

DRAWING SET FOR:

PONTCHARTRAIN HOTEL

RENOVATION OF
2031 ST. CHARLES AVE., NEW ORLEANS, LA 70130

OWNER:

AJ CAPITAL PARTNERS

621 W. RANDOLPH, SUITE 4, CHICAGO, IL 60661
(T) 312.275.1057, CONTACT: BRAD NICHOLS

ARCHITECTURAL:

TRAPOLIN-PEER ARCHITECTS, A PROFESSIONAL CORPORATION

850 TCHOUPITOULAS ST., NEW ORLEANS, LA 70130
(T) 504.523.2772, CONTACT: KRISTEN MASON

STRUCTURAL:

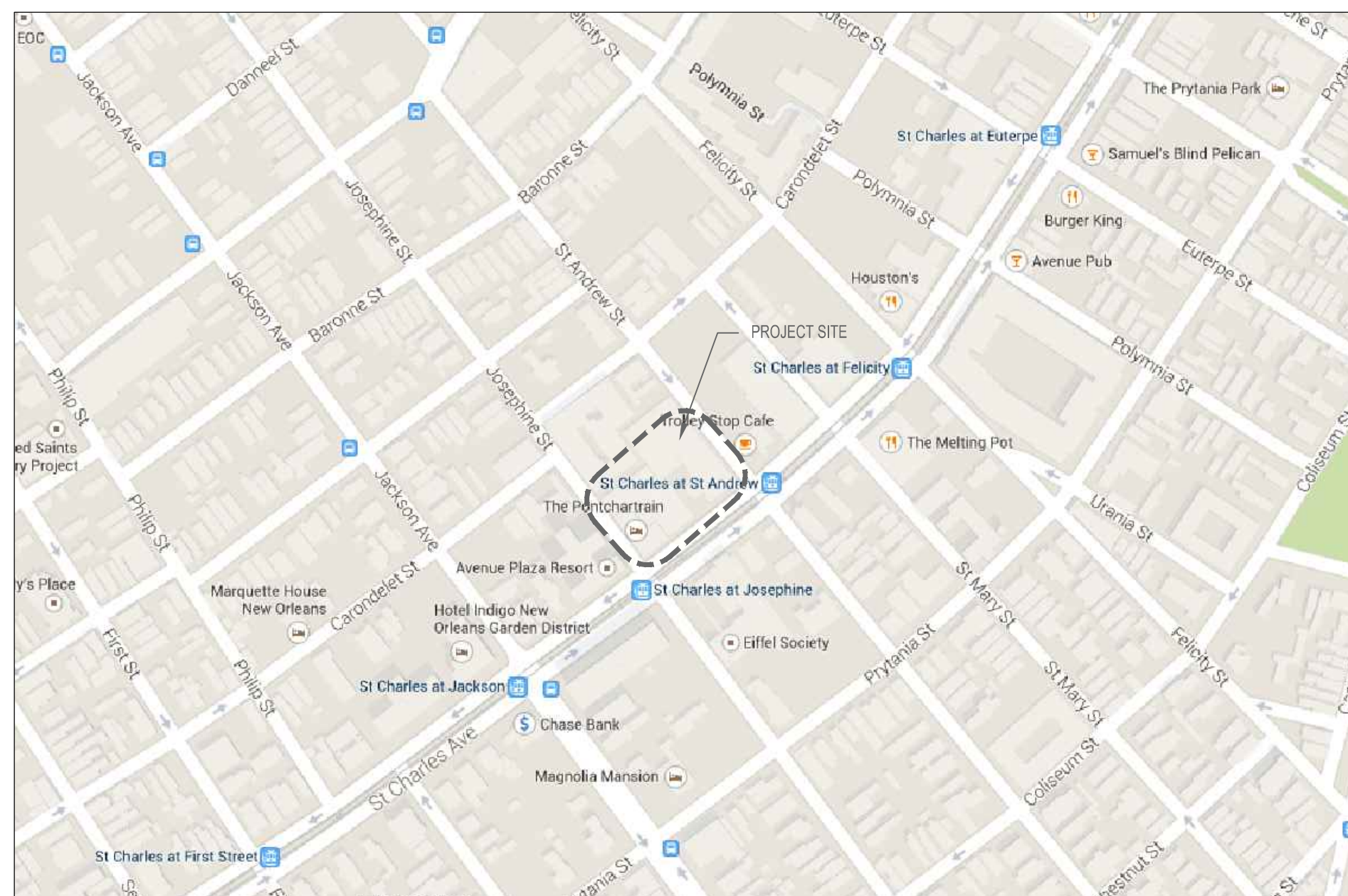
HARMON ENGINEERS

2450 SEVERN AVE. #202, METARIE LA 7000
(T) 504.552.4441, CONTACT: MATTHEW HARMON

MECHANICAL/ELECTRICAL/PLUMBING:

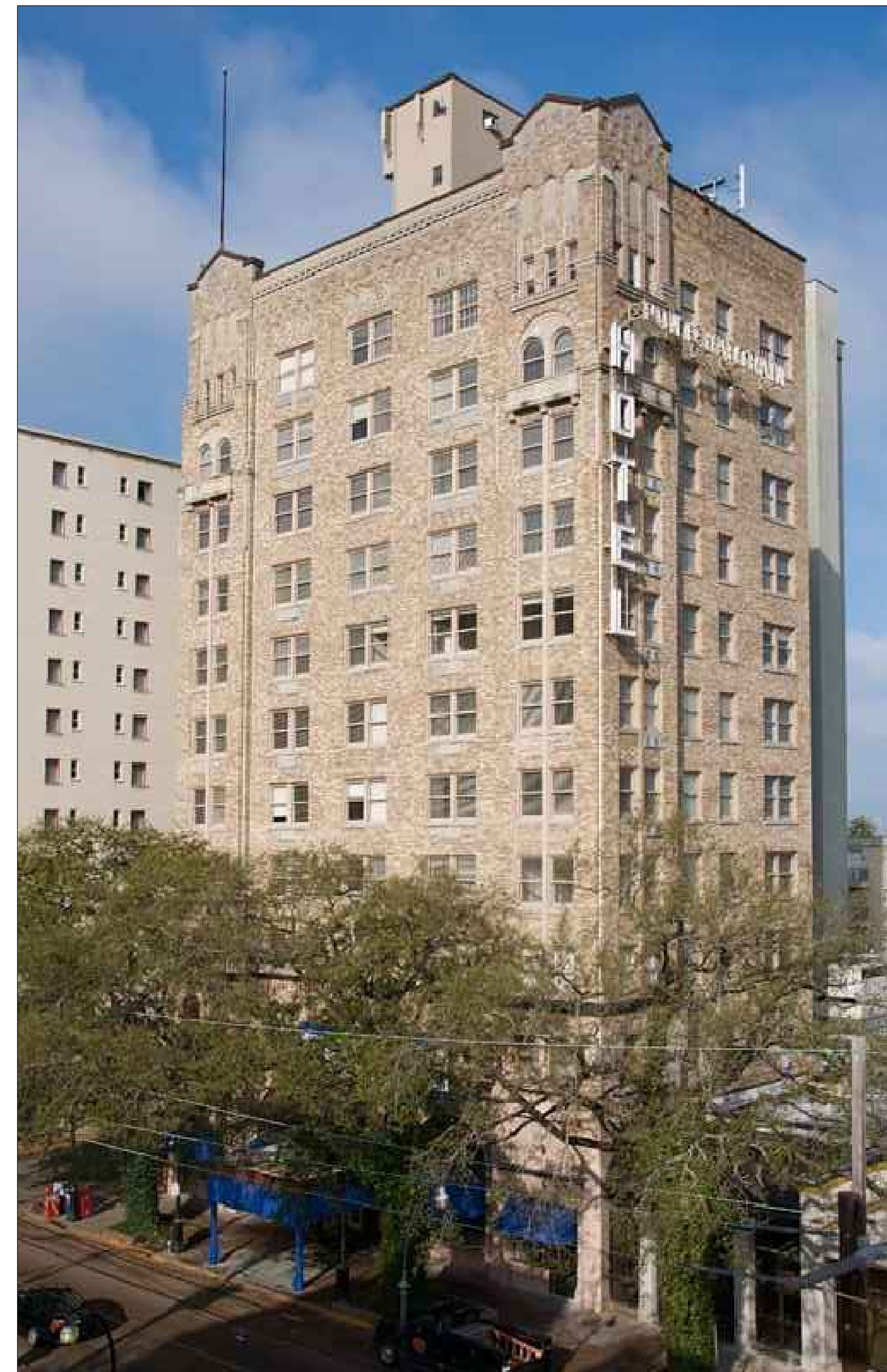
IMC CONSULTING ENGINEERS

3120 20TH STREET, METARIE LA 70002
(T) 504.831.9119 (F) 504.831.9134, CONTACT: M/P: PHIL DUPLÉCHIN E: RICHARD NICHOLS



1 SITE MAP
A-0.00 A-0.00

NOT TO SCALE



2 EXTERIOR PHOTO
A-0.00 A-0.00

NOT TO SCALE

Pontchartrain Hotel
Renovation

2031 St. Charles Ave., New Orleans, Louisiana 70130

TRAPOLIN-PEER ARCHITECTS

A PROFESSIONAL CORPORATION | 850 Tchoupitoulas St. | New Orleans, Louisiana 70130 | T: (504) 523 2772 | F: (504) 523 3061 | www.trapolinpeer.com

Owner

AJ Pontchartrain Owner, LLC

621 W Randolph St, Suite 4
Chicago, IL 60661

T (312) 267-4185

Consultants



NOT FOR
CONSTRUCTION

Revisions

Interoffice Data

Project Number CN 14633

Drawn By STAFF

Checked By PMT

Issue Date

12/29/2014

Title

COVER SHEET

Sheet

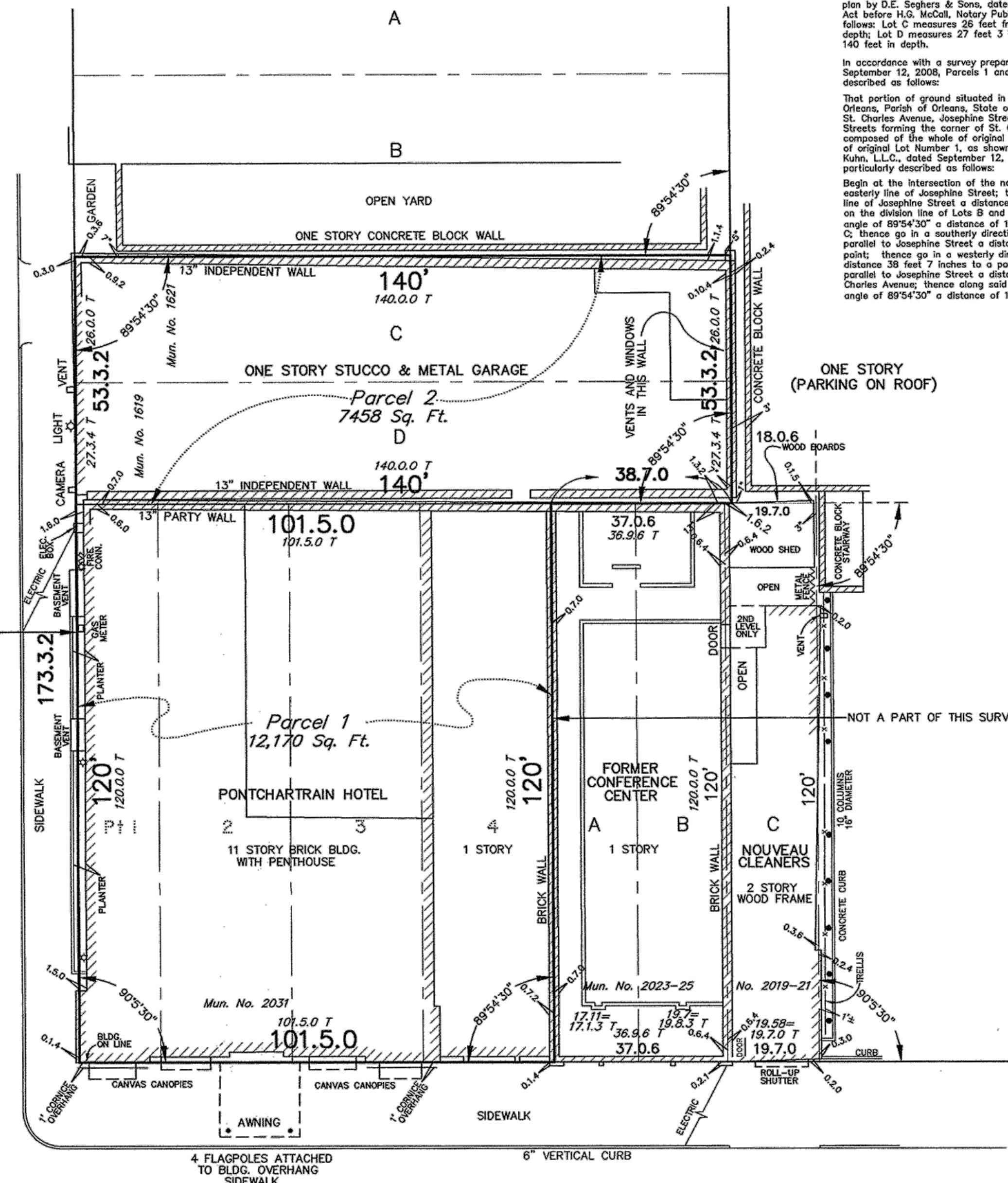
A-0.00

SQUARE NO. 237
FOURTH DISTRICT
NEW ORLEANS, LA



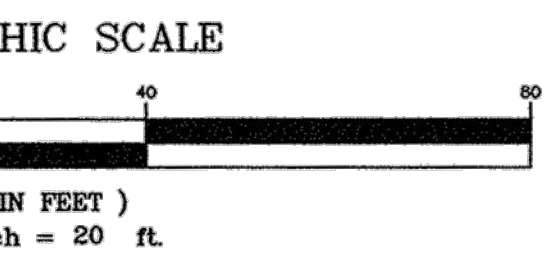
CARONDELET ST. (SIDE)
A

JOSEPHINE STREET

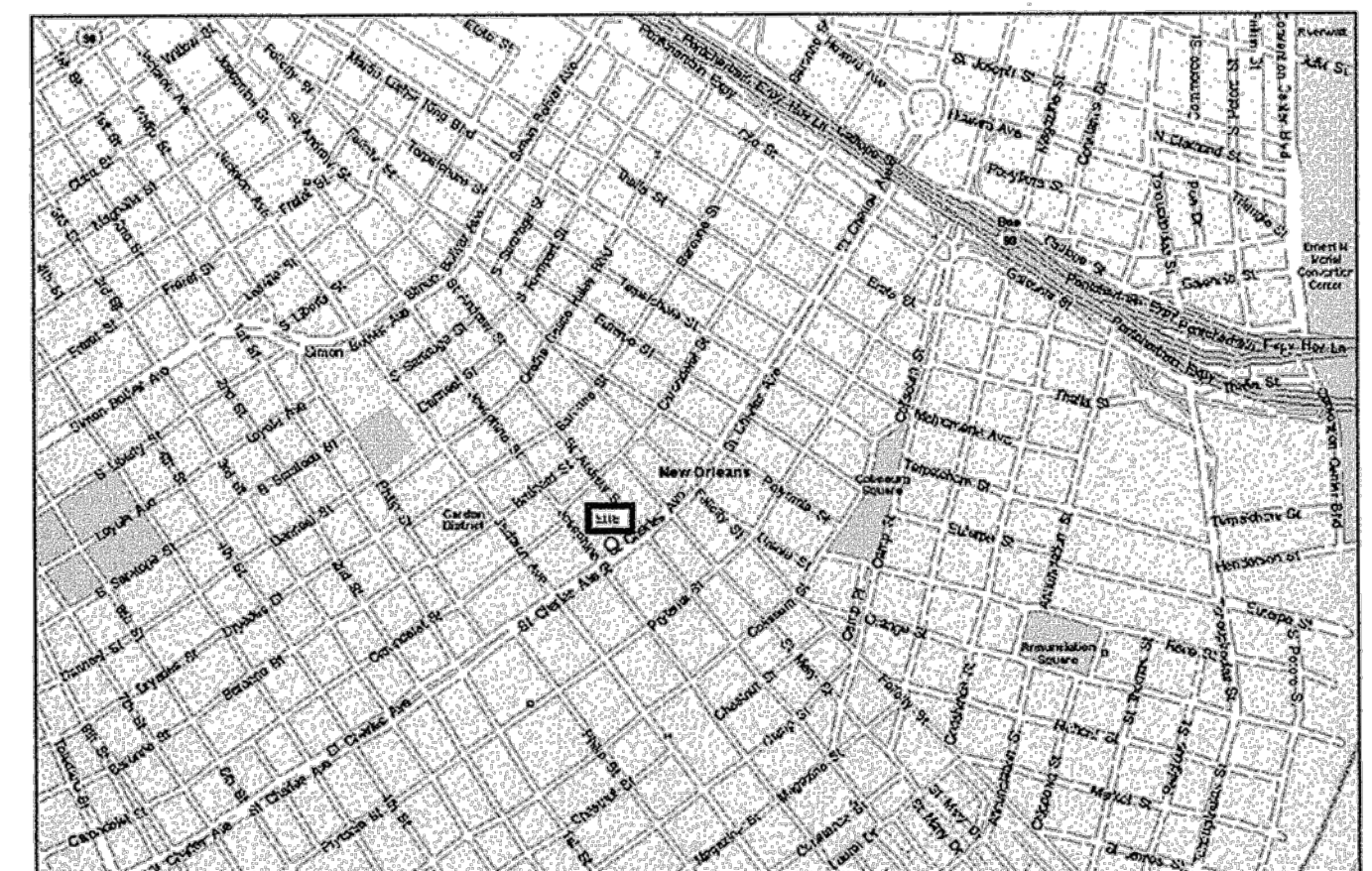


ST. ANDREW STREET (SIDE)
D

ST. CHARLES AVE.



