



# Vieux Carré Commission Architecture Committee Meeting

Tuesday, November 23, 2021



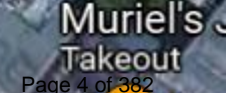
# Old Business





619 Royal





## VCC Architectural Committee





619 Royal

VCC Architectural Committee

October 12, 2021





619 Royal

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619 Royal – loggia enclosure at 623 Royal





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October 12, 2021







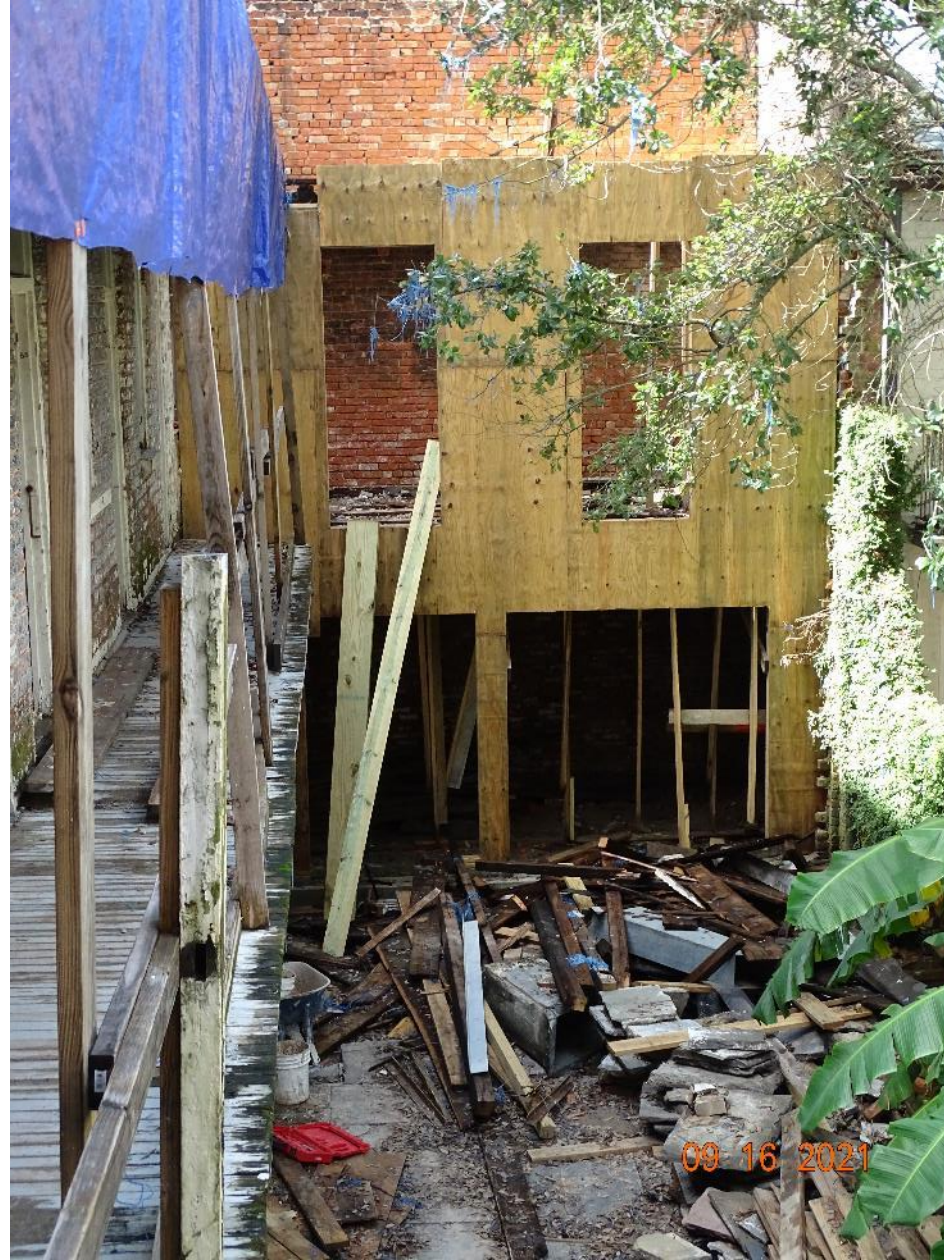
619 Royal

VCC Architectural Committee

October 12, 2021







619 Royal

VCC Architectural Committee

October 12, 2021



**619 ROYAL STREET  
RENOVATION**  
619 ROYAL STREET  
NEW ORLEANS, LA

OWNER  
**Jorda Royce, LLC**  
3524 Calumet Street  
New Orleans, LA 70119  
(504) 551-0006

ARCHITECT  
**TRAPOLIN-PEER**  
660 Tchoupitoulas St.  
New Orleans, LA 70119  
(504) 581-2722  
www.trapolinpeer.com

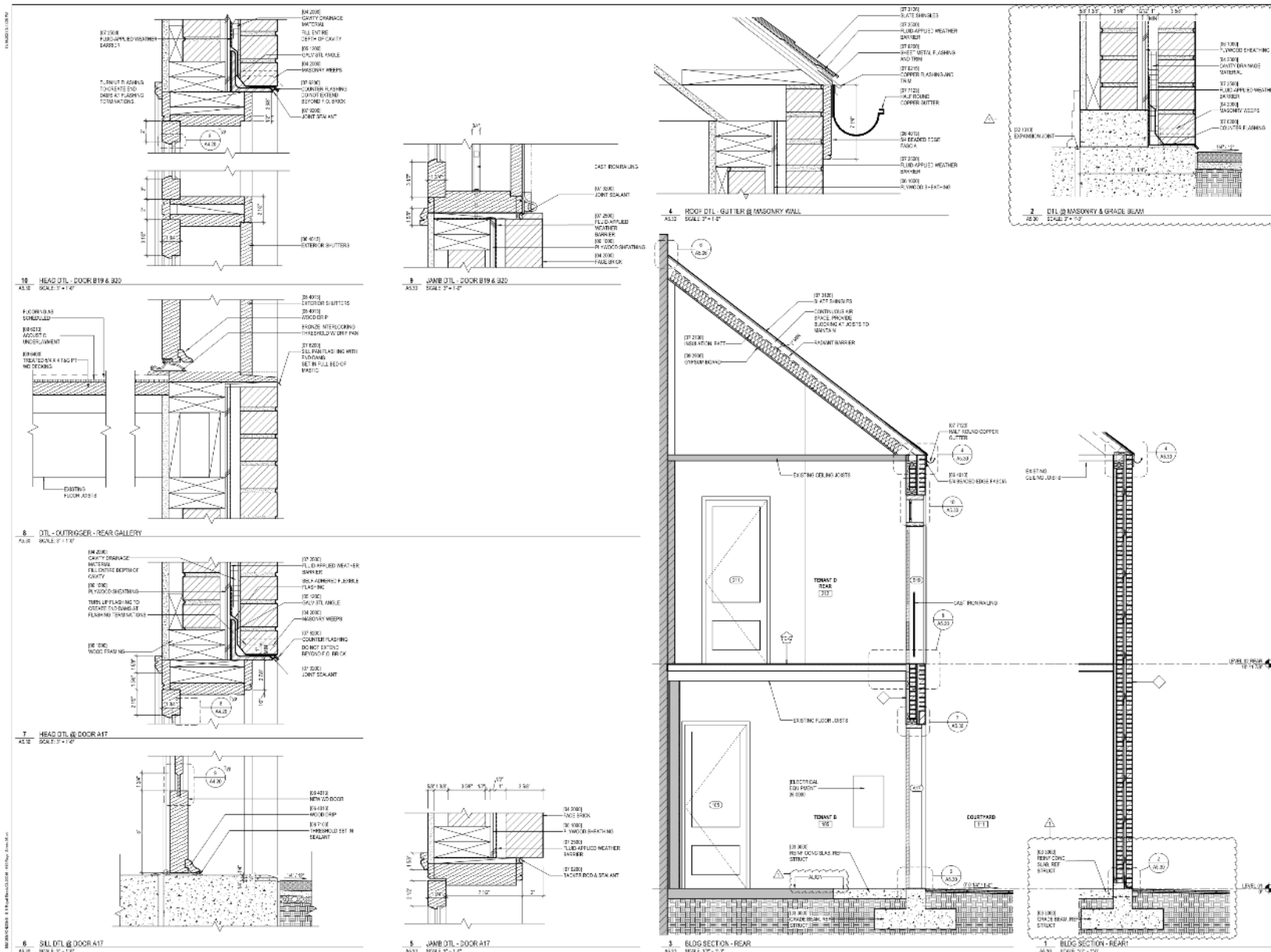
CONTRACTOR  
**MT GROUP, LLC**  
181 Elysian Fields Ave., Unit C  
New Orleans, LA 70119  
504-586-7762

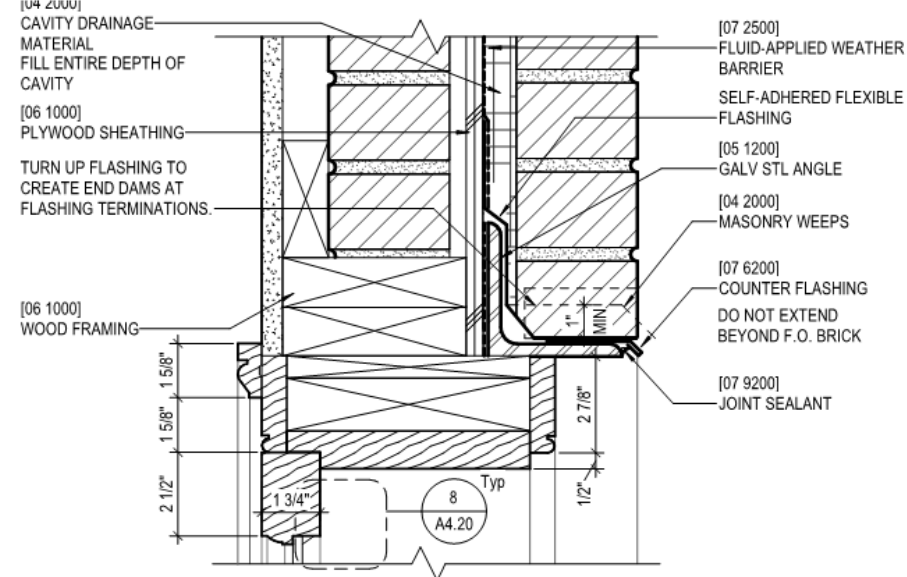


DATE: 01/20/21  
BY: TAP

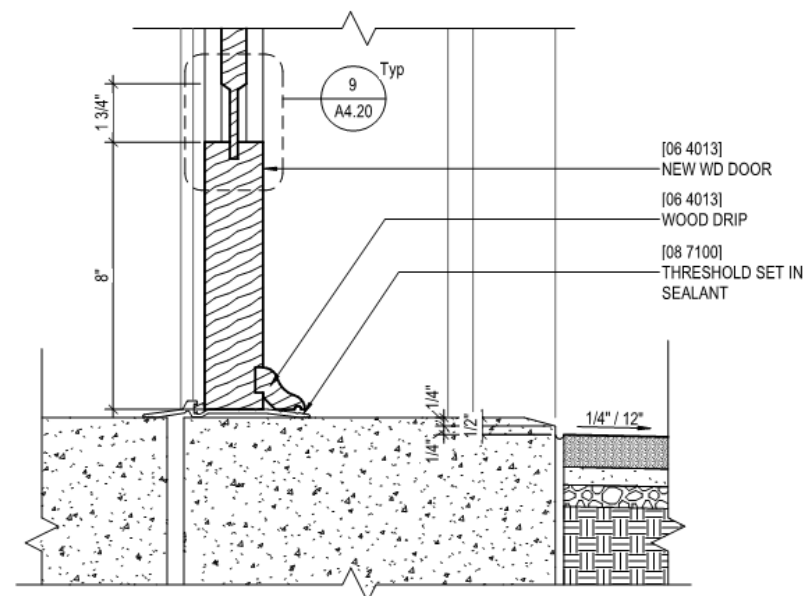
EXTERIOR  
DETAILS - REAR  
BUILDING

A5.30

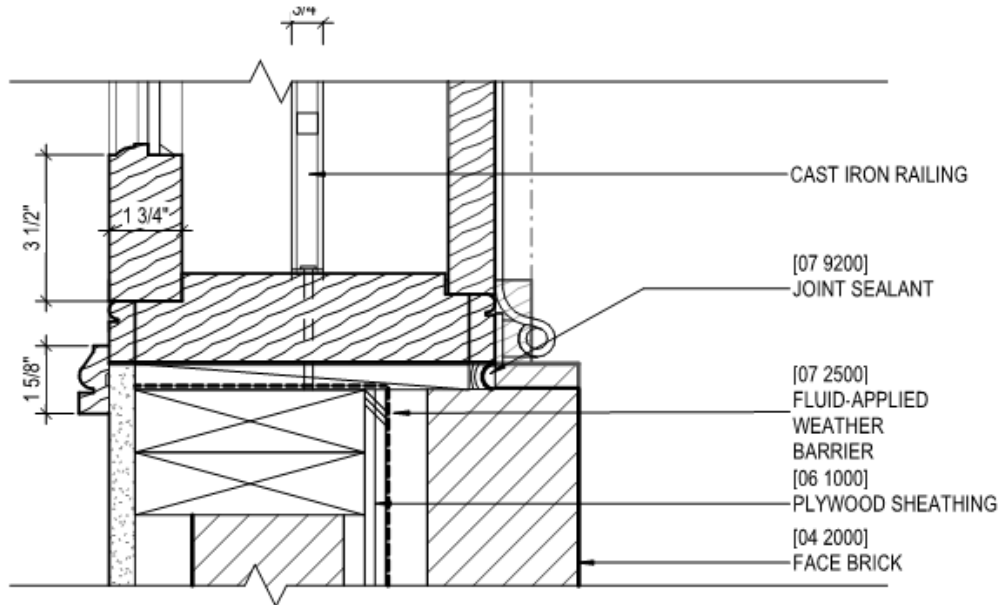




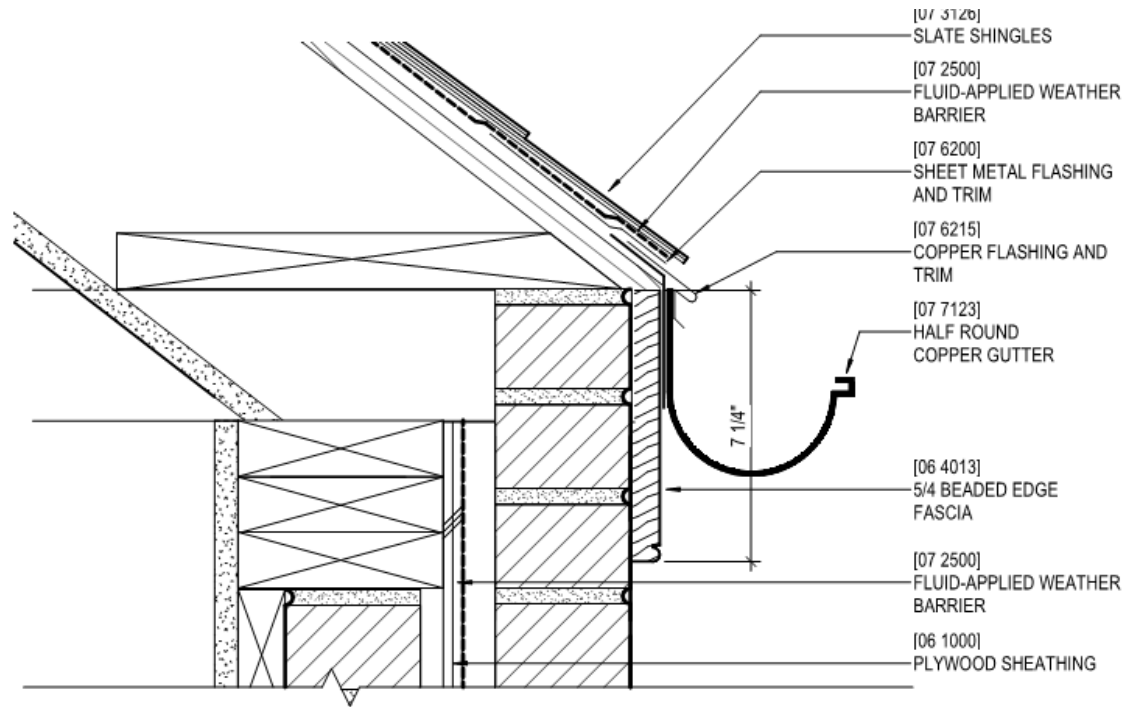
7 HEAD DTL @ DOOR A17  
A5.30 SCALE: 3" = 1'-0"



6 SILL DTL @ DOOR A17  
A5.30 SCALE: 3" = 1'-0"

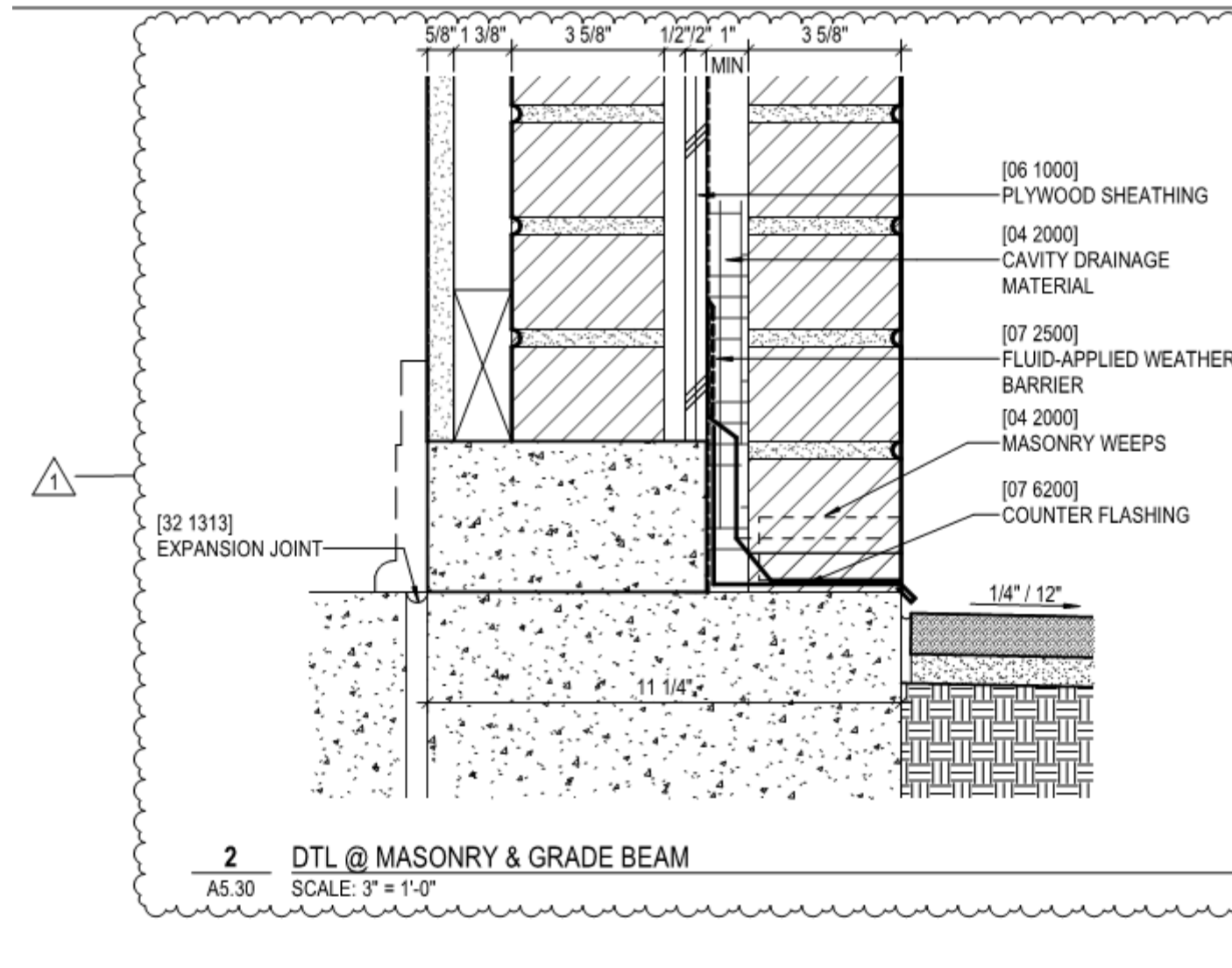


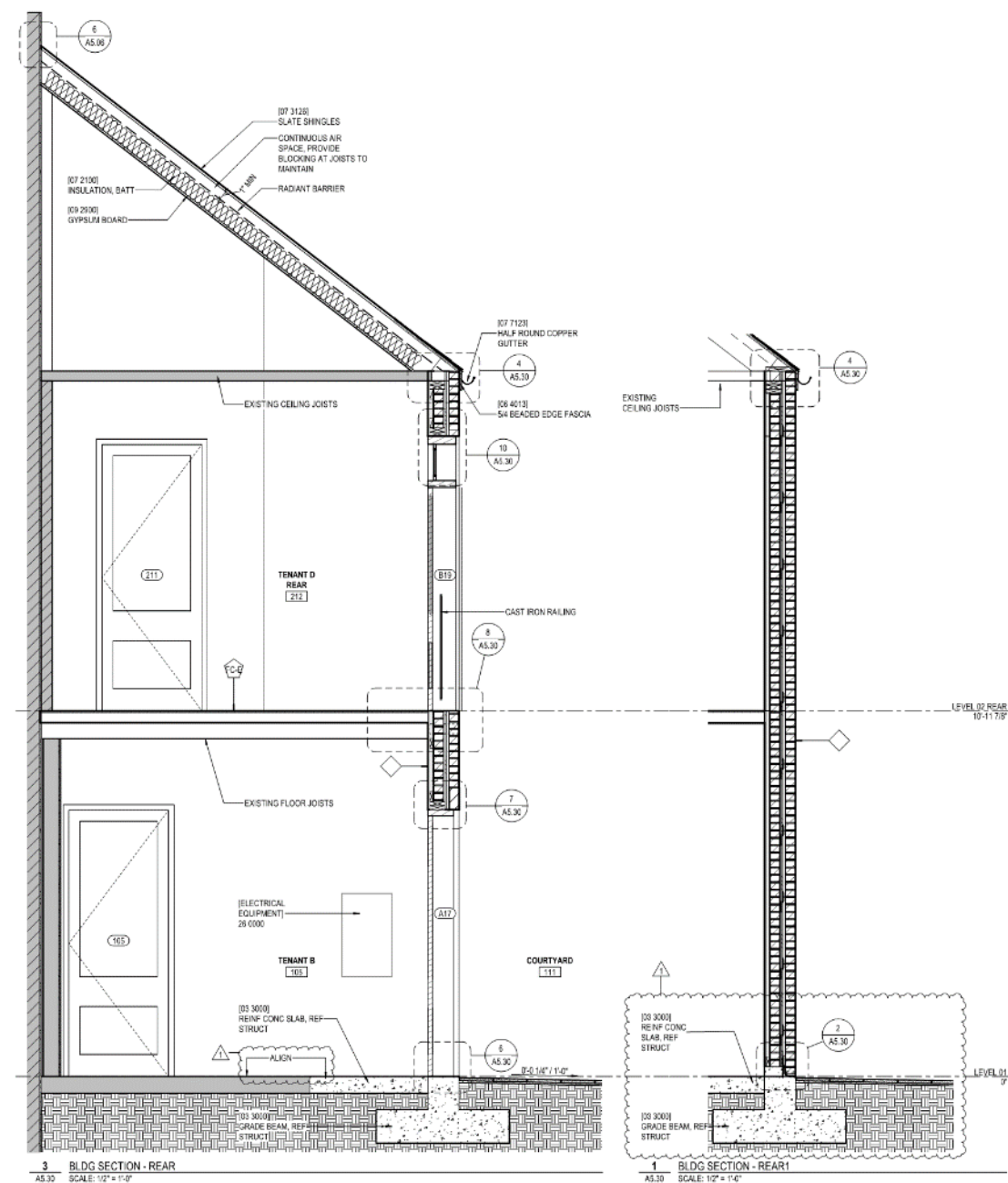
**9** JAMB DTL - DOOR B19 & B20  
A5.30 SCALE: 3" = 1'-0"



**4** ROOF DTL - GUTTER @ MASONRY WALL  
A5.30 SCALE: 3" = 1'-0"







619 Royal

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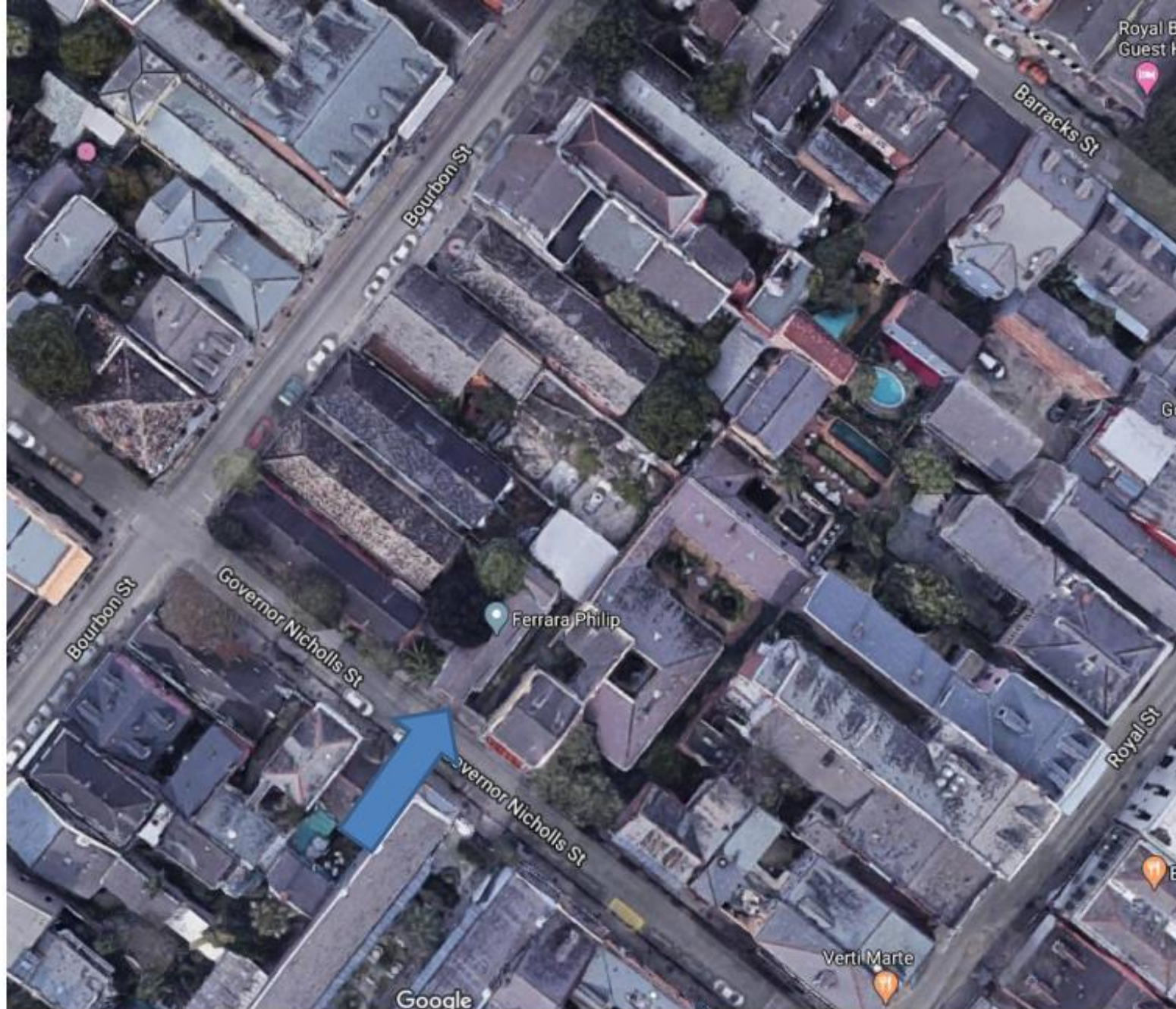
October 12, 2021





**729 Governor Nicholls**





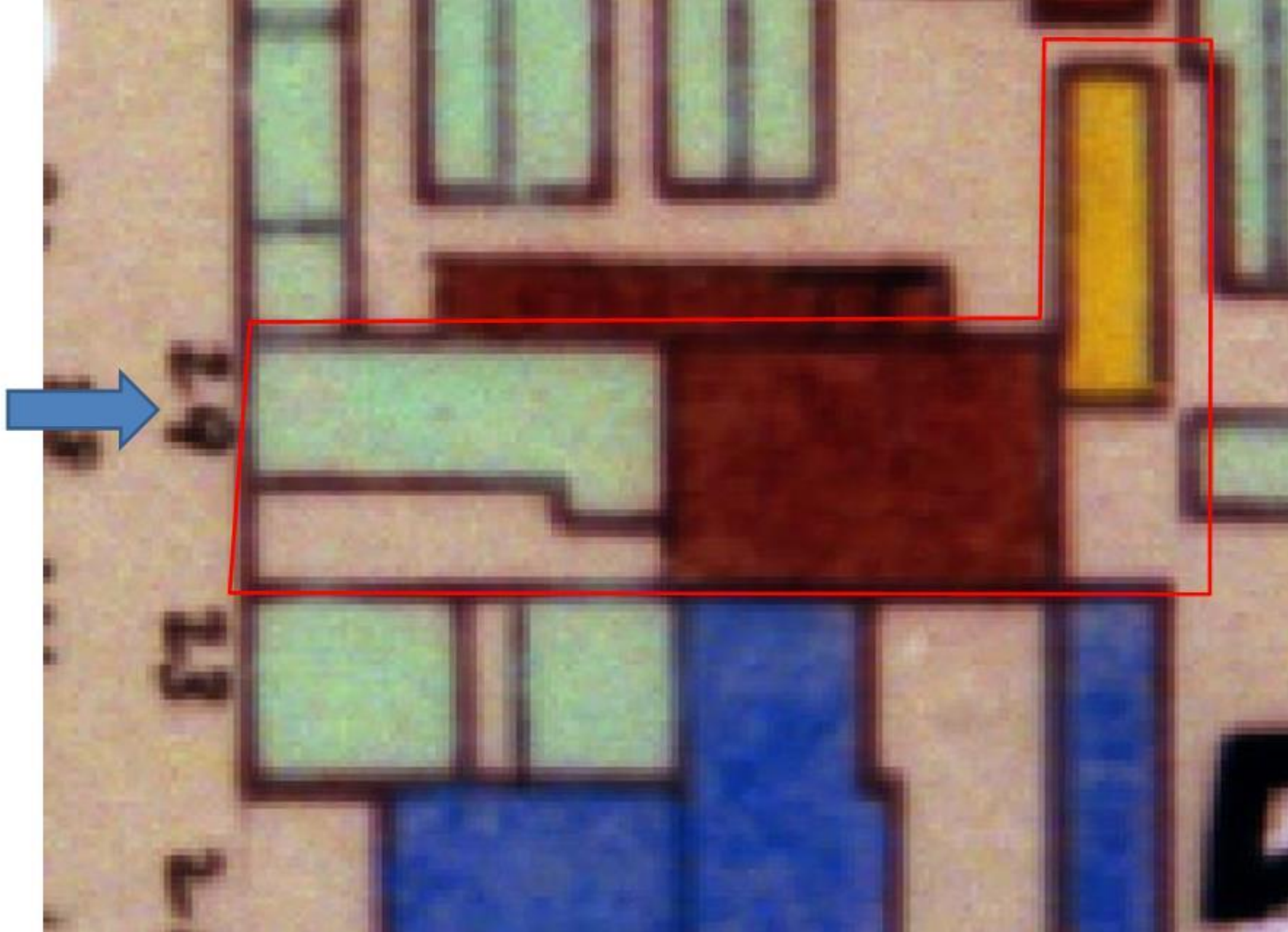
729 Gov. Nicholls

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November 23, 2021







729 Gov. Nicholls

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729 Gov. Nicholls - 1962

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729 Gov. Nicholls – Previously Existing Gutter

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729 Gov. Nicholls – As-Built Gutter

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729 Gov. Nicholls – As-Built Gutter

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729 Gov. Nicholls – As-Built Gutter

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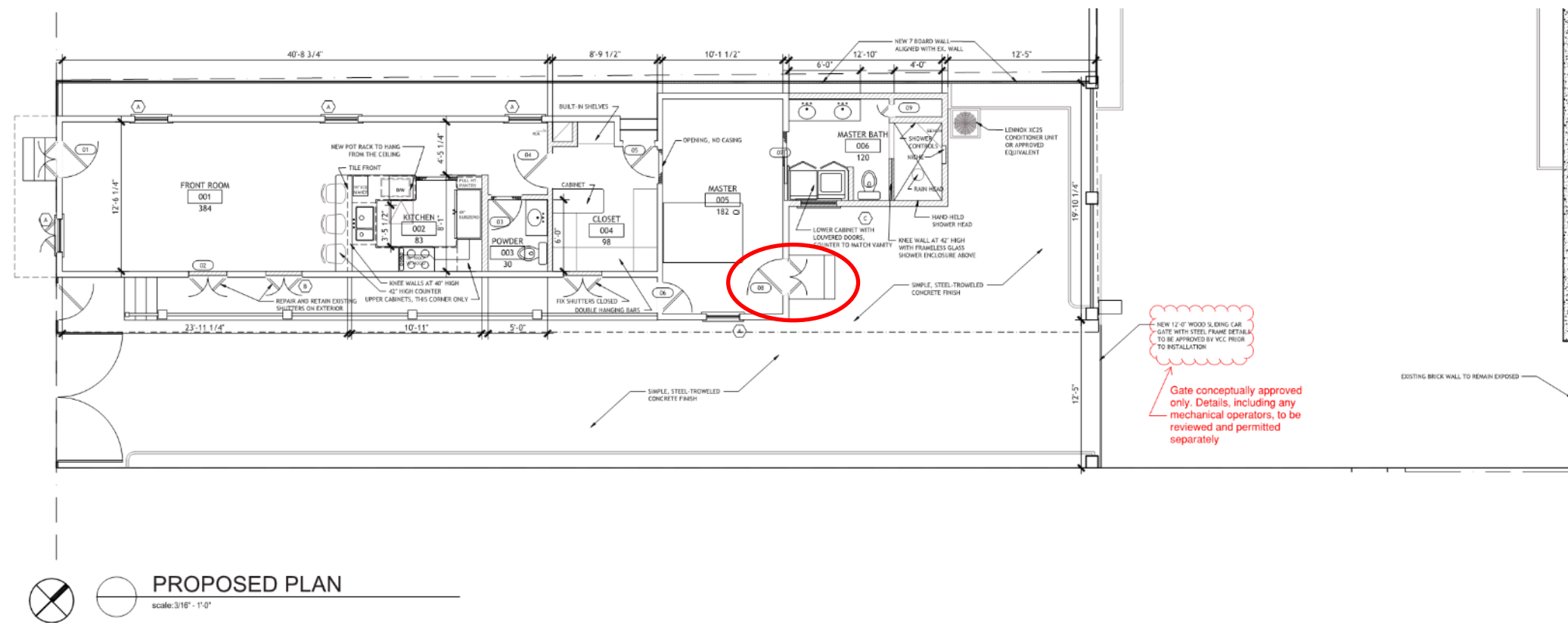


729 Gov. Nicholls – As-Built Gutter

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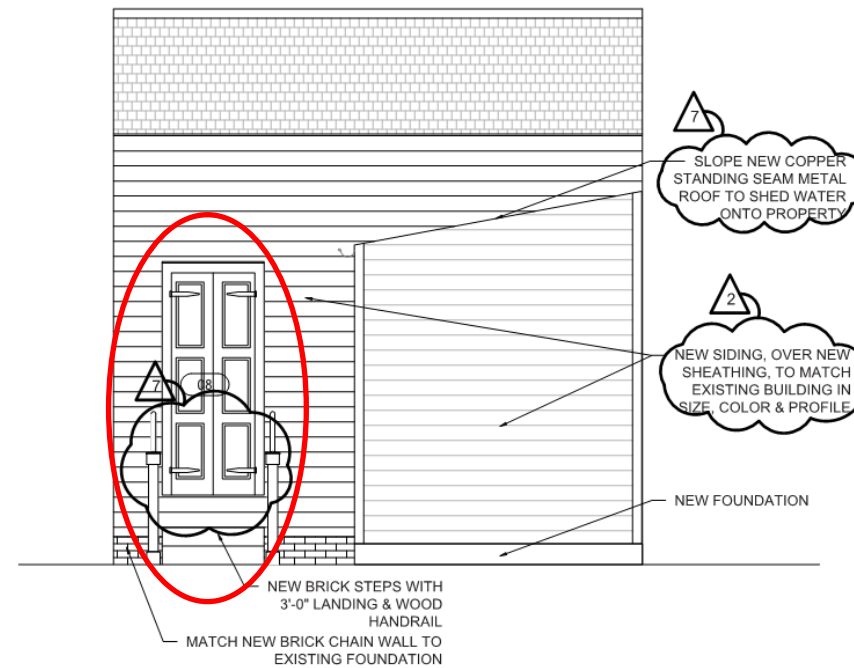
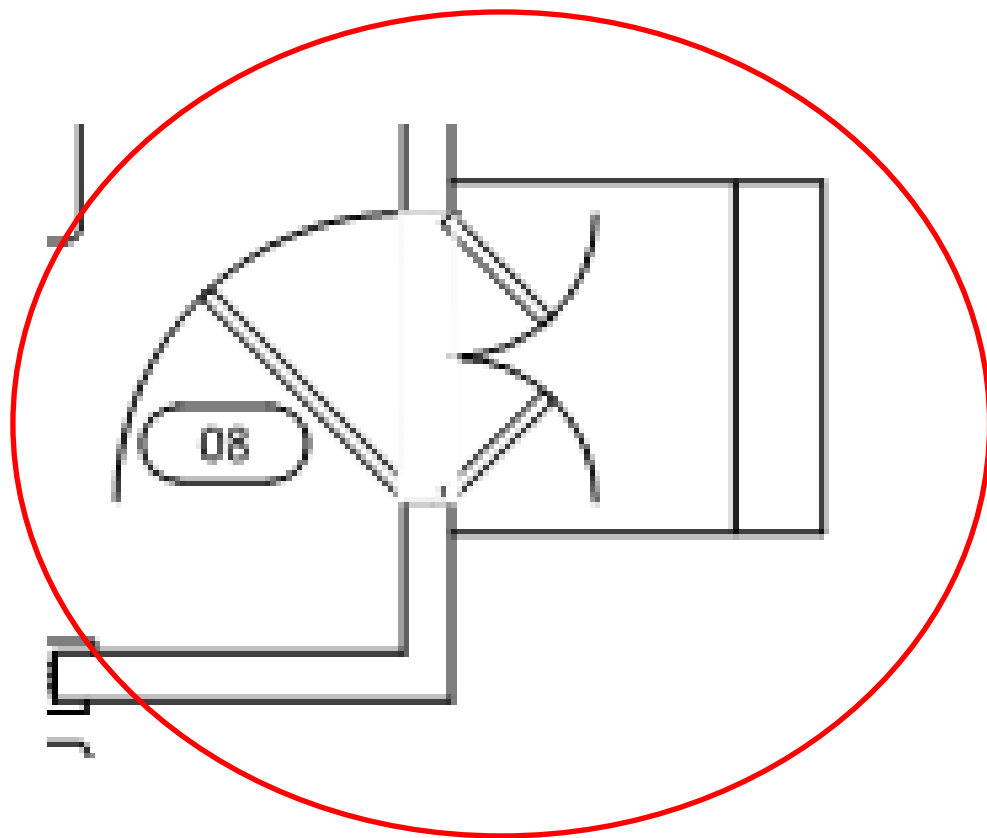


## 729 Gov. Nicholls – Millwork – Approved Back Door Drawings

VCC Architectural Committee

November 23, 2021





4  
A200

## PROPOSED BARRACKS ST ELEVATION

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



729 Gov. Nicholls – Millwork – Approved Back Door Drawings

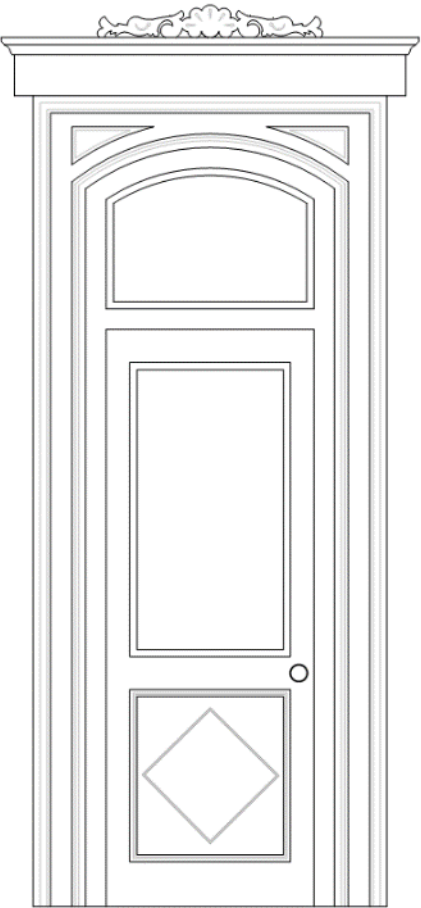
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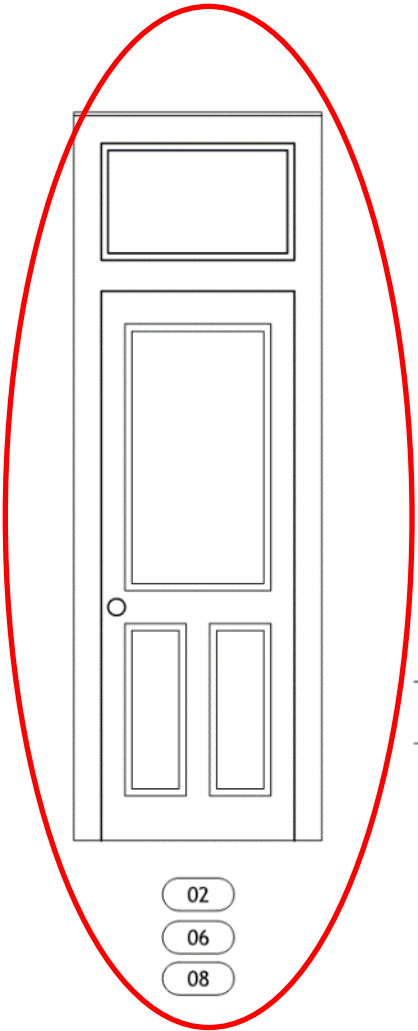




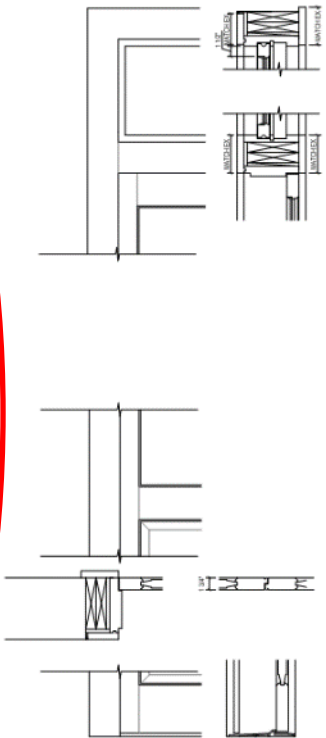
DOOR SCHEDULE					
TAG	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
01	EXTERIOR DOOR	3'-0"	8'-0"	WOOD & GLASS	DOOR WITH TRANSOM
02	EXTERIOR DOOR	3'-2"	8'-0"	WOOD & GLASS	DOOR WITH TRANSOM, EXISTING SHUTTERS TO REMAIN
03	INTERIOR DOOR	2'-6"	8'-0"	WOOD	
04	INTERIOR DOOR	3'-0"	8'-0"	WOOD	
05	EXTERIOR DOOR	EXISTING	EXISTING		FIX DOOR SHUT, LEAVING TRANSOM EXPOSED
06	EXTERIOR DOOR	2'-10"	8'-0"	WOOD	
07	POCKET DOOR	3'-0"	8'-0"	WOOD	
08	EXTERIOR DOOR	EXISTING	EXISTING		REPAIR EXISTING DOOR & FRAME



01



02  
06  
08



02  
A600

PROPOSED EXTERIOR OPENINGS

scale: 3/4" = 1'-0"





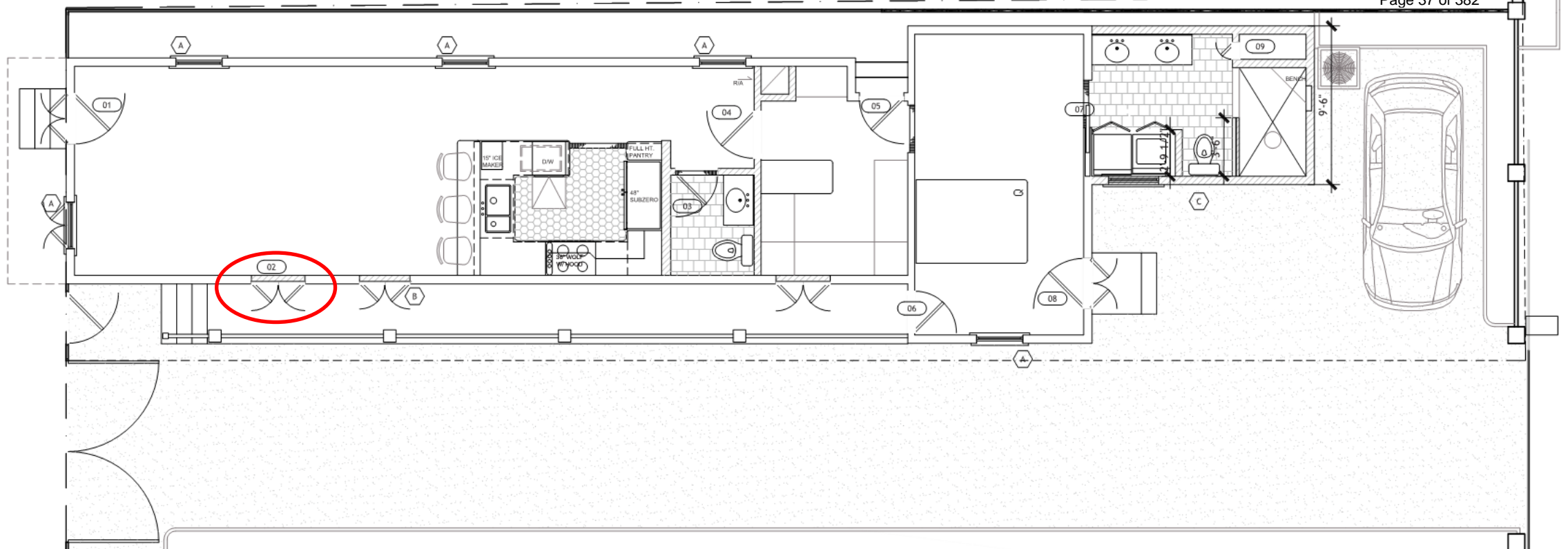
729 Gov. Nicholls – Millwork – Existing Back Door

VCC Architectural Committee

November 23, 2021







## PROPOSED PLAN

scale: 3/16" = 1'-0"

729 Gov. Nicholls – Millwork – Approved Side Door Drawings

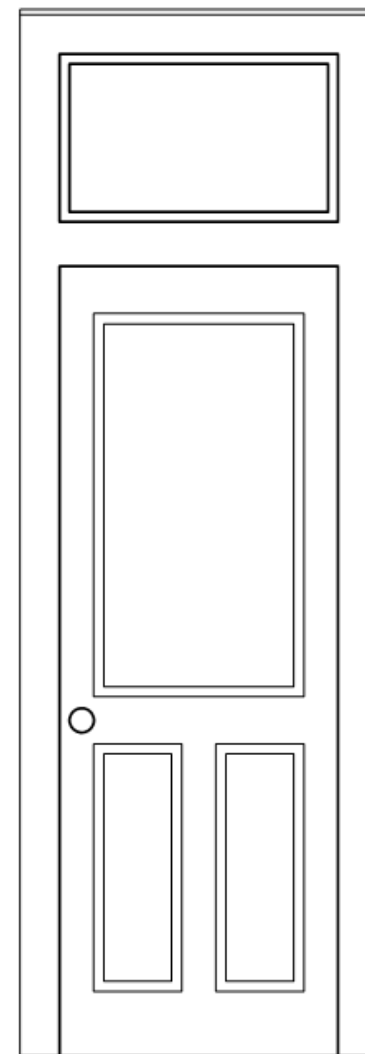
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DOOR SCHEDULE

TAG	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
01	EXTERIOR DOOR	3'-0"	8'-0"	WOOD & GLASS	DOOR WITH TRANSOM
02	EXTERIOR DOOR	3'-2"	8'-0"	WOOD & GLASS	DOOR WITH TRANSOM, EXISTING SHUTTERS TO REMAIN
03	INTERIOR DOOR	2'-6"	8'-0"	WOOD	
04	INTERIOR DOOR	3'-0"	8'-0"	WOOD	
05	EXTERIOR DOOR	EXISTING	EXISTING		FIX DOOR SHUT. LEAVING TRANSOM EXPOSED
06	EXTERIOR DOOR	2'-10"	8'-0"	WOOD	
07	POCKET DOOR	3'-0"	8'-0"	WOOD	
08	EXTERIOR DOOR	EXISTING	EXISTING		REPAIR EXISTING DOOR & FRAME



02

06

08

729 Gov. Nicholls – Millwork – Approved Side Door Drawings

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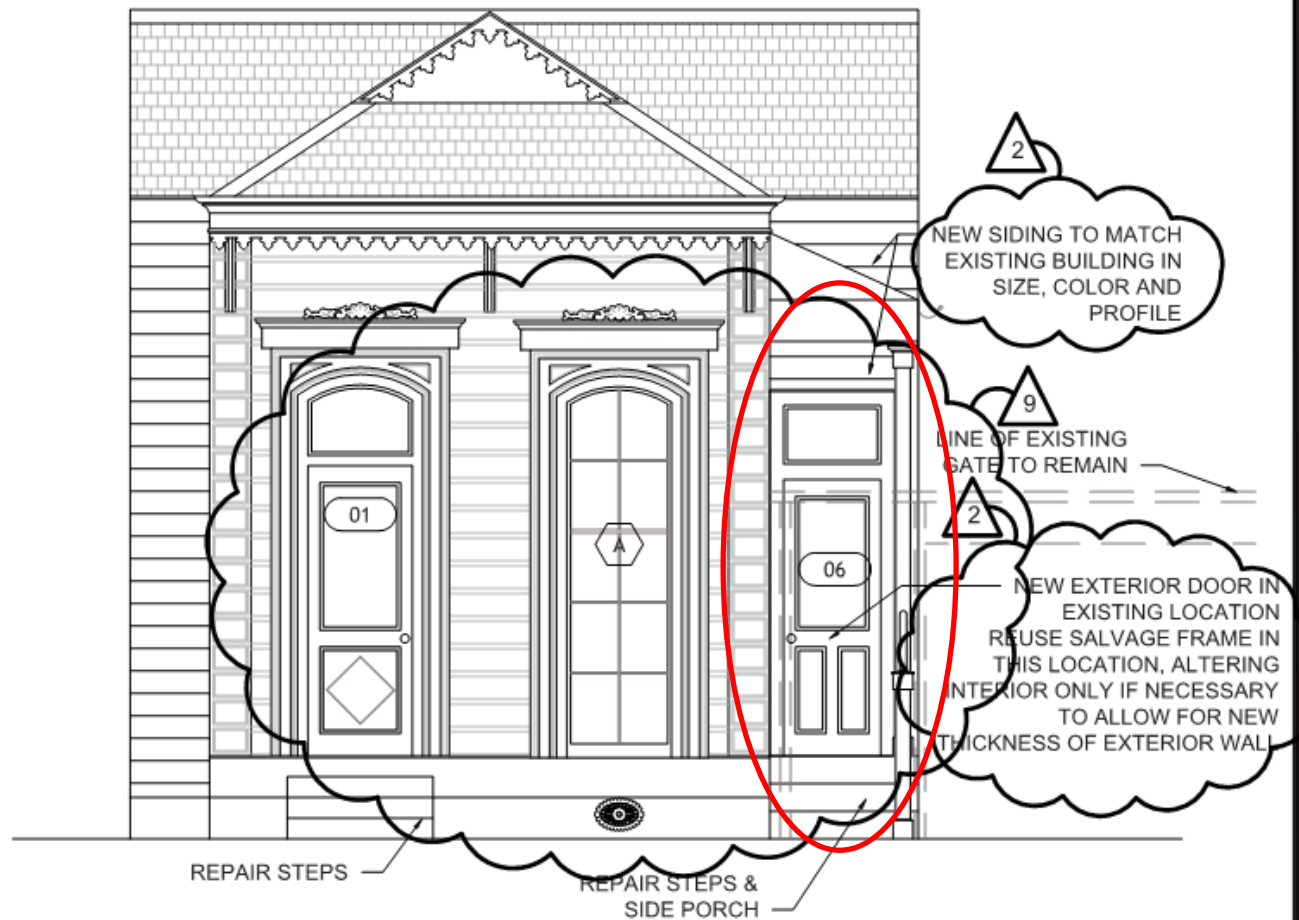


729 Gov. Nicholls – Millwork – Existing Side Doors

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2  
A200

## PROPOSED GOV NICHOLLS ST ELEVATION

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

729 Gov. Nicholls – Millwork – Approved Porch Door Drawings

VCC Architectural Committee

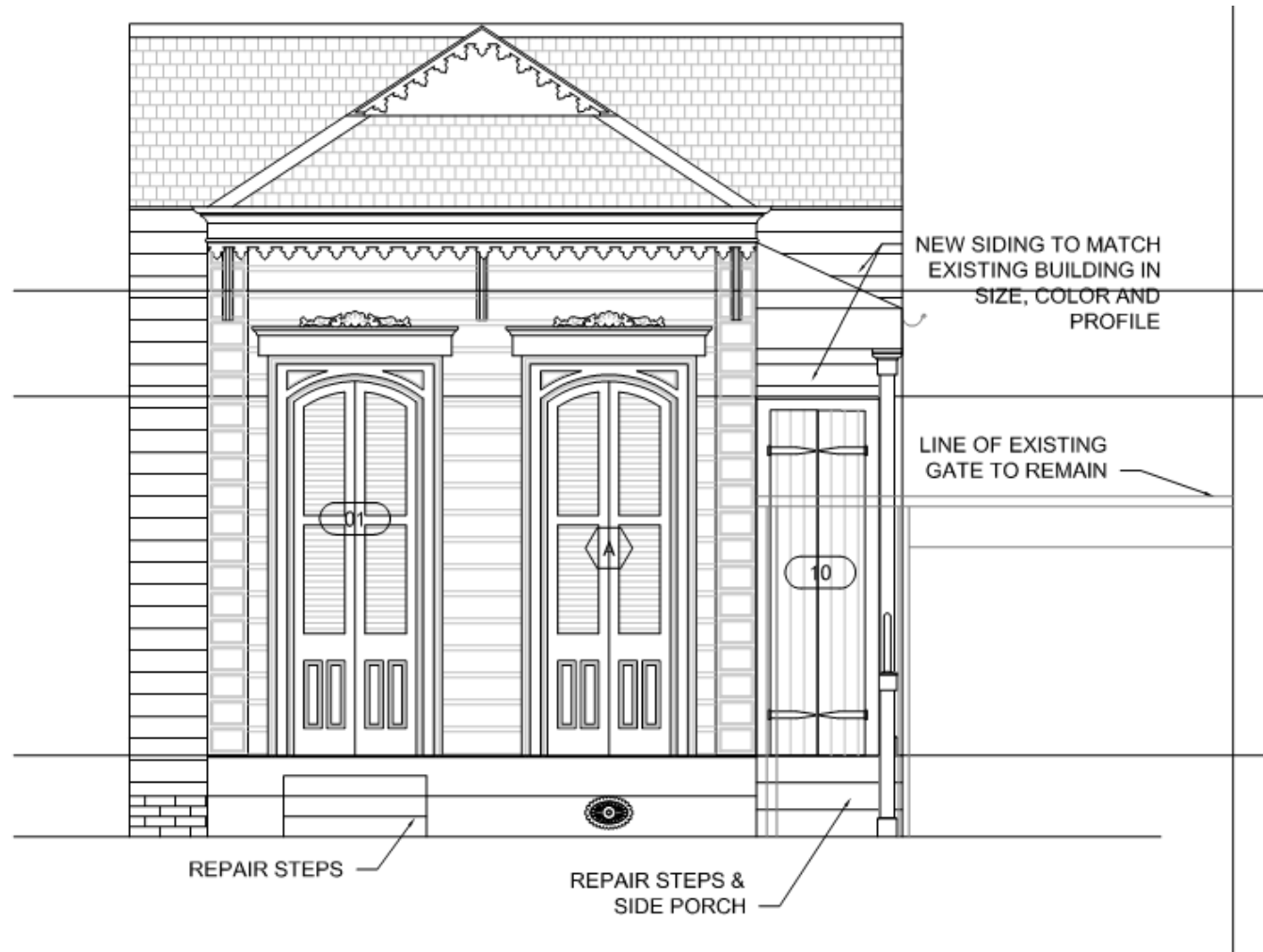
November 23, 2021







729 Gov. Nicholls – Millwork – Current As-Built Porch Door



2  
A200

## PROPOSED GOV NICHOLLS ST ELEVATION

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

729 Gov. Nicholls – Millwork – New Proposed Porch Door Drawings

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729 Gov. Nicholls – Side Porch Railing – Previously Existing

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729 Gov. Nicholls – Side Porch Railing – Previously Existing

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729 Gov. Nicholls – Side Porch Railing – Previously Existing

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729 Gov. Nicholls – Side Porch Railing – As-Built

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729 Gov. Nicholls – Side Porch Railing – As-Built

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729 Gov. Nicholls – Side Porch Railing – As-Built

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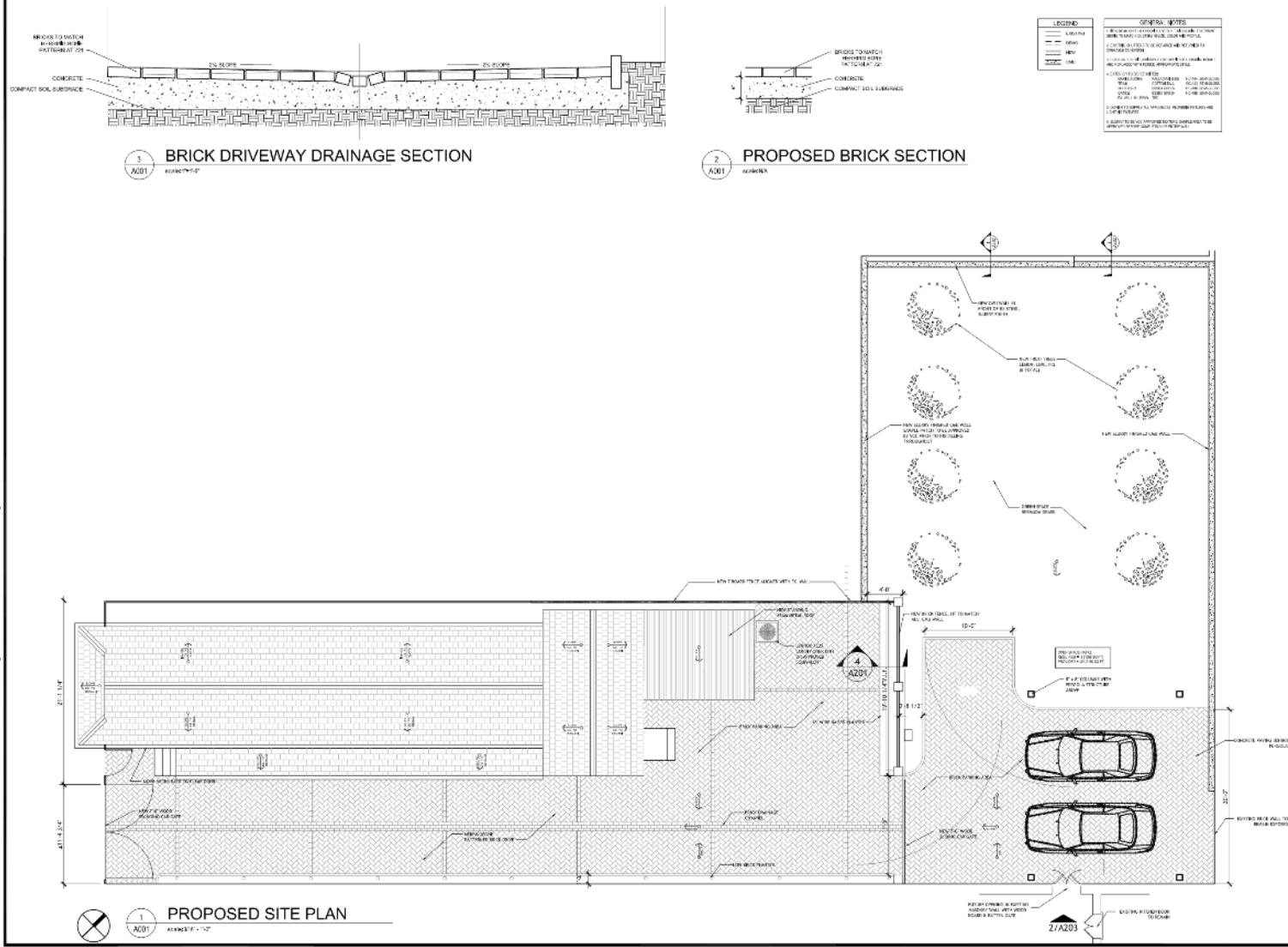
729 Gov. Nicholls – Courtyard Wall Height – As-Built

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**WILLIAMS ARCHITECTS**  
624 BARBOUR STREET  
NEW ORLEANS, LA 70113  
504-566-0888  
WILLIAMSARCHITECTS.COM

These drawings and specifications have been prepared by me or under my direct supervision and to the best of my knowledge and belief they comply with the applicable codes and regulations.

By: *John Williams*  
John Williams, Architect  
No. 10000  
State of Louisiana  
Expiring 12/31/2021

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John C. Williams Architects LLC

**729 GOVERNOR NICHOLLS ST.**  
NEW ORLEANS, LA 70116

REVISIONS:		
No.	Date	Scale
1	08/25/2020	VCC SAUS
2	10/21/2020	PHAC PLAN
3	11/04/2020	VCC SAUS
4	11/22/2020	BRICK L&V
5	01/04/2021	VCC SAUS
6	02/18/2021	VCC SAUS
7	04/13/2021	VCC SAUS
8	04/27/2021	VCC SAUS

SHEET:  
SITE PLAN

DRAWING BY: JCN  
SCALE: 1/4" = 1'-0"  
JOB NO: 518005-00  
DATE: 01-21-2021

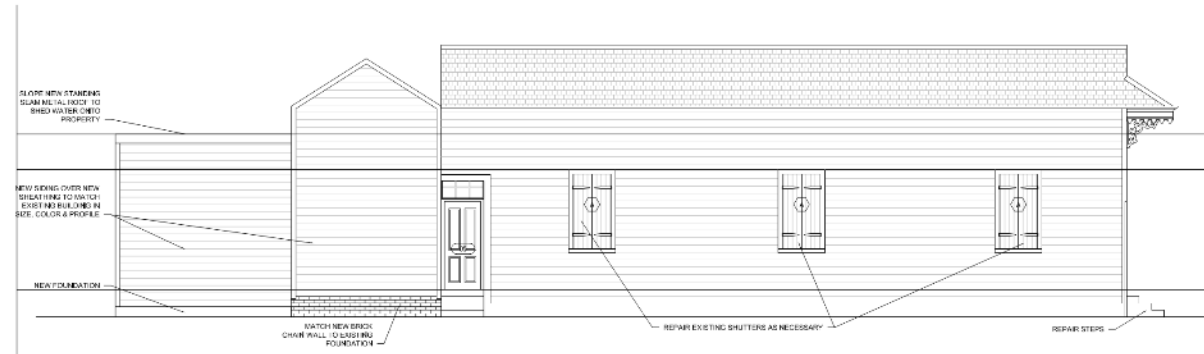
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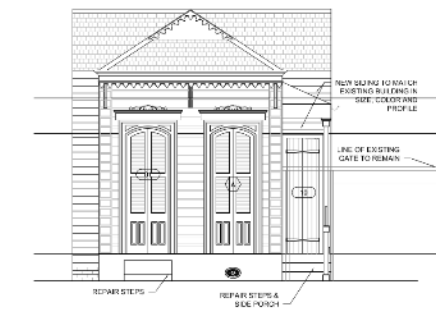




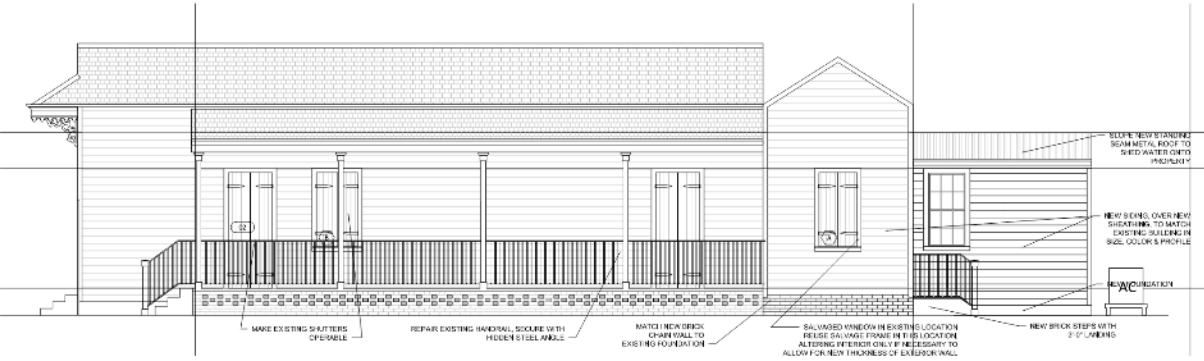
**729 GOVERNOR NICHOLLS ST.**  
NEW ORLEANS, LA 70116



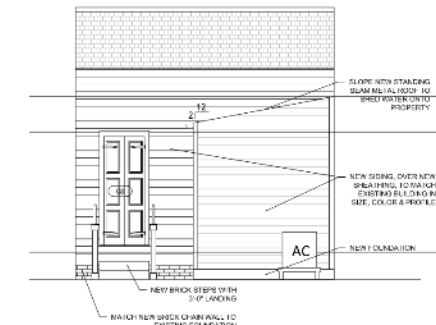
**1 PROPOSED BOURBON ST (SIDE) ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 PROPOSED GOV NICHOLLS ST ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 PROPOSED ROYAL ST (SIDE) ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 PROPOSED BARRACKS ST ELEVATION**  
SCALE: 1/8" = 1'-0"

REVISIONS		
No.	Date	Scope
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7	10/23/2020	HVAC PLAN
8	11/04/2020	VCC SUB
9	11/20/2020	BRICK ELEV
10	01/04/2021	VCC SUB
11	02/15/2021	VCC SUB
12	04/13/2021	VCC SUB
13	04/27/2021	VCC SUB

SHEET:  
PROPOSED EXTERIOR  
ELEVATIONS

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Sheet No:

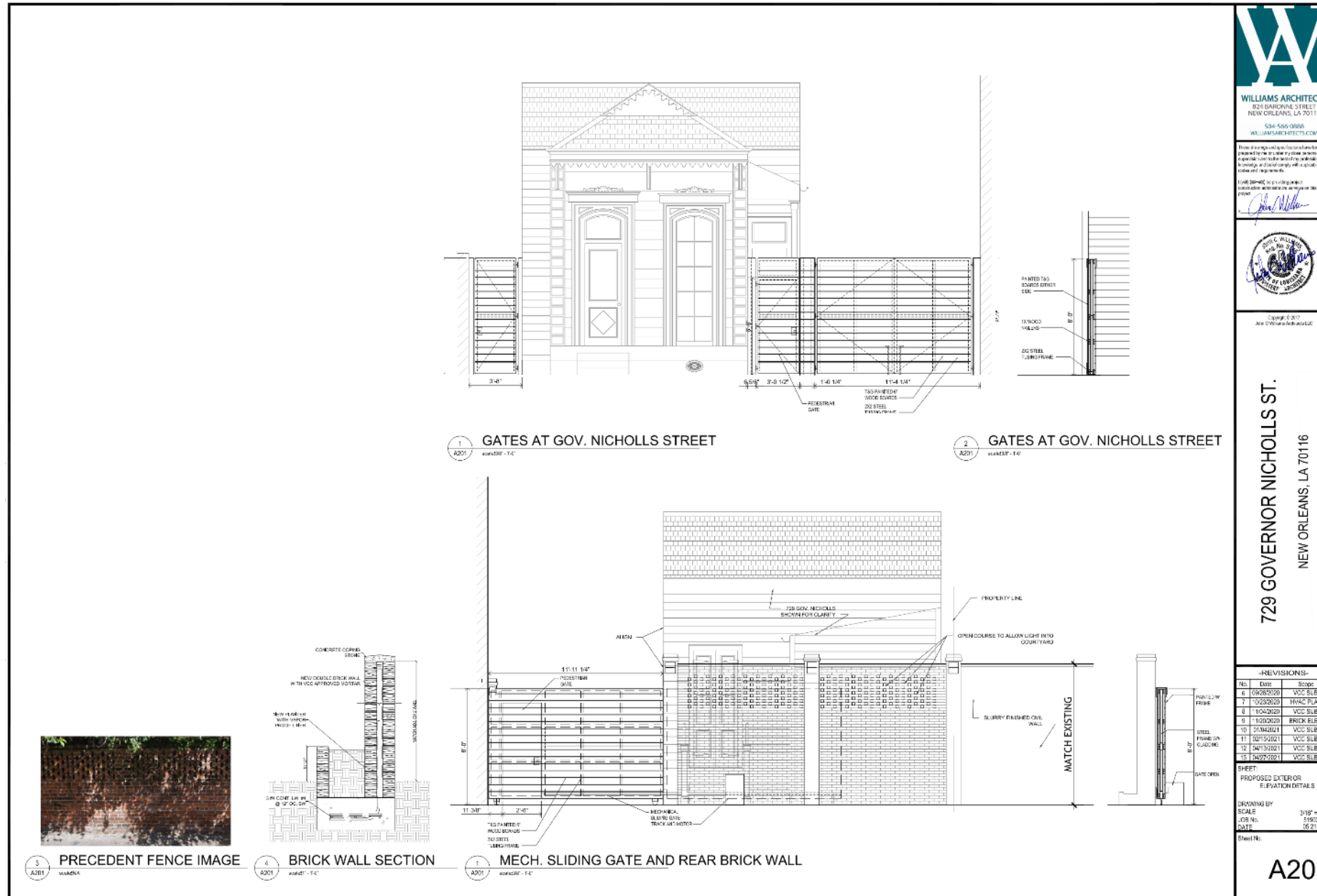
**A200**

# 729 Gov. Nicholls – Revised Proposed Plans

VCC Architectural Committee

November 23, 2021





# 729 Gov. Nicholls – Revised Proposed Plans

VCC Architectural Committee

November 23, 2021







**LEGEND**

EXISTING

DEMO

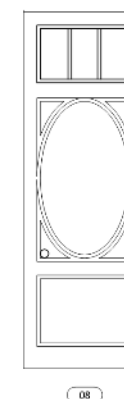
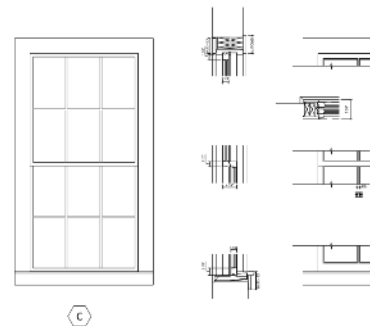
NEW

CHU

[illegible]

I will **continue** be providing project construction administrative services on this project.

