



Vieux Carré Commission Meeting

Wednesday, January 19, 2022



Review of Minutes



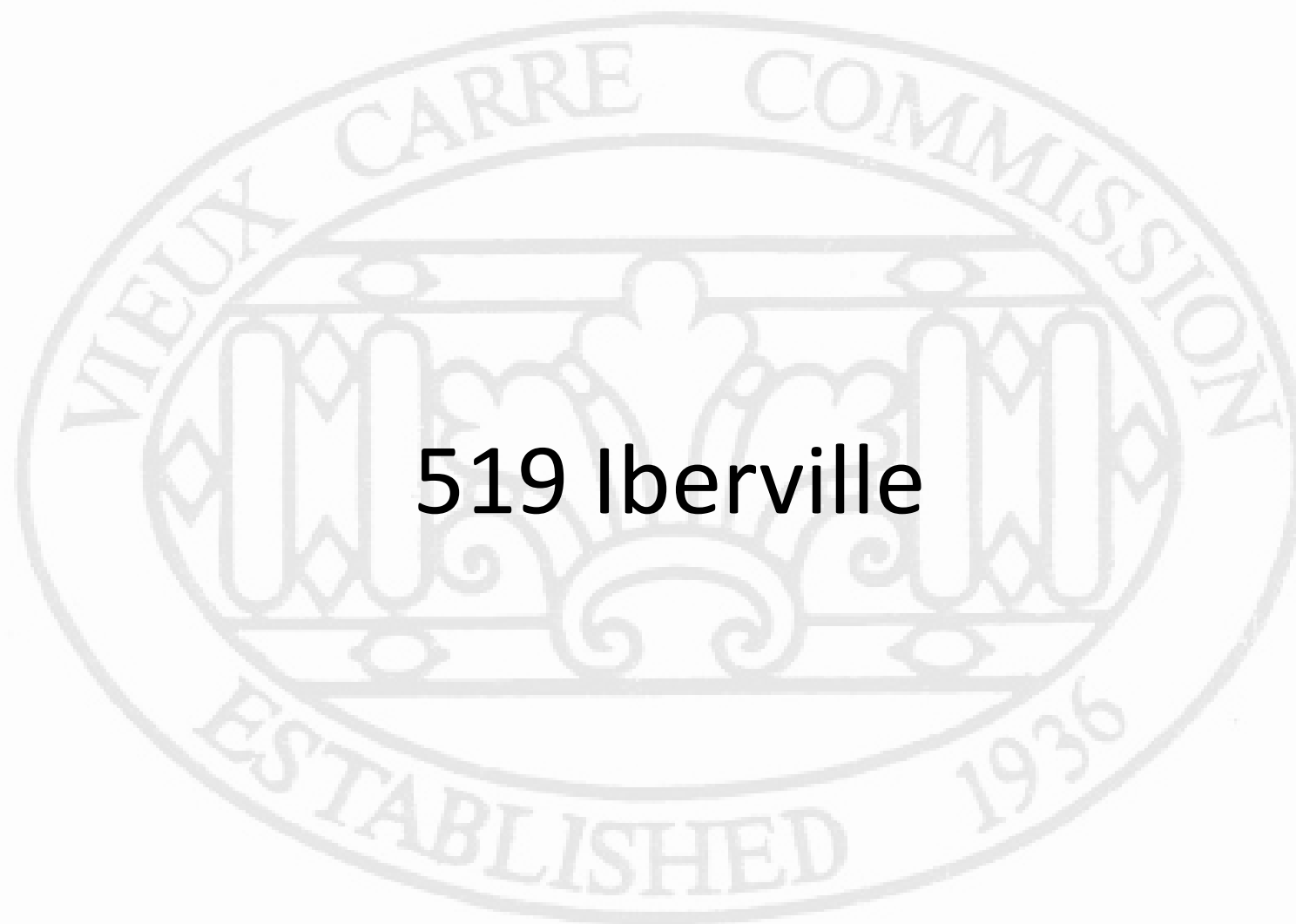
Chairman's Report



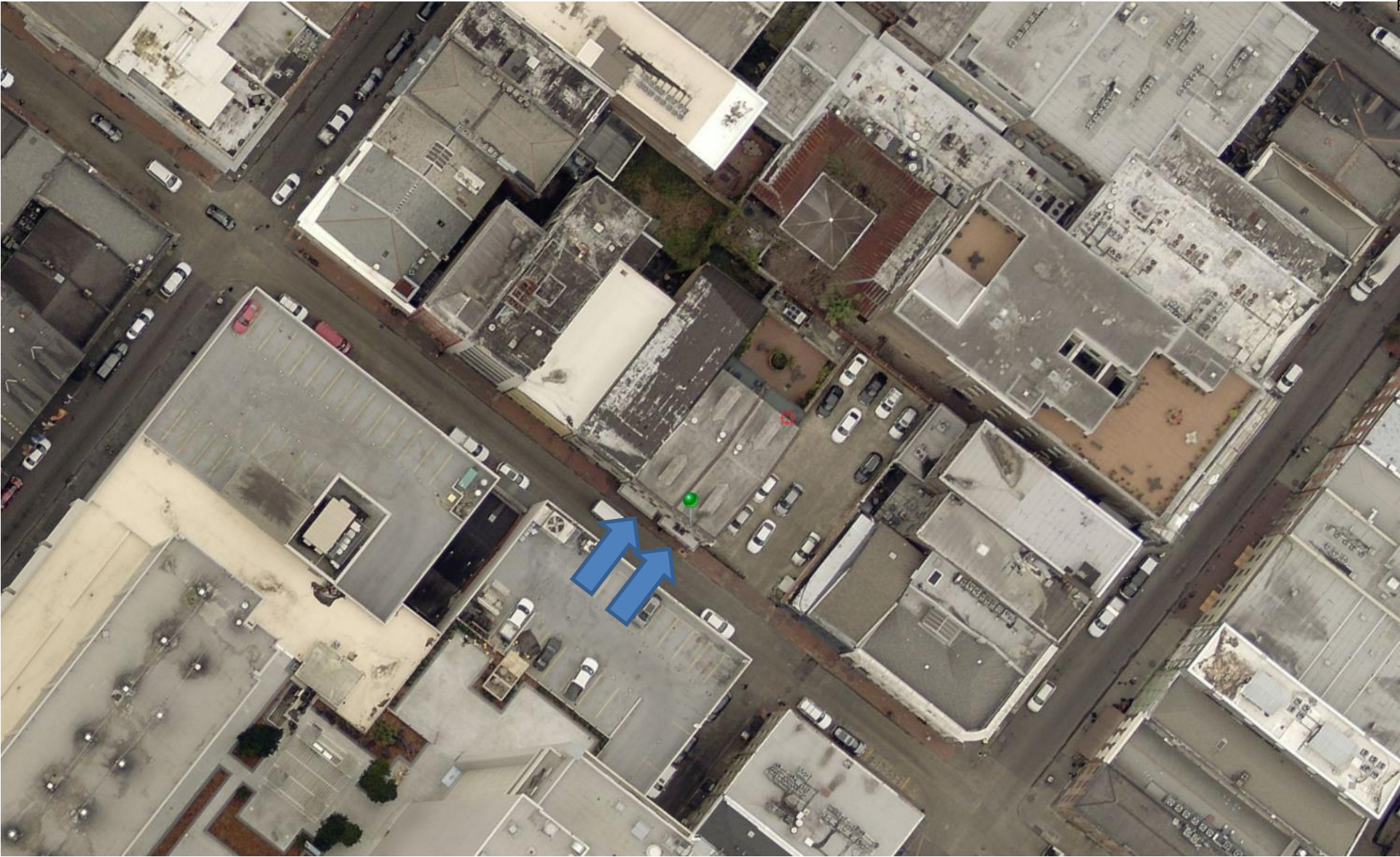
Director's Report



New Business



519 Iberville

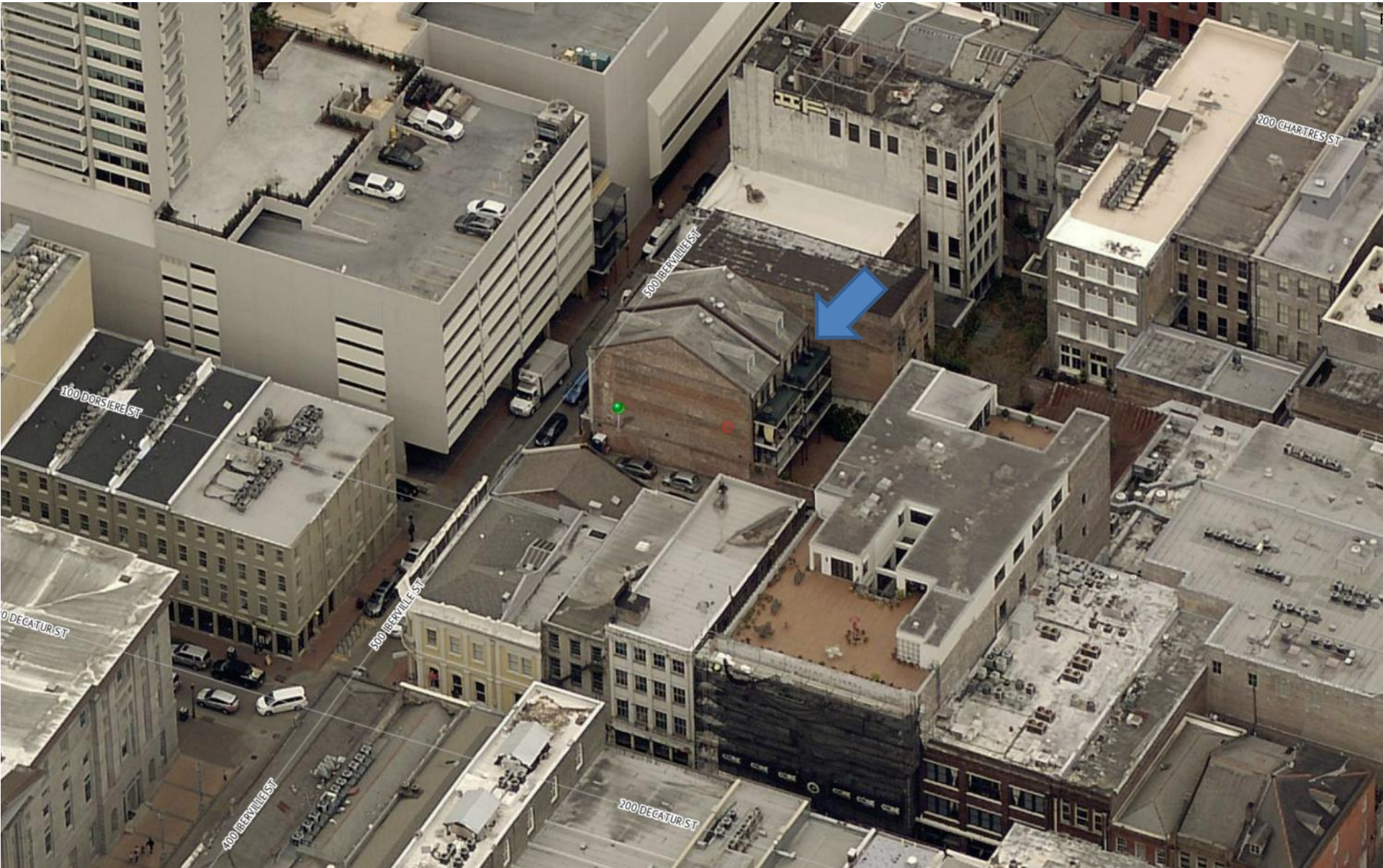


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Vieux Carré Commission

January 19, 2022



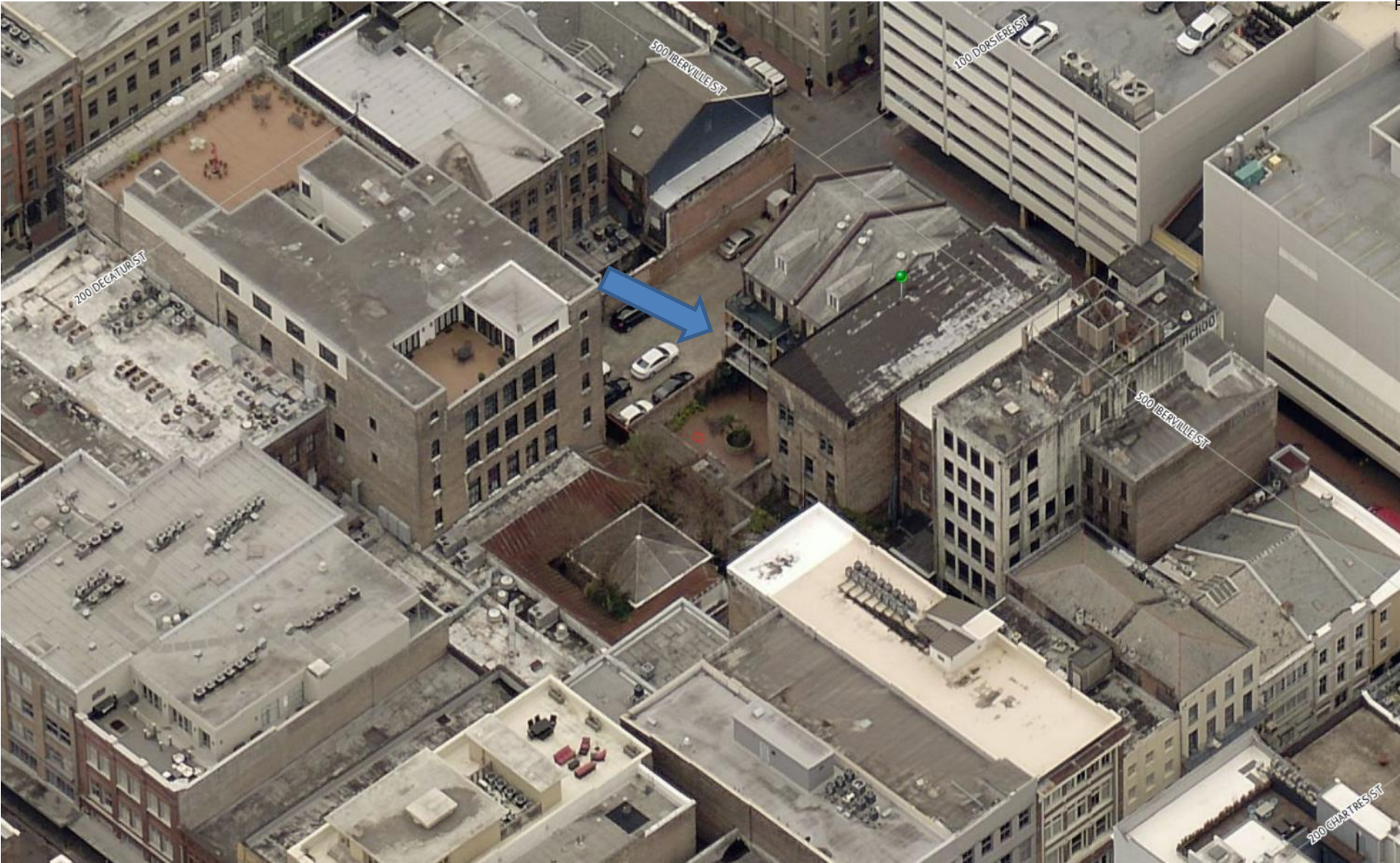


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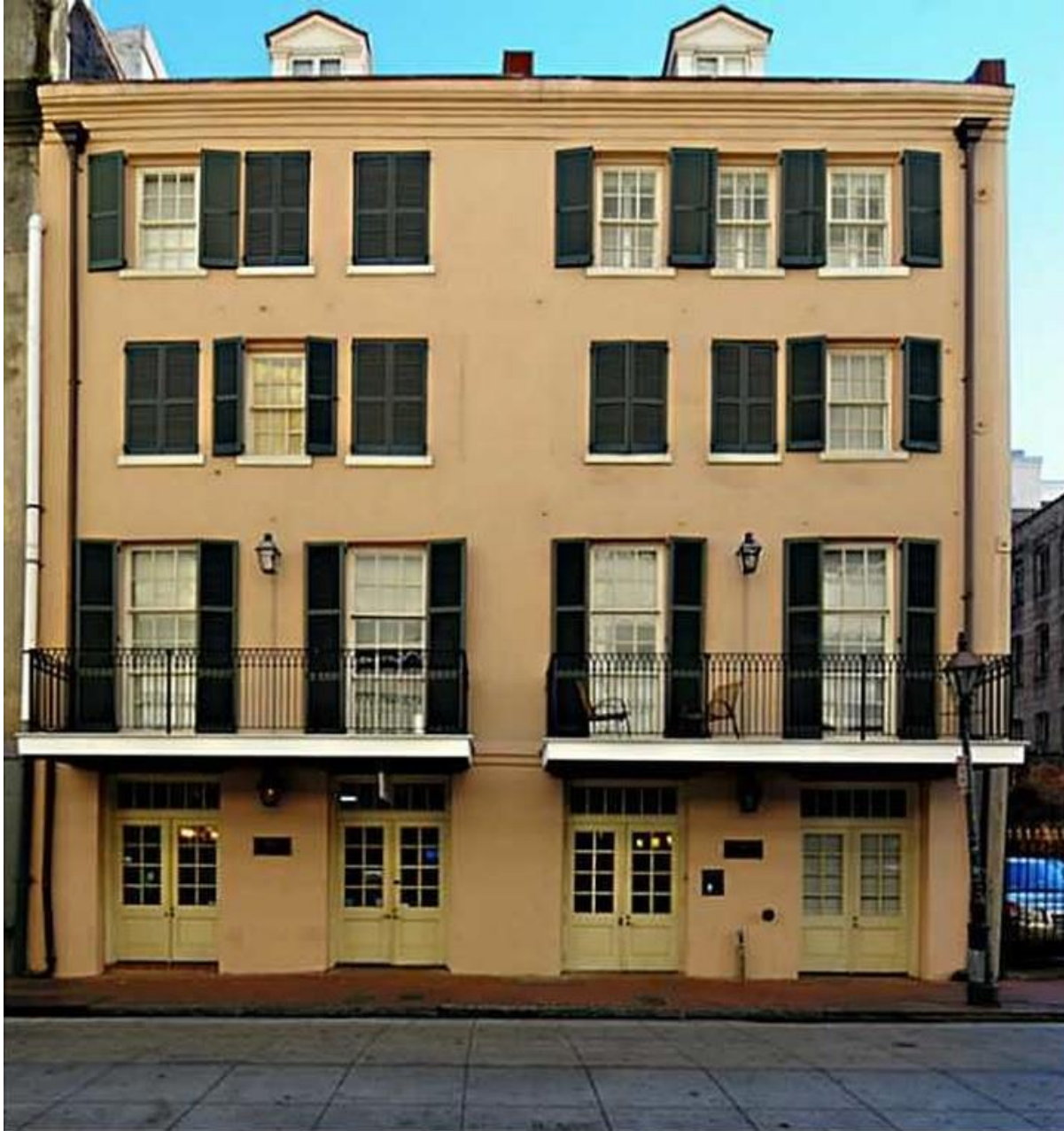


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GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN OR INDICATED AT THE JOB SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE PROCEEDING WITH THE JOB.
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INDEX OF DRAWINGS:

ARCHITECTURAL, MECHANICAL, AND ELECTRICAL

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A1.3: FURNITURE AND FIXTURES PLAN
A1.4: REFLECTED CEILING PLAN
A1.5: MECHANICAL PATIO DETAIL

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EQ1: ELECTRICAL SCHEDULES
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EQ5: RISER DIAGRAM

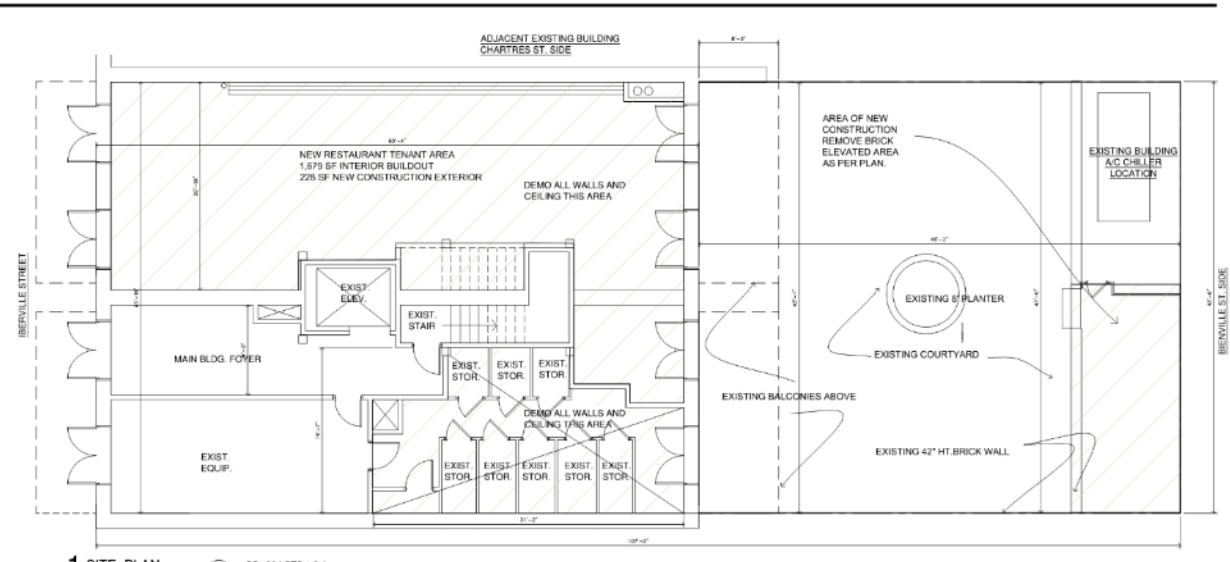
CODE DATA

- NEW CONSTRUCTION WORK AND DESIGN UNDER THE CONTROL PROVIDED BY THE INTERNATIONAL BUILDING CODE 2015, FLOOR AREA PER 2015 ADDENDUM, AND THE BUILDING DEPARTMENT CODES AND REGULATIONS.
- THE REQUIREMENTS OF ICC/ANSI A117.1-1998 ADDENDUM ARE IN PLACE FOR ALL OF THE PUBLIC AREAS OF THE BUILDING.
- ALL WALL COVERINGS, FINISHES, FABRICS, WOOD, ADHESIVE, TILES WILL HAVE A CLASS "X" FLAME SPREAD AND A SMOKE CONTRIBUTION OF 100 OR OF GREATER RESISTANCE.
- ALL PENETRATIONS WILL BE SEALED WITH A FIRE STOPPING AND A FIRE STOPPING THAT WILL MEET OR EXCEED THE RATING OF THE FLOOR OR WALL SYSTEM BEING PENETRATED.

