Vieux Carré Commission
Architecture Committee Meeting

Tuesday, September 28, 2021

Old Business

615 Toulouse

615 Toulouse

VCC Architectural Committee

September 28, 2021


HORSE SHOEING
V. LA ROCCHI'S
VETERINARY HOSPITAL
SHOP
FOR HIRE

615 Toulouse

VCC Architectural Committee

September 28, 2021

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VCC Architectural Committee

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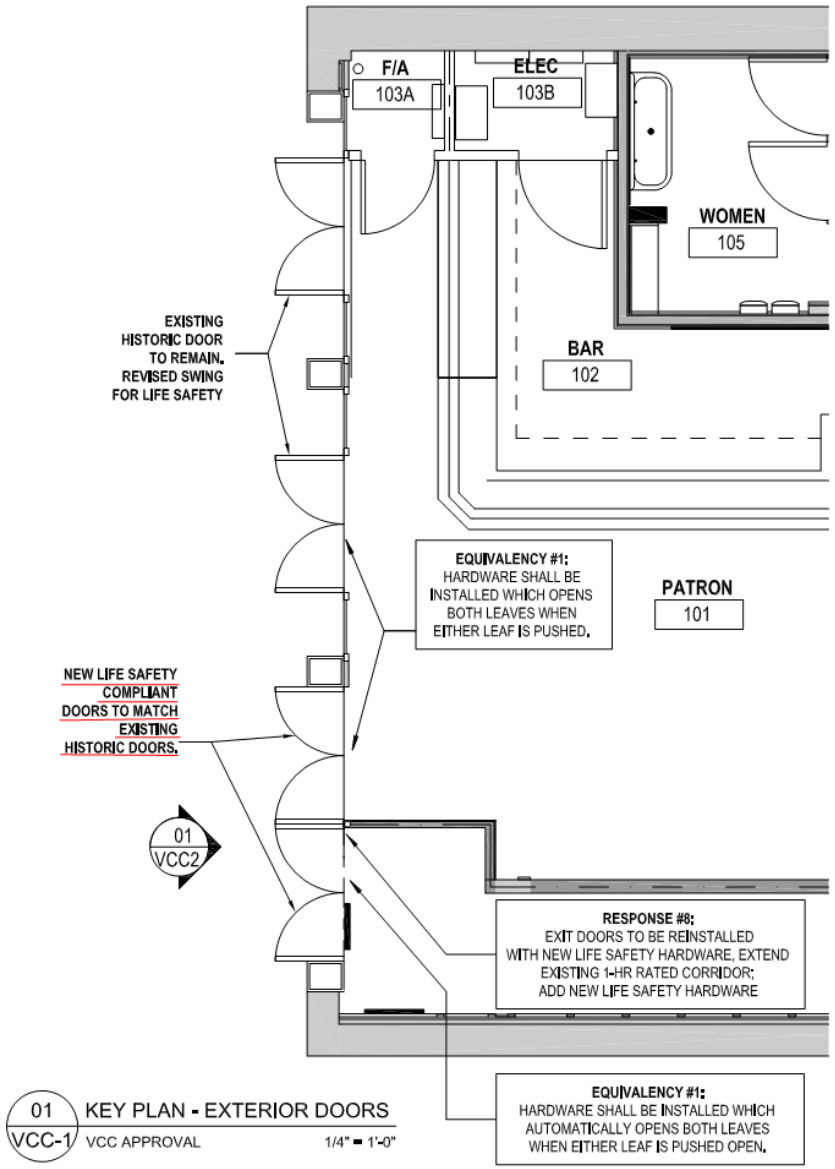


01 VCC-1 KEY PLAN - EXTERIOR DOORS
VCC APPROVAL 1/4" = 1'-0"

WILLIAMS ARCHITECTS
824 BARONNE STREET
NEW ORLEANS, LA 70113
504-566-0888
WILLIAMSARCHITECTS.COM

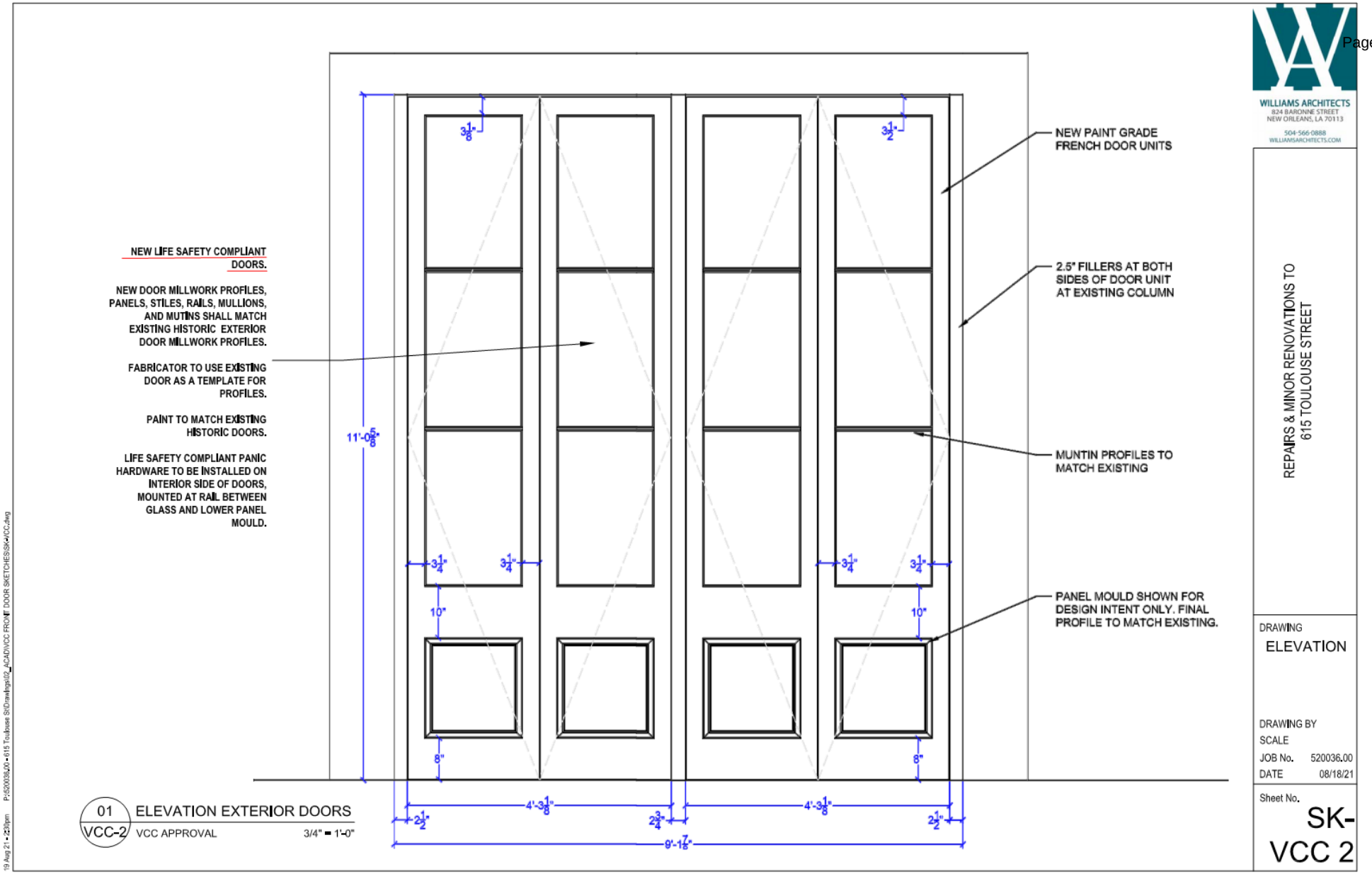
REPAIRS & MINOR RENOVATIONS TO
615 TOULOUSE STREET

DRAWING
KEY PLAN

DRAWING BY
SCALE
JOB No. 520036.00
DATE 08/18/21

Sheet No.
SK-VCC 1

19 Aug 21 - 2:30pm P:\520036.00 - 615 Toulouse St\Drawings\02_ACAD\VCC FRONT DOOR SKETCHES\SK-VCC.dwg


NEW LIFE SAFETY COMPLIANT DOORS.
NEW DOOR MILLWORK PROFILES, PANELS, STILES, RAILS, MULLIONS, AND MUTINS SHALL MATCH EXISTING HISTORIC EXTERIOR DOOR MILLWORK PROFILES.
FABRICATOR TO USE EXISTING DOOR AS A TEMPLATE FOR PROFILES.
PAINT TO MATCH EXISTING HISTORIC DOORS.
LIFE SAFETY COMPLIANT PANIC HARDWARE TO BE INSTALLED ON INTERIOR SIDE OF DOORS, MOUNTED AT RAIL BETWEEN GLASS AND LOWER PANEL MOULD.
NEW PAINT GRADE FRENCH DOOR UNITS
2.5" FILLERS AT BOTH SIDES OF DOOR UNIT AT EXISTING COLUMN
MUNTIN PROFILES TO MATCH EXISTING
PANEL MOULD SHOWN FOR DESIGN INTENT ONLY. FINAL PROFILE TO MATCH EXISTING.
11'-0 5/8"
10"
8"
4'-3 1/8"
9'-1 7/8"
01 VCC-2 ELEVATION EXTERIOR DOORS
VCC APPROVAL
3/4" = 1'-0"
WILLIAMS ARCHITECTS
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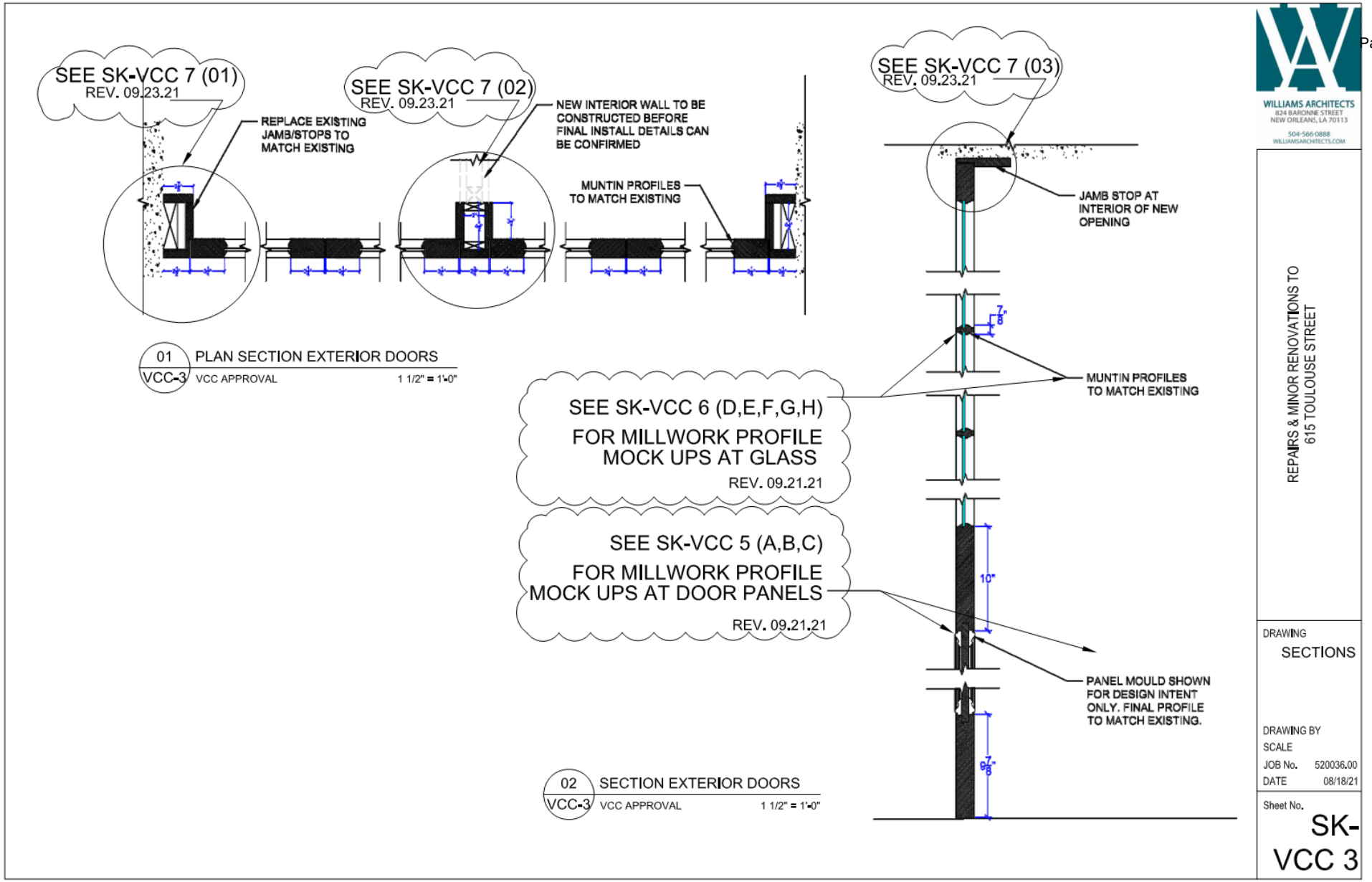
REPAIRS & MINOR RENOVATIONS TO
615 TOULOUSE STREET
DRAWING
ELEVATION
DRAWING BY
SCALE
JOB No. 520036.00
DATE 08/18/21
Sheet No.
SK-
VCC 2


