



**Vieux Carré Commission
Architectural Committee Meeting**

Tuesday, July 10, 2018



Other Business



July 10, 2018

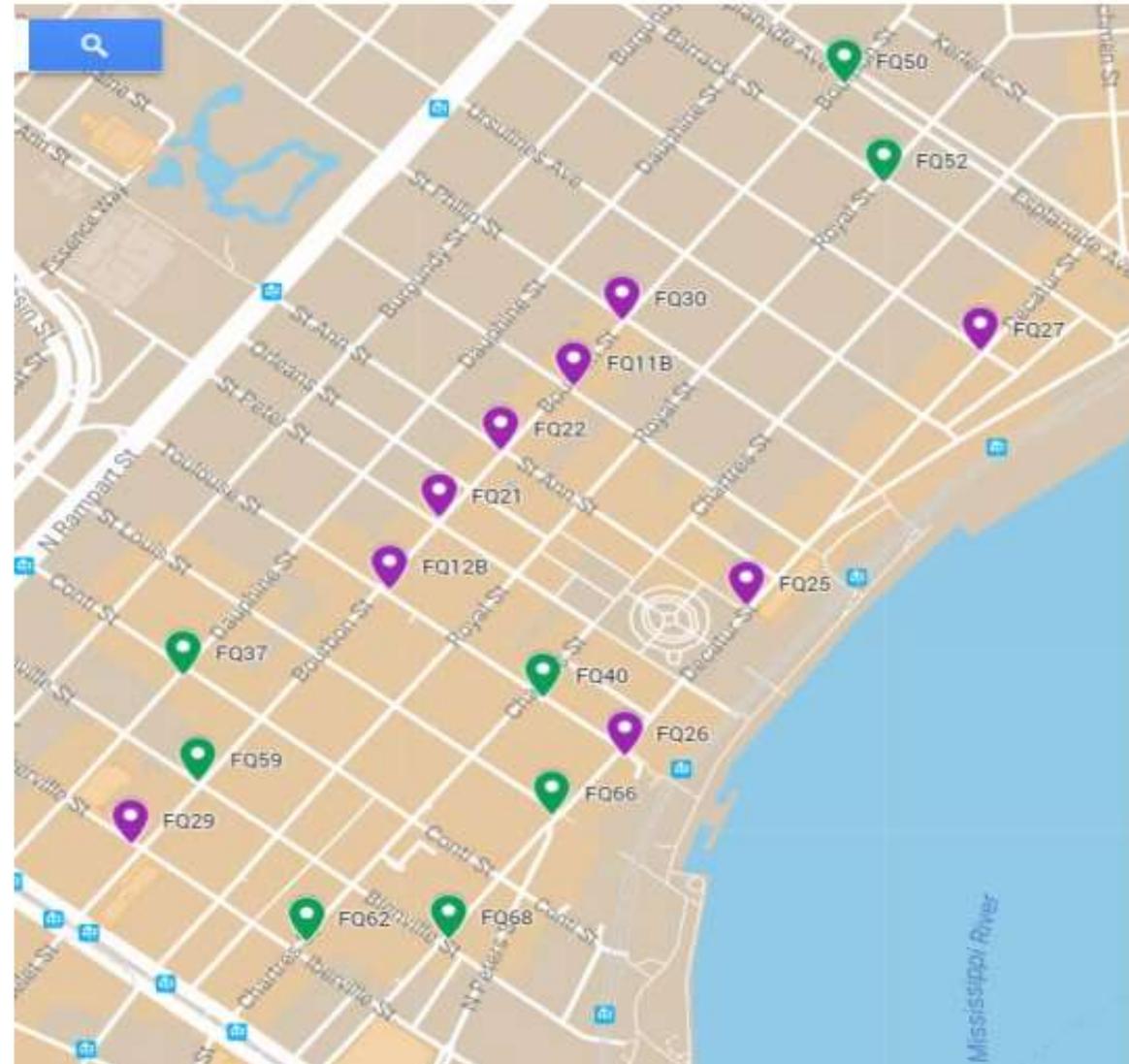
Crown Castle/French Quarter

- Upgrade to 17 Nodes in the French Quarter

VCC Architectural Committee

French Quarter Node Locations

17 Node Locations



Crown Castle Small Cell Node Locations

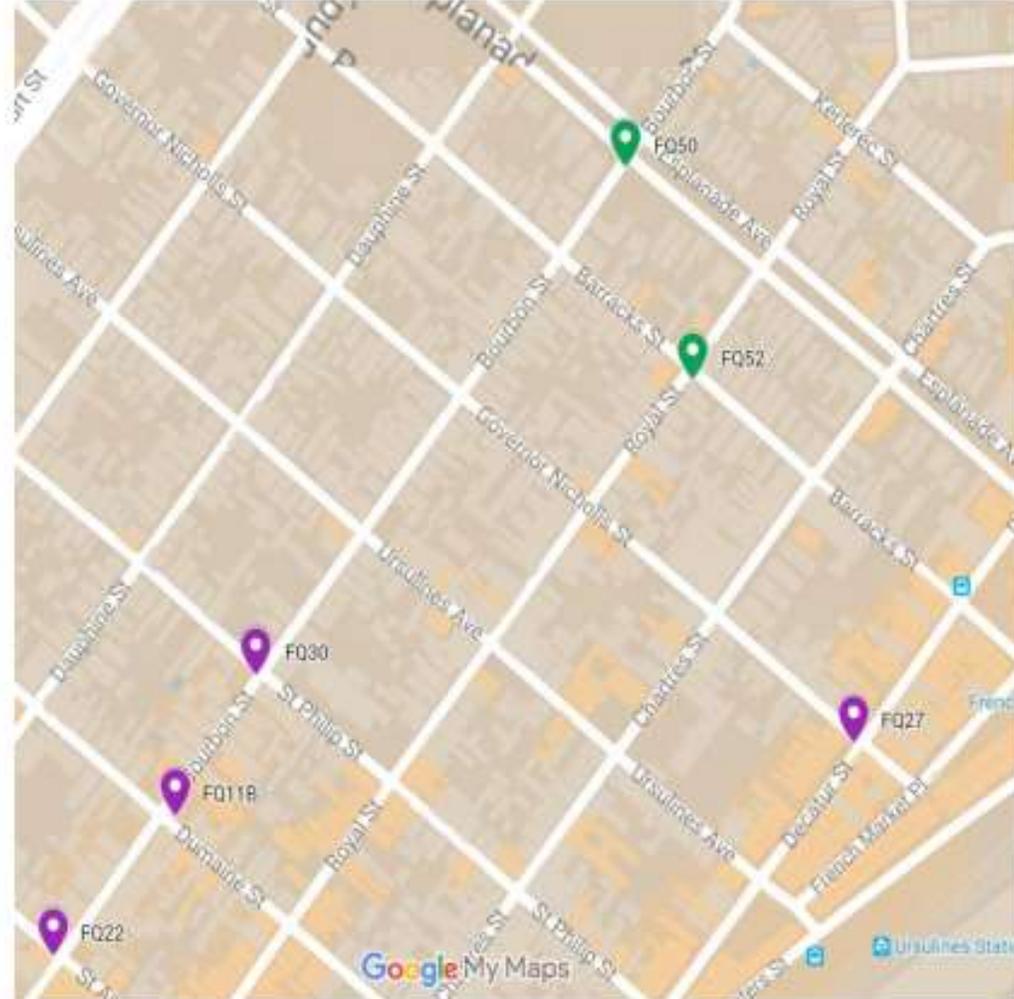


French Quarter Node Locations

FQ Pole Dimensions: Green markers indicate 14" (8 total); Purple indicate 9" (9 total)



Vieux Carré Commission

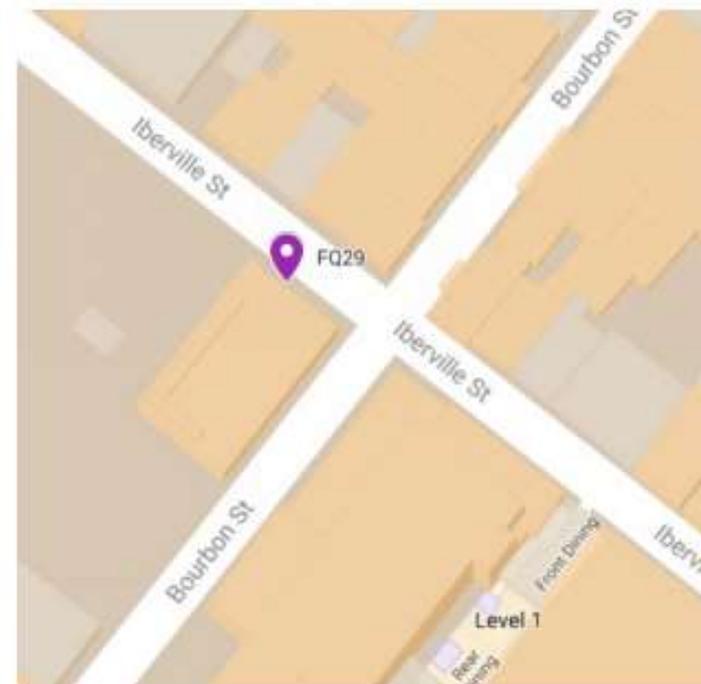
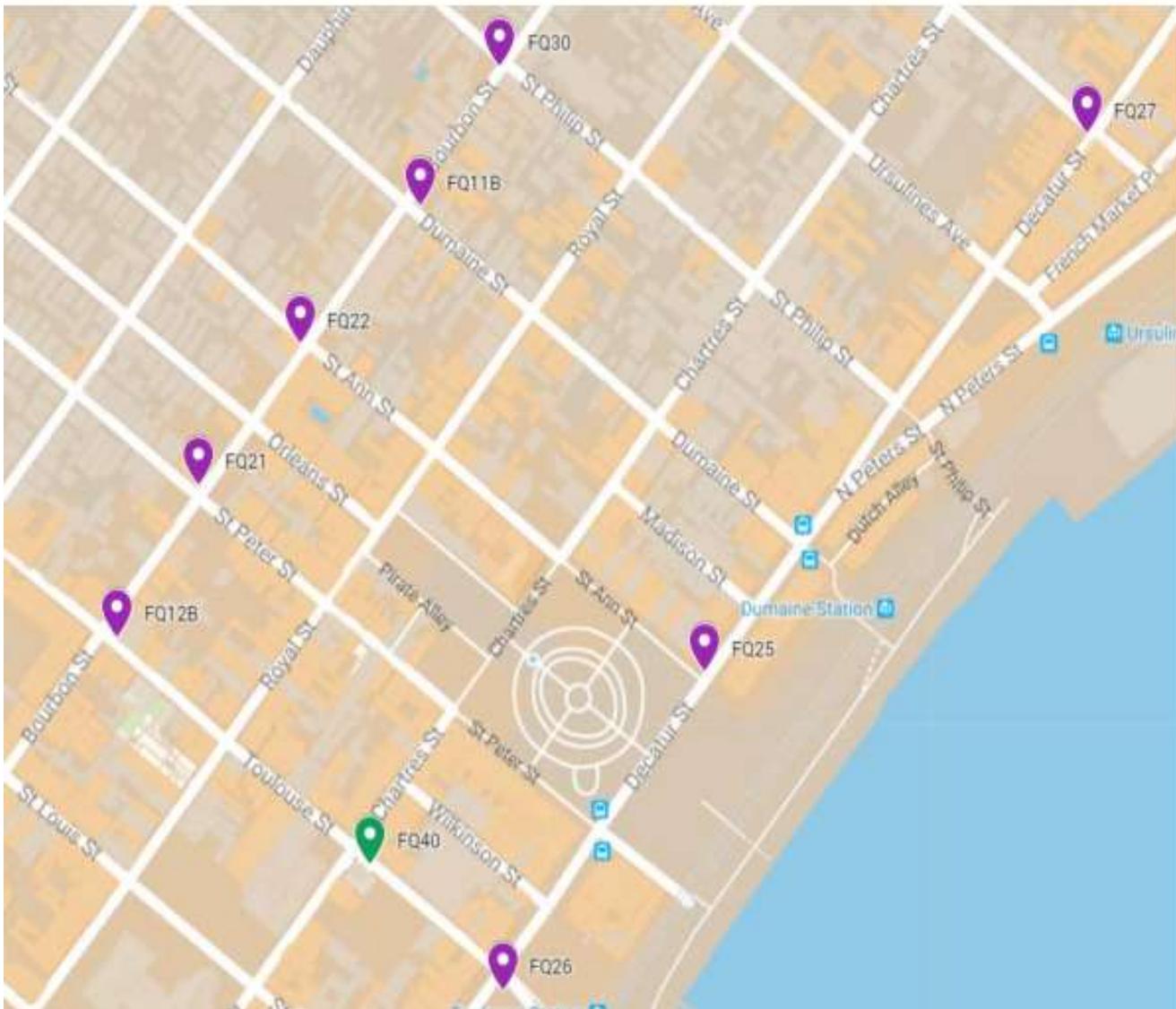


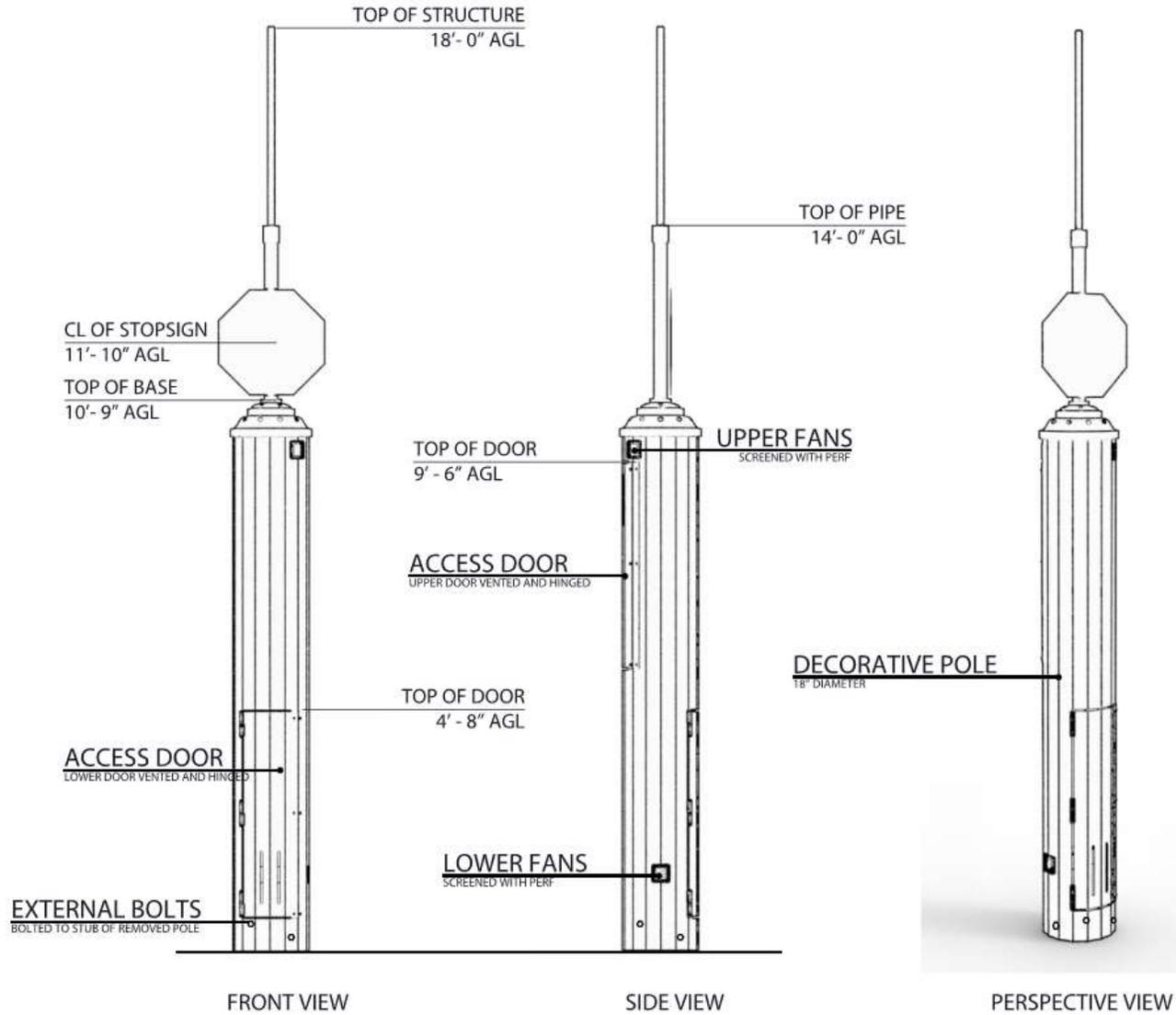
December 6th, 2017



French Quarter Node Locations

FQ Pole Dimensions: Green markers indicate 14" (8 total); Purple indicate 9" (9 total)





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DWG UNITS:	FEET & INCHES	DRAFTER:	DRH	PROJECT:	NEW ORLEANS ANTENNA	
TOLERANCE:	1/8"	DATE:	06/11/18	DRAWING:	NOLA V3 POLE ALTERNATE INSTALL	
MATERIAL:	TBD	NOTES:			SIZE	REV
FINISH:	PAINTED				B	1
					SCALE: NTS	SHEET 1 OF 1





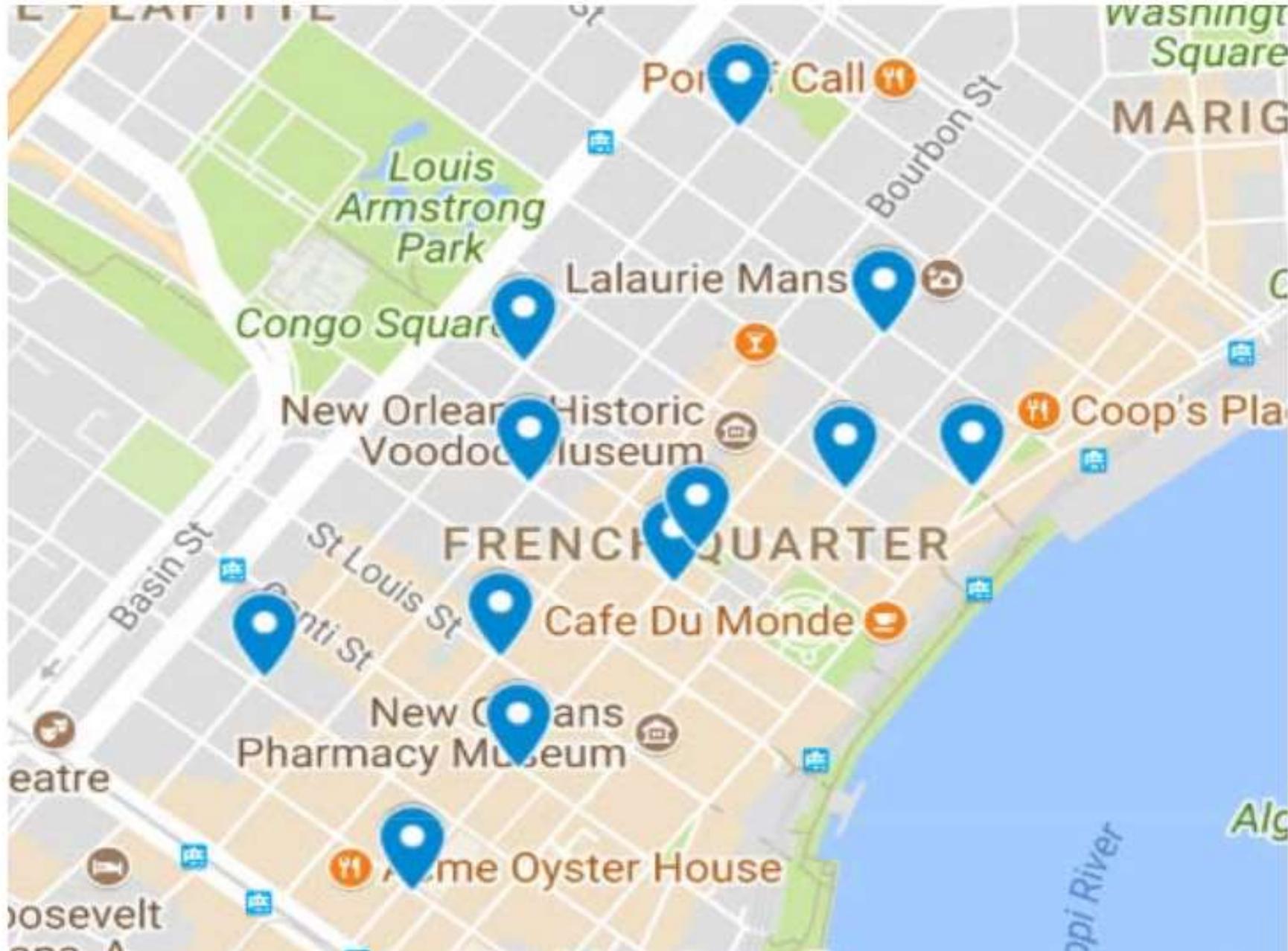
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Crown Castle/French Quarter -12 New Node Locations

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Overview of Locations



Pole Design

4

3

2

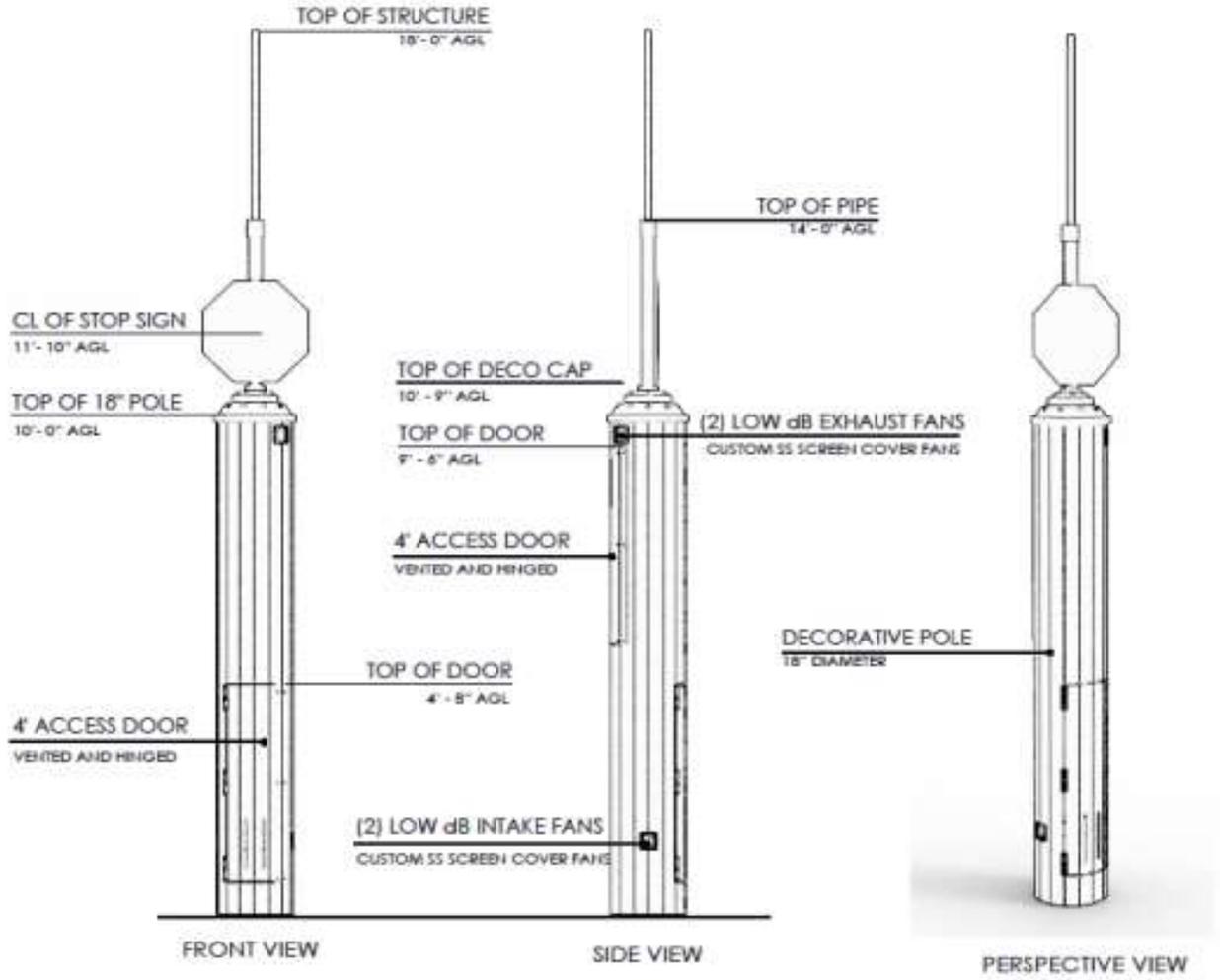
1

B

B

A

A



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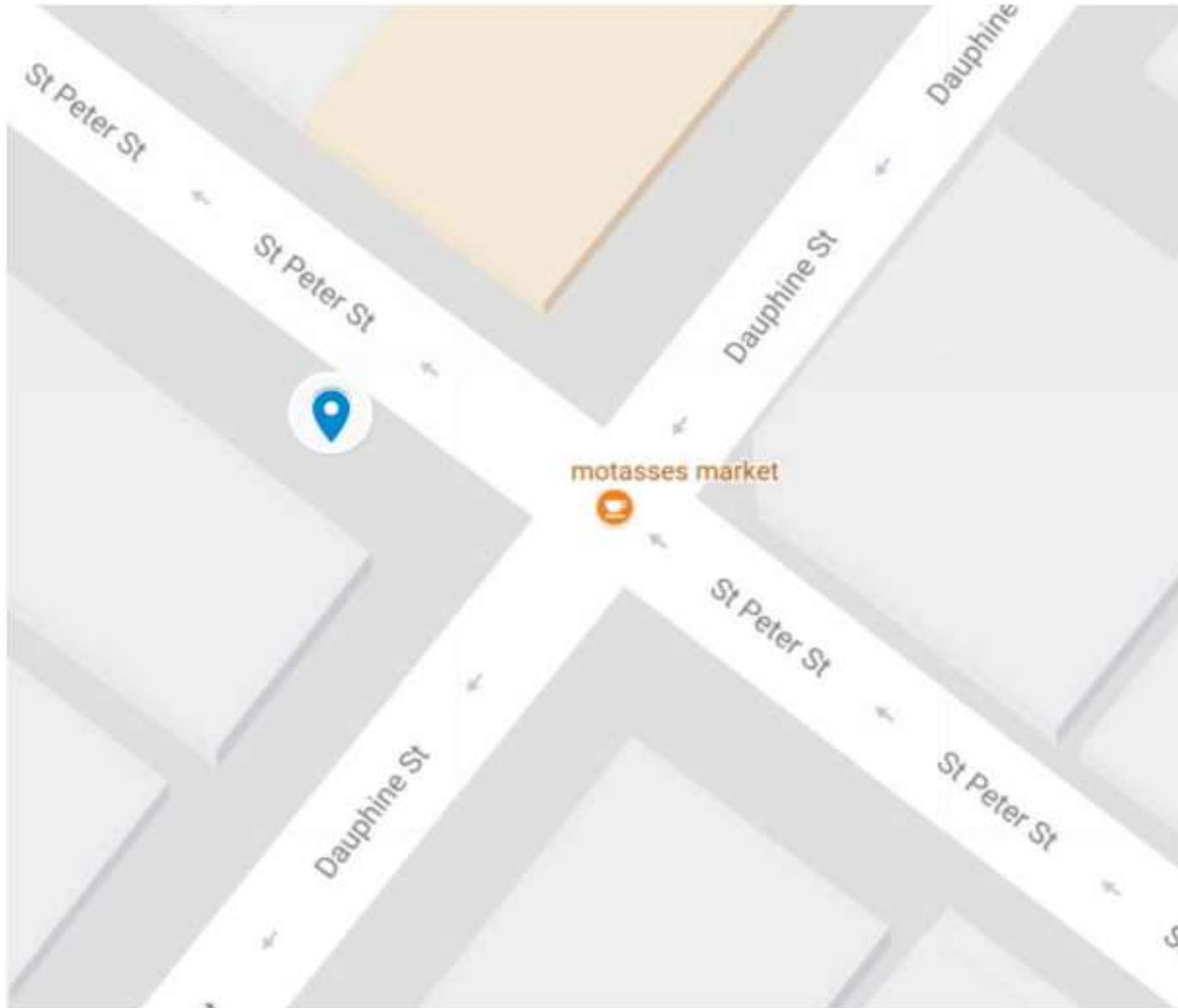
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DWG UNITS:	FEET & INCHES	DRAFTER:	RJN	PROJECT:	NOLA v3
TOLERANCE:	.005	DATE:	06/01/18	DRAWING:	OPTION 1
MATERIAL:	A36 STEEL	NOTES:	adjusted stop sign to the antenna mast		
FINISH:	PAINTED	SIZE	B	REV	1
				SCALE: NTS	SHEET 1 OF 1



FQ69

Latitude: 29.95922, Longitude: -90.06664



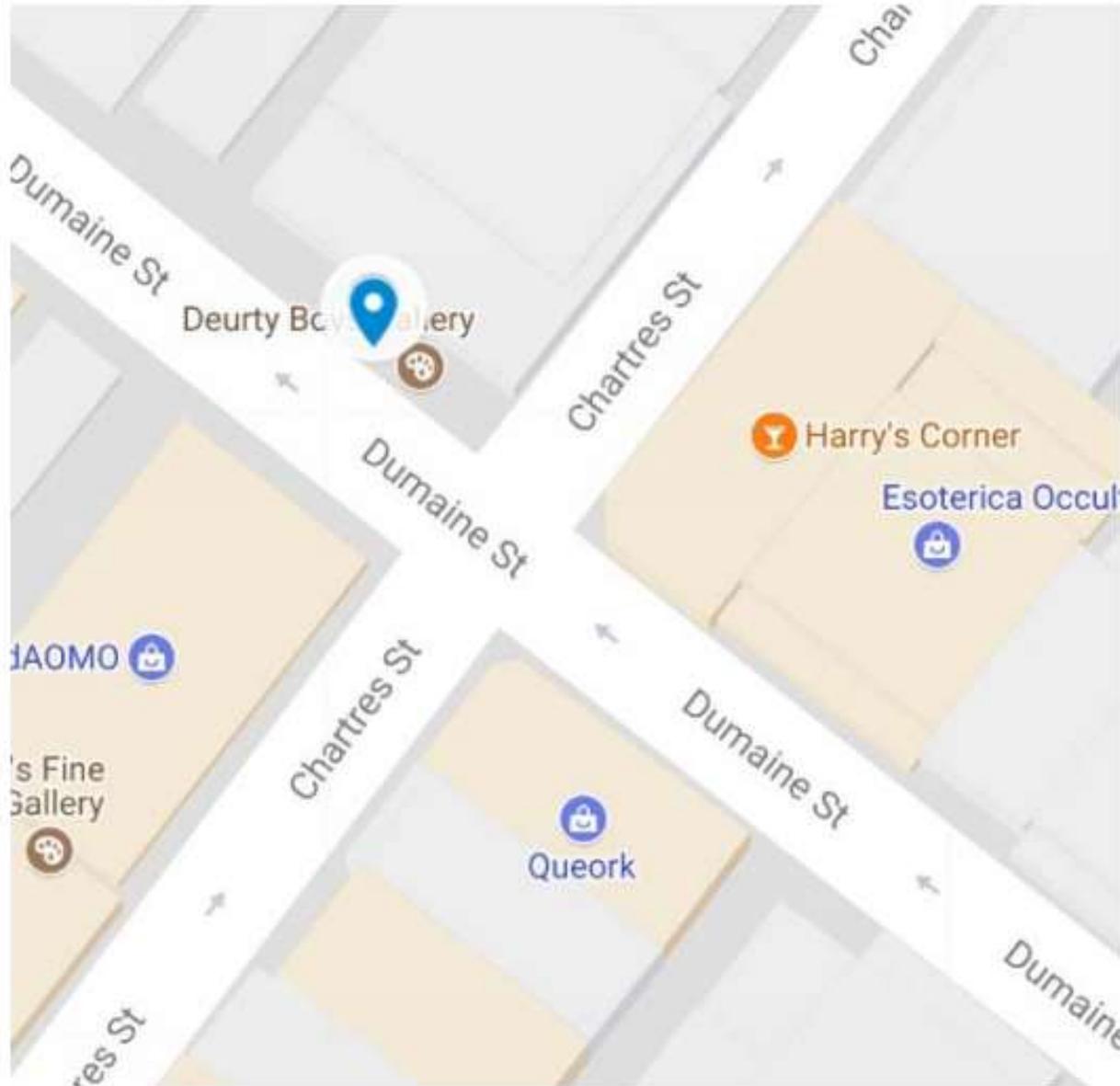
FQ69

Proposed Location



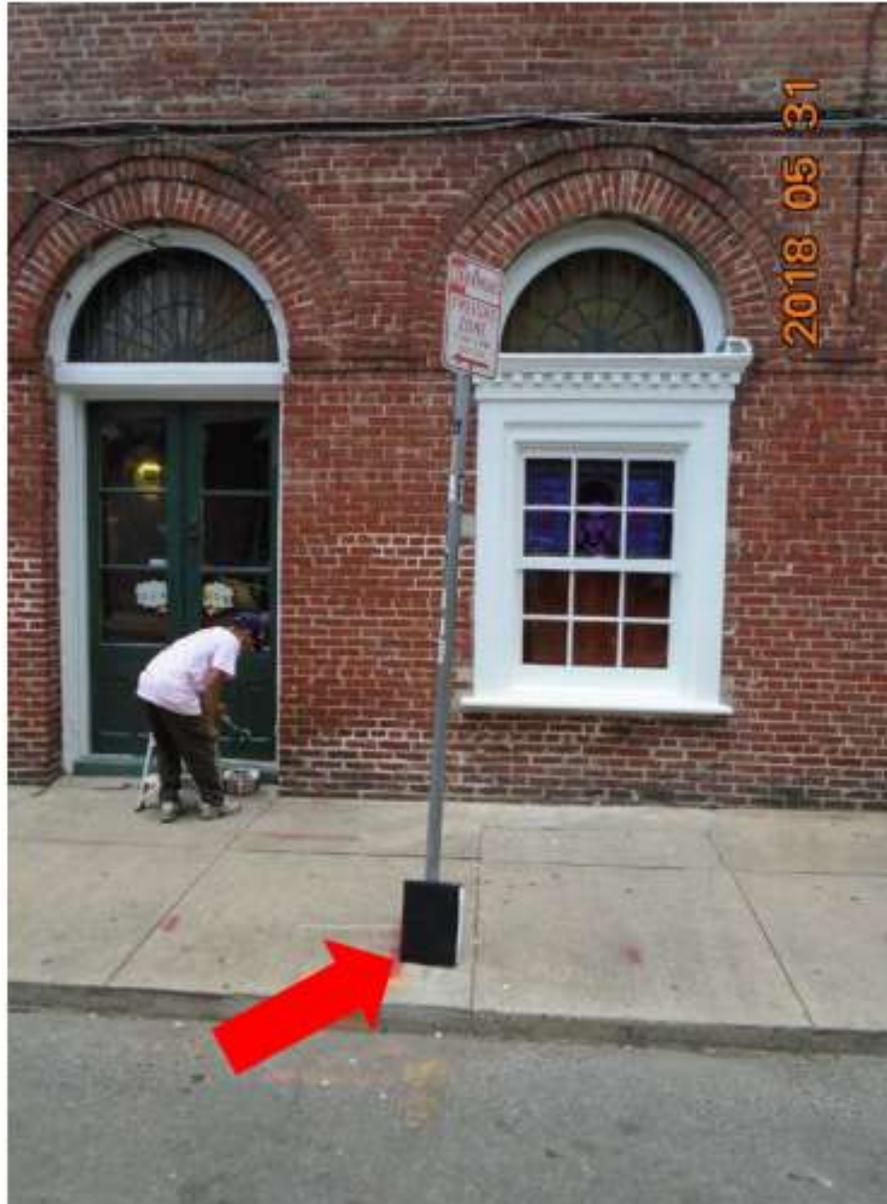
FQ70

Latitude: 29.95913, Longitude: -90.06245



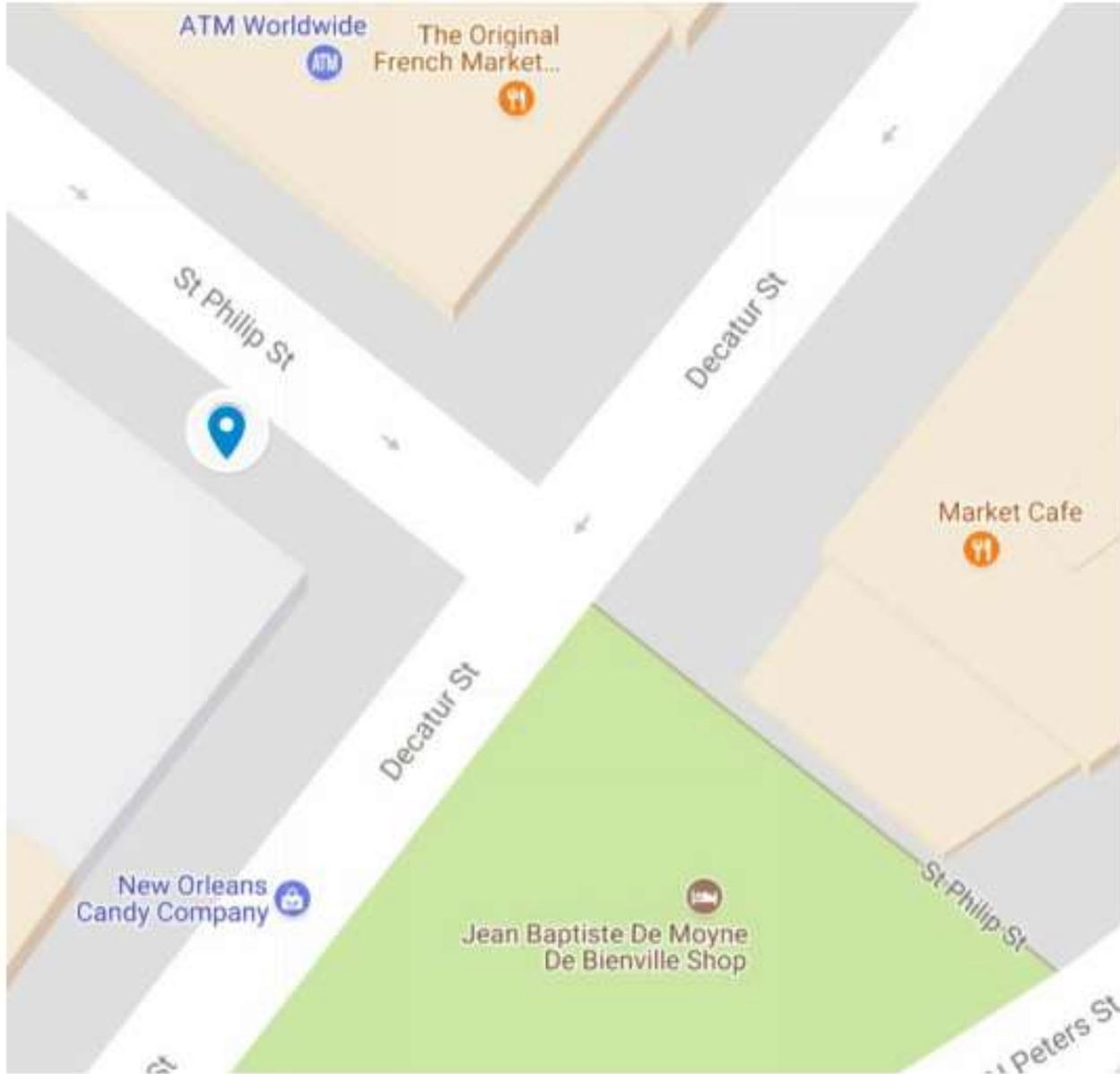
Proposed location: replace sign

Looking North



FQ71

Latitude: 29.95917, Longitude: -90.06079



Proposed location: replace post (no sign)

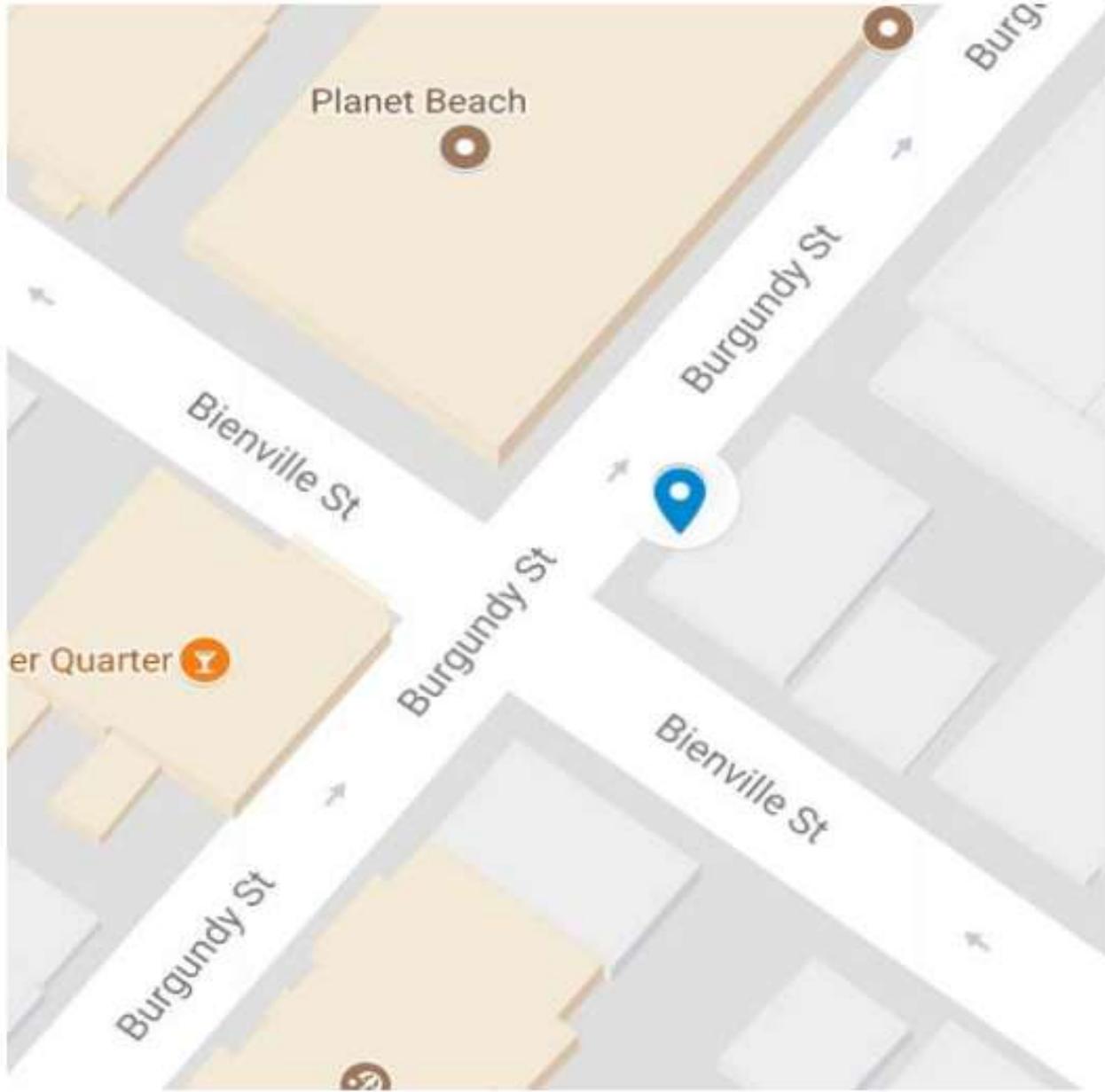


Looking South



FQ72

Latitude: 29.95673, Longitude: -90.07015



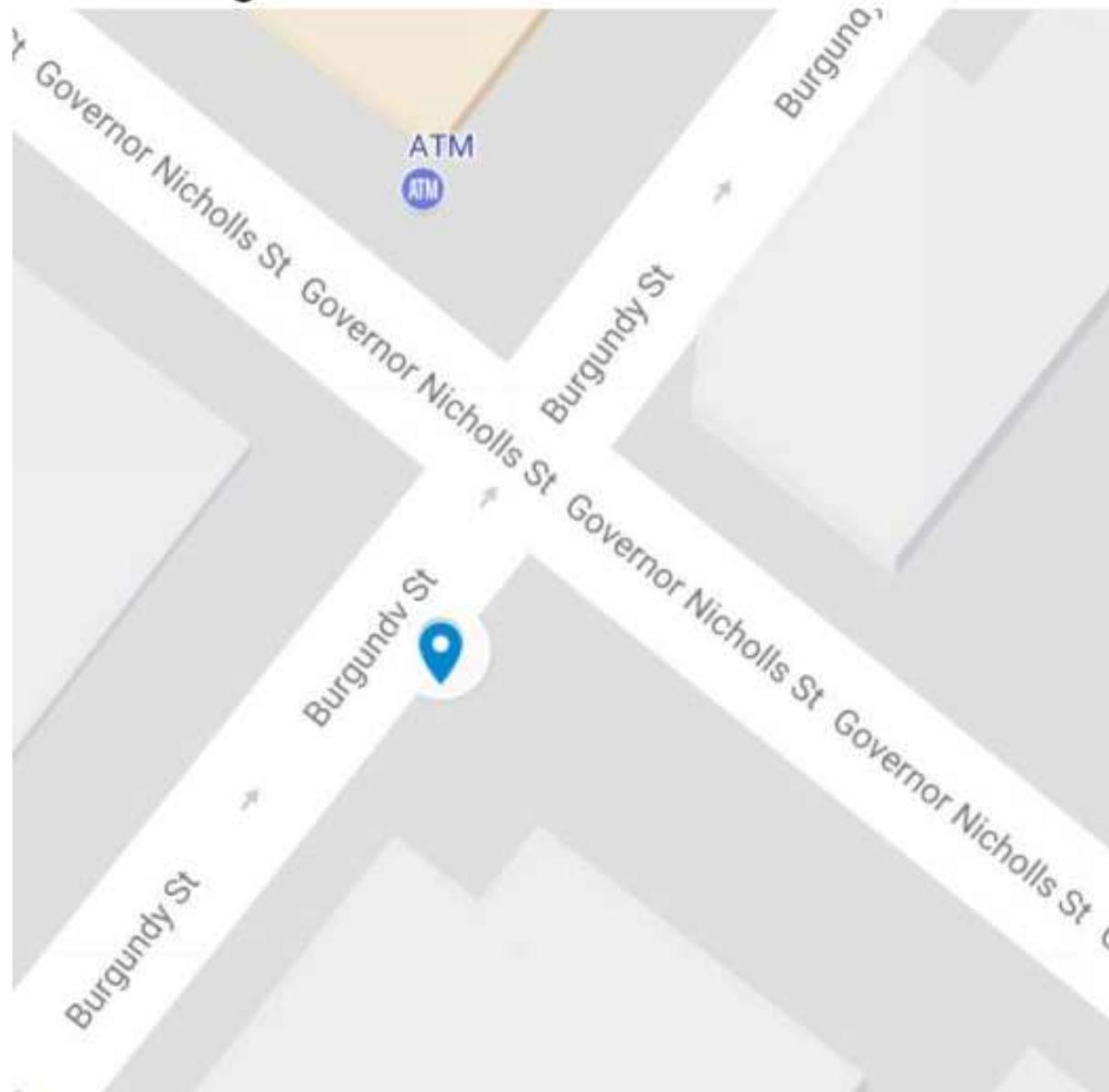
FQ72

Proposed Location



FQ73

Latitude: 29.96378, Longitude: -90.06387



FQ73

Proposed location: replace sign



FQ74

Latitude: 29.96112, Longitude: -90.06193



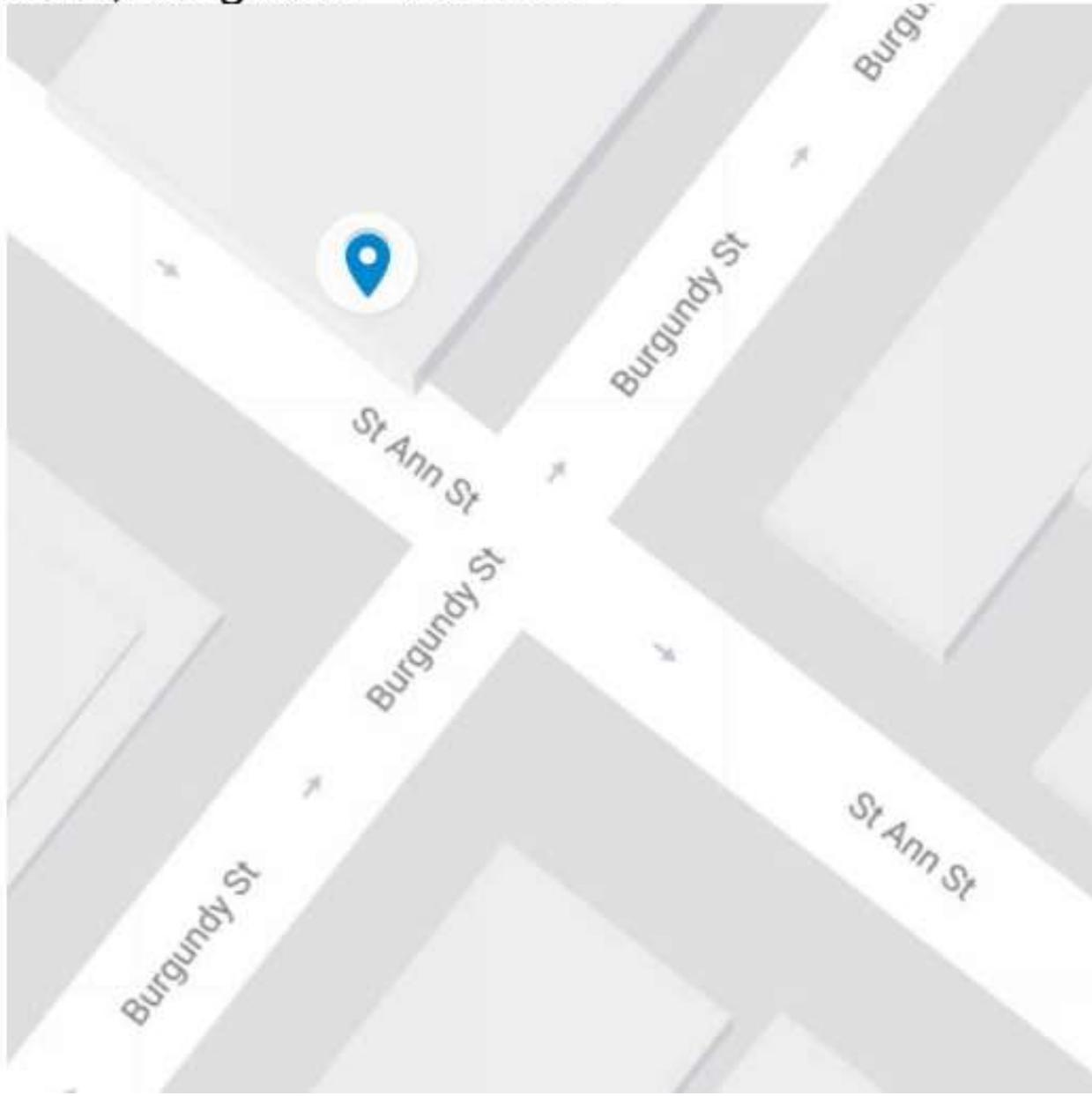
FQ74

Proposed Location



FQ75

Latitude: 29.96076, Longitude: -90.06671



FQ75

Proposed location: replace sign



FQ75

Proposed location: replace sign



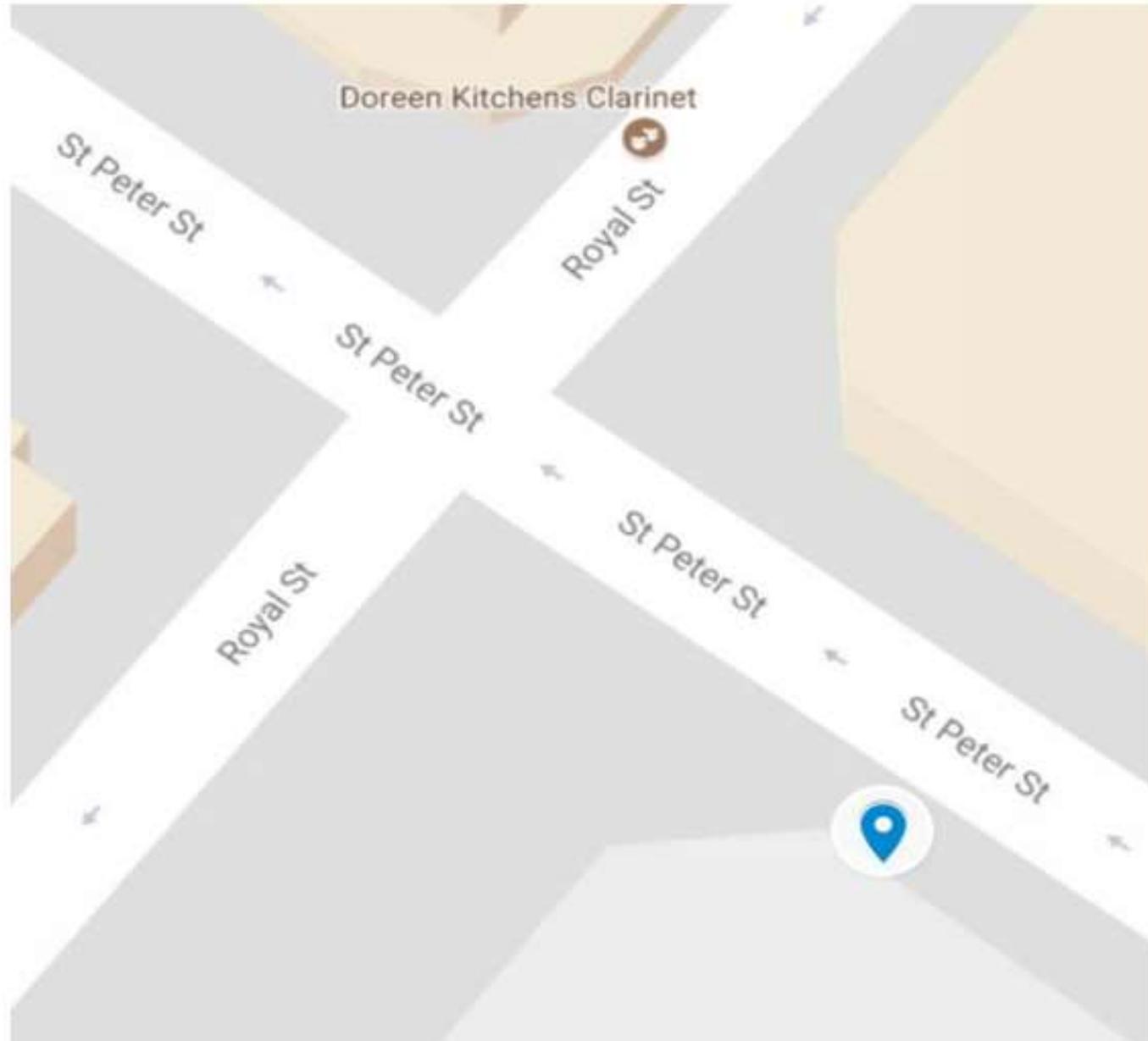
FQ76

Proposed Location



FQ77

Latitude: 29.95794, Longitude: -90.06471



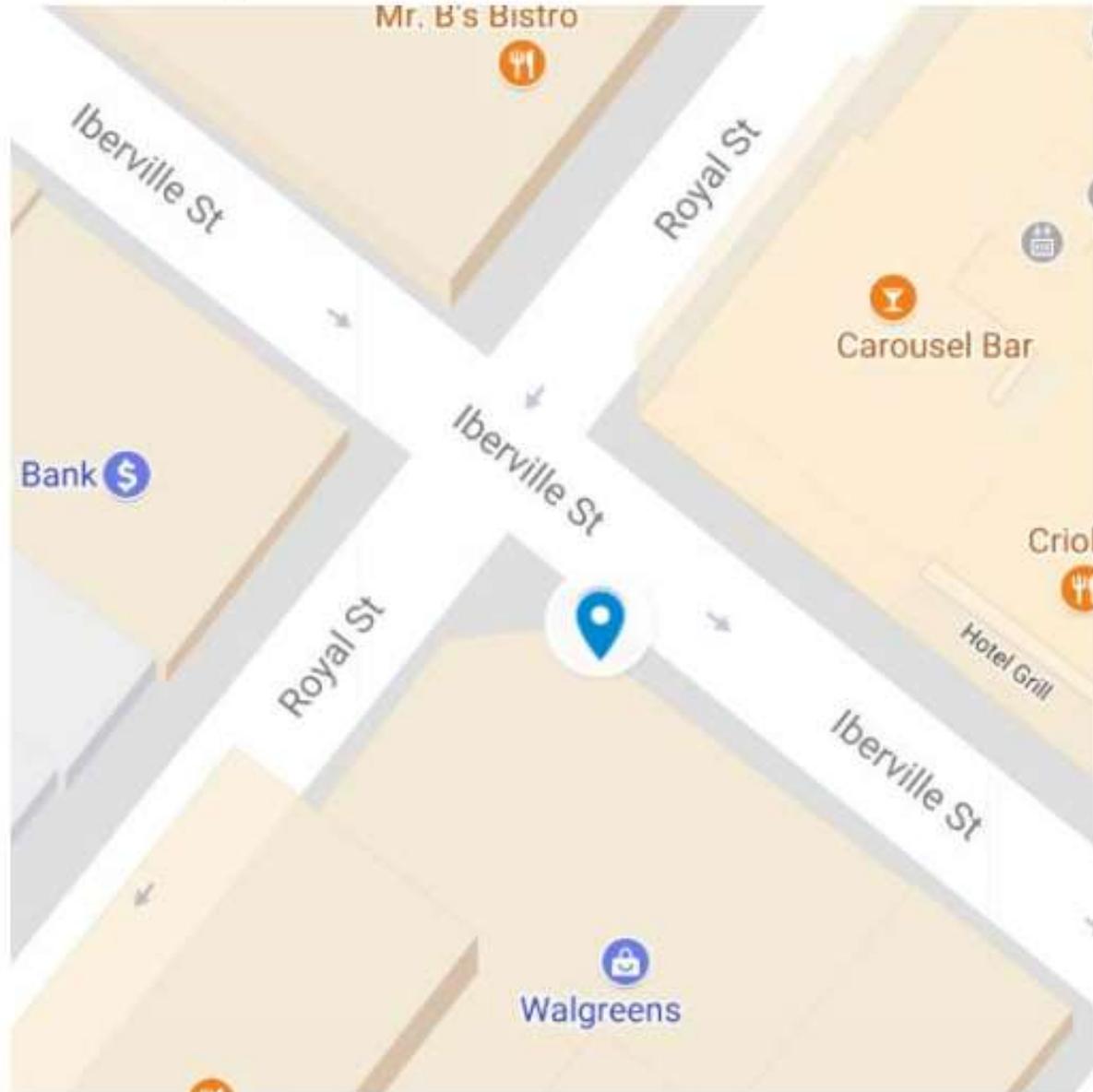
FQ77

Proposed location: replace sign



FQ78

Latitude: 29.95399, Longitude: -90.06819

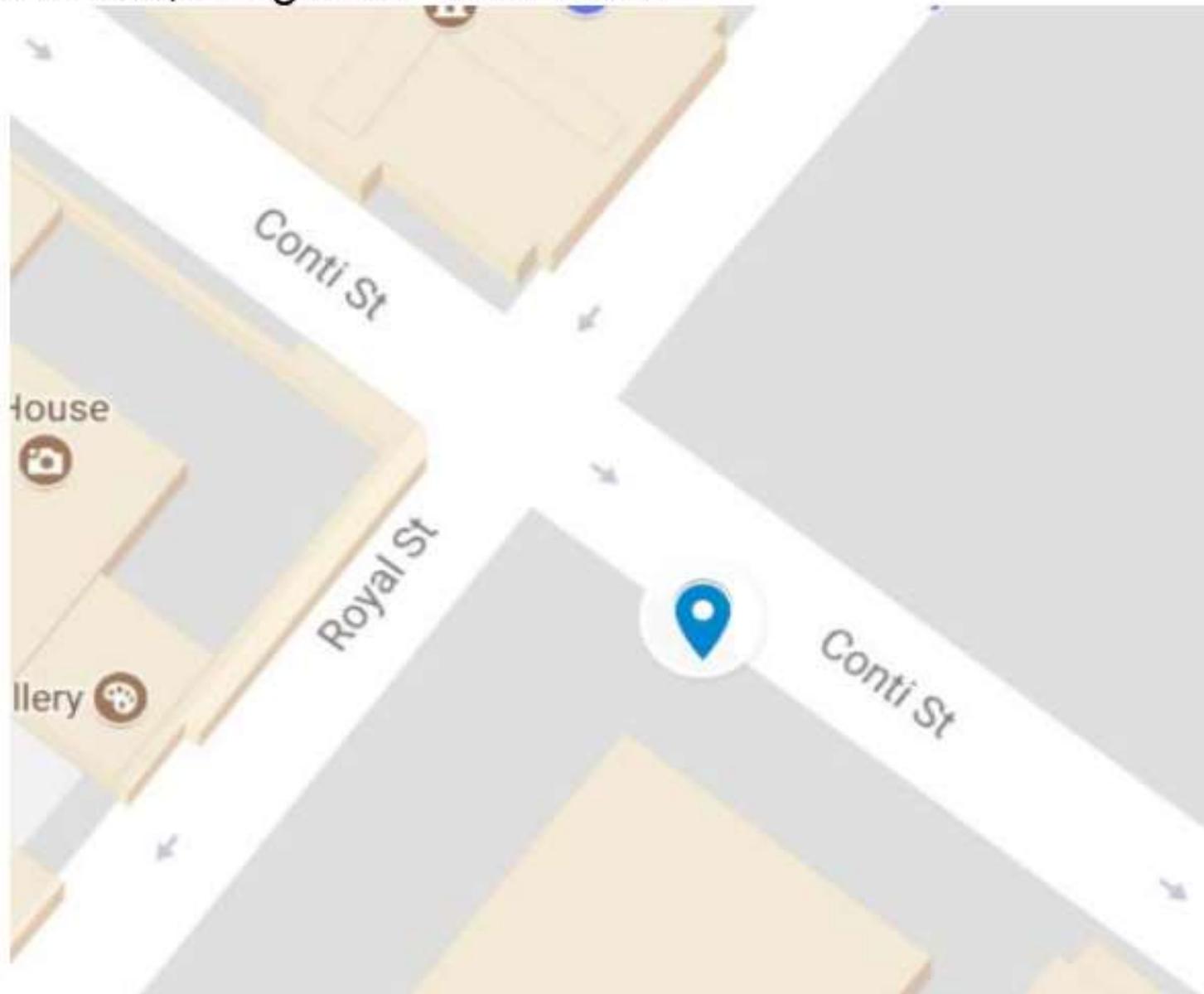


Proposed location: replace sign



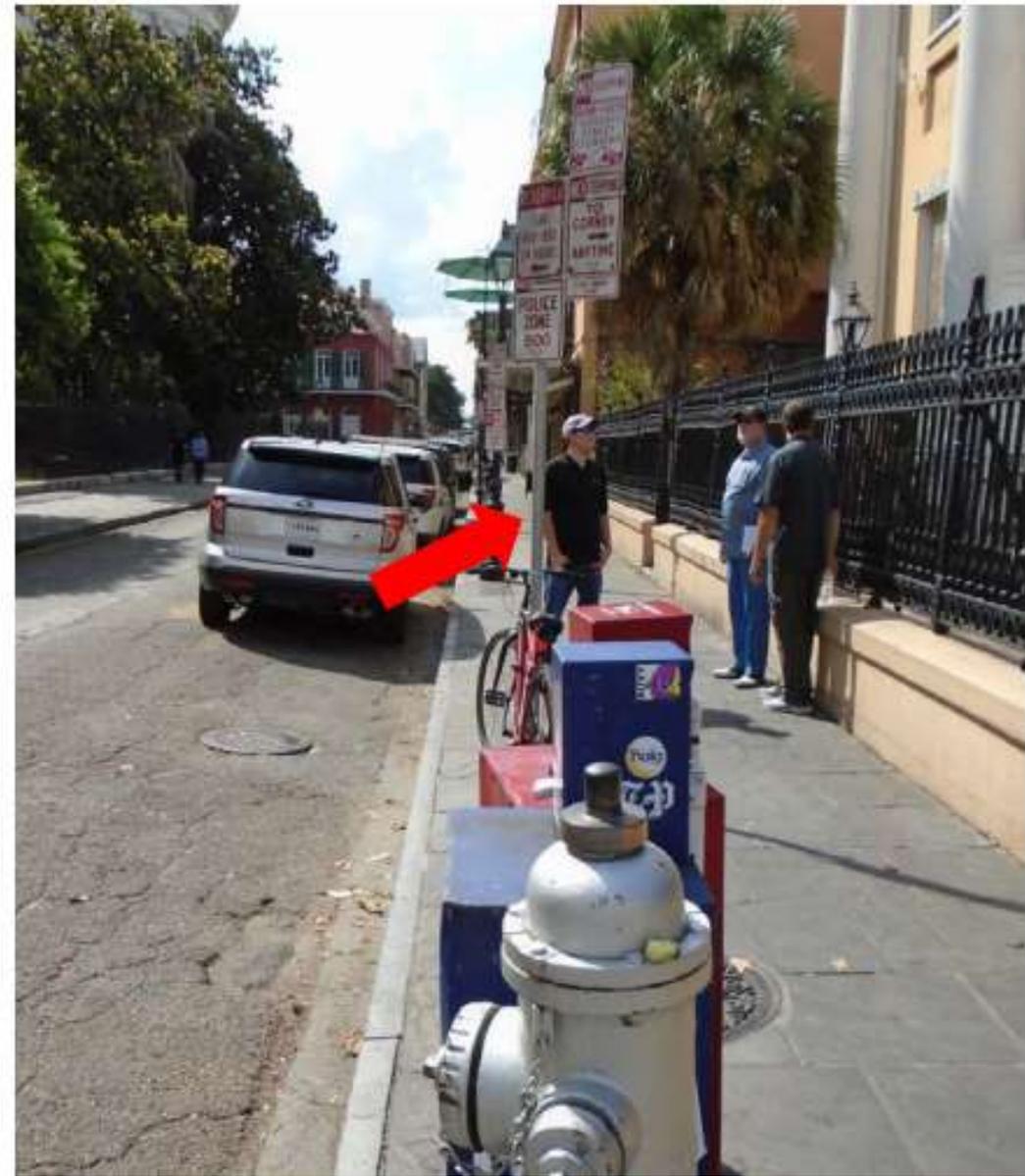
FQ79

Latitude: 29.95556, Longitude: -90.06678



FQ79

Proposed location: replace sign



FQ80

Latitude: 29.95835, Longitude: -90.06441



FQ80

Proposed location: replace post (no sign)



