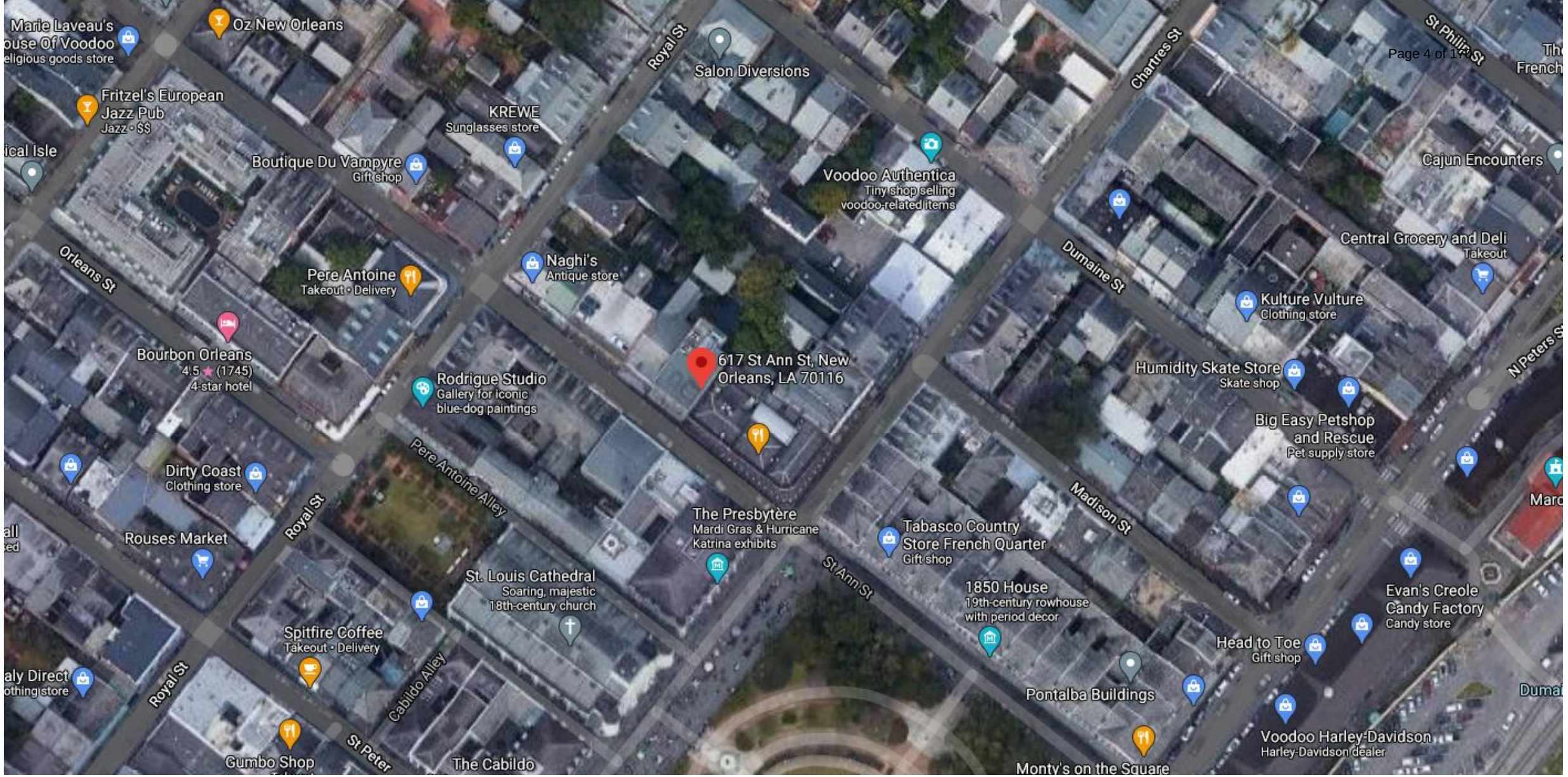
Vieux Carré Commission
Architecture Committee Meeting

Tuesday, February 23, 2021

Old Business

617 St Ann



617 St Ann

VCC Architectural Committee

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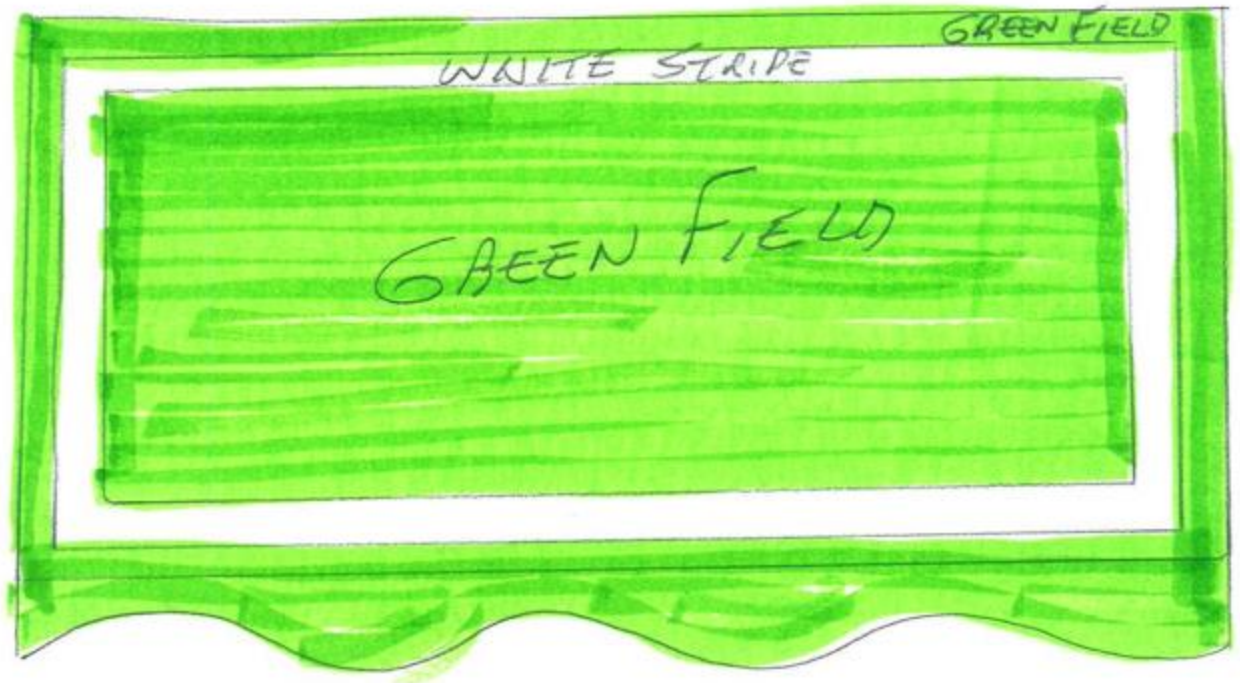
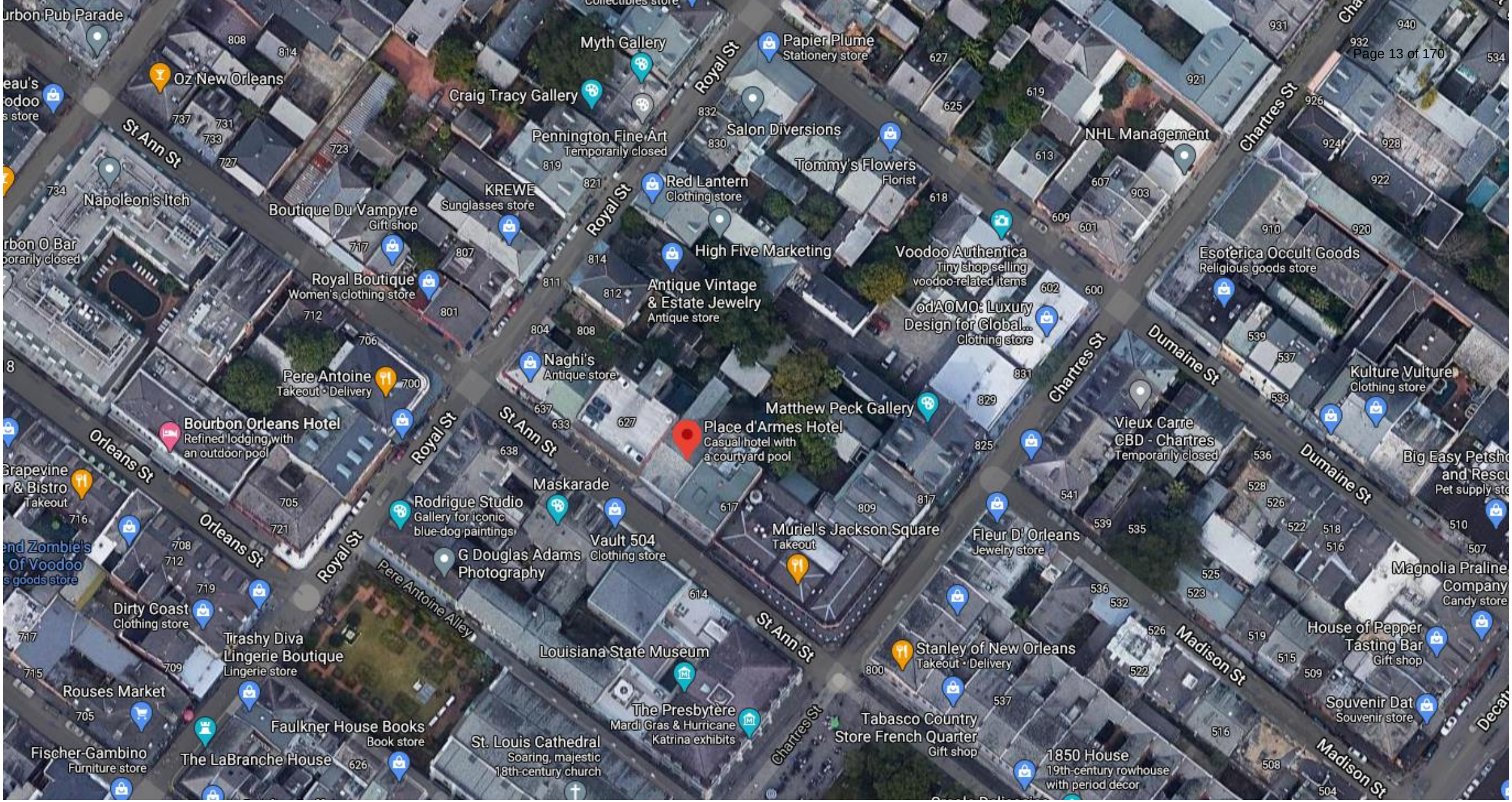

GREEN FIELD
WHITE STRIPE
GREEN FIELD
- SCALLOPED BOTTOM
- WHITE TRIM

Typical bottom attachment

625 St Ann



625 St Ann

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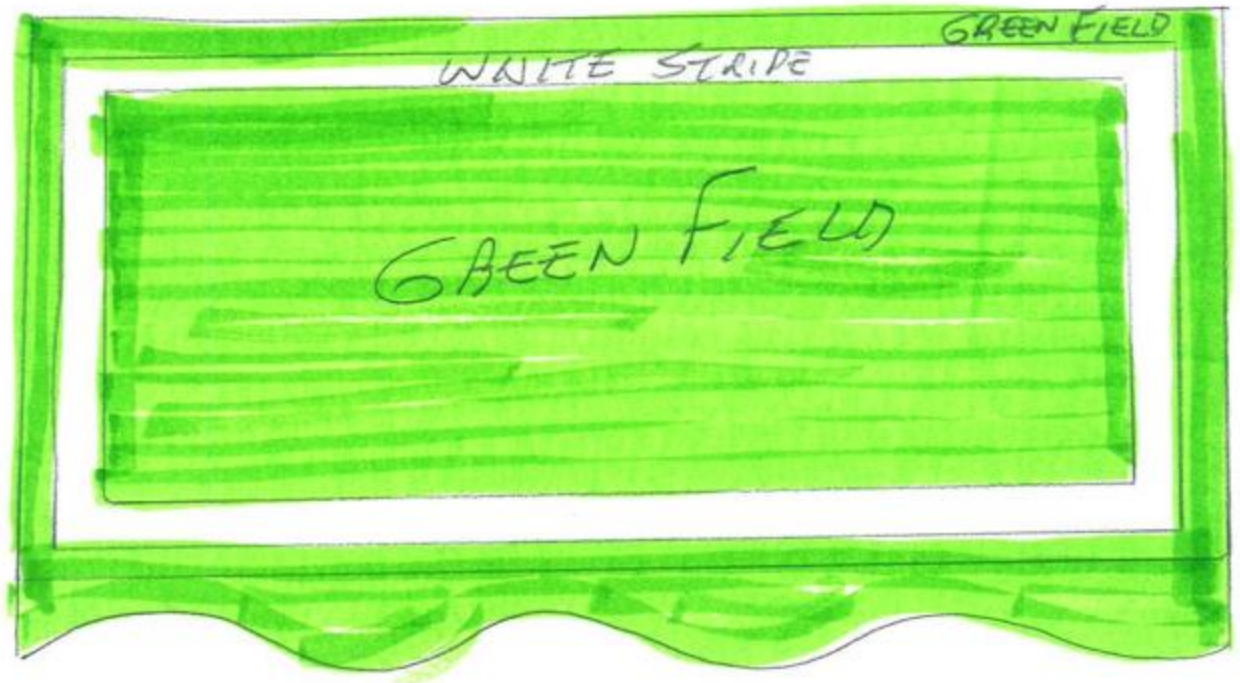
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Typical bottom attachment

937 Dumaine

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GENERAL STRUCTURAL NOTES:

1. UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE FABRICATION, TESTING, AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING NOTES, SHOULD CODES OR STANDARDS CONFLICT WITH THE DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. FOR THE FOLLOWING REFERENCE CODES AND STANDARDS, ONLY THE LATEST EDITION IS APPLICABLE, UNLESS OTHERWISE INDICATED:
   (A) AMERICAN CONCRETE INSTITUTE (ACI)
   (B) AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
   (C) AMERICAN IRON AND STEEL INSTITUTE (AISI)
   (D) AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM)
   (E) AMERICAN WELDING SOCIETY (AWS)
   (F) RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC)
   (G) STEEL STRUCTURES PAINTING COUNCIL (SSPC)
   (H) OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)
3. SPECIFIED MATERIALS INCLUDING GROUTS, SEALANTS, ANCHORAGE, MECHANICAL DEVICES, ETC. SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS SET OUT IN THE SPECIFICATIONS.
4. STRUCTURAL DRAWINGS SHALL BE USED AND IN SUPPLIED IN CONJUNCTION AND COORDINATION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, SHOP DRAWINGS, AND SPECIFICATIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS SET OUT IN THE ARCHITECT'S DRAWINGS BEFORE COMMENCING WORK.
6. CONTRACTOR SHALL VERIFY ALL CAMBER, DEPRESSIONS, SLOPES, OPENINGS, PENETRATIONS, ETC. THROUGH OR WITHIN STRUCTURAL ELEMENTS. ANY STRUCTURAL ELEMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
7. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING ANY WORK. ANY INTERFERENCE OR CONFLICT SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER OF RECORD.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL DIMENSIONS AND FIT-UP OF THE STRUCTURE, INCLUDING BUT NOT LIMITED TO, VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK AND ALL AS-BUILT CONDITIONS AS THE WORK PROGRESSES.
9. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, ERECTION, PLACEMENT, MAINTENANCE, DURATION AND REMOVAL OF ANY SHORING, RE-SHORING, BACK-SHORING, BRACING, TIE-BACKS, OR OTHER TEMPORARY SUPPORT STRUCTURES REQUIRED TO SUPPORT ANY PART OF THE NEW OR EXISTING CONSTRUCTION OR SURROUNDING IMPROVEMENTS DURING THE ENTIRE CONSTRUCTION PROCESS TO ENSURE THE SAFETY AND STABILITY OF THE STRUCTURE.
10. ALL WORK AREAS SHALL BE KEPT NEAT, CLEAN, AND SAFE AT ALL TIMES BY THE CONTRACTOR. TRASH AND DEMOLISHED MATERIALS SHALL NOT BE ALLOWED TO ACCUMULATE AT THE SITE DURING EXECUTION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS. ALL DEBRIS SHALL BE PROPERLY AND LEGALLY DISPOSED OF. ALL ASPECTS OF JOB SITE SAFETY ARE COMPLETELY THE RESPONSIBILITY OF THE CONTRACTOR.
11. STEEL FRAMES ARE "NON-SELF SUPPORTING". ADEQUATE TEMPORARY SUPPORT SHALL BE PROVIDED BY THE CONTRACTOR UNTIL REQUIRED CONNECTIONS OR ELEMENTS ARE INSTALLED AND COMPLETED.
12. DETAILS SHOWN ON DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
13. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL AND CHARGE OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, AND FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

WOOD FRAMING NOTES:

1. APPLICABLE CODES OR STANDARDS:
   ALL DESIGN, FABRICATION, TESTING, AND ERECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
   (A) IRC – INTERNATIONAL RESIDENTIAL CODE (IRC)
   (B) AWC – NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
   (C) AWC – WCDC FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFCM)
   (D) APA – PLYWOOD DESIGN SPECIFICATION (PDS)
2. WALL SYSTEMS:
   WALL SYSTEMS SHALL MEET THE SPECIFICATIONS LISTED IN THE PLAN NOTES (UNLESS NOTED OTHERWISE)
3. MATERIALS:
   MATERIALS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
   (A) FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE MARKED AND KILN DRIED, NO. 2.
   (B) ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED. LUMBER, PLYWOOD, PSL, OR OTHER STRUCTURAL WOOD ELEMENTS SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA.
   (C) WALL PLYWOOD SHEATHING SHALL BE 1/2" THICK.
   (D) MEMBERS DESIGNATED AS "LVL" SHALL BE LAMINATED VENEER LUMBER HAVING PROPERTIES AND STRENGTHS EQUAL TO THE I-JEVELTRUSS JOIST COMPANY'S "MICRO=LAM" OR APPROVED EQUAL.
   (E) JOIST HANGERS, BEAM HANGERS, HURRICANE CLIPS, ANCHORS, AND CONNECTORS SHALL BE SUPPLIED BY SIMPSON STRONG-TIE CO., INC OR APPROVED EQUAL AND ATTACHED WITH MANUFACTURER RECOMMENDATIONS.
   (F) HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. SHALL BE GALVANIZED.
   (G) HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. EXPOSED TO WEATHER, IN CONTACT WITH EARTH OR WATER, OR BELOW THE FINISH FLOOR LEVEL SHALL RECEIVE THE SIMPSON "Z-MAX" (HDG COATING OF APPROX. 1.85 OZ/SQ.FT.)
   (H) STUD WALL BOTTOM PLATES CONNECTED TO CONCRETE SHALL BE SUPPLIED BY RAMSET OR APPROVED EQUAL.
4. CONNECTIONS:
   CONNECTIONS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
   (A) WOOD MEMBERS (INCLUDING PLYWOOD SHEATHING OR BRACING) SHALL BE CONNECTED OR FASTENED WITH STEEL NAILS, SCREWS, OR BOLTS.
   (B) NO STAPLES SHALL BE PERMITTED.
   (C) WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE LISTED IN IRC 2015 TABLE R602.3.
   (D) MEMBER END PIECES, JOINTS, OR SPLICES SHALL BE OVER SUPPORTS.
   (E) MULTIPLE PIECES OF LUMBER OR MANUFACTURED WOOD PRODUCTS USED TO FORM BEAM OR HEADER MEMBERS SHALL BE ATTACHED TOGETHER WITH (2) ROWS OF 10d NAILS SPACED AT 12" FOR PIECES UP TO 12" DEEP. ALL OTHER PIECES SHALL BE ATTACHED TOGETHER WITH (3) ROWS OF 10d NAILS SPACED AT 12".
   (F) MULTIPLE PIECES OF LUMBER USED TO FORM PACKED STUDS SHALL BE ATTACHED TOGETHER WITH (2) ROWS OF NAILS SPACED AT 8".
   (G) PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL HORIZONTAL JOINTS.
   (H) BOTTOM PLATE OF STUD WALLS TO CONCRETE SHALL BE CONNECTED WITH 1/4" RAMSETS AT 16" O.C.
   (I) PRE-ENGINEERED STRUCTURAL MEMBERS INCLUDING PSL, PSL, LVL, ETC. SHALL BE ERECTED AND BRACED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
5. OPENINGS:
   OPENINGS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
   (A) OPENINGS IN WALLS SHALL HAVE HEADERS CONSISTING OF A MINIMUM OF TWO 2x12's OR THREE 2x10's (4'-0" MAX.)
   (B) OPENINGS IN EXTERIOR WALLS SHALL BE IN ACCORDANCE WITH THE FULL HEIGHT STUD REQUIREMENTS LISTED IN WFCM TABLE 3.23C.
   (C) FULL HEIGHT STUDS MAY BE REDUCED IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN WFCM TABLE 3.23D.
   (D) JACK STUDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN WFCM TABLE 3.22F.

CONCRETE NOTES:

1. APPLICABLE CODES OR STANDARDS:
   ALL DESIGN, FABRICATION, TESTING, AND ERECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
   (A) ACI 117 – SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS
   (B) ACI 301 – SPECIFICATIONS FOR STRUCTURAL CONCRETE
   (C) ACI 304 – RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE
   (D) ACI 305 – RECOMMENDED PRACTICE FOR DURING CONCRETE
   (E) ACI 315 AND 315R – DETAILS AND DETAILING OF CONCRETE REINFORCEMENT
   (F) ACI 316 – RECOMMENDED PRACTICE FOR CONSTRUCTION OF CONCRETE PAVEMENTS AND CONCRETE BASES
   (G) ACI 318 – BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   (H) ACI 336 – SUGGESTED DESIGN AND CONSTRUCTION PROCEDURES FOR PIER FOUNDATIONS
   (I) ACI 347 – RECOMMENDED PRACTICE FOR CONCRETE FORM WORK
   (J) ASTM STANDARDS FOR THE MATERIALS LISTED.
2. MATERIALS:
   MATERIALS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
   (A) CONCRETE SHALL A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
   (B) CONCRETE SHALL BE NORMAL WEIGHT (APPROXIMATELY 150 LBS. PER CUBIC FT.)
   (C) PORTLAND CEMENT SHALL MEET ASTM C150 TYPE II.
   (D) AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33.
   (E) REINFORCING STEEL SHALL MEET ASTM A615 GRADE 60.
   (F) WELDED WIRE FABRIC (WWF) SHALL MEET ASTM A185.
   (G) STEEL PLAIN WIRE SHALL MEET ASTM A82.
   (H) STYROFOAM USED FOR FILLING VOIDS UNDER CONCRETE SHALL BE AMERICOAM EXTENDED POLYSTYRENE INSULATION BOARD BY GEORGIA FOAM PRODUCTS CO. OR APPROVED EQUAL. MINIMUM COMPRESSIVE STRENGTH SHALL BE 30 PSI.
3. SLUMPS:
   CONCRETE SLUMPS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
   (A) CONCRETE WITHOUT WATER-REDUCING ADMIXTURES OR PRIOR TO THEIR ADDITIONS SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES.
   (B) CONCRETE WITH LOW TO MODERATE RANGE WATER-REDUCING ADMIXTURES SHALL HAVE A MAXIMUM SLUMP OF 8 INCHES.
   (C) CONCRETE WITH HIGH RANGE WATER-REDUCING ADMIXTURES SHALL HAVE A MAXIMUM SLUMP OF 8 INCHES.
4. EXPOSED EDGE CONDITIONS:
   (A) EXPOSED EDGES OF CONCRETE ABOVE GRADE SHALL BE CHAMFERED 3/4" AT 45 DEGREES (AS SHOWN ON SECTIONS IF REQUIRED).
5. BONDING:
   BONDING SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
   (A) CONSTRUCTION JOINTS BETWEEN NEW AND HARDENED CONCRETE SHALL BE CLEAN, FREE OF LAITANCE, AND INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF 1/4".
   (B) FOR INSTALLATION OF DOWELS IN HARDENED CONCRETE, CONTRACTOR SHALL DRILL AND EPOXY WITH HILTI HY-HIT 200 OR APPROVED EQUAL.
   (C) FOR INSTALLATION OF DOWELS IN BRICK MASONRY, CONTRACTOR SHALL DRILL AND EPOXY WITH HILTI HY-HIT 270 OR APPROVED EQUAL.
6. CONCRETE PROTECTION FOR REINFORCEMENT:
   CONTRACTOR SHALL PROVIDE PROTECTIVE COVER FOR REINFORCING LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
   (A) 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
   (B) 2" FOR FORMED CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND.
   (C) 1" FOR CONCRETE SLABS AND WALLS NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND.
   (D) 1 1/2" FOR CONCRETE BEAMS, GIRDERS, AND COLUMNS NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND.
7. PLACEMENT:
   PLACEMENT SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
   (A) BARS SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT.
   (B) REINFORCING BARS OR FABRIC ON GRADE SHALL BE CHAIRED WITH 3000 PSI CONCRETE BRICKETTES SPACED ADEQUATELY TO SUPPORT THE REINFORCING, BUT NOT GREATER THAN 3'-0" O.C. EACH WAY. AT RAISED FLOORS USE METAL CHAIRS.
   (C) PROVIDE A 90 DEGREE HOOK ON ALL TOP REINFORCING IN ALL BEAMS AT DISCONTINUOUS ENDS AND LAP SPLICE 30 BAR DIAMETERS AT MID-SPAN.
   (D) CONTINUOUS BOTTOM BARS SHOULD BE LAP SPLICED 0" AT CENTER OF SUPPORT.
   (E) LAP ALL WELDED WIRE FABRIC ONE WIRE SPACING PLUS 6 INCHES.
   (F) COLUMN VERTICAL REINFORCING SHALL HAVE STANDARD HOOKS AT THE TOP OF THE UPPERMOST SECTION OF EACH COLUMN.
   (G) PROVIDE CORNER BARS AT EACH OUTSIDE CORNER FOR EACH HORIZONTAL BAR IN WALLS AND BEAMS. HOOK INSIDE BAR IN WALLS AT ENDS.
   (H) PLACEMENT OF SLEEVES, HOLES, OR OPENINGS THROUGH BEAMS, FOOTINGS, PILE CAPS, SLABS, ETC. IS NOT PERMITTED WITHOUT ENGINEER OF RECORD'S APPROVAL.
   (I) WHERE POSSIBLE, EXISTING REINFORCEMENT SHALL NOT BE CUT, BENT, OR DAMAGED. WHENEVER REINFORCEMENT IS CUT, DAMAGED OR BENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD. REINFORCEMENT SHALL BE REPAIRED OR REPLACED AS DIRECTED.

