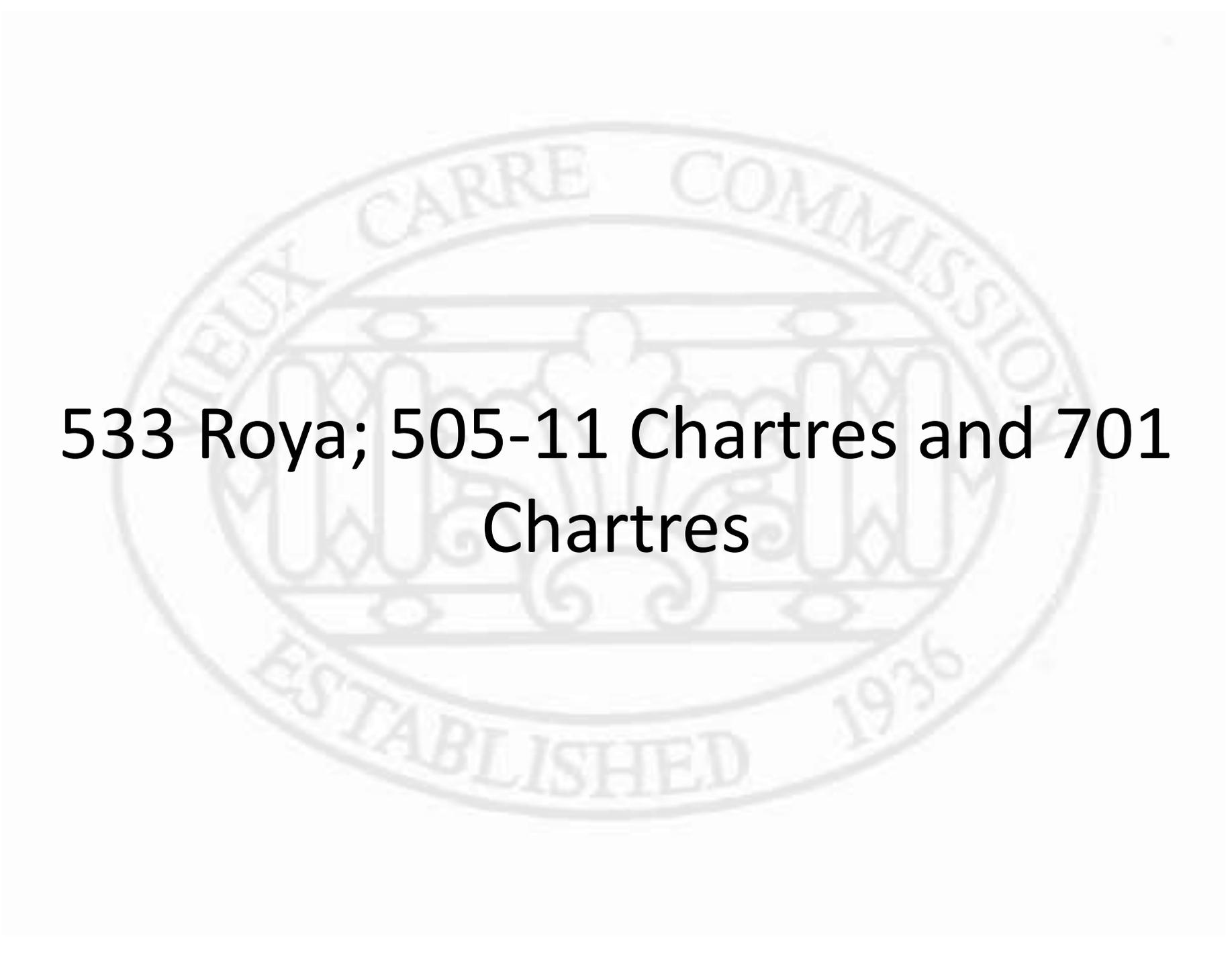


**Vieux Carré Commission
Architectural Committee Meeting**

Tuesday, April 10, 2018



Other Business



**533 Roy; 505-11 Chartres and 701
Chartres**



701 Chartres
The Cabildo



PROOFS!
PLEASE SIGN &
RETURN
ONE COPY



CAST BRONZE PLAQUE

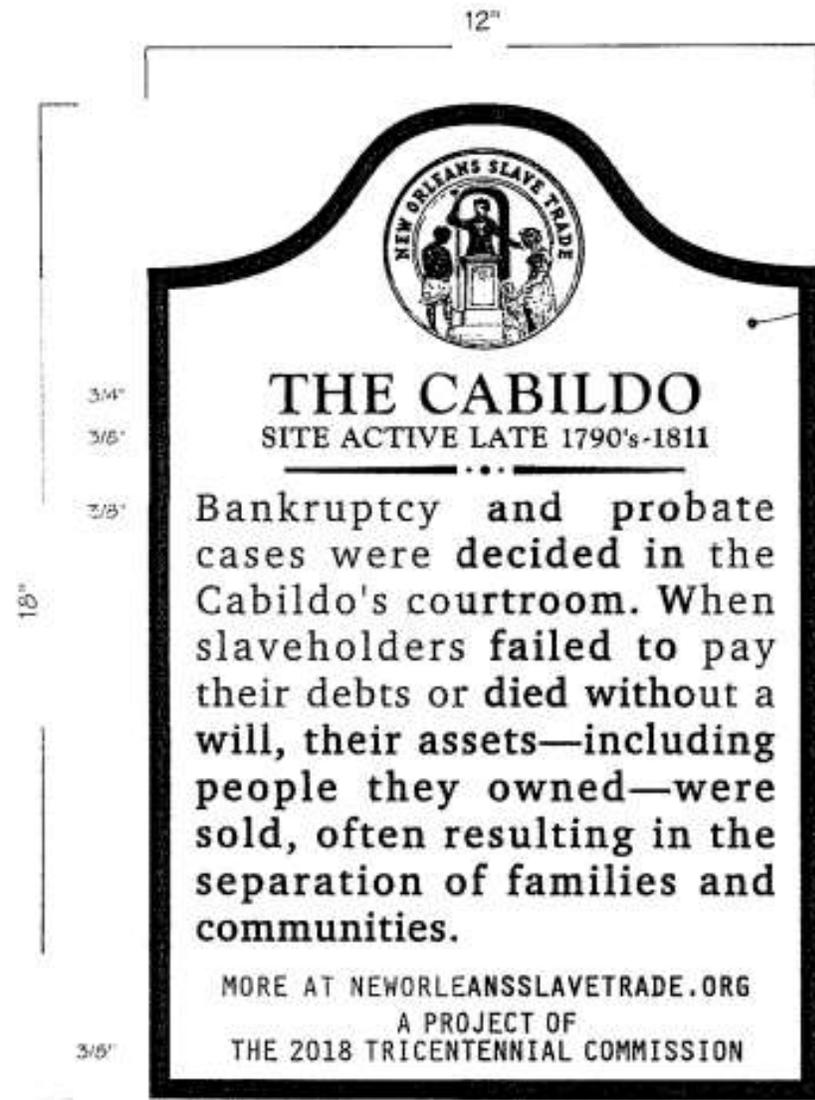
12" W X 18" H

SCALE: 5/16" = 1"

REVISED
03.19.18

REVISED
03.19.18

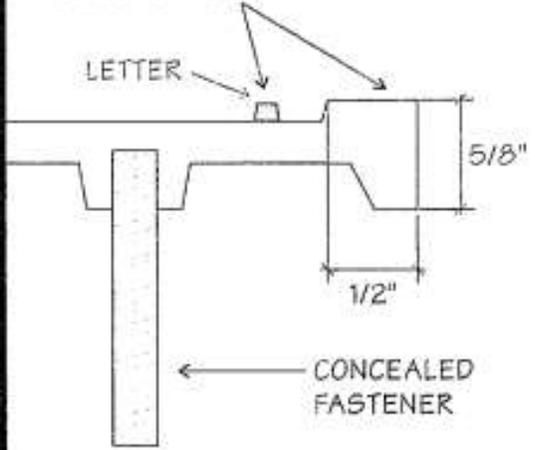
2



BACKGROUND -
DARK BROWN LEATHERETTE

RAISED BORDER AND
LETTERS - SATIN FINISH

LETTER



CROSS SECTION

FULL SCALE



YOU ARE THE FINAL PROOF-READER



ON THIS DRAWING:
DARK AREAS ARE RAISED=METAL COLOR
WHITE AREAS ARE RECESSED=DARK/BACKGROUND COLOR



The St Louis Hotel
621 St louis



PROOFS!
PLEASE SIGN &
RETURN
ONE COPY



CAST BRONZE PLAQUE

12" W X 18" H

SCALE: 5/16" = 1"

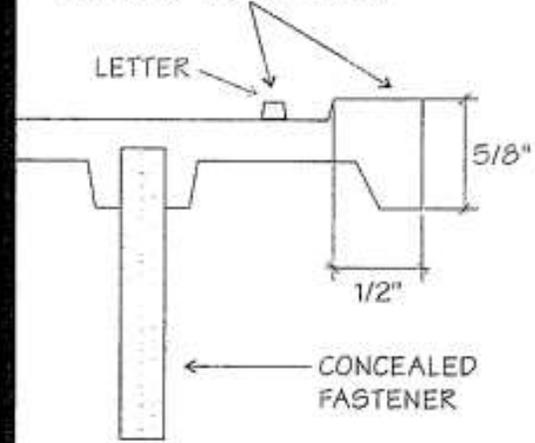
REVISED
03.19.18

PLATE 3



BACKGROUND -
DARK BROWN LEATHERETTE

RAISED BORDER AND
LETTERS - SATIN FINISH



CROSS SECTION
FULL SCALE



YOU ARE THE FINAL PROOF-READER



ON THIS DRAWING:
DARK AREAS ARE RAISED=METAL COLOR
WHITE AREAS ARE RECESSED=DARK/BACKGROUND COLOR



The Merieult House
533 Royal Street



PROOFS!
PLEASE SIGN &
RETURN
ONE COPY



CAST BRONZE PLAQUE

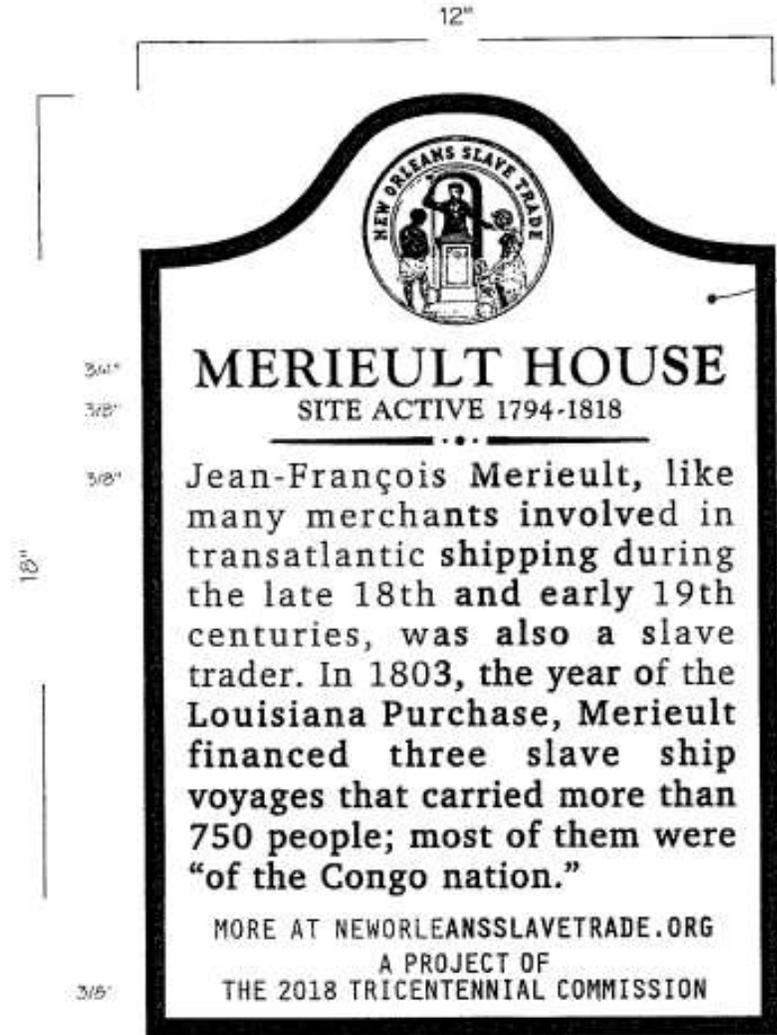
12" W X 18" H

SCALE: 5/16" = 1"

REVISED
03.18.18

REVISED
03.19.18

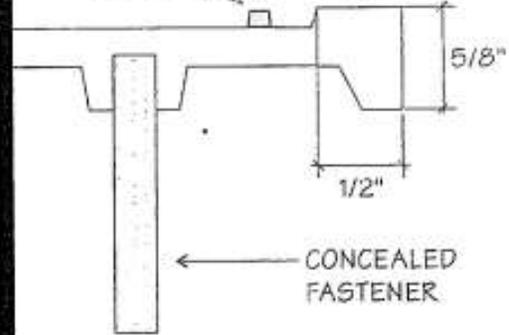
PLAQUE
1



BACKGROUND -
DARK BROWN LEATHERETTE

RAISED BORDER AND
LETTERS - SATIN FINISH

LETTER



CROSS SECTION

FULL SCALE



YOU ARE THE FINAL PROOF-READER



ON THIS DRAWING:
DARK AREAS ARE RAISED=METAL COLOR
WHITE AREAS ARE RECESSED=DARK/BACKGROUND COLOR

YOUR ORDER WILL BE PRODUCED FROM THE ARTWORK YOU SEE HERE. IF YOU APPROVE THIS ARTWORK AND IT CONTAINS ERRORS, YOU WILL BE HELD FINANCIALLY RESPONSIBLE FOR THE WORK WE DO. PLEASE CAREFULLY CHECK THAT ALL IS CORRECT REGARDING SPELLING, DESIGN, COLOR AND SIZE



Various Locations

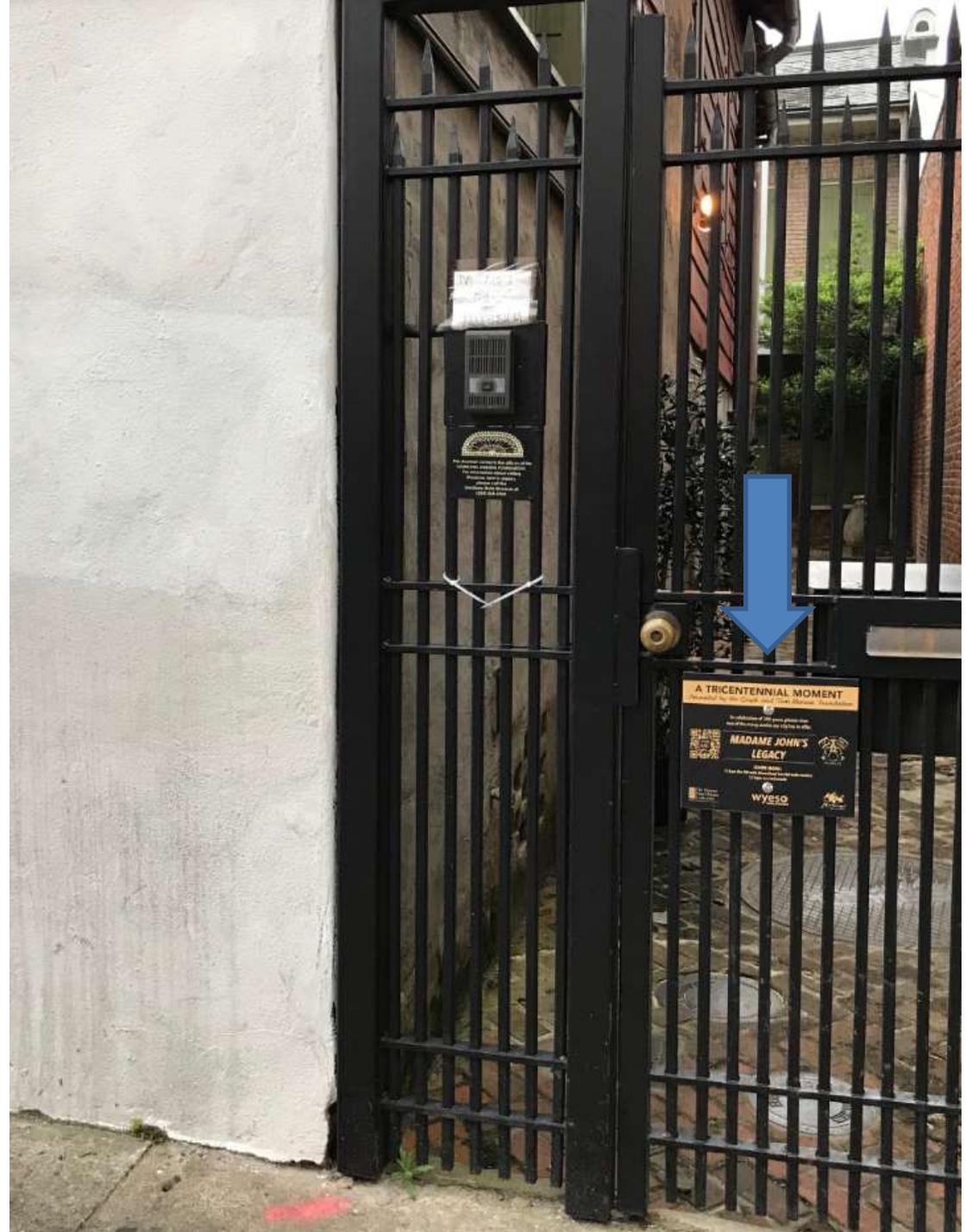


REMOVED BY
THE NATIONAL ARCHIVES
ON FEBRUARY 11, 1988
FOR THE
ACQUISITION OF THE FREEMAN
MUSEUM AND OTHER
HISTORIC BUILDINGS HERE
REMOVED ON NOVEMBER
OWNED BY HIS DESCENDANTS
UNTIL BY HIS PROPERTY
WAS PART OF THE GROUND
OF THE ORIGINAL PROPERTY
FROM 1927 UNTIL 1928.

122 ROYAL STREET
ACCESSION NORTH AWARD
LIEUX D'ARTE COMMUNION
1928

GALLIER HOUSE
HAS BEEN DESIGNATED A
NATIONAL
HISTORIC LANDMARK
THIS SITE POSSESSES NATIONAL SIGNIFICANCE
IN REPRESENTING THE HISTORY OF THE
UNITED STATES OF AMERICA
1975
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

A TRICENTENNIAL MONUMENT
GALLIER HOUSE
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

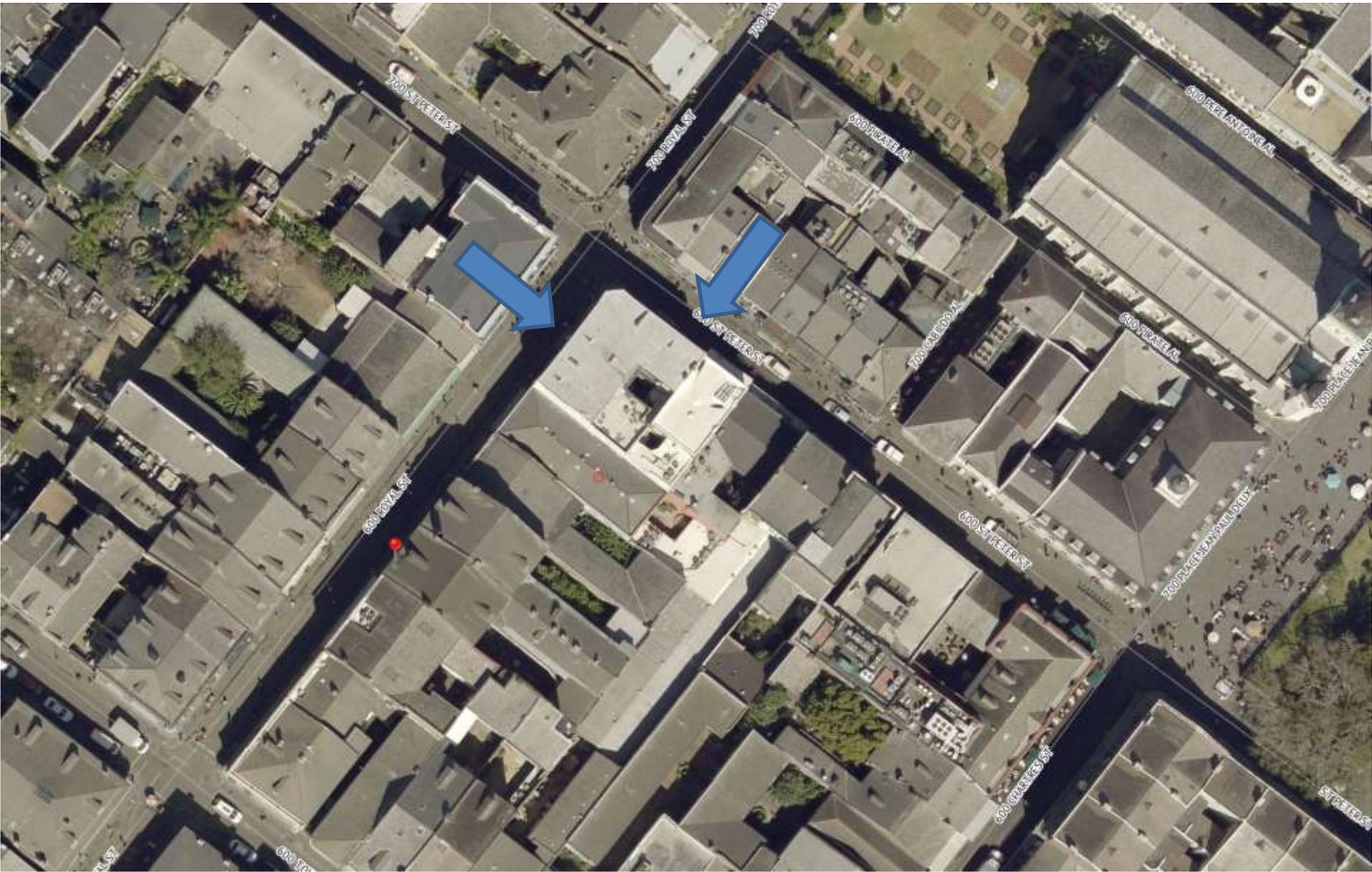








640 Royal



636-40 Royal





636-40 Royal













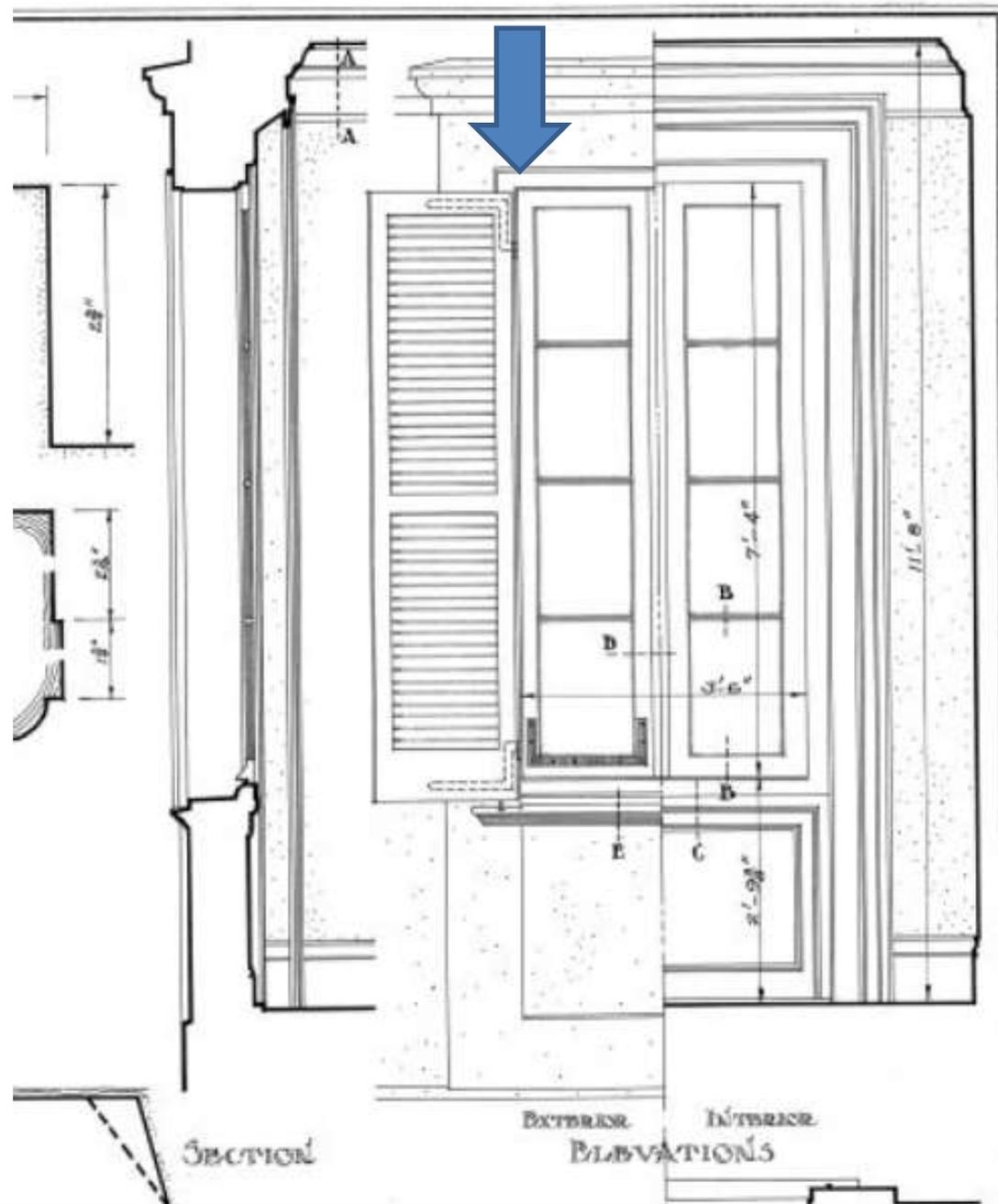


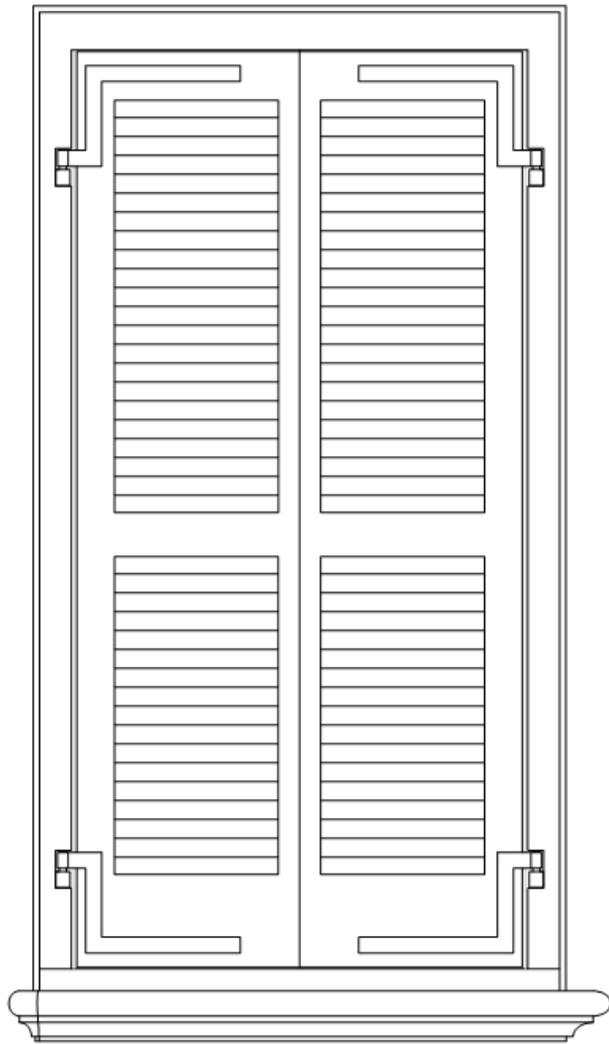




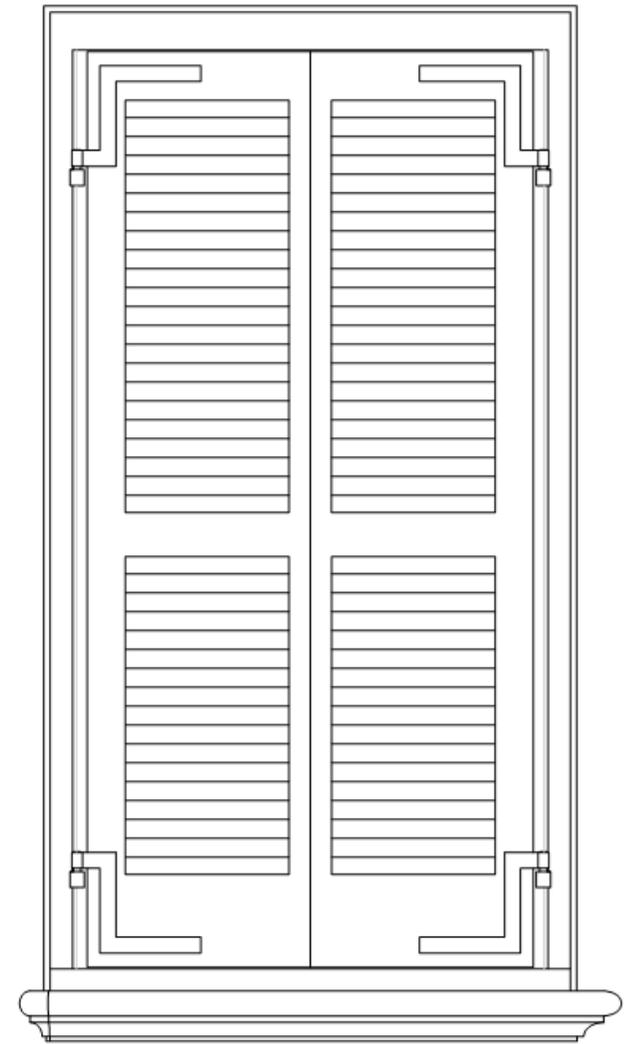




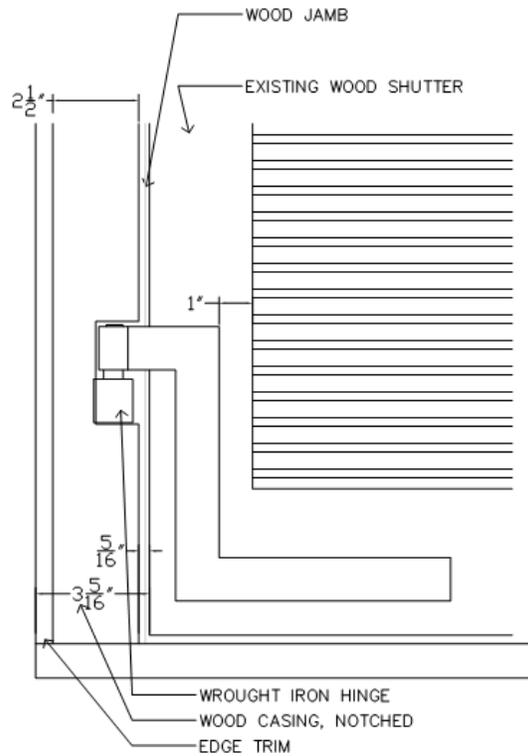




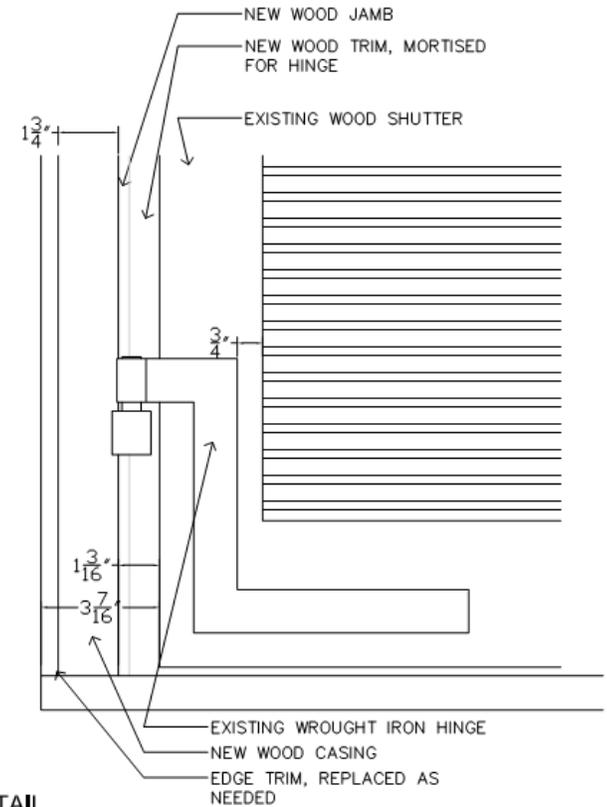
3 EXISTING HINGE OVERALL ELEVATION
A3.05 1"=1'-0"



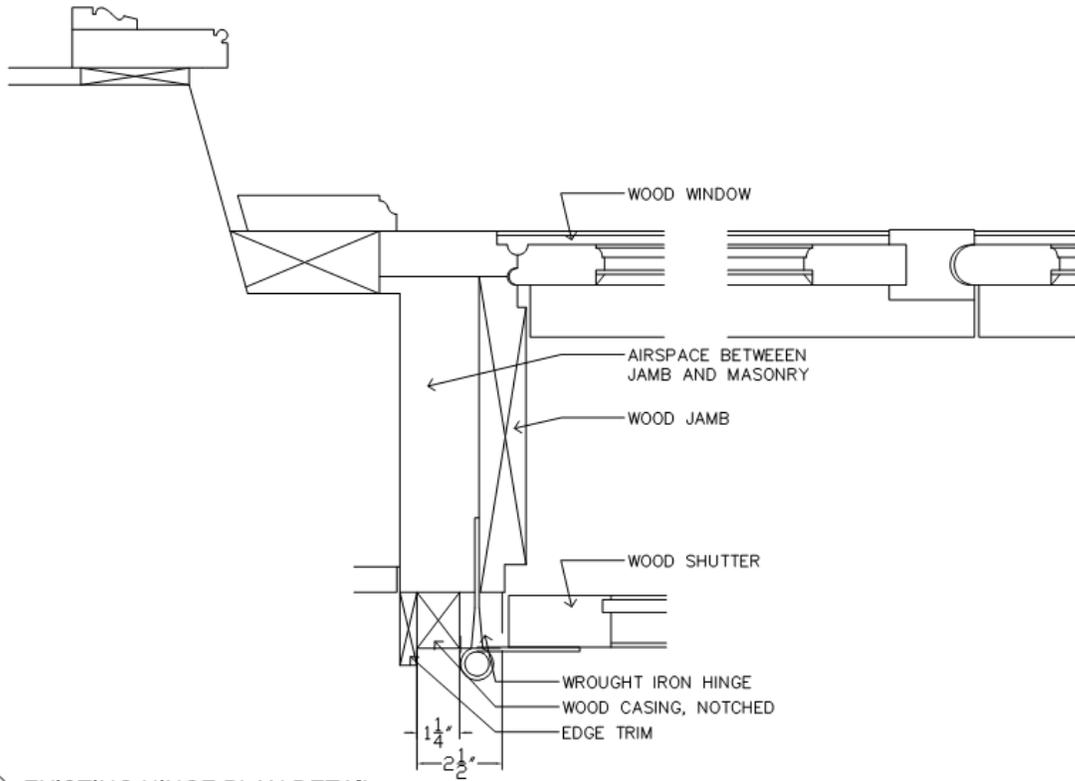
6 REVISED HINGE OVERALL ELEVATION
A3.05 1"=1'-0"



2 EXISTING HINGE ELEVATION DETAIL
A3.05 3"=1'-0"



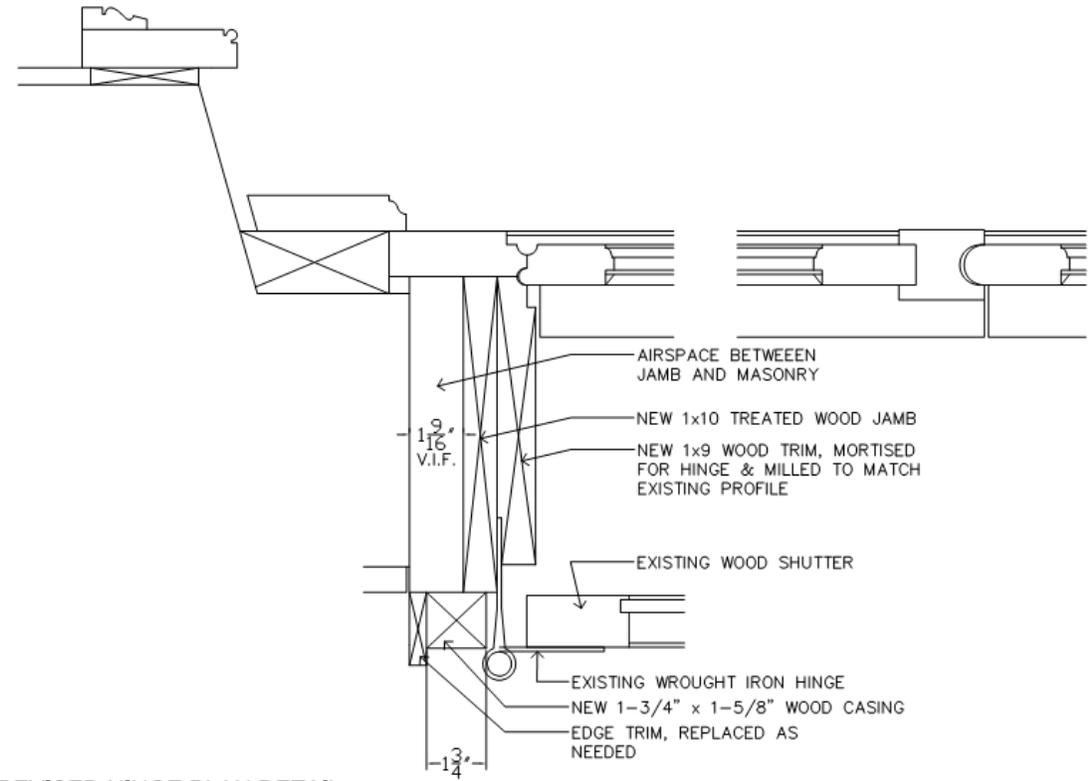
5 REVISED HINGE ELEVATION DETAIL
A3.05 3"=1'-0"



1 EXISTING HINGE PLAN DETAIL

A3.05

3"=1'-0"



4 REVISED HINGE PLAN DETAIL

A3.05

3"=1'-0"



