

Vieux Carré Commission Architecture Committee Meeting

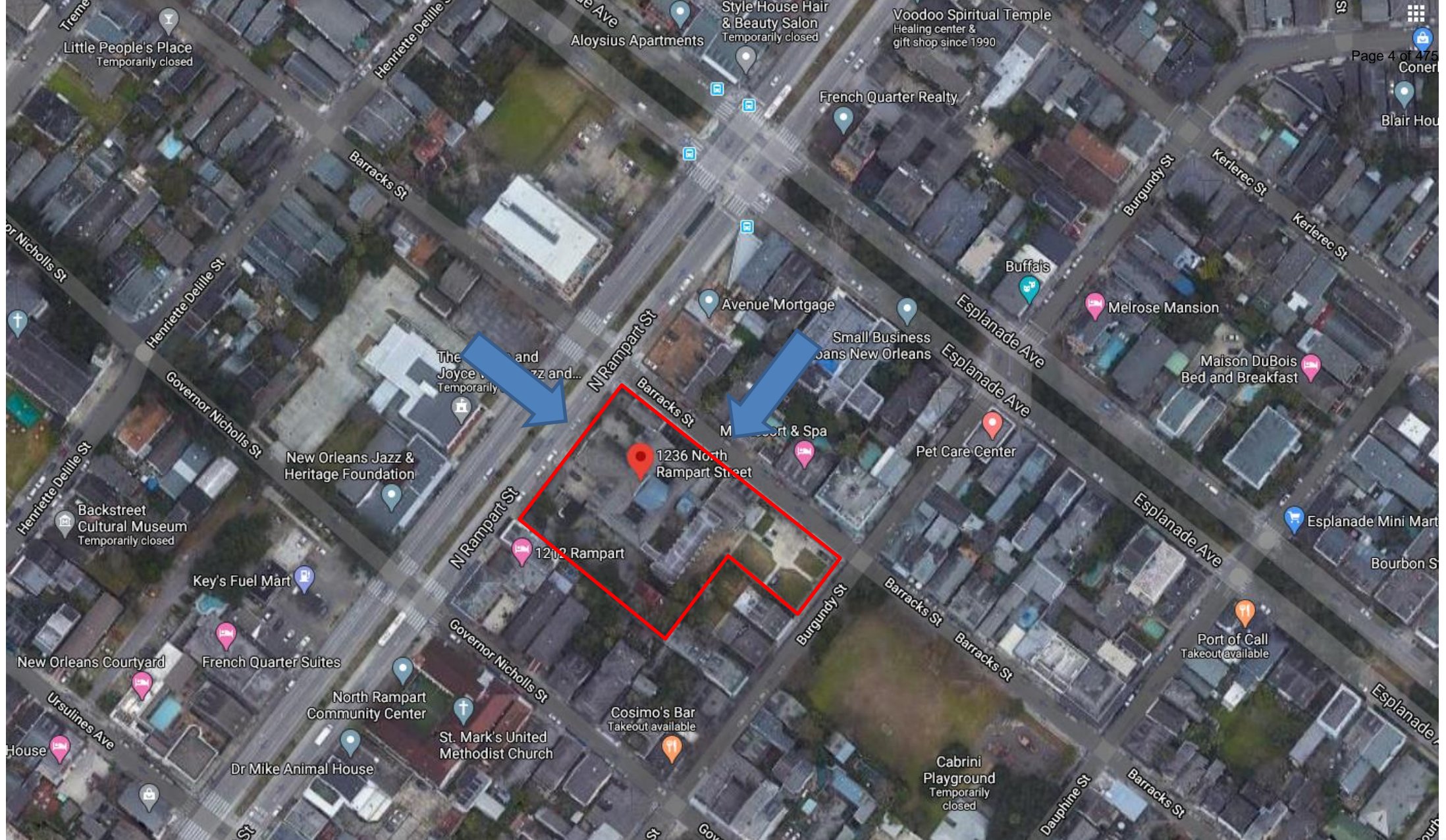
Tuesday, June 8, 2021



Old Business



1236 N Rampart



1236 N. Rampart

VCC Architectural Committee

June 8, 2021



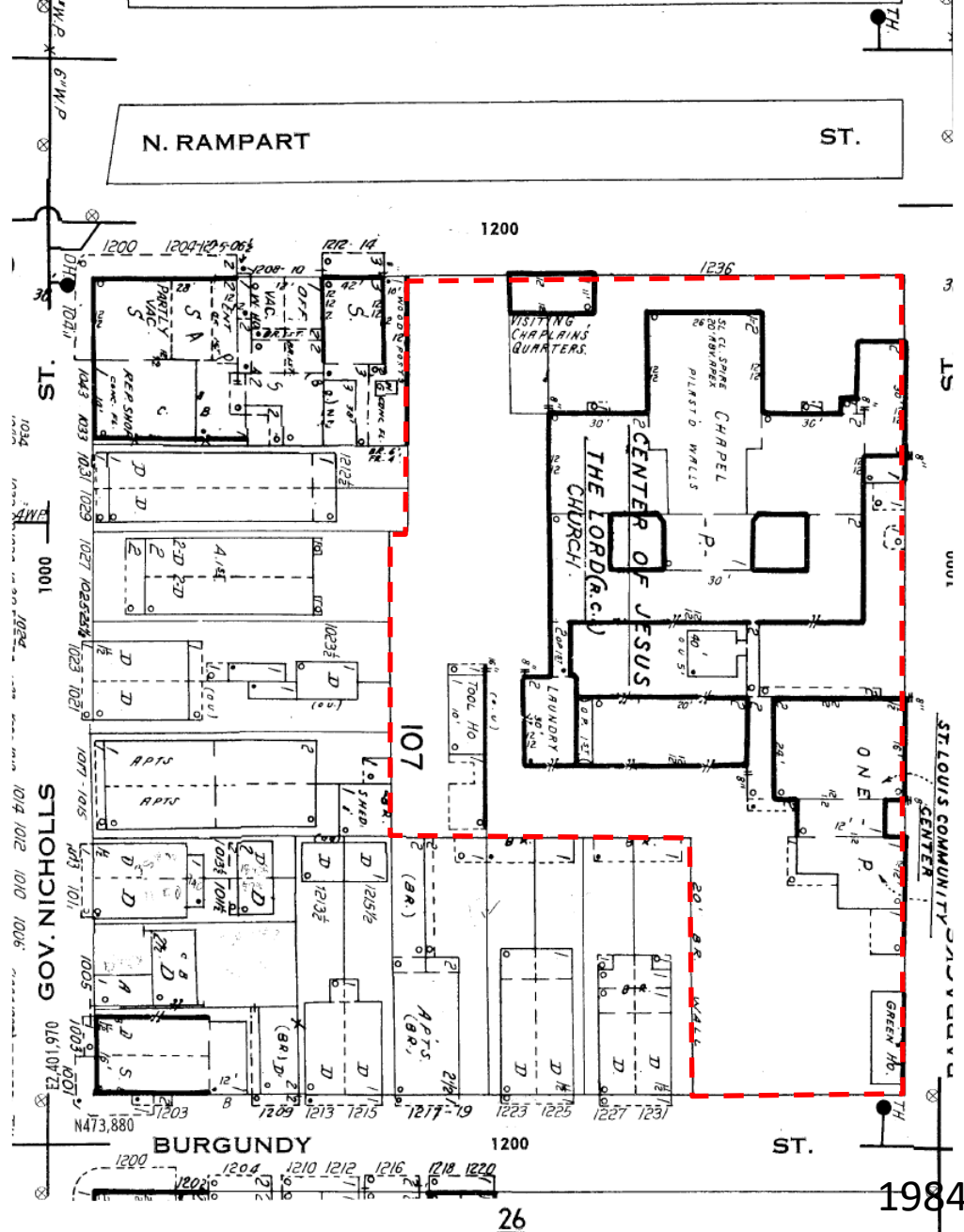


1236 N. Rampart

VCC Architectural Committee

June 8, 2021





1984 Sanborn

1236 N. Rampart

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1236 N. Rampart

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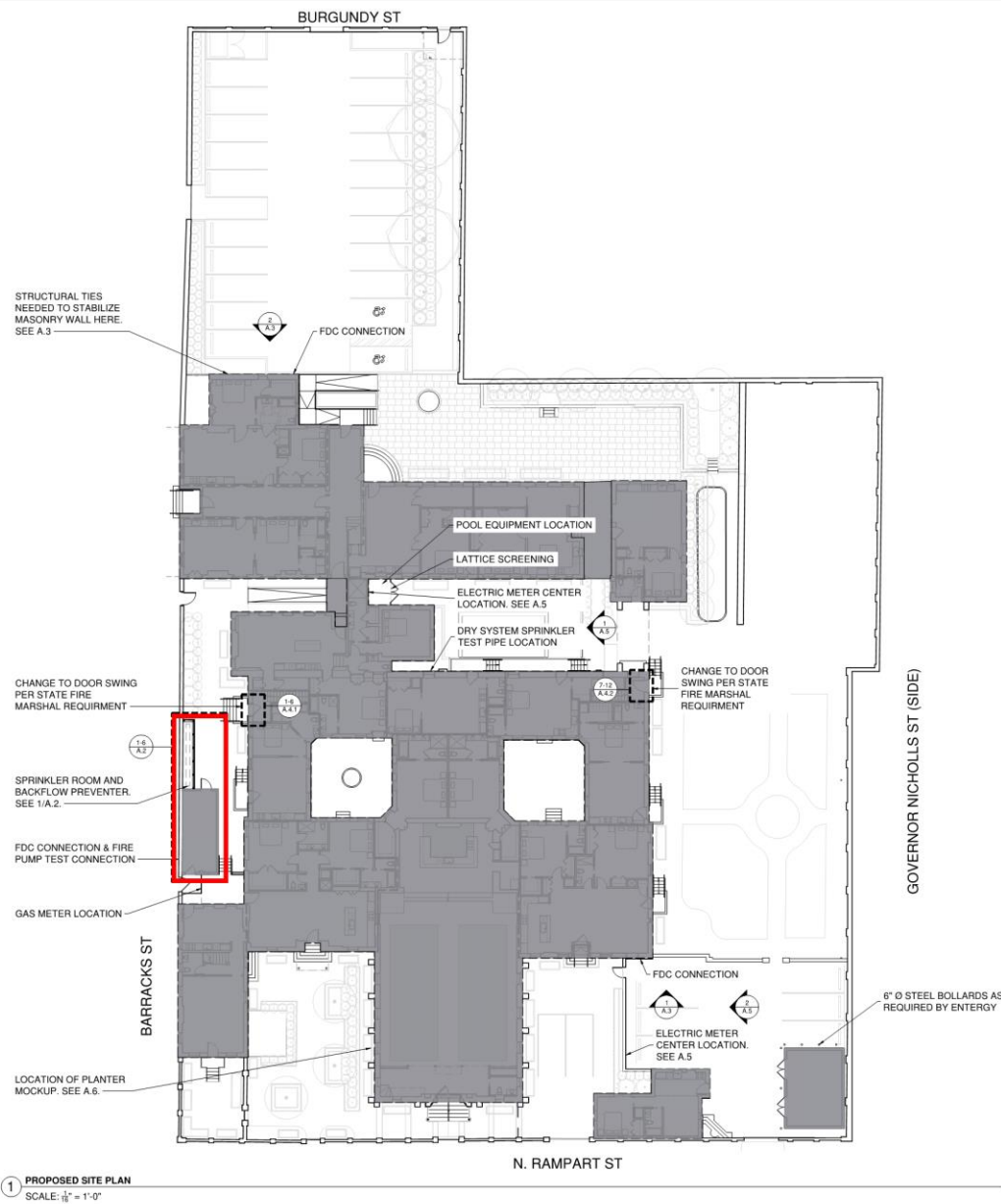


1236 N. Rampart

VCC Architectural Committee

June 8, 2021





DRAWING INDEX	
PAGE	CONTENTS
A.1	SITE PLAN
A.2	BACKFLOW PREVENTER / LATTICE SCREEN
A.3	MANSON WALL - STRUCTURAL REMEDIATION AND STUCCO REPAIR, BUILDING ELEVATIONS - PROPOSED STANDPIPE LOCATIONS
A.4.1	EGRESS DOOR MODIFICATIONS FOR LIFE SAFETY COMPLIANCE
A.4.2	EGRESS DOOR MODIFICATIONS FOR LIFE SAFETY COMPLIANCE
A.5	ELECTRIC METER CENTER LOCATIONS
A.6	STORM WATER STORAGE PLANTER

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1236 N. RAMPART STREET
NEW ORLEANS, LA 70116

DATE: 05/24/2021

SITE PLAN

A.1





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CHANGE TO DOOR SWING
PER STATE FIRE
MARSHAL REQUIREMENT

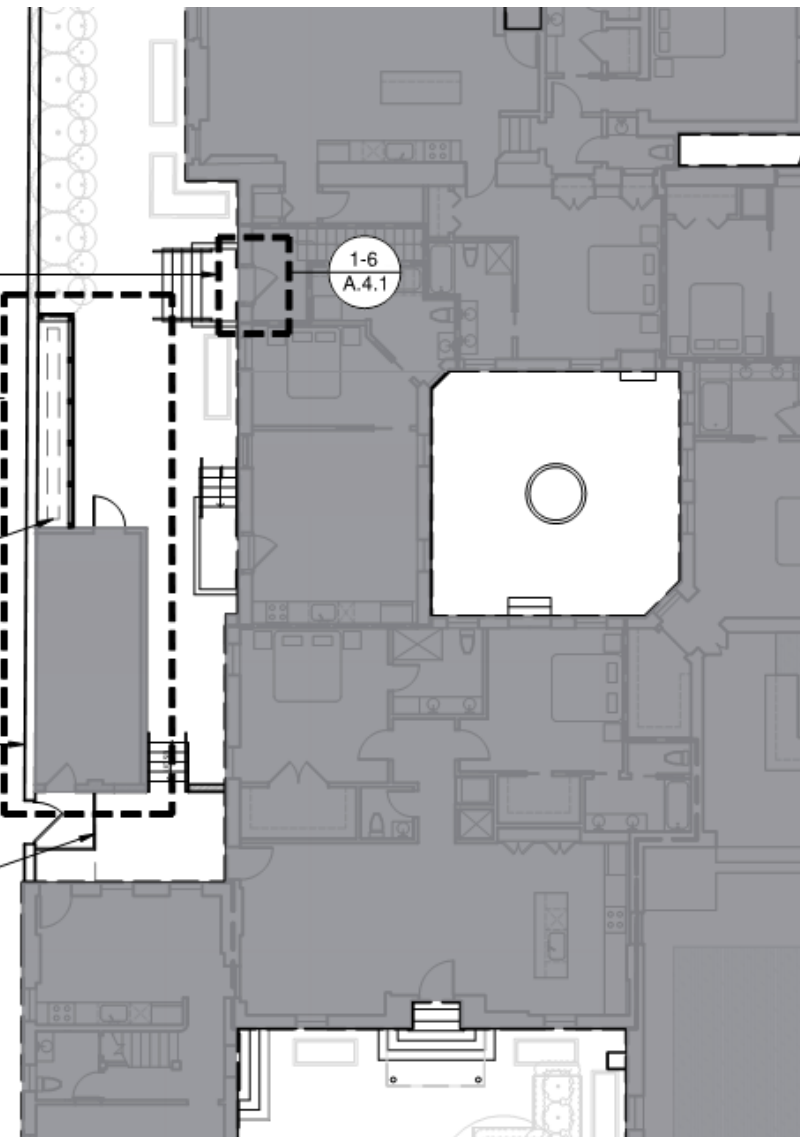
1-6
A.2

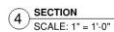
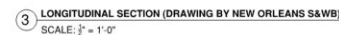
SPRINKLER ROOM AND
BACKFLOW PREVENTER.
SEE 1/A.2.

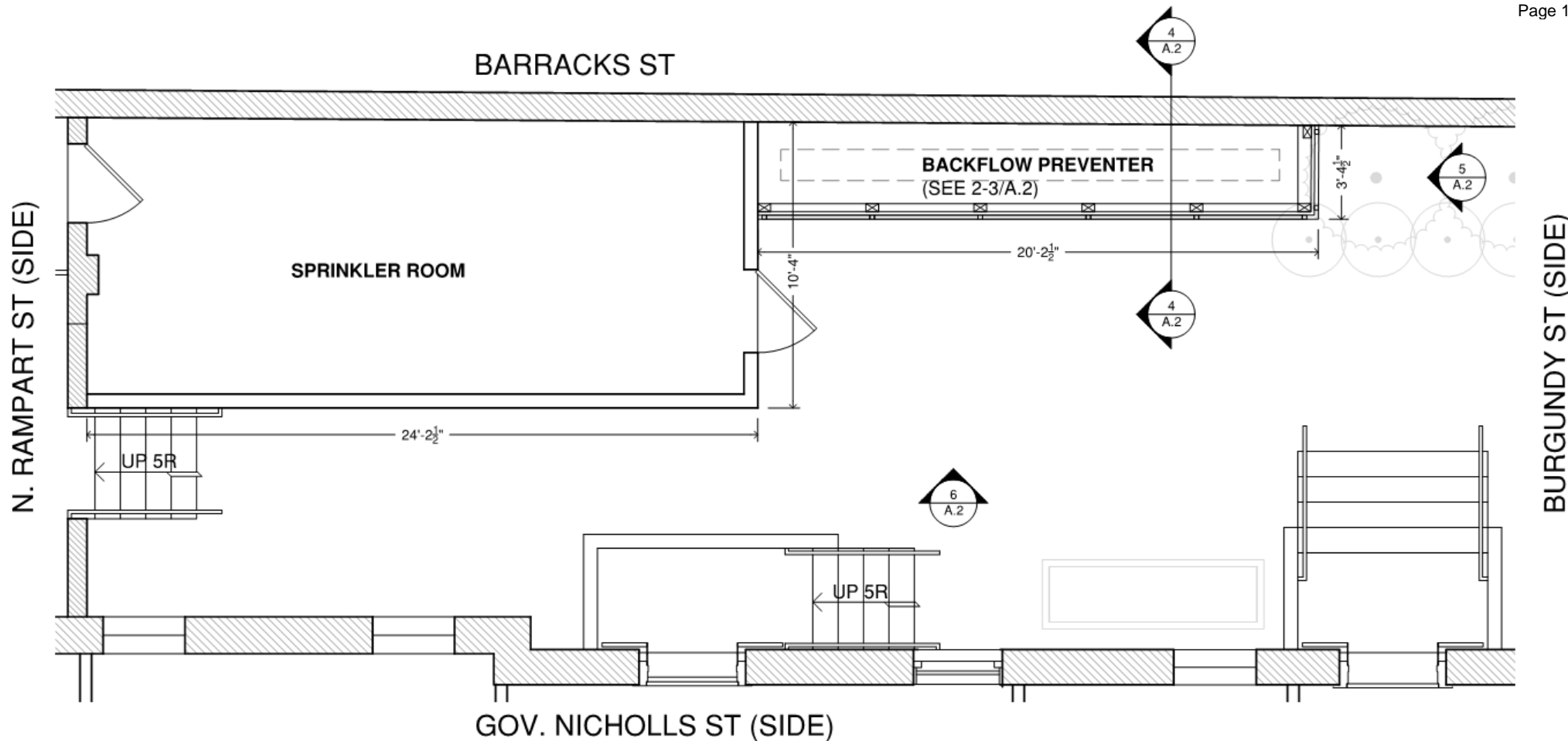
FDC CONNECTION & FIRE
PUMP TEST CONNECTION

GAS METER LOCATION

CKS ST







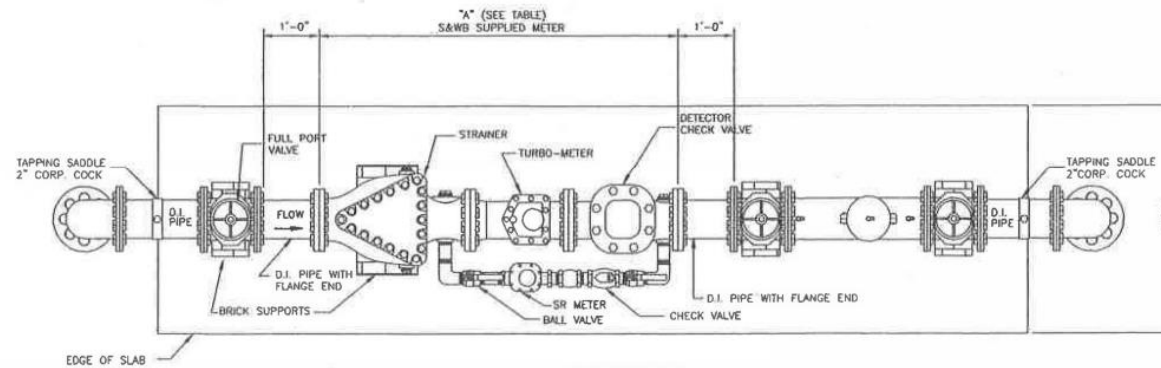
1 SPRINKLER ROOM & BACKFLOW PREVENTER PLAN
SCALE: $\frac{1}{4}$ " = 1'-0"

1236 N. Rampart – backflow preventer

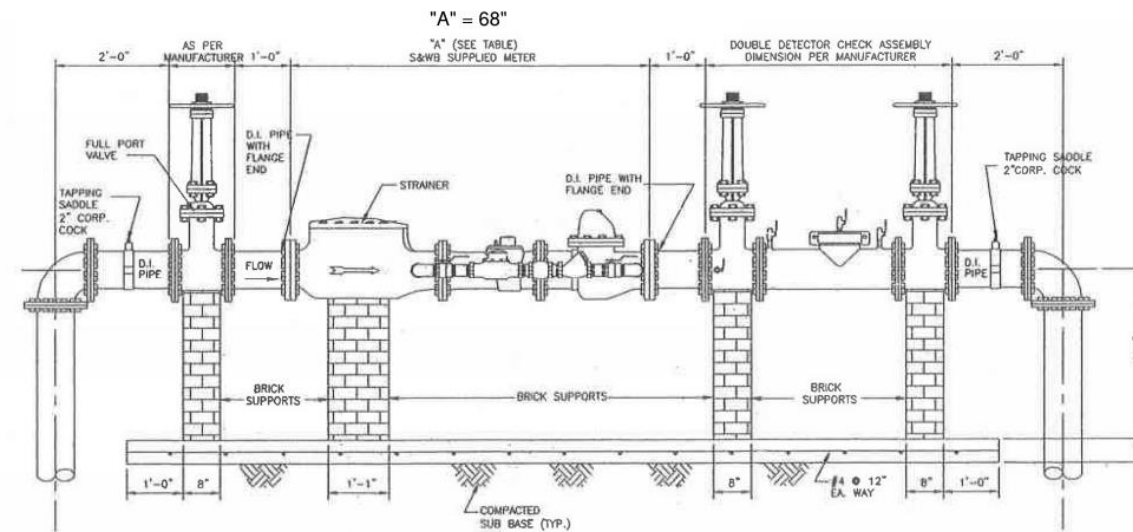
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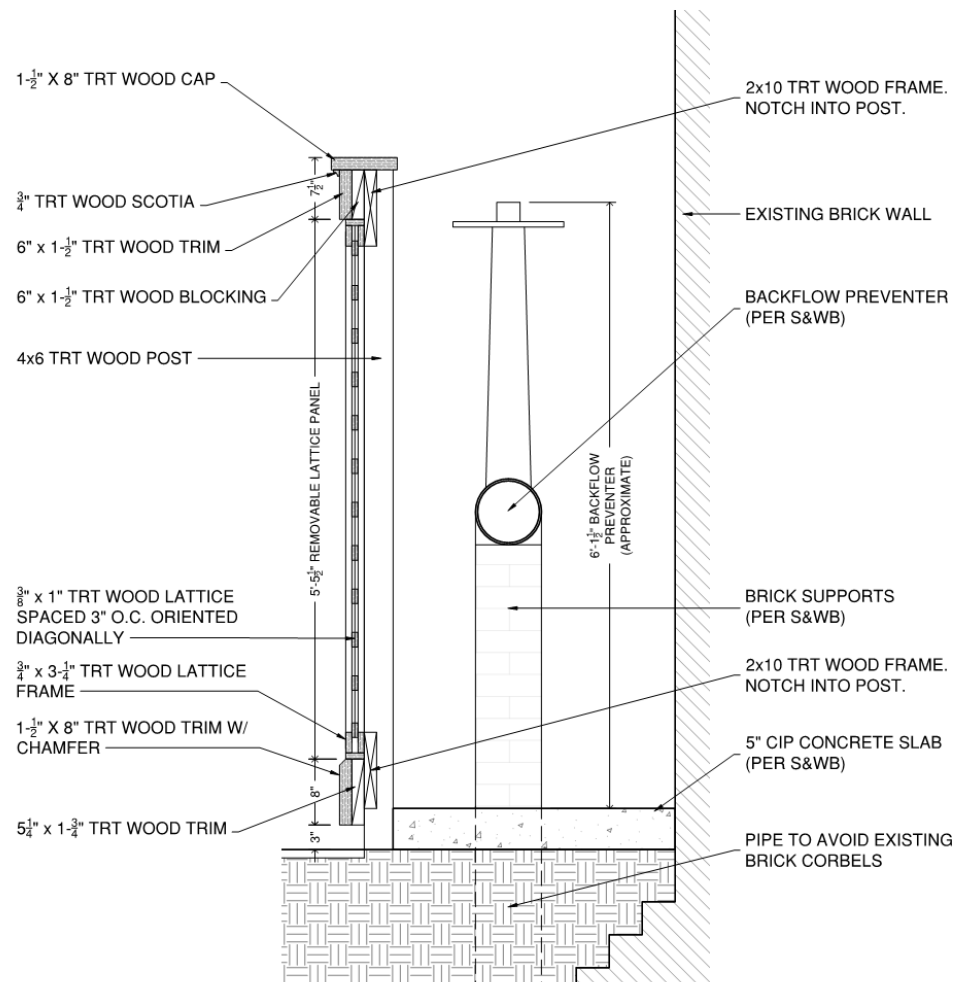




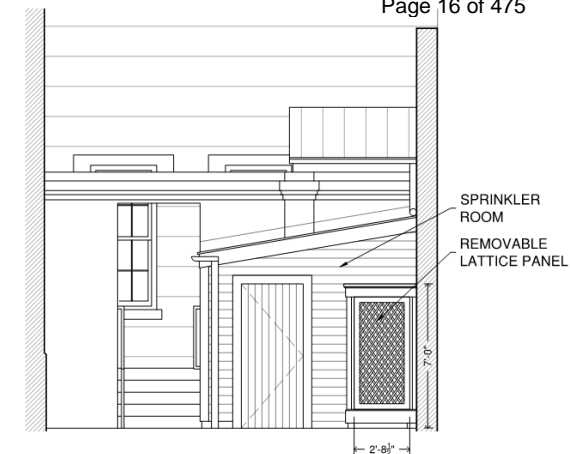
2 BACKFLOW PREVENTER PLAN (DRAWING BY NEW ORLEANS S&WB)
SCALE: $\frac{1}{2}$ " = 1'-0"



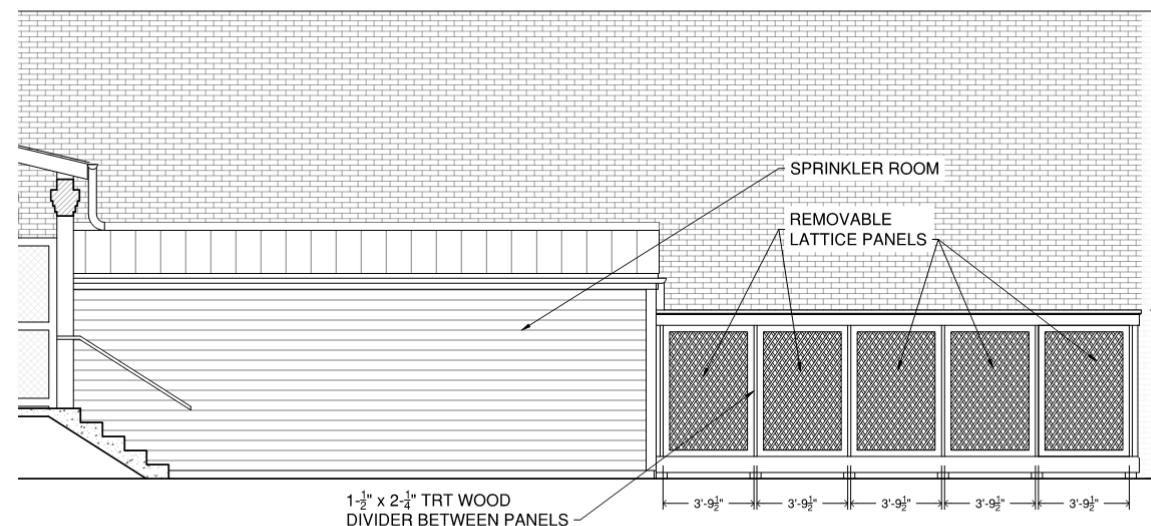
3 LONGITUDINAL SECTION (DRAWING BY NEW ORLEANS S&WB)
SCALE: $\frac{1}{2}$ " = 1'-0"



4 SECTION
SCALE: 1" = 1'-0"



5 ELEVATION (BURGUNDY ST SIDE)
SCALE: 1/4" = 1'-0"



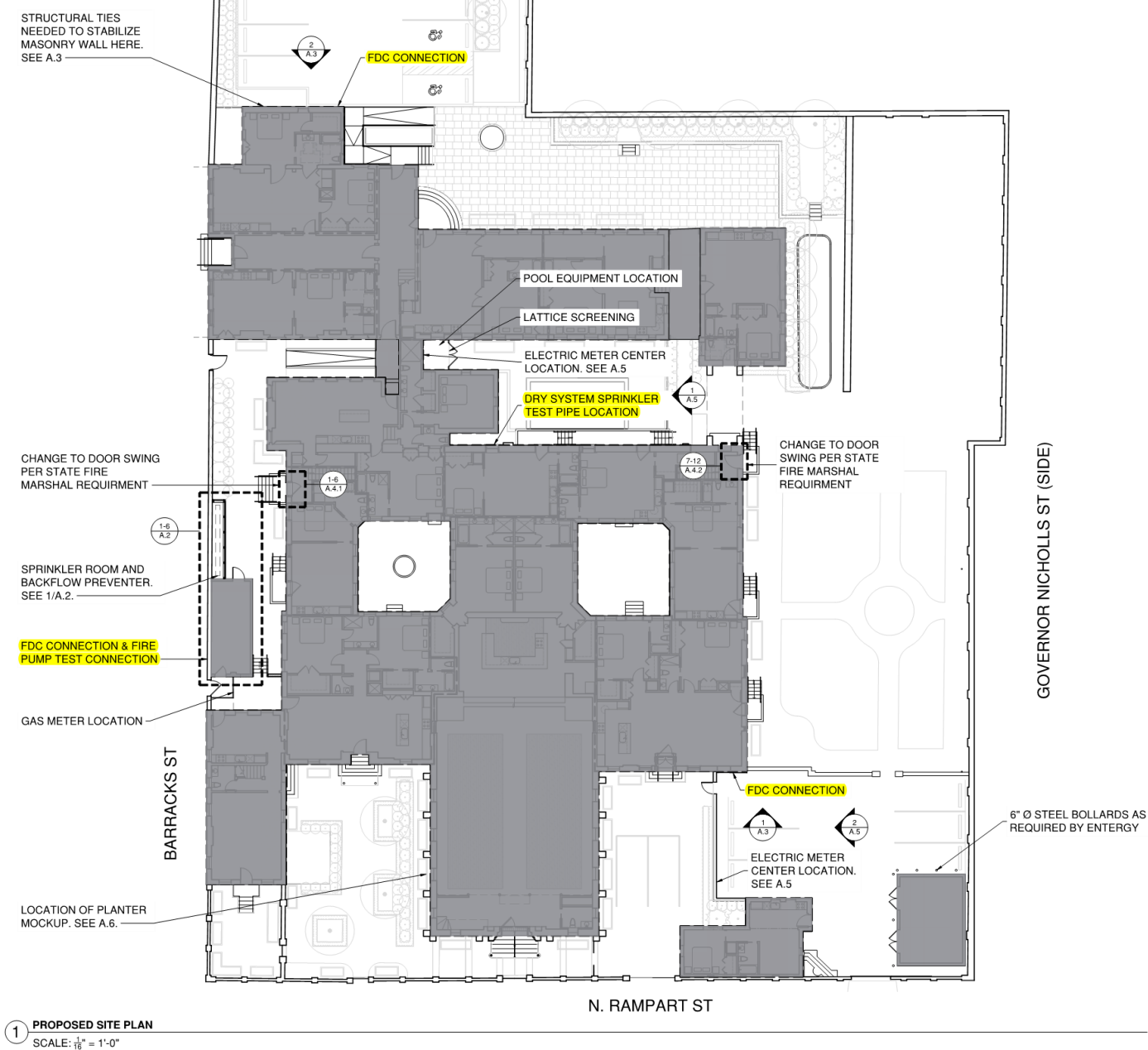
6 ELEVATION (GOV. NICHOLLS ST SIDE)
SCALE: 1/4" = 1'-0"

1236 N. Rampart – backflow preventer

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1236 N. Rampart – fire dept. connections

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Fire Department Connection



Single Clapper, Siamese Straight

Description

The Straight Pattern Fire Department Connection is UL Listed and FM Approved. Manufactured from solid brass* components to increase service life. The single clapper design features brass clapper and brass seats within a cast brass body. The 2½" inlets are pin lug design for ease of use and compatibility with local fire service districts. Swivel gaskets are included. Breakable caps or plugs should be installed to protect threads and prevent debris from being accidentally introduced into the water way.



Installation

Installation of the Fire Department Connection is achieved with readily available jobsite tools. Prior to installation make sure the proper identification sign has been installed on the nipple. Coat male threads of 4" IPS nipple liberally with a suitable pipe thread sealant such as PipeFit®. Tighten FDC one full turn past hand tight. Make sure FDC is aligned according to requirements.

DO NOT OVER TIGHTEN. OVERTIGHTENING MAY CAUSE SEVERE STRETCHING AND POSSIBLE CRACKING OF THE OF THE FDC BODY.

Specifications

Size:

4" IPS Outlet
(2) 2½" Inlets

Type:

Straight Pattern

Material:

B16 Brass*

Finishes:

Rough Brass
Polished Chrome**

Pin Lugs:

NST	3.0686 x 7½ T
BCT	3.0000 x 8 TP
CF	2.9900 x 7½ T
CIN-new	3.0580 x 6 TP
CIN-old	3.0930 x 6 TP
CLV	3.0780 x 8 TP
Dayton	3.2340 x 6 TP
DET	3.1250 x 7½ T
NovaSco	3.2300 x 5 TP
NYFD	3.0300 x 8 TP
ONT	3.1250 x 5 TP
PHX	3.0620 x 6 TP
QST	3.0310 x 7 TP
Raleigh	3.3400 x 6 TP
Richmon	3.3120 x 8 TP
TEM	3.0750 x 6 TP

Approvals:

UL Listed 300psi
FM Approved 300psi

*Contains lead. Not for use in water systems intended for human consumption.

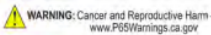
**Polished chrome finish only available for NST pin lugs.

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CARLSBAD, CA 92010
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+ 1 (800) 344-1822
+ 1 (800) 344-3775 FAX

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WWW.FPPI.COM



SPECIFICATIONS

PUMP TEST CONNECTION

Cast brass body with end inlet, size and number of outlets as selected by model number. Brass plate lettered "PUMP TEST CONNECTION," Brass NRS hose gate valves with loose bonnets, 3" female, NPT inlet x 2-1/2" Male hose thread outlet, with caps and chains.

VARIATIONS

-1 - Ductile Iron Body with red glossy polyester coating. Inlet size, location and number of outlets as selected by model number and as indicated on Variation Chart.

-1.5 - Fabricated Steel Body with red glossy polyester coating. Inlet size, location and number of outlets as selected by model number and as indicated on Variation Chart.

-2, -3 - Brass or ductile iron body. Inlet size, location and number of outlets as selected by model number and as indicated on Variation Chart.

-4, -5 - Square four way brass or ductile iron body. Back or angle inlet as selected and indicated on Variation Chart.

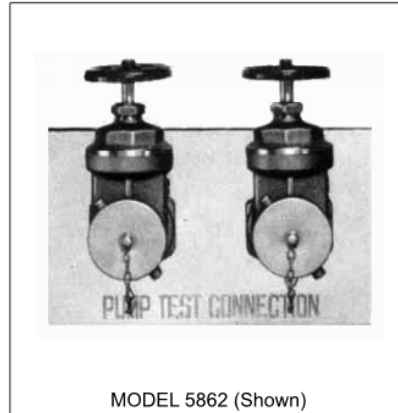
-6 - Male 2-1/2" hose thread snoots with cap and chain instead of affixed valves. Number of outlets as selected by model number and as indicated on Variation Chart.

-7 - Male 2-1/2" hose thread snoots, caps and chains, and removable swivel hose gate valves.

-LB - Less Body

MODEL SELECTION

- ☐ 5862 Fabricated Steel Body Standard
- ☐ 5863 Cast Brass Body Standard
- ☐ 5864 Cast Brass Body Standard
- ☐ 5865 Cast Brass Body Standard



MODEL 5862 (Shown)

PRODUCT OPTIONS

FINISHES:

- ☐ -B Polished Brass
- ☐ -C Polished Chrome Trim, Rough Chrome Valves
- ☐ -D Polished Chrome Plated

THREADS:

- ☐ N.S.T.
- ☐ Other _____

VARIATION SELECTION

BODY MATERIAL:

- ☐ -1 Ductile Iron
- ☐ -1.5 Fabricated Steel

BODY INLET:

- ☐ -2 Back
- ☐ -3 Angle
- ☐ -4 Square Back, Brass or Ductile
- ☐ -5 Square Angle, Brass or Ductile

OUTLETS:

- ☐ -6 Male Snoots, Caps, and Chains
- ☐ -7 Male Snoots, Caps, and Chains and Removable Swivel Hose Gate Valves (Valves normally furnished rough brass)

AVAILABLE VARIATIONS BY MODEL NUMBER

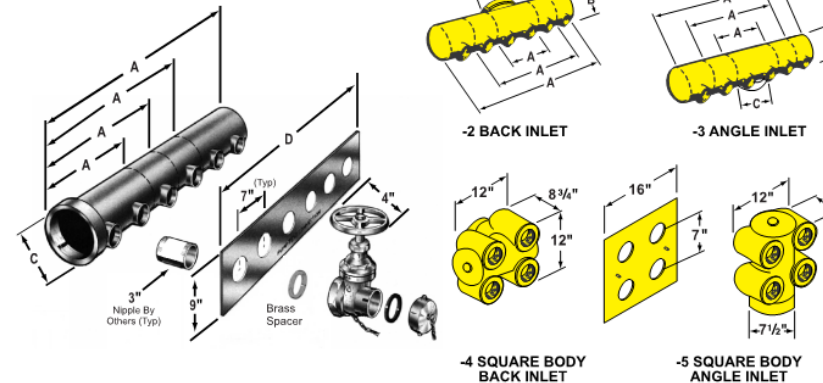
Suffix No.	Model No.			
	5862	5863	5864	5865
Body Material				
-1 Ductile	Yes	No	Yes	No
-1.5 Fabricated Steel	No*	Yes	Yes	Yes
Body Inlet				
-2 Back	Yes	Yes +	Yes	Yes
-3 Angle	Yes	Yes +	Yes	Yes
-4 Sq. Back, Brass or Ductile	No	No	Yes	No
-5 Sq. Angle, Brass or Ductile	No	No	Yes	No
Outlets				
-6 Male Snoots, Caps, and Chains	Yes	Yes	Yes	Yes
-7 Male Snoots, Caps and Chains, and Removable Swivel Hose Gate Valves	Yes	Yes	Yes	Yes

* Steel body only

MODEL DIMENSIONS

Model No.	Pump Size G.P.M.	Inlet Size	Number Outlets	A	B	C	D
5862*	500	4"	2	15-1/4"	5-1/4"	6"	16"
5863	750	6"	3	22-1/4"	6-1/4"	6-3/4"	23"
5864	1000	6"	4	28-3/4"	7-3/4"	7-3/4"	30"
5865	2000	8"	6	43"	7-3/4"	9-3/4"	44"

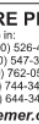
* Body is Regularly Furnished Fabricated Steel
-1.5 Option not applicable.



Call Potter Roemer - Fire Pro for current listings and approvals. Dimensions are subject to manufacturer's tolerance and may change without notice. Potter Roemer Fire Pro assumes no responsibility for use of void or superseded data. © Copyright Potter Roemer - Fire Pro, Member of Morris Group International™ Please visit potterroemer.com for most current specifications.

5862-5865 SERIES Date: 3/19/20

⚠ WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov

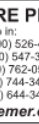
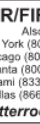
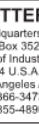
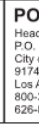


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Also in:
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Atlanta (800) 762-0542
Miami (833) 744-3473
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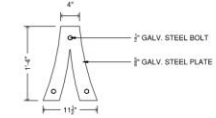
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1 PROPOSED N. RAMPART ST ELEVATION
SCALE: $\frac{1}{4}'' = 1'-0''$



2 PROPOSED BURGUNDY ST (SIDE) ELEVATION
SCALE: $\frac{1}{4}'' = 1'-0''$



5 TIE BACK PLATE DETAIL
SEE ATTACHED STRUCTURAL DRAWINGS



3 PHOTOGRAPH OF EXISTING STUCCO FINISH ON EXTERIOR MANSION WALL



4 PROPOSED SPRINKLER STANDPIPE CONNECTION
SEE ATTACHED SPEC SHEET

RODERICK A. FIELD, ARCHITECT, LLC
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EMAIL: R.A.FIELD@GMAIL.COM

1236 N. RAMPART STREET
NEW ORLEANS, LA 70116

DATE: 05/24/2021

NOFD
CONNECTIONS /
MANSION WALL

A.3



1 PROPOSED N. RAMPART ST ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$

1236 N. Rampart – fire dept. connections

VCC Architectural Committee

June 8, 2021





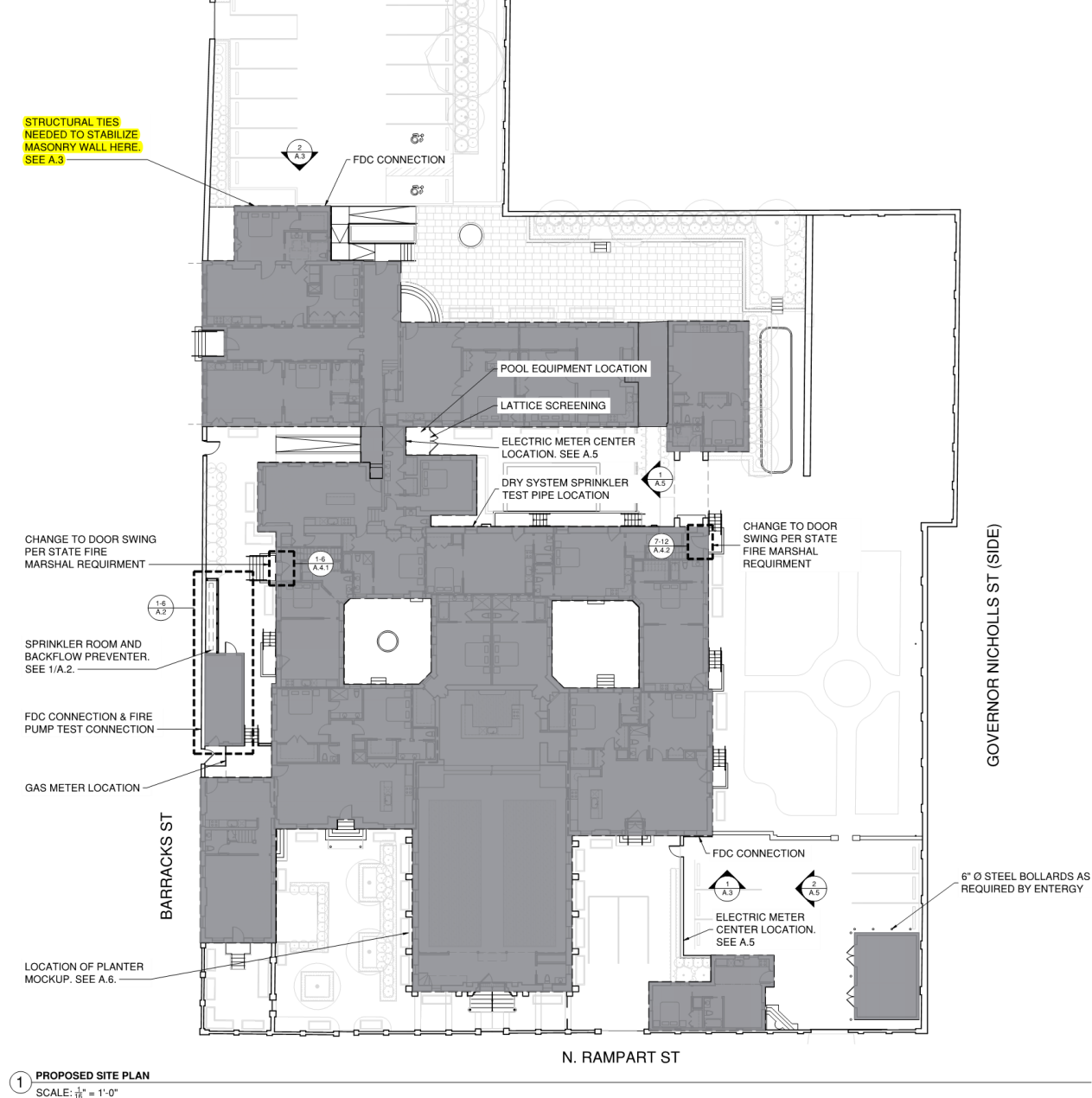
2 PROPOSED BURGUNDY ST (SIDE) ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$

1236 N. Rampart – fire dept. connections

VCC Architectural Committee

June 8, 2021



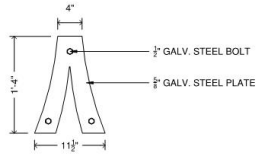


1236 N. Rampart – structural ties

VCC Architectural Committee

June 8, 2021





⑤ **TIE BACK PLATE DETAIL**
SEE ATTACHED STRUCTURAL DRAWINGS



③ **PHOTOGRAPH OF EXISTING STUCCO FINISH ON EXTERIOR MANSION WALL**



④ **PROPOSED SPRINKLER STANDPIPE CONNECTION**
SEE ATTACHED SPEC SHEET

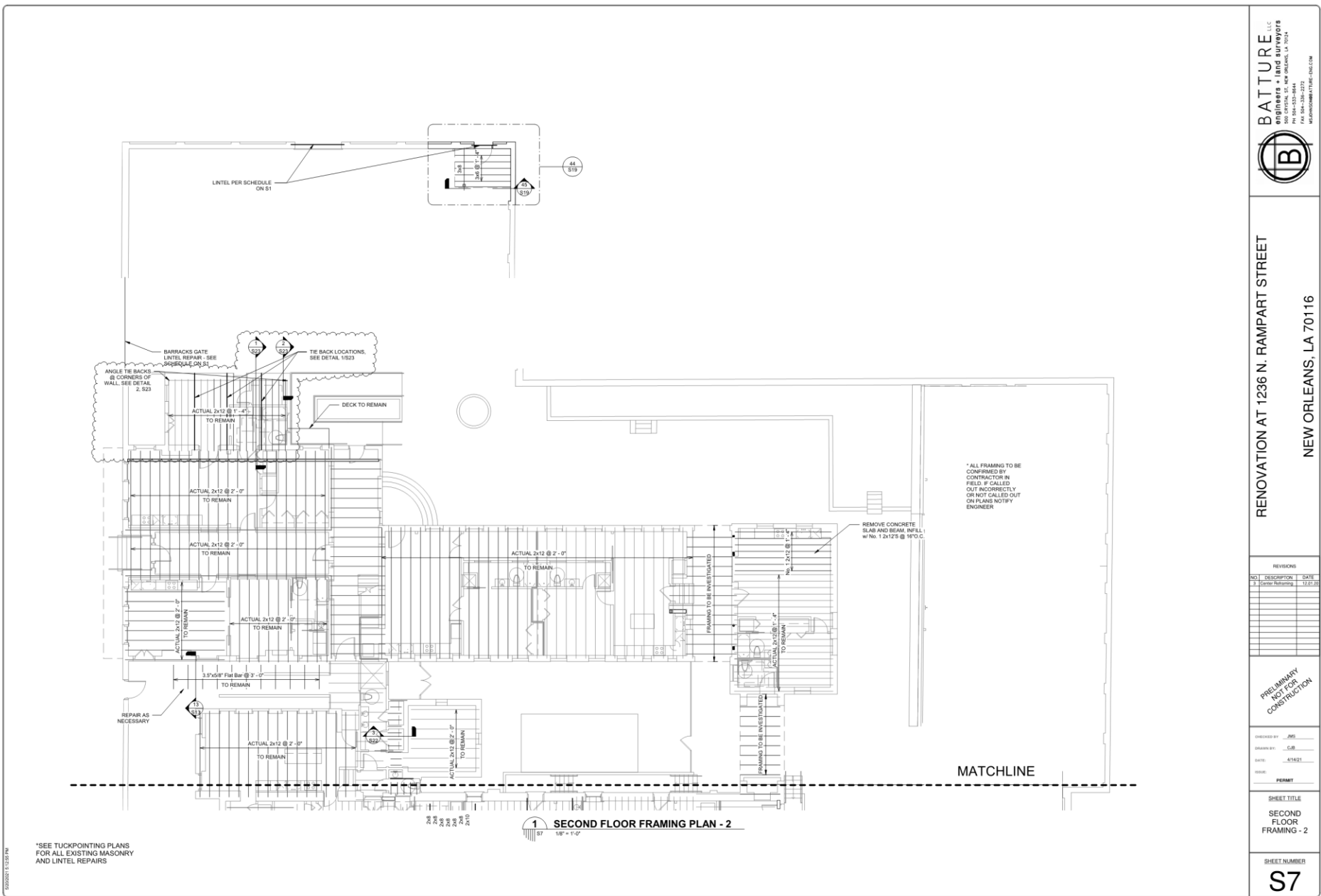


1236 N. Rampart – structural ties

VCC Architectural Committee

June 8, 2021





BATTURE & SONS
engineers • land surveyors
500 CRYSTAL ST. NEW ORLEANS, LA 70124
PH: 504-533-8844
WWW.BATTURE-SONS.COM

RENOVATION AT 1236 N. RAMPART STREET

NEW ORLEANS, LA 70116

NO.	DESCRIPTION	DATE
1	Center Redlining	12.21.20

PRELIMINARY
NOT FOR
CONSTRUCTION

DESIGNED BY: JMS
DRAWN BY: CJB
DATE: 4/14/21
PROJECT: PERMIT

SHEET TITLE
SECOND
FLOOR
FRAMING - 2

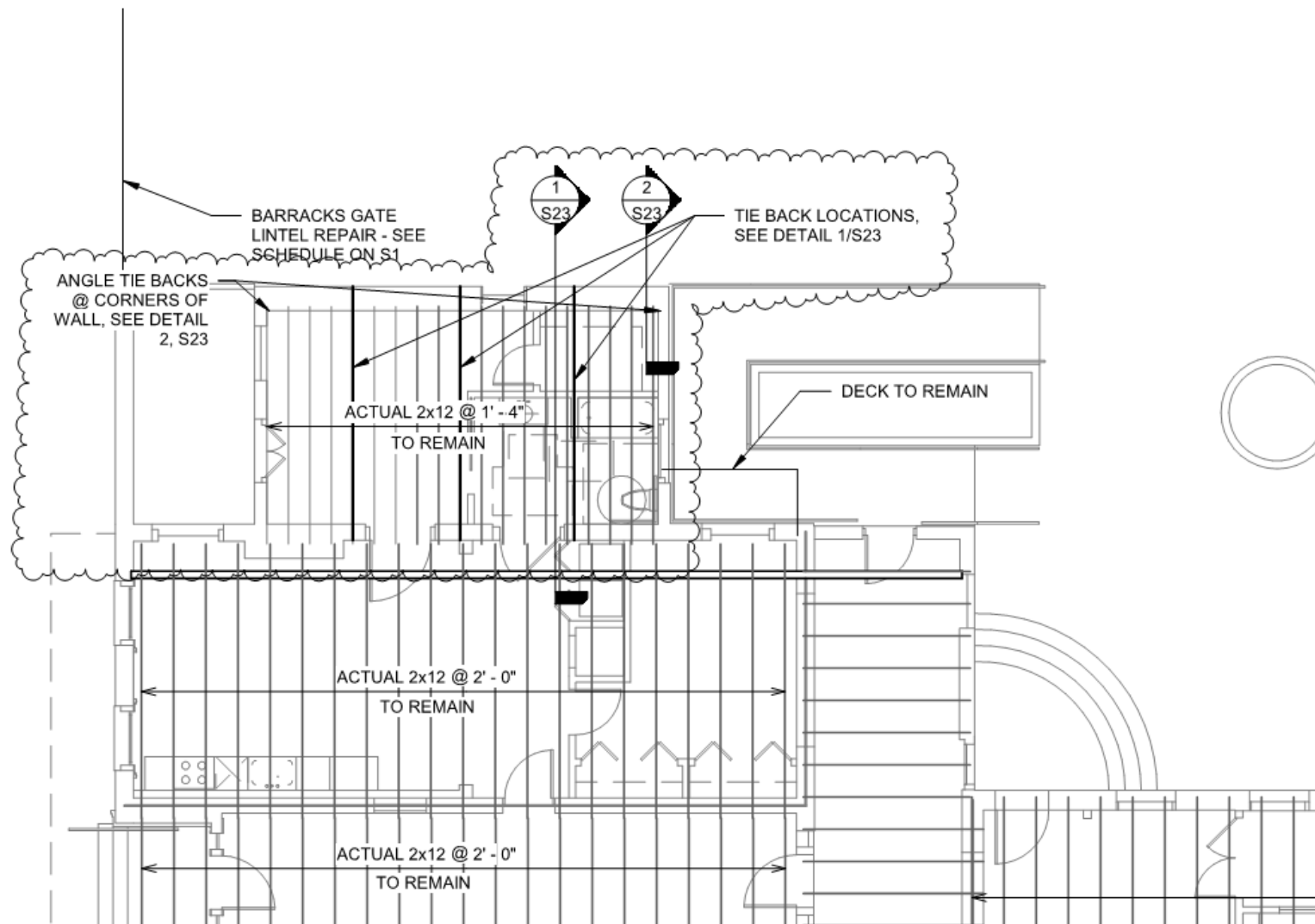
SHEET NUMBER
S7

1236 N. Rampart – structural ties

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June 8, 2021



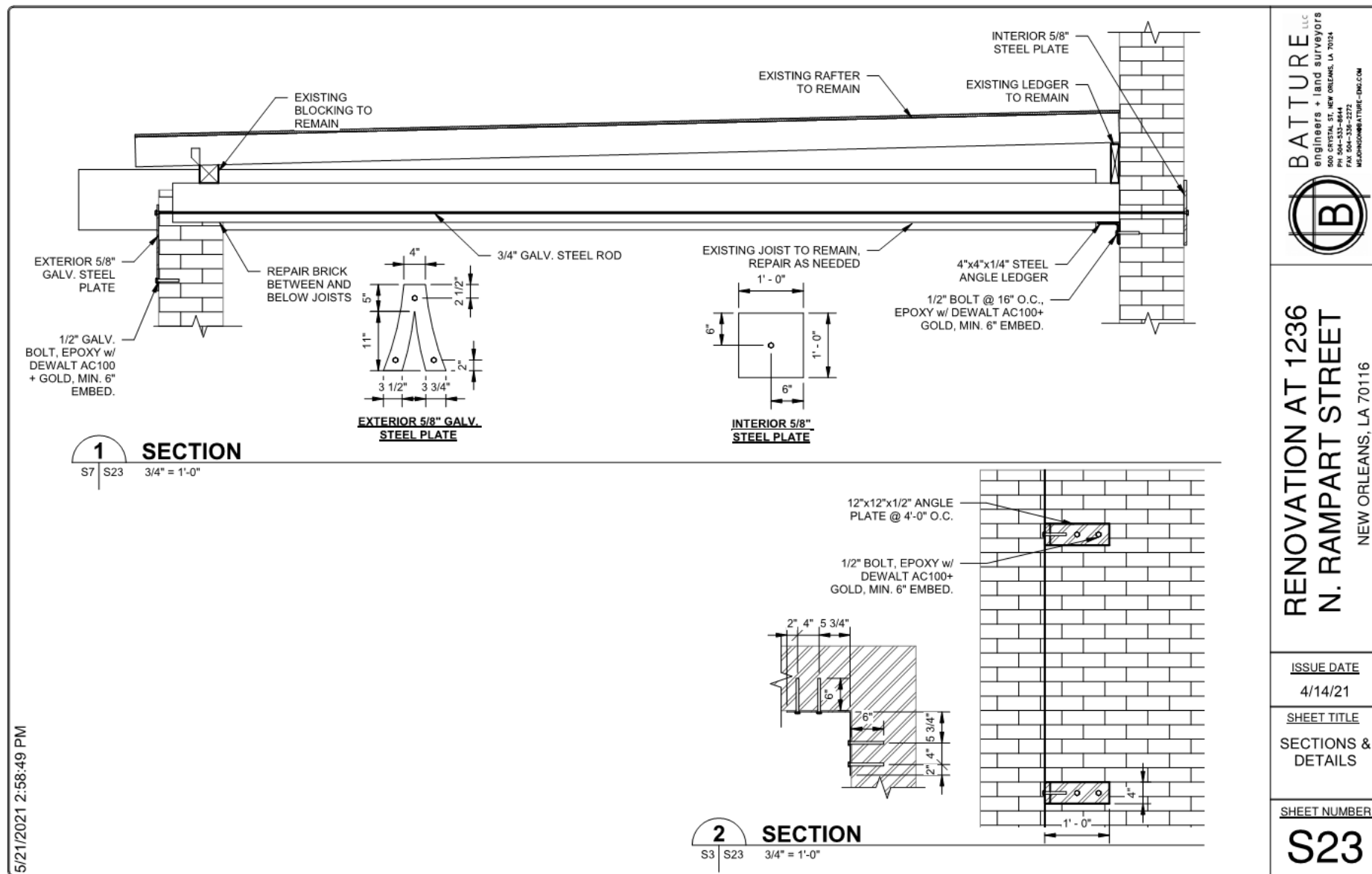


1236 N. Rampart – structural ties

VCC Architectural Committee

June 8, 2021





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**RENOVATION AT 1236
N. RAMPART STREET**
NEW ORLEANS, LA 70116

ISSUE DATE

4/14/21

SHEET TITLE

SECTIONS &
DETAILS

SHEET NUMBER

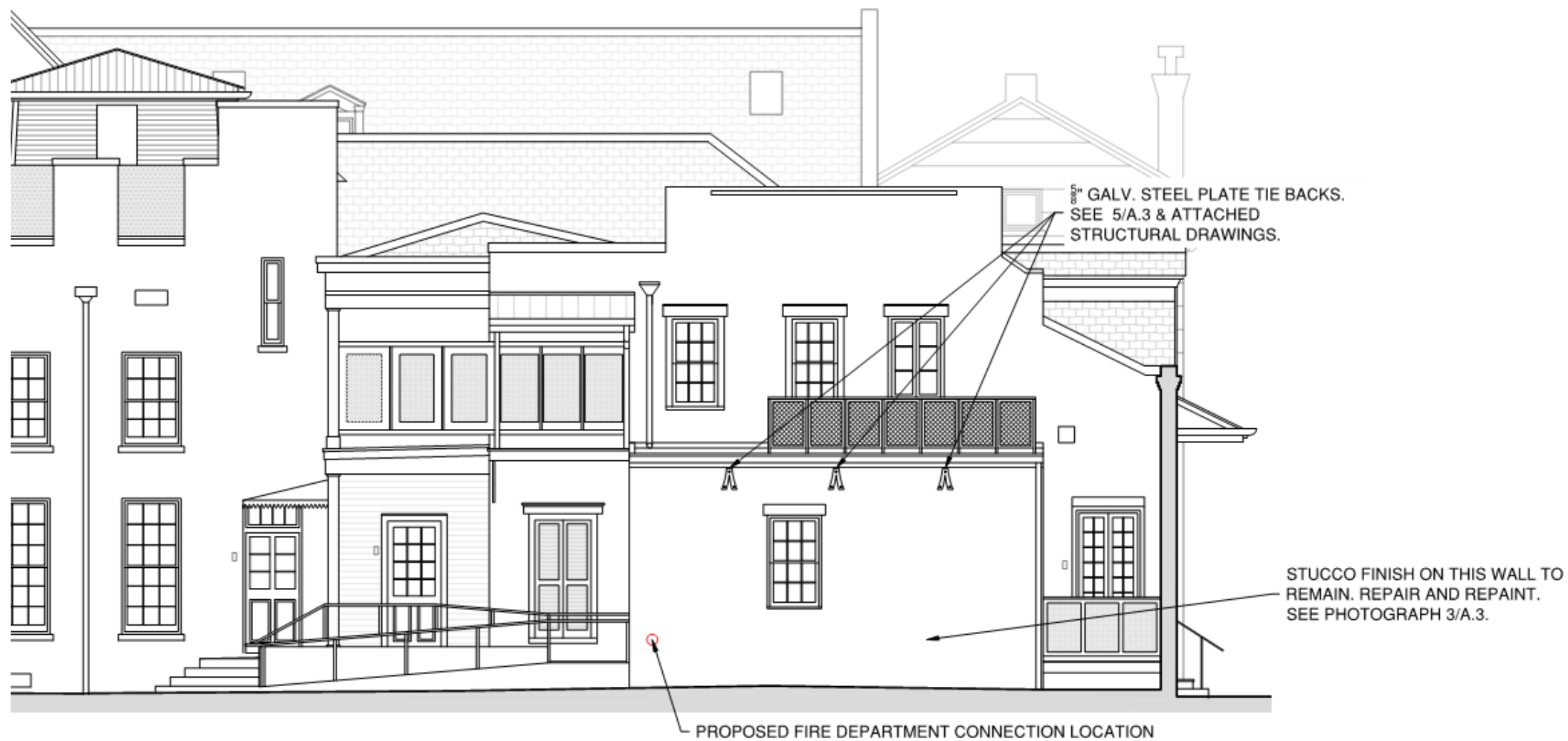
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1236 N. Rampart – structural ties

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June 8, 2021





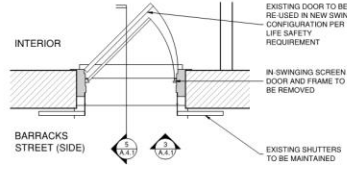
1236 N. Rampart – structural ties

VCC Architectural Committee

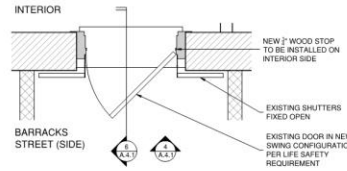
June 8, 2021



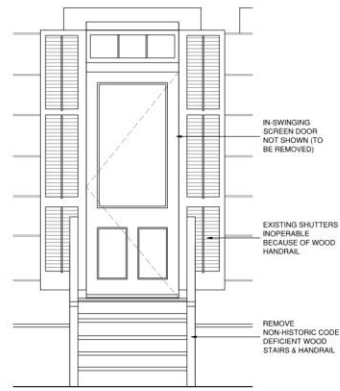
PROPOSED MODIFICATIONS TO STAIR 1 EGRESS DOOR (100.3)



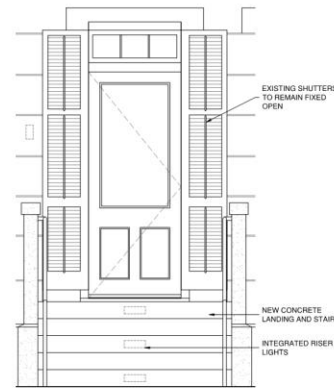
1 DOOR 100.3 EXISTING PLAN
SCALE: 1/2" = 1'-0"



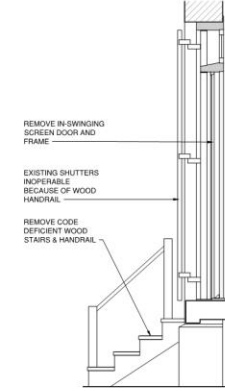
2 DOOR 100.3 PROPOSED PLAN
SCALE: 1/2" = 1'-0"



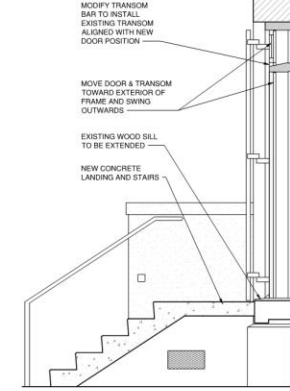
3 DOOR 100.3 (STAIR 1 EGRESS DOOR) EXISTING ELEVATION
SCALE: 1/2" = 1'-0"



4 DOOR 100.3 (STAIR 1 EGRESS DOOR) PROPOSED ELEVATION
SCALE: 1/2" = 1'-0"



5 DOOR 100.3 EXISTING SECTION
SCALE: 1/2" = 1'-0"



6 DOOR 100.3 PROPOSED SECTION
SCALE: 1/2" = 1'-0"



A DOOR 100.3



B DOOR 100.3



C DOOR 100.3



D DOOR 100.3



E DOOR 100.3



F DOOR 100.3



G DOOR 100.3



H DOOR 100.3



I DOOR 100.3



J DOOR 100.3



K DOOR 100.3

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1236 N. RAMPART STREET
NEW ORLEANS, LA. 70116

DATE: 05/24/2021

EXIT STAIR DOORS

A.4.1



(A) DOOR 100.3



(B) DOOR 100.3

1236 N. Rampart – egress doors

VCC Architectural Committee

June 8, 2021





(C) DOOR 100.3



(D) DOOR 100.3

1236 N. Rampart – egress doors

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E DOOR 100.3



K DOOR 100.3

1236 N. Rampart – egress doors

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F DOOR 100.3



G DOOR 100.3

1236 N. Rampart

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H DOOR 100.3



I DOOR 100.3



J DOOR 100.3

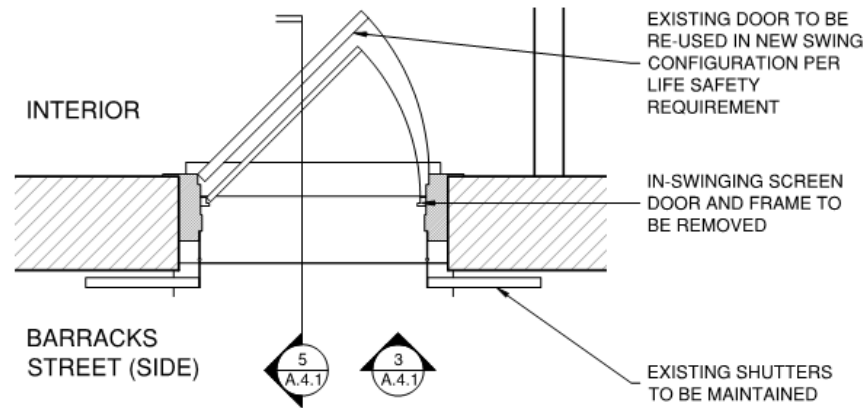
1236 N. Rampart – egress doors

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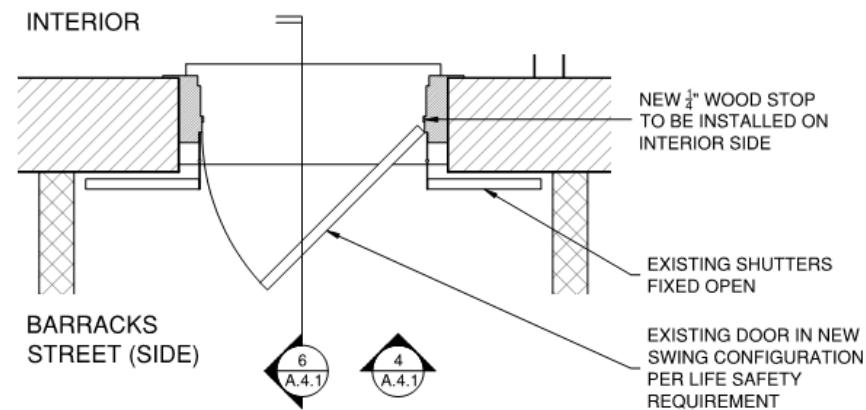


PROPOSED MODIFICATIONS TO STAIR 1 EGRESS DOOR (100.3)



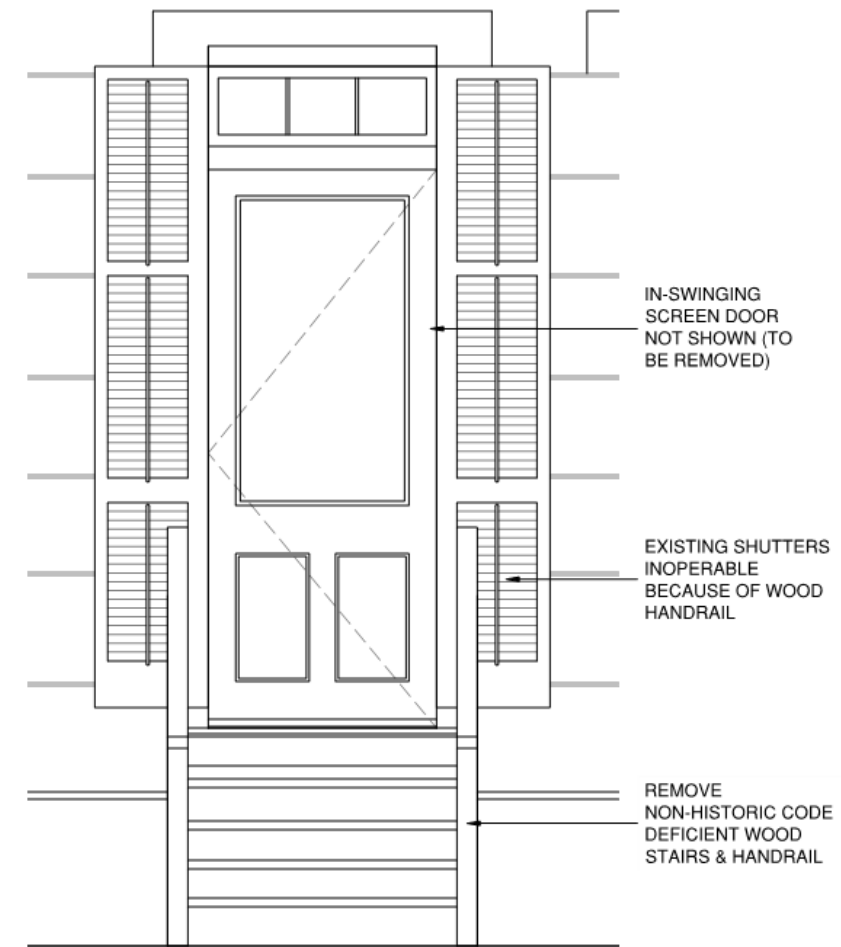
1 DOOR 100.3 EXISTING PLAN

SCALE: $\frac{1}{2}" = 1'-0"$



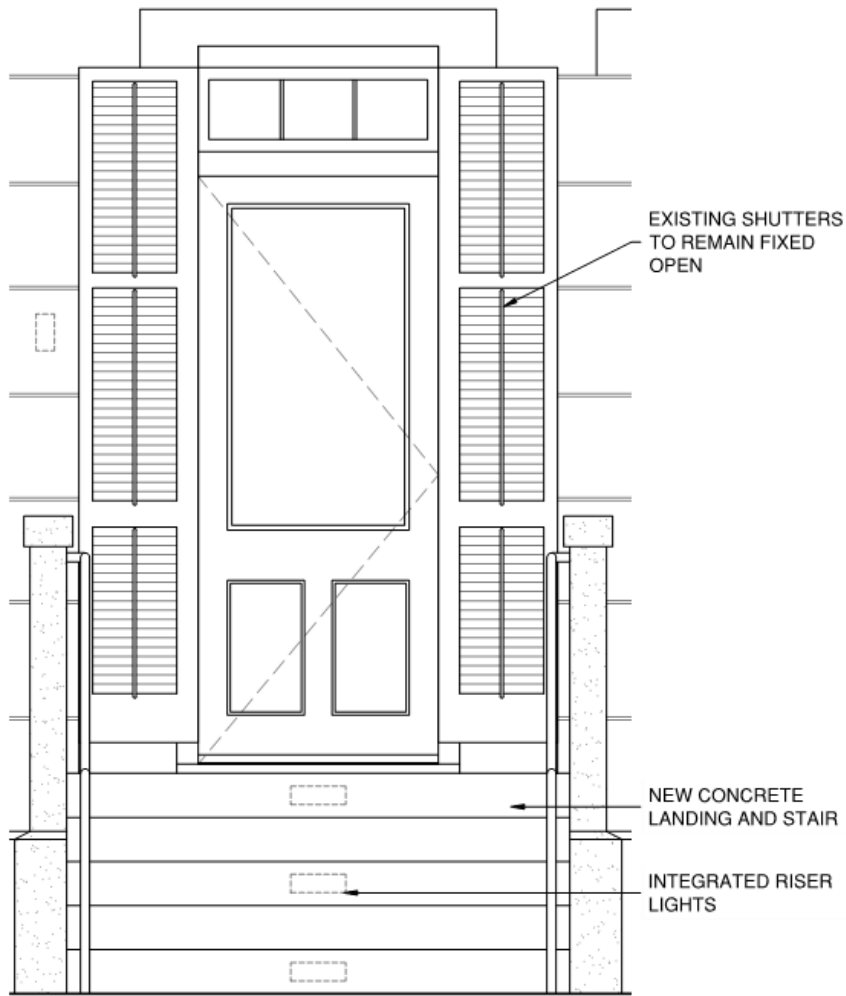
2 DOOR 100.3 PROPOSED PLAN

SCALE: $\frac{1}{2}" = 1'-0"$

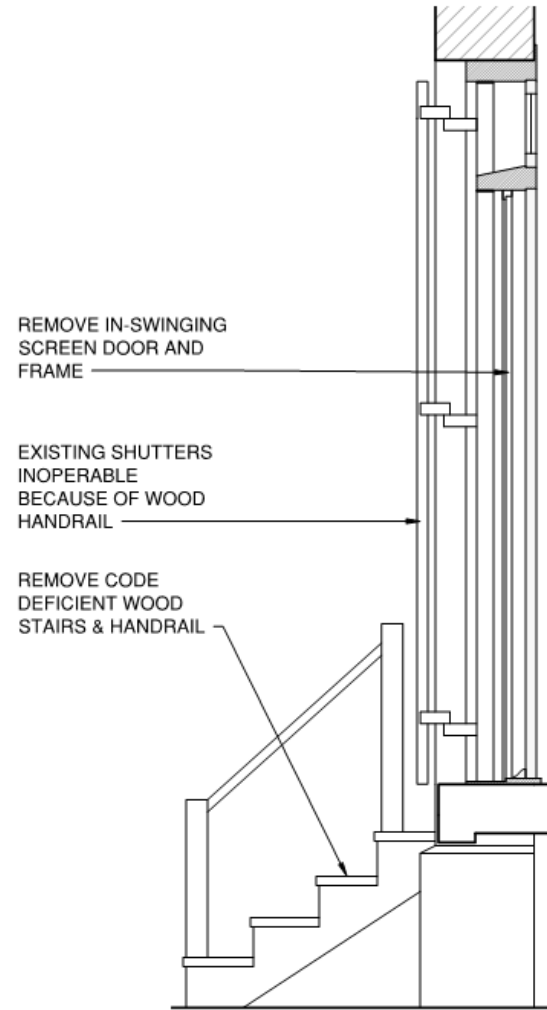


3 DOOR 100.3 (STAIR 1 EGRESS DOOR) EXISTING ELEVATION

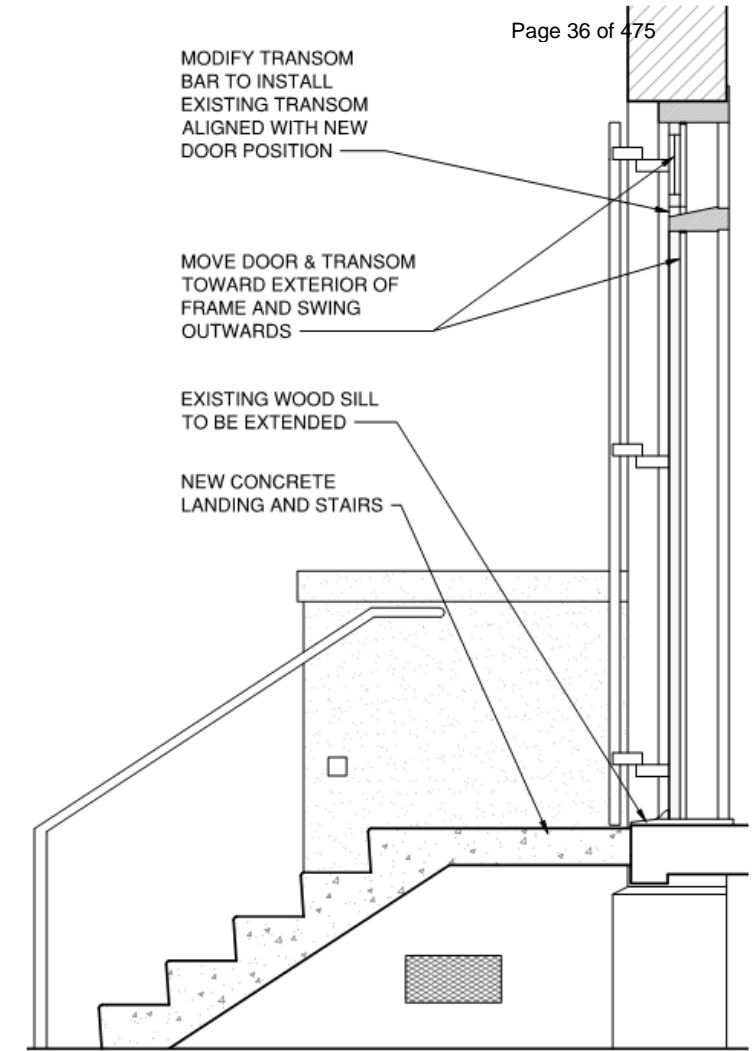
SCALE: $\frac{1}{2}" = 1'-0"$



4 DOOR 100.3 (STAIR 1 EGRESS DOOR) PROPOSED ELEVATION
SCALE: $\frac{1}{2}" = 1'-0"$



5 DOOR 100.3 EXISTING SECTION
SCALE: $\frac{1}{2}" = 1'-0"$



6 DOOR 100.3 PROPOSED SECTION
SCALE: $\frac{1}{2}" = 1'-0"$



(A) DOOR 100.1



(B) DOOR 100.1



(C) DOOR 100.1

1236 N. Rampart – egress doors

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D DOOR 100.1



E DOOR 100.1



F DOOR 100.1

1236 N. Rampart – egress doors

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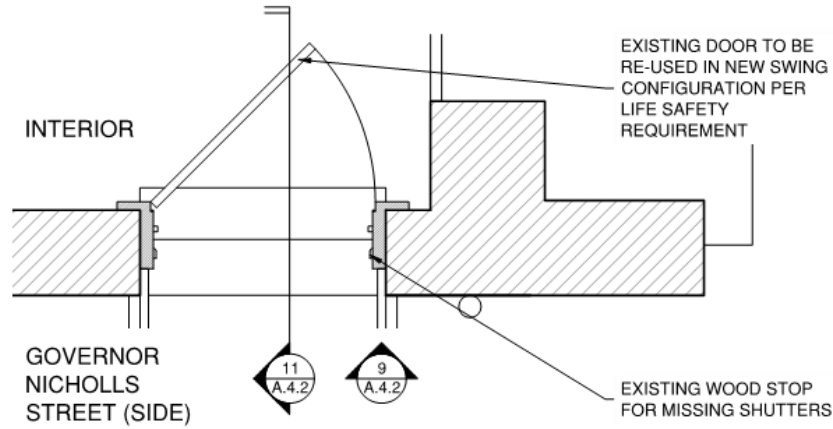
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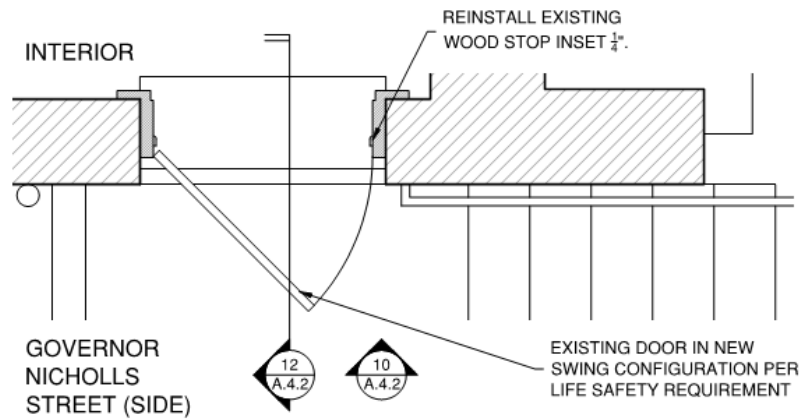
G DOOR 100.1

PROPOSED MODIFICATIONS TO STAIR 2 EGRESS DOOR (100.1)



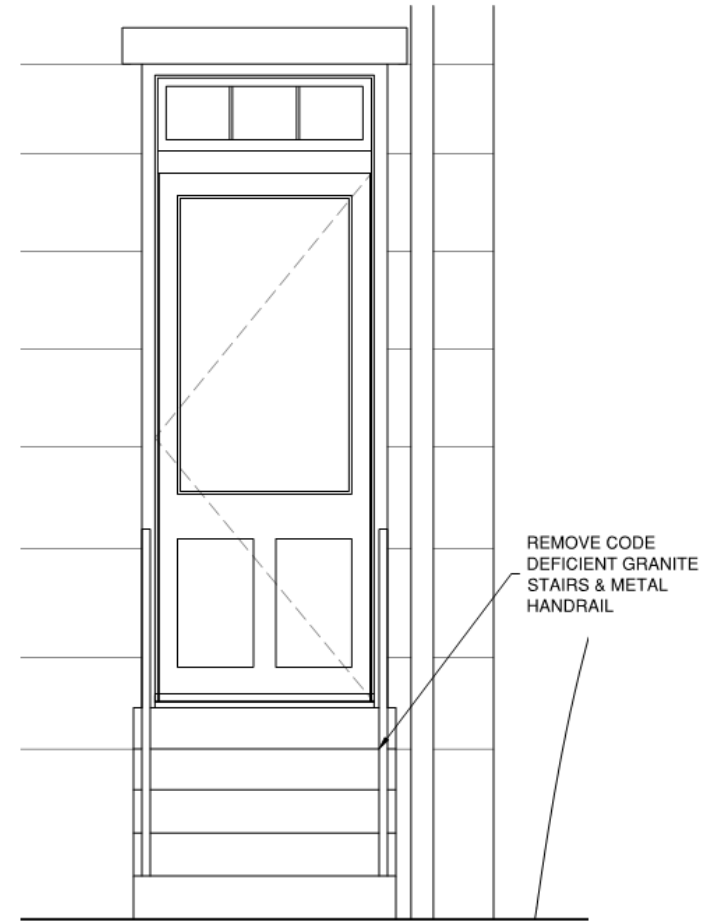
7 DOOR 100.1 EXISTING PLAN

SCALE: $\frac{1}{2}" = 1'-0"$



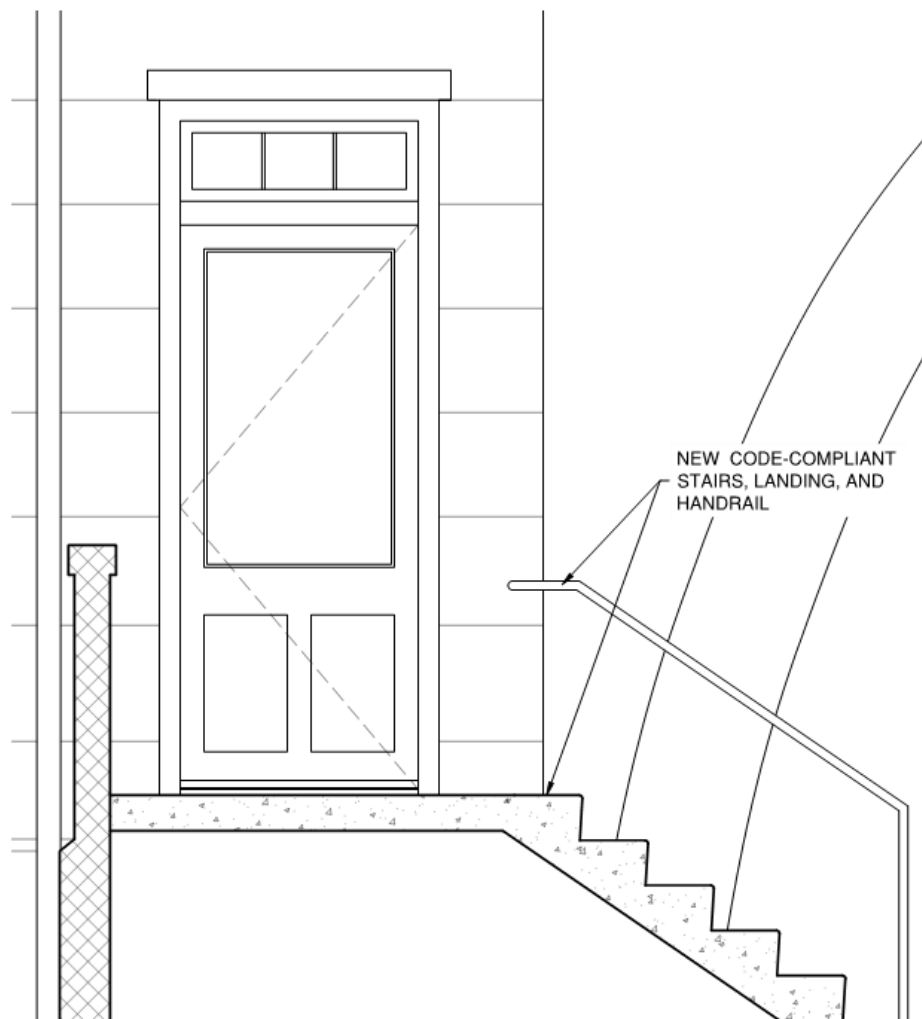
8 DOOR 100.1 PROPOSED PLAN

SCALE: $\frac{1}{2}" = 1'-0"$

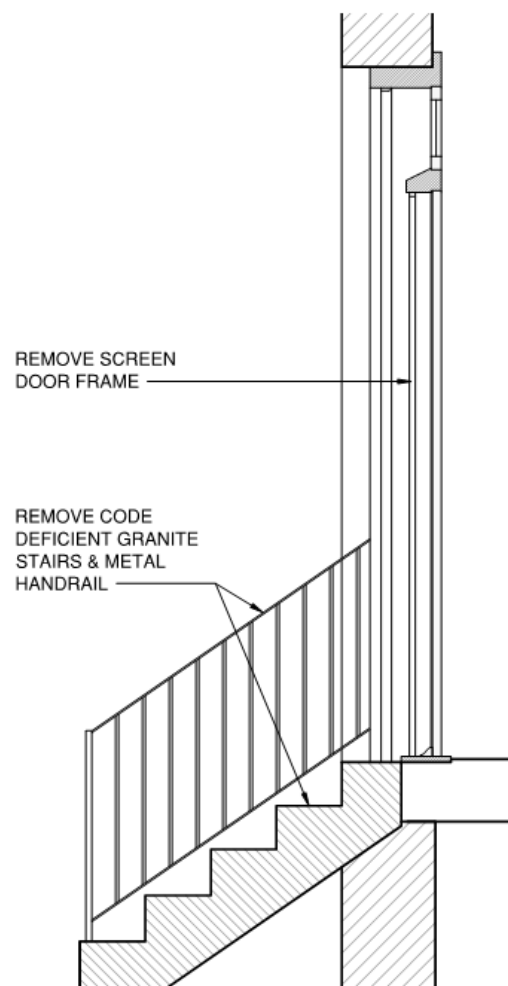


9 DOOR 100.1 (STAIR 2 EGRESS DOOR) EXISTING ELEVATION

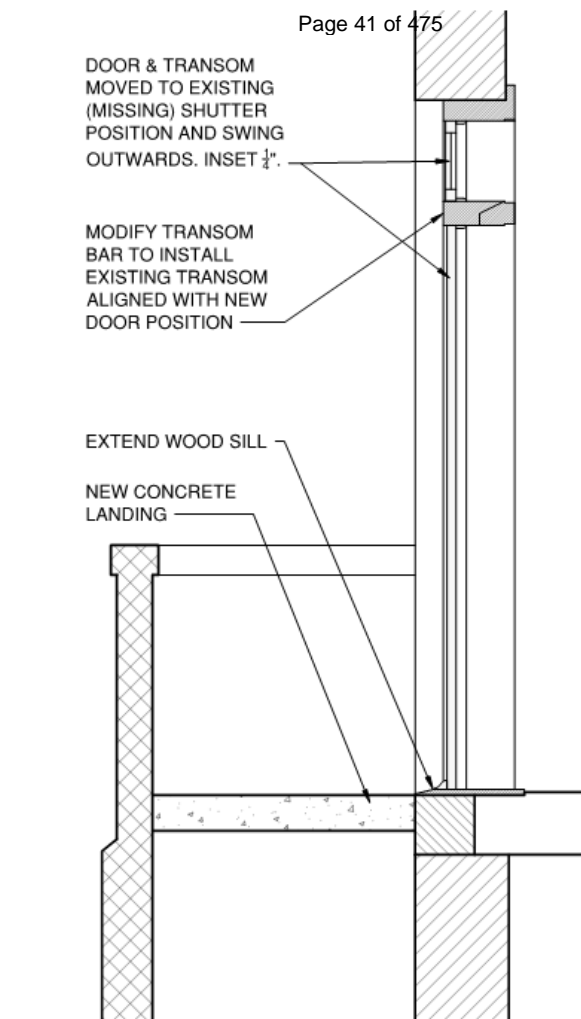
SCALE: $\frac{1}{2}" = 1'-0"$



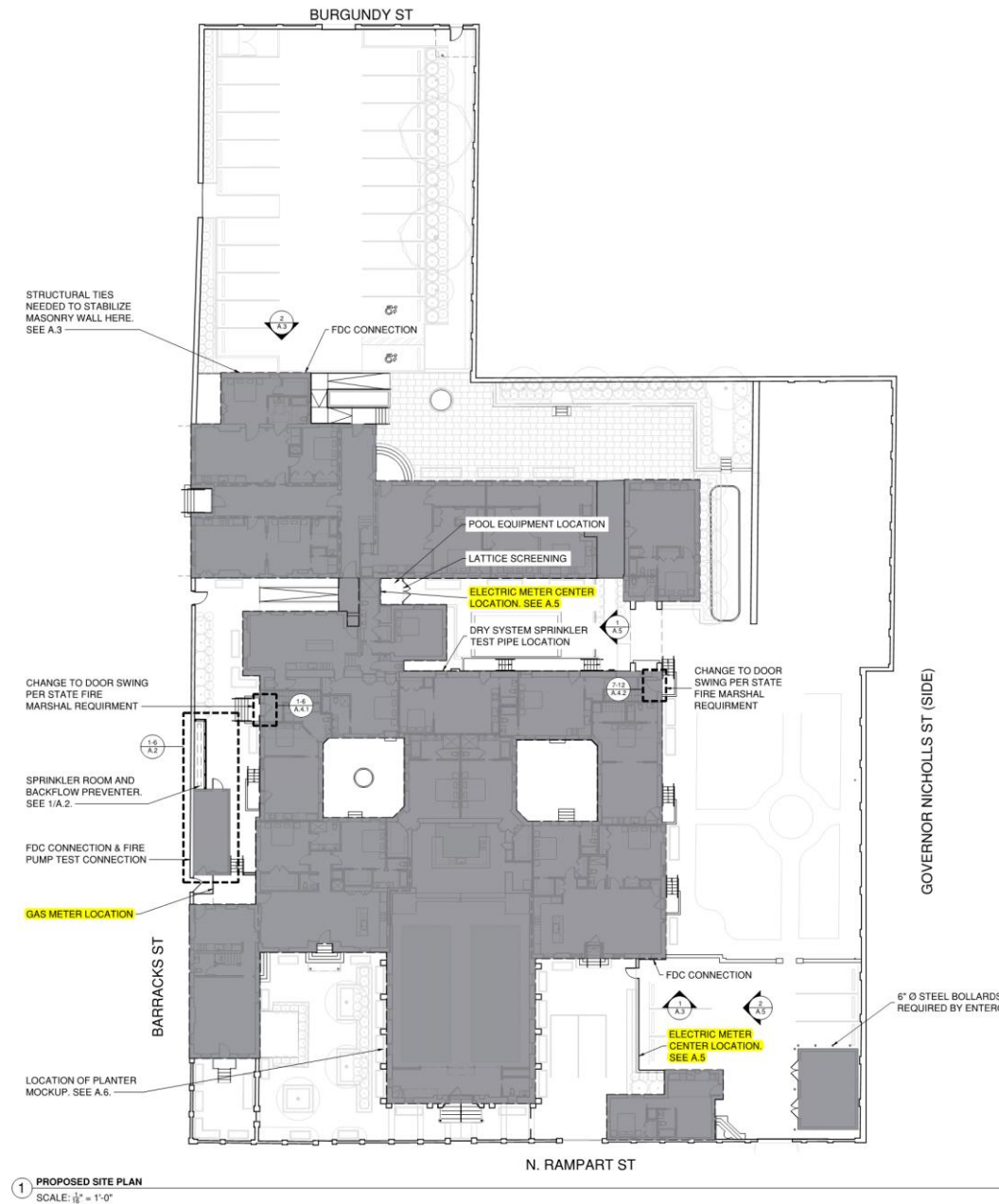
10 DOOR 100.1 (STAIR 2 EGRESS DOOR) PROPOSED ELEVATION
SCALE: $\frac{1}{2}$ " = 1'-0"



11 DOOR 100.1 EXISTING SECTION
SCALE: $\frac{1}{2}$ " = 1'-0"



12 DOOR 100.1 PROPOSED SECTION
SCALE: $\frac{1}{2}$ " = 1'-0"



1236 N. Rampart – electrical/gas meters

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1 PROPOSED GOV. NICHOLLS ST (SIDE) ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$

1236 N. Rampart – electrical meters

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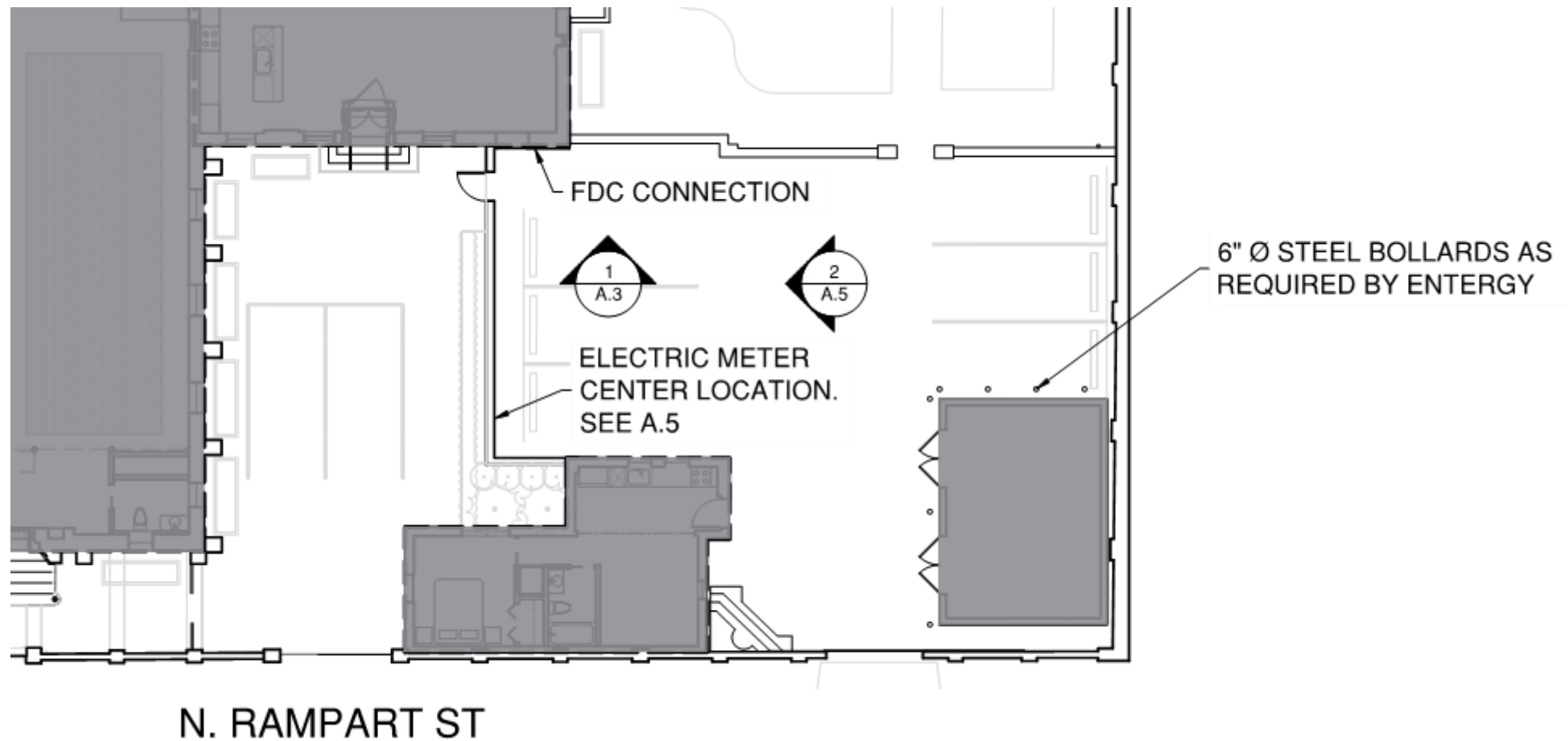
② PROPOSED GOV. NICHOLLS ST (SIDE) ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$

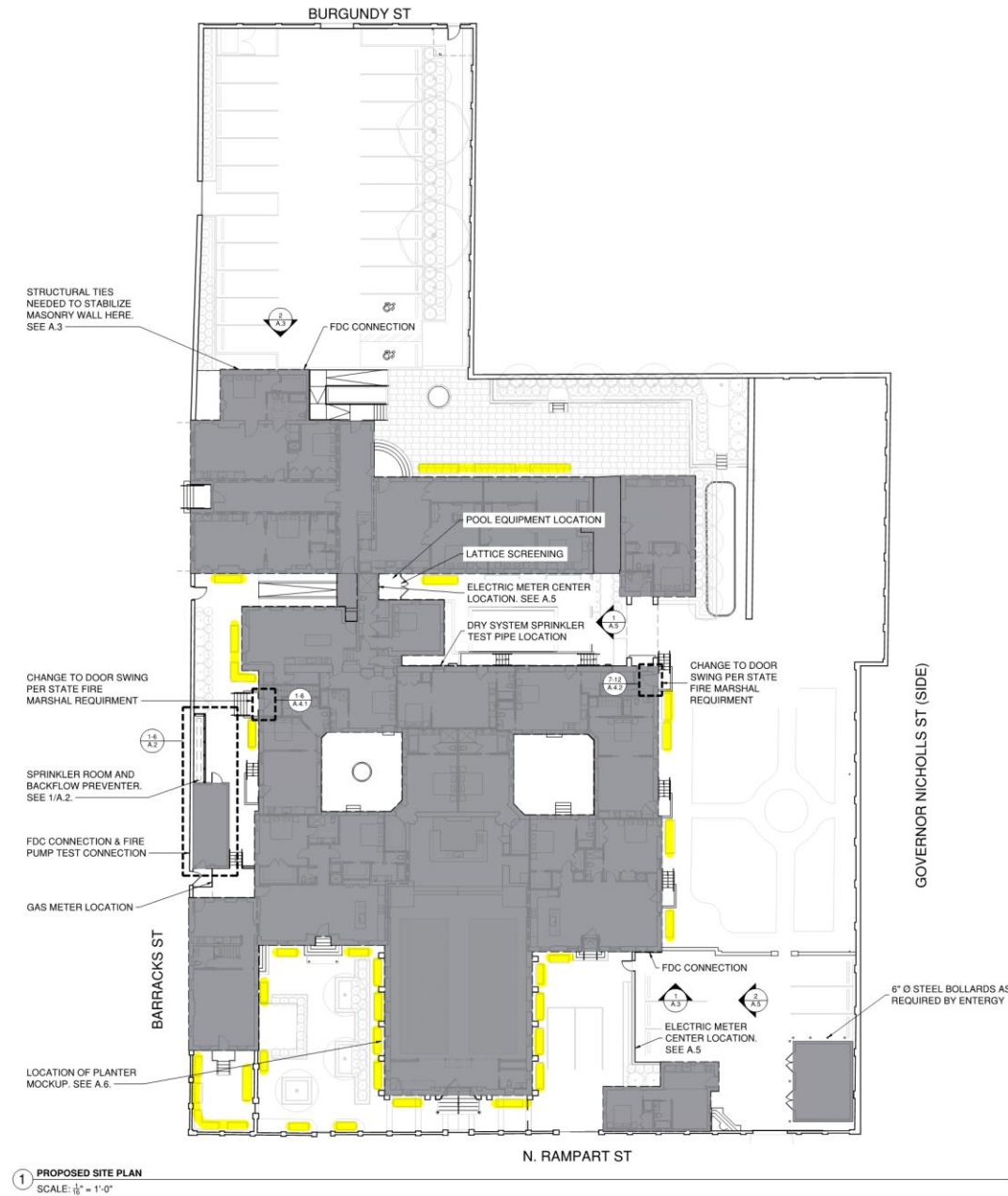
1236 N. Rampart – electrical meters

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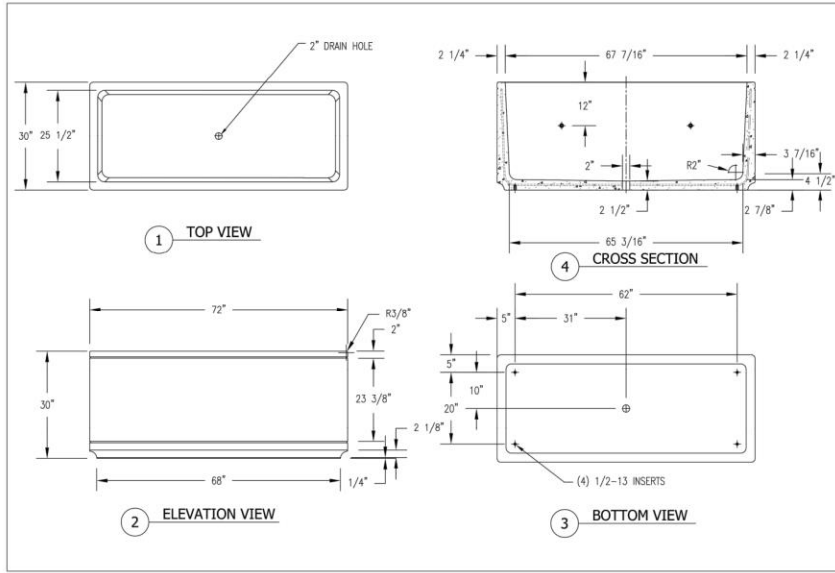


1236 N. Rampart – stormwater storage planters

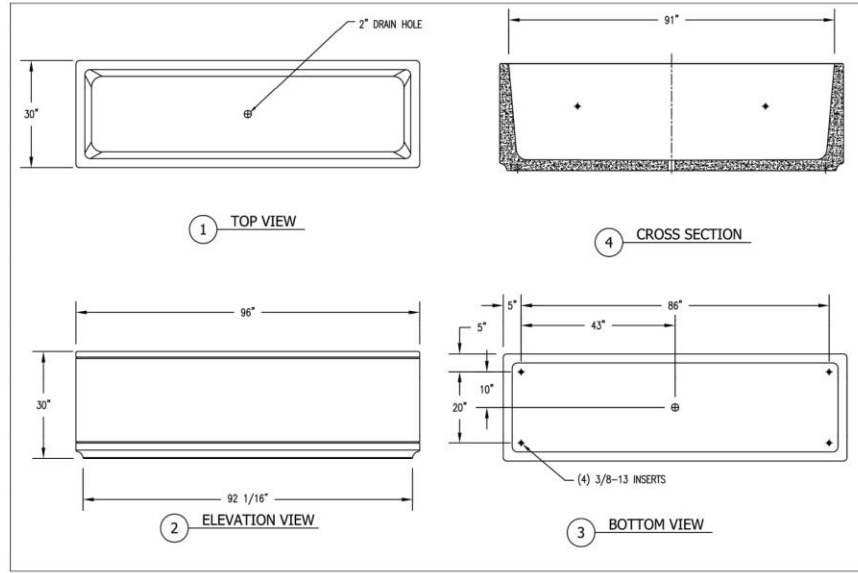
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1 PLANTER DRAWINGS (#TF4175 PER WAUSAU TILE)
SCALE: NOT TO SCALE



2 PLANTER DRAWINGS (#TF4180 PER WAUSAU TILE)
SCALE: NOT TO SCALE



3 PLANTER MOCKUP PHOTO



4 PLANTER BASE DETAIL PHOTO



5 PLANTER LIGHTING MOCKUP PHOTO



③ PLANTER MOCKUP PHOTO

1236 N. Rampart – stormwater storage planters

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④ PLANTER BASE DETAIL PHOTO



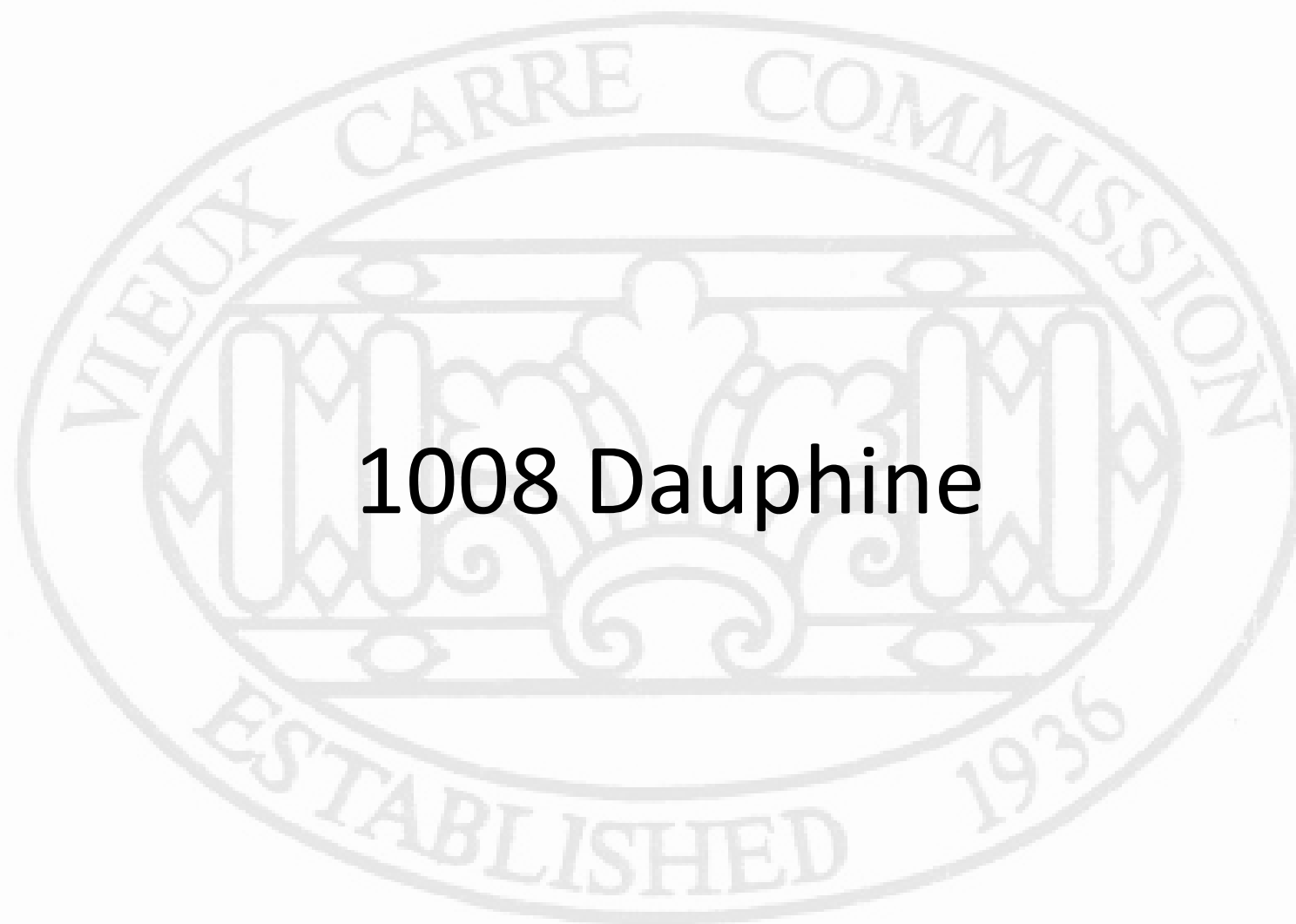
⑤ PLANTER LIGHTING MOCKUP PHOTO

1236 N. Rampart – stormwater storage planters

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1008 Dauphine



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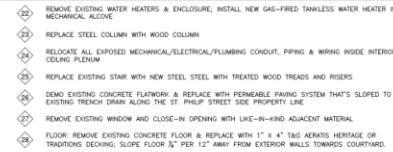