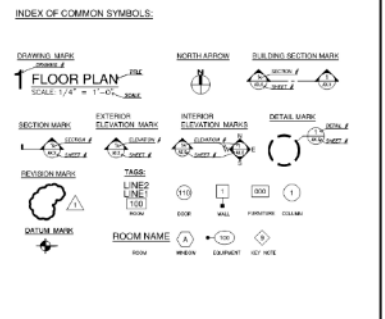
ESSON LOAD DATA:
FLOOR LIVE LOAD: 125 PSF
ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 10 PSF
WIND LOAD: 140 MPH
WIND PRESSURE ZONE: 3
WIND EXPOSURE CATEGORY: B
IMPORTANCE FACTOR: 1

BUILDING DATA

OCCUPANCY: WOOD CASE 2 ME RECREATION COMMERCIAL/RESIDENTIAL
DATE: 1/19/22
CONSTRUCTION TYPE: TYPE V-A
BUILDING HEIGHT: 4F
BUILDING STORY: FOUR FLOORS
EXISTING CONSTRUCTION: SEE ARCHITECTURAL AND MECHANICAL SCHEDULES
FINISHED FLOOR: MECHANICAL (COMMERCIAL) FLOOR FINISH ONLY
FINISHED FLOOR: SEE ARCHITECTURAL AND MECHANICAL SCHEDULES FOR USE OF FINISH



1 SITE PLAN
SCALE: 3/16" = 1'-0"
SQ. 30 LOTS 1-2-A UNIT 1
4,893 SQ. FT. AREA OF SITE



SCOPE OF WORK

THE SCOPE OF WORK OF THIS PROJECT IS AN INTERIOR BUILD-OUT OF AN EXISTING GROUND FLOOR VICINITY NEARBY TO THE EXISTING BUILDING ON THE FIRST FLOOR OF AN EXISTING (A) COMMERCIAL AND APARTMENT BUILDING IN THE VICTORY SQUARE AREA OF NEW ORLEANS. THE EXISTING APARTMENTS ARE LOCATED ON THE 2ND - 4TH FLOOR AND WILL BE REMOVED TO THE EXISTING TO THE EXISTING EXTERIOR OR TO THE EXISTING APARTMENTS OR GROUND FLOOR ACCESS TO THE ABOVE FLOORS.

THE INTERIOR FINISHES WILL CONSIST OF: FLOORING - STAINED CONCRETE FLOORS - PAIRED EXISTING BRICK AND IS GYPSUM DOWED BY METAL STUCCO. CEILING WILL BE TWO HOUR RATED 8" X 6" GYPSUM BOARD (TWO LAYERS) WITH INTEGRATED CEILING LIGHT FIXTURES.

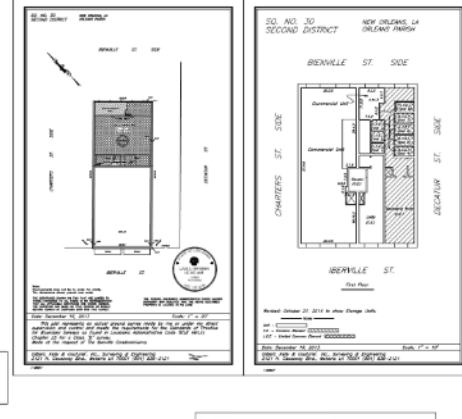
PLUMBING: THE PLUMBING WORK WILL INCLUDE SUPPLYING AND INSTALLING NEW BATHROOMS WITH FLOOR DRAIN - PLUMBING FIXTURES IN THE BATHROOMS WILL COMPLY WITH THE AIA STANDARDS. THE BUILDING CONTAINS AN EXISTING AUTOMATIC SPRINKLER SYSTEM. (SPRINKLER SYSTEM IS TO BE REISED TO CONFORM TO THE NEW LATEST) FINISHED CEILING IN ROOMS TO BE WALK OFF AND CLEANABLE.

ELECTRICAL: THE WORK INCLUDES PROVIDING A NEW RMC SYSTEM INCLUDING CONTROLS AND DISTRIBUTION. THIS INCLUDES PROVIDING AND INSTALLING NEW INCLUDES METAL, SPRINKER, AND FLOOR DRAIN WORK, SOLVE DETECTOR, VOLUME SWITCHES, INTERRUPTERS AND ALL OTHER WORK REQUIRED FOR A COMPLETE OPERATIONAL SYSTEM.

ELECTRICAL: THE WORK INCLUDES PROVIDING NEW POWER DISTRIBUTION TO OUTLETS, LIGHTING, AND SPACE DETECTOR. THE ELECTRICAL SYSTEM WILL BE A 200 AMP 208 VOLT SYSTEM SUPPLIED BY A 42 CIRCUIT MAIN DISTRIBUTION PANEL (1) ON AN APPROX TO THE EXISTING PANEL. THE BUILDING WILL HAVE ONE AND SEVERAL LIGHT AS REQUIRED BY CODE. A COMPLETE INTERLOCK AND FIRE ALARM WILL BE INSTALLED.

CONTRACTOR IS TO SUPPLY AND INSTALL ALL HAND FIRE EXTINGUISHERS AND DOOR AND EXIT SINGERS AS REQUIRED BY THE LATEST VERSION OF THE NFPA CODE.

THESE CONSTRUCTION DOCUMENTS ARE BACKGROUND AND TO THE BEST OF THE ARCHITECTS KNOWLEDGE, REFLECT THE PROPOSED CONDITIONS OF THE SITE. THE INFORMATION PROVIDED HEREIN IS TO ILLUSTRATE THE INTENT TO THE NEEDS OF THE CLIENT. THE CONTRACTOR SHALL VERIFY ALL EXISTING SYSTEMS AND AVAILABILITY OF UTILITIES PRIOR TO CONSTRUCTION COMMENCEMENT AND OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO THE ARCHITECT FOR RESOLUTION PRIOR TO CONSTRUCTION.



I HAVE RESEARCHED THE CHAPTERS OF THE CURRENT LOUISIANA STATE AND LOCAL UNIFORM CONSTRUCTION BUILDING CODES AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREWITH. I AM A REGISTERED ARCHITECT IN THE STATE OF LOUISIANA. I AM NOT PROVIDING PERIODIC INSPECTION FOR THIS PROJECT.

SIGNED: DATE: 1/19/22
RAYMOND C. BERGERON, JR. ARCHITECTS, L.L.C.

ARCHITECTS
RAYMOND C. BERGERON, JR.
1822 WULPERT STREET, NEW ORLEANS, LOUISIANA 70116 (P) 504.261.0118
@RCBJR_ARCHITECTS

NEW RESTAURANT BUILD OUT
519-23 IBERVILLE ST. FIRST FLOOR
NEW ORLEANS, LA

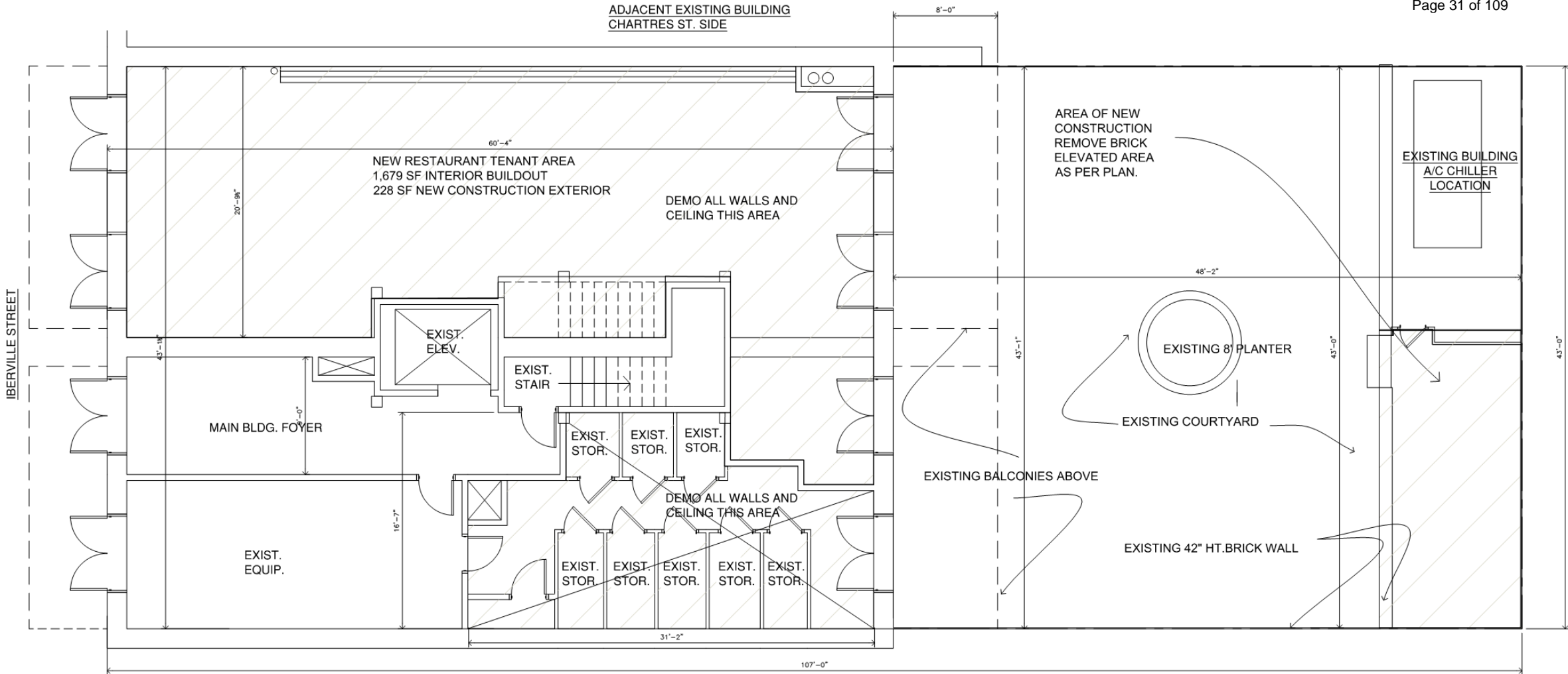
DRAWN BY RCB
CHK'D BY 3/15/20
RATE 3/15/20
REVISED

A1.0

TITLE SHEET/SITE PLAN
JOB NO. 1516
SHEET NO. 1 of 4



ADJACENT EXISTING BUILDING
CHARTRES ST. SIDE



EXISTING BUILDING
A/C CHILLER
LOCATION

EXISTING 8' PLANTER

EXISTING COURTYARD

EXISTING BALCONIES ABOVE

EXISTING 42" HT. BRICK WALL

1 SITE PLAN
SCALE: 3/16" = 1'-0"



SQ. 30 LOTS 1-2-A
UNIT 1

ADJACENT EXISTING PARKING LOT
DECATUR ST SIDE

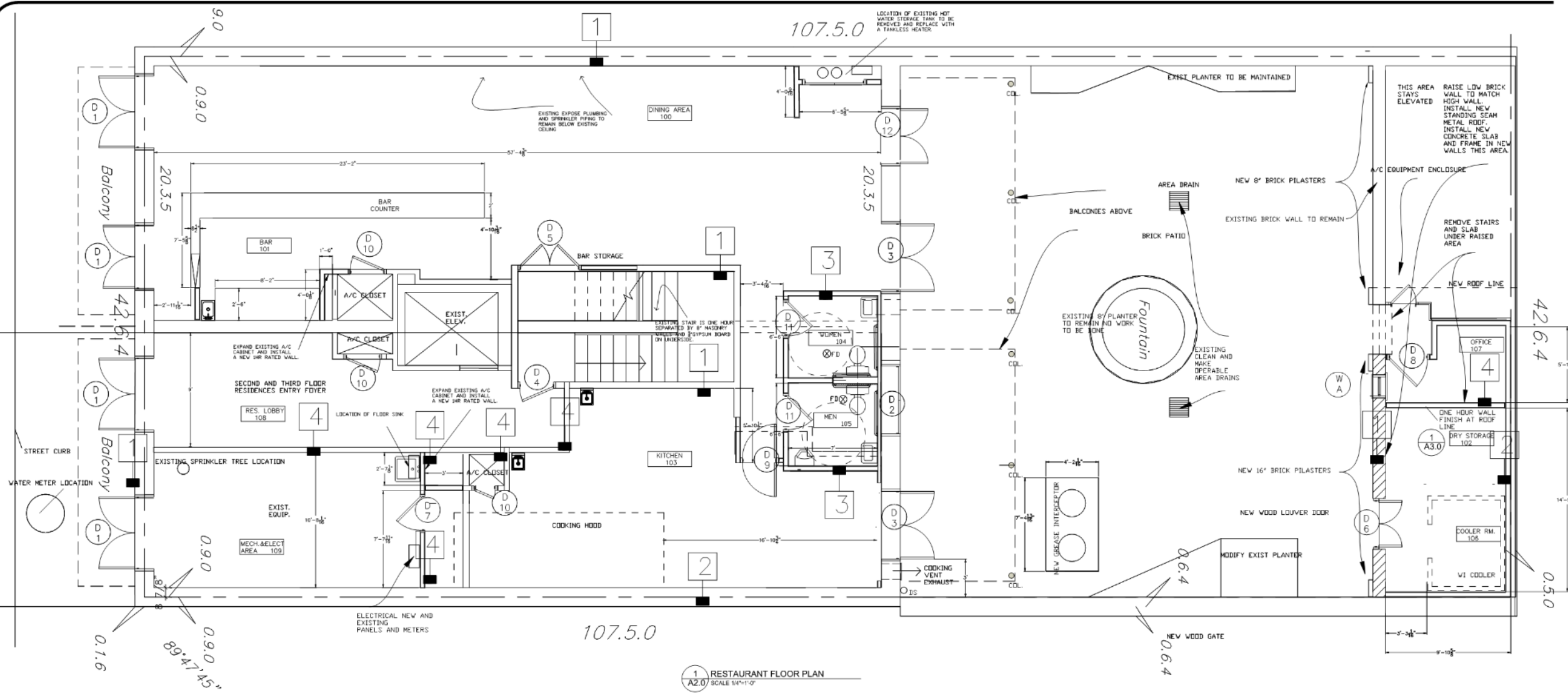
4,893 SQ.FT. AREA
OF SITE

517-23 Iberville

View Carré Commission

January 19, 2022





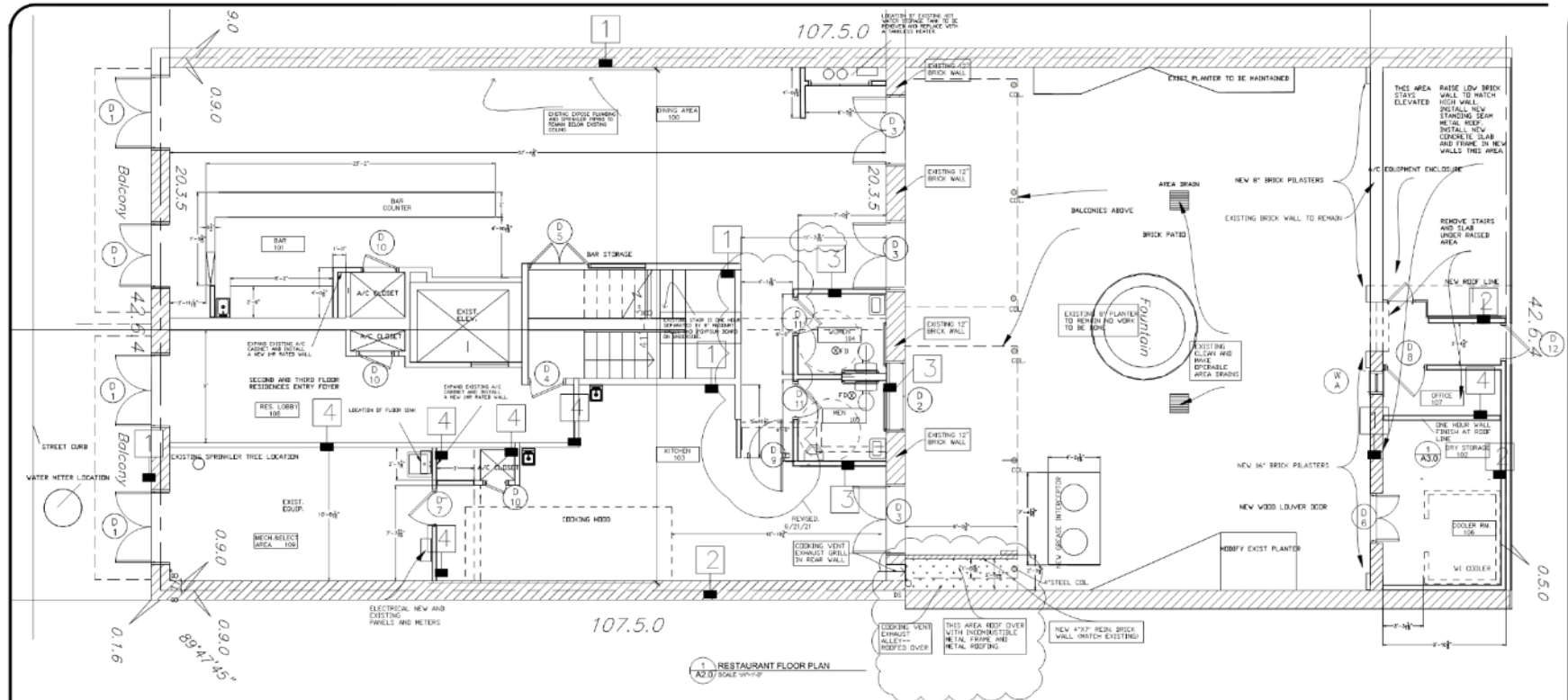
1 RESTAURANT FLOOR PLAN
 A2.0 SCALE 1/4"=1'-0"

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Vieux Carré Commission

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1 RESTAURANT FLOOR PLAN
A2.0 SCALE 1/8"=1'-0"

FINISH SCHEDULE

ROOM	ROOM NAME	FLOOR	WALLS	CEILING/TILT	FINISHES
100	ENTRANCE	1	1	1	1
101	BAR	1	1	1	1
102	BAR STORAGE	1	1	1	1
103	KITCHEN	1	1	1	1
104	BAR RESTROOM	1	1	1	1
105	WOMEN RESTROOM	1	1	1	1
106	MALE RESTROOM	1	1	1	1
107	STOCK	1	1	1	1
108	RESTROOM LIBRARY	1	1	1	1
109	MICROWAVE/ICE	1	1	1	1

- FINISHES KEY NOTES**
- SEAL AND STAIN CONCRETE FLOOR
 - PAINT EXISTING CIP. BR WALLS
 - PAINT EXISTING CIP. BR CEILING
 - 4" VIB PANELS
 - SPRINKLER WET TYLE SUSPENDED CEILING SYSTEM 24" BATT INSULATION ABOVE
 - 2" X 2" DOWNS (SPACING) STAINED METAL CEILING TRIMS
 - 2" X 2" TRIMMALS PAINTED
 - 5/8" TRIMMALS PAINTED
 - CEILING OF BR. CONCRETE TO BE REAR
 - IN FLOOR, DRY LAY (2" BR 18 STAINLESS)
 - ROOFER 4" CIP
 - CEILING TIE
 - EQ-IMP TOP RESTROOM SKYTY FLOORING (WALLS) ROOFING
 - PAINTS EXIST BRICK WALL