Observed Hinge Details

VCC Architectural Committee

April 10, 2018





Observed Hinge Details

VCC Architectural Committee

April 10, 2018





Observed Hinge Details
VCC Architectural Committee

April 10, 2018





Observed Hinge Details

VCC Architectural Committee

April 10, 2018





Observed Hinge Details

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April 10, 2018





Observed Hinge Details
VCC Architectural Committee

April 10, 2018

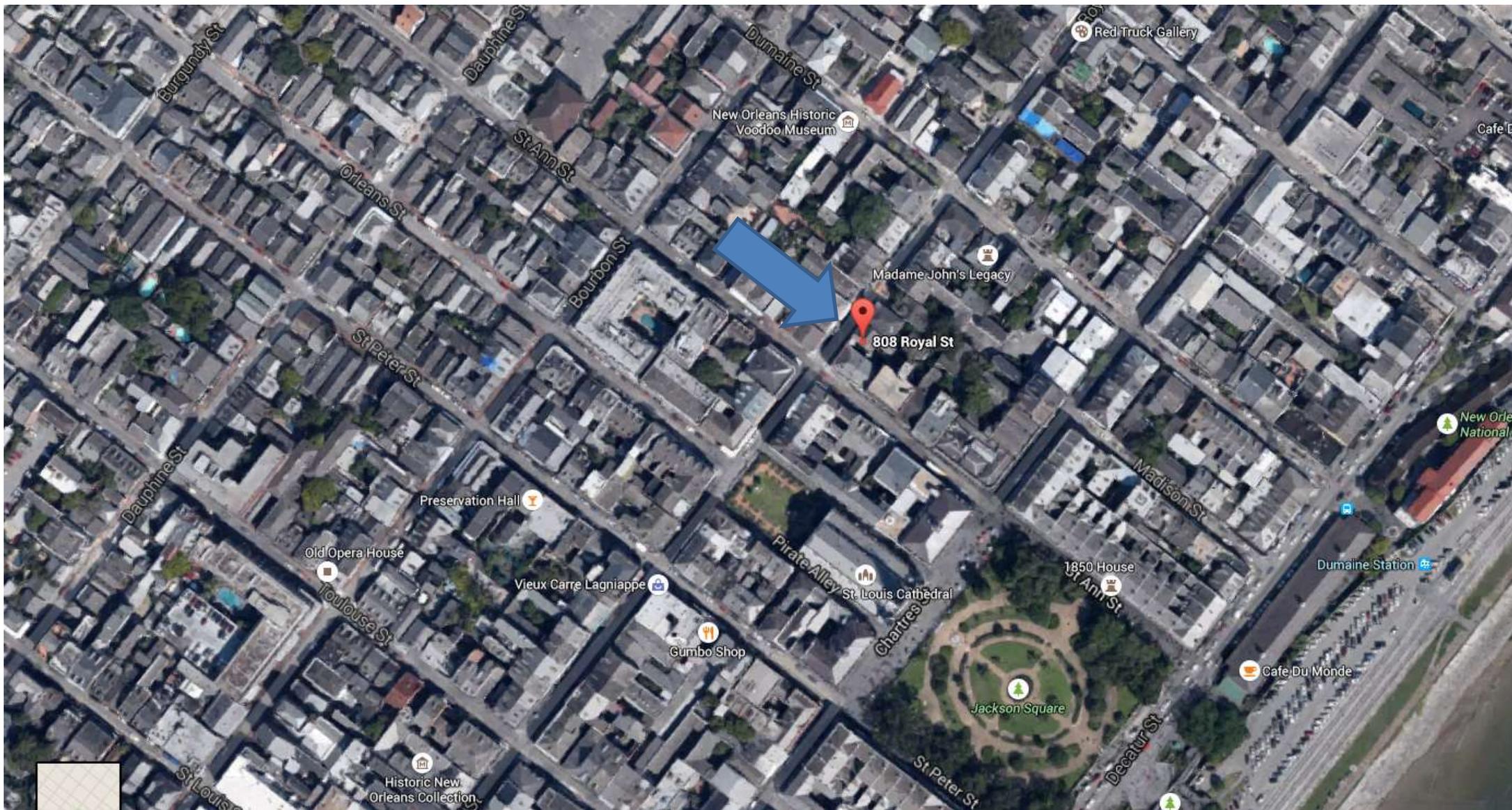




Old Business



808 Royal

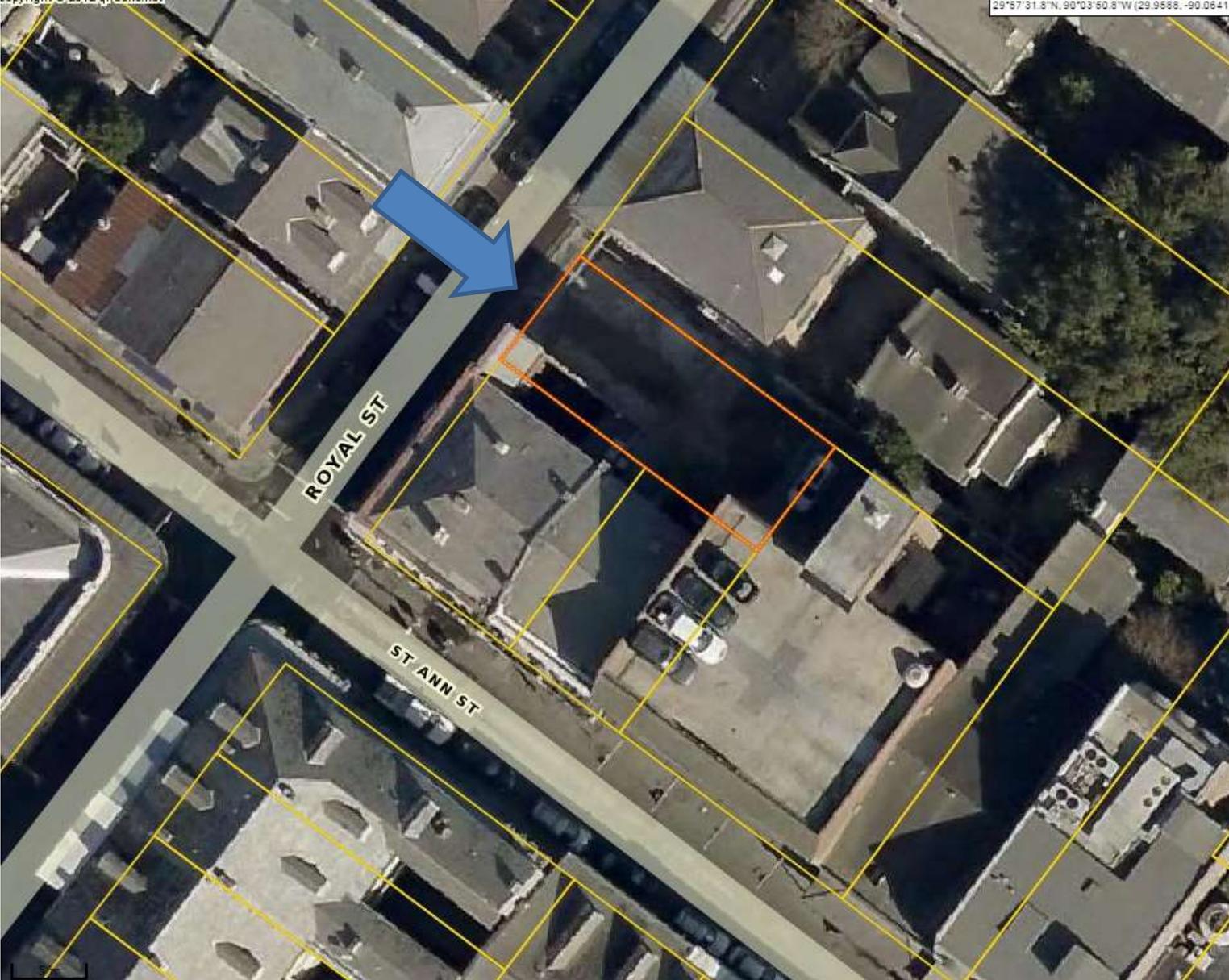


808 Royal

VCC Architectural Committee

April 10, 2018





808 Royal

VCC Architectural Committee

April 10, 2018





808 Royal, 1963

VCC Architectural Committee

April 10, 2018





808 Royal, October 2014
VCC Architectural Committee

April 10, 2018



808 Royal, October 2014,
previously existing rear
VCC Architectural Committee



April 10, 2018





808 Royal

VCC Architectural Committee

April 10, 2018



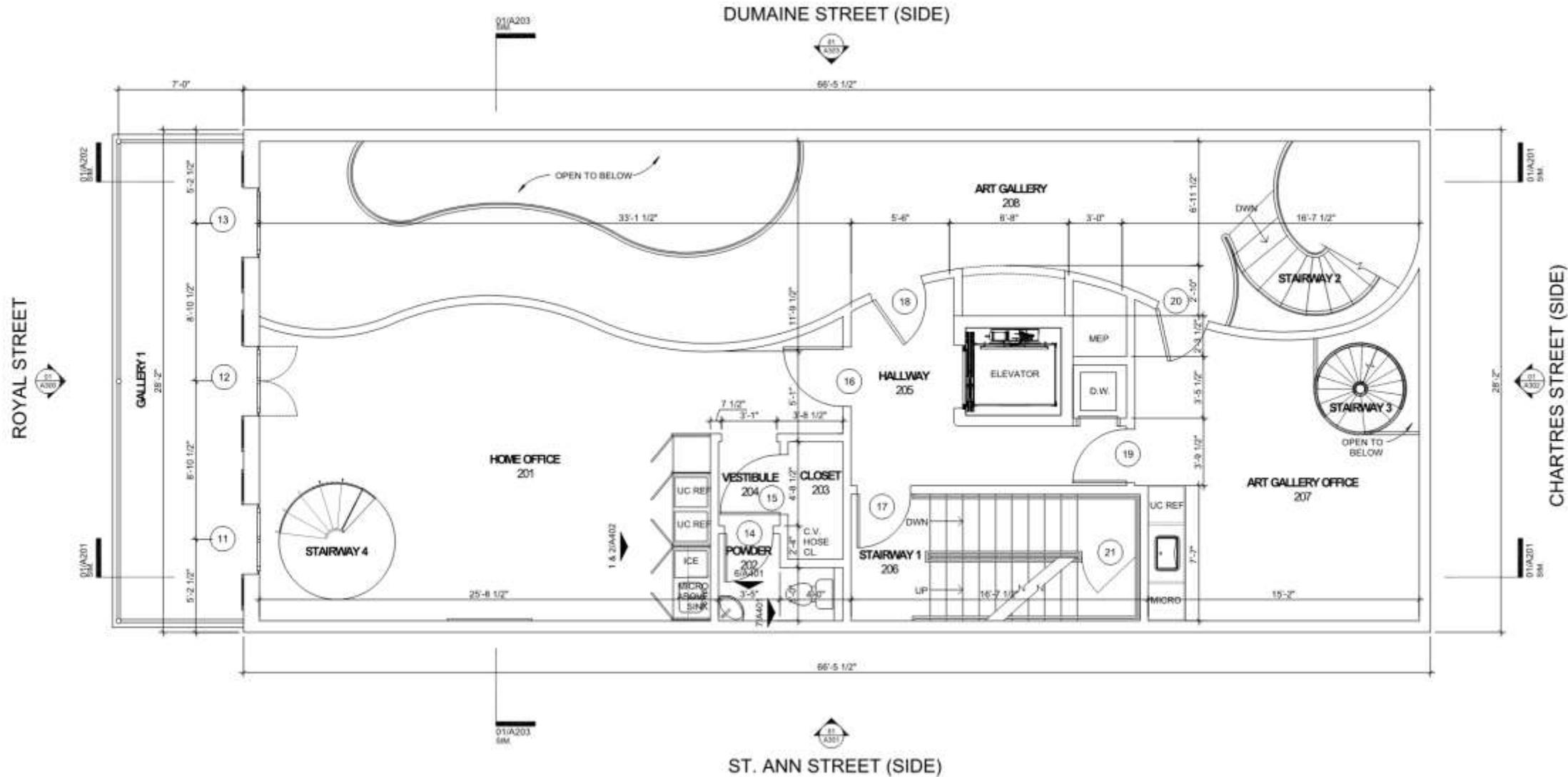


808 Royal – Existing Conditions

VCC Architectural Committee

April 10, 2018





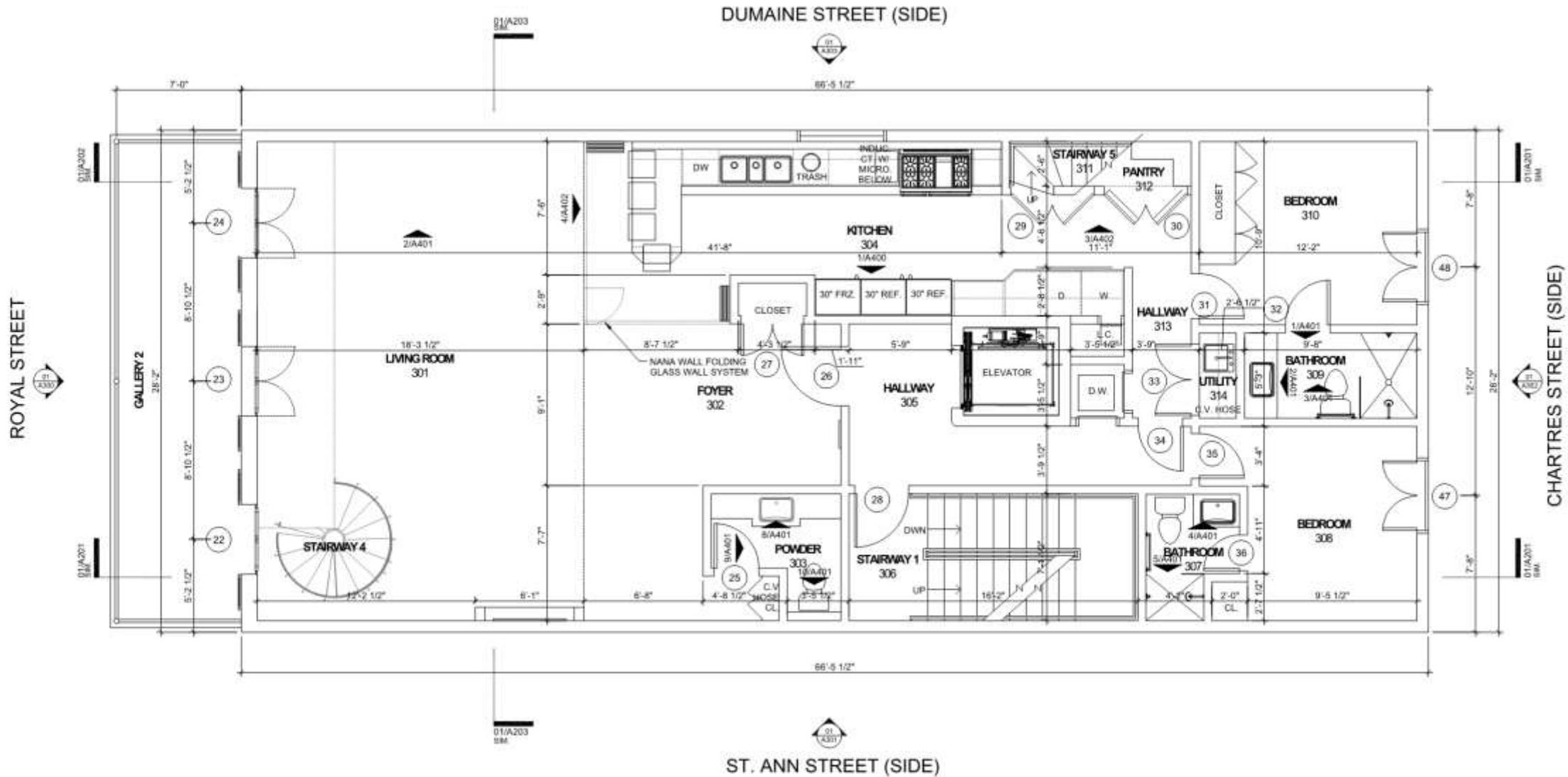
01 SECOND FLOOR PLAN
A112 1/4" = 1'-0"

808 Royal

VCC Architectural Committee

April 10, 2018





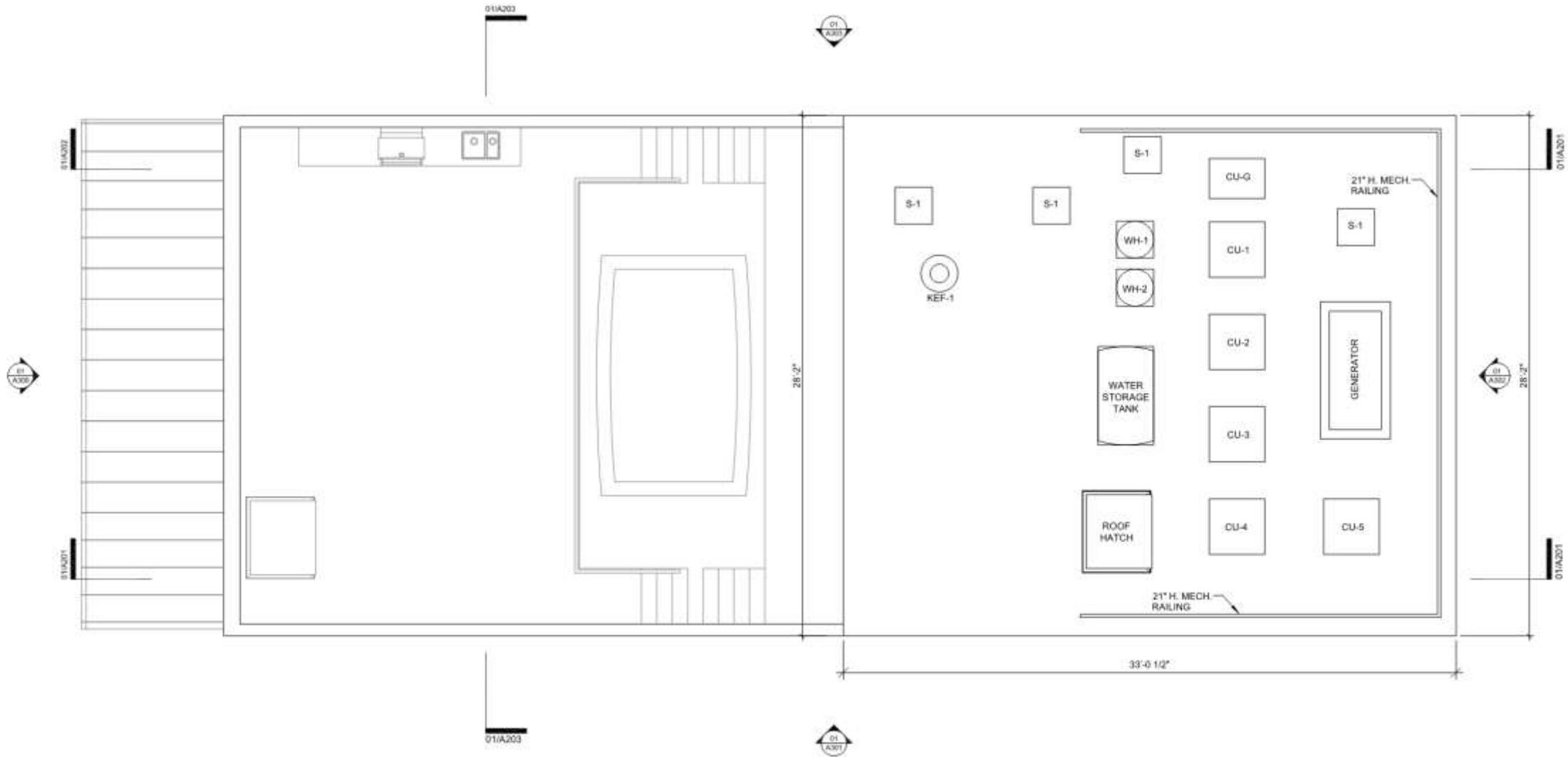
01 THIRD FLOOR PLAN
A113 1/4" = 1'-0"

808 Royal

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April 10, 2018



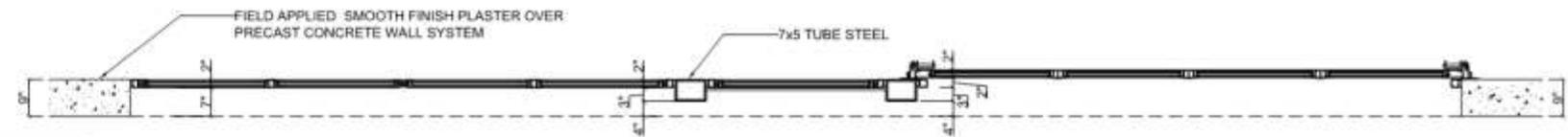


01 ROOF PLAN
A115 1/4" = 1'-0"





02 ROYAL STREET ELEVATION
A2.0 Scale: 1/8" = 1'-0"



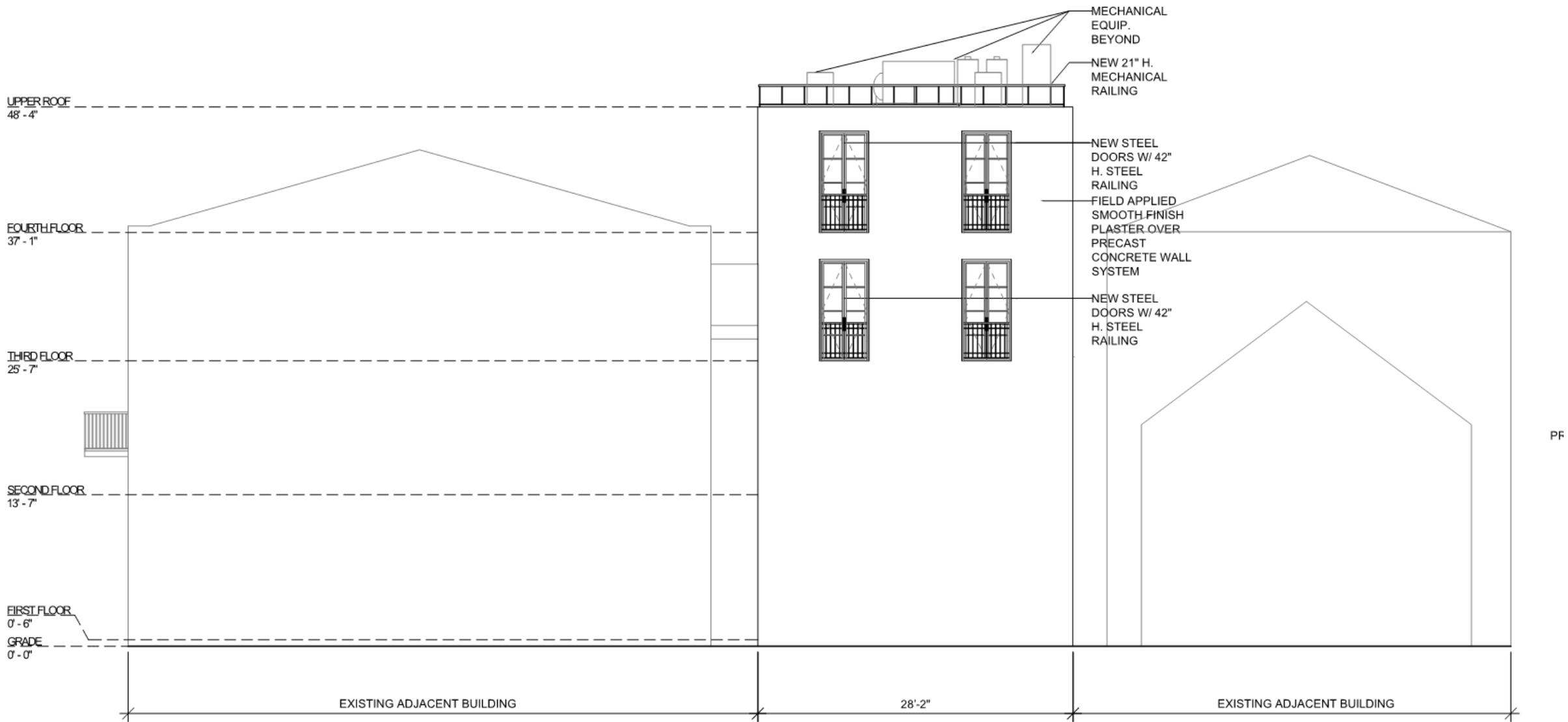
01 STOREFRONT SECTION
A2.0 Scale: 1/2" = 1'-0"

808 Royal

VCC Architectural Committee

April 10, 2018





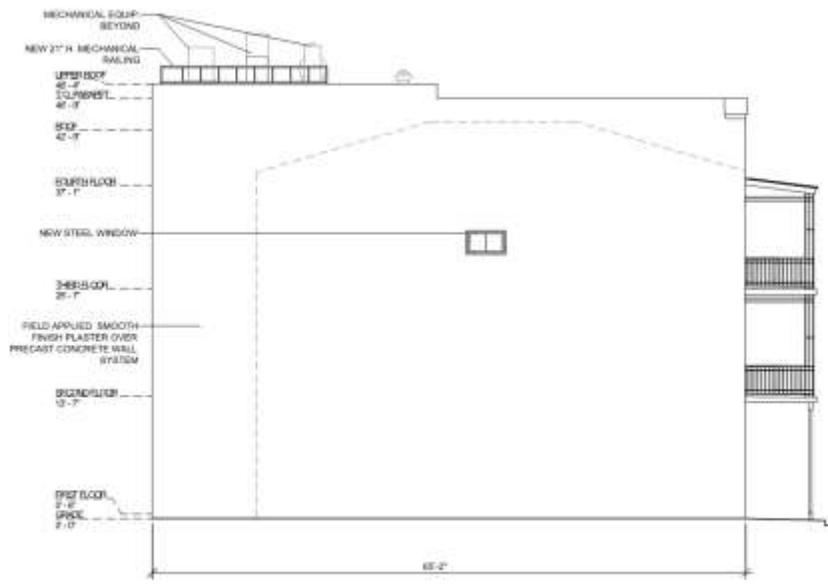
04 CHARTRES STREET (SIDE) ELEVATION
 A2.0 Scale: 1/8" = 1'-0"

808 Royal

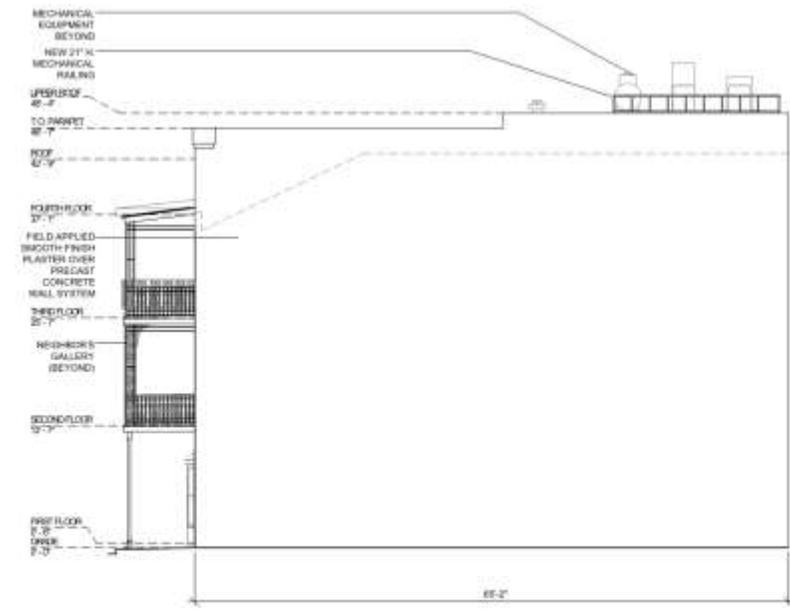
VCC Architectural Committee

April 10, 2018





05 DUMAINE STREET (SIDE) ELEVATION
A2.0 Scale 1/8" = 1'-0"



03 ST. ANN STREET (SIDE) ELEVATION
A2.0 Scale 1/8" = 1'-0"





808 F

VCC A

02

ROYAL STREET RENDERING

A2.1

Scale: N.T.S





808 R

VCC Ar

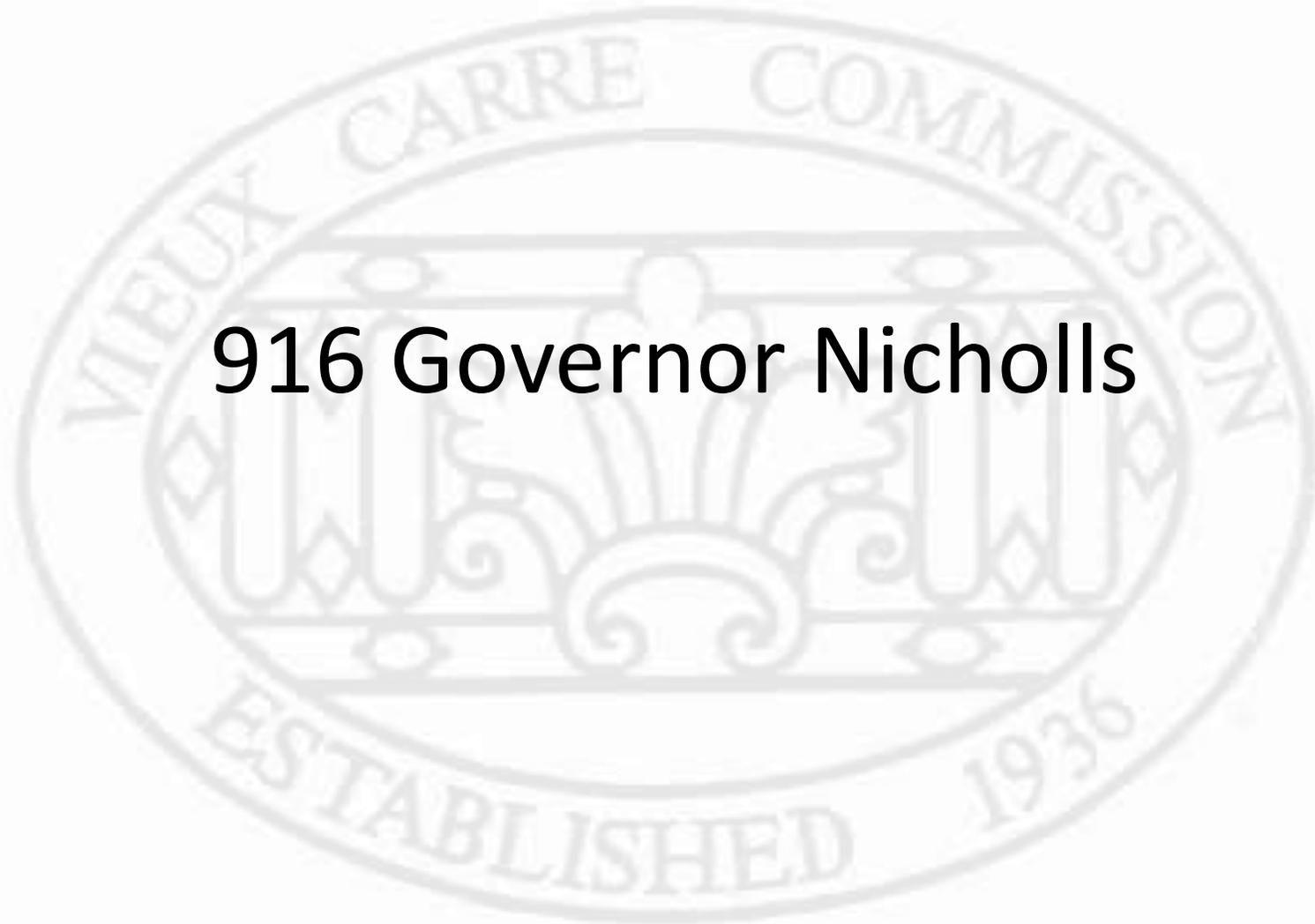
01
A2.1

ROYAL STREET RENDERING

Scale: N.T.S



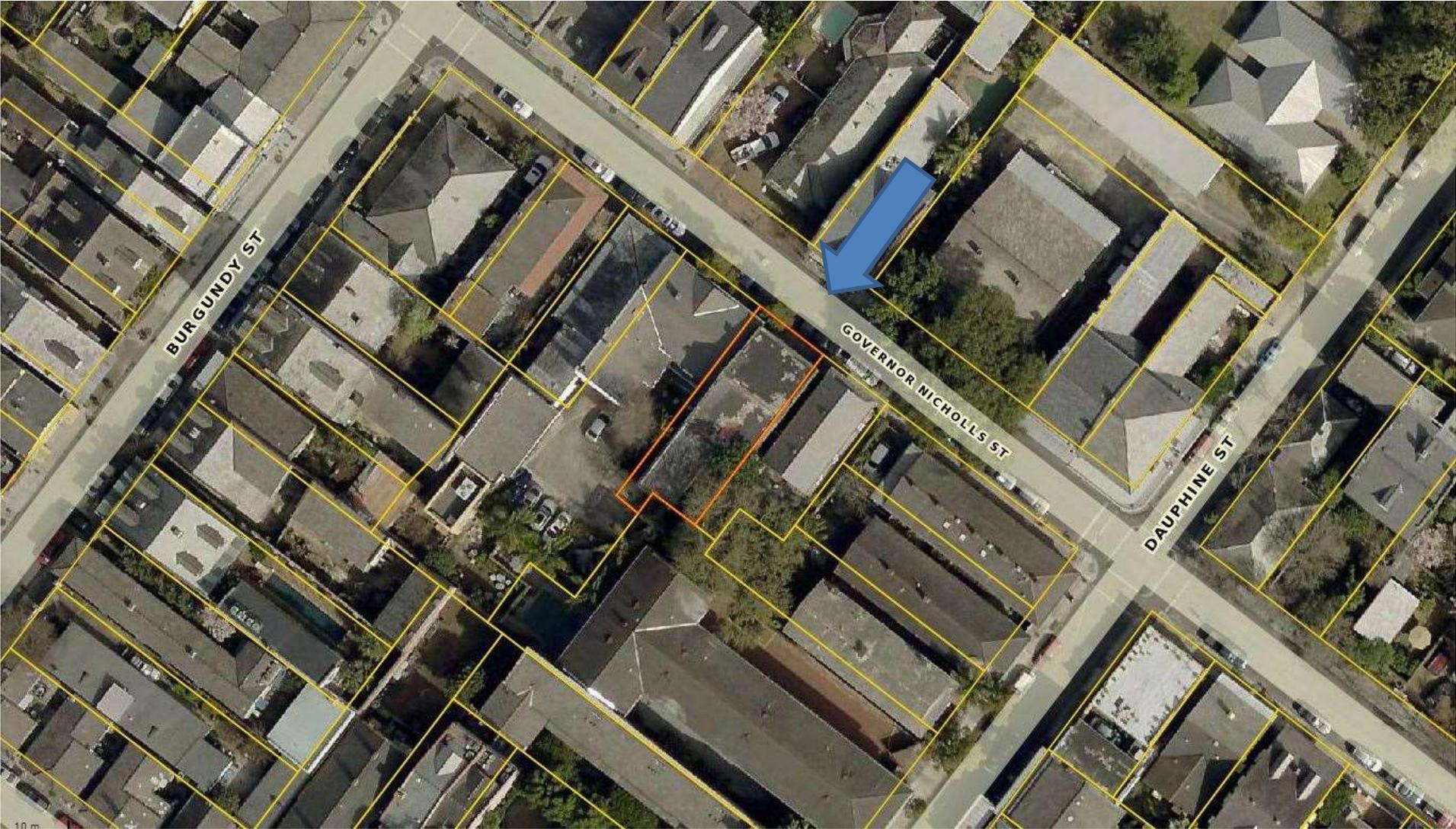
916 Governor Nicholls





916 Gov. Nicholls





916 Gov. Nicholls





916 Gov. Nicholls

VCC Architectural Committee

January 10, 2017





916 Gov. Nicholls, c. 1942



916 Gov. Nicholls, c. 1943



916 Gov. Nicholls, c. 1964



916 Gov. Nicholls, c. 1964



916 Gov. Nicholls, August 2008



916 Gov. Nicholls

VCC Architectural Committee

January 10, 2017





916 Gov. Nicholls

VCC Architectural Committee

January 10, 2017





916 Gov. Nicholls
VCC Architectural Committee



January 10, 2017





916 Gov. Nicholls

VCC Architectural Committee

January 10, 2017





916 Gov. Nicholls

VCC Architectural Committee

January 10, 2017





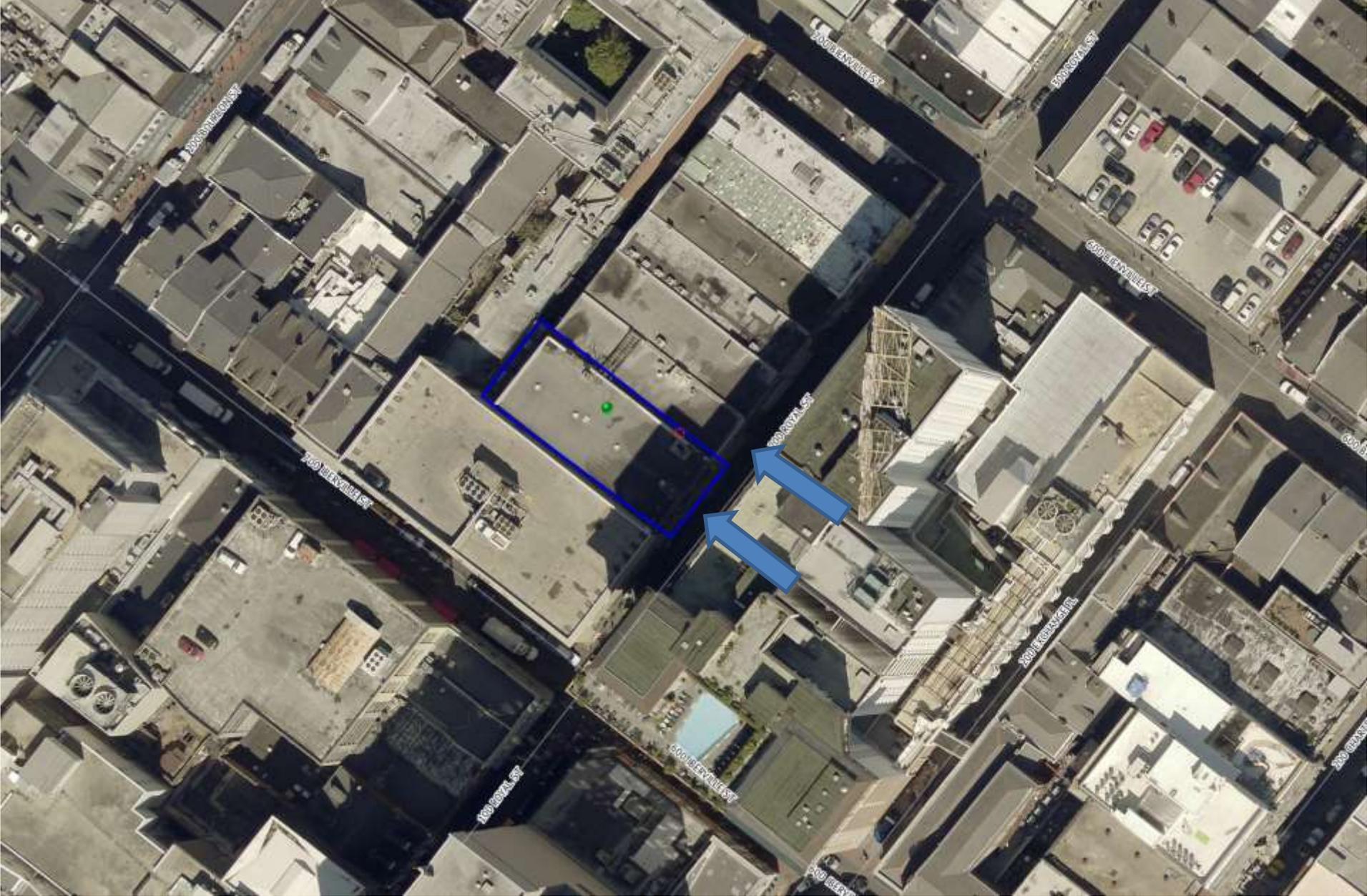
URSULINE ST. ELEVATION



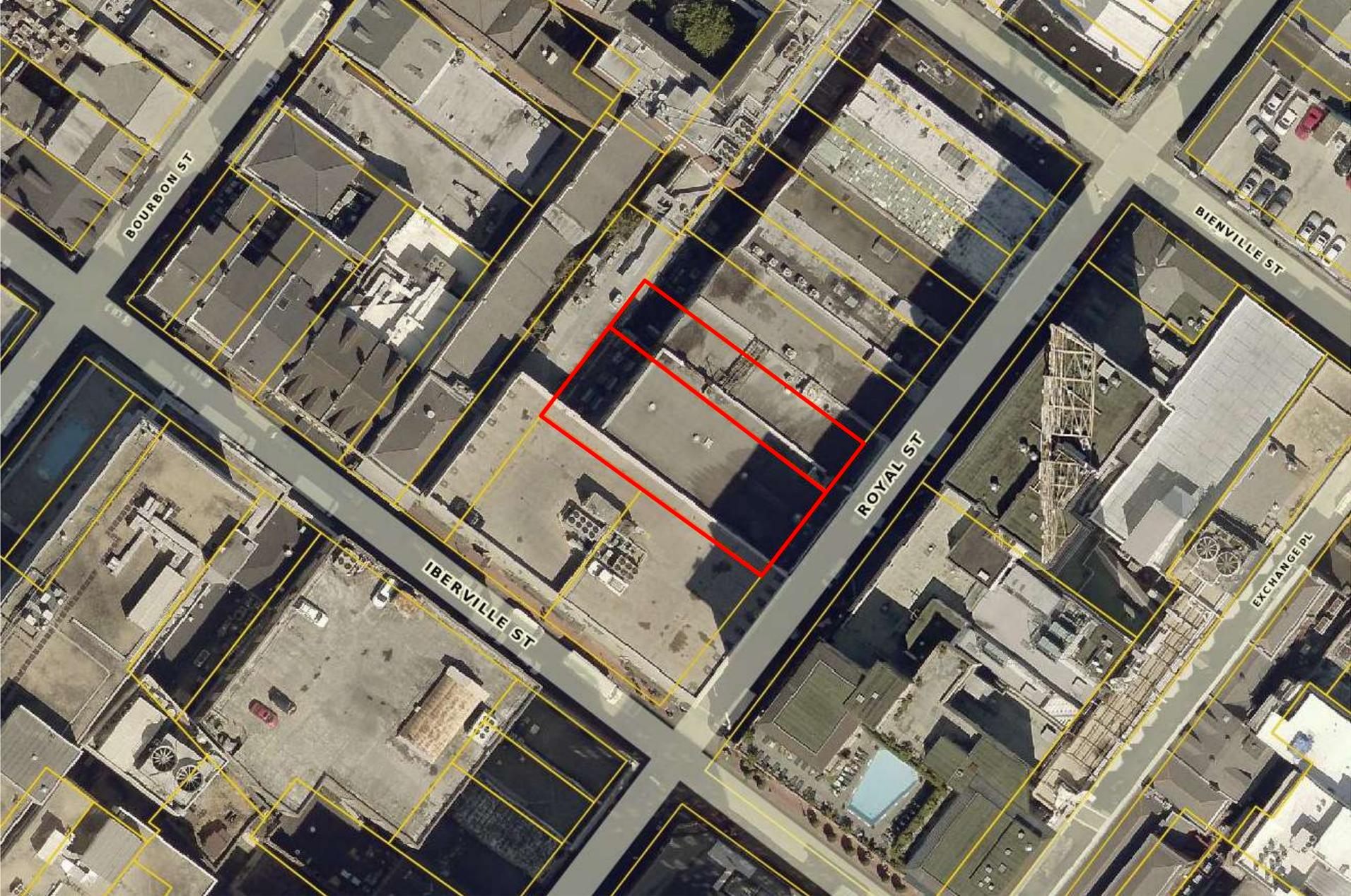
3 APRIL 2018
 916 GOV NICHOLLS
 KOCH & WILSON ARCHITECTS