FRENCH QUARTER . NEW ORLEANS, LA

CERTIFIED CORRECT

[illegible]

D-1.1



VCC REVIEW 05.24.2021

REPAIRS AND RESTORATIONS TO
1008-1010 DAUPHINE STREET
FRENCH QUARTER - NEW ORLEANS, LA

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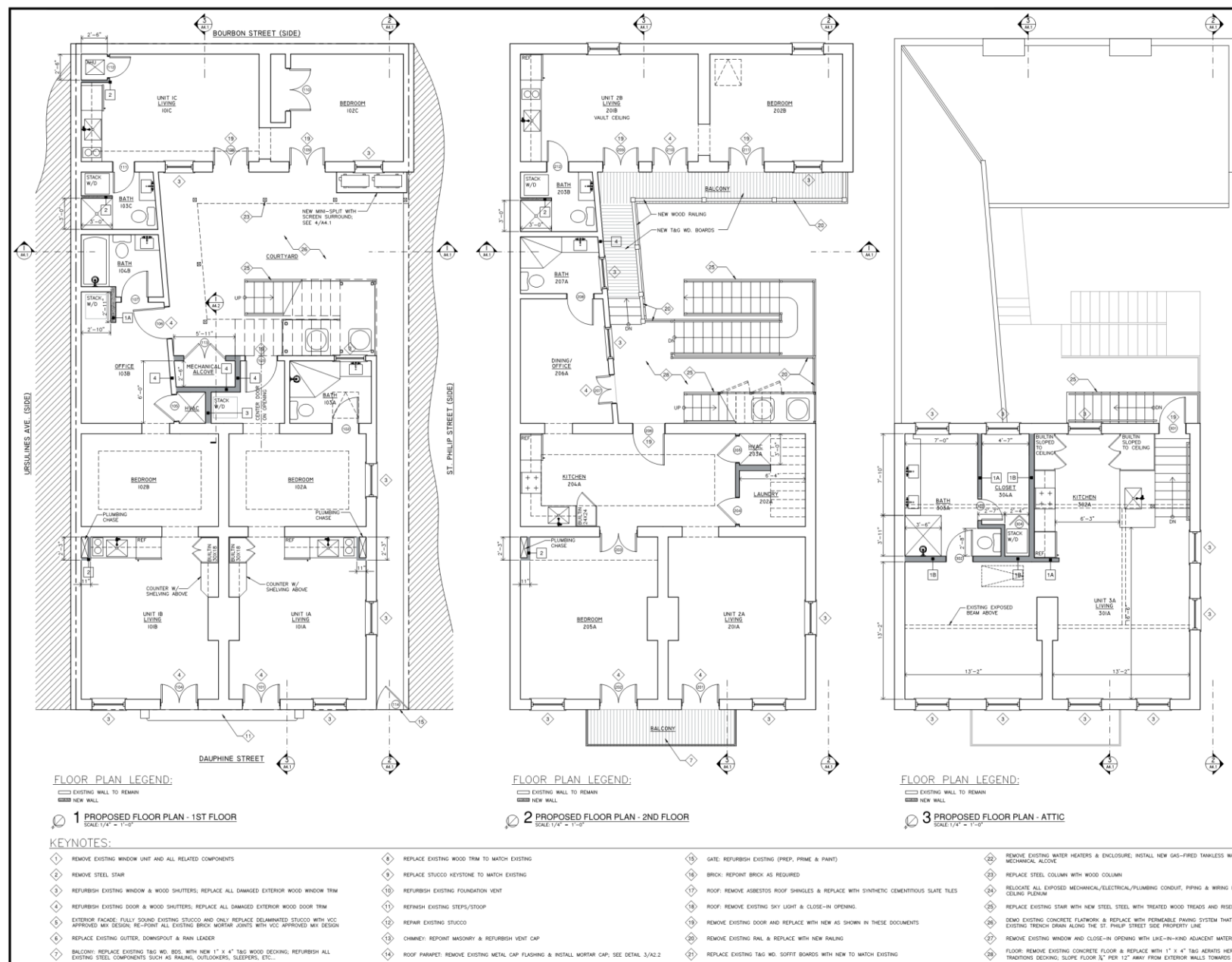
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VCC REVIEW 05.24.2021



REPAIRS AND RESTORATIONS TO
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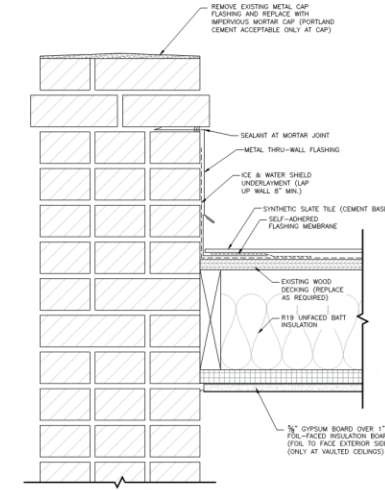
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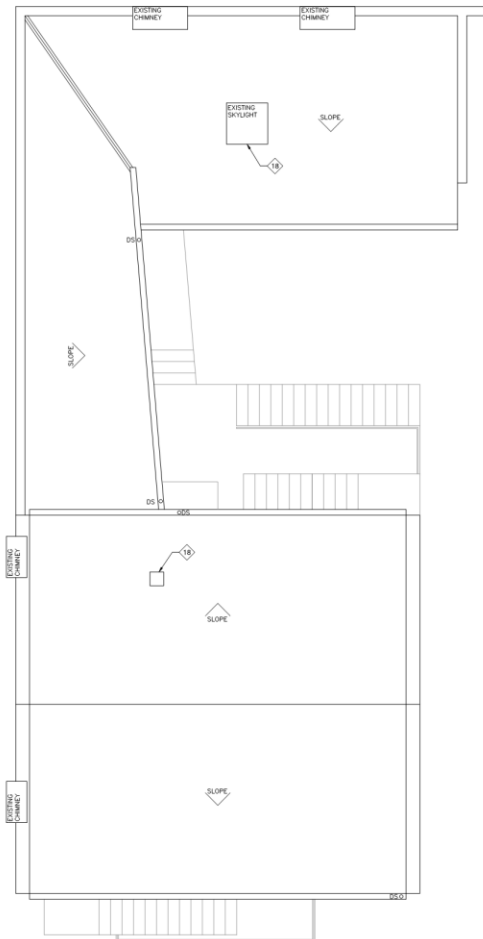
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PHASE: CD
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SCALE: AS SHOWN
ISSUED: 05-24-2021
SHEET

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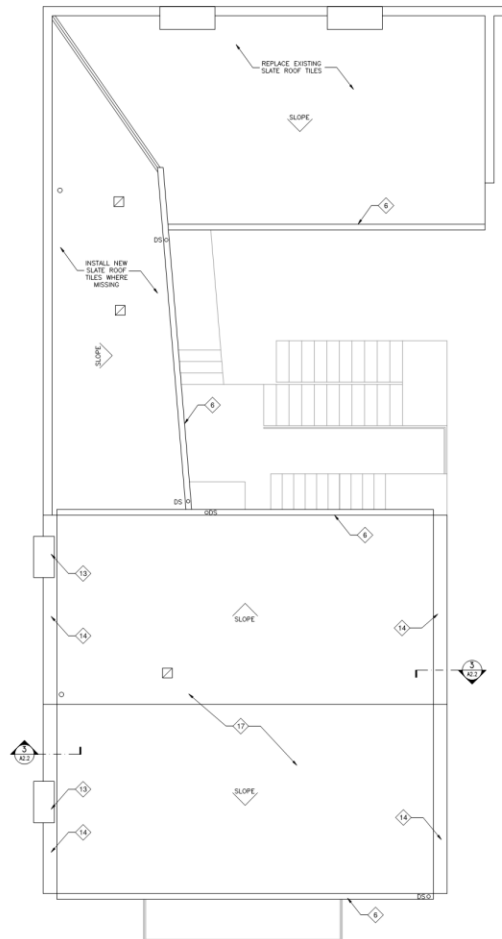
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3 PARAPET FLASHING DETAIL
SCALE: 1/4" = 1'-0"



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



2 ROOF PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

KEYNOTES:

- | | | |
|---|---|--|
| 1 REMOVE EXISTING WINDOW UNIT AND ALL RELATED COMPONENTS | 8 REPLACE EXISTING WOOD TRIM TO MATCH EXISTING | 15 GATE, REFURBISH EXISTING (PREP, PRIME & PAINT) |
| 2 REMOVE STEEL STAIR | 9 REPLACE STUCCO KEYSTONE TO MATCH EXISTING | 16 BRICK, REPOINT BRICK AS REQUIRED |
| 3 REFURBISH EXISTING WINDOW & WOOD SHUTTERS; REPLACE ALL DAMAGED EXTERIOR WOOD WINDOW TRIM | 10 REFURBISH EXISTING FOUNDATION VENT | 17 ROOF: REMOVE ASBESTOS ROOF SHINGLES & REPLACE WITH SYNTHETIC CEMENTITIOUS SLATE TILES |
| 4 REFURBISH EXISTING DOOR & WOOD SHUTTERS; REPLACE ALL DAMAGED EXTERIOR WOOD DOOR TRIM | 11 REFRESH EXISTING STEPS/STOOP | 18 ROOF: REMOVE EXISTING SKY LIGHT & CLOSE-IN OPENING |
| 5 EXTERIOR FACADE: FULLY SOUND EXISTING STUCCO AND ONLY REPLACE DELAMINATED STUCCO WITH VCC APPROVED MIX DESIGN; RE-POINT ALL EXISTING BRICK MORTAR JOINTS WITH VCC APPROVED MIX DESIGN | 12 REPAIR EXISTING STUCCO | 19 REMOVE EXISTING DOOR AND REPLACE WITH NEW AS SHOWN IN THESE DOCUMENTS |
| 6 REPLACE EXISTING GUTTER, DOWNSPOUT & RAIN LEADER | 13 CHIMNEY: REPOINT MASONRY & REFURBISH VENT CAP | 20 REMOVE EXISTING RAIL & REPLACE WITH NEW RAILING |
| 7 BALCONY: REPLACE EXISTING TAG WOOD BOARDS WITH NEW 1" x 4" TAG WOOD DECKING; REFURBISH ALL EXISTING STEEL COMPONENTS SUCH AS RAILING, OUTCROCKERS, SLEEPERS, ETC. | 14 ROOF PARAPET: REMOVE EXISTING METAL CAP FLASHING & INSTALL MORTAR CAP; SEE DETAIL 3/A2.2 | 21 REPLACE EXISTING TAG WOOD SLOTTED BOARDS WITH NEW TO MATCH EXISTING |

- | |
|--|
| 22 REMOVE EXISTING WATER HEATERS & ENCLOSURE, INSTALL NEW GAS-FIRED TANKLESS WATER HEATER IN MECHANICAL ALCOVE |
| 23 REPLACE STEEL COLUMN WITH WOOD COLUMN |
| 24 RELOCATE ALL EXPOSED MECHANICAL/ELECTRICAL/PLUMBING CONDUIT, PIPING & WIRING INSIDE INTERIOR CEILING FLENUM |
| 25 REPLACE EXISTING STAIR WITH NEW STEEL STEEL WITH TREATED WOOD TREADS AND RISERS |
| 26 DEMO EXISTING CONCRETE FLOORS & REPLACE WITH PERMEABLE PAVING SYSTEM THAT'S SLOPED TO EXISTING TRENCH DRAIN ALONG THE ST. PHILIP STREET SIDE PROPERTY LINE |
| 27 REMOVE EXISTING WINDOW AND CLOSE-IN OPENING WITH LIKE-IN-AND ADJACENT MATERIAL |
| 28 FLOOR: REMOVE EXISTING CONCRETE FLOOR & REPLACE WITH 1" x 4" TAG ADJACENT HERITAGE OR TRADITIONS DECKING, SLOPE FLOOR 1/4" PER 12" AWAY FROM EXTERIOR WALLS TOWARDS COURTYARD |

REPAIRS AND RESTORATIONS TO
 1008-1010 DAUPHINE STREET
 FRENCH QUARTER, NEW ORLEANS, LA

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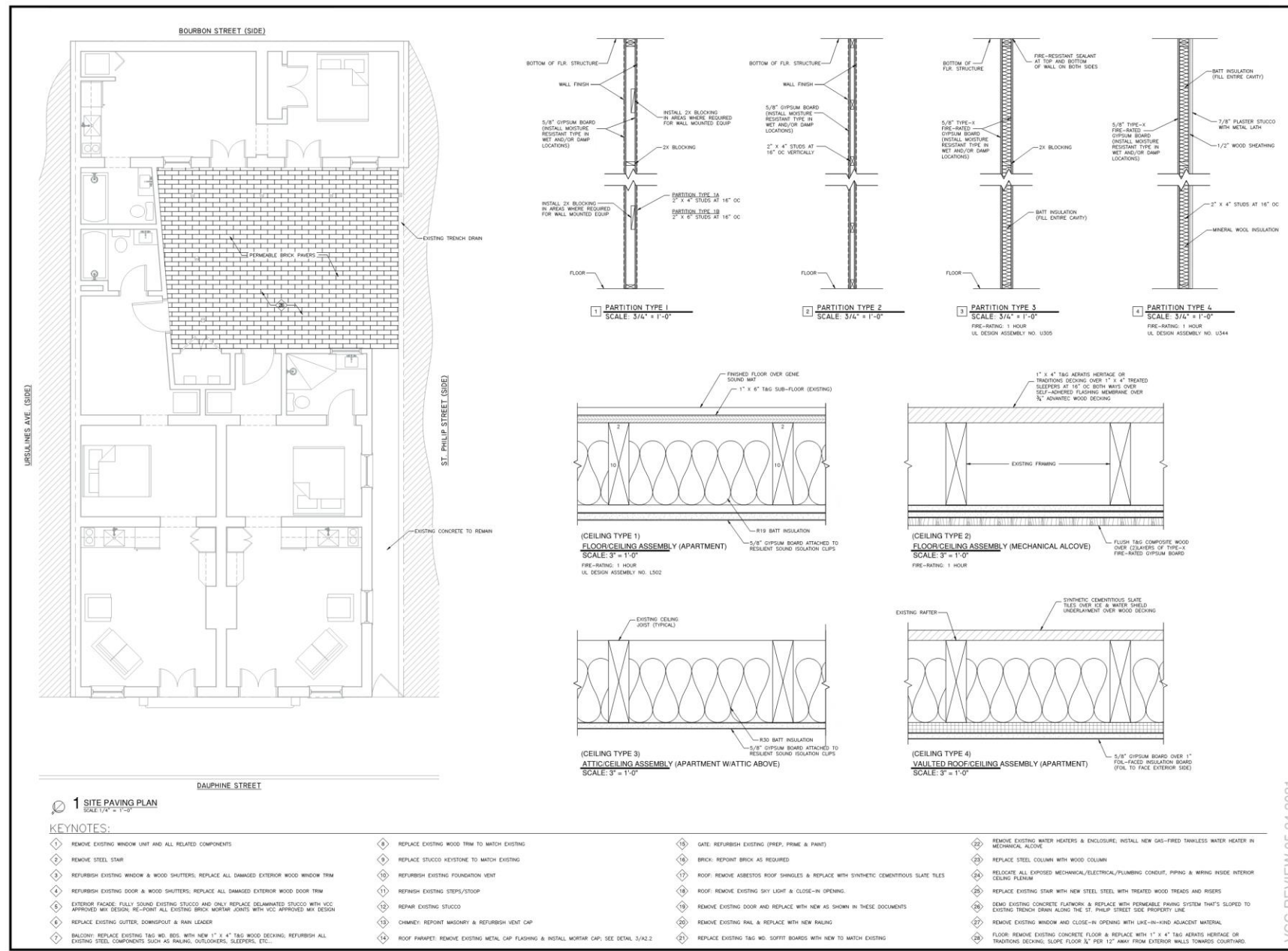
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VCC REVIEW 05.24.2021



REPAIRS AND RESTORATIONS TO
1008-1010 DAUPHINE STREET
FRENCH QUARTER - NEW ORLEANS, LA

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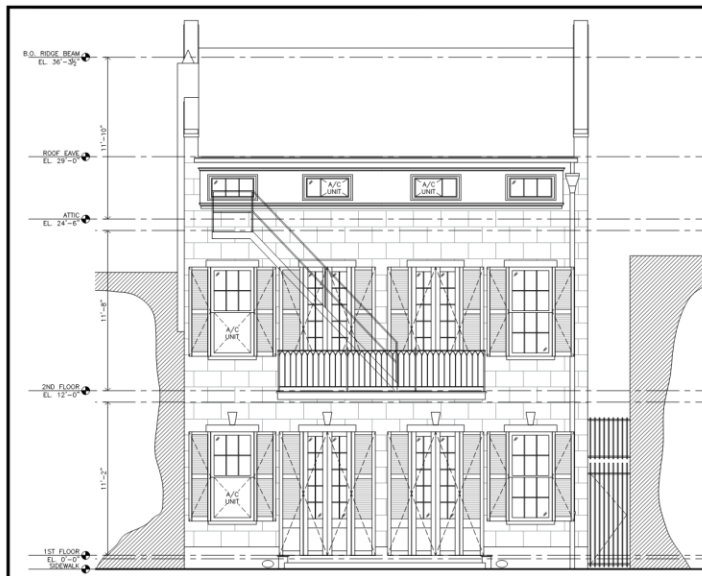
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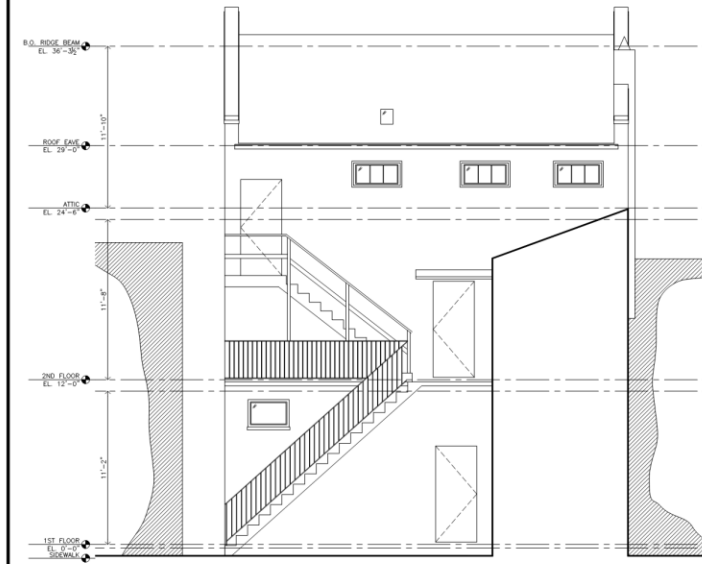
A-3.1



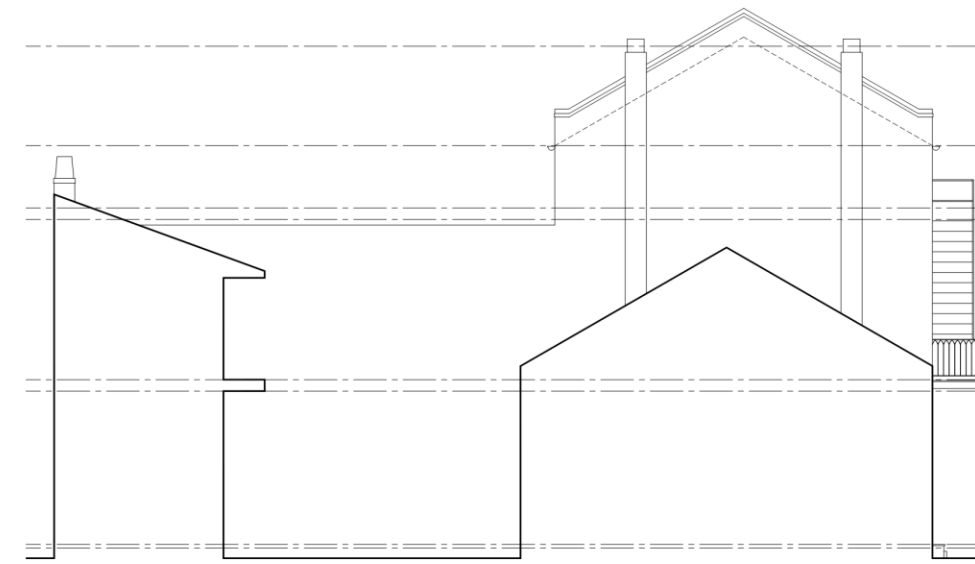
1 EXISTING ELEVATION - FRONT (DAUPHINE STREET)
SCALE 1/4" = 1'-0"



3 EXISTING ELEVATION - SIDE (ST. PHILIP STREET SIDE)
SCALE 1/4" = 1'-0"



2 EXISTING ELEVATION - REAR (BOURBON ST. SIDE)
SCALE 1/4" = 1'-0"



4 EXISTING ELEVATION - SIDE (URSULINES AVE. SIDE)
SCALE 1/4" = 1'-0"

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REPAIRS AND RESTORATIONS TO
1008-1010 DAUPHINE STREET
FRENCH QUARTER - NEW ORLEANS, LA

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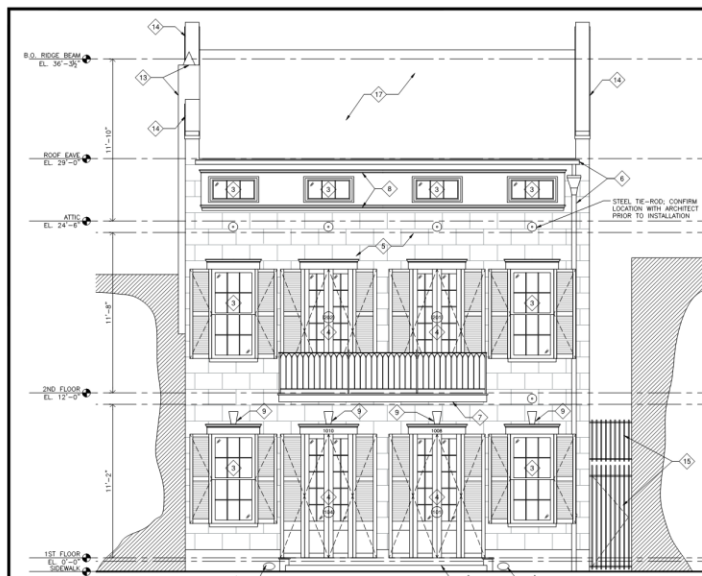
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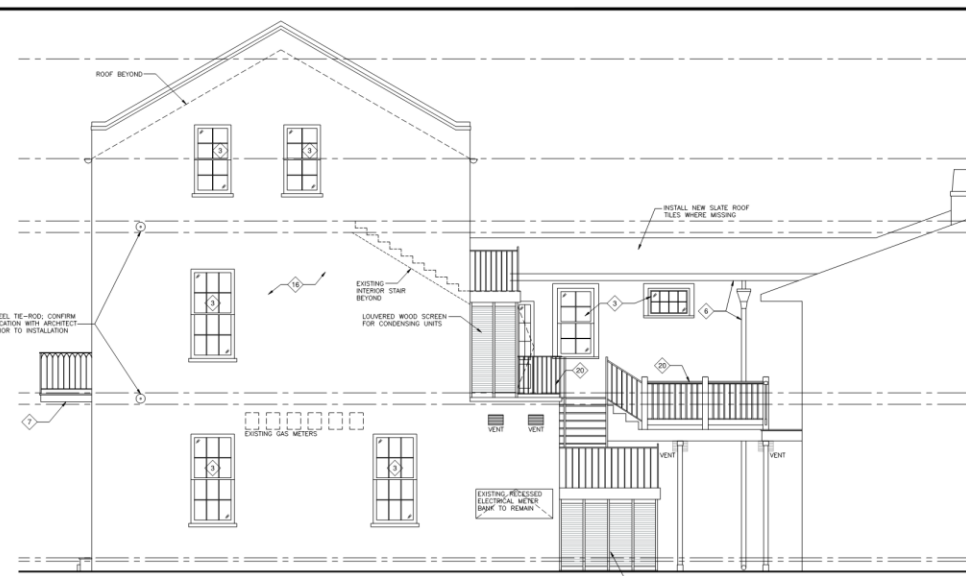
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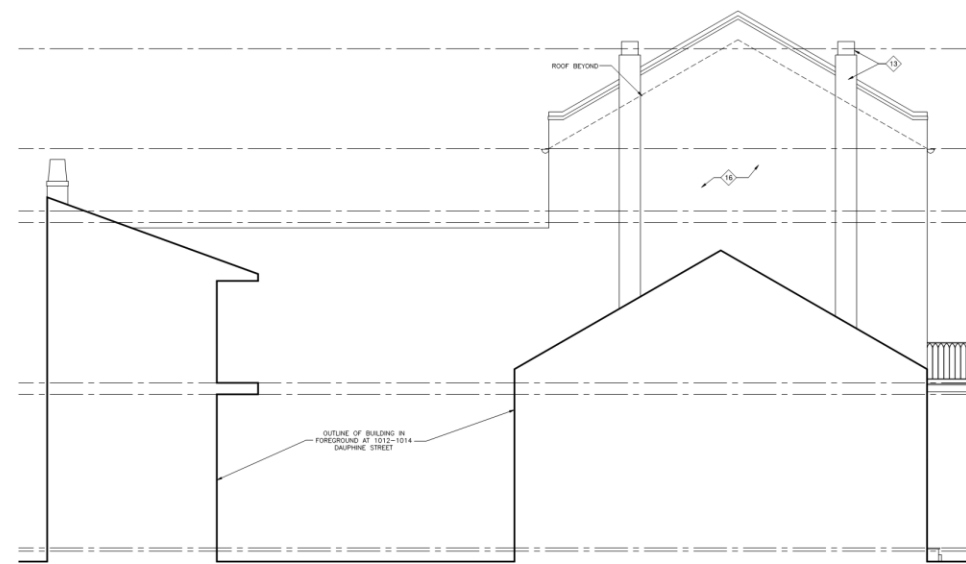
1 ELEVATION - FRONT (DAUPHINE STREET)
SCALE 1/4" = 1'-0"



3 ELEVATION - SIDE (ST. PHILIP STREET SIDE)
SCALE 1/4" = 1'-0"



2 ELEVATION - REAR (BOURBON ST. SIDE)
SCALE 1/4" = 1'-0"



4 ELEVATION - SIDE (URSULINES AVE. SIDE)
SCALE 1/4" = 1'-0"

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REPAIRS AND RESTORATIONS TO
1008-1010 DAUPHINE STREET
FRENCH QUARTER, NEW ORLEANS, LA

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- KEYNOTES:
- 1 REMOVE WINDOW UNIT WITH ALL RELATED COMPONENTS
 - 2 REMOVE STEEL STAIR
 - 3 REFURBISH EXISTING WINDOW & WOOD SHUTTERS; COMPLETELY REPLACE ALL EXTERIOR WOOD WINDOW TRIM
 - 4 REFURBISH EXISTING DOOR & WOOD SHUTTERS; COMPLETELY REPLACE ALL EXTERIOR WOOD DOOR TRIM
 - 5 EXTERIOR FACADE: FULLY SOUND EXISTING STUCCO AND ONLY REPLACE DELAMINATED STUCCO WITH VOC APPROVED MIX DESIGN; RE-POINT ALL EXISTING BRICK MORTAR JOINTS WITH VOC APPROVED MIX DESIGN
 - 6 REPLACE EXISTING GUTTER, DOWNSPOUT & RAIN LEADER
 - 7 BALCONY: REPLACE EXISTING TAG WD. BDS. WITH NEW 1" X 4" TAG AERATIS HERITAGE OR TRADITIONS DECKING; REFURBISH ALL EXISTING STEEL COMPONENTS SUCH AS RAILING, OUTLOOKERS, SLEEPERS, ETC.,
 - 8 REPLACE EXISTING WOOD TRIM TO MATCH EXISTING
 - 9 REPLACE STUCCO KEYSTONE TO MATCH EXISTING
 - 10 REFURBISH EXISTING FOUNDATION VENT
 - 11 REFURBISH EXISTING STEPS/STOOP
 - 12 REPAIR EXISTING STUCCO
 - 13 CHIMNEY: REPORT MASONRY & REFURBISH VENT CAP
 - 14 ROOF PARAPET: REMOVE EXISTING METAL CAP FLASHING & INSTALL STUCCO IN ITS PLACE
 - 15 GATE: REFURBISH EXISTING (PREP, PRIME & PAINT)
 - 16 BRICK: REPORT BRICK AS REQUIRED
 - 17 ROOF: REMOVE ASBESTOS ROOF SHINGLES & REPLACE WITH SYNTHETIC CEMENTITIOUS SLATE TILES
 - 18 ROOF: REMOVE EXISTING SKYLIGHT & CLOSE-IN
 - 19 REMOVE EXISTING DOOR AND REPLACE WITH NEW AS SHOWN IN THESE DOCUMENTS
 - 20 REMOVE EXISTING RAIL & REPLACE WITH NEW RAILING
 - 21 REMOVE EXISTING TAG WD. SOFFIT BOARDS & REPLACE WITH TAG COMPOSITE WOOD BOARDS
 - 22 REMOVE EXISTING WATER HEATERS & ENCLOSURE; INSTALL NEW TANKLESS WATER HEATER/S IN MECHANICAL ALCOVE
 - 23 REPLACE STEEL COLUMN WITH WOOD COLUMN
 - 24 RELOCATE ALL EXPOSED MECHANICAL/ELECTRICAL/PLUMBING CONDUIT, PIPING & WIRING INSIDE INTERIOR CEILING PLENUM
 - 25 REPLACE EXISTING CONCRETE STAIR WITH NEW STEEL STEEL WITH COMPOSITE WOOD TREADS AND RISERS
 - 26 DEMO EXISTING CONCRETE FLATWORK & REPLACE WITH PERMEABLE PAVING SYSTEM THAT'S SLOPED TO EXISTING TRENCH DRAIN ALONG THE ST. PHILIP STREET SIDE PROPERTY LINE
 - 27 REMOVE EXISTING WINDOW AND CLOSE-IN OPENING WITH LIKE-IN-KIND ADJACENT MATERIAL
 - 28 FLOOR: REMOVE EXISTING CONCRETE FLOOR & REPLACE WITH 1" X 4" TAG AERATIS HERITAGE OR TRADITIONS DECKING, SLOPE FLOOR 1/4" PER 1'-0" AWAY FROM EXTERIOR WALLS TOWARD COURTYARD

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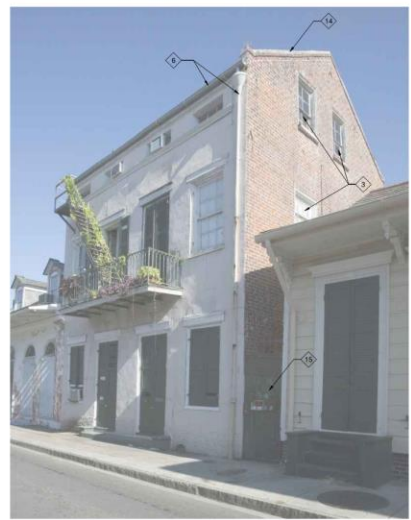
1 PHOTO - FRONT (DAUPHINE STREET)
SCALE: 1/8" = 1'-0"



2 PHOTO - FRONT BALCONY
SCALE: 1/8" = 1'-0"



3 PHOTO - FRONT LEFT SIDE
SCALE: 1/8" = 1'-0"



4 PHOTO - FRONT RIGHT (DAUPHINE STREET)
SCALE: 1/8" = 1'-0"



REPAIRS AND RESTORATIONS TO
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FRENCH QUARTER - NEW ORLEANS, LA

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A-3.4



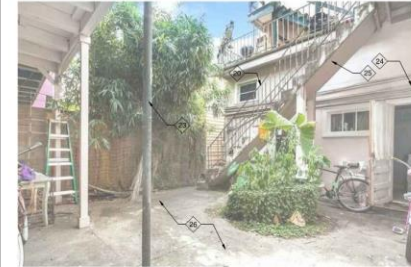
- KEYNOTES:
- 1 REMOVE WINDOW UNIT WITH ALL RELATED COMPONENTS
 - 2 REMOVE STEEL STAIR
 - 3 REFURBISH EXISTING WINDOW & WOOD SHUTTERS; COMPLETELY REPLACE ALL EXTERIOR WOOD WINDOW TRIM
 - 4 REFURBISH EXISTING DOOR & WOOD SHUTTERS; COMPLETELY REPLACE ALL EXTERIOR WOOD DOOR TRIM
 - 5 EXTERIOR FACADE: FULLY SOUND EXISTING STUCCO AND ONLY REPLACE DELAMINATED STUCCO WITH VCC APPROVED MIX DESIGN. RE-POINT ALL EXISTING BRICK MORTAR JOINTS WITH VCC APPROVED MIX DESIGN
 - 6 REPLACE EXISTING GUTTER, DOWNSPOUT & RAIN LEADER
 - 7 BALCONY: REPLACE EXISTING TAG WD. BOIS WITH NEW 1" X 4" TAG AERATS HERITAGE OR TRADITIONS DECOR. REFURBISH ALL EXISTING STEEL COMPONENTS SUCH AS RAILING, OUTLOOKERS, SLEEPERS, ETC...
 - 8 REPLACE EXISTING WOOD TRIM TO MATCH EXISTING
 - 9 REPLACE STUCCO KEYSTONE TO MATCH EXISTING
 - 10 REFURBISH EXISTING FOUNDATION VENT
 - 11 REFRESH EXISTING STEPS/STOOP
 - 12 REPAIR EXISTING STUCCO
 - 13 CHIMNEY: REPOINT MASONRY & REFURBISH VENT CAP
 - 14 ROOF PARAPET: REMOVE EXISTING METAL CAP FLASHING & INSTALL STUCCO IN ITS PLACE
 - 15 GATE: REFURBISH EXISTING (PREP, PRIME & PAINT)
 - 16 BRICK: REPOINT BRICK AS REQUIRED
 - 17 ROOF: REMOVE ASBESTOS ROOF SHINGLES & REPLACE WITH SYNTHETIC CEMENTITIOUS SLATE TILES
 - 18 ROOF: REMOVE EXISTING SKYLIGHT & CLOSE-IN
 - 19 REMOVE EXISTING DOOR AND REPLACE WITH NEW AS SHOWN IN THESE DOCUMENTS
 - 20 REMOVE EXISTING RAIL & REPLACE WITH NEW RAILING
 - 21 REMOVE EXISTING TAG WD. SOFFIT BOARDS & REPLACE WITH TAG COMPOSITE WOOD BOARDS
 - 22 REMOVE EXISTING WATER HEATERS & ENCLOSURE; INSTALL NEW TANKLESS WATER HEATER/S IN MECHANICAL ALCOVE
 - 23 REPLACE STEEL COLUMN WITH WOOD COLUMN
 - 24 RELOCATE ALL EXPOSED MECHANICAL/ELECTRICAL/PLUMBING CONDUIT, PIPING & WIRING INSIDE INTERIOR CEILING PLENUM
 - 25 REPLACE EXISTING CONCRETE STAIR WITH NEW STEEL STEEL WITH COMPOSITE WOOD TREADS AND RISERS
 - 26 DEMO EXISTING CONCRETE PLATFOMR & REPLACE WITH PERMEABLE PAVING SYSTEM THAT'S SLOPED TO EXISTING TRENCH DRAIN ALONG THE ST. PHILIP STREET SIDE PROPERTY LINE
 - 27 REMOVE EXISTING WINDOW AND CLOSE-IN OPENING WITH LIKE-IN-KIND ADJACENT MATERIAL
 - 28 FLOOR: REMOVE EXISTING CONCRETE FLOOR & REPLACE WITH 1" X 4" TAG AERATS HERITAGE OR TRADITIONS DECOR. SLOPE FLOOR 1/4" PER 12" AWAY FROM EXTERIOR WALLS TOWARDS COURTYARD



1 PHOTO - REAR BUILDING (2ND FLOOR)
SCALE: 1/8" = 1'-0"



2 PHOTO - REAR BUILDING (2ND FLOOR)
SCALE: 1/8" = 1'-0"



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



4 PHOTO - ANNEX BUILDING 2ND FLOOR
SCALE: 1/8" = 1'-0"



5 PHOTO - ANNEX BUILDING 2ND FLOOR
SCALE: 1/8" = 1'-0"

VCC REVIEW 05.24.2021

REPAIRS AND RESTORATIONS TO
1008-1010 DAUPHINE STREET
FRENCH QUARTER - NEW ORLEANS, LA

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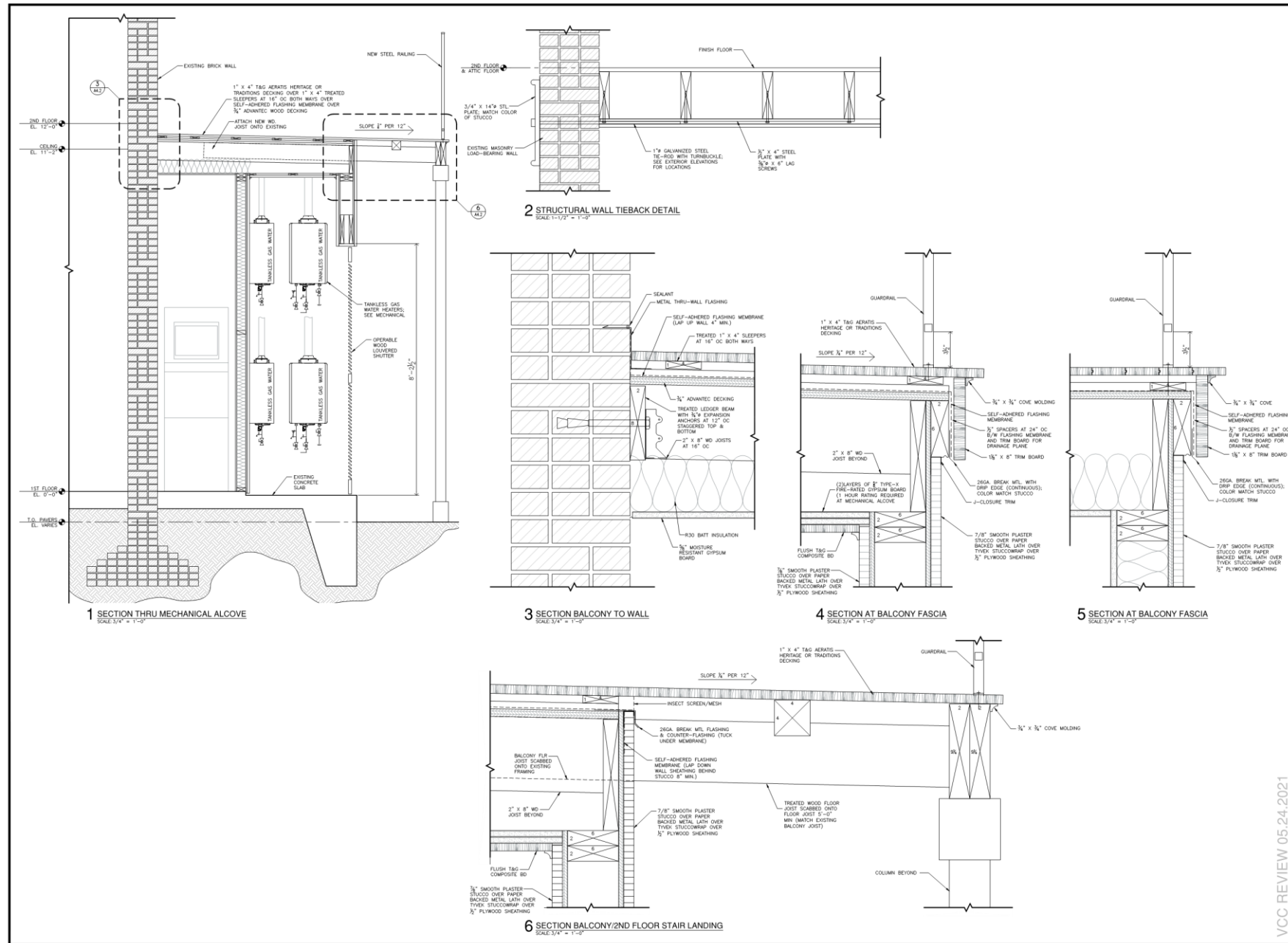
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FRENCH QUARTER, NEW ORLEANS, LA

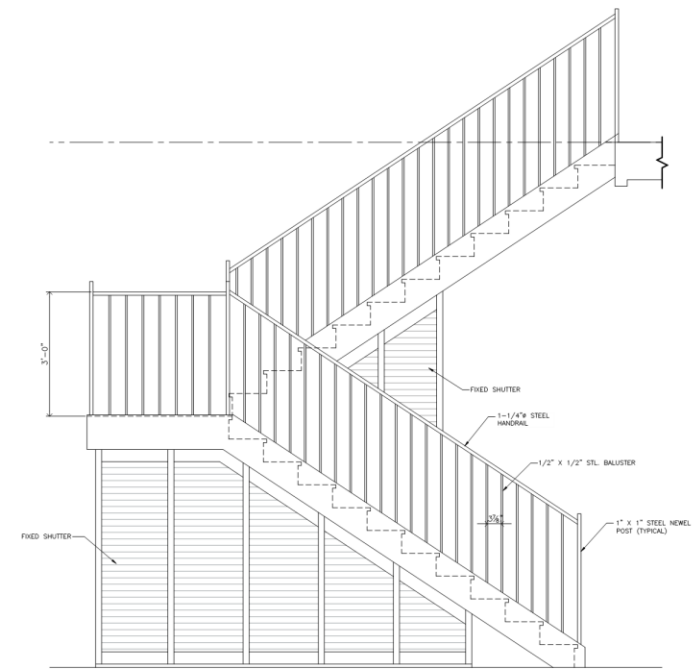
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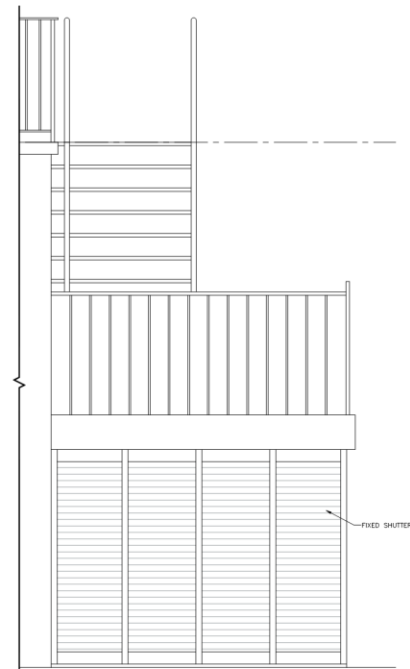
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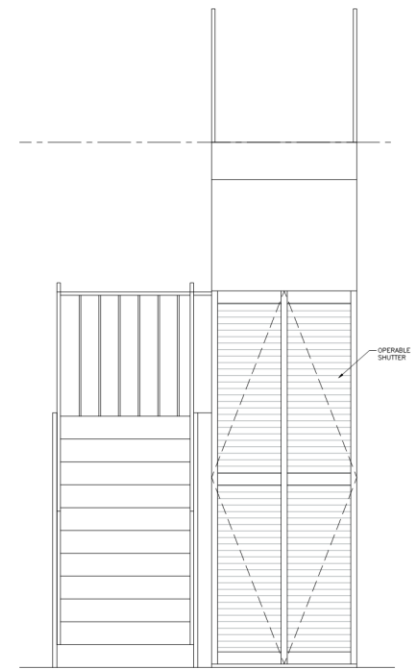
A-5.1



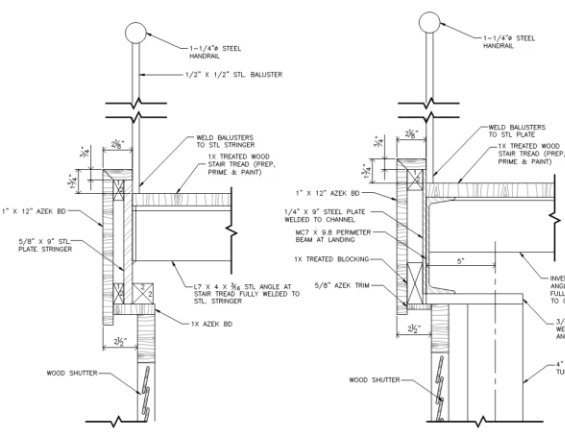
1 STAIR ELEVATION - SIDE
SCALE 1/4" = 1'-0"



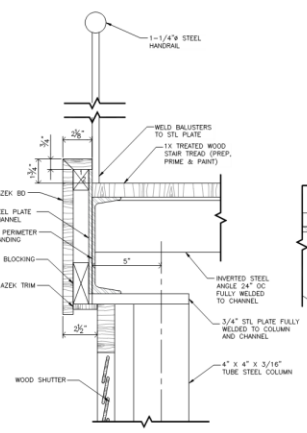
2 STAIR ELEVATION - REAR
SCALE 1/4" = 1'-0"



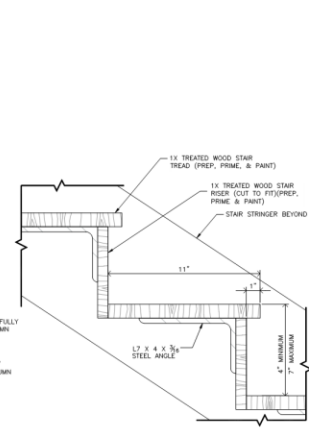
3 STAIR FRONT ELEVATION
SCALE 1/4" = 1'-0"



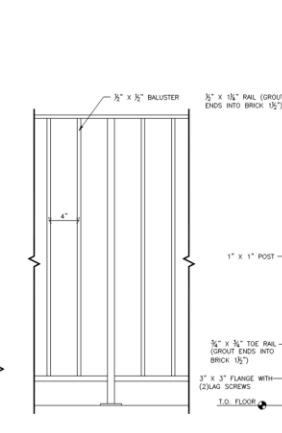
4 SECTION AT STAIR STRINGER
SCALE 3" = 1'-0"



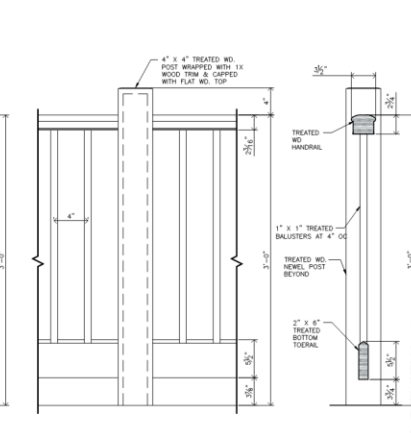
5 SECTION AT STAIR LANDING
SCALE 3" = 1'-0"



6 STAIR TREAD/RISER DETAIL
SCALE 1'-0" = 1'-0"



7 STEEL BALCONY RAIL ELEVATION & SECTION
SCALE 1-1/2" = 1'-0"



8 WOOD NEWEL POST & RAIL ELEVATION
SCALE 1-1/2" = 1'-0"

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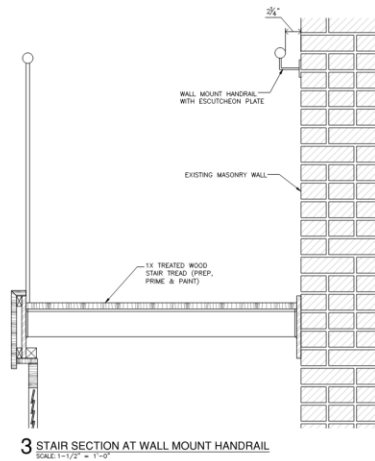
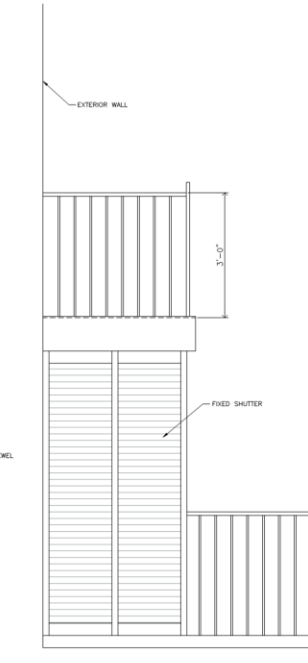
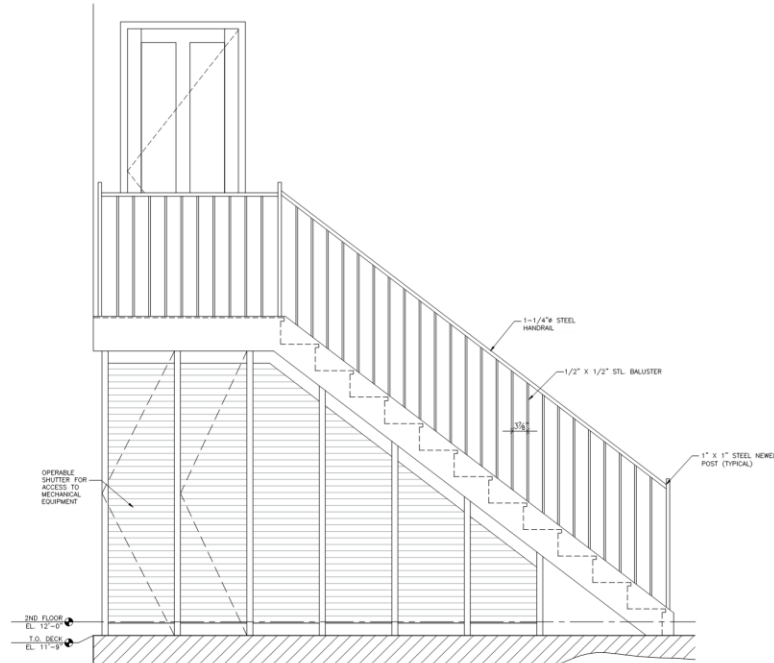
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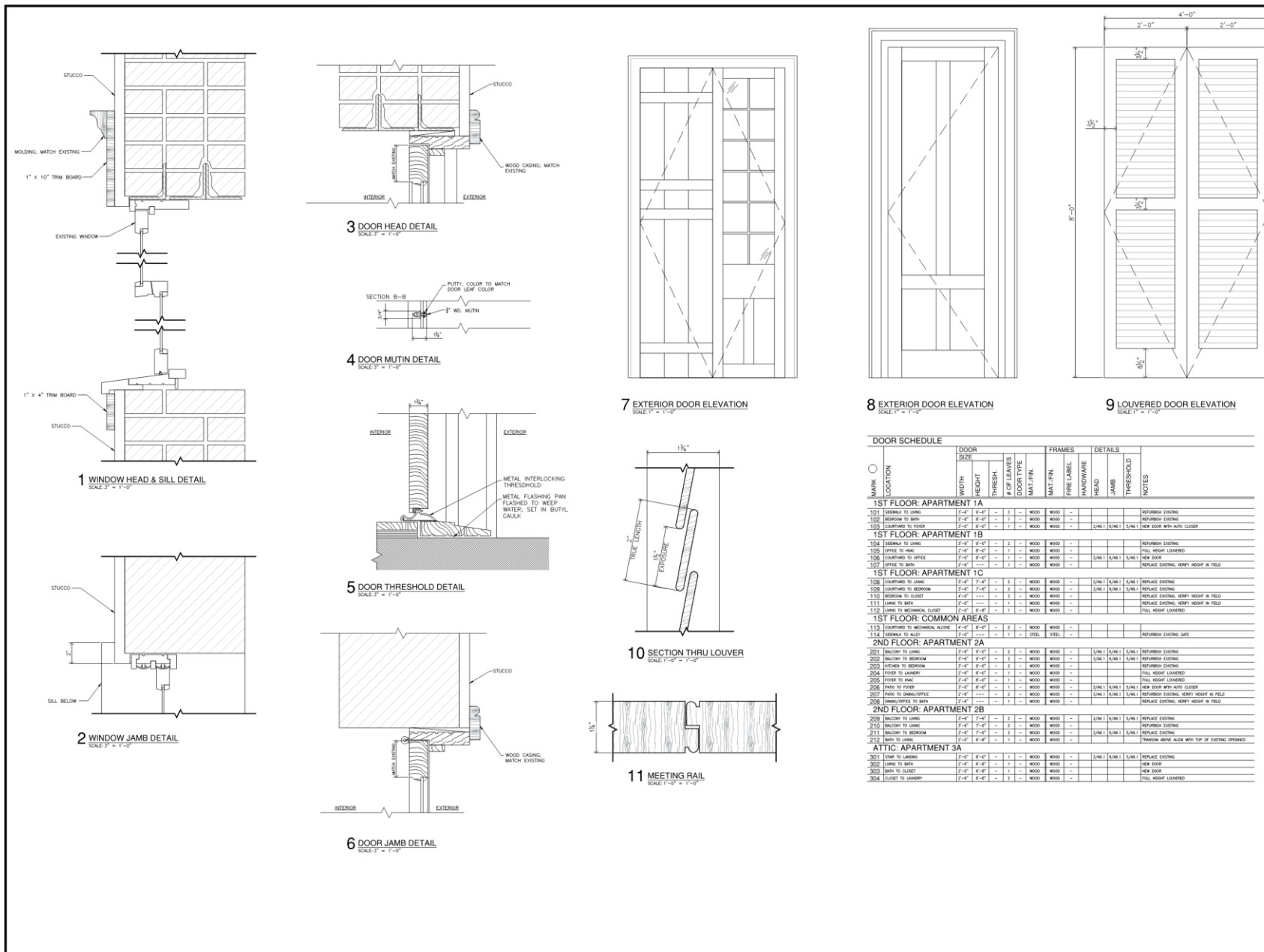
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FRENCH QUARTER, NEW ORLEANS, LA

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SPLIT DX CONDENSING UNIT SCHEDULE									
MARK	SERVING UNIT	COOLING CAPACITY	UNIT				BEER	REMARKS	
			MCA	MAX FUSE	ELECTRICAL	MANUFACTURER			
CU-1A	AHU-1A (APT 1A)	17,000 BTU/H	11.7	20	208/230V, 1ϕ	AMERICAN STD. OR APPROVED EQUAL	14	①②③④	
CU-1B	AHU-1B (APT 1B)	17,000 BTU/H	11.7	20	208/230V, 1ϕ	AMERICAN STD. OR APPROVED EQUAL	14	①②③④	
CU-1C	AHU-1C (APT 1C)	12,000 BTU/H	12	15	208/230V, 1ϕ	DAIKIN OR APPROVED EQUAL	17		
CU-2A	AHU-2A (APT 2A)	33,000 BTU/H	18.1	30	208/230V, 1ϕ	AMERICAN STD. OR APPROVED EQUAL	14	①②③④	
CU-2B	AHU-2B (APT 2B)	12,000 BTU/H	12	15	208/230V, 1ϕ	DAIKIN OR APPROVED EQUAL	17		
CU-3A	AHU-3A (APT 3A)	17,000 BTU/H	11.7	20	208/230V, 1ϕ	AMERICAN STD. OR APPROVED EQUAL	14	①②③④	

SPLIT DIRECT EXPANSION AIR HANDLING UNIT SCHEDULE									
MARK	MANUFACTURER	TOTAL MBH CAPACITY	COOLING CAPACITY				SUPPLY FAN		REMARKS
			ENTERING (°F)	LEAVING (°F)	DB	WB	EXTERNAL STATIC PRESS. (IN W.G.)	BLOWER TYPE	
AHU-1A	AMERICAN STD. OR APPROVED EQUAL	27.3	80.0	67.0	60.8	59.6	1.00	DIRECT DRIVE	①②③④
AHU-1B	AMERICAN STD. OR APPROVED EQUAL	27.3	80.0	67.0	60.8	59.6	1.00	DIRECT DRIVE	①②③④
AHU-1C	DAIKIN OR APPROVED EQUAL	12.0	95.0	71.0	67.0	57.0	0.8	DIRECT DRIVE	
AHU-2A	AMERICAN STD. OR APPROVED EQUAL	34.13	80.0	67.0	60.8	59.6	1.00	DIRECT DRIVE	
AHU-2B	DAIKIN OR APPROVED EQUAL	12.0	95.0	71.0	67.0	57.0	0.8	DIRECT DRIVE	
AHU-3A	DAIKIN OR APPROVED EQUAL	12.0	95.0	71.0	67.0	57.0	0.8	DIRECT DRIVE	

- ① CONTRACTOR SHALL CONFIRM COOLING CAPACITY PRIOR TO PURCHASE AND INSTALLATION.

② BASIS OF DESIGN IS LISTED FOR COORDINATION OF ELECTRICAL AND SPATIAL REQUIREMENTS ONLY. IF A DIFFERENT MAKE OR MODEL IS USED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE THE DESIGN FUNCTION AS INTENDED AND MAKE ANY MODIFICATIONS RESULTING FROM THE CHANGE AT NO ADDITIONAL COSTS TO THE OWNER.
- ③ PROVIDE A 7-DAY PROGRAMMABLE THERMOSTAT

④ PRIOR TO INSTALLATION, CONFIRM LOCATION WITH OWNER

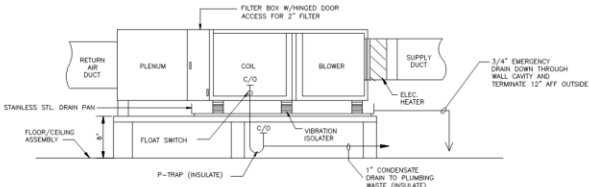
⑤ INSTALL COMPRESSOR IN LOCATION SHOWN IN THESE DOCUMENTS AND LOCATE ABOVE BASE FLOOD ELEVATIONS PER MANUFACTURER'S INSTRUCTIONS.

EXHAUST FAN SCHEDULE									
MARK	AREA SERVED	CFM	MOTOR DATA				CONTROLLED BY	BASIS OF DESIGN	REMARKS
			T.S.P. IN W.G.	HP	WPM	W/INCH			
EF-1	BATHROOM	50 CFM	0.3	150W	—	120/160	SWITCH	BROAN MODEL #678	SURFACE MOUNT

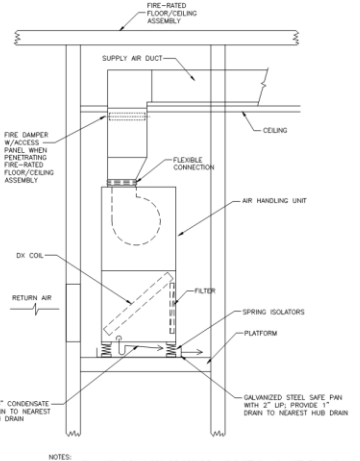
AIR DEVICE SCHEDULE			
MARK	DESCRIPTION	BASIS OF DESIGN	REMARKS
CD-1	CEILING DIFFUSER	TITUS DAT	12" X 12" DIFFUSER WITH TITUS "TDRM" ALUMINUM DIFFUSER RAPID MOUNT FRAME FOR SHEETROCK CEILING, WHITE FINISH
CD-2	CEILING DIFFUSER	TITUS DAT	10" X 10" DIFFUSER WITH TITUS "TDRM" ALUMINUM DIFFUSER RAPID MOUNT FRAME FOR SHEETROCK CEILING, WHITE FINISH
CD-3	CEILING DIFFUSER	TITUS DAT	12" X 6" DIFFUSER WITH TITUS "TDRM" ALUMINUM DIFFUSER RAPID MOUNT FRAME FOR SHEETROCK CEILING, WHITE FINISH
RAG-1	RETURN AIR	TITUS	18" X 18" GRILL WITH TITUS "TDRM" ALUMINUM DIFFUSER RAPID MOUNT FRAME FOR SHEETROCK CEILING, WHITE FINISH
WL-1	WALL LOUVER	TITUS DAT	12" X 6" DIFFUSER WITH TITUS "TDRM" ALUMINUM DIFFUSER RAPID MOUNT FRAME FOR SHEETROCK, WHITE FINISH
WL-2	WALL LOUVER	TITUS	ALUMINUM EXHAUST WALL LOUVER
K-1	COOKTOP HOOD	—	RE-CIRCULATING DUCTLESS KITCHEN RANGE HOOD WITH MAXIMUM 300 CFM

GENERAL MECHANICAL NOTES

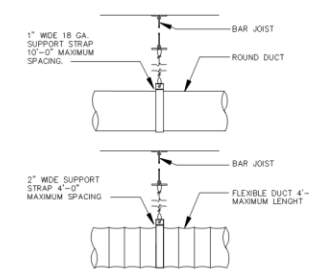
- CONTRACTOR SHALL VERIFY THAT ALL EQUIPMENT AS SHOWN ON THESE DRAWINGS WILL NOT CONFLICT WITH ANY DRAINS, SCUTTLINGS, JOINTS, VENTS, ETC.
- THE MECH. CONTRACTOR SHALL BE RESPONSIBLE FOR ADMINISTERING ALL WARRANTIES ON EQUIPMENT WHICH HE/SHE INSTALLS. THIS INCLUDES ALL CONDENSERS, REFRIGERANT LINES, AND OTHER ITEMS FURNISHED BY OTHERS AS WELL AS THOSE FURNISHED BY HIS/HER.
- CONTRACTOR SHALL FIELD VERIFY ALL CLEARANCES PRIOR TO FABRICATIONS OF DUCTWORK DUE TO JOISTS, BEAMS, PLUMBING, ELECTRICAL CONDUIT, LIGHTS, OTHER DUCTWORK, ETC. COORDINATE INSTALLATION WITH SPERMILL CONTRACTORS.
- PROVIDE A INSTALL VIBRATION ISOLATION DEVICES AND FLEXIBLE CONNECTIONS TO ALL MOVING MACHINERY.
- ALL DUCT DIMENSIONS SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS.
- THE CONTRACTOR SHALL COORDINATE ALL DUCT AND DIFFUSER LOCATIONS WITH LIGHTING LAYOUTS AS REQUIRED.
- THE CONTRACTOR SHALL PROVIDE COMPLETE INFORMATION AND COOPERATION TO THE OTHER CONTRACTORS AND TRADES AS REQUIRED FOR COMPLETION AND COORDINATION OF THE COMPLETE PROJECT.
- MECHANICAL CONTRACTOR SHALL COORDINATE WITH THE E.C. AND OTHER TRADES. ALL REQUIRED OPENINGS AND EXHAUSTS, ALL REQUIRED OPENINGS IN FOUNDATIONS, FLOORS, WALLS, AND ROOFS SHALL BE DESIGNED INTO THE STRUCTURE INITIALLY BY THE USE OF SLEEVES, CURBS, ETC. CUTTING AND PATCHING SHALL BE HELD TO A MINIMUM.
- TRANSITION ALL DUCTS AS REQUIRED TO ATTACH EQUIPMENT.
- ALL ROUND DUCT AND FLEX DUCT RUN OUTS SHALL BE THE SAME DIAMETER AS DIFFUSER NECK UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PAINT THE INTERIOR OF ALL DUCTWORK VISIBLE THROUGH GRILLES, REGISTERS, AND DIFFUSERS FLAT BLACK.
- PROVIDE A INSTALL TURNING VANES AT ALL DUCTWORK ELBOWS.
- PROVIDE A INSTALL BACKDRAFT DAMPERS FOR ALL EXHAUST FANS.
- INSULATE THE BACKSIDE OF ALL DIFFUSERS, GRILLES, AND REGISTERS.
- ALL CONDENSED DUCTWORK SHALL BE INSULATED WITH EXTERNAL DUCT INSULATION. INSULATION SHALL BE FOIL REINFORCED XPS FACING. ALL INSULATION SHALL MEET WITH A SOLID SPRAYED UNDER IS AND BUSHES DEVELOPED UNDER IS. INSULATION SHALL BE A MINIMUM 1 INCHES THICK WITH A R-VALUE OF 4. INSULATION SHALL BE FASTENED TO DUCTWORK PER MANUFACTURER'S INSTRUCTIONS AND IMACNA STANDARDS.
- CONTRACTOR SHALL LOCATE AIR DISTRIBUTION DEVICES AFTER LIGHTS HAVE BEEN INSTALLED. COORDINATE WITH LIGHTING PLAN PRIOR TO ROUTING DUCTWORK. MAINTAIN REASONABLE ACCESS TO UPPL. FITTINGS WITH MANUAL VOLUME DAMPERS.
- THESE PLANS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO ESTABLISH SIZE, GENERAL ROUTING AND LOCATION, AND PERFORMANCE AND ARE NOT INTENDED TO SHOW ALL POSSIBLE DETAILS. ALL WORK SHALL BE FULLY COORDINATED WITH OTHER TRADES TO INSURE THE INSTALLATION OF A COMPLETE, OPERATING SYSTEM THAT FITS IN THE SPACE ALLOTTED, ALL LABOR, EQUIPMENT, APPURTENANCES AND MATERIALS NECESSARY, AND PERFORM ALL OPERATIONS REQUIRED FOR THE INSTALLATION OF A COMPLETE, FUNCTIONAL, MECHANICAL SYSTEMS AS OUTLINED ON THE DRAWINGS.



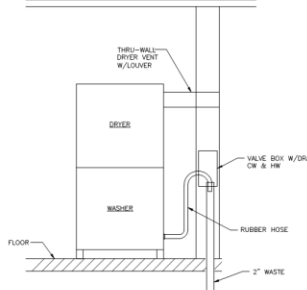
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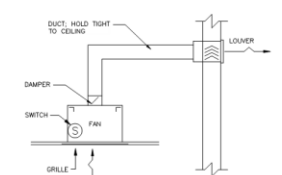
2 VERTICAL AIR HANDLING UNIT SECTION
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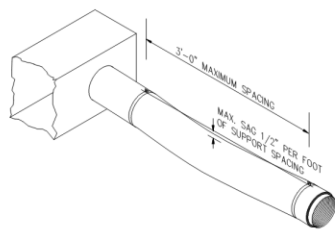
3 DUCT SUPPORT DETAIL
SCALE: 1/8\"/>



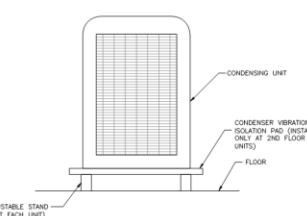
4 WASHER/DRYER DETAIL
SCALE: 1/8\"/>



5 EXHAUST FAN DETAIL
SCALE: 1/8\"/>



6 FLEX DUCT SUPPORT DETAIL
SCALE: 1/8\"/>



7 CONDENSER PAD DETAIL
SCALE: 1/8\"/>

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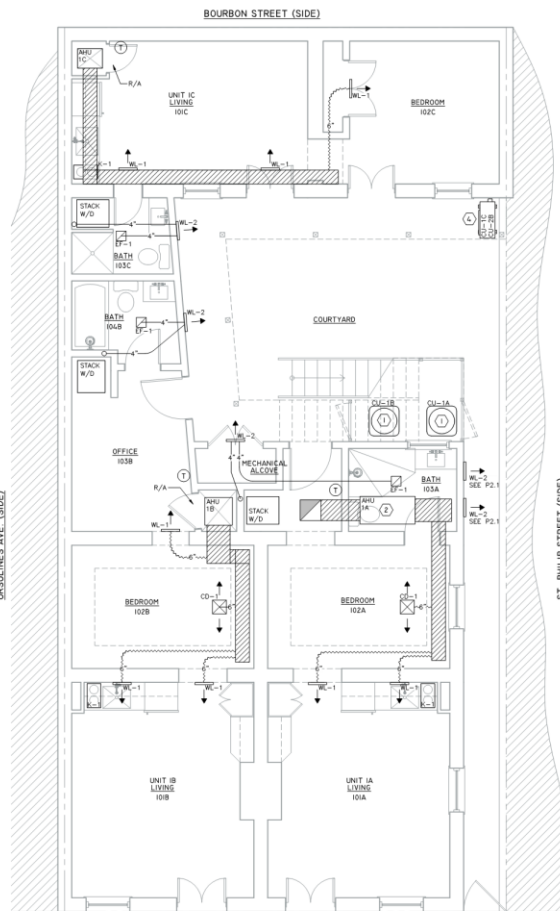
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REVISION HISTORY	
NO.	DESCRIPTION

PROJECT#: 2021-13
PHASE: CD
DRAFTER: JC
CHECKER: JC
SCALE: AS SHOWN
ISSUED: 05/24/2021
SHEET#

P-1.1



CONTRACTOR NOTES

1. THESE PLANS (ALL PLUMBING SHEETS) ARE SCHEMATIC IN NATURE AND ARE INTENDED TO ESTABLISH SIZE, GENERAL ROUTING, LOCATION, PERFORMANCE AND ARE NOT INTENDED TO SHOW ALL POSSIBLE CONDITIONS. ALL WORK SHALL BE FULLY COORDINATED WITH OTHER TRADES TO INSURE THE INSTALLATION OF A COMPLETE OPERABLE SYSTEM THAT FITS IN THE SPACE ALLOTTED. PROVIDE ALL LABOR, EQUIPMENT, APPURTENANCES AND MATERIALS NECESSARY, AND PERFORM ALL OPERATIONS REQUIRED FOR THE INSTALLATION OF COMPLETE, FUNCTIONAL PLUMBING SYSTEMS AS OUTLINED ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.
2. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO ANY BID SUBMISSION TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN ROUTING AND LOCATION, IF NECESSARY, IN SIZE, IN ORDER TO ACHIEVE THE SPECIFIC WITHOUT INCURRING ADDITIONS TO THE CONTRACT. WHERE EXISTING CONDITIONS DIFFER SIGNIFICANTLY ENOUGH TO AFFECT PRICING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO BID SUBMISSION FOR A RESOLUTION. NO ALLOWANCE WILL BE MADE FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS.
3. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES.
4. VERIFY ALL POINTS OF CONNECTION WITH OTHER DISCIPLINES (LOCATION & INVERT) PRIOR TO INSTALLATION. THIS INCLUDE EXISTING SITE UTILITIES AS WELL AS NEW SITE UTILITIES INSTALLED UNDER THE SCOPE OF WORK FOR THE PROJECT.
5. COORDINATE WITH OTHER TRADES TO PREVENT INTERFERENCE WITH HVAC DUCTS, ELECTRICAL LIGHTING, AND STRUCTURE IN THE CEILING PLUMBING.

SOIL, WASTE & VENT SYSTEM

1. BELOW GRADE/FLOOR SANITARY SOIL AND WASTE SYSTEM SHALL BE PVC PIPE CONFORMING TO ASTM D 2685-17R, SCHEDULE 40 WITH PVC SOCKET FITTINGS, SCHEDULE 40 WITH PVC, ASTM F-891, CELLULAR CORE WITH NOT BE ALLOWED.
2. VENT PIPING SHALL BE PVC DMV PIPE AND FITTINGS CONFORMING TO ASTM D 2685-17R, SCHEDULE 40 WITH PVC, ASTM F-891, CELLULAR CORE MAY BE UTILIZED FOR VENT ONLY.

GENERAL PLUMBING NOTES

1. THE CONTRACTOR SHALL EXECUTE ALL WORK SO THAT IT PROCEEDS WITH A MINIMUM OF INTERFERENCE WITH OTHER TRADES AND NORMAL FUNCTIONING OF EXISTING FACILITIES AND SERVICES.
2. VERIFY EXACT ROUGH-IN AND FINAL EQUIPMENT REQUIREMENTS IN FIELD.
3. COORDINATE ROUTING AND LOCATIONS OF WASTE AND VENT PIPING WITH ALL OTHER TRADES.
4. THE PLUMBING CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER TRADES ALL REQUIRED OPENINGS AND EXCAVATIONS. ALL REQUIRED OPENINGS IN FOUNDATIONS, FLOORS, WALLS, AND ROOFS SHALL BE DESIGNED INTO THE STRUCTURE INITIALLY BY THE USE OF SLEEVES, CURBS, ETC... CUTTING AND PATCHING SHALL BE HELD TO A MINIMUM.
5. ALL ITEMS PROJECTING THROUGH THE ROOF SHALL BE FLASHED ABOVE THE ROOF. ALL VENTS SHALL BE A MINIMUM OF 10-FEET FROM ANY OUTSIDE AIR INTAKES.
6. INSTALL STOP AND SHOCK ABSORBERS AT EACH FIXTURE OR GROUP OF FIXTURES.
7. FURNISH AND INSTALL ALL CONDENSATE DRAIN PIPING AND FITTINGS. INSULATE ALL CONDENSATE & DRAIN PIPING AND FITTINGS IN NON-CONDITIONED SPACES WITH 1/2" ARMAREX PIPE INSULATION.
8. PROVIDE VACUUM BREAKERS AT FIXTURES WITH HOSE THREAD CONNECTIONS AND APPLIANCES WITH DIRECT CONNECTIONS TO DOMESTIC WATER.
9. PROVIDE DI-ELECTRIC UNIONS AT ALL DISSIMILAR METAL PIPE CONNECTIONS.
10. ALL PLUMBING FIXTURE COLORS AND TYPES SHALL BE SELECTED BY OWNER.
11. PROVIDE CLEANOUTS EVERY 75-FEET OR AT EACH CHANGE IN DIRECTION MORE THAN 45 DEGREES AS REQUIRED BY CODE.
12. ALL 3-INCH OR LESS PVC WASTE PIPING SHALL BE SLOPED AT 1/4" INCH PER FOOT AND ALL 4-INCH OR MORE PVC WASTE PIPING SHALL BE SLOPED AT 1/8 INCH PER FOOT FALL OR AS REQUIRED BY CODE.

POTABLE WATER SUPPLY NOTES

1. COPPER TUBING SHALL BE USED FOR ALL POTABLE WATER SUPPLY PIPING. TYPE "K" TUBE SHALL BE USED ABOVE SLAB AND TYPE "M" TUBE SHALL BE USED BELOW SLAB ON GRADE. SWEAT FITTINGS SHALL BE EITHER CAST BRASS OR WROUGHT COPPER. SOLDER JOINTS SHALL BE CLEANED WITH STEEL WOOL OR EMERY CLOTH BEFORE APPLYING SOLDERING PASTE (FLUX) USING SOLDER FOR DOMESTIC WATER TUBING.
2. ALL WATER PIPING AS FOLLOWS SHALL BE COVERED WITH 1-INCH THICK HEAVY DENSITY FIBERGLASS SECTIONAL PIPE INSULATION EQUAL TO OWENS CORNING FIBERGLASS 35 PLUS/58L DOMESTIC COLD WATER AND DOMESTIC HOT WATER (INCLUDING HOT WATER RETURN PIPING).
3. FITTINGS FOR THE ABOVE SHALL BE INSULATED WITH PREMOLDED FITTING INSULATION OF THE SAME MATERIAL AND THICKNESS AS THE ADJACENT INSULATION AND SHALL BE COVERED WITH A PREMOLDED PLASTIC (PVC) VAPOR BARRIER AND SEALED WITH VAPOR BARRIER LAGGING ADHESIVE. ADHERE 3-INCH WIDE BUTT JOINT STRIPS OVER ALL END JOINTS WITH VAPOR BARRIER ADHESIVE. COVERING ADJACENT TO UNIONS AND OTHER POINT OF TERMINATION SHALL BE FINISHED WITH THE PLASTIC MATERIAL HEAVILY REVEALED. INSULATE FITTINGS ON ARMAREX INSULATION WITH FLEXIBLE FOAM SPLIT AND JOINTS SEALED WITH APPROVED MASTIC. NO ADDITIONAL FINISH IS REQUIRED ON ARMAREX INSULATION INSIDE THE BUILDING WALLS.

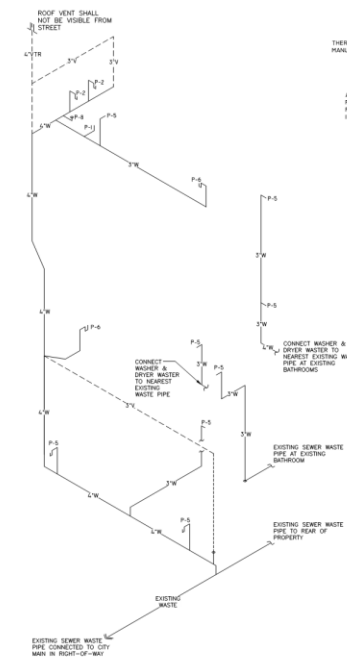
PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	CONNECTION				MANUFACTURER & MODEL	REMARKS
		WASTE	CW	HW	VENT		
P-1	FLOOR MOUNTED TOILET	4"	1/2"	---	2"	---	FLOOR MOUNTED BOTTOM OUTLET. PRESSURE ASSIST. ELONGATED TOILET. 1.6 GAL. FLUSH. TANK TYPE WITH REGULAR ELONGATED OPEN FRONT SEAT
P-2	LAVATORY	1-1/4"	1/2"	1/2"	2"	---	---
P-3	STAND-UP SHOWER COMPARTMENT	3"	3/4"	3/4"	2"	---	CONFIRM FIXTURE MAKE & MODEL WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
P-4	BATH/SHOWER COMBO	3"	3/4"	3/4"	2"	---	CONFIRM FIXTURE MAKE & MODEL WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
P-5	WASHER-DRYER	3"	1/2"	1/2"	2"	---	STACK WASHER AND DRYER WITH CATCH-A-DROP BOX CONNECTION. CONFIRM FIXTURE MAKE & MODEL WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
P-6	UNDER-COUNTER POINT SINK	1-1/4"	1/2"	1/2"	2"	---	CONFIRM FIXTURE MAKE & MODEL WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
P-7	REFRIGERATOR/FREEZER COMBO	---	1/4"	---	---	---	CONFIRM FIXTURE MAKE & MODEL WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
P-8	SHOWER FLOOR DRAIN	3"	---	---	2"	---	CONFIRM FIXTURE MAKE & MODEL WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
P-9	WASHING MACHING	3"	1/2"	1/2"	2"	---	WASHER MACHINE WITH CATCH-A-DROP BOX CONNECTION. CONFIRM FIXTURE MAKE & MODEL WITH OWNER PRIOR TO INSTALLATION.
P-10	CLOTHES DRYER	---	---	---	4"	---	CLOTHES DRYER. REFER TO MECHANICAL.
ANU	AIR HANDLING UNIT	2"	---	1/2"	2"	---	REFER TO MECHANICAL.

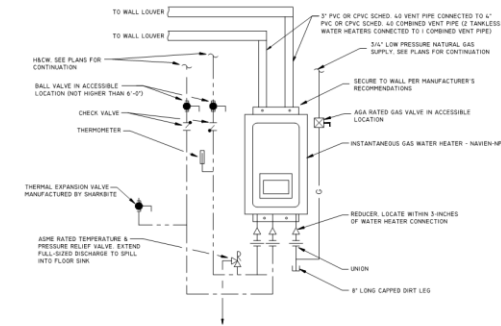
TANKLESS GAS WATER HEATER SCHEDULE

MARK	AREA SERVED	WATER FLOW AT 80° F	INPUT BTU/H	MODEL	REMARKS
WH-1A	APT. 1A	3.8	180,000	NORITZ MODEL NRS10VC	① ②
WH-1B	APT. 1B	3.8	180,000	NORITZ MODEL NRS10VC	① ②
WH-1C	APT. 1C	3.8	180,000	NORITZ MODEL NRS10VC	① ②
WH-2A	APT. 2A	3.8	180,000	NORITZ MODEL NRS10VC	① ②
WH-2B	APT. 2B	3.8	180,000	NORITZ MODEL NRS10VC	① ②
WH-3A	APT. 3A	3.8	180,000	NORITZ MODEL NRS10VC	① ②

- ① INSTALL "RESIDENTIAL" TYPE TANKLESS WATER HEATER
- ② INDIVIDUALLY DIRECT VENT TO EXTERIOR WALL LOUVER WITH 4" PVC OR CPVC SCHEDULE 40 PIPE



1 PLUMBING WASTER & VENT RISER DIAGRAM
SCALE: N.T.S.

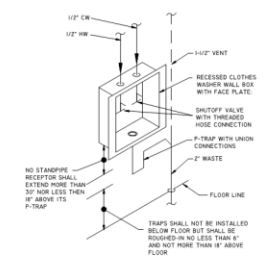


- NOTE**
INSTALL WATER HEATER AND EXPANSION TANK IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL WATER HEATER AS HIGH AS POSSIBLE. FIELD VERIFY AND COORDINATE WITH THE OWNER AND ARCHITECT PRIOR TO INSTALLATION.

HOT WATER TEMPERATURE NOTE
SET LEAVING TEMPERATURE TO 140°F
- HOT WATER RECIRCULATING NOTE**
PROVIDE WATER HEATERS WITH A TIME CLOCK TO TURN SYSTEM OFF WHEN THE RESTAURANT IS SUBJECT TO DOWNTIME. COORDINATE WITH OWNER OR OWNER'S REP.

NOTE
ROUTE CONDENSATE LINES TO NEAREST FLOOR DRAIN

3 TANKLESS GAS WATER HEATER DETAIL
SCALE: N.T.S.



4 CLOTHES WASHER BOX PIPING DETAIL
SCALE: N.T.S.

VCC REVIEW 05.24.2021

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 **1 PLUMBING PLAN - 1ST FLOOR**
SCALE: 1/4" = 1'-0"

 2 PLUMBING PLAN - 2ND FLOOR
SCALE: 1/4" = 1'-0"

 **3 PLUMBING PLAN - ATTIC**
SCALE: 1/4" = 1'-0"

VCC REVIEW 05.24.2021

REPAIRS AND RESTORATIONS TO
1008-1010 DAUPHINE STREET
FRENCH QUARTER, NEW ORLEANS, LA

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①	INSTALL "DRD2 & ONEFRAME" DEEP JUNCTION BOX AT ALL FIRE-RATED FLOOR/CEILING ASSEMBLIES; MANUFACTURER BY DMF LIGHTING; PRODUCT NUMBER DRDHNJD	③	PROVIDE PHOTOCELL AND TIMER
②	INSTALL "WET" TYPE FIXTURE AT DAMP AND WET LOCATIONS	④	WIRE HEATER & LIGHT ON SAME SWITCH



NOTES FOR NEW SUB-PANELS:

1. THE BREAKER SIZE CHANGES FOR EACH HVAC UNIT. PROVIDE BREAKERS FOR INSIDE AND OUTSIDE HVAC UNITS IN EACH PANEL PER SCHEDULES SHOWN.
2. ALL CIRCUITS PROTECTED BY ARC FAULT BREAKERS.



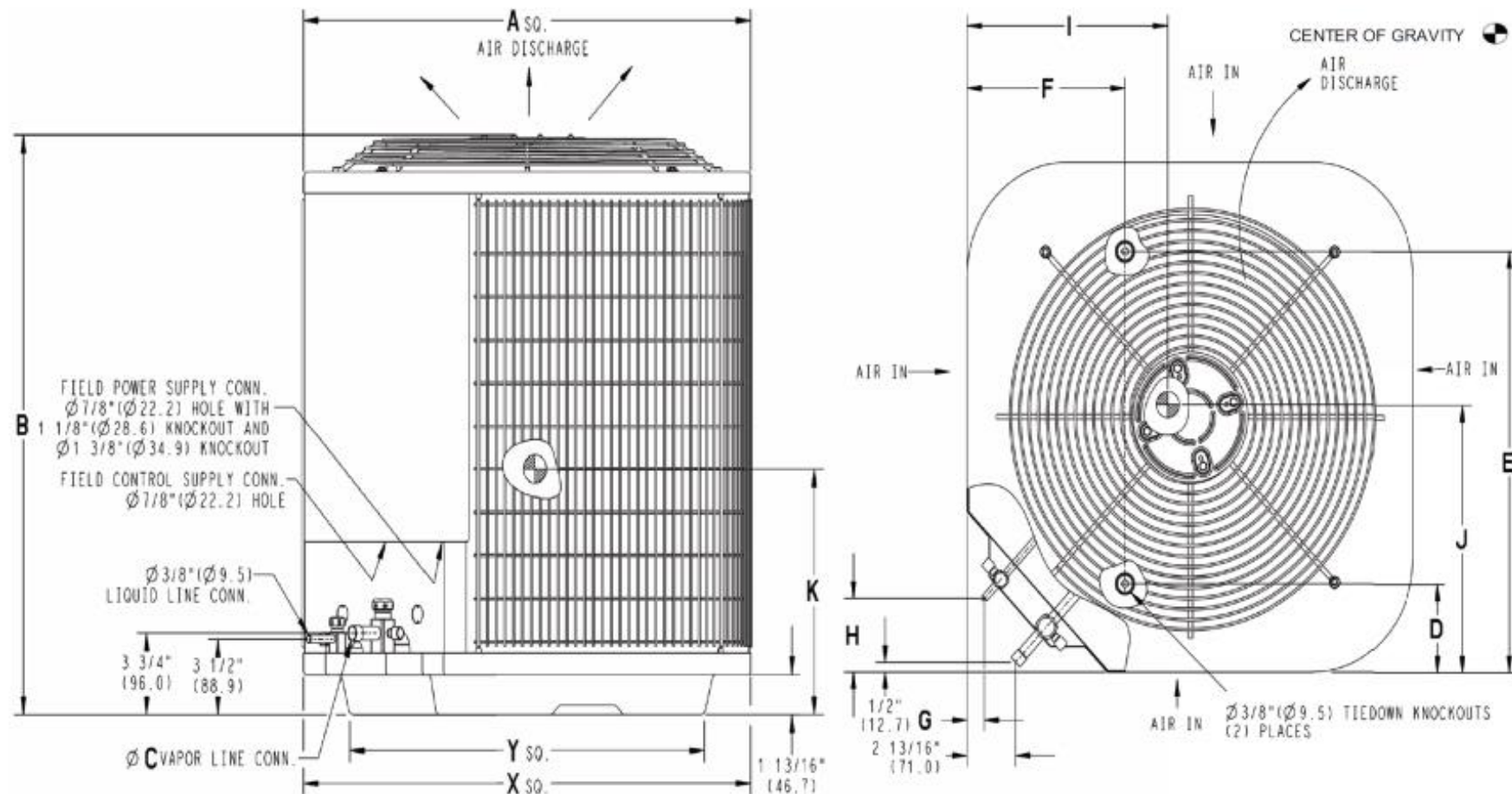
UNIT 1A	-	20A	-	2-#12	W/1-#12GROUND
UNIT 1B	-	20A	-	2-#12	W/1-#12GROUND
UNIT 1C	-	20A	-	2-#12	W/1-#12GROUND
UNIT 2A	-	30A	-	2-#10	W/1-#12GROUND
UNIT 2B	-	20A	-	2-#12	W/1-#12GROUND
UNIT 3A	-	20A	-	2-#12	W/1-#12GROUND

UNIT 1A	-	50A	-	2-#8 W/1-#10GROUND
UNIT 1B	-	50A	-	2-#8 W/1-#10GROUND
UNIT 1C	-	20A	-	2-#12 W/1-#12GROUND
UNIT 2A	-	60A	-	2-#16 W/1-#10GROUND
UNIT 2B	-	20A	-	2-#12 W/1-#12GROUND
UNIT 3A	-	20A	-	2-#12 W/1-#12GROUND



Project: 10006 DAUPHINE
Model Number: R4A418GKB

Plan-ID: SS1



Dimensions (in.)														
A	B	C	D	E	F	G	K	L	M	N	P	Min Ground Pad	Min Rooftop Pad	Crated Dimensions H x W x D
23-1/8	24-7/8	3/4	4-7/16	18-1/16	7-13/16	5/16	3	24-1/8	24-1/8	27-3/16	23-1/8 X	17-7/8 x 17-7/8	24-1/8 x 24-1/8 x	

1008 Dauphine

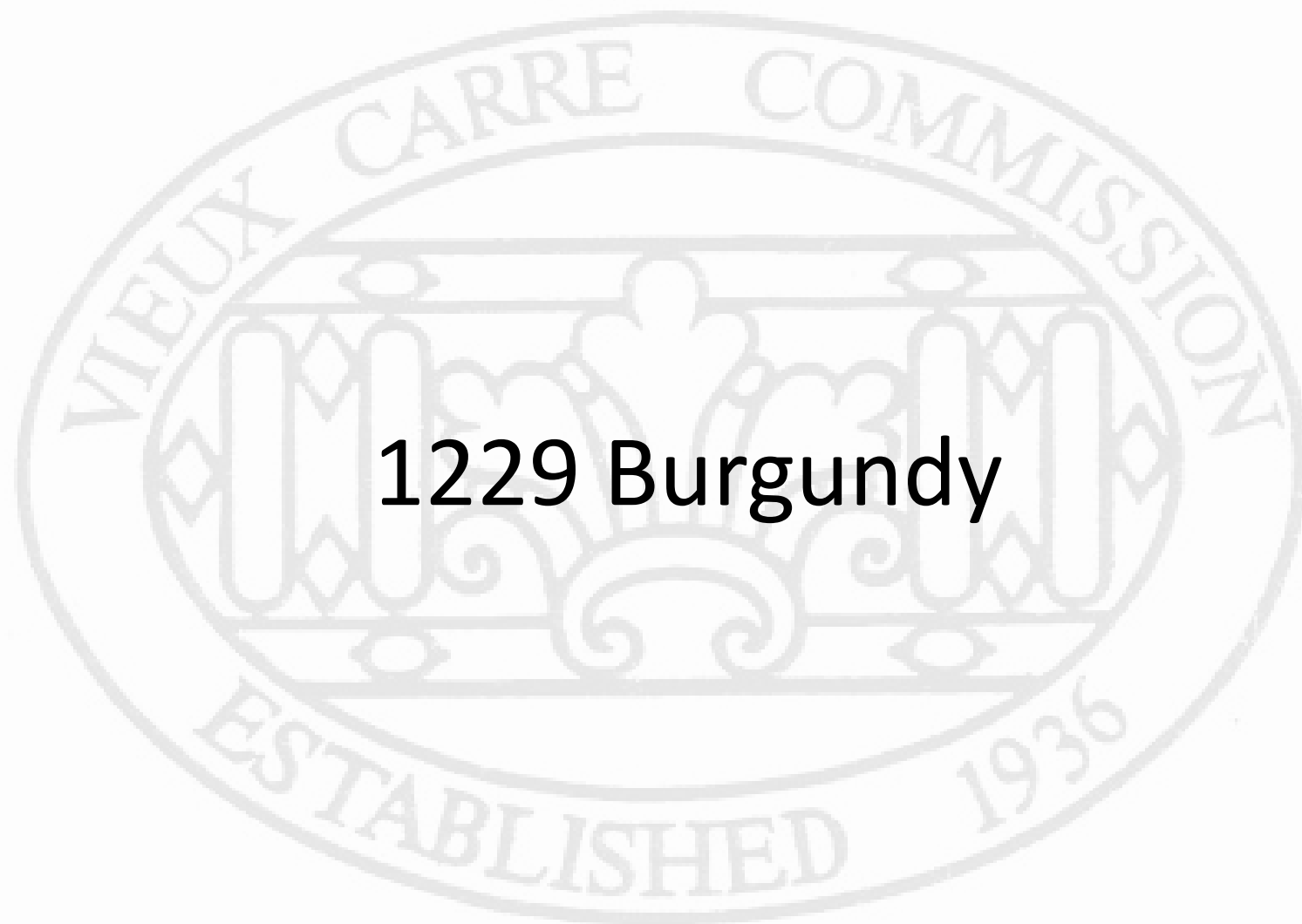
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June 8, 2021

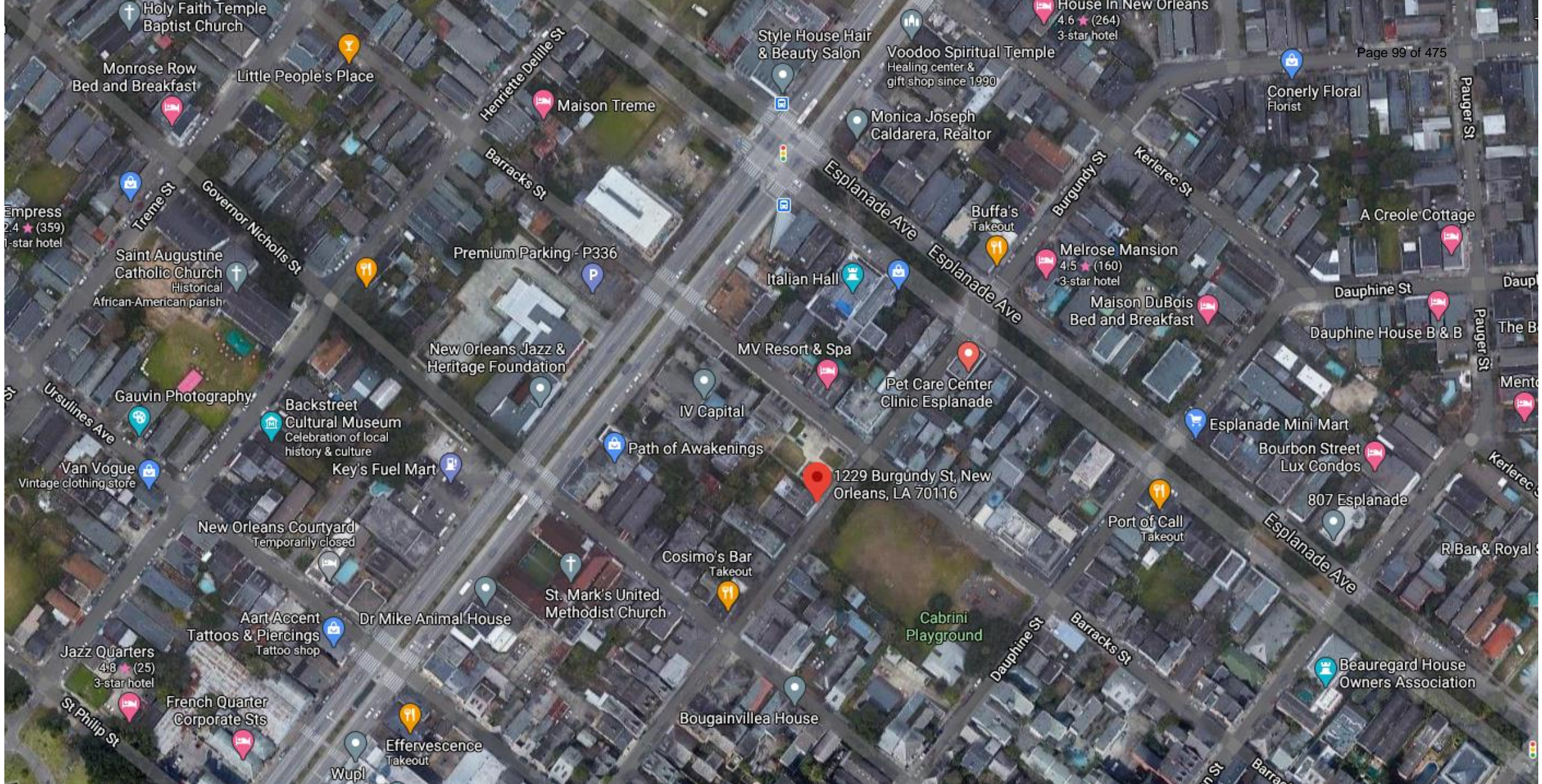


Plan-ID: SS2





1229 Burgundy



1229 Burgundy

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1229 Burgundy - 1963

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PROJECT LOCATION



PROJECT DESCRIPTION

- INSTALLATION OF NEW COMPRESSOR ADJACENT TO EXISTING ROOFTOP MOUNTED COMPRESSOR. NEW MECHANICAL PLATFORM AND SCREENING TO BE INSTALLED.
- EXISTING STANDING-SEAM METAL ROOF TO BE REPLACED WITH NEW STANDING-SEAM METAL ROOF.
- INSTALLATION OF NEW OPEN-SIDED COPPER AWNING OVER SIDE DOOR

EXISTING CONDITIONS



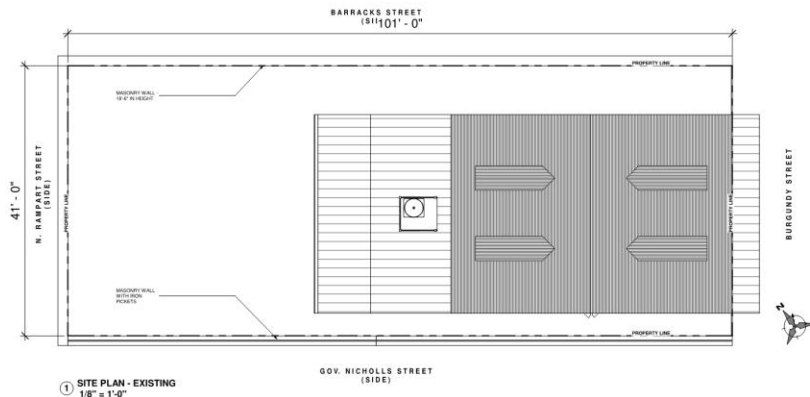
CORBETT SCOTT
ARCHITECT
2115 Magazine St
New Orleans, LA
70130
CORBETT
CORBETTSCOTTARCHITECT
COM
504.408.1823

WINDOW REPAIRS & REPLACEMENT
1229 BURGUNDY
new orleans, louisiana 70116

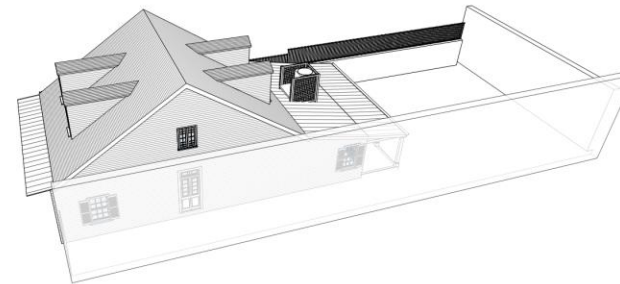
DATE
5.20.21
REVISION
EXISTING

VCC 1

REVISION 1 5/20/21



① SITE PLAN - EXISTING
1/8" = 1'-0"



② EXISTING ROOFTOP

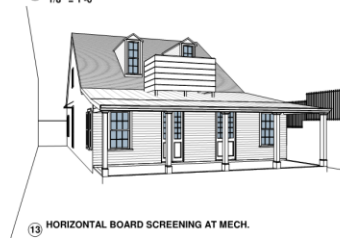
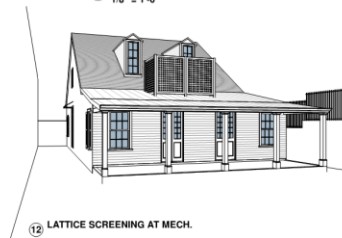
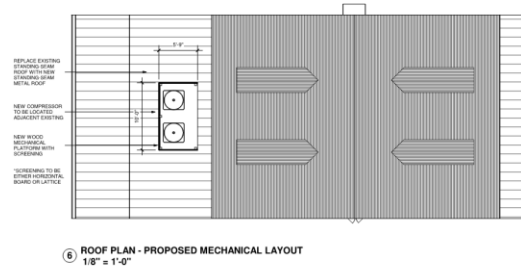
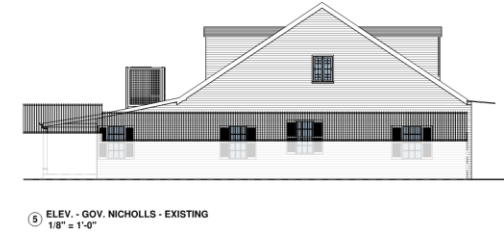
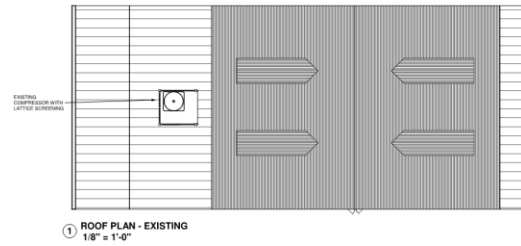
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WINDOW REPAIRS & REPLACEMENT
1229 BURGUNDY
new orleans, louisiana 70116

DATE
5.20.21
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5.20.21
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DESIGNED BY PVA

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② ELEV. - BURGUNDY - EXISTING
1/8" = 1'-0"



⑦ ELEV. - BURGUNDY - PROPOSED
1/8" = 1'-0"



④ ELEV. - REAR - EXISTING
1/8" = 1'-0"



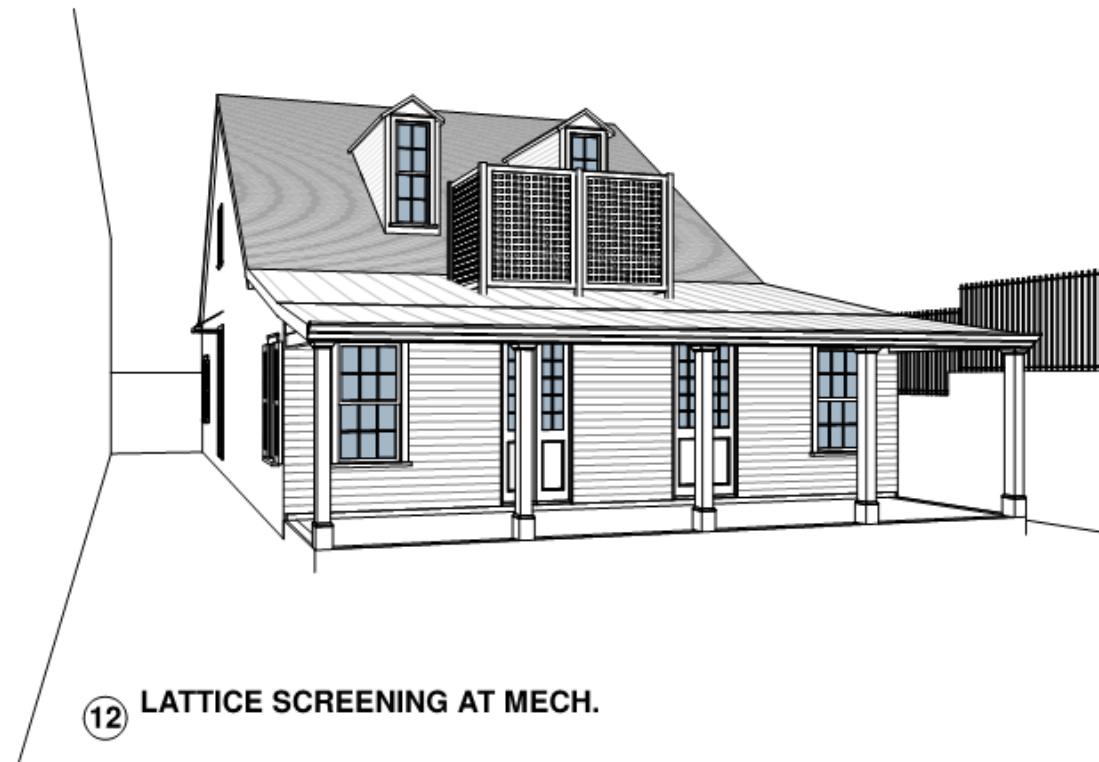
⑨ ELEV. - REAR - PROPOSED
1/8" = 1'-0"

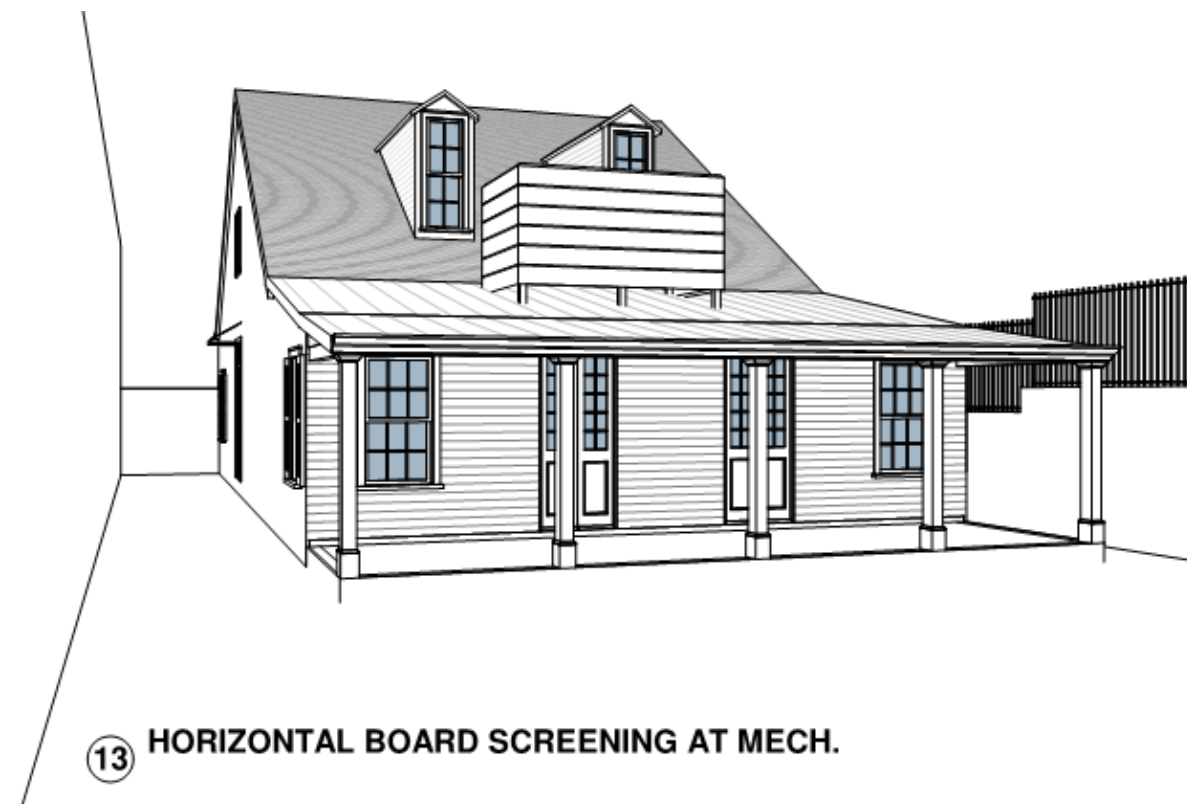
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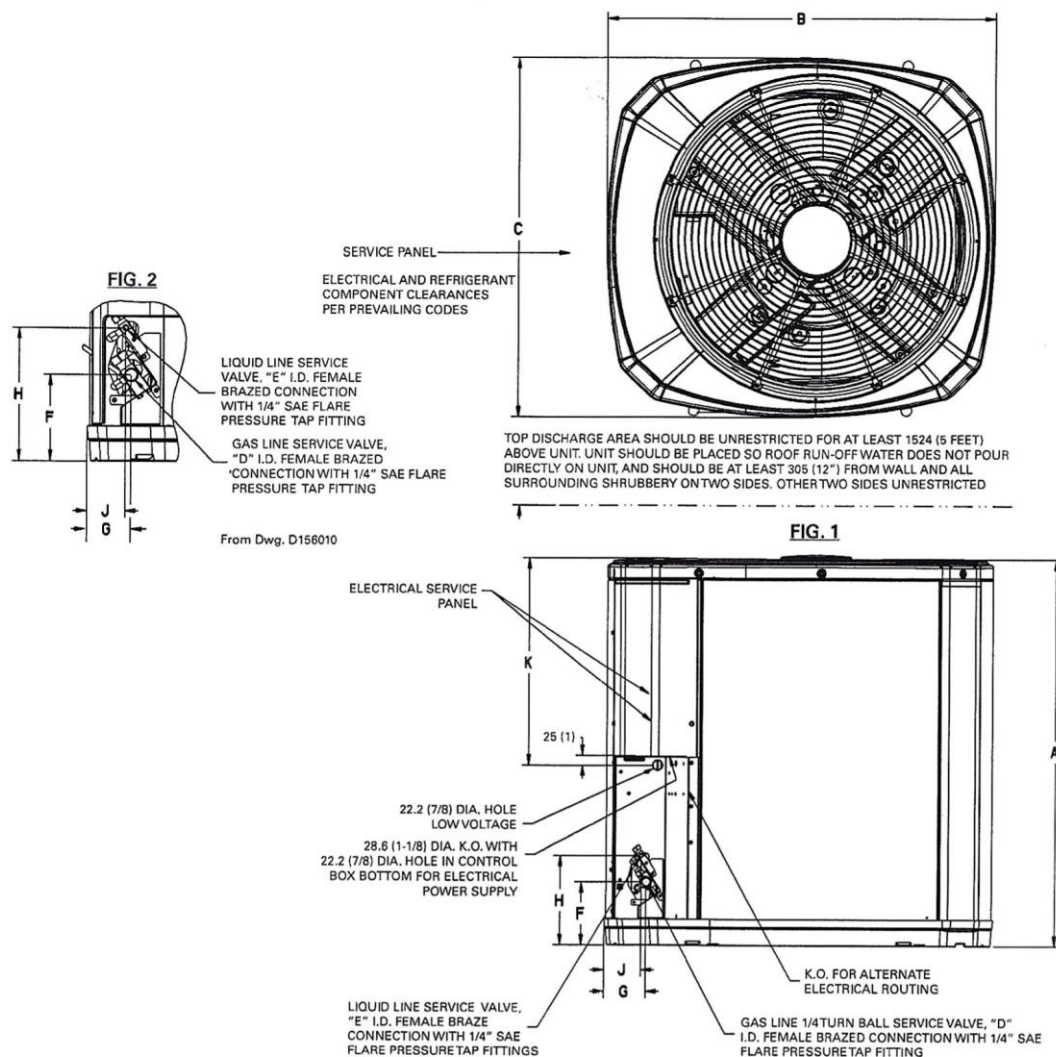