*John Wilkerson*



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John C. Williams Architects LLC

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NEW ORLEANS, LA 70116

-REVISIONS-		
No	Date	Scope
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8	11/04/2020	VCC SUB.
9	11/20/2020	BRICK ELEV
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13	04/27/2021	VCC SUB.

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SCHEDULES

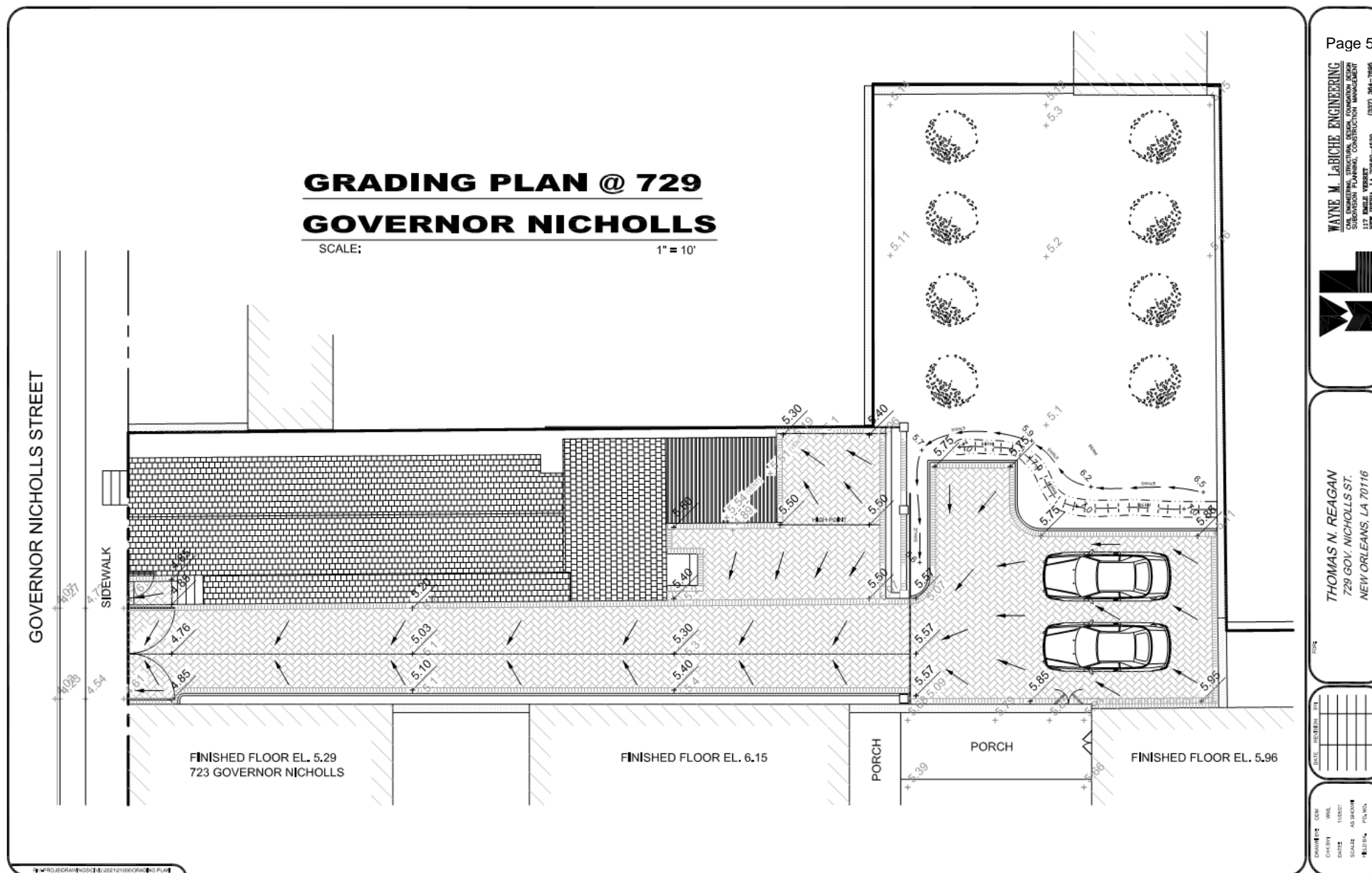
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DATE	06.21.2021

Sheet No.

A600







729 Gov. Nicholls – Revised Proposed Plans

VCC Architectural Committee

November 23, 2021



# LA500PKGUL SWING GATE OPERATOR

SECTION 32 31 00

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## KEY FEATURES

### BATTERY BACKUP

Up to 24 days of standby power or 500 cycles when the power is down

### REMOTE CONTROL ACCESS

Security+ 2.0® 3-channel receiver will handle up to 50 remote controls (unlimited remotes with 811LM/813LM)

### INTERNET CONNECTIVITY

MyQ® technology monitors and controls the operator through the MyQ app

### MONITORED SAFETY INPUTS

3 inputs main board; 3 optional expansion board

### SOLAR-POWER CAPABILITIES

Yes. Reference detailed solar chart on product page at LiftMaster.com

### DIAGNOSTIC DISPLAY

LED diagnostic display

### WIRELESS DUAL-GATE COMMUNICATION

Eliminates expensive conduit costs and unsightly driveway scars

### FIRE DEPARTMENT COMPLIANT

Allows gate to auto open upon loss of AC power or battery depletion

### LIMIT SETTING

Electronic

### DUAL-GATE CONTROL

Bi-part delay or synchronized close

### PROGRAMMABLE AUXILIARY RELAYS

Easily add additional features, such as warning lights/alarms

### UNAUTHORIZED ACCESS PREVENTION

Can be programmed with anti-tailgate or quick close capabilities

### HOMELINK® COMPATIBLE

Version 4 and higher

## SPECIFICATIONS

### OPERATOR SPEED

90-degree opening in 17 seconds

### POWER

120V/230VAC single phase

### ACCESSORY POWER

24VDC, 500mA output; switched and unswitched power

### OPERATOR WEIGHT

Actuator arm 35 lbs.; standard control box 13 lbs.; includes (2) 7Ah batteries

### WARRANTY

2 years

### TEMPERATURE SPECIFICATIONS

-4°F (-20°C) to 140°F (60°C)

### UL USAGE CLASSIFICATION

UL 325 & UL 991 listed – class I, II, III and IV

## CONSTRUCTION

### MOTOR

24VDC motor with soft start/stop

### OPERATOR DUTY RATING

300 cycles per day

### CHASSIS/FRAME

Commercial-duty aluminum die-cast housing

### GEAR REDUCTION

Precision-machined all-metal gear in contained lubrication housing.

### RECOMMENDED CAPACITIES

Rated for gates up to 18 ft. in length or weighing up to 1,600 lbs.



DATA SHEET  
SWING GATE OPERATOR



LiftMaster



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VCC Architectural Committee

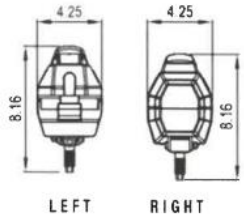
November 23, 2021



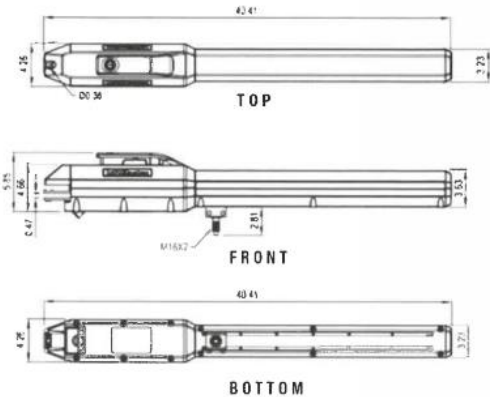
LA500PKGUL SWING GATE OPERATOR

SECTION 32 31 00

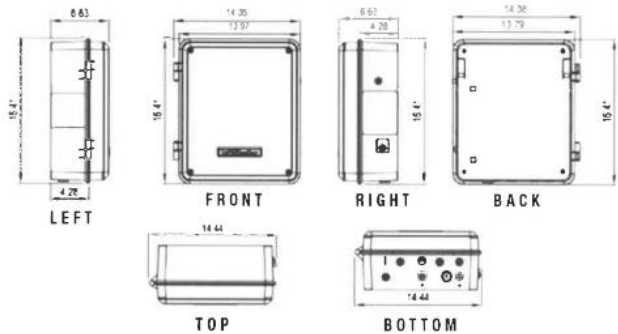
DIMENSIONS



ACTUATING ARM

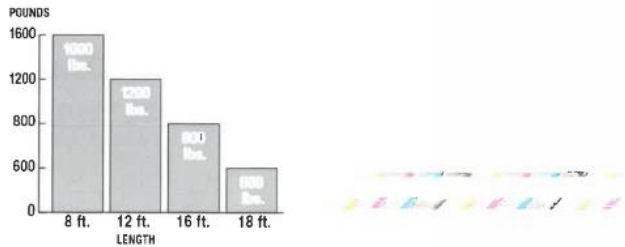


CONTROL BOX



BATTERY BACKUP OPERATION

BATTERY	CYCLES	STANDBY TIME
(2) 7Ah	500	24 Days
(2) 33Ah	2781	180 Days



## Step 1 Position the Brackets

If this operator is a replacement for a Miracle-One™ operator, use the existing post bracket and gate bracket. Remove the Miracle-One™ operator from the brackets and proceed to the next step.

If your application is Push-to-Open, refer to the illustrations in the Appendix.

The measurements shown below are typical for a standard installation. Your installation may be different. The gate bracket MUST be installed in an area that can withstand heavy forces. Additional reinforcement steel plates may be necessary for mounting.

1. Close the gate.
2. Choose a vertical mounting location for the post bracket.
3. Place a measuring tape under the center of the gate hinge point and measure out dimension A (see chart).
4. Use a screwdriver or dowel rod to temporarily mark the location of the first measurement (Figure 1).
5. Measure out dimension B (see chart) from the previous mark. Use a screwdriver to mark the location of the second measurement (Figure 1).
6. Align the post bracket as close as possible above the screwdriver or dowel rod and tack weld the post bracket in the desired vertical position.
7. Position a level on the post bracket and measure 35-1/2" (90.2 cm) over from the center hole of the post bracket and mark the location on the gate (Figure 2).
8. Measure 2-1/4" (6.4 cm) down from the previous mark and center the bracket on this mark (Figure 3). Tack weld the gate bracket in this position.

### NOTES:

- There should only be a maximum of 4" (10.2 cm) from the center of the hinge to the edge of the post or column (Figure 1). If the distance is greater than 4" (10.2 cm) entrapment protection for this area is required.
- While the gate is in the fully open position, the operator needs a clearance of 11-1/4" (28.6 cm) as shown (Figure 2).

**NOTE:** The ideal installation measurements are A = 7-3/4" (19.7 cm) and B = 8-1/2" (21.6 cm). If different measurements are used, the sum of A and B cannot be greater than 18" (45.7 cm).

DIMENSION CHART	
A	B
7-3/4" (19.7 cm)	8-1/2" (21.6 cm)
8-1/2" (21.6 cm)	7-3/4" (19.7 cm)
9" (22.9 cm)	9" (22.9 cm)
9" (22.9 cm)	8-1/2" (21.6 cm)
7-1/2" (19.1 cm)	7-1/2" (19.1 cm)

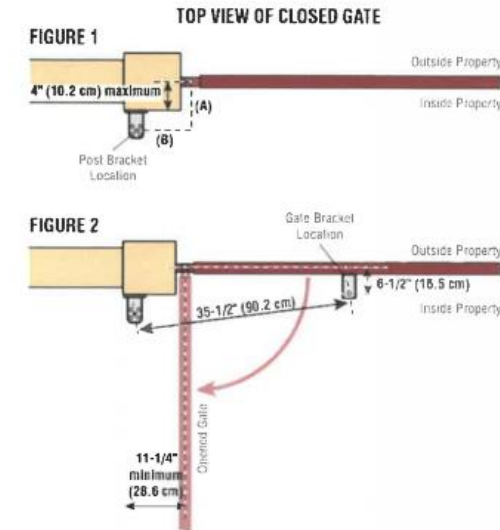
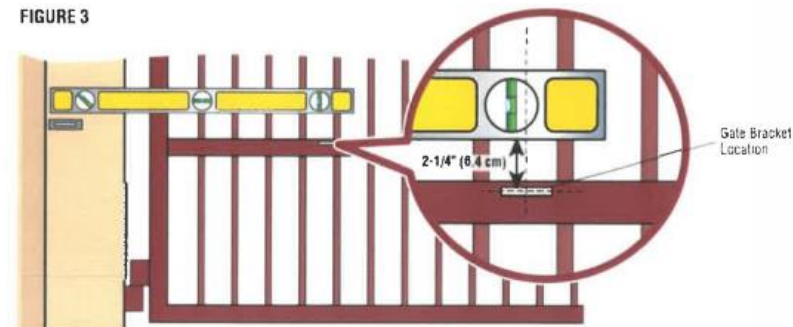


FIGURE 3





# H-10 SLIDE GATE OPERATOR



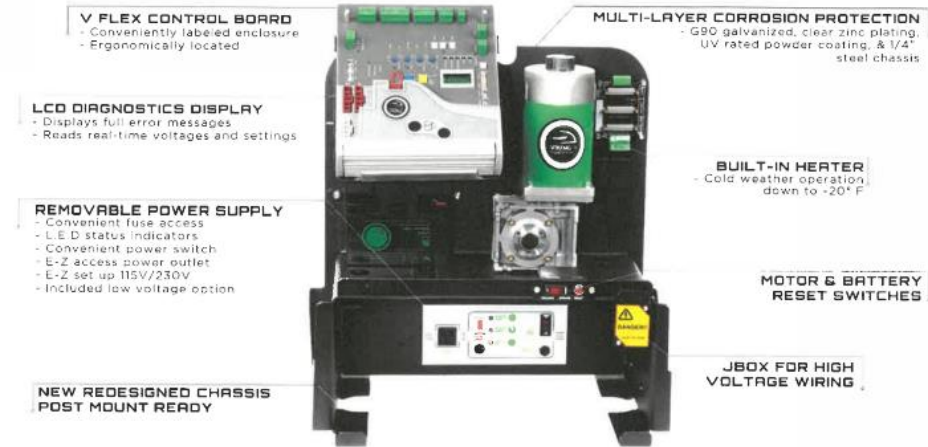
**RESIDENTIAL AND COMMERCIAL**  
CLASS I, II, III, & IV VEHICULAR SLIDE GATE OPERATOR

729 Gov. Nicholls – Revised Proposed Plans

VCC Architectural Committee

November 23, 2021





#### COMPATIBLE WITH VIKING WIRELESS PRODUCTS

- Wireless Master/Slave Kit provides secure and reliable wireless communication.
- Remote access to the control board settings, programming, operator diagnostics, controls, gate status and error notifications, all from the convenience of a computer or any compatible hand held device.
- Plug & Play connection for the Viking wireless Expansion products.

#### BATTERY BACKUP INCLUDED

- Standard Battery Backup provides 100 continuous cycles at 100% duty cycle.
- With Viking's "True" Battery Backup System, batteries are not used during normal operations, maximizing battery life.

#### LIGHTNING PROTECTION

- Advanced lightning strike protection up to 20,000 volts / 10,000 amps
- On-board surge protection monitoring.

#### PROTECTION

- Multi-Layer Corrosion Protection
- G90 Galvanized
- Clear Zinc Plating
- UV Rated Powder Coating

#### INTEGRATED HEATER

- Built-in heater for operating temperatures down to -20° F.
- This will allow you run your operator in the coldest conditions.

#### SOLAR SMART

- Power Saving technology minimizes current draw while at standby.

#### DIAGNOSTICS DISPLAY

- On-board LCD screen displays voltages, amps, gate status and diagnostics.

Operational Voltage	24 VDC with 1 HP Motor	Operating Speed	12" Per Second
Main Power Source Options	120/240 VAC Single-Phase	Operating Temperature	-20° F up to +160° F
Battery	7 AmpHr 12 VDC x 2	Max Gate Capacity	2200 Lbs/ 75'
Battery Backup	100 Full Contin. Cycles (2200 lbs)	Max Duty Cycle	100% Contin. Cycle

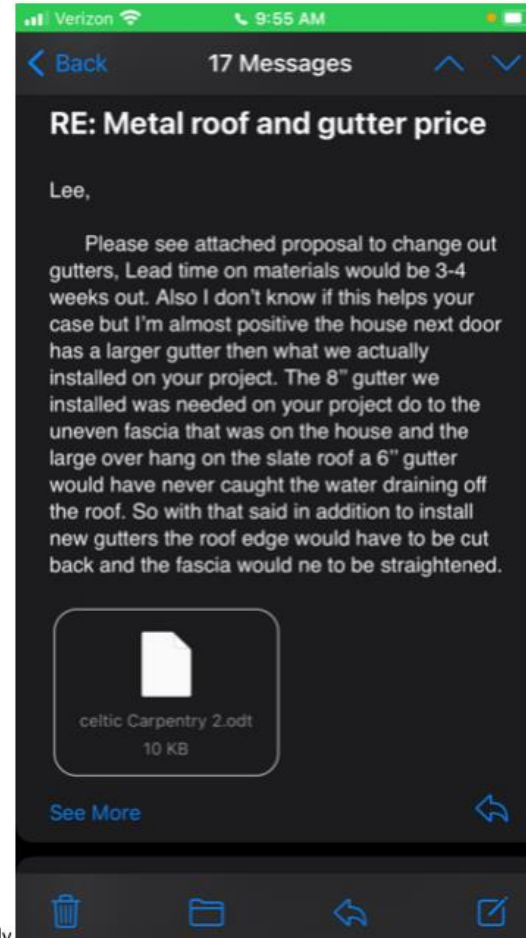


**From:** Lee Kelly <celticcarpentry@yahoo.com>  
**Sent:** Monday, November 8, 2021 10:01 AM  
**To:** Carrie Hunsicker  
**Cc:** LeeKelly77@gmail.com  
**Subject:** Re: 729 Gov Nicholls Gutters

Hi Carrie,

Please see attached the screenshot of the letter from the roofer about the reason the gutters are 8".

Thanks,





One Light Path & Spread



**\$149.09**

Item ID: 435080

Finish: **Textured Architectural Bronze**

Width: 4,50"

Height: 19,50"

**Bulbs**

Voltage: 12 V

Qty.	Type	Base	Watt	Incl.	Source	LM.	CCT	CRI	Avg,Life	Dim	Beam
1	S8	Wedge	24,40 W	Yes	Krypton	-	-	-	-	-	-

**Details**

Safety Listing: cETLus

Safety Rating: **Wet**

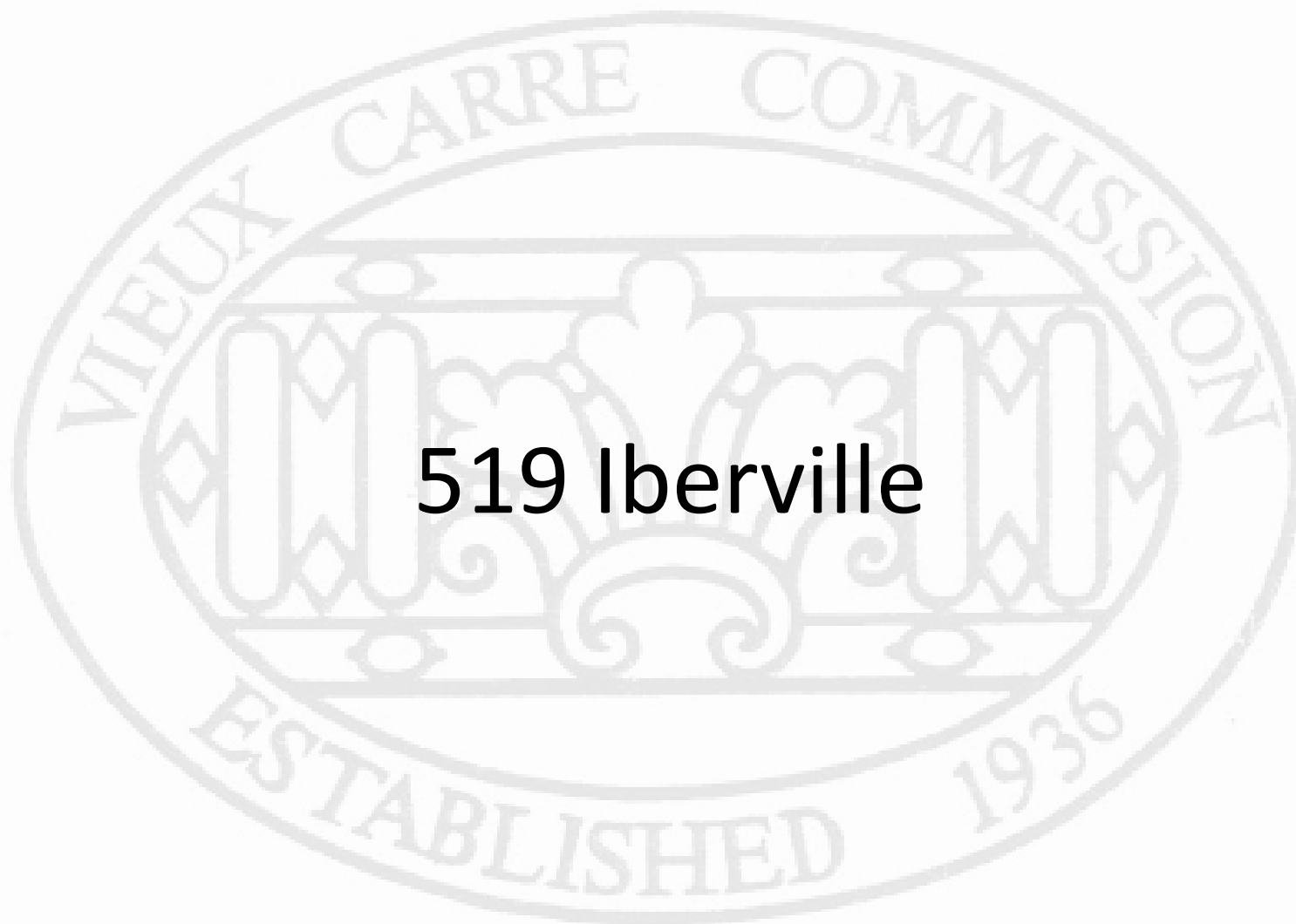
Wire: 34"

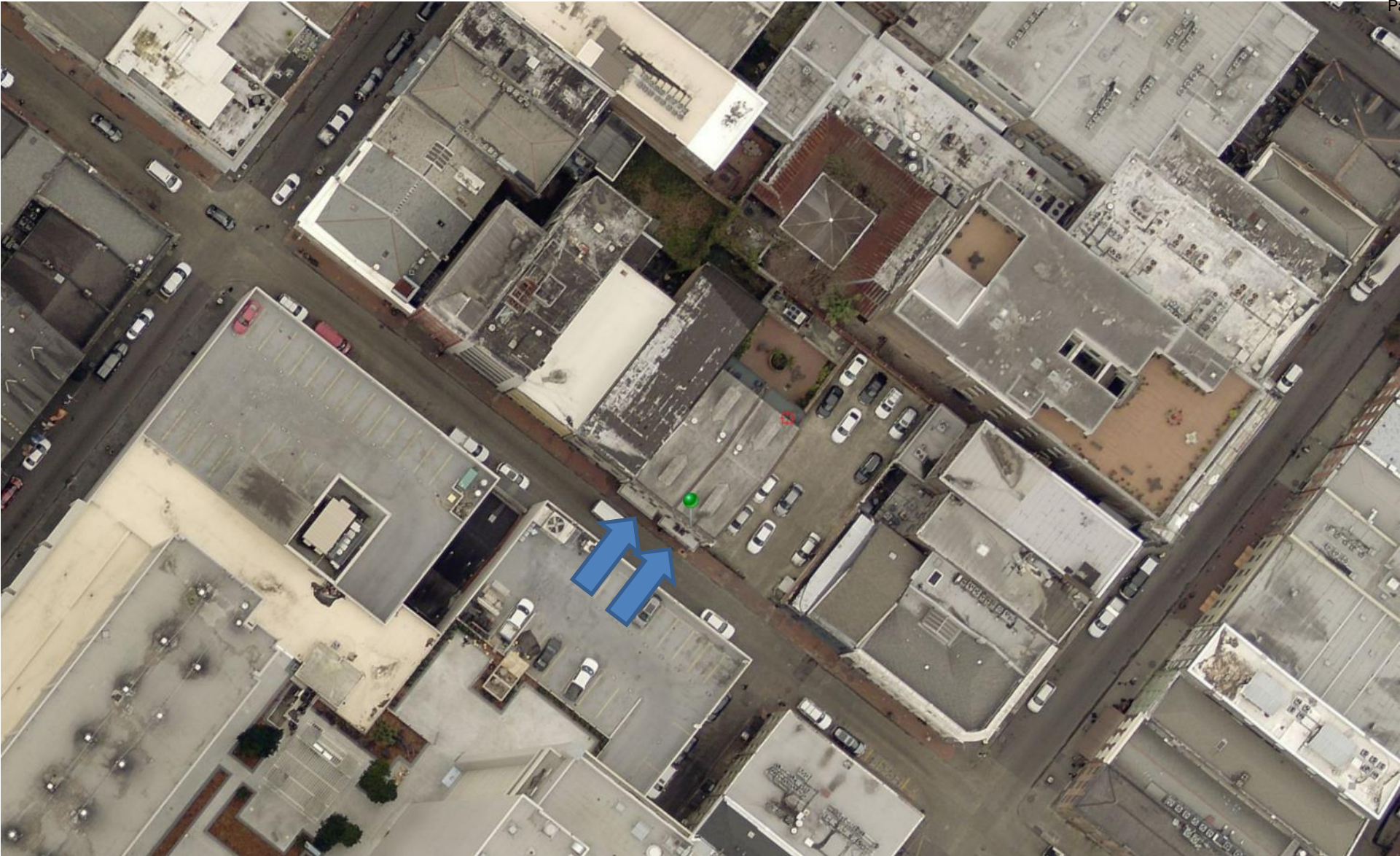
Weight: 1.13 lb

*Please be advised that all prices and information shown here are subject to verification by our showroom personnel.  
In the event of a discrepancy, we reserve the right to make any corrections necessary.*



519 Iberville





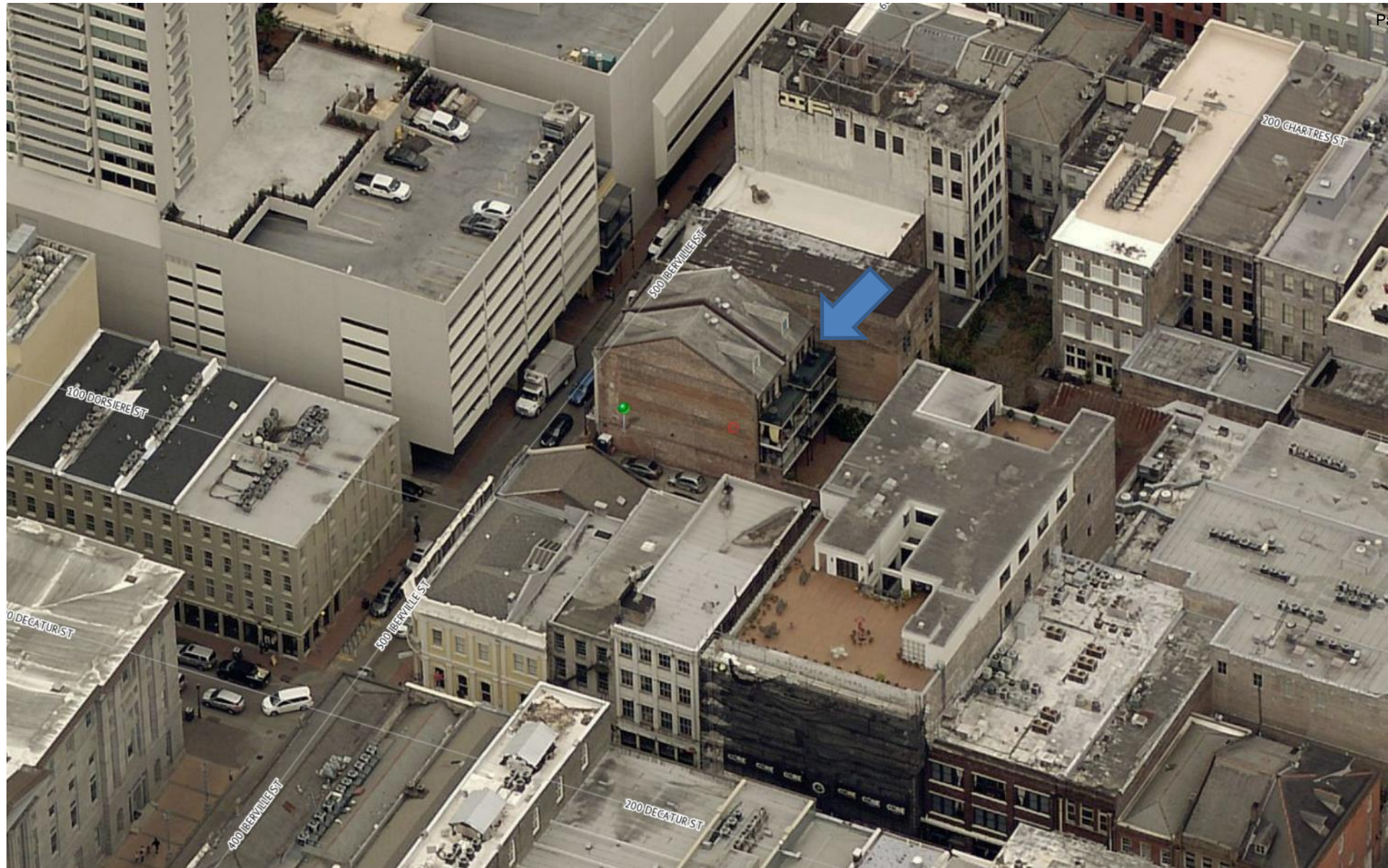
517-23 Iberville

VCC Architectural Committee

November 23, 2021







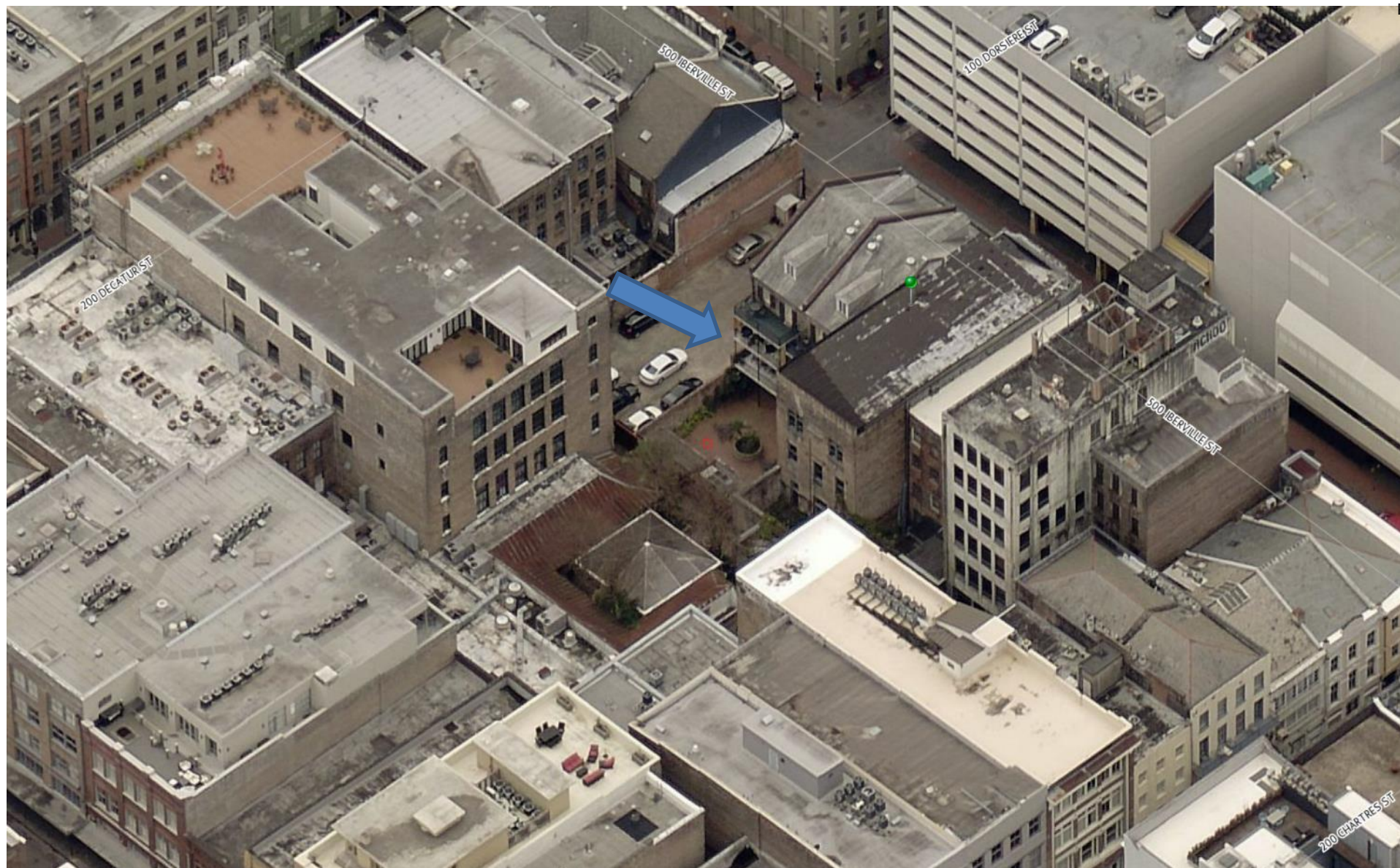
517-23 Iberville

VCC Architectural Committee

November 23, 2021







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VCC Architectural Committee

November 23, 2021







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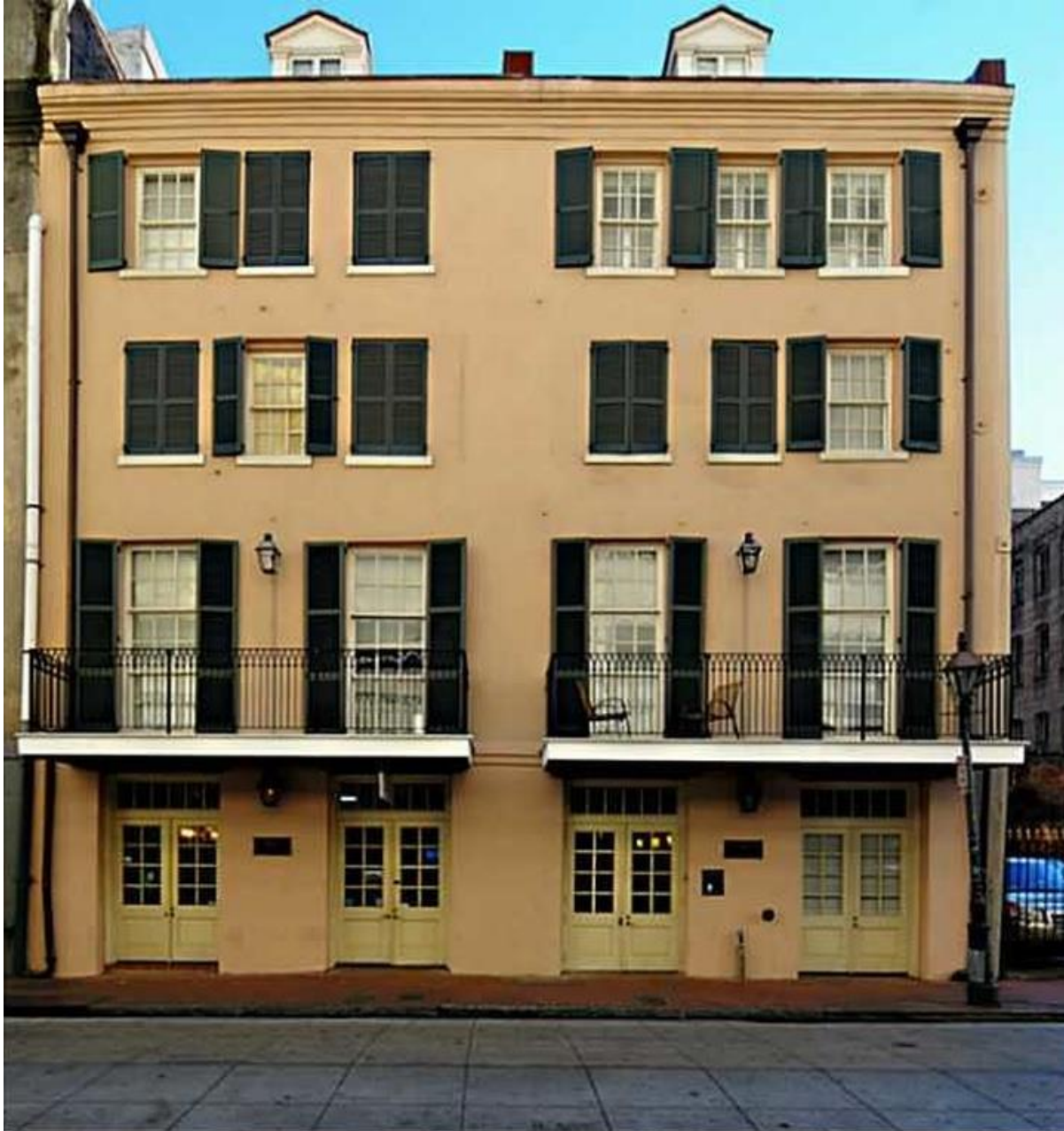


517-23 Iberville

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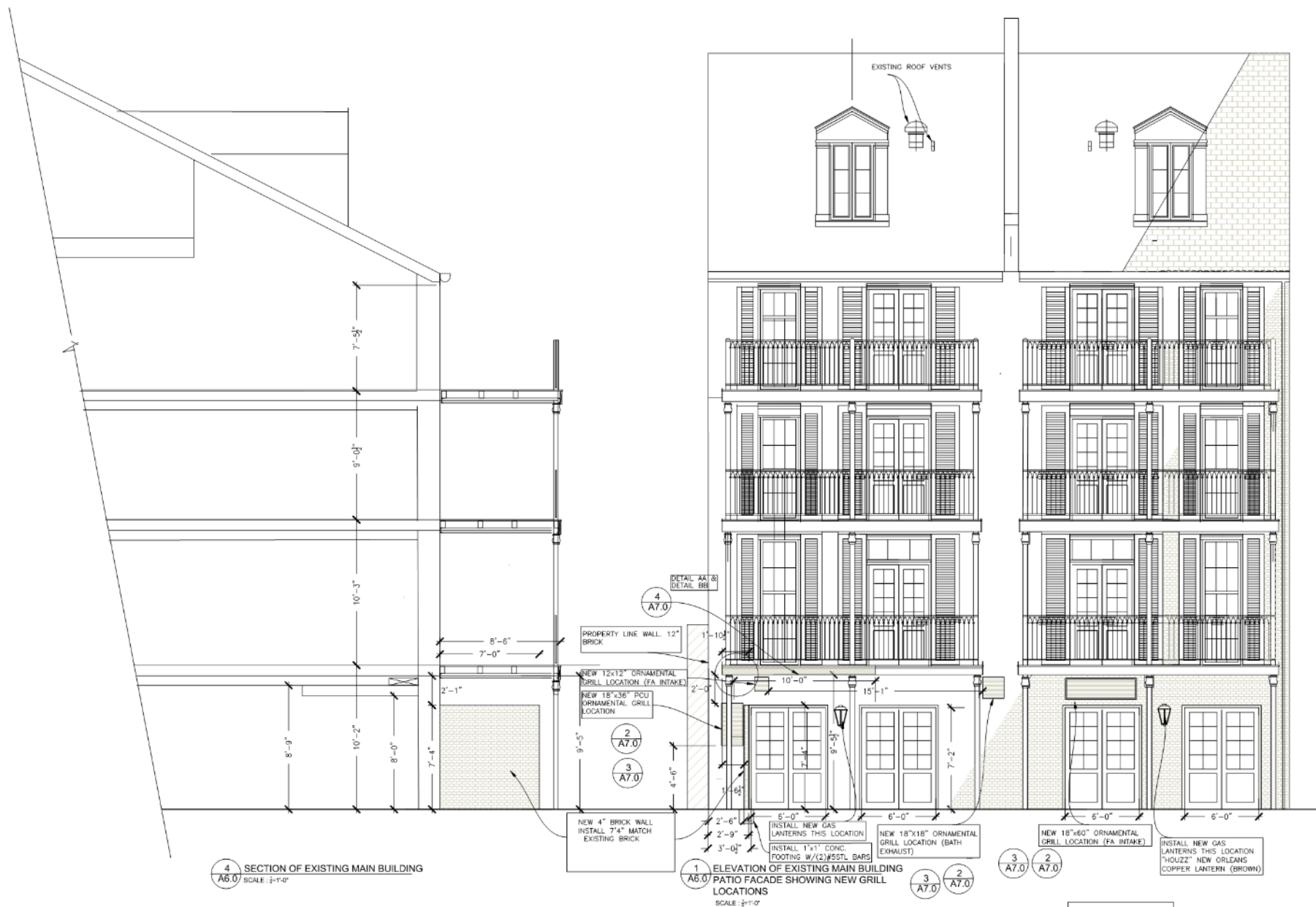
VCC Architectural Committee

November 23, 2021









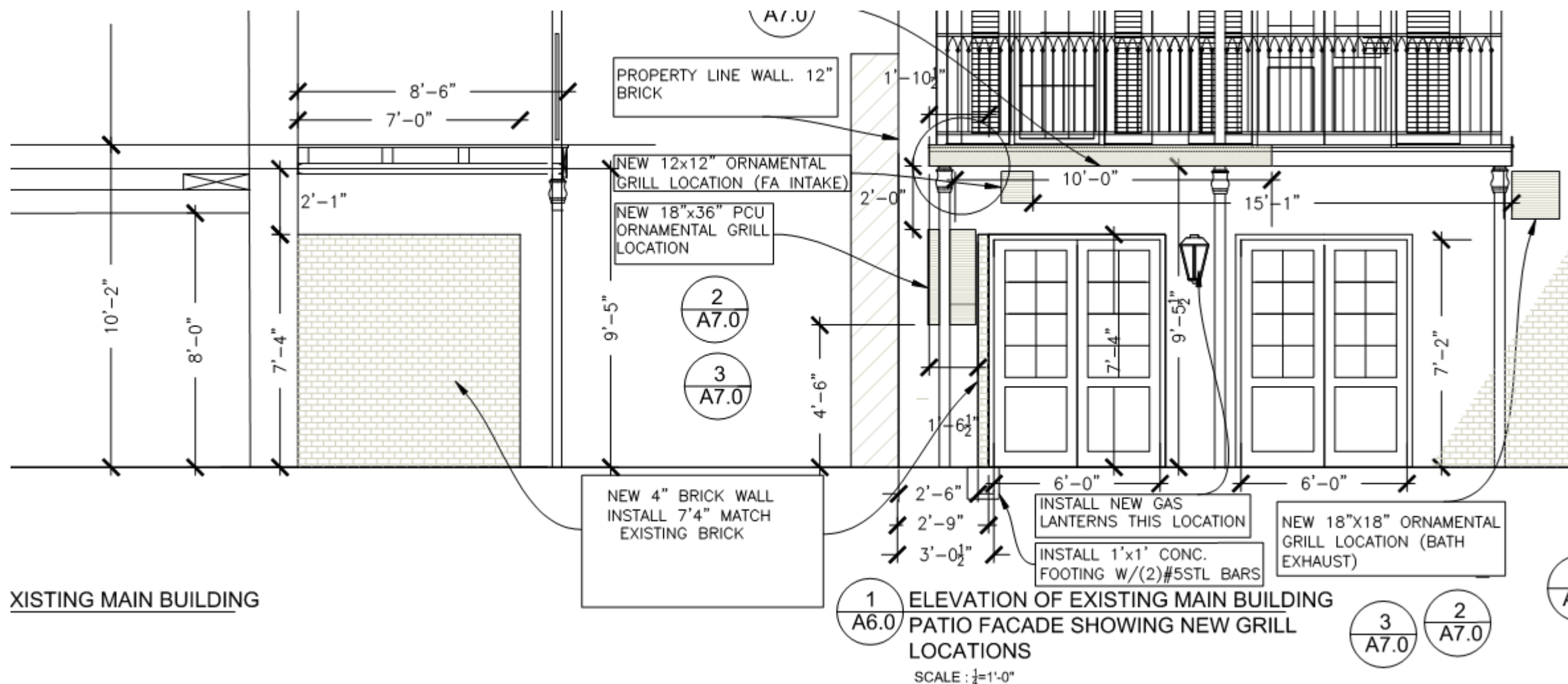
517-23 Iberville

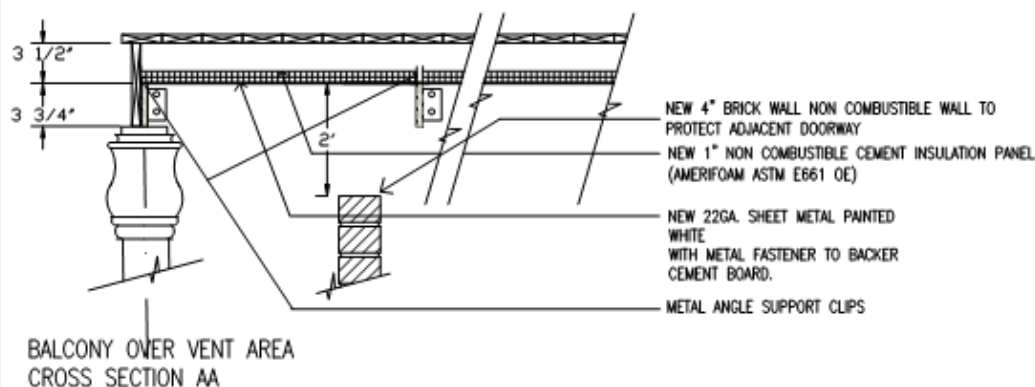
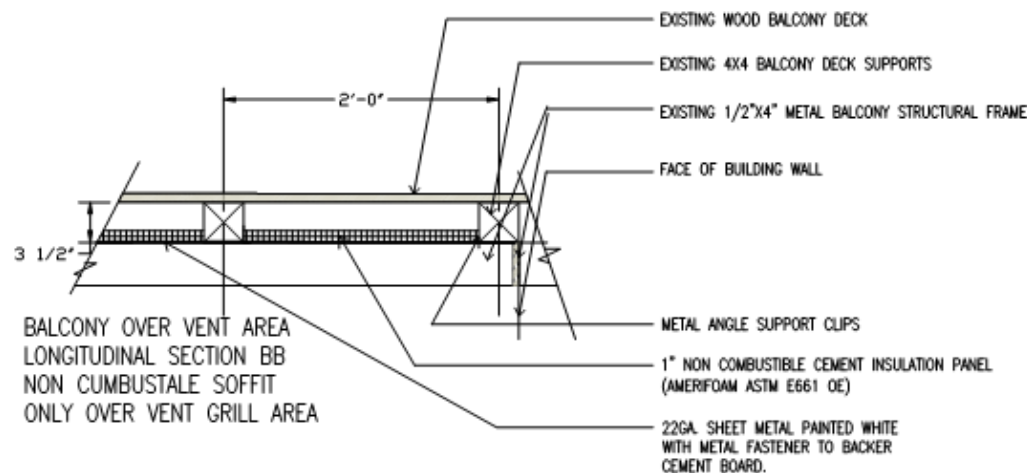
VCC Architectural Committee

November 23, 2021

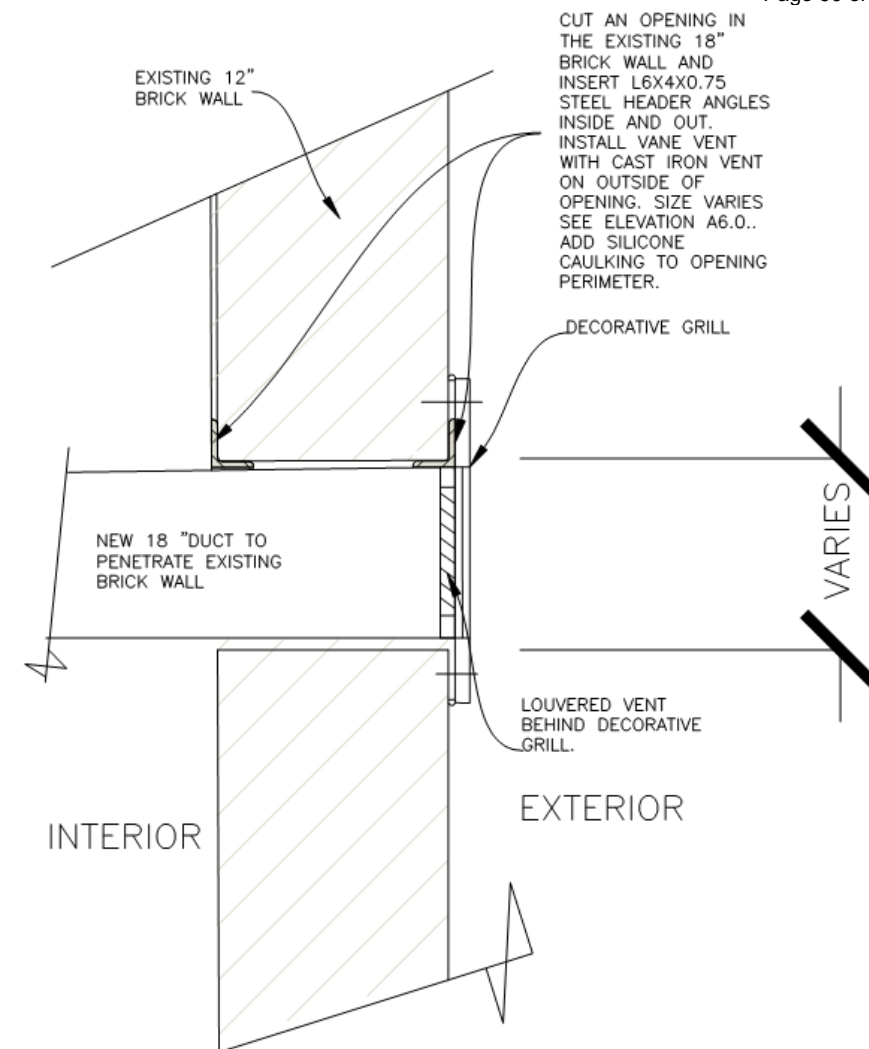






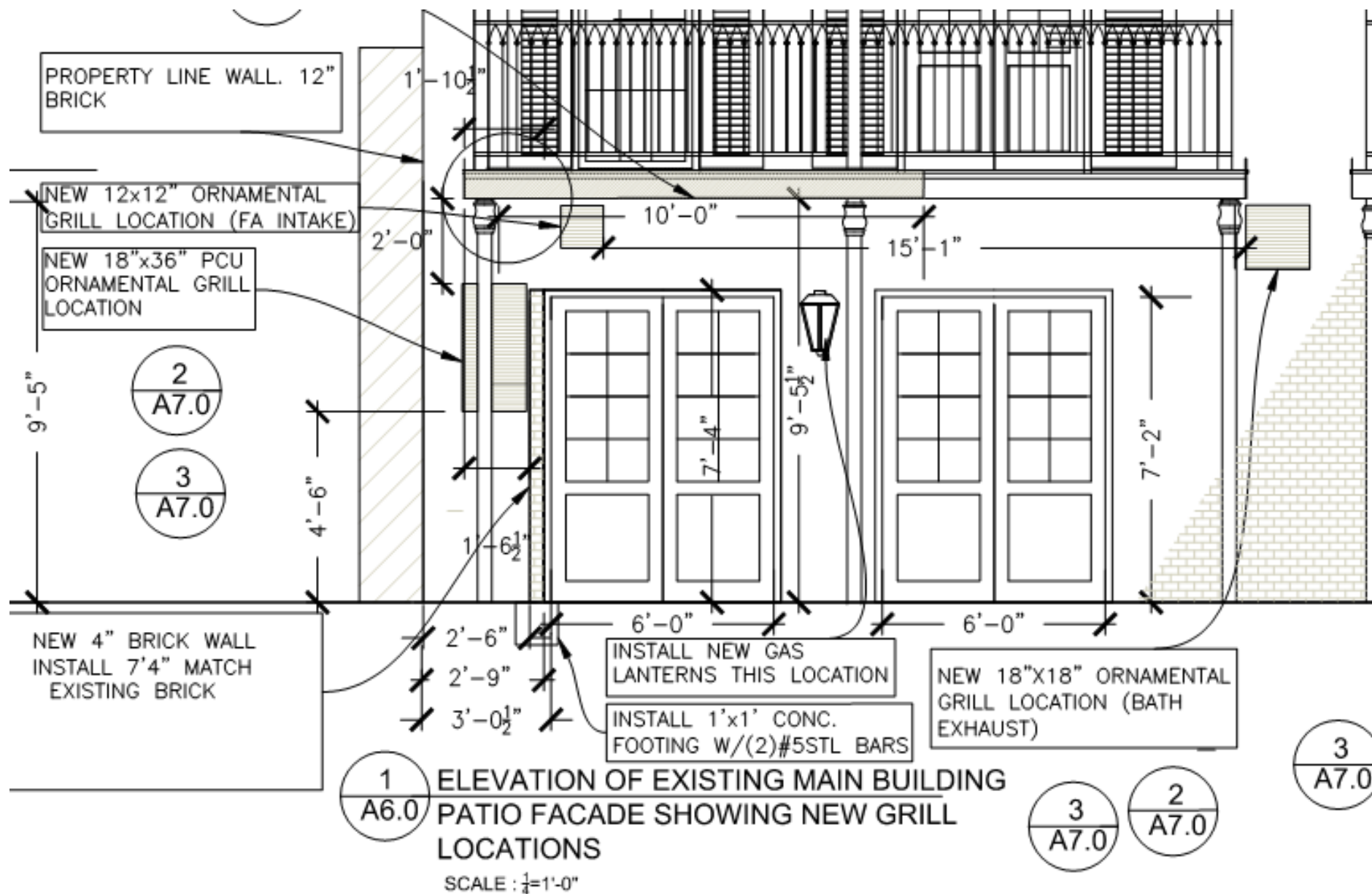


4 SECTION BALCONY SOFFIT DETAIL AA&BB  
 A7.0 SCALE 3/4"=1'-0"



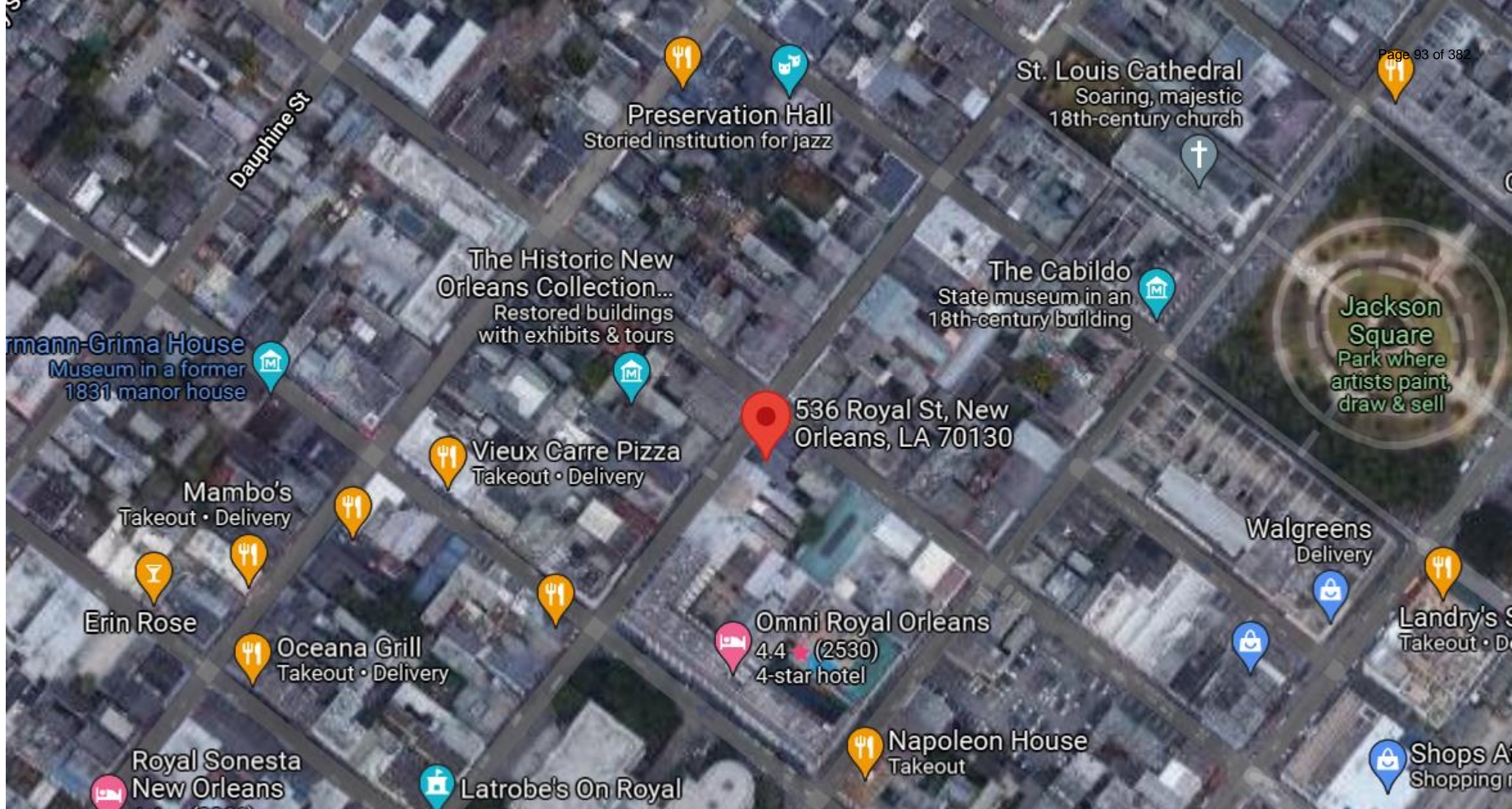
3 TYPICAL VENT PENETRATION DETAIL  
 A7.0 SCALE 1"=1'-0"











536 Royal Street







536 Royal Street





536 Royal Street

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November 23, 2021





536 Royal Street





536 Royal Street







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536 Royal Street

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November 23, 2021







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November 23, 2021







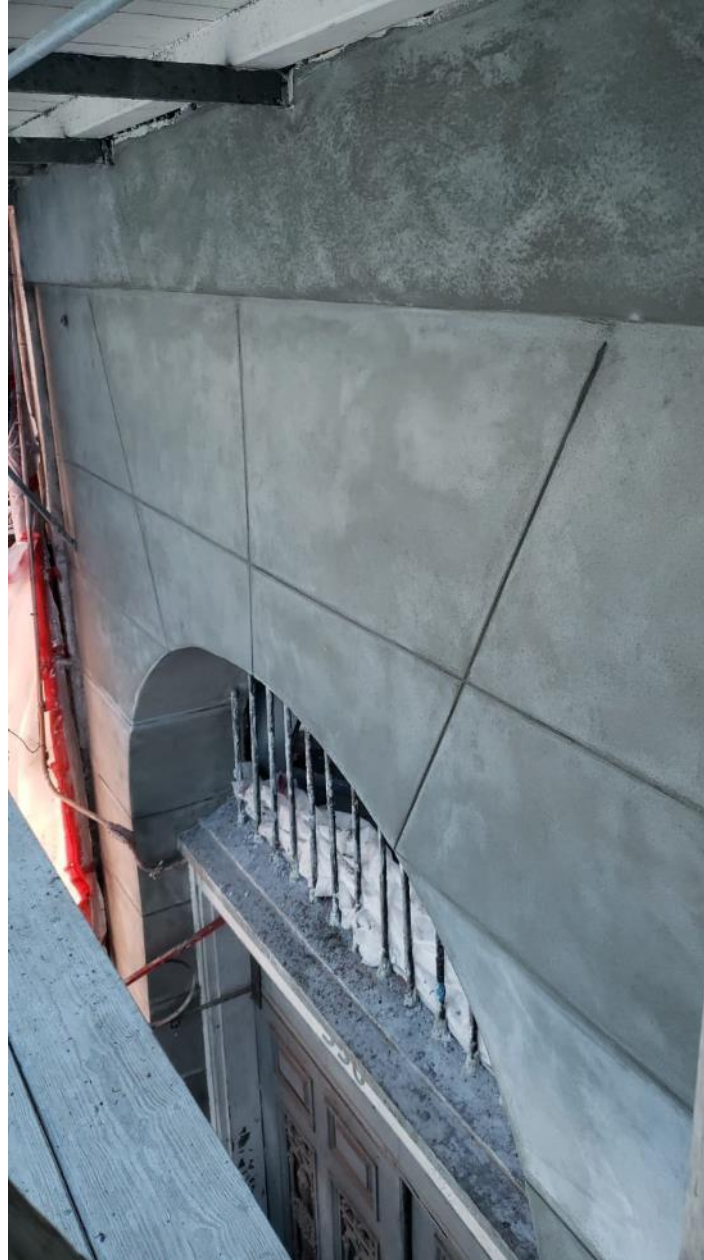
536 Royal Street

VCC Architectural Committee

November 23, 2021





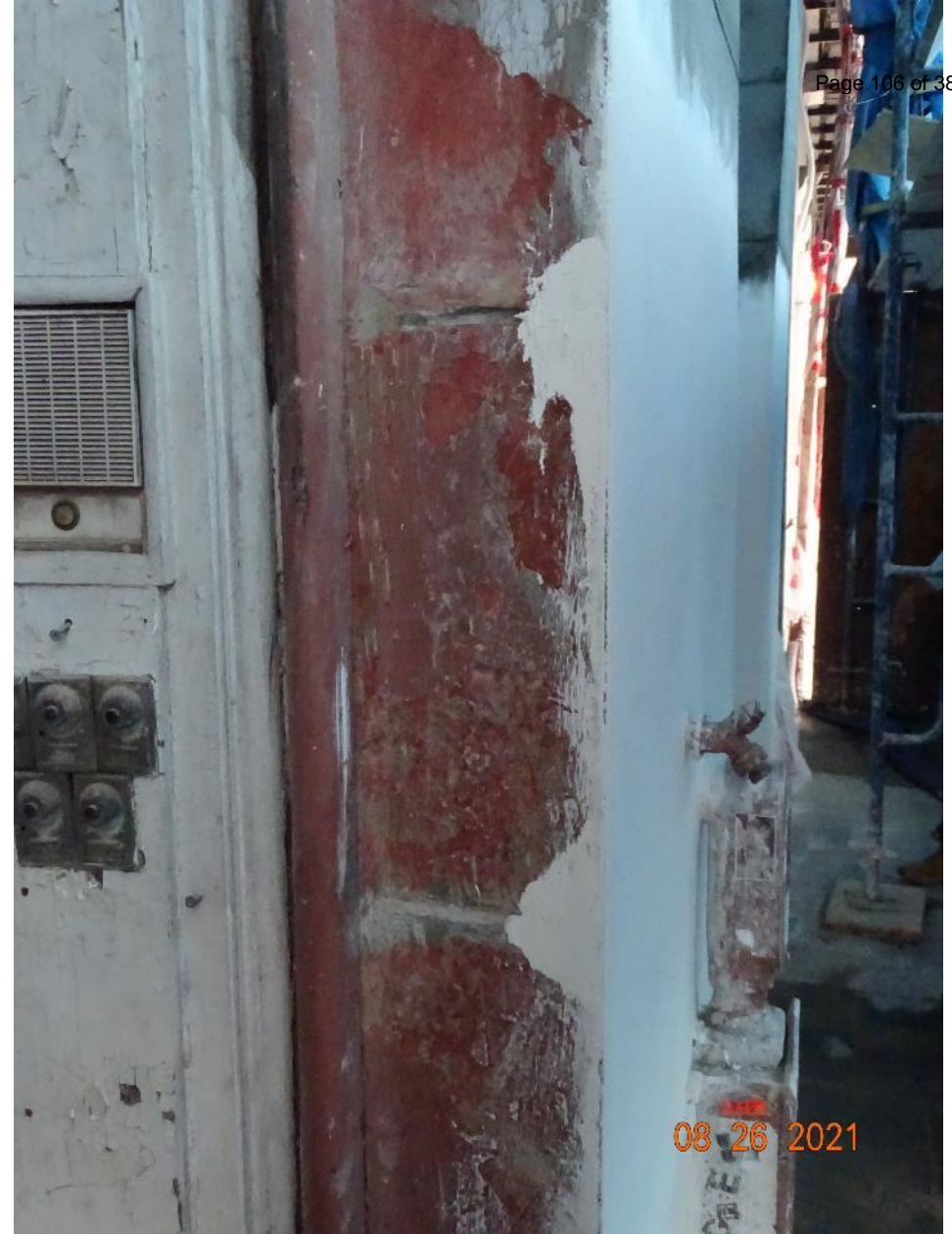


536 Royal Street

VCC Architectural Committee

November 23, 2021





536 Royal Street

VCC Architectural Committee

November 23, 2021





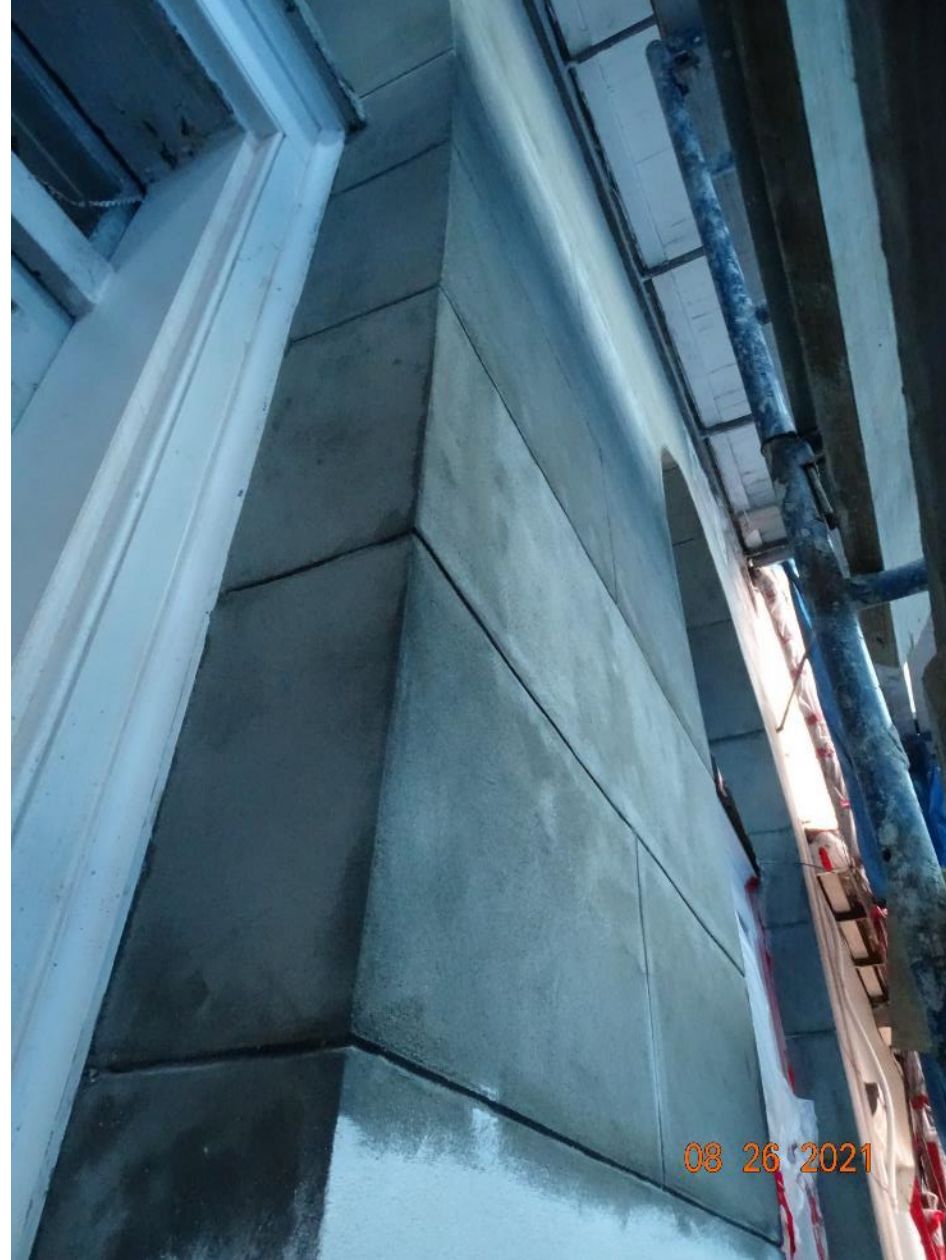


536 Royal Street

VCC Architectural Committee

November 23, 2021





536 Royal Street

VCC Architectural Committee

November 23, 2021







536 Royal Street – bonding agent (still damp)



536 Royal Street – bonding agent (still damp)





536 Royal Street – no bonding agent

**PRIMUS®**

Acrylic-Modified Adhesive and Base Coat



## PRODUCT DESCRIPTION

Primus is a 100% acrylic-modified product, which is field mixed in a 1 to 1 ratio by weight with Portland cement to produce the Primus mixture.