211 Royal

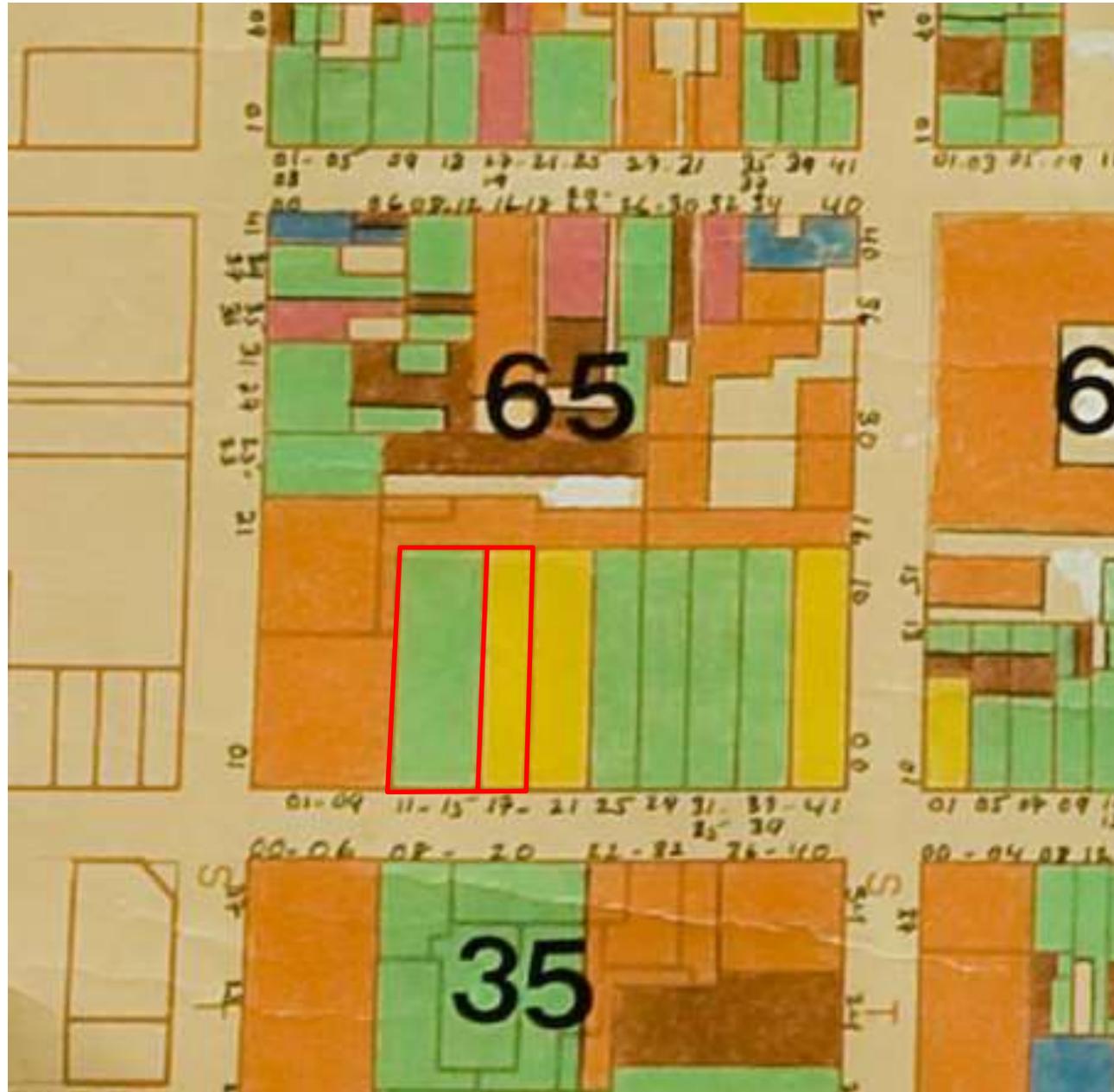


211-15 & 217-19 Royal



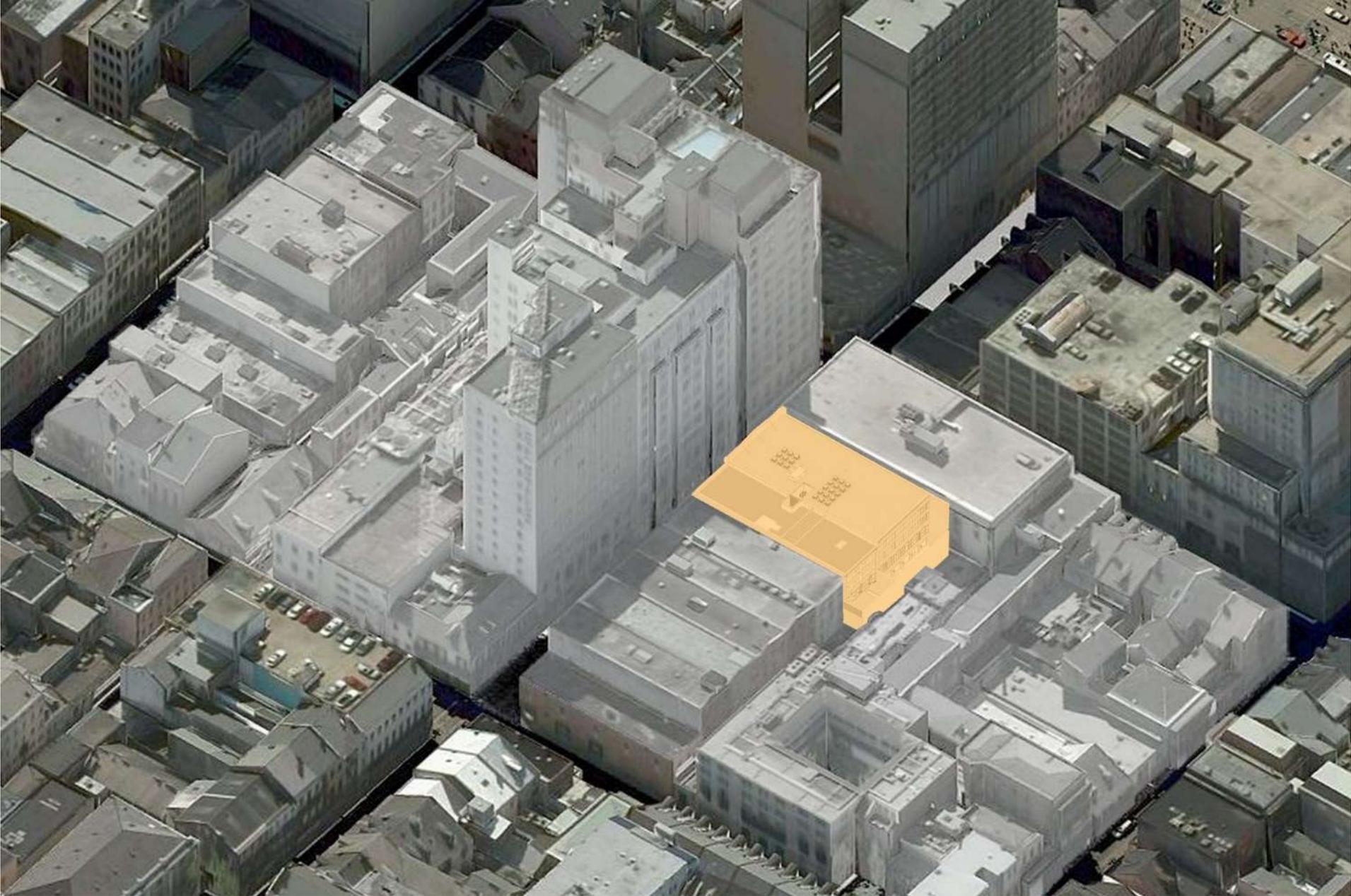
211-15 & 217-19 Royal





211-15 & 217-19 Royal





211-15 & 217-19 Royal





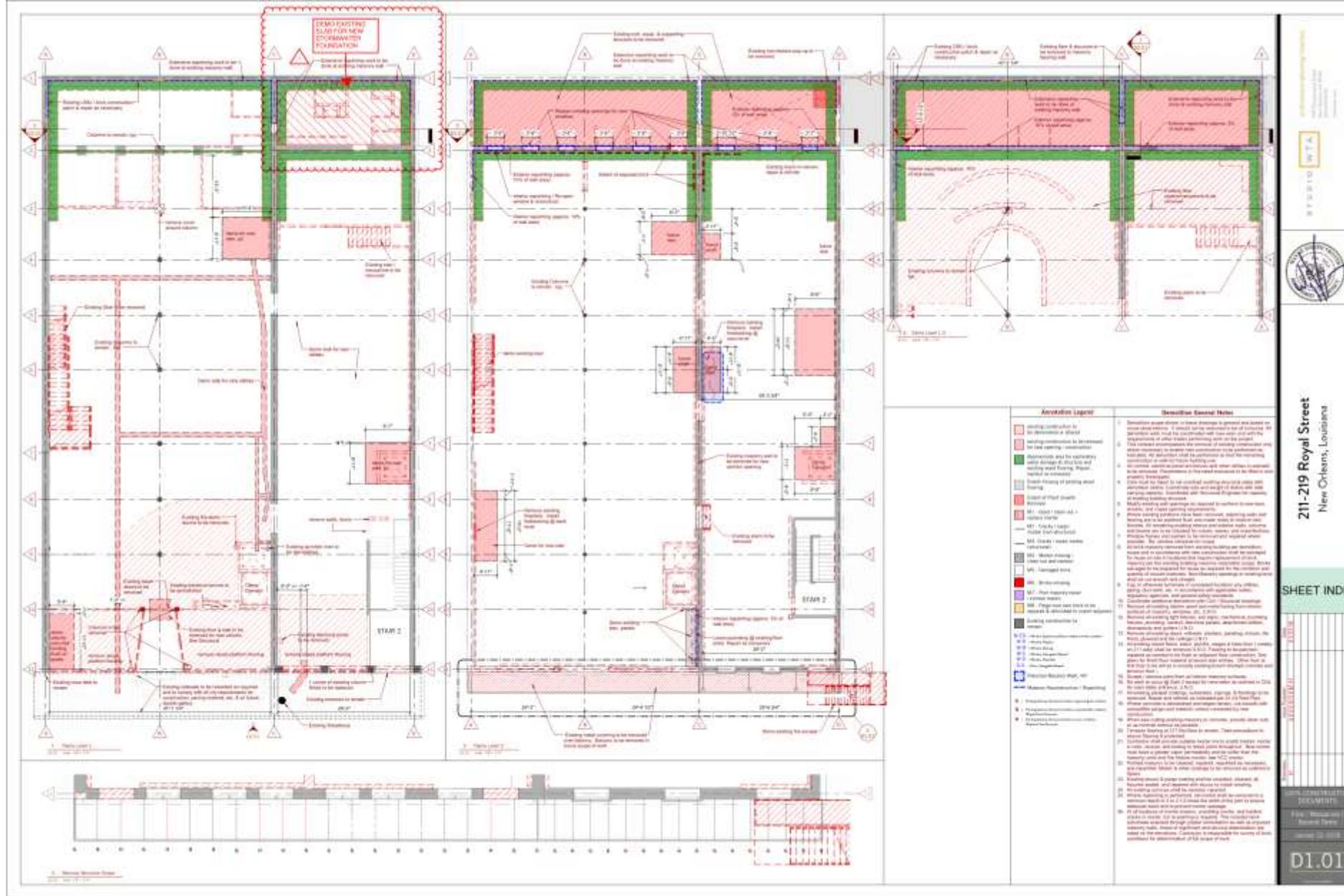
211-15 & 217-19 Royal





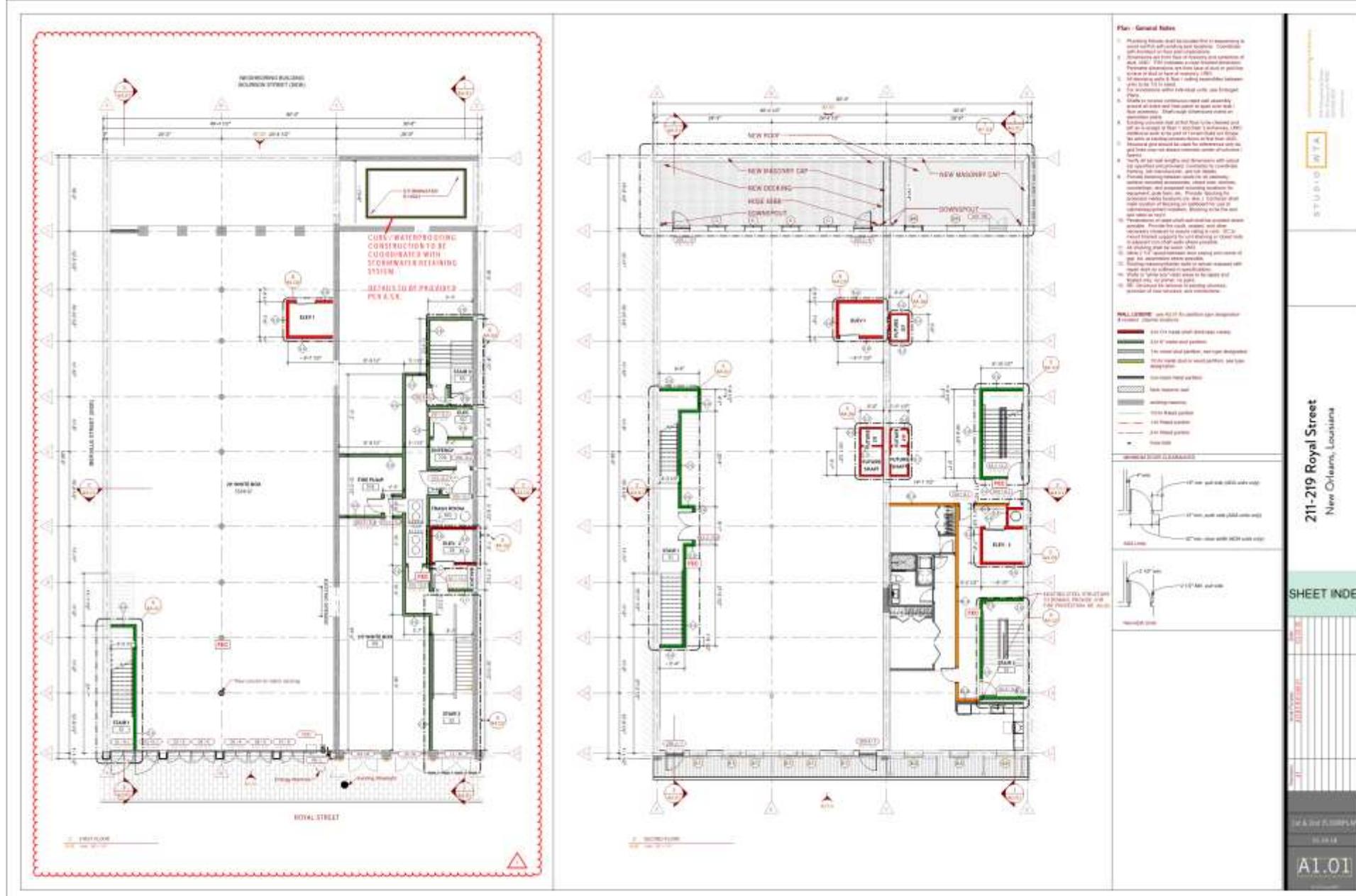
211-15 & 217-19 Royal





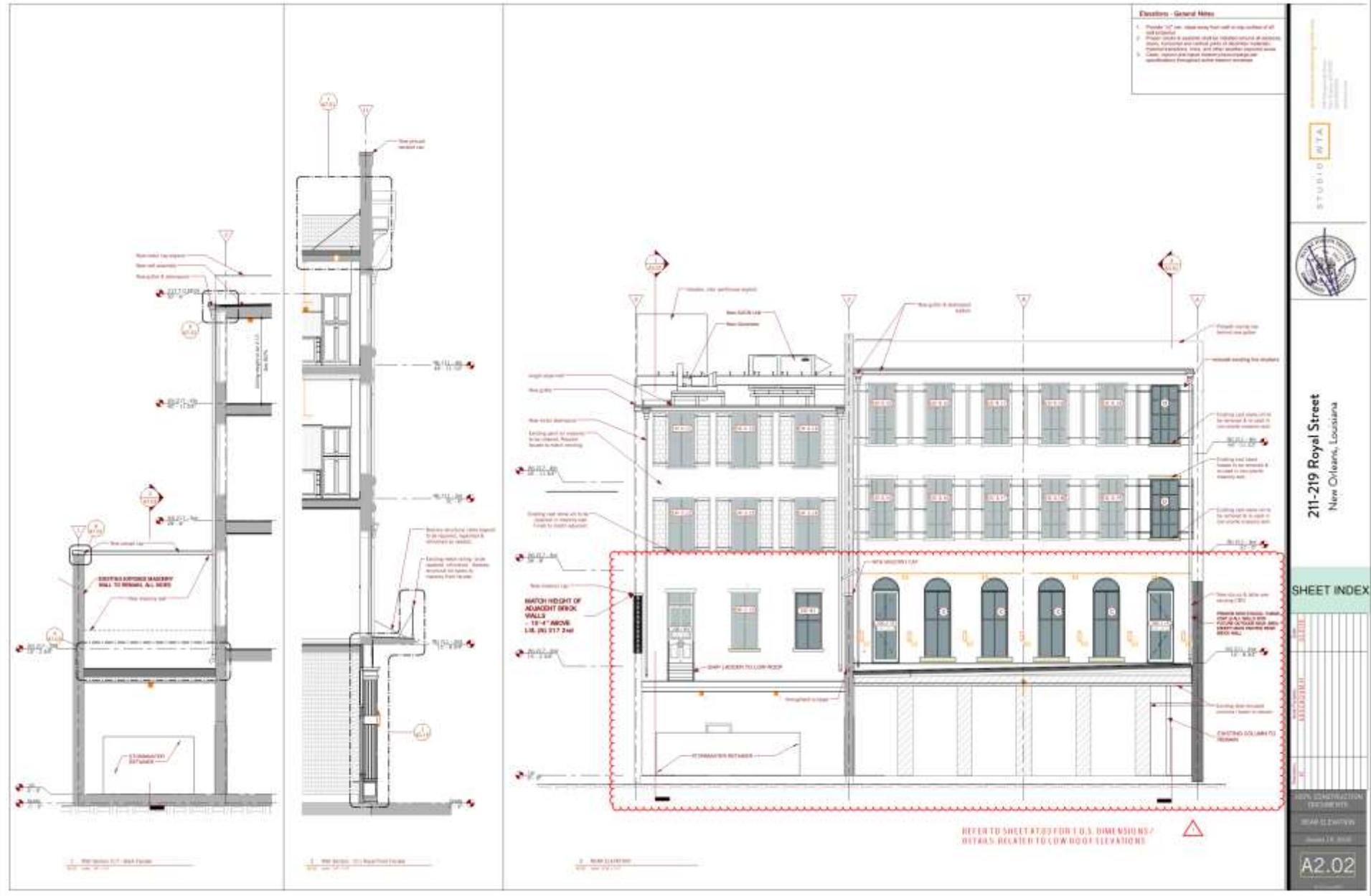
211-15 & 217-19 Royal





211-15 & 217-19 Royal





- Elevations - General Notes**
1. Provide 1/2" min. clear away from wall on top surface of all lead flashing.
 2. Provide 1/2" min. clear away from wall on top surface of all lead flashing.
 3. Provide 1/2" min. clear away from wall on top surface of all lead flashing.
 4. Provide 1/2" min. clear away from wall on top surface of all lead flashing.

STUDIO RTA

211-219 Royal Street
New Orleans, Louisiana

SHEET INDEX

100% CONSTRUCTION DOCUMENT SET

Sheet A2.02

211-15 & 217-19 Royal





VERSADJUST
Adjustable Pedestals

STRENGTH AND SUPERIOR FUNCTIONALITY

January 2018

VERSADJUST ADJUSTABLE PEDESTALS

- Integral base leveling to correct for sloped substrates
- Each center-loaded pedestal supports 1250 pounds
- Quick-clip extenders to reach heights fast - up to 36 inches
- Pedestal bracing system for additional stability and heights over 24 inches
- Fast and easy installation - promotes labor savings
- Screw-to-adjust pedestals ensure perfectly level decks
- Impervious to water, mold, and freeze/thaw cycles
- Unique patented design
- Made in the U.S.A.



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BISON INNOVATIVE PRODUCTS | 701 OSAGE STREET, Bldg 2, Unit 120, DOWER, CO 80204 USA | 800-333-4234 | www.BisonIP.com

January 2018



WOOD TILES

BEAUTY, LONGEVITY AND EXCEPTIONAL VALUE

BISON WOOD TILES

Bison Wood Tiles offer the design flexibility to create versatile, unique outdoor spaces. Commercial grade, responsibly harvested, hardwood tiles weather well, and are available in standard and FSC® Certified species.

- Commercial Grade
- Species Include: Bamboo, Cumaru, Garapa, Ipé, Mahogany and Massaranduba
- Exclusive Bison FS-1 Fastening Kit & Continuous Kerf Cut Design* allows easy tile attachment, removal and replacement
- Modular sizes 2' x 2', 4' x 2', and 30" x 30"
- Custom sizes available
- FSC Certified (5CS-COC-002585) species available
- Full System Warranty with Bison Pedestals
- Bison Ipé Wood Tile Systems Meet:
 - ASTM E108-07a Class A Fire Rating
 - ASTM C1028-07 Slip Resistance
 - ASTM TAS108-95 Wind Uplift
 - Seismic Design Categories (SDC) A-F



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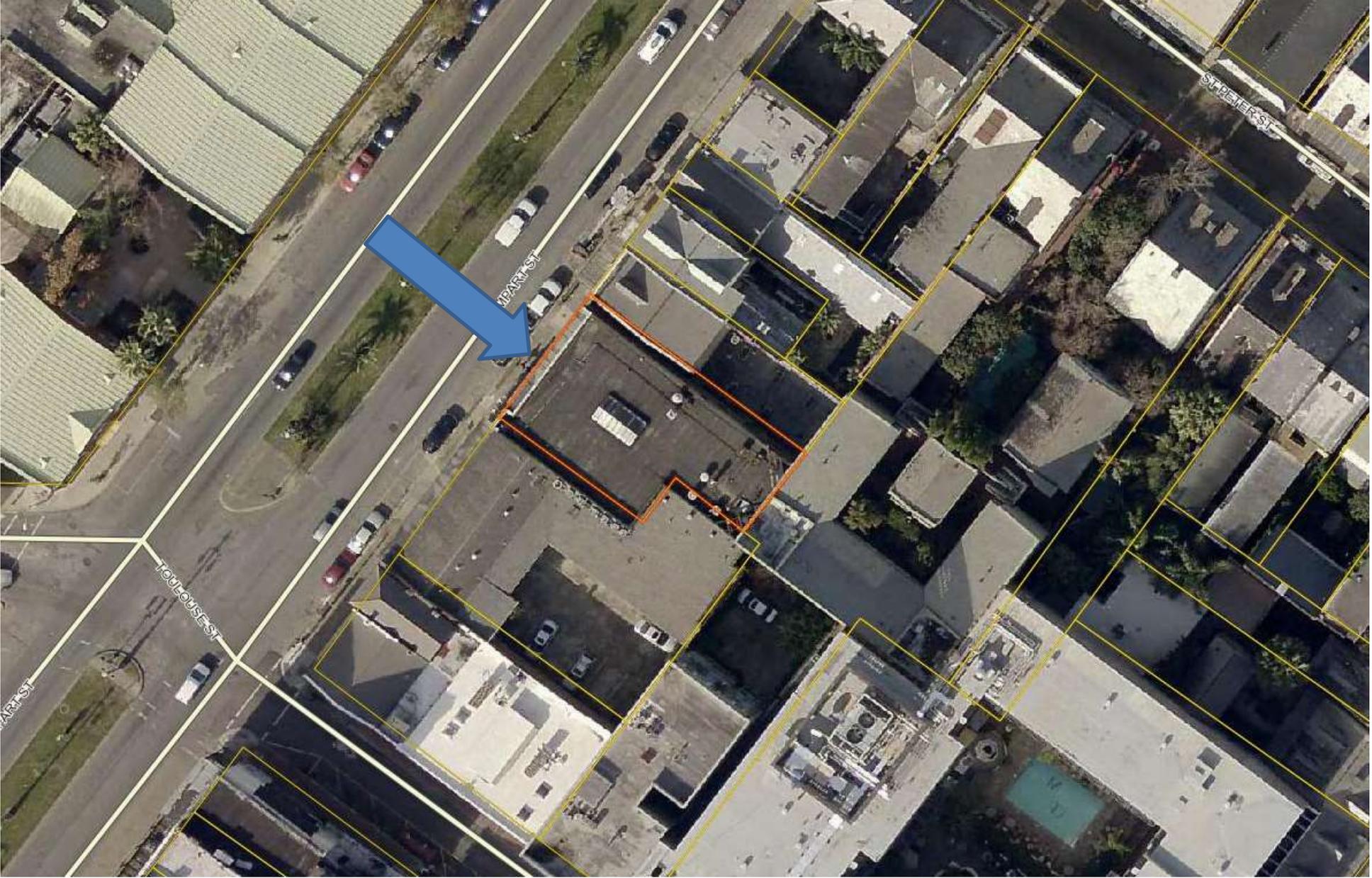
BISON INNOVATIVE PRODUCTS | 701 OSAGE STREET, Bldg 2, Unit 120, DOWER, CO 80204 USA | 800-333-4234 | www.BisonIP.com

211-15 & 217-19 Royal

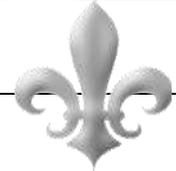




618 N Rampart

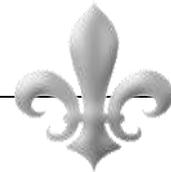


616 N. Rampart





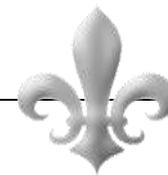
616 N. Rampart





Circa 1963

616 N. Rampart



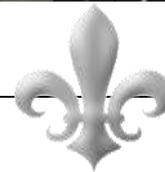


616 N. Rampart





616 N. Rampart





616 N. Rampart





616 N. Rampart





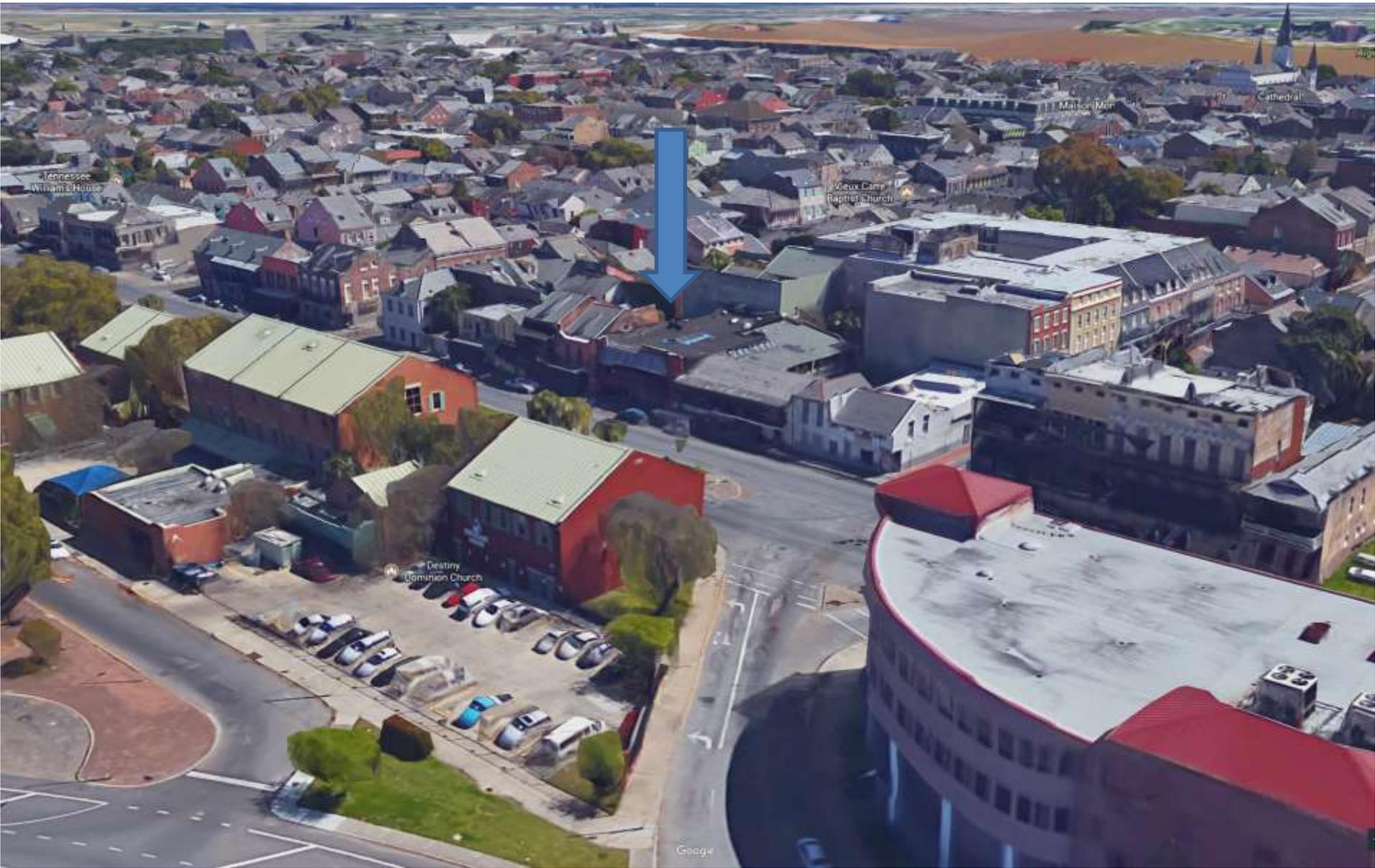
616 N. Rampart





616 N. Rampart

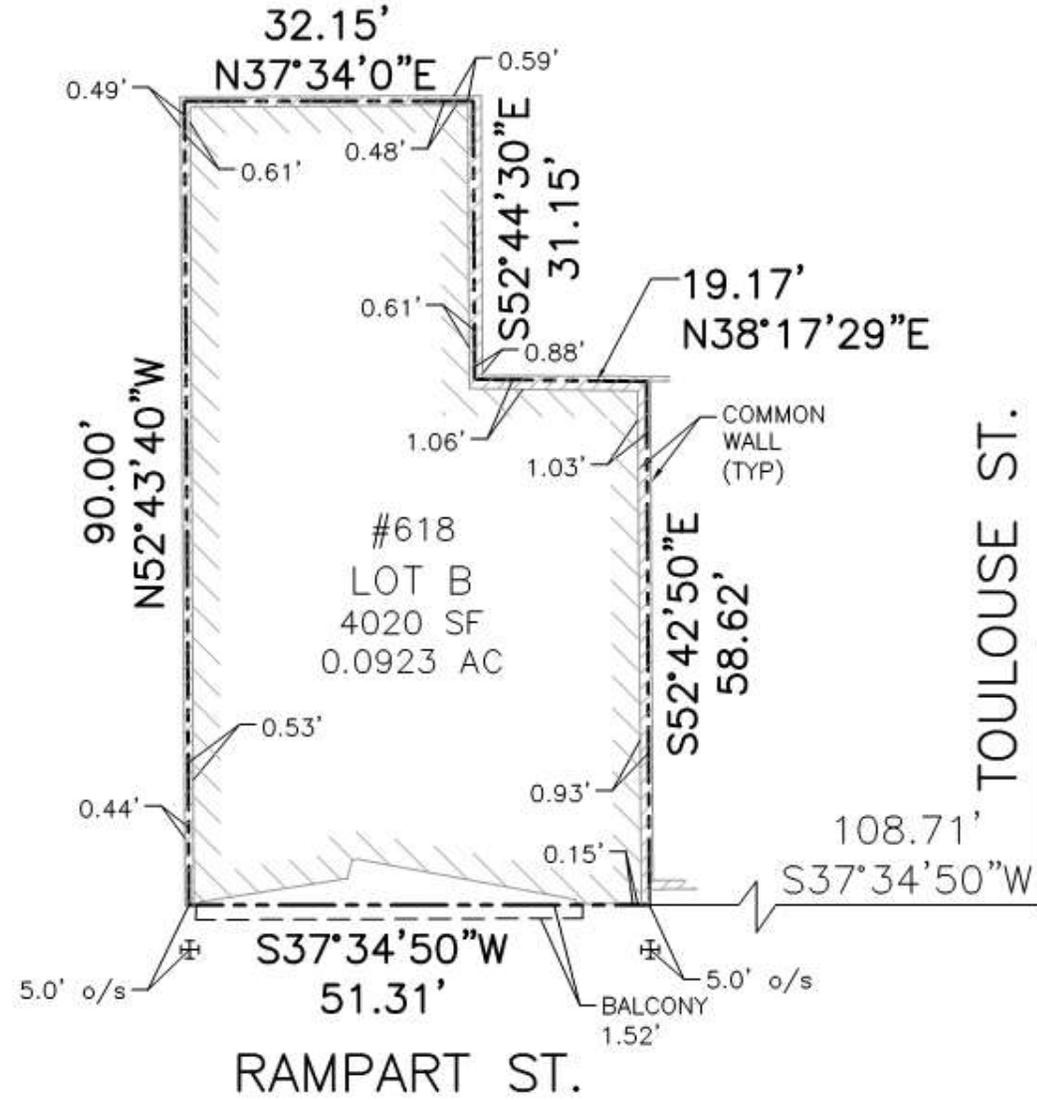




616 N. Rampart

BURGUNDY ST. (SIDE)

ST PETER ST. (SIDE)



616 N. Rampart





616 N. Rampart

VCC Architectural Committee

September 12, 2017



GENERAL STRUCTURAL NOTES

I. GENERAL

A. The contractor shall be responsible for all final dimensions and fit-up of the structure, including verifying all existing conditions and dimensions before commencing work.

B. The contractor shall verify the location of all existing utilities before commencing any work. Any interference shall be brought to the attention of the structural engineer.

C. The contractor shall be responsible for the design, placement, maintenance, etc. of any and all shoring, bracing, tie backs, etc. needed to support any part of the new or existing construction during the entire construction process to ensure the safety and integrity of the structure until the necessary permanent elements are in place.

D. See architectural and electrical drawings for exact location of all depressions, slopes, openings, penetrations, etc. Penetrations not shown on the structural drawings shall be brought to the attention of the structural engineer.

E. Dimensions - Use written dimensions only. Verify all dimensions at job site before commencing work and report any discrepancies. Where no dimensions are provided obtain clarification prior to proceeding with work.

F. Omissions & Conflicts - Omissions or conflicts between various elements of the construction documents should be brought to the attention of the design team. If certain features are not fully delineated in the construction documents, their construction shall be of the same character as for similar conditions that are delineated.

G. Existing Conditions - The Contractor shall verify the existing conditions and dimensions in the field. The Contractor shall report any discrepancies between the drawings and the actual existing conditions and dimensions to the Engineer.

H. With the exception of defects discovered by us or pointed out to us by others to date, our design and the work shown here assumes that the existing structural elements are sound and capable of supporting loads to their full, theoretical, code-allowed capacities. EDR is not responsible for any additional costs, damages, or injuries resulting from discovery or failure of any element that is found to be damaged, deteriorated, or otherwise structurally impaired.

I. Note: If any items herein are not understandable or clear as to intent, the contractor must notify the Engineer of Record for clarification and/or supplemental information prior to actual installation.

II. DESIGN BASIS

A. Applicable Codes and Standards				
International Residential Code 2012; ASCE 7-1010				
B. Design Loads				
Roof	Live Load	20 psf;	Dead Load	10 psf
Decks	Live Load	40 psf;	Dead Load	10 psf
Living Floors	Live Load	40 psf		
Wind Load				

The criteria is based on ASCE 7-1010 Minimum Design Loads for Buildings and Other Structures:
 Basic Wind Velocity 145 mph
 Risk Category II
 Exposure B
 For Main Wind Force Resisting System - Enclosed Building, Method 1, Simplified Procedure
 For Components and Cladding - Partially Enclosed Building, Method 2, Analytical Procedure

III. MATERIALS

A. EARTHWORK
 Place footings on undisturbed soil. Notify the Engineer if "soft spots", underground obstructions, or any unusual condition is encountered during stripping, excavation or filling. Soil bearing capacity is 500 psf.

B. CONCRETE
 All concrete work shall conform to ACI 301 Specification for Structural Concrete for Buildings and meet the following requirements:
Concrete - Type I cement ASTM C 150, normal weight aggregates ASTM C 33, 3000 psi at 28 days, 5" slump. All concrete shall be normal weight (approximately 150 lbs. per cubic ft.)

Place .006 inch 'visqueen' membrane beneath all interior slabs and beams on grade. Lap 12" to accommodate concrete pouring direction.
Reinforcing Steel - ASTM A615 grade 60, welded wire fabric ASTM A185.
Reinforcing Steel Details - Except as noted otherwise where continuous reinforcing is specified, provide a 90 degree hook on all top reinforcement in all beams at discontinuous ends. Install corner bars in the outside face of edge beams at every corner one top and one bottom. Bar shall be the same size as the largest beam bar.
 Lap bars as indicated below:
 Lap Splices - ACI 318
 #3 1'-3"; #4 1'-6"; #5 1'-9"; #6 1'-12"
 Welded wire fabric - one spacing plus 2"
 Provide the following cover for reinforcing:
 Footings: 3" sides and bottom.
 Grade Beams: 1" bottom and sides, 2" top.

When existing concrete at the first floor level is removed to install new utilities, etc., the contractor shall notify the structural engineer of the location and extent of any such removal prior to performing the work. Where possible, existing reinforcement shall not be cut, bent, or damaged. Whenever reinforcement is cut, damaged or bent, it shall be brought to the attention of the structural engineer and repaired or replaced as directed.

C. CONCRETE MASONRY UNITS
 All masonry has been designed in accordance with ACI 530. All filled vertical cells or cavities in masonry units shall be filled continuously with concrete grade in accordance with ACI 530-05 and ASTM C476. No voids, honeycombs, or gaps will be allowed.

D. LIGHT GAUGE METAL FRAMING ACCESSORIES
 Joist and beam hangers, hurricane clips, and other ties, anchors, or connectors shall be as manufactured by Simpson Strong-Tie Co., Inc. and shall be attached with nails of the size and type recommended by the manufacturer. Roofing nails may not be used. All hangers, clips, connectors, anchors, ties, etc. shall be galvanized or stainless steel. All such units that will be exposed to weather, in contact with earth or water, or below the first floor level shall be stainless or meet G-185 rating.

E. NON-STRUCTURAL STEEL FRAMING
 All non-structural steel framing shall conform to the requirements set forth in ACI 408. Standard Specification for Non-Structural Steel Framing Members and AISI S220, North American Standard for Cold-Formed Steel Framing - Nonstructural Members. All members shall have a protective coating conforming to ASTM A653/A653M. Installation of non-structural steel framing shall meet the requirements of ASTM C754: Standard Specification for Installation of Steel Framing Members to Reinforce Screw-Attached Gypsum Panel Products.

F. WOOD FRAMING
 All wood framing fabrication and erection shall conform to the National Design Specification for Wood Construction by the NFA, the Plywood Design Specification by the APA, and meet the requirements below. Unless noted otherwise, all wood connections shall be in accordance with the fastening schedule of the International Residential Code.
 All lumber or plywood in contact with masonry or exposed to earth or weather shall be pressure treated with CCA or MCO to a minimum retention of 0.40 LBS/CU. FT. in accordance with AWPA. ACQ treatment is not allowed without written approval of the structural engineer. All treated wood members shall be connected or fastened with galvanized nails, screws, or bolts. The coating must be not-dipped to an equivalent of G-90 rating or greater.

Framing Lumber - Southern Yellow Pine grade marked and kiln dried, S4S, No. 2, maximum moisture content 19%. All member piece ends, joints, or spikes shall be over supports unless noted otherwise. Unless noted otherwise multiple pieces of lumber used to form beam or header members shall be attached together with 4 rows of 16d nails spaced at 16" for pieces up to 12" deep, 5 rows of 16d nails at 16" for pieces 14" and 16" deep and 6 rows of 16d nails spaced at 16" for pieces 18" deep.

Openings
 All openings in exterior wood-framed walls shall have the following minimum number of studs at each jamb:
 Openings less than 4'-0" ----- 2 Studs
 Openings 4'-0" to 6'-0" ----- 3 Studs
 Openings 6'-0" to 10'-0" ----- 4 Studs
 Openings larger than 10'-0" --- See Plans or consult Struct. Eng.
 Unless shown otherwise all openings in wall shall have headers consisting of a minimum of two 2x12s.

Floor Framing - Provide bridging for dimensioned lumber floor joists at 8'-0" o.c. max.
Plywood Flooring - APA rated 48/24, 3/4" thick. Nail with 12d nails spaced at 6" o.c. at panel ends and 12" o.c. at intermediate supports.
Plywood Roofing - APA rated 32/16, 5/8" thick. Nail with 10d nails spaced at 6" o.c. at panel edges and 12" o.c. at intermediate supports.

Plywood Wall Sheathing - Provide 1/2" plywood on all the exterior walls to brack the structure for wind loads. Unless shown otherwise all plywood sheathing shall be fastened with 8d ring shank nails (1 1/4" min. diameter) or #10 screws (1.9" nominal diameter) spaced at 6" o.c. maximum along supporting members on the interior or each sheet and spaced at 4" o.c. maximum along supporting members at the edges of each sheet. The use of staples will not be allowed. All plywood wall sheathing shall have solid blocking at all horizontal joints. Vertical joints of plywood roof sheathing shall be staggered every four feet or less.

LVL Members - All members designated as "LVL" shall be laminated veneer lumber having properties and strength equal to Trus Joist "Millstream" with a minimum designated modulus of elasticity of 3000 ksi (2.0E) for all headers and beams. LVL members shall be glued and nailed together following the manufacturer's instructions.

G. STRUCTURAL STEEL

- Fabrication and erection of structural steel shall conform to "The Manual of Steel Construction", Fourteenth Edition, American Institute of Steel Construction (AISC) including Specifications for Structural Steel Buildings, Specification for Structural Joints Using ASTM A325 or A490 Bolts, and AISC Code of Standard Practice.
- All welding shall be performed by certified welders and shall conform to "Structural Welding Code AWS/AAS D1.1-82", American Welding Society (AWS).
- Wide Flange and S- shapes: ASTM A992 or A572, Grade 50
- Structural C and S shapes & plates: ASTM A36
- Steel pipe: ASTM A53, Grade B (85 ksi yield)
- Steel tubing (square or rect.): ASTM A501, Grade B (85 ksi yield)
- Steel tubing (round): ASTM A501
- Submerged Structural steel: ASTM A132
- Structural shapes and rods: ASTM A133
- Bolts, fasteners and hardware: ASTM A153
- Anchor rods shall conform to ASTM F1554, unless noted otherwise.
- Anchor bolts shall be headed with a nut and washer at the lower end.
- Steel members shown on plans shall be equally spaced unless noted otherwise.
- All connections shall be "framed beam connections" designed in accordance with the AISC Manual and the end reactions from the "Uniform Load Tables", but not less than 4 kips. Provide double angle connections or knife plate connections full depth of supporting beams, unless otherwise approved. Minimum net (2) bolts per connection. Unless otherwise noted, connecting plates to be designed for 80 percent of the "last" uniform load capacity. Single angle connections are not acceptable. All beams to column connections shall be designed for the minimum shear reaction indicated above in combination with a 10 kip axial force (acting in both tension and compression).

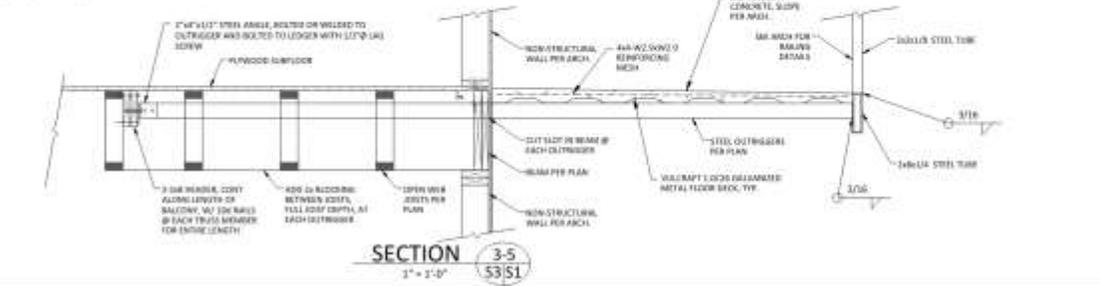
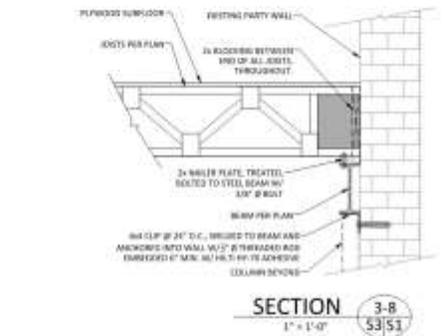
The fabricator shall be responsible for the design and adequacy of all connections that are not designed or fully detailed on the Contract Documents. Shop Drawings, detailing the configuration and fabrication details, along with calculations sealed by a Registered Professional Engineer licensed to practice in the state in which the project is located, shall be submitted to the Structural Engineer of Record for review.

- All bolted connections shall be with ASTM A325 high strength bolts, 3/4" minimum diameter, unless noted otherwise.
- Field bolted connections and shear studs in accordance with AISC.
- Where possible, all bolt holes in structural steel shall be drilled or punched in the shop. Any holes required to be made at the project site shall be mechanically drilled or punched. No tearing of holes shall be allowed.
- All connections shall be symmetrical about the axis of the member connected. Provide only one grade of bolt for each bolt diameter to be used in the connections. Do not mix grades of bolts.
- Unless noted otherwise, all cap and base plates shall be welded to the column continuously all around with a 3/16" fillet weld.
- Welding electrodes shall be E70XX for manual arc welding and F7X-E000 for submerged arc welding. All welders shall be certified by the AWS. Minimum weld size shall be 3/16" unless noted otherwise.
- Existing framing requiring welding shall be thoroughly cleaned to ensure proper welding. Provide temporary shoring when welding to existing steel.
- Use low-hydrogen electrodes when welding to existing steel.
- Field welded surfaces within 4 inches of weld shall be cleaned and ground smooth. After welding coat the exposed area with appropriate primer/paints as specified.
- Visually inspect all fillet welds. 10 percent of all field fillet welds in primary connections and multi pass welds shall be tested by the magnetic particle method, complying with ASTM E709, and on the non-pass and on the finished weld.
- 100 percent of full penetration welds shall have ultrasonic inspection, complying with ASTM E294.
- 100 percent of welds in beam and column moment connections shall have ultrasonic inspection, complying with ASTM E166.
- Unless noted otherwise, every weld shall develop the full strength of the steel of the members it joins. All butt, grove, or bevel welds shall be complete, full penetration.
- Inspector shall provide a Certified Welding Inspector and Quality Control Expert (AWS Certified).
- Submit shop drawings for fabrication and erection of structural steel. Clearly indicate coordinated dimensions of mechanical unit and roof penetration slabs. Shop and erection drawings must show all shop/floor and field welds. Initial shop drawing submittal shall include proposed connection details and job standards. Provide signed and sealed calculations for all non-standard connection details showing design capacities.

- Splices in structural steel not shown on the structural drawings will not be accepted without specific approval of the Structural Engineer.
- The General Contractor and Steel Erector shall notify the Structural Engineer of any fabrication or erection errors or deviations and receive written approval before any field corrections are made.
- Alternate connection details may be used if such details are submitted to the engineer for review and approval. However, the engineer shall be the sole judge of acceptance and the Contractor's bid shall anticipate the use of those details shown on the drawings. The Contractor is responsible for the design of such alternate details which he proposes.
- Main support members for the metal deck are shown. During preparation, submission, and review of shop drawings, any additional angles or miscellaneous attachment details required to support the metal deck at the required elevation shall be provided by the Structural Steel Contractor.
- All steel shall be painted with shop standard primer unless noted otherwise.
- Steel angles and plates along with bolts and washers, in direct contact with exterior finish masonry, and all exterior exposed structural steel, shall be hot-dipped galvanized per ASTM A125 and A153.
- Spandrel and column adjacent to masonry shall have adjustable masonry ties.
- Use low hydrogen electrodes when welding to existing steel.
- The steel structure is a non-self-supporting steel frame and is dependent upon diaphragm action of the metal roof deck and attachment to the masonry walls for stability and for resistance to wind and seismic forces. Provide all temporary supports required for stability and for resistance to wind and seismic forces until these elements are complete and are capable of providing this support. All floor metal shall be treated or properly separated to prevent galvanic and/or corrosion effects.
- All handrails shall be designed per IRC Chapter 10 including a 200 lb concentrated point load and, in public spaces, a 90 pound per linear foot live load. See Chapter 10 for all design requirements for handrails. Stamped calculations by an Engineer licensed in the State where the project is located shall be provided by the Fabricator.
- All vehicle barriers shall be design per IRC Chapter 18 including a 8000 lb concentrated point load. See Chapter 16 for all design requirements for vehicle barriers. Stamped calculations by an Engineer licensed in the State where the project is located shall be provided by the Fabricator.

MISCELLANEOUS

- Structural drawings are intended to be used with architectural and mechanical drawings. Contractor is responsible for coordinating such requirements into their shop drawings and work.
- No change in size or dimension of structural members shall be made without the written approval of the professional of record.
- The contractor is responsible for limiting the amount of construction load imposed upon structural framing. Construction loads shall not exceed the design capacity of the framing at the time the loads are imposed.
- The structure is designed to function as a unit upon completion. The contractor is responsible for furnishing all temporary bracing and/or support that may be required as the result of the contractor's construction methods and/or sequences.
- Do not scale these drawings, use dimensions.
- The contractor shall inform the professional of record in writing of any deviation from the contract documents. The contractor shall not be relieved of the responsibility of such deviation by the professional of record review of shop drawings, product data, etc., unless the contractor has specifically informed the professional of record of such deviation at the time of submission, and the professional of record has given written approval to the specific deviation.



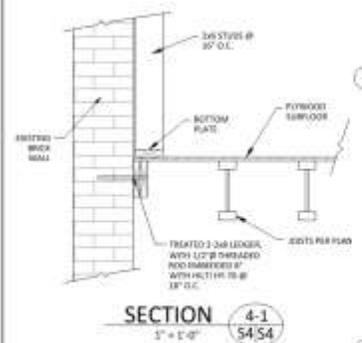
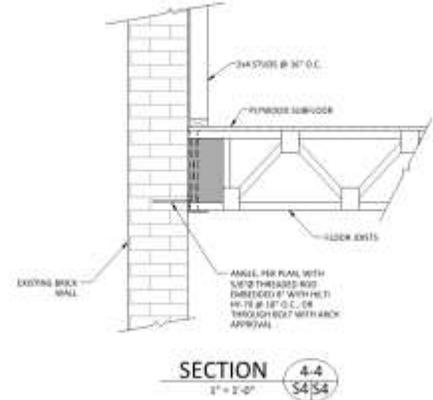
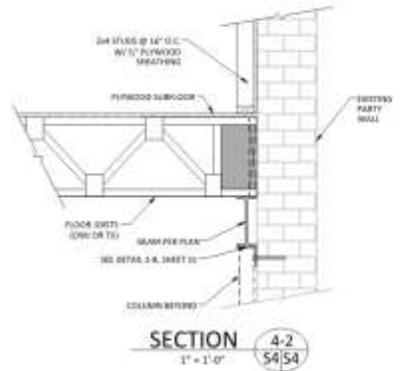
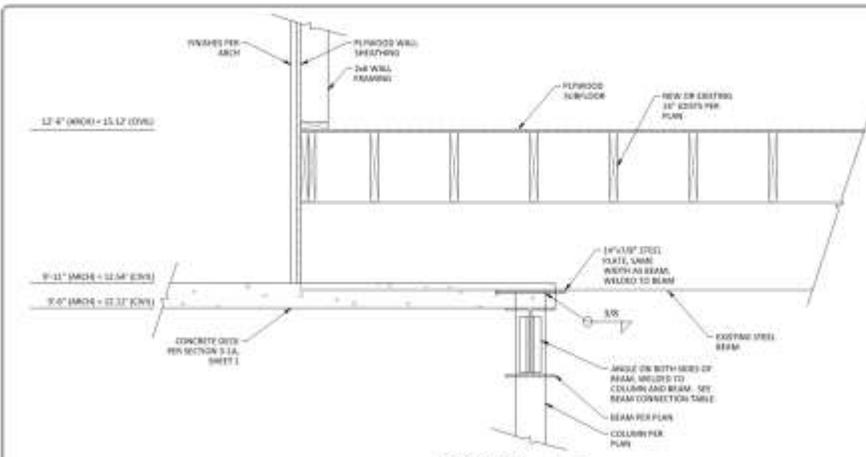
BATTURE LLC
 ENGINEERS - LAND SURVEYORS
 1000 PINE ST. NEW ORLEANS, LA 70112
 TEL: 504-581-2727
 www.batture.com



RENOVATION AT 618 N RAMPART STREET
 NEW ORLEANS, LA
 GENERAL NOTES AND DETAILS

SHEET
S1



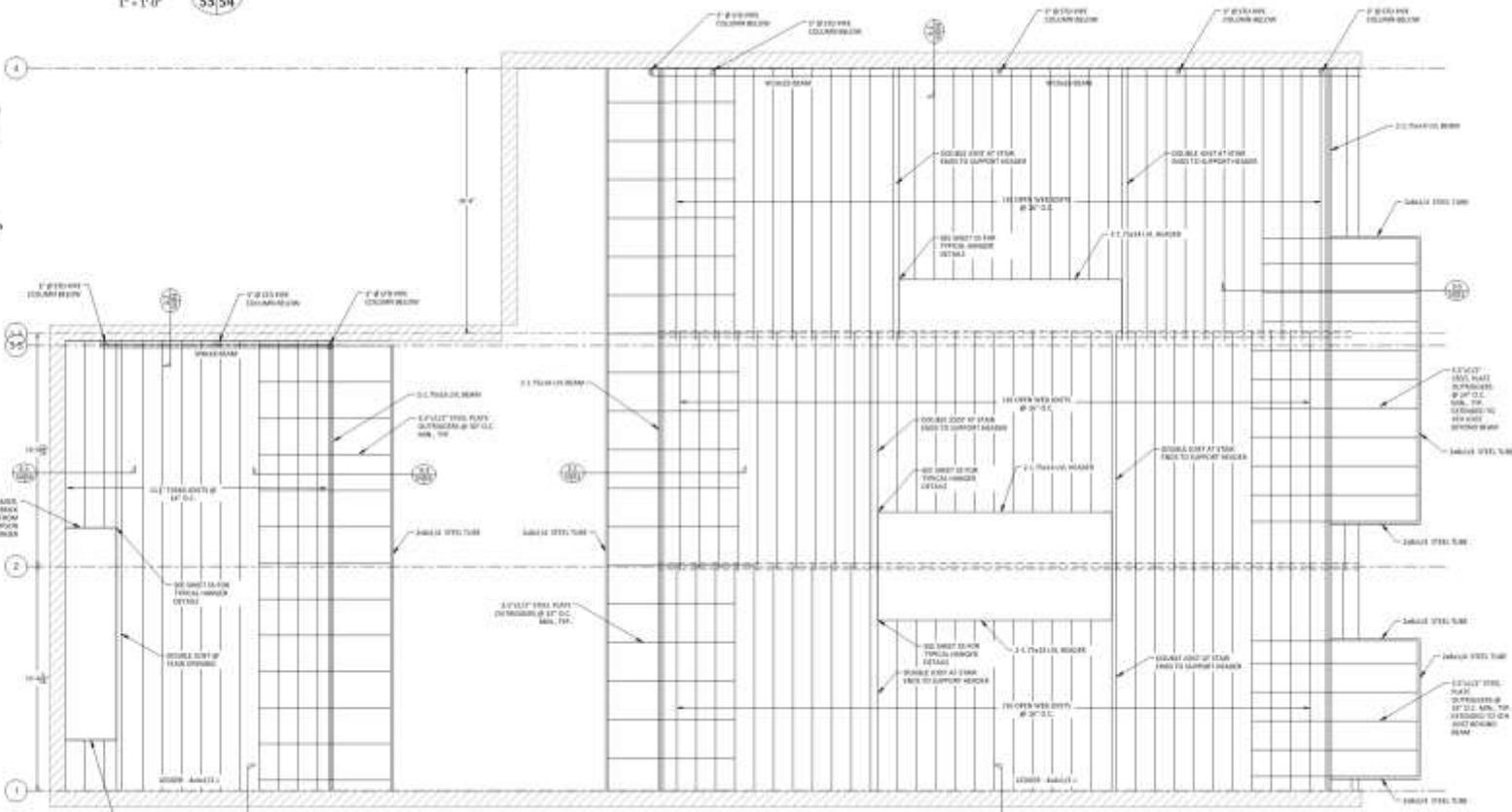


BEAM NO.	TYPE	SPAN	DEPTH	WIDTH	WEIGHT
101	1	12'-0"	14"	12"	24
102	2	12'-0"	14"	12"	24
103	3	12'-0"	14"	12"	24
104	4	12'-0"	14"	12"	24
105	5	12'-0"	14"	12"	24
106	6	12'-0"	14"	12"	24
107	7	12'-0"	14"	12"	24
108	8	12'-0"	14"	12"	24
109	9	12'-0"	14"	12"	24
110	10	12'-0"	14"	12"	24
111	11	12'-0"	14"	12"	24
112	12	12'-0"	14"	12"	24
113	13	12'-0"	14"	12"	24
114	14	12'-0"	14"	12"	24
115	15	12'-0"	14"	12"	24
116	16	12'-0"	14"	12"	24
117	17	12'-0"	14"	12"	24
118	18	12'-0"	14"	12"	24
119	19	12'-0"	14"	12"	24
120	20	12'-0"	14"	12"	24

