



**Vieux Carré
Commission Meeting**

Wednesday, October 18, 2023



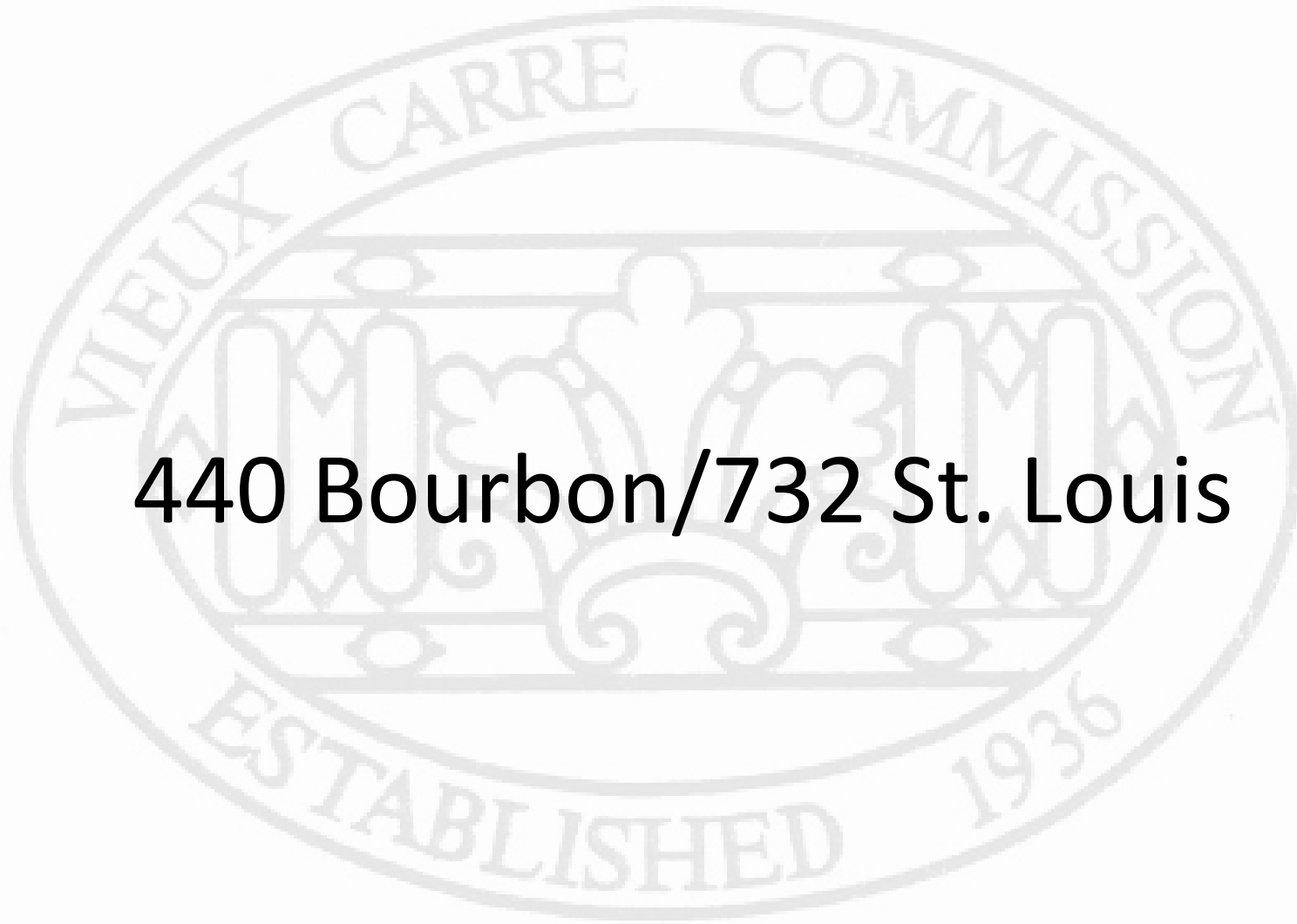
Chairperson's Report



Director's Report



New Business



440 Bourbon/732 St. Louis



440 Bourbon/732 St. Louis

Vieux Carré Commission

February 28, 2023





440 Bourbon/732 St. Louis

Vieux Carré Commission

February 28, 2023





440 Bourbon/732 St. Louis – 1940s-50s

Vieux Carré Commission

February 28, 2023





440 Bourbon/732 St. Louis

Vieux Carré Commission

February 28, 2023





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February 28, 2023





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February 28, 2023





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February 28, 2023





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February 28, 2023



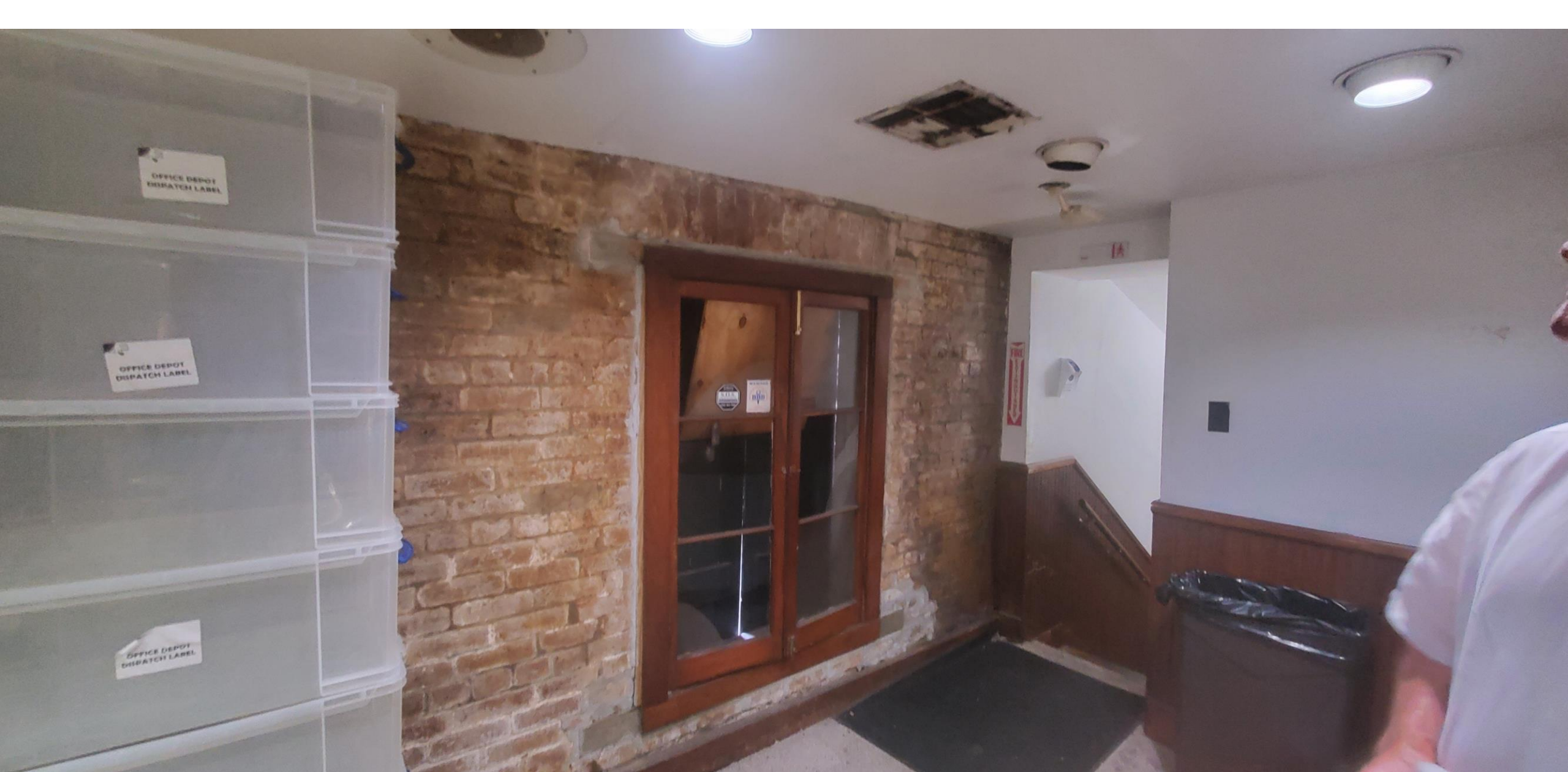


440 Bourbon/732 St. Louis

Vieux Carré Commission

February 28, 2023





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February 28, 2023





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February 28, 2023





440 Bourbon/732 St. Louis

Vieux Carré Commission

February 28, 2023





Feb 9, 2023 10:21:03 AM

440 Bourbon/732 St. Louis

Vieux Carré Commission

February 28, 2023





440 Bourbon

Vieux Carré Commission

February 28, 2023





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February 28, 2023





440 Bourbon/732 St. Louis

Vieux Carré Commission

February 28, 2023



PROPOSED ALTERATIONS TO 732 ST. LOUIS STREET NEW ORLEANS, LA



601 Papworth Avenue
Suite 200
Metairie, LA 70005
504.838.8091
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PROPOSED ALTERATIONS TO:
732 ST. LOUIS ST.
NEW ORLEANS, LA

Issued

Date	To	Revised

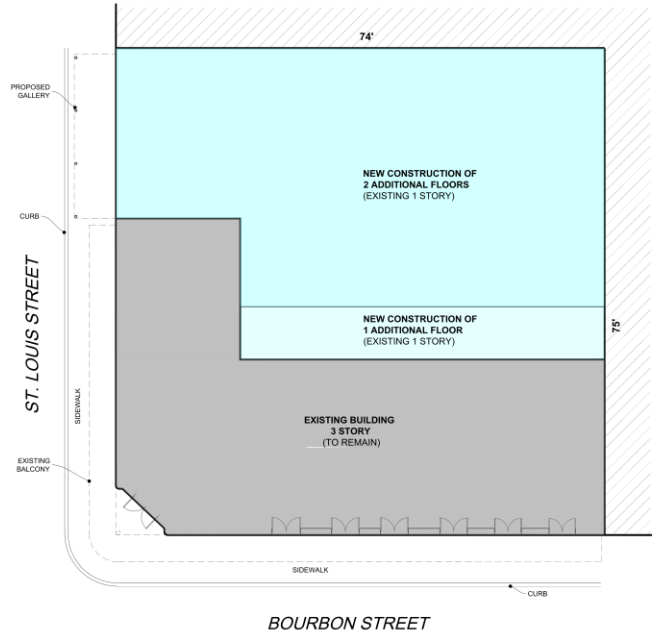
Revisions

NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	TRACED
3	ADDITIONAL DETAILING
4	VCC COMMENTS

01/9/23 22-1709
Drawing No. Project No.