## USES

The Primus mixture is used to adhere insulation board to an acceptable substrate and to embed Dryvit reinforcing mesh as part of the base coat for Dryvit systems. The Primus mixture can also be used as a skim coat to produce a smooth level surface on masonry or concrete.

## FEATURES & BENEFITS

FEATURE	BENEFIT
▪ Wet polymer modified	▪ Excellent durability, adhesion
▪ Smooth consistency	▪ Trowels easily thus more production
▪ Versatility	▪ May be used as adhesive and base coat
▪ Vapor Permeable	▪ Does not allow moisture buildup
▪ Free of solvents	▪ Complies with VOC requirements

## DS414

### COVERAGE

Approximately 110 ft<sup>2</sup> (10 m<sup>2</sup>) of surface area per 60 lb (27 kg) pail. This includes adhesive and base coat layers.

### STORAGE

Primus must be stored at a minimum of 40 °F (4 °C) and a maximum of 100 °F (38 °C) in tightly sealed containers protected from weather and out of direct sunlight.

The shelf life is 2 years from date of manufacture when properly stored in unopened pails.



**Working Time:** After mixing, the working time of the Primus mixture is approximately 1 to 3 hours depending on ambient conditions.

**Drying Time:** When used to bond expanded polystyrene insulation board to an acceptable substrate, a period of 24 hours must elapse to allow the Primus mixture to form a positive bond. The installed insulation board should not be worked on while the Primus mixture is curing. Drying time of the Primus mixture is dependent on the air temperature and relative humidity. Under average drying conditions [70 °F (21 °C), 55% R.H.], the Primus mixture will dry in 24 hours. Protect work from rain for at least 24 hours. Being a cementitious product, the Primus mixture develops full strength in 28 days.

**Testing Information:** For individual test data on this product's properties, refer to the chart included with this document.

**Application Procedure:** For complete application instructions, refer to the appropriate Dryvit system application instructions.

**Job Conditions:** Air and surface temperature for application of the Primus mixture must be 40 °F (4 °C) or higher and must remain so for a minimum of 24 hours.

**Temporary Protection:** Shall be provided at all times until the adhesive, base coat, finish, and installation of permanent flashings, sealants, etc. are completed to protect the wall from inclement weather and other sources of damage.

**Acceptable Substrates:**

- Exterior grade gypsum sheathing meeting ASTM C 1396 (formerly C 79) requirements for water-resistant core or Type X core
- Exterior sheathing having a water-resistant core with fiberglass mat facers meeting ASTM C 1177
- Exterior fiber reinforced cement or calcium silicate boards
- Unglazed brick, cement plaster, concrete or masonry
- Galvanized expanded metal lath 2.5 or 3.4 lbs/yd<sup>2</sup> (1.4 or 1.8 kg/m<sup>2</sup>) installed over a solid substrate

## SURFACE PREPARATION

- Surfaces must be above 40 °F (4 °C) and must be clean, dry, structurally sound and free of efflorescence, grease, oil, form release agents and curing compounds.
- The substrate shall be flat within 1/4 in (6.4 mm) in any 4 ft (1.2 m) radius.

## MIXING

Thoroughly mix the Primus material with Type I or Type II Portland cement at a 1 to 1 ratio by weight. Allow the mixture to set for 5-10 minutes, then break the initial set. Retemper, adding a small amount of water to achieve the desired workability.

## APPLICATION

**Adhesive:** For application over **sheathing substrates**, use a stainless steel notched-trowel with notches measuring 3/8 in (9.5 mm) wide, 1/2 in (12.7 mm) deep spaced 1 1/2 in (38 mm) apart. Apply the Primus mixture on the back side of the insulation board and scrape the excess adhesive from between the adhesive beads. The adhesive beads shall be applied so that they run vertically when the insulation board is placed on the wall. For application over **non-sheathing substrates**, the notched-trowel application as described previously is acceptable or a ribbon and dab application may be used. With a stainless steel trowel apply a ribbon of the Primus mixture 2 in (51 mm) wide x 3/8 in (9.5 mm) thick around the entire perimeter of the insulation board. Place eight dabs of the Primus mixture 3/8 in (9.5 mm) thick by 4 in (102 mm) in diameter approximately 8 in (203 mm) on center to the interior area.

**CAUTION:** Do not install the Primus mixture directly on the substrate. Immediately place the insulation board on the substrate, ensuring that no Primus mixture gets into board joints. Do not allow the Primus mixture to form a skin before positioning the insulation board on the substrate as it will affect the bond strength.

**Base Coat:** For base coat application, all insulation board irregularities greater than 1/16 in (1.6 mm) must be sanded flush. Apply the Primus mixture to the entire surface of the insulation board. Fully embed the Dryvit reinforcing mesh in the wet base coat troweling from the center to the edge of the reinforcing mesh so as to avoid wrinkles. The reinforcing mesh shall be continuous at all corners and lapped or butted in accordance with Dryvit's recommendations. The overall minimum base coat thickness shall be sufficient to fully embed the reinforcing mesh. The recommended method is to apply the base coat in two applications. All areas requiring higher impact resistance shall be detailed on the plans and described in the contract documents. The application shall be in accordance with Dryvit's recommendations.

## DS414

### CAUTIONS & LIMITATIONS

- Clean potable water may be added to adjust workability. Do not add water until after the cement is thoroughly mixed. Do not overwater.
- Use only Type I or Type II gray or white Portland cement.
- The Primus mixture shall not be used to adhere EPS directly to wood based substrates.
- Avoid applying Primus in direct sunlight. Always work on the shady side of the wall or protect the area with appropriate shading material.
- For base coat applications over EPS, do not apply the Primus mixture in thicknesses exceeding 1/8 in (3.2 mm).

### CLEAN UP

Clean tools with water while the Primus mixture is still wet.

### TECHNICAL AND FIELD SERVICES

Available on request.



Test	Test Method	Criteria	Results
Surface Burning Characteristics	ASTM E 84	ICC and ANSI/EIMA 99-A-2001 Flame Spread <25 Smoke Developed <450	Passed
Water Vapor Transmission	ASTM E 96 Procedure B	ICC: Vapor Permeable No ANSI/EIMA Criteria	26 perms
Accelerated Weathering	ASTM G 154 Cycle 1 (QUV)	ANSI/EIMA 99-A-2001 2000 hours: No deleterious effects <sup>1</sup>	5000 hours: No deleterious effects <sup>1</sup>
	ASTM G 155 Cycle 1 (Xenon Arc)	ICC: 2000 hours: No deleterious effects <sup>1</sup>	2000 hours: No deleterious effects <sup>1</sup>
Freeze-Thaw Resistance	ASTM E 2485 (formerly EIMA 101.01)	ANSI/EIMA 99-A-2001 60 cycles: No deleterious effects <sup>1</sup>	90 cycles: No deleterious effects <sup>1</sup>
Water Resistance	ASTM D 2247	ICC and ANSI/EIMA 99-A-2001 14 days: No deleterious effects <sup>1</sup>	42 days: No deleterious effects <sup>1</sup>
Tensile Bond <sup>2</sup>	ASTM C 297/E 2134 (formerly EIMA 101.03)	ICC and ANSI/EIMA 99-A-2001 Minimum 15 psi (104 kPa) - substrate or insulation failure	>15 psi (104 kPa)
Transverse Wind Load	ASTM E 330	Wall assembly shall withstand positive and negative wind loads as specified by the building code	Minimum 90 psf (4.3 kPa) <sup>3</sup> 16 inch o.c. framing, 1/2 in sheathing screws attached at 8 in (203 mm) o.c.
Water Penetration	ASTM E 331	No water penetration beyond the inner-most plane of the wall after 2 hours at 6.24 psf (299 Pa)	Passed
Fire Resistance	ASTM E 119	No effect on the fire resistance of a rated wall assembly	Passed 1 hour Passed 2 hour
Ignitability	NFPA 268	No ignition at 12.5 kw/m <sup>2</sup> at 20 minutes	Passed

# AC-100™

An Acrylic Admixture for Portland Cement Mixes



## PRODUCT DESCRIPTION

AC-100 is a premium formulation of acrylic polymers designed to be used as an admixture for Portland cement mixes. It improves adhesion and physical properties such as compressive strength and flexural strength. AC-100 is a white, milky liquid and may replace some or all of the water normally used to prepare cement/sand mixes.

## USES

- With Portland cement plaster, stucco and fiber-modified plasters to increase bond strength, reduce cracking and improve impact strength and durability.
- With Portland cement plaster as a repair and patching mortar for vertical walls.
- With Portland cement plaster as a leveling mortar with a maximum thickness of 3/4 in (19 mm) on vertical walls.
- As a bonding agent over concrete and masonry surfaces to improve adhesion and reduce suction.

## FEATURES & BENEFITS

FEATURE	BENEFIT
■ Air cure	■ Aids in drying mixtures
■ Available in 5-gallon pails	■ Can be used as needed
■ Versatile uses	■ One product can be used for multiple applications

## DS 406

### PACKAGING

Available in 5 gal (19 L) pails.

### SHELF LIFE AND STORAGE

Shelf life is 2 years in unopened container. AC-100 must be stored at a minimum of 40 °F (4 °C) and a maximum of 100 °F (38 °C) in tightly sealed containers protected from weather and out of direct sunlight.

### MAINTENANCE

All Dryvit products are designed to require minimal maintenance. However, as with all building products, depending on location, some cleaning may be required. See Dryvit publication DS152 on cleaning and recoating.





## PROPERTIES

Air cure. When exposed to rapid drying conditions from sun, wind, heat or low humidity, cover application with plastic sheeting.

**Job Conditions:** Air and surface temperature for the use of AC-100 must be 40 °F (4 °C) or higher and must remain so for a minimum of 24 hours.

**Testing:** Tests were run on 2 to 1 sand to cement mortars mixed with undiluted AC-100 and also with unmodified 2 to 1 sand to cement mortars. All mortars were cured for 28 days at 77 °F (25 °C) and 50% R.H. Below is a table of the results:

Test	Unmodified Mortar	Modified with AC-100
Tensile Strength ASTM C 190	480 psi	978 psi
Compressive Strength ASTM C 109	5840 psi	7590 psi
Impact Strength Gardner Impact Tester; IG-1115	5 in/lbs	22.5 in/lbs

## SURFACE PREPARATION

The substrate must be structurally sound; clean; free from oil, grease, dirt, salts, form release agents, etc. The substrate should be dampened prior to application of the modified mortar.

## MIXING

For Portland cement plasters and stucco, blend water and AC-100 in a clean container in the proportions described in the section "Recommended Mixtures." Add the AC-100 blend to the dry product gradually over a 2 to 3 minute mixing period until a uniform consistency appropriate for the application is obtained.

### **Recommended Mixtures:**

- For one-coat stucco and Portland cement plasters, preblend 1 part of AC-100 with 2 to 3 parts water by volume. This is approximately 2 quarts (1.9 L) of AC-100 per 80 lbs (36 kg) of dry mix. Adjust the amount added as necessary to achieve the proper working consistency. Avoid overly fluid compositions. Mechanical mixing may cause excessive foaming. Do not overmix.
- For patching, bonding and restoration grouts, blend 1 part water to 2 parts AC-100 by volume and add sufficient amounts to the mix to achieve the desired application consistency.
- For bonding, AC-100 is applied at full strength.

## APPLICATION

**Application of Stucco and Portland Cement Plaster:** Apply modified mixture as you would apply the unmodified mixture. Due to the addition of AC-100, the mixture will set up more quickly; therefore, finish trowel sooner than with unmodified compositions. Apply water mist as necessary over application to improve trowelability. Clean tools frequently, and use light pressure.

**Application – Bonding Agent:** Apply AC-100 evenly by brush, roller or spray application. Apply the finish coat within several hours after application.

## DS 406

### CAUTIONS & LIMITATIONS

- Avoid applying AC-100 in direct sunlight. Always work on the shady side of the wall or protect the area with appropriate shading material.
- Do not use with air entrained or expansive cements.
- Hydrated lime additions may cause excessive foaming.
- To avoid tearing or early setting, apply mixtures as soon as possible after mixing and do not over-trowel.

### CLEAN UP

Clean tools with soapy water while mixture is still wet.

### TECHNICAL AND FIELD SERVICES

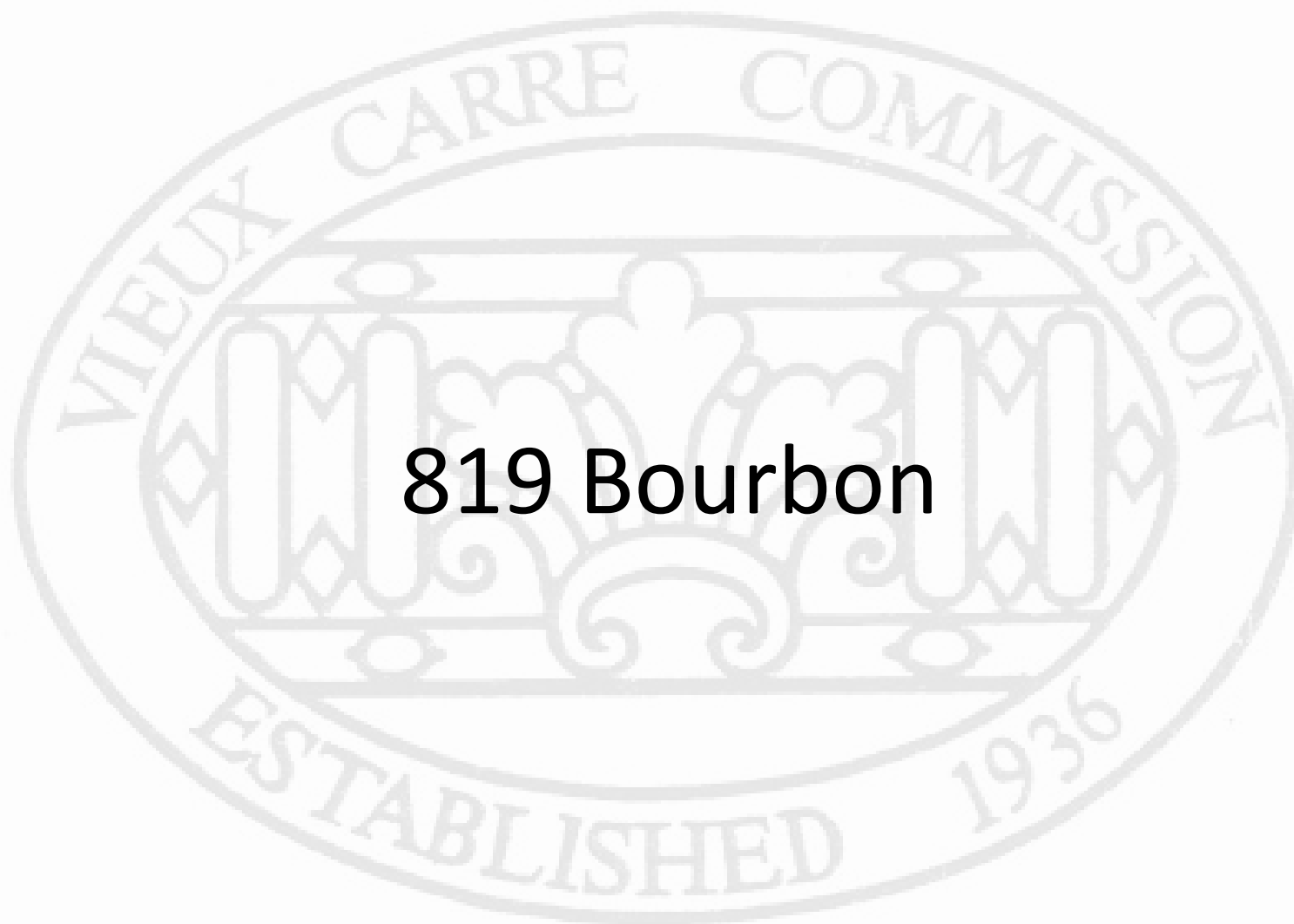
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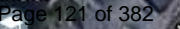


**New Business**

819 Bourbon







## VCC Architectural Committee





819 Bourbon

VCC Architectural Committee

November 23, 2021







819 Bourbon

VCC Architectural Committee

November 23, 2021





819 Bourbon

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November 23, 2021







819 Bourbon

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November 23, 2021







819 Bourbon – existing

VCC Architectural Committee

November 23, 2021







819 Bourbon – proposed size

VCC Architectural Committee

November 23, 2021





819 Bourbon – surface mounted example





819 Bourbon – flush mounted example



1229 Royal





1229 Royal

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November 23, 2021







1229 Royal

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November 23, 2021







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November 23, 2021





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1229 Royal

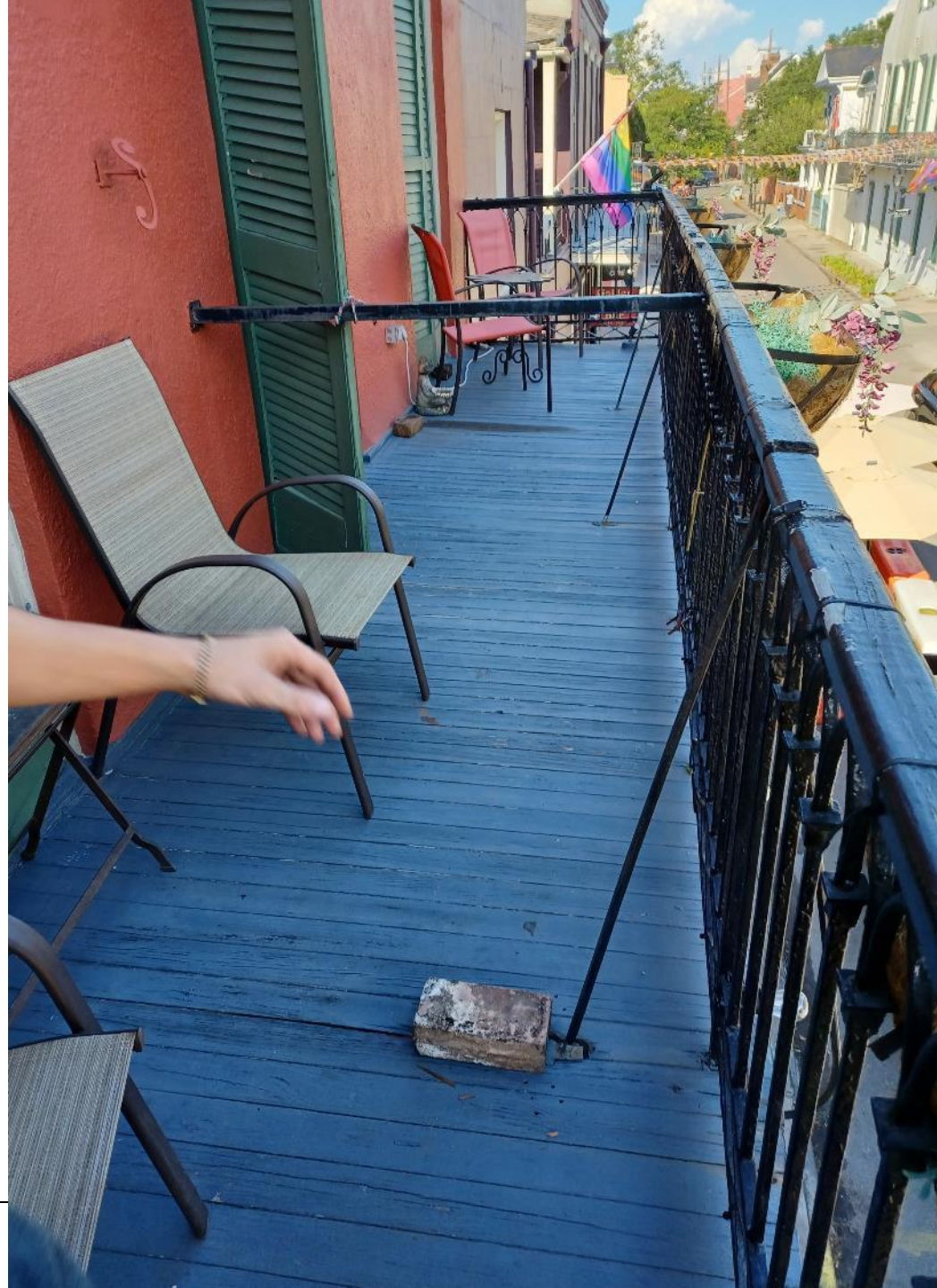
VCC Architectural Committee



11 11 2021

November 23, 2021





1229 Royal

VCC Architectural Committee

November 23, 2021







1229 Royal

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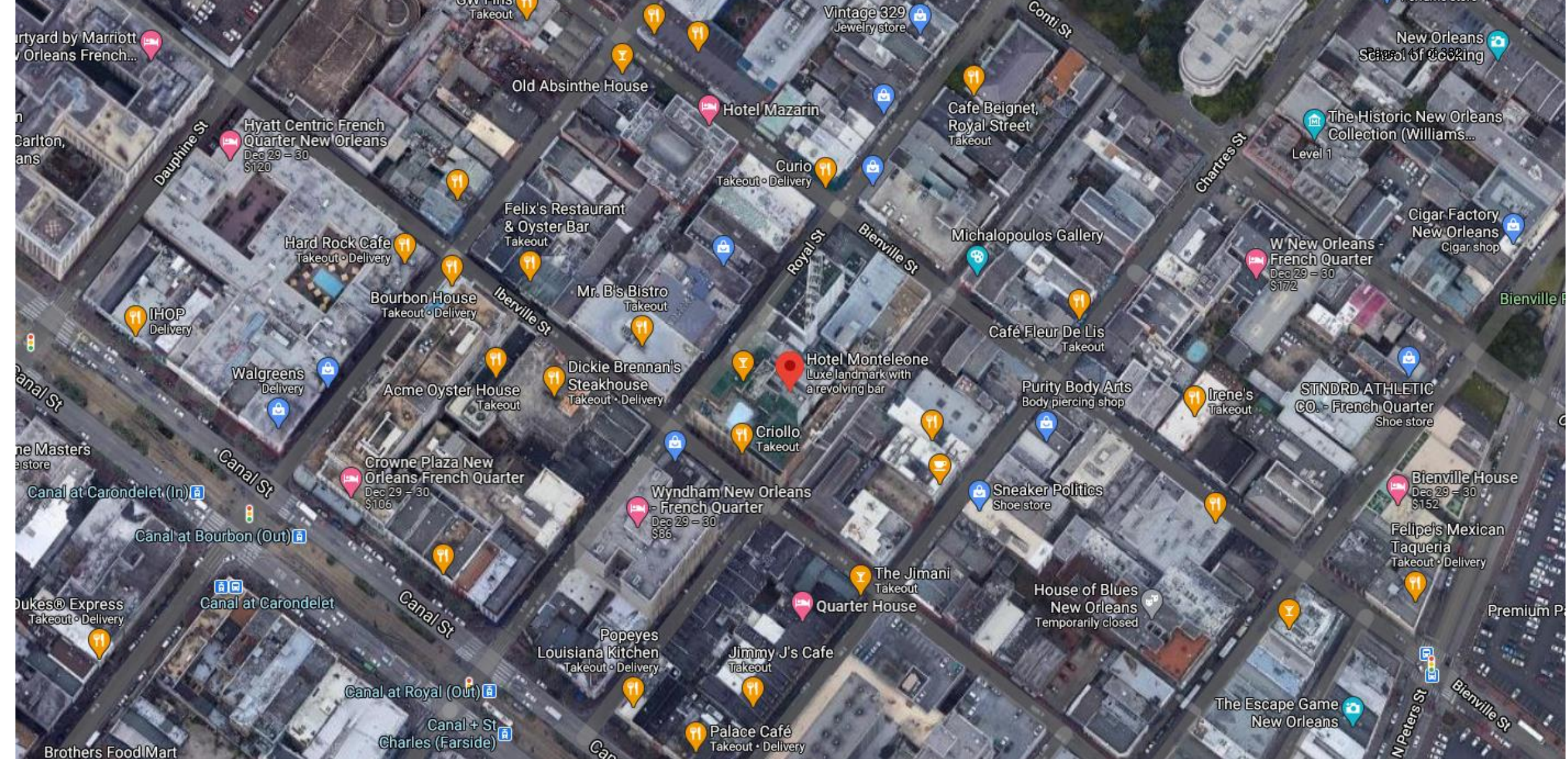
November 23, 2021



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 crown in the middle, and a scroll at the bottom. The shield is flanked by two vertical bars. The words "VIEUX CARRE COMMISSION" are written in a semi-circle at the top, and "ESTABLISHED 1936" is written in a semi-circle at the bottom.

**200-30 Royal**





214 Royal

VCC Architectural Committee

November 23, 2021







214 Royal

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November 23, 2021







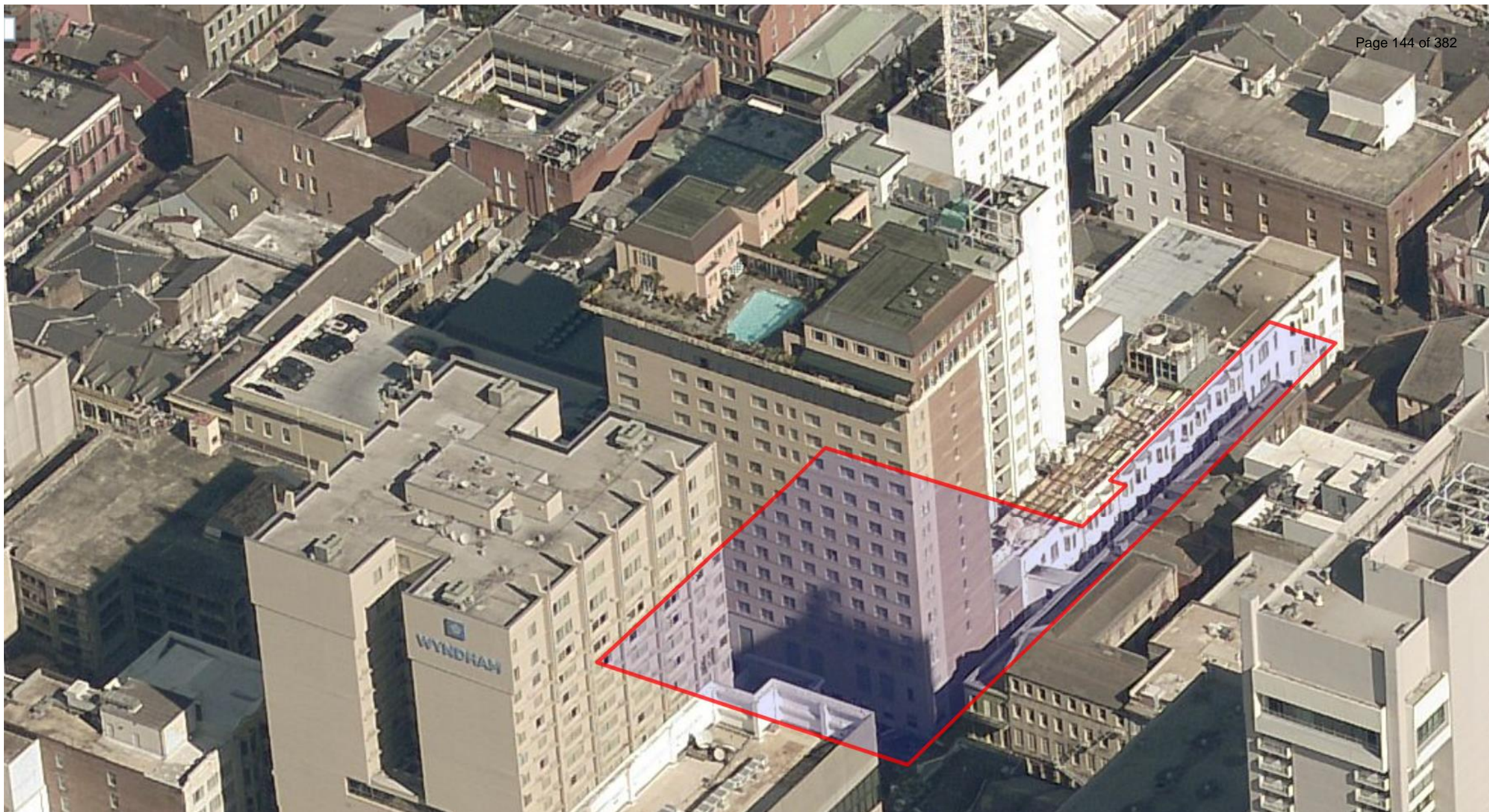
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VCC Architectural Committee

November 23, 2021







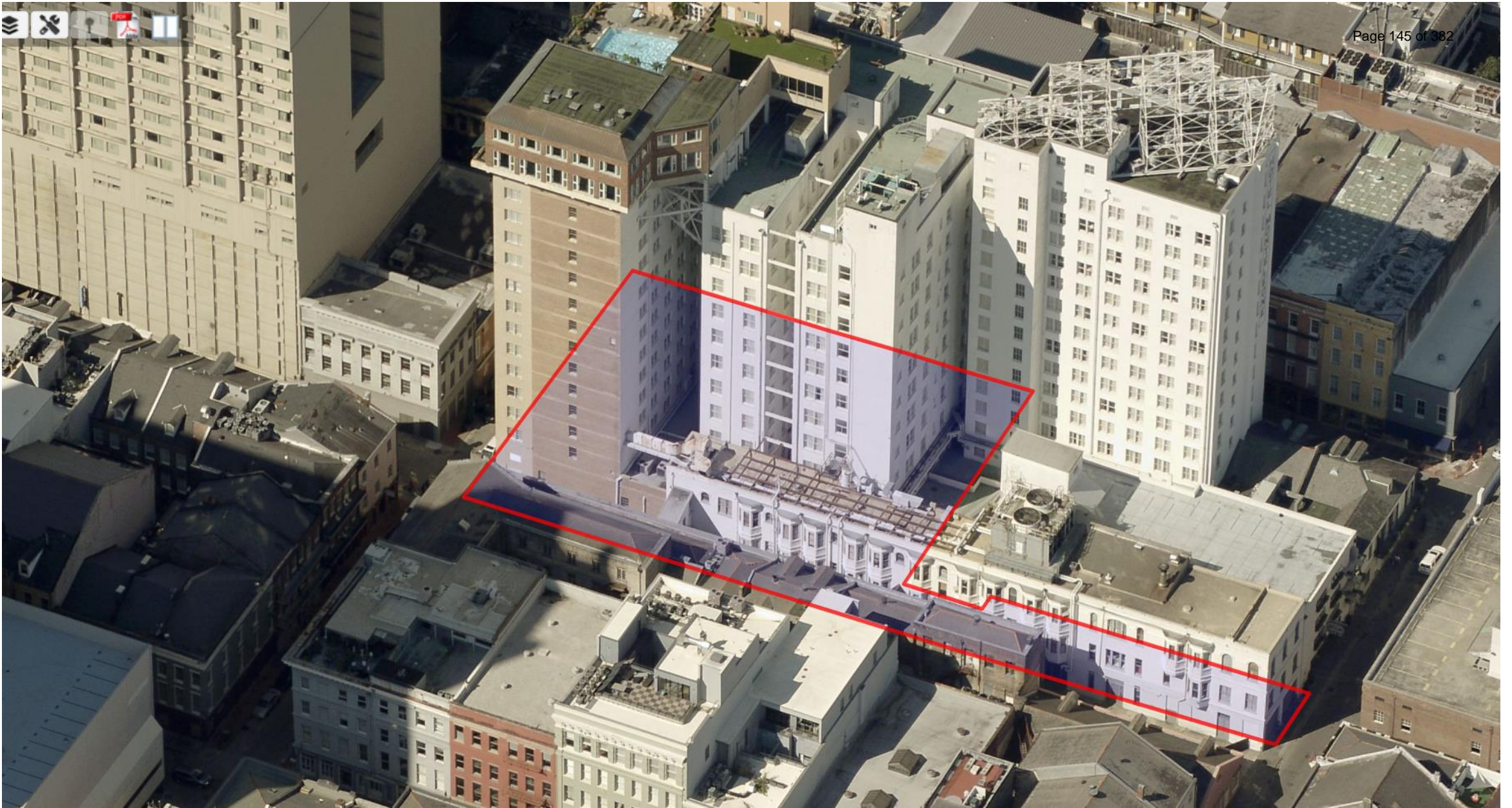
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VCC Architectural Committee

November 23, 2021







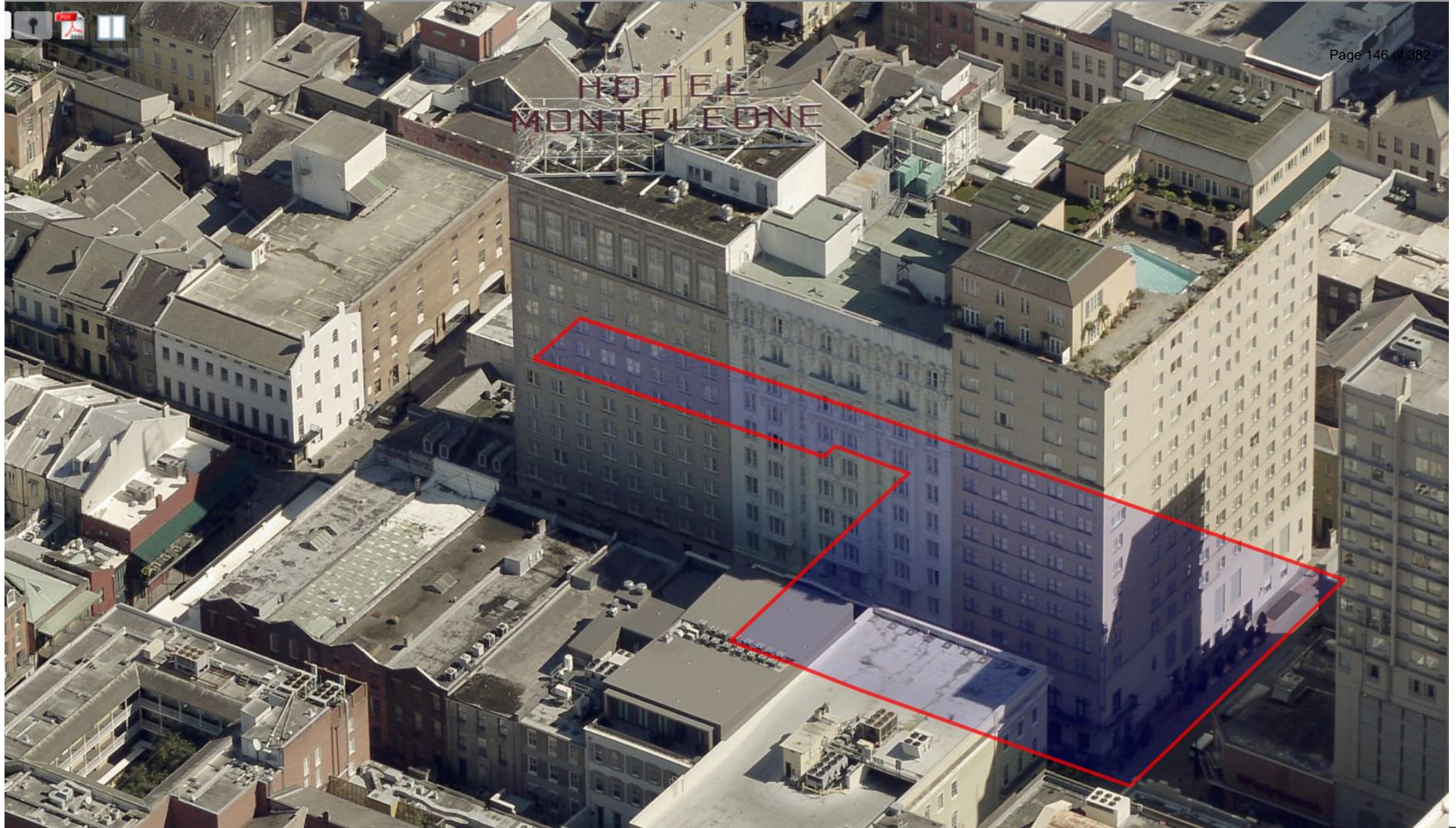
214 Royal

VCC Architectural Committee

November 23, 2021







214 Royal

VCC Architectural Committee

November 23, 2021







214 Royal

VCC Architectural Committee

November 23, 2021





214 Royal

VCC Architectural Committee

November 23, 2021







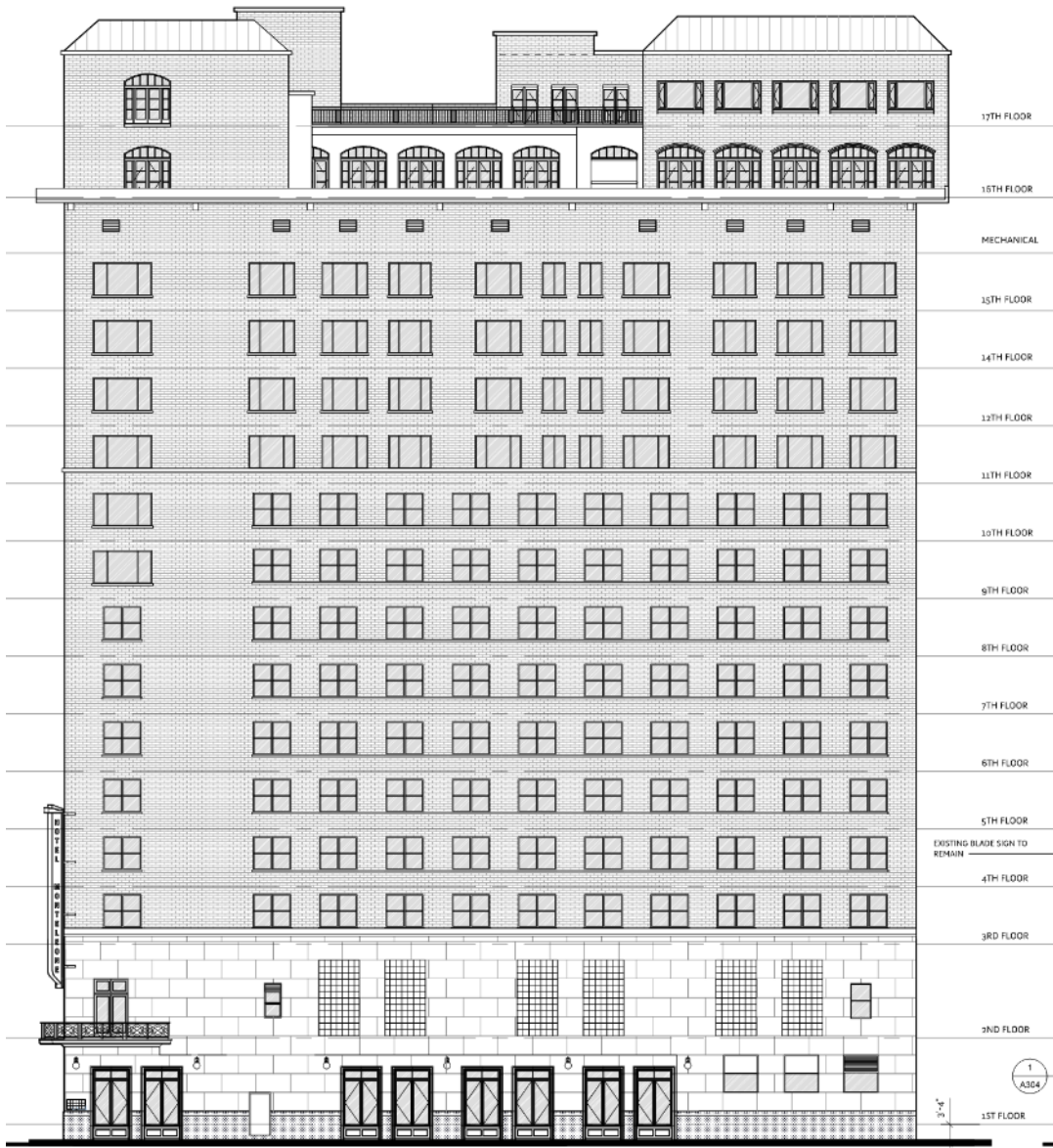
214 Royal

VCC Architectural Committee

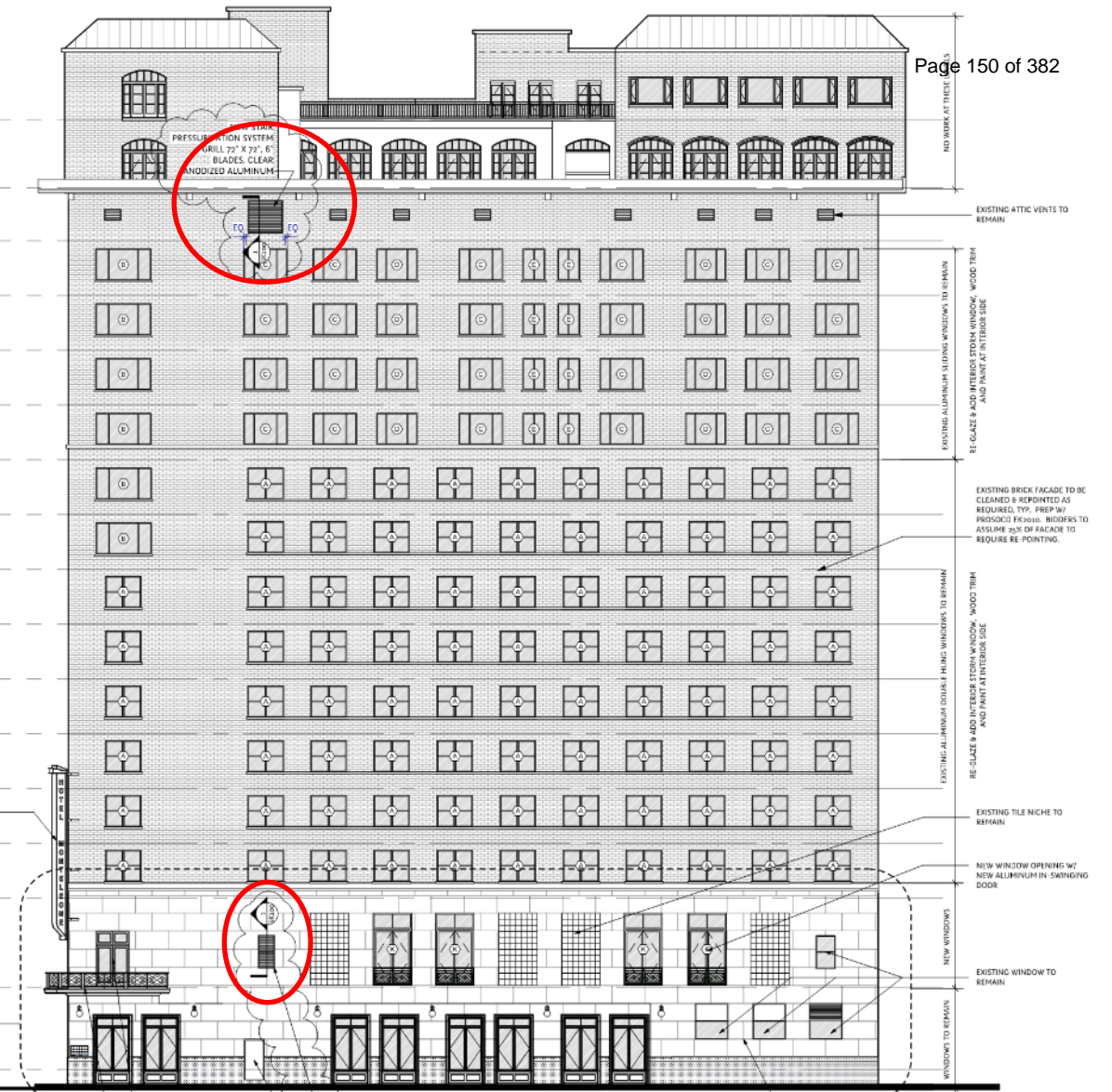
November 23, 2021







1 IBERVILLE STREET ELEVATION - EXISTING  
A301 Scale: 1:144



2 IBERVILLE STREET ELEVATION - PROPOSED  
A301 Scale: 1:144

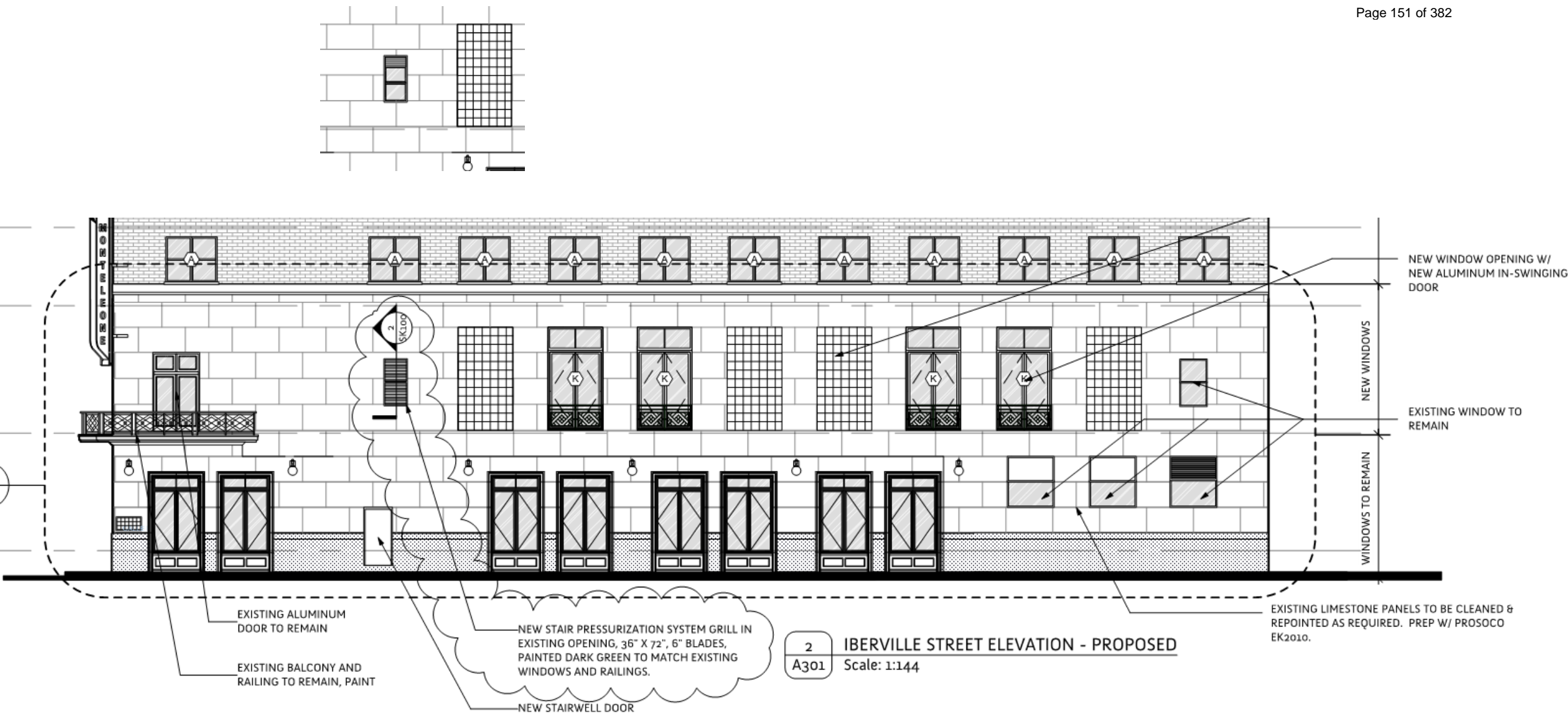
214 Royal

VCC Architectural Committee

November 23, 2021



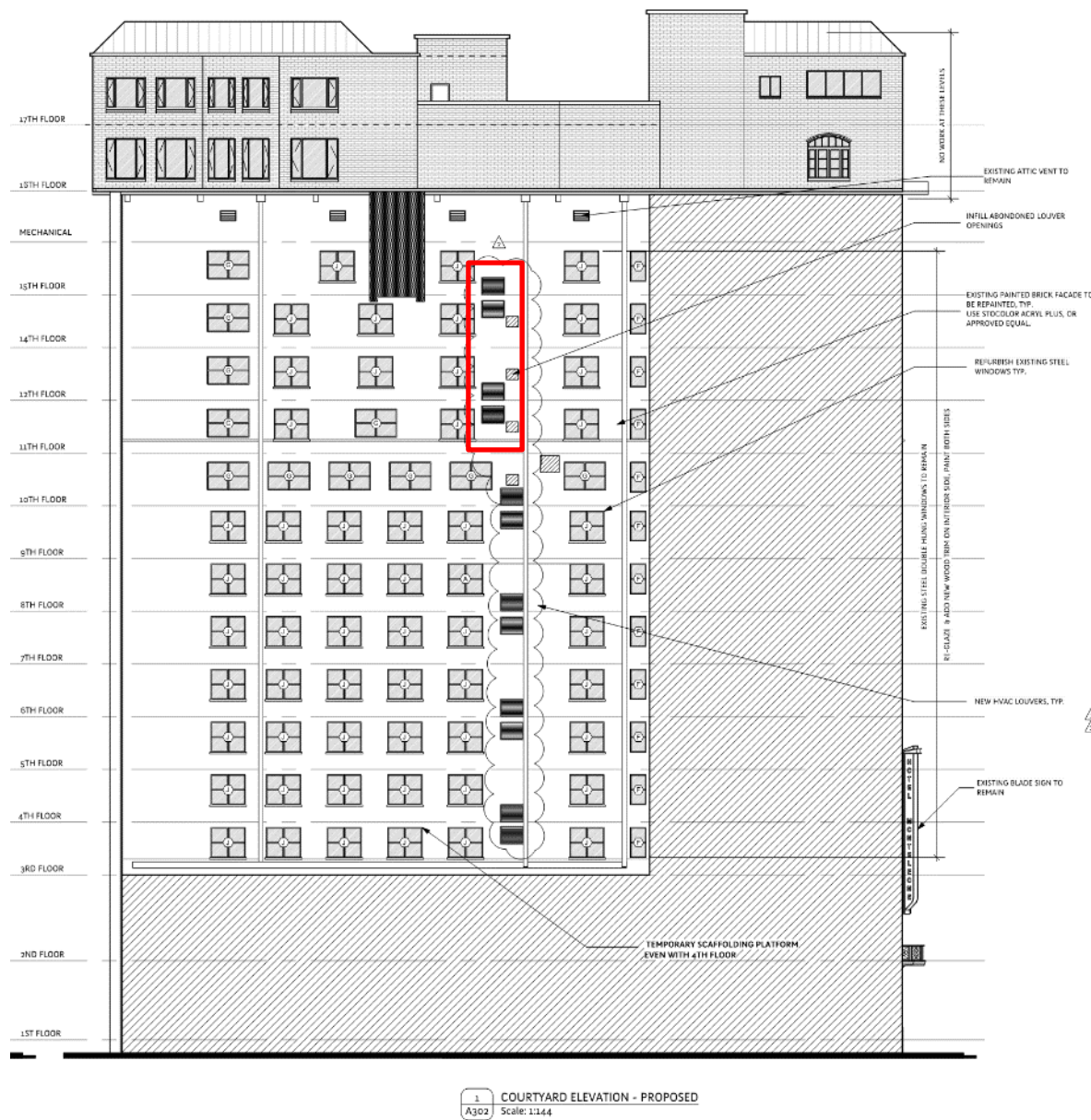






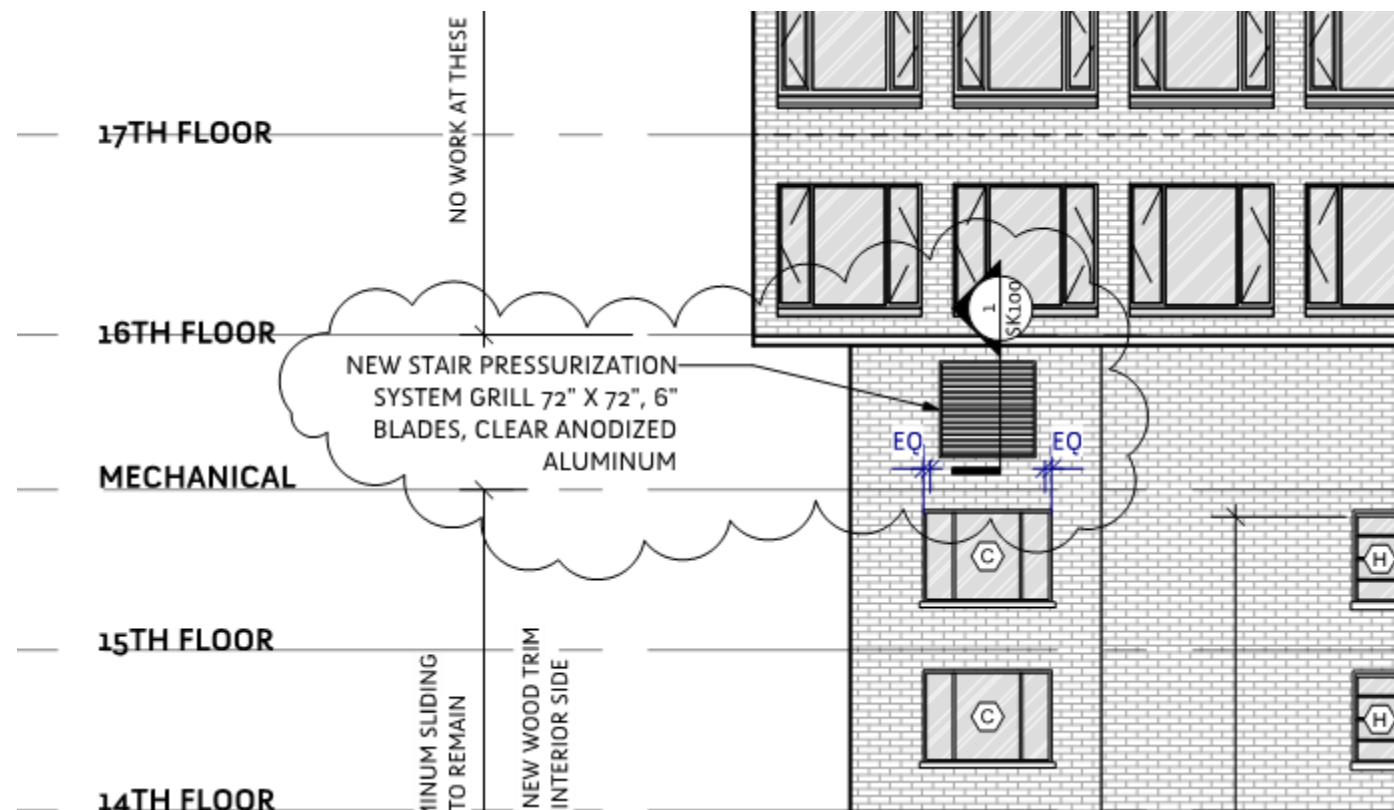






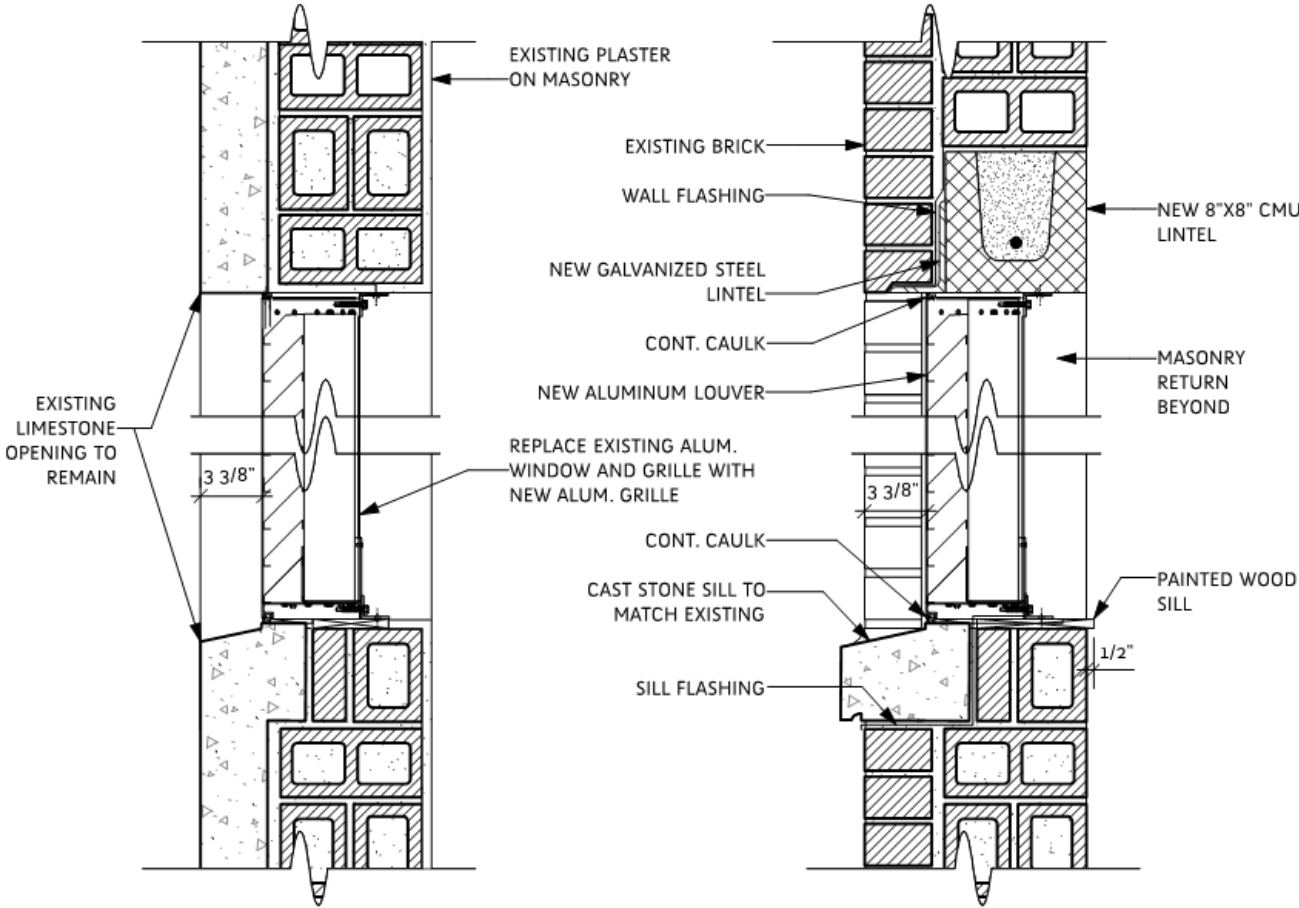








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2 New Louver Section  
SK-100 Scale: 1 1/2" = 1'-0"

1 New Louver Section  
SK-100 Scale: 1 1/2" = 1'-0"



2154 Magazine St., Suite 200  
New Orleans, Louisiana 70139  
www.snc-arch.com | (504) 593-3722

**Hotel Monteleone**  
Iberville Tower Renovation  
214 Royal, NOLA

Issued

Date	To	Issue
10.05.21	VCC	Review


Progress ☐

Release ☒

Project No. 1912 Drawn By RAC

Louver  
Details

SK-100

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**MODEL DCFL-D-6****6" DEEP HURRICANE LOUVER****MIAMI-DADE APPROVED**

**MIAMI-DADE COUNTY, FLORIDA NOTICE OF ACCEPTANCE #: 20-0901.02 (EXPIRES 01-17-26)**  
**FLORIDA BUILDING CODE PRODUCT APPROVAL #: FL3284**  
**TEXAS DEPARTMENT OF INSURANCE SUBMITTAL I.D. #: 6184**

**Application and Features**

The Model DCFL-D-6 is a louver designed to protect the outside opening in building exterior walls. It is engineered for use in Dade County and its municipalities as well as other regions that use Dade County codes. These louvers may be used for exhaust or intake air.

**STANDARD CONSTRUCTION:****FRAME:**

.125 Extruded Aluminum 6.20" deep.

**BLADES:**

.081 Extruded Aluminum Positioned on a 37° angle on approximately 4.64" centers.

**BIRDSCREEN:**

.50" X .050" Flattened Aluminum in Removable Frame.

Screen is mounted on inside (rear) as looking from exterior of building.

**FINISH:**

Mill Aluminum (Std.)

**MINIMUM SIZE:**

12" w x 12" h

**MAXIMUM SIZE:**

72" w x 72" h single section

Larger sizes made in multiple sections with vertical mullions.