SEE SK-VCC 7 (01)
REV. 09.23.21
SEE SK-VCC 7 (02)
REV. 09.23.21
REPLACE EXISTING JAMB/STOPS TO MATCH EXISTING
NEW INTERIOR WALL TO BE CONSTRUCTED BEFORE FINAL INSTALL DETAILS CAN BE CONFIRMED
MUNTIN PROFILES TO MATCH EXISTING
01 VCC-3 PLAN SECTION EXTERIOR DOORS
VCC APPROVAL
1 1/2" = 1'-0"
SEE SK-VCC 7 (03)
REV. 09.23.21
JAMB STOP AT INTERIOR OF NEW OPENING
7/8"
MUNTIN PROFILES TO MATCH EXISTING
SEE SK-VCC 6 (D,E,F,G,H)
FOR MILLWORK PROFILE MOCK UPS AT GLASS
REV. 09.21.21
SEE SK-VCC 5 (A,B,C)
FOR MILLWORK PROFILE MOCK UPS AT DOOR PANELS
REV. 09.21.21
10"
PANEL MOULD SHOWN FOR DESIGN INTENT ONLY. FINAL PROFILE TO MATCH EXISTING.
9 7/8"
02 VCC-3 SECTION EXTERIOR DOORS
VCC APPROVAL
1 1/2" = 1'-0"
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REPAIRS & MINOR RENOVATIONS TO
615 TOULOUSE STREET
DRAWING
SECTIONS
DRAWING BY
SCALE
JOB No. 520036.00
DATE 08/18/21
Sheet No.
SK-
VCC 3

01 PHOTO - EXISTING DOORS
VCC-4 VCC APPROVAL NTS

02 PHOTO - EXISTING DOORS
VCC-4 VCC APPROVAL NTS

03 PHOTO - EXISTING DOORS
VCC-4 VCC APPROVAL NTS

04 PHOTO - EXISTING DOORS
VCC-4 VCC APPROVAL NTS

05 PHOTO - EXISTING DOORS
VCC-4 VCC APPROVAL NTS

06 PHOTO - EXISTING DOORS
VCC-4 VCC APPROVAL NTS

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REPAIRS & MINOR RENOVATIONS TO
615 TOULOUSE STREET

DRAWING
PHOTOS

DRAWING BY
SCALE
JOB No. 520036.00
DATE 08/18/21

Sheet No.
SK-
VCC 4

19 Aug 21 - 2:28pm P:\520036\00 - 615 Toulouse St\Drawings\02_ACAD\VCC FRONT DOOR SKETCHES\SK-VCC.dwg

A

B

C

01 MOCK UP - PANEL MOLD AT DOORS

VCC-5 VCC APPROVAL NTS

09/21/21

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REPAIRS & MINOR RENOVATIONS TO
615 TOULOUSE STREET

DRAWING
MILLWORK
MOCK UP
PANEL MOLD
AT DOORS

DRAWING BY
SCALE
JOB No. 520036.00
DATE 08/18/21

Sheet No.
SK-
VCC 5

D

E

F

G

H

01 VCC-6 MOCK UP - PANEL MOLD AT DOOR GLASS
VCC APPROVAL NTS

09/21/21

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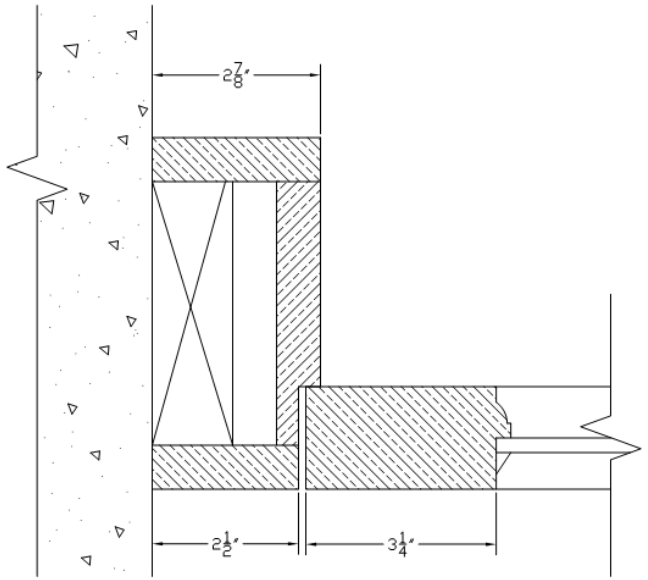
615 TOULOUSE STREET

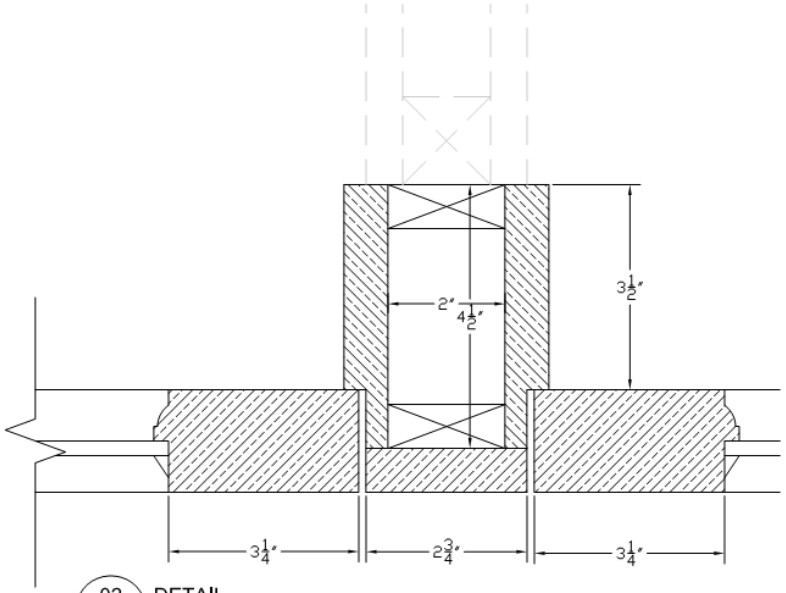
DRAWING
MILLWORK
MOCK UP
AT DOOR
GLASS

DRAWING BY
SCALE
JOB No. 520036.00
DATE 08/18/21

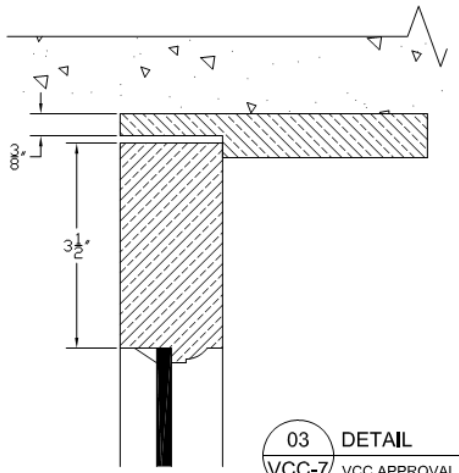
Sheet No.
SK-
VCC 6



01 DETAIL
VCC-7 VCC APPROVAL HALF SIZE



02 DETAIL
VCC-7 VCC APPROVAL HALF SIZE



03 DETAIL
VCC-7 VCC APPROVAL HALF SIZE

09/23/21

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NEW ORLEANS, LA 70113
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REPAIRS & MINOR RENOVATIONS TO
615 TOULOUSE STREET

