



Vieux Carré Commission Meeting

Wednesday, August 18, 2021



Review of Minutes



Chairman's Report



Director's Report



Other Business

Verizon – Requested Modification to VCC Approved Pole Design

August 18, 2021

VCC Approved Design

The variance and detail of the French Quarter call for a customizable solution. Our modular design allows us to tailor the site to the location.



DUAL LUMINAIRES
4G+5G



DUAL LUMINAIRES
4G + 5G



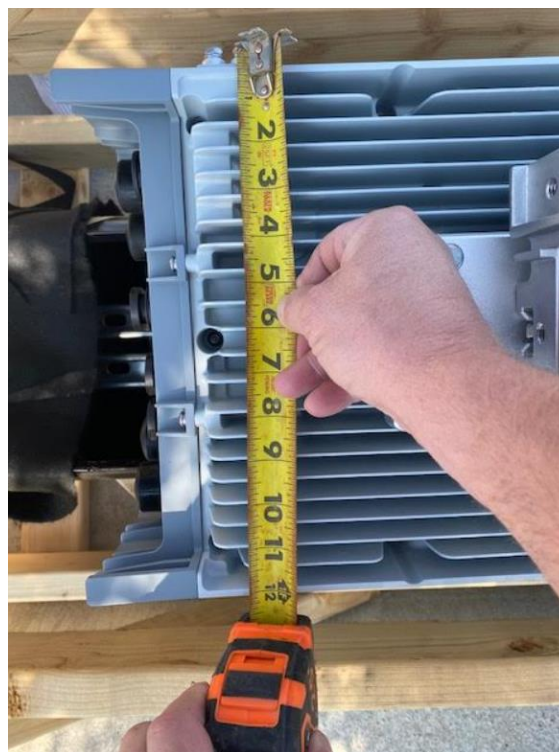
SINGLE LUMINAIRE
4G + 5G



SINGLE LUMINAIRE
4G or 5G

Verizon's Equipment Challenge

- Verizon's 4G Radio is too large to fit inside the approved pole
 - Mount 4G radio opposite the luminaire
 - Mount 4G radio behind the 5G antennas
 - Mount 4G radio below 5G antennas



Verizon's Photo Simulations of 4G, 5G, and 4G/5G Poles

- At the suggestion of the VCC and the City, Verizon relocated the 4G antenna opposite the luminaire.



Toro Pole vs Verizon Modified Pole



	Toro Blanco Pole	Verizon Pole
Total Pole Height	20'	20'
4G Antenna Diameter	5"	8"
Top Pole Diameter	5.5"	5.5"
Base Diameter	10.75"	10.75"
Base Height	54"	54"
Foundation Base Diameter	11.75"	11.75"

Verizon's Request of the Vieux Carre' Commission

- Verizon respectfully requests approval of the modifications in order to have the poles manufactured in time to install during the City's One Dig planned street closures.

Thank you!

NEW ORLEANS FRENCH QUARTER SMALL CELL LAMP POST

Verizon 4G+5G Equipment Fitment

The following pages showcase multiple configurations in which Verizon's preferred equipment for the French Quarter market may be installed within Toro Blanco Group's specially designed, VCC approved, French Quarter small cell lamp post.

Toro Blanco Group, LLC



Here at Toro we have worked hard to ensure that even Verizon's largest and most cumbersome equipment configurations **will fit within the already approved small cell pole** that we have expressly designed for the French Quarter of New Orleans. This pole and its modularity enables the **unification of form factors** across all small cell, smart city, and collocation solutions within the historic French Quarter while **maintaining the existing design language and historic aesthetic**.

Toro Blanco Group, LLC







4G + 5G



5G

MODULAR

Stand-alone 5G

Samsung 5G AIR Units:

Max CL w/out CommScope Omni Antenna: 19' 3"

4G + 5G

Samsung 5G AIR Units:

Max CL: 19'

CL w/ CommScope Omni Antenna: 16' 4"

VERIZON EQUIPMENT LIST

SAMSUNG 5G AIR UNITS

1-4 AIR Units
Max CL w/out 4G: 19' 3"
CL w/ 4G: 16' 4"
1 Fiber, 1 AC Power In Per Unit, Alarm
Cable & Ground
GPS Out

COMMSCOPE OMNI ANTENNA

Max CL: 19'
Up to 10 3/8" Coax Cables & Ground

SAMSUNG RADIO HEAD

Pole Top Mounted
48V DC Power In, 1 Fiber In, 4 Coax Out
& Ground

TWO (2) RECTIFIERS

Both the GE Rectifier Verizon uses in the New Orleans market as well as the Samsung Rectifier prescribed by Samsung to work with the Samsung 310 RF4402d can be simultaneously base mounted or pole top mounted allowing for up to two rectifiers to be mounted without issue.
120V AC Power In + 48V DC Power Out & Ground

RAYCAP AC DISTRIBUTION PANEL

Base Mounted
120V AC Power In, 120V AC Power Out

CHARLES INDUSTRIES FIBER TERMINAL

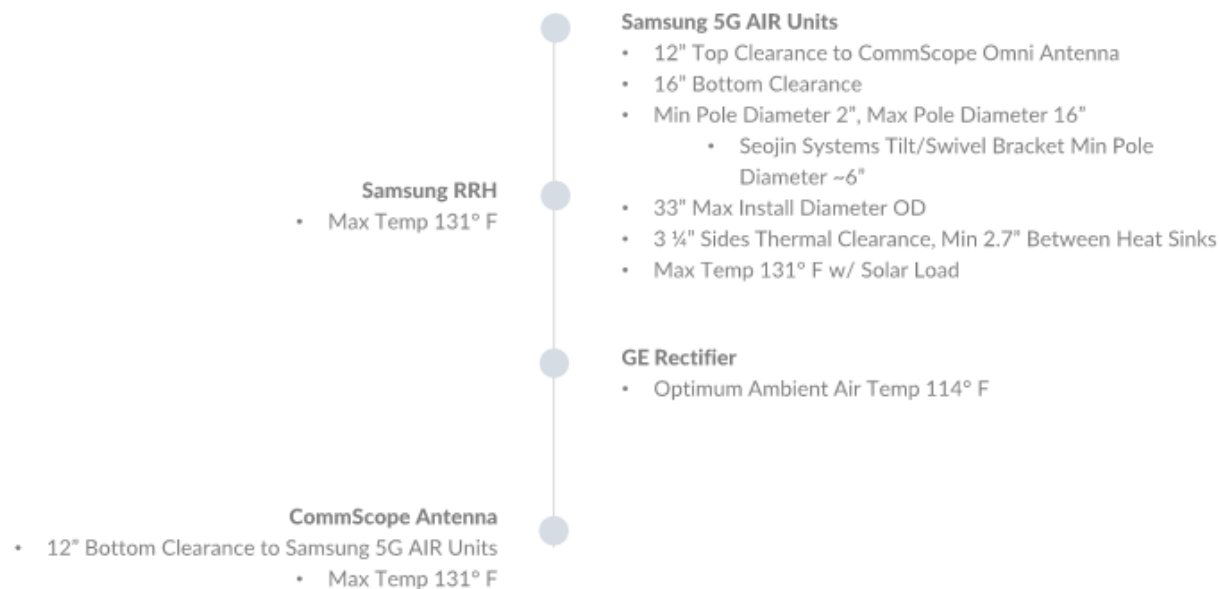
Base Mounted
Fiber In
Up to 24 Port

*Please note, all cable management and plumbing designs have been based around a minimum bend radius of 5" for any fiber and coaxial lines, 4" for any AC or DC power conductors, and schedule 80 non-conductive conduit for any conduit runs.

**Note: a ground bus bar will be mounted at the top of the pole for ease of equipment grounding.

EQUIPMENT SEPARATION, CLEARANCE & THERMAL REQUIREMENTS

The below numbers are the manufacturer's published standards for typically required clearances to prevent any EME interference, ensure proper fitment for installation and serviceability, and maintain optimum equipment operability and life span. All clearances have been maintained or exceeded within the attached designs. All thermal requirements have been accounted for, allowing natural convection throughout the provided non-restrictive system.



Toro Blanco Group, LLC

MAINTENANCE & EQUIPMENT ACCESSIBILITY

We have worked hard to create a design that not only accommodates the needs of Verizon's network and equipment, but also allows for ease of access for installation, upgrades, or maintenance.

Toro Blanco Group, LLC

Provided by Toro Blanco

Vieux Carré Commission

August 18, 2021





POLE TOP RADIO MOUNT

The updated design pushes out the Samsung 5G AIR units by only 2", expanding the overall OD of the outside 5G AIR antenna faces by just 4". By placing the radio at the top of the pole we can utilize the passive cooling already built into the RRH **without the need for fans**. The proximity of the radio to the 5G AIR units does not affect thermal management or cause any interference with the signals from either device, all separation guidelines for each piece of equipment have been met or exceeded in the design for this express purpose.

Toro Blanco Group, LLC

4G SAMSUNG 310 RF4402d INSTALLATION SPECIFICATIONS Page 20 of 101

Figure 57. Fixing RRH_1 Sector Pole Type (Side Installation)

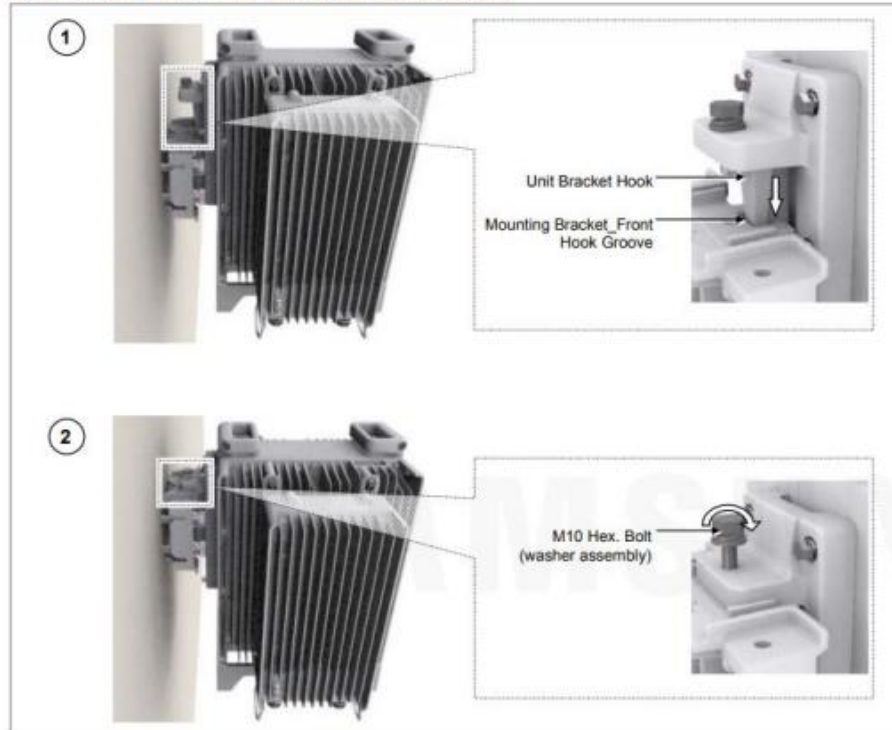
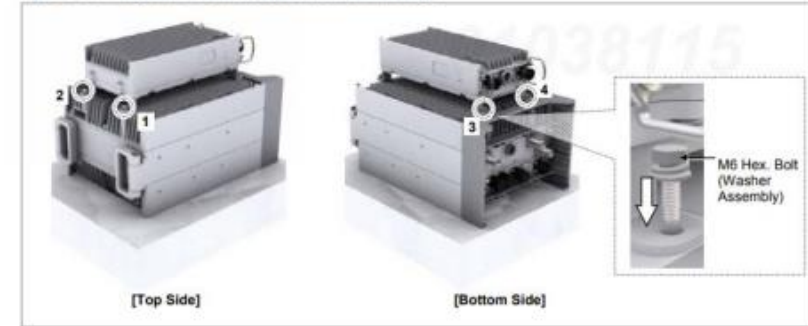


Figure 17. Fixing AC/DC Converter_Front Installation (1)



3 Fix an AC/DC converter using fasteners.

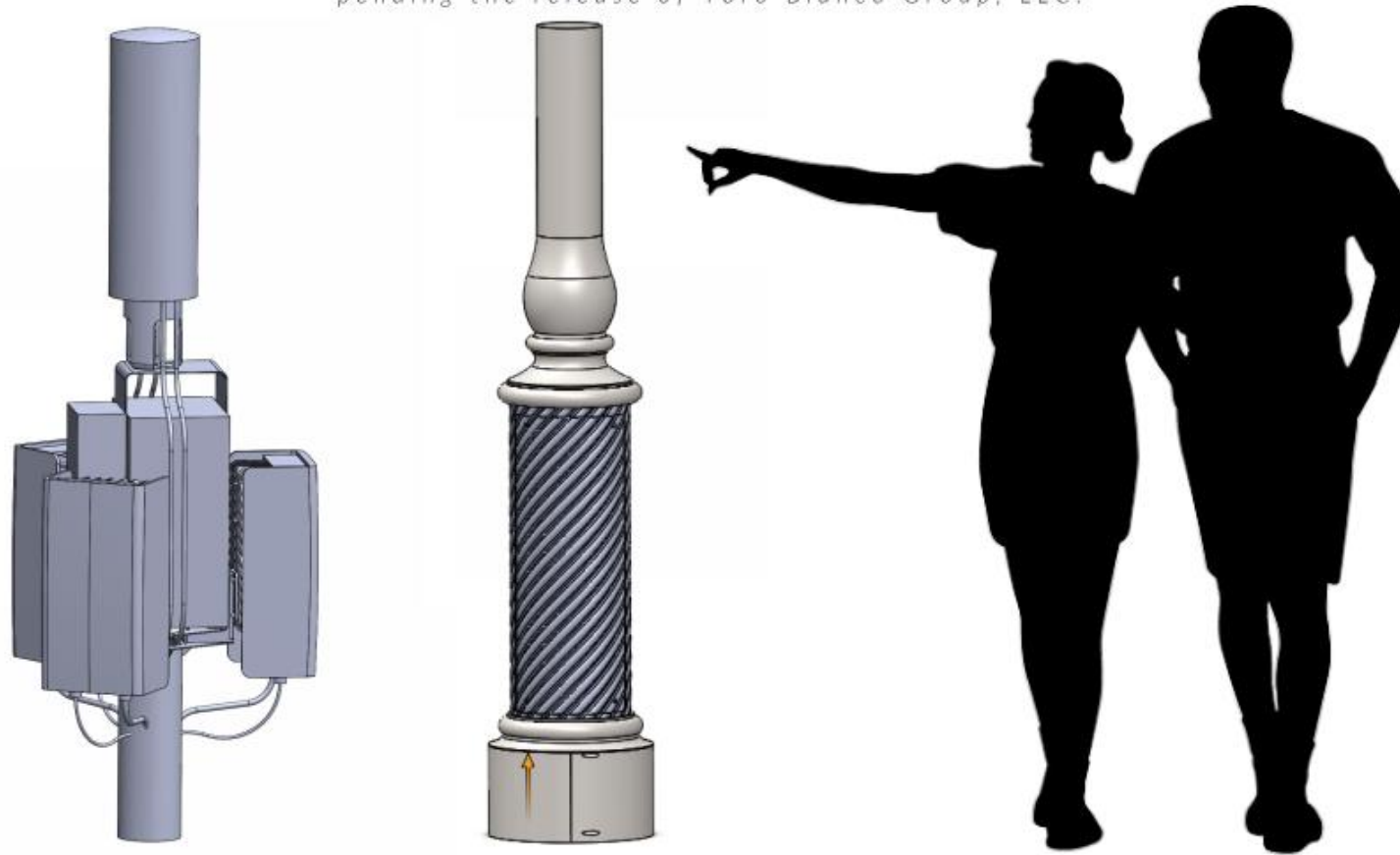
Figure 18. Fixing AC/DC Converter_Front Installation (2)



See above installation criteria excerpts from the OEM Samsung 310 RF4402d Installation Criteria Manual (excerpts taken from pages 20-24 and 32-33 of installation manual v3.1). The bracketing is first affixed to the pole structure, the AC/DC converter is affixed to the radio, and then, after the pole is erected, the combined radio+AC/DC converter unit is installed onto the radio mounting bracket (which was previously installed on the pole structure). Any installation of the radio+AC/DC converter on the ground would mean an installation of the equipment in the horizontal position, not showcasing the proper installation criteria and resulting in an unsafe mounting. A ground installation of the equipment (this also includes the 4G antenna and 5G AIR Units) would have to be removed prior to the pole being lifted vertical, then re-installed from a bucket truck once the pole is properly mounted to the foundation anchor bolts.