Legal Description
Parcel 1. That portion of ground situated in the Fourth District of the City of New Orleans, Parish of Orleans, State of Louisiana in Square No. 237, bounded by St. Charles Avenue, Josephine Street, St. Andrew Street and Carondelet Streets forming the corner of St. Charles Avenue and Josephine Street, and measures one hundred one (101) feet, five (5) inches front on St. Charles Avenue, the same in width in rear by a depth between equal and parallel lines and front on Josephine Street of One Hundred Twenty (120) Feet and is composed of the whole of original Lot Numbers 2, 3 and 4 and a portion of original Lot Number 1, the whole as more fully shown on plot of survey by Gibert & Kelly, Surveyors, dated July 12, 1937, revised December 20, 1941, and revised and redated October 8, 1946.
Parcel 2. That portion of ground situated in the Fourth District of the City of New Orleans, Parish of Orleans, State of Louisiana in Square No. 237, bounded by St. Charles Avenue, Josephine Street, St. Andrew Street and Carondelet Streets forming the corner of St. Charles Avenue and Josephine Street is composed of the whole of original Lot Numbers 2, 3, 4, 5 and 6 and a portion of original Lot Number 1, as shown on a survey by the office of Gandolfo Kuhn, L.L.C., dated September 12, 2008, growing number S-101 and is more particularly described as follows:
Begin at the intersection of the northerly line of St. Charles Avenue and the easterly line of Josephine Street; thence go in a northerly direction along said line of Josephine Street a distance of 173 feet 3 inches 2 eighths to a point on the division line of Lots B and C; thence along said line at an interior angle of 89°54'30" a distance of 140 feet to a point on the rear line of Lot C; thence go in a southerly direction along the rear line of Lots C and D, parallel to Josephine Street a distance of 53 feet 3 inches 2 eighths to a point; thence go in a westerly direction, at an interior angle of 89°54'30" a distance 38 feet 7 inches to a point; thence go in a southerly direction parallel to Josephine Street a distance of 120 feet to the northerly line of St. Charles Avenue; thence along said line in a westerly direction at an interior angle of 89°54'30" a distance of 101 feet 5 inches to the point of beginning.



THIS PROPERTY IS LOCATED IN FLOOD ZONE B AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 225203 0160 E. DATED MARCH 1, 1984. CERTAIN FEATURES I.E. FENCES, WALLS, ETC. MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATIONS. INTERIOR WALLS OF CONFERENCE CENTER HAVE BEEN SKETCHED FROM A PLAN (DATED 4-26-91) PROVIDED BY THE ARCHITECT FIRM OF KESSELS, DIBOLL & KESSELS AND HAVE NOT BEEN FIELD VERIFIED. MEASUREMENTS ARE IN FEET, INCHES & EIGHTHS. SMALL SLANT FIGURES DENOTE TITLE (T) DIMENSIONS.

LEGEND

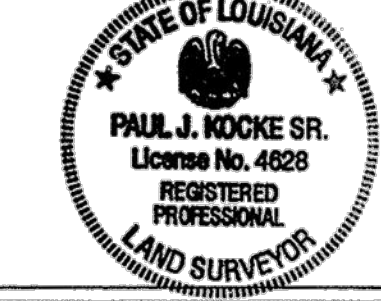
(Symbol)	DRAIN MANHOLE
(Symbol)	WATER MANHOLE
(Symbol)	SEWER MANHOLE
(Symbol)	GAS MANHOLE
(Symbol)	UNDERGROUND ELECTRIC & MANHOLE
(Symbol)	OVERHEAD ELECTRIC & POLE
(Symbol)	OVERHEAD TELEPHONE & POLE
(Symbol)	UNDERGROUND TELEPHONE & MANHOLE
(Symbol)	CITY BOX
(Symbol)	WESTERN UNION MH
(Symbol)	CATCH BASIN
(Symbol)	OPEN GRATE DRAINS
(Symbol)	HYDRANT
(Symbol)	PARKING METER
(Symbol)	TRAFFIC LIGHT
(Symbol)	DRAIN CLEANOUT
(Symbol)	SEWER CLEANOUT
(Symbol)	WATER VALVE
(Symbol)	LIGHT STANDARD
(Symbol)	WATER METER
(Symbol)	GAS VALVE
(Symbol)	SIGN
(Symbol)	POWER POLE AND GUY ANCHOR

NOTE: OPENINGS IN WALL BETWEEN THE PONTCHARTRAIN HOTEL AND THE CONFERENCE CENTER HAVE BEEN SEALED WITH CONCRETE BLOCK.

Survey of Parcel 1 and Parcel 2 made at the request of Elkins, P.L.C. New Orleans, La. September 12, 2008

The undersigned surveyor hereby certifies to Pontchartrain ALF, LLC, NTCIC Pontchartrain, LLC, Capital One, National Association, First American Title Insurance Company and St. Charles Title Corporation that as of the date of preparation of this survey and as of the latest revision date prior to the execution of this document, if any, shown on this survey that: (i) the undersigned is a duly registered land surveyor of the State of Louisiana (ii) this survey is made in accordance with the most current "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" established by the State of Louisiana for the preparation of land surveys; (iii) this survey was made on the ground and shows the boundary lines, dimensions and directions, or angles and area of the land indicated hereon; (iv) monuments shown hereon actually exist and the location, size and type of material thereon are correctly shown; (v) this survey shows the location of buildings, structures, signs, fences, and other improvements and visible objects located on or affecting the subject property (the "Property"), describing each; (vi) this survey shows the location and dimensions of alleys, highways, streets, roads, rights-of-way, easements, and other matters of record, of which the undersigned has been advised, affecting the Property according to the legal description in such easements and other matters (with instrument, book and page number indicated), and such streets, roads, highways, and respective right-of-ways shown on this survey are publicly owned and maintained unless clearly and conspicuously marked "Private" on this survey; (vii) except as explicitly shown and noted on the survey drawing, there are no visible Property line conflicts, party walls, drainage ditches or streams affecting all or any portion of the Property, and there are no visible encroachments on building line setbacks, adjoining premises, streets or alleys by any of said buildings, structures, or other improvements; (viii) there are no visible encroachments on the Property by building structures or other improvements situated on adjoining premises; (ix) the distance from the nearest intersecting street or road is as shown hereon; (x) the Property has direct access to public streets and such public streets are presently being maintained by the city of New Orleans; (xi) Subject property is located in Flood Zone B.

Paul J. Kocke Sr.
Professional Land Surveyor
La. License No. 4628



GANDOLFO KUHN, L.L.C.
CIVIL ENGINEER AND LAND SURVEYORS
5413 POWELL ST., SUITE A
HARRAHAN, LA. 70123
e-mail: surveys@gandolfokuhn.com
PHONE 504-818-2810 FAX 818-2811

603-19;S-101

Pontchartrain Hotel
Renovation
2031 St. Charles Ave., New Orleans, Louisiana 70130
TRAPOLIN-PEER ARCHITECTS

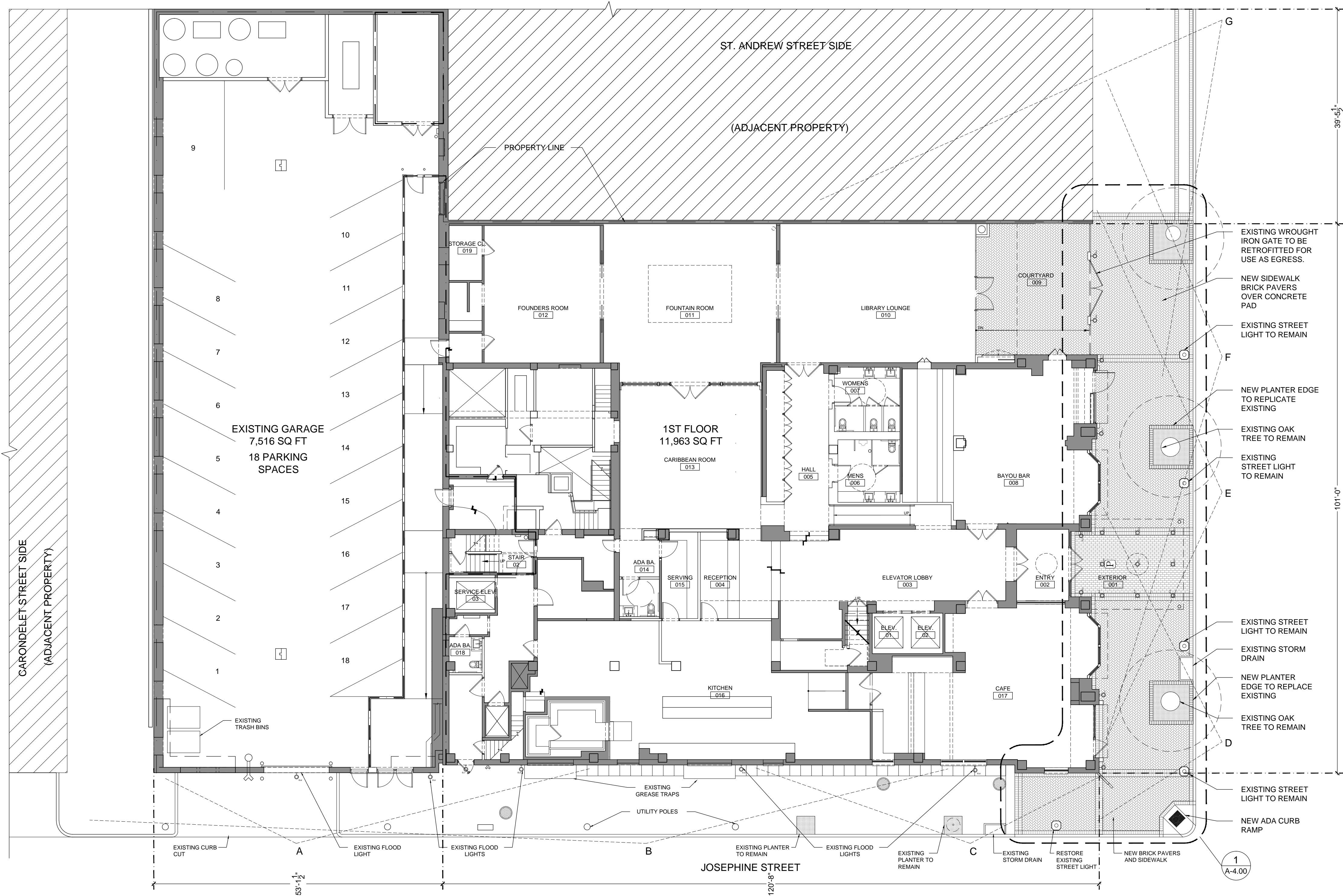
Owner
AJ Pontchartrain Owner, LLC
621 W Randolph St, Suite 4
Chicago, IL 60661
T (312) 267-4185



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Revisions

Interoffice Data
Project Number CN 14633
Drawn By STAFF
Checked By PP
Issue Date 12/29/2014



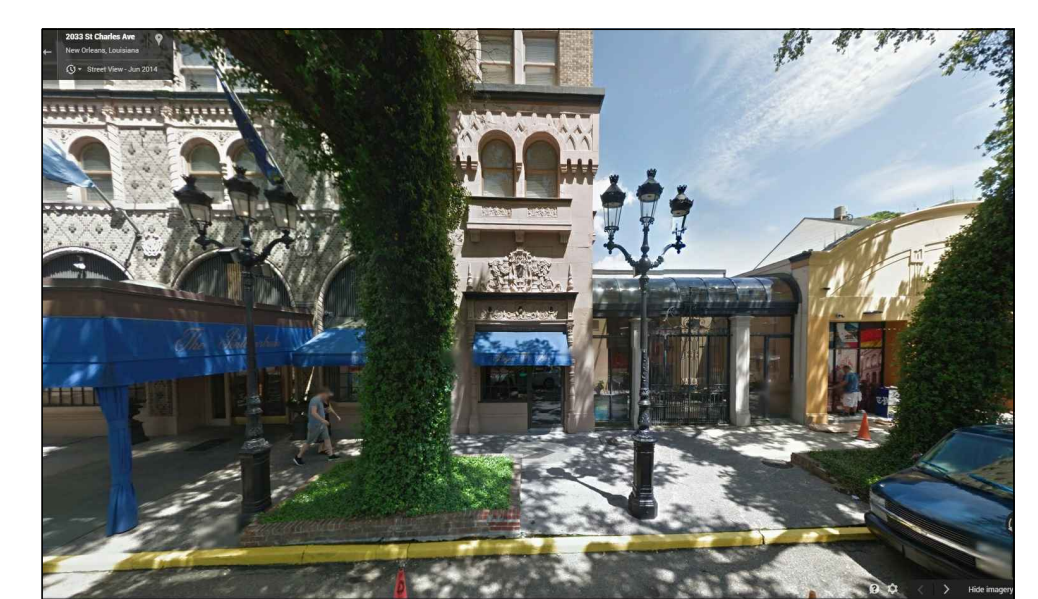
1 Site Plan - Descriptive

A-2.00A

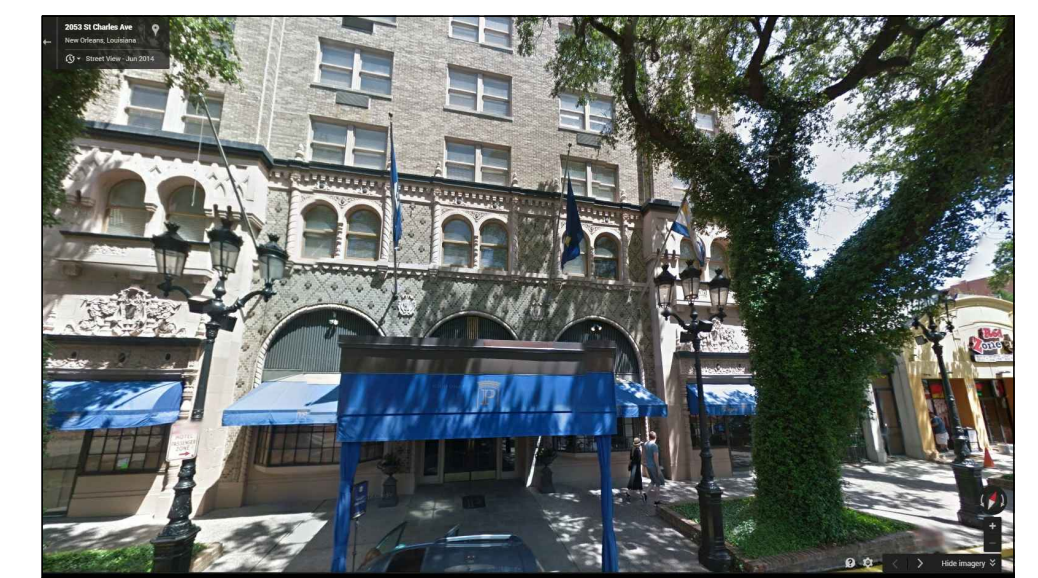
TRUE NORTH
SCALE: 3/32" = 1'-0"