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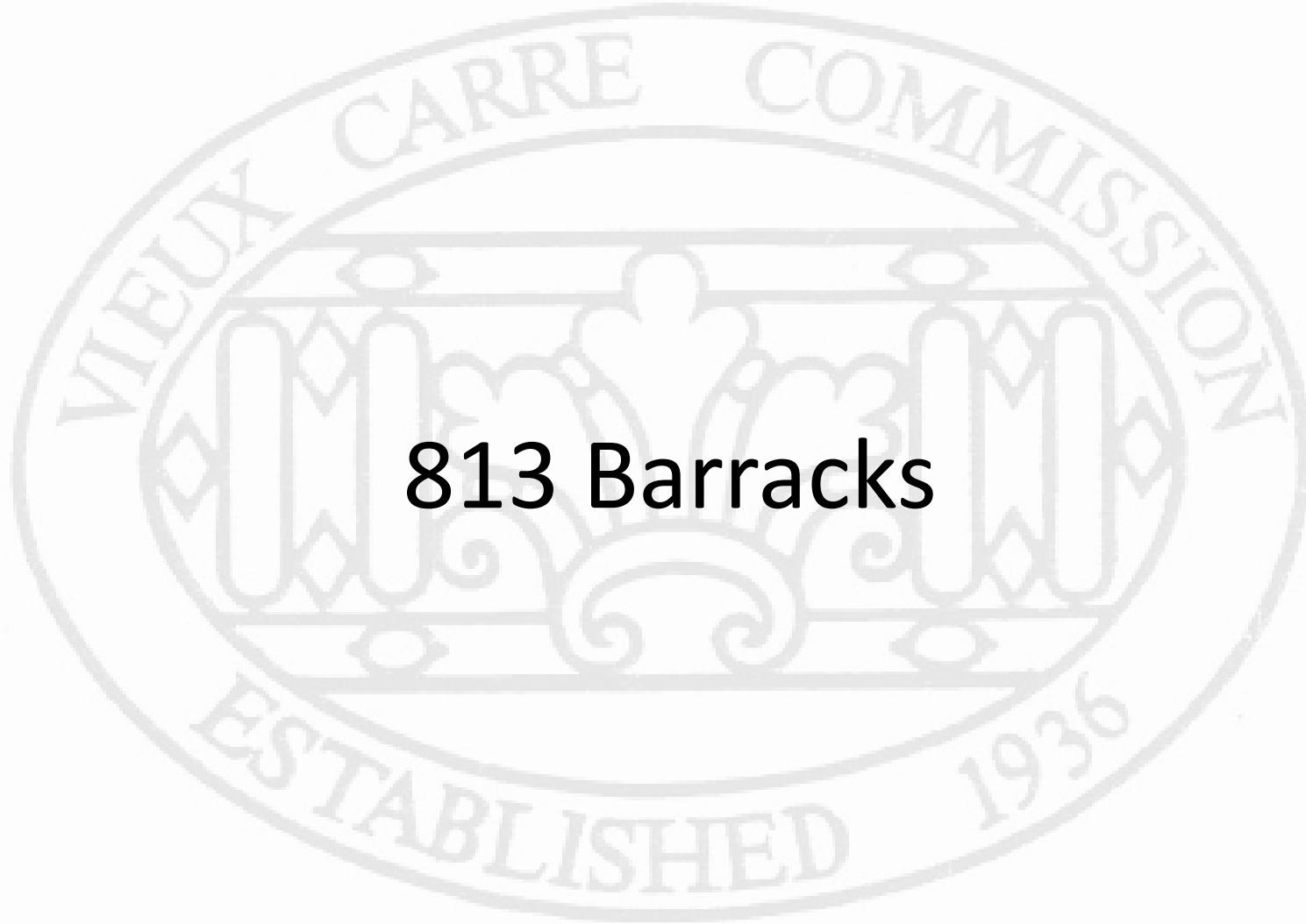


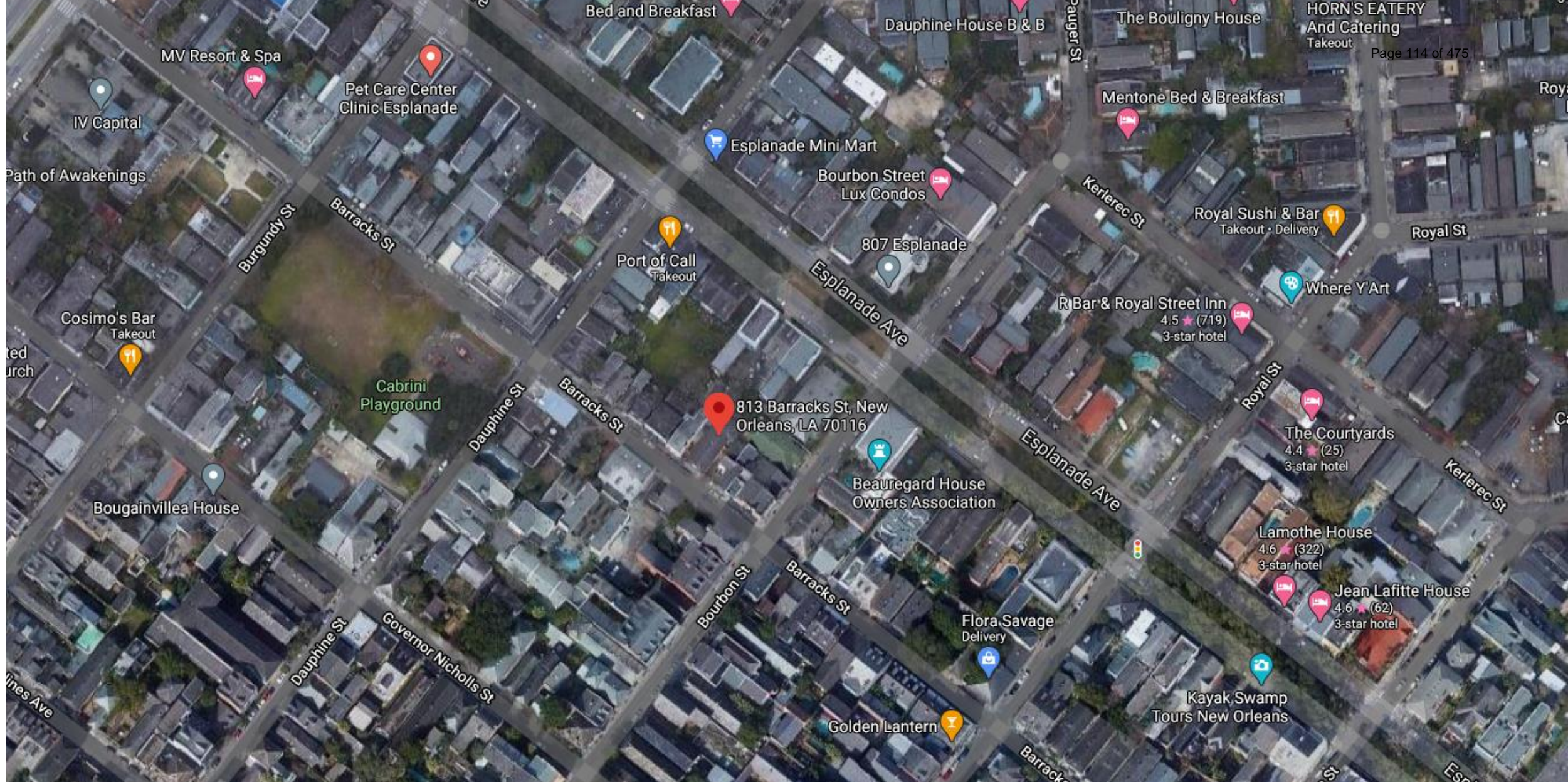
Model	Base	A	B	C	D	E	F	G	H	J	K
4TWV8036A	3	1035 (40-3/4)	829 (32-5/8)	756 (29-3/4)	19-3/4	10-3/8	127 (5)	76 (3)	197 (7-3/4)	57 (2-1/4)	813 (32)

SOUND POWER LEVEL											
Model	Mode	Speed	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power [dB]							
				63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4TWV8036A	Cool	Min	56	71.5	51.5	54.7	54.4	52.2	43.1	36.8	38.5
	Cool	Max	70	74.1	69.4	65.9	70.5	65.1	59.4	54.2	49.5
	Heat	Min	60	68.3	52.1	53.9	57.6	55.1	52.9	45.1	47.8
	Heat	Max	74	78.7	70.3	76.3	73.0	68.7	61.1	57.3	53.6

Note: Rated in accordance with AHRI Standard 270-2008

813 Barracks



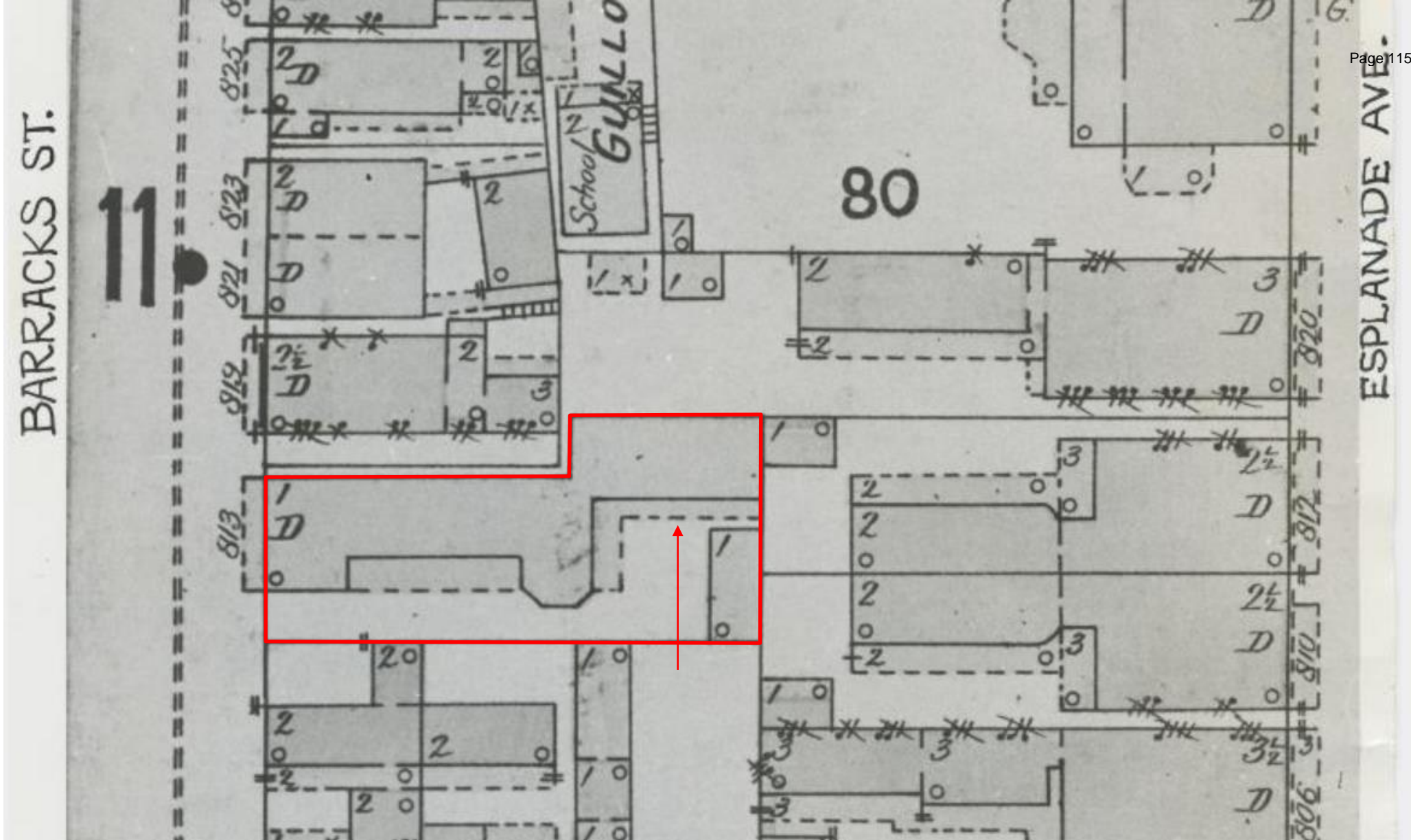


813 Barracks

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813 Barracks – 1896 Sanborn map



813 Barracks

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813 Barracks

ALTERATIONS TO 813 BARRACKS STREET

Page 128 of 475

PROJECT DIRECTORY	PROJECT INFORMATION
BUILDING NAME	PROJECT ADDRESS 813 BARRACKS STREET NEW ORLEANS 70116
ARCHITECT JOHN C. WILLIAMS ARCHITECTS, LLC 824 BARCONE ST NEW ORLEANS, LA 70113 TEL: (504) 566-0888 FAX: (504) 566-0887 CONTACT: CALLA RADWELL (cradwell@jcwarchitects.com)	PROJECT DESCRIPTION REPLACE EXISTING ROOF WITH SLATE, NEW COPPER GUTTERS AND DOWNSPOUTS, REPAIR PERMS AS NECESSARY WITH LIVE MATERIALS AND APPROVED VCC MORTAR, ADD WINDOW TO REAR FACADE, REMOVE PORCH ALONG REAR BUILDING AND BUILD WOOD STEPS, ADD ATTIC ACCESS AND FANS ON SIDE PORCH, AND A FAN ON THE REAR PORCH.
GENERAL CONTRACTOR Bd	BUILDING SQUARE FOOTAGE LOT: 3072 SQ. FT. EXISTING: 1920 SQ. FT. PROPOSED: 1920 SQ. FT.
	MISC. APPLICABLE CODES AND REGULATIONS (NOT LIMITED TO THE FOLLOWING): INTERNATIONAL BUILDING CODE, 2015 ED. CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE
	PROPERTY INFORMATION SQUARE: 40 LOT: 25 MARGINAL DISTRICT 2 BOUNDING STREETS: BARRACKS, BOURBON, ESPLANADE AND DAUPHINE PRIMARY ZONING: VCR-1, Vieux Carre Residential District OVERLAY ZONING: Vieux Carre Height Interim Zoning District

GENERAL

GENERAL	TITLE PAGE
G001	SURVEY
G002	

PLANS

PLANS	TITLE PAGE
A001	SITE
A002	PROPOSED SITE
A100	EXISTING FLOOR PLANS
A101	PROPOSED PLANS
A102	ENLARGED KITCHEN PLANS
A103	REFLECTED CEILING PLAN
A200	ELEVATIONS - DEMO & NEW



VACUITY MAP



GENERAL NOTES

SEE OTHER SHEETS FOR ADDITIONAL NOTES & SPECIFIC CONSTRUCTION NOTES.

1. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE PROJECT SITE AND BECOME GENERALLY FAMILIAR WITH THE PROJECT AND WITH THE IMPACT OF THE NEW WORK ON EXISTING CONDITIONS. ANY AREAS OF CONCERN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMITTING A PROPOSAL. NO ADDITIONAL CHANGE TO THE OWNER WILL BE APPROVED WHICH IS ATTRIBUTABLE TO THE CONTRACTOR'S FAILURE TO MEET THIS REQUIREMENT.
2. WORK ONLY FROM THE WRITTEN DIMENSIONS SHOWN. DO NOT SCALE DRAWINGS. DETAIL DIMENSIONS TAKE PRECEDENCE OVER PLAN DIMENSIONS.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, INCLUDING STRUCTURAL, AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT DEVIATIONS FROM THE DRAWINGS TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
4. THE GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA CLEAN AND SAFE AND PROTECT ADJACENT AREAS OUTSIDE THE WORK AREA FROM THE WORK OF THIS CONTRACT. REMOVE AND LEGALLY DISPOSE OF DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM CONSTRUCTION OPERATIONS.
5. THE GENERAL CONTRACTOR IS FULLY RESPONSIBLE FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE PROJECT DESCRIBED IN THESE DRAWINGS AND NOTES, AND IS TO COMPLY WITH THE INTENT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
6. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE OWNER.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH HIS SUBCONTRACTORS. ANY CONFLICTS WITH THEIR WORK, EQUIPMENT PLACEMENT, ETC. ARE TO BE RESOLVED PRIOR TO INSTALLATION OF THE WORK.
 - A) THE CONTRACTOR SHALL COORDINATE AND LOCATE ELECTRICAL DEVICES, DATA AND PHONE RECEPTACLES, SWITCHES, ETC. TO AVOID CONFLICTS WITH CASEWORK, DOORS AND OTHER TRADES.
 - B) THE CONTRACTOR SHALL VERIFY & COORDINATE, WITH ALL TRADES, THE SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT, EQUIPMENT PADS, OR BASES AS WELL AS POWER, WATER AND DRAIN INSTALLATIONS BEFORE PROCEEDING WITH THE WORK.
 - C) THE CONTRACTOR SHALL PROVIDE COORDINATION DRAWINGS FOR PROPER PLACEMENT OF ALL TRADES WORK. ALL CONCERNS, SPACE LIMITATIONS OR STRUCTURAL CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL CASEWORK, MILLWORK AND SPECIALTY ITEMS TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
9. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
10. LOCATION AND DIMENSIONS SHALL BE PER ARCHITECTURAL DRAWINGS. DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE THE START OF WORK. FURNISHINGS INDICATED ON ARE FOR REFERENCE AND COORDINATION.
11. VARIATIONS FROM THE WORK DUE TO AVAILABILITY OF MATERIALS, FIELD CONDITIONS, EQUIPMENT SPECS, ETC. SHALL BE MADE ONLY WITH THE APPROVAL OF THE ARCHITECT.
12. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES AND IN ACCORDANCE WITH THE AGENCIES HAVING JURISDICTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS FOR THE WORK.
13. IT IS THE INTENT OF THE DOCUMENTS TO PROVIDE FOR COMPLETE FINISHED WORK. ALL MISCELLANEOUS COMPONENTS, PARTS, ANCHORS, AND OTHER INCIDENTAL ITEMS REQUIRED FOR COMPLETE ASSEMBLY, FUNCTIONING AND OPERATION OF AN ITEM OR SYSTEM SHALL BE PROVIDED. THE CONTRACTOR SHALL INCLUDE ALL COMPONENTS THAT ARE NORMALLY INCIDENTAL TO THE WORK. THOSE COMPONENTS WHICH ARE NOT SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATION, BUT WHICH ARE REQUIRED AS ESSENTIAL AESTHETICS OR FUNCTIONAL COMPONENT OF THE WORK, SHALL BE INCLUDED AS IF IT WERE DRAWN OR SPECIFIED.
14. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE IN A TIMELY MANNER, AT NO ADDITIONAL COST TO THE OWNER, ACCURATE AND COMPLETE DRAWINGS, SPECIFICATIONS AND PHOTOGRAPHS SUFFICIENT TO CLEARLY DESCRIBE DISCREPANCIES, CONFLICTS AND CONCEALED OR OTHERWISE UNANTICIPATED EXISTING CONDITIONS ENCOUNTERED THAT AFFECT THE NEW CONSTRUCTION.

15. APPLY FOR AND SECURE ALL PERMITS AND COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS FOR SAFETY AND PROTECTION OF ADJACENT BUILDINGS AND OCCUPIED AREAS. DUST CONTROL, UTILITY DISCOVERY, HAZARDOUS AND DISPOSAL, CONTACT APPROPRIATE AGENCIES PRIOR TO ANY BELOW GRADE EXCAVATIONS. NOTIFY OWNER AND PROTECT FROM DISTURBANCE ANY DISCOVERY OF SUSPECTED HAZARDOUS MATERIALS.
16. EXISTING CONDITIONS INDICATED ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH ANY WORK. IF CONDITIONS VARY GREATLY FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH WORK.
17. PROTECT ADJACENT PROPERTY AND PERSONS FROM THE WORK. WORKING OUTSIDE THE DESIGNATED LIMITS IS PROHIBITED UNLESS APPROVED BY THE CLIENT/OWNER.
 - A) DO NOT BLOCK DRIVEWAYS, FIRE EXITS AND FIRE EXIT ROUTES.
 - B) LIMIT ROADS TO NORMAL CONSTRUCTION OPERATIONS.
18. TO ESTABLISH THE COMPLETE SCOPE OF ITS WORK AND TO AFFECT CLOSE COORDINATION WITH THE OTHER TRADES, EACH TRADE SHALL VISIT THE SITE AND COMPLETELY REVIEW THE DRAWINGS NOT ONLY FOR ITS RESPECTIVE TRADE, BUT THE WORK OF OTHER RELATED TRADES AS WELL.
19. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY POINTS OF ACCESS TO THE SITE AND BUILDING AND TO VERIFY MINIMUM CLEARANCES AVAILABLE FOR USE IN TRANSPORTING NECESSARY CONSTRUCTION MACHINERY, EQUIPMENT, MATERIALS AND COMPONENTS INTO THE BUILDING AND ON THE SITE.
20. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND SERVICES AGAINST INTERRUPTION DUE TO THIS WORK. NECESSARY DISRUPTIONS MUST BE COORDINATED IN ADVANCE OF NEED.
21. VERIFY PROPERTY LINES, CONDITIONS, SERVICES AND DIMENSIONS BEFORE COMMENCING THE WORK.
22. KEEP THE CONSTRUCTION AREA CLEAN AND SAFE AND PROTECT ADJACENT AREAS OUTSIDE THE WORK AREA FROM CONSTRUCTION ACTIVITIES, AND PROVIDE ALL NECESSARY PROTECTION OF THIS OWN WORK UNTIL TURNED OVER TO THE OWNER.
23. PROVIDE A MINIMUM 6' HIGH FENCING AND METAL POSTS FOR PROTECTION OF AREAS DURING OPERATIONS AND FOR SECURITY CONTROL. PROVIDE OTHER PEDESTRIAN AND PUBLIC PROTECTION REQUIRED BY THE REGULATORY AGENCIES.
24. PROVIDE INTERIOR AND EXTERIOR BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF AREA BEING WORKED IN AND ADJACENT AREAS. CEASE OPERATIONS AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE TO CONTINUE OPERATIONS.
25. PROVIDE SECURITY AND FACILITIES TO PROTECT SITE AREA, EXISTING FACILITY AND EQUIPMENT FROM UNAUTHORIZED ENTRY, VANDALISM OR THEFT DURING THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SECURITY OF HIS OWN EQUIPMENT AND TOOLS.
26. CONTRACTOR SHALL HAVE USE OF THE ADJACENT PARKING LOT.
27. THE COST FOR CONNECTION TO AND POWER LINES FROM AVAILABLE POWER SOURCE SHALL BE AT CONTRACTOR'S SOLE EXPENSE.
28. PROVIDE TEMPORARY LIGHTING AS REQUIRED; CONNECT TO TEMPORARY ELECTRIC SERVICE.
29. PROVIDE TEMPORARY VENTILATION AS REQUIRED TO PROTECT WORKERS.
30. PROVIDE AND PAY FOR TELEPHONE AND TELEPHONE FACSIMILE SERVICE TO FIELD OFFICE.
31. CONNECT TO EXISTING WATER SOURCE FOR TEMPORARY WATER SERVICE. IF UTILITY IS CAPPED, COORDINATE WITH CLIENT/OWNER.
32. PROVIDE TEMPORARY SANITARY FACILITIES.
33. CONTRACTOR SHALL PROVIDE ALL SHORING AND STABILIZING BRACING AS REQUIRED TO PROTECT FROM STRUCTURAL FAILURE OR COLLAPSE.

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No.	Date	Scope

DRAWING
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DRAWING BY
 SCALE
 JOB NO.
 DATE

GENERAL
 520661.00
 03/08/21

Sheet No.

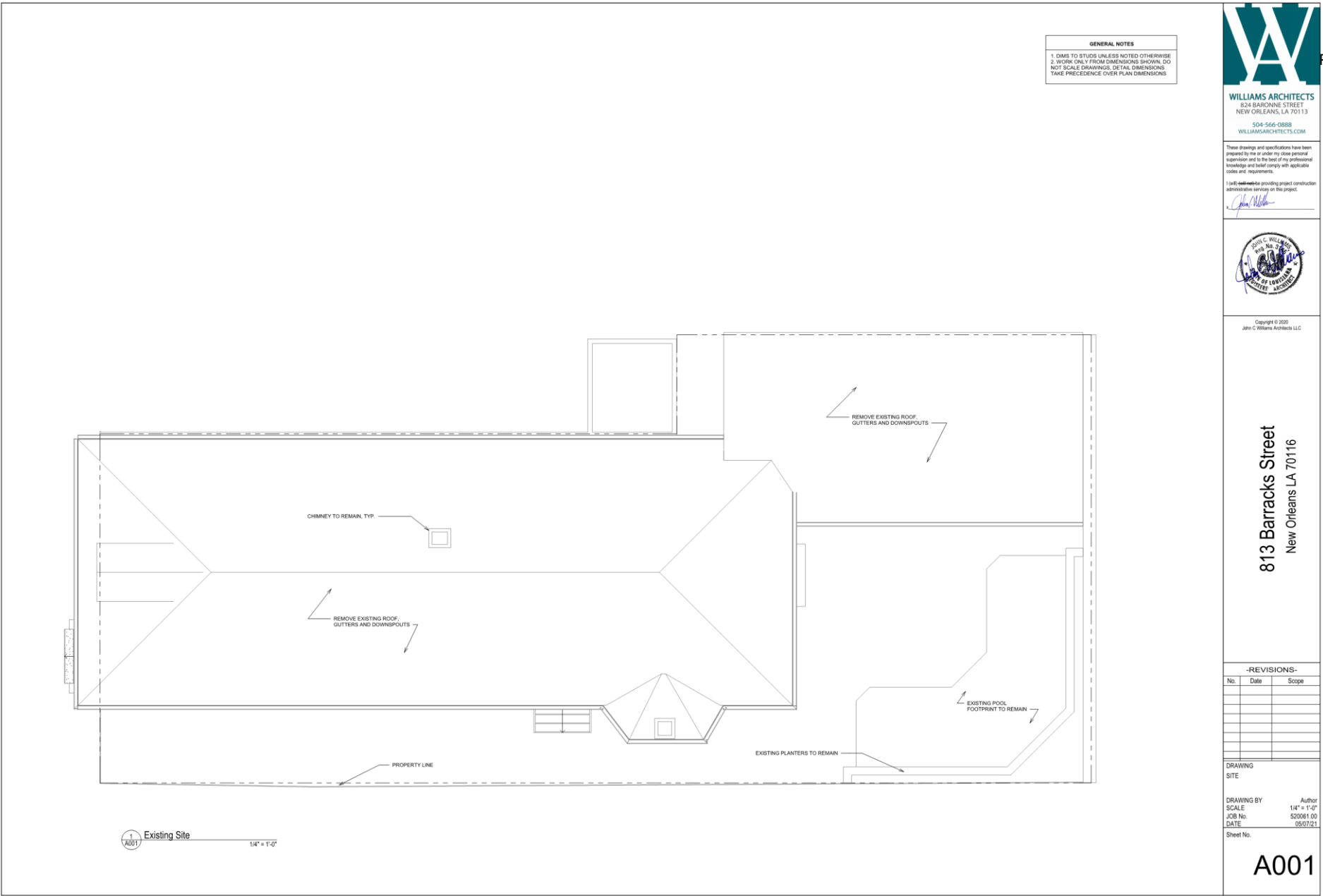
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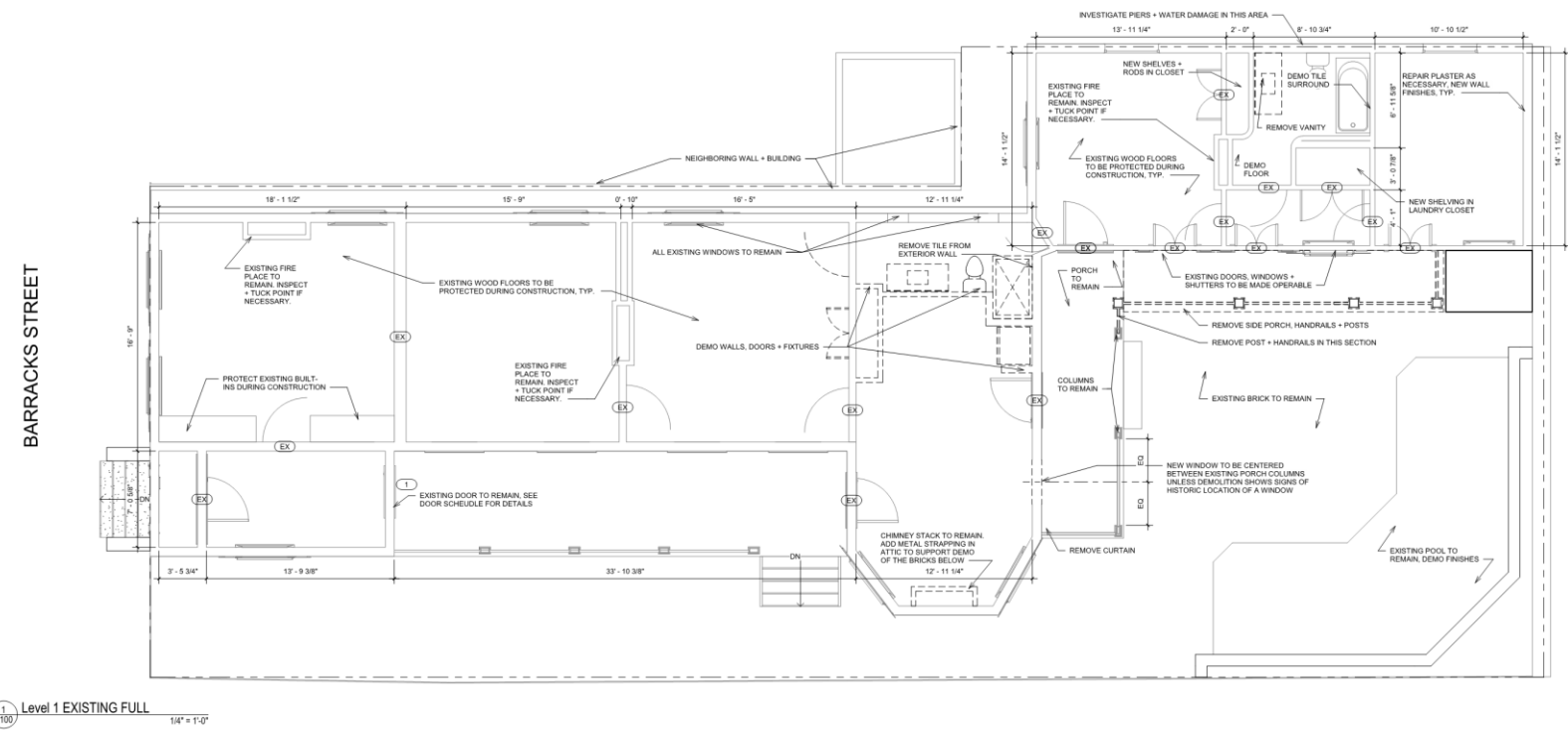
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No.	Date	Scope

DRAWING
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JOB No. 520061.00
DATE 03/09/21
Sheet No.

A100

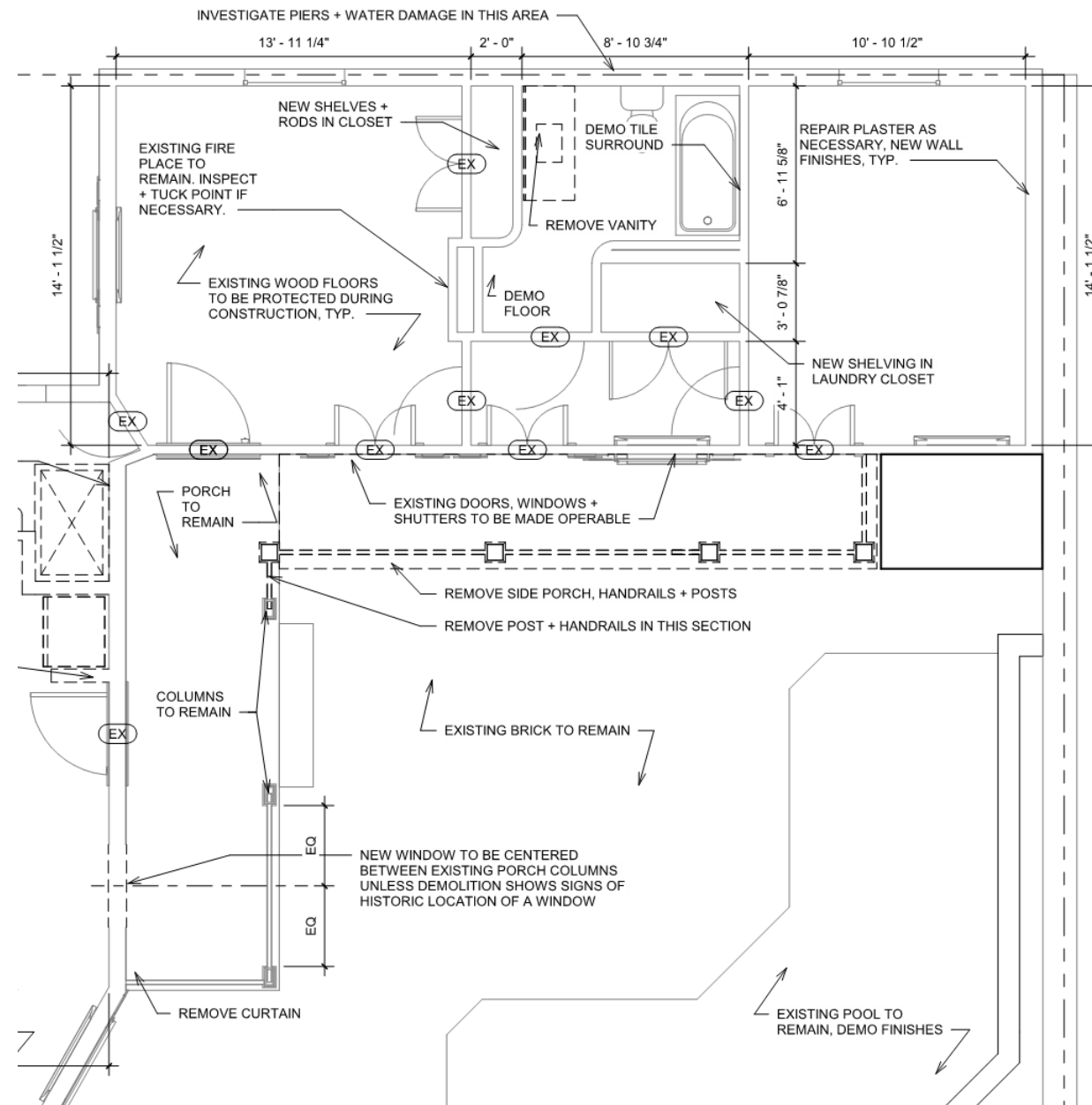
- GENERAL NOTES**
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 2. WORK ONLY FROM DIMENSIONS SHOWN. DO NOT SCALE DRAWINGS. DETAIL DIMENSIONS TAKE PRECEDENCE OVER PLAN DIMENSIONS



Level 1 EXISTING FULL
1/4" = 1'-0"

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John C. Williams



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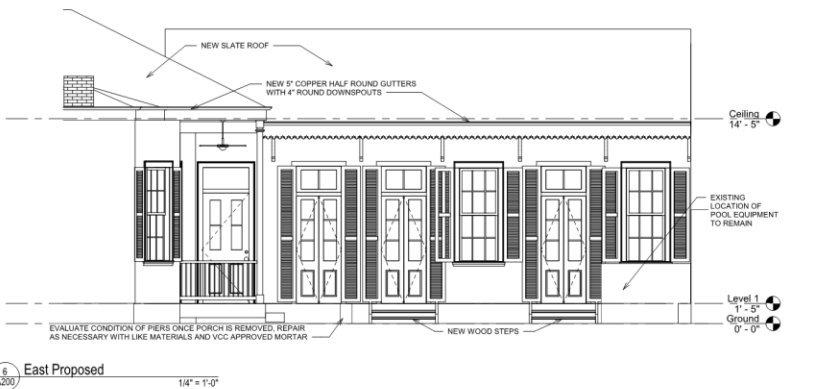
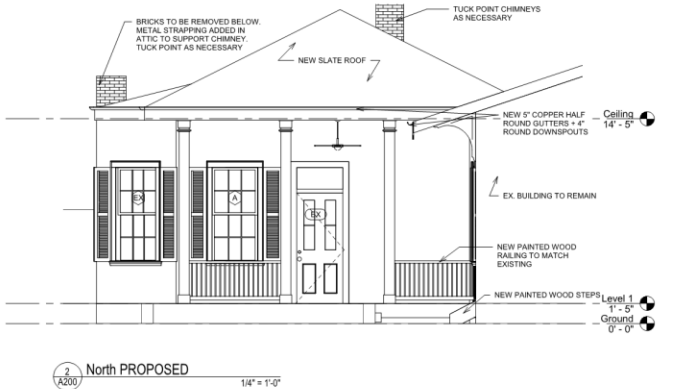
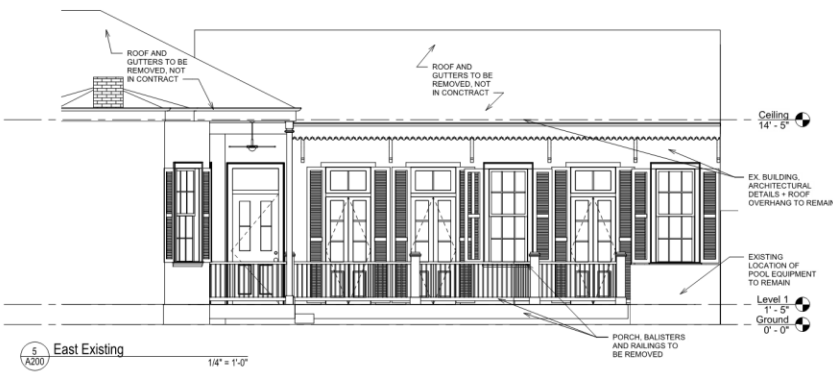
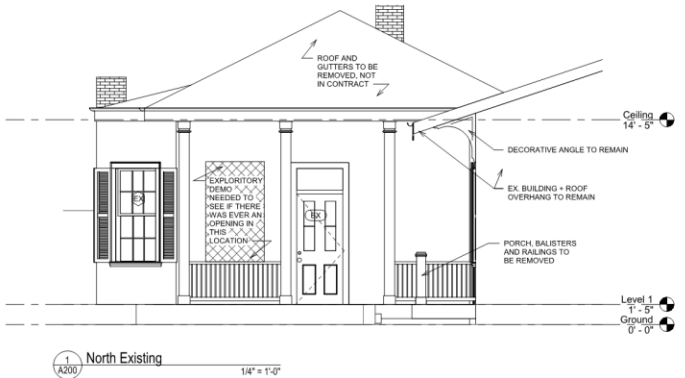
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No.	Date	Scope

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ELEVATIONS - DEMO & NEW

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DATE 03/09/21
Sheet No.

A200



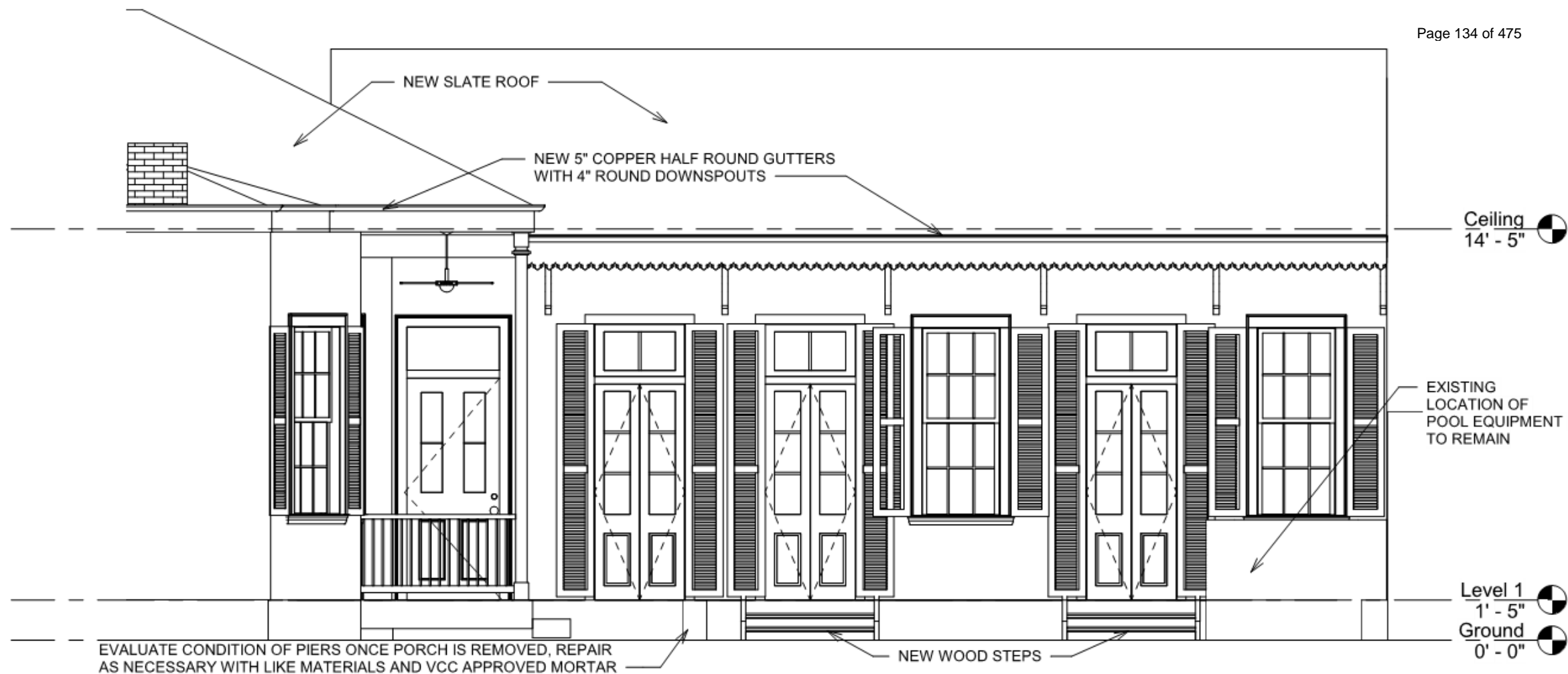


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6
A200

East Proposed

1/4" = 1'-0"

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John C. Williams



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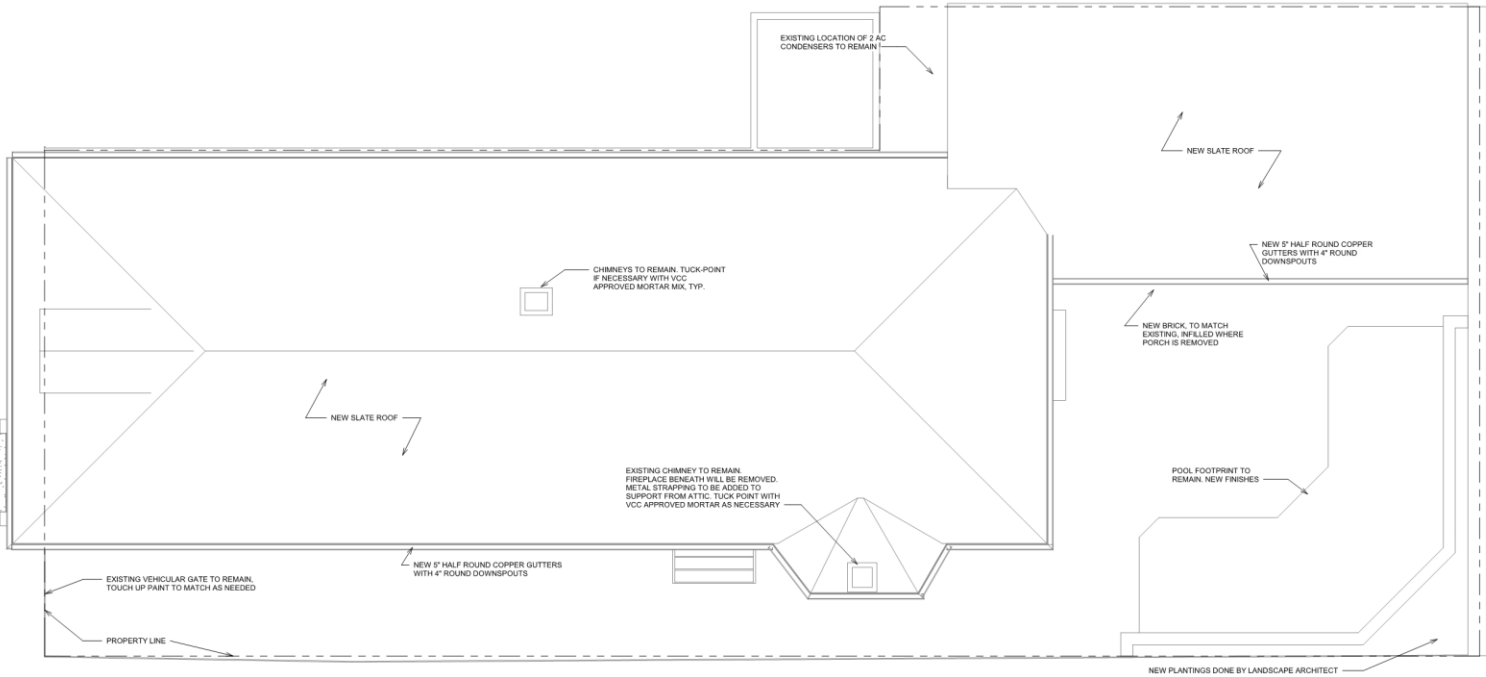
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-REVISIONS-		
No.	Date	Scope

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PROPOSED SITE

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JOB No. 520861.00
DATE 04/27/21
Sheet No.

A002



1
A002 Proposed Site
1/4" = 1'-0"

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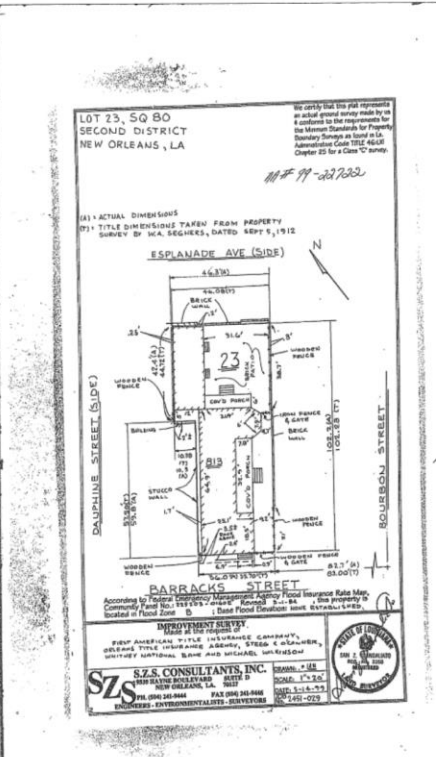
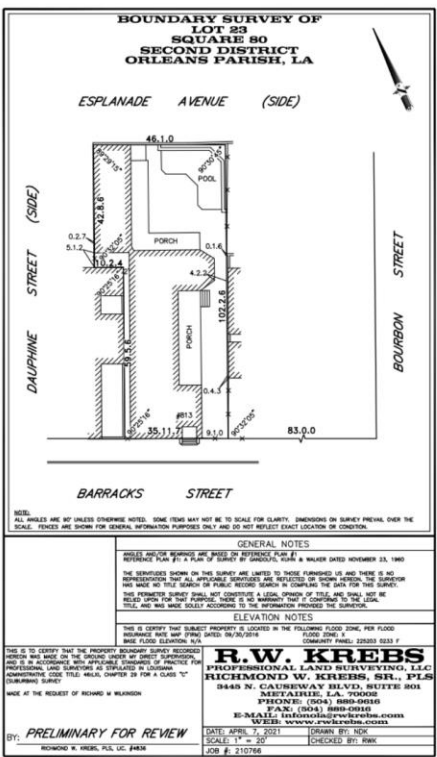
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No.	Date	Scope

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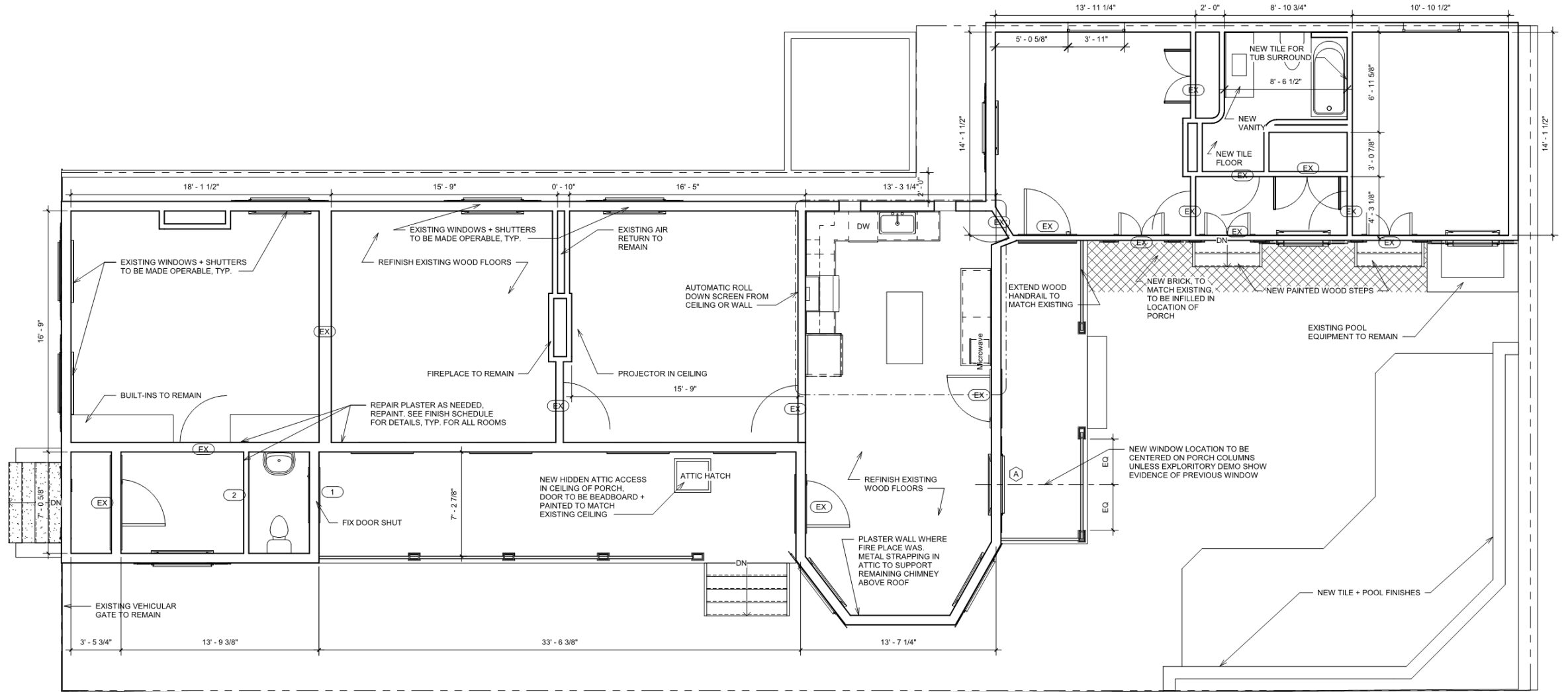


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BARRACKS STREET



1 Level 1 PROPOSED FULL
1/4" = 1'-0"

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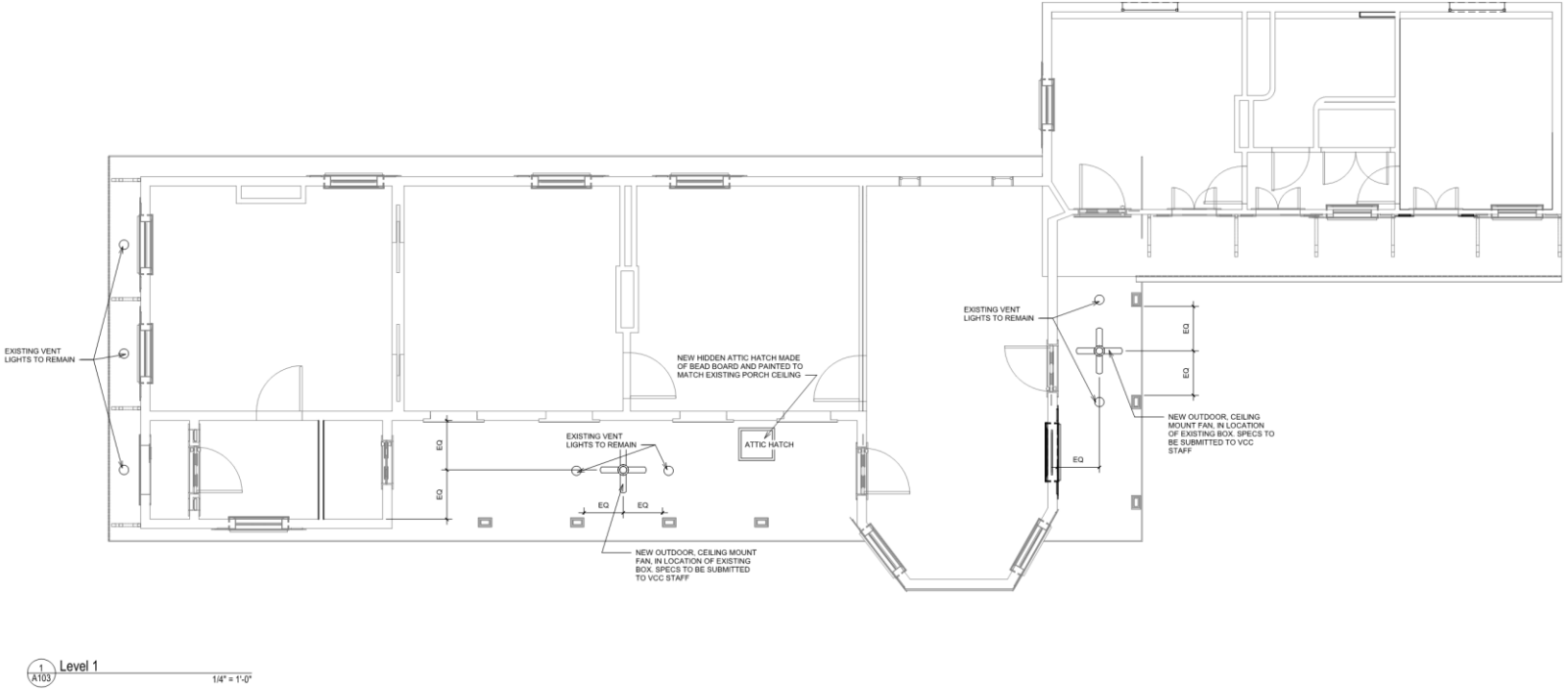
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No.	Date	Scope

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REFLECTED CEILING PLAN

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JOB No.: S20061.00
DATE: 05/25/21
Sheet No.:

A103



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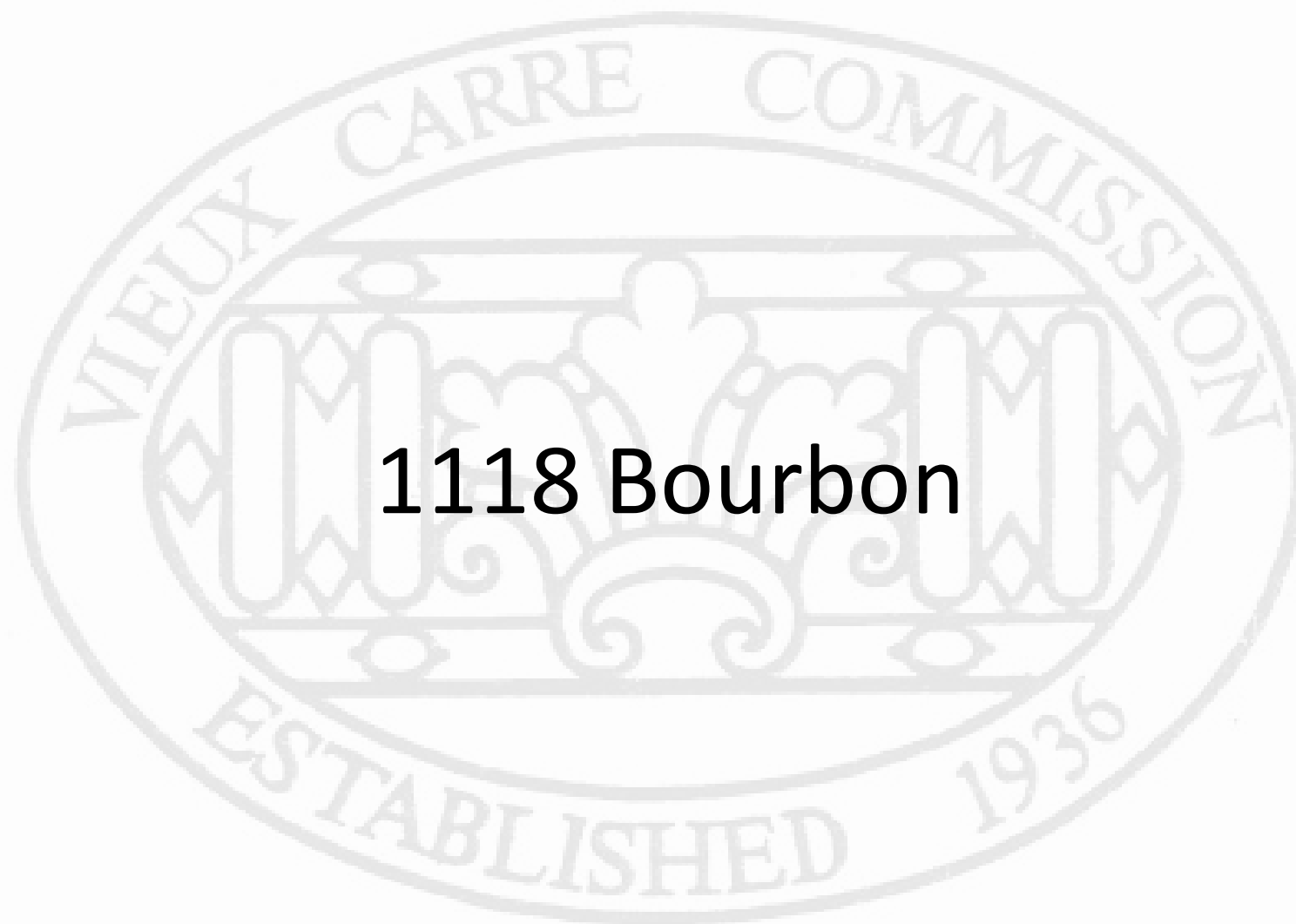
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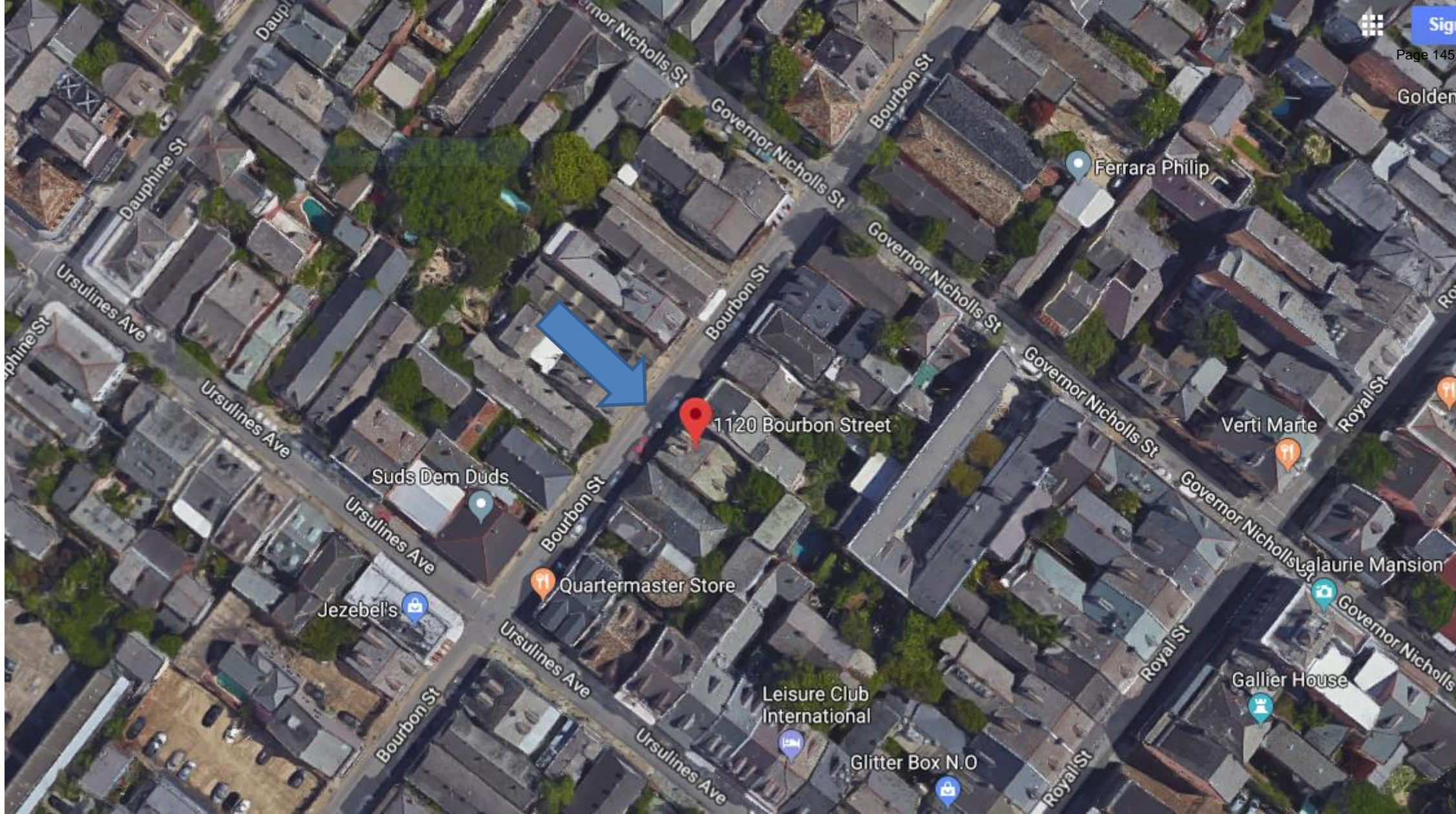




New Business



1118 Bourbon



1120 Bourbon

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GISLESON RESIDENCE - EXTERIOR IMPROVEMENTS

FOR MR. & MRS. SOREN GISLESON

1118 BOURBON ST.
NEW ORLEANS, LA 70116

LAND INFORMATION:

1. ZONING: VCR-1 Vieux Carré Residential District
2. PROPERTY DESCRIPTION: 50 55 LOT 23 BOURBON 37X127
3. YARD SETBACKS:
FRONT YARD: NONE
SIDE YARD: NONE
REAR YARD: NONE

BUILDING INFORMATION:

1. BUILDING TYPE: CREOLE COTTAGE, GABLE ROOF WITH OVERHANG.
2. HISTORICAL SIGNIFICANCE RATING: GREEN - OF LOCAL ARCHITECTURAL OR HISTORICAL IMPORTANCE

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL VISIT SITE AND VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ETC., DESCRIBED HEREIN AND NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCEMENT OF WORK.
2. GENERAL CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL PHASES OF THE WORK, INCLUDING N.I.C. ITEMS, IF ANY.
3. GENERAL CONTRACTOR SHALL MAINTAIN THE EXISTING SITE CONDITIONS. ANY DAMAGE TO THE EXISTING SITE SCHEDULED TO REMAIN SHALL BE REPAIRED BY THE GENERAL CONTRACTOR PRIOR TO THE COMPLETION OF THE WORK AND THE FINAL PAYMENT.
4. GENERAL CONTRACTOR SHALL VERIFY LOCATION OF ANY AND ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER.

CODE COMPLIANCE:

1. ALL CONSTRUCTION DOCUMENTS, STANDARD NOTES, RESPONSE LETTERS AND CODE CITATIONS SHALL COMPLY WITH THE 2018 EDITION OF THE IRC TO PROPERLY REFLECT THE CURRENT BUILDING CODE SECTIONS.
2. THIS STRUCTURE SHALL BE DESIGNED FOR 130 MPH BASIC WIND SPEED - INCLUDING, BUT NOT LIMITED TO, PROVISIONS FOR IMPACT RESISTANCE AT OPENINGS AND HURRICANE STRAPS AT RAFTERS AND TOP PLATES.
3. WIND BORNE DEBRIS PROTECTION FOR WINDOWS SHALL BE PROVIDED IN ACCORDANCE WITH R301.2.1.2 IRC 2018 ED. WITH THE USE OF ACCEPTED PLYWOOD COVERING & OPERABLE SHUTTERS.
4. BUILDING MATERIALS USED BELOW DESIGN FLOOD ELEVATION SHALL COMPLY WITH SEC. R322.1.8 IRC 2015 ED.
5. INSULATION SHALL BE PROVIDED AS REQUIRED BY SECTION 1102 OF THE IRC 2015 ED. (TYP. CEILING/WALL IS R-30/R-19).

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL CITY REQUIREMENTS, AND THAT I AM NOT IMPARTIAL TO THE WORK.

ARCHITECT OR ENGINEER

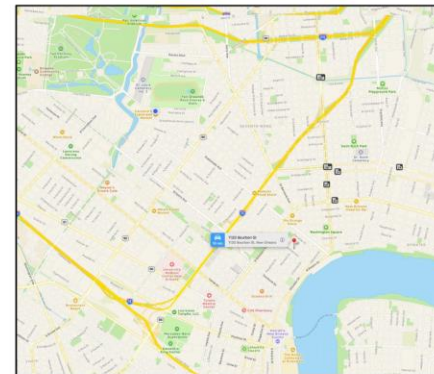
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INDEX OF DRAWINGS:

- A000 COVER SHEET
A010 PHOTOS AND KEY PLAN

ARCHITECTURAL

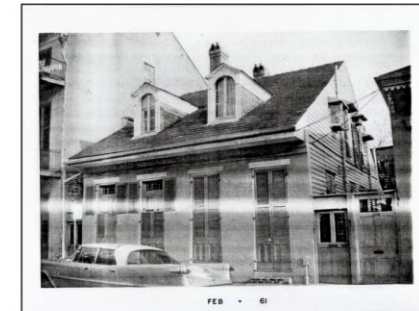
- A100 EXISTING DEMOLITION SITE PLAN, SURVEY & DETAILS
A110 FIRST FLOOR DEMOLITION PLAN
A120 SECOND FLOOR DEMOLITION PLAN
A130 EXTERIOR ELEVATIONS DEMOLITION
A131 EXTERIOR ELEVATIONS DEMOLITION
A200 PROPOSED SITE PLAN & MASONRY NOTES
A210 PROPOSED FIRST FLOOR PLAN & AWNING SCHEDULE
A220 PROPOSED SECOND FLOOR PLAN & AWNING SCHEDULE
A400 PROPOSED EXTERIOR ELEVATIONS & AWNING SCHEDULE
A401 PROPOSED EXTERIOR ELEVATIONS & CROSS SECTION AT REAR YARD
A410 DETAILED SECTIONS AND MASONRY NOTES



1 VICINITY MAP
NOT TO SCALE



2 HISTORIC PHOTO



3 PHOTO 1961

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APRIL 1, 2021
Job Number: 2002

COVER SHEET

A000

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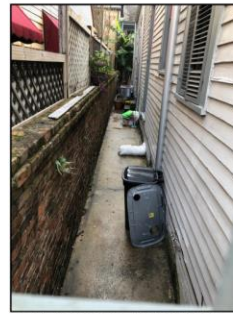
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1 BOURBON ST.



2 SIDE YD. GOV. NICHOLS SIDE



3 NEIGHBOR SIDE YARD



4 SIDE YD. GOV. NICHOLS SIDE



5 REAR STRUCTURE



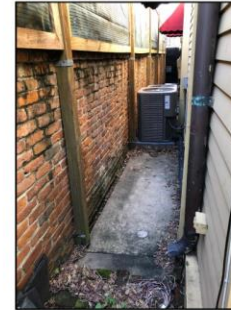
6 REAR STRUCTURE



7 SIDE YARD FENCE AT REAR STRUCTURE



8 SIDE YARD FENCE



9 SIDE YD. URSULINES SIDE



10 REAR STRUCTURE @ REAR YD.



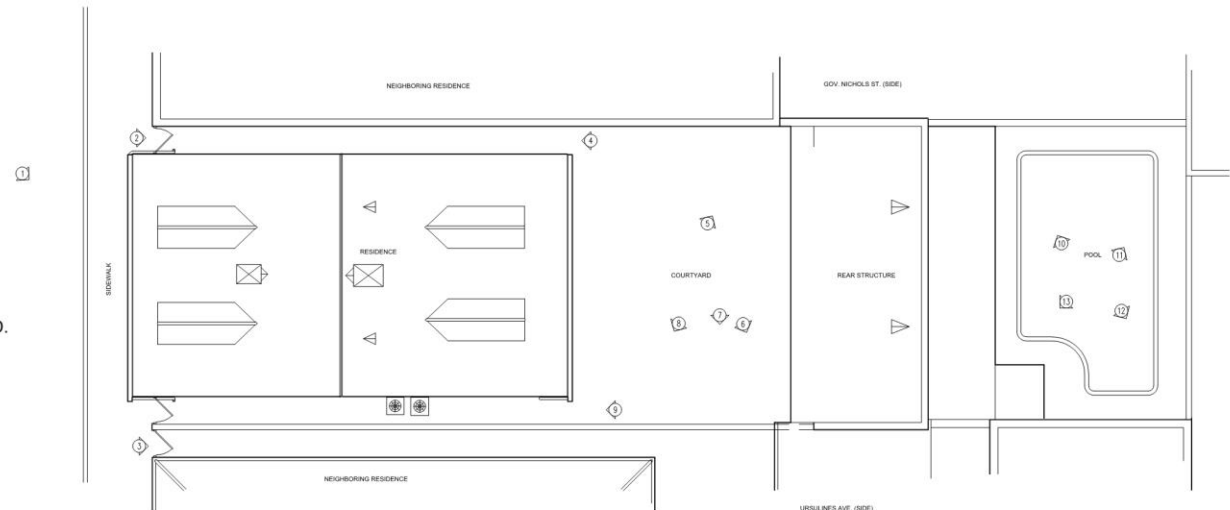
11 REAR YD. FENCE



12 REAR YD. FENCE



13 REAR STRUCTURE @ REAR YD.



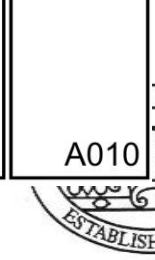
1 KEY PLAN
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PHOTOS



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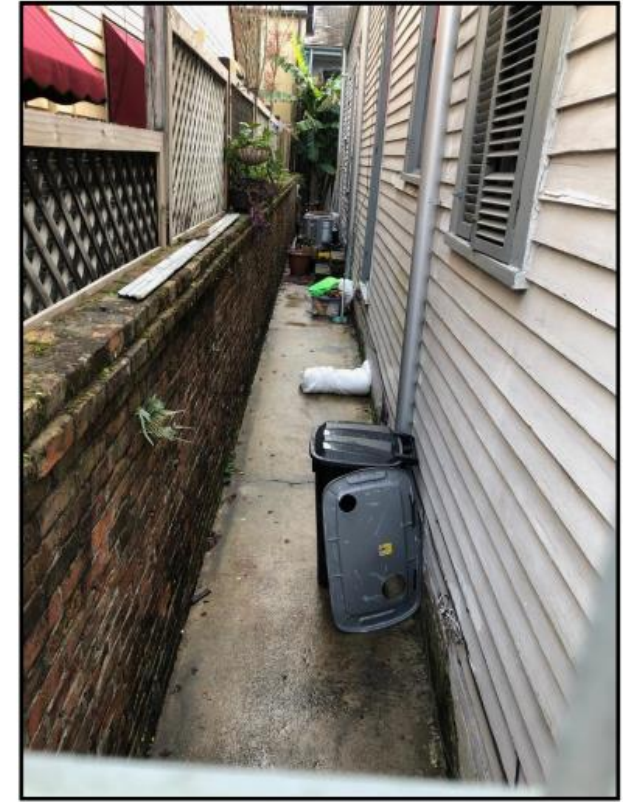
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1 BOURBON ST.



2 SIDE YD. GOV. NICHOLS SIDE



3 NEIGHBOR SIDE YARD

1120 Bourbon

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4 SIDE YD. GOV. NICHOLS SIDE



5 REAR STRUCTURE



6 REAR STRUCTURE

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7 SIDE YARD FENCE AT REAR STRUCTURE



8 SIDE YARD FENCE

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9 SIDE YD. URSULINES SIDE



10 REAR STRUCTURE @ REAR YD.



11 REAR YD. FENCE

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12 REAR YD. FENCE



13 REAR STRUCTURE @ REAR YD.

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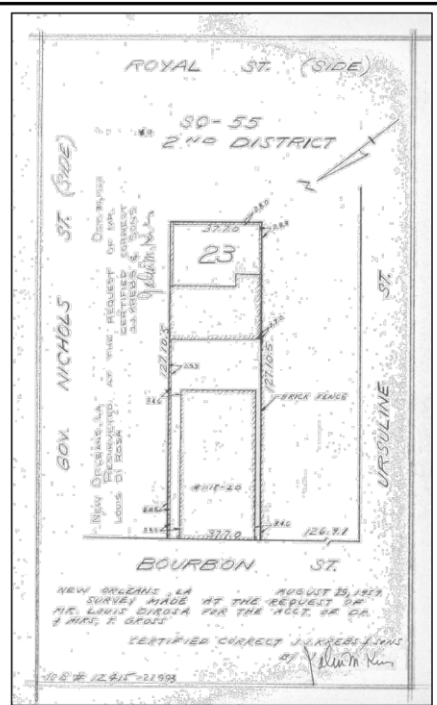
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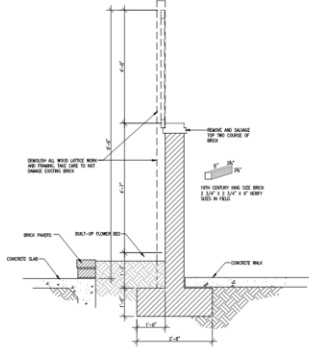
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1118 BOURBON ST.
NEW ORLEANS, LA 70116

APRIL 1, 2021
Job Number: 20002
EXISTING DEMOLITION
SITE PLAN,
SURVEY &
BRICK WALL
SECTIONS
A100

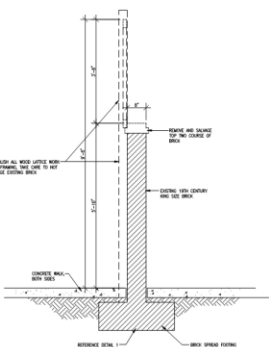


- DEMOLITION KEY NOTES:**
- 1. DEMOLISH EXISTING CLOTH, AWNINGS, ASSOCIATED METAL FRAMING AND HANGINGS. PROTECT DOOR, WINDOW AND WOOD SIDING FROM DAMAGE. SHOULD DAMAGE OCCUR, REPLACE WITH MATERIALS TO MATCH THE EXISTING IN TYPE, MATERIAL, AND FINISH. MATERIALS NOT SPECIFIED IN THESE PLANS SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE CITY COMMISSION.
 - 2. CAREFULLY REMOVE DAMAGED PAINT. PREPARE SURFACE FOR NEW PAINT, AS REQUIRED, BY WASHING EXISTING FINISH WITH A MILD DETERGENT SOLUTION AND WITH THE USE OF A METAL BRUSH. CARE SHOULD BE TAKEN TO AVOID CREATING DUST DURING REMOVAL. SAFETY GOGGLES AND A DUST MASK SHALL BE WORN AT ALL TIMES. THE FOLLOWING ITEMS SHALL NOT BE USED: HEAT TOOLS, POWER TOOLS OR CHEMICALS.
 - 3. DEMOLISH EXISTING WOOD FRAMING, WOOD LATTICE WORK, WOOD COLUMNS AND ASSOCIATED HARDWARE AT EXISTING BRICK WALL BETWEEN PROPERTIES. REFER TO PLANS FOR EXACT LOCATIONS. CARE SHALL BE TAKEN NOT TO DAMAGE THE EXISTING HISTORICAL BRICK.
 - 4. SHIELD AND PROTECT THE EXISTING MECHANICAL CONDENSING UNITS FROM DAMAGE AND EXCESSIVE DUST. BRACKETS DURING CONSTRUCTION. SIMILARLY ALLOWING FOR THE PROPER VENTILATION OF THE UNIT AS RECOMMENDED BY THE MANUFACTURER. THE PROTECTION AT THE TOP OF THE UNIT SHALL BE OF A TYPE SIMILAR TO A METAL GRATE WITH BIRDS SPACED SUFFICIENTLY TO ALLOW THE APPROPRIATE VOLUME OF AIR TO PASS THROUGH THE FAN AND LINE.
 - 5. PROTECT EXISTING ELECTRICAL PANELS AND METERS FROM DAMAGED DURING CONSTRUCTION WITH MATERIAL EQUIVALENT TO HALF-INCH PLYWOOD IN DURABILITY AND ATTACHED IN A WAY THAT WILL ALLOW ACCESS TO THE EQUIPMENT BY EXISTING RESIDENTS.
 - 6. ADJACENT PROPERTY SHALL BE PROTECTED FROM DAMAGE AND REPLACED IF DAMAGE OCCURS DURING CONSTRUCTION UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR. ALL REPAIRS WILL BE MADE AT THE EXPENSE OF THE CONTRACTOR AND SHALL ADHERE TO THE GUIDELINES ON THE CONSTRUCTION DOCUMENTS OR AT THE DISCRETION OF AND APPROVAL FROM THE CITY COMMISSION.

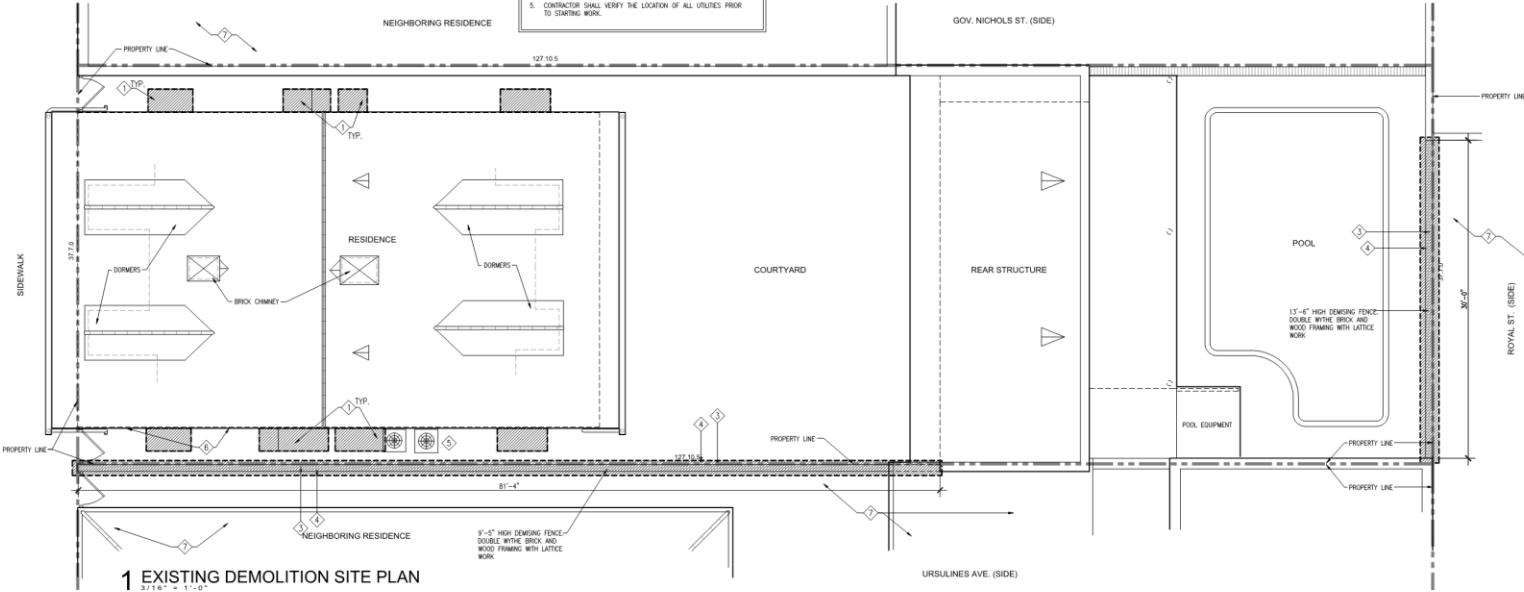
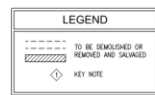
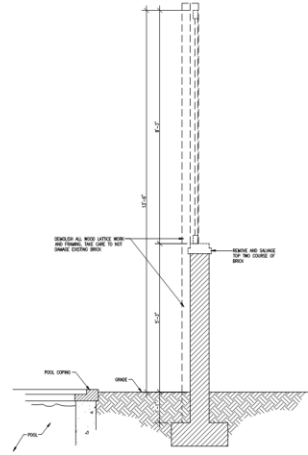
2 FENCE DEMO (SIDE YARD)
1/2" = 1'-0"



3 FENCE DEMO (SIDE YARD)
1/2" = 1'-0"



4 FENCE DEMO (REAR YARD)
1/2" = 1'-0"

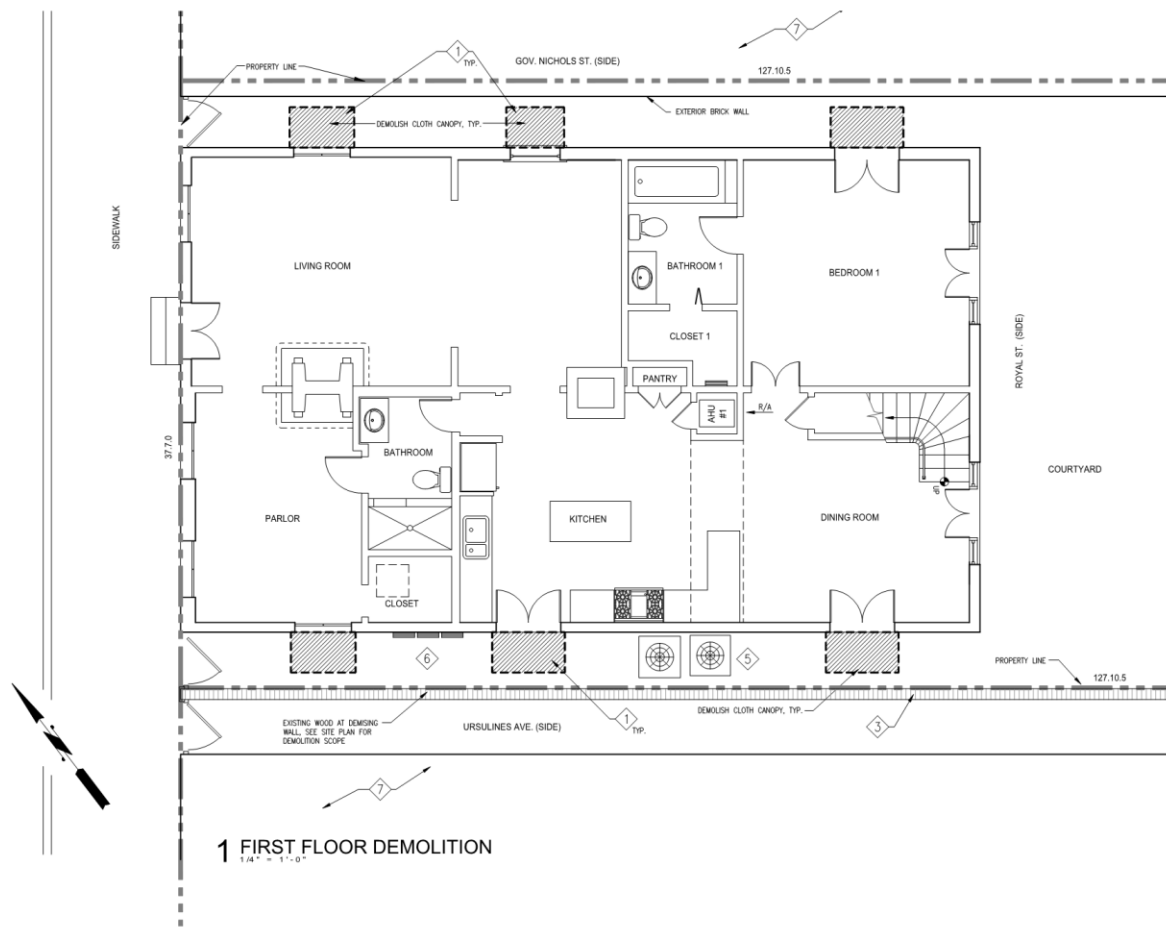


1 EXISTING DEMOLITION SITE PLAN
3/16" = 1'-0"

1120 Bourbon

VCC Architectural Committee

June 8, 2021



LEGEND

--- TO BE DEMOLISHED OR REMOVED AND SALVAGED

◇ KEY NOTE

- GENERAL DEMOLITION NOTES:**
1. ONLY THE MATERIAL SPECIFIED IN THE CONSTRUCTION DOCUMENTS SHALL BE USED TO COMPLETE THE DESIGNATED WORK. ANY DAMAGE OCCURRING WHICH REQUIRES REPLACEMENT OF A MATERIAL, PARTS OF LIKE KIND AND NOT SPECIFIED ON THE PLANS, AND APPROVAL SHALL BE OBTAINED FROM THE Vieux Carre Commission PRIOR TO INITIATING THE WORK REQUIRED TO COMPLETE THE REPAIR.
 2. SEE FOUNDATION DEMOLITION PLAN AND PROPOSED PLAN FOR ADDITIONAL DETAILED INFORMATION.
 3. ALL DIMENSIONS AND CONDITIONS TYPING INTO OR GOVERNED BY EXISTING CONSTRUCTION ARE APPROXIMATE AND ARE NOT PURPORTED TO BE CORRECT. ALL SUCH DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. IF CONDITIONS AND DIMENSIONS VARY GREATLY FROM THAT SHOWN, THE ARCHITECTURAL BE NOTIFIED PRIOR TO COMMENCING WORK.
 4. PRIOR TO THE START OF DEMOLITION OR EXPLORATORY WORK, THE OWNER SHALL EMPLOY AN INDEPENDENT TESTING LABORATORY. IF HAZARDOUS MATERIALS ARE EVIDENT, TO SURVEY THE EXISTING SITE CONDITIONS FOR PRESENCE OF HAZARDOUS MATERIALS SUCH AS, BUT NOT LIMITED TO, LEAD-BASED PAINT, ASBESTOS, MOLD, ETC. IF THE TEST RESULTS ARE POSITIVE FOR ANY HAZARDOUS MATERIALS, THE OWNER SHALL EMPLOY A FIRM TO REMOVE HAZARDOUS MATERIALS IN COMPLIANCE WITH THE GUIDELINES AND REGULATIONS OF LOCAL, STATE AND FEDERAL GOVERNMENTS FOR DEMOLITION OR EXPLORATORY WORK MAY COMMENCE.
 5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO STARTING WORK.

- DEMOLITION KEY NOTES:**
1. DEMOLISH EXISTING CLOTH AWNINGS, ASSOCIATED METAL FRAMING AND HARDWARE, PROTECT DOOR CASING AND WOOD SIKING FROM DAMAGE. SHOULD DAMAGE OCCUR, REPLACE WITH MATERIALS TO MATCH THE EXISTING IN PROFILE, MATERIAL, AND PAINT COLOR. MATERIALS NOT SPECIFIED IN THESE PLANS SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF Vieux Carre Commission.
 2. CAREFULLY REMOVE DAMAGED PAINT. PREPARE SURFACE FOR NEW PAINT, AS REQUIRED, BY WASHING EXISTING FINISH WITH A MILD DETERGENT SOLUTION AND WITH THE USE OF A NATURAL BRISTLE BRUSH. CARE SHOULD BE TAKING TO AVOID CREATING DUST DURING REMOVAL. SAFETY GOGGLES AND A DUST MASK SHALL BE WORN AT ALL TIMES. THE FOLLOWING ITEMS SHALL NOT BE USED: HEAT TOOLS, POWER TOOLS OR CHEMICALS.
 3. DEMOLISH EXISTING WOOD FRAMING, WOOD LATTICE WORK, WOOD COLUMNS AND ASSOCIATED HARDWARE AT JOINTING. BRICK WALL BETWEEN PROPERTIES. REFER TO PLANS FOR EXACT LOCATIONS. CARE SHALL BE TAKEN NOT TO DAMAGE THE EXISTING HISTORICAL BRICK.
 4. SHIELD AND PROTECT THE EXISTING MECHANICAL CONDENSING UNITS FROM DAMAGE AND EXCESSIVE DUST INTAKE DURING CONSTRUCTION, SIMULTANEOUSLY ALLOWING FOR THE PROPER VENTILATION OF THE UNIT AS RECOMMENDED BY THE MANUFACTURER. THE PROTECTION AT THE TOP OF THE UNIT SHALL BE OF A TYPE SIMILAR TO A METAL GRATE WITH BARS SPACED SUFFICIENTLY TO ALLOW THE APPROPRIATE VOLUME OF AIR TO PASS THROUGH THE FAN AND UNIT.
 5. PROTECT EXISTING ELECTRICAL PANELS AND METERS FROM DAMAGED DURING CONSTRUCTION WITH MATERIAL EQUIVALENT TO HALF INCH PLYWOOD IN DURABILITY AND ATTACHED IN A WAY THAT WILL ALLOW ACCESS TO THE EQUIPMENT BY EXTERIOR PERSONNEL.
 6. ADJACENT PROPERTY SHALL BE PROTECTED FROM DAMAGE AND REPLACED IF DAMAGE OCCURS DURING CONSTRUCTION UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR. ALL REPAIRS WILL BE MADE AT THE EXPENSE OF THE CONTRACTOR AND SHELL ADHERE TO THE GUIDELINES ON THE CONSTRUCTION DOCUMENTS OR AT THE DIRECTION OF AND APPROVAL FROM THE Vieux Carre Commission.

GISLESON RESIDENCE - EXTERIOR IMPROVEMENTS
FOR: MR. & MRS. SOREN GISLESON
1118 BOURBON ST.
NEW ORLEANS, LA 70116

APRIL 1, 2021
Job Number: 2002
FIRST FLOOR DEMOLITION

GRAY STUDIO
31429 Marquette Street
New Orleans, Louisiana 70119
(504) 508-5645
soren@graystudio.com
www.graystudio.com
Gray Studio Certifications:
James C. Gray, Architect
Shirley A. Leland, Interior Design
Bryan R. Gray, Landscape Architecture



PERMIT SET

A110

June 8, 2021



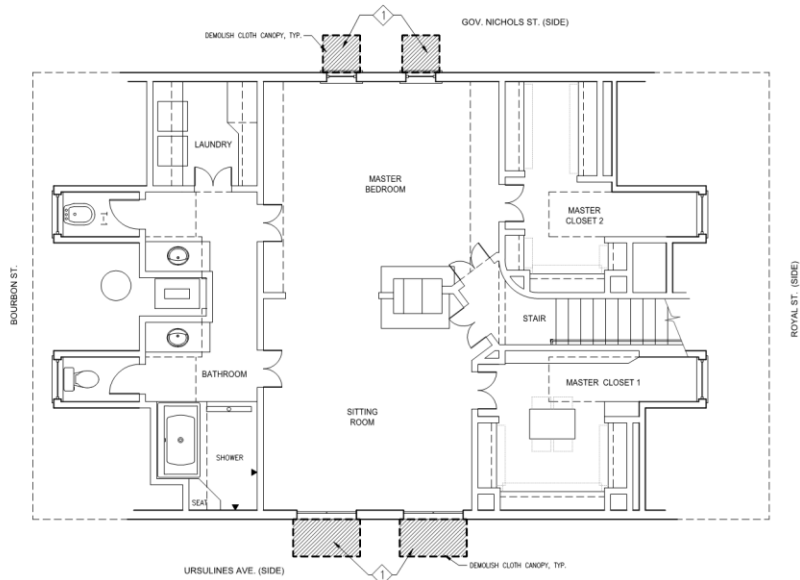


GENERAL DEMOLITION NOTES:

1. ONLY THE MATERIALS SPECIFIED IN THE CONSTRUCTION DOCUMENTS SHALL BE USED TO COMPLETE THE DEMOLITION WORK. ANY DAMAGE OCCURRING WHICH REQUIRES REPLACEMENT OF A MATERIAL, PARTS OF LATH OR BRICK AND NOT SPECIFIED ON THE PLANS, AND APPROVAL SHALL BE OBTAINED FROM THE VEUX CARRE COMMISSION PRIOR TO INITIATING THE WORK REQUIRED TO COMPLETE THE REPAIR.
2. SEE FOUNDATION DEMOLITION PLAN AND PROPOSED PLAN FOR ADDITIONAL DETAILED INFORMATION.
3. ALL DIMENSIONS AND CONDITIONS TYPING INTO OR GOVERNED BY EXISTING CONSTRUCTION ARE APPROXIMATE AND ARE NOT PURPORTED TO BE CORRECT. ALL SUCH DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. IF CONDITIONS AND DIMENSIONS VARY GREATLY FROM THAT SHOWN, THE ARCHITECTURAL BE NOTIFIED PRIOR TO COMMENCING WORK.
4. PRIOR TO THE START OF DEMOLITION OR EXPLORATORY WORK, THE OWNER SHALL EMPLOY AN INDEPENDENT TESTING LABORATORY, IF HAZARDOUS MATERIALS ARE EVIDENT, TO SURVEY THE EXISTING SITE CONSIDERING FOR PRESENCE OF HAZARDOUS MATERIALS SUCH AS, BUT NOT LIMITED TO, LEAD-BASED PAINT, ASBESTOS, MOLD, ETC. IF THE TEST RESULTS ARE POSITIVE FOR ANY HAZARDOUS MATERIALS, THE OWNER SHALL EMPLOY A FIRM TO REMOVE HAZARDOUS MATERIALS IN COMPLIANCE WITH THE GUIDELINES AND REGULATIONS OF LOCAL, STATE AND FEDERAL GOVERNMENTS FOR DEMOLITION OR EXPLORATORY WORK MAY COMMENCE.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO STARTING WORK.

DEMOLITION KEY NOTES:

1. DEMOLISH EXISTING CLOTH ANNINGS, ASSOCIATED METAL FRAMING AND HARDWARE. PROTECT DOOR CASING AND WOOD SILING FROM DAMAGE SHOULD DAMAGE OCCUR. REPLACE WITH MATERIALS TO MATCH THE EXISTING IN FINISH, MATERIAL, AND PAINT COLOR. MATERIALS NOT SPECIFIED IN THESE PLANS SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF VEUX CARRE COMMISSION.
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3. DEMOLISH EXISTING WOOD FRAMING, WOOD LATTICE WORK, WOOD COLUMNS AND ASSOCIATED HARDWARE AT DAMAGED BRICK WALL BETWEEN PROPERTIES. REFER TO PLANS FOR EXACT LOCATIONS. CARE SHALL BE TAKEN NOT TO DAMAGE THE EXISTING HISTORICAL BRICK.
4. SHIELD AND PROTECT THE EXISTING MECHANICAL CONDENSING UNITS FROM DAMAGE AND EXCESSIVE DUST INTAKE DURING CONSTRUCTION. SIMULTANEOUSLY ALLOWING FOR THE PROPER VENTILATION OF THE UNIT AS RECOMMENDED BY THE MANUFACTURER. THE PROTECTION AT THE TOP OF THE UNIT SHALL BE OF A TYPE SIMILAR TO A METAL GAZE WITH BARS SPACED SUFFICIENTLY TO ALLOW THE APPROPRIATE VOLUME OF AIR TO PASS THROUGH THE FAN AND UNIT.
5. PROTECT EXISTING ELECTRICAL PANELS AND METERS FROM DAMAGED DURING CONSTRUCTION WITH MATERIAL EQUIVALENT TO HALF INCH PLYWOOD IN DURABILITY AND ATTACHED BY A MEY THAT WILL ALLOW ACCESS TO THE EQUIPMENT BY ENTERY PERSONNEL.
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1 SECOND FLOOR DEMOLITION
1/4" = 1'-0"

GISLESON RESIDENCE - EXTERIOR IMPROVEMENTS
FOR: MR. & MRS. SOREN GISLESON
1118 BOURBON ST.
NEW ORLEANS, LA 70116

PERMIT SET

APRIL 1, 2021
Job Number: 2002
SECOND FLOOR
DEMOLITION

A120

GRAY STUDIO
3148 Magazine Street
New Orleans, Louisiana 70119
(504) 588-8645
www.graystudio.com
Gray Studio Certification
Service (includes) Interior Design (Small Business)
State & Local Disenfranchisement Business Exemption



1120 Bourbon

VCC Architectural Committee

June 8, 2021



PERMIT SET

GISLESSEN RESIDENCE - EXTERIOR IMPROVEMENTS
FOR: MR. & MRS. SOREN GISLESSEN
1118 BOURBON ST.
NEW ORLEANS, LA 70116

APRIL 1, 2021
Job Number: 20002
EXTERIOR
ELEVATIONS
DEMOLITION

A130



DEMOLITION KEY NOTES:

- DEMOLISH EXISTING CLOTH HANGERS, ASSOCIATED METAL FRAMING AND HARDWARE. PROTECT DOOR CASING AND WOOD SILLING FROM DAMAGE. SHOULD DAMAGE OCCUR, REPLACE WITH MATERIALS TO MATCH THE EXISTING IN PROFILE, MATERIAL AND PAINT COLOR. MATERIALS NOT SPECIFIED IN THESE TUNES SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF VECU CARRE COMMISSION.
- CAREFULLY REMOVE DAMAGED PAINT. PREPARE SURFACE FOR NEW PAINT, AS REQUIRED, BY WASHING EXISTING FINISH WITH A MILD DETERGENT SOLUTION AND WITH THE USE OF A MOPPING BRUSH. BRUSH CARE SHOULD BE TAKEN TO AVOID CREATING DUST DURING REMOVAL. SAFETY GOGGLES AND A DUST MASK SHALL BE WORN AT ALL TIMES. THE FOLLOWING ITEMS SHALL NOT BE USED: HEAT TOOLS, POWER TOOLS OR CHISOLS.
- DEMOLISH EXISTING WOOD FRAMING, WOOD LATTICE WORK, WOOD COLLARS AND ASSOCIATED HARDWARE AT DEMOLITION. BRICK WALL BETWEEN PROPERTIES. NOTES TO PLANS FOR EXACT LOCATIONS. CARE SHALL BE TAKEN NOT TO DAMAGE THE EXISTING HISTORICAL BRICK.
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LEGEND

- TO BE DEMOLISHED OR REMOVED AND SAVED
- KEY NOTE



1 FRONT ELEVATION - BOURBON ST.
1/4" = 1'-0"



2 SIDE ELEVATION - GOV. NICHOLS (SIDE)
1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

- ONLY THE MATERIAL SPECIFIED IN THE CONSTRUCTION DOCUMENTS SHALL BE USED TO COMPLETE THE DESIGNATED WORK. ANY DAMAGE OCCURRING WHICH REQUIRES REPLACEMENT OF A MATERIAL SHALL BE OF LIKE KIND AND NOT SPECIFIED ON THE PLANS, AND APPROVAL SHALL BE OBTAINED FROM THE VECU CARRE COMMISSION PRIOR TO BEGINNING THE WORK REQUIRED TO COMPLETE THE REPAIR.
- SEE FOUNDATION DEMOLITION PLAN AND PROPOSED PLAN FOR ADDITIONAL DETAIL INFORMATION.
- ALL DEMOLITIONS AND CONDITIONS TING INTO OR GOVERNED BY EXISTING CONSTRUCTION ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE CORRECT. ALL SUCH DEMOLITIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. IF CONDITIONS AND DEMOLITIONS VARY GREATLY FROM THAT SHOWN, THE ARCHITECTURAL BE NOTIFIED PRIOR TO COMMENCING WORK.
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- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO STARTING WORK.



3 SIDE ELEVATION - URSULINES AVE. (SIDE)
1/4" = 1'-0"



4 REAR ELEVATION - ROYAL ST. (SIDE)
1/4" = 1'-0"

1120 Bourbon

VCC Architectural Committee

June 8, 2021

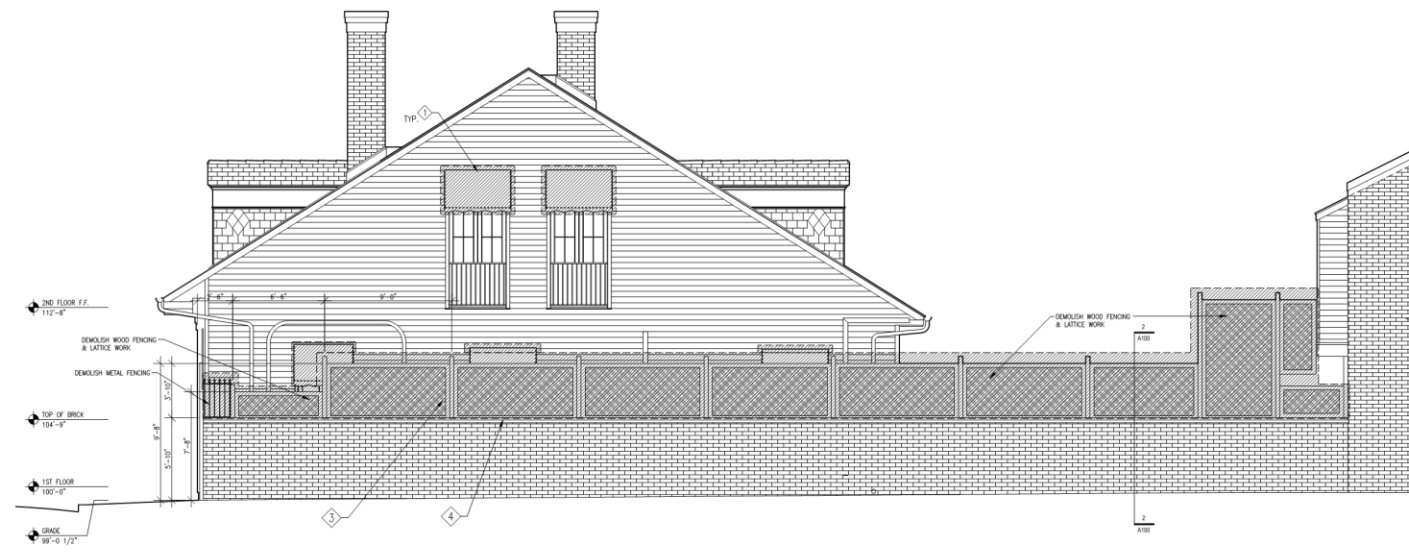


PERMIT SET

GISLESSEN RESIDENCE - EXTERIOR IMPROVEMENTS
 FOR: **MR. & MRS. SOREN GISLESSEN**
 1118 BOURBON ST.
 NEW ORLEANS, LA 70116

APRIL 1, 2021
 Job Number: 2003
**EXTERIOR
 ELEVATIONS
 DEMOLITION**

A131

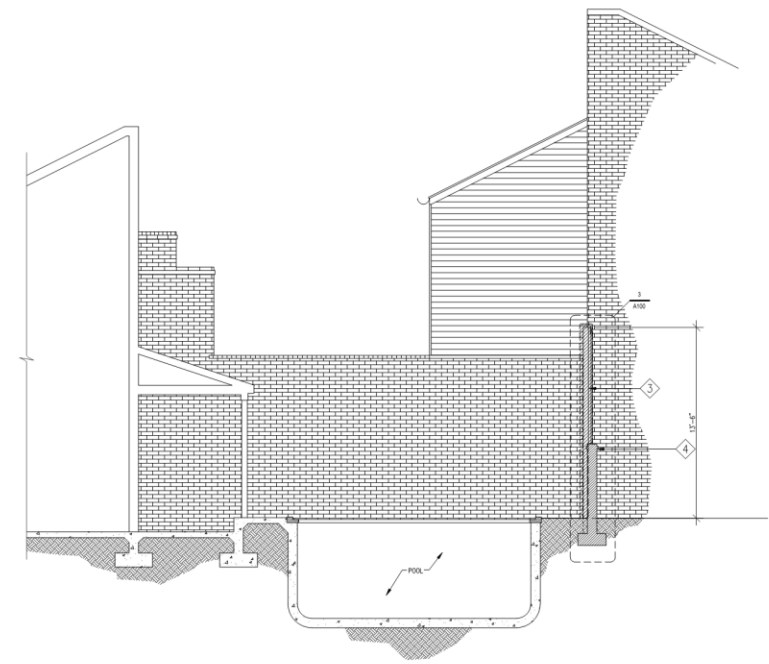


1 PARTIAL SIDE ELEVATION - GOV. NICHOLS (SIDE)
 1/4" = 1'-0"

LEGEND	
---	TO BE DEMOLISHED OR REPAIRED AND SALVAGED
///	TO BE DEMOLISHED OR REPAIRED AND SALVAGED
◆	KEY NOTE

- GENERAL DEMOLITION NOTES:**
- ONLY THE MATERIAL SPECIFIED IN THE CONSTRUCTION DOCUMENTS SHALL BE USED TO COMPLETE THE DEMOLITION WORK. ANY DAMAGE OCCURRING WHICH REQUIRES REPLACEMENT OF A MATERIAL, PARTS OF LIME IN LIME AND NOT SPECIFIED ON THE PLANS, AND APPROVAL SHALL BE OBTAINED FROM THE Vieux Carré COMMISSION PRIOR TO INITIATING THE WORK REQUIRED TO COMPLETE THE REPAIR.
 - SEE FOUNDATION DEMOLITION PLAN AND PROPOSED PLAN FOR ADDITIONAL DETAILED INFORMATION.
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 - PRIOR TO THE START OF DEMOLITION OR EXPLORATORY WORK, THE OWNER SHALL EMPLOY AN INDEPENDENT TESTING LABORATORY. IF INADEQUATE MATERIALS ARE EXPOSED TO SURVEY THE EXISTING SITE, CONSIDERING FOR PRESENCE OF HAZARDOUS MATERIALS SUCH AS, BUT NOT LIMITED TO, LEAD-BASED PAINT, ASBESTOS, MOLD, ETC. IF THE TEST RESULTS ARE POSITIVE FOR ANY HAZARDOUS MATERIALS, THE OWNER SHALL EMPLOY A FIRM TO REMOVE HAZARDOUS MATERIALS IN COMPLIANCE WITH THE GUIDELINES AND REGULATIONS OF LOCAL, STATE AND FEDERAL GOVERNMENTS FOR DEMOLITION OR EXPLORATORY WORK MAY COMMENCE.
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- DEMOLITION KEY NOTES:**
- DEMOLISH EXISTING CLOTH HANGING, ASSOCIATED METAL FRAMING AND HANGING. PROTECT DOOR CASING AND WOOD SILING FROM DAMAGE. SHOULD DAMAGE OCCUR, REPLACE WITH MATERIALS TO MATCH THE EXISTING IN PROFILE, MATERIAL AND PAINT COLOR. MATERIALS NOT SPECIFIED IN THESE PLANS SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF Vieux Carré COMMISSION.
 - CAREFULLY REMOVE DAMAGED PAINT. PREPARE SURFACE FOR NEW PAINT, AS REQUIRED, BY WASHING EXISTING FINISH WITH A MILD DETERGENT SOLUTION AND WITH THE USE OF A NATURAL BRISTLE BRUSH. CARE SHOULD BE TAKEN TO AVOID CREATING DUST DURING REMOVAL. SAFETY GOGGLES AND A DUST MASK SHALL BE WORN AT ALL TIMES. THE FOLLOWING ITEMS SHALL NOT BE USED: HEAT TOOLS, POWER TOOLS OR CHEMICALS.
 - DEMOLISH EXISTING WOOD FRAMING, WOOD LATTICE WORK, WOOD COLUMNS AND ASSOCIATED HARDWARE AT EXISTING BRICK WALL BETWEEN PROPERTIES. REFER TO PLANS FOR EXACT LOCATION. CARE SHALL BE TAKEN NOT TO DAMAGE THE EXISTING HISTORICAL BRICK.
 - SHIELD AND PROTECT THE EXISTING MECHANICAL CONDENSING UNITS FROM DAMAGE AND EXCESSIVE HEAT DURING CONSTRUCTION. SMALL/NOISEY ALLOWING FOR THE PROPER VENTILATION OF THE UNIT AS RECOMMENDED BY THE MANUFACTURER. THE PROTECTION AT THE TOP OF THE UNIT SHALL BE OF A TYPE SIMILAR TO A METAL DRAIN WITH BRIS SPACED SUFFICIENTLY TO ALLOW THE APPROPRIATE VOLUME OF AIR TO PASS THROUGH THE FAN AND UNIT.
 - PROTECT EXISTING ELECTRICAL PANELS AND METERS FROM DAMAGE DURING CONSTRUCTION WITH MATERIAL EQUIVALENT TO HALF INCH PLYWOOD IN CORNER AND ATTACHED IN A WAY THAT WILL ALLOW ACCESS TO THE EQUIPMENT BY EXTERIOR PERSONNEL.
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2 SECTION THROUGH REAR STRUCTURE & POOL - GOV. NICHOLS (SIDE)
 1/4" = 1'-0"

1120 Bourbon

VCC Architectural Committee

June 8, 2021



HDLC + VCC

APPROVED MORTAR FORMULA

MORTAR

- 1 part Portland Cement
- 3 parts lime
- 9 parts sand
- enough water to form a workable mix

STUCCO

base coat - consists of 4 coats for 5/8" total thickness

- 1 part Portland Cement
- 3 parts lime
- 9 parts sand
- 6 lbs/cubic yard hair or fiber
- enough water to form a workable mix

finish coat - 1/4" total thickness

- 1 part Portland Cement
- 3 parts lime
- 9 parts sand
- enough water to form a workable mix

Vieux Carré Commission Approved Standard Mortar & Stucco Details

Joint Profiles

Mortar: No more than:
• 1 part Portland Cement, to
• 3 parts lime, and
• 9 parts sand, and
• enough water to form a workable mix.

