALED CONCRETE	RUBBER BASE 1	PAINTED MASONRY	GYP. BD.	
110	ASSEMBLY SEATING (OUTDOOR DINING)	EXISTING SLATE	EXISTING MASONRY			NO EXTERIOR WORK

FINISH SCHEDULE
FLOOR
 TILE 1 - TO BE SELECTED BY OWNER
 SEALED CONCRETE - 1/4" THICK PERIMETER AND SPIS
 ACT-1 ARMSTRONG KITCHEN ZONE 34024
 WOOD 1 - MATCH EXISTING CORRIDOR
 RUBBER BASE 1 - JOHNSONITE OR APPROVED EQUAL

DOOR SCHEDULE									
NO.	TYPE	HEIGHT	WIDTH	MATERIAL	FRAME	Hardware Description	Comments	Phase Created	
E1	EXISTING	7'-11"	3'-4"	WD	WD	REVISE SWING, ADD UL PANIC HARDWARE	EXT SOLID WOOD AND GLASS, PANELED WITH TRANSLUM	Existing	
E2	EXISTING	7'-11"	3'-4"	WD	WD	REVISE SWING, ADD UL PANIC HARDWARE	EXT SOLID WOOD AND GLASS, PANELED WITH TRANSLUM	Existing	
E3	EXISTING	7'-11"	3'-2"	WD	WD	EXISTING PASSAGE	EXT SOLID WOOD AND GLASS, PANELED	Existing	
E4	EXISTING	7'-11"	3'-2"	WD	WD	EXISTING PASSAGE	EXT SOLID WOOD AND GLASS, PANELED	Existing	
E5	EXISTING	7'-2"	3'-2"	MTL	SOM	REVISE SWING, ADD UL PANIC HARDWARE	EXISTING RATED DOOR	Existing	
E6	EXIST	8'-0"	3'-0"	WD	METAL	EXISTING PRIVACY	EXISTING SOLID WOOD	Existing	
E7	EXIST	8'-0"	3'-0"	WD	METAL	EXISTING PRIVACY	EXISTING SOLID WOOD	Existing	
E8	EXISTING	8'-0"	3'-10"	WD	WD	EXISTING PASSAGE	EXT SOLID WOOD AND GLASS, PANELED WITH TRANSLUM	Existing	
E9	EXISTING	8'-0"	3'-10"	WD	WD	EXISTING PASSAGE	EXT SOLID WOOD AND GLASS, PANELED WITH TRANSLUM	Existing	
E10	EXISTING	7'-11"	3'-10"	WD	WD	EXISTING PASSAGE	EXT SOLID WOOD AND GLASS, PANELED WITH TRANSLUM	Existing	
E11	EXISTING	7'-11"	3'-10"	WD	WD	EXISTING ENTRY	EXT SOLID WOOD AND GLASS, PANELED WITH TRANSLUM	Existing	
S1.2	EXISTING	8'-0"	3'-0"	MTL	SOM	METAL	PASSAGE W/ CLOSER	EXISTING RATED DOOR	Existing
104	FLUSH	8'-0"	3'-0"	WD	NA	METAL	STORAGE LOCK	New	
106	FLUSH	8'-0"	3'-0"	WD	NA	METAL	ADA PRIVACY WITH CLOSER	New	
107	FLUSH	8'-0"	3'-0"	WD	NA	METAL	ADA PRIVACY WITH CLOSER	New	
109	FLUSH	8'-0"	3'-0"	WD	NA	METAL	STORAGE LOCK	New	

STORAGE SCHEDULE		
Type Mark	Type Comments	Comments
S-E	EXIT	6"x6" ADA WITH BRALLE
S-E	EXIT	6"x6" ADA WITH BRALLE
S-E	EXIT	6"x6" ADA WITH BRALLE
S-E	EXIT	6"x6" ADA WITH BRALLE
S-E	EXIT	6"x6" ADA WITH BRALLE
S-E	EXIT	6"x6" ADA WITH BRALLE
S-OL	OCCUPANT LOAD SIGN	17"x7"
S-RR	ADA RESTROOM	6"x6" ADA WITH BRALLE
S-RR	ADA RESTROOM	6"x6" ADA WITH BRALLE
S-RR	ADA RESTROOM	6"x6" ADA WITH BRALLE



1 LEVEL 1 FLOOR PLAN
 3/16\"/>

512 RESTAURANT
 INTERIOR BUILD-OUT
 512 CONTI STREET, SUITE 100
 New Orleans, LA
 512 CONTI LLC

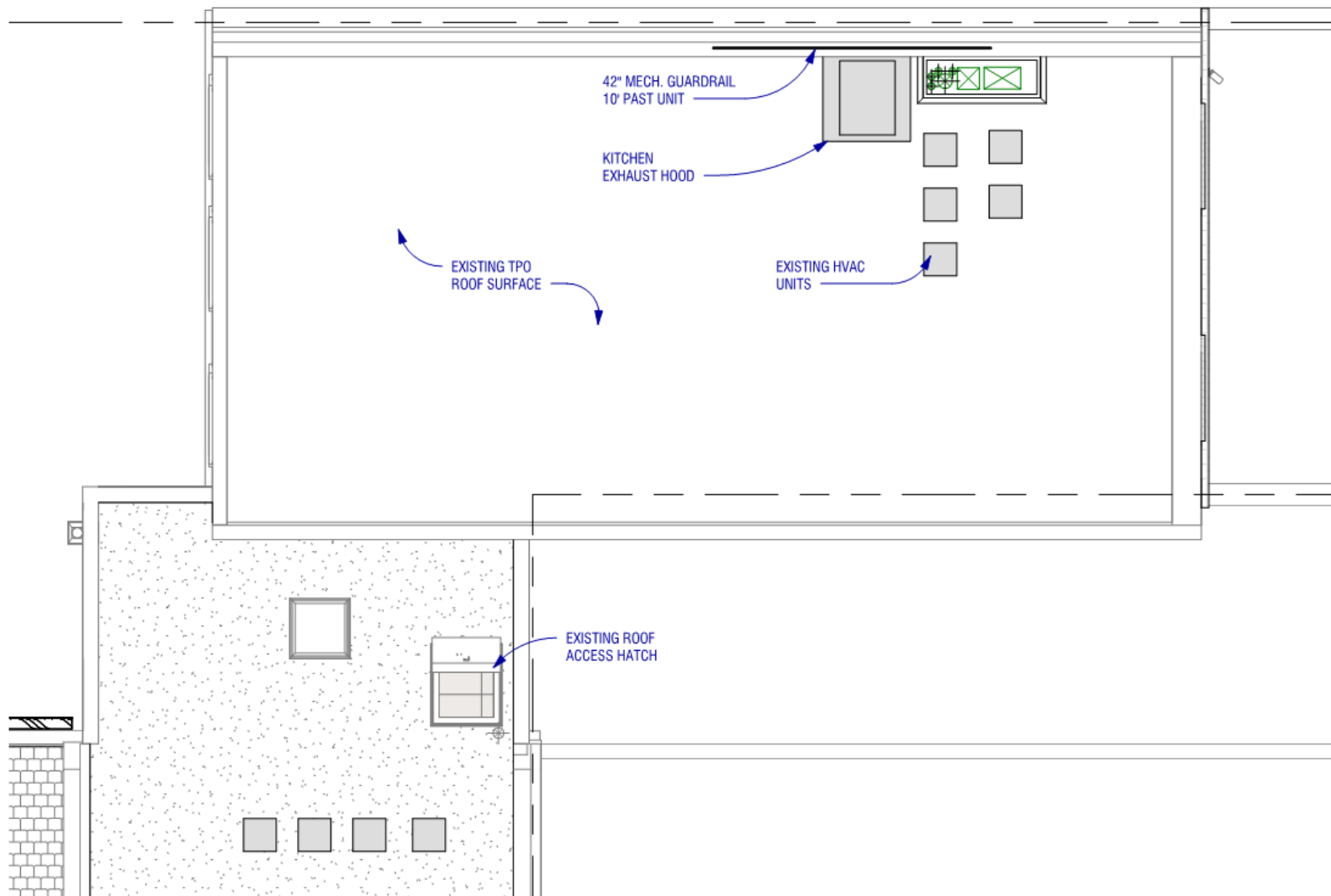
 Scott J. Welby, P.E.
 16 St. Charles Street, Suite 100
 New Orleans, LA 70112
 P: 504.581.1443
 www.welbyarch.com
 SEAL: 7-17-2020

FLOOR PLAN NOTES	
NO.	DESCRIPTION
1	REVISE DOOR TO SWING OUT, REVISE LOCK TO INCLUDE PANIC HARDWARE
2	NEW CONCRETE SLAB TO MATCH WITH EXISTING SLAB ELEVATION. PROVIDE ADA TRANSITION AT DOOR

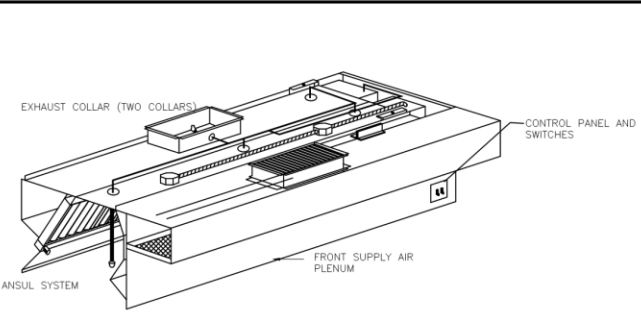
The drawing is an instrument of service and is the property of the Architect and may be used only on the project for which it was prepared. This drawing shall not be reproduced, copied, or altered in any way without the written permission of the Architect.
 NOTE: The intent of the Contract Documents is to include all items necessary for proper installation and completion of the work by the Contractor. The Contract Documents are the governing and shall be read and interpreted in conjunction with the Contract Documents and all applicable laws and regulations. The Contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the relevant authorities to perform the work.
 WA PROJECT NO: 20-006
 PROJECT ISSUE DATE: JULY 17, 2020
 REV. # REVISION DESCRIPTION DATE

SHEET TITLE:
 1ST FLOOR PLAN
 DRAWN BY: SJW
 A101





2 ROOF PLAN
3/16" = 1'-0"



1 EXHAUST ONLY HOOD WITH FRONT SUPPLY PLENUM
 M-11 SCALE: N.T.S.

KITCHEN HOOD SCHEDULE--VERIFY SIZE OF HOOD

NO.	SIZE	EXHAUST CFM	SUPPLY CFM	S.P. LOSS	EXHAUST DUCT	SUPPLY DUCT
H-1	180X54X24	3500	2800	0.50	2-18X10	4-18X10

- HOOD SHALL BE CONSTRUCTED WITH 18GA. STAINLESS STEEL ALL WELDED WITH GREASE GUTTER FILTER, LIGHTS AND CUP IN ACCORDANCE WITH NFPA-96. PROVIDE FIRE EXTINGUISHER SYSTEM IN ACCORDANCE WITH NFPA-96 AND 17.
- PROVIDE FAN AND LIGHT CONTROL PANEL WITH STARTER AND RELAY BUILT-IN.
- HOOD SYSTEM CFM STATIC PRESSURE (S.P.), DUCT SIZES TO BE VERIFIED AND MAKE ADJUSTMENT AS REQUIRED TO MEET THE CODE.
- SELECTION BASED ON CAPTIVE AIRE MODEL ND-2-PSP-F, ALL STAINLESS STEEL.

FAN SCHEDULE

MARK	SERVICE	LOCATION	CFM	S.P. IN.W.G.	TYPE	DRIVE	SOUND DATA SONES	ELECT. DATA			RPM	MODEL NO.	CONTROLS	WEIGHT, LBS	ROOF OPENING	REMARKS
								H.P.	WATTS	VOLTAGE						
EF-1	HOOD, H-1&2	ROOF	3500	1.75	CENTRIFUGAL	BELT	17.5	1.5HP	208V/3PH	1150	NCA18FA	HOOD SWITCH	195	29.5X29.5	1,2,4	
SF-1	HOOD, H-1	INLINE	2800	0.75	CENTRIFUGAL	BELT	10	1.0HP	208V/3PH	760	inline	HOOD SWITCH	275	-	1,2,3,4	

- SELECTIONS ARE CAPTIVE AIRE, GREENHECK CO. OR EQUAL PENN VENT., LOREN COOK, ACME. VERIFY MODEL NUMBER WITH MFR.
- INTERLOCK FAN THRU CONTROL PANEL IN HOOD

HOOD NOTES

HOOD SHALL BE CONSTRUCTED WITH 18GA. STAINLESS STEEL ALL WELDED WITH GREASE GUTTER FILTER, LIGHTS AND CUP IN ACCORDANCE WITH NFPA-96. PROVIDE FIRE EXTINGUISHER SYSTEM IN ACCORDANCE WITH NFPA-96 AND 17. HOOD SHALL BE WATER WASH. FURNISH PANEL WITH PROVIDE FAN AND LIGHT CONTROL PANEL WITH STARTER AND RELAY BUILT-IN.