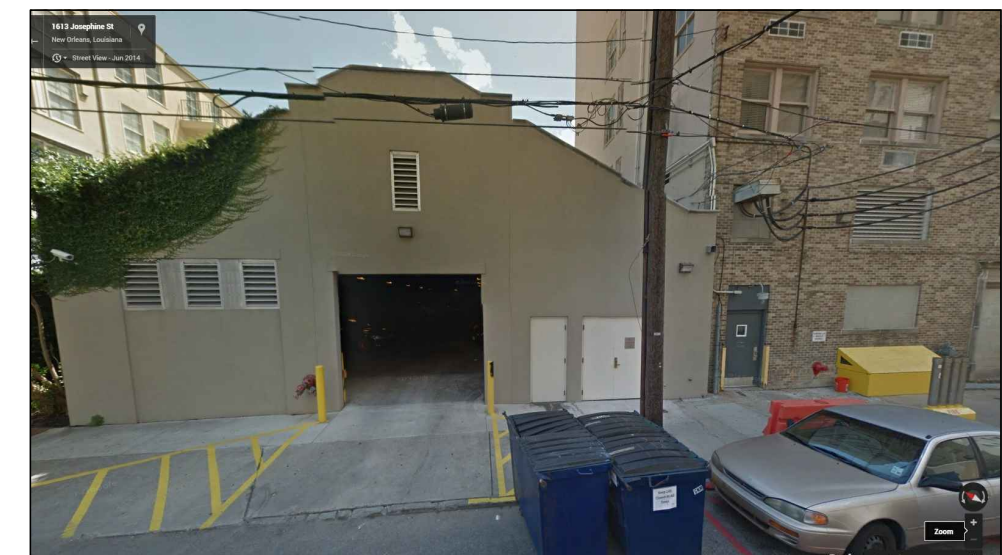
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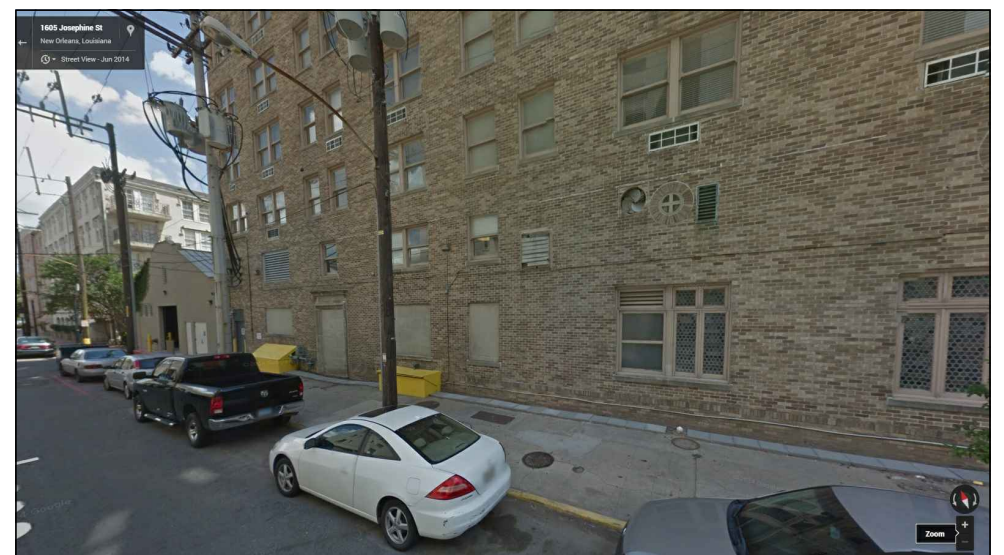
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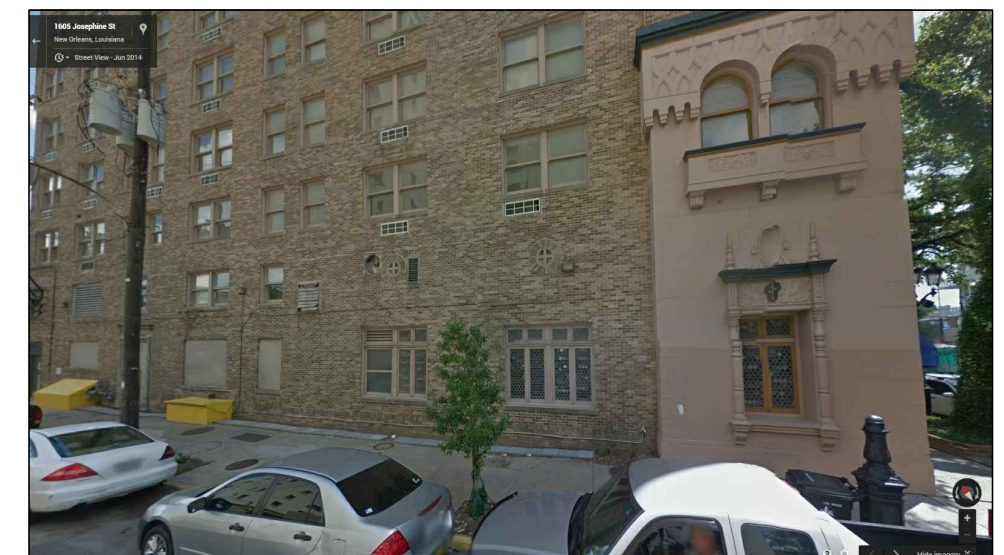
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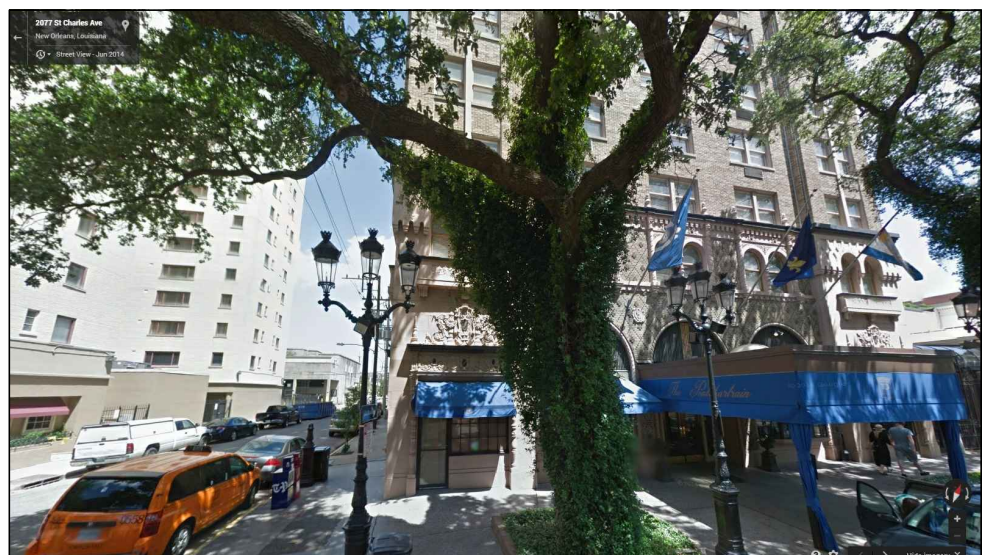
A



B



C



D

Pontchartrain Hotel
Renovation
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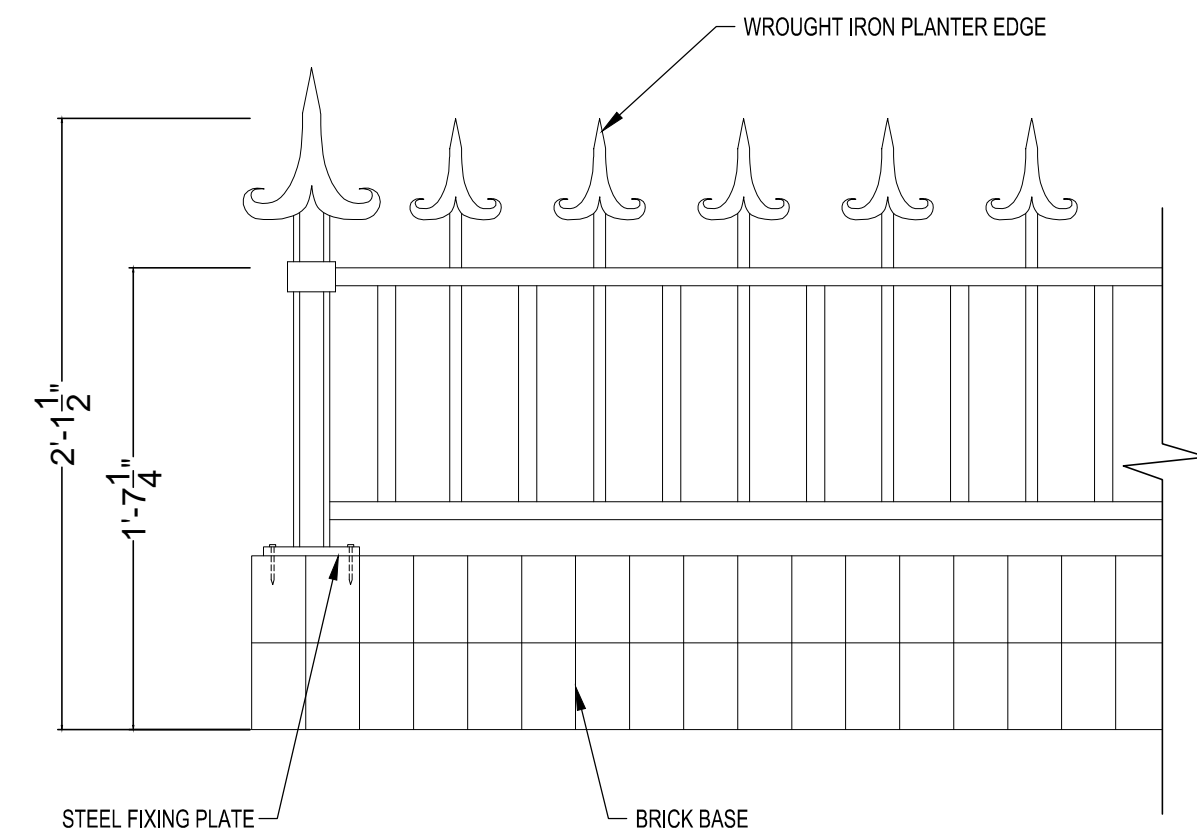
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Drawn By	STAFF
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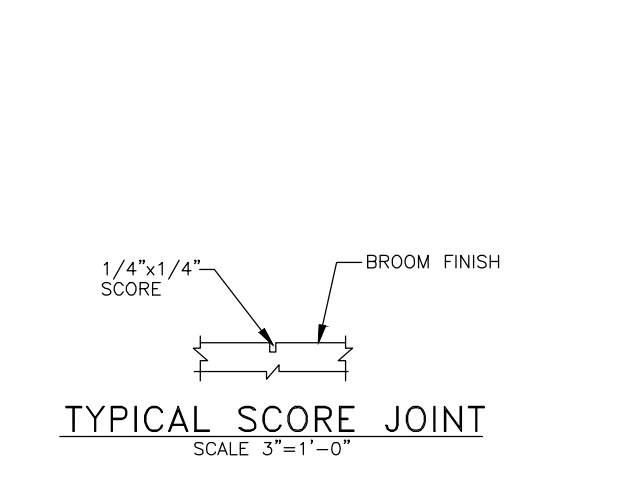
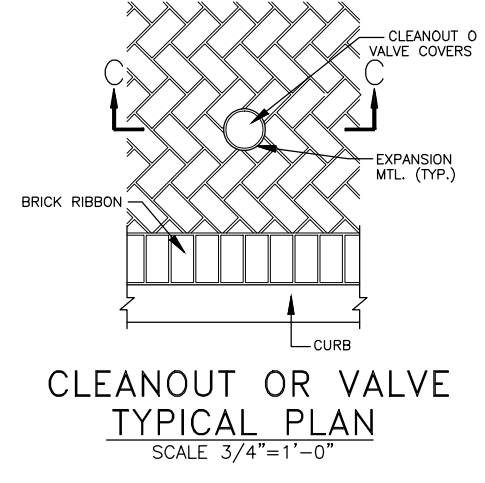
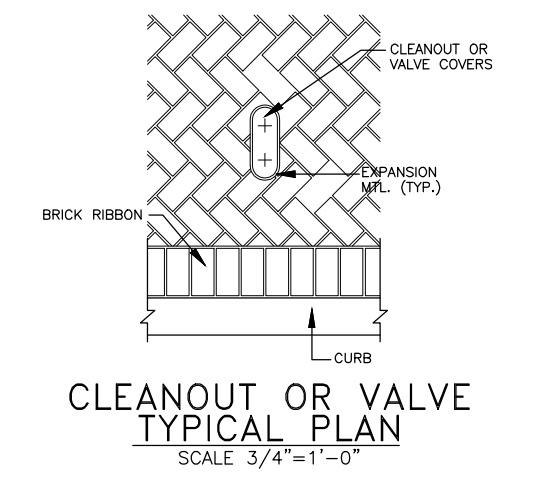
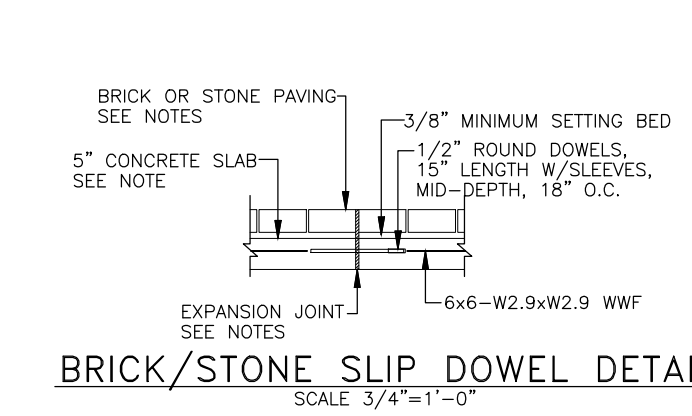
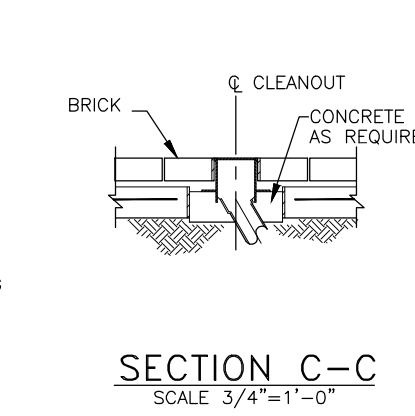
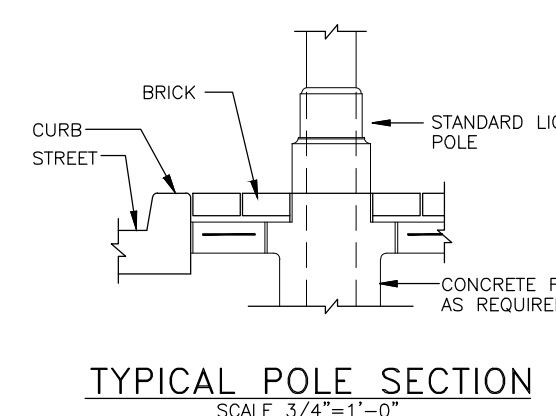
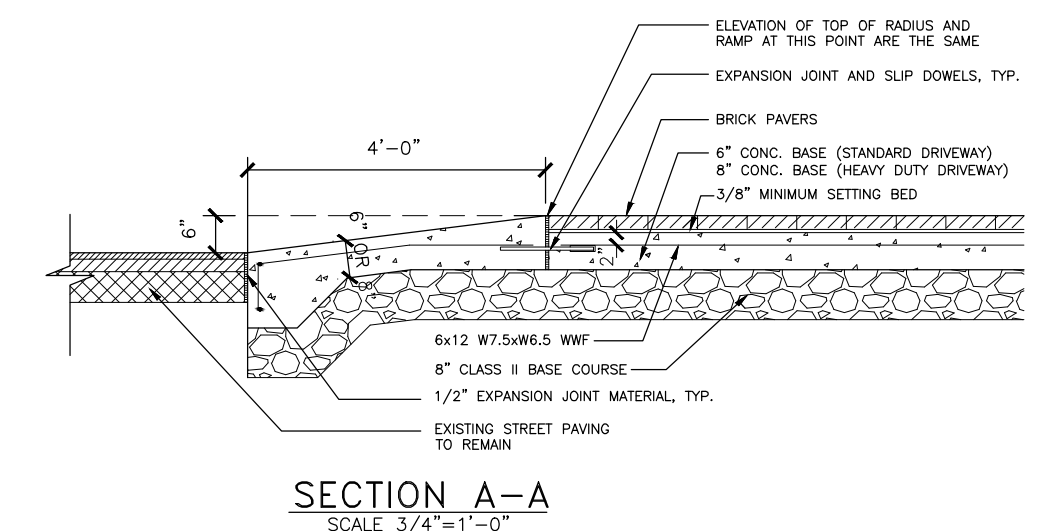
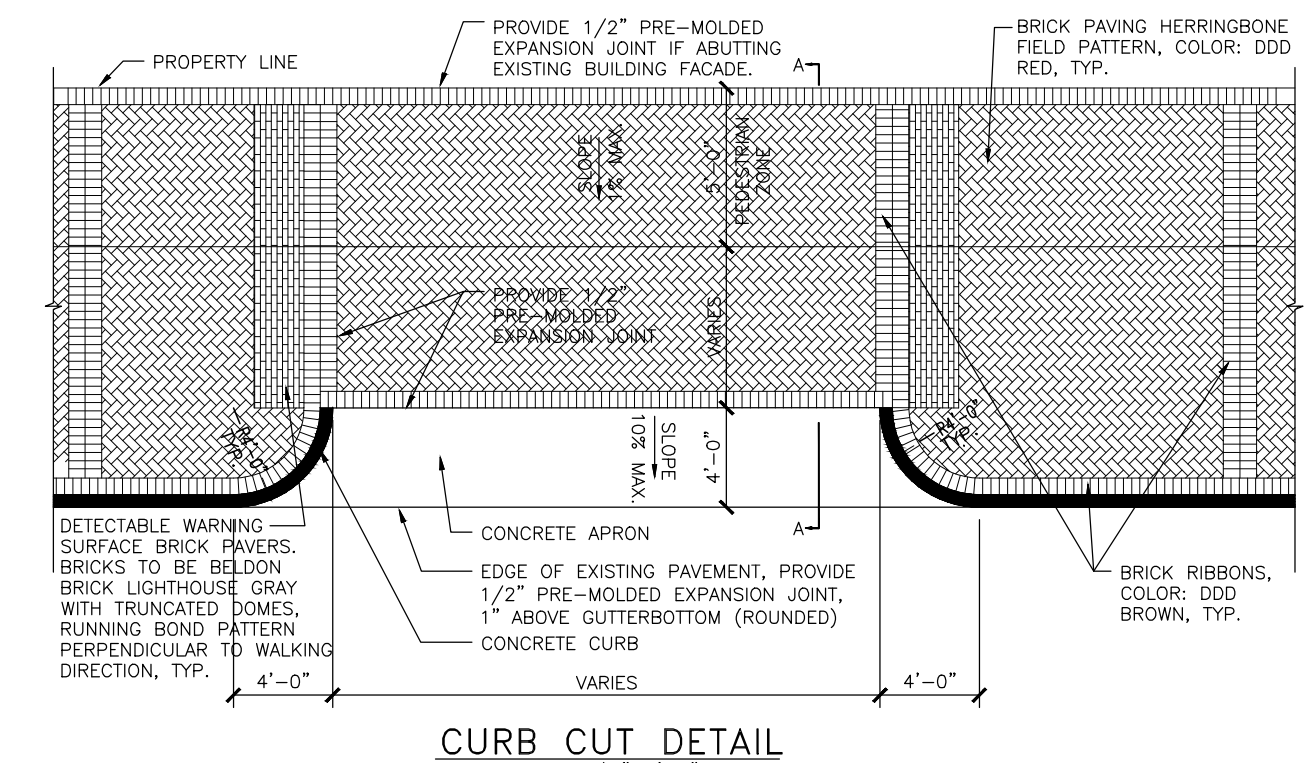
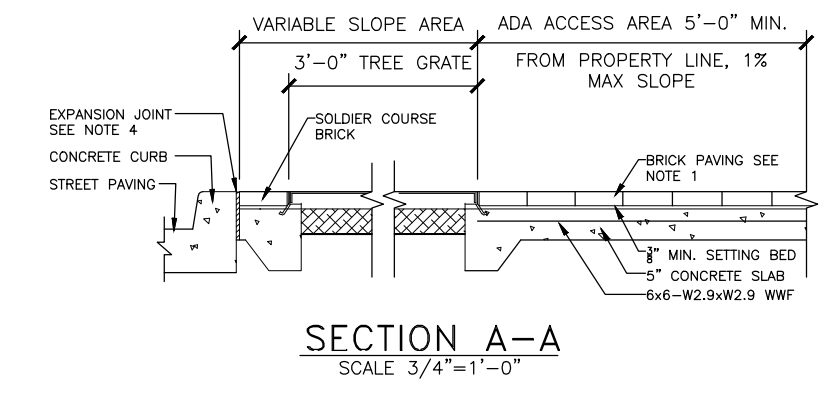
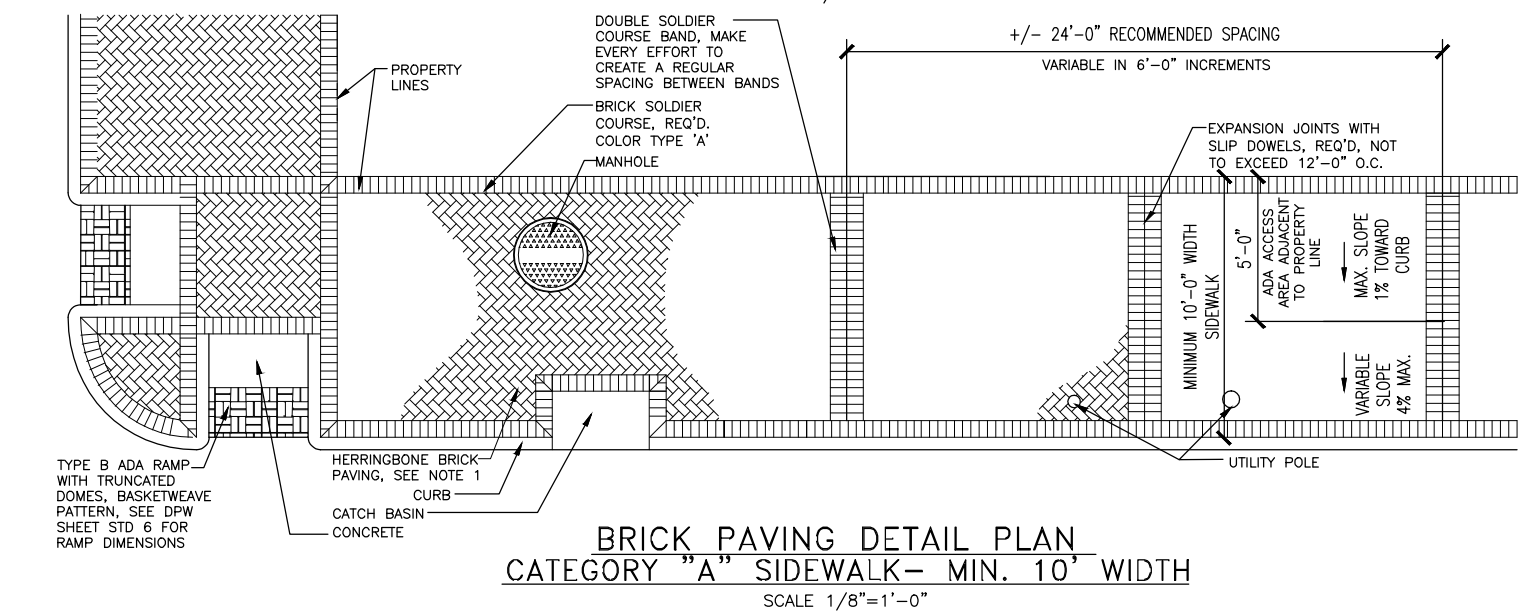
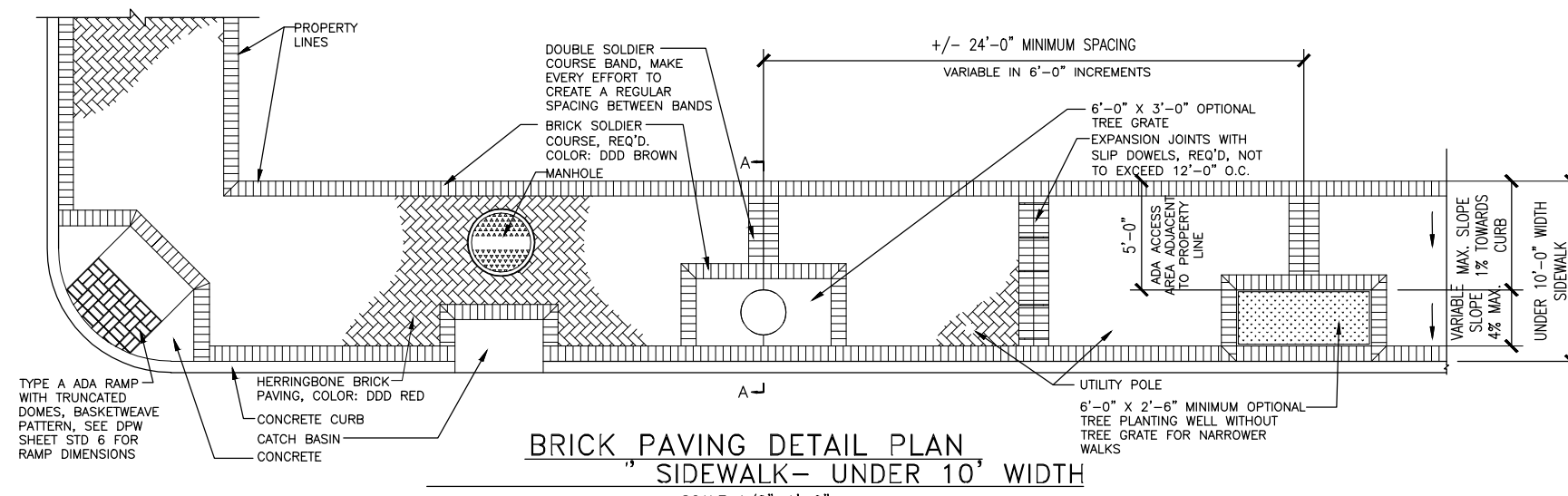
Title
SITE PLAN DESCRIPTIVE