VCC1.0

PROPOSED SCOPE OF WORK																																													
<ol style="list-style-type: none"> ADD 2 FLOORS TO THE 1 STORY PORTION OF THE BUILDING ON THE ST. LOUIS ST. SIDE. (THE ONE STORY PORTION OF THE BUILDING AND ITS FOOTPRINT WILL BE RETAINED, AND 2 ADDITIONAL FLOORS WILL BE ADDED, SUPPORTED BY A SEPARATE AND INDEPENDENT FOUNDATION AND STRUCTURAL SYSTEM.) NEW GALLERIES ON THE UPPER LEVELS (ONLY ON THE ST. LOUIS ST. PORTION.) THERE WILL BE NO OCCUPANCY OF THE ROOFTOP OTHER THAN FOR MAINTENANCE. <p><SEE DRAWINGS FOR ADDITIONAL INFORMATION.></p>																																													
ZONING																																													
ZONING: VCE MAXIMUM HEIGHT: 50' MAXIMUM F.A.R.: 0 SETBACKS: NONE PERMITTED USES: LIVE ENTERTAINMENT, SHORT TERM RENTALS																																													
BUILDING AREAS/ HEIGHT																																													
<table border="0"> <tr> <td>EXISTING:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>GROUND FLOOR</td> <td>5550 SF</td> <td></td> <td></td> </tr> <tr> <td>2ND FLOOR</td> <td>2340 SF</td> <td></td> <td></td> </tr> <tr> <td>3RD FLOOR</td> <td>2340 SF</td> <td></td> <td></td> </tr> <tr> <td>TOTAL</td> <td>10,230 SF</td> <td>32'-8" +/- HIGH</td> <td></td> </tr> <tr> <td colspan="4">NEW:</td> </tr> <tr> <td>GROUND FLOOR</td> <td>5550 SF</td> <td></td> <td></td> </tr> <tr> <td>2ND FLOOR</td> <td>5550 SF</td> <td></td> <td></td> </tr> <tr> <td>3RD FLOOR</td> <td>5106 SF</td> <td></td> <td></td> </tr> <tr> <td>TOTAL</td> <td>16,206 SF</td> <td>41'-8" +/- HIGH (TOP OF PARAPET)</td> <td></td> </tr> <tr> <td></td> <td></td> <td>46'-8" +/- HIGH (TOP OF STAIR)</td> <td></td> </tr> </table>		EXISTING:				GROUND FLOOR	5550 SF			2ND FLOOR	2340 SF			3RD FLOOR	2340 SF			TOTAL	10,230 SF	32'-8" +/- HIGH		NEW:				GROUND FLOOR	5550 SF			2ND FLOOR	5550 SF			3RD FLOOR	5106 SF			TOTAL	16,206 SF	41'-8" +/- HIGH (TOP OF PARAPET)				46'-8" +/- HIGH (TOP OF STAIR)	
EXISTING:																																													
GROUND FLOOR	5550 SF																																												
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		46'-8" +/- HIGH (TOP OF STAIR)																																											
LEGAL DESCRIPTION																																													
SO E3 LOT 12 PARCEL AREA 5550 SF 74' X 75'																																													



BOURBON STREET

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

Revised
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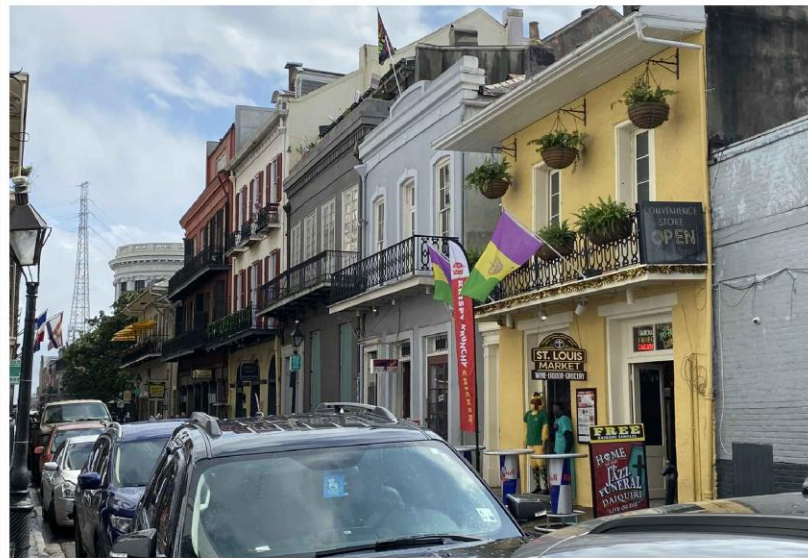




AERIAL VIEW - EXISTING



AERIAL VIEW - EXISTING



ST. LOUIS ST SCAPE - EXISTING



ROOF TOP VIEW - EXISTING



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PROPOSED ALTERATIONS TO:
732 ST. LOUIS ST.
 NEW ORLEANS, LA

Issued: _____
 Date: _____ To: _____ Remarks: _____

Revisions:

- 1. 01/15/2023 2:34:51 PM
- 2. 01/15/2023 2:34:51 PM
- 3. 01/15/2023 2:34:51 PM
- 4. 01/15/2023 2:34:51 PM

01/15/23 22-1709
 Drawing No. Project No.
VCC.0

440 Bourbon/732 St. Louis

Vieux Carré Commission

February 28, 2023





ST. LOUIS ST. VIEW - EXISTING



ST. LOUIS ST. VIEW - EXISTING



CORNER VIEW - EXISTING



BOURBON ST. VIEW - EXISTING

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PROPOSED ALTERATIONS TO:
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 NEW ORLEANS, LA

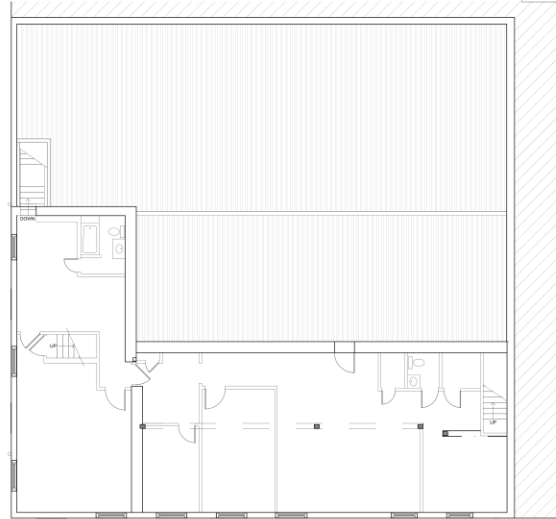
ISSUED		
Date	To	Remarks

REVISIONS	
NO.	DESCRIPTION
1	REVISED CLARIFICATION OF NOTES
2	ADDED
3	ADDITIONAL DETAILING
4	ADDED COMMENTS

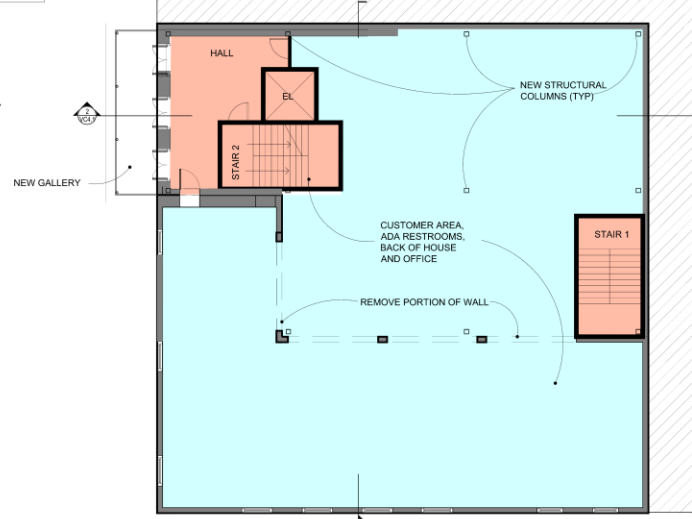
01/9/23 Date
 22-1709 Project No.
 VCC2.1 Drawing No.