**OPTIONS:**

- ☒ Flanged Frame (1.5" std.)
- ☒ Custom Flange (1" ☒ or 3") for 30 x 76
- ☐ Extended Sill
- ☐ Insect Screen (Other Screens Available, See Screen Page)
- ☐ Filter Racks (no screen)
- ☐ Security Bars
- ☐ .090" Alum. Sleeve, 12" deep
- ☐ .125" Alum. Sleeve, 12" deep

**AVAILABLE FINISHES:**

- ☒ Durable Polyester (AAMA 2604) Kynar
- ☐ 70% PVDF Fluoropolymer (AAMA 2605)
- ☐ Yellow Primer
- ☐ Clear Anodize
- ☐ Dark Bronze Anodize

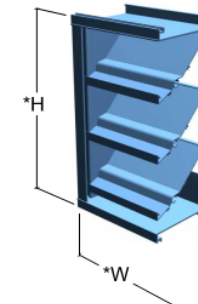
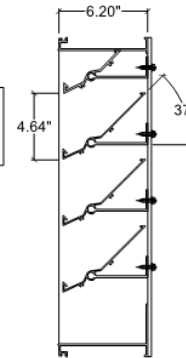
Maximum Design Pressure Rating  
 +150.0, -150.0 psf  
 Large Missile Impact Resistance

Product approval in accordance with 2020 edition-  
 Florida Building Code. Design wind loads shall be  
 determined as per section 1620 of the above  
 mentioned code in accordance with ASCE-7-10  
 Standard

TESTED IN ACCORDANCE WITH  
 AMCA 540 (BASIC PROTECTION)



NOTE: Please specify the  
 following for proper construction  
 of mounting hardware.  
 Wall Thickness \_\_\_\_\_"  
 Design Wind Load \_\_\_\_\_  
 Substrate \_\_\_\_\_  
 (Wood, Steel, Poured Concrete,  
 or Concrete Block)



\*Width and Height dimensions are approximately 1/4" under listed size.

Due to continuing research, United Enertech reserves  
 the right to change specifications without notice.



3005 South Hickory Street  
 Chattanooga, Tennessee 37407  
 Tel: (423) 698-7715  
 Fax: (423) 698-6629  
 www.unitedenertech.com

MODEL DCFL-D-6 (Hurricane Louver w/ drainable blades and jamb gutter downspouts)

DRAWN BY:	DATE:	REV. DATE:	REV. NO.	APPROVED BY:	DWG. NO.:
CLJ	January 2002	January 2021	12	BGT	A-22





**1107 Dauphine**





1107 Dauphine

VCC Architectural Committee

November 23, 2021







1107 Dauphine

VCC Architectural Committee

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1107 Dauphine – 1987

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November 23, 2021

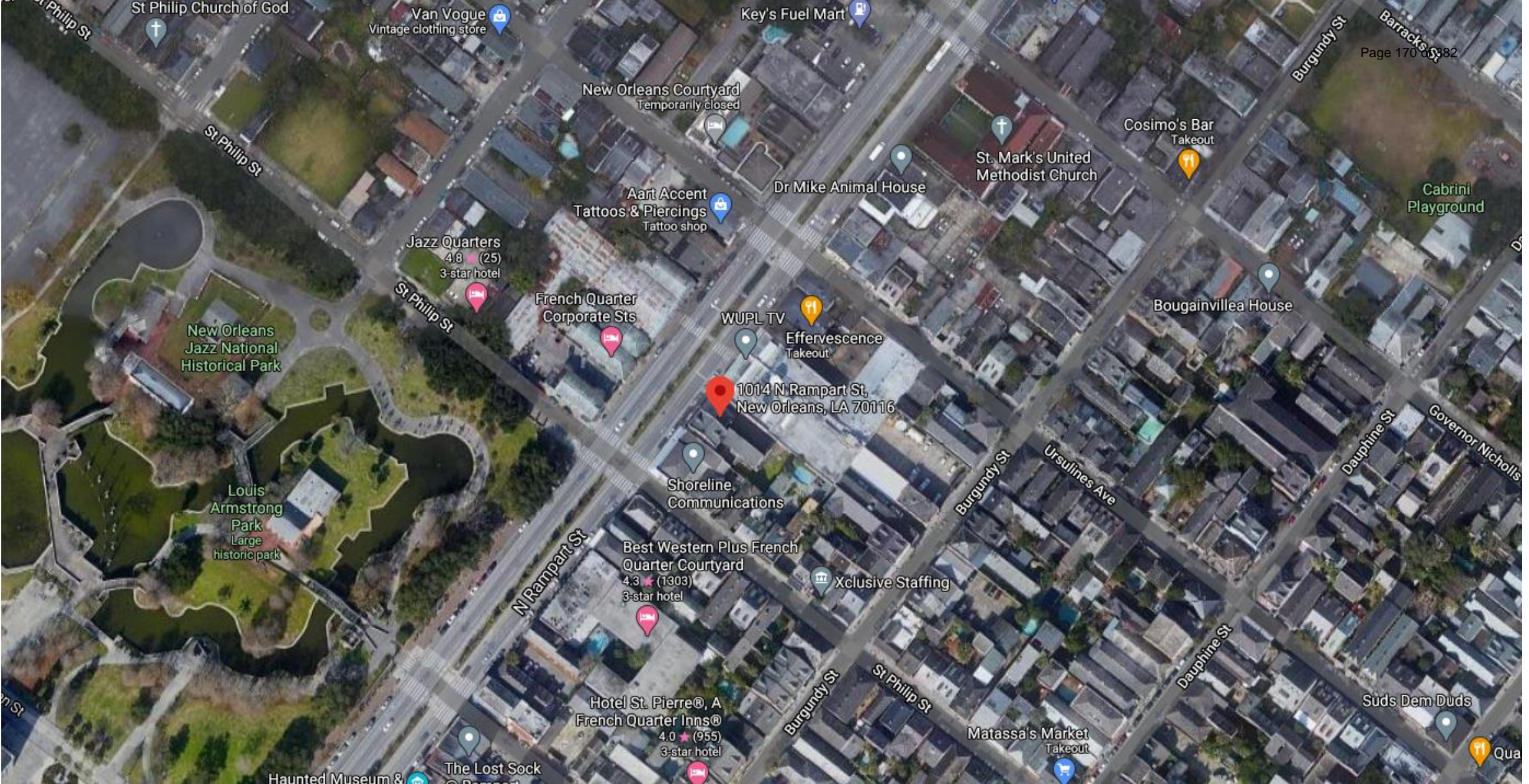




The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a fleur-de-lis at the top, a scroll at the bottom, and a central shield with a fleur-de-lis. The shield is flanked by two vertical bars. The text "VIEUX CARRE COMMISSION" is arched across the top, and "ESTABLISHED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

**1014 N Rampart**





1014 N Rampart

VCC Architectural Committee

November 23, 2021







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November 23, 2021





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## EXTERIOR ELECTRICAL FIXTURES

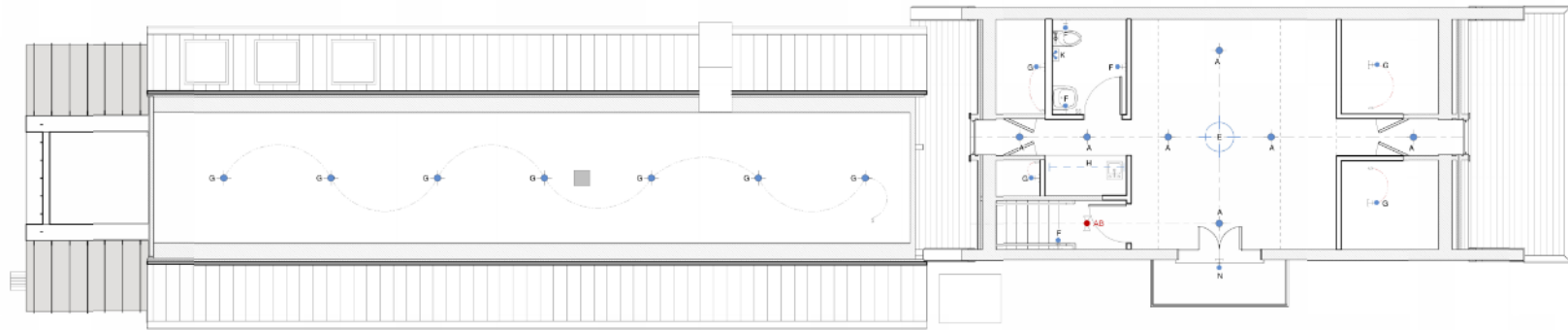


## EXTERIOR GAS FIXTURES

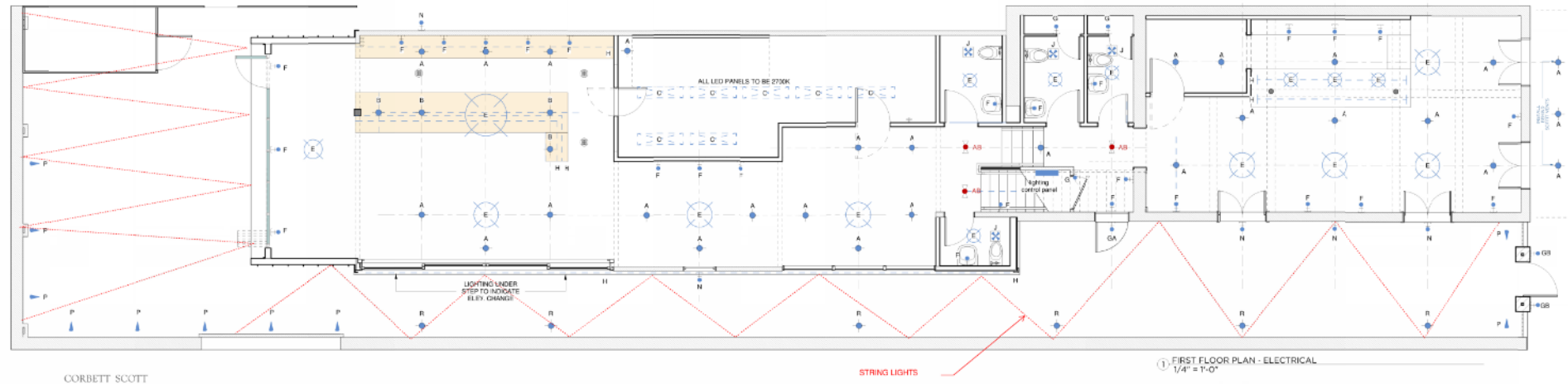


Fixture	Fixture Type	Manufacturer	Description	Notes
A	Recessed Downlight	LED	LED Downlight, 4" diameter, 120V, 1500lm, 120V, 1500lm, 120V, 1500lm	LED Downlight, 4" diameter, 120V, 1500lm, 120V, 1500lm, 120V, 1500lm
N	Recessed Downlight	LED	LED Downlight, 4" diameter, 120V, 1500lm, 120V, 1500lm, 120V, 1500lm	LED Downlight, 4" diameter, 120V, 1500lm, 120V, 1500lm, 120V, 1500lm
F	Recessed Downlight	LED	LED Downlight, 4" diameter, 120V, 1500lm, 120V, 1500lm, 120V, 1500lm	LED Downlight, 4" diameter, 120V, 1500lm, 120V, 1500lm, 120V, 1500lm
R	Recessed Downlight	LED	LED Downlight, 4" diameter, 120V, 1500lm, 120V, 1500lm, 120V, 1500lm	LED Downlight, 4" diameter, 120V, 1500lm, 120V, 1500lm, 120V, 1500lm
GA	Gas Fixture	LED	LED Gas Fixture, 4" diameter, 120V, 1500lm, 120V, 1500lm, 120V, 1500lm	LED Gas Fixture, 4" diameter, 120V, 1500lm, 120V, 1500lm, 120V, 1500lm
GB	Gas Fixture	LED	LED Gas Fixture, 4" diameter, 120V, 1500lm, 120V, 1500lm, 120V, 1500lm	LED Gas Fixture, 4" diameter, 120V, 1500lm, 120V, 1500lm, 120V, 1500lm
GC	Gas Fixture	LED	LED Gas Fixture, 4" diameter, 120V, 1500lm, 120V, 1500lm, 120V, 1500lm	LED Gas Fixture, 4" diameter, 120V, 1500lm, 120V, 1500lm, 120V, 1500lm

Fixture	Manufacturer	Description
GA	LED	LED Gas Fixture, 4" diameter, 120V, 1500lm, 120V, 1500lm, 120V, 1500lm
GB	LED	LED Gas Fixture, 4" diameter, 120V, 1500lm, 120V, 1500lm, 120V, 1500lm
GC	LED	LED Gas Fixture, 4" diameter, 120V, 1500lm, 120V, 1500lm, 120V, 1500lm



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



① FIRST FLOOR PLAN - ELECTRICAL  
1/4" = 1'-0"



STRING LIGHTS



LIGHTING PLANS



2115 magazine st  
new orleans, la  
70114  
corbett  
corbettscottarchitect.com  
504.498.1823

A NEW RESTAURANT  
**1014 NORTH RAMPART**  
new orleans louisiana 70116

A 1.7



1014 N Rampart

VCC Architectural Committee

November 23, 2021

Enbrighten

24-Bulb 48 ft. Vintage Cafe Integrated LED String Lights, Black

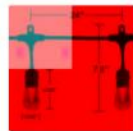
★★★★★ (343) Questions &amp; Answers (94)

476

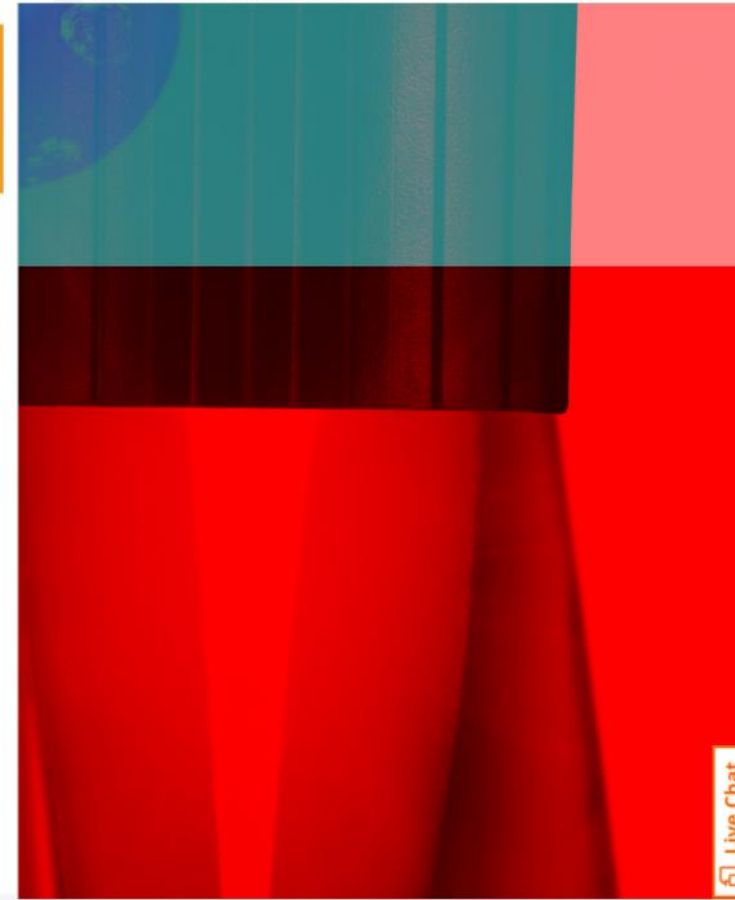
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Style: **Stainless Steel**

Stainless Steel  
Lens Shades

**\$21.26**

- Express delivery
- Shade
- 6 shades
- not included
- Easy to install
- For use with Enbrighten Café String Lights

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924-926 Ursulines



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**SPECTRUM**  
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E-Mail: adam@spectrumdesignsllc.com



Date: 8-2-2021  
By: A. MARTIN  
Checked: PITMAN

Sheet Title:

EXISTING/DEMO  
FLOOR PLANS

Revised: No

A-2



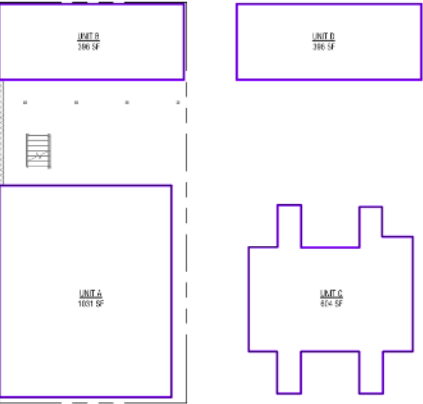
- GENERAL DEMOLITION NOTES: DEMOLITION AREAS INDICATED WITH HEAVY DASHED LINES.
1. WORK SHALL BE COORDINATED SO THAT FINISHED WORK WILL BE COMPLETE IN EVERY RESPECT.
  2. NEW MATERIALS AND ALTERATIONS SHALL MATCH, AS NEARLY AS POSSIBLE, EXISTING ADJOINING WORK, UNLESS OTHERWISE SPECIFIED OR NOTED.
  3. PATCHES AND REPAIRS SHOULD BE NOTED AND WHERE NECESSARY FOR PROPER INTEGRATION OF NEW INSTALLATION WORK, SHALL CONFORM TO APPLICABLE REQUIREMENTS FOR NEW WORK.
  4. EQUIPMENT, TOOL, AND FACILITIES SHALL BE SUITABLE FOR PERFORMING THE WORK.
  5. EVERY PRECAUTIONARY MEASURE SHALL BE TAKEN TO PROTECT AGAINST INJURY TO PERSONS AND DAMAGES TO PROPERTY AT ALL TIMES.
  6. COVERING FOR REMOVAL, OR REPLACEMENT OF ITEMS TO PROTECT AGAINST DAMAGE BY CUTTING, DRIPPING, DEMOLITION AND OTHER WORK SHALL BE PERFORMED AS NECESSARY.
  7. REMOVE EXISTING WORK AS NOTED OR AS REQUIRED TO PERFORM WORK SHOWN ON THESE DRAWINGS.
  8. ALL MATERIALS CRITIQUE SUITABLE FOR RECYCLING IN THE NEW WORK OR SPECIFIED TO BE RECYCLED SHALL BE CAREFULLY HANDLED AND SEPARATED FROM OTHER MATERIALS AND SUITABLY STORED UNTIL USED, REINSTALLED, OR DISPOSED OF AS SPECIFIED.
  9. ADDITIONAL NOTES OF COLUMN BRACING AND OTHER ITEMS WILL NOT BE PROVIDED WITHIN THE FACILITY. ALL BRACING SHALL BE REMOVED FROM THE FACILITY DAILY AND REMOVED FROM THE FACILITY AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE FACILITY. THE REMOVAL OF SUCH ITEMS WORK OR UPON COMPLETION OF WORK WITHIN THE SPACE.
  10. PREPARE CLEANING JUST PRIOR TO INSTALLATION OF NEW WORK WHERE INDICATED.
  11. PROVIDE ADEQUATE SHORING, BRACING, AND OTHER TEMPORARY SUPPORT DURING DEMOLITION. RETAIN THE SERVICES OF A QUALIFIED SPECIALTY ENGINEER TO DESIGN AND MONITOR THE TEMPORARY SUPPORT. SUBMIT DRAWINGS FOR RECORD ONLY.
  12. UNTIL PROPERLY SHORED, DO NOT CUT EXISTING STRUCTURAL MEMBERS IN A MANNER THAT RESULTS IN A REDUCTION OF LOAD CARRYING CAPACITY. DO NOT EXCEED THE CAPACITY OF THE EXISTING STRUCTURE OF THE SUPERIMPOSED LOADS.
  13. IN GENERAL, SELECTIVE STRUCTURAL DEMOLITION IS TO BE PERFORMED WITH PHYSICAL CUTTING ACTION BY SAWING AND GRINDING INSTEAD OF HAMMERS AND CHIPPING. DO NOT USE JACK BARRELS OR STRUCTURALLY SUPPORTED MEMBERS.
  14. CONTRACTOR SHALL VERIFY THAT EXISTING CONSTRUCTION CONFORMS TO "HISTORIC CONSTRUCTION" OR OTHERWISE, DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
  15. COORDINATE ALL WORK TO BE PERFORMED WITH MECHANICAL AND STRUCTURAL.

DEMOLITION PLAN LEGEND

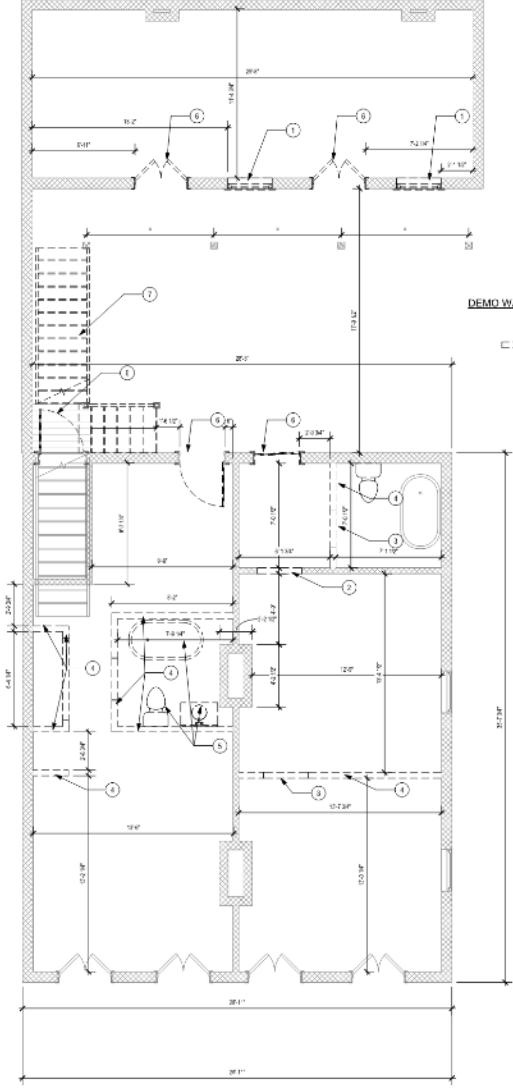
- WALLS, WINDOWS, DOORS, AND ROOF TO BE DEMOLISHED
- WALLS, WINDOWS, AND DOORS TO REMAIN
- EXISTING ADJACENT BUILDINGS
- NEW PENETRATIONS

DEMO NOTES	
Item Number	Item Type
1	REPLACE WINDOW
2	REMOVE OPENING
3	REMOVE OPENING WITH WALL
4	REMOVE OPENING WITH WALL
5	REMOVE OPENING WITH WALL
6	REMOVE OPENING WITH WALL
7	REMOVE OPENING WITH WALL
8	REMOVE OPENING WITH WALL
9	REMOVE OPENING WITH WALL
10	REMOVE OPENING WITH WALL
11	REMOVE OPENING WITH WALL
12	REMOVE OPENING WITH WALL

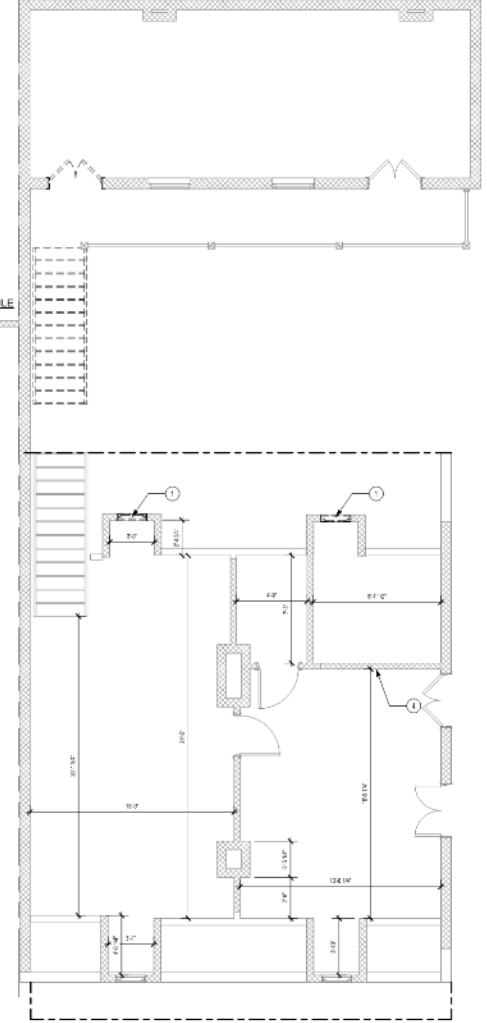
ALL AREAS	
NAME	AREA
UNIT A	1231 SF
UNIT B	386 SF
UNIT C	864 SF
UNIT D	386 SF
UNIT E	247 SF



3 SITE PLAN  
1" = 10'-0"



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



2 EXISTING/DEMO SECOND FLOOR PLAN  
1/4" = 1'-0"

CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF NEW ORLEANS AND THE STATE OF LOUISIANA. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF NEW ORLEANS AND THE STATE OF LOUISIANA. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF NEW ORLEANS AND THE STATE OF LOUISIANA.

THESE PLANS TO THE ENGINEER AND ARCHITECTURE FIRM. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF NEW ORLEANS AND THE STATE OF LOUISIANA. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF NEW ORLEANS AND THE STATE OF LOUISIANA.

924 Ursulines

VCC Architectural Committee

November 23, 2021



SERVICE (REAR BUILDING) HOUSE DOORS



EXISTING PARAPET



CORNER IN SERVICE QUARTERS (REAR BUILDING)



EXISTING REAR COTTAGE



DORMERS



DORMERS



FRONT ELEVATION



STAIR CASE



FRONT ELEVATION

- SPECIFIC REPAIR NOTES**
1. Clean existing brick and repoint in accordance with ASTM historic masonry repair notes found on sheet a-9
  2. Replace existing deteriorated, broken and/or damaged roof slate shingles. Replace with traditional slate of same quality, color and size as existing; remove any non-slate roofing, if any and install new slate roof.
  3. Repair existing brick parapet cap. Replace missing broken brick units and repoint with flush joints. See ASTM historic masonry repair notes on Sheet A-4.3
  4. Repair existing brick chimney. Remove concrete surfaces patches and repoint brick clean chimney cap as required.
  5. Replace existing window with new DBL hung wood window with 6/6 lite/
  6. Replace/repair deteriorated sill with matching wood sill and profile repair.
  7. Replace/repair deteriorated window trim with matching wood trim & profile. Repaint.
  8. Replace/repair deteriorated window sash with matching wood sash and profile. Repaint.
  9. Replace window glazing with new glazing. Match thickness
  10. Replace/rebuild window shutters & match existing profile and type repair.
  11. Repair/replace existing metal hardware as needed
  12. Remove existing security bars
  13. Remove window air conditioning unit.
  14. Remove abandoned pipes and conduit not in use.
  15. Remove existing vegetation surround windows and doors, if any.
  16. Clean and remove debris from existing gutters and make sure that gutter hangers and brackets are properly secured to fascia. Resolder/resealed and open joints. Sand and paint gutter per vcc guidelines.
  17. Repair and repaint existing fascia and soffit material. San and repaint in accordance with VCC guidelines. Do not rotary sand. All sanding to be manual. Replace and damaged/dry rot deteriorated material with material of the same type. See woodwork repair notes on sheet a-4.3
  18. Repair existing door & window frames and sashes. Replace loose board with similar material. Remove loose caulk and re caulk perimeter of window frame. Replace deteriorated glazing compound. Paint. Finish and paint with high quality primer and oil based paint. See woodwork notes on sheet a-8. Replace existing metal downspout.

HISTORIC RENOVATION

HISTORIC RENOVATION  
924-26 URSULINE AVE  
NEW ORLEANS, LA



**SPECTRUM**  
DESIGNS & ENGINEERING, LLC  
1000 P. O. BOX 1209  
HARVEY, LA 70058  
E-Mail: admin@spectrumsd.com



Drawn: B-2021  
Checked: A-MARTIN  
P-TIMMAN

Sheet Title:

EXISTING  
CONDITIONS

Drawing No.

A-2.1



924 Ursulines

VCC Architectural Committee

November 23, 2021

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CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES BEFORE COMMENCING CONSTRUCTION. THESE PLANS TO THE EXTENT POSSIBLE, ARE IN COMPLIANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND ORDINANCES.

THESE PLANS TO THE EXTENT POSSIBLE, ARE IN COMPLIANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND ORDINANCES.

I HAVE RESEARCHED THE CHAPTER AND THE JOB DATA STATE OF LOUISIANA CONSTRUCTION CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND ORDINANCES.





FRONT DORMER



SECOND FLOOR SERVICE (REAR BUILDING) LANDING



COTTAGE RIGHT SIDE



SERVICE (REAR BUILDING) STRUCTURE BALCONY



SERVICE STRUCTURE



COTTAGE ROOF AT REAR



URSULINE STREET SCAPE

- SPECIFIC REPAIR NOTES**
1. Clean existing brick and repoint in accordance with ASTM historic masonry repair notes found on sheet A-9
  2. Replace existing deteriorated, broken and/or damaged roof slate shingles. Replace with traditional slate of same quality, color and size as existing; remove any non-slate roofing, if any and install new slate roof.
  3. Repair existing brick parapet cap. Replace missing/broken brick units and repoint with flush joints. See ASTM historic masonry repair notes on Sheet A-4.3
  4. Repair existing brick chimney. Remove concrete surfaces patches and repoint brick clean chimney cap as required.
  5. Replace existing window with new OBL hung wood window with 6/6 lite
  6. Replace/repair deteriorated sill with matching wood sill and profile repair.
  7. Replace/repair deteriorated window trim with matching wood trim & profile. Repaint.
  8. Replace/repair deteriorated window sash with matching wood sash and profile. Repaint.
  9. Replace window glazing with new glazing. Match thickness
  10. Replace/rebuild window shutters & match existing profile and type repair.
  11. Repair/replace existing metal hardware as needed
  12. Remove existing security bars
  13. Remove window air conditioning unit.
  14. Remove abandoned pipes and conduit not in use.
  15. Remove existing vegetation surround windows and doors, if any.
  16. Clean and remove debris from existing gutters and make sure that gutter hangers and brackets are properly secured to fascia. Resolder/resealed and open joints. Sand and paint gutter per vcc guidelines.
  17. Repair and repaint existing fascia and soffit material. Sand and repaint in accordance with VCC guidelines. Do not rotary sand. All sanding to be manual. Replace and damaged/dry rot deteriorated material with material of the same type. See woodwork repair notes on sheet A-4.3
  18. Repair existing door & window frames and sashes. Replace loose board with similar material. Remove loose caulk and re caulk perimeter of window frame. Replace deteriorated glazing compound. Paint. Finish and paint with high quality primer and oil based paint. See woodwork notes on sheet A-8.
- Replace existing metal downspout



**SPECTRUM**  
DESIGNS & ENGINEERING LLC  
2449 MANHATTAN BLVD. SUITE 209  
HARVEY, LA 70088 (504) 366-0710  
E-Mail: admin@spectrumdesignsllc.com



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Checked: AMARTIN  
E-MAIL: admin@spectrumdesignsllc.com

Sheet Title:

EXISTING  
CONDITIONS

Bracing No.

A-2.2



HISTORIC RENOVATION

HISTORIC RENOVATION  
OF  
924-26 URSULINE AVE  
NEW ORLEANS, LA



Date: 8-3-2021  
By: A.MARTIN  
Checked: PITTMAN

Sheet Title:

FLOOR PLANS

Drawing No.

A-3.0



GENERAL NOTES

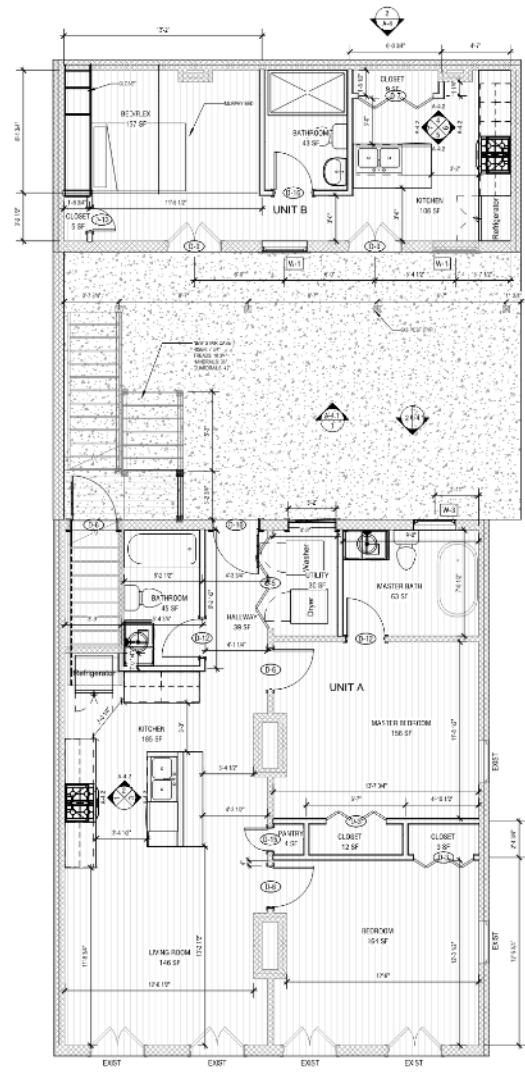
1. ALL DIMENSIONS ARE TO FACE OF STUDY LINE UNLESS NOTED OTHERWISE. WHERE NO DIMENSIONS ARE SHOWN, PARTITIONS INDICATED BY COLUMN OR GRID LINES. CENTER PARTITIONS UNLESS OTHERWISE NOTED. CLEAR DIMENSIONS ARE TO FACE OF FINISH FURNITURE AND EQUIPMENT.
2. NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH ANY PORTION OF THE WORK. FAILURE TO NOTIFY THE ARCHITECT WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO PERFORM THE WORK AS INTENDED BY THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL WORK ARISING FROM SUCH FAILURE TO COORDINATE DISCREPANCIES TO THE SATISFACTION OF THE ARCHITECT.
3. VERIFY EXISTING DIMENSIONS, CONDITIONS AND CLEARANCES PRIOR TO SUBMISSION OF SHOP DRAWINGS.
4. PROVIDE LIFT AND PULL STUDS TO ALL LIVING AREAS TO REMAIN AND REPAIR AND OR REPLACE ANY ITEMS DAMAGED DURING THE COURSE OF WORK TO THE SATISFACTION AND APPROVAL OF THE ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER.
5. WHERE WORK OCCURS IN AREAS WITH EXISTING FINISHES TO REMAIN, REPAIR & MATCH EXISTING FINISHES AND MATERIALS UNLESS OTHERWISE NOTED BY ARCHITECT.
6. PROVIDE BLOCKING AND ANCHORAGE AS NECESSARY FOR PROPER INSTALLATION OF NEW WORK. UNLESS OTHERWISE NOTED, PROVIDE ACCESSORIES AND HOLLOW WORK IN NEW INSTALLATION BY CONTRACTOR OR OWNER.
7. CONDUCT MOISTURE TESTS ON ALL CONCRETE SLABS WHERE FINISH MATERIALS ARE SCHEDULED.
8. ALL SURFACES MUST BE FREE OF DIRT AND RESIDUE BEFORE PAINT, TILE, ETC. IS APPLIED.
9. ALL CHIMNEYS, INSERTS AND OTHER FLOOR TO CEILING PARTS MUST MEET OR EXCEED A MINIMUM COEFFICIENT OF FRACTION OF 5.5 R-VALUE AND DRY FOR ACCESSIBLE ROUTES AND (OR) DRY FOR RAMP.
10. PROVIDE ANGLE OR DOGS BASE AT ALL WET AREAS OR WHERE SPECIFIED.
11. PROVIDE SHOP DRAWINGS TO CONFIRM TILE LAYOUTS AT FLOORS AND WALLS BEFORE INSTALLATION.
12. ALL SURFACES TO BE REFINISHED TO RECEIVE PAINT SHALL BE PRIME WITH ONE COAT OF PRIMER AND TWO COATS OF LATEX PAINT.
13. REFER TO OWNER FOR WALL FINISHES.
14. ALL FINISHES MUST MEET FIRE TEST CODE NFPA 701 AND FLAMMABILITY TESTING CAL 117.
15. ALL INTERIOR PARTITION TYPES ARE A TYPICAL FORMER INTERIOR WALL.
16. FOR FURNITURE LAYOUT, T.B.O. BY OWNER.
17. SEE SHEET A-3.2 FOR FURNITURE & EQUIPMENT LAYOUTS.
18. SEE SHEET A-3.1 FOR PLUMBING, ELECTRIC, TOILET ACCESSORIES, AND OTHER MISC. ITEMS TO BE ADDED.
19. SEE SHEET A-3.3 FOR CASEWORK DETAILS.

SPECIFIC REPAIR NOTES

1. CLEAN EXISTING BRICK AND REPOINT IN ACCORDANCE WITH ASTM HISTORIC MASONRY REPAIR NOTES FOUND ON SHEET A-3.
2. REPLACE EXISTING DETERIORATED, BROKEN AND/OR DAMAGED ROOF SLATE BRICKS. REPLACE WITH TRADITIONAL SLATE OF SAME QUALITY COLOR AND SIZE AS EXISTING. REMOVE ANY MATERIALS EXCEEDING 1" AND INSTALL NEW SLATE ROOF.
3. REPAIR EXISTING BRICK CHIMNEY. CAP REPLACE (REPAIR) BROKEN OR CRACKED UNITS AND REPOINT WITH FLUSH JOINTS. SEE ASTM HISTORIC MASONRY REPAIR NOTES ON SHEET A-3.
4. REPAIR EXISTING BRICK CHIMNEY. REMOVE CONCRETE SURFACES PATCHES AND REPOINT BRICK CHIMNEY CAP AS REQUIRED.
5. REPLACE EXISTING WINDOW WITH NEW DOUBLE HUNG WOOD WINDOW WITH 100% L.E.U.
6. REPLACE REPAIR DETERIORATED SILL WITH MATCHING WOOD SILL AND PROFILE REPAIR.
7. REPLACE REPAIR DETERIORATED WINDOW TRIM WITH MATCHING WOOD TRIM & PROFILE REPAIR.
8. REPLACE REPAIR DETERIORATED WINDOW SASH WITH MATCHING WOOD SASH AND PROFILE REPAIR.
9. REPLACE WINDOW GLAZING WITH NEW SLAZING MATCH "W" GLAZING.
10. REPLACE REPAIR WINDOW SHUTTERS & MATCH EXISTING PROFILE AND TYPE REPAIR.
11. REPAIR/REPLACE EXISTING VETAL. HARDWARE AS NEEDED.
12. REMOVE EXISTING SECURITY BARS.
13. REMOVE WINDOW AIR CONDITIONING UNIT.
14. REMOVE REMOVED PIPES AND CONDUIT NOT IN USE.
15. REMOVE EXISTING VEGETATION SURROUND WINDOWS AND DOORS, IF ANY.
16. CLEAN AND REMOVE DEBRIS FROM EXISTING GUTTERS AND ENSURE THAT GUTTER HANGERS AND BRACKETS ARE PROPERLY SECURED TO WALLS. REPAIRS ARE REQUIRED AND OPEN JOINTS, SAND AND PAINT GUTTER PER VCC GUIDELINES.
17. REPAIR AND REPOINT EXISTING FACED AND ROOF MATERIAL. SAND AND REPAIR IN ACCORDANCE WITH VCC GUIDELINES. DO NOT ROTARY SAND. ALL SANDING TO BE MANUAL. REPLACE AND DAMAGED OR NOT DETERIORATED MATERIAL WITH MATERIAL OF THE SAME TYPE. SEE WOODWORK NOTES ON SHEET A-3.
18. REPAIR EXISTING DOOR & WINDOW FRAMES AND SASHES. REPLACE EXISTING DOOR WITH 100% L.E.U. DOOR. REMOVE JOIST CALK AND RECALK PERIMETER OF WINDOW FRAME. REPLACE DETERIORATED GLAZING COMPOUND, PAINT FINISH AND POINT WITH NEW QUALITY POWER AND OIL BASED PAINT. SEE WOODWORK NOTES ON SHEET A-3.
19. REPLACE EXISTING VETAL DOORSTOP.

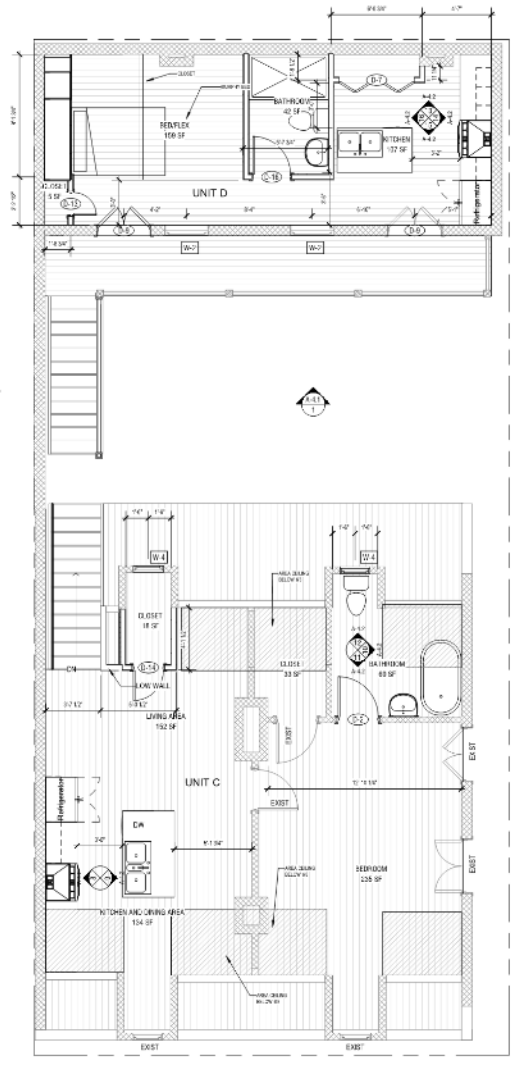
Type Mark	Count	Height	Width	Comments
D-2	1	8'-0"	2'-8"	
D-3	2	8'-0"	4'-0"	
D-4	1	8'-0"	3'-0"	
D-5	1	6'-8"	6'-0"	
D-6	2	6'-8"	2'-8"	
D-7	2	6'-8"	5'-0"	
D-8	1	6'-8"	3'-0"	
D-9	10	6'-8"	1'-9"	
D-10	1	8'-0"	3'-0"	
D-11	2	8'-0"	2'-8"	
D-12	2	6'-8"	2'-8"	
D-13	2	6'-8"	1'-6"	
D-14	1	8'-0"	2'-0"	
D-15	1	8'-0"	1'-6"	
D-16	2	8'-0"	2'-8"	

Type Mark	Count	Height	Width	Head Height	Sill Height	Level	Comments
W-1	2	4'-9"	3'-4"	7'-0"	3'-0"	LEVEL 1 T.O.F.	
W-2	4	6'-4"	2'-10"	7'-0"	3'-0"	LEVEL 1 T.O.F.	
W-3	2	4'-9"	2'-10"	6'-8"	4'-0"	LEVEL 1 T.O.F.	
W-4	4	4'-9"	2'-4"	7'-0"	3'-0"	LEVEL 2 T.O.F.	



1 1ST FLOOR PLAN  
1/4" = 1'-0"

WALL LEGEND  
EXISTING WALL  
NEW WALL



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

DESIGNED BY: SPECTRUM DESIGNS & ENGINEERING, LLC  
DRAWN BY: SPECTRUM DESIGNS & ENGINEERING, LLC  
CHECKED BY: SPECTRUM DESIGNS & ENGINEERING, LLC

CONTRACTOR SHALL DIRECT ANY QUESTIONS PERTAINING TO THESE PLANS TO THE ENGINEER. ANY DEVIATIONS FROM THESE PLANS WITHOUT CONSULTING AND/OR WRITTEN CONSENT FROM THE ENGINEER SHALL BE VOID.

THESE PLANS TO THE ENGINEER. ANY DEVIATIONS FROM THESE PLANS WITHOUT CONSULTING AND/OR WRITTEN CONSENT FROM THE ENGINEER SHALL BE VOID.

THESE PLANS TO THE ENGINEER. ANY DEVIATIONS FROM THESE PLANS WITHOUT CONSULTING AND/OR WRITTEN CONSENT FROM THE ENGINEER SHALL BE VOID.

924 Ursulines  
VCC Architectural Committee

November 23, 2021



HISTORIC RENOVATION

HISTORIC RENOVATION  
924-26 URSULINE AVE  
NEW ORLEANS, LA



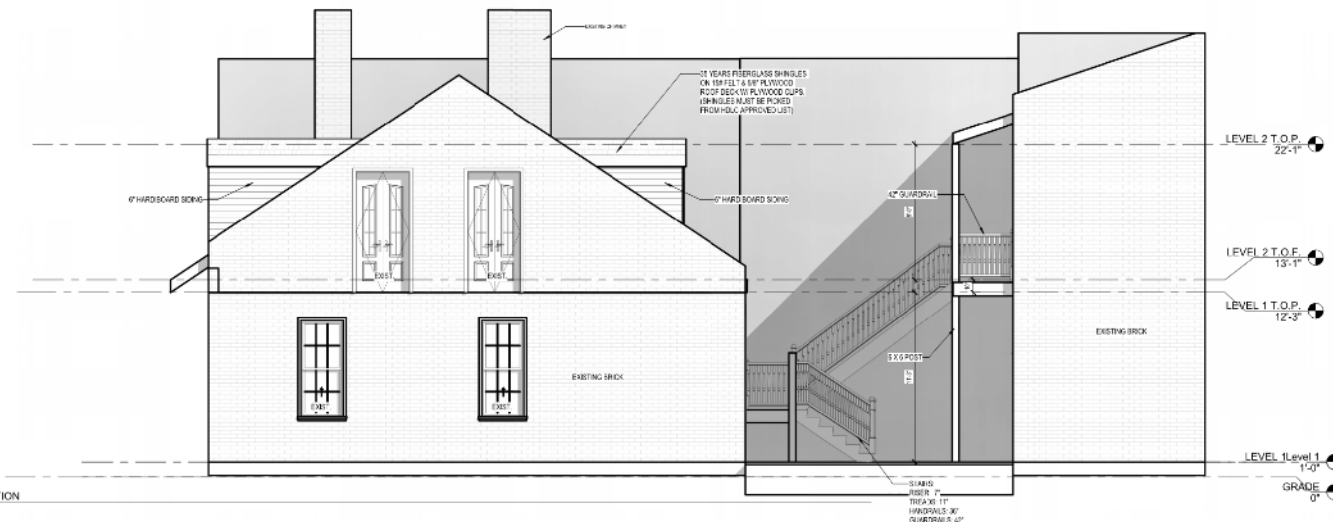
Date: 8-9-2021  
By: J.M.P.  
Checked: P.M.P.

Sheet Title:

EXTERIOR ELEVATIONS

Drawing No.

A-4



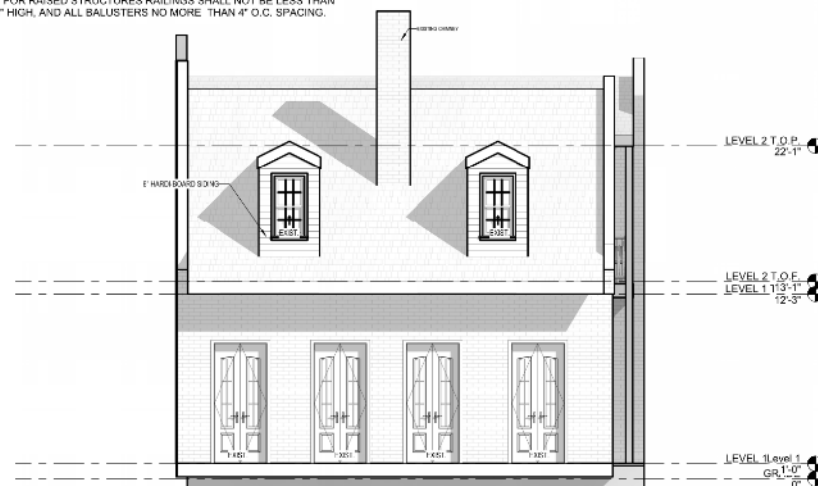
① RIGHT ELEVATION  
1/4" = 1'-0"

GENERAL ELEVATION NOTES

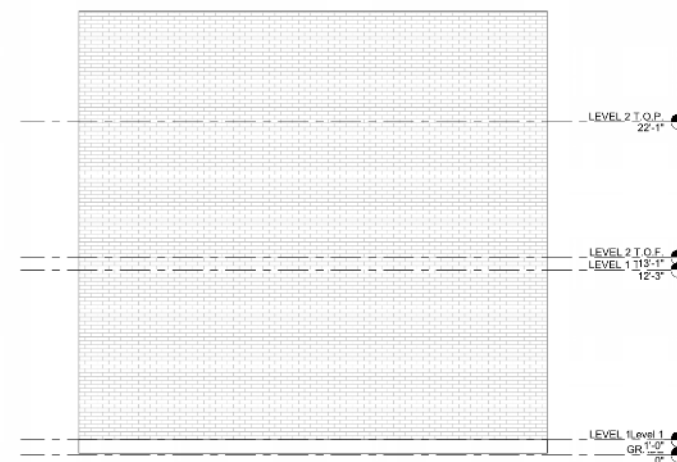
1. HARDIE PLANK LAP SIDING CAN BE INSTALLED OVER BRACED WOOD OR STEEL STUDS SPACED A MAXIMUM OF 24" O.C. OR DIRECTLY TO MINIMUM 7/16" THICK OSB SHEATHING.
2. A WATER RESISTIVE BARRIER IS REQUIRED IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS.
3. DO NOT USE HARDIE PLANK TRIP APPLICATIONS.
4. SIDING CAN NOT BE USED IN PLACING OF ROOFING MATERIAL, APPLICATION MUST ONLY BE INSTALLED ON FLAT VERTICAL WALLS.
5. HARDIE PLANK SIDING CAN NOT BE STAINED ONLY PAINTED.
6. FOR RAISED STRUCTURES RAILINGS SHALL NOT BE LESS THAN 36" HIGH, AND ALL BALUSTERS NO MORE THAN 4" O.C. SPACING.

7. BALCONY RAILINGS SHALL BE PROVIDED AT PORCHES WHEN THE FLOOR FINISH EXCEEDS 30" IN HEIGHT ABOVE GRADE.
8. PER IRC PROVIDE VENTILATION OPENINGS BETWEEN THE BOTTOM OF FLOOR JOISTS AND THE EARTH UNDER THE BUILDING WITH A NET AREA OF VENTILATION NOT LESS THAN 1 SQFT. FOR EACH 150 SQFT. OF UNDER FLOOR SPACE AREA AND VENTS SHALL BE WITHIN 3 FEET OF EACH CORNER OF BUILDING.
9. FOR RAISED STRUCTURES A ACCESS OPENING MUST BE PROVIDED NO LESS THAN 18"x24"
10. HARDIE PLANK LAP SIDING CAN BE INSTALLED OVER BRACED WOOD OR STEEL STUDS SPACED A MAXIMUM OF 24" O.C. OR DIRECTLY TO MINIMUM 7/16" THICK OSB SHEATHING.

11. A WATER RESISTIVE BARRIER IS REQUIRED IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS.
12. HARDIE PLANK SIDING CAN NOT BE STAINED ONLY PAINTED.
13. BOTTOM OF STRUCTURAL FLOOR JOIST SHALL BE LOCATED ABOVE THE REQUIRED MINIMUM FLOOD ELEVATION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE SURVEYOR TO ENSURE TO ENSURE OWNER RECEIVES FULL AWARENESS OF INSURANCE POLICY IMPACTS FOR FINISH FLOOR ELEVATION.



② FRONT ELEVATION  
1/4" = 1'-0"



③ REAR ELEVATION  
1/4" = 1'-0"

CONTRACTOR SHALL DIRECT ANY QUESTIONS PERTAINING TO THESE PLANS WITHOUT CONSULTING AND/OR WRITTEN SUBMITTALS

THESE PLANS TO THE EXTENT ANY DEVIATIONS FROM CONSENT FROM THE ENGINEER SHALL NULL AND VOID ALL

"I HAVE RESEARCHED THIS CHAPTER AND THE LOCAL AND STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREWITH. I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS."

924 Ursulines

VCC Architectural Committee

November 23, 2021



**SPECTRUM**  
DESIGNS & ENGINEERING LLC  
5439 MANHATTAN BLVD. SUITE 209  
HARVEY, LA 70058 (504) 366 - 0710



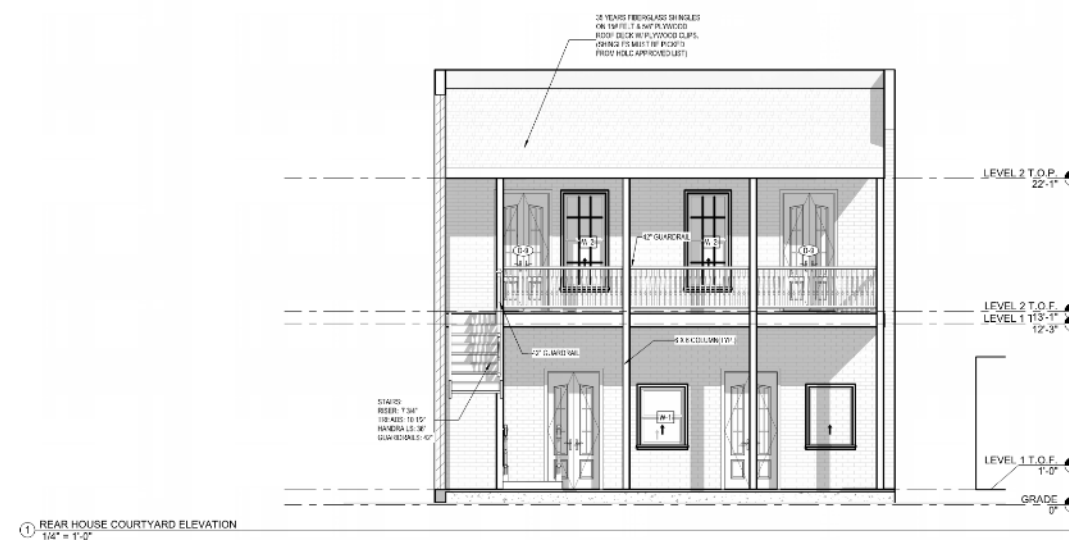
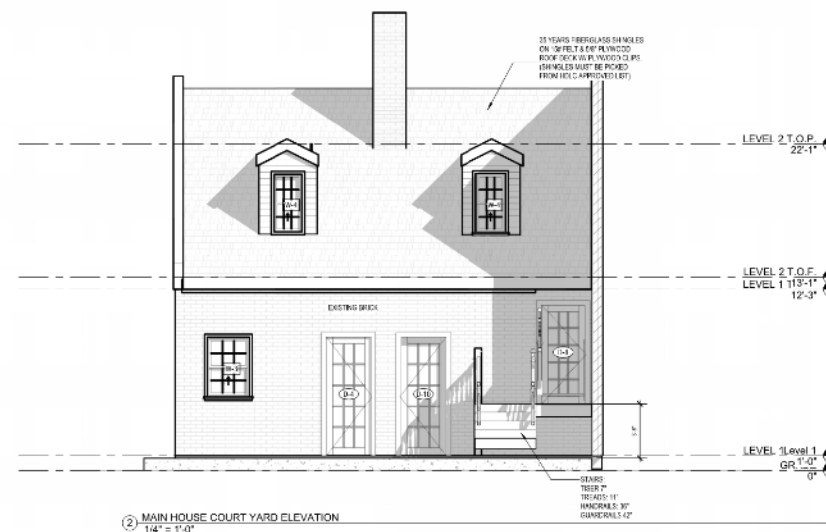
Date:	8-2-202
Drawn:	A.MART
Checked:	PITMA
Sheet Title:	

Sheet Title

EXTERIOR  
ELEVATIONS

Drawing No. \_\_\_\_\_

A-4.1



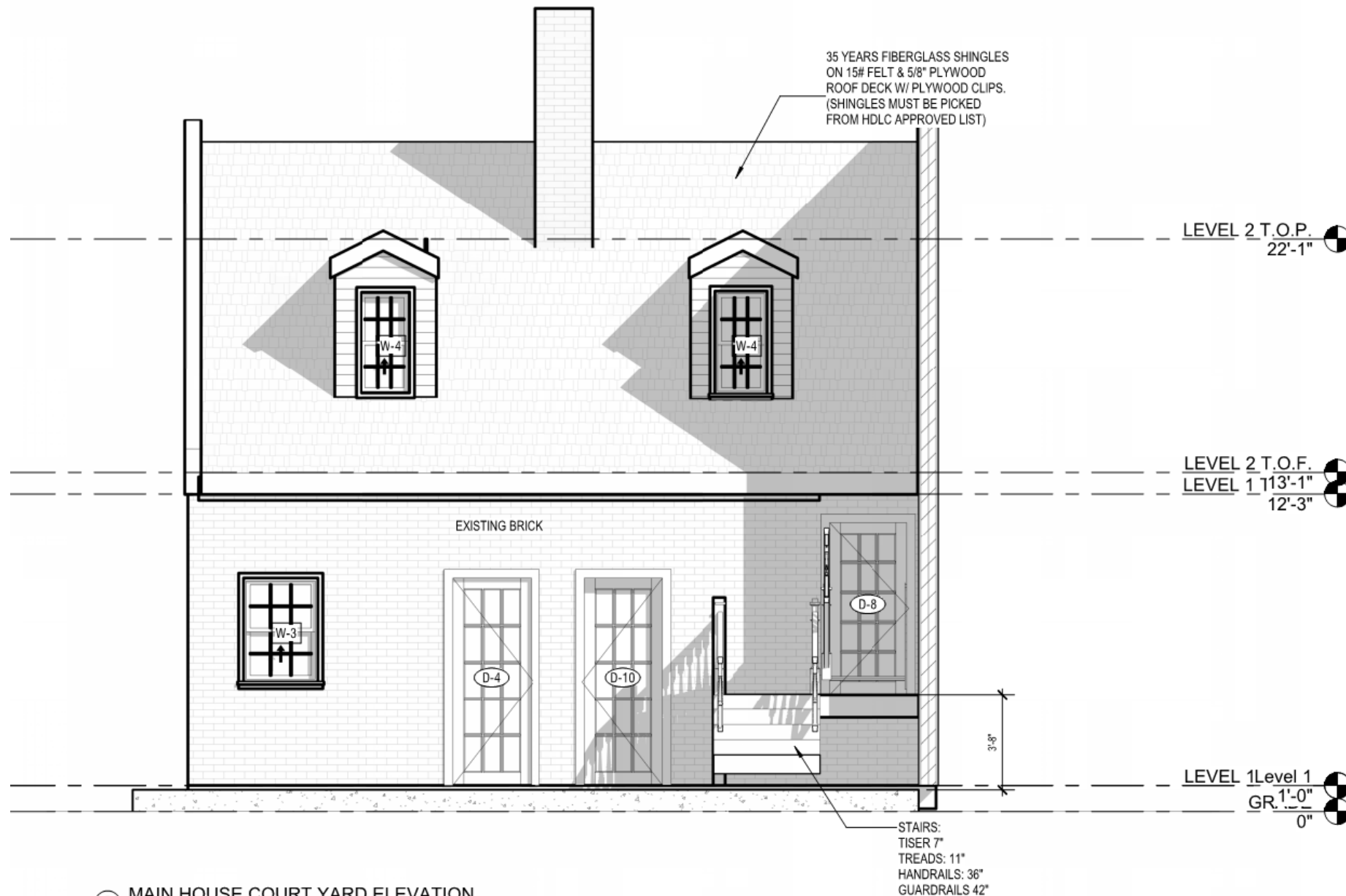
THIS DRAWING IS SET TO BE REPRODUCED OR USED TO  
CONTACT ANY BUSINESS WITHOUT THE WRITTEN APPROVAL OF  
SPECTRUM DESIGNS LLC

CONTRACTOR SHALL DIRECT ANY QUESTIONS PERTAINING TO THESE PLANS WITHOUT CONSULTING AND/OR WRITTEN LIABILITIES

THESE PLANS TO THE ENGINEER. ANY DEVIATIONS FROM  
CONSENT FROM THE ENGINEER SHALL NULL AND VOID ALL

I HAVE RESEARCHED THIS CHAPTER AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREWITH.  
I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS.





② MAIN HOUSE COURT YARD ELEVATION  
1/4" = 1'-0"

924 Ursulines

VCC Architectural Committee

November 23, 2021







HISTORIC RENOVATION

HISTORIC RENOVATION  
924-26 URSULINE AVE  
NEW ORLEANS, LA



**SPECTRUM**  
DESIGNS & ENGINEERING LLC  
2419 MANHATTAN BLVD. SUITE 209  
NEW ORLEANS, LA 70112 (504) 366-0710  
E-Mail: [adam@spectrumsdesigns.com](mailto:adam@spectrumsdesigns.com)

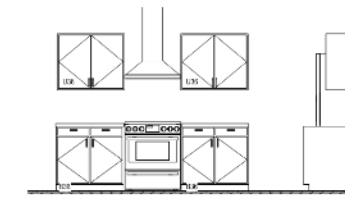


Date: 6-3-2021  
Drawn: A.MARTIN  
Checked: P.TITMAN  
Sheet Title:

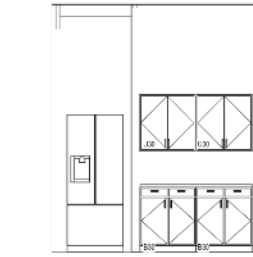
INTERIOR  
ELEVATIONS

Drawing No.

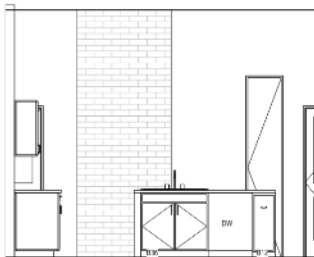
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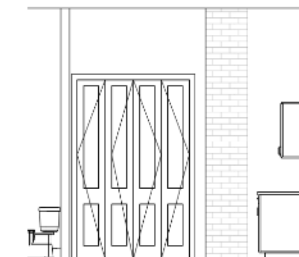
1. UNIT A- KITCHEN A  
3/8" = 1'-0"



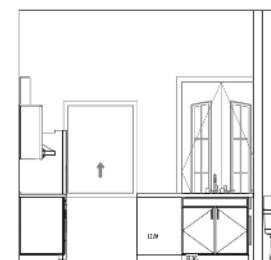
2. UNIT A- KITCHEN B  
3/8" = 1'-0"



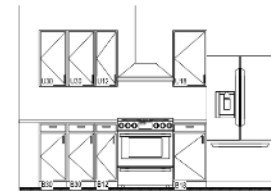
3. UNIT A- KITCHEN C  
3/8" = 1'-0"



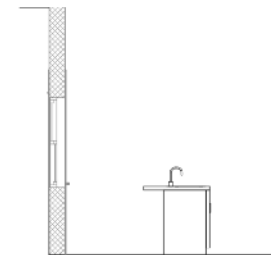
4. UNIT B- KITCHEN A  
3/8" = 1'-0"



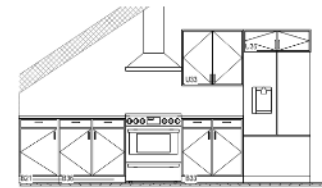
5. UNIT B- KITCHEN B  
3/8" = 1'-0"



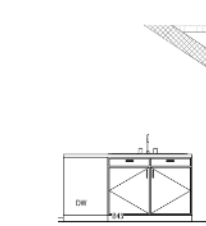
6. UNIT B- KITCHEN C  
3/8" = 1'-0"



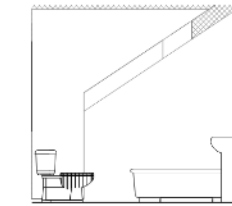
7. UNIT B- KITCHEN D  
3/8" = 1'-0"



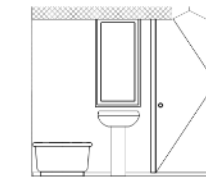
8. UNIT C- KITCHEN A  
3/8" = 1'-0"



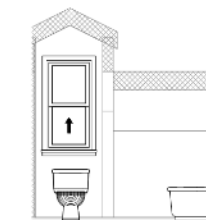
9. UNIT C- KITCHEN B  
3/8" = 1'-0"



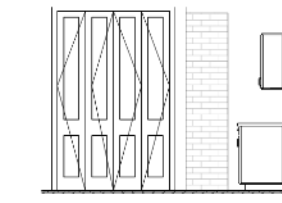
10. UNIT C- BATHROOM B  
3/8" = 1'-0"



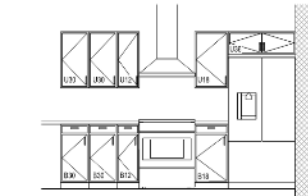
11. UNIT C- BATHROOM C  
3/8" = 1'-0"



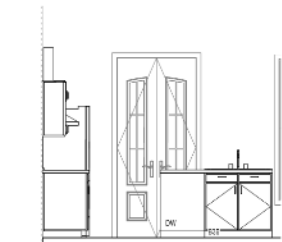
12. UNIT C- BATHROOM A  
3/8" = 1'-0"



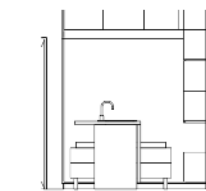
13. UNIT D- KITCHEN A  
3/8" = 1'-0"



14. UNIT D- KITCHEN B  
3/8" = 1'-0"



15. UNIT D- KITCHEN C  
3/8" = 1'-0"



16. UNIT D- KITCHEN D  
3/8" = 1'-0"

924 Ursulines

VCC Architectural Committee

November 23, 2021

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THESE PLANS TO THE BEST OF OUR KNOWLEDGE AND BELIEF COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND REGULATIONS. WE DO NOT WARRANT THE ACCURACY OF THESE PLANS.