DRAWING
ENLARGED
DETAILS

DRAWING BY
SCALE
JOB No. 520036.00
DATE 08/18/21

Sheet No.
SK-
VCC 7

1118-1120 Bourbon

1120 Bourbon

VCC Architectural Committee

September 28, 2021

1120 Bourbon

VCC Architectural Committee

September 28, 2021

1120 Bourbon

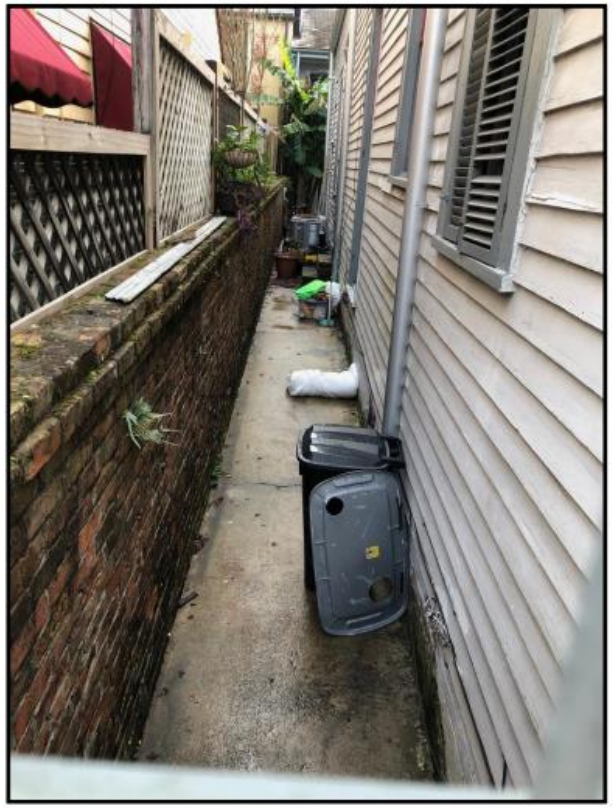
1120 Bourbon

1120 Bourbon

1120 Bourbon

1 BOURBON ST.

2 SIDE YD. GOV. NICHOLS SIDE

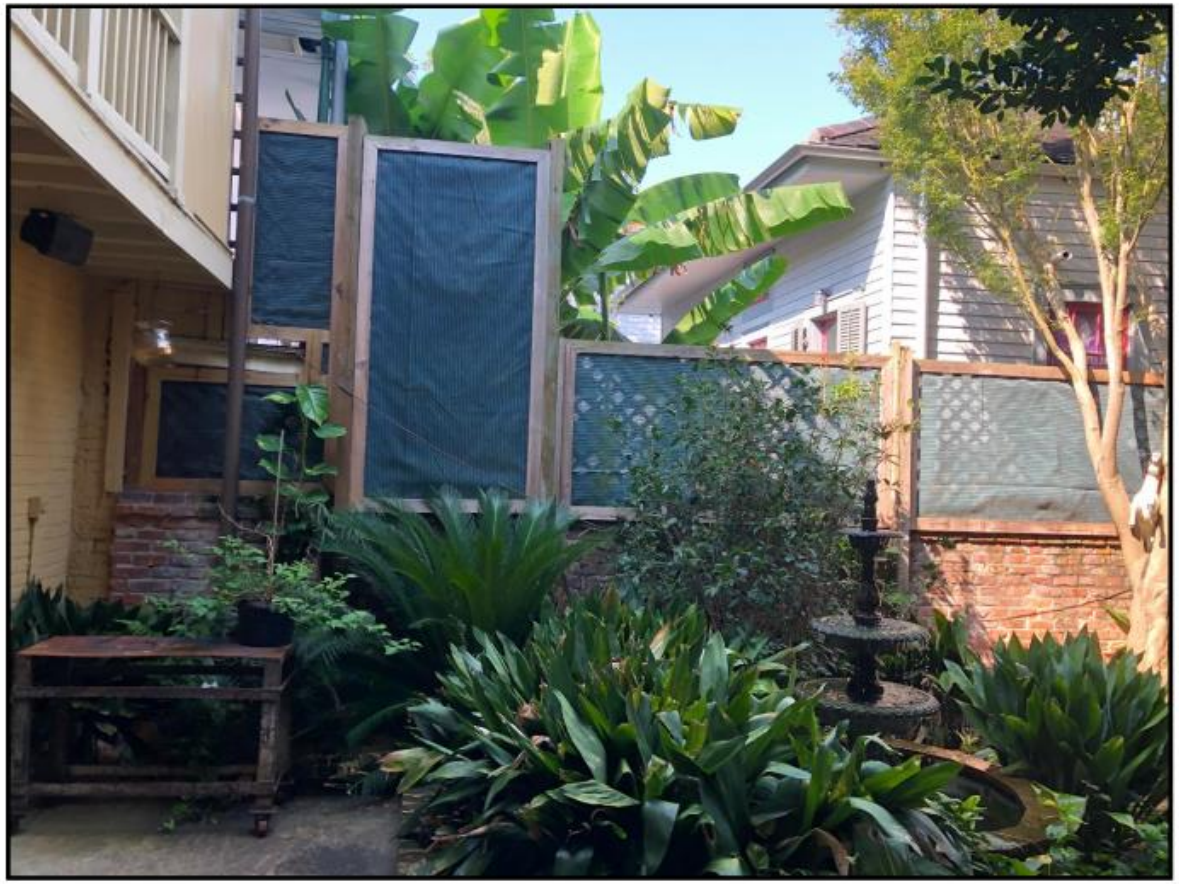


3 NEIGHBOR SIDE YARD

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

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: SQ 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 INSPECTING THE WORK.

ARCHITECT OR ENGINEER ____________

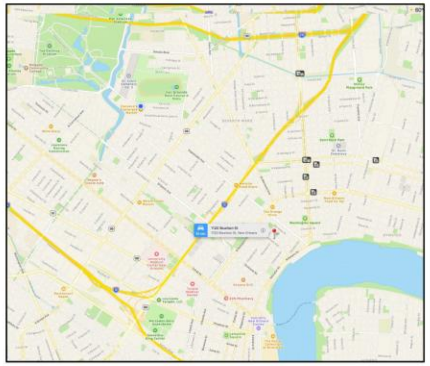
LICENSE NUMBER 5946

June 23, 2021 / May 11, 2021

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

2 HISTORIC PHOTO



1 VICINITY MAP
NOT TO SCALE

3 PHOTO 1961

GRAY STUDIO
3145 Maurepas Street
New Orleans, Louisiana 70119
(504) 508-5645
jgray@graystudiollc.com
www.graystudiollc.com
Gray Studio Certifications:
Service Disabled Veteran Owned Small Business
State & Local Disadvantaged Business Enterprise

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

PERMIT SET

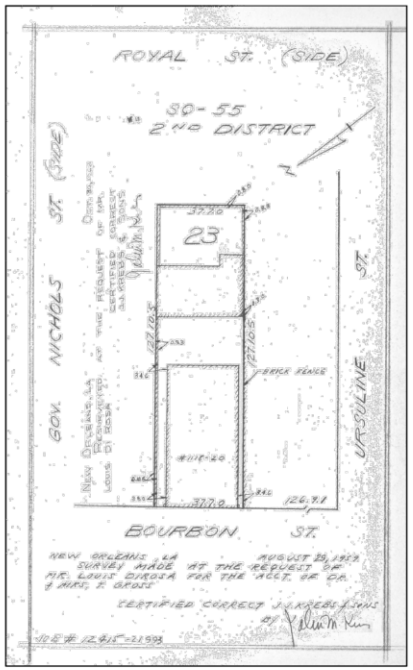
June 23, 2021
May 11, 2021

APRIL 1, 2021
Job Number: 2002

COVER SHEET

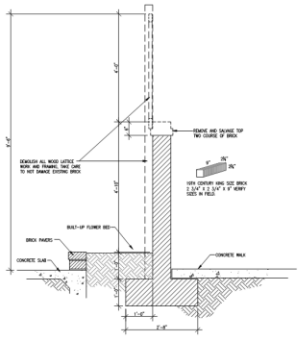
A000

1120 Bourbon

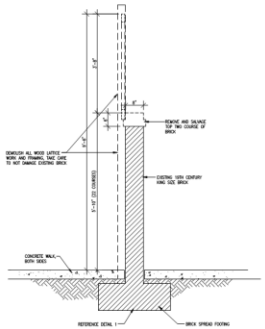


DEMOLITION KEY NOTES:

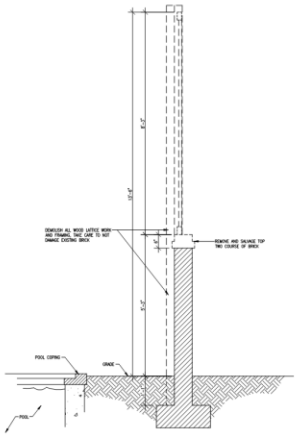
1. DEMOLISH EXISTING CLOTH AWNINGS, ASSOCIATED METAL FRAMING AND HARDWARE. PROTECT DOOR CASING AND WOOD SIDING FROM DAMAGE. SHOULD DAMAGE OCCUR, REPLACE WITH MATERIALS TO MATCH THE EXISTING IN PROFILE, MATERIAL, AND PAINT COLOR. MATERIALS NOT SPECIFIED IN THESE PLANS SHALL NOT BE PERMITTED WITHOUT THE 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 DEMISING 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 ENTERGY 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 SHALL ADHERE TO THE GUIDELINES ON THE CONSTRUCTION DOCUMENTS OR AT THE DIRECTION OF AND APPROVAL FROM THE VIEUX CARRE COMMISSION.



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



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

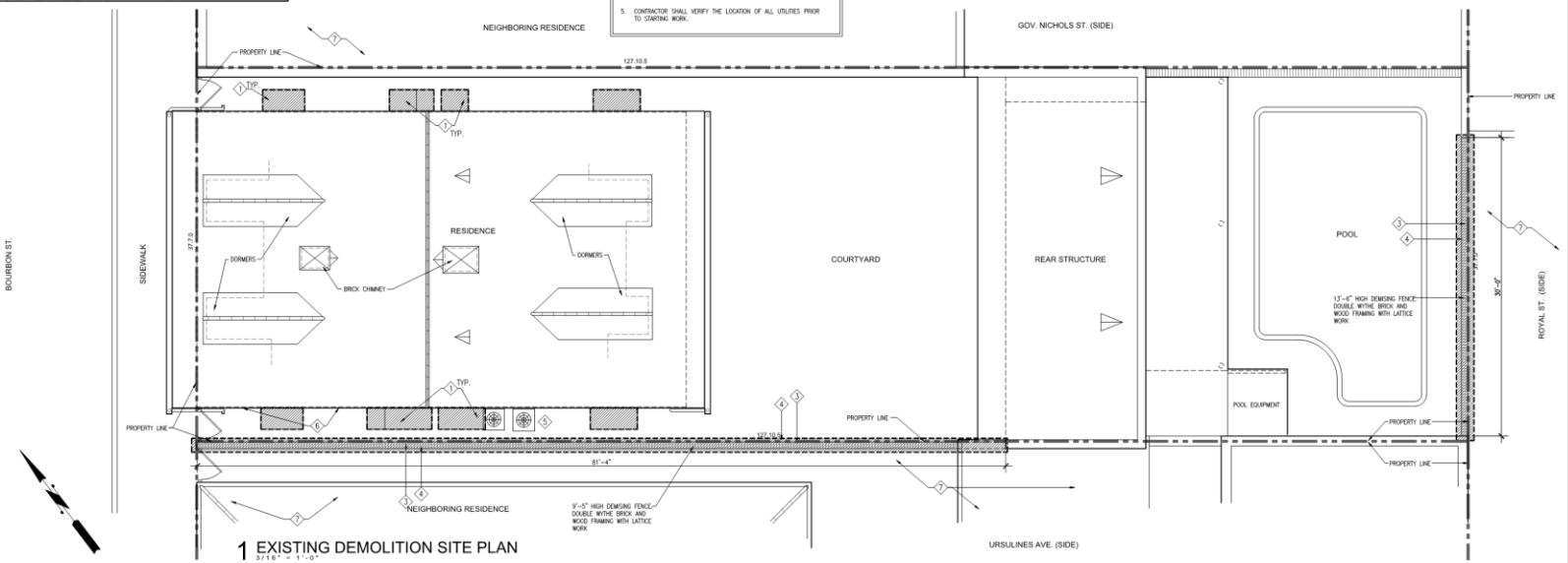


4 FENCE DEMO (REAR YARD)
1/2" = 1'-0"

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 THAT'S OF LIKE IN 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 TYING 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.