Renderings showcasing a two-part prototype, created expressly for demonstration/training/fitment/example purposes that would allow for the proper, OEM Samsung recommended installation criteria of all equipment at ground level is on page 3 of this document.

**See OEM Samsung Installation manual attached in email, excerpts of manual included on page 2 of this document for illustrative purposes.*



Rendering to showcase size and fitment of **pole-top integration of both Verizon's preferred 4G radio, associated DC rectifier, 4G antenna, and 5G AIR units**. These renderings are scaled to showcase the base and pole-top sizing. The human silhouettes are for scale to show what these two sections would look like at ground level (the man is designed to represent a six-foot-tall figure).

Due to the installation techniques which we have designed this installation for, (***specifically designed to align with the OEM Samsung Manufacturer Installation Manual for ease of cross installation/maintenance for contractors**) of the Samsung 310 RF4402d 4G radio and associated DC rectifier, an installation of the radio and other pole top equipment on the ground prior to the pole being erected is possible, thereby allowing off-site equipment integration and **minimizing the timelines of necessary street and sidewalk closures**.

**See OEM Samsung Installation manual attached in email, excerpts of manual included on page 2 of this document for illustrative purposes.*

WWW.TOROBLANCOGROUP.COM

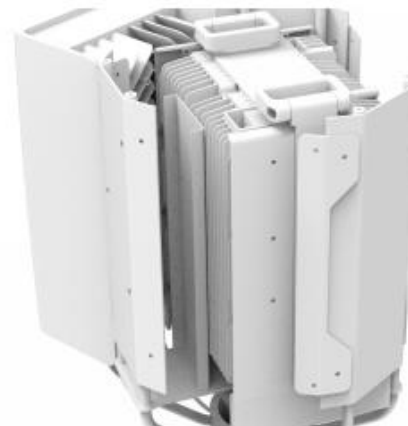


*Signage to meet all local and national RF warning guidelines will be clearly visible and mounted on the pole a minimum of 6' away from any antenna.

POLE TOP RADIO MOUNTING, MAINTENANCE, & ACCESSIBILITY

Port access to the Samsung RRH, CommScope omni antenna, and the Samsung 5G AIR units is easily accessible without the removal of any covers, bracketing, or equipment.

RRH removal is easily accomplished, only requiring the removal of one Samsung 5G AIR unit and four bolts securing the RRH to a bracket via the pre-existing bolt pattern from Samsung. The CommScope omni antenna is equally easy to access and remove/install through four bolts integrated into the 5G AIR bracketing.



Toro Blanco Group, LLC

DESIGNED FOR MULTIPLE RECTIFIERS

We have specifically designed this pole and all associated attachments to accept any and all possible configurations of Verizon's preferred equipment for deployment within the New Orleans market. Our designs can accommodate both single and dual rectifier configurations, as is showcased on the following three pages.

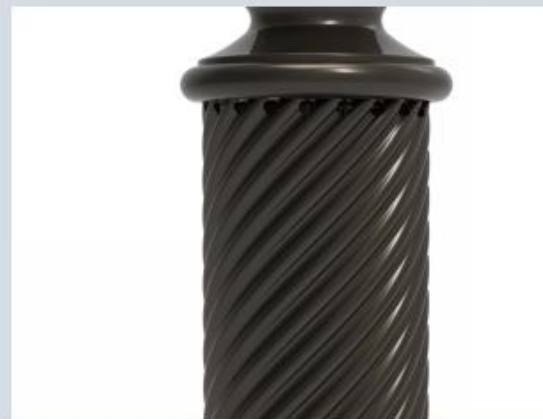
Toro Blanco Group, LLC



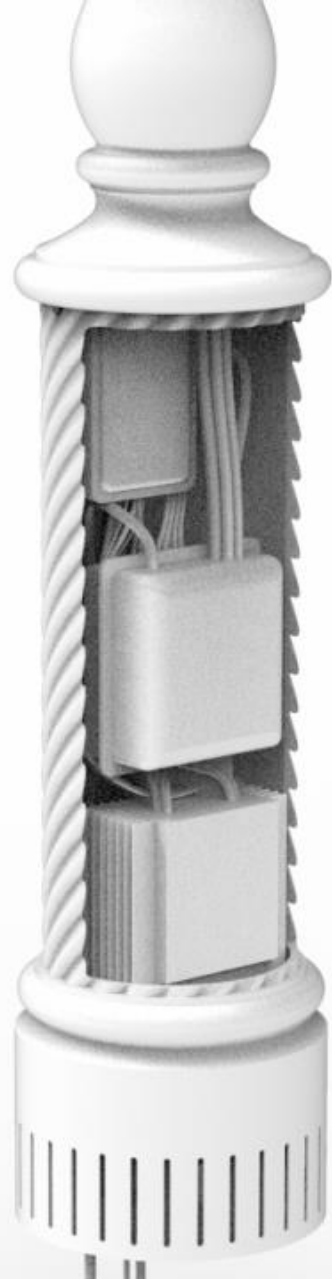
HEAT DISTRIBUTION: BASE + RECTIFIER

Base and pole top venting has been expressly designed to accommodate the airflow restrictions of the equipment within the pole and allow for the natural evacuation of air that will be heated from the equipment stored within.

The cross-sectional area of the rectifier is 80% of the systems next most restrictive section, thereby enabling uninhibited passive cooling of the rectifier and allowing the existing heatsinks to safely maintain GE's recommended operating temperature without the need for additional cooling mechanisms.



*Vent openings have been enlarged in renderings for visual purposes. Openings are designed to meet all UL standards for diameter and depth of opening to prevent intrusion or safety hazards.



POLE BASE INTERNAL CONFIGURATION

A fully concealed solution to accommodate Verizon's fiber box, AC distribution panel, and AC/DC converter of choice.

Toro Blanco Group, LLC

POLE BASE FIBER BOX, AC DISTRIBUTION, & RECTIFIER MOUNTING, MAINTENANCE, ACCESSIBILITY & CABLE MANAGEMENT



- The base door is large enough to accommodate fully opening (past 90°) the doors on both the AC distribution panel and the fiber box for any access necessary.
- The rectifier is positioned to allow maximum access to the power panel and enables easy removal of the cover for install or maintenance.
- The ID of the base is right at 10" enabling sufficient routing for cabling with minimum bend radius' up to 5".

*Removable pole base cover to be securely locked in place with a minimum of four (4) 304 stainless steel, tamper resistant, pinned hex ½" button head bolts.

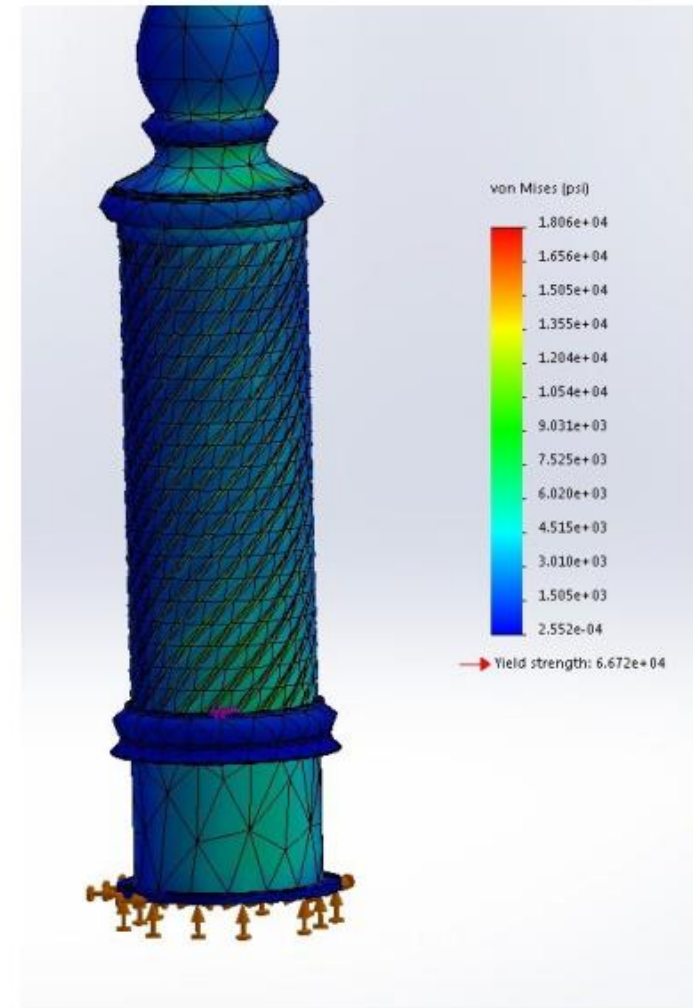
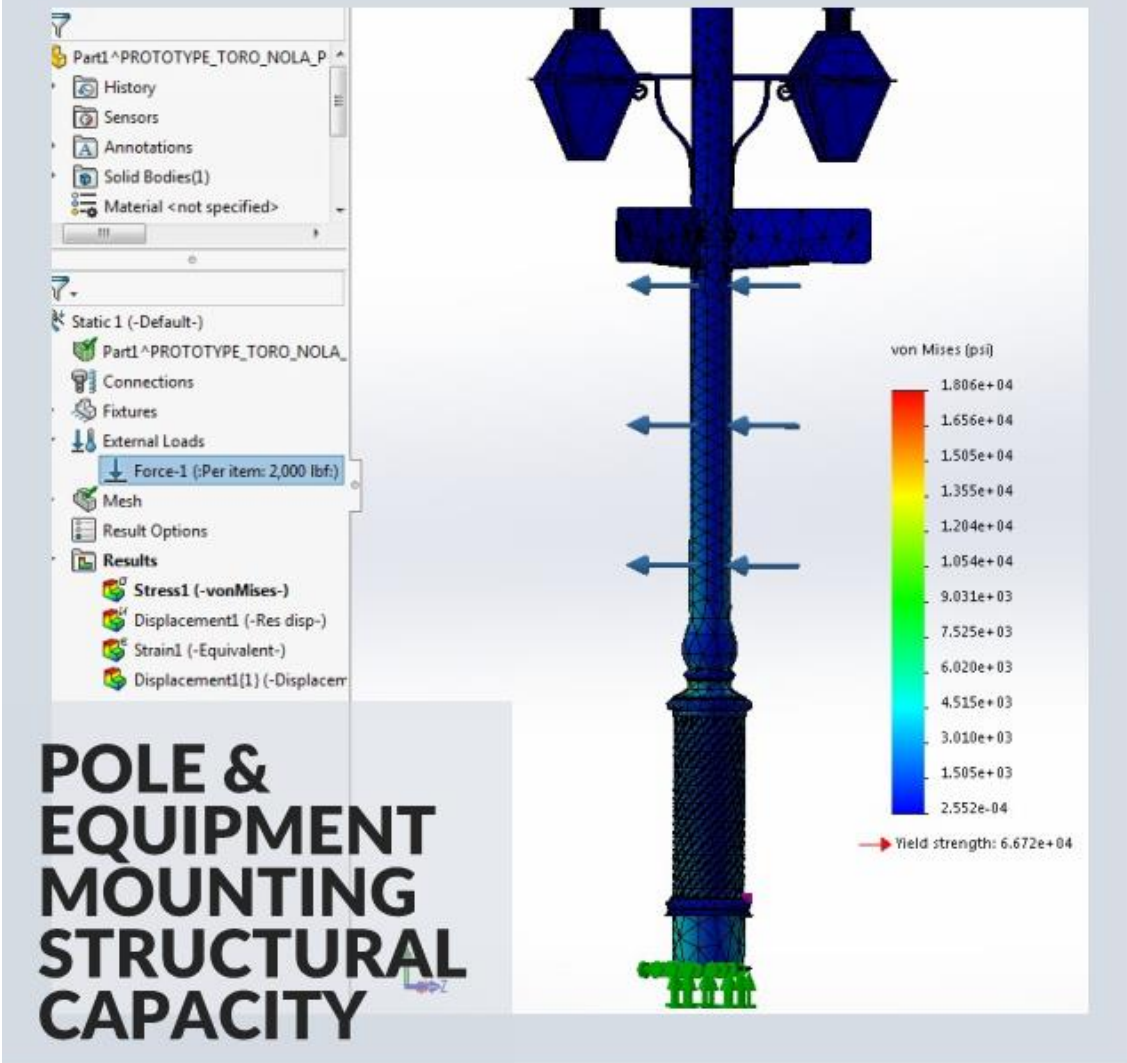
Toro Blanco Group, LLC

STRUCTURAL FEASIBILITY & WIND LOADING

We have specifically designed this pole and all associated attachments to sufficiently accommodate the natural forces which routinely assault New Orleans.

Toro Blanco Group, LLC





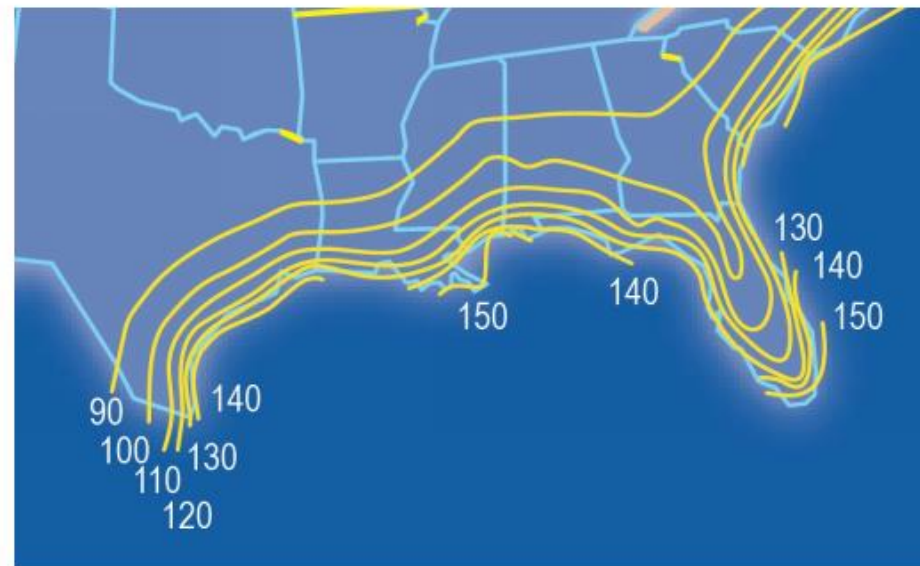
The above images document FEA performed on the French Quarter gas lamp pole design representing 2,000 pounds of force being applied to the pole and base. A Structural Analysis completed by a PE Stamped Structural Engineer licensed in the State of Louisiana will be provided upon receiving initial design approval from Verizon. The pole, base, and ancillary brackets or fixtures are predominantly constructed from ASTM A513 steel alloy.



WIND LOADING

All poles, equipment, bracketing, and attachment materials included within this design are designed to accommodate wind speeds exceeding 157 mph.

All wind velocity ratings are based on ASCE/SEI 7-16 standards for the French Quarter of New Orleans, LA at Risk Category IV (157 mph) as well as the AASHTO LTS-5 specifications for a 3-second gust basic wind speed (in mph) with a gust effect factor of 1.14. The NAVD 88 elevation for prospective installations has a range from 0' to 20' so an elevation of 0' above sea level was assumed.