DOOR SCHEDULE

MARK	SIZE	FRAME	GLASS	MATERIAL	HANDSWIRE	FIRE RATING	REMARKS
01	0'0"X7'0"	EXIST	WOOD & EXISTING GLASS	---	---	---	TOP GLASS
02	0'0"X7'0"	EXIST	WOOD & EXISTING GLASS	---	---	---	TOP GLASS
03	5'0"X7'0"	EXIST	WOOD & EXISTING GLASS	---	---	---	TOP GLASS
04	3'0"X7'0"	EXIST	WOOD & EXISTING GLASS	---	---	---	TOP GLASS
05	3'0"X7'0"	EXIST	WOOD & EXISTING GLASS	---	---	---	TOP GLASS
06	3'0"X7'0"	EXIST	WOOD & EXISTING GLASS	---	---	---	TOP GLASS
07	3'0"X7'0"	EXIST	WOOD & EXISTING GLASS	---	---	---	TOP GLASS
08	3'0"X7'0"	EXIST	WOOD & EXISTING GLASS	---	---	---	TOP GLASS
09	3'0"X7'0"	EXIST	WOOD & EXISTING GLASS	---	---	---	TOP GLASS
10	3'0"X7'0"	EXIST	WOOD & EXISTING GLASS	---	---	---	TOP GLASS
11	3'0"X7'0"	EXIST	WOOD & EXISTING GLASS	---	---	---	TOP GLASS
12	3'0"X7'0"	EXIST	WOOD & EXISTING GLASS	---	---	---	TOP GLASS

WINDOW SCHEDULE

MARK	SIZE	FRAME	GLASS	MATERIAL	REMARKS
01	4'0"X6'0"	WOOD	WOOD	---	---

WALL LEGEND

- EXISTING TO REMAIN
- - - - EXISTING TO BE DEMOLISHED
- NEW WALLS 3" OR 4" METAL STUDS @ 16" O.C.
- NEW 8" BRICK WALL

PARTITION SCHEDULE

MARK	DESCRIPTION
1	EXISTING 1" AND 1 1/2" BRICK WALLS. PAINT WITH SMOOTH FINISH MASONRY PAINT
2	4" CMU WALL WITH 3 COATS MP SEALER AND 3 1/4" METAL STUDS WITH 1/2" GYPSUM BOARD. INSTALL 3.5" R-15 FOIL FACED FG BATT INSULATION. 3 COATS LATEX PAINT.
3	UNRATED WALL CONSTRUCTED WITH 3 5/8"x1 1/4" 19 GAGE METAL STUDS SPACED 16 O.C. WITH 1/2" RATED GYPSUM BD. ON EACH SIDE CONSTRUCTED TO UNDERSIDE OF 9" CEILING. INFILL.
4	ONE HOUR RATED WALL CONSTRUCTED WITH 3 5/8"x1 1/4" 19 GAGE METAL STUDS SPACED 16 O.C. WITH 1/2" RATED GYPSUM BD. ON EACH SIDE CONSTRUCTED TO UNDERSIDE OF 9" CEILING. INFILL. (3A423-1A425)

GENERAL NOTES:
ALL NEW WALL DIMENSIONS ARE TO THE FACE OF STUD. ALL EXISTING WALL DIMENSIONS ARE TO FACE OF WALL.

ARCHITECTS
RAYMOND C. BERGERON, JR.
6128 WERBEL STREET, NEW ORLEANS, LOUISIANA
NEW ORLEANS, LA

**NEW RESTAURANT BUILD OUT
519-23 IBERVILLE ST. FIRST FLOOR**
NEW ORLEANS, LA

RAYMOND C. BERGERON, JR.
REGISTERED ARCHITECT

DRWN BY

CHKD BY

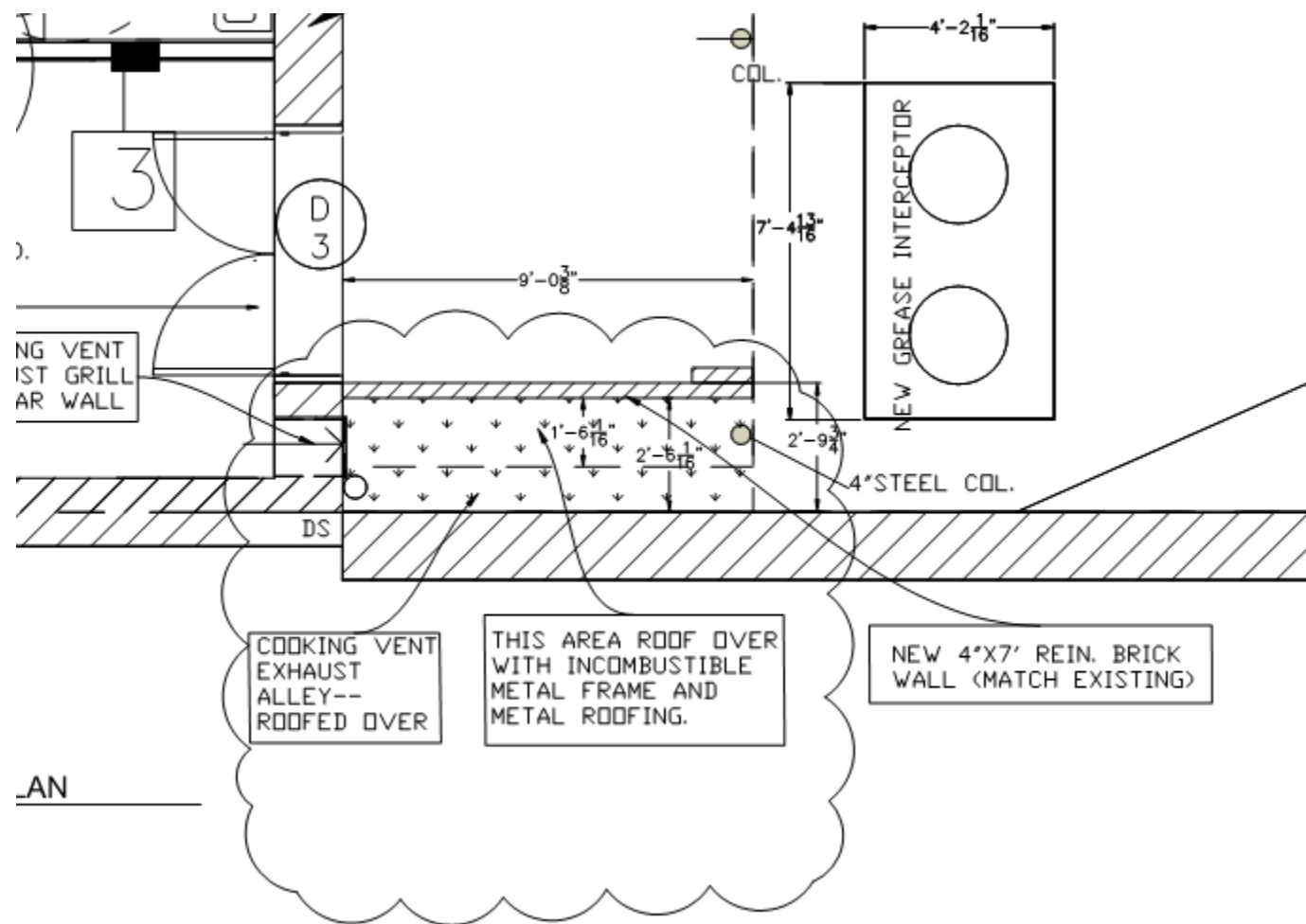
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REVISED 12/3/21

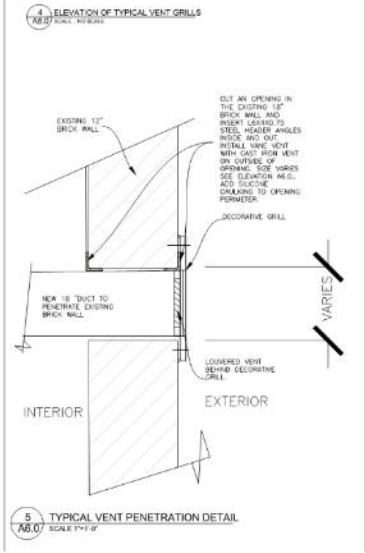
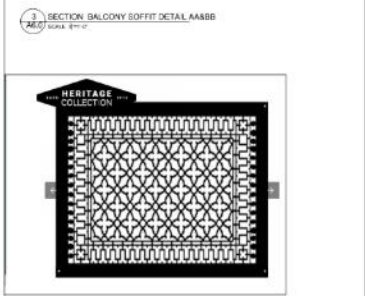
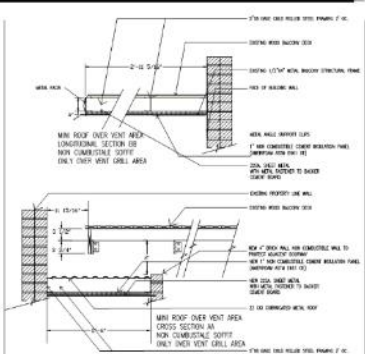
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JOB NO. 0619

SHEET NO. OF





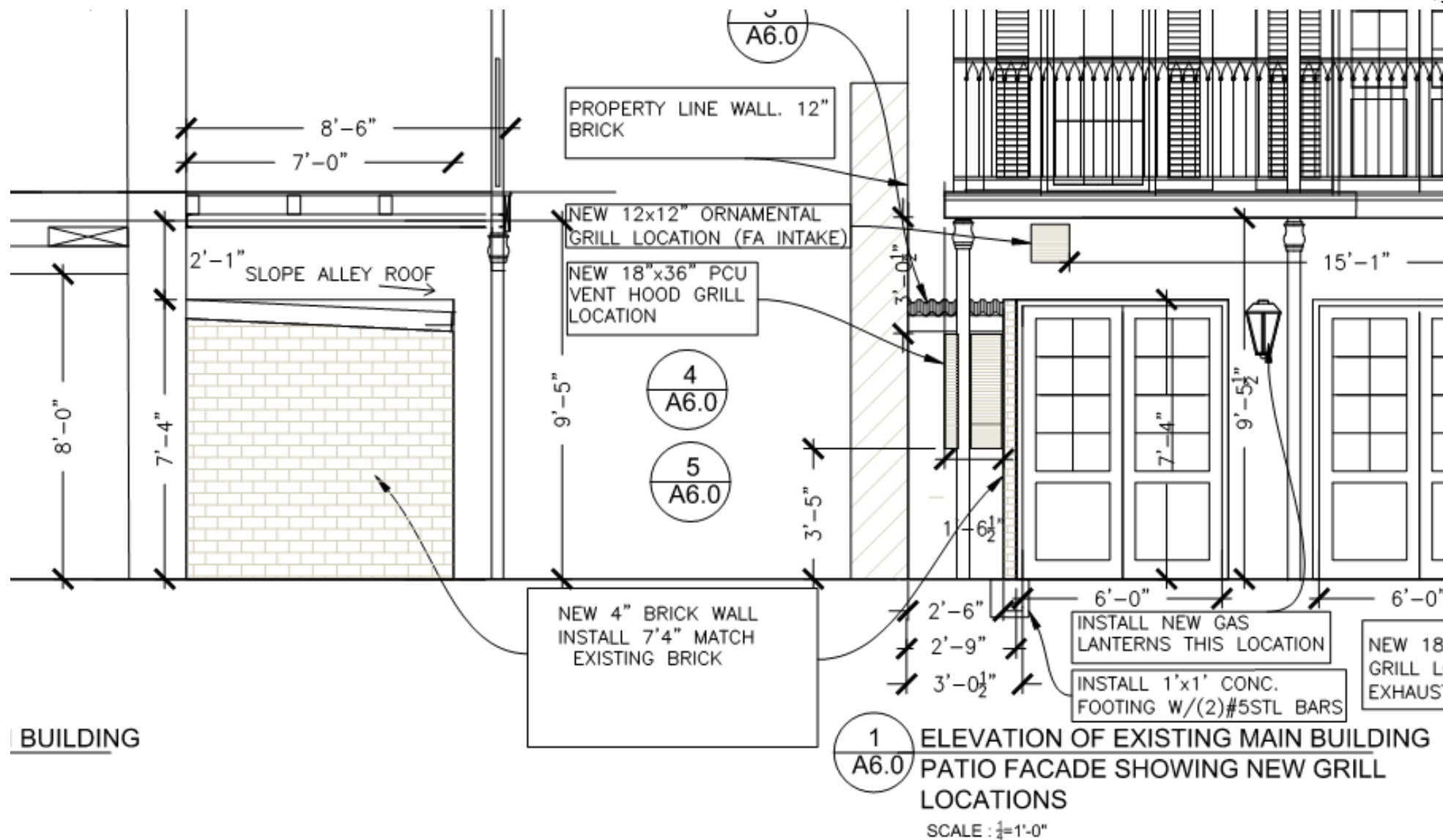


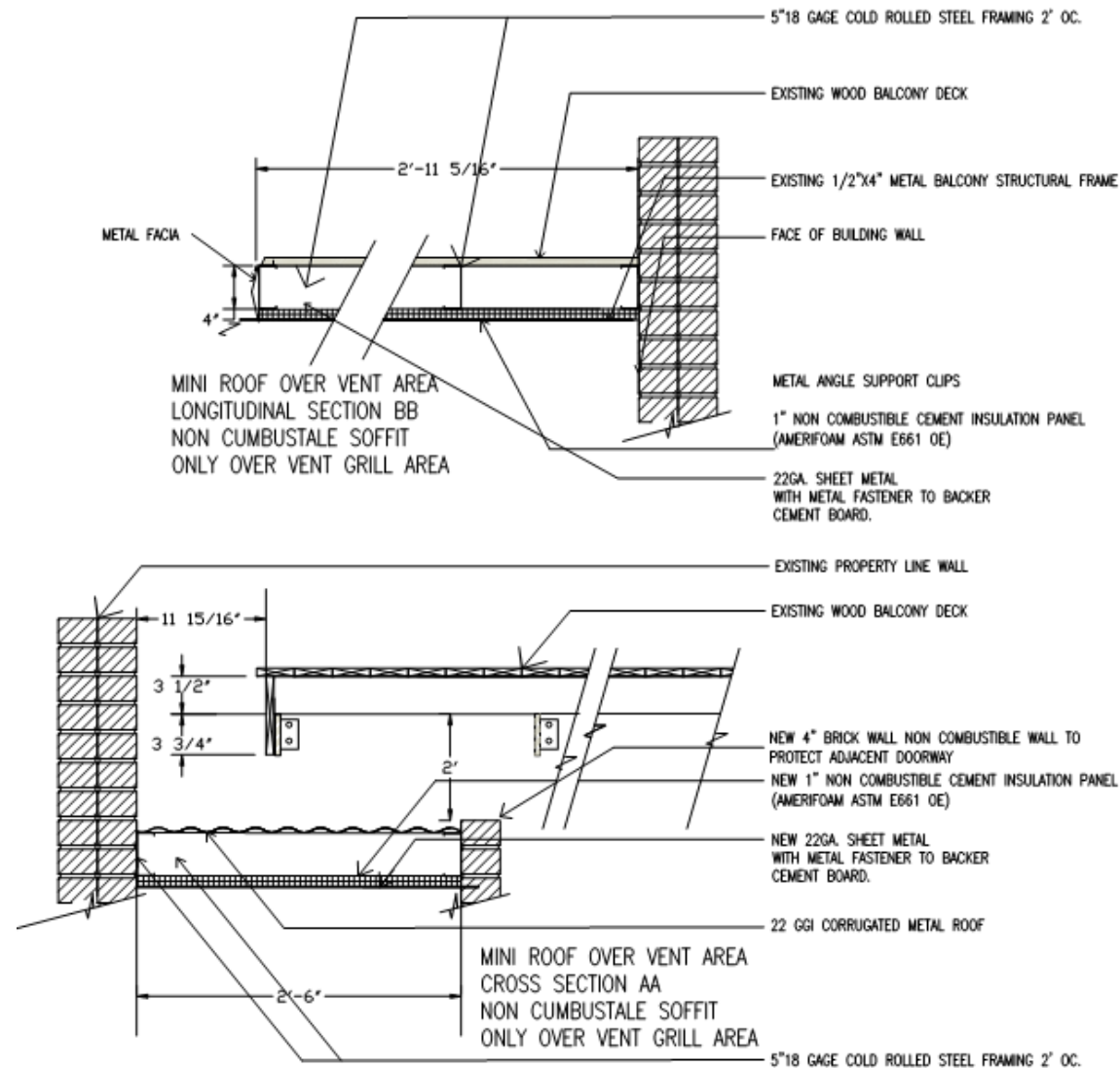
ARCHITECTS
RAYMOND C. BERGERON, JR.
4235 WUTHERPEL STREET, NEW ORLEANS, LOUISIANA
REBUILDING.PART