Prepackaged mixes are not permitted.

The resulting mortar should range in color from white to beige but should not be gray in color. When repointing, all mortar to be laid in must exclude joint profiles. Consult with VCC staff if existing joint profiles substandard.

Stucco: Base coat consists of 2 coats, finished up with 1/8" total thickness. Proportioned as follows:
• no greater than 1:2 part Portland Cement, to
• 3 parts lime, and
• 9 parts sand, and
• 6 lbs/cubic yard hair or fiber, and
• enough water to form a workable mix.

Finish coat to 1/4" in total thickness proportioned as follows:
• No more than 1 Part Portland cement,
• 3 Parts Lime,
• 9 Parts Sand,
• Enough water to form a workable mix.

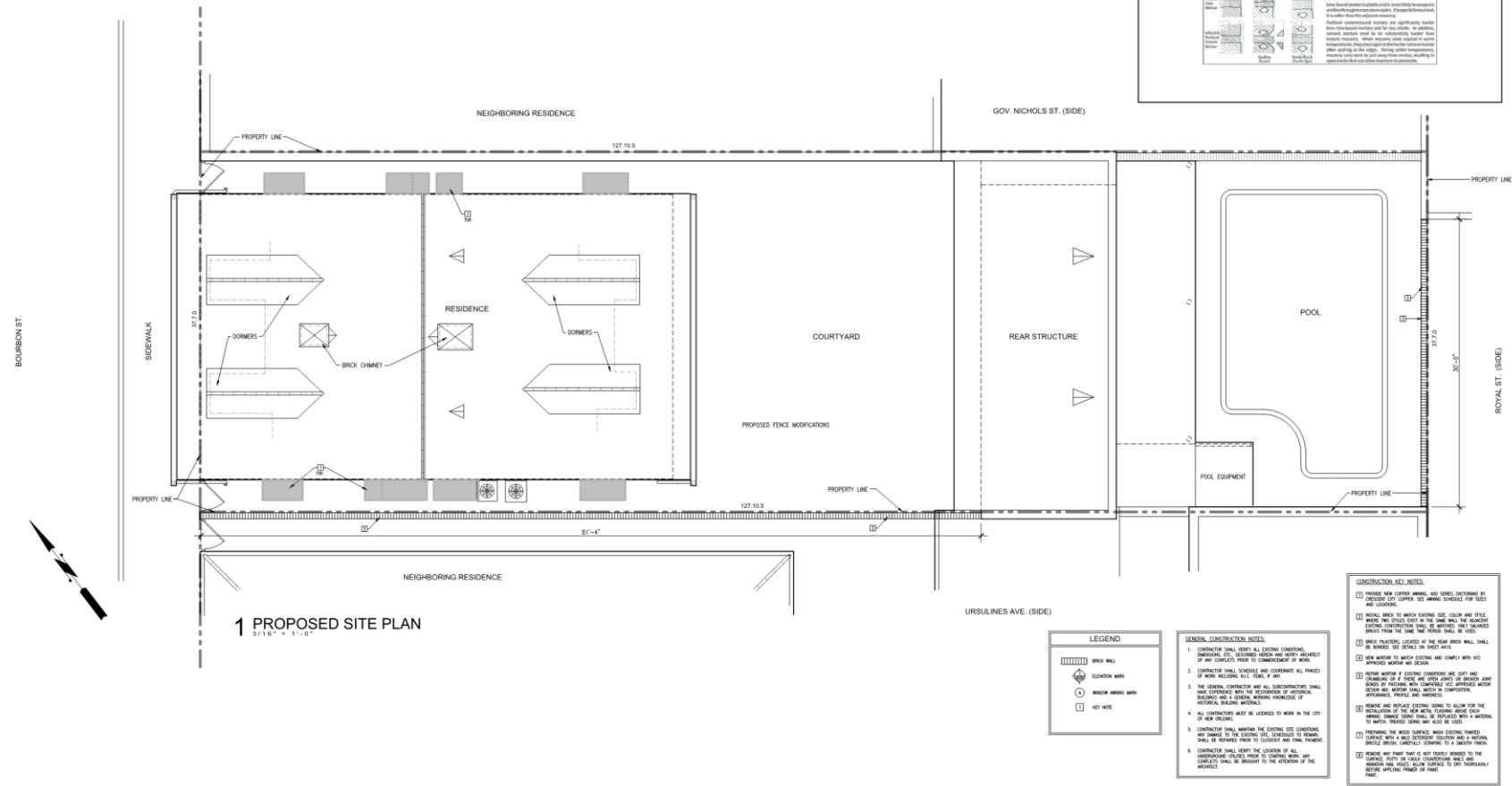
Prepackaged mixes are not permitted.

The resulting mix should range in color from white to beige but should not be gray in color.

Note: RATIO OF PORTLAND CEMENT NOT TO EXCEED 1:1.2.
An incorrect mortar can damage an historic building and its materials.

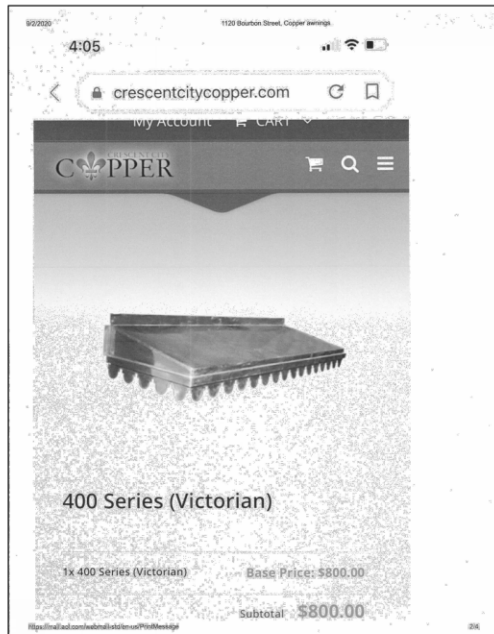
MORTAR HARDNESS & MASONRY

WARNING: Improperly applied mortar may result in rapid deterioration of the masonry and cause structural damage. Mortar should be applied in a manner that allows for proper curing and hydration. Mortar should be applied in a manner that allows for proper curing and hydration. Mortar should be applied in a manner that allows for proper curing and hydration.



1120 Bourbon

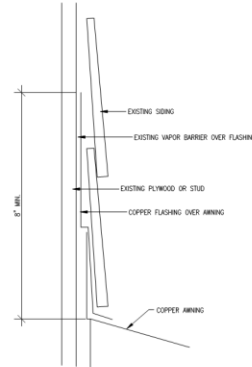
VCC Architectural Committee



- GENERAL CONSTRUCTION NOTES:**
1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ETC., DESCRIBED HEREIN AND NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCEMENT OF WORK.
 2. CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL PHASES OF WORK INCLUDING A.I.C. DEMO, IF ANY.
 3. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL HAVE EXPERIENCE WITH THE RESTORATION OF HISTORICAL BUILDINGS AND A GENERAL WORKING KNOWLEDGE OF HISTORICAL BUILDING MATERIALS.
 4. ALL CONTRACTORS MUST BE LICENSED TO WORK IN THE CITY OF NEW ORLEANS.
 5. CONTRACTOR SHALL MAINTAIN THE EXISTING SITE CONDITIONS, ANY DAMAGE TO THE EXISTING SITE, SCHEDULED TO REMAIN, SHALL BE REPAIRED PRIOR TO CLOSURE AND FINAL PAYMENT.
 6. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

- CONSTRUCTION KEY NOTES:**
1. PROVIDE NEW COPPER AWNING, 400 SERIES (VICTORIAN) BY CRESCENT CITY COPPER. SEE AWNING SCHEDULE FOR SIZES AND LOCATIONS.
 2. INSTALL BRICK TO MATCH EXISTING SIZE, COLOR AND STYLE. WHERE TWO STYLES EXIST IN THE SAME WALL THE ADJACENT EXISTING CONSTRUCTION SHALL BE MATCHED. ONLY SALVAGED BRICKS FROM THE SAME TIME PERIOD SHALL BE USED.
 3. BRICK PILASTERS, LOCATED AT THE REAR BRICK WALL, SHALL BE BUNDLED. SEE DETAILS ON SHEET A410.
 4. NEW MORTAR TO MATCH EXISTING AND COMPLY WITH VCC APPROVED MORTAR MIX DESIGN.
 5. REPAIR MORTAR IF EXISTING CONDITIONS ARE SOFT AND CRUMBLY OR IF THERE ARE OPEN JOINTS OR BROKEN JOINT BONES BY PATCHING WITH COMPATIBLE VCC APPROVED MORTAR. DESIGN MIX MORTAR SHALL MATCH IN COMPOSITION, APPEARANCE, PROFILE AND WORKEDNESS.
 6. REMOVE AND REPLACE EXISTING SIDING TO ALLOW FOR THE INSTALLATION OF THE NEW METAL FLASHING ABOVE EACH AWNING. CHANGE SIDING SHALL BE REPLACED WITH A MATERIAL TO MATCH TREATED SIDING MAY ALSO BE USED.
 7. PREPARING THE WOOD SURFACE: WASH EXISTING PAINTED SURFACE WITH A MILD DETERGENT SOLUTION AND A NATURAL BRISTLE BRUSH, CAREFULLY SCRAPING TO A SMOOTH FINISH.
 8. REMOVE ANY PAINT THAT IS NOT THOROUGHLY BLENDED TO THE SURFACE. PUTTY OR CAULK COUPLERSHALL NAILS AND ANCHOR NAIL HOLES. ALLOW SURFACE TO DRY THOROUGHLY BEFORE APPLYING PRIMER OR PAINT.

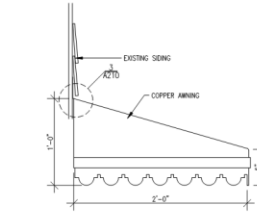
3 FLASHING DETAIL
1/2 ACTUAL SIZE



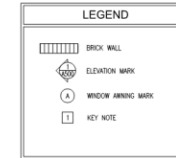
AWNING SCHEDULE						
MARK	AWNING SIZE W x D x H	GAUGE	OPENING TYPE	WIDTH OF ROUGH OPENING	DESCRIPTION	
A	4'-0" x 2'-0" x 1'-0"	16 GA.	DOUBLE DOOR	4'-7"	COPPER AWNING, NATURAL FINISH, 400 SERIES (VICTORIAN). MANUFACTURED & INSTALLED BY CRESCENT CITY COPPER.	
B	3'-0" x 1'-8 1/2" x 1'-0"	"	DOUBLE HING WINDOW	3'-6"	"	
C	4'-2" x 1'-11 1/2" x 1'-0"	"	DOUBLE DOOR	4'-1"	"	
D	2'-0" x 2'-0" x 1'-0"	"	PICTURE WINDOW	2'-7"	"	

GENERAL AWNING NOTES:

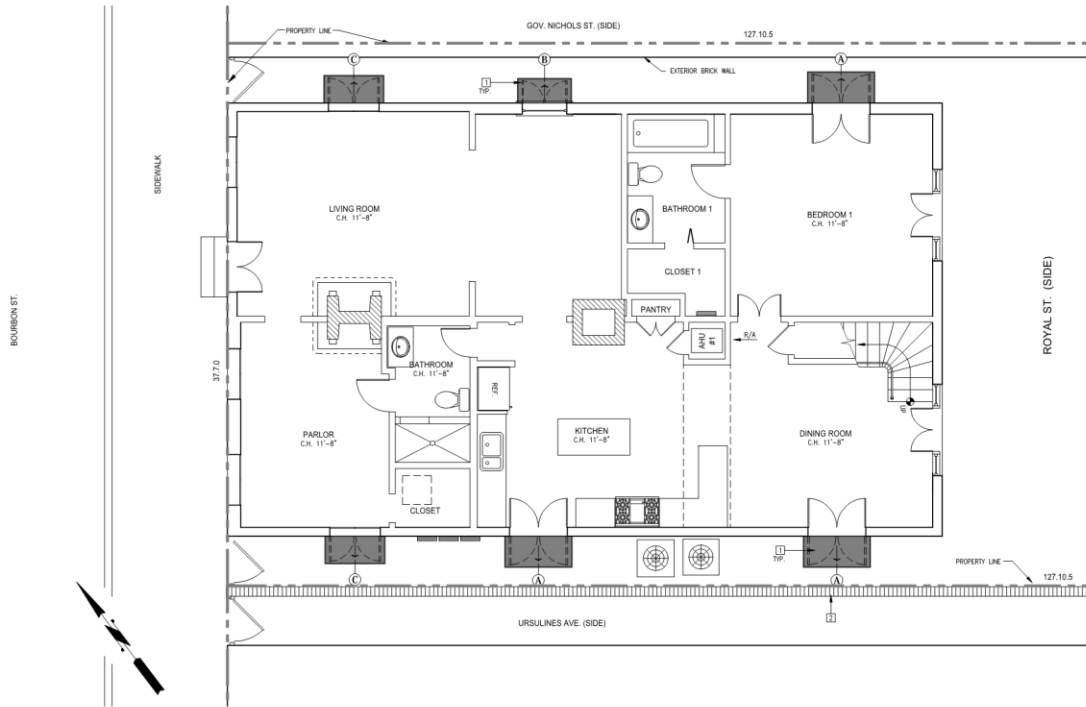
1. VERIFY ALL ROUGH OPENING SIZES IN THE FIELD PRIOR TO MANUFACTURING AWNINGS.



2 SECTION THROUGH AWNING
1/2 ACTUAL SIZE



1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"



Page 164 of 475

GRAY STUDIO
3140 Marquette Street
New Orleans, LA 70116
(504) 586-5445
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PERMIT SET

GISLESSEN RESIDENCE - EXTERIOR IMPROVEMENTS
FOR: MR. & MRS. SOREN GISLESSEN
1118 BOURBON ST.
NEW ORLEANS, LA 70116

APRIL 1, 2021
Job Number: 2002
PROPOSED
FIRST FLOOR
PLAN

A210



June 8, 2021

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GISLESON RESIDENCE - EXTERIOR IMPROVEMENTS

FOR: MR. & MRS. SOREN GISLESON

1118 BOURBON ST.
NEW ORLEANS, LA 70116

APRIL 1, 2021
Job Number: 2002

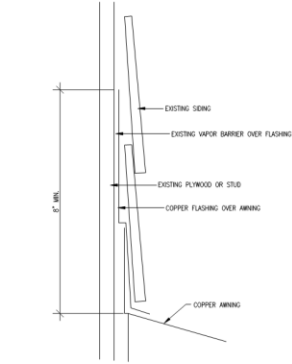
SECOND FLOOR PLAN

A220

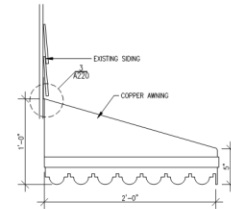


AWNING SCHEDULE					
MARK	AWNING SIZE W x D x H	GAUGE	OPENING TYPE	WIDTH OF ROUGH OPENING	DESCRIPTION
A	4'-8" x 2'-2" x 1'-0"	16 GA.	DOUBLE DOOR	4'-7"	COPPER AWNING, NATURAL FINISH, 400 SERIES (VICTORIAN). MANUFACTURED & INSTALLED BY CRESCENT CITY COPPER.
B	3'-9" x 1'-8 1/2" x 1'-0"	"	DOUBLE HUNG WINDOW	3'-8"	"
C	4'-2" x 1'-11" x 1'-0"	"	DOUBLE DOOR	4'-1"	"
D	2'-8" x 2'-2" x 1'-0"	"	PICTURE WINDOW	2'-7"	"

GENERAL AWNING NOTES:
1. VERIFY ALL ROUGH OPENING SIZES IN THE FIELD PRIOR TO MANUFACTURING AWNINGS.



3 FLASHING DETAIL
1/2 ACTUAL SIZE



2 SECTION THROUGH AWNING
1/2\"/>

LEGEND

BRICK WALL

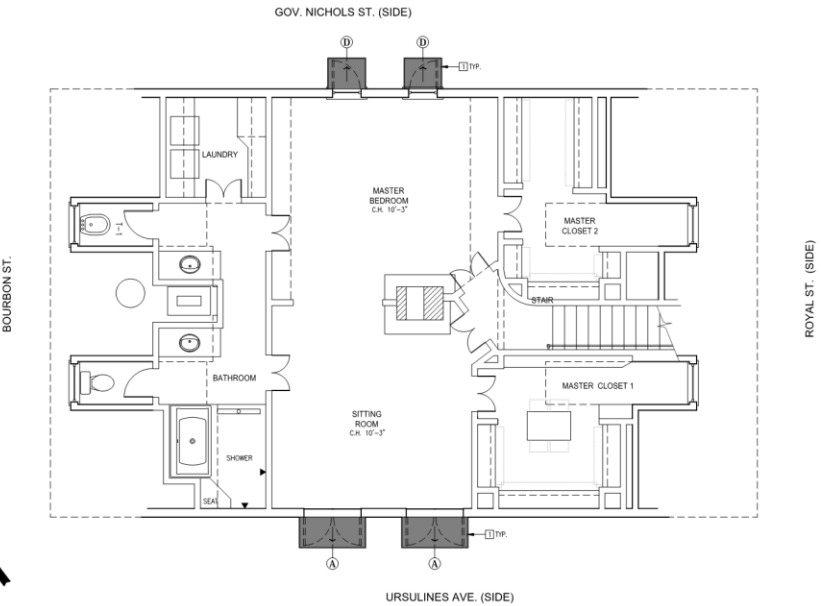
ELEVATION MARK

WINDOW AWNING MARK

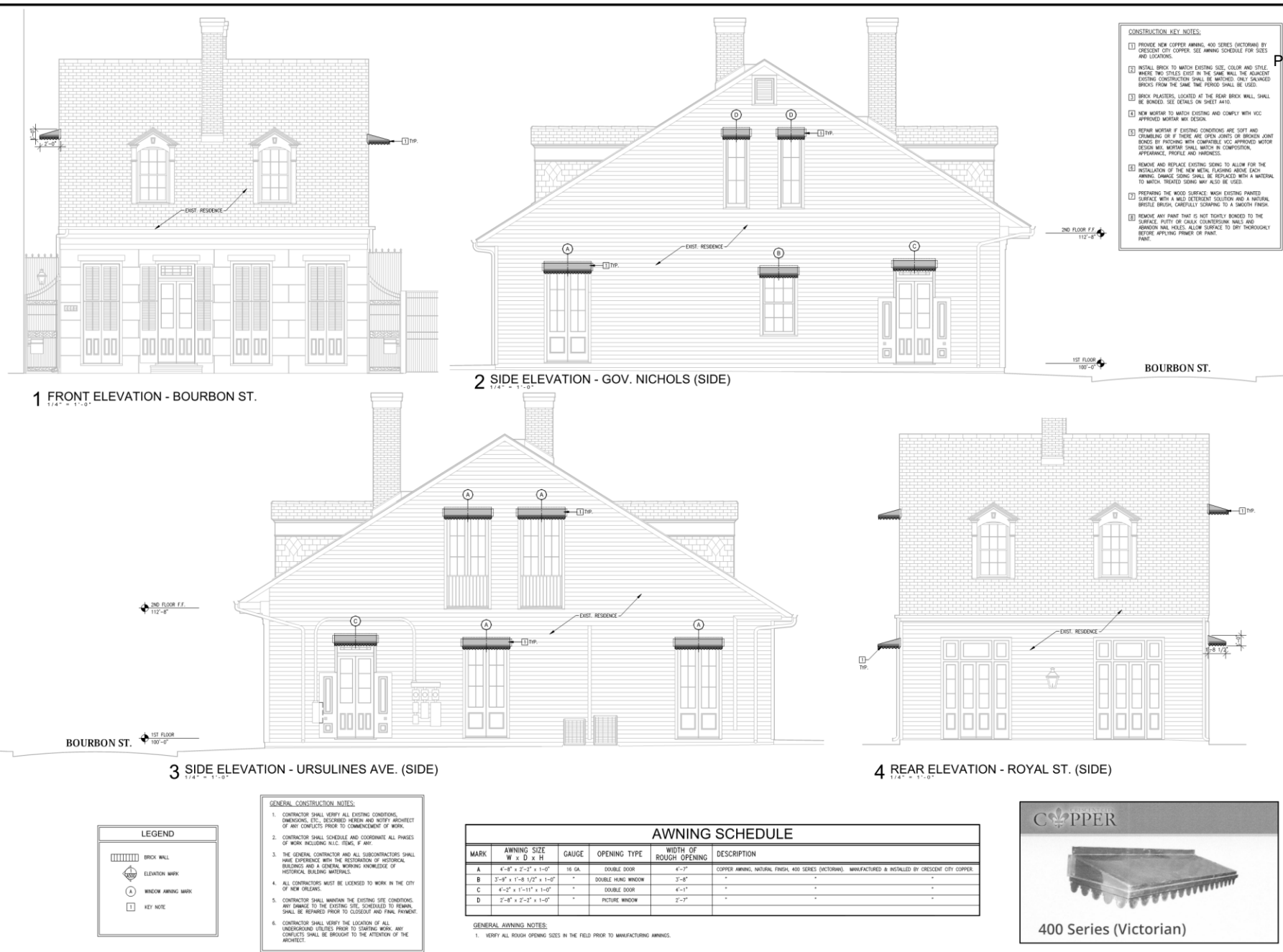
KEY NOTE

- GENERAL CONSTRUCTION NOTES:
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ETC., DESCRIBED HEREIN AND NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCEMENT OF WORK.
 - CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL PHASES OF WORK INCLUDING ALL TIES, IF ANY.
 - THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL HAVE EXPERIENCE WITH THE RESTORATION OF HISTORICAL BUILDINGS AND A GENERAL WORKING KNOWLEDGE OF HISTORICAL BUILDING MATERIALS.
 - ALL CONTRACTORS MUST BE LICENSED TO WORK IN THE CITY OF NEW ORLEANS.
 - CONTRACTOR SHALL MAINTAIN THE EXISTING SITE CONDITIONS. ANY DAMAGE TO THE EXISTING SITE, SCHEDULED TO REMAIN, SHALL BE REPAIRED PRIOR TO CLOSEOUT AND FINAL PAYMENT.
 - CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

- CONSTRUCTION KEY NOTES:
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 - BRICK PLASTER, LOCATED AT THE REAR BRICK WALL, SHALL BE BONDED. SEE DETAILS ON SHEET A101.
 - NEW MORTAR TO MATCH EXISTING AND COMPLY WITH VCC APPROVED MORTAR MIX DESIGN.
 - REPAIR MORTAR IF EXISTING CONDITIONS ARE SOFT AND CHALKING OR IF THERE ARE OPEN JOINTS OR BROKEN JOINT. BONDED BY PACKING WITH COMPATIBLE VCC APPROVED MORTAR. MORTAR SHALL MATCH IN COMPOSITION, APPEARANCE, PROFILE AND FINISHES.
 - REMOVE AND REPLACE EXISTING SIDING TO ALLOW FOR THE INSTALLATION OF THE NEW METAL FLASHING ABOVE EACH AWNING. CHANGE SIDING SHALL BE REPLACED WITH A MATERIAL TO MATCH. TREATED SIDING MAY ALSO BE USED.
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 - REMOVE ANY PAINT THAT IS NOT TIGHTLY BONDED TO THE SURFACE. PUTTY OR CAULK CORROSION NAILS AND ABANDON NAIL HOLES. ALLOW SURFACE TO DRY THOROUGHLY BEFORE APPLYING PRIMER OR PAINT.



1 PROPOSED SECOND FLOOR PLAN
1/4\"/>



GISLESON RESIDENCE - EXTERIOR IMPROVEMENTS
FOR: **MR. & MRS. SOREN GISLESON**
1118 BOURBON ST.
NEW ORLEANS, LA 70116

APRIL 1, 2021
Job Number: 2002
**PROPOSED
EXTERIOR
ELEVATIONS**



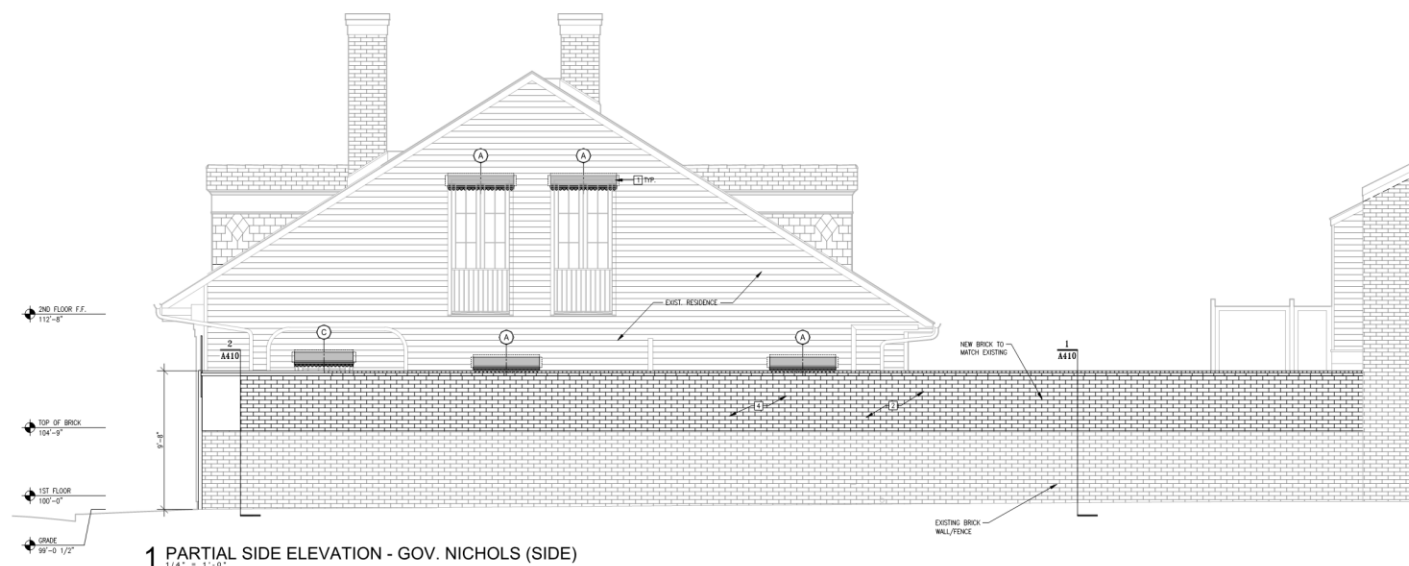


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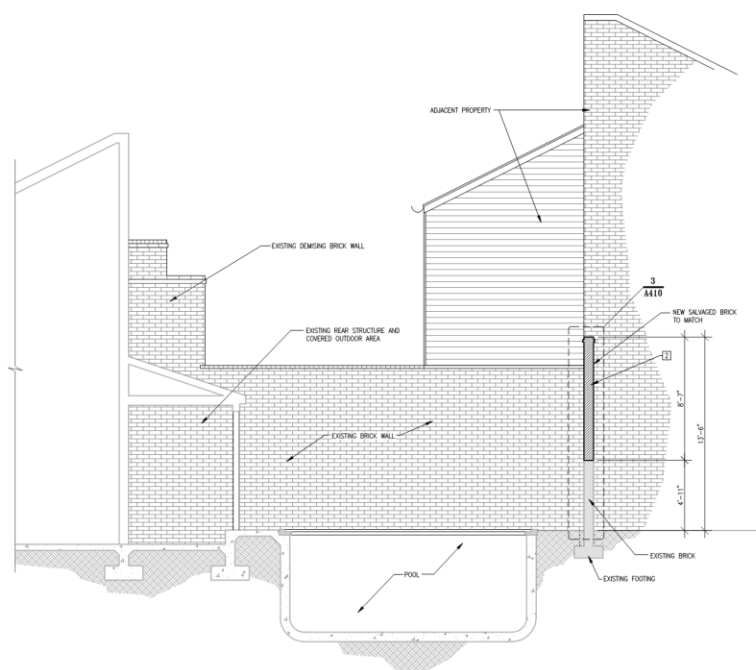
GISLESON RESIDENCE - EXTERIOR IMPROVEMENTS
FOR: MR. & MRS. SOREN GISLESON
1118 BOURBON ST.
NEW ORLEANS, LA 70116

APRIL 1, 2021
Job Number: 2002
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EXTERIOR
ELEVATIONS

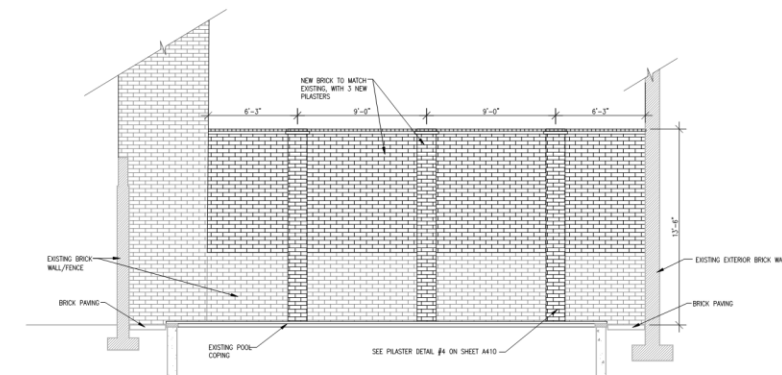
A401



1 PARTIAL SIDE ELEVATION - GOV. NICHOLS (SIDE)
1/4" = 1'-0"



2 SECTION THROUGH REAR STRUCTURE & POOL - GOV. NICHOLS (SIDE)
3/4" = 1'-0"



3 ELEVATION OF REAR BRICK FENCE
1/4" = 1'-0"

1120 Bourbon

VCC Architectural Committee

June 8, 2021

Vieux Carré Commission Approved Standard Mortar & Stucco Details

Joint Profiles

Mortar: No more than:
 • 1 part Portland Cement, to
 • 3 parts lime, and
 • 9 parts sand, and
 enough water to form a workable mix.

Prepackaged mixes are not permitted.

The resulting mortar should range in color from white to beige but should not be grey in color. When requesting, all mortar to be used to match existing joint profiles. Consult with VCC staff if existing joint profiles are unknown.

Stucco: Three coat consists of 2 coats, finished up with a 3/8" total thickness. Proportioned as follows:
 • No more than 1 1/2 part Portland Cement, to
 • 3 parts lime, and
 • 9 parts sand, and
 • 6 lbs. cubic yard hair or fiber, and
 enough water to form a workable mix.

Finish coat - 1/4" to 1/2" total thickness proportioned as follows:
 • No more than 1 Part Portland cement,
 • 3 Parts Lime,
 • 9 parts sand,
 • Enough water to form a workable mix.

Prepackaged mixes are not permitted.

The resulting mix should range in color from white to beige but should not be grey in color. No incoherent mortar can damage a historic building and its materials.

MORTAR FINISHES & APPLICATION

Temperature changes cause mortar joints to expand and contract and cause mortar joints to crack. The expansion and contraction of the mortar joints is caused by the expansion and contraction of the brick or masonry units. The mortar joints should be finished with a finish that will allow the mortar joints to expand and contract with the brick or masonry units. The mortar joints should be finished with a finish that will allow the mortar joints to expand and contract with the brick or masonry units. The mortar joints should be finished with a finish that will allow the mortar joints to expand and contract with the brick or masonry units.

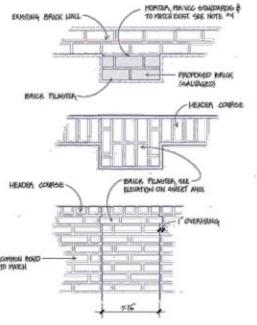
**HDL + VCC
APPROVED MORTAR FORMULA**

- MORTAR**
- 1 part Portland Cement
 - 3 parts lime
 - 9 parts sand
 - enough water to form a workable mix
- STUCCO**
- Base coat - consists of 2 coats for 5/8" total thickness
- 1 part Portland Cement
 - 3 parts lime
 - 9 parts sand
 - 6 lbs. cubic yard hair or fiber
 - enough water to form a workable mix
- Finish coat - 1/4" total thickness
- 1 part Portland Cement
 - 3 parts lime
 - 9 parts sand
 - enough water to form a workable mix

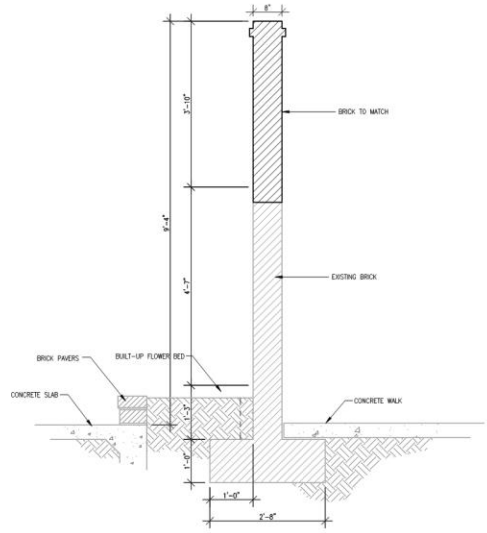
LEGEND

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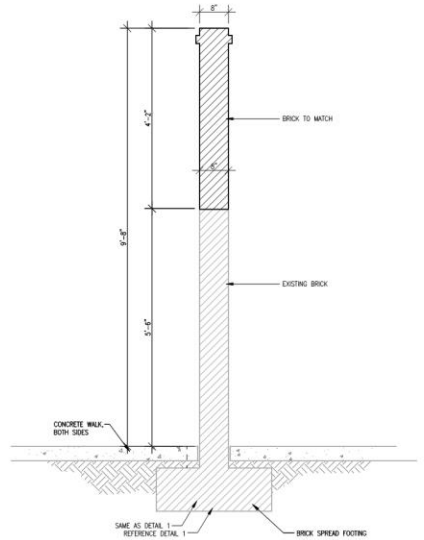
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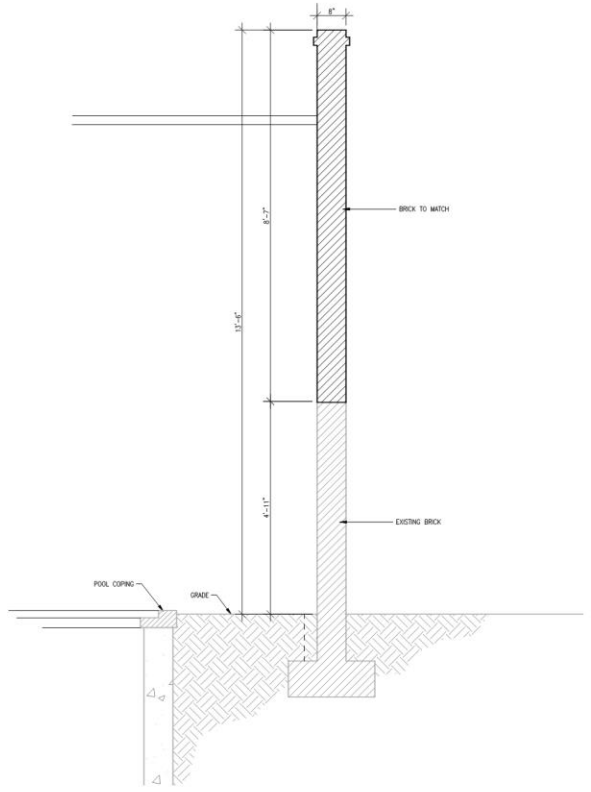
4 PILASTER DETAILS
3/4" = 1'-0"



1 WALL SECTION
3/4" = 1'-0"



2 WALL SECTION
3/4" = 1'-0"



3 WALL SECTION
3/4" = 1'-0"

GISLESSEN RESIDENCE - EXTERIOR IMPROVEMENTS
 FOR: **MR. & MRS. SOREN GISLESSEN**
 1118 BOURBON ST.
 NEW ORLEANS, LA 70116

APRIL 1, 2021
 Job Number: 2002
WALL SECTIONS

A410

GRAY STUDIO
 2145 Marquette Street
 New Orleans, Louisiana 70112
 504.581.1111
 www.graystudio.com
 Gray Studio Construction
 1118 Bourbon Street, Suite 101
 New Orleans, Louisiana 70116
 504.581.1111



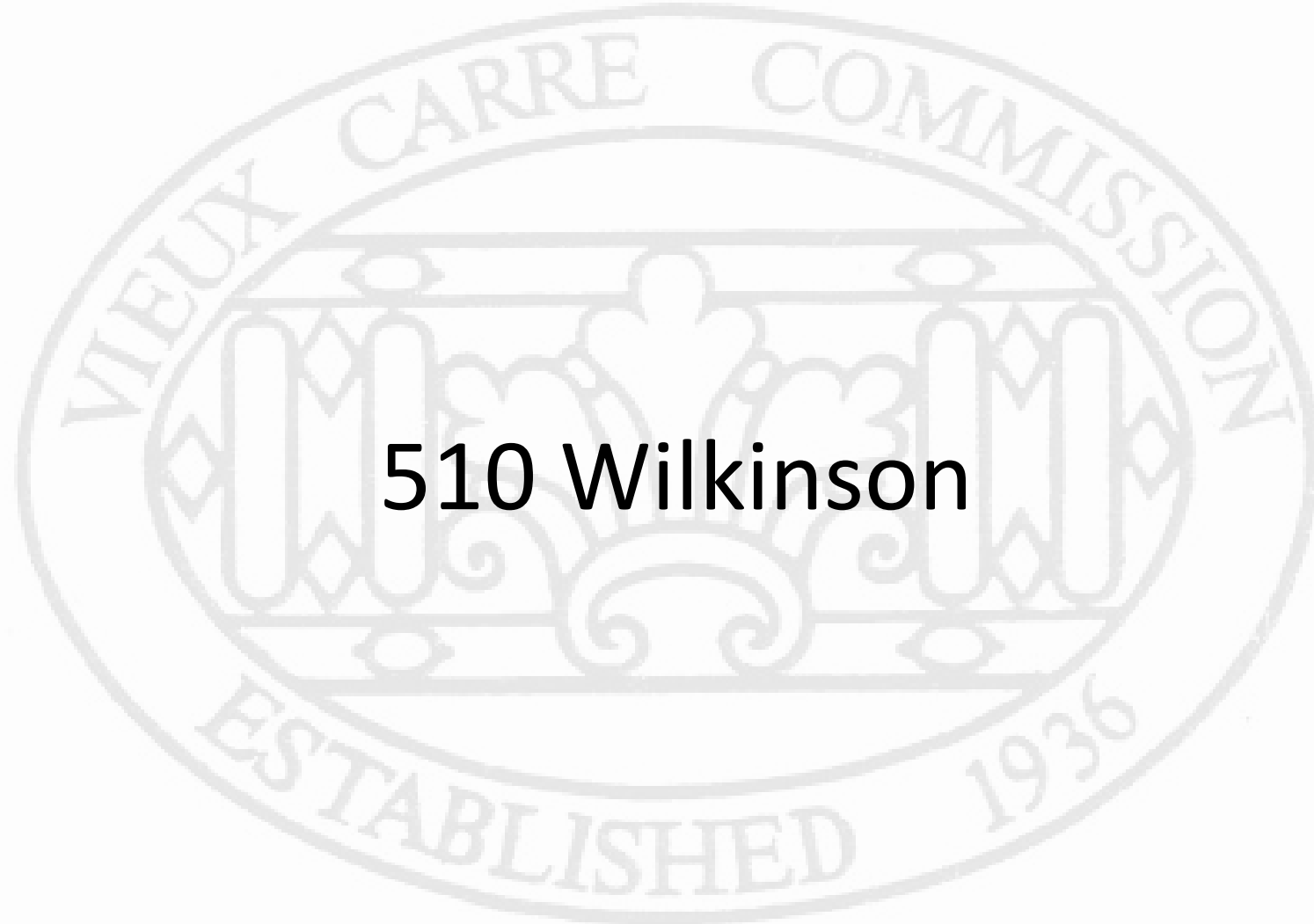
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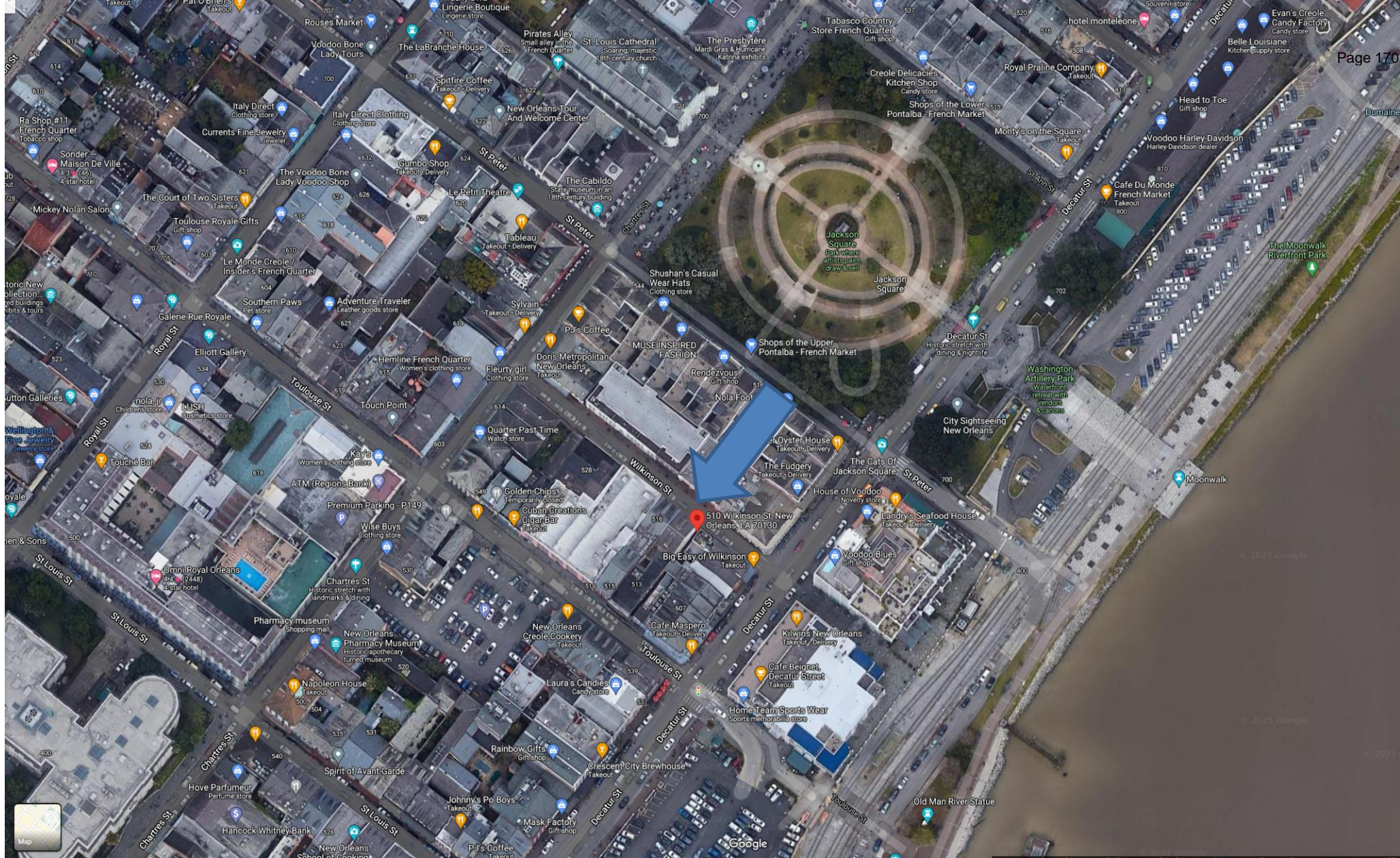
1120 Bourbon

VCC Architectural Committee

June 8, 2021



510 Wilkinson

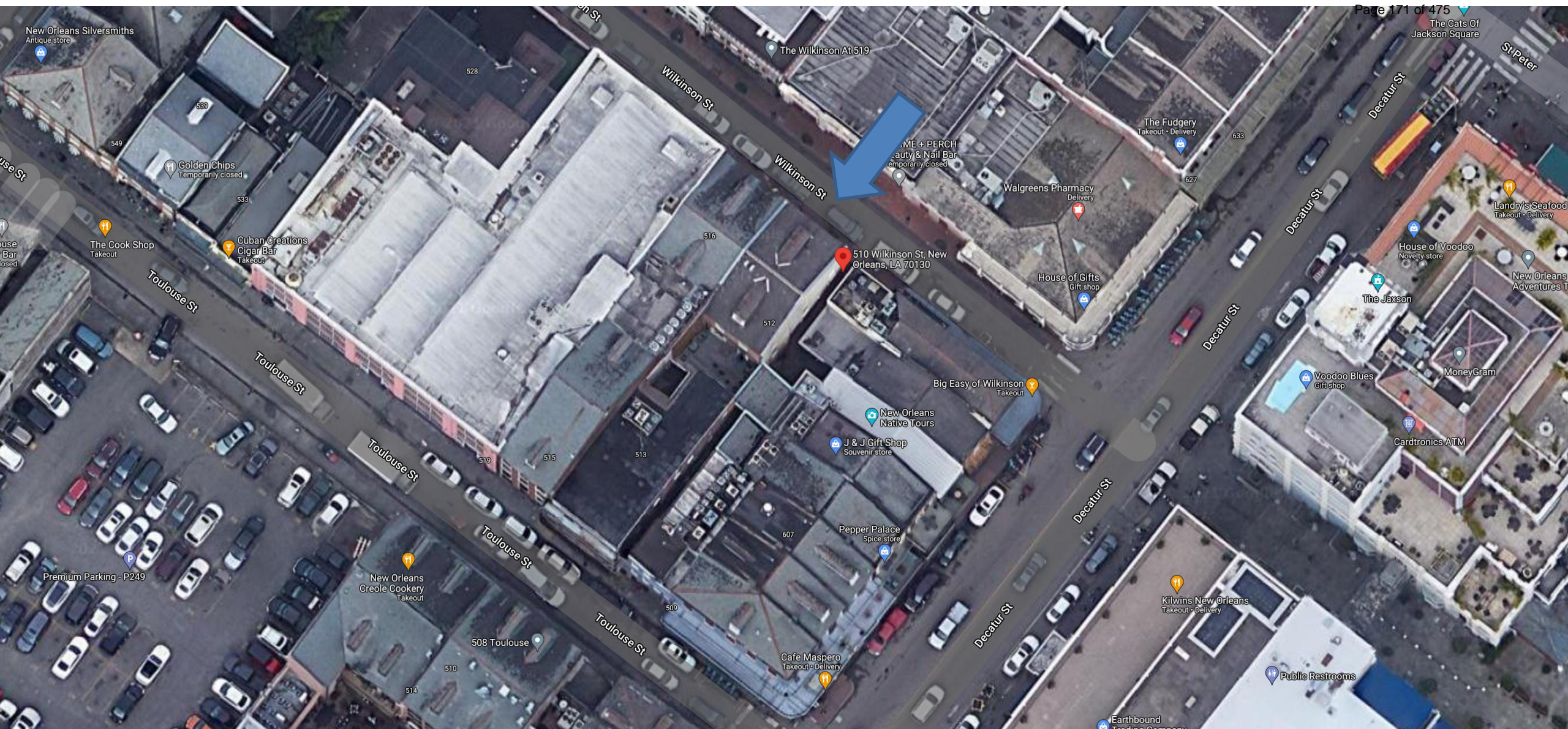


510 Wilkinson

VCC Architectural Committee

June 8, 2021





510 Wilkinson

VCC Architectural Committee

June 8, 2021





510 Wilkinson – 1964

VCC Architectural Committee

June 8, 2021





510 Wilkinson

VCC Architectural Committee

June 8, 2021





510 Wilkinson

VCC Architectural Committee

June 8, 2021



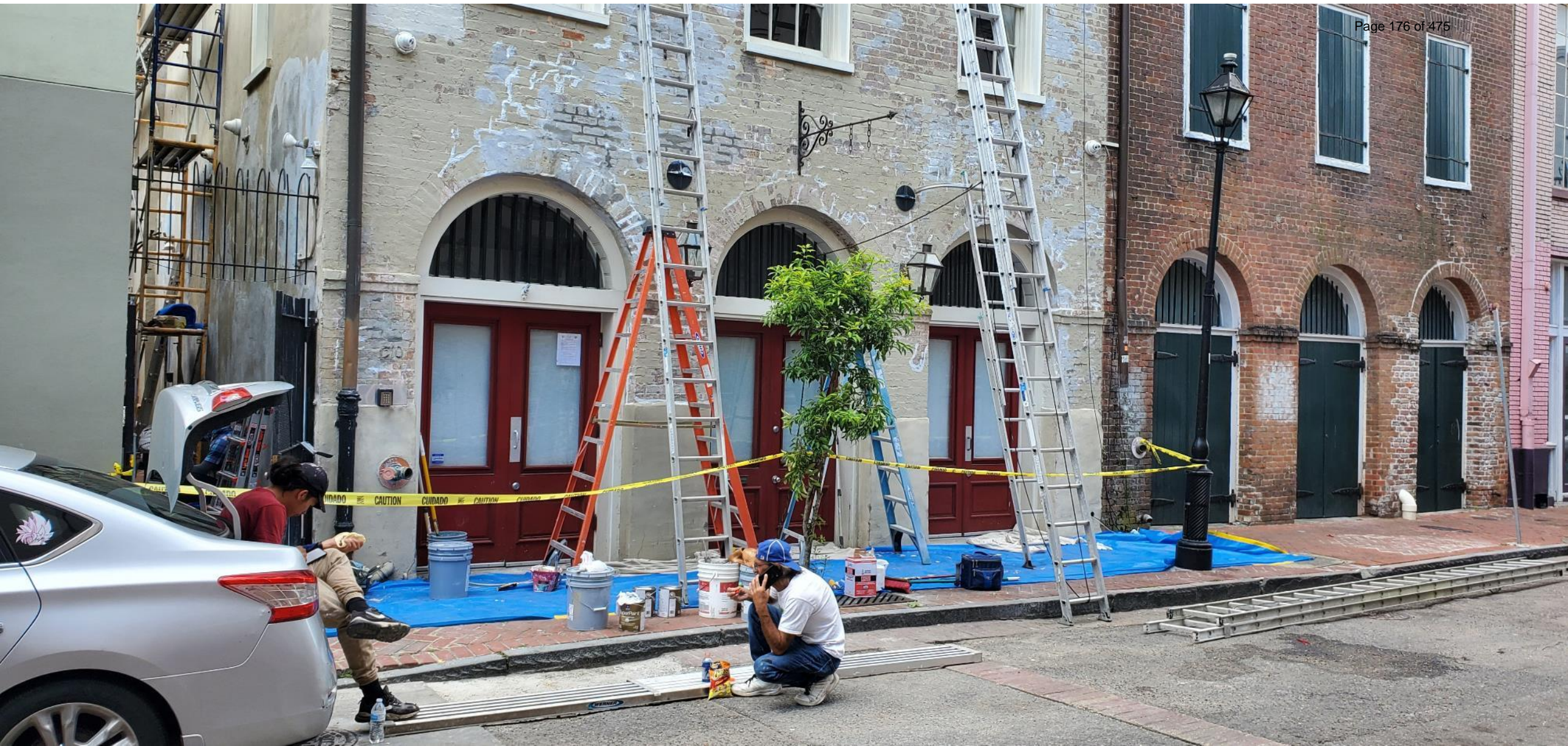


510 Wilkinson

VCC Architectural Committee

June 8, 2021





510 Wilkinson

VCC Architectural Committee

June 8, 2021





510 Wilkinson

VCC Architectural Committee

June 8, 2021





510 Wilkinson

VCC Architectural Committee

June 8, 2021





510 Wilkinson

VCC Architectural Committee

June 8, 2021





510 Wilkinson

VCC Architectural Committee

June 8, 2021



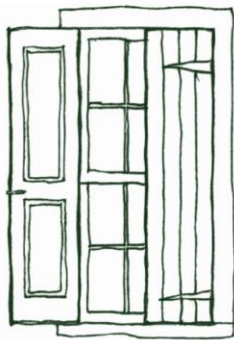


510 Wilkinson

VCC Architectural Committee

June 8, 2021





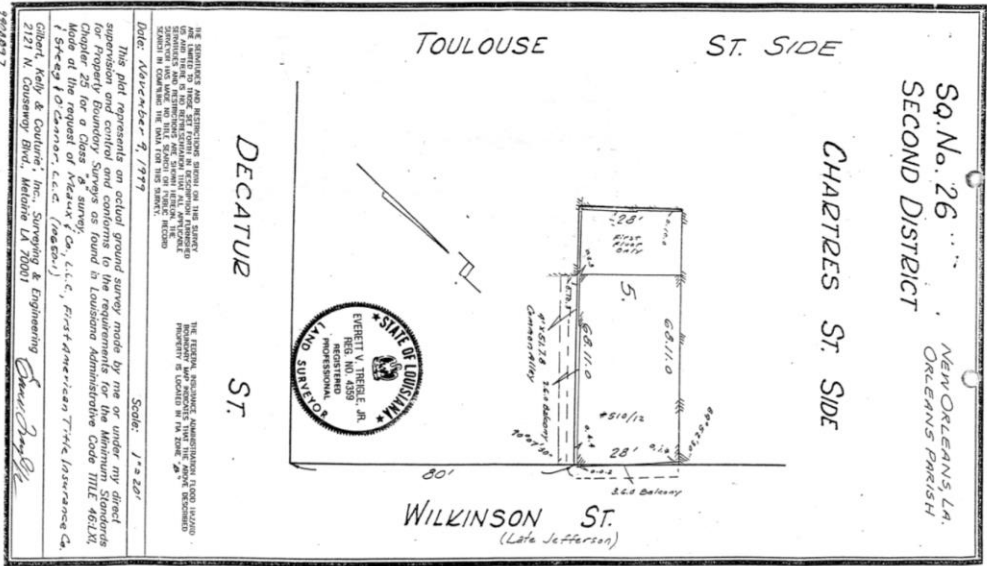
b. Vertical Board / Rail & Stile Shutter

Breaking shutters were solid and used in the 1820s-40s to protect large, arched, ground-floor street openings of shops. Each shutter is set back 8- to 10-inches into the opening, and has double-knuckle hinges that allows the small section to open parallel to the jamb and the larger section to fold back against the building wall. Each breaking shutter includes panels at the building face and vertical boards at the jambs.

SHUTTER ADDITIONS

TO

512 WILKINSON ROW

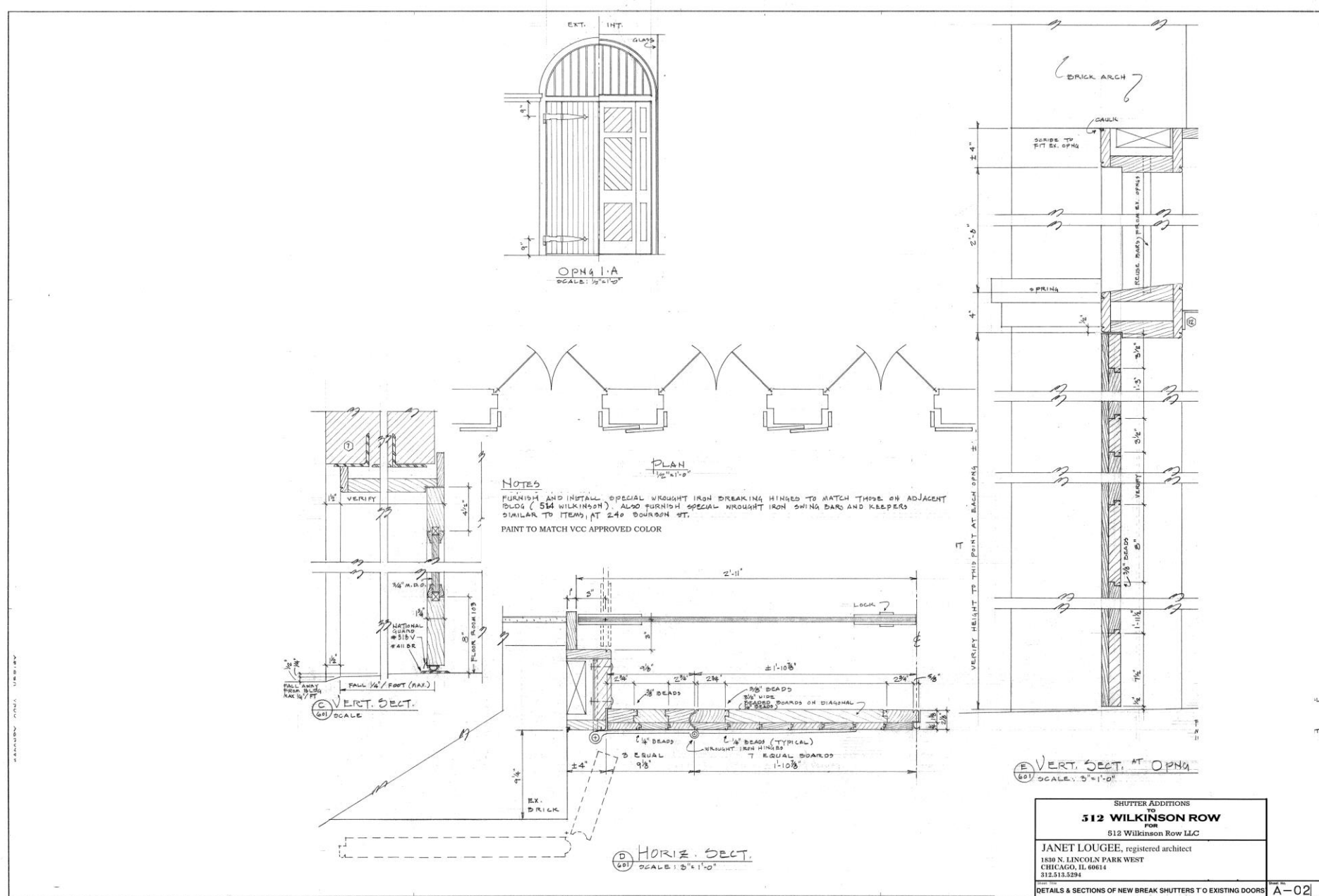


INDEX

- A-01 COVER
- A-02 FLOOR PLAN OF DOOR OPENINGS
- A-03 OPENING DETAILS & SECTIONS

ADDITIONS AND ALTERATIONS TO 512 WILKINSON ROW FOR 512 Wilkinson Row LLC		Sheet No. A-01
JANET LOUGEE, registered architect 1830 N. LINCOLN PARK WEST CHICAGO, IL 60614 312.513.5294		Scale 1/8" = 1'-0"
INDEX		



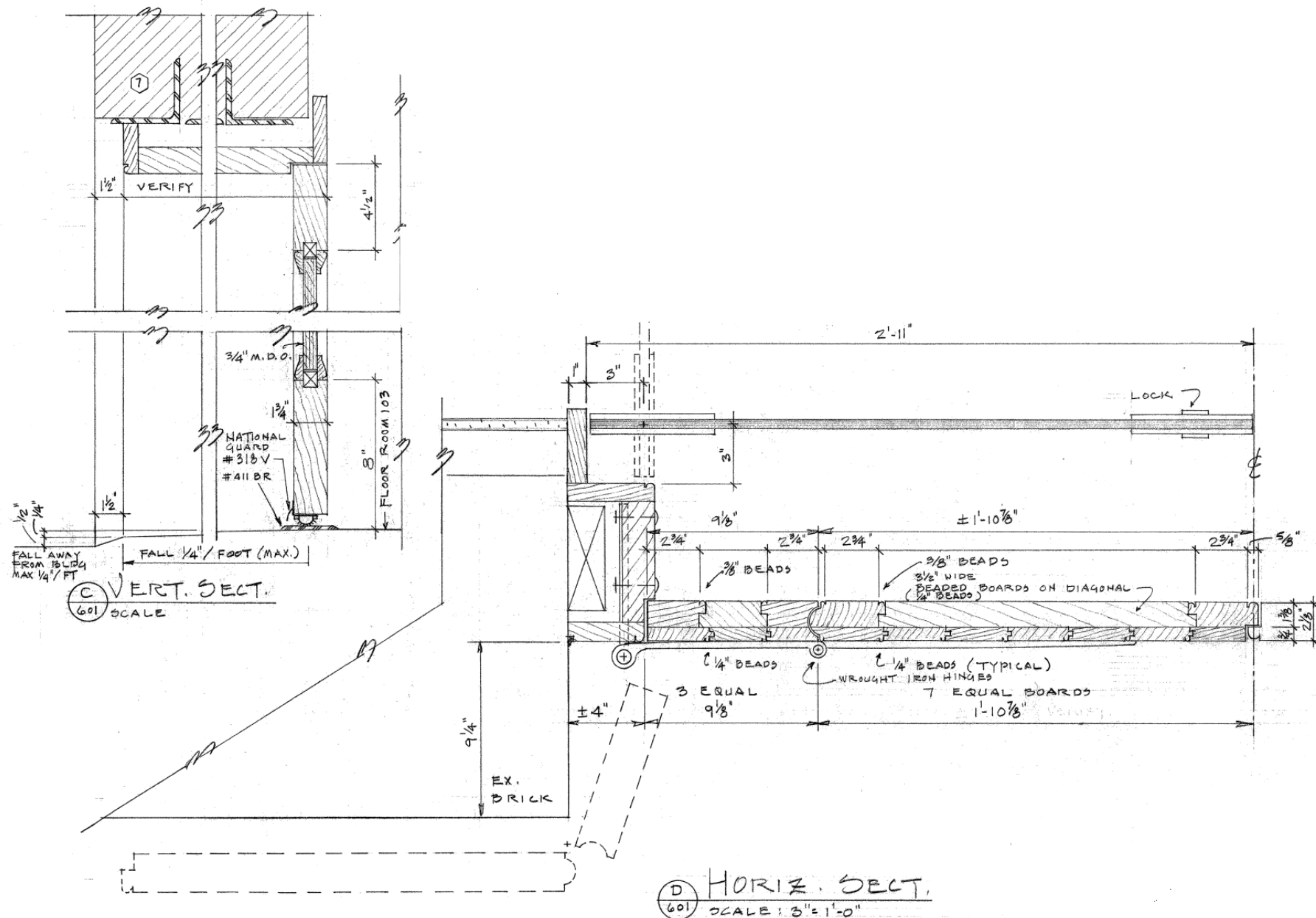


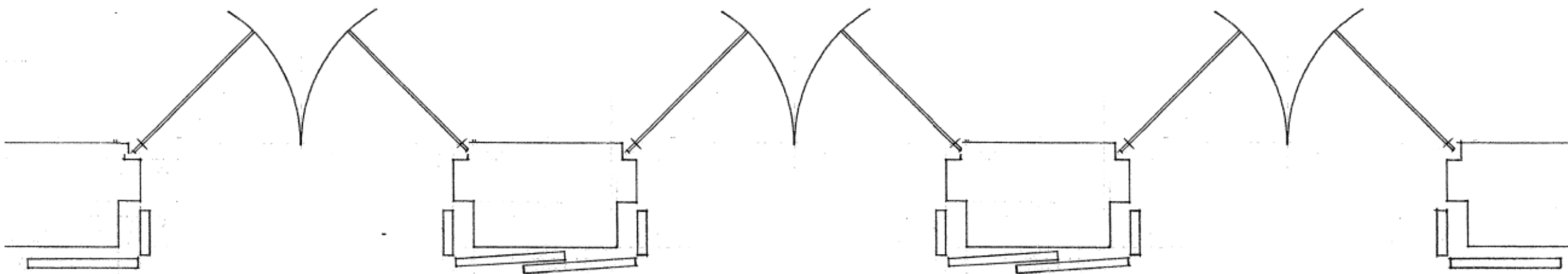
510 Wilkinson

VCC Architectural Committee

June 8, 2021





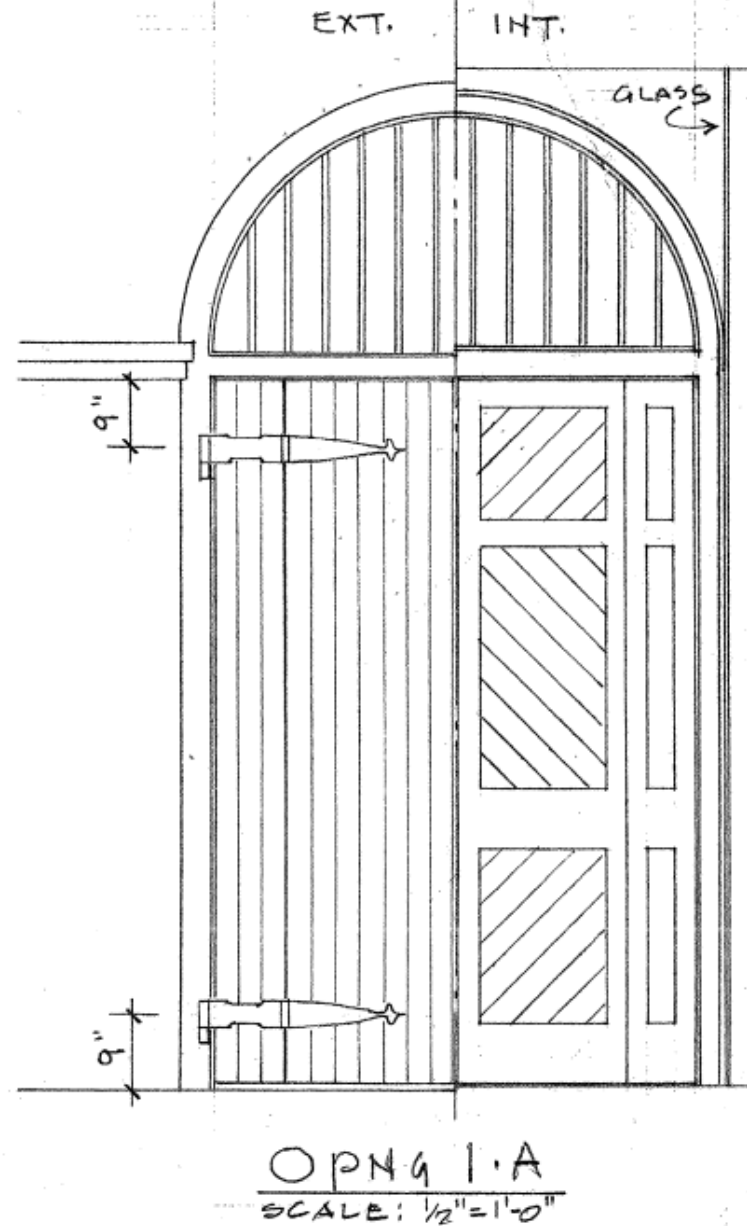


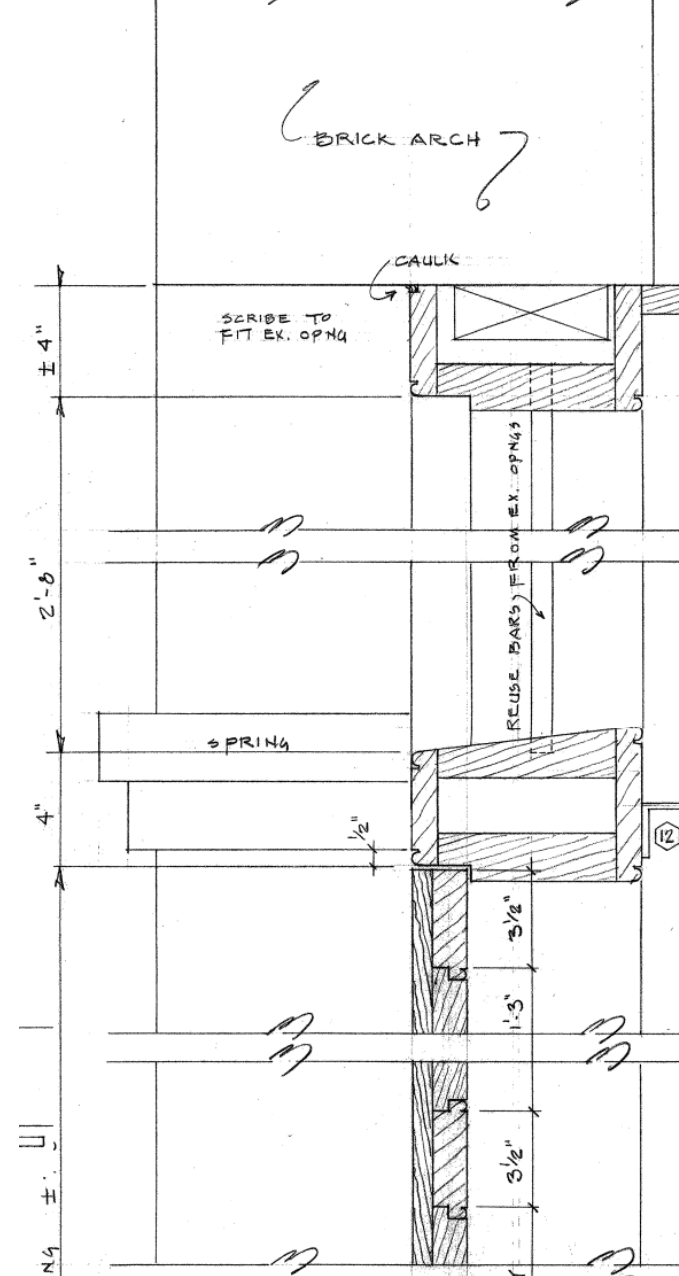
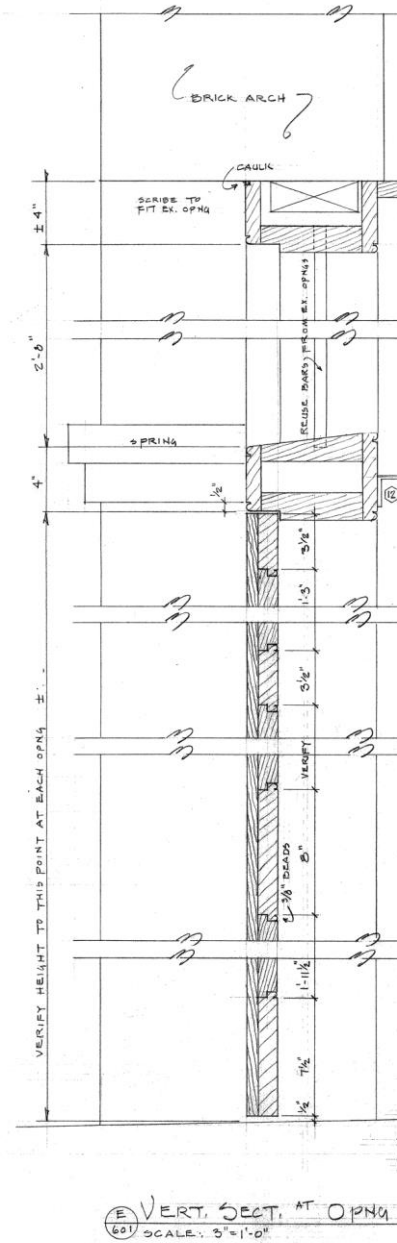
PLAN
1/2" = 1'-0"

NOTES

FURNISH AND INSTALL SPECIAL WROUGHT IRON BREAKING HINGES TO MATCH THOSE ON ADJACENT BLDG (514 WILKINSON). ALSO FURNISH SPECIAL WROUGHT IRON SWING BARS AND KEEPERS SIMILAR TO ITEMS AT 240 BOURBON ST.

PAINT TO MATCH VCC APPROVED COLOR



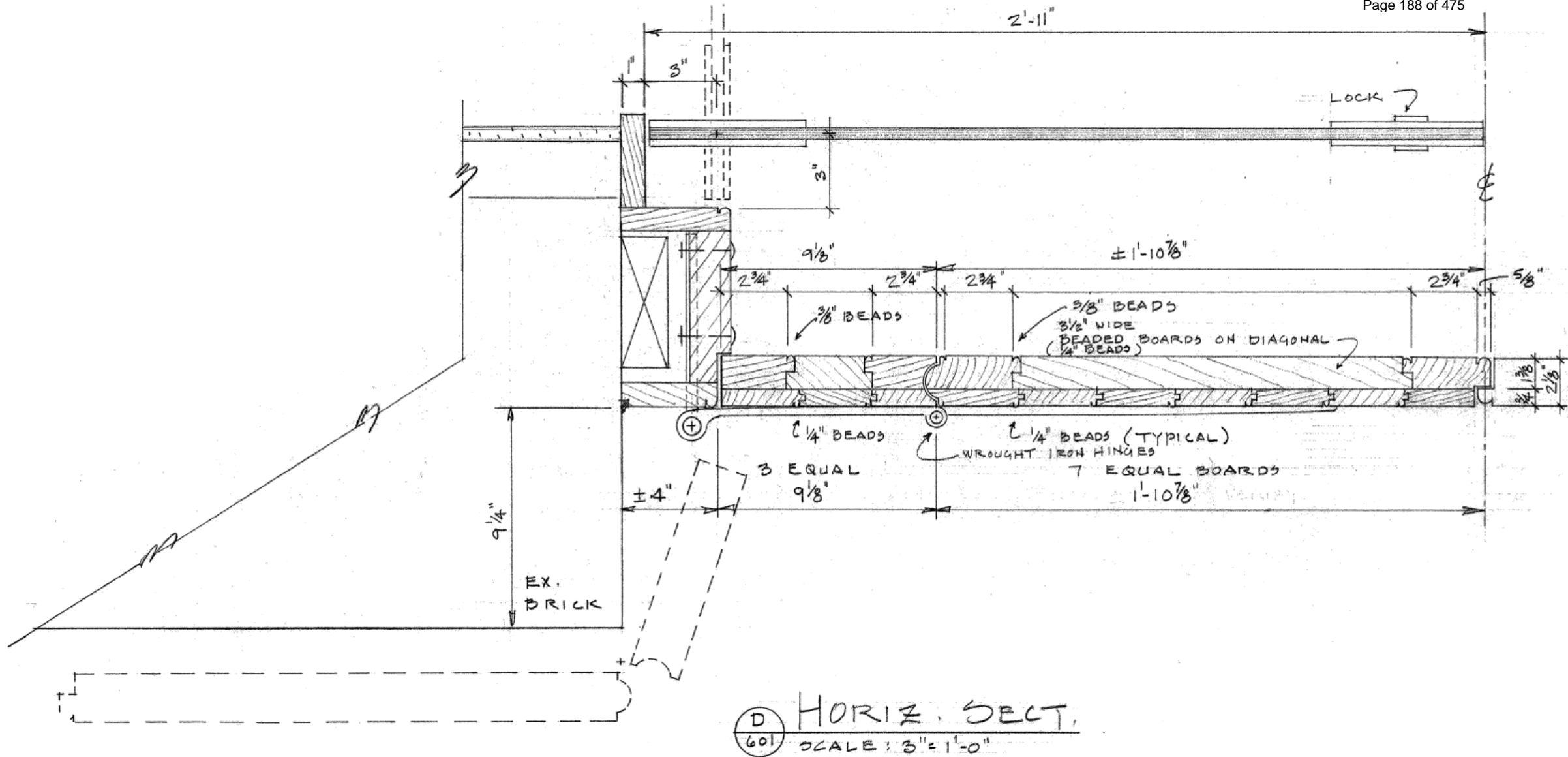


510 Wilkinson

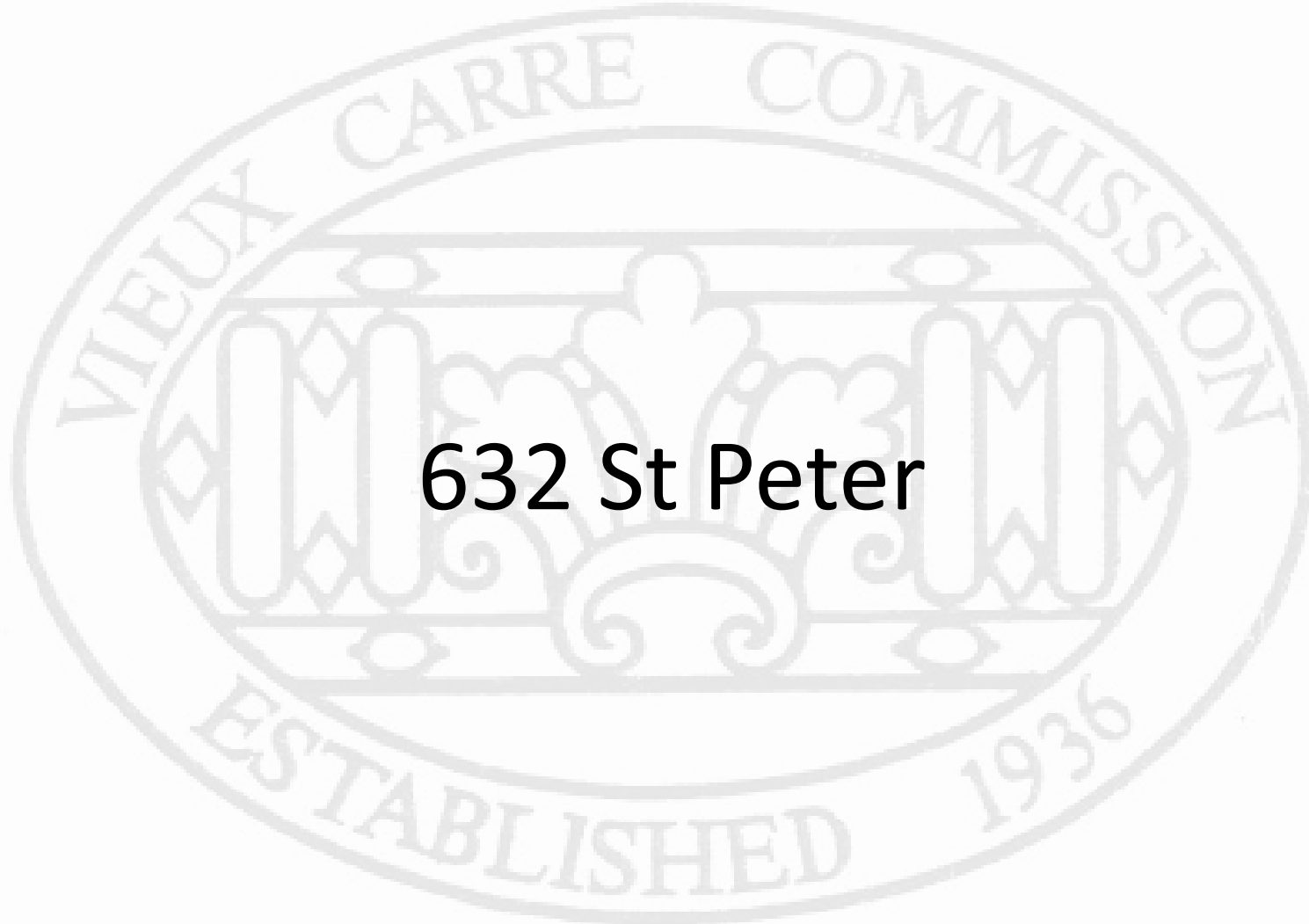
VCC Architectural Committee

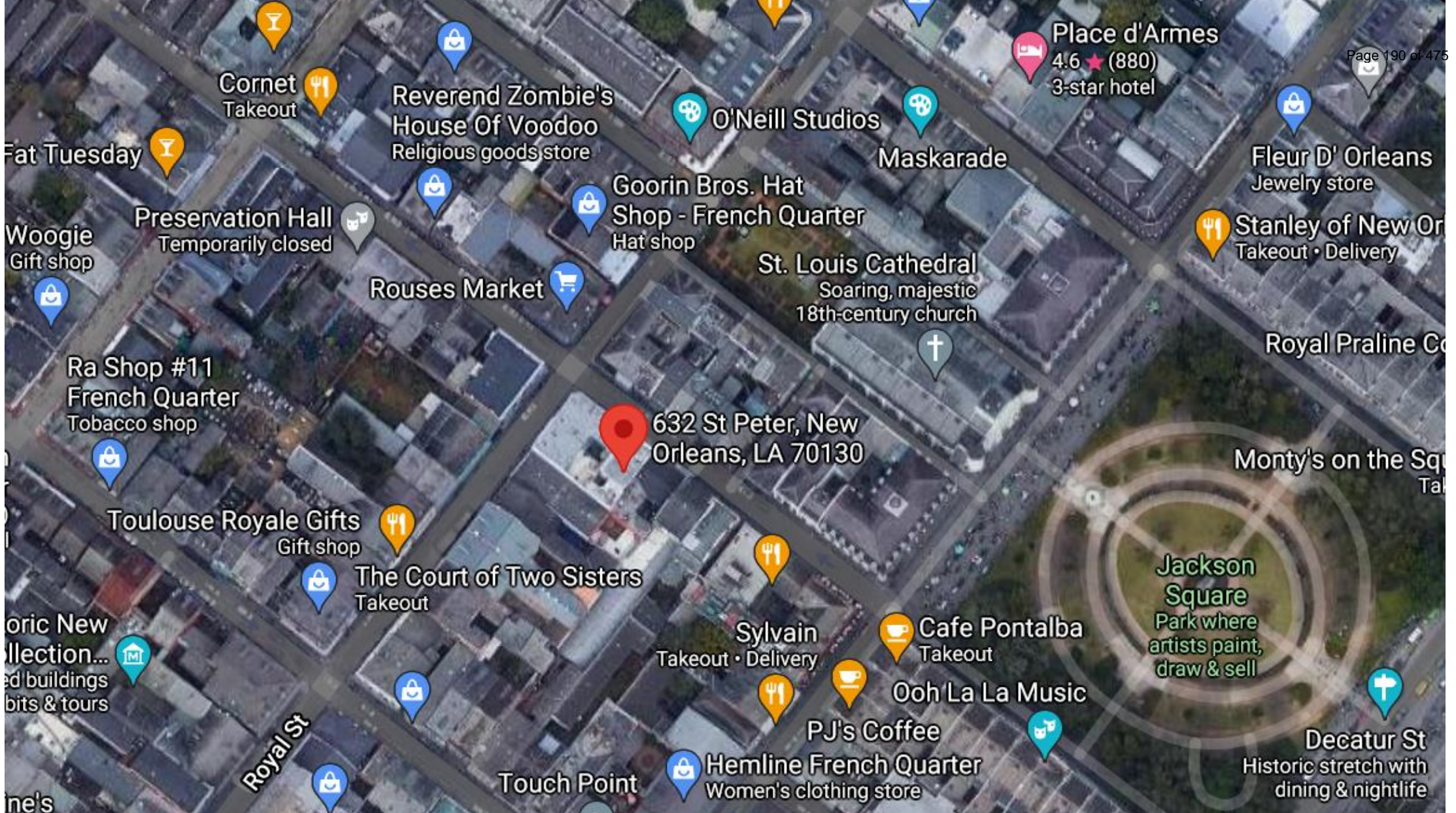
June 8, 2021





632 St Peter





632 St Peter

VCC Architectural Committee

June 8, 2021





632 St Peter

VCC Architectural Committee

June 8, 2021



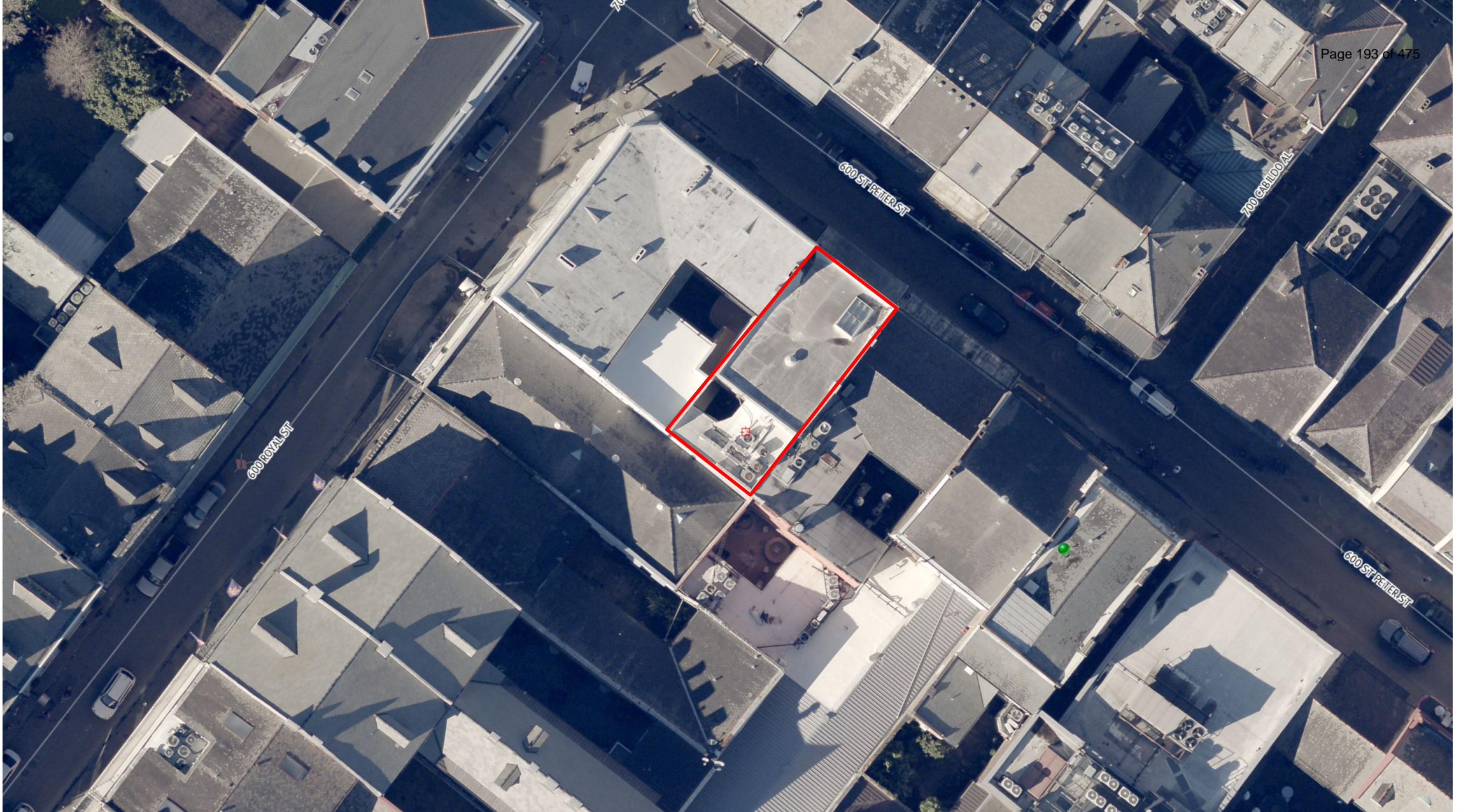


632 St Peter

VCC Architectural Committee

June 8, 2021





632 St Peter

VCC Architectural Committee

June 8, 2021



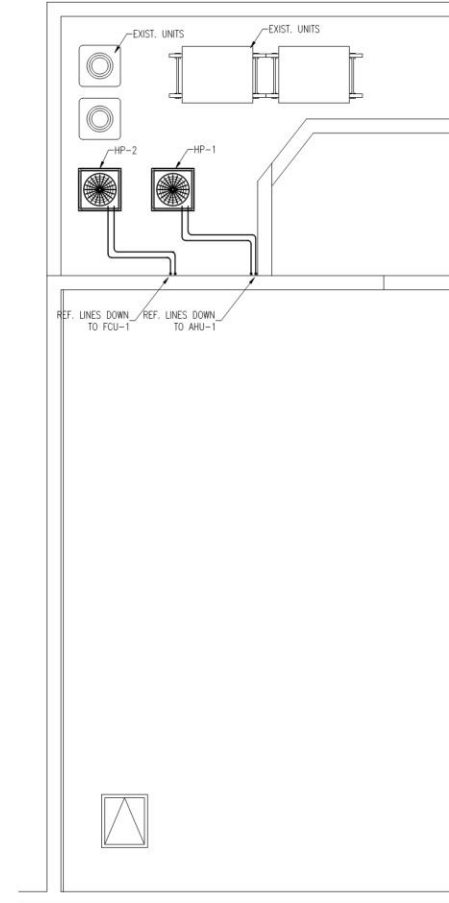
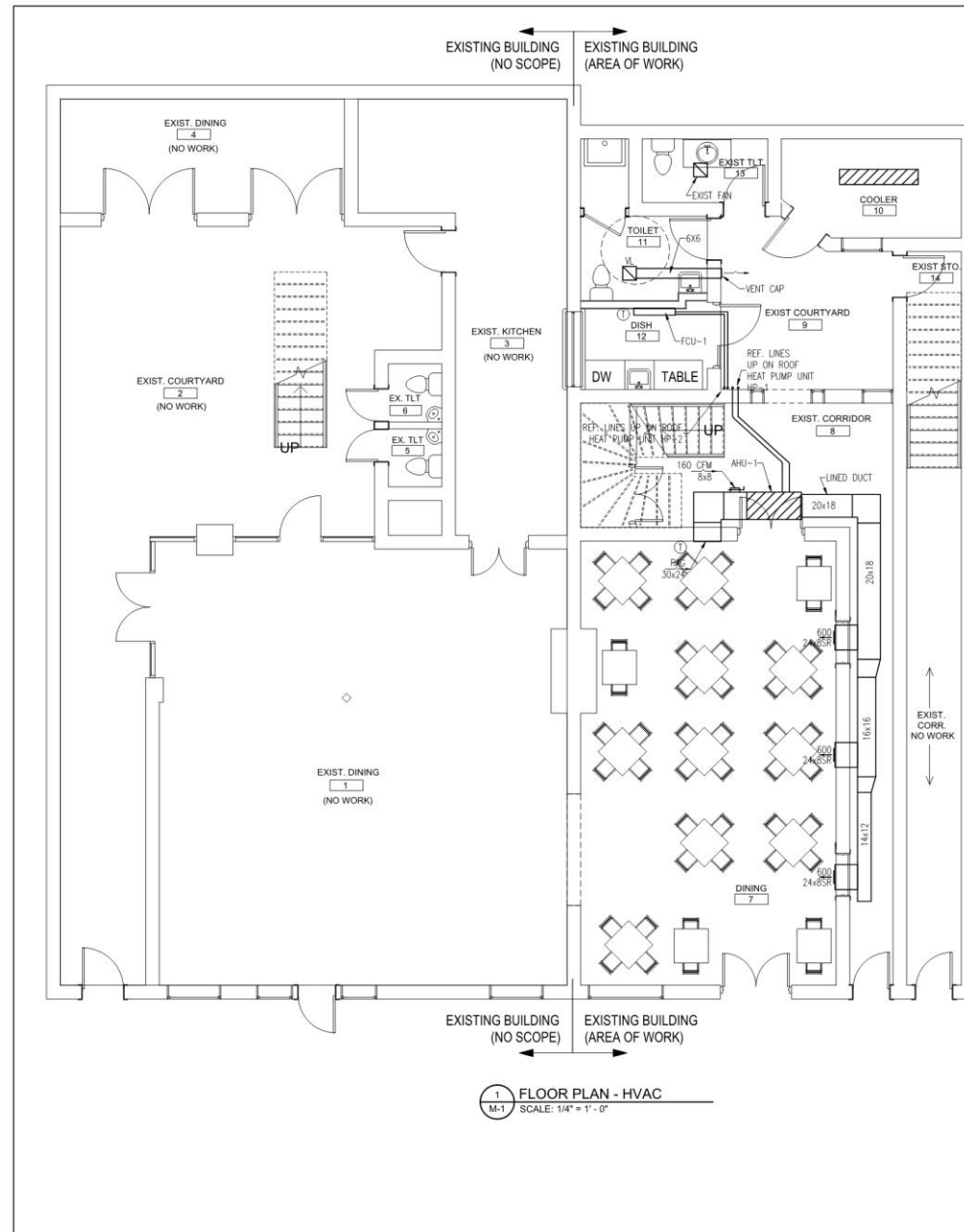


632 St Peter

VCC Architectural Committee

June 8, 2021





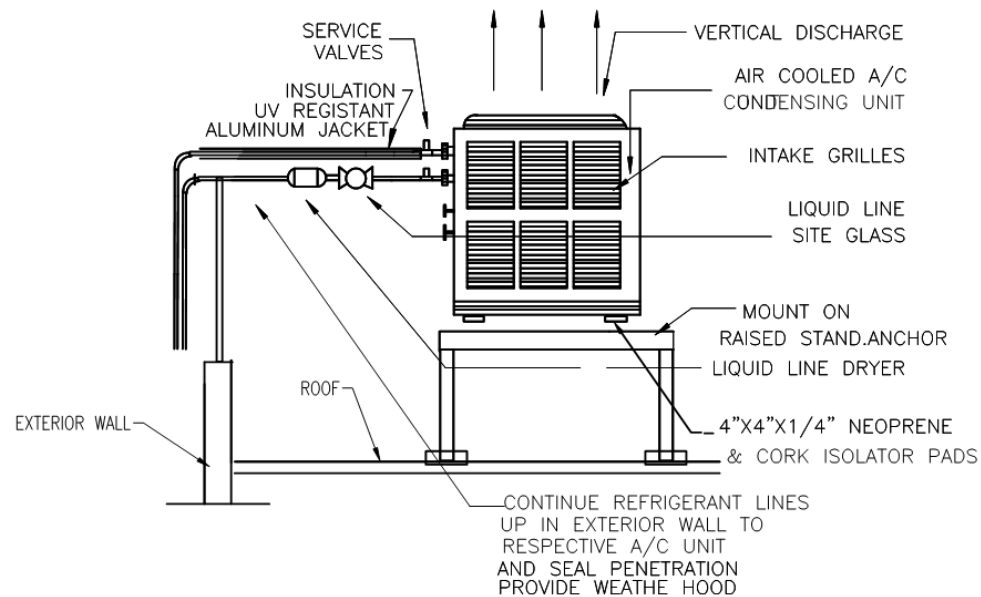
M-K ENGINEERING, INC. CONSULTING ENGINEERS HVAC-PLUMBING-FIRE PROTECTION-ELECTRICAL 4323 Division Street, Suite 211 Metairie, LA 70002 Tel: (504) 887-2376, Fax: (504) 887-2300 Email: mkansagra@m-k-e.com M-K Project No.: 21-046	
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PERMIT SET NO. 2021-05-07 NO. REVISION DATE THE GUMBO SHOP PROJECT 632 ST. PETER STREET NEW ORLEANS, LA 70130 17041 JOB NO. FLOOR PLAN-HVAC TITLE AS SHOWN SCALE DUY / MK, NH DRAWN/CHK M1.0 5/24/21 ROZAS WARD architects A PROFESSIONAL CORPORATION 1100 PONDRAIS ST. SUITE 3500 NO LA 70163 504-524-4375	

632 St Peter

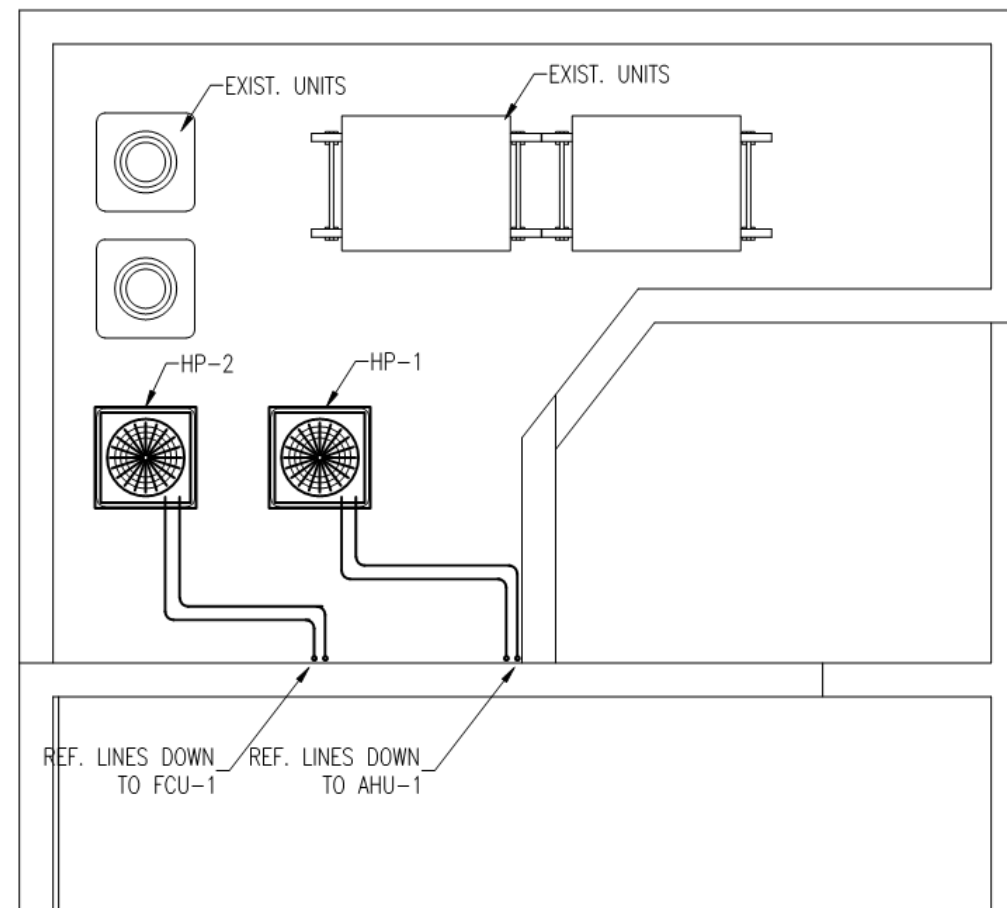
VCC Architectural Committee

June 8, 2021





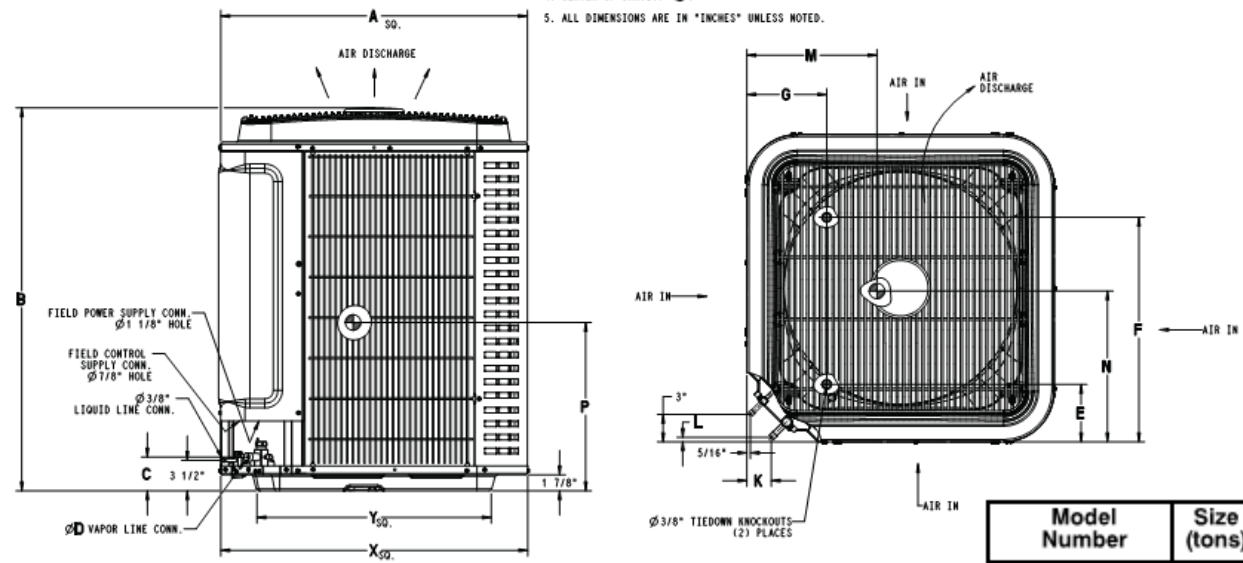
2 TYPICAL HEAT PUMP UNIT MOUNTING DETAIL
M-2 SCALE: N.T.S.



UNIT	SERIES	ELECTRICAL CHARACTERISTICS					A	B	C	D	E	F	G	K	L	M	N	P	OPERATING WEIGHT (lbs)	SHIPPING WEIGHT (lbs)	SHIPPING DIMENSIONS (L x W x H)		
"VA924GKA	1	X	O	O	O	O	23 1/8"	31 13/16"	3 3/4"	3/4"	4 7/16"	18 1/16"	7 13/16"	2 13/16"	1/2"	11 1/4"	11 1/4"	14 1/2"	128	150	25 1/4" X 25 1/4" X 35 5/8"		
"VA925GKA	1	X	O	O	O	O	23 1/8"	38 1/2"	3 3/4"	3/4"	4 7/16"	18 1/16"	7 13/16"	2 13/16"	1/2"	10 3/4"	10 3/4"	18 1/4"	152	177	25 1/4" X 25 1/4" X 43 3/8"		
"VA936GKA	1	X	O	O	O	O	23 1/8"	38 1/2"	3 3/4"	3/4"	4 7/16"	18 1/16"	7 13/16"	2 13/16"	1/2"	10 3/4"	10 3/4"	18 1/4"	152	177	25 1/4" X 25 1/4" X 43 3/8"		
"VA937GKA	1	X	O	O	O	O	31 3/16"	38 15/16"	3 7/8"	7/8"	6 9/16"	24 11/16"	9 1/8"	2 15/16"	5/8"	14 1/2"	14 5/8"	18 3/4"	205	242	33 3/8" X 33 3/8" X 46 1/8"		
"VA948GKA	1	X	O	O	O	O	31 3/16"	38 15/16"	3 7/8"	7/8"	6 9/16"	24 11/16"	9 1/8"	2 15/16"	5/8"	14 1/2"	14 5/8"	18 3/4"	205	242	33 3/8" X 33 3/8" X 46 1/8"		
"VA949GKA	1	X	O	O	O	O	35"	43 11/16"	3 7/8"	7/8"	6 9/16"	28 1/16"	9 1/8"	2 15/16"	5/8"	16 1/4"	16 1/4"	21 1/4"	249	285	36 1/8" X 36 1/8" X 50 3/16"		
"VA960GKA	1	X	O	O	O	O	42 5/16"	42 5/16"	3 7/8"	7/8"	6 9/16"	24 11/16"	9 1/8"	2 15/16"	5/8"	16 1/2"	15"	20"	229	268	33 3/8" X 33 3/8" X 49 9/16"		

- NOTES:
1. ALLOW 36" CLEARANCE TO SERVICE SIDE OF UNIT, 48" ABOVE UNIT, 6" ON ONE SIDE, 12" ON REMAINING SIDE, AND 24" BETWEEN UNITS FOR PROPER AIRFLOW.
 2. MINIMUM OUTDOOR OPERATING AMBIENT IN COOLING MODE IS 55°F, MAX. 115°F.
 3. SERIES DESIGNATION IS THE 10TH POSITION OF THE UNIT MODEL NUMBER.
 4. CENTER OF GRAVITY ⊕.
 5. ALL DIMENSIONS ARE IN "INCHES" UNLESS NOTED.

UNIT SIZE	"X" MIN GROUND MOUNTING PAD APPLICATION DIMENSIONS	"Y" MIN ROOF-TOP MOUNTING PAD APPLICATION DIMENSIONS
24, 25, 36	23 1/8"	17 3/4"
-	25 3/4"	20 7/16"
37, 48, 60	31 3/16"	23"
49	35"	26 3/4"



Representative drawing only, some models may vary in appearance.