Toro Blanco Group, LLC

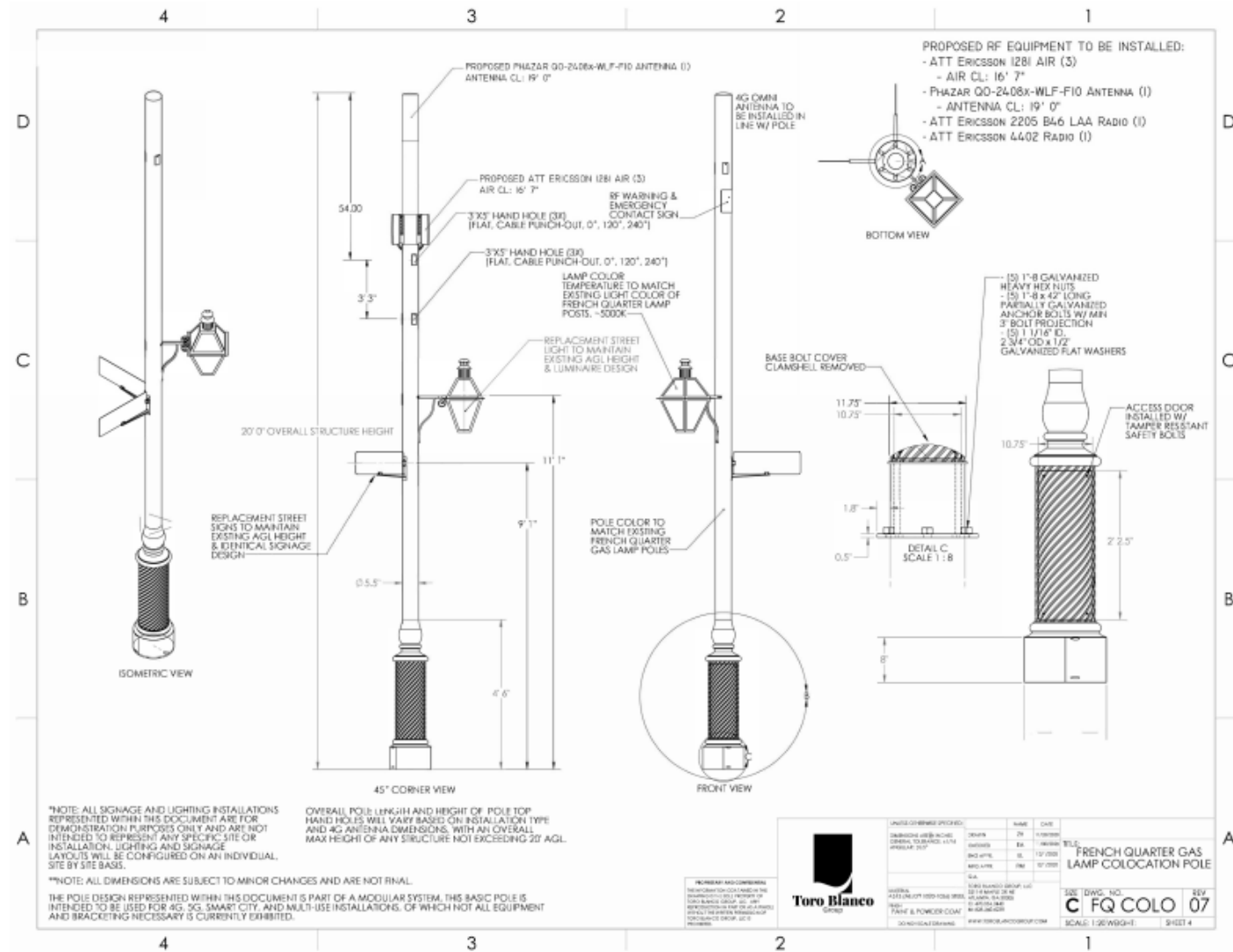
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August 18, 2021

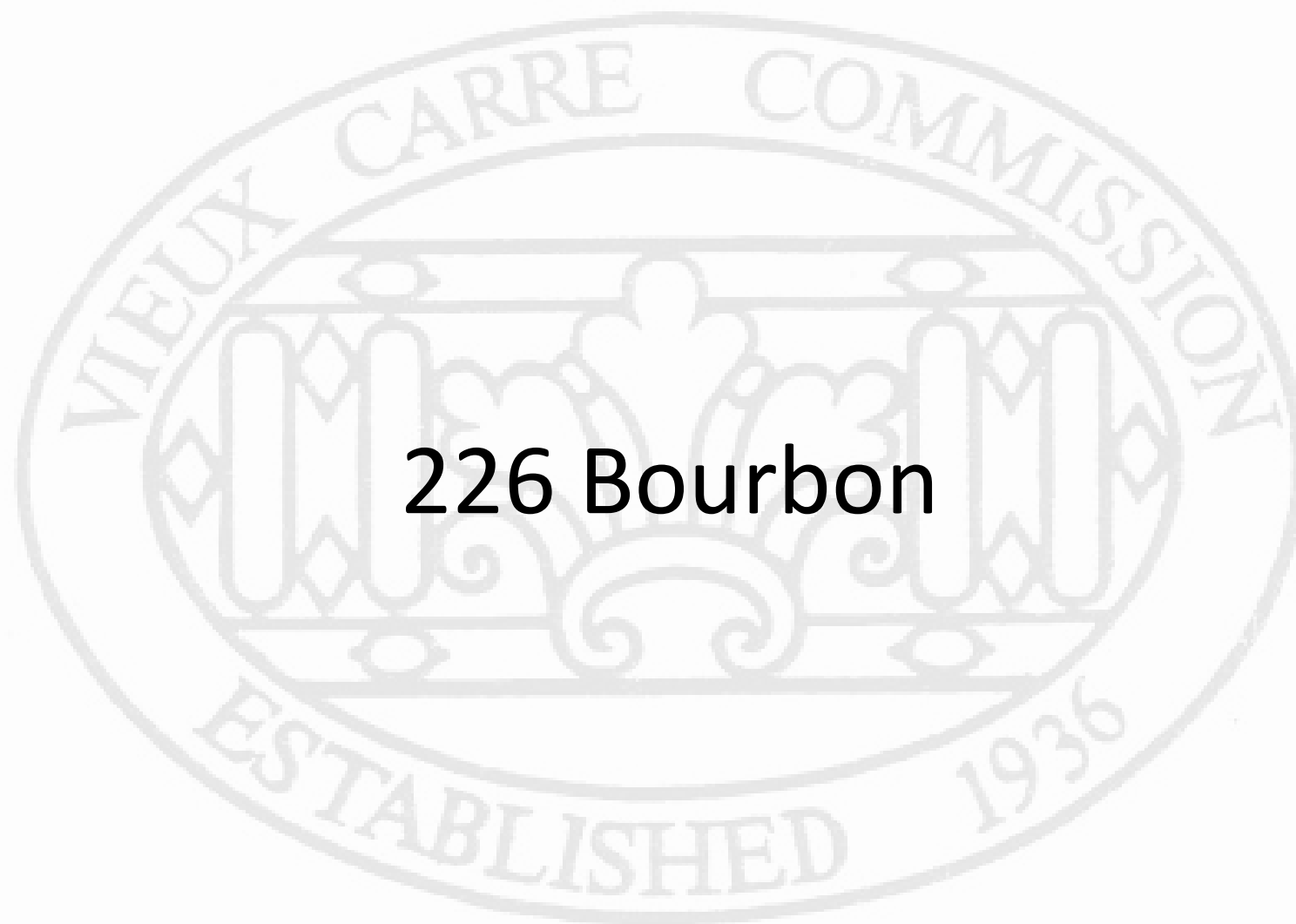


APPROVED ATT EQUIPMENT CONFIGURATION SPEC SHEET Page 32 of 101

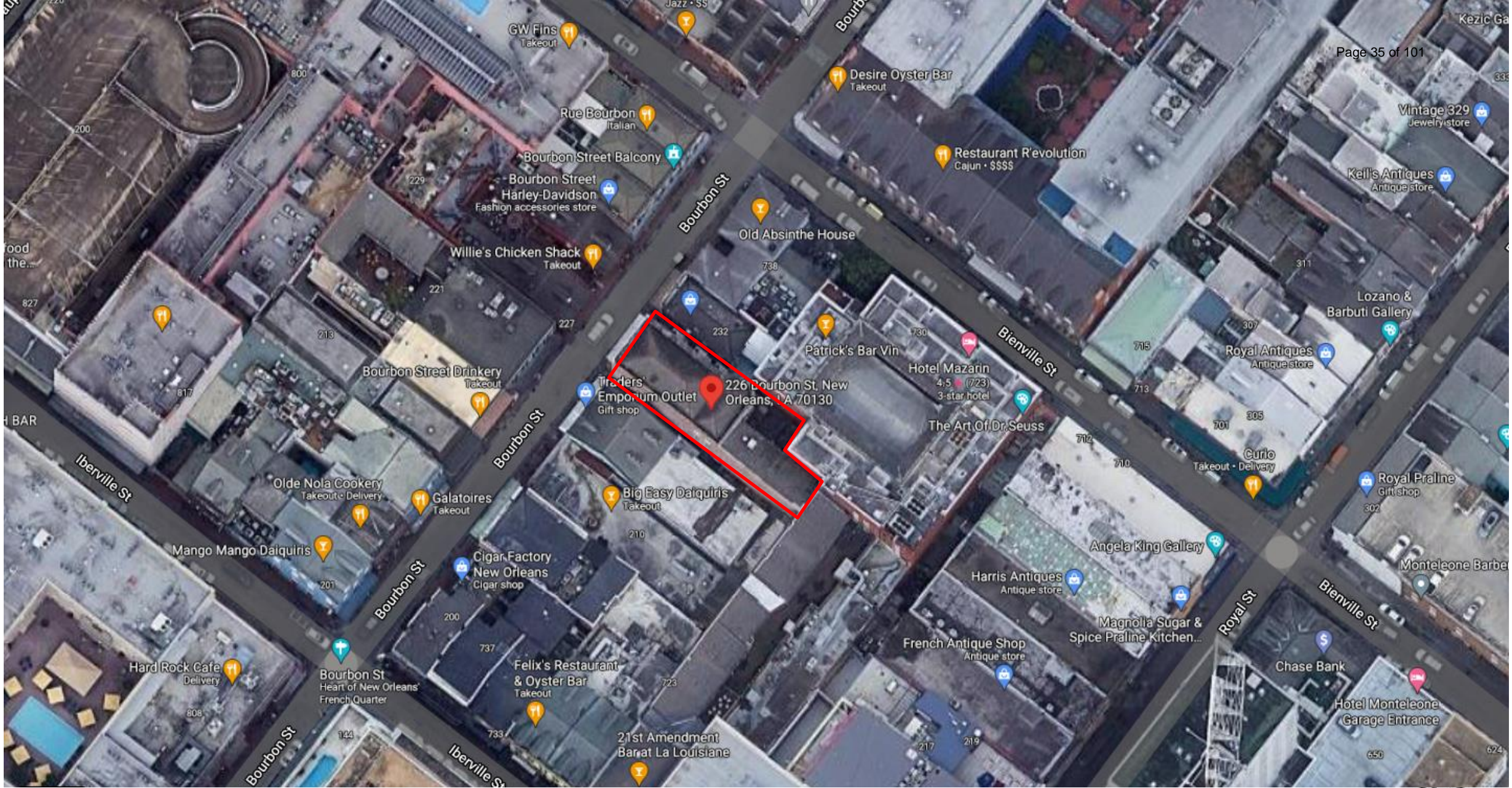




New Business



226 Bourbon

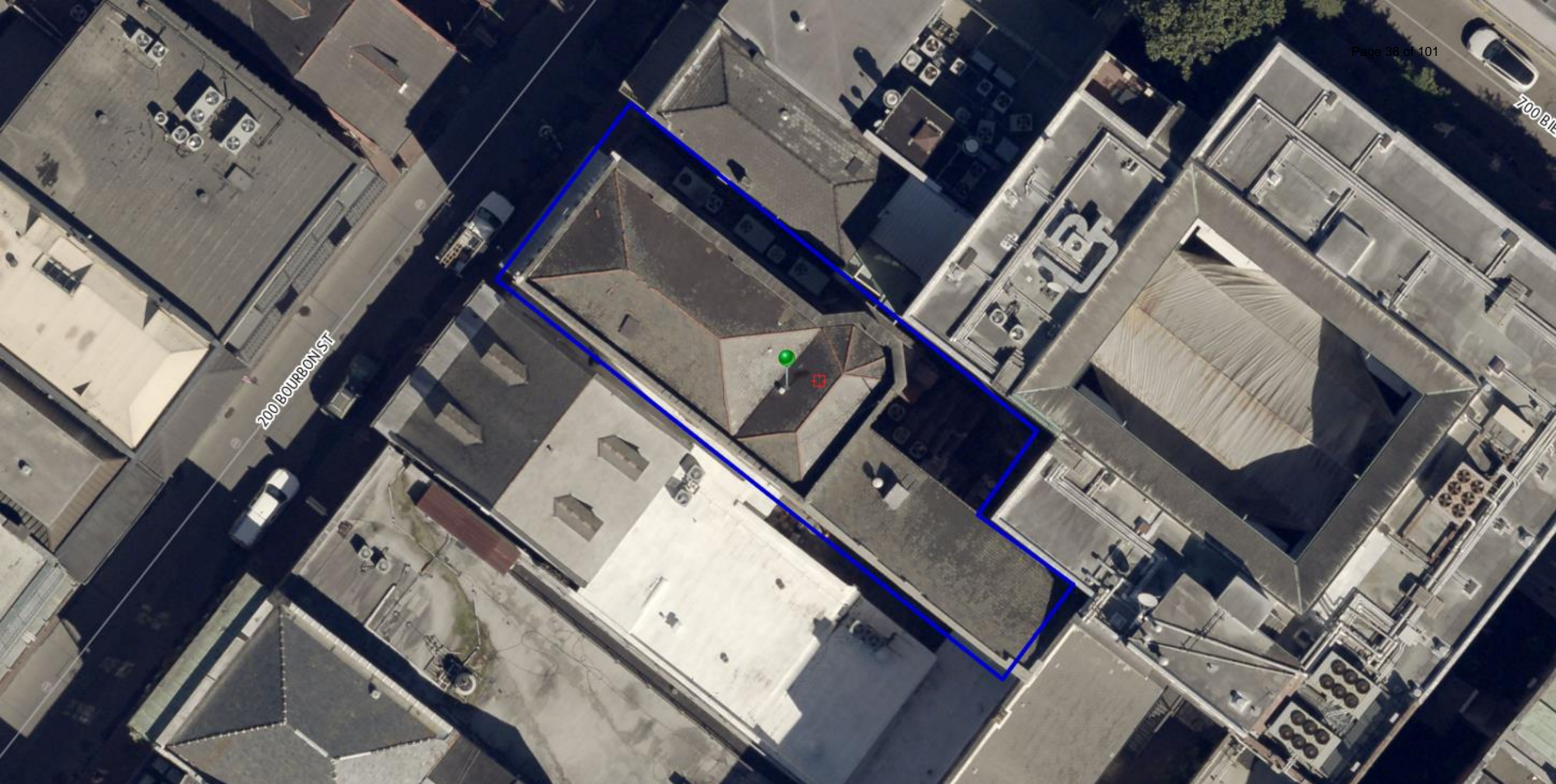


226 Bourbon

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August 18, 2021





226 Bourbon

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August 18, 2021





226 Bourbon

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August 18, 2021





226 Bourbon

Vieux Carré Commission

August 18, 2021





226 Bourbon - 1963

Vieux Carré Commission

August 18, 2021





226 Bourbon - 1963

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August 18, 2021





226 Bourbon

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August 18, 2021



226 BOURBON STREET STOREFRONT RENOVATION



EXISTING STOREFRONT



EXISTING STOREFRONT SWING DOORS



EXISTING STOREFRONT WINDOWS



EXISTING STOREFRONT WINDOWS



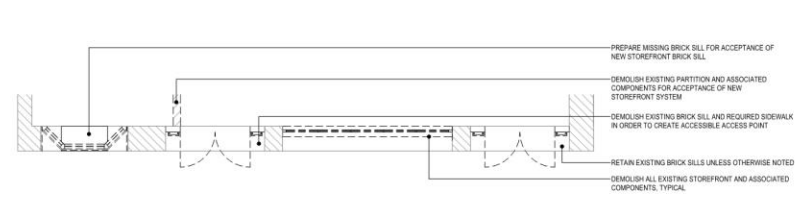
HISTORIC PHOTOGRAPH CIRCA 1963



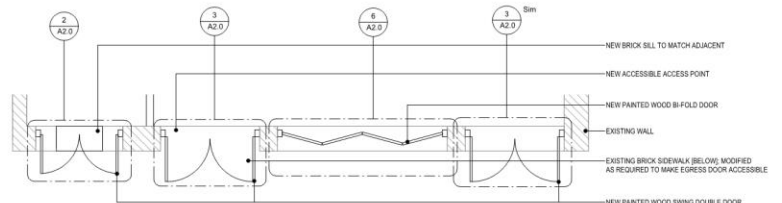
1 EXISTING & DEMOLITION BOURBON STREET ELEVATION
1/4" = 1'-0"