SECOND FLOOR

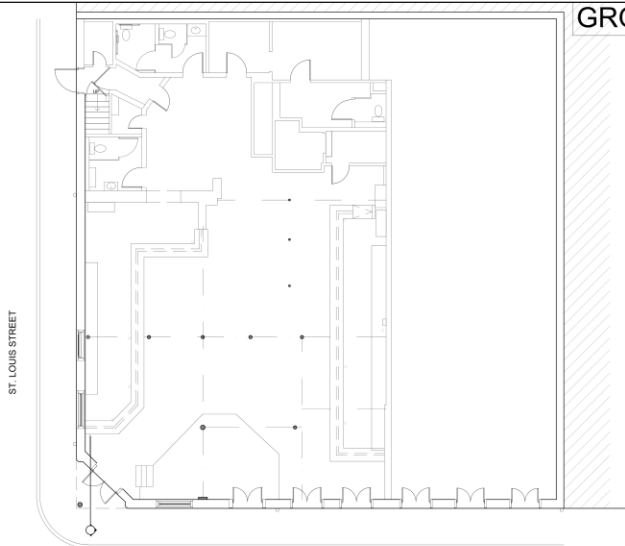


2ND FLOOR - EXISTING
SCALE: 1/8" = 1'-0"

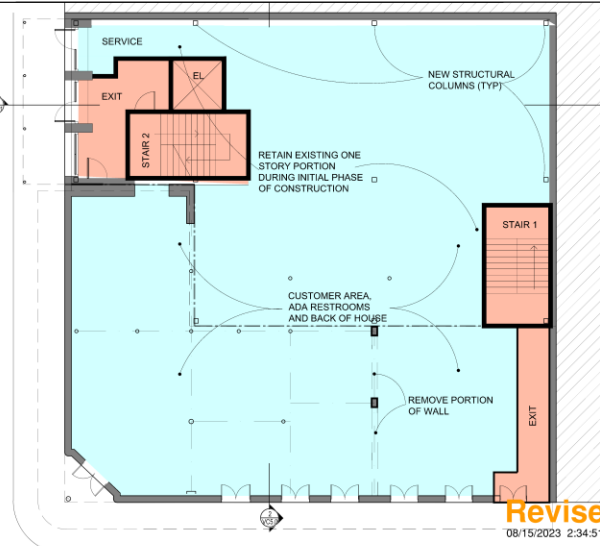


2ND FLOOR - PROPOSED
SCALE: 1/8" = 1'-0"

GROUND FLOOR



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



GROUND FLOOR - PROPOSED
SCALE: 1/8" = 1'-0"

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1/8/23

PROPOSED ALTERATIONS TO:
732 ST. LOUIS ST.
NEW ORLEANS, LA

Revisions		
NO.	DATE	DESCRIPTION
1	01/18/23	ISSUED FOR PERMIT
2	01/18/23	ADDITIONAL DETAILING
3	02/22/23	VCC COMMENTS

08/15/2023 2:34:51 PM

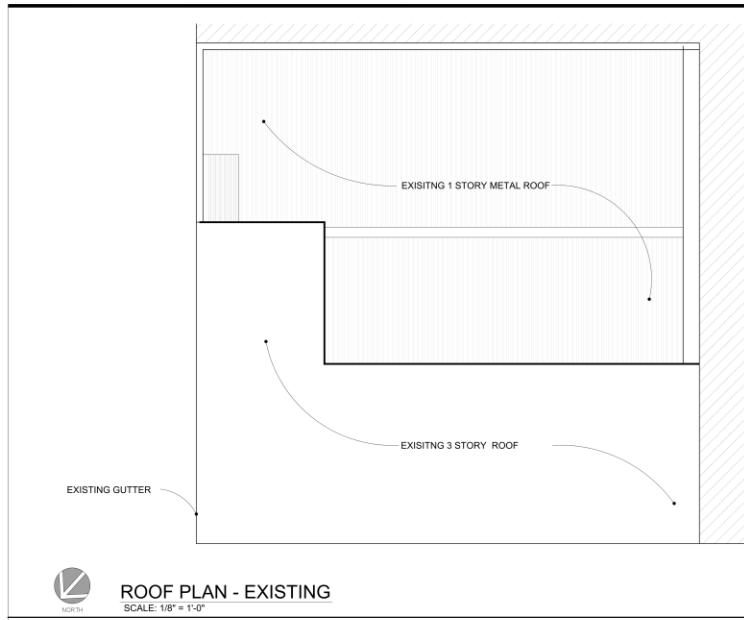
Revised

440 Bourbon/732 St. Louis

Vieux Carré Commission

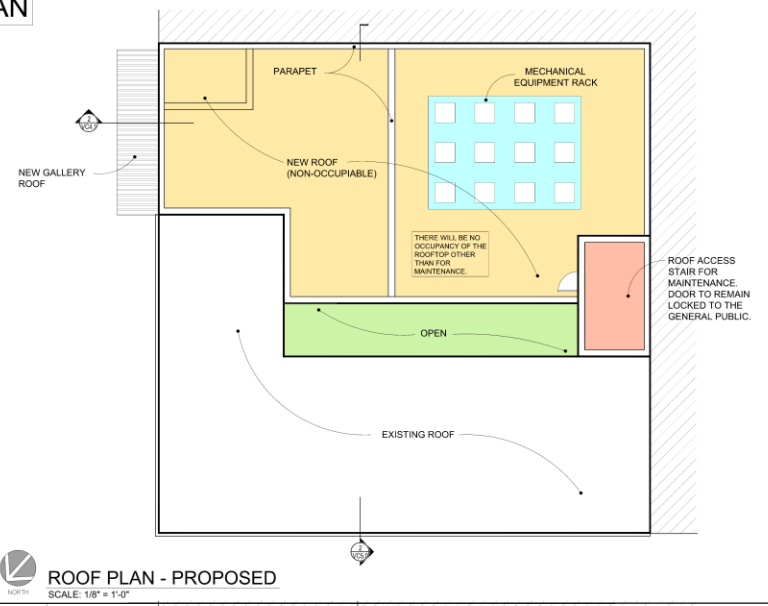
February 28, 2023



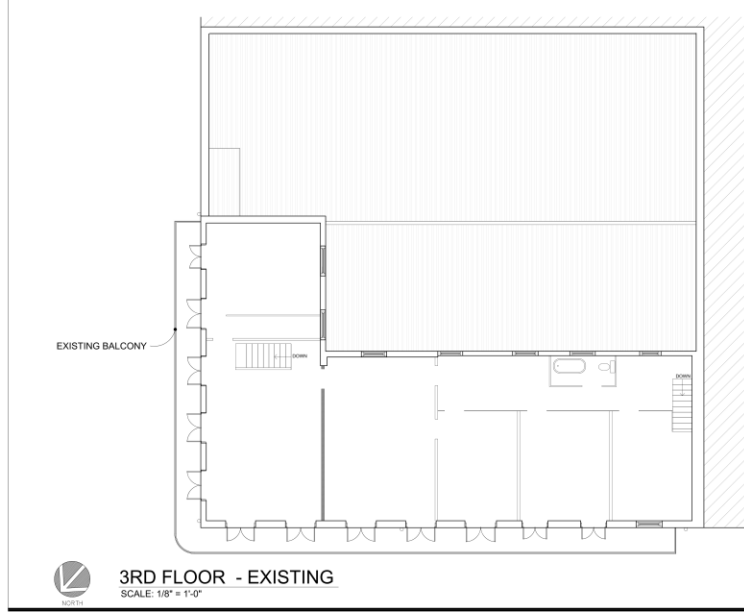


ROOF PLAN - EXISTING
SCALE: 1/8" = 1'-0"

ROOF PLAN

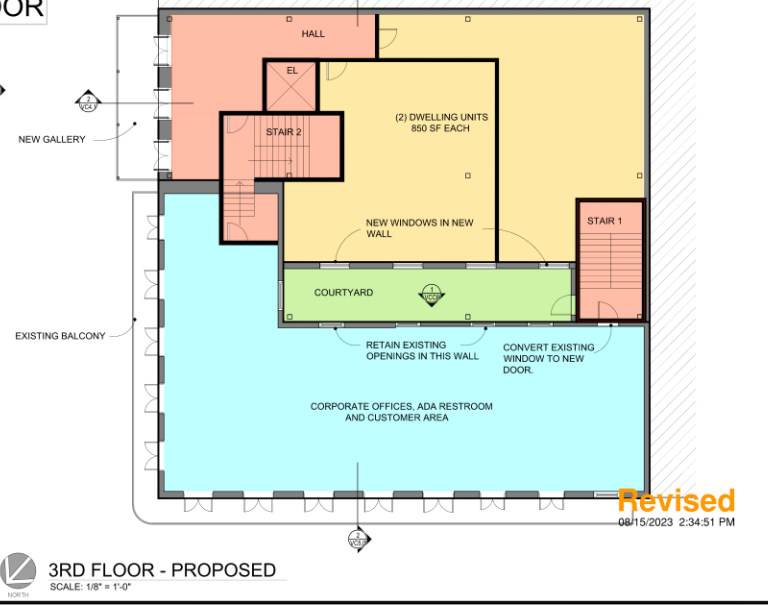


ROOF PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



3RD FLOOR - EXISTING
SCALE: 1/8" = 1'-0"

THIRD FLOOR



3RD FLOOR - PROPOSED
SCALE: 1/8" = 1'-0"

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PROPOSED ALTERATIONS TO:
732 ST. LOUIS ST.
NEW ORLEANS, LA

Issued	Date	To	Remarks

Revisions	DATE	BY	REVISION
1	01/15/2023		ADDITIONAL DETAILING
2	01/15/2023		VCC COMMENTS

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VCC3.1



ST. LOUIS ST. ELEVATIONS



ST. LOUIS ST. ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



ST. LOUIS ST. ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

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BOURBON ST. ELEVATIONS



BOURBON ST. ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



BOURBON ST. ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

PROPOSED ALTERATIONS TO:
732 ST. LOUIS ST.
NEW ORLEANS, LA

Issued

Date	To	Remarks

Revisions

NO.	DESCRIPTION	DATE
1	CLARIFICATION OF ROOF TOP	01/15/23
2	ADDITIONAL DETAILING	02/02/23
3	VCC COMMENTS	02/02/23

Revised
08/15/2023 2:34:51 PM

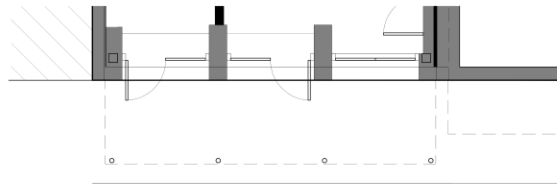
Date: 01/15/23	Project No: 22-1709
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VCC4.0