DOUBLE L CONNECTIONS TYPICAL BEAM TO BEAM CONNECTIONS

DIMENSIONS SHOULD BE FIELD VERIFIED AND CHECKED WITH ARCHITECTURAL DRAWINGS

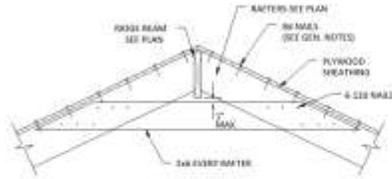
SEE GENERAL NOTES ON SHEET S1 FOR ADDITIONAL DETAILS AND INFORMATION REGARDING FOUNDATIONS AND FRAMING



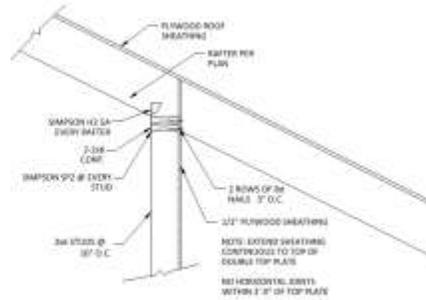
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RENOVATION AT 618 N RAMPART STREET
NEW ORLEANS, LA

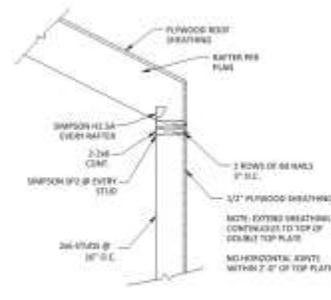




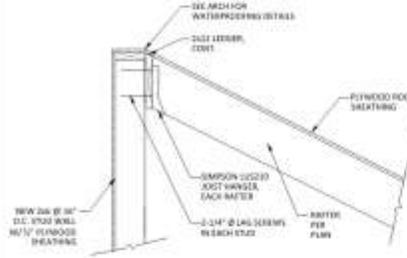
SECTION 6-1
1" = 1'-0"



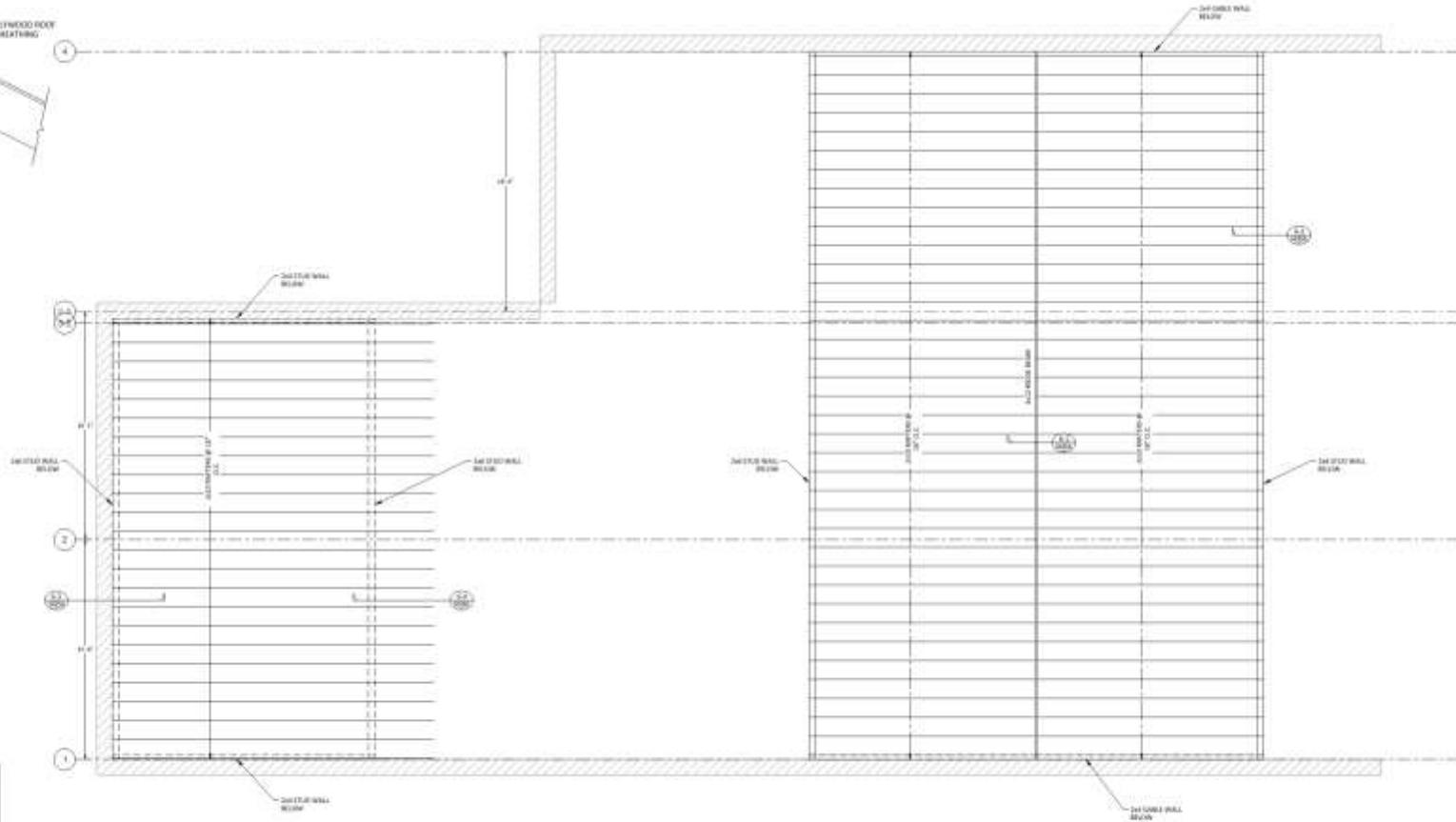
SECTION 6-4
1" = 1'-0"



SECTION 6-2
1" = 1'-0"



SECTION 6-3
1" = 1'-0"



DIMENSIONS SHOULD BE FIELD VERIFIED AND CHECKED WITH ARCHITECTURAL DRAWINGS

SEE GENERAL NOTES ON SHEET S1 FOR ADDITIONAL DETAILS AND INFORMATION REGARDING FOUNDATIONS AND FRAMING

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PH: 504-584-2222
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RENOVATION AT 618 N RAMPART STREET
NEW ORLEANS, LA
ROOF FRAMING PLAN

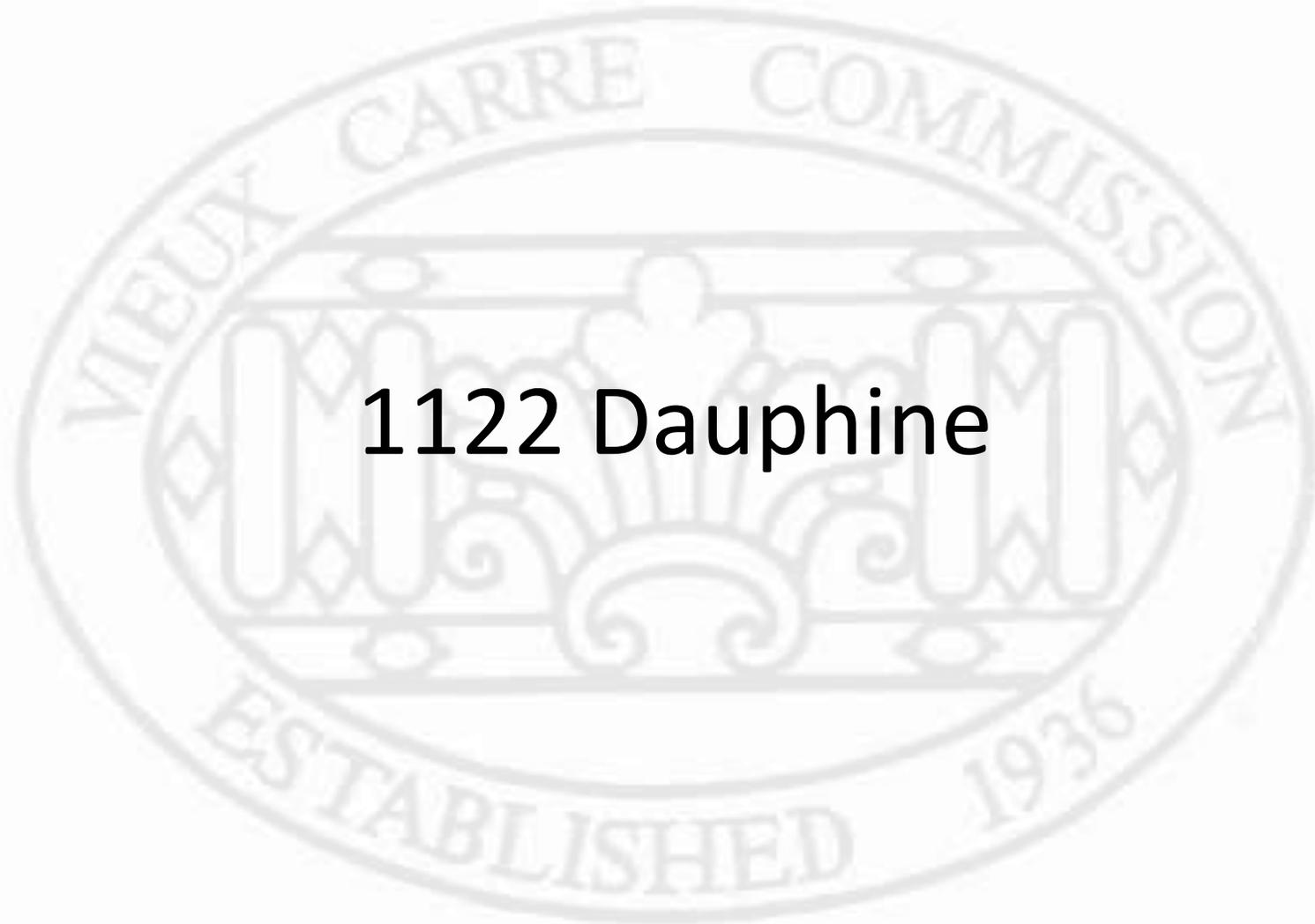


SHEET
S6

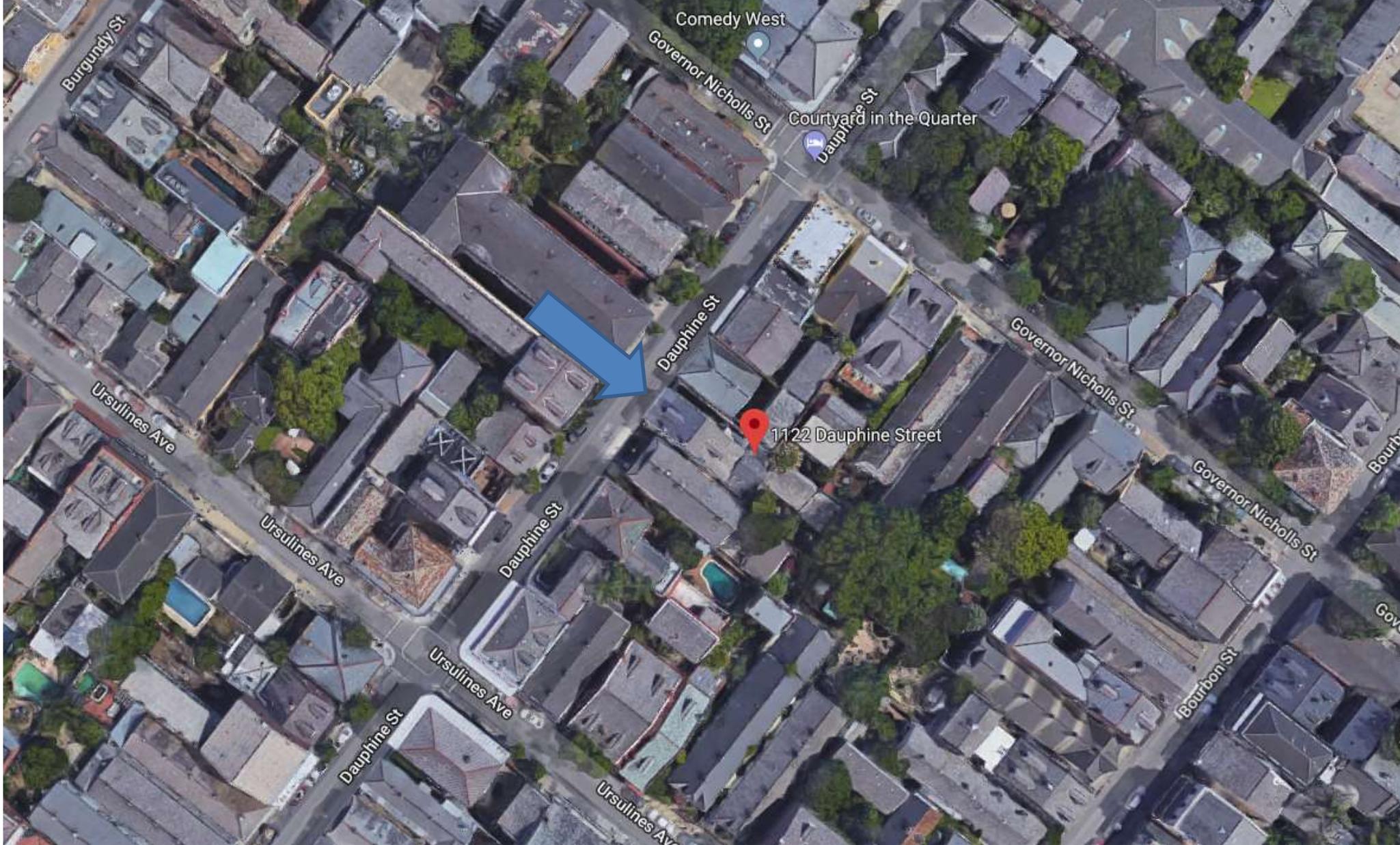




616 N. Rampart



1122 Dauphine



1122 Dauphine





1122 Dauphine





1122 Dauphine

VCC Architectural Committee

March 26, 2013





1122 Dauphine

VCC Architectural Committee

March 26, 2013





1122 Dauphine

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March 26, 2013





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VCC Architectural Committee

March 26, 2013



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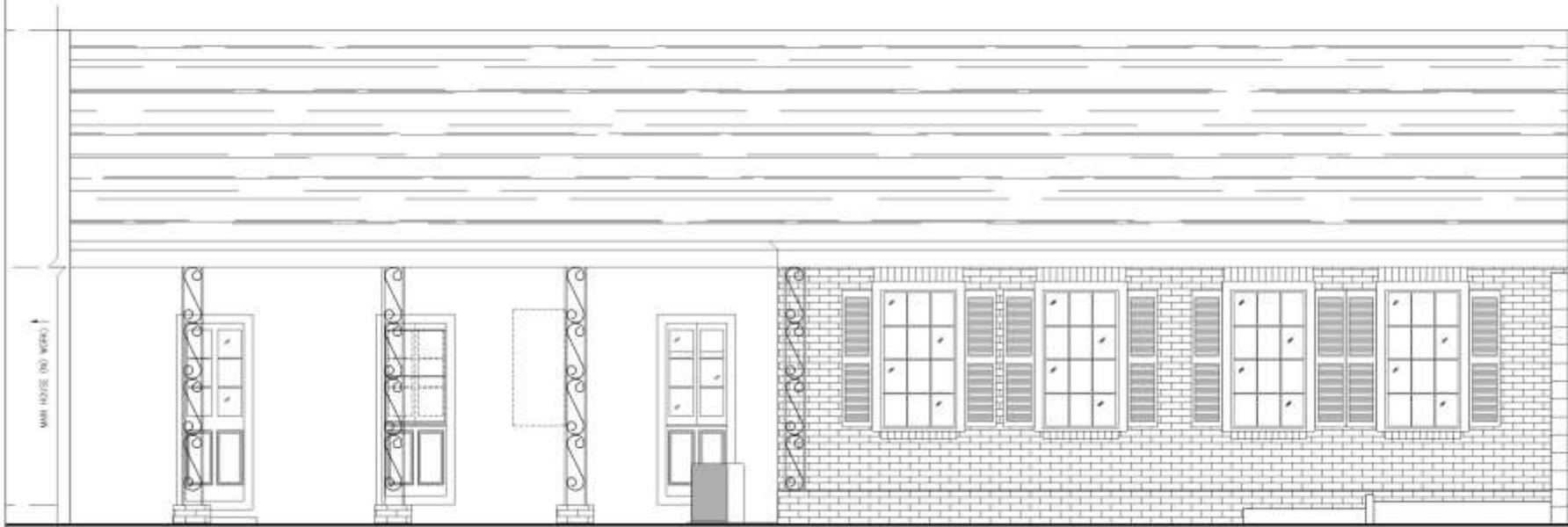
1122 Dauphine

VCC Architectural Co





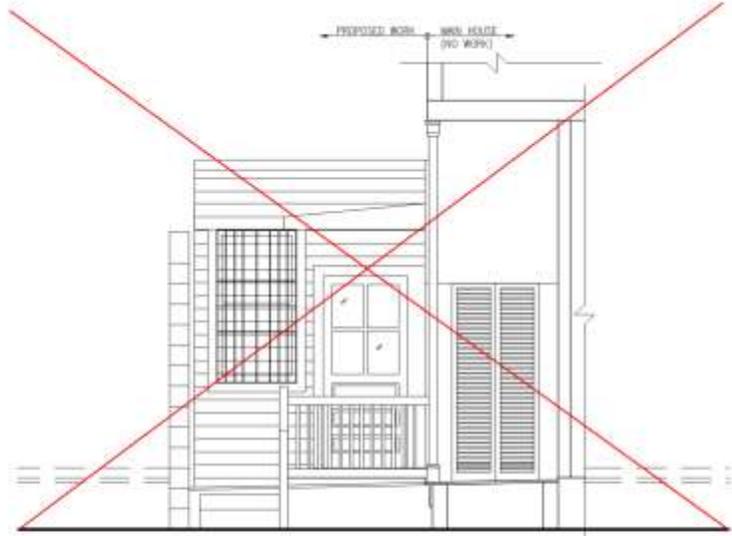
1 EXISTING PARTIAL FRONT ELEVATION
SCALE: 1/2" = 1'-0"



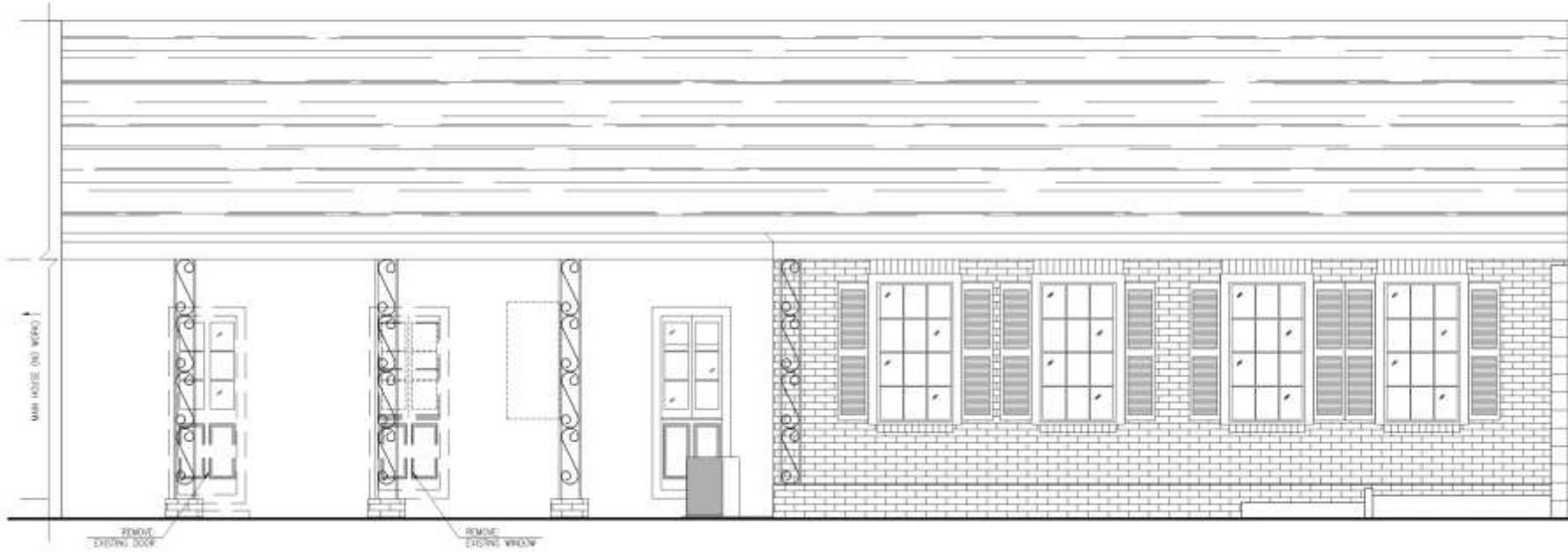
2 EXISTING PARTIAL SIDE ELEVATION
SCALE: 1/2" = 1'-0"

03 APR 80
13 MAR 80
Project #1007
DAUPHINE CARRIAGE HOUSE
1122 DAUPHINE ST.
NEW ORLEANS, LA. 70160

DATE: APRIL 03 2018
PROJECT NO.: 1807
DRAWN BY: ENR
CHK BY: AJM
DWG NO.:
A-201.01
SHEET NO.: 7/18



1 PROPOSED DEMOLITION OF PARTIAL FRONT ELEVATION
SCALE: 1/2" = 1'-0"

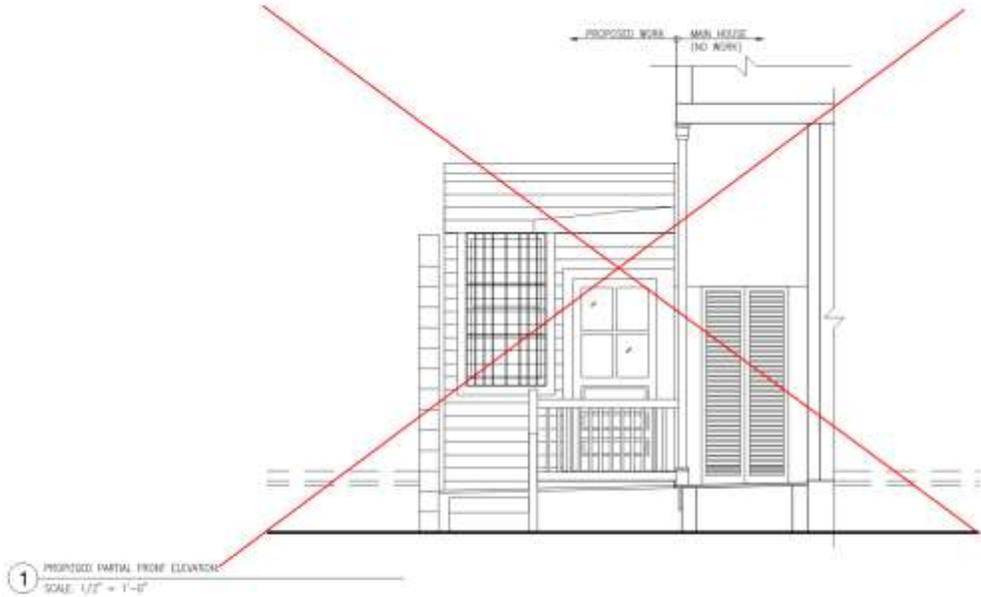


2 PROPOSED DEMOLITION OF PARTIAL SIDE ELEVATION
SCALE: 1/2" = 1'-0"

03 APR 80
13 MAR 80

Project: #1007
DAUPHINE CARRIAGE HOUSE
1122 DAUPHINE ST.
NEW ORLEANS, LA 70160

DATE: APRIL 03, 2018
PROJECT NO.: 1807
DRAWN BY: CME
CHK BY: AJM
DWG NO.:
A-226.01
SHEET NO.: 8 OF 18



03 APR 80
13 MAR 80
Project #1907
DAPHNE CARRIAGE HOUSE
1122 DAPHNE ST.
NEW ORLEANS, LA 70190

SEAL & SIGNATURE DATE: APRIL 03 2018
PROJECT NO.: 1907
DRAWING BY: CME
CHECKED BY: AA
DESIGNED BY:
A-251.01
SCALE: 1/8\"/>



1 PROPOSED FRONTAL FRONT ELEVATION
SCALE: 1/2" = 1'-0"

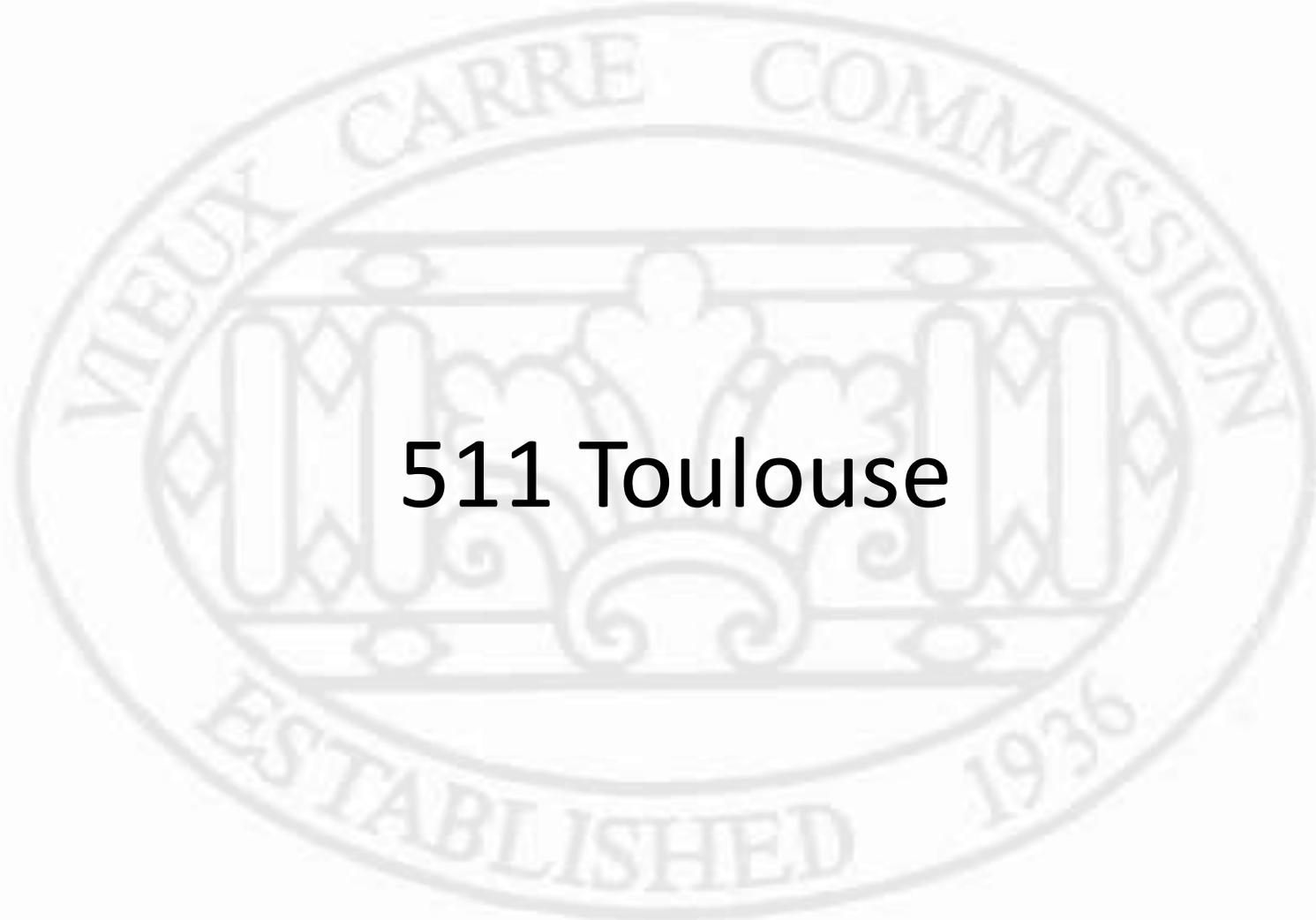


2 PROPOSED FRONTAL SIDE ELEVATION
SCALE: 1/2" = 1'-0"

03 APR 80
13 MAR 80

Project: #1007
DAUPHINE CARRIAGE HOUSE
1122 DAUPHINE ST.
NEW ORLEANS, LA 70160

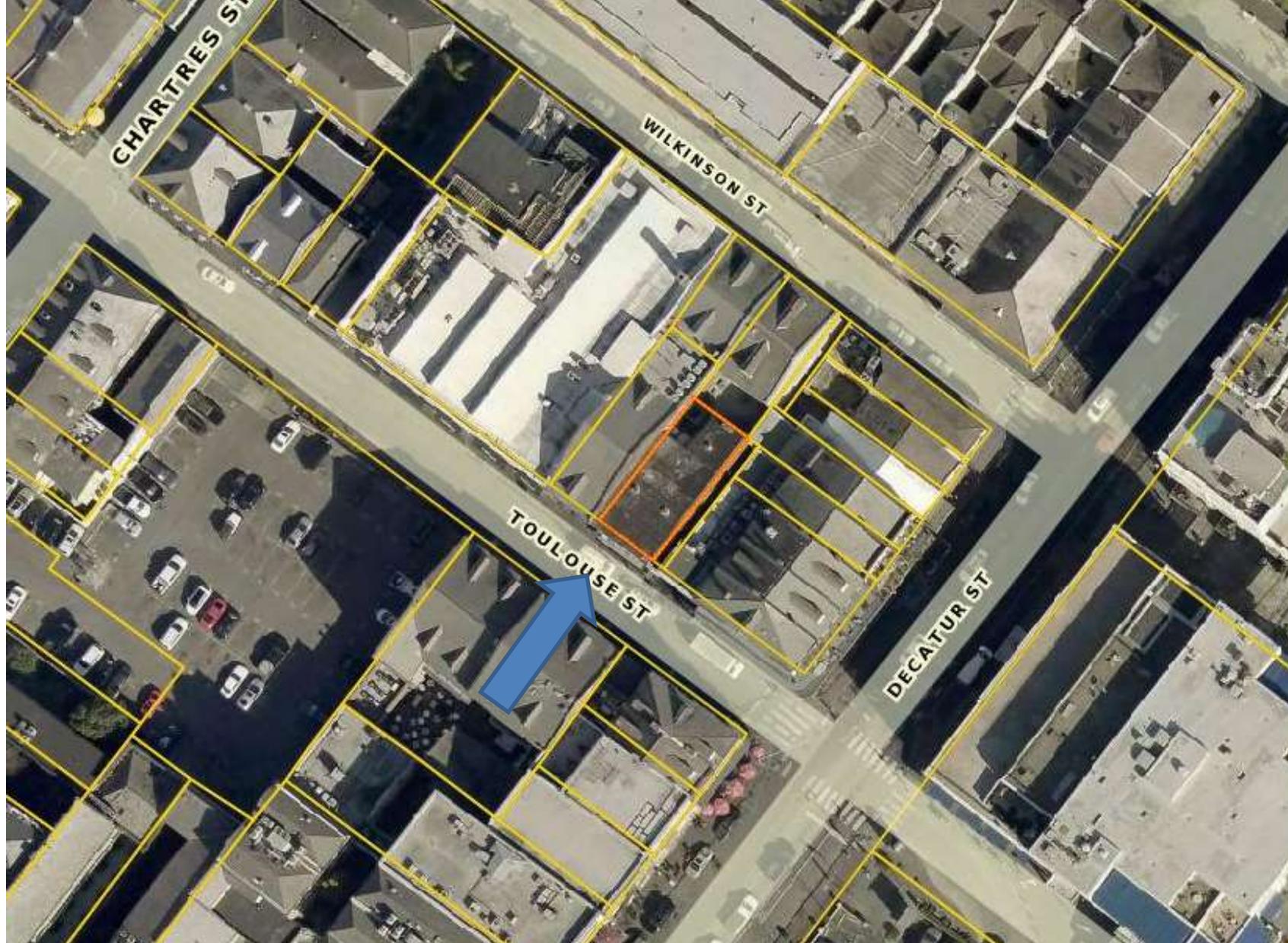
DATE: APRIL 03 2018
PROJECT NO.: 1807
DRAWING BY: JMK
CHK BY: AJM
DWG NO.:
A-252.01
SHEET NO.: 8 18



511 Toulouse



511 Toulouse



511 Toulouse



511 Toulouse – 1963



511 Toulouse – c. 1987-88



511 Toulouse



511 Toulouse



511 Toulouse

RENOVATION OF EXISTING 4-UNIT APARTMENT, MIXED-USE BUILDING

511-13 Toulouse Street
New Orleans, Louisiana

terrell-fabacher architects, l.l.c.
1050 S. JEFFERSON DAVIS PKWY, SUITE 6201
NEW ORLEANS, LOUISIANA 70124
504-595-1329

tfa

TERRELL-FABACHER ARCHITECTS, L.L.C.
1050 S. JEFFERSON DAVIS PKWY, SUITE 6201
NEW ORLEANS, LOUISIANA 70124
504-595-1329

Renovation and Repairs for
511 TOULOUSE ST.
Louisiana
New Orleans



DATE: MARCH 27, 2018
SCALE: AS SHOWN

T1.0



Description

EXISTING THREE STORY MASONRY PARTY WALL BUILDING WITH COURTYARD CONSTRUCTION IS SOLID MASONRY BEARING WALLS AND FREE SPAN WOOD FLOOR JOIST. THE BUILDING WAS CONSTRUCTED IN 1932 AND IS A CERTIFIED HISTORIC STRUCTURE IDENTIFIED BY THE NATIONAL PARK SERVICE AND THE STATE OFFICE OF HISTORIC PRESERVATION. BUILDING CURRENTLY HAS NO SPRINKLER OR FIRE ALARM SYSTEM.

Code Data

N.F.P.A. - LIFE SAFETY CODE, 2012 ED.
INTERNATIONAL BUILDING CODE, 2015 ED.
NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

OCCUPANCY CLASSIFICATION: N.F.P.A. 101, 2012
EXISTING APARTMENT BUILDINGS - CH, 31

INTERNATIONAL BUILDING CODE, 2015
RESIDENTIAL GROUP R-2

CONSTRUCTION TYPE: TYPE II-B IBC 602.3

BUILDING HEIGHT AND AREA: GROUP R-2 4 FLOORS MAXIMUM
35 FT. IN HEIGHT
16,500 SQ. FT. PER FLOOR IBC TABLE 504.3

PROTECTION: FIRE RESISTANCE RATING FOR BUILDING ELEMENTS - CONSTRUCTION TYPE II-B IBC TABLE 601

STRUCTURAL FRAME, INTERIOR BEARING WALLS,
NON-BEARING WALLS & PARTITIONS, FLOOR CONSTRUCTION,
ROOF CONSTRUCTION: 0 HOURS

EXTERIOR BEARING WALLS: 2 HOURS

EXTINGUISHING SYSTEM: AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED NFPA 13 COMPLIANT THROUGHOUT

DETECTION AND ALARM: A MANUAL FIRE ALARM SYSTEM WILL BE INSTALLED THROUGHOUT.

Appeals

STATE FIRE MARSHAL APPEAL: AP-18-000618
APPEAL REQUIREMENTS OF: NFPA 101, 7.2.2.2-4.3
NFPA 101 (7.1.3.2.1)(1)(1)
IBC 2012: 9029.1

BOARD OF BUILDING STANDARDS AND APPEALS: ND-17-70
APPEAL REQUIREMENTS OF: IBC 2012: 1009.7.3
IBC 2012: 9029.1
IBC 2012: TABLE 1021.2(1)

Interior Demolition

PREVIOUSLY PERMITTED #16-38723-DEM

Zoning

LOT #:
SQMARE: 26

BOUNDARY: DECATUR STREET, TOULOUSE STREET, CHARLES STREET & WILKINSON STREET

DISTRICT: 1ST
PARISH: ORLEANS
ZONING DISTRICT: VCC-2

Index of Drawings

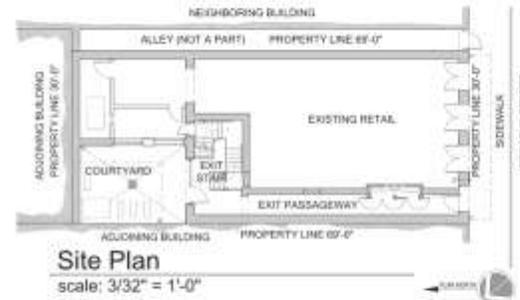
T1.0 TITLE SHEET, SCOPE OF WORK, ZONING INFO, INDEX OF DRAWINGS, SITE PLAN

ARCHITECTURAL
A1.1 FLOOR PLANS - FIRST & SECOND FLOORS
A1.2 FLOOR PLANS - THIRD FLOOR & ROOF PLAN
A2.1 EXTERIOR DEMOLITION AND PROPOSED ELEVATIONS
A3.1 INTERIOR STAIR REMEDIATION WORK, BALCONY DETAIL
A4.1 DOOR & WINDOW SCHEDULES, FINISH SCHEDULE & NOTES
A4.2 OPENING DETAILS
A5.1 INTERIOR ELEVATIONS, KITCHEN & BATH LEGENDS
A6.1 PARTITION TYPES & FIRE SEPARATION DETAILS, FLOOR LEVELING SCOPE
A7.1 REFLECTED CEILING PLANS - FIRST & SECOND FLOORS
A7.2 REFLECTED CEILING PLAN - THIRD FLOOR

ELECTRICAL
E1 GENERAL ELECTRICAL NOTES, POWER RISER DIAGRAMS
E2 FIRST FLOOR LIGHTING AND POWER PLAN, ELECTRICAL ROOM
E3 SECOND & THIRD FLOOR LIGHTING AND POWER PLANS
E4 SECOND & THIRD FLOOR & POWER PLANS
E5 PANEL SCHEDULES, ELECTRICAL NOTES

MECHANICAL
M1.1 HVAC FIRST, SECOND & THIRD FLOOR PLANS
M1.2 HVAC DETAILS

PLUMBING
P1.1 PLUMBING FIRST, SECOND & THIRD FLOOR PLANS
P1.2 PLUMBING RISER DIAGRAM & DETAILS



General Notes

- ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE, LIFE SAFETY CODE, RECOGNIZED INDUSTRY PRACTICES, CONSTRUCTION STANDARDS IN THE AREA, ALL MANUFACTURER'S INSTRUCTIONS/RECOMMENDATIONS AND ALL OTHER APPLICABLE CODES.
- VERIFY ALL EXISTING DIMENSIONS PRIOR TO BEGINNING THE WORK. SHOULD ALL DIMENSIONS TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING IN THE WORK.
- VERIFY ALL SITE UTILITIES PRIOR TO BEGINNING THE WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS AS REQUIRED BY ALL GOVERNING AGENCIES.
- THE GENERAL CONTRACTOR, UPON ACCEPTANCE OF DRAWINGS, ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE PROJECT DESCRIBED IN THESE DRAWINGS AND NOTES, AND SHALL BE SUBJECT TO COMPLY WITH THE PERMIT IN WHICH THEY WERE ISSUED.
- THE CONTRACTOR WILL REMOVE ALL DEBRIS & SOILS FROM THE JOB SITE AND LEAVE THE BUILDING A GRADE CLEAN UPON COMPLETION OF WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF HIS SUBCONTRACTORS TO ACHIEVE THE INTENT OF THE DRAWINGS. ANY CONFLICTS WITH OCCUPANT PLACEMENT ARE TO BE RESOLVED PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE BUILDING AND AREA SECURITY AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL ERECT ALL BISH TEMPORARY FENCING AND CLOSURES AS REQUIRED.
- THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTIES AND THE NEIGHBORHOOD FROM DAMAGE DURING CONSTRUCTION. ALL DAMAGE SHALL BE REPAIRED TO THE OWNER.
- CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES. LACK OF DETAIL AND/OR INFORMATION SHALL NOT EXCUSE IMPROPER INSTALLATION, AND CORRECTION SHALL BE MADE AT THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL SUBCONTRACTORS SHALL SECURE PERMITS WITH ALL SHEETS OF DRAWINGS AND NOT BEARLY SHALL CONSIDER IN ORDER TO FULLY UNDERSTAND AND DESIGN THE CONSTRUCTION.
- ALL NEW PLUMBING, HVAC, AND ELECTRICAL SYSTEM SPRINKLER, FIRE ALARM SHALL BE PART OF THE WORK.
- INSTALL ALL MANUFACTURING STEEL MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
- THE CONTRACTOR SHALL GUARANTEE ALL HIS WORK AND THE WORK OF HIS SUBCONTRACTORS FOR ONE (1) FULL CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED IN WRITING.

Area Tabulations

FIRST FLOOR	THIRD FLOOR
COMMERCIAL LEASE APARTMENT COMMON SPACES EXTERIOR COURTYARD	UNIT 301 - SECOND FLOOR EXTERIOR BALCONY UNIT 302 EXTERIOR BALCONY APARTMENT COMMON SPACES
TOTAL FIRST FLOOR - INTERIOR AREA EXTERIOR AREA	TOTAL THIRD FLOOR - INTERIOR AREA EXTERIOR AREA
1,248 S.F. 301 S.F. 254 S.F.	817 S.F. 120 S.F. 630 S.F. 106 S.F. 151 S.F.
1,549 S.F. 254 S.F.	1,667 S.F. 226 S.F.
SECOND FLOOR	
UNIT 201 - SECOND FLOOR EXTERIOR BALCONY UNIT 202 EXTERIOR BALCONY APARTMENT COMMON SPACES	
TOTAL SECOND FLOOR - INTERIOR AREA EXTERIOR AREA	
817 S.F. 120 S.F. 630 S.F. 106 S.F. 151 S.F.	
1,807 S.F. 226 S.F.	

OCCUPANT LOADS

FIRST FLOOR	42
SECOND FLOOR	7
THIRD FLOOR	7
FIRST FLOOR	96

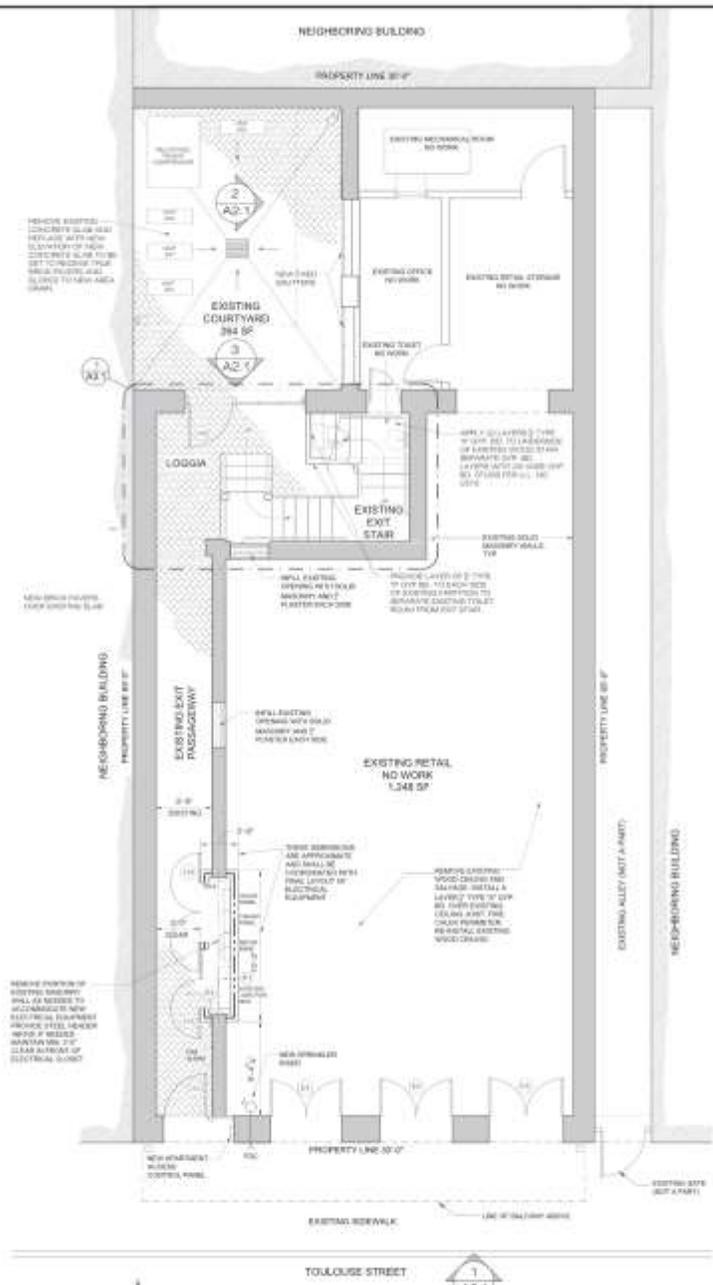
Project Directory

OWNER:
APASRA PROPERTIES, LLC
422 CANAL ST., SUITE 208
NEW ORLEANS, LA 70130

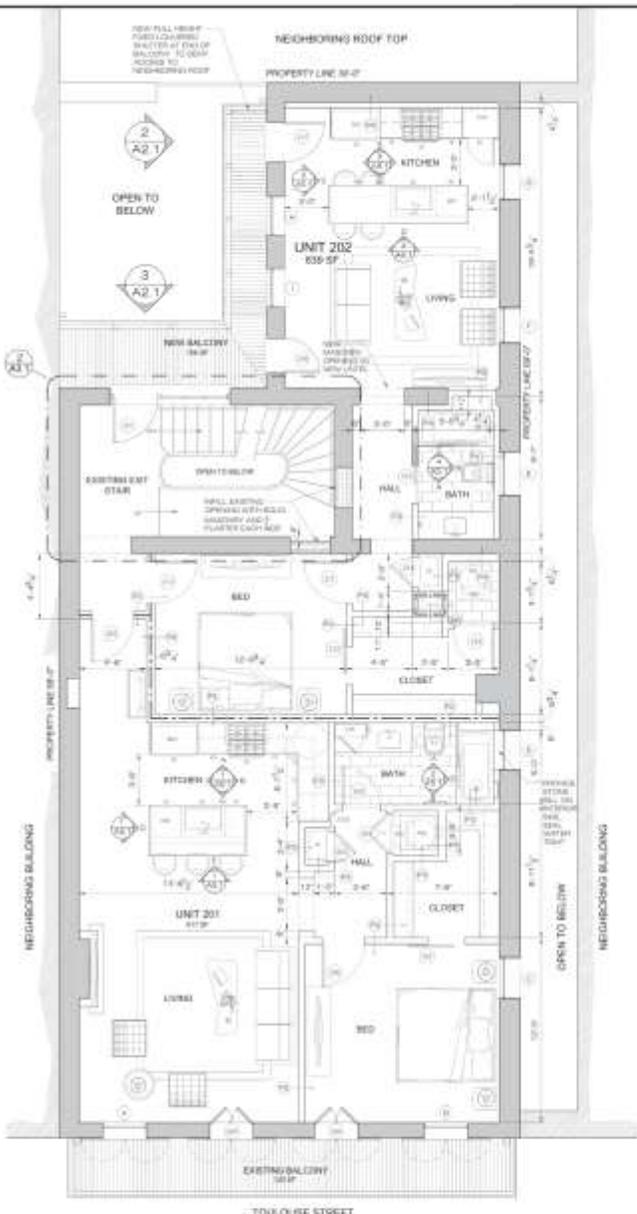
ARCHITECT:
TERRELL-FABACHER ARCHITECTS, L.L.C.
1050 S. JEFFERSON DAVIS PKWY,
SUITE 6201
NEW ORLEANS, LA 70125

MECHANICAL/PLUMBING/ELECTRICAL:
MAYERS & ASSOC. INC.
22015 MARSHALL ROAD
MANDERVILLE, LA 70471

CONTRACTOR:
CONSTANCE RESTORATION, LLC
JANE COWDEN CAROFALD
12 GARDEN LANE
NEW ORLEANS, LA 70124
LIC# 56872



1 First Floor Proposed Plan
SCALE: 1/4" = 1'-0"



2 Second Floor Proposed Plan
SCALE: 1/4" = 1'-0"

terrell-lebacher architects, llc
1000 PINEAPPLE AVENUE, SUITE 211
NEW ORLEANS, LOUISIANA 70112
504.586.1300



THIS PLAN IS PREPARED BY THE ARCHITECT FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.