CONCRETE NOTES (CONT.):

8. SPLICES:
   REINFORCEMENT STEEL SPLICES SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE).
   (A) REINFORCING BARS SHALL BE SPLICED WITH CLASS "B" LAP SPLICES.
   (B) PROVIDE REQUIRED LAP LENGTHS FOR CORNER BARS, TEMPERATURE BARS IN SLAB, INTERMEDIATE HORIZONTAL BARS IN WALLS AND BEAMS, ETC.
9. EXPANSION JOINTS AND JOINT SEALERS
   EXPANSION JOINTS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
   (A) EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK SEAL TIGHT ASPHALT EXPANSION JOINT FILLER OR APPROVED EQUAL.
   (B) EXPANSION JOINTS SHALL SEPARATE PAVING FROM FOUNDATION GRADE BEAMS, FOOTINGS, ETC. AS SHOWN ON DRAWINGS.
10. EMBEDMENTS
    CONDUITS, PIPES, ETC. EMBEDDED IN CONCRETE SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
    (A) CONTRACTOR SHALL SUBMIT FOR APPROVAL A DIAGRAM DEPICTING ALL CONDUITS, PIPES, OR SLEEVES EMBEDDED IN CONCRETE.
    (B) CONTRACTOR SHALL FOLLOW ALL REGULATIONS OUTLINED IN THE APPLICABLE ACI CODES FOR EMBEDDING CONDUITS, PIPES, ETC.
    (C) CONDUITS, PIPES, AND SLEEVES OF ANY MATERIAL NOT HARMFUL TO CONCRETE SHALL BE PERMITTED TO BE EMBEDDED IN CONCRETE WITH THE ENGINEER OF RECORD'S APPROVAL.
    (D) IT WILL NOT BE PERMITTED TO CUT, BEND, OR DISPLACE THE REINFORCING STEEL FROM ITS PROPER LOCATION TO INSTALL CONDUITS, PIPES, ETC. WITHOUT THE ENGINEER OF RECORD'S APPROVAL.
    (E) CONDUITS, PIPES, AND SLEEVES PASSING THROUGH A SLAB, BEAM, OR WALL SHALL NOT SIGNIFICANTLY IMPAIR THE STRENGTH OF CONSTRUCTION.
    (F) OUTSIDE DIMENSIONS FOR SINGLE CONDUITS AND PIPES OR INTERSECTING CONDUITS AND PIPES SHALL NOT OCCUPY MORE THAN AN 1/3 THE OVERALL THICKNESS OF SLAB, BEAM, OR WALL IN WHICH THEY ARE EMBEDDED. ANY CONDUIT OR PIPE LARGER SHALL BE LOCATED BELOW THE RESPECTIVE SLAB OR BEAM.
    (G) CONDUITS, PIPES, ETC. SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS OR WIDTHS ON CENTER.
11. DRILLING HOLES OR CORING HOLES IN EXISTING CONCRETE:
    DRILLING OR CORING HOLES IN EXISTING CONCRETE SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
    (A) PRIOR TO DRILLING OR CORING HOLES, THE CONTRACTOR SHALL LOCATE ALL EXISTING REINFORCING STEEL, POST-TENSIONING, CONDUIT, PIPING, ETC. THROUGH NON-DESTRUCTIVE TESTING SUCH AS WITH AN X-RAY, RADAR, ETC.
    (B) CONTRACTOR SHALL MARK THE LOCATION OF ALL REINFORCING STEEL, POST-TENSIONING, CONDUIT, PIPING, AND OTHER EXISTING INTERFERENCES ON THE SURFACE OF THE CONCRETE.
    (C) CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR ALL CONFLICTS BETWEEN NEW HOLES AND EXISTING REINFORCING, POST-TENSIONING, CONDUIT, PIPING, ETC.
    (D) CONTRACTOR SHALL DRILL SMALL PILOT HOLES AT NEW HOLE LOCATIONS TO VERIFY NO CONFLICTS EXIST. IF NO CONFLICTS EXIST, COMPLETE THE INSTALLATION. IN THE CASE OF STEEL TO BE FASTENED TO THE EXISTING CONCRETE WITH MULTIPLE ANCHORS, FABRICATE FROM A FIELD TEMPLATE, THE STEEL TO BE FASTENED TO THE CONCRETE BY THE ANCHORS AND COMPLETE THE INSTALLATION.
    (E) CONTRACTOR SHALL EXERCISE CARE WHEN INSTALLING NEW HOLES TO PREVENT "KICKING" OR CUTTING EXISTING REINFORCING STEEL, POST-TENSIONING, CONDUIT, PIPING, ETC.

FOUNDATION NOTES:

1. UNLESS SHOWN OTHERWISE, GRADE BEAMS SHALL BE CENTERED ON COLUMNS AND WALLS.
2. GRADE BEAMS MAY BE EARTH FORMED PROVIDED DIMENSIONAL TOLERANCES LISTED IN THE APPLICABLE ACI CODES ARE ADHERED TO.
3. ALL SLABS, BEAMS, AND FOOTINGS NOT PILE-SUPPORTED SHALL BE SUPPORTED ON EXISTING UNDISTURBED SOIL OR NON-EXPANSIVE TYPE FILL COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY.
   DESIGN SOIL PRESSURE = 1500 LBS. PER SQ. FT.
4. PLACE 10 MIL WATERPROOF MEMBRANE BENEATH ALL INTERIOR SLABS AND BEAMS ON GRADE. LAP 12" TO ACCOMMODATE CONCRETE POURING DIRECTION.

DESIGN INFORMATION:

1. DESIGN LOADS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE).
   (A) DESIGN BUILDING CODE – 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
   (B) DESIGN GRAVITY LOADS:

FIRST FLOOR	D_L = 60 PSF L_L = 40 PSF
SECOND FLOOR	D_L = 10 PSF L_L = 30 PSF
THIRD FLOOR	D_L = 10 PSF L_L = 30 PSF
ATTIC	D_L = 10 PSF L_L = 20 PSF
ROOF	D_L = 15 PSF L_L = 20 PSF

   (C) WIND LOADS SHALL BE IN ACCORDANCE WITH ASCE 7-10:
   MAIN WIND FORCE RESISTING SYSTEM

PARAMETER	VALUE	REFERENCE
RISK CATEGORY	II	TABLE 1.5-1
BASIC WIND SPEED	V_{ULT} = 144 MPH V_{ASD} = 112 MPH	FIGURE 26.5-1B
DIRECTIONALITY	K_d = 0.85	FIGURE 26.6-1
EXPOSURE CATEGORY	B	SECTION 26.7
TOPOGRAPHIC FACTOR	K_{zt} = 1.0	FIGURE 26.8-1
GUST EFFECT FACTOR	0.85	SECTION 26.9
ENCLOSURE CLASSIFICATION	ENCLOSED	SECTION 26.10
INTERNAL POSSIBITIE COEFFICIENT	$(GC_{pi}$ = +/-0.18	SECTION 26.11
VELOCITY	q_z = 31.15 PSF	SECTION 28.3.2

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY EXACT PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL LOCAL, REGIONAL AND NATIONAL REQUIREMENTS. I AM NOT OBSERVING THE WORK.

ENGINEER: JAMES B HEALEY
LICENSE NUMBER: 31593

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METAIRIE, LOUISIANA 70002

THESE DRAWINGS ARE NOT TO BE SCALED FROM SCHEDULES, NOTES, AND DIMENSIONS SHOULD BE FOLLOWED AND NOT SCALED.

Proposed Renovations to
937 Dumaine St., New Orleans
Orleans Parish, Louisiana

SEAL

REVISIONS:

TITLE:

GENERAL STRUCTURAL NOTES

Drawn By: MAP | Checked By: JBH
Date: 06/27/2021 | Proj. #: 20185

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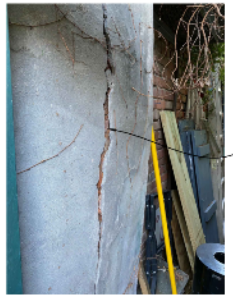
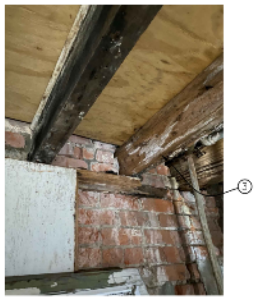
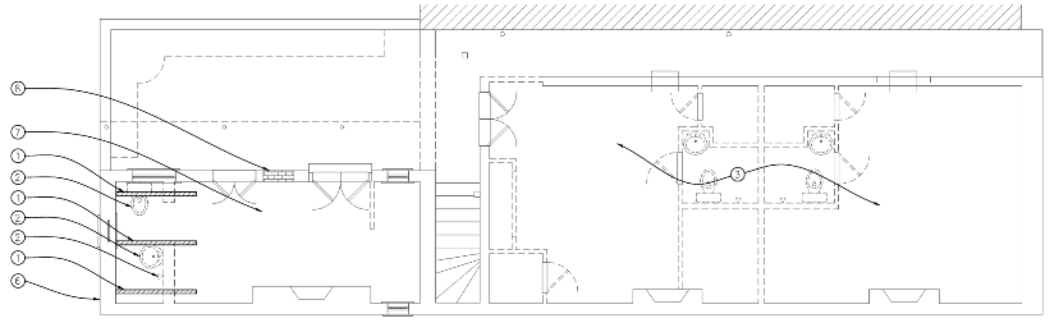
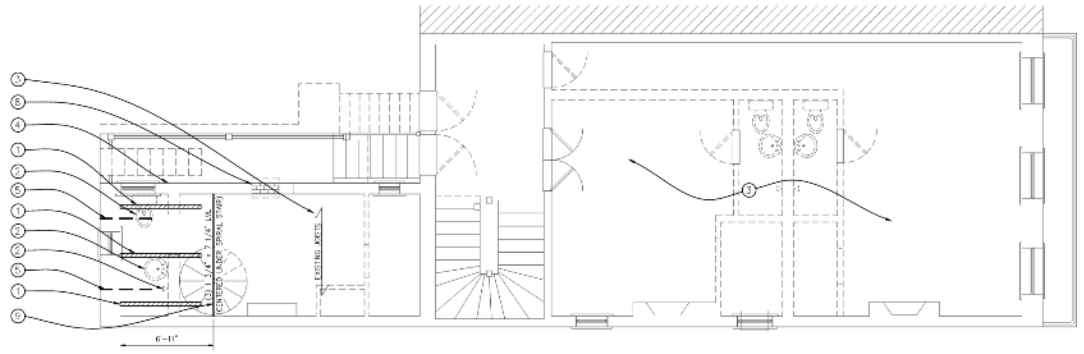


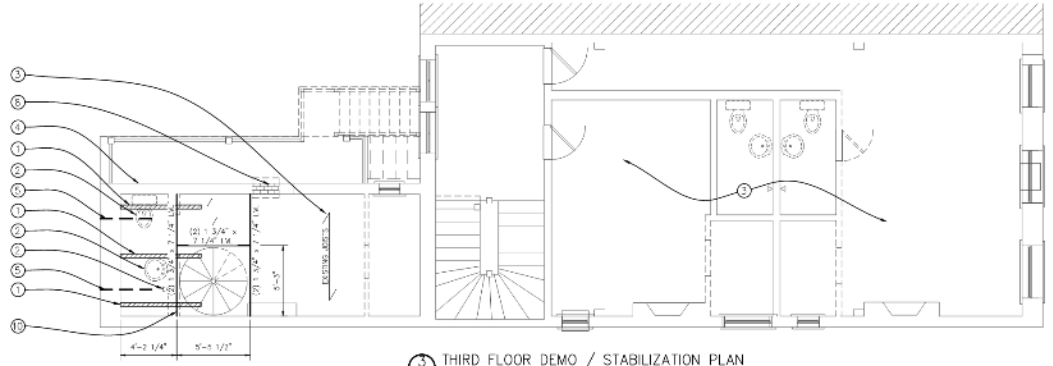




1 FIRST FLOOR DEMO / STABILIZATION PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR DEMO / STABILIZATION PLAN
SCALE: 1/4" = 1'-0"



3 THIRD FLOOR DEMO / STABILIZATION PLAN
SCALE: 1/4" = 1'-0"

CONSTRUCTION SEQUENCE SCHEDULE	
SYMBOL	DESCRIPTION
1	SHORE IN PLACE AT THREE LOCATIONS WITH 2x4 @ 10" O.C. WALL SYSTEM. WALLS SHALL BE ERECTED STARTING AT THE GROUND FLOOR AND CONSTRUCTED UP TO THE THIRD FLOOR. 1. EXTERIOR WALL CONNECTION 2. CENTER OF JOIST 3. PARTY WALL CONNECTION
2	ALL EXISTING BATHROOM SINKS, TOILETS, AND SHOWERS MAY BE REMOVED START NG FROM THE THIRD FLOOR TO THE GROUND FLOOR.
3	INSPECT AND REPAIR EXISTING DAMAGED JOISTS AS NEEDED PER DETAIL 4/S1.2. IF EXTENSIVE DAMAGE, THEN REPLACE JOISTS PER DETAIL 5/S1.2.
4	TUCKPOINT ALL DAMAGED MASONRY AS NEEDED PER DETAILS 1/S1.2
5	INSTALL TIE-BACKS AS SHOWN PER DETAIL 6/S1.2.
6	EXISTING DAMAGED MASONRY WALL: REPAIR/REBUILD MASONRY WALL IN-KIND USING THE EXISTING BRICKS, WHEN POSSIBLE, AND APPROVED MORTAR MIX BY THE VCC.
7	REMOVE EXISTING FLOORING TO INSTALL NEW CONCRETE SLAB ON GROUND FLOOR AS SHOWN PER DETAIL 1/S1.2.
8	REPAIR EXISTING HVAC UNIT OPENING AS NOTICED PER DETAIL 1/S1.2.
9	INSTALL LVL BEAM IN SECOND FLOOR FRAMING TO SUPPORT NEW SPIRAL STAIRS ABOVE. SEE DETAIL 6/S1.2 FOR CONNECTION DETAIL.
10	INSTALL LVL BEAMS IN THIRD FLOOR FRAMING FOR OPENING FOR NEW SPIRAL STAIRS. SEE DETAILS 6/S1.2 & 6/S1.2 FOR CONNECTION DETAILS.

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL LOCAL, REGIONAL AND NATIONAL REQUIREMENTS. I AM NOT OBSERVING THE WORK.
ENGINEER: JAMES R HEASLIP
LICENSE NUMBER: 31593

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INFO@AXISENGR.COM
3500 N. CAUSEWAY BLVD. #200
METAIRIE, LOUISIANA 70002

THESE DRAWINGS ARE NOT TO BE SCALED FROM SCHEDULES, NOTES, AND DIMENSIONS SHOULD BE FOLLOWED AND NOT SCALED

Proposed Renovations to
937 Dumaine St., New Orleans
Orleans Parish, Louisiana

SEAL:

REVISIONS

TITLE:
DEMO / STABILIZATION FLOOR PLAN

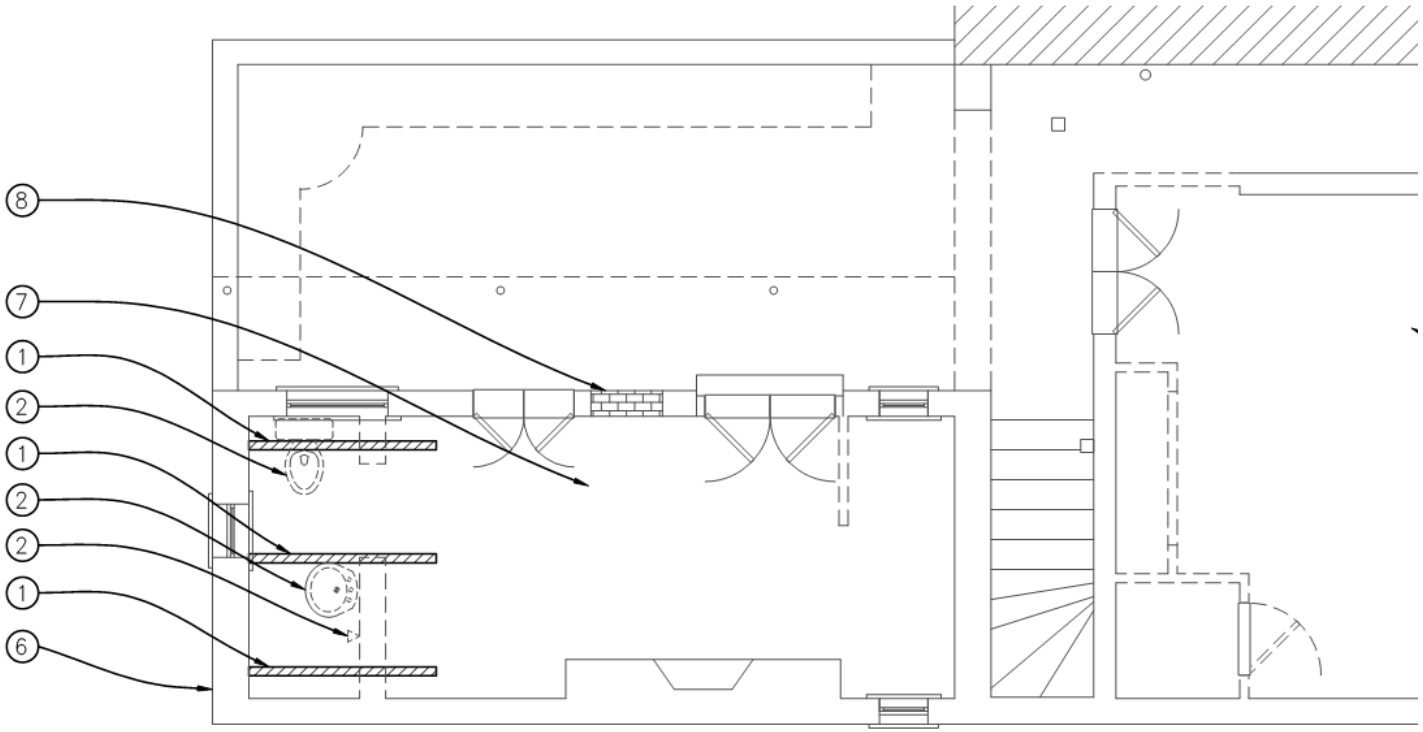
Drawn By: WAT Checked By: JRH
Date: 02/17/2021 Proj. #: 20185