Looking North





7/10/2018

Existing Signage on FQ Nodes

-11 nodes with existing signage

FQ11B

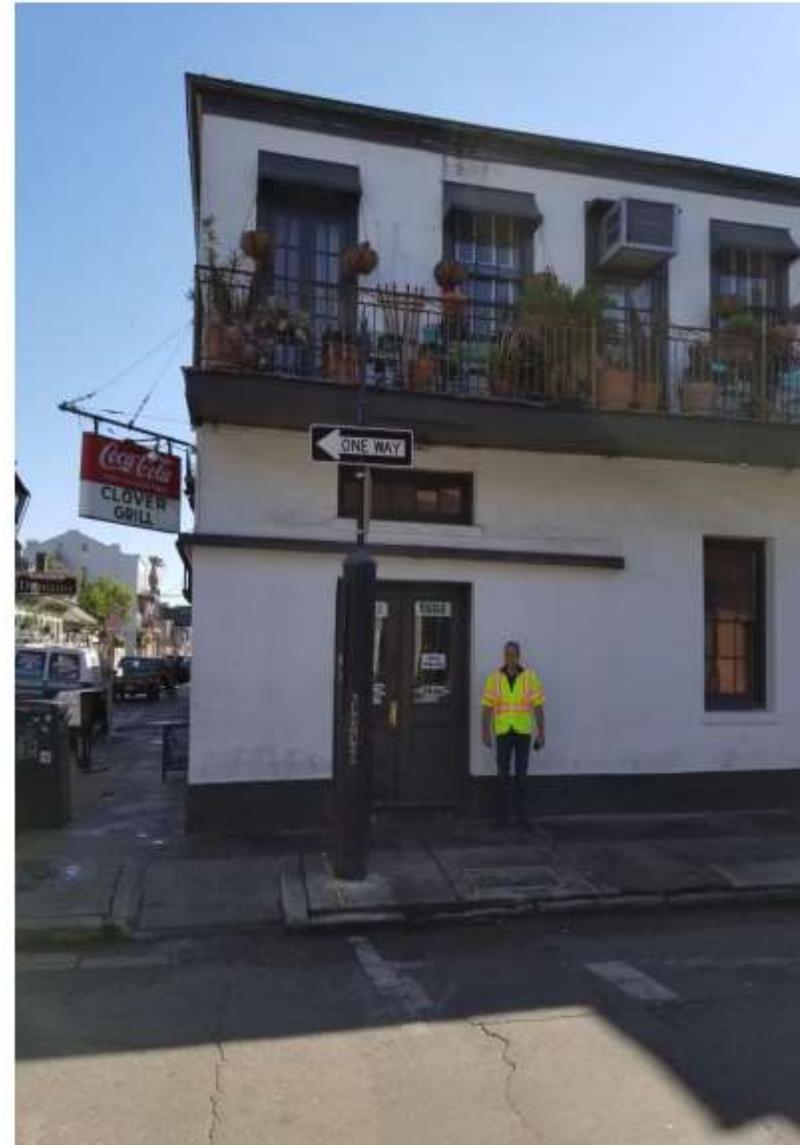
One Way: 10'6" | Proposed: 13'3"

Stop Sign: 9'2" | Proposed: 11'10"

***measured to middle of sign**



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FQ22

One Way: 10'6" | Proposed: 13'3"

Stop Sign: 9'2" | Proposed: 11'10"

***measured to middle of sign**



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FQ27

One Way: 10'6" | Proposed: 13'3"

One Way: 11'8" | Proposed: 13'9"

Stop Sign: 9'2" | Proposed: 11'10"

***measured to middle of sign**



FQ29

No Parking: 8'2" | Proposed: 11'7"

No Parking: 9'6" | Proposed: 12'5"

No Parking: 9'6" | Proposed: 12'5"

***measured to middle of sign**

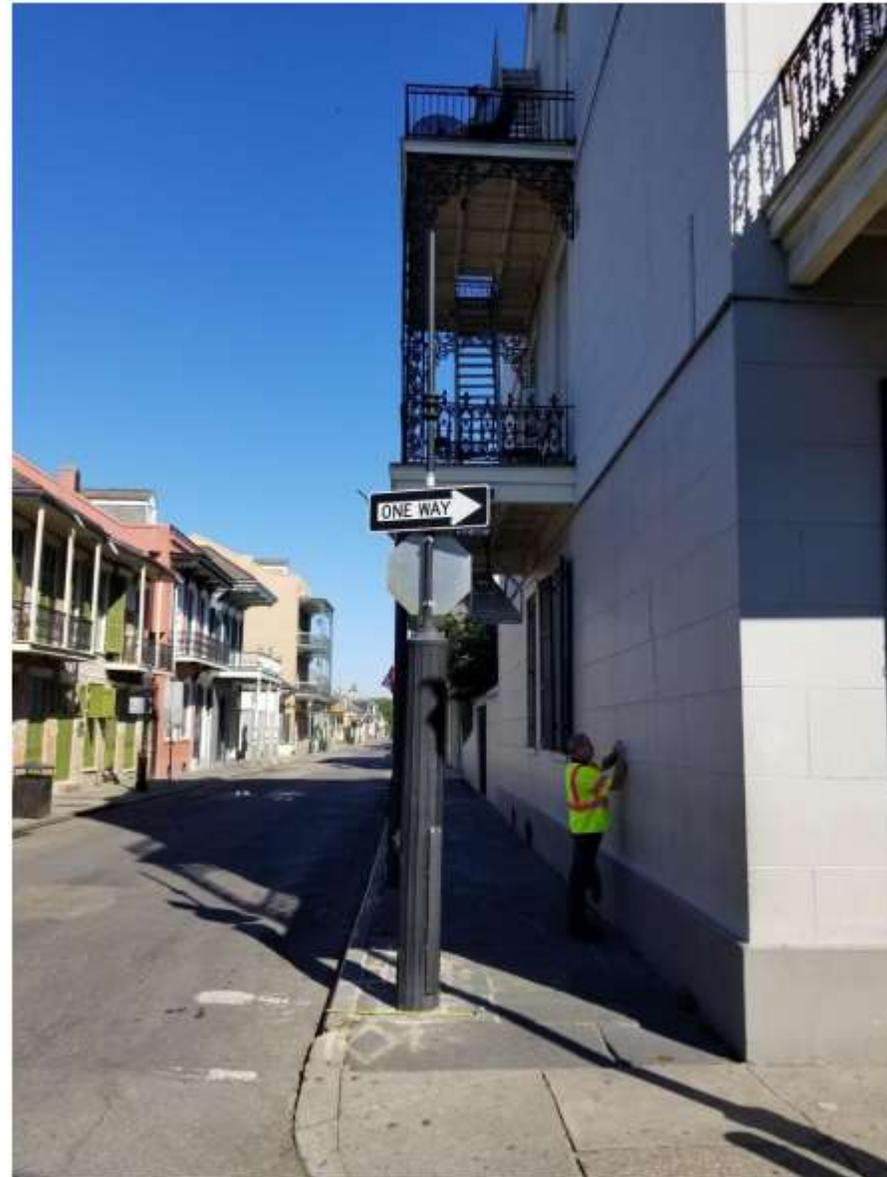


FQ30

One Way: 10'6" | Proposed: 13'3"

Stop Sign: 9'2" | Proposed: 11'10"

***measured to middle of sign**

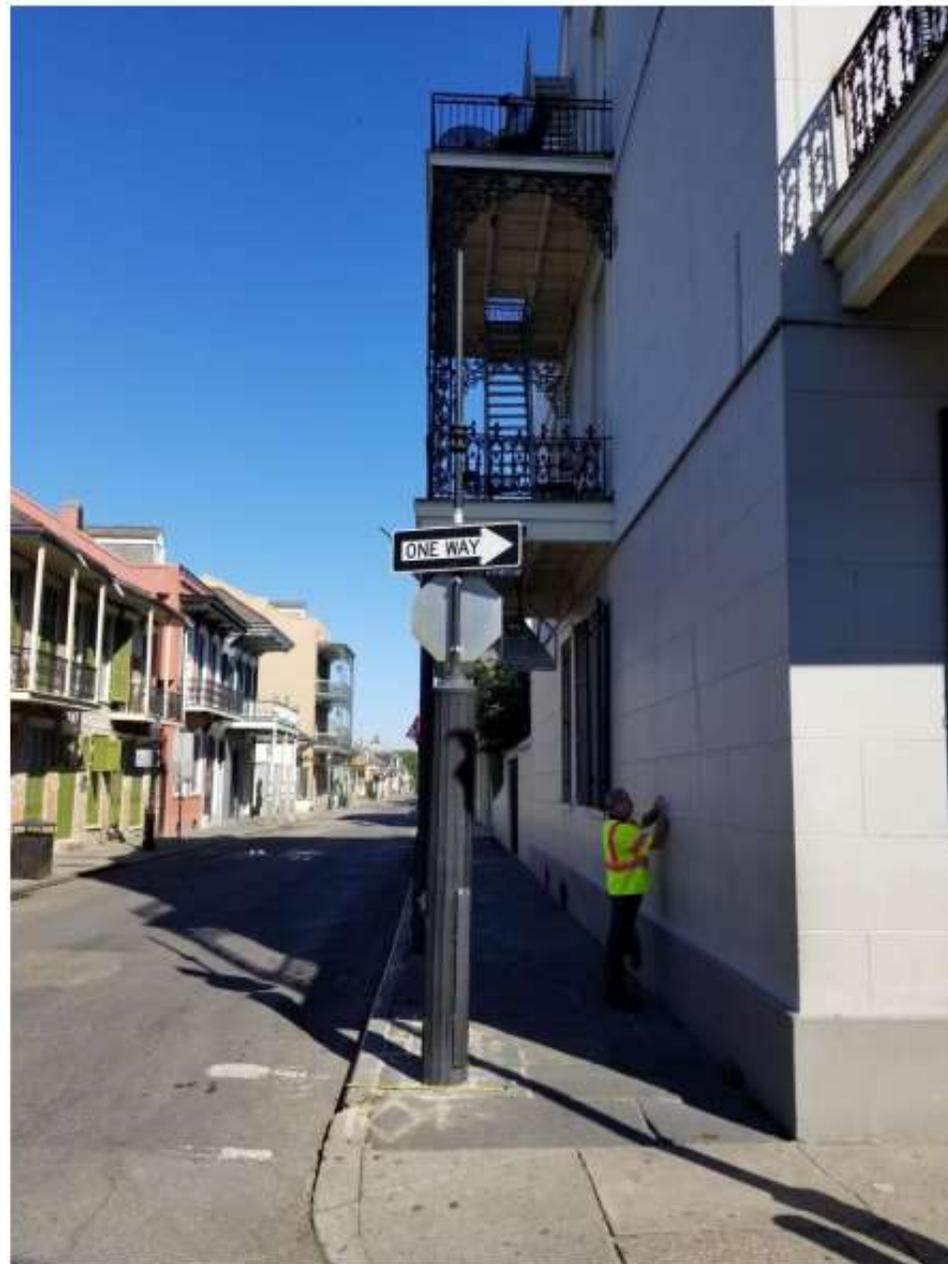


FQ30

One Way: 10'6" | Proposed: 13'3"

Stop Sign: 9'2" | Proposed: 11'10"

***measured to middle of sign**



FQ50

One Way: 10'6" | Proposed: 13'3"

Stop Sign: 9'2" | Proposed: 11'10"

***measured to middle of sign**



FQ52

One Way: 10'6" | Proposed: 13'3"

Stop Sign: 9'2" | Proposed: 11'10"

***measured to middle of sign**



FQ62

No Parking: 8'2" | Proposed: 11'7"

No Parking: 8'2" | Proposed: 11'7"

No Parking: 9'6" | Proposed: 12'5"

***measured to middle of sign**



FQ66

No Parking: 8'0" | Proposed: 11'7"

***measured to middle of sign**



FQ68

One Way: 10'6" | Proposed: 13'3"

Stop Sign: 9'2" | Proposed: 11'10"

***measured to middle of sign**

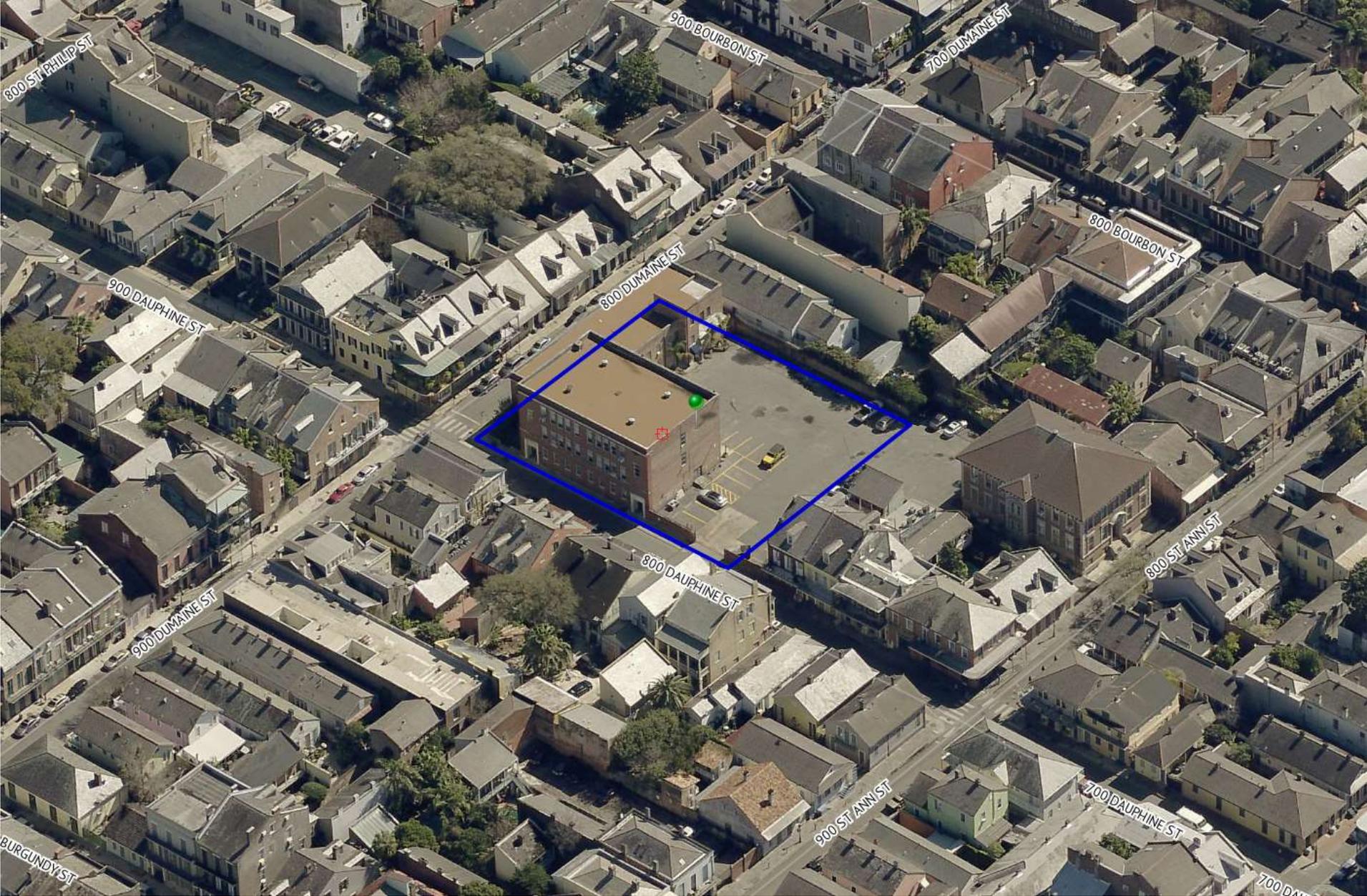




Old Business



820 Dauphine

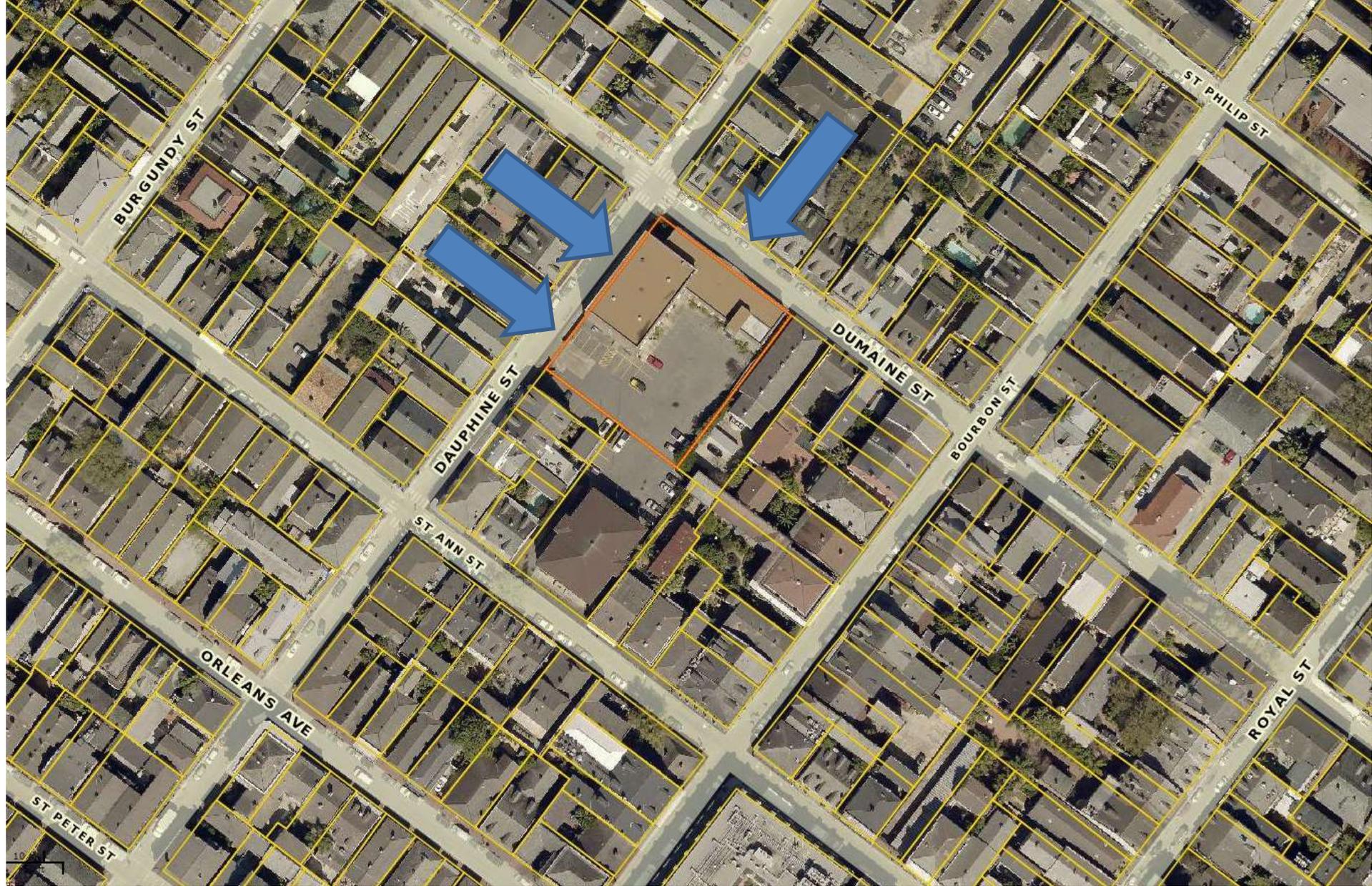


820 Dauphine





820 Dauphine



820 Dauphine





820 Dauphine – c. 1950



820 Dauphine





820 Dauphine





820 Dauphine





820 Dauphine







12 28 2017





820 Dauphine

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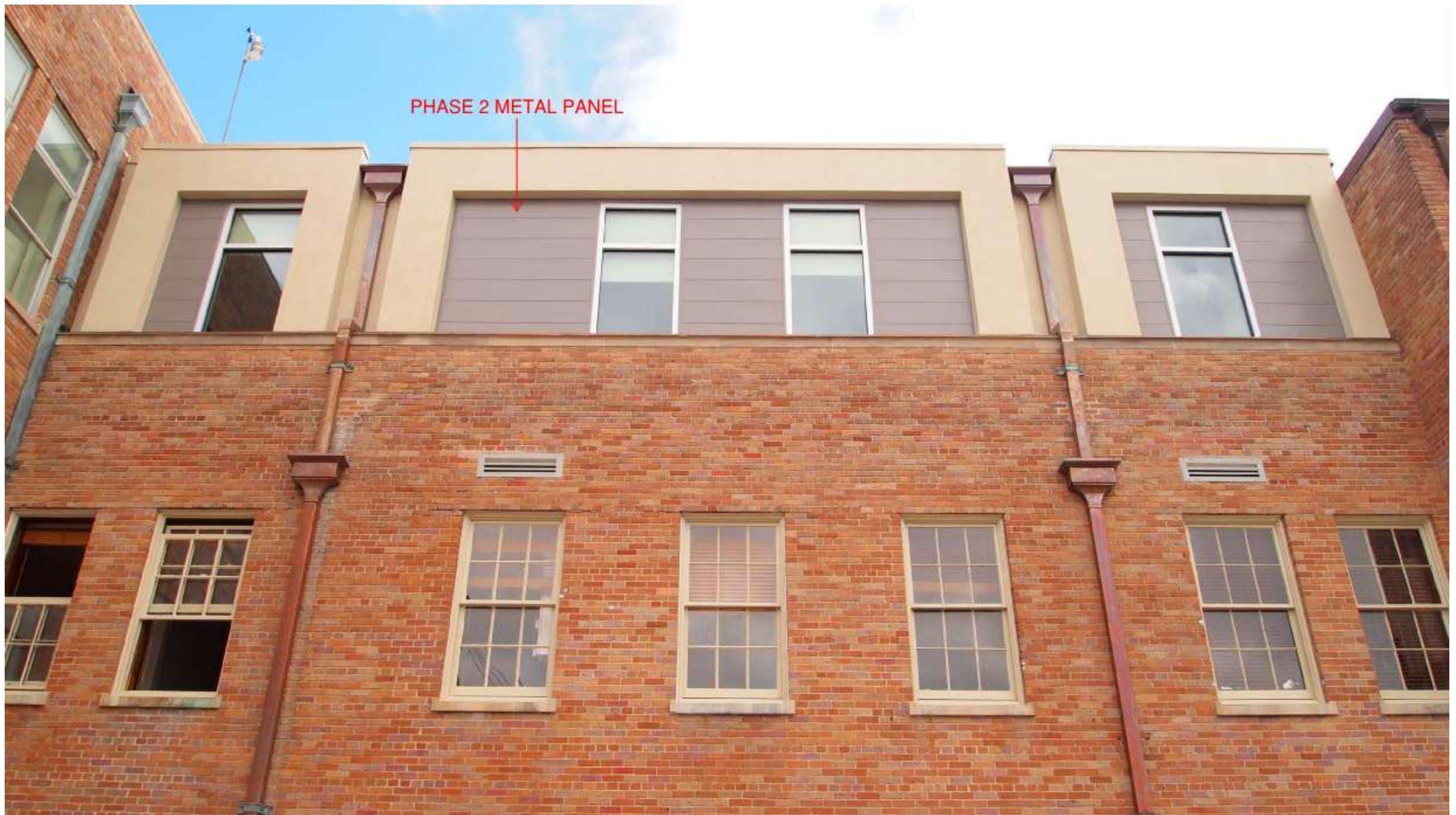


820 Dauphine

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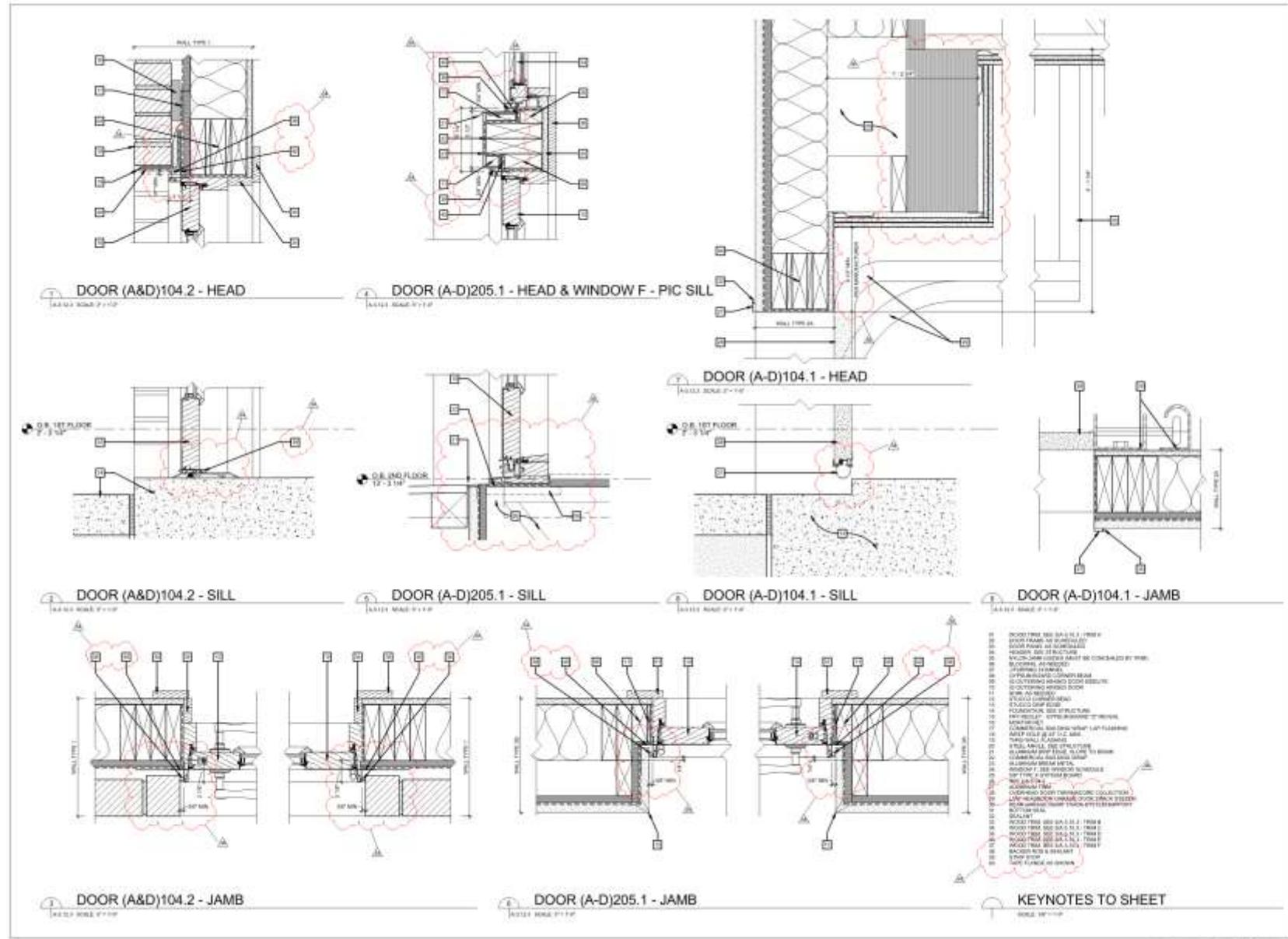
PHASE 2 METAL PANEL

820 Dauphine

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820 Dauphine
Adaptive Reuse/Addition
820 Dauphine Street
New Orleans, LA 70116
TRAVELIN + PEER ARCHITECTS

Architect of Record
American M&A Real Estate, LLC
c/o Le Tour Holdings, LLC
1100 Poydras Street, 5th Floor
New Orleans, LA 70112
504-586-8222

Engineer of Record
Bioscience of Mississippi, Inc.
221 St. Charles Street
Covington, MS 38920
601-298-8800



NO.	DESCRIPTION	DATE
01	OPENING 8.0x12.0	
02	OPENING 8.0x12.0	

DOOR DETAILS

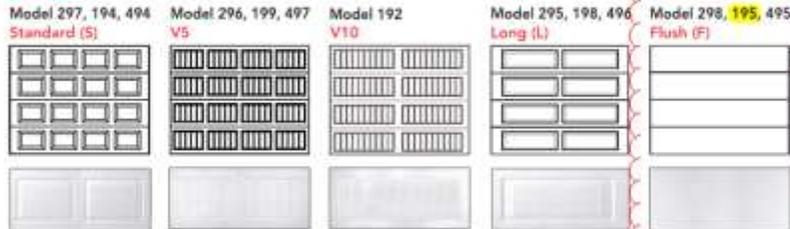
A-3.12.3



Thermacore® Collection Door Designs

Select your door panel style and color

1 Choose a panel style:



Doors shown above are 7' tall. The number of sections on 8' doors may vary.

Models	295(L) 296(V5) 297(S) 298(F)	192(V10) 194(S) 195(F)	198(L) 199(V5)	494(S) 495(F) 496(L) 497(V5)
Polyurethane insulation	•	•	•	•
R-value*	9.31	12.76		17.5
Steel backing	•	•	•	•
Warranty	20-year limited†	Limited lifetime		Limited lifetime

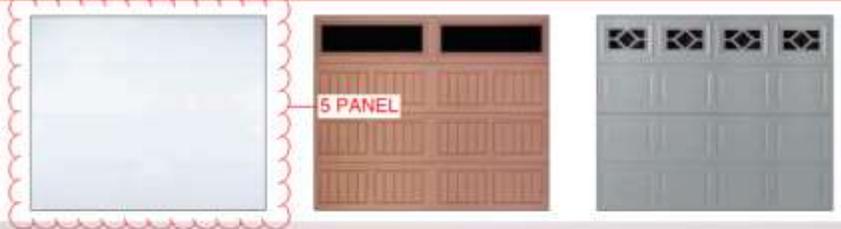
*R-value is a measure of thermal efficiency. The higher the R-value the greater the insulating properties of the door. Overhead Door uses a calculated door section R-value for our insulated doors.

2 Choose a color:

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Distributor for accurate color matching. To custom paint your door see instructions in the owner's manual.



*Available in 190 series only
**Available in 190 and 490 series only



Transform Your Home with the DoorView® visualization tool. Go to overheaddoor.com to try our on-line interactive software tool that lets you visualize what your home would look like with an Overhead Door® garage door. Contact your local Overhead Door™ Distributor for more information and to receive a quote.



Limited Warranty.
Thermacore® Collection garage doors are backed by up to a limited lifetime non-transferable warranty*
*Warranties vary by model, and are available upon request. See full text of warranty for details.

The Genuine. The Original.
Since 1921, Overhead Door Corporation has not only raised the standards of excellence for the industry – we've created them. We created the first upward-acting door in 1921 and the first electric garage door opener in 1926.
Today, our network of over 400 Overhead Door™ Distributors are still leading the way with innovative solutions and unmatched installation, service and support. So look for the Red Ribbon. It's your guarantee that you're getting the genuine, the original Overhead Door™ products and services.

SOLD AND DISTRIBUTED BY:



The Genuine. The Original.



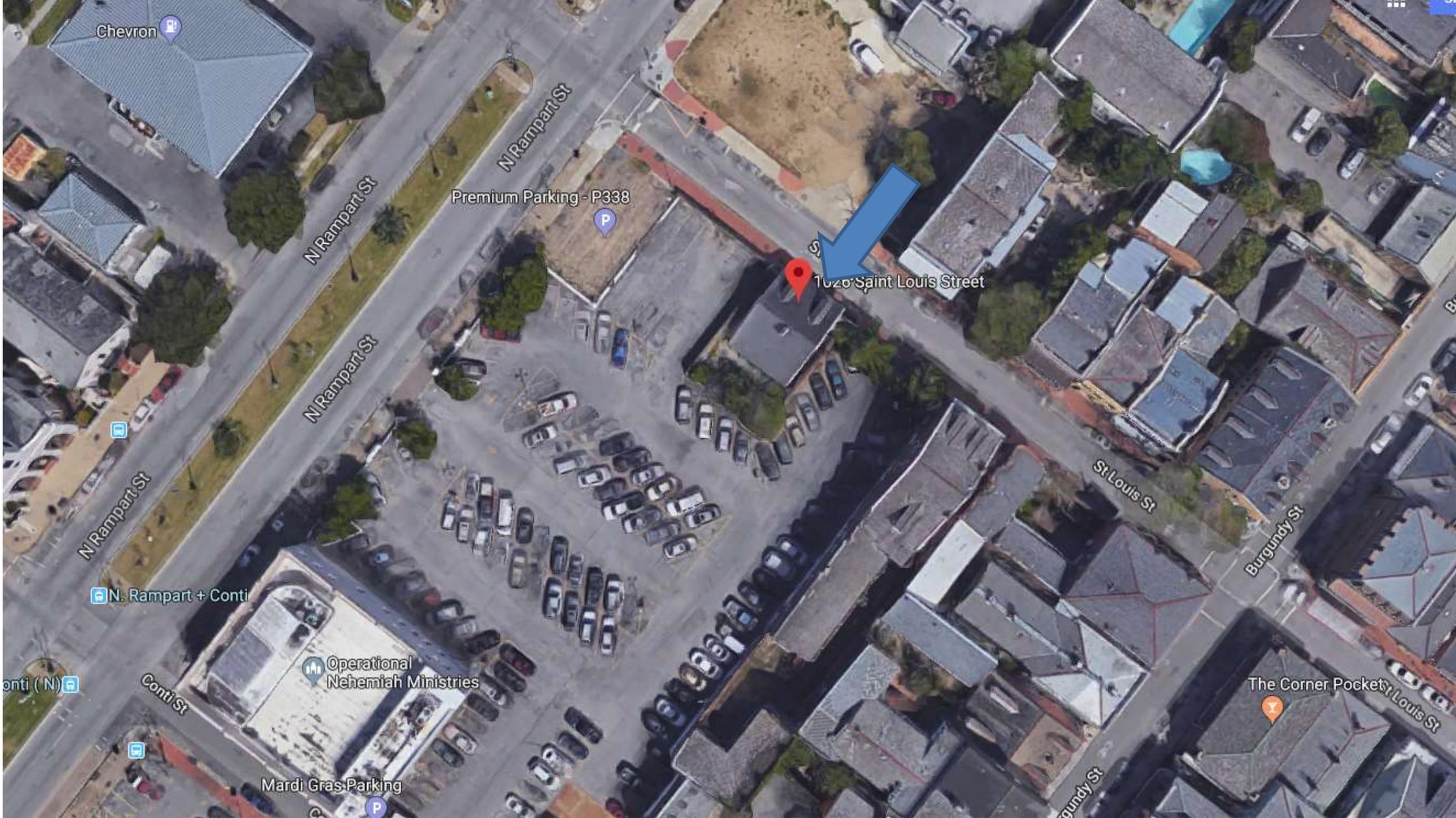
2501 S. State Hwy. 121 Bus. Suite 200, Lewisville, TX 75067
1-800-929-DOOR • sales@overheaddoor.com
overheaddoor.com

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1026 St Louis



1026 St. Louis

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July 10, 2018



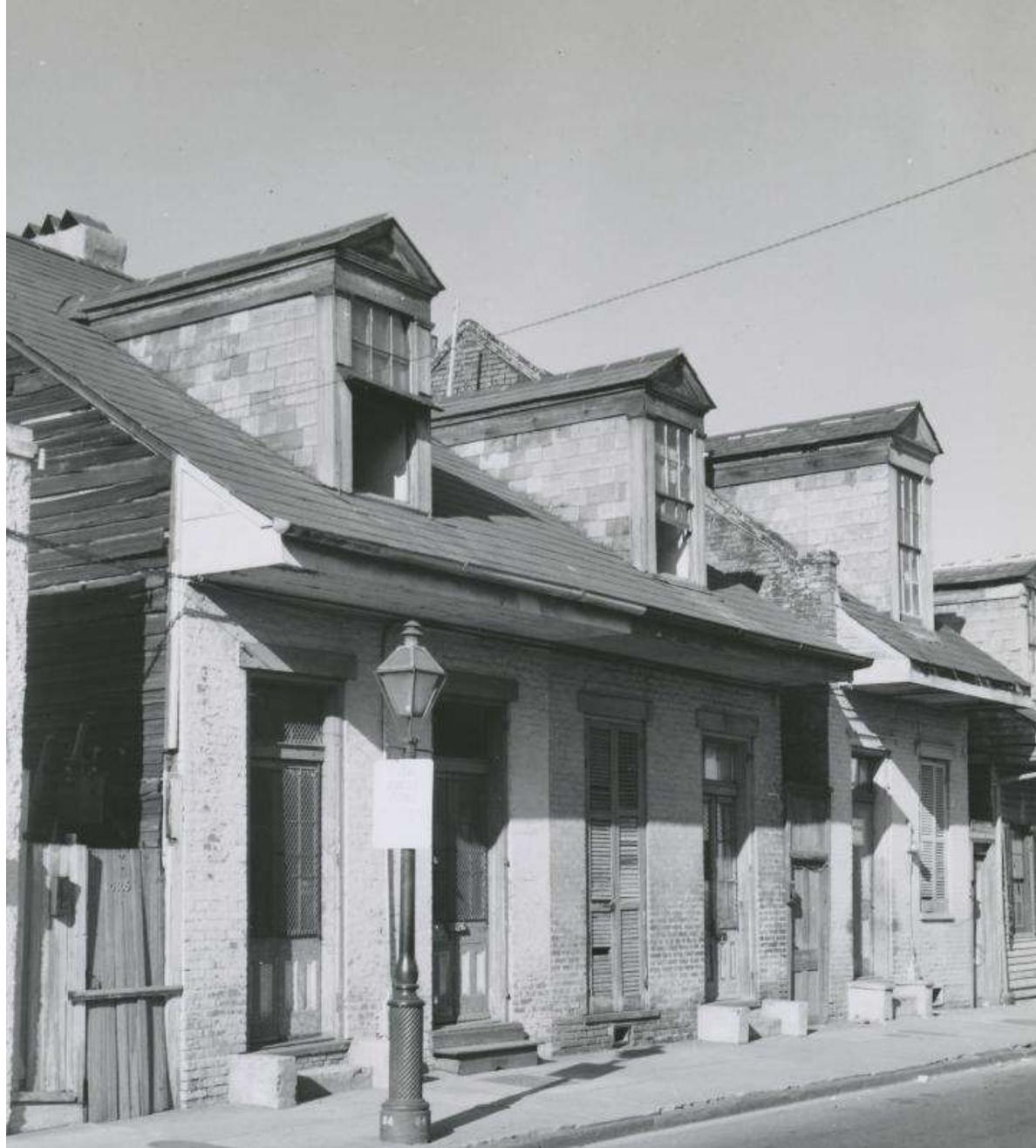


1026 St. Louis

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1026 St. Louis – ca. 1940

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July 10, 2018





1026 St. Louis

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1026 St. Louis – From N. Rampart

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1026 St. Louis – Rear from Parking Lot

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July 10, 2018



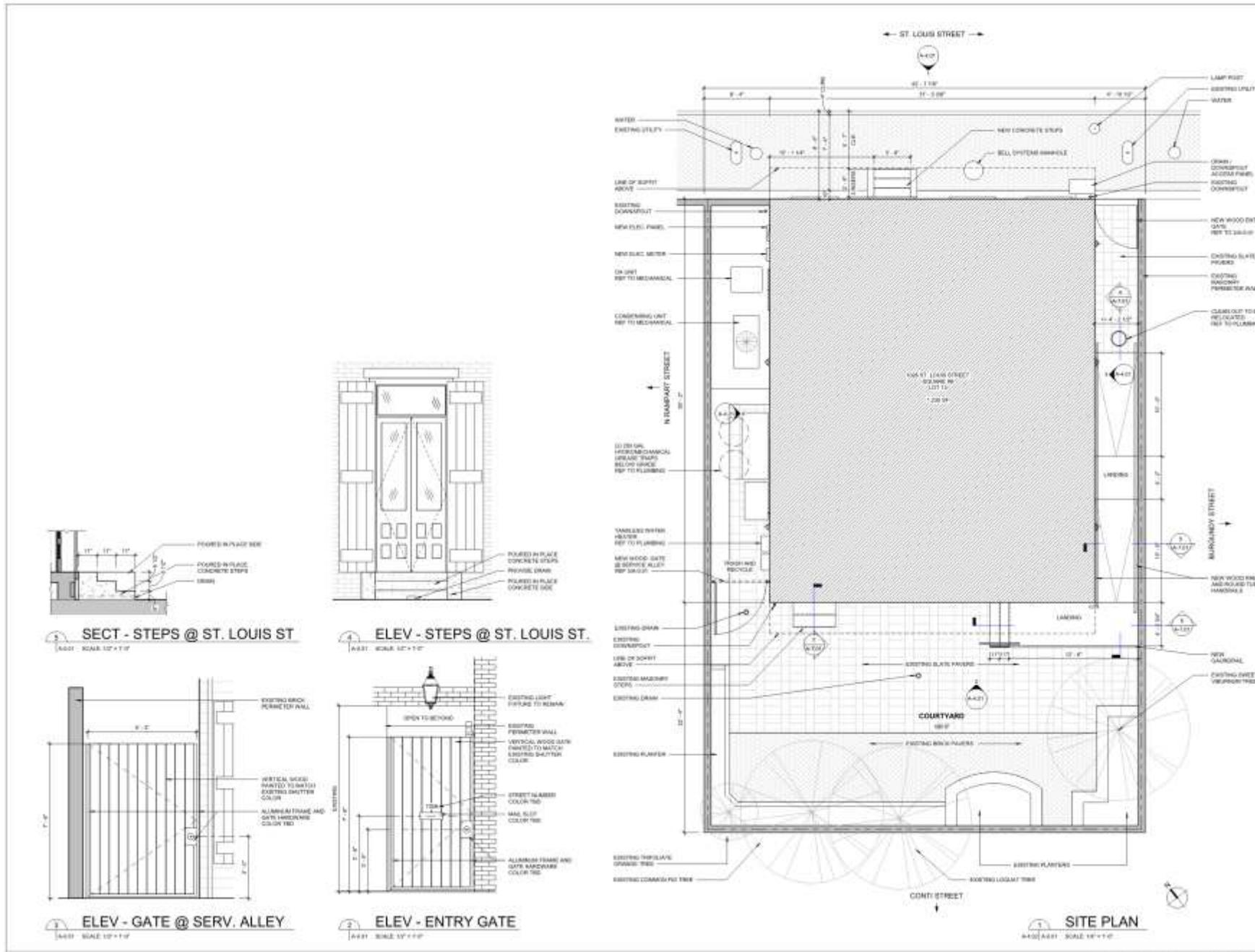


1026 St. Louis – Rear from Parking Lot

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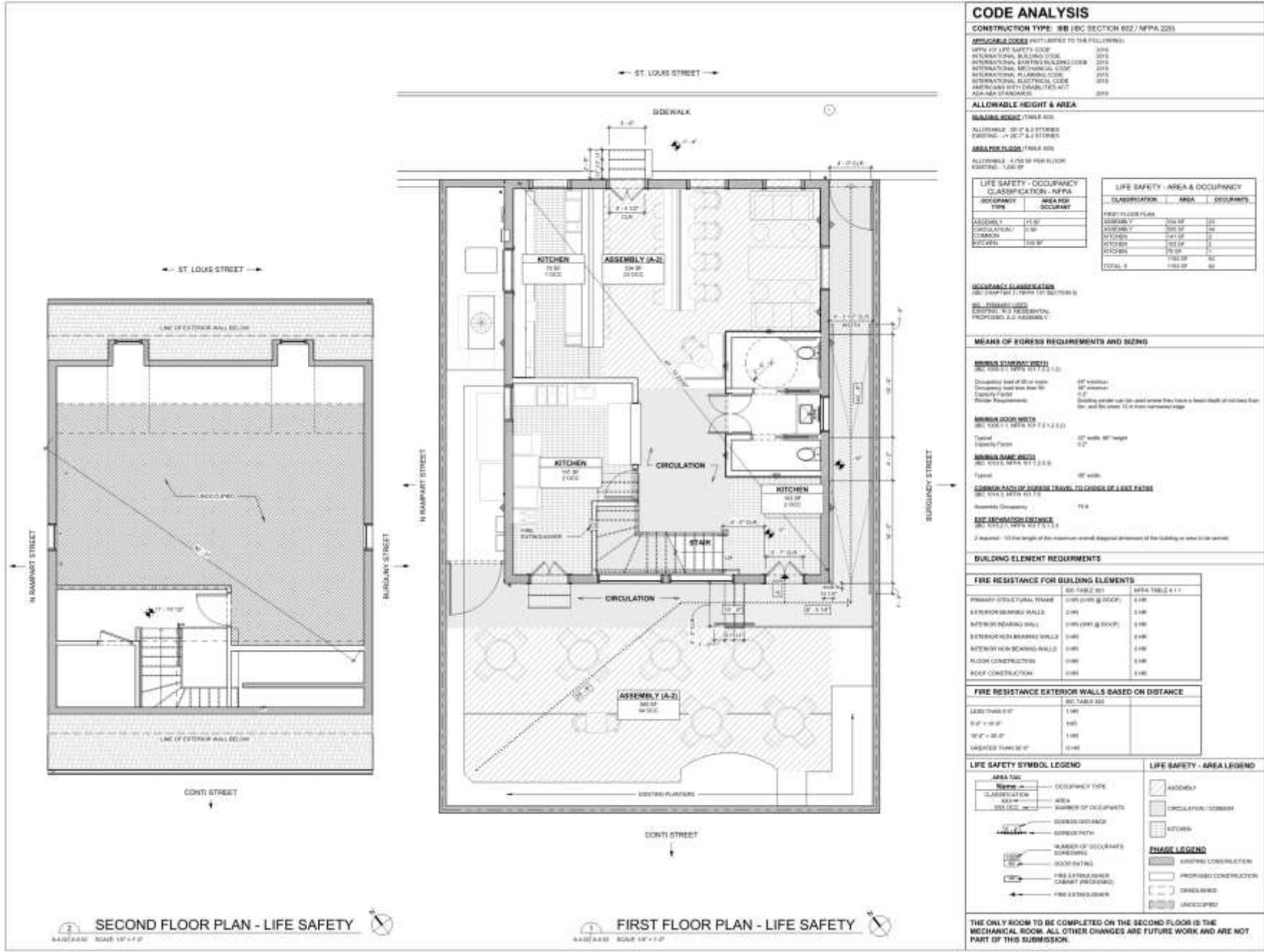


1026 St. Louis

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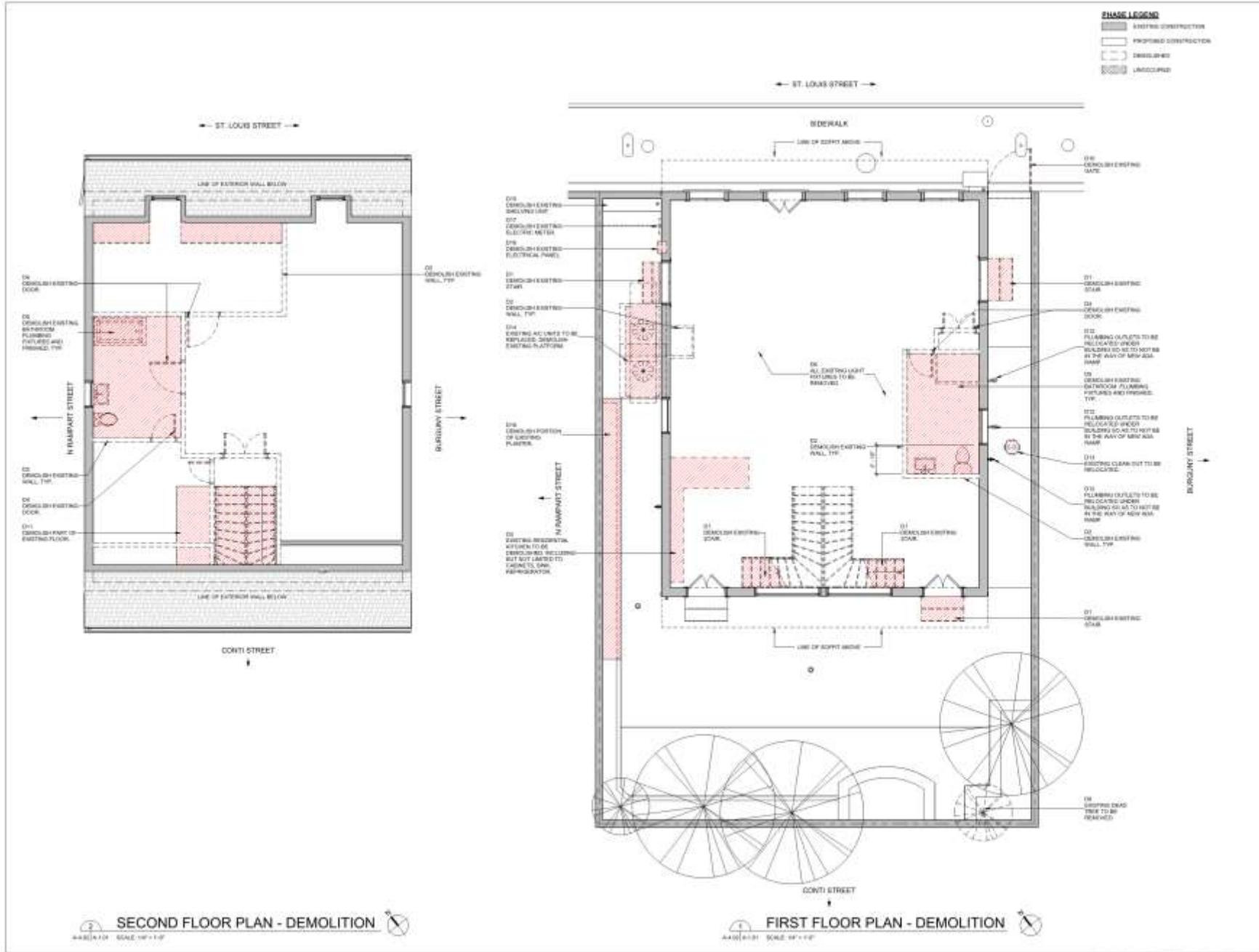
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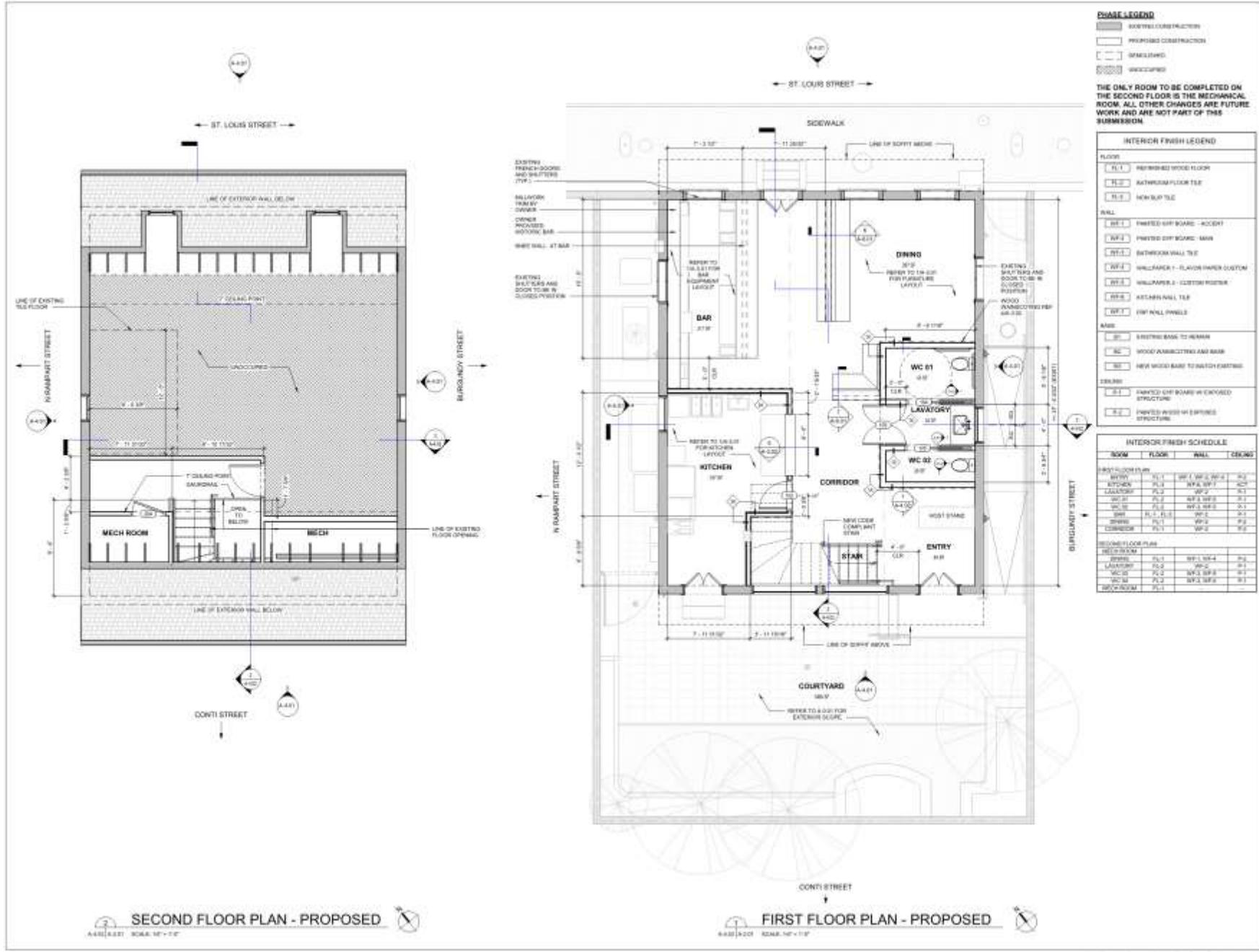


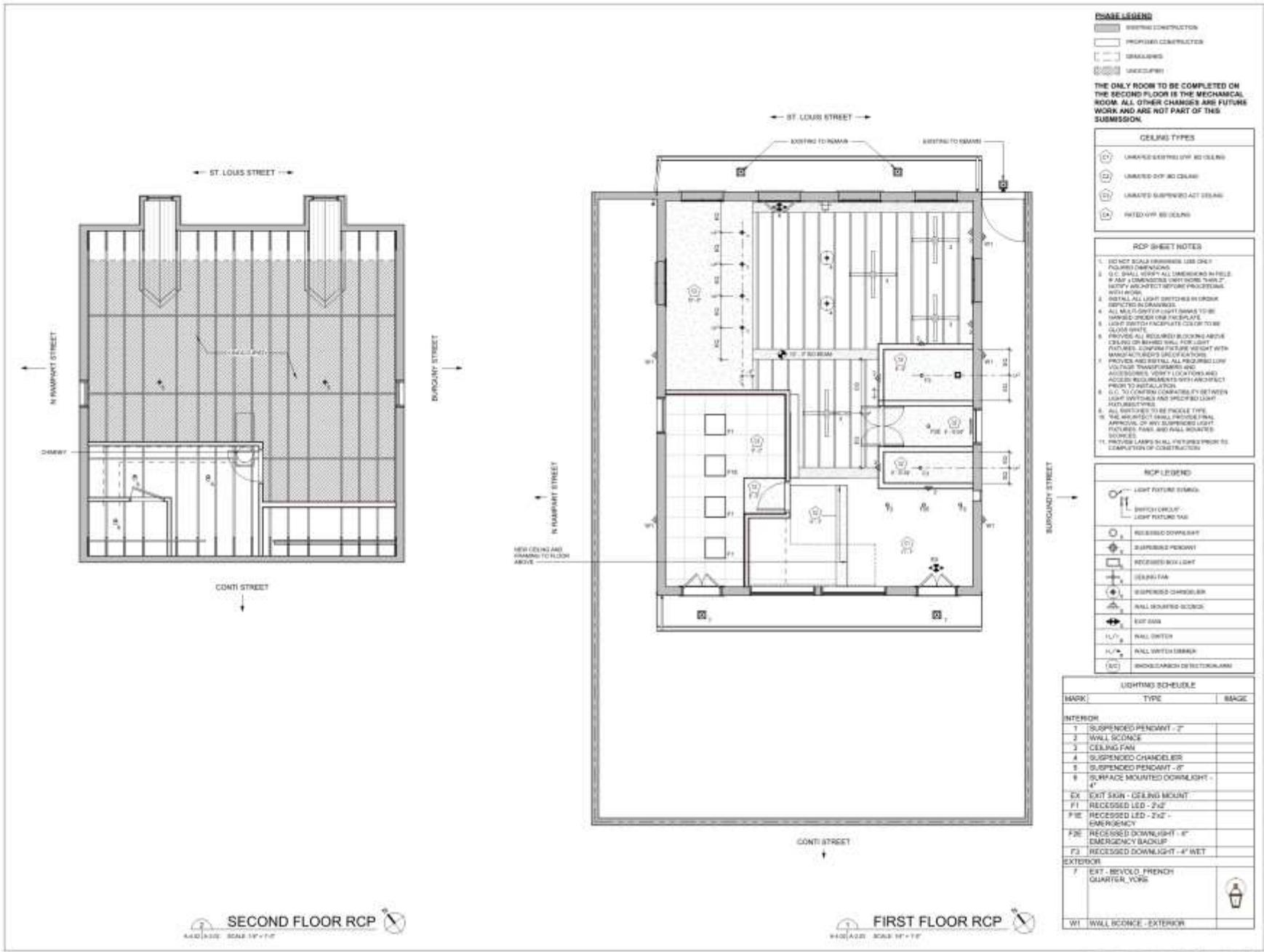


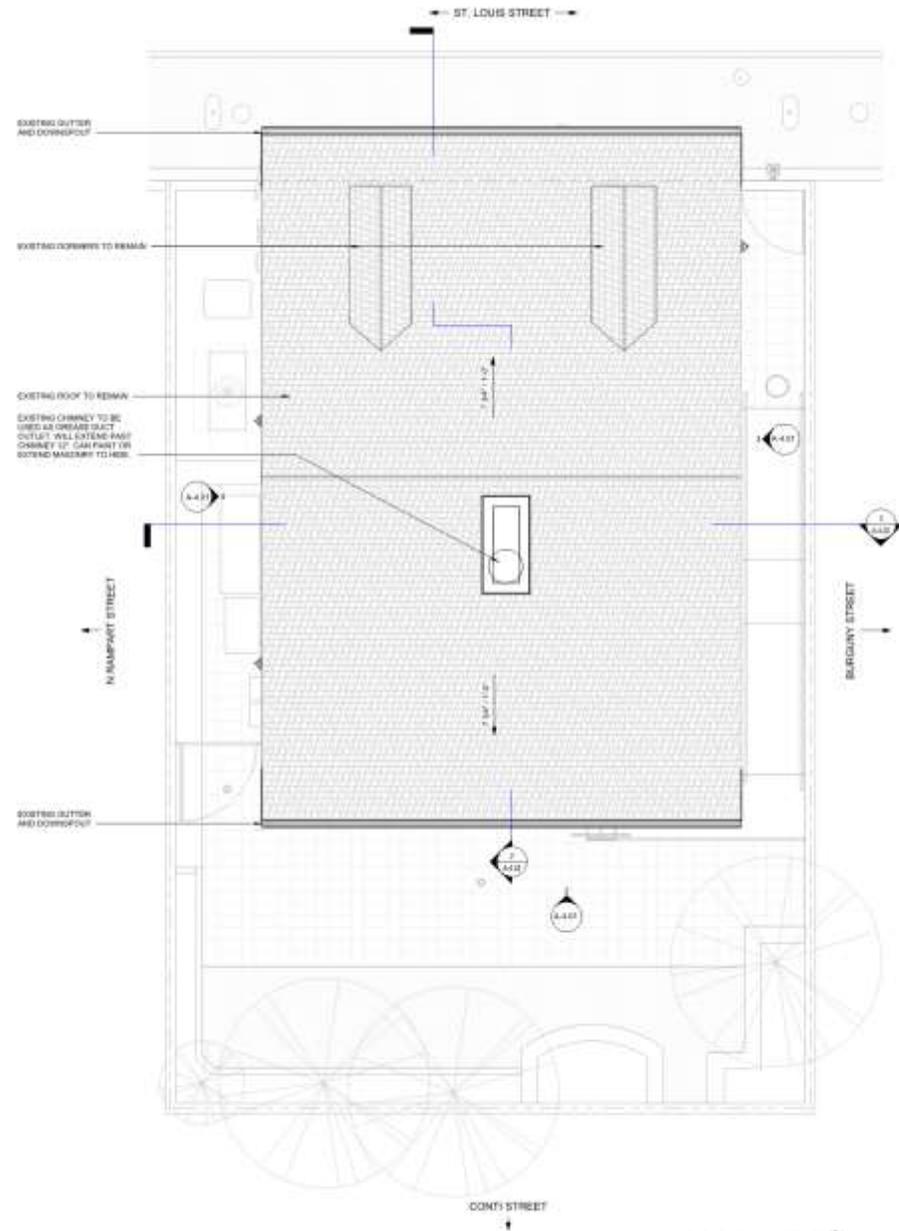
THE ONLY ROOM TO BE COMPLETED ON THE SECOND FLOOR IS THE MECHANICAL ROOM. ALL OTHER CHANGES ARE FUTURE WORK AND ARE NOT PART OF THIS SUBMISSION.











