



Vieux Carré Commission Architectural Committee Meeting

Tuesday, September 25, 2018



Old Business



512 and 516 Conti



516 Conti

VCC Architectural Committee

September 12, 2017





516 Conti



516 Conti

VCC Architectural Committee

July 11, 2017





516 Conti

VCC Architectural Committee

July 11, 2017



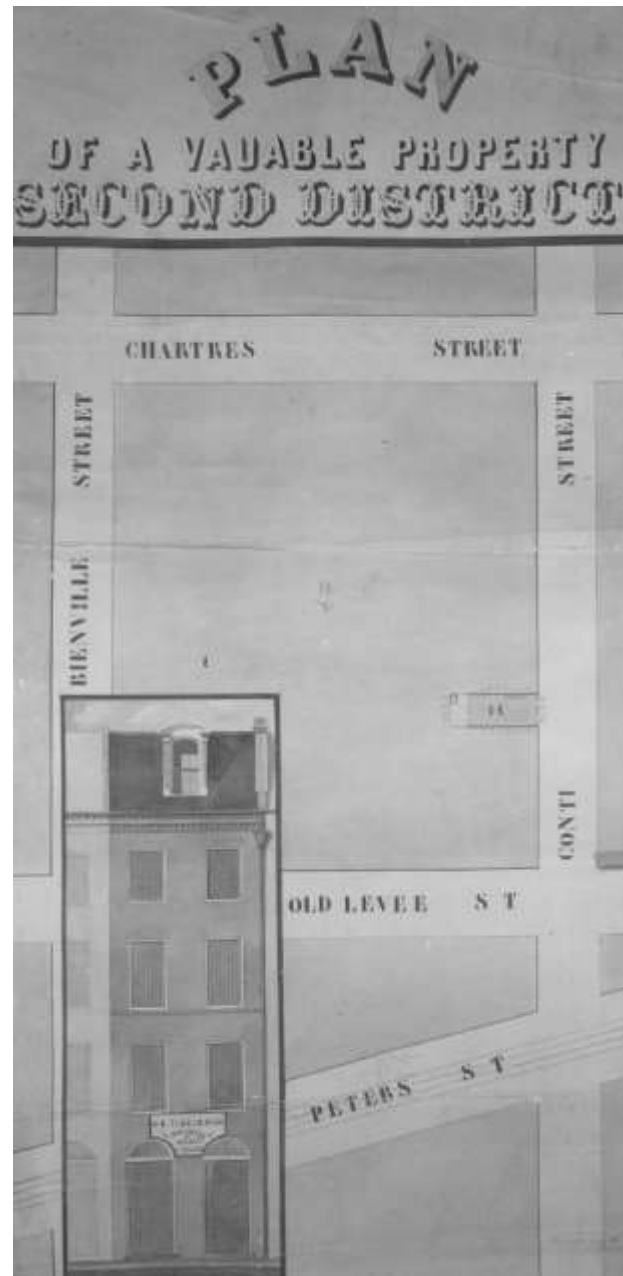


512 Conti

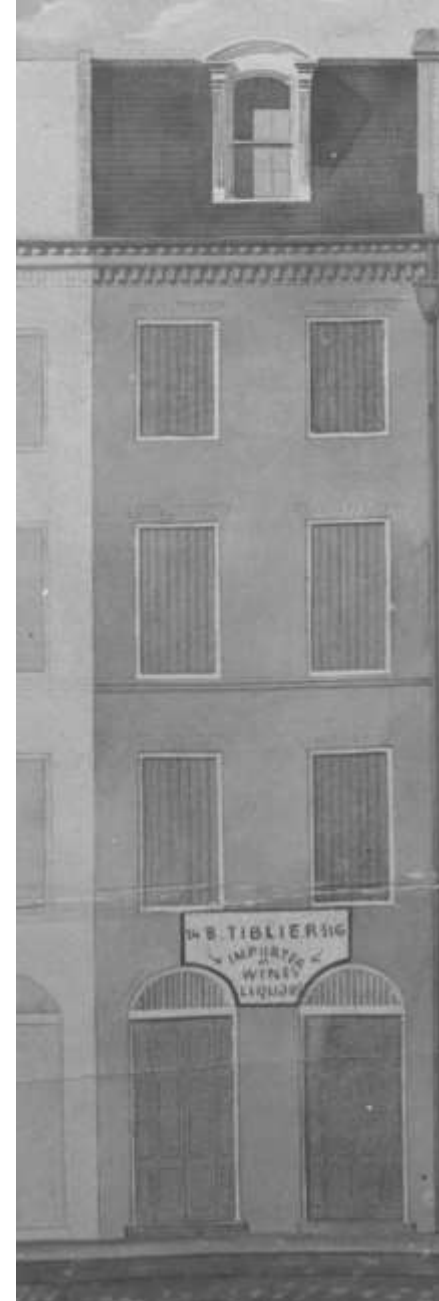
VCC Architectural Committee

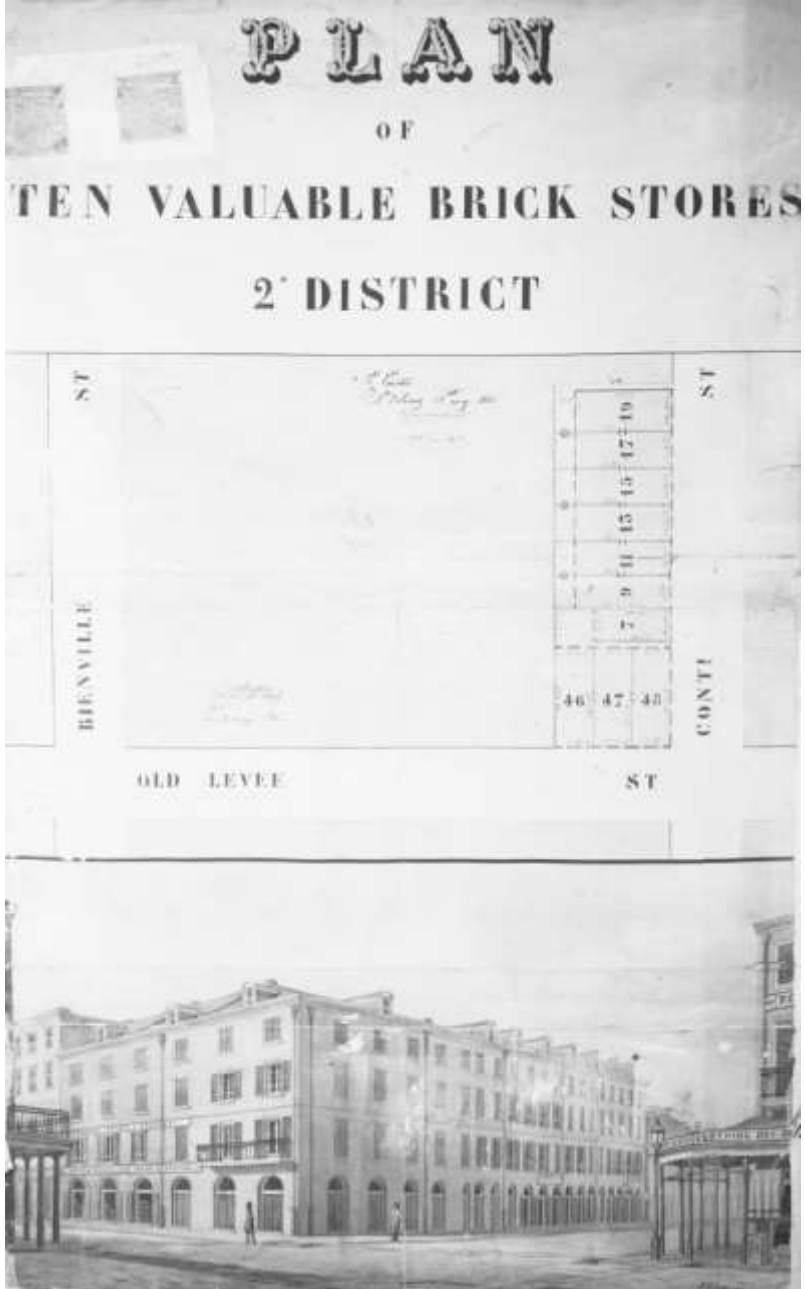
July 11, 2017





512 Conti





512 Conti



512 Conti

VCC Architectural Committee

July 11, 2017





512 Conti



516 & 512 Conti



516 & 512 Conti



516 & 512 Conti



516 & 512 Conti

VCC Architectural Committee

July 11, 2017





516 & 512 Conti



516 & 512 Conti

VCC Architectural Committee

July 11, 2017





516 & 512 Conti



516 & 512 Conti

VCC Architectural Committee

July 11, 2017





516 & 512 Conti

VCC Architectural Committee

July 11, 2017





516 & 512 Conti

VCC Architectural Committee

July 11, 2017





516 & 512 Conti

VCC Architectural Committee

July 11, 2017





516 & 512 Conti

VCC Architectural Committee

July 11, 2017





516 & 512 Conti

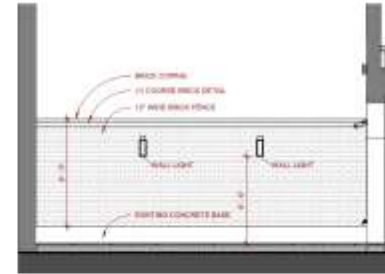
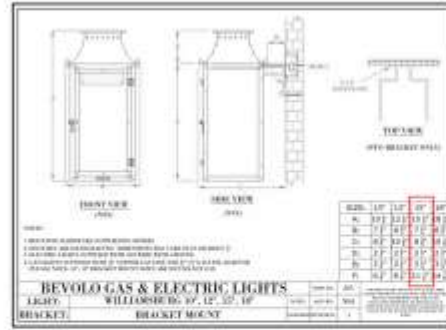
VCC Architectural Committee

July 11, 2017

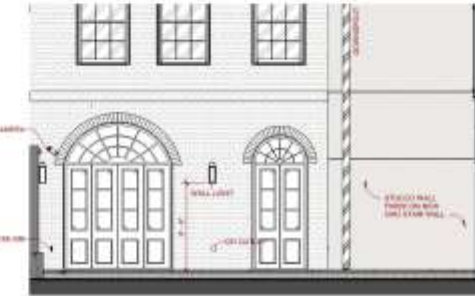




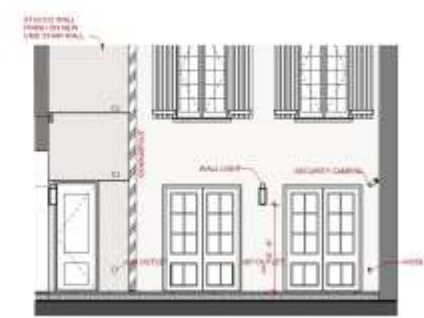
516 & 512 Conti



4 MAIN COURTYARD TO FIRE STATION SIDE
 1/8" = 1'-0"



2 MAIN COURTYARD TO BUILDING C
 1/8" = 1'-0"

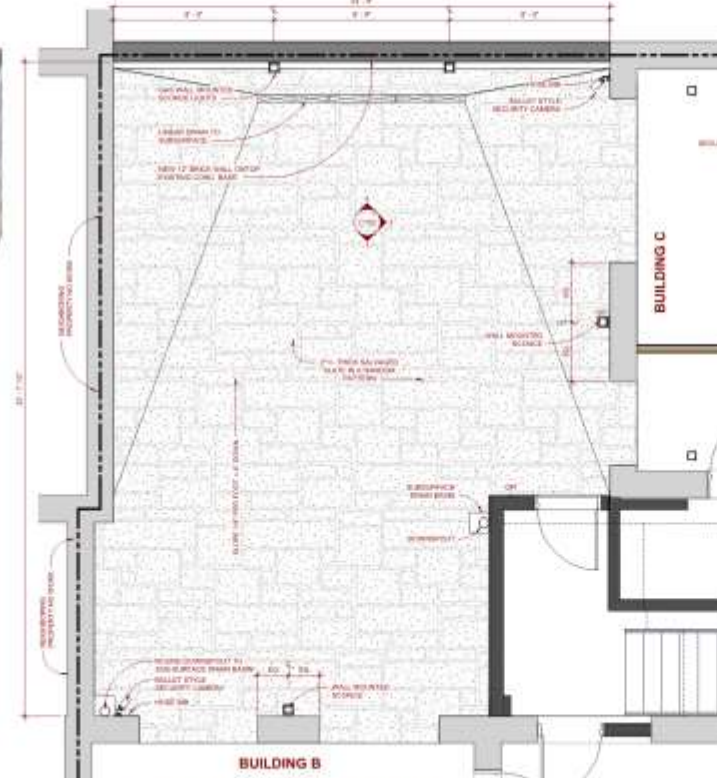


1 MAIN COURTYARD TO BUILDING B
 1/8" = 1'-0"



BUILDING B

BUILDING C



2 MAIN COURTYARD (COMMERCIAL SPACES)
 1/8" = 1'-0"

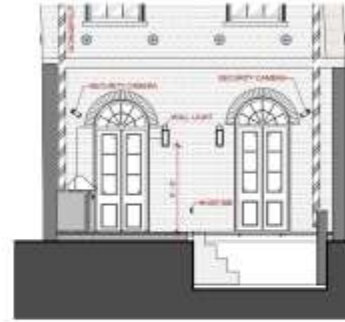
516 CONTI APARTMENTS
 CONTRACTOR SET
 512 514 CONTI STREET
 NEW ORLEANS, LA
 (BY CONTRACTOR)

NO PROJECTED: 100.00
 PROJECTED: 100.00
 REV. 1: 100.00

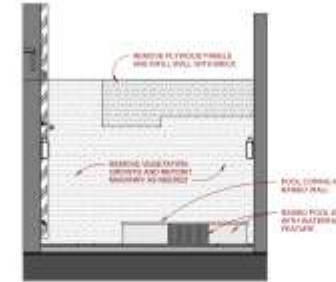
MAIN COURTYARD

C102

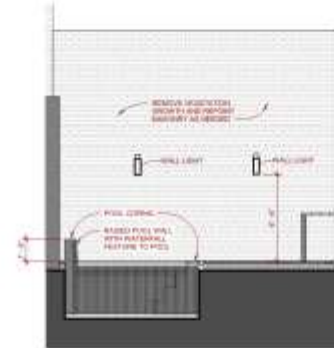




REAR COURTYARD - TO C



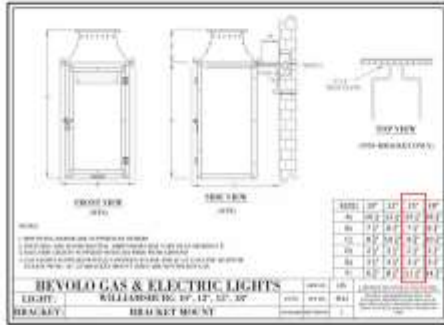
REAR COURTYARD TO FIRE STATION



REAR COURTYARD TO CHARTRES ST

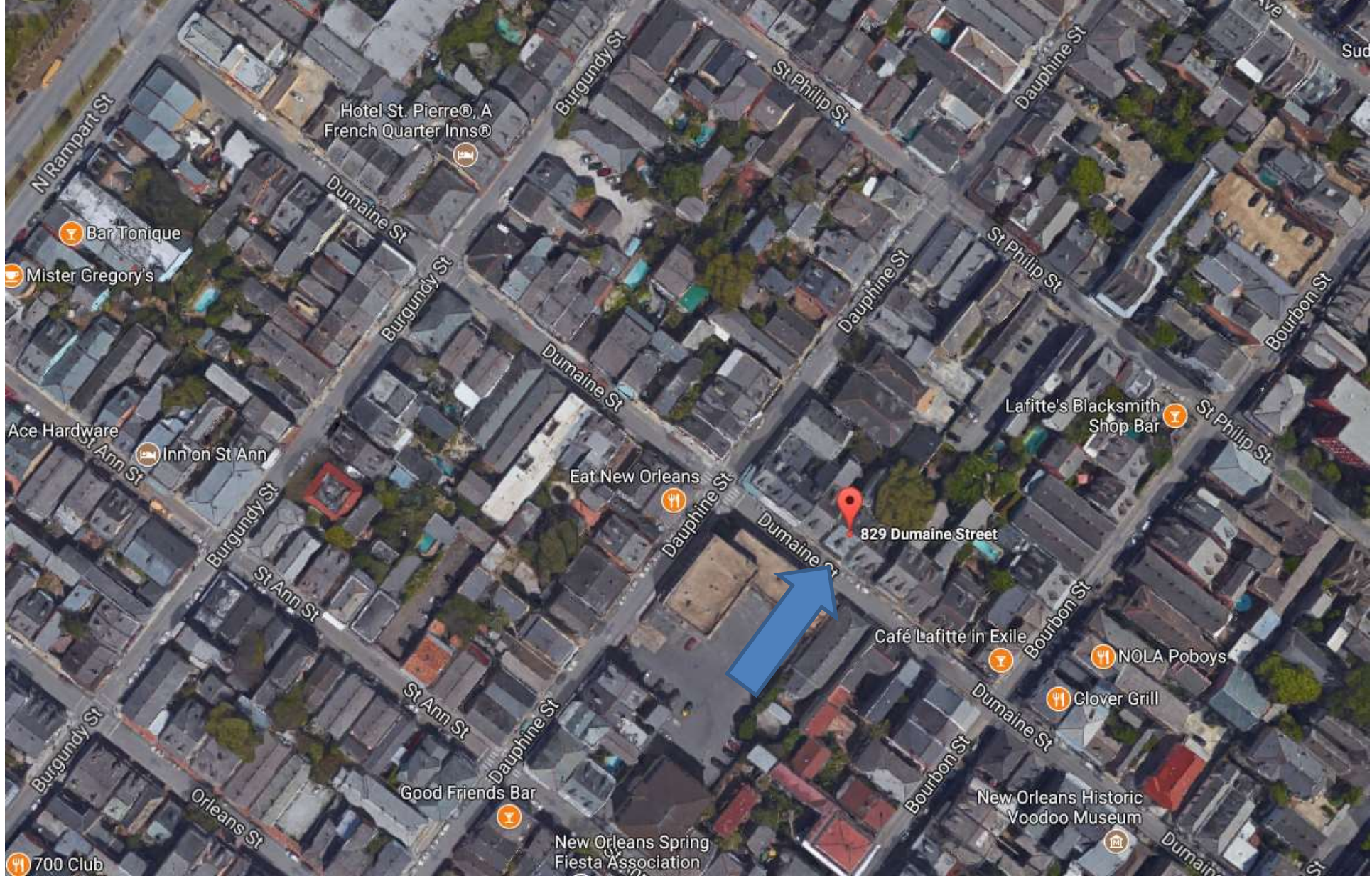


REAR COURTYARD TO WALL





829 Dumaine



829 Dumaine





829 Dumaine





829 Dumaine





829 Dumaine

VCC Architectural Committee

October 24, 2017





829 Dumaine

VCC Architectural Committee

October 24, 2017





829 Dumaine

VCC Architectural Committee

October 24, 2017





829 Dumaine

VCC Architectural Committee

October 24, 2017





Boral TruExterior® Siding

PRODUCT DATA SHEET

	TEST METHOD	RESULTS
1. CERTIFICATES AND LISTINGS		
a. Pre-consumer Recycled Content	SCS Global Certification	Minimum 70%
b. Cal Fire (WUI)	CA SFM 12-7A-1	Listing No. 8140-2134-0106
c. Progressive Engineering	Acceptance Criteria 389	PER-13069
d. Cradle to Cradle	C2C Certified™ Product Standard	Bronze
e. Texas Department of Insurance	Thermal and moisture	EC-92
f. ICC-ES	Thermal and moisture	ESR-3597
g. FL Building Code		FL17295
2. PROPERTIES		
a. Density	ASTM C 1185	40-50 lbs/ft ³
b. Flexural Strength	ASTM C 1185	> 1600 psi
c. Coefficient of Linear Expansion	ASTM D 6341	< 1.40 E-06 in./in./°f
d. Impact Resistance	ASTM D 6110	> 50 in.
3. PERFORMANCE		
a. Fungi Rot	AWPA E10	Brown Rot - Negligible Loss White Rot - Negligible Loss
b. Termite Resistance	AWPA E1	> 9.0 (10 being best)
c. Water Absorption	ASTM D 570	< 1.5%
d. Flame Spread	ASTM E 84	< 35
e. Smoke Developed	ASTM E 84	< 450
4. MANUFACTURING TOLERANCES		
a. Width		± 1/16 inch
b. Thickness		± 1/16 inch
c. Length		+2 inches / -0 inches

Bevel Collection Siding

Bevel			
Nominal Size	Actual Thickness (A)	Actual Width (B)	Minimum Overlap (C)
1/2 x 6	0.50"	5.50"	1.0"
1/2 x 8	0.50"	7.25"	1.0"
1/4 x 10	0.75"	9.25"	1.0"



Rabbeted Bevel

Coming Soon!

Beaded Bevel

Coming Soon!





310 Chartres

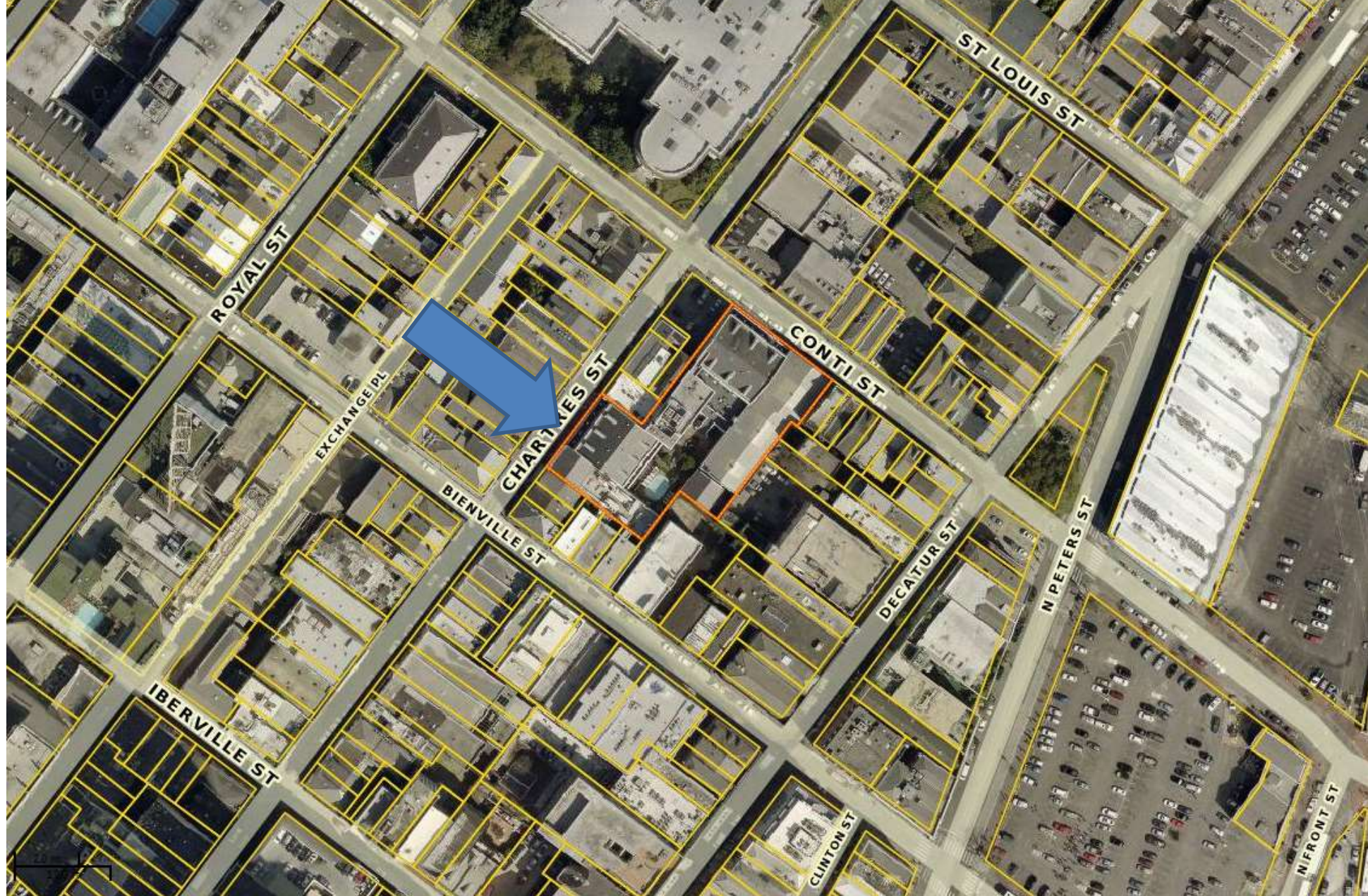


310 Chartres

VCC Architectural Committee

April 24, 2018





310 Chartres

VCC Architectural Committee

April 24, 2018





310 Chartres

VCC Architectural Committee

April 24, 2018





310 Chartres

VCC Architectural Committee

April 24, 2018





310 Chartres

VCC Architectural Committee

April 24, 2018





316 Chartres

310 Chartres

VCC Architectural Committee

April 24, 2018





310 Chartres

VCC Architectural Committee

April 24, 2018





310 Chartres

VCC Architectural Committee

April 24, 2018





310 Chartres

VCC Architectural Committee

April 24, 2018





310 Chartres

VCC Architectural Committee

April 24, 2018





316 Chartres

VCC Architectural Committee

April 24, 2018





310 Chartres

VCC Architectural Committee

April 24, 2018



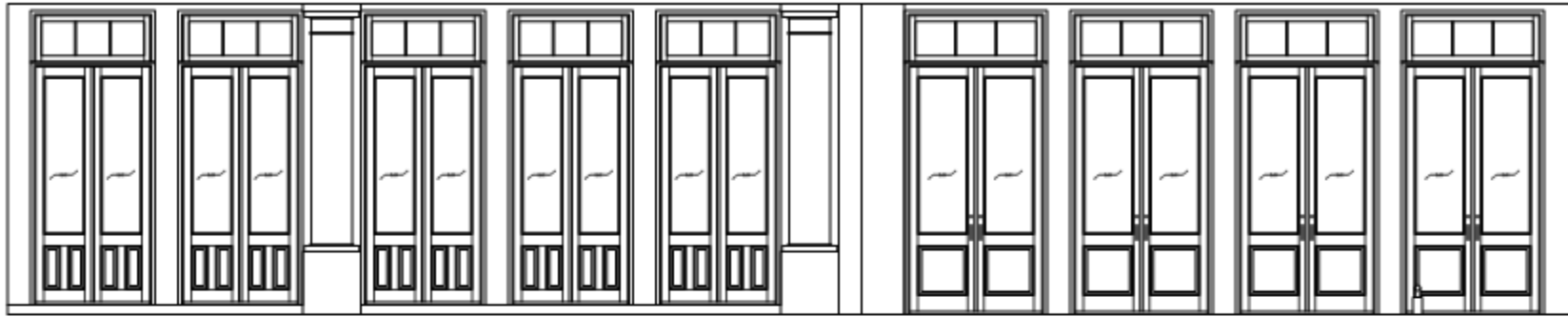


310 Chartres

VCC Architectural Committee

April 24, 2018





1 Chartres St. Elevation (current conditions)
Scale: 1/8" = 1'-0"



2 Chartres St. Elevation (proposed changes)
Scale: 1/8" = 1'-0"

316 Chartres

310 Chartres

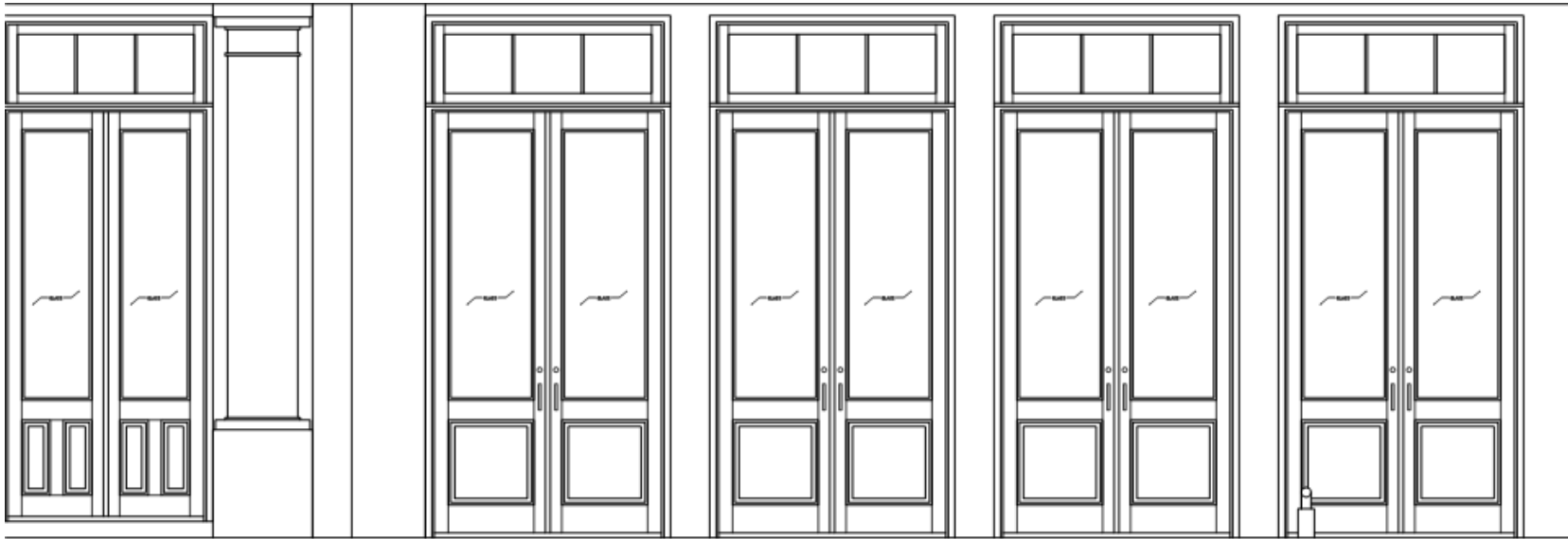
310 Chartres

310 Chartres

VCC Architectural Committee

April 24, 2018

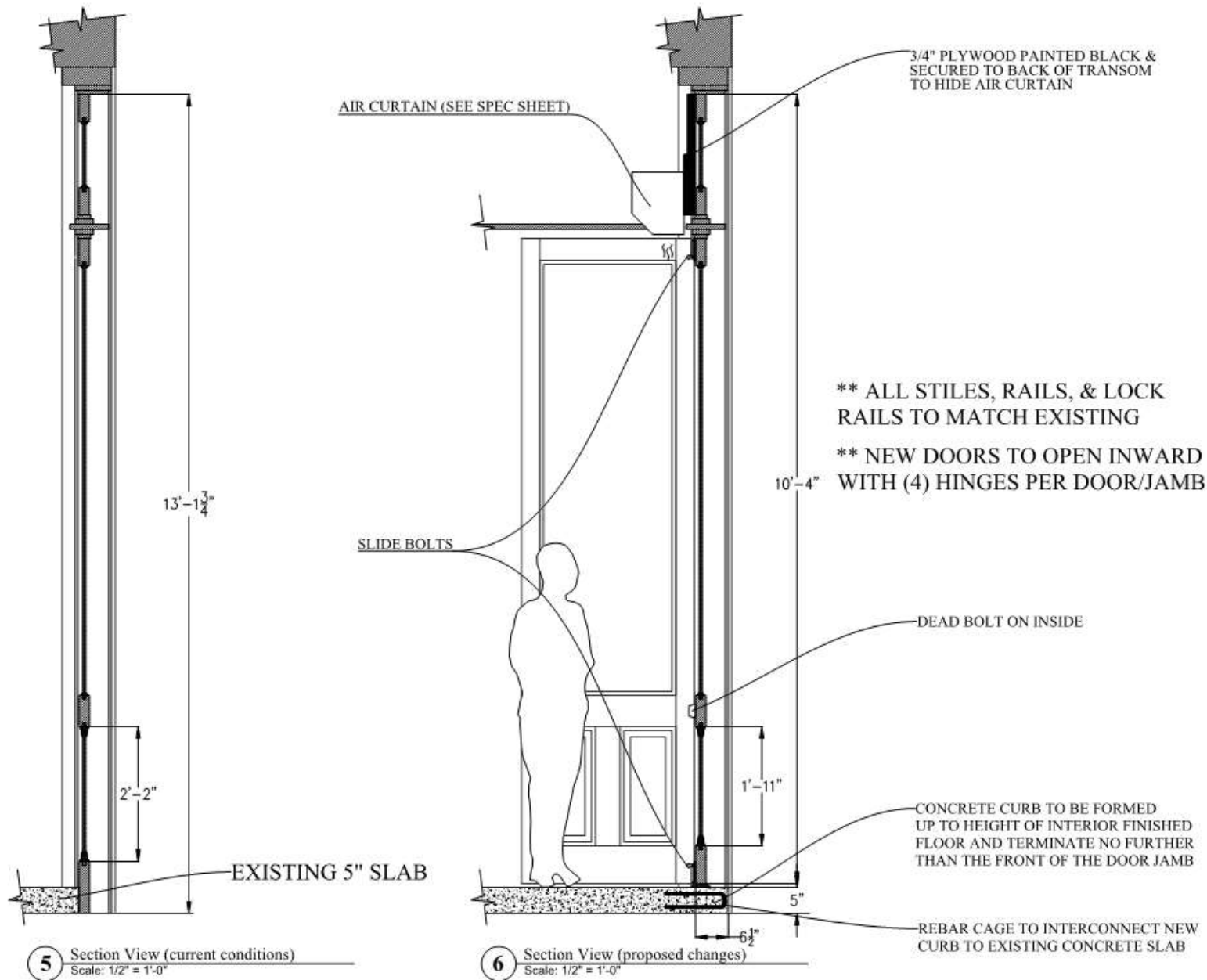


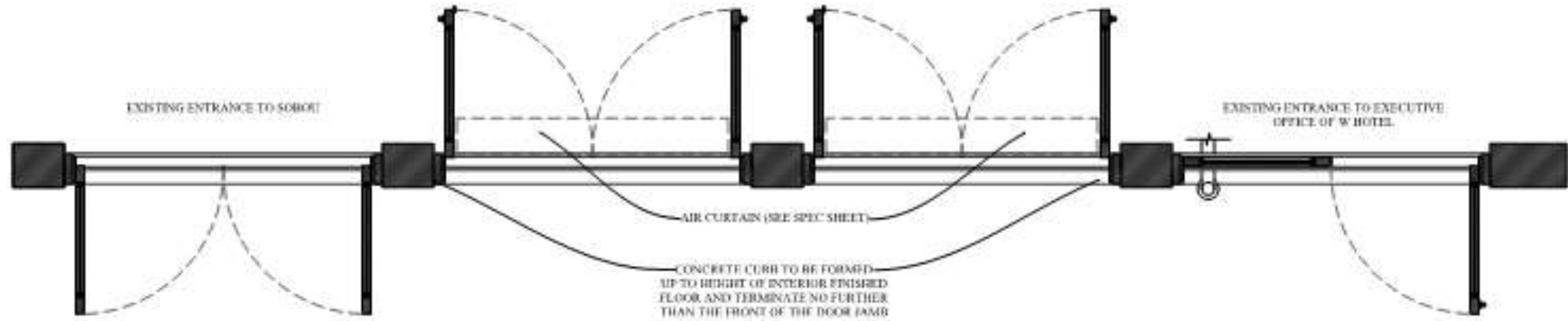


3 Chartres St. Elevation (current conditions)
Scale: 1/4" = 1'-0"



4 Chartres St. Elevation (proposed changes)
Scale: 1/4" = 1'-0"





7 Chartres St. Plan View (proposed changes)
Scale: 1/4" = 1'-0"



COMMERCIAL LOW PROFILE 8

Electric Heated Air Curtain

Data Sheet

For Mounting Heights To 8' (environmental separation)

STANDARD CONSTRUCTION

- 8 1/2" high x 13 1/2" deep
- 1/5 hp two speed motor(s)
- Factory installed fan speed/heat switch
- White or black powder coated exterior (Optional: Custom Color or Stainless)
- Wall & Top Mounting

- Open helical element with point suspension
 - Thermal overload protection
 - Galvanized steel frame
- Alternate kW: see sheet EP-102

2 Year
Limited
Warranty



MODEL	Nozzle Width (in)	Max Vel. at Nozzle (fpm)	Avg. Outlet Vel. (fpm)	Air Volume (cfm)	Outlet Vel. Uniformity	Power Rating (kW)	Motor(s) @ hp	Max Electric Capacity (kW)	Heater Output (MBH)	Air Temp. Rise (°F)	Net Wt. (lbs)
CLC08-1030E	27.50	3,071	1,478	670	89%	0.32	1 @ 1/5	7.2	24.6	34°	42
CLC08-1036E	34.62	3,567	1,760	1,005	92%	0.32	1 @ 1/5	10.0	34.1	31°	48
CLC08-1042E	40.62	3,388	1,755	1,176	93%	0.32	1 @ 1/5	10.0	34.1	27°	53
CLC08-1048E	46.62	3,226	1,742	1,340	94%	0.32	1 @ 1/5	14.4	49.1	34°	58
CLC08-1060E	58.13	2,940	1,702	1,632	95%	0.32	1 @ 1/5	14.4	49.1	28°	67
CLC08-1072E	71.37	2,870	1,707	2,010	95%	0.32	1 @ 1/5	20.0	68.3	31°	77
CLC08-2084E	83.50	3,388	1,707	2,351	93%	0.64	2 @ 1/5	20.0	68.3	27°	105
CLC08-2096E	95.50	3,226	1,701	2,679	94%	0.64	2 @ 1/5	28.8	98.3	34°	115
CLC08-2108E	107.00	3,226	1,684	2,971	94%	0.64	2 @ 1/5	28.8	98.3	30°	123
CLC08-2120E	118.50	2,940	1,670	3,263	95%	0.64	2 @ 1/5	28.8	98.3	28°	137

NOTES:

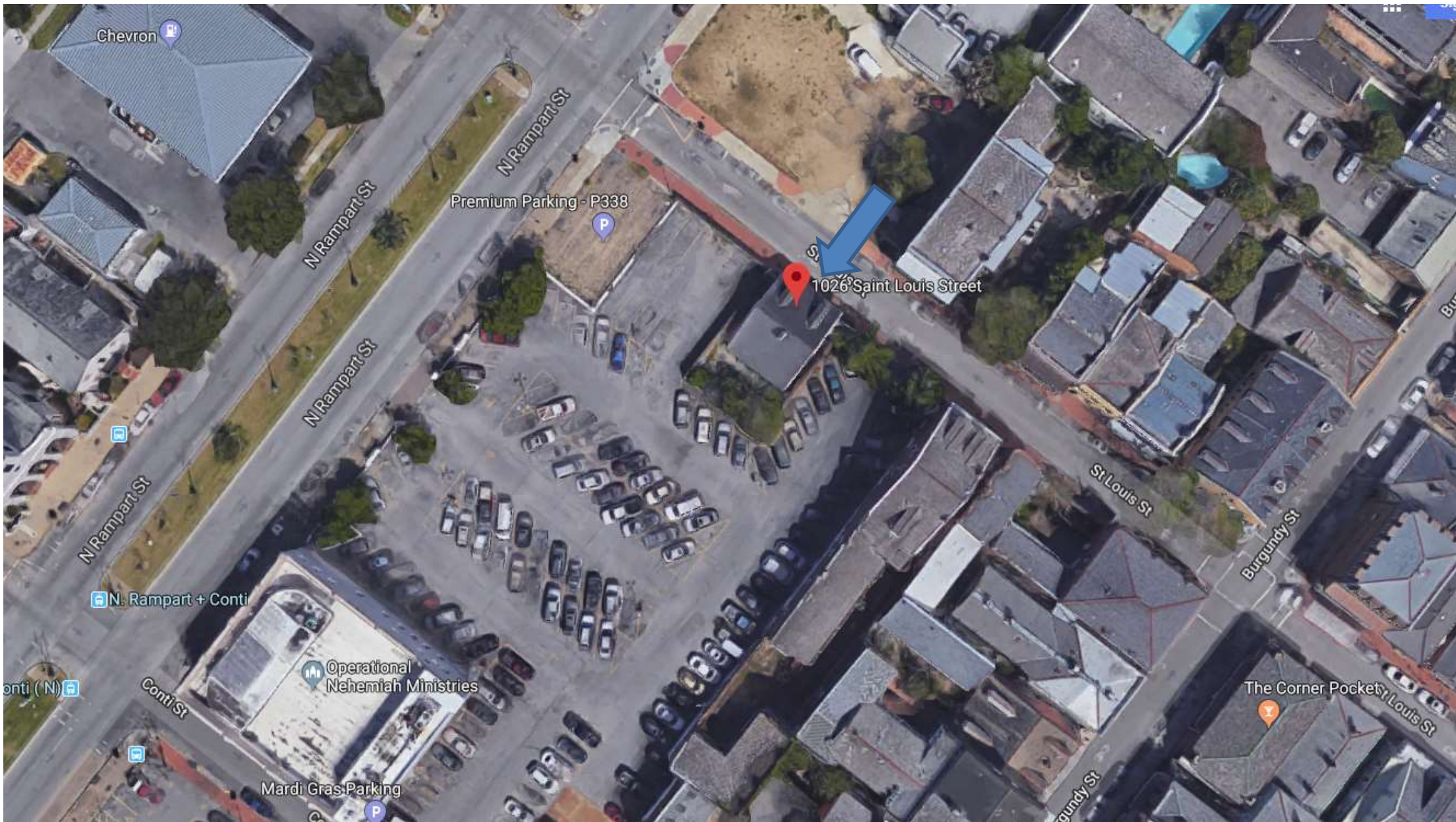
1. Operation at 50 Hz will generate approximately a 17% reduction in performance.
2. Performance data based on unheated units.
3. Consult factory for vertically mounted units.

See sheet EP-102 for amp draws/total load requirements and alternate kW.