HOOD SYSTEM CFM STATIC PRESSURE (S.P.), DUCT SIZES TO BE VERIFIED AND MAKE ADJUSTMENT

SELECTION BASED ON CAPTIVE AIRE HOOD, ALL STAINLESS STEEL. PROVIDE PIPING AND POWER.

HOOD SUPPLIER MUST VERIFY THE EXHAUST AND MAKE UP AIR CFM REQUIREMENT PRIOR TO ORDERING.

REFER TO SCHEDULE FOR HOOD SIZE, CONSTRUCTION, TYPE-I AND SUPPLY AND EXHAUST FANS SCHEDULE

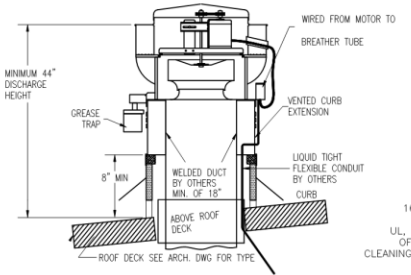
PROVIDE HIGH TEMPERATURE FIRE RATED INSULATION--DUCT WRAP--FIRE MASTER FAST WRAP XL BY THERMAL CERAMIC

PROVIDE CLEARANCE AROUND DUCT AS PER IBC CODE SECTION 507--COMMERCIAL KITCHEN HOOD, TABLE 510.8.2 LESS THAN 100 DEGREE-1" CLEARANCE, 100-600 DEGREE F-12" CLEARANCE AND FLAMBLE VAPOR 6" CLEARANCE

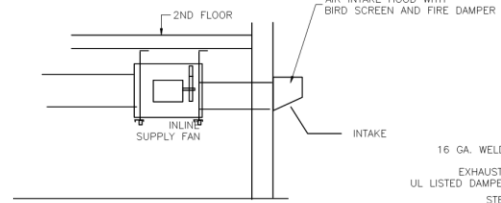
HOOD EXHAUST DUCT SHALL BE 16 GAUGE BLACK STEEL ALL WELDED CONSTRUCTION.

HOOD SUPPLY DUCT SHALL BE 20 GAUGE GALVANIZED STEEL CONSTRUCTION IN ACCORDANCE WITH SMACNA.

HOOD CONTROL PANEL SHALL HAVE CONTROL FOR EXHAUST FAN TO RUN AND SUPPLY FAN GO OFF IF DETECTED FIRE



2 ROOF MOUNTED EXHAUST FAN DETAIL
 M-11 SCALE: N.T.S.



3 MAKE-UP AIR FAN DETAIL
 M-4 SCALE: N.T.S.

KITCHEN CFM BALANCING SCHEDULE

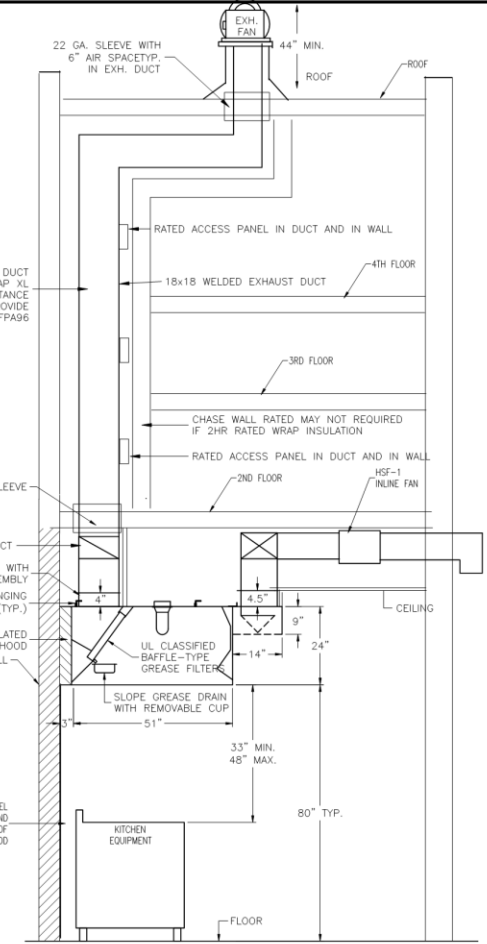
EQUIPMENT	SUPPLY	RETURN	EXHAUST	OUTSIDE AIR
AHU-1&2	3000	2300		700
EF-1			3500	
SF-1			2800	
TOTAL	3200	2700	3500	3500

NEGATIVE IN KITCHEN=3000-3000 =0 CFM

DINING AREA AIR BALANCE

EQUIPMENT	SUPPLY	RETURN	EXHAUST	OUTSIDE AIR
FCU-1	1400	1275		
FCU-2	1400	1275		
EF-1			125	
EF-2			125	
DEHUMIDIFIER				300
DEHUMIDIFIER				300
TOTAL	2800	2800	250	600

POSITIVE IN DINING ROOM =600-250 =350 CFM



TYPICAL SECTION VIEW THRU KITCHEN HOOD
 M-4 SCALE: N.T.S.

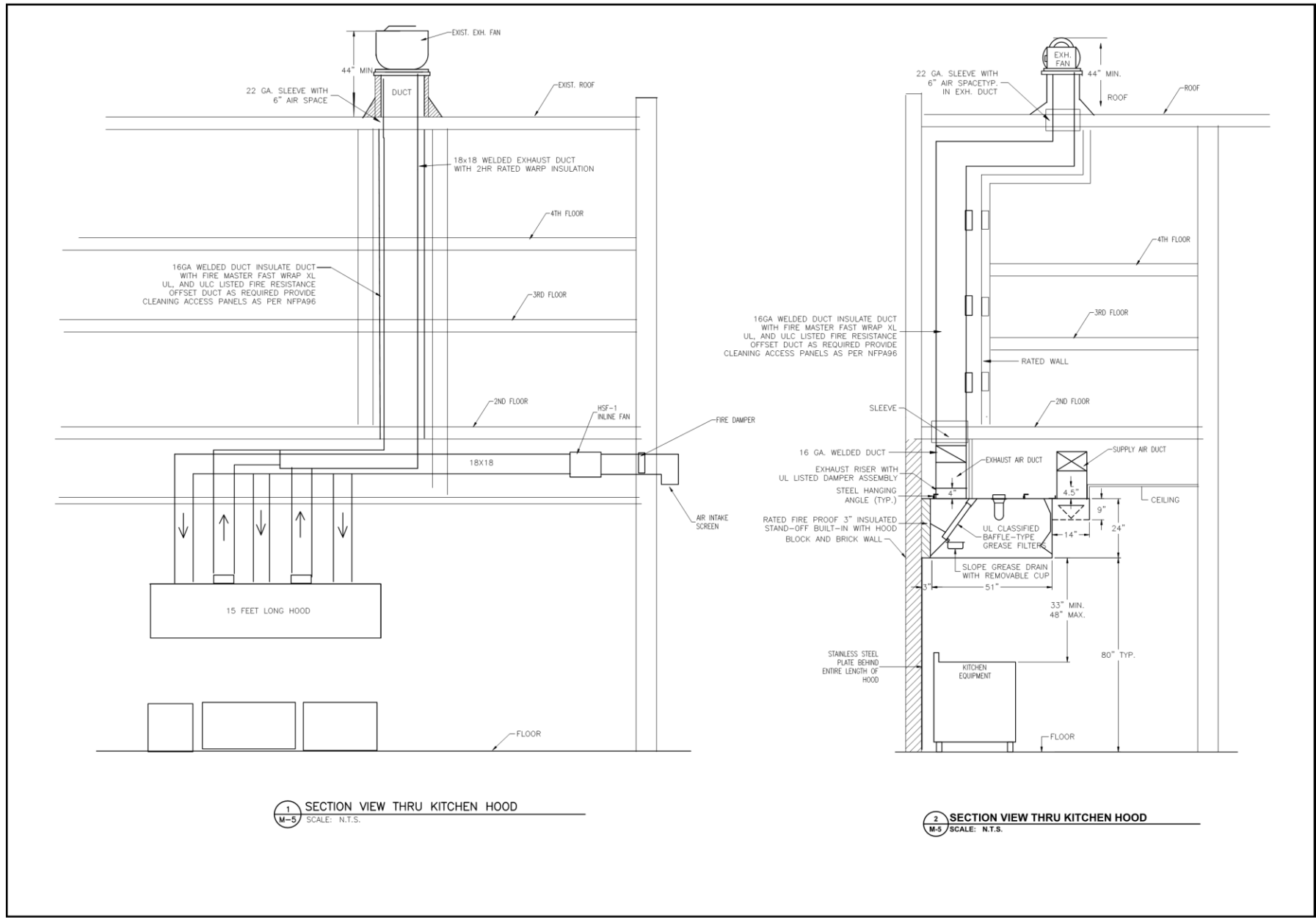
M-K ENGINEERING, INC.
 CONSULTING ENGINEERS
 HVAC-PLUMBING-FIRE PROTECTION-ELECTRICAL
 4323 WILSON STREET, SUITE 511
 METairie, LA 70002
 TEL:(504) 887-2376, FAX:(504) 887-2302
 E-MAIL: M.K.Engineering@mkeng.com

516 Conti Restaurant

New Orleans, LA

Date: 7/10/20
 Revisions:
 Sheet No.
M-4





M-K ENGINEERING, INC.
CONSULTING ENGINEER
H/VAC-PLUMBING-ELECTRICAL
4383 DIVISION STREET, SUITE 211
METABRE, LA 70002
TEL: (504) 887-2576 FAX: (504) 887-2502
P. ENG. NO. 10-1042

516 Conti Restaurant
New Orleans, LA

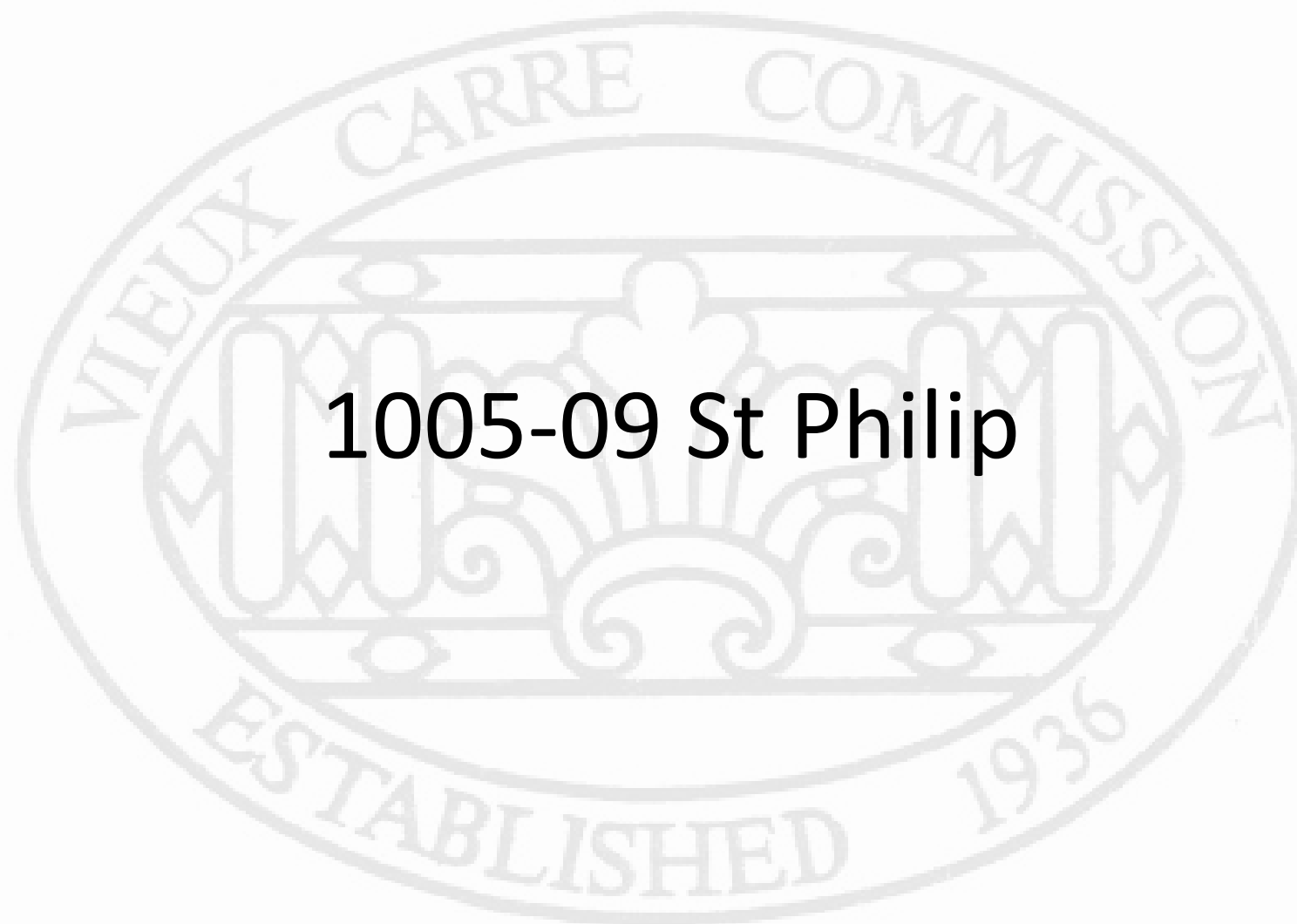
Date: 7/10/20
Revisions:

Sheet No.
M-5

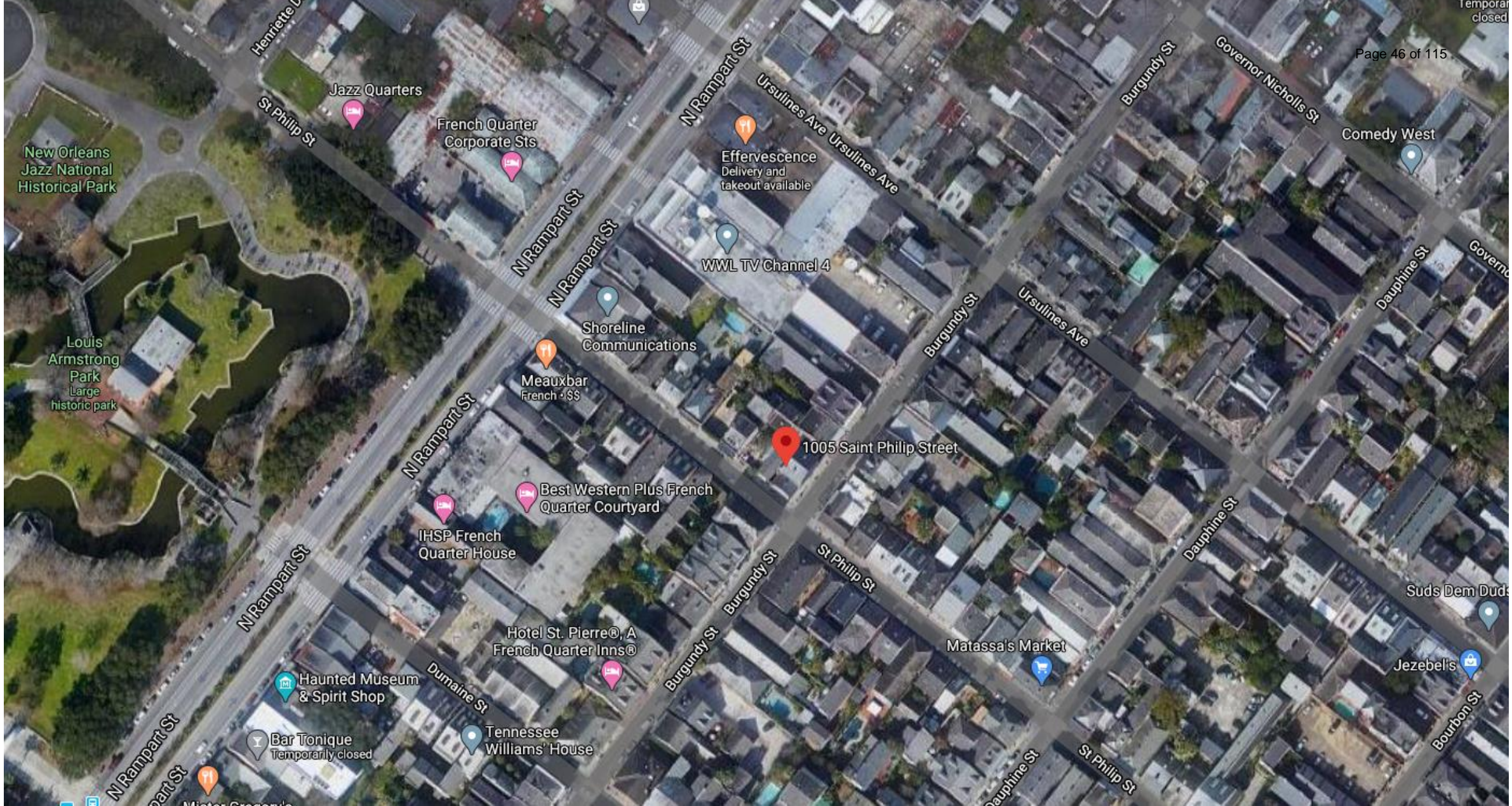




Appeals and Violations



1005-09 St Philip



1005-09 St Philip

Veux Carré Commission

August 19, 2020





1005-09 St Philip

Vieux Carré Commission

August 19, 2020





1005-09 St Philip

Vieux Carré Commission

August 19, 2020





1005-09 St Philip

Vieux Carré Commission

August 19, 2020





1005-09 St Philip
Vieux Carré Commissio

st 19, 2020





1005-09 St Philip

Vieux Carré Commission

August 19, 2020





1005-09 St Philip

Vieux Carré Commission

August 19, 2020





1005-09 St Philip

Vieux Carré Commission

August 19, 2020





1005-09 St Philip

Vieux Carré Commission

August 19, 2020





1005-09 St Philip

Vieux Carré Commission

August 19, 2020





1005-09 St Philip

Vieux Carré Commission

August 19, 2020





1005-09 St Philip

Vieux Carré Commission

August 19, 2020





1005-09 St Philip

Vieux Carré Commission

August 19, 2020





1005-09 St Philip

Vieux Carré Commission

August 19, 2020

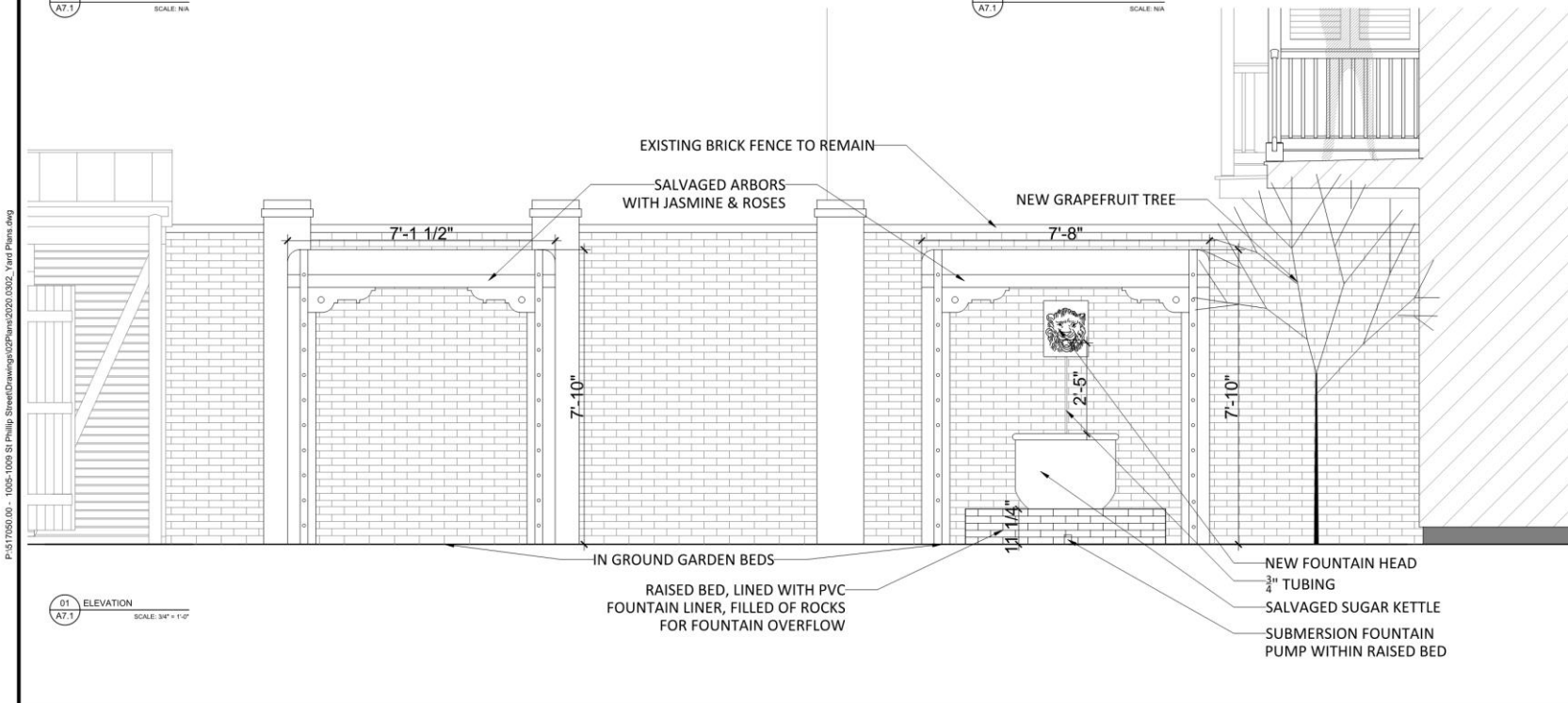




02 PRECEDENT IMAGES
A7.1 SCALE: N/A



03 EXISTING PARKING PAD FLAGSTONE
A7.1 SCALE: N/A



01 ELEVATION
A7.1 SCALE: 3/4" = 1'-0"

WILLIAMS ARCHITECTS
824 BARBONNE 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 [initials] be providing project construction administration services for this project.

John C. Williams

Copyright © 2017
John C. Williams Architects, LLC

RENOVATIONS TO
1009 ST. PHILIP ST.
1009 Saint Philip Street
New Orleans, LA 70116

-REVISIONS-

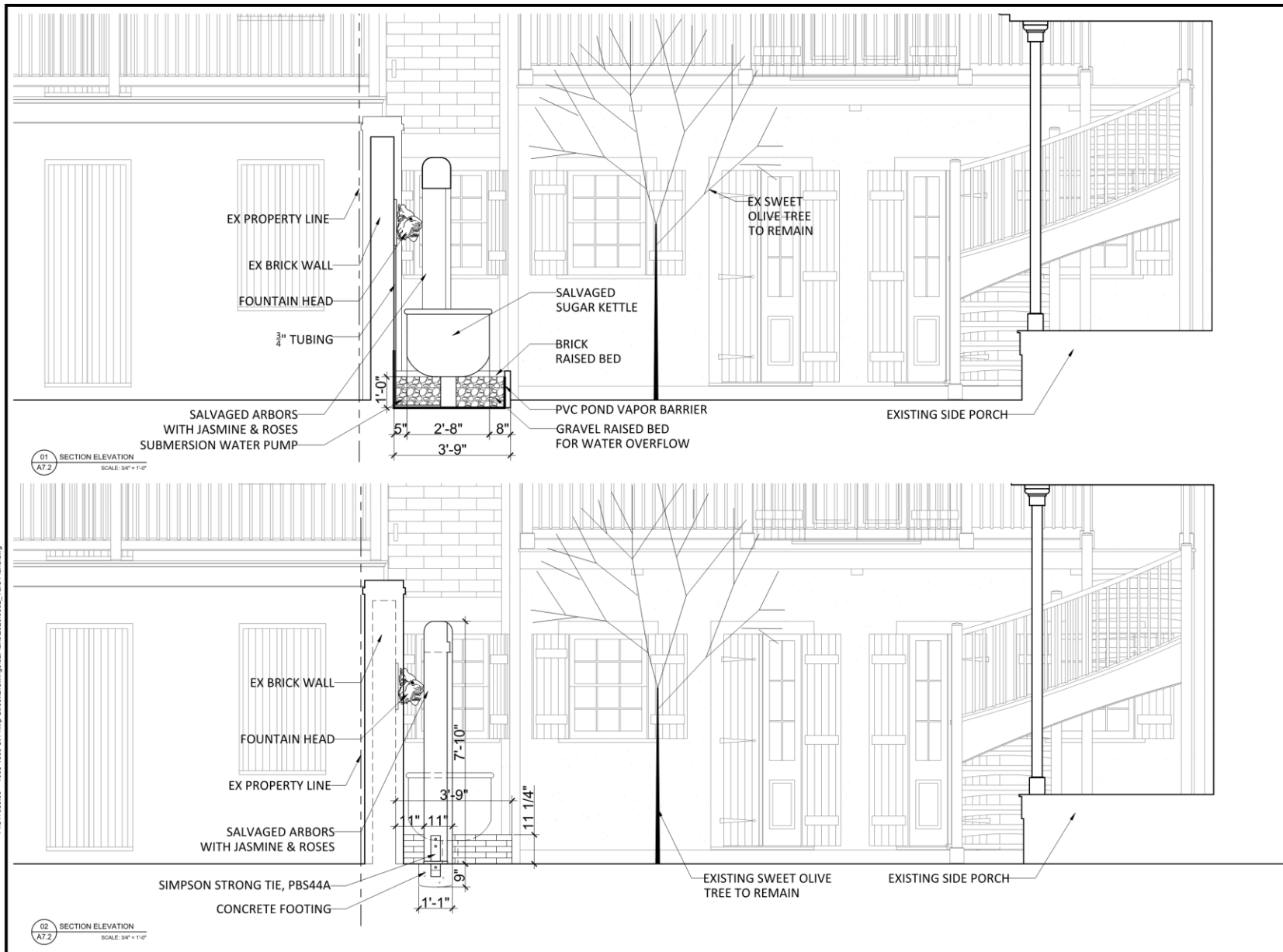
No.	Date	Scope
8	04.03.19	Owner Revisions
9	08.08.19	Owner Revisions
10	12.05.19	Owner Revisions
11	12.18.19	Owner Revisions
12	03.03.20	Yard Details


LANDSCAPE ELEVATION

DRAWING BY: CB
PHASE: CA
JOB NO.: 517050.00
DATE: 03.18.20
Sheet No.