S1.1

937 Dumaine

VCC Architectural Committee

February 23, 2021

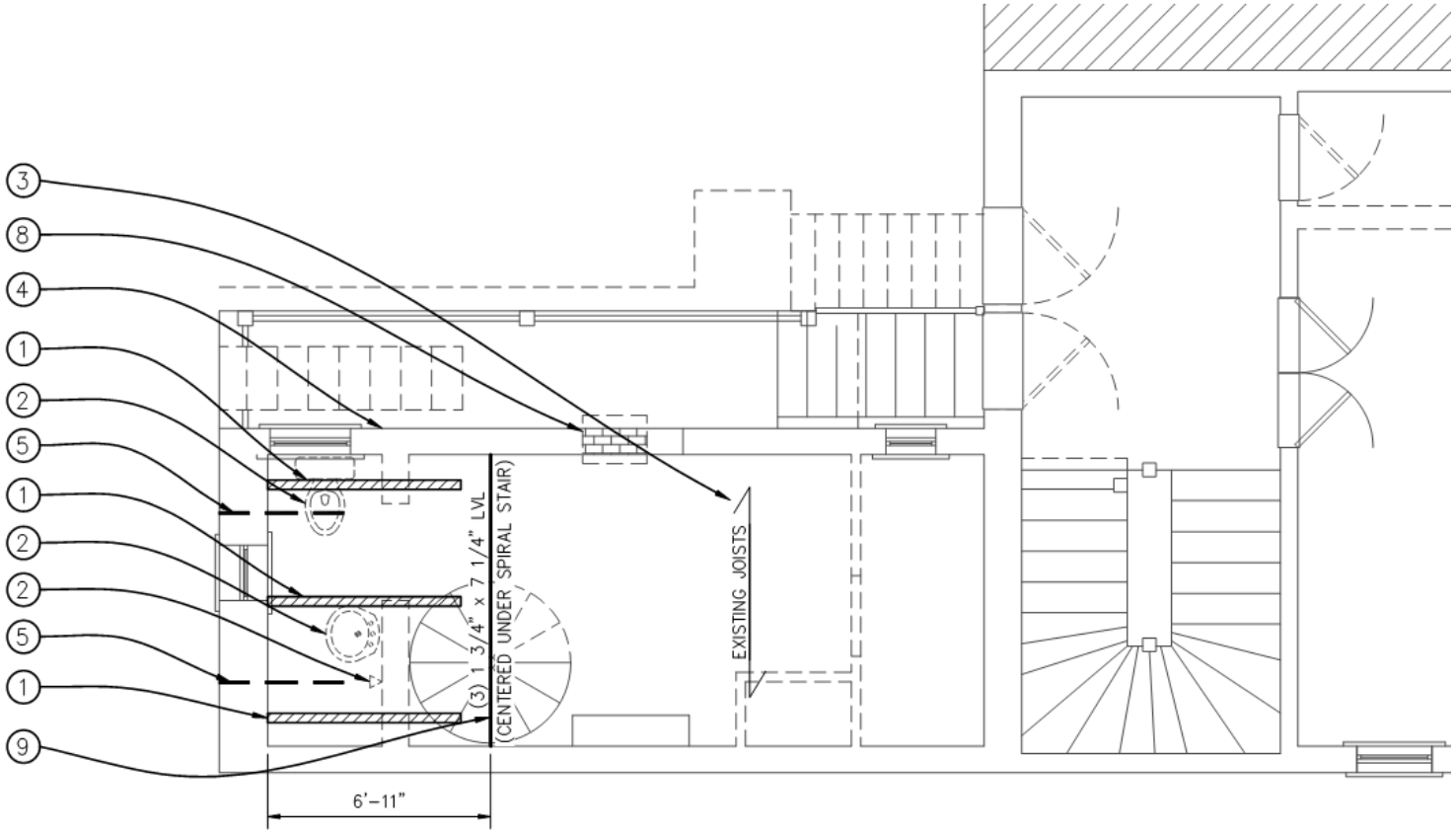


1 S1.1 FIRST FLOOR DEMO / ST
SCALE: 1/4" = 1'-0"

937 Dumaine

VCC Architectural Committee

February 23, 2021

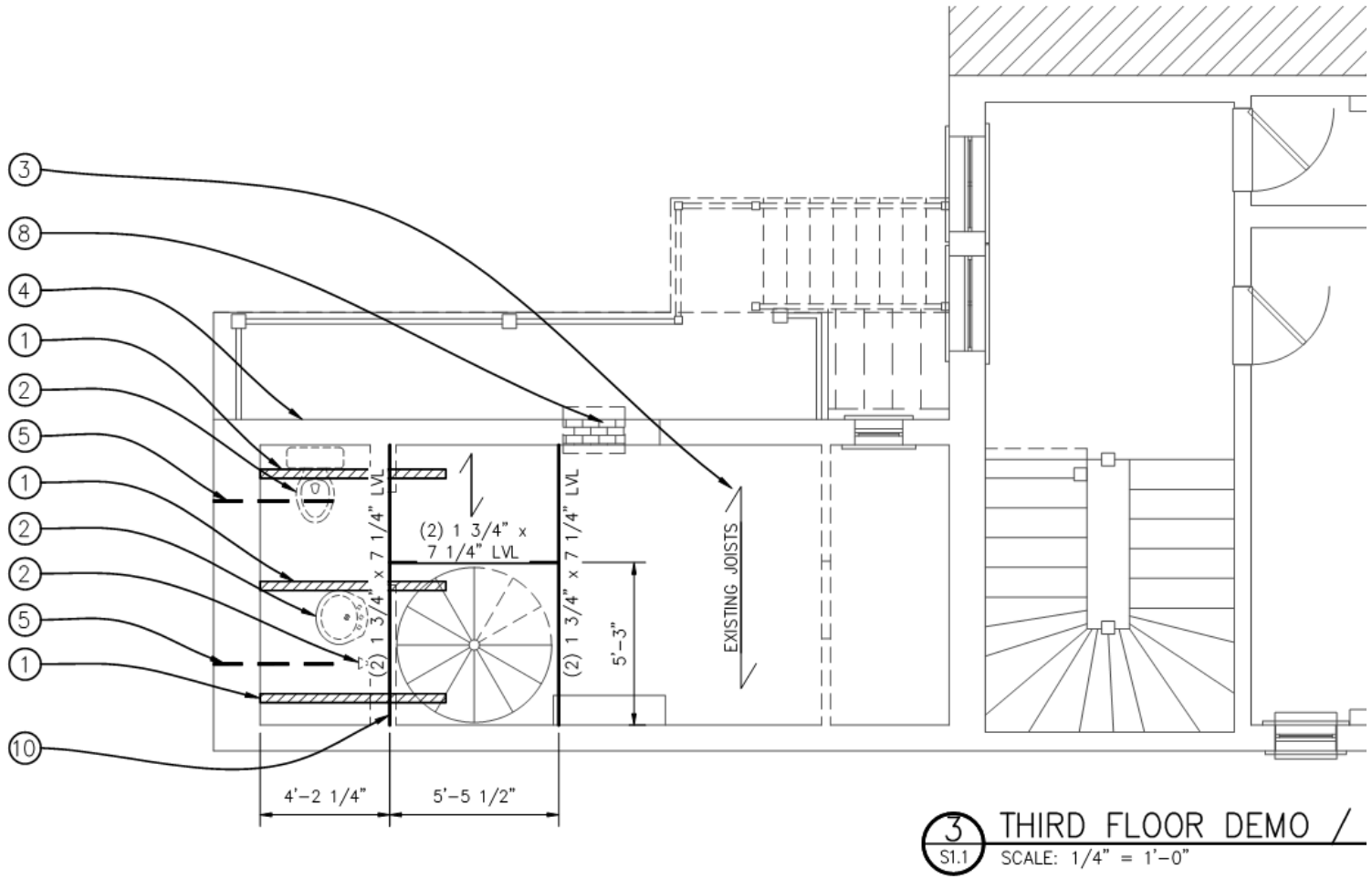


2 S1.1 SECOND FLOOR DEMO /
SCALE: 1/4" = 1'-0"

937 Dumaine

VCC Architectural Committee

February 23, 2021



937 Dumaine

VCC Architectural Committee

February 23, 2021

REPOINTING NOTES (HISTORIC MASONRY):

REMOVE THE EXISTING MORTAR WITH A HAND TOOL TO MINIMIZE DAMAGE TO ADJACENT MASONRY. ACHIEVE THE APPROPRIATE MORTAR MIX AND HARDNESS. APPLY THE MORTAR AND TOOL IT TO MATCH THE HISTORIC JOINT STYLE AND APPEARANCE. AS A RESULT, IT IS GENERALLY RECOMMENDED THAT A REPOINTING PROJECT BE LIMITED TO THE AREA OF DETERIORATION RATHER THAN AN ENTIRE WALL OR BUILDING, UNLESS OF UNIFORM CONDITION IS PREVALENT.

TO ACHIEVE THE BEST RESULTS, REPOINTING WORK IS BEST COMPLETED WHEN THE TEMPERATURE RANGES BETWEEN 40°F AND 90°F FOR AT LEAST TWO DAYS AFTER THE INSTALLATION OF THE MORTAR. DO NOT LET WORK TO THE MASONRY, MORTAR SMUDGE OR HEADS IN JOINTS IN LAYERS OF NO MORE THAN 3/8-INCH THICK AND ALLOWED TO HARDEN. THE FINAL LAYER SHOULD BE TOOLED TO MATCH THE HISTORIC JOINT PROFILE. (REFER TO JOINT PROFILES IN THE VIEUX CARRE COMMISSION GUIDELINES FOR MASONRY & STUCCO, PAGE 06.4.)

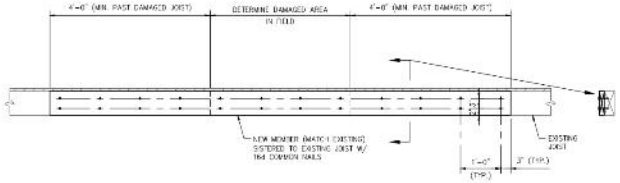
VCC APPROVED MORTAR MIX:

THE APPROVED VCC MORTAR MIX FOR 18TH AND 19TH CENTURY HISTORIC MASONRY IS:
1 PART (MAXIMUM) PORTLAND CEMENT
3 PARTS LIME
6 PARTS SAND
ENOUGH POTABLE WATER TO FORM A WORKABLE MIX

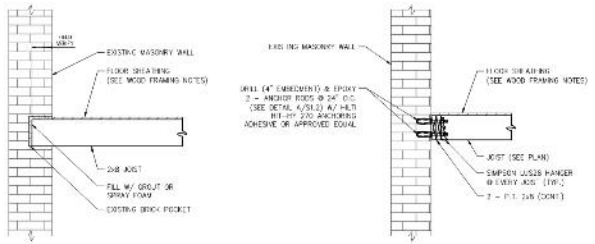
1 S1.2 REPOINTING OF MASONRY WALLS DETAIL
SCALE: 1/4" = 1'-0"

2 S1.2 NOT USED

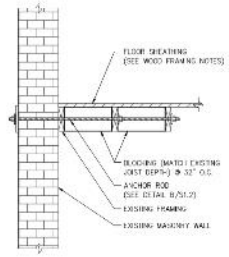
3 S1.2 NOT USED



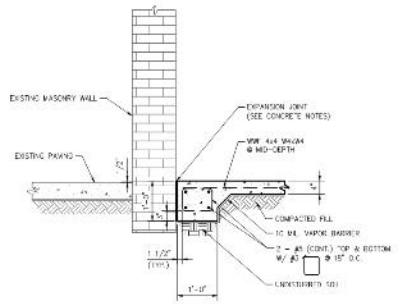
4 S1.2 DAMAGED JOIST REPAIR DETAIL
SCALE: 3/4" = 1'-0"



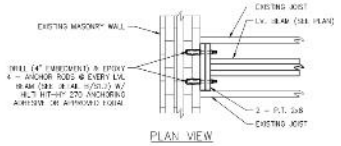
5 S1.2 DAMAGED JOIST REPLACEMENT DETAIL
SCALE: 3/4" = 1'-0"



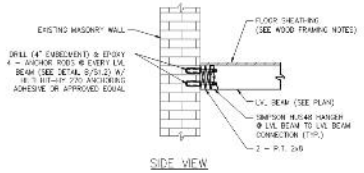
6 S1.2 JOIST TIE-BACK DETAIL
SCALE: 3/4" = 1'-0"



7 S1.2 GROUND FLOOR CONCRETE FLOORING DETAIL
SCALE: 3/4" = 1'-0"

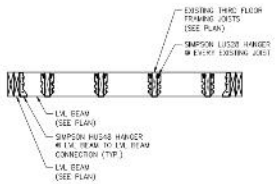


PLAN VIEW

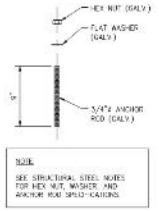


SIDE VIEW

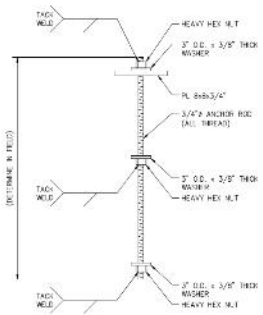
8 S1.2 SPIRAL STAIRS LVL CONNECTION DETAIL
SCALE: 3/4" = 1'-0"



9 S1.2 SPIRAL STAIRS OPENING DETAIL
SCALE: 3/4" = 1'-0"



DETAIL A
SCALE: 1 1/2" = 1'-0" S1.2 | S1.2



DETAIL B
SCALE: 1 1/2" = 1'-0" S1.2 | S1.2

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL LOCAL, REGIONAL AND NATIONAL REQUIREMENTS. I AM NOT OBSERVING THE WORK.
ENGINEER: JAMES D HEASLIP
LICENSE NUMBER: 31593

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METAIRIE, LOUISIANA 70002

Proposed Renovations to
937 Dumaine St., New Orleans
Orleans Parish, Louisiana

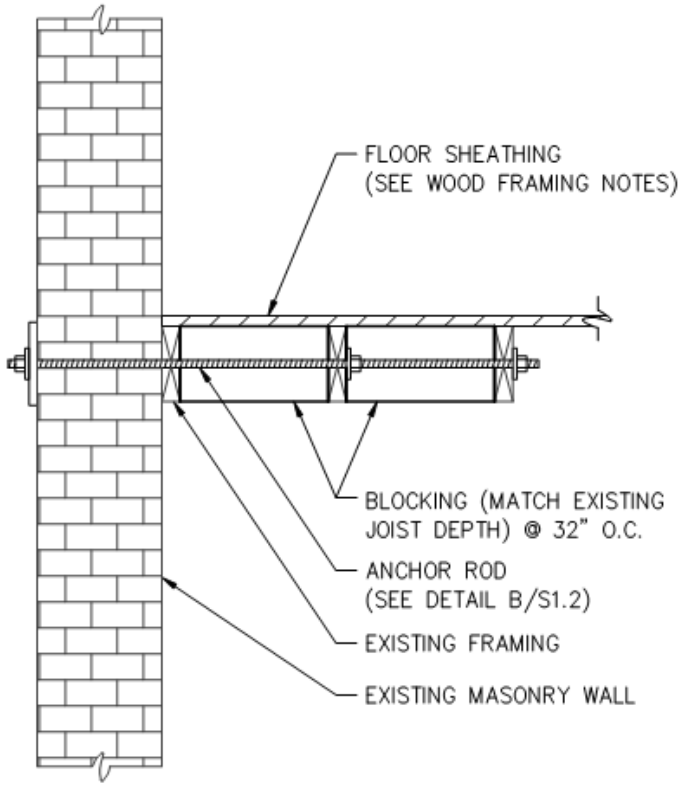
SEAL

REVISIONS:

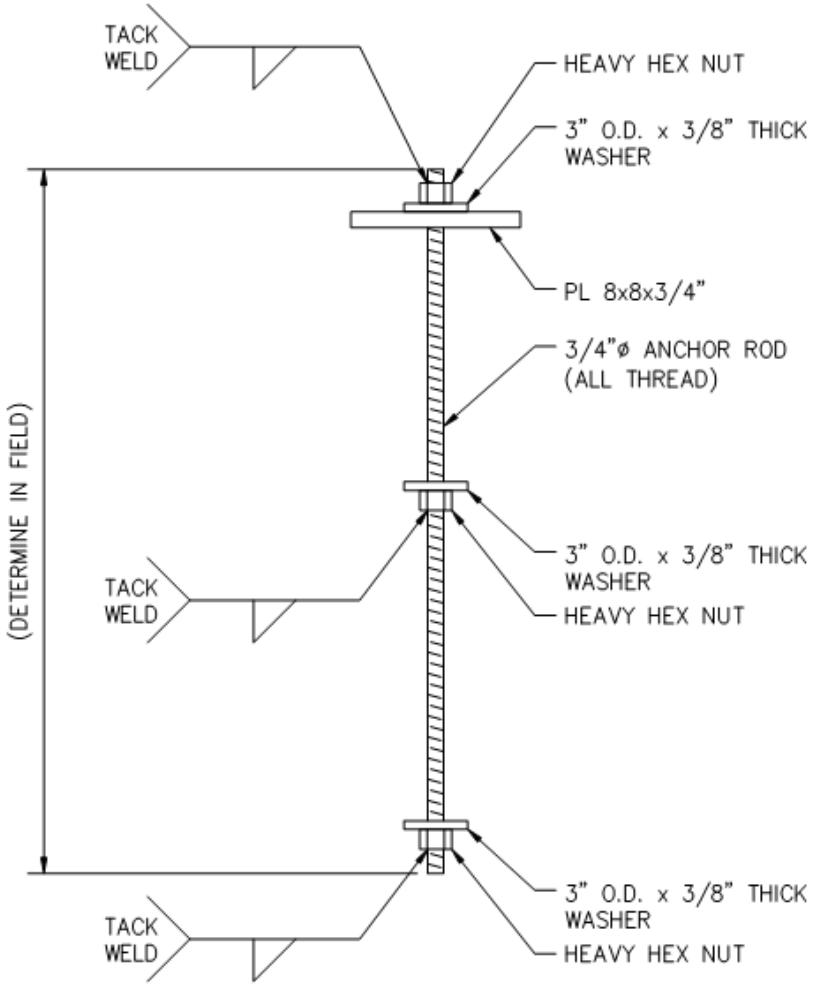
TITLE:
REPAIR DETAILS

Drawn By: MW | Checked By: JDH
Date: 06/22/2020 | Proj. # 20155

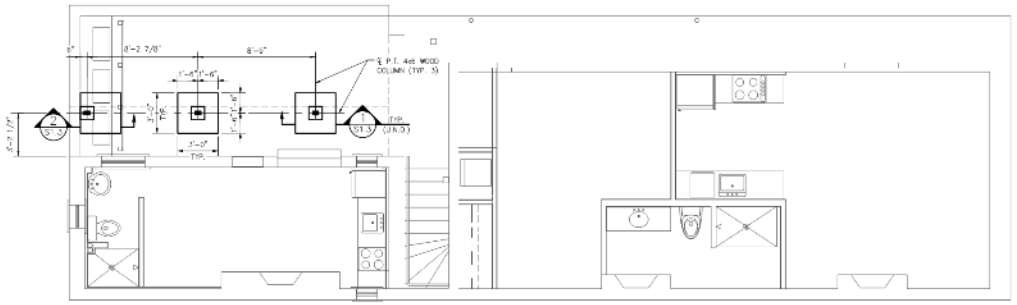
S1.2



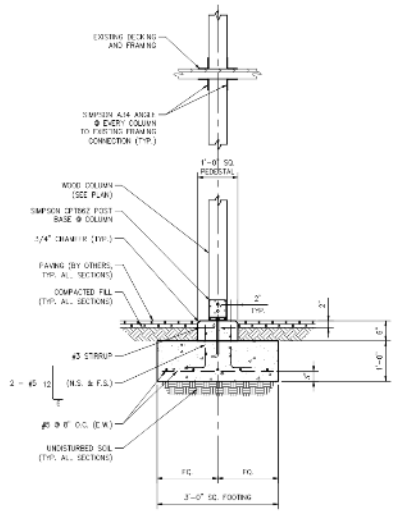
6 S1.2 JOIST TIE-BACK DETAIL
SCALE: 3/4" = 1'-0"



DETAIL B
SCALE: 1 1/2" = 1'-0"
S1.2 | S1.2



COLUMN FOOTING FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



SECTION 1
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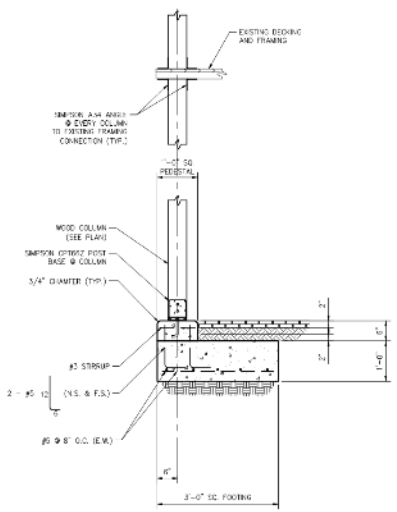

SECTION 2
SCALE: 3/4" = 1'-0"

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ENGINEER: JAMES B HEADLEY
LICENSE NUMBER: 31593

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METAIRIE, LOUISIANA 70002

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Proposed Renovations to
937 Dumaine St., New Orleans
Orleans Parish, Louisiana

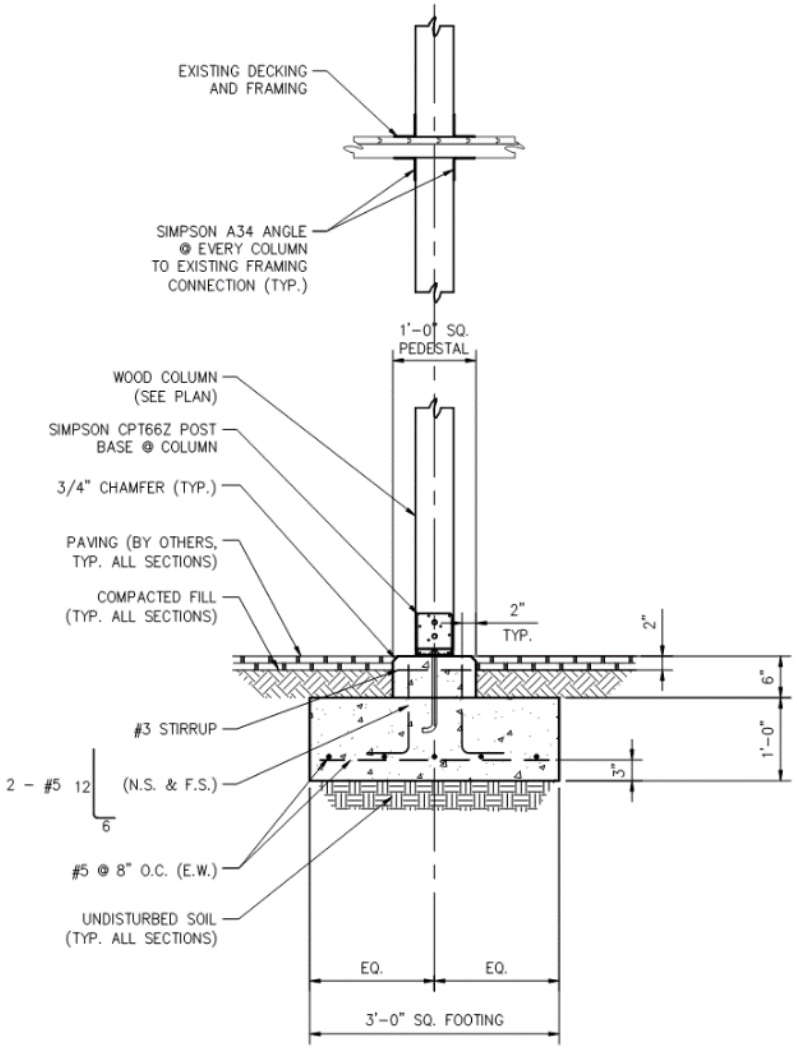
SEAL:

REVISIONS:

TITLE:
COLUMN FOOTING DETAILS

Drawn By: JMF Checked By: JBH
Date: 02/11/2021 Proj. # 20185

S1.3



SECTION 1
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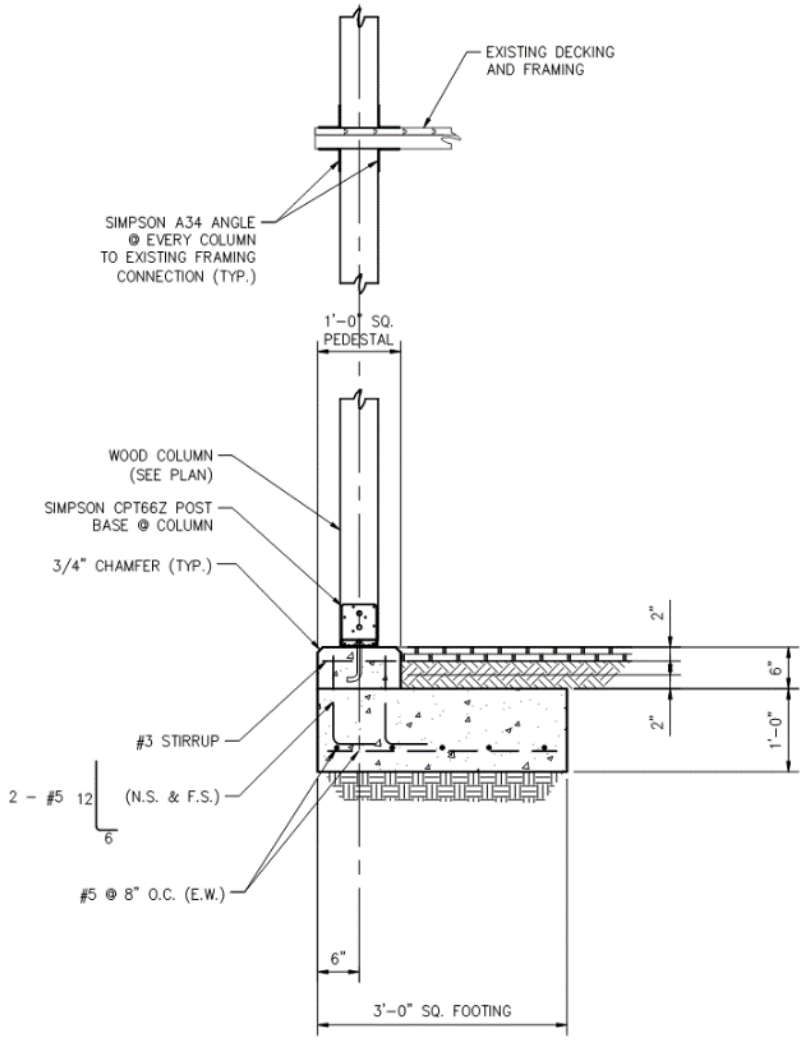
S1.3|S1.3