LEGEND
- TO BE DEMOLISHED OR REMOVED AND SALVAGED
- KEY NOTE



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

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

PERMIT SET

APRIL 1, 2021
Job Number: 2002

EXISTING DEMOLITION SITE PLAN, SURVEY & BRICK WALL SECTIONS

A100

LEGEND

TO BE DEMOLISHED OR REMOVED AND SALVAGED

KEY NOTE

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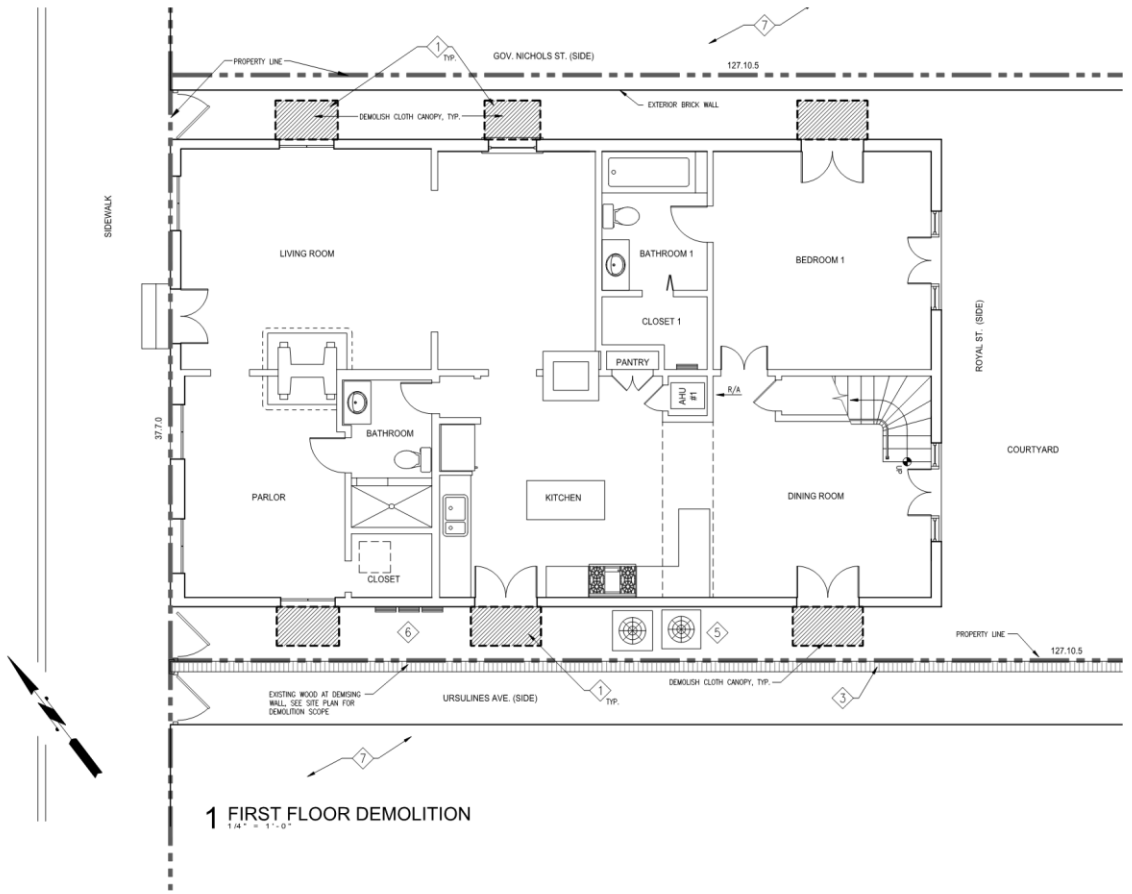
6. ADJACENT PROPERTY SHALL BE PROTECTED FROM DAMAGE AND REPLACED IF DAMAGE OCCURS DURING CONSTRUCTION UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR. ALL REPAIRS WILL BE MADE AT THE EXPENSE OF THE CONTRACTOR AND SHELL ADHERE TO THE GUIDELINES ON THE CONSTRUCTION DOCUMENTS OR AT THE DIRECTION OF AND APPROVAL FROM THE VIEUX CARRE COMMISSION.



1 FIRST FLOOR DEMOLITION
1/4" = 1'-0"

GRAY STUDIO
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www.graystudiollc.com
Gray Studio Certifications:
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PERMIT SET

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

A110

1120 Bourbon

VCC Architectural Committee

ptember 28, 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 THAT'S OF LIKE IN 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 TYING 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 SIDING 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 DEMISING BRICK WALL BETWEEN PROPERTIES. REFER TO PLANS FOR EXACT LOCATIONS. CARE SHALL BE TAKEN NOT TO DAMAGE THE EXISTING HISTORICAL BRICK.
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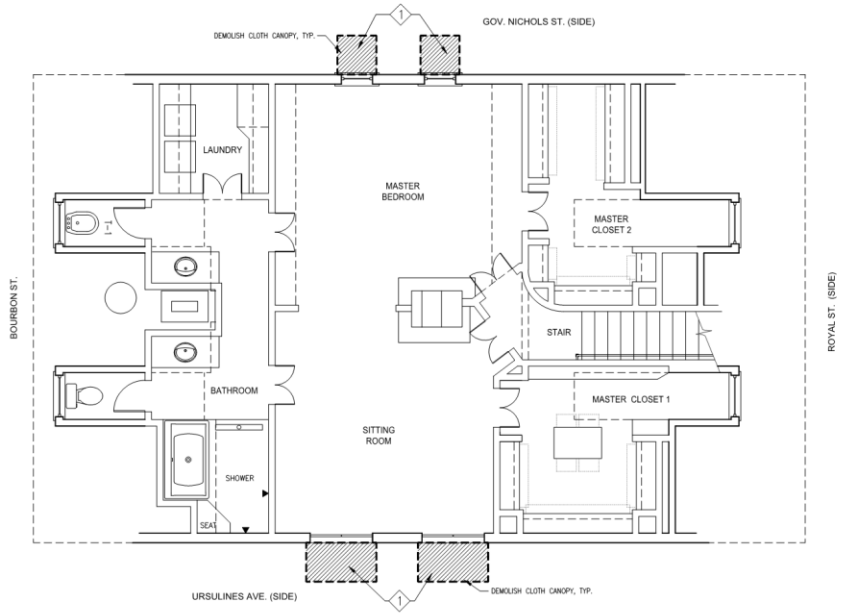

1 SECOND FLOOR DEMOLITION
1/4" = 1'-0"

GRAY STUDIO
3145 Mauvepas Street
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grayla@graystudiollc.com
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Gray Studio Certifications:
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State & Local Disadvantaged Business Enterprise

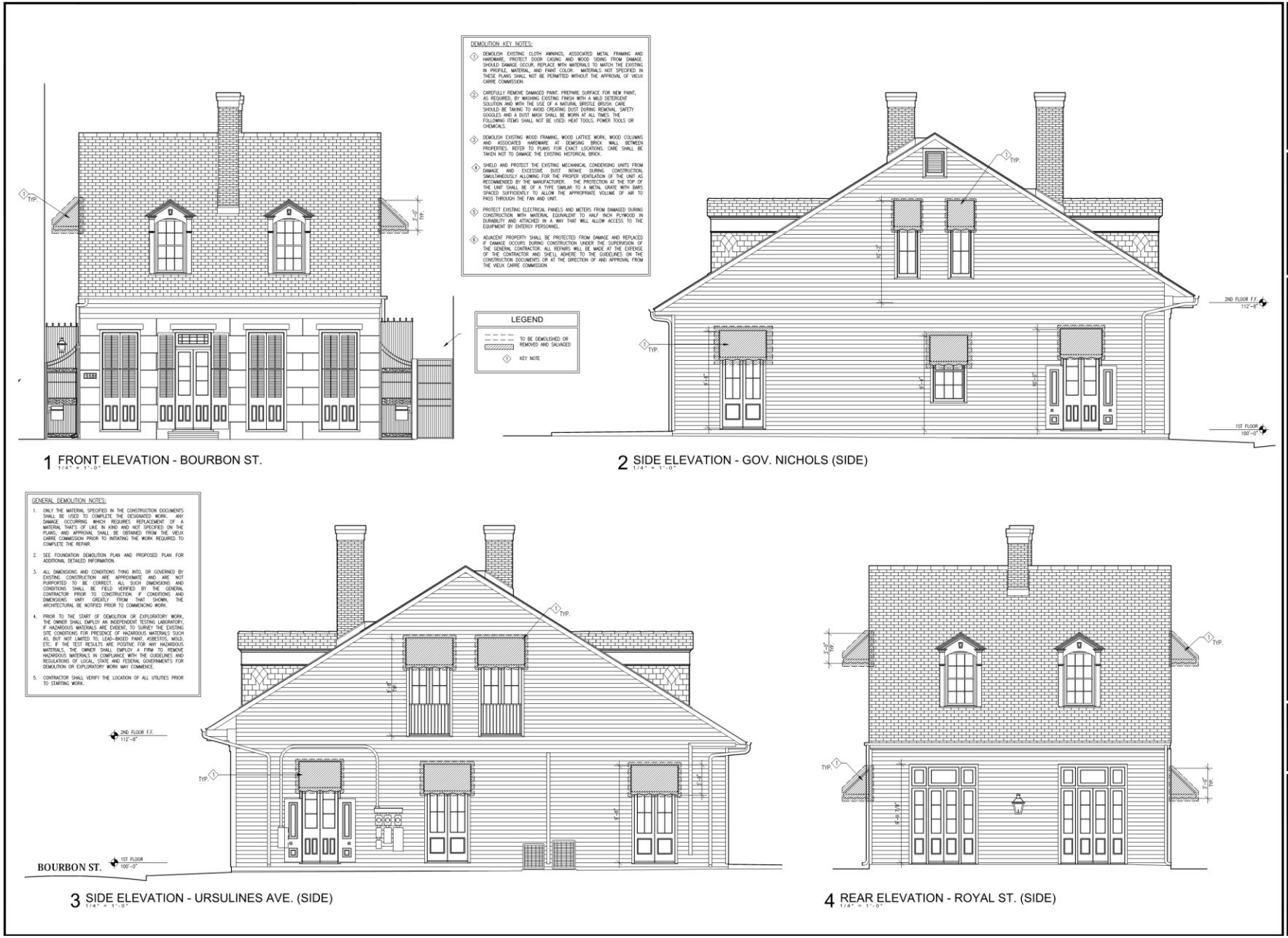
GISLESON RESIDENCE - EXTERIOR IMPROVEMENTS
FOR: MR. & MRS. SOREN GISLESON
1118 BOURBON ST.
NEW ORLEANS, LA 70116

PERMIT SET

APRIL 1, 2021
Job Number: 2002

SECOND FLOOR DEMOLITION

A120



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Section 3 Local Disadvantaged Business Enterprise

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APRIL 1, 2021
Job Number: 2002