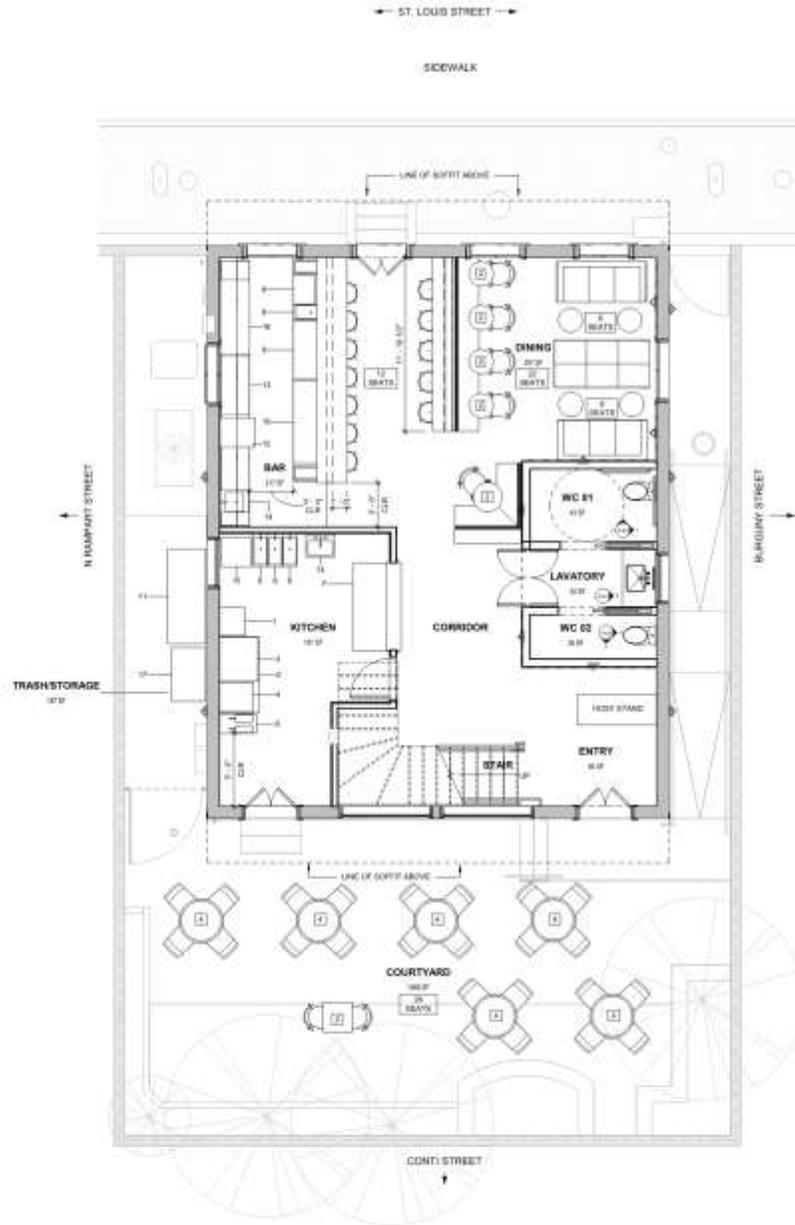
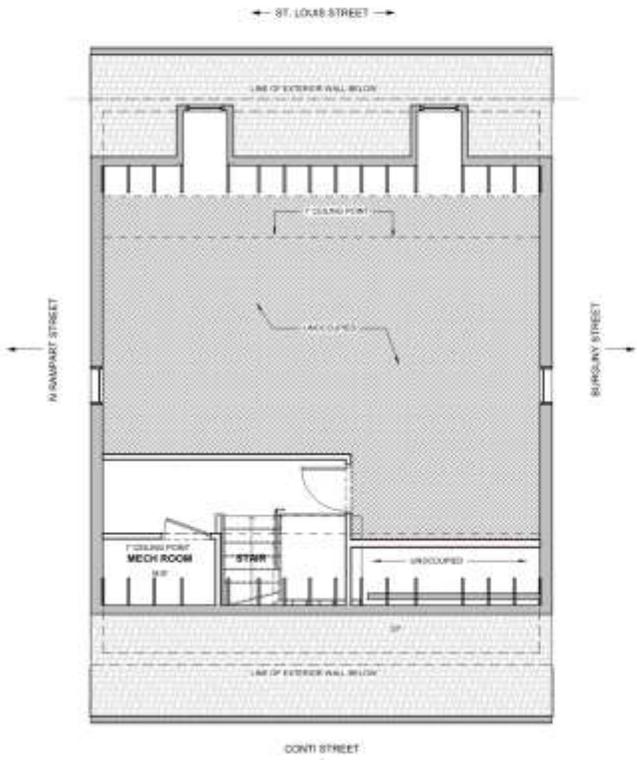
1026 St. Louis

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

July 10, 2018





PHASE LEGEND

- EXISTING CONSTRUCTION
- PROPOSED CONSTRUCTION
- EXISTING
- UNOCCUPIED

THE ONLY ROOM TO BE COMPLETED ON THE SECOND FLOOR IS THE MECHANICAL ROOM. ALL OTHER CHANGES ARE FUTURE WORK AND ARE NOT PART OF THIS SUBMISSION.

EQUIPMENT SCHEDULE	
NO.	TYPE
1	STOVE POT RANG
2	REFRIGERATED CHEF CASE
3	18" HIGH TIGHT SINK/STOVE PLATE
4	17" WASH COUINTEGR. HANDW. DRAIN/FLASK
5	TRIPLE TUB SINK/COFF. FINDER
6	12" CHEF SINK
7	17" STANDARD TOP OVERSINK LINE REFRIGERATOR
8	ICE BIN
9	18" TRAY W/COFFER
10	TYNOR SINK COCKTAIL SPATON
11	DOOR REFRIGERATOR
12	SCOTLAND ALUMIN. C.S. SINK
13	TRAY DOOR UNDER COUNTER FRIGIDER
14	FRIDGE SINK
15	SINK/PLATE
16	12 DOOR UNDER COUNTER COOLER
17	100% FREEZABLE ISLAND CASE

INTERIOR FINISH LEGEND	
FLOOR	
FL-1	REFINISHED WOOD FLOOR
FL-2	BATHROOM FLOOR T&G
FL-3	NON-SLIP TILE

WALL	
WF-1	PAINTED OFF BOARD - ACCEPT
WF-2	PAINTED OFF BOARD - MASH
WF-3	BATHROOM WALL TILE
WF-4	WALLPAPER 1 - FLAVOR PAPER/CEILING
WF-5	WALLPAPER 2 - CUSTOM PAPER
WF-6	WITCH/WALL TILE
WF-7	FIBER WALL PAPER

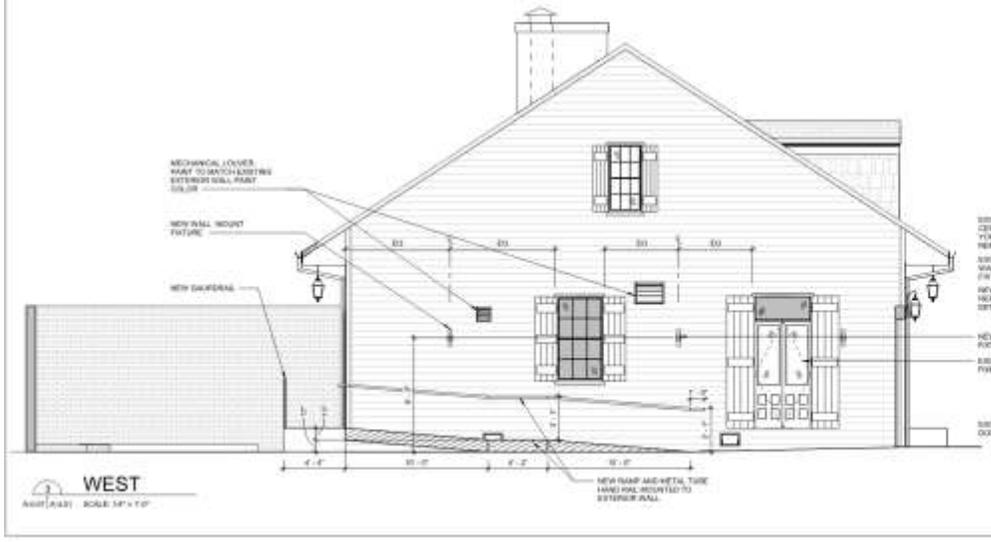
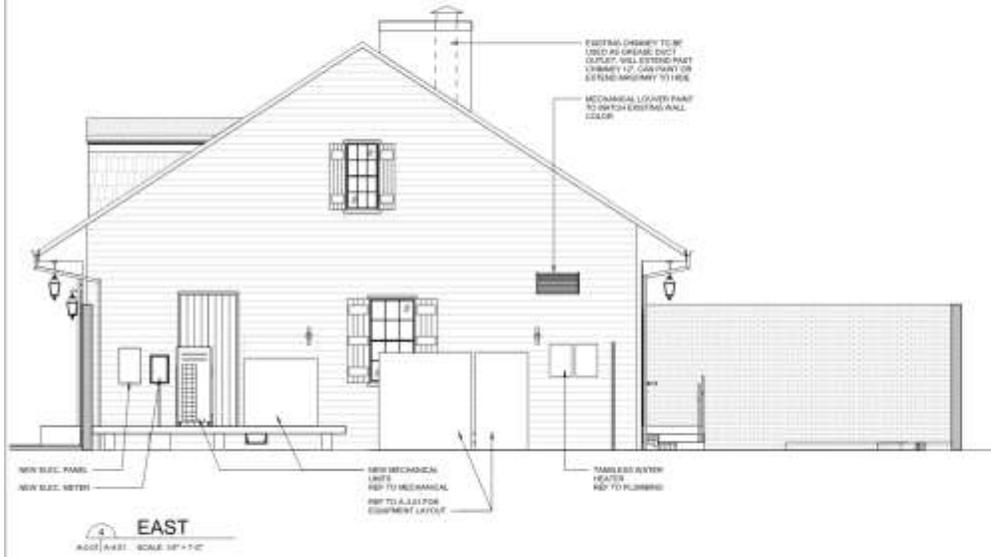
BASE	
B-1	EXTRUSION BASE TO REMAIN
B-2	WOOD VANDUOTING AND BASE
B-3	NEW WOOD BASE TO MATCH EXISTING

CEILING	
C-1	PAINTED OFF BOARD IN EXPOSED STRUCTURE
C-2	PAINTED WOOD IN EXPOSED STRUCTURE

INTERIOR FINISH SCHEDULE				
ROOM	FLOOR	WALL	WALL	CEILING
WEST FLOOR PLAN				
OFFICE	FL-1	WF-1	WF-1	C-1
KITCHEN	FL-3	WF-4	WF-7	W-2
LAUNDRY	FL-2	WF-2	WF-2	W-1
WC B-1	FL-2	WF-3	WF-3	W-1
WC B-2	FL-2	WF-3	WF-3	W-1
BAR	W-1	W-1	W-1	W-1
STAIR	FL-1	WF-1	WF-1	W-1
CORRIDOR	FL-1	WF-1	WF-1	W-1
SOUTH FLOOR PLAN				
MEET ROOM	FL-1	WF-1	WF-1	W-2
OFFICE	FL-2	WF-1	WF-1	W-1
WC B-1	FL-2	WF-3	WF-3	W-1
WC B-2	FL-2	WF-3	WF-3	W-1
MECH ROOM	FL-1	WF-1	WF-1	W-1



EXISTING EXTERIOR PAINT COLORS:
 PATCH: 3000 AND 3001 PAINTS TO MATCH
WALLS: 3000 BEATED; 3001 SLAT OR BUSHWELL
TRIM: 3002 B-LIP; 3003 TRIM; 3004
NEW DOORS & WINDOWS: 3005 (TO MATCH EXISTING) 3006/3007

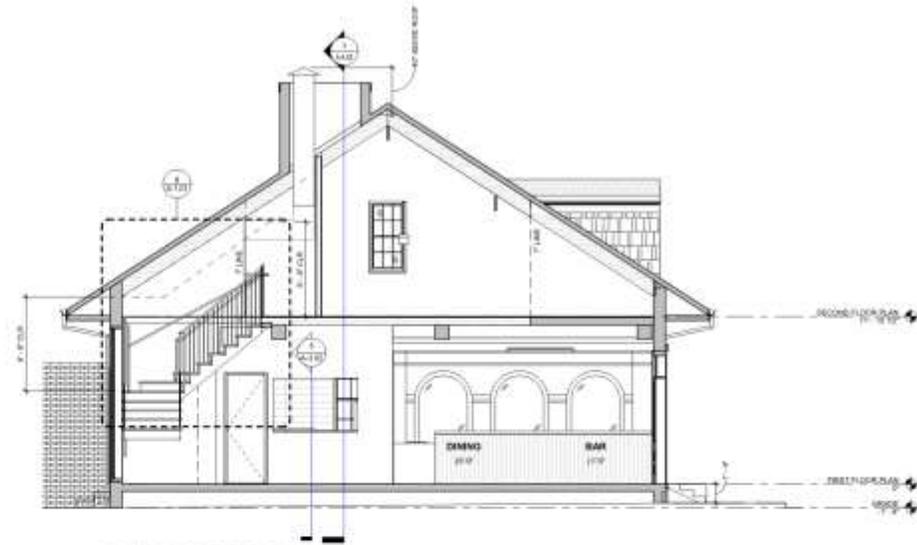


1026 St. Louis

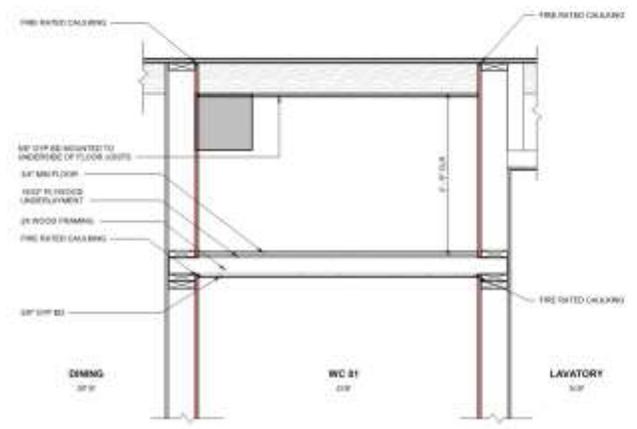
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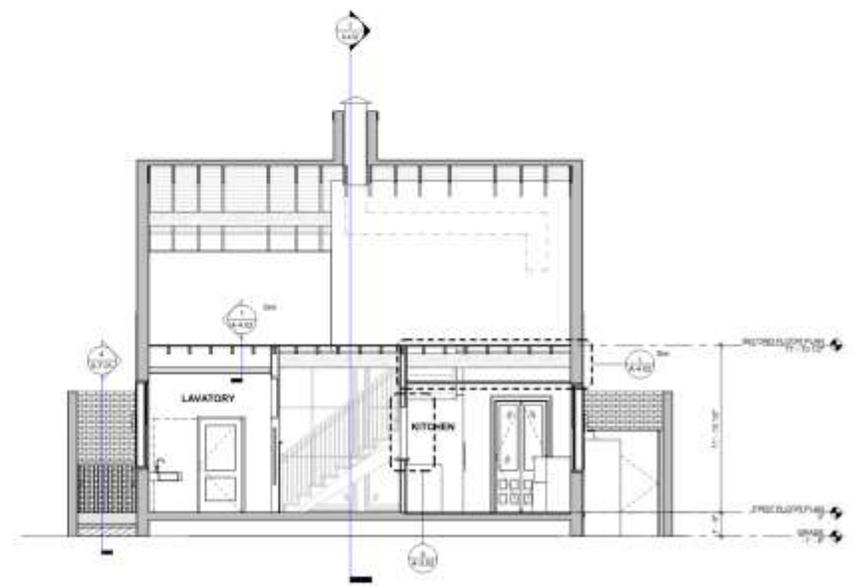




BUILDING SECTION 02
 ASHT 4402 SCALE 1/4" = 1'-0"

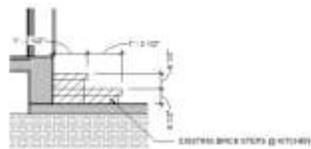


SECTION - BATHROOM RATED PLATFORM
 ASHT 4402 SCALE 1/4" = 1'-0"

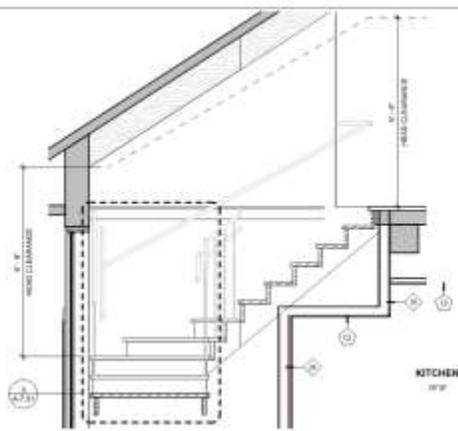


BUILDING SECTION 01
 ASHT 4402 SCALE 1/4" = 1'-0"

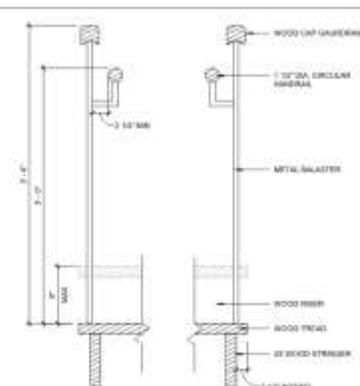




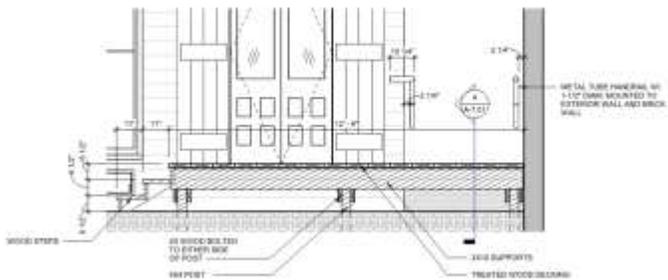
SECTION - EXIST BRICK STEPS
ADD(1) (1) SCALE: 1/2" = 1'-0"



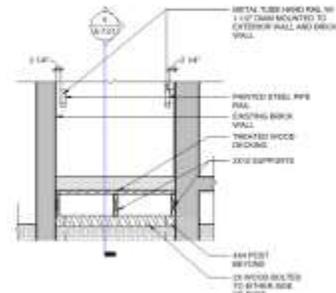
SECTION - STAIR
ADD(1) (1) SCALE: 1/2" = 1'-0"



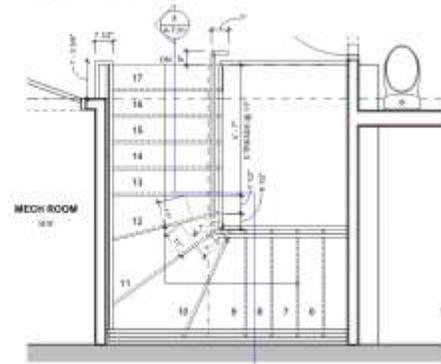
SECTION - STAIR HANDRAIL
ADD(1) (1) SCALE: 1/2" = 1'-0"



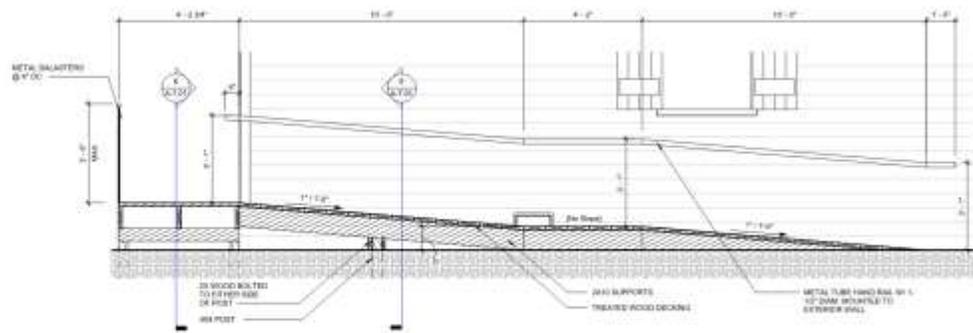
SECTION - LANDING
ADD(1) (1) SCALE: 1/2" = 1'-0"



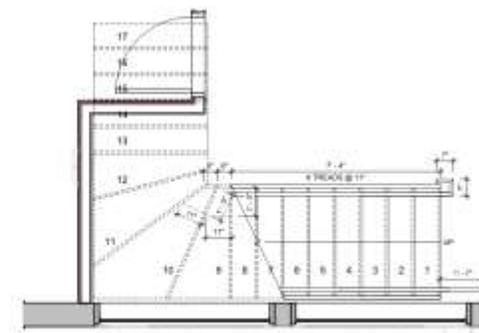
SECTION - RAMP
ADD(1) (1) SCALE: 1/2" = 1'-0"



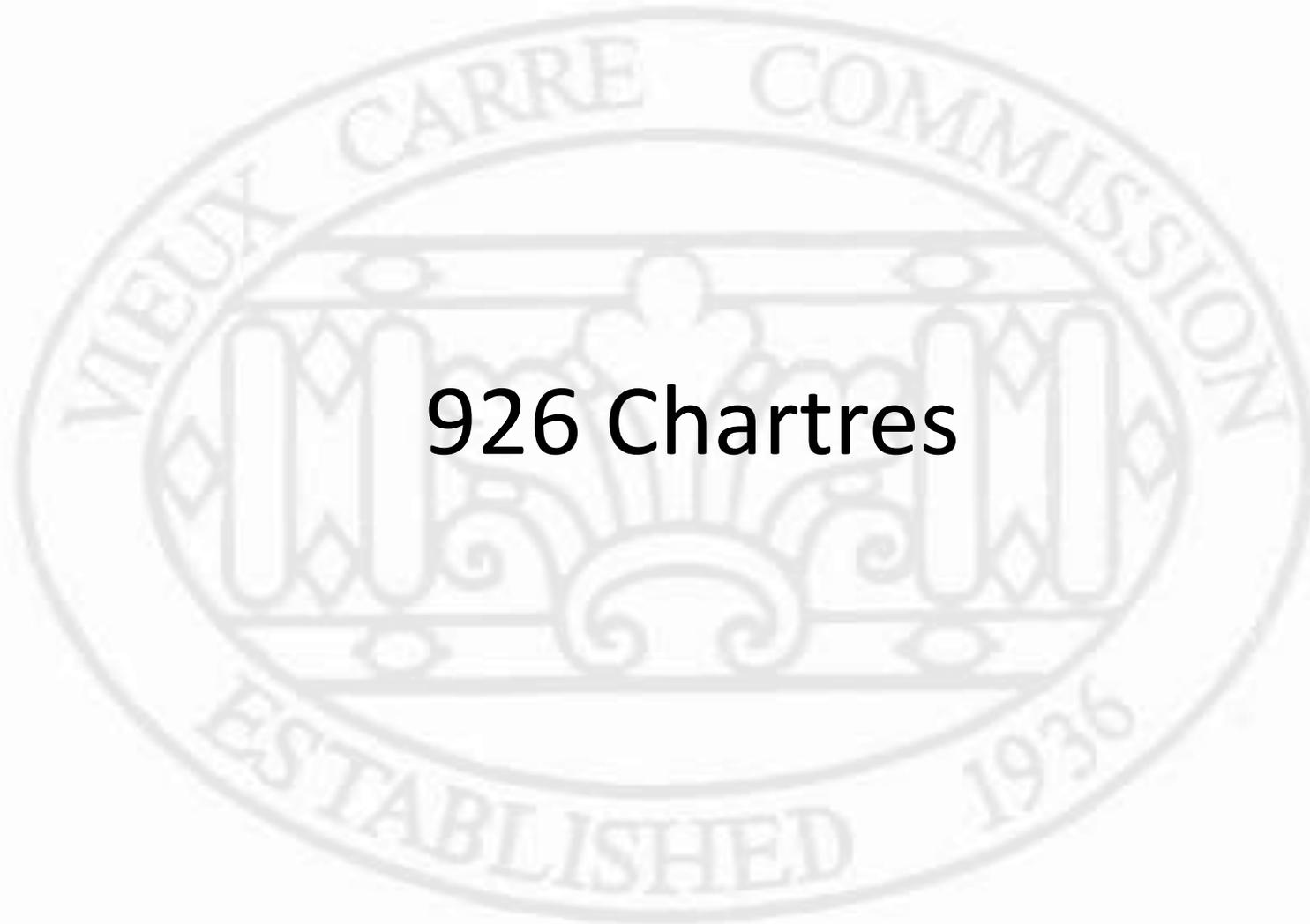
ENLARGED PLAN - STAIR - SECOND FLOOR
ADD(1) (1) SCALE: 1/2" = 1'-0"



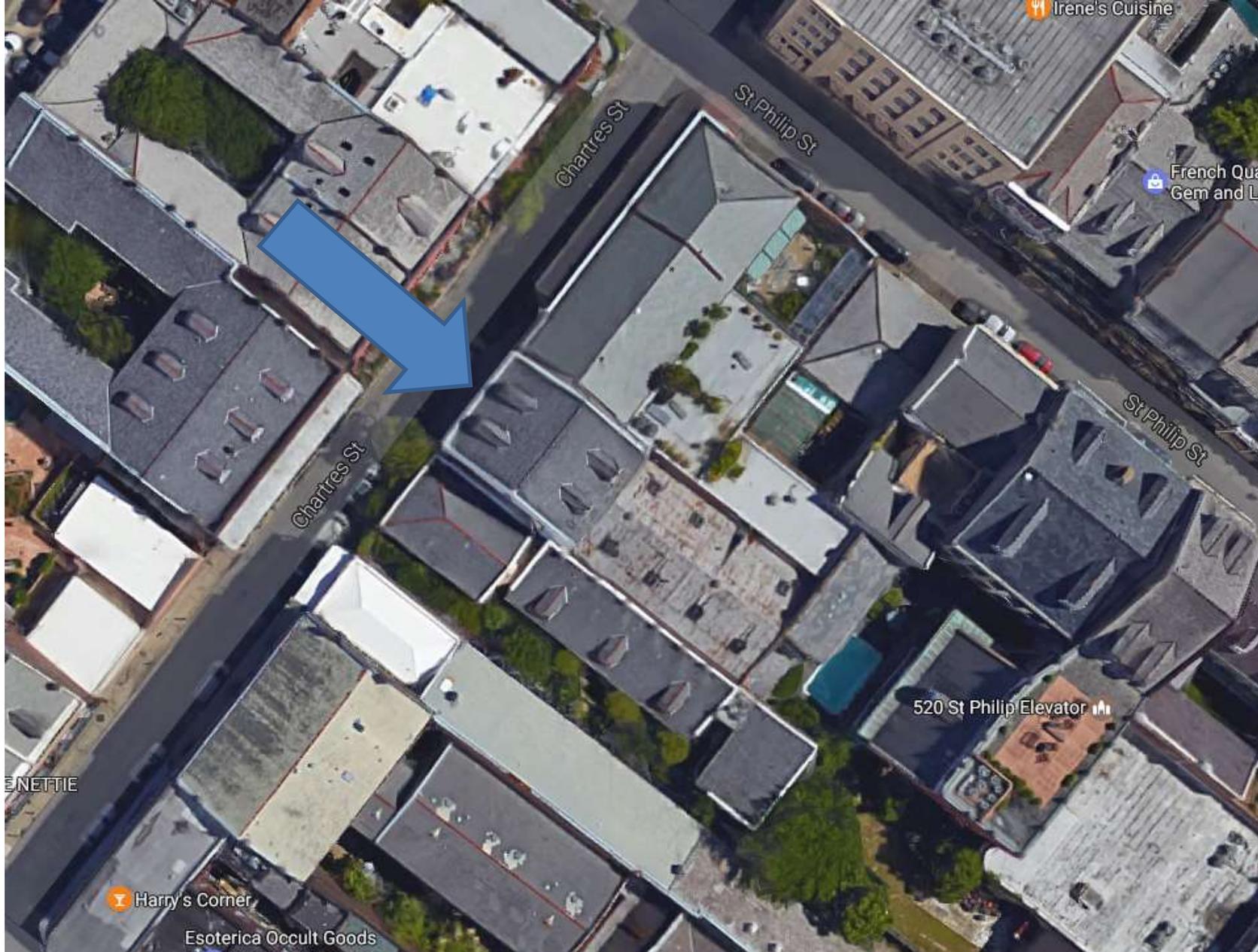
SECTION - RAMP
ADD(1) (1) SCALE: 1/2" = 1'-0"



ENLARGED PLAN - STAIR - FIRST FLOOR
ADD(1) (1) SCALE: 1/2" = 1'-0"



926 Chartres



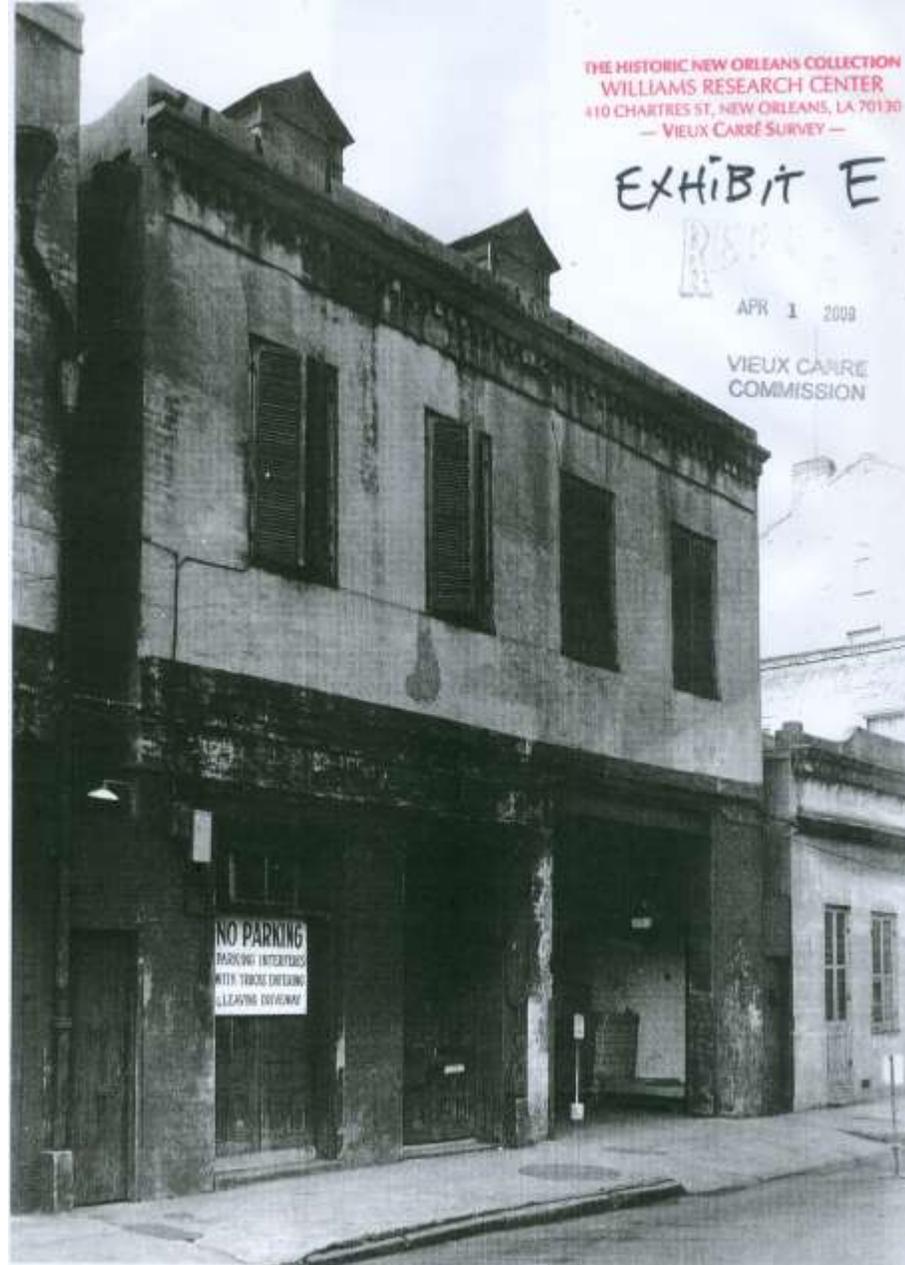
926-28 Chartres





926-28 Chartres





926-28 Chartres - 1964



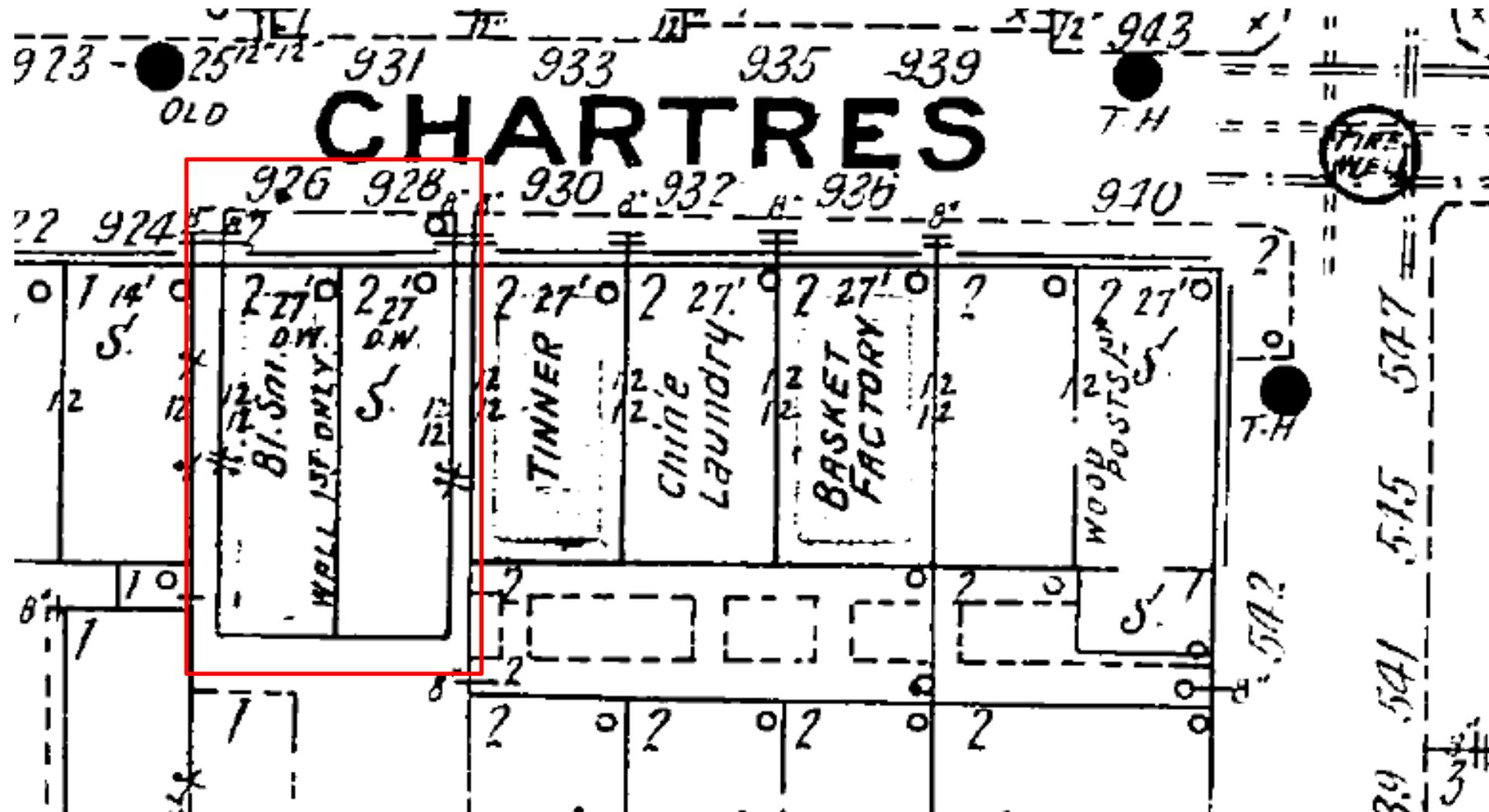


926-28 Chartres



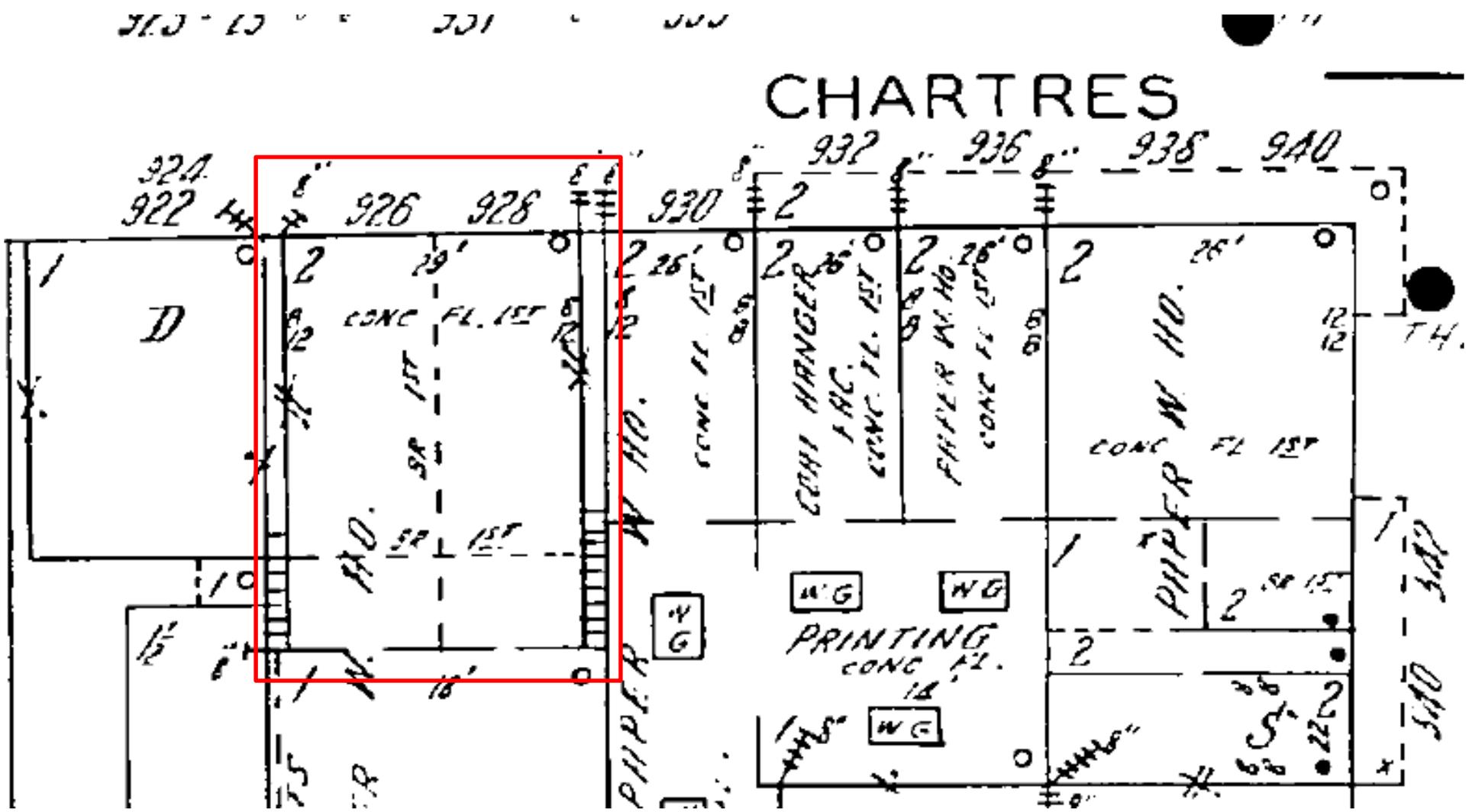


926-28 Chartres



926-28 Chartres – 1908 Sanborn Map





926-28 Chartres – 1940 Sanborn Map





926-28 Chartres – gallery at neighboring 930-940 Chartres





926-28 Chartres – gallery at neighboring 930-940 Chartres

VCC Architectural Committee

July 10, 2018





926-28 Chartres – gallery at neighboring 930-940 Chartres

VCC Architectural Committee

July 10, 2018



RENOVATIONS AT 926-928 CHARTRES

GALLERY ADDITIONS



15 GALLERY - EXTERIOR VIEW - GALLERY

OWNER
 CHARTRES EMPIRE, LLC
 932 CHARTRES
 NEW ORLEANS, LA 70116
 PHONE: (504)451-7984

ARCHITECT
 JOHN C. WILLIAMS ARCHITECTS, LLC
 824 BARONNE ST.
 NEW ORLEANS, LA 70113
 PHONE: (504)586-0888
 EMAIL: djelich@williamsarchitects.com

STRUCTURAL
 IVAN MANDICH
 OFFICE: (504)554-9043
 EMAIL: iomuseng@aol.com

M.E.P.
 N.A.



JOHN C. WILLIAMS ARCHITECTS, LLC
 824 BARONNE STREET
 NEW ORLEANS, LA 70113

These drawings are preliminary and are not to be used for construction purposes until they have been approved by the City of New Orleans. The architect assumes no responsibility for the accuracy of the information provided herein.

John C. Williams
 Architect



REGISTERED PROFESSIONAL ENGINEER
 STATE OF LOUISIANA

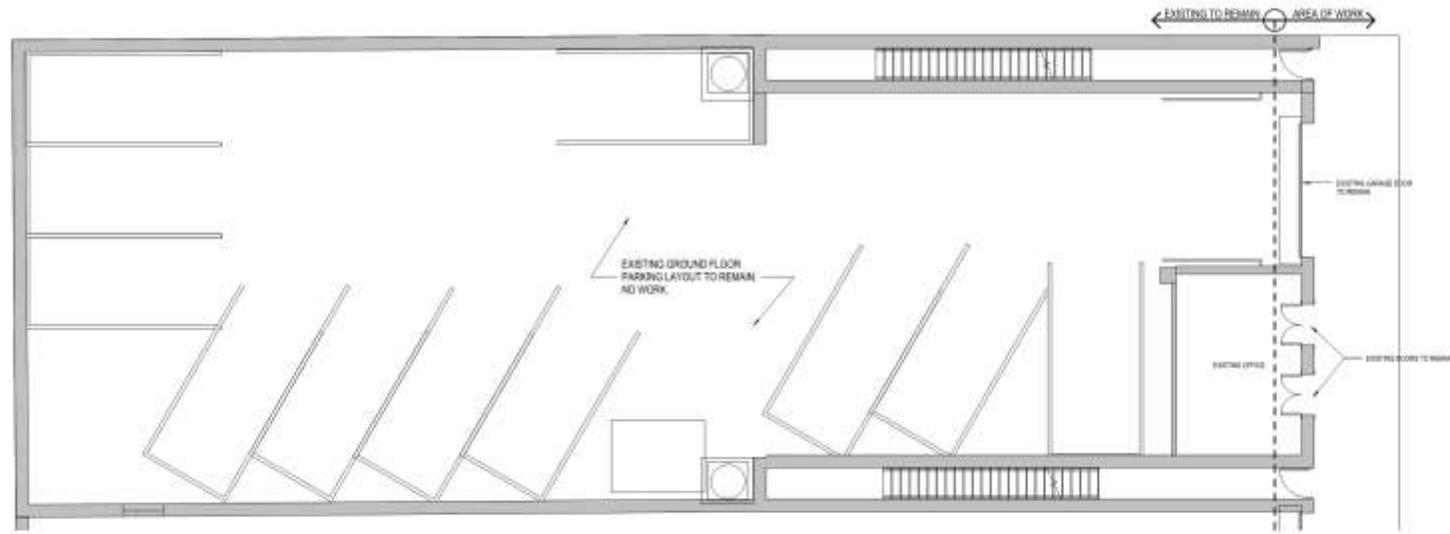
CHARTRES CONDO RENOVATION
 926-8 CHARTRES STREET NEW ORLEANS, LA
 70116

REVISIONS		
No.	Date	Scale

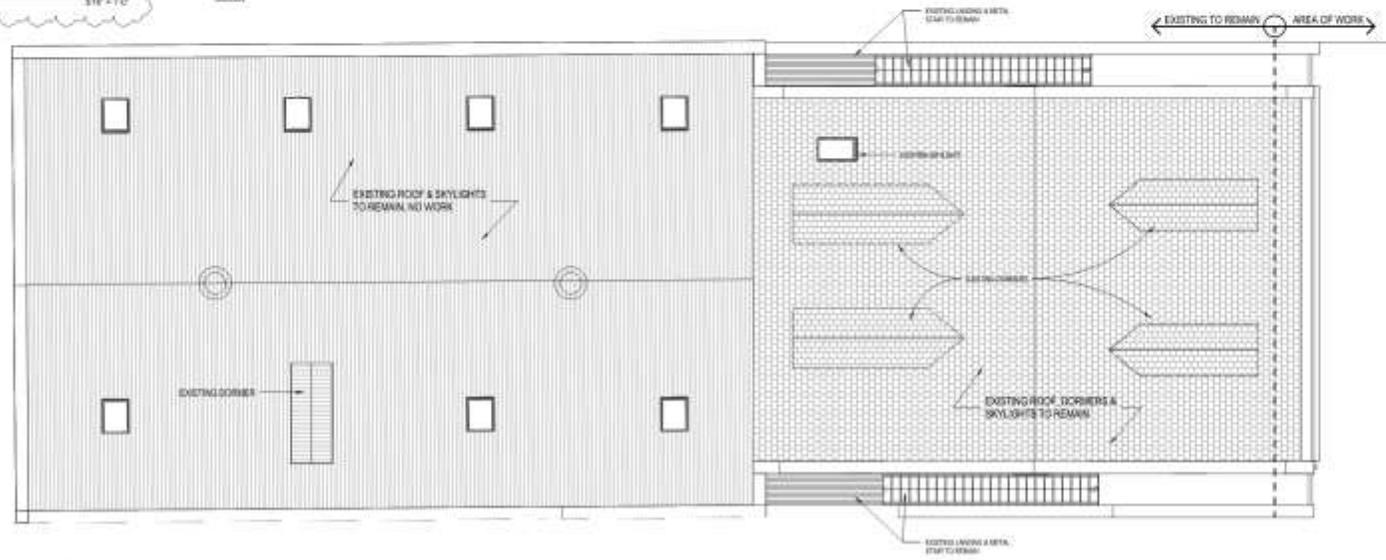
DRAWING TITLE AND CONTACT INFORMATION
 DRAWING SCALE: CU
 JOB No: 18029
 DATE: 02/15/18
 Sheet No:

T000

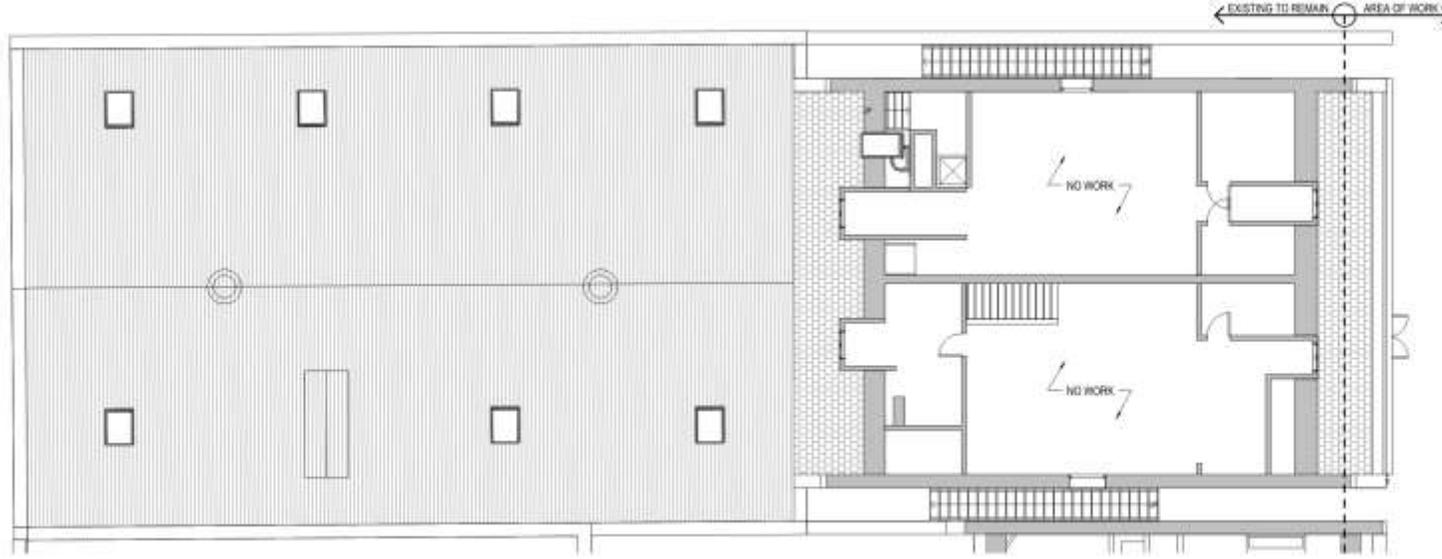




FIRST FLOOR DEMO PLAN
3/16" = 1'-0"

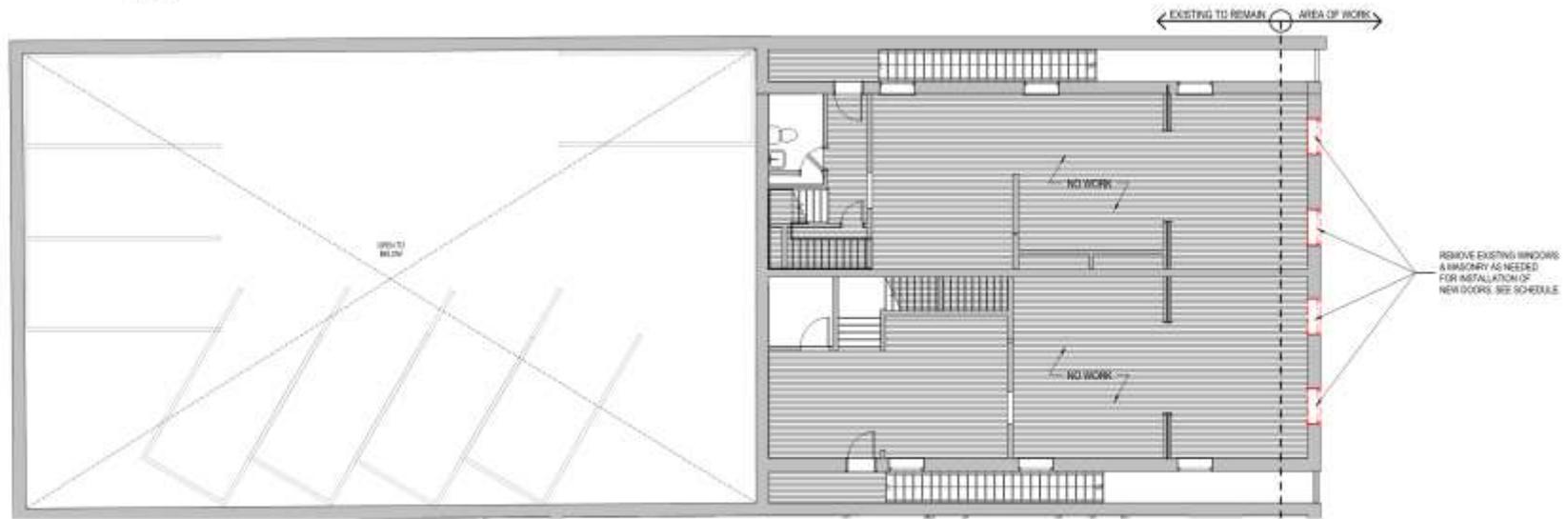


GALLERY - SITE DEMO PLAN
3/16" = 1'-0"

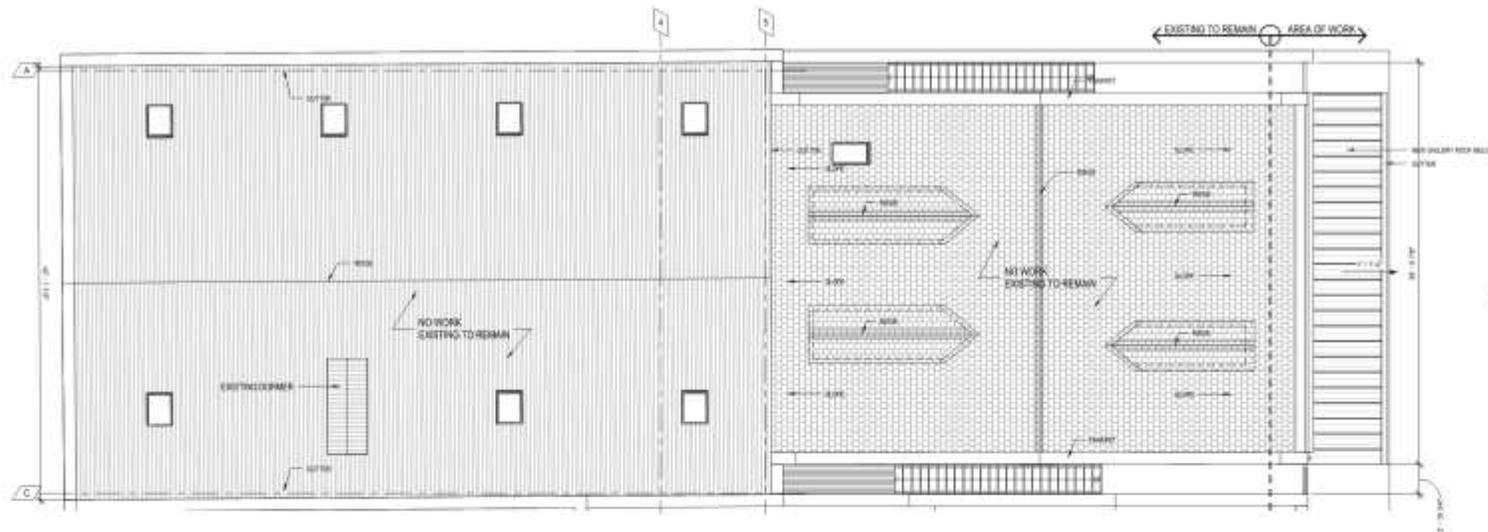


THIRD FLOOR DEMO PLAN
3/8" = 1'-0"

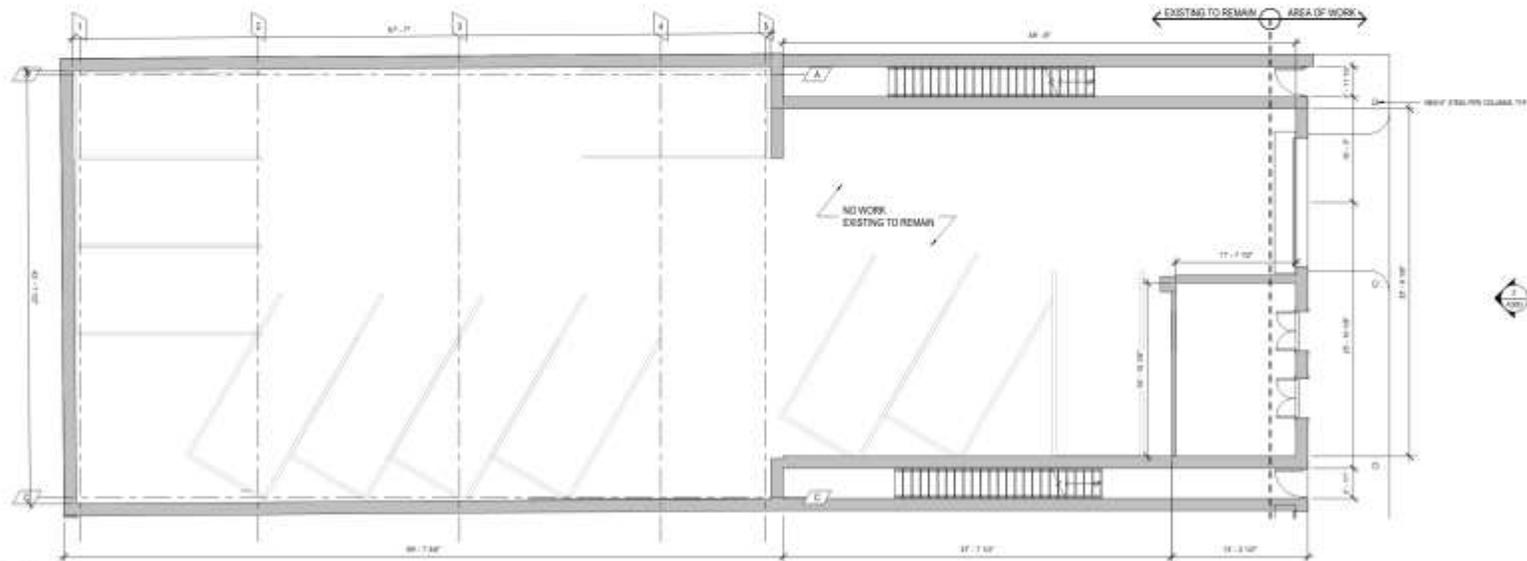
NOTE:
ALL EXISTING FLOOR PLANS ARE TO REMAIN. MECHANICAL, ELECTRICAL, AND PLUMBING ARE TO REMAIN. SEE SCHEDULE FOR DETAILS.