Sheet

A-1.00



1 Planter Detail
A-1.01



- GENERAL NOTES:**
- BRICK PAVING SHALL BE HERRINGBONE PATTERN. BRICKS SHALL BE HARD FIRED WITH A NON-SLIP FINISH. BRICKS USED SHALL HAVE A WIDTH THAT IS HALF OF ITS LENGTH AND LAYED WITH MORTARED JOINTS.
 - ALL CONCRETE SIDEWALKS TO BE 5" THICK AND SHALL RECEIVE BROOM FINISH 90° TO DIRECTION OF PEDESTRIAN TRAFFIC AND RECEIVE CONTROL JOINTS AS INDICATED.
 - EXPANSION JOINTS IN BRICK PAVING TO BE FULL DEPTH OF CONCRETE SLAB AND SETTING BED. TOP THICKNESS OF BRICK TO BE CAULKED WITH SILICONE FILLER TO MATCH COLOR OF BRICK AT EXPANSION JOINTS.
 - EXPANSION JOINTS IN CONCRETE PAVING TO BE 1" PREMOLDED BITUMINOUS COMPOSITION STRIPS. TOP 1" OF JOINT TO BE CAULKED WITH SILICONE FILLER, LIGHT GRAY IN COLOR. EXPANSION JOINT TO BE DEPTH OF CONCRETE SLAB.
 - SIDEWALK TO DRAIN AWAY FROM BUILDINGS TOWARDS CURB WITH SUFFICIENT SLOPE TO CREATE POSITIVE DRAINAGE. EITHER OF THE ACCESSIBLE RAMPS (TYPE 'A' OR 'B') SHOWN MAY BE USED, DEPENDANT ON EXISTING CONDITIONS, UTILITIES AND OTHER RAMPS AT THE CORNER.
 - ALL HANDICAP RAMPS SHOULD INCLUDE DETECTABLE WARNING AND BE CONSTRUCTED IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC WORKS STANDARD PLAN AND THE LATEST ADA REQUIREMENTS.
 - DETECTABLE WARNINGS SHALL BE HARD FIRED CLAY BRICKS WITH TRUNCATED DOMES THAT VISUALLY CONTRAST IN COLOR WITH SURROUNDING AREA AS PER DDD STANDARDS.
 - IF REPAIRS MUST BE MADE CONTRACTOR TO REMOVE CONCRETE WITHIN CONTROL JOINT LINES TO MAINTAIN THE PATTERNING ON THE WALK.
 - STONE PAVING (AS SHOWN ON STD18) SHALL BE LAYED IN CONTINENTAL PAVING PATTERN. A MINIMUM OF THREE WIDTHS OF STONE, VARYING BY 4" IN WIDTH REQUIRED. NO STONES OF THE SAME WIDTH ALLOWED SIDE BY SIDE. STONE SHALL BE A MINIMUM OF 1" THICKNESS AND HAVE A NON-SLIP FINISH. MORTAR JOINTS SHALL BE 1/2" FLUSH WITH SURFACE.

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TRAPOLIN•PEER ARCHITECTS

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NOT FOR CONSTRUCTION

Revisions

no	date

Interface Data
Project Number **CN 14633**
Drawn By **STAFF**
Checked By **PP**

Issue Date **12/29/2014**
Title **SITE DETAILS**

Sheet **A-1.01**

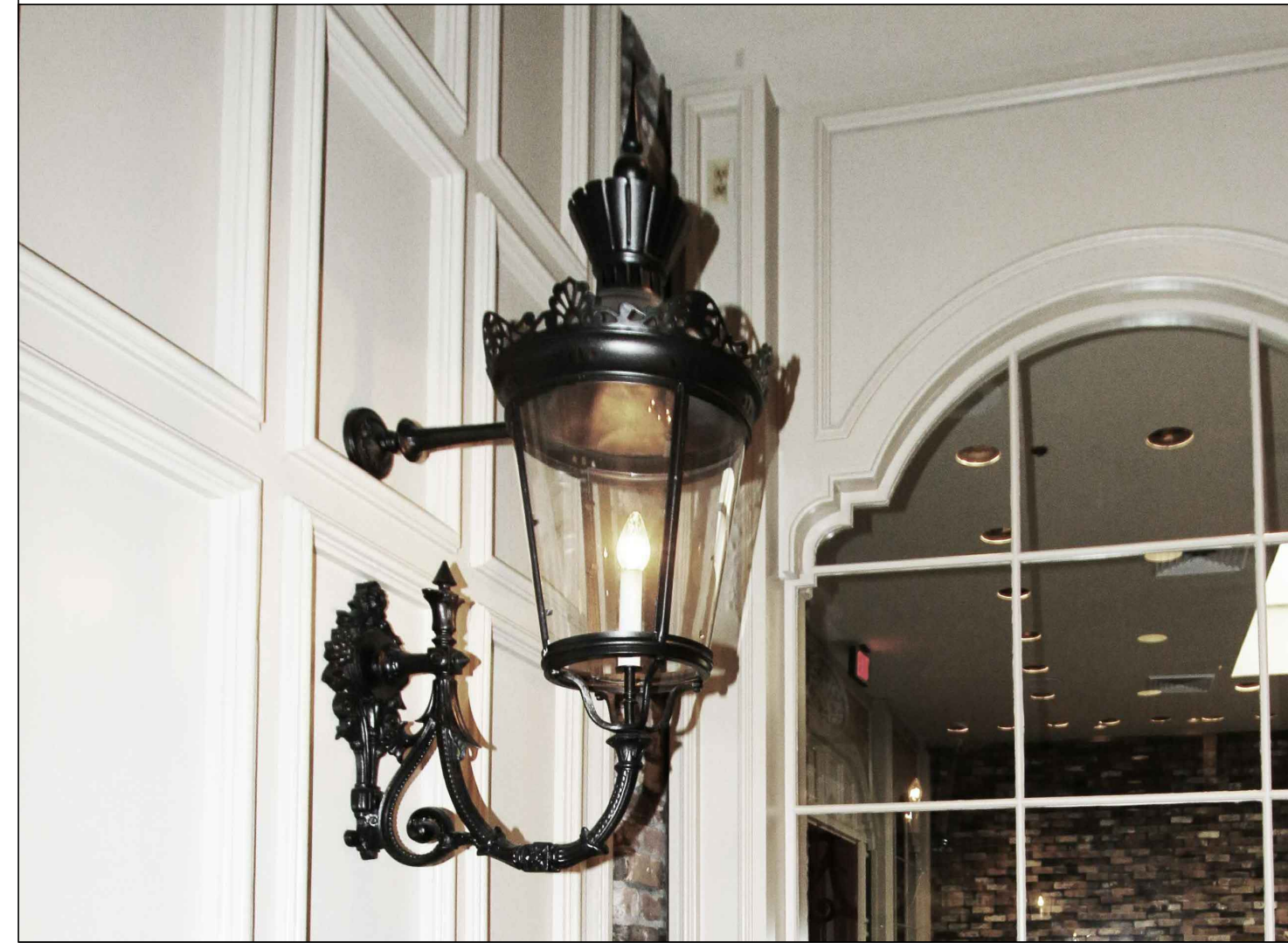
EL 1

NEW EXTERIOR STEEL SCONCE
 REPLICATE ORIGINAL SCONCE FIXTURE, $\frac{2}{3}$ SIZE
 ELECTRIC, 2700 KALVIN



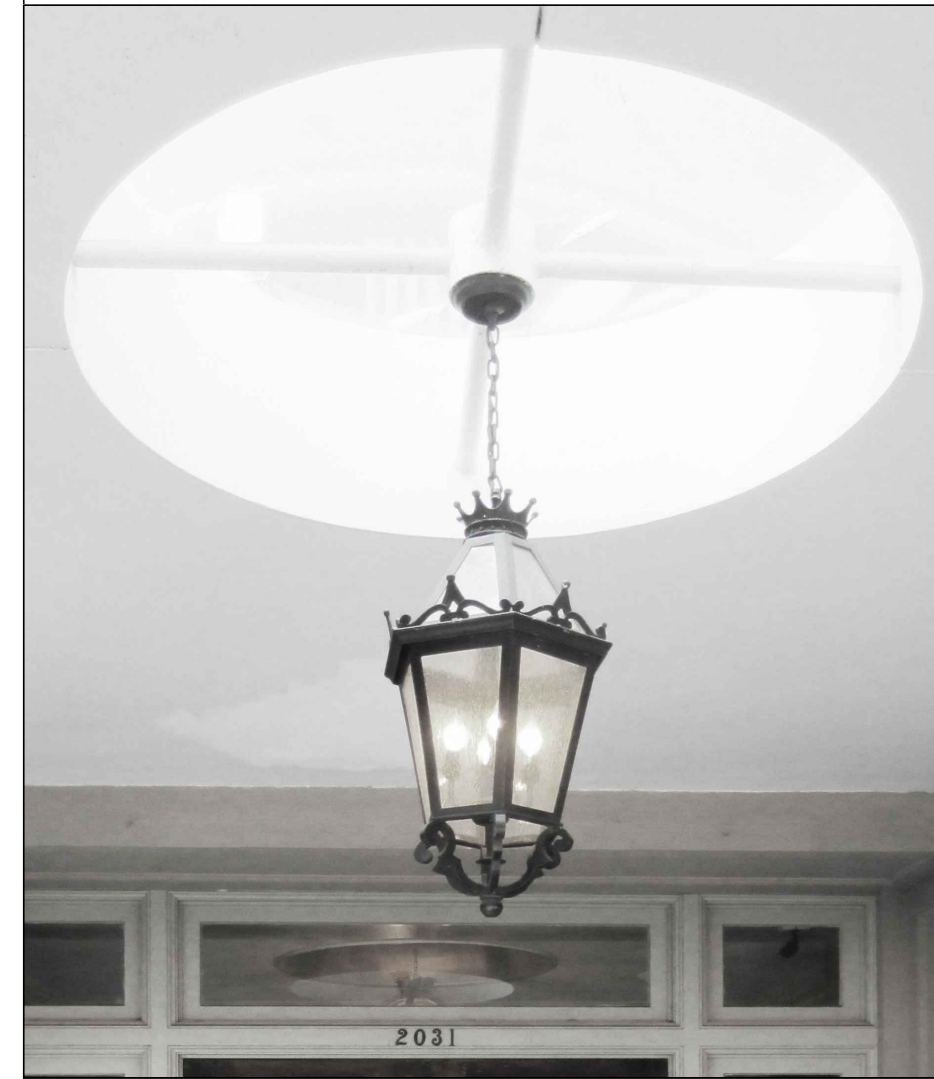
EL 2

EXISTING STEEL SCONCES
 RELOCATED TO COURTYARD ENTRY
 @ ST. CHARLES AVE



EL 3

EXISTING PENDENT TO REMAIN
 @ MAIN ENTRY CANOPY @ ST.
 CHARLES AVE



EL 4

EXISTING 3-HEADED STREET LIGHT
 REPAIR AND REFINISH AS REQUIRED



EL 5

NEW EXTERIOR RECESSED DOWNLIGHT

DIRO OK X S1
 202 14 13



WebLink
 Use immediately from the manufacturer
 DELTAIGHT
 123
 20 085
 Cutout shape/size: 76 mm
 Recessed depth: 100 mm
 Thickness of mounting surface: max.22
 Available colors: ALU GREY (202 14 13 A)
 ADJUSTABLE 0°- 20°
 GX5.3 // 12V // EXCL TRANSFO
 1 x QR-CS1 max.50W
 Class: III
 Weight: 0.2 KG
 Protection level: IP23/20
 Minimum distance: 0.5m
 Options: TRANSFO
 For detailed installation instructions, please consult the manual 202_14_13_HANDBOOK