1026 St Louis



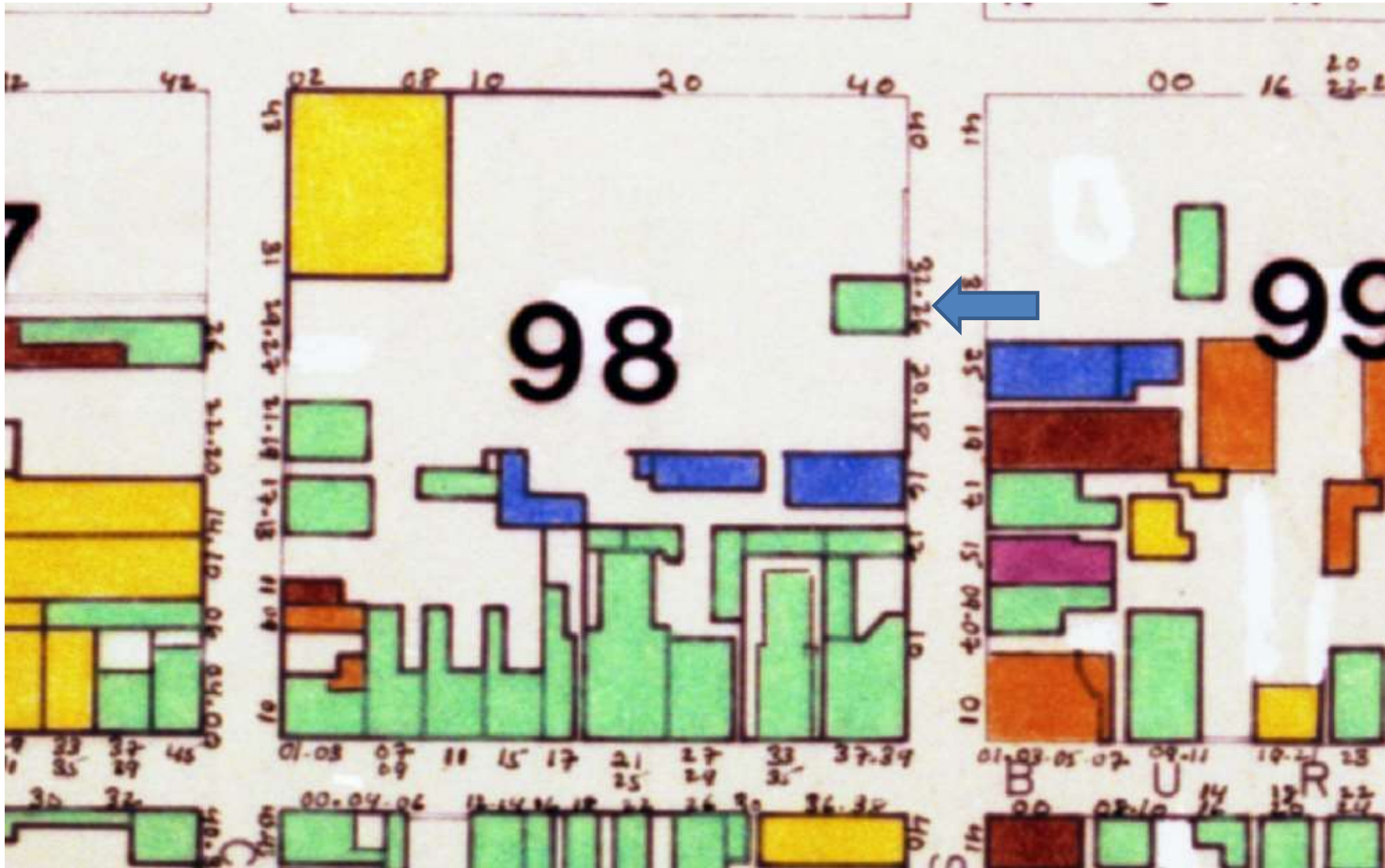


1026 St. Louis

VCC Architectural Committee

December 12, 2017





1026 St. Louis

VCC Architectural Committee

December 12, 2017





1026 St. Louis – ca. 1940

VCC Architectural Committee

December 12, 2017





1026 St. Louis

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December 12, 2017





1026 St. Louis

VCC Architectural Committee

December 12, 2017





1026 St. Louis – From N. Rampart

VCC Architectural Committee

December 12, 2017





1026 St. Louis – Rear from Parking Lot

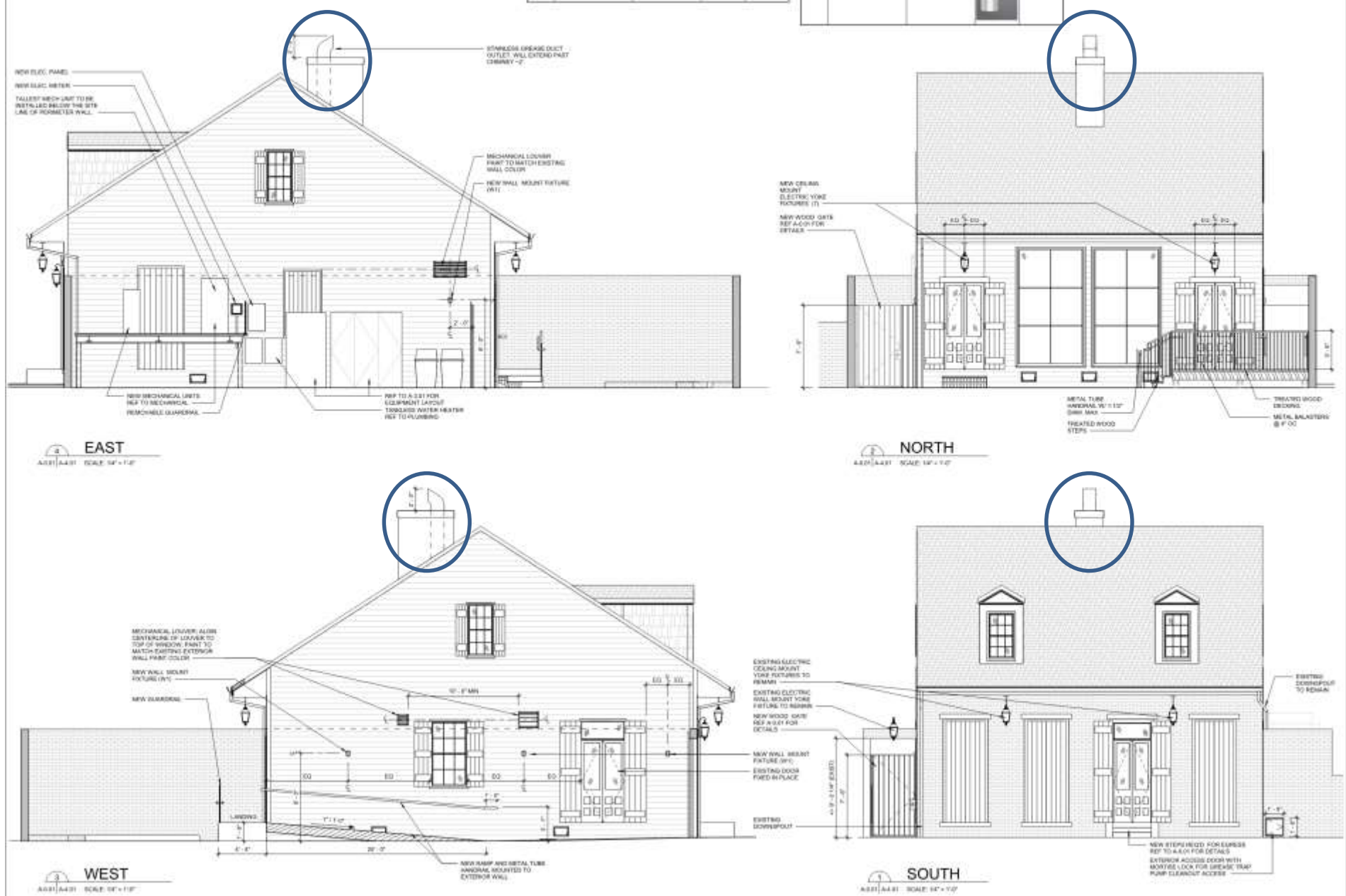
VCC Architectural Committee

December 12, 2017





1026 St. Louis – Rear from Parking Lot

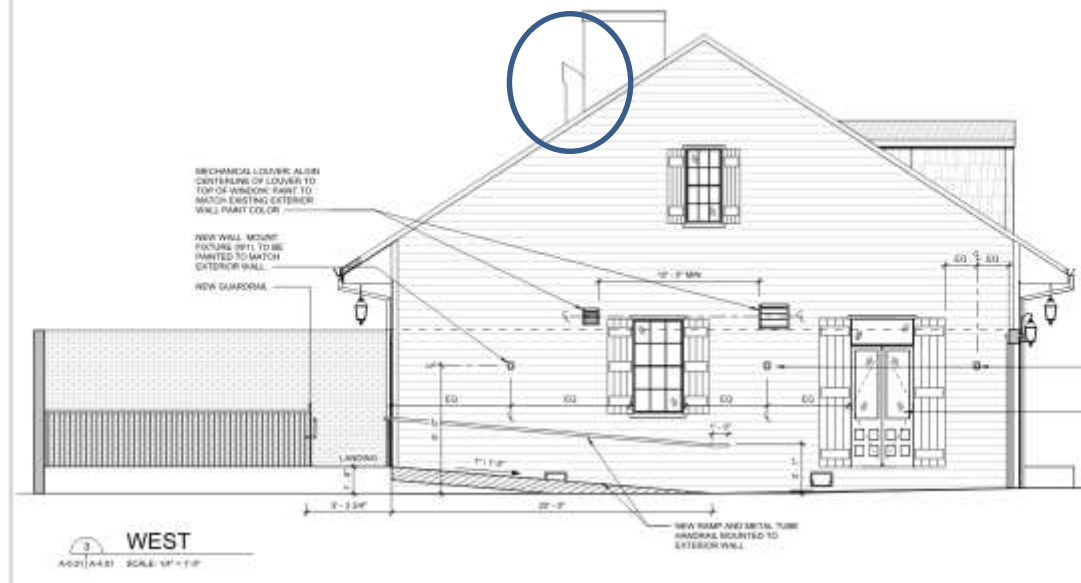
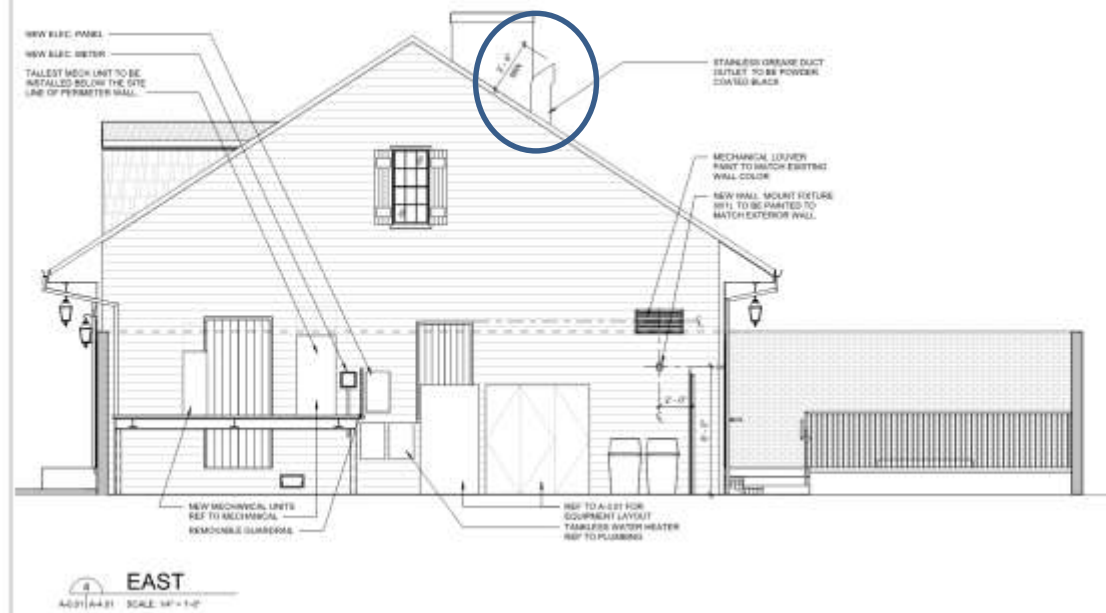


1026 St. Louis – Previously Reviewed Duct Location

VCC Architectural Committee

December 12, 2017





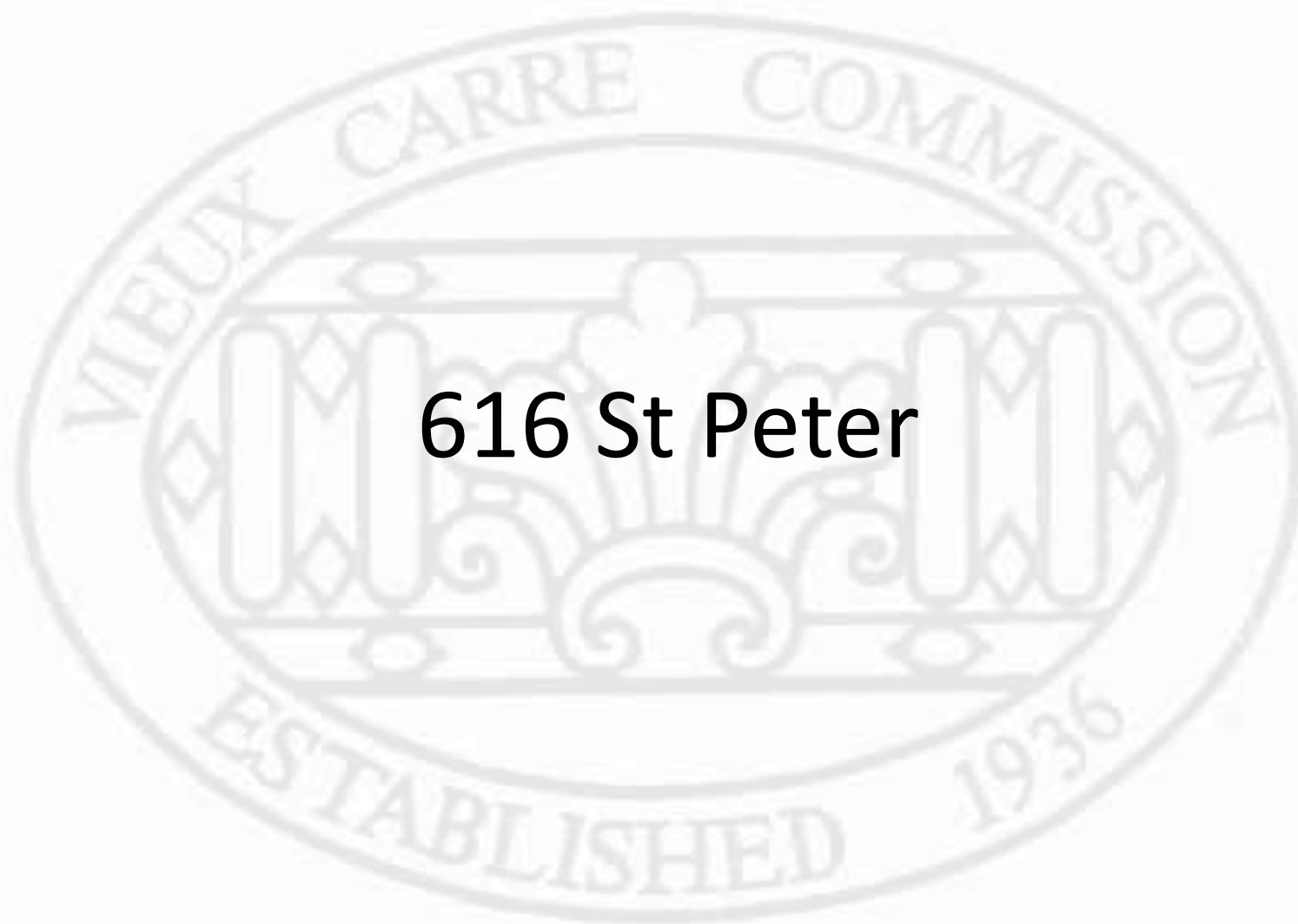
1026 St. Louis – New Proposed Duct Location

VCC Architectural Committee

December 12, 2017

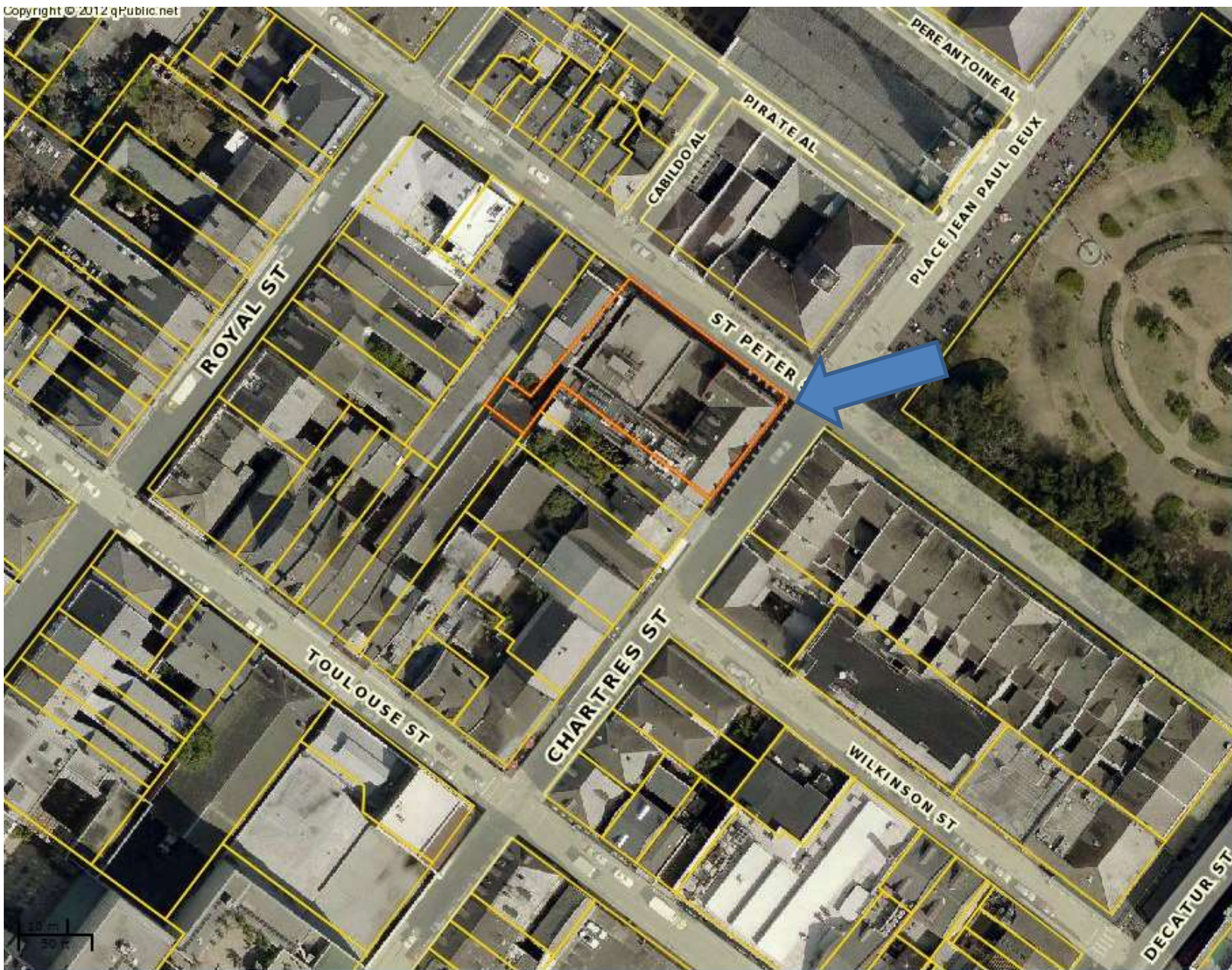


616 St Peter



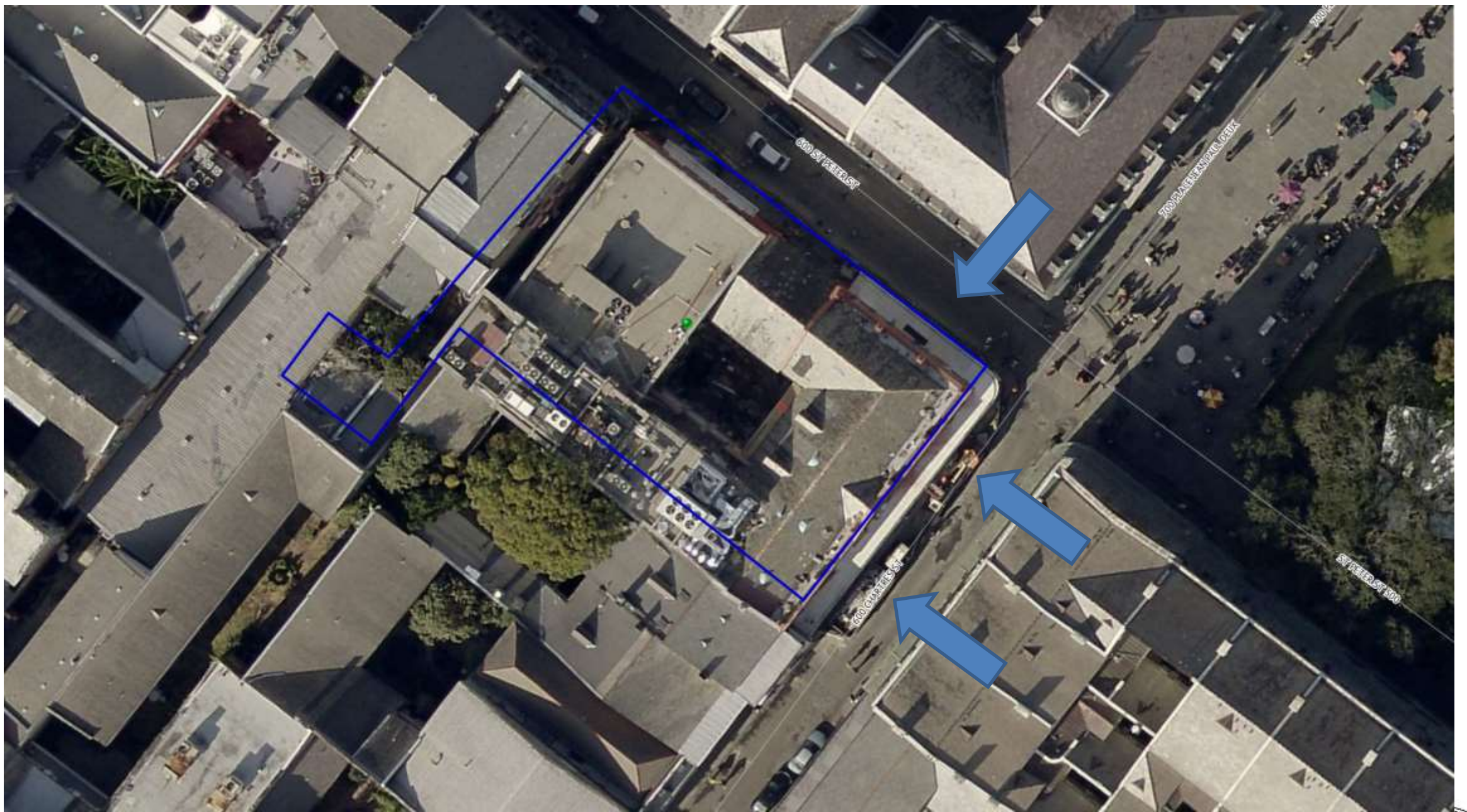


616 St. Peter



616 St. Peter



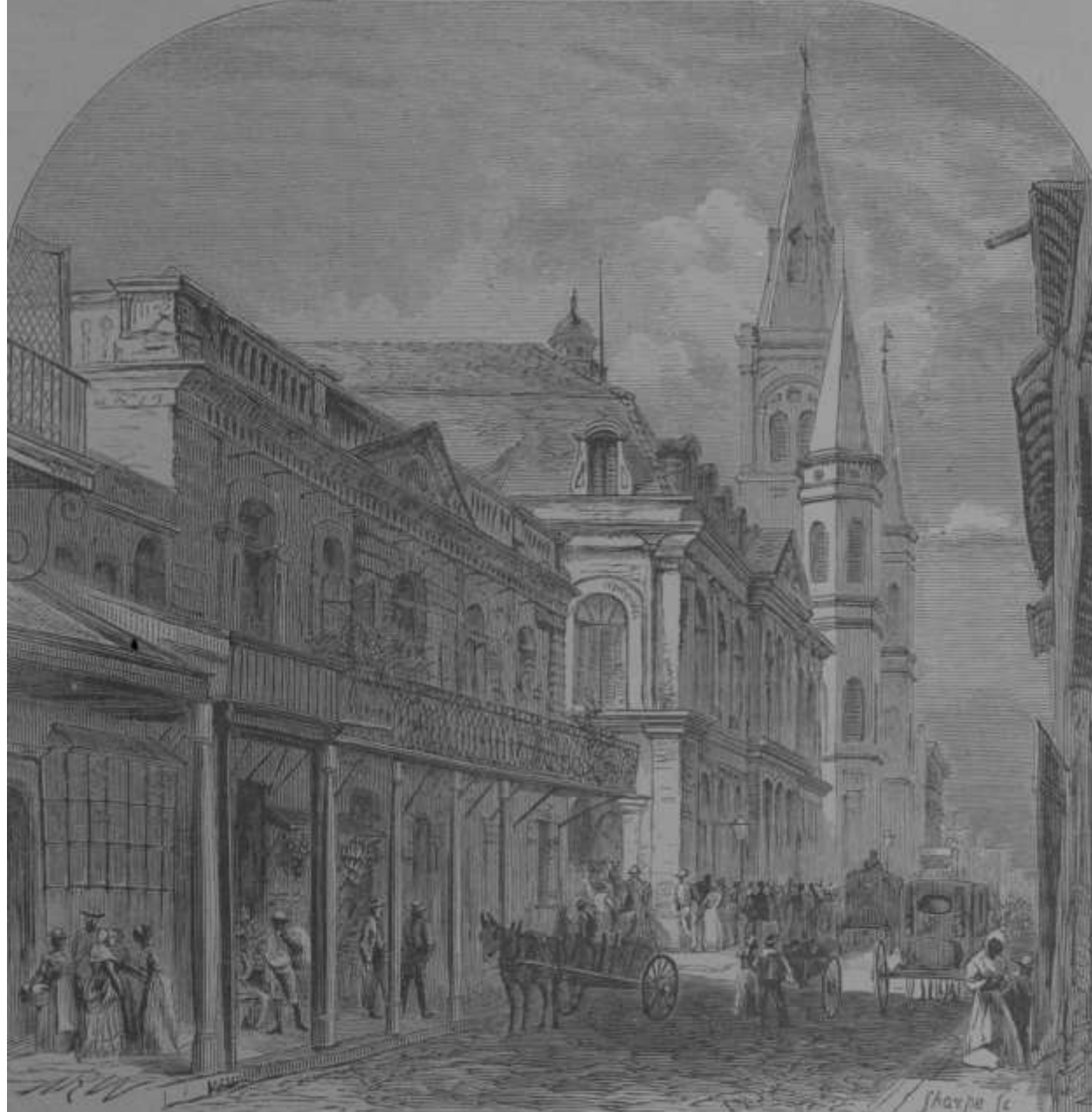


616 St. Peter

Vieux Carré Commission

August 1st, 2018





616 St. Peter, 1872

Vieux Carré Commission

August 1st, 2018





616 St. Peter - 1885

Vieux Carré Commission

August 1st, 2018





616 St. Peter, circa 1900

Vieux Carré Commission

August 1st, 2018





616 St. Peter – 1940

Vieux Carré Commission

August 1st, 2018





616 St. Peter – 1930

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August 1st, 2018





616 St. Peter – 1960

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616 St. Peter, 1962

Vieux Carré Commission

August 1st, 2018





616 St. Peter, 1963

Vieux Carré Commission

August 1st, 2018





616 St. Peter, 1964

Vieux Carré Commission

August 1st, 2018





616 St. Peter

Vieux Carré Commission

August 1st, 2018





616 St. Peter

Vieux Carré Commission

August 1st, 2018





616 St. Peter

Vieux Carré Commission

August 1st, 2018





616 St. Peter

Vieux Carré Commission

August 1st, 2018





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August 1st, 2018





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Vieux Carré Commission

August 1st, 2018





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Vieux Carré Commission

August 1st, 2018





616 St. Peter

Vieux Carré Commission

August 1st, 2018





616 St. Peter

Vieux Carré Commission

August 1st, 2018





616 St. Peter

Vieux Carré Commission

August 1st, 2018





VIEW 1 - EXISTING CONDITION

CN17848 TABLEAU AWNING / 616 ST PETER STREET, NEW ORLEANS
08.13.2018

TRAPOLIN-PEER ARCHITECTS

2

616 St. Peter

Vieux Carré Commission

August 1st, 2018





VIEW 1 - PROPOSED AWNING

CN17846 TABLEAU AWNING / 616 ST PETER STREET, NEW ORLEANS
08.13.2018

616 St. Peter

Vieux Carré Commission

TRAPOLIN • PEER ARCHITECTS

3

August 1st, 2018





VIEW 2 - EXISTING CONDITION

CN17846 TABLEAU AWNING / 616 ST PETER STREET, NEW ORLEANS
08.13.2018

TRAPOLIN•PEER | ARCHITECTS

616 St. Peter

Vieux Carré Commission

August 1st, 2018





VIEW 2 - PROPOSED AWNING

CN17846 TABLEAU AWNING / 616 ST PETER STREET, NEW ORLEANS
08.13.2018

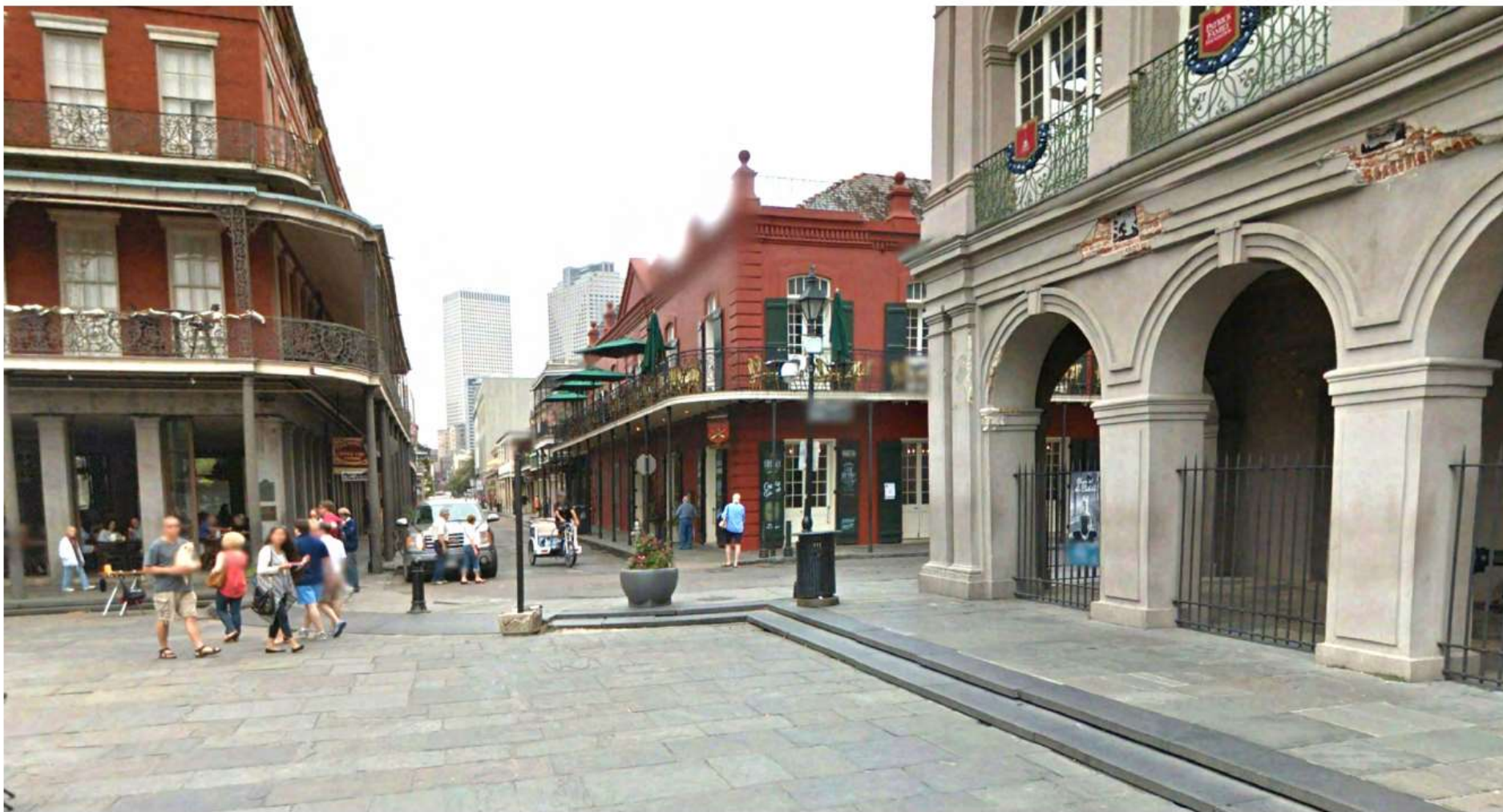
TRAPOLIN•PEER | ARCHITECTS

616 St. Peter

Vieux Carré Commission

August 1st, 2018





VIEW 3 - EXISTING CONDITION

CN17846 TABLEAU AWNING / 616 ST PETER STREET, NEW ORLEANS
08.13.2018

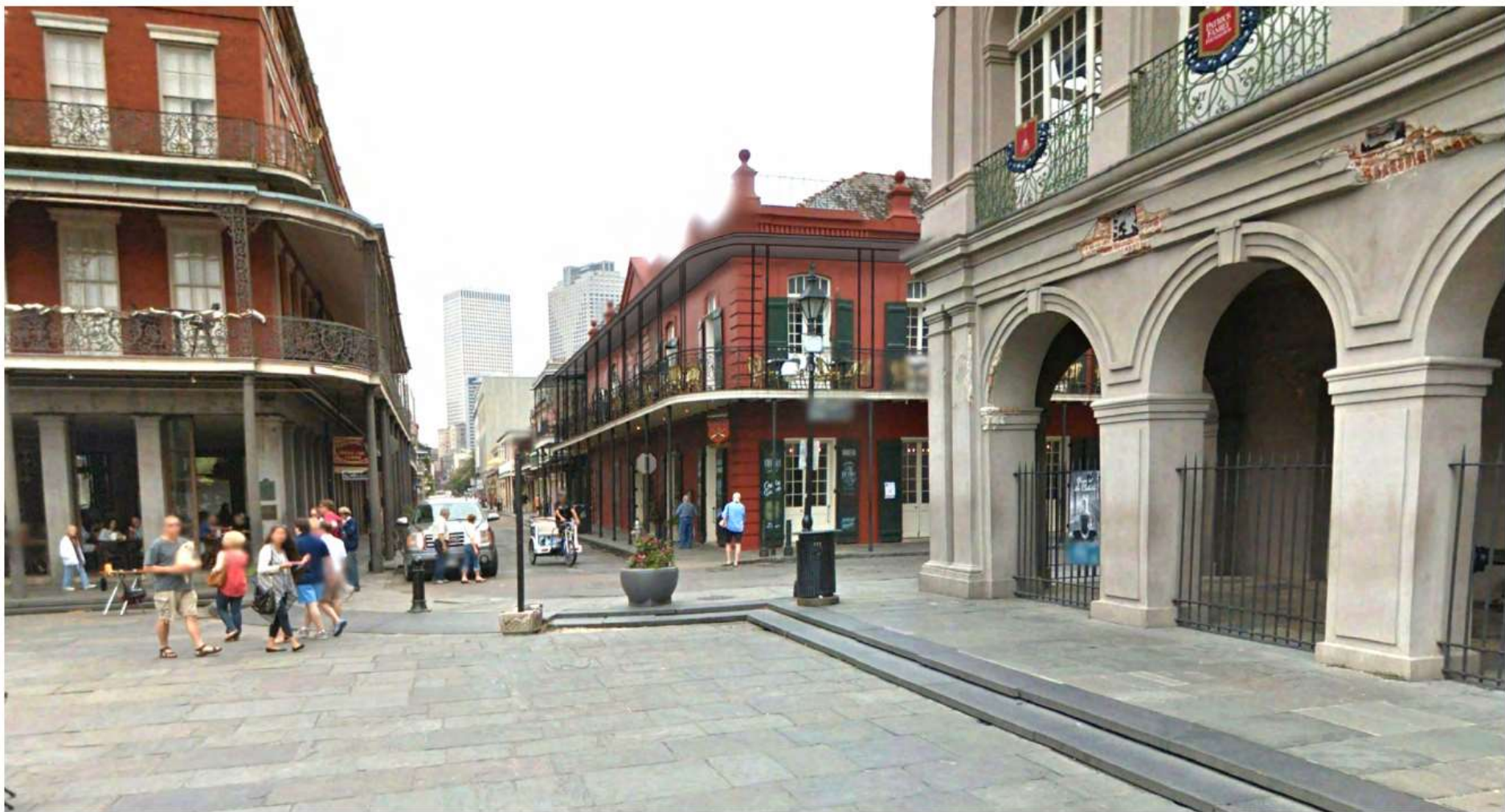
616 St. Peter

Vieux Carré Commission

TRAPOLIN • PEER | ARCHITECTS

August 1st, 2018





VIEW 3 - PROPOSED AWNING

CN17846 TABLEAU AWNING / 616 ST PETER STREET, NEW ORLEANS
08.13.2018

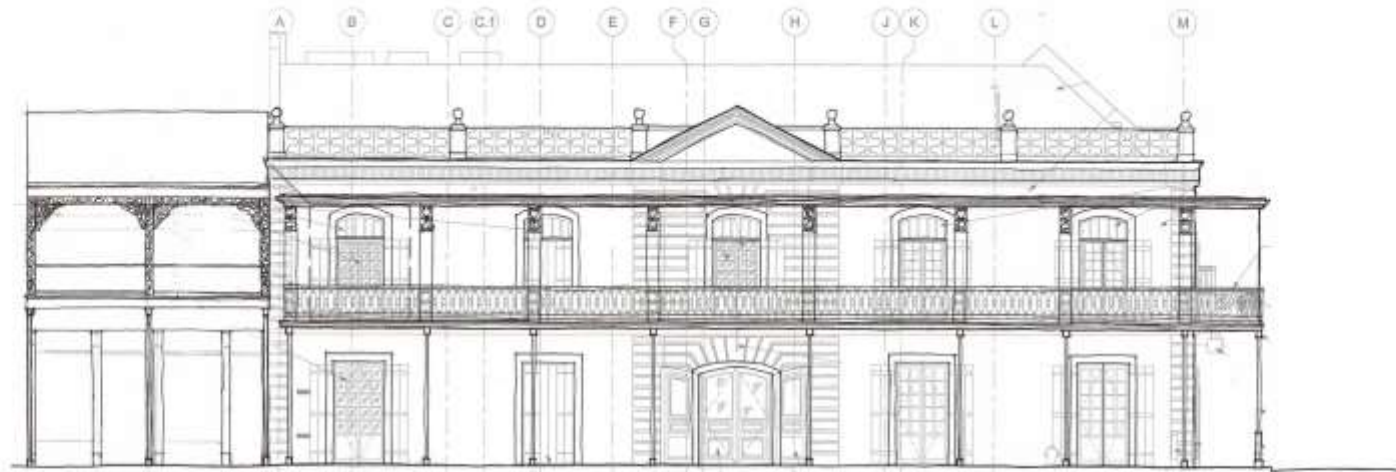
616 St. Peter

Vieux Carré Commission

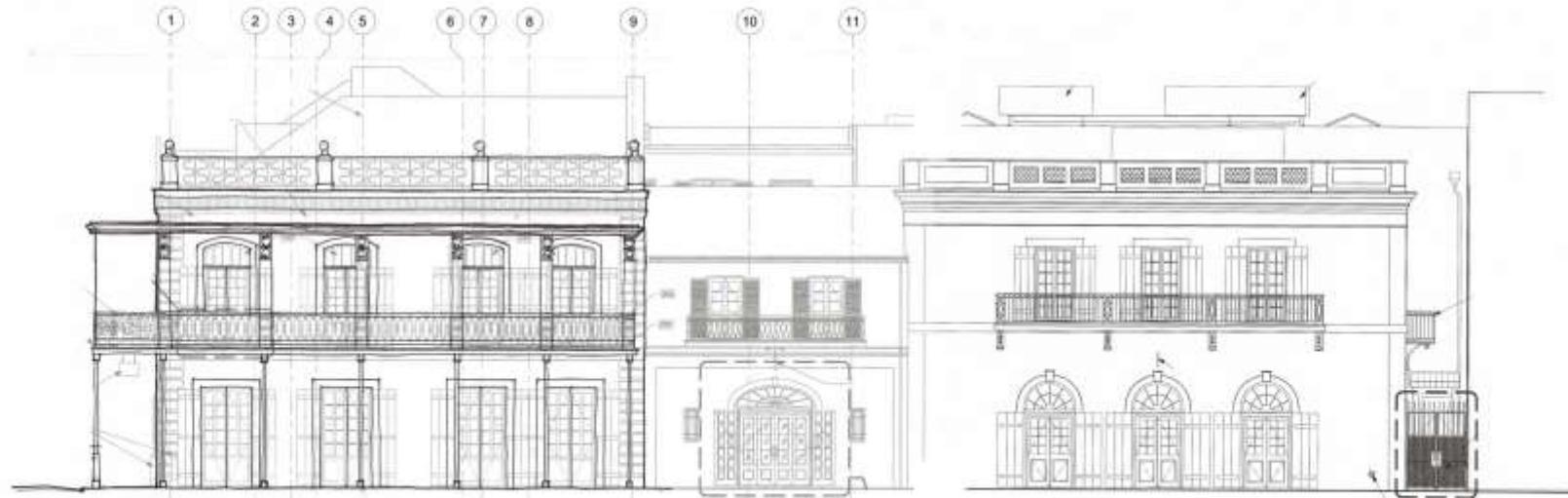
TRAPOLIN•PEER | ARCHITECTS

August 1st, 2018





1. DOWNTOWN STREET ELEVATION
SCALE: 3/8" = 1'-0"



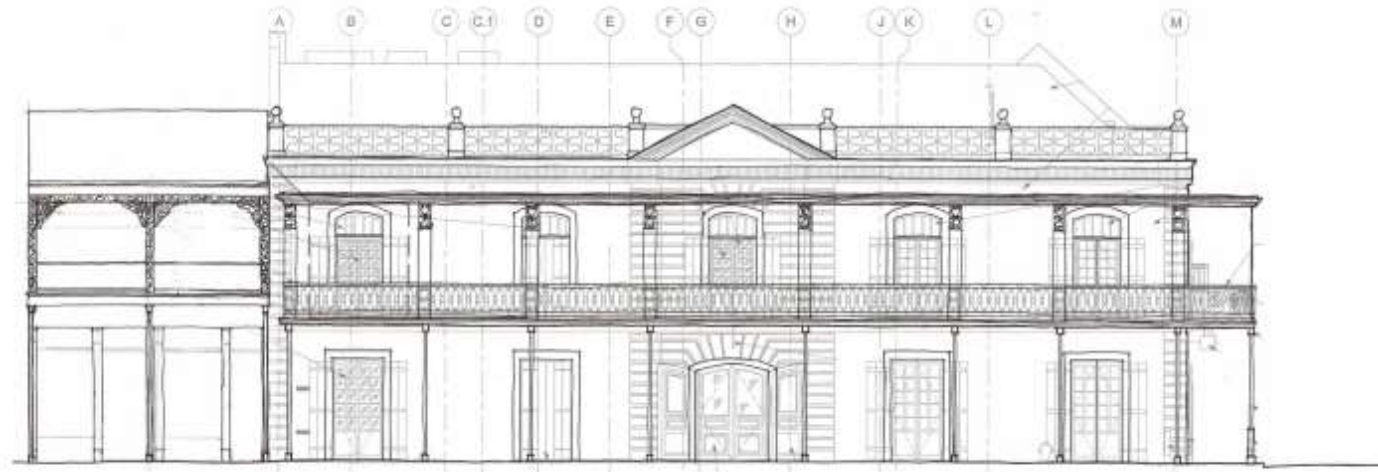
2. ST. PETER STREET ELEVATION
SCALE: 3/8" = 1'-0"