2 PROPOSED BOURBON STREET ELEVATION
1/4" = 1'-0"



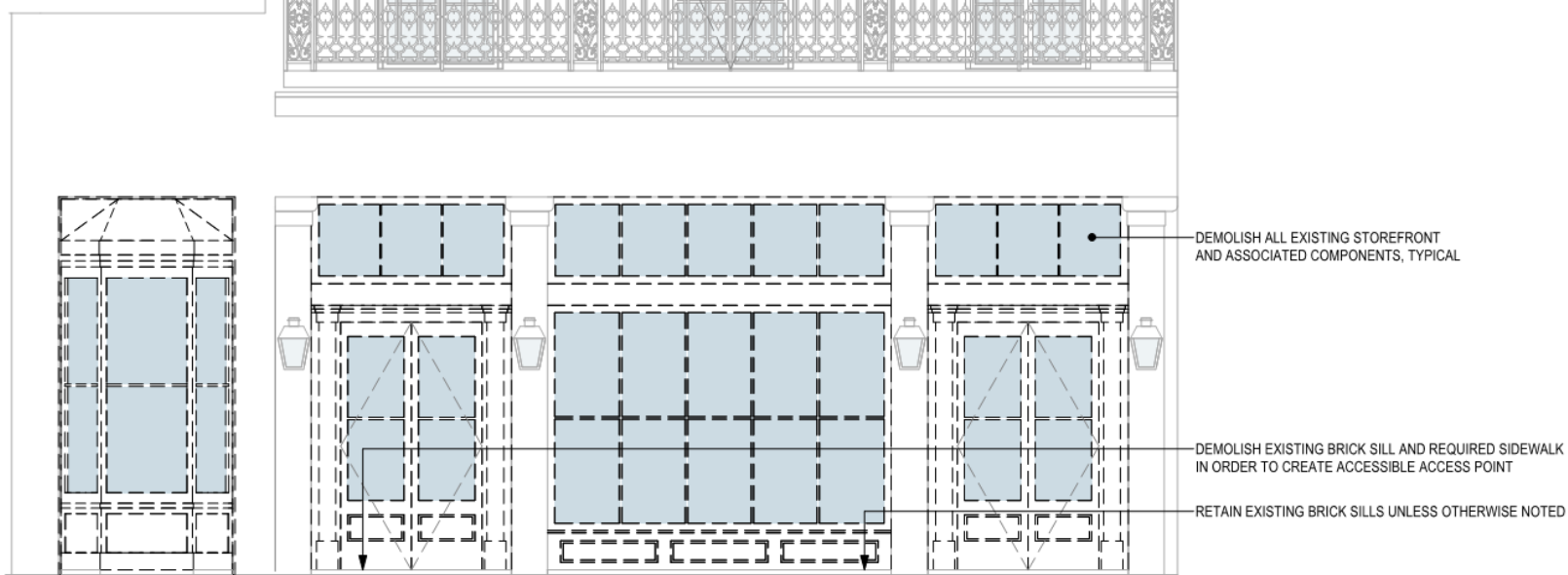
3 EXISTING & DEMOLITION STOREFRONT PLAN
1/4" = 1'-0"



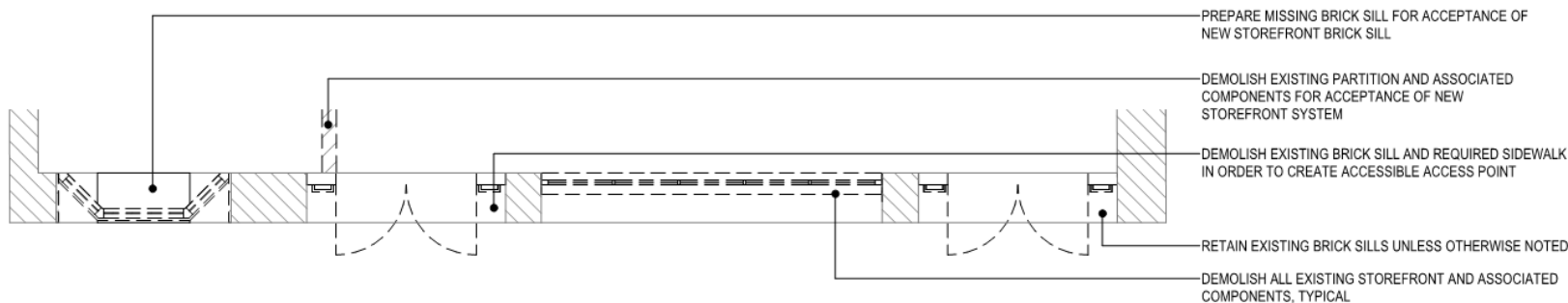
4 PROPOSED STOREFRONT PLAN
1/4" = 1'-0"

PERMIT SET NO	REVISION	06.02.21	DATE
226 BOURBON		PROJECT	
226 BOURBON STREET NEW ORLEANS, LA 70130			
21017	JOB NO		
EXISTING & PROPOSED PLAN & ELEVATION	TITLE		
1/4" = 1'-0"	SCALE		
Author/Checker	DRAWN/CHK		
		<h1>A1.0</h1>	
<small>A PROFESSIONAL CORPORATION www.rozasward.com 1100 POYDRAS ST. SUITE 3550 NO LA. 70163 504-524-4375</small>			





① EXISTING & DEMOLITION BOURBON STREET ELEVATION
1/4" = 1'-0"

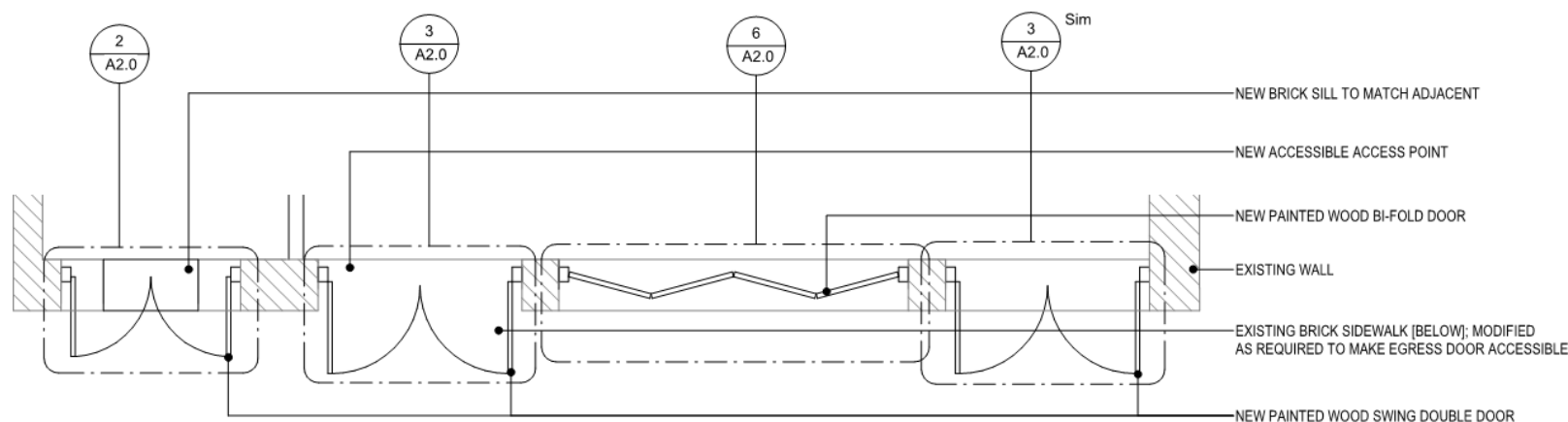


③ EXISTING & DEMOLITION STOREFRONT PLAN
1/4" = 1'-0"

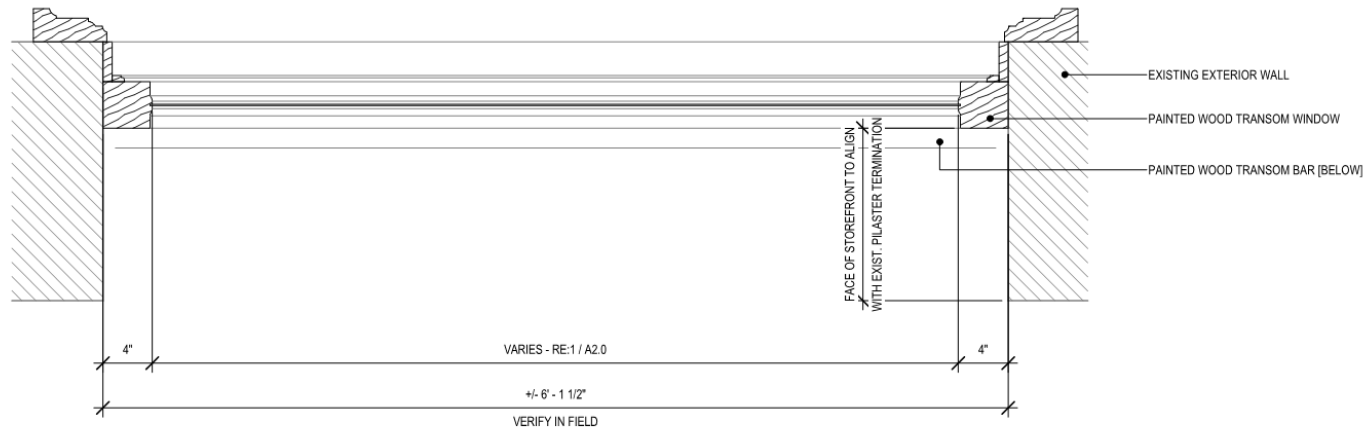




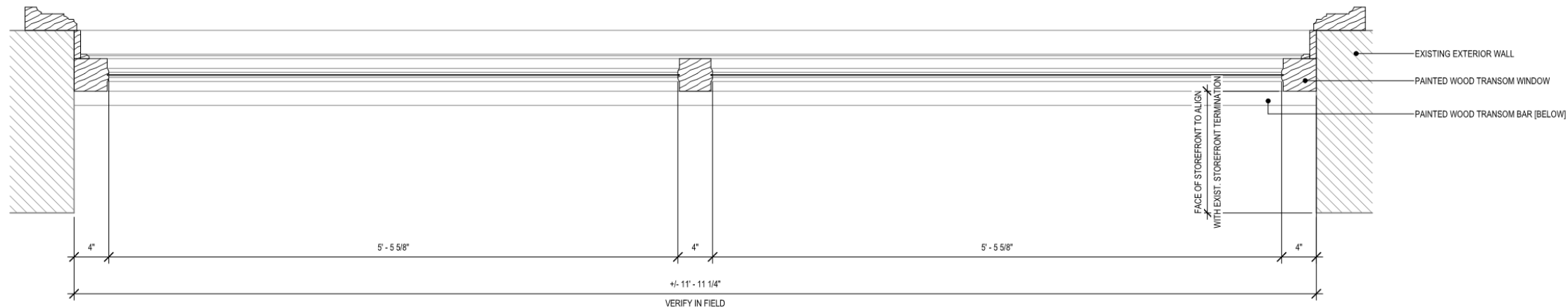
② PROPOSED BOURBON STREET ELEVATION
1/4" = 1'-0"



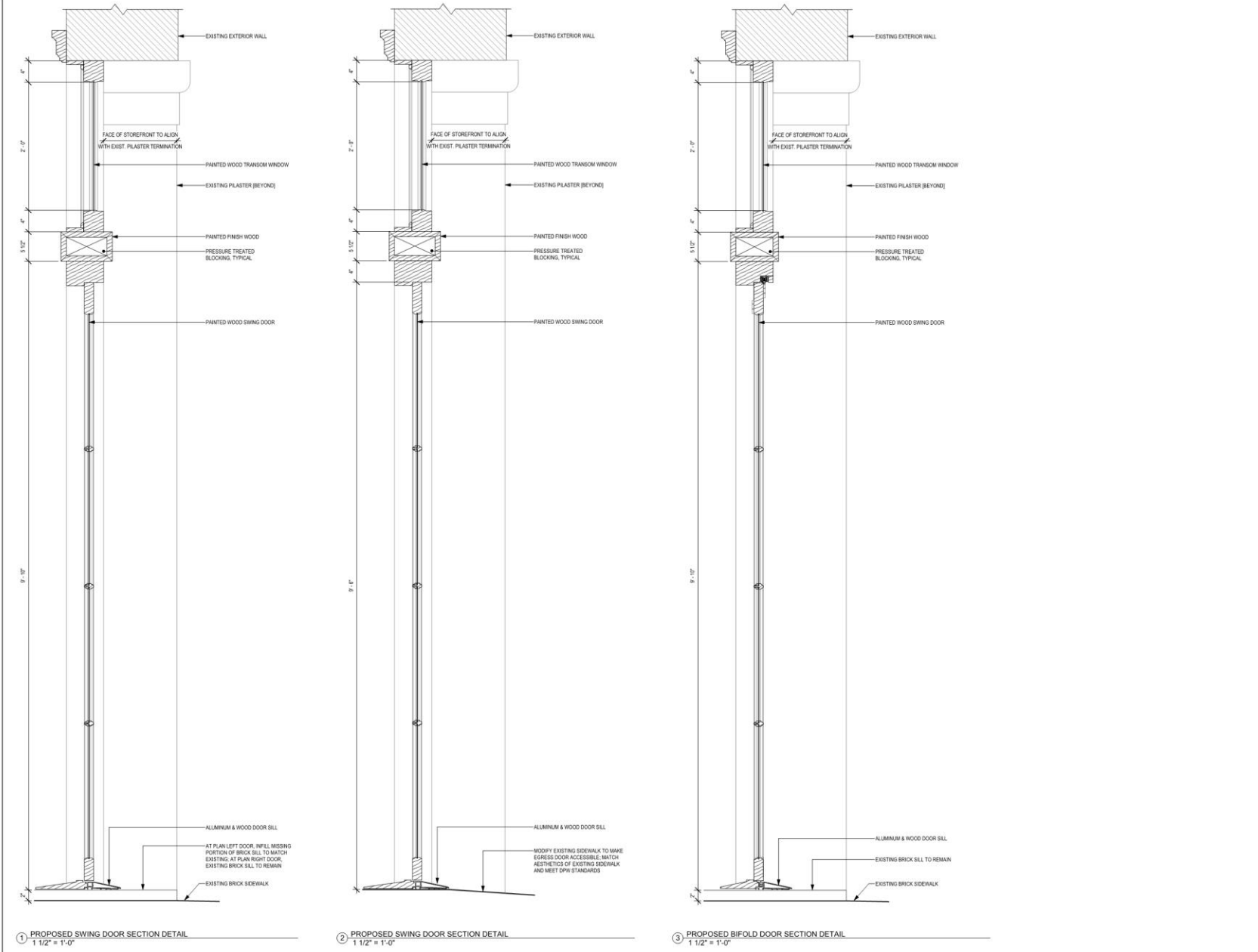
④ PROPOSED STOREFRONT PLAN
1/4" = 1'-0"



① ENLARGED PROPOSED TRANSOM WINDOW PLAN @ SWING DOORS
1 1/2" = 1'-0"



② ENLARGED PROPOSED TRANSOM WINDOW PLAN @ BIFOLD DOORS
1 1/2" = 1'-0"