A7.1








WILLIAMS ARCHITECTS
 824 BARONNE 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 [initials] be providing project construction administration services for this project.



Copyright © 2017
 John C. Williams Architects LLC

**RENOVATIONS TO
 1009 ST. PHILIP ST.
 1009 Saint Philip Street
 New Orleans, LA 70116**

-REVISIONS-		
No.	Date	Scope
8	04.03.19	Owner Revisions
9	08.08.19	Owner Revisions
10	12.05.19	Owner Revisions
11	12.18.19	Owner Revisions
12	03.03.20	Yard Details

LANDSCAPE ELEVATION

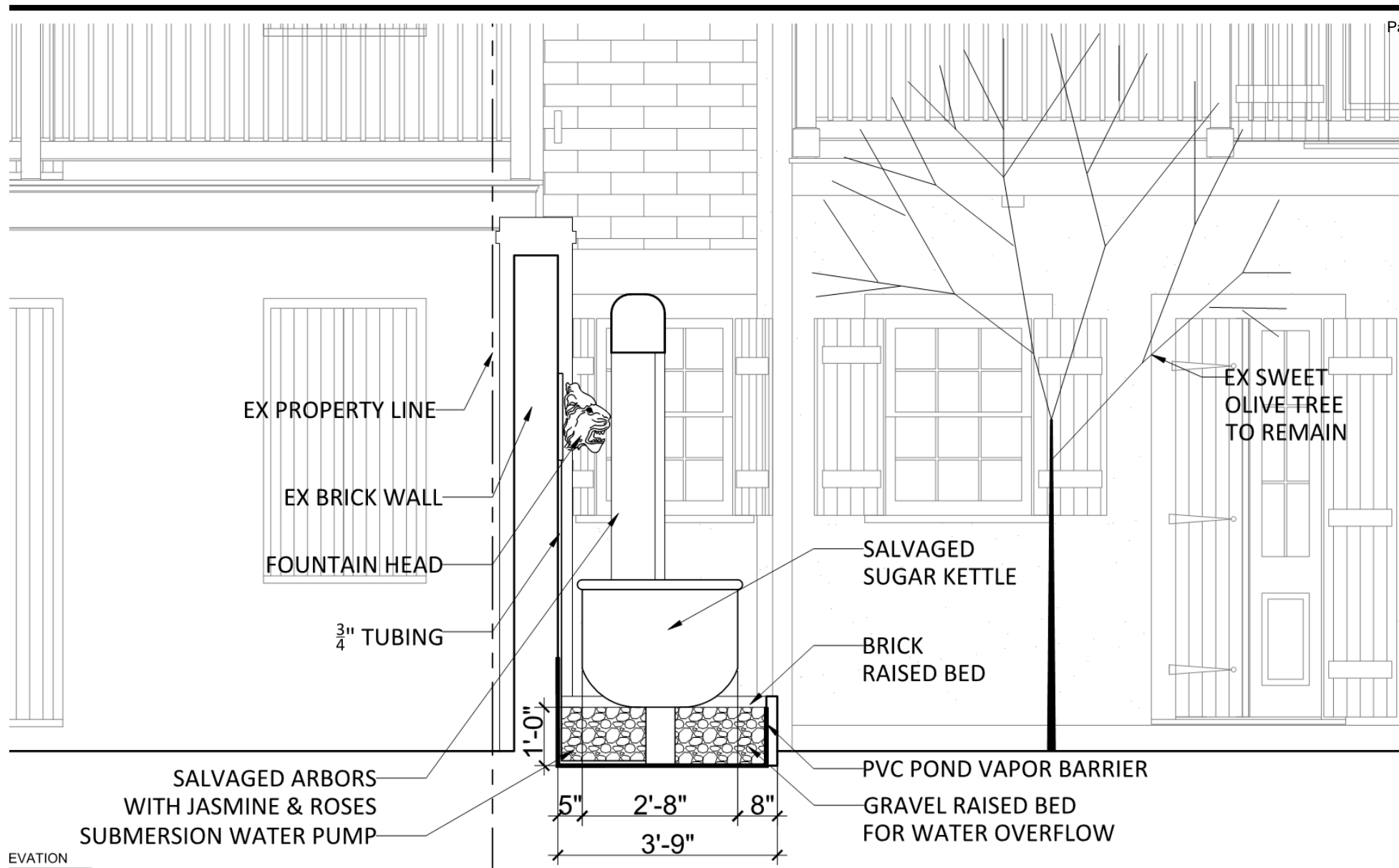
DRAWING BY: CB
 PHASE: CA
 JOB NO.: 517050.00
 DATE: 03.18.20
 Sheet No.

A7.2

1005-09 St Philip
 Vieux Carré Commission

August 19, 2020





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





Commented [NS1]: Fence wall prior to rear bathroom infill wall being recess circa 1999

1005-09 St Philip – provided by appellant

Vieux Carré Commission

August 19, 2020





Commented [NS2]: Location of Persian lime tree uprooted late 2018

1005-09 St Philip – provided by appellant

Vieux Carré Commission

August 19, 2020





Commented [NS3]: Brick fence extends into rear green-rated structure of adjacent property

1005-09 St Philip – provided by appellant

Vieux Carré Commission

August 19, 2020





ERNEST N. MORIAL
MAYOR
HENRY M. LAMBERT
DIRECTOR

CITY OF NEW ORLEANS

VIEUX CARRE COMMISSION

630 CHARTRES, NEW ORLEANS, LA. 70130
(504) 586-4882

October 29, 1981

Mr. John Paine
632 Bourbon Street
New Orleans, Louisiana 70116

Re: 1009 St. Phil

Dear Mr. Paine:

The Vieux Carre Commission is requesting that you not proceed with the proposed extension of the brick wall as previously required.

Ms. Diane Kohn has voiced objection to raising the wall as this will diminish the light her residence currently receives. Ms. Kohn has suggested re-flashing the wall and if this is acceptable to you the Commission has indicated they will agree to this method of correcting the situation.

If you have any questions regarding this matter, please feel free to contact this office at your convenience.

Sincerely,

Mark F. Gates
Mark F. Gates
ASSISTANT DIRECTOR

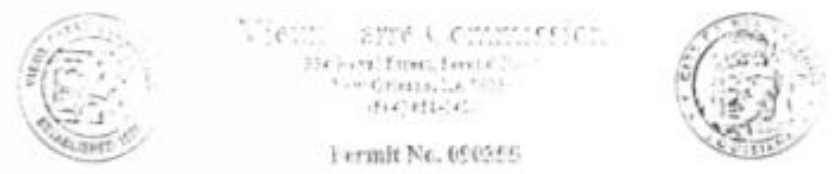
MFG/dms

cc: Ms. Diane Kohn
1011 St. Philip Street (12)

Commented [NS4]:

Commented [NS5]: 1981 VCC director reversed approval based on 1011 St. Philip owner objection to common fence changes.





The Vieux Carré Commission hereby grants permission for the approved work specified below.

Issued in accordance with Chapter 209 of the 2002 Code of the City of New Orleans. This permit is only for the work which bears Commission jurisdiction, be it as an alteration. The permit holder is to be held at the time, date and place approved under this jurisdiction as set forth herein from the start.

Address: 1005-09 St. Philip Street

Applicant: William C. Norris

Contractor: William C. Norris

Comments: not stated

Work approved: To do the following roof repair work as described below:

Installation of asphalt fiber coating ("Easi-Jack Roof Coating"), unvarnished silver in color, to the deteriorated galvanized standing seam steel (approx. 20' x 10'w) of the unroofed storage structure located along the lake-side common wall of parcel 106 to the non-historic flat-roofed, bedroom addition (approx.) at the rear of the main cottage.

NOTE: Paint color noted as unvarnished silver is to be white or have lustrous finish. ALL WORK MUST EXCLUDE TO MEET ALL VCC policies & priorities.

Estimated cost: \$50
June 16, 2009 CRS/LPH

VIEUX CARRÉ SURCHARGE

This permit expires six (6) months from date of issuance, and may be renewed if work is proceeding satisfactorily. A permit may still be required from the City of New Orleans, Department of Safety and Permits. A Vieux Carré surcharge will be assessed against all city building permits which also require a Vieux Carré Commission permit. The project will be inspected on a regular basis by the Vieux Carré Commission staff to guarantee that the work executed conforms to this permit.

I, the undersigned, understand that the work must be executed exactly as specified on this permit. If it is determined that changes are necessary, I will apply for those modifications prior to the commencement of any work on those changes.

I certify that I have the authority of the current property owner(s) to perform the "permitted" work.

Signature: Bill Norris Print Name: Bill Norris

Approved: [Signature] Date: 6/16/09
 Director



Crescent Title, LLC
7835 Maple Street
New Orleans, LA 70118
File No.: 174696

**United States of America
State of Louisiana
Parish of Orleans**

CASH SALE
Sale of Property
by:
**Betty Harris Norris wife of/and
William C. Norris, Jr.**
to:
Balentine Carbondale Holdings, LLC

BE IT KNOWN That on this 20th day of
November, 2017

BEFORE ME, the undersigned notary public,
duly commissioned and qualified, in and for the
Parish of Orleans and in the presence of the
witnesses hereinafter named and undersigned.
Personally Came and Appeared,

Betty Harris Norris (SS# XXX-XX-3732) wife of/and William C. Norris, Jr. (SS# XXX-XX-7274), both persons of the full age of majority and residents of the Parish of Orleans, State of Louisiana who declared before me, Notary, that they have been married but once and then to each other with whom they live and reside.

MAILING ADDRESS: 1364 Moss Street, New Orleans, LA 70119

Who declare that they do by these presents, grant, bargain, sell, convey, transfer, assign, setover, abandon and deliver, with all legal warranties as to title only, but with full substitution and subrogation in and to all the rights and actions of warranty which they have or may have against all preceding owners and vendors, unto,

Balentine Carbondale Holdings, LLC (Tax ID# 26-0261384), a Colorado Limited Liability Company organized and existing under the laws of the State of Colorado, Pursuant to Articles of Organization; registered with the Secretary of State, represented herein by Rick Balentine, Member/Manager and Bridget Balentine, Member, pursuant to an Authorization of the Members, an original of which is annexed hereto and made a part hereof.

MAILING ADDRESS: P.O. Box 11656, Aspen, CO 81612

here present, accepting and purchasing for themselves, their heirs and assigns, and acknowledging due delivery and possession thereof, all and singular the following described property, to-wit:

"Description of Property"

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the City of New Orleans, Parish of Orleans, State of Louisiana, in Square No. 105, bounded by Burgundy, St. Philip, Rampart and Ursulines Streets, designated as Lots U and Y on a survey of Mandle-Edwards Surveying, Inc. dated July 21, 1999, Lot Y commences at a distance of 29 feet 7 inches 4 lines from the corner of Burgundy and St. Philip Streets and measures 17 feet, 2 inches 6 lines front on St. Philip, adjoining Lot U which measures

Hon. Dale N. Atkins
CLERK OF CIVIL DISTRICT COURT
INST # 2017-45111 11/22/2017 09:56:15 AM
TYPE: S 6 PG(S)
CIN# 628898



26 feet, 5 inches, 6 lines front on St. Philip, same in width in the rear, by a depth of 64 feet 1 inch, 4 lines on the sideline nearer N. Rampart Street and a second depth of 63 feet, 11 inches, 2 lines on the sideline nearer Burgundy Street.

The improvements thereon bear the Municipal No. 1005, 1009 and 1009 St. Philip Street, also known as 1009 St. Philip Street, New Orleans Louisiana, 70116

PURCHASER(S) herein declared that all future notices of ad valorem tax bills and special assessments for the above described property presently for the tax year of 2018 bearing Tax Assessment No. 208102327 are to be forwarded to:

Balentine Carbondale Holdings, LLC
P.O. Box 11656, Aspen, CO 81612

THIS ACT IS MADE, EXECUTED AND ACCEPTED SUBJECT TO THE FOLLOWING:

1. Any and all restrictions, overlaps, overhangs, servitudes and/or easements, rights of ways and outstanding rights of record which might be shown on a current survey of the property.