EL 6

EXISTING EXTERIOR SURFACE DOWNLIGHT
 REWORK AS REQUIRED FOR USE



EL 7

EXISTING EXTERIOR SURFACE DOWNLIGHT
 REWORK AS REQUIRED FOR USE



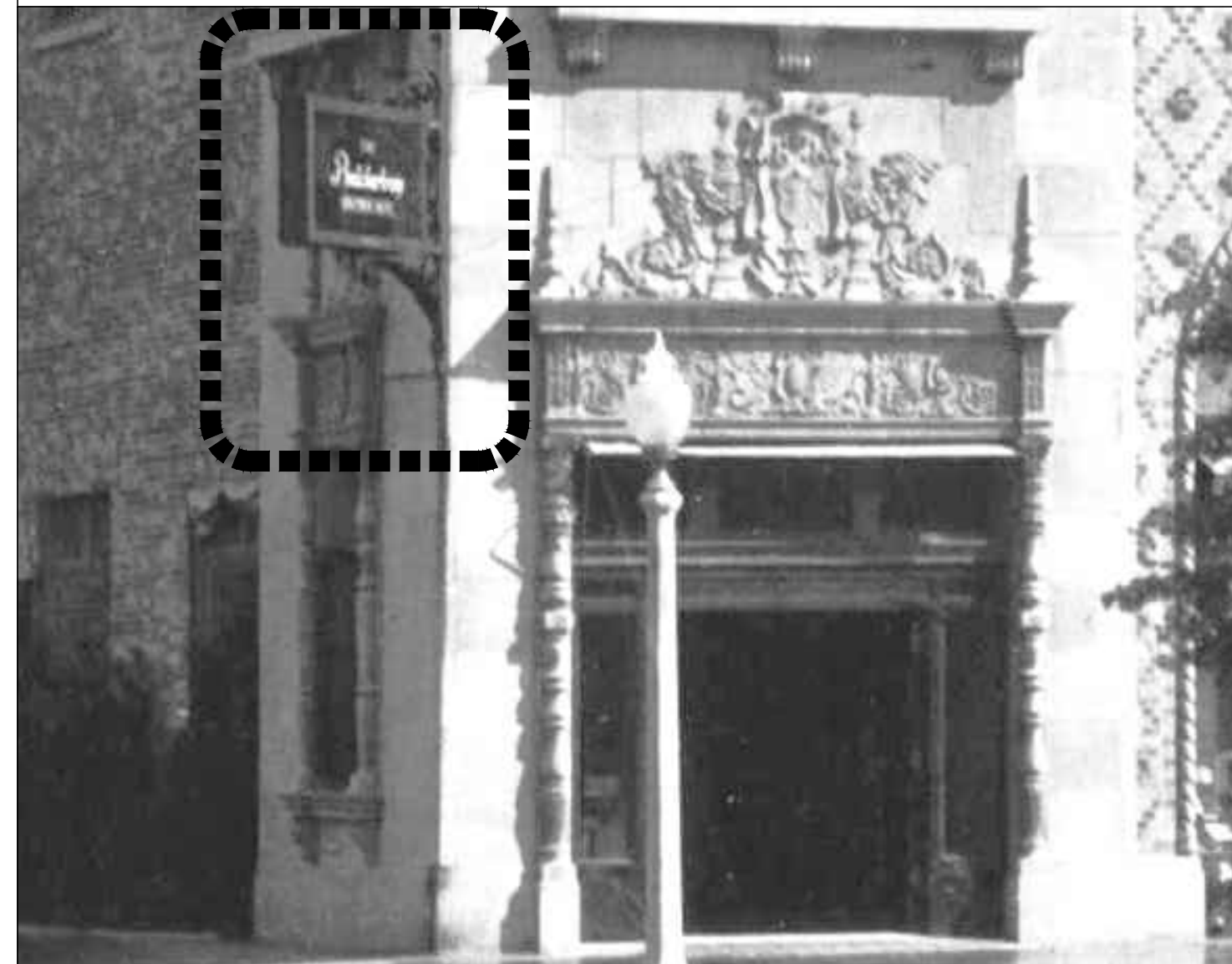
SIGNAGE 01

EXISTING HISTORIC SIGN, "PONTCHARTRAIN HOTEL"
 TO BE REFURBISHED AND LIT UP ONCE AGAIN



SIGNAGE 02

REPLICATE HISTORIC SIGN "SILVER WHISTLE"
 @ ST. CHARLES AVE AND FELICITY ST.



SIGNAGE 03

REMOVE AND REINSTALL STONE "P" LOGO @
 ST. CHARLES AVE ENTRY



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Revisions

no	rev date

Interoffice Data
 Project Number CN 14633
 Drawn By STAFF
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Issue Date
 12/29/2014

Title
 Site Lighting & Signage

Sheet
A-1.02

Pontchartrain Hotel

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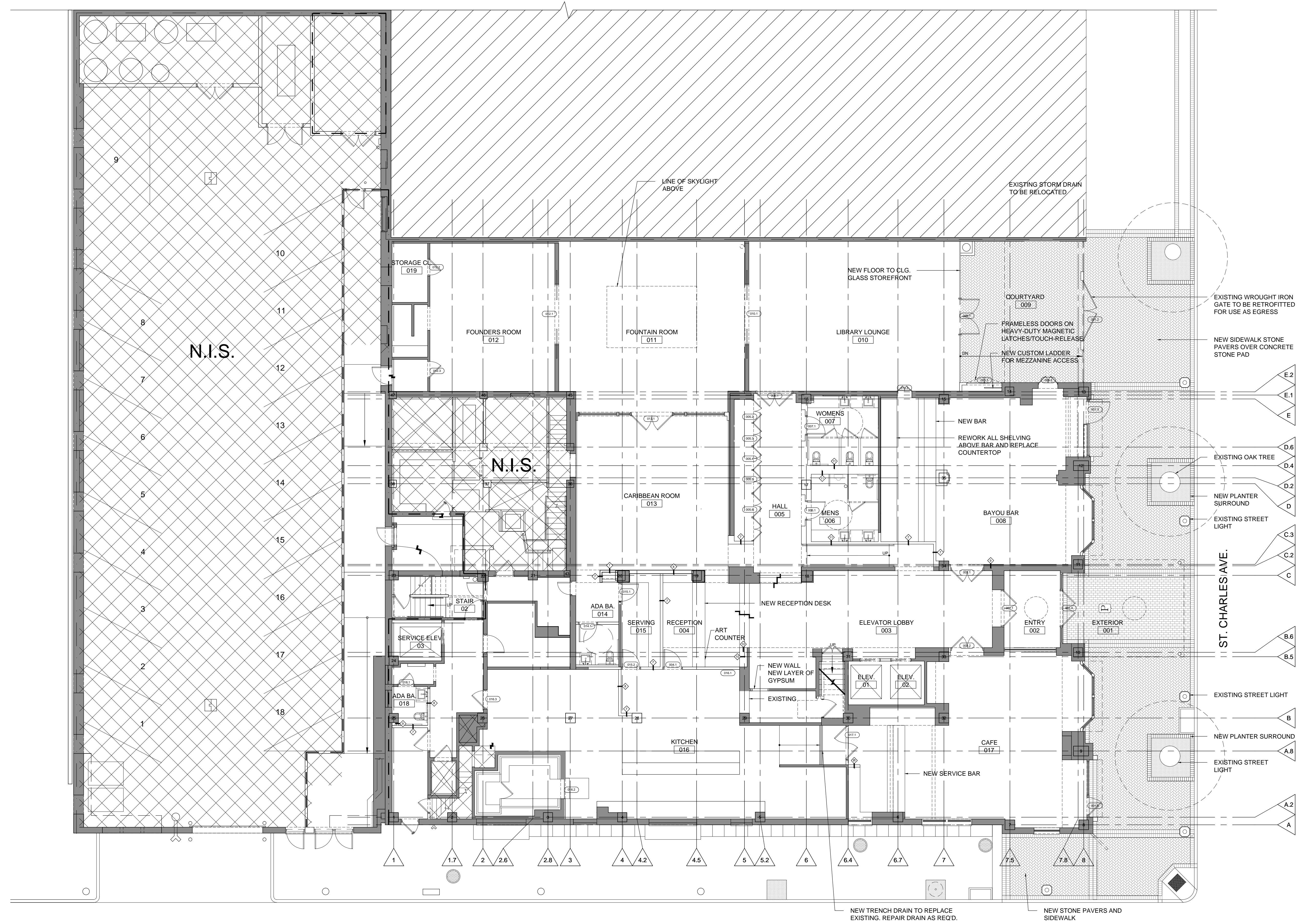
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Revisions

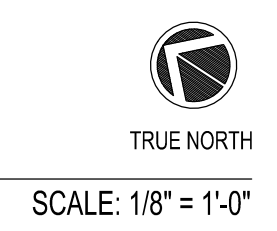
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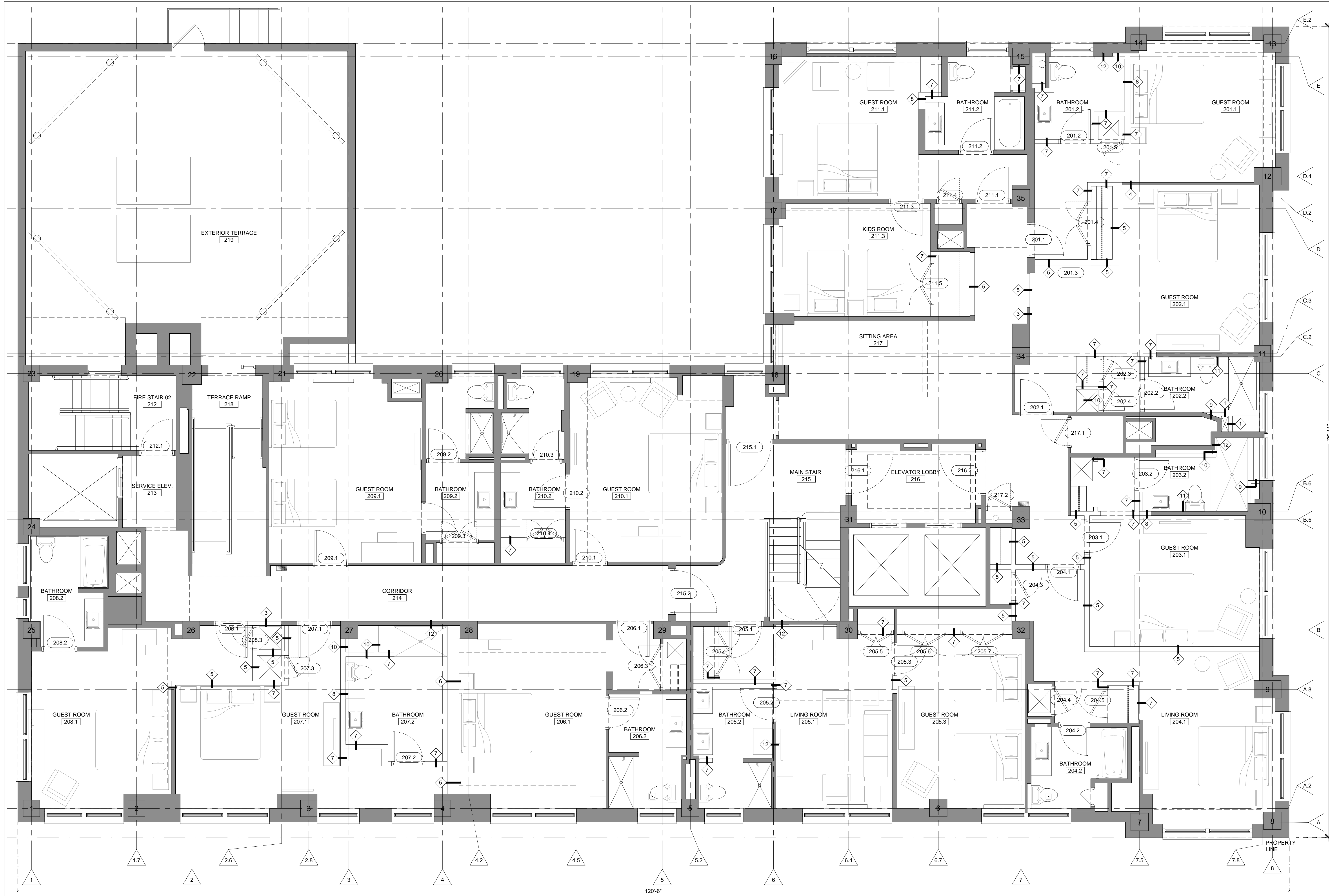
Title
FIRST FLOOR DESCRIPTIVE

Sheet
A-2.00A



1 First Floor Plan - Descriptive
- A-2.00A





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No.	Description

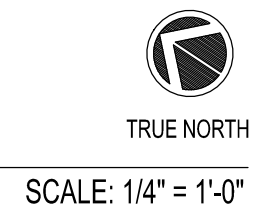
Interoffice Data

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Title
**SECOND FLOOR PLAN
DESCRIPTIVE**

Sheet
A-2.02A

1 SECOND FLOOR PLAN - DESCRIPTIVE
A-2.02A



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

GENERAL CONSTRUCTION NOTES

PASSENGER ELEVATORS (2)

1. REPLACE FLOORING WITH NEW STONE TILE FLOORING AND MARBLE THRESHOLD.
2. REFINISH LIGHT VALANCE AND WALL PANELING
3. REPLACE CEILING GRILLE WITH NEW.

MAIN EXIT STAIR 01

4. REPLACE ALL CARPET AND ACCESSORIES WITH NEW AXMINSTER CARPET, PADDING AND ACCESSORIES.
5. REPLACE ALL LIGHT FIXTURES WITH NEW LED LIGHTING.
6. SKIM AND PAINT CONCRETE RISERS, TREADS, RAILINGS, WALLS AND CEILING.

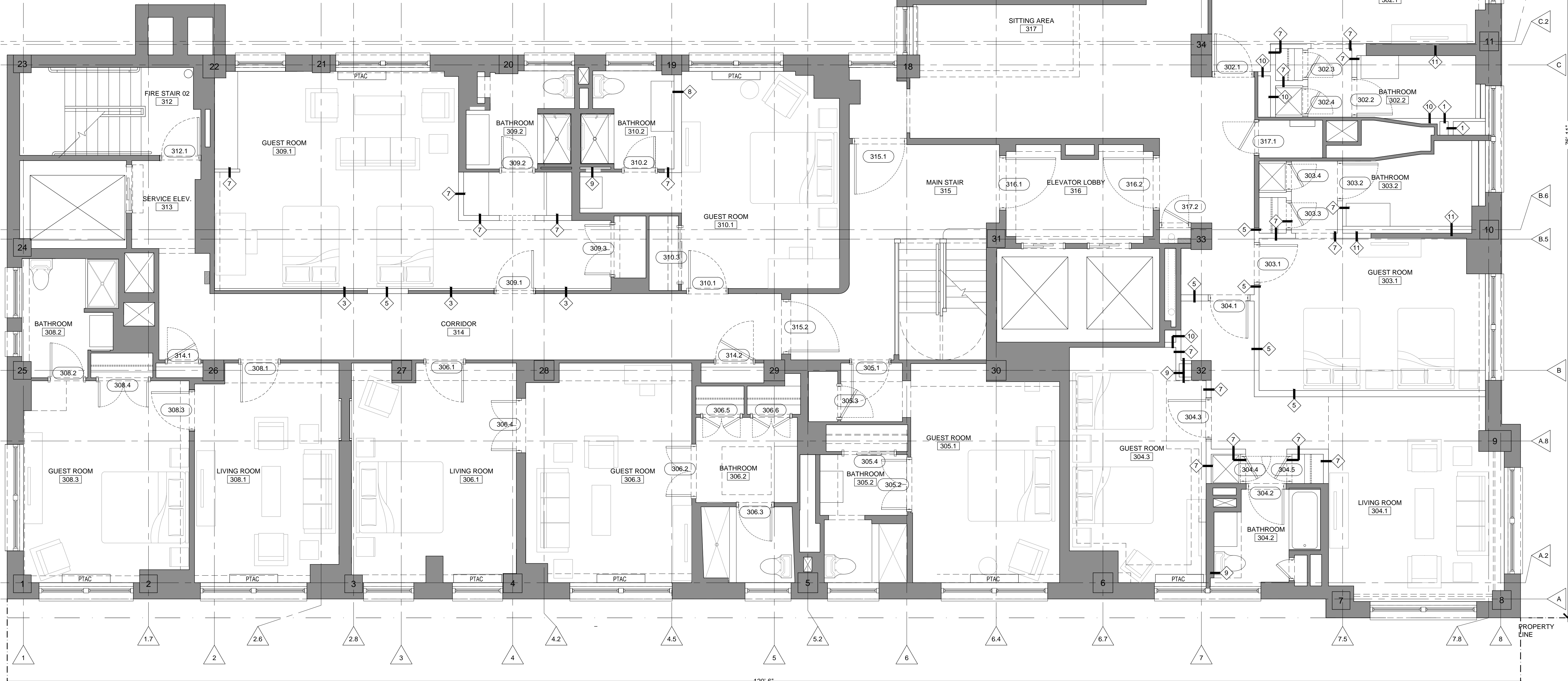
GUEST FLOOR CORRIDORS (10 LEVELS)

7. REPLACE ALL CARPET AND ACCESSORIES WITH NEW AXMINSTER CARPET, PADDING AND ACCESSORIES.
8. REPLACE ALL CEILING TILE WITH NEW GYPSUM BOARD CEILING.
9. REPLACE ALL RECESSED AND SCONCE LIGHT FIXTURES WITH NEW LED LIGHTING.
- SKIM AND PAINT CONCRETE COVE BASE, WALLS, CASINGS, DOORS AND CEILINGS.

GUESTROOMS

10. REPLACE ALL CARPET WITH NEW STAMPED NYLON CARPET, PADDING AND ACCESSORIES.
11. REPLACE ALL LIGHTING FIXTURES UNLESS OTHER NOTED.
12. REPLACE ALL VANITIES, COUNTERTOPS AND CABINERY WITH NEW PEDESTAL SINK.
13. REPLACE ALL SINK AND TUB FAUCETRY WITH NEW BRUSHED CHROME FAUCETRY.
14. REMOVE ALL GRAB BARS AND CALL BOXES AND INSTALL NEW GRAB BARS IN ADA KEYS ONLY.
15. REPLACE ALL BATHROOM ACCESSORIES WITH NEW.
16. ALL TILE FLOORING, WALLS, AND BASE TO REMAIN.
17. REMOVE ALL KITCHEN CABINERY, COUNTERTOPS, BACKSPASHES AND EQUIPMENT.
18. REMOVE ALL KITCHEN PLUMBING FIXTURES: SINK AND FAUCETRY BACK TO THE VALVE
19. INSTALL NEW MINI BARS WITH QUARTZ COUNTERTOPS AND CABINERY, AS NOTED.
20. INSTALL NEW SOLID WOOD DOORS AND HARDWARE TO MATCH EXISTING, REFER TO DOOR SCHEDULE.
21. REMOVE AND REPAIR CEILING AS REQUIRED TO CONSTRUCT RATED ENCLOSURE AT NEW DEMISING WALLS, RUN DUCTWORK OR TO INSTALL SPRINKLERS.
22. REWORK SPRINKLERS AS PER CODE AT REDIVISIONED UNITS.
23. INSTALL NEW WALLS AS INDICATED ON PLANS.
24. INSTALL NEW CROWN, BASE AND CASEWORK TO MATCH EXISTING ON ALL NEW WALLS.
25. REPLACE HVAC DIFFUSERS IN WOOD PANELING, AS NOTED.
26. REPLACE ALL WALL AND FLOOR MOUNTED DOOR STOPS AND REPLACE WITH NEW BASE OR HINGE MOUNTED STOPS.