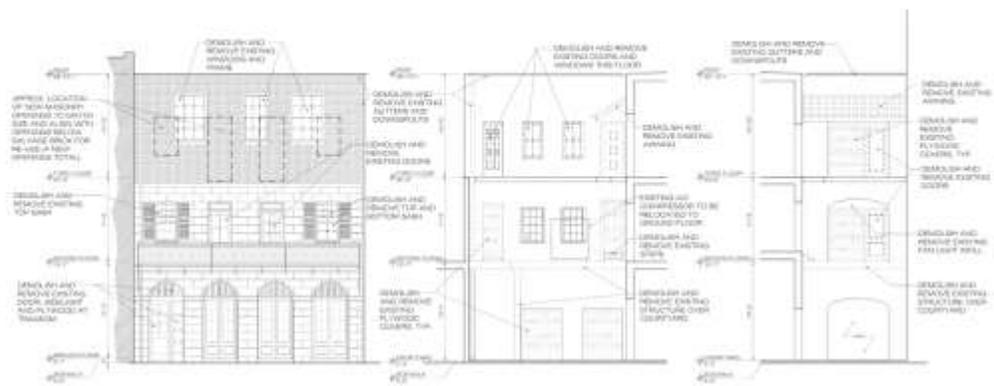
Renovation and Repairs for
511 TOULOUSE ST.
New Orleans, Louisiana



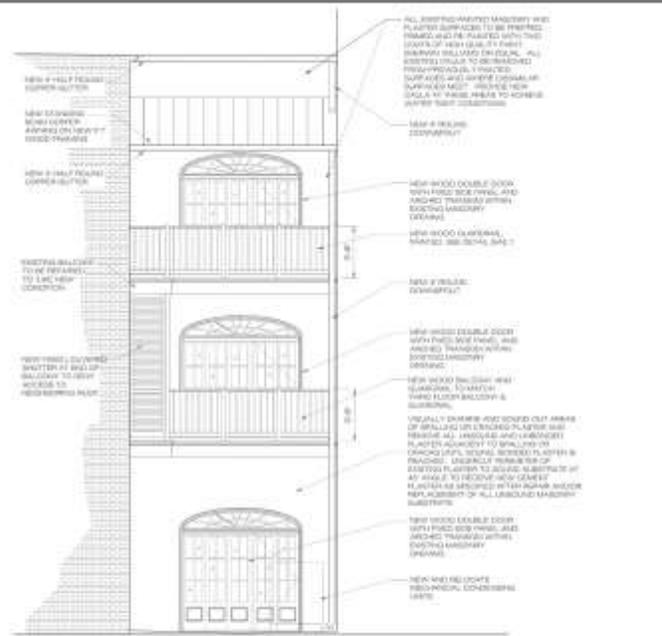
DATE: MARCH 27, 2018
PROJECT: 511 TOULOUSE ST.

A1.1

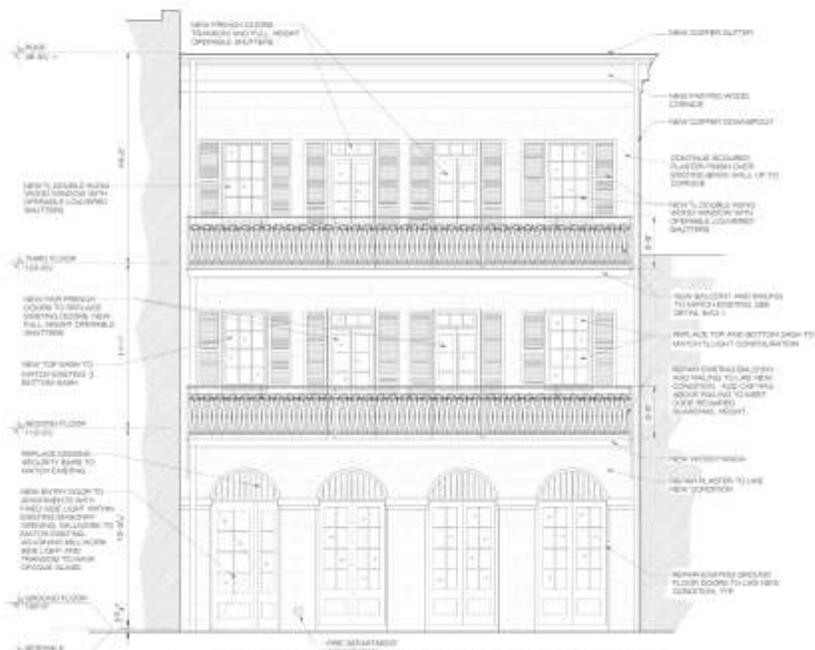




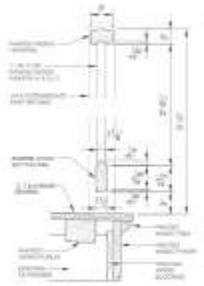
4 Existing Elevations (Demo)
 A2.1 SCALE: 1/8" = 1'-0"



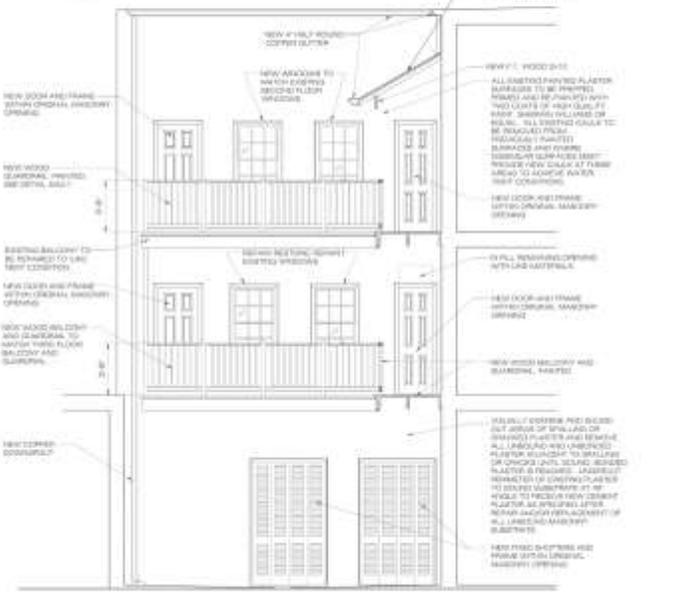
3 Proposed Rear Elevation
 A2.1 SCALE: 1/4" = 1'-0"



1 Proposed Toulouse Street Elevation
 A2.1 SCALE: 1/4" = 1'-0"



5 Guardrail Detail
 A2.1 SCALE: 1-1/2" = 1'-0"



2 Proposed Rear Side Elevation
 A2.1 SCALE: 1/4" = 1'-0"

terrell-labache architects, l.l.c.
 1000 South Jefferson Street, Suite 201
 New Orleans, Louisiana 70119
 504-586-1200

tfa

Renovation and Repairs for
 511 TOULOUSE ST.
 New Orleans, Louisiana

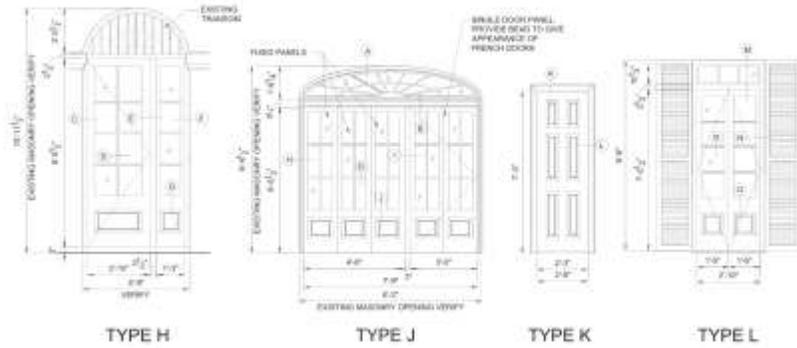
MARCH 27, 2018

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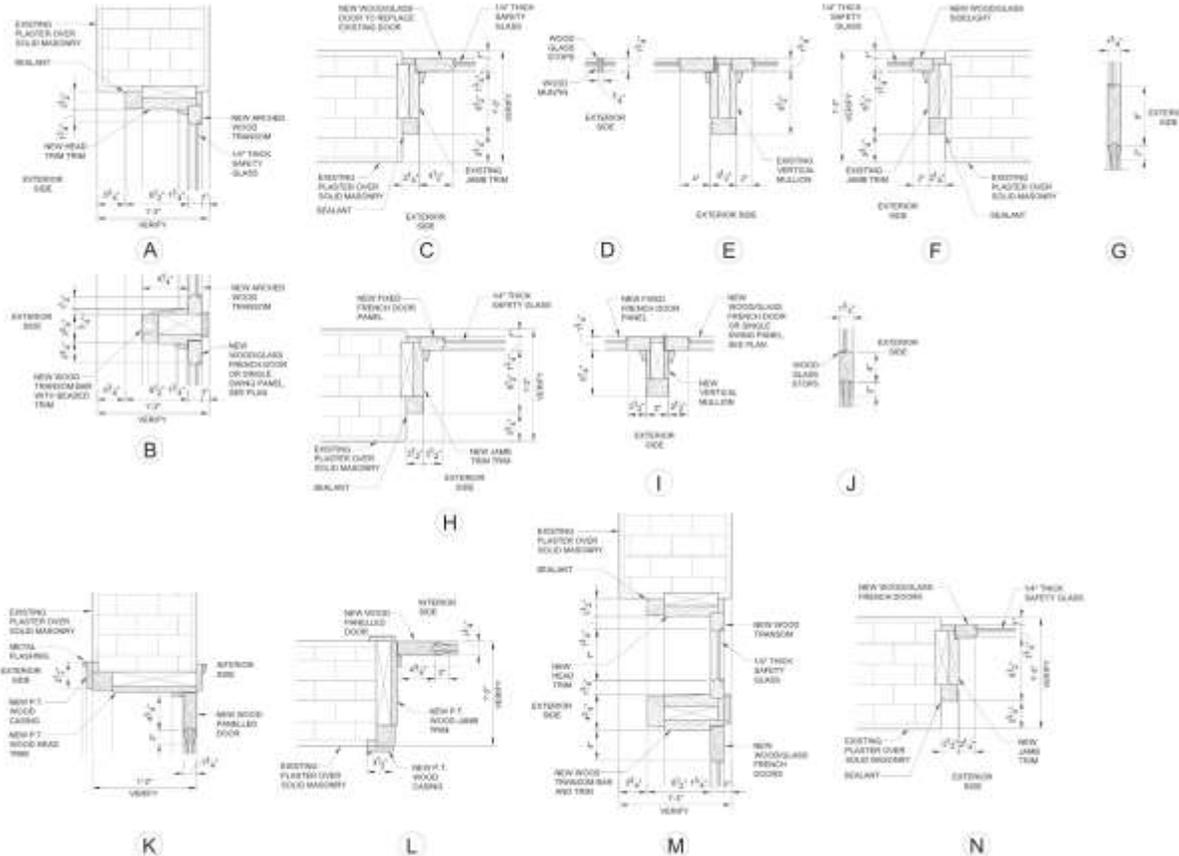
NEW EXTERIOR DOOR ELEVATIONS

SCALE: 3/8" = 1'-0"



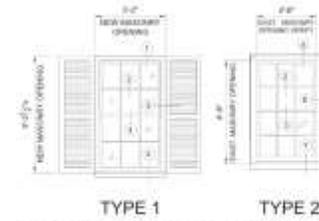
NEW EXTERIOR DOOR DETAILS

SCALE: 1-1/2" = 1'-0"



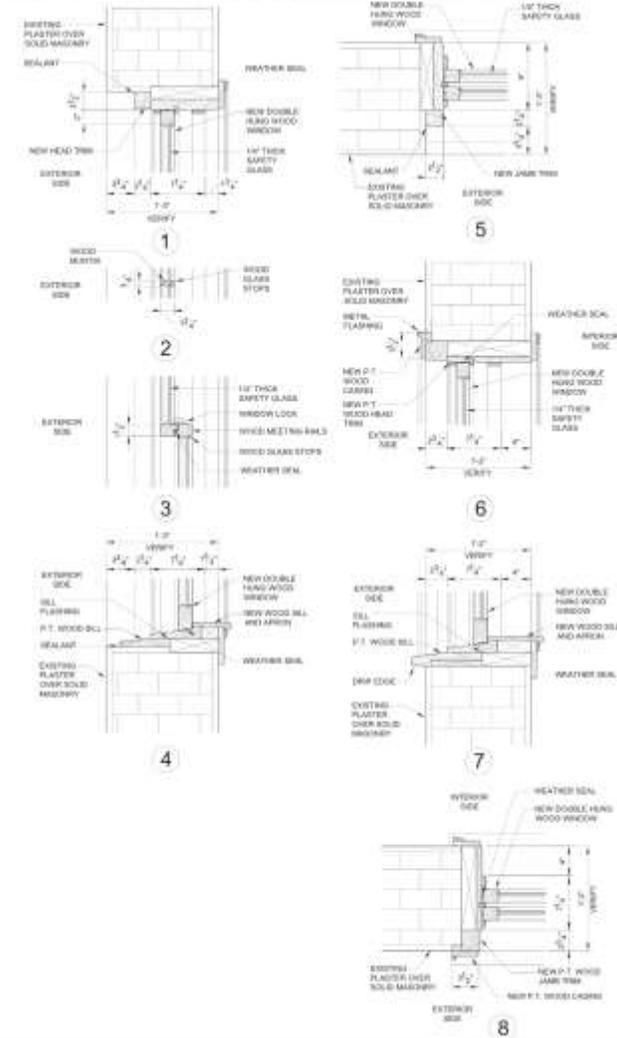
NEW WINDOW ELEVATIONS

SCALE: 3/8" = 1'-0"



NEW WINDOW DETAILS

SCALE: 1-1/2" = 1'-0"



terrell-abbacher architects, l.l.c.
1030 SOUTH PINEBLISS AVENUE, SUITE 341
NEW ORLEANS, LOUISIANA 70112
504.586.1200

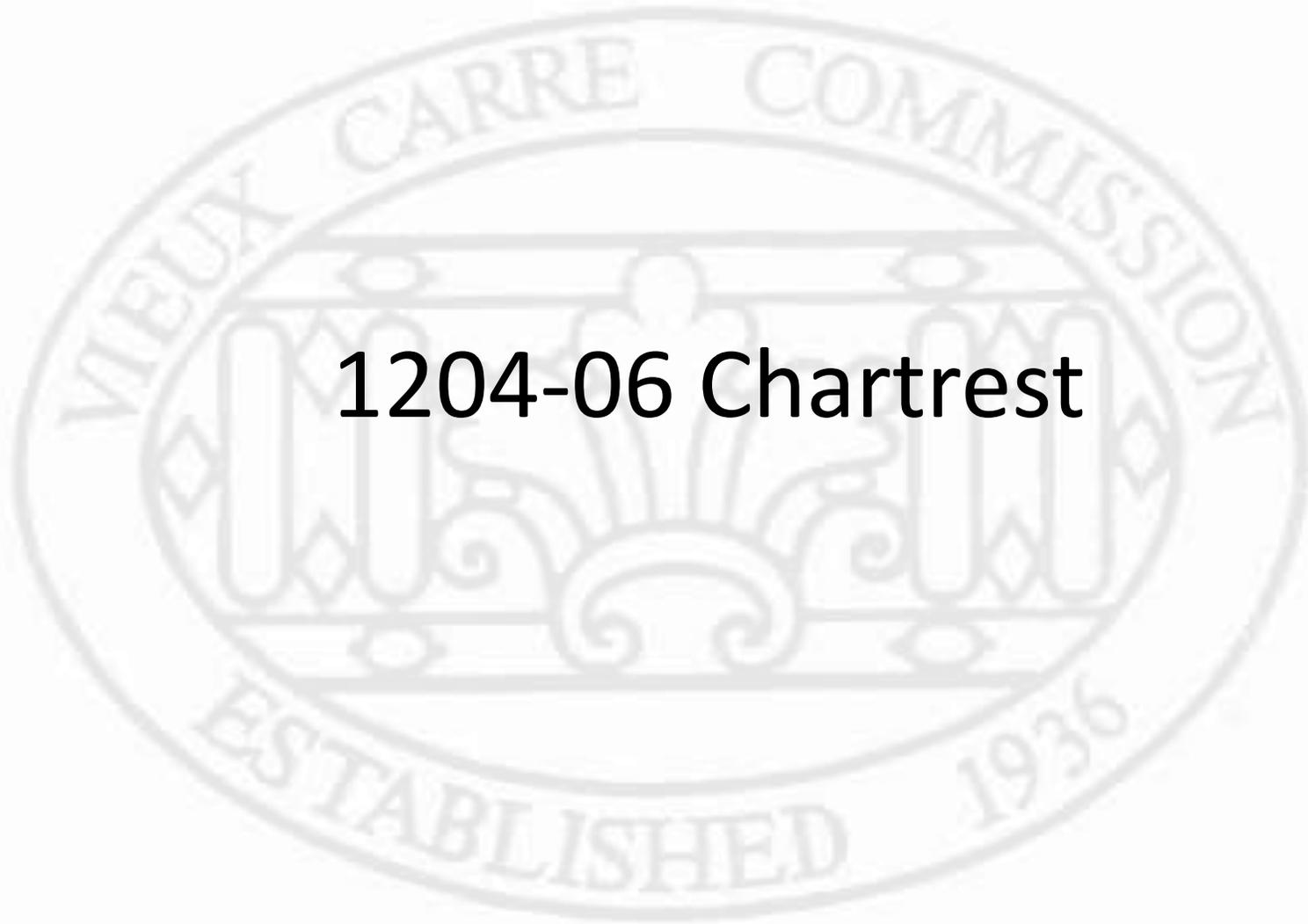
Renovation and Repairs for
511 TOULOUSE ST.
New Orleans, Louisiana

MARCH 27, 2018

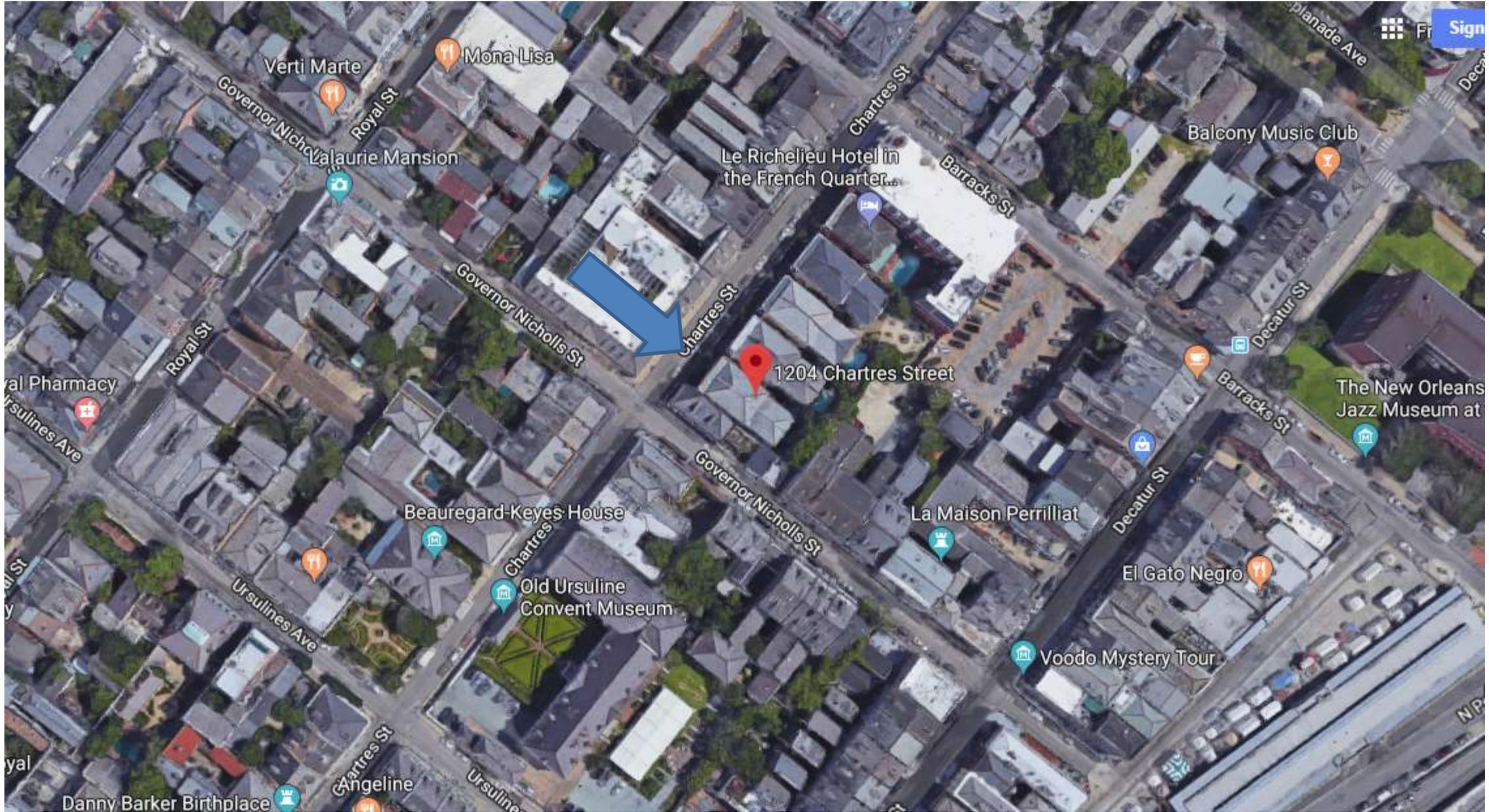
A4.2



New Business



1204-06 Chartrest



1204-1206 Chartres

VCC Architectural Committee

March 13, 2018





1204-1206 Chartres

VCC Architectural Committee

March 13, 2018





1204-1206 Chartres
VCC Architectural Committee

March 13, 2018





1204-1206 Chartres

VCC Architectural Committee

March 13, 2018





1204-1206 Chartres

VCC Architectural Committee

March 13, 2018





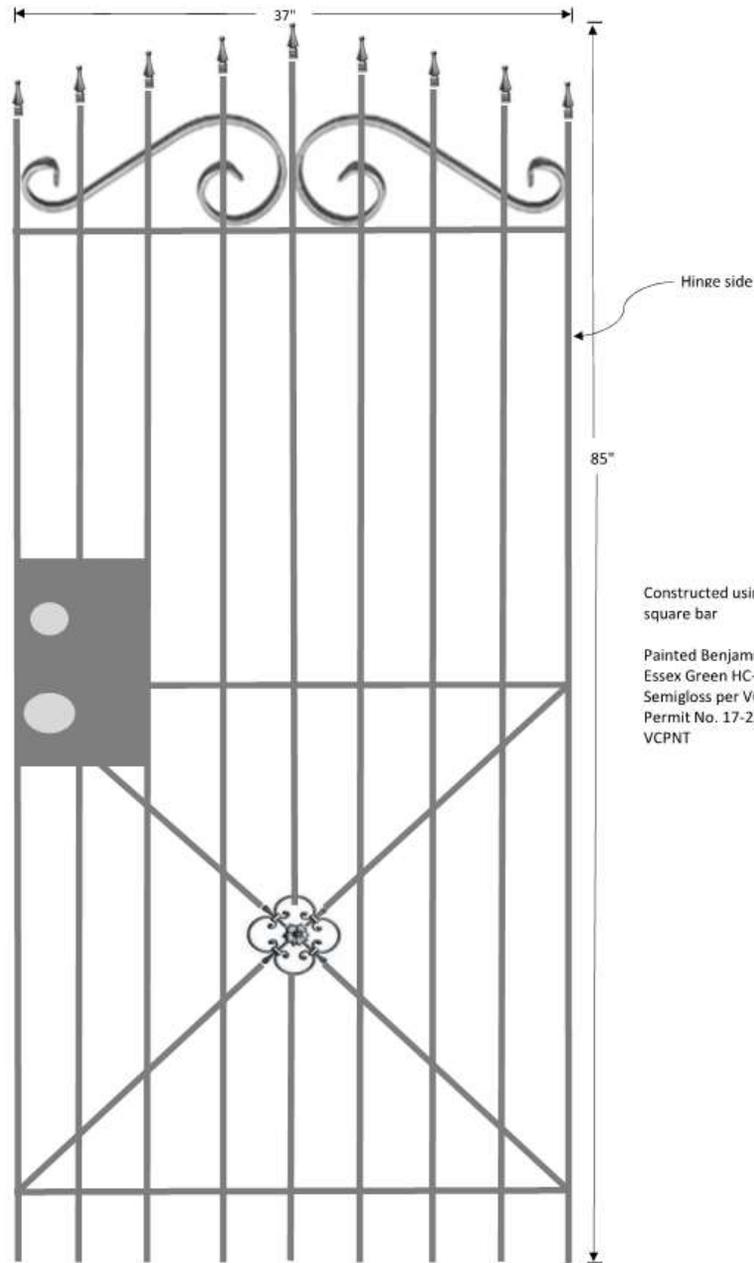
1204-1206 Chartres

VCC Architectural Committee

March 13, 2018



1204 Chartres St. Gate Design



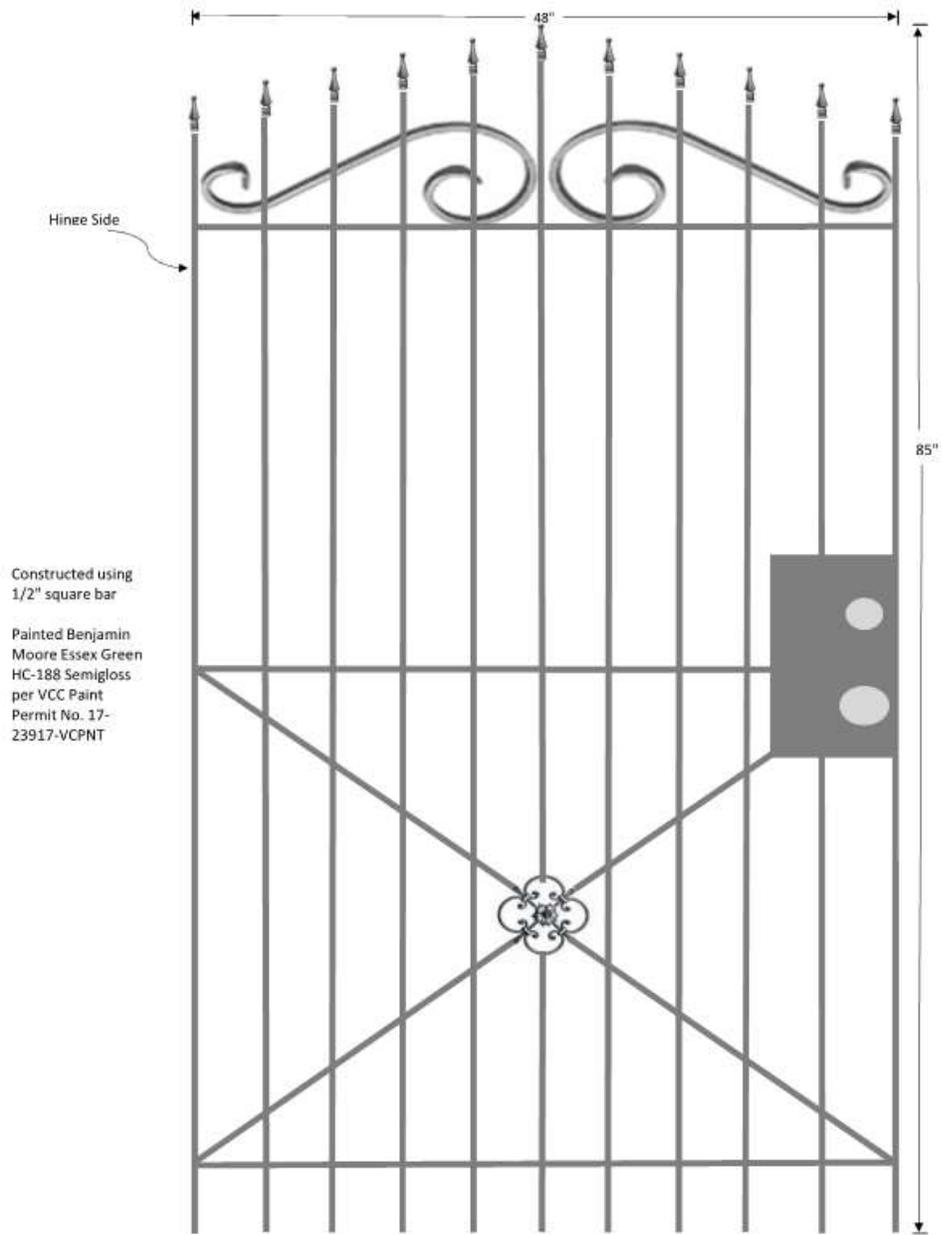
1204-1206 Chartres

VCC Architectural Committee

March 13, 2018



1206 Chartres St. Gate Design



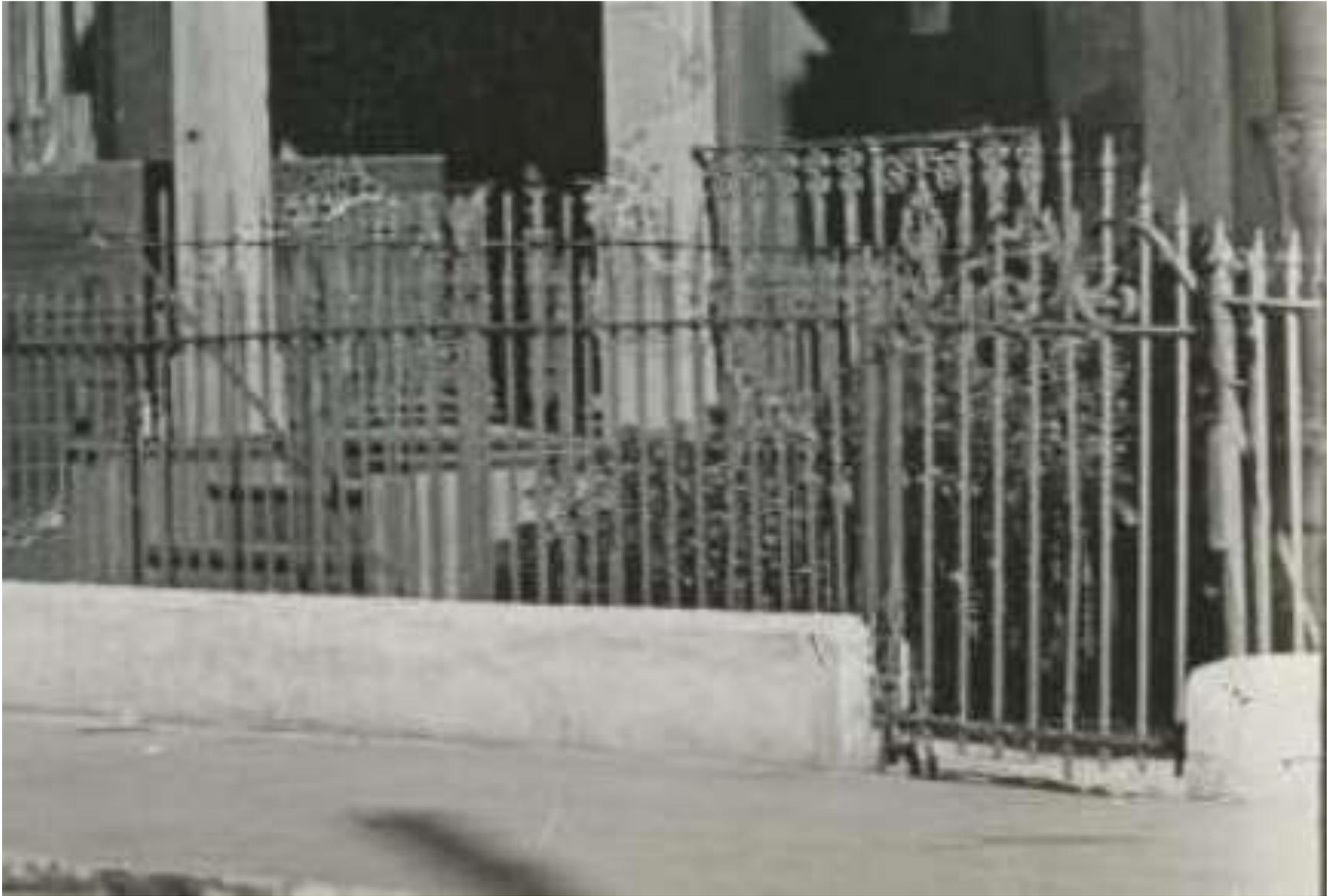


1204-1206 Chartres

VCC Architectural Committee

March 13, 2018





1204-1206 Chartres

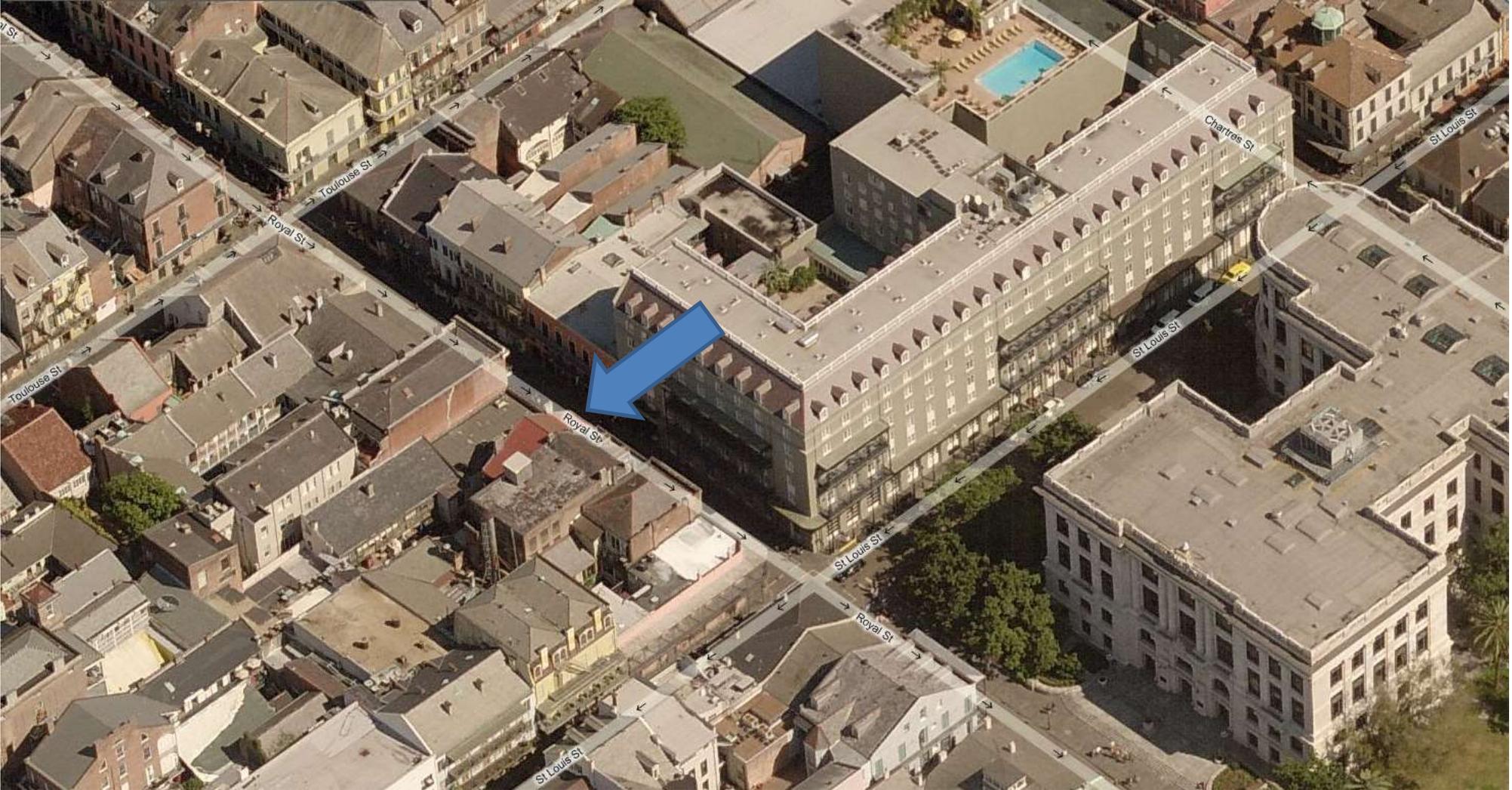
VCC Architectural Committee

March 13, 2018





509 Royal



509-11Royal

VCC Architectural Committee

March 26, 2013





509-11 Royal

VCC Architectural Committee

March 26, 2013





509-11 Royal

VCC Architectural Committee

March 26, 2013





509-11 Royal - 1938

VCC Architectural Committee

March 26, 2013





Window #1

← Remove mullions
and window
Outer support to
insert solid
plate glass -

Shatterproof -

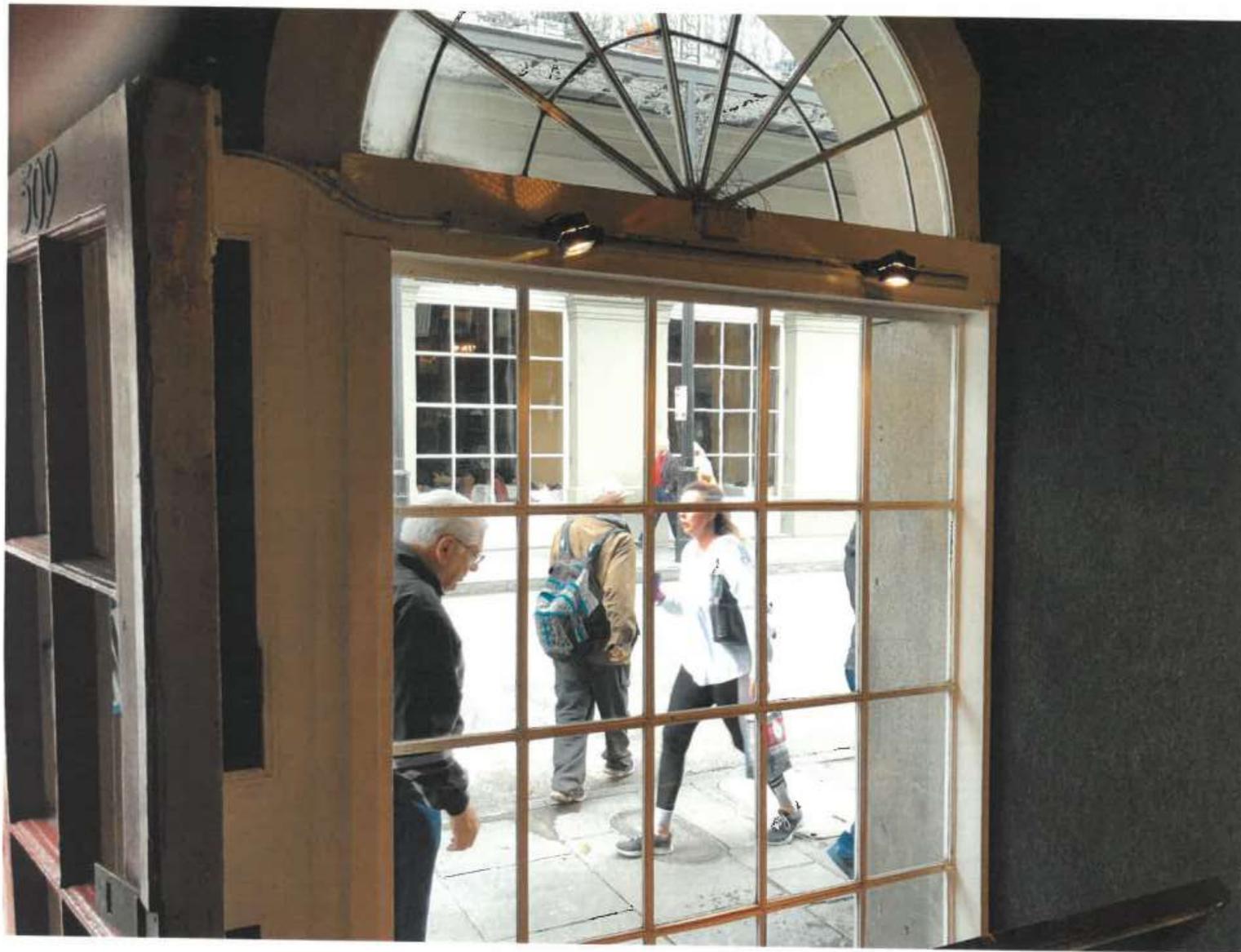
← will be near
wood outer

509-11 Royal

VCC Architectural Committee

March 26, 2013





INDOOR WINDOW 1

509-11 Royal

VCC Architectural Committee

March 26, 2013





541 Royal



541 Royal

VCC Architectural Committee

March 26, 2013



541 Royal

VCC Architectural Committee

March 26, 2013



541 Royal

VCC Architectural Committee

March 26, 2013



541 Royal

VCC Architectural Committee

March 26, 2013

"SPOUT PLACEMENT"

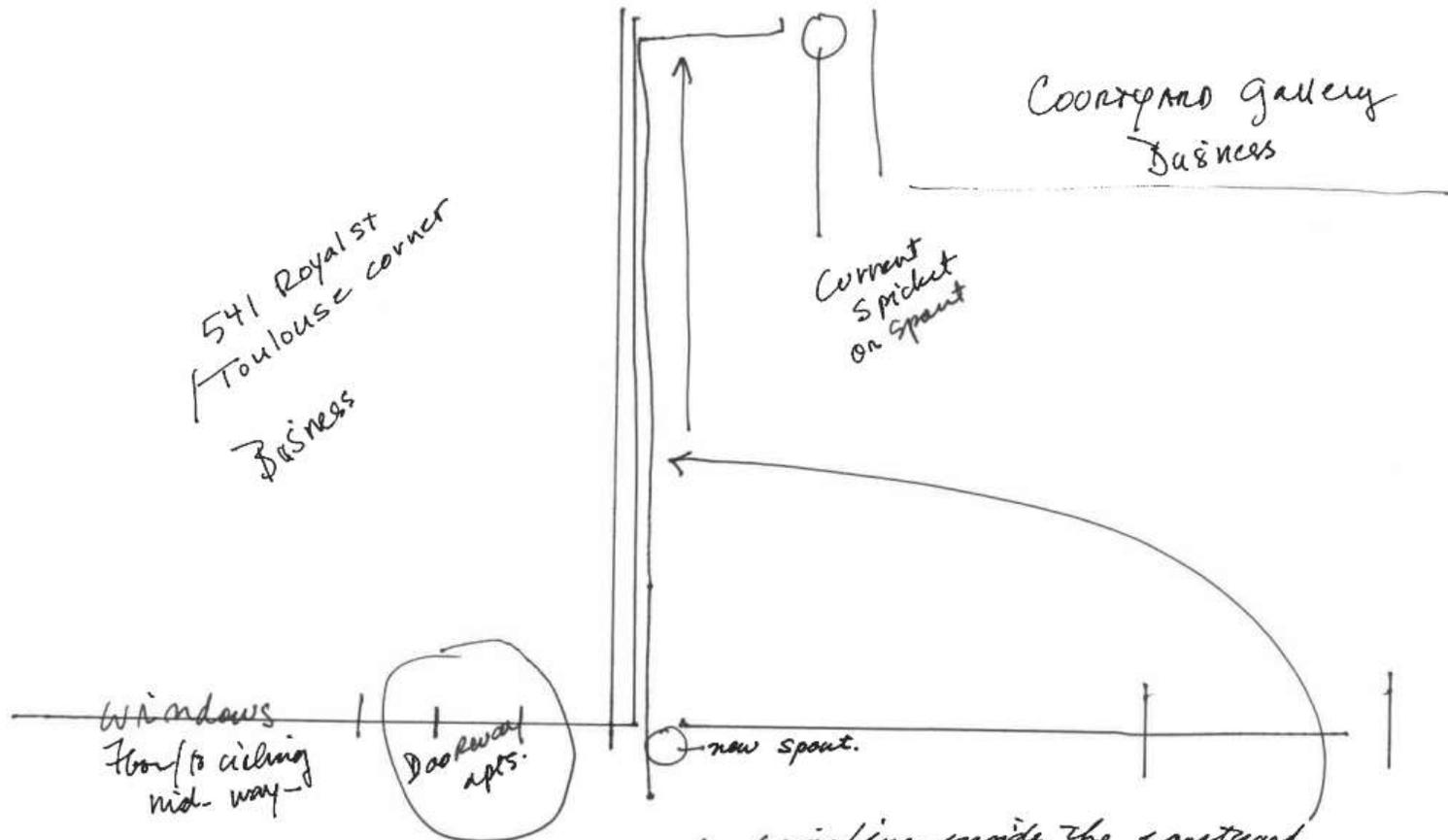


The spout
will be
@ ground level
w/ a removable
cover
commercial
grade
installation.