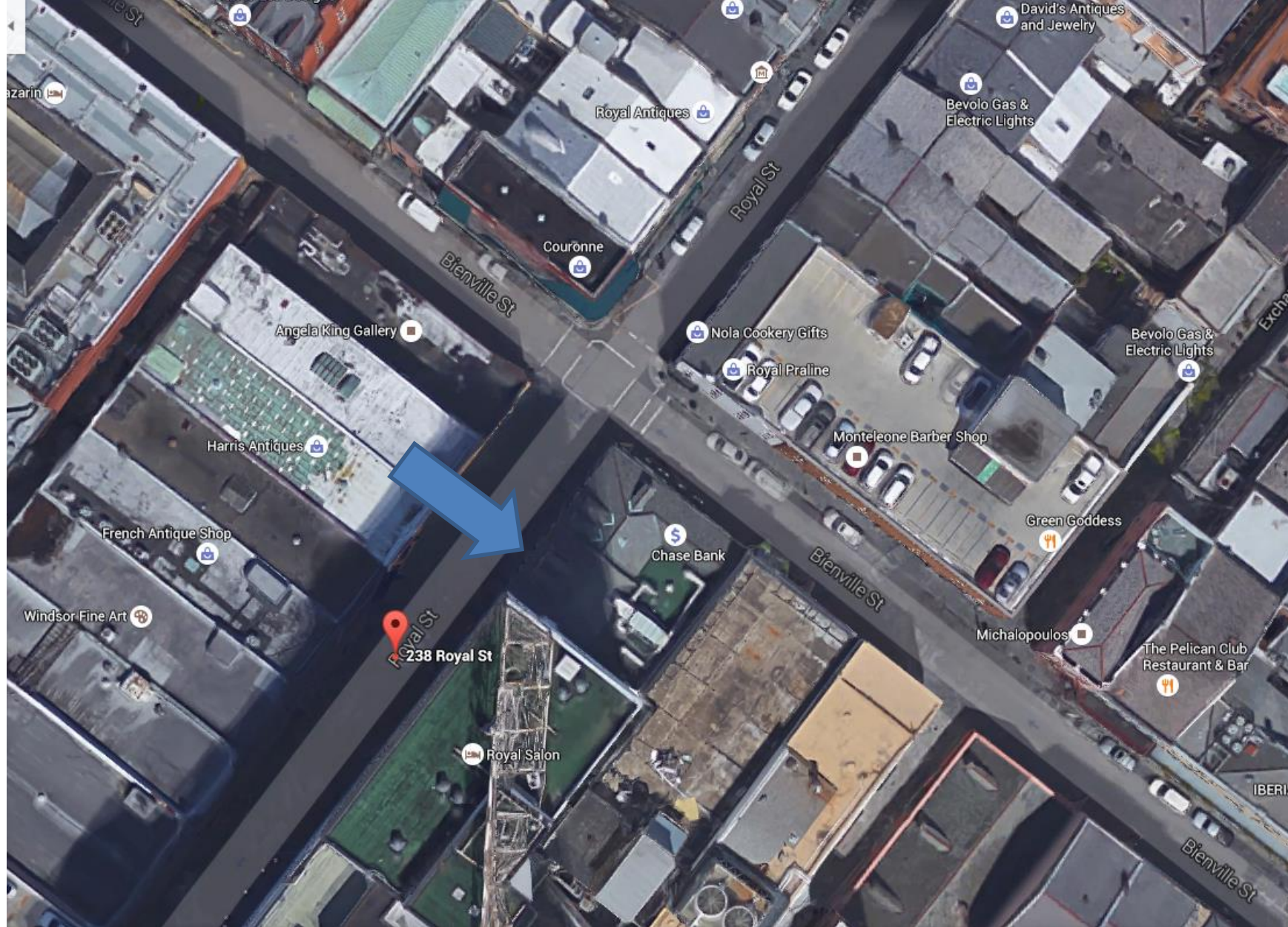
Model Number	Size (tons)	Nominal Btu/hr	Min. Circuit Ampacity	Max. Fuse or Breaker	Operating Dimensions height x length/width (sq.) in. (mm)	Operating/Ship Weight lbs. (kg)
HVA924GKA	2	24,000	13.5	20	31-13/16 x 23-1/8 (807 x 587)	128/150(58/68)
HVA925GKA ‡	2	24,000	23.6	40	38-1/2 x 23-1/8 (980 x 587)	152/177 (69/80)
HVA936GKA	3	36,000	24.2	40		152/177 (69/80)
HVA937GKA ‡	3	36,000	26.0	40	38-15/16 x 31-3/16 (989 x 792)	205/242 (93/110)
HVA948GKA	4	48,000	27.3	40		205/242 (93/110)
HVA949GKA ‡	4	48,000	26.0	40	43-11/16 x 35 (1111 x 889)	249/285 (113/129)
HVA960GKA	5	60,000	40.0	60	42-5/16 x 31-3/16 (1075 x 792)	229/268(104/121)

‡ = Meets Energy Star criteria when matched with appropriate coil





240 Royal



238 Royal

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238 Royal

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June 8, 2021





238 Royal – 1962

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238 Royal – 1963

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238 Royal – 1963

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238 Royal – 1964

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GENERAL NOTES:

1. RE-TEXTURE AND REPAINT PATCHED STUCCO, TYP.
2. RE-CAULK JOINT AND REPAINT AROUND BASE OF BUILDING, TYP.
3. CLEAN ALL LIGHT FIXTURES-REPAINT IF NEEDED.
4. ALL SIGNAGE IS EXISTING TO REMAIN AND TO BE CLEANED.

5. REPAIR RUSTED JOISTS UNDERSIDE OF DECK, TYP.
6. REPAIR TO UNDERSIDE OF DECK, OR TOP OF STUCCO BAND, AS SPECIFIED TO MATCH EXISTING.
7. REPAIR BLACK BARS ABOVE OPENINGS, TYP.
8. REPAIR BALCONY RAILINGS AND ALL EXPOSED STEEL.
9. POWER WASH ENTIRE BUILDING

10. REPAIR ENTIRE BUILDING
11. ALL WORK TO BE APPROVED BY Vieux Carre Commission & City of New Orleans
12. PATCH AND PAINT WALL AT INTERIOR OF STAIR.
13. REPLACE PANIC HARDWARE AT DOOR WITH NEW PANIC HARDWARE WITH LOCK AT EXTERIOR.

WEATHER STRIPPING TO BE REPLACED AT ALL FRENCH DOORS INCLUDING BETWEEN THE DOORS, LOCKING DEVICE FOR THE FRENCH DOORS TO BE SECURED TO STOP MOVEMENT OF THE DOORS IN THE LOCKED POSITION.

REPLACE EXISTING FLASHING AT TOP OF BALCONY WITH NEW COPPER FLASHING AT THE ENTIRE LENGTH OF THE BALCONY, THE FLASHING TO EXTEND OVER THE THRESHOLD TO THE FRENCH DOORS.

CAULK AT ALL JOINTS IN WOOD AND WOOD TO MASONRY, EXISTING CAULK TO BE REMOVED AND REPLACED, COLOR TO MATCH ADJACENT FINISH, TYPICAL

PAINT AND REPAIR DAMAGED WOOD AT DORMERS TYPICAL, MATCH EXISTING

REPLACE EXISTING FLASHING AT TOP OF BALCONY WITH NEW COPPER FLASHING AT THE ENTIRE LENGTH OF THE BALCONY, THE FLASHING TO EXTEND OVER THE THRESHOLD TO THE FRENCH DOORS.

REPLACE EXISTING FLASHING AT TOP OF BALCONY WITH NEW COPPER FLASHING AT THE ENTIRE LENGTH OF THE BALCONY, THE FLASHING TO EXTEND OVER THE THRESHOLD TO THE FRENCH DOORS.

PAINT AND REPAIR DAMAGED WOOD AT DORMERS TYPICAL, MATCH EXISTING

WEATHER STRIPPING TO BE REPLACED AT ALL FRENCH DOORS INCLUDING BETWEEN THE DOORS, LOCKING DEVICE FOR THE FRENCH DOORS TO BE SECURED TO STOP MOVEMENT OF THE DOORS IN THE LOCKED POSITION.

WOOD SHUTTERS TO BE REPLACED, INCLUDING HARDWARE TO TYPICAL TO MATCH EXISTING.

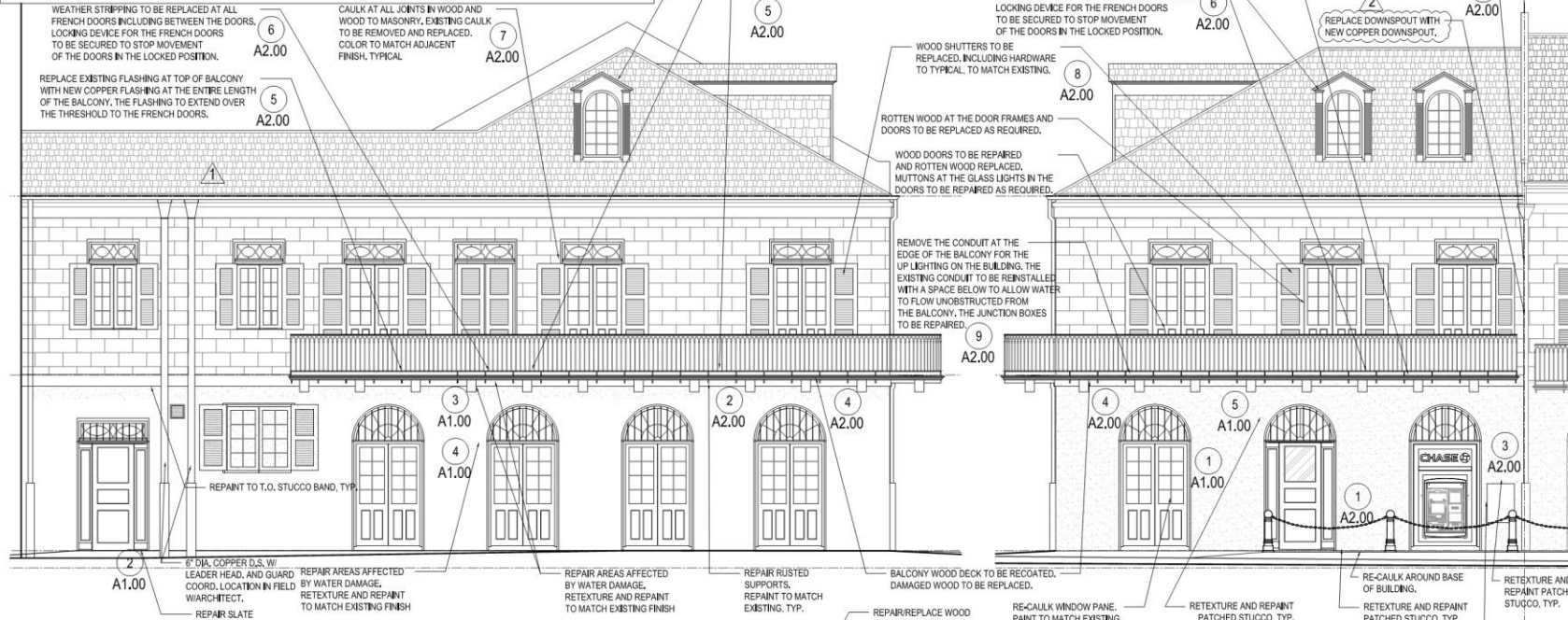
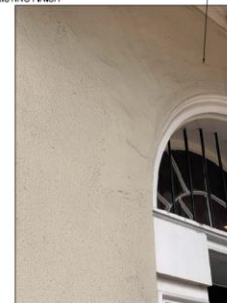
ROTTEN WOOD AT THE DOOR FRAMES AND DOORS TO BE REPLACED AS REQUIRED.

WOOD DOORS TO BE REPAIRED AND ROTTEN WOOD REPLACED, MUTTONS AT THE GLASS LIGHTS IN THE DOORS TO BE REPAIRED AS REQUIRED.

REMOVE THE CONDUIT AT THE EDGE OF THE BALCONY FOR THE UP LIGHTING ON THE BUILDING, THE EXISTING CONDUIT TO BE REINSTALLED WITH A SPACE BELOW TO ALLOW WATER TO FLOW UNOBSTRUCTED FROM THE BALCONY, THE JUNCTION BOXES TO BE REPAIRED.

PENETRATIONS IN EXTERIOR FINISH AT DOWNSPOUTS WHERE BRACKETS WERE REMOVED TO FILLED AND THE FINISH INSTALLED TO MATCH EXISTING.

REPLACE DOWNSPOUT WITH NEW COPPER DOWNSPOUT.

**6 BIENVILLE ELEVATIONS**
A1.00 SCALE: 1/4"=1'-0"**1 MUNTIN REPAIR**
A1.00 N.T.S.**2 SLATE REPAIR**
A1.00 N.T.S.**3 WATER DAMAGE**
A1.00 N.T.S.**4 WATER DAMAGE**
A1.00 N.T.S.**5 STUCCO REPAIR**
A1.00 N.T.S.

Architects

320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
T: 504.488.7739 F: 504.488.7743

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**CHASE**
ROYAL BIENVILLE PAINTING & EXTERIOR
REPAIRS, PAINTING & WATERPROOFING
NEW ORLEANS, LOUISIANA 70130
248 ROYAL STREET

DATE ISSUED: 17 MARCH 2020
REVISION: 18 NOVEMBER 2020
REVISION: 03 FEBRUARY 2021
REVISION:
DRAWN BY: RD, GA
CHECKED BY: CEV
PHASE:

CONSTRUCTION DOCUMENTS**19061**

TITLE:
EXTERIOR
REPAIRS

SHEET:

A1.00



CHASE
ROYAL BIENVILLE PAINTING & EXTERIOR
REPAIRS, PAINTING & WATERPROOFING
240 ROYAL STREET
NEW ORLEANS, LOUISIANA 70130

DATE ISSUED: 17 MARCH 2020

REVISED: _____

REVISED: _____

REVISED: _____

REVISED: _____

DRAWN BY: RG

CHECKED BY: CEV

PHASE: _____

CONSTRUCTION
DOCUMENTS

19061

TITLE: _____

EXTERIOR
REPAIRS

SHEET: _____

A2.00



WEATHER STRIPPING TO BE REPLACED AT ALL FRENCH DOORS INCLUDING BETWEEN THE DOORS, LOCKING DEVICE FOR THE FRENCH DOORS TO BE SECURED TO STOP MOVEMENT OF THE DOORS IN THE LOCKED POSITION.



6 WEATHER STRIPPING REPLACEMENT
A2.00/ N.T.S.

CAULK AT ALL JOINTS IN WOOD AND WOOD TO MASONRY, EXISTING CAULK TO BE REMOVED AND REPLACED, COLOR TO MATCH ADJACENT FINISH.



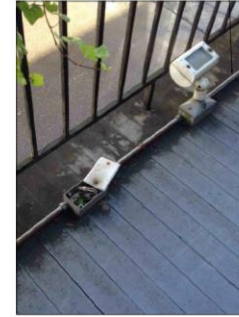
7 CAULK REPAIR
A2.00/ N.T.S.

THE WOOD SHUTTERS NEED REPAIR OR REPLACEMENT. THIS WOULD INCLUDE THE HARDWARE FOR THE SHUTTERS.



8 WOODEN SHUTTERS AND HARDWARE REPAIR/REPLACE
A2.00/ N.T.S.

REMOVE THE CONDUIT AT THE EDGE OF THE BALCONY FOR THE UP LIGHTING ON THE BUILDING, THE EXISTING CONDUIT TO BE REINSTALLED WITH A SPACE BELOW TO ALLOW WATER TO FLOW UNOBSTRUCTED FROM THE BALCONY, THE JUNCTION BOXES TO BE REPAIRED.



9 CONDUIT AND JUNCTION BOX REPAIR
A2.00/ N.T.S.

PENETRATIONS IN EXTERIOR FINISH AT DOWNSPOUTS WHERE BRACKETS WERE REMOVED TO FILLED AND THE FINISH INSTALLED TO MATCH EXISTING.



10 WALL REPAIR
A2.00/ N.T.S.

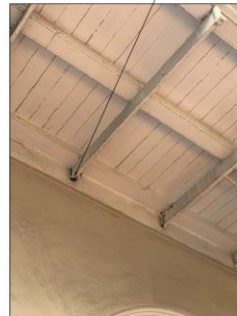
RETEXTURE AND REPAINT PATCHED STUCCO, TYP.

RE-CAULK AROUND BASE OF BUILDING.



1 EXTERIOR WALL BASE REPAIR
A2.00/ N.T.S.

REPAIR RUSTED SUPPORTS, REPAINT TO MATCH EXISTING, TYP.



2 BALCONY SUPPORTS REPAIR
A2.00/ N.T.S.

RETEXTURE AND REPAINT PATCHED STUCCO, TYP.

RE-CAULK AROUND AHD OPENING.



3 WALL AND OPENING REPAIR
A2.00/ N.T.S.

BALCONY WOOD DECK TO BE RECOATED. DAMAGED WOOD TO BE REPLACED.



4 BALCONY FLOOR REPAIR
A2.00/ N.T.S.

REPLACE EXISTING FLASHING AT TOP OF BALCONY WITH NEW COPPER FLASHING AT THE ENTIRE LENGTH OF THE BALCONY. THE FLASHING TO EXTEND OVER THE THRESHOLD TO THE FRENCH DOORS.



5 FLASHING REPAIR
A2.00/ N.T.S.

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CHASE BANK
ROYAL STREET & BIENVILLE

440 BOVAL STREET

DATE ISSUED:	01 OCTOBER 2021
REVISED:	07 OCTOBER 2021
REVISED:	19 NOVEMBER 2021
REVISED:	03 FEBRUARY 2022

REVISED:	
DRAWN BY:	AJT, GA
CHECKED BY:	CE

PHASE:
CONSTRUCTION
DOCUMENTS

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SHEET:

A1.08



1. NEW ROOF CONSTRUCTION IS TO BE IN COMPLIANCE WITH EXISTING ROOF WARRANTIES. ALL NEW WORK IS TO BE PERFORMED WITH MATERIALS WORKMANSHIP TO AVOID ANY EXISTING WARRANTIES.

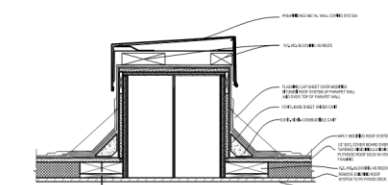
2. PROTECT ADJACENT CONSTRUCTION TO REMAIN FROM DAMAGE

3. MAINTAIN / DESIGN EXISTING EDE DATED AND SMOKE DATE

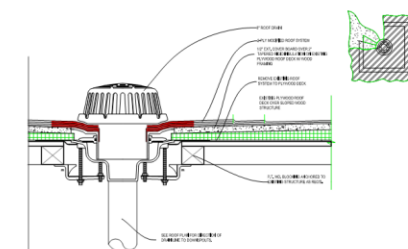
3. MAINTAIN / REPAIR EXISTING FIRE-RATED AND SMOKE RATE CONSTRUCTION DURING AND FOLLOWING CONSTRUCTION.

1 REMOVE EXISTING ROOF SYSTEM TO THE EXISTING WOOD SUBSTRATE.
REPLACE WITH NEW TWO-PLY MODIFIED BITUMEN ROOFING SYSTEM INSTALLED OVER 1/2" COVER BOARD AND TWO LAYERS OF TAPERED ISO, SLOPING TO DRAINS, OVER EXISTING WOOD SUBSTRATE.

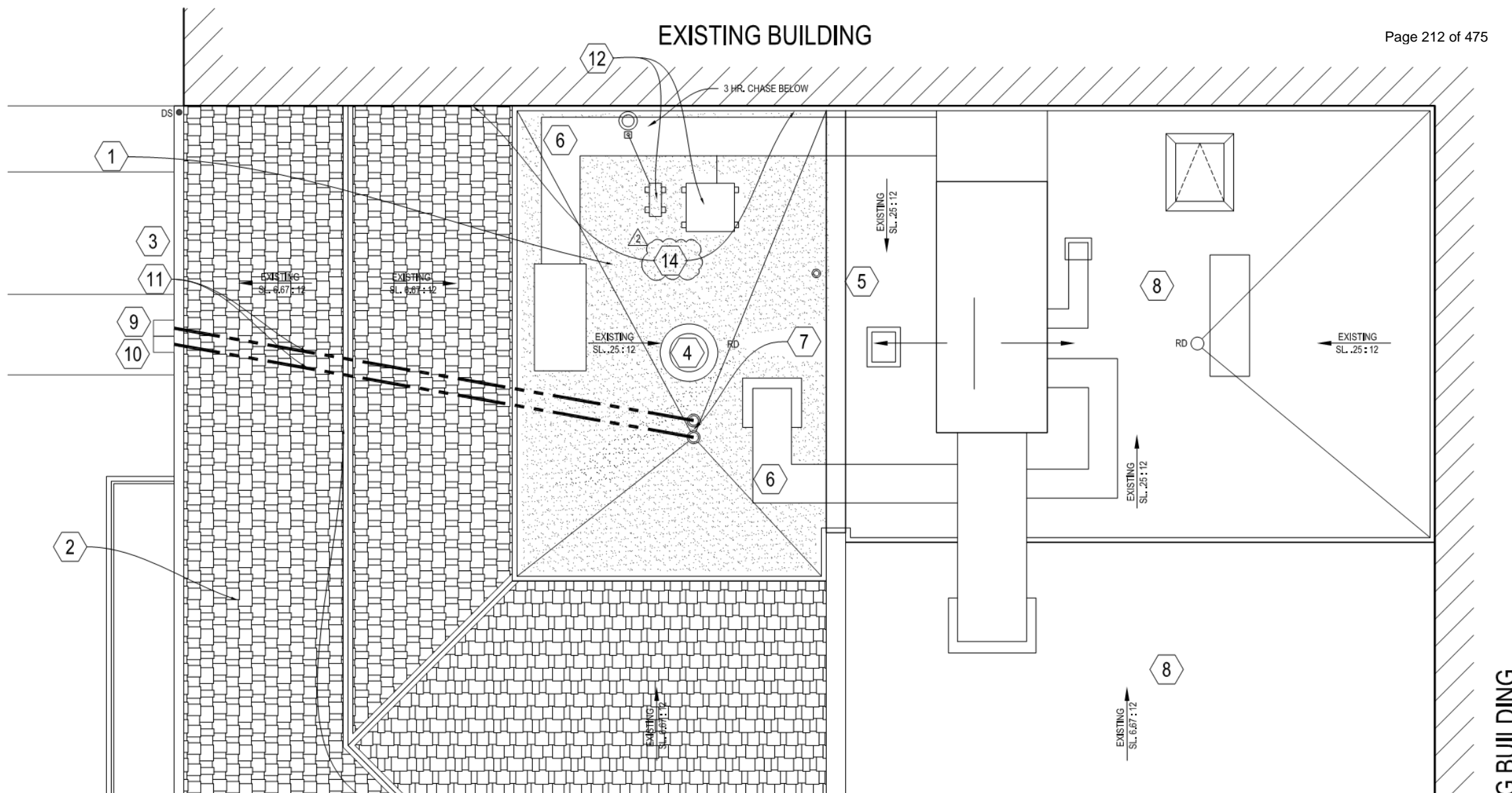
- ⑦ REMOVE EXISTING ROOF SYSTEM TO THE EXISTING WOOD SUBSTRATE.
REPLACE WITH NEW TWO-PLY MODIFIED BITUMEN ROOFING SYSTEM INSTALLED OVER 1/2" COVER BOARD OR TWO LAYERS OF TAPERED BGI, SLOPING TO DRAINS, OVER EXISTING WOOD SUBSTRATE.
- ⑧ REPAIR EXISTING SLATE ROOF AS REQUIRED.
- ⑨ REPAIR EXISTING GUTTER AND DOWNSPOUTS.
- ⑩ EXHAUST VENT.
- ⑪ NEW 12" HIGH PARAPET WALL.
- ⑫ EXISTING DUCTWORK TO REMAIN.
- ⑬ NEW ROOF DRAIN AND OVERFLOW DRAIN.
- ⑭ NO WORK THIS AREA.
- ⑮ LEADER HEAD AND DOWNSPOUT FOR NEW ROOF DRAIN. **TEAR-OUT** EXISTING SUB-SURFACE DRAINAGE.
REMOVE EXISTING SIDE WALK AS NECESSARY AND REPLACE TO MATCH EXISTING ADJACENT MATERIALS.
- ⑯ LEADER HEAD AND DOWNSPOUT FOR OVERFLOW ROOF DRAIN. **TEAR-OUT** EXISTING SUB-SURFACE DRAINAGE.
REMOVE EXISTING SIDE WALK AS NECESSARY AND REPLACE TO MATCH EXISTING ADJACENT MATERIALS.
- ⑰ 6" DIAMETER PVC PIPING FROM ROOF DRAIN AND OVERFLOW DRAIN.
- ⑱ EXISTING CONDENSER UNIT
- ⑲ PAINT EXISTING PARAPET
- ⑳ WALL TO BE WATERPROOFED BY HOTEL.

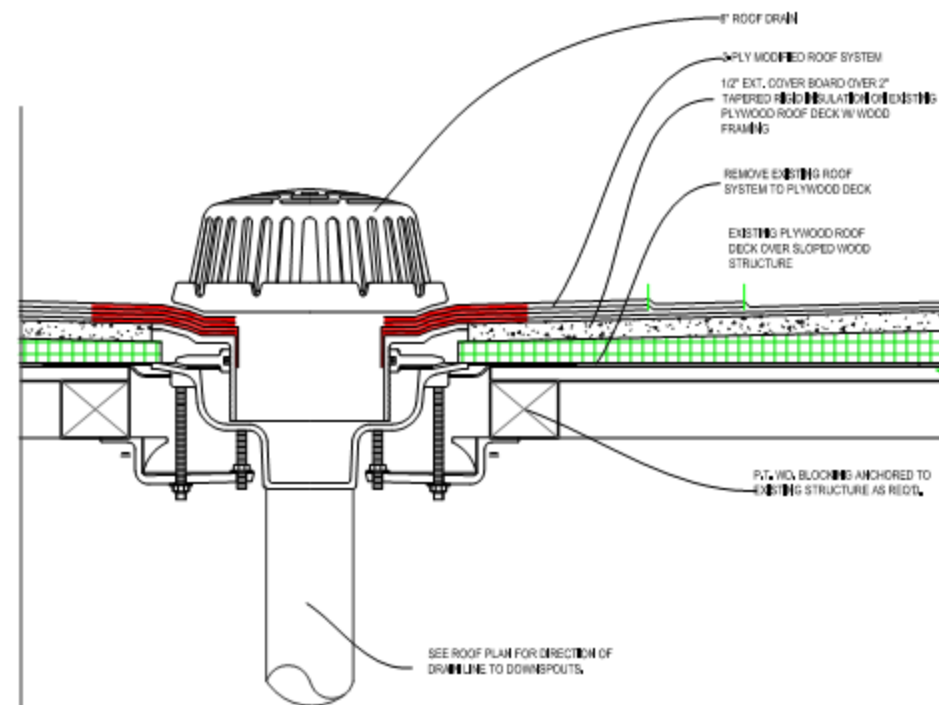
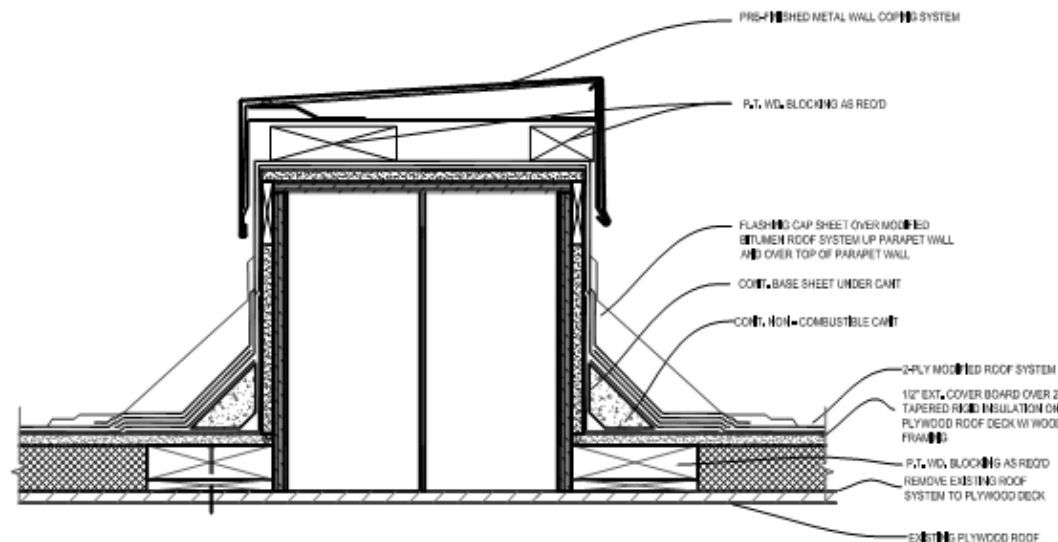


1 SECTION THRU PARAPET WALL
A1.00 1 1/2" = 1'-0"



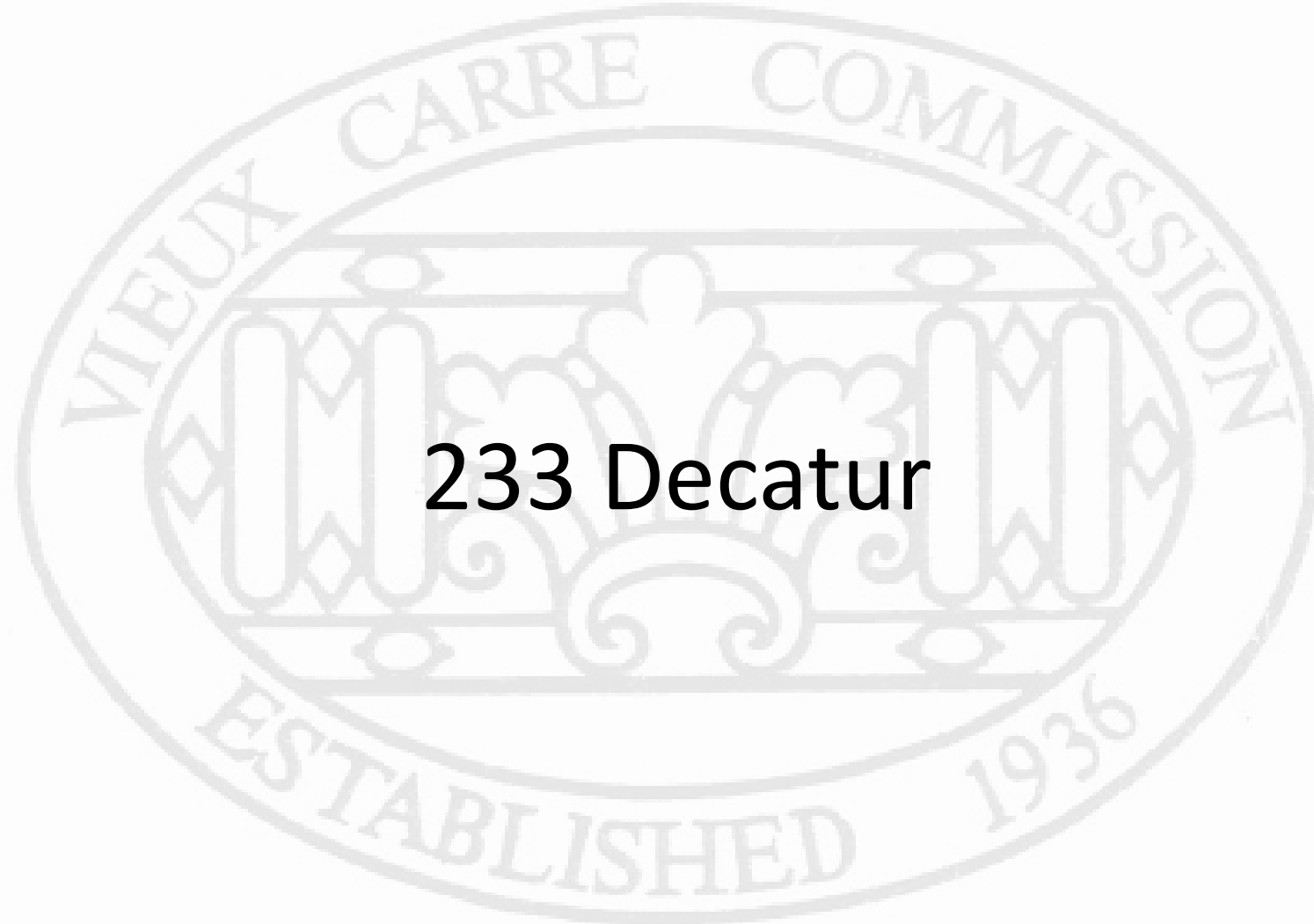
2 SECTION AT ROOF DRAIN
A1.08 1 1/2" = 1'-0"



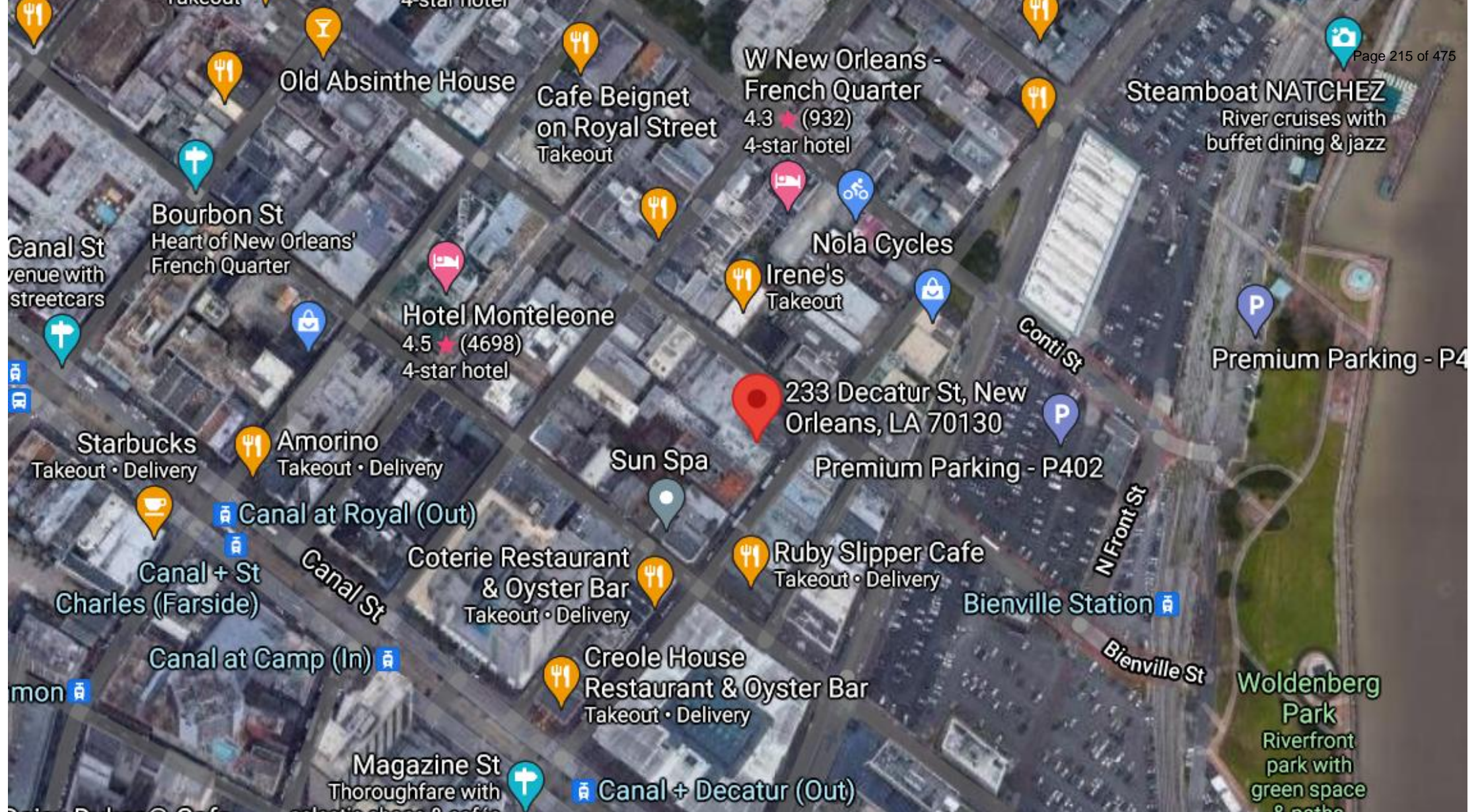


1 SECTION THRU PARAPET WALL
A1.00 1 1/2" = 1'-0"

2 SECTION AT ROOF DRAIN
A1.08 1 1/2" = 1'-0"



233 Decatur



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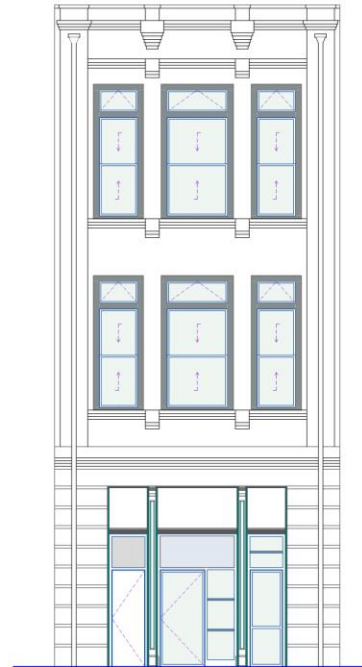


233 DECATUR STREET

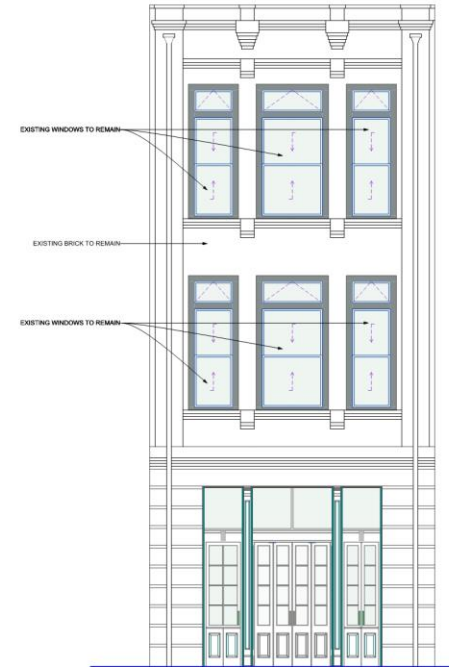
1 Existing Streetscape Photo Collage



2 Existing Storefront Images



3 Existing Storefront Elevation



4 Proposed Storefront Elevation

ARCHITECT

ALAO

AL-ARCHITECTURE OFFICE

132 ATLANTIC AVENUE

BROOKLYN, NY 11201

p (347) 480-4020

alao.com

Page 222 of 475

STRUCTURAL AND CIVIL ENGINEER

SURVEYOR

NOTES

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY CONTRACTOR. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW ORLEANS.

ALL DRAWINGS ARE THE PROPERTY OF ALAO.

DATE

BY

REVISION

PROJECT

MIXED USE

233 DECATUR STREET

NEW ORLEANS, LA 70130

CLIENT

DAVID KARNO

DRAWING TITLE

Storefront Drawings

DWG No.

A-200.00.

233 Decatur
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3 Existing Storefront Elevation



4 Proposed Storefront Elevation



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STRUCTURAL AND CIVIL ENGINEER

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NOTES

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ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY CONTRACTOR

AND DISCREPANCIES, ERRORS OR OMISSIONS ARE TO BE REPORTED

TO ARCHITECT BEFORE CONSTRUCTION BEGINS. A CORRECTED

ESTIMATE.

ALL DRAWINGS ARE THE PROPERTY OF ALAO

PROJECT:

MIXED USE

233 DECATUR STREET

NEW ORLEANS, LA 70130

CLIENT

DAVID KARNO

DRAWING TITLE

Storefront Drawings

DWG No.:

A-201.00.

1 Existing Storefront Elevation

2 Proposed Storefront Elevation

3 Proposed Storefront Plan
SCALE: 1/2" = 1'-0"

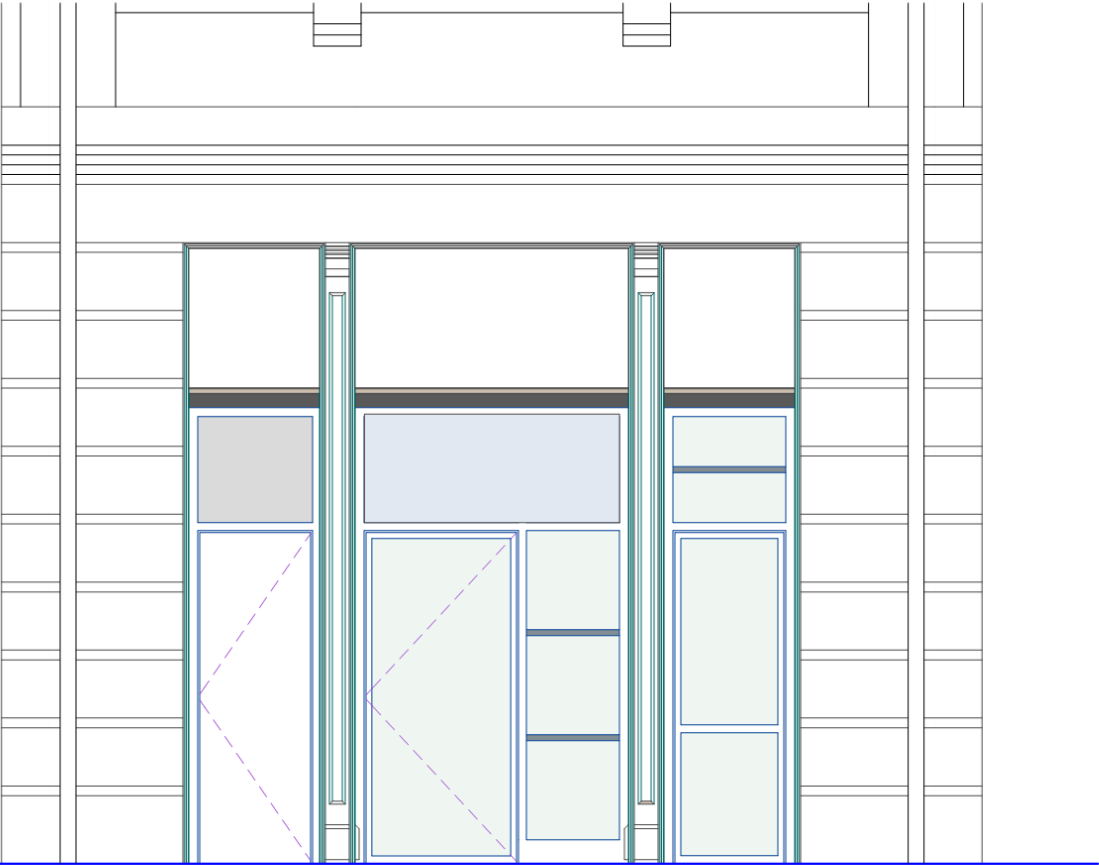
4 Proposed Storefront Section

5 Proposed Storefront Section
SCALE: 1/2" = 1'-0"

6 Proposed Storefront Section

233 Decatur
VCC Architectural Committee

June 8, 2021

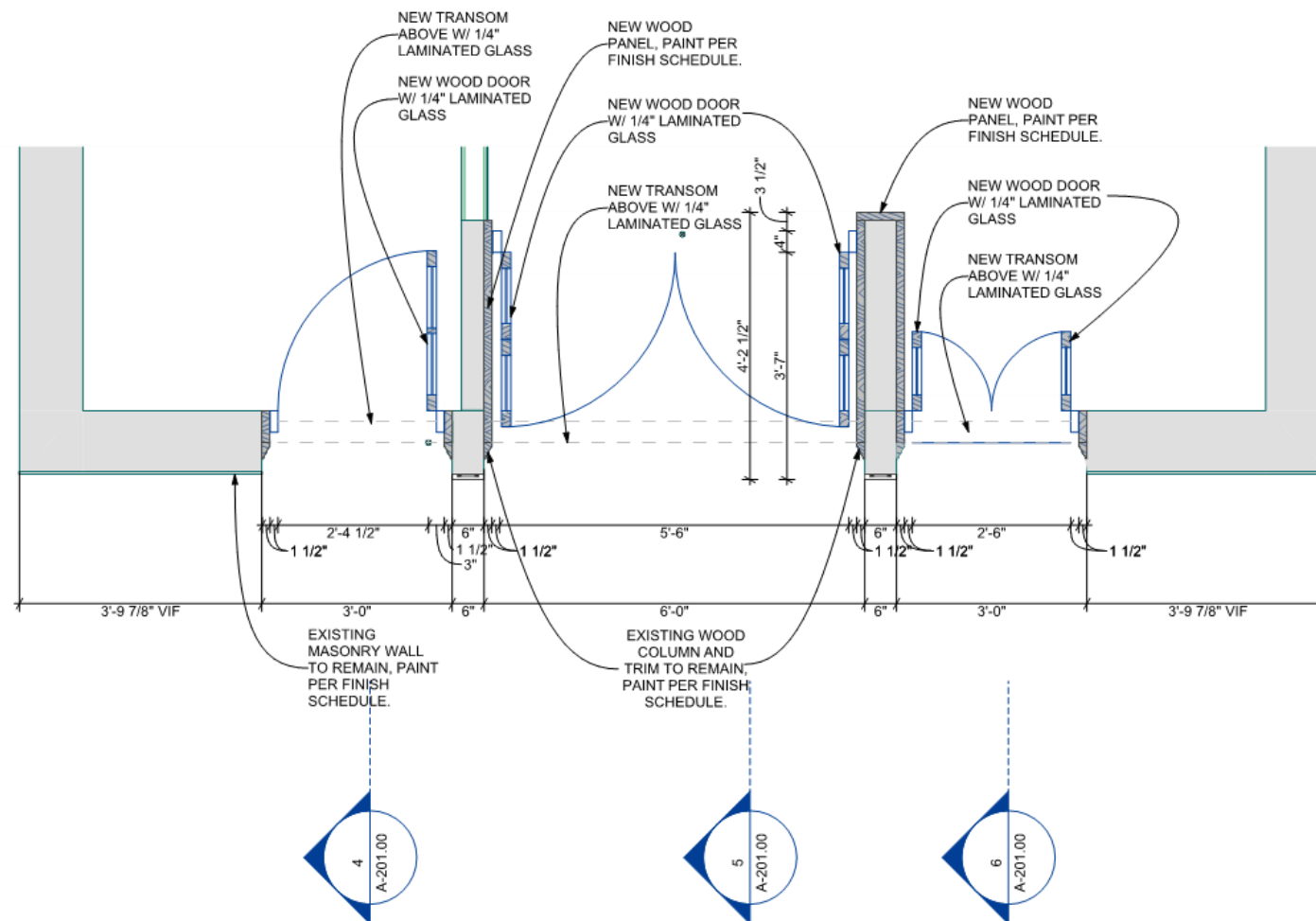


1 Existing Storefront Elevation

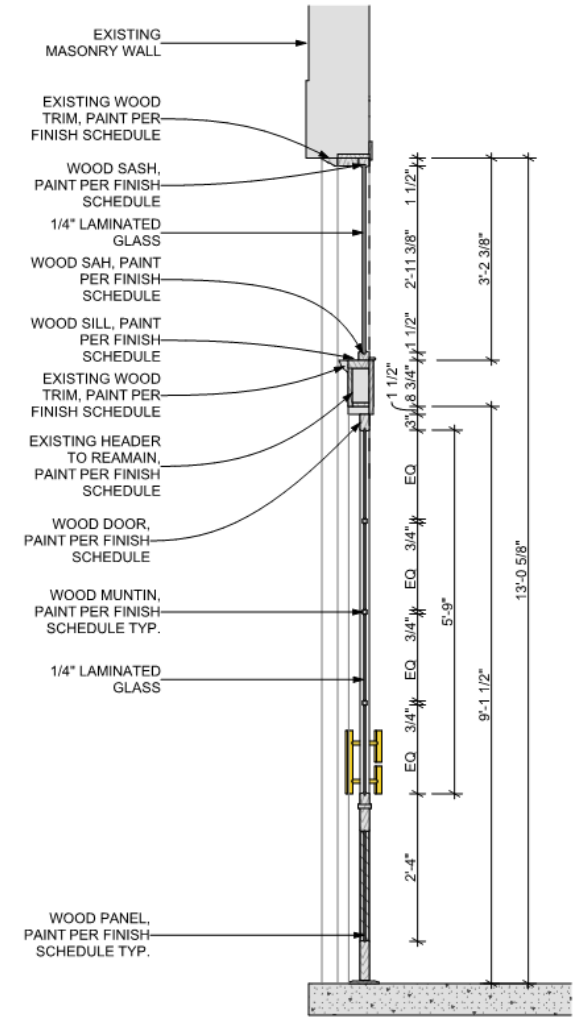
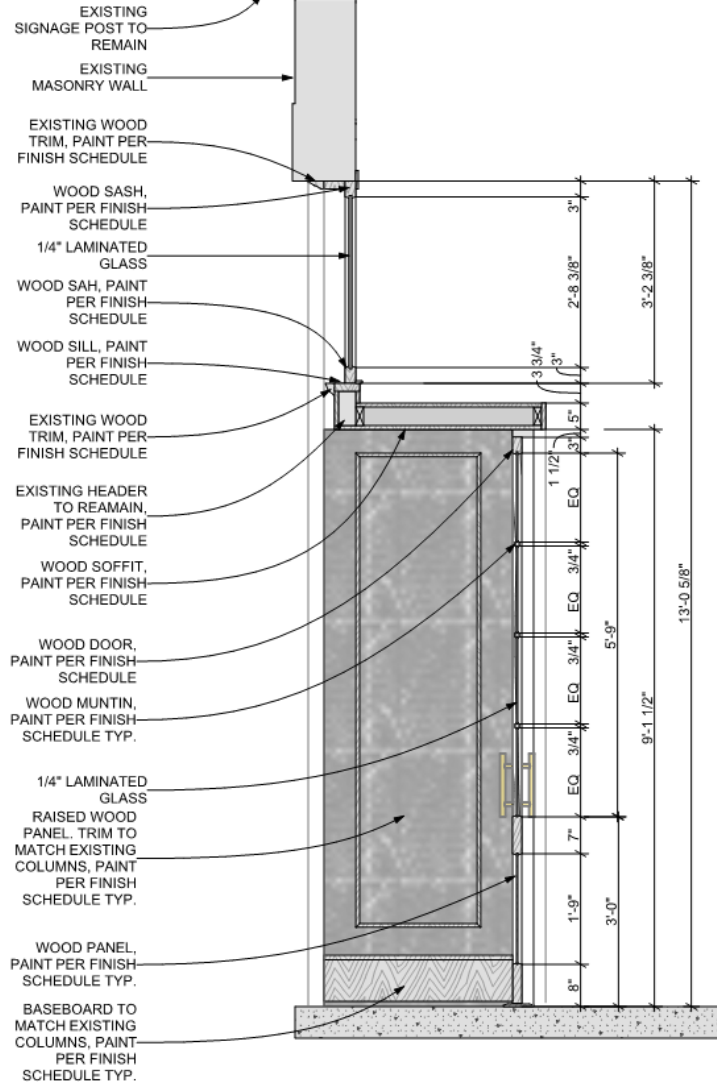
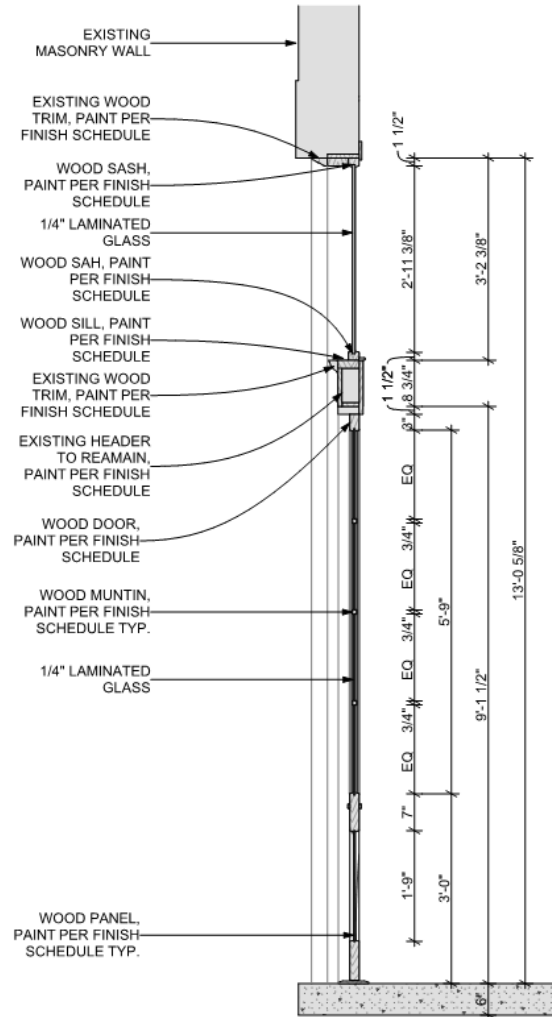


2 Proposed Storefront Elevation





3 Proposed Storefront Plan
SCALE: 1/2" = 1'-0"



4

Proposed Storefront Section

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Proposed Storefront Section
SCALE: 1/2" = 1'-0"

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Proposed Storefront Section

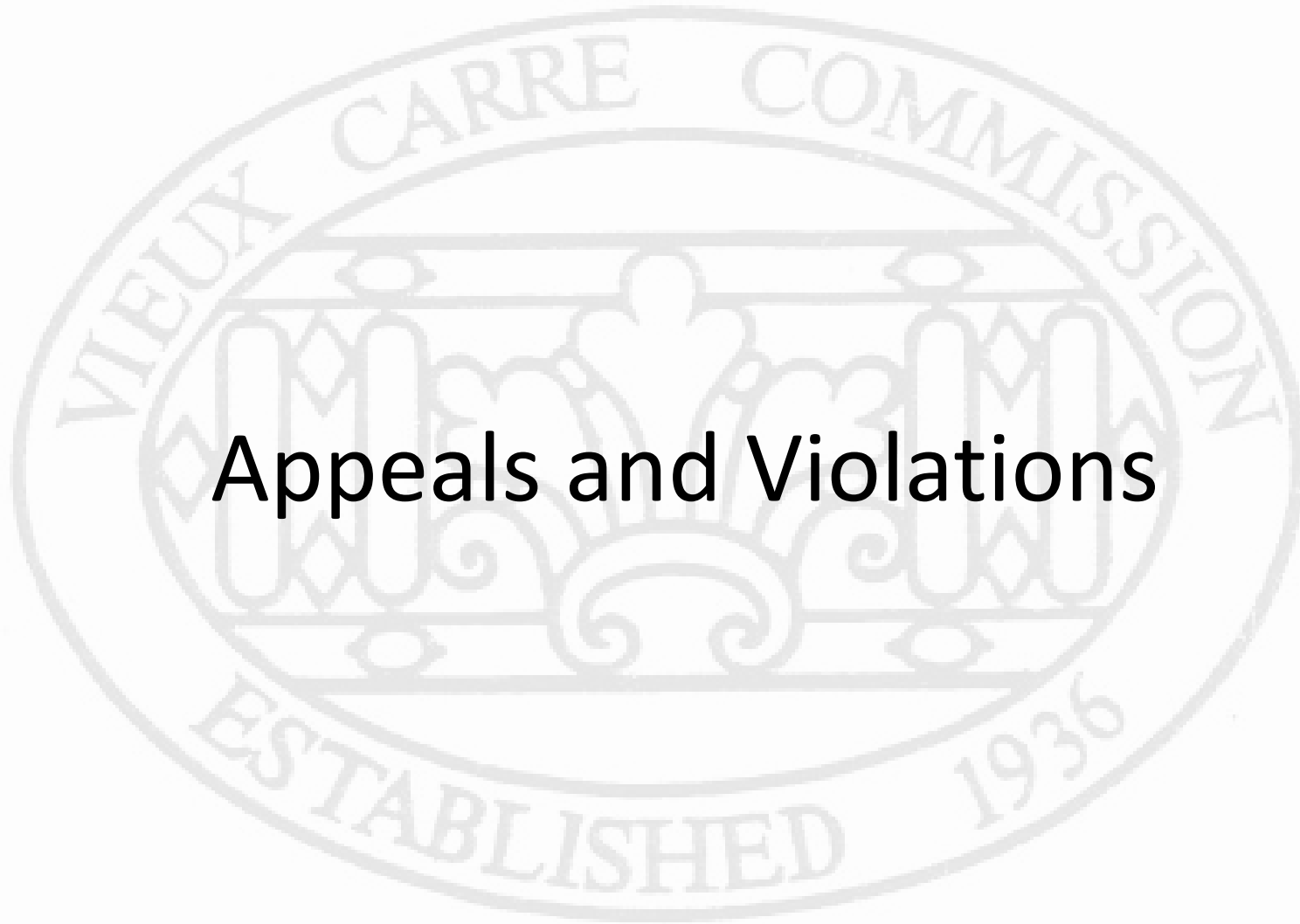
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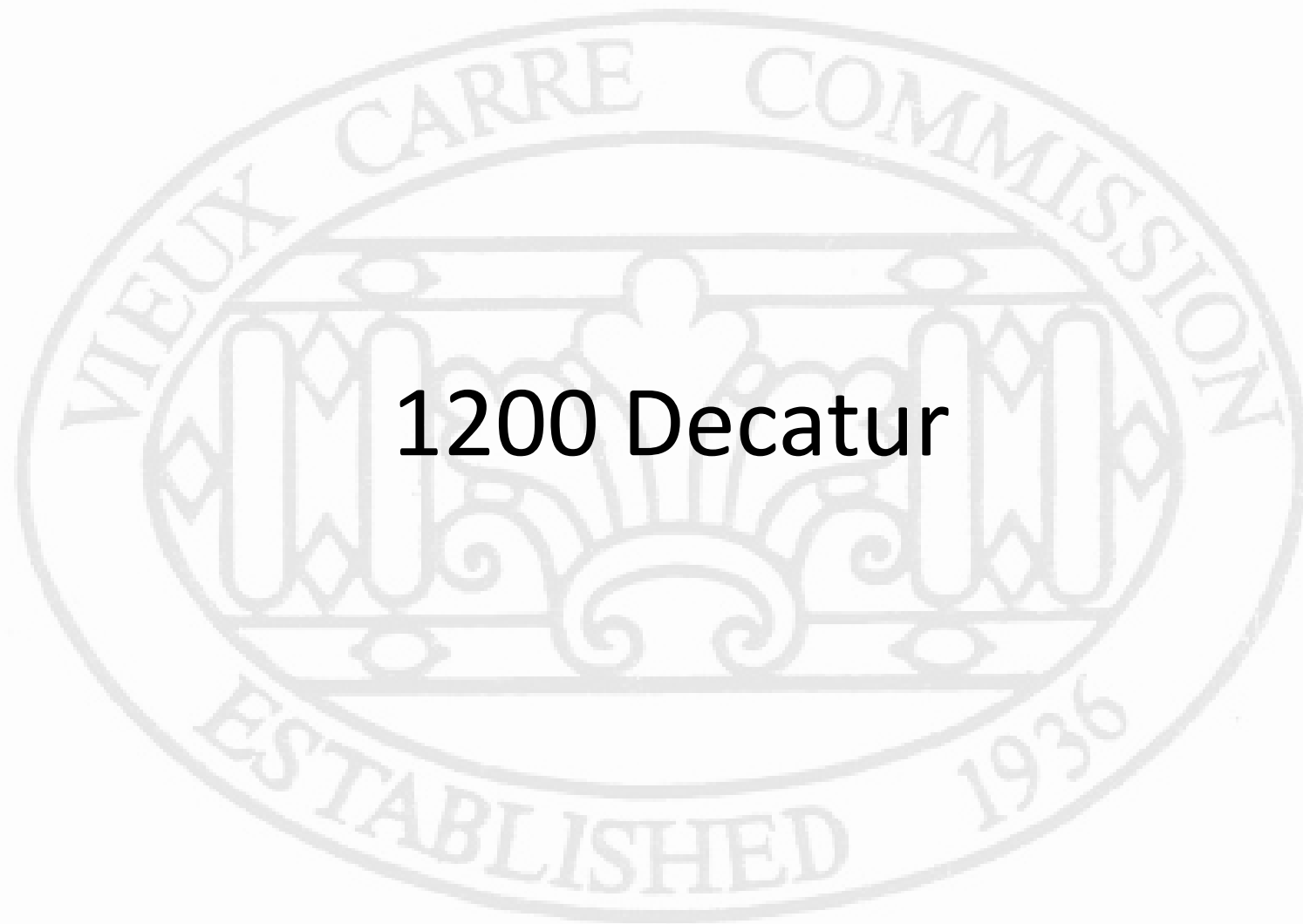
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Appeals and Violations





1200 Decatur





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June 8, 2021





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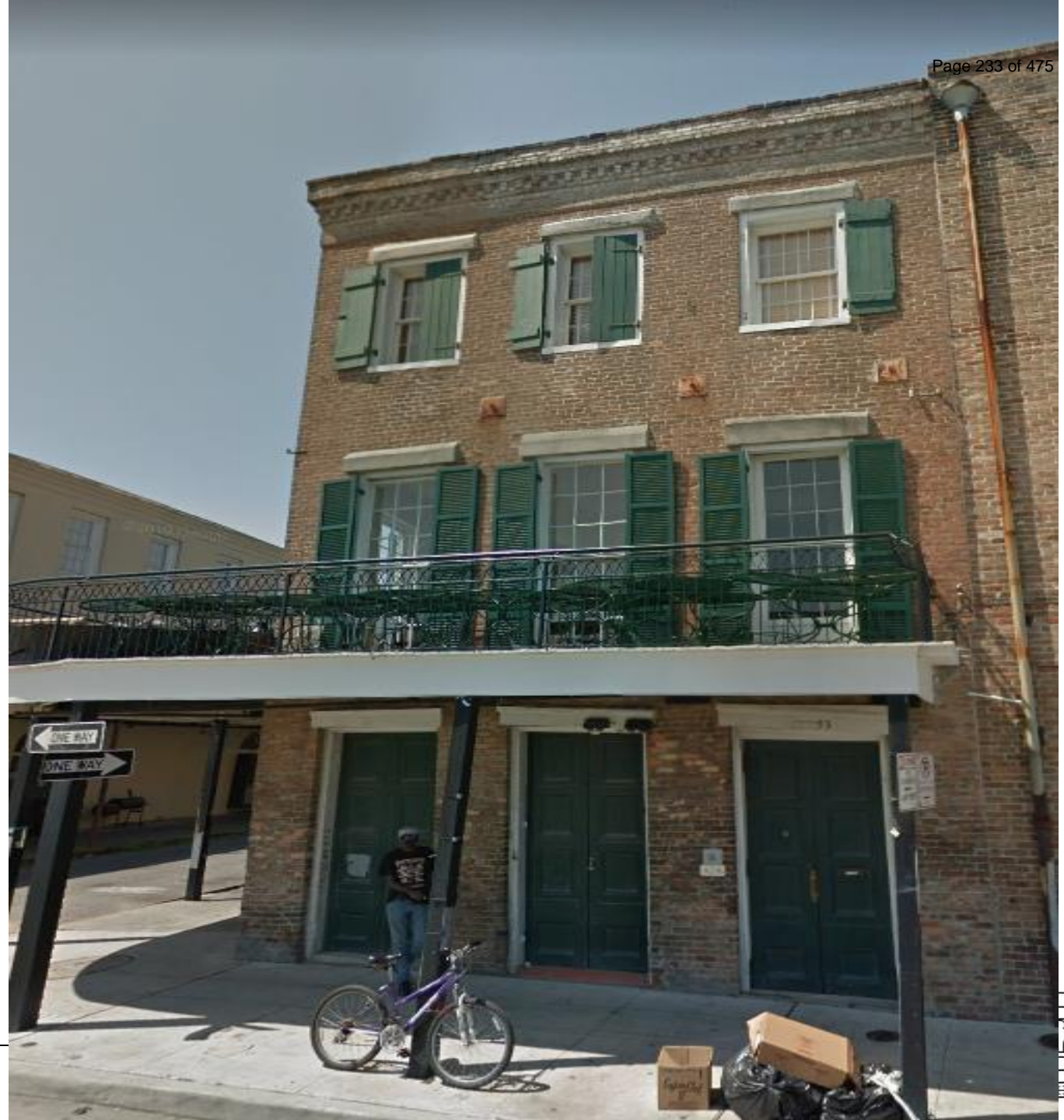
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1200 Decatur - 2011

VCC Architectural Committee





1200 Decatur - 2011

VCC Architectural Committee

June 8, 2021





1200 Decatur - Current

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1200 Decatur - Current

VCC Architectural Committee





1200 Decatur - Current

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June 8, 2021





1200 Decatur

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06 03 2021

June 8, 2021





1200 Decatur

VCC Architectural Committee

June 8, 2021





1200 Decatur

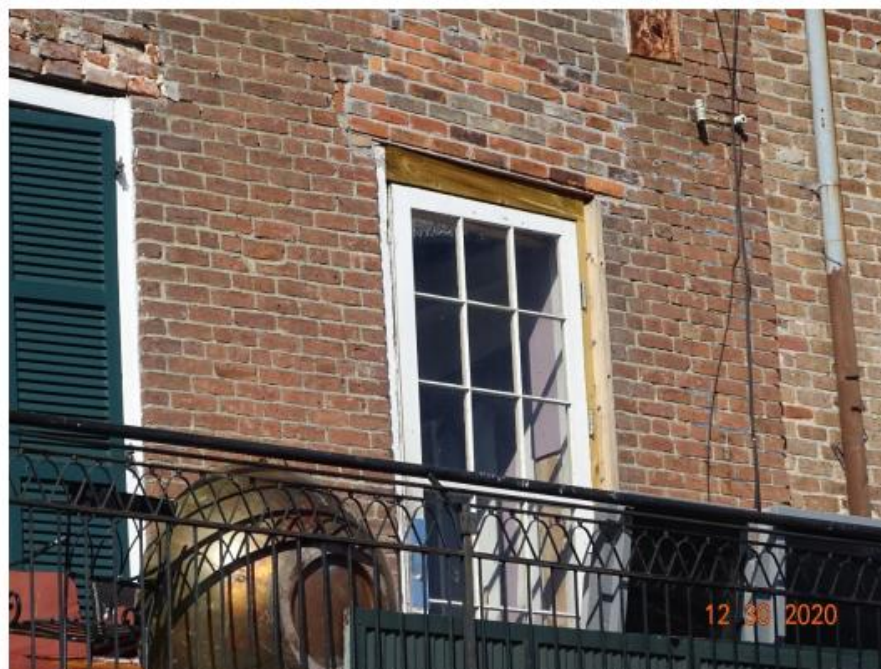
VCC Architectural Committee

June 8, 2021





I agree to
remove wood
at windows
and put
resesed
hinges on
shutters



To do a sample
header for
approval of
VCC

Remove all
old wires

1200 Decatur

VCC Architectural Committee

June 8, 2021





I agree to
remove
wood at
windows
and put
resesed
hinges on
shutters



To do a
sample
header for
approval of
VCC

1200 Decatur

VCC Architectural Committee

June 8, 2021





Remove
wires

1200 Decatur

VCC Architectural Committee

June 8, 2021





Add spiral
Ties and
regROUT
with VCC
approved
mortar

1200 Decatur

VCC Architectural Committee

June 8, 2021





Remove all tvs
and brackets
attached to
Balcony or
posts



repair
both
doors
where
holes are
present
and have
last two
doors
open out
correctly
like all
other
doors do

1200 Decatur

VCC Architectural Committee

June 8, 2021





Add 5 ceiling fans under deck see attached for fans and spiral ties

also remove white paint from steel on building as discussed

1200 Decatur

VCC Architectural Committee

June 8, 2021



Heli-Tie™ Helical Stitching Tie



On This Page

Crack Repair Accessories



This product's information may differ depending on the category of use. You are currently viewing details related to **Crack Repair Accessories**. You can also view product information related to the category: [Helical Ties](#)

Product Details

The Simpson Strong-Tie® Heli-Tie helical stitching tie provides a unique solution to the preservation and repair of damaged brick and masonry structures. Ties are grouted into existing masonry joints to repair cracks and increase strength with minimum disturbance. Made of Type 304 stainless steel, the Heli-Tie stitching tie features radial fins formed on the steel wire via cold rolling process, increasing the tensile strength of the tie.

Key Features

- Helical design distributes loads uniformly over a large surface area
- Installs into the mortar joint to provide an inconspicuous repair and preserve the appearance of the structure
- Type 304 stainless steel offers superior corrosion resistance to mild steel reinforcement
- Patented manufacturing process results in consistent, uniform helix configuration (U.S. Patent 7,269,987)
- Batch number printed on each tie for easy identification and inspection

Material

- Type 304 stainless steel

Installation

- Chase bed joint 20" on either side of the affected area to a depth of approximately 1 1/4" with a rotary grinding wheel. Vertical spacing of installation sites should be 12" for red brick or "every other course" for concrete masonry units.
- Clear bed joint of all loose debris.
- Mix non-shrink repair grout or mortar per product instructions and place into the prepared bed joint, filling the void to approximately two-thirds of its depth. Simpson Strong-Tie FX-263 repair mortar should be used.
- Embed the tie at one-half the depth of the void. Trowel displaced grout to fully encapsulate the tie.

1200 Decatur

VCC Architectural Committee

June 8, 2021





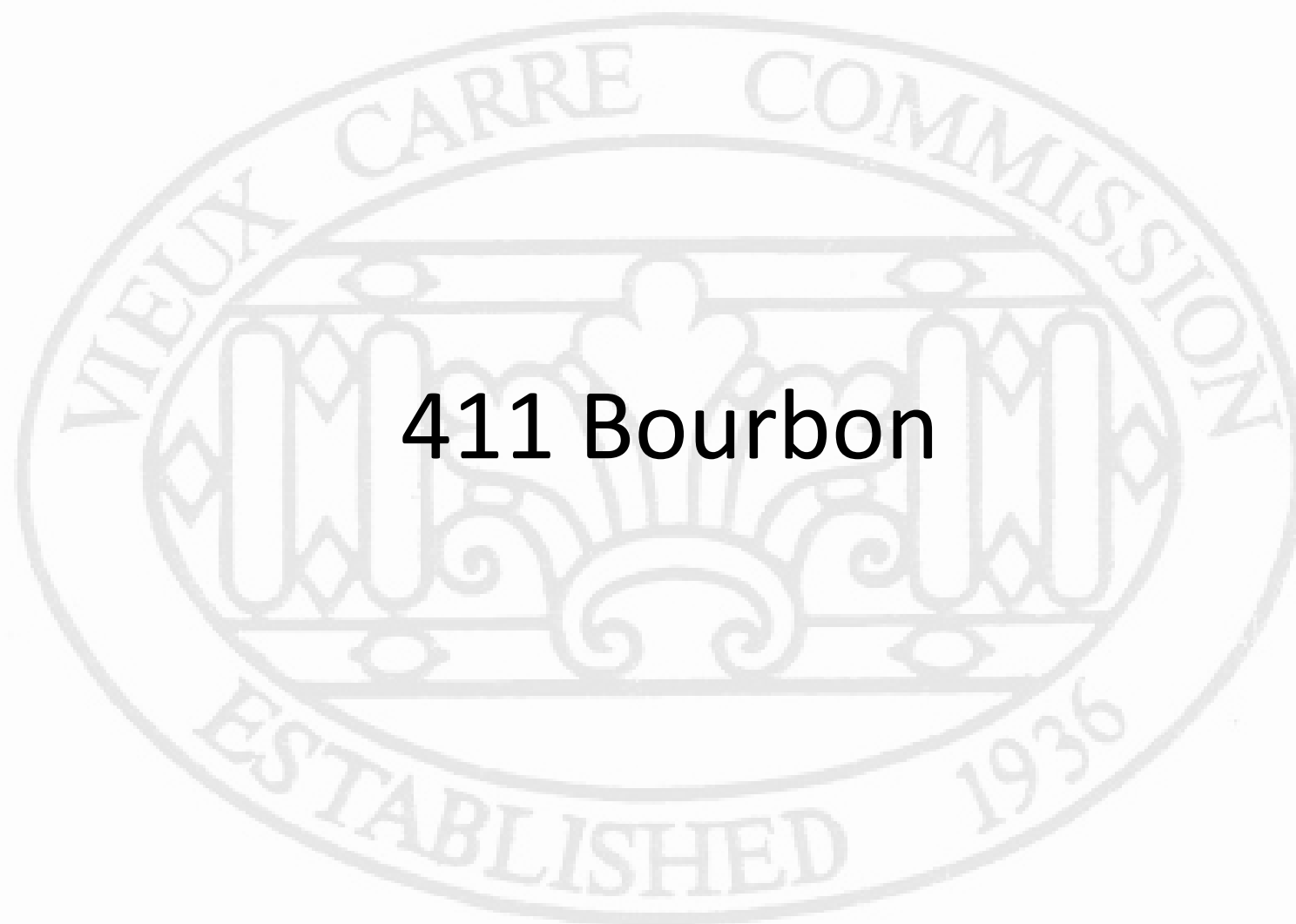
1200 Decatur

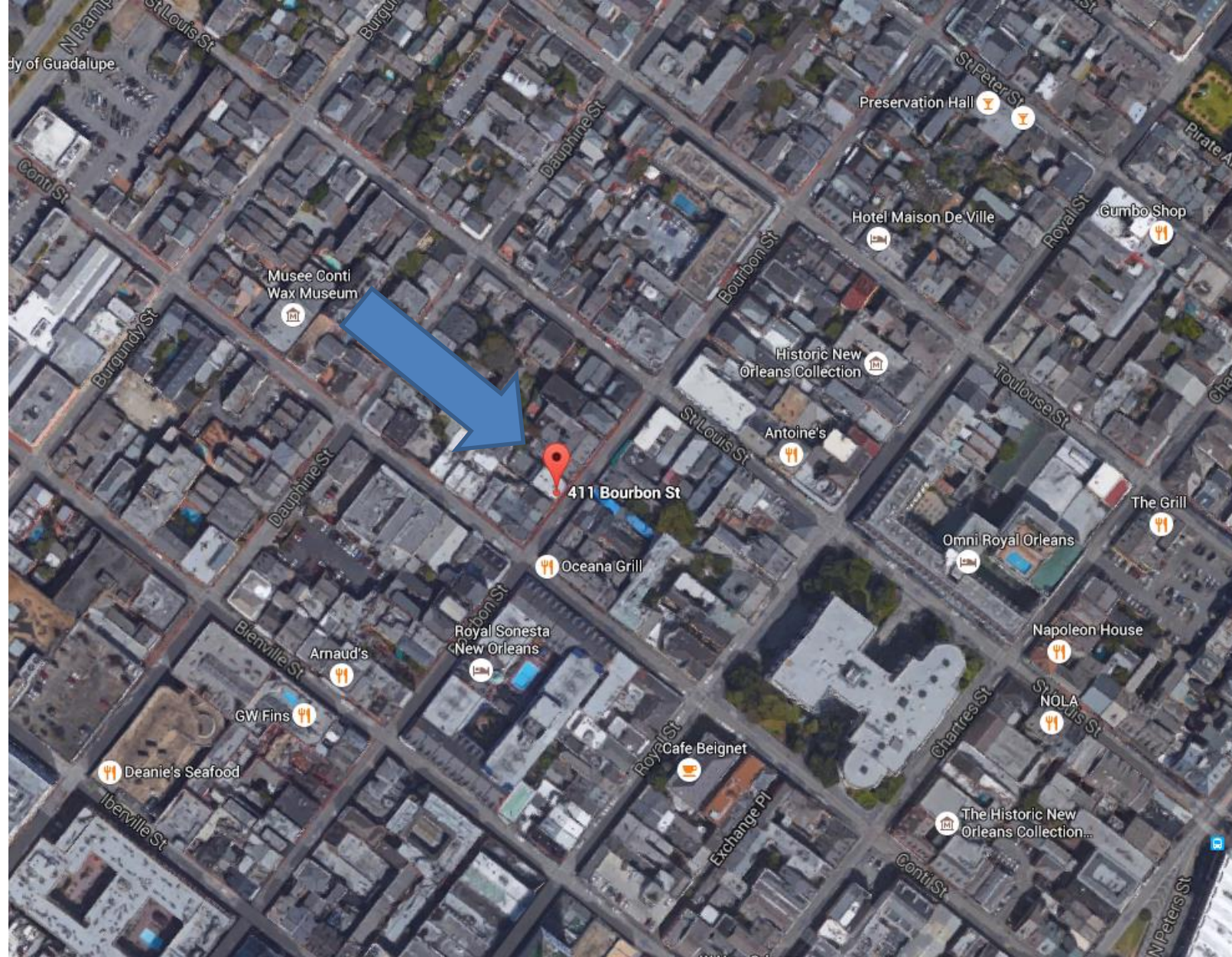
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411 Bourbon



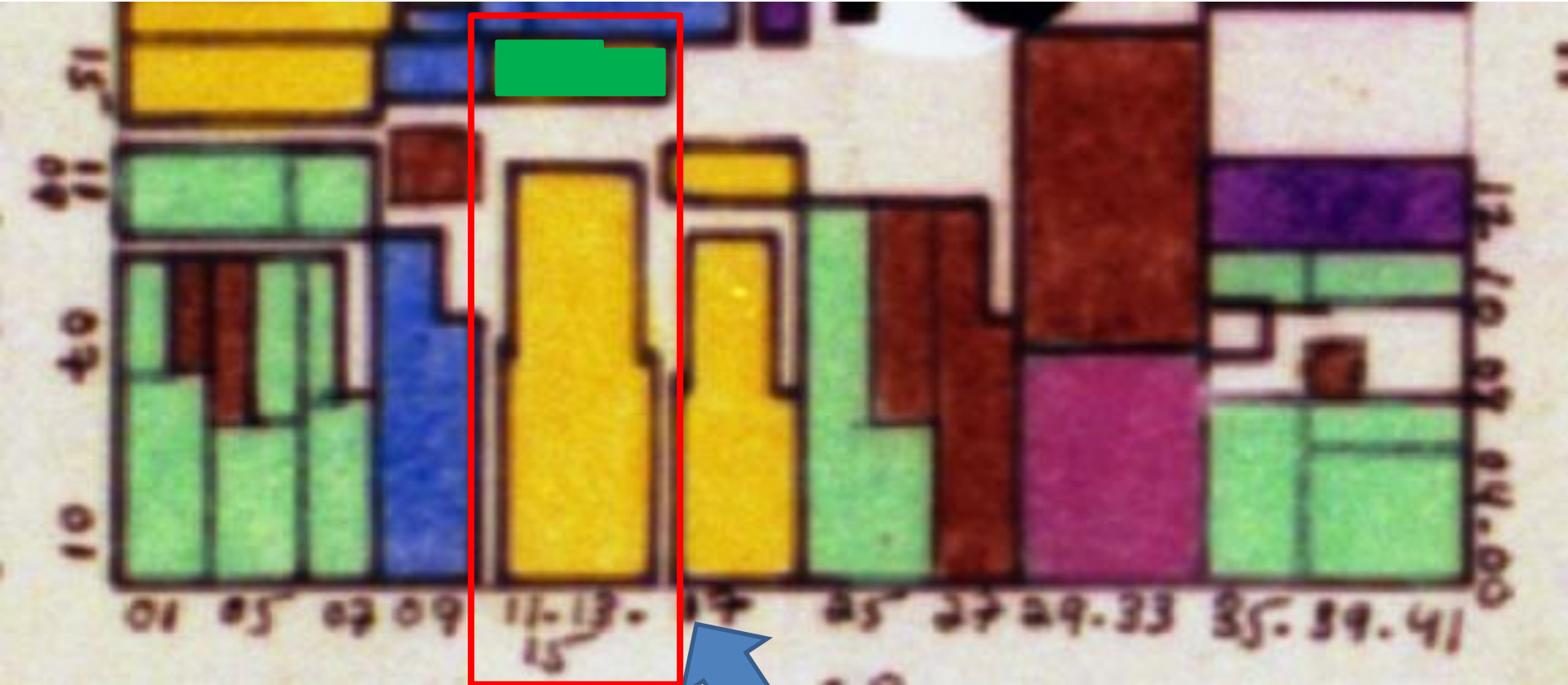


411 Bourbon

VCC Architectural Committee

June 8, 2021







411 Bourbon

VCC Architectural Committee

June 8, 2021





411 Bourbon

VCC Architectural Committee

June 8, 2021





411 Bourbon

VCC Architectural Committee

June 8, 2021





411 Bourbon

VCC Architectural Committee

June 8, 2021





411 Bourbon

VCC Architectural Committee

03 22 2021

June 8, 2021



1. Install VCC approved security cameras
2. Replace all k-style gutter/downspouts with VCC approved gutters/downspouts.
 - remove existing k style gutters and k style downspouts -
 - fabricate and install Half-Round Gutters with a Round Downspouts to match existing approved material and specs.
3. Remove exterior speakers.
4. Reinstall Historic Fleur-de-lis trim. – reinstall it.
5. Retain mechanical equipment
6. Install light fixtures in the approved locations as per VCC approved drawings- Permit cleaning light in courtyard.
7. Retain Awnings that were installed in deviation of approved drawings.
 - Material: Metal
 - Tie Back supports: 6" x 6" Wall plate with Clevis attachment
 - Finish: Powder Coated and painted
 - Threaded Rod and aluminum Sleeve welded and Powder Coated to match frame
8. Retain railings that were installed in deviation of drawings.
9. Retain Balcony/decking
10. Retain conduit must match building – retain and will paint to match approved wall color.
11. Fans not approved by VCC. Fans on rooftop have been removed. Courtyard has 6 fans no light. Possible to retain?
12. Windows need to match approved drawings – small window in front between balconies and window on the back of the second floor. contractor mess up. Possible to retain?
13. Doors were not installed as per approved drawings the current doors.





DS-2DF6A436X-AEL

4 MP Outdoor 36x Network Speed Dome



Hikvision DS-2DF6A436X-AEL Network Speed Dome Cameras produce images with a resolution of up to 2,560 x 1,440 pixels.

The embedded 1/1.9" progressive scan CMOS chip supports Digital WDR, and the 36x optical zoom allows for greater detail to be collected over more expansive areas.

The Network Speed Dome Camera also features a wide range of smart functions, including intrusion detection, line crossing detection, and audio exception, which allows for key events and objects to be recorded for further forensic needs.

The camera also supports Rapid Focus, which allows for the camera to maintain focus while the lens is zoomed, eliminating auto-focus hunting, and producing clear images at all times.

Smart tracking is included in this model, and enables the camera to detect moving objects by following them within the camera's area of coverage.

Available models:
DS-2DF6A436X-AEL

- 1/1.9" Progressive Scan CMOS
- Up to 2,560 x 1,440 Resolution
- Minimum Illumination:
Color: 0.005 Lux @ (F1.5, AGC ON)
B/W: 0.0005 Lux @ (F1.5, AGC ON)
0 Lux with IR
- H.265+/H.265 Video Compression
- 36x Optical Zoom, 16x Digital Zoom
- Smart Tracking
- Smart Detection: Line Crossing, Intrusion, Region Enter/Exit
- Rapid Focus
- 120 dB WDR, 3D DNR, HLC
- IP67, IK10 Protection
- 24 VAC/Hi-PoE, 60 W



Specifications

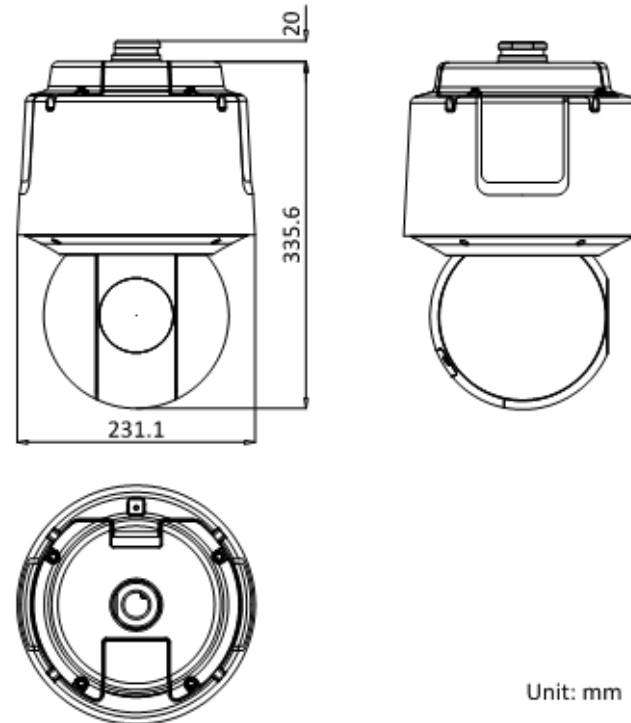
DS-2DF6A436X-AEL	
Camera Module	
Image Sensor	1/1.9" progressive scan CMOS
Minimum Illumination	Color: 0.005 Lux (@F1.5, AGC ON); B/W: 0.0005 Lux (@F1.5, AGC ON); 0 Lux with IR
Shutter Time	1/1 to 1/30,000 s
White Balance	Auto / manual / ATW (auto-tracking white balance) / indoor / outdoor / fluorescent lamp / sodium lamp
AGC	Auto / manual
Day and Night	IR cut filter
Digital Zoom	16x
Privacy Mask	25 programmable privacy masks
Focus Mode	Auto / semi-automatic / manual
WDR	120 dB
Rapid Focus	Supported
Lens	
Focal Length	5.7 mm to 205.2 mm, 36x optical zoom
Zoom Speed	Approximately 4.4 s (optical lens, wide to tele)
Angle of View	Horizontal field of view: 51.1° to 1.7° [wide to tele]; vertical field of view: 31.3° to 1.0° [wide to tele]; diagonal field of view: 58.0° to 2.0° [wide to tele]
Minimum Working Distance	10 mm to 1,500 mm [wide to tele]
Aperture Range	F1.5 to F4.5
PTZ	
Movement Range (Pan)	360° endless
Pan Speed	Configurable, from 0.1°/s to 300°/s, Preset Speed: 540°/s
Movement Range (Tilt)	From -20° to 90° (auto-flip)
Tilt Speed	Configurable, from 0.1°/s to 240°/s, Preset Speed: 400°/s
Proportional Zoom	Supported
Presets	300
Patrol Scan	8 patrols, up to 32 presets for each patrol
Pattern Scan	4 pattern scans, record time over 10 minutes for each scan
Power-off Memory	Supported
Park Action	Preset / pattern scan / patrol scan / auto scan / tilt scan / random scan / frame scan / panorama scan
3D Positioning	Supported
PTZ Status Display	Supported
Preset Freezing	Supported
Scheduled Task	Preset / pattern scan / patrol scan / auto scan / tilt scan / random scan / frame scan / panorama scan / dome reboot / dome adjust / aux output
Compression Standard	
Video Compression	Main stream: H.265+ / H.265 / H.264+ / H.264; sub-stream: H.265 / H.264 / MJPEG; third stream: H.265 / H.264 / MJPEG
H.264 Type	Baseline profile / main profile / high profile
H.264+	Supported
H.265 Type	Main profile
H.265+	Supported
Video Bitrate	32 kbps to 16,384 kbps
Audio Compression	G.711alaw / G.711ulaw / G.722.1 / G.726 / MP2L2 / PCM
Audio Bitrate	64 kbps [G.711] / 16 kbps [G.722.1] / 16 kbps [G.726] / 32 to 160 kbps [MP2L2]
Smart Features	
Perimeter Protection	Intrusion detection, line crossing detection, region entrance detection, region exiting detection, alarm triggering by specific target types (humans and vehicles). Filtering out of false alarms caused by leaves, light, animals, flags, and other such target types.
Event Detection	Audio exception detection
Smart Tracking	Manual tracking, auto tracking (supports the tracking of specified target types, such as humans and vehicles), event tracking
Smart Recording	ANR (Automatic Network Replenishment), Dual-VCA
ROI	Supported
Image	
Maximum Resolution	2,560 x 1,440
Main Stream	30 fps [2560 × 1440, 2048 × 1536, 1920 × 1080, 1280 × 960, 1280 × 720]
Sub-Stream	30 fps [704 × 480, 640 × 480, 352 × 240]
Third Stream	30 fps [1920 × 1080, 1280 × 960, 1280 × 720, 704 × 480, 640 × 480, 352 × 240]
Image Enhancement	HLC / BLC / 3D DNR / Defog / EIS / Regional Exposure / Regional Focus
SVC	Supported
Network	
Network Storage	Built-in memory card slot, support microSD / SDHC / SDXC, up to 256 GB; NAS (NFS, SMB / CIFS), ANR
Alarm Linkage	Alarm actions, such as preset, patrol scan, pattern scan, memory card video record, trigger recording, notify surveillance center, upload to FTP / memory card / NAS, send email, etc.
Protocols	IPv4 / IPv6, HTTP, HTTPS, 802.1x, Qos, FTP, SMTP, UPnP, SNMP, DNS, DDNS, RTP, RTSP, RTCP, RTP, TCP / IP, DHCP, PPPoE, Bonjour
API	Open-ended, support ONVIF, ISAPI, and CGI, support for Hikvision SDK and third-party management platforms
Simultaneous Live View	Up to 20 channels
User / Host	Up to 32 users, Three levels: administrator, operator, and user
Security Measures	User authentication ID and PWL; Host authentication (MAC address); HTTPS encryption; IEEE 802.1x port-based network access control; IP address filtering
Client	iVMS-4200, iVMS-4500, iVMS-5200, Hik-Connect
Web Browser	IE 8 to 11, Chrome 31.0 to 44, Firefox 30.0 to 51
Interface	
Alarm	7-ch alarm input / 2-ch alarm output
Audio	1-ch audio input / 1-ch audio output
Network Interface	1 RJ45 10 M / 100 M Ethernet interface, Hi-PoE
RS-485	Half duplex, Hikvision, Pelco-P, Pelco-D, self-adaptive
BNC	1.0 V (p-p) / 75 Ω, NTSC (or PAL) composite, BNC
General	
Power	24 VAC (maximum 60 W); Hi-PoE (maximum 50 W)
Working Temperature	-40° F to 158° F (-40° C to 70° C); humidity: ≤ 90%
Protection Level	IP67 standard, IK10, TVS 6,000V lightning protection, surge protection and voltage transient protection
Material	Aluminum alloy
Dimensions	Φ 9.10" x 14" (Φ 231.1 mm x 355.6 mm)
Weight	Approximately 13.23 lb (6 kg)

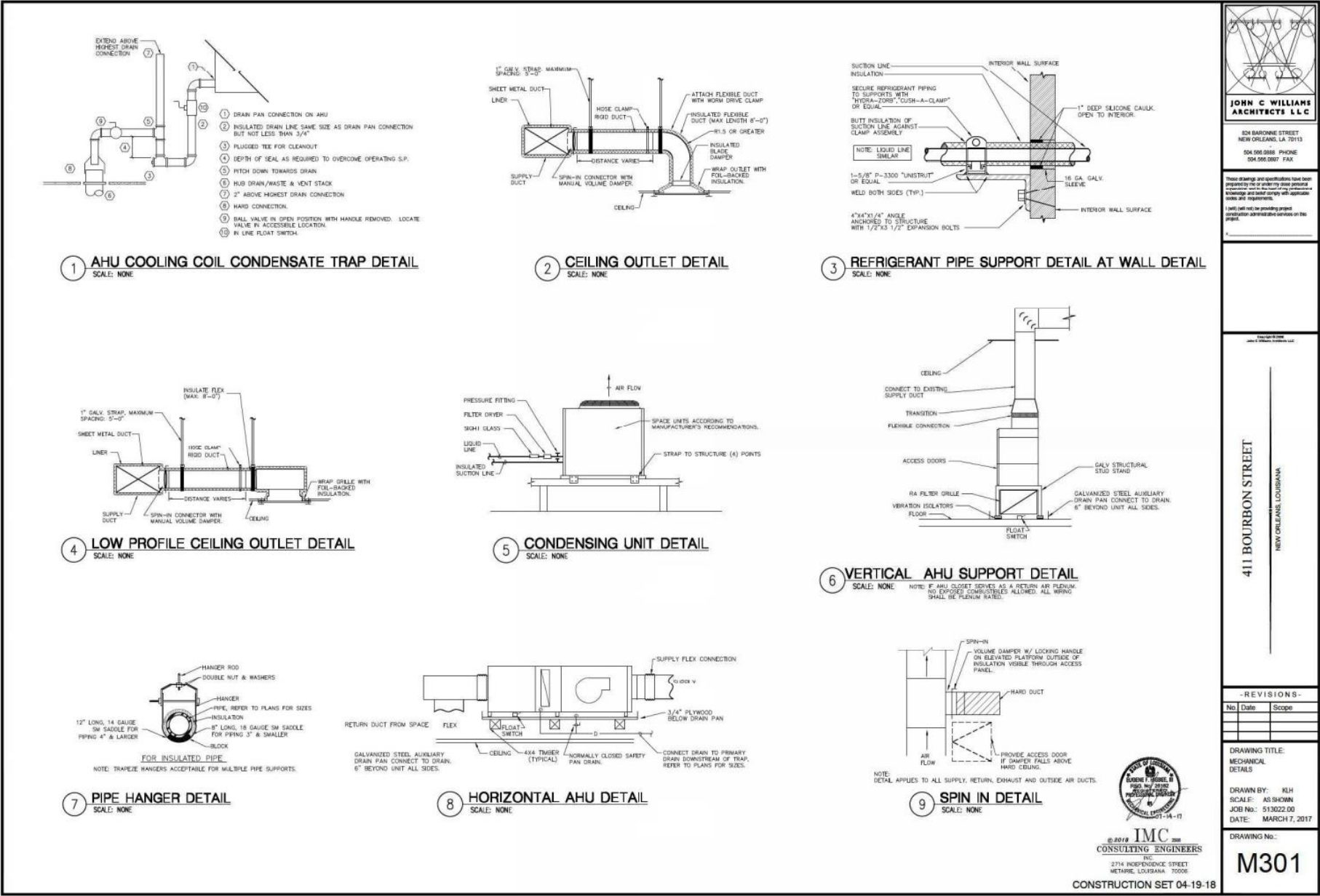
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CMP-JB-G Corner Mount for JBPW-L-G (Gray)	PMP-JB-G Pole Mount for JBPW-L-G (Gray)	CPM-S-G Short Ceiling Pendant Mount (Gray)	CPM-L-G Long Ceiling Pendant Mount (Gray)	JBPW-L-G PTZ Junction Box with Wall Bracket (Gray)	CPMPE-G Ceiling Mount Extension Pipe (Gray)	PMP-V-G Vertical Pole Mount for CPM-S/L (Gray)	RPM-G Roof Parapet Mount (Gray)

Dimensions





Home » Products » 60W LED Wall Pack Light with Dusk-to-Dawn Photocell



60W LED Wall Pack Light with Dusk-to-Dawn Photocell

\$: 89.99 • Free shipment



Buy on Amazon



UPC: 716294504956

Save 60% Energy: Kadision 60Watts LED wall pack provides brilliant lighting with low power consumption, perfect replacement for 200W-300W HPS/MH light fixtures
Photocell Sensor: Photocell controller enable auto on at dusk and off at dawn
Safe: No Lead or Mercury
Durable Construction: Heavy duty die-cast aluminum housing, efficient heat sink
Mounting: Surface mounting with J-BOX

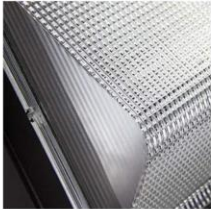
DETAILED DESCRIPTION

LED Wall Pack with Dusk-to-dawn Photocell, 60W Waterproof Outdoor Commercial Lighting Fixture, 300-300W HPS/MH Replacement, 5000K 7200lm 100-277Vac ETL Qualified D.E.C Listed

FEATURE:

- **EXCELLENT PERFORMANCE:** Provides 5000k cool white color of light at 7200 lumens of output, replaces 200W-300W HPS/MH light fixture, this 60W LED wall pack is suitable for commercial entrances, overnight security and overhead dock lighting applications, etc.
- **PHOTOCCELL AUTO ON/OFF:** Built-in dusk-to-dawn photocell sensor automatically turns ON at sundown/night and OFF at sunrise/daytime, IP65 waterproof to resist rain and moisture in outdoor condition
- **50,000H LONG LIFESPAN:** With heavy duty die-cast aluminum housing, this bright wall light has a long lifespan of 50,000 hours, which means if it works 8 hours per day, it can work more than 17 years
- **EASY INSTALLATION:** With J-box on the surface, you can easily install it to enhance the security

APPLICATION: It's ideal for commercial, industrial as well as residential applications. Widely used in entryways, warehouses, barns, sheds, parking garages, schools,outdoor walkways, commercial outdoor spaces, outdoor security lighting, etc.



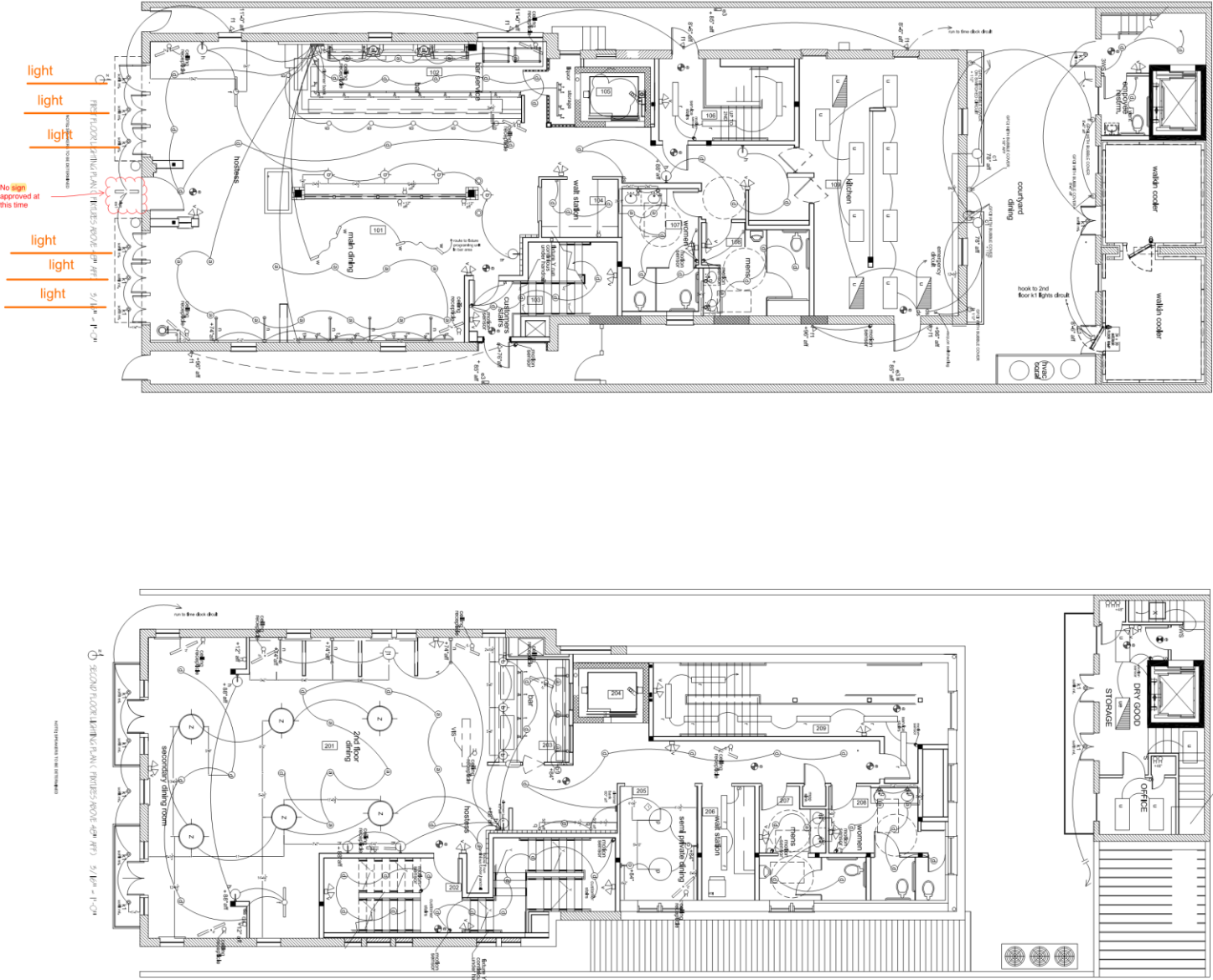
SPECIFICATIONS:

- Wattage: 60W
- Wide Voltage: 100-277Vac 50/60Hz (Compatible for USA standard voltage 110Vac)
- Lumens: 7200lm
- Lumens Output: 120LM/W
- CCT: 5000K daylight
- CRI: Ra>80
- Lifespan: 50,000 hours
- Working Temperature: -13°F - 110°F
- IP Rated: IP65, rated for wet location

WHAT YOU GET:

- 1x LED wall pack
- 1x Wiring cap
- 1x Non-photocell cover
- 1x Installation instruction





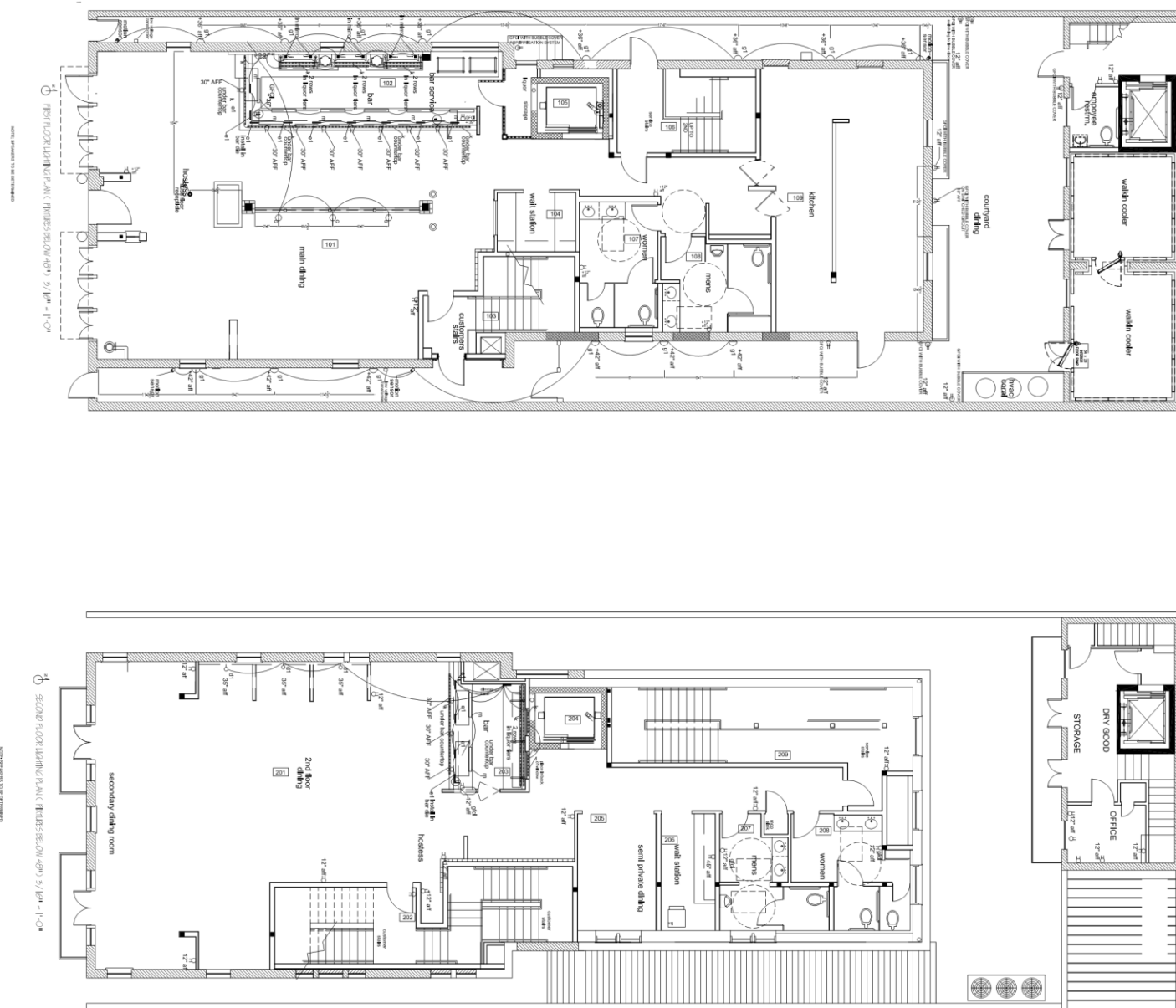
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Interior Design L.L.C.**
1000 Poydras Street, Suite 2000
New Orleans, Louisiana 70112
Phone: (504) 581-1111
www.adrianjaneal.com

Satchmo Restaurant and Bar
411 Bourbon Street New Orleans, La.

DATE	PROJECT #
5/18/2017	COM254
REVISIONS	
post VE 6/20/2018	
ID 12	
of 27	





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NCOI CERTIFIED LOUISIANA STATE REGISTERED INTERIOR DESIGNER
PROFESSIONAL MEMBER AIA

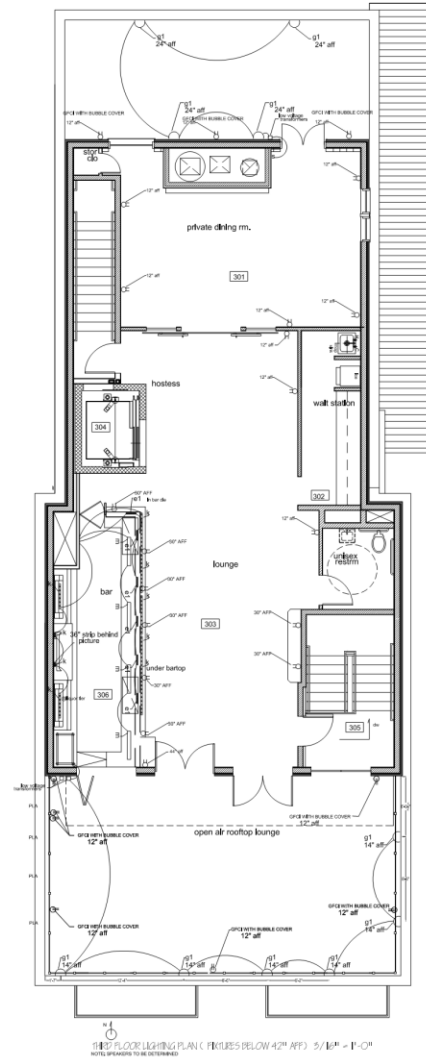
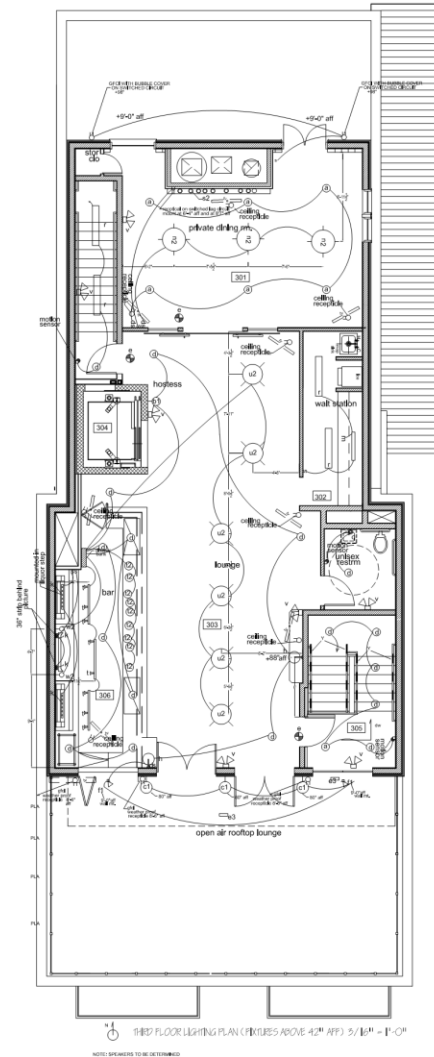
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411 Bourbon Street New Orleans, La.