HERITAGE COLLECTION
NEW RESTAURANT BUILD OUT
519-23 IBERVILLE ST. FIRST FLOOR
NEW ORLEANS, LA

DRWN BY	
CHKD BY	
DATE	11/6/19
REVISED	12/3/21
A6.0	
JOB NO.	0619
SHEET NO.	01

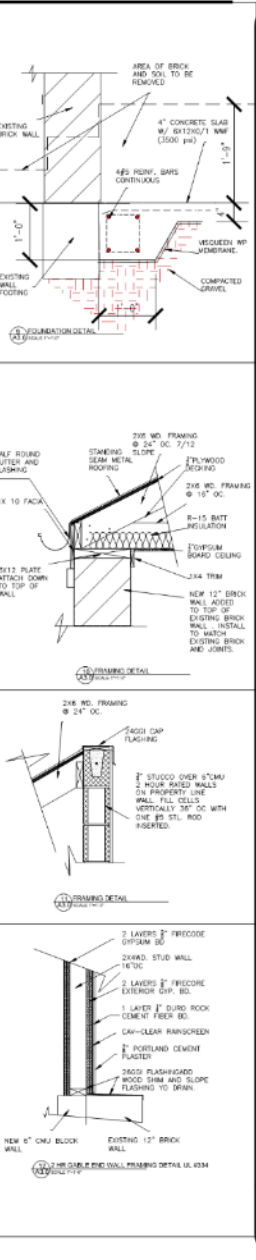
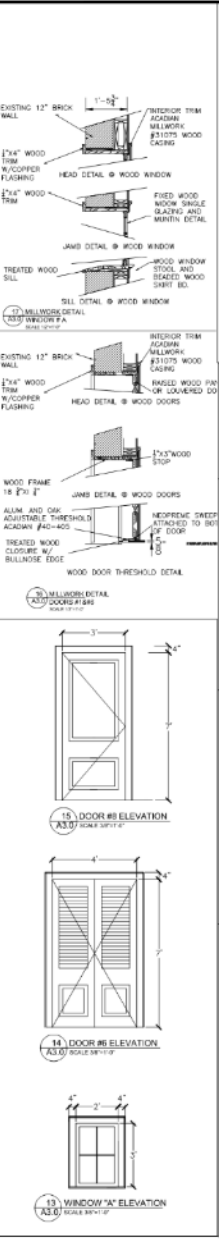
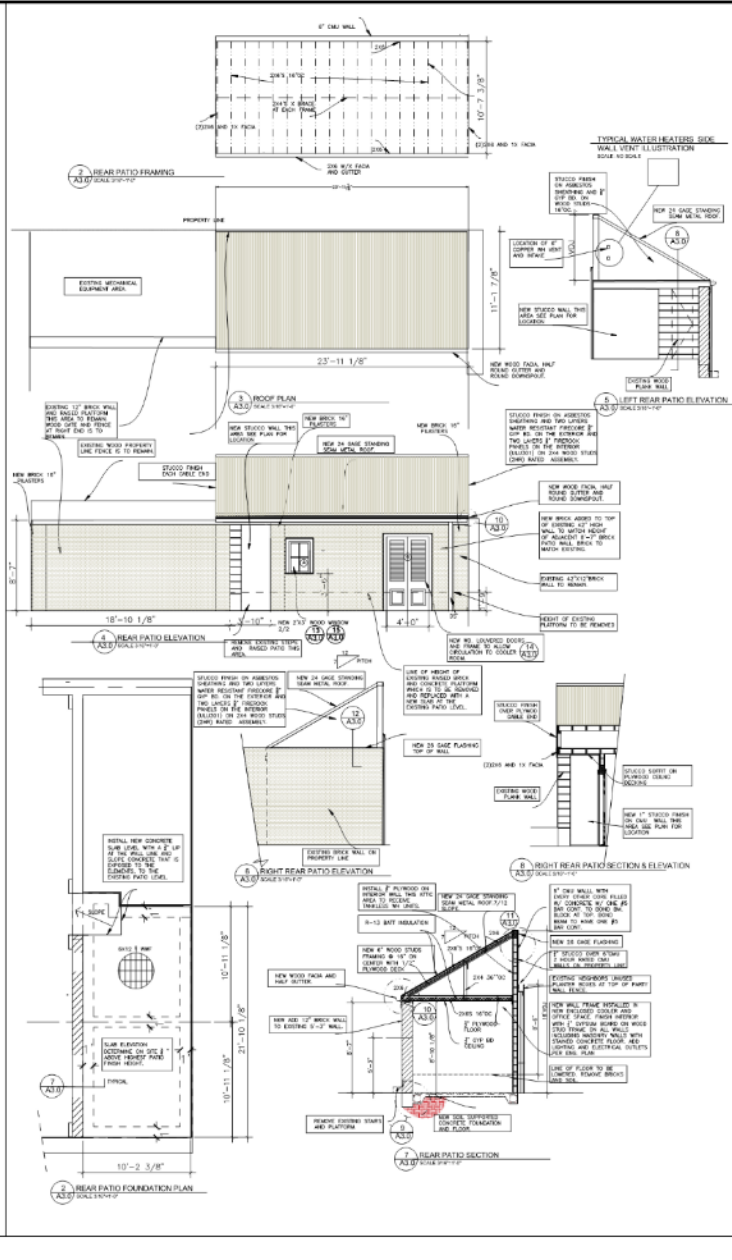
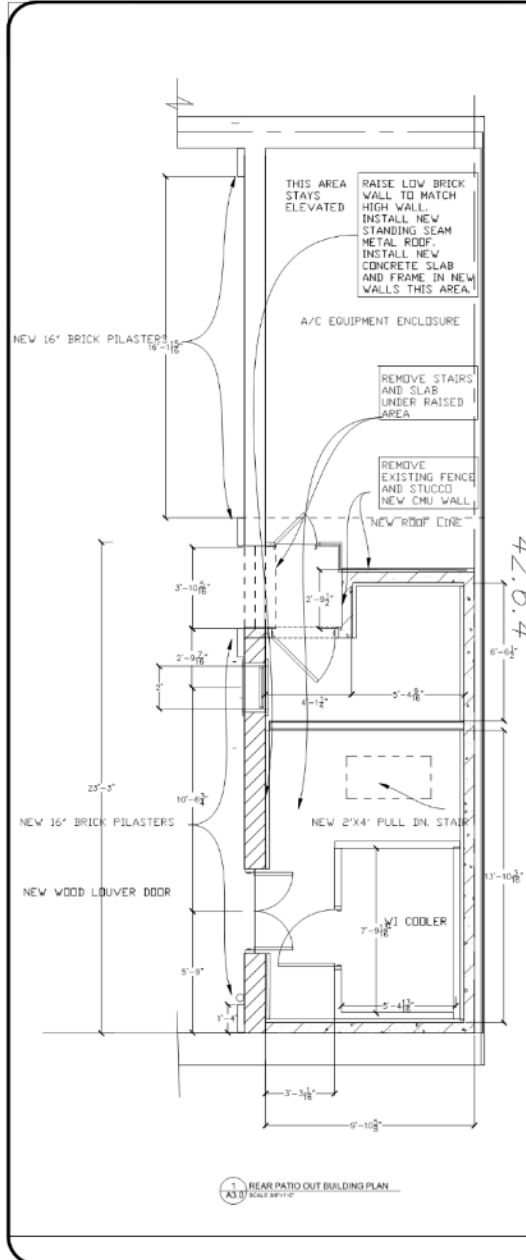






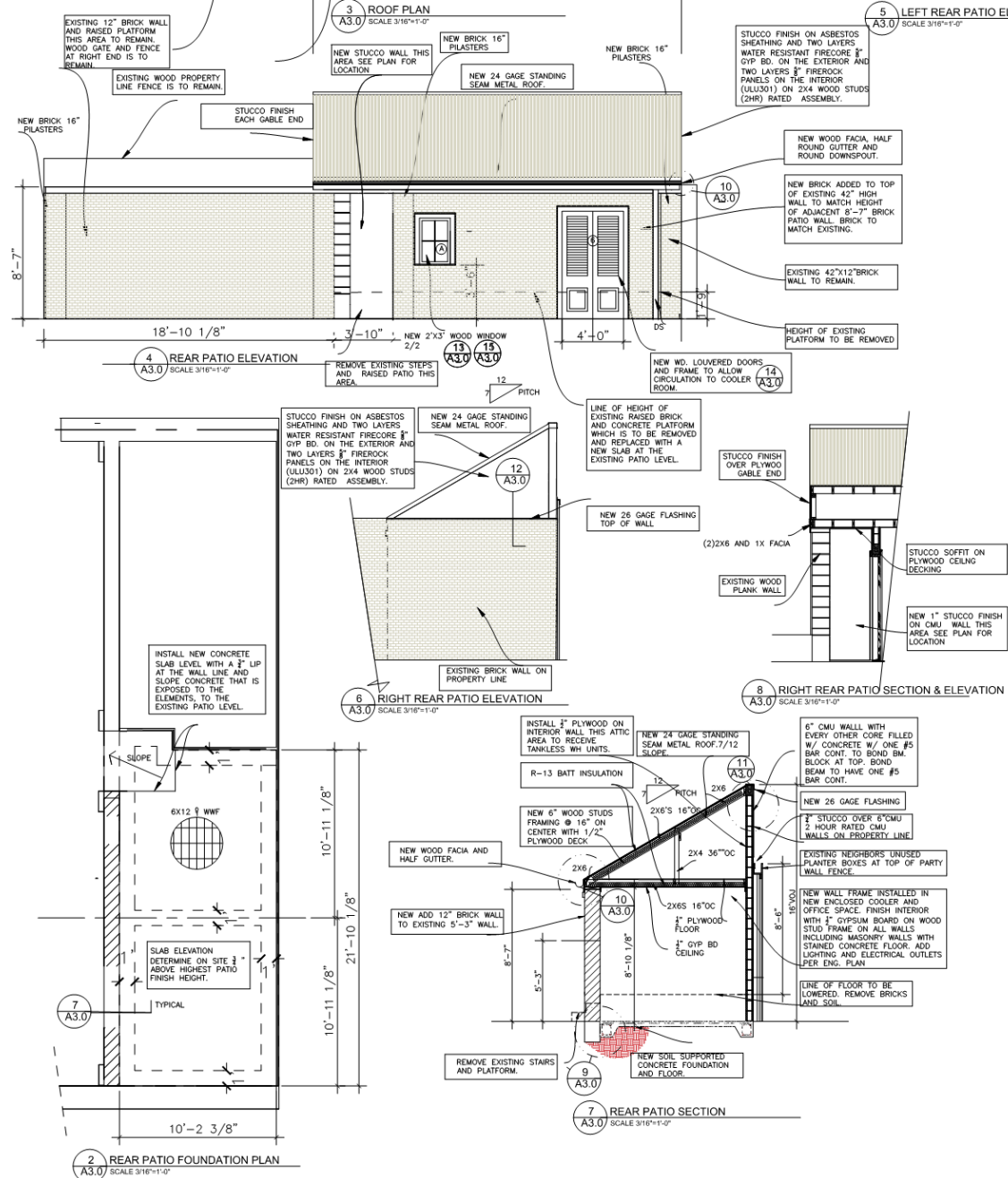
3 SECTION BALCONY SOFFIT DETAIL AA&BB
A6.0 SCALE 3/8"=1'-0"

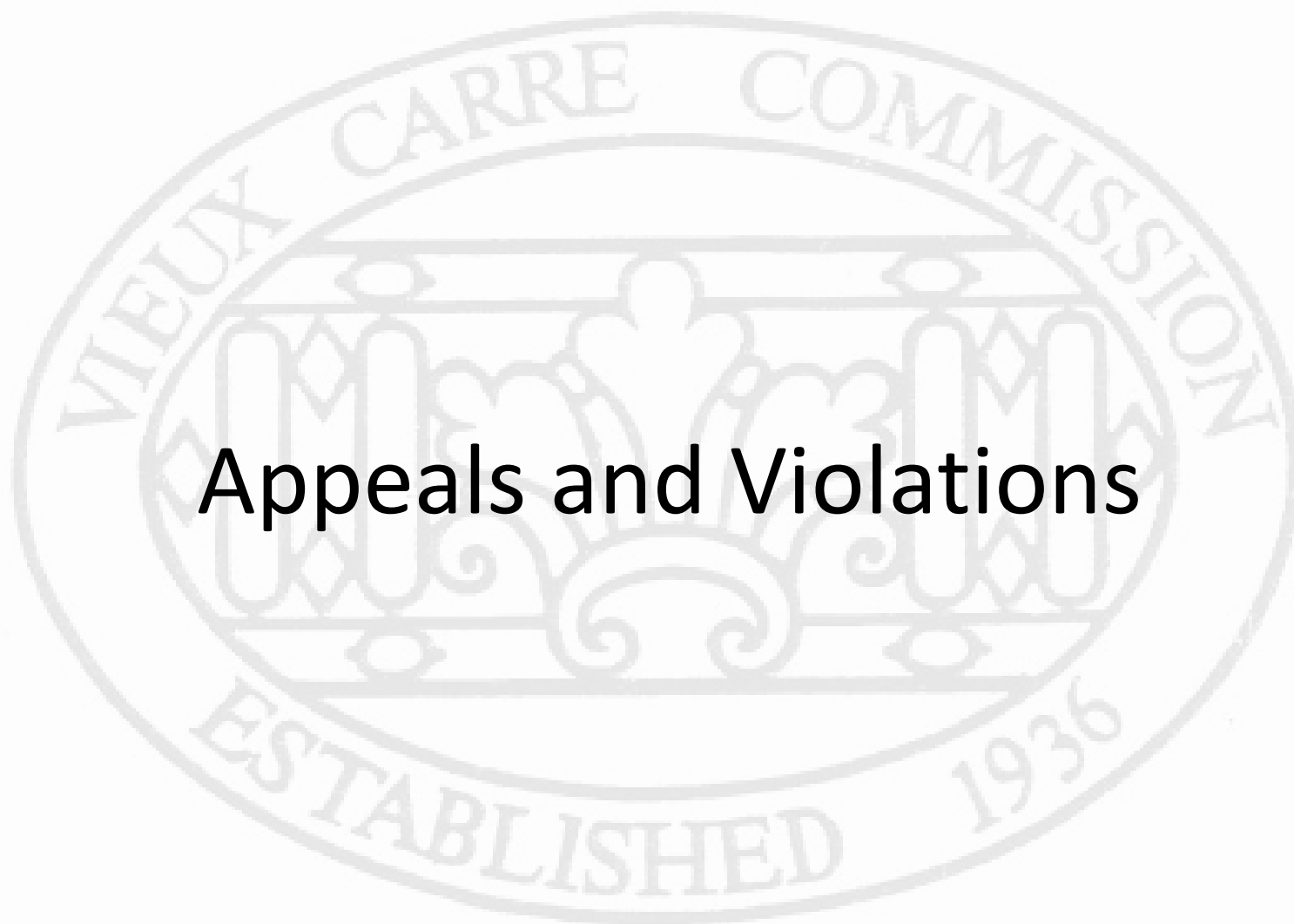




ARCHITECTS
 RAYMOND C. BERGERON, JR.
 6725 WILHELMSTREET, NEW ORLEANS, LOUISIANA 70118
 RECURRING CONTRACT
 NEW RESTAURANT BUILD OUT
 519-23 IBERVILLE ST., FIRST FLOOR
 NEW ORLEANS, LA.
 DRAWN BY
 CHKD BY
 DATE 3/15/20
 REVISION
A3.0
 JOB NO. 0619
 SHEET NO. OF



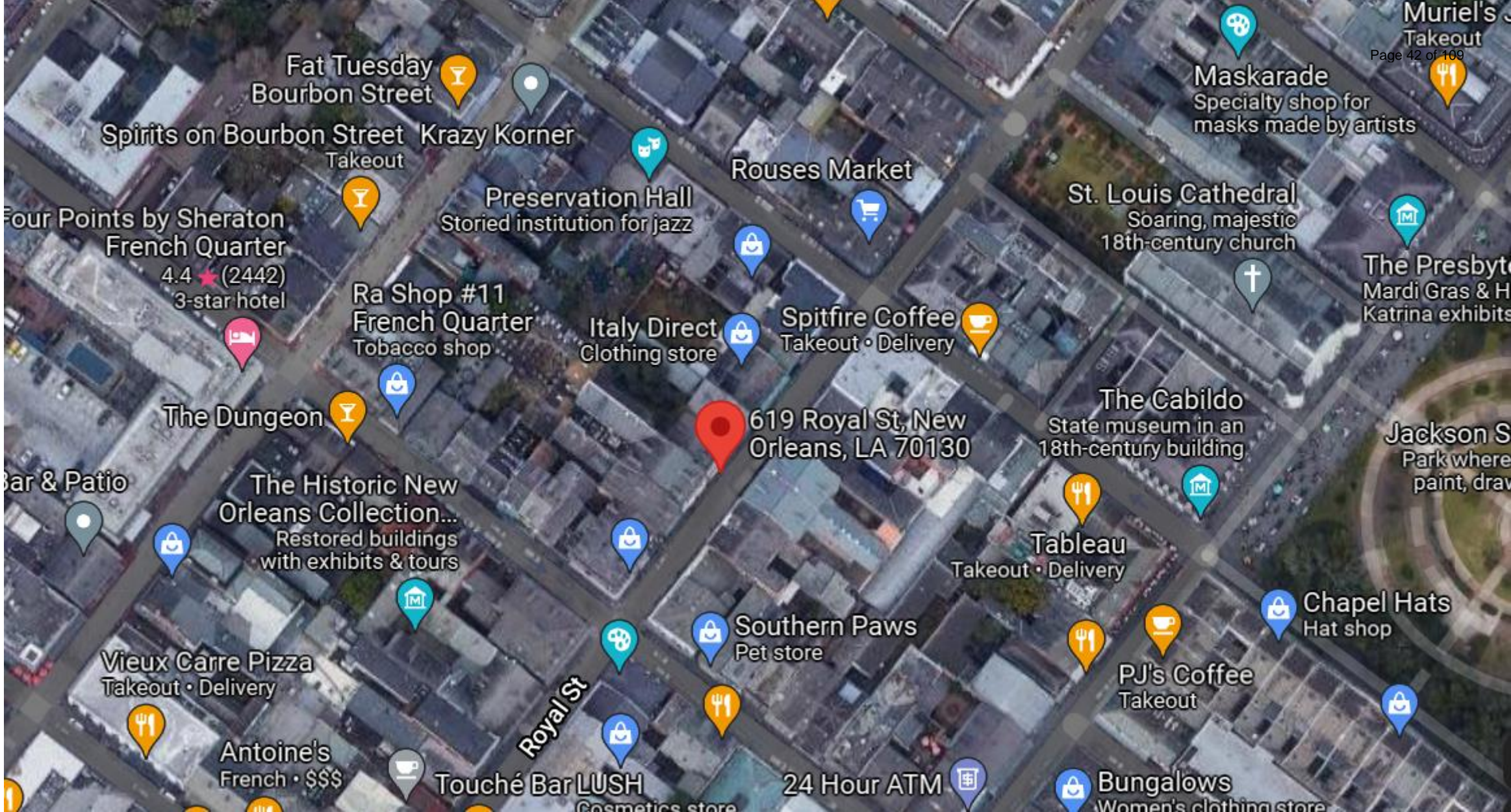




Appeals and Violations



619 Royal



619 Royal

Vieux Carré Commission

January 19, 2022





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Vieux Carré Commission

January 19, 2022





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January 19, 2022





619 Royal – previously existing

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619 Royal – previously existing

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619 Royal – previously existing

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619 Royal – previously existing

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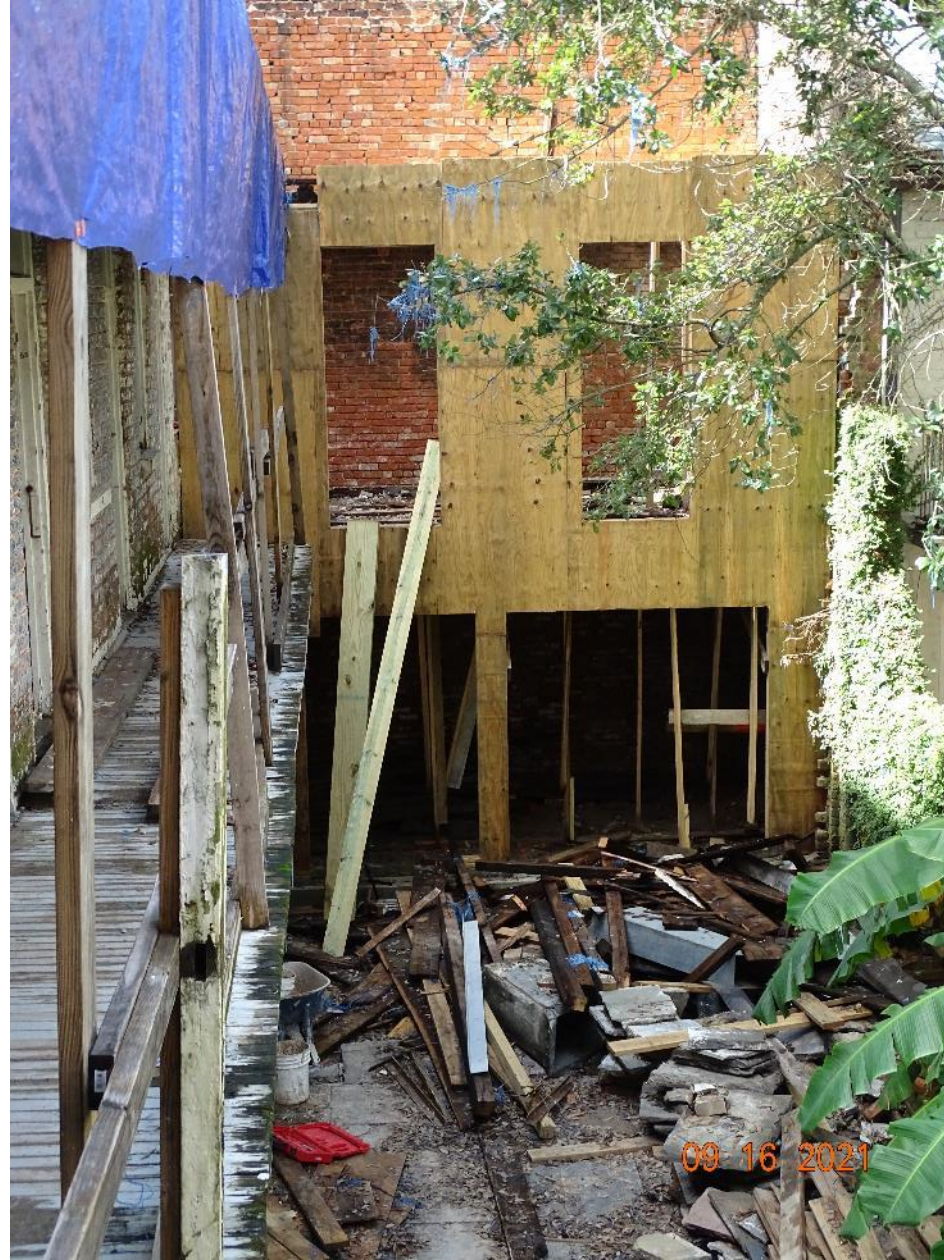