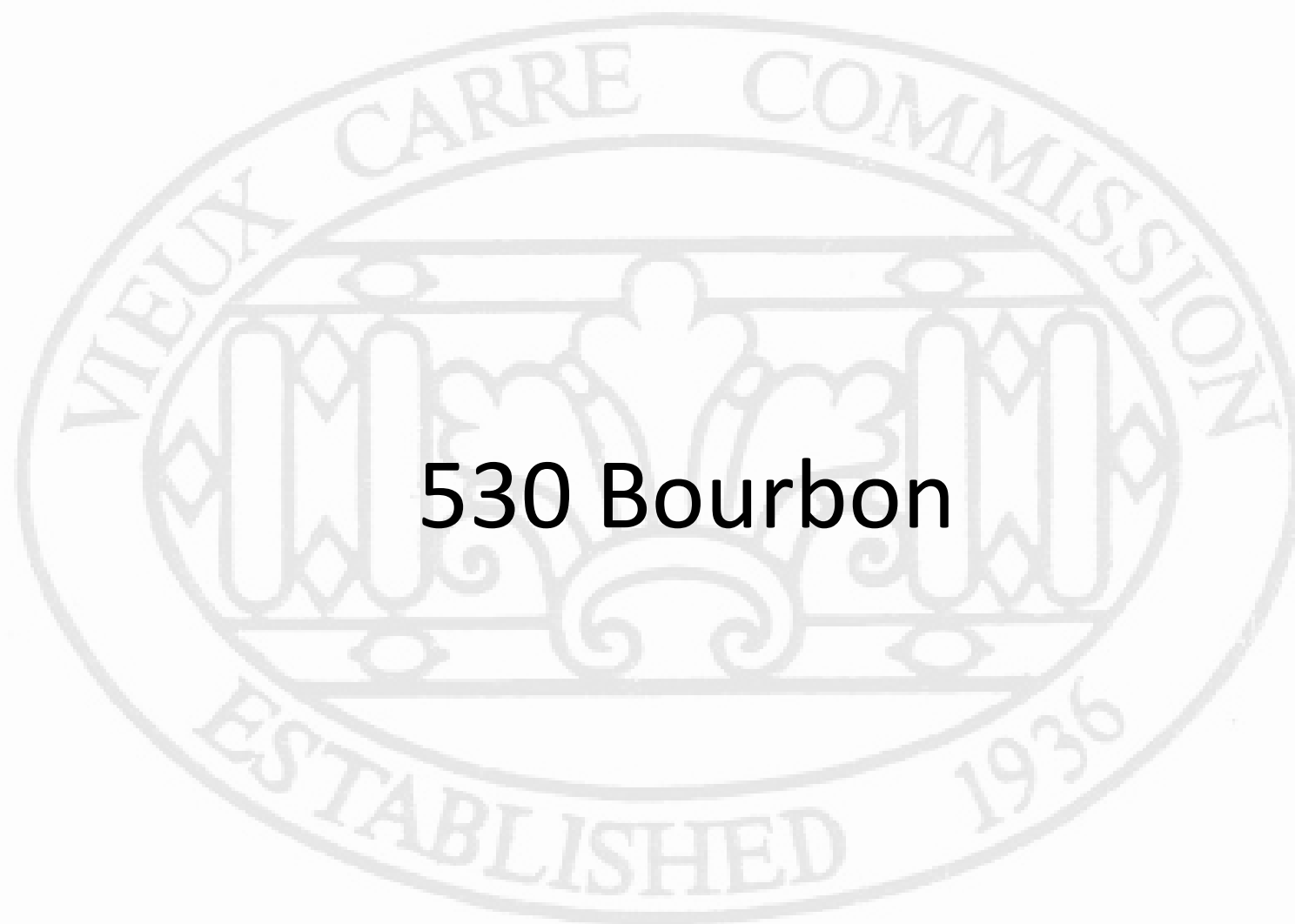
THESE PLANS TO THE BEST OF OUR KNOWLEDGE AND BELIEF COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND REGULATIONS. WE DO NOT WARRANT THE ACCURACY OF THESE PLANS.





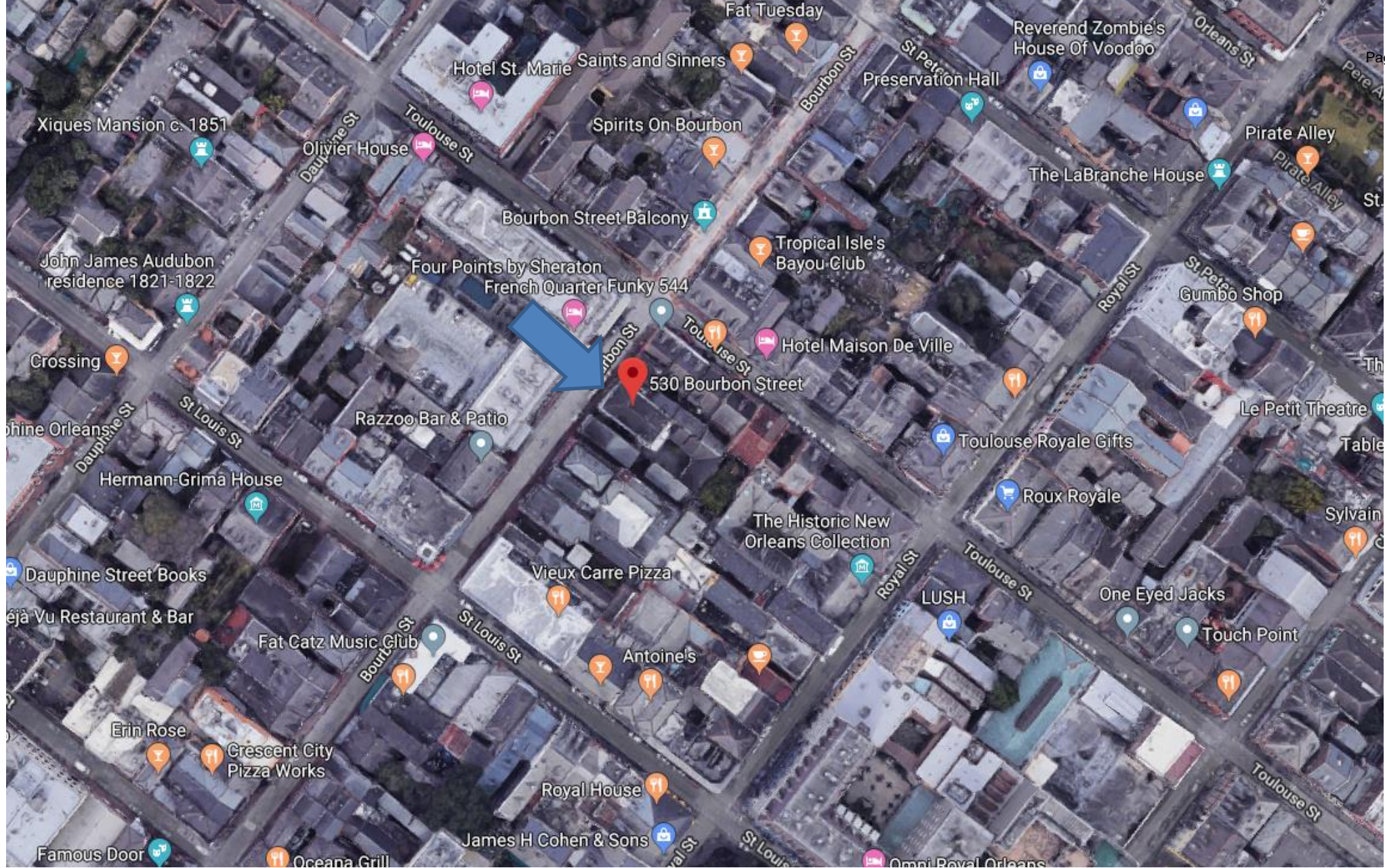
# Appeals and Violations





**530 Bourbon**





530-34 Bourbon

VCC Architectural Committee

November 23, 2021







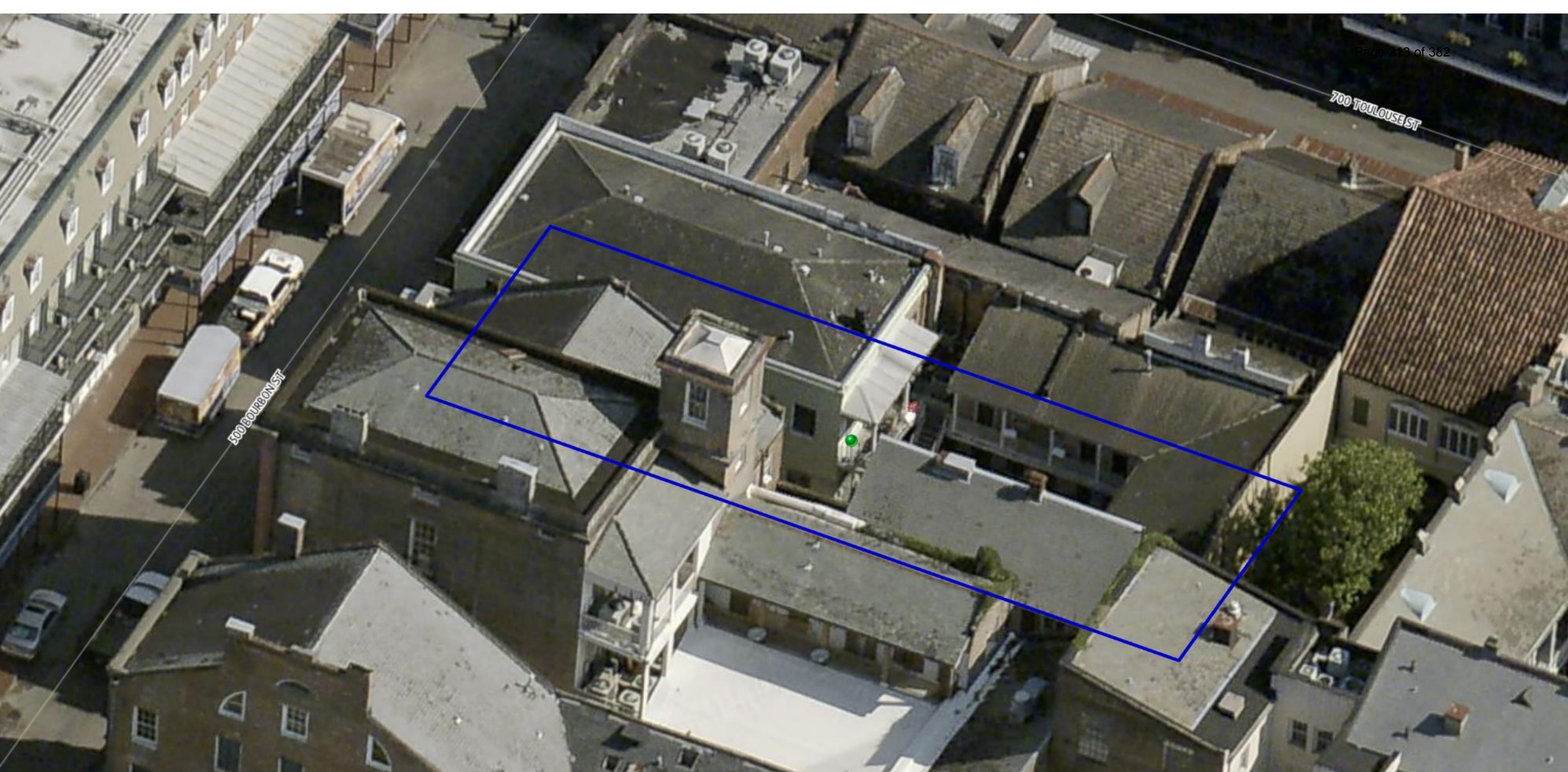
530-34 Bourbon

VCC Architectural Committee

November 23, 2021







530-34 Bourbon

VCC Architectural Committee

November 23, 2021







530-34 Bourbon

VCC Architectural Committee

November 23, 2021







530-34 Bourbon

VCC Architectural Committee

November 23, 2021





530-34 Bourbon

VCC Architectural Committee

November 23, 2021







530-34 Bourbon

VCC Architectural Committee

November 23, 2021





530-34 Bourbon

VCC Architectural Committee

November 23, 2021







530-34 Bourbon

VCC Architectural Committee

November 23, 2021







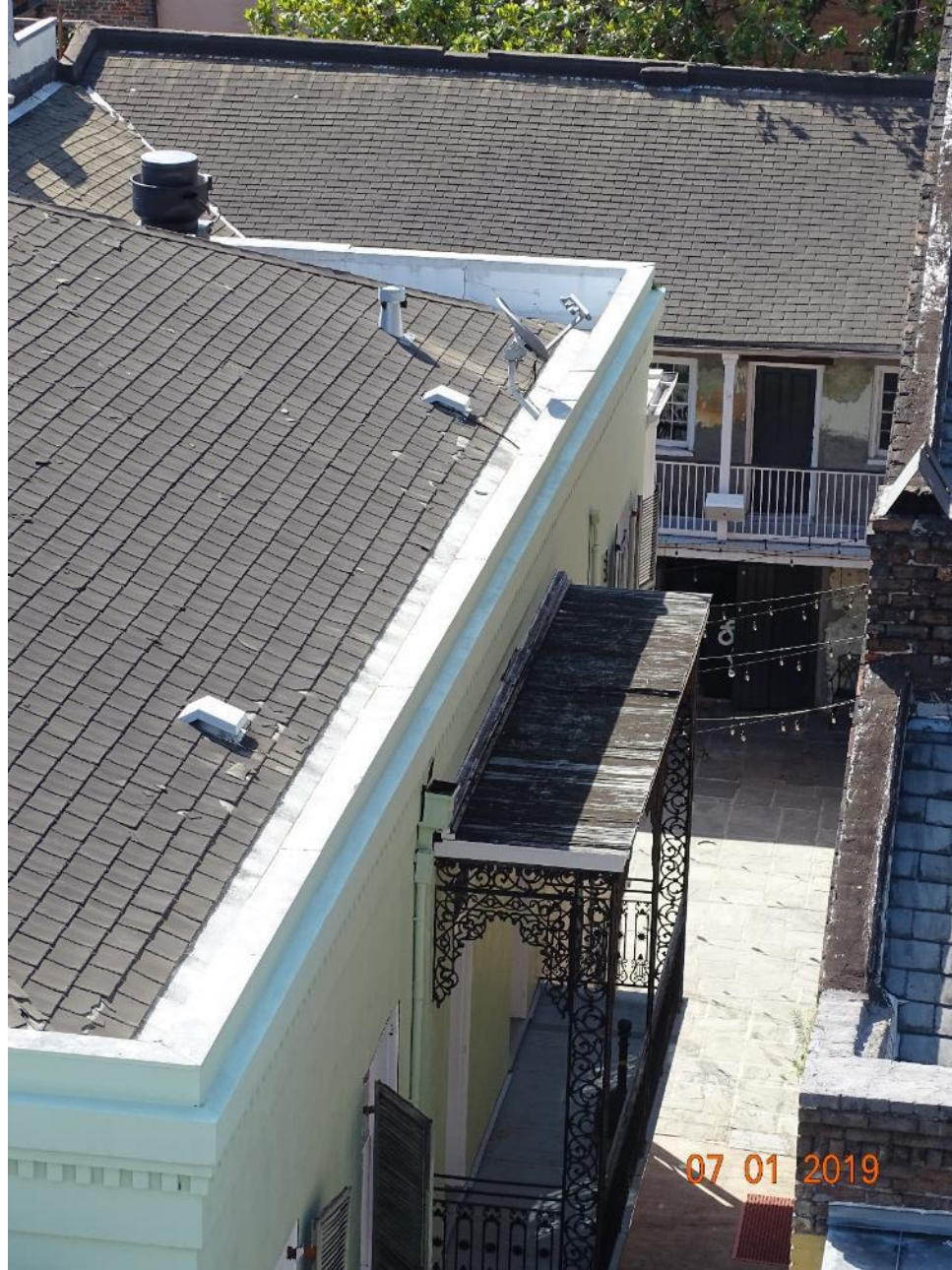
530-34 Bourbon

VCC Architectural Committee

November 23, 2021







530-34 Bourbon

VCC Architectural Committee

November 23, 2021







530 Bourbon

VCC Architectural Committee

October 12, 2021







530 Bourbon

VCC Architectural Committee

October 12, 2021







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VCC Architectural Committee

October 12, 2021







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October 12, 2021







530 Bourbon

VCC Architectural Committee

October 12, 2021







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October 12, 2021





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October 12, 2021





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October 12, 2021







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October 12, 2021







530 Bourbon

VCC Architectural Committee

October 12, 2021







9 REMOVE SPEAKERS

10 REPLACE LIGHTS

DEMOMETAL CHASE 6

11 REPLACE DOOR & TRANSOM, SEE A3.1 FOR DETAIL

11 REMOVE/CONSOLIDATE EXISTING ELECTRICAL CONDUIT

15 REMOVAL OF EXISTING METAL STAIR AND REPLACEMENT WITH NEW WOOD STAIR, SEE A3.0



13 REMOVE FAILED FLASHING

8 REPORT MASONRY, SEE MORTAR NOTES ON A1.0

3 REPLACE DOOR, SEE A3.0 FOR DETAIL

5 EXISTING HVAC DOCUMENTATION



5 EXISTING HVAC DOCUMENTATION

3 REPLACE DOOR, SEE A3.1 FOR DETAIL



7 SEE RE-ROOFING PACKAGE FOR HOOD RELOCATION

14 REPLACE DAMAGED COMPOSITE SLATE ROOF, SEE SEPARATE RE-ROOF SET



15 REMOVE NON-CONFORMING ROOF EQUIPMENT

4 NEW SHUTTERS, A4.0 FOR DETAIL

16 REMOVE MECHANICAL VENT, INFILL AND FINISH WITH VCC STUCCO MIX, SEE A3.0

2 REPLACE WINDOW, SEE A4.0 FOR DETAIL



1 REPLACE DOOR LOWER LEVEL REAR LEFT DOOR, SEE A4.0 FOR DETAIL

5 EXISTING HVAC DOCUMENTATION



1 REPLACE LOWER LEVEL REAR RIGHT SIDE DOOR & TRANSOM, SEE A4.0 FOR DETAIL

21.998

DATE

TYPE (SEE CHANGE LOG)

MINOR EXTERIOR RENOVATION

SEE EXHIBIT B1

NEW ORLEANS, LA 70117





M3 DESIGN GROUP

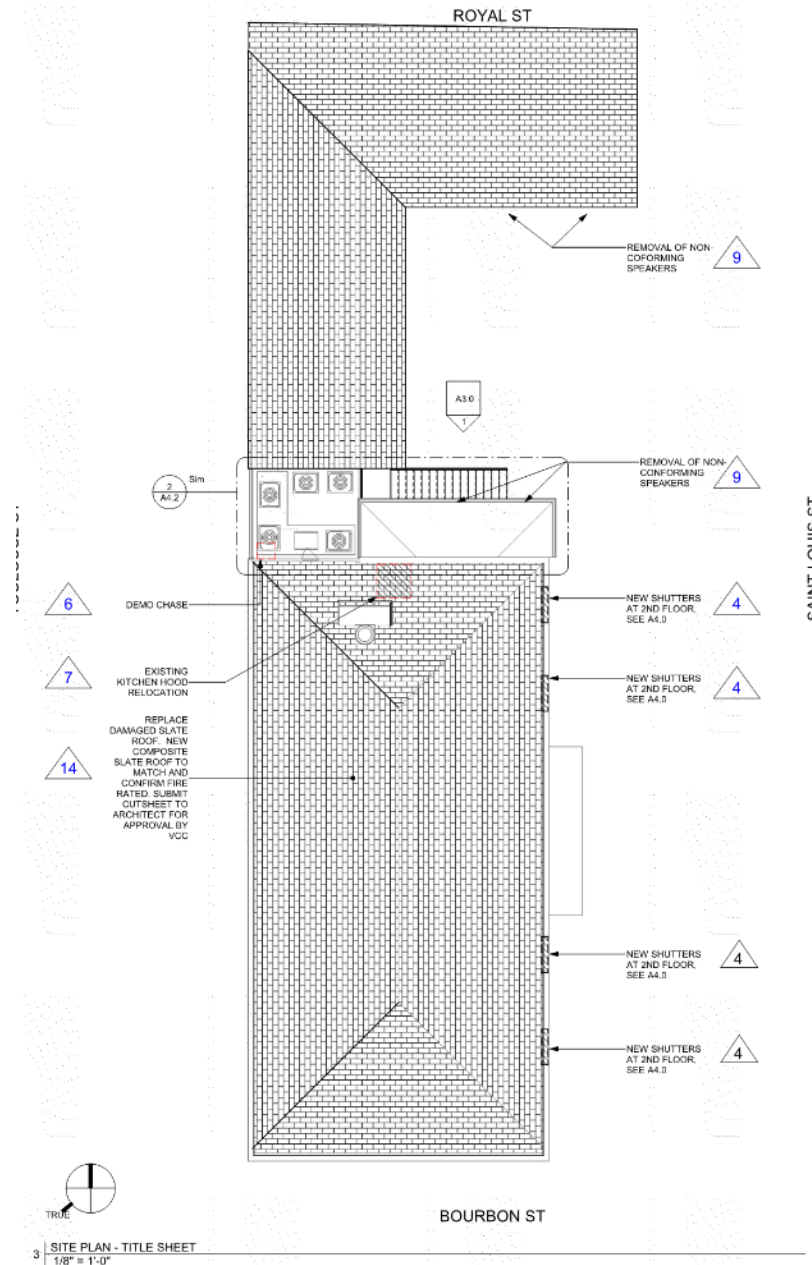
CONSTRUCTION DOCUMENTS

11/01/21

A2.0

EXISTING CONDITIONS





530 Bourbon

VCC Architectural Committee

October 12, 2021





1. REMOVE EXISTING VINYL WINDOW.
2. INSTALL NEW FIXED WOOD WINDOW, SEE A4.0

REMOVE EXISTING 2 LOWER EXTERIOR BALCONY COLUMNS.

INSTALL NEW COLUMNS. COLUMN DESIGN TO MATCH COLUMN FOUND ABOVE. LOCATE NEW COLUMNS BELOW UPPER, SEE A4.1 FOR DETAILS.

EXISTING METAL STAIR TO BE REMOVED, NEW STRAIGHT RUN WOOD STAIR TO BE CONSTRUCTED, SEE A4.1

NEW 4 BOARD HIGH BARGE BOARD EQUIPMENT SCREEN SECURED TO METAL HOOD RACK, SEE RE-ROOF PACKAGE FOR HOOD RACK LOCATIONS AND DETAILS.

EXISTING KITCHEN HOOD TO BE RELOCATED, SEE RE-ROOF PACKAGE FOR HOOD LOCATION

EXISTING METAL CHASE TO BE REMOVED

REMOVE EXISTING LOUVER VENT & INFILL AND APPLY VCC STUCCO MIX FINISH

NEW MECH UNIT RACK AND RECONFIGURATION, SEE A5.2

NEW MECHANICAL WOOD SCREEN, SEE A5.2

REAR DOOR REPLACEMENT, SEE A4.0

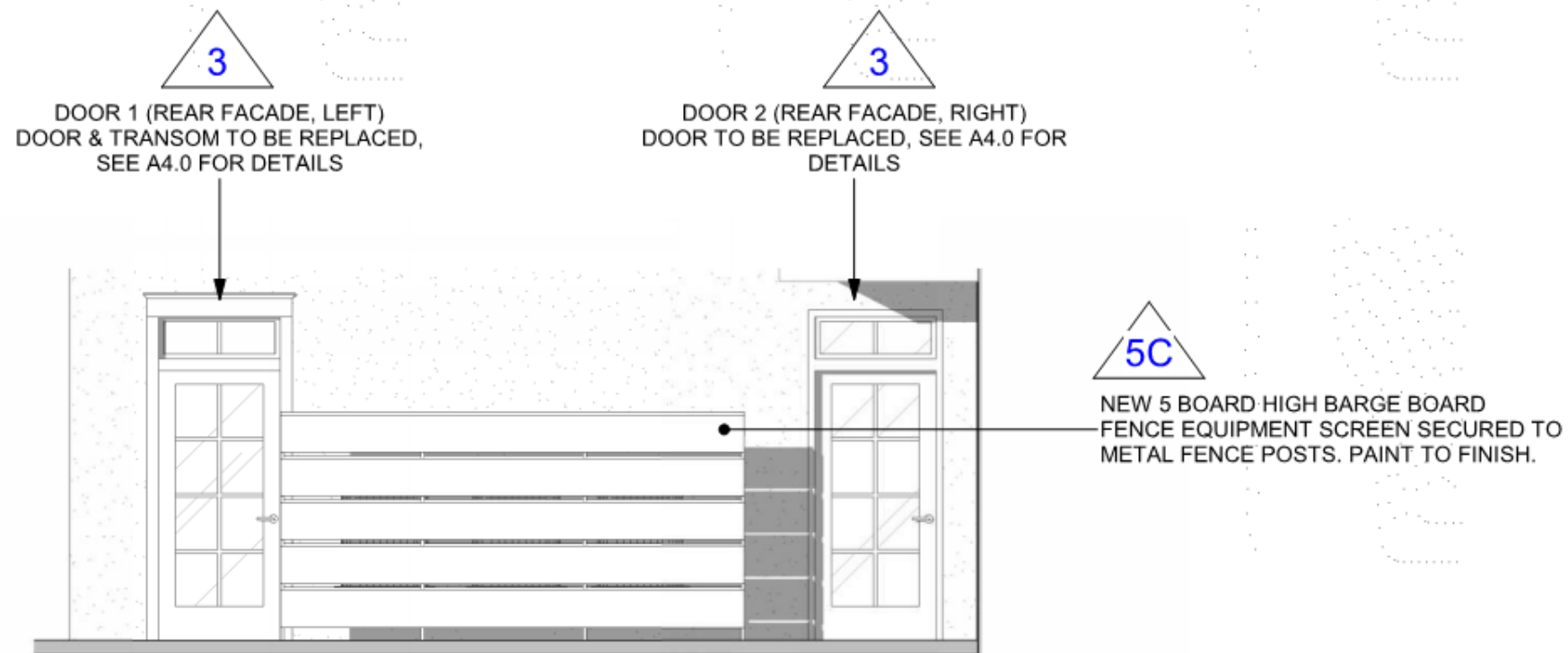
1 | PRIMARY STRUCTURE REAR FACADE  
1/4" = 1'-0"

530 Bourbon

VCC Architectural Committee

October 12, 2021





2 | REAR FACADE LOWER  
1/4" = 1'-0"



BASIS OF  
DESIGN,  
FROM  
FRONT  
FACADE

REPLACE  
TRANSOM

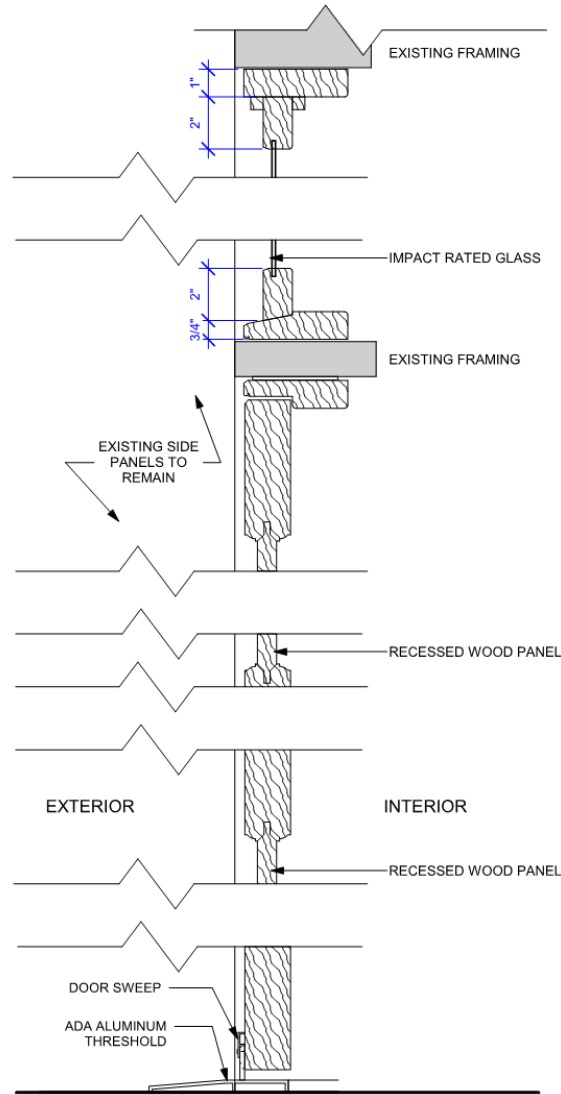


BASIS OF  
DESIGN,  
FROM  
FRONT  
FACADE

REPLACE DOOR,  
REMOVE EXISTING  
DOOR FRAME

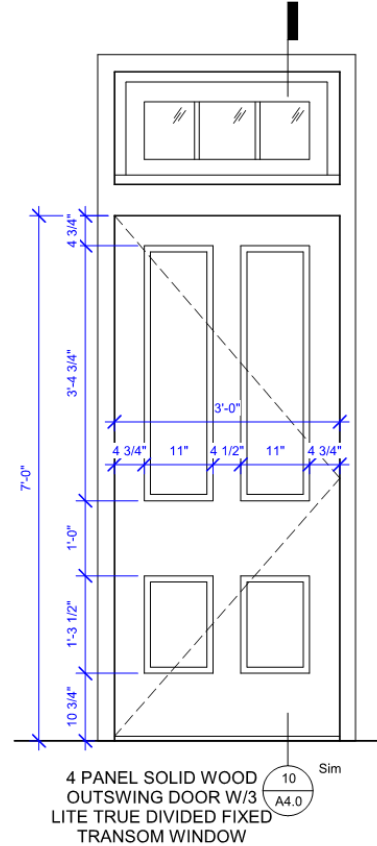


CONTRACTOR TO SUBMIT MILLWORK  
SHOPDRAWINGS FOR ARCHITECT /  
VCC REVIEW & APPROVAL PRIOR TO  
FABRICATION OR INSTALLATION.

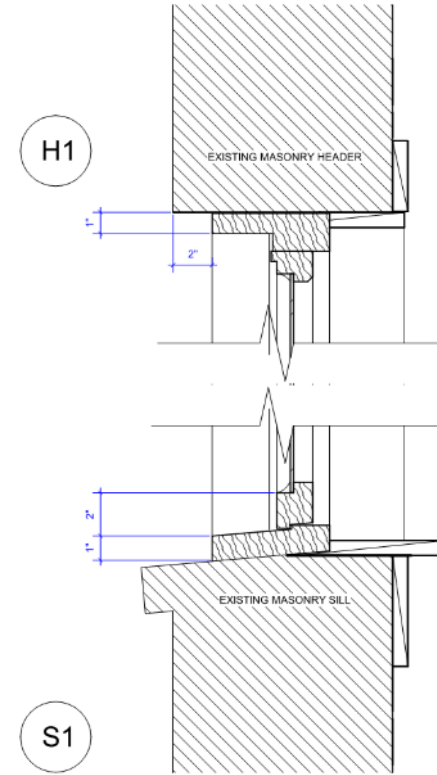


10 | DOOR DETAILS - WOOD FRAMED  
3" = 1'-0"

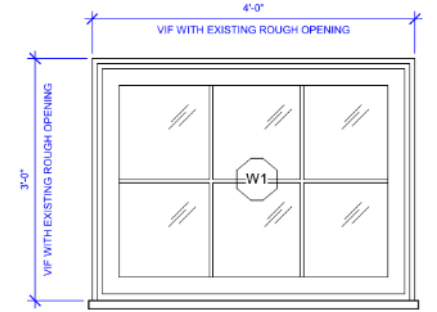
PROVIDE FABRICATION SHOP  
DRAWINGS FOR  
ARCHITECT/VCC APPROVAL  
PRIOR TO RELEASE FOR  
CONSTRUCTION



9 | DOOR ELEVATION  
3/4" = 1'-0"



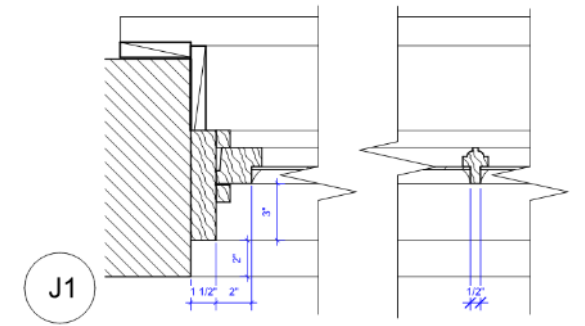
3 | FIXED WOOD WINDOW DETAILS  
3" = 1'-0"



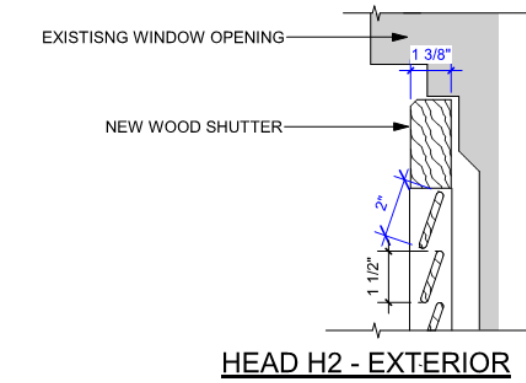
FIXED WOOD WINDOW

DETAILING TO MATCH EXISTING WINDOWS AS FOUND ONSITE IMMEDIATELY  
TO THE RIGHT OF THIS WINDOW.  
WINDOW TO FIT ORIGINAL ROUGH OPENING SIZES AS FOUND IN THE FIELD.

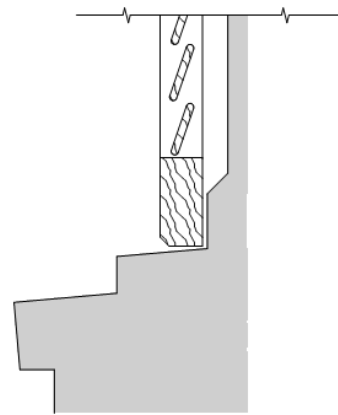
6 | WINDOW ELEVATION  
1" = 1'-0"



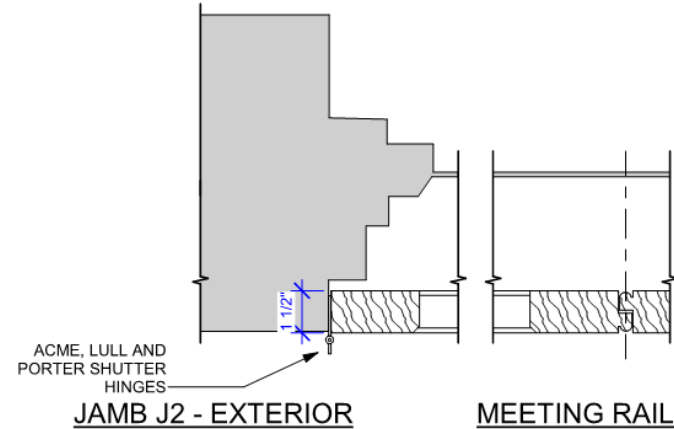
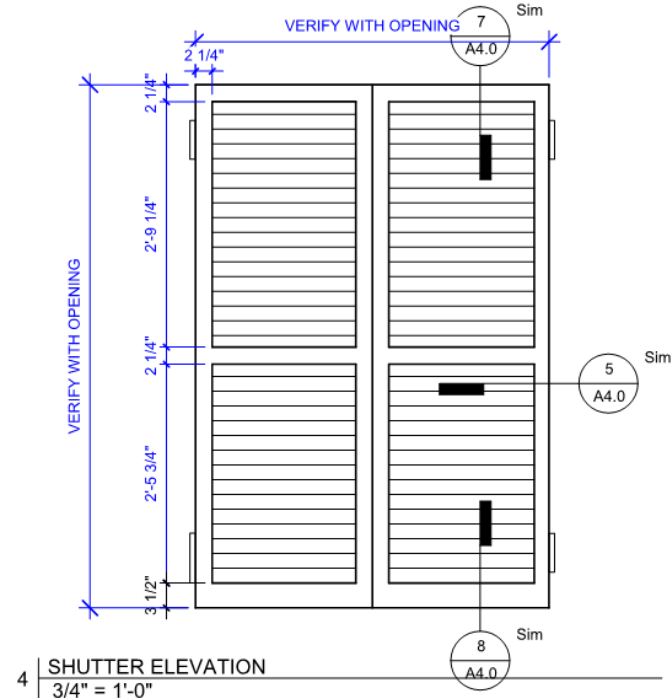




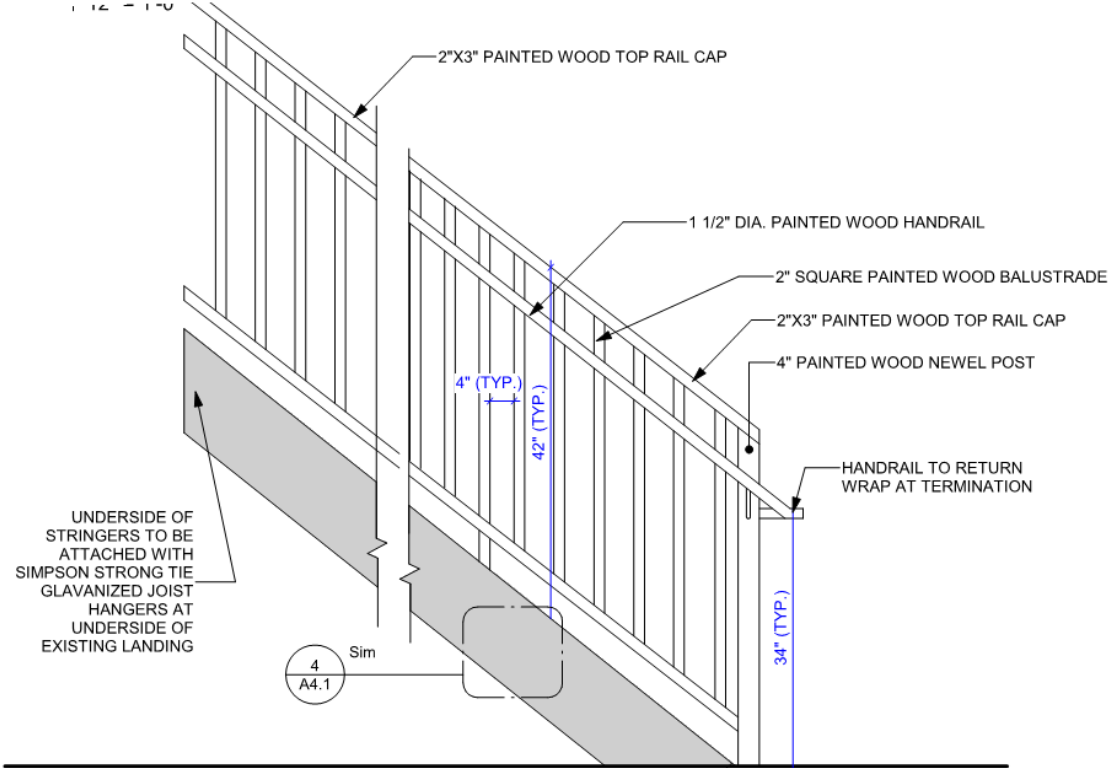
7 | SHUTTER - HEAD  
3" = 1'-0"



8 | SHUTTER - SILL  
3" = 1'-0"



5 | SHUTTER - JAMB  
3" = 1'-0"

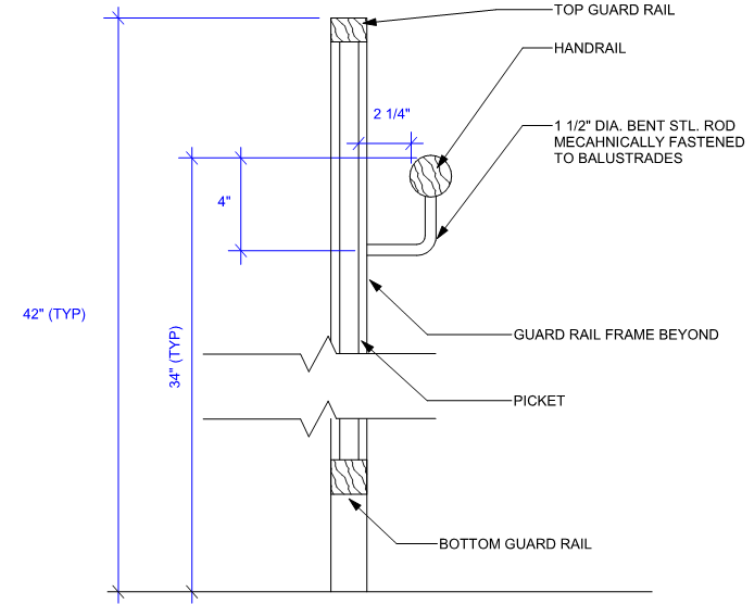


DETAIL\_HANDRAIL ELEVATION DETAIL

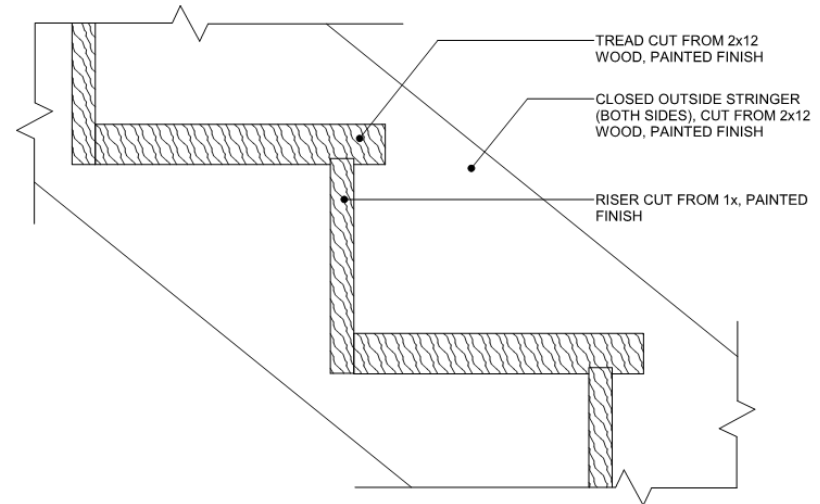
5  
12" = 1'-0"

1. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOSINGS OF ADJACENT TREADS.
2. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8 INCH.
3. NOSINGS SHALL HAVE A CURVATURE OR BEVEL OF NOT LESS THAN 1/16 INCH BUT NOT MORE THAN 9/16 INCH FROM THE FOREMOST PROJECTION OF THE TREAD.
4. REQUIRED RAILING SYSTEM SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.
5. ALL TREAD SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.

GENERAL NOTES - STAIRS

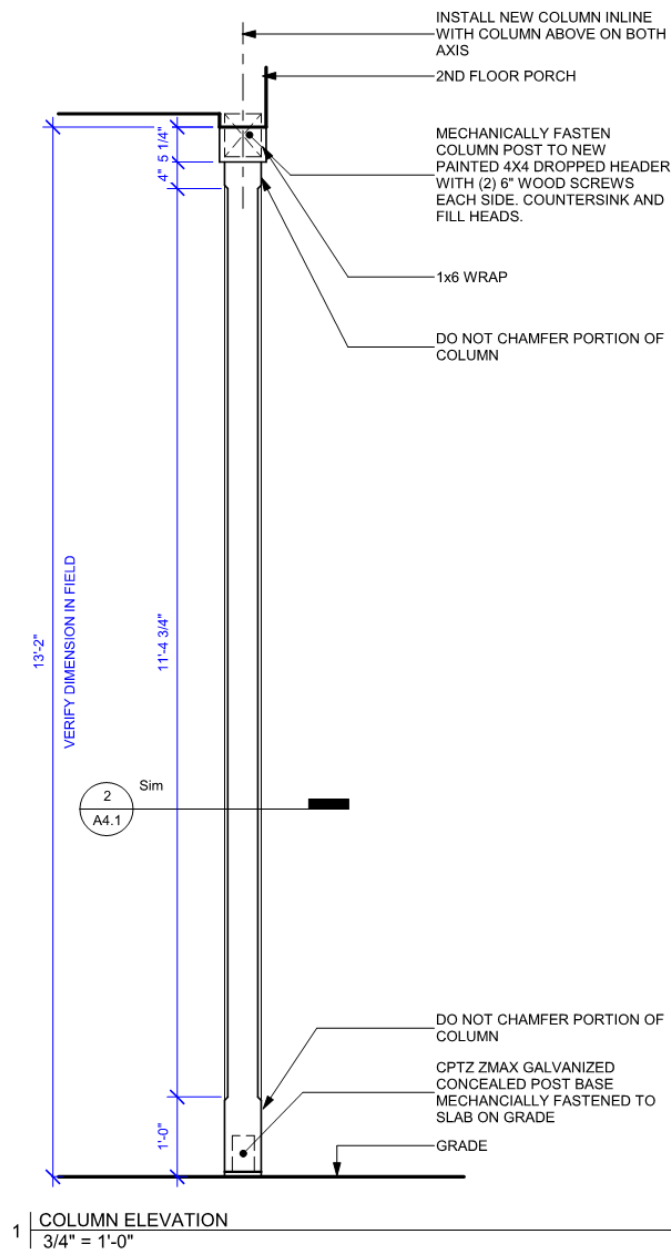


3  
12" = 1'-0"

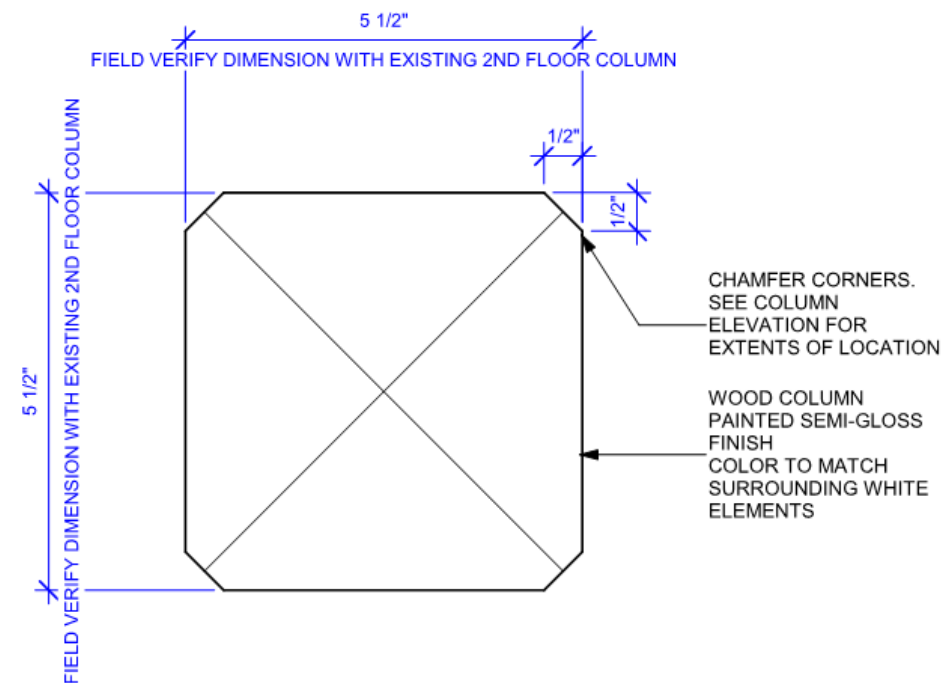


4  
12" = 1'-0"



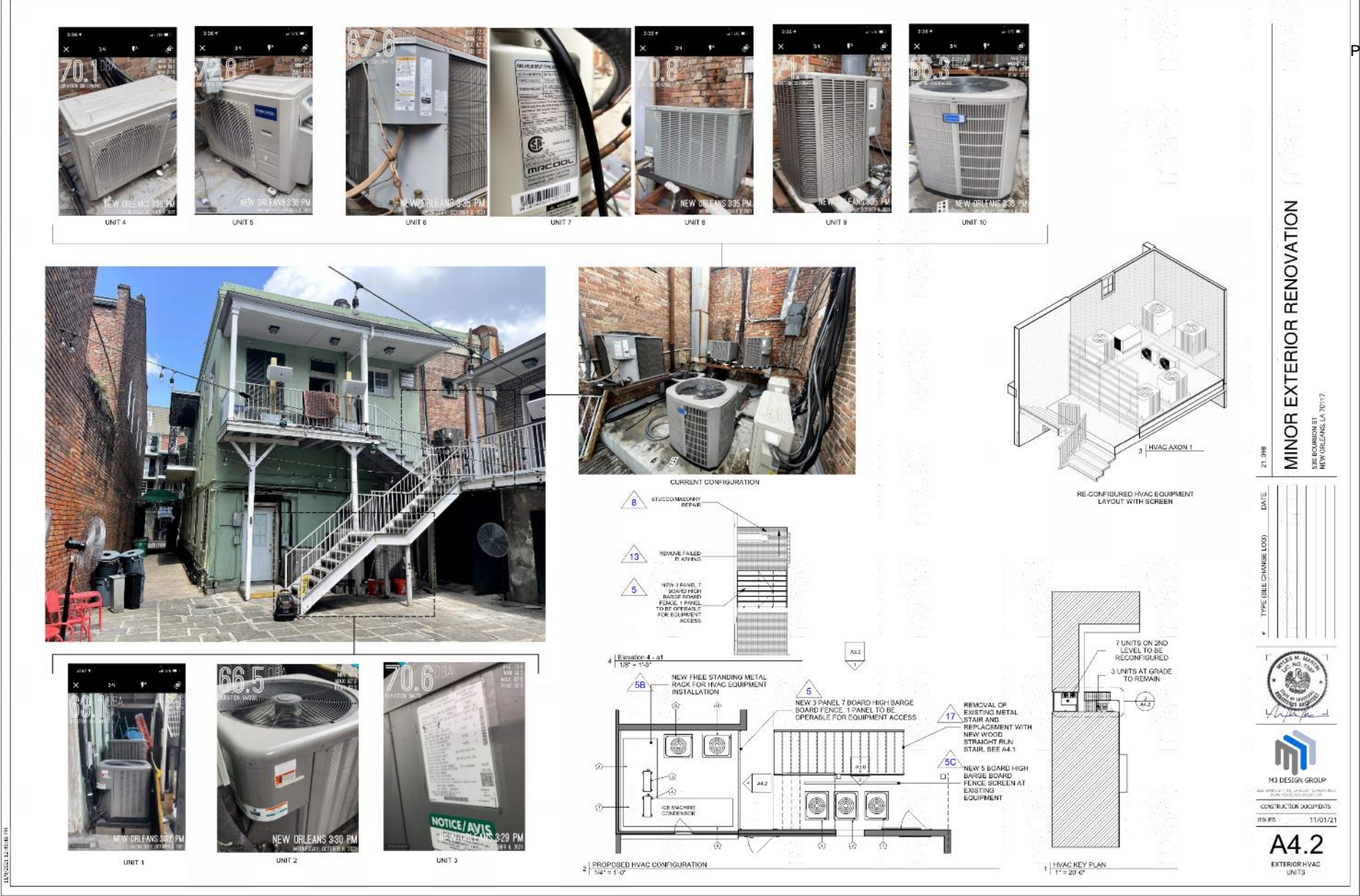


1 | COLUMN ELEVATION  
3/4" = 1'-0"

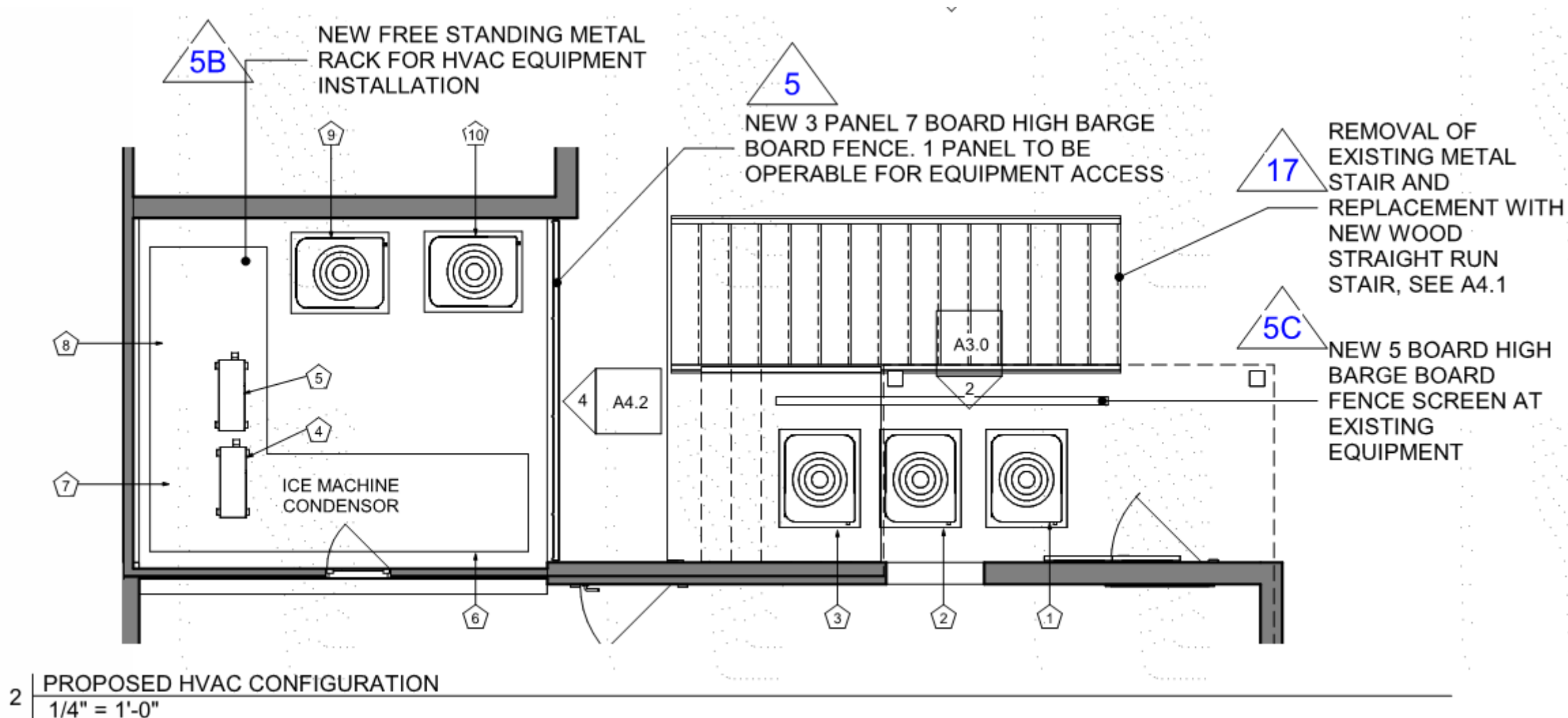


2 | COLUMN SECTION  
6" = 1'-0"









# CONSTRUCTION DOCUMENTS

RE-ROOFING PACKAGE  
530 BOURBON ST  
NEW ORLEANS, LA 70117

Page 248 of 382

**PROPERTY DESCRIPTION**  
530 BOURBON ST, NEW ORLEANS, LA 70117

**PROJECT DESCRIPTION**  
RE-ROOFING AND KITCHEN EXHAUST HOOD HOOD

**CONSTRUCTION TYPE:**  
RCF, MFA, COMMON TERNALCLOCK  
TYPE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**APPLICABLE CODES:**  
2018 IBC  
2018 INTERNATIONAL MECHANICAL CODE  
2018 LOUISIANA STATE PLUMBING CODE  
2018 NATIONAL ELECTRICAL CODE  
2018 ASHRAE 90.1-2010

**ARCHITECT:**  
M3 DESIGN GROUP LLC  
3325 BARRIE ST  
NEW ORLEANS, LA 70117  
504.581.1111  
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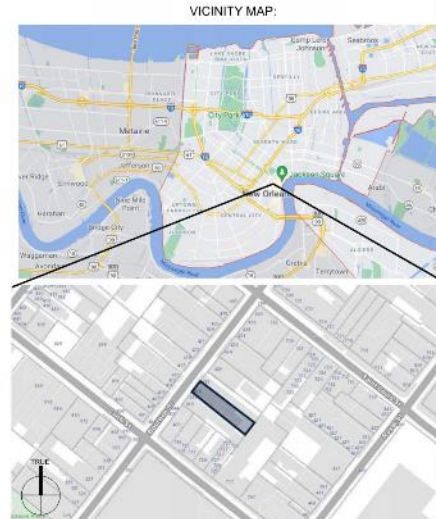
## PROJECT INFORMATION

- THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BE ADJUDICATED THIS PROJECT.
- TO THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ALL CONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO MAKING ANY CHANGES TO THE CONSTRUCTION DOCUMENTS.
- ALL DIMENSIONS ON THE FLOOR PLANS, UNLESS OTHERWISE NOTED, ARE TAKEN FROM THE FACE OF STUDIES OF EXISTING WALLS, HEIGHT FACT OF STUDIES OF NEW EXTERIOR PARTITIONS, RADIUS OR CENTER LINE OF STRUCTURAL COLUMNS AND FACES OF EXISTING WALLS.
- THE OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE GENERAL CONTRACTOR FOR ALL MEASURING ITEMS TO BE INSTALLED THAT ARE NOT ON THE DRAWINGS.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY OF OTHERS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE BUILDING WORK PERSONS ON THE JOB TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON OR ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
- UNLESS NOTED OTHERWISE, ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING OR DEMOLISHING EXISTING CONSTRUCTION (INCLUDING UTILITIES) WHICH WILL INTERFERE WITH NEW WORK.
- PERMIT TO THE SHUT DOWN OF PUBLIC UTILITY APPROVAL SHALL BE OBTAINED FROM THE CORRESPONDING AGENCIES.
- THE CONSTRUCTION DRAWINGS CONTAIN INFORMATION FOR MULTIPLE CONTRACTORS.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES.
- ALL PERMIT FEES SHALL BE PAID BY CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL UTILITY DEPOSITS, IMPACT FEES AND CONNECTION FEES REQUIRED.

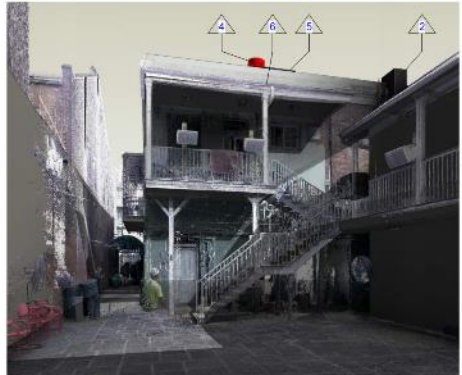
## GENERAL NOTES

- ROOF DEMO NOTES:**
- REMOVE EXISTING ROOF SHAKES.
  - INSPECT UNDERLYING STRUCTURE FOR SIGNS OF FAILURE.
  - INSPECT CONDITION OF ROOF SHEATHING. IF GAPS ARE PRESENT, ROOF SHEATHING IS TO BE REPLACED OR SHEATHING IS IN A STATE OF FAILURE, REPLACE ONE SHEET TO EIGHT AND GROOVE ROOF JOISTING. A STRUCTURAL ENGINEER MUST BE CONSULTED TO DESIGN A SOLID SUBSTRATE.
- HAZARDOUS MATERIALS:**
- ALL DEMOLITION WORK IS TO BE PERFORMED IN ACCORDANCE WITH AN APPROVED ADDRESS TO WORK FROM THE STATE OF LOUISIANA'S OSHA SAFETY REQUIREMENTS. CURRENT RECORDS MUST BE TESTED AND HAVE BEEN DEMOLISHED FOR ASBESTOS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO TEST FOR HAZARDOUS MATERIALS AND REPORT TO THE OWNER IF ANYTHING IS NOT.
- NEW ROOF NOTES:**
- CONTRACT DRAWINGS MAY VARY FROM ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL CORRECT DIMENSIONS OF ALL MATERIALS TO CARRY OUT THE INTENT OF THE CONTRACT DRAWINGS. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN FIELD BEFORE ORDERING ANY MATERIALS. CONTRACTOR SHALL NOTIFY ARCHITECT PROMPTLY OF ANY CRITICAL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
  - THE REPLACEMENT OF THE ROOF SHALL BE CONDUCTED IN SUCH A MANNER AS TO PROTECT THE EXISTING BUILDING AND ALL OF ITS CONTENTS IN THEIR ENTIRETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED DURING THE PERFORMANCE OF THIS CONTRACTED WORK.
  - FIELD VERIFY DATE AND LOCATION OF ALL EXISTING ROOF PENETRATIONS OR ROOF ACCESSORIES AND INSTALL NEW ROOF AS REQUIRED TO ACCOMMODATE ACCESSORIES AND CREATE A WATER TIGHT SEAL OVER EACH ROOF.
  - LOCATIONS OF NEW ROOFING AND CHIMNEY ARE SHOWN FOR DESIGN INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRECISE LOCATION AND PROVIDE THESE ELEMENTS AS REQUIRED TO PROVIDE A PROPERLY SLOPED AND WATER TIGHT SYSTEM AND WATER IS NOT RESTRICTED ON THE ROOF.
  - FIELD VERIFY LOCATION AND QUANTITY OF EXISTING DOWNSPUTS AND ROOF DRAIN. PROVIDE DOWNSPUTS AT ALL EXISTING LOCATIONS AND AT ALL OVERLAP SCOURERS. CONSIDER THE ALL-WEATHER DOWNSPUTS AND ROOF DRAINAGE AT ALL EXISTING LOCATIONS AND AT ALL OVERLAP SCOURERS. PROVIDE NEW ROOF DRAINAGE SYSTEMS.
  - COURT VENTILATION OF ROOF SPACE CONFORMS WITH WC SECTION 1002.
- BASE OF DESIGN FOR ROOFING SYSTEM:**
- ICE AND WATER SHIELD UNDERLAYMENT - UNDER ICE WATER SHIELD ON EQUAL SLATE ROOFING THE SLATE TO BE ATTACHED WITH COPPER NAILS. SINGLE PLY TO ROOFING MEMBRANE - FIRE RESISTANT ULTRAPLY FLEX ADHESIVE.

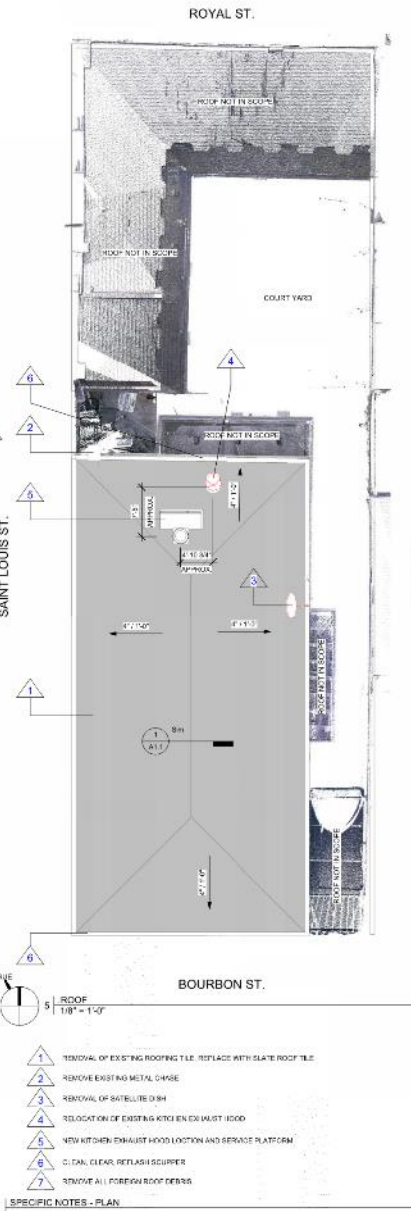
## GENERAL NOTES - RE-ROOF



Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date	Current Revision Description
A1.0	TITLE SHEET	11/01/21			
A1.1	ROOFING DETAILS	11/01/21			



- LEGEND - PLAN**
- ELEMENT TO BE REMOVED
  - # SCOPE TAG
  - AXX DETAIL TAG
  - AXX SECTION TAG



**RE-ROOFING PACKAGE**  
530 BOURBON ST  
NEW ORLEANS, LA 70117

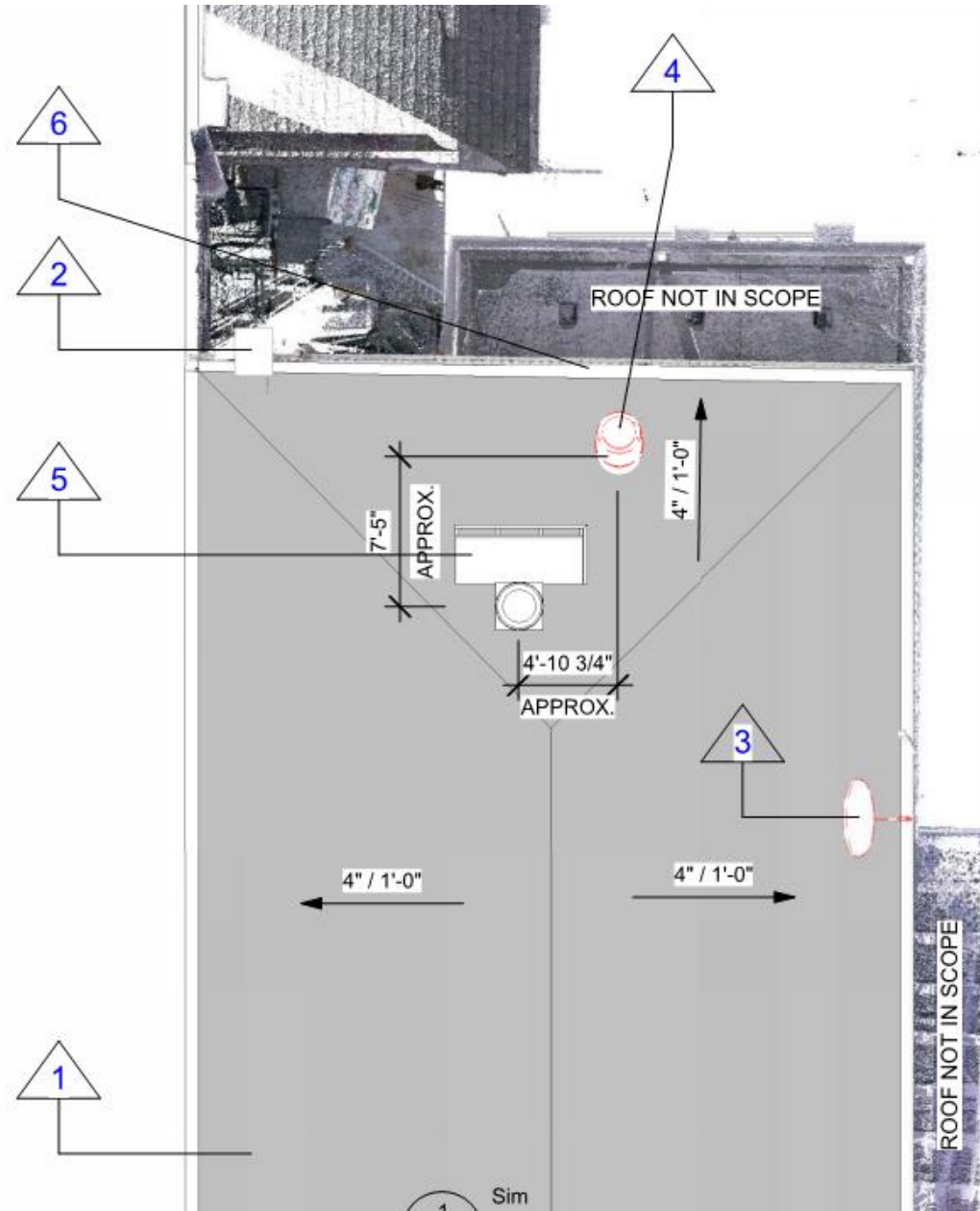


**M3 DESIGN GROUP**  
3325 BARRIE ST  
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**DATE** 11/01/21  
**REVISION** A1.0  
**TITLE SHEET**





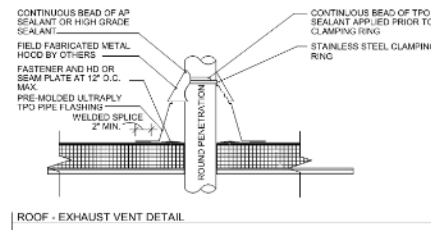


530 Bourbon

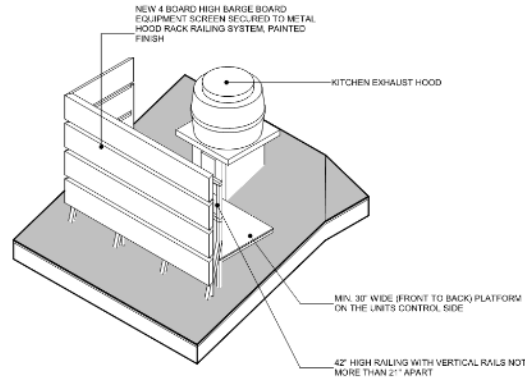
VCC Architectural Committee

October 12, 2021



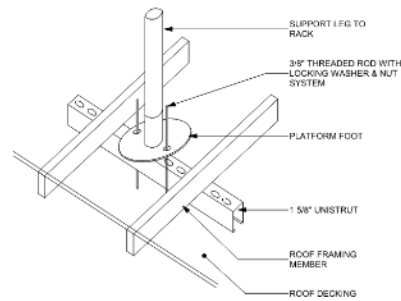


ROOF - EXHAUST VENT DETAIL

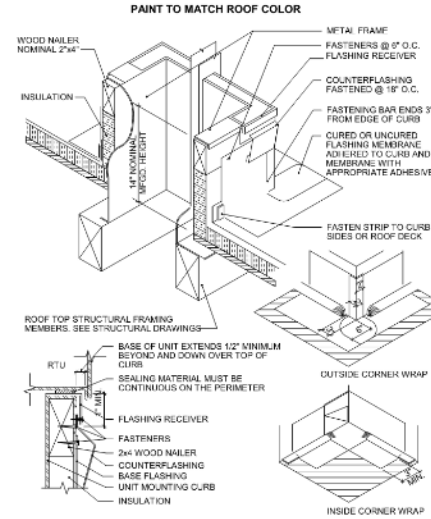


1. SERVICE PLATFORM PER IAC SECTION 306.5 IS REQUIRED WHEN UNIT IS LOCATED MORE THAN 16' FEET ABOVE GRADE.
2. MECHANICAL SERVICE PLATFORM TO BE FABRICATED OF ALUMINUM.
3. PAINT PLATFORM AND KITCHEN EXHAUST HOOD TO MATCH THE ROOF'S GENERAL COLOR.
4. WHEN ACCESSING CLIMB IS EXCEEDING 16 FEET IN HEIGHT FROM A LEVEL SURFACE, A PERMANENT FIXED LADDER ATTACHED TO THE BUILDING IS REQUIRED.
5. PROVIDE A RECEPTACLE OUTLET AT OR NEAR THE EQUIPMENT LOCATION.