616 St. Peter

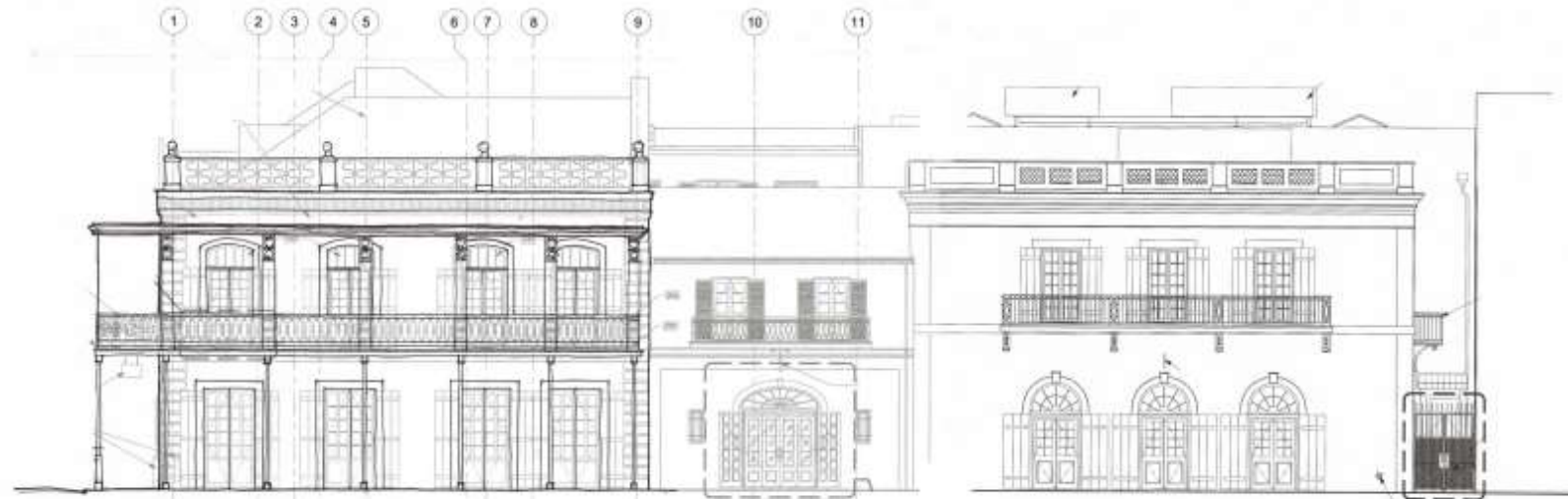
Vieux Carré Commission

August 1st, 2018





1 - CHRISTINA STREET ELEVATION
SHEET 2002 - 2-02



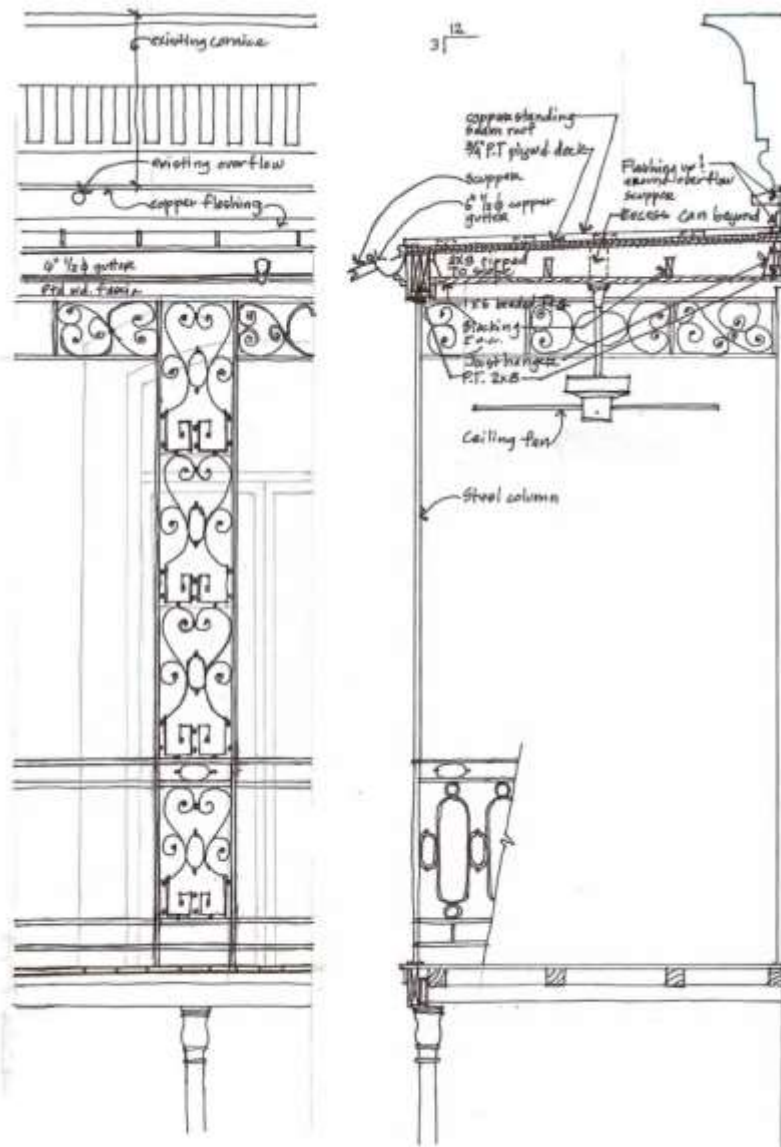
2 - ST. PETER STREET ELEVATION
SHEET 2002 - 2-03

616 St. Peter

Vieux Carré Commission

August 1st, 2018





CORNICE CONDITION



EXISTING IRON RAILING



ST PETERS AND CHARTRES
CA 1900

ROOF SECTION AND PARTIAL ELEVATION

CN17846 TABLEAU AWNING, 616 ST PETER STREET, NEW ORLEANS
09.10.18



EXISTING IRON RAILING COLUMN CONDITION
ST. PETER SIDE

TRAPOLIN+PEER ARCHITECTS

616 St. Peter

Vieux Carré Commission

August 1st, 2018





ST PETERS AND CHARTRES
CA 1900

616 St. Peter

Vieux Carré Commission



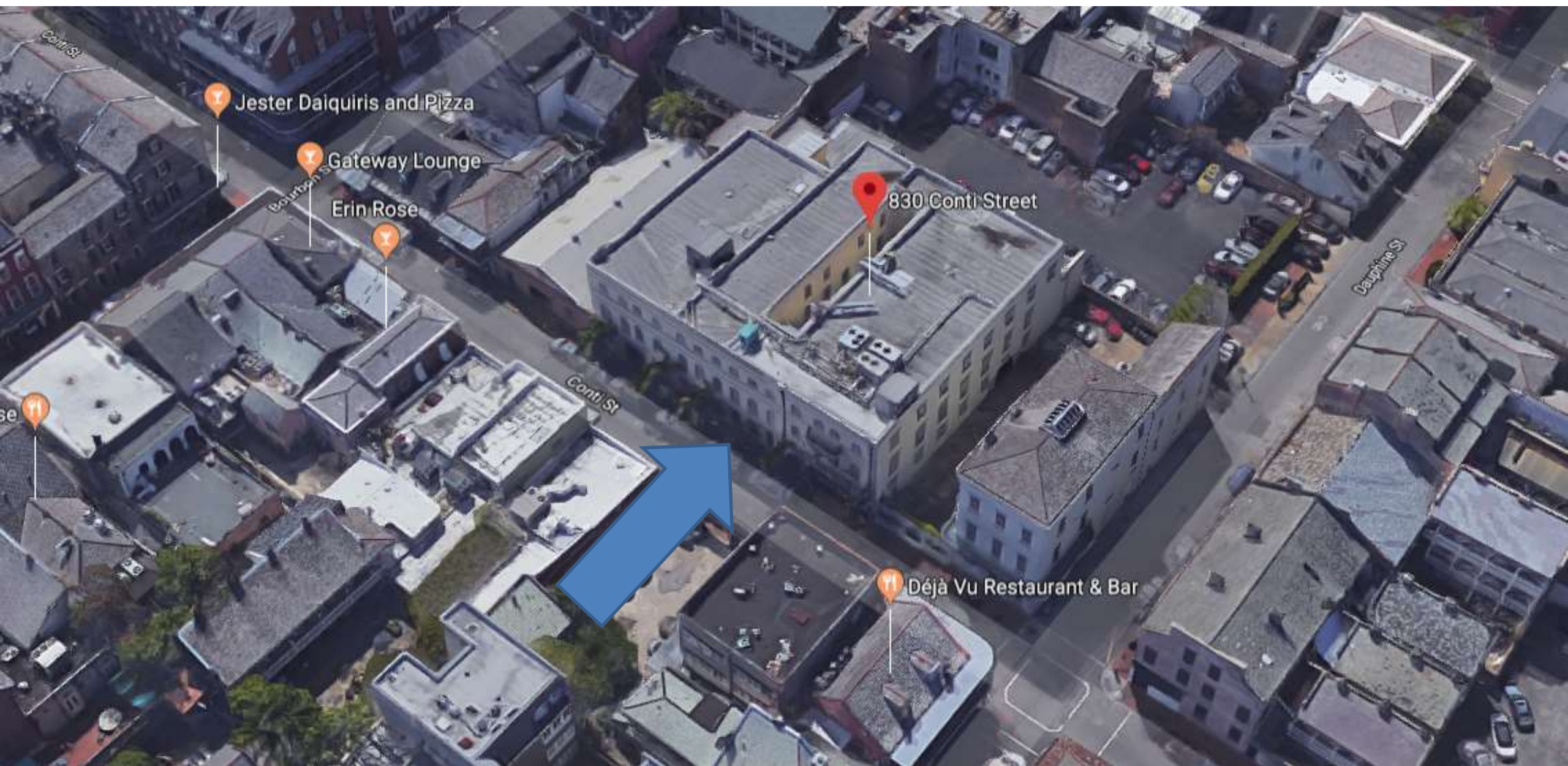
EXISTING IRON RAILING COLUMN CONDITION
ST. PETER SIDE

August 1st, 2018



830 Conti



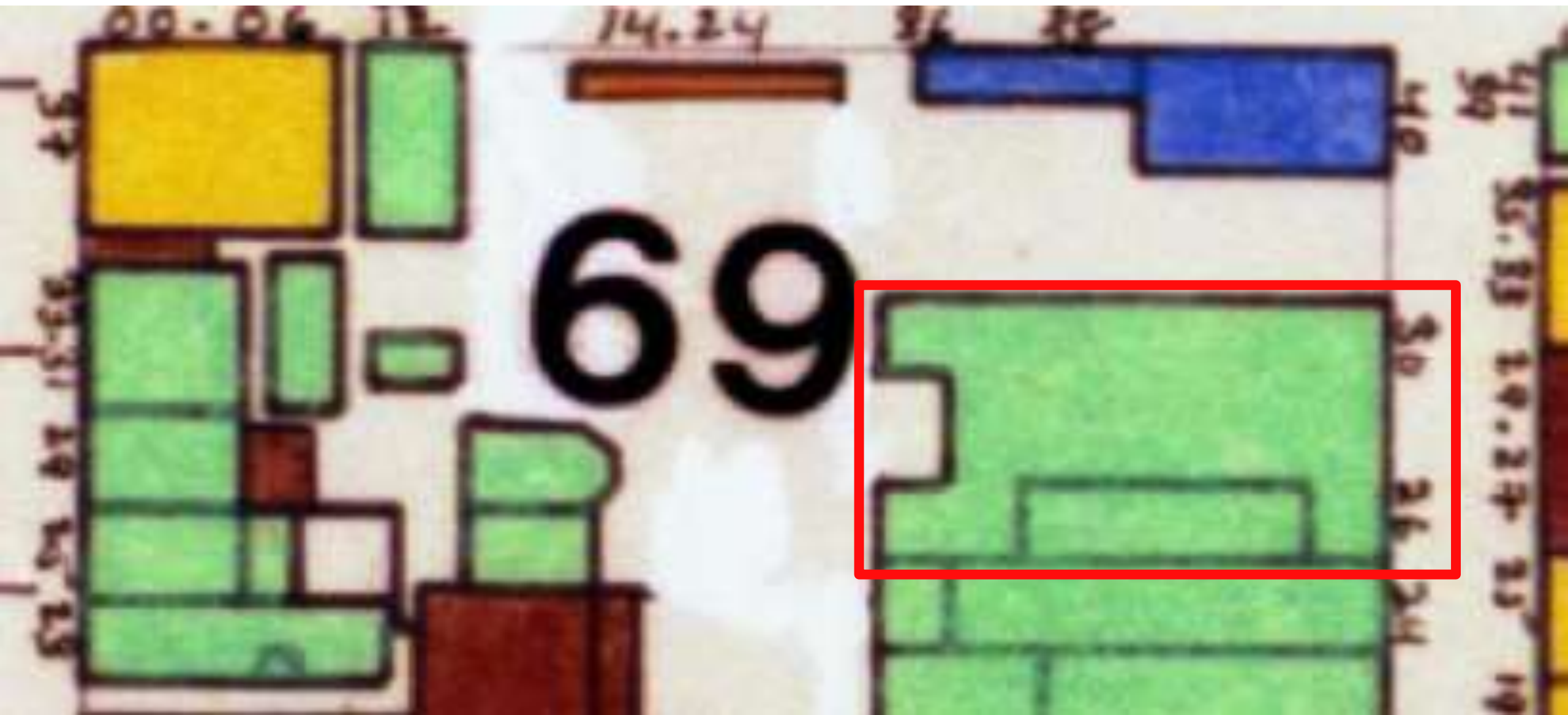


830 Conti

VCC Architectural Committee

December 12, 2017





830 Conti

VCC Architectural Committee

December 12, 2017





830 Conti - 1959

VCC Architectural Committee

December 12, 2017





830 Conti

VCC Architectural Committee

December 12, 2017





830 Conti

VCC Architectural Committee

December 12, 2017





830 Conti

VCC Architectural Committee

December 12, 2017





830 Conti

VCC Architectural Committee

December 12, 2017



830 Conti

VCC Architectural Committee



December 12, 2017



830 Conti

VCC Architectural Committee



07 19 2018

December 12, 2017

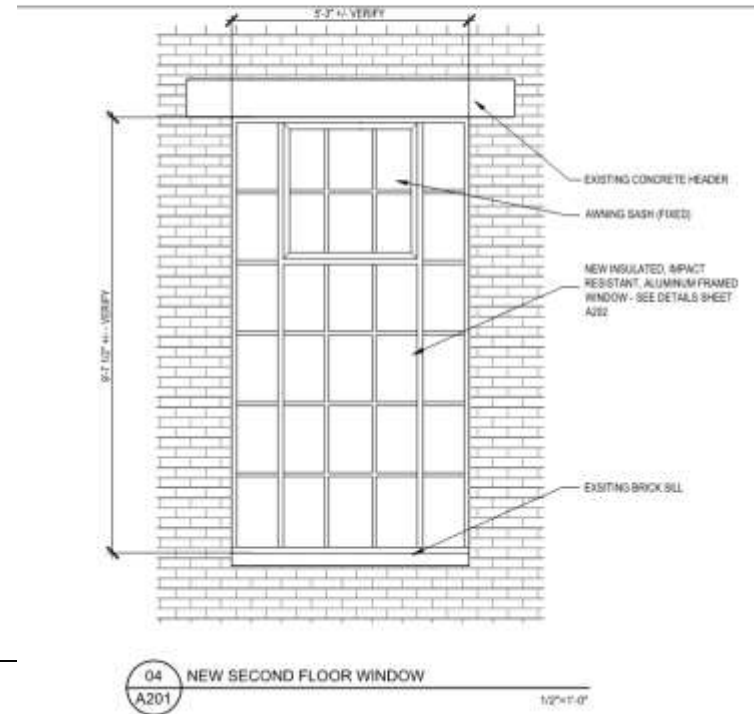
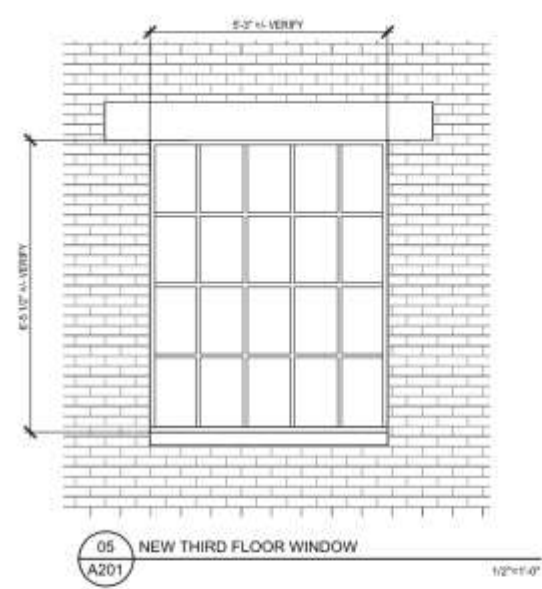


830 Conti – Replacement Window
VCC Architectural Committee



ber 12, 2017





830 Conti – Previously reviewed windows

VCC Architectural Committee

December 12, 2017



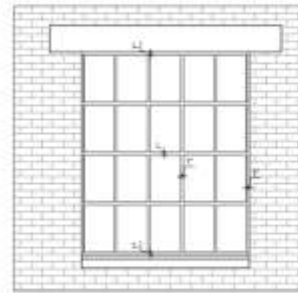


830 Conti – Current Proposal

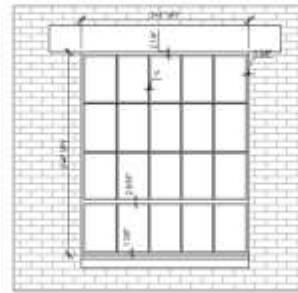
VCC Architectural Committee

December 12, 2017

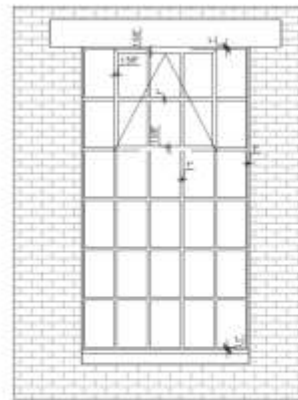




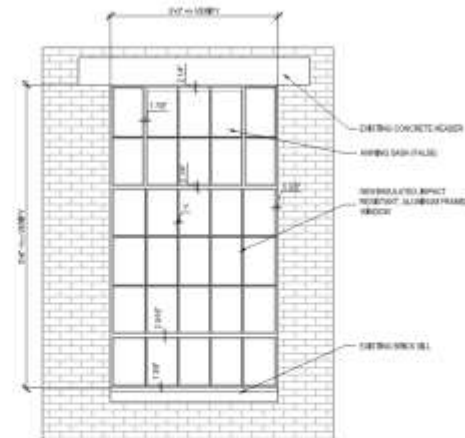
11 EXISTING THIRD FLOOR WINDOW
A202 12'-0" x 7'-0"



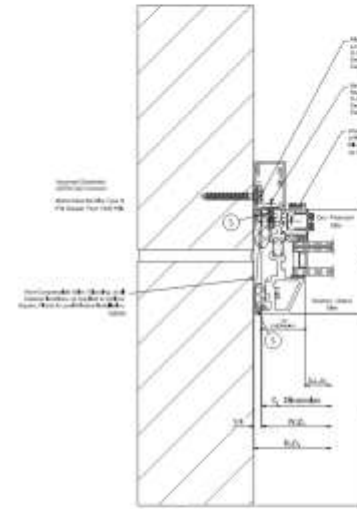
12 PROPOSED THIRD FLOOR WINDOW
A202 12'-0" x 7'-0"



9 EXISTING SECOND FLOOR WINDOW
A202 12'-0" x 7'-0"



10 PROPOSED SECOND FLOOR WINDOW
A202 12'-0" x 7'-0"



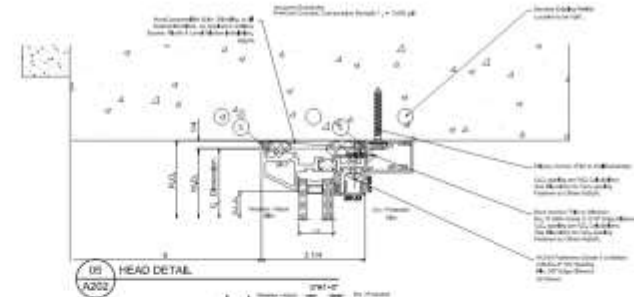
13 JAMB DETAIL
A202 12'-0" x 7'-0"



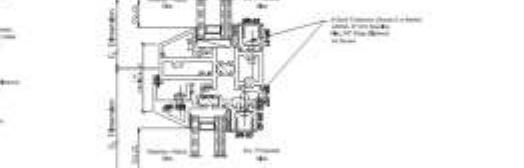
14 FALSE VENT HEAD
A202 12'-0" x 7'-0"



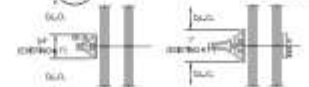
15 FALSE VENT MUNTIN
A202 12'-0" x 7'-0"



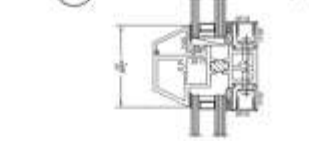
16 HEAD DETAIL
A202 12'-0" x 7'-0"



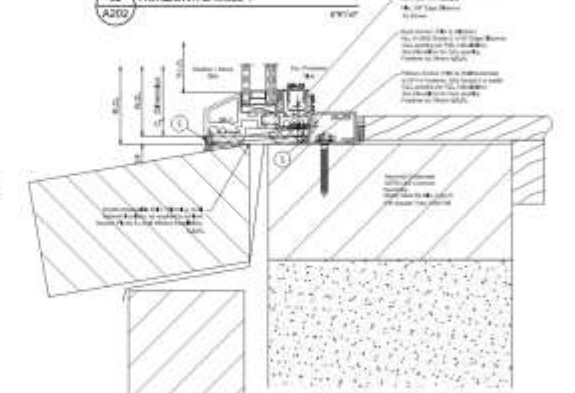
17 HORIZONTAL MULL 2
A202 12'-0" x 7'-0"



18 MUNTIN OPTIONS
A202 12'-0" x 7'-0"

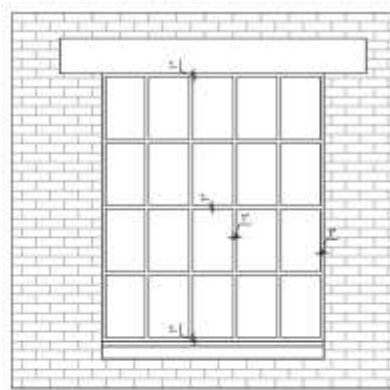


19 HORIZONTAL MULL 1
A202 12'-0" x 7'-0"

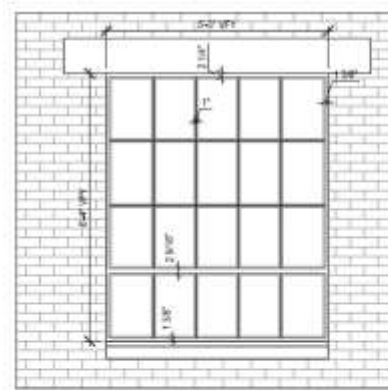


20 TYPICAL WINDOW SILL
A202 12'-0" x 7'-0"

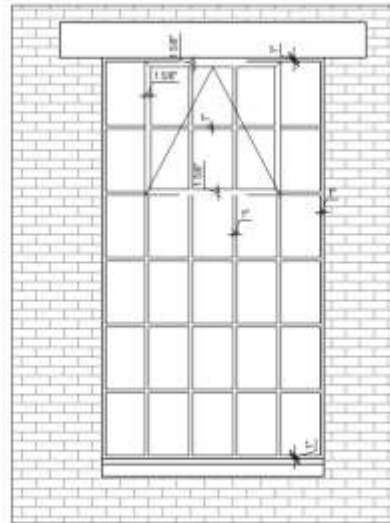
NOTE:
WINDOWS TO BE WINCO ALUMINUM FRAMED,
INSULATED, IMPACT RESISTANT.
FINAL WINDOW DETAILS TO BE SUBMITTED TO
VCC FOR APPROVAL



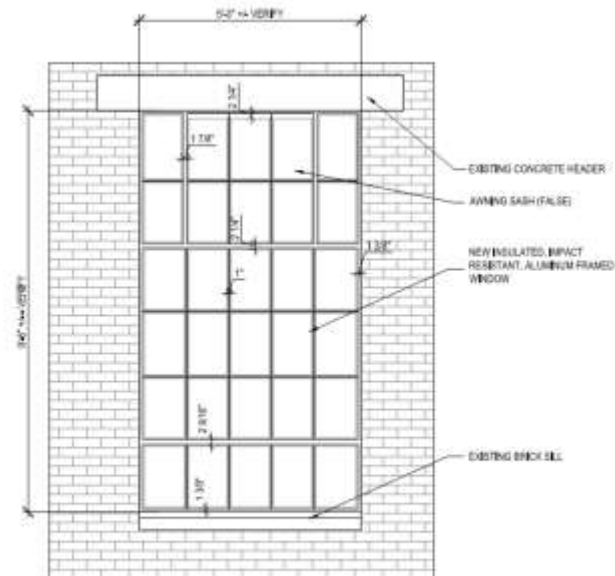
11 EXISTING THIRD FLOOR WINDOW
A202 1/32"=1'-0"



12 PROPOSED THIRD FLOOR WINDOW
A202 1/32"=1'-0"

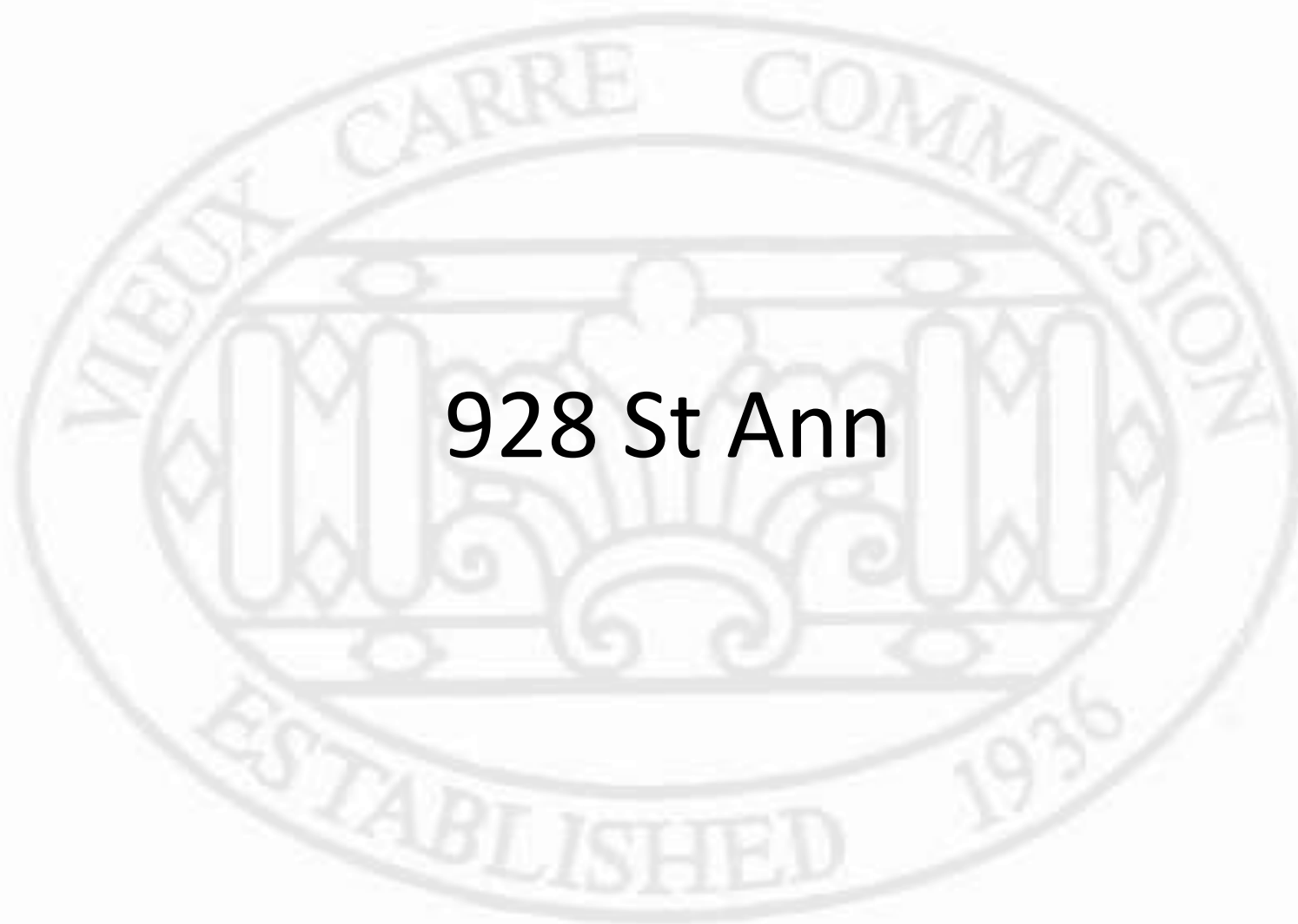


09 EXISTING SECOND FLOOR WINDOW
A202 1/32"=1'-0"



10 PROPOSED SECOND FLOOR WINDOW
A202 1/32"=1'-0"

928 St Ann





928 St Ann

VCC Architectural Committee

September 11, 2018





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VCC Architectural Committee

September 11, 2018





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September 11, 2018





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September 11, 2018





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VCC Architectural Committee

September 11, 2018





928 St An

VCC Architect





928 St Ann

VCC Architectural Committee

September 11, 2018





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VCC Architectural Committee

September 11, 2018



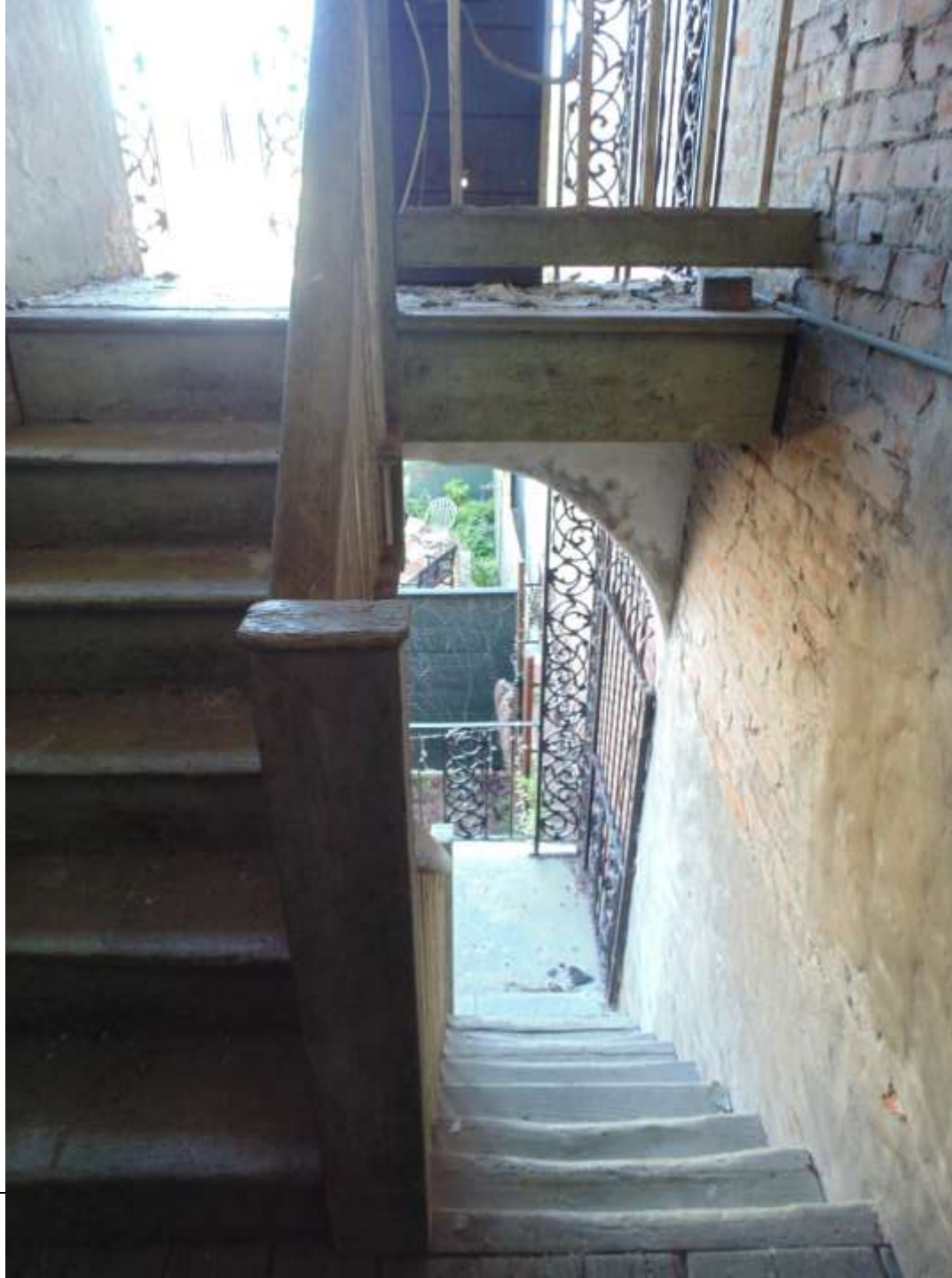


928 St Ann

VCC Architectural Committee

September 11, 2018





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September 11, 2018





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September 11, 2018





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VCC Architectural Committee

September 11, 2018



928-40 Saint Ann Street

3-Story Townhouse Rehabilitation
New Orleans, LA 70116

PROJECT INFORMATION

TOTAL SF: 4146 GSF
OCCUPANCY: RESIDENTIAL
CONSTRUCTION TYPE: TYPE III-B
SQUARE NO: #1
LOT: P
ZONING CLASSIFICATION: VML-1

AREA CALCULATIONS

MAIN RESIDENCE		SERVICE AREAS	
FLOOR 1:	2,225.00 SF	FLOOR 1:	382.00 SF
FLOOR 2:	2,284.00 SF	FLOOR 2:	433.00 SF
FLOOR 3:	2,289.00 SF	FLOOR 3:	386.00 SF

INDEX OF DRAWINGS

- A-1 INFO / EXISTING FIRST - THIRD FLOOR PLANS
- A-2 SITE / FIRST FLOOR PLAN
- A-2.1 SECOND FLOOR PLAN
- A-2.2 THIRD FLOOR PLAN
- A-2.3 ROOF PLAN
- A-4 FRONT ELEVATION
- A-4.1 SIDE ELEVATION - DAUPHINE STREET SIDE
- A-4.2 ALLEY SIDE ELEVATION - REAR ELEVATION
- A-4.3 PHOTOS
- A-4.4 PHOTOS
- A-4.5 PHOTOS

ARCHITECTURAL LEGEND



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



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



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



VICINITY
NTS



SURVEY
NTS

WALL TYPES	
EXISTING MASONRY	---
EXISTING PLASTER	---
DATA	---
NEW GYPSUM WALL OR PLASTER WALL OR	---

SCHEMATIC DESIGN

Guns Modern
4015 S. Calhoun Avenue
New Orleans, LA 70115
504.810.2221

EXISTING FIRST AND SECOND FLOOR PLAN

Aura, LLC

928-40 Saint Ann

First - Third Floor Rehabilitation - Single Family

New Orleans, LA 70115

Vieux Carre Architectural Committee Meeting
Issued: September 18, 2018

PROJECT NUMBER	18014
DRAWN BY	OPS
DATE	09/18/18

A-1

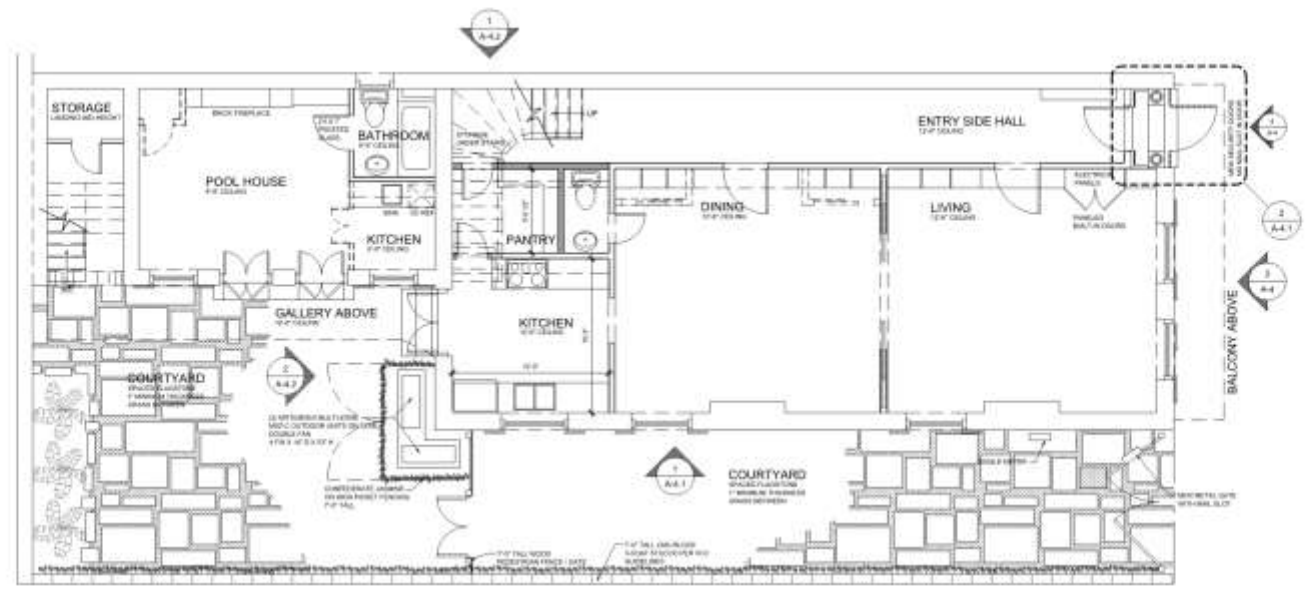


GENERAL FLOOR PLAN NOTES

- A. DO NOT SCALE DRAWING
- B. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK
- C. THE CONTRACT DOCUMENTS AND COMPLEMENTARY DRAWING IS REQUIRED BY ONE PLANSHEETING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS REQUIRED BY THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
- D. UNLESS OTHERWISE INDICATED, WALL THICKNESSES ARE AS FOLLOWS:
ALL INTERIOR WALLS ARE CONSTRUCTED OF 8" CMU'S WITH TYPICAL FINISH PLASTER OF 1/2" SHEETROCK ON EACH SIDE. FOR CLARITY, DIMENSIONS WILL BE SHOWN TO FACE OF FINISHED WALL TO FACE OF FINISHED WALL. CONTRACTOR TO VERIFY SURE ROOM DIMENSIONS WILL BE ACCORDANT TO PLANS PRIOR TO SETTING GRADE/POOR.