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619 Royal

Vieux Carré Commission

January 19, 2022





619 Royal

Vieux Carré Commission

January 19, 2022





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Vieux Carré Commission

January 19, 2022





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Vieux Carré Commission

January 19, 2022





REAR WALL PRIOR TO VINE REMOVAL



DAMAGE/DETERIORATION DETAIL #1



DAMAGE/DETERIORATION DETAIL #2



REAR WALL AFTER VINE REMOVAL



DAMAGE/DETERIORATION DETAIL #3



DAMAGE/DETERIORATION DETAIL #4

CN20046 619 Royal St VCC Appeal
23 December 2021



FRONT STREET VIEW



619 and 623 SETTLING



CARRIAGE WAY OPENING SETTLING



CARRIAGE WAY



CARRIAGE WAY SETTLING



INTERIOR SETTLING LEVEL 2 #1



INTERIOR SETTLING LEVEL 2 #3



INTERIOR SETTLING LEVEL 2 #2



INTERIOR SETTLING LEVEL 3

CN20046 619 Royal St VCC Appeal
23 December 2021

619 Royal

Vieux Carré Commission

TRAPOLINPEER

January 19, 2022





630 ROYAL ST - SIMILAR SLOPING OBSERVED AT TRANSOMS ON ALL FLOORS

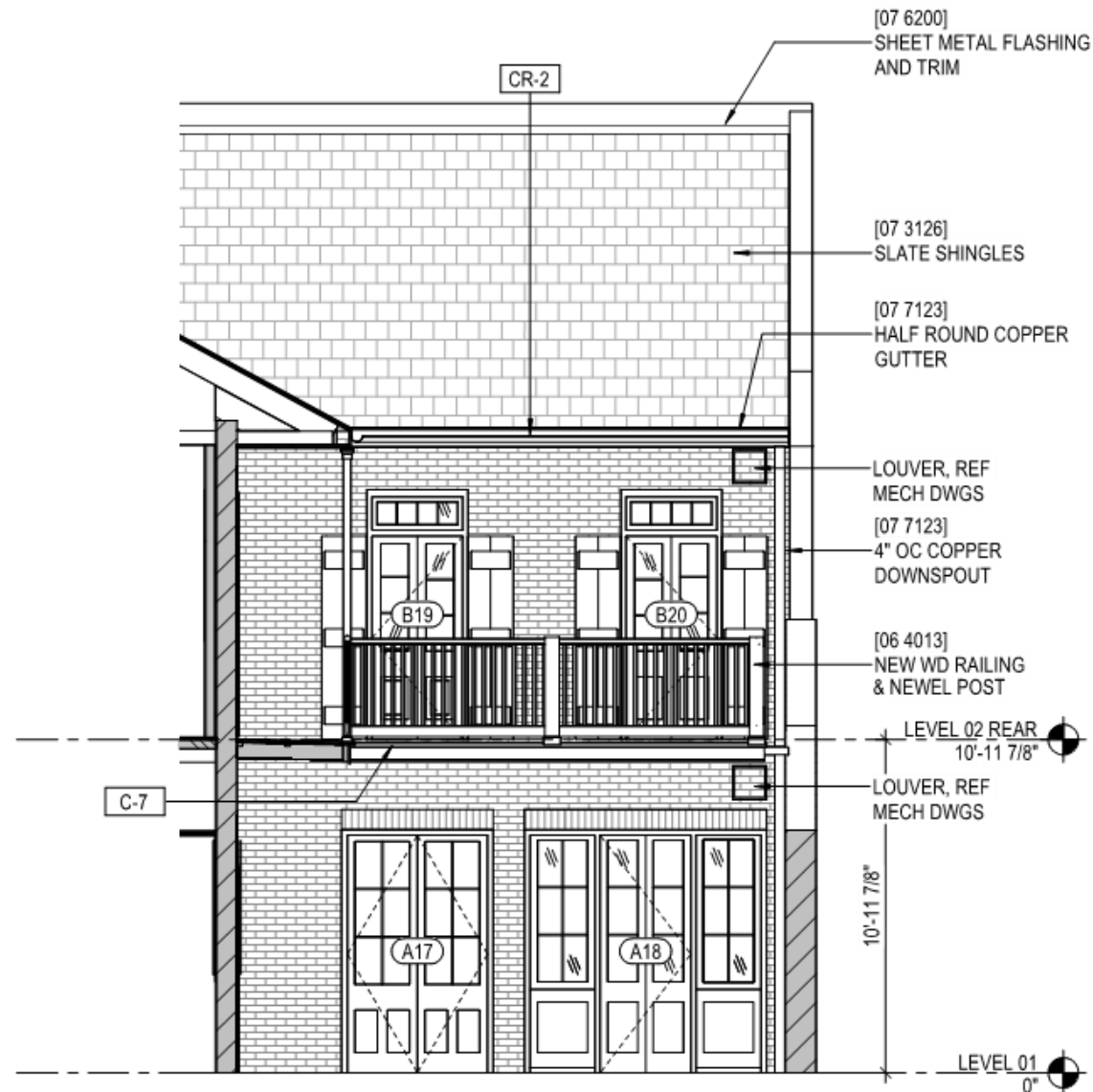
619 Royal

CN20046 619 Royal St VCC Appeal
23 December 2021

Vieux Carré Commission

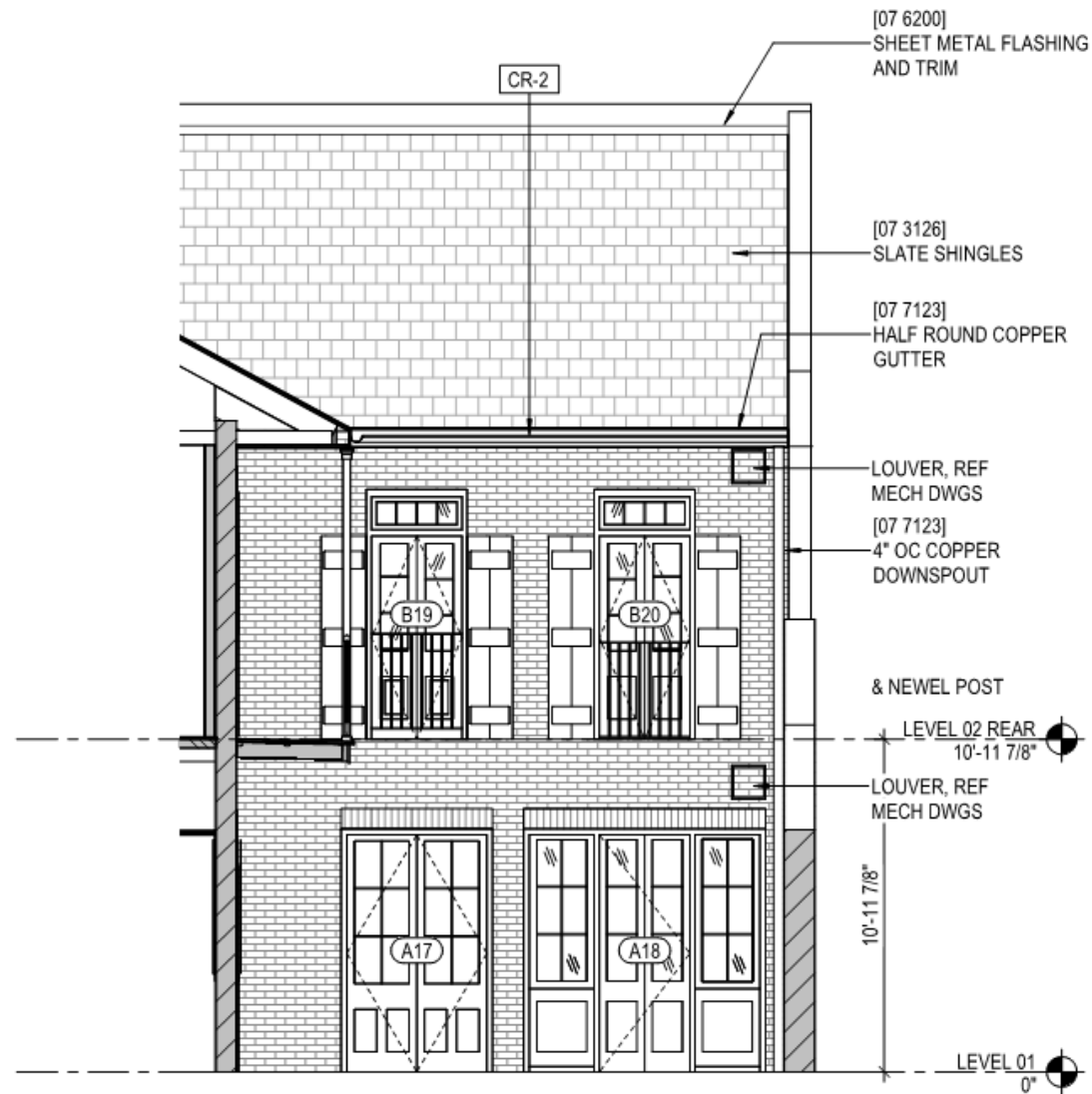
January 19, 2022





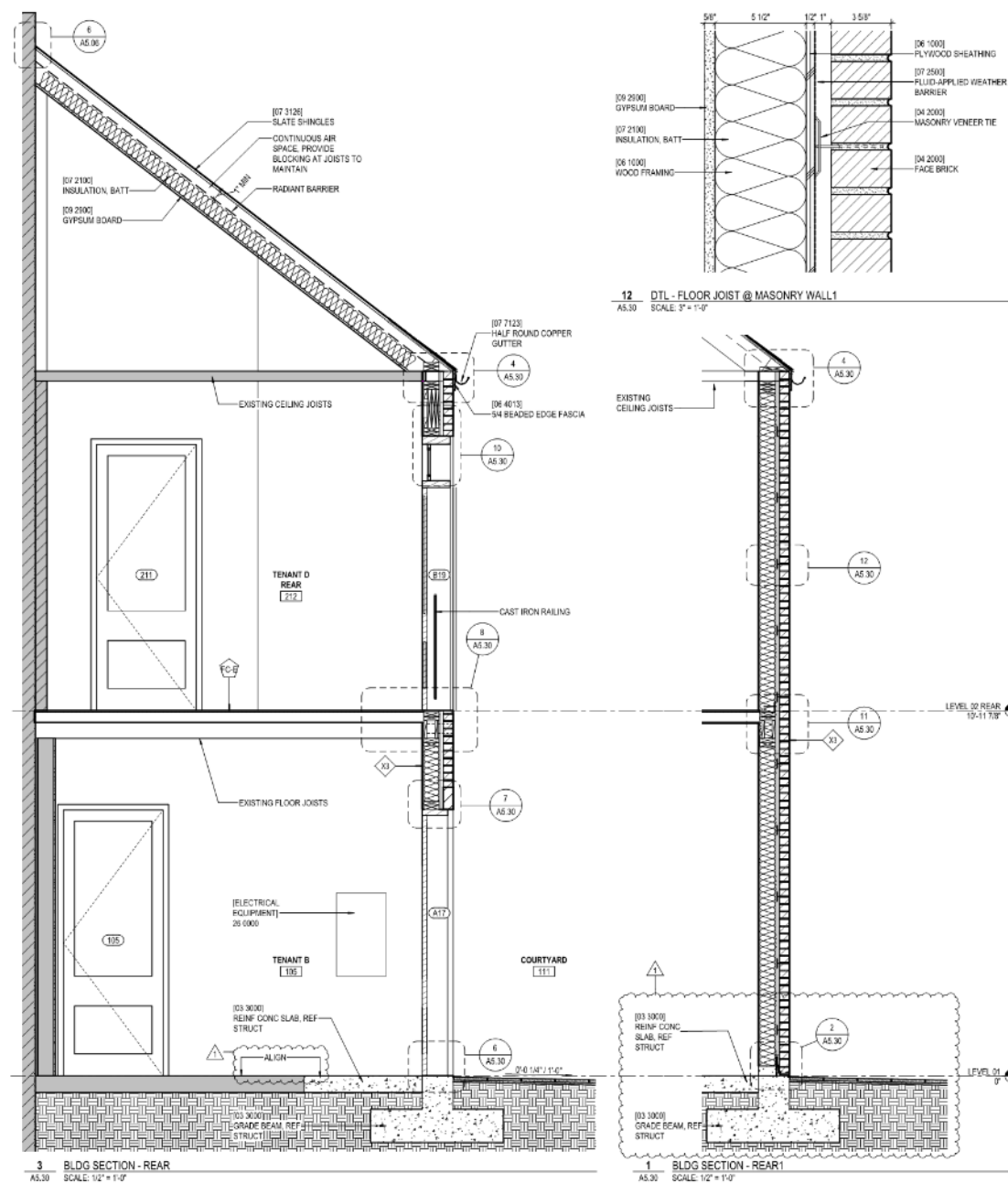
2 BLDG ELEVATION - COURTYARD NORTH
A3.01 SCALE: 3/16" = 1'-0"

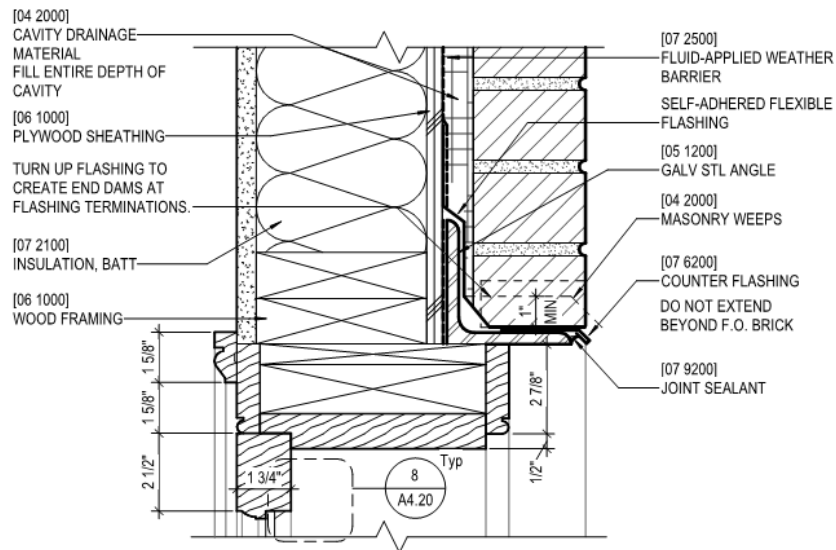




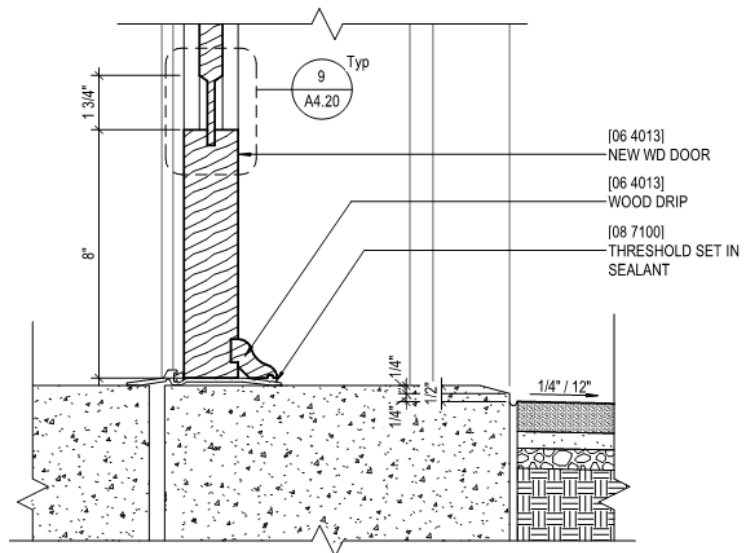
2 BLDG ELEVATION - COURTYARD NORTH
A3.01 SCALE: 3/16" = 1'-0"