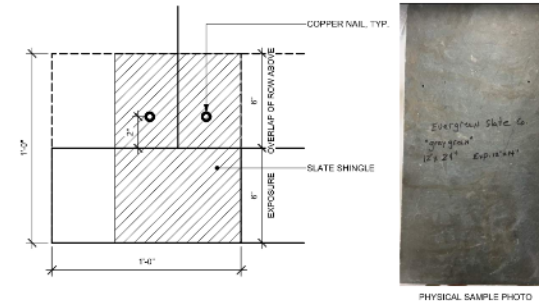
HOOD SERVICE PLATFORM



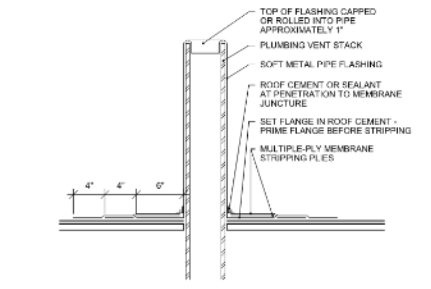
ROOF SUPPORT CONNECTION DETAIL



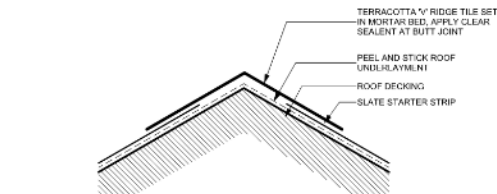
ROOF MECHANICAL CURB DETAIL



ROOF DETAILS, SLATE FASTENING  
3" = 1'-0"

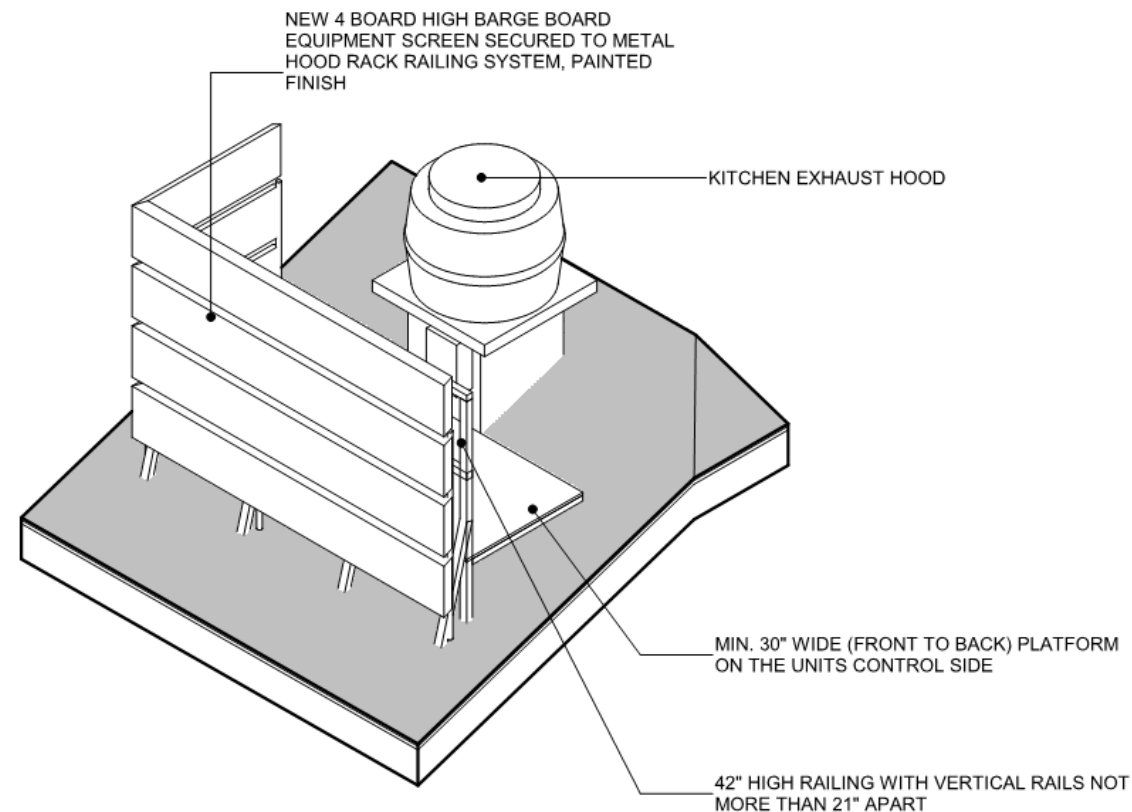


ROOF - PIPE PENETRATION DETAIL  
12" = 1'-0"



ROOF DETAILS, SLATE RIDGE  
1 1/2" = 1'-0"

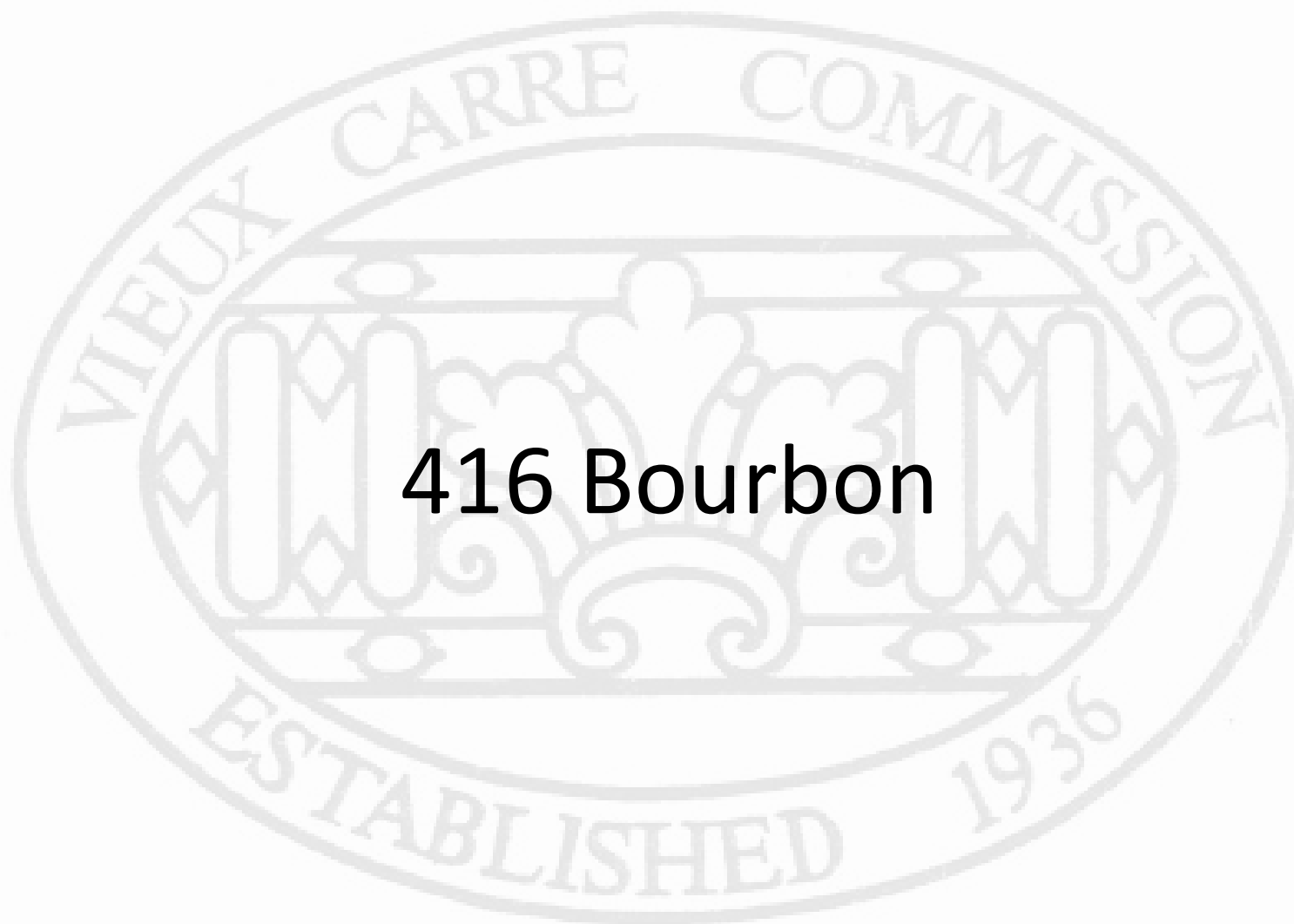




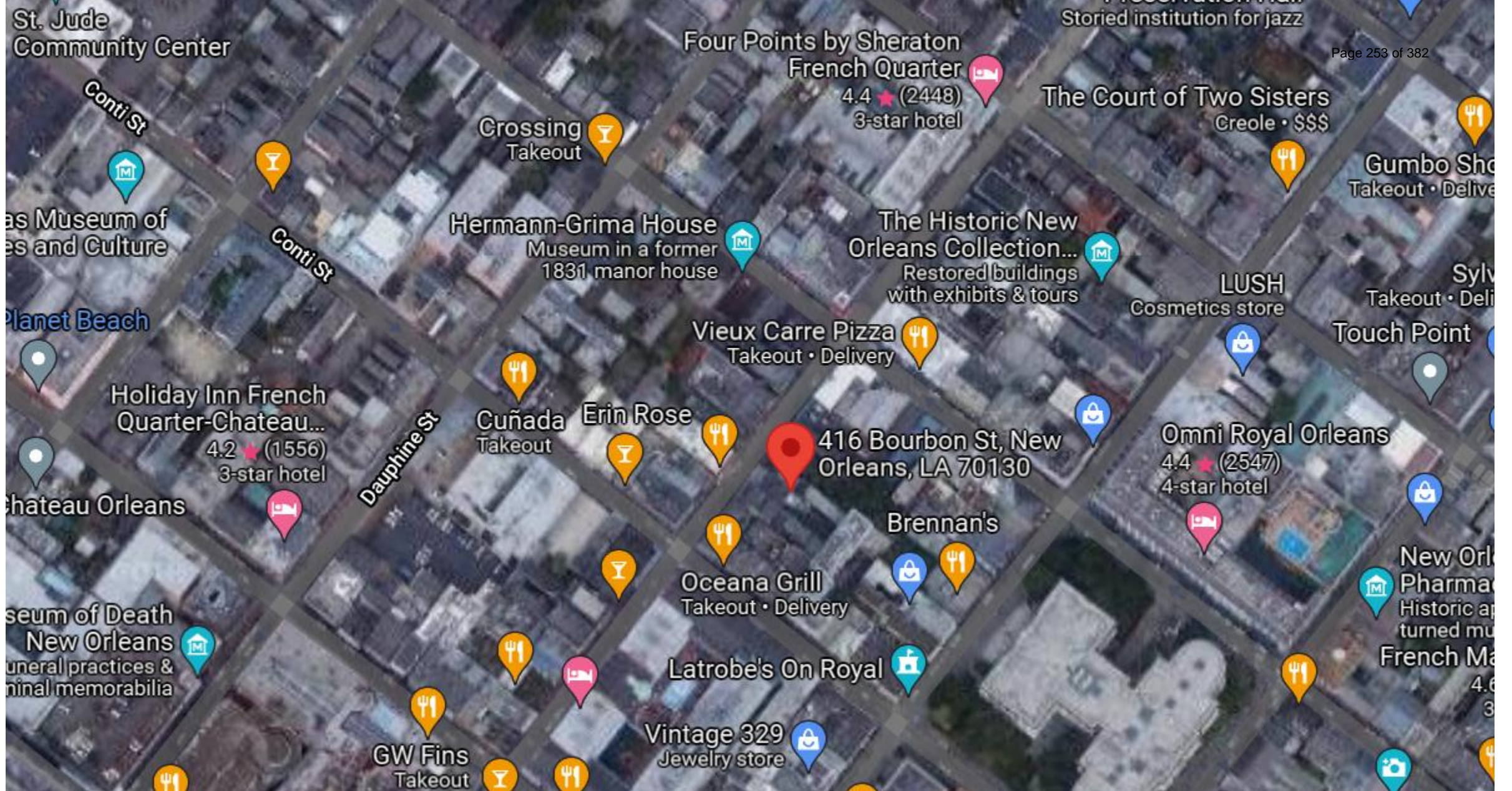
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4 | HOOD SERVICE PLATFORM

416 Bourbon







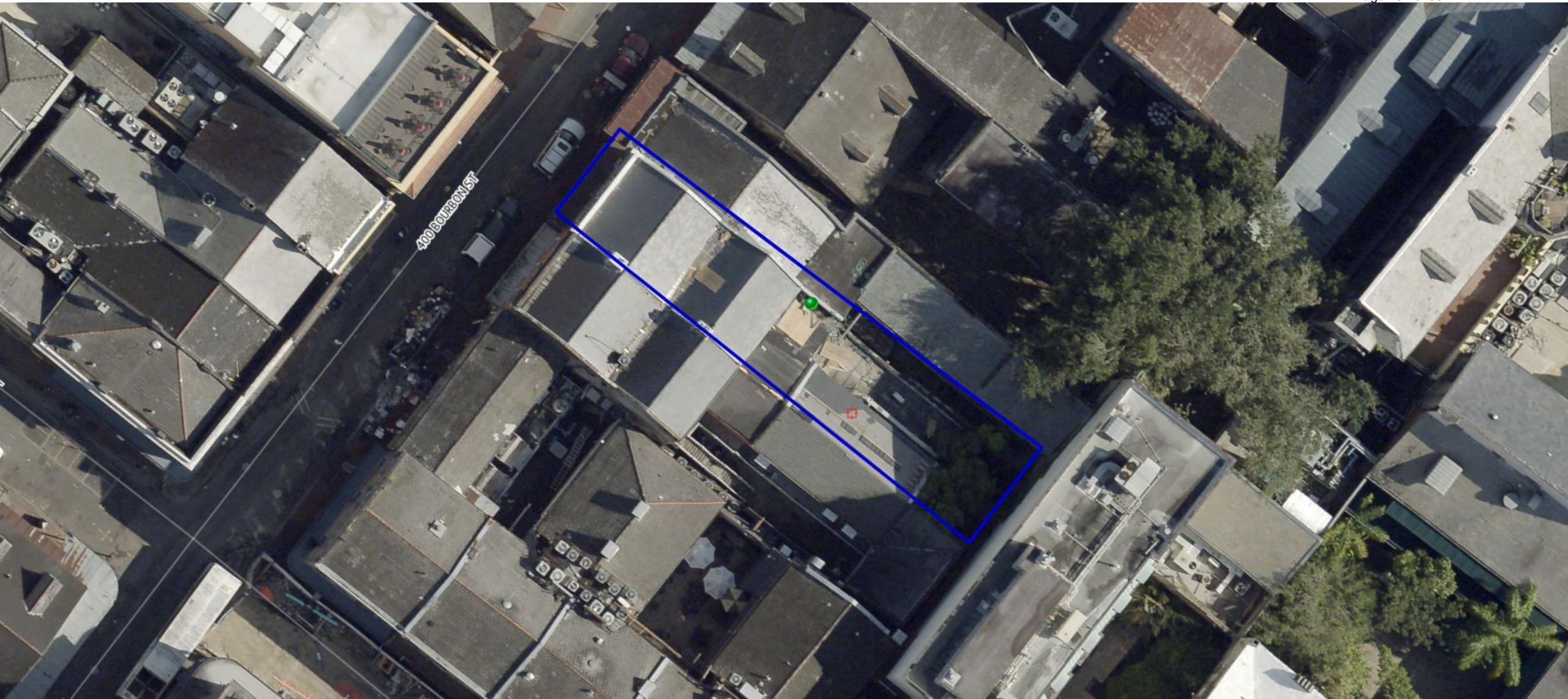
416 Bourbon

VCC Architectural Committee

November 23, 2021







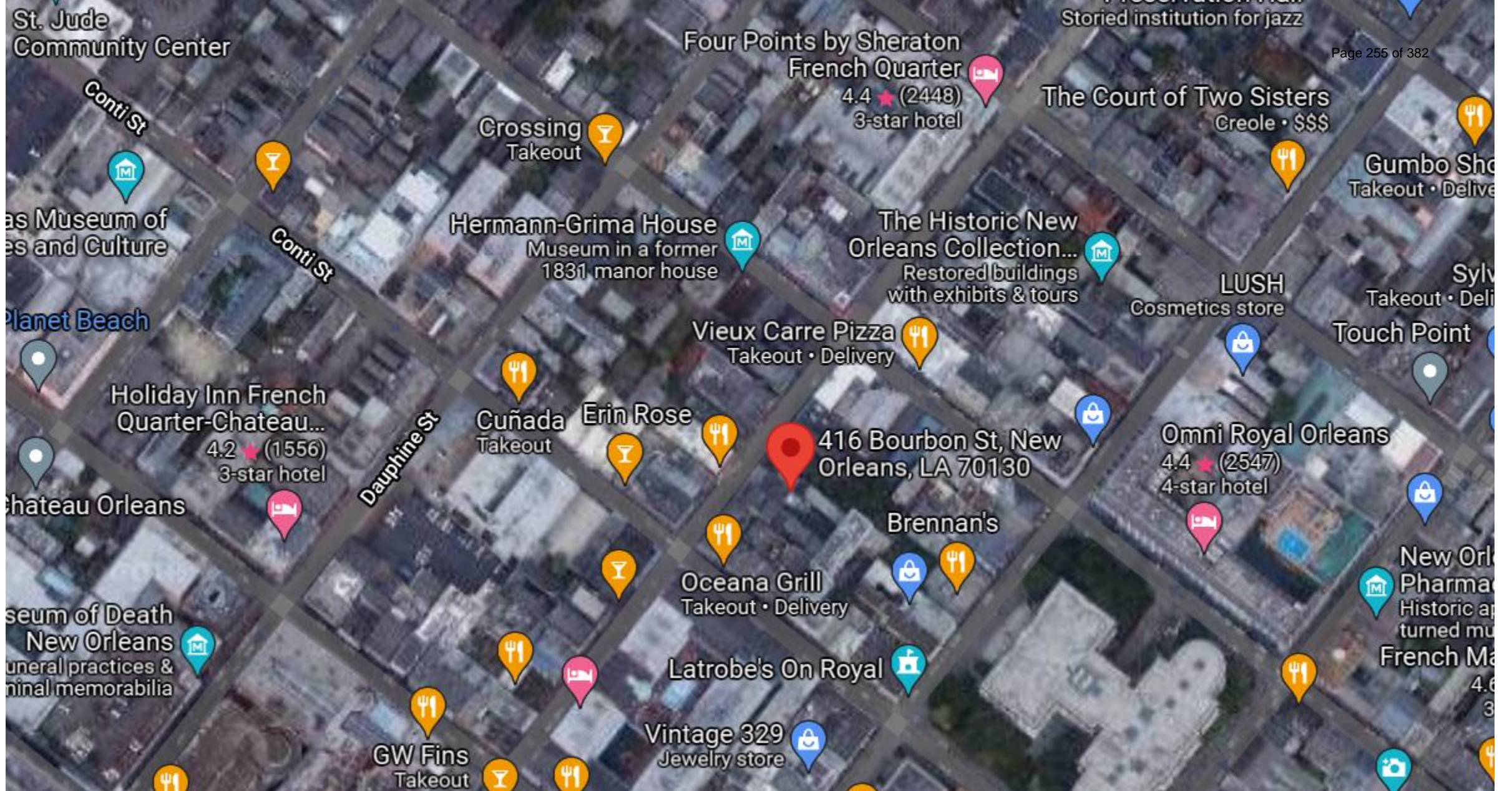
416 Bourbon

VCC Architectural Committee

November 23, 2021







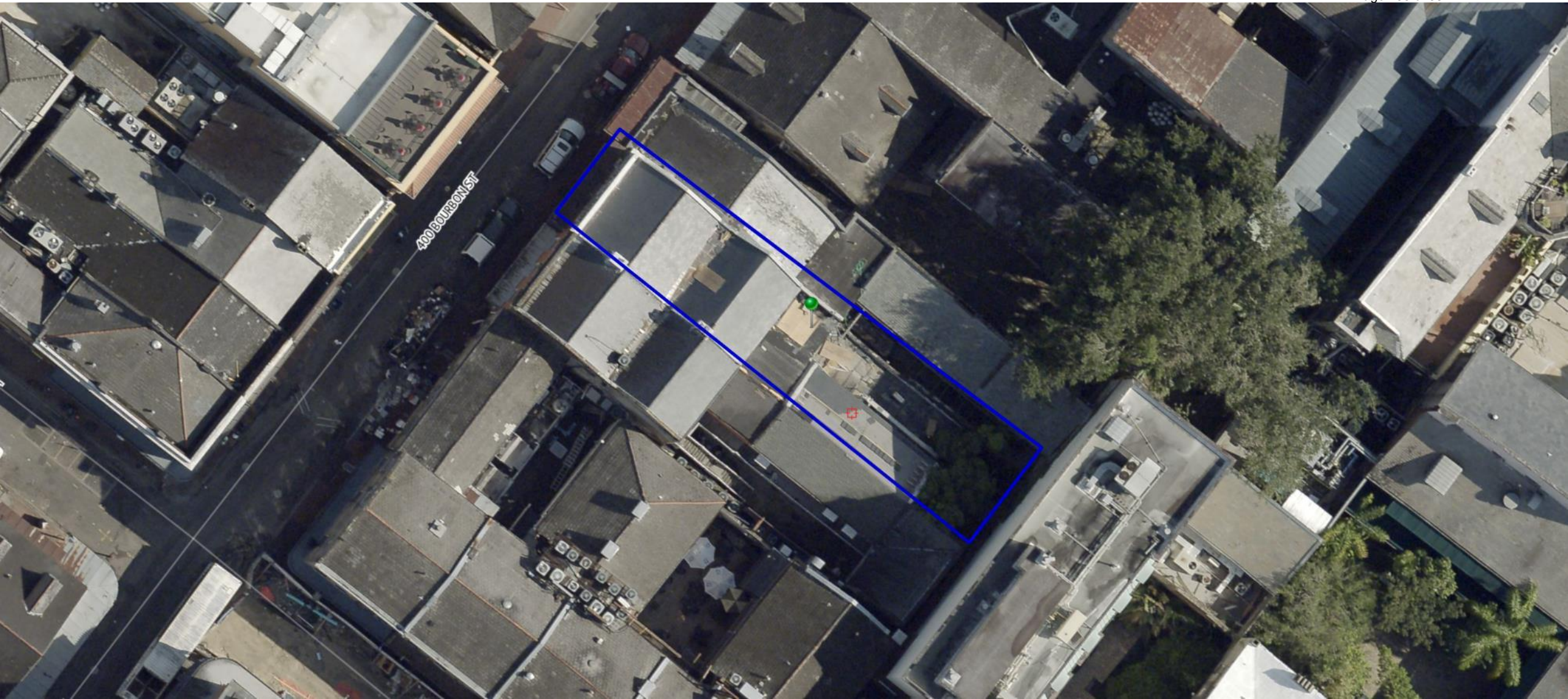
416 Bourbon

VCC Architectural Committee

November 23, 2021







416 Bourbon

VCC Architectural Committee

November 23, 2021







416 Bourbon

VCC Architectural Committee

November 23, 2021





416 Bourbon

VCC Architectural Committee

November 23, 2021







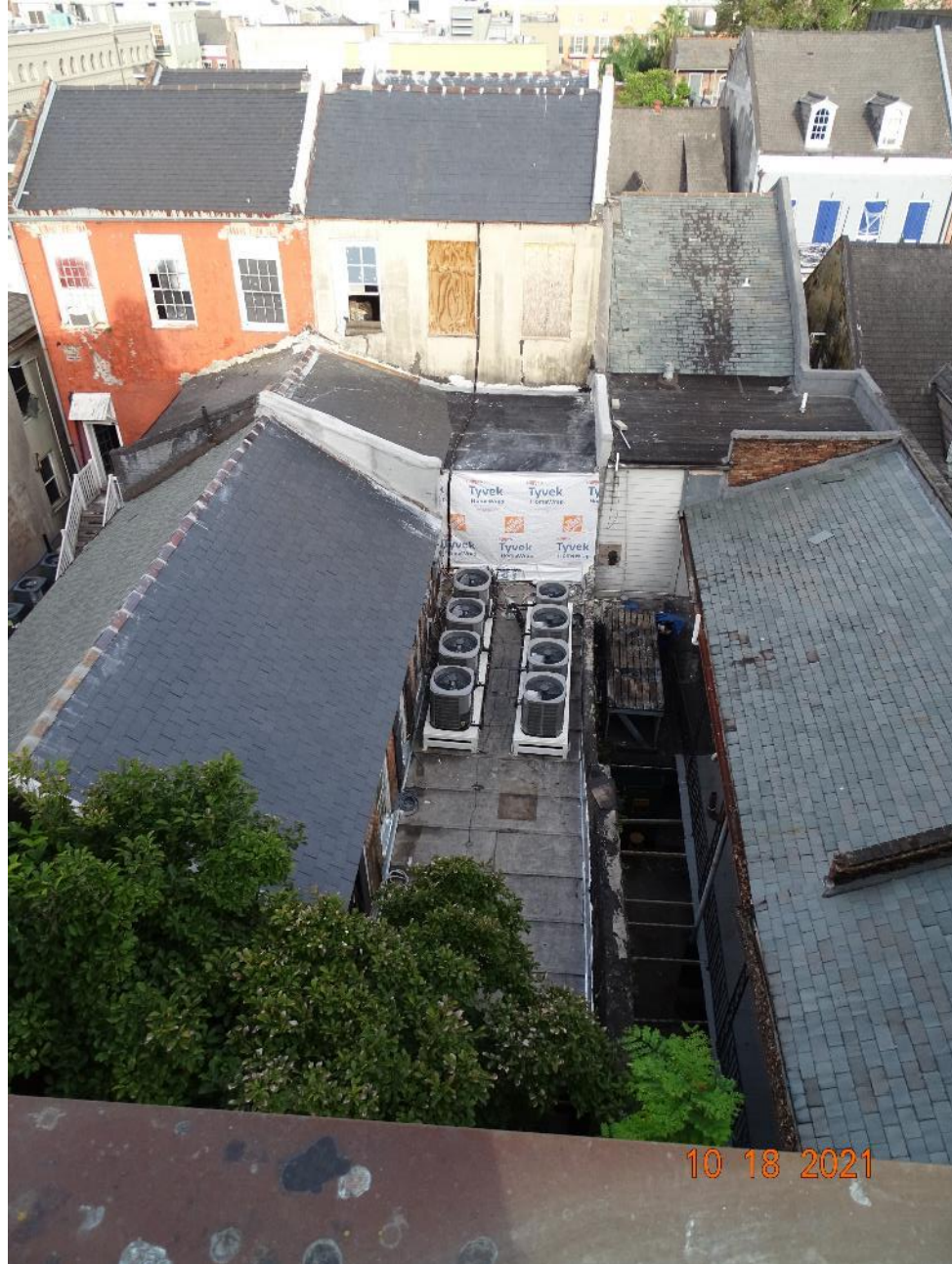
416 Bourbon

VCC Architectural Committee

November 23, 2021







416 Bourbon

VCC Architectural Committee

November 23, 2021







416 Bourbon – 1981

VCC Architectural Committee



November 23, 2021







416 Bourbon

VCC Architectural Committee

November 23, 2021







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VCC Architectural Committee

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VCC Architectural Committee

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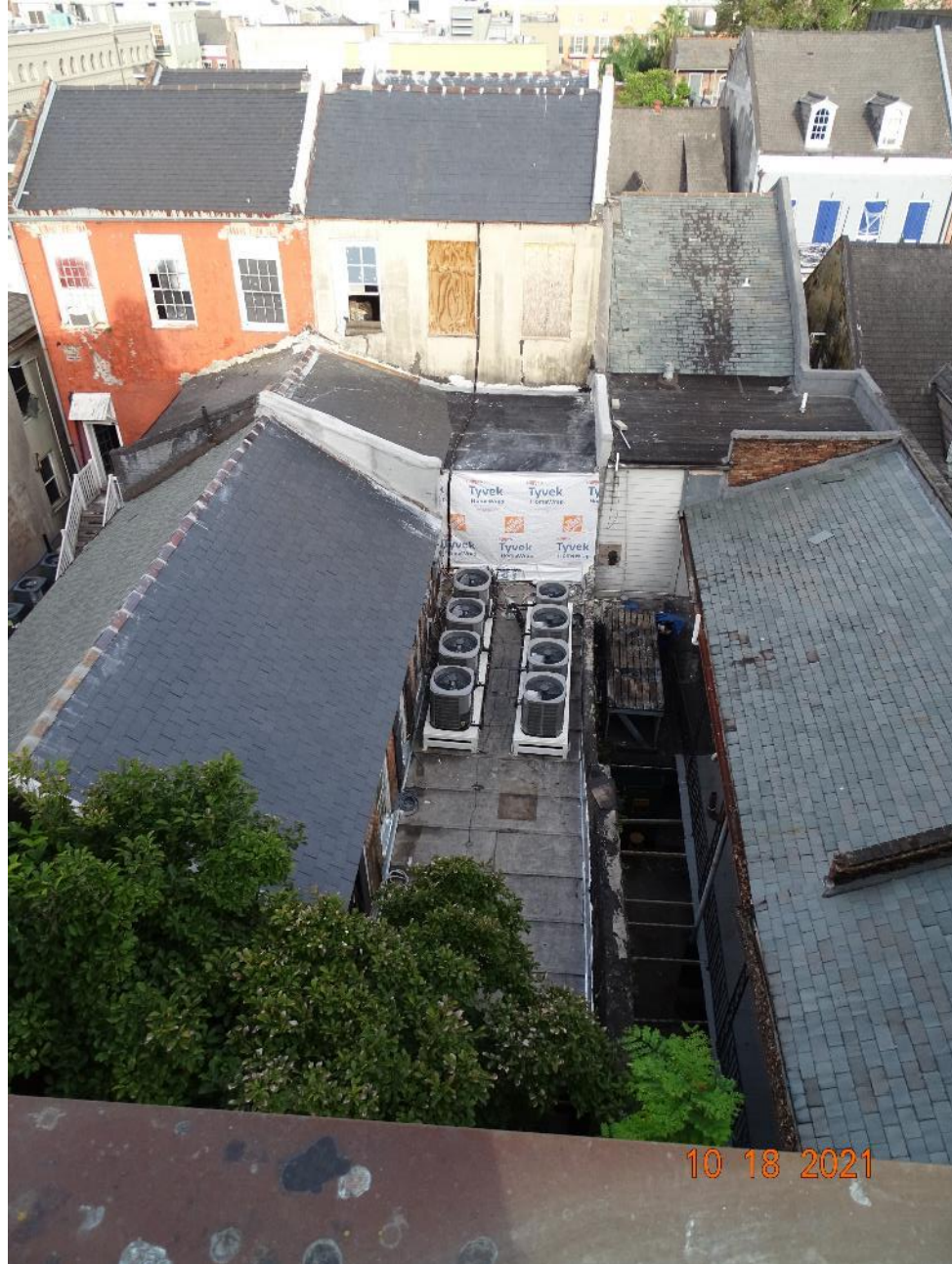
416 Bourbon

VCC Architectural Committee

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416 Bourbon

VCC Architectural Committee

November 23, 2021





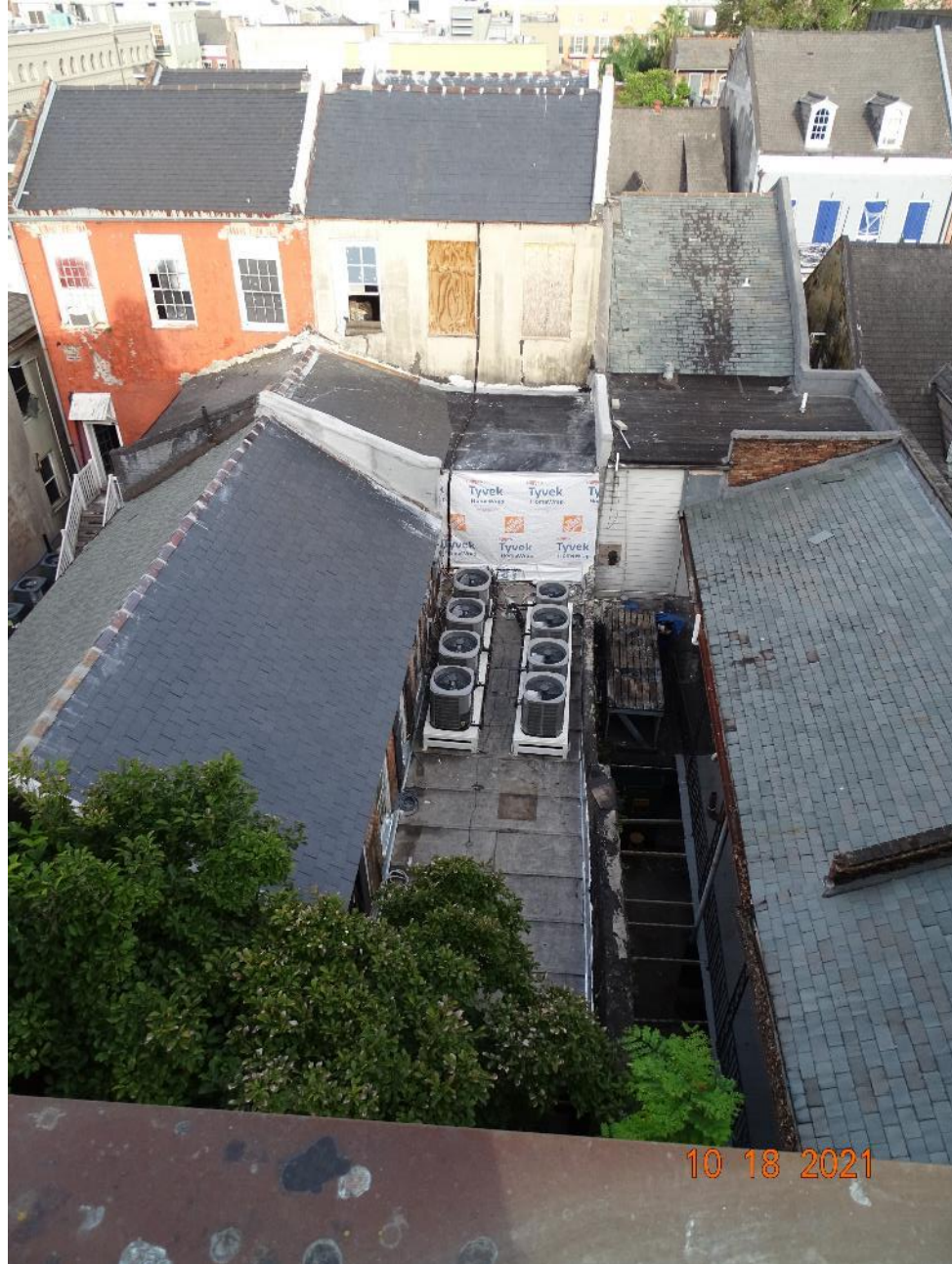
416 Bourbon

VCC Architectural Committee

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416 Bourbon

VCC Architectural Committee

November 23, 2021







416 Bourbon – 1981

VCC Architectural Committee



November 23, 2021







416 Bourbon

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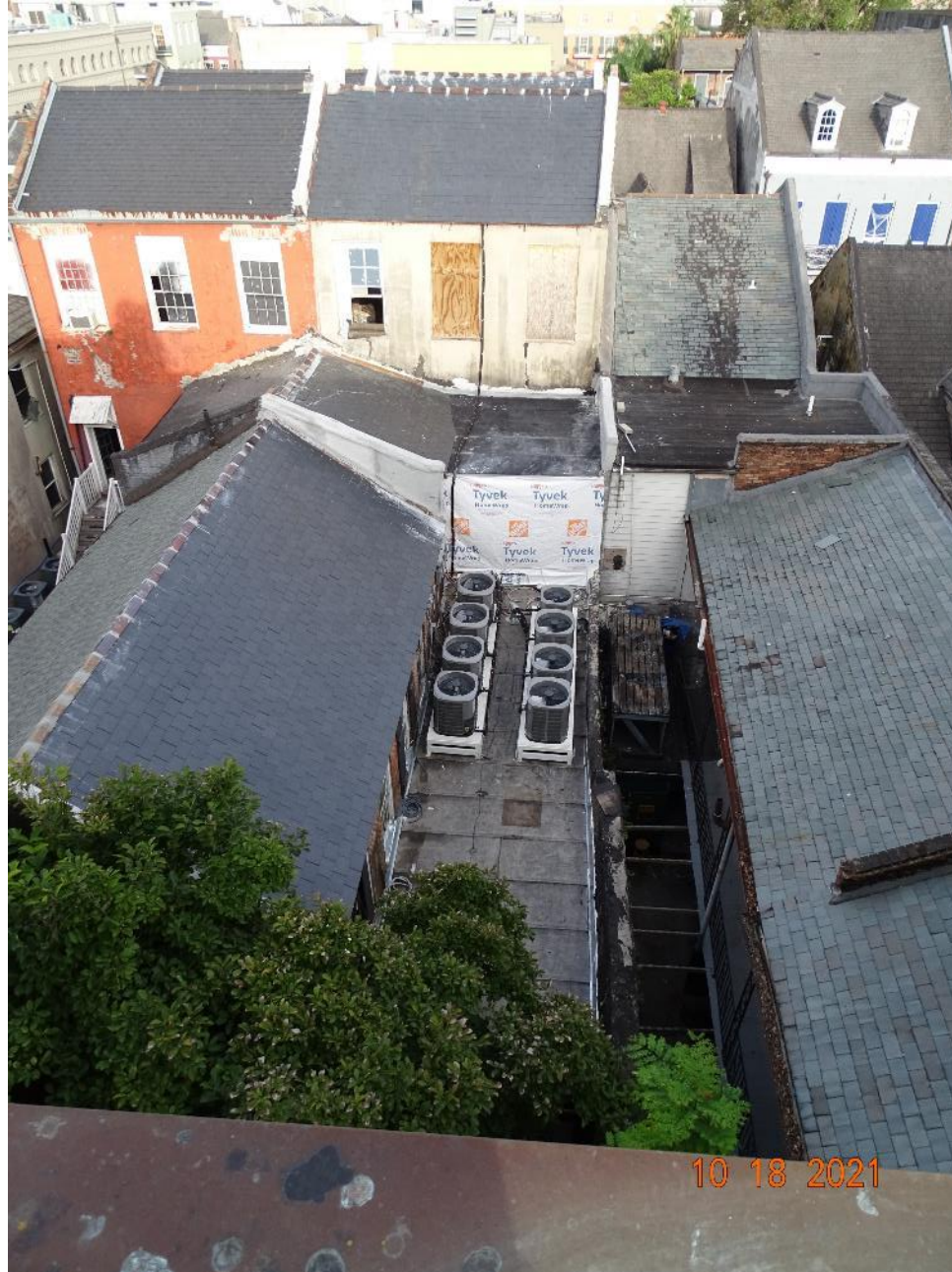
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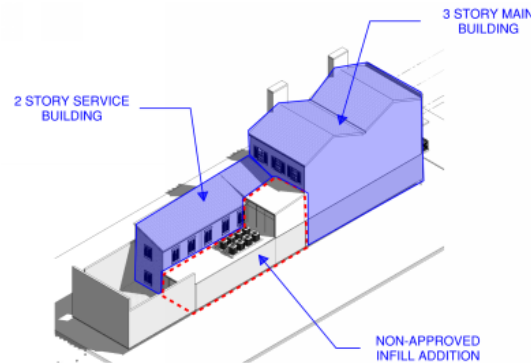
11-09-21

Re: 416 Bourbon St, NO LA.

Application for minor exterior renovation scope summary.

To whom it may concern,

Referencing the set of "CONSTRUCTIONS DOCUMENTS" FOR A "MINOR EXTERIOR RENOVATION" OF 416 BOURBON ST, NO LA 70117 issue dated 11/09/21 by M3 Design Group.



### Building Summary

Main building & service building: Blue, of major architectural and/or historic significance. This impressive structure is one of two twin 3-story Greek Revival townhouses constructed c. 1840 for the Irish merchant, Randall Currell.

### Renovation Summary

A summary of the major scope items includes:

- Roof replacement main building - the current slate roof is in a state failure and full roof replacement is needed. Related roof drainage needs to be reworked as the current gutter system is nonfunctional. Non-approved mechanical equipment and skylights to be removed.
- Front street facade - Minor repair work is needed on this facade of the main building to directly address numerous small VCC flags.
- Fabrication of missing wood shutters on the main building and service building. New wood shutters to match in like, kind, and design of existing shutters as found on adjacent openings. Full fabrication shop drawings to be provided for VCC staff review.
- Replacement of windows where the windows are in a current state of failure on the main building. New units to match in like, kind, and design of units found on adjacent. Full fabrication shop drawings to be provided for VCC staff review.

- Roof replacement on non-approved infill addition - the current single ply roof is in a state failure and full roof replacement is needed. Related roof drainage needs to be reworked as the current gutter system is nonfunctional.
- Existing courtyard drainage line needs to be videoed to ensure the pipe is properly sloping and intact. Proper cleanout and the addition of an additional catch basin is also needed.
- Courtyard masonry needs immediate repointing and brick repair due.
- Documentation, consolidation, and rework of mechanical equipment. Courtyard and main building rooftop mechanical units and have been removed. A new platformed mechanical area is being proposed on the rear roof of the non-approved infill addition. These units would not be visible from the courtyard or street frontage.
- Non-approved infill addition facade renovation. The existing non-approved infill addition structures 2 exterior facades (1st floor at the courtyard, 2nd floor setback from the courtyard) have been redesigned to further distinguish it from the adjacent historic structures. This is done with a modern stucco finish complete with a grid pattern of score joints, a recessed channel installed where the new infill meets to the old to signify different systems, the elimination of an oversized opaque window, and a new simple full flush panel rear door. The roofline has been overextended and a box gutter system is also proposed.
- Further documentation of the non-approved infill addition has been included to show:
  - How the interior floor plan of this addition interacts with the old structure. The current interior floor plan was determined, if the addition was removed, to cause issues that relate to plumbing fixture count requirements and stair access to the 2nd floor of the service building. The concern is that, if removed, the relocation of the code needed bathroom plumbing fixture count and reconfiguration of the stairs which access the 2nd floor of the service building independently would cause for further modification of the existing historic structure for recorporation of these items.
  - Site investigation above the ceilings of this area show the wood framed infill structure spans from the service buildings masonry wall to the properties demising masonry wall. Connections are made with both ledge boards and masonry pockets. There was no evidence of a detrimental effect of the framing load on these areas where observed. Where original brick walls are exposed on the interior, the brick is in very good shape with no visual signs of movement, cracking, or water damage.
  - Existing roof drainage was not currently tied in properly and the renovation scope addresses a holistic approach to complete the prior drainage system to the primary underground storm drain tie-in in the courtyard. Water was ponding in the courtyard and causing surrounding building damage. The corrective measure outlined in the renovation set should resolve this issue. In observation, the infill addition was not the contributing factor to the courtyard flooding; lack of building maintenance was.

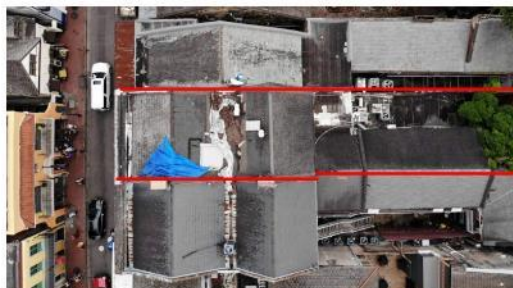




ROOF (BOURBON TO THE RIGHT)



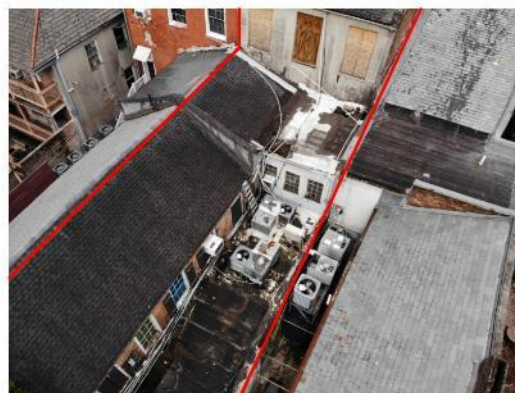
REAR ELEVATION  
COURTYARD - PLAN SOUTH



ROOF (BOURBON TO THE LEFT)



REAR ELEVATION  
COURTYARD - PLAN SOUTH



ROOF (BOURBON ST TO TOWARDS THE TOP OF THE PAGE)



REAR ELEVATION  
COURTYARD - PLAN SOUTH



FRONT FACADE

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1 - INTERIOR PHOTO  
INFILL ADDITION  
LOOKING TOWARDS REAR OF STRUCTURE



4 - INTERIOR PHOTO  
INFILL ADDITION  
LOOKING PLAN WEST



3 - INTERIOR PHOTO  
INFILL ADDITION  
LOOKING TOWARDS FRONT OF STRUCTURE



2 - INTERIOR PHOTO  
INFILL ADDITION  
LOOKING PLAN EAST



4 - INTERIOR PHOTO  
FRONT ROOM  
LOOKING TOWARDS REAR OF STRUCTURE



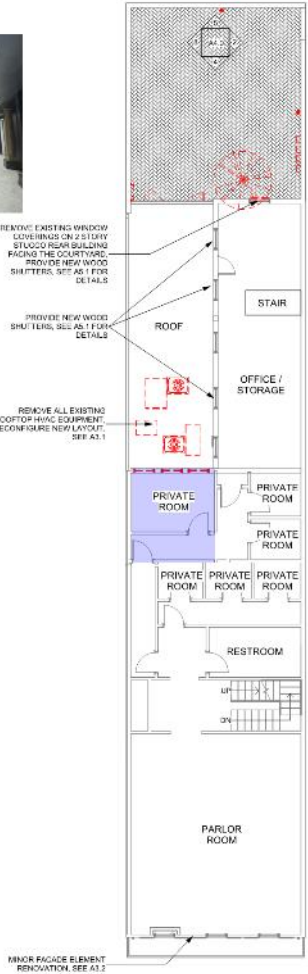
5 - INTERIOR PHOTO  
FRONT ROOM  
LOOKING PLAN EAST



7 - INTERIOR PHOTO  
FRONT ROOM  
LOOKING PLAN WEST

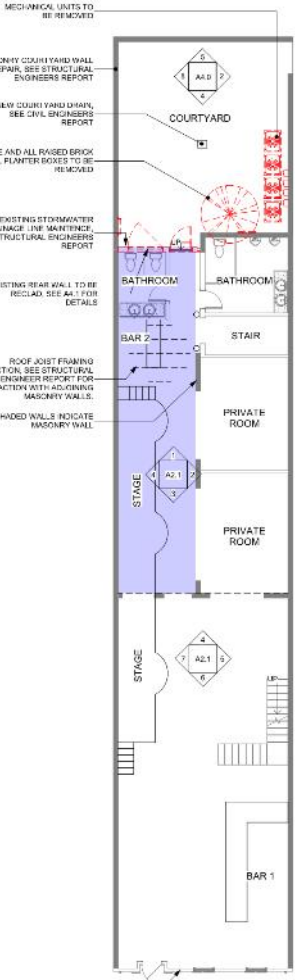


8 - INTERIOR PHOTO  
FRONT ROOM  
LOOKING TOWARDS FRONT OF STRUCTURE



2ND FLOOR

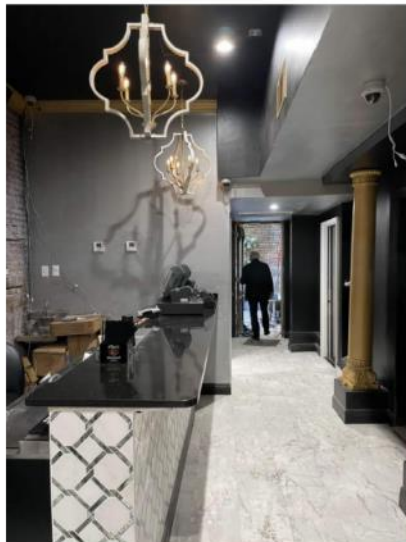
4 | 2ND FLOOR  
1/8" = 1'-0"



1ST FLOOR

1 | 1ST FLOOR - CURRENT  
1/8" = 1'-0"





1 - INTERIOR PHOTO  
INFILL ADDITION  
LOOKING TOWARDS REAR OF STRUCTURE



4 - INTERIOR PHOTO  
INFILL ADDITION  
LOOKING PLAN WEST



3 - INTERIOR PHOTO  
INFILL ADDITION  
LOOKING TOWARDS FRONT OF STRUCTURE



2 - INTERIOR PHOTO  
INFILL ADDITION  
LOOKING PLAN EAST





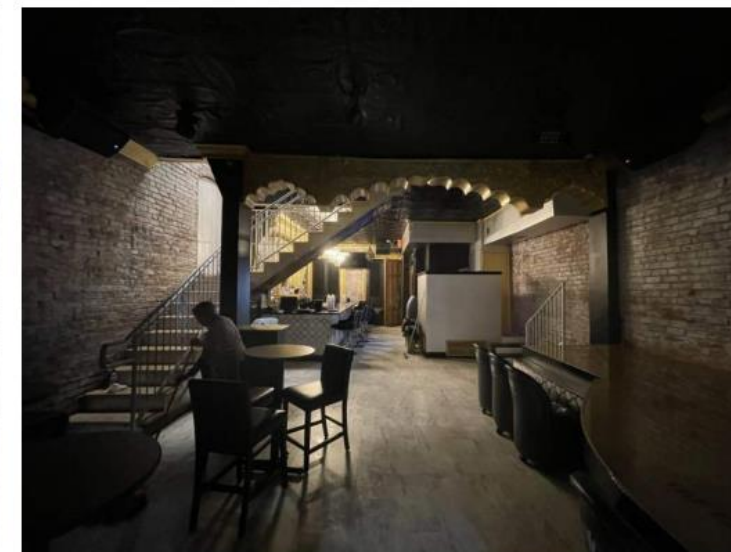
4 - INTERIOR PHOTO  
FRONT ROOM  
LOOKING TOWARDS REAR OF STRUCTURE



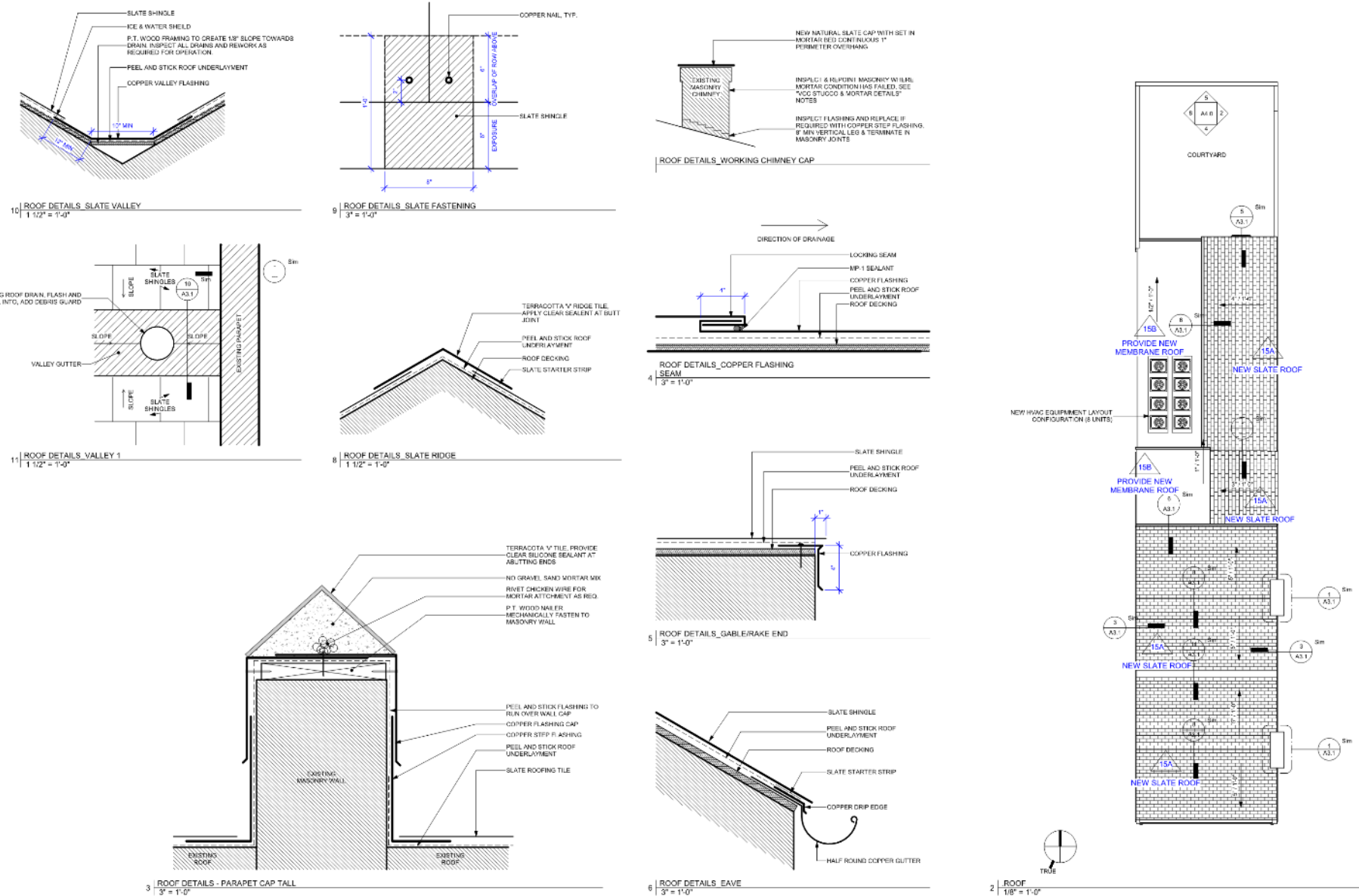
5 - INTERIOR PHOTO  
FRONT ROOM  
LOOKING PLAN EAST



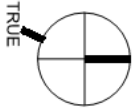
7 - INTERIOR PHOTO  
FRONT ROOM  
LOOKING PLAN WEST

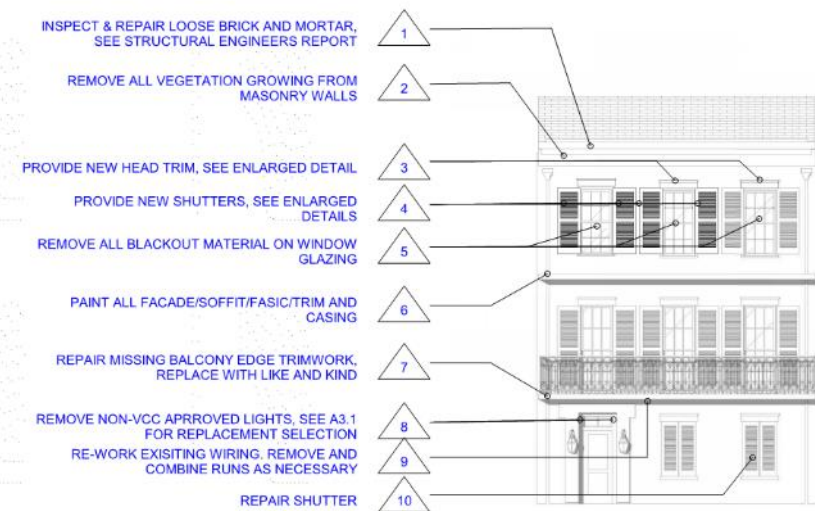


6 - INTERIOR PHOTO  
FRONT ROOM  
LOOKING TOWARDS FRONT OF STRUCTURE

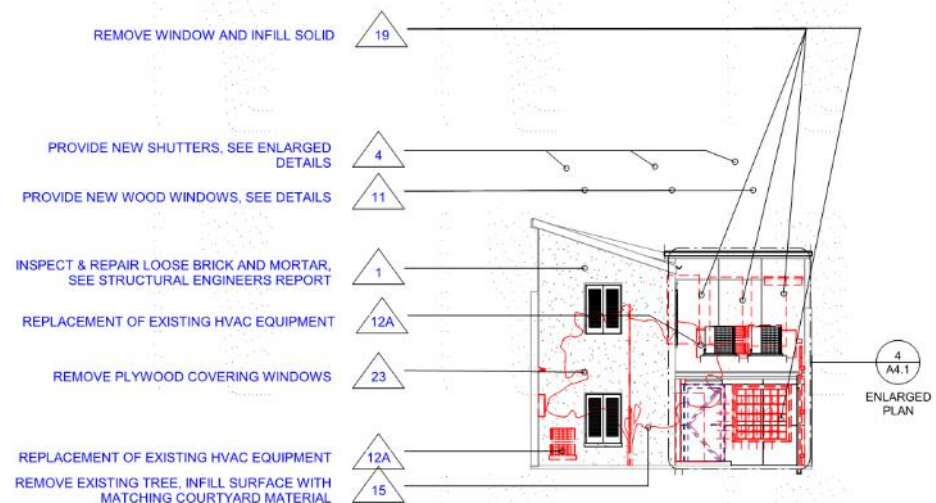





$$\frac{2}{1/8" = 1'-0"} \cdot \text{ROOF}$$

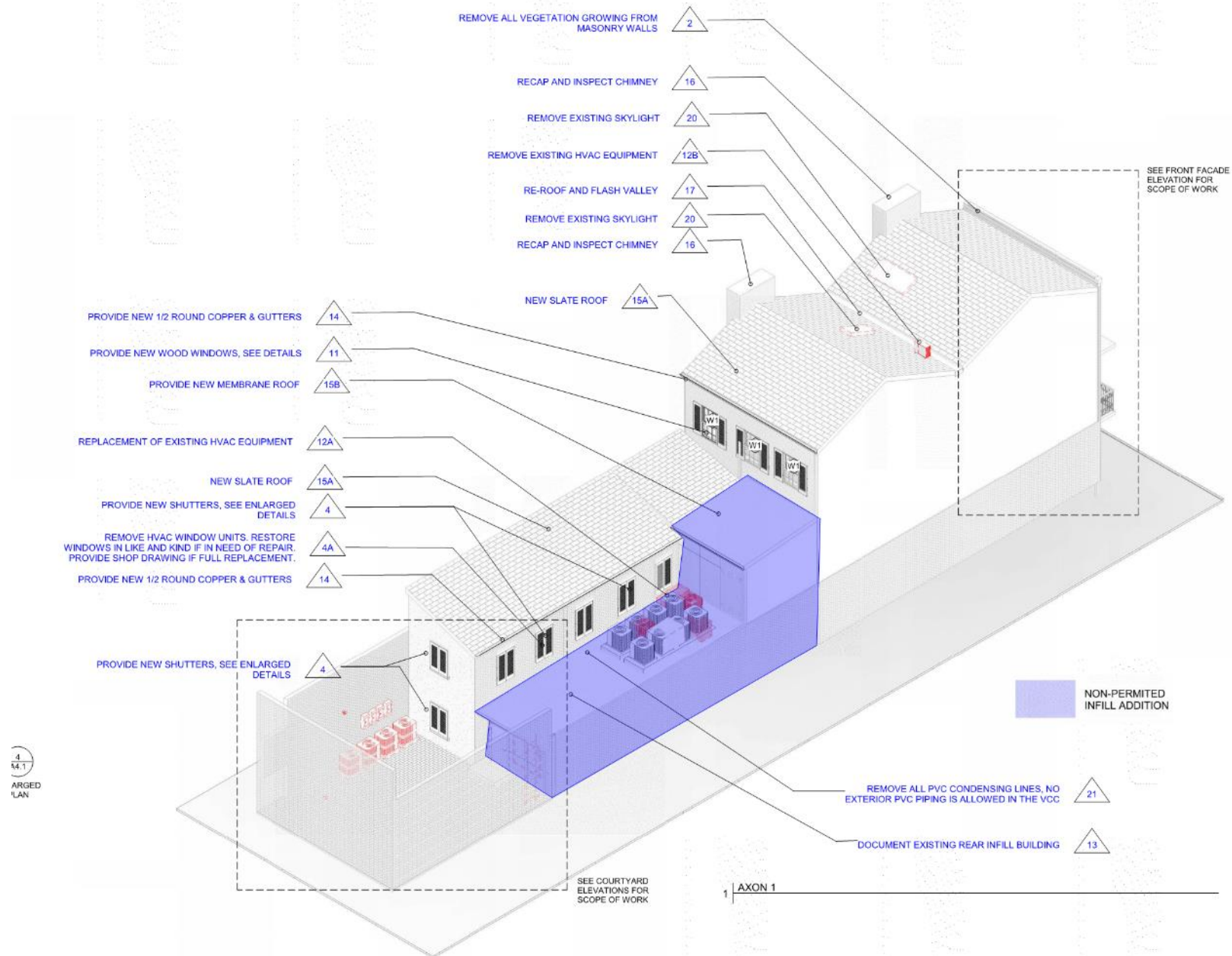


3 FRONT FACADE  
1/8" = 1'-0"



4 REAR ELEVATION  
1/8" = 1'-0"



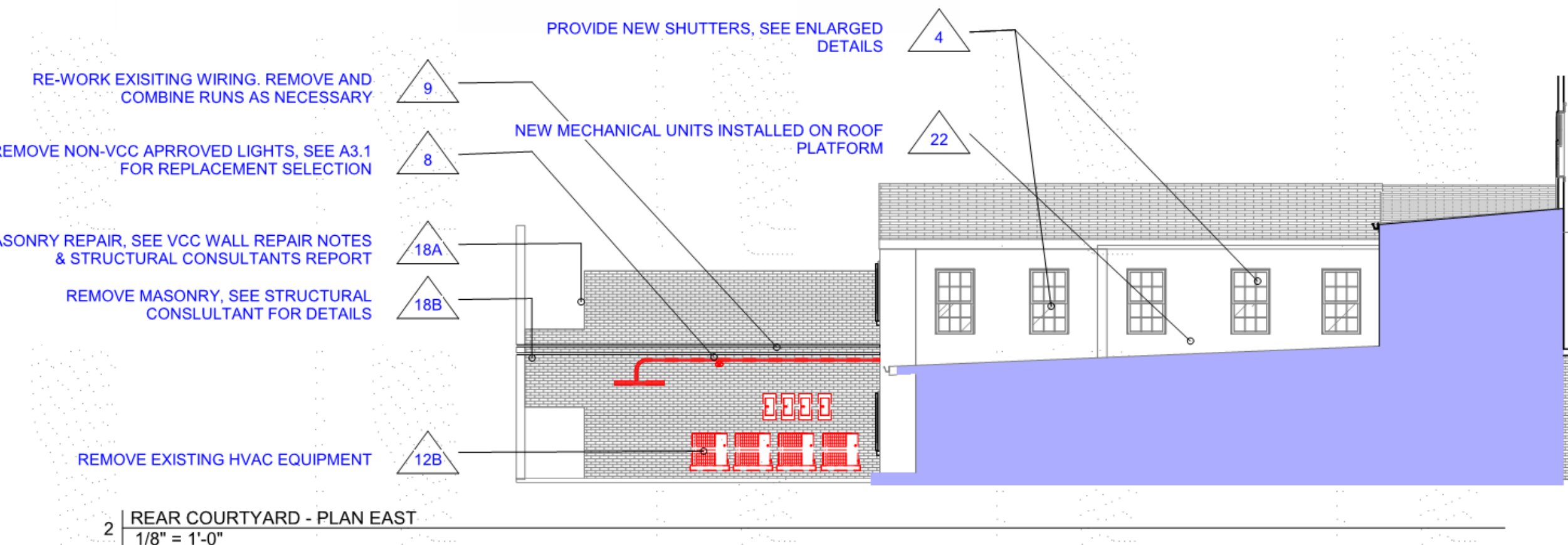


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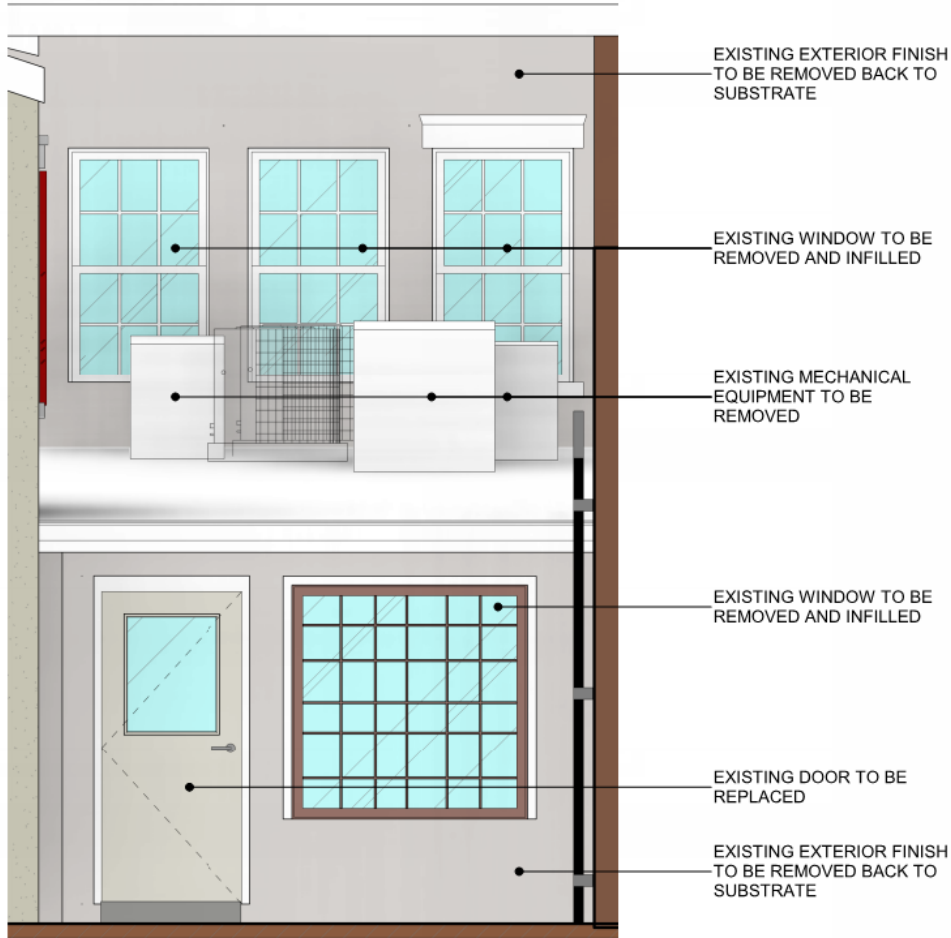
November 23, 2021