1 PROPOSED SWING DOOR SECTION DETAIL
1/12" = 1'-0"

2 PROPOSED SWING DOOR SECTION DETAIL
1/12" = 1'-0"

3 PROPOSED BIFOLD DOOR SECTION DETAIL
1/12" = 1'-0"

GENERAL NOTES

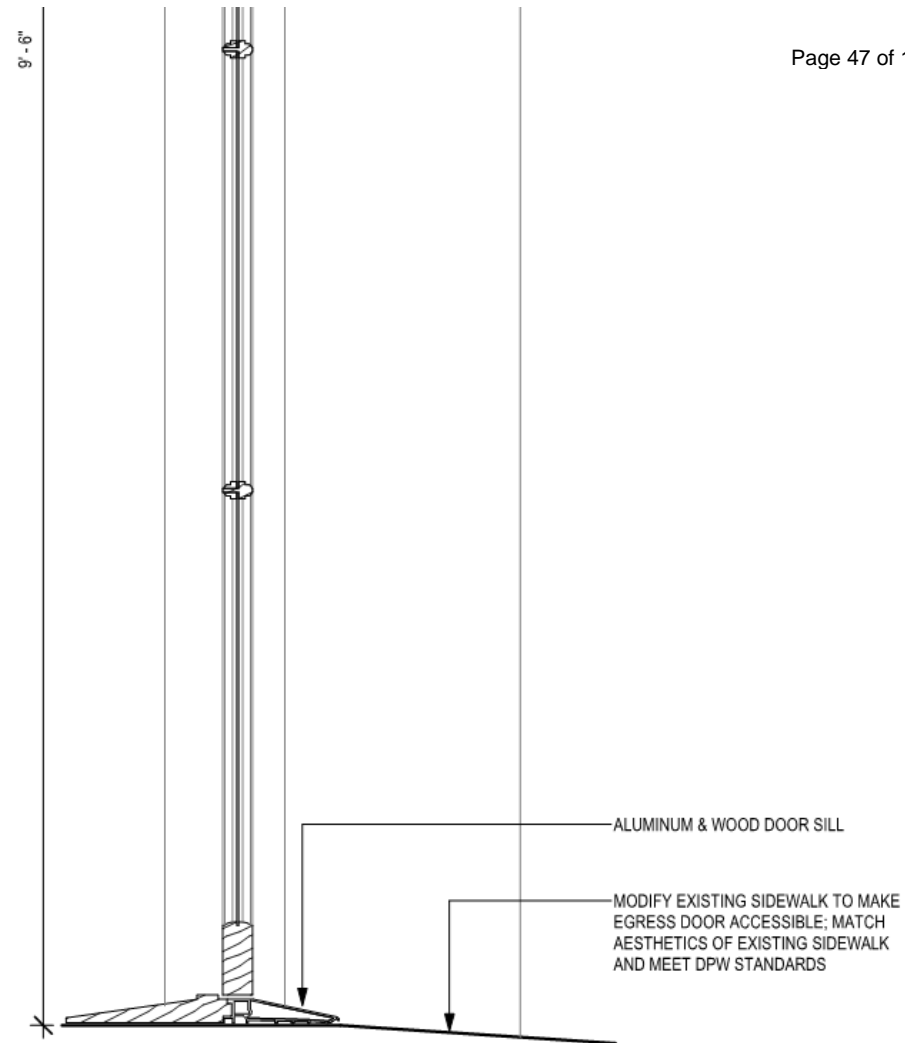
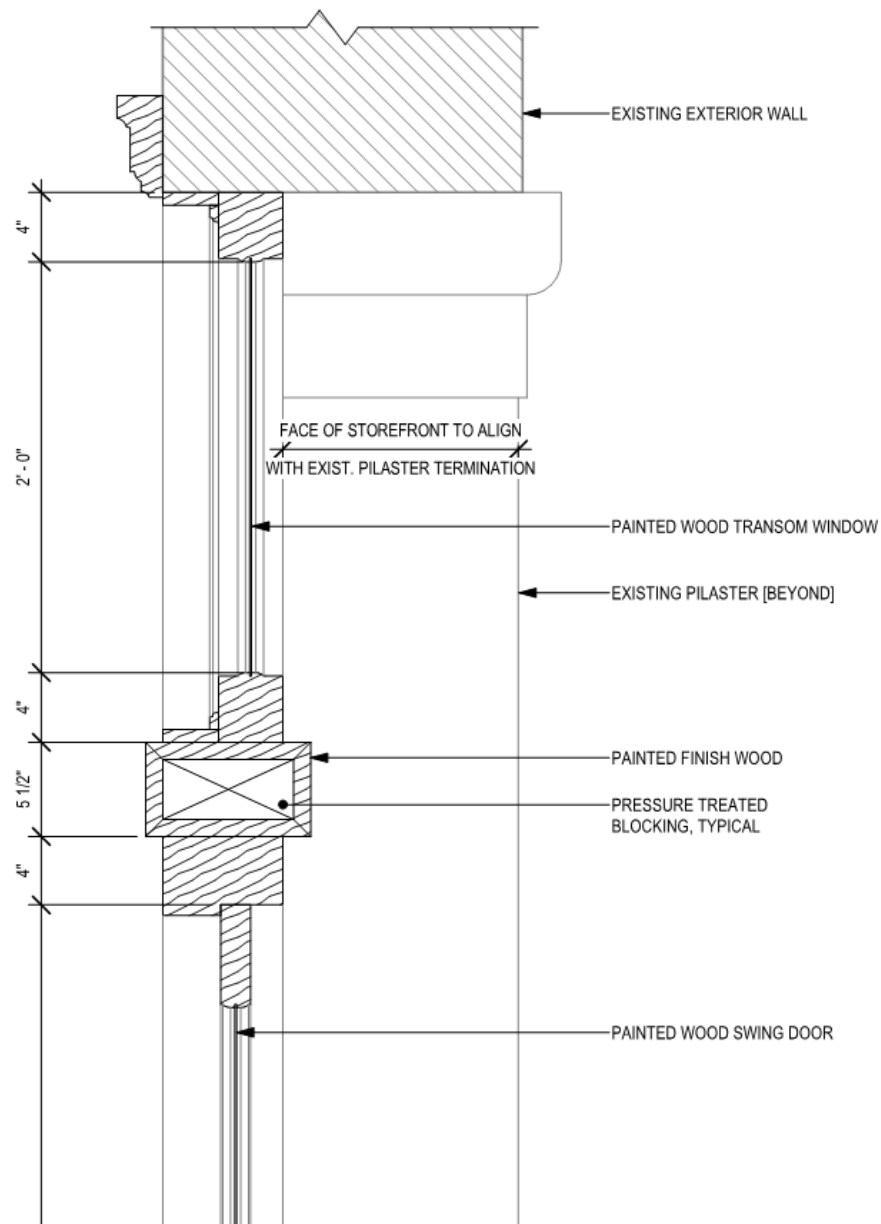
- CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD. ALL REPLACEMENT MATERIALS TO MATCH EXISTING IN SIZE, MATERIAL, PROFILE, AND DIMENSION.
- ANY REQUIRED WORK OUTSIDE THE SCOPE OF THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND APPROVED BY THE VCC.
- GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION AND REQUIRE SAFETY GLAZING AS PER IBC 2015 2408.4.1

1	PLAN REVIEW RESPONSE	05.20.21
	NO	06.02.21
226 BOURBON PROJECT		
726 BOURBON STREET NEW ORLEANS, LA 70130		
21017	JOB NO	
DETAILS	TITLE	
As Indicated	SCALE	
Author /Checker	DRAWN/CHK	

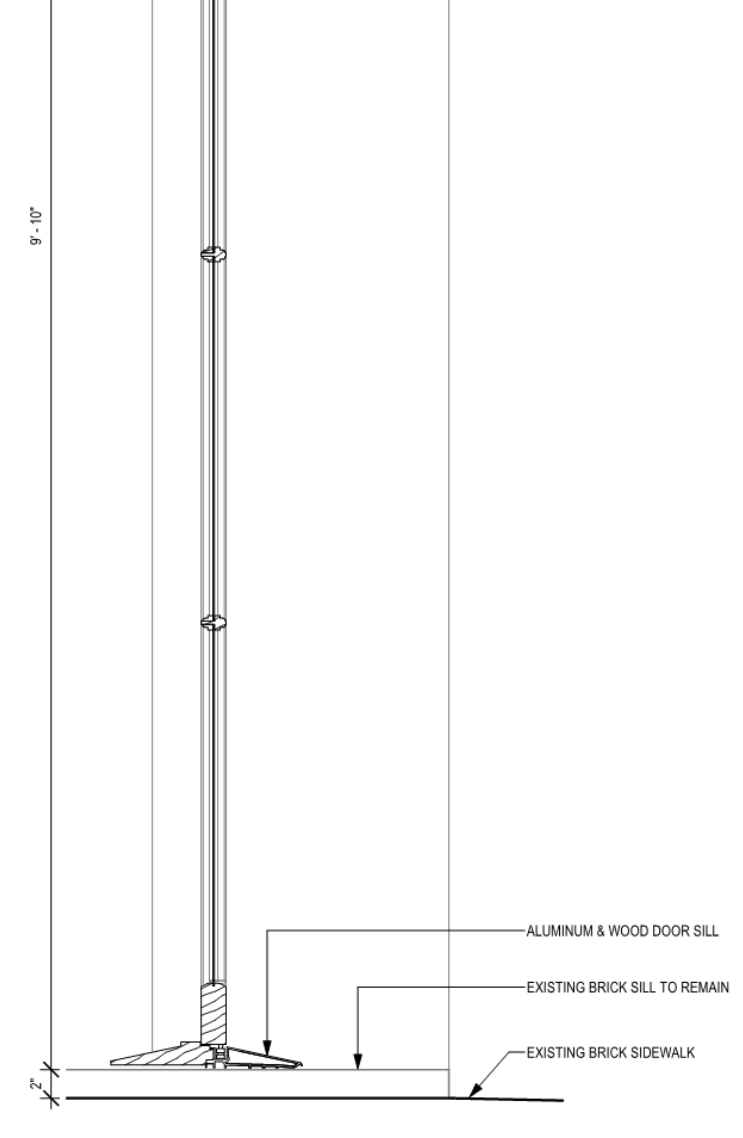
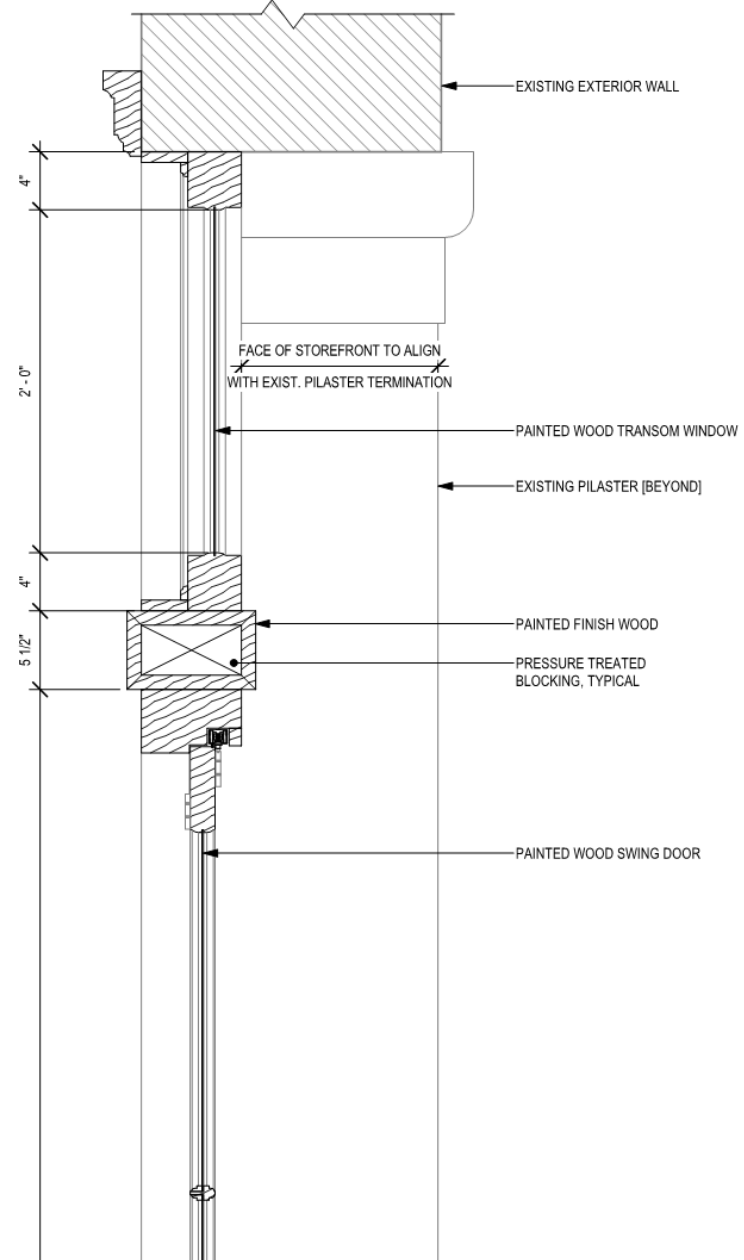
A2.2

RW ROZAS WARD architects
A PROFESSIONAL CORPORATION www.rozas-ward.com
1109 PONDRAIS ST. SUITE 3550 NO. LA. 70163 504.524.4375





② PROPOSED SWING DOOR SECTION DETAIL
1 1/2" = 1'-0"

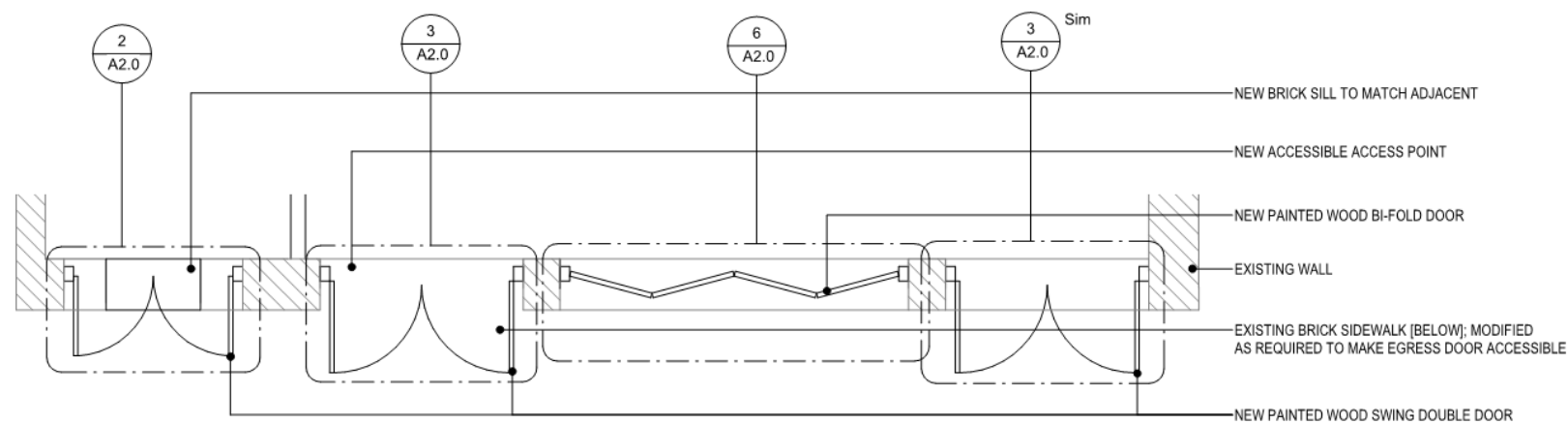


③ PROPOSED BIFOLD DOOR SECTION DETAIL
1 1/2" = 1'-0"





② PROPOSED BOURBON STREET ELEVATION
1/4" = 1'-0"

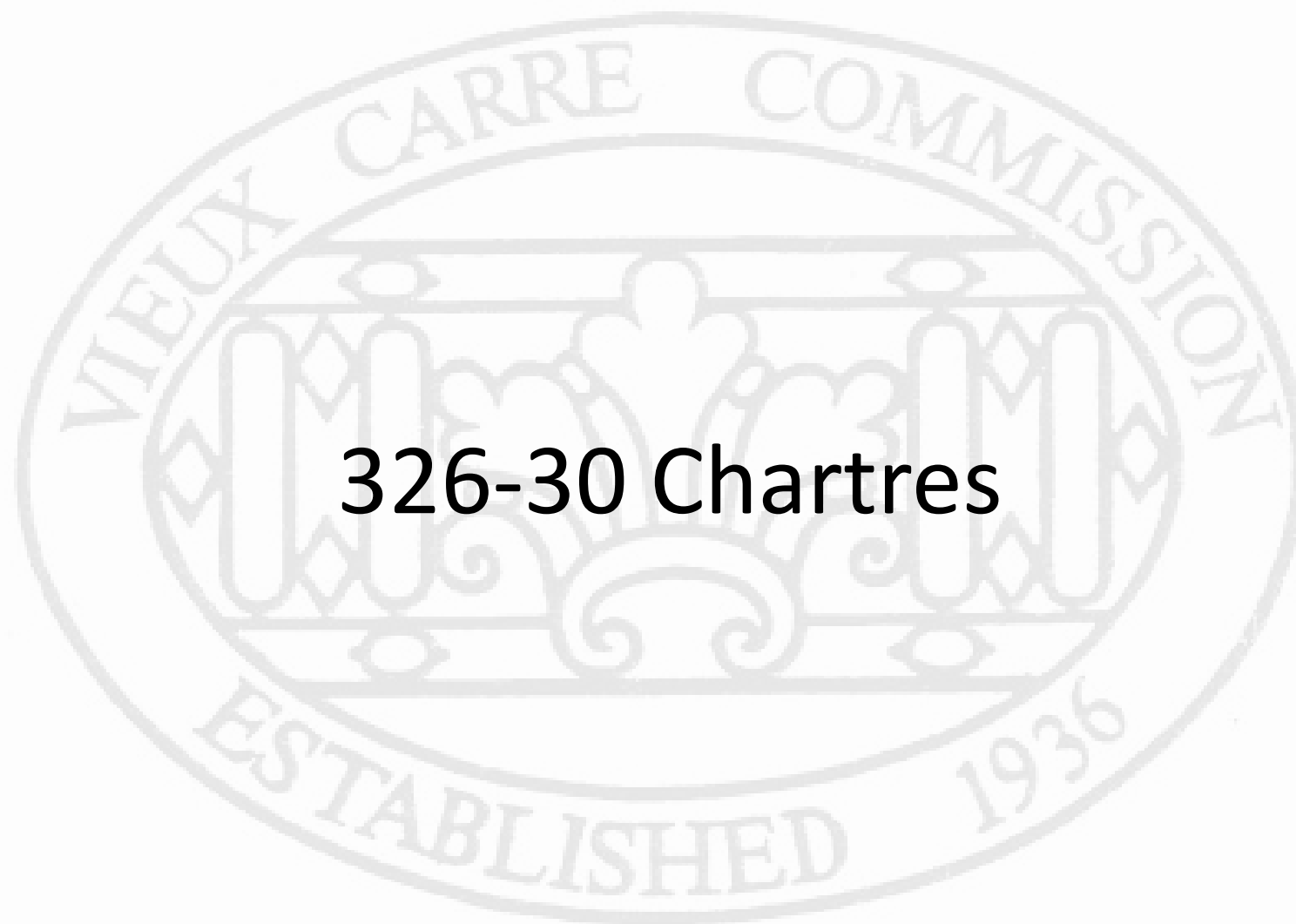


④ PROPOSED STOREFRONT PLAN
1/4" = 1'-0"