GALLERY - SECOND FLOOR DEMO PLAN
3/8" = 1'-0"



GALLERY - 926-8 PROPOSED ROOF PLAN
3/16" = 1'-0"



GARAGE LEVEL
3/16" = 1'-0"



W ARCHITECTURE
ARCHITECTS

1000 PINEAPPLE AVENUE
SUITE 100
NEW ORLEANS, LA 70116
504.581.1111
www.warchitecture.com

Prepared for: VCC
Project: CHARTRES CONDO RENOVATION
Drawing No: A101
Date: 07/10/2018
Scale: 3/16" = 1'-0"



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W ARCHITECTURE

CHARTRES CONDO RENOVATION
926-8 CHARTRES STREET NEW ORLEAN, LA
70116

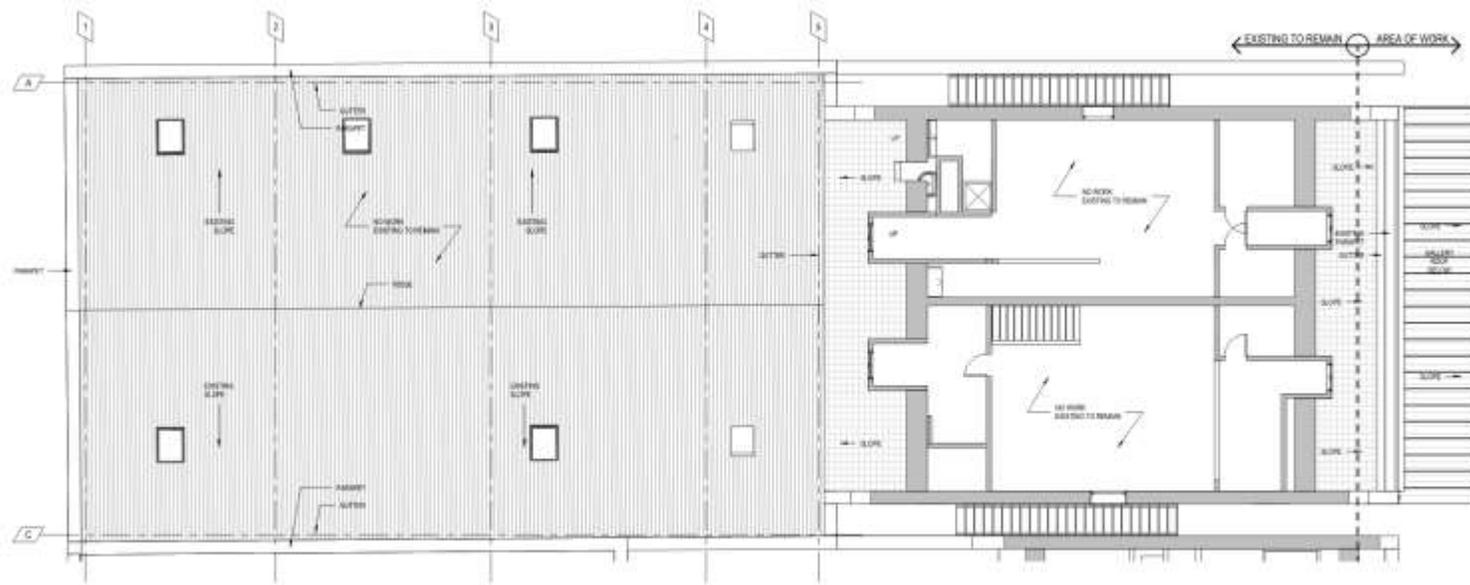
REVISIONS:

No.	Date	Scope
1	07/10/2018	VCC REV

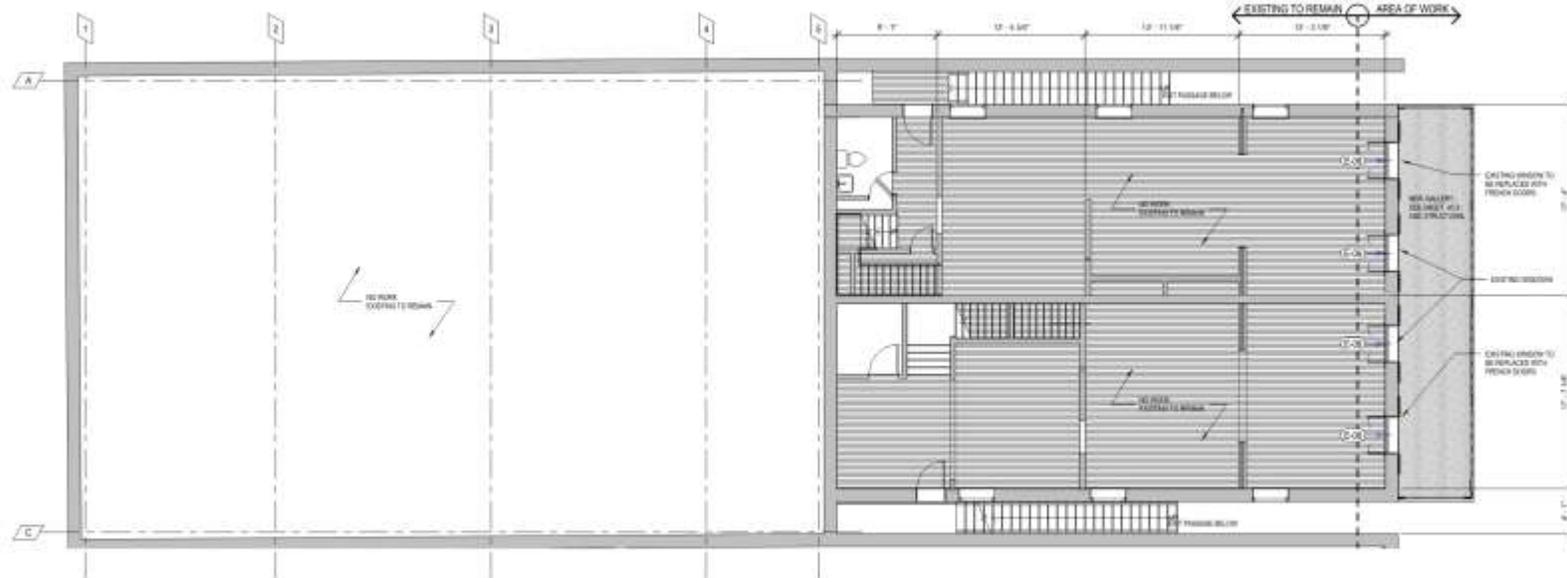
DRAWING
FLOOR PLANS
DRAWN BY: DJ
SCALE: 3/16" = 1'-0"
JOB No: 18028
DATE: 07/10/2018
Sheet No:

A101



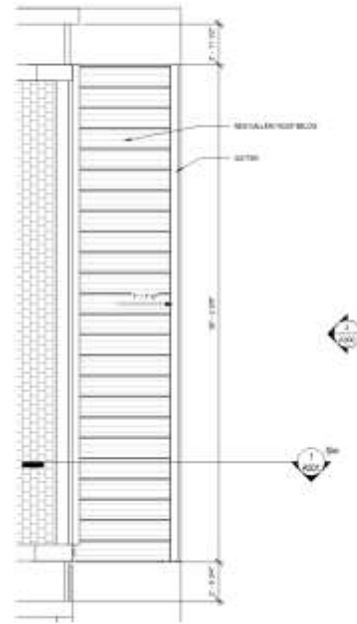


PROPOSED 3RD FLOOR
3/8" = 1'-0"

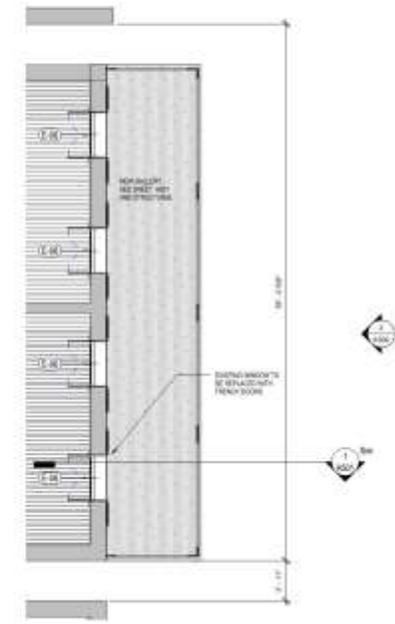


PROPOSED 2ND FLOOR
3/8" = 1'-0"

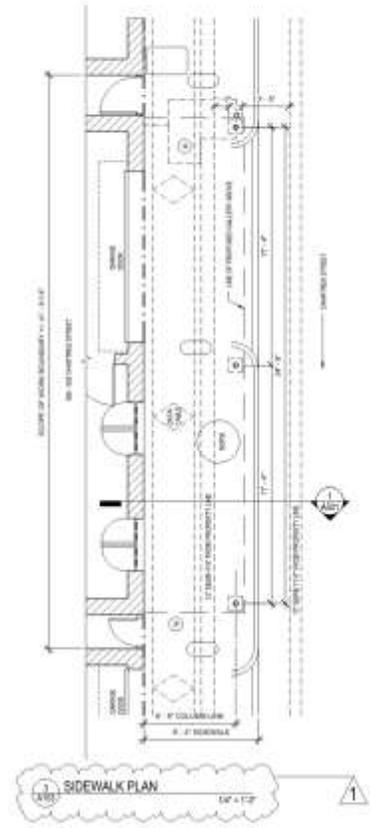




1 ROOF - ENLARGED GALLERY PLAN
1/4" = 1'-0"



2 SECOND FLOOR - ENLARGED GALLERY PLAN
1/4" = 1'-0"



3 SIDEWALK PLAN
1/4" = 1'-0"



WILLIAMSON ARCHITECTS
ARCHITECTS, PLLC
1000 PUEBLO BLVD
SUITE 200
NEW ORLEANS, LA 70119
504.581.1111

We warrant that the information contained herein is true to the best of our knowledge and belief and that we are not providing any professional services unless specifically requested.

James Williamson
James Williamson
Principal



PROJECT NO. 18-001
DATE: 06/15/18

CHARTRES CONDO RENOVATION
926-8 CHARTRES STREET NEW ORLEAN, LA
70116

REVISIONS:

No.	Date	Scope
1	06/15/18	VCC REV.

DRAWING:
GALLERY PLANS

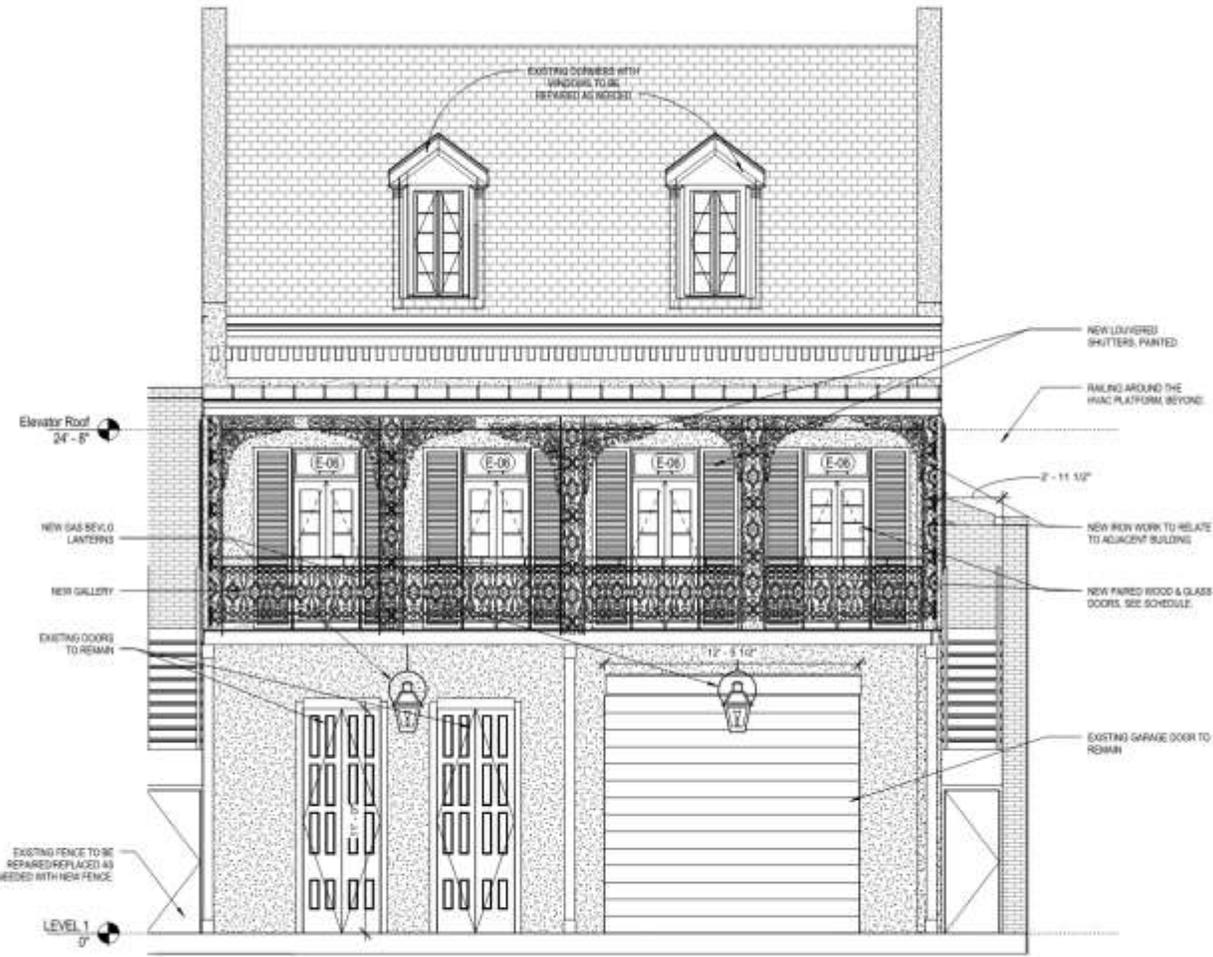
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JWC No. 180028
DATE: 06/15/18
Sheet No.

A103





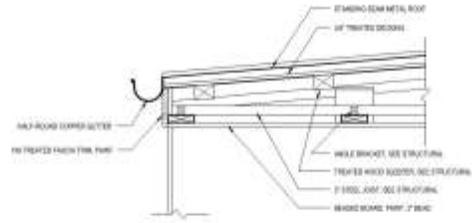
2 GALLERY - EXISTING CHARTRES ST. ELEVATION
1/4" = 1'-0"



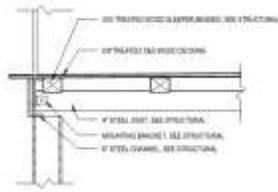
1 GALLERY - PROPOSED CHARTRES ST. ELEVATION
1/4" = 1'-0"

Sheet No.
A300

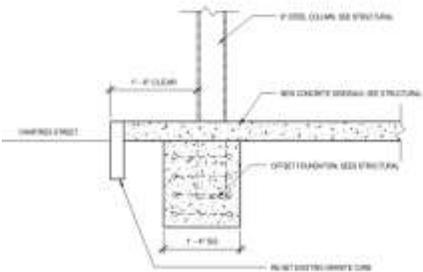




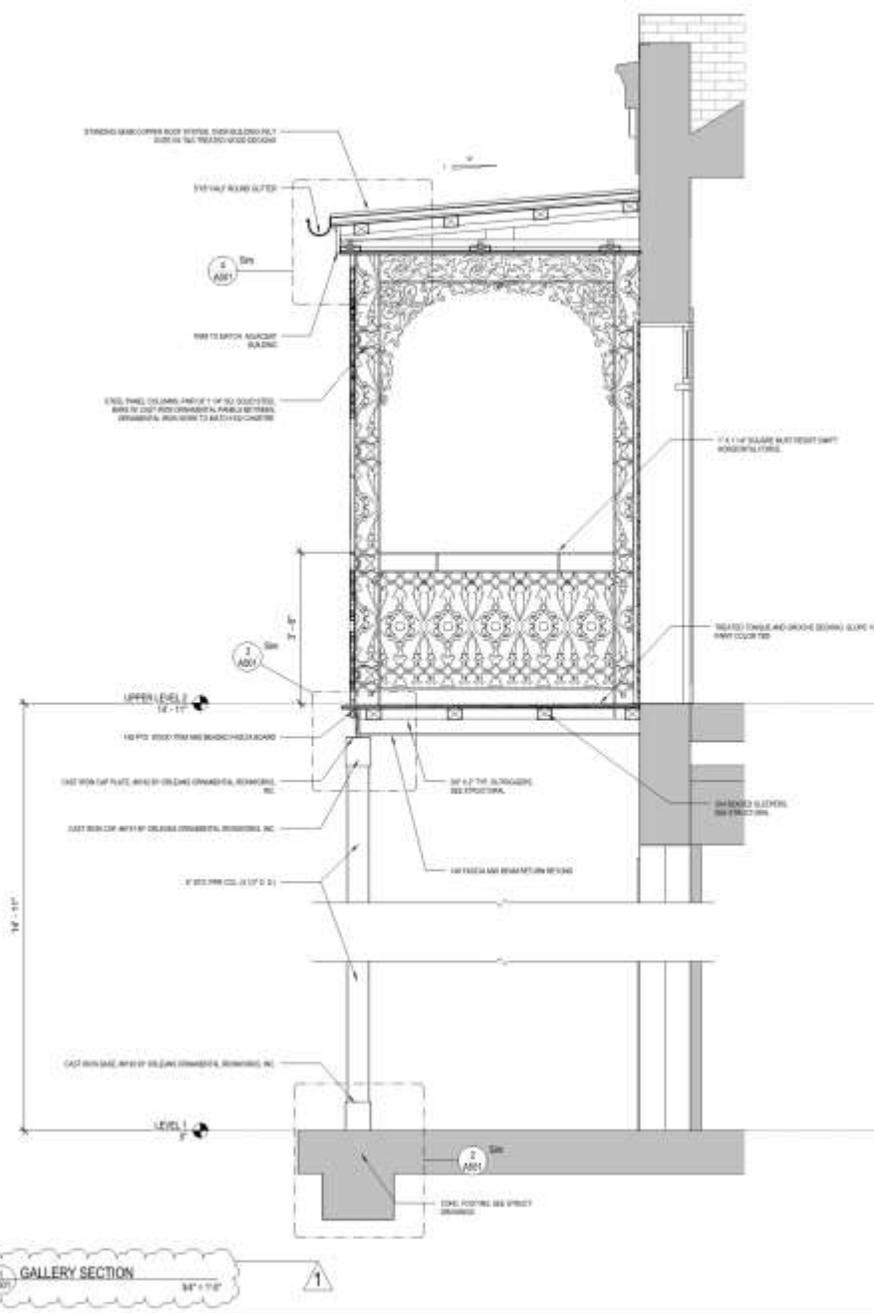
3 - GALLERY SECTION
1" = 12"



2 - GALLERY SECTION
1" = 12"



1 - GALLERY SECTION
1" = 12"



GALLERY SECTION
1" = 12"



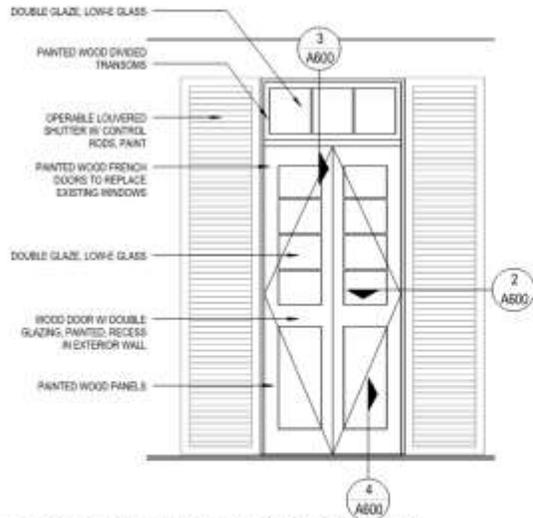
GALLERY - DOOR SCHEDULE

NUMBER	MARK	WIDTH	HEIGHT	R.O. WIDTH	R.O. HEIGHT	FIRE RATING	DESCRIPTION	Comments
B-01	ZZ	EXISTNG	EXISTNG	EXISTNG	VF	NA	GARAGE DOOR	
E-06	89	3' - 2 1/2"	7' - 3"	EXISTNG	VF	NA	PAIRED WOOD + GLASS FRENCH DOORS WITH TRANSOM	
E-06	89	3' - 2 1/2"	7' - 3"	EXISTNG	VF	NA	PAIRED WOOD + GLASS FRENCH DOORS WITH TRANSOM	
E-06	89	3' - 2 1/2"	7' - 3"	EXISTNG	VF	NA	PAIRED WOOD + GLASS FRENCH DOORS WITH TRANSOM	
E-06	89	3' - 2 1/2"	7' - 3"	EXISTNG	VF	NA	PAIRED WOOD + GLASS FRENCH DOORS WITH TRANSOM	

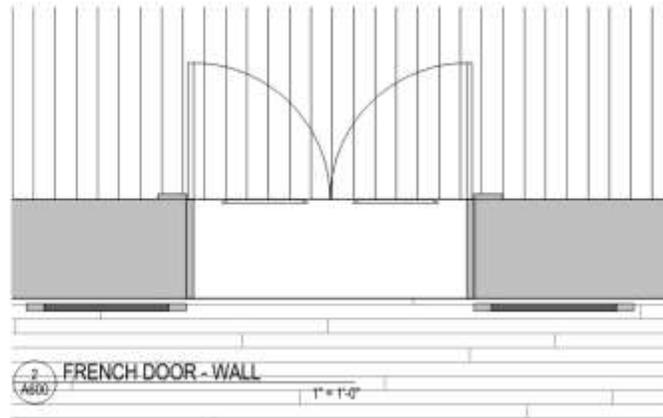
Grand total: 4

NOTE:

CONTRACTOR TO PROVIDE PAIRED DOOR + GARAGE DOOR SHOP DRAWINGS FOR ARCHITECTS & VCC REVIEW PRIOR TO THE START OF CONSTRUCTION



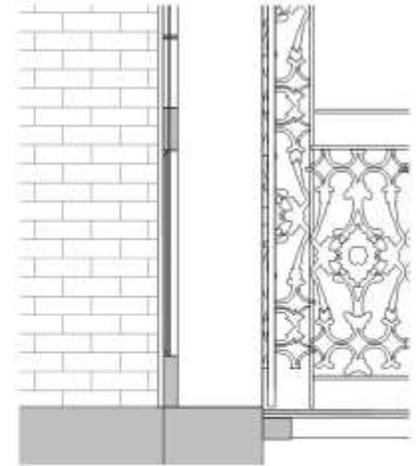
1 GALLERY - CHARTRES ST. FRENCH DOOR
1/2" = 1'-0"



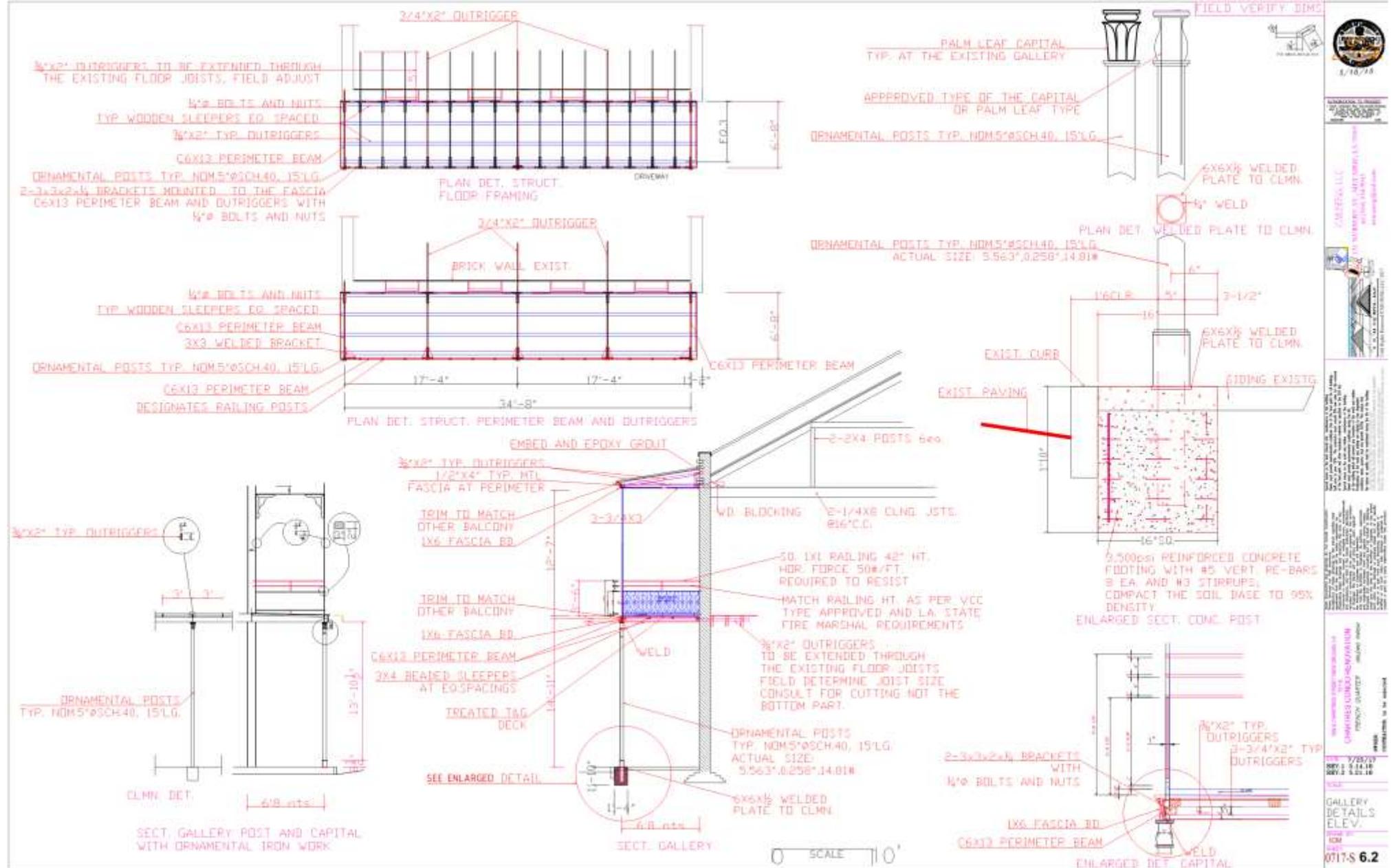
2 FRENCH DOOR - WALL
1" = 1'-0"



3 FRENCH DOOR - TRANSOM
1" = 1'-0"



4 FRENCH DOOR - BOTTOM
1" = 1'-0"



FIELD VERIFY DIMS

1/10/18

REVISIONS:

NO.	DATE	DESCRIPTION
1	7/10/18	ISSUED FOR PERMITS
2	8/21/18	REVISED PER PERMIT COMMENTS

PREPARED BY: J. J. [Name]

CHECKED BY: [Name]

DATE: 7/10/18

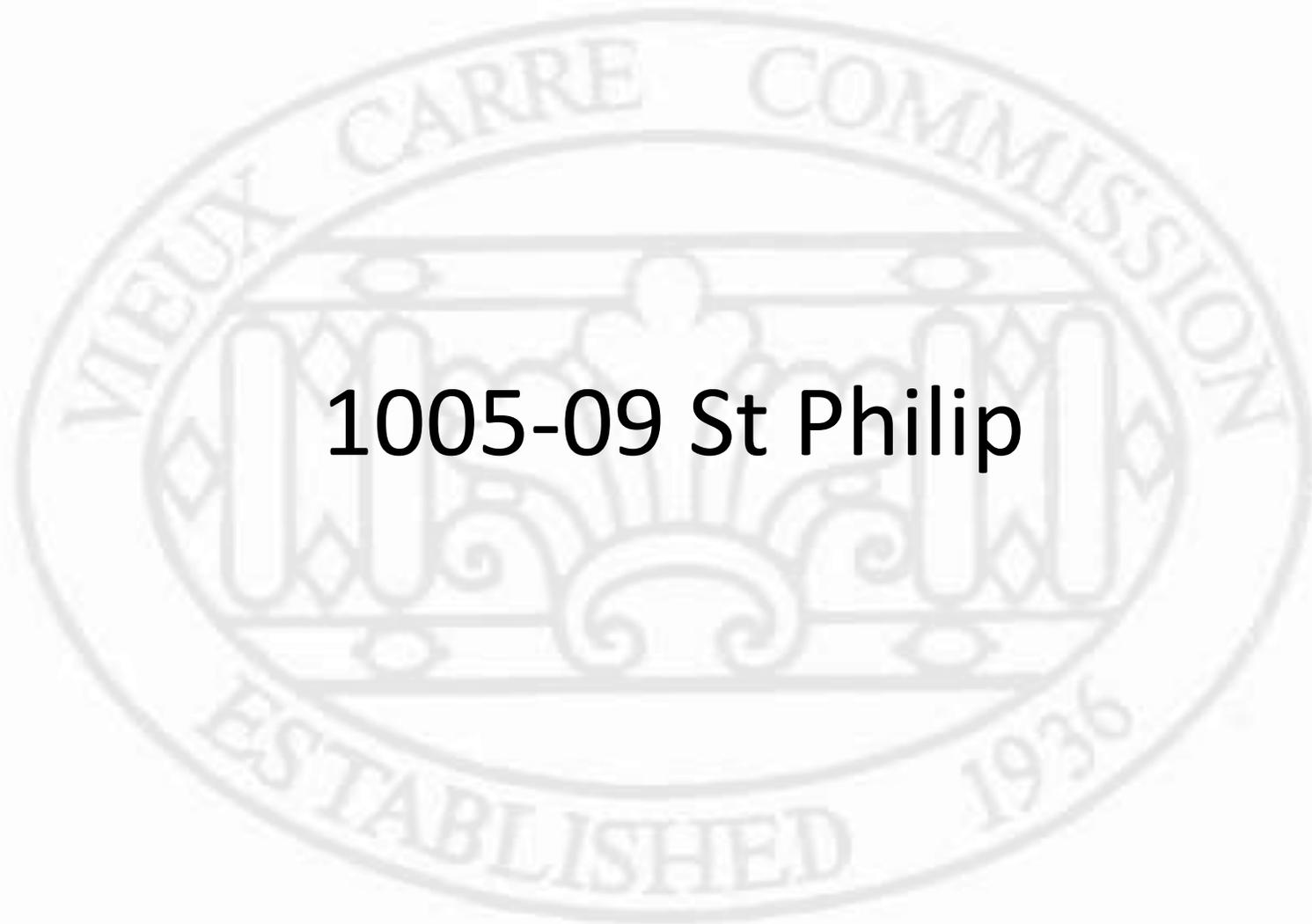
SCALE: AS SHOWN

PROJECT: GALLERY DETAILS ELEV.

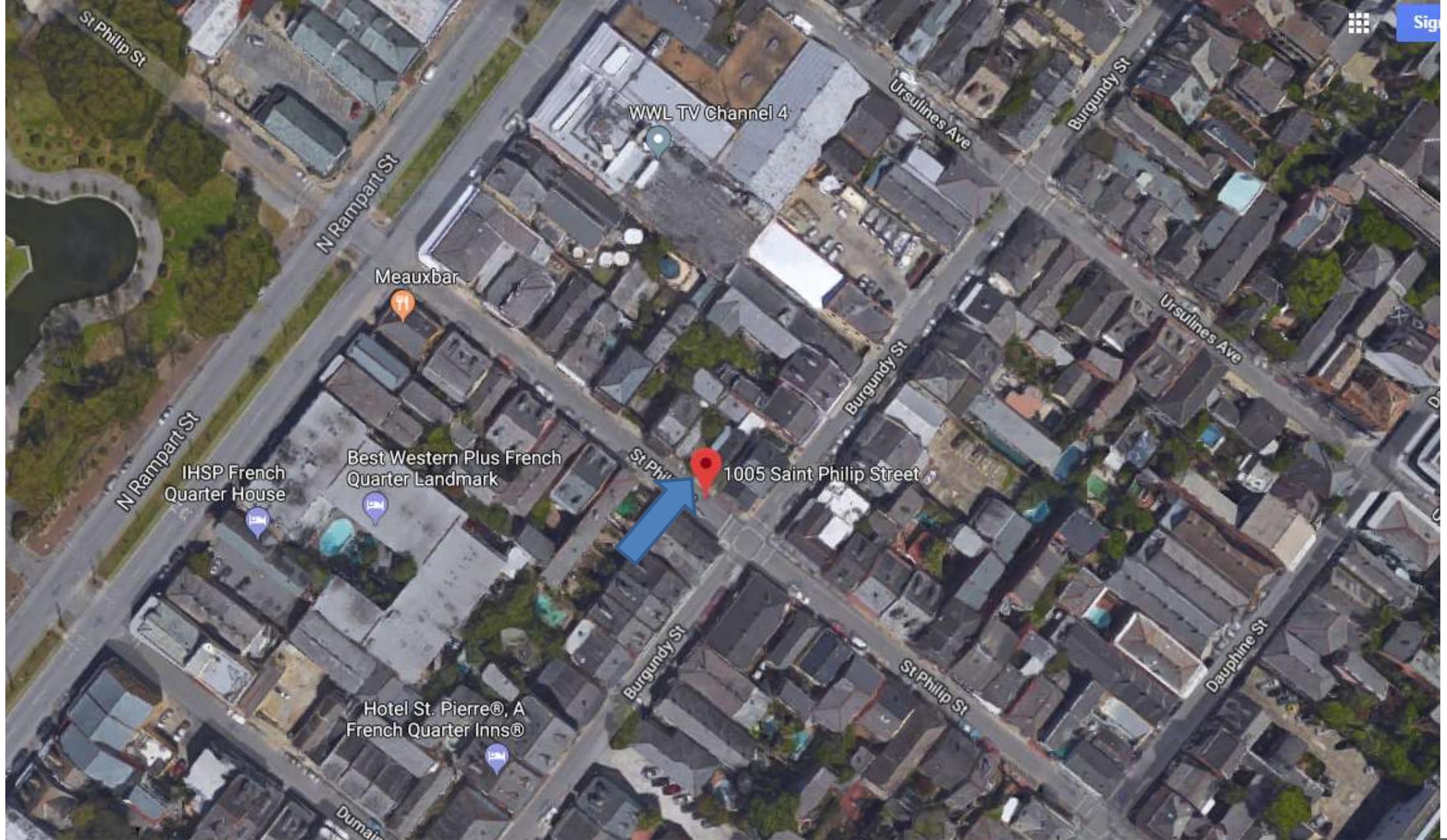
0717-S 6.2



New Business



1005-09 St Philip

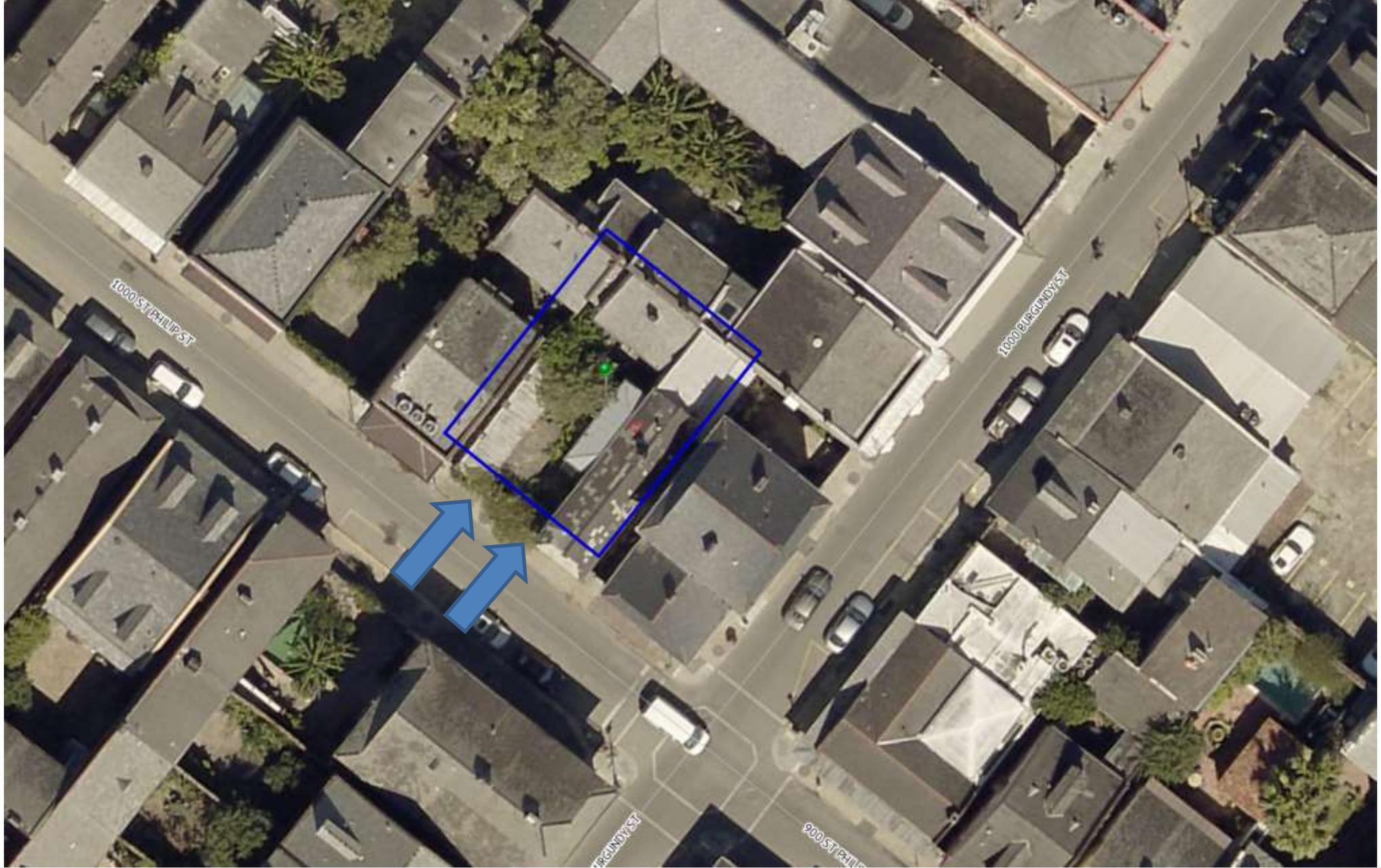


1005-09 St Philip

VCC Architectural Committee

July 10, 2018





1005-09 St Philip

VCC Architectural Committee

July 10, 2018





1005-09 St Philip

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July 10, 2018





Burgundy side wall
below height of
property line fence

1005-09 St Philip

VCC Architectural Committee

July 10, 2018





1005-09 St Philip – previously existing shed





1005-09 St Philip – previously existing shed



1005-09 St Philip – previously existing shed



1005-09 St Philip – previously existing shed



1005-09 St Philip – previously existing shed



1005-09 St Philip – previously existing shed



1005-09 St Philip – previously existing shed

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1005-09 St Philip – previously existing shed



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1005-09 St Philip

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July 10, 2018





1005-09 St Philip

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1005-09 St Philip

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July 10, 2018





1005-09 St Philip

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July 10, 2018



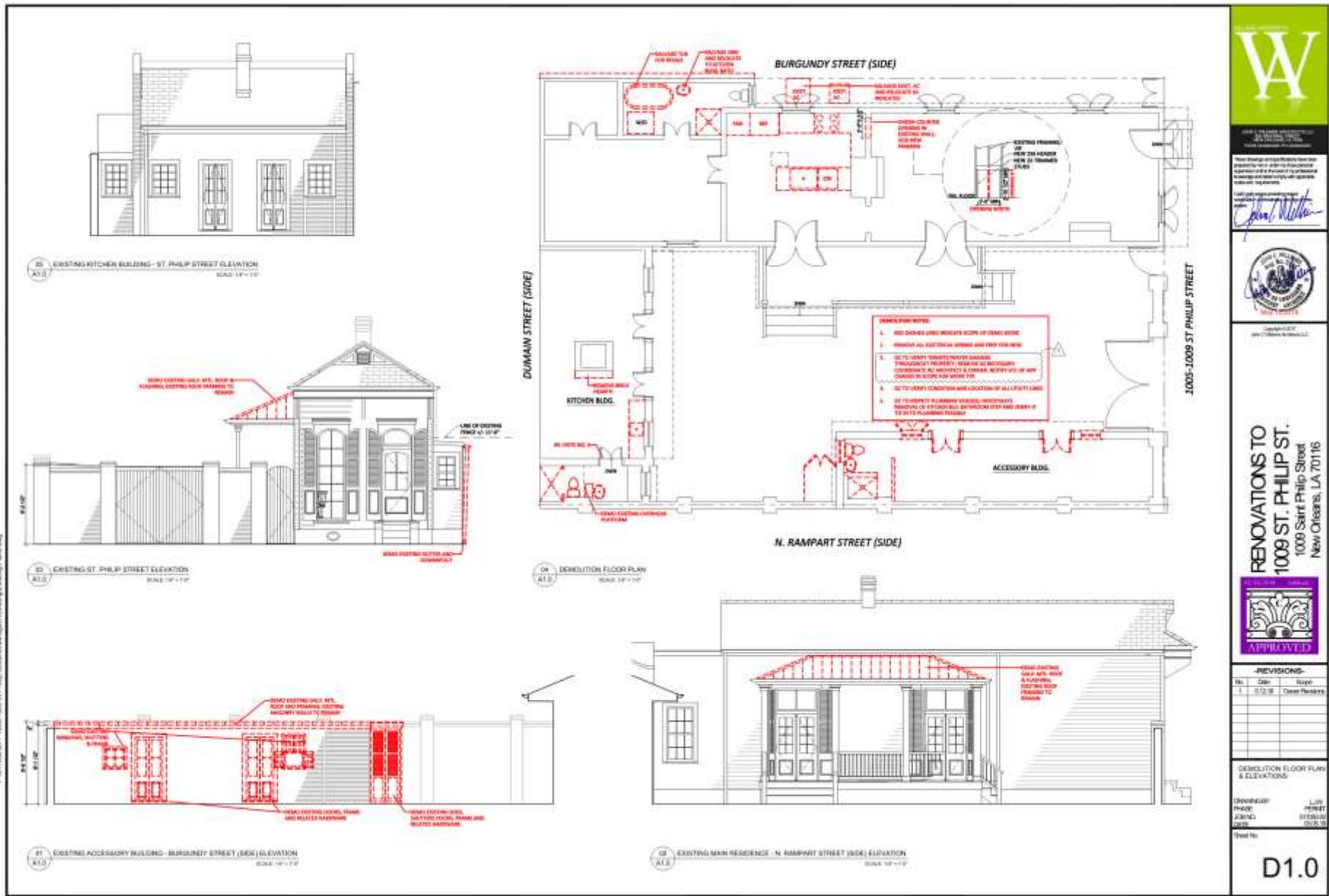


1005-09 St Philip

VCC Architectural Committee

July 10, 2018



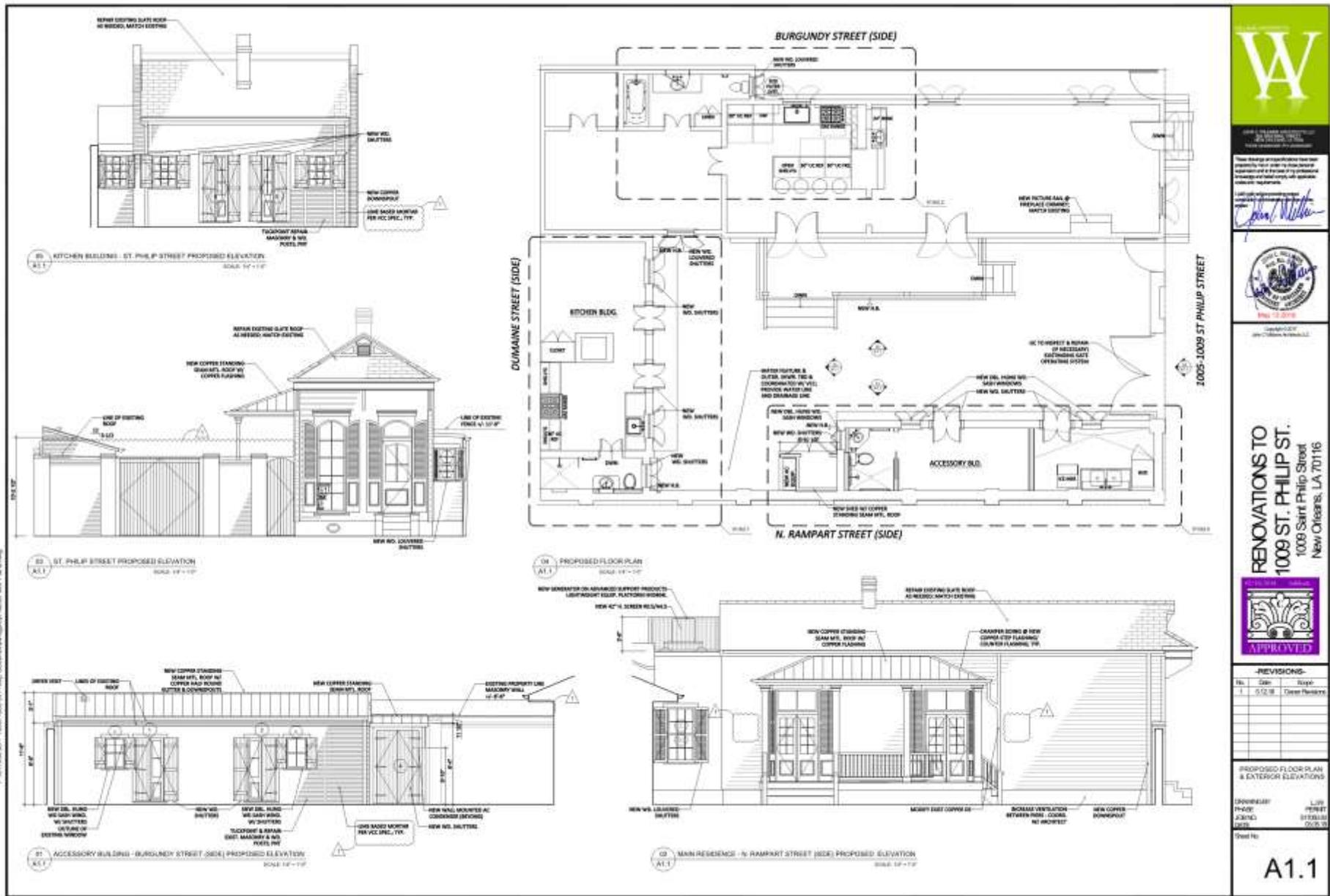


1005-09 St Philip – approved drawings

VCC Architectural Committee

July 10, 2018





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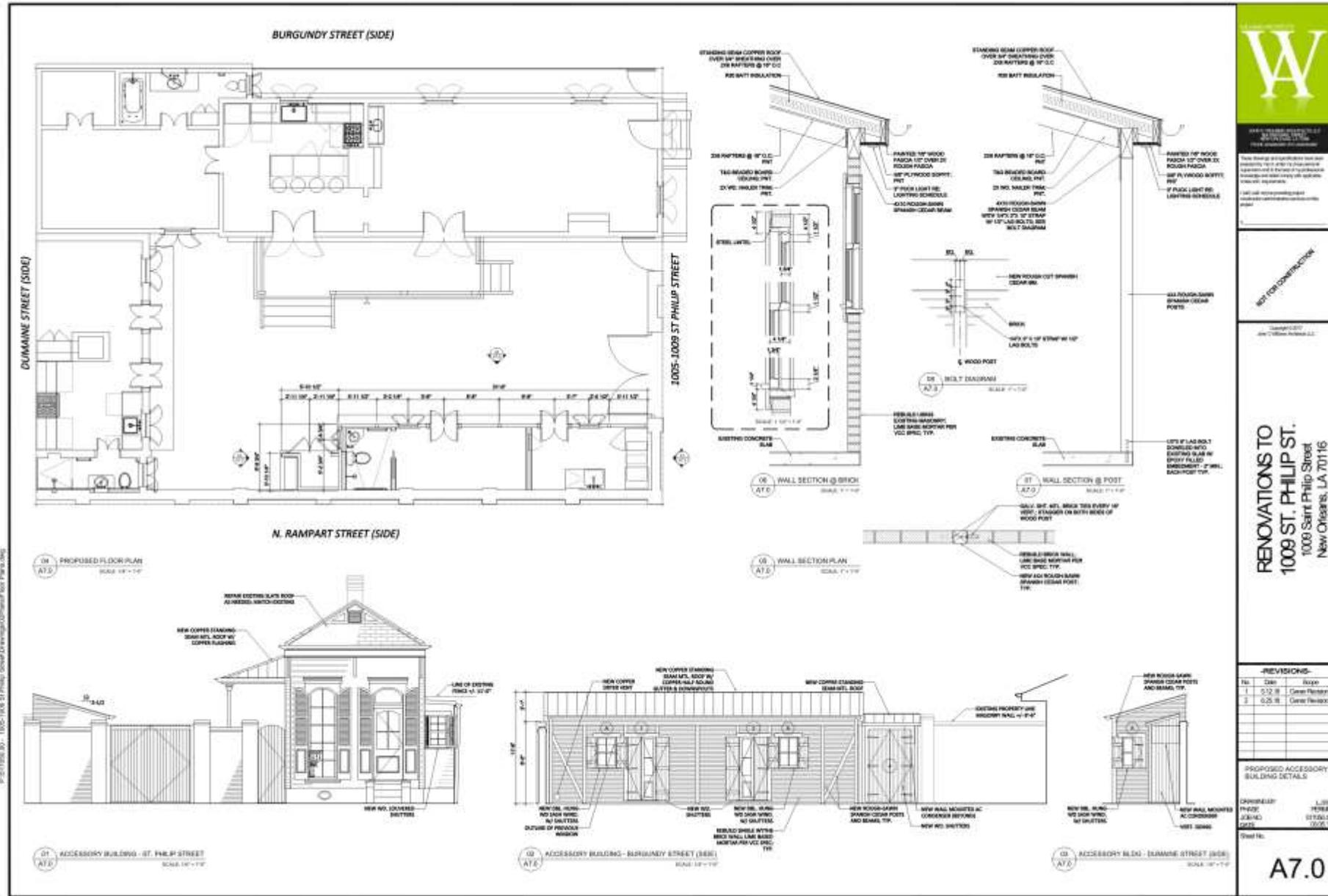
John Walker



1005-09 ST. PHILIP STREET
New Orleans, LA 70116

RENOVATIONS TO
1009 ST. PHILIP ST.
 1009 Saint Philip Street
 New Orleans, LA 70116





W

1005-1009 ST. PHILIP STREET
1000 Saint Philip Street
New Orleans, LA 70116

NOT FOR CONSTRUCTION

RENOVATIONS TO
1005 ST. PHILIP ST.
1000 Saint Philip Street
New Orleans, LA 70116



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

4702 TOULOUSE STREET
NEW ORLEANS, LOUISIANA 70119

TELEPHONE: (504) 488-1442

FACSIMILE: (504) 488-1448

July 9, 2018

Mr. John C. Williams
John C. Williams Architects
824 Baronne Street
New Orleans, LA 70113

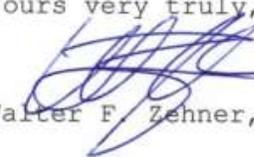
Re: 1005-09 St. Philip Street

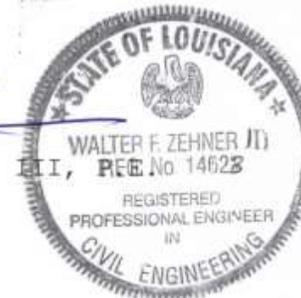
Dear Mr. Williams,

I had visited the property at 1005-09 St. Philip Street prior to the start of any construction work. The front wall of the storage building, which consisted of timber framing with brick infill, was at that time in poor condition. The timber framing, which was the structural element of the wall, was severely rotted and needed to be rebuilt.

I had occasion recently to revisit the site. The wall in question had been torn down and rebuilt with a single wythe brick wall containing no timber framing. This is unacceptable. This wall needs to be removed and replaced with a wall to match the original wall using a similar timber framing system as the original and then infilled with brick.

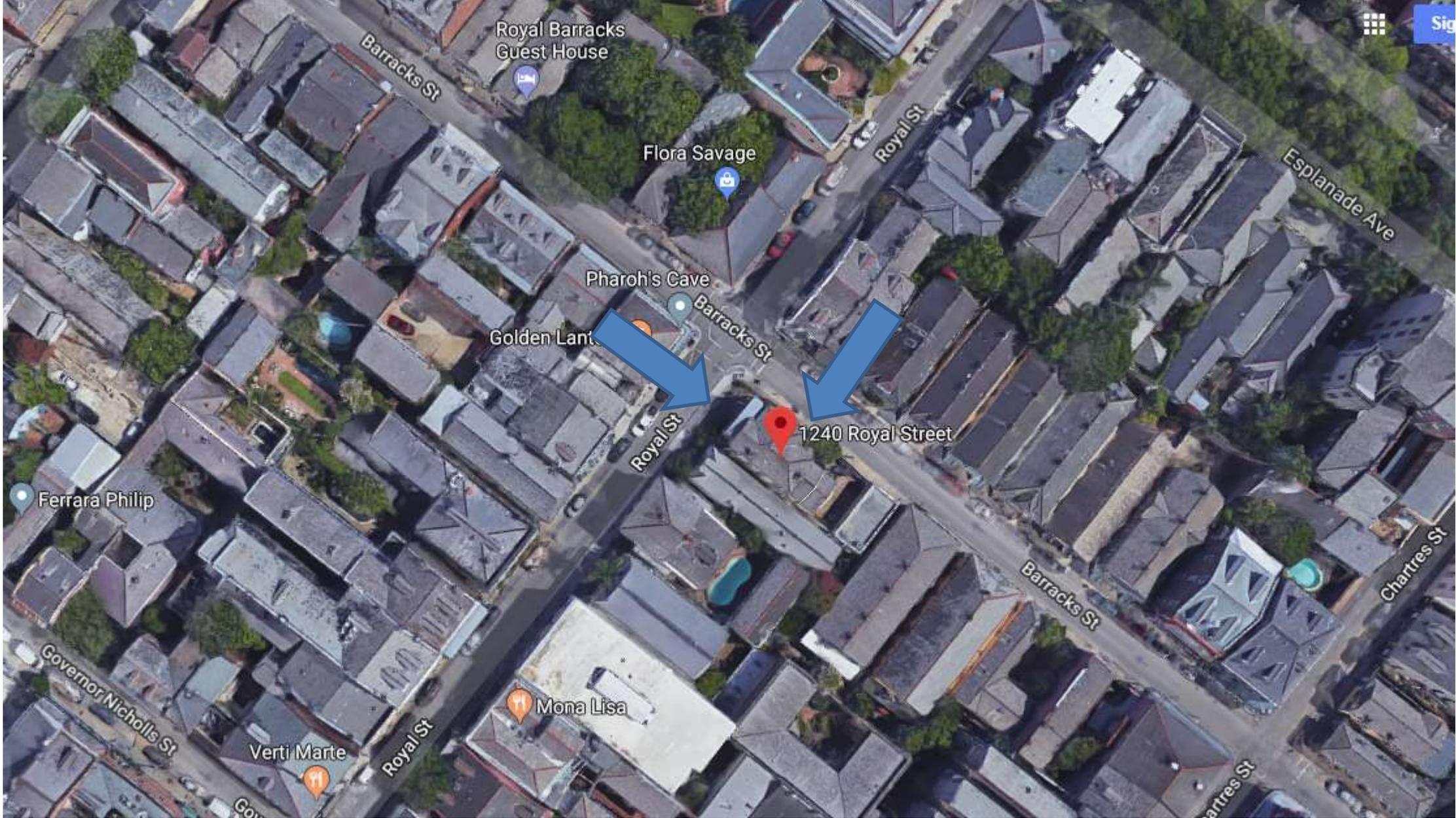
Yours very truly,


Walter F. Zehner, III,





1240 Royal



1240 Royal

VCC Architectural Committee

July 10, 2018





1240 Royal

VCC Architectural Committee

July 10, 2018





1240 Royal

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July 10, 2018





1240 Royal – 1986 – Prior to rear addition



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July 10, 2018





1240 Royal – Cantilevered Addition Examples Provided by Applicant

VCC Architectural Committee

July 10, 2018



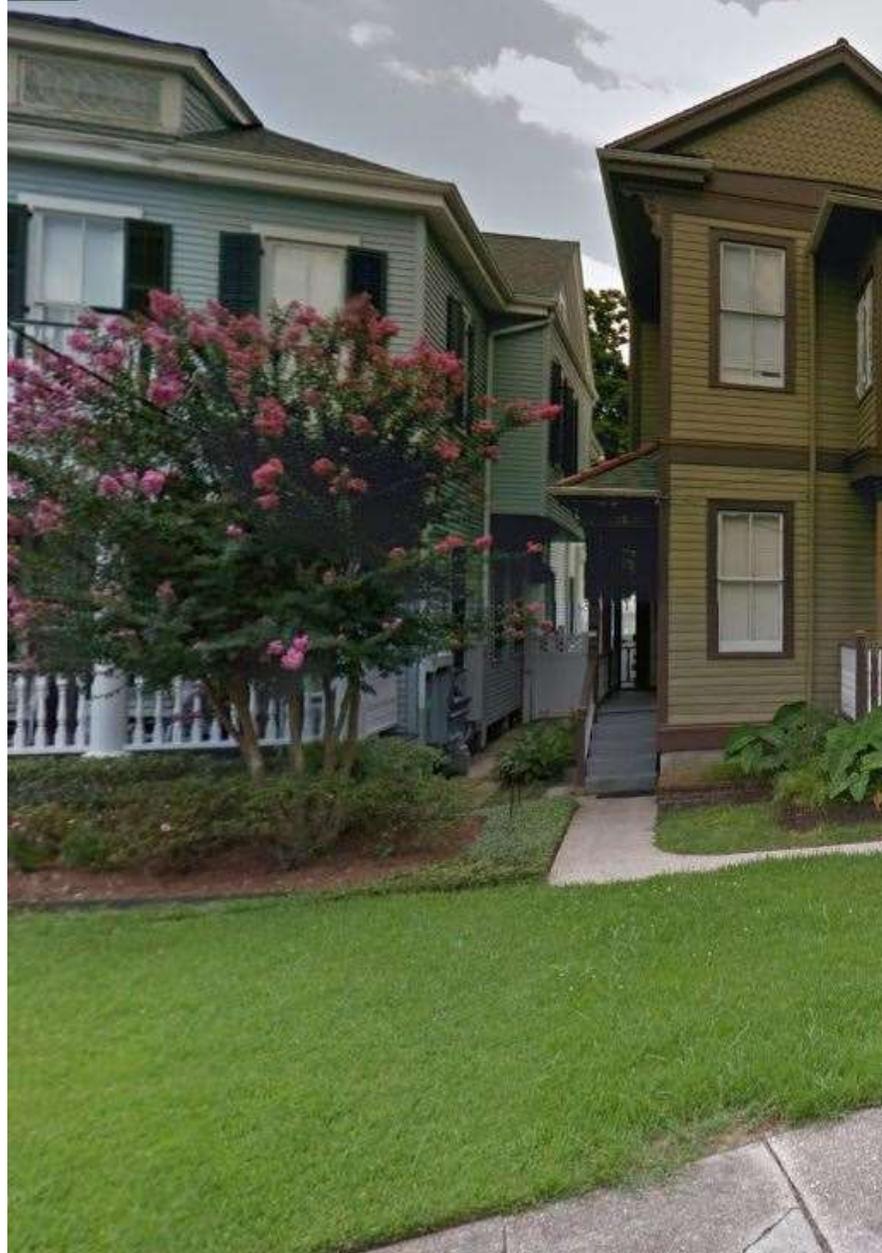


1240 Royal – Cantilevered Addition Examples Provided by Applicant



1240 Royal – Cantilevered Addition Examples Provided by Applicant





1240 Royal – Cantilevered Addition Examples Provided by Applicant

VCC Architectural Committee

July 10, 2018





1240 Royal – Cantilevered Addition Examples Provided by Applicant





1240 Royal – Cantilevered Addition Examples Provided by Applicant



1240 Royal – Cantilevered Addition Examples Provided by Applicant



1240 Royal – Cantilevered Addition Examples Provided by Applicant





1240 Royal – Cantilevered Addition Examples Provided by Applicant





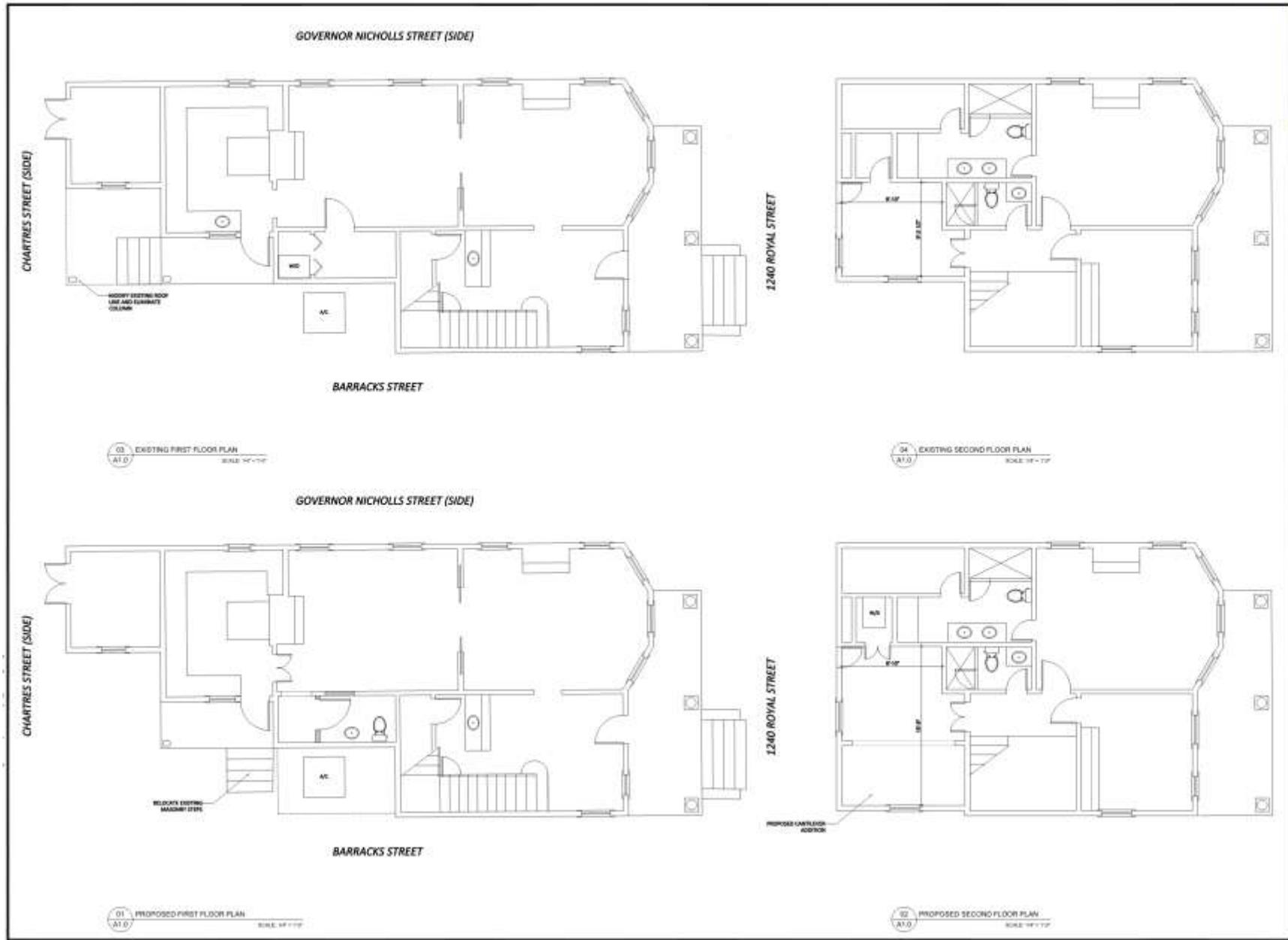
1240 Royal – Cantilevered Addition Examples Provided by Applicant





1240 Royal – Cantilevered Addition Examples Provided by Applicant





W

**RENOVATIONS TO
1240 ROYAL STREET**
1000 Royal Street
New Orleans, LA 70116

REVISIONS:		
No.	Date	Scope

EXTERIOR ELEVATIONS

DESIGNED BY: [] ARCHITECTS
 DRAWN BY: []
 CHECKED BY: []
 DATE: []

Sheet No. **A1.0**

1240 Royal

VCC Architectural Committee

July 10, 2018





02 EXISTING EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



01 PROPOSED EXTERIOR ELEVATIONS - OPTION A
SCALE: 1/8" = 1'-0"

W

ARCHITECTURAL FIRM
WALTERS ARCHITECTURE, INC.

1008 ROYAL STREET
NEW ORLEANS, LA 70116

REVISIONS TO
1240 ROYAL STREET
1008 Royal Street
New Orleans, LA 70116

-REVISIONS-		
No.	Date	Scope

EXTERIOR ELEVATIONS

DRAWING BY: JCH
PRICE: \$7500.00
DATE: 07/28/18
SCALE: 1/8" = 1'-0"

Sheet No. **A3.0a**

1240 Royal

VCC Architectural Committee

July 10, 2018





02 EXISTING EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



01 PROPOSED EXTERIOR ELEVATIONS - OPTION B
SCALE: 1/4" = 1'-0"



W ARCHITECTURE
1009 ROYAL STREET
NEW ORLEANS, LA 70116
TEL: 504.581.1111
WWW.WARCHITECTURE.COM

NOT FOR CONSTRUCTION

DESIGNED BY
W ARCHITECTURE, L.L.C.

RENOVATIONS TO
1240 ROYAL STREET
1009 Royal Street
New Orleans, LA 70116

-REVISIONS-		
No.	Date	Scope

EXTERIOR ELEVATIONS

DRAWING BY: P/RCB
CHECKED BY: S/CHW/K/C
DATE: 07.10.18
Sheet No.