- E. TYPICAL FLOOR FINISHES TO TOP OF ACTUAL FINISHED FLOOR
- F. VERIFY THE FINISHES ARE NOT DAMAGED BY THEIR EXISTENCE AND SHALL BE COMPLETELY PROVIDED AS A DESIGN FINISH.
- G. WHERE A ROOM IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 18" OF FINISH FACE OF STUD WALL TO FACE OF FINISH OPENING. DIMENSION SHALL BE 18" OF FINISH FACE OF WALL TO FACE OF FINISH OPENING AT CONCRETE WALLS.
- H. AT SECURITY WALLS, WALL HEIGHT PARTITIONS SHALL BE SHOWN BOTH ABOVE AND BELOW: BALCONY, TOP, BOTTOM, INTERSECTION, DOOR/FINISH, GLAZED OPENING FINISHES, AND ALL OTHER PENETRATIONS.
- I. LINE OF EXISTING DAMAGES ARE SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS AND VISIBLE ON SITE.
- J. VERIFY ALL HOLDING DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS CONTRACT, ON SITE IS NOTED.
- K. (SEE)
- L. VERIFY THE LOCATION FINISHES: FLOOR, BASE, ETC. AND PROVIDE COMPLETE ALL REQUIRED OPENINGS THROUGH FLOORS AND WALLS, RECESSED COORPS, PLUMBING, CABLE, AND/OR AND RECESSED. PROVIDE ALL BASES AND RECESSED REQUIRED FOR ACCESSORIES, MECHANICAL, ELECTRICAL AND OTHER EQUIPMENT.
- M. REFER TO CONTRACT FOR FINISH SCHEDULES AND COLOR SITS FOR WALL FINISH DESIGNATIONS.
- N. FOR FINISHING REQUIREMENTS, SEE GENERAL, STRUCTURAL NOTES & PROJECT SPECIFICATIONS IF APPLICABLE.
- O. IF A FLOOR WALL SHOULD BE PLACED AT INTERIOR OF EXISTING BUILDING WALL, THESE APPLICABLE.

WALL TYPES	
EXISTING MASONRY	---
EXISTING PLASTER	---
CMU	---
NEW CMU WALL 8" THK	---
PLASTER WALL 5/8" THK	---



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



DESIGN DEVELOPMENT

Mod
Guns Modern
4015 S. Calhoun Avenue
New Orleans, LA 70115
504.810.2221

NEW SITE / FIRST FLOOR PLAN
Aura, LLC
928-40 Saint Ann
First - Third Floor Renovation - Single Family
New Orleans, LA 70116

PROJECT NUMBER	18-014
DRAWN BY	OPS
REVISION DATE	08/01/18

A-2



GENERAL FLOOR PLAN NOTES

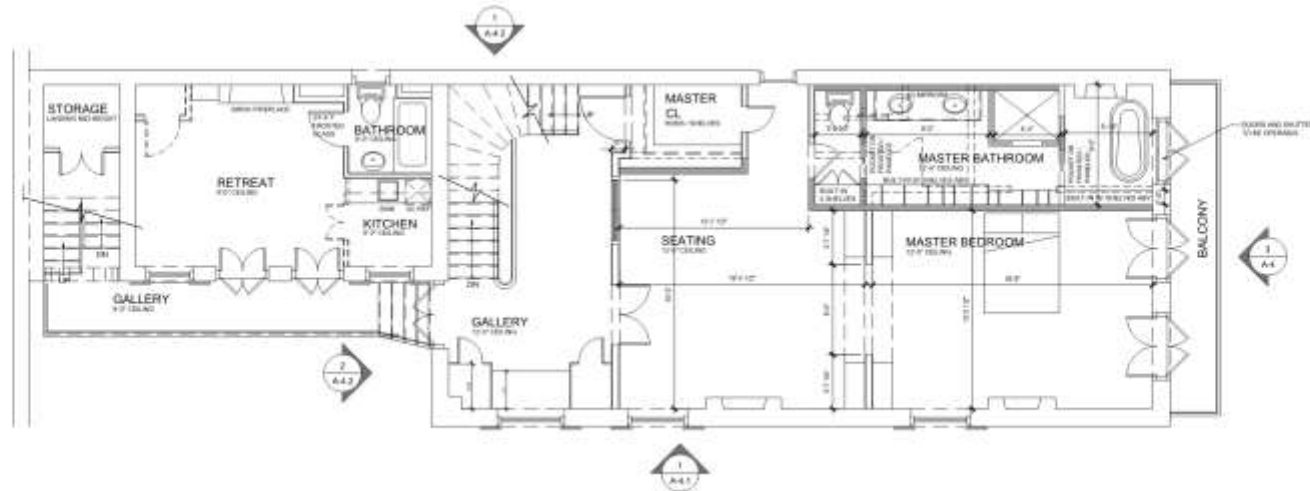
1. DETECT SCALE DIMENSIONS.
2. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
3. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS REQUIRED BY ONE IS AS REQUIRED BY ALL. THE CONTRACTOR SHALL SUBMIT ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
4. LATEST OF REVISIONS GOVERNS. WALL THICKNESSES ARE AS FOLLOWS:
ALL INTERIOR WALLS ARE CONSTRUCTED OF 2M SOLUBLE FILLON PNE WITH (1) LAYER OF 1/2" GASTROCK ON EACH SIDE FOR CLARITY. DIMENSIONS WILL BE BASED FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL. CONTRACTOR TO OBTAIN DIMENSIONS FROM ARCHITECT TO PLUMB PRIOR TO INSTALLING SHEETROCK.

5. FINISHED FLOOR FINISHES TO TOP OF ACTUAL FINISHED FLOOR.
6. REVEALS OF FEATURES ARE NOT SHOWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS PER ROOM FINISH.
7. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE TO 1/2" FROM FACE OF STUD WALL TO FACE OF DOOR OR OPENING. DIMENSION SHALL BE TO 1/2" FROM FACE OF WALL TO EDGE OF DOOR OR OPENING AT CONCRETE WALLS.
8. AT RECESS WALLS, WALL RECESS PARTITIONS SHALL BE BUILT BOTH SIDES WITH RECESS WALLS. TOP SECTION RECESS PARTITION, DOOR FRAMES, GLAZED PARTITION FRAMES, AND ALL OTHER PARTITIONS.
9. LINE OF EXISTING DIMENSIONS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
10. VERIFY ALL ROOMS FOR DIMENSIONS PROVIDED IN THIS CONTRACT. OR BY OTHERS.

11. CRP.
12. VERIFY SIZE (LOCATION, FINISH, FIRE RATING, ETC.) AND PROVIDE COMPLETE ALL REQUIRED OPENINGS THROUGH FLOORS AND WALLS. ACCESS DOORS, TURNING CURBS, ANCHORS AND ROBERTS PROVIDE ALL BASES AND BLOCKING REQUIRED FOR ACCESSORIES, MECHANICAL, ELECTRICAL AND OTHER EQUIPMENT.
13. REFER TO CONSTRUCTION - FINISH FOR FINISH SCHEDULES AND COLOR LISTS FOR WALL FINISH DESIGNATIONS.
14. FOR DIMENSION REQUIREMENTS, SEE GENERAL STRUCTURAL NOTES & PROJECT SPECIFICATIONS IF APPLICABLE.
15. 1" STUD WALLS SHOULD BE PLACED IN FRONT OF EXISTING MASSIVE WALL WHERE APPLICABLE.

WALL TYPES

EXISTING MASONRY	---
EXISTING PLASTER	---
NEW	---
NEW 2" STUD WALL, 2M SOLUBLE FILLON PNE, 1/2" GASTROCK	---



1
A-A1
NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



SCHEMATIC
DESIGN



Guns Modern
4015 S. Calhoun Avenue
New Orleans, LA 70115
504.870.2221

NEW SECOND FLOOR PLAN

Aura, LLC
928-40 Saint Ann
First - Third Floor Renovation - Single Family
New Orleans, LA 70116

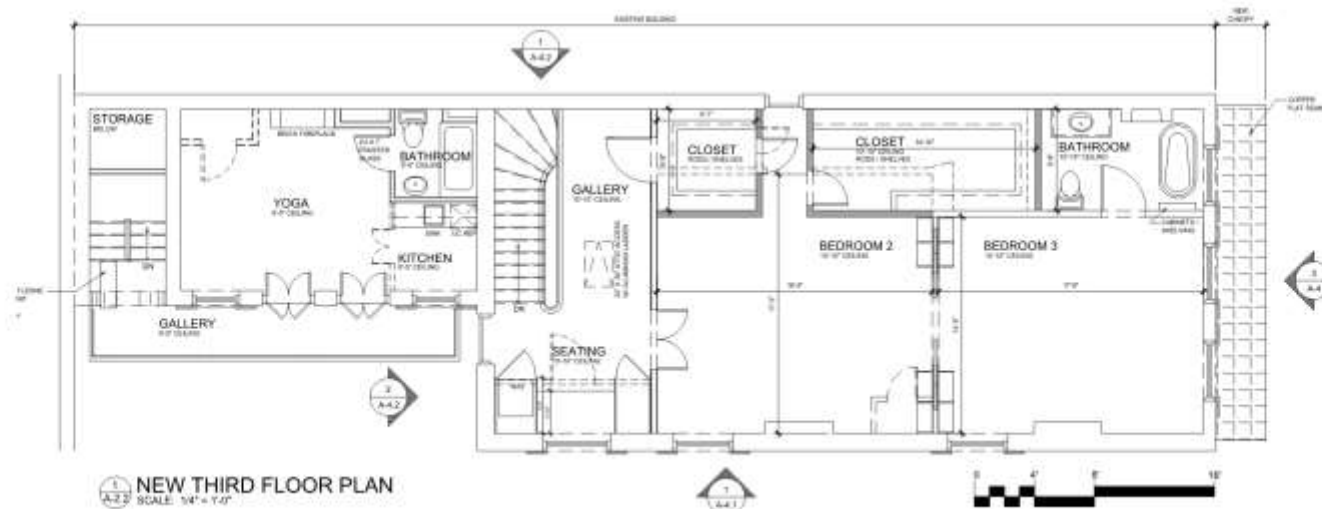
PROJECT NUMBER	18-014
DRAWN BY	OPS
DATE	08/01/18

A-2.1



928

VCC A



WALL TYPES	
EXISTING MASONRY	---
EXISTING PLASTER	---
NEW	---
NEW STIP WALL DIA	---
PLASTER WALL DIA	---

SCHEMATIC DESIGN

Mod

Guns Modern
4015 S. Calhoun Avenue
New Orleans, LA 70115
504.810.2221

NEW THIRD FLOOR PLAN

Aura, LLC
928-40 Saint Ann
First - Third Floor Renovation - Single Family
New Orleans, LA 70116

PROJECT NUMBER	18014
DRAWN BY	OPS
REVISION	01/01/18

A-2.2





3
8.4 SAINT ANN STREET NEW ELEVATION
SCALE: 1/8" = 1'-0"



FINISH COAT - 1/4" TOTAL THICKNESS
1 PART PORTLAND CEMENT
3 PARTS LIME
9 PARTS SAND
ENOUGH WATER TO FORM A WORKABLE MIX

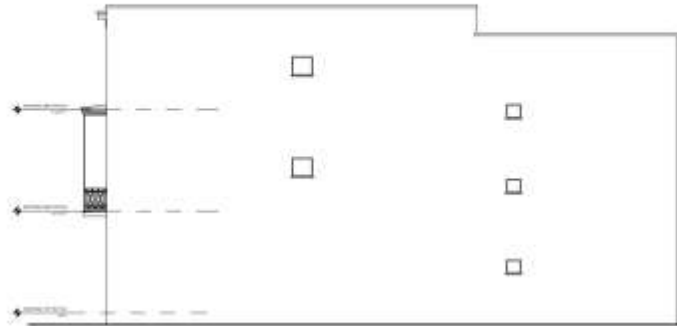
MASONRY & STUCCO PAINTING
If the exterior of a masonry surface has been compromised through prior sandblasting, moisture infiltration or the use of a harsh chemical, painting with a mineral silicate paint can provide a degree of protection; however, applying stucco with a painted finish is typically the more appropriate option for a building constructed of lake brick.

Aura, LLC
928-40 Saint Ann
 First - Third Floor Renovation - Single Family
 New Orleans, LA 70116

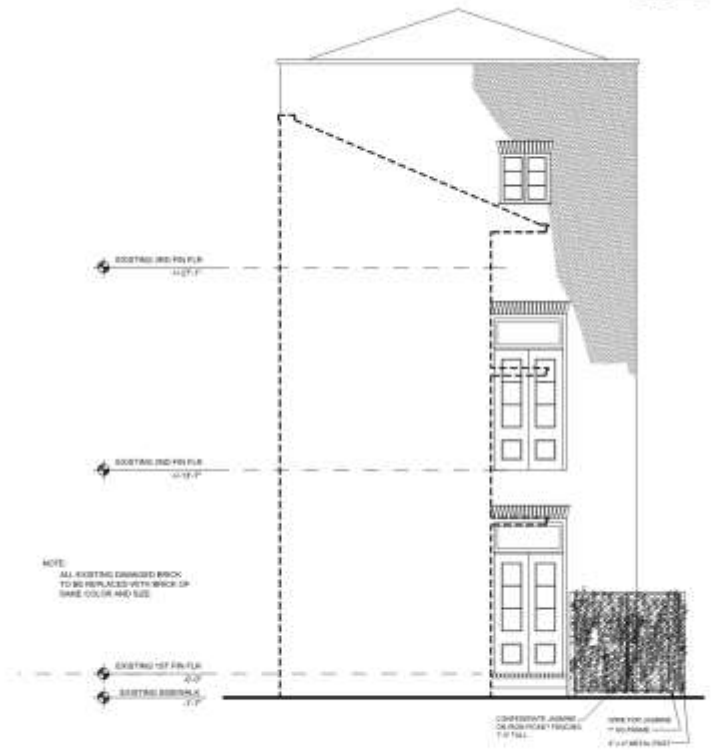


NOTE:
ALL EXISTING (DAMAGED) BRICK
TO BE REPLACED WITH BRICK OF
SAME COLOR AND SIZE.





1 OPPOSITE COURTYARD ELEVATION - BURGUNDY STREET SIDE
SCALE: 1/8" = 1'-0"



2 COURTYARD PARTIAL SECTION ELEVATION
SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION REVEALS
SCALE: NTS



4 REAR ELEVATION REVEAL
SCALE: NTS



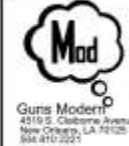
5 SIDE ELEVATION REVEALS
SCALE: NTS

VCC
APPROVED MORTAR FORMULA

MORTAR
1 PART PORTLAND CEMENT
3 PARTS LIME
9 PARTS SAND
ENOUGH WATER TO FORM A WORKABLE MIX

STUCCO
BASE COAT - CONSISTS OF 3 COATS FOR 3/4" TOTAL THICKNESS
1 PART PORTLAND CEMENT
3 PARTS LIME
9 PARTS SAND
6 LBS / CUBIC YARD HAIR OR FIBER
ENOUGH WATER TO FORM A WORKABLE MIX
FINISH COAT - 1/4" TOTAL THICKNESS
1 PART PORTLAND CEMENT
3 PARTS LIME
9 PARTS SAND
ENOUGH WATER TO FORM A WORKABLE MIX

SCHEMATIC
DESIGN



Guns Modern
4315 S. Calhoun Avenue
New Orleans, LA 70115
504.810.2221

Aura, LLC
928-40 Saint Ann
First - Third Floor Renovation - Single Family
New Orleans, LA 70116

ELEVATIONS

PROJECT NUMBER	18-014
DRAWN BY	OPS
DATE	08/01/18

A-4.2



928

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1 BRICK FRONT ELEVATION
SCALE: NTS



4 BRICK FRONT ELEVATION
SCALE: NTS



7 BRICK RIVERSIDE DEPENDENCY
SCALE: NTS



2 BRICK FRONT ELEVATION
SCALE: NTS



5 BRICK FRONT ELEVATION
SCALE: NTS



8 BRICK RIVERSIDE DEPENDENCY
SCALE: NTS

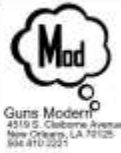


3 BRICK LAKESIDE ELEVATION
SCALE: NTS



6 BRICK MAIN RESIDENCE REAR ELEVATION
SCALE: NTS

SCHEMATIC
DESIGN



Aura, LLC
928-40 Saint Ann
First - Third Floor Renovation - Single Family
New Orleans, LA 70116

ELEVATIONS

PROJECT NUMBER:	18014
DRAWN BY:	OPS
DATE:	08/01/18

A-4.5





BRICK DEPENDENCY STAIR
SCALE: NTS

SCHEMATIC
DESIGN



Guns Modern
4315 S. Calhoun Avenue
New Orleans, LA 70115
504.810.2221

ELEVATIONS

Aura, LLC
928-40 Saint Ann
First - Third Floor Renovation - Single Family
New Orleans, LA 70116

PROJECT NUMBER: 18-014
DRAWN BY: DPS
CHECK DATE: 08/01/18

A-4.6



928

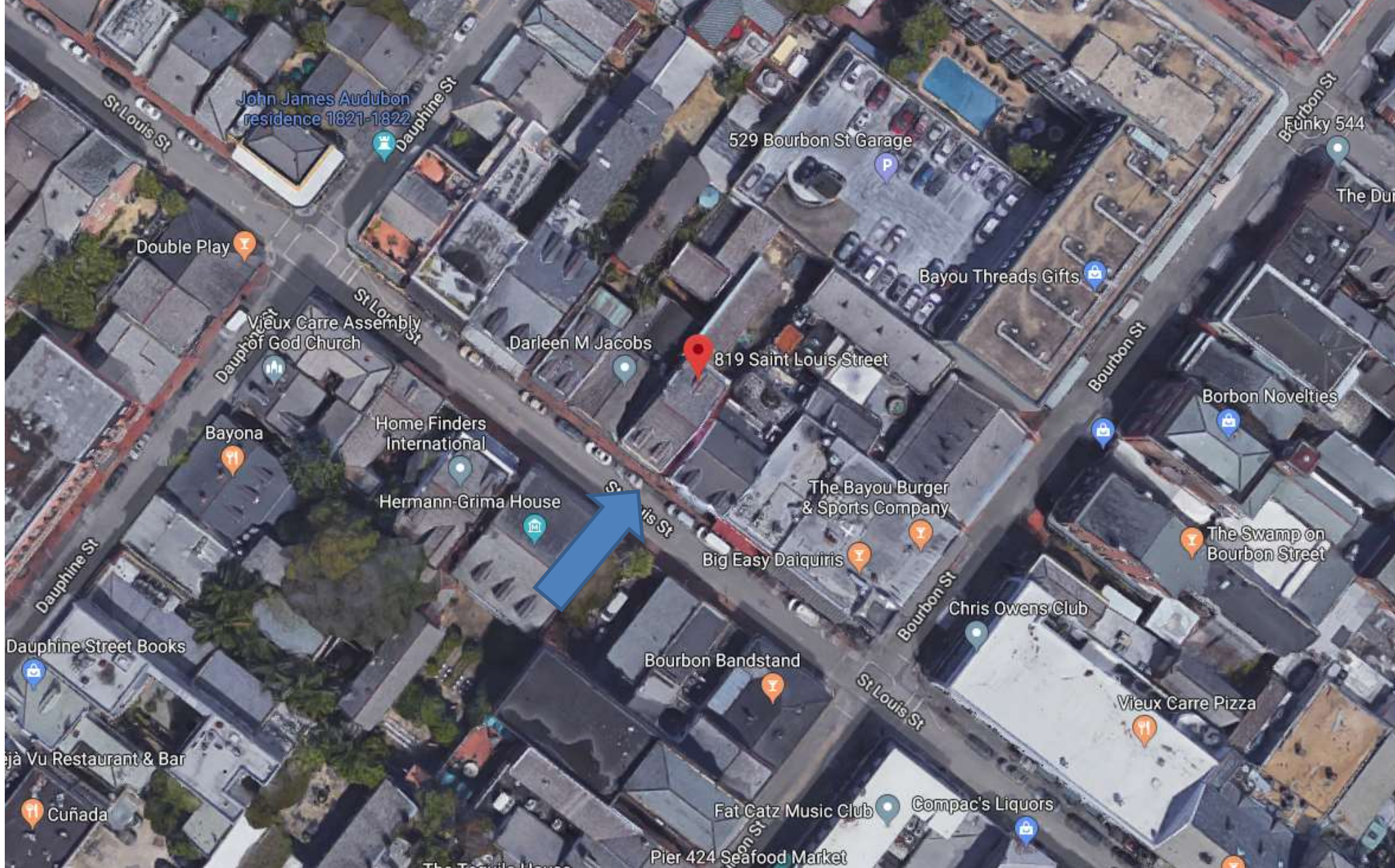
VCC A



New Business

819 St Louis





819 St Louis

VCC Architectural Committee

December 12, 2017





819 St Louis

VCC Architectural Committee

December 12, 2017





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07 31 2017

December 12, 2017





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December 12, 2017





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December 12, 2017



REPAIRS AND RESTORATION FOR MS DEBORAH STANSBURY 819 SAINT LOUIS STREET NEW ORLEANS, LOUISIANA 70017

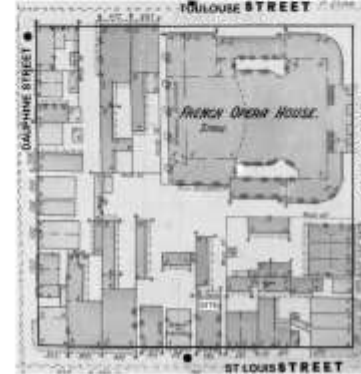
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Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
A7.1	STAIR PLANS	06/03/18		
T1.1	COVER SHEET	06/03/18		
A1.1	PLANS EXISTING	06/03/18		
A1.2	PLANS NEW	06/03/18		
A2.1	ELEVATIONS EXISTING	06/03/18		
A2.2	ELEVATIONS NEW	06/03/18		
A6.1	ROOF PLAN EXISTING	06/03/18		
A7.2	STAIR DETAILS	06/03/18		

STANDARD ABBREVIATIONS

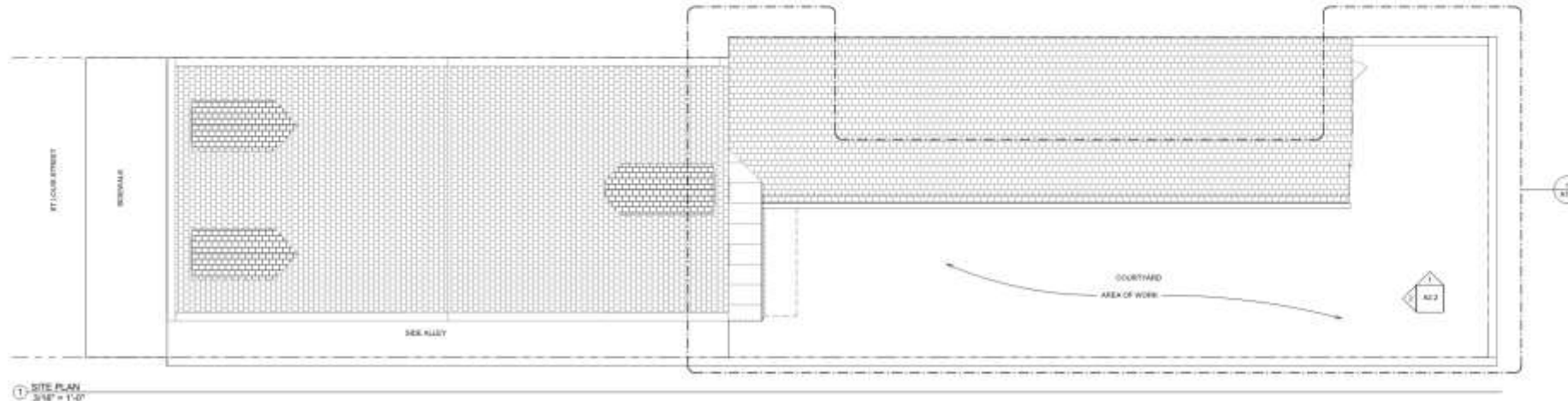
#	- POUND OR NUMBER	HP	- HIGH POINT
&	- AND	HR	- HOUR
AT	- AT	HVAC	- HEATING, VENTILATING & AIR CONDITIONING
ACT	- ACOUSTIC CEILING TILE	IRGB	- IMPACT RESISTANT GYPSUM BOARD
AD	- AREA DRAIN	ILD	- IN LIEU OF
AF	- ABOVE FINISHED FLOOR	INSL	- INSULATED
ALUM	- ALUMINUM	INT	- INTERIOR
ANOD	- ANODIZED	LO	- LOW
BSMT	- BASEMENT	MAX	- MAXIMUM
BYND	- BEYOND	MO	- MASONRY OPENING
BOT	- BOTTOM	MECH	- MECHANICAL
CP	- CAST IN PLACE	MIN	- MINIMUM
CHNL	- CHANNEL	MRSB	- MOISTURE-RESISTANT GYPSUM BOARD
CJ	- CONTROL JOINT	MTL	- METAL
CLG	- CEILING	M	- (CLASS ROOFING)
CLR	- CLEAR	NIC	- NOT IN CONTRACT
CMU	- CONCRETE MASONRY UNIT	NOM	- NOMINAL
COL	- COLUMN	OC	- ON CENTER
CONC	- CONCRETE	OH	- OPPOSITE HAND
CONT	- CONTINUOUS	PCC	- PRE-CAST CONCRETE
CPT	- CARPET	PL	- PLASTER
CT	- CERAMIC TILE	PLYD	- PLYWOOD
CTYD	- COURTYARD	PT	- PRESSURE TREATED
DBL	- DOUBLE	PNT	- PAINT/PANED
DEMO	- DEMOLISH	PVC	- POLYVINYL CHLORIDE
DIA	- DIAMETER	RBR	- RUBBER
DWS	- DIMENSIONS	RCP	- REFLECTED CEILING PLAN
DN	- DOWN	RD	- ROOF DRAIN
DR	- DOOR	REQD	- REQUIRED
DWG	- DRAWING	SIM	- SIMILAR
EA	- EACH	SPEC	- SPECIFIED OR SPECIFICATION
EL	- ELEVATION	SPK	- SPRINKLER
WD	- WOOD	STSL	- STAINLESS STEEL
ELEC	- ELECTRICAL	STC	- SOUND TRANSMISSION COEFFICIENT
ELEV	- ELEVATOR	STL	- STEEL
EPDM	- ETHYLENE PROPYLENE DIENE	SUSP	- SUSPENDED
EQ	- EQUAL	T&G	- TONGUE & GROOVE
EXIST	- EXISTING	TEL	- TELEPHONE
EXP JT	- EXPANSION JOINT	TLT	- TOILET
EXT	- EXTERIOR	TO	- TOP OF
FD	- FLOOR DRAIN	TOC	- TOP OF CONCRETE
FEC	- FIRE EXTINGUISHER CABINET	TOS	- TOP OF STEEL
FIXT	- FIXTURE	TP	- TOILET PAPER DISPENSER
FLR	- FLOOR	TRZ	- TERRAZZO TILE
FO	- FACE OF	TID	- TELEPHONE DATA
FOU	- FOUNDATION	TYP	- TYPICAL
GA	- GALVE	UNO	- UNLESS NOTED OTHERWISE
GALV	- GALVANIZED	US	- UNDERSIDE
GWB	- GYPSUM WALL BOARD	VCT	- VINYL COMPOSITION TILE
HC	- HOLLOW CORE	VIF	- VERIFY IN FIELD
H	- HIGH	VP	- VISION PANEL
HM	- HOLLOW METAL	WI	- WITH



ARCHIVAL PHOTOS



LOCATION MAP

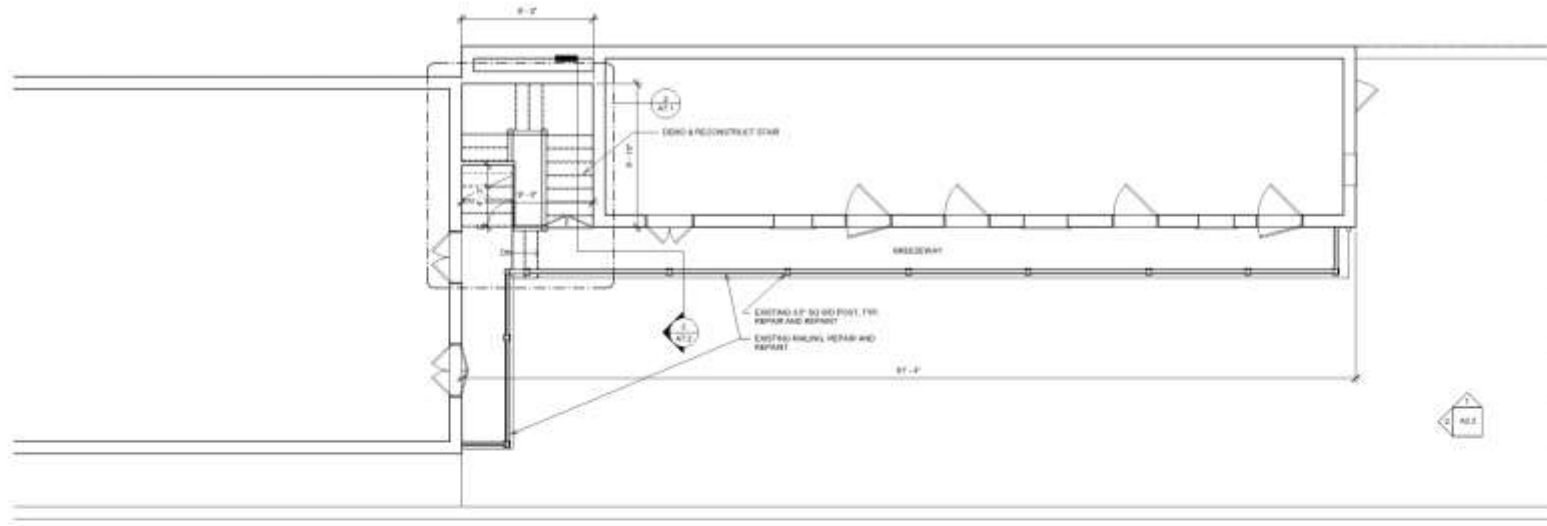


819 St Louis

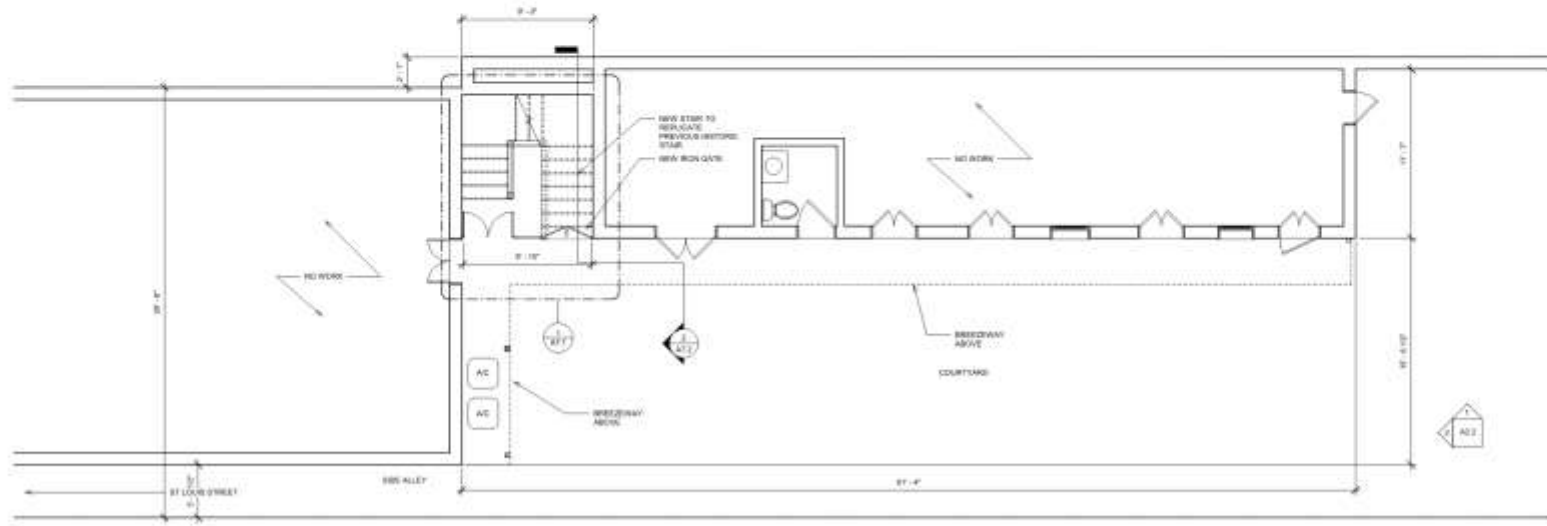
VCC Architectural Committee

December 12, 2017





② 2ND FLOOR, Copy 1
1/4" = 1'-0"



① 1ST FLOOR NEW
1/4" = 1'-0"

819 St Louis

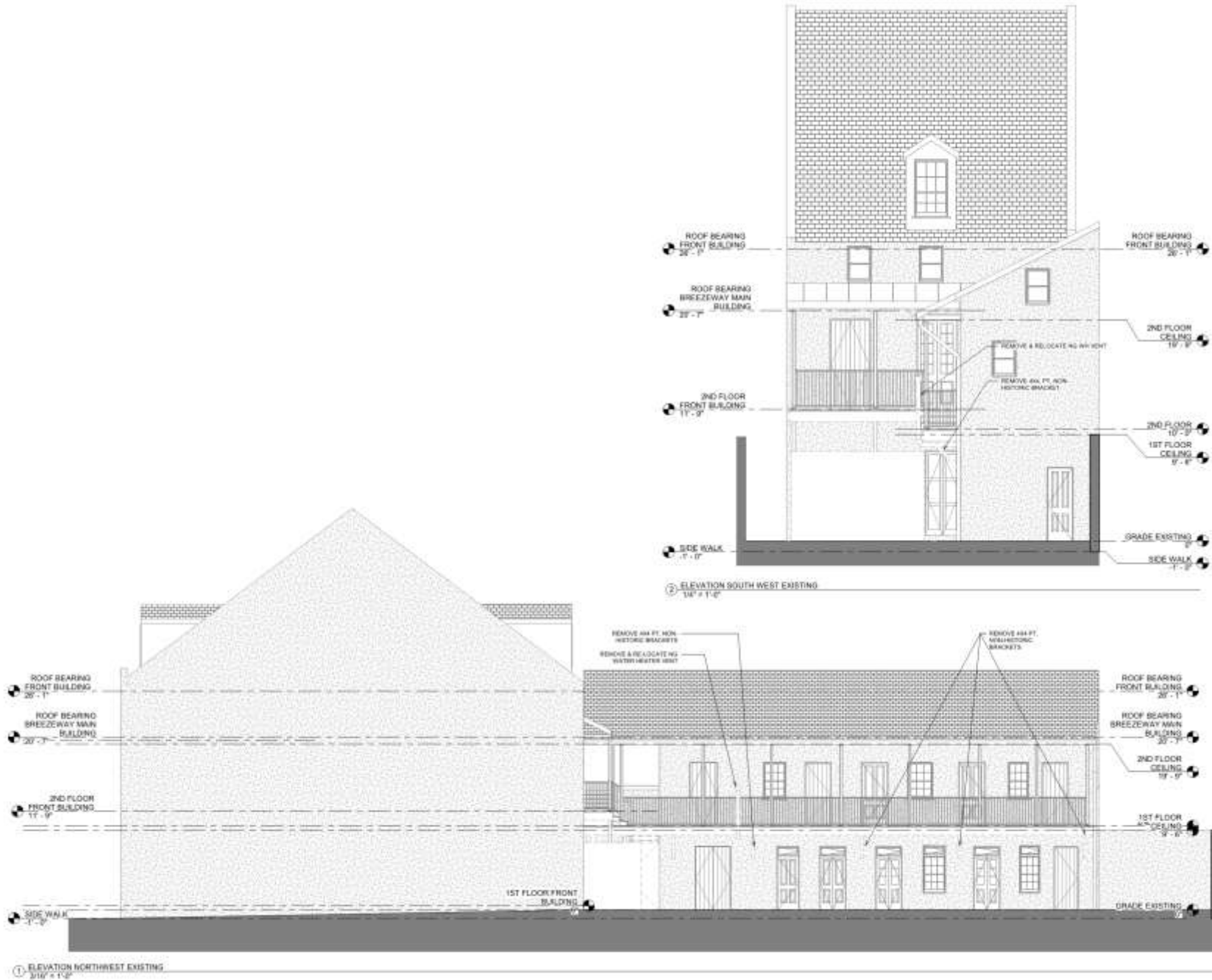
VCC Architectural Committee

December 12, 2017



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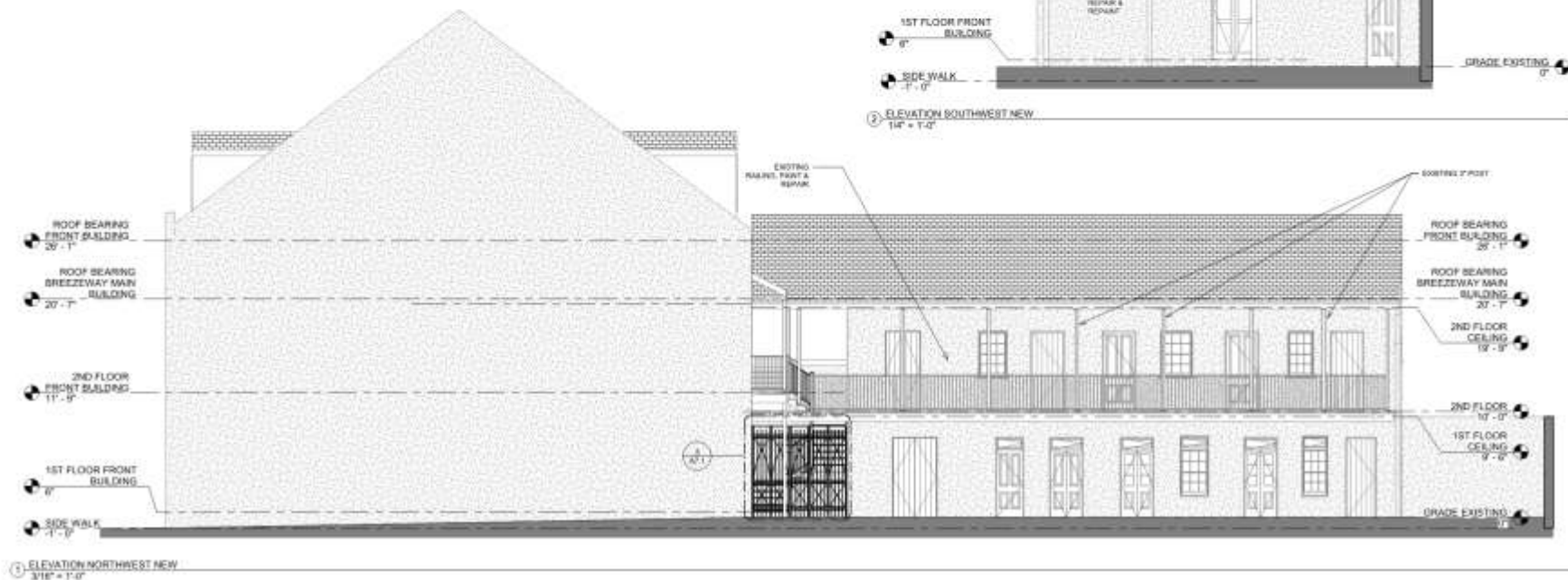