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NCOO CERTIFIED LOUISIANA STATE REGISTERED INTERIOR DESIGNER WITH
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of 27



EW3306

SPECIFICATION SHEET

High power exterior rated wall mounts for safety and architectural illumination

- Die-cast aluminum housing and wet location listed
- Dimmable with ELV dimmer (Not included)
- Powder coat finishes
- 120V

Color Temp 3000K
CRI (Ra) >80
Dimming 100% - 10%
Rated Life 50,000 hours

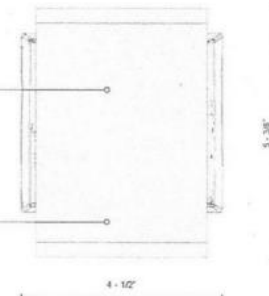
Distribution	Voltage	Watt	LED Lumens	Delivered Lumens	Finish(es)
Down	120V	12W	800	418	BK - Black
Down	120V	12W	800	411	GY - Grey
Down	120V	12W	800	368	SV - Silver



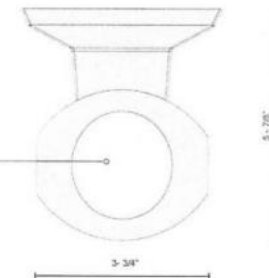
EW3306-BK

Die-cast aluminum housing

Powder Coated Finish
BK - Black
GY - Grey
SV - Silver



Oval Tempered Glass



EW3306-BK



EW3306-GY



EW3306-SV

KUZCO
LIGHTING

20160728

19054 28th Avenue
Surrey, BC, Canada
V3Z 6M3

T: 604 538 7162
F: 604 538 7196
W: Kuzcolighting.com



DESCRIPTION

Westwood 903 and 903-2 are ultra-compact LED or MR16 line voltage fixtures with integral 12V step down transformer. Both mount directly over any standard 4" wall mounted J-box. Various lenses, louvers and color or dichroic filters can be combined - up to three at once - to create multiple lighting effects. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

f1

SPECIFICATION FEATURES

A ... Material

Housing, hood and mounting stem are precision machined from corrosion-resistant 6061-T6 aluminum billet, C360 brass, C932 bronze, or C110 copper. Mounting canopy is constructed from corrosion-resistant silicone aluminum, brass or copper.

B ... Finish Painted

Fixtures constructed from 6061-T6 aluminum are double protected by a chemical film undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available. Brass or Copper Fixtures constructed from brass or copper are left unpainted to reveal the natural beauty of the material and will patina naturally over time.

C ... Hood

Hood is removable for easy relamping and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects. Weep holes prevent water and mineral stains from collecting on the lens, even in the straight-up position.

D ... Gasket

Housing and hood are sealed with a high temperature silicone o-ring gasket to prevent water intrusion.

E ... Lens

Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.

F ... Mounting & Adjustability

Both models mount over standard 4" J-box and are suitable for ceiling or wall mount applications. Integral 120/12V step down transformer connects directly to 120V line voltage. Fully adjustable side-mounted swivel stem provides 200° vertical tilt for easy aiming. Stainless steel aim-locking mechanisms are standard. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

G ... Hardware

Stainless steel hardware is standard to provide maximum corrosion-resistance.

H ... Socket

Ceramic socket with 250° C Teflon® coated lead wires and GUS.3 bi-pin base.

I ... Electrical

For halogen lamping, integral 50 VA class "H" 120/12V step down transformer is standard. For LED lamping, an integral magnetic 20VA 120 / 12V step down transformer is standard

J ... Lamp

Halogen lamp not included. Available from Lumière as an accessory - see reverse side for details and catalog logic. LED Modules are included and are available in four color temperatures (2700, 3000, 4000 and 5700) and three distributions (spot, narrow and flood). Both color temperature and distribution must be specified when ordering - see reverse side for details and catalog logic.

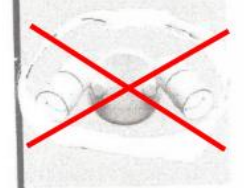
K ... Labels & Approvals

UL and cUL listed, standard wet label. Manufactured to ISO 9001-2000 Quality Systems Standard. IBEW union made.

L ... Warranty

Lumière warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers, ballasts and lamps carry the original manufacturer's warranty.

Catalog #	Type
Project	
Comments	Date
Prepared by	



WESTWOOD

903

903-2

10W LED

6W LED

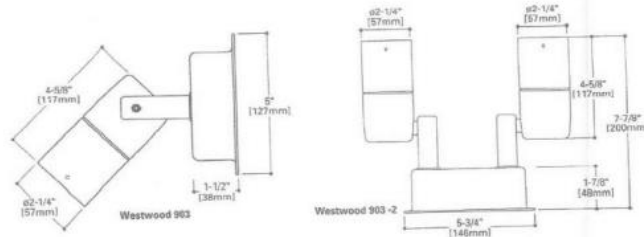
50W (max.) MR16

Halogen

Line Voltage

w/ Integral 12V transformer

Wall or Ceiling



COOPER Lighting
www.cooperlighting.com

Specifications and Dimensions subject to change without notice.
Consult your representative for additional options and finishes.



LAMPS PLUS.
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Lamps Plus | Landscape Lighting | Led | Deck Step Lighting | Kichler 4" Wide 2700K LED Bronze Half Moon Deck Light

< Go Back

Kichler 4" Wide 2700K LED Bronze Half Moon Deck Light - Style # 1G317

OTHER OPTIONS



\$82.20

Low Price Guarantee

1 Qty

ADD TO CART

ADD TO WISH LIST

In Stock - Ships in 1 to 2 Days

FREE SHIPPING*

[Write a Review](#)

Textured architectural bronze finish allows this half moon LED deck light to fit with most any exterior decor.

This beautiful half-moon deck light in textured architectural bronze finish is a fresh, contemporary addition to any deck, patio, porch or pool area. Its sleek shape and downlight design washes the wall below it with warm white light from its long-lasting, energy-efficient 2700K color temperature LED. A stylish green energy accent from Kichler that will work with your existing low voltage landscape lighting system.

- Energy-efficient 2700K LED half-moon deck light.
- Textured architectural bronze finish.
- Cast aluminum construction.
- From the Kichler landscape lighting collection.
- Wet-rated for use anywhere outdoors.
- Works with existing low-voltage landscape lighting systems.
- Includes one 1 watt LED.
- Light output is 43 lumens.
- Light output comparable to a 15 watt incandescent bulb.
- Produces warm white, 2700K color temperature light.
- Non-dimmable.
- Measures 4" wide, 2" high.



VIEW IN YOUR ROOM



"91"
ALLEY PATHWAY LIGHTS
MOUNTED 42" APP.
(ADA compliant)



http://www.lampsplus.com/products/kichler-4-inch-wide-2700k-led-bronze-half-moon-deck-light_1g317.html

1/5

NIOB-2
2" Iolite Trims (New Construction or Remodel Housing required)

Source: 14W LED
800lm to 1000lm

PRODUCT DESCRIPTION

Nora Lighting's 2" Iolite BWF trims are small aperture downlights that can be specified for use in new construction or remodel applications. The Iolite is a powerful 2" aperture downlight. The die-cast aluminum trims in square and round designs feature sharp, clean edges. The patent-pending, new construction housing allows for easy, tool-less removal of the driver. The Iolite ships with a 60° beam spread reflector installed and 25° and 38° reflectors included which can be easily changed in the field. The system provides 800lm to 1000lm output, 14W and 90+ CRI. An obvious choice for green, energy efficient lighting in commercial and residential applications.

FEATURES

- Cree® LED COB (2700K-5000K) or Premium non-Cree Comfort Dim Technology (3100K-2000K)
- Wide variety of trims and finishes
- 6" Cable with insulating sleeve
- 60° (Flood) reflector installed, 38° (Narrow flood) and 25° (Spot) reflector included.

SPECIFICATION

Trim/Module: Die-cast aluminum trims are threaded to mount LED module securely and dissipate heat away from light source. "Utilized Thermal Management" (UTM) provides exceptional cool operation exceeding all industry standards.

Beam Spread: (3) field interchangeable optics are included with each luminaire.

Adjustability: Adjustable round reflector's angle of rotation is dependant on housing specified; 15° for remodel housing and 30° for new construction housing. Square adjustable reflectors adjust up to 15° only.

Mounting: Trim includes Friction Blades to mount trim securely to housing.

ELECTRICAL

Lumens / Wattage:
800lm / 14W
1000lm / 14W (New Construction only)
Color Temperature: 2700K, 3000K, 3500K, 4000K, 5000K or Comfort Dim (3100K-2000K)
CRI: 90+
Operating Temp: 0°C to 40°C ambient temperature
Life Expectancy: 50,000 hours
Comfort Dim: Comfort Dim color tunes the temperature from a bright 3100K, to a romantic and comfortable 2000K on a gradual, even curve.
Comfort Dim is available in 800lm output only.
Dimming: Specified by housing

COMPATIBLE HOUSINGS

NIOB-2 series are compatible with IC Air-Tight LED Iolite Series Dedicated housings listed below.

CATALOG NO. DESCRIPTION
NHIOCD-28 2" Iolite IC Air-Tight LED Dedicated New Construction Housing
NHRIOD-28 2" Iolite IC Air-Tight LED Dedicated Remodel Housing

Accessories: Iolite trims accept collars, snoots, flush mount adapter or louver, see page 2.

LABELS AND LISTINGS

- cULus Listed for Wet Location
- ENERGY STAR certified
- 5 Year Limited Warranty
- RoHS Compliant
- Can be used to comply with 2016 Title 24 – part 6 High Efficacy LED light source requirements



PRODUCT IMAGES AND DIMENSIONS



2" Iolite BWF Trims - Dedicated New Construction or Remodel Housing Required

Shape	Trim Style	Color Temp.	Finish ¹	Lumens / Wattage
NIOB-2R = Round	C = Cone Regress	27K = 2700K	BB = Black / Black	(blank) = 800lm / 14W
NIOB-2S = Square	G = Adj. Surface Gimbal	30K = 3000K	BW = Black / White	/10° = 1000lm / 14W
	NDC = Non-Adj. Deep Cone Regress	35K = 3500K	BZ = Bronze / Bronze	
		40K = 4000K	HW = Haze / White	
	NDSQ = Deep Cone Non-Adj. Square Regress	50K = 5000K	MPW = Matte Powder White	
		CDK = Comfort Dim	NN = Natural Metal / Natural Metal	
			VW = White / White	

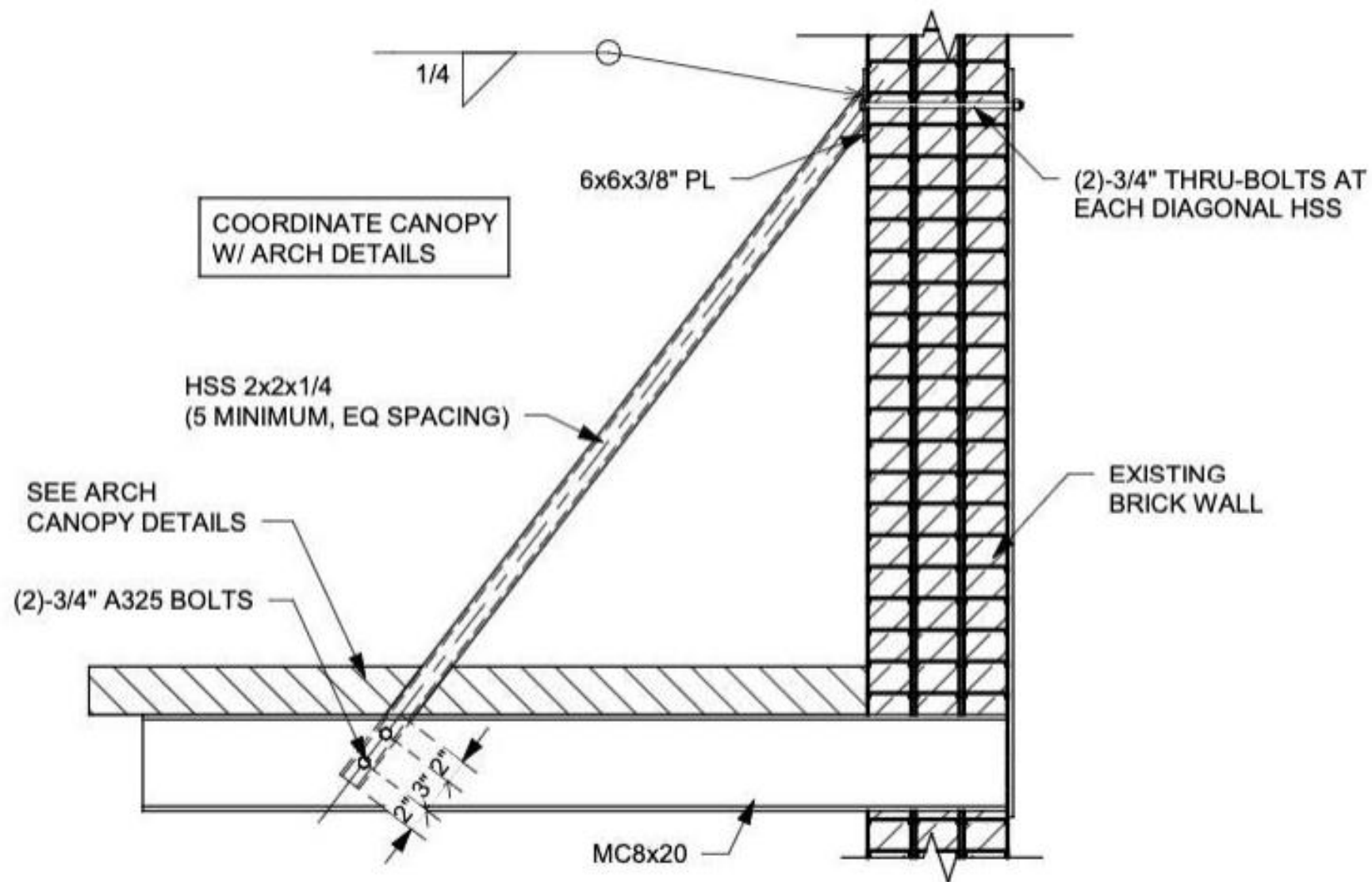
¹ Available in square aperture only

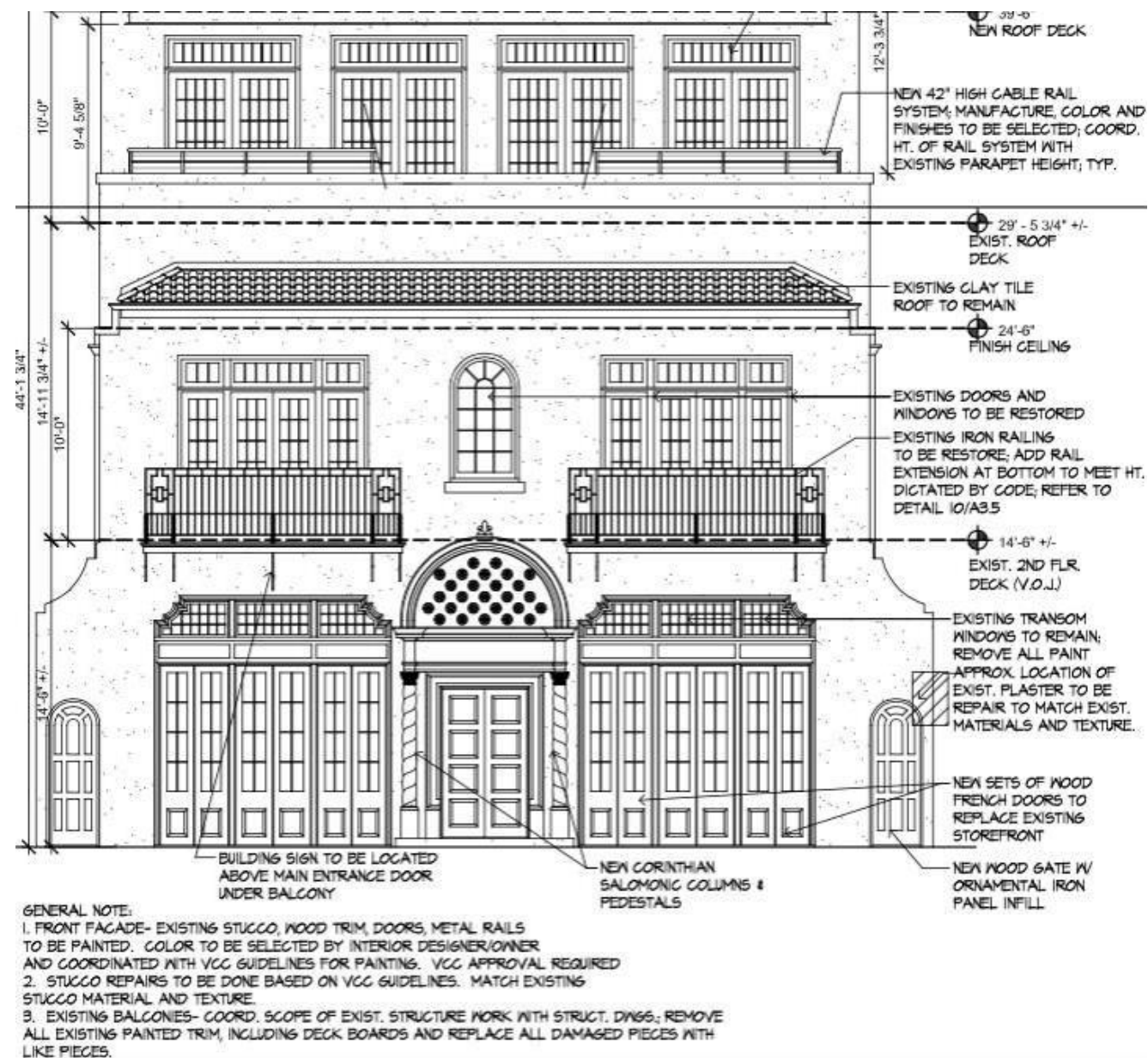
² Comfort Dim technology available in 800lm & uses non-Cree COB modules. 1" Iolite uses a different dimming curve than 2" & 4" Comfort Dim

³ Not all finishes are available on all trims

⁴ Compatible with new construction housing only

Example: NIOB-2RG2XWW Iolite 2" BWF Round Adjustable Surface Gimbal, 2700K, White / White finish







411 Bourbon – Applicant's Submittal

VCC Architectural Committee

June 8, 2021







411 Bourbon – Applicant’s Submittal

VCC Architectural Committee

June 8, 2021



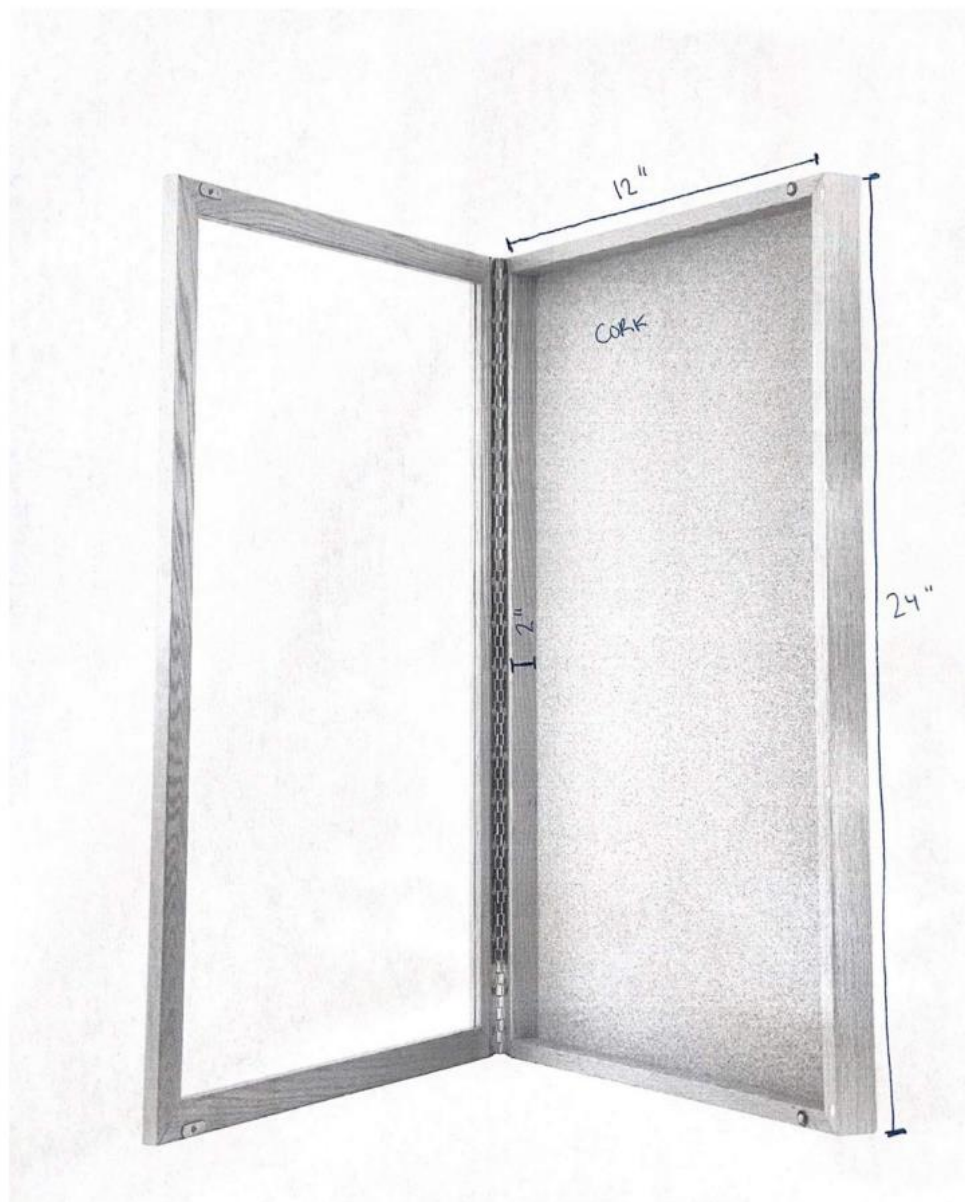


411 Bourbon – Applicant's Submittal

VCC Architectural Committee

June 8, 2021





Menu Board 411

- Ebony stained oak wood
- Cork backing
- Side-hinged door
- Magnetic door lock

Dimensions:

Width: 12"

Height: 24"

Depth: 2"

Estimate cost:

\$320.00



411 Bourbon - Security Cameras

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June 8, 2021





411 Bourbon

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June 8, 2021





411 Bourbon – Purported NOPD Camera

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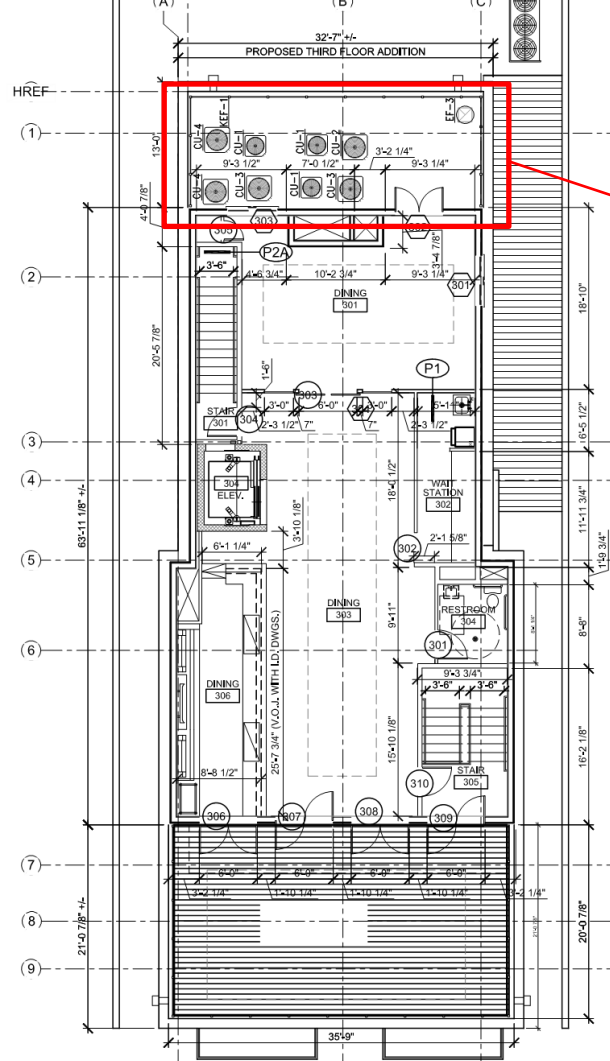


411 Bourbon

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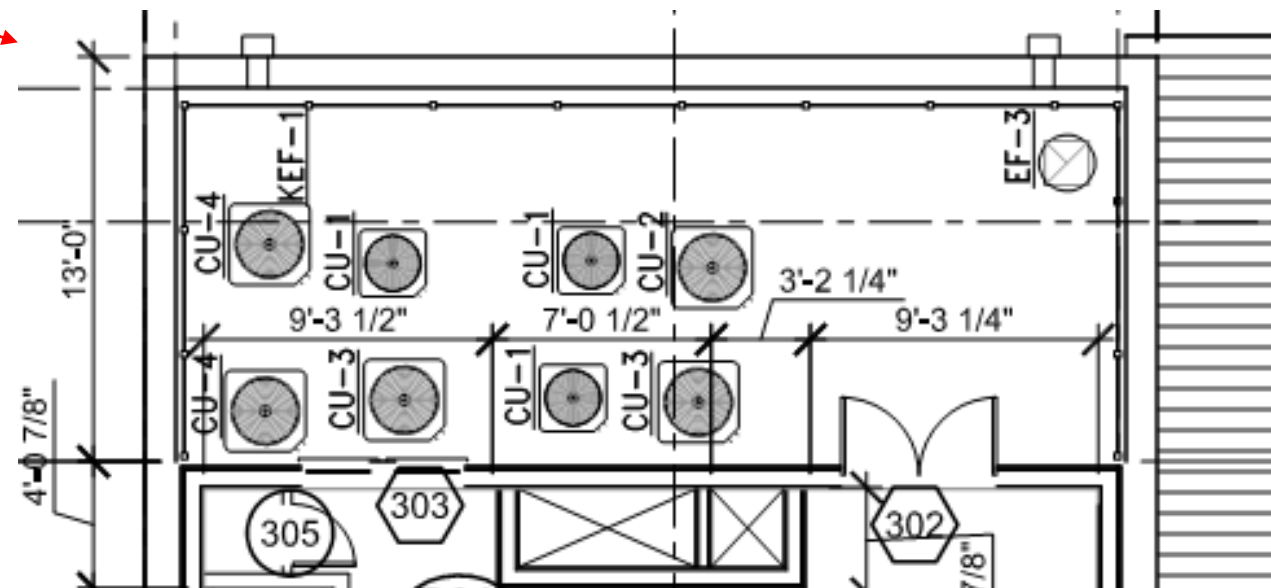


GENERAL NOTE:

1. DIMENSIONS RELATED TO DESIGN FEATURES INCLUDED WITH INTERIOR DESIGN DRAWINGS ARE FOR REFERENCE ONLY. CROSS REFERENCE ALL DIMENSIONS WITH INTERIOR DESIGN DRAWINGS, I.E. BAR, RESTROOMS, WIND WALLS, WALLS AT BOOTH SEATING, WAIT STATIONS, AND ANY OTHER FEATURE DESIGNED BY THE INTERIOR DESIGNER. IF DIMENSIONS VARY FROM I.D. DRAWINGS, I.D. DRAWINGS TAKE PRECEDENT.
2. VERIFY ALL DIMENSIONS ON SITE
3. DIMENSIONS ARE TAKEN TO FINISH MATERIAL-TYPICAL.

01 THIRD FLOOR PLAN
A1.5

Scale: 1/8"=1'-0"



411 Bourbon – Mechanical Equipment – Main Building – Approved Plans – Third Floor Roof

VCC Architectural Committee

June 8, 2021

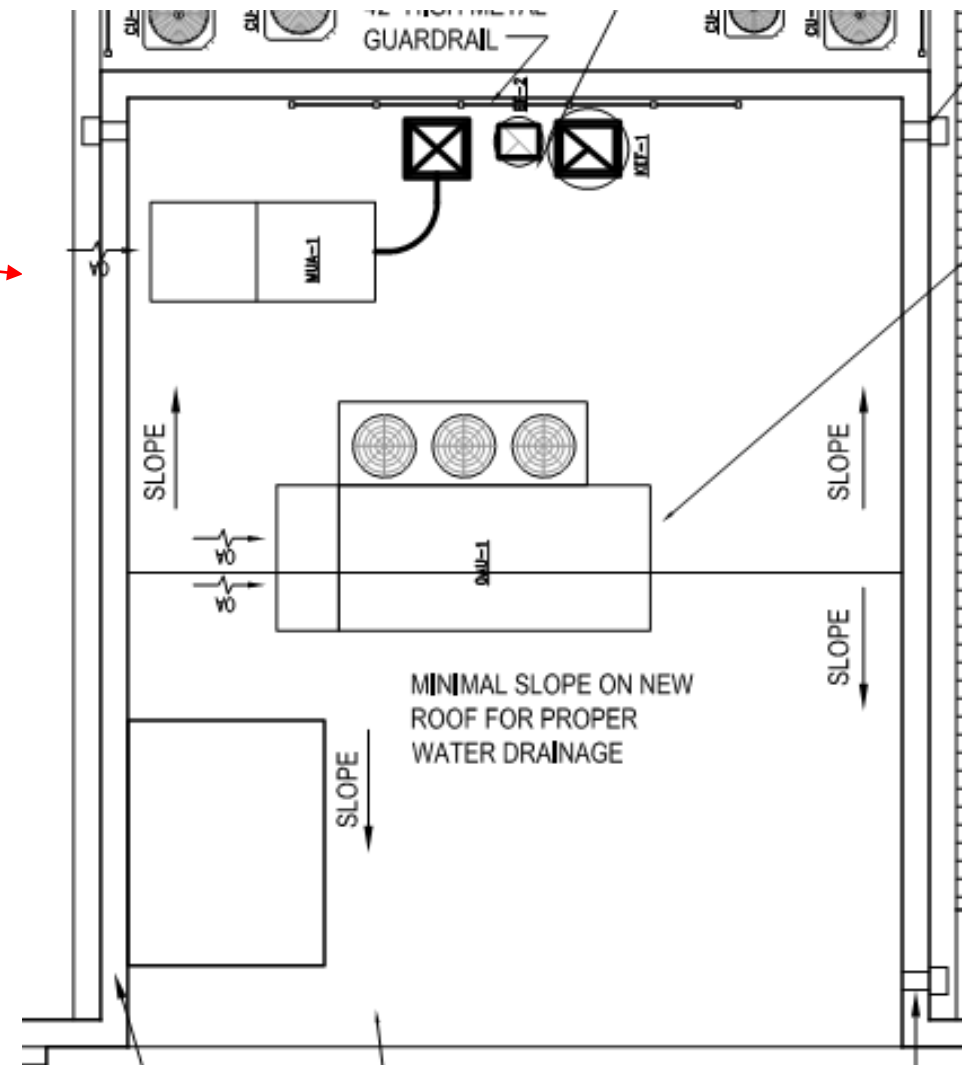
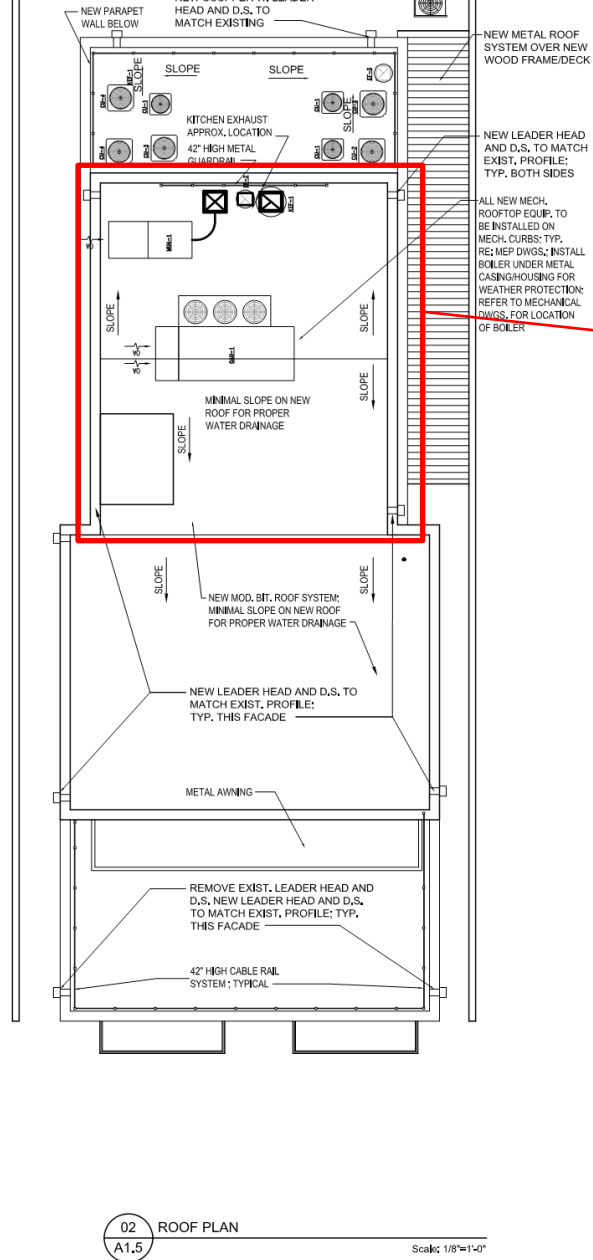




411 Bourbon – Mechanical Equipment – Main Building – As-Built – Third Floor Roof



411 Bourbon – Mechanical Equipment – Main Building – As-Built – Third Floor Roof





411 Bourbon – Mechanical Equipment – Main Building – As Built – Fourth Floor Roof



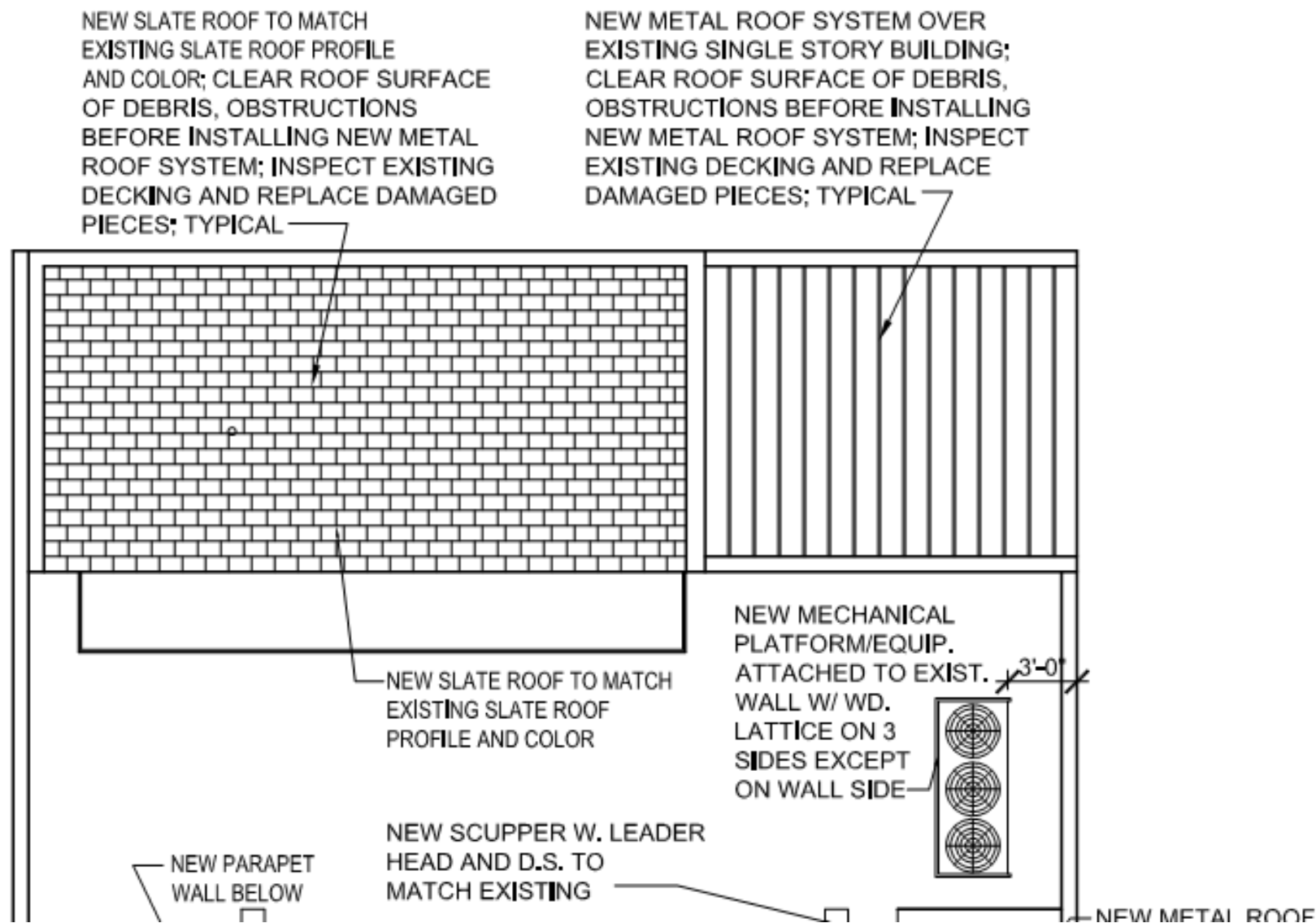
411 Bourbon – Mechanical Equipment – Main Building – As Built – Fourth Floor Roof



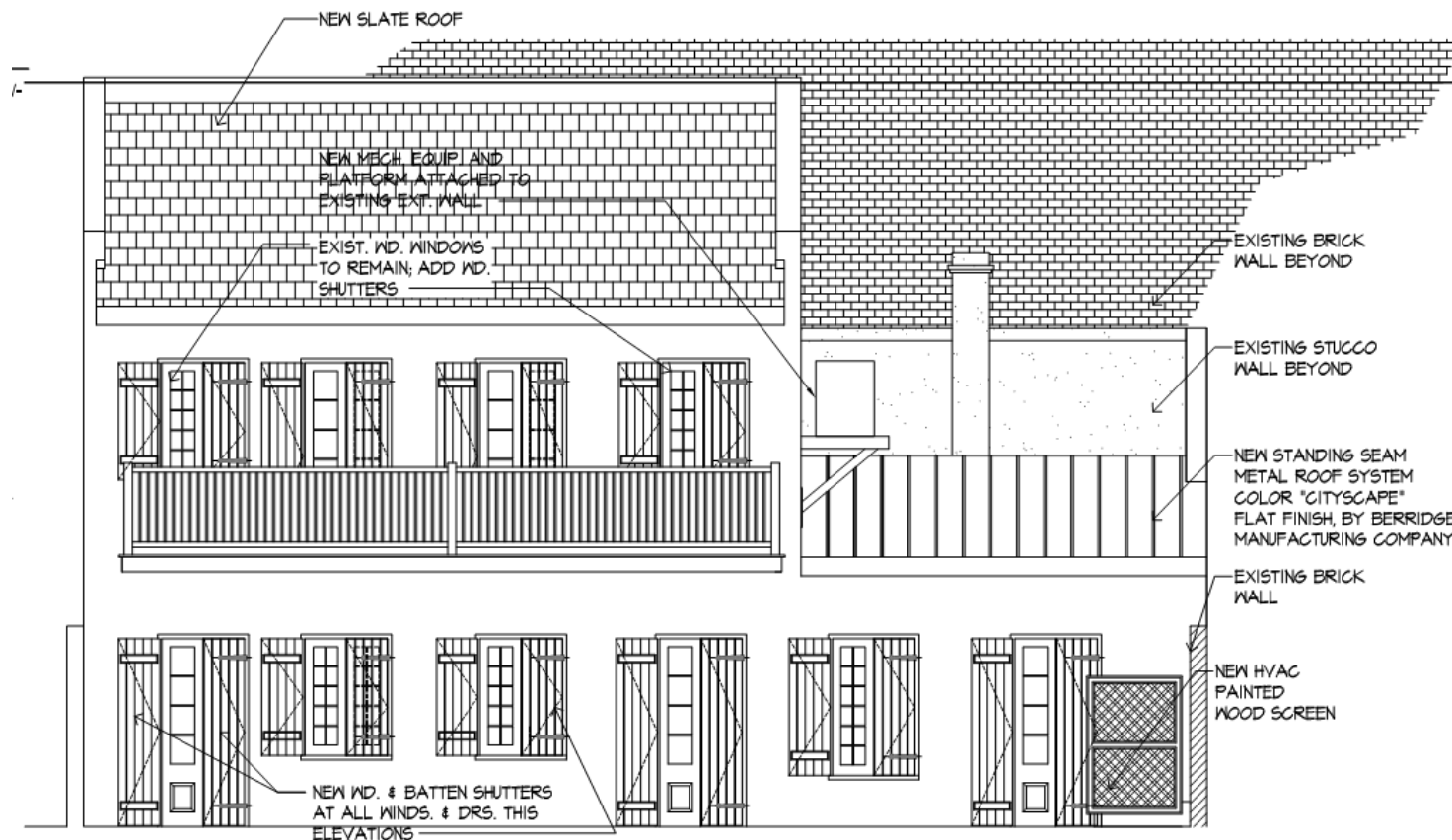
411 Bourbon – Mechanical Equipment – Main Building – As Built – Fourth Floor Roof



411 Bourbon – Mechanical Equipment – Main Building – As Built – Visibility from Conti



411 Bourbon – Mechanical Equipment – Rear Building – Approved Plans



GENERAL NOTE:

1. OUTBACK BUILDING FACADE- EXISTING STUCCO, WOOD TRIM, DOORS, WOOD RAILS TO BE PAINTED. COLOR TO BE SELECTED BY INTERIOR DESIGNER/OWNER AND COORDINATED WITH VCC GUIDELINES FOR PAINTING. VCC APPROVAL REQUIRED
2. STUCCO REPAIRS TO BE DONE BASED ON VCC GUIDELINES. MATCH EXISTING STUCCO MATERIAL, TEXTURE & SCORE PATTERN.

03 PROPOSED BACK BUILDING FRONT ELEVATION
 A2.2 411 BOURBON STREET Scale 3/16"=1'-0"

411 Bourbon – Mechanical Equipment – Rear Building – Approved Plans

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June 8, 2021





411 Bourbon – Mechanical Equipment – Rear Building – As Built

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411 Bourbon – Mechanical Equipment – Rear Building – As Built

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411 Bourbon – Mechanical Equipment – Rear Building – As Built

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411 Bourbon – Mechanical Equipment – Rear Building – As Built

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411 Bourbon – Mechanical Equipment – Rear Building – As Built

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411 Bourbon – Mechanical Equipment – Rear Building – As Built

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411 Bourbon – Rear Building – Previous Conditions

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June 8, 2021





411 Bourbon – Rear Building – Previous Conditions

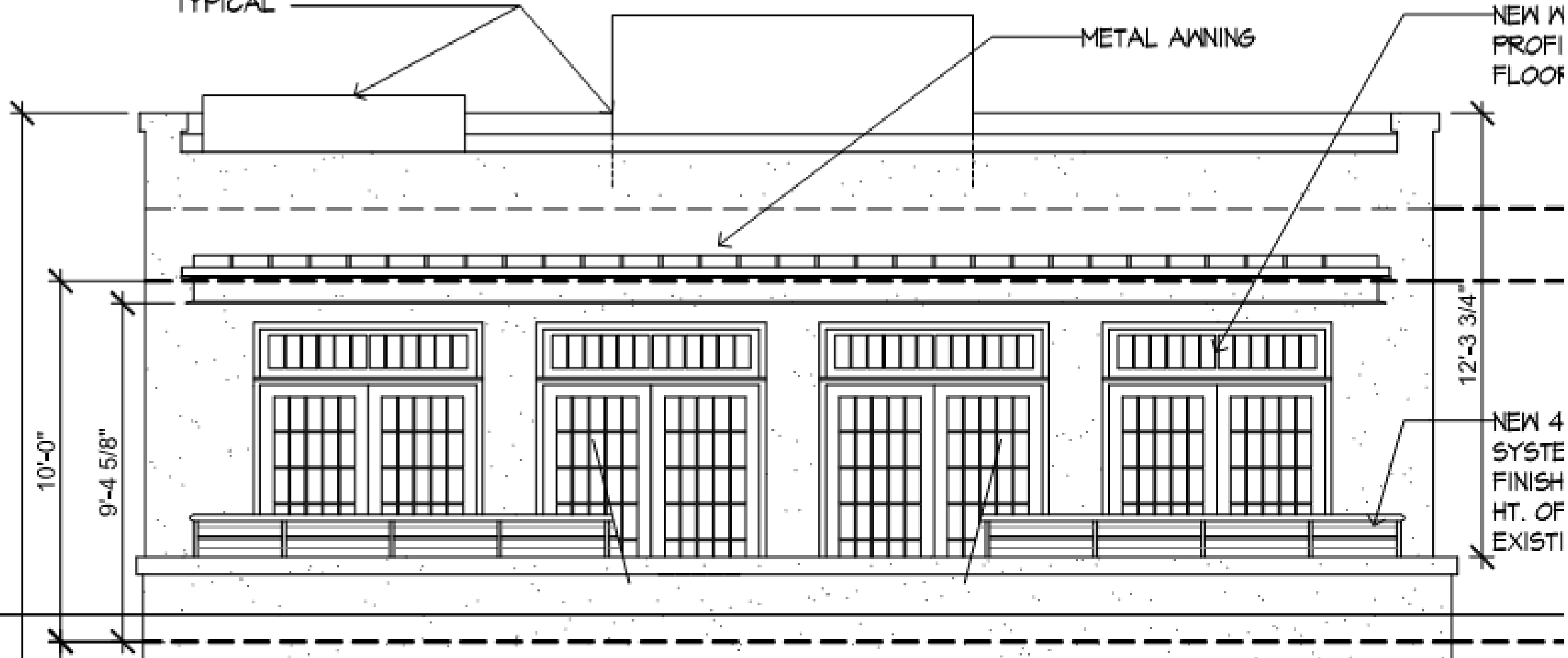
VCC Architectural Committee

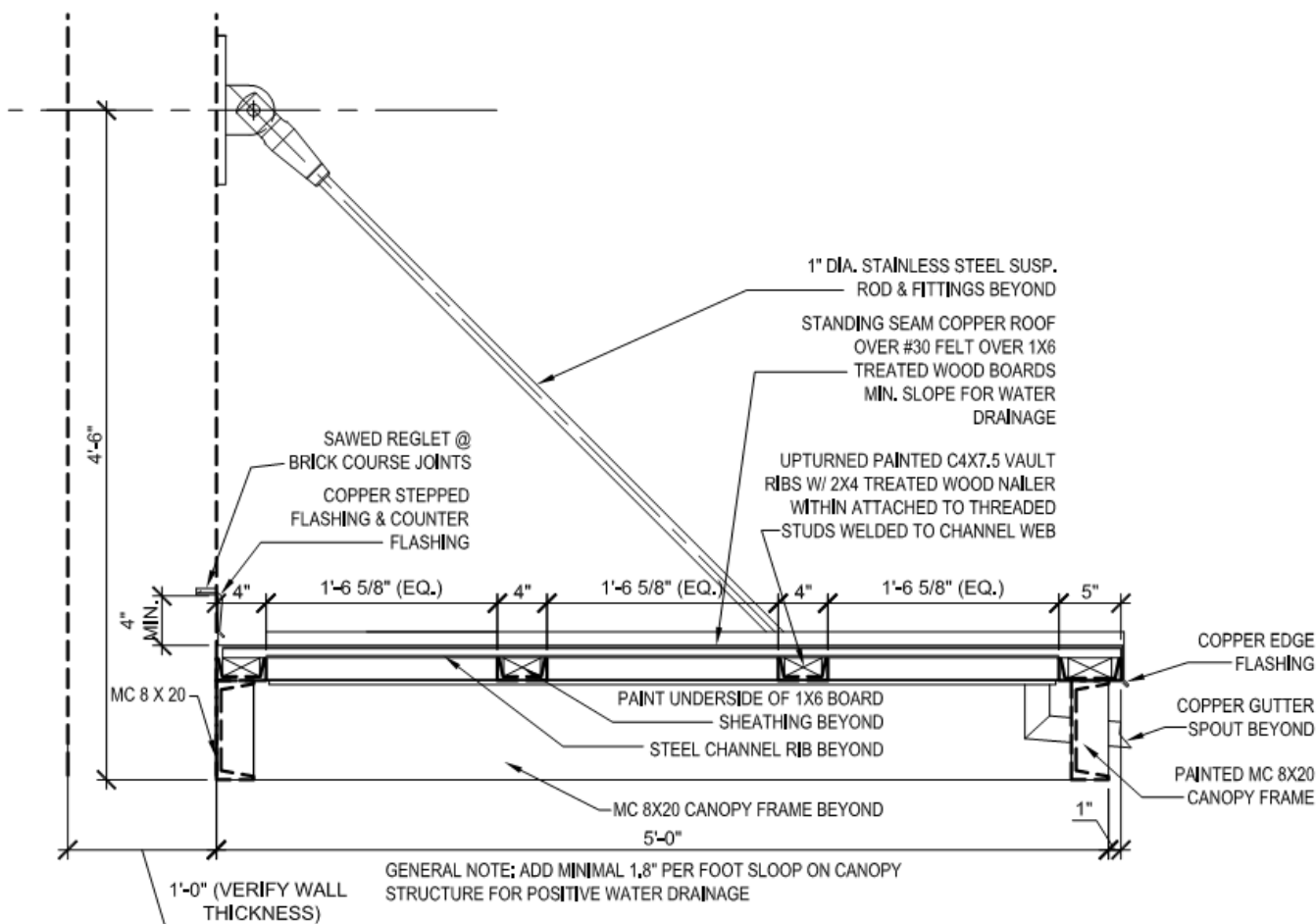
June 8, 2021



INSULATION UNDER AREA WHERE
MECHANICAL EQUIP. IS TO BE INSTALLED.
TYPICAL

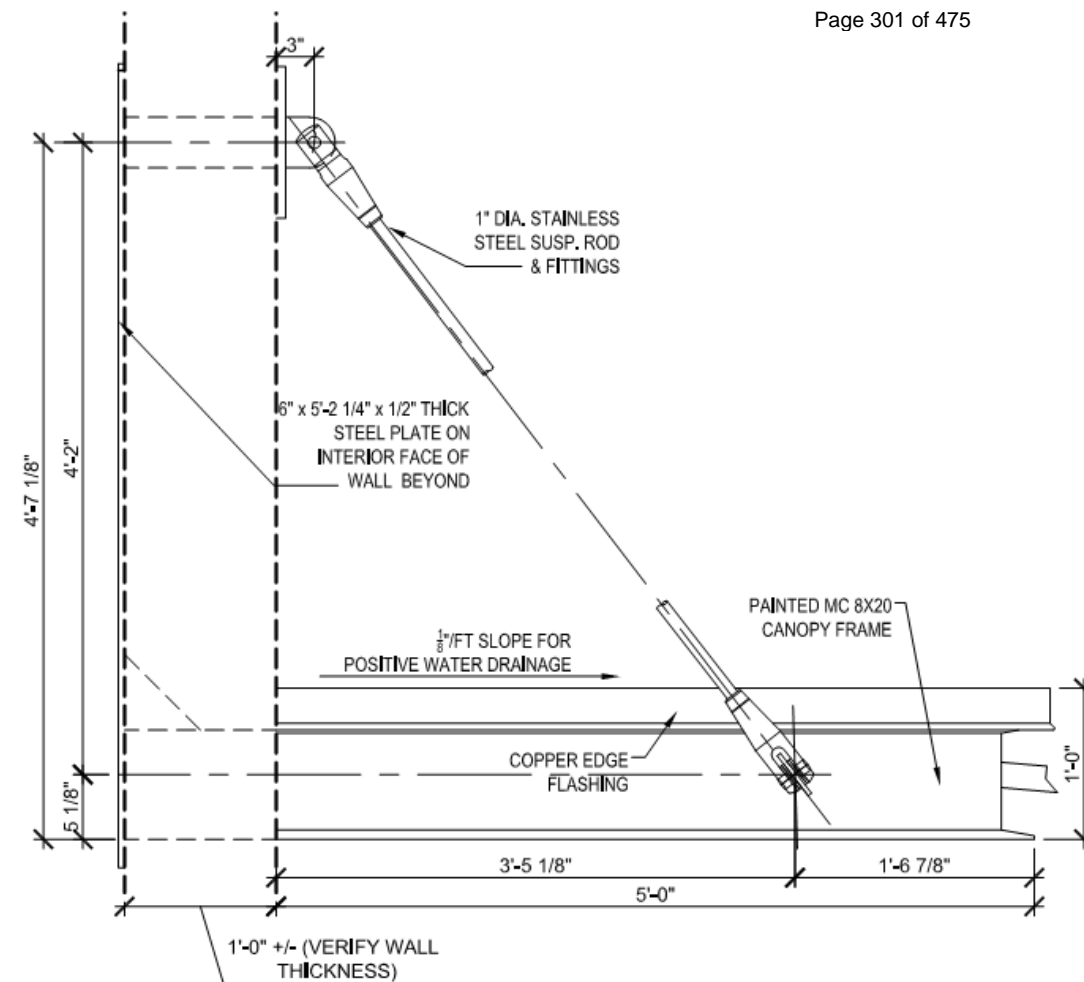
Page 300 of 475





02 PAINTED METAL CANOPY
A3.1

Scale 1"=1'-0"



03 PAINTED METAL CANOPY
A3.1

Scale 1"=1'-0"



411 Bourbon – Roof Deck Awning – As Built

VCC Architectural Committee

June 8, 2021





411 Bourbon – Roof Deck Awning – As Built

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411 Bourbon – Roof Deck Awning – As Built

VCC Architectural Committee

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411 Bourbon – Roof Deck Awning – As Built

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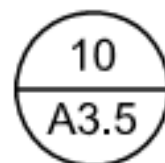
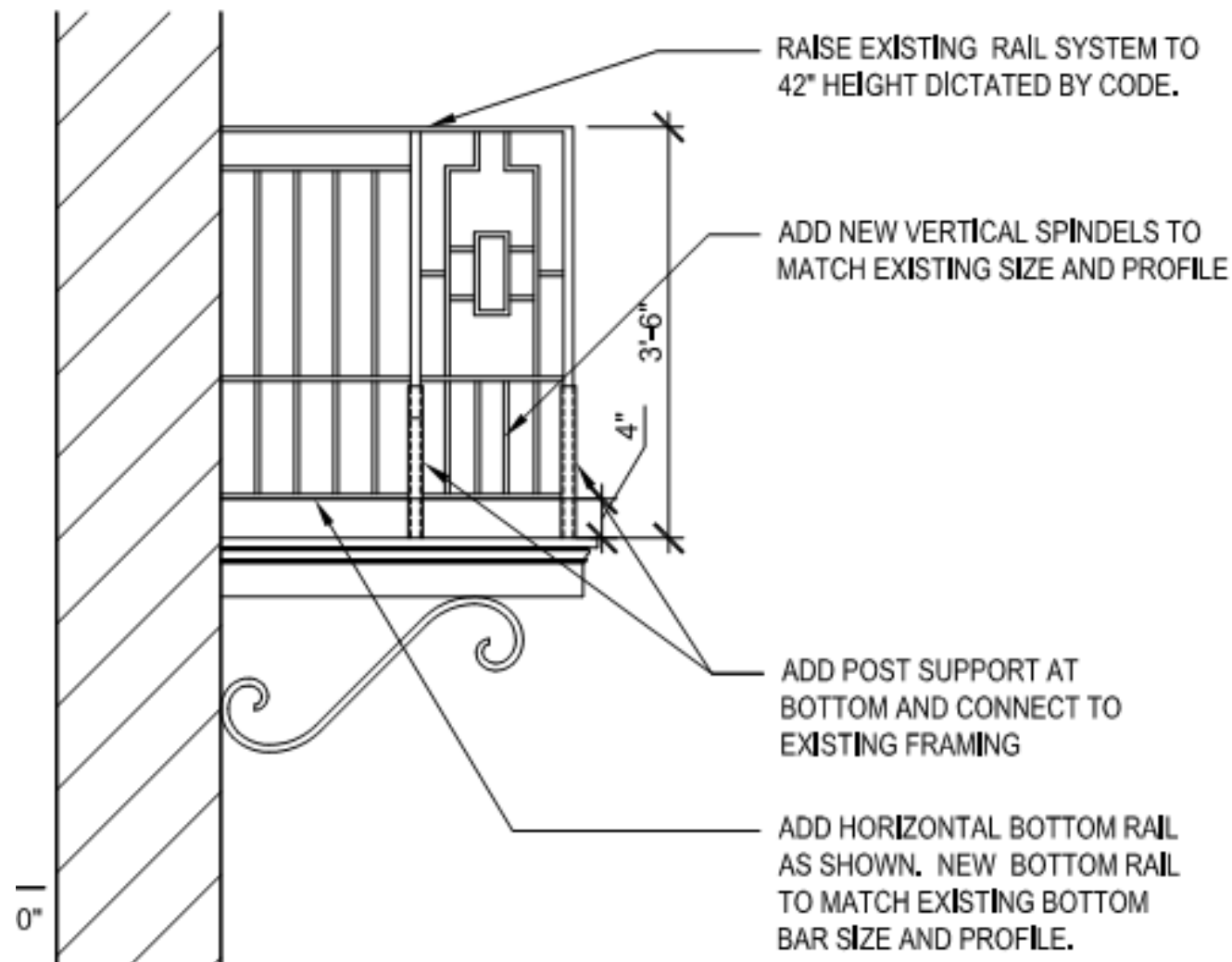


411 Bourbon – Roof Deck Awning – As Built

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PROPOSED BALCONY RAIL

BOURBON ST. BALCONIES

Scale 1/2"=1'-0"





411 Bourbon – Second Floor Balcony – Approved Plans

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411 Bourbon – Second Floor Balcony – As Built

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411 Bourbon – Second Floor Balcony – As Built – Close Up



411 Bourbon – Second Floor Balcony – As Built vs Previously Existing

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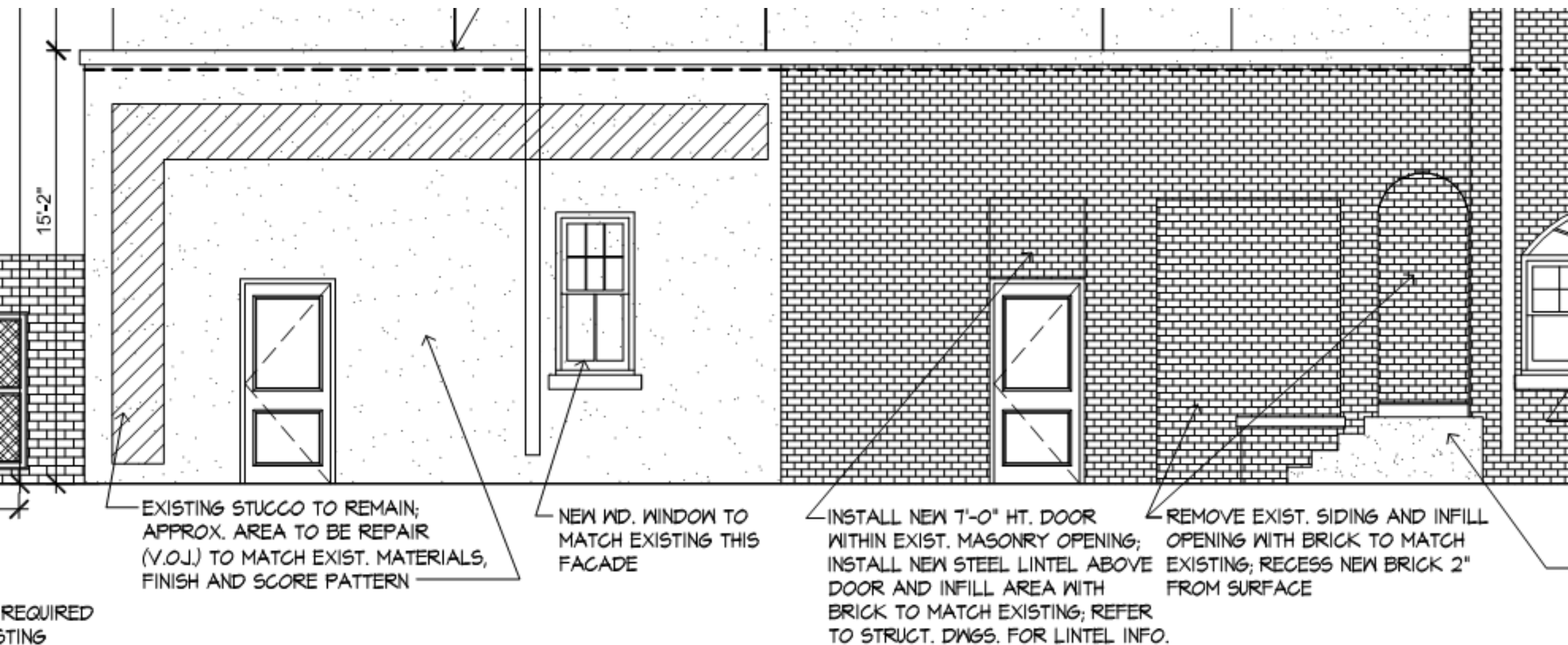


411 Bourbon – Second Floor Balcony – As Built vs Previously Existing

VCC Architectural Committee

June 8, 2021



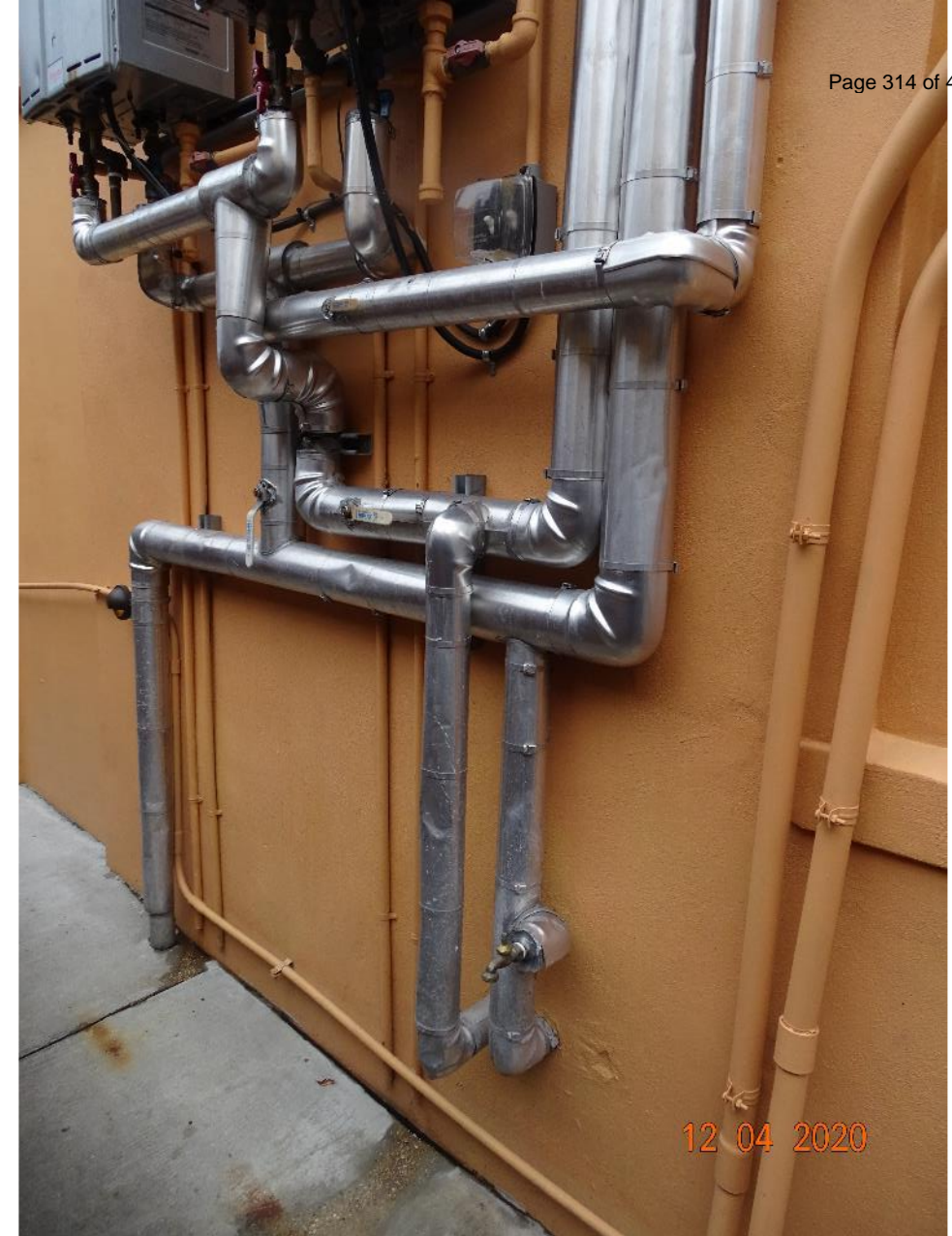


411 Bourbon – Exterior Conduit/Ducting/Water Heaters – Conti Elevation of Main Building – Approved Plans

VCC Architectural Committee

June 8, 2021





411 Bourbon – Exterior Conduit/Ducting/Water Heaters – Conti Elevation of Main Building – As Built

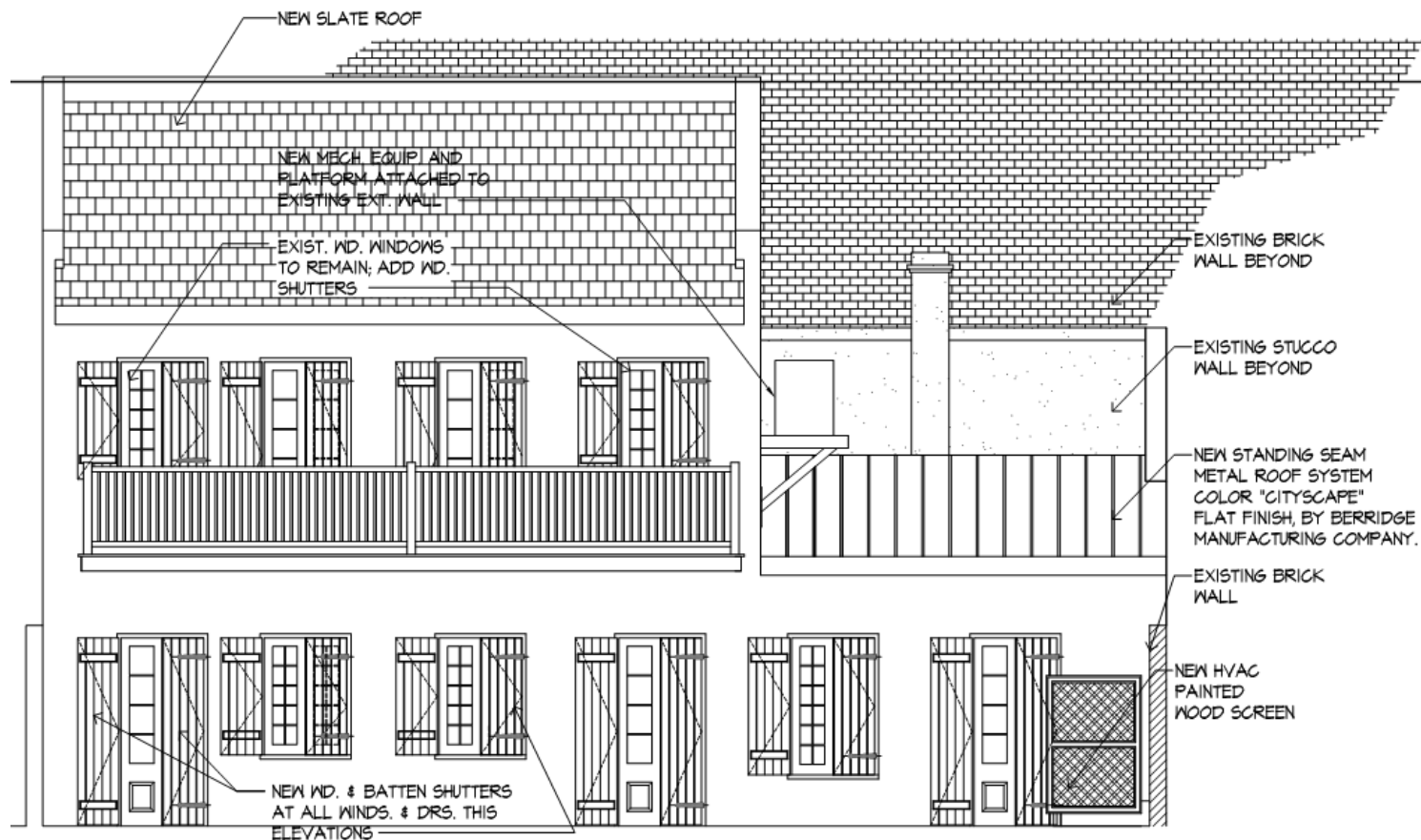


411 Bourbon – Exterior Conduit/Ducting/Water Heaters – Conti Elevation of Main Building – As Built

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GENERAL NOTE:

1. OUTBACK BUILDING FACADE- EXISTING STUCCO, WOOD TRIM, DOORS, WOOD RAILS TO BE PAINTED. COLOR TO BE SELECTED BY INTERIOR DESIGNER/OWNER AND COORDINATED WITH VCC GUIDELINES FOR PAINTING. VCC APPROVAL REQUIRED
2. STUCCO REPAIRS TO BE DONE BASED ON VCC GUIDELINES. MATCH EXISTING STUCCO MATERIAL, TEXTURE & SCORE PATTERN.

03 PROPOSED BACK BUILDING FRONT ELEVATION
 A2.2 411 BOURBON STREET Scale 3/16"=1'-0"

411 Bourbon – Exterior Conduit/Ducting – Rear Building – Approved Plans

VCC Architectural Committee

June 8, 2021





411 Bourbon – Exterior Conduit/Ducting – Rear Building – As Built

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411 Bourbon – Exterior Conduit/Ducting – Rear Building – As Built

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411 Bourbon – Courtyard Fans – As Built

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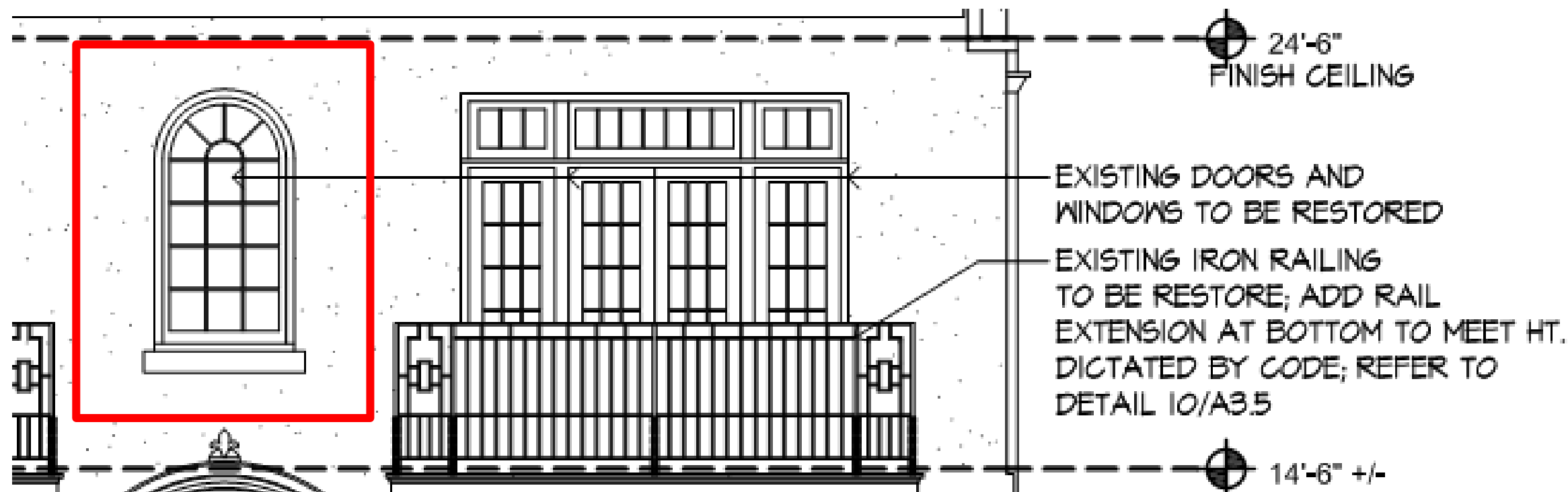


411 Bourbon – Courtyard Fans – As Built

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June 8, 2021





411 Bourbon – Second Floor Window – Second Floor of Bourbon St. Elevation – Approved Plans

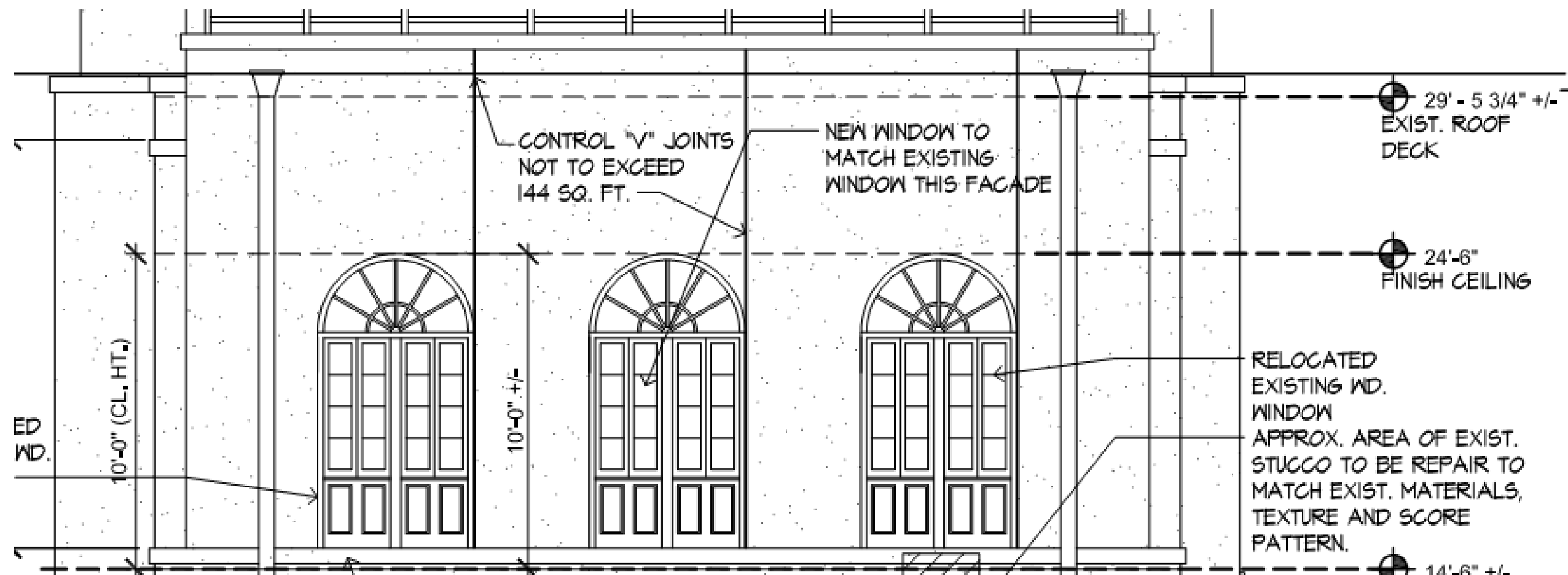


411 Bourbon – Second Floor Window – Second Floor of Bourbon St. Elevation – As Built

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411 Bourbon – Second Floor Window – Rear Elevation of Main Building – Approved Plans



411 Bourbon – Second Floor Window – Rear Elevation of Main Building – As Built

VCC Architectural Committee

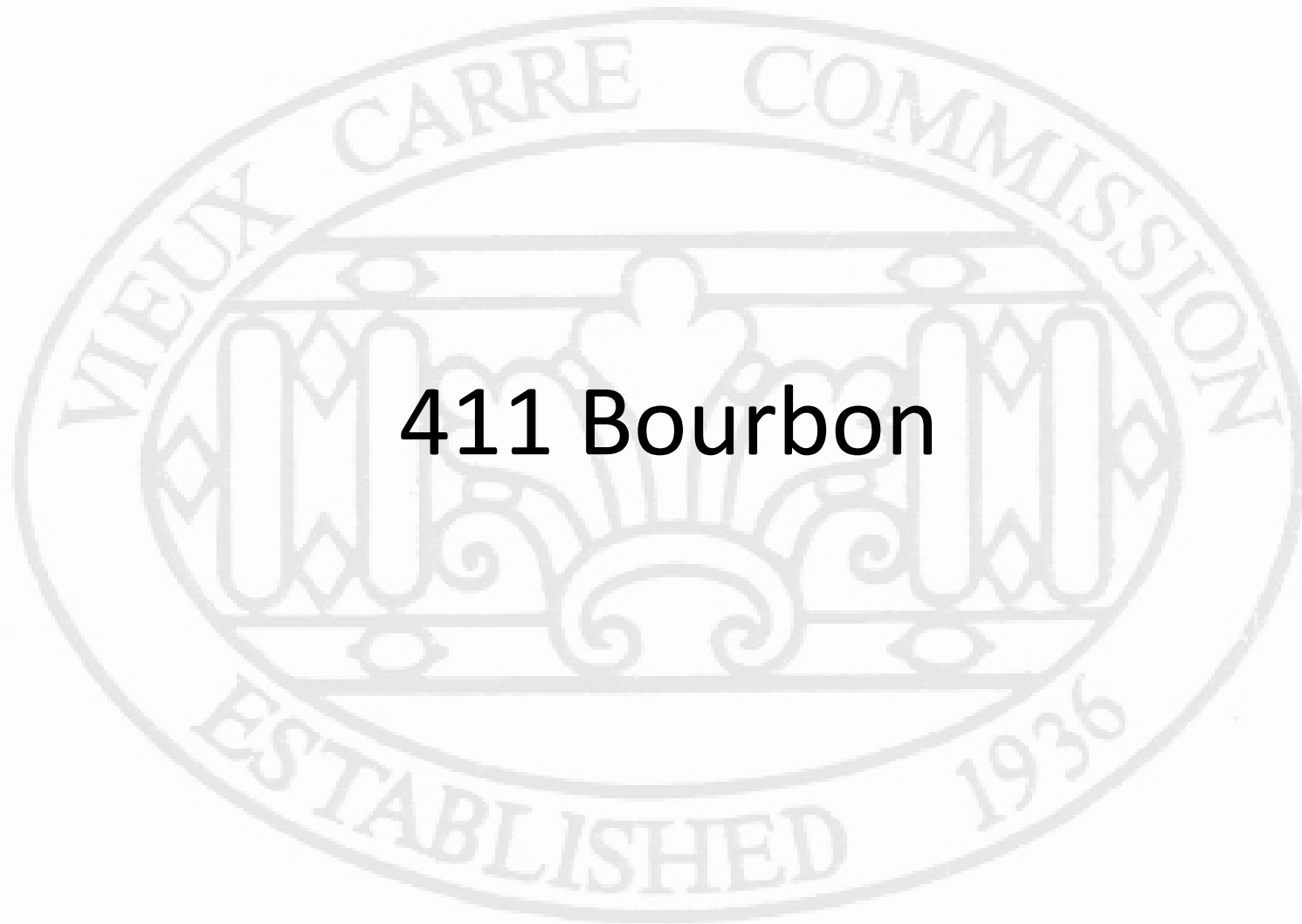
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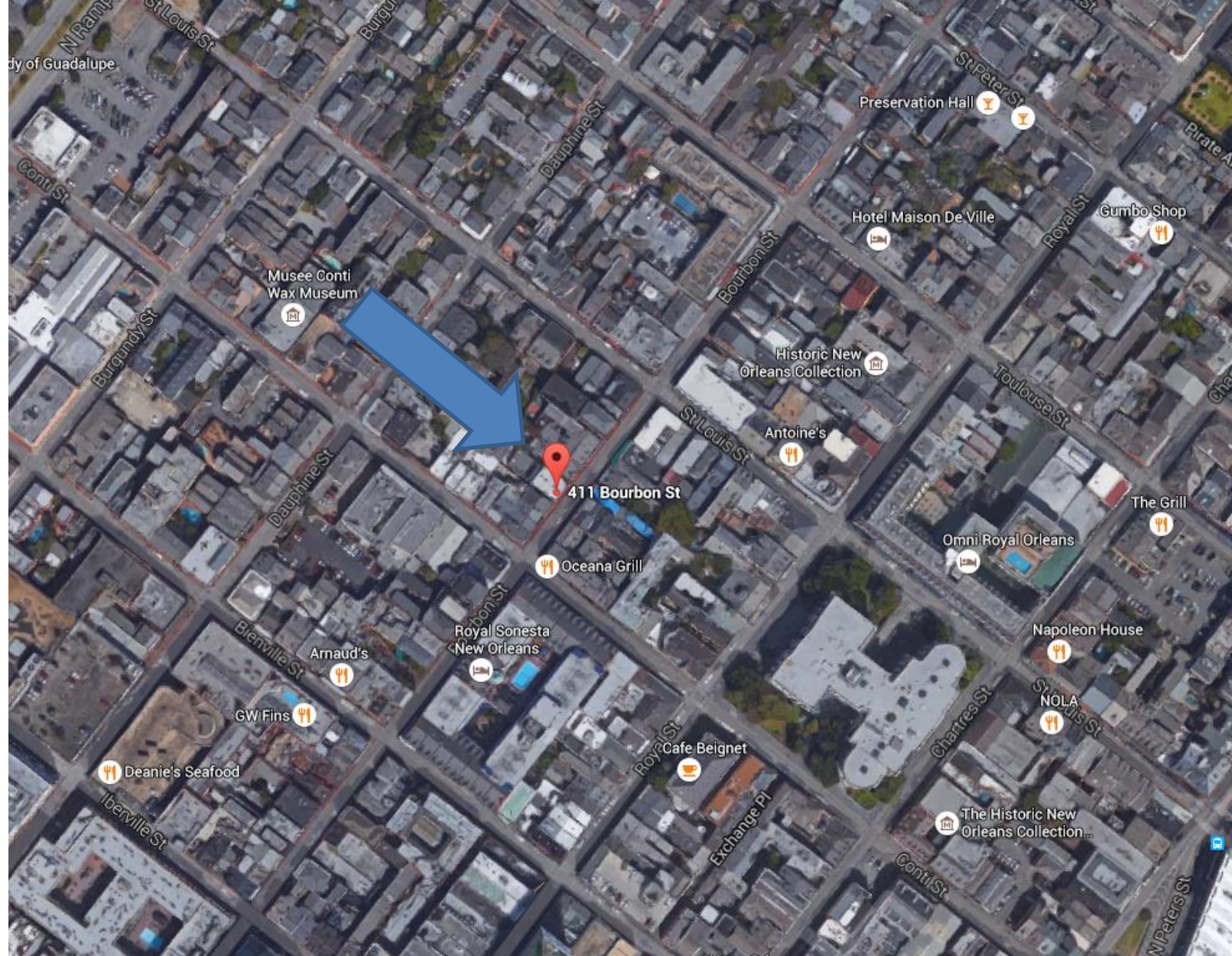




411 Bourbon – Second Floor Window – Rear Elevation of Main Building – Previously Existing

411 Bourbon



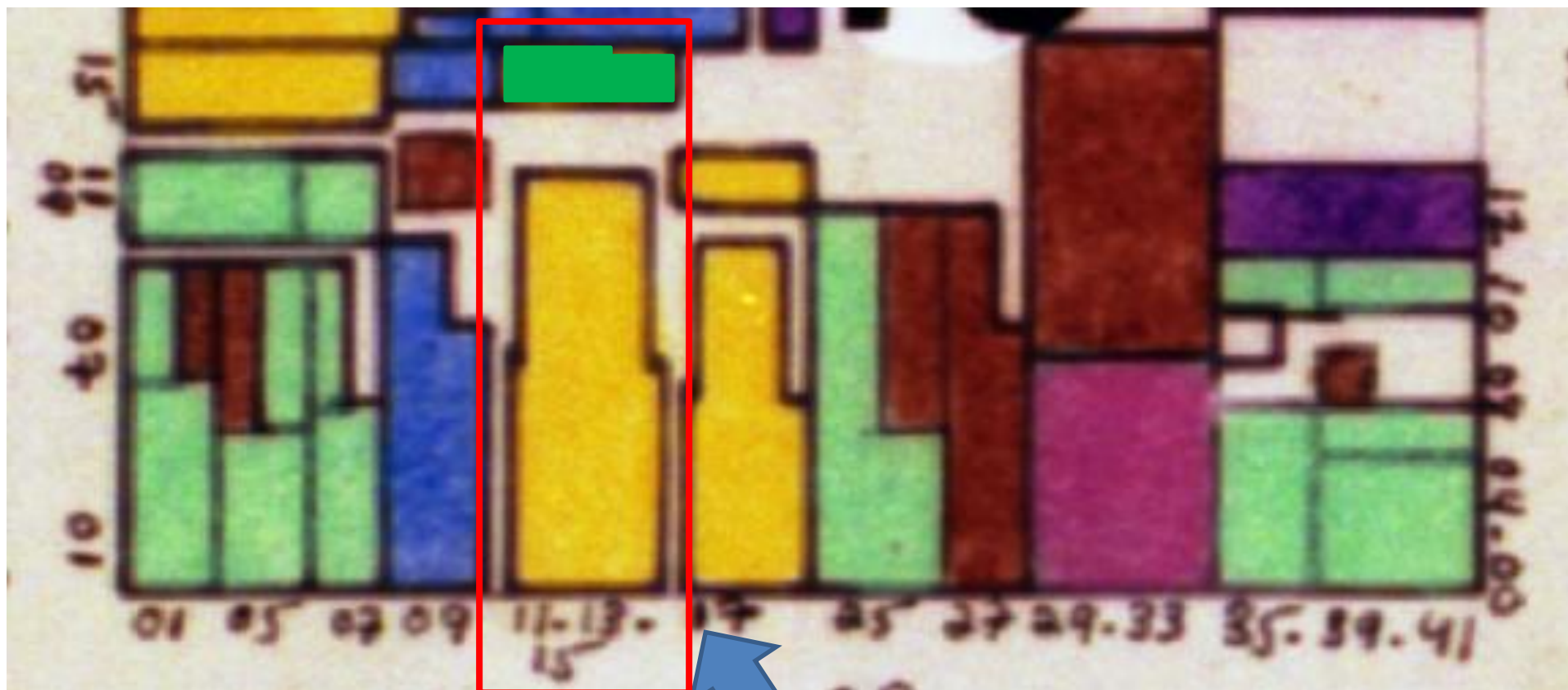


411 Bourbon

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June 8, 2021





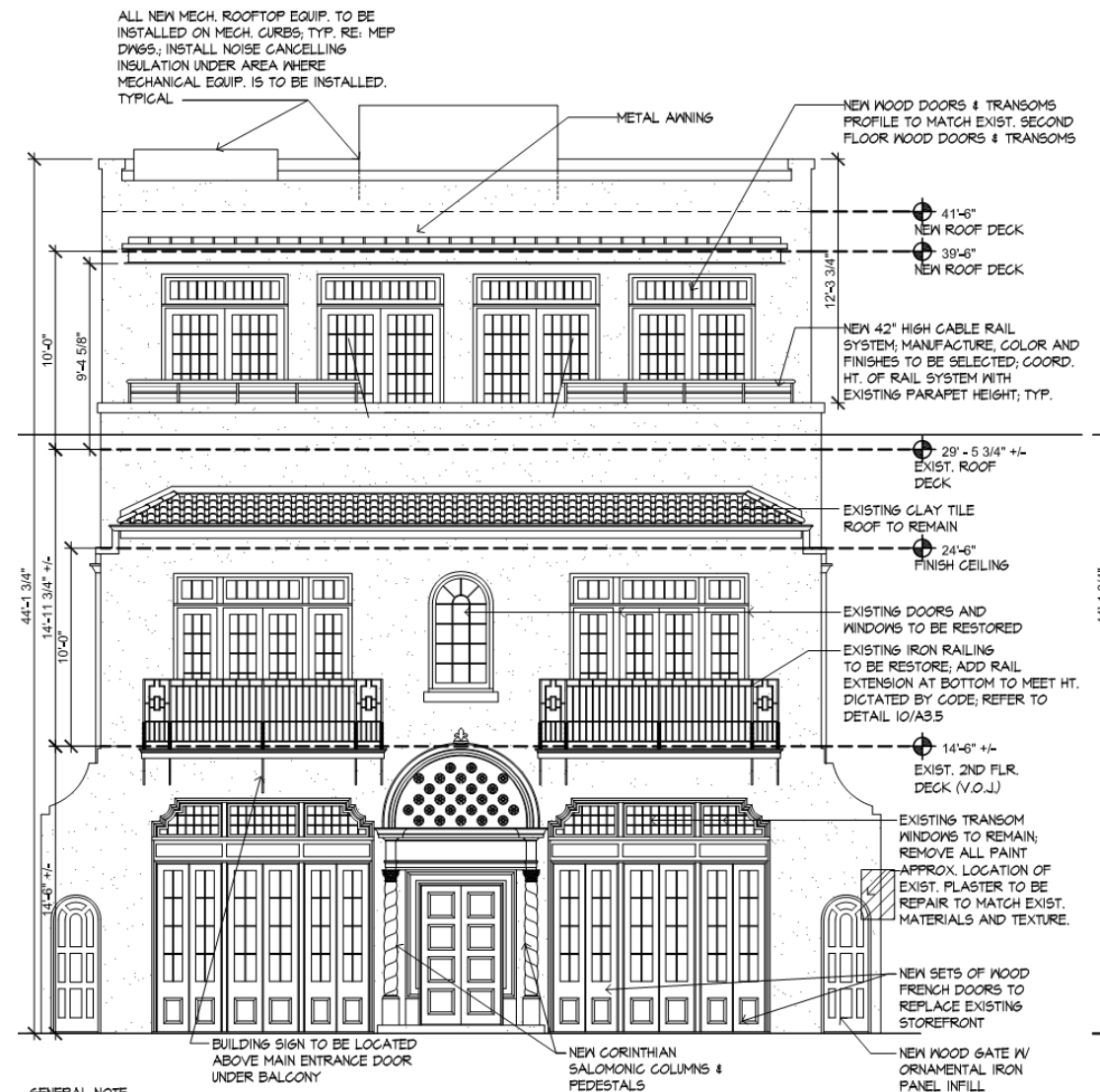
411 Bourbon



411 Bourbon



411 Bourbon



- GENERAL NOTE:
1. FRONT FACADE- EXISTING STUCCO, WOOD TRIM, DOORS, METAL RAILS TO BE PAINTED. COLOR TO BE SELECTED BY INTERIOR DESIGNER/OWNER AND COORDINATED WITH VCC GUIDELINES FOR PAINTING. VCC APPROVAL REQUIRED
 2. STUCCO REPAIRS TO BE DONE BASED ON VCC GUIDELINES. MATCH EXISTING STUCCO MATERIAL AND TEXTURE.
 3. EXISTING BALCONIES- COORD. SCOPE OF EXIST. STRUCTURE WORK WITH STRUCT. DWGS.; REMOVE ALL EXISTING PAINTED TRIM, INCLUDING DECK BOARDS AND REPLACE ALL DAMAGED PIECES WITH LIKE PIECES.

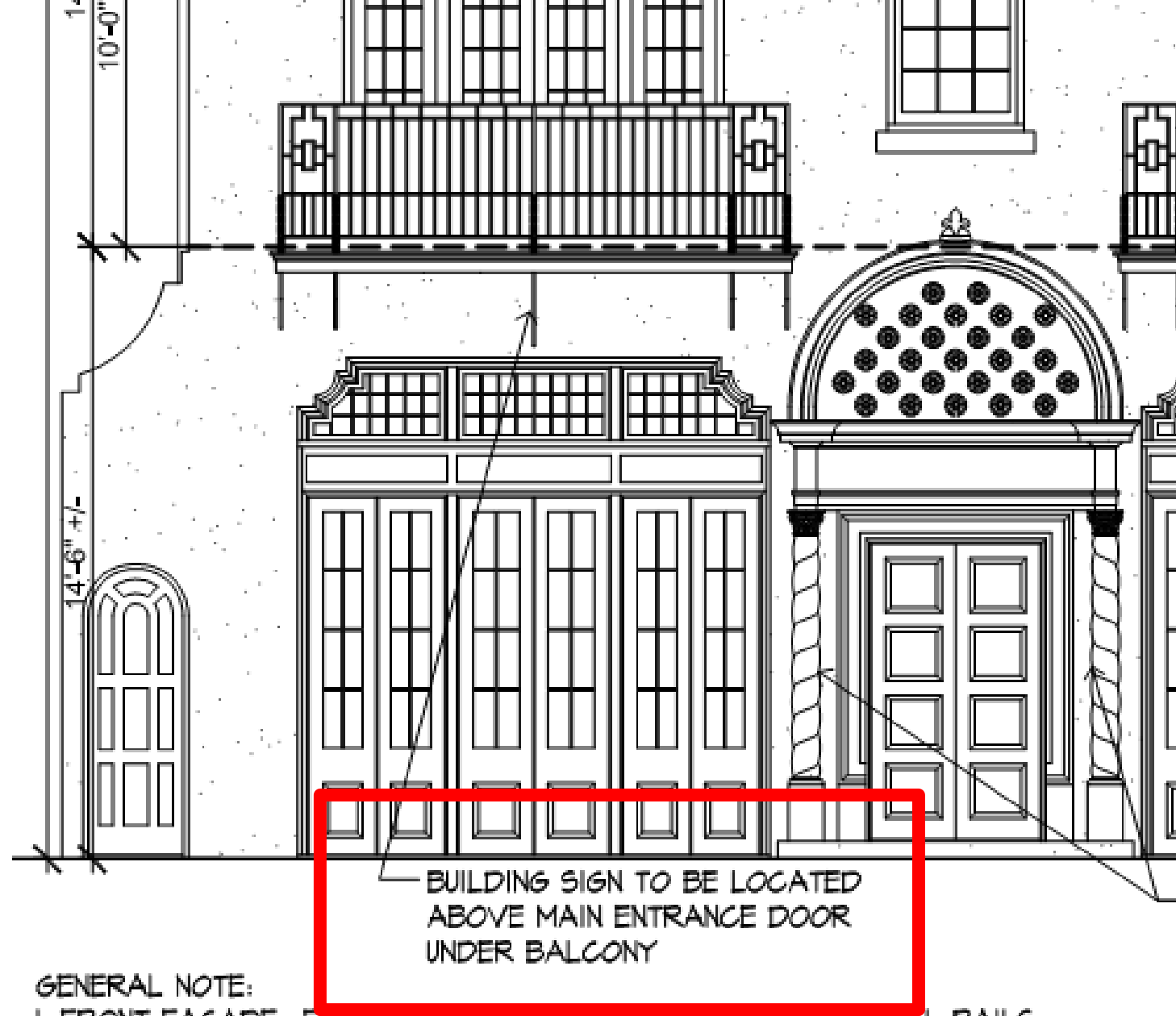
01 PROPOSED FRONT ELEVATION
A2.2 BOURBON STREET Scale 3/16"=1'-0"

411 Bourbon – Approved Plans

VCC Architectural Committee

June 8, 2021





GENERAL NOTE:

1. FRONT FACADE- EXISTING STUCCO, WOOD TRIM, DOORS, METAL RAILS
TO BE PAINTED. COLOR TO BE SELECTED BY INTERIOR DESIGNER/OWNER



411 Bourbon

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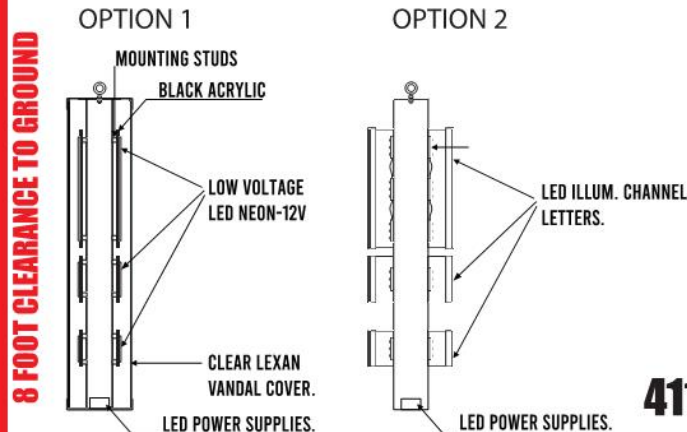
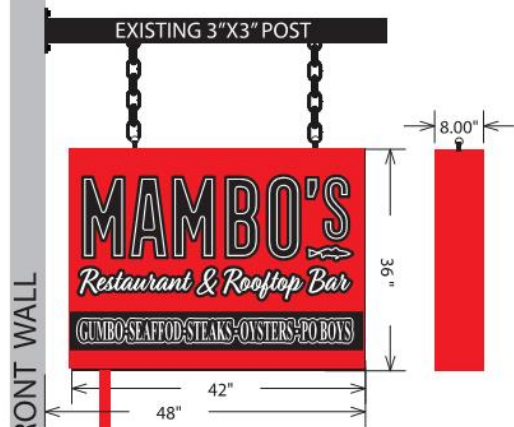
411 Bourbon

VCC Architectural Committee

01 06 2021

June 8, 2021





Total Sign Area::
10.5 SQFT

411 BOURBON STREET. NEW ORLEANS, LA 70130
SIGN TO WITH STAND 140 MPH WINDLOAD

All electrical components will be UL Approved

Quattro signs & graphics 504.305.3468 Page 339 of 475

OENAS

CS Sign **05.01.21**

Drawn By: Marlon Cespedes

Date	Issue/Revision No.
	05.01.21

Manufacture & Install (1)

Double-Sided 36" Height x 8" wide x 42" Length Cabinet Sign Tack Welded Aluminum Cabinet with LED power supply 60watts variable input voltage with grounded wire: 110v-277v OVP, OCP, SCP, OTP protection function rating: class 2 for use with Leds and Led signage and connected 12mm white neon rope covers .3x4" Acrylic Hatched Out, .36" Height x 8" wide x 42" Length Cabinet Painted Custom Red. Installation on existing pole 7 feet metal post, 3"x3", 3/8" thick welded to two 1/2" thick 6"x12" plates, one of each side, fastened with four 1/6" boltsw. Hooks & Chain

Total Sign Square Footage: 10.5 sqft

All electrical components will be UL Approved

Customer's Approval:

Date: 4-11-21

Location: 411 Bourbon Street New Orleans, LA 70130.

THE DESIGN FOR THE WORK SHOWN ON THESE PLANS SHALL BE BASED ON THE REQUIREMENTS SET FORTH IN THE INTERNATIONAL CODE COUNCILS' INTERNATIONAL BUILDING CODES WIND - SPEED MAPS (REFERRED TO AS ULTIMATE WIND SPEED MAPS), ASCE 7-10

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION. TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL LOCAL, PARISH & STATE REQUIREMENTS INCLUDING (IBC 2015) INTERNATIONAL BUILDING CODE, 2015 EDITION. I WILL (WILL NOT) SUPERVISE CONSTRUCTION

Frank Lauricella
FRANK LAURICELLA LA REG. No. 3789



MAMBO'S RESTAURANT
417 BOURBON ST. NOLA

LAURICELLA LIMITED
ARCHITECTS
317 ALIX STREET
NEW ORLEANS, LOUISIANA 70114
(504) 650-5617 LLTDARCH@AOL.COM

DATE: 5/26/21 PROJECT no. 2123

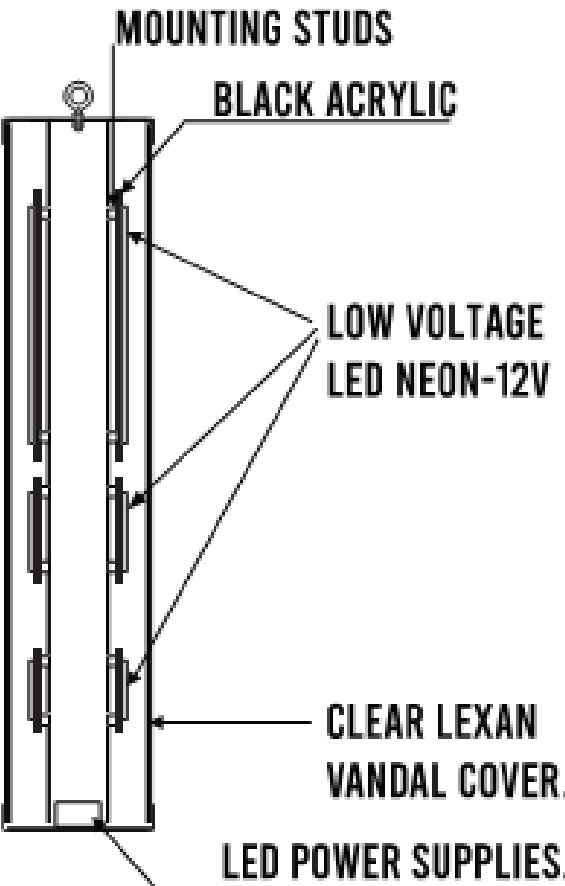


411 Bourbon

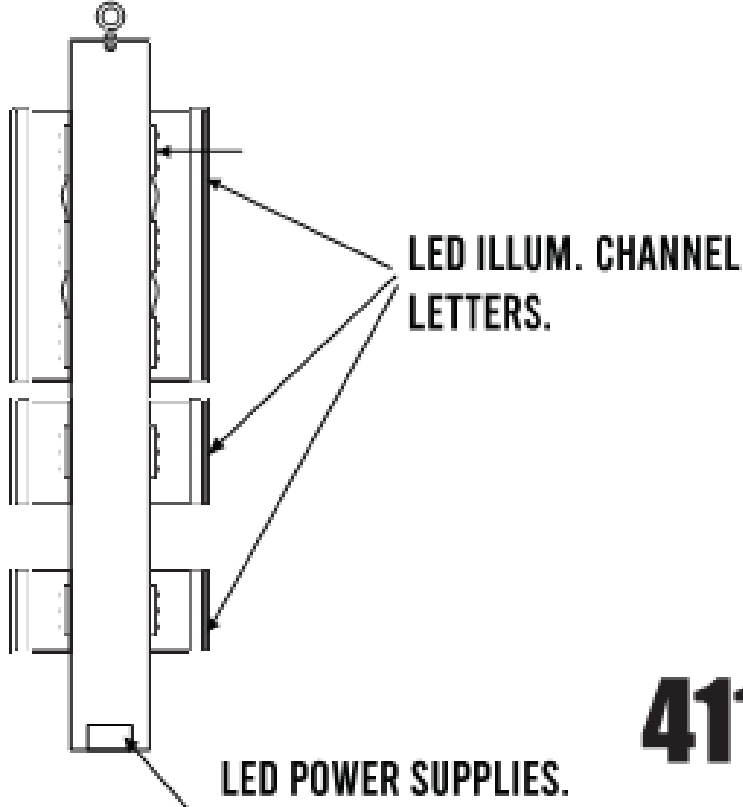
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OPTION 1



OPTION 2



411





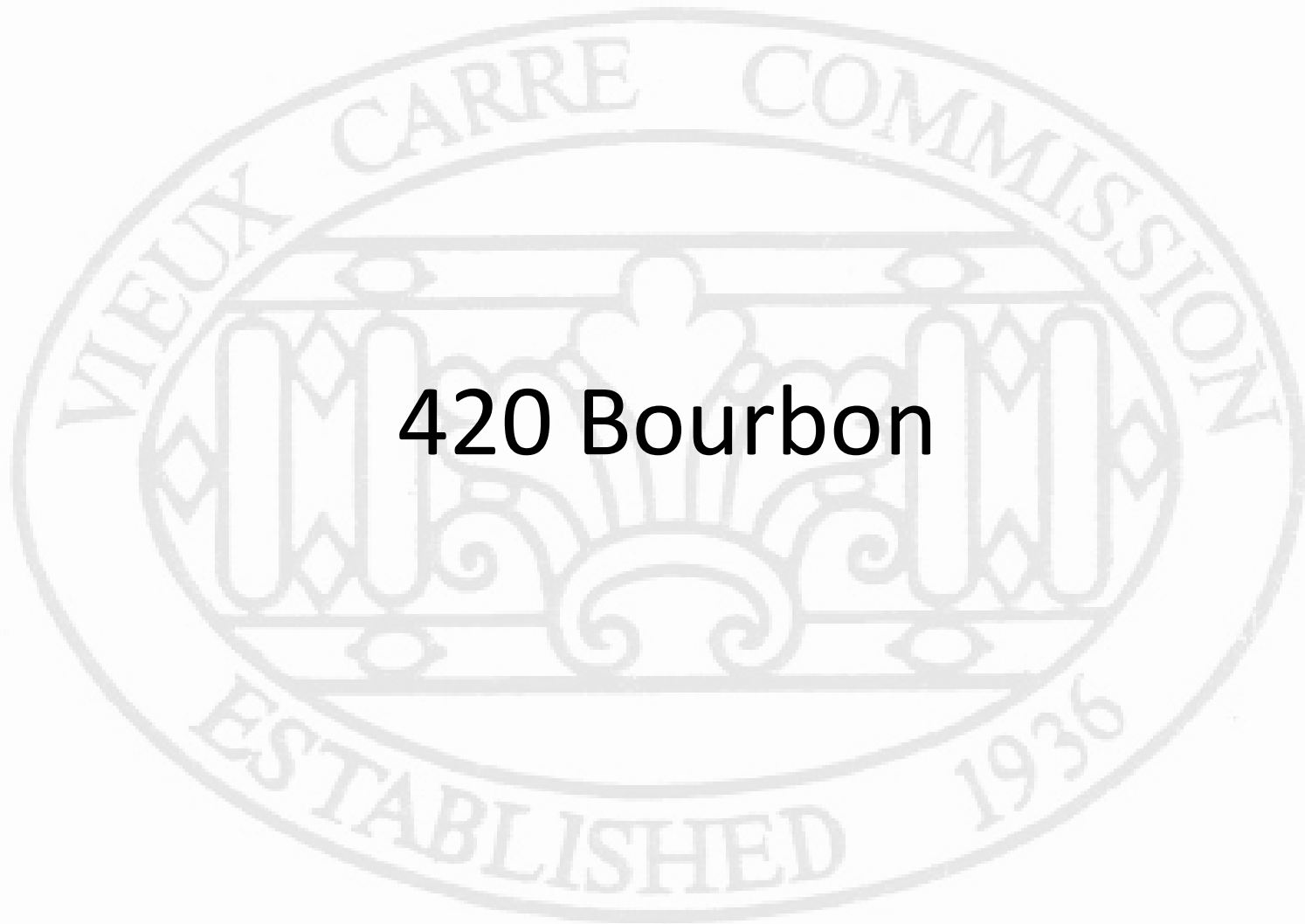
411 Bourbon – Example From Applicant

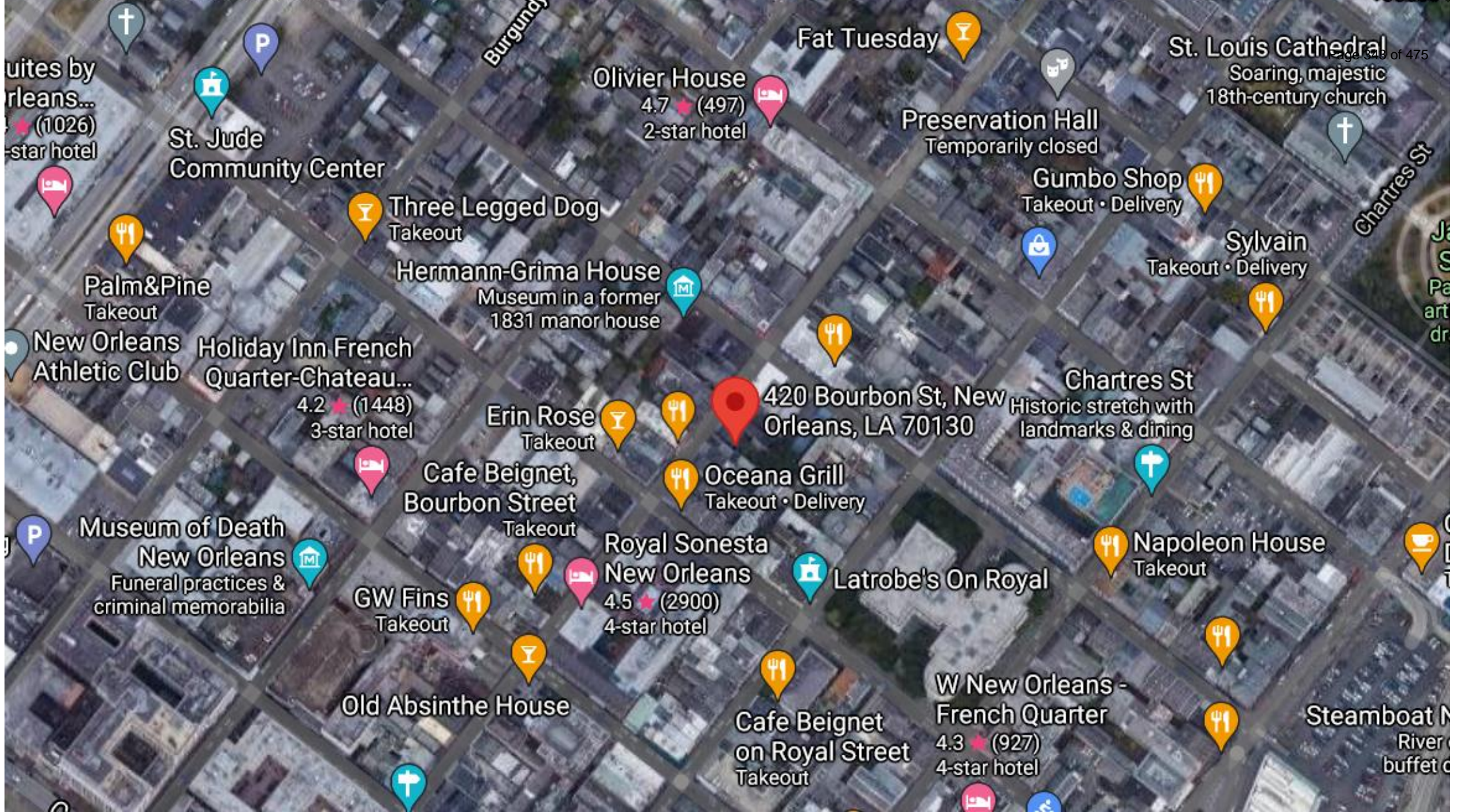
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420 Bourbon





420 Bourbon

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420 Bourbon



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420 Bourbon



420 Bourbon



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June 8, 2021





420 Bourbon



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420 Bourbon



420 Bourbon





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420 Bourbon



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420 Bourbon



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June 8, 2021





- PRIMARY BOURBON STREET FACADE**
1. DOORS AT LEFT TO BE MULLED TOGETHER AND REMOUNTED AS SINGLE-SWING DOOR (WITH SAME PROFILES) FOR LIFE SAFETY.
 2. EXISTING SHUTTERS TO BE REPAIRED.
 3. STUCCO TO BE REPAIRED.
 4. EXISTING CORNICE HOLDING TO REMAIN. REPAIR AS NECESSARY.
 5. EXISTING GUTTERS AND DOWNSPOUTS TO BE DEMOLISHED AND REPLACED WITH APPROPRIATE PROFILES. TYP.
 6. EXISTING COMPOSITE SLATE ROOF TO BE REPAIRED.
 7. EXISTING DORMERS TO BE REPAIRED AND VINYL WINDOWS TO BE REPLACED WITH WOODEN WINDOWS TO MATCH HISTORIC PROFILES.
 8. EXTERIOR PAINTED WOOD TRIM TO BE REPAIRED AND/OR REPLACED WITH NEW HISTORICALLY APPROPRIATE FILLETED COLUMN WINDOW SURROUND AND FASCIA.
 9. NON-HISTORIC LIGHTS, SECURITY CAMERAS, SIGNAGE, CONDUIT TO BE REMOVED AND REPLACED WITH APPROVED FIXTURES.
 10. SOFFIT STRUCTURE TO BE REPAIRED.
 11. WINDOW UNIT TO BE REMOVED.