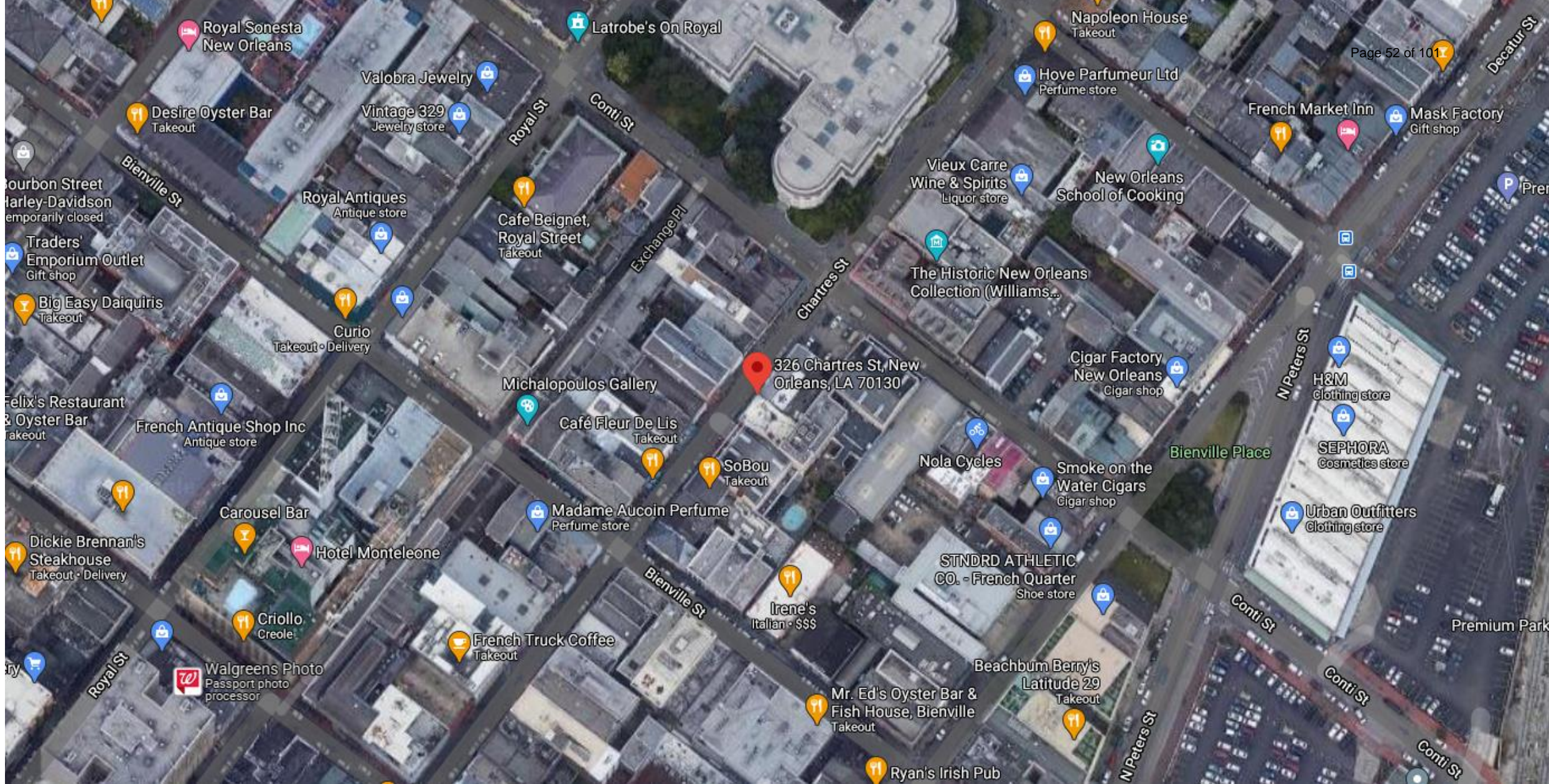




Appeals and Violations



326-30 Chartres

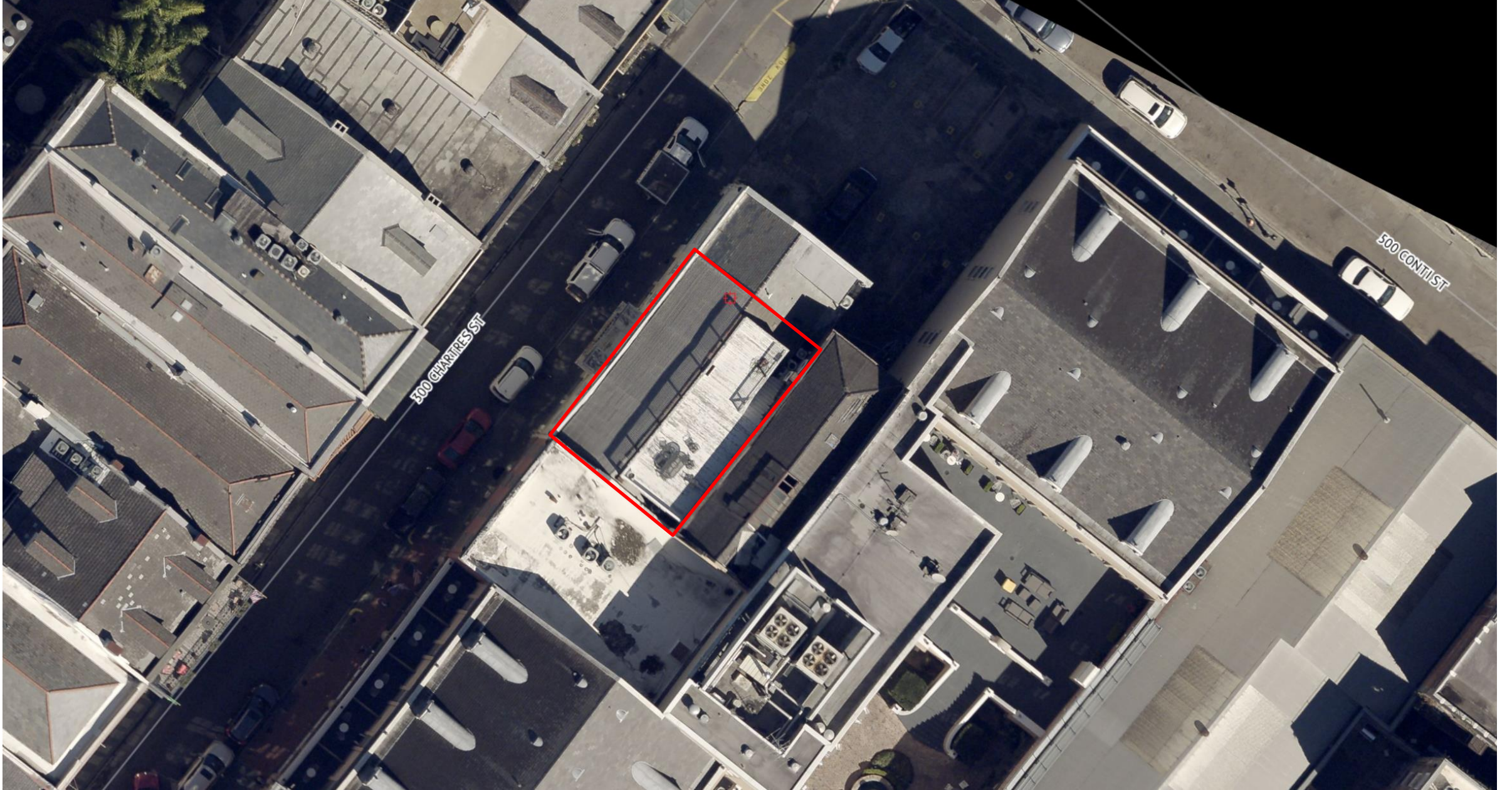


326-30 Chartres

Vieux Carré Commission

August 18, 2021





326-30 Chartres

Vieux Carré Commission

August 18, 2021





326-30 Chartres

Vieux Carré Commission

August 18, 2021





326-30 Chartres

Vieux Carré Commission

August 18, 2021





326-30 Chartres

Vieux Carré Commission

August 18, 2021





326-30 Chartres

Vieux Carré Commission

August 18, 2021





326-30 Chartres

Vieux Carré Commission

August 18, 2021





326-30 Chartres

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August 18, 2021





326-30 Chartres

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326-30 Chartres

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August 18, 2021



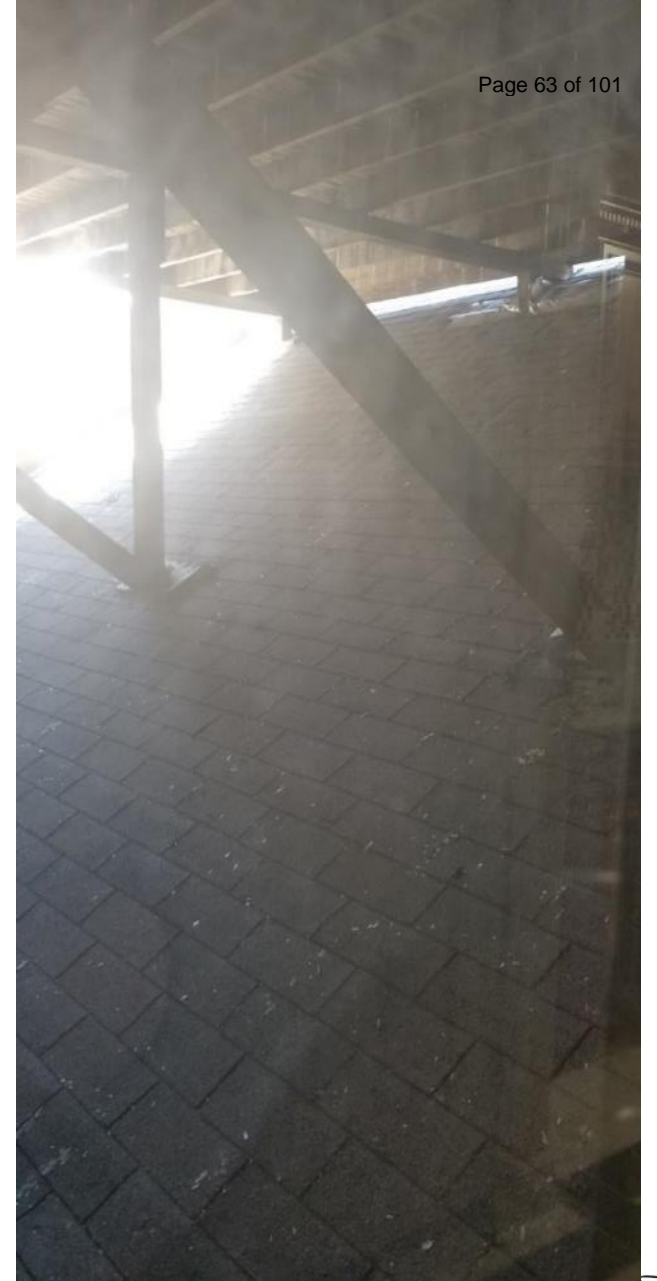


326 Chartres

Vieux Carré Commission

August 18, 2021



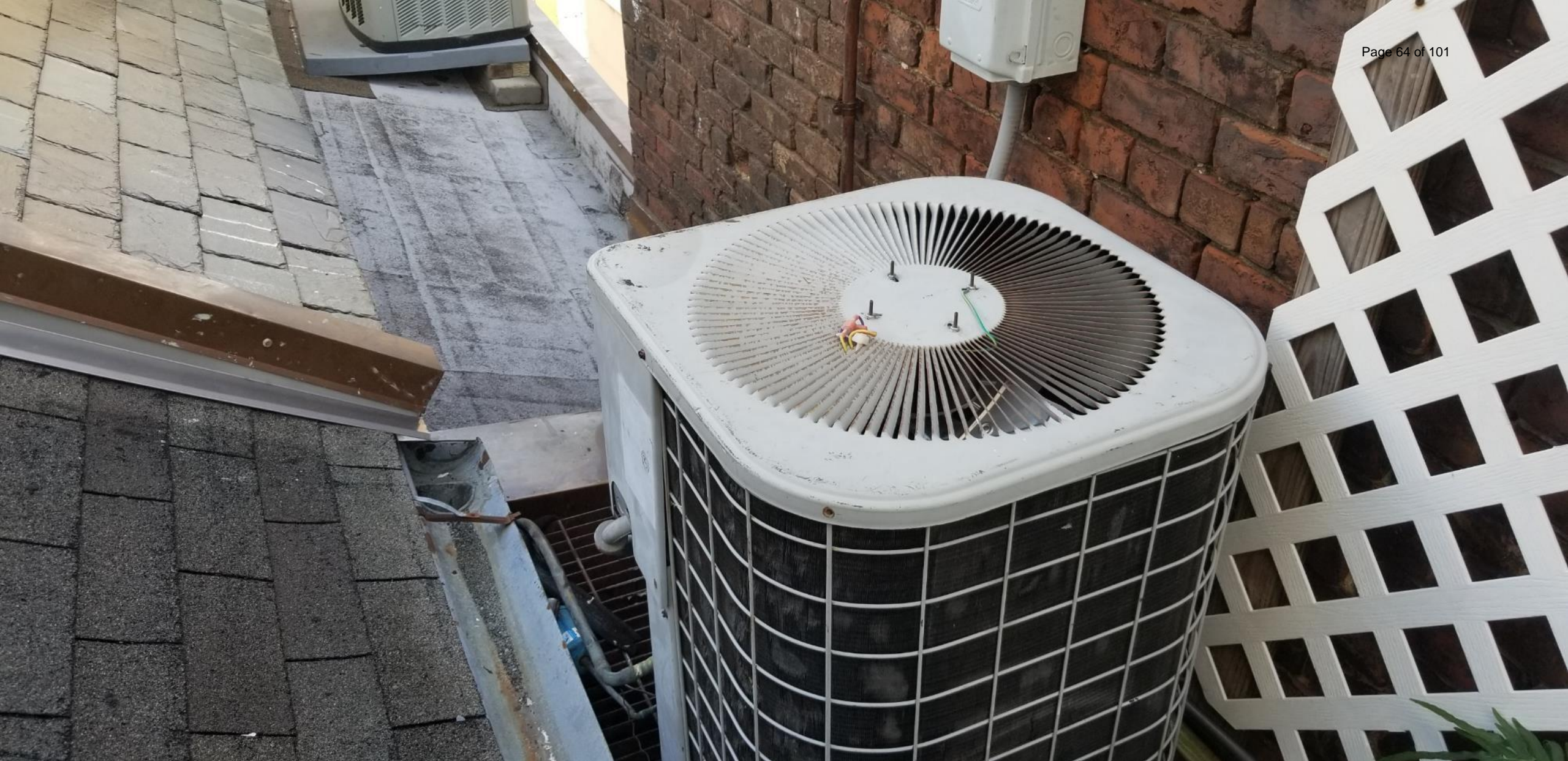


326 Chartres

Vieux Carré Commission

August 18, 2021





326 Chartres

Vieux Carré Commission

August 18, 2021







326 Chartres

Vieux Carré Commission

August 18, 2021





326 Chartres

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326 Chartres

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August 18, 2021





326 Chartres

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August 18, 2021





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August 18, 2021





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August 18, 2021





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326 Chartres

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August 18, 2021





326 Chartres

Vieux Carré Commission

August 18, 2021





326 Chartres

Vieux Carré Commission

August 18, 2021





326 Chartres

Vieux Carré Commission

August 18, 2021





326 Chartres

Vieux Carré Commission

August 18, 2021





326 Chartres

Vieux Carré Commission

August 18, 2021





326 Chartres

Vieux Carré Commission

August 18, 2021



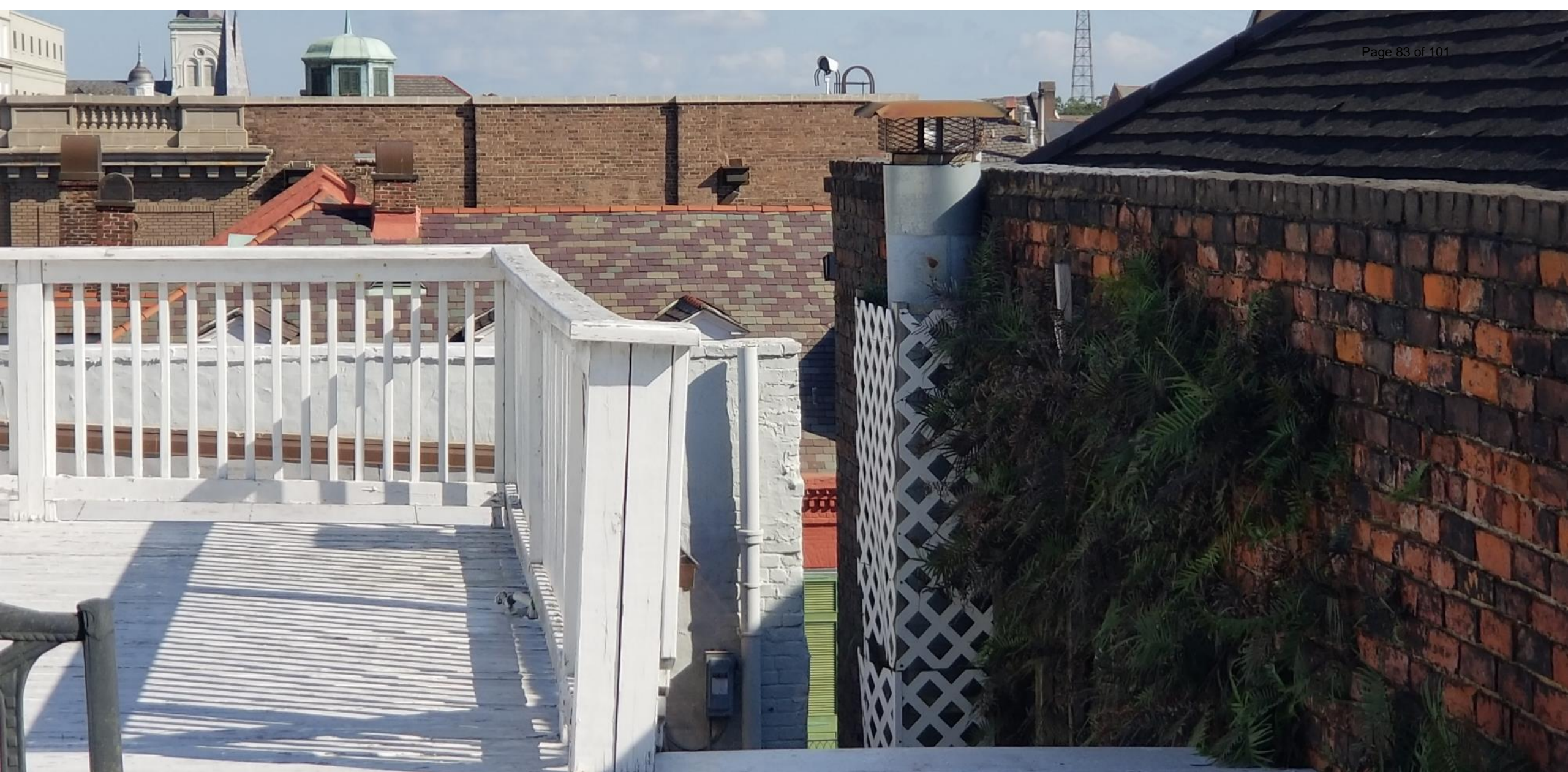


326 Chartres

Vieux Carré Commission

August 18, 2021





326 Chartres

Vieux Carré Commission

August 18, 2021





326 Chartres

Vieux Carré Commission

August 18, 2021





326-30 Chartres – from Conti

Vieux Carré Commission

August 18, 2021





326-30 Chartres – from Conti

Vieux Carré Commission

August 18, 2021





326-30 Chartres – from Conti





326-30 Chartres

Vieux Carré Commission

August 18, 2021





326-30 Chartres

Vieux Carré Commission

August 18, 2021





326-30 Chartres

Vieux Carré Commission

August 18, 2021





326-30 Chartres

Vieux Carré Commission

August 18, 2021



June 4, 2018

John C. Williams Architects, LLC
Attn: Mark Heck
824 Baronne Street
New Orleans, LA 70113

Subject: Balcony – Live Load Capacity
Site Name: 326 Chartres
Site Address: 326 Chartres St, New Orleans, LA 70130