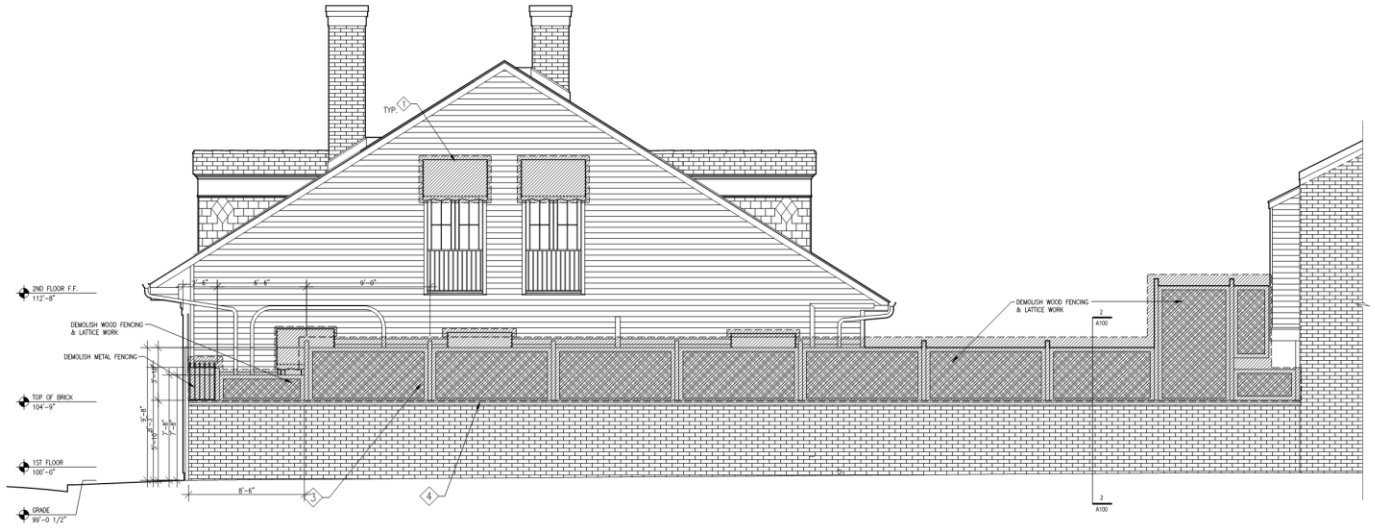
EXTERIOR ELEVATIONS DEMOLITION

A130

1120 Bourbon

VCC Architectural Committee

September 28, 2021



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

LEGEND

TO BE DEMOLISHED OR REMOVED AND SALVAGED

KEY NOTE

GENERAL DEMOLITION NOTES:

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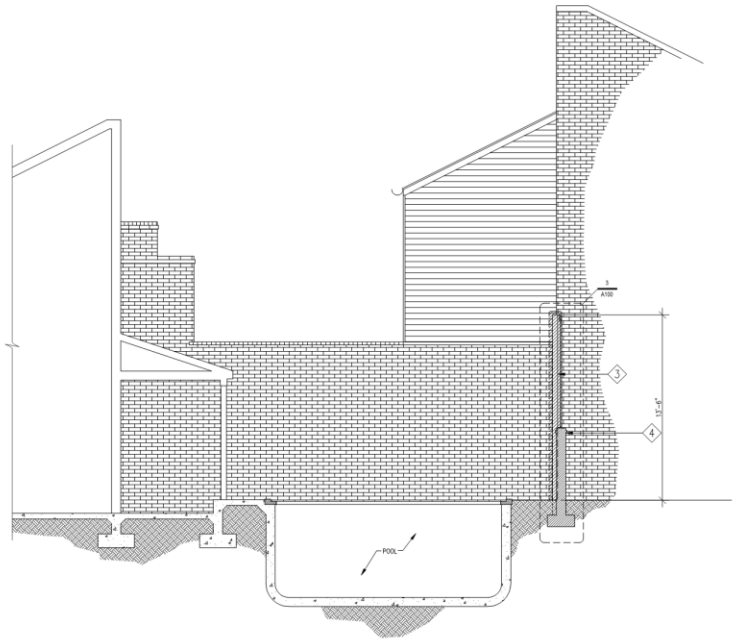

2 SECTION THROUGH REAR STRUCTURE & POOL - GOV. NICHOLS (SIDE)
1/4" = 1'-0"

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1118 BOURBON ST.
NEW ORLEANS, LA 70116

PERMIT SET

APRIL 1, 2021
Job Number: 2002

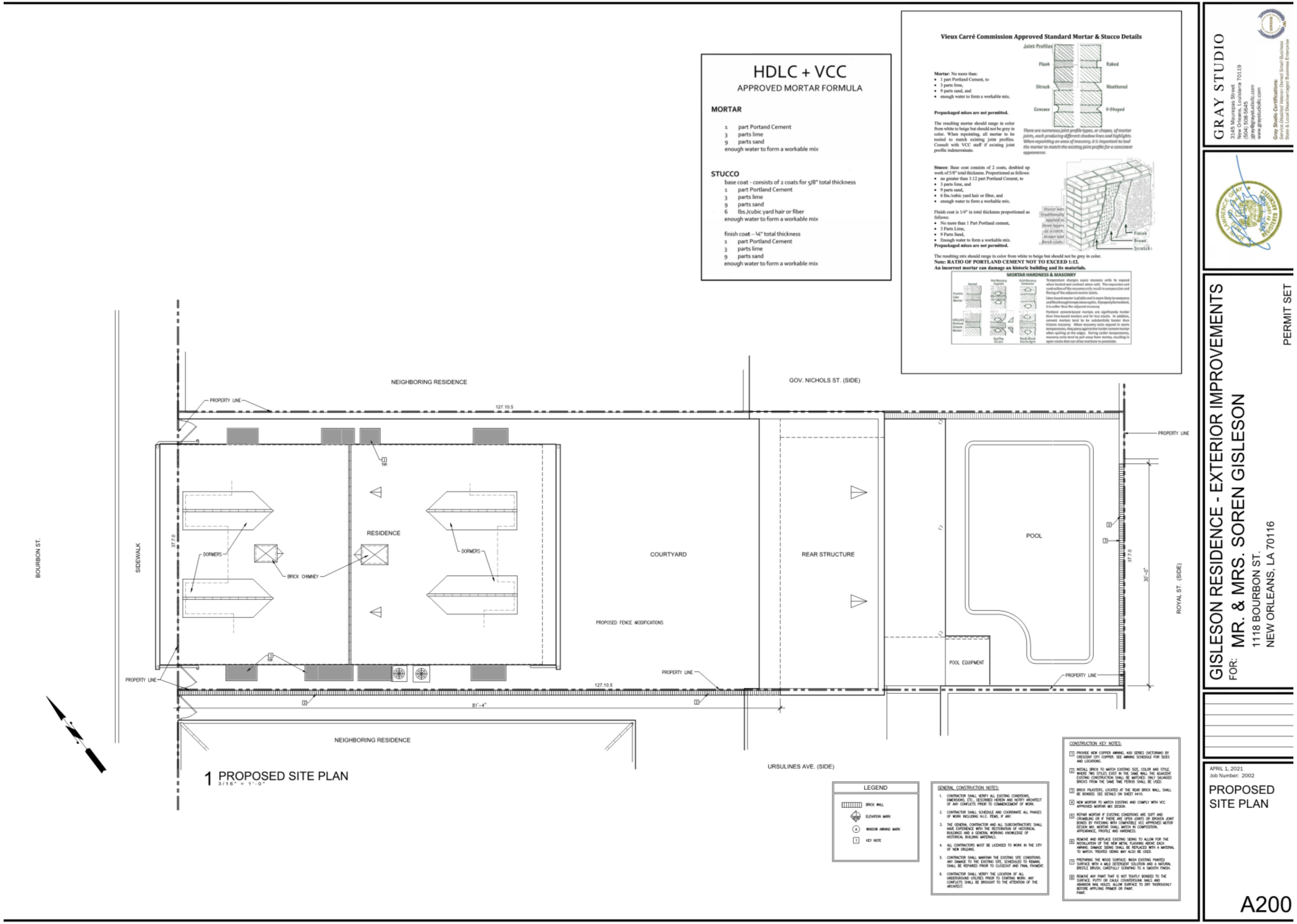
EXTERIOR ELEVATIONS DEMOLITION

A131

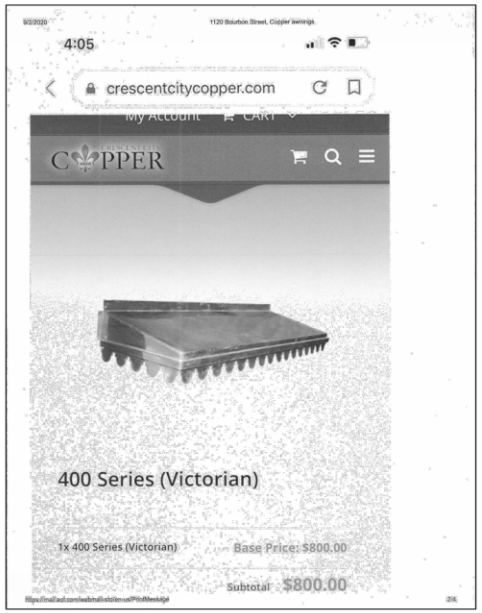
1120 Bourbon

VCC Architectural Committee

September 28, 2021



1120 Bourbon

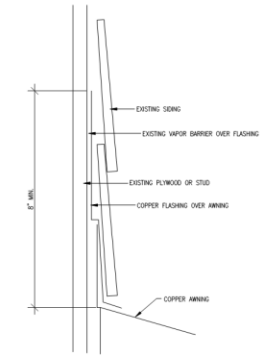


AWNING SCHEDULE

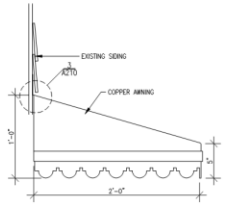
MARK	AWNING SIZE W x D x H	GAUGE	OPENING TYPE	WIDTH OF ROUGH OPENING	DESCRIPTION
A	4'-8" x 2'-2" x 1'-0"	16 GA.	DOUBLE DOOR	4'-7"	COPPER AWNING, NATURAL FINISH, 400 SERIES (VICTORIAN). MANUFACTURED & INSTALLED BY CRESCENT CITY COPPER.
B	3'-9" x 1'-8 1/2" x 1'-0"	"	DOUBLE HUNG WINDOW	3'-8"	" " "
C	4'-2"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

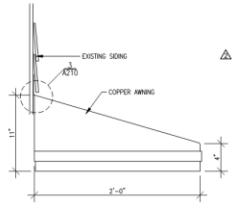
1. VERIFY ALL ROUGH OPENING SIZES IN THE FIELD PRIOR TO MANUFACTURING AWNINGS.