- VIEW INTO ALLEYWAY FROM BOURBON STREET**
1. EXISTING ABANDONED SERVICES & CONDUIT TO BE REMOVED. NEW SERVICES & CONDUIT TO BE HIDDEN AND/OR ROUTED TO REDUCE VISUAL PRESENCE.
 2. EXISTING SHUTTERS TO BE REPAIRED.
 3. EXISTING STUCCO TO BE REPAIRED.
 4. DOOR BEING SHOWN PART OF SHUTTERS TO BE REPAIRED.



- REVERSE VIEW OF ALLEY TOWARDS BOURBON**
1. ELECTRICAL, METERS, UTILITY SERVICES, & CONDUIT TO BE REMOVED. NEW SERVICES & CONDUIT TO BE HIDDEN OR ROUTED TO REDUCE VISUAL PRESENCE.
 2. FORMER WINDOW OPENINGS (NOT SHOWN) TO HAVE INFILL STRUCTURE REPAIRED OR REPLACED.
 3. EXISTING SHUTTERS TO BE REPAIRED. MISSING SHUTTERS TO BE REPLACED TO MATCH EXISTING HISTORIC PROFILES.
 4. EXISTING SHUTTERS TO BE REPAIRED. MISSING SHUTTERS TO BE REPLACED TO MATCH EXISTING HISTORIC PROFILES.
 5. PRIVACY GATE BARRIER TO BE REPLACED WITH NEW TO MATCH EXISTING.



- VIEW OF ALLEYWAY FROM COURTYARD TOWARD BOURBON STREET**
1. ELECTRICAL, METERS, UTILITY SERVICES, & CONDUIT TO BE REMOVED. NEW SERVICES & CONDUIT TO BE HIDDEN OR ROUTED TO MINIMIZE VISUAL PRESENCE.
 2. FORMER WINDOW OPENINGS TO HAVE INFILL STRUCTURE REPAIRED OR REPLACED.
 3. EXISTING SHUTTERS TO BE REPAIRED. MISSING SHUTTERS TO BE REPLACED TO MATCH EXISTING HISTORIC PROFILES.
 4. SPALLING STUCCO TO BE REMOVED (TYP. THROUGHOUT).
 5. PRIVACY GATE BARRIER TO BE REPLACED WITH NEW TO MATCH EXISTING PROFILE.
 6. EXPOSED BULK LIGHTING TO BE REMOVED. NEW, APPROPRIATELY SHIELDED LIGHTING TO BE INSTALLED. EXISTING CONDUIT TO BE REMOVED. NEW CONDUIT TO BE HIDDEN OR ROUTED TO MINIMIZE VISUAL PRESENCE.



- VIEW OF ALLEYWAY FROM COURTYARD TOWARD BOURBON STREET**
1. EXISTING HISTORIC CONCRETE CURB BELOW WINDOWS TO BE REMOVED.
 2. WINDOW AND GLAZED DOOR ASSEMBLY (SHOWN) TO BE REBUILT AS (1) EXIT DOOR AND (2) BIFOLD DOORS TO MATCH EXISTING HISTORIC PROFILES.
 3. EXISTING UTILITY SINK AND TEMPORARY AWNING TO BE REMOVED.
 4. EXISTING CONDUIT & UTILITY PIPING TO BE REMOVED.
 5. EXISTING SPANDERS TO BE REMOVED (TYP. THROUGHOUT).
 6. WINDOW A/C UNIT @ DORMER TO BE REMOVED. EXISTING VINYL DORMER WINDOWS TO BE REMOVED AND REPLACED WITH NEW WOODEN WINDOWS. WINDOW SURROUND TRIM & FASCIA AT DORMERS TO BE REPAIRED AND/OR REPLACED WITH NEW HISTORICALLY APPROPRIATE FILLETED COLUMN WINDOW SURROUND AND FASCIA (TYP.).
 7. SLATE COMPOSITE ROOF TO BE RECONSTRUCTED.
 8. EXISTING HOLLOW METAL DOOR & TRANSOM INFILL W/OD. PANEL VISIBLE @ RIGHT TO BE REMOVED. NEW TRANSOM GLAZING & NEW HISTORIC WOOD DOOR TO BE FITTED WITHIN EXISTING TRIM.
 9. NEW GUTTERS AND DOWNSPOUTS TO BE INSTALLED WITH APPROVED HISTORIC PROFILES.



- MAIN BUILDING REAR FACADE**
1. NON-HISTORIC CURB BELOW WINDOWS TO BE REMOVED.
 2. WINDOW AND GLAZED DOOR ASSEMBLY TO BE REBUILT AS (1) EXIT DOOR AND (2) BIFOLD DOORS TO MATCH EXISTING HISTORIC PROFILES.
 3. EXISTING CODE NON-COMPLIANT BRICK-AND-CONCRETE RISER TO BE REMOVED.
 4. EXISTING UTILITY SINK & TEMPORARY AWNING TO BE REMOVED.
 5. CONDUIT & UTILITY PIPING TO BE REMOVED.



- EXISTING COURTYARD OVERVIEW FROM REAR (VIEW TOWARD BOURBON STREET)**
1. EXISTING PAVING TO BE REMOVED. SITE TO BE REGRADED. NEW LARGE FORMAT FLAGSTONE PAVING (MIN. 2" THICKNESS) TO BE INSTALLED. EXISTING DRAINAGE CHANNEL (NOT VISIBLE) AT LEFT SIDE OF ALLEY AND COURTYARD (SEE PHOTOS #1, #4) TO REMAIN AND BE EXTENDED.
 2. EXISTING BRICK PLANTING BEDS & PLANTING TO BE REMOVED. EXISTING TREE STUMP TO BE REMOVED IN ITS ENTIRETY.
 3. SELECT AREAS OF MASONRY PARTY WALLS TO BE REPAIRED AND REPORTED AS NECESSARY. VEGETATION TO BE REMOVED FROM MASONRY THROUGHOUT. BRICK AND MORTAR TO BE CLEANED PER SEC. OF INTERIOR GUIDELINES.
 4. EXISTING WALL SCOFFERS & CONDUIT TO BE REMOVED.
 5. EXISTING NON-COMPLIANT SINGLE RISERS TO REAR DEPENDENCY TO BE REMOVED.
 6. EXISTING NON-HISTORIC PENDANT LIGHTS AT REAR DEPENDENCY TO BE REMOVED & REPLACED WITH VCC-APPROVED FIXTURES. CONDUIT TO NEW FIXTURES TO BE HIDDEN AND/OR ROUTED TO MINIMIZE VISUAL PRESENCE.
 7. NEW LANDING & RISERS TO BE CONSTRUCTED FROM COURTYARD PAVING TO REAR DEPENDENCY TO MEET CURRENT BUILDING CODES.



- EXISTING COURTYARD OVERVIEW FROM REAR (VIEW TOWARD BOURBON STREET)**
1. EXISTING PAVING TO BE REMOVED. SITE TO BE REGRADED. NEW LARGE FORMAT FLAGSTONE PAVING (MIN. 2" THICKNESS) TO BE INSTALLED. EXISTING DRAINAGE CHANNEL (NOT VISIBLE) AT LEFT SIDE OF ALLEY AND COURTYARD (SEE PHOTOS #1, #4) TO REMAIN AND BE EXTENDED.
 2. EXISTING BRICK PLANTING BEDS & PLANTING TO BE REMOVED. EXISTING TREE STUMP TO BE REMOVED IN ITS ENTIRETY.
 3. SELECT AREAS OF MASONRY PARTY WALLS TO BE REPAIRED AND REPORTED AS NECESSARY. VEGETATION TO BE REMOVED FROM MASONRY THROUGHOUT. BRICK AND MORTAR TO BE CLEANED PER SEC. OF INTERIOR GUIDELINES.
 4. EXISTING WALL SCOFFERS & CONDUIT TO BE REMOVED.
 5. EXISTING NON-COMPLIANT SINGLE RISERS TO REAR DEPENDENCY TO BE REMOVED.
 6. EXISTING NON-HISTORIC PENDANT LIGHTS AT REAR DEPENDENCY TO BE REMOVED & REPLACED WITH VCC-APPROVED FIXTURES. CONDUIT TO NEW FIXTURES TO BE HIDDEN AND/OR ROUTED TO MINIMIZE VISUAL PRESENCE.
 7. NEW LANDING & RISERS TO BE CONSTRUCTED FROM COURTYARD PAVING TO REAR DEPENDENCY TO MEET CURRENT BUILDING CODES.



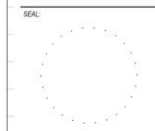
- PRIMARY BOURBON STREET FACADE**
1. EXISTING PAVING TO BE REMOVED. SITE TO BE REGRADED. NEW LARGE FORMAT FLAGSTONE PAVING (MIN. 2" THICKNESS) TO BE INSTALLED. EXISTING DRAINAGE CHANNEL (NOT VISIBLE) AT LEFT SIDE OF ALLEY AND COURTYARD (SEE PHOTOS #1, #4) TO REMAIN AND BE EXTENDED.
 2. EXISTING BRICK PLANTING BEDS & PLANTING TO BE REMOVED. EXISTING TREE STUMP TO BE REMOVED IN ITS ENTIRETY.
 3. SELECT AREAS OF PARTY WALL MASONRY TO BE REPAIRED AND REPORTED AS NECESSARY. VEGETATION TO BE REMOVED FROM MASONRY THROUGHOUT. BRICK AND MORTAR TO BE CLEANED PER SEC. OF INTERIOR GUIDELINES.
 4. METAL SITE FENCE TO BE REMOVED IN ITS ENTIRETY.
 5. EXISTING ICE MACHINE, ICE COOLER, MECHANICAL UNITS, BAR EQUIPMENT, KEGS, AND PATIO HEATERS TO BE REMOVED.

GENERAL NOTES

1. DAMAGED MASONRY / MORTAR TO BE REPAIRED THROUGHOUT. MASONRY TO BE CLEANED. SPALLING STUCCO TO BE REMOVED AND/OR REPLACED AT SELECT LOCATIONS.
2. VEGETATION OVER STUCCO/MASONRY TO BE REMOVED THROUGHOUT.
3. BROKEN GLAZING, BLACKED OUT GLAZING, AND NON-GLASS INFILL @ PREVIOUS GLAZING TO BE REPLACED THROUGHOUT WITH NEW GLASS.
4. ALL ABANDONED CONDUIT AND UTILITY LINES TO BE REMOVED.
5. ALL SPANDERS, SECURITY CAMERAS, AND EXTERIOR LIGHTS & SIGNAGE TO BE REMOVED UNLESS OTHERWISE NOTED.
6. ALL EXISTING DOORS, WINDOWS, SHUTTERS, WINDOW SURROUNDS, FASCIA, AND SOFFITS TO REMAIN AND BE REPAIRED UNLESS OTHERWISE NOTED.

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REVISION	ISSUE	DATE

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PHOTOS

SHEET NO.

VC-1a





- 11 REAR DEPENDENCY PRIMARY FACADE**
1. EXISTING NON-COMPLIANT SINGLE RISERS TO BE REMOVED AT GROUND FLOOR, TYP. NEW LANDING AND/OR RISERS TO BE CONSTRUCTED FROM COURTYARD LEVEL TO REAR DEPENDENCY BUILDING TO MEET CURRENT BUILDING CODES.
 2. GROUND FLOOR DOORS AND SHUTTERS TO BE REPAIRED.
 3. EXISTING SPEAKERS AND NON-HISTORIC LIGHTS TO BE REMOVED (TYP. THROUGHOUT). NEW VCC-APPROVED PENDANT LIGHTS TO BE INSTALLED IN SAME FIXTURE LOCATIONS.
 4. EXISTING STEEL STRUCTURAL SUPPORT COLUMNS FOR STAIR LANDING TO REMAIN.
 5. EXISTING CMU WALLS AT CONCRETE STAIR TO RECEIVE NEW LATH AND PARGE COAT.
 6. NON-HISTORIC IRON GUARDRAILS AND IRON ROOF SUPPORTS TO BE REMOVED AND REPLACED WITH WOODEN GUARDRAIL AND ROOF SUPPORT POSTS WITH APPROPRIATE HISTORIC PROFILES.
 7. MISSING SHUTTERS (DOOR AND WINDOW) TO BE REPLACED WITH NEW TO MATCH EXISTING.
 8. EXISTING WINDOWS, DOORS, AND SHUTTERS TO BE REPAIRED.
 9. EXISTING GUTTERS AND DOWNSPOUTS TO BE DEMOLISHED AND REPLACED WITH VCC-APPROVED PROFILES, TYP. THROUGHOUT. FASCIA AND SOFFITS TO BE REPAIRED AS NECESSARY.



- 12 MAIN BUILDING AND REAR DEPENDENCY (EXT. STAIR)**
1. EXISTING NON-COMPLIANT SINGLE RISERS TO BE REMOVED AT GROUND FLOOR, TYP. NEW LANDING & RISERS TO BE CONSTRUCTED FROM COURTYARD LEVEL TO REAR DEPENDENCY TO MEET CURRENT BUILDING CODES.
 2. NON-HISTORIC INTERIOR CONCRETE FLOOR TO BE REMOVED. FLOOR TO BE RESULT AT ORIGINAL LEVEL.
 3. GROUND FLOOR DOORS AND SHUTTERS TO BE REPAIRED.
 4. EXISTING SPEAKERS AND NON-HISTORIC LIGHTS TO BE REMOVED (TYP. THROUGHOUT). NEW VCC-APPROVED PENDANT LIGHTS TO BE INSTALLED IN SAME FIXTURE LOCATIONS.
 5. EXISTING STEEL STRUCTURAL SUPPORT COLUMNS FOR STAIR LANDING TO REMAIN.
 6. EXISTING CMU WALLS AT CONCRETE STAIR TO RECEIVE NEW LATH AND PARGE COAT.
 7. NON-HISTORIC IRON GUARDRAILS AND IRON ROOF SUPPORTS TO BE REMOVED AND REPLACED WITH WOODEN GUARDRAIL AND ROOF SUPPORT POSTS WITH APPROPRIATE HISTORIC PROFILES.
 8. EXISTING NON-HISTORIC LATH SCREEN AND MECHANICAL CONDENSING UNITS TO BE DEMOLISHED. NEW STACKED MECHANICAL UNITS TO BE LOCATED IN SAME LOCATION.
 9. EXISTING NON-HISTORIC DOOR AND TRANSOM INFILL (VISIBLE AT REAR LEFT) TO BE REMOVED (TRIM TO BE RETAINED). NEW GLAZED TRANSOM AND NEW WOOD DOOR (TO MATCH EXISTING ADJACENT HISTORIC PROFILES) TO BE INSTALLED IN OPENING.
 10. EXISTING SPALLING CONCRETE AT MASONRY TO BE REMOVED. EXISTING MORTAR AND MASONRY TO BE REPAIRED AND CLEANED, TYP. THROUGHOUT.



- 13 VIEW OF EXISTING STAIR AND REAR DEPENDENCY WEST ELEVATION**
1. EXISTING WINDOW TO BE REPLACED TO MATCH HISTORIC PROFILES AT REAR DEPENDENCY 2ND FLOOR.
 2. REMOVE SPALLING CONCRETE AND/OR STUCCO FROM EXISTING HISTORIC MASONRY AT REAR DEPENDENCY UPPER LEVEL, SIDE ELEVATION OF REAR DEPENDENCY TO RECEIVE NEW STUCCO.
 3. NON-COMPLIANT IRON HANDRAIL AND GATE AT STAIR TO BE DEMOLISHED. REPLACE WITH COMPLIANT WOODEN HAND- AND GUARDRAIL.



- 14 EAST FACADE OF REAR DEPENDENCY BUILDING**
1. EXISTING ELECTRICAL PANEL, MECHANICAL UNIT, UTILITY PIPING, AND CONDUIT TO BE REMOVED IN THEIR ENTIRETY. NEW PANELS + MECH. UNITS TO BE INSTALLED IN SAME AREA.
 2. EXISTING MASONRY AND WINDOWS TO BE REPAIRED.
 3. GUTTERS & DOWNSPOUTS TO BE REPLACED WITH VCC-APPROVED PROFILES.



- 15 EAST FACADE OF REAR DEPENDENCY BUILDING**
1. STRUCTURAL SETTING OF THE CORNER OF REAR DEPENDENCY VISIBLE.
 2. SONG, SHUTTERS, DOORS, & TRANSOM TO REMAIN AS THEY ARE.



- 16 EXISTING REAR SHED**
1. EXISTING SHED TO BE DEMOLISHED AND REMOVED IN ITS ENTIRETY. NEW SHED STRUCTURE TO BE CONSTRUCTED TO SAME FOOTPRINT (TO BE REVIEWED BY VCC).
 2. EXISTING ELECTRICAL PANEL ON REAR DEPENDENCY TO BE REMOVED.
 3. MECHANICAL UNIT, CONDUIT, AND UTILITY PIPING TO BE REMOVED IN THEIR ENTIRETY. NEW MECH. UNITS TO BE LOCATED IN SAME AREA BEHIND NEW FENCE.



- 17 EXISTING PARTY WALL AT COURTYARD (VIEW OPPOSITE REAR DEPENDENCY)**
1. EXISTING PAVING TO BE REMOVED. SITE TO BE REPAIRED. NEW LARGE FORMAT FLAGSTONE PAVING (MIN. 2" THICKNESS) TO BE INSTALLED. EXISTING DRAINAGE RUNNEL (REAR OF PHOTO) TO BE MAINTAINED AND EXTENDED.
 2. EXISTING BRICK PLANTING BEDS AND ALL PLANTINGS TO BE DEMOLISHED AND REMOVED IN THEIR ENTIRETY.
 3. SELECT AREAS OF MASONRY PARTY WALLS TO BE REPAIRED. REPORTED AS REQUIRED. VEGETATION TO BE REMOVED FROM EXISTING MASONRY (TYP. THROUGHOUT). BRICK AND MORTAR TO BE CLEANED PER SEC. OF HISTORIC GUIDELINES.
 4. EXISTING WALL SCISSORS AND ASSOCIATED CONDUIT AND EXISTING EXIT SIGN TO BE REMOVED.
 5. EXISTING FOUNTAIN TO BE REMOVED IN ITS ENTIRETY.
 6. STRUCTURAL BRACING AT ALLEYWAY TO REMAIN (PER STRUCTURAL ENGINEER'S EVALUATION).

GENERAL NOTES

1. DAMAGED MASONRY / MORTAR TO BE REPAIRED THROUGHOUT. MASONRY TO BE CLEANED. SPALLING STUCCO TO BE REMOVED AND/OR REPLACED AT SELECT LOCATIONS.
2. VEGETATION OVER STUCCO/MASONRY TO BE REMOVED THROUGHOUT.
3. BROKEN GLAZING, BLACKED OUT GLAZING, AND NON-GLASS INFILL @ PREVIOUS GLAZING TO BE REPLACED THROUGHOUT WITH NEW GLASS.
4. ALL ABANDONED CONDUIT AND UTILITY LINES TO BE REMOVED.
5. ALL SPEAKERS, SECURITY CAMERAS, AND EXTERIOR LIGHTS AND SIGNAGE TO BE REMOVED UNLESS OTHERWISE NOTED.
6. ALL EXISTING DOORS, WINDOWS, SHUTTERS, WINDOW BURROUNDS, FASCIA, AND SOFFITS TO REMAIN AND BE REPAIRED UNLESS OTHERWISE NOTED.

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AGENCY REVIEW:

SEAL:



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420 Bourbon

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June 8, 2021





1 PRIMARY BOURBON STREET FACADE

1. DOORS AT LEFT TO BE MULLED TOGETHER AND REMOUNTED AS SINGLE-SWING DOOR (WITH SAME PROFILES) FOR LIFE-SAFETY.
2. EXISTING SHUTTERS TO BE REPAIRED.
3. STUCCO TO BE REPAIRED.
4. EXISTING CORNICE MOLDING TO REMAIN; REPAIR AS NECESSARY.
5. EXISTING GUTTERS AND DOWNSPOUTS TO BE DEMOLISHED AND REPLACED WITH APPROPRIATE PROFILES, TYP.
6. EXISTING COMPOSITE SLATE ROOF TO BE REPAIRED.
7. EXISTING DORMERS TO BE REPAIRED AND VINYL WINDOWS TO BE REPLACED WITH WOODEN WINDOWS TO MATCH HISTORIC PROFILES. EXTERIOR PAINTED WOOD TRIM TO BE REPAIRED AND/OR REPLACED WITH NEW, HISTORICALLY APPROPRIATE FLUTED COLUMN WINDOW SURROUND AND FASCIA.
8. NON-HISTORIC LIGHTS, SECURITY CAMERAS, SIGNAGE, CONDUIT TO BE REMOVED AND REPLACED WITH APPROVED FIXTURES.
9. SOFFIT STRUCTURE TO BE REPAIRED.
10. WINDOW UNIT TO BE DEMOLISHED

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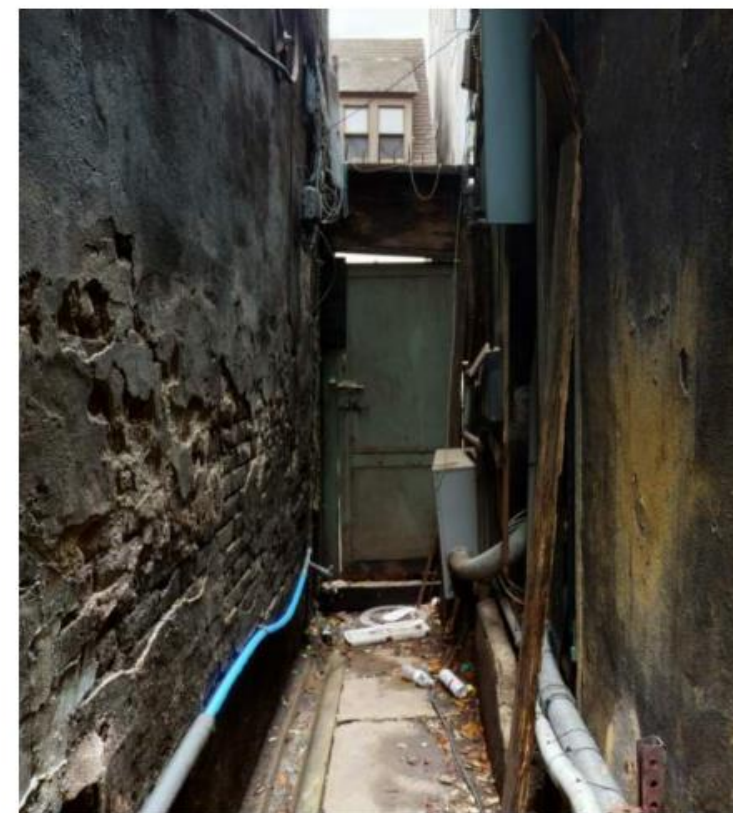
2 EXISTING SHUTTERS AND ALLEYWAY GATE ALONG BOURBON STREET

1. PRIVACY GATE/BARRIER AT ALLEYWAY TO BE REPLACED WITH NEW TO MATCH EXISTING PROFILE.
2. EXISTING SHUTTERS TO BE REPAIRED.
3. EXISTING STUCCO TO BE REPAIRED.
4. DOOR BEHIND SHOWN PAIR OF SHUTTERS TO BE REPAIRED.



3 VIEW INTO ALLEYWAY FROM BOURBON STREET

1. EXISTING ABANDONED SERVICES & CONDUIT TO BE REMOVED. NEW SERVICES & CONDUIT TO BE HIDDEN AND/OR ROUTED TO REDUCE VISUAL PRESENCE.
2. FORMER WINDOW OPENINGS TO HAVE INFILL STRUCTURE REPAIRED OR REPLACED.
3. EXISTING SHUTTERS TO BE REPAIRED. WHERE SHUTTERS ARE MISSING, INSTALL NEW SHUTTERS TO MATCH EXISTING.
4. EXISTING NON-HISTORIC STRUCTURAL BRACING AT END OF ALLEYWAY TO REMAIN.
5. SPALLING STUCCO TO BE REMOVED.



4 REVERSE VIEW OF ALLEY TOWARDS BOURBON

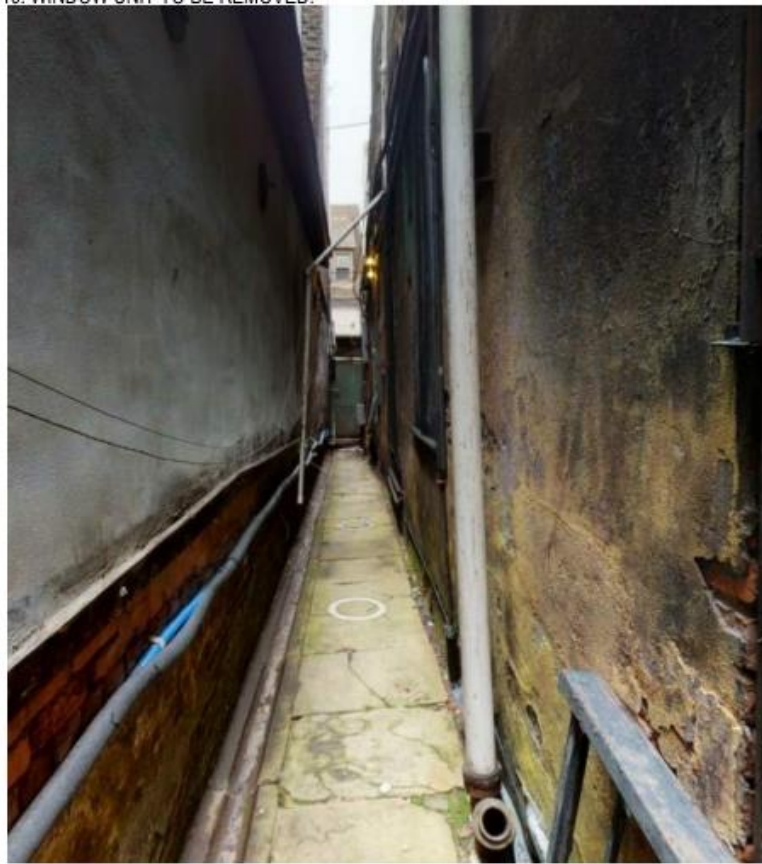
1. ELECTRICAL METERS, UTILITY SERVICES, & CONDUIT TO BE REMOVED. NEW SERVICES & CONDUIT TO BE HIDDEN OR ROUTED TO REDUCE VISUAL PRESENCE.
2. FORMER WINDOW OPENINGS (NOT SHOWN) TO HAVE INFILL STRUCTURE REPAIRED OR REPLACED.
3. EXISTING SHUTTERS TO BE REPAIRED. MISSING SHUTTERS TO BE REPLACED TO MATCH EXISTING HISTORIC PROFILES.
4. PRIVACY GATE/BARRIER TO BE REPLACED WITH NEW TO MATCH EXISTING.

420 Bourbon

VCC Architectural Committee

June 8, 2021





- 5 VIEW OF ALLEYWAY FROM COURTYARD TOWARD BOURBON STREET**
1. ELECTRICAL METERS, UTILITY SERVICES, & CONDUIT TO BE REMOVED. NEW SERVICES & CONDUIT TO BE HIDDEN OR ROUTED TO MINIMIZE VISUAL PRESENCE.
 2. FORMER WINDOW OPENINGS TO HAVE INFILL STRUCTURE REPAIRED OR REPLACED.
 3. EXISTING SHUTTERS TO BE REPAIRED; MISSING SHUTTERS TO BE REPLACED TO MATCH EXISTING HISTORIC PROFILES.
 4. SPALLING STUCCO TO BE REMOVED (TYP. THROUGHOUT.)
 5. PRIVACY GATE/BARRIER TO BE REPLACED WITH NEW TO MATCH EXISTING PROFILE.
 6. EXPOSED BULB LIGHTING TO BE REMOVED; NEW, APPROPRIATELY SHIELDED LIGHTING TO BE INSTALLED. EXISTING CONDUIT TO BE REMOVED; NEW CONDUIT TO BE HIDDEN OR ROUTED TO MINIMIZE VISUAL PRESENCE.



- 6 VIEW OF ALLEYWAY FROM COURTYARD TOWARD BOURBON STREET**
1. NON-HISTORIC CONCRETE CURB BELOW WINDOWS TO BE REMOVED.
 2. WINDOW AND GLAZED DOOR ASSEMBLY (SHOWN) TO BE REBUILT AS (1) EXIT DOOR AND (2) BIFOLD DOORS TO MIMIC HISTORIC PROFILES.
 3. CODE NON-COMPLIANT SINGLE BRICK-AND-CONCRETE RISER TO BE REMOVED.
 4. EXISTING UTILITY SINK AND TEMPORARY AWNING TO BE REMOVED.
 5. EXISTING CONDUIT & UTILITY PIPING TO BE REMOVED.
 6. EXISTING SPEAKERS TO BE REMOVED (TYP. THROUGHOUT).
 7. WINDOW A/C UNIT @ DORMER TO BE REMOVED. EXISTING VINYL DORMER WINDOWS TO BE REMOVED AND REPLACED WITH NEW WOODEN WINDOWS. WINDOW SURROUND TRIM & FASCIA AT DORMERS TO BE REPAIRED AND/OR REPLACED WITH NEW HISTORICALLY APPROPRIATE FLUTED COLUMN WINDOW SURROUND AND FASCIA (TYP.).
 8. SLATE COMPOSITE ROOF TO BE RECONSTRUCTED.
 9. EXISTING HOLLOW METAL DOOR & TRANSOM INFILL WD. PANEL VISIBLE @ RIGHT TO BE REMOVED. NEW TRANSOM GLAZING & NEW HISTORIC WOOD DOOR TO BE FITTED WITHIN EXISTING TRIM.
 10. NEW GUTTERS AND DOWNSPOUTS TO BE INSTALLED WITH APPROVED HISTORIC PROFILES.

420 Bourbon



7

MAIN BUILDING REAR FACADE

1. NON-HISTORIC CURB BELOW WINDOWS TO BE REMOVED.
2. WINDOW & GLAZED DOOR ASSEMBLY TO BE REBUILT AS (1) EXIT DOOR AND (2) BIFOLD DOORS TO MIMIC EXISTING HISTORIC PROFILES.
3. EXISTING CODE NON-COMPLIANT BRICK-AND-CONCRETE RISER TO BE REMOVED.
4. EXISTING UTILITY SINK & TEMPORARY AWNING TO BE REMOVED.
5. CONDUIT & UTILITY PIPING TO BE REMOVED.



8

EXISTING COURTYARD OVERVIEW FROM REAR (VIEW TOWARD BOURBON STREET)

1. EXISTING PAVING TO BE REMOVED; SITE TO BE REGRADED; NEW LARGE-FORMAT FLAGSTONE PAVING (MIN. 2" THICKNESS) TO BE INSTALLED. EXISTING DRAINAGE CHANNEL (NOT VISIBLE) AT LEFT SIDE OF ALLEY AND COURTYARD (SEE PHOTOS #3, #4) TO REMAIN AND BE EXTENDED.
2. EXISTING BRICK PLANTING BEDS & PLANTING TO BE REMOVED. EXISTING TREE STUMP TO BE REMOVED IN ITS ENTIRETY.
3. SELECT AREAS OF MASONRY PARTY WALLS TO BE REPAIRED AND REPOINTED AS NECESSARY. VEGETATION TO BE REMOVED FROM MASONRY THROUGHOUT; BRICK AND MORTAR TO BE CLEANED PER SEC. OF INTERIOR GUIDELINES.
4. EXISTING WALL SCONCES & CONDUIT TO BE REMOVED.
5. EXISTING NON-COMPLIANT SINGLE RISERS TO REAR DEPENDENCY TO BE REMOVED.
6. EXISTING NON-HISTORIC PENDANT LIGHTS AT REAR DEPENDENCY TO BE REMOVED & REPLACED WITH VCC-APPROVED FIXTURES. CONDUIT TO NEW FIXTURES TO BE HIDDEN AND/OR ROUTED TO MINIMIZE VISUAL PRESENCE.
7. NEW LANDING & RISERS TO BE CONSTRUCTED FROM COURTYARD PAVING TO REAR DEPENDENCY TO MEET CURRENT BUILDING CODES.

420 Bourbon

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June 8, 2021





- 9 EXISTING COURTYARD OVERVIEW FROM REAR (VIEW TOWARD BOURBON STREET)**
1. EXISTING PAVING TO BE REMOVED; SITE TO BE REGRADED; NEW LARGE-FORMAT FLAGSTONE PAVING (MIN. 2" THICKNESS) TO BE INSTALLED. EXISTING DRAINAGE CHANNEL (NOT VISIBLE) AT LEFT SIDE OF COURTYARD TO REMAIN AND BE EXTENDED.
 2. EXISTING BRICK PLANTING BEDS & PLANTING TO BE REMOVED. EXISTING TREE STUMP TO BE REMOVED IN ITS ENTIRETY.
 3. SELECT AREAS OF MASONRY PARTY WALLS TO BE REPAIRED AND REPOINTED AS NECESSARY. VEGETATION TO BE REMOVED FROM MASONRY THROUGHOUT; BRICK AND MORTAR TO BE CLEANED PER SEC. OF INTERIOR GUIDELINES.
 4. EXISTING WALL SCONCES & CONDUIT TO BE REMOVED.
 5. EXISTING NON-COMPLIANT SINGLE RISERS TO REAR DEPENDENCY TO BE REMOVED.
 6. EXISTING NON-HISTORIC PENDANT LIGHTS AT REAR DEPENDENCY TO BE REMOVED & REPLACED WITH VCC-APPROVED FIXTURES. CONDUIT TO NEW FIXTURES TO BE HIDDEN AND/OR ROUTED TO MINIMIZE VISUAL PRESENCE.
 7. NEW LANDING & RISERS TO BE CONSTRUCTED FROM COURTYARD PAVING TO REAR DEPENDENCY TO MEET CURRENT BUILDING CODES.

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- 10 PRIMARY BOURBON STREET FACADE**
1. EXISTING PAVING TO BE REMOVED; SITE TO BE REGRADED; NEW LARGE-FORMAT FLAGSTONE PAVING (MIN. 2" THICKNESS) TO BE INSTALLED. EXISTING DRAINAGE CHANNEL (VISIBLE IN PHOTOS #3, #4) AT RIGHT SIDE OF ALLEYWAY & COURTYARD TO REMAIN AND BE EXTENDED.
 2. EXISTING BRICK PLANTING BEDS & PLANTING TO BE REMOVED. EXISTING TREE STUMP TO BE REMOVED IN ITS ENTIRETY.
 3. SELECT AREAS OF PARTY WALL MASONRY TO BE REPAIRED AND REPOINTED AS NECESSARY. VEGETATION TO BE REMOVED FROM MASONRY THROUGHOUT; BRICK AND MORTAR TO BE CLEANED PER SEC. OF INTERIOR GUIDELINES.
 4. METAL SITE FENCE TO BE REMOVED IN ITS ENTIRETY.
 5. EXISTING ICE MACHINE, ICE COOLER, MECHANICAL UNITS, BAR EQUIPMENT, KEGS, AND PATIO HEATERS TO BE REMOVED.



11 REAR DEPENDENCY PRIMARY FACADE

1. EXISTING NON-COMPLIANT SINGLE RISERS TO BE REMOVED AT GROUND FLOOR, TYP. NEW LANDING AND/OR RISERS TO BE CONSTRUCTED FROM COURTYARD LEVEL TO REAR DEPENDENCY BUILDING TO MEET CURRENT BUILDING CODES.
2. GROUND FLOOR DOORS AND SHUTTERS TO BE REPAIRED.
3. EXISTING SPEAKERS AND NON-HISTORIC LIGHTS TO BE REMOVED (TYP. THROUGHOUT). NEW VCC-APPROVED PENDANT LIGHTS TO BE INSTALLED IN SAME FIXTURE LOCATIONS.
4. EXISTING STEEL STRUCTURAL SUPPORT COLUMNS FOR STAIR LANDING TO REMAIN.
5. EXISTING CMU WALLS AT CONCRETE STAIR TO RECEIVE NEW LATH AND PARGE COAT.
6. NON-HISTORIC IRON GUARDRAILS AND IRON ROOF SUPPORTS TO BE REMOVED AND REPLACED WITH WOODEN GUARDRAIL AND ROOF SUPPORT POSTS WITH APPROPRIATE HISTORIC PROFILES.
7. MISSING SHUTTERS (DOOR AND WINDOW) TO BE REPLACED WITH NEW TO MATCH EXISTING.
8. EXISTING WINDOWS, DOORS, AND SHUTTERS TO BE REPAIRED.
9. EXISTING GUTTERS AND DOWNSPOUTS TO BE DEMOLISHED AND REPLACED WITH VCC-APPROVED PROFILES, TYP. THROUGHOUT. FASCIA AND SOFFITS TO BE REPAIRED AS NECESSARY.

420 Bourbon



12 MAIN BUILDING AND REAR DEPENDENCY (EXT. STAIR)

1. EXISTING NON-COMPLIANT SINGLE RISERS TO BE REMOVED AT GROUND FLOOR, TYP. NEW LANDING & RISERS TO BE CONSTRUCTED FROM COURTYARD LEVEL TO REAR DEPENDENCY TO MEET CURRENT BUILDING CODES..
2. NON-HISTORIC INTERIOR CONCRETE FLOOR TO BE REMOVED; FLOOR TO BE REBUILT AT ORIGINAL LEVEL.
3. GROUND FLOOR DOORS AND SHUTTERS TO BE REPAIRED.
4. EXISTING SPEAKERS AND NON-HISTORIC LIGHTS TO BE REMOVED (TYP. THROUGHOUT). NEW VCC-APPROVED PENDANT LIGHTS TO BE INSTALLED IN SAME FIXTURE LOCATIONS.
5. EXISTING STEEL STRUCTURAL SUPPORT COLUMNS FOR STAIR LANDING TO REMAIN.
6. EXISTING CMU WALLS AT CONCRETE STAIR TO RECEIVE NEW LATH AND PARGE COAT.
7. NON-HISTORIC IRON GUARDRAILS AND IRON ROOF SUPPORTS TO BE REMOVED AND REPLACED WITH WOODEN GUARDRAIL AND ROOF SUPPORT POSTS WITH APPROPRIATE HISTORIC PROFILES.
8. EXISTING NON-HISTORIC LATTICE SCREEN AND MECHANICAL CONDENSING UNITS TO BE DEMOLISHED. NEW STACKED MECHANICAL UNITS TO BE LOCATED IN SAME LOCATION.
9. EXISTING NON-HISTORIC DOOR AND TRANSOM INFILL (VISIBLE AT REAR LEFT) TO BE REMOVED (TRIM TO BE RETAINED.) NEW GLAZED TRANSOM AND NEW WOOD DOOR (TO MATCH EXISTING ADJACENT HISTORIC PROFILES) TO BE INSTALLED IN OPENING.
10. EXISTING SPALLING CONCRETE AT MASONRY TO BE REMOVED. EXISTING MORTAR AND MASONRY TO BE REPAIRED AND CLEANED, TYP. THROUGHOUT.

420 Bourbon





- 13 VIEW OF EXISTING STAIR AND REAR DEPENDENCY WEST ELEVATION**
1. EXISTING WINDOW TO BE REPLACED TO MATCH HISTORIC PROFILES AT REAR DEPENDENCY 2ND FLOOR
 2. REMOVE SPALLING CONCRETE AND/OR STUCCO FROM EXISTING HISTORIC MASONRY AT REAR DEPENDENCY. UPPER LEVEL SIDE ELEVATION OF REAR DEPENDENCY TO RECEIVE NEW STUCCO.
 3. NON-COMPLIANT IRON HANDRAIL AND GATE AT STAIR TO BE DEMOLISHED; REPLACE WITH COMPLIANT WOODEN HAND- AND GUARDRAIL.



- 14 EAST FACADE OF REAR DEPENDENCY BUILDING**
1. EXISTING ELECTRICAL PANEL, MECHANICAL UNIT, UTILITY PIPING, AND CONDUIT TO BE REMOVED IN THEIR ENTIRETY. NEW PANELS + MECH. UNITS TO BE INSTALLED IN SAME AREA.
 2. EXISTING MASONRY AND WINDOWS TO BE REPAIRED.
 3. GUTTERS & DOWNSPOUTS TO BE REPLACED WITH VCC-APPROVED PROFILES.

- 15 EAST FACADE OF REAR DEPENDENCY BUILDING**
1. STRUCTURAL SETTLING OF SE CORNER OF REAR DEPENDENCY VISIBLE.
 2. SIDING, SHUTTERS, DOORS, & TRANSOM TO REMAIN AS THEY ARE.

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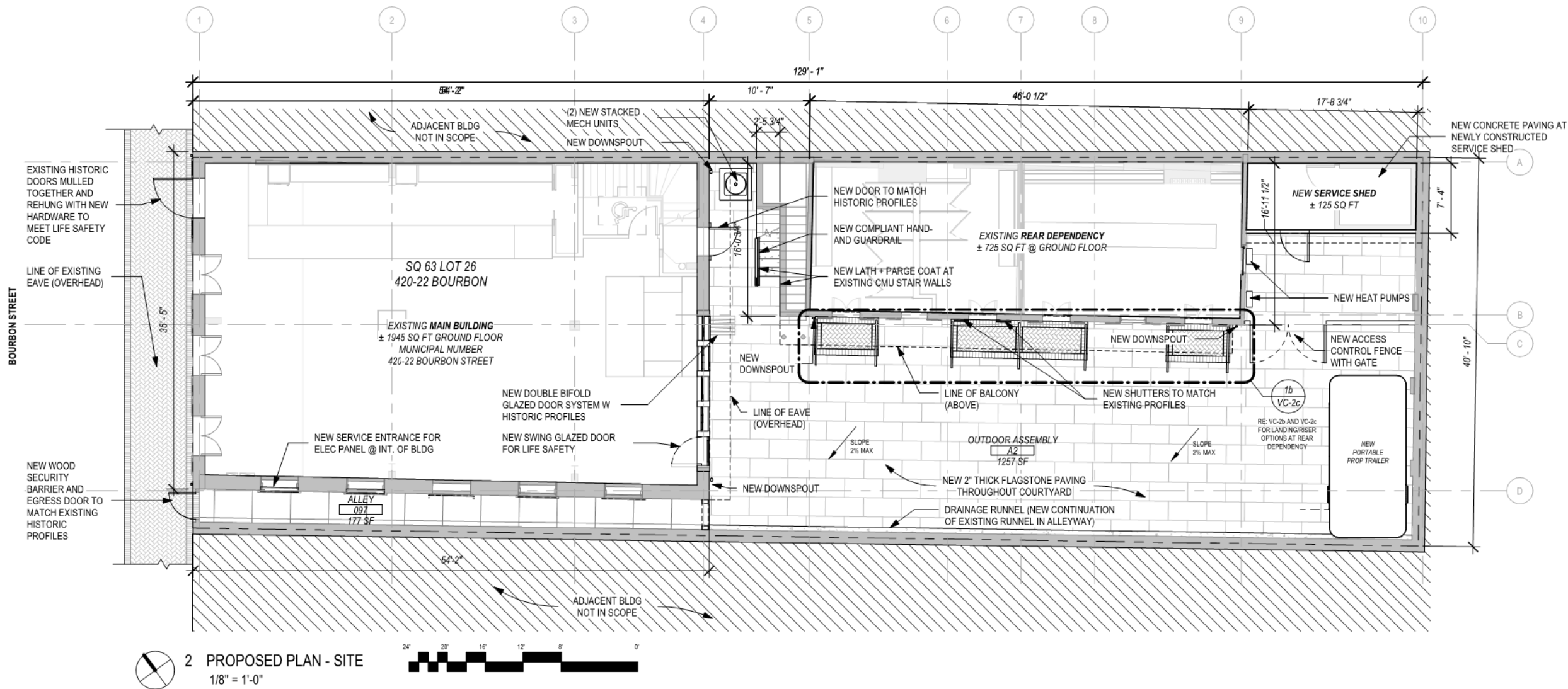


- 16 EXISTING REAR SHED**
1. EXISTING SHED TO BE DEMOLISHED AND REMOVED IN ITS ENTIRETY. NEW SHED STRUCTURE TO BE CONSTRUCTED TO SAME FOOTPRINT (TO BE REVIEWED BY VCC).
 2. EXISTING ELECTRICAL PANEL ON REAR DEPENDENCY TO BE REMOVED.
 3. MECHANICAL UNIT, CONDUIT, AND UTILITY PIPING TO BE REMOVED IN THEIR ENTIRETIES. NEW MECH. UNITS TO BE LOCATED IN SAME AREA BEHIND NEW FENCE.



- 17 EXISTING PARTY WALL AT COURTYARD (VIEW OPPOSITE REAR DEPENDENCY)**
1. EXISTING PAVING TO BE REMOVED; SITE TO BE REGRADED; NEW LARGE-FORMAT FLAGSTONE PAVING (MIN. 2" THICKNESS) TO BE INSTALLED. EXISTING DRAINAGE RUNNEL (REAR OF PHOTO) TO BE MAINTAINED AND EXTENDED.
 2. EXISTING BRICK PLANTING BEDS AND ALL PLANTINGS TO BE DEMOLISHED AND REMOVED IN THEIR ENTIRETIES.
 3. SELECT AREAS OF MASONRY PARTY WALLS TO BE REPAIRED; REPOINTED AS REQUIRED. VEGETATION TO BE REMOVED FROM EXISTING MASONRY (TYP. THROUGHOUT). BRICK AND MORTAR TO BE CLEANED PER SEC. OF INTERIOR'S GUIDELINES.
 4. EXISTING WALL SCONCES AND ASSOCIATED CONDUIT AND EXISTING EXIT SIGN TO BE REMOVED .
 5. EXISTING FOUNTAIN TO BE REMOVED IN ITS ENTIRETY.
 6. STRUCTURAL BRACING AT ALLEYWAY TO REMAIN (PER STRUCTURAL ENGINEER'S EVALUATION).



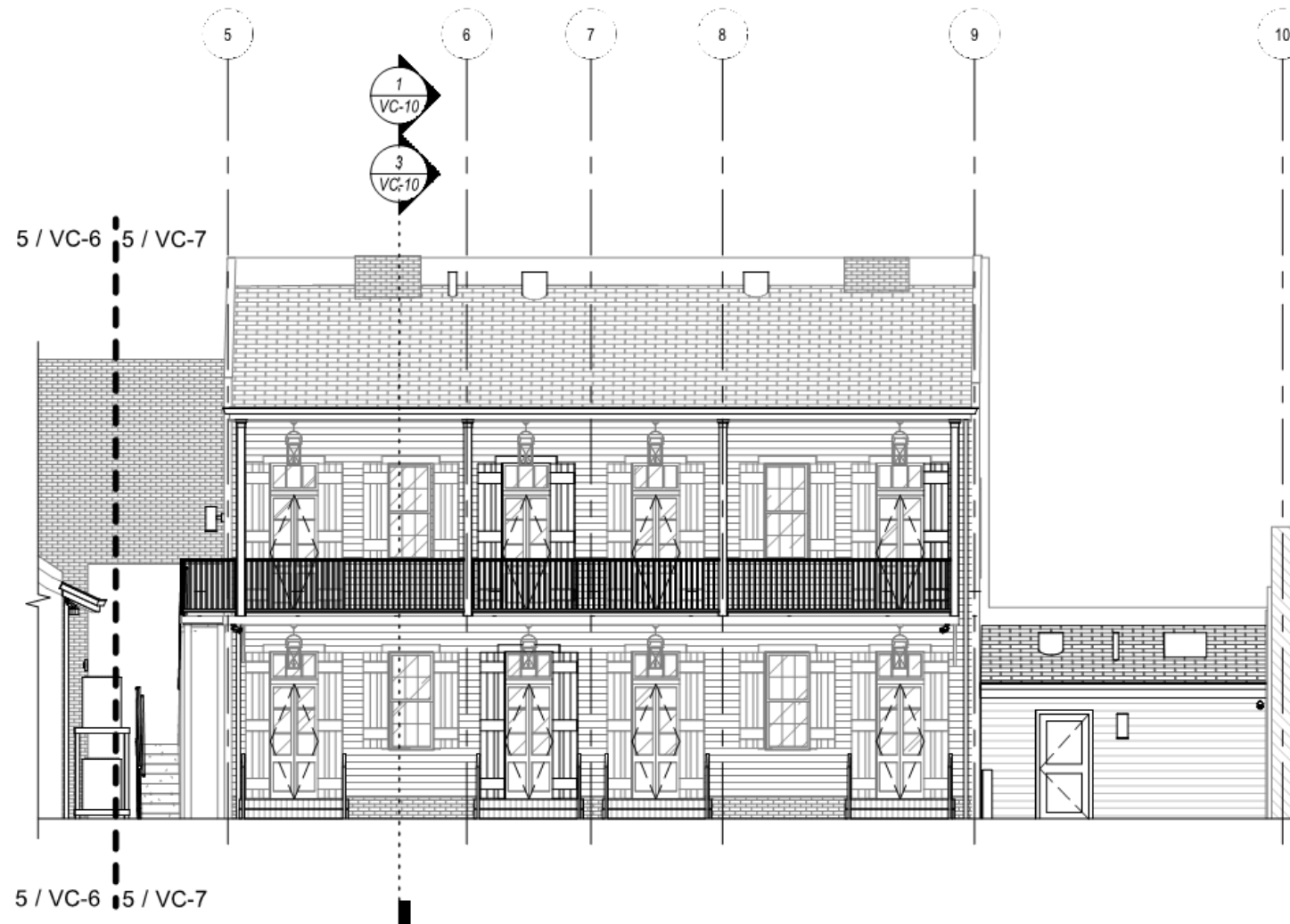


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June 8, 2021





1A PROPOSED SOUTH ELEV - DEPENDENCY Option A

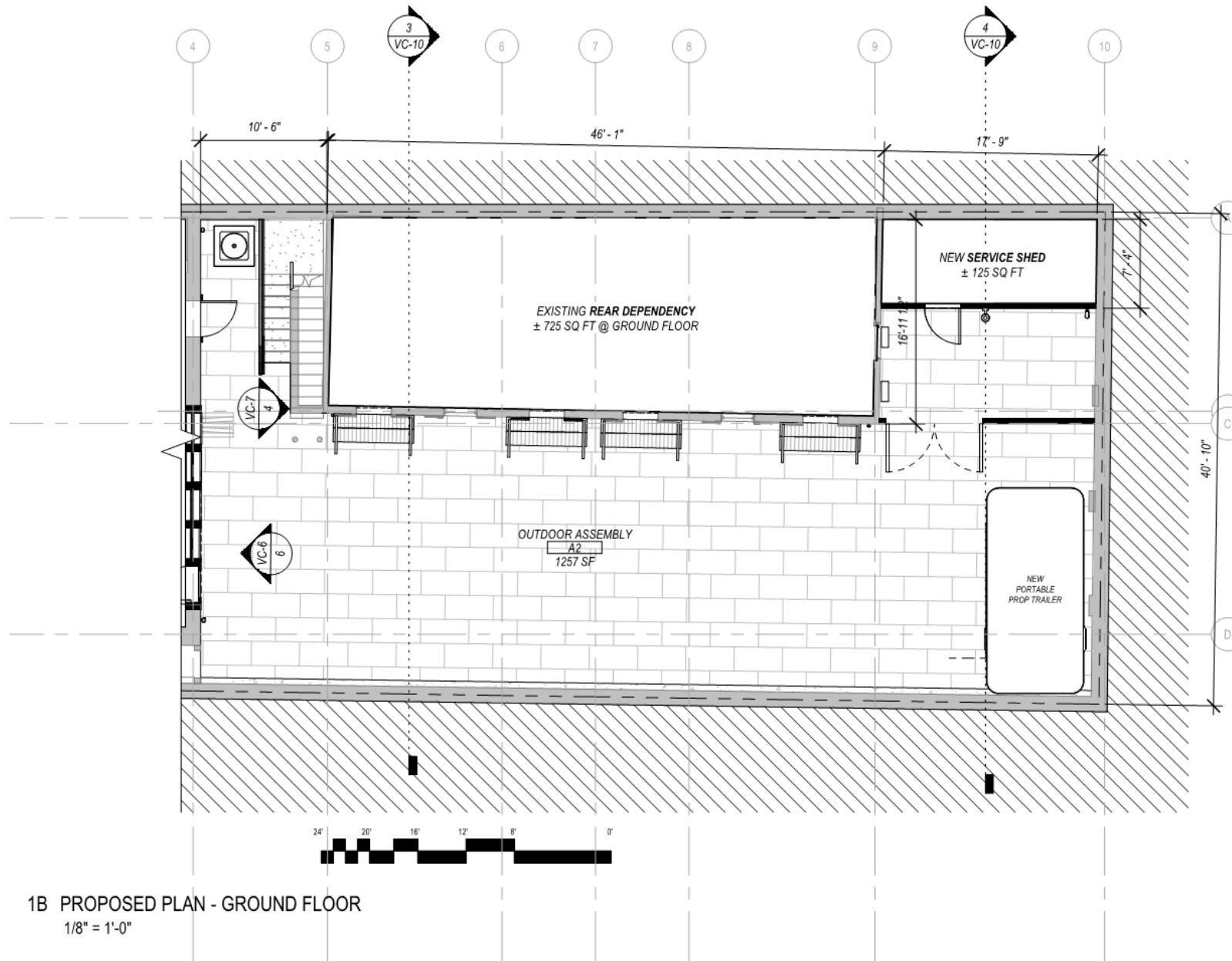
1/8" = 1'-0"

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June 8, 2021





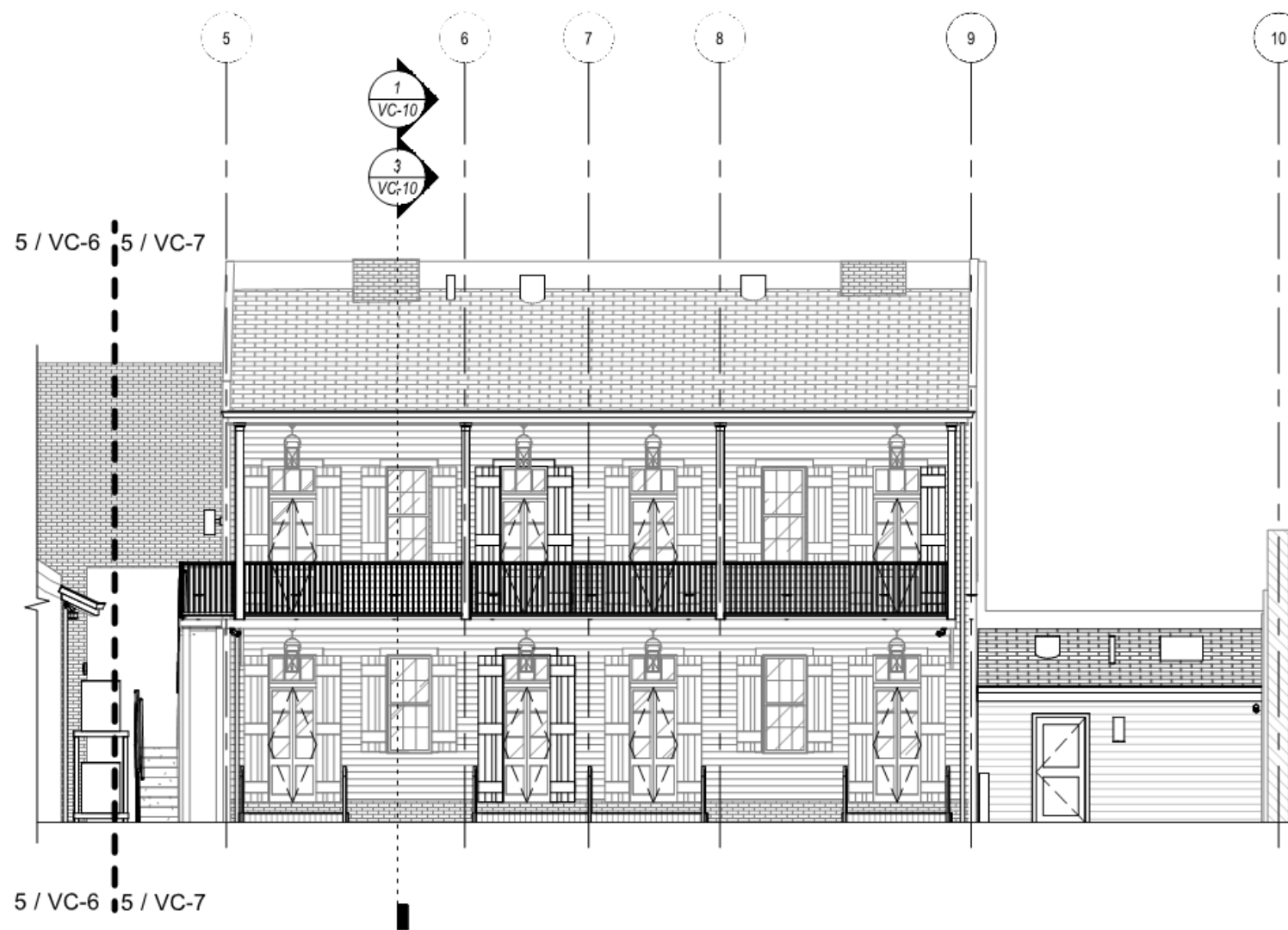
1B PROPOSED PLAN - GROUND FLOOR
1/8" = 1'-0"

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June 8, 2021



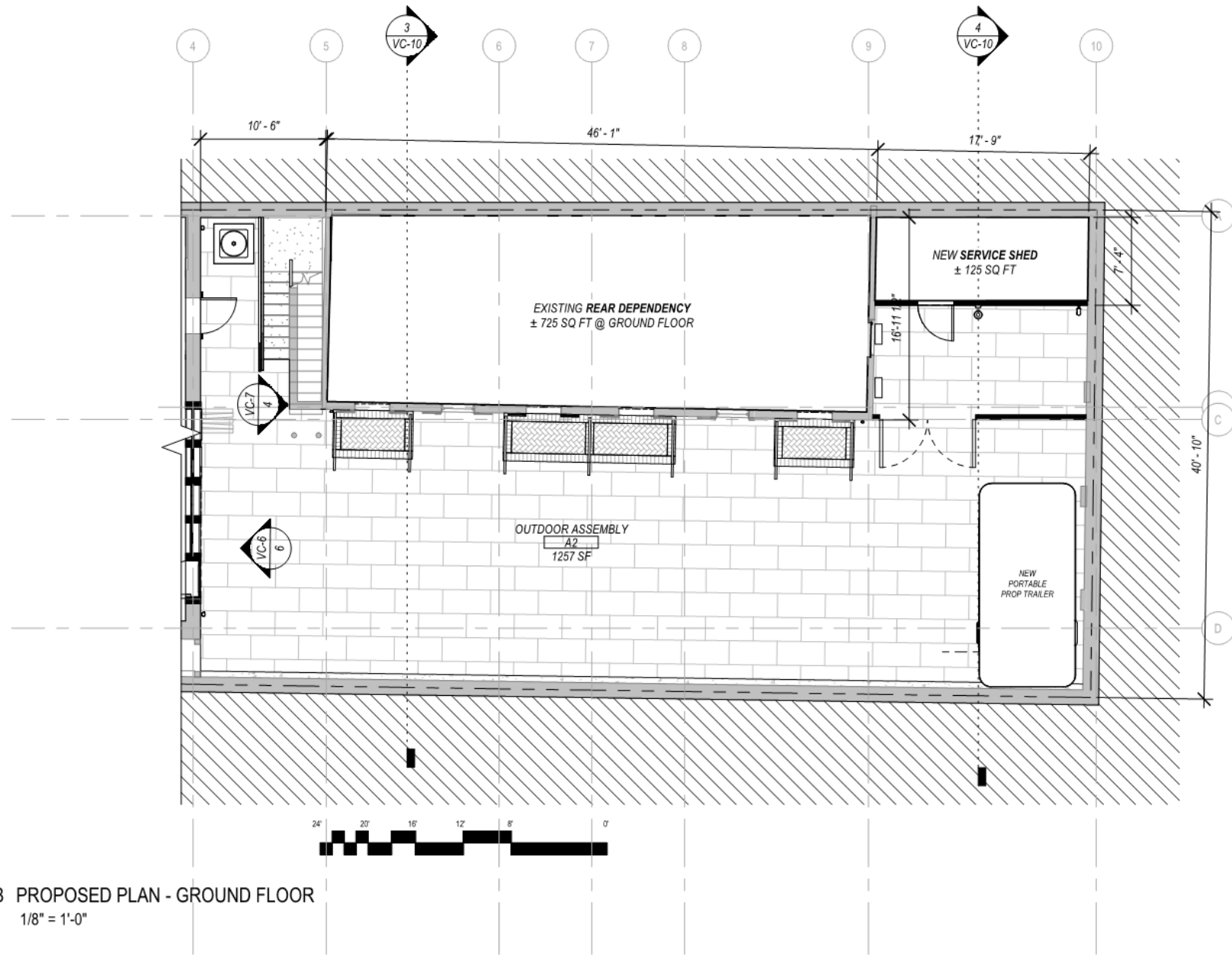


2A PROPOSED SOUTH ELEV - DEPENDENCY Option B

1/8" = 1'-0"

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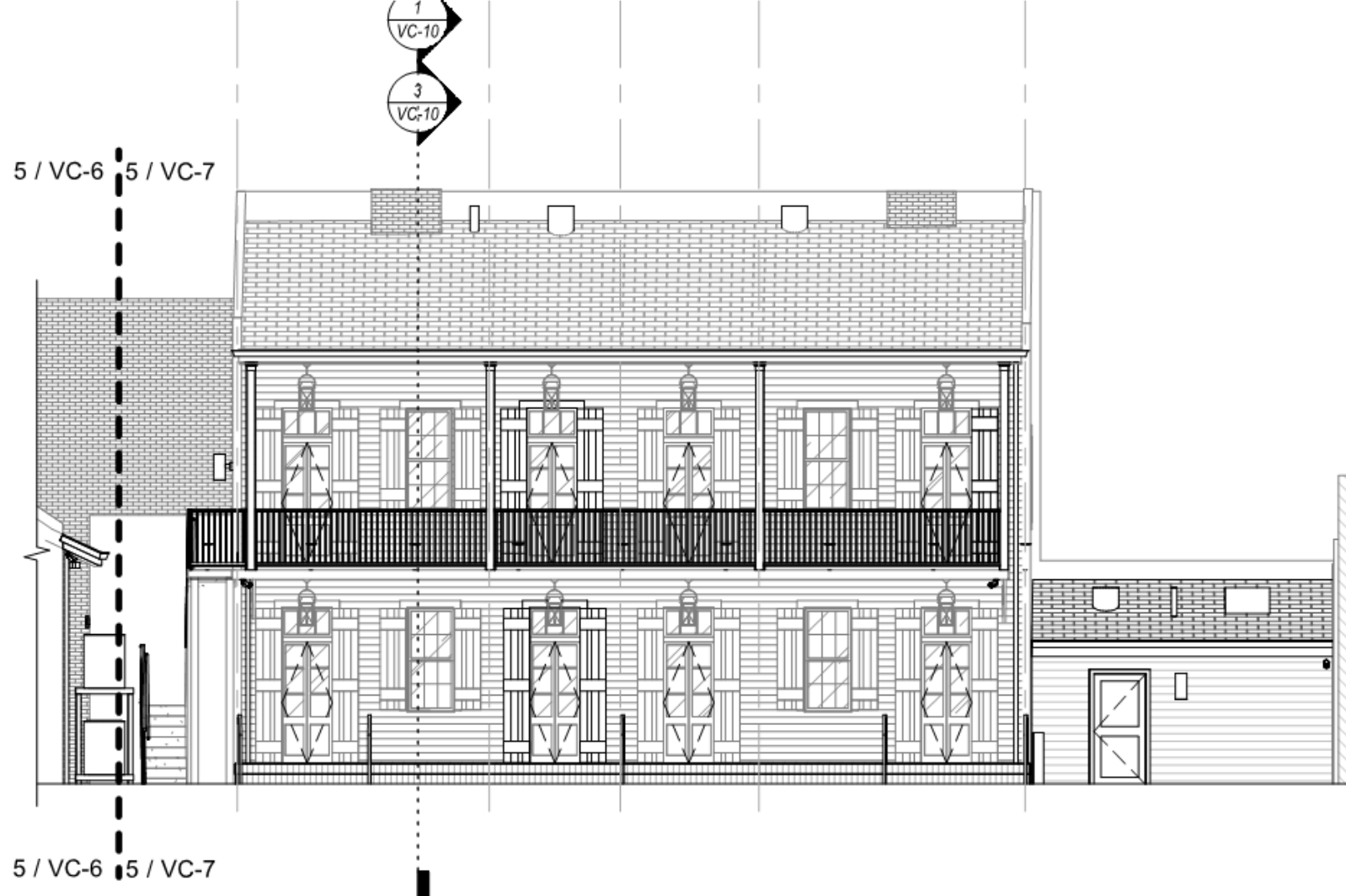
2B PROPOSED PLAN - GROUND FLOOR
1/8" = 1'-0"

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June 8, 2021





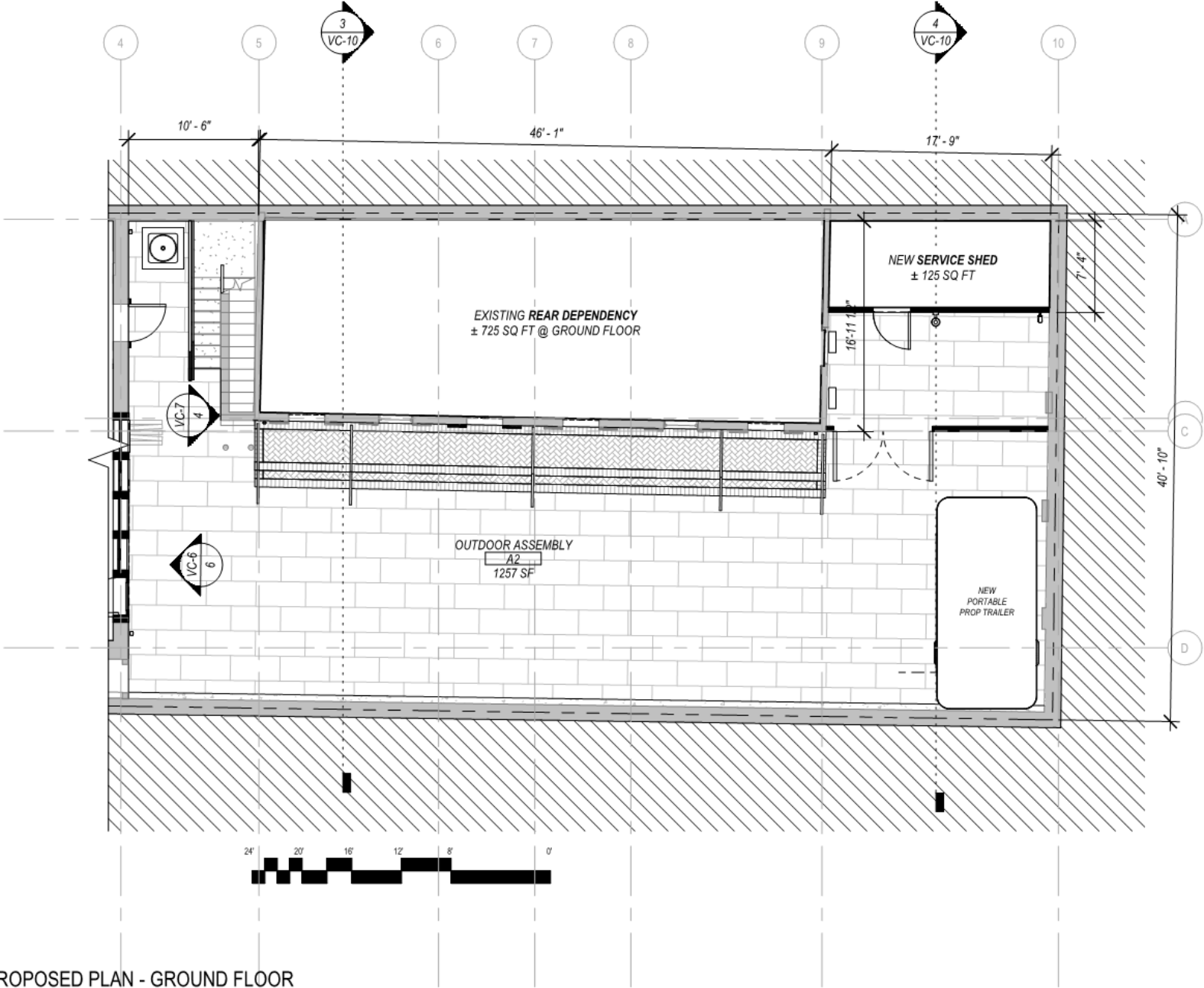
1a PROPOSED SOUTH ELEV - DEPENDENCY Option C
1/8" = 1'-0"

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June 8, 2021

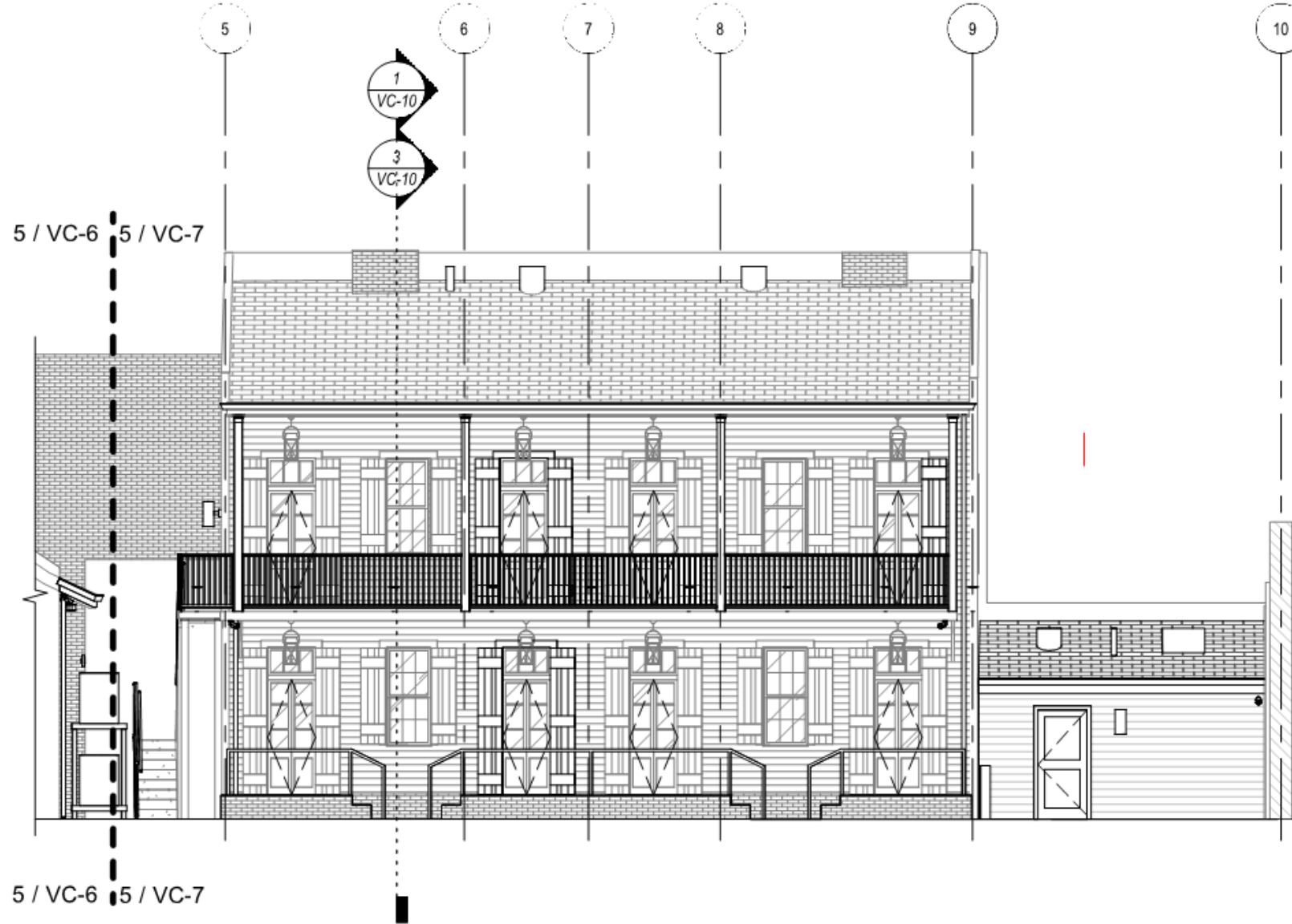




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ROPOSED PLAN - GROUND FLOOR
8" = 1'-0"





2a PROPOSED SOUTH ELEV - DEPENDENCY Option D

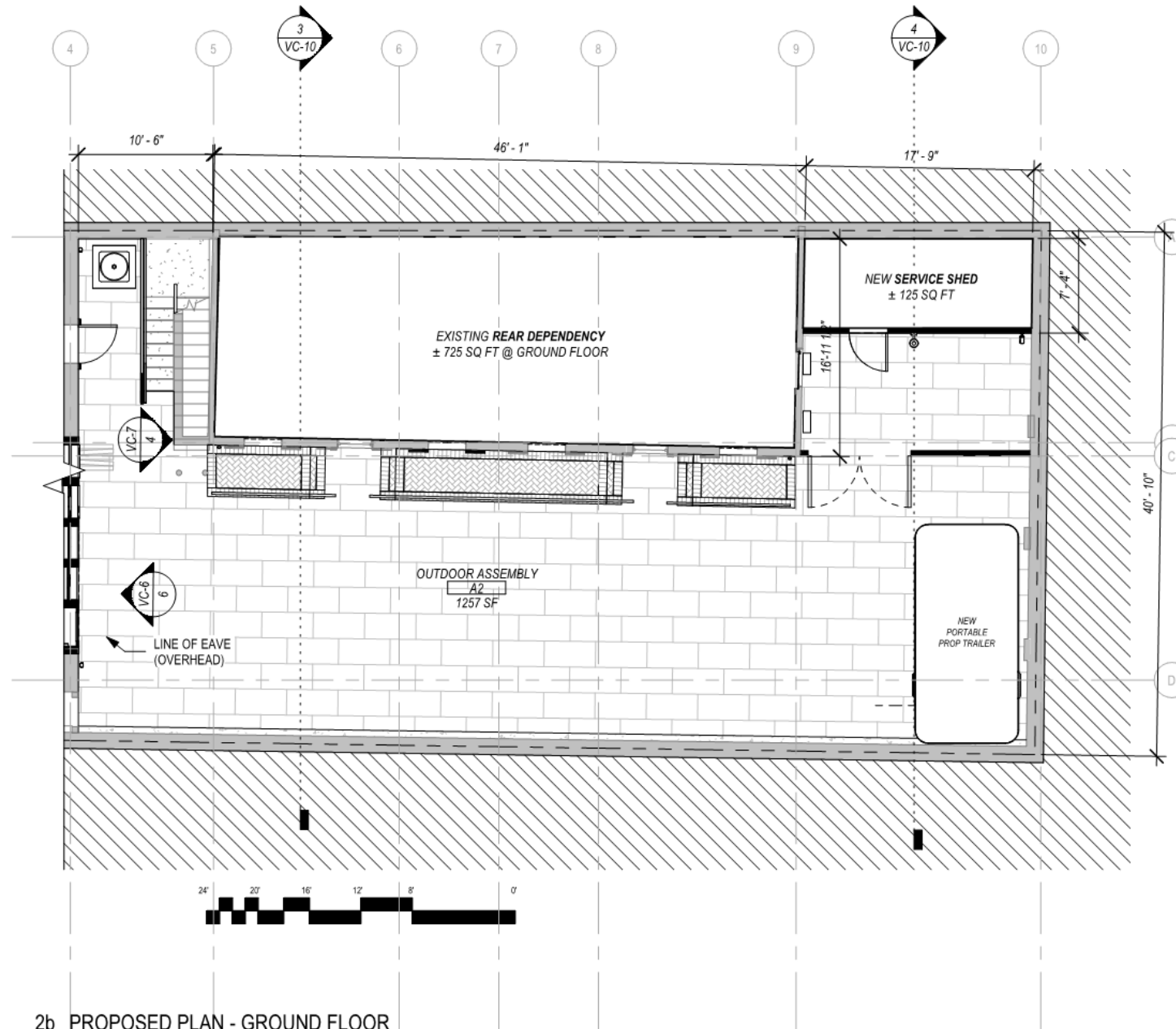
1/8" = 1'-0"

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June 8, 2021

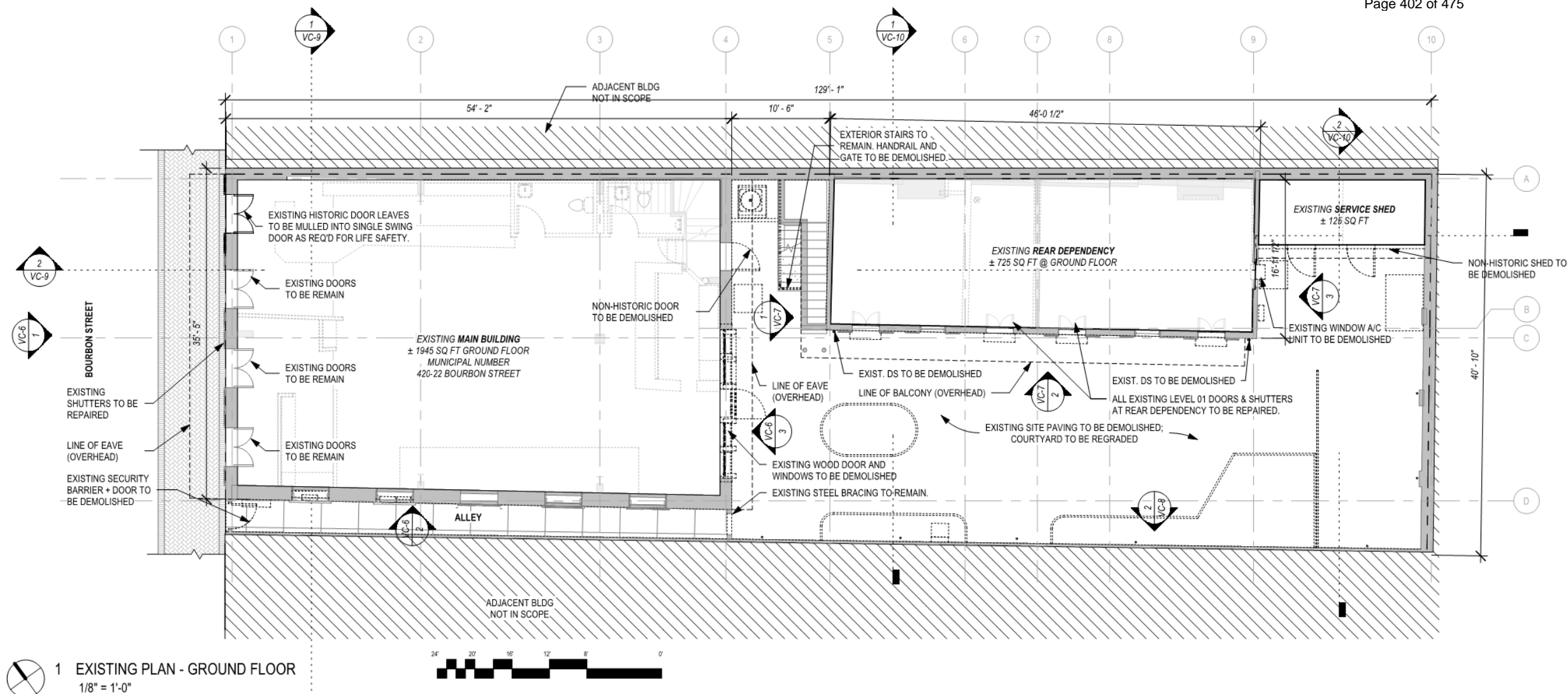




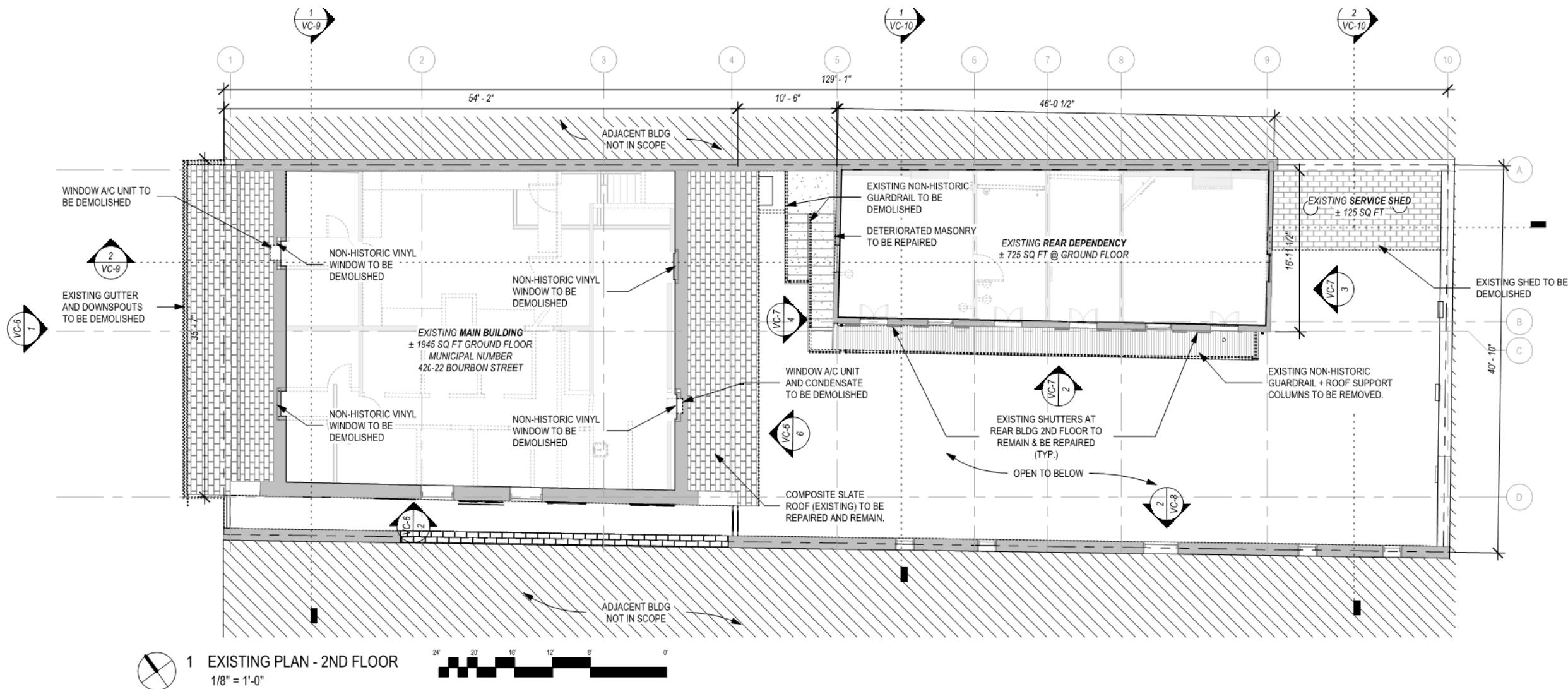
2b PROPOSED PLAN - GROUND FLOOR
1/8" = 1'-0"

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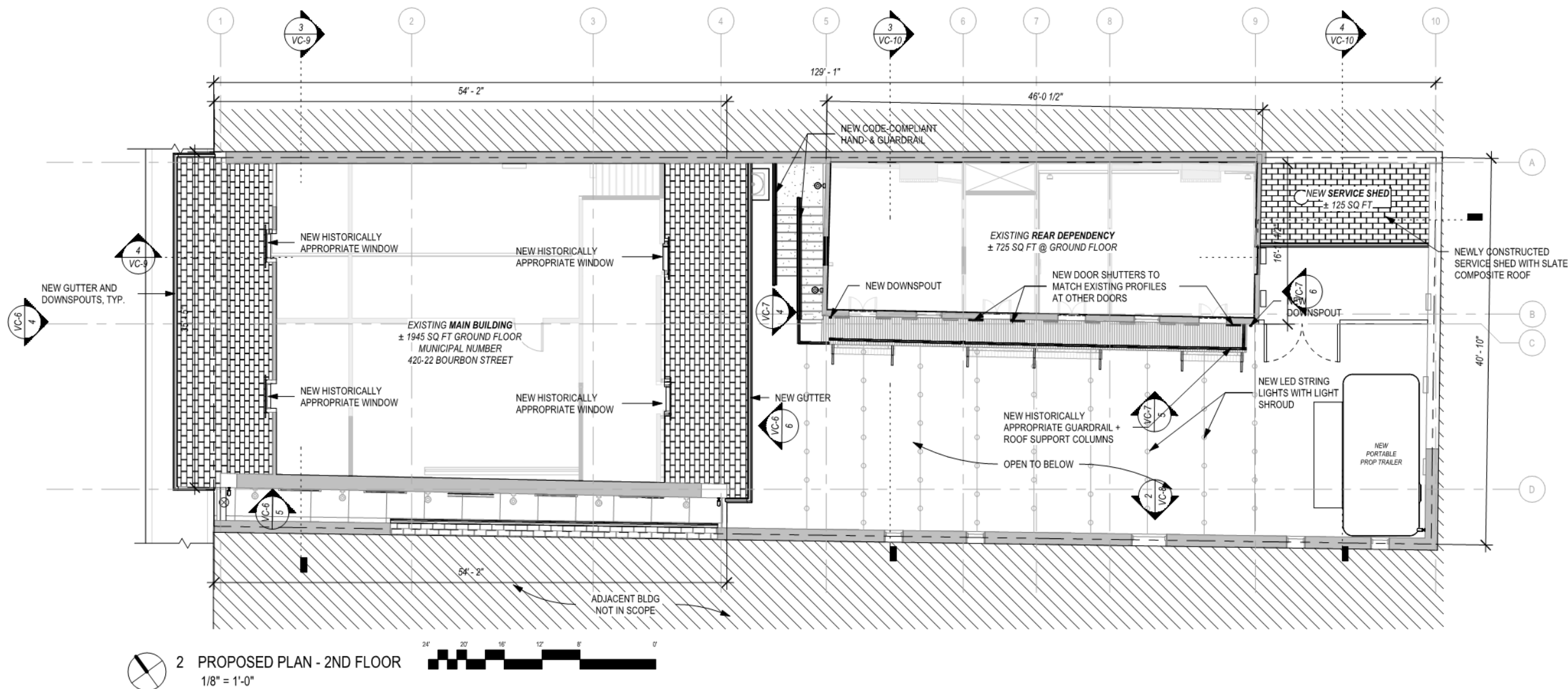


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June 8, 2021





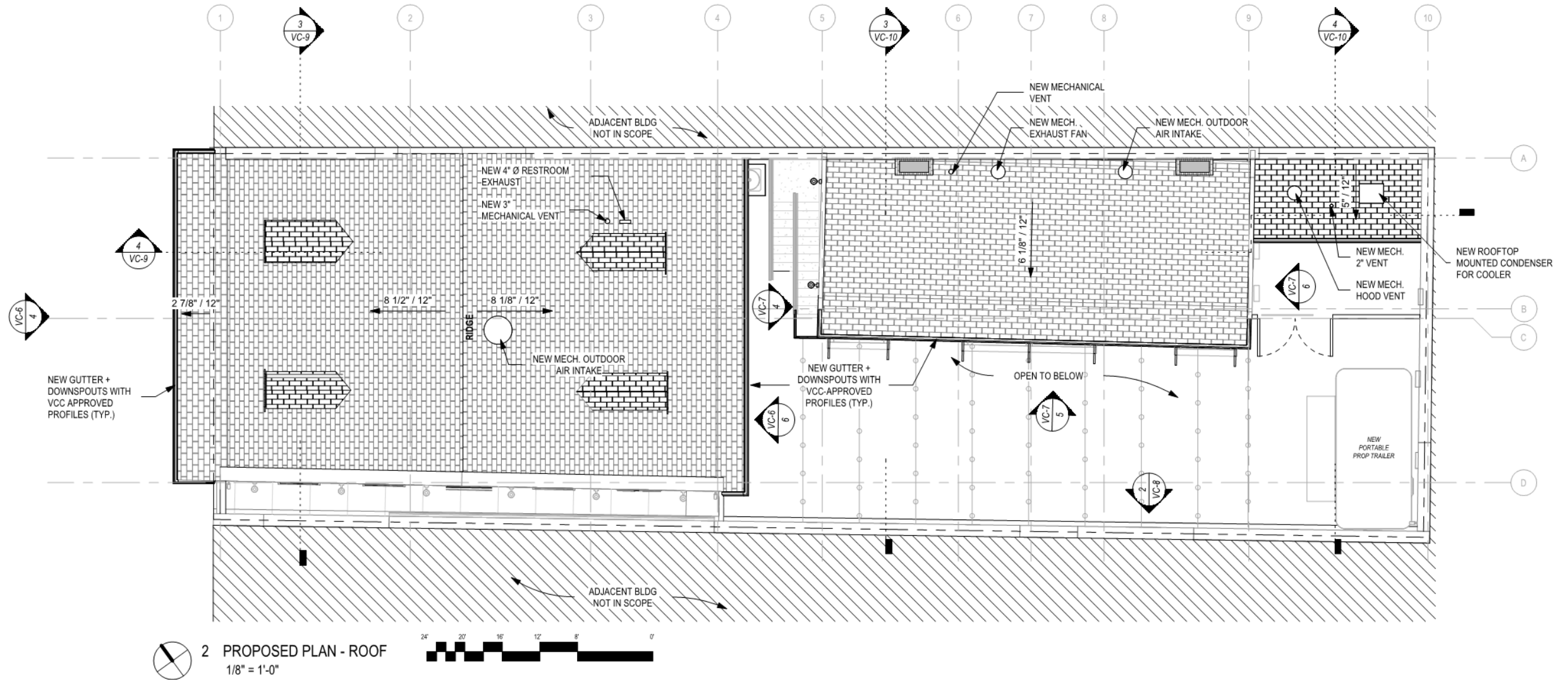
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June 8, 2021





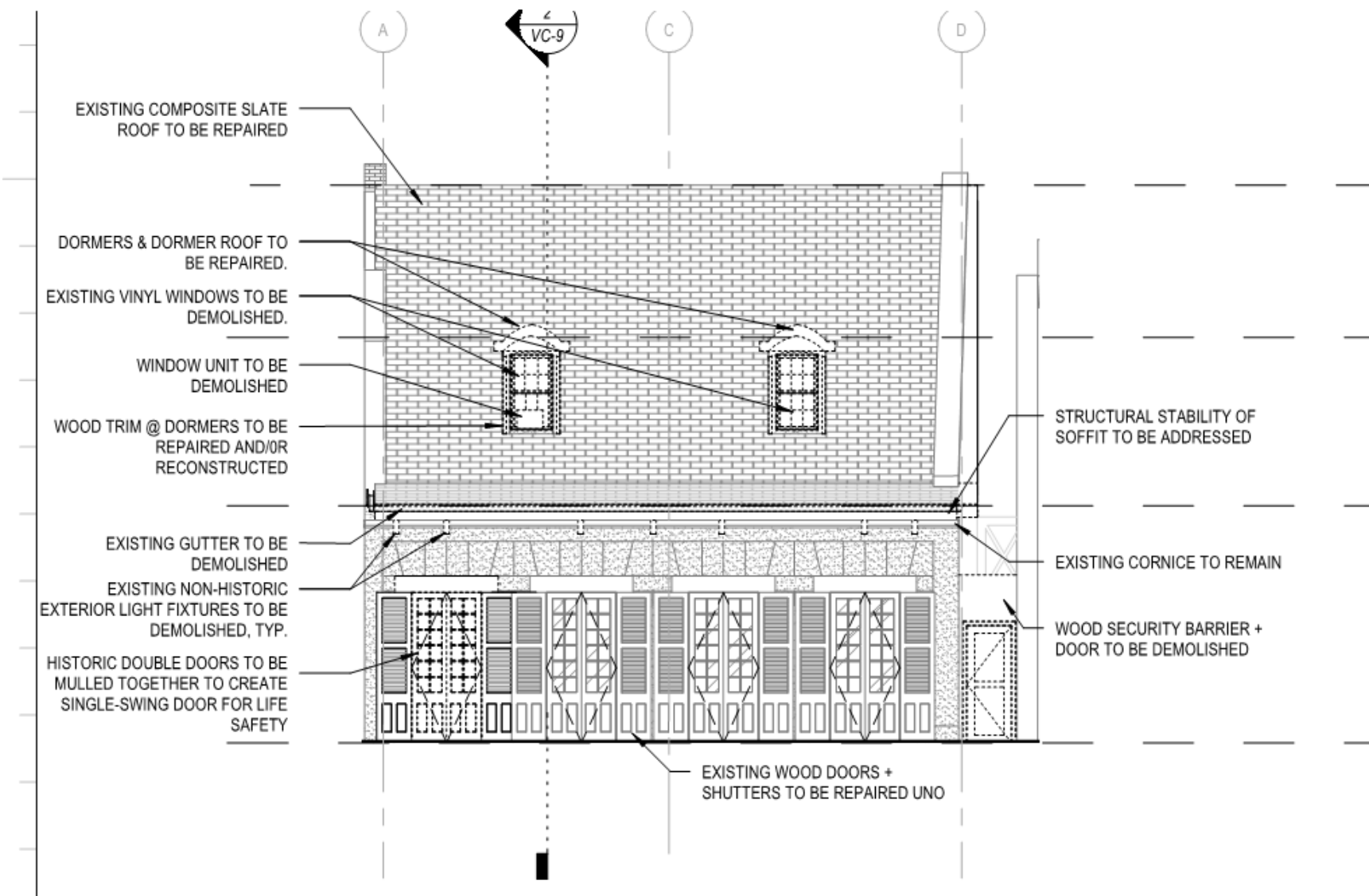


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June 8, 2021



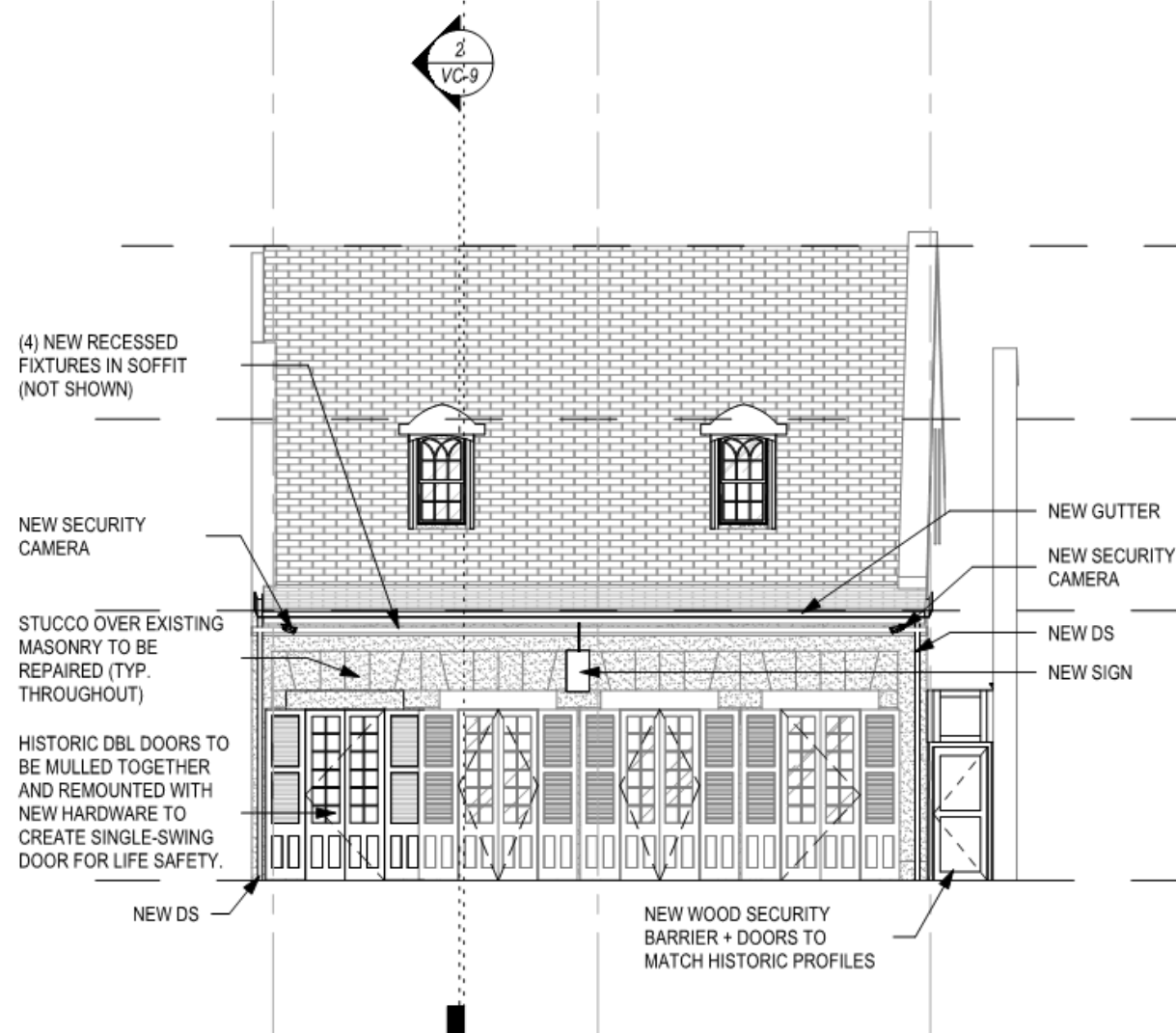


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June 8, 2021

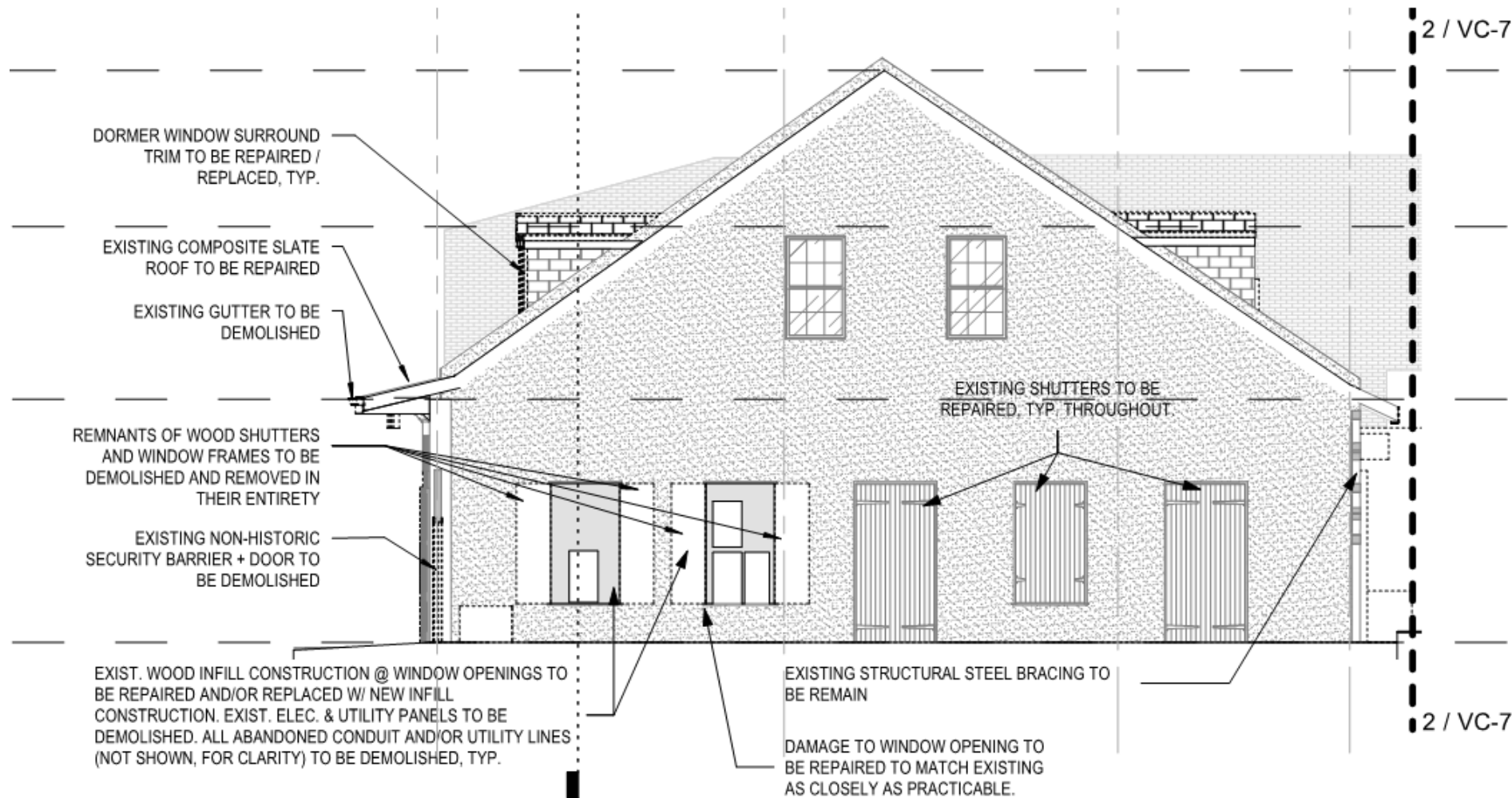




4 PROPOSED WEST ELEV - MAIN BLDG
1/8" = 1'-0"

420 Bourbon





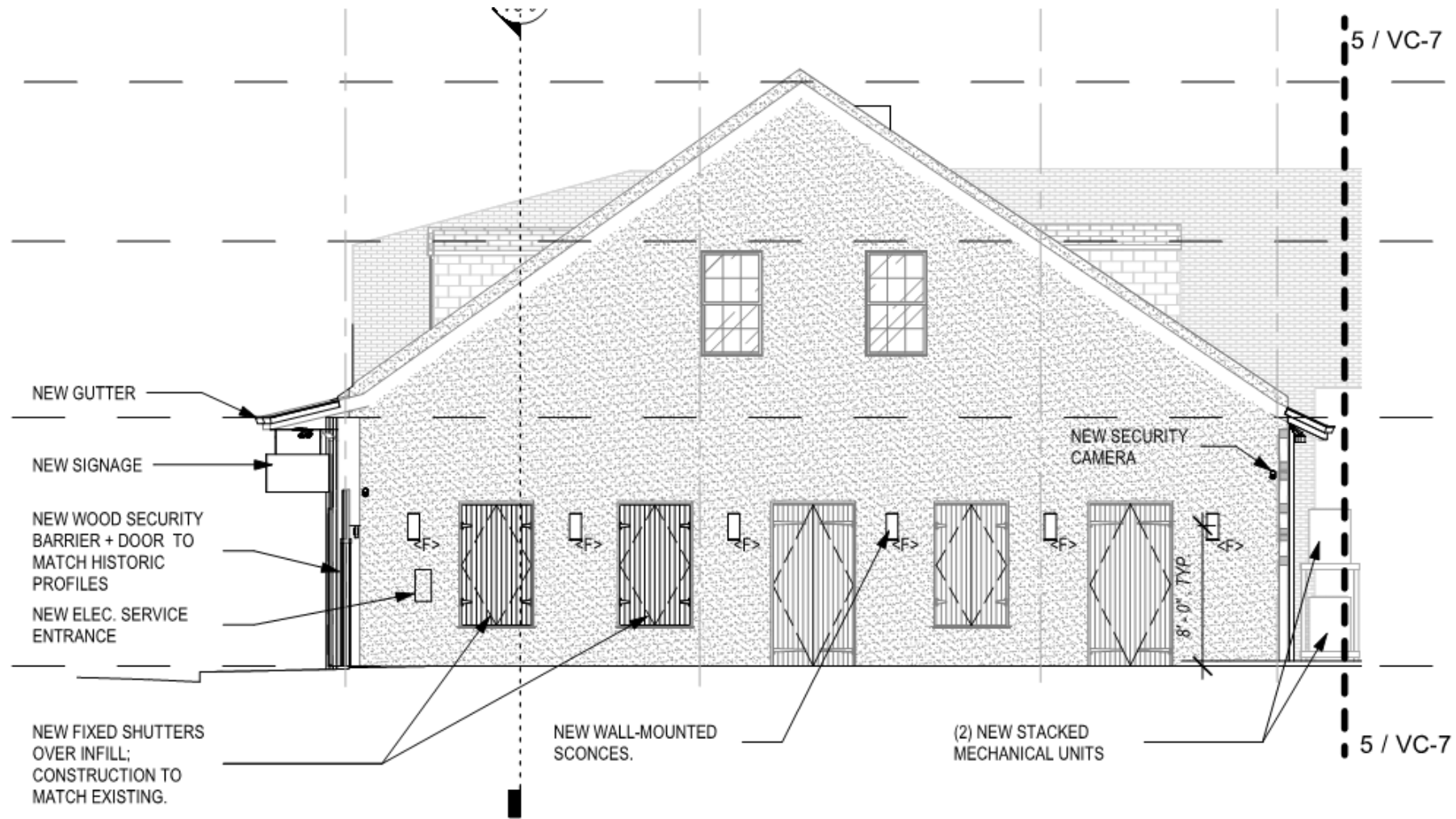
2 EXIST. SOUTH ELEV - MAIN BLDG
1/8" = 1'-0"

420 Bourbon

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June 8, 2021





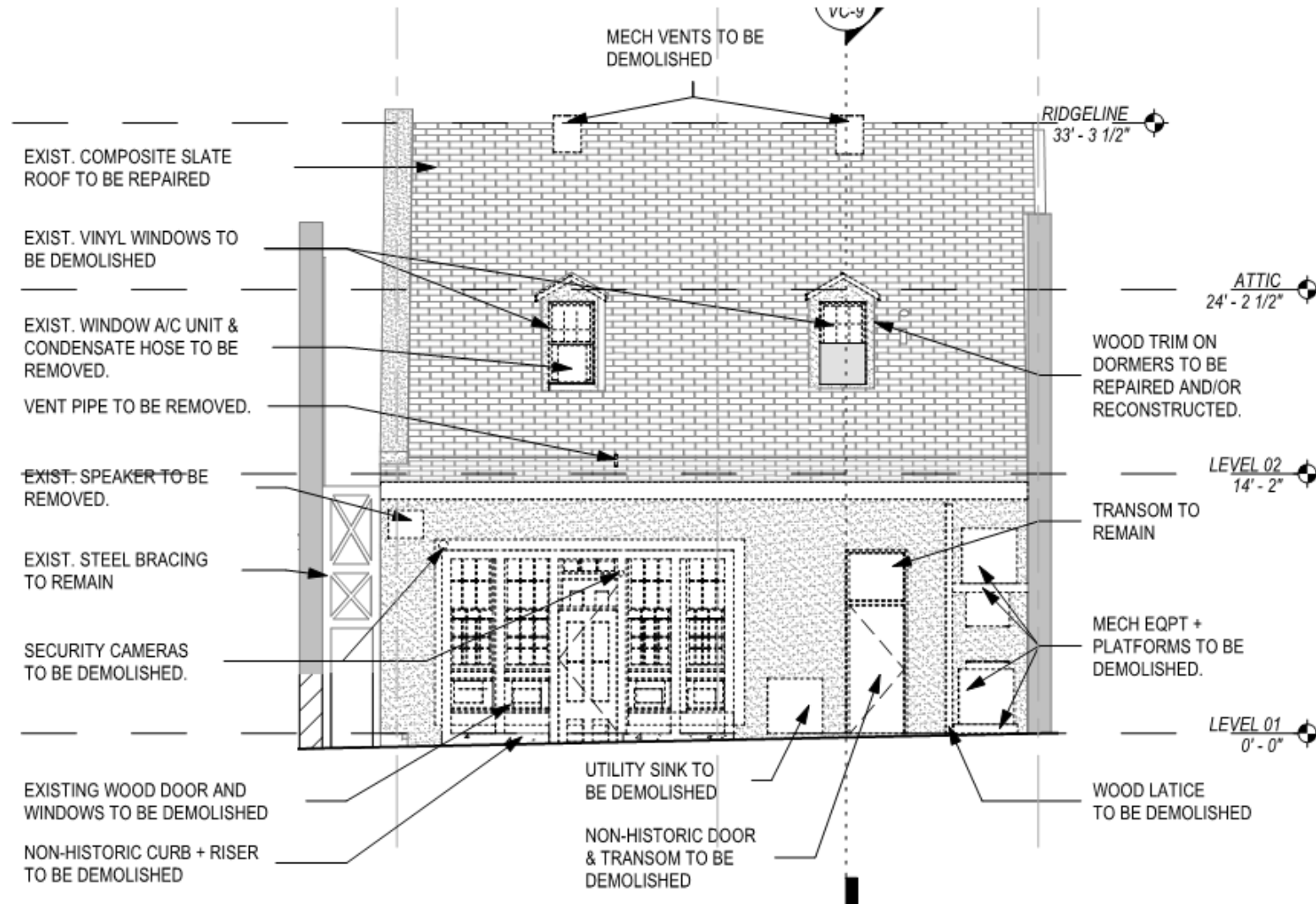
5 PROPOSED SOUTH ELEV - MAIN BLDG
1/8" = 1'-0"

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June 8, 2021





NOTE: ALL ABANDONED CONDUIT & UTILITY LINES (NOT SHOWN, FOR CLARITY) TO BE DEMOLISHED, TYP THROUGHOUT.