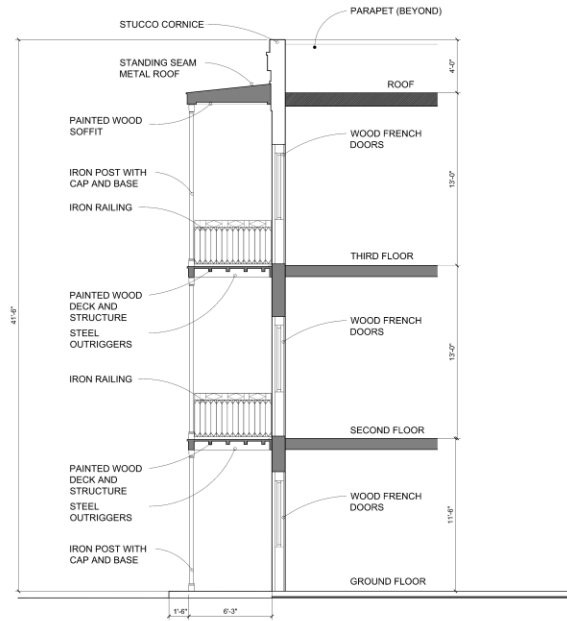




1 ST. LOUIS ST. ELEVATION - PROPOSED
VC 4.1 SCALE: 1/4" = 1'-0"



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




2 SECTION THROUGH GALLERY AND WALL
VC 4.1 SCALE: 1/4" = 1'-0"

Revised
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PROPOSED ALTERATIONS TO:
732 ST. LOUIS ST.
NEW ORLEANS, LA

Issued		
Date	To	Remarks

Revisions	DATE	BY	REVISION
1	01/8/23		11/20 CLARIFICATION OF ROOF TOP
2			ADDITIONAL DETAILING
3			VCC COMMENTS

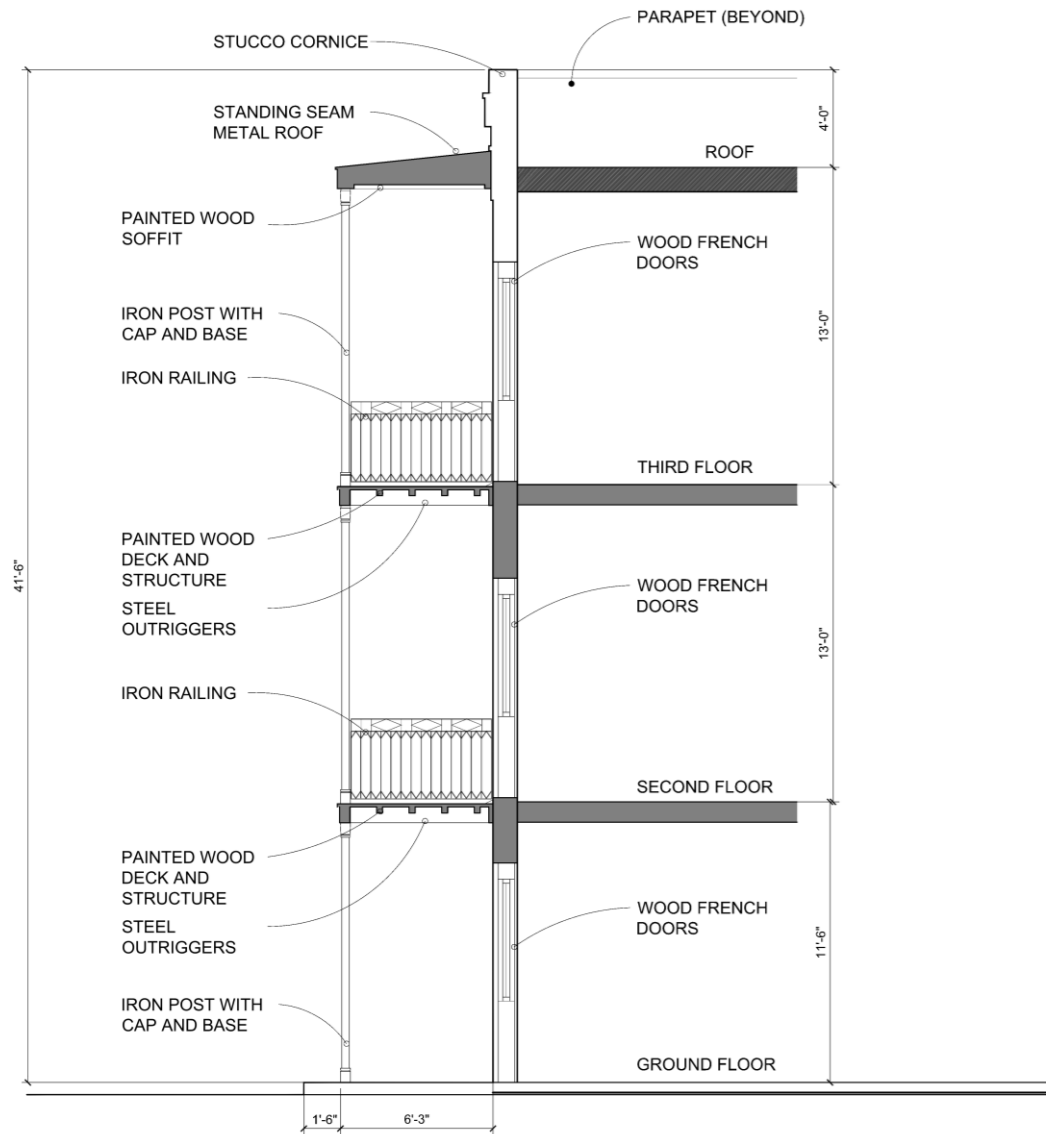
VCC4.1





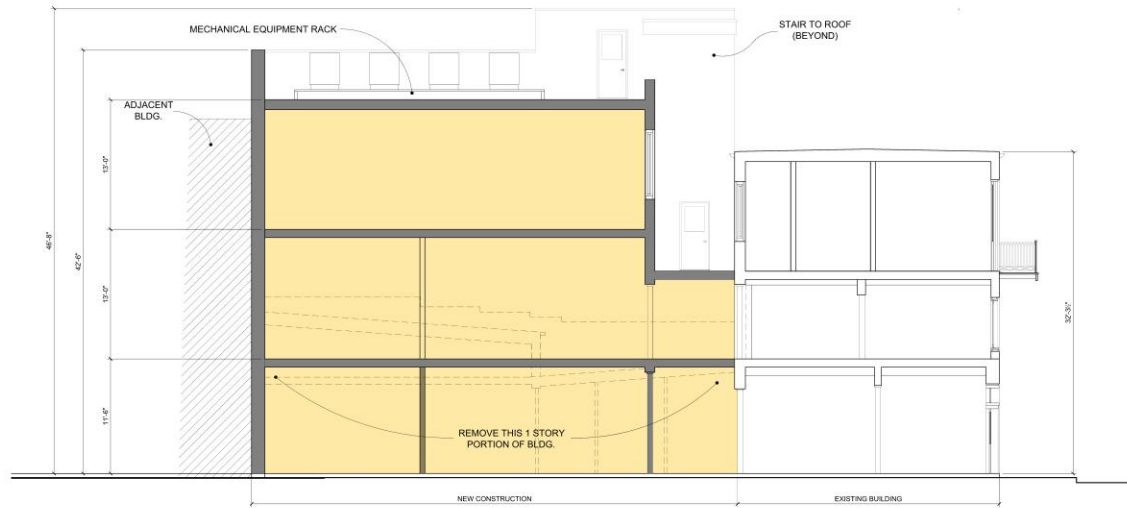
1 ST. LOUIS ST. ELEVATION - PROPOSED
VC 4.1 SCALE: 1/4" = 1'-0"





2 SECTION THROUGH GALLERY AND WALL

VC 4.1 SCALE: 1/4" = 1'-0"



2 SECTION
VC 5.0 SCALE: 3/16" = 1'-0"

This drawing was prepared in accordance with the standards of the American Institute of Architects and the standards of the State of Louisiana. The architect or engineer shall be responsible for the accuracy of the information provided. The architect or engineer shall not be held responsible for the accuracy of the information provided by others. The architect or engineer shall not be held responsible for the accuracy of the information provided by others. The architect or engineer shall not be held responsible for the accuracy of the information provided by others.

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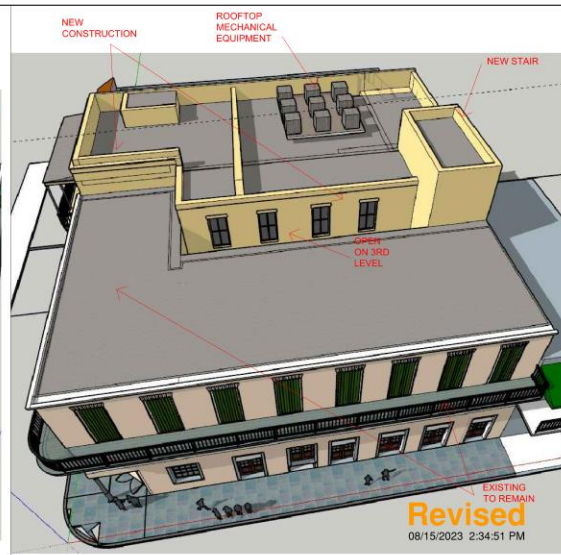
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ST. LOUIS ST. - GROUND LEVEL VIEW