THE PARTIES HERETO TAKE COGNIZANCE THAT NO SURVEY ON THE HEREIN DESCRIBED PROPERTY IN CONNECTION WITH THE ACT OF SALE HAS BEEN MADE NOR HAS ONE BEEN PRODUCED OR ATTACHED AND THE PARTIES DO HEREBY RELIEVE AND RELEASE ME, NOTARY, FROM ANY AND ALL LIABILITY, RESPONSIBILITY OR DAMAGE INCLUDING COURT COSTS AND ATTORNEYS FEES IN CONNECTION THEREWITH.

See WAIVER OF WARRANTY and REDHIBITION RIGHTS ADDENDUM attached hereto and made a part hereof.

To have and to hold the above described property unto the said purchaser(s) themselves, their heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of Eight Hundred Thirty-Five Thousand And No/100 Dollars (\$835,000.00) which the said purchaser(s) have well and truly paid, in ready and current money to the said vendors who hereby acknowledge the receipt thereof and grant full acquittance and discharge therefore.

All State and City taxes up to and including the taxes due and exigible for the current tax year are paid as per a research of the tax rolls for the year 2017. The 2017 taxes have been prorated to the date of this act of sale. Payment for all future taxes is assumed by purchaser herein.

By reference to the certificates of the Conveyance and Mortgage records in and for the Parish of Orleans annexed hereto, it does not appear that said property has been heretofore alienated by the Vendor or that it is subject to any unpaid encumbrances whatsoever.

The parties to this act are aware of the fact that the mortgage, and conveyance certificates herein referred to are open, being not yet dated or signed, and relieve and release me, Notary, from all responsibility and liability in connection therewith. Vendor is bound and obligated to have cancelled and erased immediately any inscriptions that may appear on the open certificates that would adversely affect the title to the herein described property.

1005-09 St Philip – provided by appellant

Vieux Carré Commission

August 19, 2020





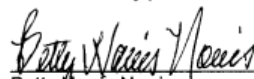
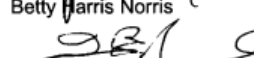
WAIVER OF WARRANTY AND REDHIBITION RIGHTS ADDENDUM

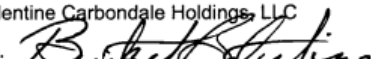
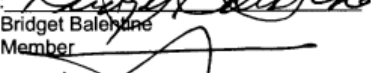
It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS," without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser's sole discretion, deems sufficiently diligent for the protection of Purchaser's interests.

Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence thereunder.

Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser expressly acknowledges all such waivers and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive.


Betty Harris Norris

William C. Norris, Jr.

Balentine Carbondale Holdings, LLC
BY: 
Bridget Balentine
Member
BY: 
Rick Balentine
Member/Manager

PGR-415 (R6/04)

The undersigned, being the sole Member(s) of Balentine Carbondale Holdings, LLC, a Colorado Limited Liability Company (the "Company"), do hereby vote for, consent to, authorize and adopt the following actions:

WHEREAS, Bridget Balentine and Rick Balentine is/are the sole Members/Managers of Balentine Carbondale Holdings, LLC and as such, have full power and authority to act in the name of and on behalf of the Company;

WHEREAS, the Company desires to authorize the acquisition of the property located at 1009 St. Philip Street, New Orleans, LA 70116.

WHEREAS, the Company desires to authorize Bridget Balentine and Rick Balentine to execute any and all documents in connection with such acquisition of property including, but not limited to, any act of transfer, act of donation, quitclaim of interest and/or any other documents as necessarily required to effectuate the purpose of this Authorization having such terms and conditions as he/she/they deem appropriate in his/her/their sole discretion Balentine Carbondale Holdings, LLC, and

NOW THEREFORE, BE IT RESOLVED, AGREED AND CONSENTED by the sole Members of Balentine Carbondale Holdings, LLC, that:

Section 1. Authorization for Acquire

The acquisition of the property located at 1009 St. Philip Street, New Orleans, LA 70116, is hereby authorized and approved;

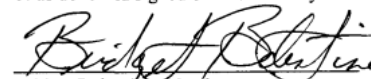
Section 2. Authorized Agent

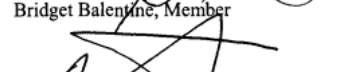
Bridget Balentine and Rick Balentine is/are hereby authorized to act as Agent(s) for Balentine Carbondale Holdings, LLC, with respect to the above described acquisition of property, and to execute any and all documents in connection with such transfer of property including, but not limited to, any act of transfer, act of donation, quitclaim of interest and/or any other documents as necessarily required to effectuate the purpose of this Authorization having such terms and conditions as he/she/they deem appropriate in his/her/their sole discretion.

Section 3. Certification

The undersigned confirms and warrants the accuracy of the above information, and that the power and authority of the Members and designated Authorized Agent(s) as provided herein has not been limited, restricted or abrogated in any way by any action of the Company. The undersigned further confirms and warrants that this Authorization may be fully and completely relied upon by Crescent Title, LLC, its title insurance underwriters, and the law firm of Bergeron, Douglass, Frosch & Mack, LLC.

Thus done and signed on this 20th day of November, 2017.


Bridget Balentine, Member


Rick Balentine, Member/Manager



Thus Done and Passed, in my office in New Orleans, Louisiana in the presence of the competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading the whole.

1340 Poydras Street, 4th Floor
New Orleans, Louisiana 70112



Chelsey Richardson
Chief Deputy Clerk

Telephone (504) 407-0005

Land Records Division

WITNESSES:

SIGN
PRINT LESLIE PERRIN

SIGN
PRINT LYDIA N. FAIRBANKS

Hon. Dale N. Atkins
Clerk of Court and Ex-Officio Recorder
Parish of Orleans

SELLER(S):

PURCHASER(S):

Betty Harris Norris

William C. Norris, Jr.

Balentine Carbondale Holdings, LLC
BY:
Bridget Balentine
Member
BY:
Rick Balentine
Member/Manager

DOCUMENT RECORDATION INFORMATION

Instrument Number: 2017-45111
Recording Date: 11/22/2017 09:56:15 AM
Document Type: SALE
Addtl Titles Doc Types:

Conveyance Instrument Number: 628898

Bar Roll/ID No.:

Notary Public
Jean L. Norton
Attorney/Notary Public
Notary ID # 01831
Commission expires with life

Title Ins. Prod.: Crescent Title, LLC
Address: 7835 Maple Street, New Orleans, LA 70118
Prod. Lic #: 300974
Title Ins. Underwriter: Stewart Title Guaranty Company
Title Opinion by: Paul M. Lapeyre
La Bar Roll #: 08038

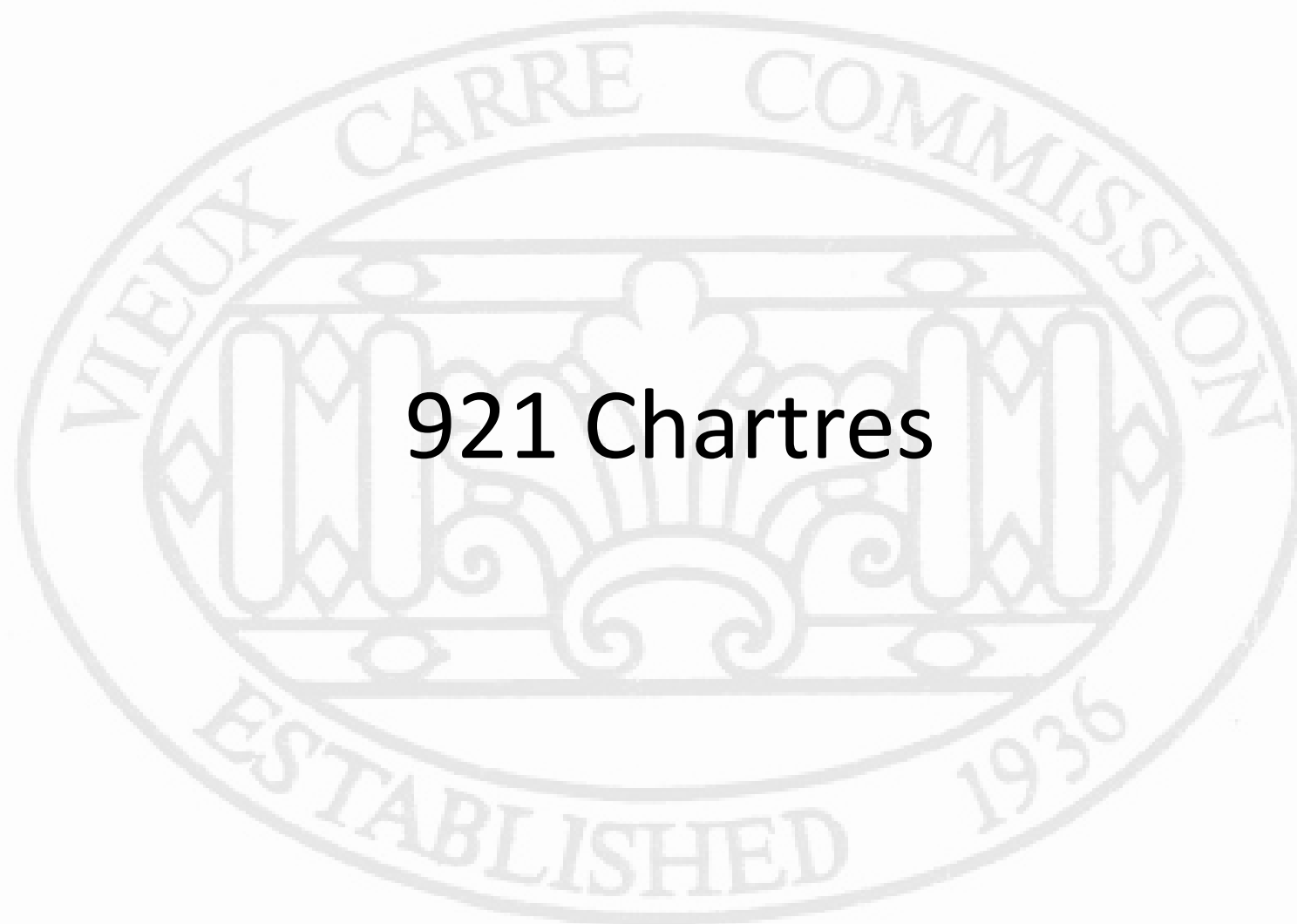
Filed by: CRESCENT TITLE LLC
7835 MAPLE ST
NEW ORLEANS, LA 70118