3 EXIST. E ELEV - MAIN BLDG

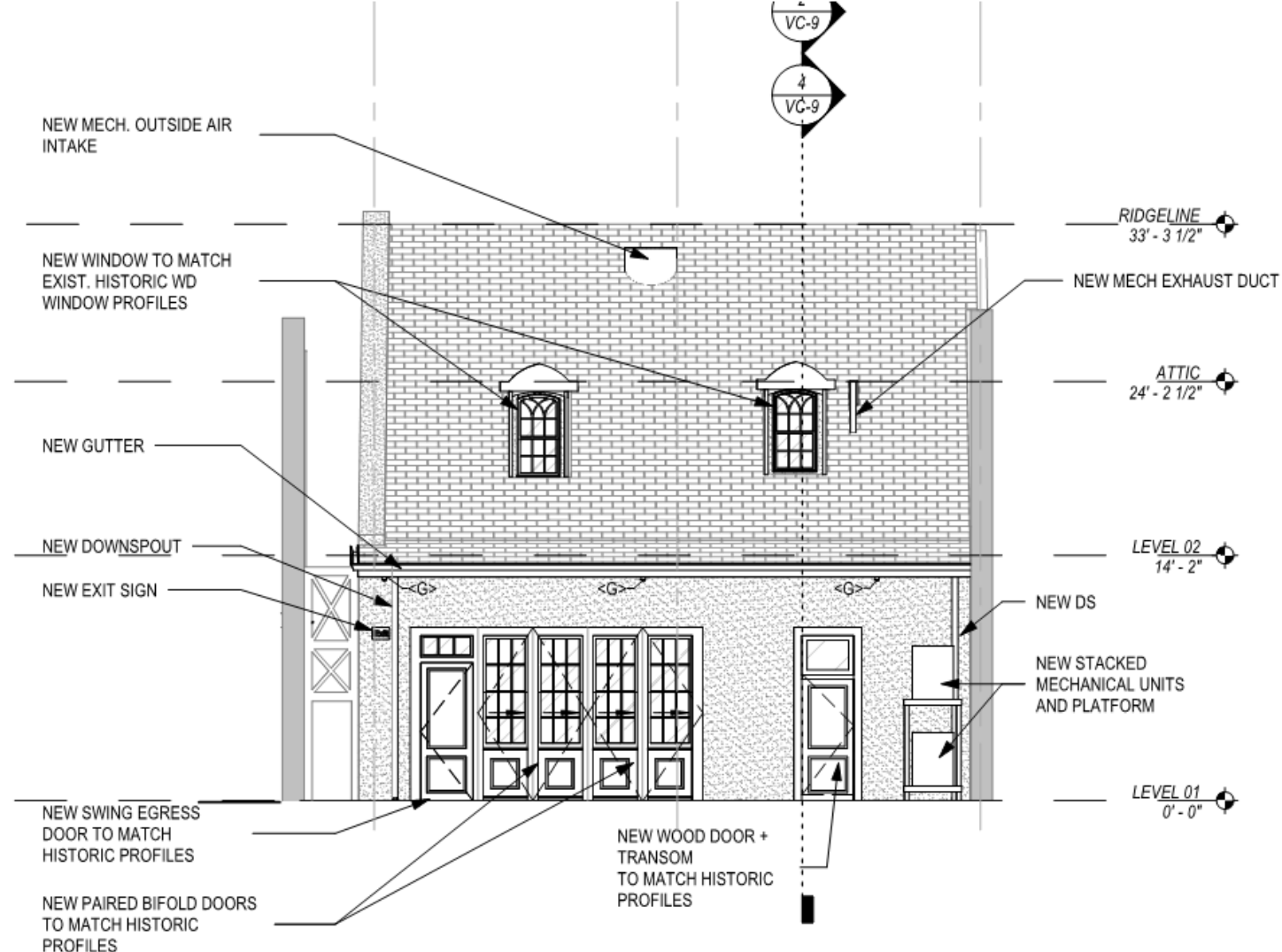
1/8" = 1'-0"

420 Bourbon

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June 8, 2021





6 PROPOSED EAST ELEV - MAIN BLDG

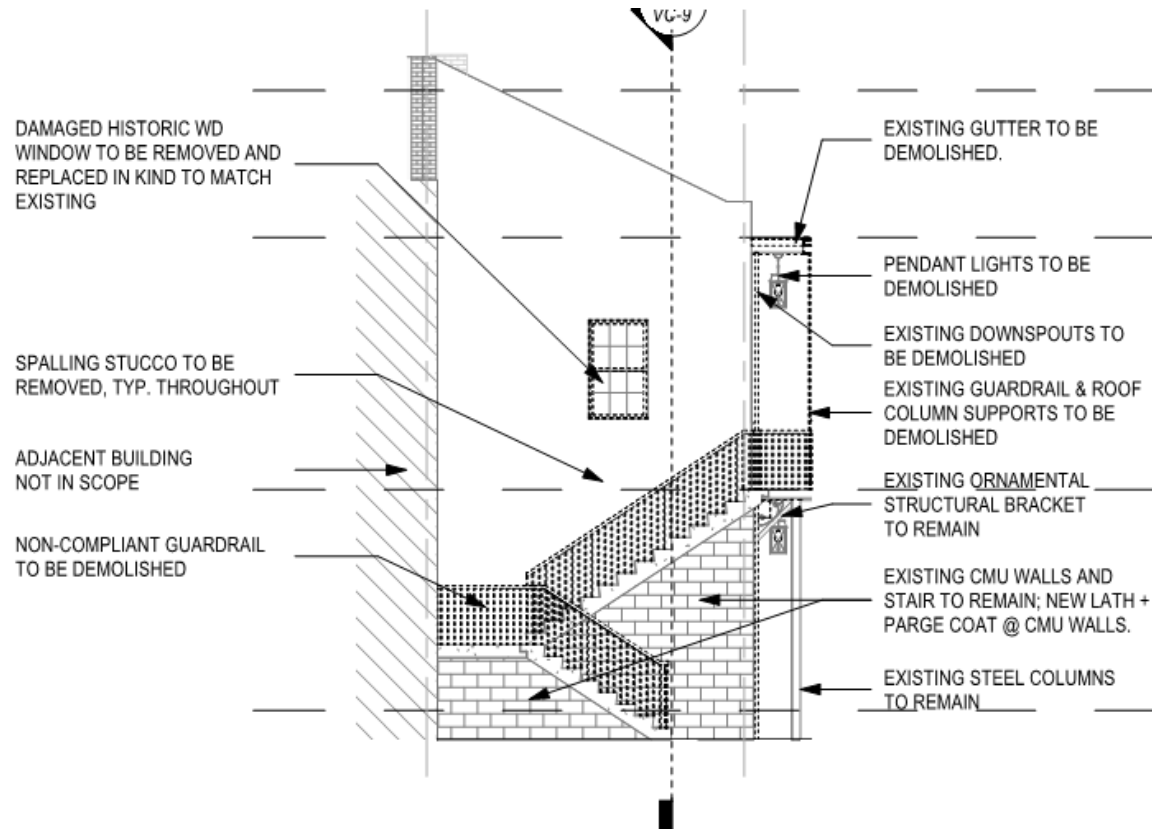
1/8" = 1'-0"

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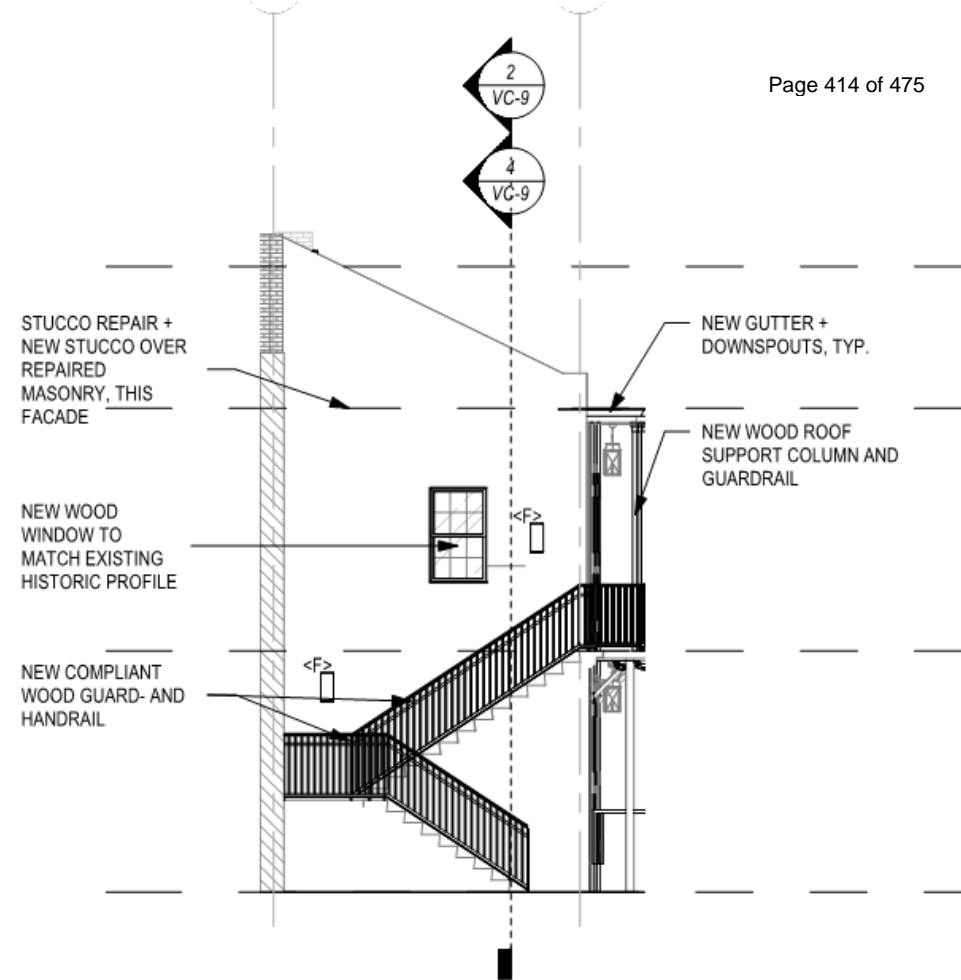
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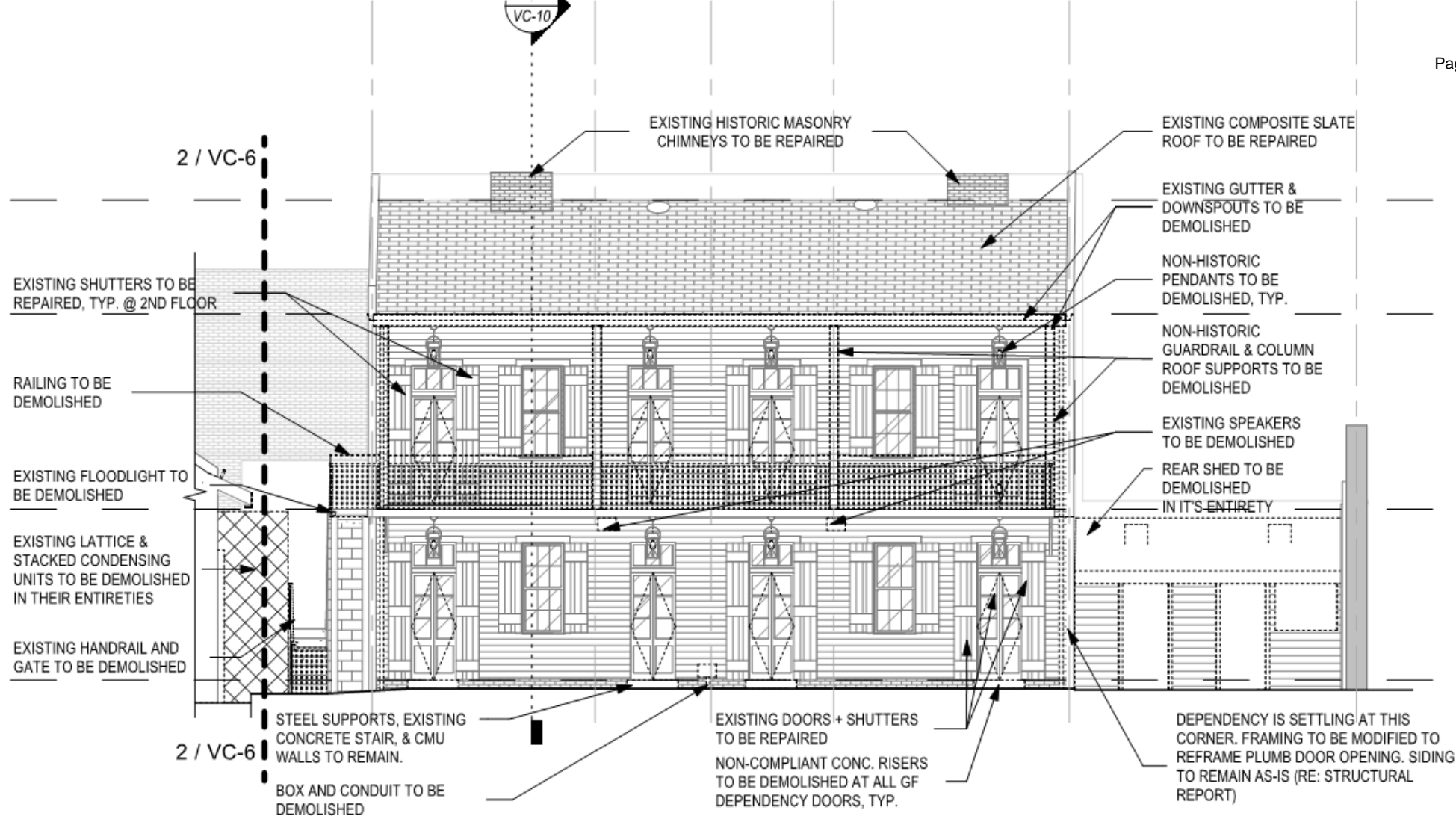




1 EXISTING WEST ELEV - DEPENDENCY
1/8" = 1'-0"



4 PROPOSED WEST ELEV - DEPENDENCY
1/8" = 1'-0"



2 EXISTING SOUTH ELEV - DEPENDENCY

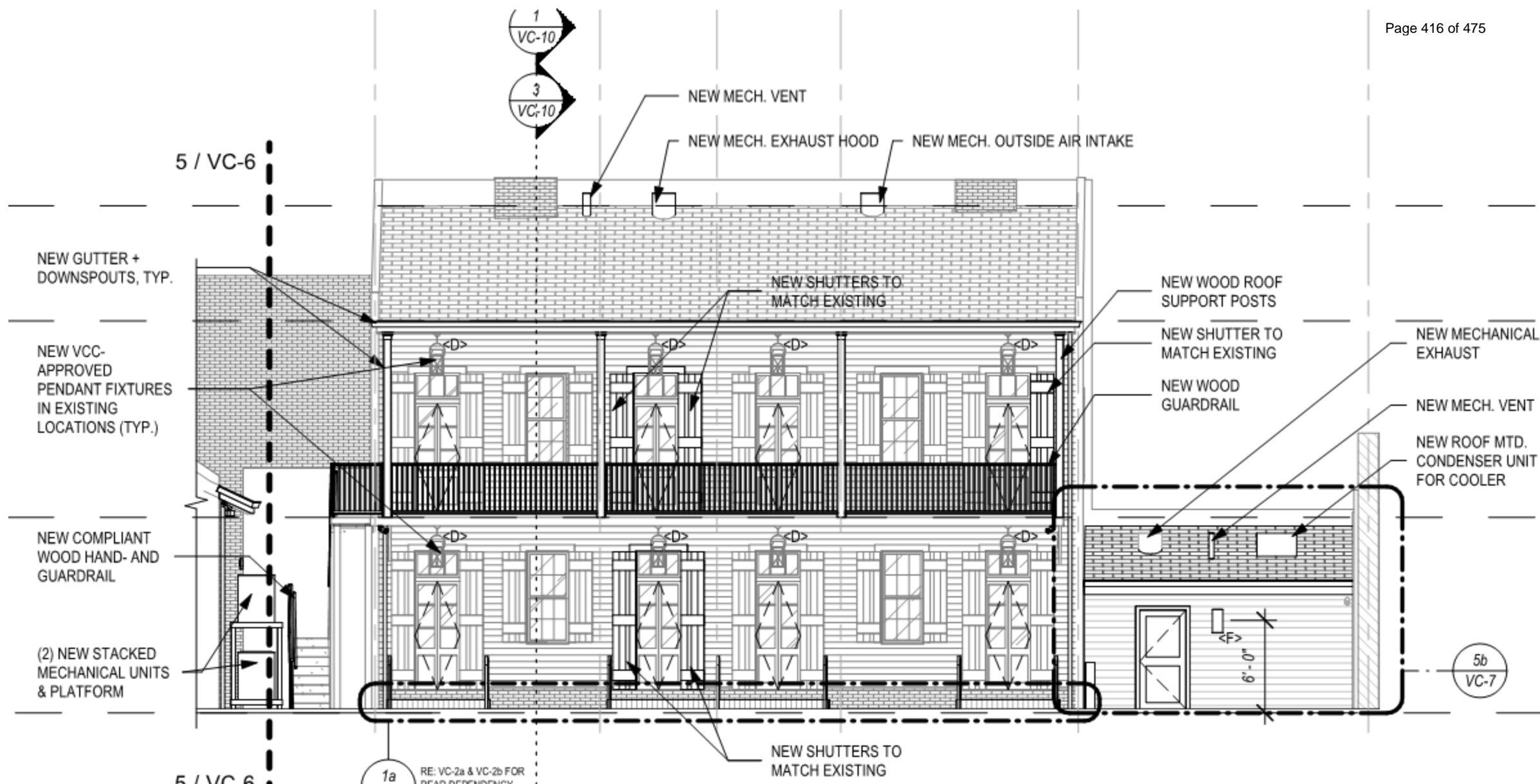
1/8" = 1'-0"

420 Bourbon

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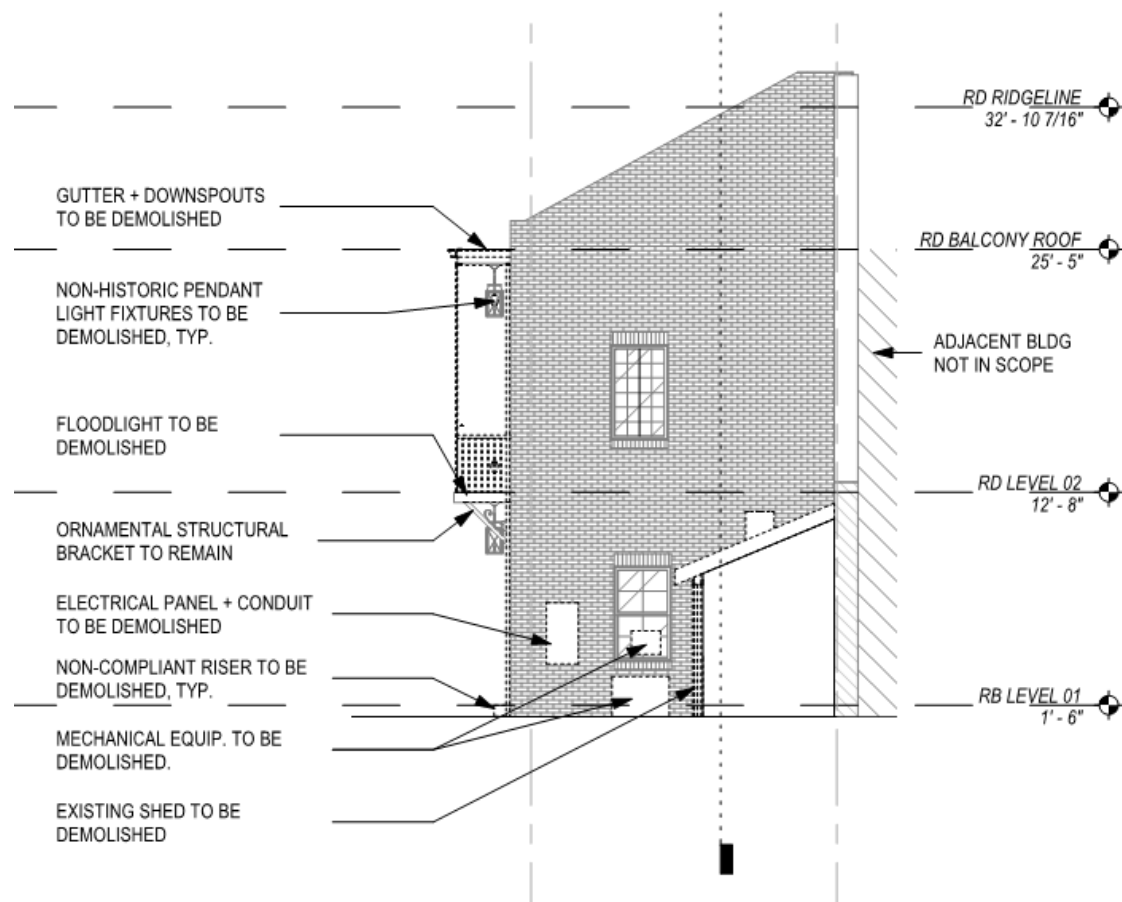
June 8, 2021



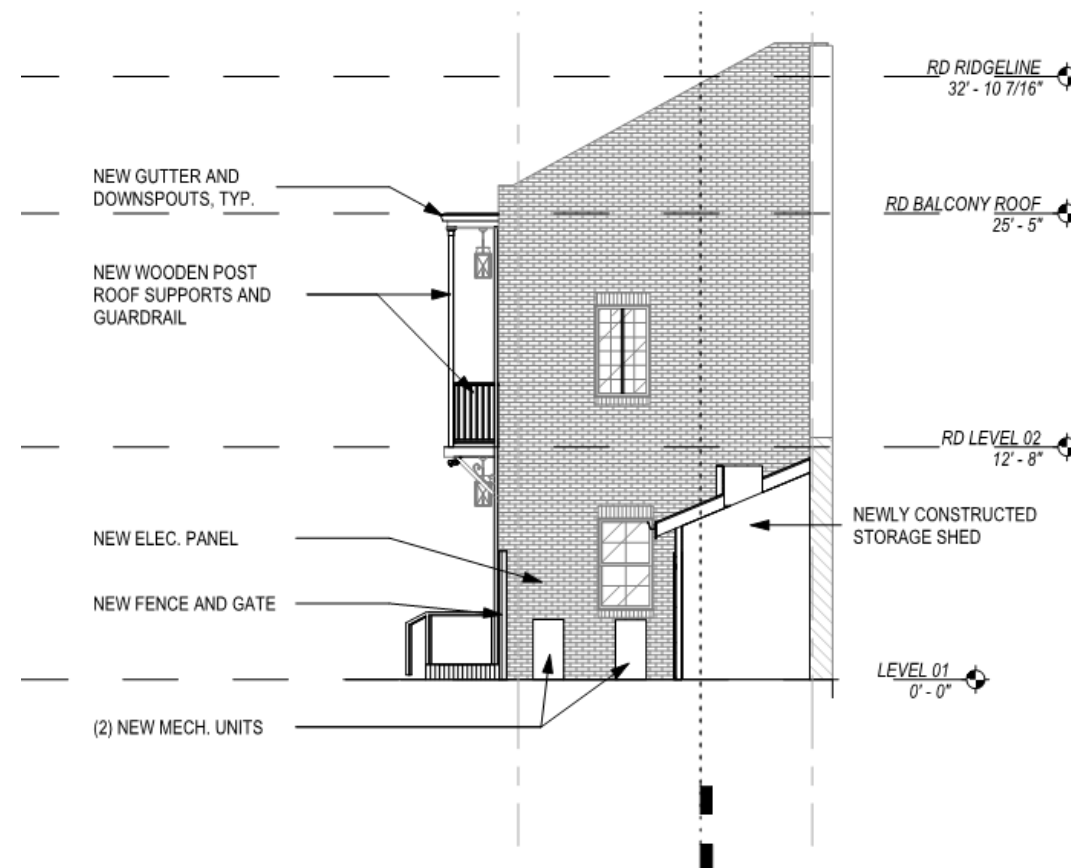


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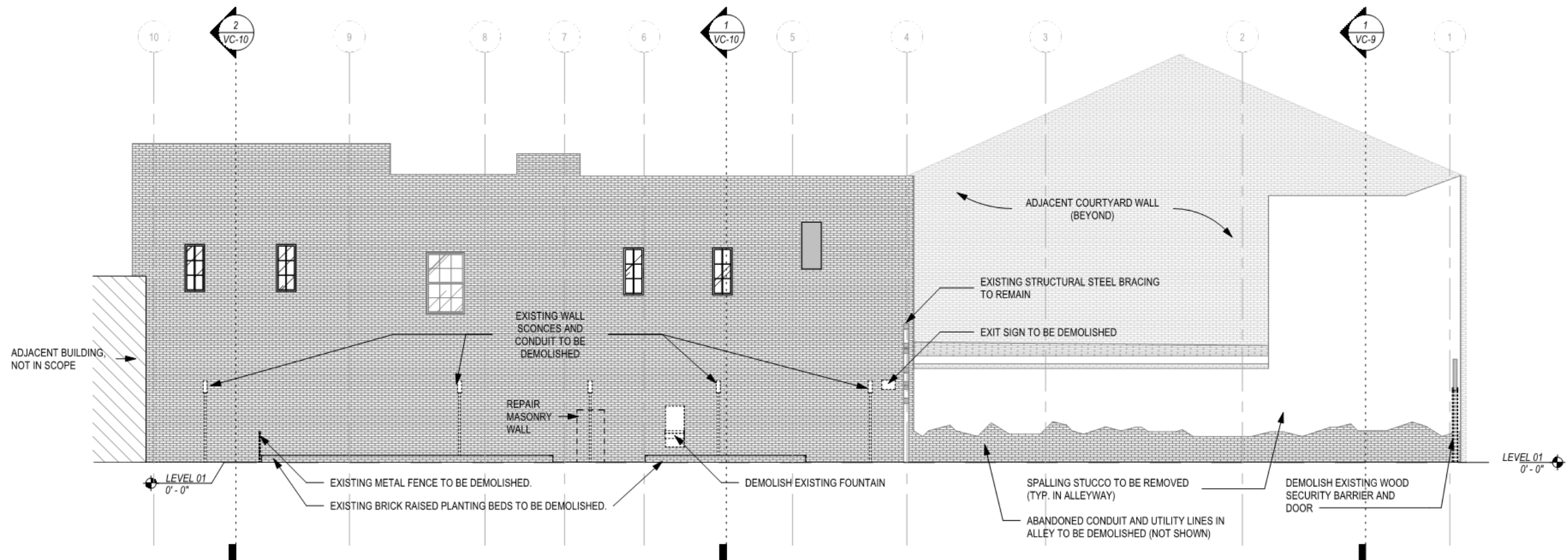




3 EXISTING EAST ELEV - DEPENDENCY
1/8" = 1'-0"



6 PROPOSED EAST ELEV - DEPENDENCY
1/8" = 1'-0"



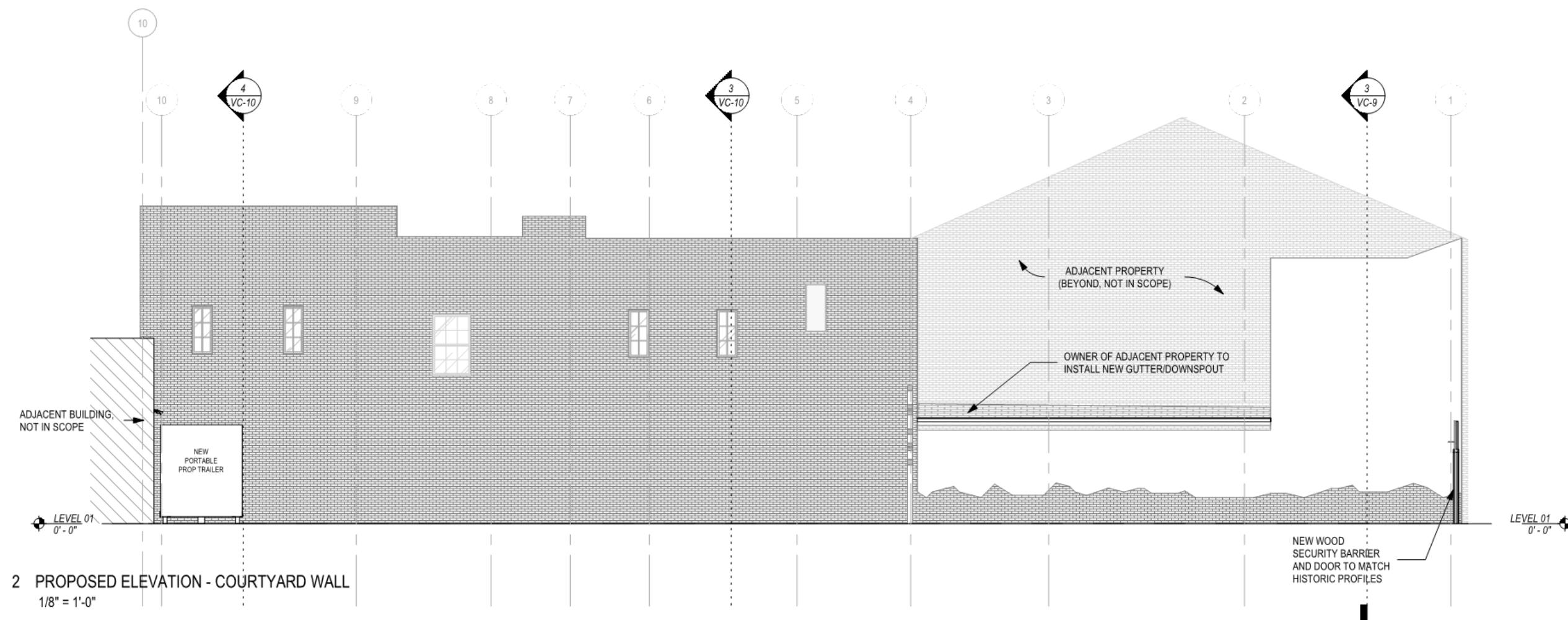
1 EXISTING ELEVATION - COURTYARD WALL
1/8" = 1'-0"

420 Bourbon

VCC Architectural Committee

June 8, 2021



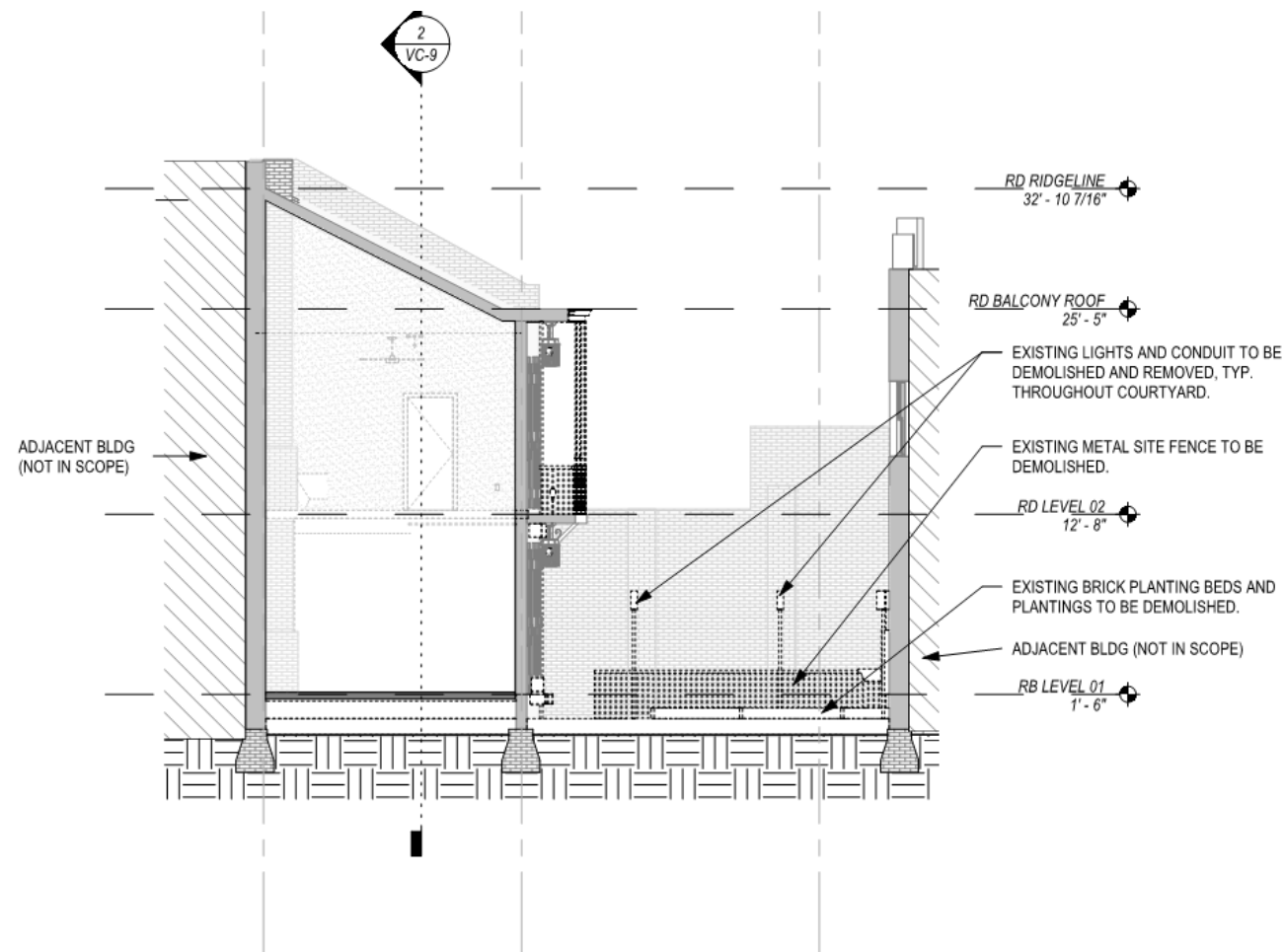


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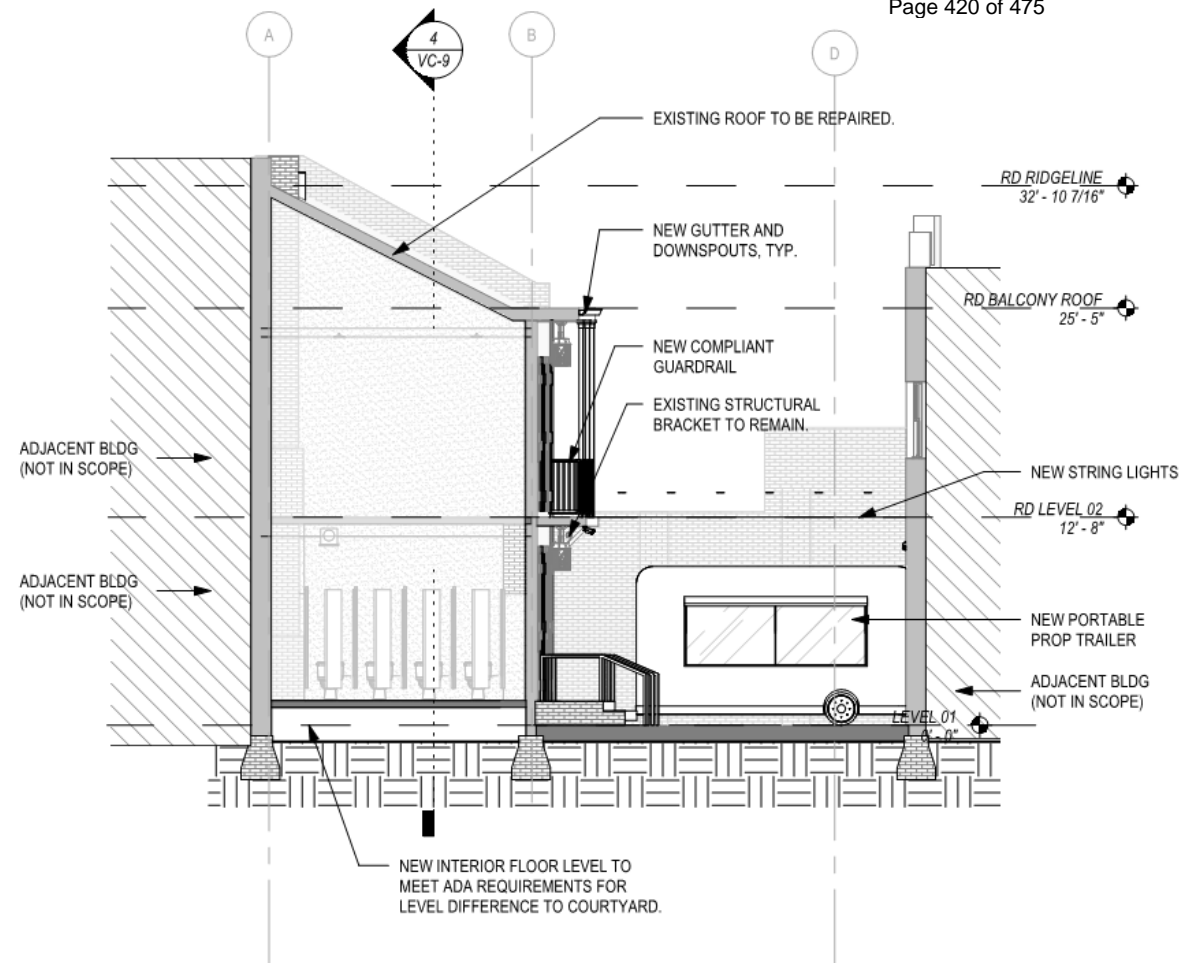
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June 8, 2021

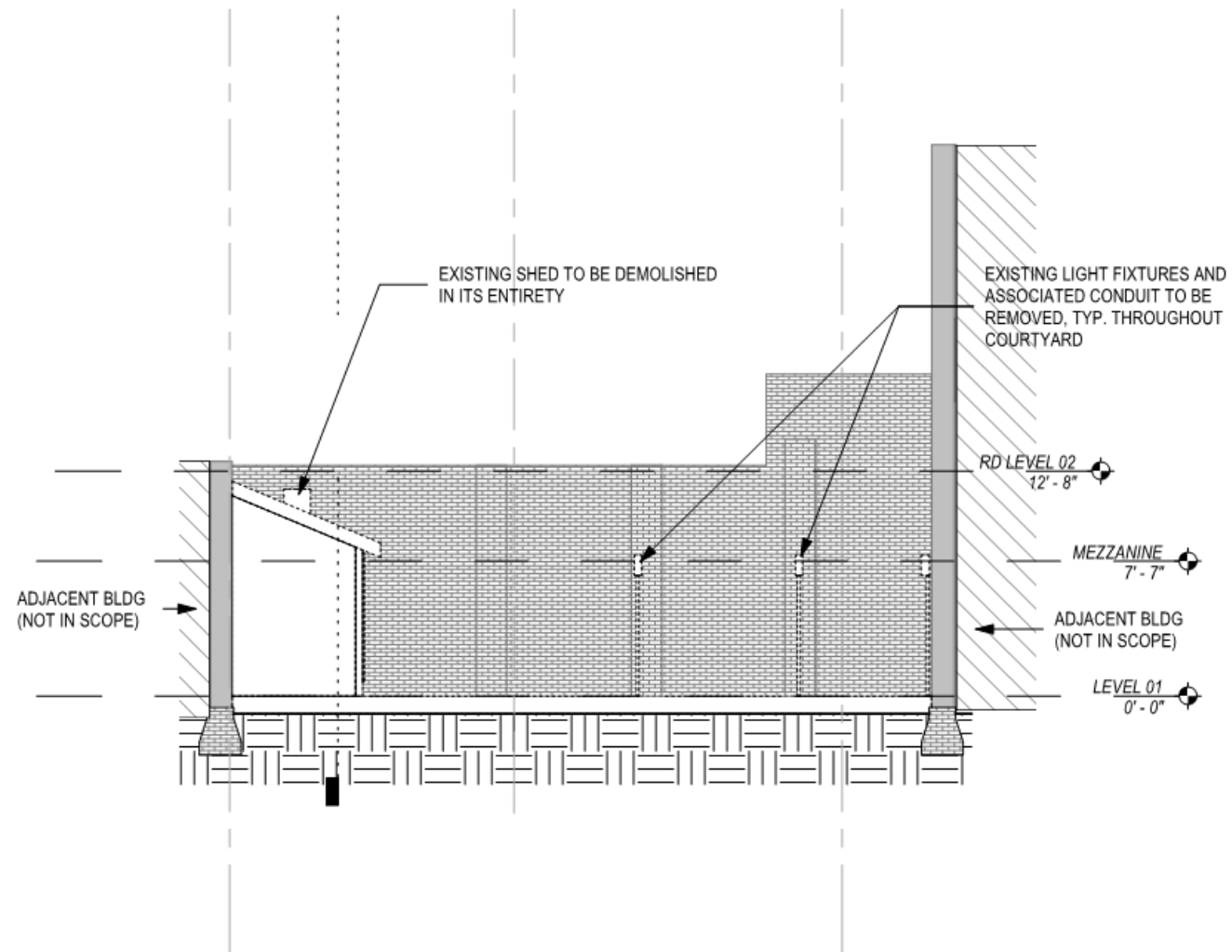




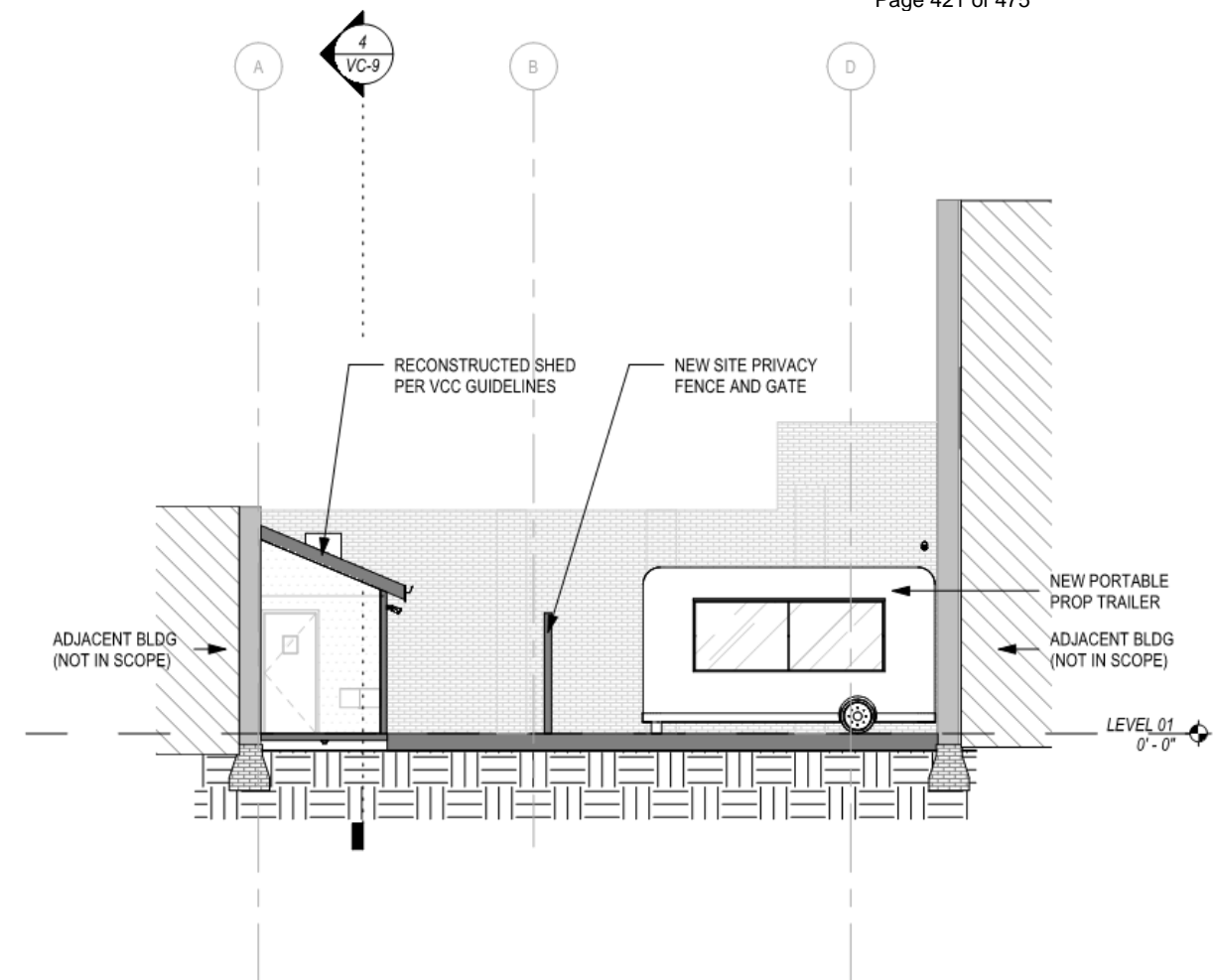
1 EXISTING TRANSVERSE SECTION - DEPENDENCY
1/8" = 1'-0"



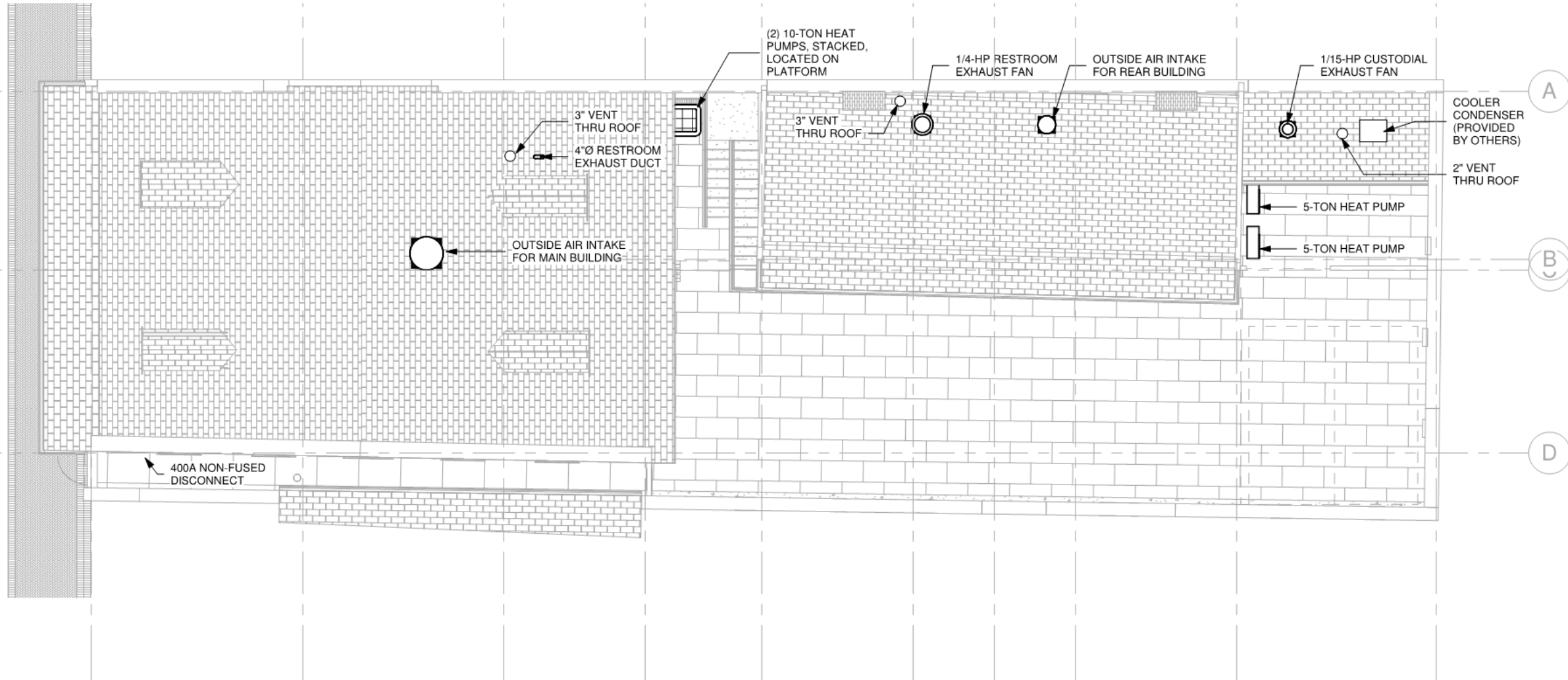
3 PROPOSED TRANSVERSE SECTION - DEPENDENCY
1/8" = 1'-0"



2 EXISTING TRANSVERSE SECTION - SHED
1/8" = 1'-0"



4 PROPOSED TRANSVERSE SECTION - SHED
1/8" = 1'-0"



1 MEP SITE PLAN
MEP100 1/8" = 1'-0"

420 Bourbon

VCC Architectural Committee

June 8, 2021





BATTURE LLC
engineers + land surveyors

Subject: Structural Stability and Existing Masonry Opening Recommendations
420-422 Bourbon Street
Permit Reference 43KJW1

To Whom It May Concern,

I, a representative of Batture LLC, visited the site on May 17, 2021 to assess the lateral stability and structural conditions of the existing building at the address above. The structure is a 2-story historic masonry structure with wood framed floors. In a previous renovation, steel beams and columns were installed in the first story. There are existing steel tie backs present between the steel columns directly adjacent to masonry pilasters with a plate present on the exterior face of masonry. These tiebacks are located at approximately at mid-height of the first-floor story along the alley side of the building. There is also a steel double angle with a tie back plate connecting the rear wall to the steel framed structure. Across an existing alley, an external vertical steel cross-brace frame is also present in one rear corner of the structure, bracing the building to the neighboring building. A large existing opening is also located near the corner in question that does not appear to have a proper lintel and the floor above is sagging. Cracks are present at the edges of the opening.

We believe the external brace to have been retroactively installed for use as lateral bracing and should not be removed. In addition to keeping the existing brace framing intact, we would also

420 Bourbon

VCC Architectural Committee

recommend installing additional masonry tie backs between the existing steel columns along the alley-side of the building to the exterior face of the masonry wall at the second floor framing level. A total of two plates would be required, one per column location. Plates would be visible within the alley walkway. The interior steel double angle tieback is also recommended to remain. It was also noted at the braced corner, on the interior face, the masonry exhibits significant damage. The wall will need to be rebuilt at this location due to this damage in order to properly support a new steel lintel above the doorway. All other masonry in this area should be tuckpointed with Vieux Carré mortar as well.

While on site it was also noted that the existing openings along the Bourbon Street do not have adequate lintels installed above them. We recommend installing new galvanized steel lintels for all of the openings at the front of the building. The existing openings along the alleyway also do not have adequate lintels, but are to be infilled with compatible soft brick masonry.

I hope this letter adequately relates our findings related to the specific items listed. Please bear in mind that it is based upon investigations consisting only of visual observations of those features of the structure that were exposed and accessible. Neither my investigation nor this letter should be considered to warrant or guarantee the structure or its components. Future investigation, observations, or occurrences may reveal other conditions of note or may indicate changes in the conditions mentioned above.

If you have any questions, please contact the undersigned at (504) 533-8644 at your convenience.

Thank You,
BATTURE, LLC

Mary Schambeau Johnson, PE
Structural Design Manager

Enclosures: Photos

June 8, 2021



Structural Stability Recommendations
420-422 Bourbon Street
May 24, 2021



Picture 1: Existing Vertical steel frame to remain



Picture 2: Existing tie back at column mid-height location

420 Bourbon





Picture 3: Existing opening at front of building (taken from interior)



Picture 4: Existing openings at front of building (taken from exterior)



Picture 5: Existing opening at rear of building (taken from interior)

420 Bourbon

VCC Architectural Committee

June 8, 2021





Picture 6: Rear opening of building to have channel lintel installed (taken from exterior)

420 Bourbon



Picture 7: Rear corner of building near existing steel frame to be rebuilt (taken from interior)

420 Bourbon

VCC Architectural Committee

June 8, 2021





Picture 8. Existing double angle tieback to remain. Tuckpointing repair necessary at exterior masonry.

420 Bourbon

VCC Architectural Committee

June 8, 2021





At rear dependency building to replace existing pendant fixtures. (8) total (4 at level 1, 4 at level 2) centered over doors.

HOME / SHOP / CATALOG / LANTERNS BY NAME / CARRIAGE HOUSE / CARRIAGE HOUSE YOKE



Carriage House Yoke

Base Price: \$575.00

The Carriage House Is A New England-Inspired Versatile Light That Can Be Used To Accent Side Doors With Shorter Landscapes Or Placed On A Scroll Bracket And Hung In Larger Areas.

Size

16" x 10" x 10"

16" x 10" x 10"

22" x 10" x 10"

Top options *

Select an option...

Power options *

Electric – Medium Base w/ Hurricane Chimney

Glass options *

Tempered Glass (Standard)

120 VOLT, ground connection

Bulb: limited to 40 watts incandescent lamp or 12 watts for a LED, unless dimmable. Candle style bulb.

CRI of 80 or greater and a color rendering of 3000K.



STRING LIGHT OPTION 1

Lumabase Metal Cafe Lanterns
C7 - 5 watt light bulb connection
3000K
End to End Connectors
Outdoor Use
4.75" diameter shade
Lights spaced 12" apart



STRING LIGHT OPTION 2

Lumabase 39301 Electric Bronze Metal Café String
C7- 5 watt light bulb connection
3000k
End to End Connectors
Outdoor Use
4.75" diameter shade
Lights spaced 24" apart



STRING LIGHT OPTION 3

Luna Bazaar Metal Patio Light Bulb w/ Shade in Black
C7- 5 watt light bulb connection
3000k
End to End Connectors
Outdoor Use
4.5" diameter shade
Lights spaced 24" apart



Submittal Data Sheet

5 Ton, Heat Pump, Inverter, Side Discharge, 17 SEER - DZ17VSA601AA

Project: Fat Boots

Submitted by: Jordan Wright of MID SOUTH EQPMT SL SVC LLC on 5/19/2021

Submitted to: No Engineer Name Specified

STANDARD FEATURES

- Daikin variable-speed swing compressors
- High-density foam compressor sound blanket
- Compatible with Daikin One+ smart thermostat and other Daikin communicating equipment
- Daikin control algorithmic logic
- Intelligent Defrost Mode
- In communicating mode, only two low-voltage wires to outdoor unit required
- Diagnostic indicator lights, seven-segment LED display, and fault code storage
- Daikin Inside intelligence for diagnostics
- Field-selectable boost mode increases compressor speed during unusually high loads
- Quiet DC outdoor fan motor
- Field-installed bi-flow filter drier
- Coil and ambient temperature sensors
- Suction pressure transducer
- Sweat connection service valves with easy access to gauge ports
- Advanced water-shedding drain pan
- Hot start technology
- AHRF Certified
- ETL Listed



OUTDOOR UNIT DETAILS

Power Supply (V/Hz/Ph):	208/230 / 60 / 1	Compressor Type:	Inverter
Min. Circuit Amps MCA (A):	36.5	Suction Valve Connection Size (inch):	7/8
Max Overcurrent Protection (MOP) (A):	40	Liquid Valve Connection Size (inch):	3/8
Rated Load Amps RLA(A):		Sound Power (High / Low) (dBA):	61 / 74
Refrigerant Type:	R-410A	Cooling Operation Range (°F DB):	0 - 115
Holding Refrigerant Charge (ozs):	127	Heating Operation Range (°F DB):	-10 - 70
Additional Charge (lb/ft):		Max. Pipe Length (Vertical) (ft):	90
Pre-charge Piping (Length) (ft):	15	Min. Cooling Range w/Baffle (°F DB):	
Max. Pipe Length (Total) (ft):	100	Min. Heating Range w/Baffle (°F DB):	
Net Weight (lb):	183	Gross Weight (lb):	198
Dimensions (HxWxD) (in):	39 x 37 x 12-5/8		

420 Bourbon

VCC Architectural Committee

June 8, 2021



Submitted to: No Engineer Name Specified

Technical drawings of the R410A air conditioning unit, showing front, side, and rear views with dimensions and labels.

Front View:

- Overall width: 37.940
- Overall height: 39.090
- Labels: BRAND NAME LABEL, HANDLE, MANUFACTURER'S LABEL
- Interconnecting wiring inlet (power supply)

Side View:

- Overall width: 12.5/8 (320)
- Overall height: 3/8 (11)
- Labels: HANDLE, AMBIENT AIR THERMISTOR
- Interconnecting piping inlet

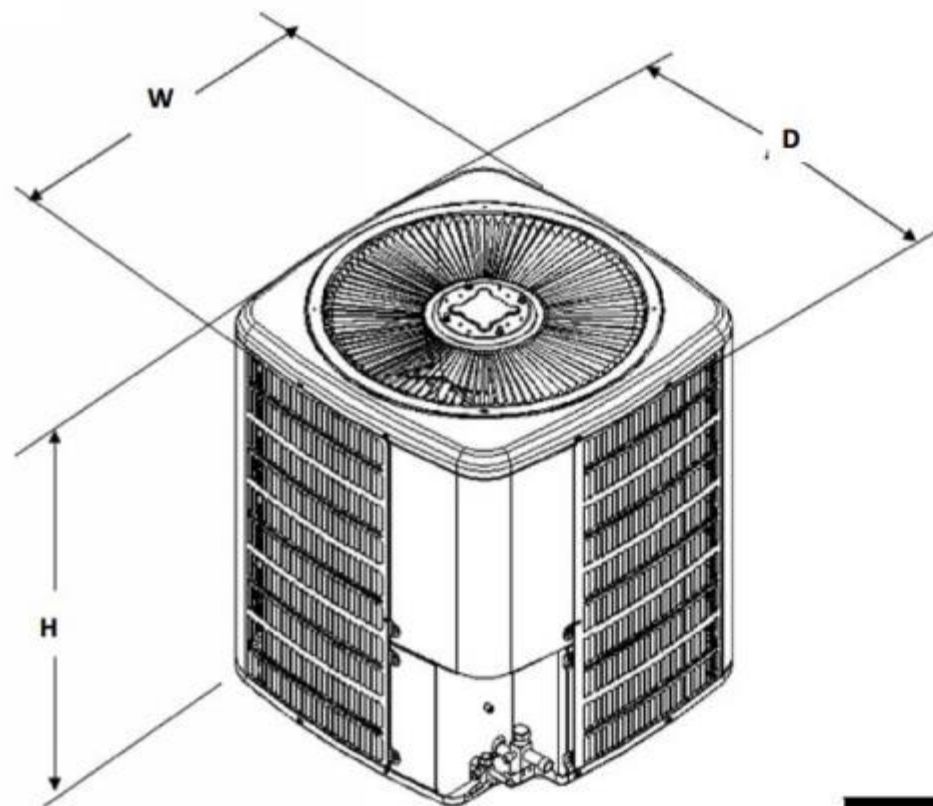
Rear View:

- Overall width: 37.940
- Overall height: 39.090
- Labels: 4 HOLES FOR ANCHOR BOLTS (M12), 24-7/16 (620) (INSTALLATION LEG PITCH), 6-5/16 (160)
- Labels: DRAIN OUTLET (5 PORTIONS) (O.D. Ø1 (226))
- Labels: GROUNDING TERMINAL (NS), TERMINAL STRIP
- Labels: INTER CONNECTING WIRING INTAKE (COMMUNICATION)
- Labels: LIQUID STOP VALVE (Ø3/8 (Ø9.5) BRAZING)
- Labels: GAS STOP VALVE (Ø7/8 (Ø22.2) BRAZING)
- Labels: SERVICE PORT (7/16-20UNF)
- Labels: SERVICE PORT (7/16-20UNF)

Dimensions:

- 1.25
- 12.5/8 (320)
- 3/8 (11)
- 5-3/8 (135)
- 2-7/8 (72)
- 15/380
- 2.50
- 2-3/8 (63)
- 2.50
- 2-3/4 (70)
- 1.25
- 3-7/8 (95)
- 3/4 (19)
- 1-3/8 (36)
- 7-7/8 (201)
- 6-1/8 (154)
- 7 (179)
- 1 (25)
- 1.25
- 3-7/8 (95)
- 3/4 (19)
- 1-3/8 (36)
- 7-7/8 (201)
- 6-1/8 (154)
- 7 (179)
- 1 (25)
- 1.25
- 12.5/8 (320)
- 3/8 (11)
- 5-3/8 (135)
- 2-7/8 (72)
- 15/380
- 2.50
- 2-3/8 (63)
- 2.50
- 2-3/4 (70)
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- 7-7/8 (201)
- 6-1/8 (154)
- 7 (179)
- 1 (25)
- 1.25
- 3-7/8 (95)
- 3/4 (19)
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- 7-7/8 (201)
- 6-1/8 (154)
- 7 (179)
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- 1.25
- 12.5/8 (320)
- 3/8 (11)
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- 2-7/8 (72)
- 15/380
- 2.50
- 2-3/8 (63)
- 2.50
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- 7 (179)
- 1 (25)
- 1.25
- 3-7/8 (95)
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- 1-3/8 (36)
- 7-7/8 (201)
- 6-1/8 (154)
- 7 (179)
- 1 (25)
- 1.25
- 12.5/8 (320)
- 3/8 (11)
- 5-3/8 (135)
- 2-7/8 (72)
- 15/380
- 2.50
- 2-3/8 (63)
- 2.50
- 2-3/4 (70)
- 1.25
- 3-7/8 (95)
- 3/4 (19)
- 1-3/8 (36)
- 7-7/8 (201)
- 6-1/8 (154)
- 7 (179)
- 1 (25)
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- 3-7/8 (95)
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- 3/4 (19)
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- 7-7/8 (201)
- 6-

UNIT : inch (mm)



MODEL	DIMENSIONS		
	W"	D"	H"
DZ11TA0903A*	35½"	35½"	41½"
DZ11TA0904A*	35½"	35½"	41½"
DZ11TA1203A*	35½"	35½"	41½"
DZ11TA1204A*	35½"	35½"	41½"

420 Bourbon

VCC Architectural Committee

June 8, 2021



Model: GRSI-24

Spun Aluminum Gravity Intake Ventilator

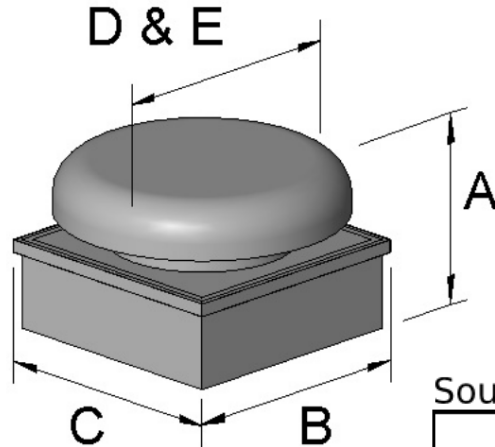
Standard Construction Features: Spun Aluminum style housing.

Main Building

Performance	
Application	Intake
Volume (CFM)	1,760
Pressure Drop (in. wg)	0.052
Throat Velocity (ft/min)	543
Max Velocity (ft/min)	1000
Throat Area (ft ²)	3
Installation Type	Non Ducted

Fan Configuration	
Mounting	Curb Cap
Shipped Assembled	Yes

Dimensions and Weights		
Label	Value	Description
-	29	Weight w/o accessories (lbs)
A	23	Overall Height (in)
E	38.25	Overall Length (in)
D	38.25	Overall Width (in)
B	34	Curb Cap Width (in)
C	34	Curb Cap Length (in)
-	24	Throat Width (in)
-	--	Throat Length (in)
-	26.5	Roof Opening Width (in)
-	26.5	Roof Opening Length (in)



Sound

	Octave Bands (hz)								LwA	dBA	Sones
	62.5	125	250	500	1000	2000	4000	8000			
Inlet	77	76	76	68	63	60	54	51	71	60	10.3

420 Bourbon

VCC Architectural Committee

Model: GRSI-8

Spun Aluminum Gravity Intake Ventilator

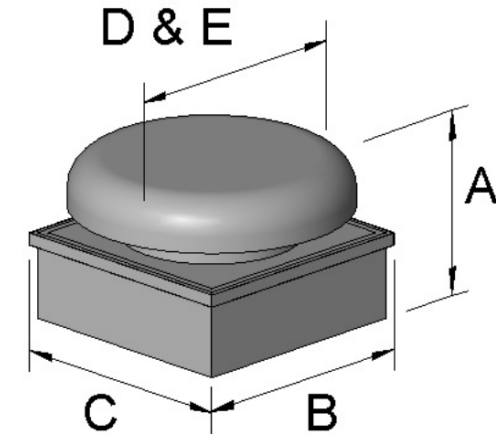
Standard Construction Features: Spun Aluminum style housing.

Rear Dependency

Performance	
Application	Intake
Volume (CFM)	215
Pressure Drop (in. wg)	0.058
Throat Velocity (ft/min)	581
Max Velocity (ft/min)	1000
Installation Type	Non Ducted

Fan Configuration	
Mounting	Curb Cap
Shipped Assembled	Yes

Dimensions and Weights		
Label	Value	Description
-	7	Weight w/o accessories (lbs)
A	19.25	Overall Height (in)
E	20.5	Overall Length (in)
D	20.5	Overall Width (in)
B	19	Curb Cap Width (in)
C	19	Curb Cap Length (in)
-	8	Throat Width (in)
-	--	Throat Length (in)
-	10.5	Roof Opening Width (in)
-	10.5	Roof Opening Length (in)



Page 1 of 1

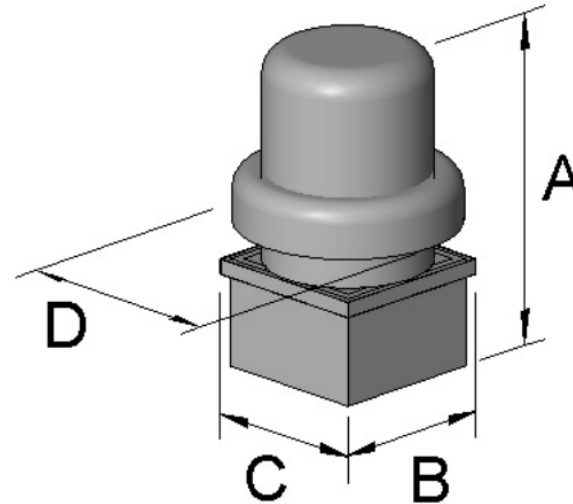
Version 2.8.0, February 2021



June 8, 2021

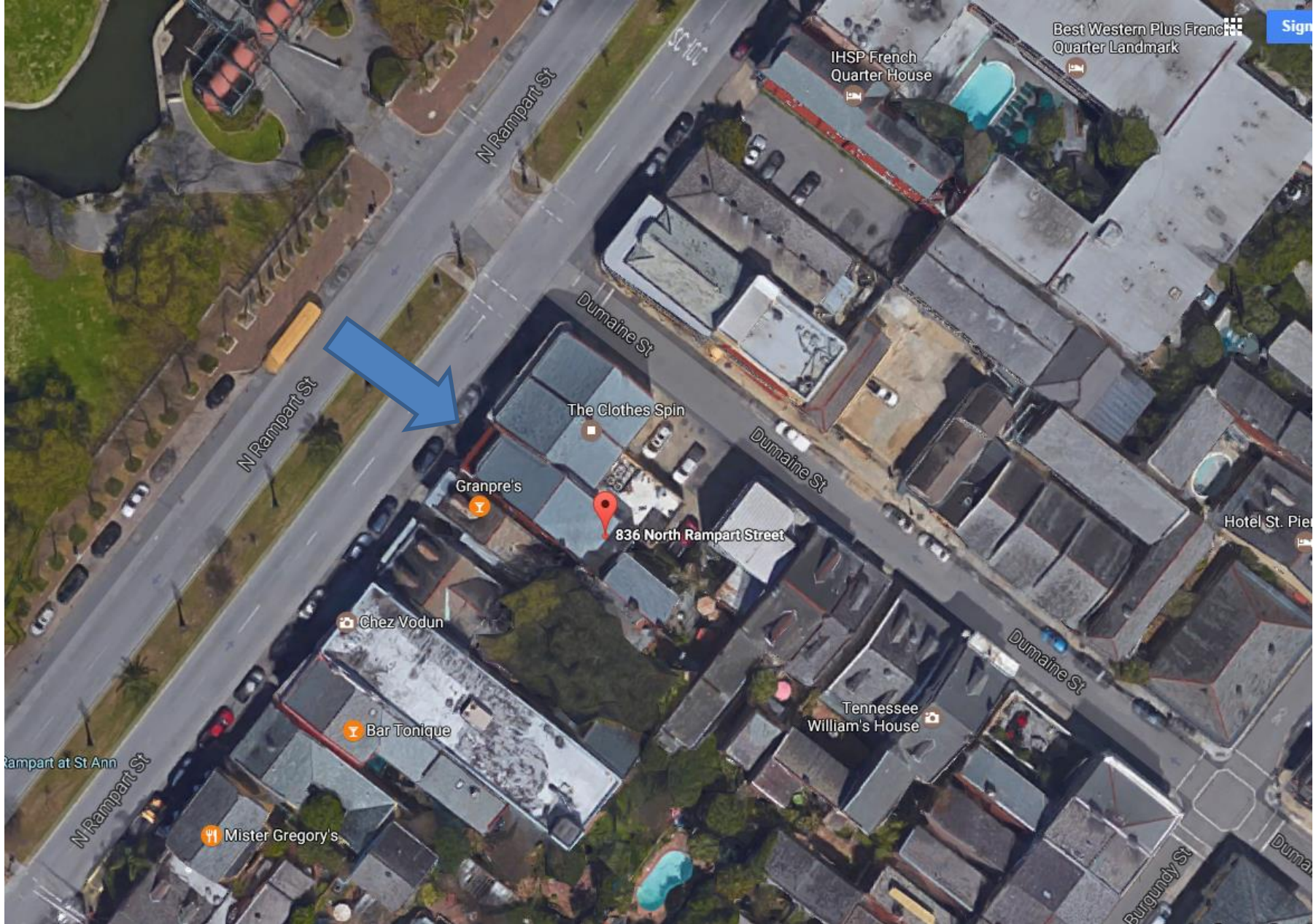
Rear Storage Shed

Dimensions and Weights		
Label	Value	Description
-	19	Weight w/o accessories (lbs)
A	24	Overall Height (in)
D	19	Overall Width (in)
B	17	Curb Cap Width (in)
C	17	Curb Cap Length (in)
-	8	Duct / Damper Width (in)
-	8	Duct / Damper Length (in)
-	10.5	Roof Opening Width (in)
-	10.5	Roof Opening Length (in)





834-36 N Rampart



834-36 N Rampart

VCC Architectural Committee

June 8, 2021



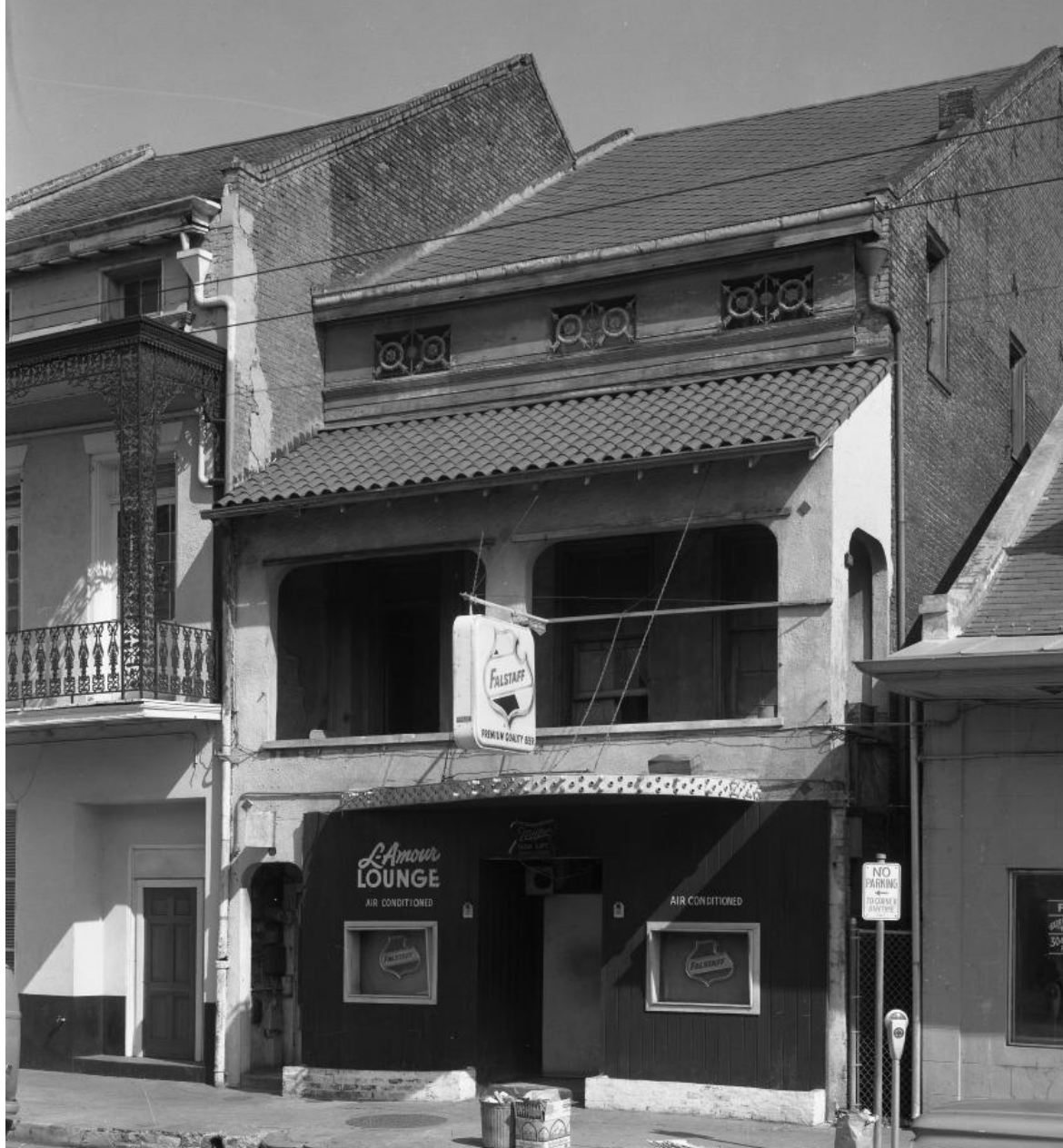


834-36 N Rampart

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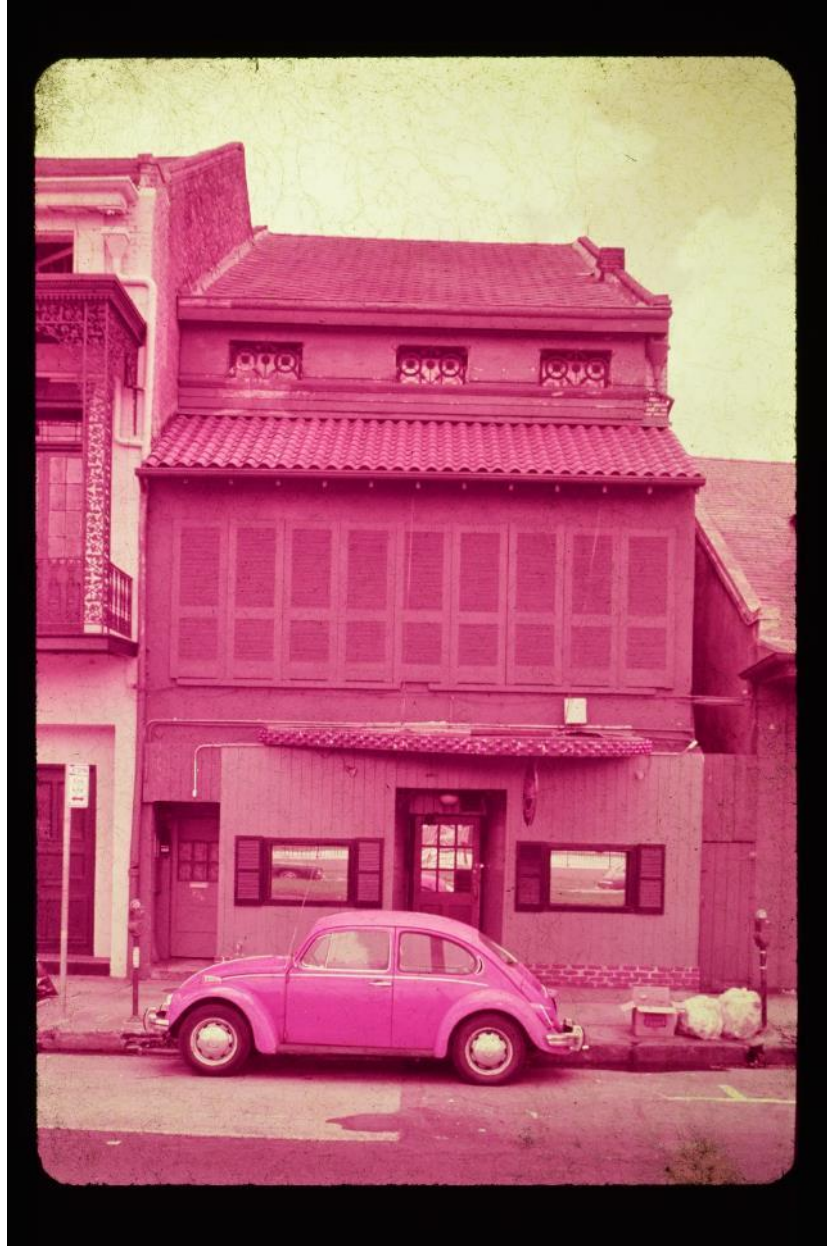


834-36 N Rampart

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June 8, 2021





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June 8, 2021



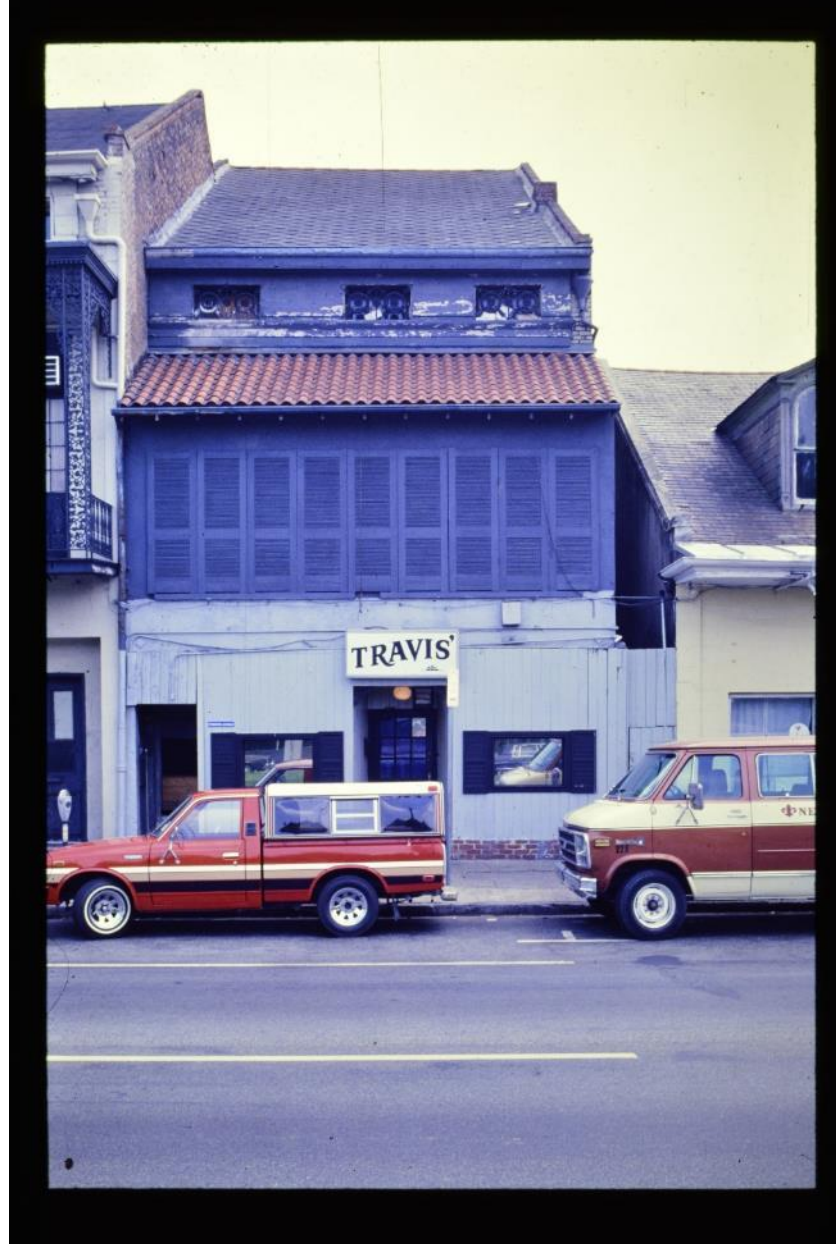


834-36 N Rampart

VCC Architectural Committee

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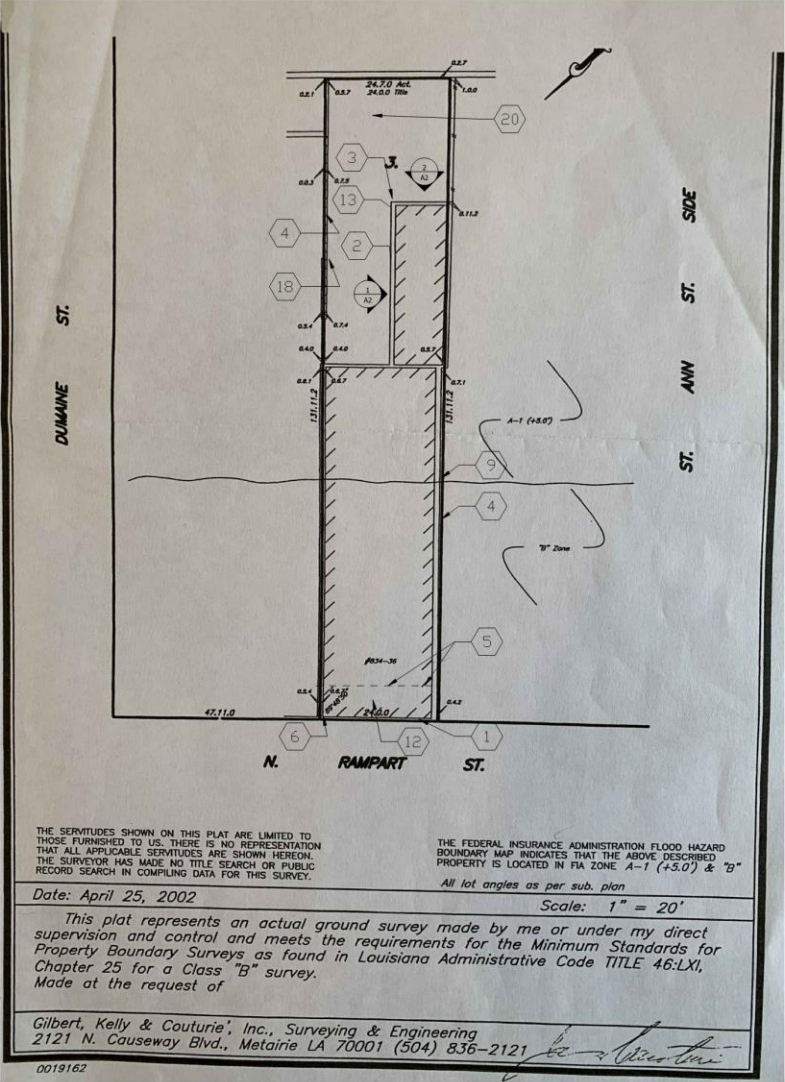


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June 8, 2021





BOUNDARY SURVEY (BY OTHERS)
N.T.S.

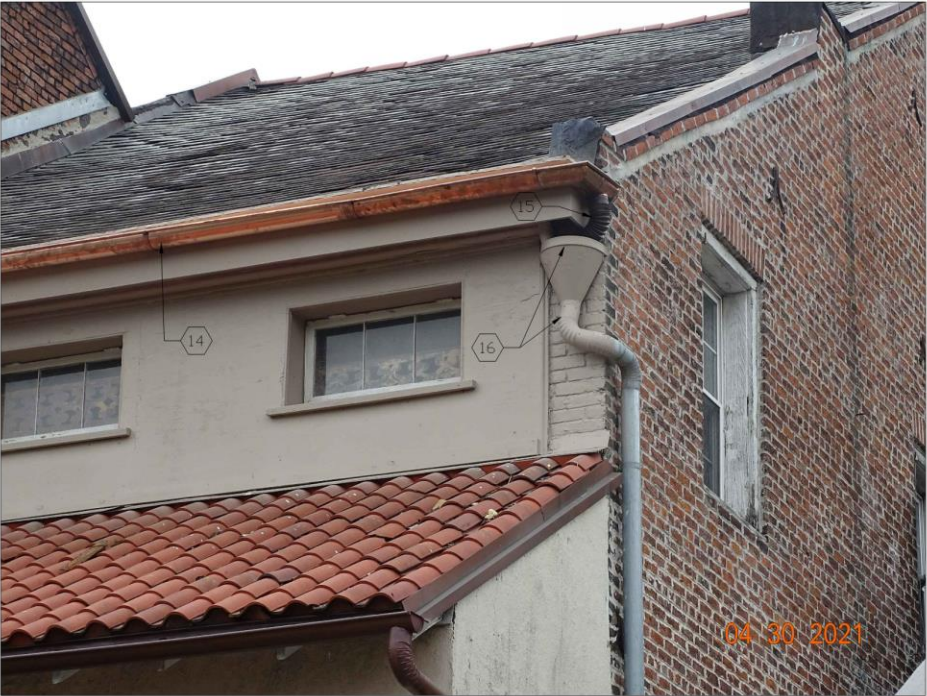


PHOTO OF PARTIAL FRONT FAÇADE
N.T.S.

KEYNOTES:

1. PATCH CRACKS IN STUCCO ON FRONT FAÇADE AND PAINT TO MATCH RECENTLY REPAINTED ADJACENT SURFACE.
2. REMOVE AND REPLACE BALUSTERS AT SERVICE ELL COURTYARD ELEVATION PER DETAIL ---.
3. INFILL EXPOSED OVERHANG SIDEWALL W/ 4" LAP SIDING. PAINT.
4. REMOVE VEGETATION FROM BUILDING AND MASONRY/WOOD FENCE.
5. REMOVE VINYL WINDOWS AT SECOND FLOOR FRONT FAÇADE AND REPLACE W/ 6/6 TRUE DIVIDED LITE WOOD DOUBLE HUNG WINDOWS.
6. RETAIN PLYWOOD ON FIRST FLOOR DOOR AND REPAINT IT BLACK.
7. RETAIN SERVICE ELL 4X4 COLUMNS AT BALCONIES. PAINT.
8. RETAIN SCONCE LIGHTS AT SERVICE ELL.
9. RETAIN SATELLITE DISH ON ST. ANN SIDE UPPER FLOOR.
10. BUNDLE ACTIVE WIRING TOGETHER UNDER 2ND FLOOR BALCONY AT SERVICE ELL. PAINT ALL WIRING AND PIPES TO MATCH ADJACENT SURFACE. REMOVE INACTIVE WIRING AND PIPES.
11. RETAIN METAL CAP FLASHING ON ST. ANN SIDE.
12. REPAINT SECOND FLOOR PORCH CEILING WHITE.
13. PAINT PVC PIPING FOR HOSE BIBB IN COURTYARD TO MATCH ADJACENT SURFACE.
14. RETAIN 3RD FLOOR COPPER HALF ROUND GUTTER.
15. REMOVE PLASTIC ACCORDION ATTACHMENT AND REPLACE W/ COPPER ACCORDION ATTACHMENT AT FRON FAÇADE 3RD FLOOR.
16. RETAIN PAINTED CONDUCTOR HEAD AND ROUND DOWNPIPE. REPAINT TO MATCH COLOR OF WEATHERED COPPER AND SECOND FLOOR COPPER GUTTER.
17. REMOVE THROUGH WALL A/C UNIT AND INFILL MASONRY TO MATCH EXISTING USING V.C.C. MASONRY/MORTAR GUIDELINES.
18. REPOINT MASONRY WALL IN COURTYARD ON DUMAINE ST. SIDE.
19. REMOVE AND REPLACE INAPPROPRIATELY SIZED & SISTERED WOOD OUTRIGGERS TO MATCH EXISTING AT 2ND AND 3RD FLOOR BALCONIES ON SERVICE ELL.
20. RETAIN WOOD DECK AND RAILS. SEE DETAIL 1/A1.1
21. RETAIN FOUR (4) EXISTING CONDENSING UNITS.

V.C.C. MODIFICATIONS to
834-36 North Rampart Street
New Orleans, Louisiana 70130



LKHarmou Architects
A Professional Architectural Corporation
6230 Argonne Boulevard
New Orleans Louisiana 70124
504.485.5879 lharmou@lharmouarchitects.com

5.11.2021	A1.0
5.25.2021	
	LKH#3321

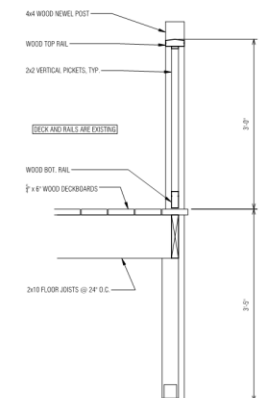
834-36 N Rampart

VCC Architectural Committee

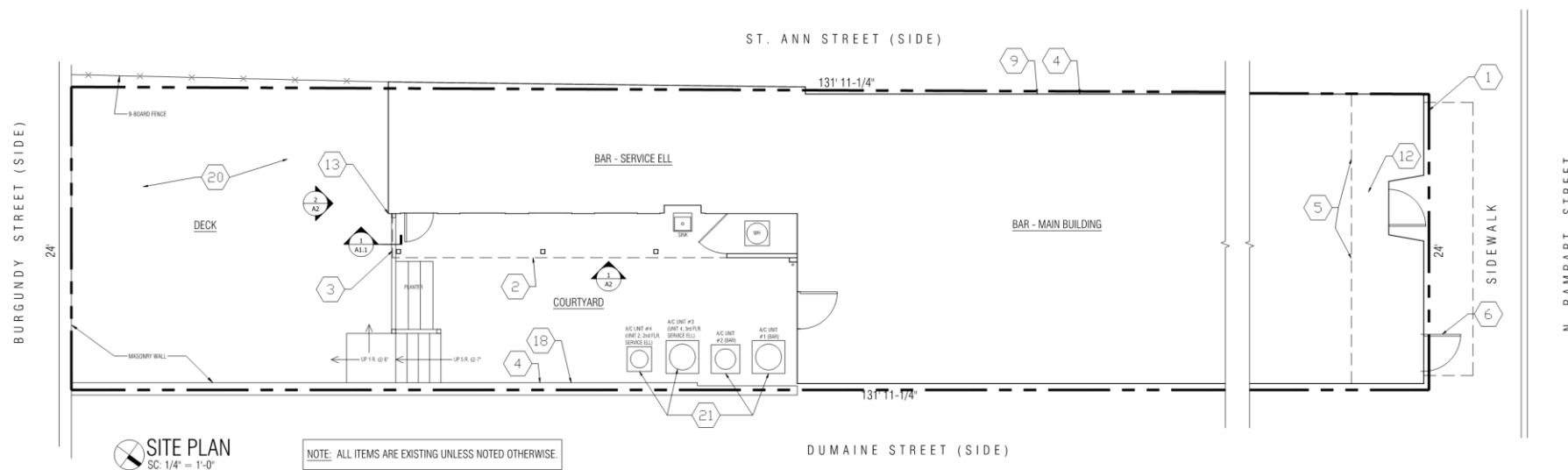
June 8, 2021



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20. RETAIN WOOD DECK AND RAILS. SEE DETAIL 1/A1.1
21. RETAIN FOUR (4) EXISTING CONDENSING UNITS.



SECTION THRU DECK AND RAIL
SC: 1" = 1'-0"



V.C.C. MODIFICATIONS to
834-36 North Rampart Street
New Orleans, Louisiana 70130



LKHarmon Architects
A Professional Architectural Corporation
6238 Argonne Boulevard
New Orleans Louisiana 70124
504.465.5870 harmon@lkharmonarchitects.com

	5.25.2021
--	-----------

A1.1

LKH#3321



BURGUNDY STREET (SIDE)

24'

9-BOARD FENCE

DECK

BAR - SERVICE ELL

SINK

WH

PLANTER

COURTYARD

MASONRY WALL

UP 1 R. @ 6"

UP 5 R. @ 7"

A/C UNIT #4
(UNIT 2; 2nd FLR.
SERVICE ELL)

A/C UNIT #3
(UNIT 4; 3rd FLR.
SERVICE ELL)

A/C UNIT
#2 (BAR)

A/C UNIT
#1 (BAR)

131' 11-1/4"



SITE PLAN
SC: 1/4" = 1'-0"

NOTE: ALL ITEMS ARE EXISTING UNLESS NOTED OTHERWISE.

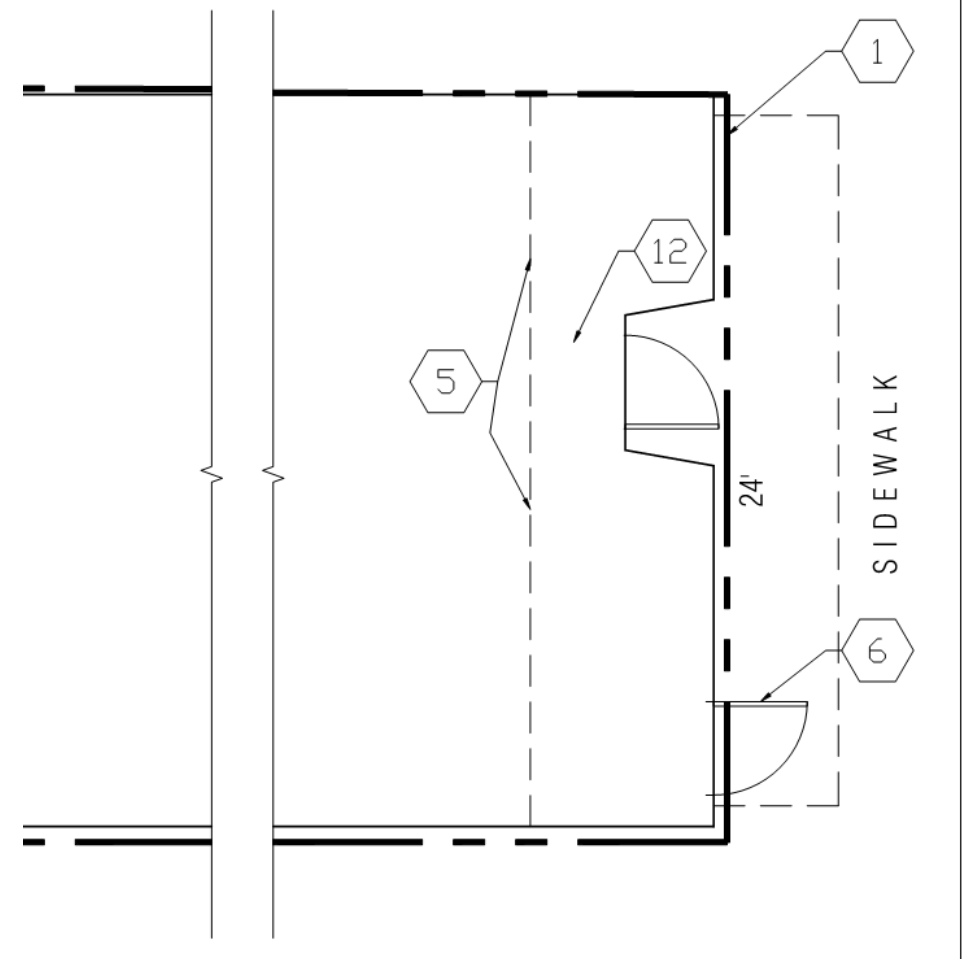
DUMAINE STREET

834-36 N Rampart

VCC Architectural Committee

June 8, 2021





N. RAMPART STREET

KEYNOTES:

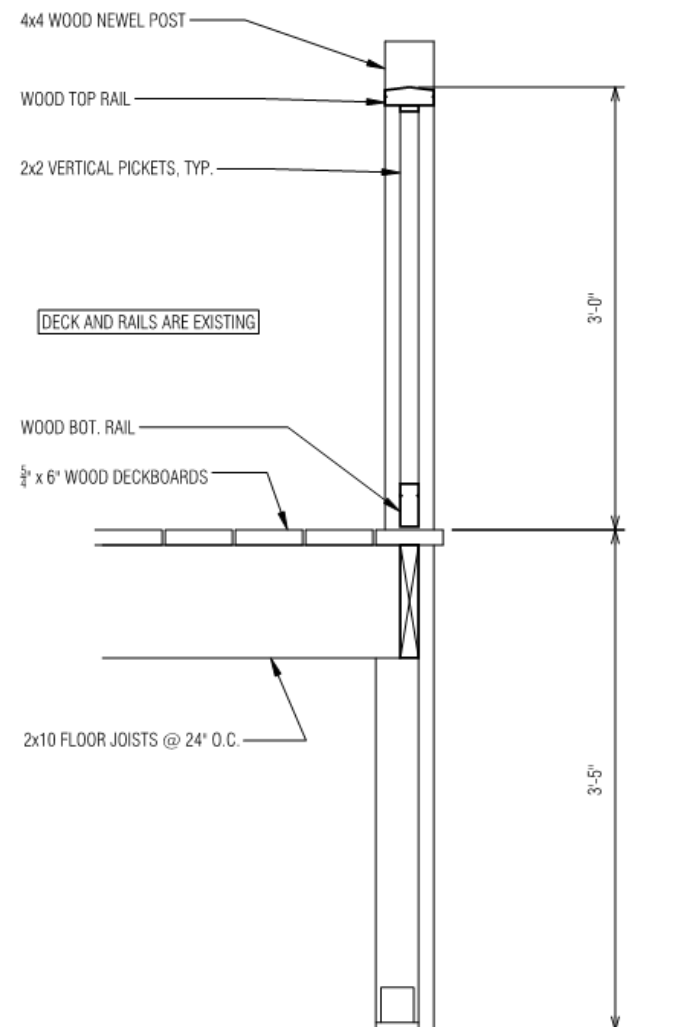
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834-36 N Rampart

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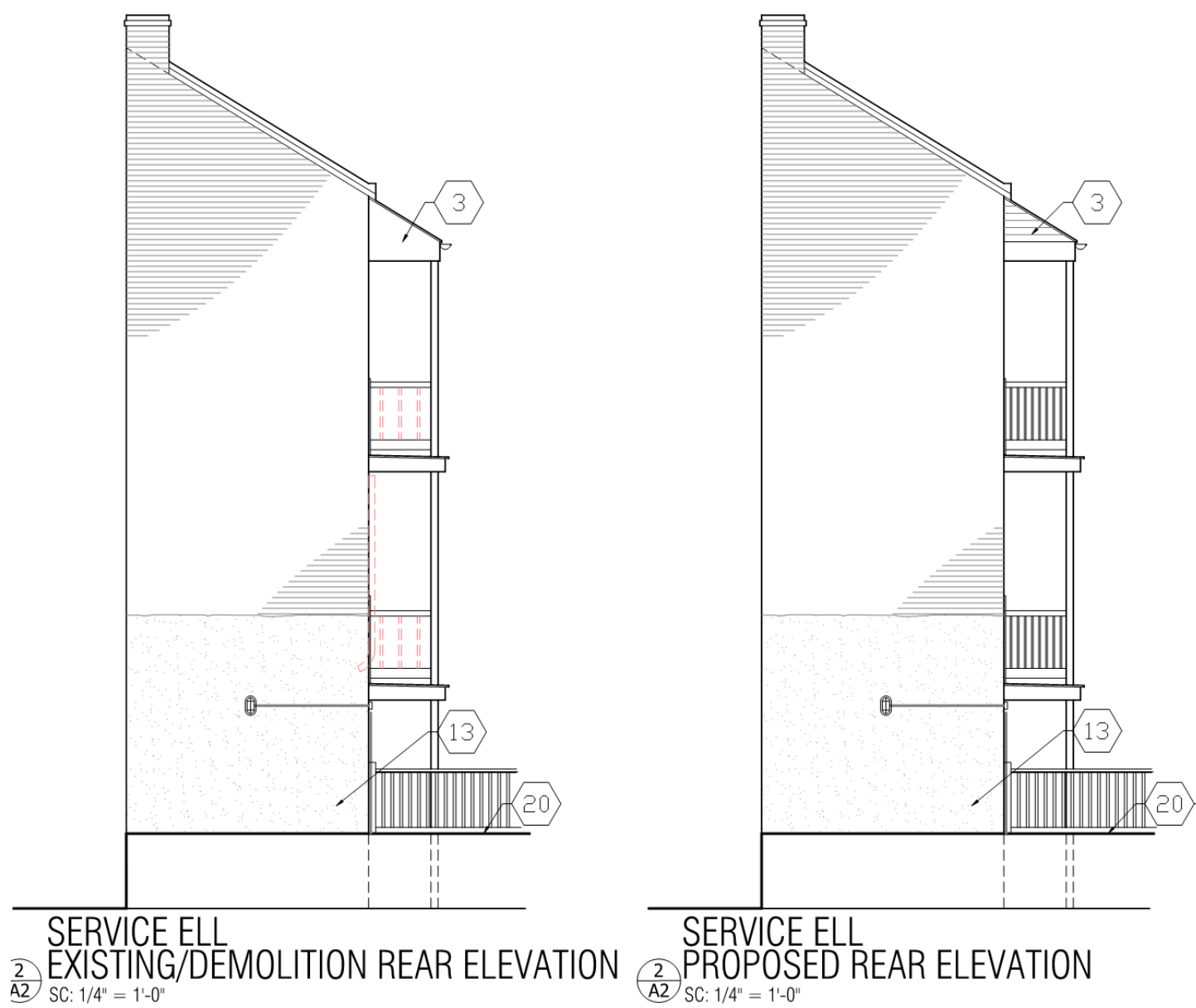
June 8, 2021





SECTION THRU DECK AND RAIL

SC: 1" = 1'-0"



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