On May 10, 2018, Heaslip Engineering, LLC (HE) performed a visual inspection at the above referenced location in an effort to evaluate the live load capacity of the balcony structure in accordance with the owner's request. No destructive testing was performed. General framing was inspected to assess the structural condition of the balcony. HE was retained by John C. Williams Architects to perform an evaluation of the balcony's live load capacity. Our work to complete this assignment was performed by Mr. James B. Heaslip II, P.E. accompanied by Mark Heck were present during the inspection and provided information pertaining to the subject building.

The building is a three-story timber and masonry building typical to French Quarter construction built in approximately the early 1800s. The balcony structure wood members appear to be in good condition based on a visual inspection. The balcony structure consists of 2x6 joists at 16 inch spacing on center spanning ~8 feet, supported by 4x4 sills spanning ~8 feet, supported by 4x4 columns spaced 8 feet each direction. Please note, HE hasn't analyzed the global structure for the carry-down of balcony loads but doesn't anticipate any problems for the overall building strength. See following pages for pictures of existing balcony structure taken during inspection.

HE analyzed each structural member to determine the governing condition for live load rating. Although the joists and columns could handle ~60 psf, the 4x4 sills are only able to support 20 psf. Therefore, HE recommends a rated balcony capacity of 20 pounds per square foot.

The total balcony area is approximately 640 square feet. Per standing room code, the square footage allowed per person is 7 square feet. Therefore, the balcony has a usable area equal to $640/7$ which is equal to approximately 91 square feet. The total load is equal to 20 pounds per square foot multiplied by 91 square feet which is equal 1,820 pounds. Assuming an average person weighs 200 pounds, the total number of people rated for the balcony is equal to $1,820/200$ which is equal to 9 people. Therefore, HE recommends a rated balcony for 9 people.

If there are any questions or comments regarding this report, please do not hesitate to contact this office.

Sincerely,
James B. Heaslip II, P.E.

Inspection Photos



Balcony Structure – Framing Sizes Noted



Balcony Structure – Column/Sill Spacing at 8 ft

HE analyzed each structural member to determine the governing condition for live load rating. Although the joists and columns could handle ~60 psf, the 4x4 sills are only able to support 20 psf. Therefore, HE recommends a rated balcony capacity of 20 pounds per square foot.

The total balcony area is approximately 640 square feet. Per standing room code, the square footage allowed per person is 7 square feet. Therefore, the balcony has a usable area equal to $640/7$ which is equal to approximately 91 square feet. The total load is equal to 20 pounds per square foot multiplied by 91 square feet which is equal 1,820 pounds. Assuming an average person weighs 200 pounds, the total number of people rated for the balcony is equal to $1,820/200$ which is equal to 9 people. Therefore, HE recommends a rated balcony for 9 people.

If there are any questions or comments regarding this report, please do not hesitate to contact this office.

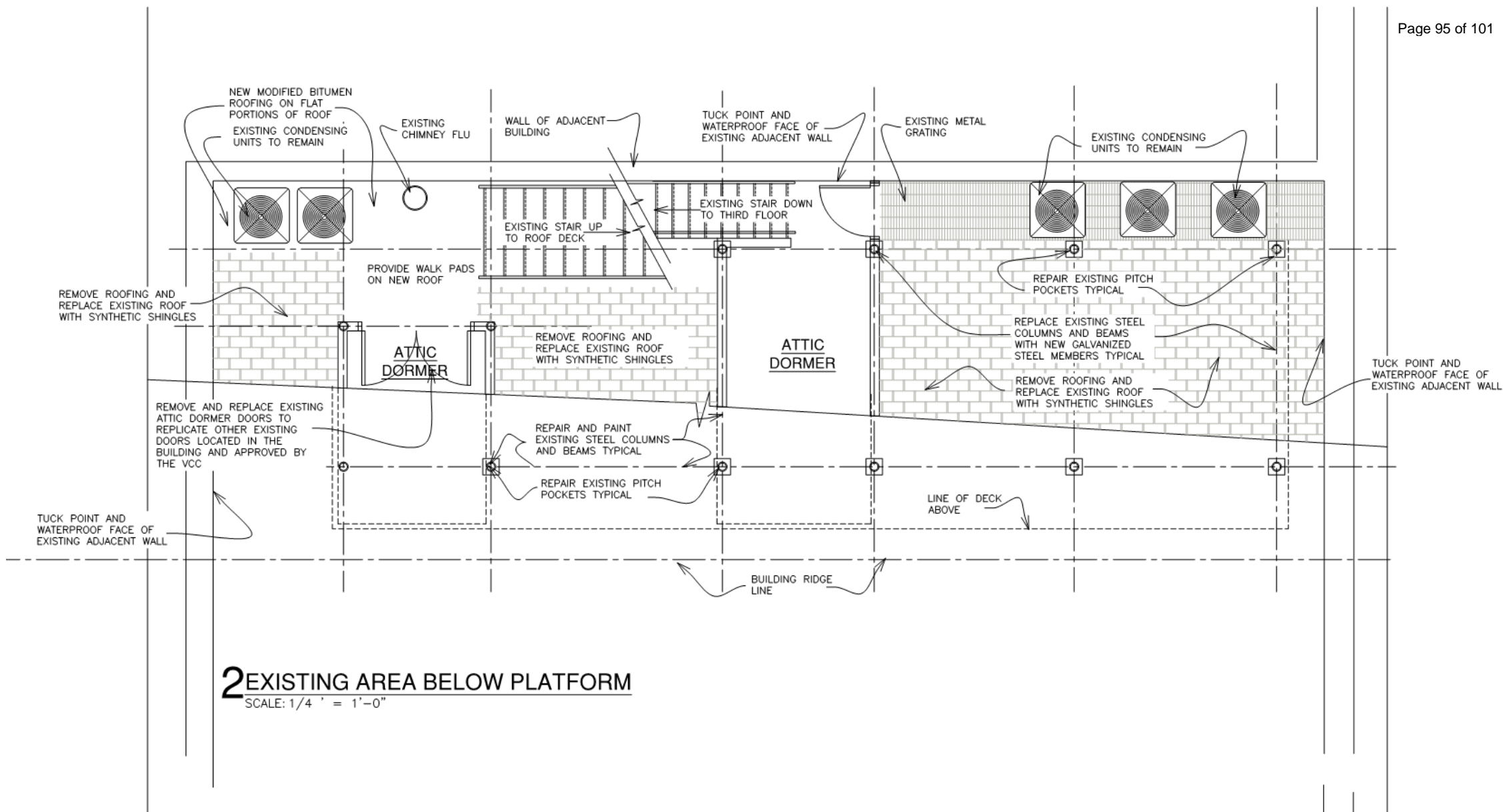
Sincerely,
James B. Heaslip II, P.E.