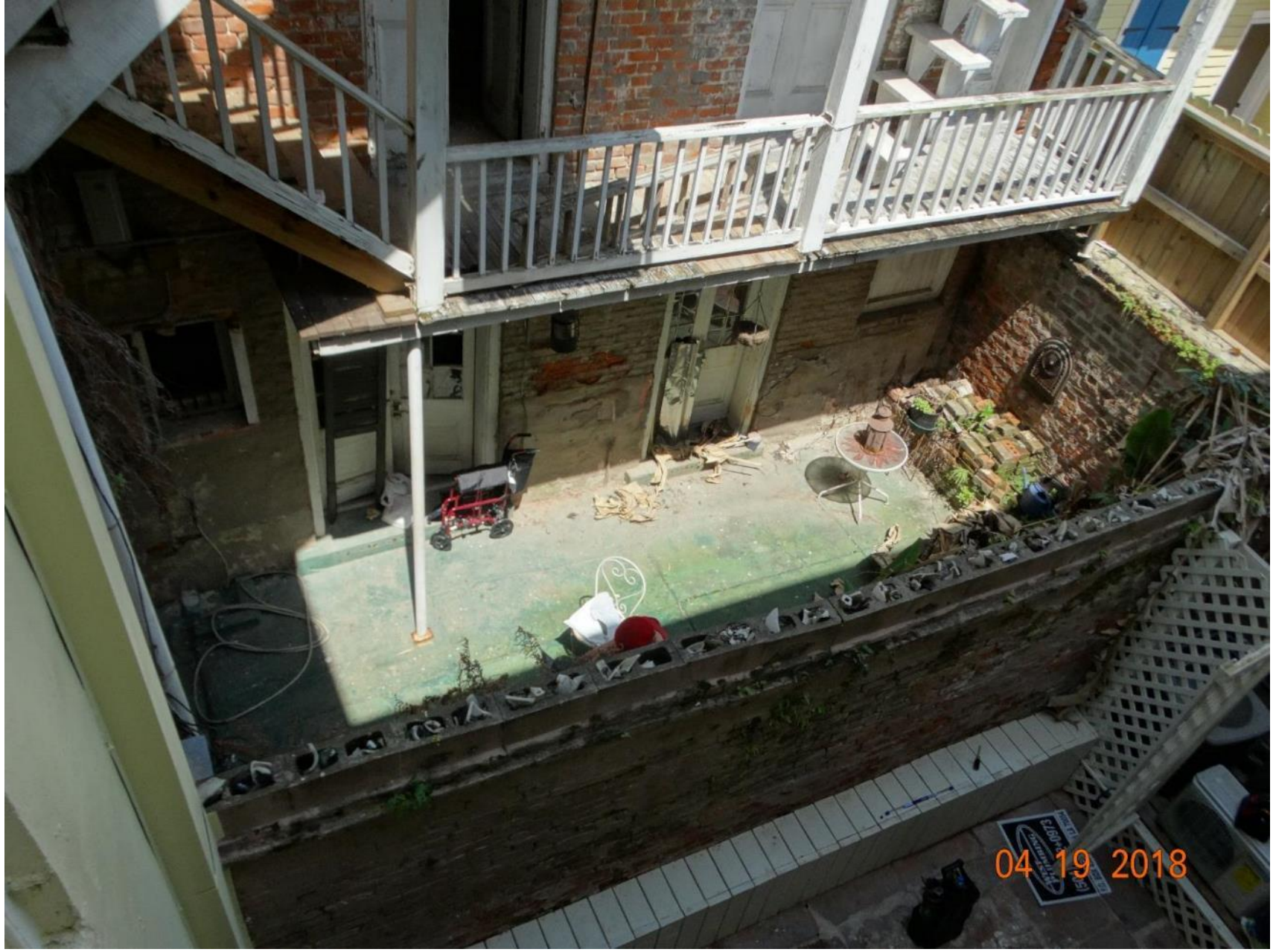


SECTION 2
SCALE: 3/4" = 1'-0"
S1.3|S1.3

937 Dumaine

VCC Architectural Committee

February 23, 2021


04 19 2018


04 19 2018


04 30 2019


04 30 2019


04 30 2019

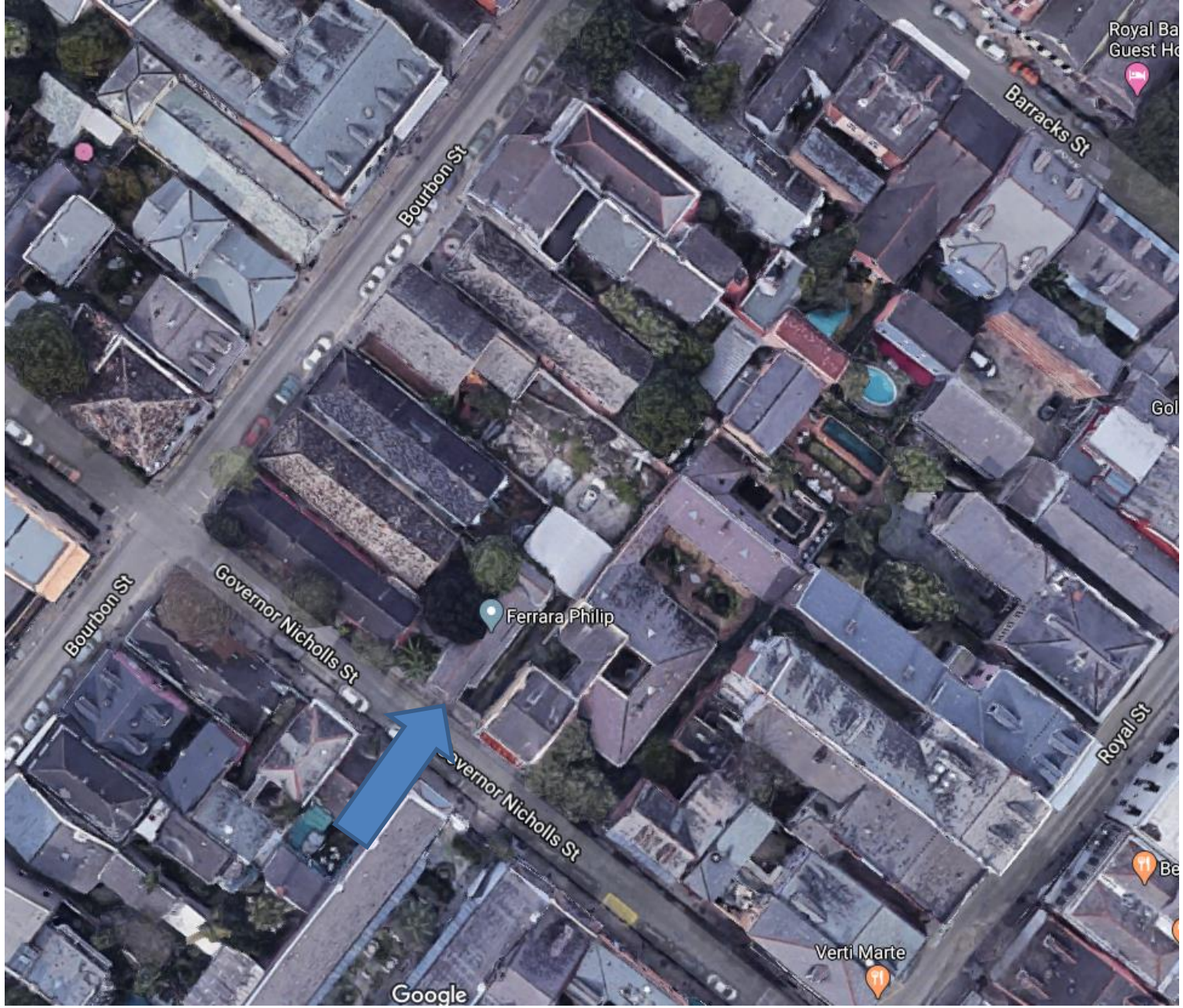

04 30 2019

937 Dumaine

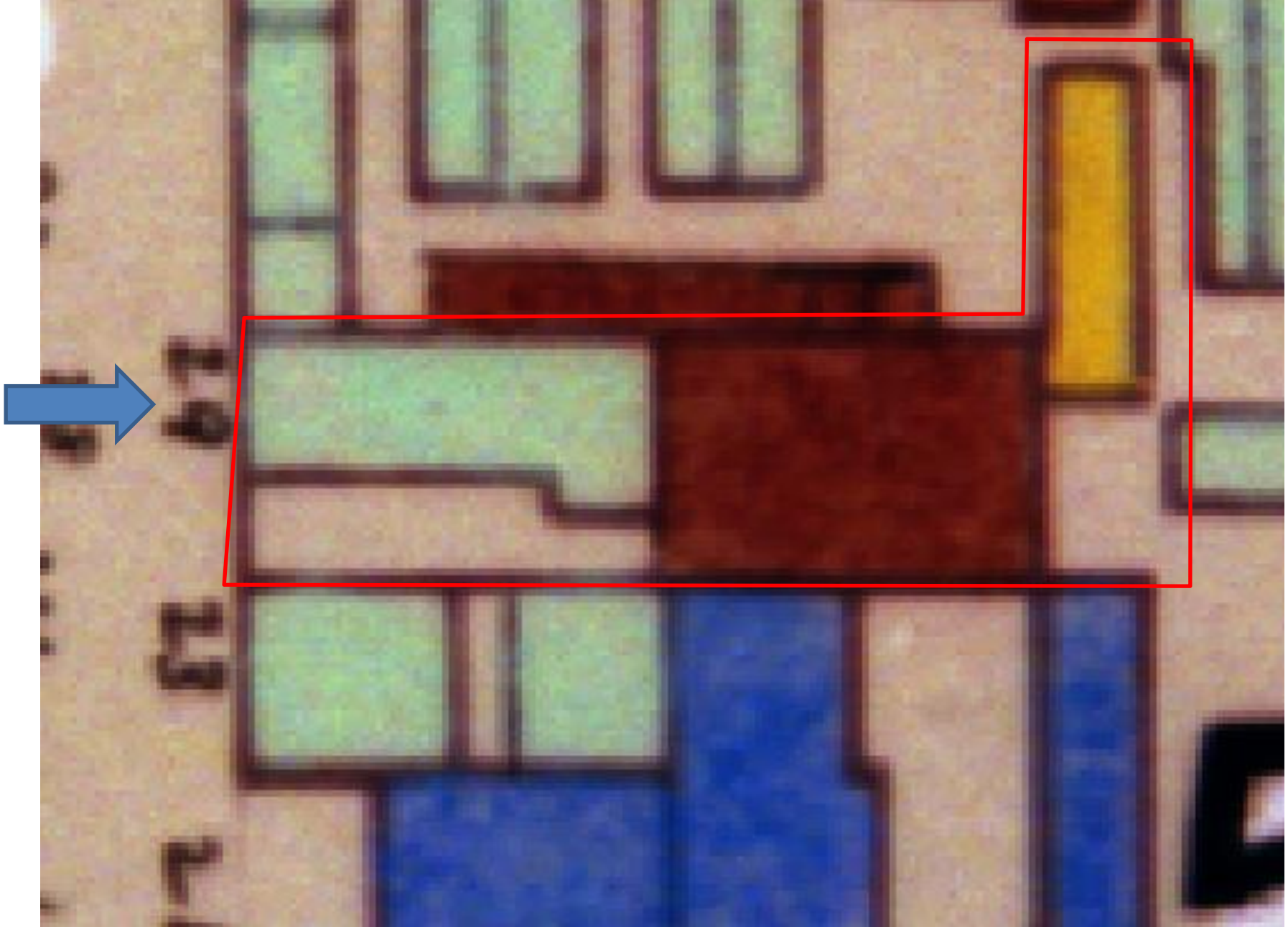
VCC Architectural Committee

February 23, 2021

729 Governor Nicholls



729 Gov. Nicholls



729 Gov. Nicholls

729 Gov. Nicholls - 1962

729 Gov. Nicholls

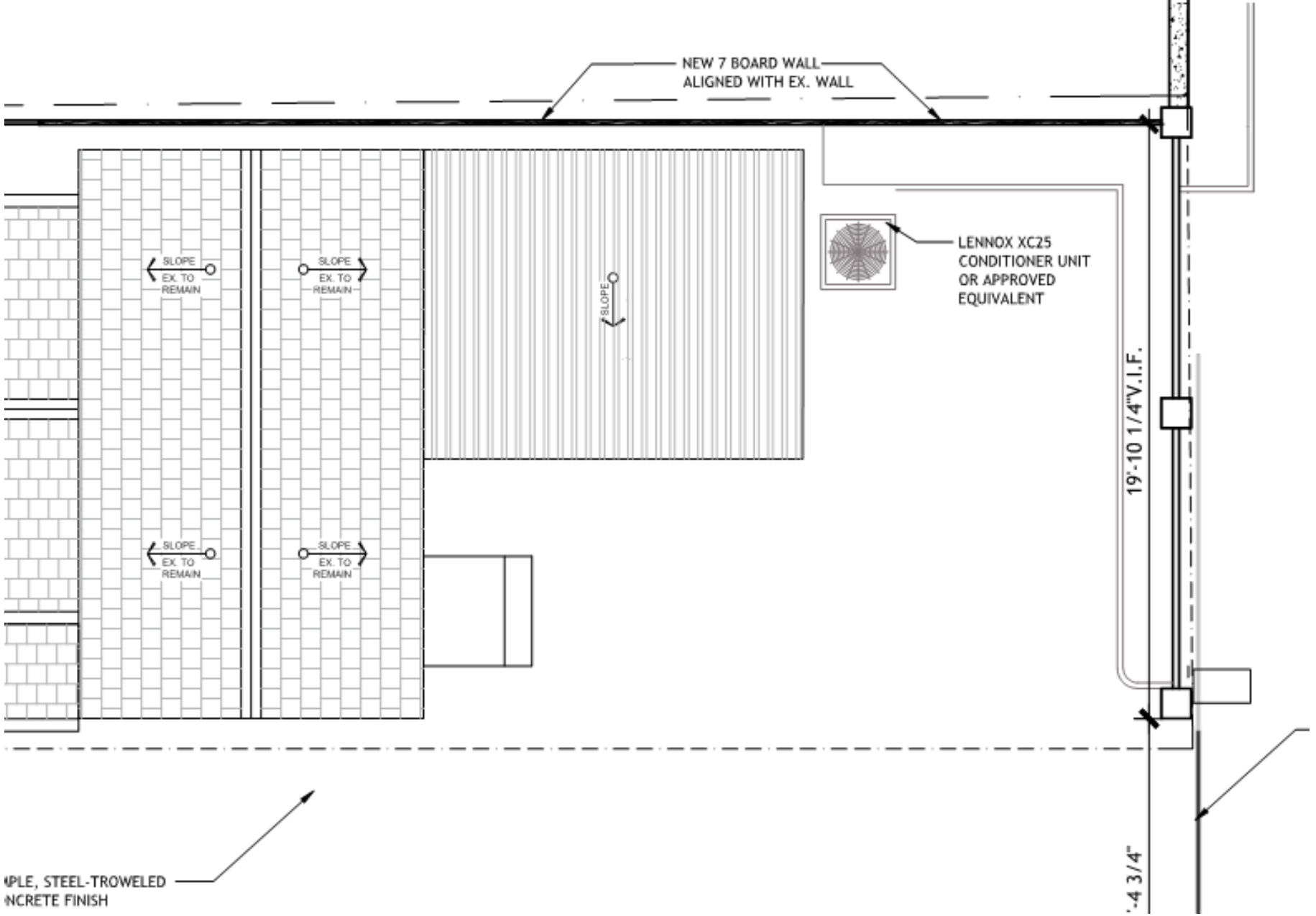
729 Gov. Nicholls

729 Gov. Nicholls

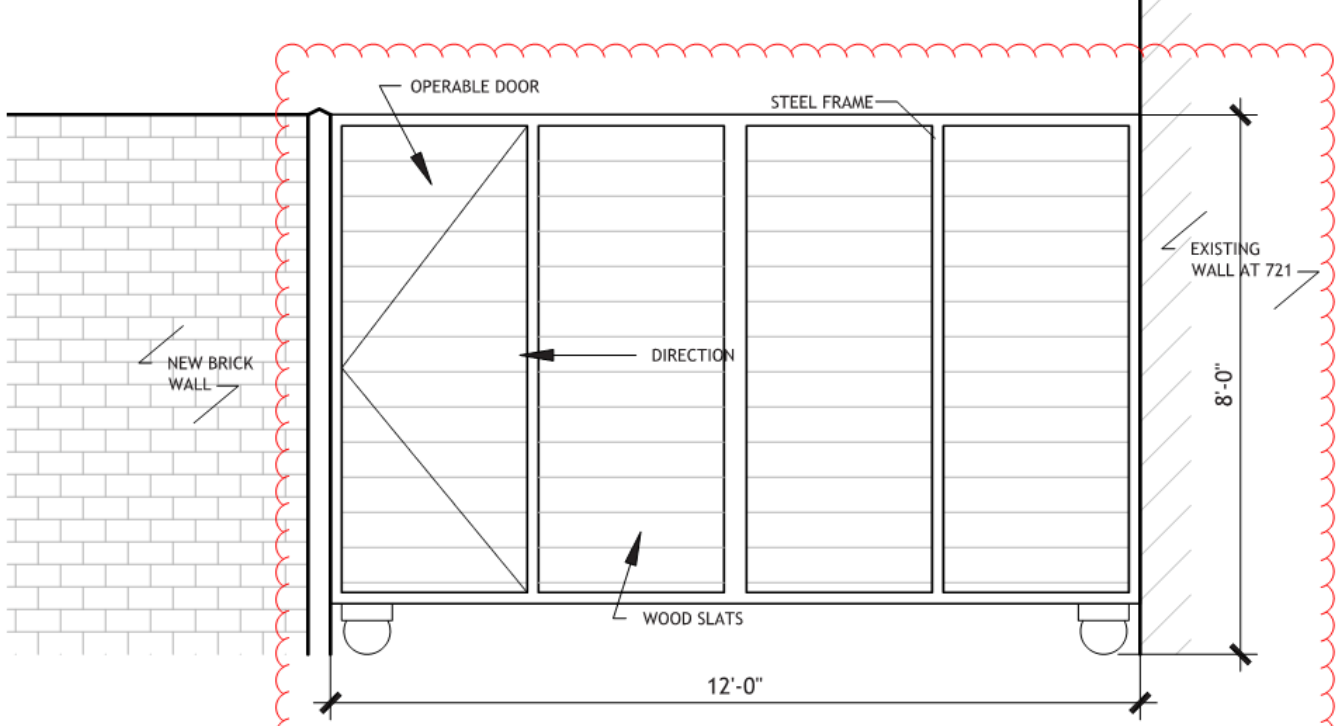
729 Gov. Nicholls

729 Gov. Nicholls

729 Gov. Nicholls



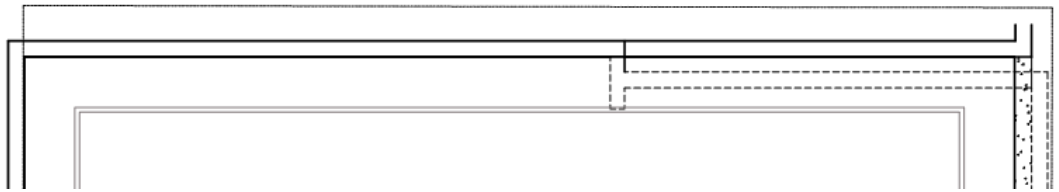
729 Gov. Nicholls – from plans approved 12/15/2020



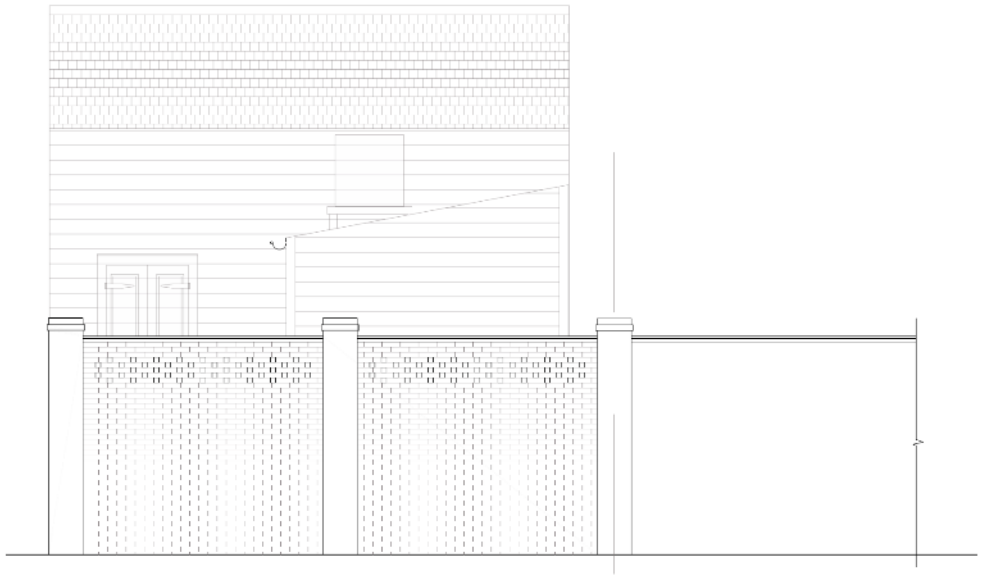
6
A001

SLIDING GATE DETAIL

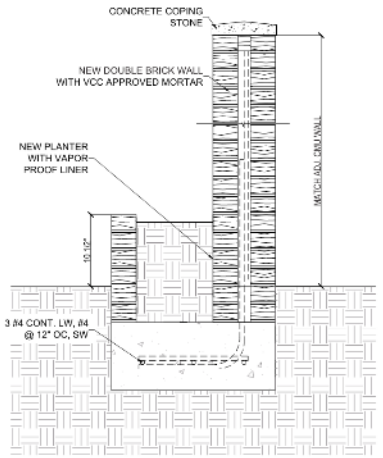
scale: 1" - 1'-0"



Sliding gates conceptually approved. Final details including any mechanical operators to be permitted separately.



BRICK WALL ELEVATION



BRICK WALL SECTION

WILLIAMS ARCHITECTS
824 BAYONNE STREET
NEW ORLEANS, LA 70115
504-566-0888
WILLIAMSARCHITECTS.COM

729 GOVERNOR NICHOLLS ST.
NEW ORLEANS, LA 70116

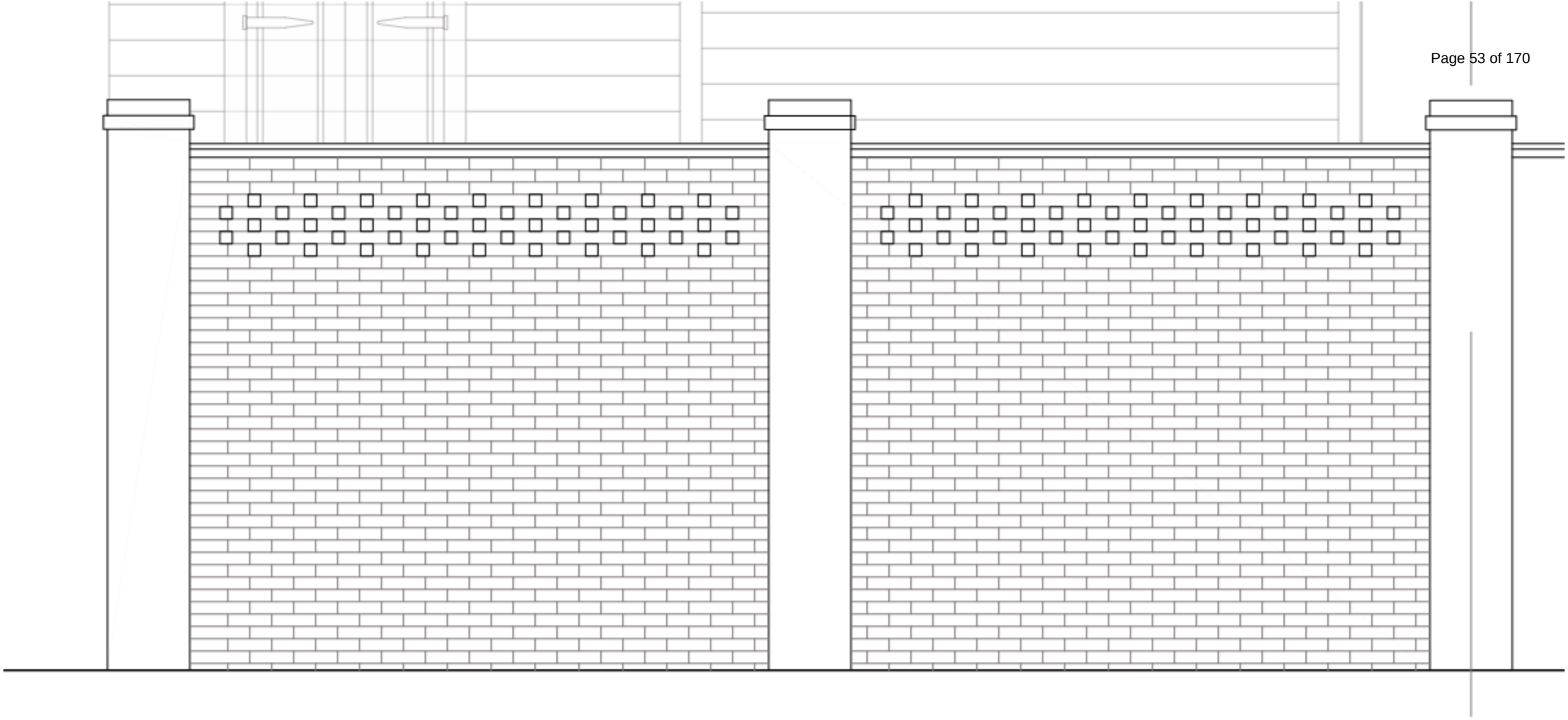
-REVISIONS-

No.	Date	Scope
6	09/11/2020	OWNER SITE A.T.
7	09/25/2020	VCC SUB.
8	10/23/2020	HVAC PLAN
9	11/04/2020	VCC SUB.
10	11/20/2020	BRICK ELEV.
11	01/04/2021	VCC SUB.
12	02/15/2021	VCC SUB.