ST. LOUIS ST. - AERIAL VIEW



BOURBON ST. - AERIAL VIEW

PROPOSED ALTERATIONS TO:
732 ST. LOUIS ST.
NEW ORLEANS, LA

Issued		
Date	To	Remarks

Revisions	
1	11/20 CLARIFICATION OF ROOFTOP MECHANICAL EQUIPMENT
2	ADDITIONAL DETAILING
3	3/27/23 VCC COMMENTS

01/18/23 22-1709
Date Issue Project No.
VCC5.0





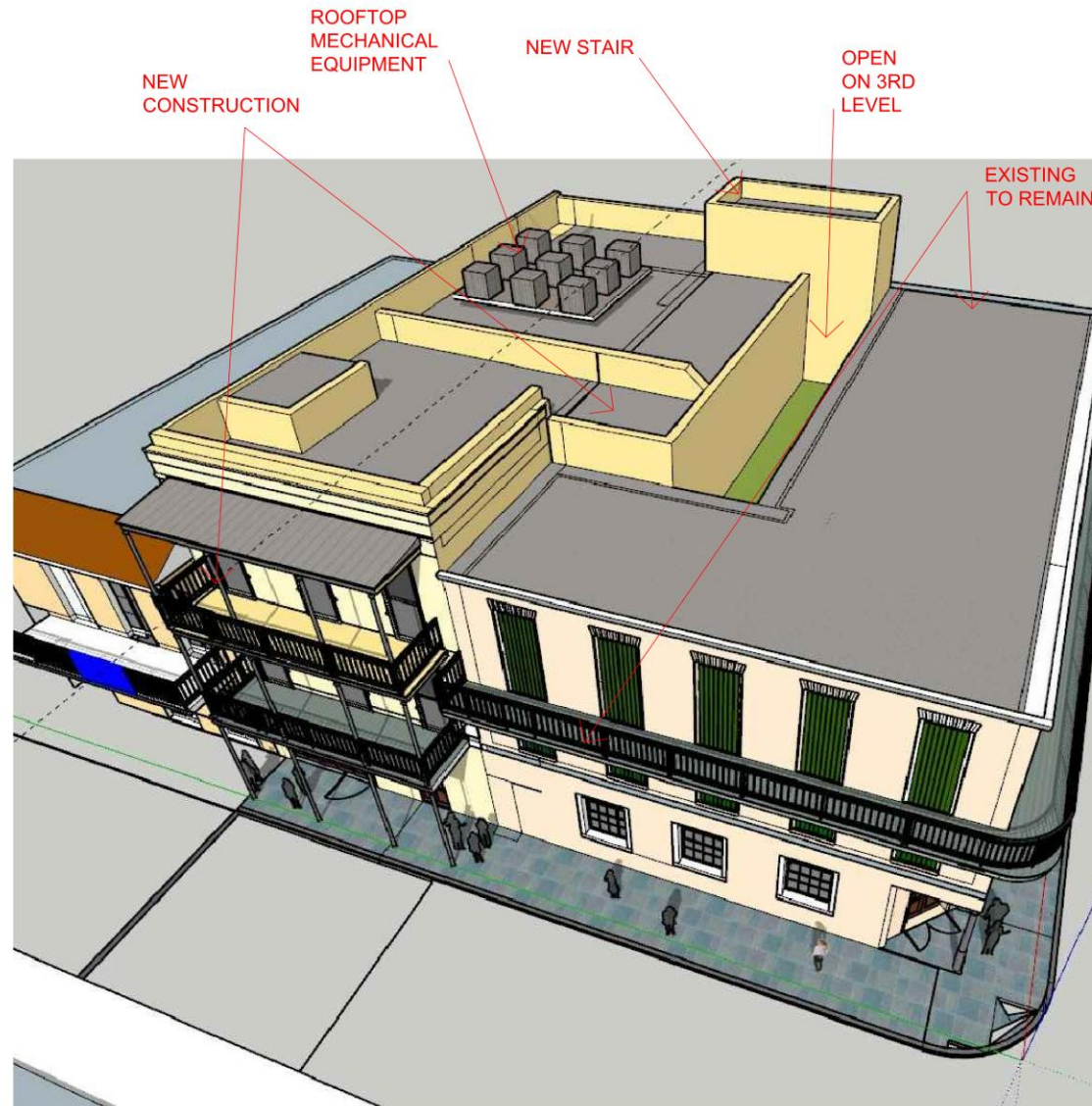
ST. LOUIS ST.- GROUND LEVEL VIEW

440 Bourbon/732 St. Louis

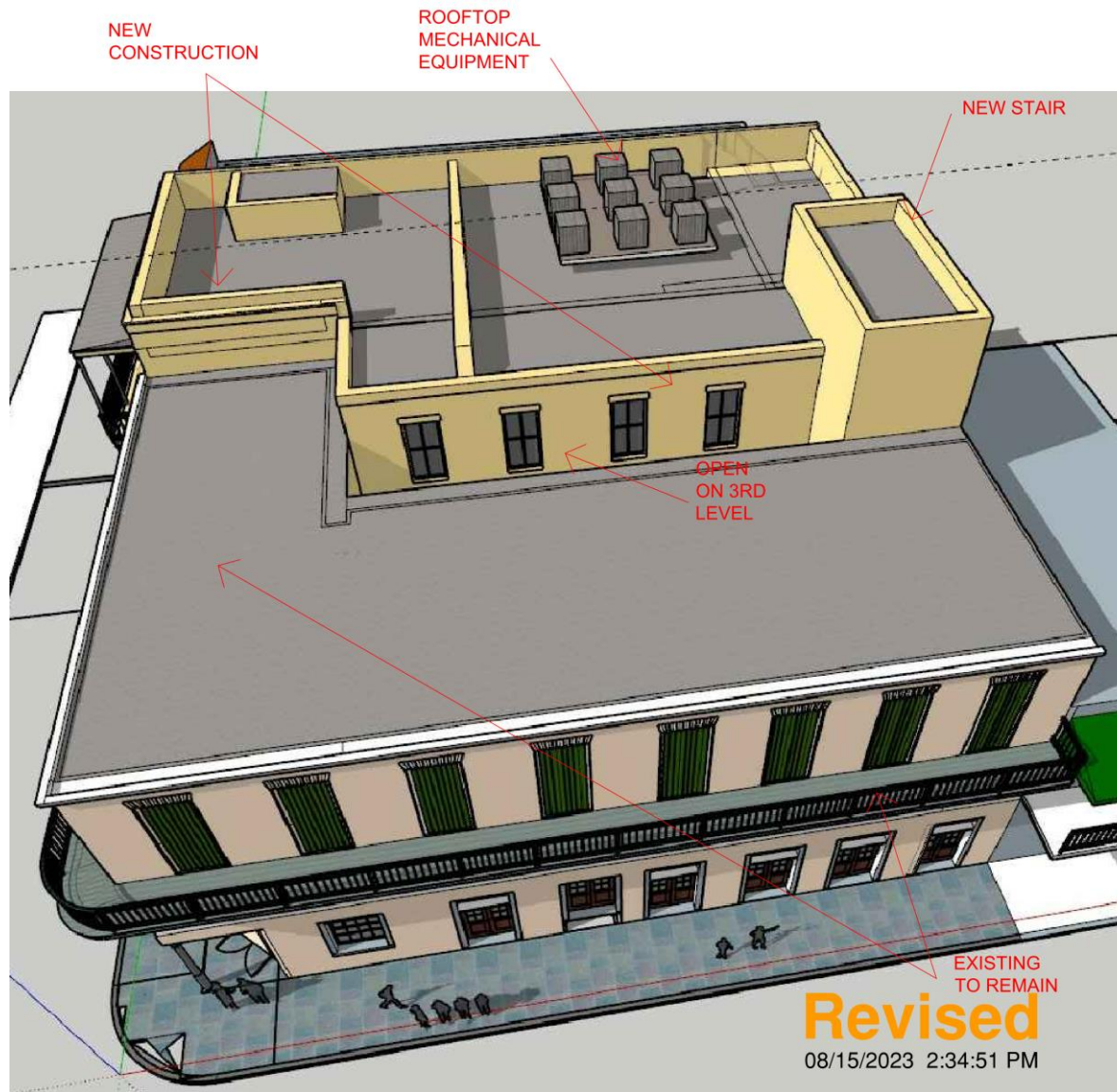
Vieux Carré Commission

February 28, 2023





ST. LOUIS ST. - AERIAL VIEW



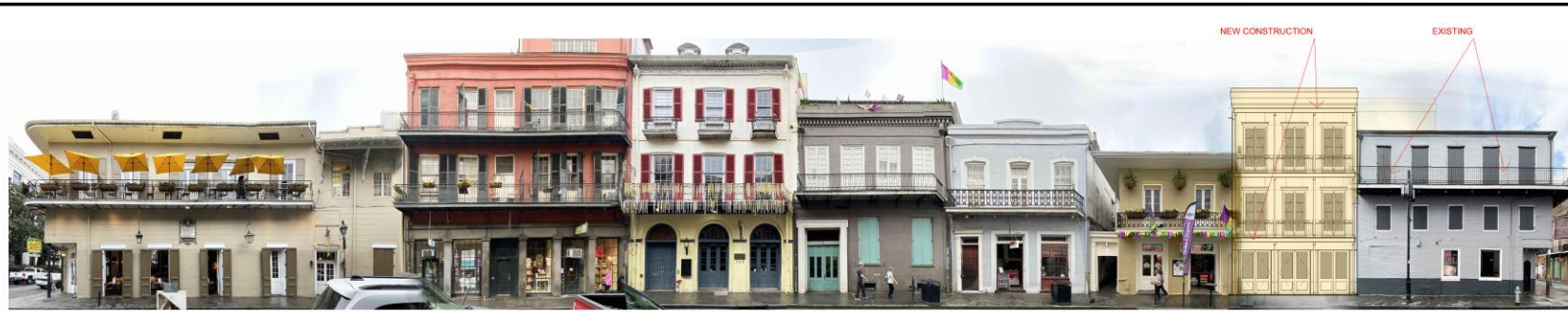
BOURBON ST. - AERIAL VIEW

440 Bourbon/732 St. Louis

Vieux Carré Commission

February 28, 2023





ST. LOUIS ST. - WEST SIDE OF BLOCK

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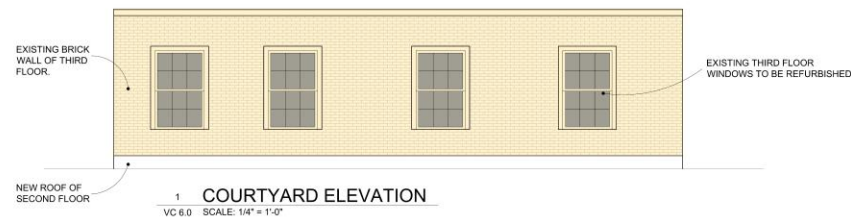
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TURNER**
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ST. LOUIS ST. - EAST SIDE OF BLOCK