1005-09 St Philip – provided by appellant

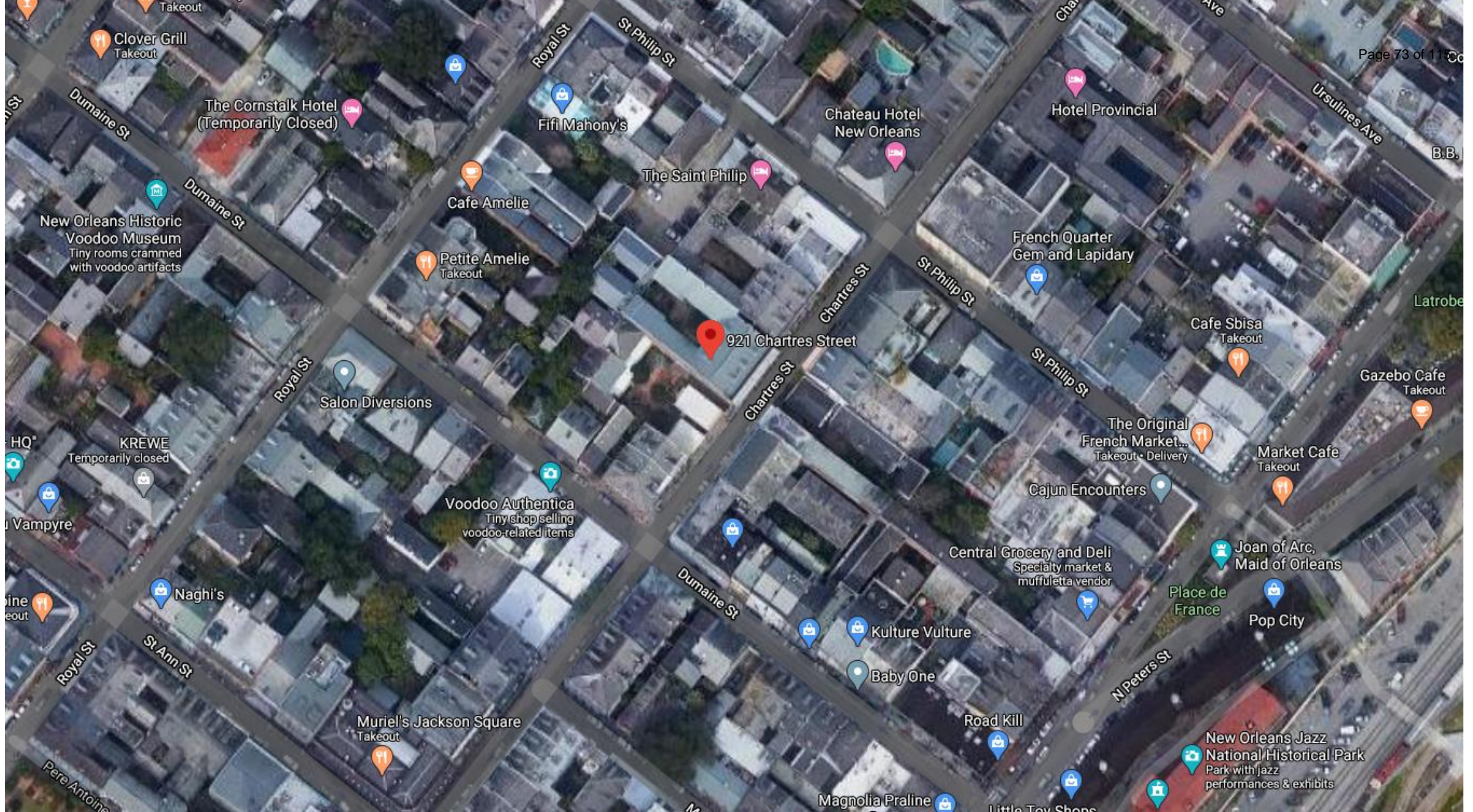
Vieux Carré Commission

August 19, 2020





921 Chartres



921 Chartres

Vioux Carré Commission

August 19, 2020





921 Chartres

Vieux Carré Commission

August 19, 2020





921 Chartres courtyard
Vieux Carré Commission

August 19, 2020





921 Chartres

Vieux Carré Commission

08 27 2019

August 19, 2020





921 Chartres

Vieux Carré Commission

08 29 2019

August 19, 2020





921 Chartres

Vieux Carré Commission

08 29 2019

August 19, 2020





08 29 2019

921 Chartres

Vieux Carré Commission

August 19, 2020





921 Chartres

Vieux Carré Commission

08 29 2019

August 19, 2020





921 Chartres

Vieux Carré Commission

August 19, 2020





921 Chartres

Vieux Carré Commission

August 19, 2020





921 Chartres – Glass Door Location

Vieux Carré Commission

August 19, 2020





921 Chartres – Glass Door Location

Vieux Carré Commission

August 19, 2020



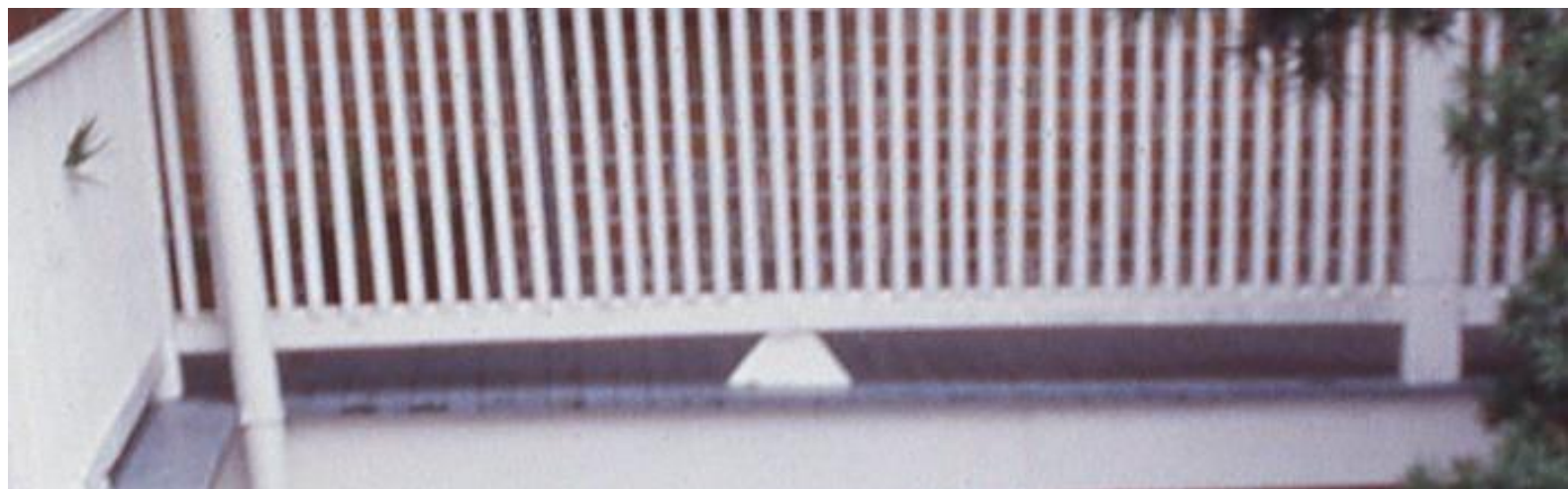


921 Chartres – 1998 – Previously Existing Railing

Vieux Carré Commission

August 19, 2020





921 Chartres – 1998 – Previously Existing Railing

Vieux Carré Commission

August 19, 2020





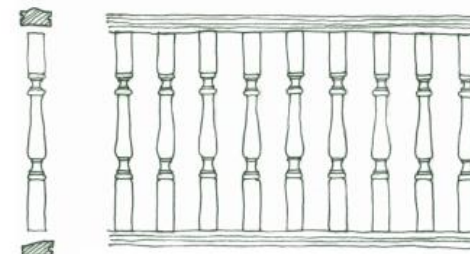
A Creole home, such as this townhouse, often has a simple balustrade and convex bulging posts.

BALUSTRADES & RAILINGS

A balustrade is a railing with upper and lower horizontal members, known as rails, and vertical balusters of wood or metal. A replacement balustrade should match the overall style and character of the building.



Square Post Balustrade



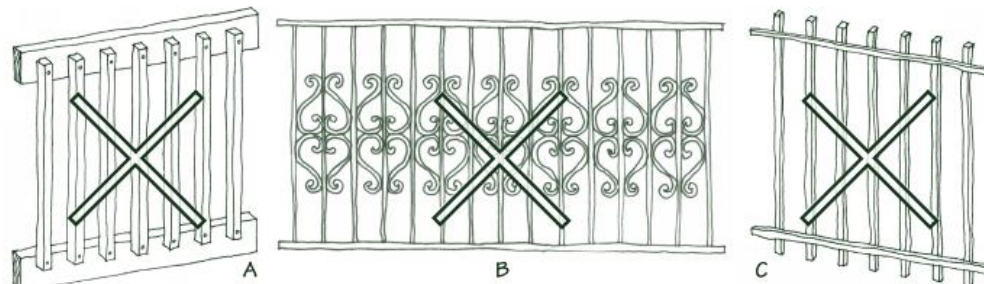
Victorian Turned Balustrade



A turned wood balustrade, produced by turning and carving square balusters on a lathe, are appropriate for most Italianate, Queen Anne, Eastlake, Classical Revival and Colonial Revival homes. Historic balusters tend to be wider than many new, mass-produced balusters.



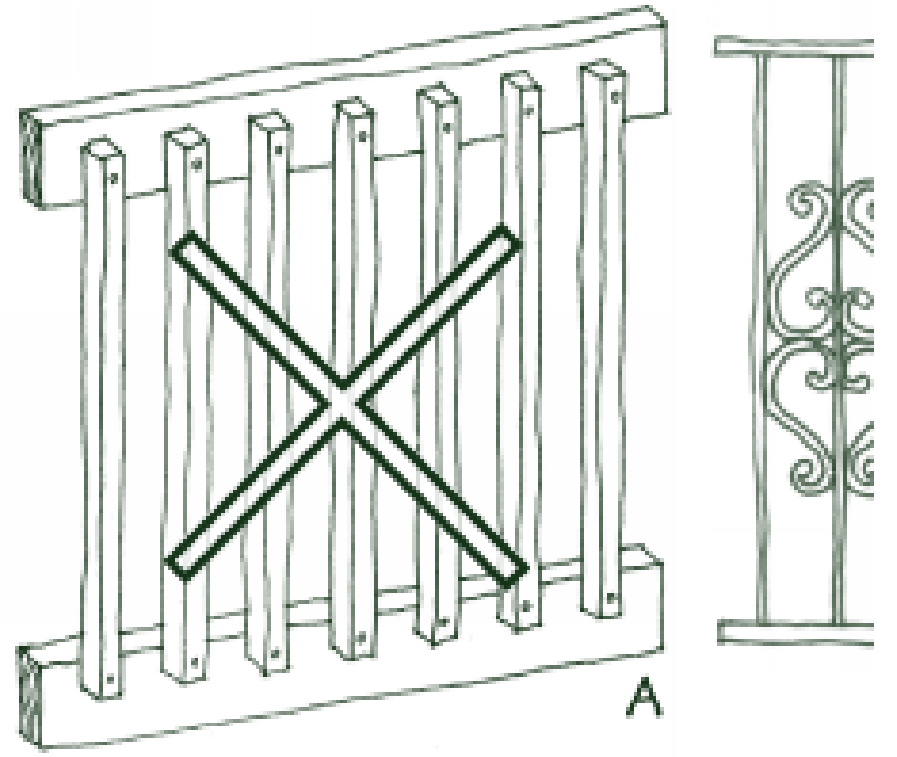
A discrete, higher secondary safety rail has been installed behind the cast iron balustrade to meet building code requirements. An alternative would be to raise the historic balustrade to the required height.



The VCC does not approve requests for a wood "deck" balustrade (A), applied decorative scrolled metal ornament balustrade (B) or a balustrade composed of metal pickets welded to metal bars (C).



Colonial Revival homes. Historic balusters than many new, mass-produced balusters.



The VCC does not approve requests for a w (B) or a balustrade composed of metal pick

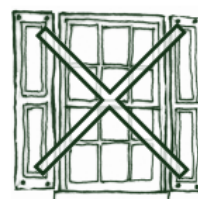




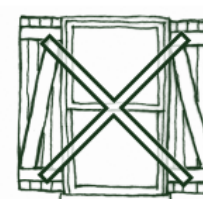
The 2-panel shutters do not fit the arched opening



The louvered shutters are the incorrect size for the window



The screwed-in shutters are inoperable and all shutters should be the correct size



Z-shutters are not appropriate in the Vieux Carré

SHUTTERS BY STYLE

The type and detailing of a shutter should be appropriate for the age, type and style of the building on which it is hung. It is helpful to consider that all buildings constructed prior to the 1820s had solid shutters, not louvered. Over time, the upper panels in solid shutters were often replaced with louvers, increasing interior light and ventilation. However, the VCC generally does not approve the modification of a historic shutter to add louvers or to create multiple sections. The only exception is when the shutter exceeds 12-feet in height.

French Colonial (18th century)

- Batten shutters, including vertical board rail and stile shutters

Creole (early-19th century)

- Batten shutters, including vertical board rail and stile shutters
- Louvered shutters, especially fixed louvered on upper stories

Greek Revival (mid-19th century)

- Any variation of louvered shutters
- Paneled shutters

Italianate (late-19th century)

- Louvered shutters, especially operable louvers

Gothic Revival (late-19th century)

- Paneled shutters, custom fit to pointed arch openings
- Louvered shutters, operable or fixed

Queen Anne (late-19th century)

- Louvered shutters, usually operable

Neoclassical (early-20th century)

- Typically without shutters or with operable or fixed louvered shutters on side façades only

Bungalow/Craftsman/Arts and Crafts (early-20th century)

- Typically without shutters or with shutters on side façades only
- Operable louvered or paneled with Arts and Crafts motif cut-outs

For more information regarding appropriate shutter styles for buildings, refer to the *Guidelines for Building Types & Architectural Styles* or contact the VCC Staff to discuss appropriate shutters for specific locations.