3 FLASHING DETAIL
1/2 ACTUAL SIZE



2 SECTION THROUGH AWNING
1 1/2" = 1'-0"
OPTION A



2B SECTION THROUGH AWNING
1 1/2" = 1'-0"
OPTION B

LEGEND

- BRICK WALL
- ELEVATION MARK
- WINDOW AWNING MARK
- KEY NOTE

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 N.I.C. ITEMS, 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 CLOSEOUT 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.
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3. BRICK PILASTERS, LOCATED AT THE REAR BRICK WALL, SHALL BE BONDED. 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 CRUMBLING OR IF THERE ARE OPEN JOINTS OR BROKEN JOINT BONDS BY PATCHING WITH COMPATIBLE VCC APPROVED MOTOR DESIGN MIX. MORTAR SHALL MATCH IN COMPOSITION, APPEARANCE, PROFILE AND HARDNESS.
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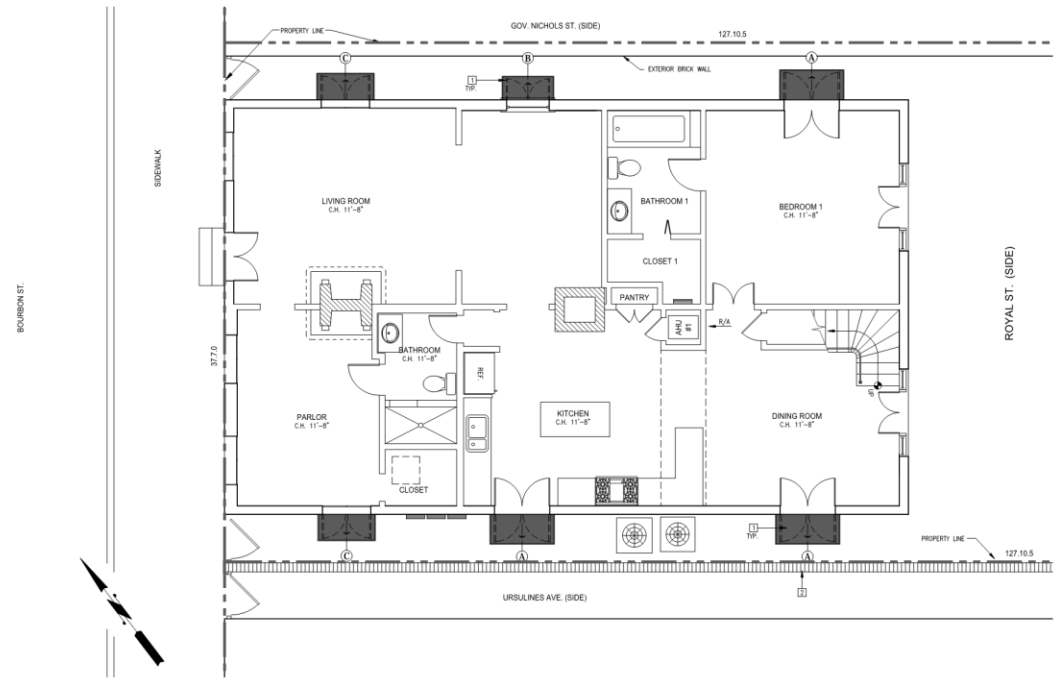

1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

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

PERMIT SET

△ June 23, 2021

APRIL 1, 2021
Job Number: 2002

PROPOSED FIRST FLOOR PLAN

A210

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"	" " "
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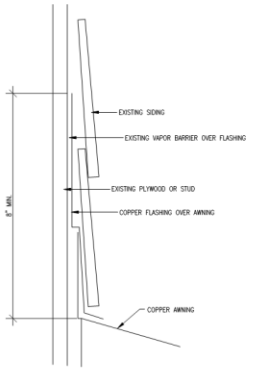
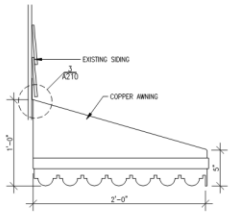
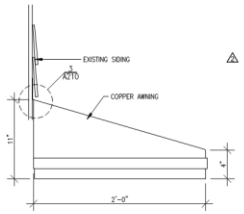


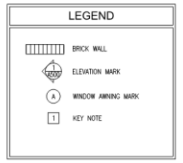
3 FLASHING DETAIL
1/2 ACTUAL SIZE



2 SECTION THROUGH AWNING OPTION A
1 1/2" = 1'-0"



2B SECTION THROUGH AWNING OPTION B
1 1/2" = 1'-0"



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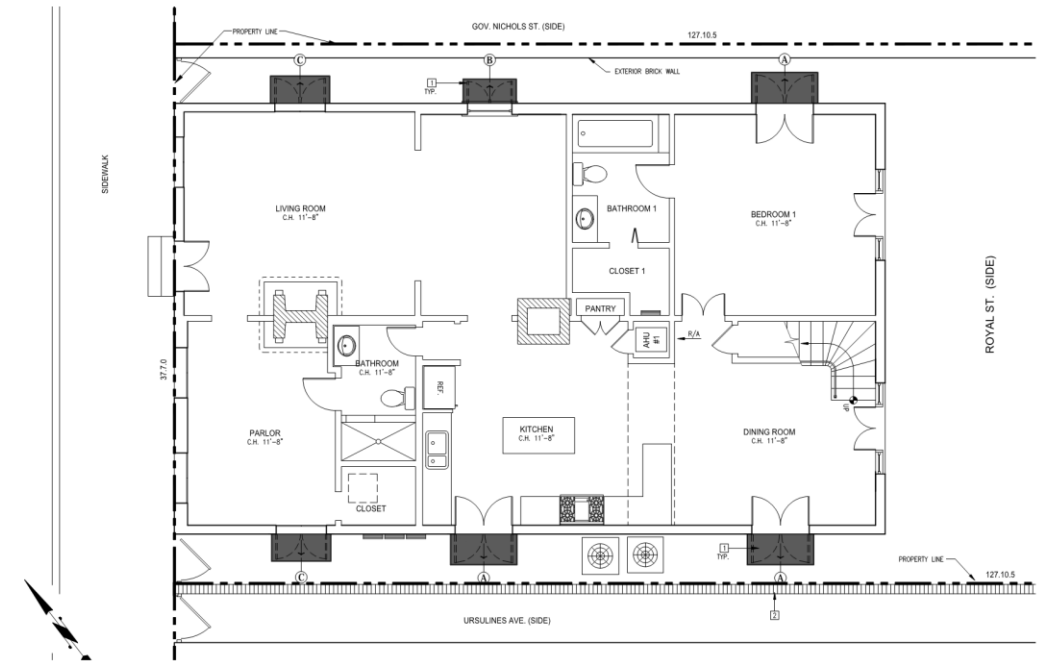

1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

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△ June 23, 2021

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SECOND FLOOR PLAN

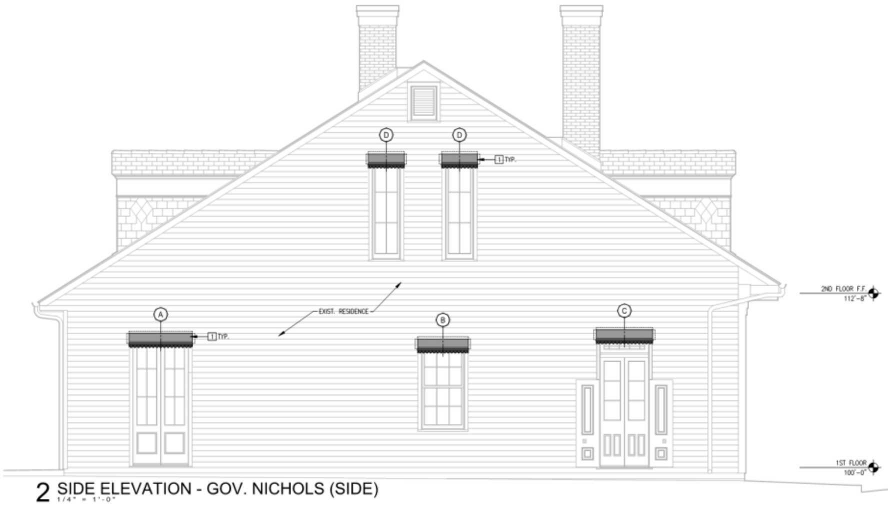
A220

1120 Bourbon

VCC Architectural Committee

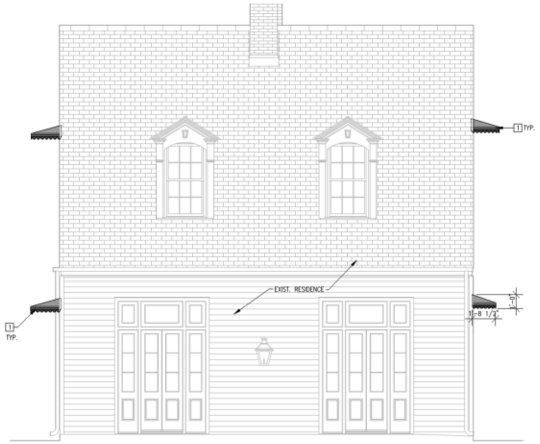
September 28, 2021

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



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

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



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

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 BONDED. 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 CRUMBLING OR IF THERE ARE OPEN JOINTS OR BROKEN JOINT BONDS BY PATCHING WITH COMPATIBLE VCC APPROVED MOTOR DESIGN MIX. MORTAR SHALL MATCH IN COMPOSITION, APPEARANCE, PROFILE AND HARDNESS.
6. REMOVE AND REPLACE EXISTING SIDING TO ALLOW FOR THE INSTALLATION OF THE NEW METAL FLASHING ABOVE EACH AWNING. DAMAGE 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 TIGHTLY BONDED TO THE SURFACE. PUTTY OR CAULK COUNTERSUNK NAILS AND ABANDON NAIL HOLES. ALLOW SURFACE TO DRY THOROUGHLY BEFORE APPLYING PRIMER OR PAINT. PAINT.

LEGEND

- BRICK WALL
- ELEVATION MARK
- WINDOW AWNING MARK
- KEY NOTE

GENERAL CONSTRUCTION NOTES:

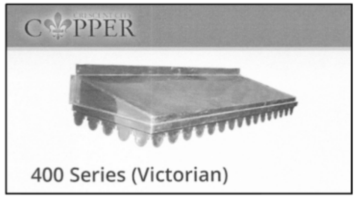
1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ETC., DESCRIBED HEREIN AND NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL PHASES OF WORK INCLUDING N.I.C. ITEMS, IF ANY.
3. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL 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 CLOSEOUT 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.

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.



GRAY STUDIO
3145 Maurepas Street
New Orleans, Louisiana 70119
(504) 508-5645
jgray@graystudiollc.com
www.graystudiollc.com
Gray Studio Certifications:
Service Disabled Veteran Owned Small Business
State & Local Disadvantaged Business Enterprise