A3.0b



1240 Royal

VCC Architectural Committee

July 10, 2018



02 EXISTING EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



01 PROPOSED EXTERIOR ELEVATIONS - OPTION C
SCALE: 1/4" = 1'-0"



WEST COAST ARCHITECTURAL
1000 PINE STREET, SUITE 100
NEW ORLEANS, LA 70116
504.581.1234
www.wccarchitect.com

NOT FOR CONSTRUCTION

PROJECT NO. 18-001
DATE: 07/10/18

RENOVATIONS TO
1240 ROYAL STREET
1009 Royal Street
New Orleans, LA 70116

-REVISIONS-

No.	Date	Scope

EXTERIOR ELEVATIONS

DRAWING BY: [Signature]
DATE: 07/10/18
SHEET NO. A3.0c

A3.0c



1240 Royal

VCC Architectural Committee

July 10, 2018

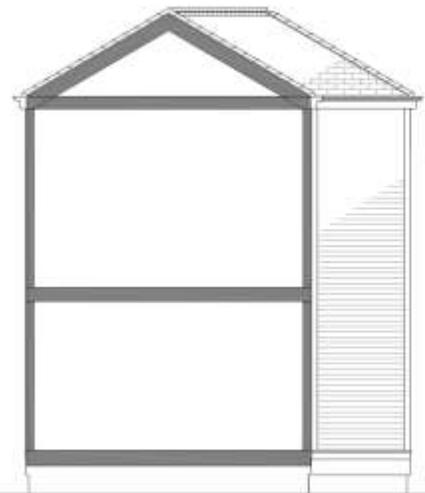


D4 PROPOSED FENCE (BARRACKS STREET)
SCALE: 1/2" = 1'-0"

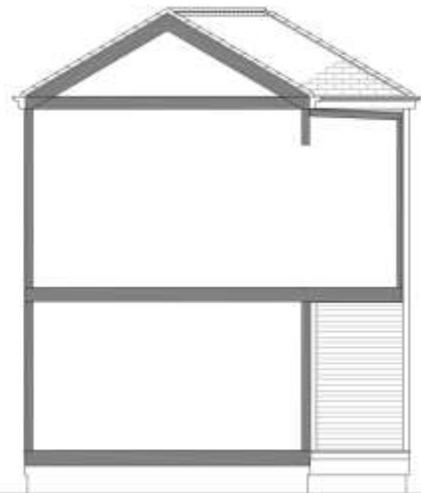


E3 EXISTING FENCE (BARRACKS STREET)
SCALE: 1/2" = 1'-0"

MODIFY EXISTING FENCE HEIGHT TO ALIGN WITH NEIGHBORING PROPERTIES



E1 EXISTING BUILDING SECTION
SCALE: 1/4" = 1'-0"



D2 PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"



100% DESIGN AND CONSTRUCTION PERMIT SET
100% DESIGN AND CONSTRUCTION PERMIT SET
100% DESIGN AND CONSTRUCTION PERMIT SET

NOT FOR CONSTRUCTION

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John Williams Architects, LLC

RENOVATIONS TO
1240 ROYAL STREET
1009 Royal Street
New Orleans, LA 70116

REVISIONS

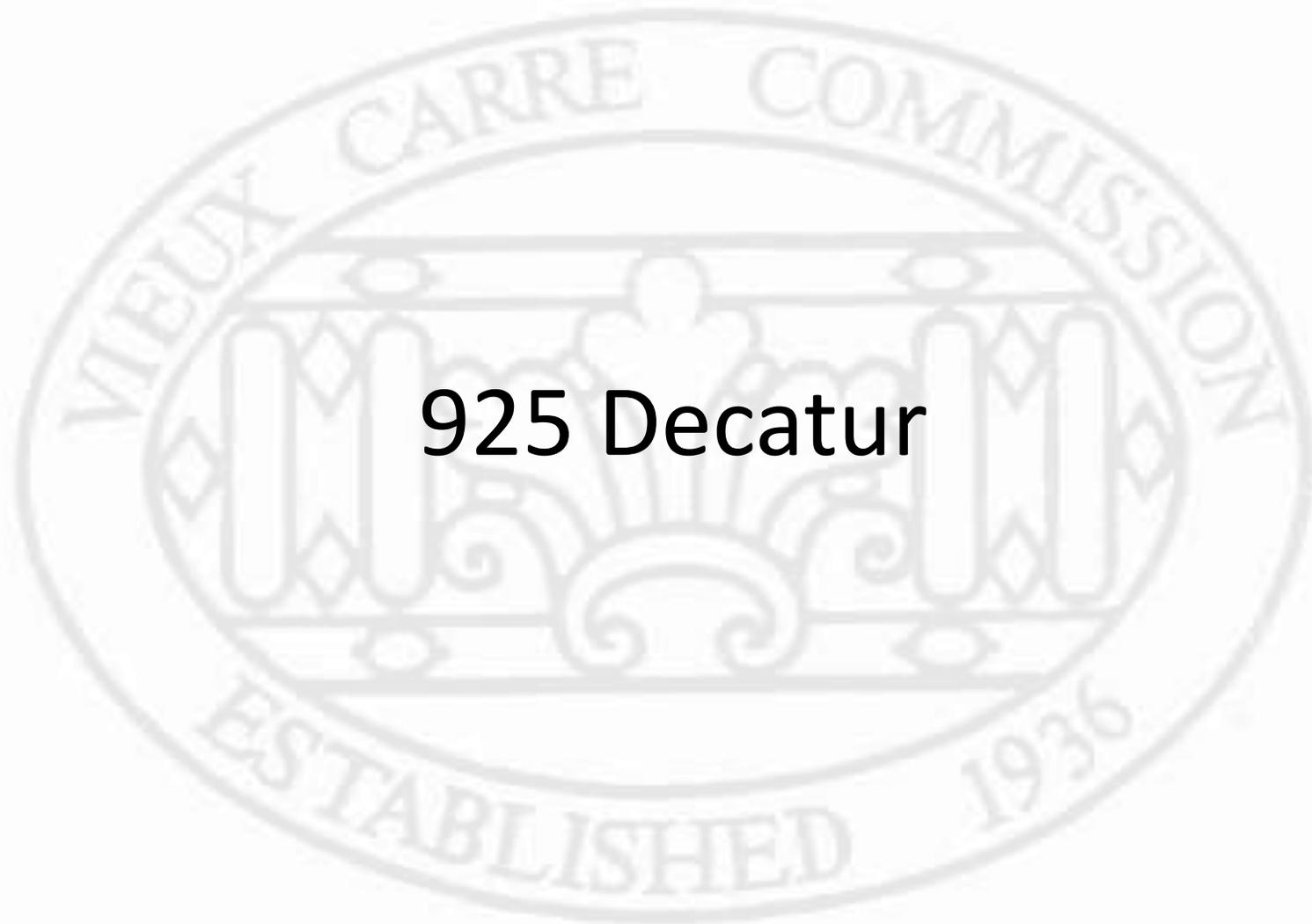
No.	Date	Scope

BUILDING SECTIONS & FENCE MODIFICATION

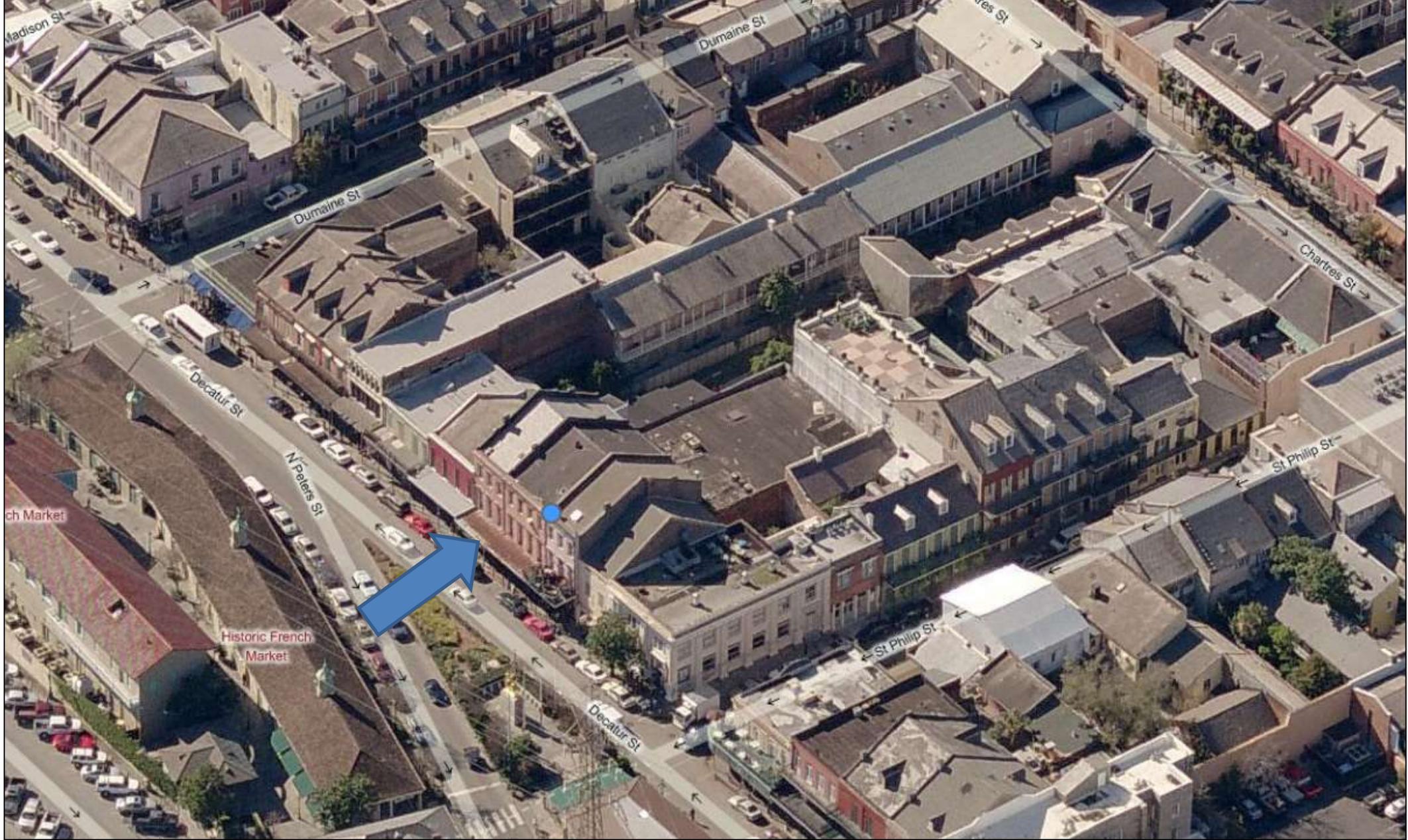
Drawn by: SCHEWING
PRICE: 017000-01
DATE: 07-10-18
Sheet No:

A4.0





925 Decatur

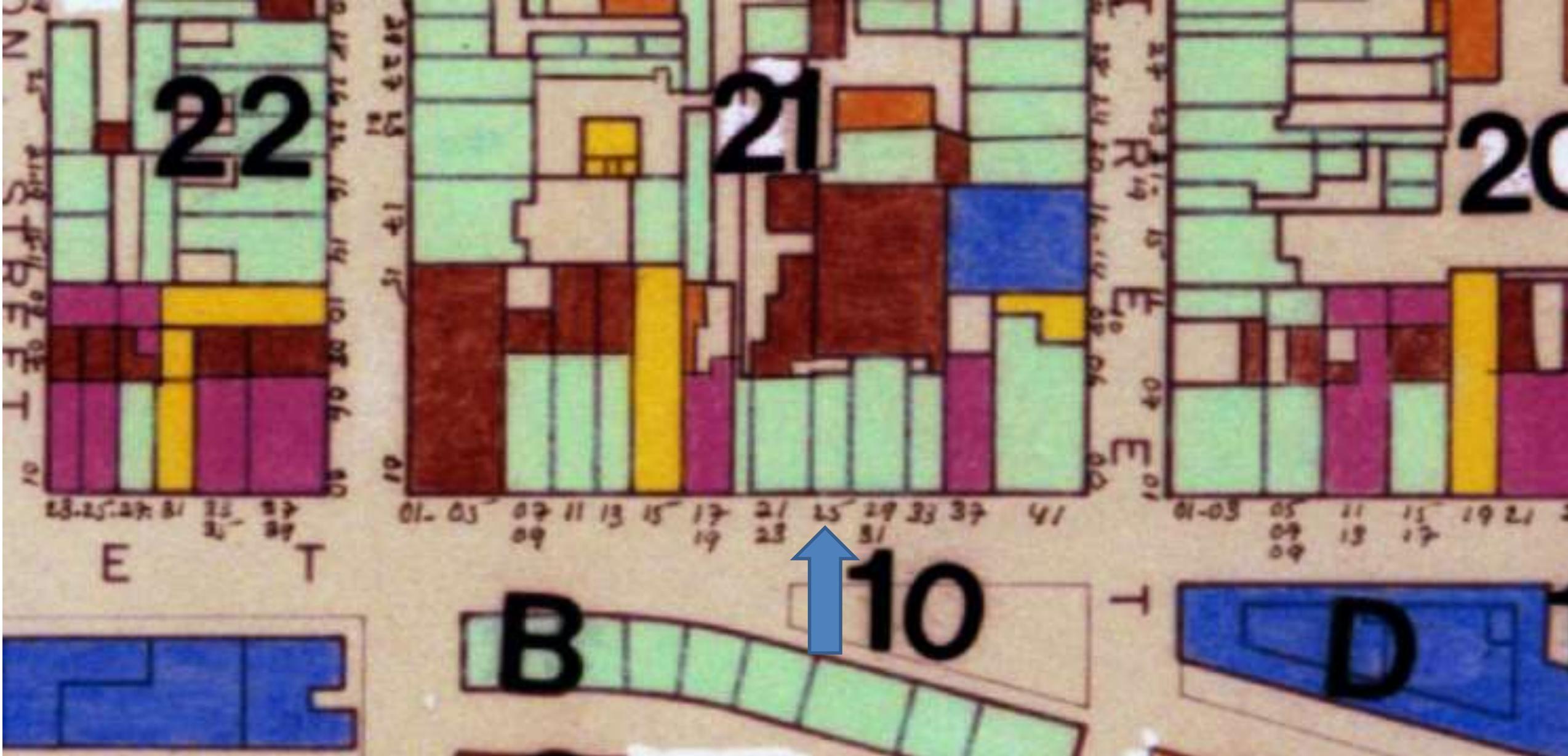


925 Decatur

VCC Architectural Committee

July 10, 2018





925 Decatur

VCC Architectural Committee

July 10, 2018





925 Decatur

VCC Architectural Committee

July 10, 2018





Late 1950s?

925 Decatur





925 Decatur





925 Decatur



925 Decatur

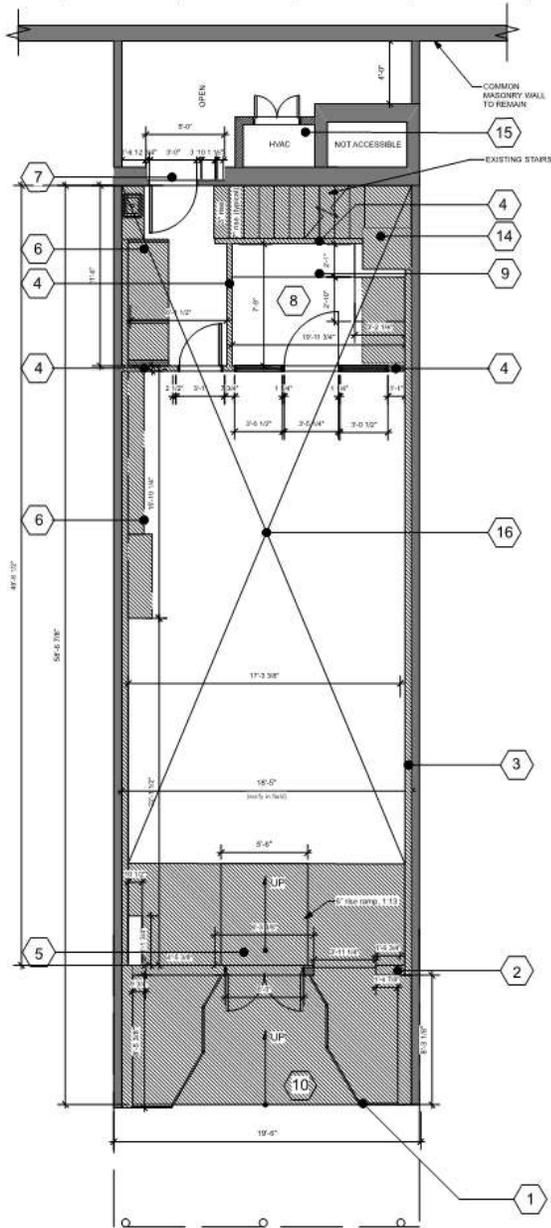
VCC Architectural Committee

July 10, 2018

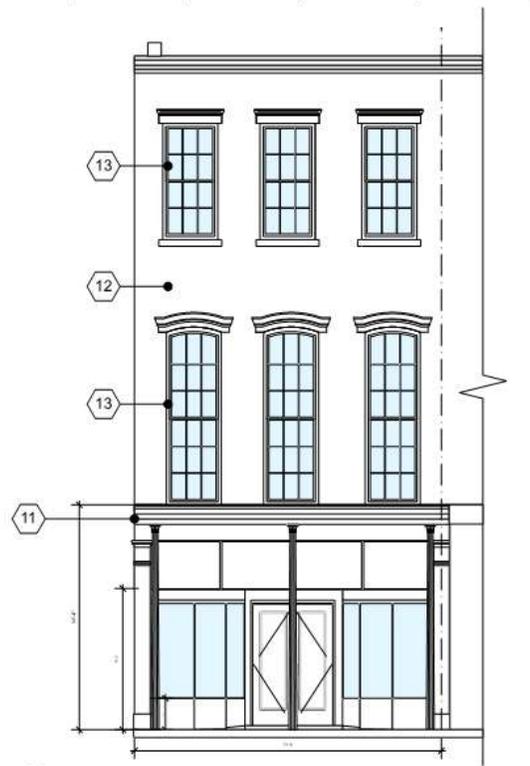


925 Decatur

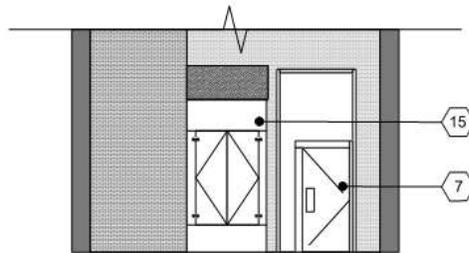
VCC Architectural Committee



1 925 Decatur Street - First Floor Existing & Demo Plan
D1.0 1/4" = 1'0"



2 925 Decatur St - Existing and Demo Elevation
D1.0 1/4" = 1'0"



3 925 Decatur St - Existing and Demo Rear Elevation
D1.0 1/4" = 1'0" see A.3.2 for full elevation

SCOPE OF WORK

925 Decatur Street is an historic building located in the Vieux Carré. The work included in this permit application is non-structural selective demolition. It includes the removal of an anachronistic storeroom and the removal of various non-loading bearing partitions on the first, second, and third floors. In addition it will include the removal and disposal of various moveable and fixed wood casework.

SPECIFIC DEMOLITION NOTES

- 1 Remove and legally dispose of existing storefront windows and display cases.
- 2 Remove and legally dispose of existing wall, including door. Provide structural support if necessary.
- 3 Remove and dispose of existing wall cladding (slatwall panels) from all walls on first floor.
- 4 Remove existing interior walls/partitions
- 5 Remove existing ramp.
- 6 Remove existing casework, shelving, counter, sinks, misc. on all three floors.
- 7 Remove and discard existing rear door and framing.
- 8 Remove existing wood flooring within indicated room.
- 9 Remove existing wall cladding and shelving/casework.
- 10 Remove paving within entry way to prepare for new wall to line up with surrounding structures.
- 11 Minor repairs to flashing on existing gallery canopy.
- 12 Clean and repair minor plaster defects, remove vegetation.
- 13 Reglaze any broken glass.
- 14 Demo Stairs
- 15 Demo Wooden Air Conditioning Enclosure
- 16 Remove Existing Slab

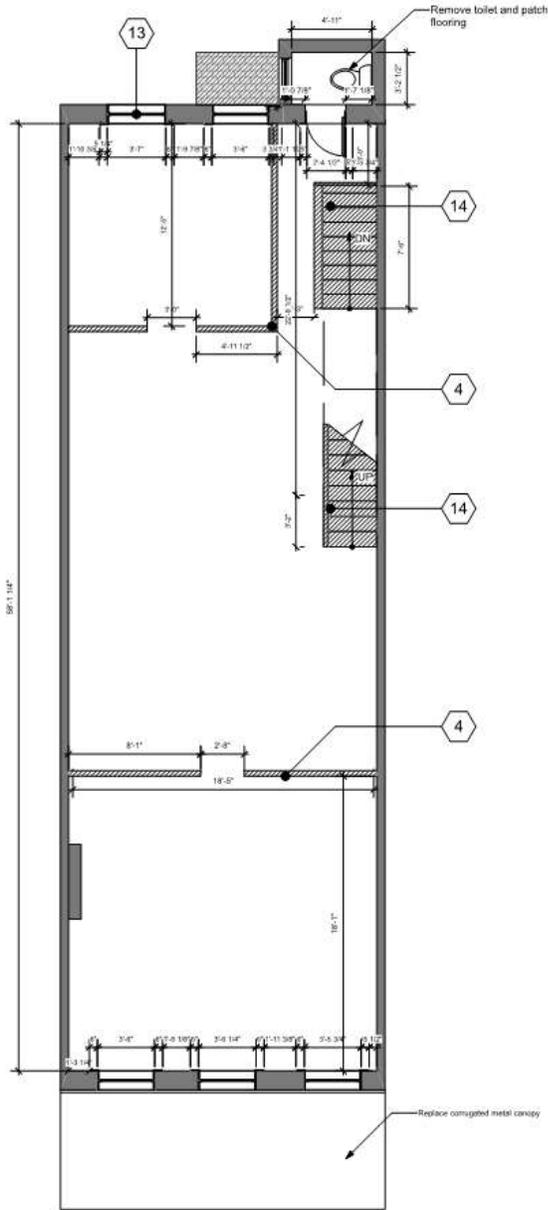
All work is to comply with the requirements of the Office of the State Fire Marshall.

GENERAL DEMOLITION NOTES

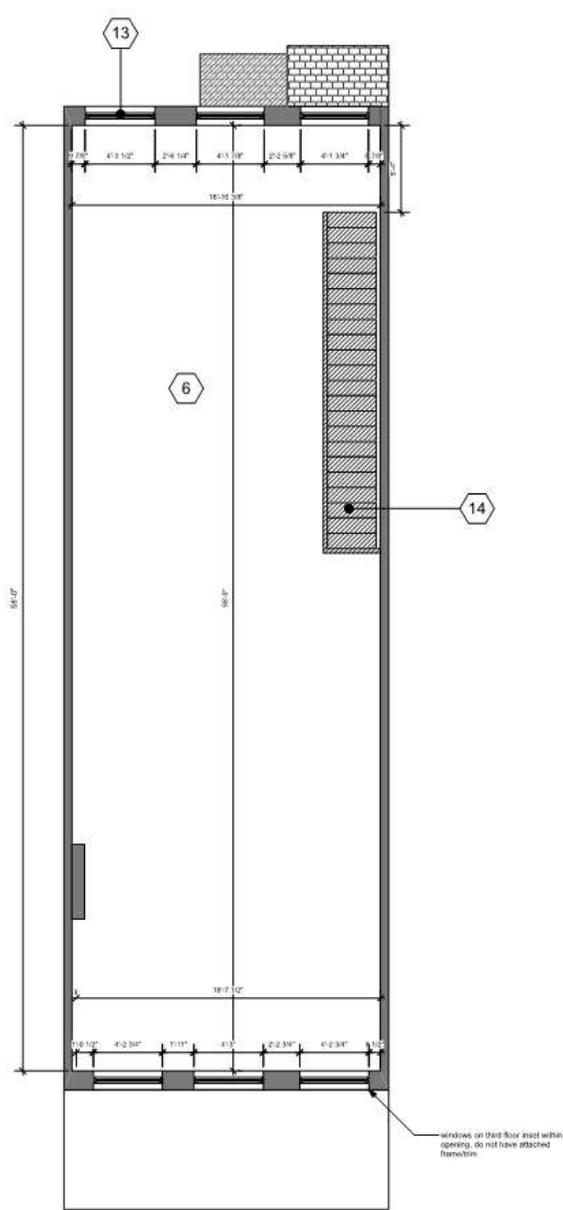
- 1 Strengthen or add new supports when required during progress of demolition.
- 2 Protect adjacent buildings and facilities from damage due to demolition activities.
- 3 Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
- 4 Provide protection to ensure safe passage of people around building demolition area and to and from occupied portions of adjacent buildings and structures.
- 5 Protect walls, windows, roofs, and other adjacent exterior construction that are to remain and that are exposed to building demolition operations.
- 6 Erect and maintain dustproof partitions and temporary enclosures to limit dust, noise, and dirt migration to occupied portions of adjacent buildings.
- 7 Remove temporary barriers and protections where hazards no longer exist. Where open excavations or other hazardous conditions remain, leave temporary barriers and protections in place.
- 8 Do not use cutting torches until work area is cleared of flammable materials. Maintain portable fire-suppression devices during flame-cutting operations. Maintain adequate ventilation when using cutting torches.
- 9 Locate building demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
- 10 Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by authorities having jurisdiction.
- 11 Use water mist and other suitable methods to limit spread of dust and dirt. Comply with governing environmental-protection regulations. Do not use water when it may damage adjacent construction or create hazardous or objectionable conditions, such as ice, flooding, and pollution.
- 12 Below-Grade Construction: Demolish foundation walls and other below-grade construction that are within footprint of new construction and extending 2 feet outside footprint indicated for new construction. Abandon below-grade construction outside this area.
- 13 Remove below-grade construction, including foundation walls, and footings, to at least 12 inches.
- 14 Below-Grade Areas: Rough grade below-grade areas ready for further excavation or new construction.
- 15 Do not allow demolished materials to accumulate on-site.
- 16 Clean adjacent structures and improvements of dust, dirt, and debris caused by building demolition operations. Return adjacent areas to condition existing before building demolition operations began.



July 10, 2018



1 925 Decatur Street - Second Existing and Demo Plan
 D 2.0 1/4" = 1'0"



2 925 Decatur Street - Third Floor Existing and Demo Plan
 D 2.0 1/4" = 1'0"

SPECIFIC DEMOLITION NOTES

- 1 Remove and legally dispose of existing storefront windows and display cases.
- 2 Remove and legally dispose of existing wall, including door. Provide structural support if necessary.
- 3 Remove and dispose of existing wall cladding (slatwall panels) from all walls on first floor.
- 4 Remove existing interior walls/partitions
- 5 Remove existing ramp.
- 6 Remove existing casework, shelving, counter, sinks, misc. on all three floors.
- 7 Remove and discard existing rear door and framing.
- 8 Remove existing wood flooring within indicated room.
- 9 Remove existing wall cladding and shelving/casework.
- 10 Remove paving within entry way to prepare for new wall to line up with surrounding structures.
- 11 Minor repairs to flashing on existing gallery canopy.
- 12 Clean and repair minor plaster defects.
- 13 Reglaze any broken glass.
- 14 Demo Stairs
- 15 Demo Wooden Air Conditioning Enclosure
- 16 Remove Existing Slab

All work is to comply with the requirements of the Office of the State Fire Marshall.

GENERAL DEMOLITION NOTES

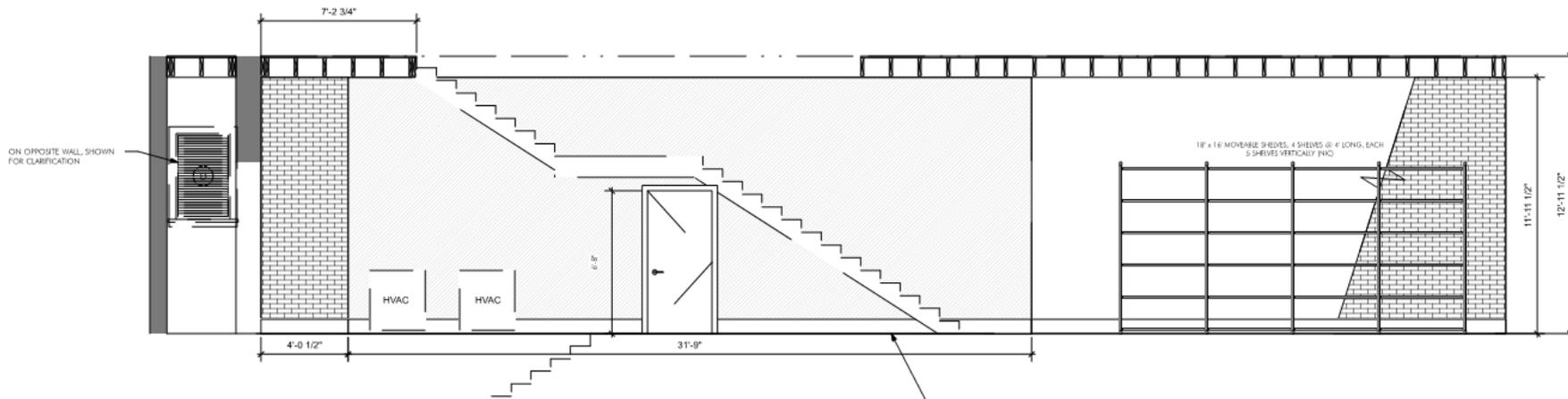
- 1 Strengthen or add new supports when required during progress of demolition.
- 2 Protect adjacent buildings and facilities from damage due to demolition activities.
- 3 Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
- 4 Provide protection to ensure safe passage of people around building demolition area and to and from occupied portions of adjacent buildings and structures.
- 5 Protect walls, windows, roofs, and other adjacent exterior construction that are to remain and that are exposed to building demolition operations.
- 6 Erect and maintain dustproof partitions and temporary enclosures to limit dust, noise, and dirt migration to occupied portions of adjacent buildings.
- 7 Remove temporary barriers and protections where hazards no longer exist. Where open excavations or other hazardous conditions remain, leave temporary barriers and protections in place.
- 8 Do not use cutting torches until work area is cleared of flammable materials. Maintain portable fire-suppression devices during flame-cutting operations. Maintain adequate ventilation when using cutting torches.
- 9 Locate building demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
- 10 Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by authorities having jurisdiction.
- 11 Use water mist and other suitable methods to limit spread of dust and dirt. Comply with governing environmental-protection regulations. Do not use water when it may damage adjacent construction or create hazardous or objectionable conditions, such as ice, flooding, and pollution.
- 12 Below-Grade Construction: Demolish foundation walls and other below-grade construction that are within footprint of new construction and extending 2 feet outside footprint indicated for new construction. Abandon below-grade construction outside this area.
- 13 Remove below-grade construction, including foundation walls, and footings, to at least 12 inches.
- 14 Below-Grade Areas: Rough grade below-grade areas ready for further excavation or new construction.
- 15 Do not allow demolished materials to accumulate on-site.
- 16 Clean adjacent structures and improvements of dust, dirt, and debris caused by building demolition operations. Return adjacent areas to condition existing before building demolition operations began.

925 Decatur

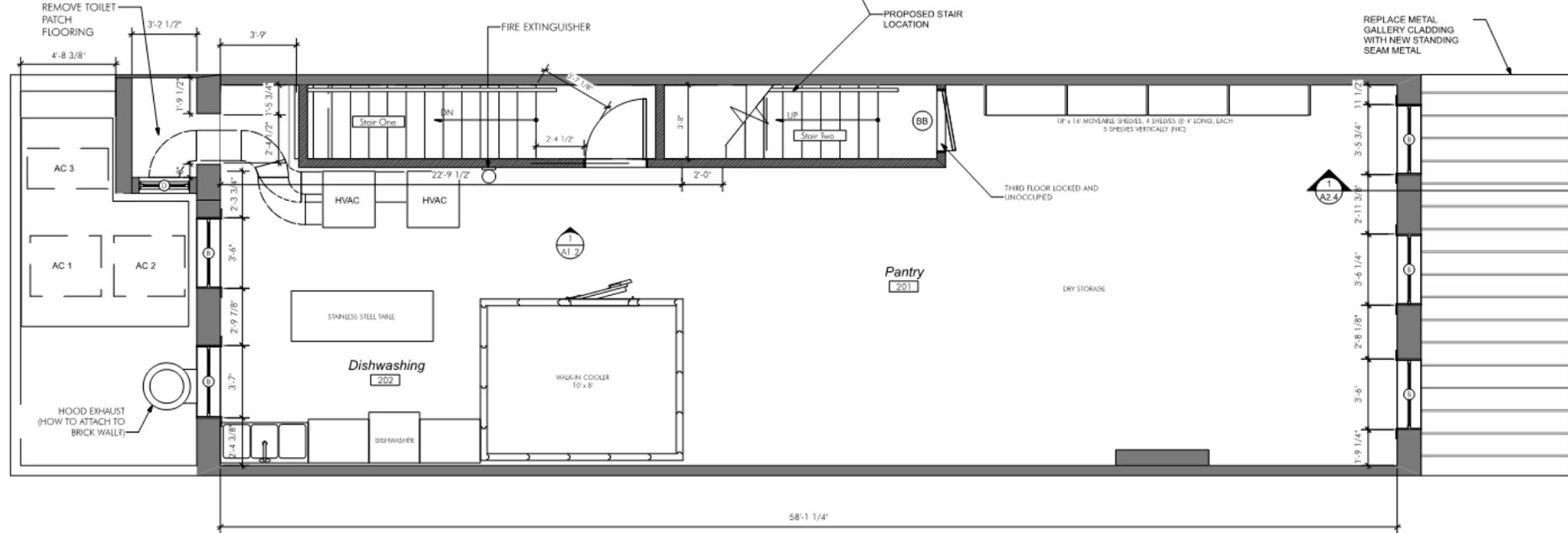
VCC Architectural Committee

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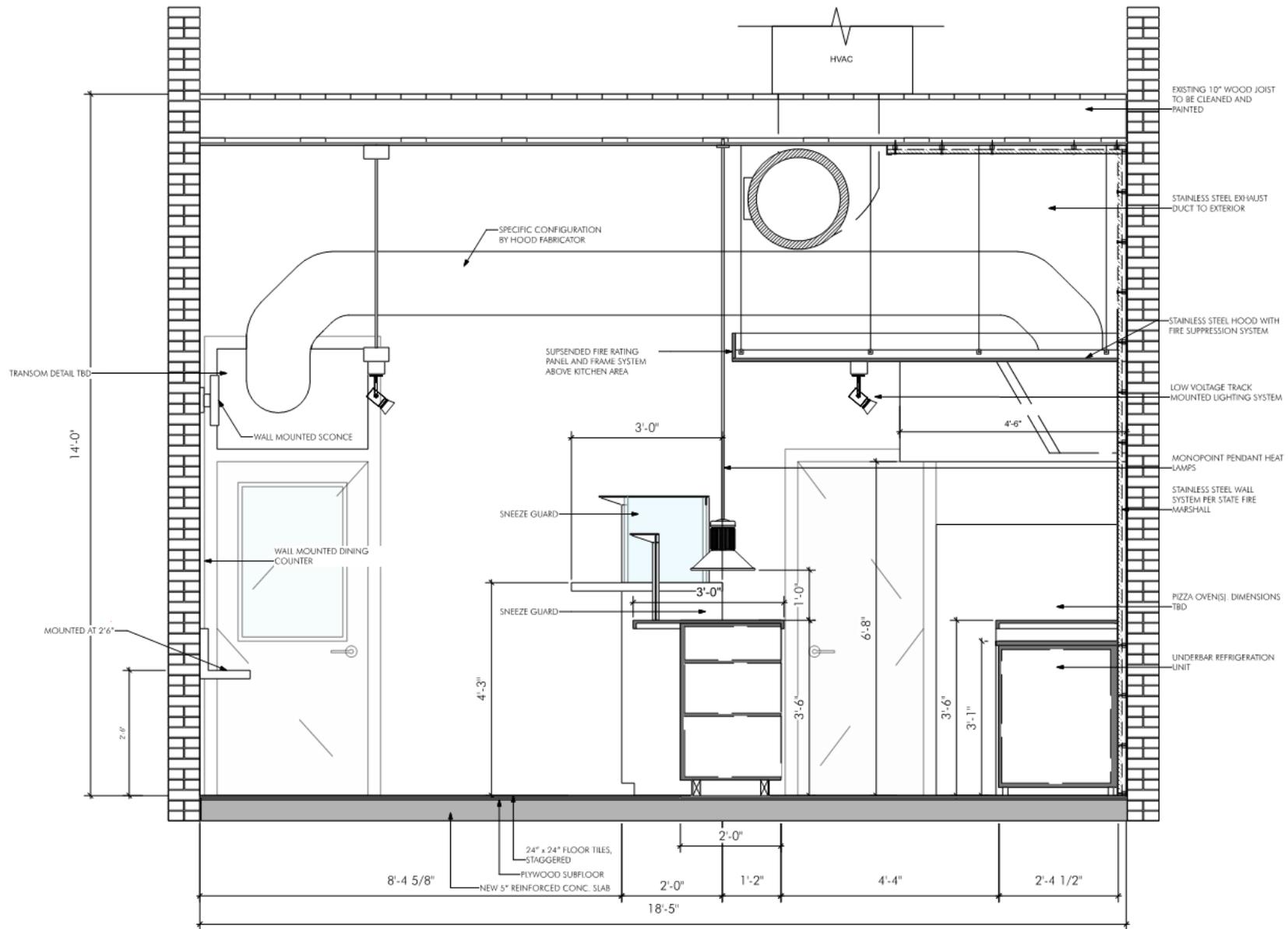


1 Second Floor Elevation - Staircase
Scale: 3/8" = 1'-0"



2 Second Floor Plan
Scale: 3/8" = 1'-0"





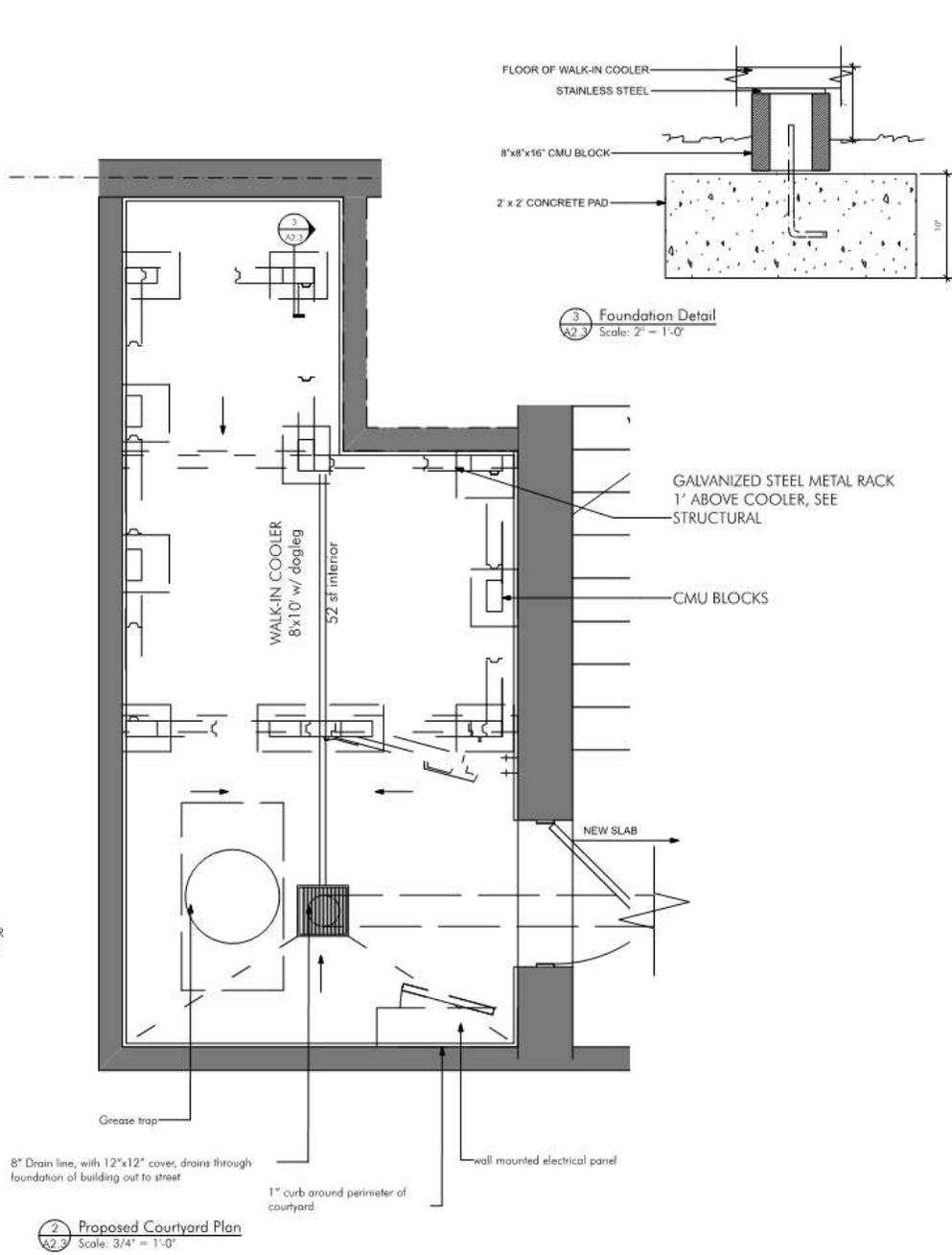
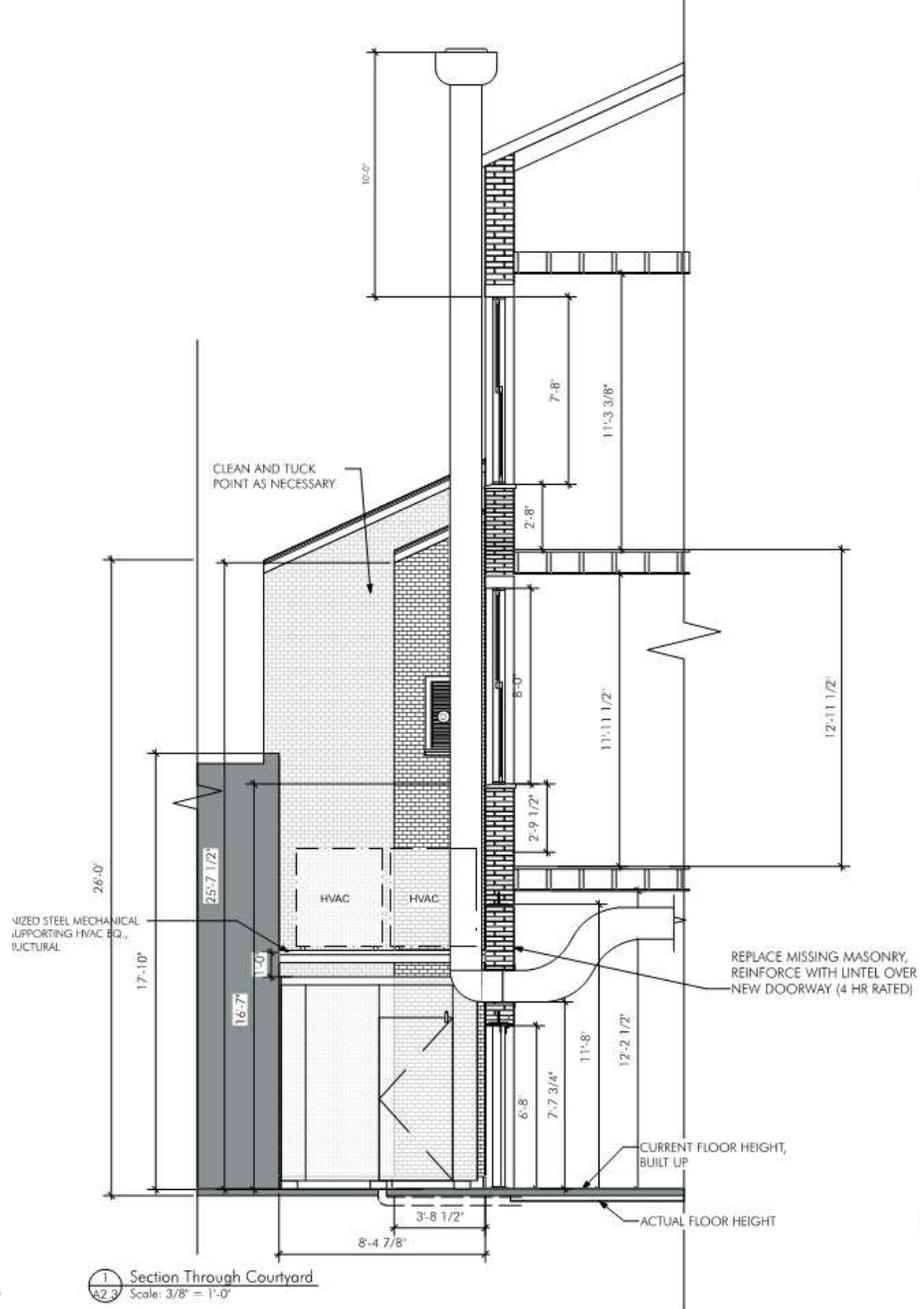
925 Decatur

1 Transverse Section
 A 2.0 Scale: 1" = 1'-0"



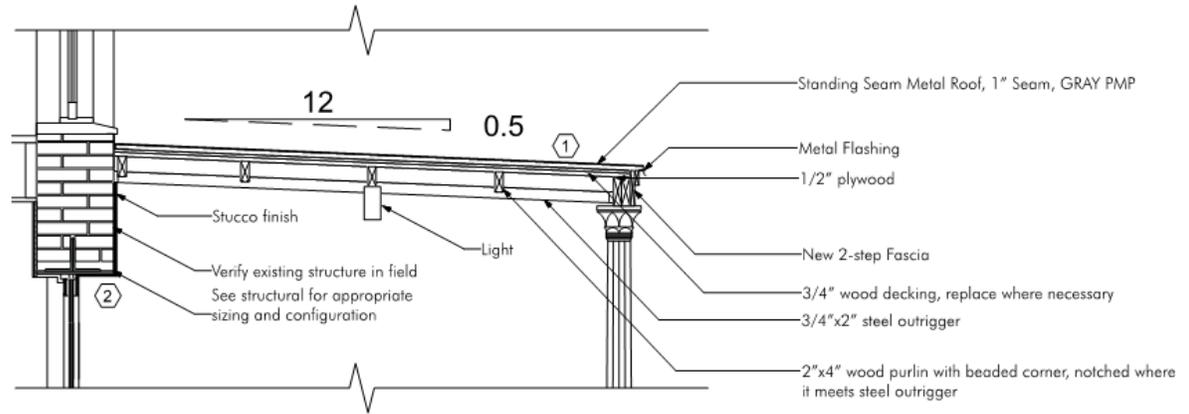
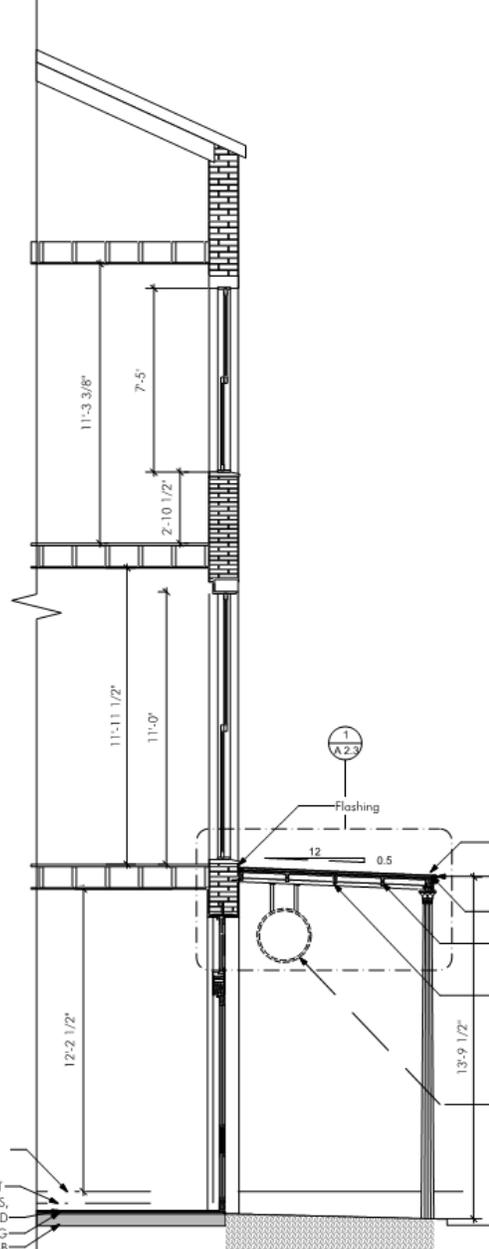
925 Decatur

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July 10, 2018

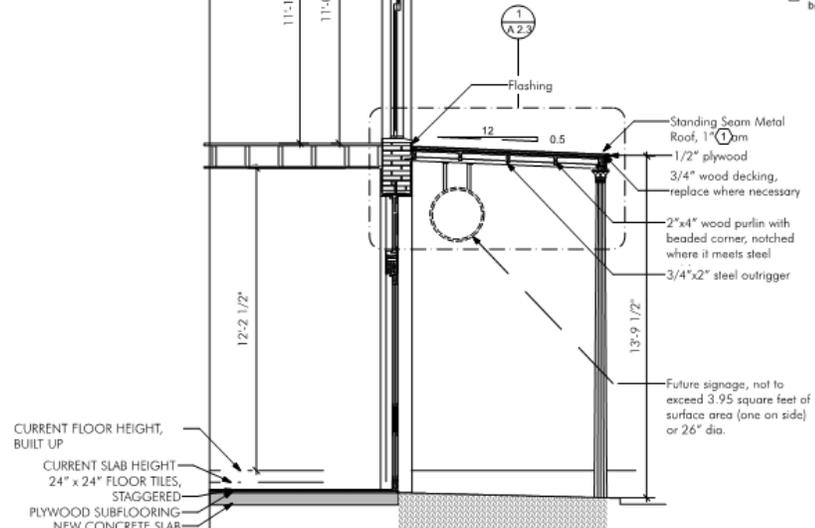




1 Standing Seam Metal Canopy Detail
Scale: 1" = 1'-0"

GENERAL NOTES

- ① 24 ga. galvanized steel standing seam roof, 16.75' to be painted, then repainted after six months.
- ② Based on assumed conditions, likely to change based on on-site observation



2 Section Through Decatur Street Wall
Scale: 3/8" = 1'-0"

925 Decatur

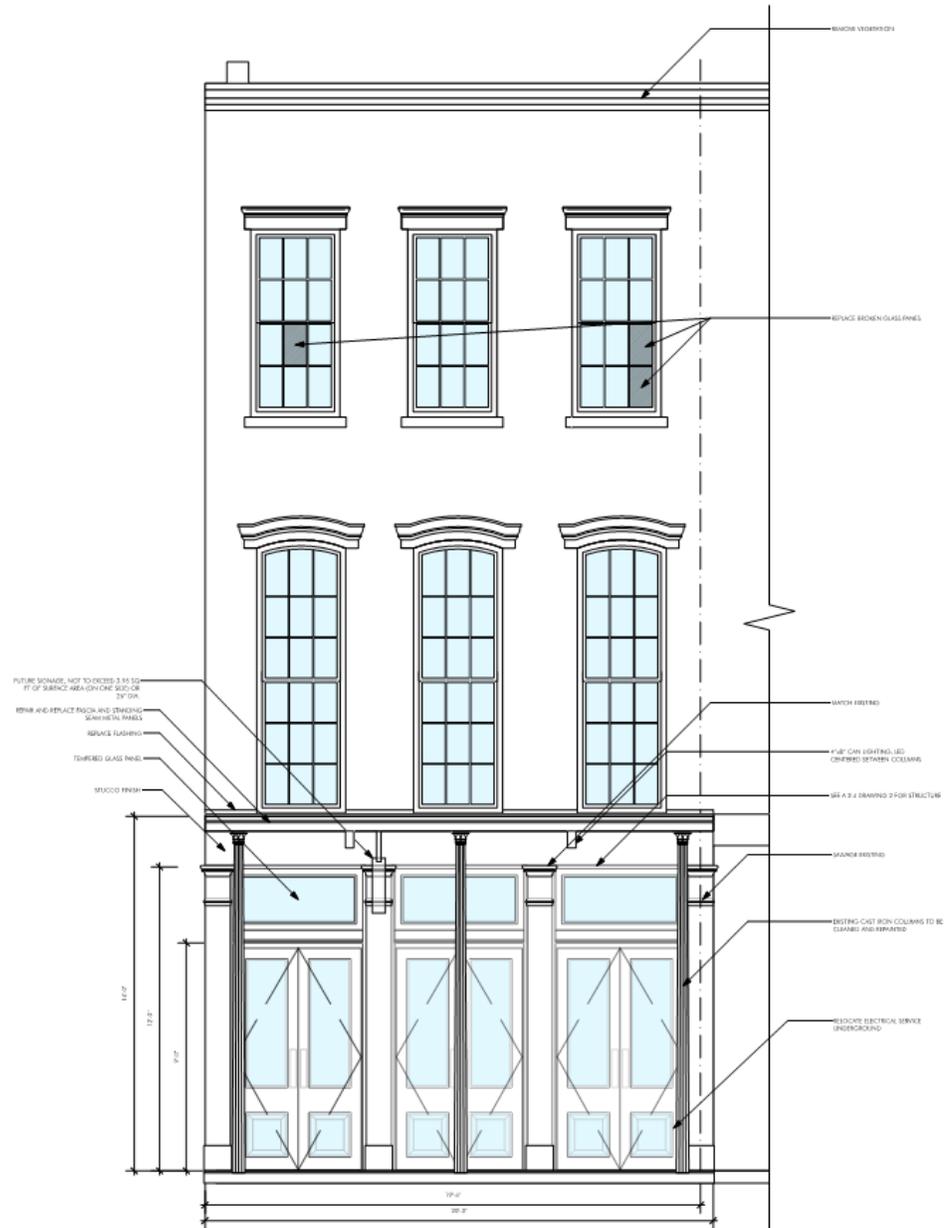
VCC Architectural Committee

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1
A 3.0 925 Decatur St - Existing Elevation
3/8" = 1'0"



1
A 3.0 925 Decatur St - Proposed Elevation
3/8" = 1'0"

925 Decatur

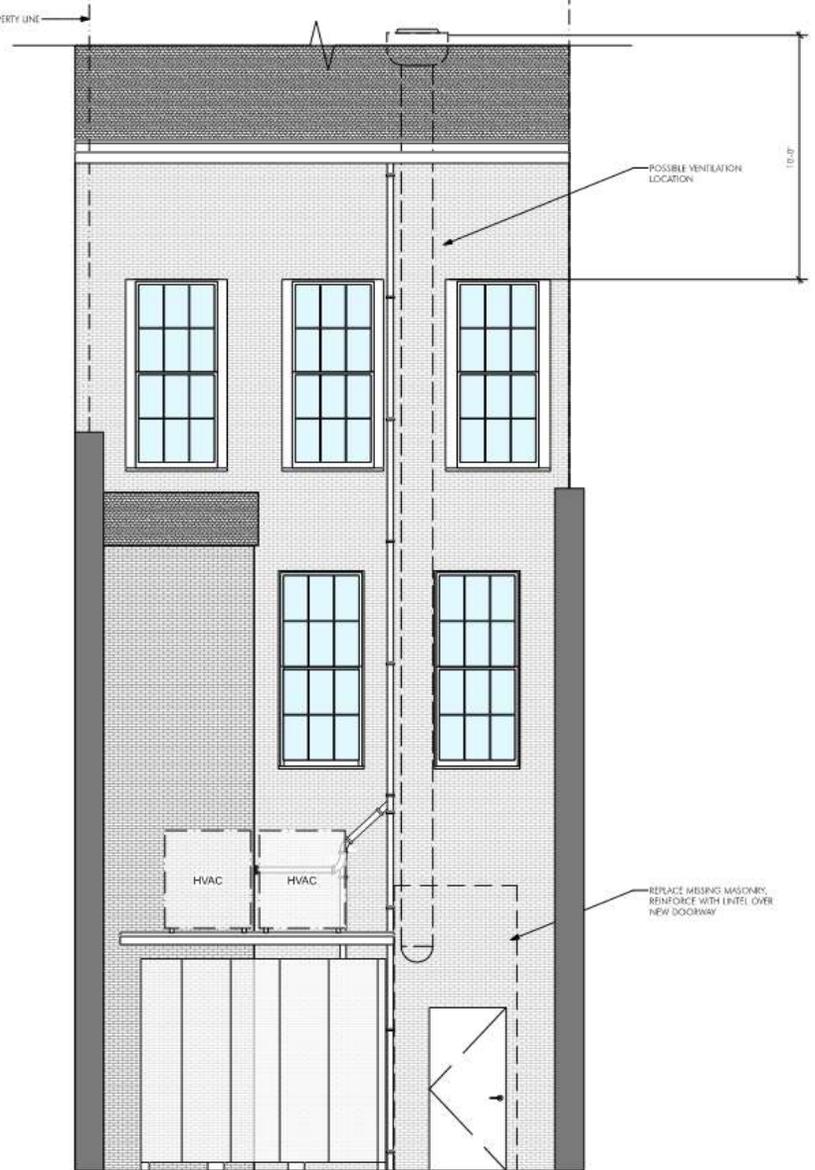
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July 10, 2018





1
A 3.0 925 Decatur St - Existing Rear Elevation
3/8"=1'0"



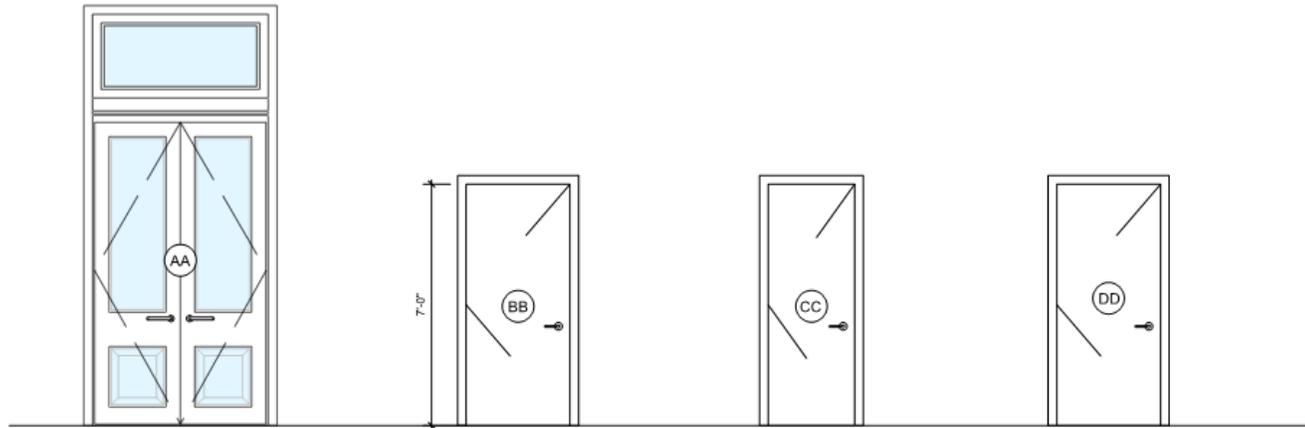
1
A 3.0 925 Decatur St - Proposed Rear Elevation
3/8"=1'0"

925 Decatur

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AA Entry Door with Fixed Transom
Scale: 1/2" = 1'-0"

BB Interior Hollow Core Door
Scale: 1/2" = 1'-0"

CC Interior Hollow Core Door
Scale: 1/2" = 1'-0"

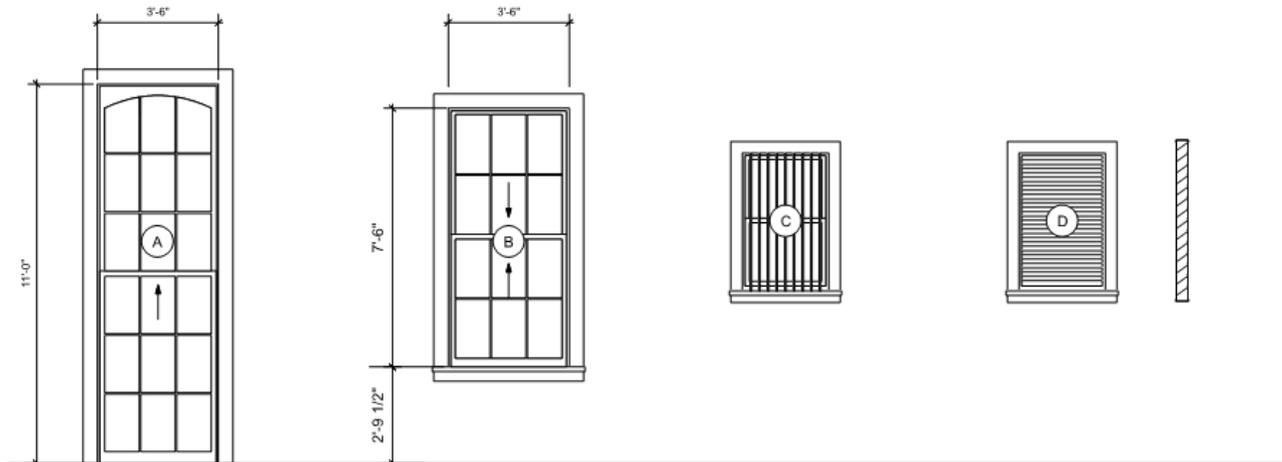
DD Interior Solid Core Metal Door
Scale: 1/2" = 1'-0"

Door Schedule								
Type	Width	Height	Thick.	Matl.	Finish	Frame	Handle	Remarks
AA	3'-0"	8'-0"	1-1/2"	Wood	Paint	Wood		Pywood, Painted, Fixed Glazed Transom
BB	2'-8"	7'-0"	1-1/2"	Wood	Paint	Wood		Pywood, Painted
CC	2'-8"	7'-0"	1-1/2"	Wood	Paint	Wood		Pywood, Painted
DD	3'-0"	7'-0"	1-1/2"	Steel	Paint	Steel		

Window Schedule							
Type	Width	Height	Matl.	Finish	Frame	Handle	Remarks
A	3'-6"	11'-0"	Wood	Paint	Wood		
B	3'-6"	7'-6"	Wood	Paint	Wood		Floor to sill height varies
C	2'-8"	4'-0"	Wood	Paint	Wood		Need to verify floor to sill height
D	2'-8"	4'-0"	Wood	Paint	Wood		

GENERAL NOTES

Repair damaged mullions and reglaze windows where necessary.