541 Royal

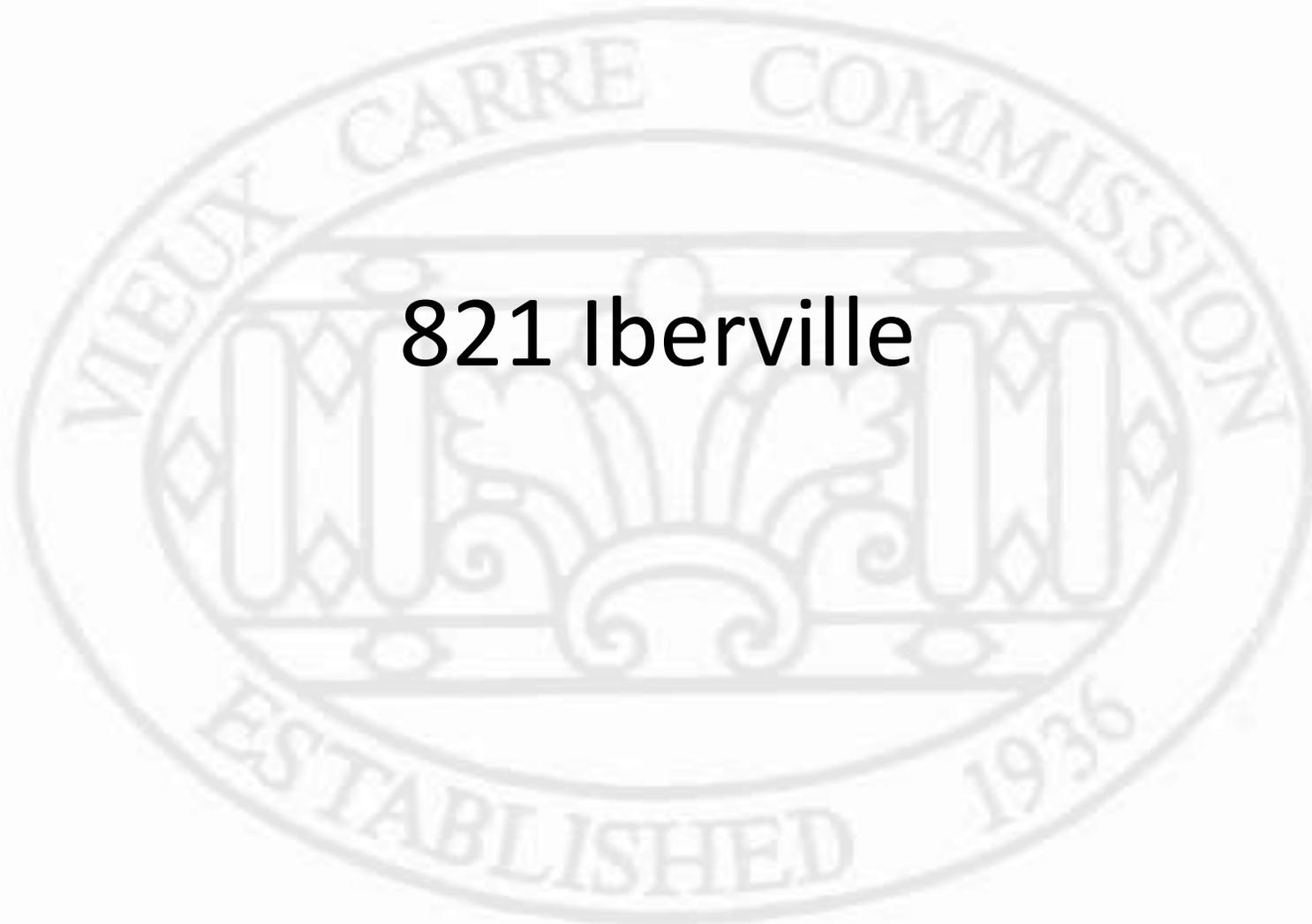
VCC Architectural Committee

March 26, 2013

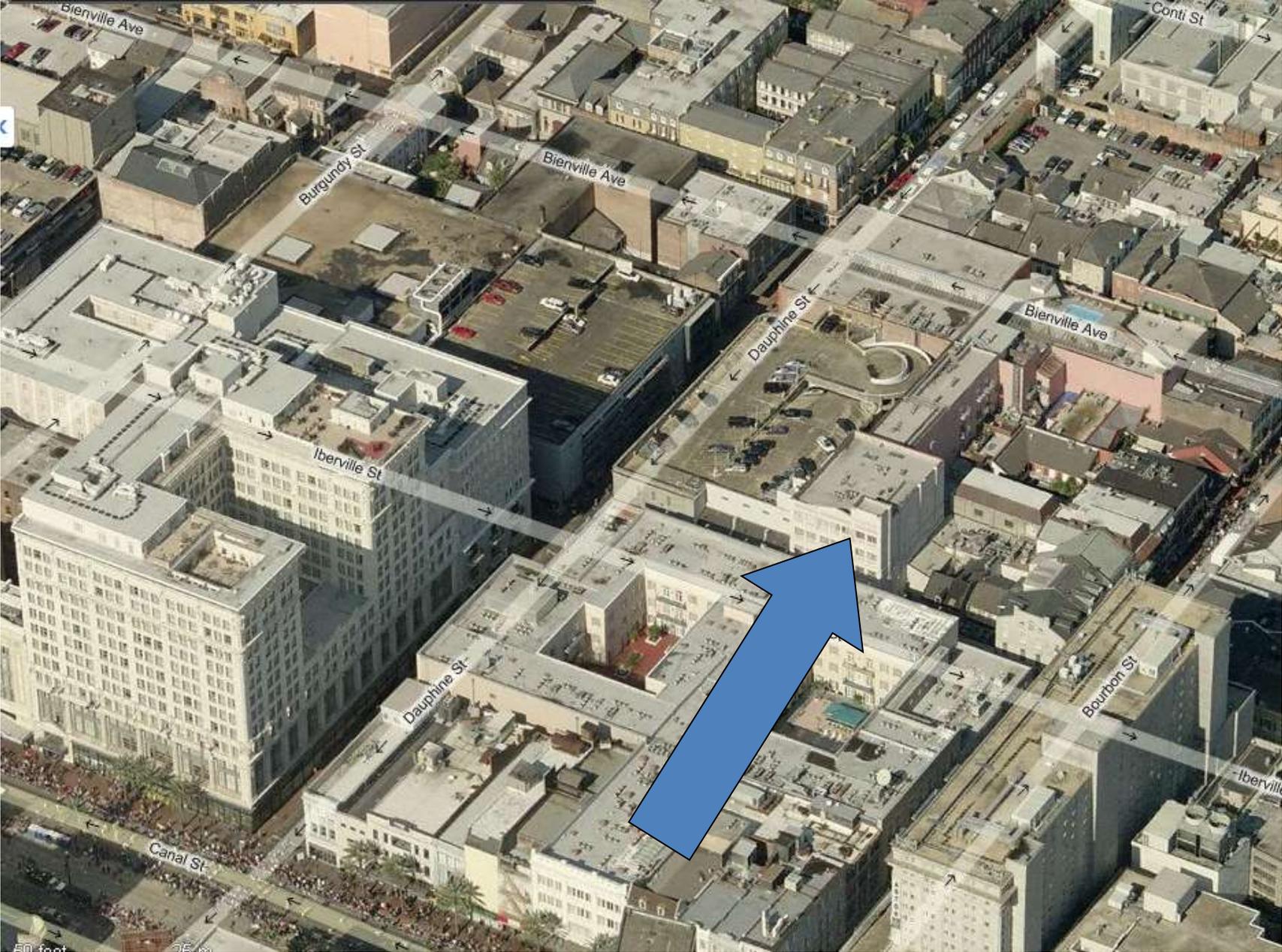


- A. place - to run a new plumbing line inside the courtyard
- B. drill through Existing wall (Image B)
- C. add spout to outside wall

541 Royal

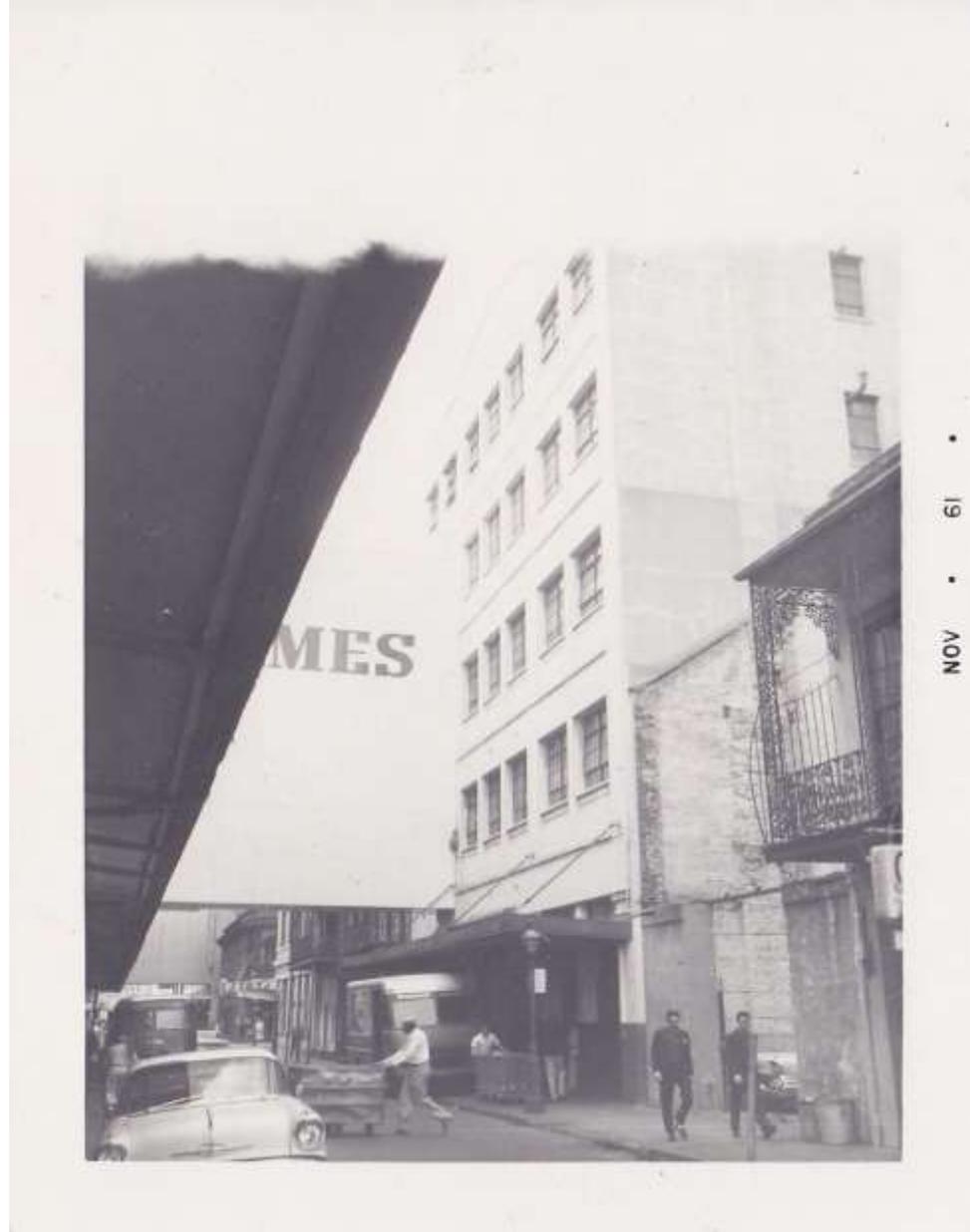


821 Iberville



821 Iberville





821 Iberville

VCC Architectural Committee

April 10, 2018





821 Iberville

VCC Architectural Committee

April 10, 2018





821 Iberville – Previously Existing Millwork





821 Iberville

VCC Architectural Committee

April 10, 2018





821 Iberville

VCC Architectural Committee

April 10, 2018



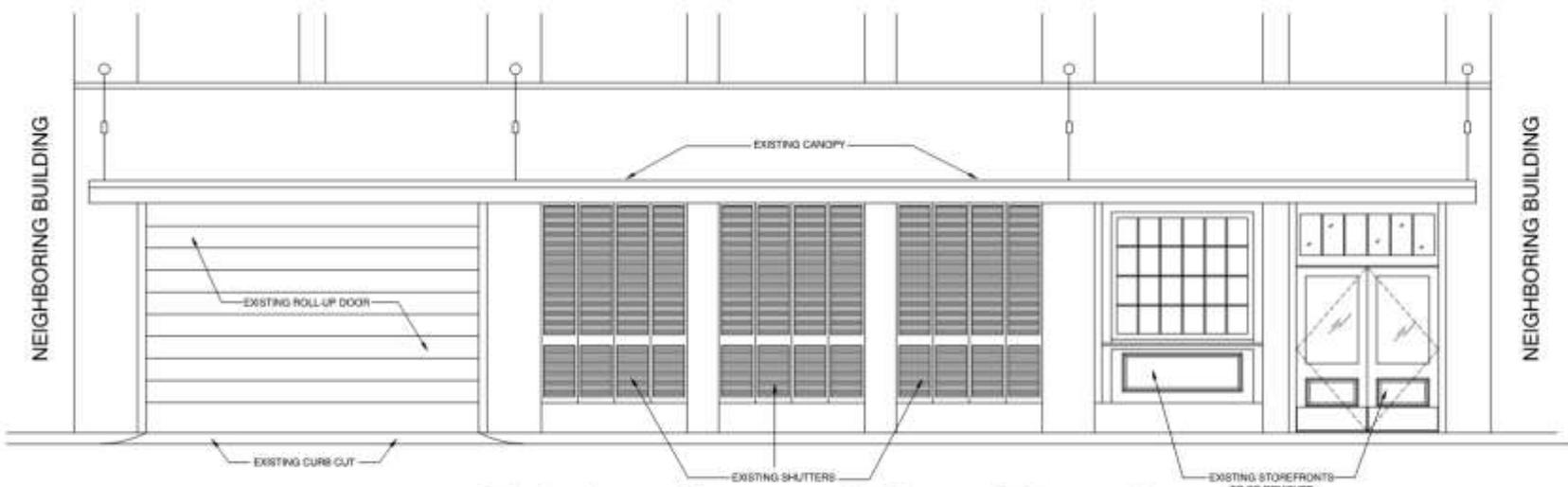


821 Iberville

VCC Architectural Committee

April 10, 2018





1 Existing Ground Floor Elevation
 A-1 scale: 1/4" = 1'-0"



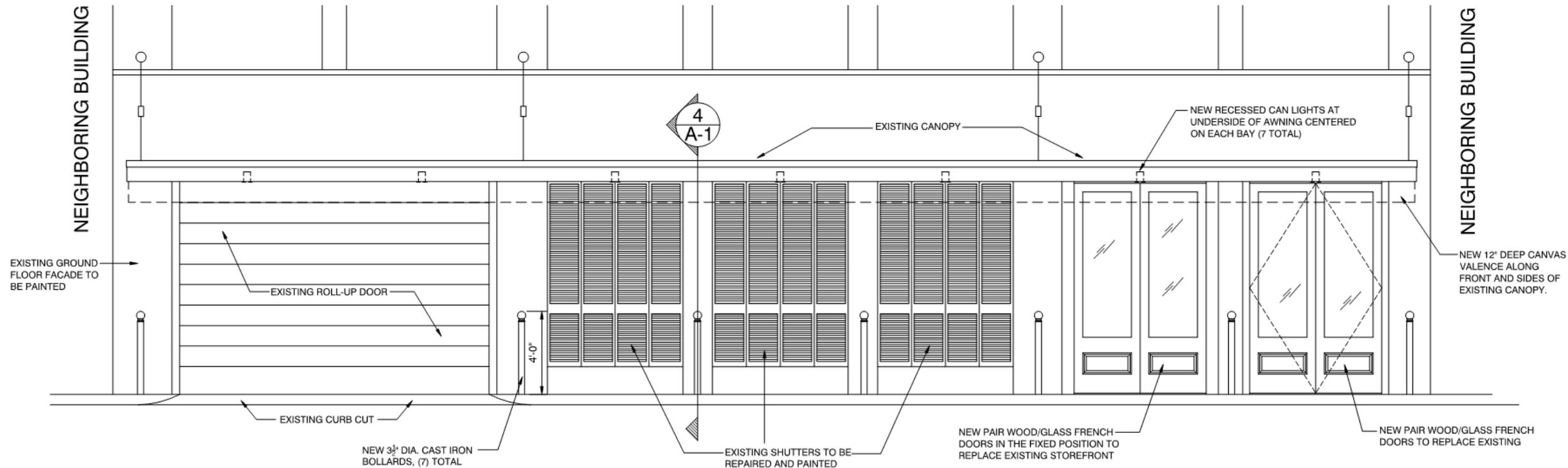
Existing Storefront Photo

821 Iberville

VCC Architectural Committee

April 10, 2018





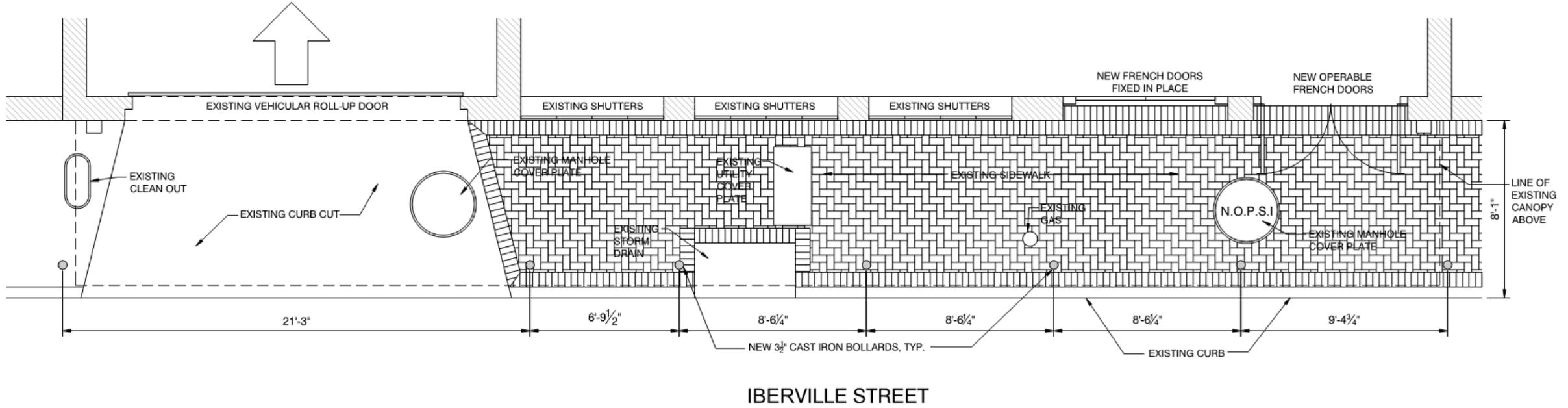
2
A-1
Proposed Ground Floor Elevation
scale: 1/4" = 1'-0"

821 Iberville

VCC Architectural Committee

April 10, 2018





3
A-1
Proposed Sidewalk Bollard Plan
scale: 1/4" = 1'-0"

821 Iberville

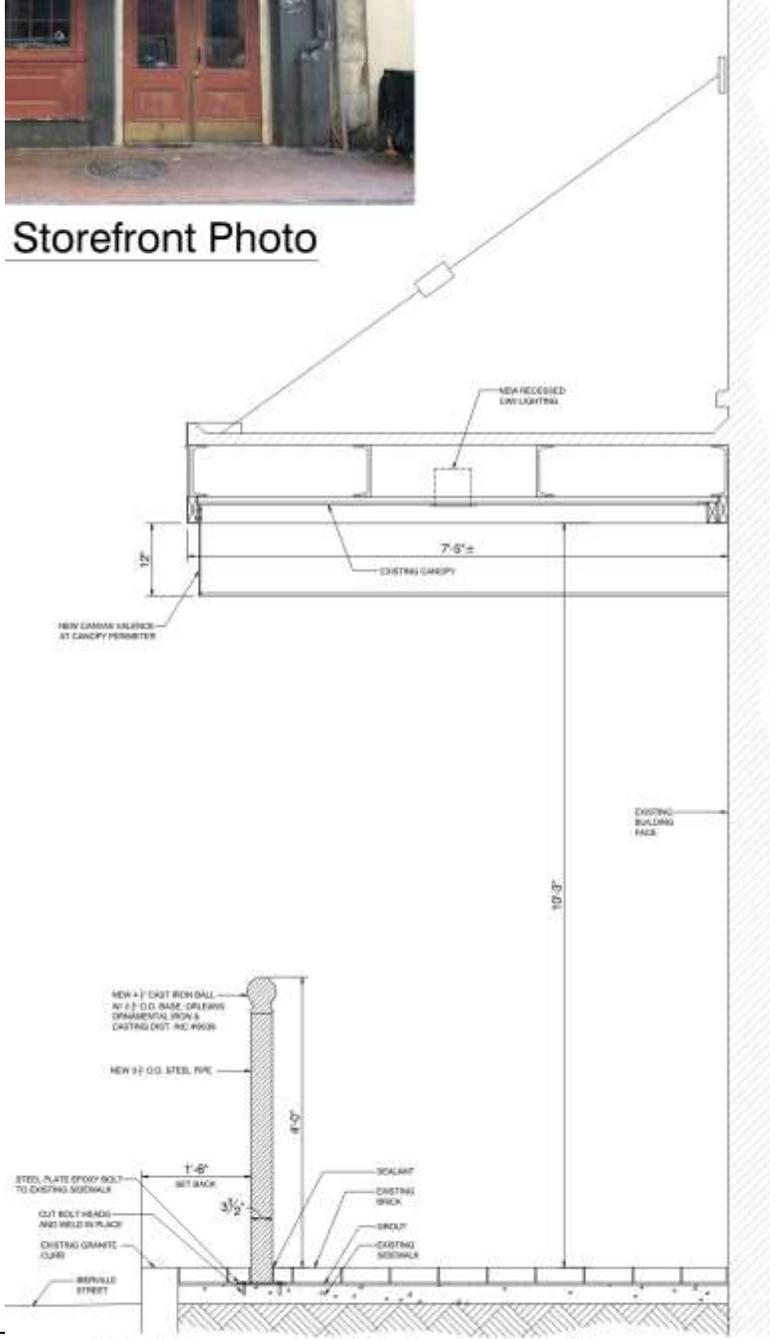
VCC Architectural Committee

April 10, 2018





Storefront Photo



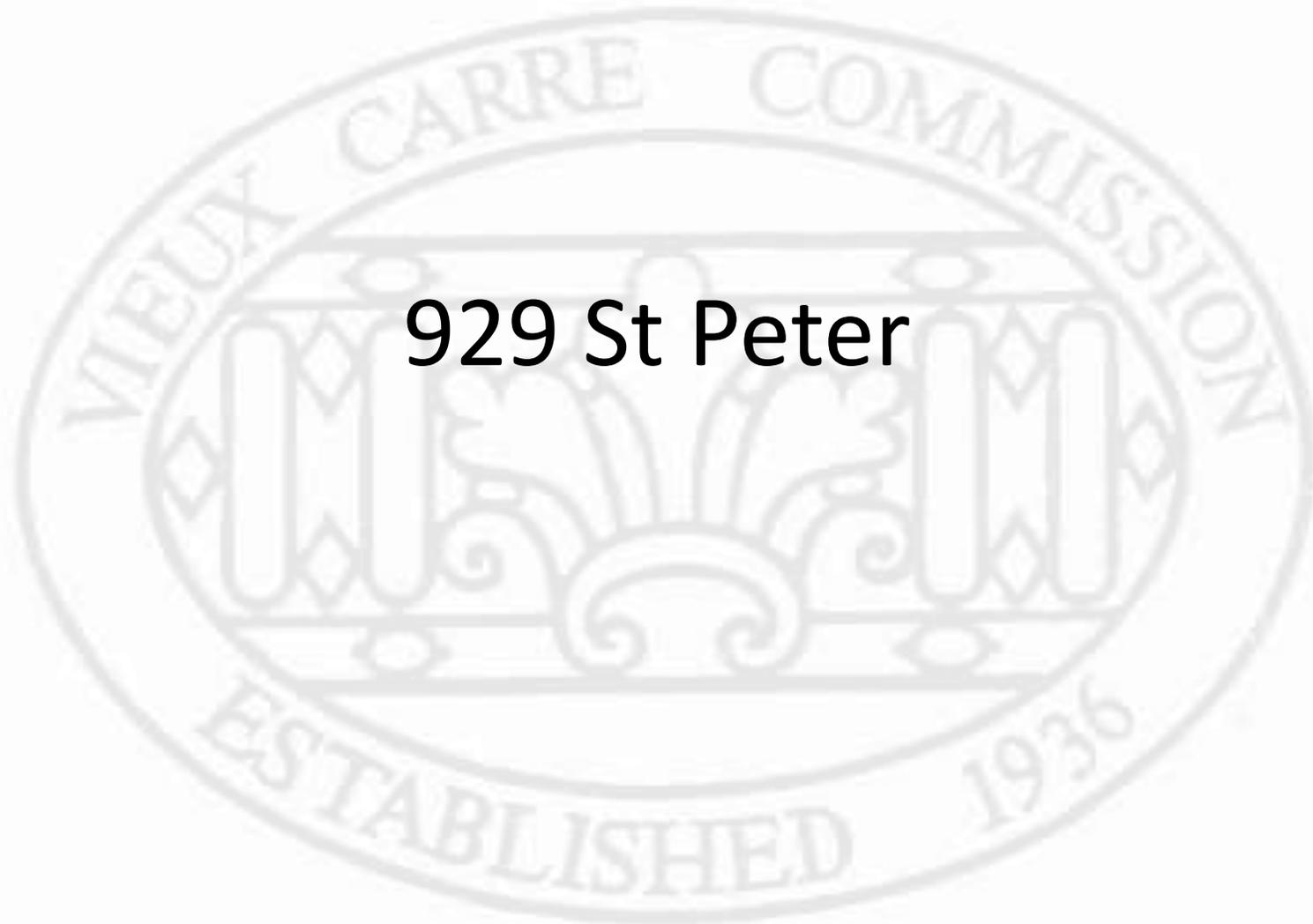
4
A-1 Proposed Bollard Section
scale: 1" = 1'-0"

821 Iberville

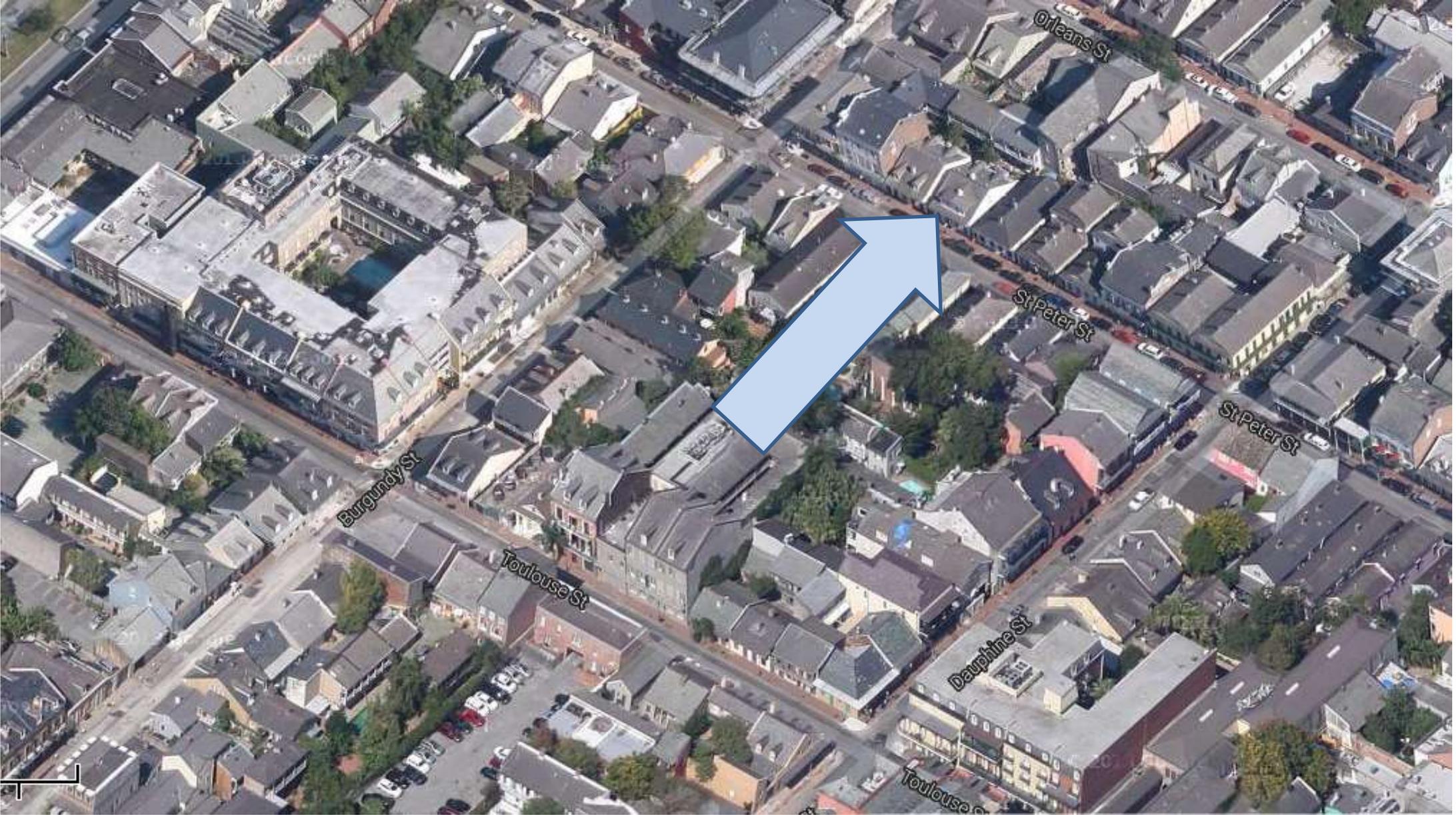
VCC Architectural Committee

April 10, 2018





929 St Peter

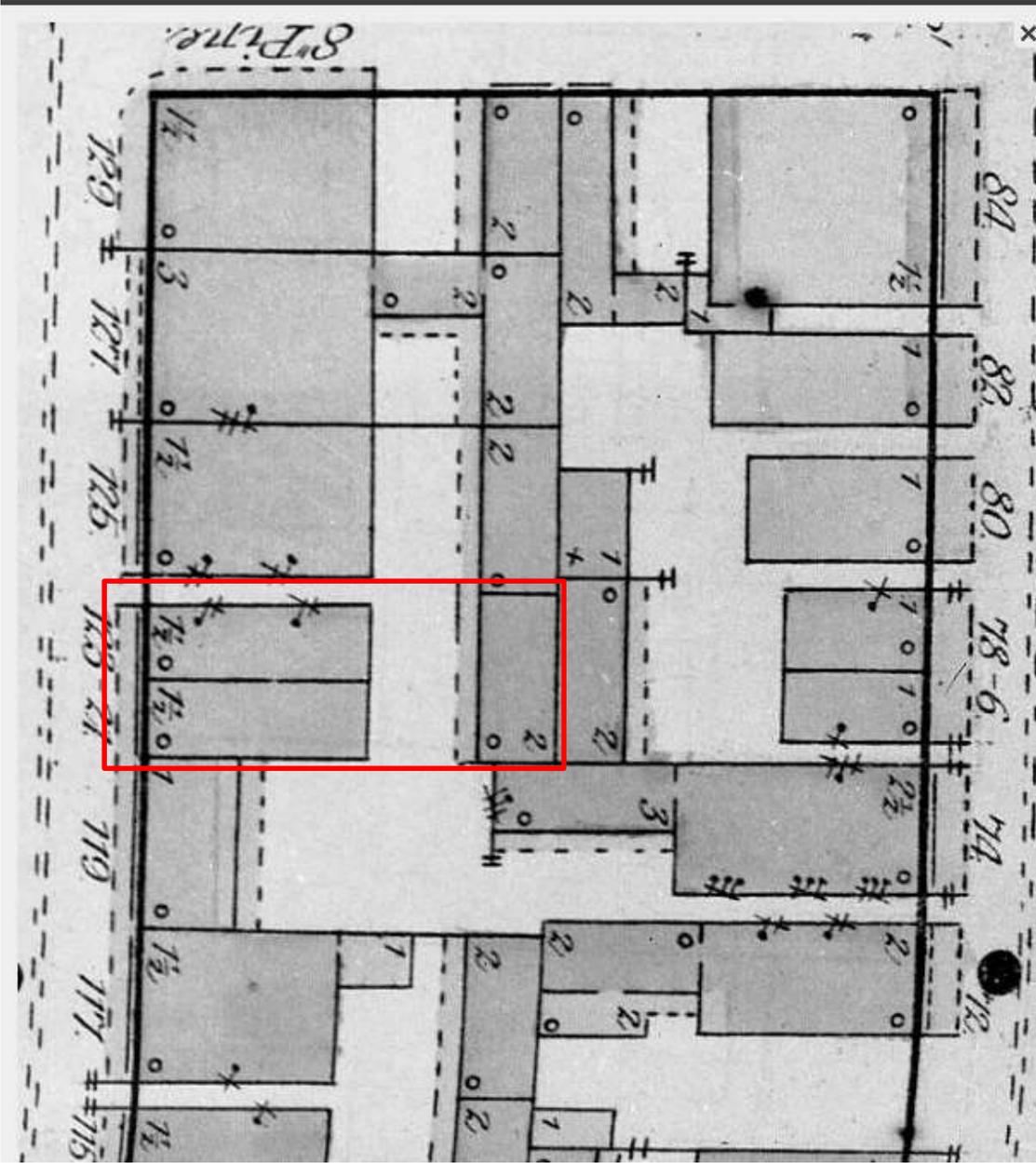


927-29 St. Peter

VCC Architectural Committee

April 10, 2018



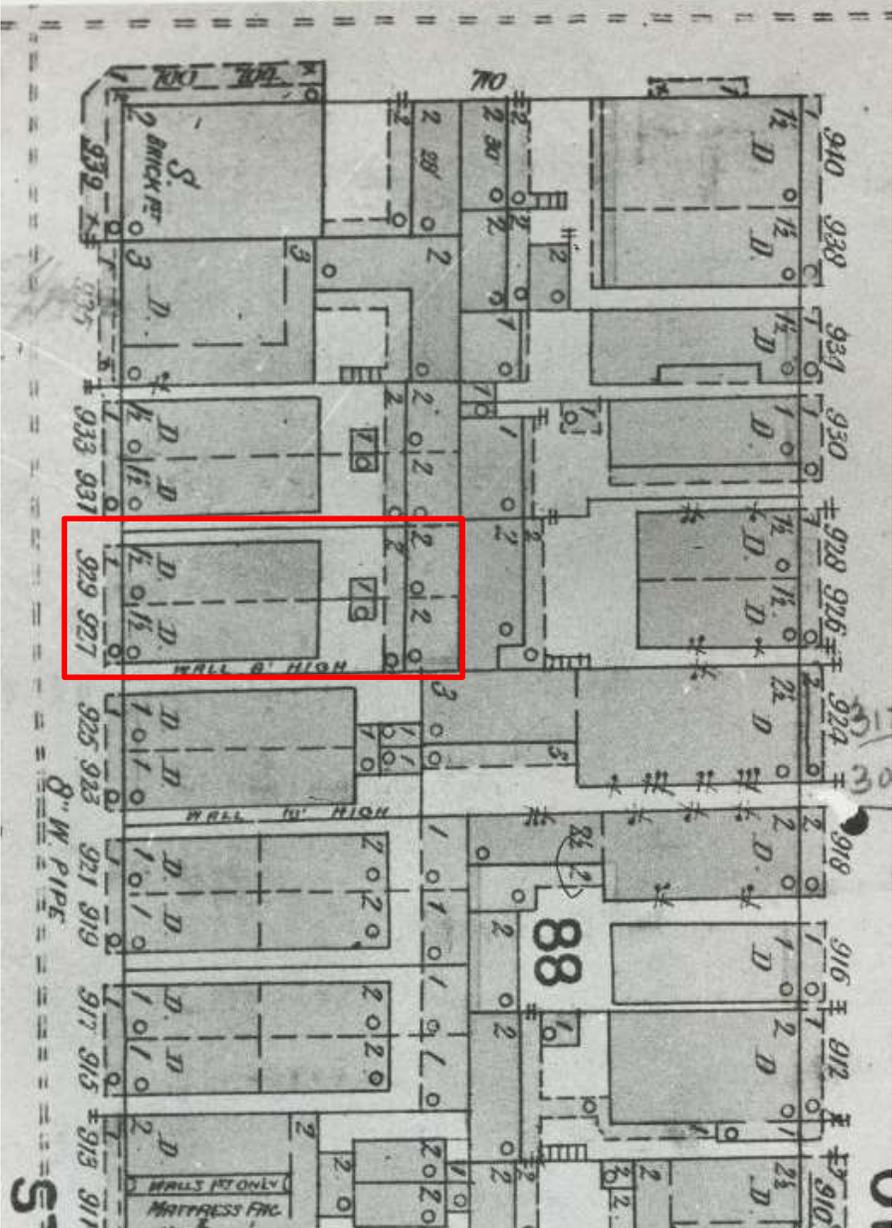


927-29 St. Peter- 1876 Sanborn

VCC Architectural Committee

April 10, 2018





927-29 St. Peter- 1896 Sanborn





927-29 St. Peter- 1962

VCC Architectural Committee

April 10, 2018





927-29 St. Peter

VCC Architectural Committee

April 10, 2018





927-29 St. Peter

VCC Architectural Committee

April 10, 2018





927-29 St. Peter

VCC Architectural Committee

April 10, 2018



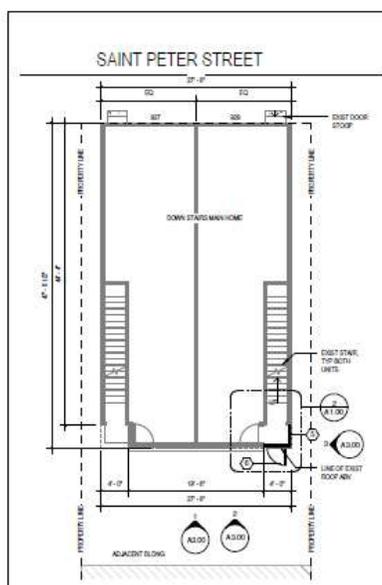


927-29 St. Peter

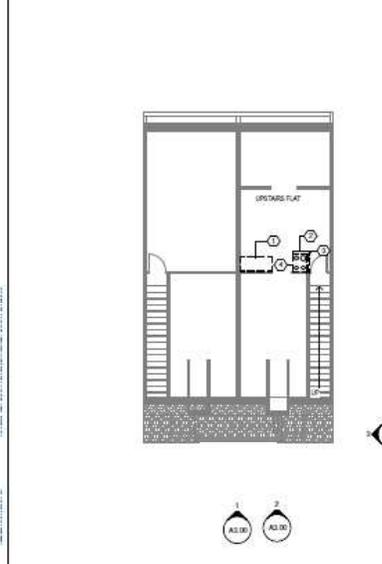
VCC Architectural Committee

April 10, 2018

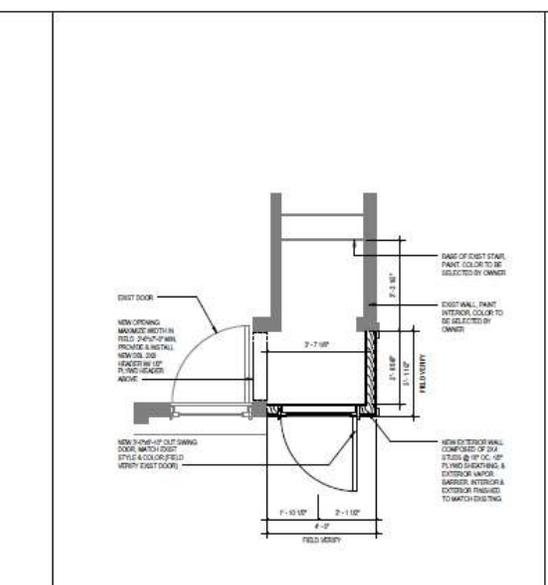




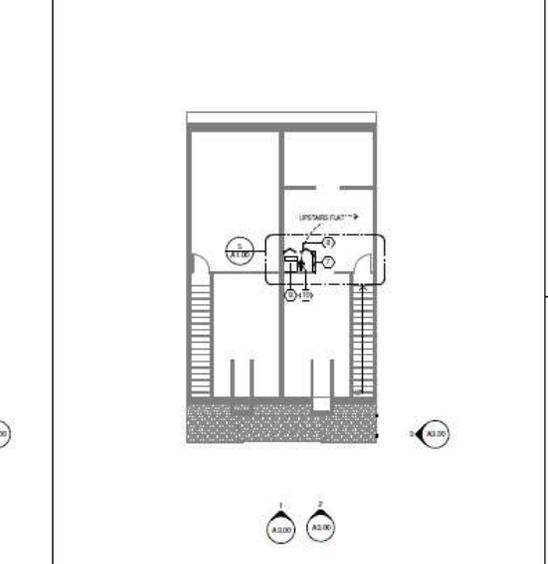
1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" REF: 1/A3.00



3 SECOND FLOOR DEMO PLAN
SCALE: 1/8" = 1'-0" REF: 1/A3.00



2 ENLARGED STAIR LANDING
SCALE: 1/2" = 1'-0" REF: 1/A1.00



4 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" REF: 1/A3.00



5 SECOND FLOOR UTILITY CLOSET
SCALE: 1/4" = 1'-0" REF: 4/A1.00

GENERAL NOTES

1. PROTECTION OF EXISTING TO REMAIN: THE CONTRACTOR SHALL PROTECT EXISTING CONDITIONS OR DAMAGE TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK OR ANY SUBCONTRACTOR. IN PARTICULAR, THE CONTRACTOR SHALL MAINTAIN A CLEAR FREE ENVIRONMENT WITHIN THE MARKET UNIT.
2. SCHEDULING: THE CONTRACTOR SHALL MEET WITH THE OWNER'S AUTHORIZED REPRESENTATIVE WELL IN ADVANCE OF CONSTRUCTION COMMENCEMENT TO: A. DETERMINE SEQUENCE AND COORDINATION WORK; B. MAINTAIN COSTS AND EXPENSE METHODS REQUIRED BY CODES DURING ALL PHASES OF CONSTRUCTION.
3. CLEARANCES: THE CONTRACTOR SHALL VERIFY THAT NEW DETAILS CAN BE INSTALLED IN EXISTING SPACES TO CLEAR STRUCTURE AND OTHER CONSTRUCTION TO BE MAINTAINED FOR FUTURE CONSIDERATION. VERIFY INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.
4. MATERIAL ALIGNMENT: THE FINISH FACE OF MATERIAL OF NEW FITTINGS SHALL ALIGN ON BOTH SIDES OF THE PARTITION WITH THE FACE OF THE MATERIALS EXISTING CO. WALLS, OR PARTITIONS UNLESS NOTED OTHERWISE.
5. AS-BUILT VERIFICATION: THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS SUBJECT TO FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.
6. REMOVAL SURVEY: THE CONTRACTOR SHALL VERIFY AND OBTAIN THE REMOVAL OF EXISTING CONSTRUCTION, ITS DEVIATIONS OR IN PART AS REQUIRED FOR THE INSTALLATION OF THE NEW MECHANICAL, PLUMBING AND ELECTRICAL WORK.
7. CONSTRUCTION DETAILS: THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY CONSTRUCTION DETAILS FOUND IN EXISTING WORK IN THE EXISTING CONSTRUCTION.
8. CORRECTING DETECTED WORK: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DETECTED WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA. THIS INCLUDES, BUT IS NOT LIMITED TO, UNFINISHED SURFACES AND FINISHES AT POINTS OF SYSTEMS HAND-OFF. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES.
9. FINISH: ALL FINISH ABOVE GRADE AND INSIDE THE BUILDING REQUIRED BY THE CONSTRUCTION DOCUMENTS SHALL BE INSTALLED IN AREAS WHERE IT WILL BE CONCEALED. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT AND COORDINATE WITH OTHER TRADES TO PROVIDE FINISHES FOR FINISHES INSTALLED IN THESE AREAS.
10. FUTURE REMOVAL: REMOVE MECHANICAL AND ELECTRICAL FITTINGS AND CAP OR REMOVE EXISTING FINISHES AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
11. COORDINATION: COORDINATE PLANS FOR NEW CONSTRUCTION TO EXISTING PLANS FOR EXISTING REMOVAL. REMOVE ONLY THOSE PORTIONS OF WALLS, FLOORS, CEILING, ETC. NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.

GENERAL NOTES PLANS

1. THE GC SHALL PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, TOOLS, UTILITIES, INSURANCE, TRANSPORTATION, AND PAY FOR ALL REQUIRED TRAVEL, MEALS, AND SERVICES REQUIRED TO COMPLETE THE PROJECT. THE GC SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND APPROVALS FOR THE PROJECT. THE GC SHALL MAINTAIN AN ON-SITE STAGING AREA AND SHALL KEEP THE AREA CLEAR OF ALL WASTE AND DEBRIS FROM PROJECT SITE AT ALL TIMES. THE GC SHALL MAINTAIN A VISITED LOG. ALL VISITS SHALL BE REQUIRED TO SIGN VISIT LOG. GUESTS AND TIMES OF VISITING AND DURING THE SITE SHALL BE KEPT TO THE GC. THE GC SHALL MAINTAIN AN ON-SITE STAGING AREA AND SHALL KEEP THE AREA CLEAR OF ALL WASTE AND DEBRIS FROM PROJECT SITE AT ALL TIMES. THE GC SHALL MAINTAIN A VISITED LOG. ALL VISITS SHALL BE REQUIRED TO SIGN VISIT LOG. GUESTS AND TIMES OF VISITING AND DURING THE SITE SHALL BE KEPT TO THE GC.
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NOT FOR CONSTRUCTION

Perez.