27. REPLACE ALL ENTRY DOOR SURFACE MOUNTED CLOSER WITH RATED CONCEALED CLOSERS.
28. REMOVE MIRRORRED GLASS WALL COVERING, TYPICAL.
29. REMOVE SURFACE MOUNTED MEDICINE CABINETS, TYPICAL.
30. INSTALL NEW DECORATIVE COVERS AT ALL PTAC UNITS, TYPICAL.
31. SKIM AND PAINT ALL GYPSUM AND PLASTER CEILINGS AND WALLS.
32. SKIM AND PAINT ALL PLASTER AND WOOD BASE, CASEWORK AND CROWN MOULDING.
33. MODIFY ALL UNIT ENTRY DOORS FOR NEW KEY CARD SYSTEM.
34. ALL NEW UNIT ENTRY DOORS TO RECEIVE KEY CARD SYSTEM.
35. REMOVE ALL GRANITE WINDOW SILLS @ GUEST BATHROOMS.
36. REMOVE ALL SEMI-RECESSED MEDICINE CABINETS.
37. FURR OUT AROUND ALL EXTERIOR COLUMNS OR MASONRY WALLS.
38. REMOVE ALL VANITY MIRRORS AND REPLACE W/ NEW PER ENLARGED BATHROOM ELEVATION



1 THIRD FLOOR PLAN - DESCRIPTIVE

A-2.03B



TRUE NORTH

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

Pontchartrain Hotel

Renovation 2031 St. Charles Ave., New Orleans, Louisiana 70130

TRAPOLIN-PEER ARCHITECTS

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NOT FOR CONSTRUCTION

Revisions

No.	DESCRIPTION	DATE

Interoffice Data

Project Number CN 14633
 Drawn By STAFF
 Checked By PP

Issue Date 12/29/2014

THIRD FLOOR PLAN DESCRIPTIVE

Sheet A-2.03A

GENERAL CONSTRUCTION NOTES

PASSENGER ELEVATORS (2)

1. REPLACE FLOORING WITH NEW STONE TILE FLOORING AND MARBLE THRESHOLD.
2. REFINISH LIGHT VALANCE AND WALL PANELING
3. REPLACE CEILING GRILLE WITH NEW.

MAIN EXIT STAIR 01

4. REPLACE ALL CARPET AND ACCESSORIES WITH NEW AXMINSTER CARPET, PADDING AND ACCESSORIES.
5. REPLACE ALL LIGHT FIXTURES WITH NEW LED LIGHTING.
6. SKIM AND PAINT CONCRETE RISERS, TREADS, RAILINGS, WALLS AND CEILING.

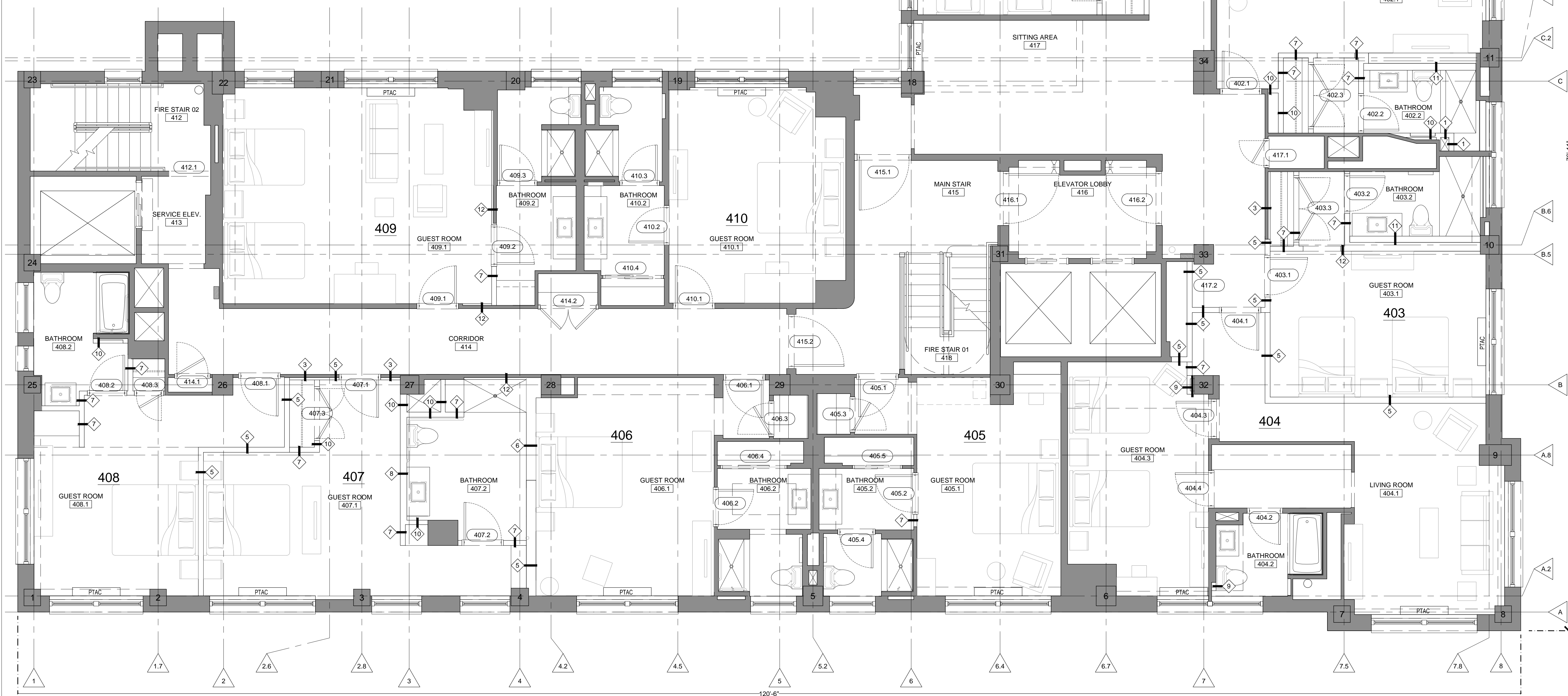
GUEST FLOOR CORRIDORS (10 LEVELS)

7. REPLACE ALL CARPET AND ACCESSORIES WITH NEW AXMINSTER CARPET, PADDING AND ACCESSORIES.
8. REPLACE ALL CEILING TILE WITH NEW GYPSUM BOARD CEILING.
9. REPLACE ALL RECESSED AND SCORCE LIGHT FIXTURES WITH NEW LED LIGHTING.
- SKIM AND PAINT CONCRETE COVE BASE, WALLS, CASINGS, DOORS AND CEILINGS.

GUESTROOMS

10. REPLACE ALL CARPET WITH NEW STAMPED NYLON CARPET, PADDING AND ACCESSORIES.
11. REPLACE ALL LIGHTING FIXTURES UNLESS OTHER NOTED.
12. REPLACE ALL VANITIES, COUNTERTOPS AND CABINERY WITH NEW PEDESTAL SINK.
13. REPLACE ALL SINK AND TUB FAUCERTY WITH NEW BRUSHED CHROME FAUCERTY.
14. REMOVE ALL GRAB BARS AND CALL BOXES AND INSTALL NEW GRAB BARS IN ADA KEYS ONLY.
15. REPLACE ALL BATHROOM ACCESSORIES WITH NEW.
16. ALL TILE FLOORING, WALLS, AND BASE TO REMAIN.
17. REMOVE ALL KITCHEN CABINERY, COUNTERTOPS, BACKSPLASHES AND EQUIPMENT.
18. REMOVE ALL KITCHEN PLUMBING FIXTURES: SINK AND FAUCERTY BACK TO THE VALVE
19. INSTALL NEW MINI BARS WITH QUARTZ COUNTERTOPS AND CABINERY, AS NOTED.
20. INSTALL NEW SOLID WOOD DOORS AND HARDWARE TO MATCH EXISTING, REFER TO DOOR SCHEDULE.
21. REMOVE AND REPAIR CEILING AS REQUIRED TO CONSTRUCT RATED ENCLOSURE AT NEW DEMISING WALLS, RUN DUCTWORK OR TO INSTALL SPRINKLERS.
22. REWORK SPRINKLERS AS PER CODE AT REDIVISIONED UNITS.
23. INSTALL NEW WALLS AS INDICATED ON PLANS.
24. INSTALL NEW CROWN, BASE AND CASEWORK TO MATCH EXISTING ON ALL NEW WALLS.
25. REPLACE HVAC DIFFUERS IN WOOD PANELING, AS NOTED.
26. REPLACE ALL WALL AND FLOOR MOUNTED DOOR STOPS AND REPLACE WITH NEW BASE OR HINGE MOUNTED STOPS.

27. REPLACE ALL ENTRY DOOR SURFACE MOUNTED CLOSER WITH RATED CONCEALED CLOSERS.
28. REMOVE MIRRORRED GLASS WALL COVERING, TYPICAL.
29. REMOVE SURFACE MOUNTED MEDICINE CABINETS, TYPICAL.
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31. SKIM AND PAINT ALL GYPSUM AND PLASTER CEILINGS AND WALLS.
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33. MODIFY ALL UNIT ENTRY DOORS FOR NEW KEY CARD SYSTEM.
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TRAPOLIN•PEER ARCHITECTS

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Revisions

No.	Description

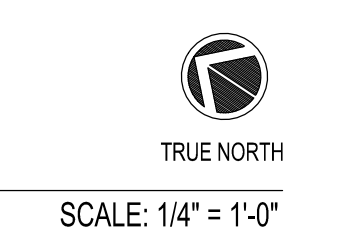
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Issue Date	12/29/2014

FOURTH FLOOR PLAN DESCRIPTIVE

Sheet
A-2.04A

FOURTH PLAN - DESCRIPTIVE
 A-2.04B

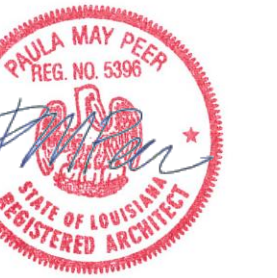


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Consultants



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Revisions

NO.	REVISION	DATE

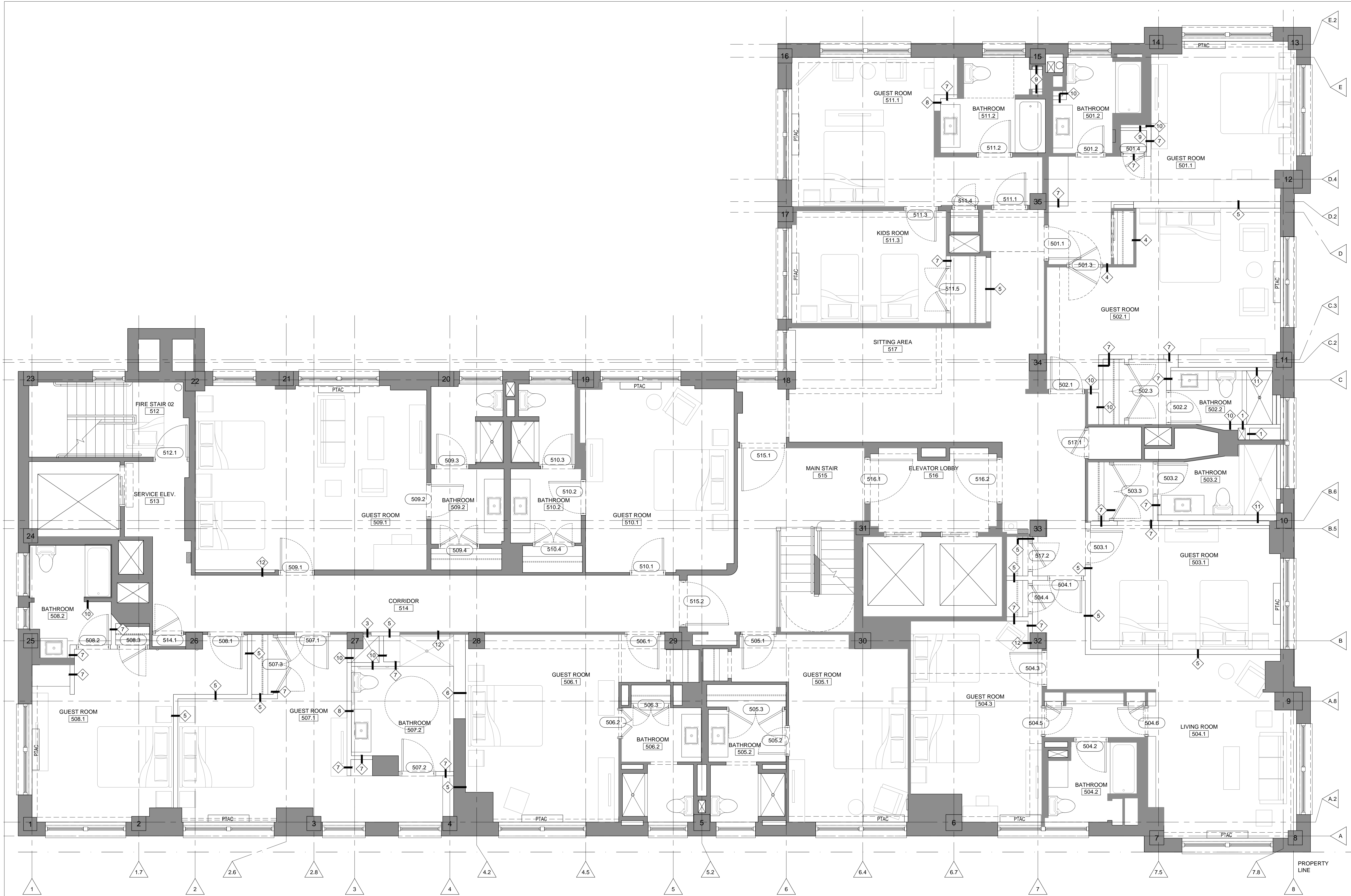
Interoffice Data

Project Number CN 14633
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 Checked By PP

Issue Date 12/29/2014

Title
FIFTH FLOOR PLAN - DESCRIPTIVE

Sheet
A-2.05A



FIFTH FLOOR PLAN - DESCRIPTIVE
 A-2.05B



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

GENERAL CONSTRUCTION NOTES

PASSENGER ELEVATORS (2)

1. REPLACE FLOORING WITH NEW STONE TILE FLOORING AND MARBLE THRESHOLD.
2. REFINISH LIGHT VALANCE AND WALL PANELING
3. REPLACE CEILING GRILLE WITH NEW.

MAIN EXIT STAIR 01

4. REPLACE ALL CARPET AND ACCESSORIES WITH NEW AXMINSTER CARPET, PADDING AND ACCESSORIES.
5. REPLACE ALL LIGHT FIXTURES WITH NEW LED LIGHTING.
6. SKIM AND PAINT CONCRETE RISERS, TREADS, RAILINGS, WALLS AND CEILING.

GUEST FLOOR CORRIDORS (10 LEVELS)

7. REPLACE ALL CARPET AND ACCESSORIES WITH NEW AXMINSTER CARPET, PADDING AND ACCESSORIES.
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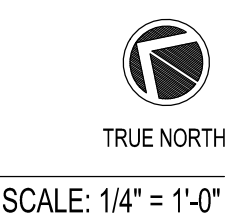
GUESTROOMS

10. REPLACE ALL CARPET WITH NEW STAMPED NYLON CARPET, PADDING AND ACCESSORIES.
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1 SIXTH FLOOR PLAN - DESCRIPTIVE
A-2.06B



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Revisions

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Interoffice Data
Project Number CN 14633
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SIXTH FLOOR PLAN DESCRIPTIVE

Sheet
A-2.06A

GENERAL CONSTRUCTION NOTES

PASSENGER ELEVATORS (2)

- 1. REPLACE FLOORING WITH NEW STONE TILE FLOORING AND MARBLE THRESHOLD.
- 2. REFINISH LIGHT VALANCE AND WALL PANELING
- 3. REPLACE CEILING GRILLE WITH NEW.