Underneath view of balcony structure

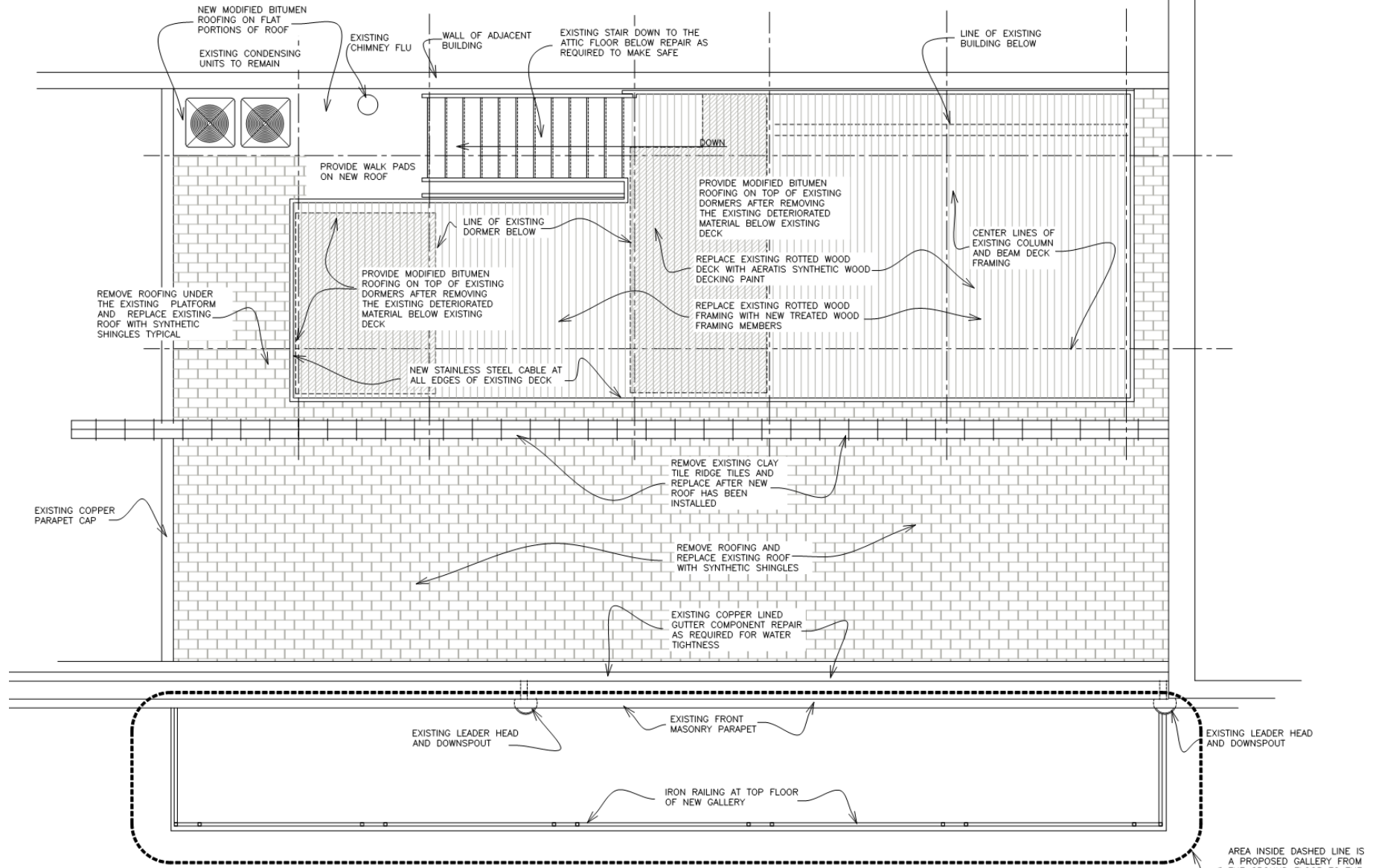


Above view of balcony structure



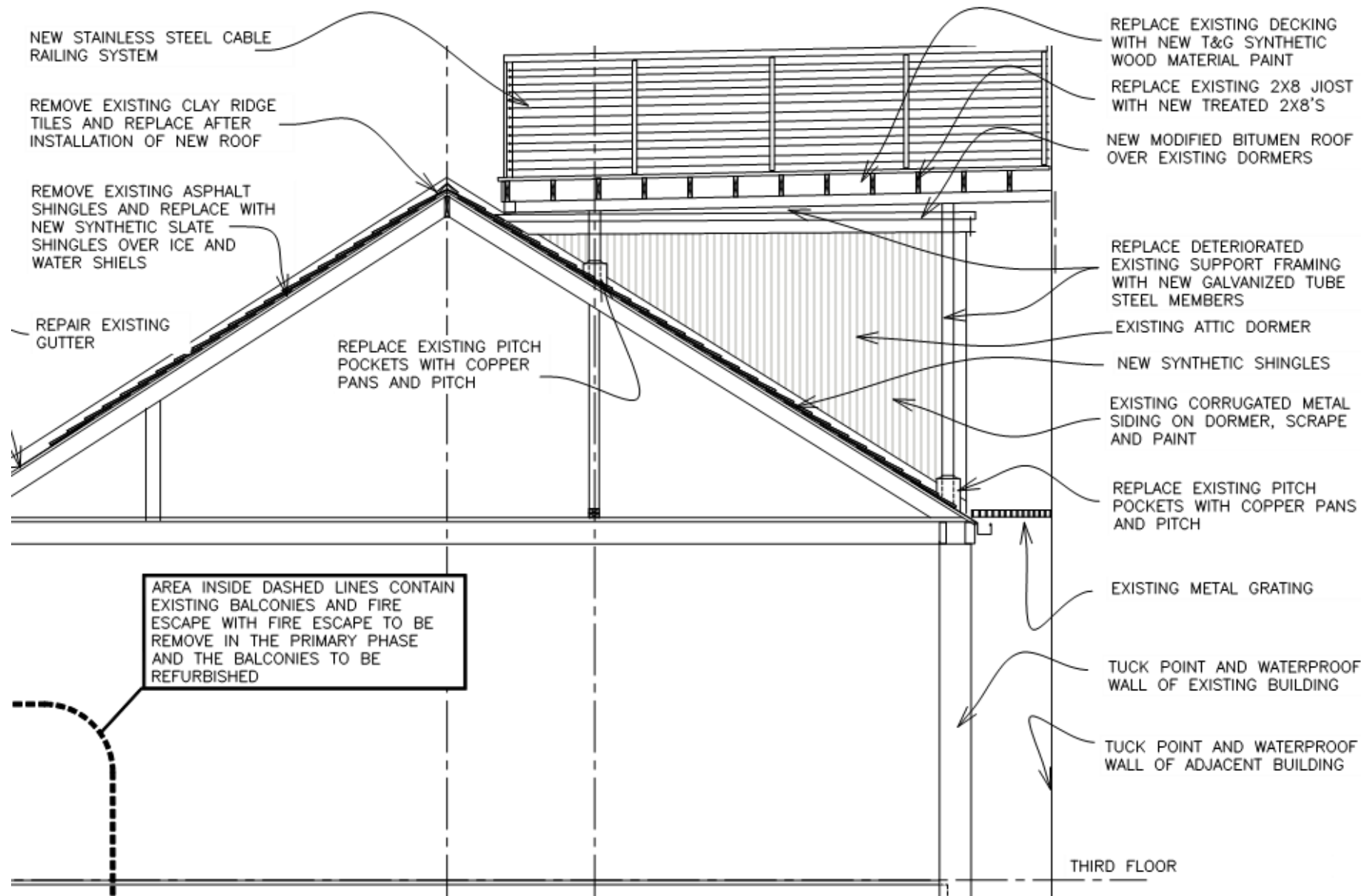
2 EXISTING AREA BELOW PLATFORM
SCALE: 1/4" = 1'-0"

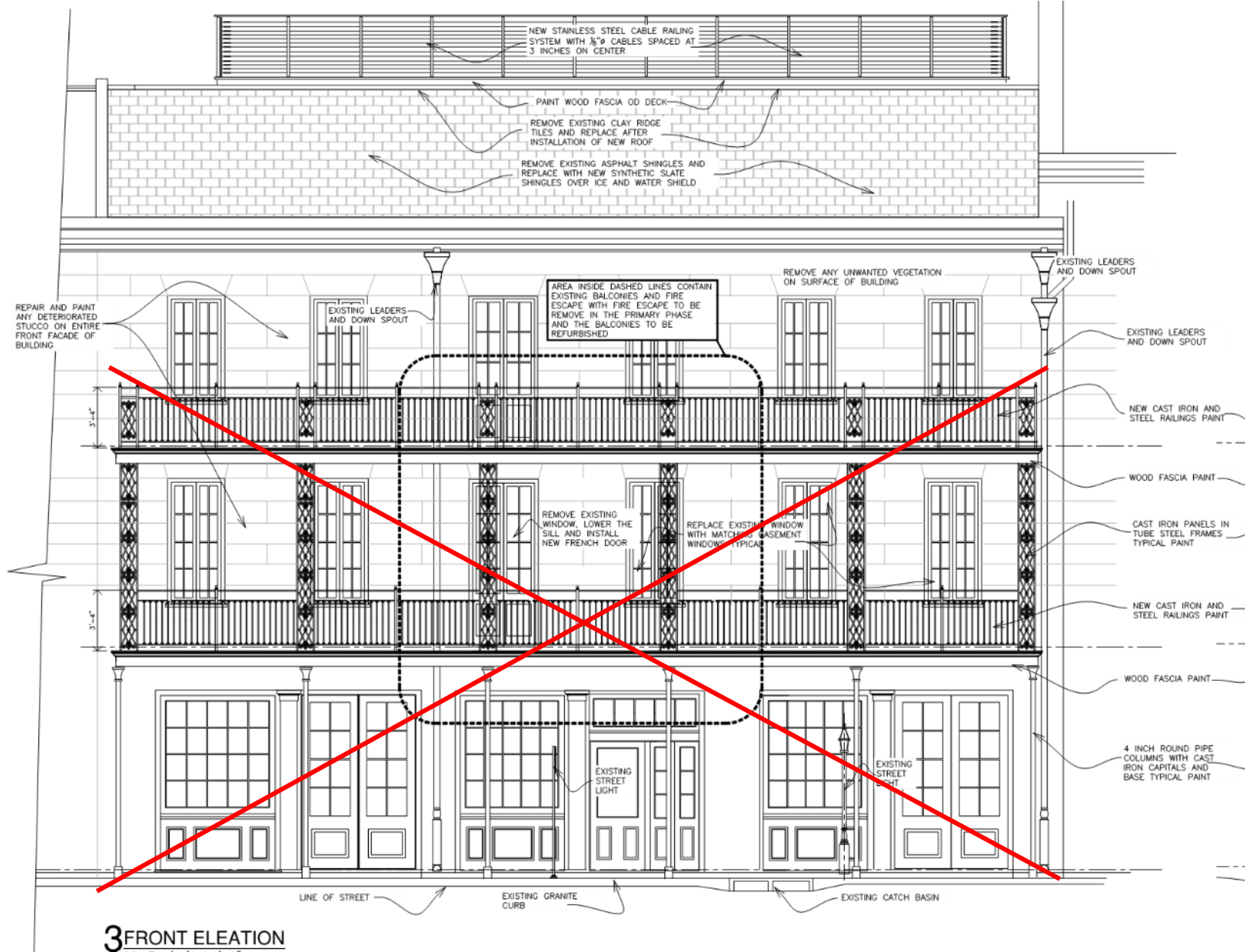




1 EXISTING ROOF PLATFORM PLAN
 SCALE: 1/4" = 1'-0"







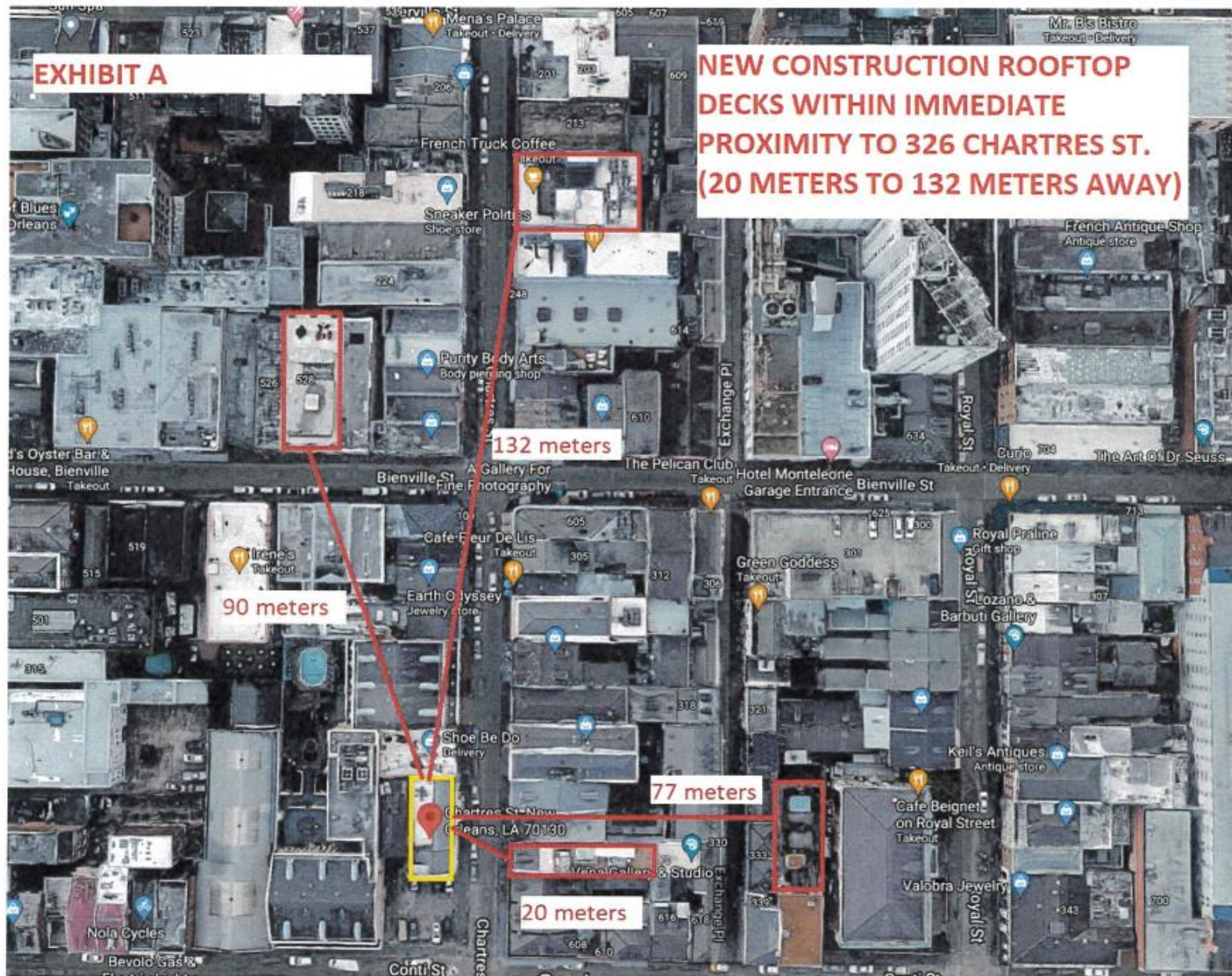
3 FRONT ELEVATION

326-30 Chartres

Vieux Carré Commission

August 18, 2021

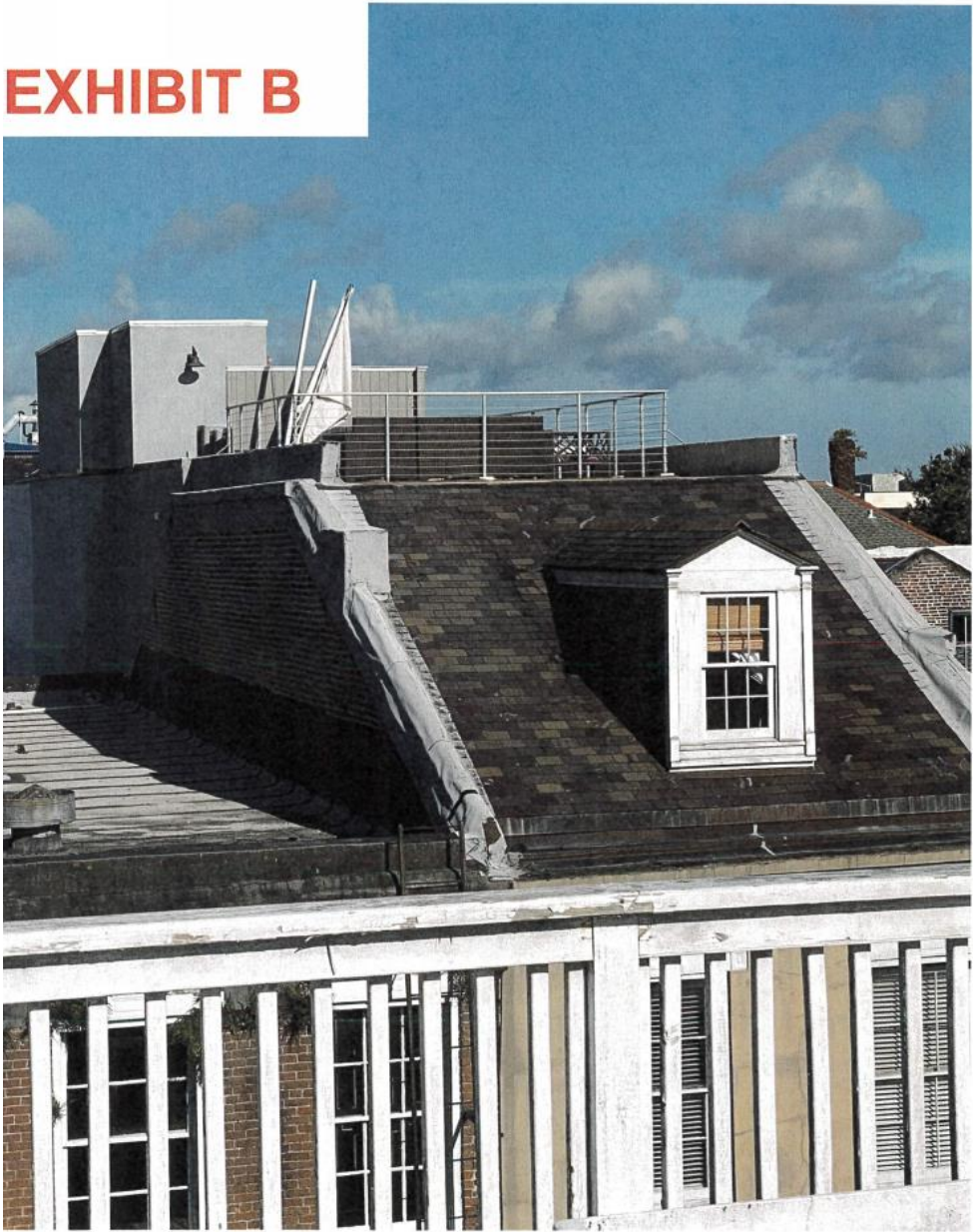




326-30 Chartres – provided by applicant



EXHIBIT B



326-30 Chartres – provided by applicant



Exhibit D

WALTER F. ZEHNER, III, P.E.
CONSULTING ENGINEER

Page 101 of 101

4702 TOULOUSE STREET
NEW ORLEANS, LOUISIANA 70119

TELEPHONE: (504) 488-1442

FACSIMILE: (504) 488-1448

June 2, 2021

Kailas Companies
3500 N. Causeway Boulevard
Metairie, LA 70002

RE: 326 Chartres Street

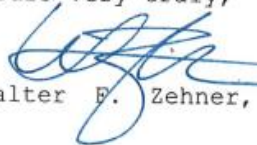
Dear Gentlemen,

I have reviewed the structure of the building at 326 Chartres Street, which consists of four wythe thick brick bearing walls supporting three stories of timber framing.

It is my professional opinion that this existing structure has sufficient strength and capacity to safely support the replacement of the existing rooftop deck.

If you have any further questions concerning this matter, please call at your earliest convenience.

Yours very truly,


Walter F. Zehner, III,



326-30 Chartres – provided by applicant

Vieux Carré Commission

August 18, 2021