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

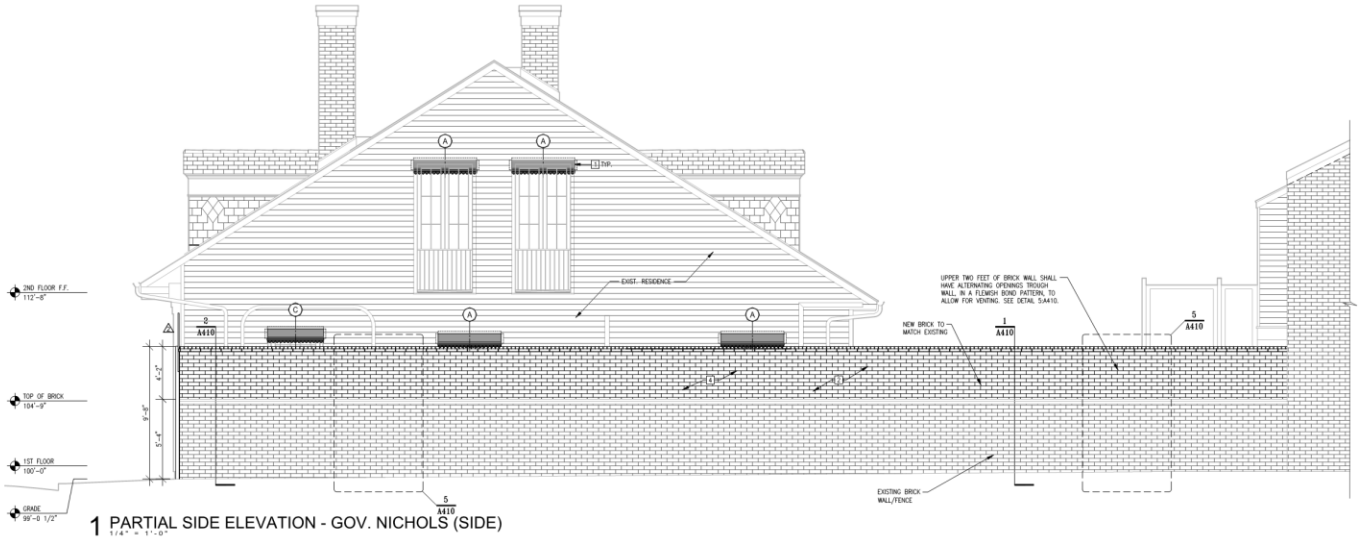
PERMIT SET

APRIL 1, 2021
Job Number: 2002

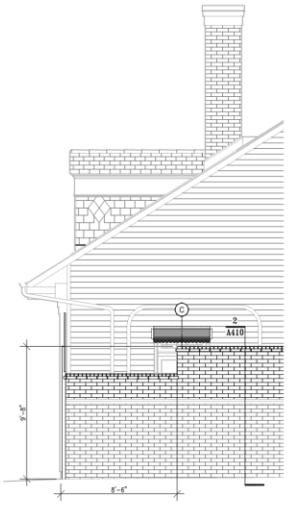
PROPOSED EXTERIOR ELEVATIONS

A400

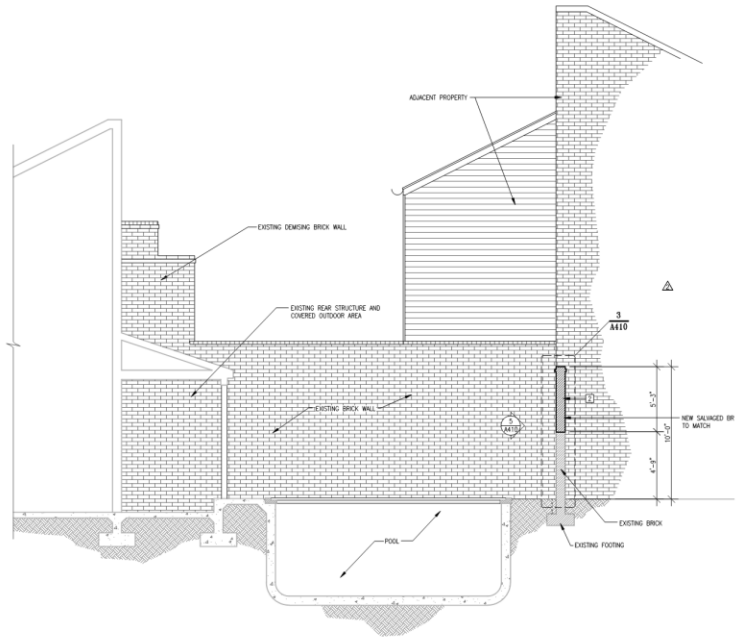
1120 Bourbon



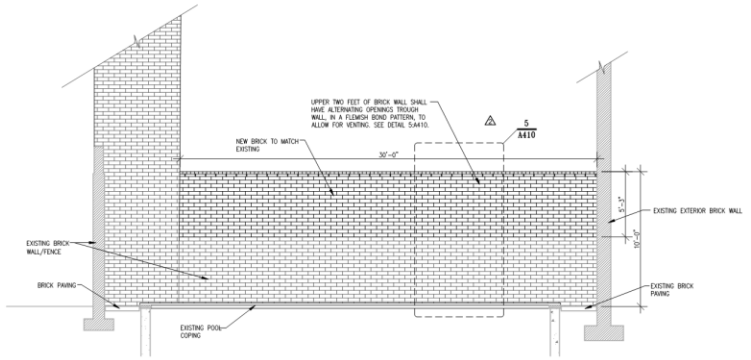
1 PARTIAL SIDE ELEVATION - GOV. NICHOLS (SIDE)
1/4" = 1'-0"



1A OPTIONAL STEP DOWN AT BOURBON ST.
1/4" = 1'-0"



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



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

GRAY STUDIO
3145 Nauvoo Street
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(504) 508-9545
gray@graystudio.com
www.graystudio.com

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

PERMIT SET

June 23, 2021

APRIL 1, 2021
Job Number: 2002

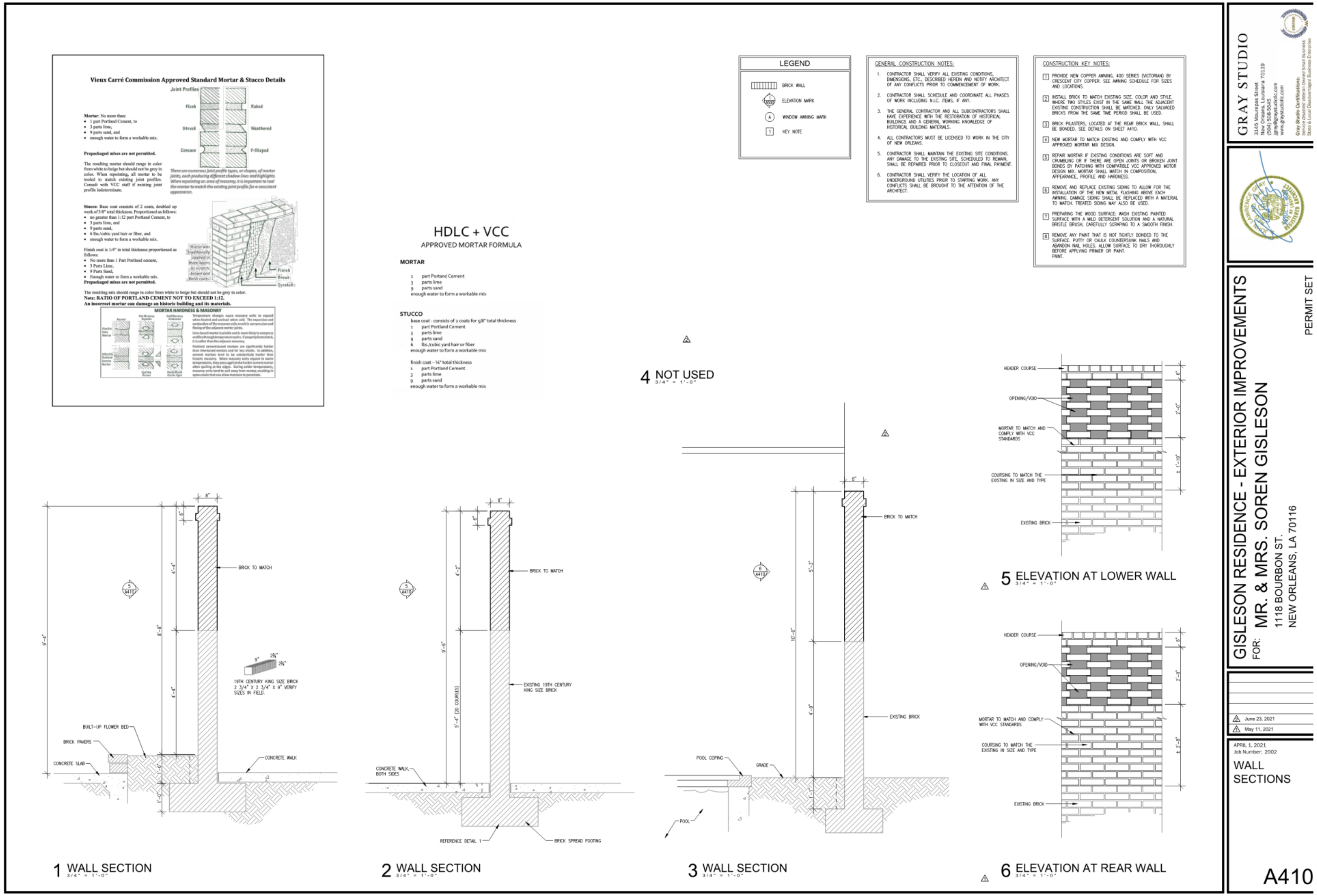
PROPOSED EXTERIOR ELEVATIONS

A401

1120 Bourbon

VCC Architectural Committee

September 28, 2021



1120 Bourbon

PACE GROUP LLC

February 23, 2021

To: John Gray
1120 Bourbon St.
New Orleans, LA 70116

Project Name: 1120 Bourbon St., New Orleans, LA 70116 Masonry Fence Walls

To whom it may concern,

This letter is to address the structural nature of an existing multi-wythe brick masonry fence wall located on 3 sides of the property located at 1120 Bourbon St., New Orleans, LA 70116.

Our office was contacted by Mr. John Gray, who we met onsite on February 19th, 2021. Our scope of work was to opine on the structural nature of an existing multi-wythe brick masonry fence wall located on or about the northeast, northwest, and southeast property lines of the subject residence and considerations of adding to the height of each wall. The existing masonry fences do not have integral brick masonry pilasters at the time of the writing of this letter, however, this letter is meant to propose the use of integral brick masonry pilasters due to the new proposed heights of the 3 walls at the subject property. The pilasters are proposed to be constructed and spaced as prescribed in Figure 1- Maximum Ratio of Unsupported Length to Nominal Thickness and is based on an empirical design. The total weight imposed is below the 750psf typically observed for allowable bearing pressures without soil investigations in this area of the City of New Orleans.

The pilasters proposed to be integrated into masonry walls will provide out-of-plane lateral support to the overall system of the wall. The foundations observed underneath the masonry wall were horizontal brick masonry approximately three (3) courses deep bearing on existing clay soil.

We recommend the following references that define and clarify terms and definitions:

1) Masonry Columns, Piers, Pilasters - How To Engineer (https://howtoengineer.com/masonry-column-pier-pilaster/)
2) Designing and building pilasters by Kenneth A. Hooker, Publication #M950214, Concrete Construction May 1995, with additional references within (attached).

If there are any questions, please do not hesitate to contact us.

Respectfully,

Gabriel I. Cofield

02/23/2021

STATE OF LOUISIANA
GABRIEL ISAIAH COFIELD
License No. 41992
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

Gabriel I. Cofield, P.E
PACE Group, LLC

400 S. Norman C. Francis Parkway, New Orleans, LA 70119
Phone: (504) 206-3834
info@pacegroupllc.com

VIEUX CARRE COMMISSION ESTABLISHED 1936

Project Name: 1120 Bourbon St., New Orleans, LA 70116 Masonry Fence Walls

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Designing and building pilasters

Venerable technique adds needed stiffness to masonry walls

By Kenneth A. Hooker

Engaged columns, so prevalent in classical architecture, do more than simply add visual rhythm to long masonry walls. Called *pilasters,* these masonry elements serve structural as well as ornamental functions. And though today's versions typically lack the decorative bases and capitals of historical precedent, they remain an effective way to increase masonry's structural capacity.