PROFESSIONAL CORPORATION
1000 PINE ST. SUITE 1111
NEW ORLEANS, LA 70112
www.perez.com

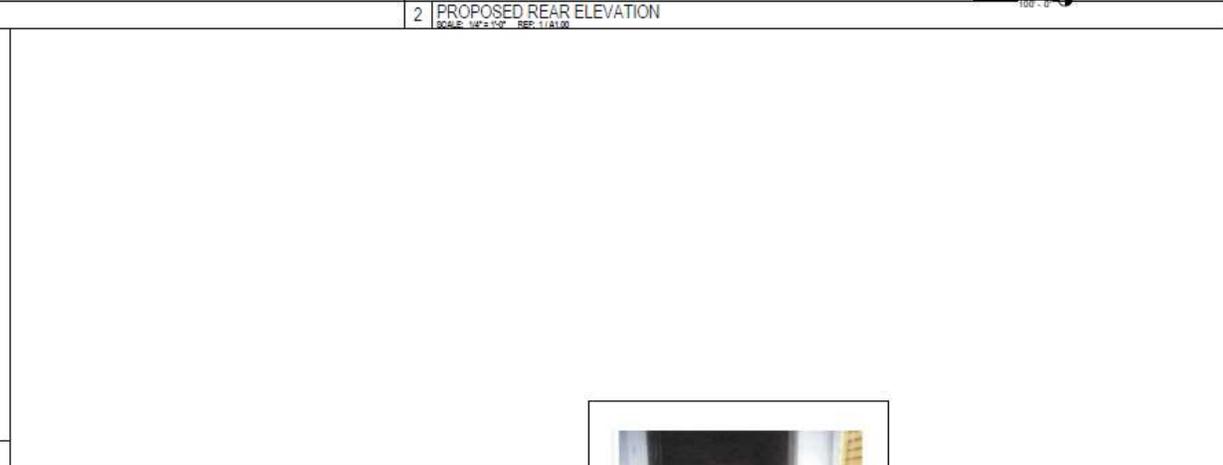
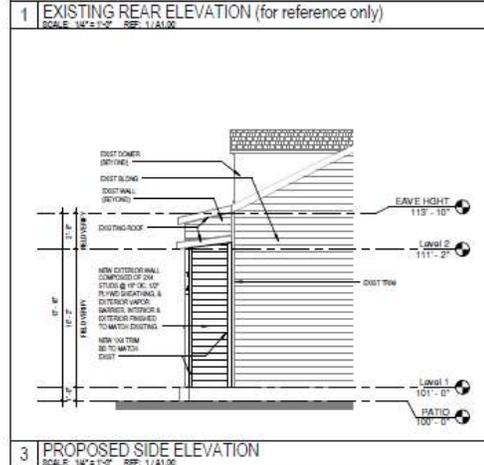
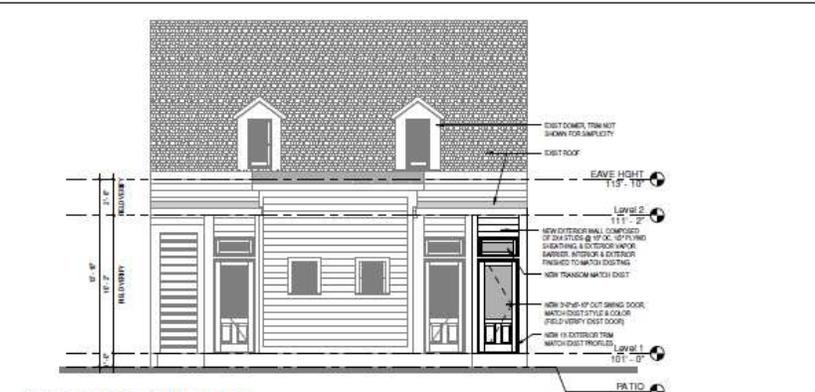
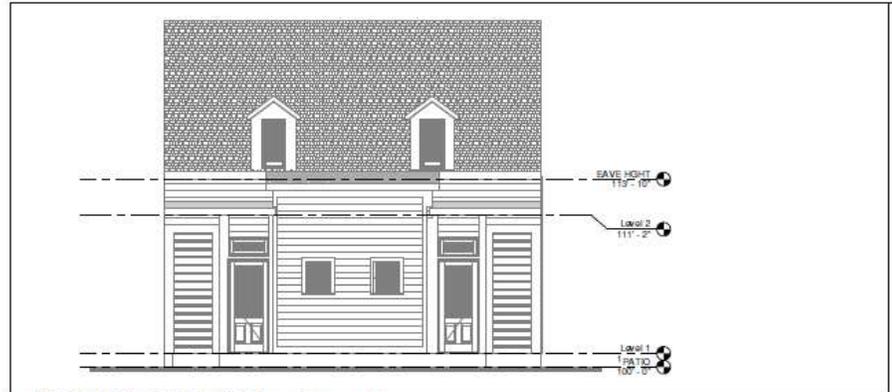
927-929 SAINT PETER STREET NEW ORLEANS, LA 70118

KESSLER RESIDENCE

SCHEMATIC DESIGN

DATE: 08/13
PROJECT NO: 1111
REVISED:
No Date Description
DRAWN BY: EMMES
CHECKED BY: PLYONS
SHEET TITLE: FLOOR PLANS
SHEET NO: A1.00





4 EXISTING PHOTOS
SCALE: 1/4"=1'-0" RSP: 1/1A/10

Perez.

ARCHITECTURE
DESIGN
PLANNING
INTERIOR
& EXTERIOR
DESIGN

1000 POND LANE, SUITE 100
HOUSTON, TEXAS 77057
713.861.1111
WWW.PEREZ.CO

927-29 SAINT PETER STREET NEW ORLEANS, LA 70116
SCHEMATIC DESIGN

DATE: 09/13
PROJECT NO: 1
REVISIONS:

No.	Date	Description

DRAWN BY: [Blank] Author
CHECKED BY: [Blank] Checker
SHEET TITLE: [Blank]

BUILDING ELEVATIONS
SHEET NO: **A3.00**

NOT FOR CONSTRUCTION

927-29 St. Peter – Previously Submitted Proposal

VCC Architectural Committee

April 10, 2018





927-29 St. Peter

VCC Architectural Committee

April 10, 2018



927-929 SAINT PETER ST. APARTMENT RENOVATION

DESIGN SUMMARY:

SCOPE OF WORK:

This is a renovation of an existing 1 unit building in the French Quarter of New Orleans. The scope of work includes:

1. Level 2 Renovation - including enclosing rear stair landings with siding and doors to match existing, (20 total SF)
2. Level 1 Renovation - matching any damaged building exterior, leveling existing foundation, painting all surfaces and opening of existing bathrooms and balconies.
3. Replace side roof eaves and repairing roof sheathing.
4. Repair or replace all windows that are damaged and/or do not meet View Care Commission requirements.
5. Paint all exterior window trim, shutters, railings and fascia. Repair and repaint all exterior surfaces per View Care Commission requirements.

PROJECT NOTES:

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS UNLESS WRITTEN OTHERWISE ONLY. REFER TO ARCHITECT FOR DIMENSIONS FOR CLARIFICATION.
2. ALL WORK SHALL BE IN COMPLIANCE WITH THE RECORDED REGISTRY STANDARDS, CONTRACTS AND ANY STANDARDS IN THE APPLICABLE CODES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PROJECT IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS UNLESS SPECIFIC NOTATION FROM THE LICENSED ARCHITECT TO THE CONTRARY IS REQUIRED.
4. THE ARCHITECT DOES NOT GUARANTEE THE PERFORMANCE OF THE PROJECT UNLESS SPECIFIC OTHER THAN CONTRACT DOCUMENTATION WORK AND SERVICES PROVIDED BY THE ARCHITECT OR IN THE CARE OF THE PROFESSIONAL.
5. THE LOCATION OF THE EXISTING UTILITIES AND STRUCTURES SHOWN HEREON ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND ACTUAL LOCATION OF SUCH UTILITIES BEFORE BEGINNING ANY WORK. ANY DAMAGES SHALL BE REPAIRABLE AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL PROVIDE NECESSARY SHIELDING AND PROTECT FOR ALL WORK DURING THE CONSTRUCTION PERIOD.
7. PROVIDE AT LEAST 1" CLEARANCE AND 4" FLOOR FINISH EXTENSION TO BE INSTALLED WHERE NEARLY FINISH AND ACCESSIBLE WALKWAY.
8. PROVIDE SCHEDULED WORK NEEDS ALL NECESSARY METALS INCLUDING WOODEN RAILS AND OTHER FLOORING DETAILS.
9. REMOVE ALL EXISTING PARTITIONS ARE NOT INDICATED OTHERWISE AS SPECIFIED BY THE NATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODES.
10. USE ONLY 1/2" GAUGE SHEET PILE AND COLLARS FOR NEW CONCRETE TO MATCH EXISTING SLAB DRAWING WATER OUT OF THE AND A.P.C. SECTION 124.1.1.

PAINTING AND FINISH:

1. ALL EXTERIOR AND INTERIOR SURFACES TO BE PAINTED. PLEASE REFER TO WHAT WILL BE ADDRESS ANY LEAD PAINT ISSUES AS NEEDED. SEE PAGE T-100.
2. REPAIR ALL SURFACES TO MATCH EXISTING OR APPROXIMATE. REMOVE PAINT SHALL BE METAL.
3. REPAIR ITEMS THAT NEED REPAIR (LACKING STRUCTURAL INTEGRITY), ARE TO BE REPAIRED OR REPLACED.
4. COLORS SHALL BE CHOOSE BY THE OWNER OR ARCHITECT. ALL SELECTIONS MUST BE APPROVED BY THE VIEW CARE COMMISSION.

ELECTRICAL:

1. ALL ELECTRICAL WORK TO BE UNDER E-1000 APPROVED CHANGES ARE NOT PERMITTED.
2. ALL EXISTING CONDUITS AND PANELS CONFORMING TO THE VENTURE.
3. ALL OUTLETS AND LIGHT FIXTURES ARE TO REMAIN UNLESS NOTED SPECIFICALLY.
4. ALL UNDER FLOORING SHALL BE REPLACED WITH NEW FLOORING.
5. REPAIR ALL EXISTING WORK WITH MISSING COVERS TO PREVENT CHECK OF THE PROJECT PERMITTED UNDER WRAP.
6. REPAIR ALL NEW WORKS EXISTING AND UNDER WORKS AS SPECIFIED IN THESE FLOOR PLANS.

MECHANICAL:

1. ALL MECHANICAL WORK TO BE UNDER E-1000 CHANGES (DRAWINGS ARE NOT PERMITTED).

PLUMBING:

1. ALL PLUMBING WORK TO BE UNDER E-1000 CHANGES (DRAWINGS ARE NOT PERMITTED).
2. VERIFY CONDITIONS OF ALL EXISTING SUPPLY AND DRAINAGE. PLACE AND REMOVE AS NEEDED.

FLOORING:

1. ALL WORK FLOORING TO BE UNDER E-1000 CHANGES (DRAWINGS ARE NOT PERMITTED).
2. ALL LAMINATE FLOORING TO BE INSTALLED AND REPAIR AS NECESSARY.

PROJECT DIRECTORY:

PROJECT LOCATION:
927-929 SAINT PETER ST.
NEW ORLEANS, LA 70118

OWNER:
PH: 504.286.7128
CONTACT: Kerry Foster

ARCHITECT:
GARRITY + ACCARDO ARCHITECTS
2421 WATTHEVEY AVENUE
GRETMAN, LA 70008
PH: 504.366.4475
CELL: 504.234.1388
EMAIL: garrity@garry+accardo.com
CONTACT: DONNA ACCARDO

DRAWING INDEX:

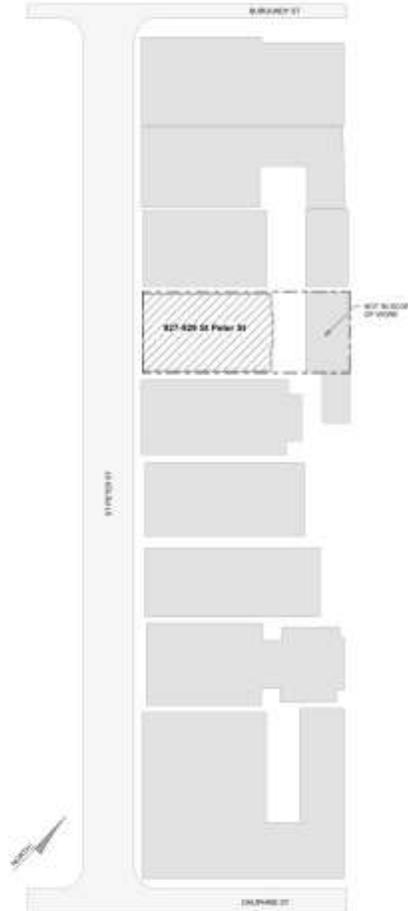
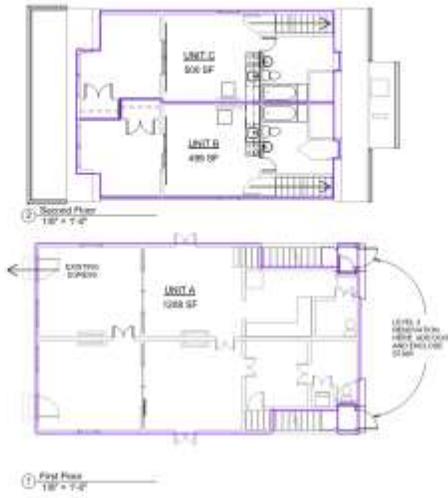
Index of Drawing	
Sheet Number	Sheet Name
T-100	Title Sheet
T-101	Codes and Requirements
A-100	Plans
A-200	Elevations
S-100	Foundation Plan

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY AND STATE REGULATIONS AND REQUIREMENTS. I AM NOT ADMINISTERING THE CONTRACT.

Donna M. Accardo
DONNA M. ACCARDO - LA LICENSE # 4884

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH:

INTERNATIONAL RESIDENTIAL CODE
2015 EDITION
LIFE SAFETY CODE (IFPA 101)
2015 EDITION
INTERNATIONAL EXISTING BUILDING CODE 2015 EDITION



GARRITY + ACCARDO ARCHITECTS
2421 WATTHEVEY AVENUE
GRETMAN, LA 70008
PHONE: 504.366.4475 FAX: 504.366.4478
www.garry+accardo.com

Kessler Residence
929 Saint Peters St

Title Sheet

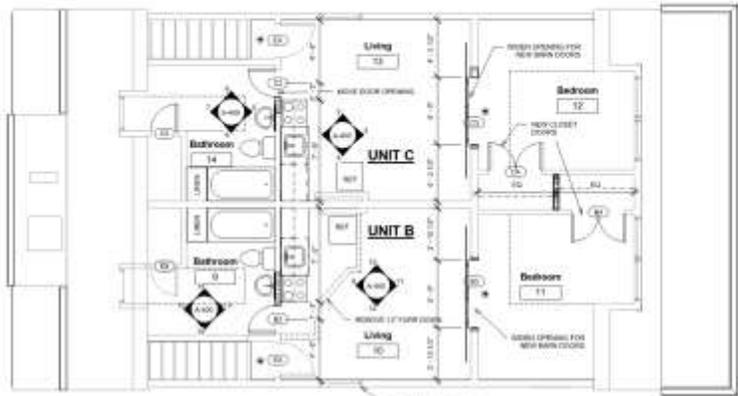
REVISIONS

DATE: 02.01.18

PROJECT NUMBER: 17148

SHEET NUMBER: T-100





WALL LEGEND

- NEW BRICK WALL - MIN 12" x 8"
- EXISTING WALL
- WALL TO BE REMOVED
- NEW BRICK AND GYPSUM MOUNTED INTERIOR

Door Number	Door Size	Finish Comments
A1	27" x 80"	Lockable wood door to existing wall
A2	36" x 84"	
B1	36" x 82"	To match style and color of adjacent exterior door
B2	36" x 82"	
B3	36" x 82"	Ph. 2" x 7" Barn Doors
B4	48" x 84"	Close Door
C1	36" x 82"	To match style and color of adjacent exterior door
C2	36" x 82"	
C3	36" x 82"	Ph. 2" x 7" Barn Doors
C4	48" x 84"	Close Door
C5	36" x 82"	
D		Doors to be Demolished
EX		Existing Doors to Remain

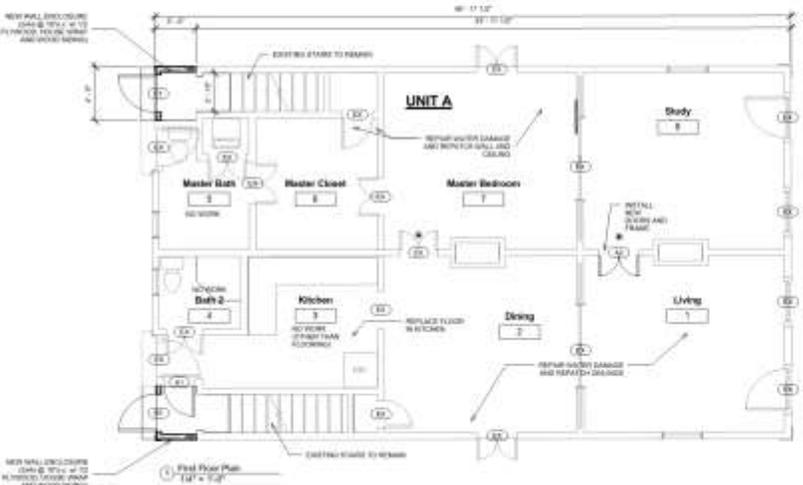
SCOPE OF WORK UNITS B+C:

- REMOVE EXISTING PLUMBING FIXTURES AND KITCHEN CABINETS AND COUNTERTOPS. INSTALL NEW AS PER PLAN.
- WIDEN OPENING TO BEDROOM TO 5 FT FOR NEW BARN DOORS. MOVE OPENING TO BATHROOM. SEE PLAN.
- ADD A PARTITION BETWEEN THE BEDROOM CLOSETS AND ADD NEW CLOSET DOORS.
- REPAIR MOLD AND WATER DAMAGE AS NEEDED.

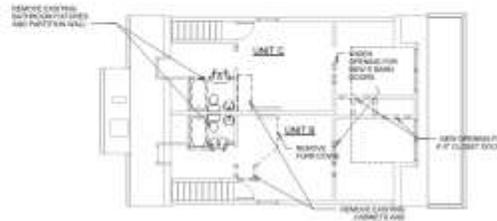
SCOPE OF WORK FIRST FLOOR:

- END USE EXISTING EXTERIOR ENTRANCES TO SECOND FLOOR UNITS.
- INSTALL NEW DOOR BETWEEN STUDY AND LIVING ROOMS.
- REPAIR MOLD AND WATER DAMAGE AS NEEDED.

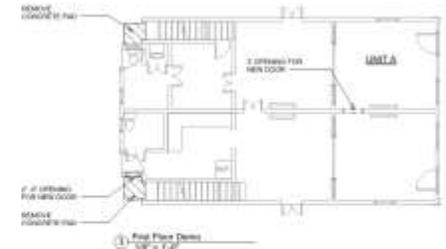
2 Second Floor Plan 128' x 72'



1 First Floor Plan 128' x 72'



2 Second Floor Details 128' x 72'



1 First Floor Details 128' x 72'

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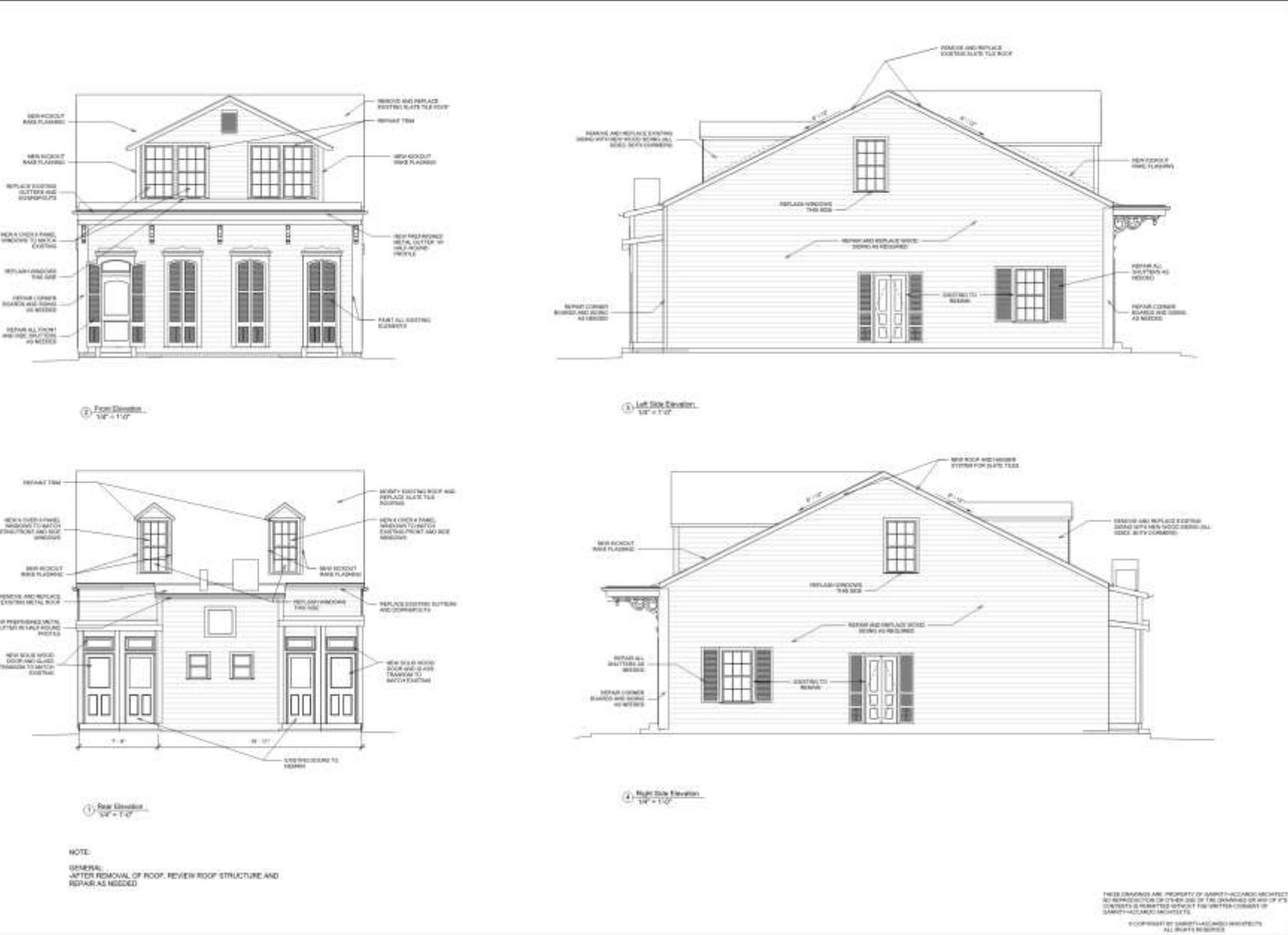


PROJECT
Kessler Residence
 929 Saint Peters St

PROJECT TITLE
Plans

DATE: 02.01.18
 PROJECT NUMBER: 17128
 SHEET NUMBER: **A-100**





GARRITY ACCARDO ARCHITECTS
 5401 WHITNEY AVENUE
 GREEN BROOKVILLE, OHIO 43031
 PH: 614.885.1100 FAX: 614.885.1101
 WWW.GARRITYACCARDO.COM



Project:
Kessler Residence
 929 Saint Peters St

Sheet Title:
Elevations

Revision:

DATE: 03.01.18

PROJECT NUMBER: 17148

SHEET NUMBER:
A-200

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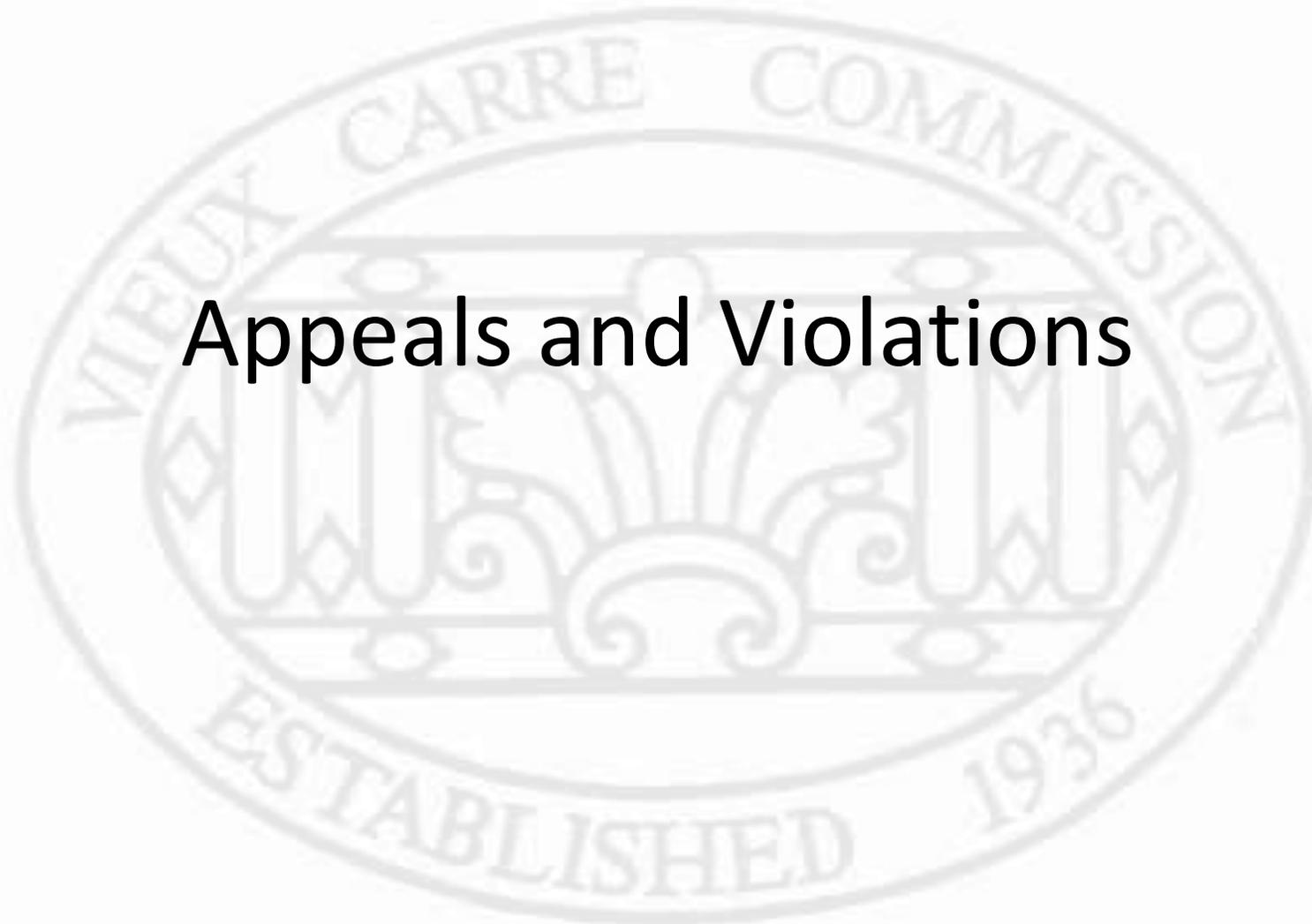
927-29 St. Peter

VCC Architectural Committee

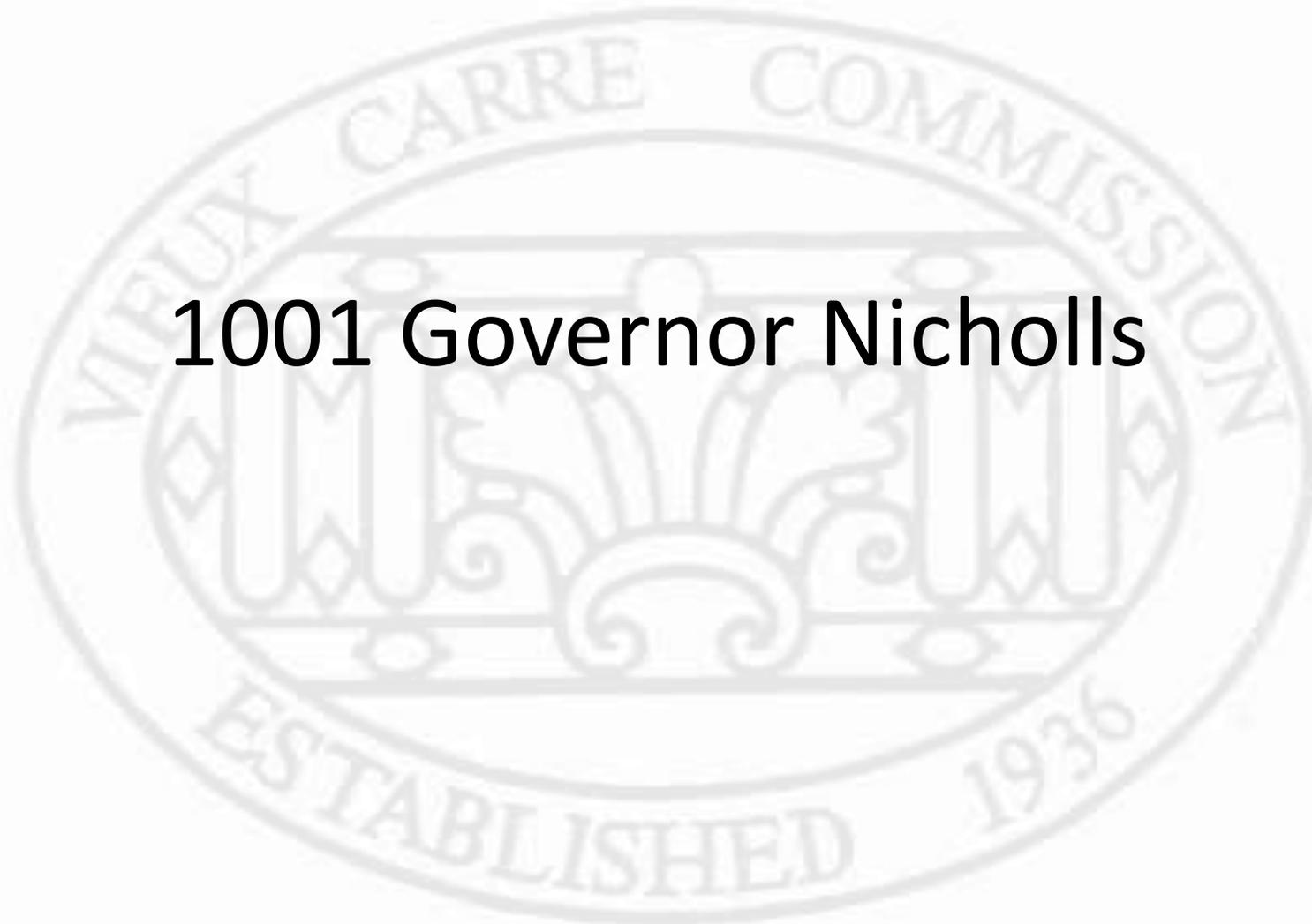
April 10, 2018

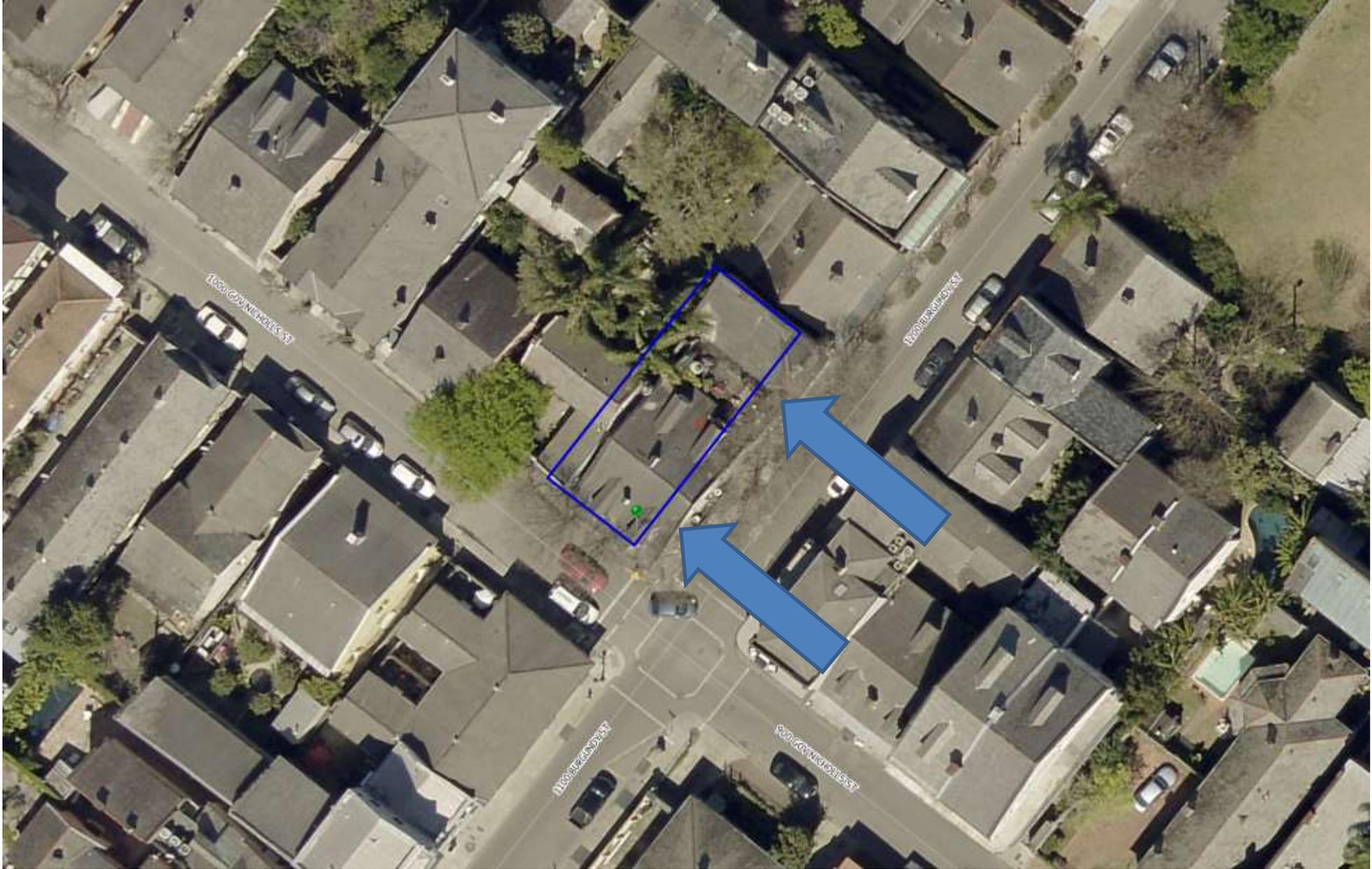


Appeals and Violations



1001 Governor Nicholls





1001 Gov. Nicholls, 1203 Burgundy





1001 Gov. Nicholls, 1203 Burgundy





1001 Gov. Nicholls, 1203 Burgundy

VCC Architectural Committee

June 14, 2016





1001 Gov. Nicholls, 1203 Burgundy





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1001 Gov. Nicholls, 1203 Burgundy





1001 Gov. Nicho

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05 19 2017





SPIB- No. 2 GR
CIS
TRUST

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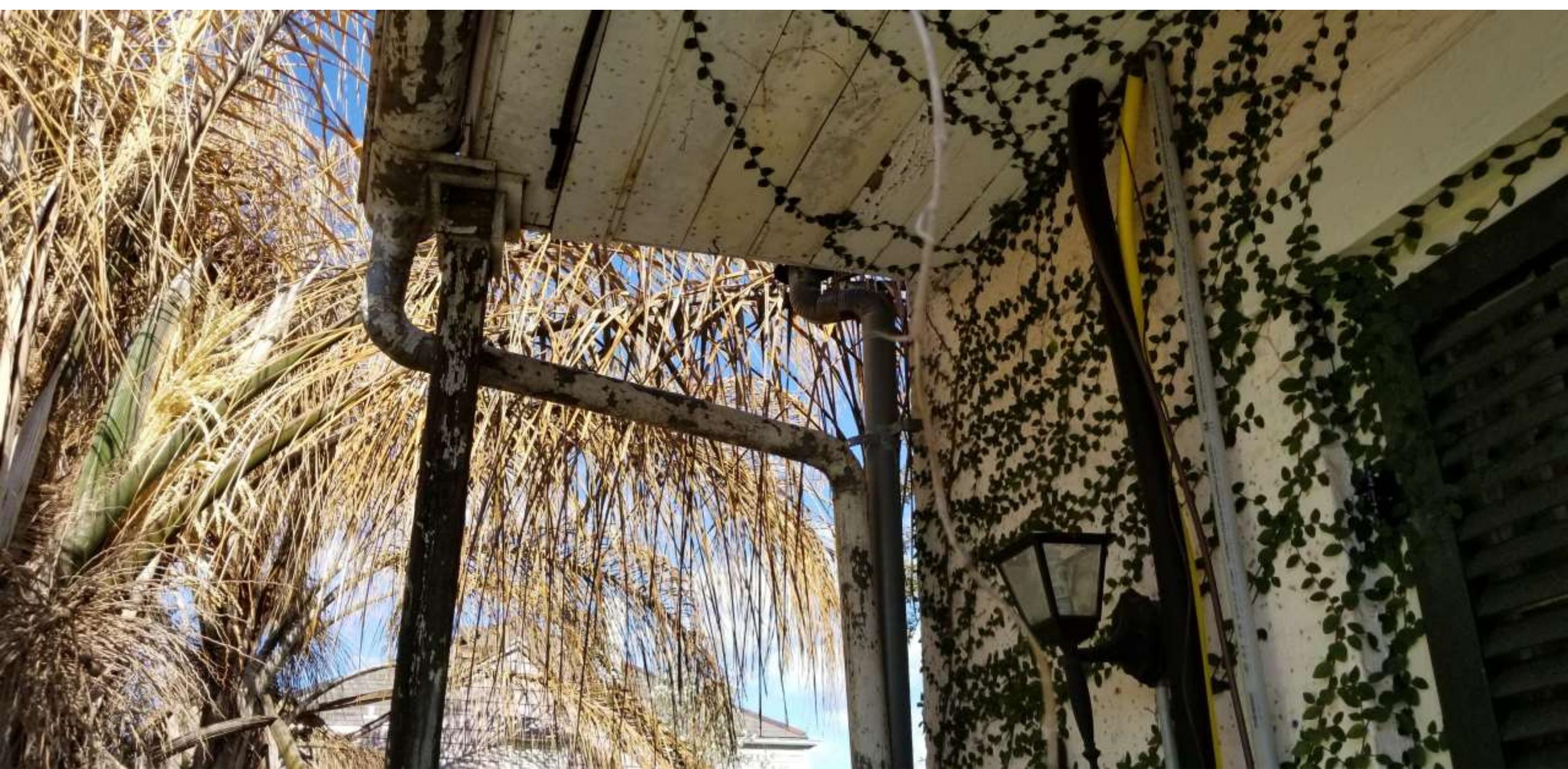


1001 Gov. Nicholls, 1203 Burgundy

VCC Architectural Committee

June 14, 2016





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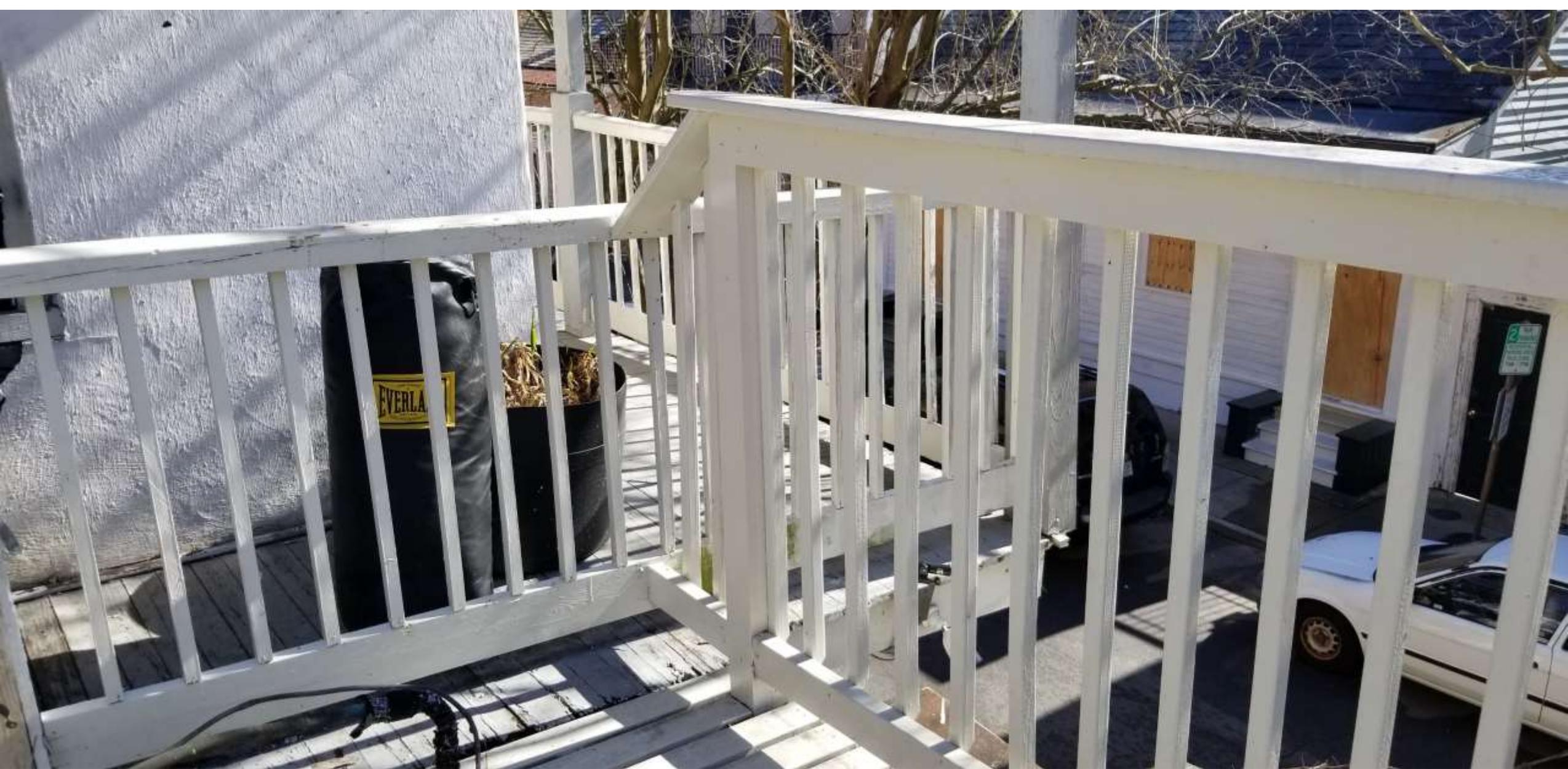


1001 Gov. Nicholls, 1203 Burgundy

VCC Architectural Committee

June 14, 2016





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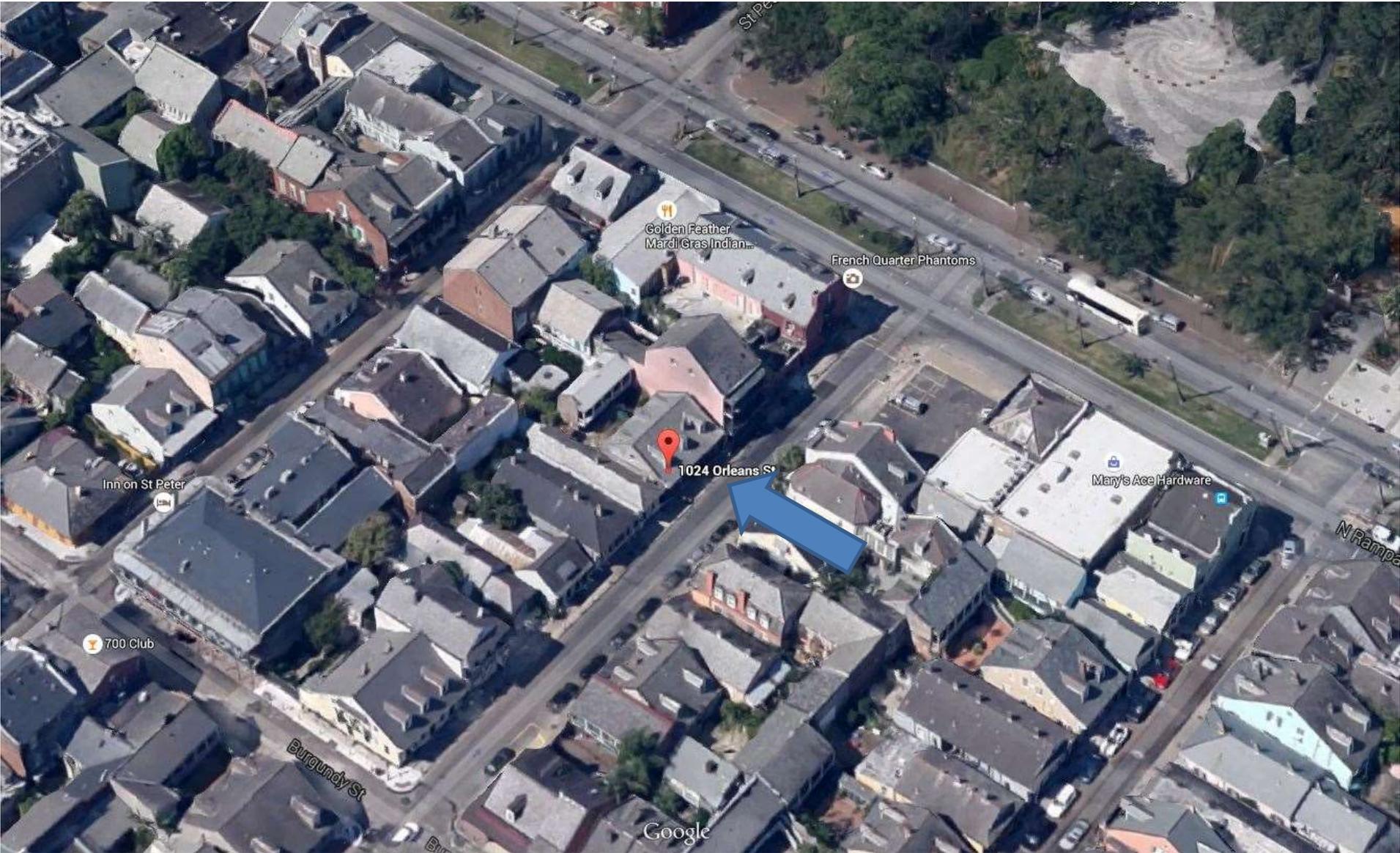
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June 14, 2016