December 12, 2017



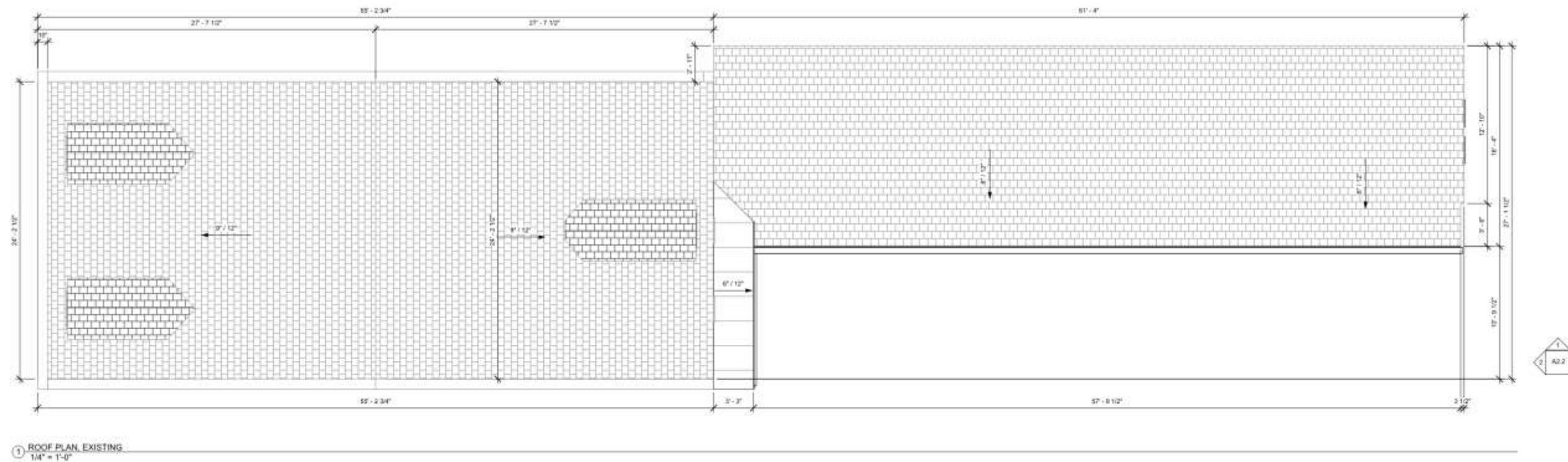
819 St Louis

VCC Architectural Committee



December 12, 2017



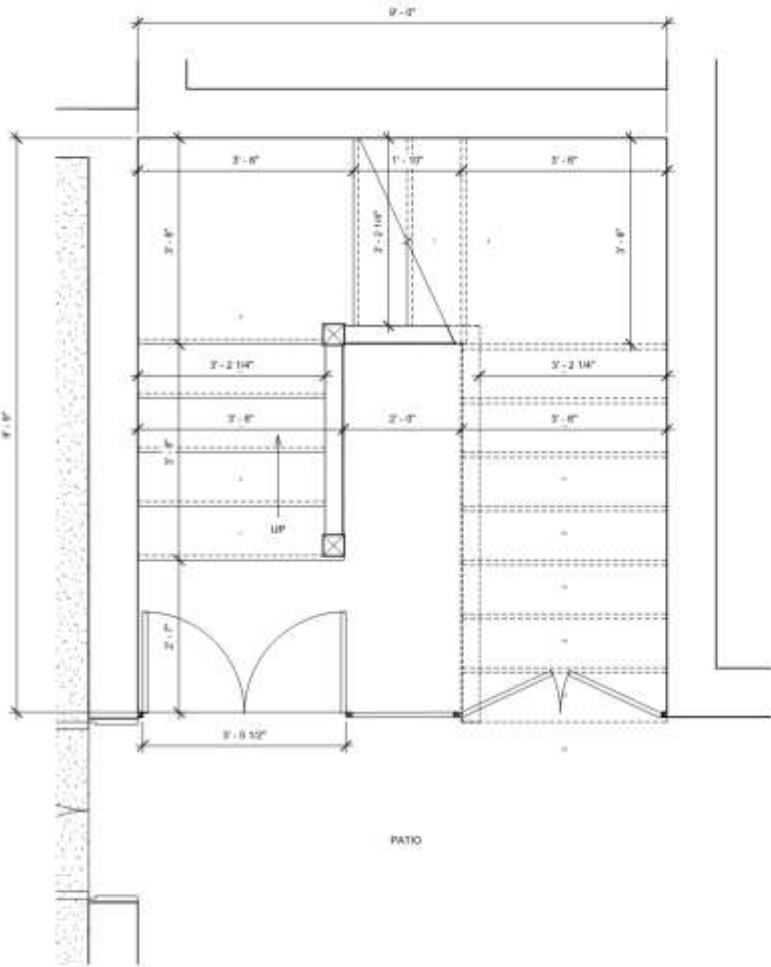


819 St Louis

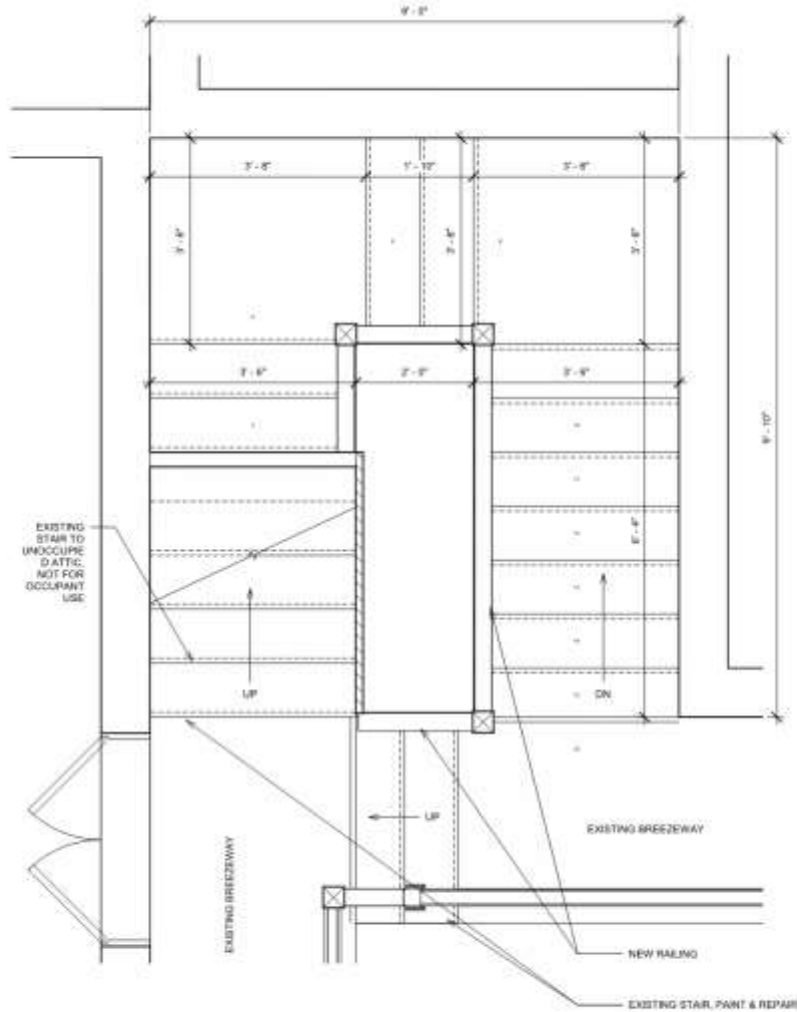
VCC Architectural Committee

December 12, 2017

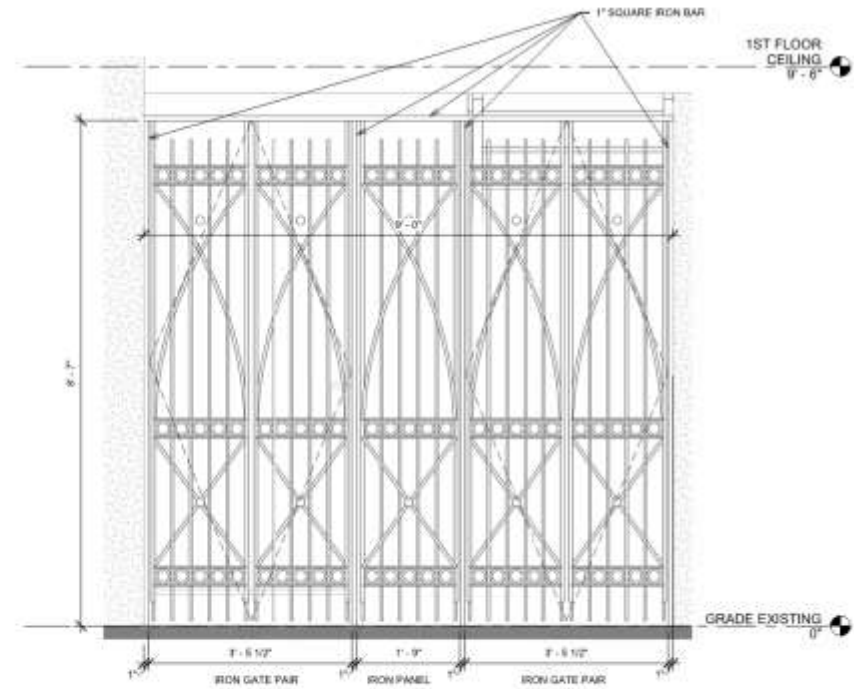




① 1ST FLOOR STAIR
3/4" = 1'-0"



② 2ND FLOOR STAIR
3/4" = 1'-0"



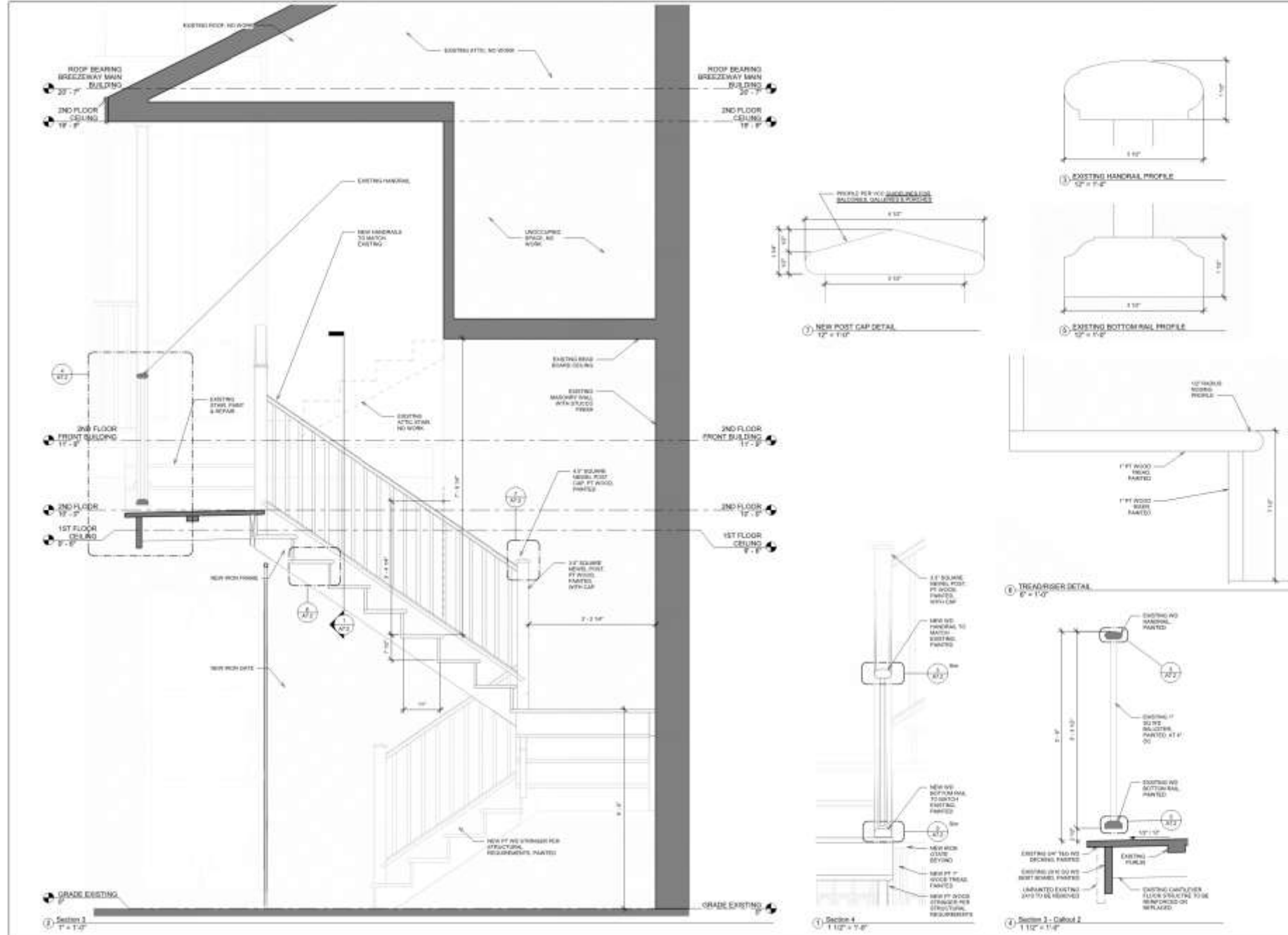
③ Elevation 1 - a Copy 1 - Callout 1
3/4" = 1'-0"

819 St Louis

VCC Architectural Committee

December 12, 2017





The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a fleur-de-lis at the top, a crescent moon at the bottom, and a central shield with a fleur-de-lis. The shield is flanked by two columns. The text "VIEUX CARRE COMMISSION" is arched across the top, and "ESTABLISHED 1936" is arched across the bottom.

1201 Decatur



1201 Decatur

VCC Architectural Committee

December 12, 2017





1201 Decatur

VCC Architectural Committee

December 12, 2017





1201 Decatur

VCC Architectural Committee

December 12, 2017





1201 Decatur

VCC Architectural Committee

December 12, 2017





1201 Decatur

VCC Architectural Committee

December 12, 2017





1201 Decatur

VCC Architectural Committee

December 12, 2017





1201 Decatur

VCC Architectural Committee

December 12, 2017





1201 Decatur

VCC Architectural Committee

December 12, 2017





1201 Decatur – Existing millwork at 1205 Decatur

VCC Architectural Committee

December 12, 2017





1201 Decatur – Existing millwork at 1207 Decatur



534 St Louis

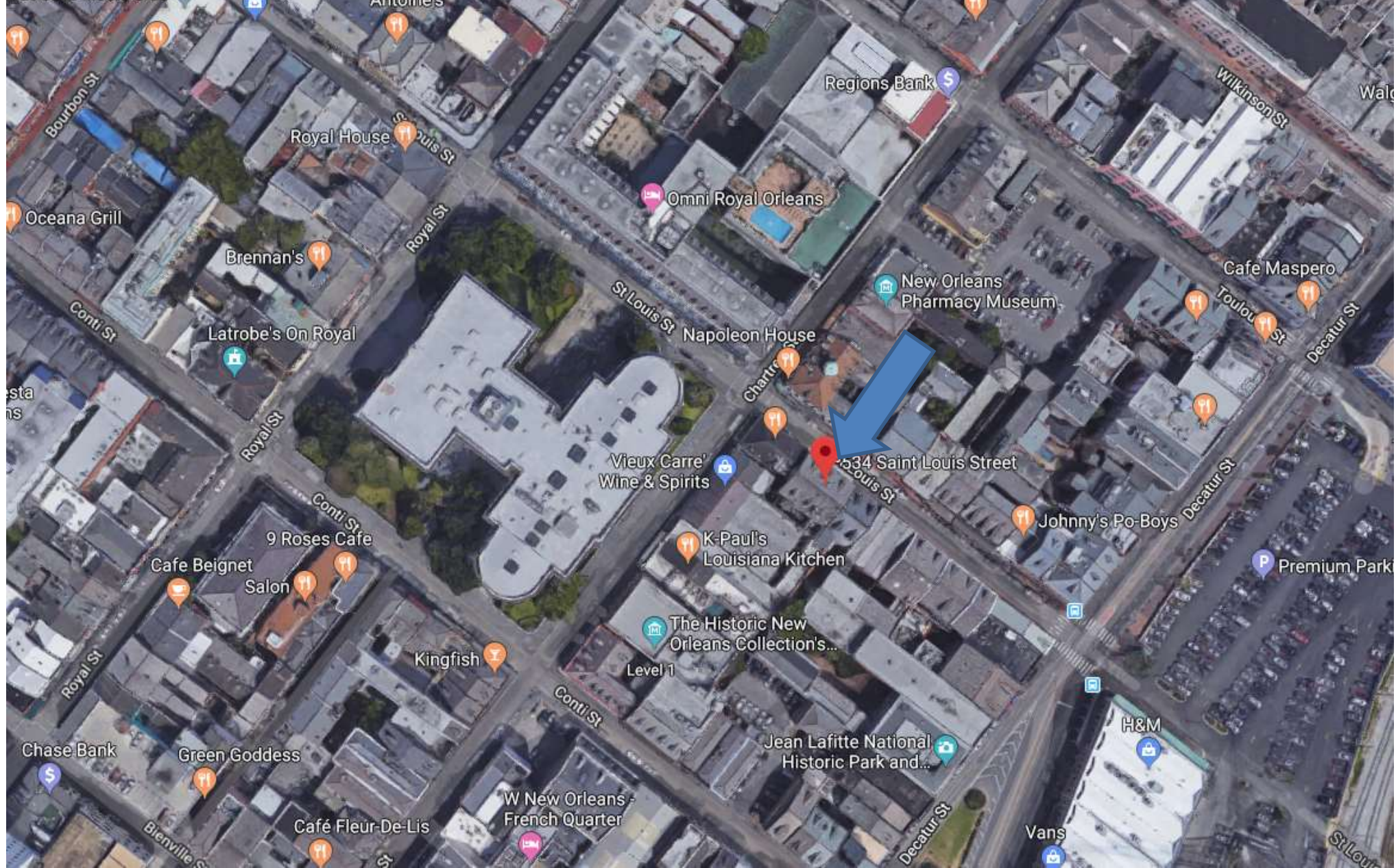
VCC Architectural Committee

July 23, 2018



534 St Louis





534 St Louis

VCC Architectural Committee

July 23, 2018





534 St Louis

VCC Architectural Committee

July 23, 2018



534 St Louis

VCC Architectural Committee



July 23, 2018



NOLA Balcony (overhead view)

Balcony: 54' l x 78 ½' w

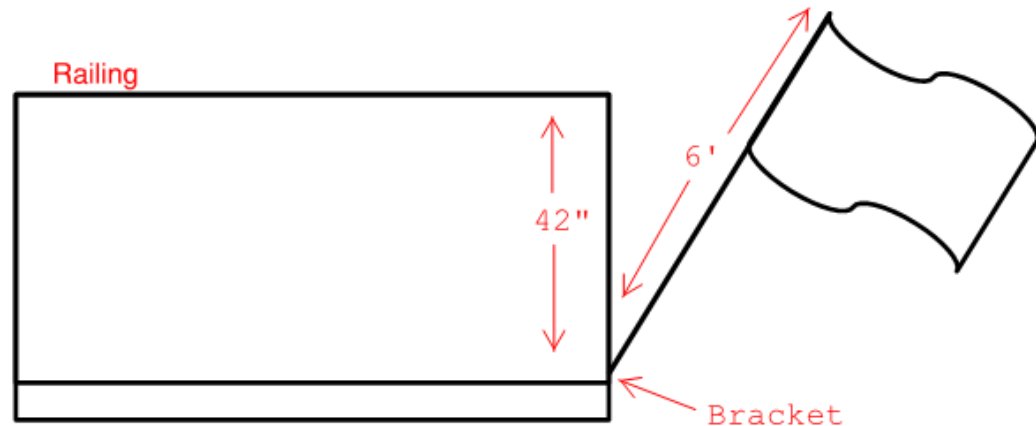
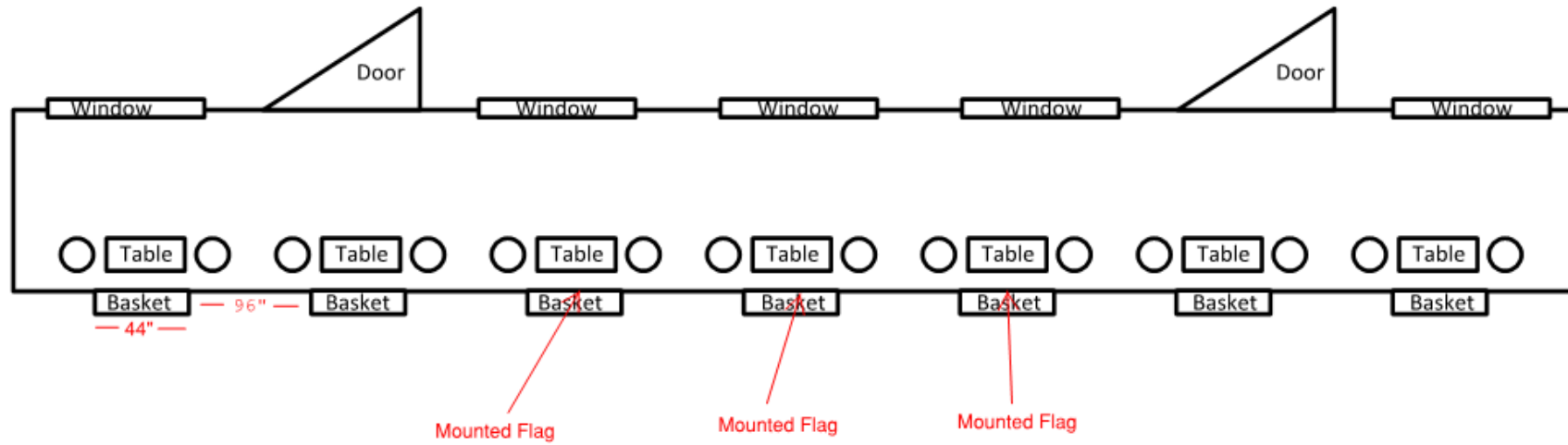
Windows: 56 ¼" w x 30" h (from floor to windowsill)

Doors: 56 ¼" w

Baskets: 44" w x 10" w x 10" h

Distance between baskets: 96"

Furniture: Chairs 22" sq, Tables 30" l x 24" w



NOLA Balcony (side view)




Rail height: 46" total


Floor to baluster: 4"

Baluster: 35"

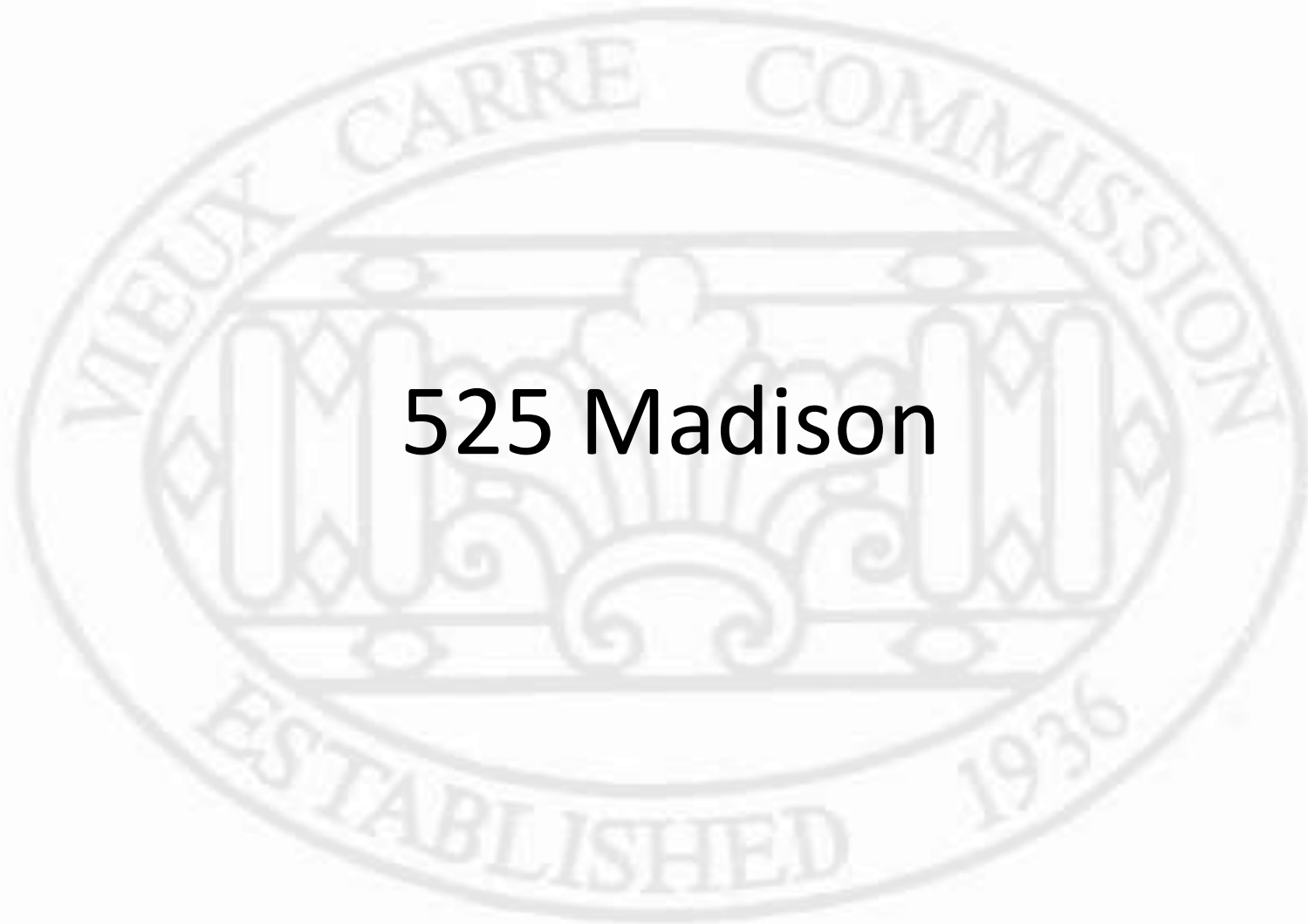
Decorative rail: 7"

Flag length: 6' (to be mounted at bottom of baluster)

FLAGS/POLES – 3 qty		
Materials:	Installation:	Photos:
<ul style="list-style-type: none"> black 6 ft aluminum flagpole adjustable black 1 inch aluminum bracket steel duct clamp American flag, New Orleans flag and Louisiana flag 	<ul style="list-style-type: none"> Securely fasten the aluminum bracket (see picture) to the railing baluster by using two steel mounting straps (see picture). The mounting straps will be fed through the slots in the bracket and tightened. The flag pole will be secured using the supplied screw in the bracket. 	  

HANGING FLOWER BASKETS – 7 qty		
Materials:	Installation:	Photos:
<ul style="list-style-type: none"> • 44" hanging basket (see picture) with coco lining • c-clamps • flowering plants and potting mix 	<ul style="list-style-type: none"> • Hang the basket on the bannister using 3 metal hangers for support • use 4 c-clamps to clamp the basket to the bannister to secure properly 	 <p>www.alamy.com - MHFYBH1</p>

525 Madison





525 Madison

VCC Architectural Committee

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525 Madison

VCC Architectural Committee

December 12, 2017





525 Madison Ca. 1940s-1950s



525 Madison

VCC Architectural Committee

December 12, 2017





525 Madison

VCC Architectural Committee

December 12, 2017



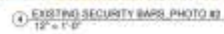
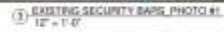


525 Madison

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③ EXISTING SECURITY BARS PHOTO #1
12" = 1'-0"



BUILDING "A"

② REVISED SOUTH ELEVATION VCC PROPOSED SECURITY BARS
1/4" = 1'-0"

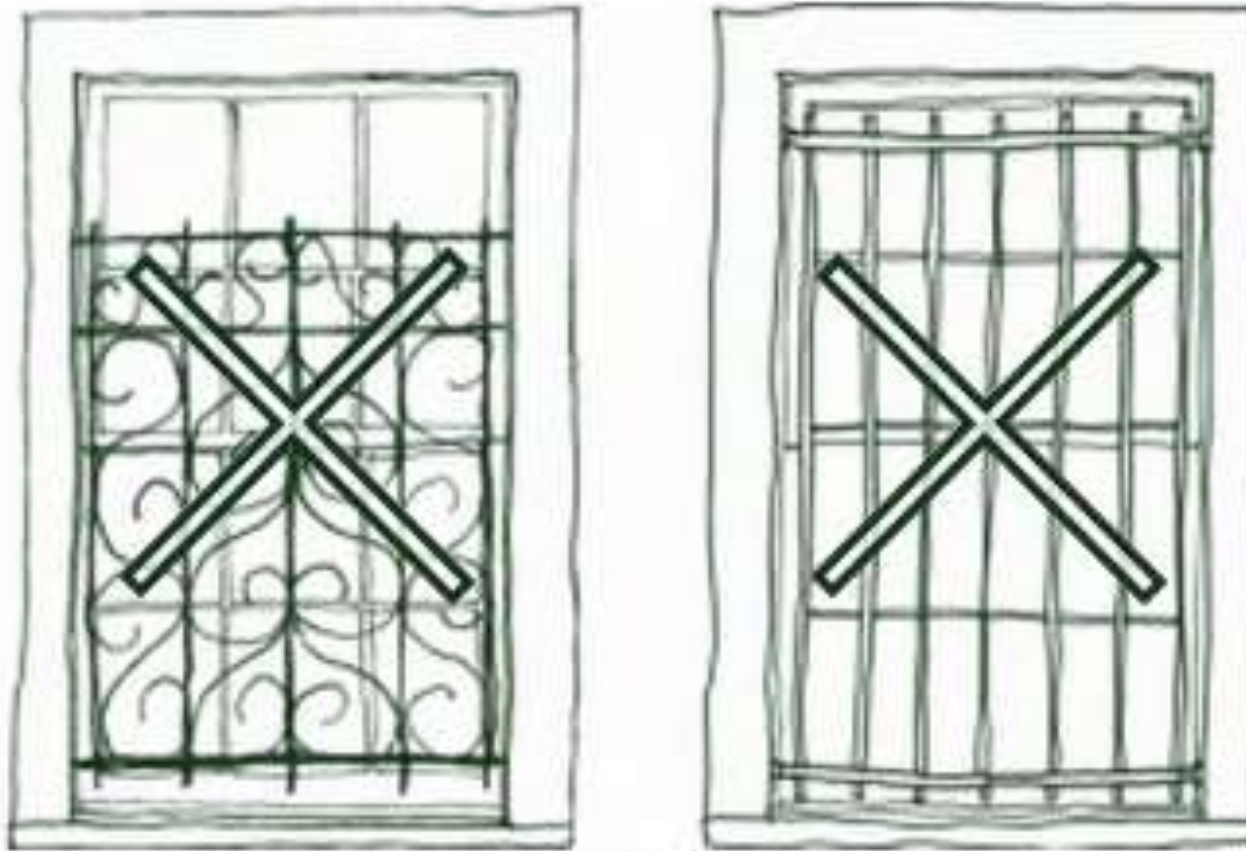
PROPOSED

525 Madison

VCC Architectural Committee

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The installation of a metal security grille is not appropriate on the exterior of a window in the Vieux Carré. If a metal bar or grille is installed on the interior, it should be sized to fit the opening and aligned with frames and muntins with a simple barrier grille and no decoration.



525 Madison – Existing ridge cap

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1 PHOTO #1. BLDG "A" WEST PARAPET WALL
NTS



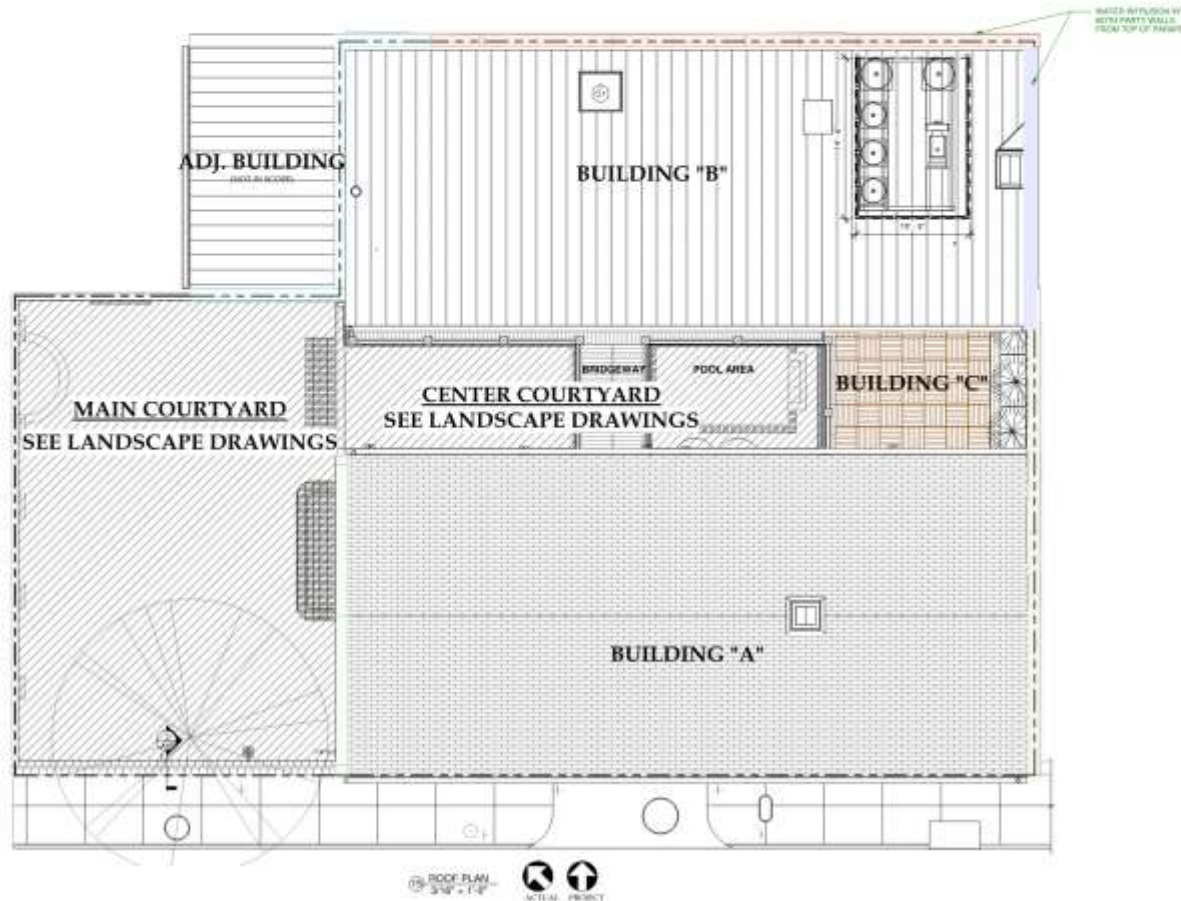
2 PHOTO #2. BLDG "B" WEST PARAPET WALL
NTS



3 PHOTO #3. BLDG "B" NORTH PARAPET WALL
NTS



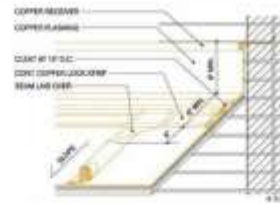
4 PHOTO #4. BLDG "B" EAST PARAPET WALL
NTS



5 PHOTO #5. BLDG "B" NORTH & EAST PARAPET WALL
NTS



6 PHOTO #6. BLDG "A" EAST PARAPET WALL
NTS

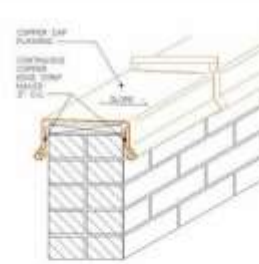


A Standing Seam Roof at Wall This detail shows the method of flashing the head of a ~~standing seam roof~~. The standing seams are laid flat 8" from the vertical wall, lapped 3/4" and secured with copper cleats spaced 12" O.C. Copper locking strips of the same weight as the flashing are soldered to the pans between seams at least 8" from the wall and engage the base flashing in a 3/4" lock. Copper base flashing extends at least 8" up the wall to a copper receiver.

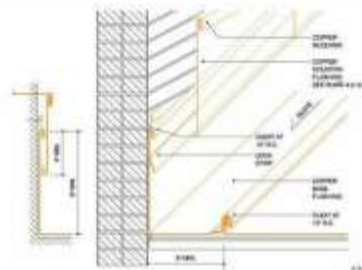


D Transverse Seams Two types of transverse seams are shown. The detail on the first example ~~is recommended only for steep pitch roofs, 6 or more inches per foot. The detail on the second can be used for roof slopes as low as 3 inches per foot.~~ For roof slopes less than 3 inches per foot, and areas where ice, snow or heavy rain conditions exist, see *Roofing Systems: Special Roofing Design and Installation Considerations*.

Cleats may be used at transverse seams to facilitate installation for sheets 10' or less in length.



C Typical Copper Coping The detail illustrates a copper cap flashing installed over a masonry wall. Continuous wood blocking is first securely anchored to the top of the masonry and covered by a layer of building paper. Continuous copper edge strips are then fastened to the wood blocking. The cap flashing is then locked over the edge strips.



B Pitched Copper Roof Parallel to Wall This detail can be used for both standing and ball seam roofs. The copper roofing pans are turned up on the vertical wall to form a loose flap extending at least 9" up the wall where they are cleated. Copper flashing, held by a receive the top, is locked into a locking strip soldered in the base flashing. The counterflashing over the base flashing by at least 4".



3. EAVE WITH GUTTER LINING -- LOW PITCH

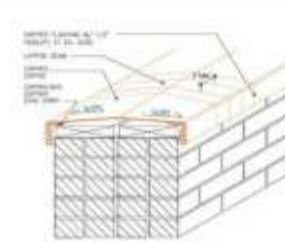
E Eave Details Two types of eaves, one with a gutter and one with a copper edge strip are shown.

The rive ends of the standing seam are formed and folded vertically. Under the roofing, a continuous integral apron is installed and nailed at 3" O.C. in a staggered pattern.

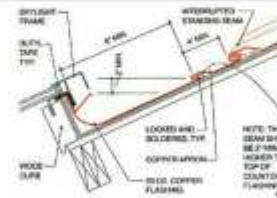
The integral gutter lining apron in **Detail 3** should be a maximum of 8" in width, along the roof.

Table 4.2.1.1 Typical Seam Spacing for 1/2" Locks

Width of Sheets	Seam Spacing (Inches)				Recommended Copper Wt. (Ounces)
	Seam Ht. 2/8"	Seam Ht. 3/8"	Seam Ht. 1/2"	Seam Ht. 5/8"	
18	12	14-1/4	14-3/4	16	16
24	17	18-1/4	18-3/4	18	18



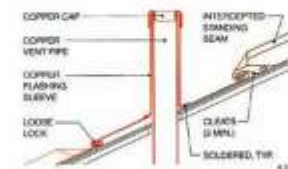
H Two Walls of Same Height This detail can be used when a new wall is constructed adjacent to an existing wall of the same height. The principle is the same as that for **Detail A**. The cap flashing however, is formed from two sheets of copper joined longitudinally by a flat locked and soldered seam, which is cleated at the seam.



C Skylight Head Flashing Detail This detail shows the head of an aluminum skylight with a wood curb installed in a standing seam copper roof. The 20 oz., minimum, copper flashing is formed into a water diverter as shown. Effective separation of the aluminum and the copper is provided with the use of butyl tape. This tape is formed into an "L" shape, and applied over the flashing on all four sides of the curb, to fully cover any copper.

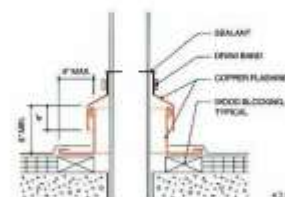
The roof edge of the flashing is locked and soldered into a copper apron. The apron is cleated at its upper edge and is joined to the copper roof pans with a transverse seam. Any standing seams that are interrupted at the upper joint, are to be continued below the skylight.

The sides of the skylight are flashed similarly, except that a water diverter is not used. The edge of the copper flashing is brought over the top of the curb.

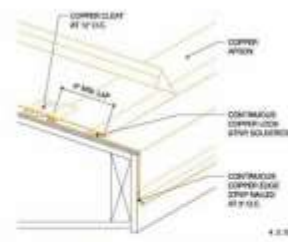


F Vent Pipe Flashing - Copper Roof The copper base flashing extends a minimum of 6" onto the roof in all directions. The upper edge is held by at least 2 cleats and is locked into the roof pans. Any bottom or standing seams that are interrupted at the upper joint, are to be continued below the lower joint.

A copper sleeve is soldered to the base flashing. This sleeve runs up to the top of the vent pipe. A copper cap is placed over the exposed edges and is soldered to the sleeve.

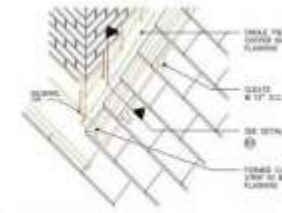


I Long Pipe Flashing This detail is used for pipes that continue above the roof, and ~~as shown in Detail 2~~. The copper base flashing extends a maximum of 4" onto the roof. The horizontal portion is nailed to wood blocking or to a nailable deck. It extends up at least 9", and is lapped at least 4" by the counterflashing. The cap flashing is attached to the pipe with a draw band. The cap flashing is sealed at its top edge where it meets the pipe.

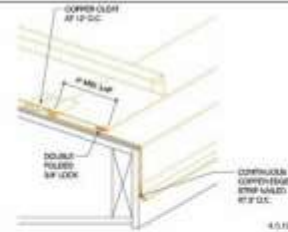


A. Eave at Standing Seam Roofing With or Without Gutter This detail may be used with or without a gutter. The upper edge of the continuous apron is cleated at 12" O.C. A continuous lock strip is soldered a minimum of 4" away from this upper edge. The copper roofing is locked into the strip. The distance from the lock strip to the edge of the roof depends on the roof pitch, whether or not a gutter is used, the likelihood of water damming from ice or snow, and architectural design considerations. The lower end of the standing seam may be terminated vertically, as shown in Detail D.

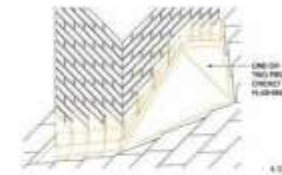
CAD File



B. Chimney Flashing - Alternate This detail shows a second method of stepped flashing as described above.



C. Eave at Standing Seam Roofing With or Without Gutter This detail is similar to [Detail A](#), except that the standing seam roof is locked into a double fold in the apron, instead of a soldered lock strip. The lower end of the standing seam may be folded over, as shown in [Detail C](#).



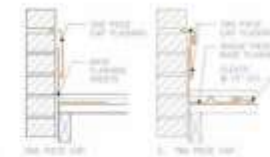
D. Chimney Cricket Flashing This detail illustrates the use of a cricket to divert water above the chimney to either side. The cricket can be a one-piece design or a two-piece, joined by a standing seam at its ridge.



E. Standing Seam Roofing and Fascia This detail shows the eave condition where standing seam copper is used for the roof and fascia. The construction process is shown, with the completed eave on the right. This detail is not intended for use with gutters.

This detail may also be used to construct a standing seam mansard, if the vertical dimension of the fascia exceeds 12", cleats spaced no more than 12" O.C. are required, as shown in step 1.

The bottom of the fascia panels are locked onto a continuous copper lock strip. The top of the fascia panels are bent out to form a lock. The roof panels are folded over this lock.