SHEET:

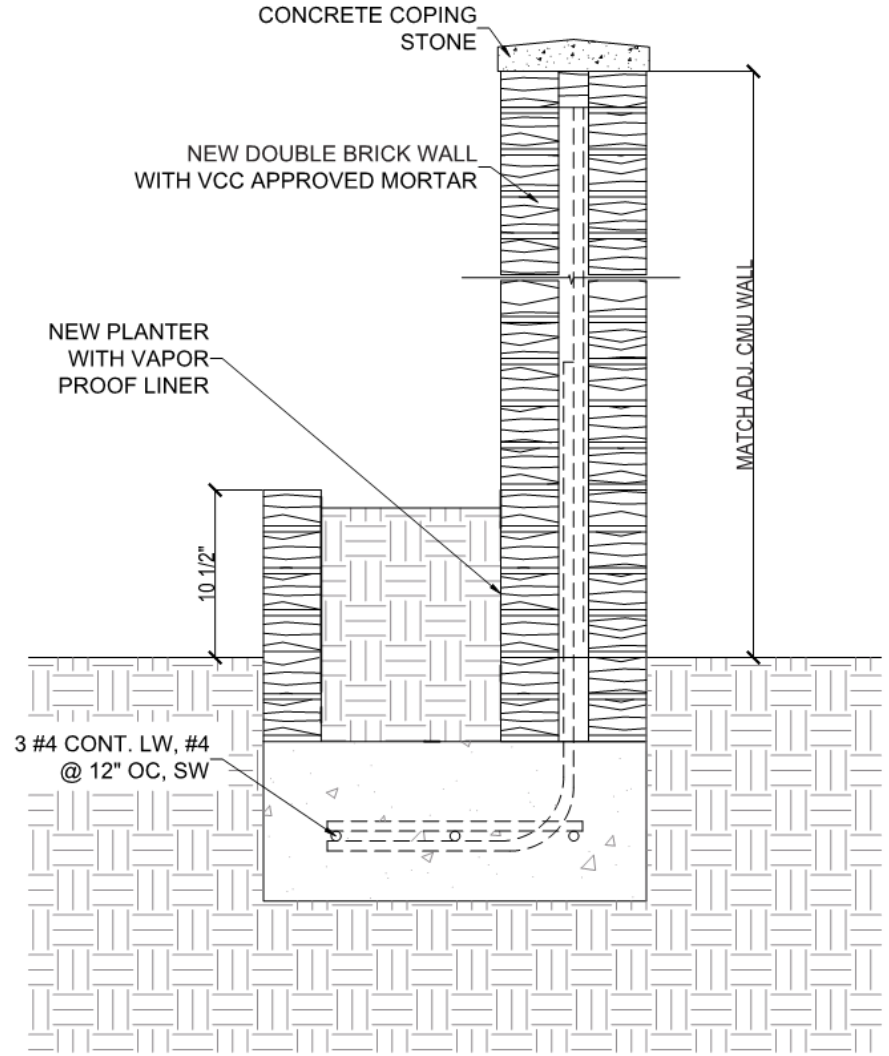
DRAWING BY JCW
SCALE
JOB No. 519038.00
DATE 02.15.2021

Sheet No.



BRICK WALL ELEVATION

scale: 1/2" - 1'-0"



BRICK WALL SECTION

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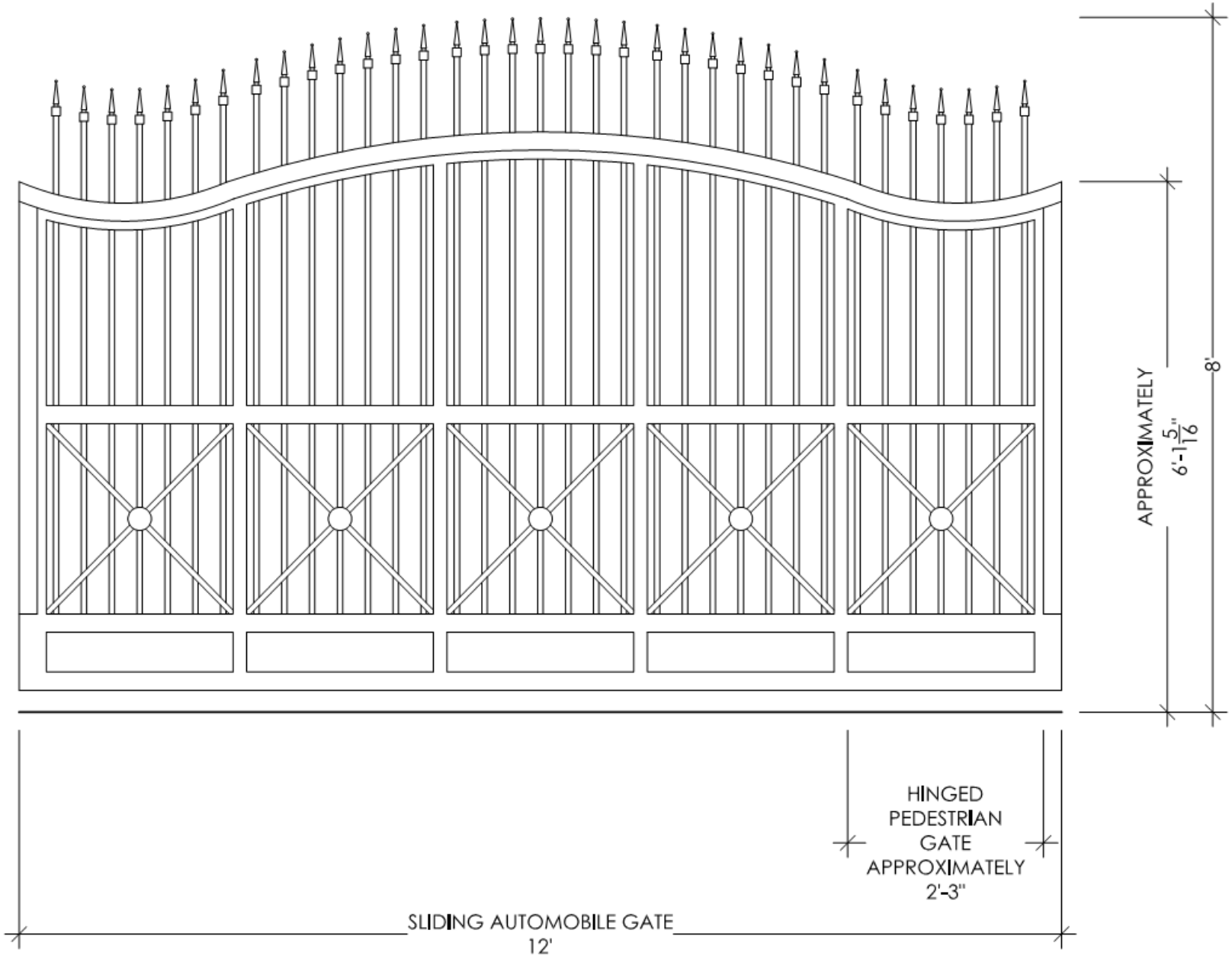


729 Gov. Nicholls – Revised Proposal

VCC Architectural Committee

February 23, 2021


45-C19
Single faced. ⟊7/8" ⌀7-3/4" ⏚3.85 lbs.
10 per box/ 38.5 lbs.


45-681
Single faced, design
circa 1649. ⟊7/16"

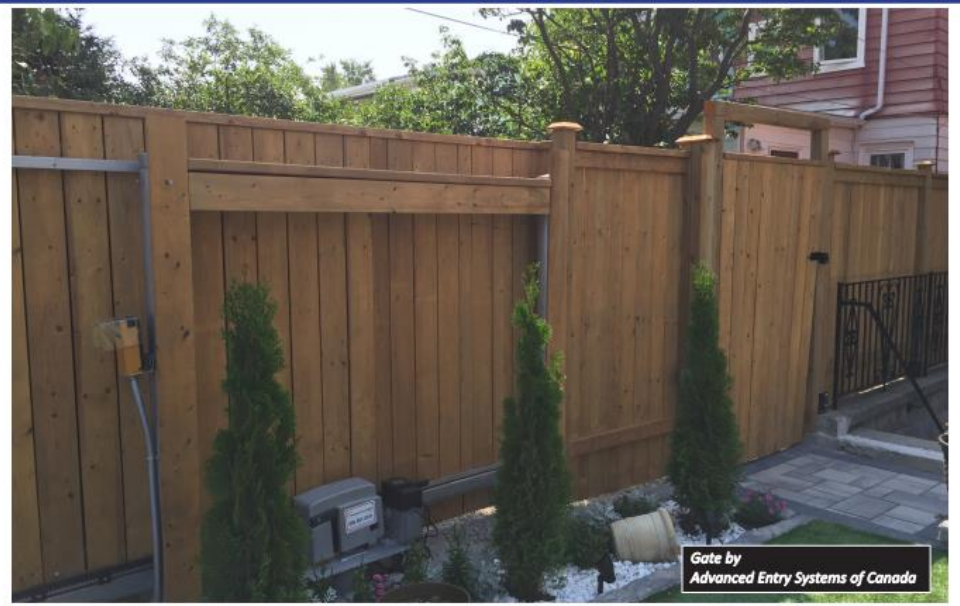

SOLID BASE
3/4"
19mm
13-05000-059
⟊ 4-15/16" ↔1-3/16"
⏚.53 lbs.
SOLID BASE
3/4"
19mm
13-05000-031
⟊ 6-1/8" ↔2-9/16"
⏚.77 lbs.
50 per box/38.5 lbs
14-R403
⟊ 6-1/4" ↔1"
50 per box/41 lbs

BYAN SYSTEMS INC.
Automatic Gate and Access Control Products

M4

Electro-Mechanical Slide Operator

SECURITY • SAFETY • RELIABILITY • ENDURANCE



The Byan Systems M4 is a rack and pinion electro-mechanical slide operator. This operator is capable of vertical movement, allowing it to follow the terrain. Its quiet, compact design is capable of handling heavy gates up to 1,400 pounds. Maneuverability and safety sensing are controlled by a microprocessor and an inherent entrapment protection device. There are soft-starts and soft-stops at the beginning and end of the gate travel. The operator has LEDs for troubleshooting safety devices and open commands.


Front View

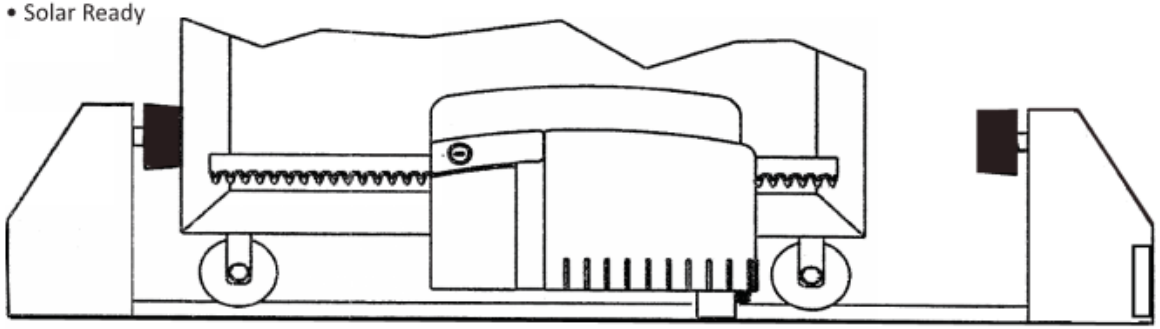

Rear View

SPECIFICATIONS:

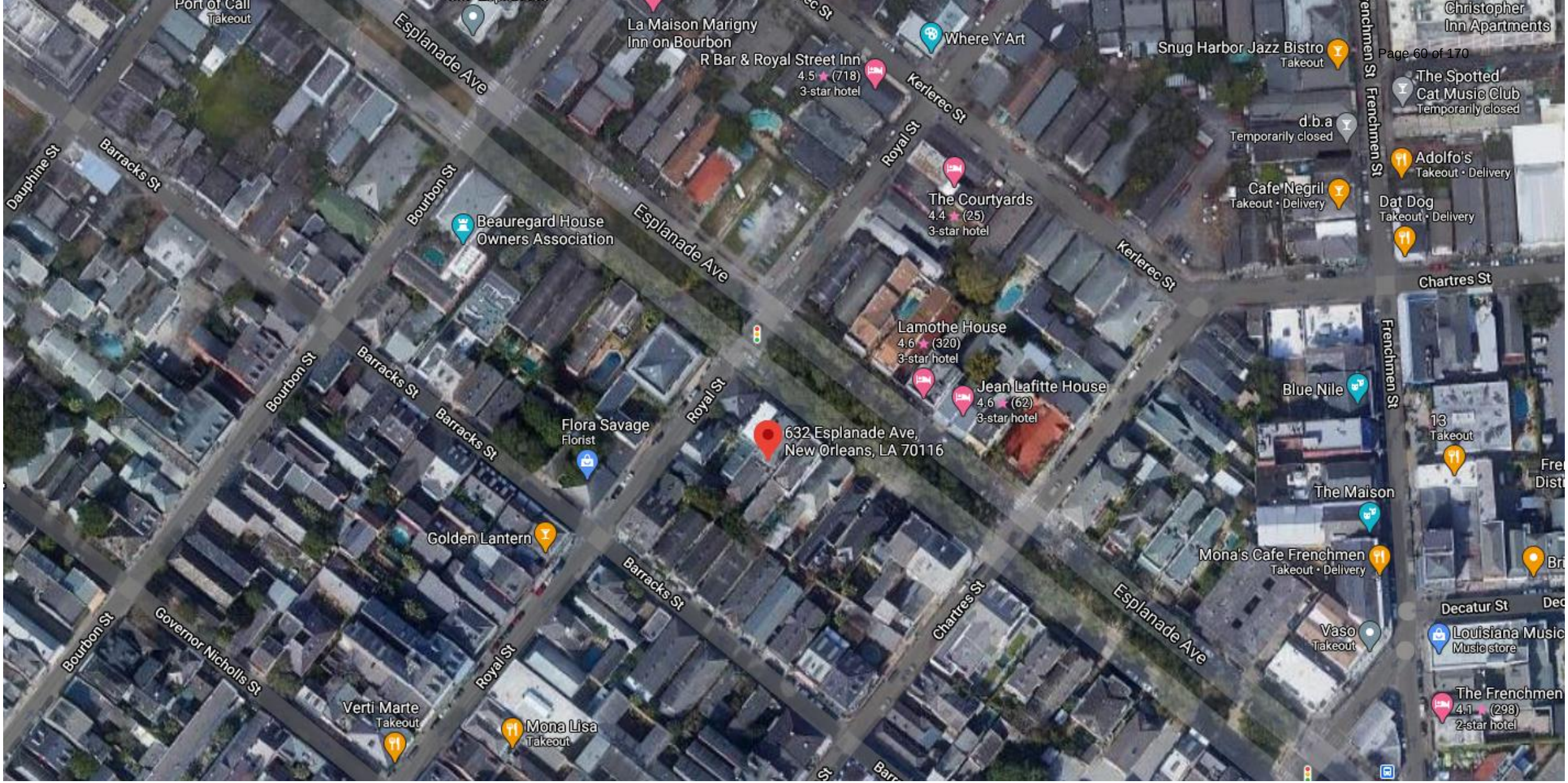
M4

Rack and Pinion Electro-Mechanical Slide Operator

- Automatic close digital timer (2-second minimum and 2-minute maximum)
- Selection of two kinds of maneuver (A/B)
- Maximum duration of maneuver limited to 2 minutes
- 433.92 Mhz incorporated receiver (Vario Code System)
- Radio Card Connector
- Tension-free relay contact for the flashlight lamp (maximum current 16 amps at 120 volts)
- 4-Amp protection fuse
- Output Shaft Speed 45 RPM/TMP
- Gate Speed 1 foot/second
- 1400 Pound Maximum Gate Weight
- Solar Ready
- 48 Pound Maximum Drag Strength
- 440 Inch/Pound-foot Maximum Starting Torque
- 120V Power Supply
- 24V DC Motor
- 120 Watt Power Draw
- 5 Amp Maximum Motor Current
- 120V to 24V, 155VA Transformer
- Battery Backup Units Available
- 14°F to 104°F Working Temperature
- Sealed Bearings
- 24V DC, 150mA Auxiliary Output



632 Espalande


632 Esplanade Ave,
New Orleans, LA 70116
Esplanade Ave
Bourbon St
Barracks St
Royal St
Kerlerec St
Chartres St
Frenchmen St
Dauphine St
Governor Nicholls St
Decatur St
Port of Call
Takeout
La Maison Marigny
Inn on Bourbon
Where Y'Art
R Bar & Royal Street Inn
4.5 (718)
3-star hotel
Snug Harbor Jazz Bistro
Takeout
Christopher
Inn Apartments
The Spotted
Cat Music Club
Temporarily closed
d.b.a
Temporarily closed
Adolfo's
Takeout • Delivery
Cafe Negril
Takeout • Delivery
Dat Dog
Takeout • Delivery
Beauregard House
Owners Association
The Courtyards
4.4 (25)
3-star hotel
Lamothe House
4.6 (320)
3-star hotel
Jean Lafitte House
4.6 (62)
3-star hotel
Blue Nile
13
Takeout
Flora Savage
Florist
The Maison
Golden Lantern
Mona's Cafe Frenchmen
Takeout • Delivery
Vaso
Takeout
Louisiana Music
Music store
Verti Marte
Takeout
Mona Lisa
Takeout
The Frenchmen
4.1 (298)
2-star hotel

632 Esplanade

VCC Architectural Committee

February 23, 2021

632 Esplanade

VCC Architectural Committee

February 23, 2021


09 14 2020

632 Esplanade

VCC Architectural Committee

February 23, 2021


09 14 2020

632 Esplanade

632 Esplanade

VCC Architectural Committee

February 23, 2021

632 Esplanade

VCC Architectural Committee

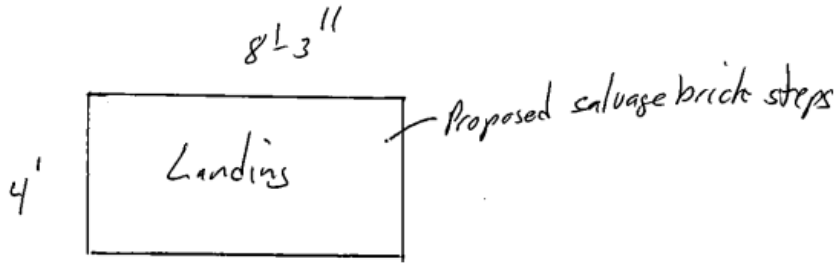
February 23, 2021

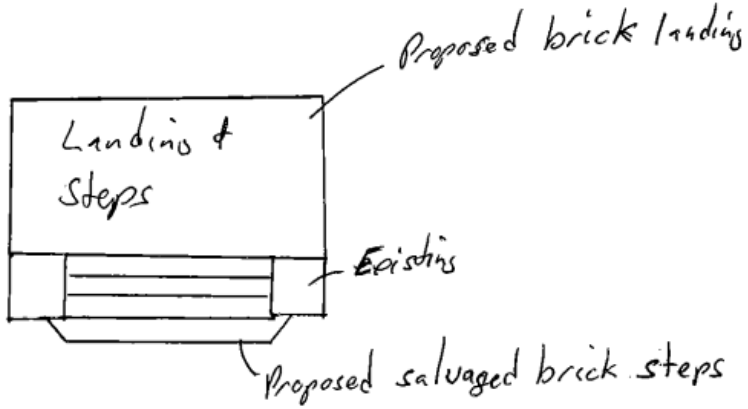
632 Esplanade

632 Esplanade
Front Porch Repair

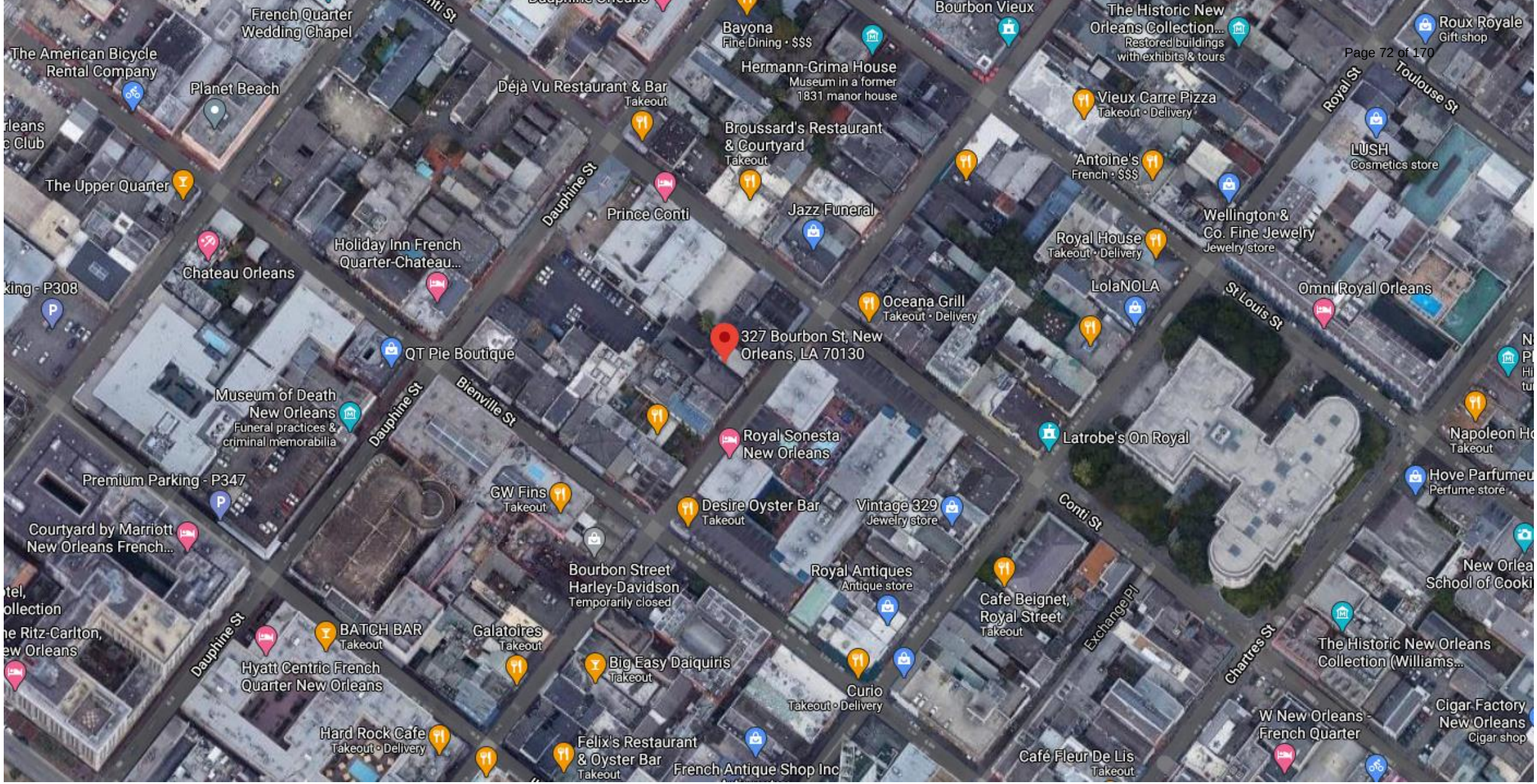
1) Landing will be framed using 2x12 treated lumber and will tie into existing sills. Cement board will be used on top of landing for a subfloor. Salvaged bricks from foundation repair will be laid to make finish surface on landing.

2) Steps will be same size and shape as existing. Material for steps will be salvaged brick from foundation repair.