PROPOSED ALTERATIONS TO:
732 ST. LOUIS ST.
NEW ORLEANS, LA

PLAT NO. 3247
1/19/23



Revised
08/15/2023 2:34:51 PM

Issued		
Date	By	Remarks

Revisions	DATE	BY	REVISION

01/19/23 22-1709
Date: Project No:
Drawing No: **VCC6.0**



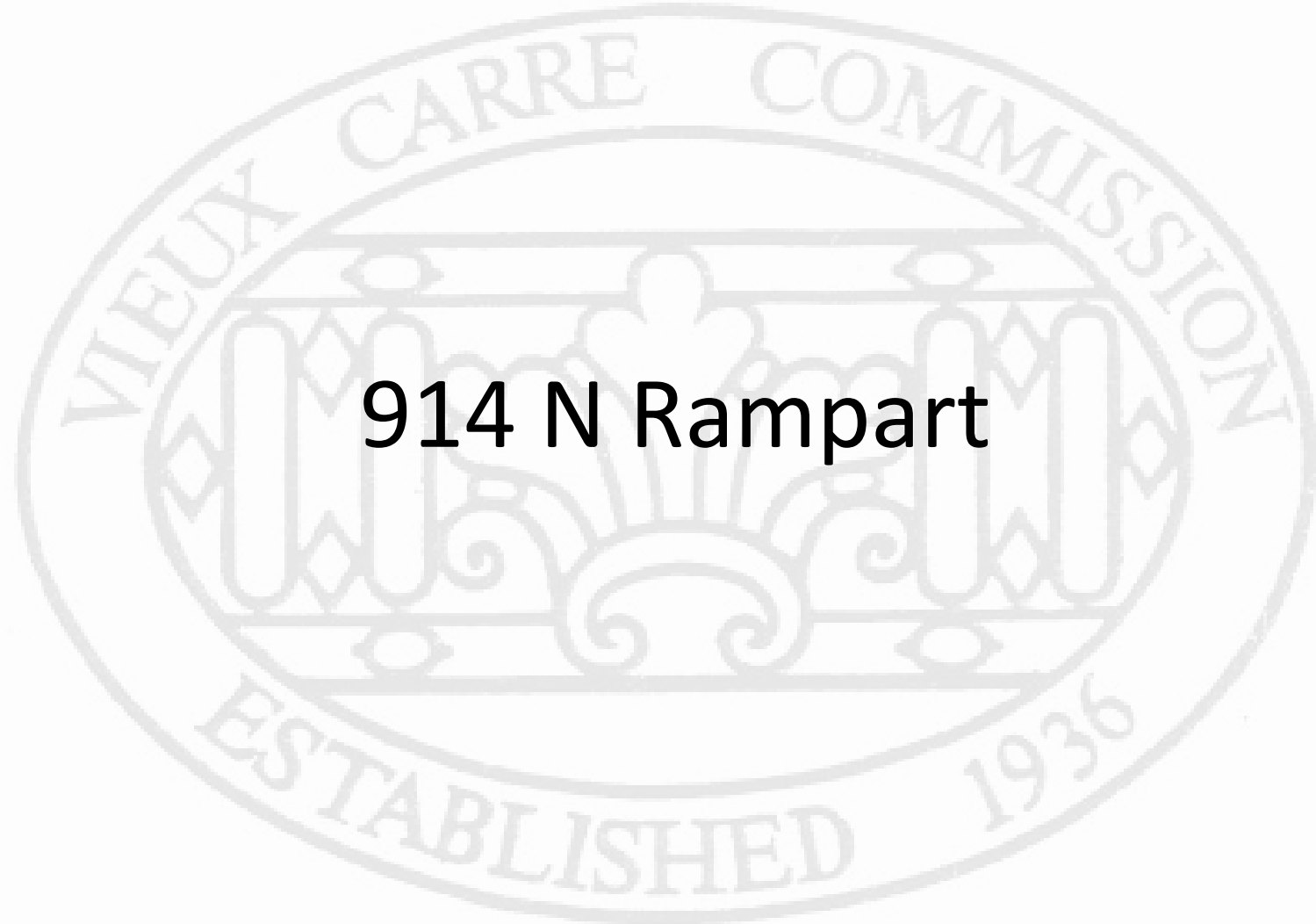


440 Bourbon/732 St. Louis

Vieux Carré Commission

February 28, 2023





914 N Rampart



914 N Rampart

Vieux Carré Commission

October 18, 2023





914 N Rampart

Vieux Carré Commission

October 18, 2023





914 N Rampart

Vieux Carré Commission

October 18, 2023



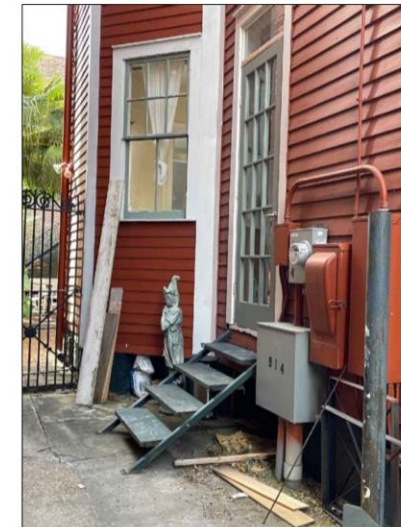
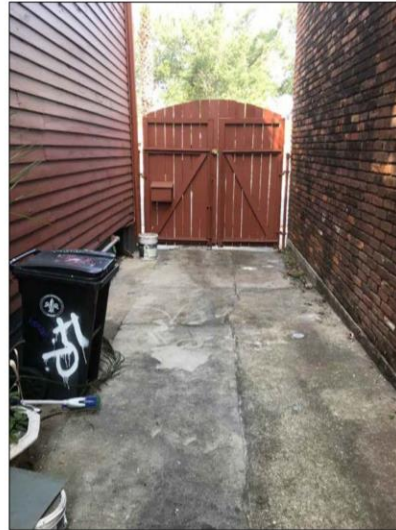


914 N Rampart

Vieux Carré Commission

October 18, 2023





914 N Rampart

Vieux Carré Commission

October 18, 2023





914 N Rampart

Vieux Carré Commission

October 18, 2023





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October 18, 2023





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October 18, 2023



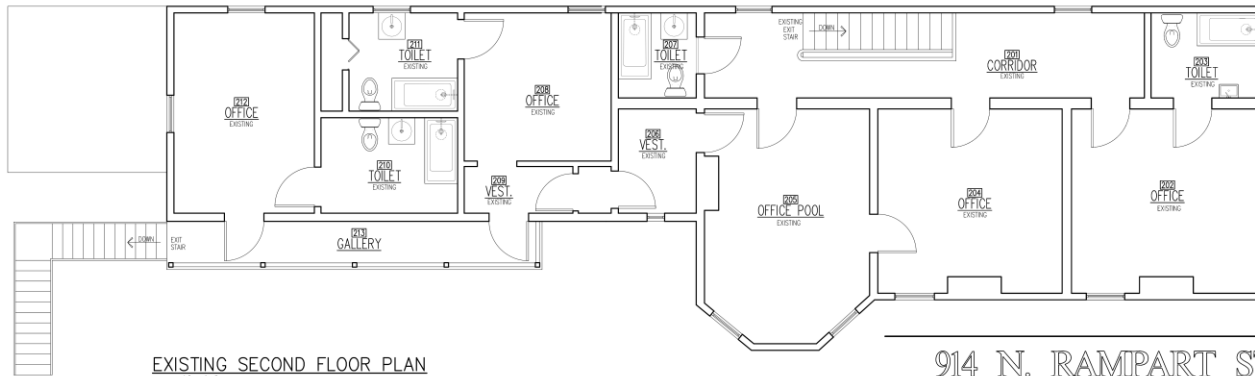


914 N Rampart

Vieux Carré Commission

October 18, 2023





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

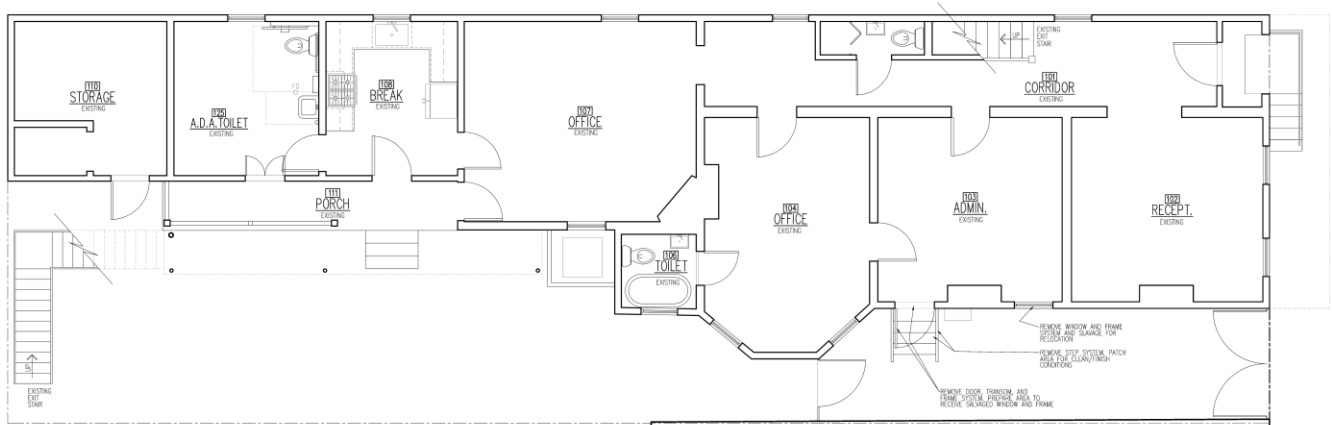
SQUARE FOOTAGE CALCULATIONS
 EXISTING FIRST FLOOR - 1742 SQ. FT.
 EXISTING SECOND FLOOR - 1664 SQ. FT.
 TOTAL: 3406 SQ. FT.