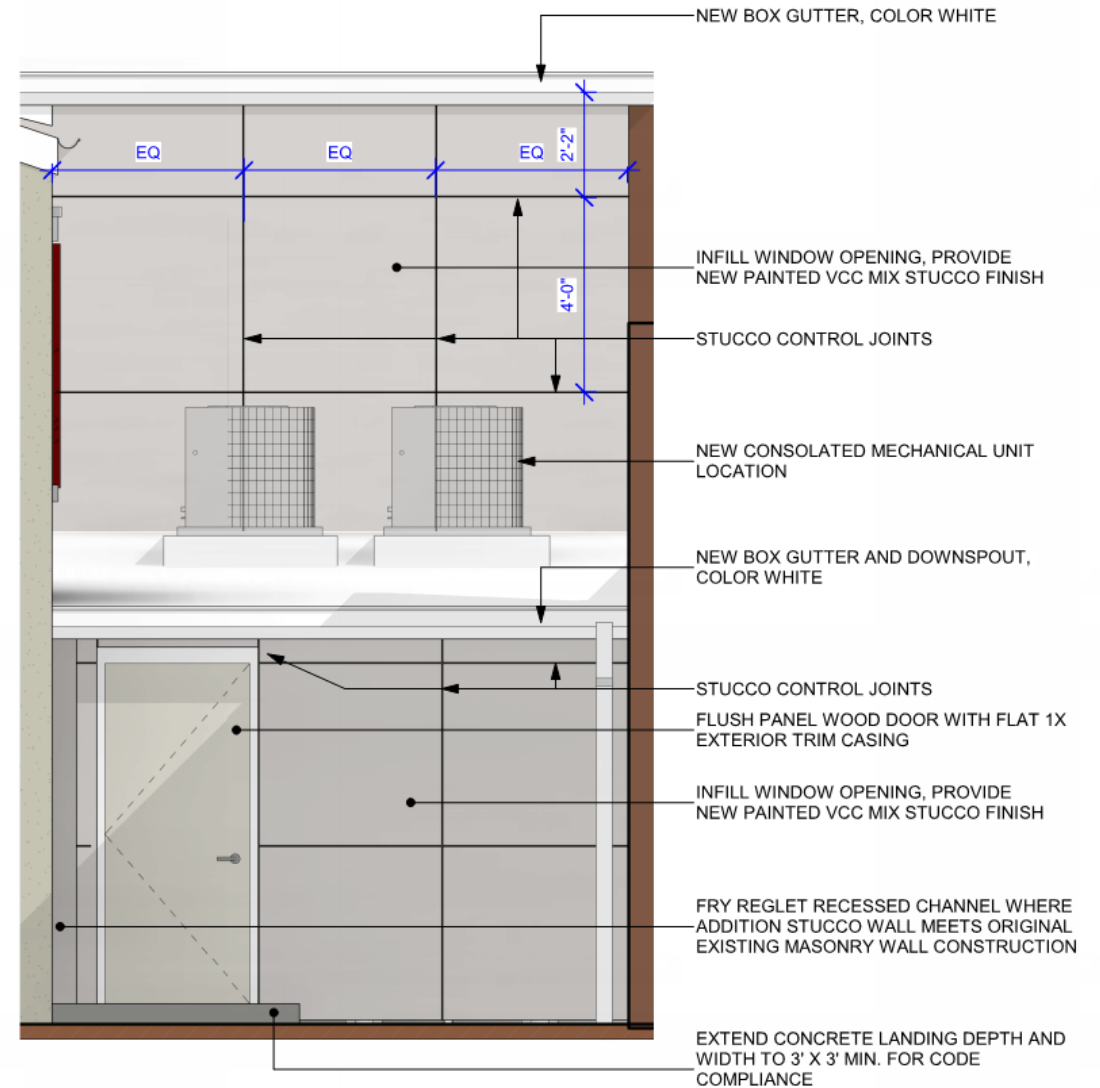






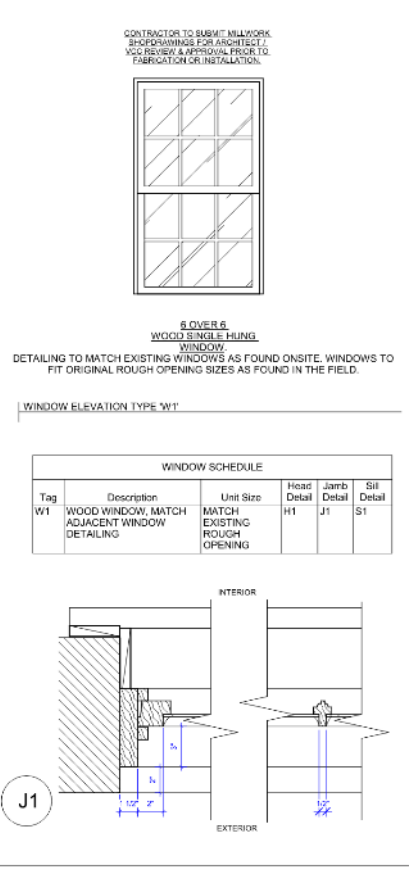
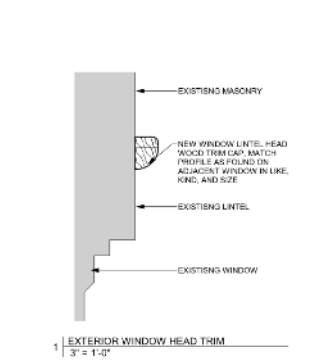
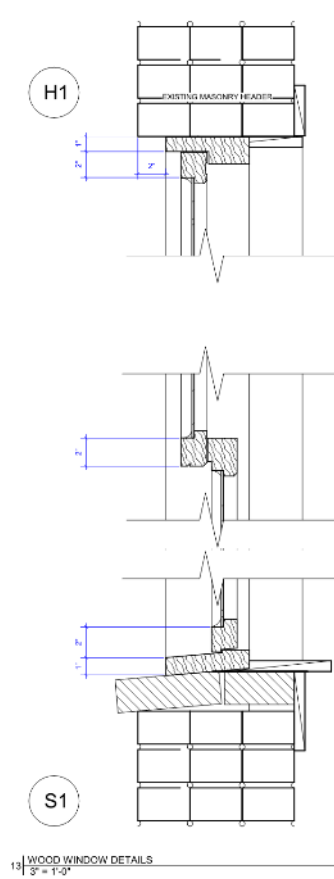
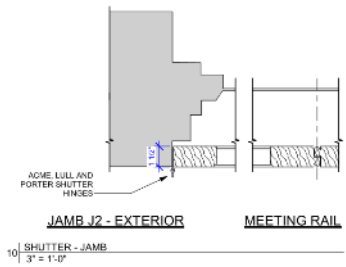
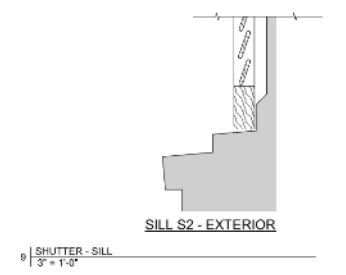
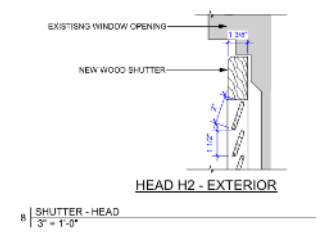
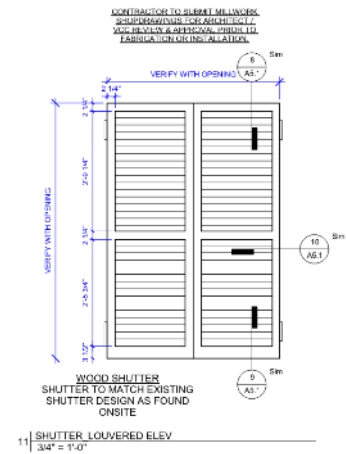


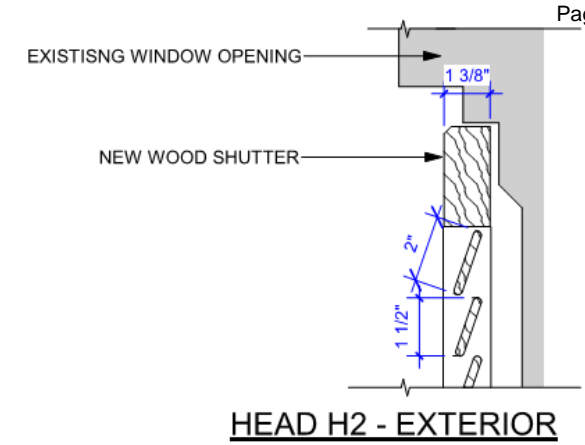
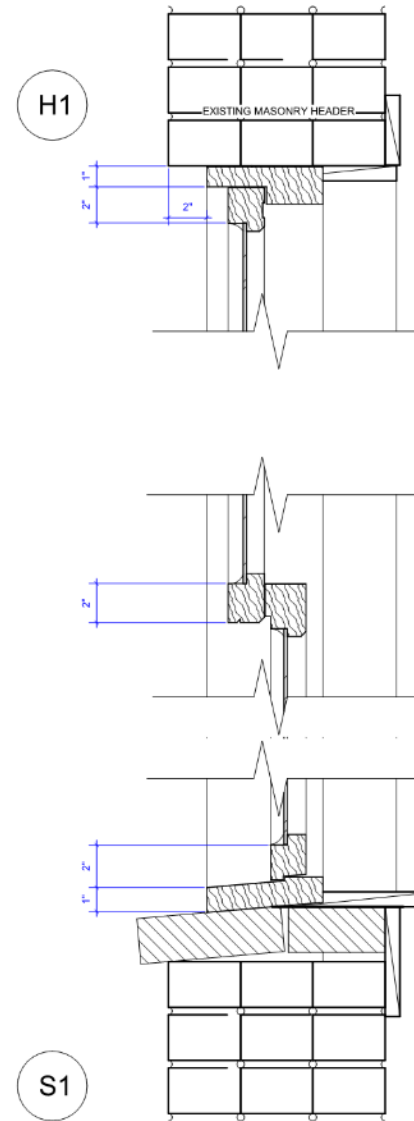
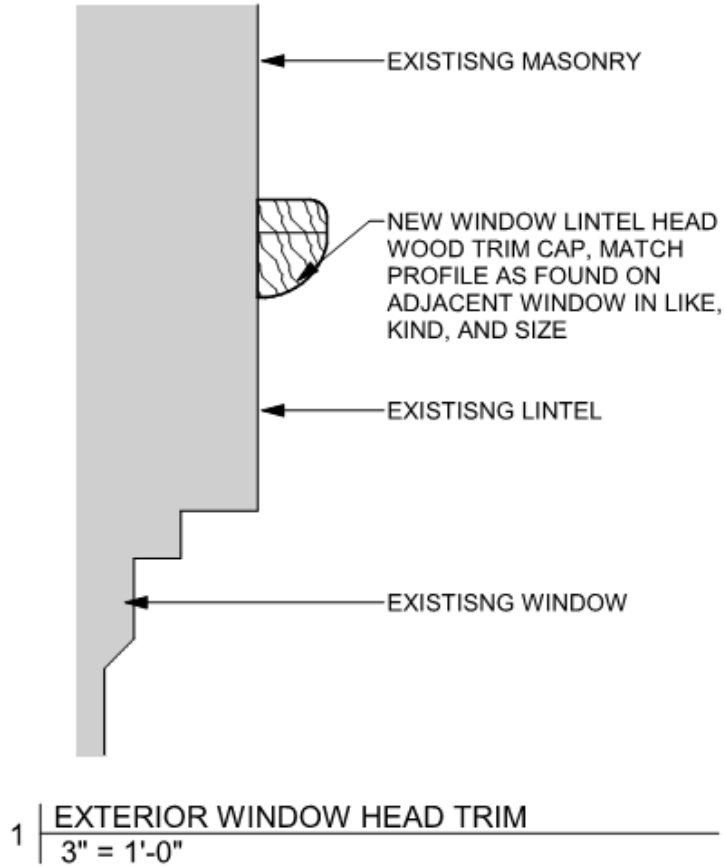
2 | REAR ELEVATION - EXISTING  
3/8" = 1'-0"



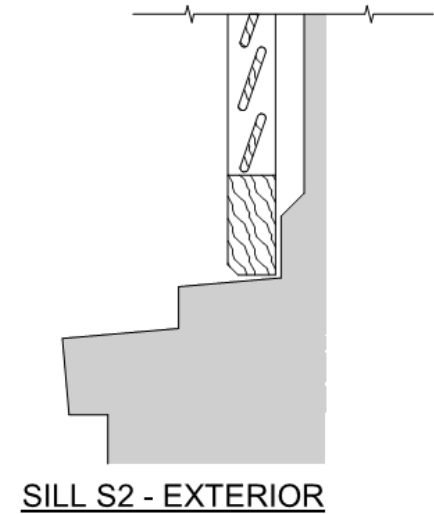
4 | REAR ELEVATION - PROPOSED  
3/8" = 1'-0"





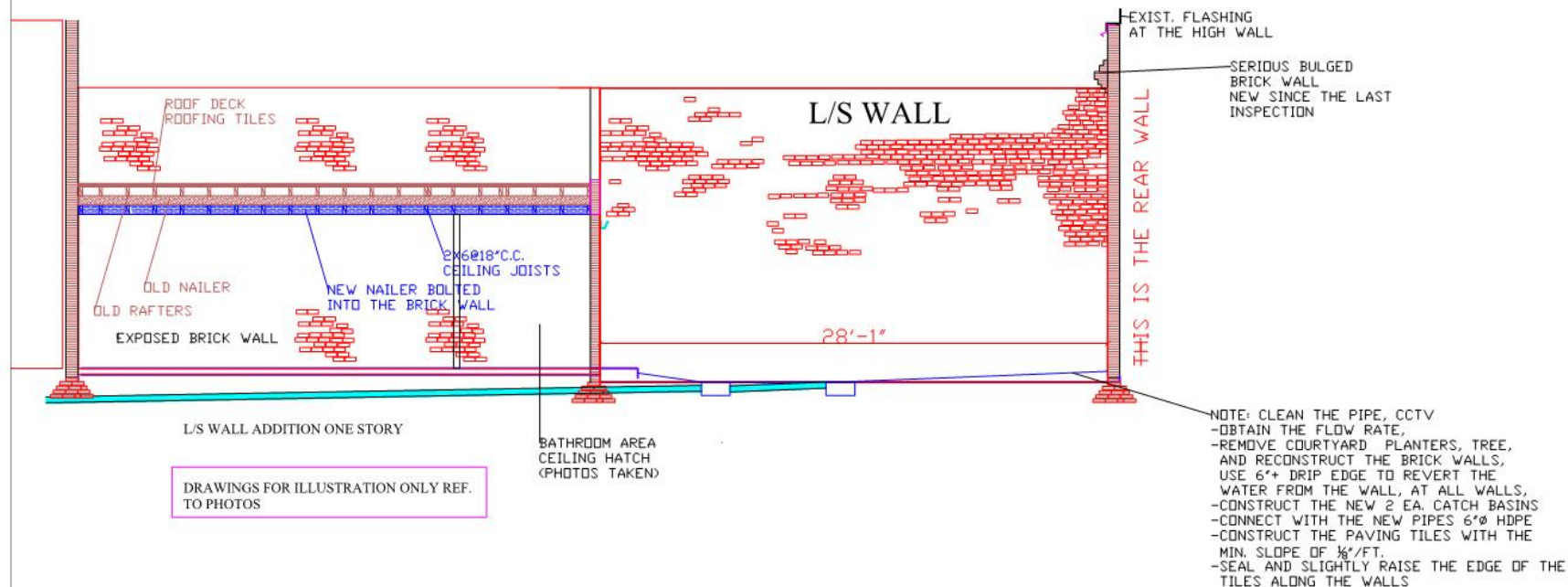


8 | SHUTTER - HEAD  
3" = 1'-0"



9 | SHUTTER - SILL  
3" = 1'-0"





NEW NAILER



L/S WALL CEILING AND RAFTERS ATTACHMENTS



NEW CLNG.JSTS.

## Executive Summary:

This conditional survey was performed on 06/29/2021 upon the request from Zachary the architect for the Owner, 416 Bourbon Street, Inc. The present at the site was the architect and the Owner's representative Erika Gates.

The purpose of the inspection was to survey the structural conditions of the rear patio as per citation from the VCC dated 11/30/2020.

A set of pictures were taken during the inspection, and the drawings were not available at the time of the inspection.

The historic building is under the VCC jurisdiction and the codes and regulations apply as per the agency norms. The building is the "banket" type building 3 stories at the front part, with a typical rear attached 2 story structures. The courtyard is covered to the extent of the 2 story rear area structure, which is the one story building. Presently the work was in progress on the roof and the interior of the building. The floor at the covered courtyard was open and the floor joists were exposed, set at several inches above the ground level, and some are touching the soil. There is a drainage pipe running from the rear yard, which is the open courtyard, to the front. No information was available to determine if the function of the drainage system was sufficient for the storm water evacuation from the rear yard to the street. From the visual inspection, and the condition found at the site, this drainage is not functional to provide for the conveyance of the storm water to the street. It is important to re-activate the street connection to be used for the new recommended drainage connections.

The purpose of this inspection was to determine, by the non-intrusive means, a structural condition of the courtyard brick walls, and the cause of the deterioration of the old bricks. The items pertaining to this report of the structures cited, are indicated on the attached report of violations.



Left side courtyard wall to this corner and continues at the back side



left side wall detail of the missing bricks



matching bottom of the wall

It appears from the lack of the bonding courses that there are two independent walls in place. This wall is the common wall but it is split in the two tight fitting walls. The adjacent wall is the building wall and as such holds its structural integrity, while the courtyard wall is exposed and has no bearing load function. It is affected by the adjacent wall that is subject to the bearing loads, and the settlement. The topping of this wall is poorly constructed and cannot redirect the storm waters away from the exposed brick wall's surface. This is a condition on all four sides of the courtyard's walls.





Enlarged photo shows the observed condition of the two non-bonded walls.



This is a rear wall to the right at the passage through the opening into the adjacent property



The lower view of the rear gable and the view through the passage from the adjacent property

The two story courtyard gable wall, plastered, and with the visible cracks at the top and the bottom sections. The tree is immediately adjacent to the foundation and it is proposed to be removed.



Continuous cracks at the gable wall of the rear two story building



More cracks at the wall and the wall connection

These walls are damaged by the salt intrusion, water absorption, caused by the insufficient drainage, and by the vegetation growth. More, damages were caused by the reverting the rainstorm water over the surface of the bricks, which were flashed over by an average rainstorm. A study was done in the area of French Quarter that could be applicable to almost all brick buildings of the comparable age.



the middle of the wall, and [removed this wall](#) was removed from the base of the wall. This was expected, due to the hydrophobic treatment mentioned earlier. OR THE PERIOD OF ONE YEAR WOULD CAUSE REGENERATION AT THE BASE OF THE WALL IN A NEW WETNESS THAT IS RELATED TO RISE OF THE HYGROSCOPIC WATER ABSORPTION.

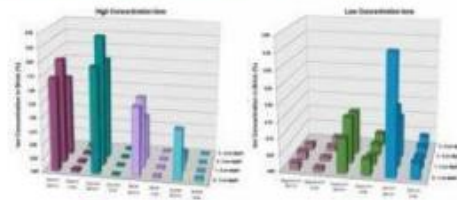


Figure 3. Depth profile in brick showing changing ion concentrations in masonry wall at 50 cm wall height before and after poulticing with paper pulp mixture, panel A, exterior wall.

The results from the poultice generally mirror the brick profiles, with substantial chloride, nitrate and sulfate salts removed. The efficiency of desalination can be evaluated by considering the percentage of salts removed (Domasiewicz and Kory-Lowandowska, 1998). Several elements in the poultice A data show greater than 90% removal efficiency, which is high compared to that achieved by Domasiewicz. This efficiency is likely tied to the extended length of the treatment (months vs. weeks) and the forced adhesion of the poultice to the brick surface during drying.

#### 4. Conclusions

The poulticing of salts under humid conditions was not expected to result in efficient removal due to the slow drying conditions, limited advection and anticipated limited mobilization (Verges-Delmon and Stedel, 2005). Instead, efficiencies well over 90% were achieved due to the extended time the poultice was left on the walls. Also, the limited shrinkage of the poultice in the humid conditions apparently led to less poultice detachment than is often the case. Typical results for poultice efficiency are on the order of 50-70% (Domasiewicz and Kory-Lowandowska, 1998). The preliminary results acquired in this study support the common practice of many conservators in Mediterranean regions of extracting poultices from drying too rapidly. Additional analyses are needed to evaluate the question of better desalination results can be

HUGE DIFFERENCE IN THE SEMI TROPICAL REGION

THE  $\Delta T = 40 \text{ deg F}$  EASILY IN N.O. ENOUGH TO CAUSE A SERIOUS EXP. CONTR. PROBLEMS

THIS METHOD WILL NOT MAKE THE RESULTS CREDIBLE FOR USE IN THE RENOVATION OF THE ENTIRE STRUCTURE OF THE WALLS

This is a picture of the salt migration through the brick wall, caused by the moisture and by insufficient ventilation, or lack of dryness of the brick wall. It is generally applicable to the aged VCC brick walls.

#### Non-Intrusive Conditional Survey Findings:

This non-intrusive conditional survey documents the damages done to the structure, main courtyard walls of this building. The visible signs were present at this inspection, showing cracks in the walls, missing bricks, and the general drainage condition. It was noted that the adjacent buildings have been discharging the rain water into the courtyard, and that no gutters were provided nor the drip-edges at the flashing, to prevent the storm water from falling on brick walls.

The entire drainage system that shows the drain points (the floor drains) in the courtyard within the building is not functional. The rain water drains from the adjacent buildings into this area and causes more water accumulation that has no positive drainage system.



The floor drain, as a too small catch basin, is insufficient to handle the water flow from the courtyard and the water that comes through the opening which ties the neighbor's yard into this system. The middle picture shows the open channel conveying the rain water into the floor drain of the same size as the one in the interior of the building.



The wet condition of the walls at the point where the brick wall foundation meets the soil has its origin in the poor drainage and it is augmented with the water intrusion from the leaking roof. At the time of this inspection some work was in progress on the roof repairs.

It is more permanent affect done on the wetness of the walls by the water absorption that comes from the ground water and due to the inefficient drainage that is saturating the soil under the foundation.



This survey was a non-intrusive conditional observation upon which the visual damage to wall areas were recorded. It is a general assessment of the walls but the moisture measurements should be taken to plot the condition of the wall, and to find how much the moisture varies from the foundation to the ceiling, and from the depth of the wall. Such data should be evaluated then with these conclusions an approach to design for the repairs should be determined.

**Construction Items a Preliminary Concept for Consideration:**

1. The brick wall repairs should be done: after the drainage issues were resolved, the roof repairs completed, the new wall copings sealed and positively sloped to revert the water from the walls, the proper drip edges installed on the sheet metal work, the repairs done to cracks and to prevent the rain water intrusion into the wall structure, and generally prevent the water to flood the brick wall surfaces,
2. The new drainage pipes should be provided from the courtyard through the building to the street discharge points. The existing street drainage connections should be utilized for the new ties. The new pipes should be 2 each 6" in diameter, HDPE DR 26, fused pipes, to have a continuous interior surfaces. The HDPE material has the properties that prevent any incrustation on the interior wall of the pipe, and can be easily washed, hose pressure cleaned, and those pipes in such condition will always allow for the most efficient and unobstructed flow. The two pipes should be provided for extra surge to mitigate the heavy rains condition,
3. The courtyard should have a centrally located collecting catch basin, not the floor drain, to receive the water from the rainstorm,
4. The planters along the walls and the tree next to the foundation should be removed. This will require excavating the root system and filling the hole with the compacted sand. The entire courtyard area should be sloped towards the catch basin in the middle of the paved area, at 1/8" per foot. The high points of the pavement will be at the edges along the walls. That will provide that the water is always drained away from all foundations,
5. The issue of the regulating the underground water table and to stabilize the foundation, i.e., to keep the dry condition at the foundation, which is a "bell type" brick spread footing, can be facilitated by the use of French drain type. This drain system will add an extra HDPE 6" diameter perforated pipe, set in the 12x24 inches trench, wrapped in the woven filter fabric, and filled with the crushed stones all around the perforated pipe.



The issue of the floor touching the ground and the water damaged wood framing, which was probably the not-treated wood, and combined with the moisture from the periodical flooding, would cause such damages as shown in the uncovered floor areas. A typical discoloration of the brick surface is shown in the interior part of the building, but the exterior brick deterioration is much more damaged. The courtyard drainage and the interior wetness is connected.



6. The issues with the brick walls re-construction by the method that is required to be in compliance with the VCC regulations will need to be designed after the data of the dry condition of the walls are known. There is no possibility of success in such restoration if the existing bricks are saturated and unstable. It is also recommended that the least amount of the removal of the bricks is done, and that the work of infill is minimized,
7. The two walls, one at the back and one at the left side must be coordinated with the adjacent owners. The right side wall is on the entire property of the other Owner, and it will be necessary to coordinate this work in cooperation with that Owner,
8. The re-setting the missing bricks, of the same kind, should be done to a tight fit so that the entire brick wall is equally engaged with a uniform strength.
9. The brick surface can be treated with muriatic acid first and protected after, but not sealed where it should prevent aeration possibility, and to capture and retain moisture inside the walls. That condition can be obtained at dry walls from the foundation to the top. The periodical wetness will not cause damage if the rain water is always properly eliminated from the bricks at the shortest period of time.
10. These conceptual design issues will need to be included in the design after the moisture plan is mapped and the new findings included in evaluation.

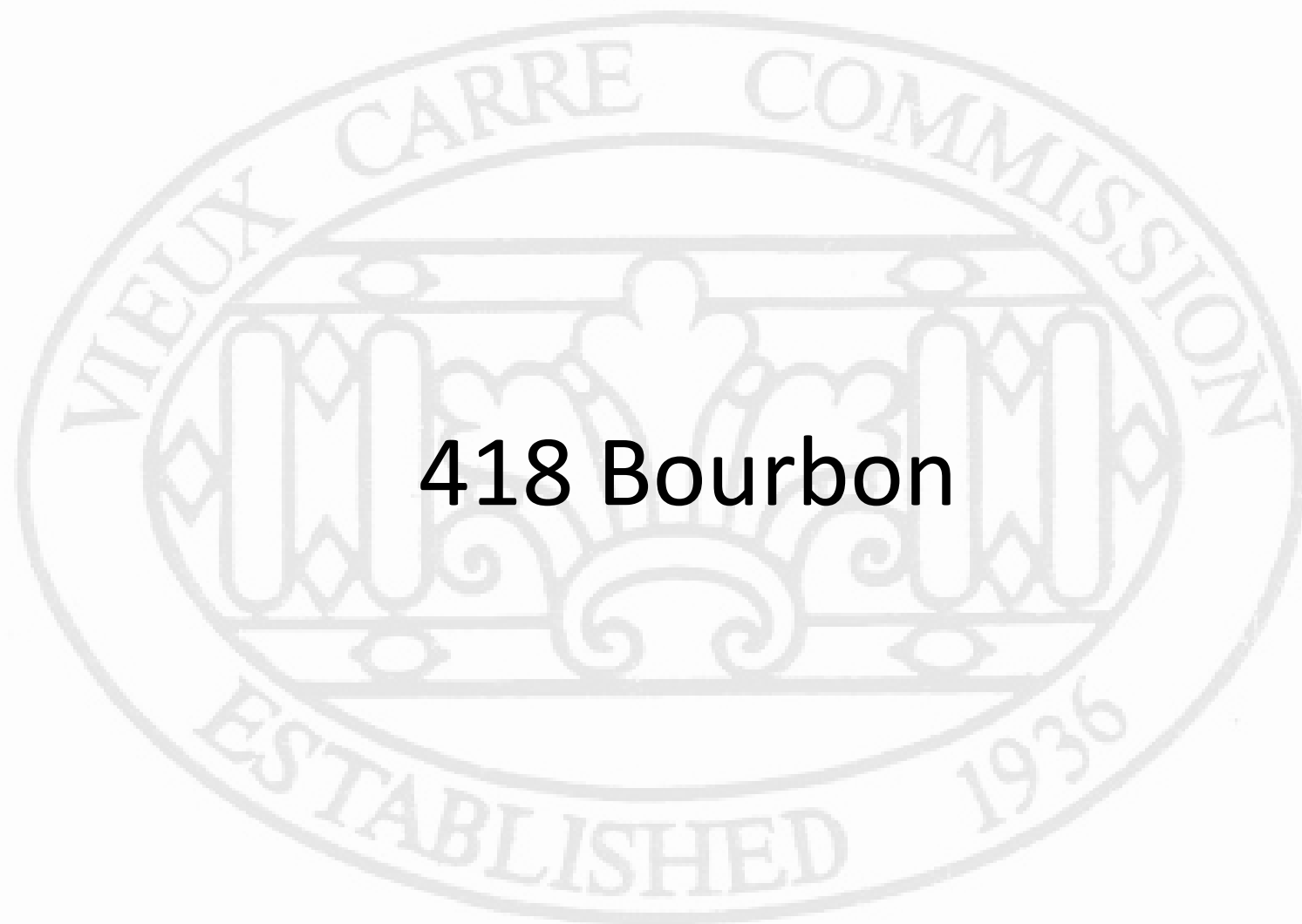
Sincerely,

*Iran Chaudhry, ma, pe.*





**837 Dumaine**  
**Deferred at the Applicant's Request**



**418 Bourbon**





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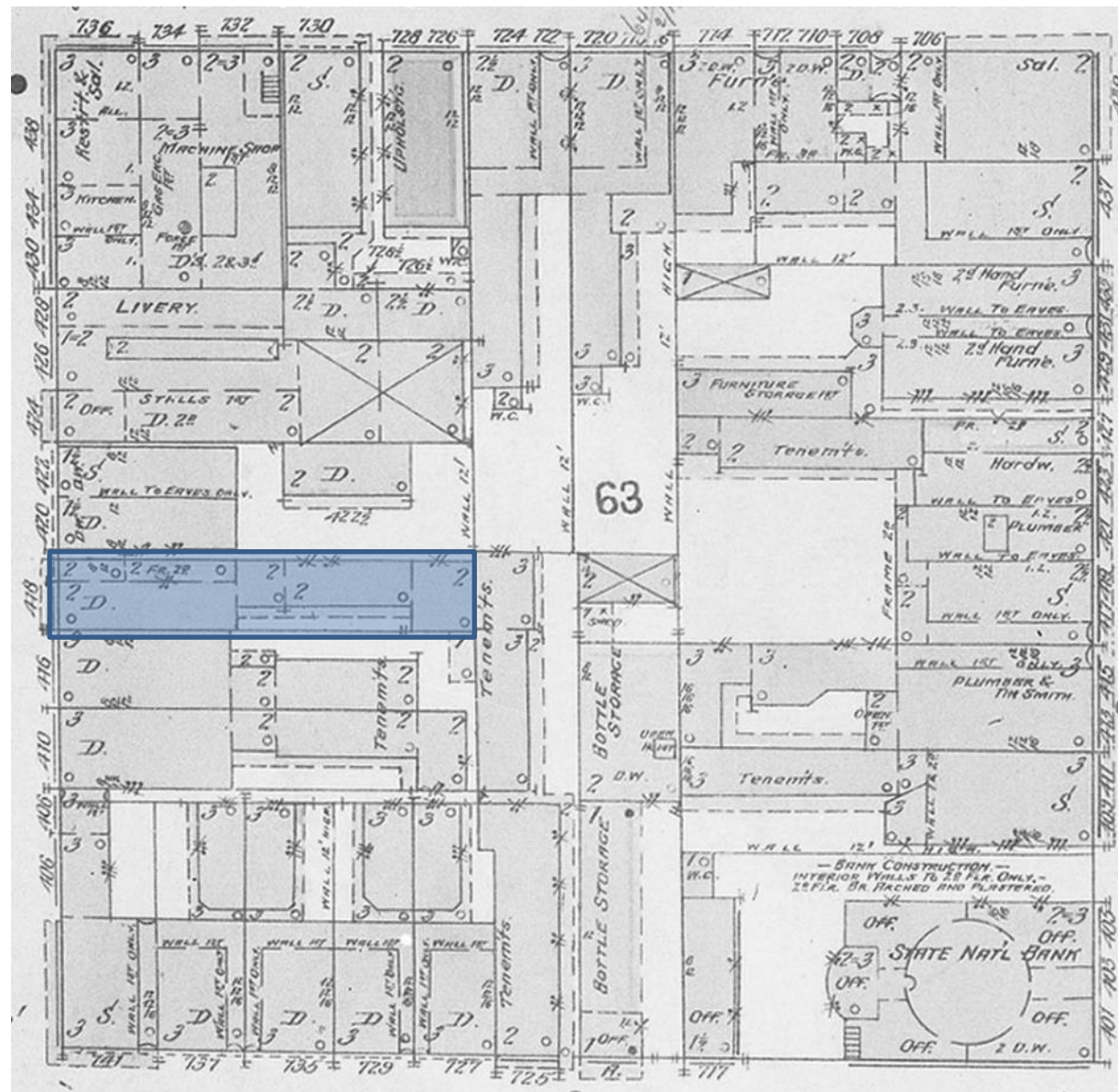
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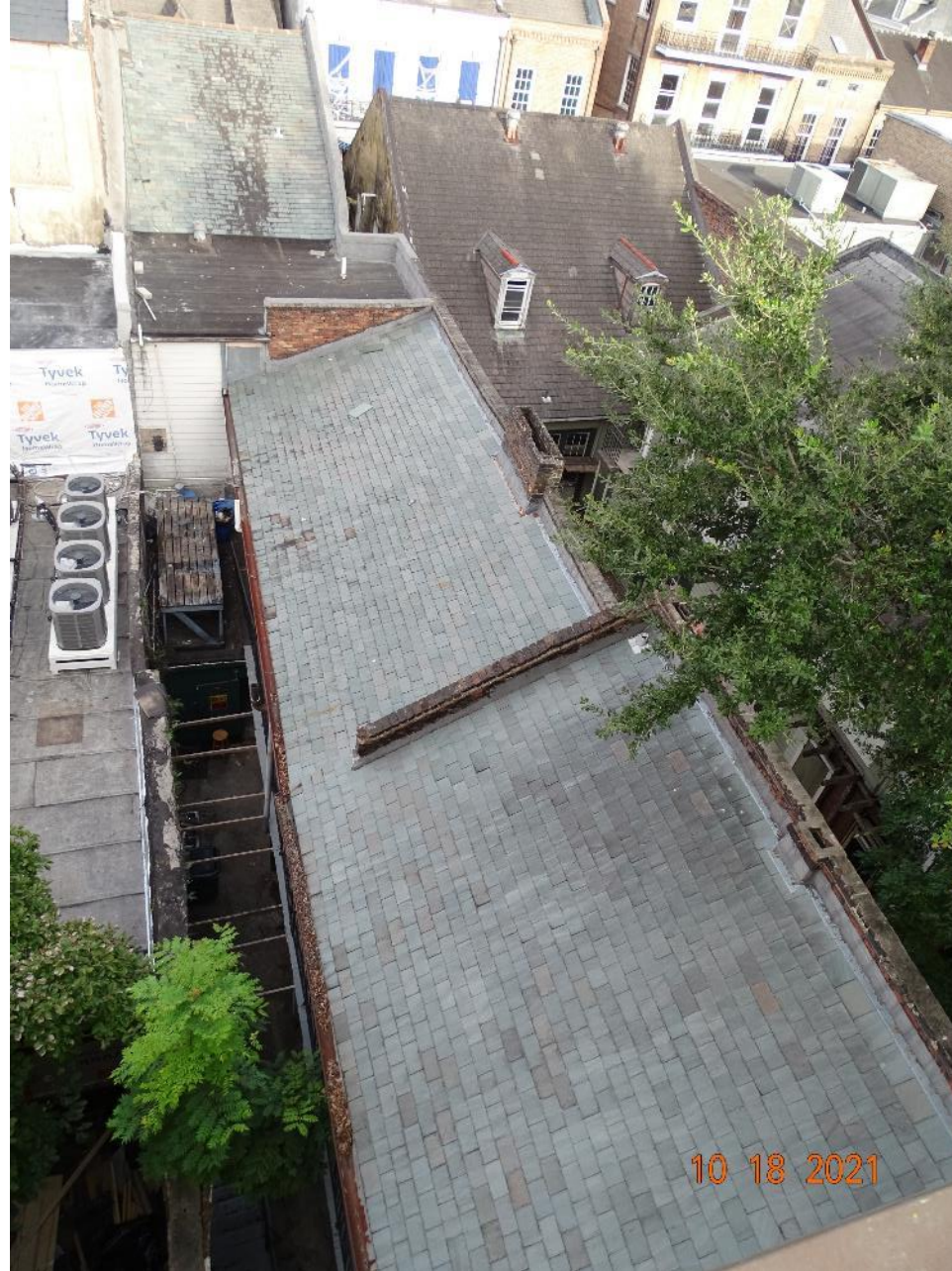


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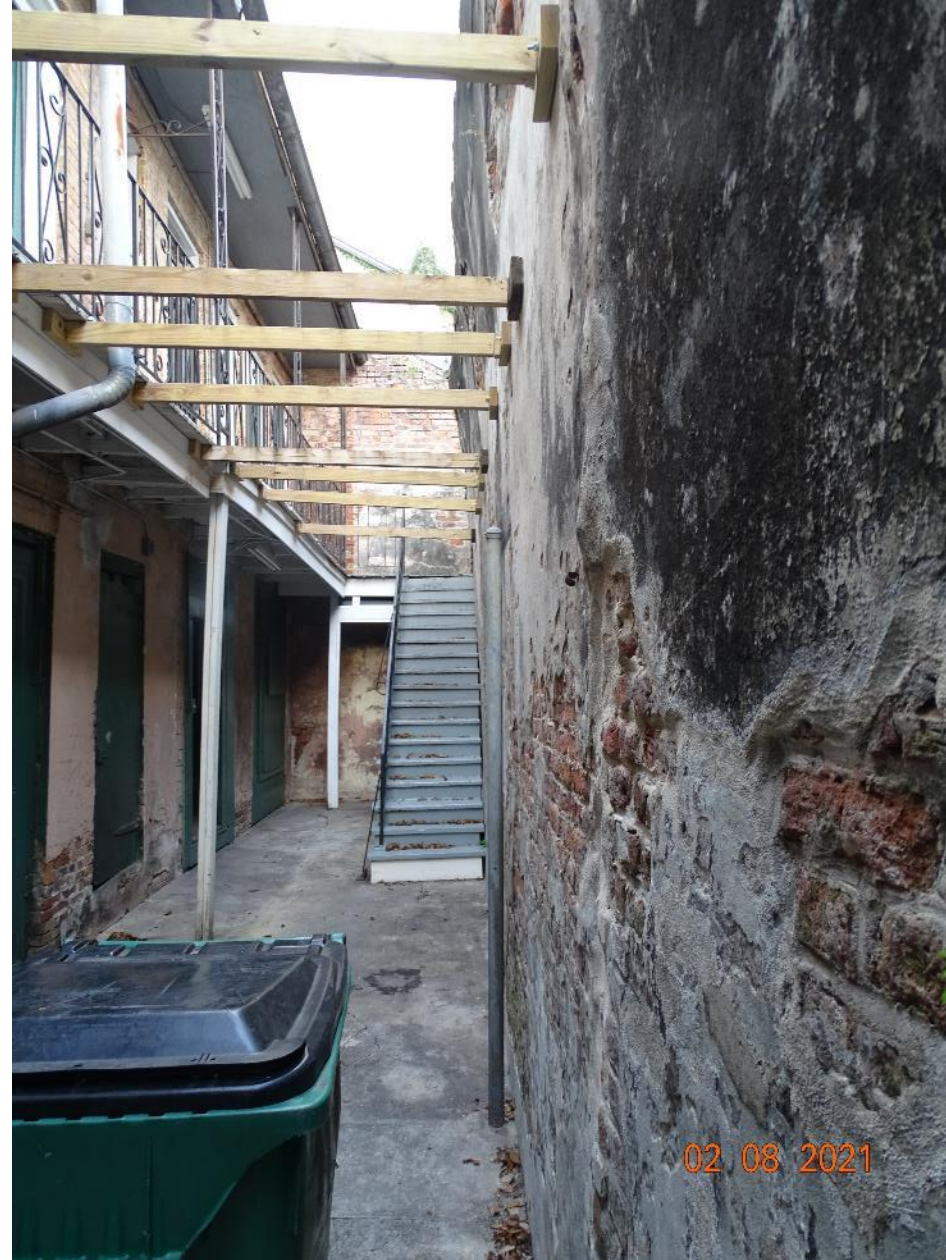


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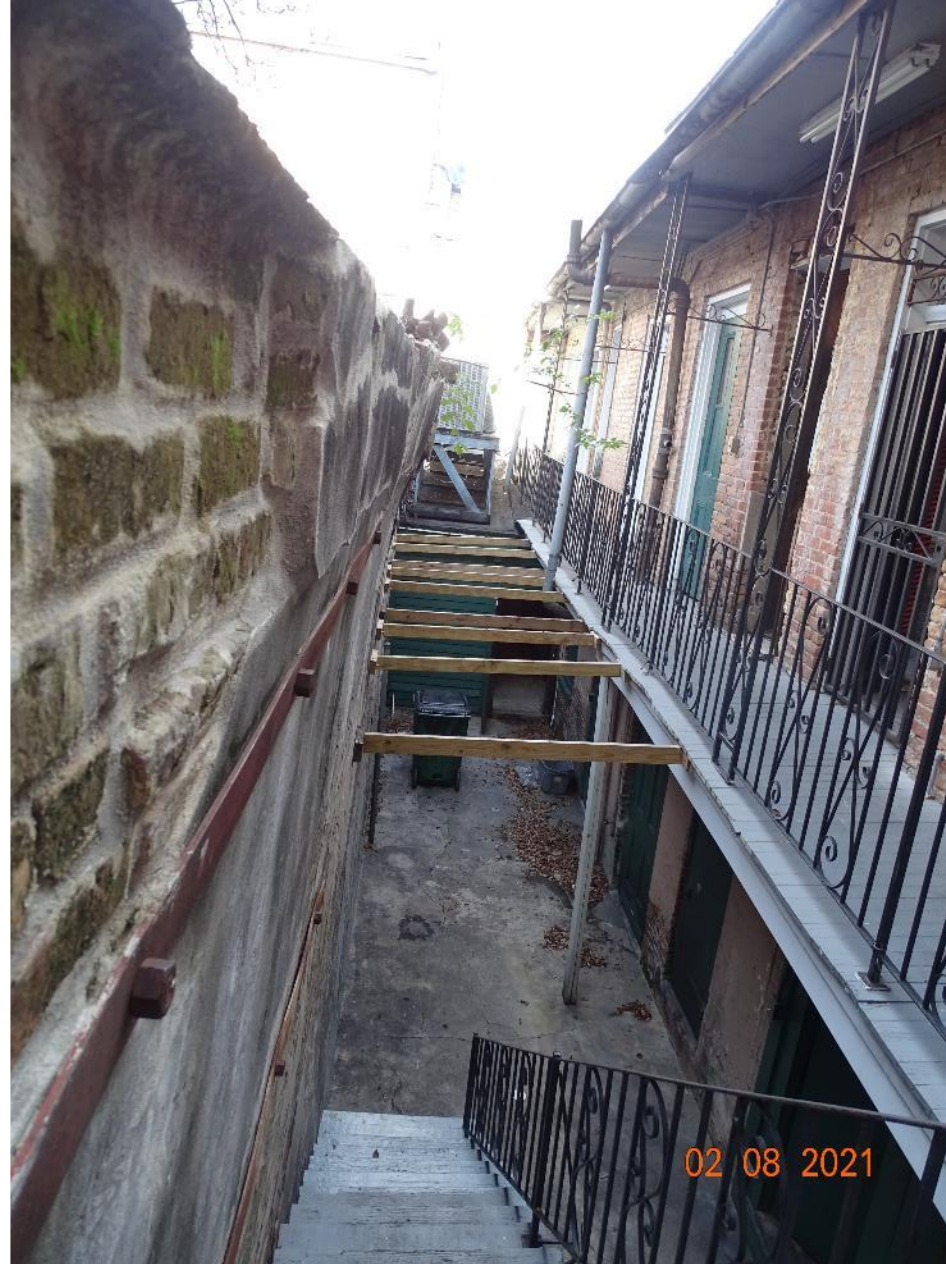
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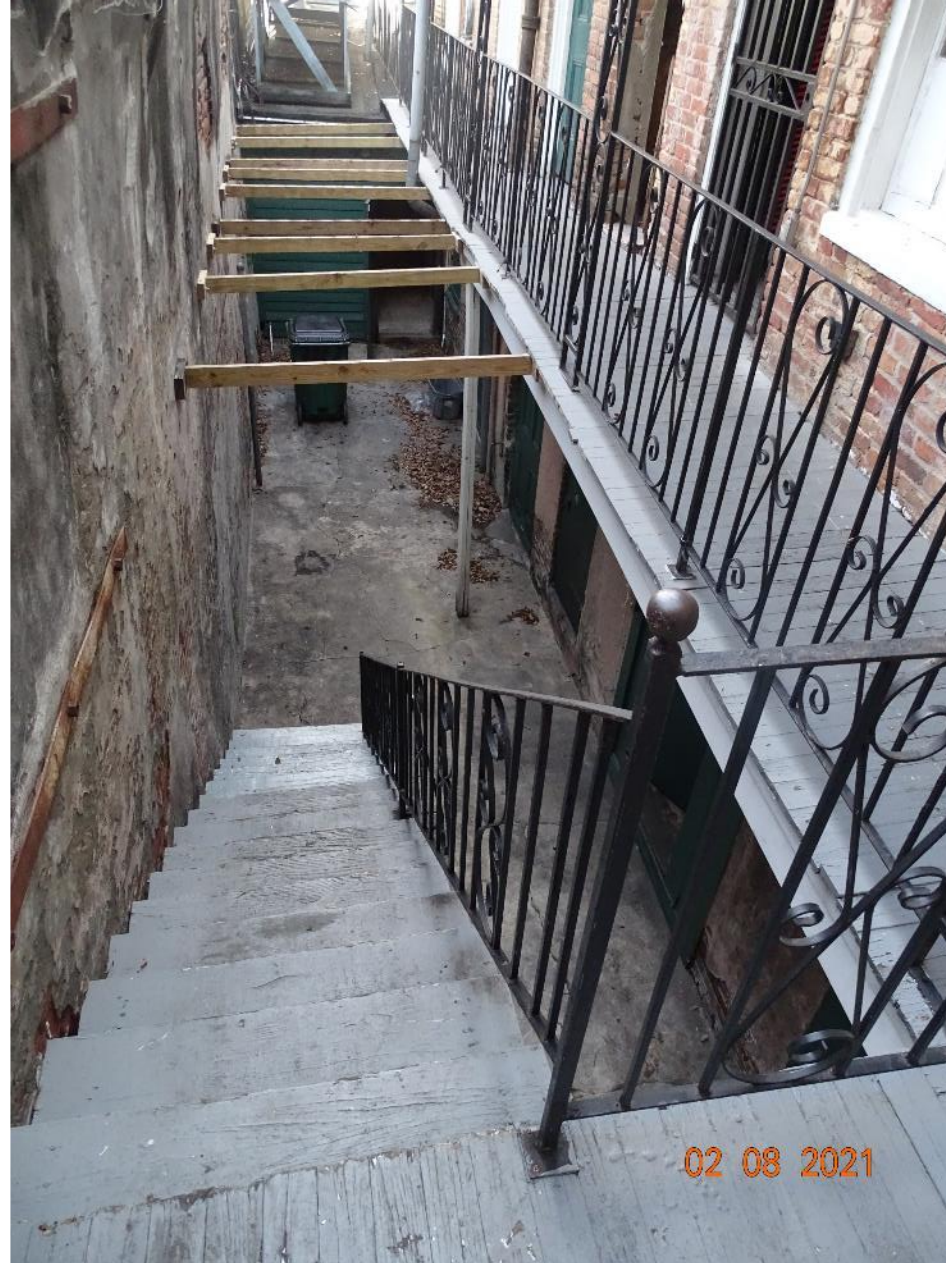
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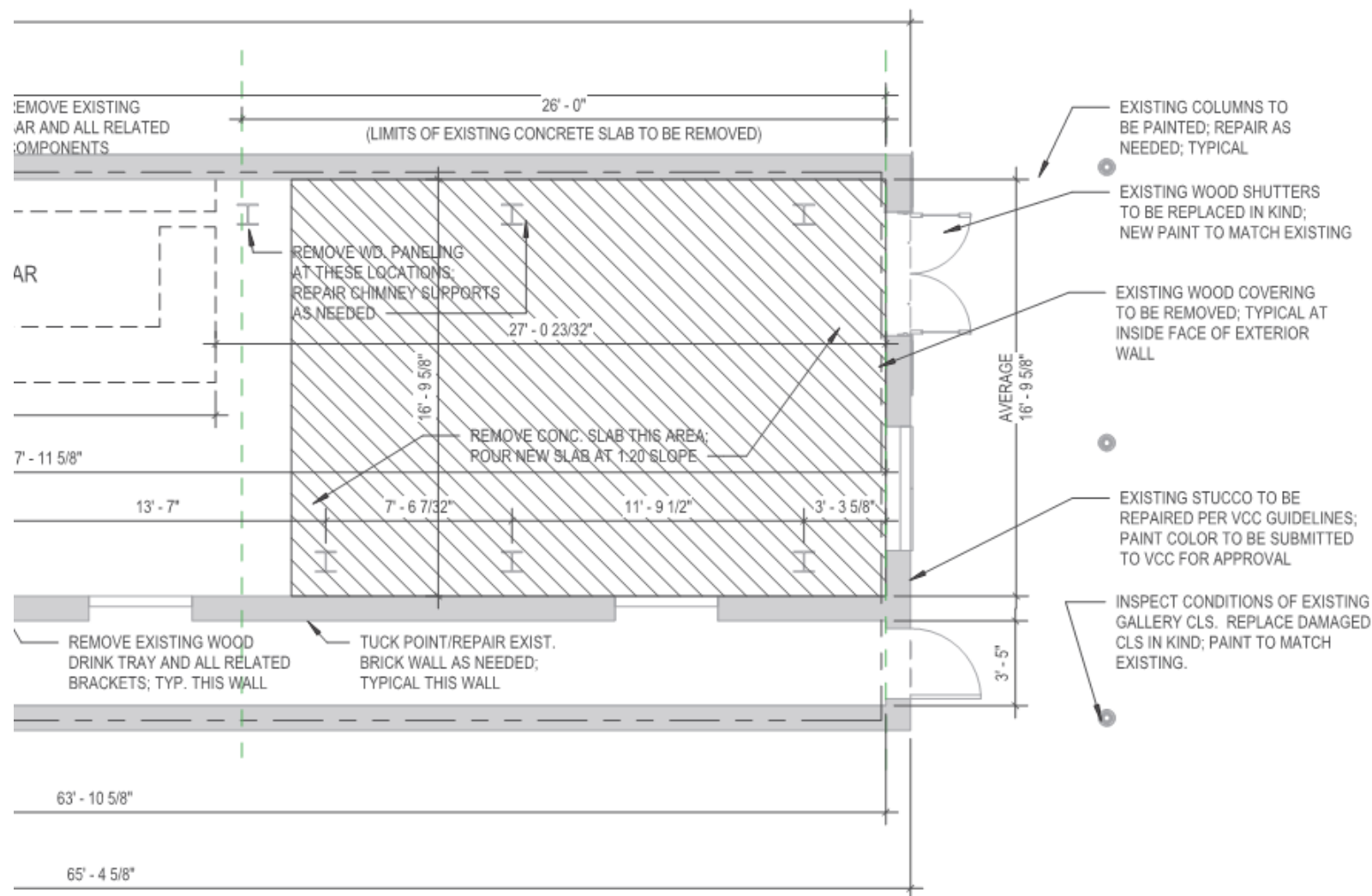


418 Bourbon Street

VCC Architectural Committee

November 23, 2021





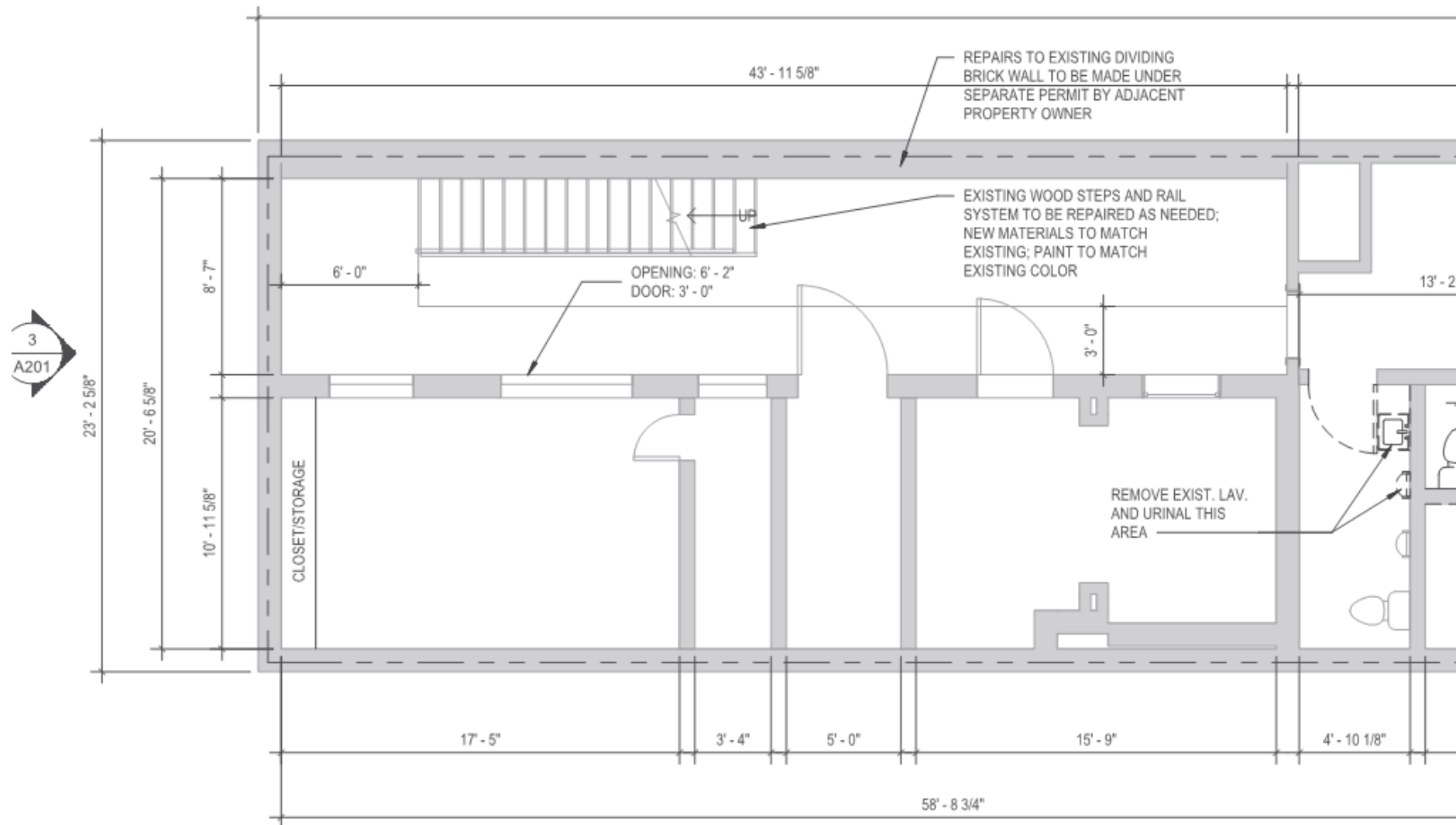
418 Bourbon Street – first floor demo

VCC Architectural Committee

November 23, 2021





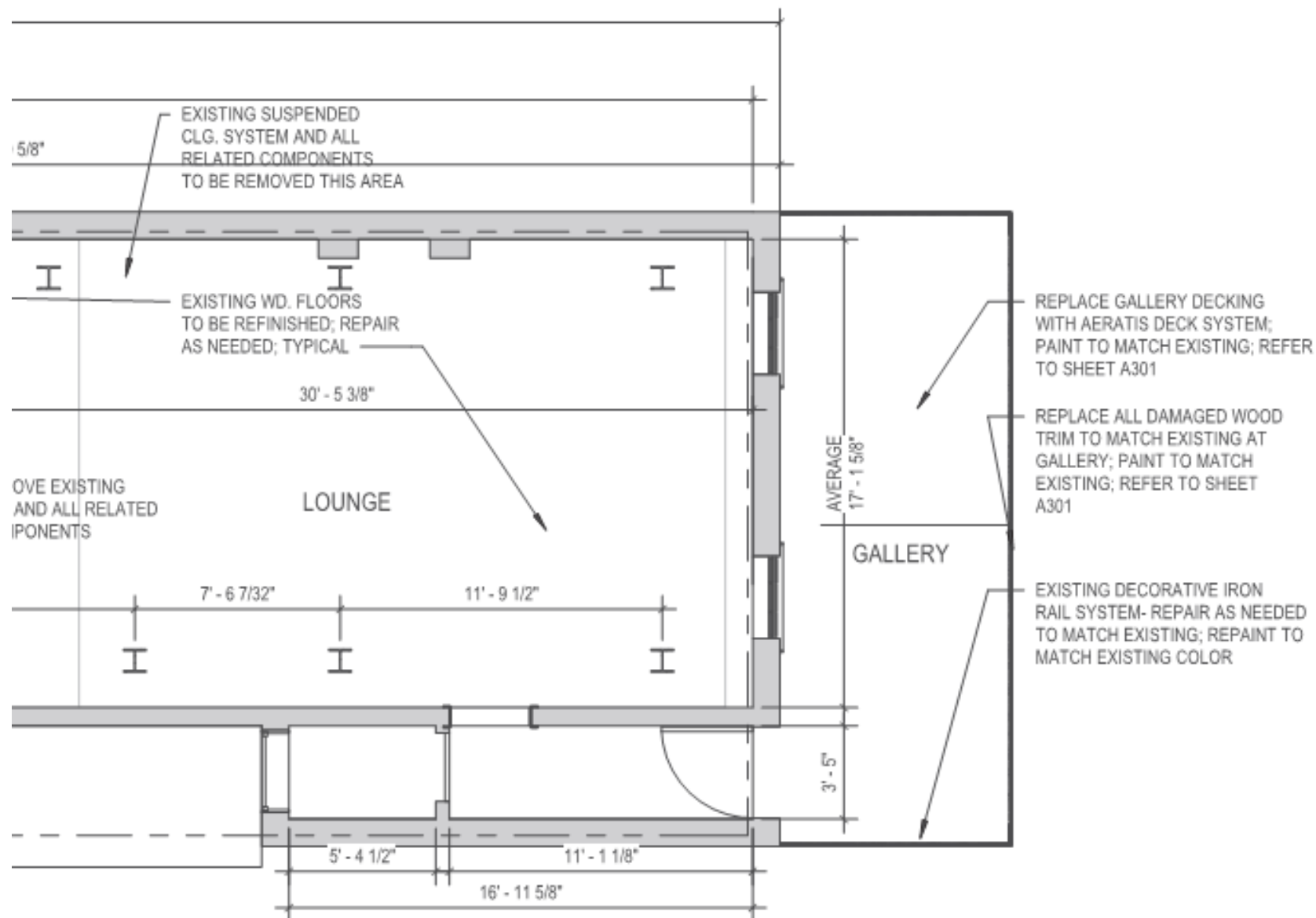


418 Bourbon Street – first floor demo

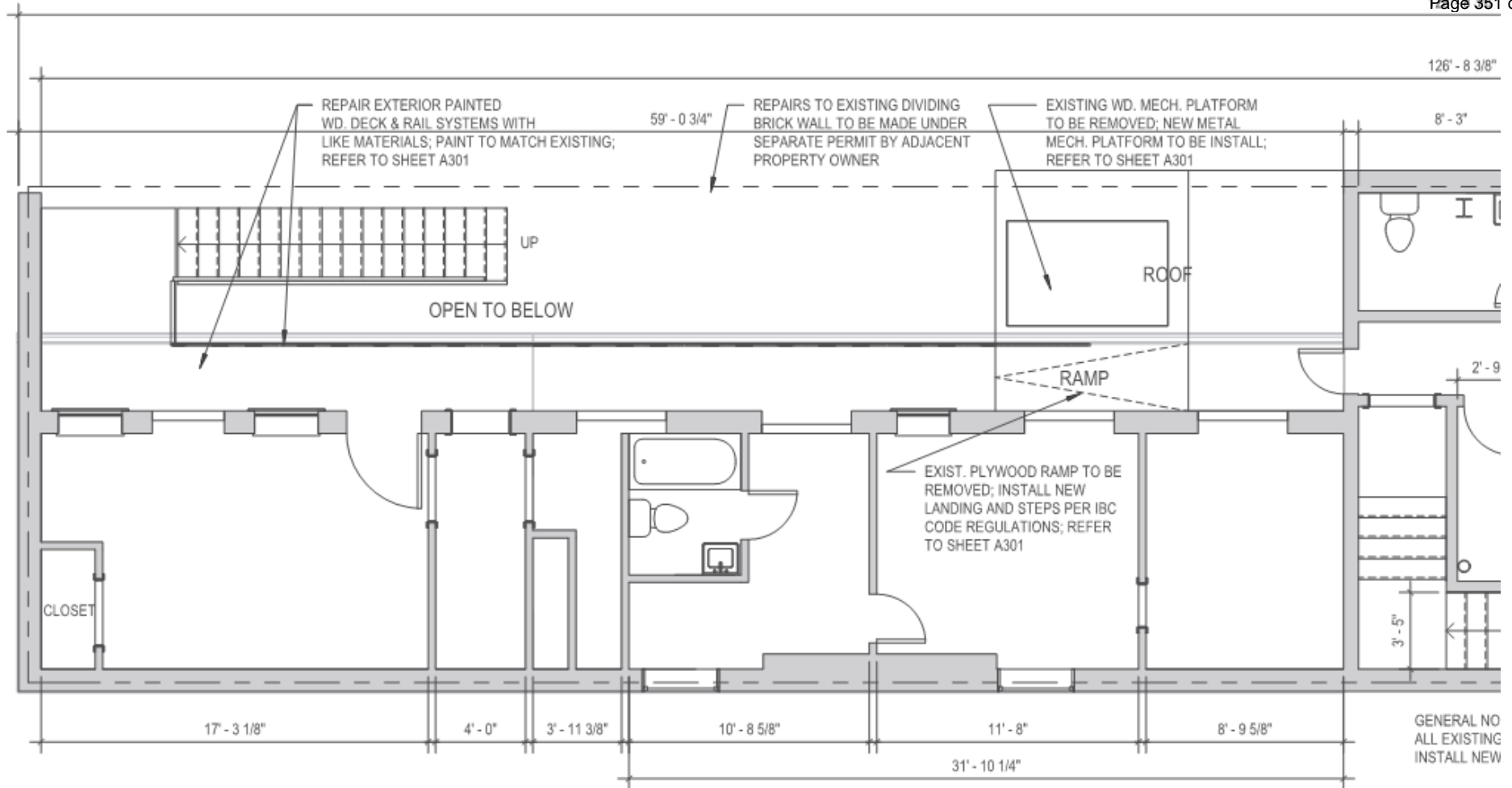
VCC Architectural Committee

November 23, 2021









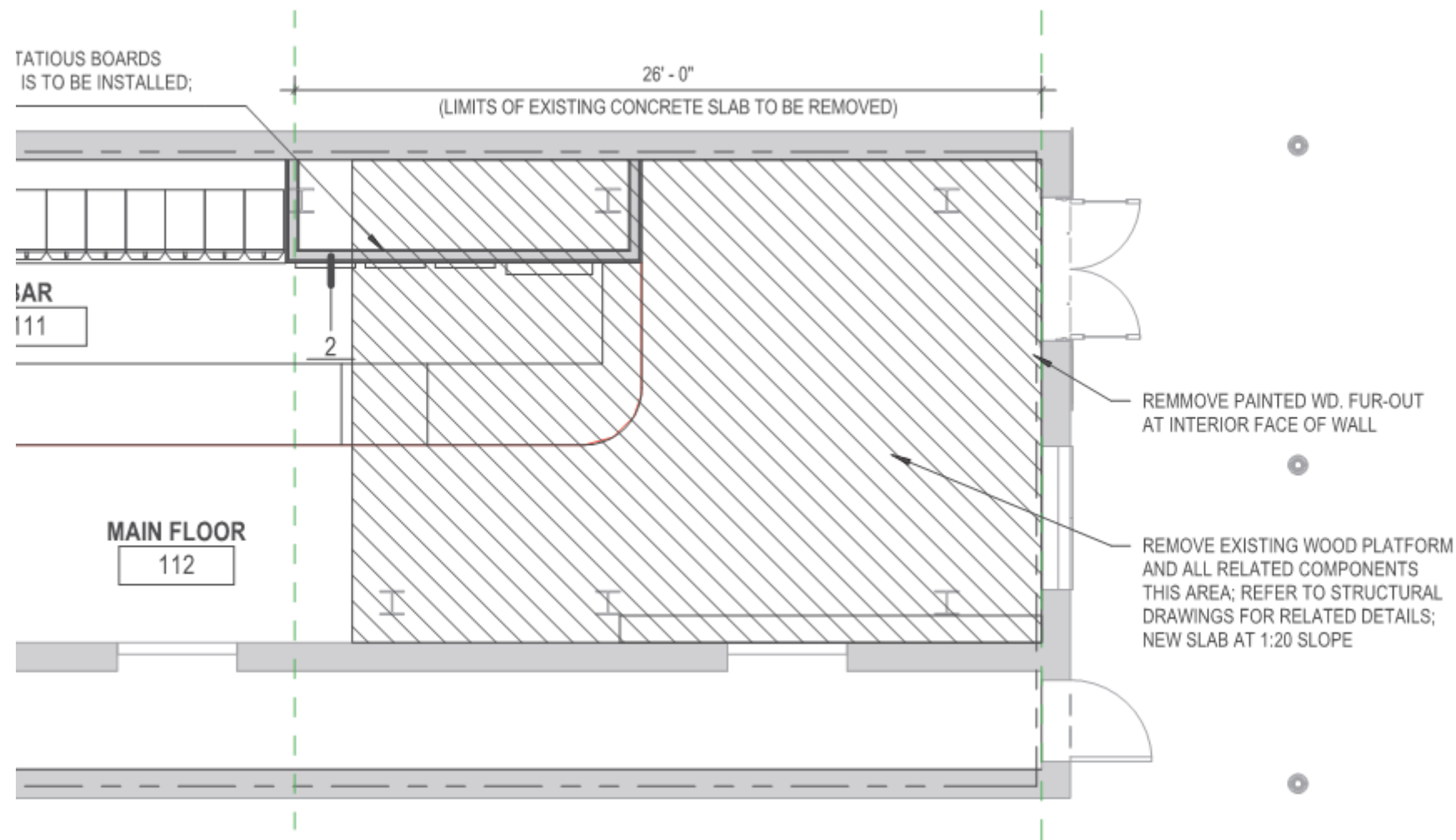
2 SECOND FLOOR DEMO PLAN  
D100 3/16" = 1'-0"