MAIN EXIT STAIR 01

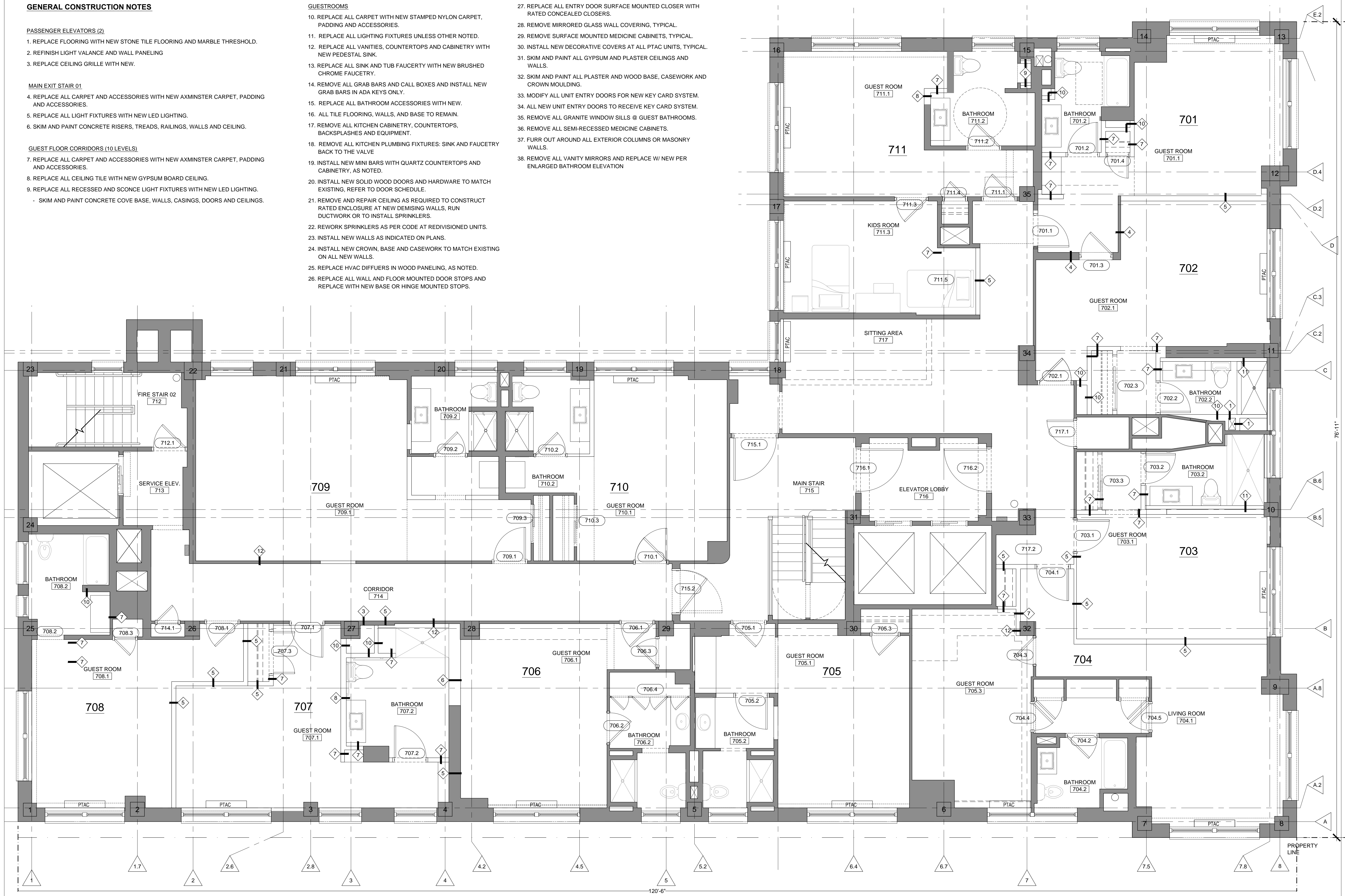
- 4. REPLACE ALL CARPET AND ACCESSORIES WITH NEW AXMINSTER CARPET, PADDING AND ACCESSORIES.
- 5. REPLACE ALL LIGHT FIXTURES WITH NEW LED LIGHTING.
- 6. SKIM AND PAINT CONCRETE RISERS, TREADS, RAILINGS, WALLS AND CEILING.

GUEST FLOOR CORRIDORS (10 LEVELS)

- 7. REPLACE ALL CARPET AND ACCESSORIES WITH NEW AXMINSTER CARPET, PADDING AND ACCESSORIES.
- 8. REPLACE ALL CEILING TILE WITH NEW GYPSUM BOARD CEILING.
- 9. REPLACE ALL RECESSED AND SCOCNE LIGHT FIXTURES WITH NEW LED LIGHTING.
- SKIM AND PAINT CONCRETE COVE BASE, WALLS, CASINGS, DOORS AND CEILINGS.

GUESTROOMS

- 10. REPLACE ALL CARPET WITH NEW STAMPED NYLON CARPET, PADDING AND ACCESSORIES.
- 11. REPLACE ALL LIGHTING FIXTURES UNLESS OTHER NOTED.
- 12. REPLACE ALL VANITIES, COUNTERTOPS AND CABINETRY WITH NEW PEDESTAL SINK.
- 13. REPLACE ALL SINK AND TUB FAUCERTY WITH NEW BRUSHED CHROME FAUCETRY.
- 14. REMOVE ALL GRAB BARS AND CALL BOXES AND INSTALL NEW GRAB BARS IN ADA KEYS ONLY.
- 15. REPLACE ALL BATHROOM ACCESSORIES WITH NEW.
- 16. ALL TILE FLOORING, WALLS, AND BASE TO REMAIN.
- 17. REMOVE ALL KITCHEN CABINETRY, COUNTERTOPS, BACKSPLASHES AND EQUIPMENT.
- 18. REMOVE ALL KITCHEN PLUMBING FIXTURES: SINK AND FAUCETRY BACK TO THE VALVE
- 19. INSTALL NEW MINI BARS WITH QUARTZ COUNTERTOPS AND CABINETRY, AS NOTED.
- 20. INSTALL NEW SOLID WOOD DOORS AND HARDWARE TO MATCH EXISTING, REFER TO DOOR SCHEDULE.
- 21. REMOVE AND REPAIR CEILING AS REQUIRED TO CONSTRUCT RATED ENCLOSURE AT NEW DEMISING WALLS, RUN DUCTWORK OR TO INSTALL SPRINKLERS.
- 22. REWORK SPRINKLERS AS PER CODE AT REDIVISIONED UNITS.
- 23. INSTALL NEW WALLS AS INDICATED ON PLANS.
- 24. INSTALL NEW CROWN, BASE AND CASEWORK TO MATCH EXISTING ON ALL NEW WALLS.
- 25. REPLACE HVAC DIFFUSERS IN WOOD PANELING, AS NOTED.
- 26. REPLACE ALL WALL AND FLOOR MOUNTED DOOR STOPS AND REPLACE WITH NEW BASE OR HINGE MOUNTED STOPS.
- 27. REPLACE ALL ENTRY DOOR SURFACE MOUNTED CLOSER WITH RATED CONCEALED CLOSERS.
- 28. REMOVE MIRRORRED GLASS WALL COVERING, TYPICAL.
- 29. REMOVE SURFACE MOUNTED MEDICINE CABINETS, TYPICAL.
- 30. INSTALL NEW DECORATIVE COVERS AT ALL PTAC UNITS, TYPICAL.
- 31. SKIM AND PAINT ALL GYPSUM AND PLASTER CEILINGS AND WALLS.
- 32. SKIM AND PAINT ALL PLASTER AND WOOD BASE, CASEWORK AND CROWN MOULDING.
- 33. MODIFY ALL UNIT ENTRY DOORS FOR NEW KEY CARD SYSTEM.
- 34. ALL NEW UNIT ENTRY DOORS TO RECEIVE KEY CARD SYSTEM.
- 35. REMOVE ALL GRANITE WINDOW SILLS @ GUEST BATHROOMS.
- 36. REMOVE ALL SEMI-RECESSED MEDICINE CABINETS.
- 37. FURR OUT AROUND ALL EXTERIOR COLUMNS OR MASONRY WALLS.
- 38. REMOVE ALL VANITY MIRRORS AND REPLACE W/ NEW PER ENLARGED BATHROOM ELEVATION



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Revisions

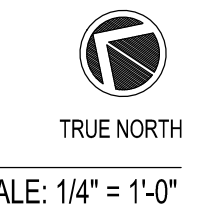
No.	Description

Interface Data

Project Number	CN 14633
Drawn By	STAFF
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SEVENTH FLOOR PLAN - DESCRIPTIVE

Sheet
A-2.07A



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

GENERAL CONSTRUCTION NOTES

PASSENGER ELEVATORS (2)

1. REPLACE FLOORING WITH NEW STONE TILE FLOORING AND MARBLE THRESHOLD.
2. REFINISH LIGHT VALANCE AND WALL PANELING
3. REPLACE CEILING GRILLE WITH NEW.

MAIN EXIT STAIR 01

4. REPLACE ALL CARPET AND ACCESSORIES WITH NEW AXMINSTER CARPET, PADDING AND ACCESSORIES.
5. REPLACE ALL LIGHT FIXTURES WITH NEW LED LIGHTING.
6. SKIM AND PAINT CONCRETE RISERS, TREADS, RAILINGS, WALLS AND CEILING.

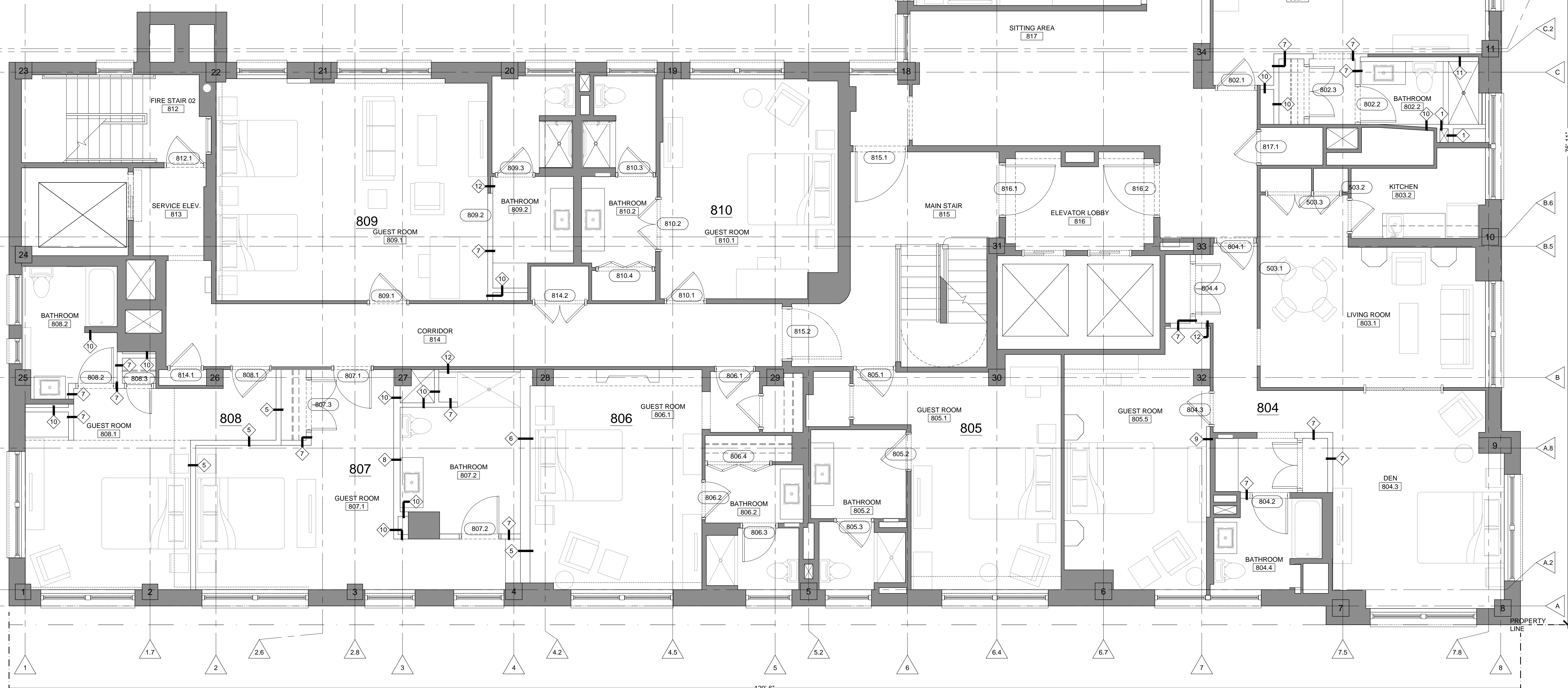
GUEST FLOOR CORRIDORS (10 LEVELS)

7. REPLACE ALL CARPET AND ACCESSORIES WITH NEW AXMINSTER CARPET, PADDING AND ACCESSORIES.
8. REPLACE ALL CEILING TILE WITH NEW GYPSUM BOARD CEILING.
9. REPLACE ALL RECESSED AND SCONCE LIGHT FIXTURES WITH NEW LED LIGHTING.
- SKIM AND PAINT CONCRETE COVE BASE, WALLS, CASINGS, DOORS AND CEILINGS.

GUESTROOMS

10. REPLACE ALL CARPET WITH NEW STAMPED NYLON CARPET, PADDING AND ACCESSORIES.
11. REPLACE ALL LIGHTING FIXTURES UNLESS OTHER NOTED.
12. REPLACE ALL VANITIES, COUNTERTOPS AND CABINETS WITH NEW PEDESTAL SINK.
13. REPLACE ALL SINK AND TUB FAUCERTY WITH NEW BRUSHED CHROME FAUCETRY.
14. REMOVE ALL GRAB BARS AND CALL BOXES AND INSTALL NEW GRAB BARS IN ADA KEYS ONLY.
15. REPLACE ALL BATHROOM ACCESSORIES WITH NEW.
16. ALL TILE FLOORING, WALLS, AND BASE TO REMAIN.
17. REMOVE ALL KITCHEN CABINETS, COUNTERTOPS, BACKSPASHES AND EQUIPMENT.
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26. REPLACE ALL WALL AND FLOOR MOUNTED DOOR STOPS AND REPLACE WITH NEW BASE OR HINGE MOUNTED STOPS.

27. REPLACE ALL ENTRY DOOR SURFACE MOUNTED CLOSER WITH RATED CONCEALED CLOSERS.
28. REMOVE MIRRORED GLASS WALL COVERING, TYPICAL.
29. REMOVE SURFACE MOUNTED MEDICINE CABINETS, TYPICAL.
30. INSTALL NEW DECORATIVE COVERS AT ALL PTAC UNITS, TYPICAL.
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35. REMOVE ALL GRANITE WINDOW SILLS @ GUEST BATHROOMS.
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Revisions

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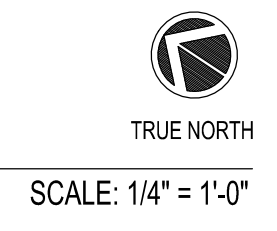
Title

EIGHTH FLOOR PLAN DESCRIPTIVE

Sheet

A-2.08A

1 EIGHTH FLOOR PLAN - DESCRIPTIVE
 - A-2.08B



GENERAL CONSTRUCTION NOTES

PASSENGER ELEVATORS (2)

- 1. REPLACE FLOORING WITH NEW STONE TILE FLOORING AND MARBLE THRESHOLD.
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- 3. REPLACE CEILING GRILLE WITH NEW.

MAIN EXIT STAIR 01

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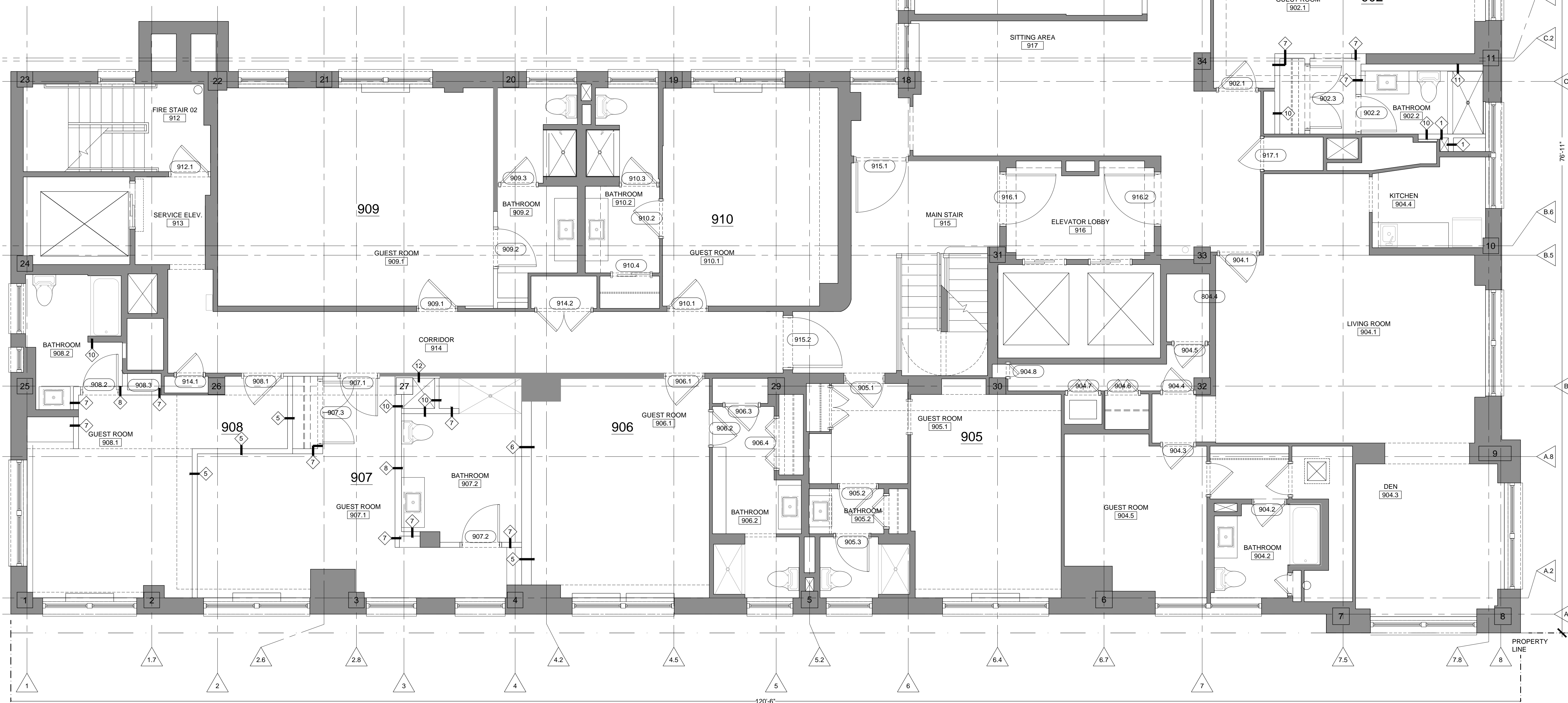
GUEST FLOOR CORRIDORS (10 LEVELS)

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- 38. REMOVE ALL VANITY MIRRORS AND REPLACE W/ NEW PER ENLARGED BATHROOM ELEVATION



NINTH FLOOR PLAN - DESCRIPTIVE

A-2.09B



TRUE NORTH

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

DESIGN DEVELOPMENT

Pontchartrain Hotel
 Renovation
 2031 St. Charles Ave., New Orleans, Louisiana 70130
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 A PROFESSIONAL CORPORATION | 850 Tchoupitoulas St | New Orleans, Louisiana 70130 | T: (504) 523-2772 | F: (504) 523-3061 | www.trapolinpeer.com

Owner
AJ Pontchartrain Owner, LLC
 621 W Randolph St, Suite 4
 Chicago, IL 60661
 T (312) 267-4185