SHUTTER GUIDE

THE VCC REQUIRES:

- Installing shutters that are operable with the ability to open and, when closed, fill the entire door or window recess
- Installing period appropriate shutter hardware

THE VCC RECOMMENDS:

- Retaining, maintaining and repairing a historic wood shutter
- Retaining and reusing historic shutter hardware

THE VCC DOES NOT ALLOW:

- Cutting an existing shutter into separate upper and lower sections unless the shutter is over 12-feet in height
- Modifying a shutter to include the attachment of a screen or plastic panel
- Cutting an opening in a shutter for mechanical or ventilation equipment (with the exception of a modest mail slot opening)
- Installing louvers in a shutter where they did not exist historically
- Installing a shutter that does not replicate the dimensions and proportions of historic wood shutter
- Installing a fixed, Bermuda or roll-down hurricane shutter (Refer to *Storm Protection*, page 07-16)
- Installing shutters in a location where they would not have existed historically

Shutter Review

Install or replace an operable wood shutter, sized to opening and appropriate to building style with stylistically compatible hardware

1 2 3 Staff

Install shutters where none exist; Install an inappropriate shutter or shutter hardware

1 2 Architectural Committee
3 Staff





are
ers
ize

*Z-shutters are not
appropriate in the Vieux
Carré*

SHUTTER GUIDE

921 Chartres – From Guidelines

Vieux Carré Commission

August 19, 2020





3200 Veterans Memorial Blvd. ste. A
Metairie, La 70002

Phone (504) 214-5026
Fax (504) 469-3571

August 17, 2020

Estimate

Repairs

Here is an estimate for your property located at 921 Chartres St., New Orleans, La.

Exterior Repairs:

Remove and replace approx. 220 ft of lower rail, handrail, spindles, and posts as needed to conform to current VCC guidelines

Prime and paint as needed new materials

Remove and replace approx. 612 ft of 6” half round gutters and downspouts

Profit and overhead:

Materials and labor: \$118,360.00

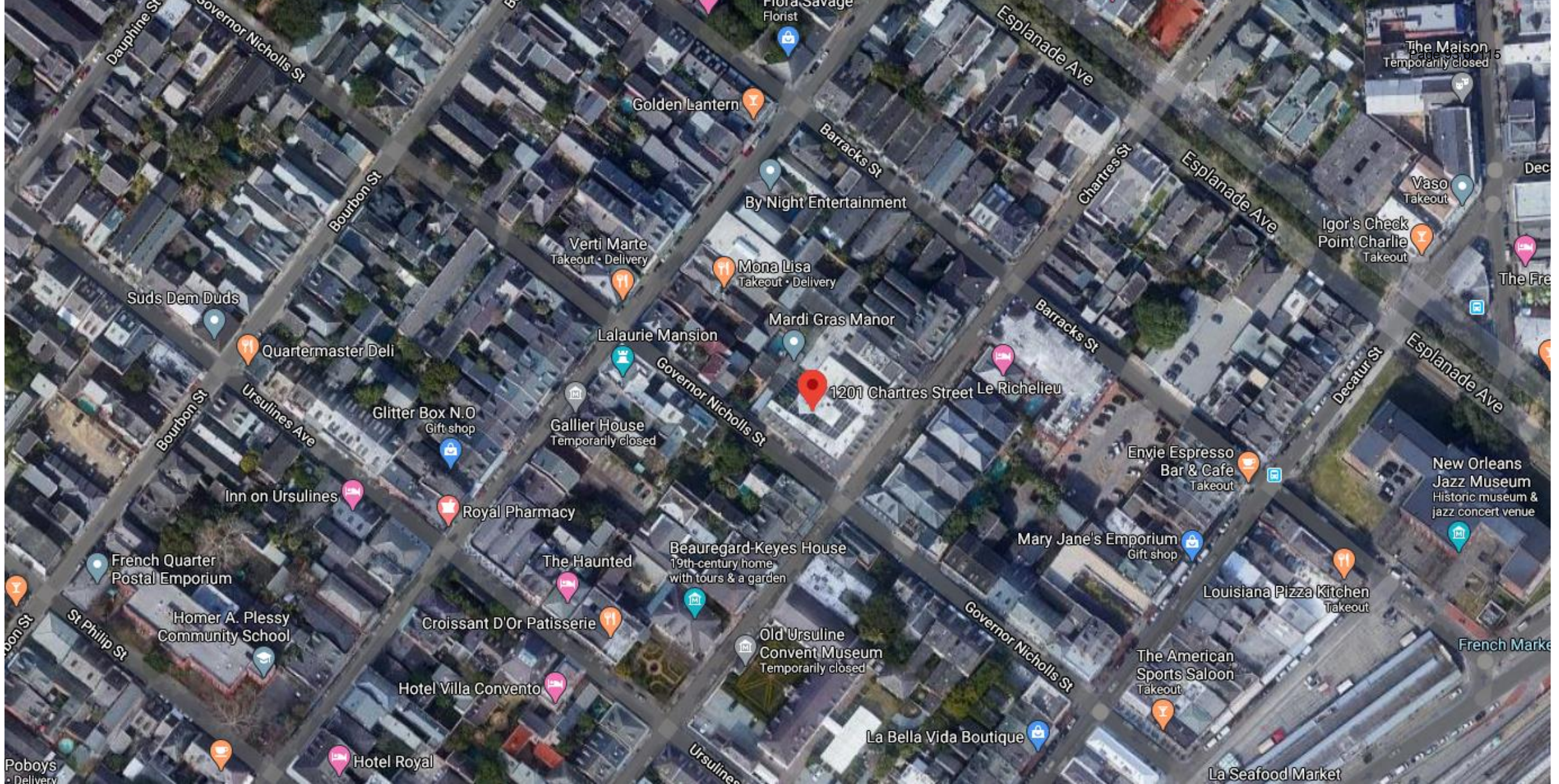
Total: \$118,360.00

Thank you
Samuel Zavala
214-5026





1201 Chartres

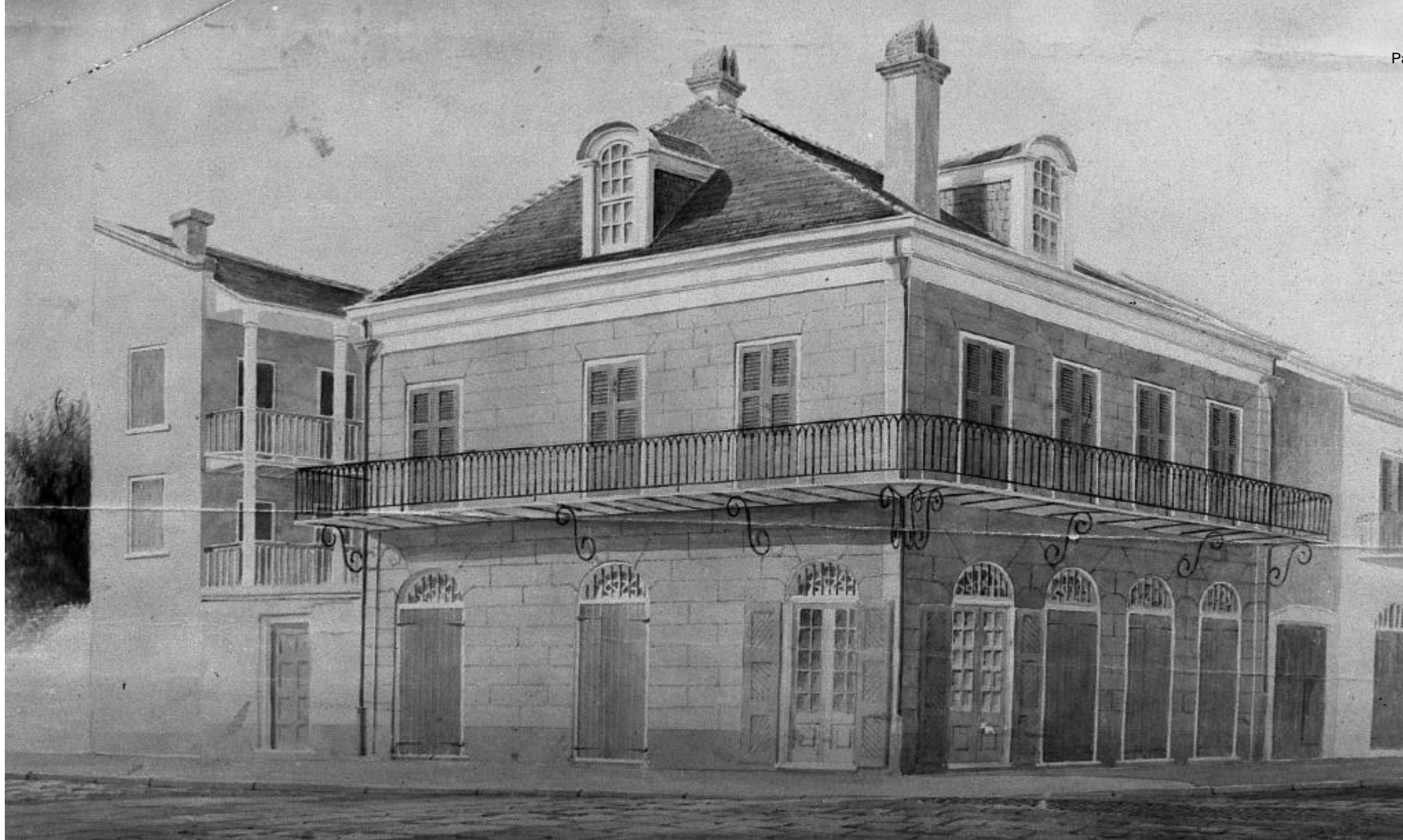


1201 Chartres

Vieux Carré Commission

August 19, 2020





1201 Chartres

Vieux Carré Commission

August 19, 2020





1201 Chartres

Vieux Carré Commission

August 19, 2020





1201 Chartres

Vieux Carré Commission

August 19, 2020





1201 Chartres

Vieux Carré Commission

August 19, 2020





1201 Chartres

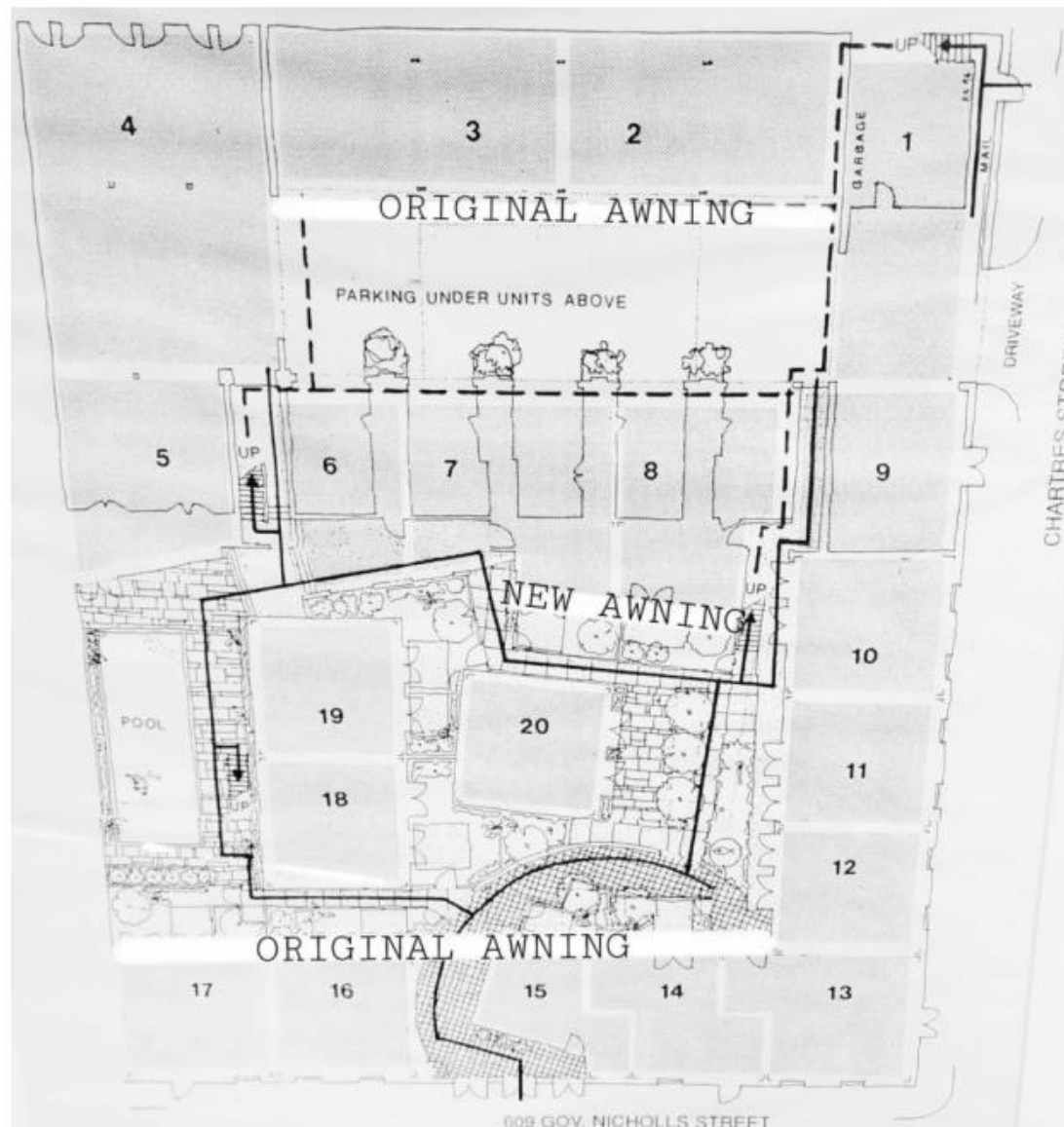
Vieux Carré Commission

August 19, 2020



Stella Maris - 1201 Chartres Street

This is a ground map showing the locations of the "Vol au Vent" awnings.
The original awnings are located over Units 2 & 3 as well as Units 13 - 17.
The new awning is located over Units 7 & 8.
All of the awnings are located within the interior courtyard of the property.