327 Bourbon



327 Bourbon

VCC Architectural Committee

February 23, 2021

327 Bourbon

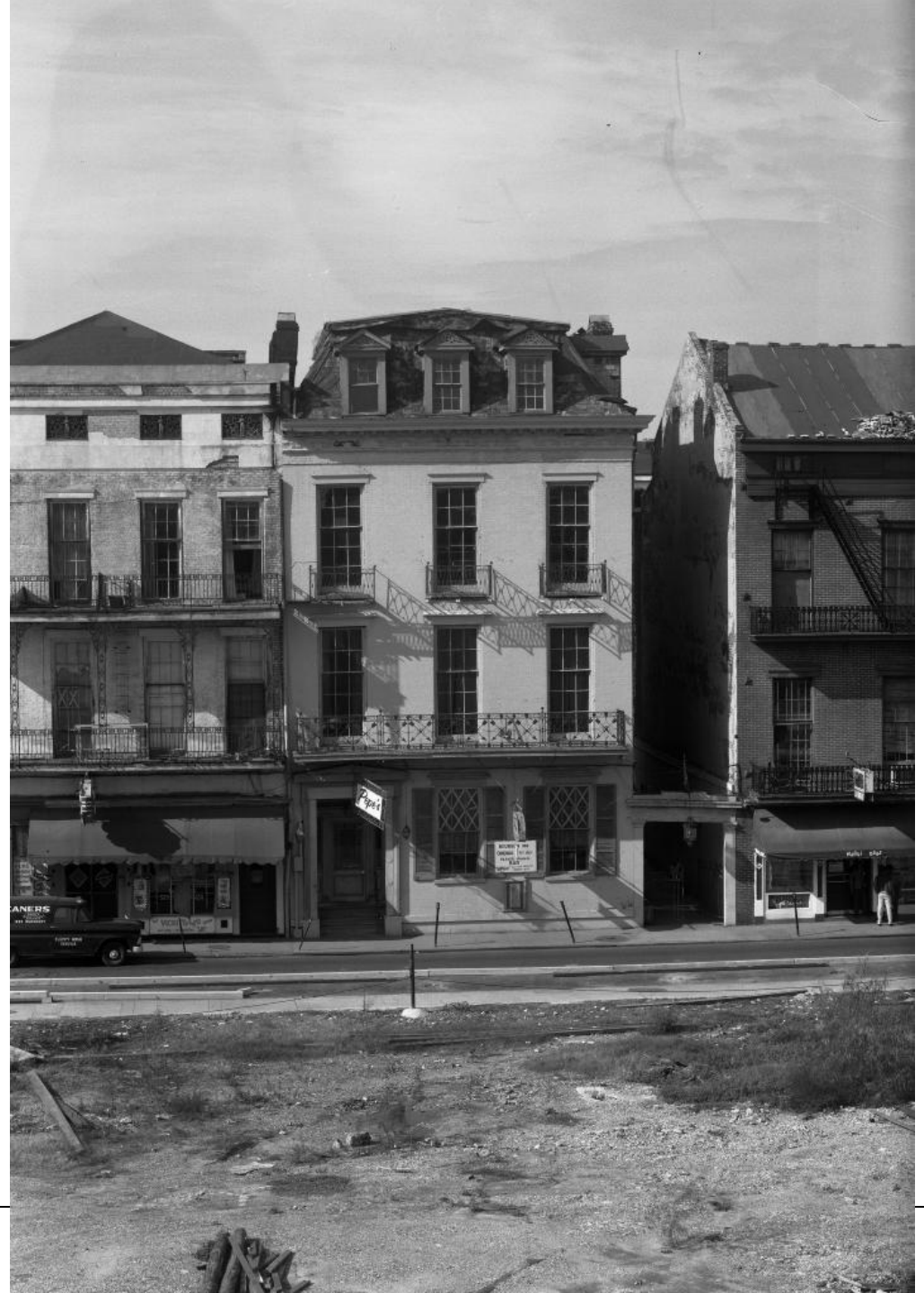
VCC Architectural Committee

February 23, 2021

327 Bourbon

VCC Architectural Committee

February 23, 2021



327 Bourbon

VCC Architectural Committee

February 23, 2021

327 Bourbon - 2018

327 Bourbon - 2018

VCC Architectural Committee

February 23, 2021

327 Bourbon - 2019

VCC Architectural Committee

February 23, 2021

327 Bourbon – July, 2020

327 Bourbon – November, 2020

327 Bourbon – November, 2020

327 Bourbon – November, 2020

327 Bourbon – November, 2020

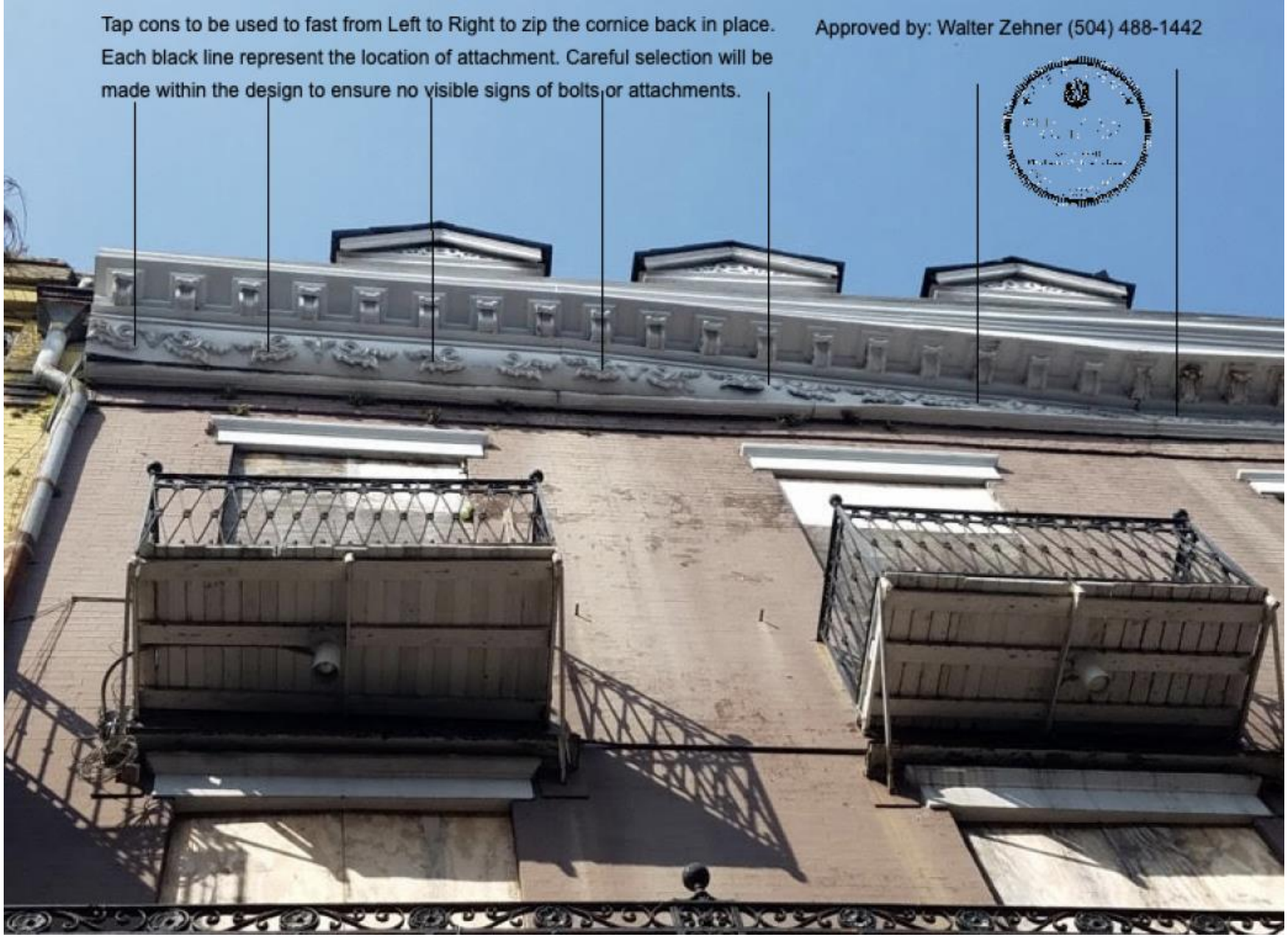
327 Bourbon – November, 2020

327 Bourbon – November, 2020

327 Bourbon – November, 2020

327 Bourbon – November, 2020

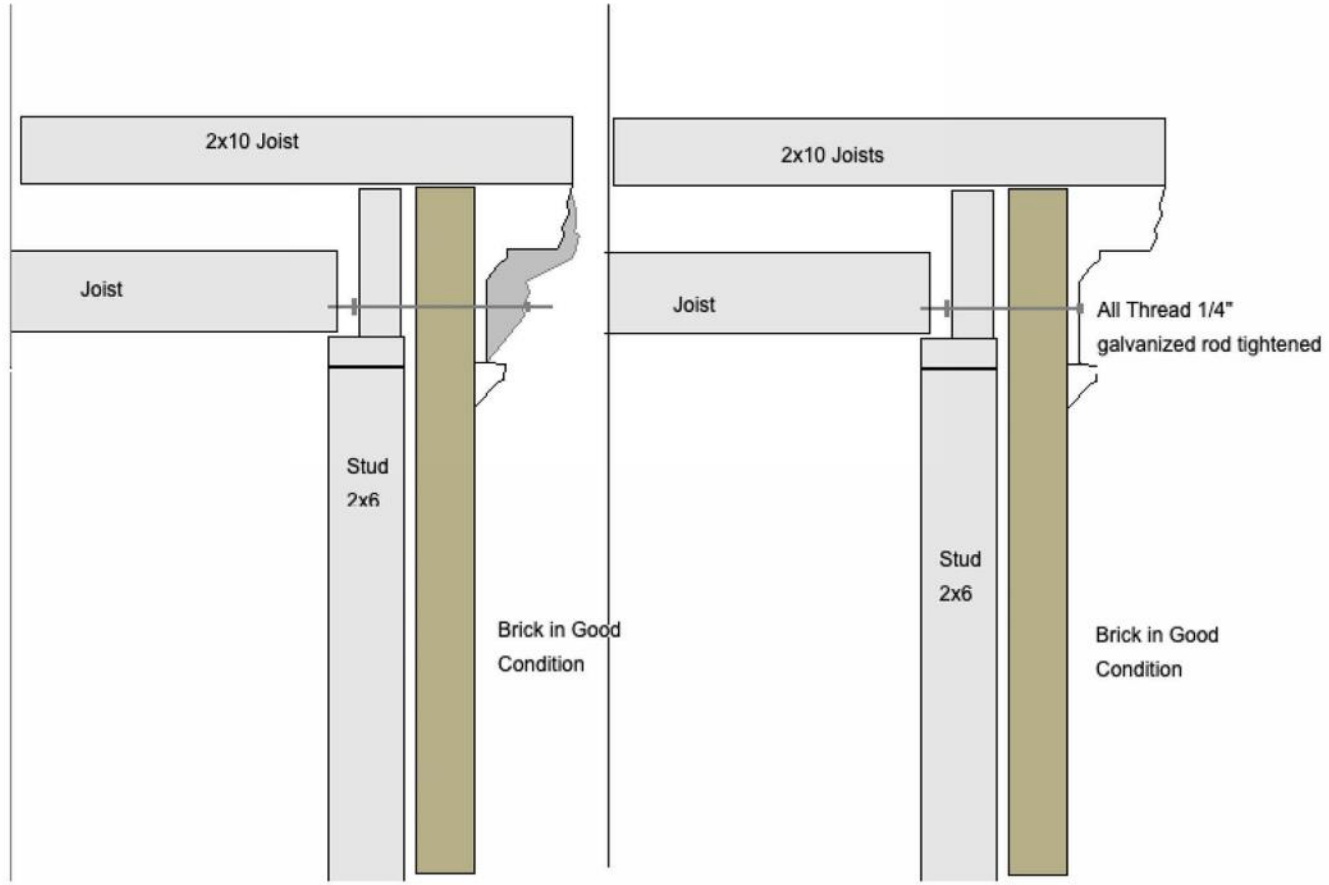
327 Bourbon – November, 2020



327 Bourbon

VCC Architectural Committee

February 23, 2021

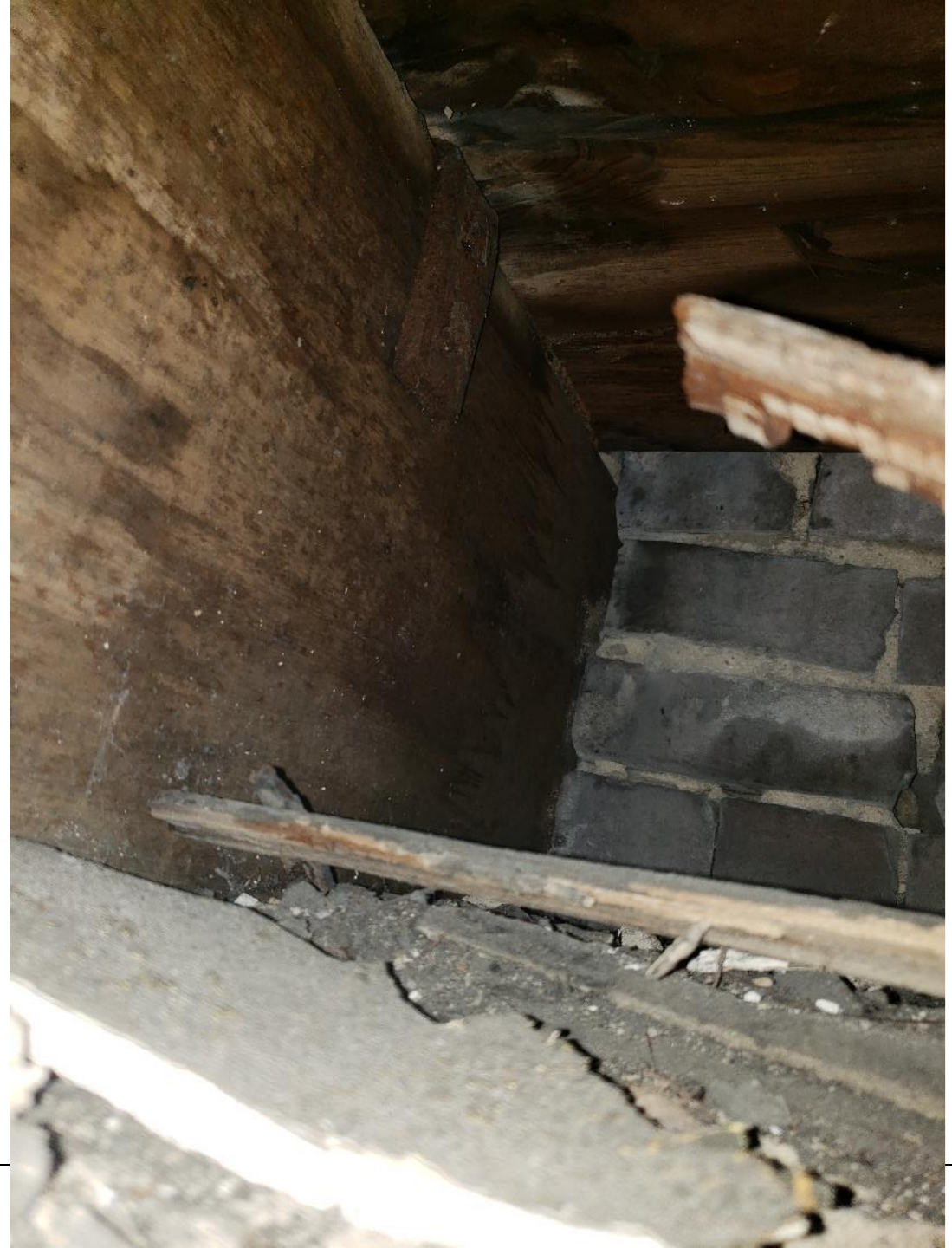


New Orleans Custom Home Design
New Orleans, Louisiana

327 BOURBON STREET
CORNICE REPAIR

12/15/20

SHEET 1 of 1



327 Bourbon

327 Bourbon

327 Bourbon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327 Bourbon

VCC Architectural Committee

February 23, 2021


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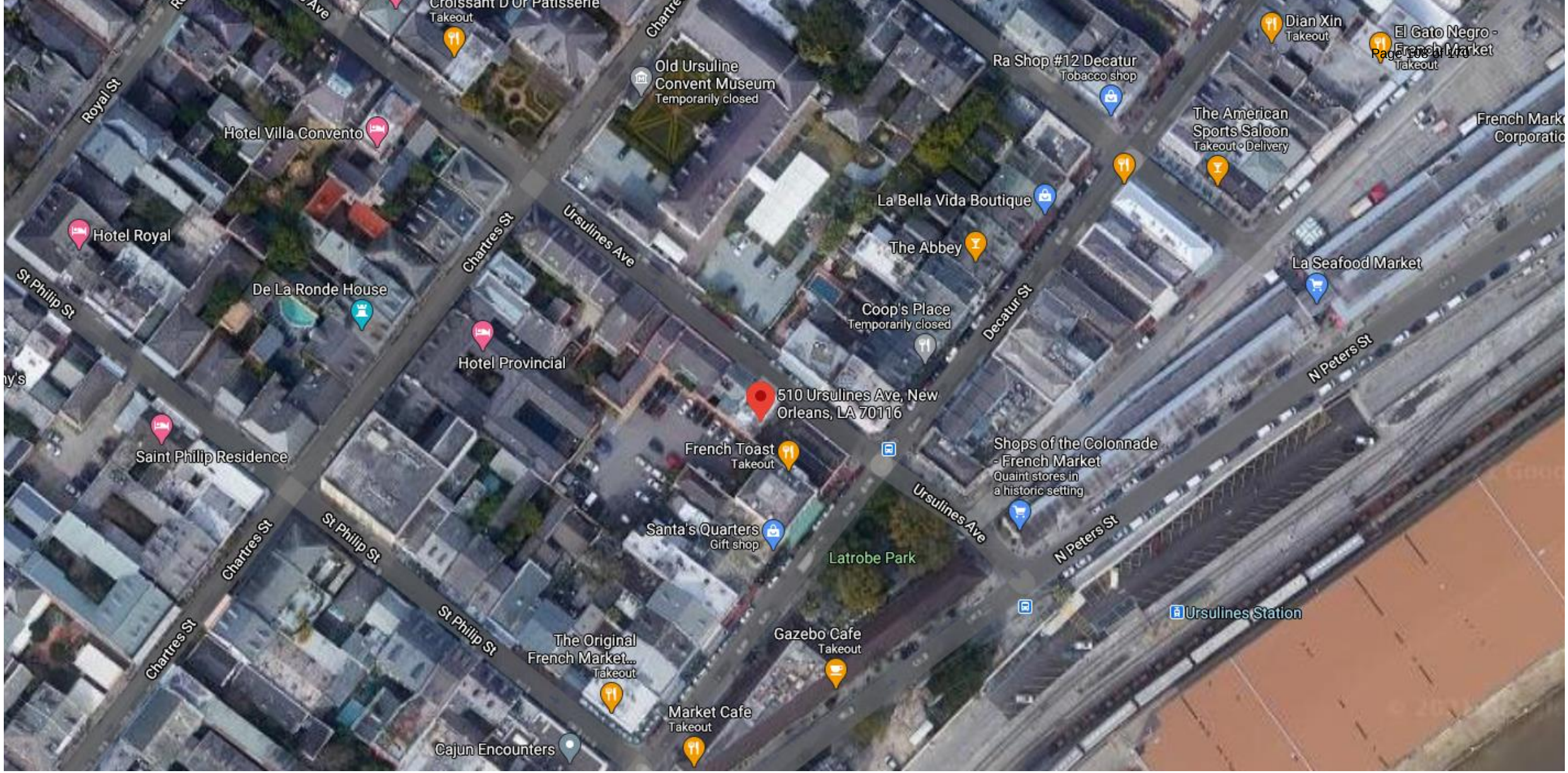
01 26 2021