1028 Orleans



1024 Orleans





1024 Orleans

VCC Architectural Committee

April 10, 2018





1024 Orleans, c. 1940s
VCC Architectural Committee

April 10, 2018





1024 Orleans, 1963



1024 Orleans, 2009





1024 Orleans, 2013



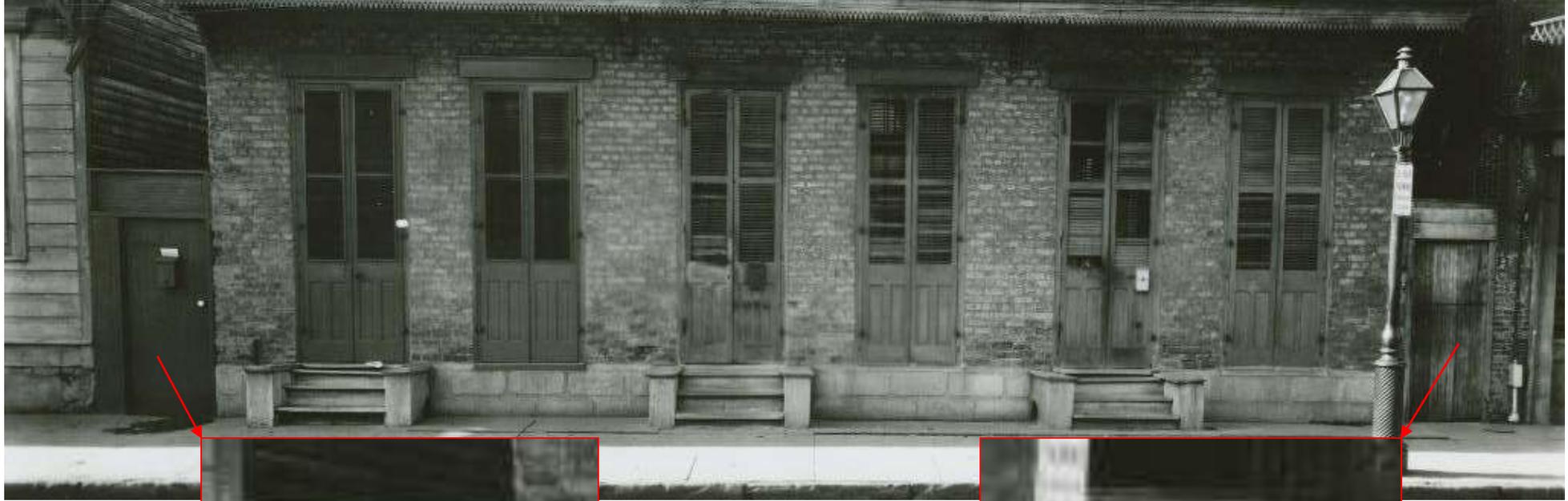


1024 Orleans, 2014



1024 Orleans, 2014





1024 Orleans, c. 1940s
– Wood Gates
VCC Architectural Committee





1024 Orleans

VCC Architectural Committee

April 10, 2018





1024 Orleans

VCC Architectural Committee

April 10, 2018





1024 Orleans

VCC Architectural Committee

April 10, 2018





1024 Orleans

VCC Architectural Committee

April 10, 2018



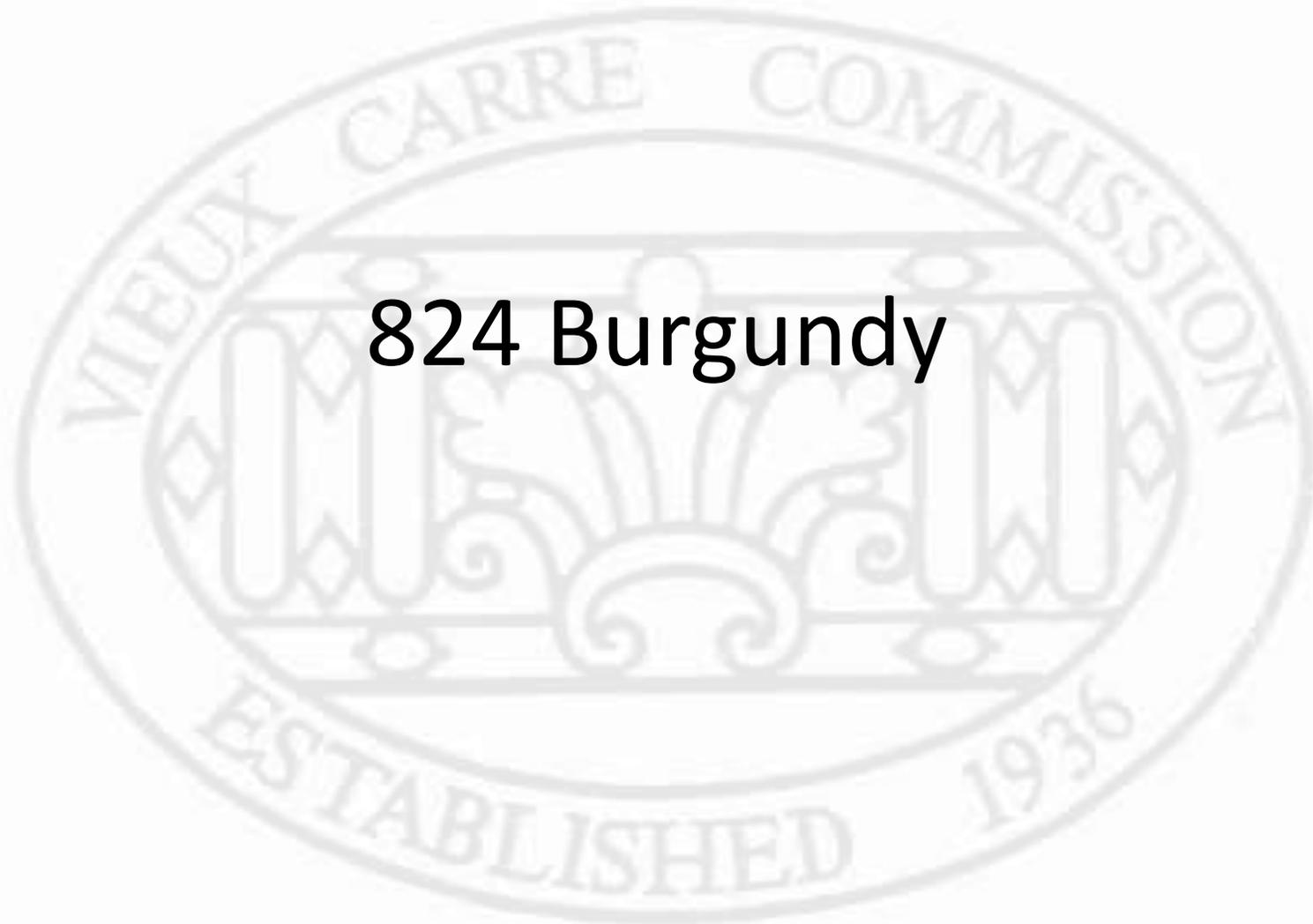


1024 Orleans

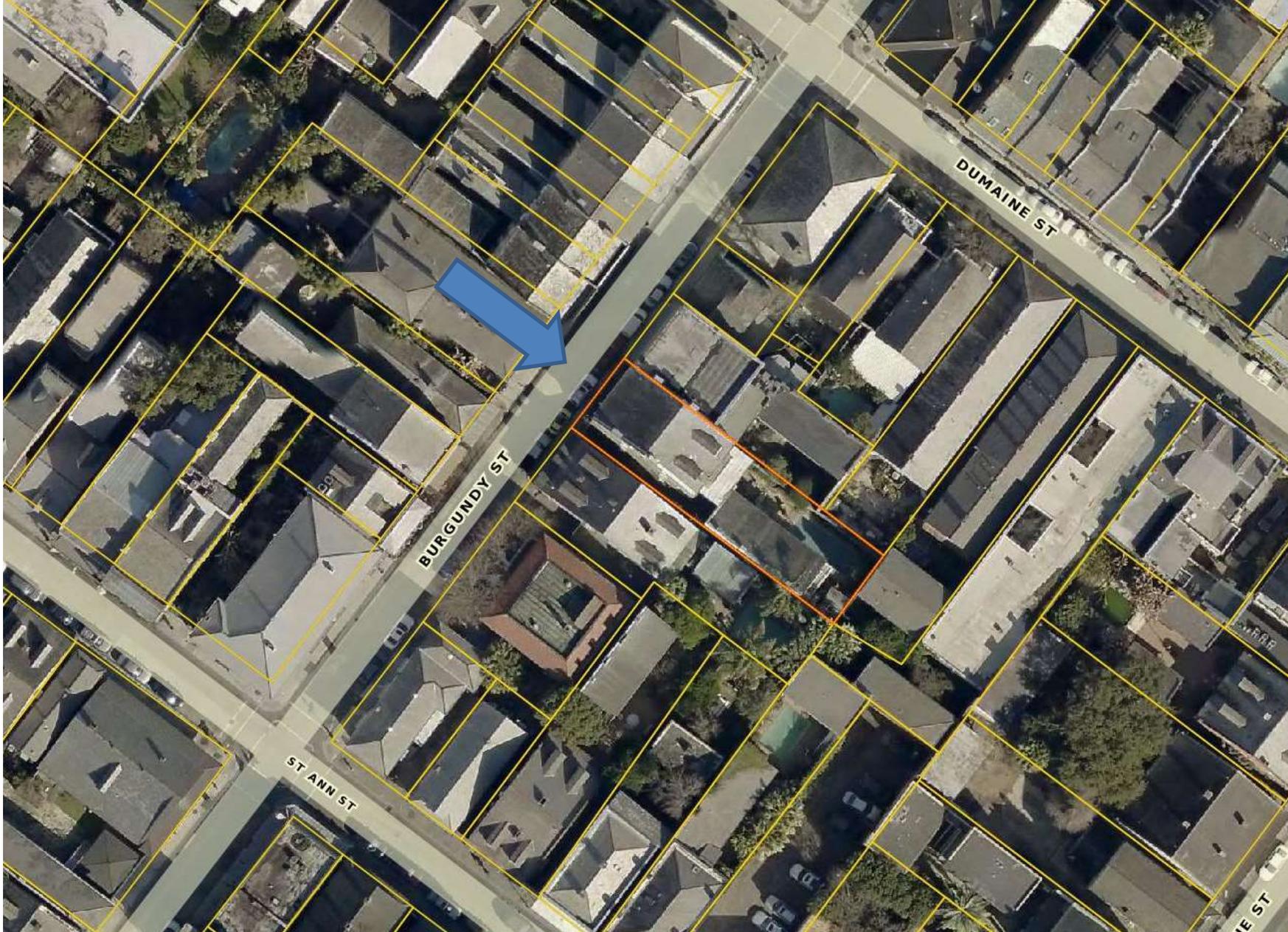
VCC Architectural Committee

April 10, 2018



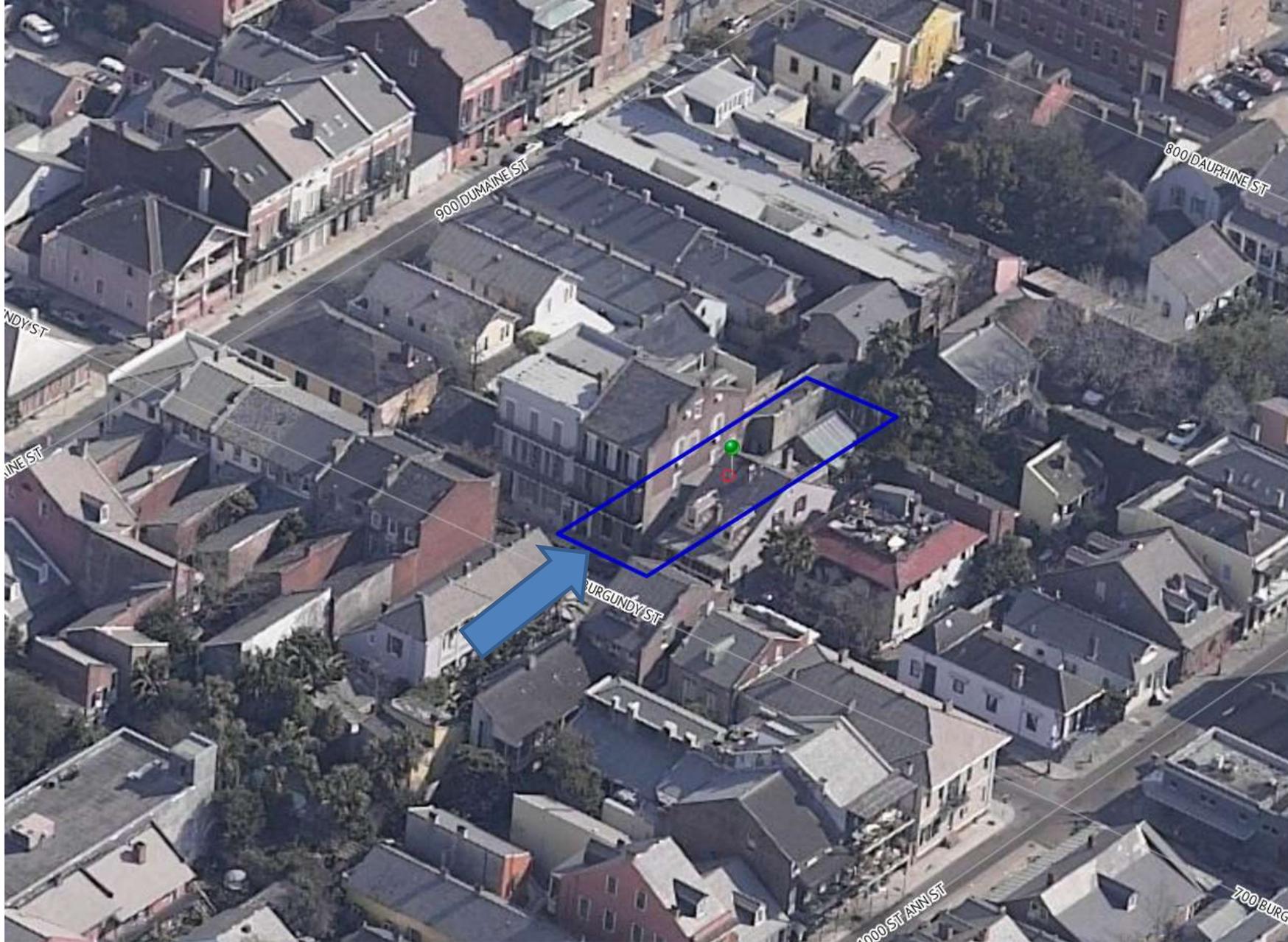


824 Burgundy



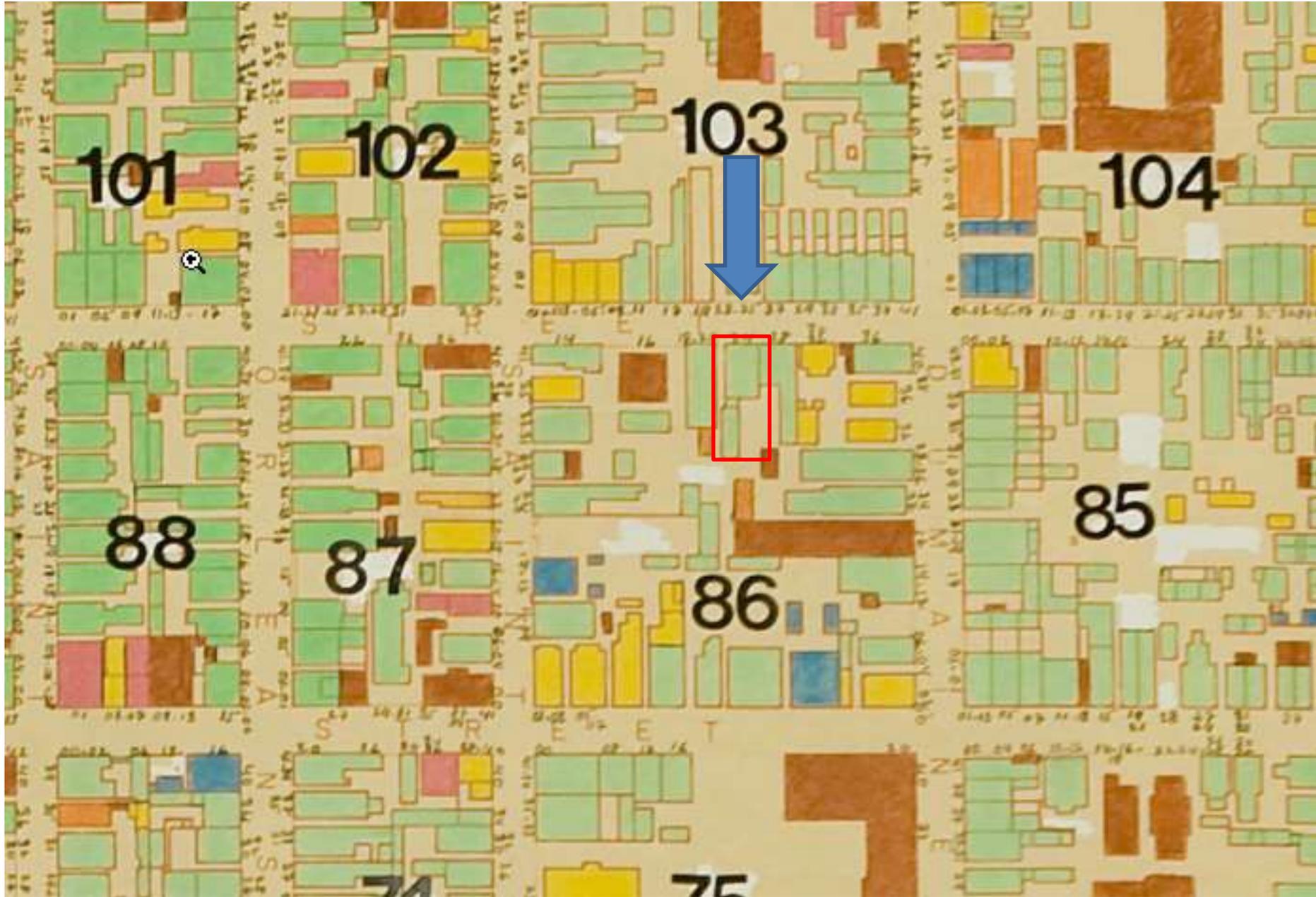
822-24 Burgundy





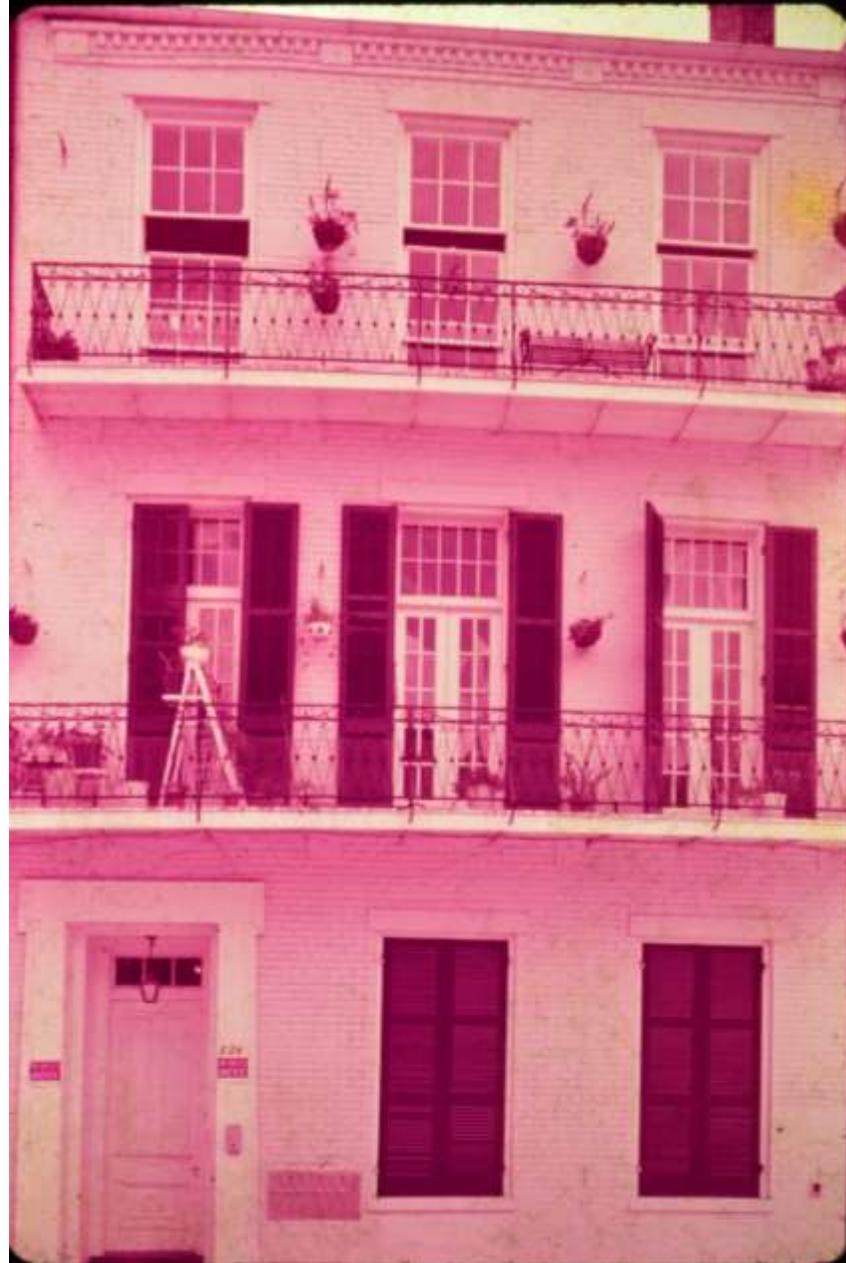
822-24 Burgundy





822-24 Burgundy





822-24 Burgundy - 1975





822-24 Burgundy – 1988





822-24 Burgundy – 2010





822-24 Burgundy

VCC Architectural Committee

July 12, 2016



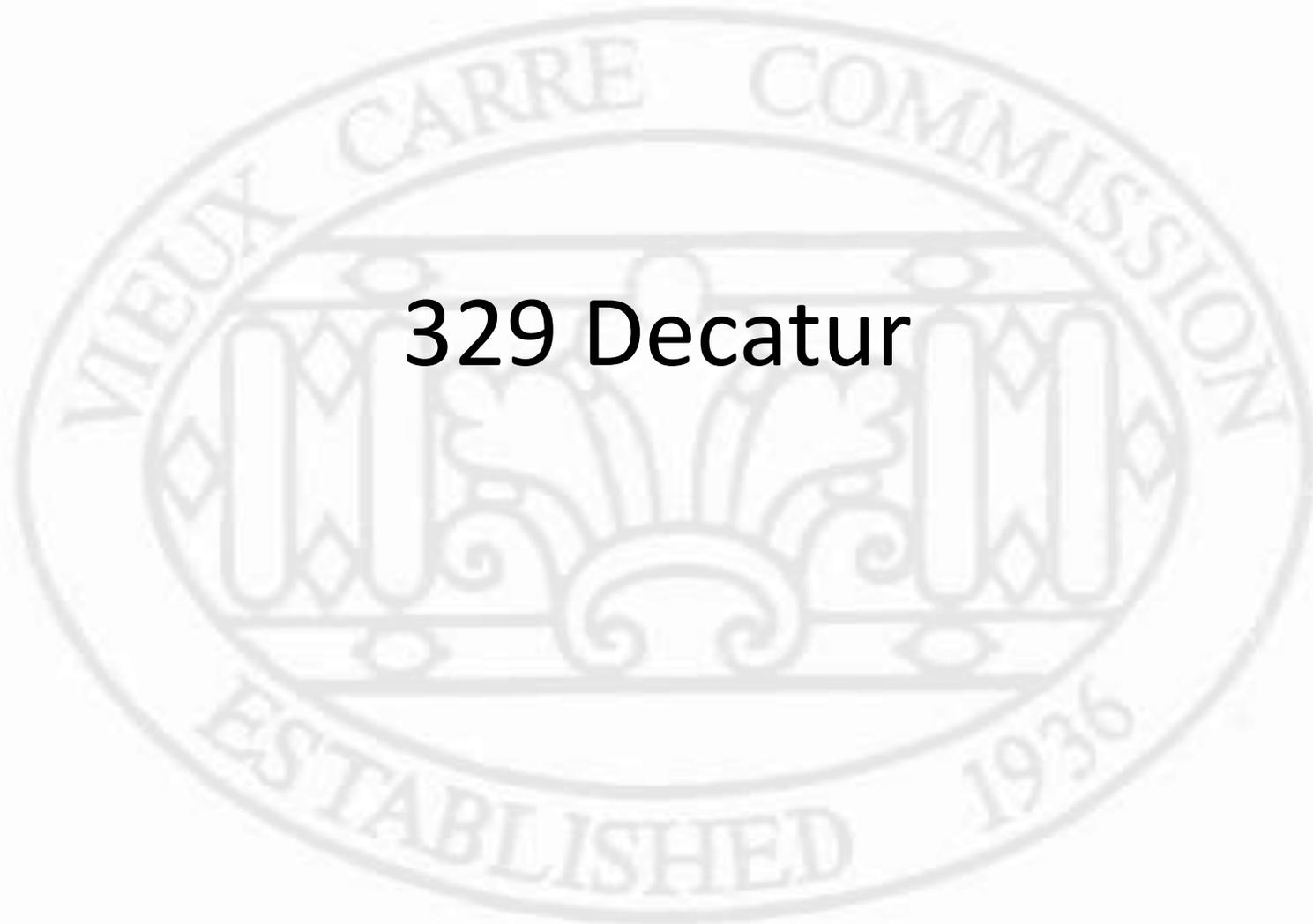




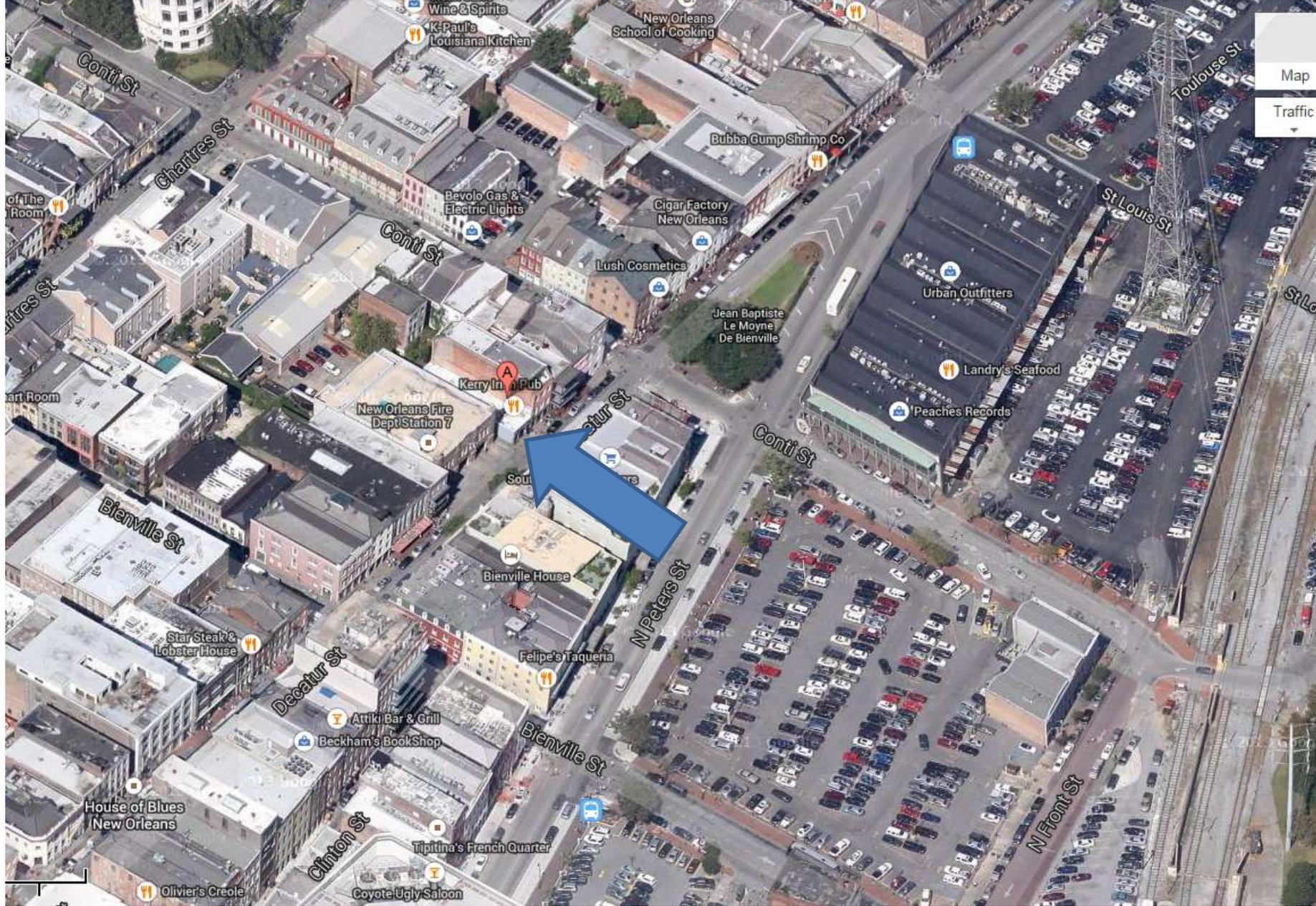


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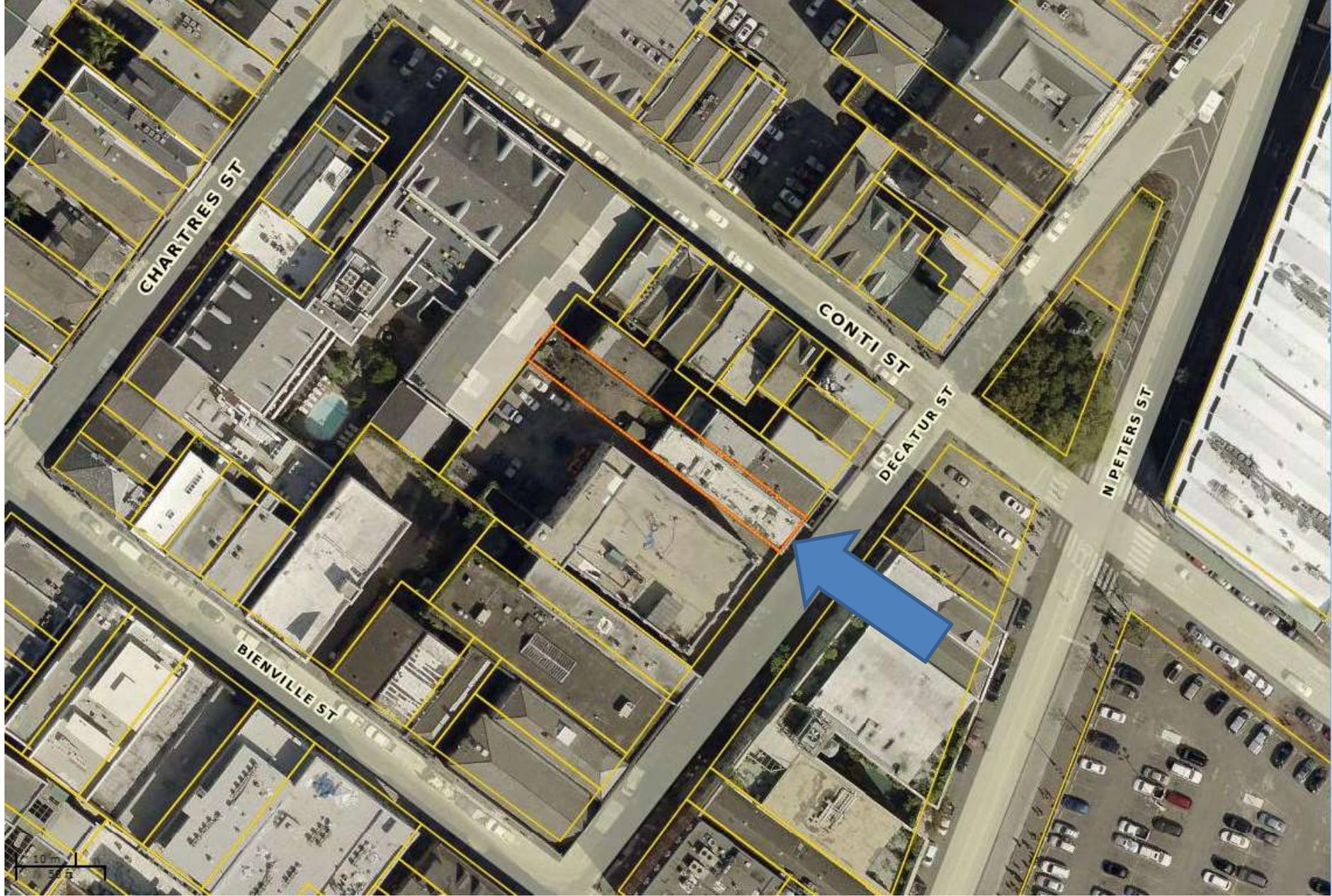


329 Decatur



329 Decatur





329 Decatur





329 Decatur, ca. 1915





329 Decatur, 1963





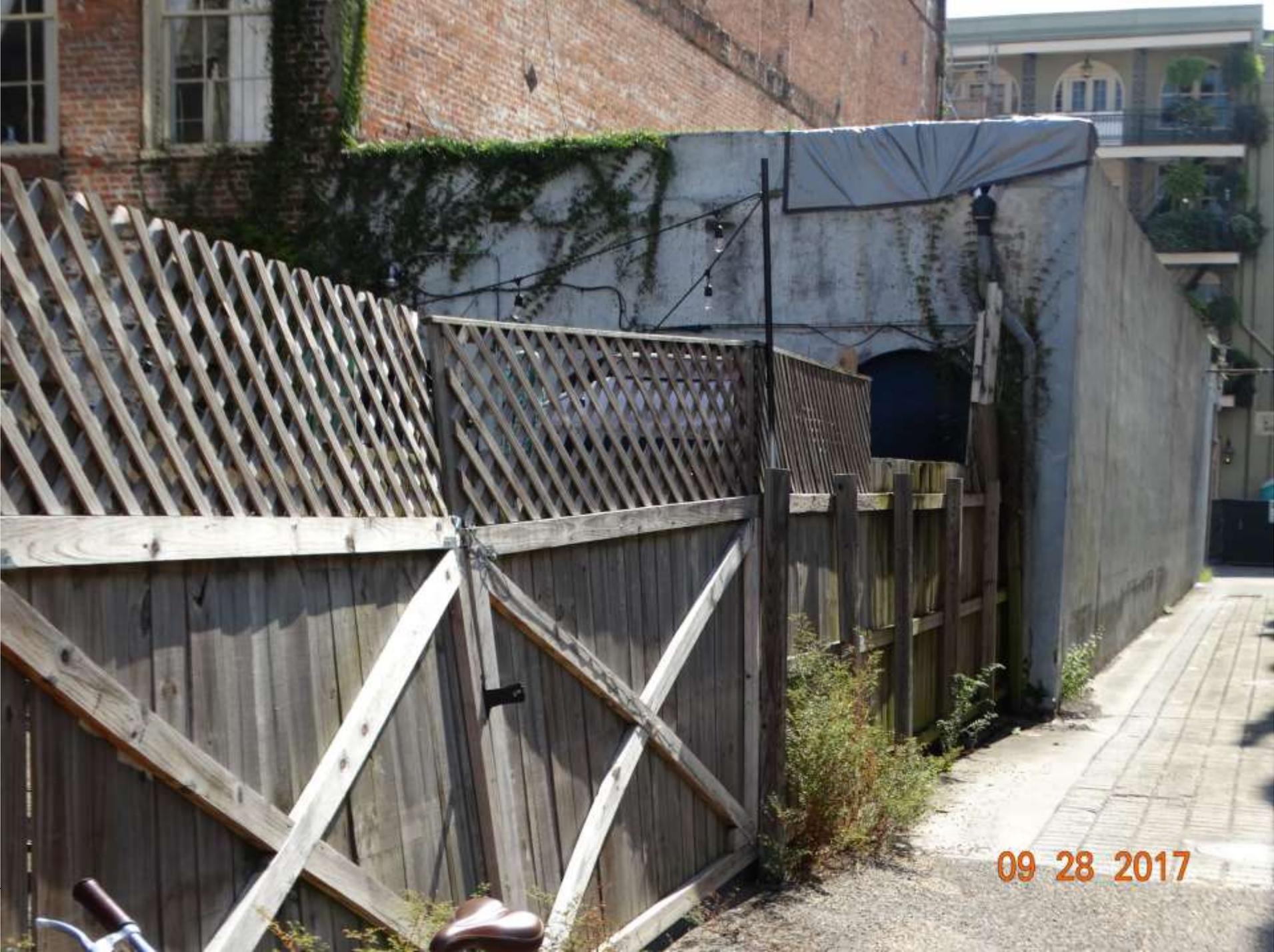
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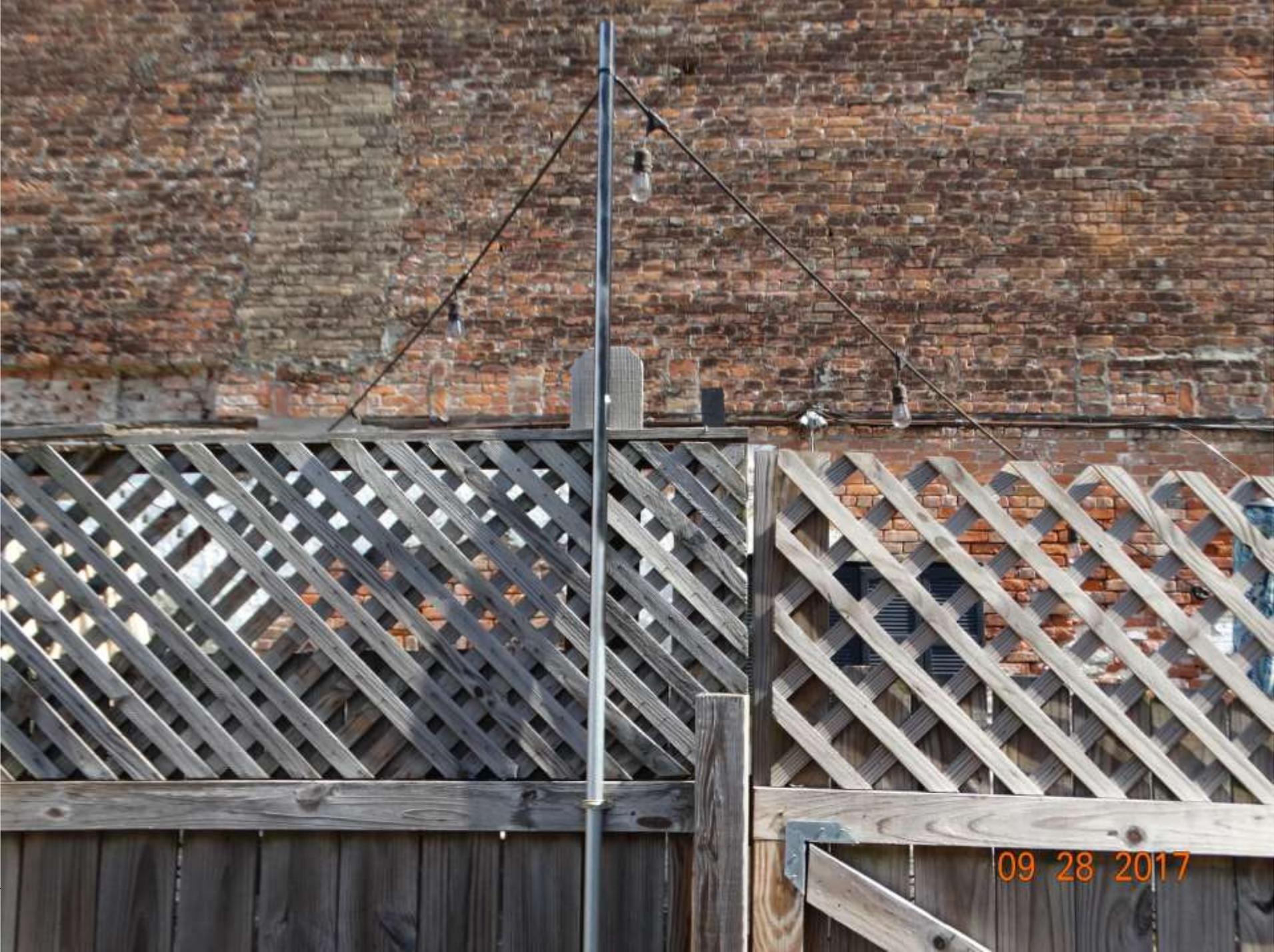




09 28 2017









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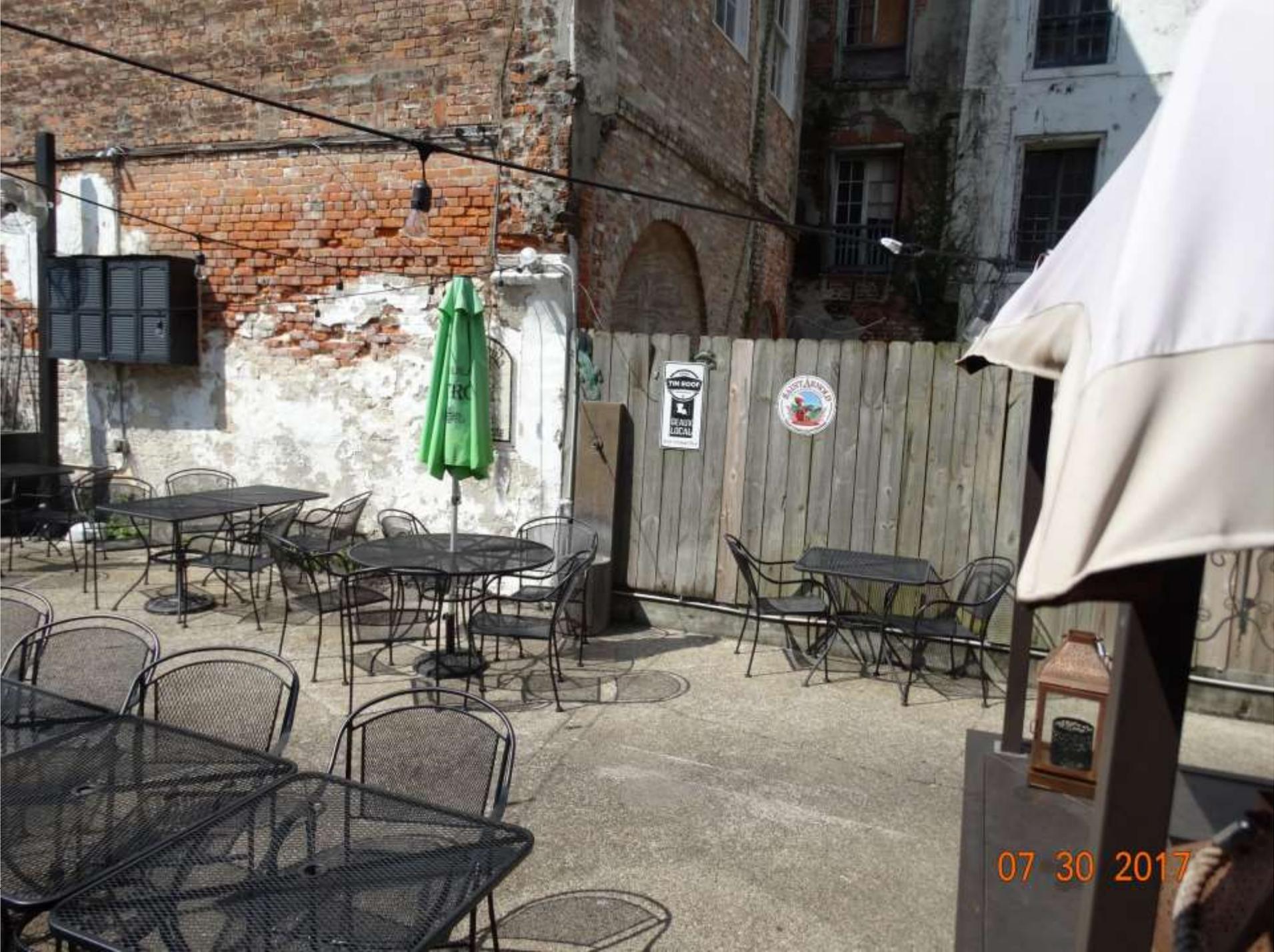
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03 08 2018





03 08 2018





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03 08 2018





03 08 2018





03 08 2018



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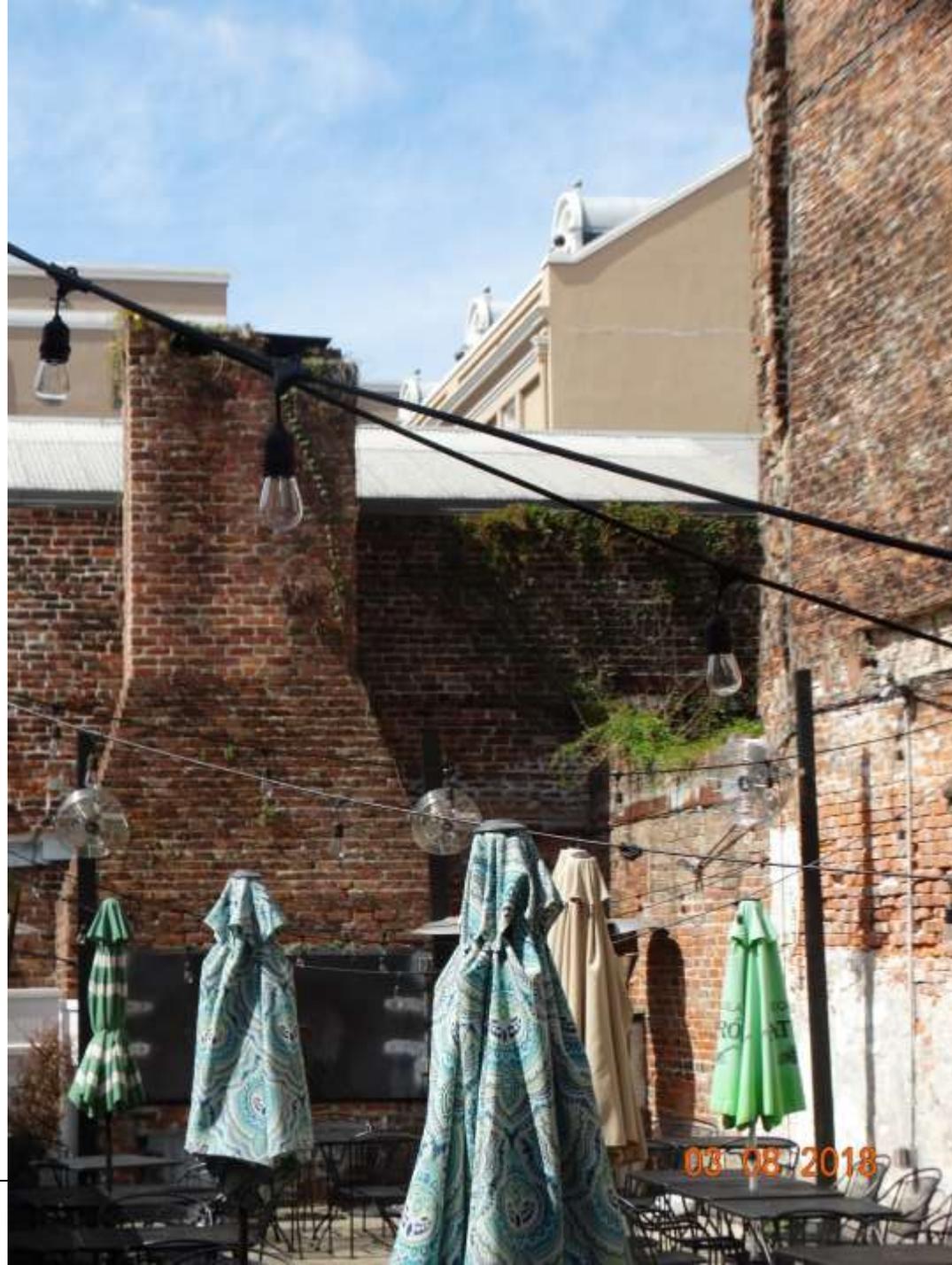


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03 08 2018



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03 15 2016





03 08 2018







03 15 2016



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