A Walkthrough Window, Single Hung
Scale: 1/2" = 1'-0"

B Double Hung Window
Scale: 1/2" = 1'-0"

C Double Hung Window
Scale: 1/2" = 1'-0"
estring

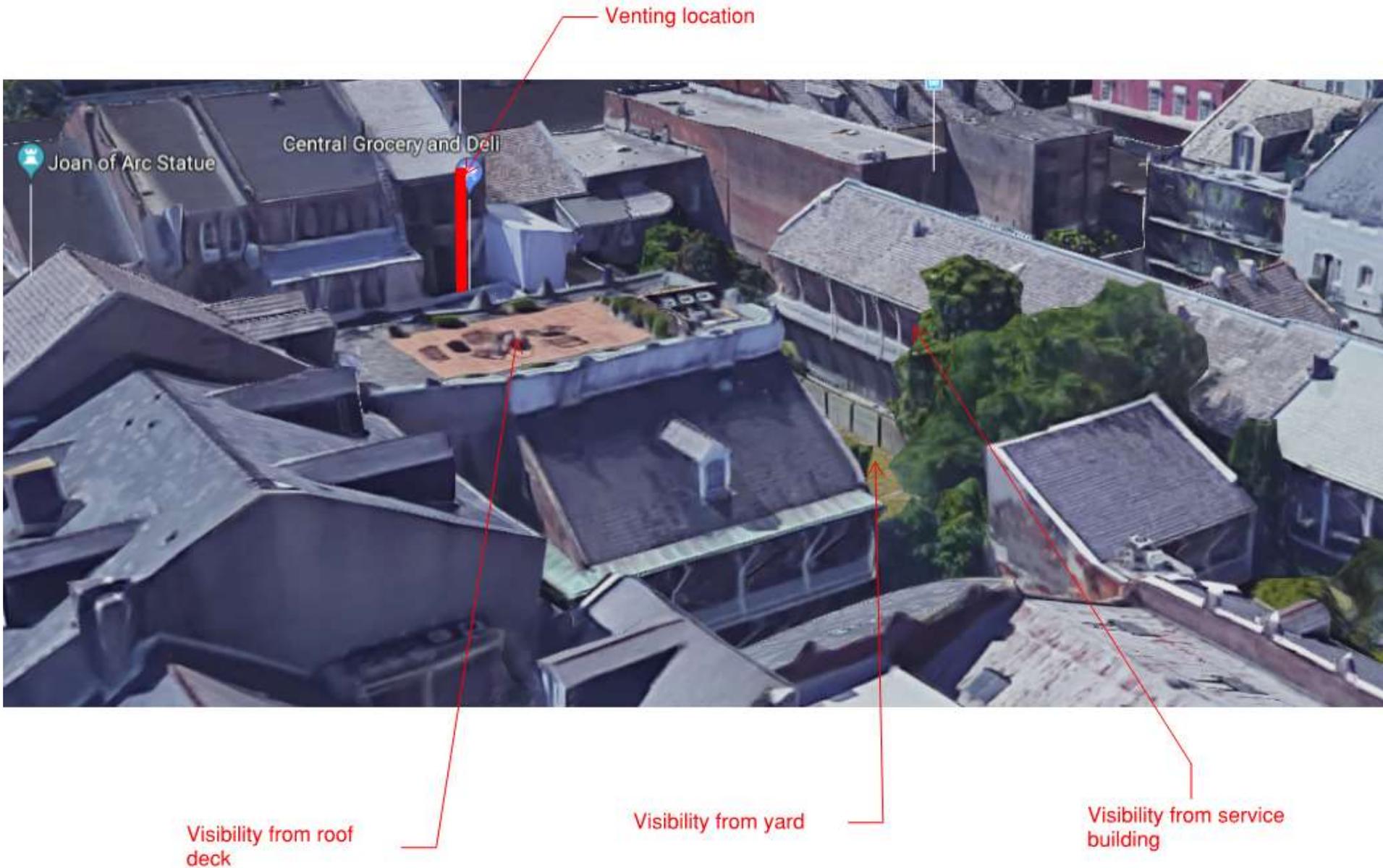
D Intake Louvres with section
Scale: 1/2" = 1'-0"
proposed
with mechanical metal louvers for air intake





925 Decatur – Exhaust visibility from neighboring property





925 Decatur – Exhaust visibility from neighboring properties



Visibility from roof deck

Visibility from yard

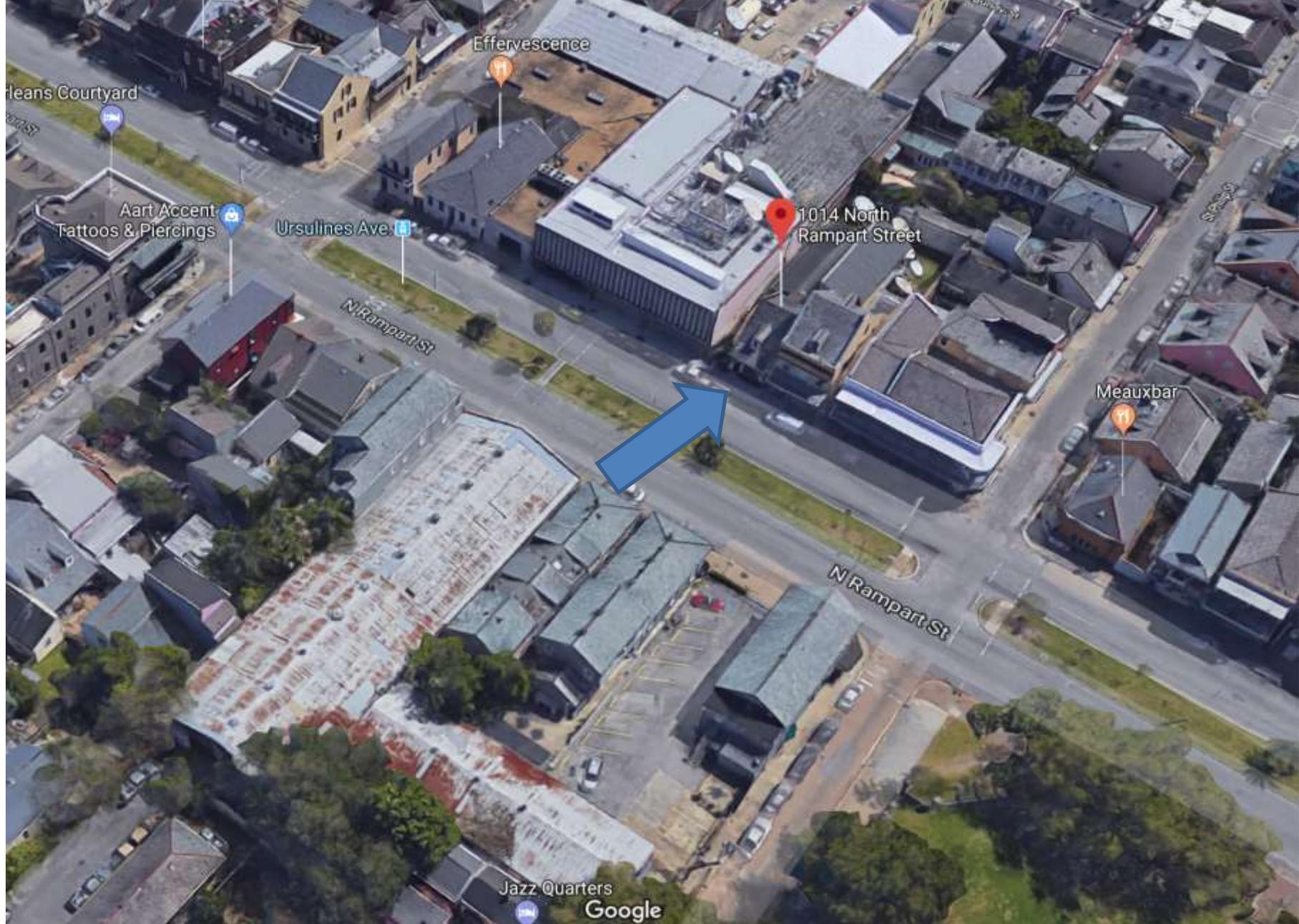
Visibility from service building

925 Decatur – Exhaust visibility from neighboring properties





1014 N Rampart



1014 N Rampart

VCC Architectural Committee

July 10, 2018













01 25 2018



01 25 2018



01 25 2018



01 25 2018

EXISTING CONDITIONS



CODE ANALYSIS

CODE REQUIREMENTS
 JOE MIN 8'0"
 JOE MAX 10'0"
 JOE MIN 8'0"
 JOE MAX 10'0"

CONSTRUCTION TYPE
 TYPE II

BUILDING HEIGHT
 EXISTING: 10'-0"
 PROPOSED: 10'-0"

BUILDING STOREYS
 EXISTING: 3
 PROPOSED: 3

LOT SIZE
 88' 0" x 28' 0"

OCCUPANCY
 EXISTING: STORAGE / GROUP S2
 PROPOSED: ASSEMBLY / GROUP A.2

BUILDING AREA
 GROUND FLOOR: 785 SF
 FIRST FLOOR: 811 SF
 SECOND FLOOR: 471 SF
 MEZZANINE / TERRACE: 133 SF
 TOTAL: 2090 SF

AREA CALCULATIONS
 FLOOR PLAN: 811 SF
 FIRST FLOOR: 811 SF
 SECOND FLOOR: 471 SF
 MEZZANINE: 133 SF
 TOTAL: 2090 SF

OCCUPANCY LOADS
 ASSEMBLY WITH SEATED SEATS AND CHAIRS:
 AREA: 100 SF
 LOAD FACTOR: 10 SF
 OCCUPANCY LOAD: 10

MEZZANINE
 AREA: 133 SF
 LOAD FACTOR: 20 SF
 OCCUPANCY LOAD: 2

STORAGE
 AREA: 374 SF
 LOAD FACTOR: 30 SF
 OCCUPANCY LOAD: 1

TOTAL OCCUPANCY LOAD: 180 SEAT/CHAIR

MEANS FINISHES COUNT
 OCCUPANCY:
 40 FLOOR FINISHES
 WATER CLOSETS
 ONE TOILET & HALL
 3 FINISHES (2 PAINT, 1 TILE)
 LASKYWORKS
 ONE TO FINISH & HALL
 3 FINISHES (2 PAINT, 1 TILE)
 FINISHES (2 PAINT, 1 TILE)
 1 FINISH
 0 FINISHES

PROJECT INFORMATION

LOT DESCRIPTION
 1014 North Rampart Street
 New Orleans, LA
 70116
 1014 N
 27 x 10

CLASSIFICATION OF WORK
 Renovation of existing commercial, historical building into restaurant. There is change in the existing building height. Construction of new secondary structure in rear of house (garage) and connected to main. Construction of new raised walkway to connect the two structures.

ZONING
 VCU-1

PROJECT LOCATION



PROJECT DIRECTORY
OWNER
 David Foster
 1014 N Rampart St
 New Orleans, LA 70116
 504.581.1111
 david@fosterdesign.com

ARCHITECT OF RECORD
 CORRETT SCOTT ARCHITECT
 210 Magazine Street, Suite B
 New Orleans, LA 70112
 LA license number 5518
 504.581.1111
 corrett@csaarchitect.com

CONTRACTOR
 TBD



renovations to
1014 NORTH RAMPART
 new orleans louisiana 70116

DATE: 6.25.16
 DRAWN BY: PHILIP DAKARAKIS
 PHILIP DAKARAKIS

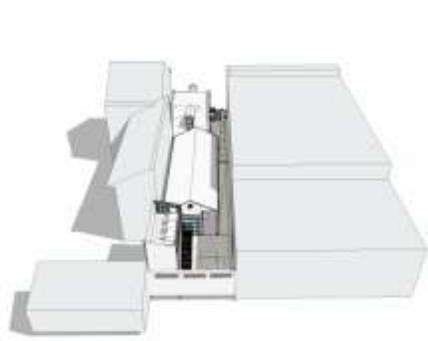
1014 N Rampart
 VCC Architectural Committee

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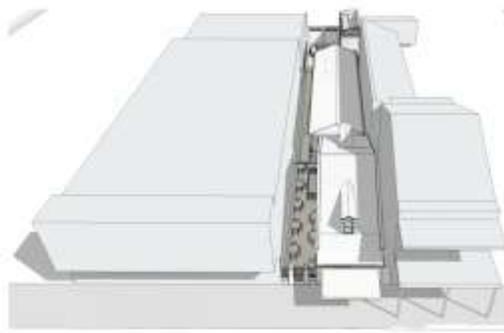
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June 26, 2018



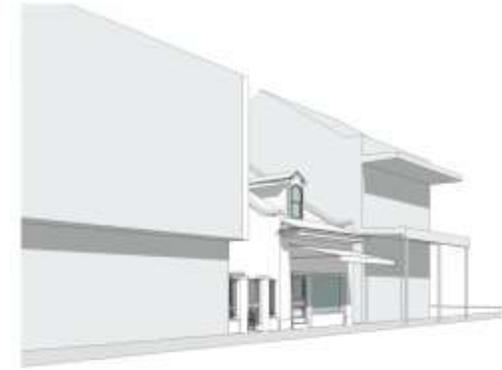
6 Bird's Eye Perspective - Rear



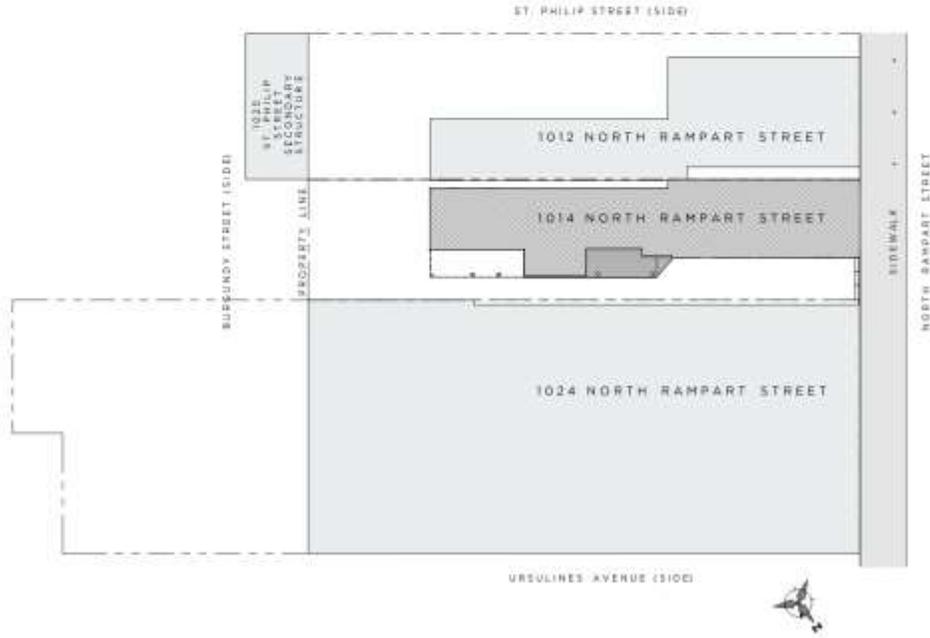
5 Bird's Eye Perspective - Front



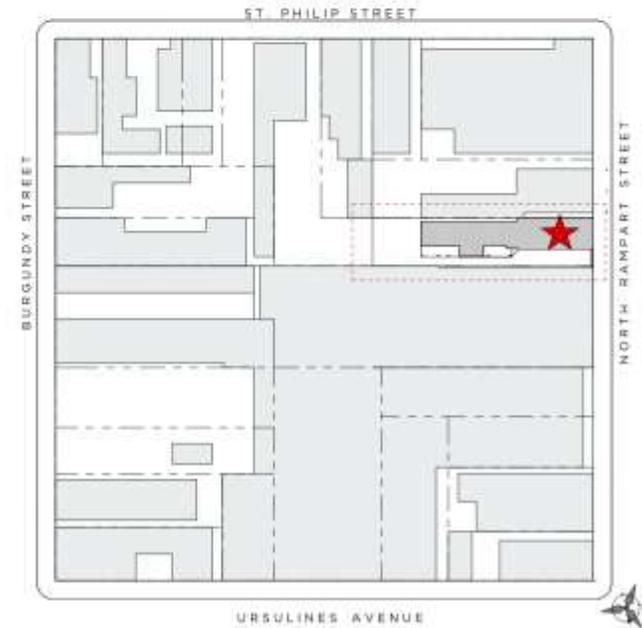
4 Perspective From N. Rampart St. & St. Philip St.



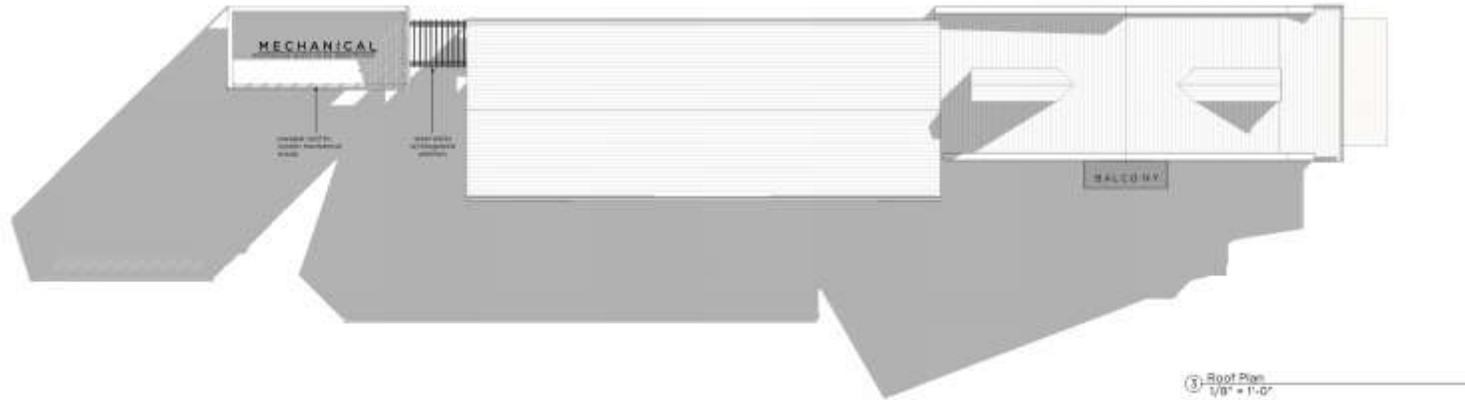
3 Perspective From N. Rampart St. & Ursulines Ave.



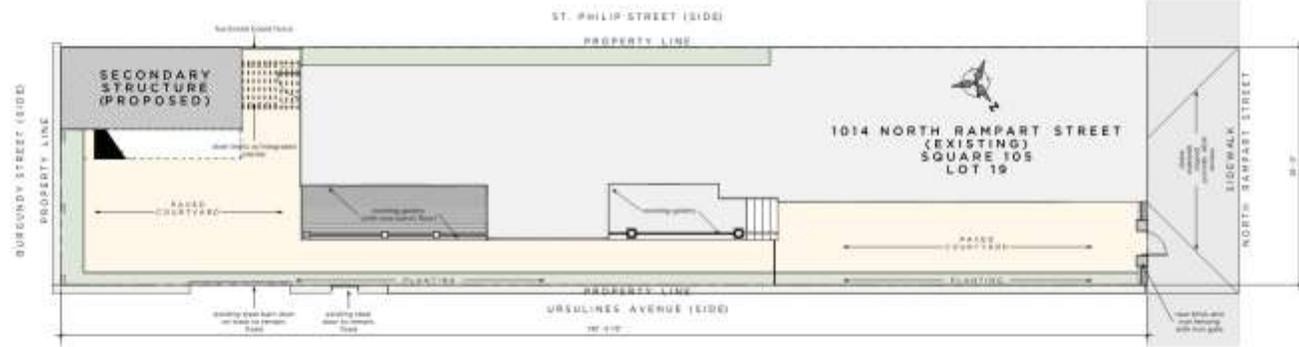
2 Site Plan - Context
1/16" = 1'-0"



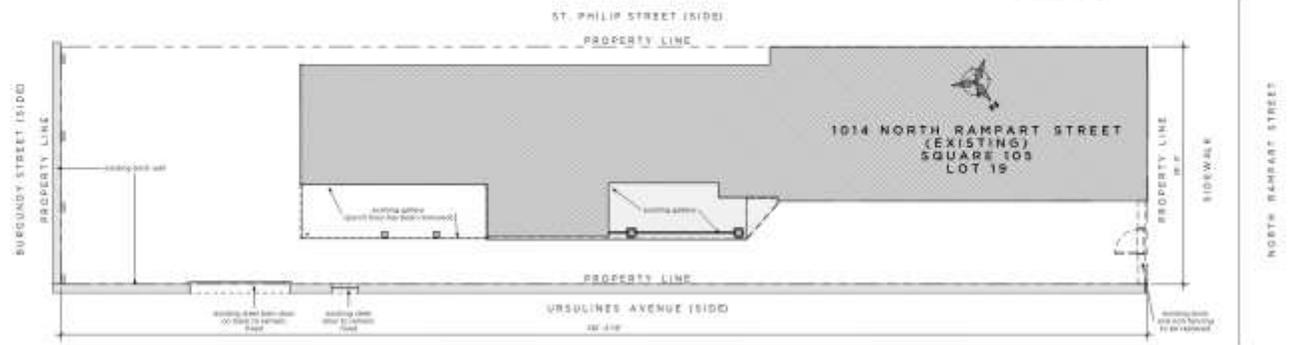
1 Site Plan - Block Plan
1" = 40'-0"



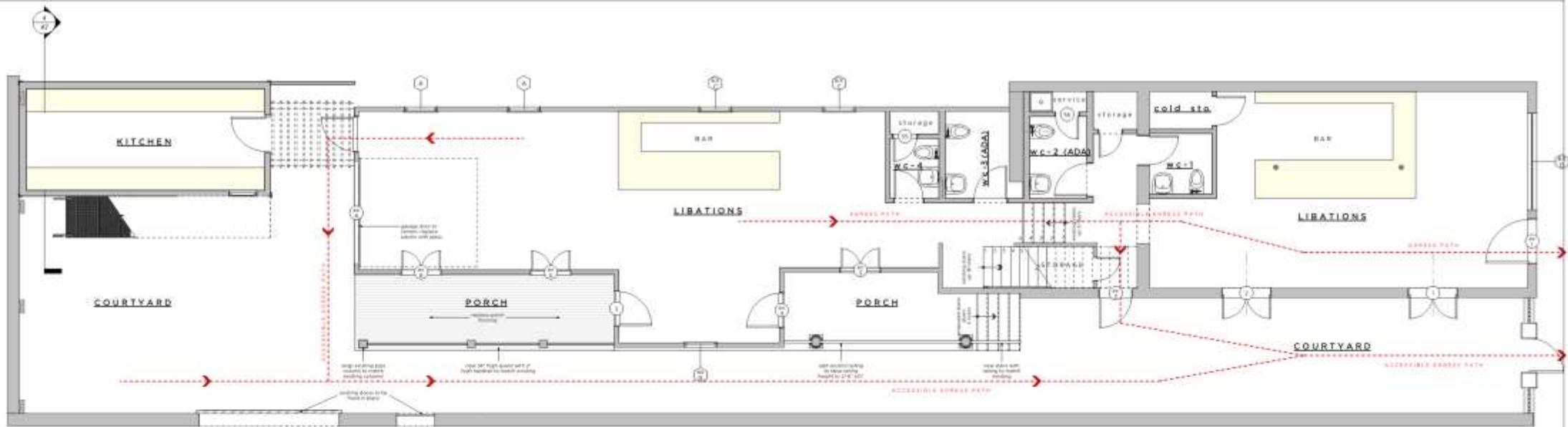
③ Roof Plan
1/8" = 1'-0"



② Site Plan - Proposed
1/8" = 1'-0"

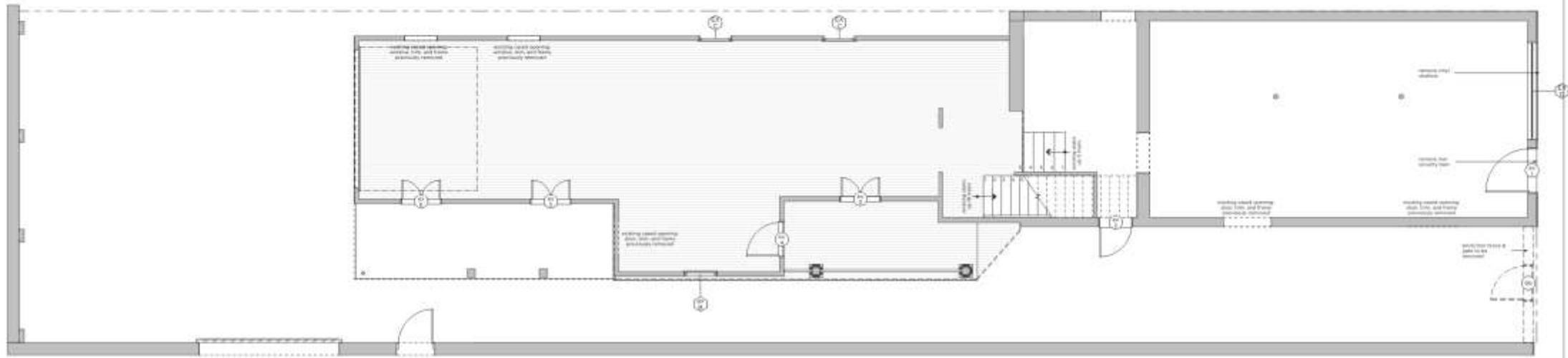


① Site Plan - Existing
1/8" = 1'-0"



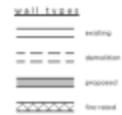
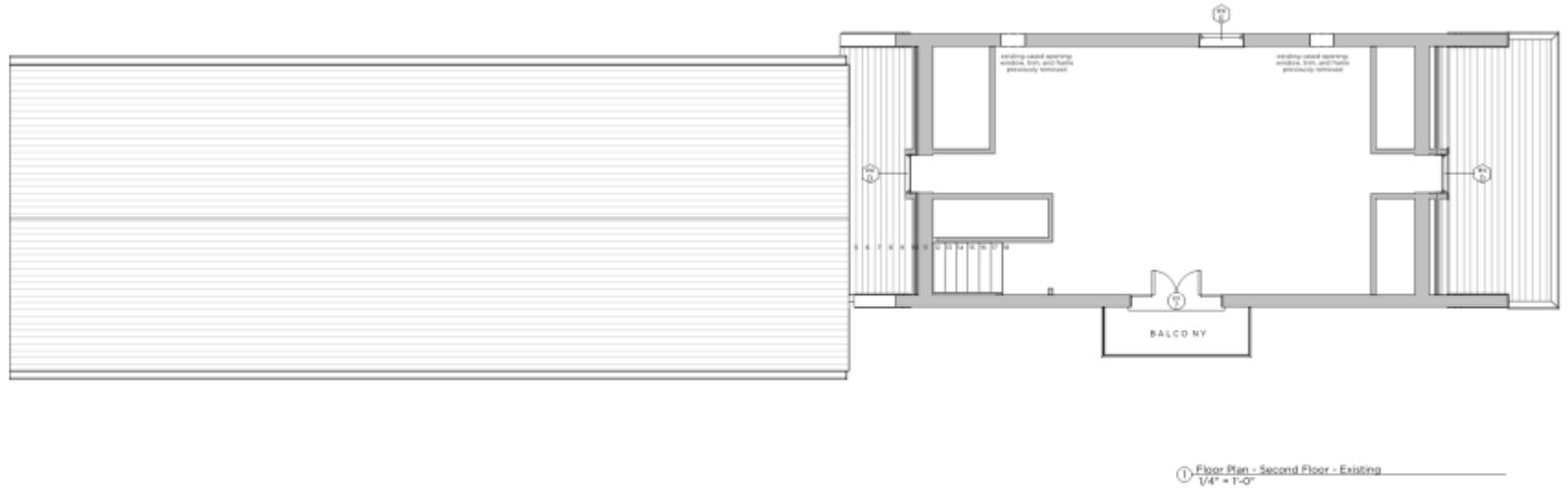
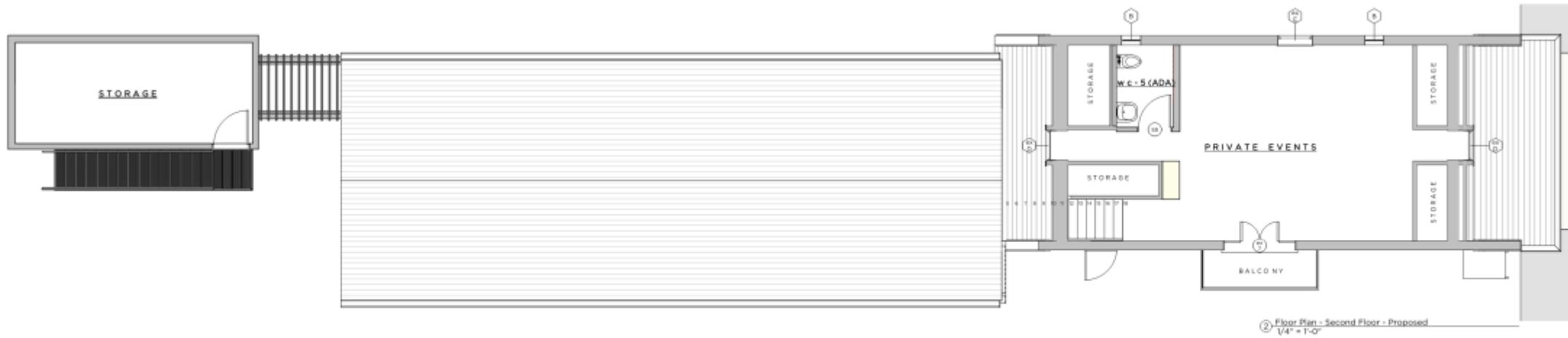
WALL TYPES
 ———— masonry
 - - - - - concrete
 ———— wood
 - - - - - glass

② Floor Plan - First Floor - Proposed
 1/4" = 1'-0"



① Floor Plan - First Floor - Existing
 1/4" = 1'-0"





CORBETT SCOTT

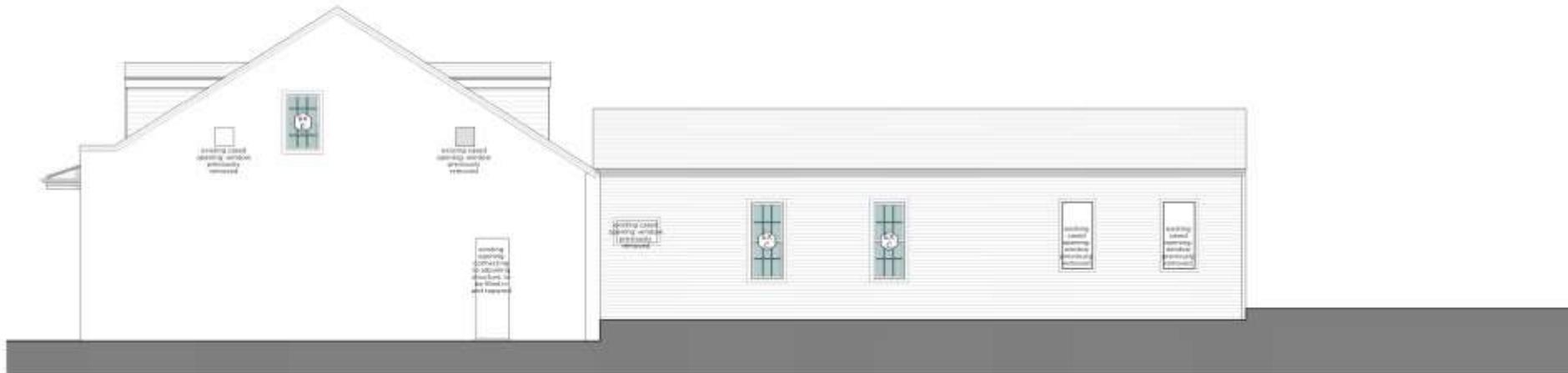




④ Elevation - Side - St. Philip - Proposed
3/16" = 1'-0"



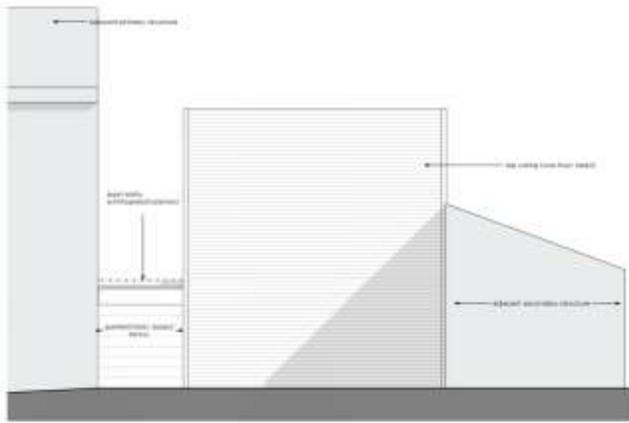
Elevation - Rear - Burgundy St Side - Proposed
3/16" = 1'-0"



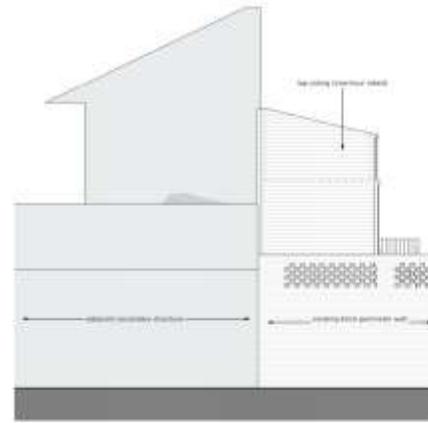
③ Elevation - Side - St. Philip - Existing
3/16" = 1'-0"



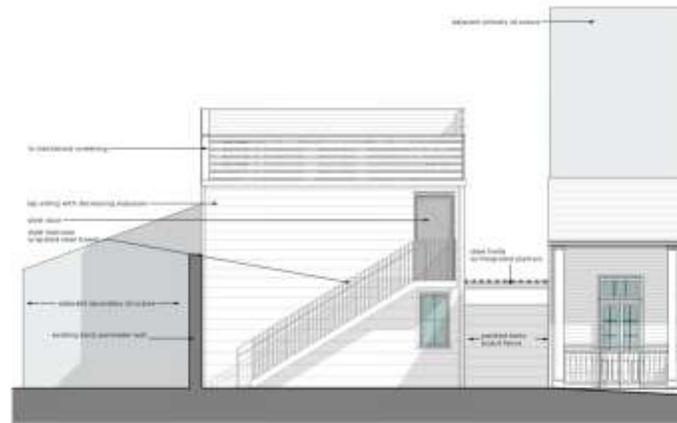
Elevation - Rear - Burgundy St Side - Existing
3/16" = 1'-0"



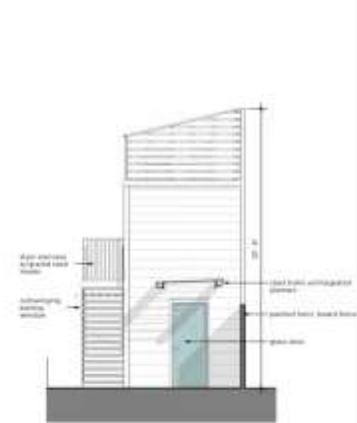
6 Elevation - Secondary Structure - St. Philip Street Side
3/16" = 1'-0"



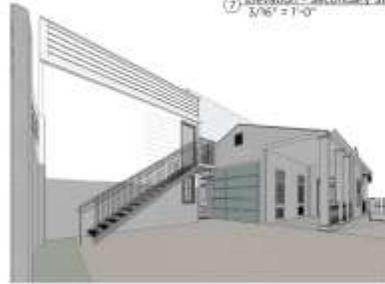
7 Elevation - Secondary Structure - Rear
3/16" = 1'-0"



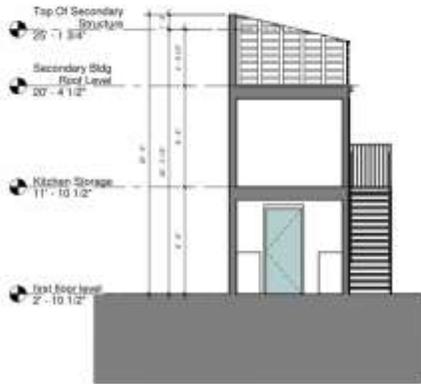
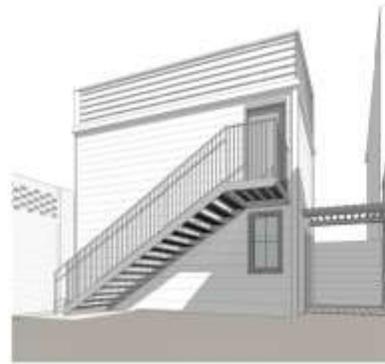
8 Elevation - Secondary Structure at Courtyard
3/16" = 1'-0"



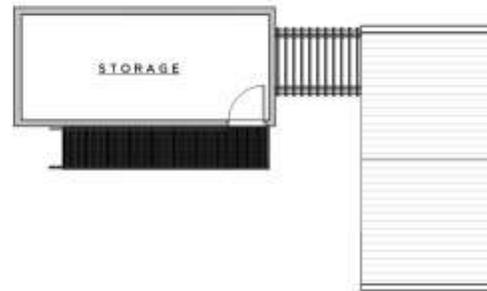
5 Elevation - Secondary Structure - Side
3/16" = 1'-0"



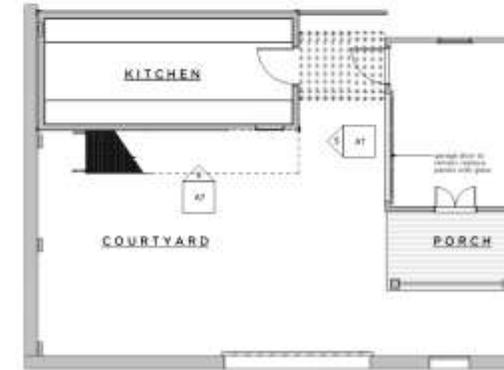
3 Perspective at Courtyard



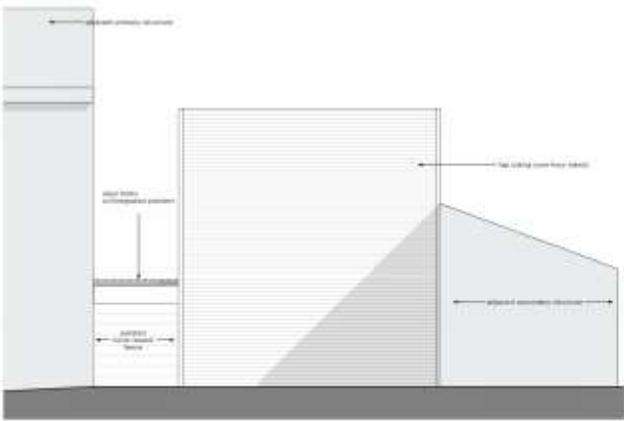
4 Section 1
3/16" = 1'-0"



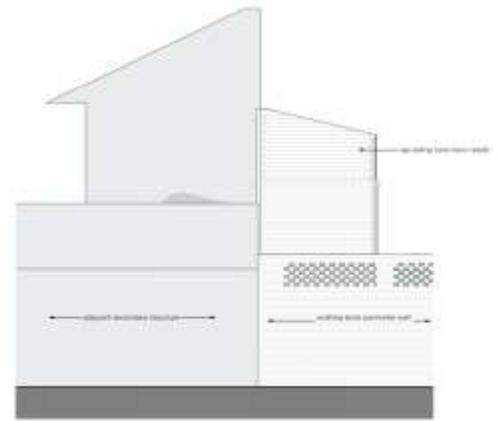
2 Floor Plan - Second Floor - Secondary Structure
3/16" = 1'-0"



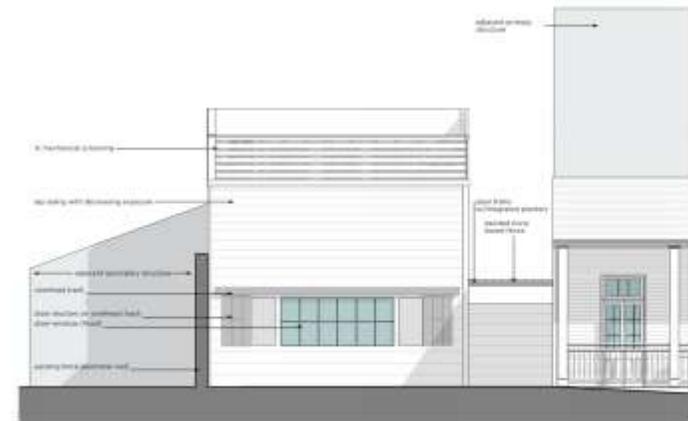
1 Floor Plan - First Floor - Secondary Structure
3/16" = 1'-0"



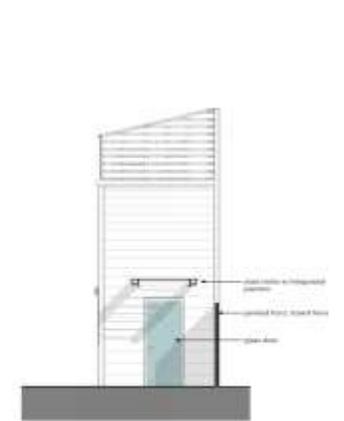
6 Elevation - Secondary Structure - St. Philip Street Side
3/16" = 1'-0"



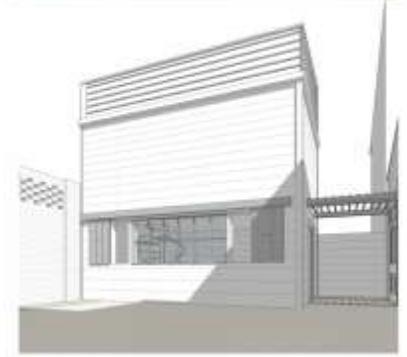
7 Elevation - Secondary Structure - Rear
3/16" = 1'-0"



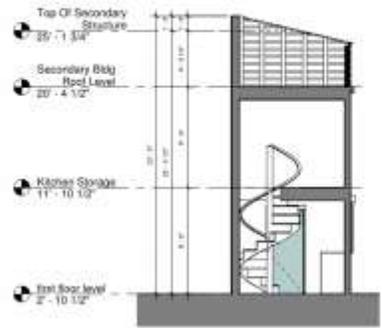
8 Elevation - Secondary Structure at Courtyard
3/16" = 1'-0"



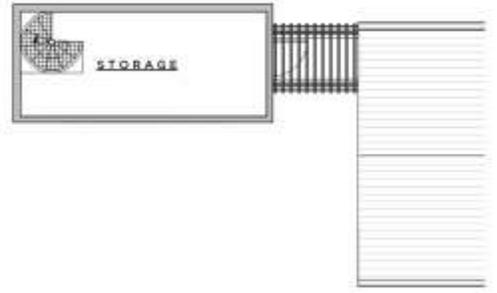
9 Elevation - Secondary Structure - Side
3/16" = 1'-0"



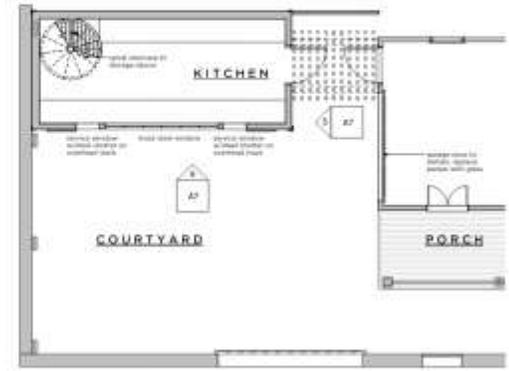
10 Perspective at Courtyard



11 Section - Secondary Structure
3/16" = 1'-0"



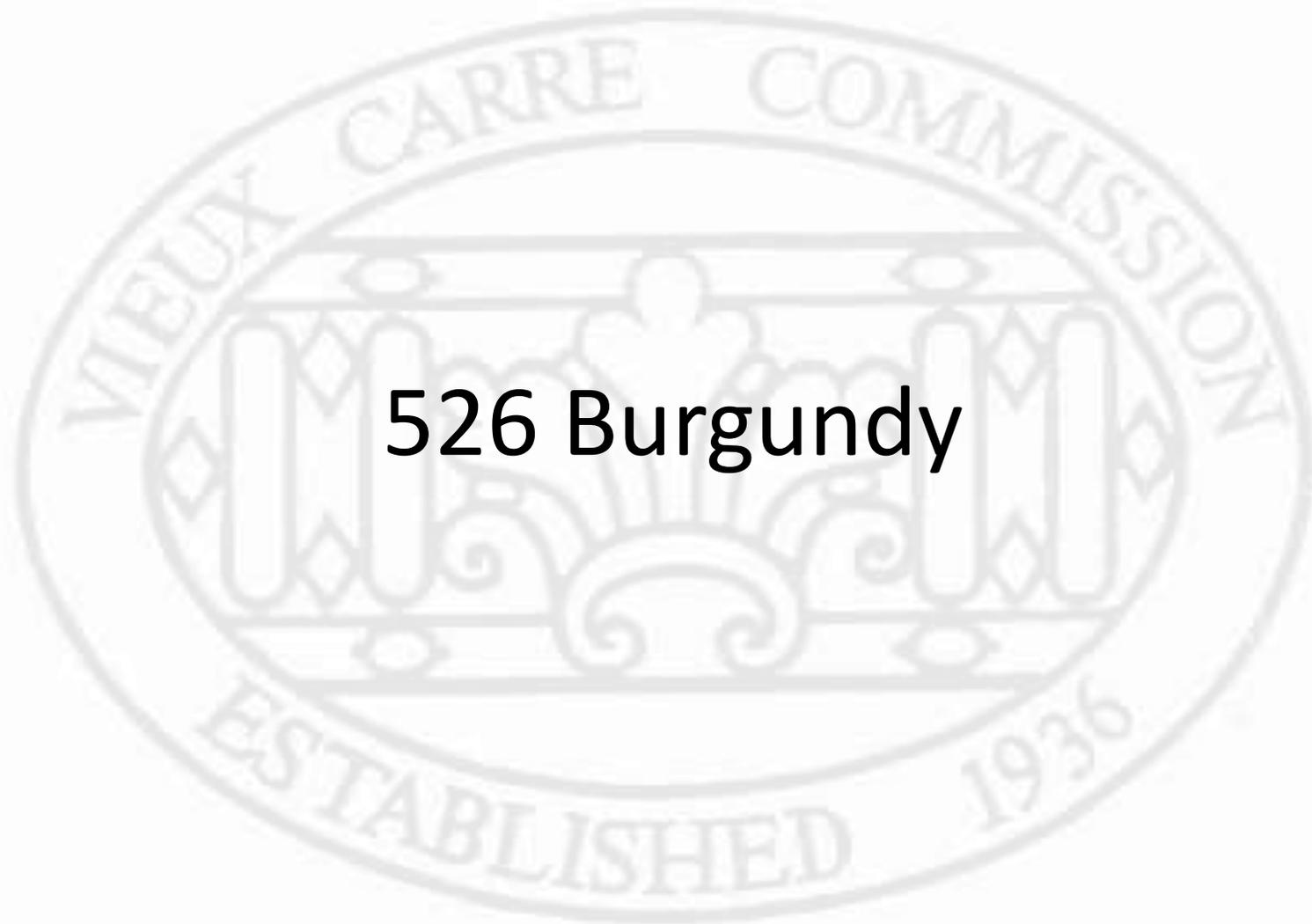
12 Floor Plan - Second Floor - Secondary Structure
3/16" = 1'-0"



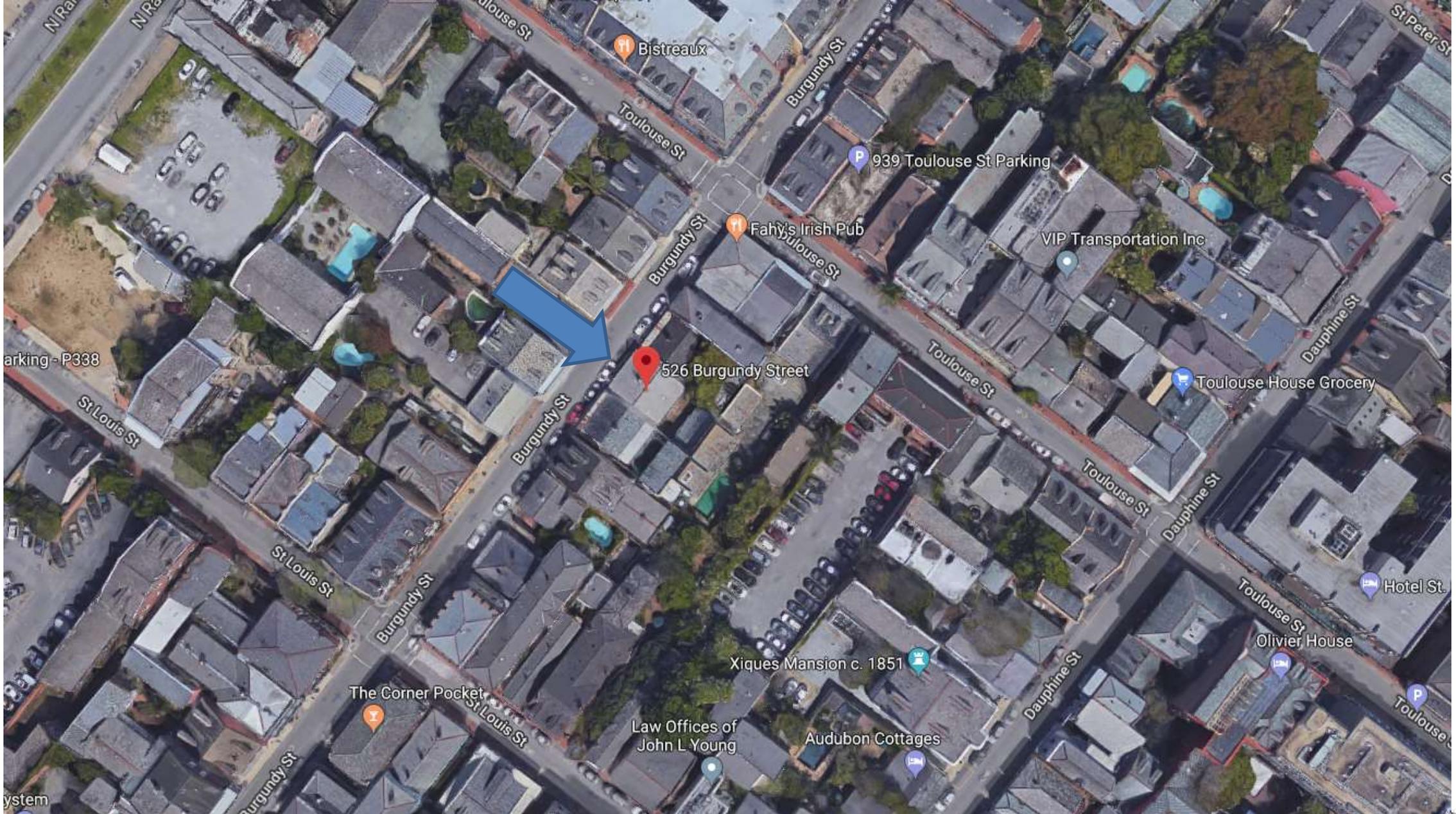
13 Floor Plan - First Floor - Secondary Structure
3/16" = 1'-0"

CORBETT, SCOTT





526 Burgundy

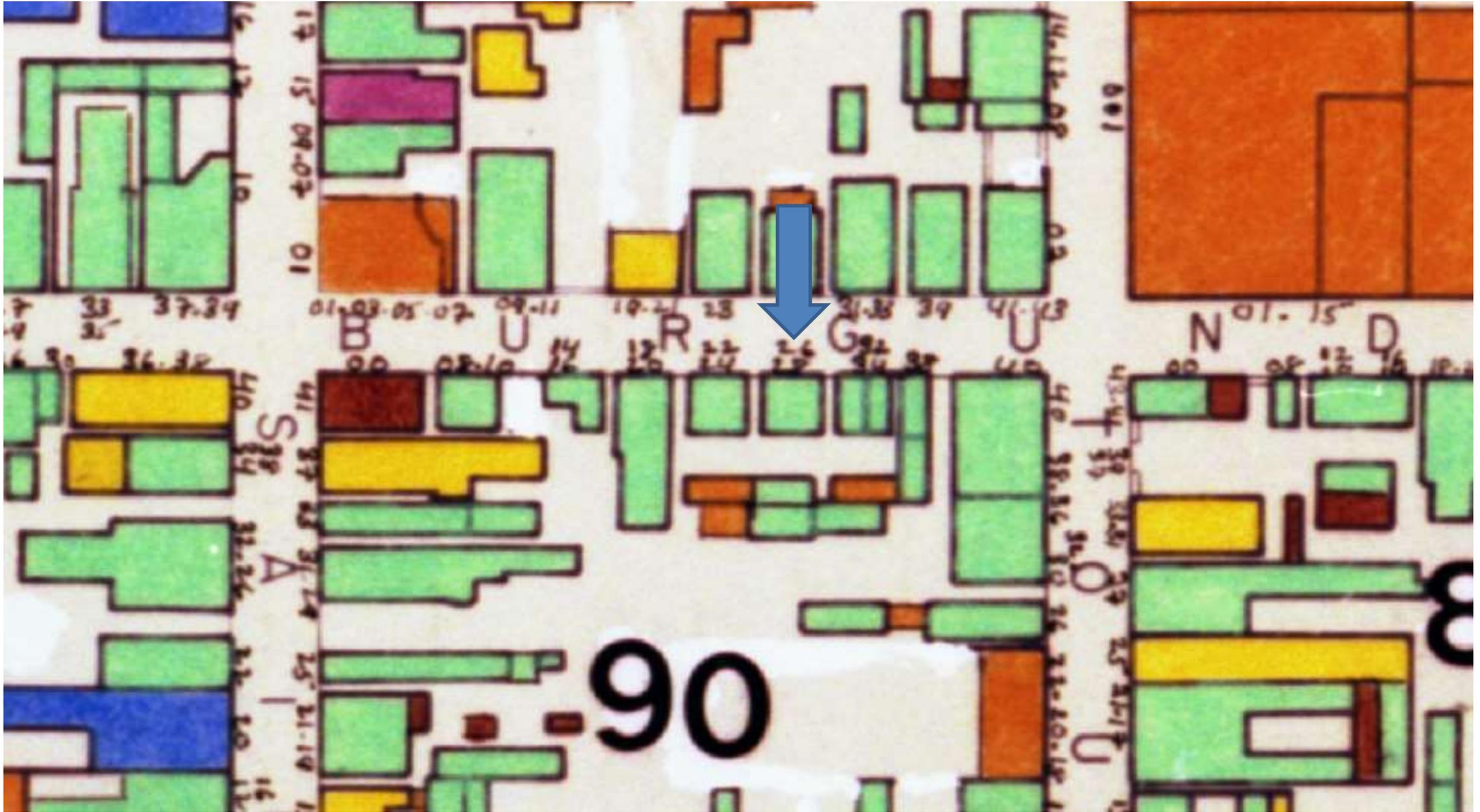


526 Burgundy

VCC Architectural Committee

July 10, 2018





526 Burgundy

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July 10, 2018





526 Burgundy - 1963

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526 Burgundy

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526 Burgundy

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526 Burgundy

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July 10, 2018





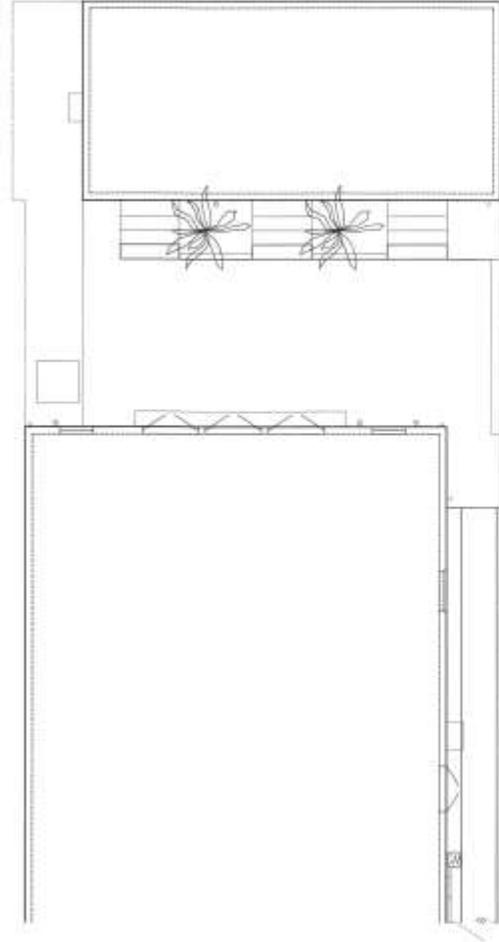
526 Burgundy

VCC Architectural Committee

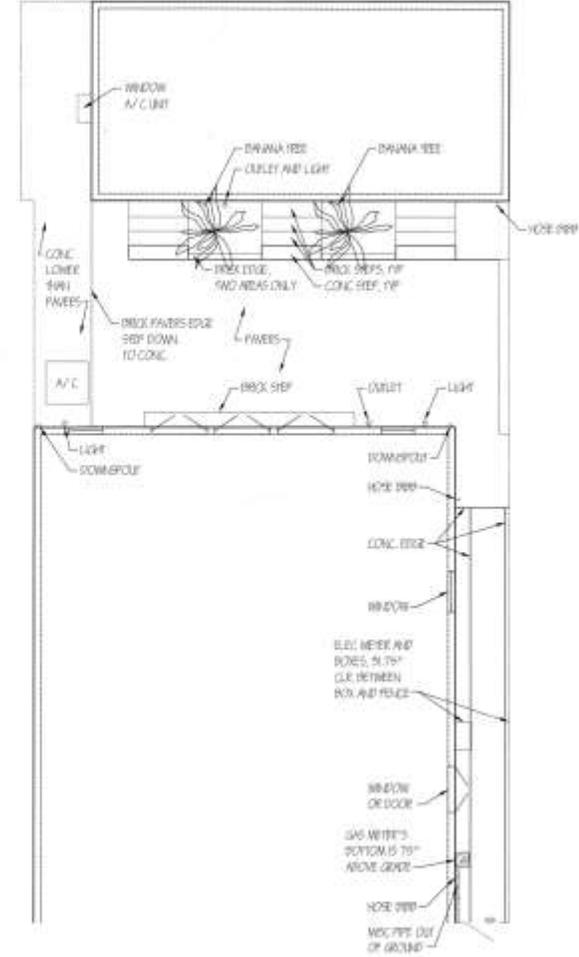
July 10, 2018



MILSTEAD & JONES RESIDENCE
 526 BURGUNDY ST;
 NEW ORLEANS, LA 70112
 EXISTING SITE PLAN / SCALE: 1/4" = 1'-0"



1 EXISTING SITE LAYOUT
 SCALE: 1/4" = 1'-0"



2 EXISTING SITE LAYOUT
 SCALE: 1/4" = 1'-0"

Drawn by: KMG
Sheet #: S-1
Date: 05/05/18
Scale: AS SHOWN

526 Burgundy

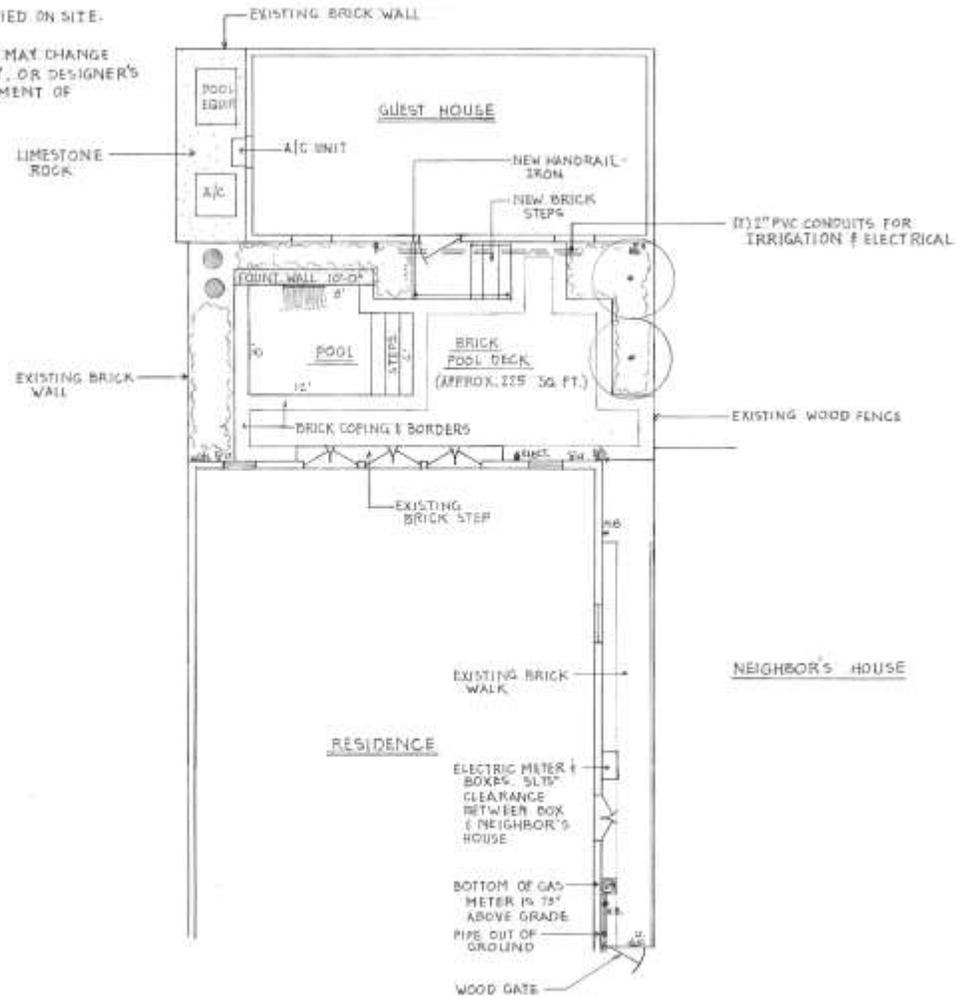
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NOTES:

- I. MEASUREMENTS ARE APPROXIMATE AND ARE TO BE VERIFIED ON SITE. ADJUSTMENTS WILL NEED TO BE MADE AT SITE.
- II. PLANT MATERIAL NUMBERS, SIZES, TYPES, AND LOCATIONS MAY CHANGE DUE TO EXISTING SITE CONDITIONS, PLANT AVAILABILITY, OR DESIGNER'S DISCRETION FOR A BETTER OVERALL APPEARANCE. PLACEMENT OF PLANT MATERIALS SHALL BE DETERMINED ON SITE.