510 Ursulines



510 Ursulines

VCC Architectural Committee

February 23, 2021

510 Ursulines

VCC Architectural Committee

February 23, 2021

510 Ursulines

VCC Architectural Committee

February 23, 2021

510 Ursulines

VCC Architectural Committee

February 23, 2021

510 Ursulines

VCC Architectural Committee

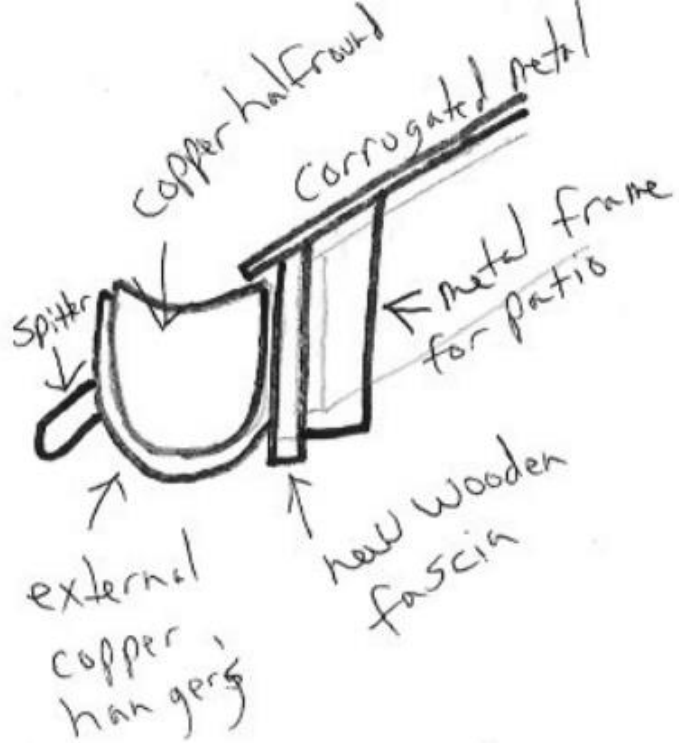
February 23, 2021

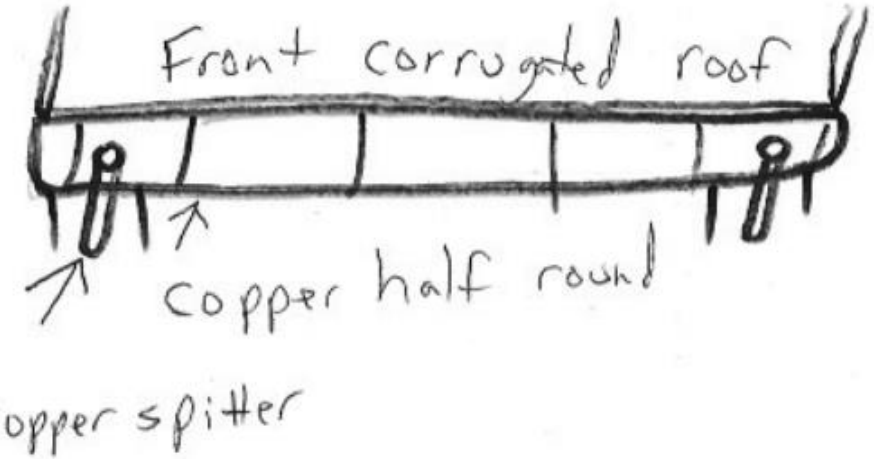
510 Ursulines – 940 Chartres– Spitters

VCC Architectural Committee

February 23, 2021

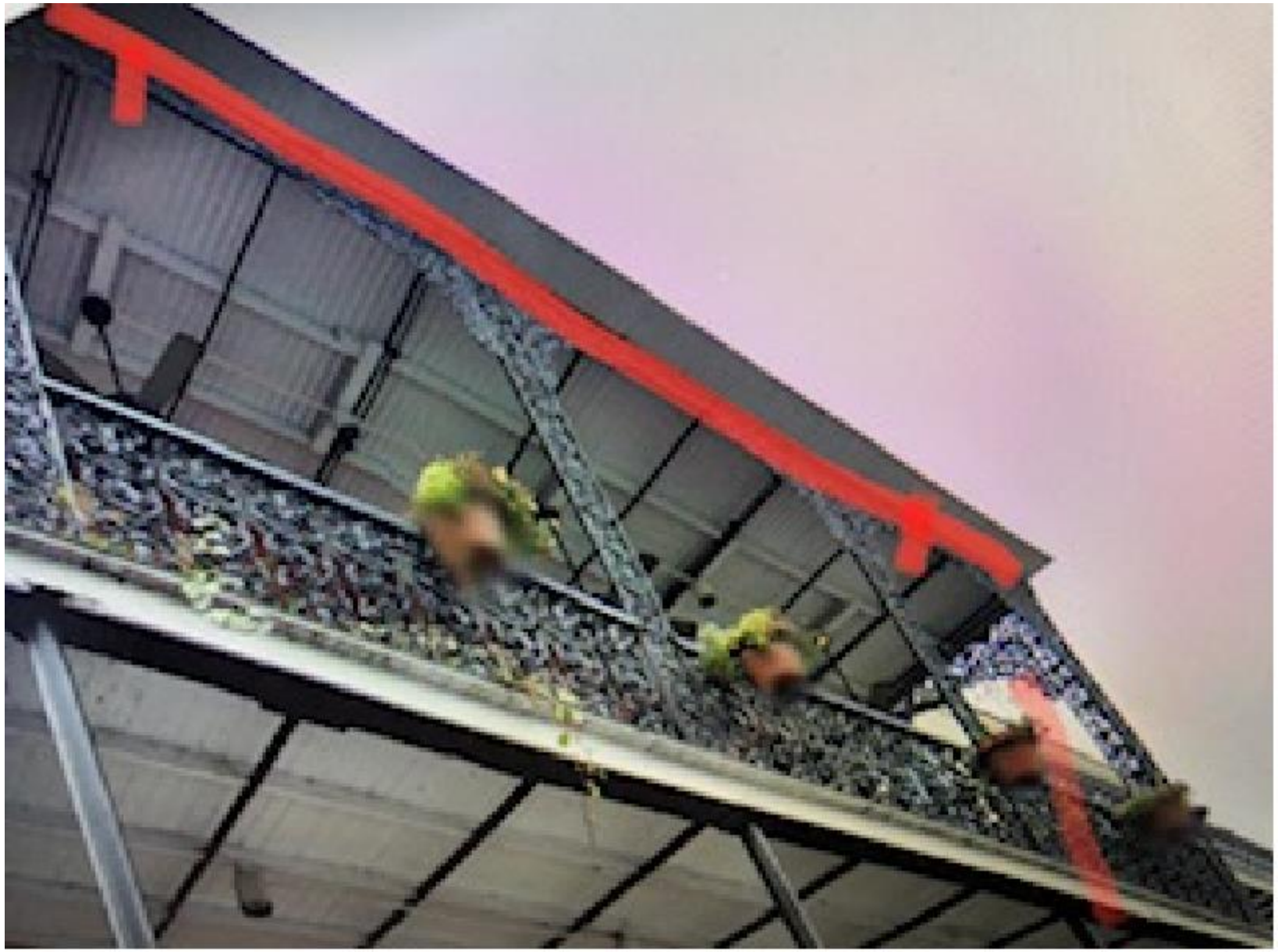
510 Ursulines – 940 Chartres– Spitters





New copper gutter (halfround) with copper spitters

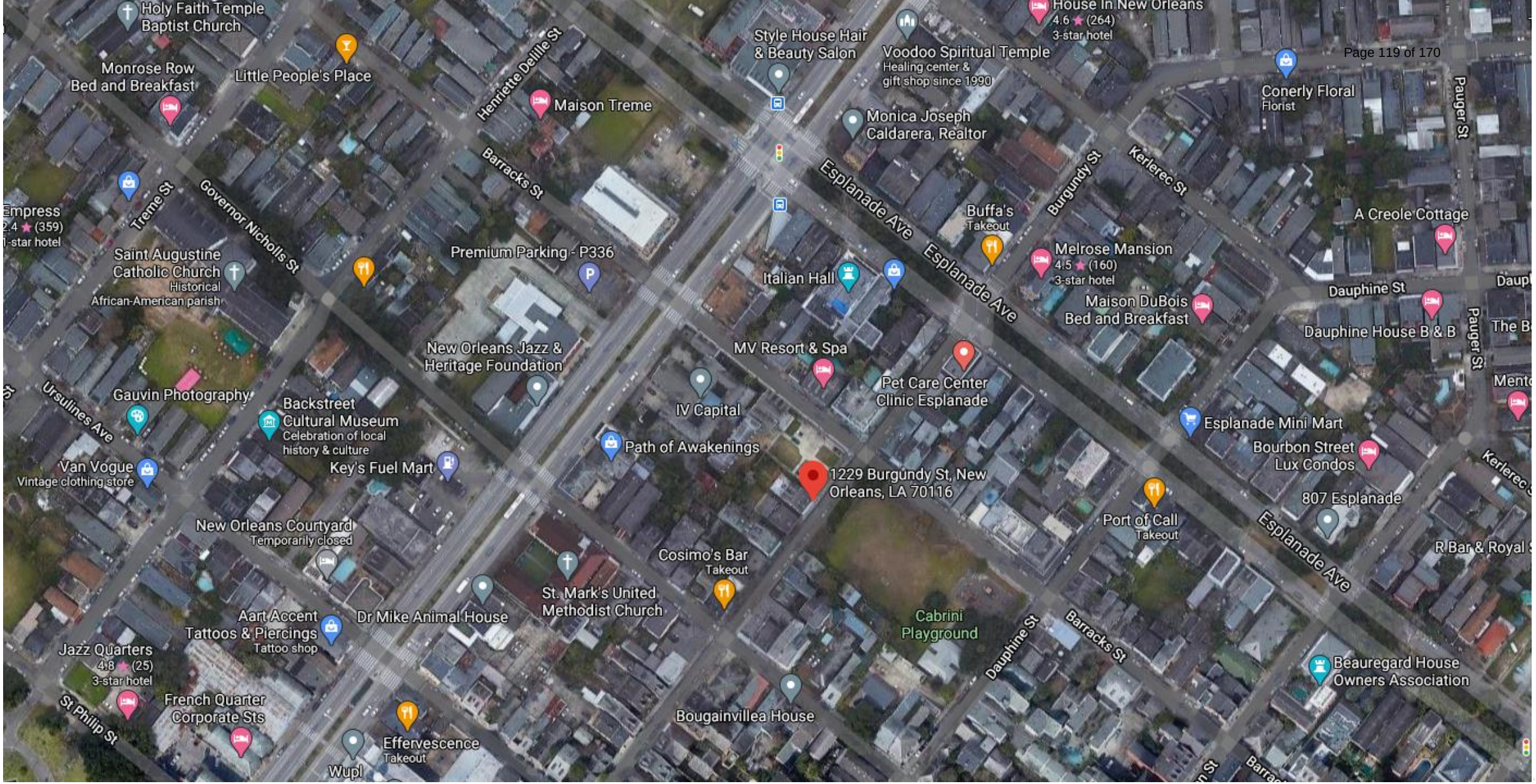
510A Ursulines Ave.
New Orleans



510 Ursulines

New Business

1227-31 Burgundy



1229 Burgundy

VCC Architectural Committee

February 23, 2021

1229 Burgundy - 1963

1229 Burgundy

VCC Architectural Committee

February 23, 2021

1229 Burgundy

VCC Architectural Committee

February 23, 2021

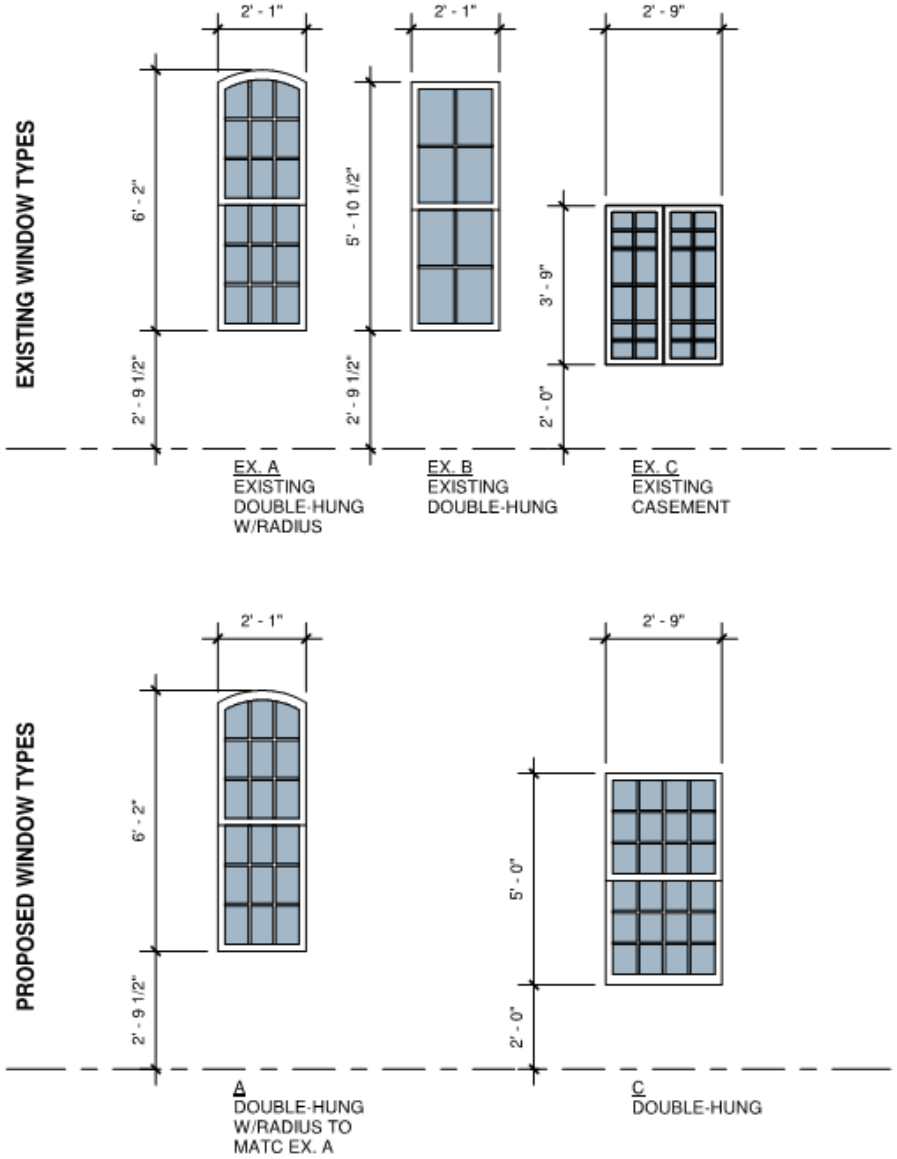
3 EXISTING ELEVATION - BURGUNDY STREET
1/8" = 1'-0"

6 PROPOSED ELEVATION - BURGUNDY STREET
1/8" = 1'-0"

1229 Burgundy

VCC Architectural Committee

February 23, 2021


EXISTING WINDOW TYPES
2' - 1"
2' - 1"
2' - 9"
6' - 2"
5' - 10 1/2"
3' - 9"
2' - 9 1/2"
2' - 9 1/2"
2' - 0"
EX. A
EXISTING
DOUBLE-HUNG
W/RADIUS
EX. B
EXISTING
DOUBLE-HUNG
EX. C
EXISTING
CASEMENT
PROPOSED WINDOW TYPES
2' - 1"
2' - 9"
6' - 2"
5' - 0"
2' - 9 1/2"
2' - 0"
A
DOUBLE-HUNG
W/RADIUS TO
MATC EX. A
C
DOUBLE-HUNG

1229 Burgundy

VCC Architectural Committee

February 23, 2021

1229 Burgundy

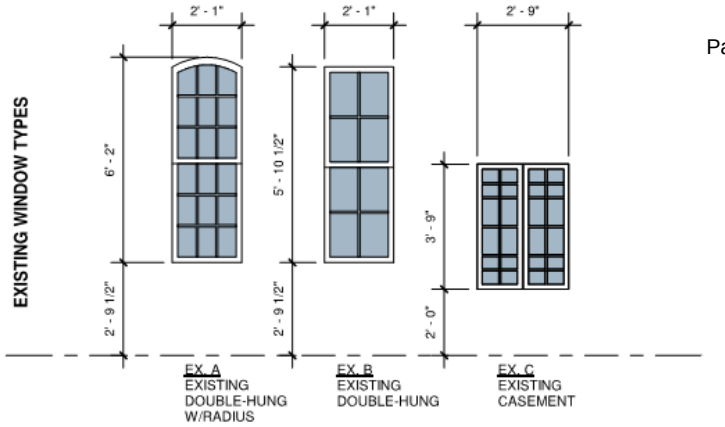
1229 Burgundy

1229 Burgundy

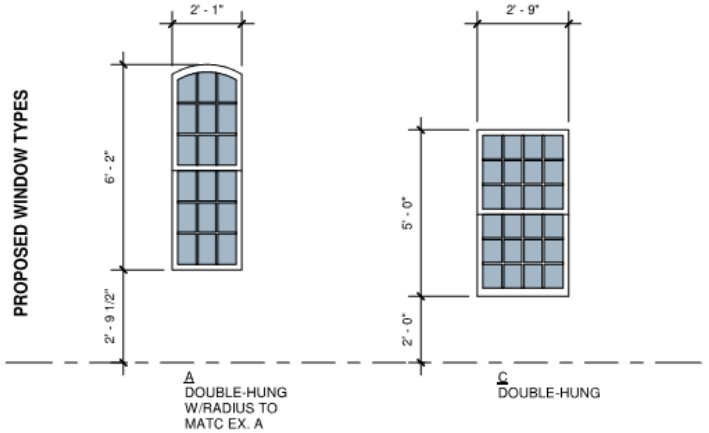
VCC Architectural Committee

February 23, 2021

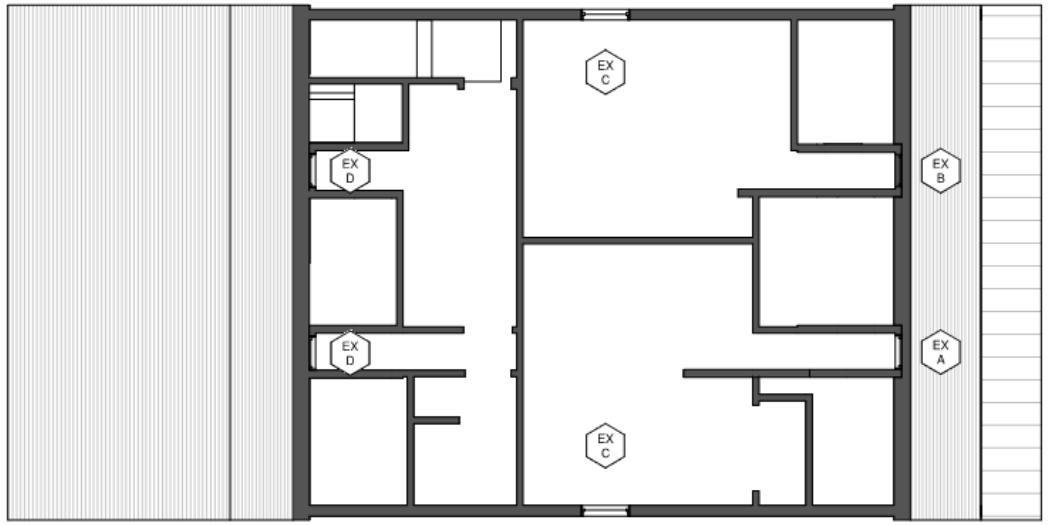
4 EXISTING ELEVATION - SIDE - BARRACKS ST.
1/8" = 1'-0"



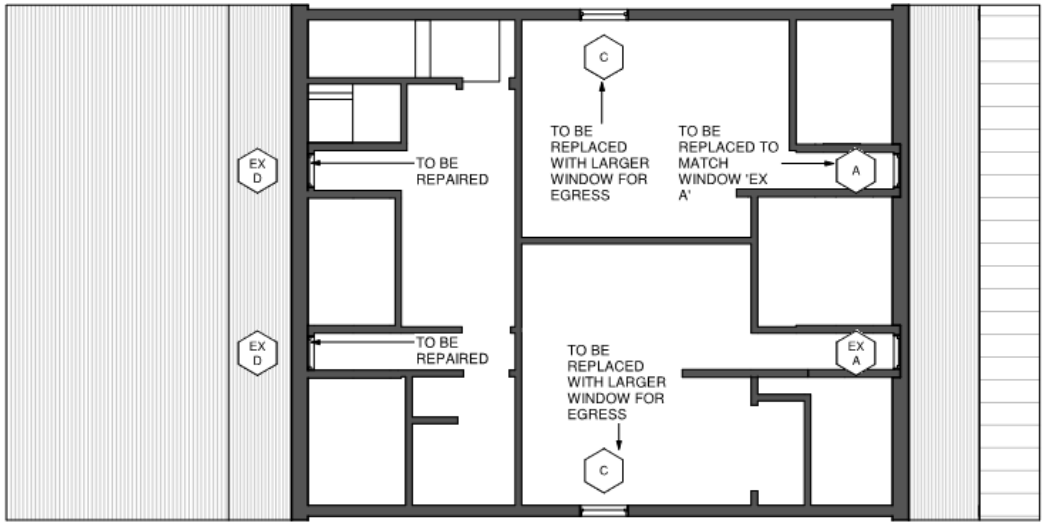
7 PROPOSED ELEVATION - SIDE - BARRACKS ST.
1/8" = 1'-0"



9 WINDOW SCHEDULE - SECOND FLOOR
1/4" = 1'-0"



1 SECOND FLOOR PLAN - EXISTING
1/8" = 1'-0"



2 SECOND FLOOR PLAN - PROPOSED
1/8" = 1'-0"

1229 Burgundy

VCC Architectural Committee

February 23, 2021

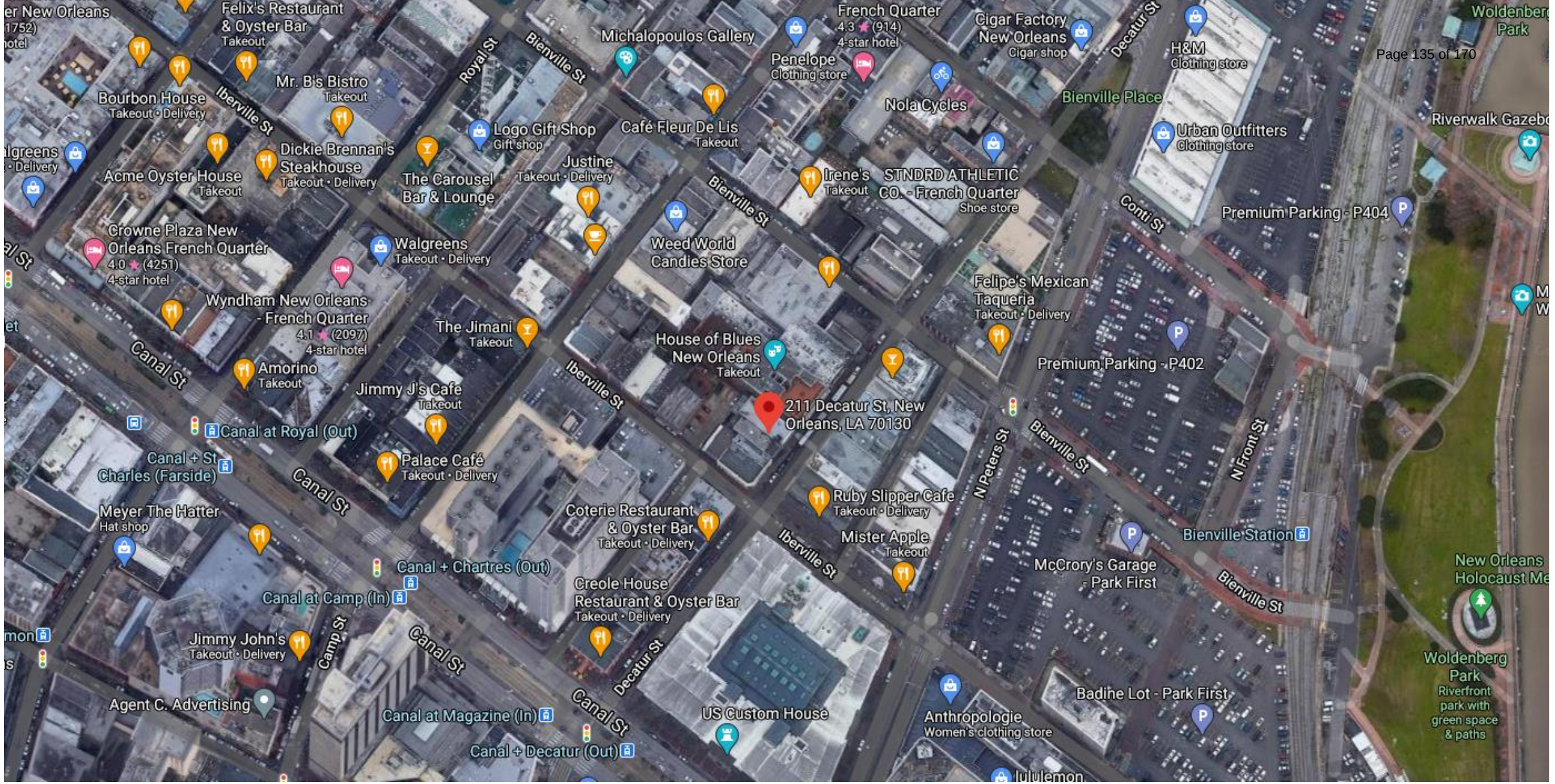
1229 Burgundy

VCC Architectural Committee

February 23, 2021

Appeals and Violations

211 Decatur



211 Decatur

VCC Architectural Committee

February 23, 2021

211 Decatur

VCC Architectural Committee

February 23, 2021

211 Decatur

VCC Architectural Committee

February 23, 2021

211 Decatur

VCC Architectural Committee

February 23, 2021

211 Decatur

VCC Architectural Committee

February 23, 2021

211 Decatur

VCC Architectural Committee

February 23, 2021

211 Decatur

211 Decatur

VCC Architectural Committee

February 23, 2021

211 Decatur

VCC Architectural Committee

February 23, 2021

215-225 Decatur – repaired glazed brick

215-225 Decatur – repaired glazed brick

211 Decatur

211 Decatur

VCC Architectural Committee

February 23, 2021

1 / A1 Decatur Street Elevation
No Scale

VIOLATIONS CORRECTION AND IMPROVEMENTS

1. Repair and/ or replace damaged or missing masonry units, glazed brick will not be used.

2. Remove all vegation and repair or tuck point masonry at these locations.

3. Clean out mortar joints with dead or missing mortar, tuck point. All mortar shall comply with VCC Guideline requirements. If in doubt about the mortar mix previously used, consult with VCC staff.

4. Submit application for signage, along with mounting details.

5. Remove existing non-compliant lighting fixtures, repair surface at each location. Replace with new light fixtures shown below. See Fixture "A".

6. Remove neon and other sign / lighting mounted adjacent to glazed surfaces.

7. Remove existing non-compliant lighting fixtures, repair surface at each location. Submit new lighting fixture type, and locations that comply with VCC Guidelines.

8. Remove lights and or cameras that have been installed without permit approval.

9. Install new light fixtures at the centerline of the soffit in each of the four bays.The fixtures and location will comply with VCC Guidelines. See fixture "B".

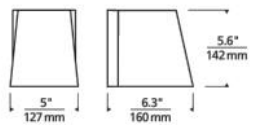
10. Remove metal panels attached to the masonry. Repair damage and or mounting holes.

11. Apply for the placement of ATM at the front of the building or reorient to interior.

12. Survey the masonry wall at the alley and indicated the amount of masonry to be repaired or replaced. Submit this survey to VCC staff upon approval, replace bricks with the same type and color as found in place. Mortar mix to comply with VCC Guidelines. This is a common wall and both owners must agree to terms.

A Replacement Wall Sconces to be in same locations as existing wall mounted fixtures as shown on photo

Fixture "A"



Konial 5

B Soffit mounted downlight cans to be installed at center of soffit depth, and centered within each bay width.

Fixture "B"

VOLT® Low Voltage Landscape Lighting
Top Dog Tommy Light

MUSSO ARCHITECTS
NICHOLAS MUSSO, AIA, LEED AP
6414 Carter Dr. New Orleans, LA 70122
504.325.2260 nickm@mussoarchitects.com

211 Decatur Street
New Orleans, Lousisana

Drawings:

CONTENT:

PROJECT NO.: 1959
SUBMITTAL:
DATE: 02/01/2021
REVISED:

A1

Sheet 1 of 2

211 Decatur

VCC Architectural Committee

February 23, 2021

KONIAL 5 METAL WALL SCONCE

TECH LIGHTING

Contemporary architectural geometry manifests in the triangular, conical shape of the Konial outdoor wall sconce. With generous openings at the top and bottom, this sconce creates soft up and down LED lighting. The shade is opaque metal that creates directional, up and down accent lighting.

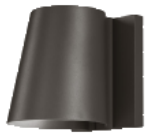
High quality LM80-tested LEDs
for consistent long-life performance and color

Outstanding protection against the elements:
- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

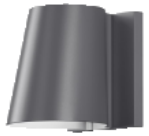
DELIVERED LUMENS	198.3
WATTS	12.7
VOLTAGE	120V, 277V
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Symmetric / Up-Downlight
MOUNTING OPTIONS	Wall
PERFORMANCE OPTIONS	In-Line Fuse
CCT	3000K or 4000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B0-U3-G0
DARK SKY	Non-Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years
WEIGHT	1.8 lbs.

* Visit techlighting.com for specific warranty limitations and details.