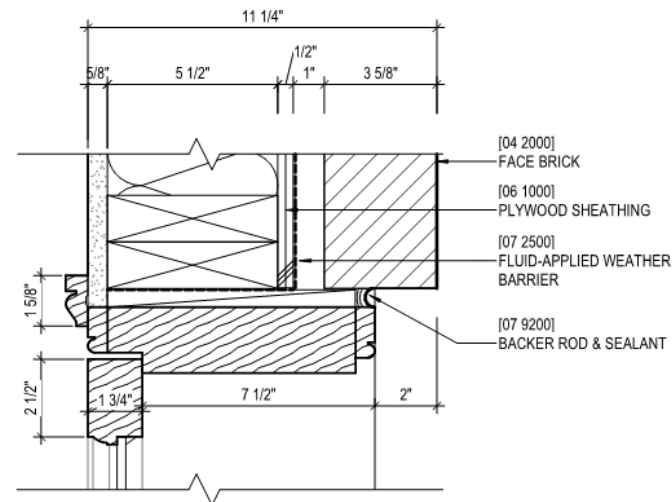




7 HEAD DTL @ DOOR A17
A5.30 SCALE: 3" = 1'-0"

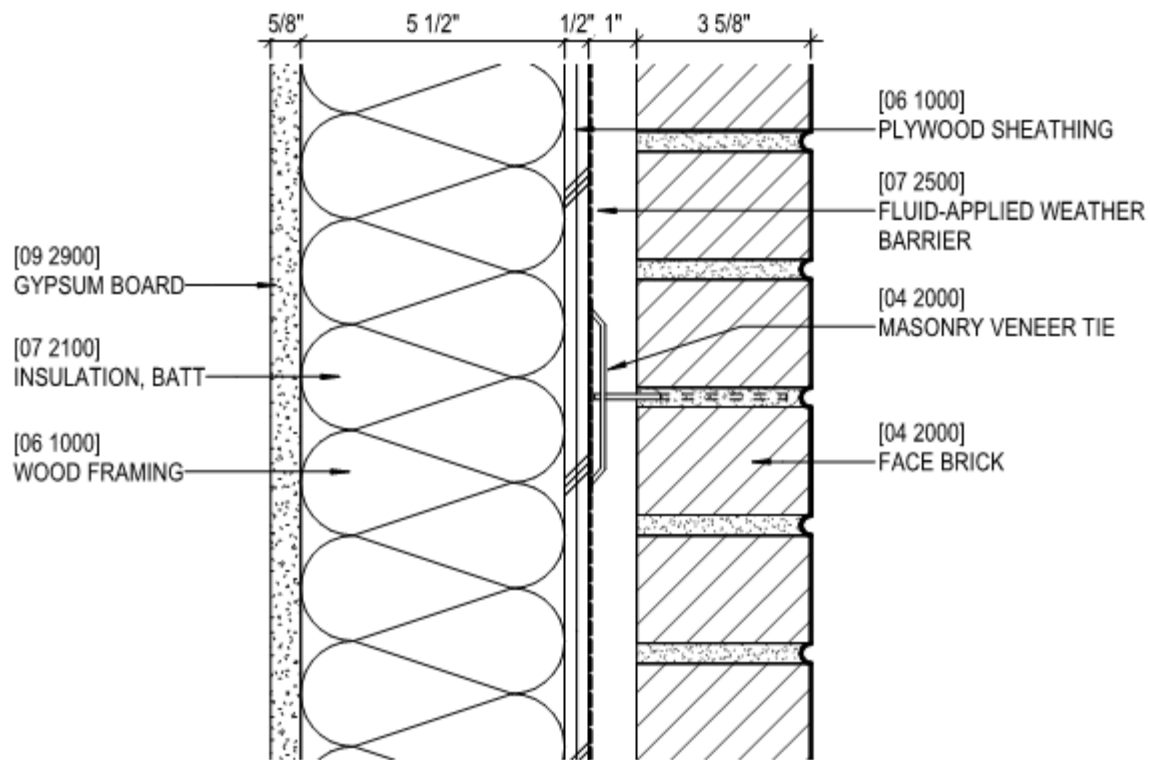


6 SILL DTL @ DOOR A17
A5.30 SCALE: 3" = 1'-0"

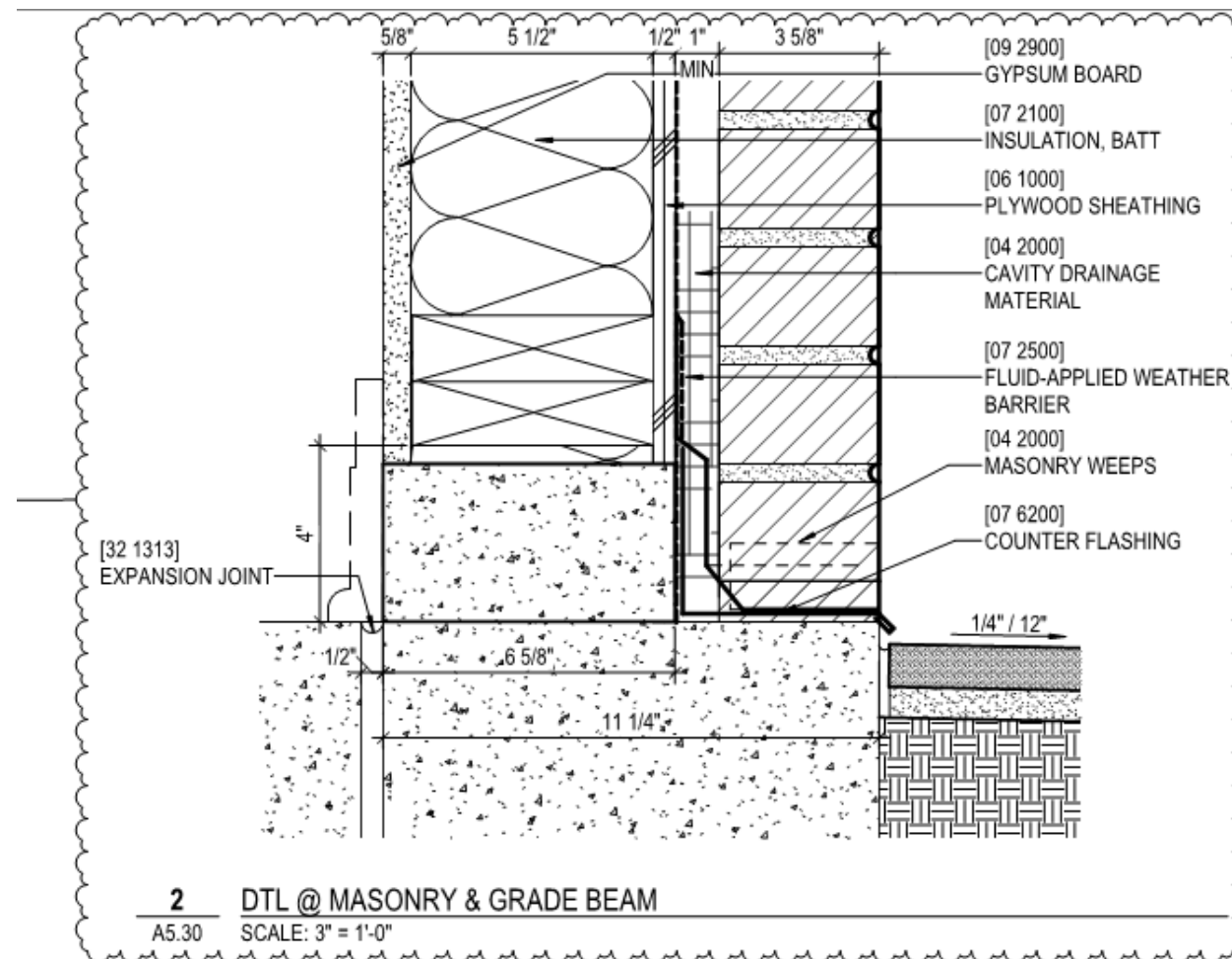


5 JAMB DTL - DOOR A17
A5.30 SCALE: 3" = 1'-0"

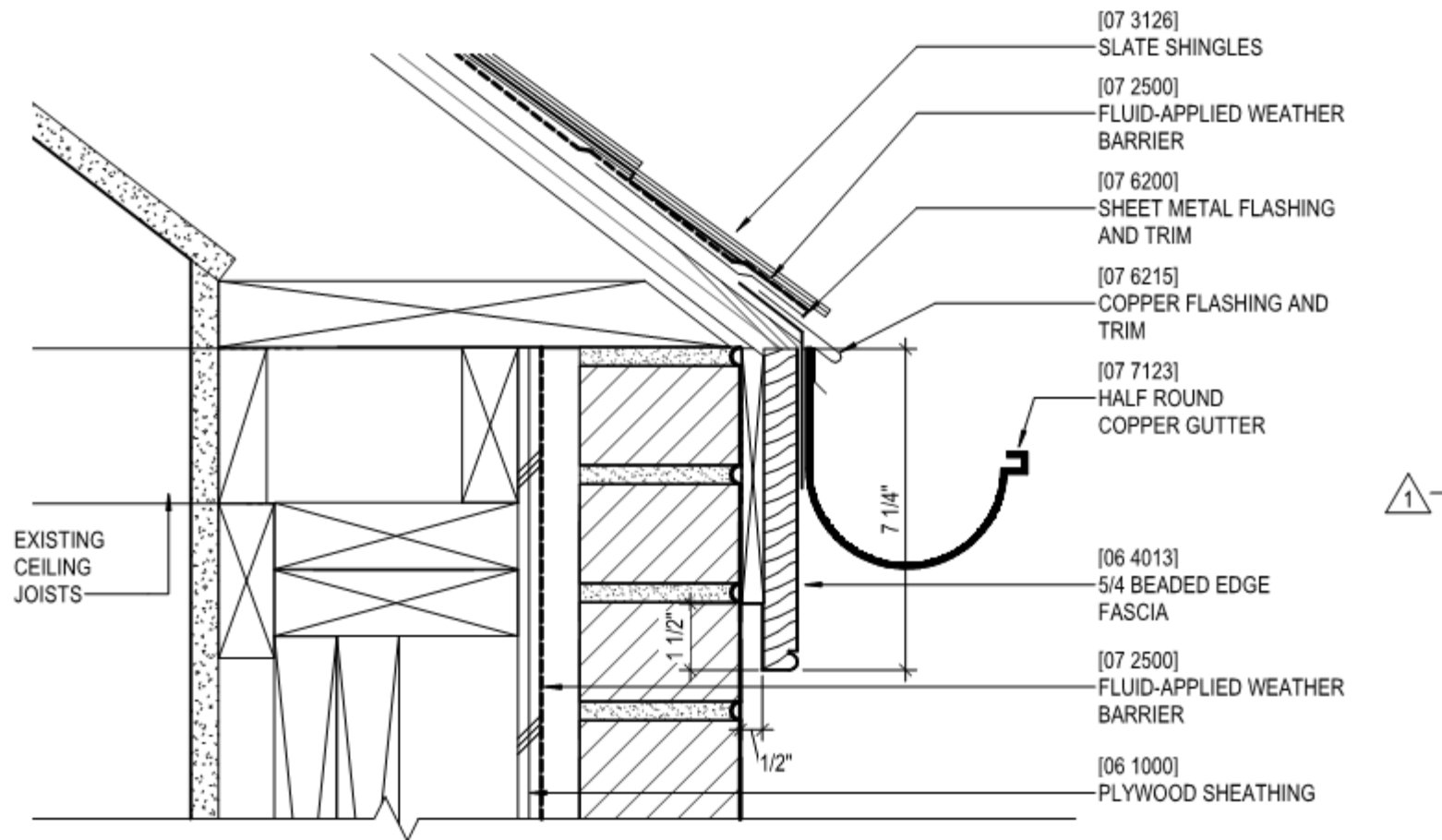




12 DTL - FLOOR JOIST @ MASONRY WALL 1
 A5.30 SCALE: 3" = 1'-0"

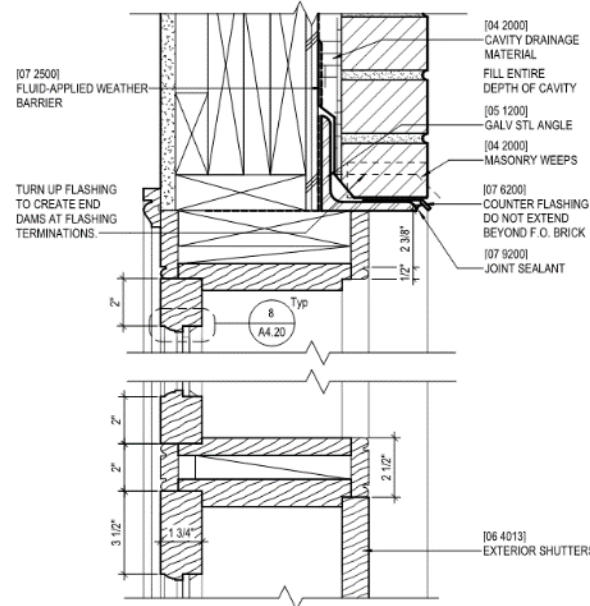


2 DTL @ MASONRY & GRADE BEAM
 A5.30 SCALE: 3" = 1'-0"

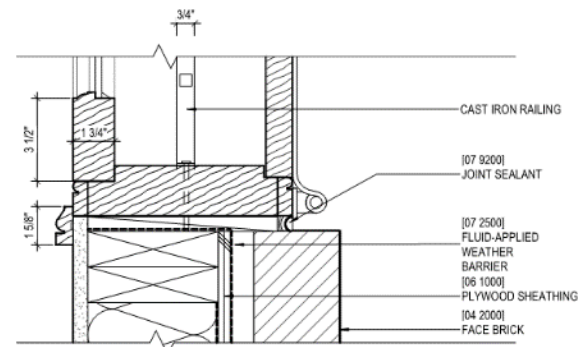


4 ROOF DTL - GUTTER @ MASONRY WALL
A5.30 SCALE: 3" = 1'-0"

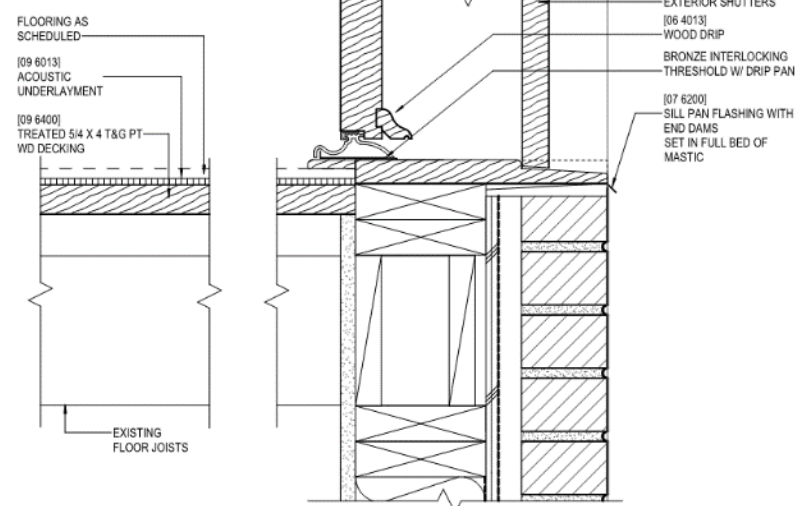




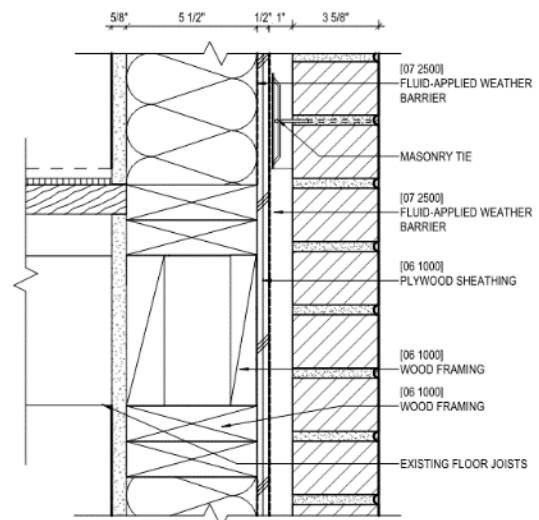
10 HEAD DTL - DOOR B19 & B20
 A5.30 SCALE: 3" = 1'-0"



9 JAMB DTL - DOOR B19 & B20
 A5.30 SCALE: 3" = 1'-0"

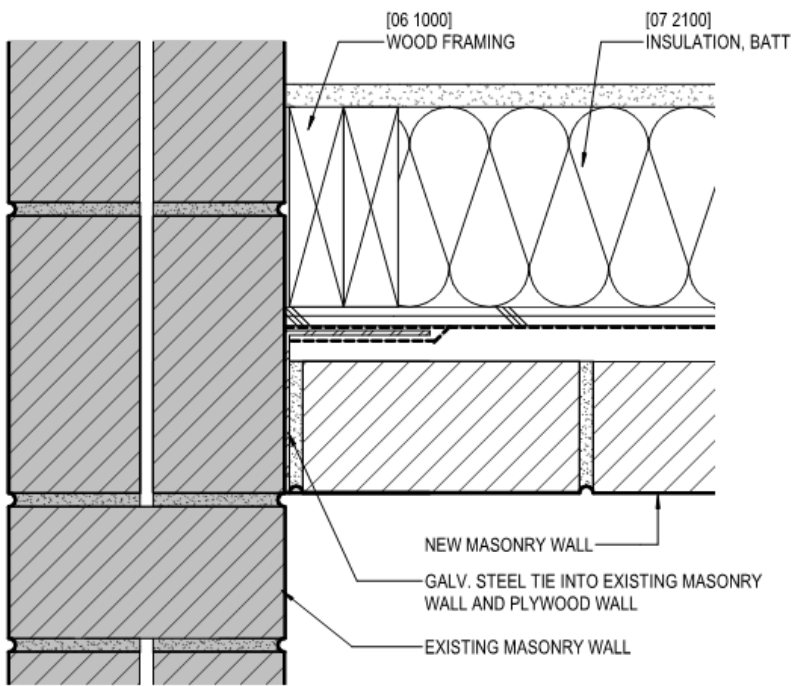


8 DTL - OUTRIGGER - REAR GALLERY
 A5.30 SCALE: 3" = 1'-0"

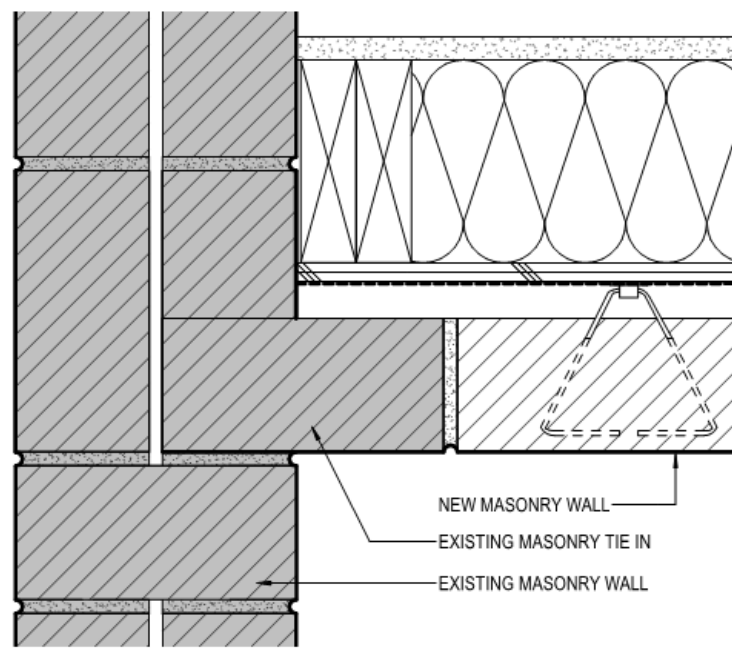


11 DTL - FLOOR JOIST @ MASONRY WALL
 A5.30 SCALE: 3" = 1'-0"

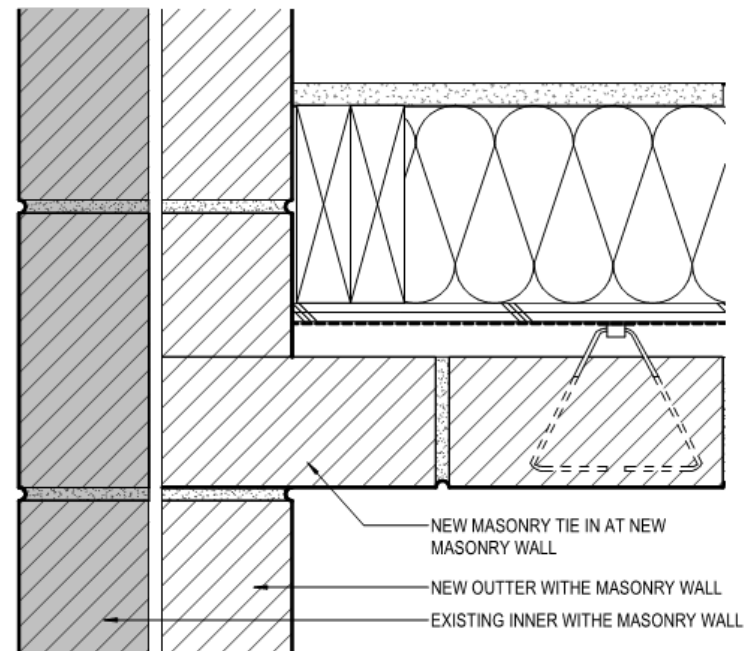




1 DTL - NEW MASONRY WALL @ MTL TIE
 SKA-25 SCALE: 3" = 1'-0"



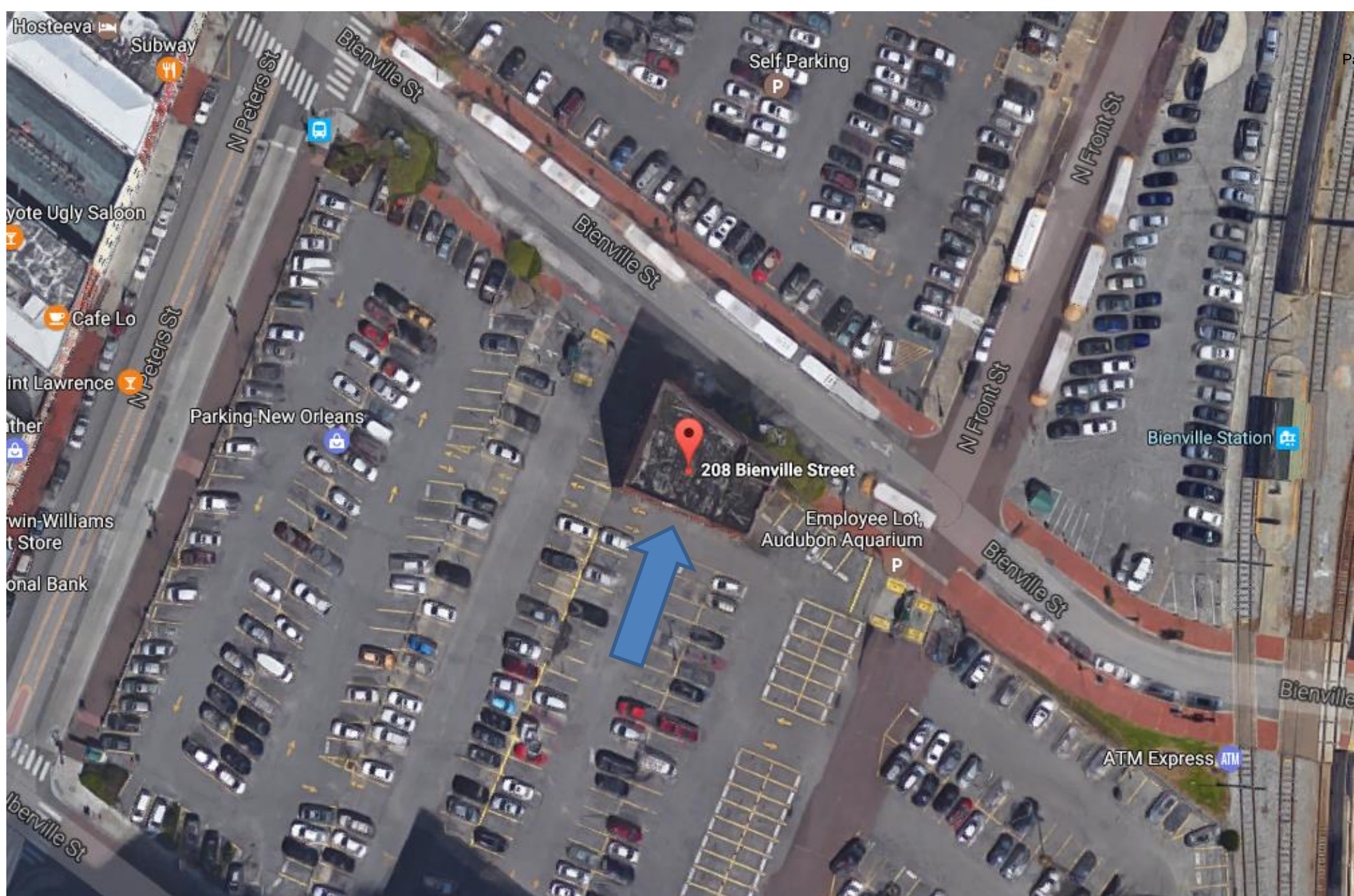
2 DTL - NEW MASONRY WALL
 SKA-25 SCALE: 3" = 1'-0"