MILSTEAD AND JONES
RESIDENCE
526 BURGUNDY ST.
NEW ORLEANS, LA 70112

MASTER LANDSCAPE PLAN

EXTERIOR DESIGNS, INC.
BEVERLY KATZ
P.O. BOX 13642
NEW ORLEANS, LA 70185
(504) 866-0176

DATE: 9/22/18
SHEET:
SCALE: 1/4" = 1'-0"

526 Burgundy

VCC Architectural Committee

July 10, 2018



18-19258-RNVN



526 Burgundy

VCC Architectural Committee

July 10, 2018



18-19258-RNVN

Milstead
Eric sent this



526 Burgundy

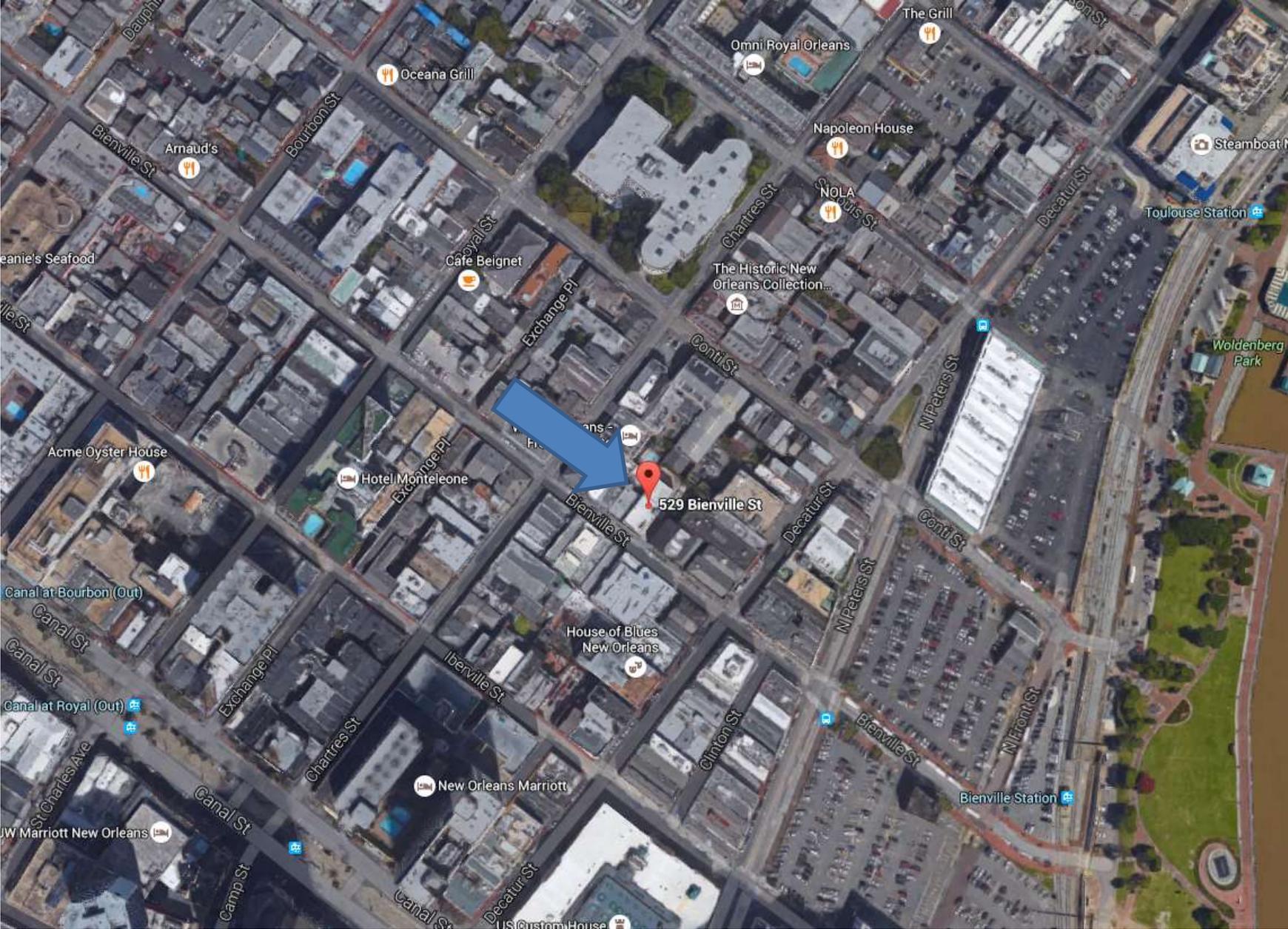
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529 Bienville



529 Bienville



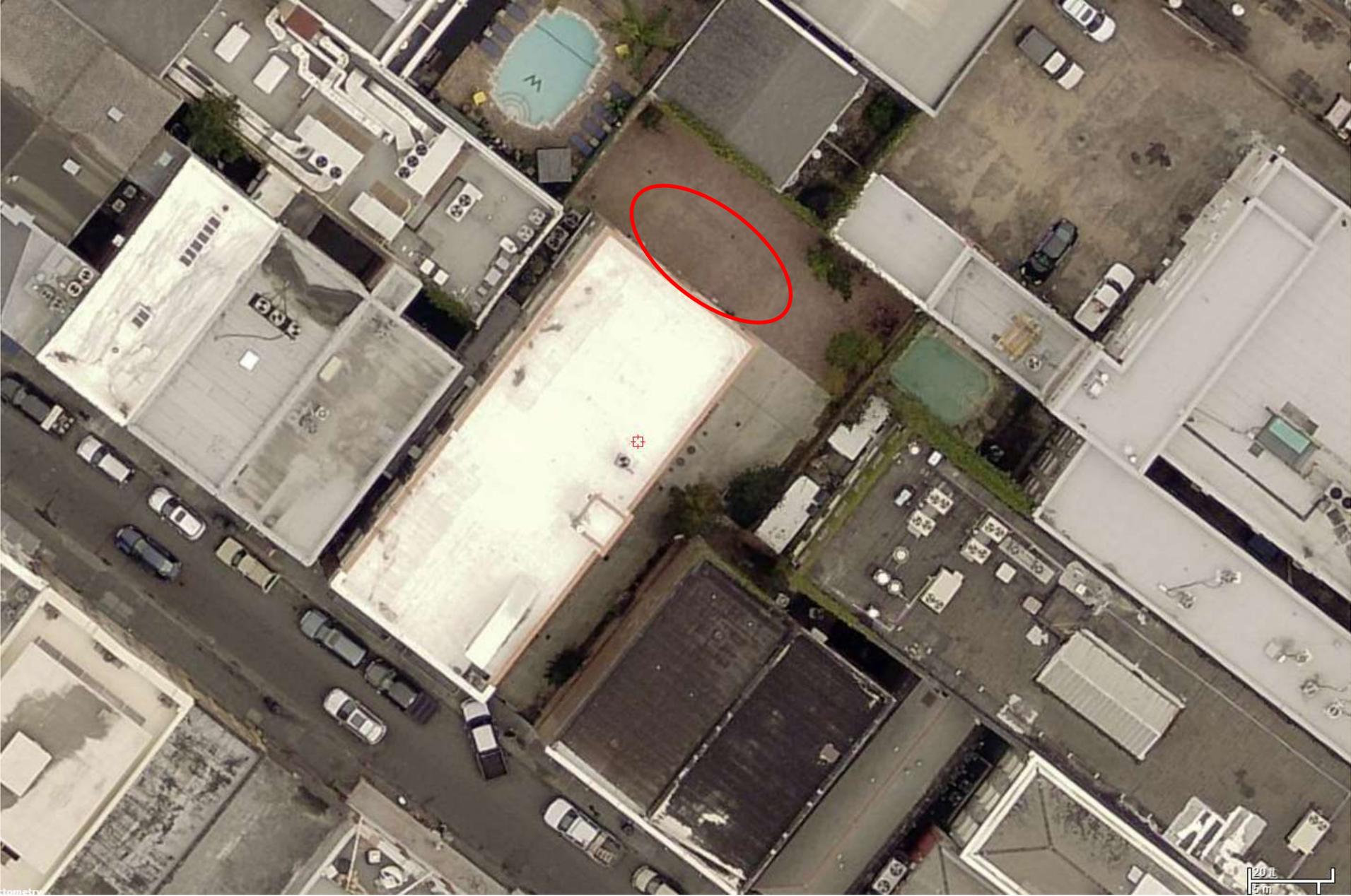


529 Bienville



529 Bienville





529 Bienville





529 Bienville



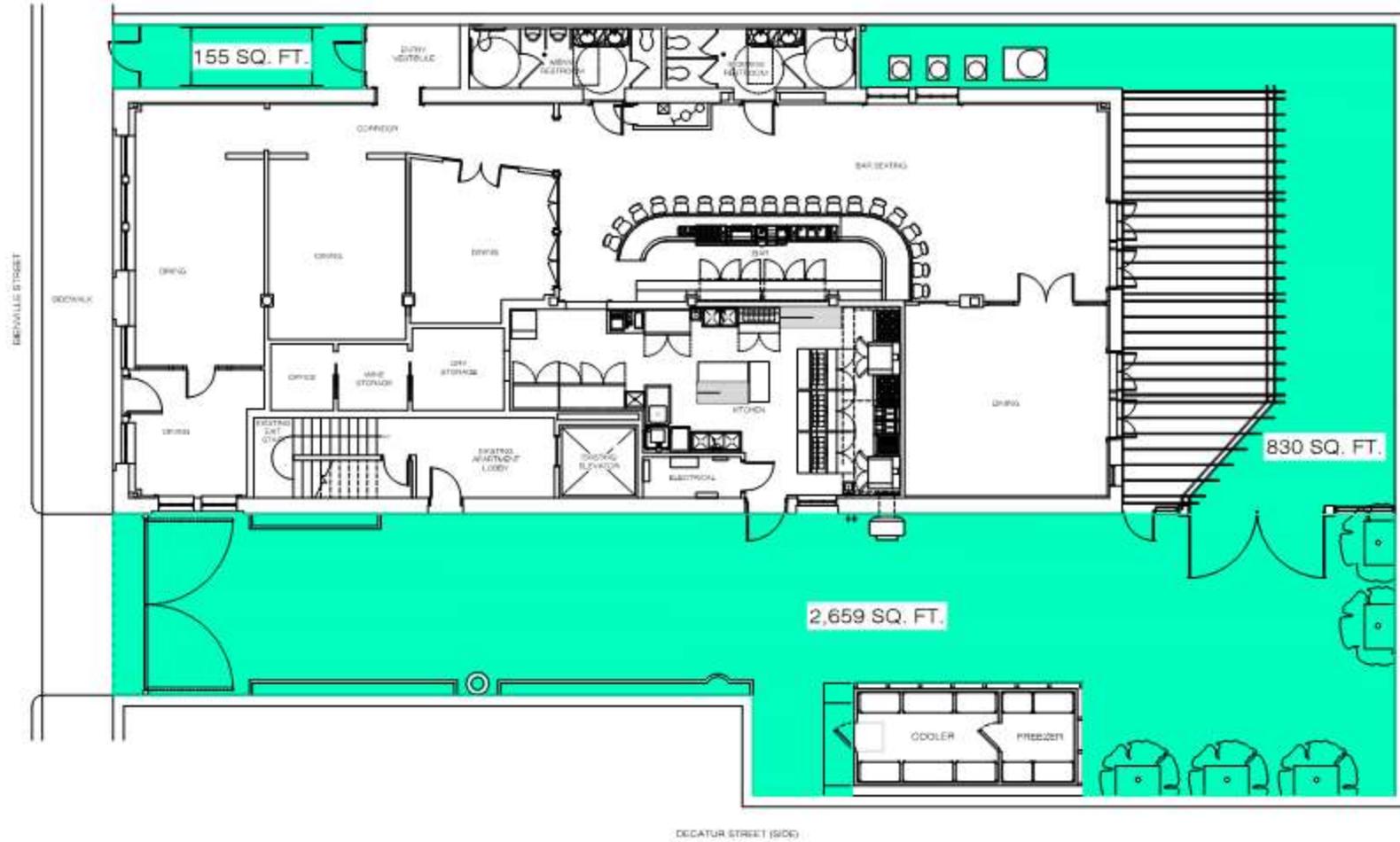


529 Bienville

VCC Architectural Committee

July 10, 2018





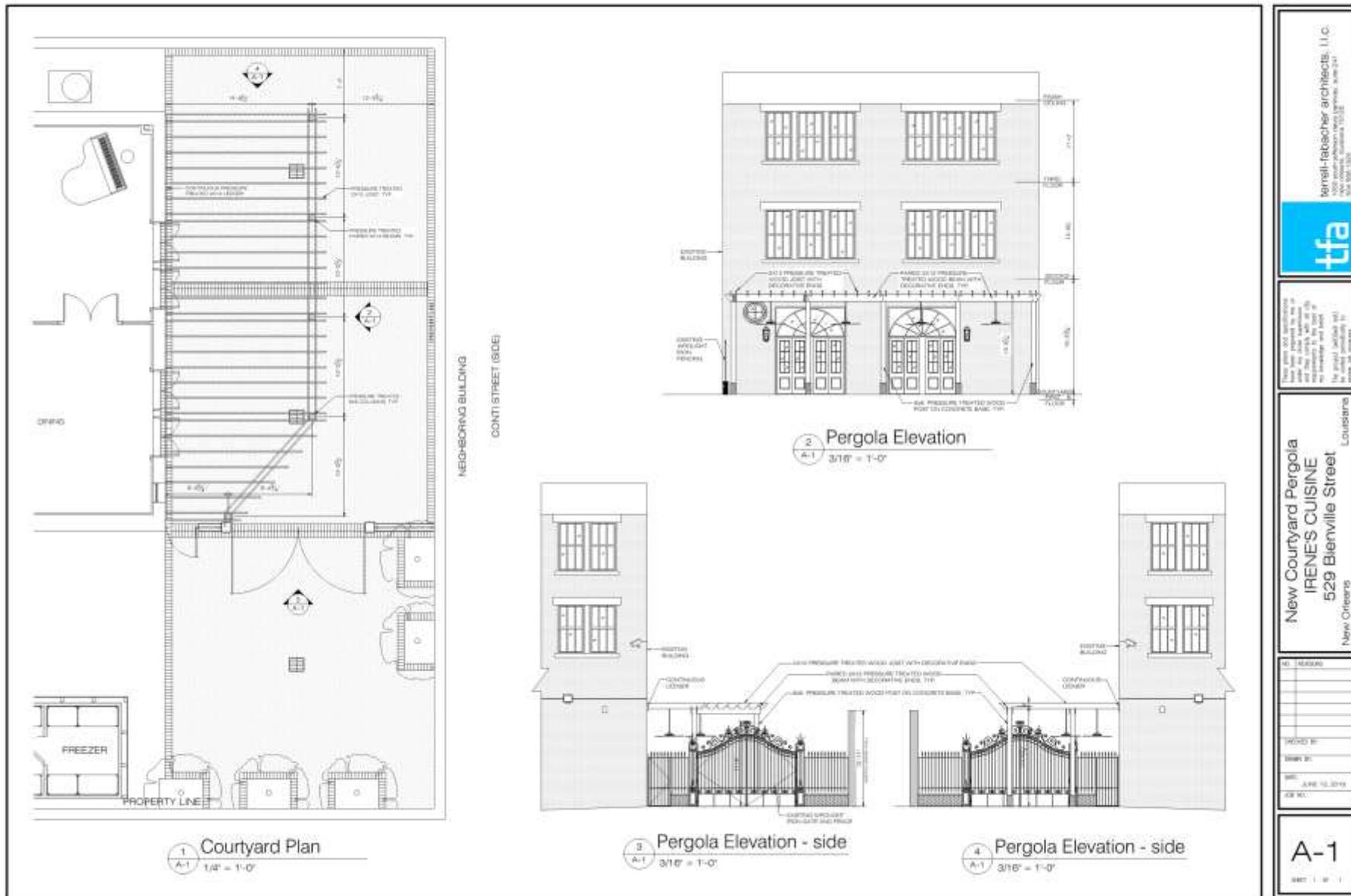
LOT AREA: 9,080 SQ. FT.
 OPEN TO SKY: 3,644 SQ. FT.
 % OPEN: 40%

529 Bienville

VCC Architectural Committee

July 10, 2018



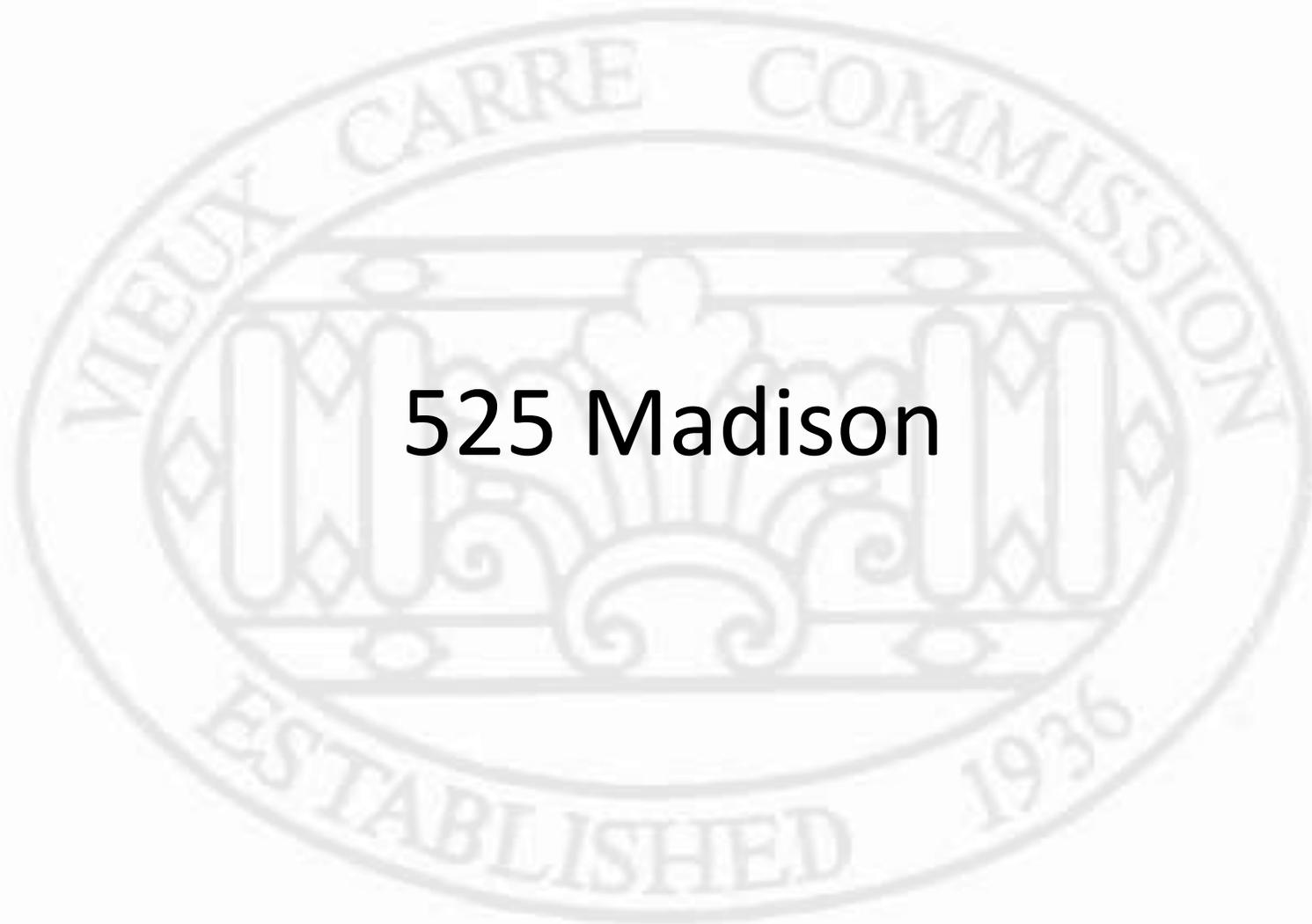


529 Bienville

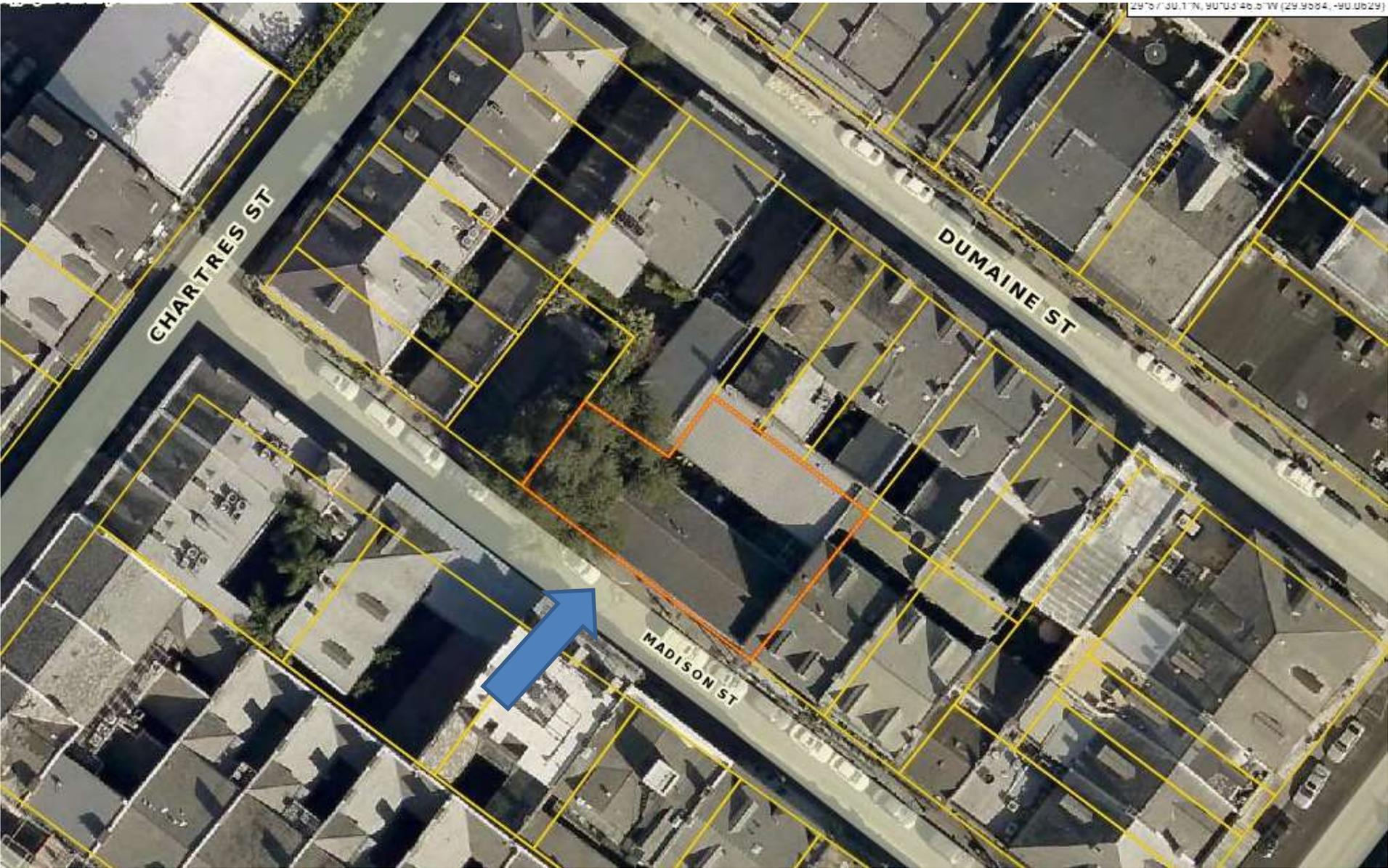
VCC Architectural Committee

July 10, 2018



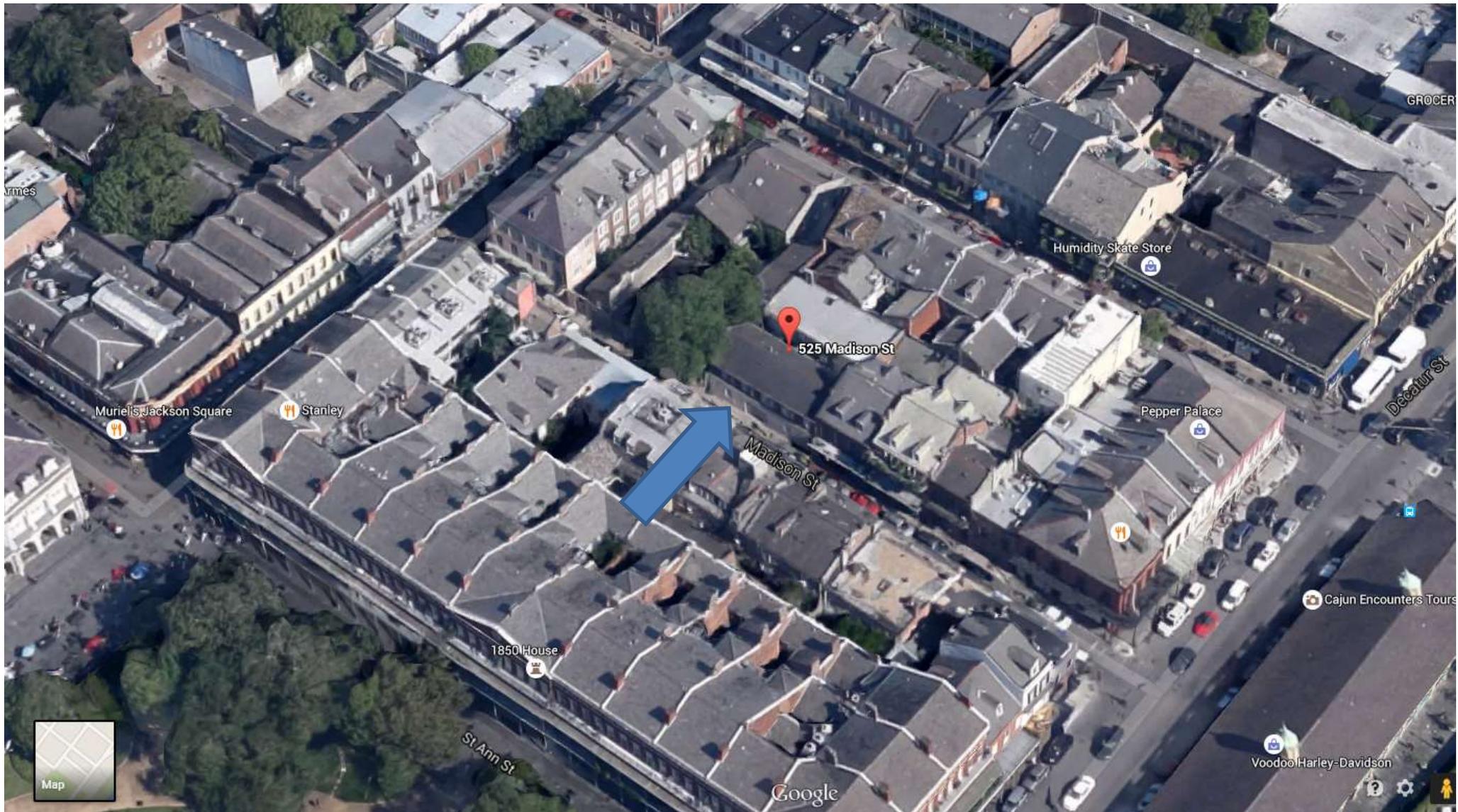


525 Madison



525 Madison



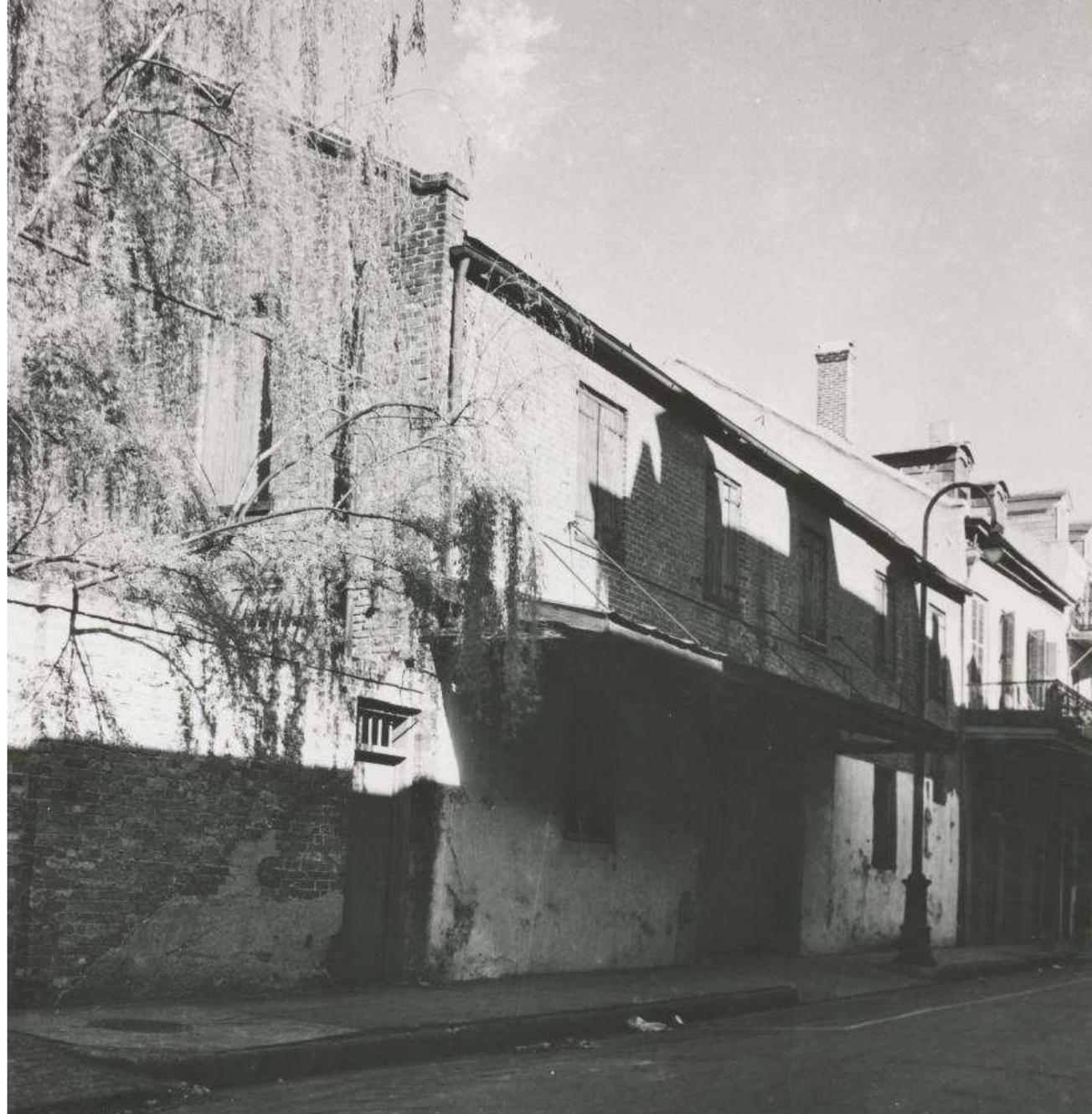


525 Madison

VCC Architectural Committee

July 10, 2018





525 Madison
Ca. 1940s-1950s



525 Madison, 1964



525 Madison





525 Madison





525 Madison

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525 Madison

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525 Madison

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06 25 2018

July 10, 2018





525 Madison

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July 10, 2018





525 Madison

VCC Architectural Committee

July 10, 2018



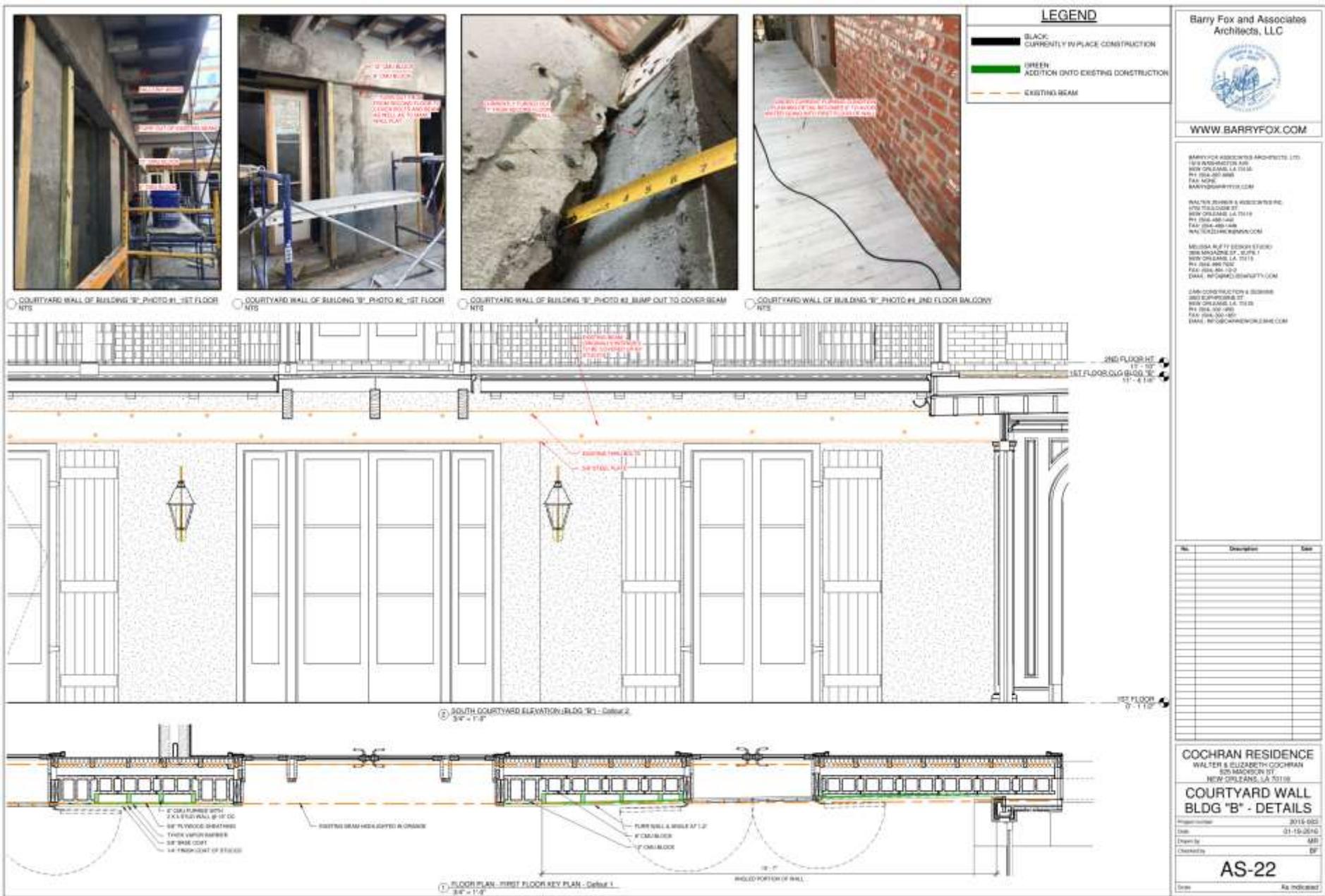


525 Madison

VCC Architectural Committee

July 10, 2018

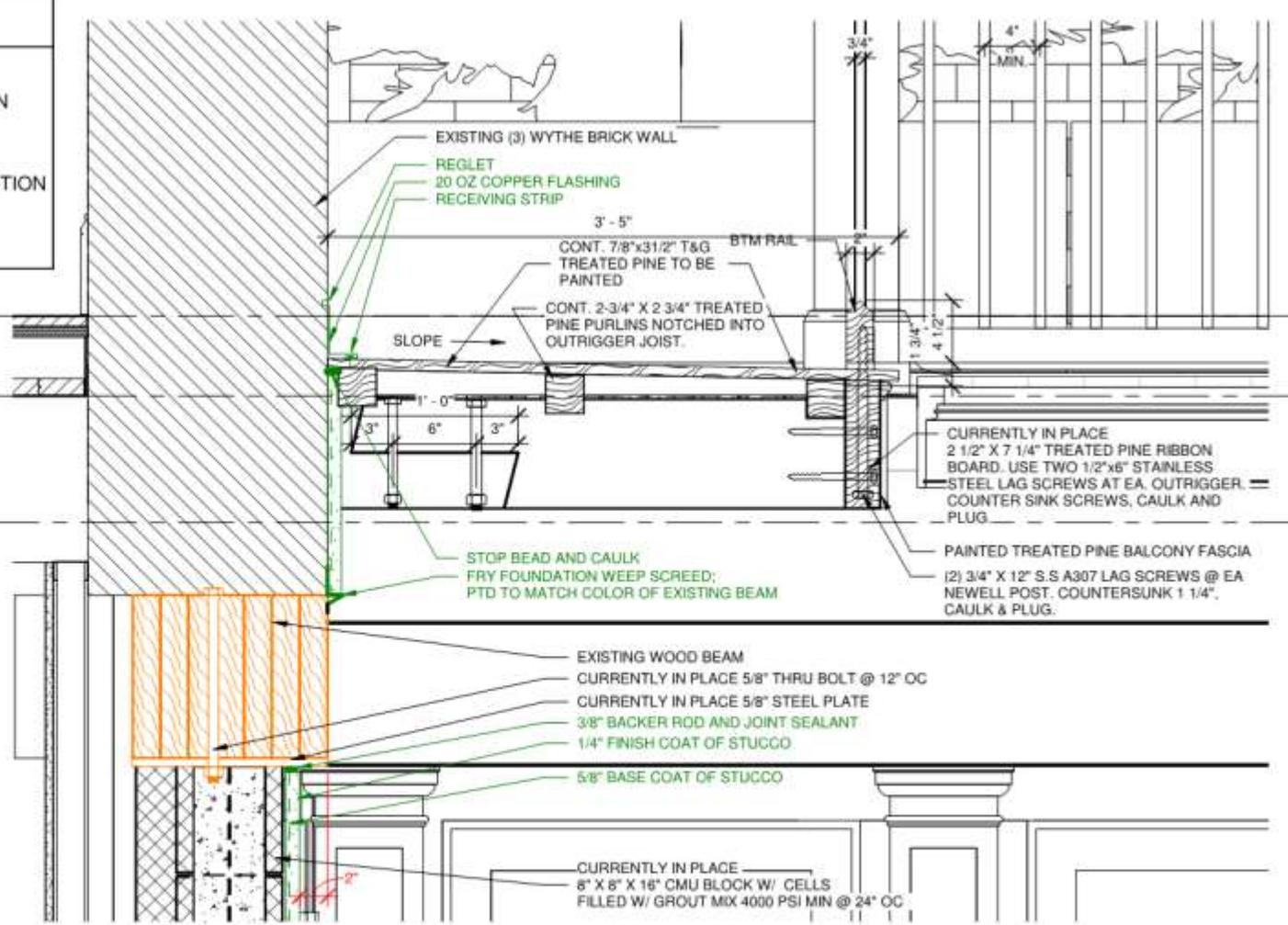




LEGEND

- BLACK:
CURRENTLY IN PLACE CONSTRUCTION
- GREEN:
ADDITION ONTO EXISTING CONSTRUCTION
- EXISTING BEAM

- 2ND FLOOR HT
11' - 10"
- 1ST FLOOR CLG BLDG "B"
11' - 4 1/4"
- 1ST FLOOR BTM OF JOIST - BLDG "B"
10' - 7"



1 COURTYARD WALL OF BUILDING "B" CONSTRUCTION DETAIL
1 1/2" = 1'-0"

**BARRY FOX ASSOCIATES
ARCHITECTS LTD.**
WWW.BARRYFOX.COM

BARRY FOX ASSOCIATES ARCHITECTS, LTD.
1519 WASHINGTON AVE
NEW ORLEANS, LA 70130

(504) 897-8989
(504) 891-4456
BARRY@BARRYFOX.COM

COCHRAN RESIDENCE
WALTER & ELIZABETH COCHRAN
525 MADISON ST.
NEW ORLEANS, LA 70116

No.	Description	Date
1	REVISION #1	10/27/2016

CTYD WALL BLDG "B" -DETAILS

Project number	2015-003	AS-23
Date	01-19-2016	
Drawn by	MR	
Checked by	BF	
Scale As Indicated		



Barry Fox and Associates

Architects, LLC

Statement to The Vieux Care Commission Architectural Committee

Project: The Cochran Residence

Properties: 525 Madison Street

Good afternoon, the owners at 525 Madison Street, Walter and Elizabeth Cochran, have requested our office at Barry Fox and Associates represent them for the approval of three items regarding their unique project in the French Quarter.

The first item we would like to address, is the 7" fur-out on the courtyard wall of Building "B" that contractor did not issue an RFI to us and took it upon himself to fur the wall out 7 inches. Our office has met with Nicholas Albrecht & Anthony Whitfield of the VCC Architectural Staff and has come up with what we believe to be the best possible solution given the existing conditions presented on-site. As displayed on sheet AS-22 & AS-23, the plan is to remove the current 7" fur-out that is in place to cover up the existing beam. This is due to water intrusion that will occur inside the first floor of the wall without proper flashing in place. The drawings show the following information:

1. The items that are being added are in green, currently in place & existing are in black, and the existing beam is in orange.
2. The wall will be furred to make it flat in order to not have a recession in the wall from the use of 12" and 8" block, as seen in the photos on AS-22.
3. The wall near the Garden Room will be angled 1° to reflect the original intention of the garden room wall being equal on each side. Please see below.



525 Madison

VCC Architectural Committee

July 10, 2018



Barry Fox and Associates

Architects, LLC

4. The details for properly flashing the wall are displayed on sheet AS-23.

Please keep in mind, the difference between what was approved by the VCC previously and what we are now proposing is to expose the existing beam. In addition, the wall was originally approved as angled but now it will be straight for a majority and then angled at the very end. As stated previously, this is in order to avoid water intrusion issues as well as provide for equal size on each side of the Garden Room wall.

As per sheet AS-24, we are requesting the placement of an inconspicuous dryer vent in the ceiling of the Bridgeway as well as the enclosure of the underneath portion of the Bridgeway with 1 X 4 T&G wood boards. The Cochran's have concerns with being able to clean the vertical dryer vent from on top of a slate roof. In addition, we are asking to enclose the underside portion of the Bridgeway to cover up necessary condensate lines that exceed the maximum efficiency length when ran through the Garden Room ceiling as originally intended. Please see 1/AS-24 for the existing conditions & 2/AS-24 for the new proposed condition.

Sheet AS-25 displays the removing of an existing weather vane and placing a new custom live oak weather vane centered between the main courtyard wall and the chimney. The existing weather vane is broken and is covered up by the properties live oak tree, which does not allow it to tell the direction of the wind. The Cochran's do not have a design for the new weather vane yet, but we would like it request the new design be approved at the VCC Staff level with a maximum of 42" in height, if possible.

Thank you for your time and we look forward to answering any questions you may have about this most exciting project.





241 Royal



241 Royal





241 Royal





241 Royal





241 Royal





241 Royal



241 Royal





241 Royal





241 Royal

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241 Royal

VCC Architectural Committee

July 10, 2018





241 Royal

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July 10, 2018





241 Royal

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241 Royal – existing, proposed for front elevation

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241 Royal

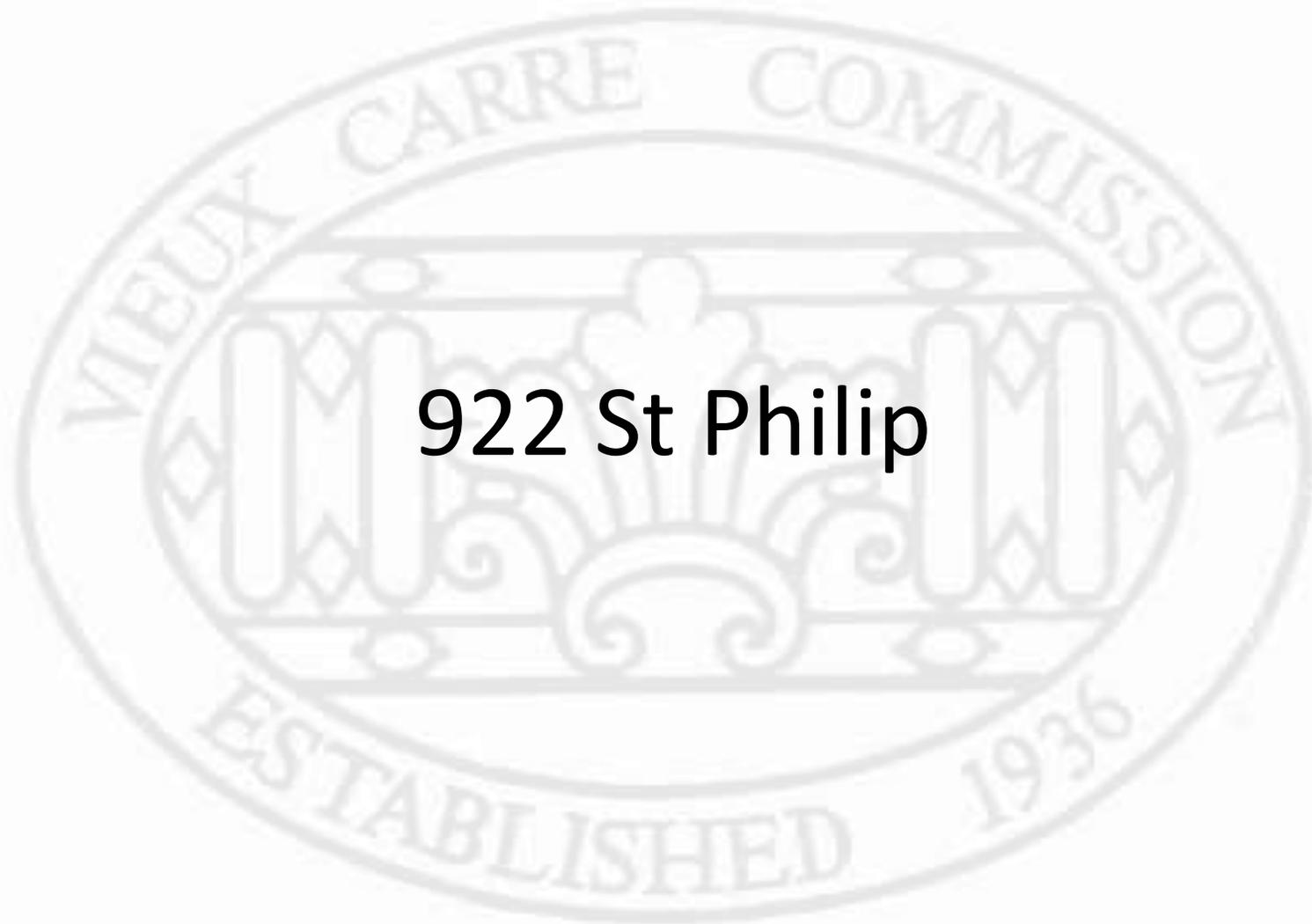
VCC Architectural Committee

July 10, 2018

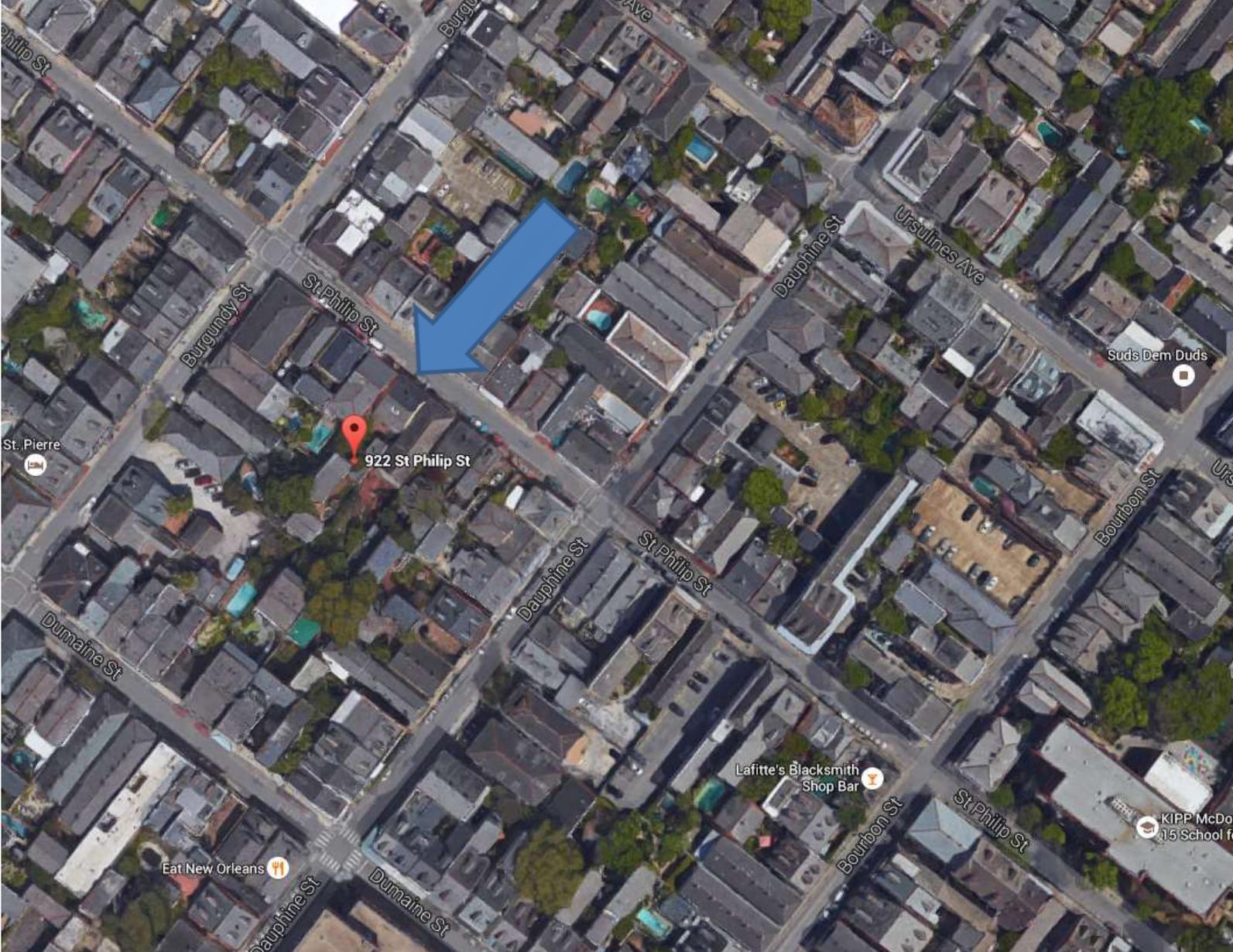


The seal of the Vieux Carre Commission is an oval emblem. It features a central figure of a person standing on a decorative base, flanked by two columns. The text "VIEUX CARRE COMMISSION" is inscribed along the top inner edge of the oval, and "ESTABLISHED 1936" is inscribed along the bottom inner edge. The seal is rendered in a light gray, semi-transparent style.

Appeals and Violations



922 St Philip



922 St. Philip





922 St. Philip



922 St. Philip





922 St. Philip





922 St. Philip



922 St. Philip





922 St. Philip – previous stair

VCC Architectural Committee

July 10, 2018





922 St. Philip – previous stair

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922 St. Philip – previous stair, window moved WoP



922 St. Philip



922 St. Philip – previous WoP

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922 St. Philip

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July 10, 2018



SCOPE OF WORK:

BUILDING A:

- NEW BRICK STAIR AT FRONT & REAR **INCOMPLETE**
- REPLACE FRONT LIGHT FIXTURES WITH SURFACE MOUNTED CAN LIGHTS (DOOR OPENERS NOT FULLY **APPROVED** BUT **APPROXIMATE**)
- NEW VELLUX SKYLIGHTS IN EXISTING LOCATIONS
- RETURN CASSETTE WINDOWS TO ORIGINAL LOCATIONS & REPLACE OUT WEATHERGUARDS
- REPLACE LOGGIA FANG **INCOMPLETE - NEEDS STEEL REINFORCED**
- INSTALL PROPERLY ORIENTED BEADED BOARD
- REMOVE HARDIE PLANK & REINSTALL FIXED SHUTTERS IN LOGGIA **REINSTALL HARDWARE**
- REPLACE SECOND FLOOR VINYL WINDOWS WITH MS DOUBLE HUNG WOOD WINDOWS

BUILDING B:

- RETURN 1ST FLOOR WINDOW TO ORIGINAL LOCATION **REINSTALL HARDWARE**
- REBUILD SPINAL STAIR - NEW WOODEN STAIR **NEW WOODEN STAIR BUILT AT HIGHER ELEVATION OF STAMPED MATERIALS**
- REMOVE EXISTING DECORATIVE BRACKETS
- REPAIR SIDING & PAINT
- REMOVE FIXTURES IN FRONT BOFFIT & REPLACE WITH SURFACE MOUNTED CAN LIGHTS OVER OPENINGS ON BOTH FLOORS **APPROX INSTALLATION**
- INSTALL NEW BRICK PLATFORM & LATTICE ENCLOSURES @ STAIRS **INCOMPLETE**
- ALTER UNDERGO OF BALCONY - PAINTS - FINISH:** **REVISED: BEADED BOARD REMOVED. REPAIR JOISTS TO RETURN IN EXISTING CONDITION (PAINT, REPAIR HOLES).**

BUILDING C:

- REMOVE FIXTURES & REPLACE WITH CAN LIGHTS **APPROX INSTALLATION ABOVE OPENINGS**
- REMOVE EXISTING STAIRS & INSTALL NEW WD STAIRS **NO BUILT (USE MATCH DRAWINGS)**
- INSTALL PROPERLY ORIENTED BEADED BOARD **INCOMPLETE**
- REMOVE INAPPROPRIATE ROOF SHINGLES & INSTALL NEW PATCH - MATCH EXIST. SLATE SHINGLES **INCOMPLETE - NEEDS UPDATED PHOTOGRAPHS**

BUILDING D (SEPARATE PERMIT):

GENERAL PROPERTY:

- REMOVE RAZOR WIRE ON BOUNDARY SEC PROP. LINE
- REMOVE FIXTURES ON BOUNDARY SEC PROP. LINE **INCOMPLETE**
- NEW BRICK & WD WALL ON DAUPHINE SIDE PROP. LINE **INCOMPLETE**

GENERAL NOTES:

- ALL WORK TO CONFORM TO ALL LOCAL, STATE & FEDERAL CODES INCLUDING INTERNATIONAL RESIDENTIAL CODE (IRC 2012), NEW ORLEANS BUILDING CODE (NBC 2008) AND VCC REQUIREMENTS
- CONTRACTOR & SUB-CONTRACTORS TO VERIFY ALL EXISTING CONDITIONS & DIMENSIONS. REPORT ALL CHANGES & DISCREPANCIES TO THE ARCHITECT & OWNER. ANY EXTENSIVE CHANGES AND DISCREPANCIES MUST ALSO BE APPROVED BY VCC
- CONTRACTORS ARE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, SCHEDULES & SAFETY PROCEDURES
- PROVIDE SHOP DRAWINGS AND/OR SAMPLES FOR ALL MULLWORK AND LIGHT FIXTURES PER ARCHITECT'S & VCC REVIEW
- ALL NEW WOOD TO BE TREATED & BACK PRIMED
- ALL NEW AND EXISTING ROOF FRAMING TO WITHSTAND 130 MPH WIND LOADS AS PER CODE. 2X6 RAFTERS @ 16" O.C. WITH HURRICANE CLIPS. 2X6 COLLAR BRACES AT EACH RAFTER PAIR WITH HURRICANE CLIPS
- SLOPE ALL RALES TO SHED WATER
- ALL NEW STEEL SHALL BE GALVANNEZED
- ALL NEW GLAZING TO BE IMPACT RESISTANT AS PER SEC 1800. USE SAFETY GLASS WHERE REQUIRED

SITE INFORMATION:

OCCUPANCY: RESIDENTIAL

SQUARES: 45 LOT: 14

ZONING: VOR-1 (VILLAGE CARRÉ RESIDENTIAL DISTRICT)

CONSTRUCTION TYPE: TYPE V - WOOD FRAMING

LOT 11 AREA: 8,517 SQ. FT.

LIST OF DRAWINGS:

SHEET A-0 (COVER & SITE)

SHEET A-1 (BUILDING A)

SHEET A-2 (BUILDING A)

SHEET A-3 (BUILDING B)

SHEET A-4 (BUILDING B)

SHEET A-5 (BUILDING B)

SHEET A-6 (BUILDING C)

THIS DRAWING SET WAS AMENDED BY THE DRAWINGS STAMPED APPROVED 11/21/17. CHECK BOTH SETS AGAINST EACH OTHER.

GOOGLE MAP - NOT TO SCALE

FRONT BUILDING (BUILDING A)

RIGHT BUILDING (BUILDING B)

LEFT BUILDING (BUILDING C)

RENOVATION TO THREE EXIST. BUILDING
622 ST. PHILIP STREET
RENOVATION AT 827 ST. PHILIP ST.

**DONALD MAGINNIS
ARCHITECT, INC.**
1111 ST. MARK ST., NEW ORLEANS, LA 70116
504.585.0207 MAGINNISARCHITECT.COM

87.28.16

SCALE: 1/8" = 1'-0"
ELEVATION SECTIONS
TRACING
RVPPT

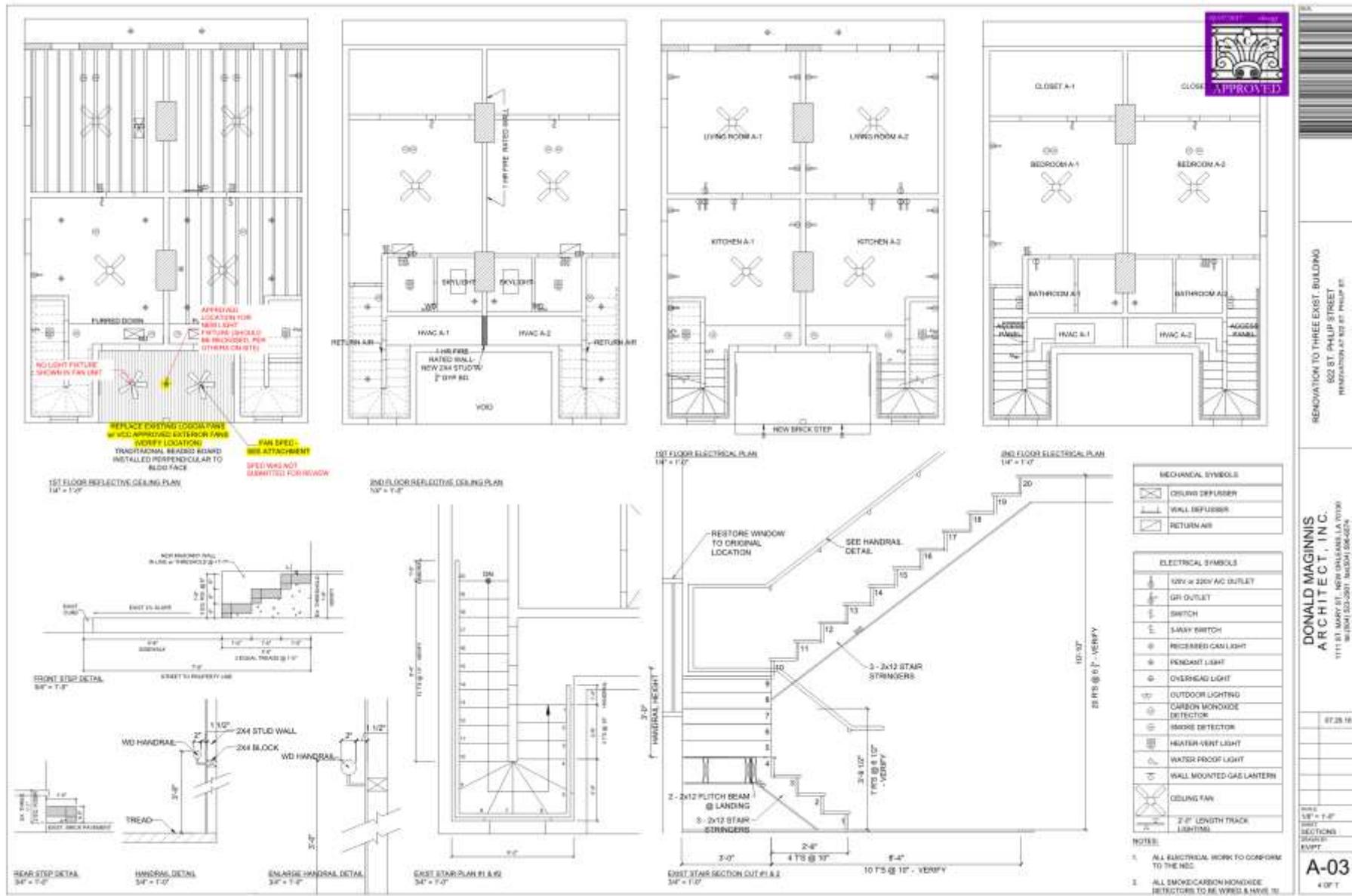
A-00

1/0 FT

ESTABLISHED 1936

922 St. Philip – Staff produced package of current property status





RENOVATION TO THREE EXIST. BUILDING
822 ST. PHILIP STREET
RENOVATION AT 922 ST. PHILIP ST.