418 Bourbon Street – second floor demo

VCC Architectural Committee

November 23, 2021





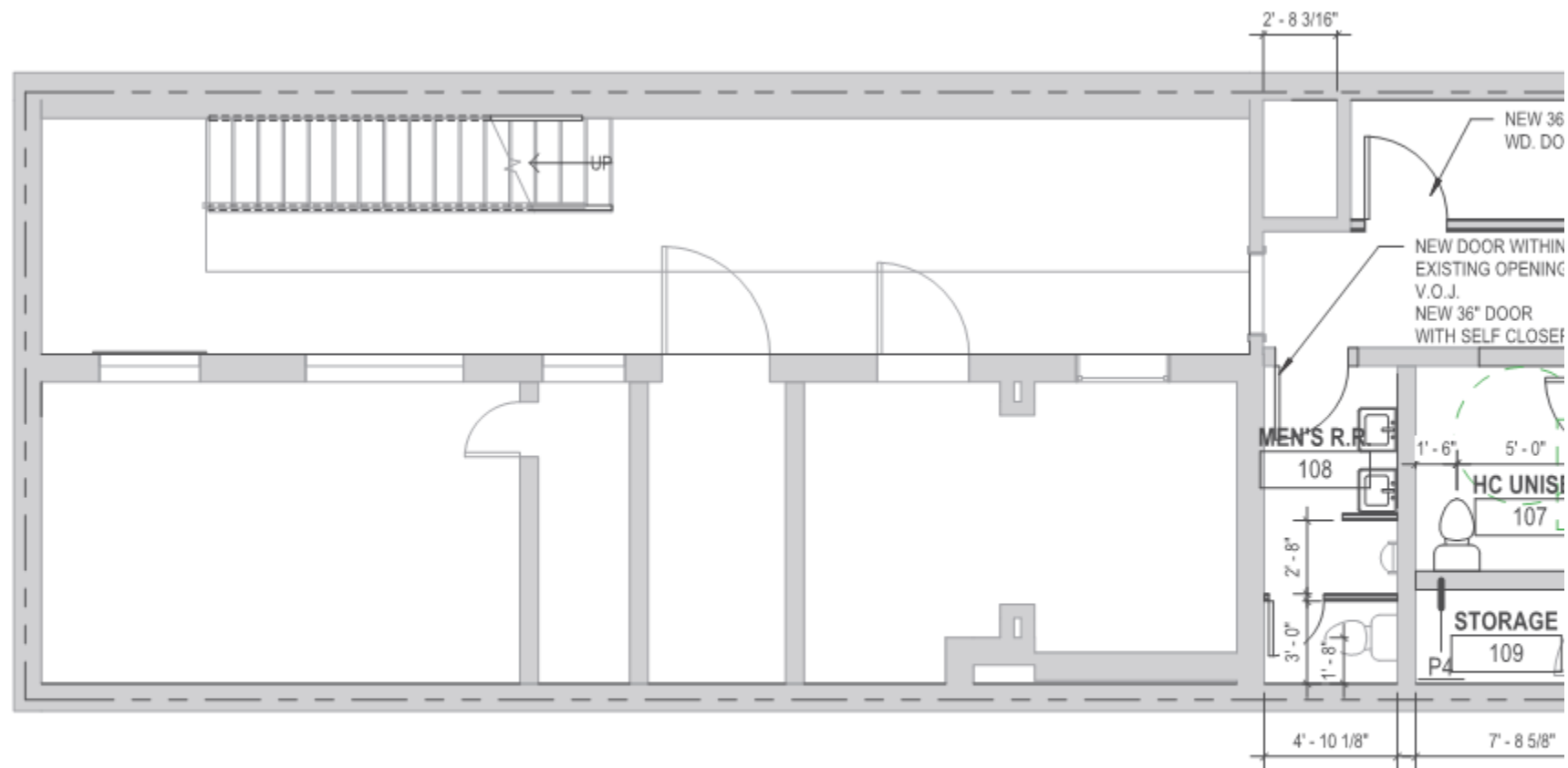
418 Bourbon Street – first floor proposed

VCC Architectural Committee

November 23, 2021







1  
D101

FIRST FLOOR PLAN

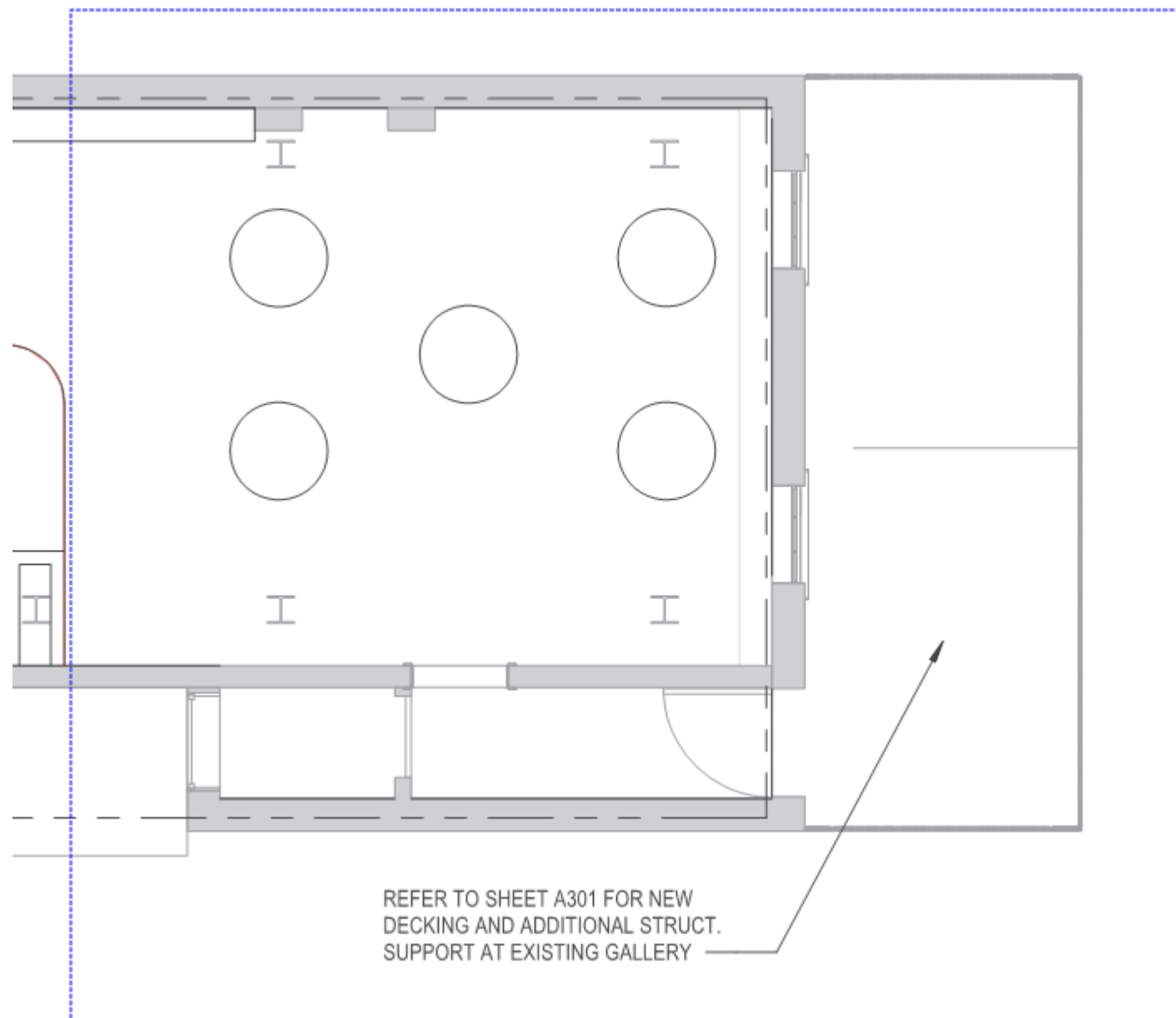
3/16" = 1'-0"

418 Bourbon Street – first floor proposed

VCC Architectural Committee

November 23, 2021





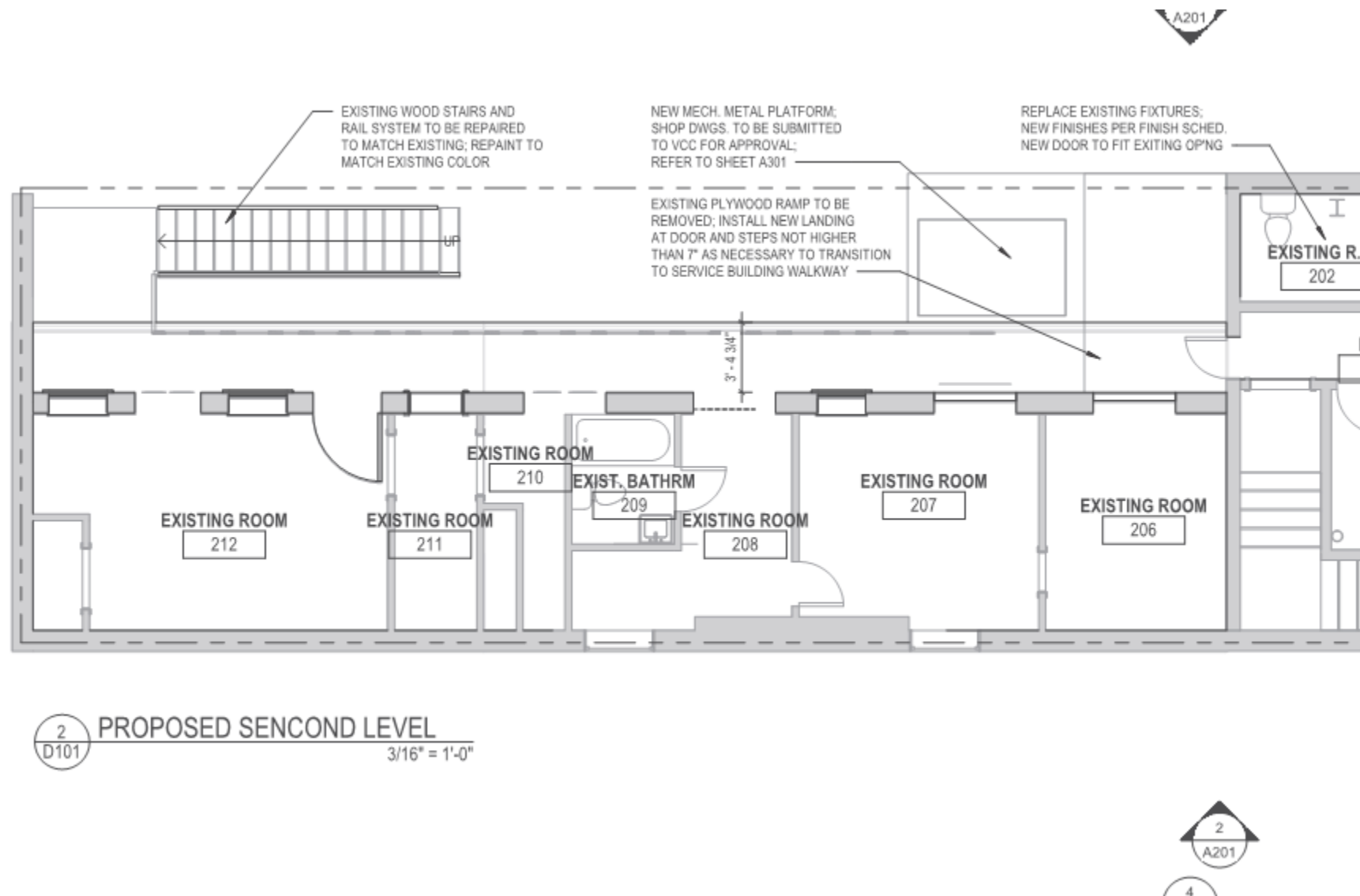
## 418 Bourbon Street – second floor proposed

VCC Architectural Committee

November 23, 2021





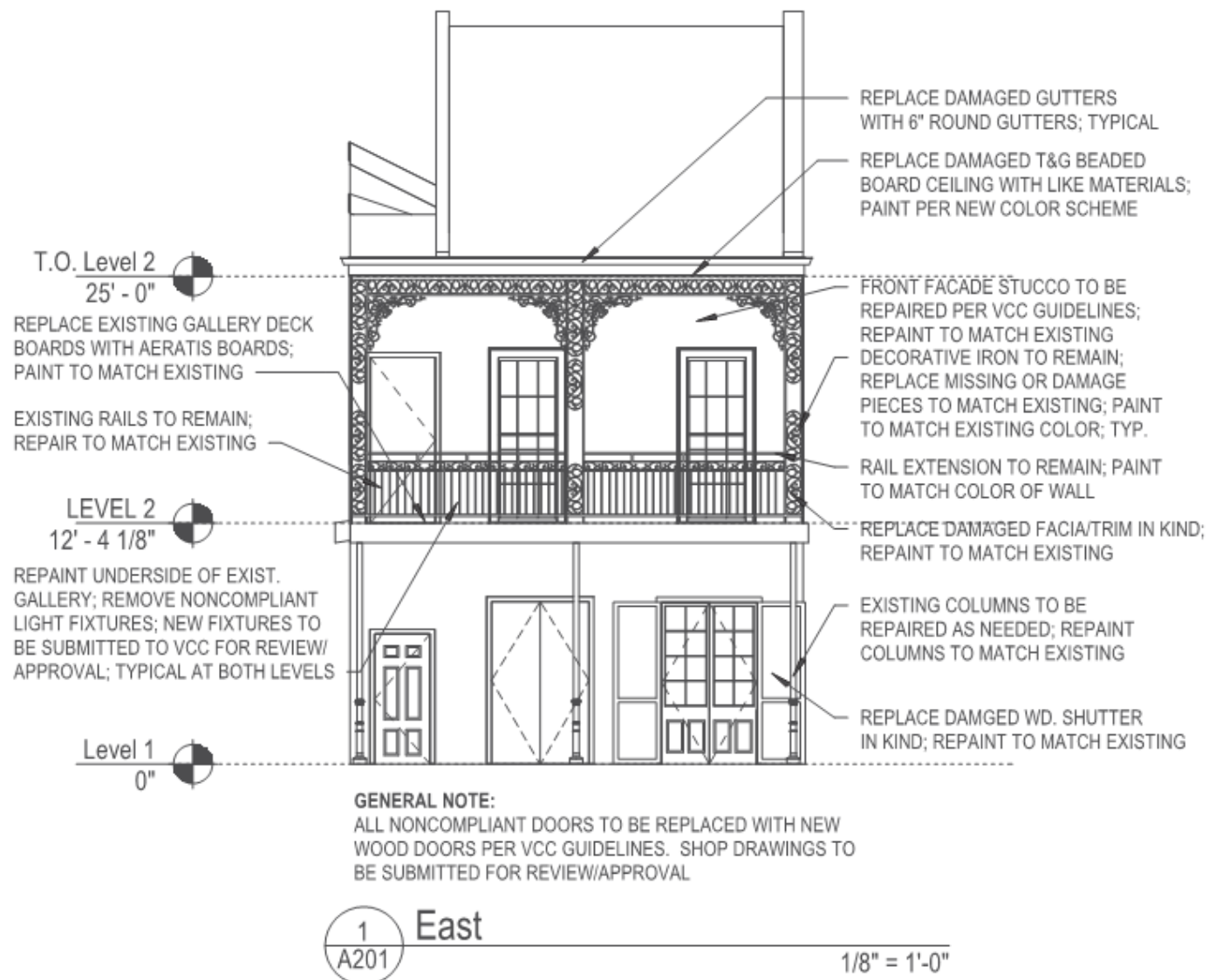


418 Bourbon Street – second floor proposed

VCC Architectural Committee

November 23, 2021





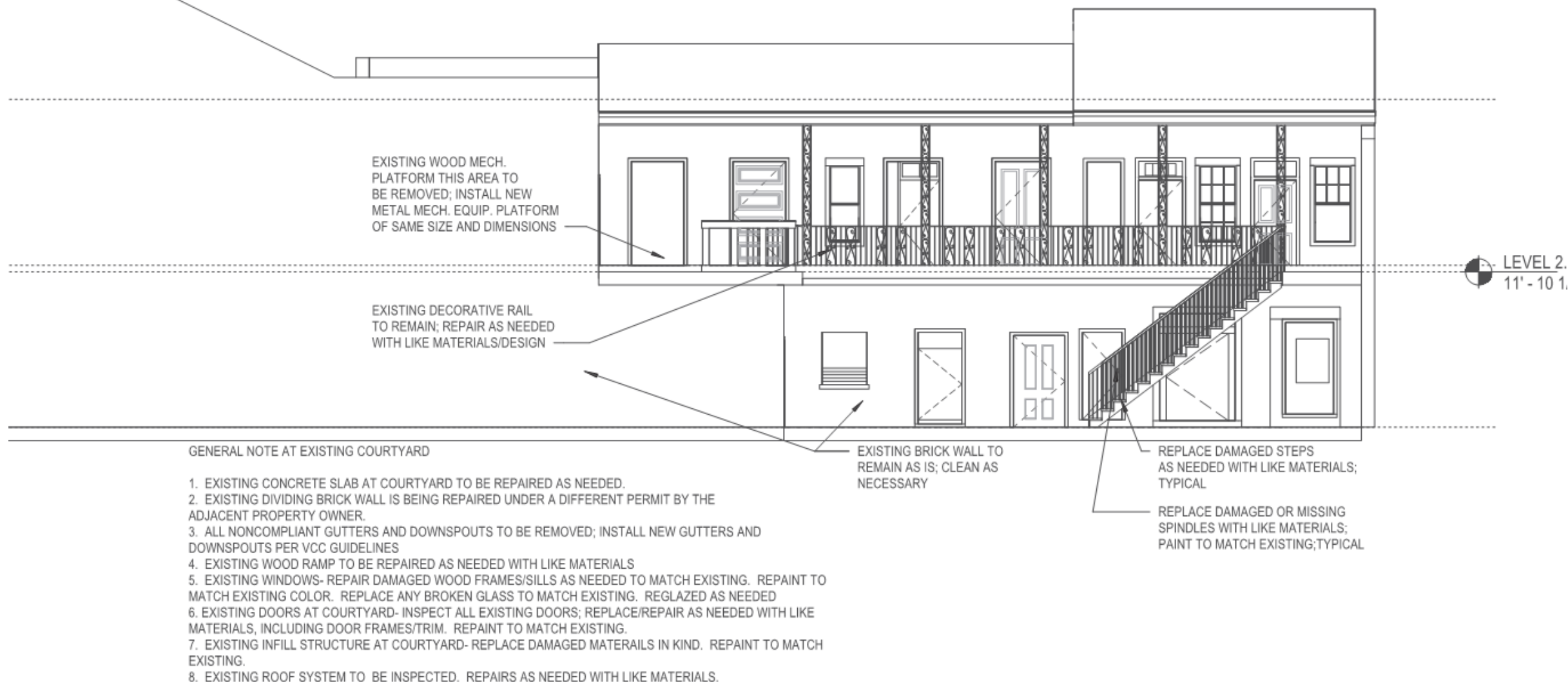
418 Bourbon Street

VCC Architectural Committee

November 23, 2021





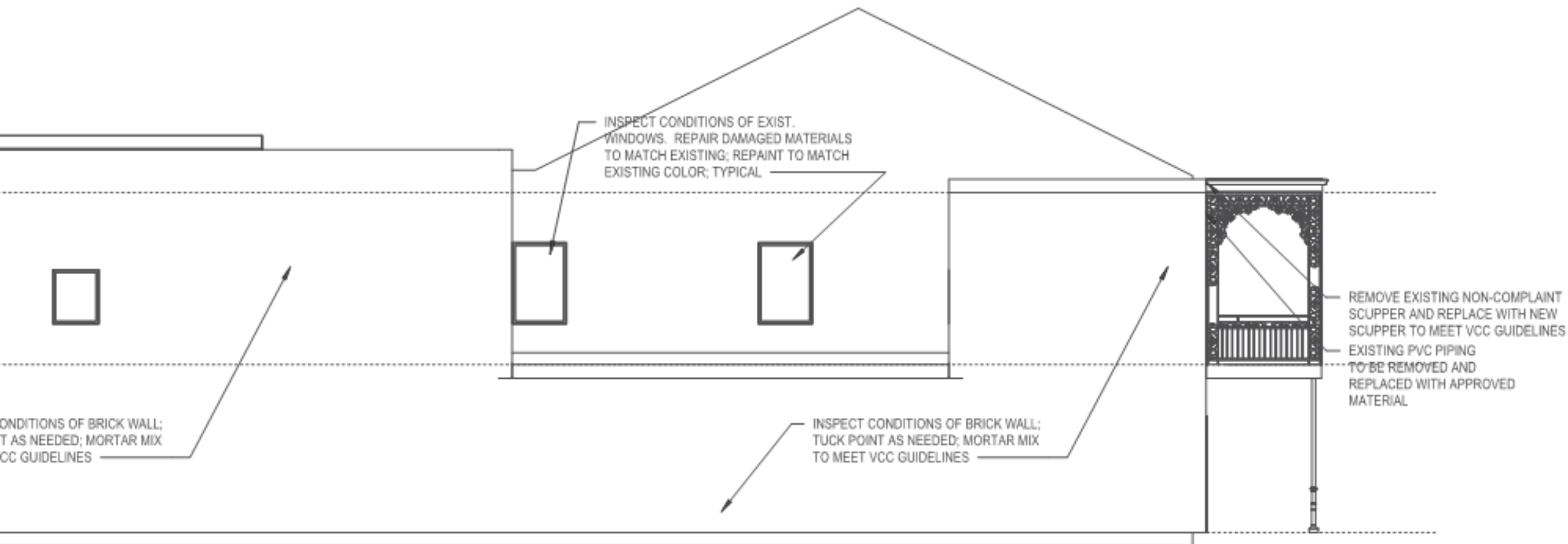


418 Bourbon Street

VCC Architectural Committee

November 23, 2021





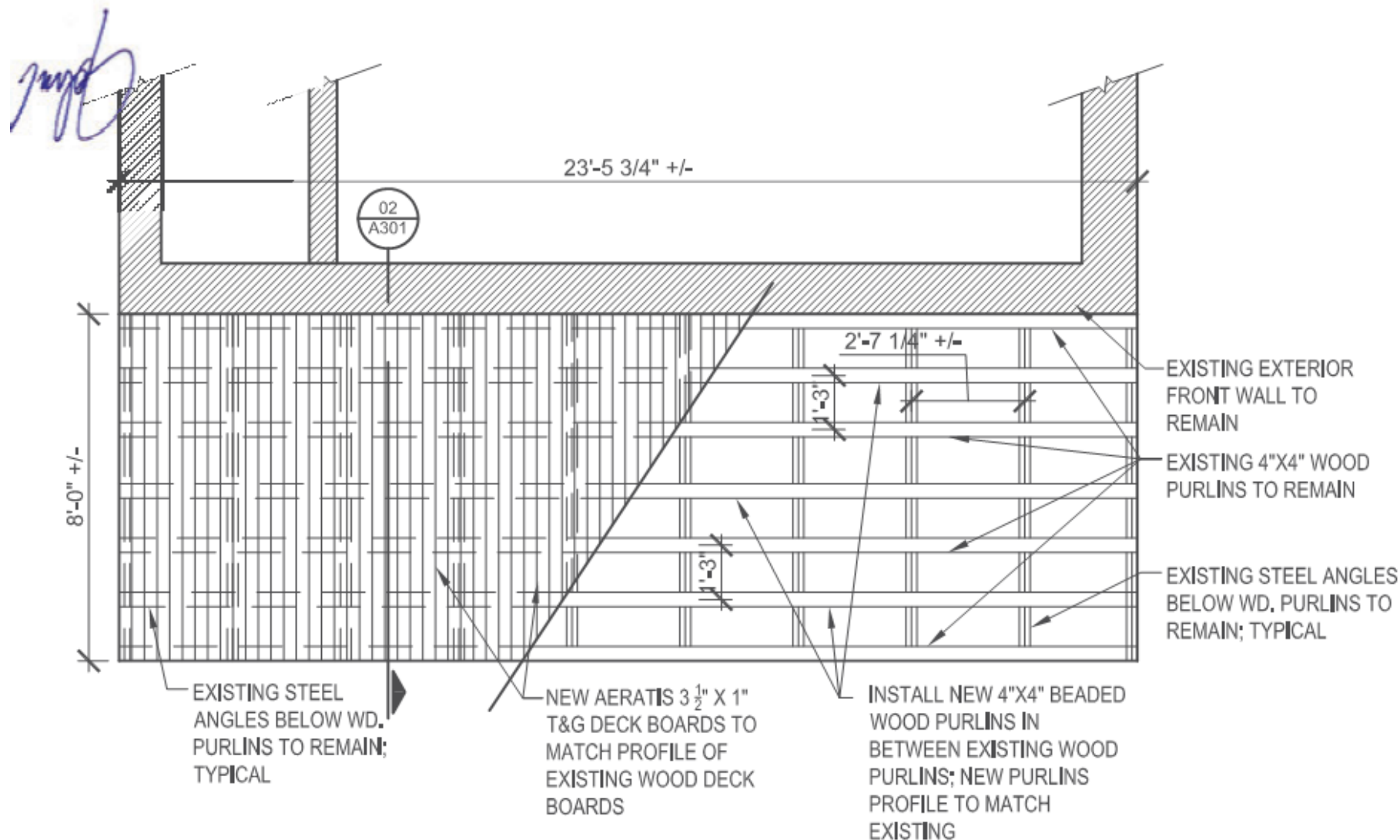
418 Bourbon Street

VCC Architectural Committee

November 23, 2021







01  
A301

NEW FRAMING AT EXISTING GALLERY

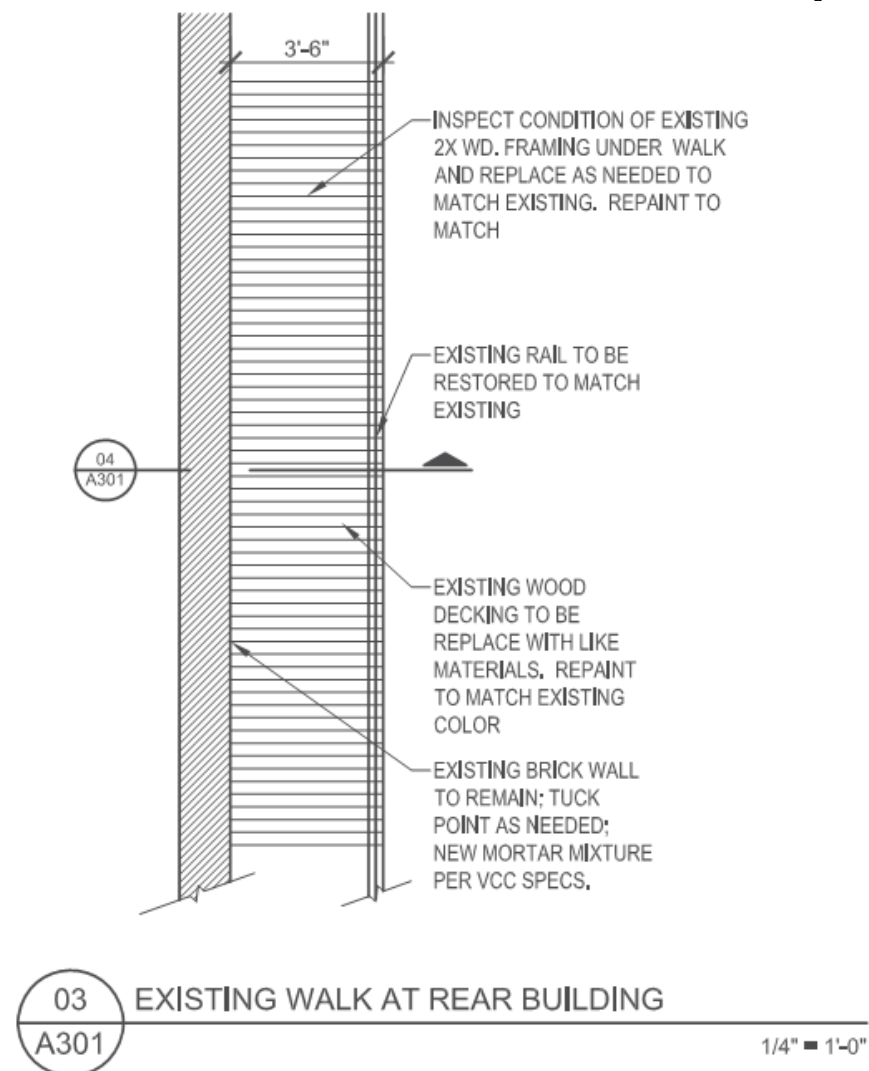
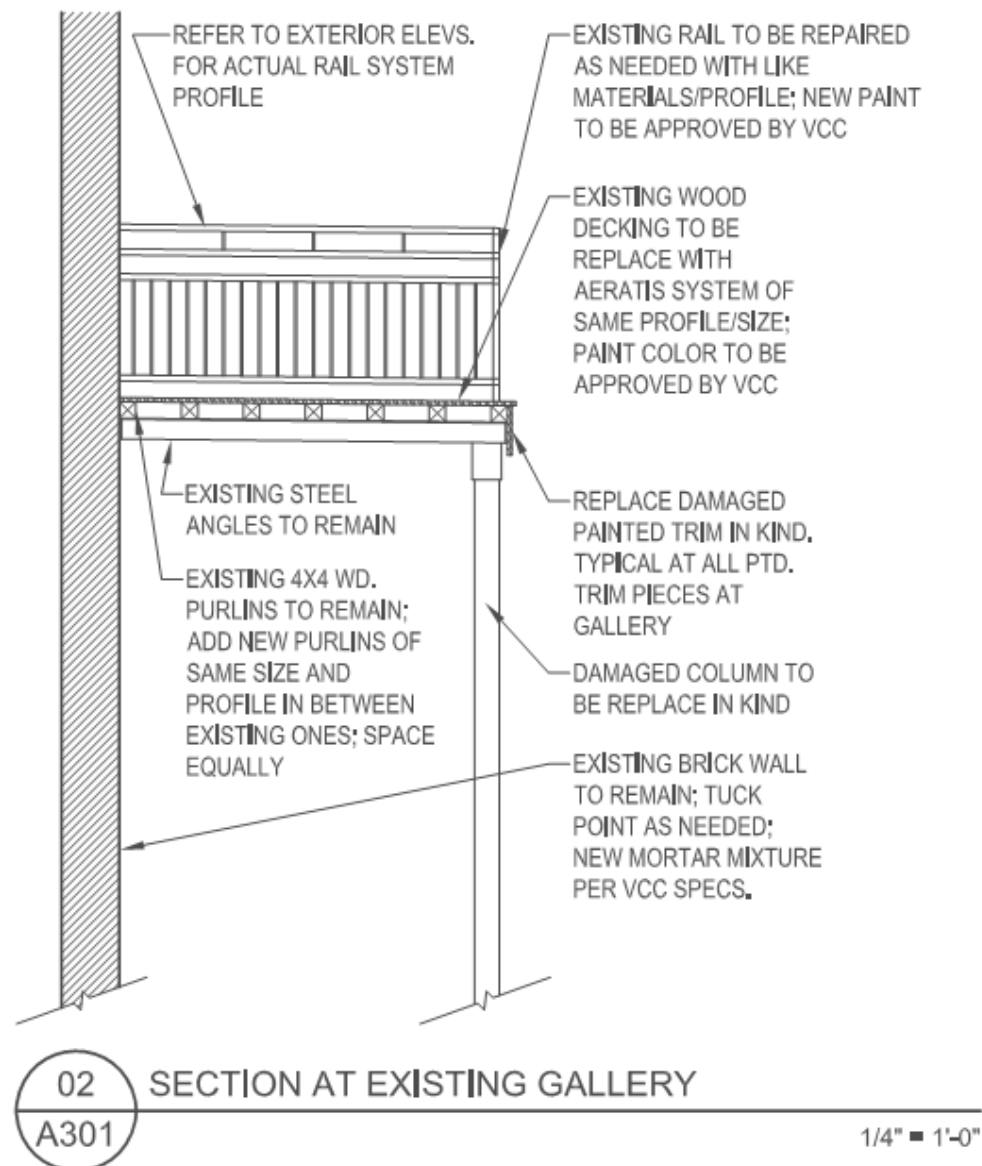
1/4" = 1'-0"

418 Bourbon Street

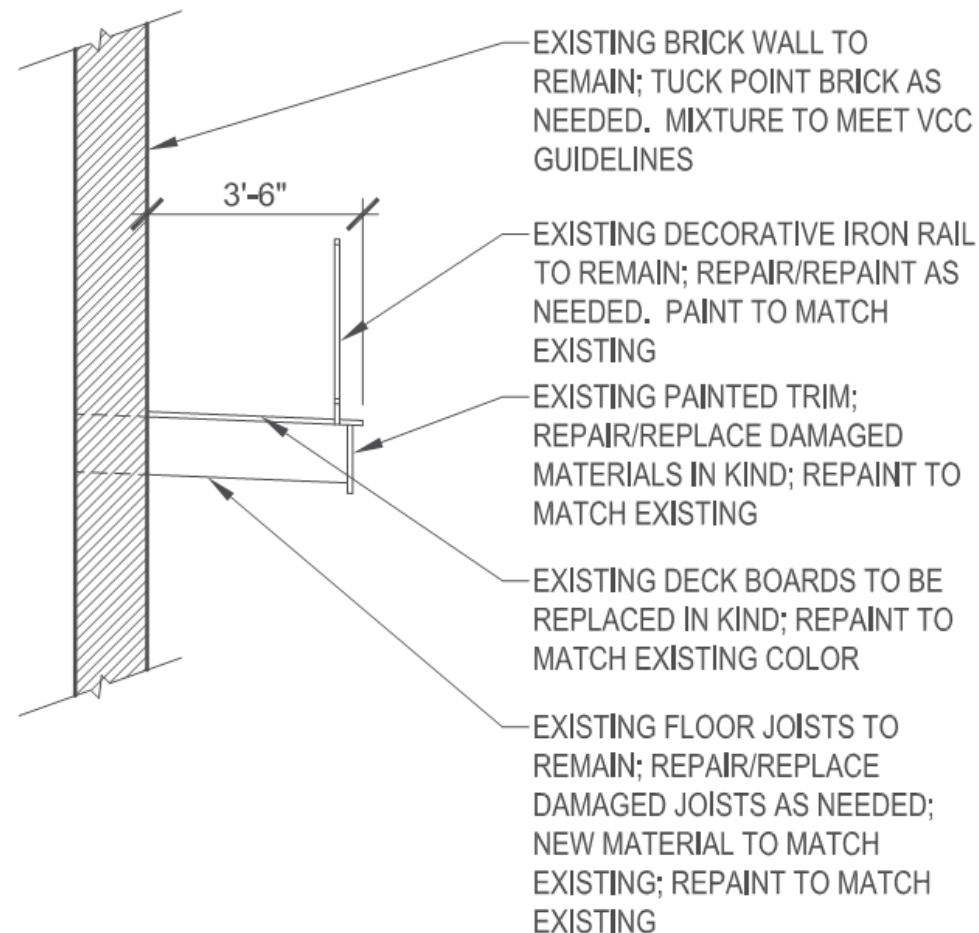
VCC Architectural Committee

November 23, 2021



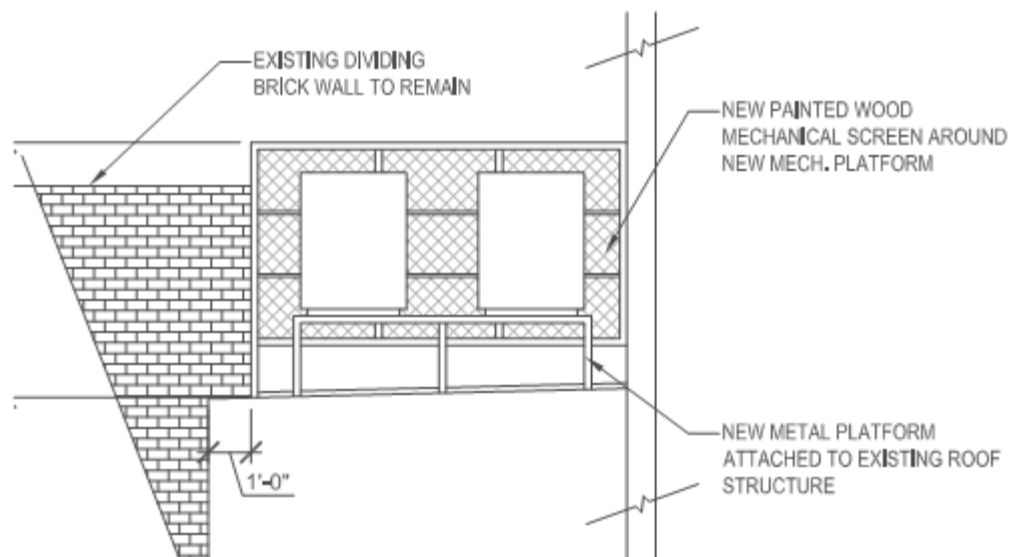






## SECTION AT EXISTING SERVICE BUILDING WALKWAY

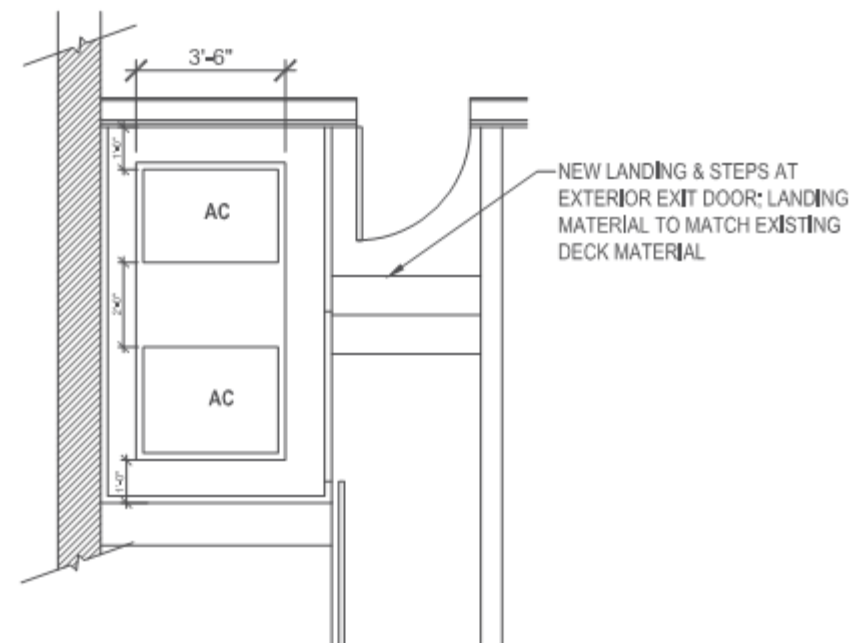
1/4" = 1'-0"



07  
A301

NEW MECH. PLATFORM ELEVATION

1/4" = 1'-0"



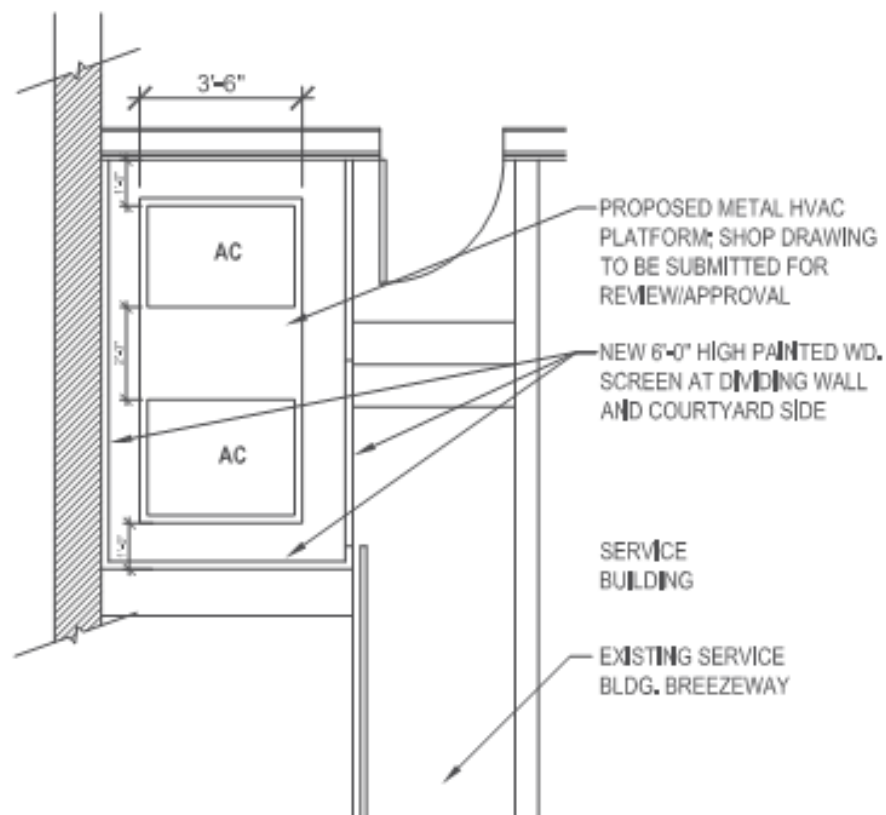
08  
A301

NEW STEPS AT SECOND FLOOR REAR DOOR

MAIN BUILDING

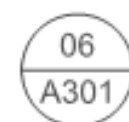
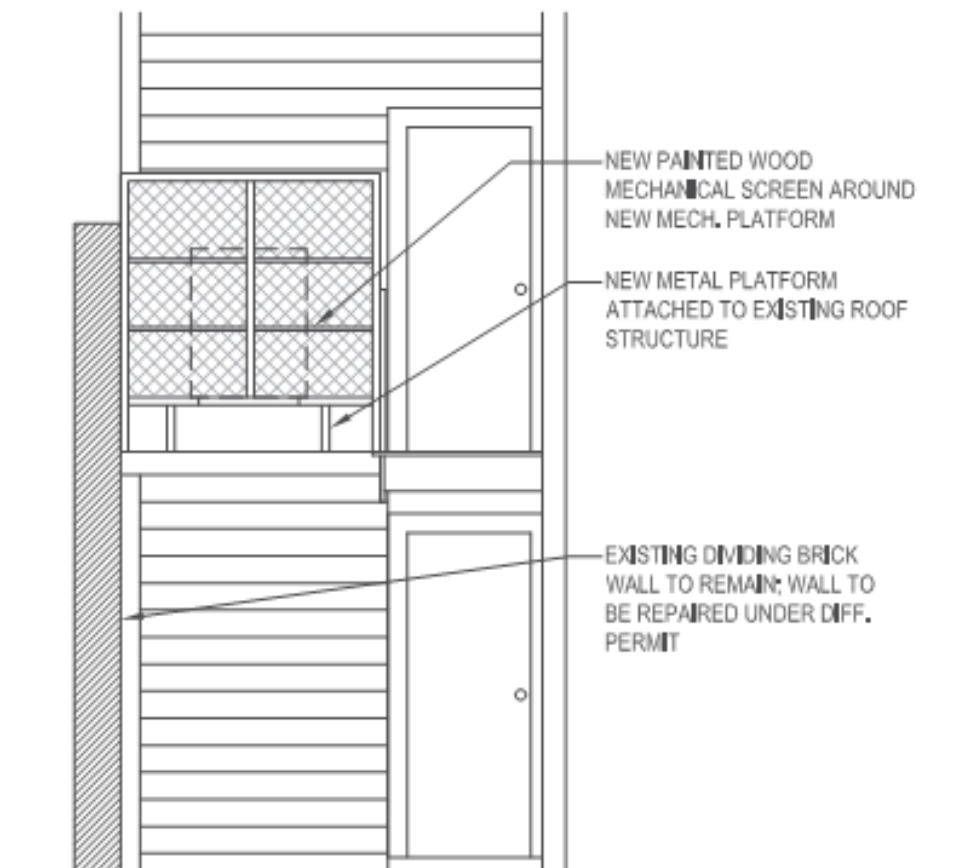
1/4" = 1'-0"





**05 NEW MECHANICAL PLATFORM**

1/4" = 1'-0"



**06 NEW MECH. PLATFORM ELEVATION**

1/4" = 1'-0"







01 DOOR 101- FIRST FLOOR  
A302 FIRE EXIT DOOR NTS

EXISTING EMERGENCY DOOR  
TO BE REPLACED WITH FIRE  
RATED DOOR & FRAME WITH  
PANIC HARDWARE AS DICTATED  
BY CODE; SHOP DRAWINGS TO BE  
SUBMITTED TO VCC FOR APPROVAL

EXISTING WOOD GATE TO BE REMOVED;  
NEW METAL GATE SAME HEIGHT AS  
ADJACENT DOOR TO BE INSTALLED;  
"ROMEO" METAL SECURITY SPIKES TO  
BE INSTALLED TO MATCH EXISTING.



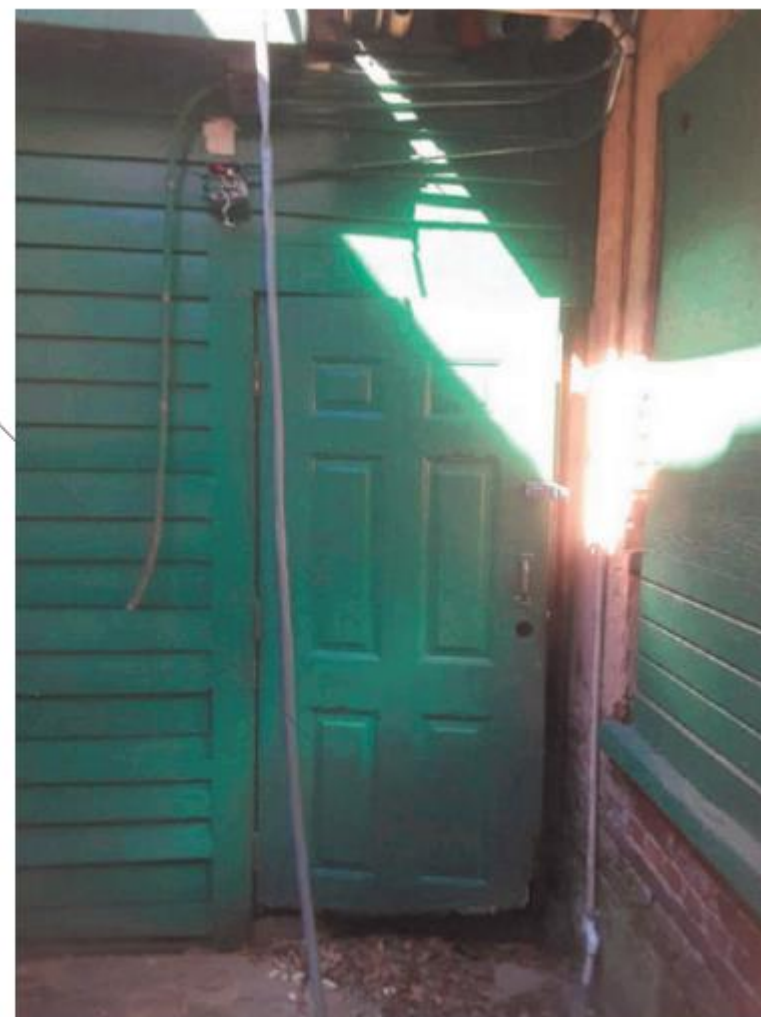
02 DOOR 102- FIRST FLOOR  
A302 ALLEY GATE NTS



EXISTING DOOR AND FRAME TO BE REMOVED; NEW WOOD DOOR TO BE INSTALLED. REFER TO SHOP DRAWINGS FOR NEW WOOD DOOR PROFILE

REAR EXIT DOOR AT FIRST FLOOR TO BE REPLACED; NEW WOOD DOOR AND FRAME TO BE INSTALLED; SHOP DRAWINGS TO BE SUBMITTED TO VCC FOR REVIEW APPROVAL

03 DOOR 103- FIRST FLOOR  
A302 SERVICE BUILDING NTS



04 DOOR 104- REAR EXIT DOOR  
A302 FIRST FLOOR, MAIN BUILDING NTS



EXISTING DOOR AND FRAME TO BE REMOVED; NEW WOOD DOOR TO BE INSTALLED. REFER TO SHOP DRAWINGS FOR NEW WOOD DOOR PROFILE



05 DOOR 105- FIRST FLOOR  
A302 SERVICE BUILDING NTS

EXISTING DOOR AND FRAME TO BE REMOVED; NEW WOOD DOOR TO BE INSTALLED. REFER TO SHOP DRAWINGS FOR NEW WOOD DOOR PROFILE



06 DOOR 106- FIRST FLOOR  
A302 SERVICE BUILDING NTS

- EXISTING DOOR AND FRAME TO BE REMOVED; NEW WOOD DOOR TO BE INSTALLED. REFER TO SHOP DRAWINGS FOR NEW WOOD DOOR PROFILE



07 DOOR 107- REAR EXIT SECOND FLOOR  
A302 MAIN BUILDING NTS



08 DOOR 108- SERVICE BUILDING  
A302 SECOND FLOOR NTS

418 Bourbon Street

VCC Architectural Committee

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EXISTING WOOD WINDOW TO BE  
REPAIR/RESTORE AS NEEDED; NEW  
MATERIAL TO MATCH EXISTING;  
REGLAZE, REPAIR GLASS TO MATCH  
EXISTING; TYPICAL



09 EXISTING WD. WINDOW 109  
A302 SECOND FLOOR NTS

EXISTING DOORS AND FRAMES AT  
SECOND FLOOR TO BE REMOVED;  
NEW WOOD DOOR TO BE  
INSTALLED. REFER TO SHOP  
DRAWINGS FOR NEW WOOD  
DOOR PROFILE



10 DOOR 110- SECOND FLOOR  
A302 SERVICE BUILDING NTS



EXISTING EMERGENCY DOOR  
TO BE REPLACED WITH FIRE  
RATED DOOR & FRAME WITH  
PANIC HARDWARE AS DICTATED  
BY CODE; SHOP DRAWINGS TO BE  
SUBMITTED TO VCC FOR APPROVAL

11 DOOR 111- FRONT FACADE  
A302 FRONT FACADE NTS





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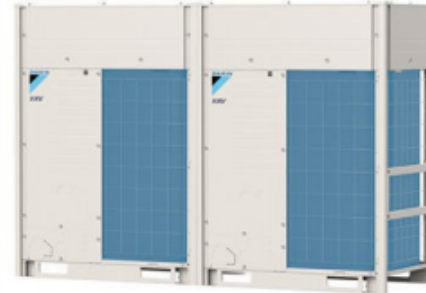
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6XEPLWWHG WR, 1R (QJLQHUU 1DPH 6SHFLILHG

)( \$785(6

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- 1HZ VHUYLFH ZLQGRZ SURYLGHV TXLFN DFFHV GLVSOD\ DQG FRQILJXUDWLQJ EXWWRQV
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% 1( ) ,76

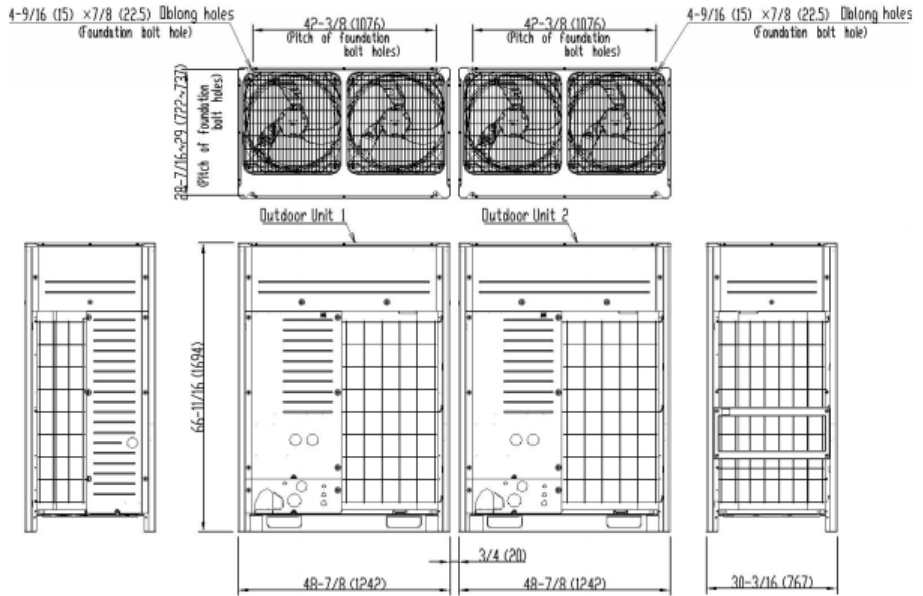
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- 'HVLJQ IOH[LELOLW\ ZLWK ORQJ SLSLQJ OHQJWKV XS WR IW WRWDO DQG IW YHUWLFDO VHSUDWLQJ EHWZHHQ LQGRU XQLWV
- &KRFLH RI JDU IXUQDFH RU KHDW SXPS KHDWLQJ IRU RSWLPL]LQJ RSHUDWLQJDO FRVW EDVHG RQ XWLQW\ FRVW
- (QJLQHUUHG WR RSWLPL]H FDSLWDO RQ SKDVHG WHQDQW ILW RXW FRPPHUFLDO EXLOGLQJ
- <HDU URXQG FRPIRUW DQG HQHDEOHV SHLQJH ZLWQW 9 7PUSHUDWXUH WHFKQRORJ\ 95
- )LHG SHUIRUPDEOH ,QWUPLWWHQW RXWGRU IDQ RSHUDWLQJ WR KHOS PLQLPL]H VQRZ DFFXPXODWLQJ RQ IDQ EODGHV ZKHQ WKH V\ VWHP LV RI



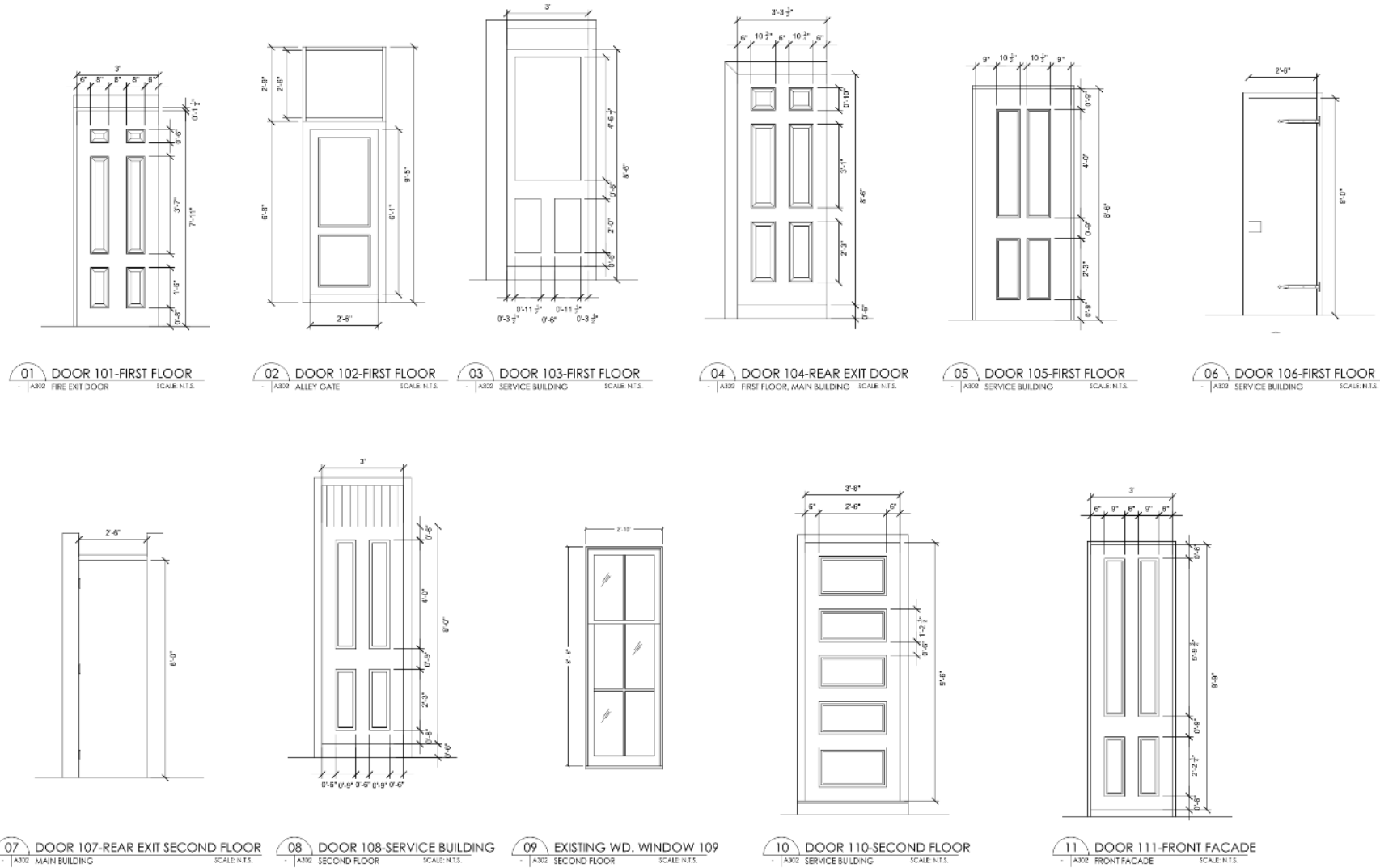
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 6XEPLWWHG WR , 1R (QJLQHHU 1DPH 6SHFLILHG

6<67(0 '(\$ , /6		
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' , 0 ( 16,21\$ / ' 5\$ : , 1 \*







418 BOURBON STREET  
NEW ORLEANS, LA

JOB #  
**418-2021**  
DRAWN BY: CG  
CHECKED BY: MB  
DATE  
11/8/2021  
FOR  
SHOP DRAWINGS  
REVISIONS

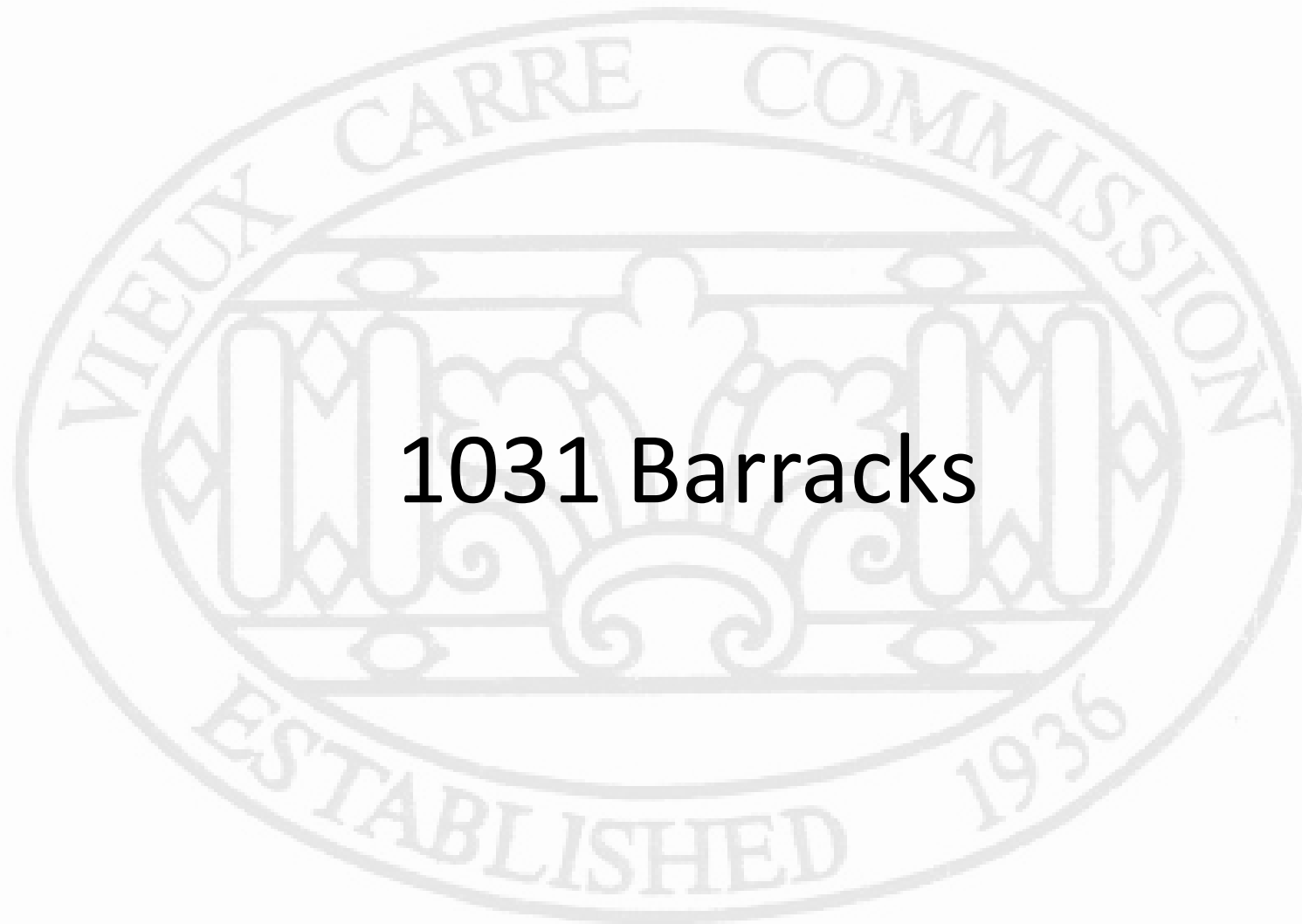
SHEET CONTENT  
EXISTING  
DOORS

**A2.0**

Note: If any item herein is not understandable or clear to the client, contractor must notify the Architect of Record for clarification and supplemental information only.

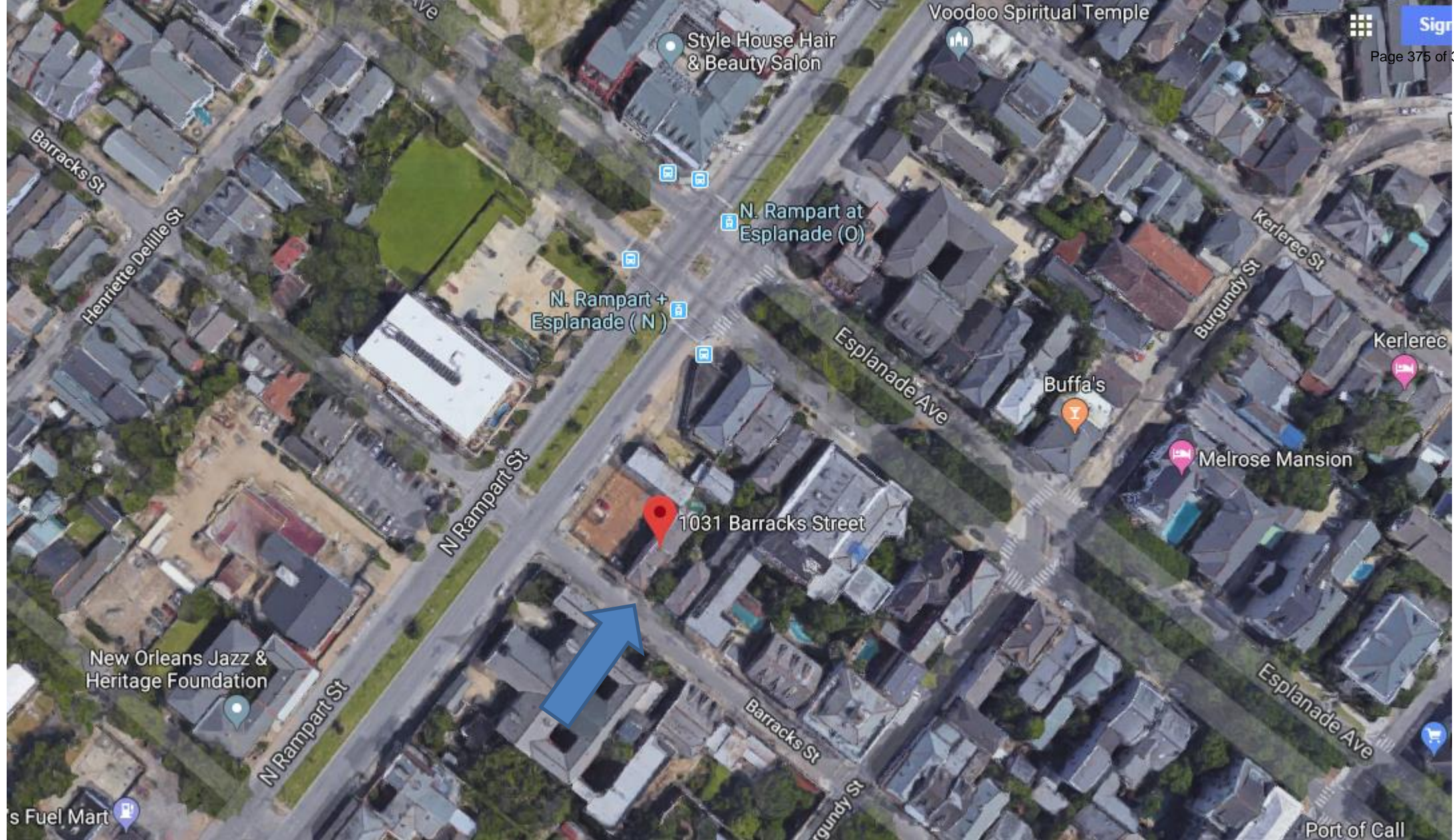
MICHAEL BOSIO, RA, NCARB, ARCHITECT - (504)-255-6335





**1031 Barracks**





1031 Barracks







1031 Barracks





1031 Barracks



1031 Barracks





1031 Barracks



1031 Barracks





1031 Barracks



1031 Barracks