3 DTL - NEW MASONRY WALL @ 2ND FLR
 SKA-25 SCALE: 3" = 1'-0"



208 Bienville

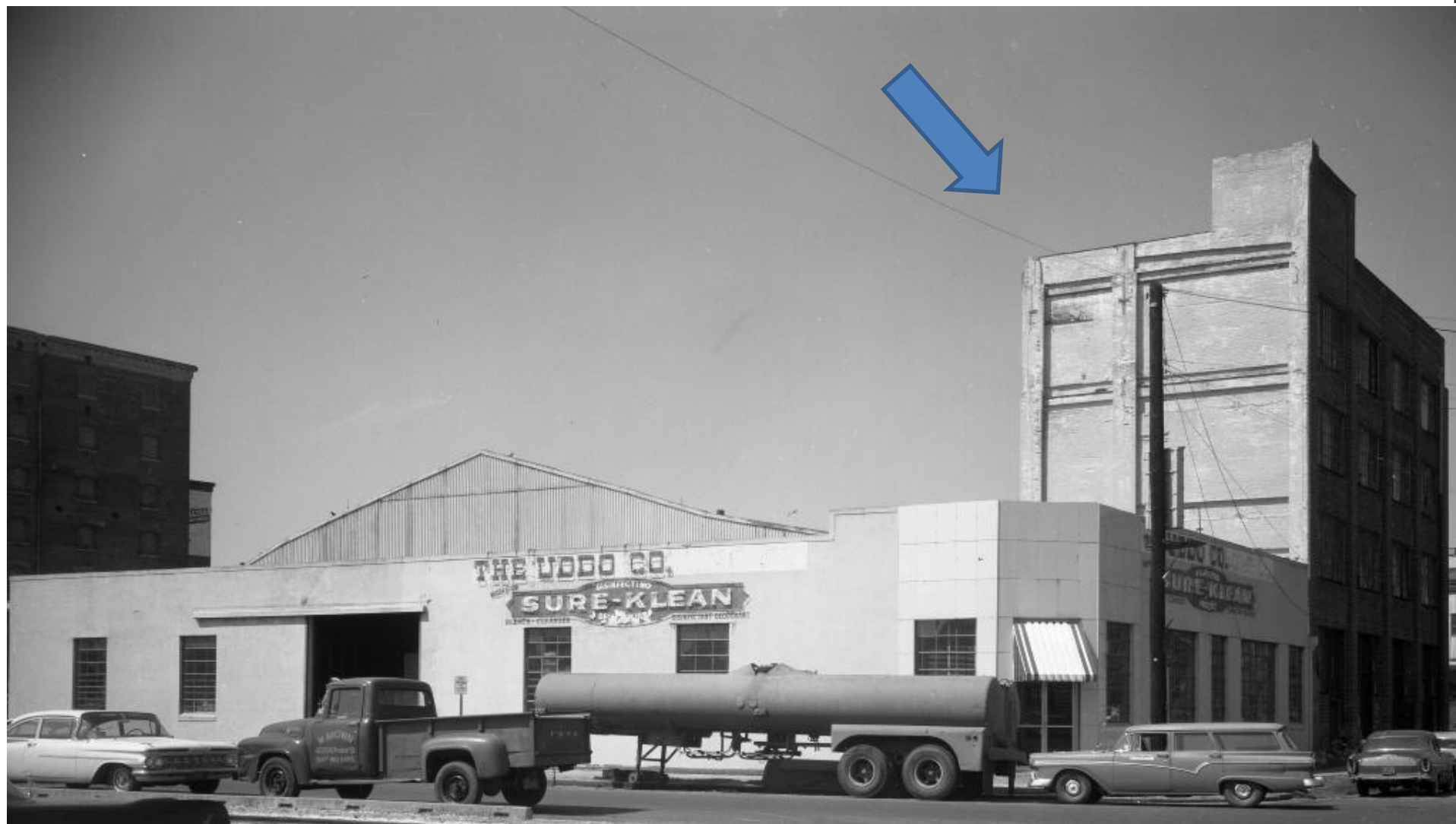


208 Bienville

Vieux Carré Commission

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208 Bienville, 1962





208 Bienville, 1975

Vieux Carré Commission

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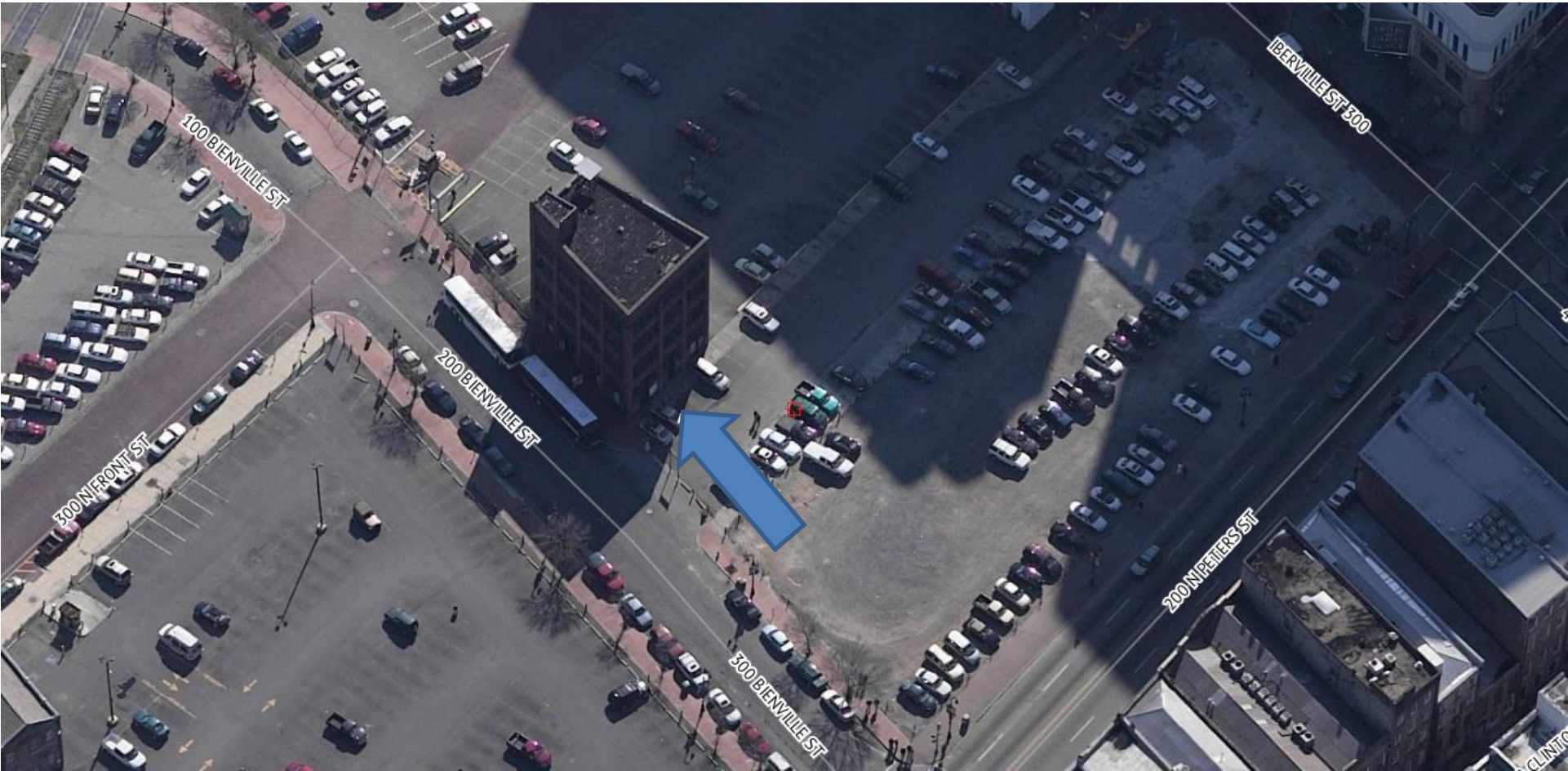


208 Bienville

Vieux Carré Commission

January 19, 2022





208 Bienville

Vieux Carré Commission

January 19, 2022





208 Bienville

Vieux Carré Commission

05 27 2021

January 19, 2022





208 Bienville

Vieux Carré Commission

05 27 2021

January 19, 2022





208 Bienville

Vieux Carré Commission

05 27 2021

January 19, 2022





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Vieux Carré Commission

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208 Bienville

Vieux Carré Commission

03 24 2020

January 19, 2022





NEW BUILDING



408 N PETERS ST.



DECAUR ST.



NEW CONTEMPORARY 500 BLOCK - DECAUR ST.



FRENCH MARKET AVENUE



NEW CONTEMPORARY 207-209 N PETERS ST.



NEW CONTEMPORARY 408 - DECAUR ST.

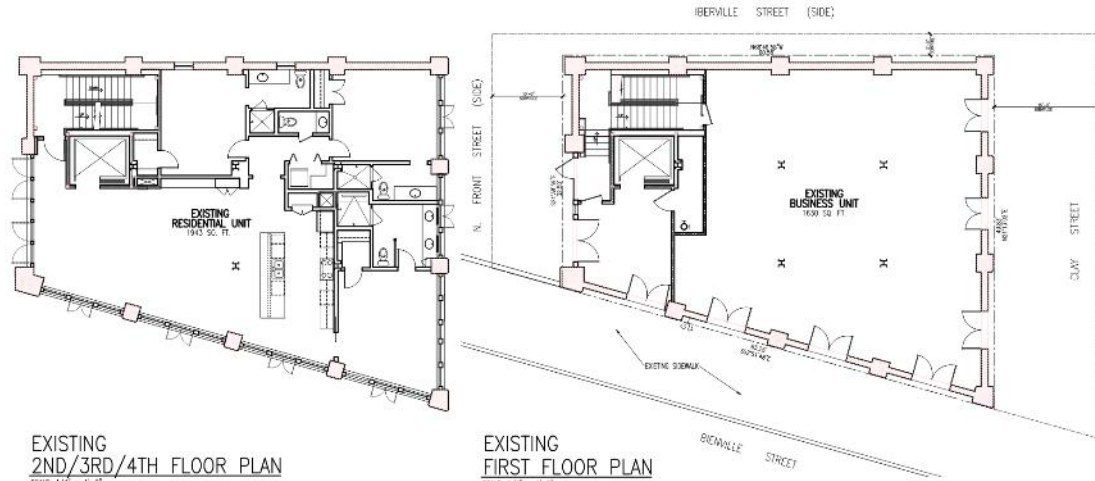


NEW CONTEMPORARY 408 - DECAUR ST.



NEW CONTEMPORARY 207-209 N PETERS ST.

EXAMPLES OF NEARBY GALLERIES IN THE V.C.C. DISTRICT

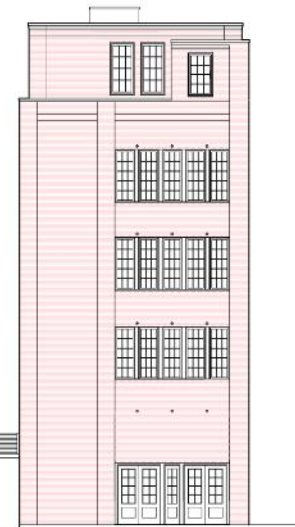


EXISTING 2ND/3RD/4TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING CANAL PLACE SIDE ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING RIVER SIDE ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING BIENVILLE STREET ELEVATION
SCALE: 1/8" = 1'-0"

TERRELL FABACHER ARCHITECTS, L.L.C.
1525 ST. CHARLES ST. SUITE 300
NEW ORLEANS, LA 70175
504-586-1300 FAX
504-586-1300 FAX

I, the undersigned, being a duly licensed professional engineer or architect, hereby certify that the above is a true and correct copy of the original drawings, specifications, and notes, and that the same are in accordance with the requirements of the laws of the State of Louisiana, and that the same are in accordance with the provisions of the laws of the State of Louisiana.

GALLERY PROPOSAL,
208 BIENVILLE ST.,
NEW ORLEANS, LOUISIANA

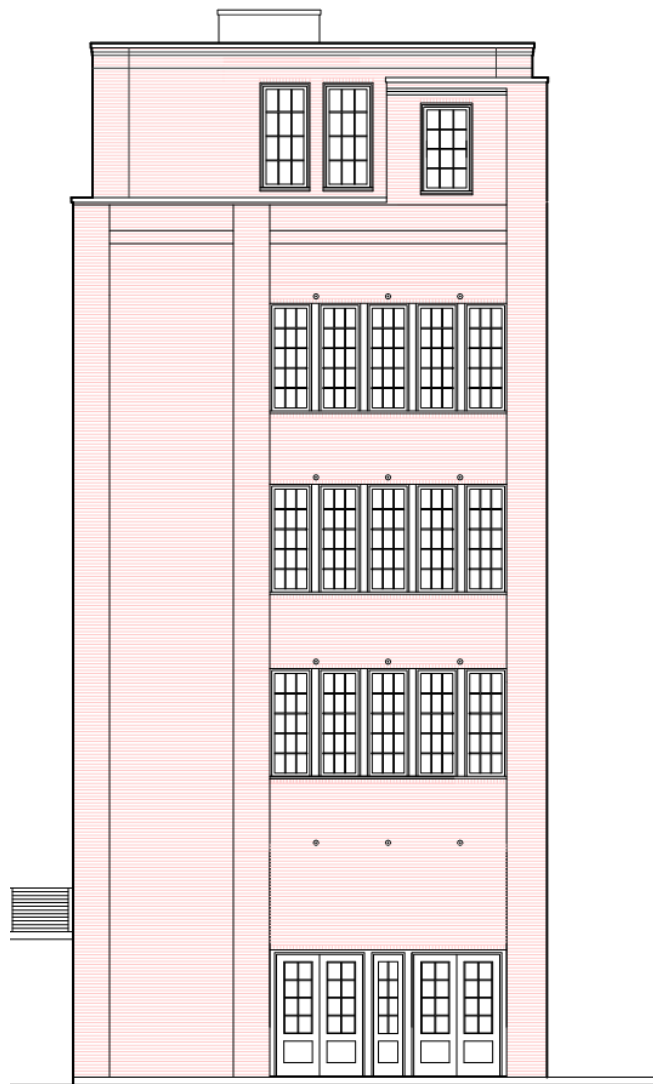
NO.	REVISIONS

CHECKED BY: _____
 DRAWN BY: _____
 DATE: 7-27-21
 JOB NO.: _____

EX1
9 OCT 0'

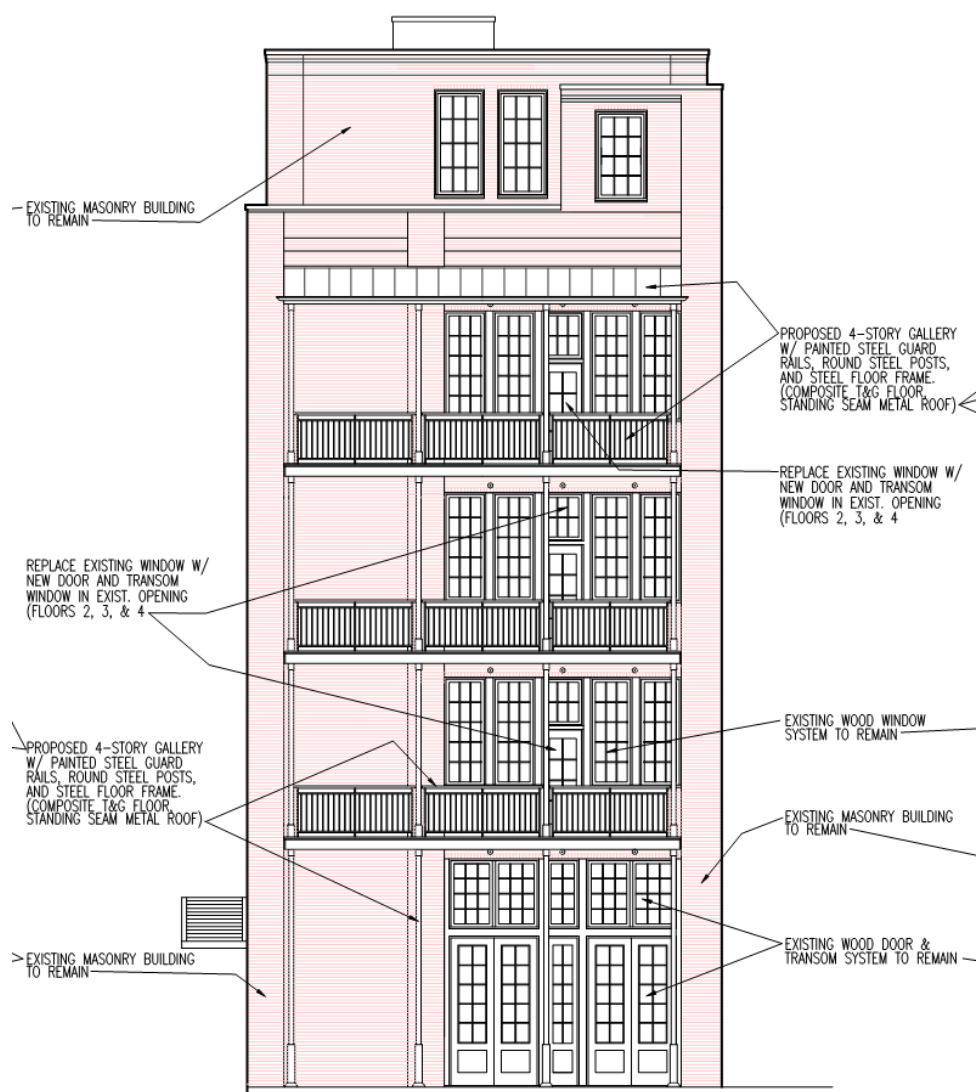


208 Bienville



EXISTING
RIVER SIDE ELEVATION

SCALE: 1/8" = 1'-0"



RIVER SIDE ELEVATION

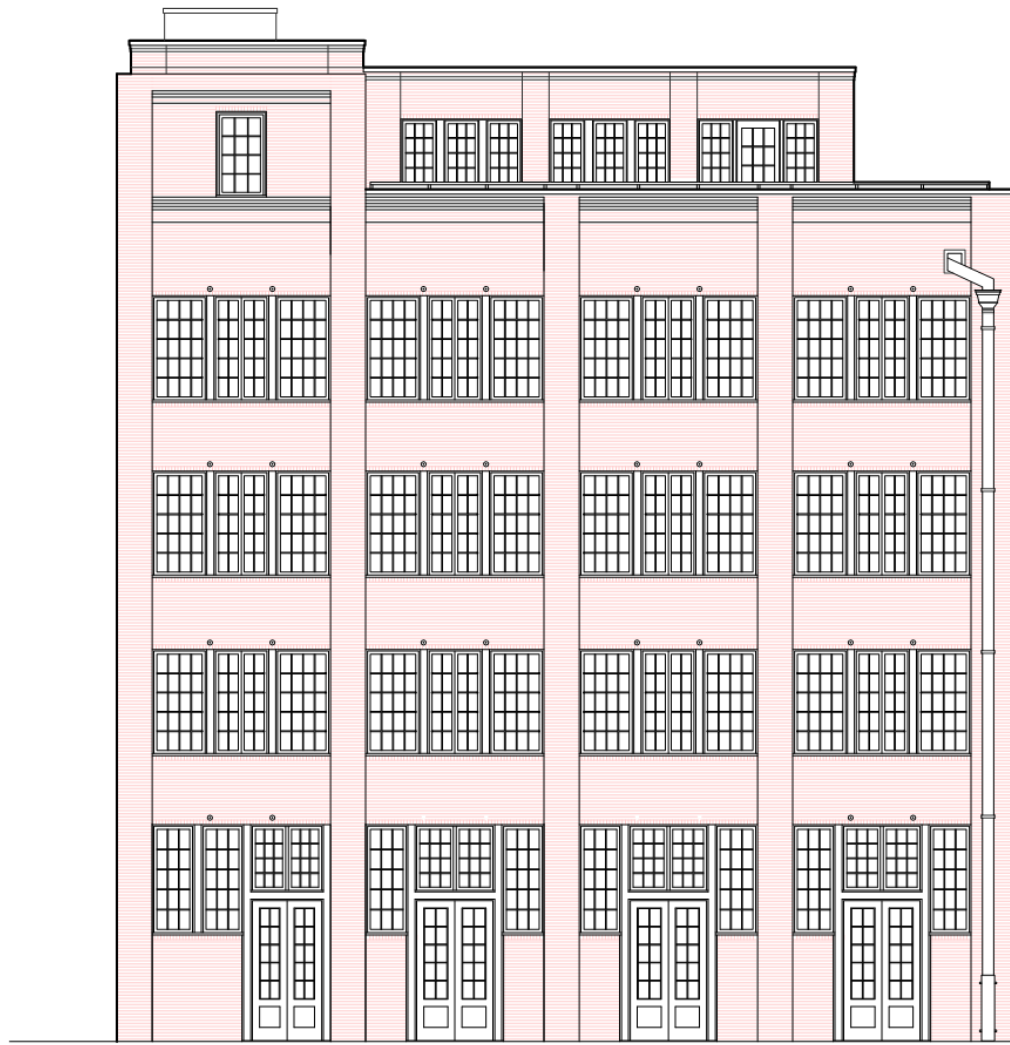
SCALE: 1/8" = 1'-0"

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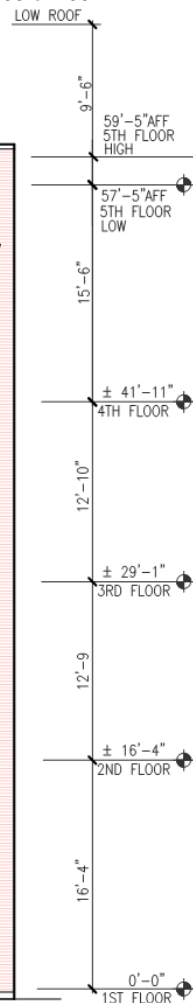
EXISTING
BIENVILLE STREET ELEVATION

SCALE: 1/8" = 1'-0"