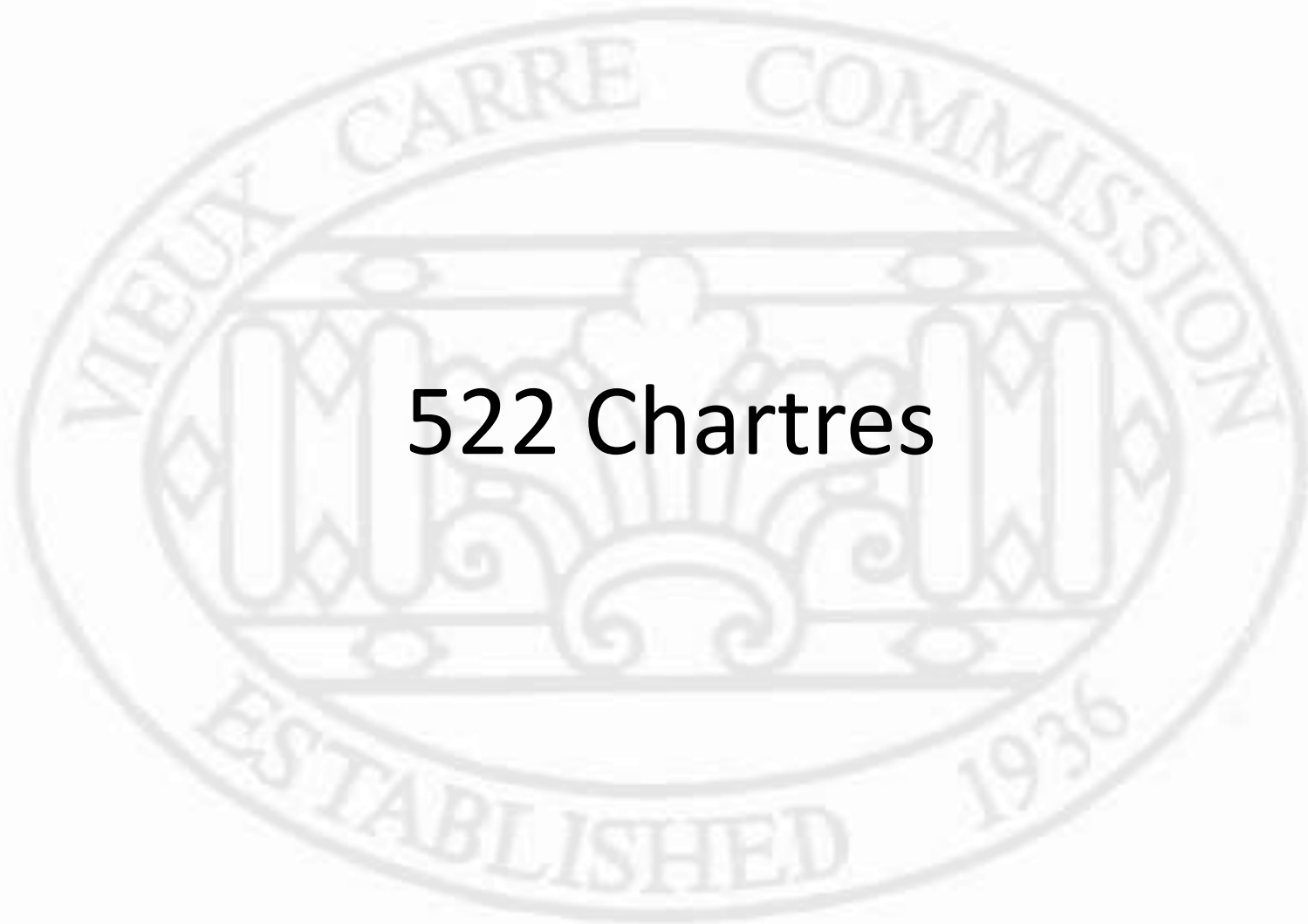


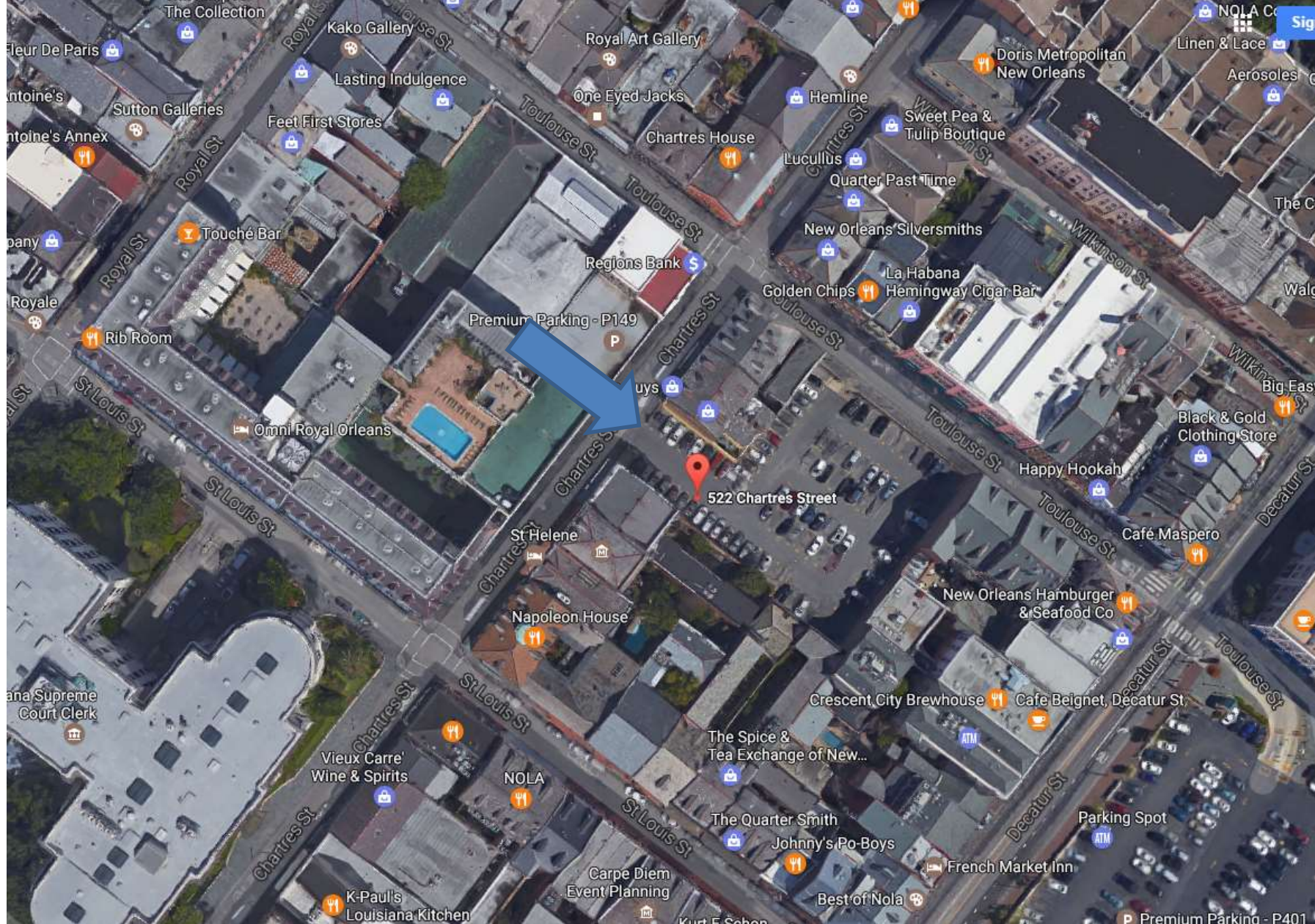
F. Alternate Step Flashing Methods These sections illustrate two methods of stepped flashing. The one on the left uses individual copper base flashing sheets, and a one-piece cap. The other one uses the single piece base flashing with a two-piece cap flashing. Note the hooked edge on the base flashing to prevent water from running under the roofing material. The water is conducted instead to the end of the base flashing, over the apron, and onto the roof below.

The seal of the Vieux Carre Commission is an oval emblem. The outer ring contains the text "VIEUX CARRE COMMISSION" at the top and "ESTABLISHED 1936" at the bottom. The center of the seal features a stylized architectural design, including a central archway flanked by columns and topped with a decorative finial.

Appeals and Violations

522 Chartres





522 Chartres





522 Chartres



522 Chartres



522 Chartres



522 Chartres



522 Chartres



522 Chartres

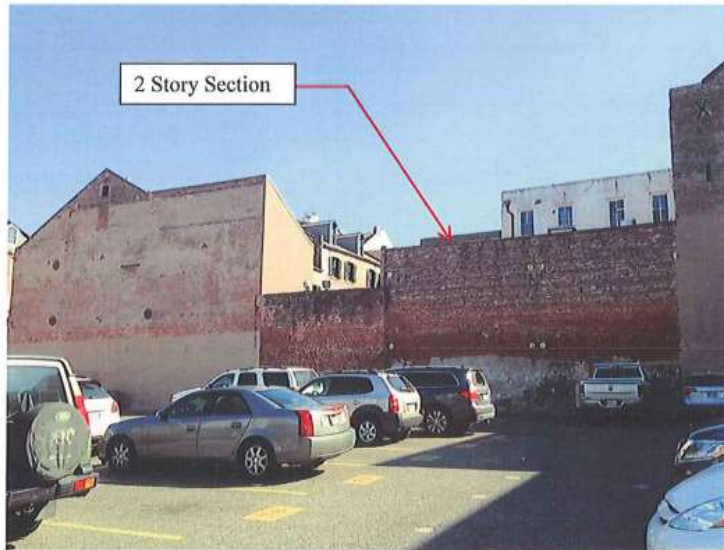


Photo #1-View of southeast side of property

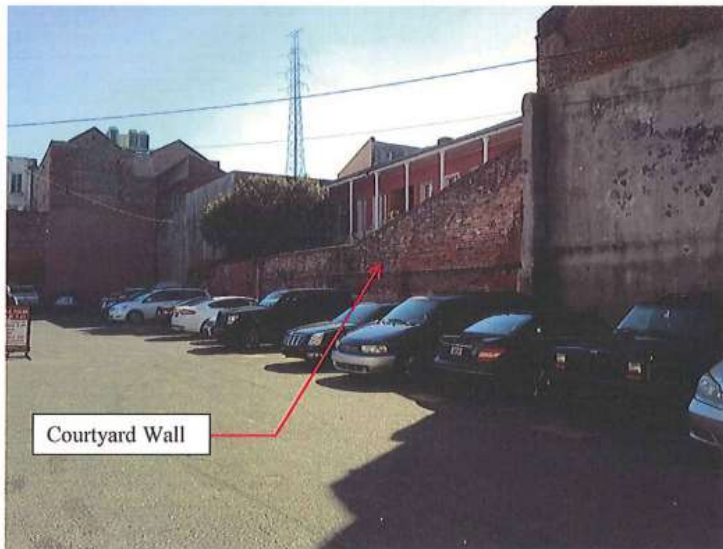


Photo #2-View of southwest side of property

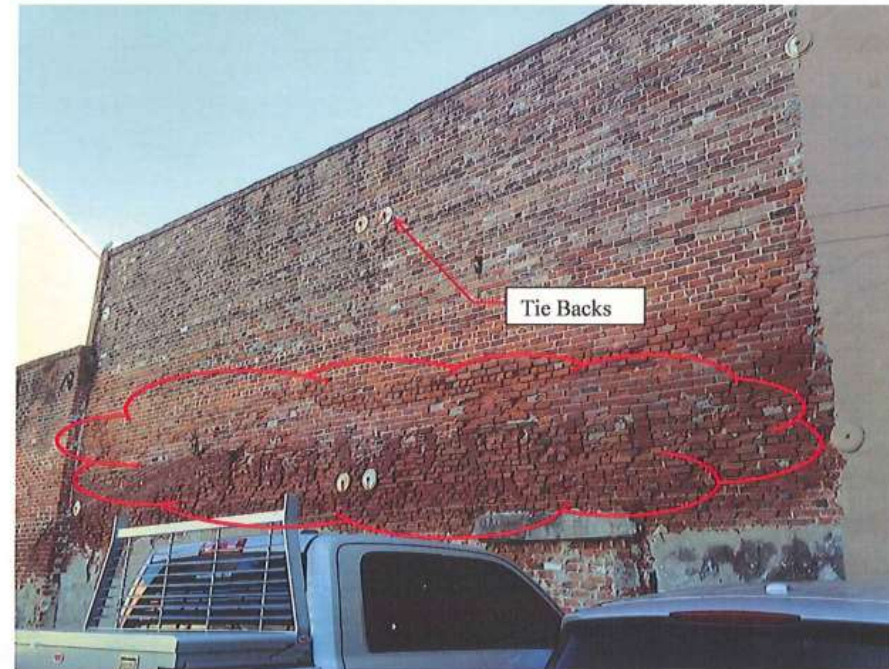


Photo #3-View of deteriorated two story section of southeast wall

522 Chartres



Photo #5-View of cracked section of southwest wall

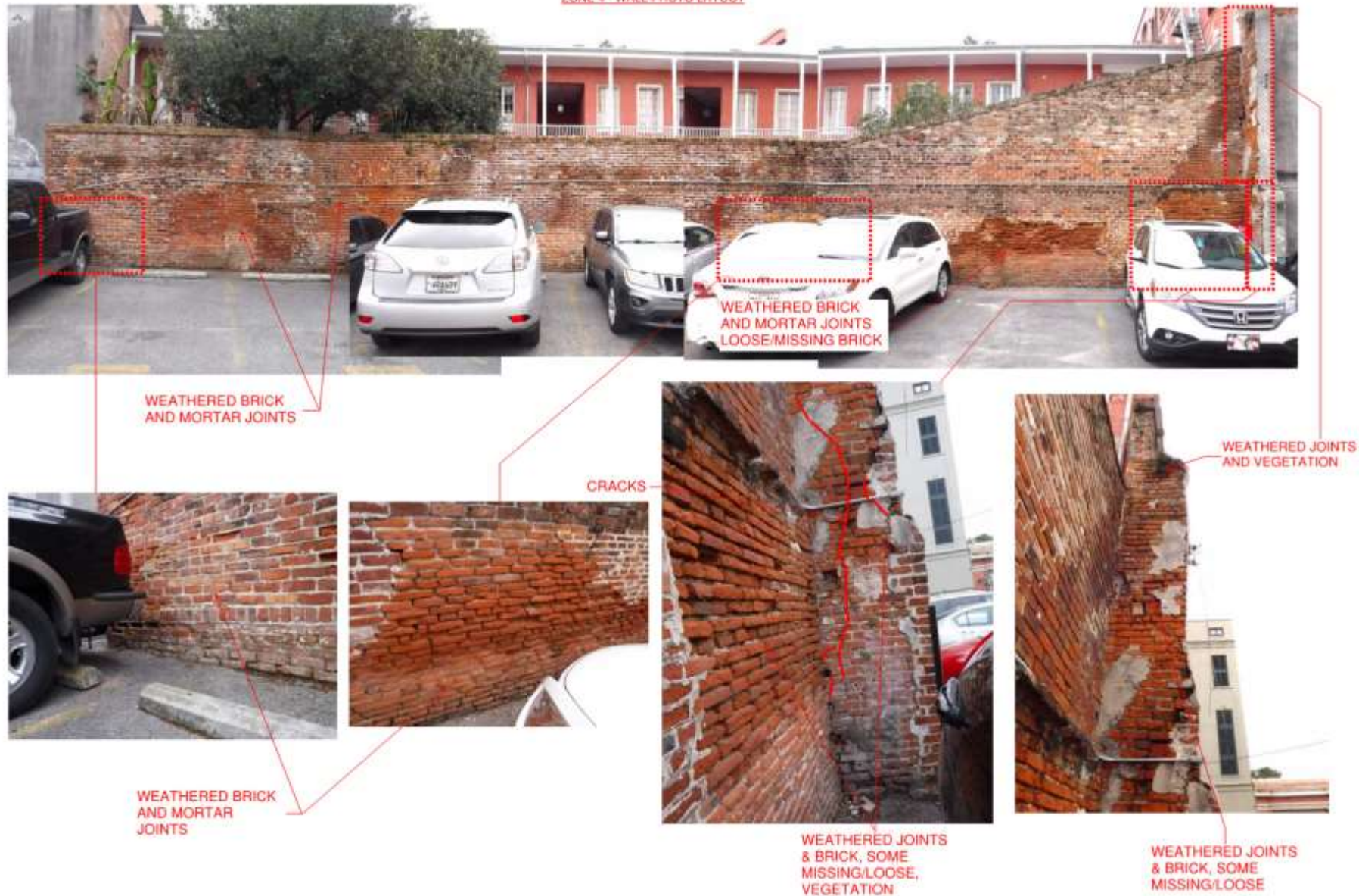


Photo #6-View of cracked section of southwest wall

522 Chartres



522 Chartres



522 Chartres



522 Chartres



522 Chartres – area 1



522 Chartres – area 2



522 Chartres – area 3A



522 Chartres – area 3



522 Chartres – area 4



522 Chartres – area 5



522 Chartres – area 5



522 Chartre
VCC Architect





08 13 2018







522 Chartres

VCC Architectural Committee



08 13 2018

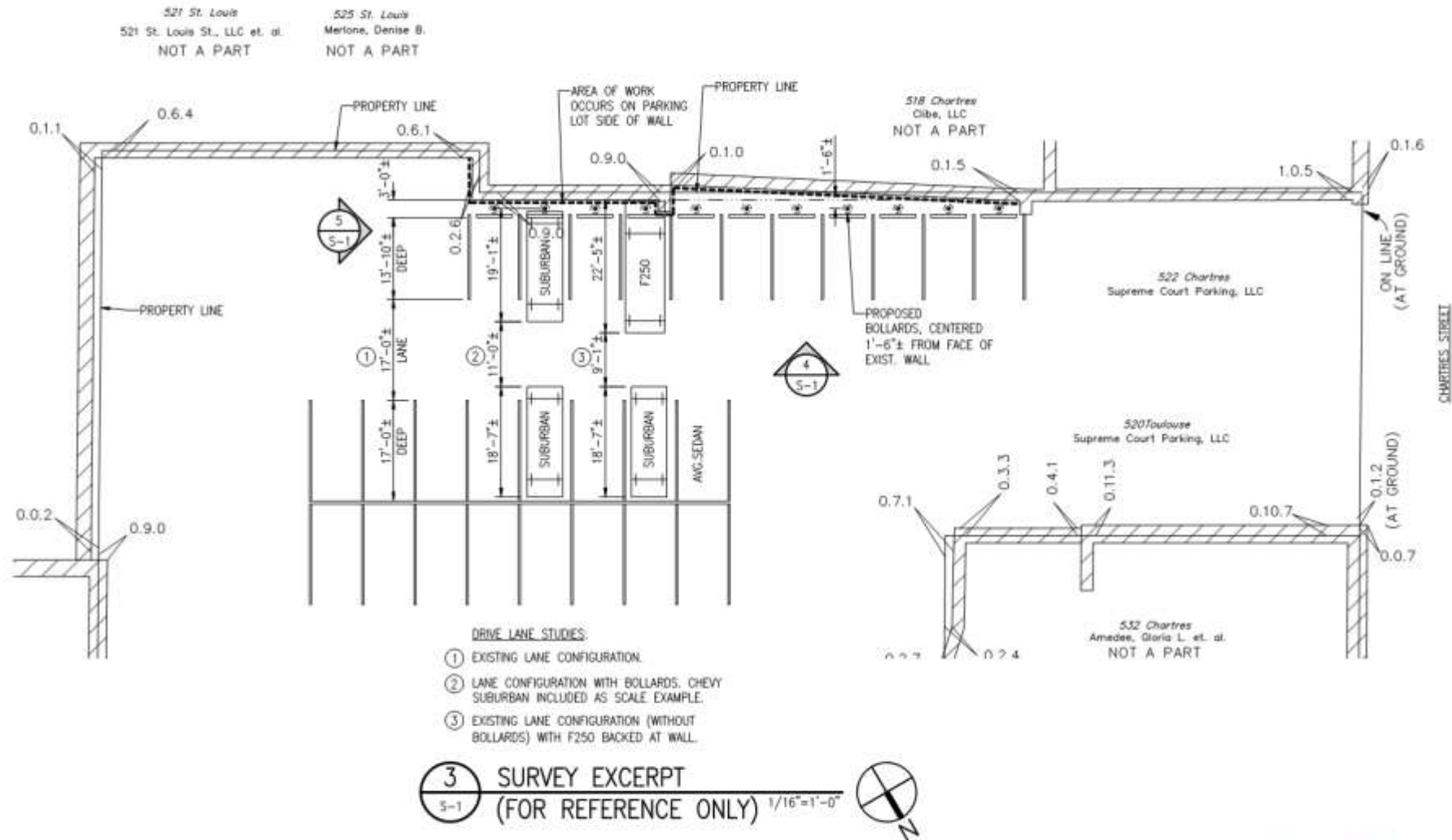
July 23, 2018





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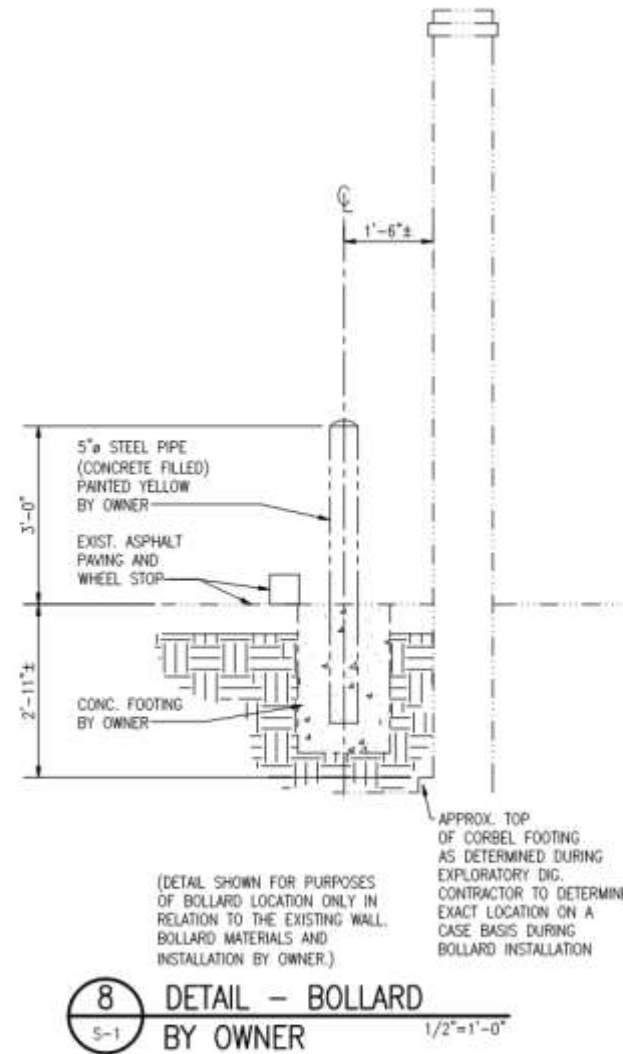
522 Chartres

522 Chartres

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522 Chartres

522 Chartres

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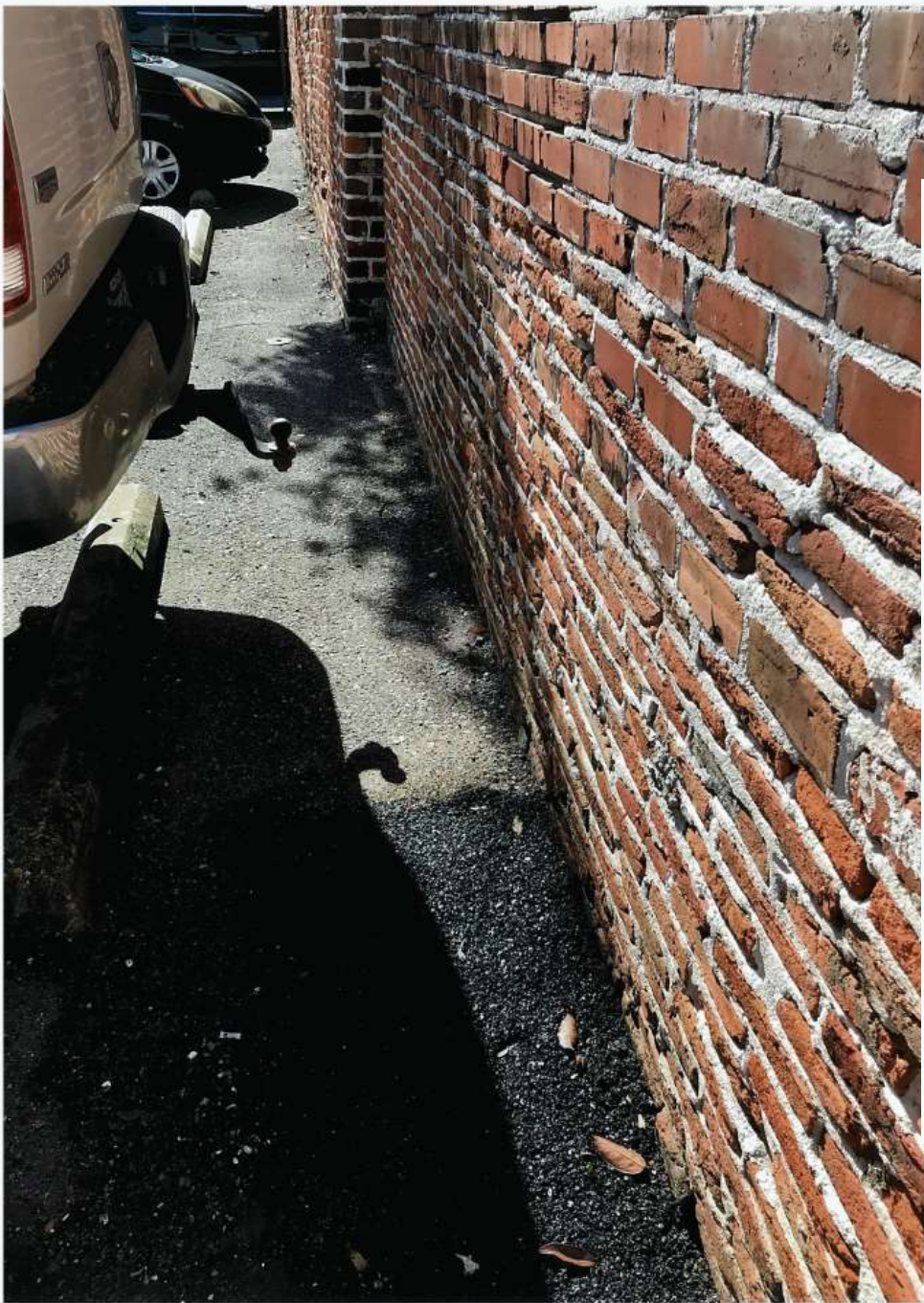


522 Chartres

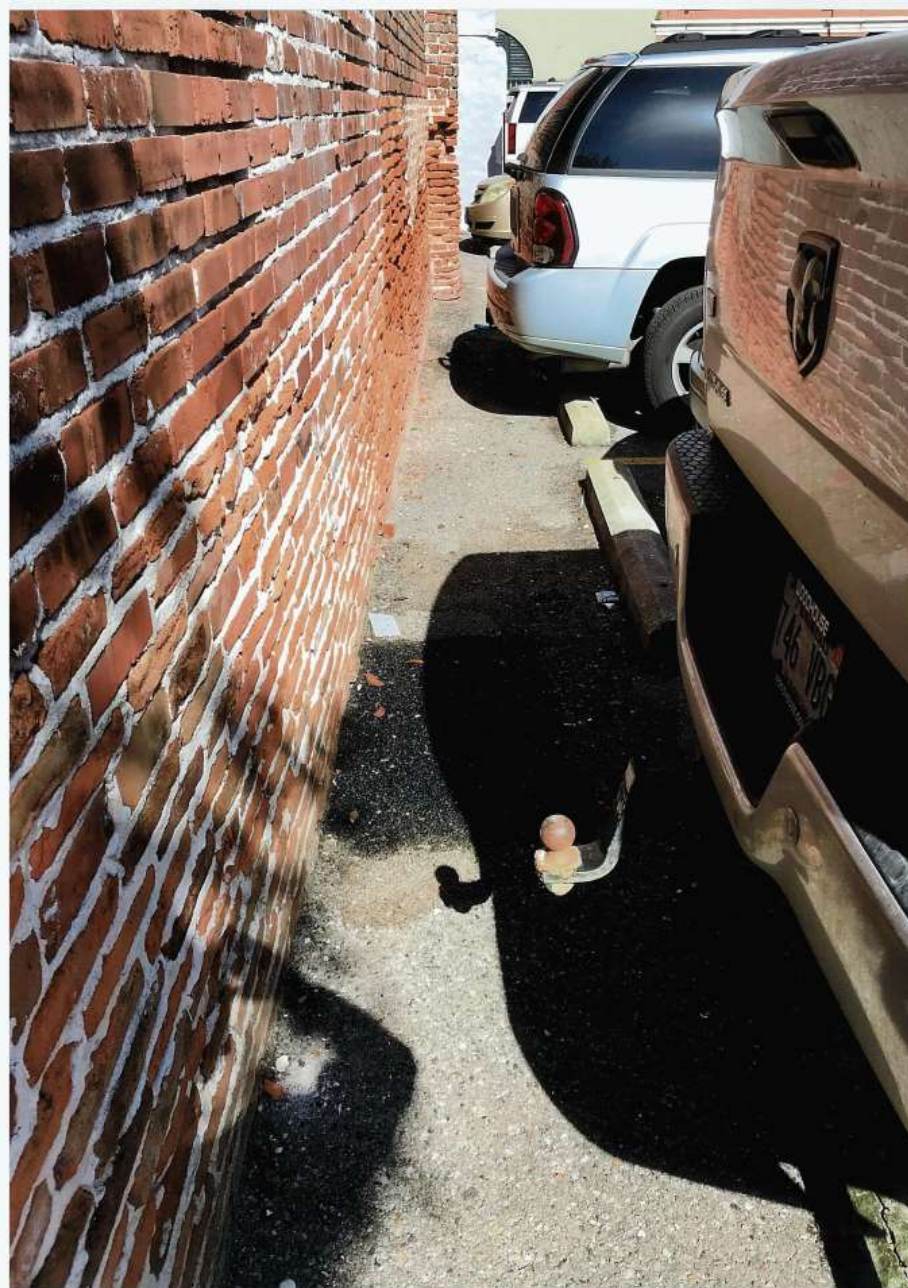
VCC Architectural Committee

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522 Chartres

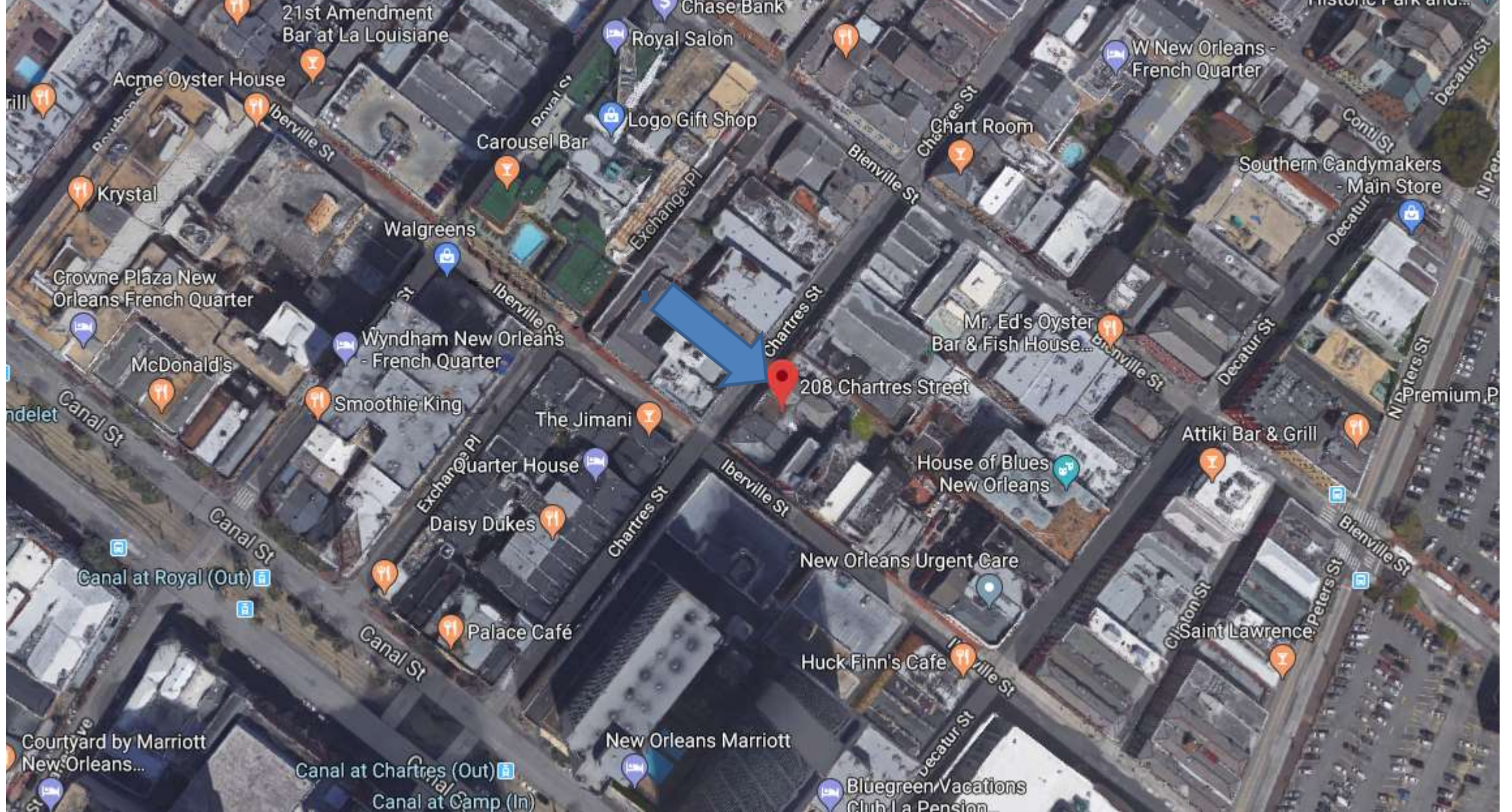
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208 Chartres



208 Chartres

Vieux Carré Commission

July 16, 2013





208 Chartres

Vieux Carré Commission

July 16, 2013





208 Chartres

Vieux Carré Commission

July 16, 2013

208 Chartres

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208 Chartres

Vieux Carré





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208 Chartres

Vieux Carré Commission

July 16, 2013



208 Chart



208 Chartres

Vieux Carré Commission

July 16, 2013



208 Chartres

Vieux Carré Commission

July 16, 2013



208 Chartres

Vieux Carré Commission

July 16, 2013



208 Chartres

Vieux Carré Commission

July 16, 2013



208 Chartres

Vieux Carré Commission

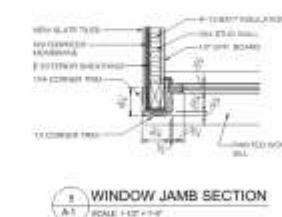
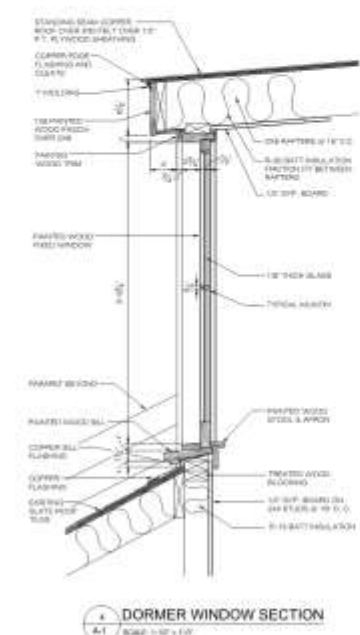
July 16, 2013



208 Chartres

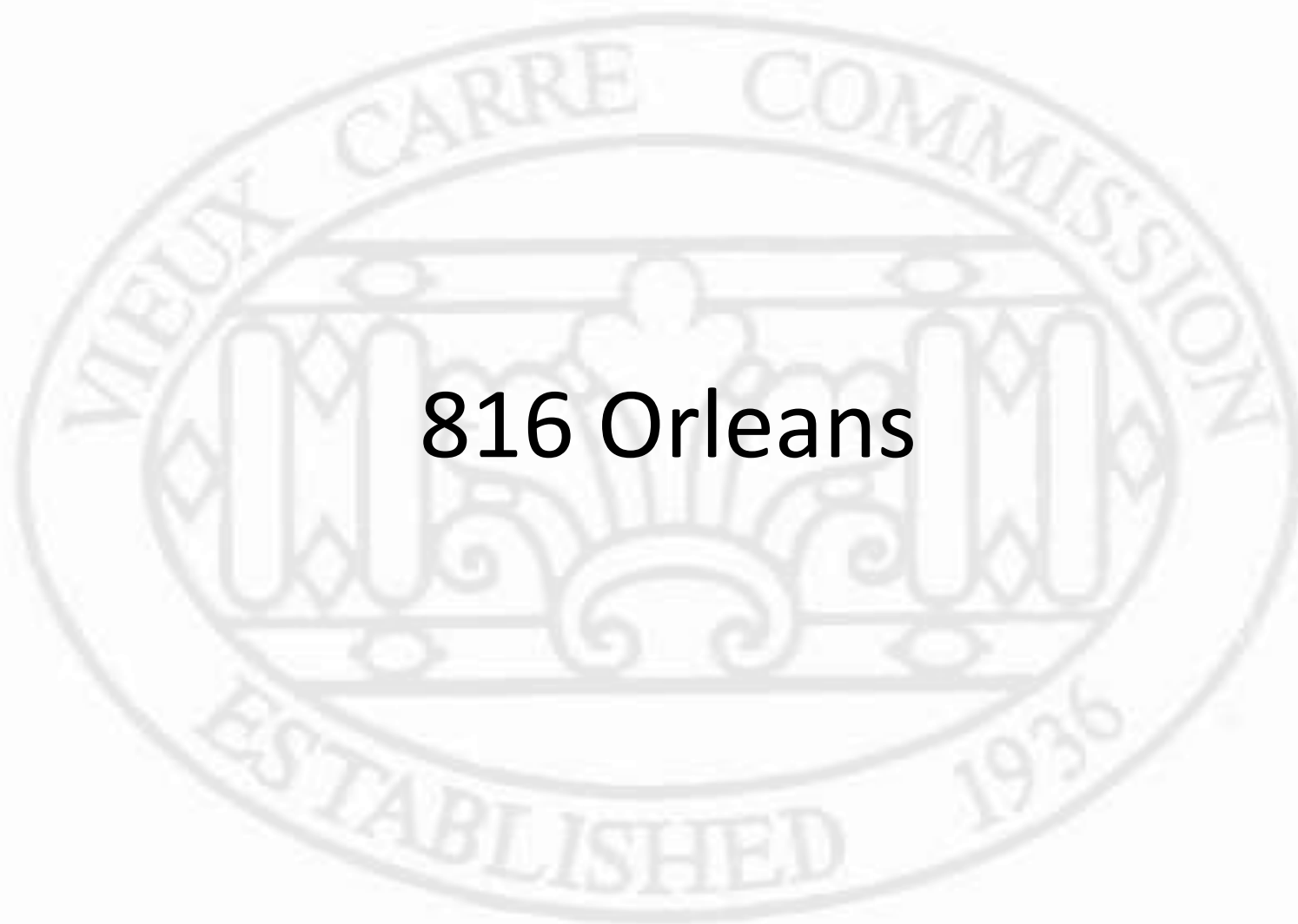
Vieux Carré Commission

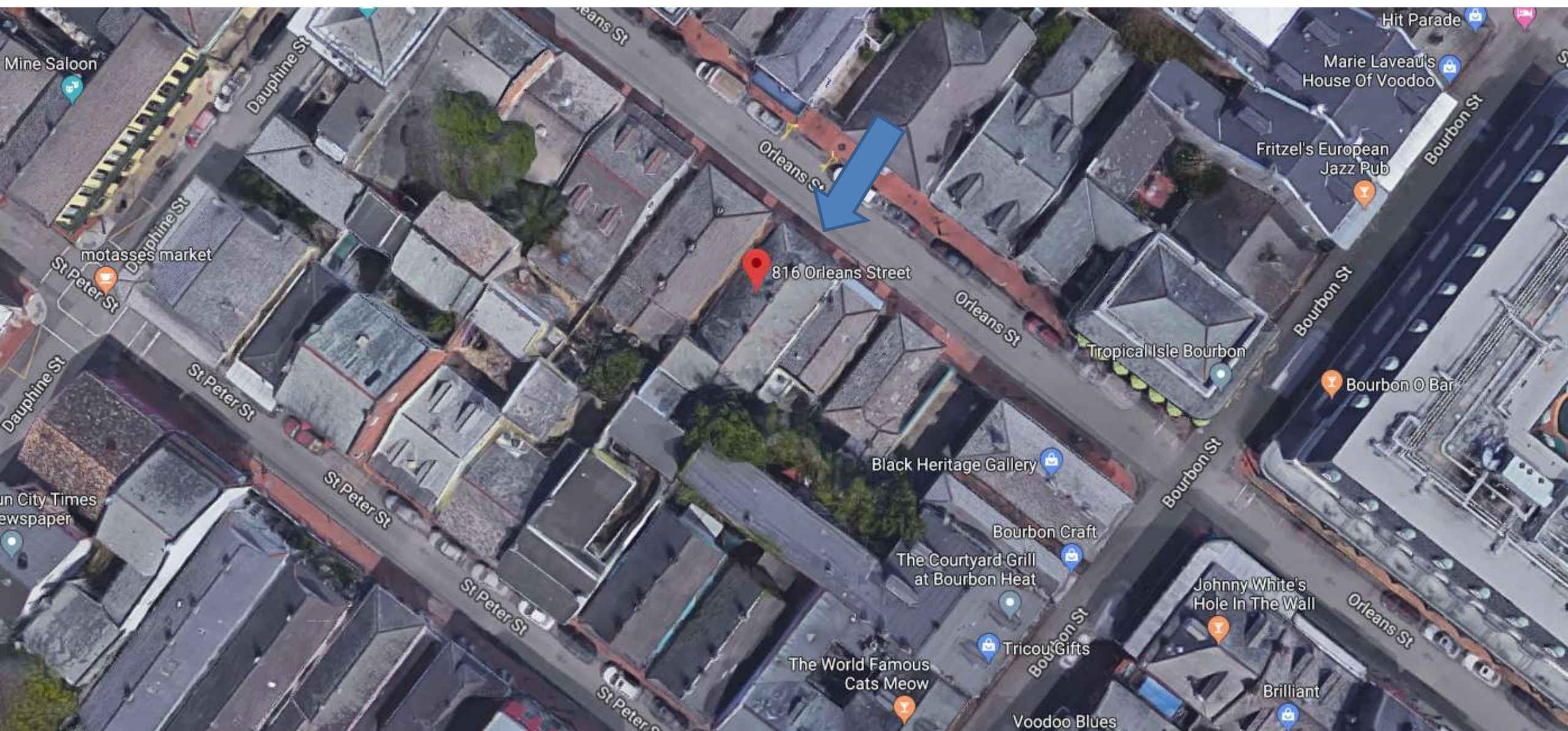
July 16, 2013



A-1	NO. _____ CHECKED BY _____ DRAWN BY _____ DATE _____ PROJECT NO. _____ JOB NO. _____	REPAIRS TO EXISTING DORMER 208 CHARTRES ST. New Orleans, Louisiana 70118	Have plans and specifications submitted to the local building department and approved by the city or local health department. The project is not subject to the provisions of the state act.		tfa tavel-fabacher architects, llc 1000 Poydras Street, Suite 1400 New Orleans, Louisiana 70112 (504) 581-1100
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816 Orleans