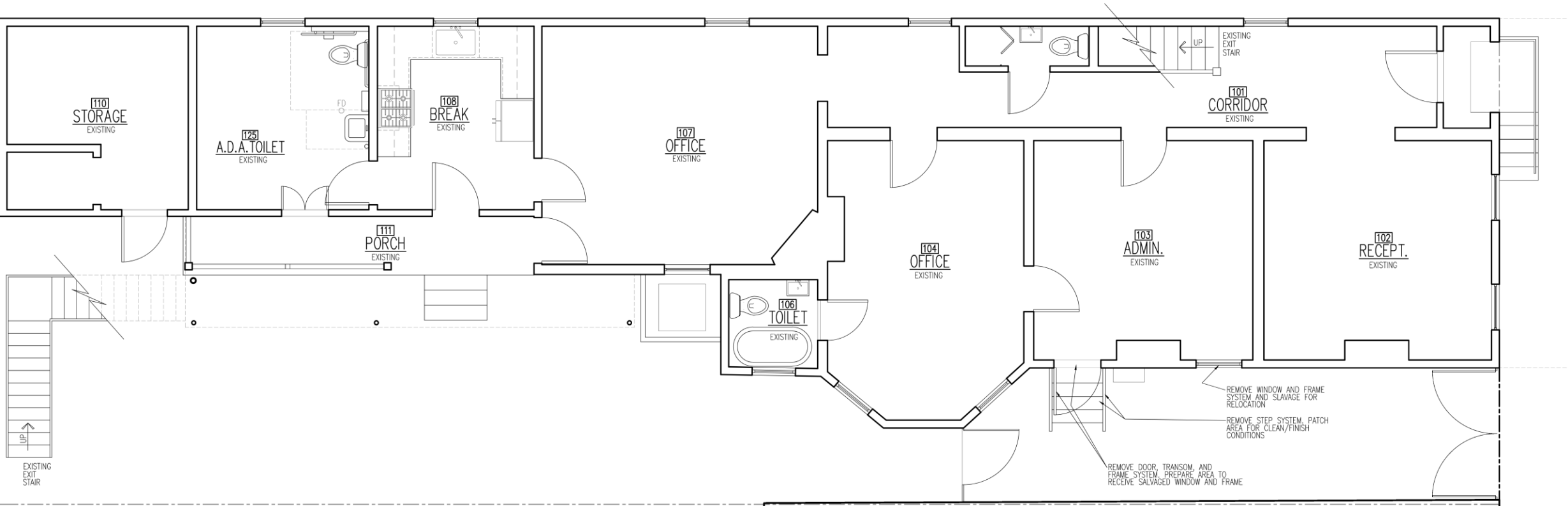
- SCOPE NOTE:**
- 1) NO RE-CONFIGURATIONS TO THE EXISTING FLOOR PLANS
 - 2) NO CHANGE IN OCCUPANT LOAD
 - 3) NO CHANGE IN EGRESS/EXIT ARRANGEMENT
 - 4) NO CHANGE IN FOOTPRINT OR BUILDING ADDITIONS
 - 5) NO INTERIOR WORK

914 N. RAMPART STREET
A.D.A. UPGRADES / WHEELCHAIR LIFT
FOR EXISTING HISTORIC BUILDING
BUSINESS OCCUPANCY
MEDICAL CLINIC

NEW ORLEANS LOUISIANA

GENERAL SCOPE OF WORK:
 NEW WHEELCHAIR LIFT, LANDING AND DOOR TO CREATE ACCESSIBLE ACCESS INTO THE EXISTING HISTORIC BUILDING WITHIN THE VIEUX CARRE HISTORIC DISTRICT
 CHANGE OF USE FROM A "TRANSIENT BOARDING HOUSE" (GROUP R-1) TO A "BUSINESS" (GROUP B) OCCUPANCY





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





EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REMOVE DOOR, TRANSOM, AND FRAME SYSTEM. PREPARE AREA TO RECEIVE SALVAGED WINDOW AND FRAME

REMOVE WINDOW AND FRAME SYSTEM AND SLUDGE FOR RELOCATION

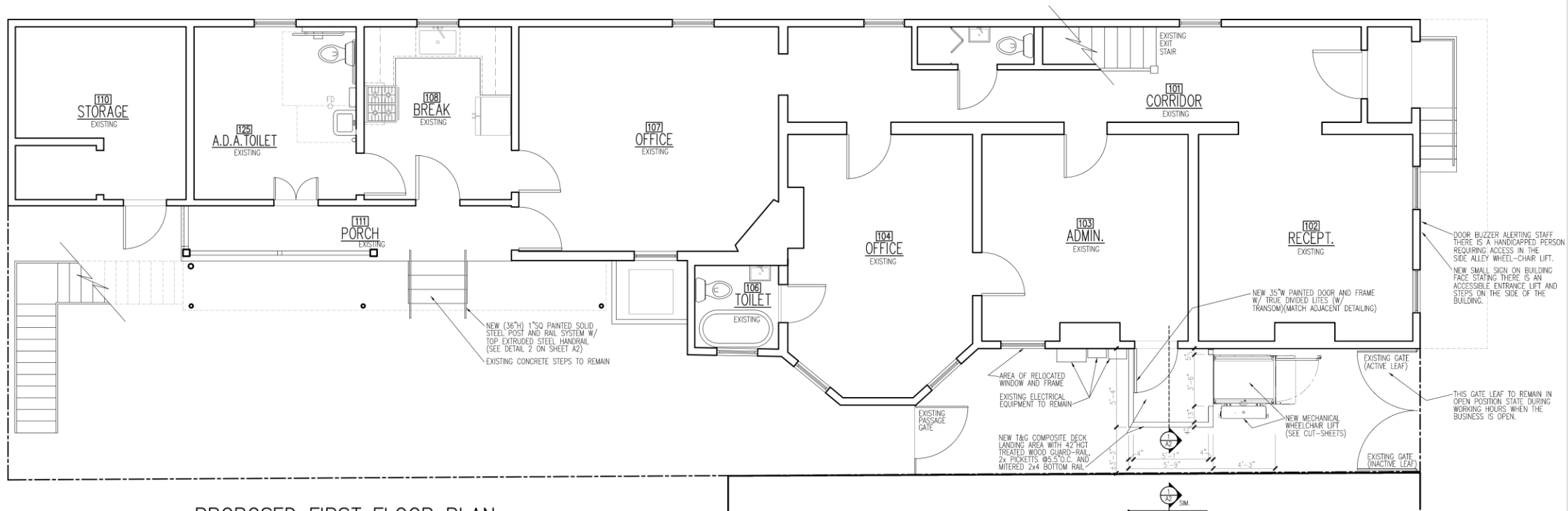
REMOVE STEP SYSTEM. PATCH AREA FOR CLEAN/FINISH CONDITIONS

914 N Rampart

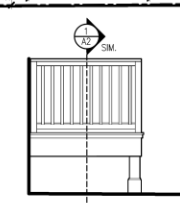
Vieux Carré Commission

October 18, 2023





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



PLATFORM SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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



24'-0" AFF 2ND FLOOR CEILING
 +17'-0" FIELD VERIFY EXISTING
 13'-0" AFF 2ND FLOOR FIN. FLR
 +17'-0" FIELD VERIFY EXISTING
 FIRST FLOOR 0'-0" (F.F.)
 GRADE AT REAR +1'-0" VARIES

24'-0" AFF 2ND FLOOR CEILING
 +17'-0" FIELD VERIFY EXISTING
 13'-0" AFF 2ND FLOOR FIN. FLR
 +17'-0" FIELD VERIFY EXISTING
 FIRST FLOOR 0'-0" (F.F.)
 GRADE AT FRONT +2'-0" VARIES

NEW 1" SQ PAINTED SOLID STEEL POST AND RAIL SYSTEM W/ TOP EXTRUDED STEEL HANDRAIL (SEE DETAIL 2 ON SHEET A2) - EXISTING CONCRETE STEPS TO REMAIN

PROPOSED SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

AREA OF RELOCATED WINDOW AND FRAME RE-INSTALL TO CLEAN FINISH CONDITIONS
 EXISTING ELECTRICAL EQUIPMENT TO REMAIN
 6" SQ. TREATED WOOD POSTS W/ BOTTOM BASE BD. (PTD.)
 PAINTED/TREATED 2x FASCIA

NEW MECHANICAL WHEELCHAIR LIFT AREA (SEE OUT-SHEETS)
 NEW PAINTED LANDING AREA W/ TREATED WOOD GUARD-RAIL, 2x PICKETS @5'-0" O.C. AND MITERED 2x4 BOTTOM RAIL

NEW PAINTED DOOR AND FRAME W/ TRUE DIVIDED LITES (W/ TRANSOM)(MATCH ADJACENT DETAILING)

WOOD NOTE:
 ALL EXTERIOR WOOD AND WOOD TRIM TO BE PRESSURE TREATED,

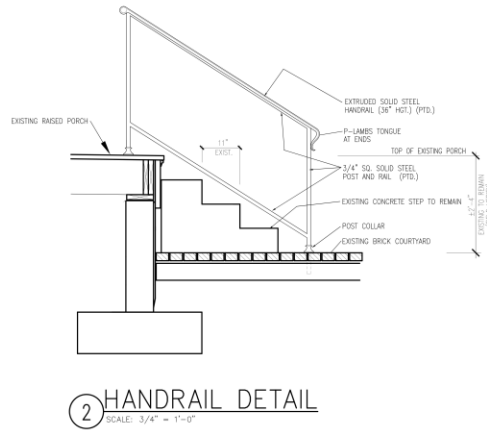
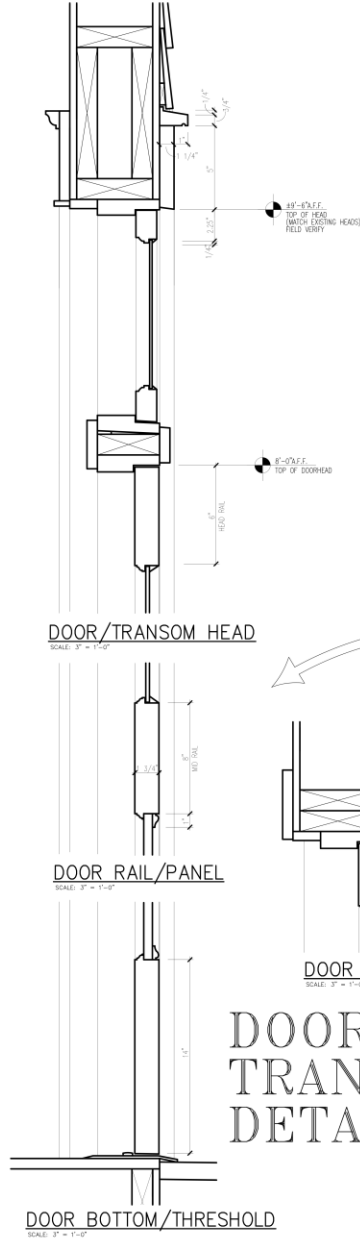