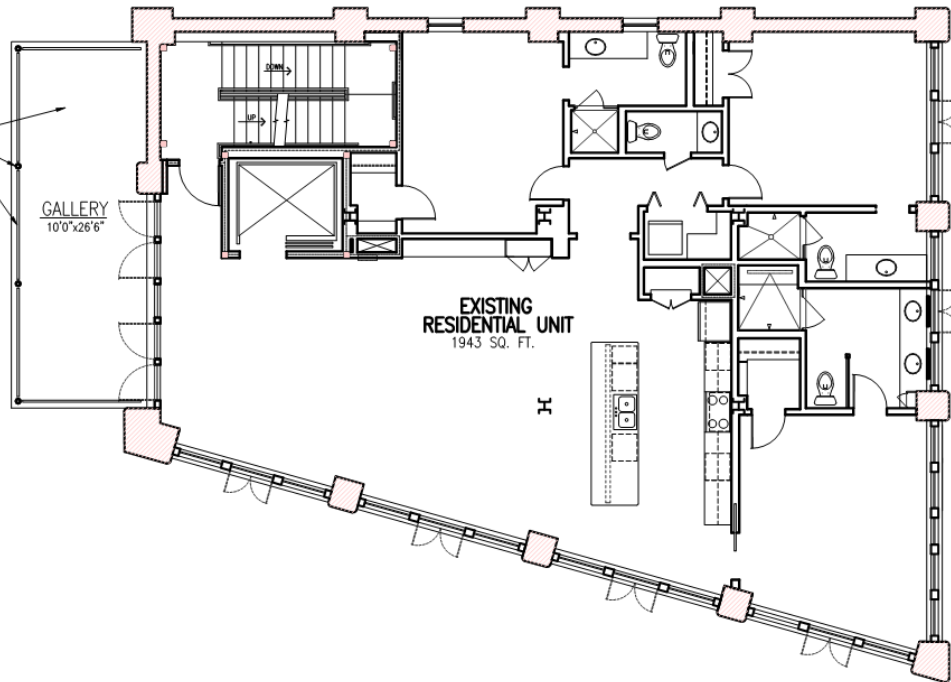
BIENVILLE STREET ELEVATION

SCALE: 1/8" = 1'-0"

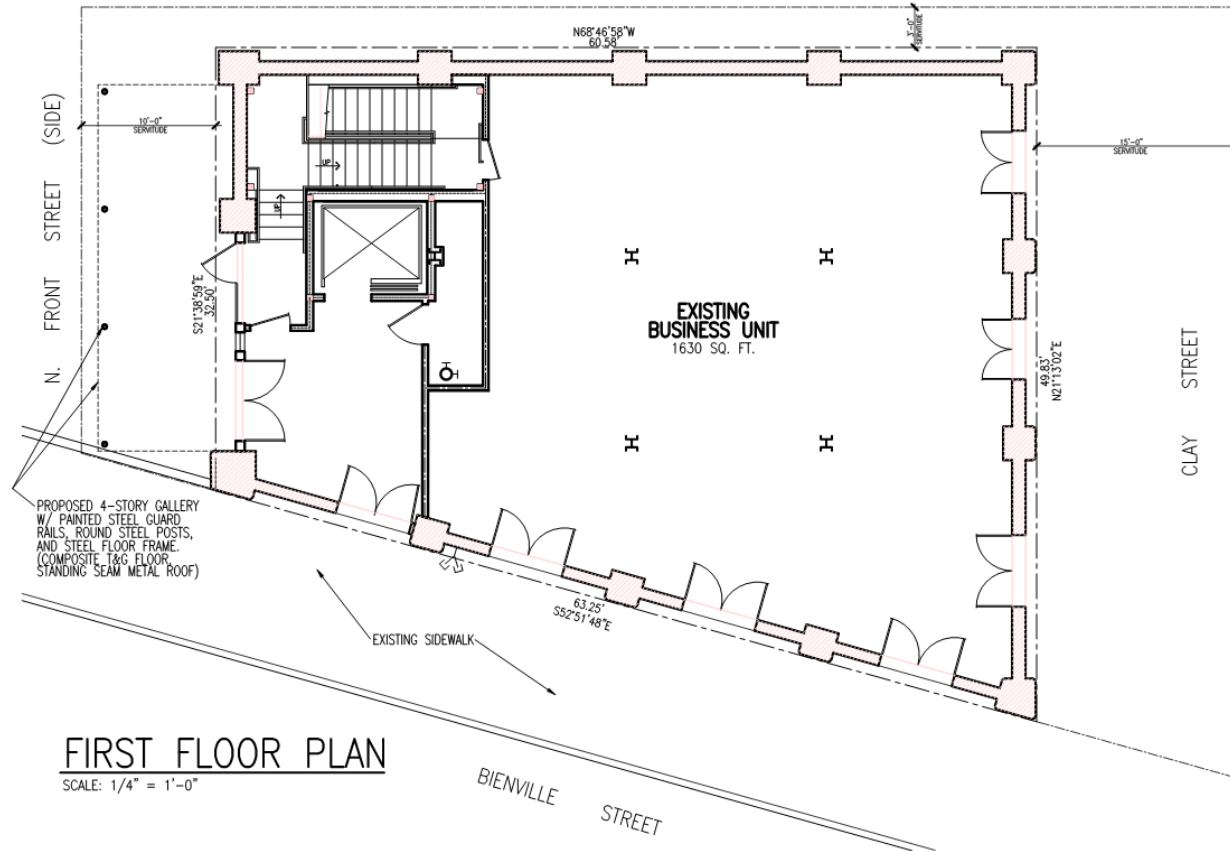


IBERVILLE STREET (SIDE)

PROPOSED 4-STORY GALLERY
W/ PAINTED STEEL GUARD
RAILS, ROUND STEEL POSTS,
AND STEEL FLOOR FRAME.
(COMPOSITE 1&G FLOOR,
STANDING SEAM METAL ROOF)



2ND/3RD/4TH FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

208 Bienville

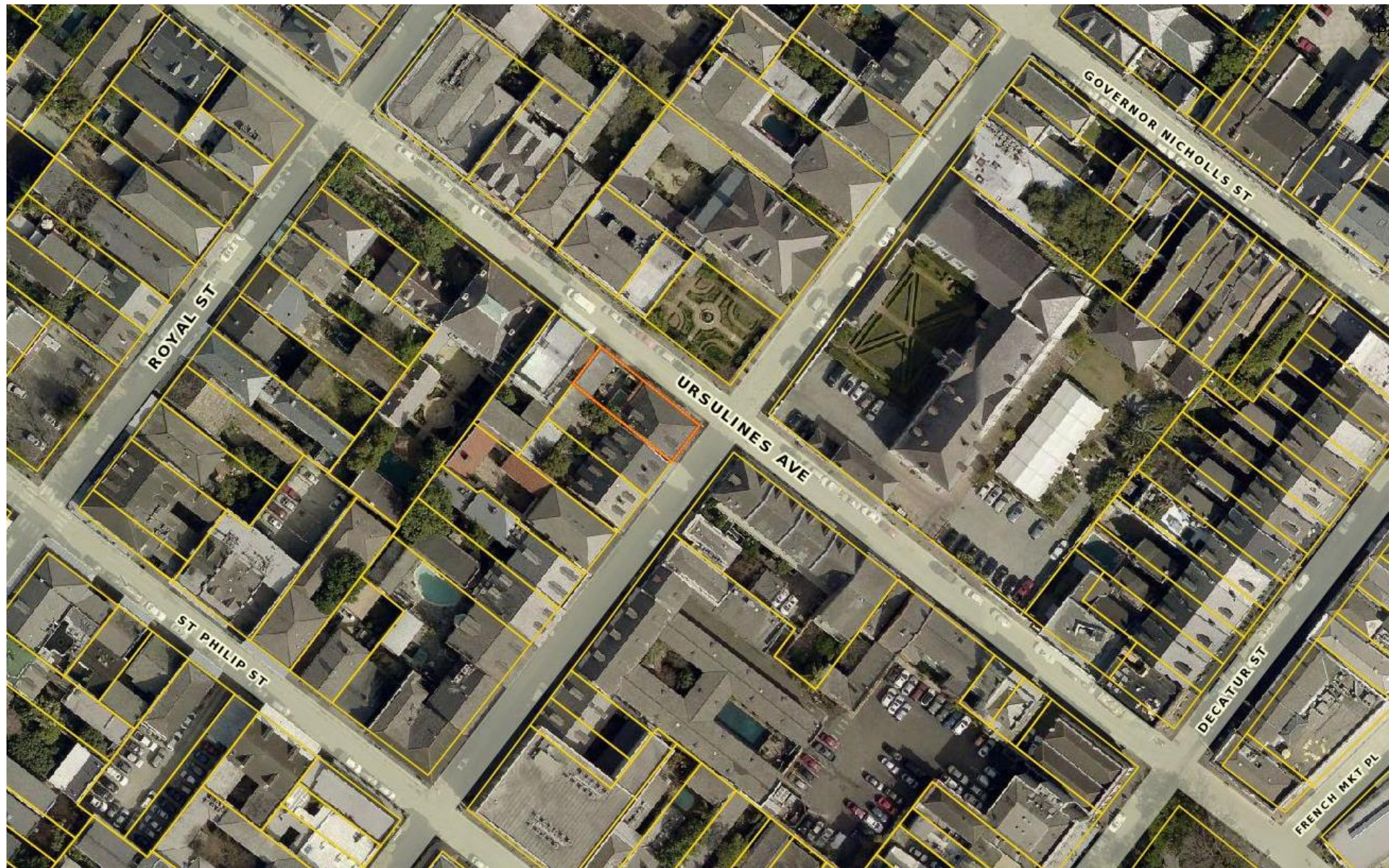
Vieux Carré Commission

January 19, 2022





600 Ursulines

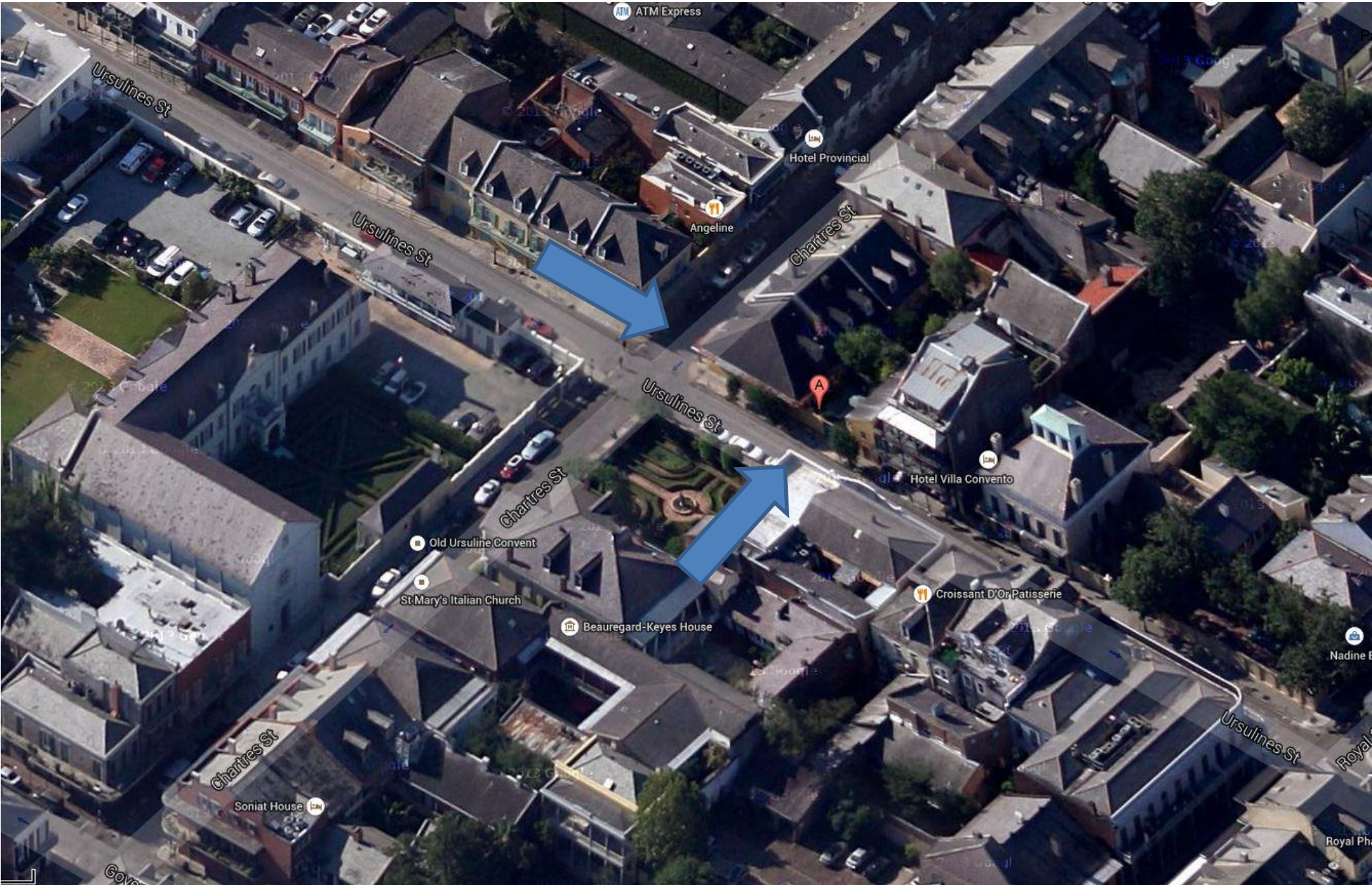


600 Ursulines

Vieux Carré Commission

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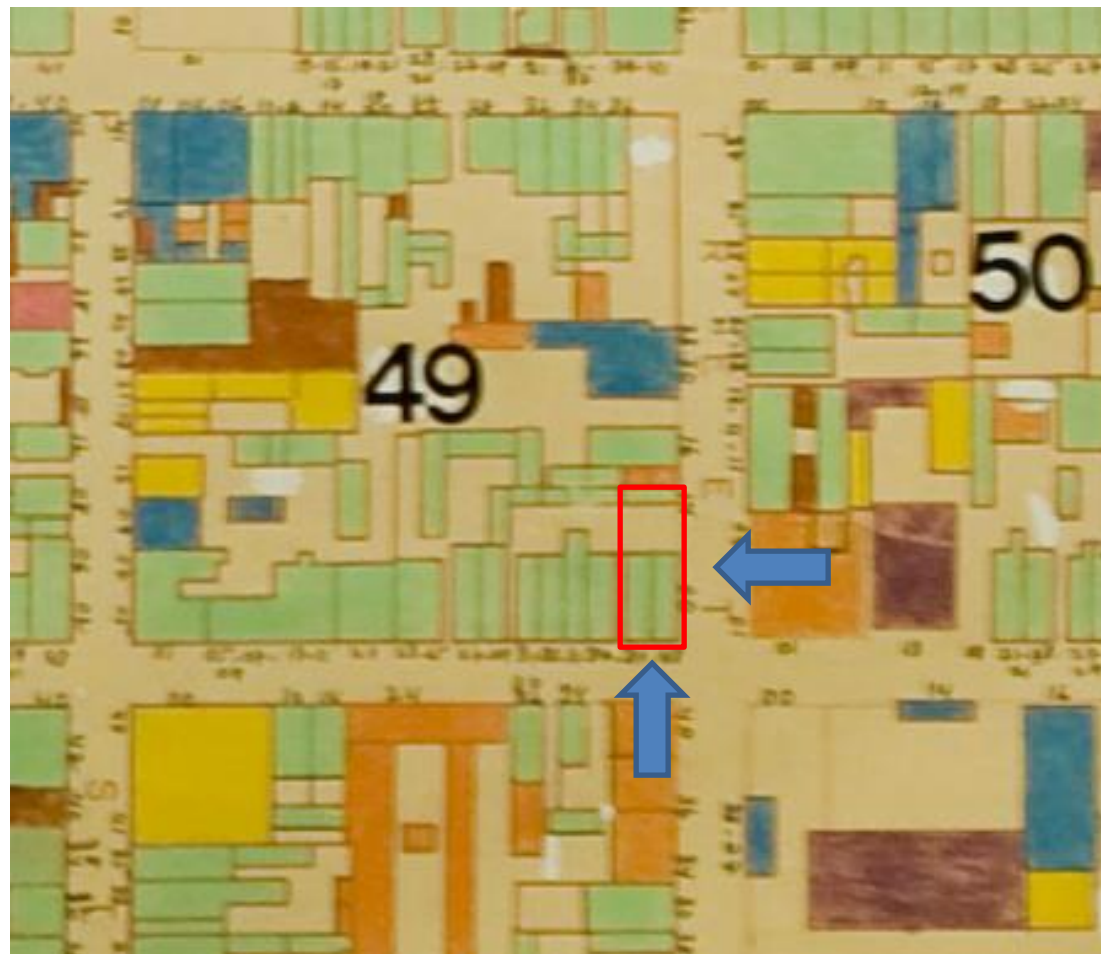


600 Ursulines

Vieux Carré Commission

January 19, 2022







600 Ursulines, 1920s-30s

Vieux Carré Commission

January 19, 2022



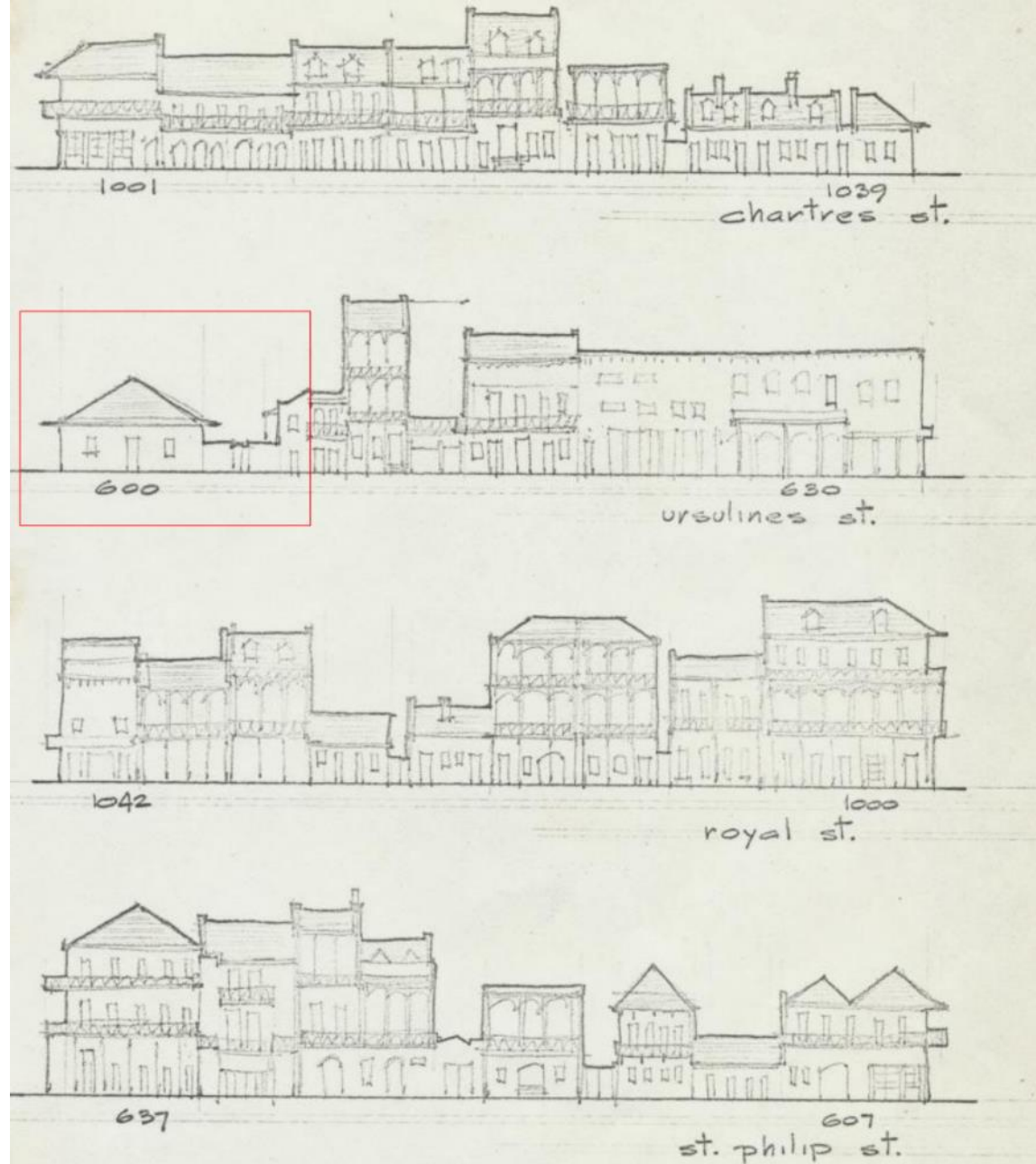


600 Ursulines, 1962

Vieux Carré Commission

January 19, 2022





600 Ursulines, 1963

Vieux Carré Commission

January 19, 2022





600 Ursulines, 2008

Vieux Carré Commission

January 19, 2022





600 Ursulines, 2008

Vieux Carré Commission

January 19, 2022





600 Ursulines

Vieux Carré Commission

January 19, 2022





600 Ursulines

Vieux Carré Commission

January 19, 2022





600 Ursulines – Existing Courtyard

Vieux Carré Commission

January 19, 2022





600 Ursulines – Existing Courtyard

Vieux Carré Commission

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