Consultants



NOT FOR CONSTRUCTION

Revisions

No.	Description

Interoffice Data

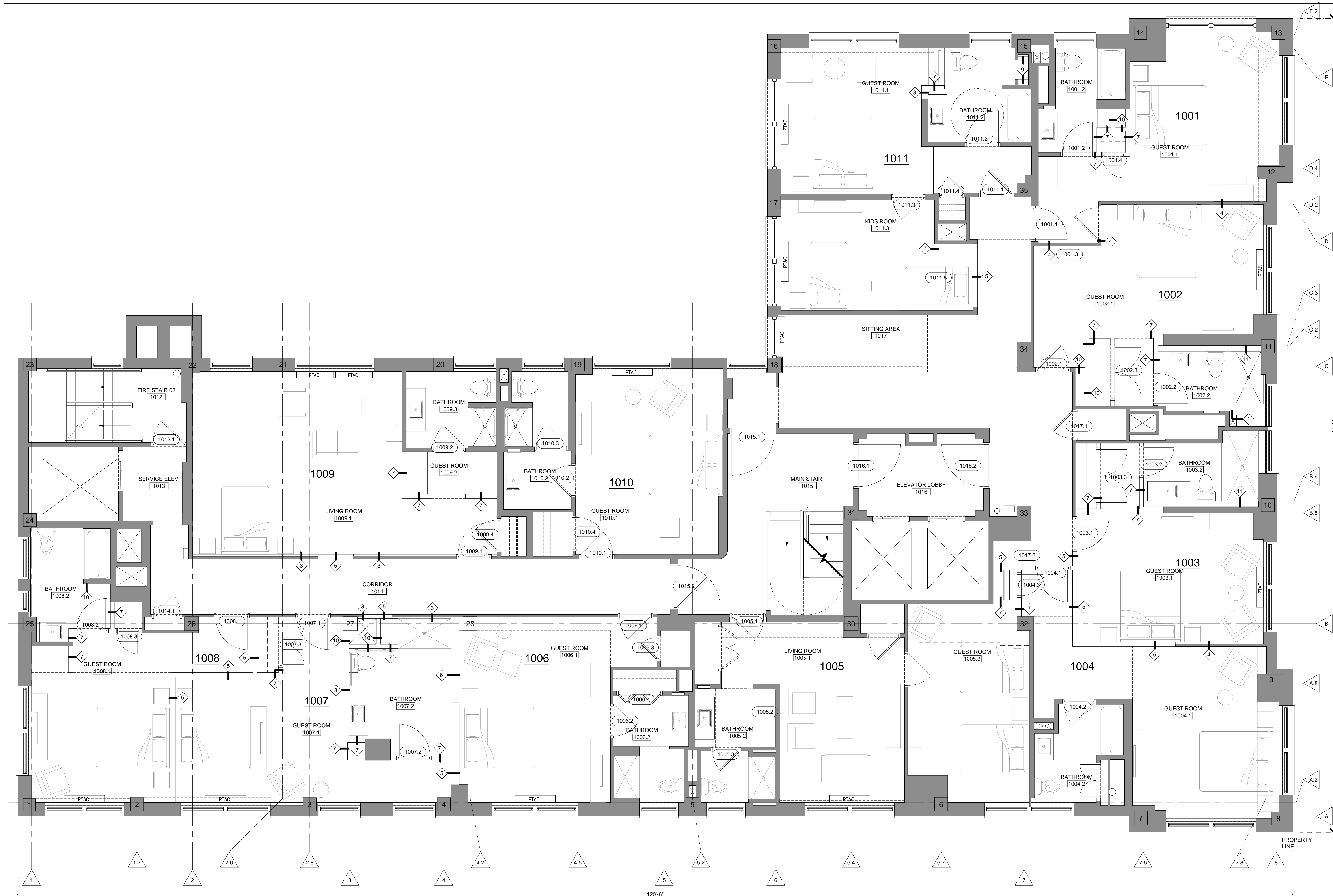
Project Number	CN 14633
Drawn By	STAFF
Checked By	PP
Issue Date	12/29/2014

Title

NINTH FLOOR PLAN DESCRIPTIVE

Sheet

A-2.09A



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Revisions

NO.	DESCRIPTION	DATE

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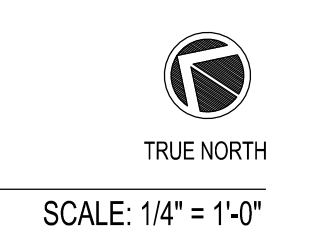
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Drawn By	STAFF
Checked By	PP
Issue Date	12/29/2014

Title
**TENTH FLOOR PLAN
DESCRIPTIVE**

Sheet

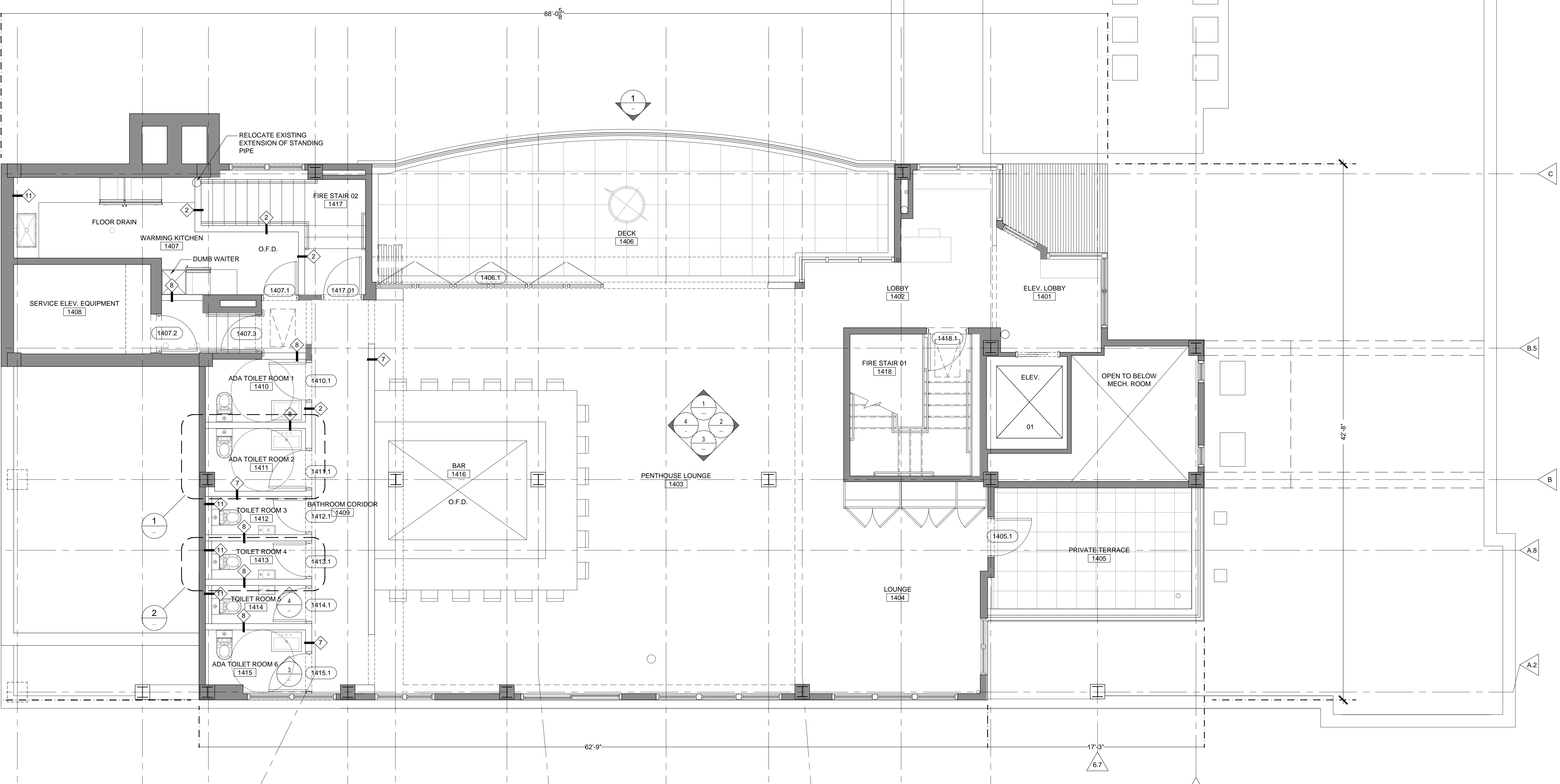
A-2.10A

TENTH FLOOR PLAN - DESCRIPTIVE
- A-2.10B



PENTHOUSE GENERAL DEMOLITION NOTES

- REMOVE ALL INTERIOR WALLS, CEILINGS, AND FLOORING PER DEMO PLAN.
- REMOVE EXTERIOR STOREFRONT AND EXTERIOR STUCCO WALL AT NORTHEAST BALCONY PER DEMO PLAN AND INSTALL NANO WALL FOR UNOBSTRUCTED OPENING.
- REMOVE FURRING AROUND STEEL COLUMNS AND PAINT WITH INTUMESCENT PAINT REQ'D. FIRE RATING.
- REMOVE AND REPLACE ALL FIXTURES FINISHES, CABINETS, AND APPLIANCES PER NEW LAYOUT.
- REMOVE AND REPLACE ALL HVAC DUCTWORK AND GRILLES PER NEW CEILING PLAN.
- REWORK SPRINKLER LINES PER NEW LAYOUT WITH CONCEALED HEADS AND SIDE-WALL WHERE POSSIBLE TO ELIMINATE NEED FOR LINES THROUGH THE MAIN BAR AREA.
- REMOVE ALL GRAB BARS AND CALL BOXES AND INSTALL NEW GRAB BARS IN ADA TOILET ROOMS ONLY.
- REMOVE ALL INTERIOR FLOORING AND INSTALL NEW FLOORING PER ID FINISH SCHED.
- REMOVE ALL EXTERIOR PAVERS AND INSTALL NEW STONE PAVERS.
- INSTALL NEW LIGHTING PER R.C.P.
- REMOVE STEEL PLANTERS AT EXTERIOR BALCONY.
- REMOVE AND REPLACE STEEL & GLASS GUARDRAIL AT NORTHEAST EXTERIOR BALCONY TO MATCH EXISTING HRI RAILING @ SOUTH BALCONY.
- INSTALL NEW BAR AND MILLWORK AT BAR/LOUNGE.
- INSTALL (6) NEW TOILET ROOMS. REFER TO ENLARGED INT. ELEV. FOR FINISHES.
- INSTALL CABINETS, PLUMBING FIXTURES, COUNTERTOP AND EQUIPMENT IN NEW WARMING KITCHEN.
- REPAINT ALL WALLS, V.O.N.
- NEW EMERGENCY LIGHTING AND SIGNAGE TO BE INSTALLED PER NEW LAYOUT.
- REMOVE EXISTING PAVER SYSTEM @ EXT. TERRACE + EXT. BALCONY
- REBUILD AWNING @ NEW HEIGHT PER PLANS.
- REMOVE ALL LIGHTING U.O.N. INSTALL AND LOCATE NEW LIGHTING PER ARCHITECTURAL DWGS.



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NO.	DESCRIPTION

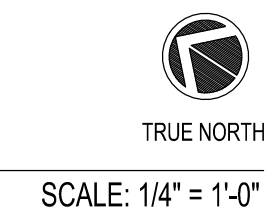
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 Drawn By: STAFF
 Checked By: PP

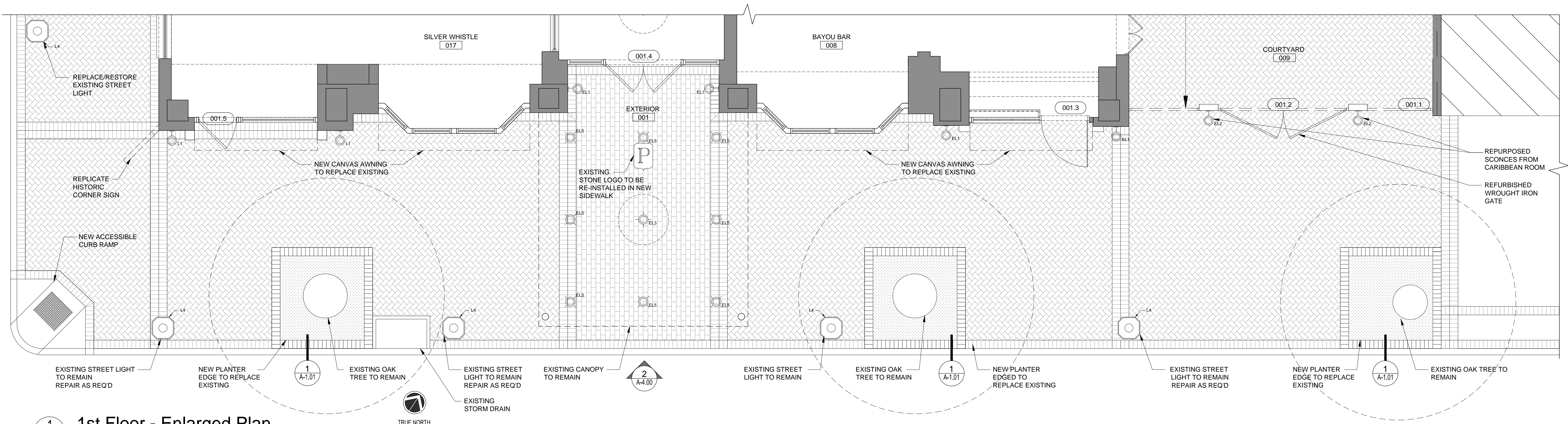
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Title: **14th FLOOR PLAN DESCRIPTIVE**

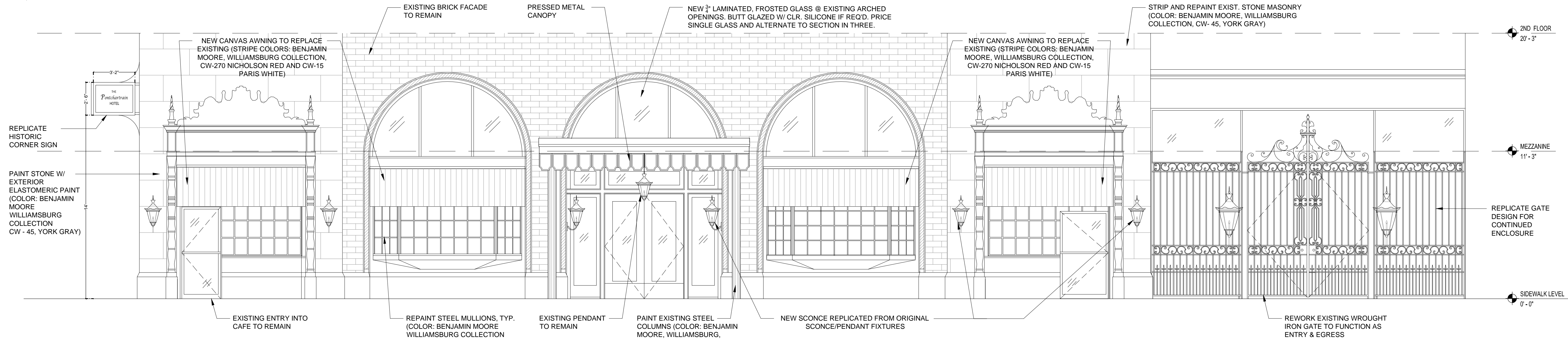
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1 FOURTEENTH FLOOR PLAN - DESCRIPTIVE
 - A-2.11B

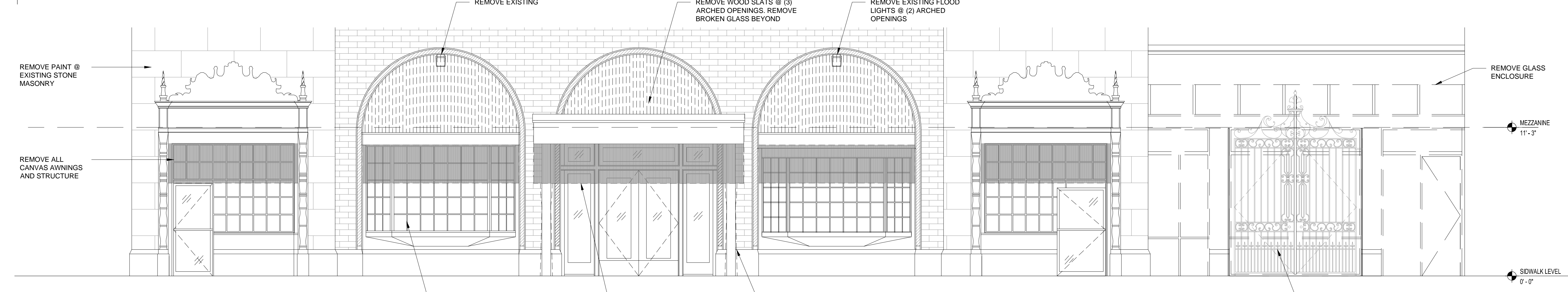




1 1st Floor - Enlarged Plan
A-600.01
SCALE: 1/4" = 1'-0"



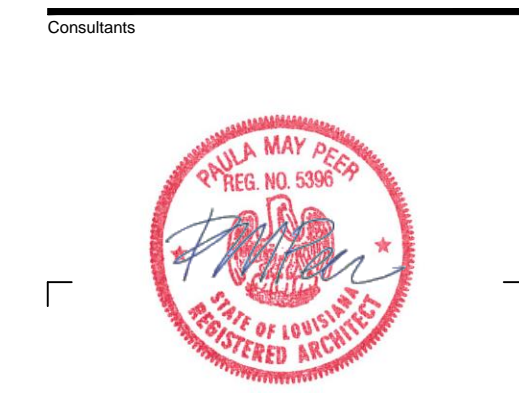
2 St. Charles Ave Elevation - Proposed
A-600.01
SCALE: 1/4" = 1'-0"



3 St. Charles Ave Elevation - Existing
A-600.01
SCALE: 1/4" = 1'-0"

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1	REVISE

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Checked By	PP

Issue Date
12/29/2014

Title
**Exterior Elevations
1st Floor**

Sheet
A-4.00