816 Orleans

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December 12, 2017





816 Orleans, 1945

VCC Architectural Committee

December 12, 2017





816 Orleans

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December 12, 2017





816 Orleans – Previously Existing Condition

VCC Architectural Committee

December 12, 2017





816 Orleans

VCC Architectural Committee

07 21 2017

December 12, 2017





816 Orleans – Current Condition

VCC Architectural Committee

December 12, 2017





816 Orleans – Other Gable Examples – 835-837 Orleans

VCC Architectural Committee

December 12, 2017





816 Orleans – Other Gable Examples – 923 Orleans

VCC Architectural Committee

December 12, 2017



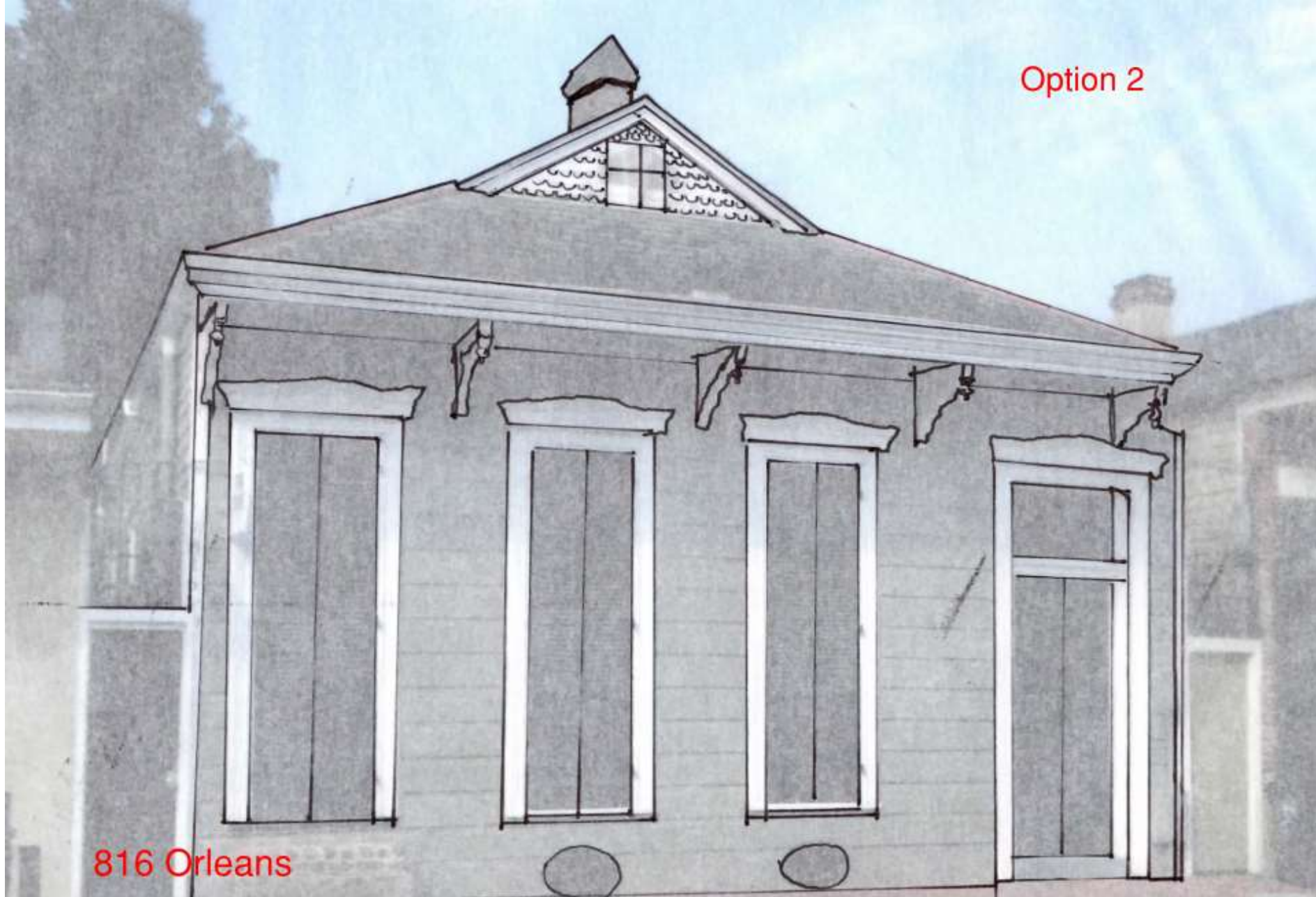


816 Orleans

VCC Architectural Committee

December 12, 2017





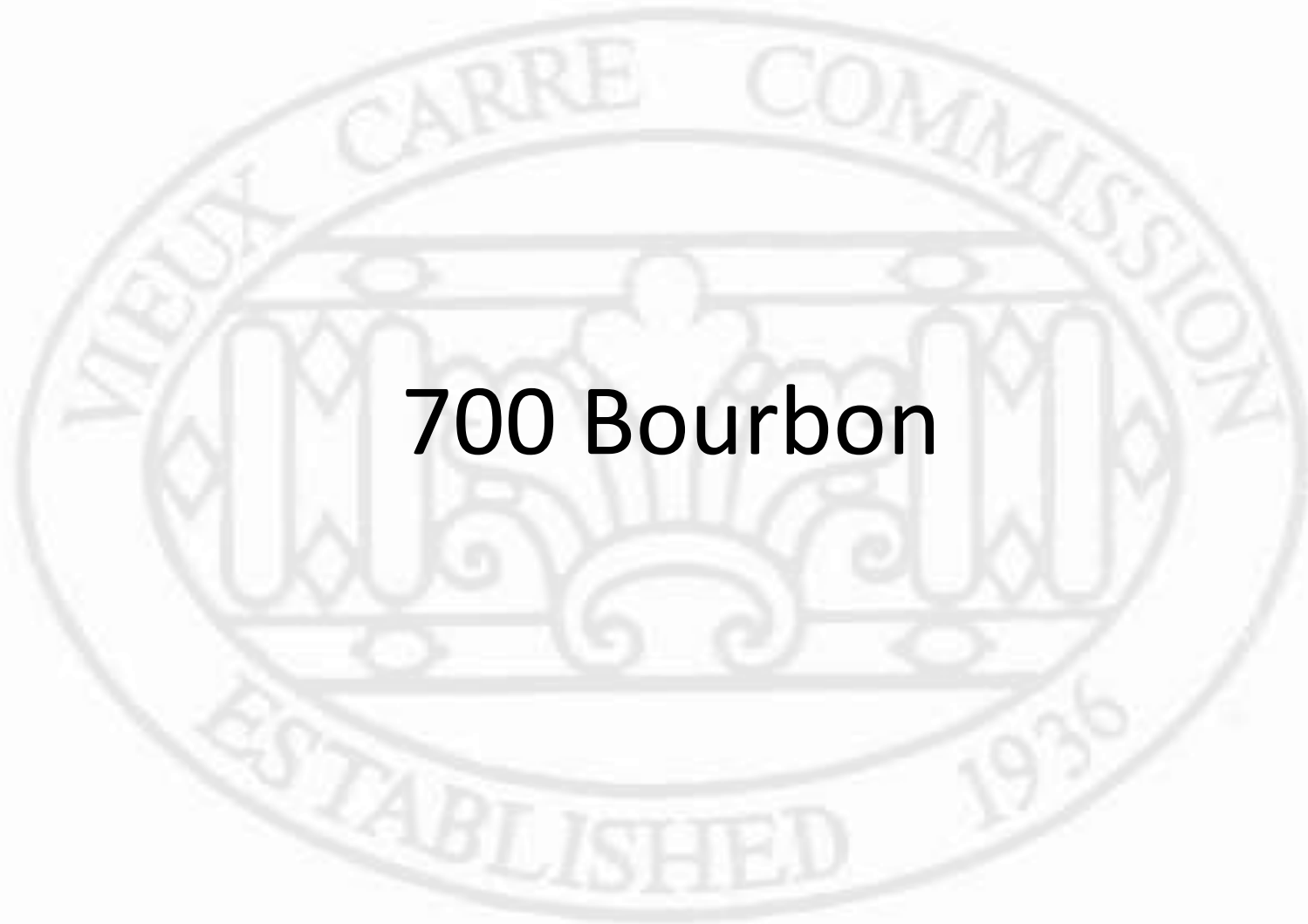
816 Orleans

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700 Bourbon





700 Bourbon



700 Bourbon



700 Bourbon



700 Bourbon



700 Bourbon

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December 12, 2017





700 Bourbon

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December 12, 2017





700 Bourbon

VCC Architectural Committee

December 12, 2017





700 Bourbon

VCC Architectural Committee

December 12, 2017





700 Bourbon

VCC Architectural Committee

December 12, 2017





700 Bourbon

VCC Architectural Committee

December 12, 2017





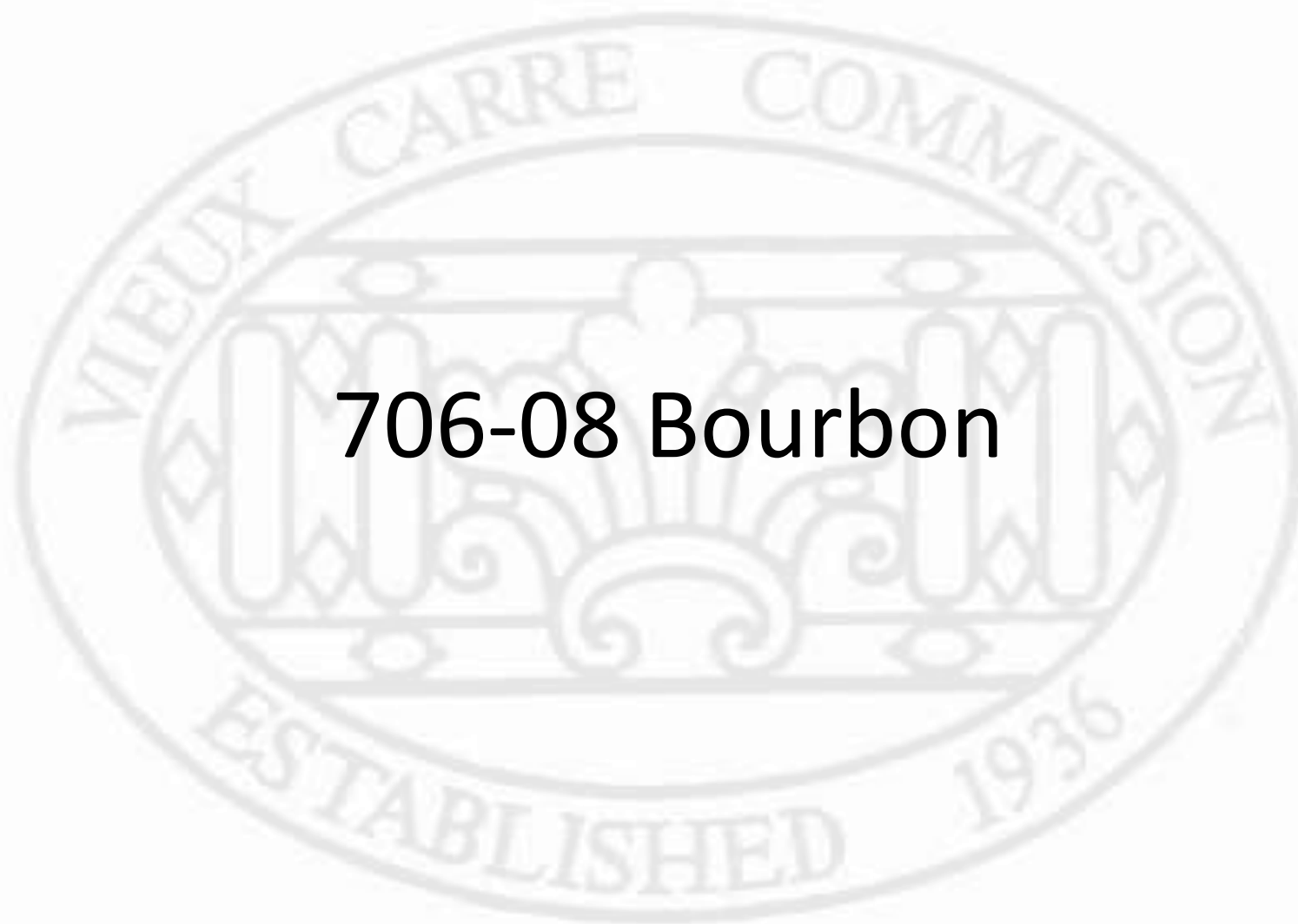
700 Bourbon

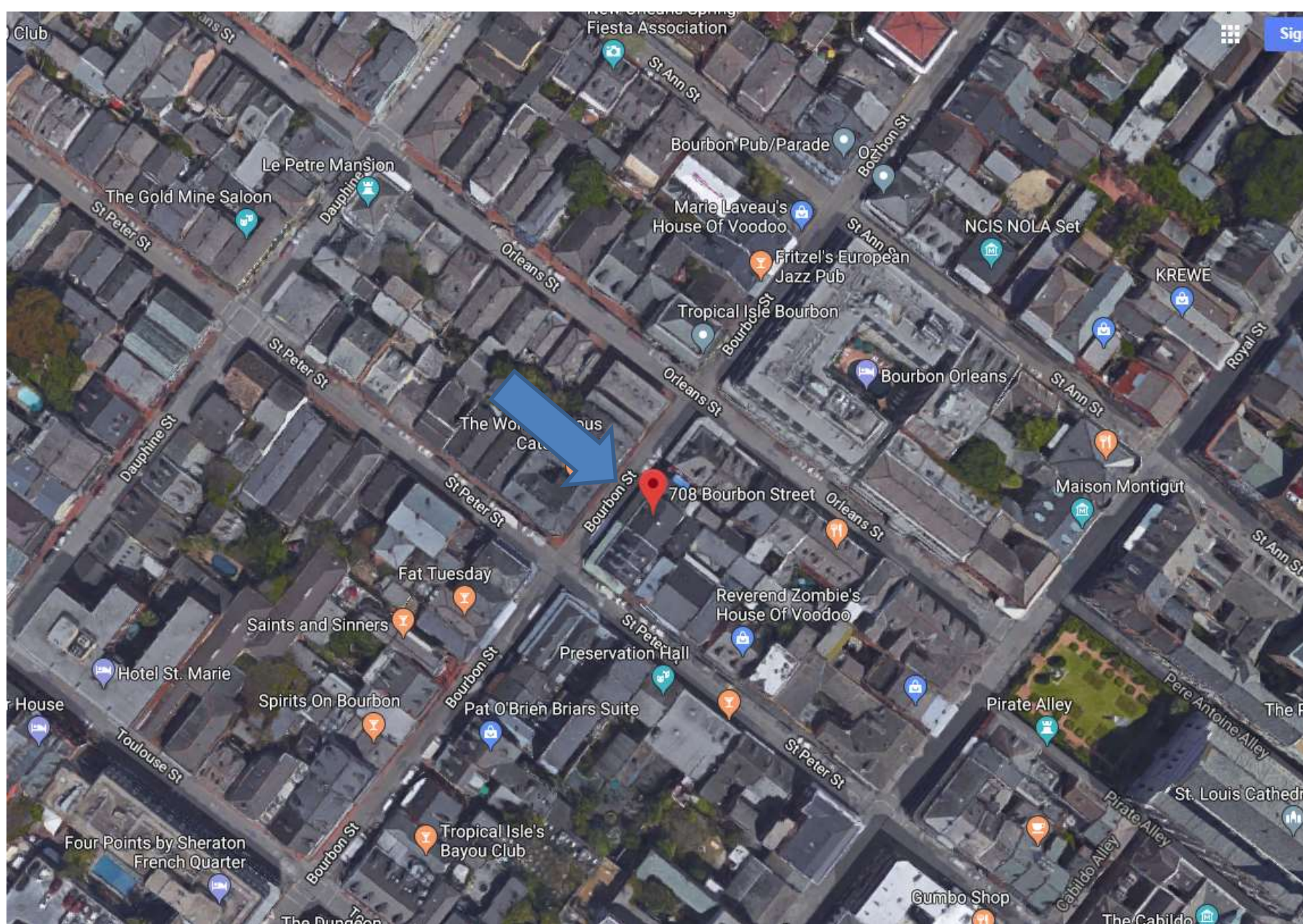
VCC Architectural Committee

December 12, 2017



706-08 Bourbon





708 Bourbon

VCC Architectural Committee

December 12, 2017





708 Bourbon

VCC Architectural Committee

December 12, 2017





708 Bourbon

VCC Architectural Committee

December 12, 2017





708 Bourbon
VCC Architect





708 Bourbon

VCC Architectural Committee

December 12, 2017





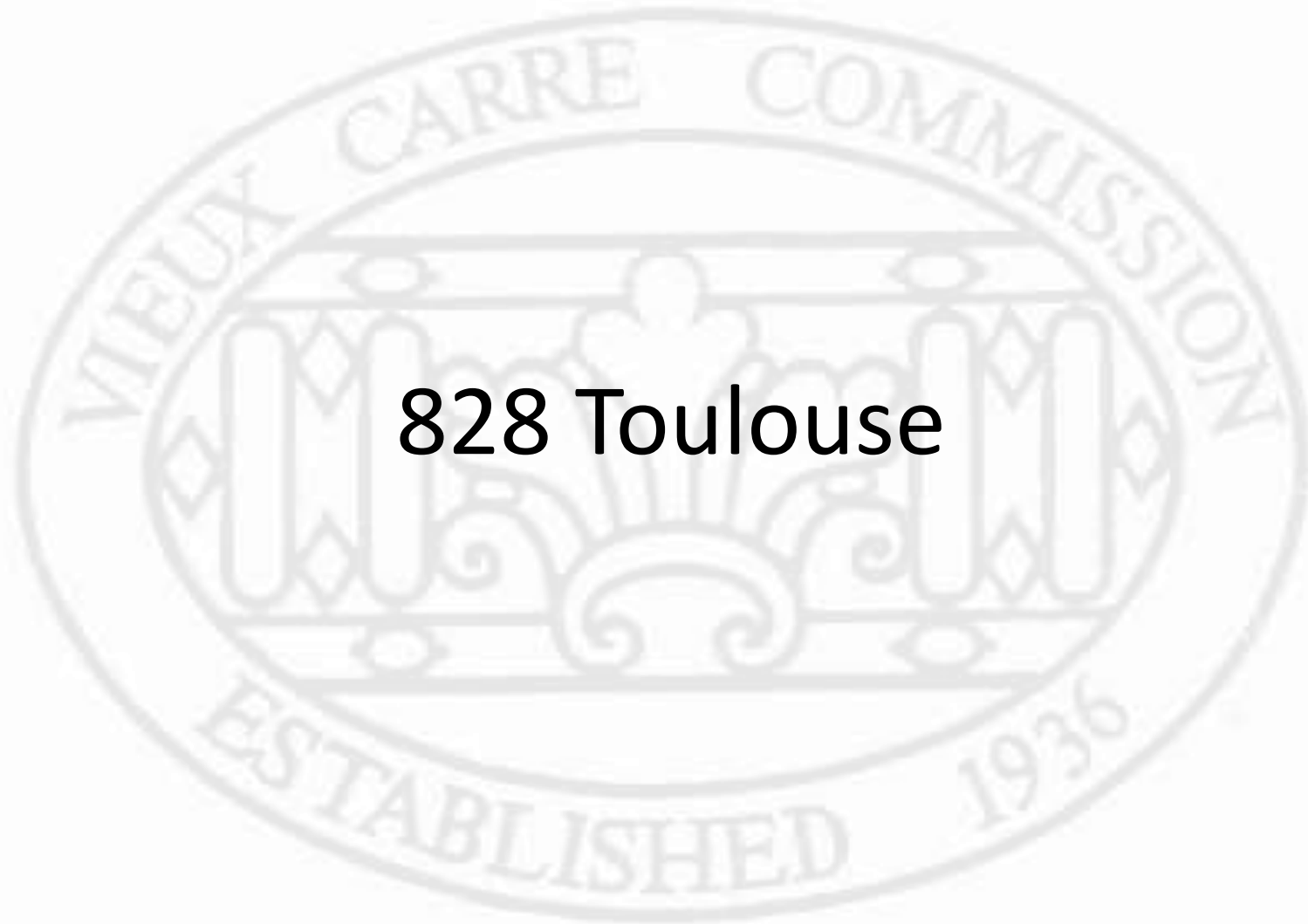
708 Bourbon

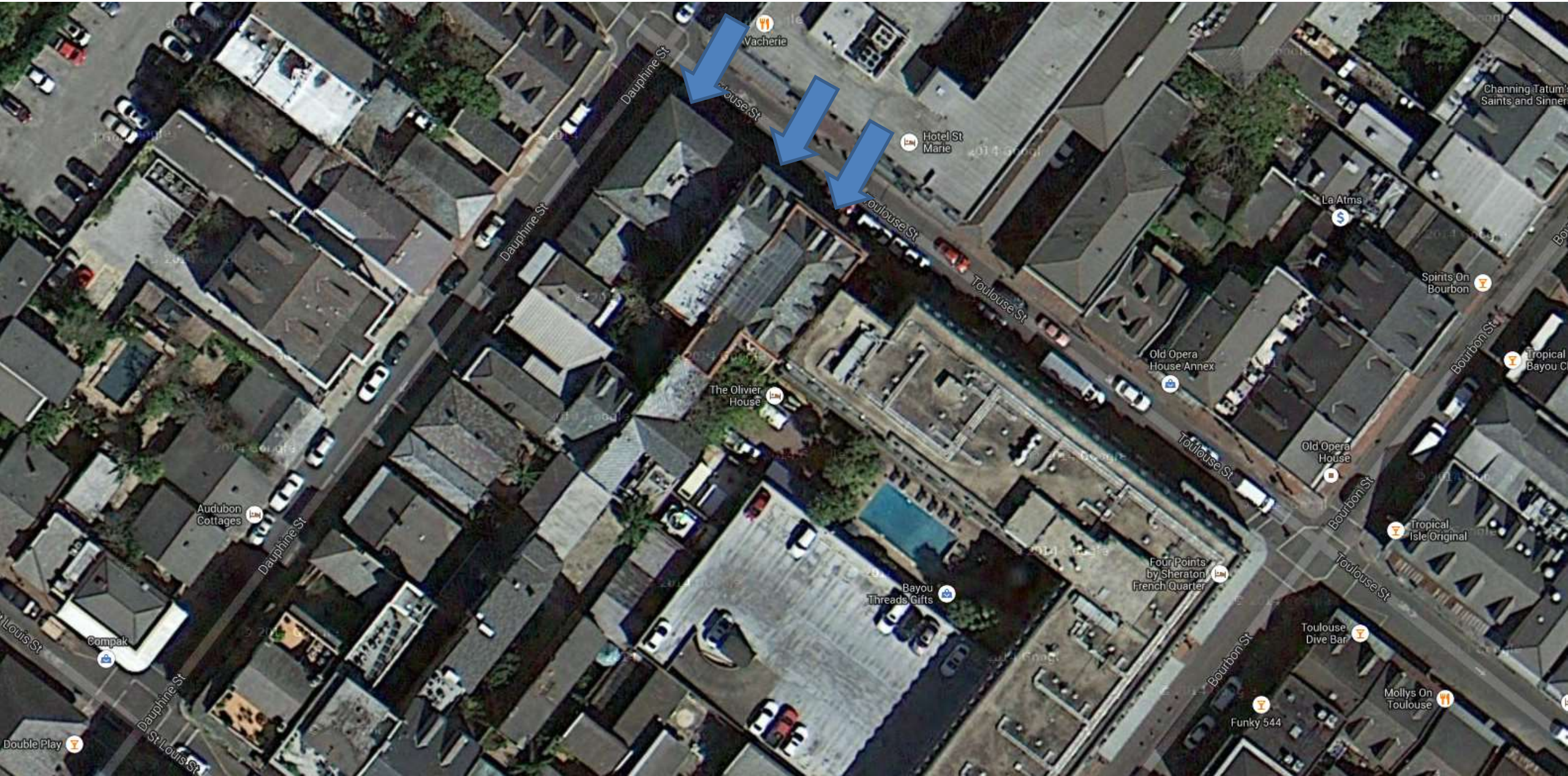
VCC Architectural Committee

December 12, 2017



828 Toulouse



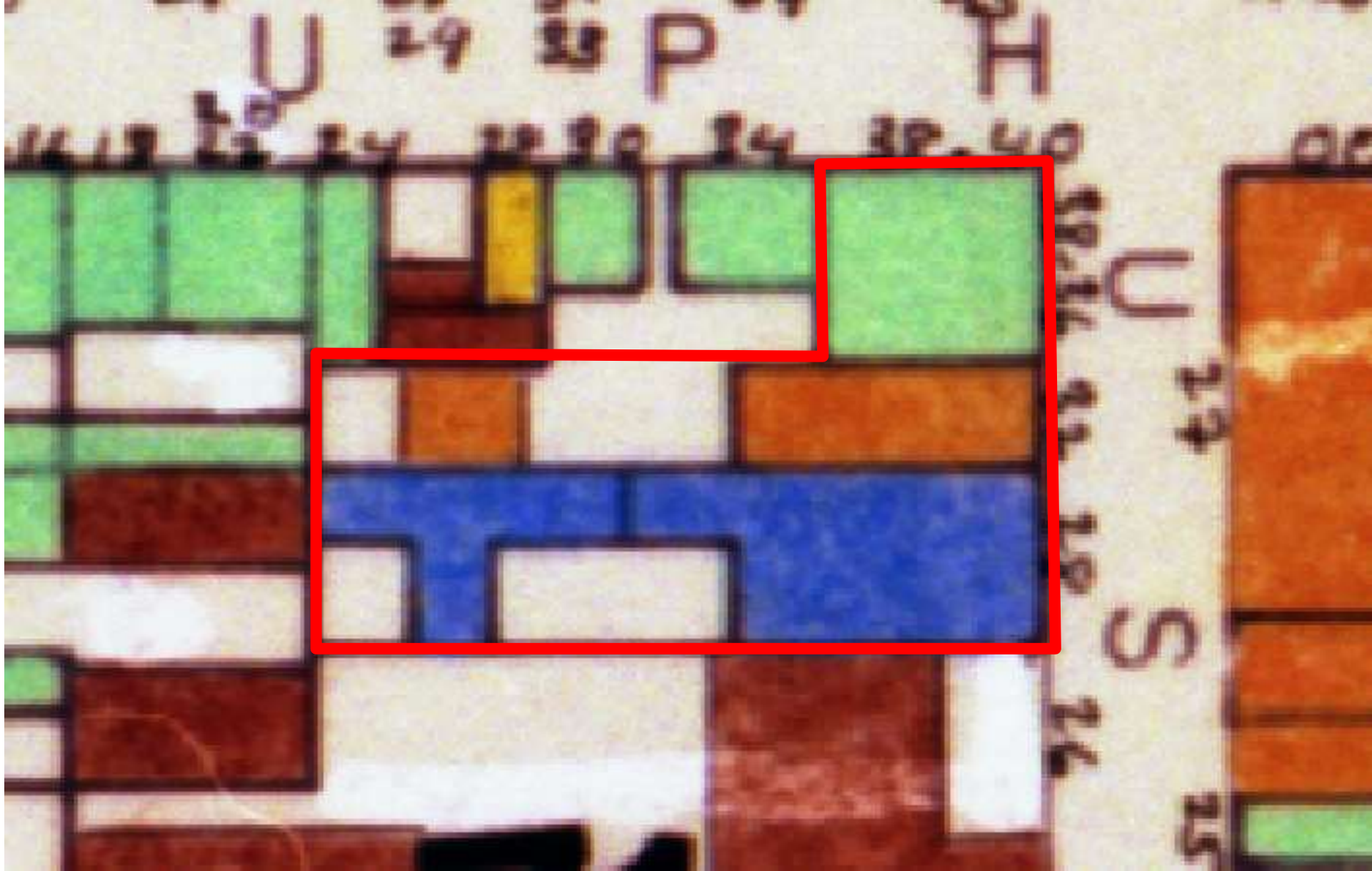


828 Toulouse

VCC Architectural Committee

December 12, 2017







05 30 2018

828 Toulouse – 538-540 Dauphine
VCC Architectural Committee

December 12, 2017





828 Toulouse – 538-540 Dauphine
VCC Architectural Committee

December 12, 2017



828 Toulouse – 538-540 Dauphine
VCC Architectural Committee



December 12, 2017



BALCONY AND FACADE ALTERATIONS TO OLIVIER HOUSE HOTEL

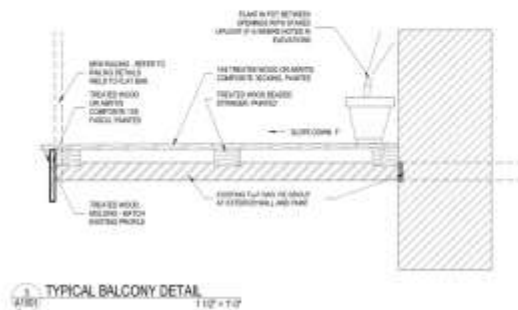
PROJECT ADDRESS

538-540 TOULOUSE (SG. 71, LOT 11) AND
538 DAUPHINE (SG. 71, LOT 16)
NEW ORLEANS, LA 70112
BOUNDED BY TOULOUSE, DAUPHINE, ST. LOUIS, AND BOURBON STREETS
2ND MUNICIPAL DISTRICT

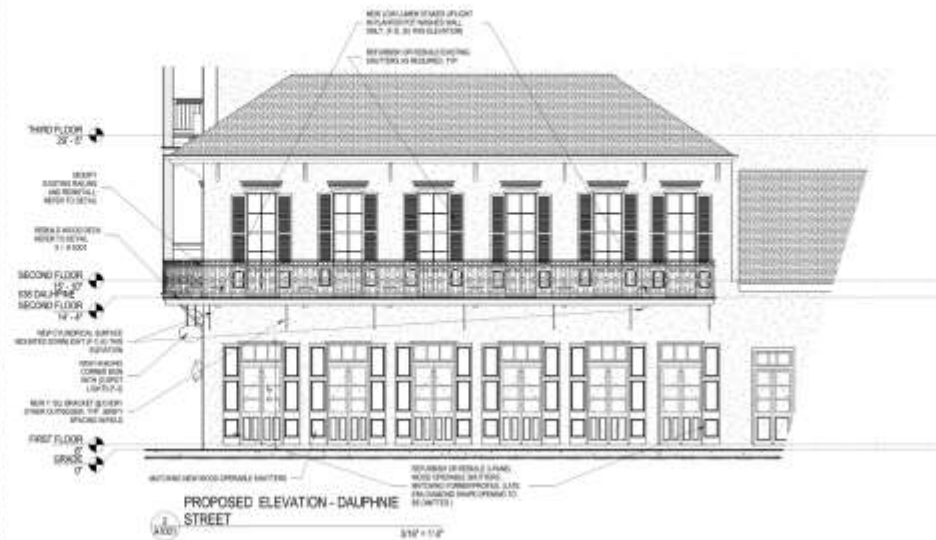
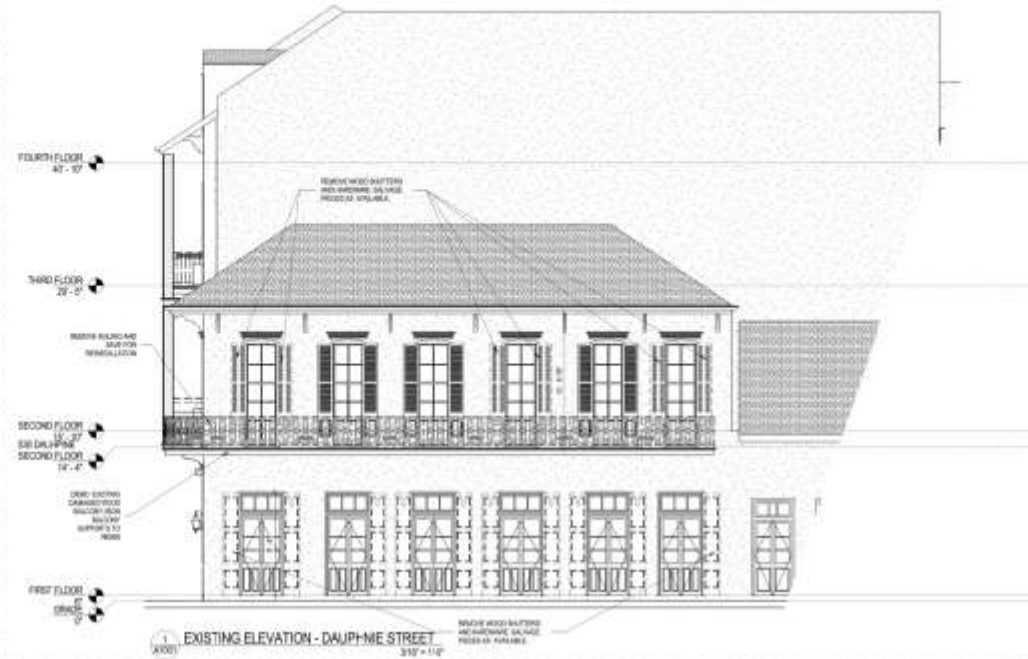
PROJECT DESCRIPTION

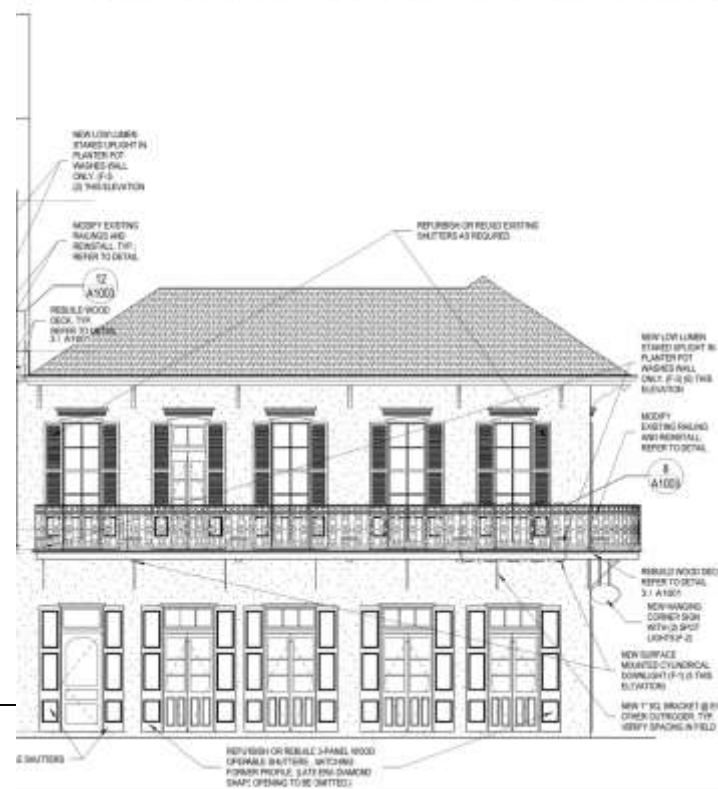
COURTYARD BALCONIES:
REQUEST TO RETAIN AND/OR MODIFY EXISTING INSTALLED COURTYARD BALCONIES.
TOULOUSE/DAUPHINE STREET FACADES:
REPAIR/REPLACE EXISTING STREET BALCONIES.
MODIFY BALCONIES TO BE 42" HIGH.
REPAIR/REPLACE SHUTTERS.
ADD LIGHTING AND STORAGE.

SHOWNING: BALCONIES AND FACADES	REMARKS
1000	TOULOUSE STREET FACADE
1001	TOULOUSE STREET FACADE
1002	BALCONY DETAIL
1003	COURTYARD BALCONY
1004	COURTYARD BALCONY DETAIL
1005	COURTYARD BALCONY DETAIL
1006	COURTYARD BALCONY DETAIL
1007	COURTYARD BALCONY DETAIL
1008	COURTYARD BALCONY DETAIL
1009	COURTYARD BALCONY DETAIL
1010	COURTYARD BALCONY DETAIL



1 TYPICAL BALCONY DETAIL
1 1/2" x 1 1/2"







828 Toulouse

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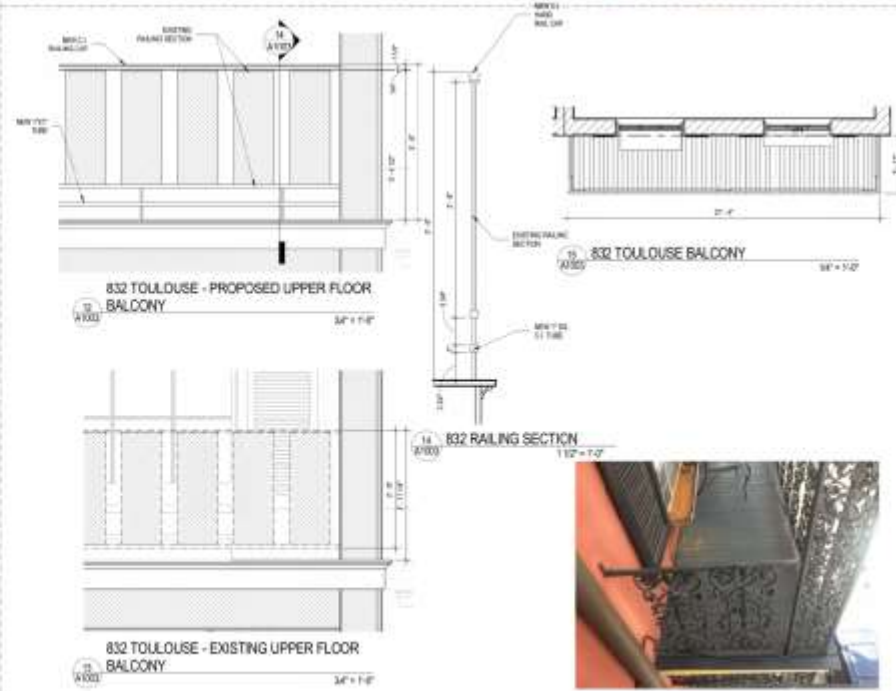
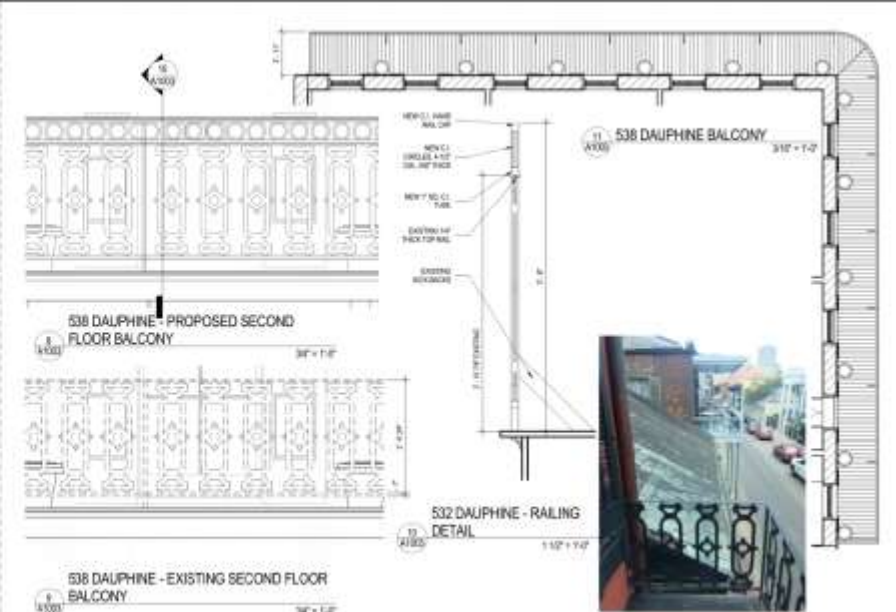
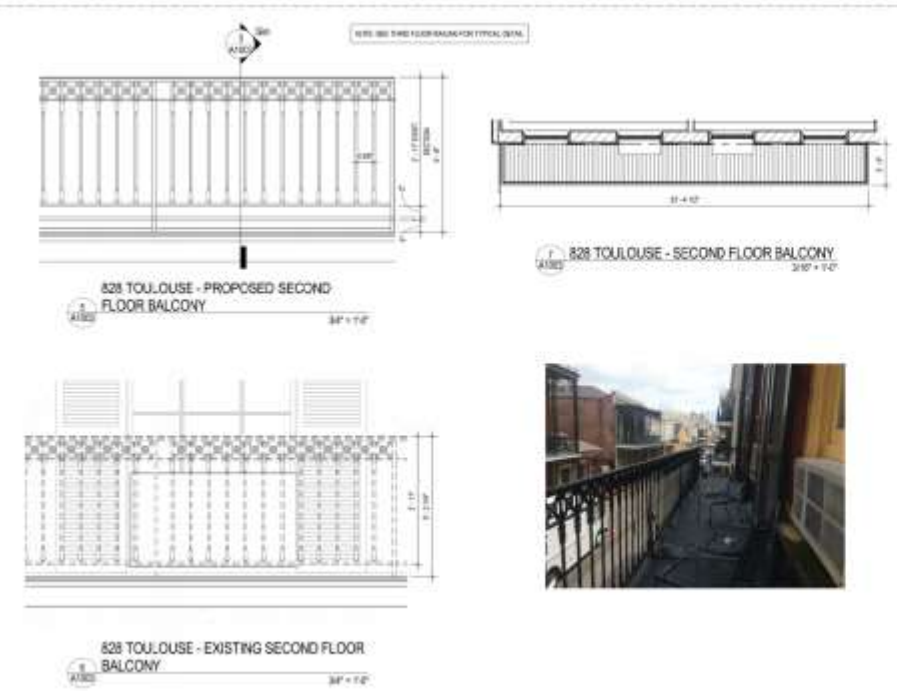
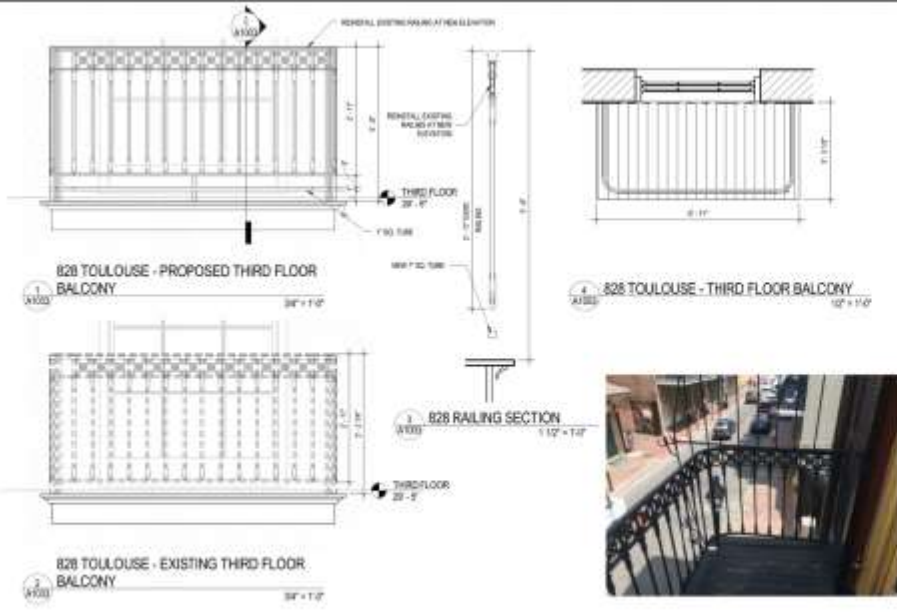
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Specifications

Dimensions
 14 1/2" x 14 1/2" x 1 1/2" (368 x 368 x 38 mm)
 Weight: 1.5 lbs (0.7 kg)
 Material: Aluminum
 Finish: White
 Mounting: Surface Mount
 Input: 120V AC, 60Hz
 Output: 12V DC, 10A
 Efficiency: 85%
 Protection: IP65
 Certifications: UL, CE, FCC, RoHS
 Warranty: 3 Years

Installation

Preparation
 1. Turn off power to the area.
 2. Remove old device.
 3. Mark mounting holes.
 4. Drill holes.
 5. Mount bracket.
 6. Connect wires.
 7. Test operation.