914 N Rampart

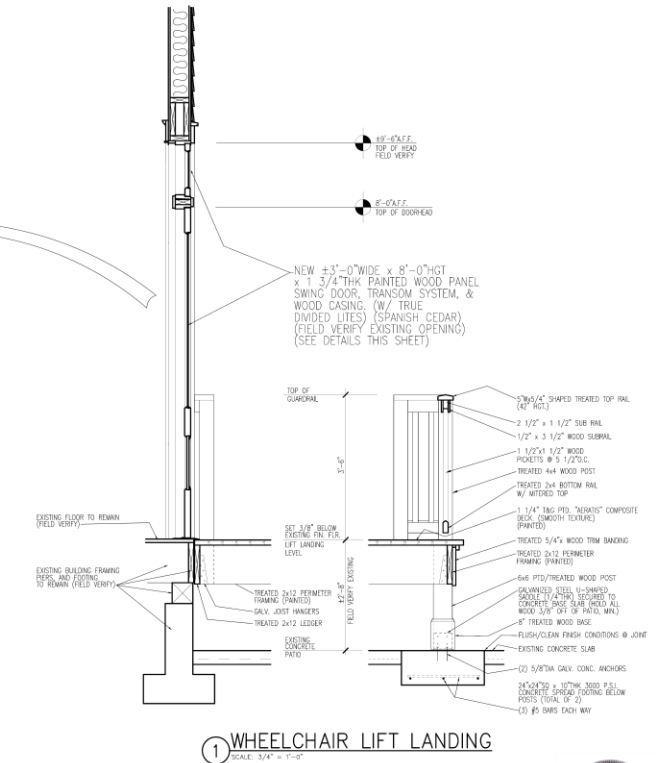
Vieux Carré Commission

October 18, 2023



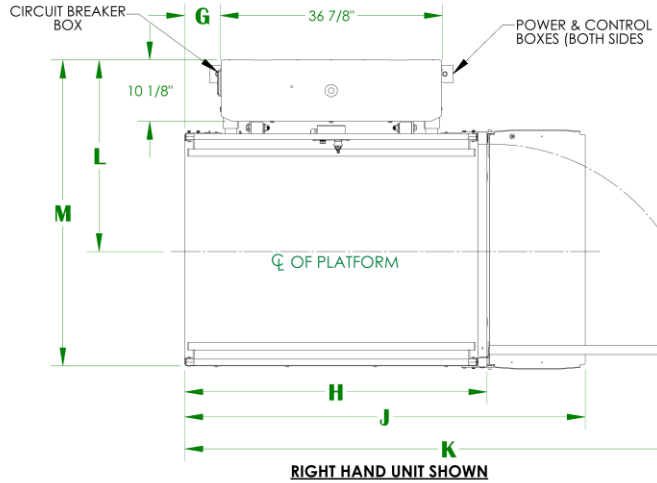


DOOR & TRANSOM DETAIL



UNENCLOSED STRAIGHT-THRU PLATFORM W/PLATFORM GATE (NO PIT)

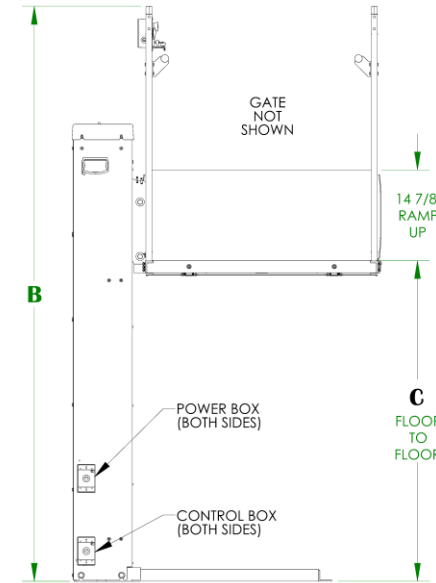
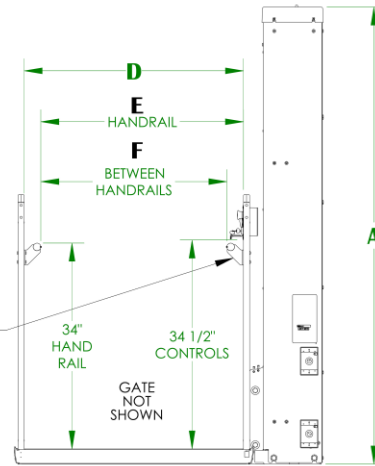
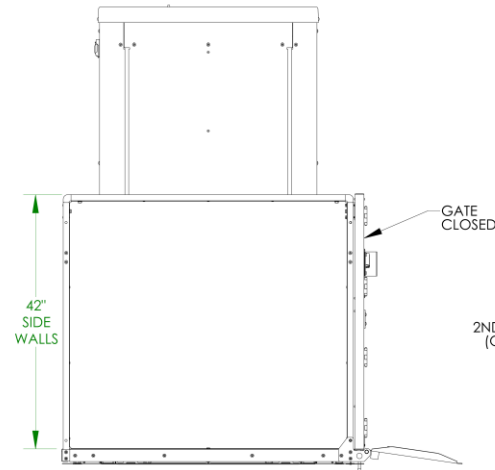
VPL-3300B SERIES VERTICAL PLATFORM LIFT



For complete technical specifications please see
 ILS-01100 "VPL-3353B Commercial Vertical Platform Lift Technical Specification"

	D	E	F	G	H	J	K	L	M
36" X 4 8" PLATFORM	36-1/4"	33-1/2"	30-3/4"	5-3/4"	49-15/16"	66-1/8"	87-3/16"	31-9/16"	50-13/16"
36" X 5 4" PLATFORM	36-1/4"	33-1/2"	30-3/4"	8-3/4"	55-15/16"	72-1/8"	93-3/16"	31-9/16"	50-13/16"
36" X 6 0" PLATFORM	36-1/4"	33-1/2"	30-3/4"	11-3/4"	61-15/16"	78-1/8"	99-3/16"	31-9/16"	50-13/16"
42" X 6 0" PLATFORM	42-1/4"	39-1/2"	36-3/4"	11-3/4"	61-15/16"	78-1/8"	105-3/16"	34-9/16"	56-13/16"

	A	B	C MIN	C MAX
V P L - 3 3 5 3 B	75-9/16"	95"	11"	53"



NOTES: 1) ACCESS RAMP & PLATFORM GATE CAN BE MOUNTED ON EITHER SIDE OF THE PLATFORM
 2) SEE ILS-00938 FOR LANDING GATE DETAIL/ALIGNMENT

ILS-01102
SHEET 2 OF 3
REV. 4 (7504)(10/15/21)(JMH)

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UNENCLOSED STRAIGHT-THRU PLATFORM W/PLATFORM GATE (NO PIT)

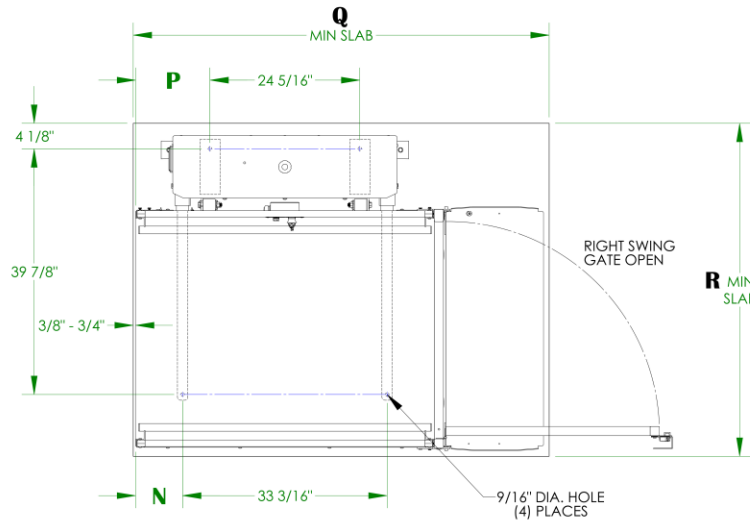
VPL-3300B SERIES VERTICAL PLATFORM LIFT ANCHOR POINT LOCATIONS/SLAB DETAIL

TECHNICAL SPECIFICATIONS *

FLOOR ATTACHMENT:
VPL MUST BE FASTENED TO CONCRETE SLAB USING FOUR (4) 1/2" (3/8" BOLT) X MINIMUM 2-1/2" LONG CONCRETE ANCHORS SUITABLE FOR THE ENVIRONMENT. FOLLOW SELECTED CONCRETE ANCHOR MANUFACTURERS GUIDELINES AND APPLICABLE CODES.

FLOOR REQUIREMENTS:
4" THICK 3500 PSI MINIMUM COMPRESSIVE STRENGTH, REINFORCED CONCRETE SLAB.

* For complete technical specifications please see
ILS-01100 "VPL-3353B Commercial Vertical Platform Lift Technical Specification"



UNITS WITH STRAIGHT THROUGH PLATFORM WITH PLATFORM GATE

	N	P	Q	R
36" X 48" PLATFORM	7-5/8"	12-1/16"	67-1/2"	54"
36" X 54" PLATFORM	10-5/8"	15-1/16"	73-1/2"	54"
36" X 60" PLATFORM	13-5/8"	18-1/16"	79-1/2"	54"
42" X 60" PLATFORM	13-5/8"	18-1/16"	79-1/2"	60"

ILS-01102
SHEET 3 OF 3
REV. 4 (7504)(10/15/21)(JMH)

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