1201 Chartres

Vieux Carré Commission

August 19, 2020





ORIGINAL AWNING

← Units 13-17 →

NEW AWNING
UNITS 7&8

1201 Chartres

Vieux Carré Commission

August 19, 2020





NEW AWNING UNITS 7&8

1201 Chartres

Vieux Carré Commission

August 19, 2020



ORIGINAL AWNING UNITS 13-17

1201 Chartres

Vieux Carré Commission

August 19, 2020



ORIGINAL AWNING units 2&3



1201 Chartres

Vieux Carré Commission

August 19, 2020



A photograph of a two-story yellow building with a corrugated metal awning over the ground floor. A tall palm tree stands in the center foreground. The building has several windows with dark frames and white shutters. The scene is brightly lit, suggesting a sunny day. The text 'ORIGINAL AWNING - UNIT 17 by the pool area' is overlaid in large white letters across the bottom half of the image.

ORIGINAL AWNING - UNIT 17
by the pool area

1201 Chartres

Vieux Carré Commission

August 19, 2020



ORIGINAL AWNING
units 13-17



1201 Chartres

Vieux Carré Commission

August 19, 2020





1201 Chartres

Vieux Carré Commission

August 19, 2020





1201 Chartres

Vieux Carré Commission

August 19, 2020





1201 Chartres

Vieux Carré Commission

August 19, 2020



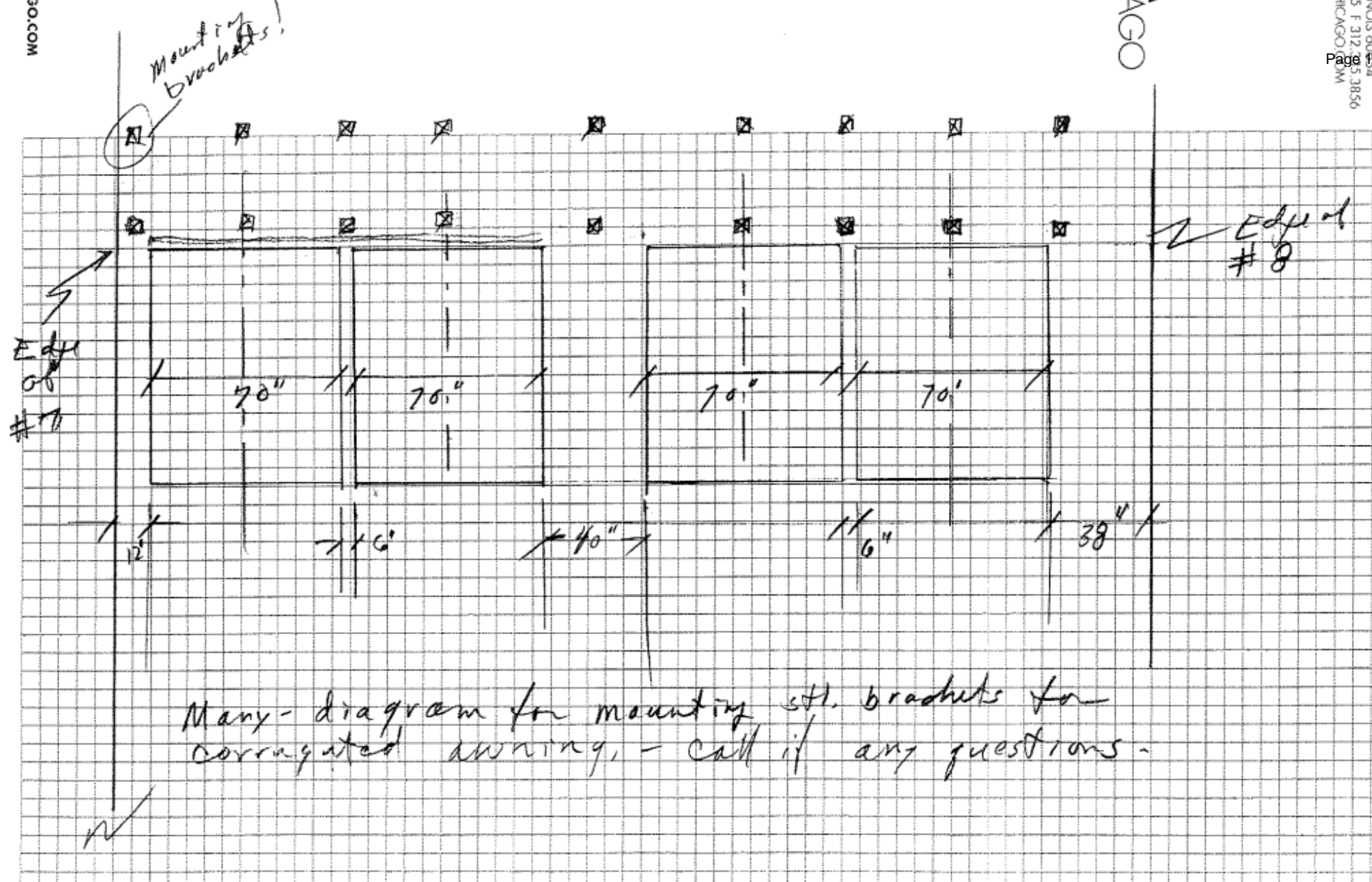


1201 Chartres

Vieux Carré Commission

August 19, 2020





Many-diagram for mounting stl. brackets for
corrugated awning. - call if any questions.



ROBERT BODET
ARCHITECT
41 VERSAILLES BOULEVARD
NEW ORLEANS, LA 70125

Mr. Bryan Block
Executive Director
Vieux Carre Commission.
CITY OF NEW ORLEANS.

VIA E-MAIL c/o
nqalbrecht@nola.gov

RE:1201 Chartres St: 20-31834-VCGEN

Dear Mr. Block and Members of The Commission:

Please consider my request for your Appeal of the Architecture Committee approval to retain a corrugated metal awning installed above Units 7 and 8 at Stella Maris Condominiums, 1201 Chartres Street.

The purpose of my request is to ask that the application be returned to the Committee for modifications to the design currently being considered for the reasons outlined here below:

The application submitted as 1201 Chartres St: 20-31834-VCGEN (attached), represents that the awning design "duplicates the existing awning protecting Units 2, 3, 13, 14, 15, 16, and 17", it in fact does not "duplicate" the design, nor does it "protect" in its present form or function.

In the first instance, the awning constructed does not duplicate the awning protecting Units 2 and 3 as suggested and as is illustrated in the photographs here. It is inferior in its design, its material and its function. In the second case, it does not "protect" the space beneath it, but to the contrary actually compounds the

I respectfully request the application be returned to the Architectural Review Committee for modifications.

Thank you for your consideration,



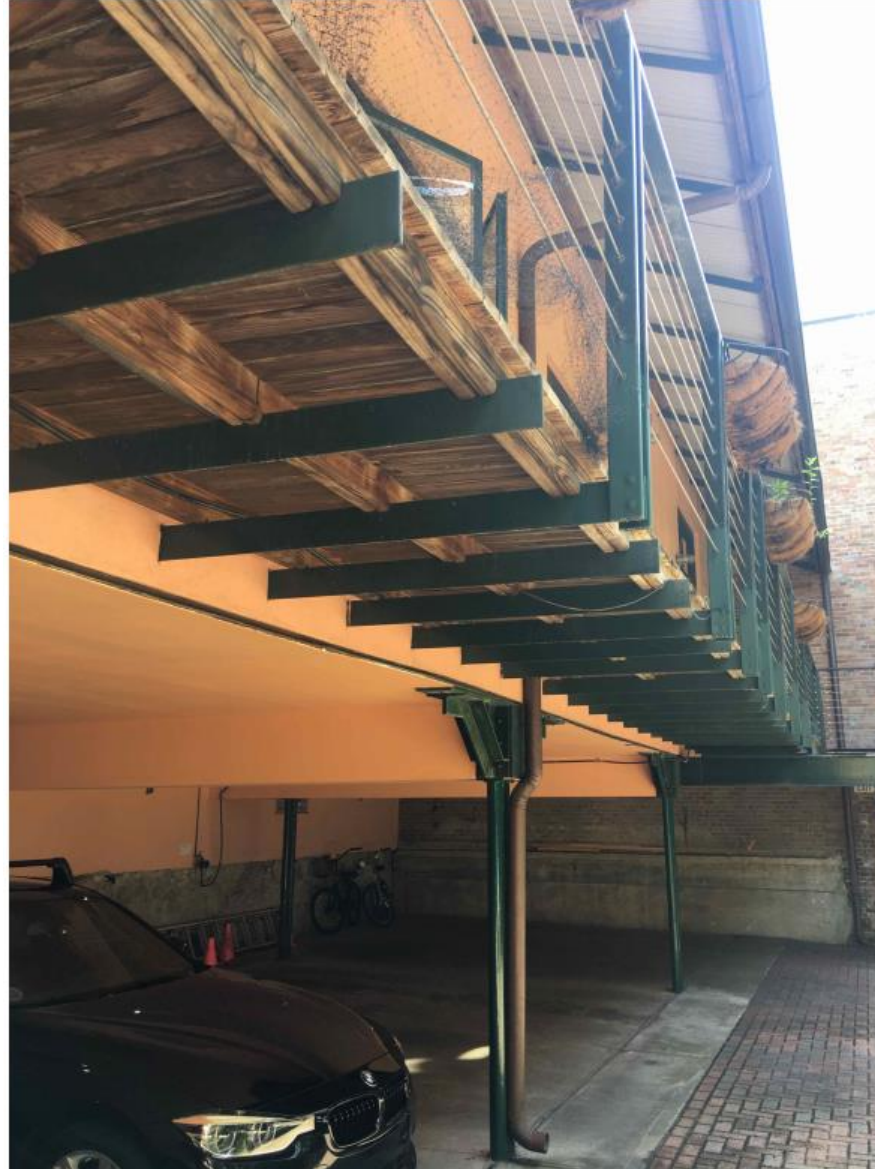
Robert Bodet
as agent for David Trautenberg
Owner, Unit Number 7

1201 Chartres – Materials from Appellant

Vieux Carré Commission

August 19, 2020





THE AWNING DESIGN SHOWN HERE (AND BELOW) IS LOCATED AT UNITS 2 AND 3, AND IS LOCATED IMMEDIATELY ACROSS THE DRIVE FROM THE FRONT DOORS OF UNITS 7 AND 8. THE AWNING INCORPORATES A COPPER GUTTER AND DOWNSPOUT THAT DIRECTS RAINFALL INTO A CONTROLLED SYSTEM OF SURFACE TO SUB-SURFACE DRAINAGE. THE DESIGN INTEGRATES THE CANTILEVERED FLAT BAR DESIGN FOUND HERE AND ELSEWHERE THROUGHOUT THE COMPLEX.

1201 Chartres – Materials from Appellant

Vieux Carré Commission

August 19, 2020





1201 Chartres – Materials from Appellant
Vieux Carré Commission

August 19, 2020





THE AWNING DESIGN BEING APPEALED IS SHOWN ABOVE UNITS 7 and 8. IT EMPLOYS CORRUGATED METAL ON UNPAINTED WOODEN PURLINS ON METAL BRACKETS. THE DESIGN FOCUSES RAINWATER DIRECTLY INTO THE CENTER OF THE PRIVATE PATIO BELOW IT, RATHER THAN OUT-AND-AWAY, OR INTO A CONTROLLED GUTTER AND DOWNSPOUT SYSTEM AS IT COULD.



THE AWNING DESIGN SHOWN HERE IS LOCATED ACROSS, NOT VISIBLE FROM, AND ON THE OPPOSITE SIDE OF THE COMPLEX FROM THE AWNING PROPOSED AT UNITS 7 AND 8. THE AWNING DESCRIBED IN THE APPLICATION, AS PROTECTING UNITS 13, 14, 15, 16 AND 17, ACTUALLY "PROTECTS" THE BALCONIES AND PATIOS OF THOSE UNITS, WITH RAINWATER DIRECTED OUT-AND-OVER THE SIDES OF THE BALCONIES AND PATIOS OF THOSE UNITS. THIS IS AN ALTOGETHER DIFFERENT ARRANGEMENT FROM THE ATTEMPTS OF THE AWNING IN DISPUTE ABOVE UNITS 7 AND 8.

1201 Chartres – Materials from Appellant

Vieux Carré Commission

August 19, 2020