DONALD MAGINNIS
ARCHITECT, INC.
1111 S. MARK ST., NEW ORLEANS, LA 70116
504.581.8000

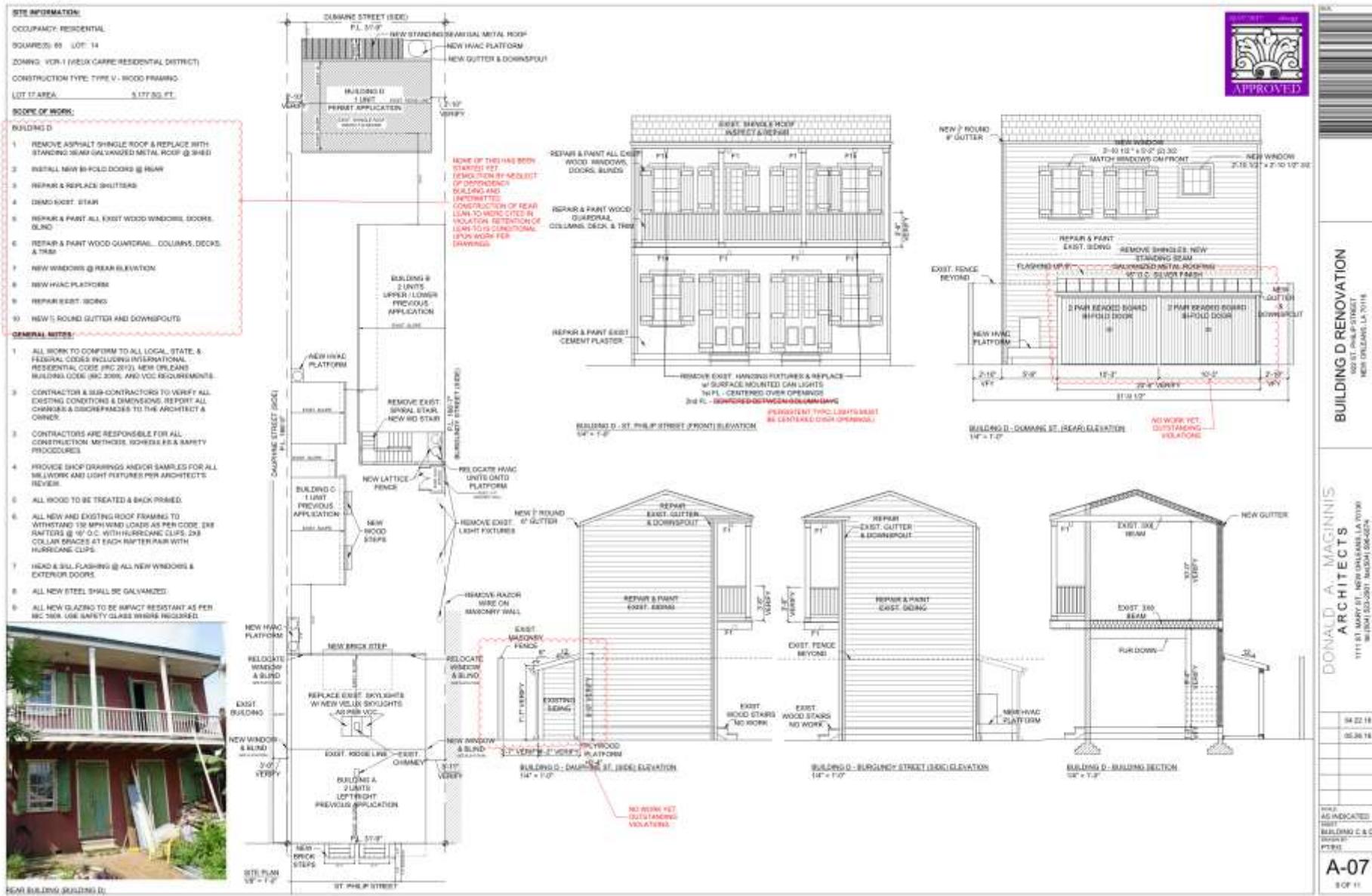
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A-03

4 OF 7

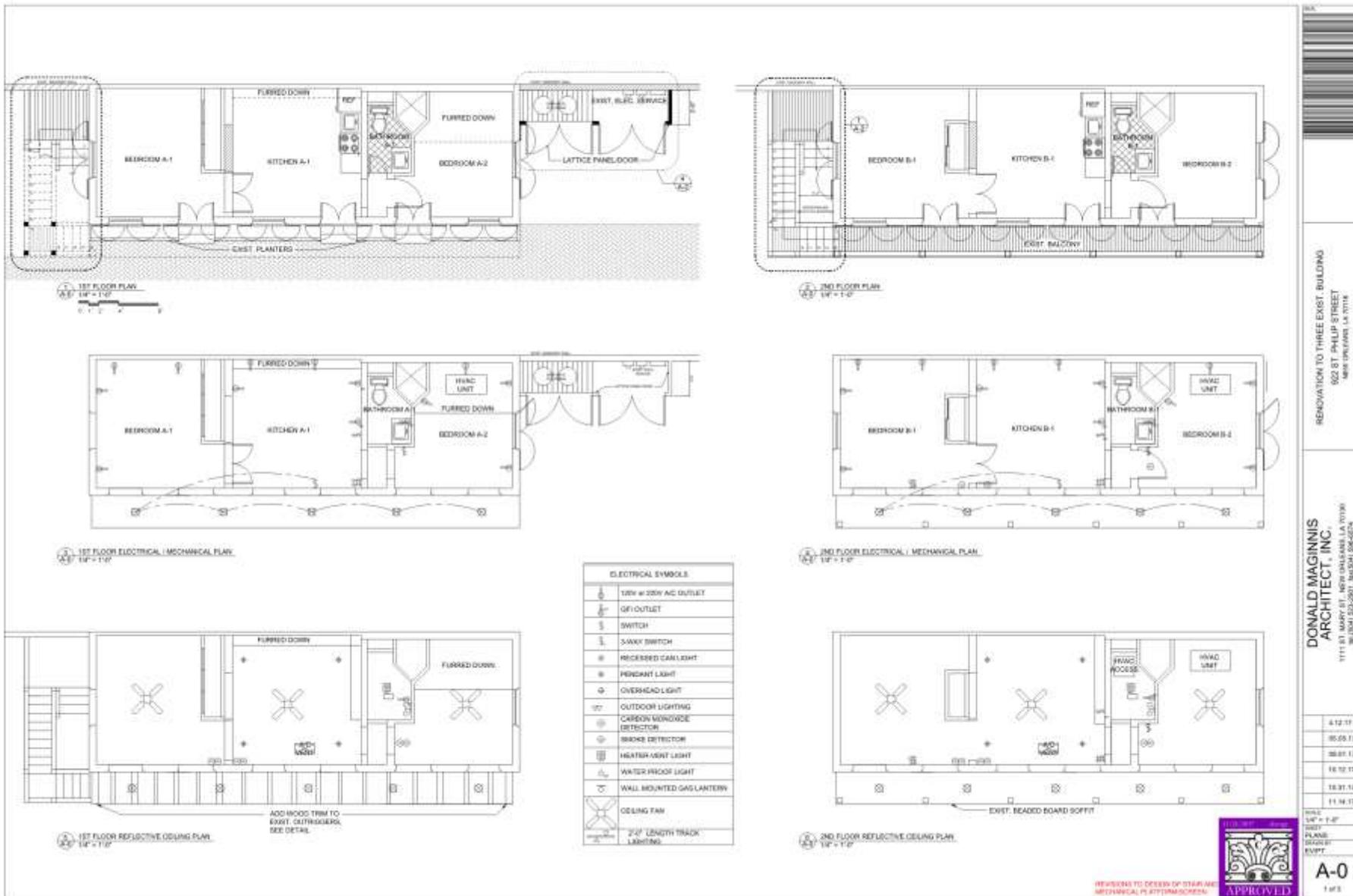
922 St. Philip – Staff produced package of current property status





922 St. Philip – Staff produced package of current property status





RENOVATION TO THREE EXIST. BUILDING
922 ST. PHILIP STREET
NEW ORLEANS, LA 70114

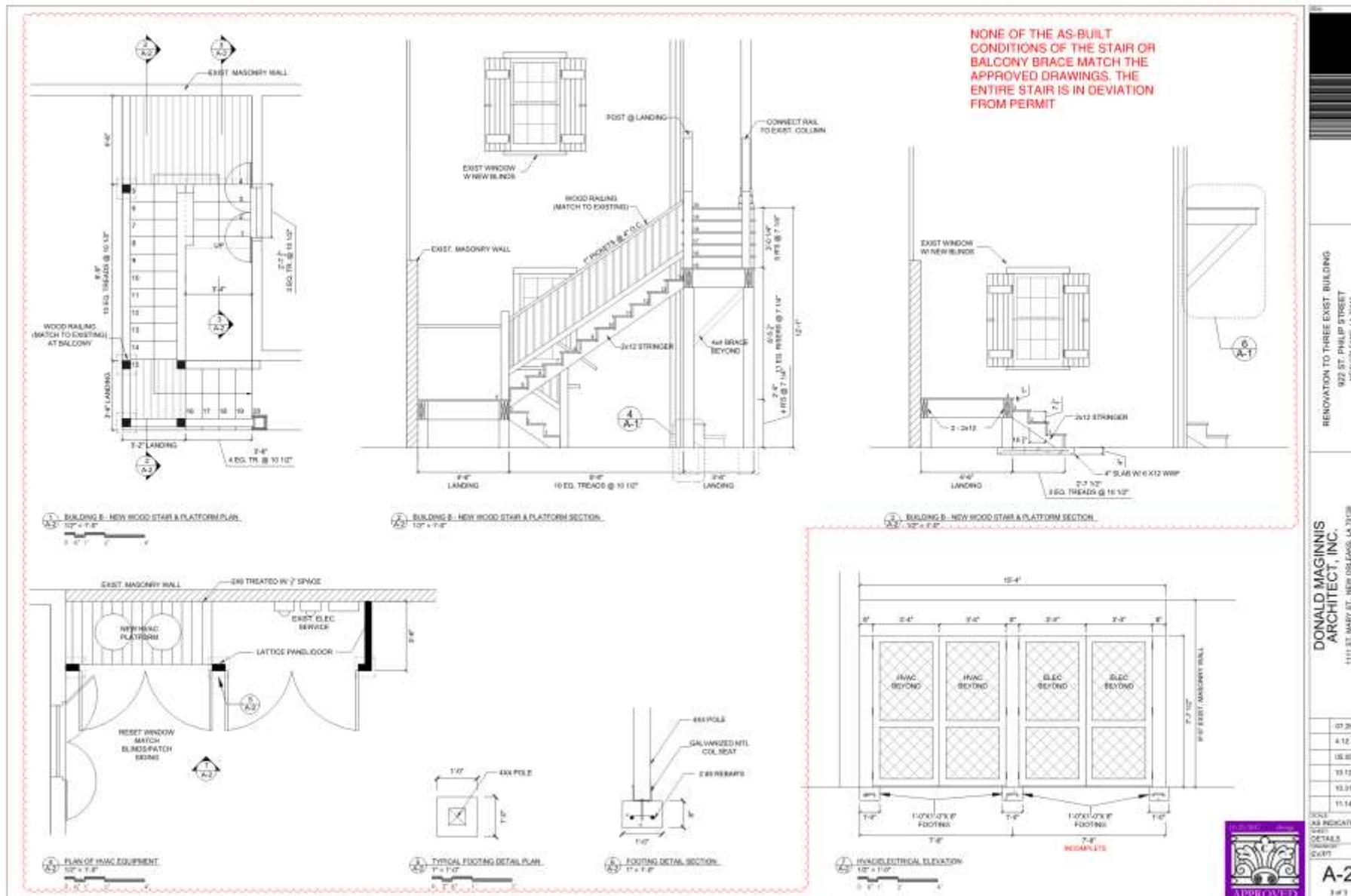
DONALD MAGINNIS
ARCHITECT, INC.
1111 ST. MARK ST., NEW ORLEANS, LA 70116
NEW ORLEANS, LA 70116

6.12.17
05.09.17
08.01.17
18.10.17
18.01.17
11.16.17

SCALE
1/4" = 1'-0"
DATE
PLANE
ISSUE NO.
EXPT.
A-0
1 of 5

922 St. Philip – Staff produced package of current property status





RENOVATION TO THREE EXIST. BUILDING
 922 ST. PHILIP STREET
 NEW ORLEANS, LA 70118
 DONALD MAGINNIS
 ARCHITECT, INC.
 1111 ST. MARY ST., NEW ORLEANS, LA 70118
 NO. 001123-0001, MDDP0118-0001A

07.26.18
4.12.17
08.30.17
10.12.17
10.31.17
11.14.17

SCALE AS INDICATED
 SHEET DETAILS
 EXCUT
A-2
 3 of 3

922 St. Philip – Staff produced package of current property status

VCC Architectural Committee

July 10, 2018



Checklist of VCC Violations & Remediation

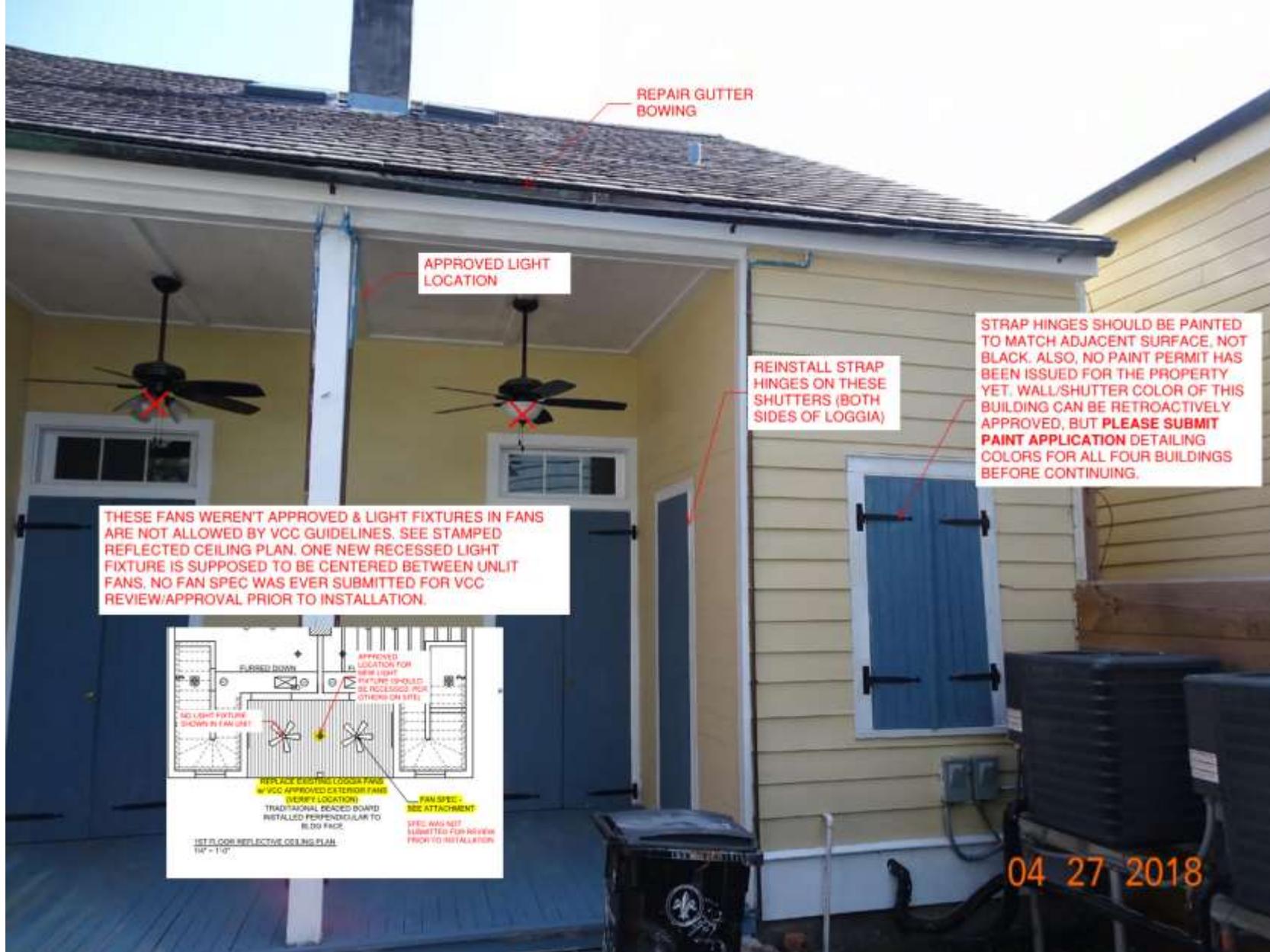
Violation	Remediation	Date of Remediation	Status
Admin			
Permit Required	Permit 16-26628-RNVN	2/7/17	COMPLETE
Sub-permit required	Permit 16-26628-VCCGEN	3/10/17	COMPLETE
Main Building			
Cameras on front soffit	Camera should be white to match the soffit	10/15/17	COMPLETE ✓
Inappropriate light fixtures	Replace with approved	6/6/17	COMPLETE X - PARTIAL
Vinyl window on Burgundy side	Remove/replace with approved	3/1/17	COMPLETE X - NEEDS REVISION
Inappropriate skylights	Replaced with approved	6/6/17	COMPLETE ✓
Casement windows relocated	Replace	7/1/17	COMPLETE ✓
Decorative shutters in loggia removed	Replace	10/15/17	COMPLETE X - PARTIAL
Fans with lights in loggia	Remove		50% COMPLETE
Beaded board sheets oriented improperly	Re-orient	8/1/17	COMPLETE ✓
6/6 Double hung window relocated	Replace	10/15/17	COMPLETE NOT FULLY INSPECTED
1-Story Service Building			
Inappropriate light fixtures	Replace with approved	6/6/17	COMPLETE X - NEEDS REVISION
Tile on front steps	Remove	4/12/17	COMPLETE X - REPLACEMENT IN DEVIATION OF PERMIT
2-Story Service Building			
Inappropriate light fixtures	Replace with approved	6/6/17	COMPLETE X - NEEDS REVISION
6/6 Double hung window relocated	Replace	6/6/17	COMPLETE X - NEEDS REVISION
Beaded board soffit on underside of balcony	Remove	3/15/17	COMPLETE ✓
Unpermitted korbels added to balcony	Remove	6/6/17	COMPLETE ✓
Inappropriate spiral staircase	Remove	10/15/17	COMPLETE X - REPLACEMENT IN DEVIATION OF PERMIT
Burgundy-side wall shows deterioration	Repair	12/20/17	COMPLETE NOT FULLY INSPECTED
Burgundy-side wall has improper vents/conduit, etc	Remove	12/20/17	COMPLETE NOT FULLY INSPECTED
Hardie-board siding on St Philip and Dumaine walls	Remove	6/6/17	COMPLETE X - PARTIAL (WINDOW NEEDS TO RELOCATE AGAIN)
Rear Service Building			
Inappropriate shed roof	Replace with approved	TBD	incomplete
Missing or damaged shutters	Repair/replace	TBD	75% COMPLETE
Conduit installed on Dumaine-facing wall	Remove	TBD	incomplete
General Property			
razor wire installed on Burgundy & Dumaine boundary walls	Remove	2/15/17	COMPLETE
Inappropriate light fixtures on Burgundy boundary wall	Remove	5/12/17	COMPLETE X
Improperly positioned condenser units	Raise units to water table height	TBD	50% COMPLETE

DETAILS FOR OUTSTANDING ITEMS NOTED IN DRAWINGS AND ATTACHED PHOTOS.





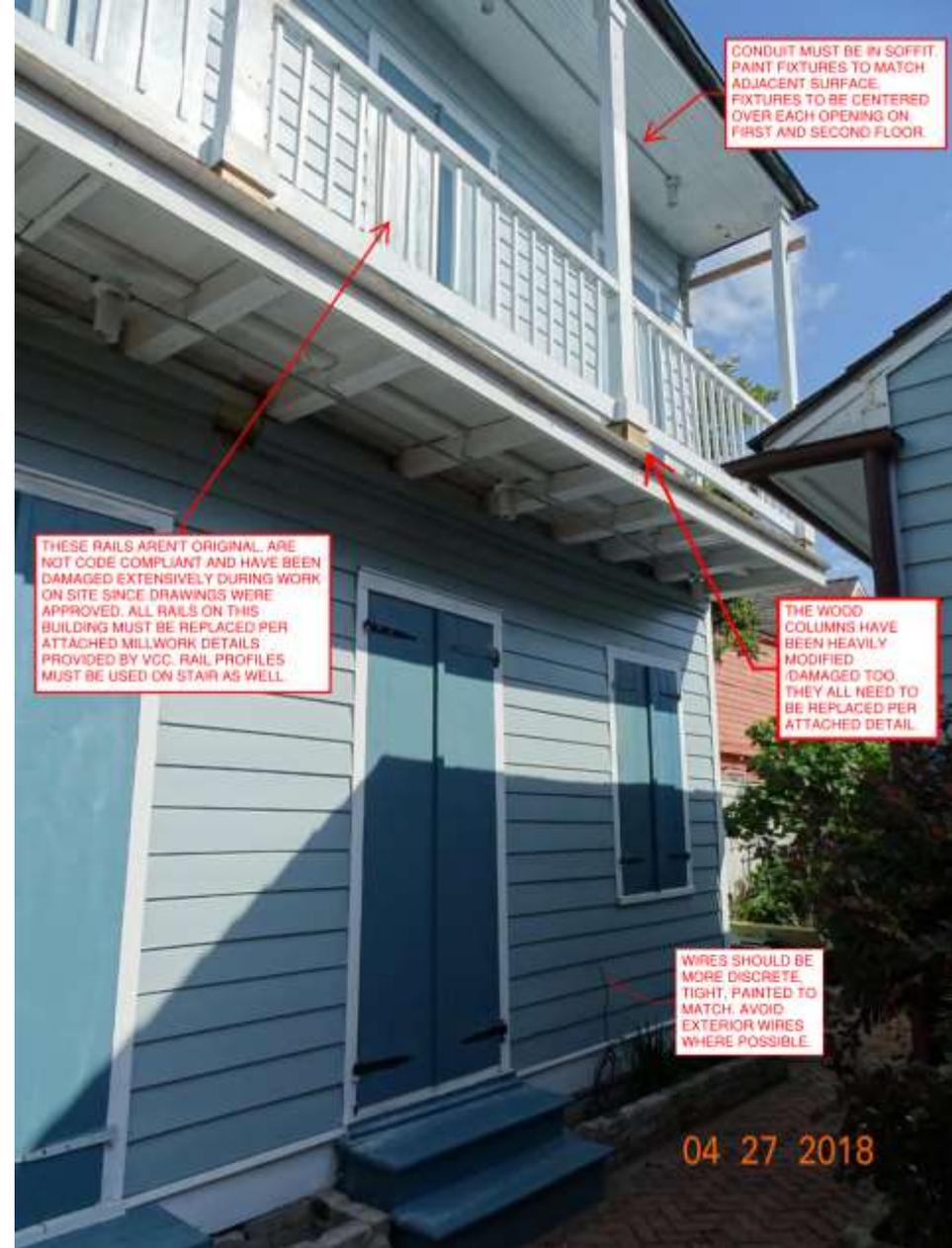
922 St. Philip – Staff produced package of current property status



04 27 2018

922 St. Philip – Staff produced package of current property status





922 St. Philip – Staff produced package of current property status





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YOUR ELECTRICIAN HAS TWO
OPTIONS FOR RUNNING THE
CONDUIT ON THE FIRST FLOOR.
WE PREFER OPTION "2."

PLEASE HAVE YOUR
ELECTRICIAN SEND WRITTEN
PREFERENCE TO ME (BY EMAIL)
FOR OPTION 1 OR 2 SO WE CAN
STAMP AND APPROVE.

(RIGHT IN THIS
NOOK, ON THE
SIDE CLOSEST TO
THE BUILDING)

CONDUIT WOULD BE
TUCKED BEHIND THE
CENTER STRINGER,
BETWEEN THE STRINGER
AND JOISTS. NOT
HANGING FROM JOIST TO
JOIST. SHOULD BE AS
DISCRETE AS POSSIBLE.

**THIS IS
OPTION "1"**
(NEXT PAGE IS SAME METHOD,
JUST CLOSER UP.)

04 27 2018



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July 10, 2018



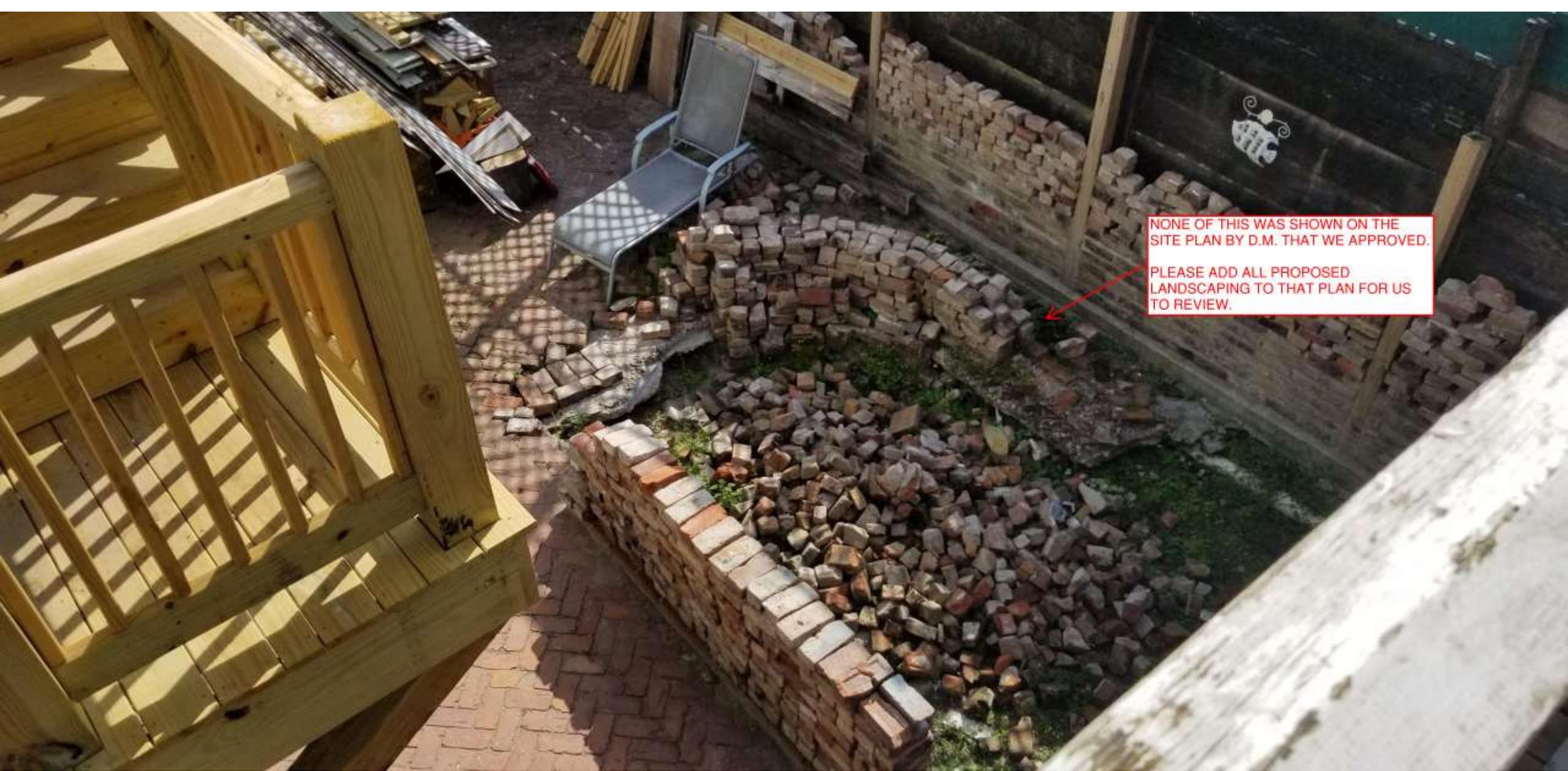


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NONE OF THIS WAS SHOWN ON THE SITE PLAN BY D.M. THAT WE APPROVED.
PLEASE ADD ALL PROPOSED LANDSCAPING TO THAT PLAN FOR US TO REVIEW.

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July 10, 2018



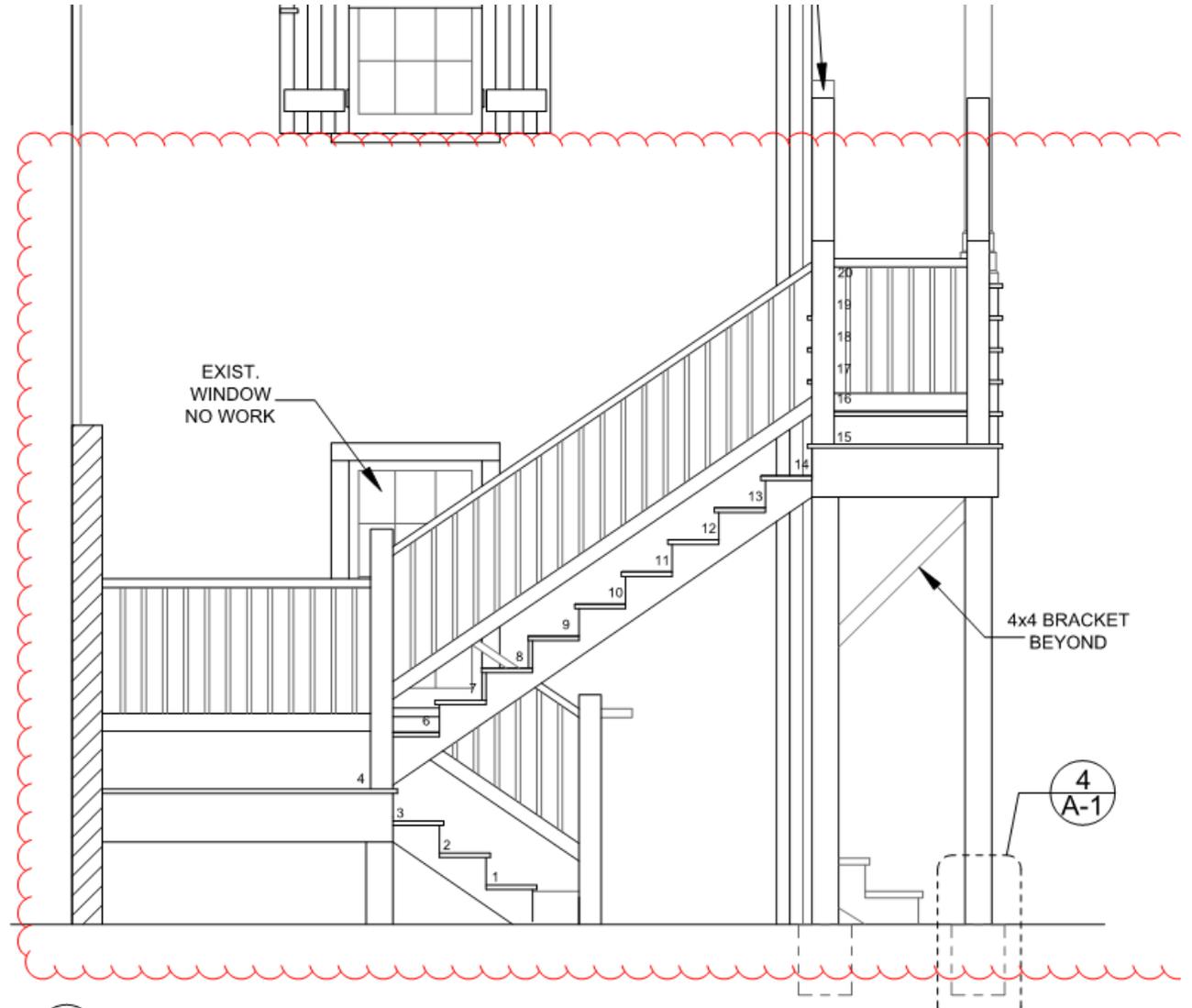


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EVERYTHING ABOUT THIS STAIR DEVIATES FROM THE DRAWINGS STAMPED VCC APPROVED 11/21/17. IT DOESN'T MEET CODE, AND WASN'T BUILT PER DRAWINGS BY A LICENSED PROFESSIONAL. THIS ENTIRE STAIR IS A LIFE SAFETY ISSUE, AND NOTHING ABOUT IT IS HISTORICALLY APPROPRIATE, EITHER.

IF YOU PROPOSE TO RETAIN ANY ASPECTS OF THIS NON-CONFORMING STAIR IT WILL REQUIRE ADDITIONAL COMMITTEE REVIEW. PLEASE CONSULT WITH YOUR ARCHITECT AND CONTRACTOR AND LET ME KNOW HOW YOU WISH TO PROCEED. "NOTE: SAFETY AND PERMITS REVIEW WILL BE REQUIRED"



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THE REAR LEAN-TO WAS
CITED AS WORK WITHOUT
PERMIT IN VIOLATION
CASE 16-01004-VCCNOP.
ITS RETENTION IS
CONTINGENT ON WORK
BEING DONE PER
STAMPED DRAWINGS.

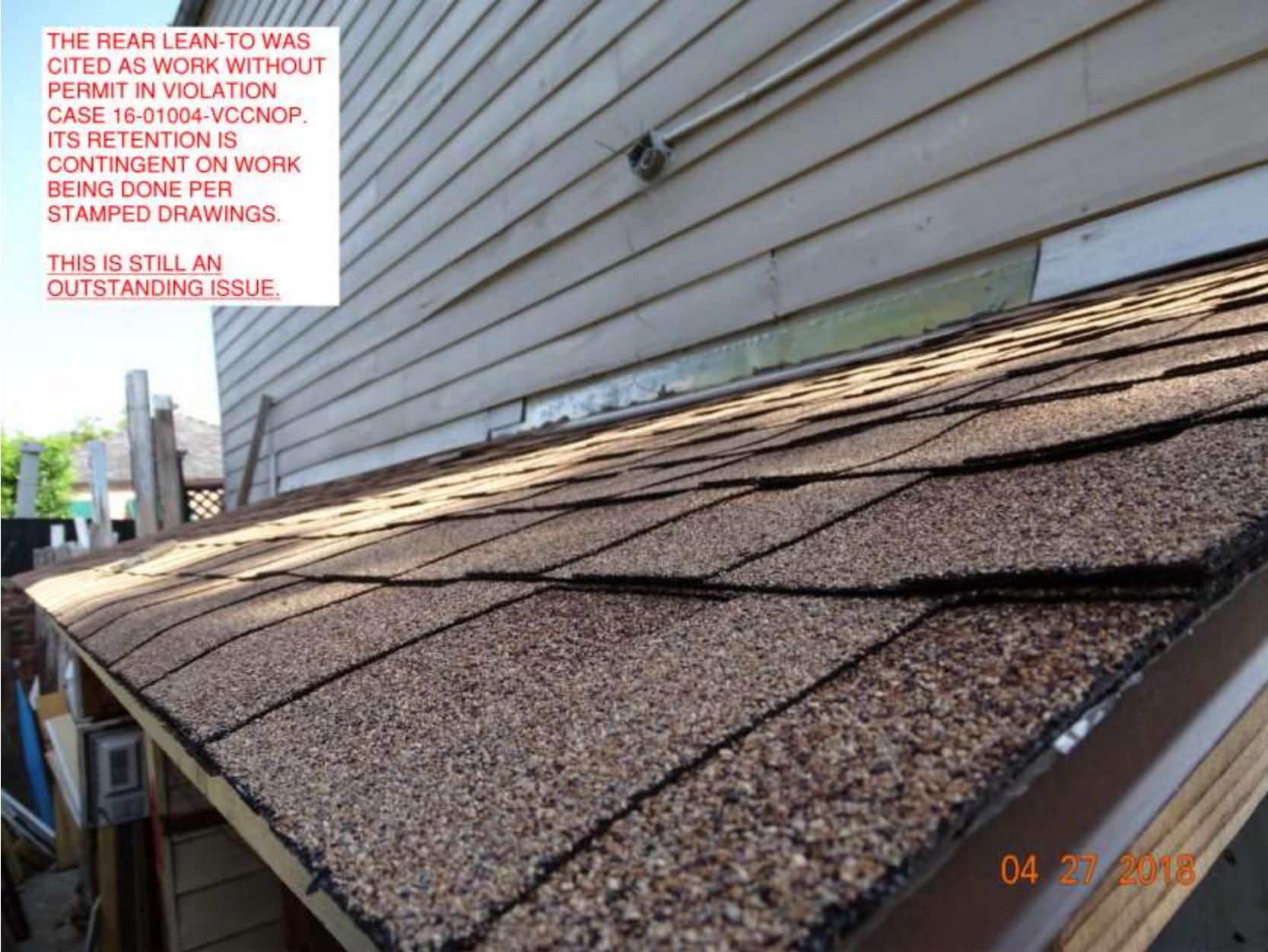
THIS IS STILL AN
OUTSTANDING ISSUE.

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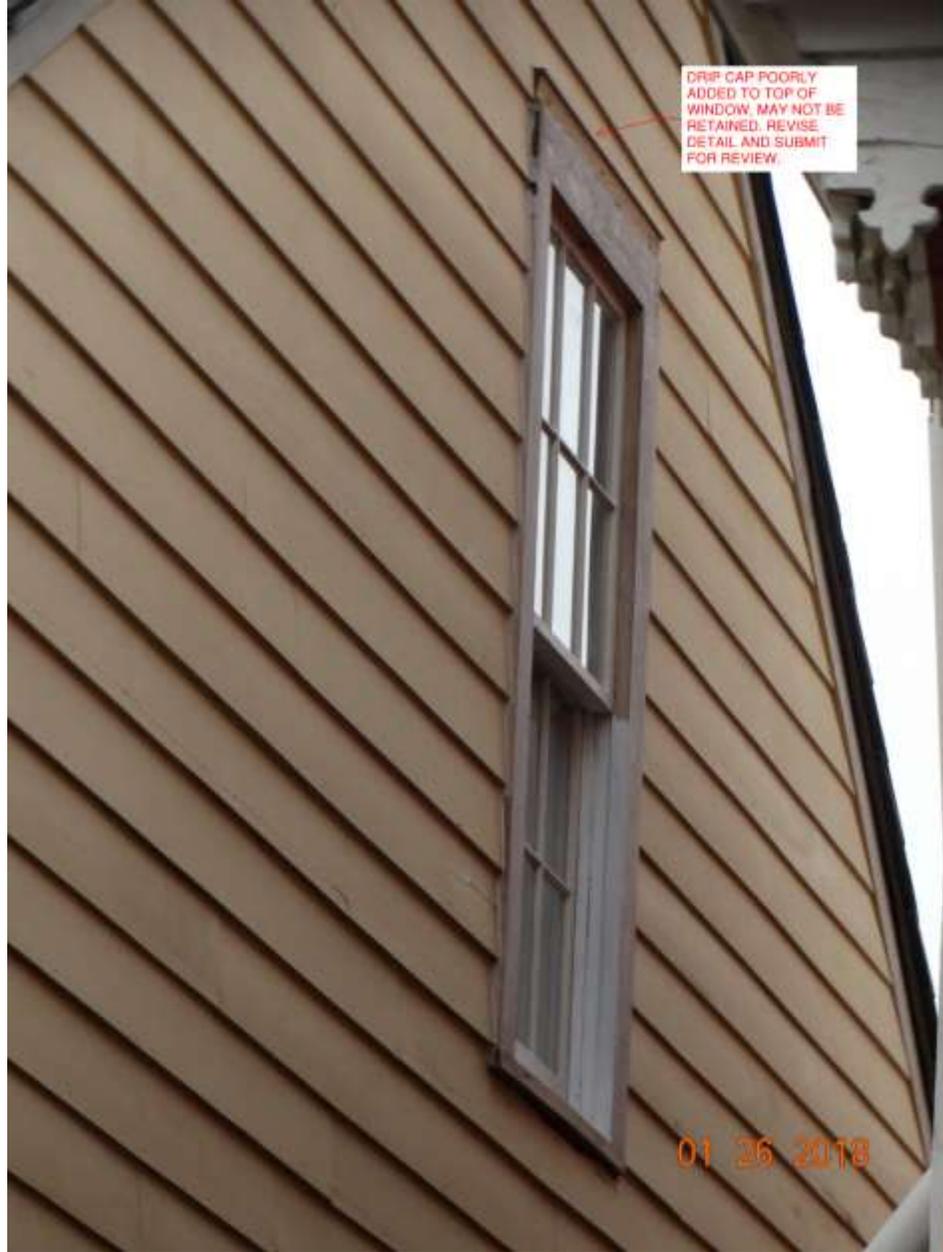
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July 10, 2018





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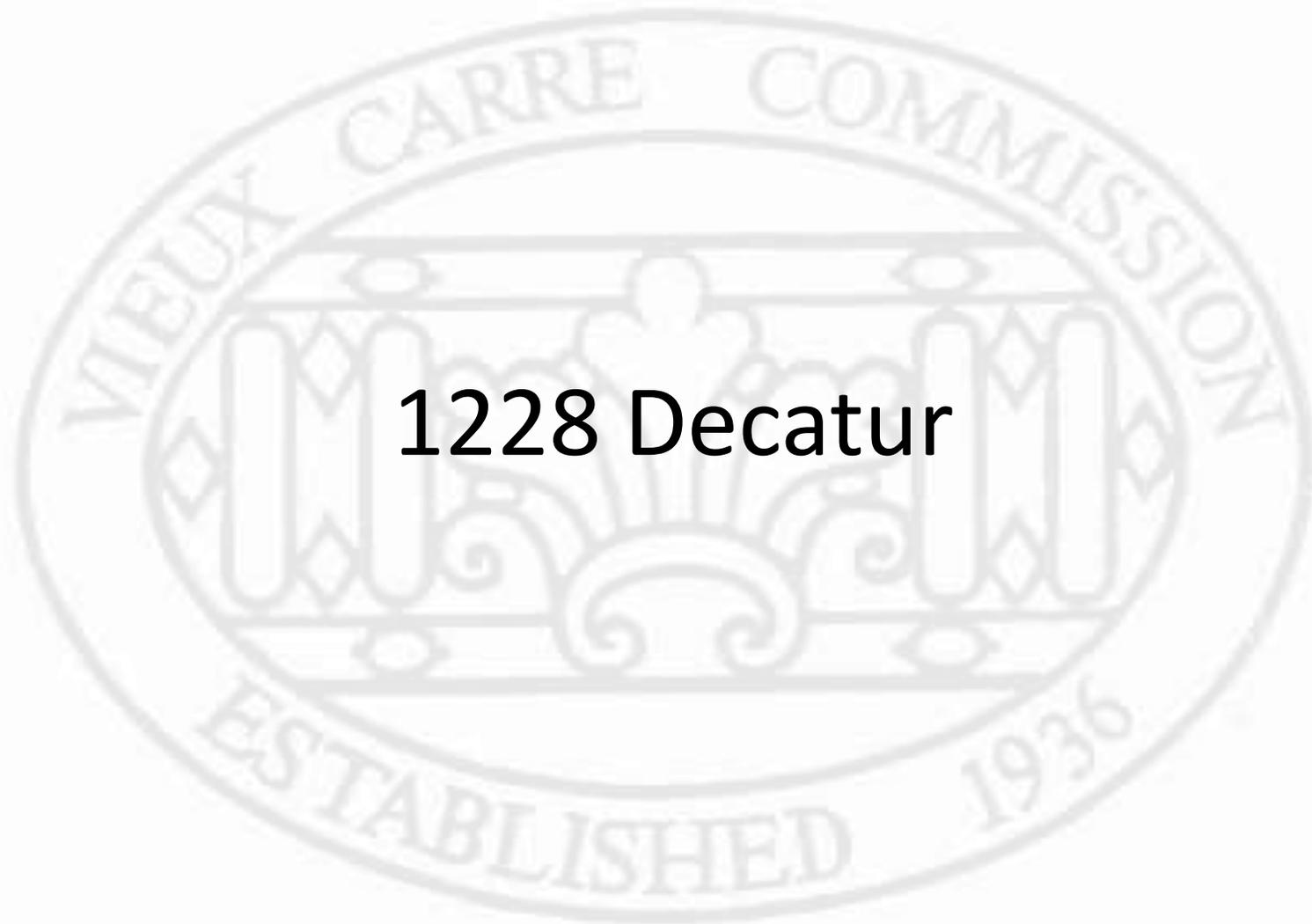
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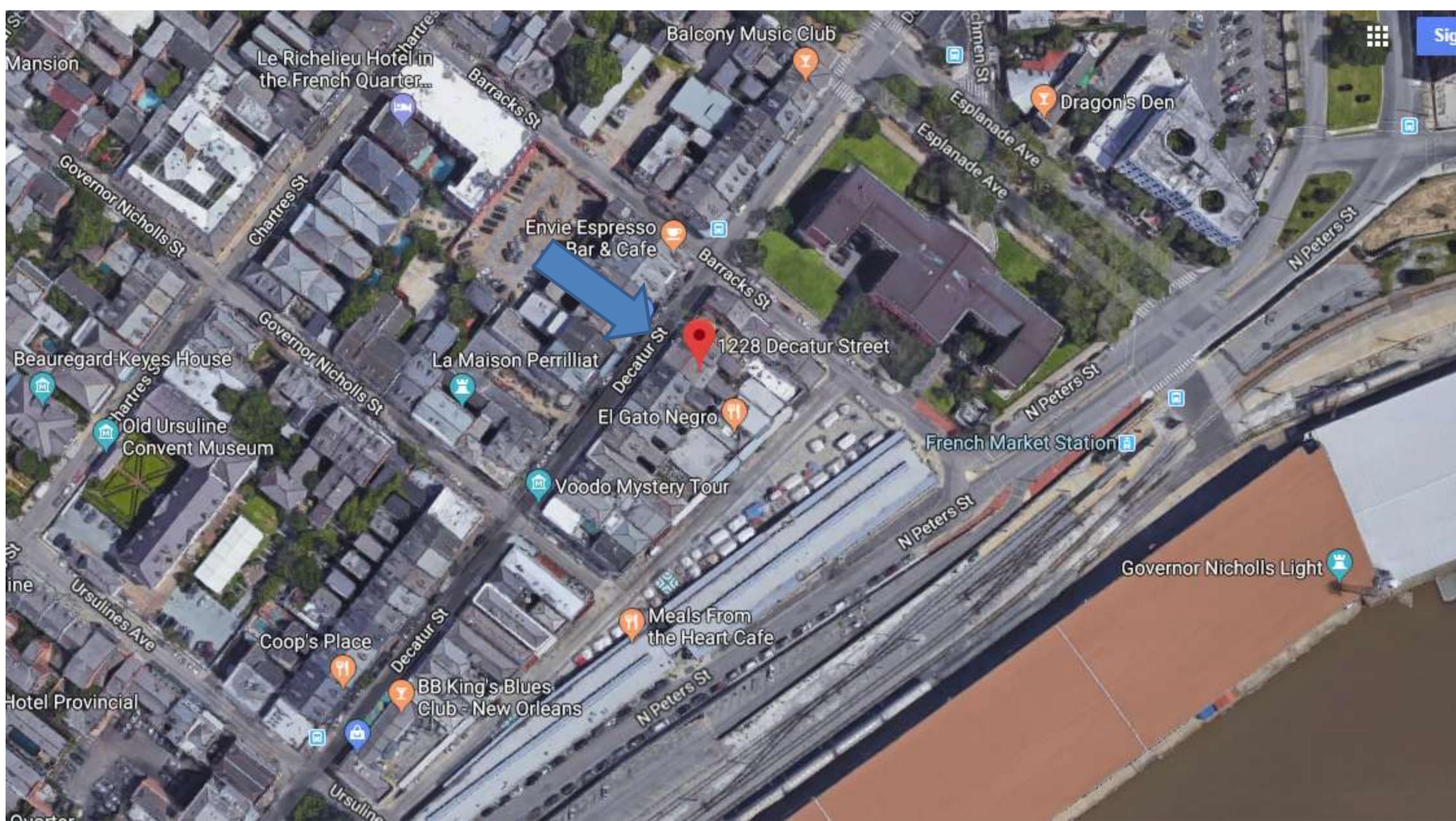




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1228 Decatur



1228 Decatur

VCC Architectural Committee

July 10, 2018





1228 Decatur

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July 10, 2018





1228 Decatur

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July 10, 2018





1228 Decatur

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July 10, 2018





1228 Decatur – 83-85 French Market Place

VCC Architectural Committee

July 10, 2018





Vieux Carré Commission

334 Royal Street, Second Floor
New Orleans, LA 70130
(504) 658-1420



Permit No. 13-10950-VCGEN

**The Vieux Carré Commission hereby grants permission
for the approved work specified below.**

Issued in accordance with Chapter 166 of the 1995 Code of the City of New Orleans, this permit is only for the work which meets Commission guidelines, policies, and specifications. This permit must be posted on the site, along with any approved plans and specifications, so as to be visible from the street.

Address:	1228 Decatur St	Phone:	504-324-9533
Applicant:	Suzanne Baird		
Owner:	Diane S <u>Phillpott</u>		
Contractor:	Outdoor Building Systems		

Work approved:

1. Remove deteriorated flat roofing from rear dependency.
2. Install new cold process modified bitumen roofing.
3. Re-install existing clay ridge caps.
4. Remove hot-mop roof from shed.
5. Install new cold process modified bitumen roofing.
6. Flash all installations as required.
7. Repair existing FireFree slates, if req'd.
8. Re-coat parapet to match existing.

Note: Trash chutes are required for removal of debris from all roofs
All work must conform to standard VCC policies & guidelines
Permit does not allow for cap flashing on parapet or surrounding walls
Torch-applied roofing is not permitted in the Vieux Carré.

All work must conform to standard VCC policies & guidelines.

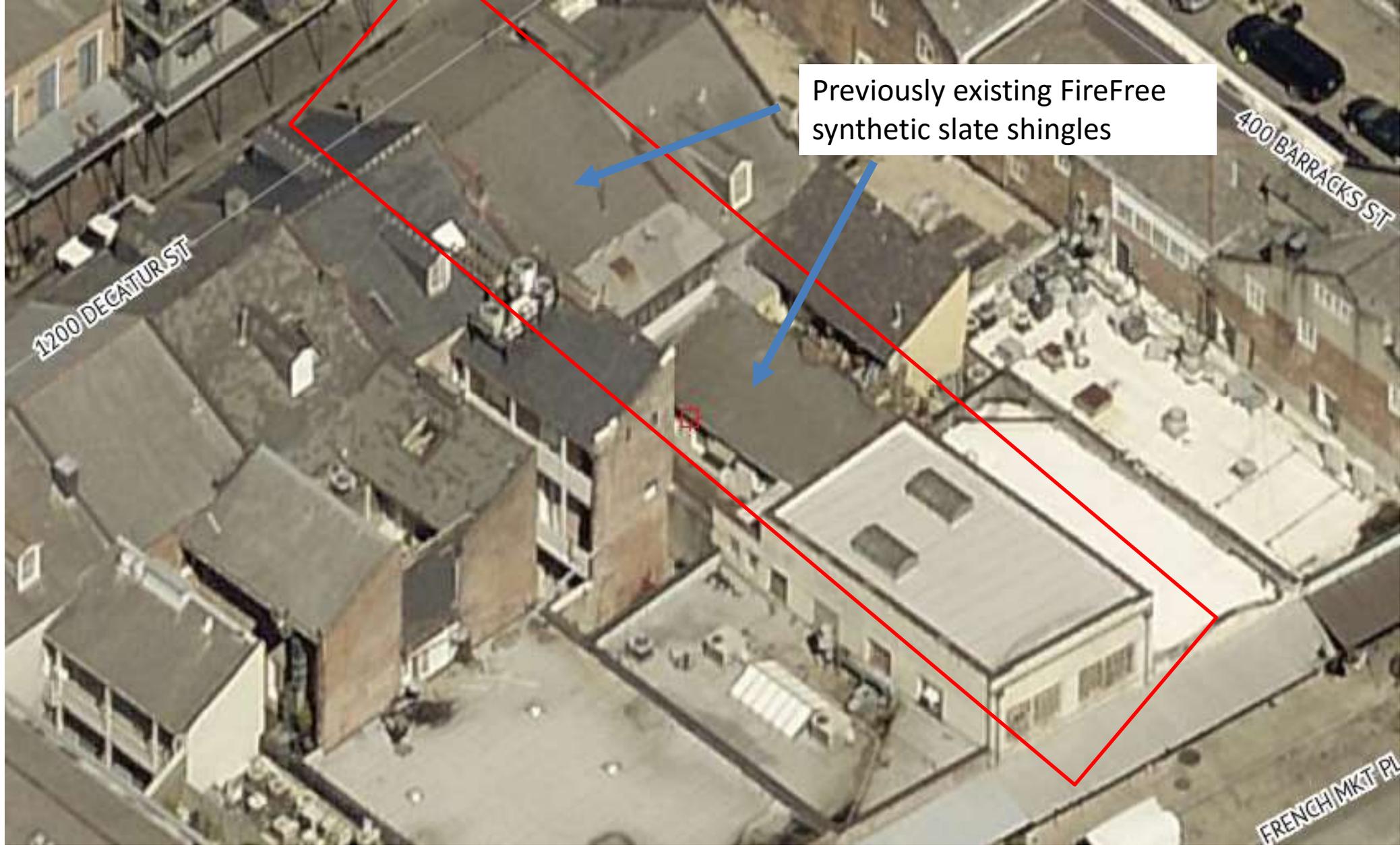
Estimated cost: \$ 20,000 caberg 4/9/2013

1228 Decatur – 83-85 French Market Place

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1228 Decatur – 83-85 French Market Place

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July 10, 2018





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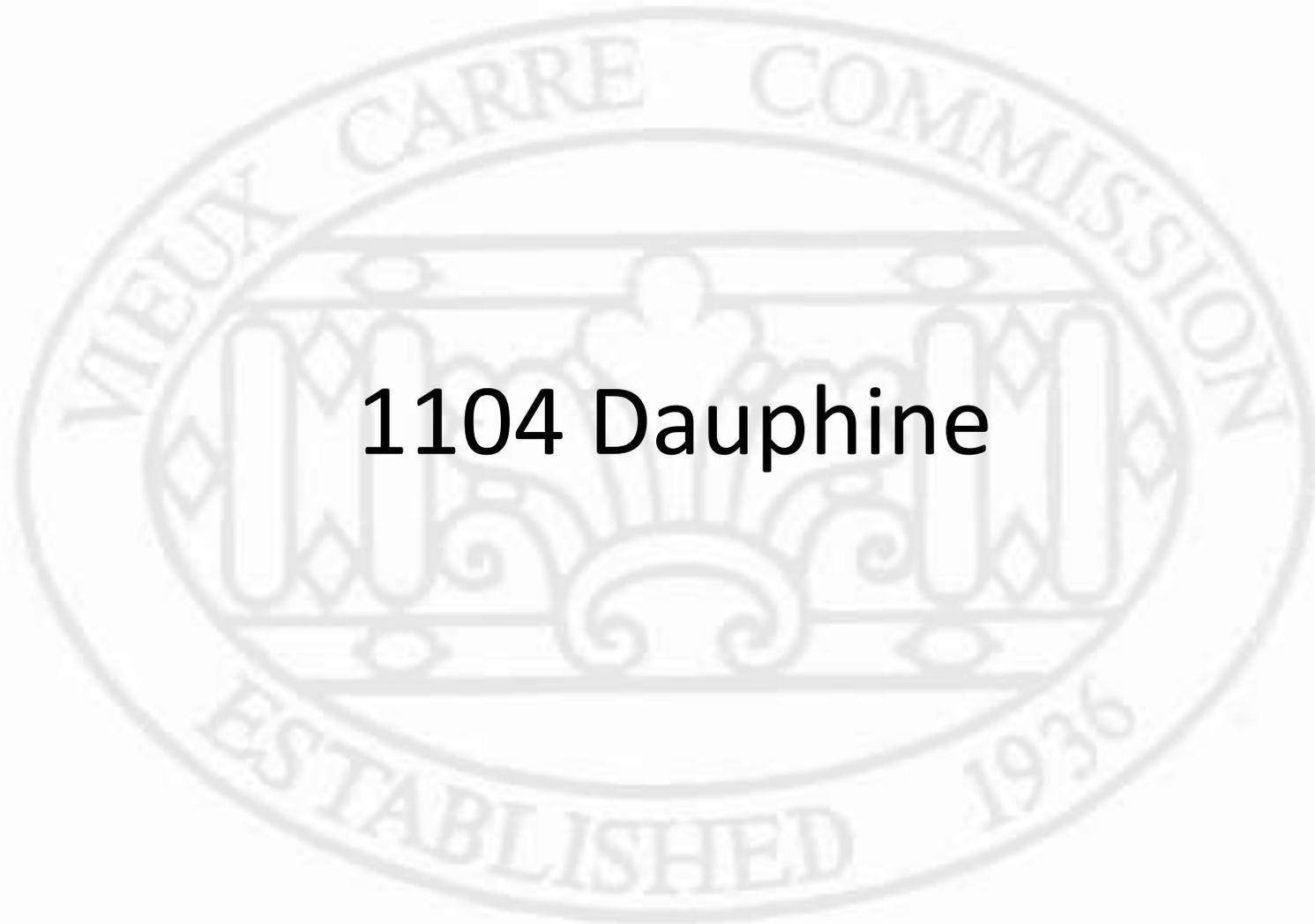


1228 Decatur – 83-85 French Market Place

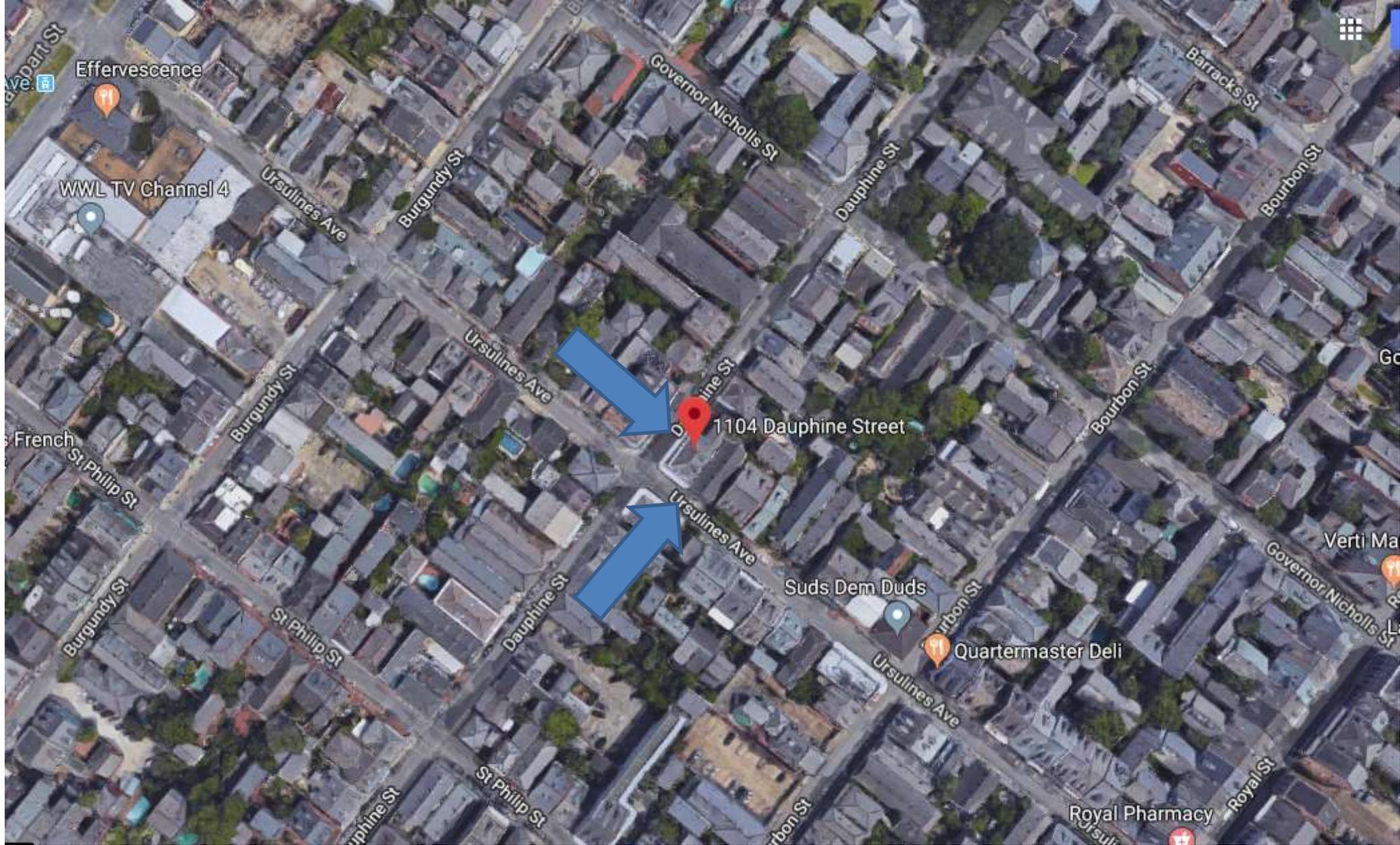
VCC Architectural Committee

July 10, 2018





1104 Dauphine



1104 Dauphine

VCC Architectural Committee

July 10, 2018





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July 10, 2018



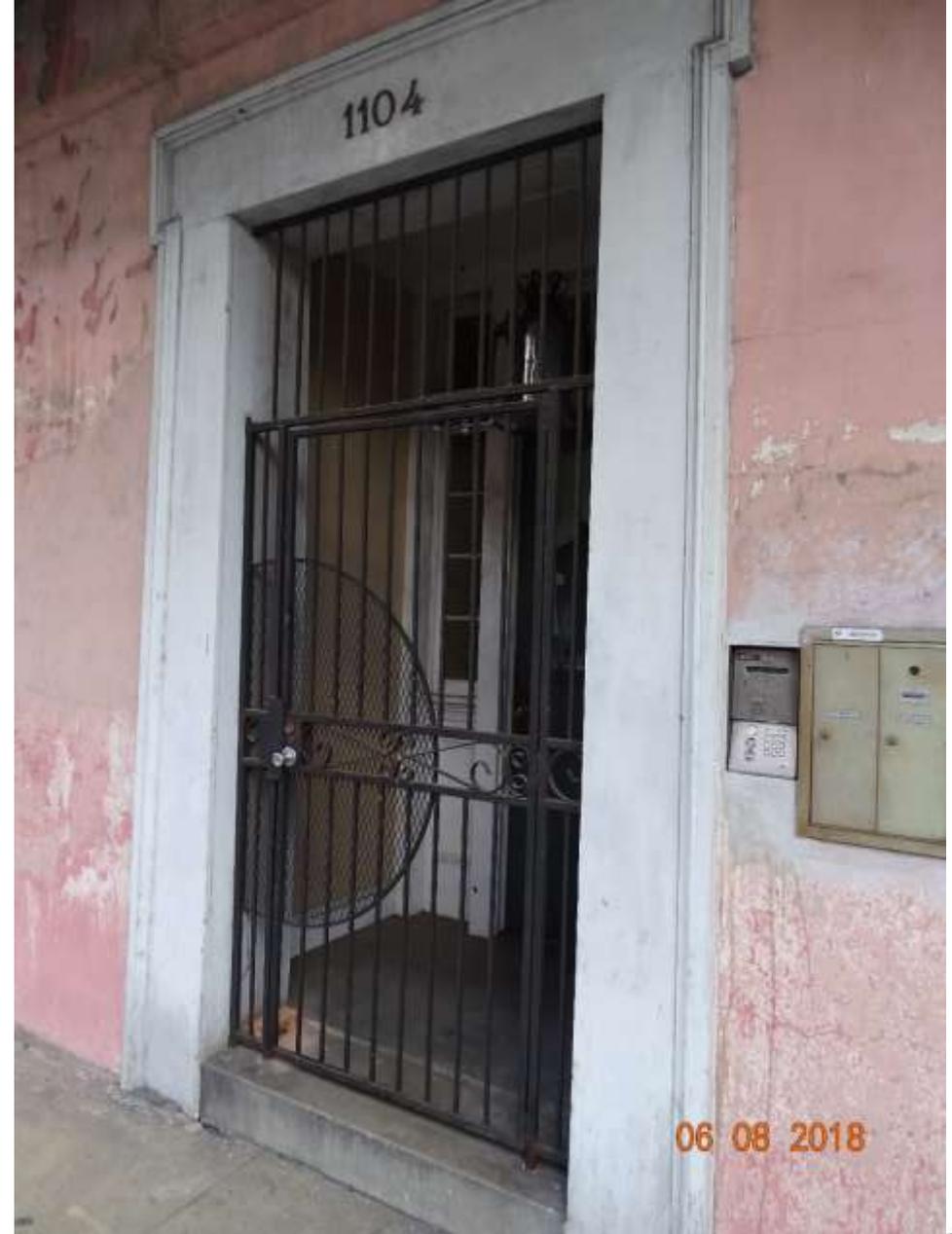


1104 Dauphine

VCC Architectural Committee

July 10, 2018





1104 Dauphine

VCC Architectural Committee

July 10, 2018







1104 Dauphine

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July 10, 2018





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July 10, 2018