KONIAL 5
shown with metal shade, bronze

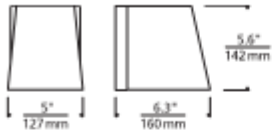
KONIAL 5
shown with metal shade, gray



KONIAL 5
shown with metal shade, charcoal

ORDERING INFORMATION

700OWKON	CRI/CCT	LENGTH	LENS	FINISH	VOLTAGE	DISTRIBUTION	OPTIONS
	830 80 CRI, 3000K **840** 80 CRI, 4000K	**5** 5"	**M** METAL	**Z** BRONZE **Y** GRAY **H** CHARCOAL	**120** 120V **277** 277V	**S** SYMMETRIC	NONE **LF** IN-LINE FUSE

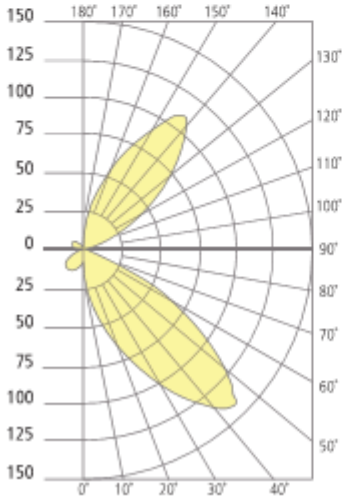


Konial 5

PHOTOMETRICS*

KONIAL 5 METAL

Total Lumen Output:	198
Total Power:	12.7
Luminaire Efficacy:	15.5
Color Temp:	4000K
CRI:	80+
BUG Rating:	B0-U3-G0



PRODUCT SPECIFICATIONS

Project Name _____ Date _____

Type or Model _____ Qty _____

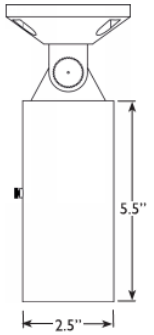
Model # _____ Prepared By _____

VOLT® Low Voltage Landscape Lighting Top Dog Tommy Light

Product Description

VOLT's® Top Dog Tommy Light utilizes the same superior quality of one our most popular outdoor lighting fixture, VOLT's® Top Dog Spotlight. Features a flush cut glare guard that gives the fixture a modern look, perfect for contemporary homes. The VOLT® Top Dog Tommy light was suggested by one of our contractors and we named it after him. Perfect outdoor LED low voltage fixture for task lighting and outdoor kitchens/structures. Affix it to ceiling and structure and it makes a great surface mounted light when you can't install a recessed can. Attach to a wall for task lighting. Adjust the glare guard to get the fixture "look" you need. Great 360° glare control! Heavy solid cast brass construction and lifetime warranty. Premium internal components and completely sealed. The Top Dog Tommy Light is the smartest purchase you can make when seeking a high quality task light.

Product Dimensions



Features & Benefits

- Solid Brass
- Pre-aged finish; no powder coating, paint or finish to wear off or peel—just natural patina that does not corrode
- Beryllium copper socket - more corrosion resistant than copper
- Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem
- Pressure rubber gasket for a moisture tight design

Specifications

- **Construction:** Cast Brass
- **Finish:** Bronze
- **Lead Wire:** 48" (standard) or 25' (optional) 16AWG, SPT-2 premium tinned copper
- **Glass or Lens:** Clear Protective Glass
- **Light Source (not included):** MR16 (LED or Halogen)
- **Maximum Lamp Rating:** 35W
- **Operating Voltage:** 12V AC
- **Powered by:** VOLT's Low Voltage Transformer

Certifications

UL LISTED File #E466348

Warranty

Lifetime Warranty

www.voltlighting.com

PRODUCT SPECIFICATIONS

VOLT® Low Voltage Landscape Lighting Top Dog Tommy Light

Lamp Options

Item Number	Description	Power Supply Requirement
8-LED-MR16-10w-38	LED 3W (10W Equivalent) MR16 38° (standard)	4.63 VA
8-LED-MR16-10w-60	LED 3W (10W Equivalent) MR16 60° (wide)	4.63 VA
8-LED-MR16-3w-12	LED 3W (20W Equivalent)MR16 12° (narrow)	4.8 VA
8-LED-MR16-3w-38	LED 3W (20W Equivalent) MR16 38° (standard)	4.8 VA
8-LED-MR16-3w-60	LED 3W (20W Equivalent) MR16 60° (wide)	4.8 VA
8-LED-MR16-5w-12	LED 5W (30W Equivalent) MR16 12° (narrow)	6.67 VA
8-LED-MR16-5w-38	LED 5W (30W Equivalent) MR16 38° (standard)	6.67 VA
8-LED-MR16-5w-60	LED 5W (30W Equivalent) MR16 60° (wide)	6.67 VA
8MR2010-12	Halogen 20W MR16 12° (narrow)	20W
8MR2010-36	Halogen 20W MR16 36° (standard)	20W
8MR2010-60	Halogen 20W MR16 60° (wide)	20W
8MR3510-12	Halogen 35W MR16 12° (narrow)	35W
8MR3510-36	Halogen 35W MR16 36° (standard)	35W
8MR3510-60	Halogen 35W MR16 60° (wide)	35W

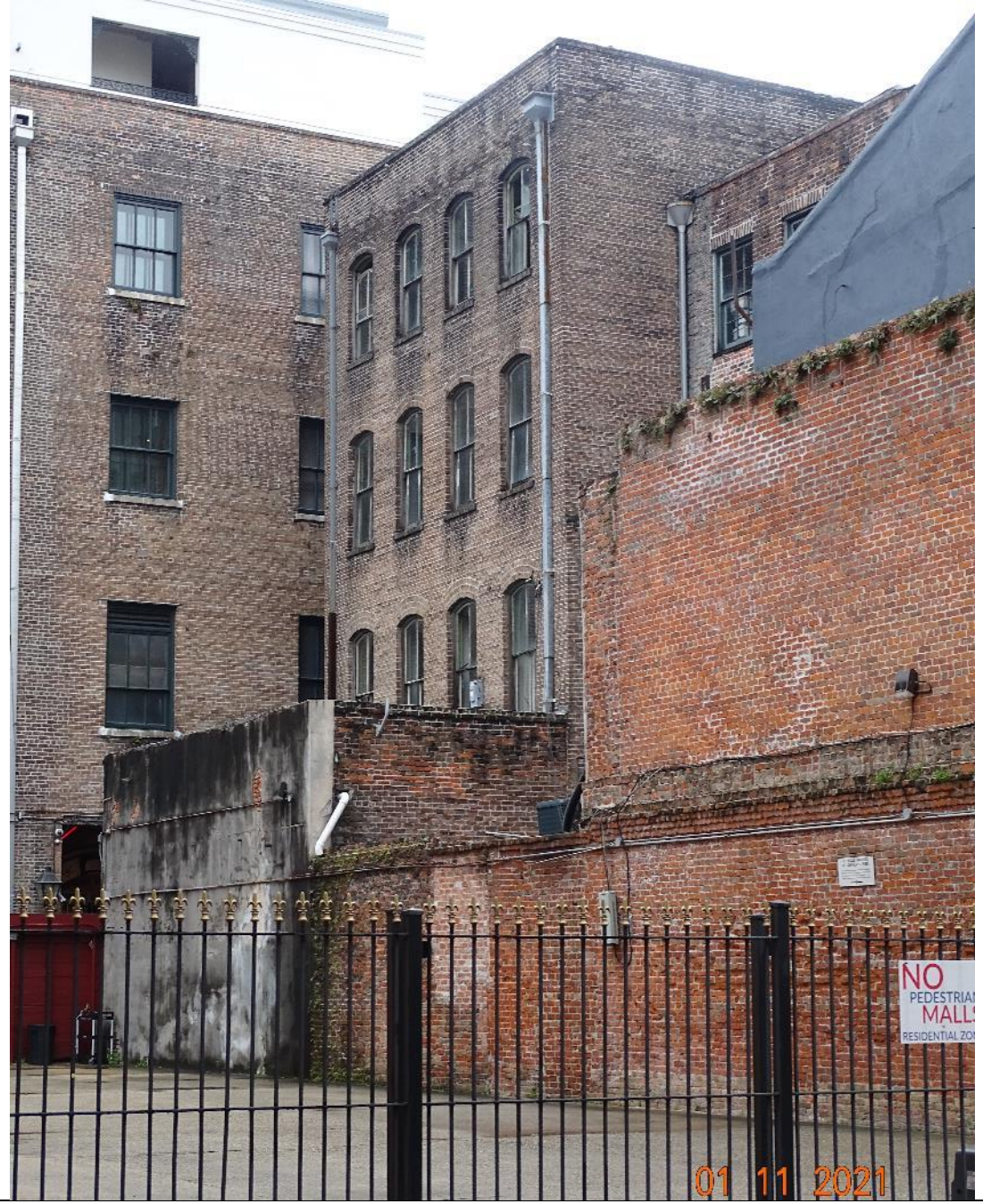
Ordering Information

Example: Order # 182-48

182	-48
Product Family	Wire Length
182= Top Dog Tommy Light	48 = 48" 25 = 25'

www.voltlighting.com

ss-182-ver1.pdf



211 Decatur – not in scope

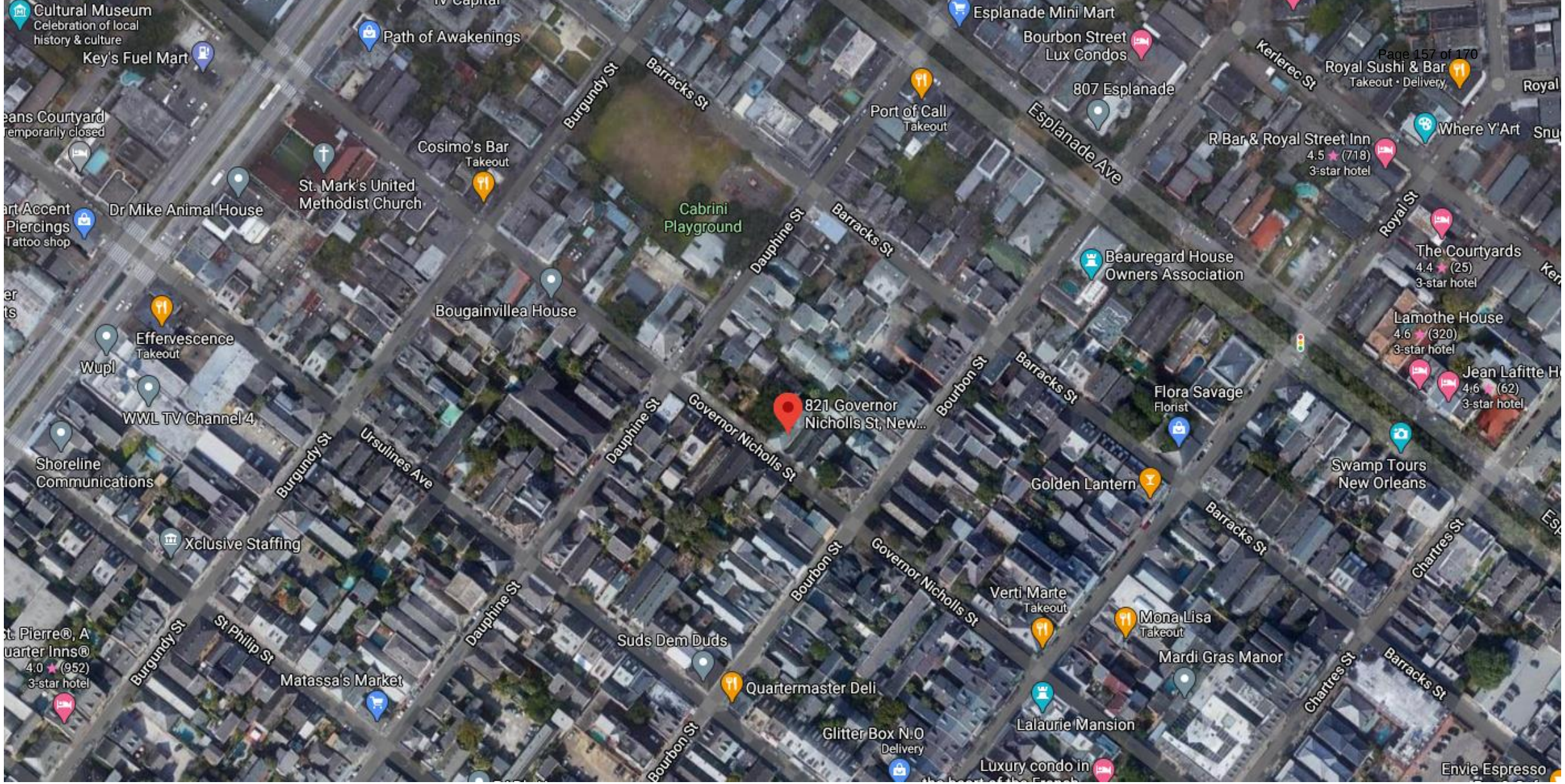
211 Decatur – not in scope

211 Decatur – not in scope

211 Decatur – not in scope

211 Decatur – not in scope

821 Governor Nicholls



821 Governor Nicholls

VCC Architectural Committee

February 23, 2021

821 Governor Nicholls

821 Governor Nicholls

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February 23, 2021

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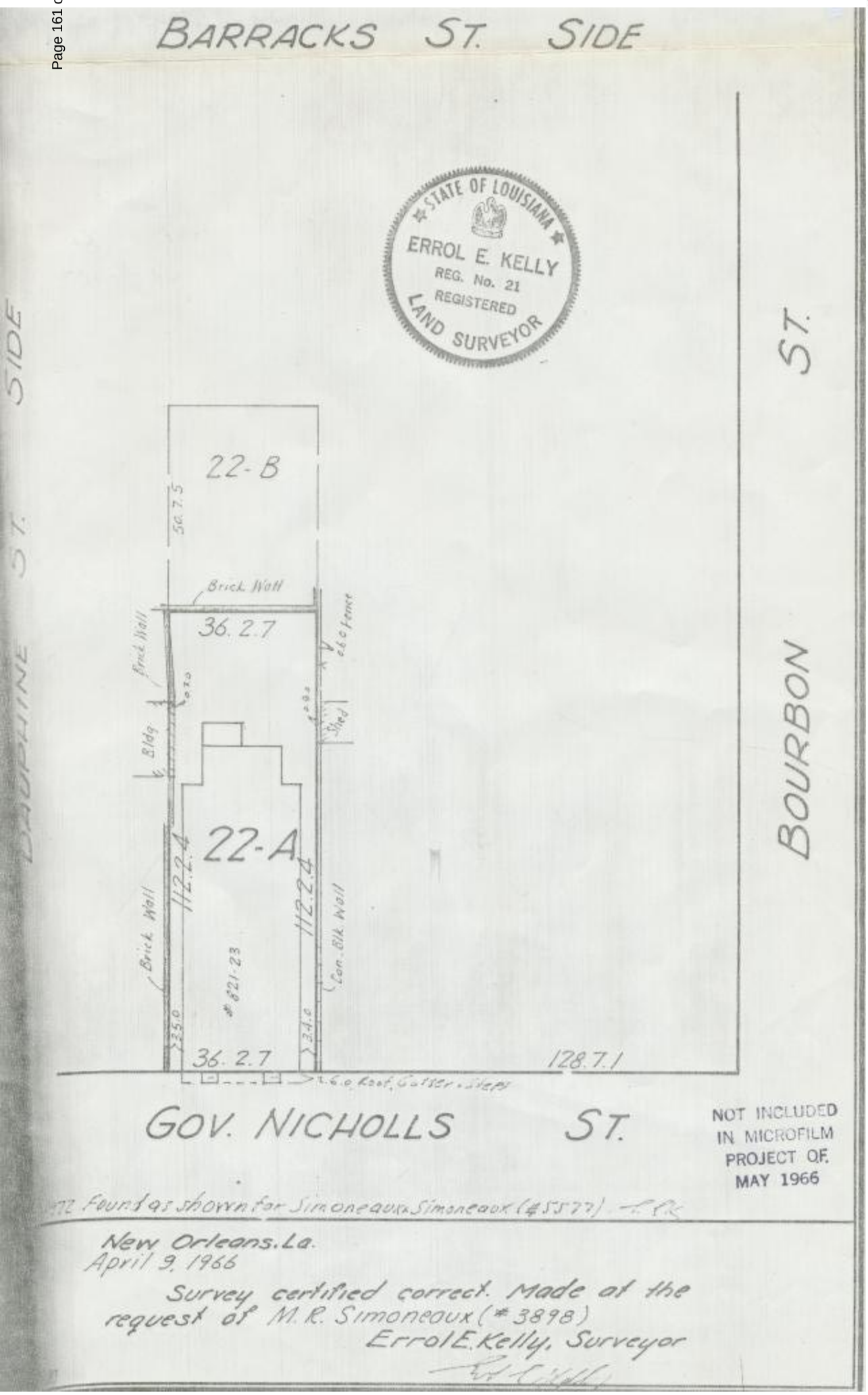
February 23, 2021



821 Governor Nicholls

VCC Architectural Committee

February 23, 2021

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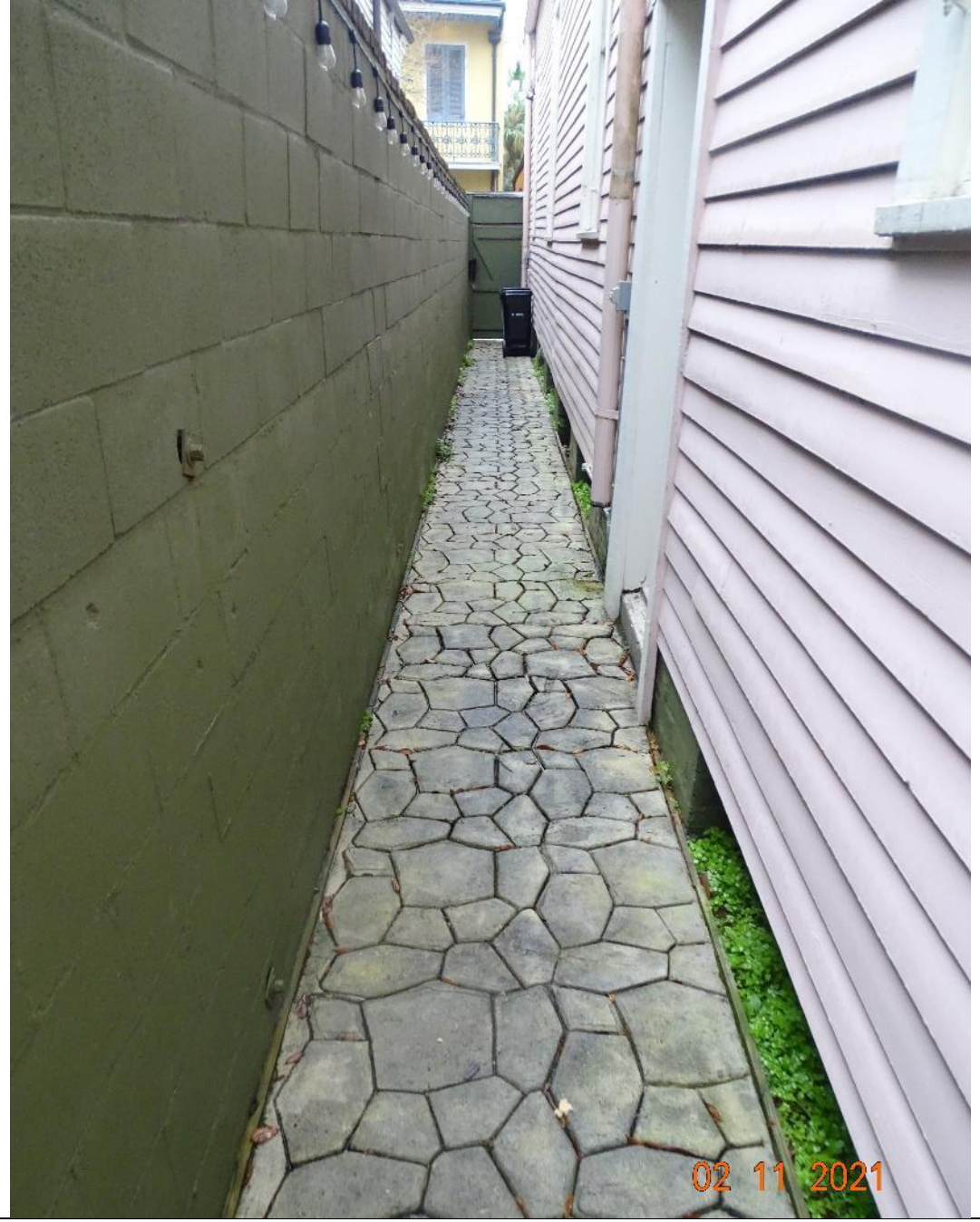
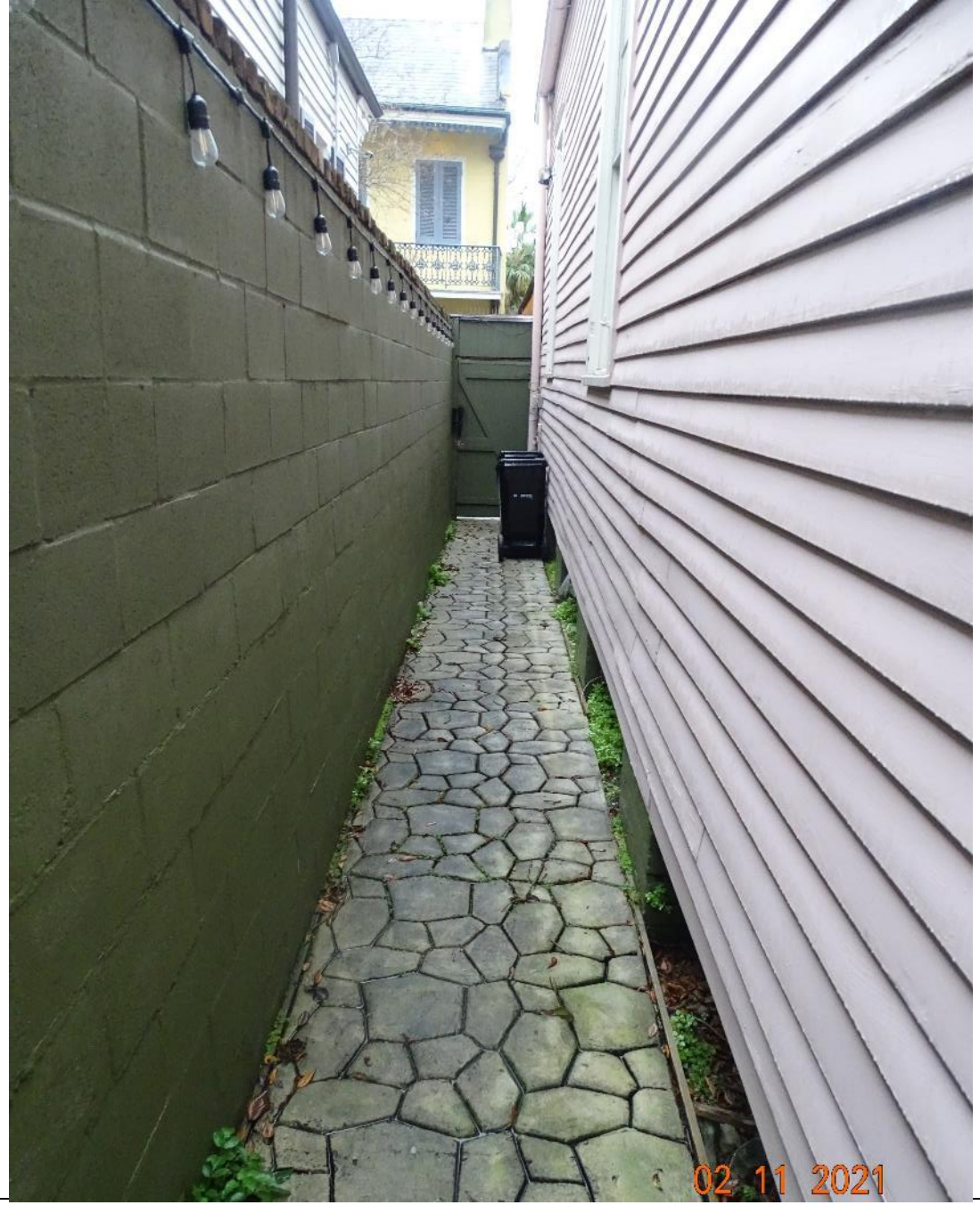


821 Governor Nicholls

VCC Architectural Committee

February 23, 2021



821 Governor Nicholls


02 11 2021