Warranty

This product is covered by a 3-year warranty. The warranty covers defects in materials and workmanship. It does not cover damage caused by misuse, accidents, or unauthorized modifications.

HALO

Model	HL-1000
Power	120W
Output	12V/10A
Efficiency	85%
Protection	IP65
Certifications	UL, CE, FCC, RoHS
Warranty	3 Years

Specifications

Dimensions
 14 1/2" x 14 1/2" x 1 1/2" (368 x 368 x 38 mm)
 Weight: 1.5 lbs (0.7 kg)
 Material: Aluminum
 Finish: White
 Mounting: Surface Mount
 Input: 120V AC, 60Hz
 Output: 12V DC, 10A
 Efficiency: 85%
 Protection: IP65
 Certifications: UL, CE, FCC, RoHS
 Warranty: 3 Years

Installation

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Warranty

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Features

- Compact design
- High efficiency
- IP65 protection
- UL certified
- 3-year warranty

Applications

Suitable for use in commercial and industrial settings where a reliable power source is required.

Ordering

Contact your local distributor or visit our website for more information.






Technical Data

Parameter	Value
Input Voltage	120V AC
Output Voltage	12V DC
Output Current	10A
Efficiency	85%
Power Factor	0.95
Temperature Range	-40°C to 60°C

Dimensions



HALO




ML40

TL40

TL40

1000 Watt Transformer
 120V

Quick Start and Repair
Zero Voltage Protection







PROFESSIONAL
SERVICE CENTER

SPECIFICATION SHEET

MODEL 1043 Architectural Series - Up & Access

FUTURE SPECIFICATIONS

DOOR

Door has 1/2" rigid insulation and 1/2" rigid insulation. It is constructed of aluminum. The door is designed to be used in a variety of applications. It is designed to be used in a variety of applications.

The door is designed to be used in a variety of applications. It is designed to be used in a variety of applications.

WALLS

Walls are constructed of 1/2" rigid insulation and 1/2" rigid insulation. They are constructed of aluminum. The walls are designed to be used in a variety of applications.

FLOOR

Floor is constructed of 1/2" rigid insulation and 1/2" rigid insulation. It is constructed of aluminum. The floor is designed to be used in a variety of applications.

CEILING

Ceiling is constructed of 1/2" rigid insulation and 1/2" rigid insulation. It is constructed of aluminum. The ceiling is designed to be used in a variety of applications.

DOOR

Door is constructed of 1/2" rigid insulation and 1/2" rigid insulation. It is constructed of aluminum. The door is designed to be used in a variety of applications.

WALLS

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Name _____
Address _____
City _____
State _____
Zip _____

Phone _____
Fax _____

E-mail _____

Website _____

Comments _____

Notes _____

Drawings _____

Specifications _____

Contract _____

Order _____

Delivery _____

Installation _____

Warranty _____

Terms _____

Conditions _____

Disputes _____

Force Majeure _____

Assignment _____

Entire Agreement _____

Governing Law _____

Severability _____

Amendment _____

Waiver _____

Notices _____

Construction _____

Interpretation _____

Construction _____

Interpretation _____

Construction _____

Interpretation _____

F-2 AND F-3 FIXTURE
F-2 FIXTURE IS FOR SIGN SPOT LIGHTING.
F-3 FIXTURE IS FOR STAKED UPLIGHTING.
ALL LIGHTS ON DIMMER SWITCHES

[illegible]

FLEX DC® 15



ROHS RECYCLED is a high performance flexible LED strip with a standard 15mm width, available in various lengths, in single, double and triple configurations. Available in warm white, cool white and RGB.

Features:

- High output
- Flexible design
- Low power consumption
- Low heat generation
- Easy installation
- Wide range of applications
- Available in various lengths
- Available in various widths
- Available in various colors
- Available in various voltages
- Available in various power ratings
- Available in various beam angles
- Available in various mounting options
- Available in various finishes
- Available in various materials
- Available in various sizes
- Available in various shapes
- Available in various colors
- Available in various voltages
- Available in various power ratings
- Available in various beam angles
- Available in various mounting options
- Available in various finishes
- Available in various materials
- Available in various sizes
- Available in various shapes

Applications:

- General lighting
- Accent lighting
- Under cabinet lighting
- Recessed lighting
- Track lighting
- Wall lighting
- Furniture lighting
- Stage lighting
- Architectural lighting
- Commercial lighting
- Industrial lighting
- Marine lighting
- Automotive lighting
- Aerospace lighting
- Medical lighting
- Law enforcement lighting
- Fire safety lighting
- Emergency lighting
- Exit lighting
- Signage lighting
- Decorative lighting
- Art lighting
- Stage lighting
- Architectural lighting
- Commercial lighting
- Industrial lighting
- Marine lighting
- Automotive lighting
- Aerospace lighting
- Medical lighting
- Law enforcement lighting
- Fire safety lighting
- Emergency lighting
- Exit lighting
- Signage lighting
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- Art lighting

Specification Sheet



ROHS RECYCLED is a high performance flexible LED strip with a standard 15mm width, available in various lengths, in single, double and triple configurations. Available in warm white, cool white and RGB.

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- Aerospace lighting
- Medical lighting
- Law enforcement lighting
- Fire safety lighting
- Emergency lighting
- Exit lighting
- Signage lighting
- Decorative lighting
- Art lighting

F-4 FIXTURE
MOUNT FIXTURE UNDER BALCONY, BEHIND
FASCIA SHINING BACK AND DOWN ON
BUILDING.
LIGHTING TO BE ON DIMMER SWITCH

[illegible]



F-5
 21" - 21"

Bourbon Street Standard Bracket

\$310.00

This Flambeaux lantern design has become the defining icon of the Historic French Quarter.

Size: 21" x 14.5" (USD)

Top Options: Glass Top (Standard)

Power Options: Gas

Glass Options: Tempered Glass (Standard)

Reset Options: None (Standard)

Control Option: Manual Control (Standard)

[View from flambeauxlighting.com product description standard bracket](#)

F-5 FIXTURE
 21" WALL MOUNTED GAS FIXTURE -
 TOULOUSE STREET FACADE (REPLACING
 EXISTING ELECTRIC FIXTURES)



[View from flambeauxlighting.com product description hanging yoke](#)

F-6 FIXTURE
 15" HANGING GAS FIXTURE - TOULOUSE
 STREET ENTRY VESTIBULE

Bourbon Street Hanging Yoke

\$405.00

This Flambeaux French Quarter style lantern is designed to hang from a ceiling on a beautiful yoke bracket.

Size: 15"

Top Option: Glass Top (Standard)

Power Options: Gas

Glass Options: Tempered Glass (Standard)

Reset Options: None (Standard)

Control Option: Manual Control (Standard)

1 ADD TO CART \$405.00

Availability: 4-5 weeks. Please call for Rush Orders.

SKU: N/A

Categories: Click Here to View All Flambeaux Products, Hanging Luminaires, Luminaires By Name, Lights By Type, The Bourbon Street Collection, Yoke Bracket Luminaires

DESCRIPTION ADDITIONAL INFORMATION

PRODUCT DESCRIPTION
 This Flambeaux French Quarter style lantern is designed to hang from a ceiling on a beautiful yoke bracket.

Reset Type: Any

Dimensions: 15" x 9" x 9"

[View from flambeauxlighting.com product description hanging yoke](#)



828 Toulouse – Balconies on Orange-rated building

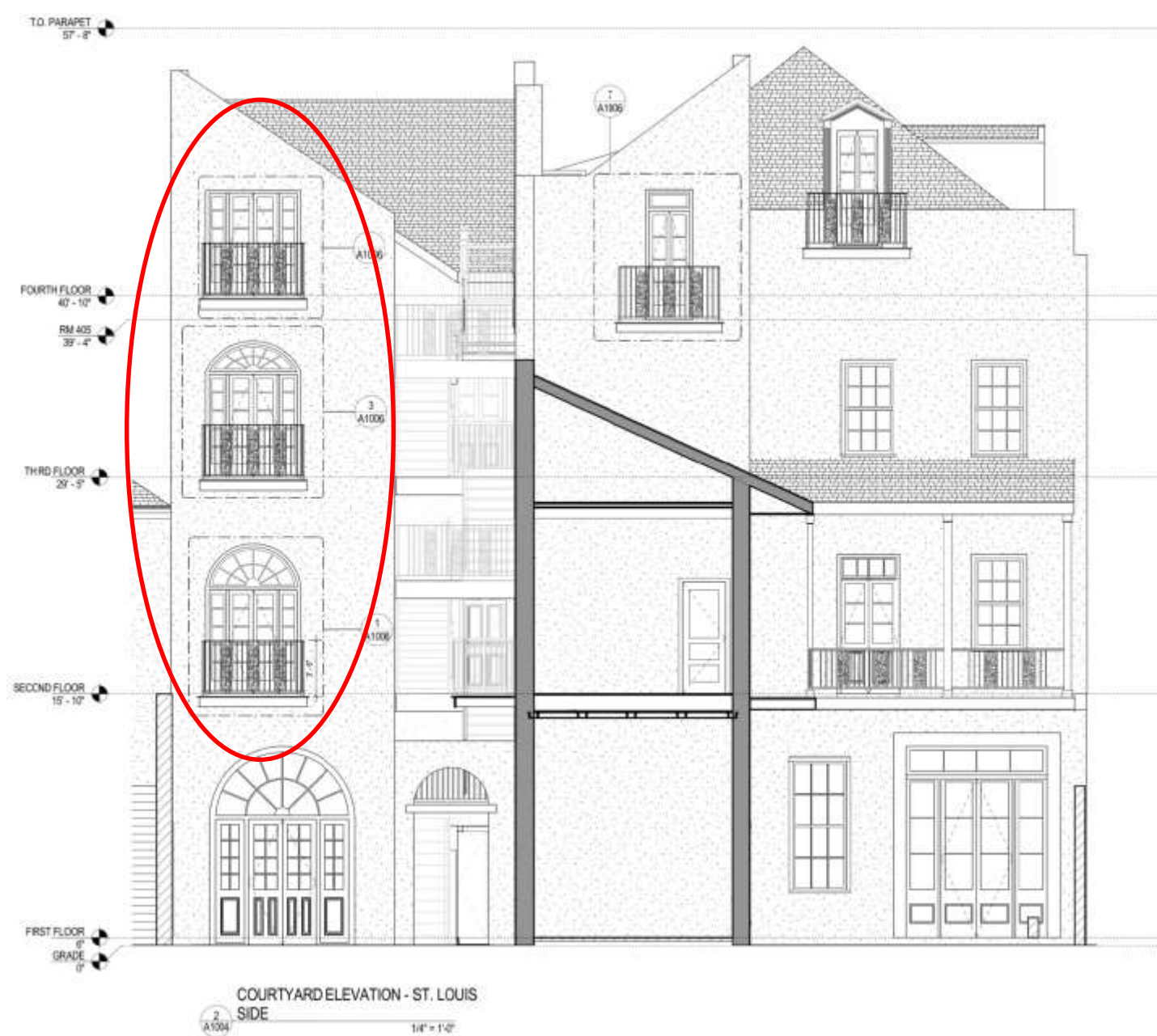


828 Toulouse – Balconies on Orange-rated building – View from Dauphine

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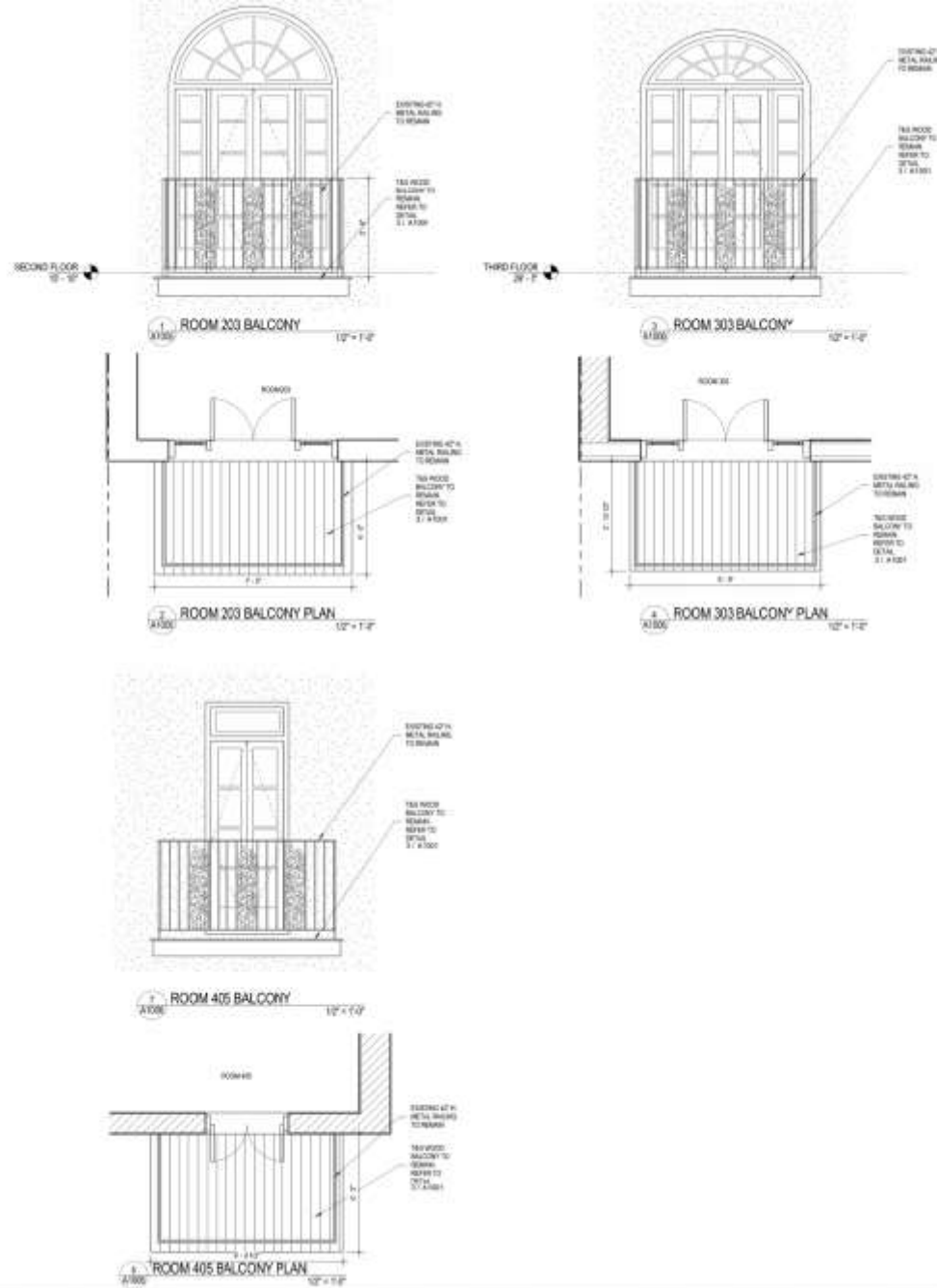


828 Toulouse – Balconies on Orange-rated building

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Window changed to
doors, balcony
added.

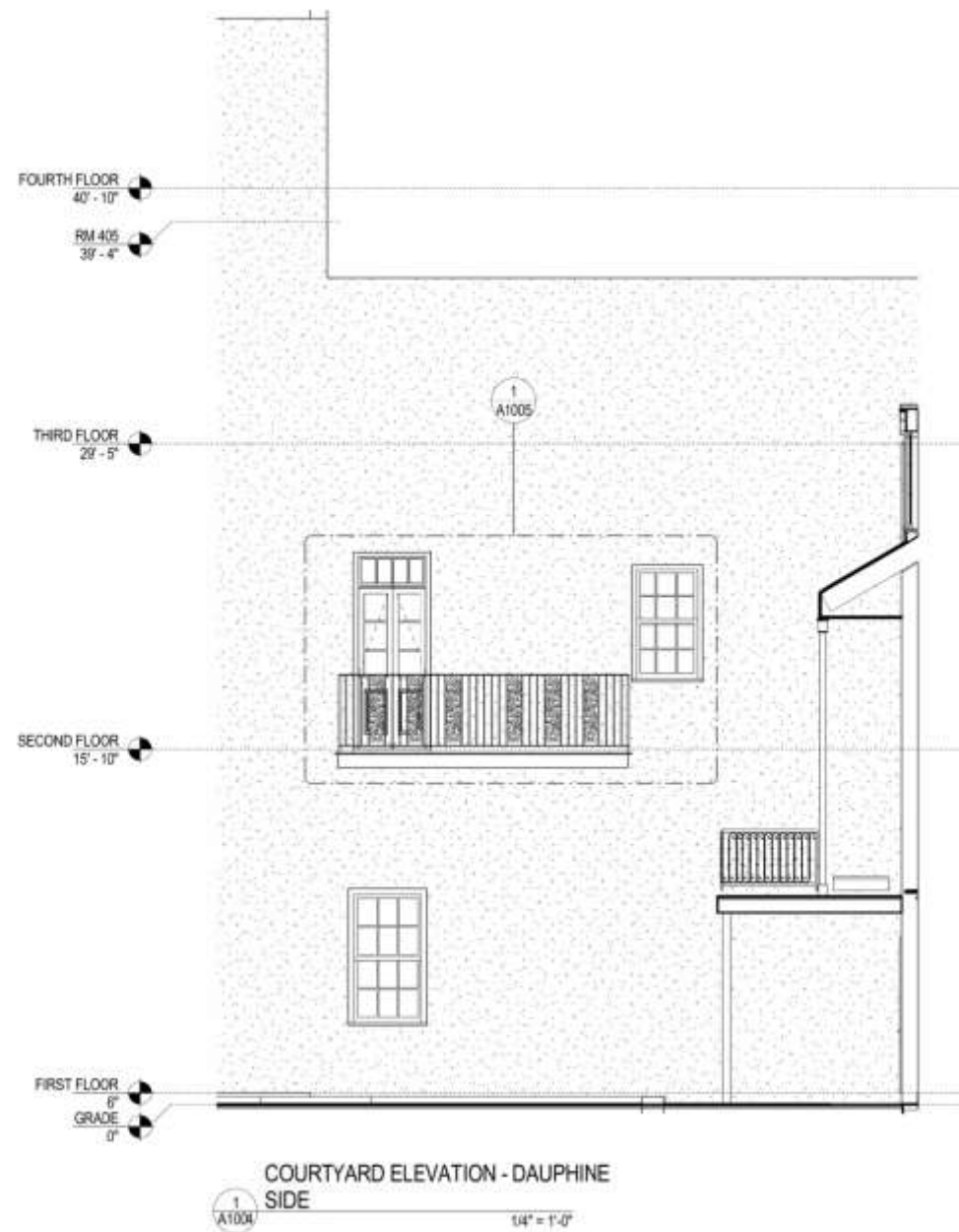


828 Toulouse – Balconies on Blue-rated buildings

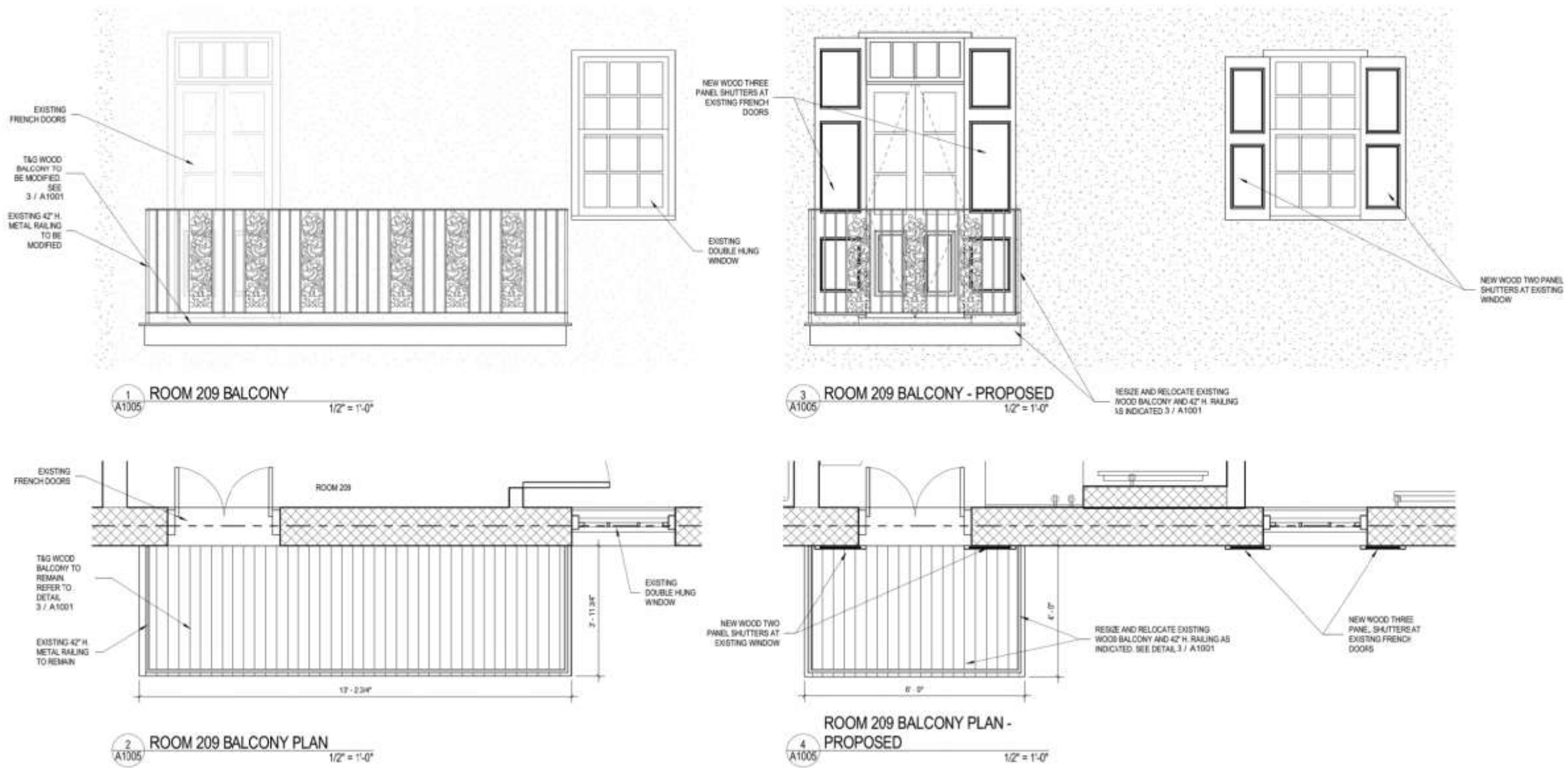
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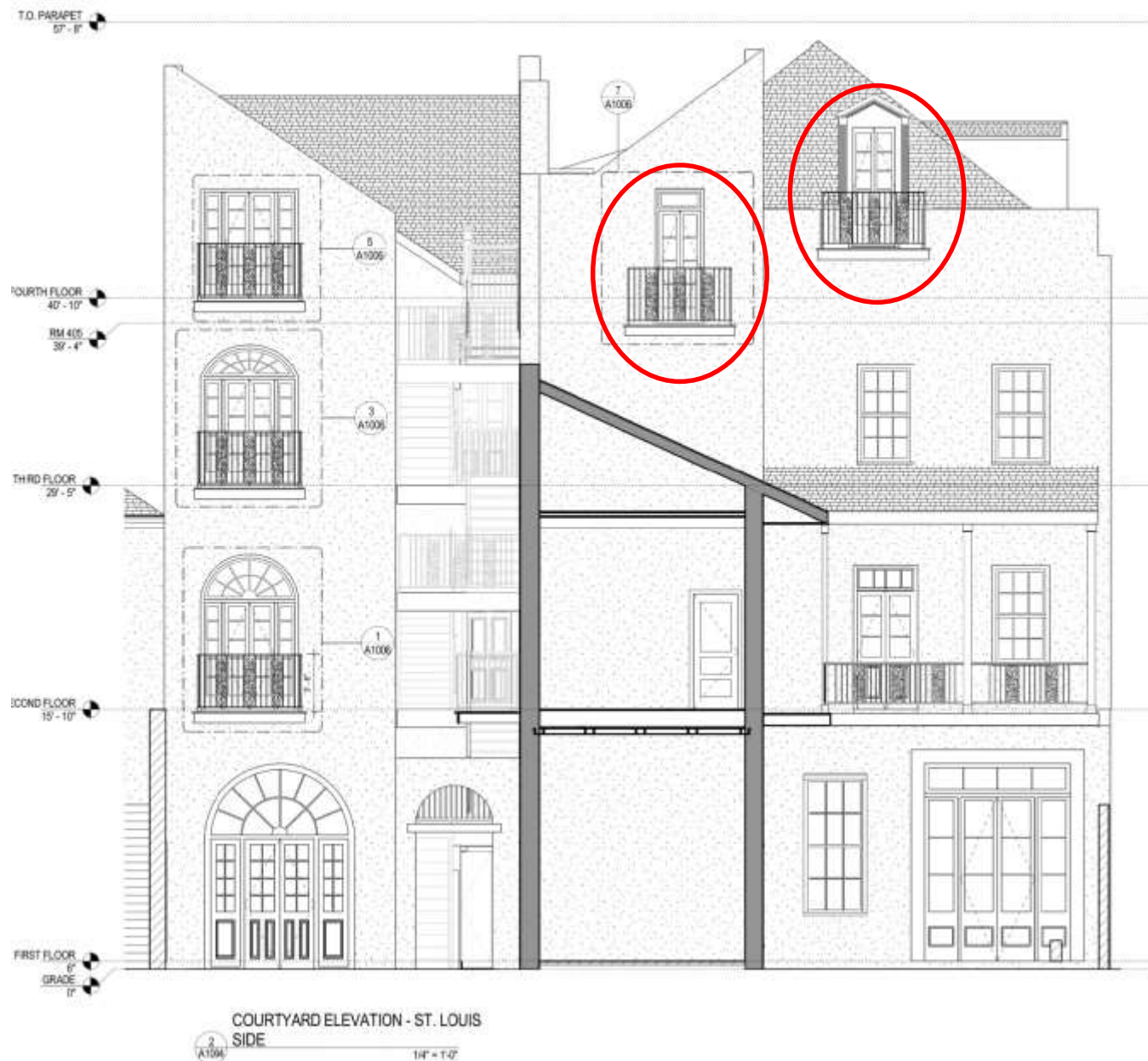






828 Toulouse – Balconies on Blue-rated buildings



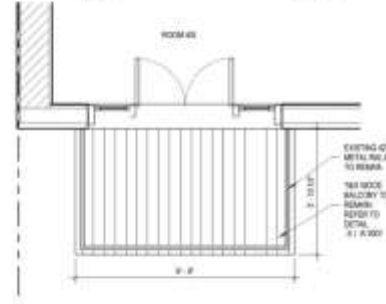




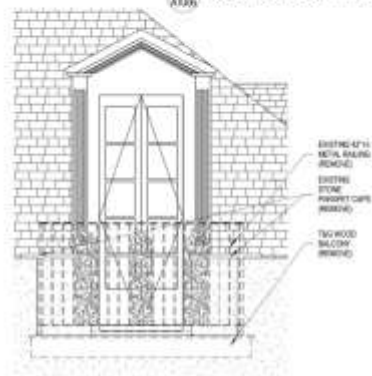
828 Toulouse – Balconies on Blue-rated buildings



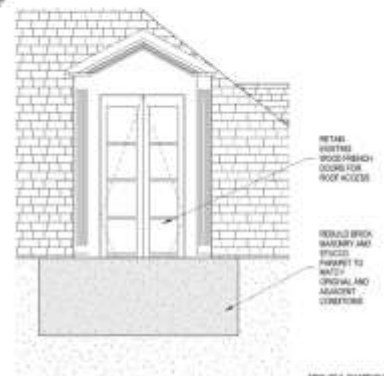
9 ROOM 406 BALCONY
1/2" = 1'-0"



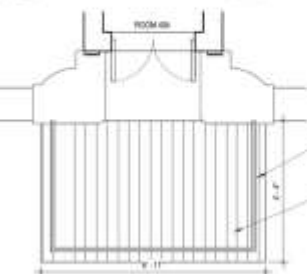
8 ROOM 406 BALCONY PLAN
1/2" = 1'-0"



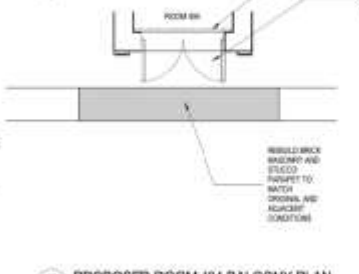
8 EXISTING ROOM 404 BALCONY
1/2" = 1'-0"



11 PROPOSED ROOM 404 BALCONY
1/2" = 1'-0"



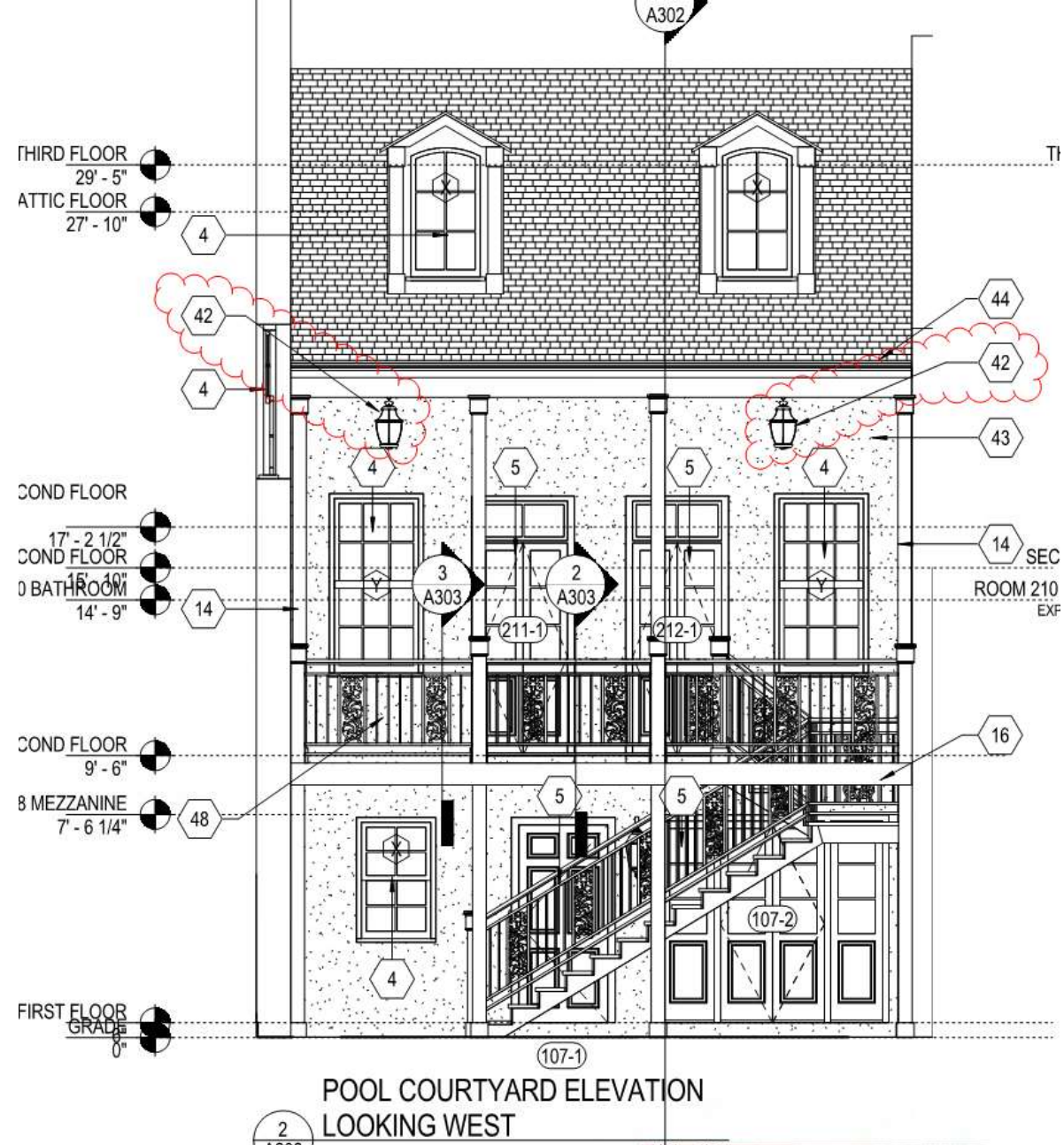
10 EXISTING ROOM 404 BALCONY PLAN
1/2" = 1'-0"

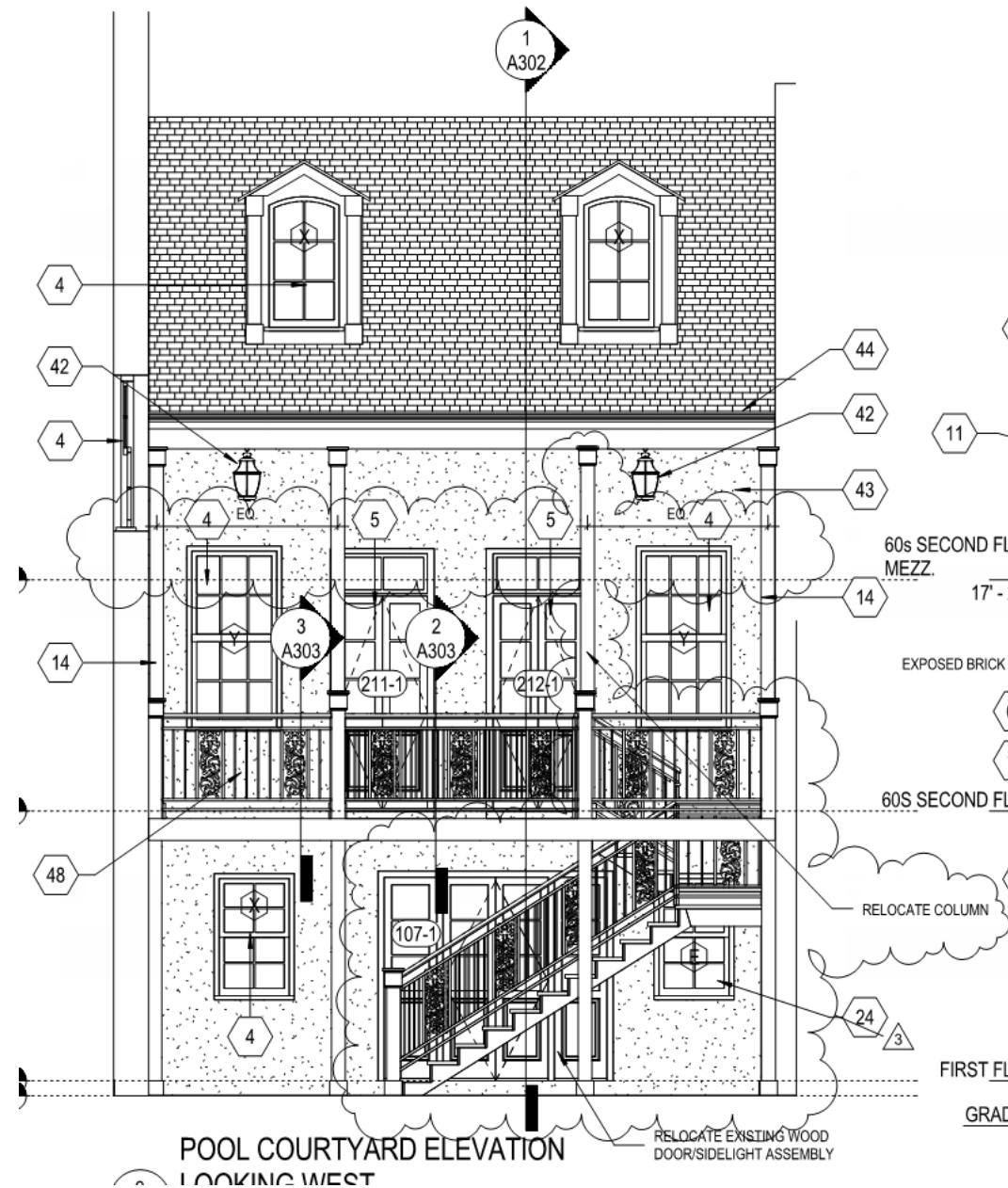


12 PROPOSED ROOM 404 BALCONY PLAN
1/2" = 1'-0"









828 Toulouse – Proposed Changes – Proposed Change-Toulouse elevation of 832 rear building

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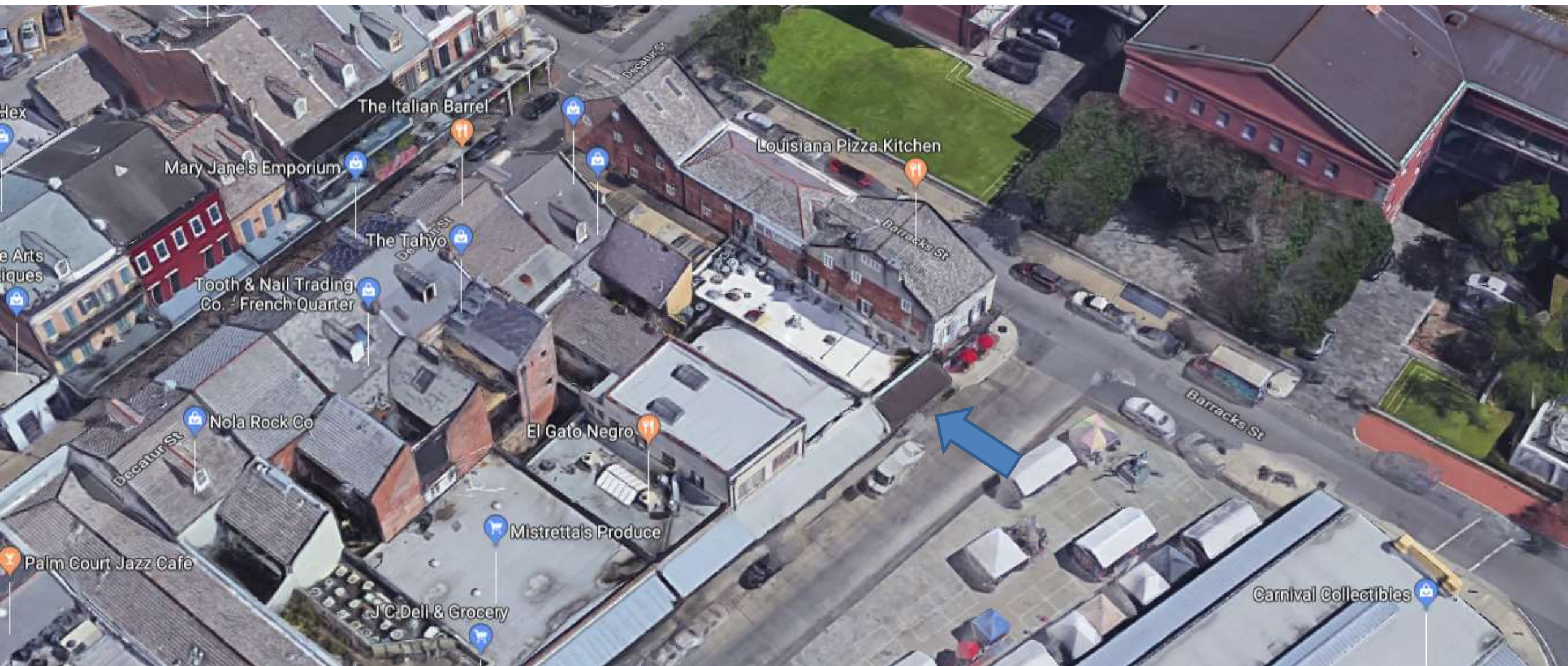
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91 French Market Place





91 French Market Place

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