Strong in compression but relatively weak in tension, plain (unreinforced) masonry supports vertical loads easily but has considerably less capacity to resist lateral loads from wind or seis- mic activity. Lateral support can be provided by horizontal ele- ments, such as floor and roof di- aphragms, or by vertical elements such as shear walls within the building. Steel reinforcement and grout in a wall also add strength and stiffness.

Incorporating pilasters, i.e. thicker, stronger wall sections, at intervals along the wall is an alternative way to provide lateral support, in cases where other methods are impractical or uneconomical. For warehouses or industrial buildings that require high ceilings and unobstructed interior spaces, for example, pilasters can provide needed stiffness at lower cost than uniformly

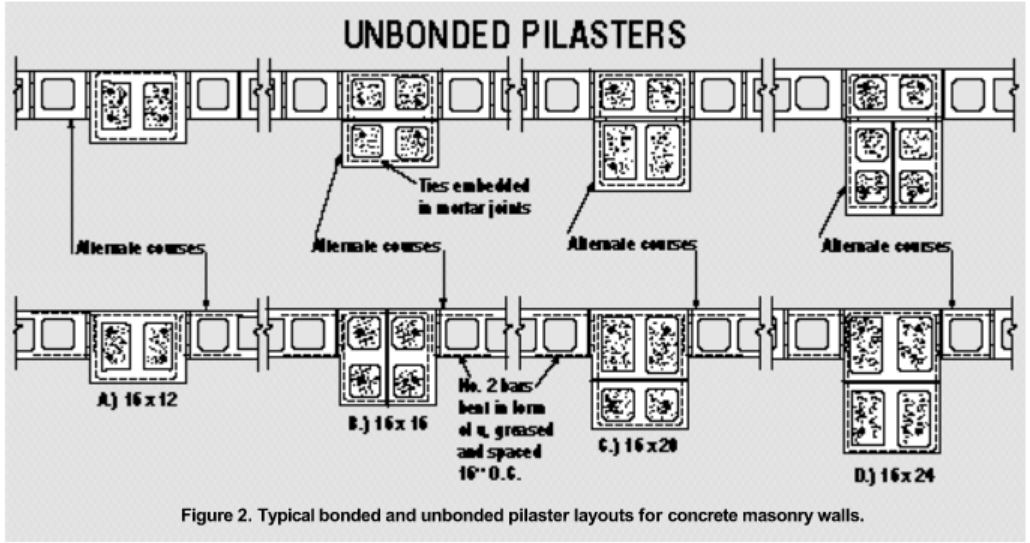
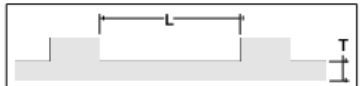


Figure 2. Typical bonded and unbonded pilaster layouts for concrete masonry walls.

This highway noise barrier wall under construction shows an unbonded reinforced brick masonry pilaster that provides lateral support for the single-wythe brick panels.



Span between pilasters

Maximum ratio of unsupported length to nominal thickness

Construction	Max. L/T
Bearing walls	
Solid or solidly grouted	20
All others	18
Nonbearing walls	
Exterior	18
Interior	36

Source: Ref. 5

Figure 1. In empirically designed walls, pilaster spacing is based on maximum length-to-thickness ratios.

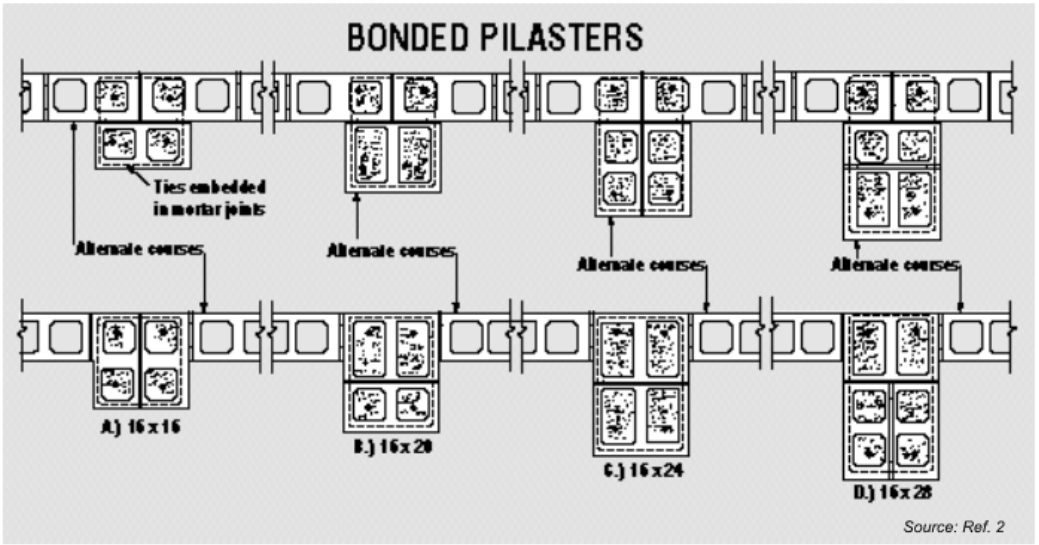
distributed reinforcement, and without the expense and wasted space of thicker masonry. In many such cases, they also are used to support vertical loads imposed by roof trusses or beams. Pilasters also are commonly used in free- standing masonry garden or noise barrier walls that have no hori- zontal support at the top.

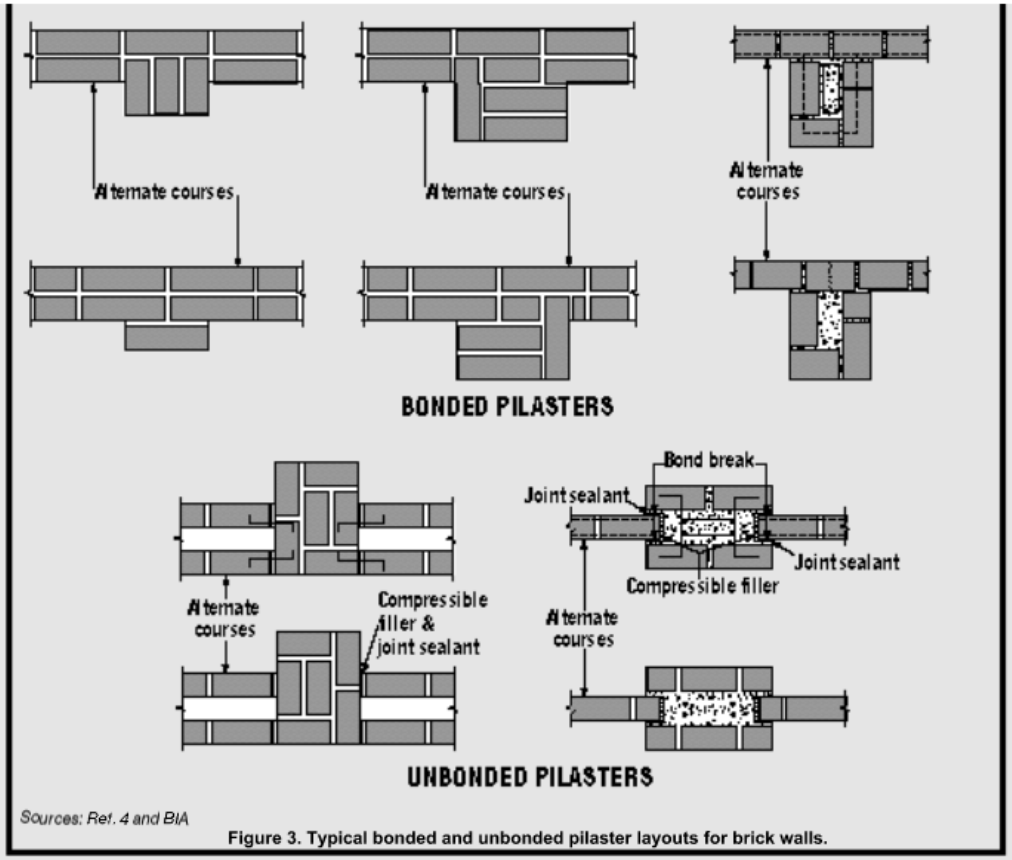
Design requirements

In walls designed empirically, the placement of pilasters is governed by maximum length-to-thickness ratios. The table in Figure 1 shows these ratios for both loadbearing and non-loadbearing walls.

For engineered design of walls with pilasters, you need to determine the magnitude of lateral loads and how they will be trans- mitted to the pilasters by the ad- jacent wall panels. Axial loads imposed by beams or trusses supported on pilasters also will af- fect the pilasters' behavior and should be considered in the de- sign. More complete and detailed information on the analytical de- sign of pilasters is available in Refs. 1, 2, and 3.

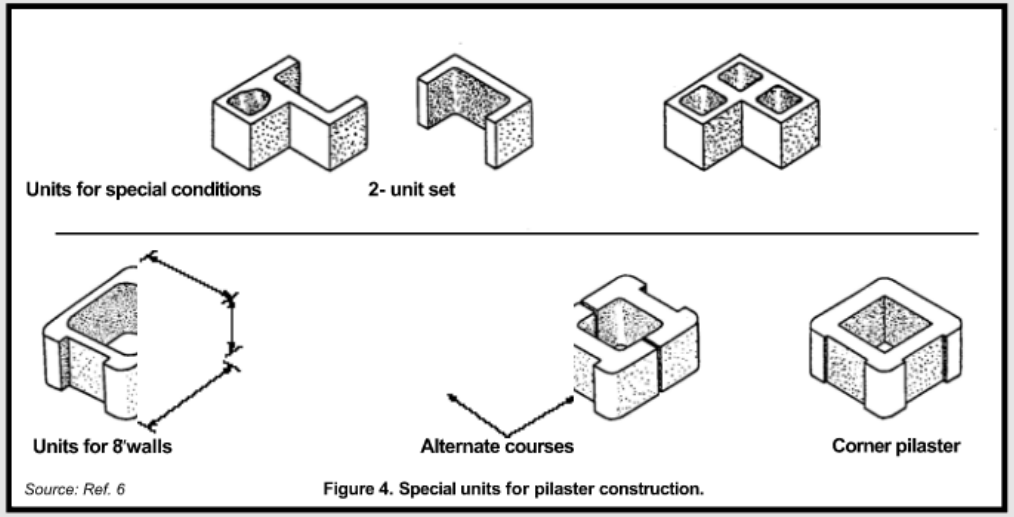
Pilasters can be built of solid units or of hollow units, with or without grout, or reinforced and grouted. In hollow-unit construction, however, pilasters typically are grouted and reinforced, be-





Sources: Ref. 4 and BIA

Figure 3. Typical bonded and unbonded pilaster layouts for brick walls.



Source: Ref. 6

Figure 4. Special units for pilaster construction.

cause they are acting as flexural members. Vertical reinforcement greatly increases their flexural strength.

A pilaster may be centered in or through the wall, fully offset from the wall, or somewhere in between. Those that are built within the wall's thickness are called hidden or flush pilasters; those that project on one side only are called interior or exterior pilasters. Although there is some difference in the structural behavior of pilasters in different positions relative to the wall, in practice, the placement often is determined more by aesthetic preference or interior space requirements than by structural considerations.

Bonded or unbonded

Pilasters most often are constructed as an integral part of the wall, with units laid in a coursing pattern that keys in with the wall's running bond. In some cases, however, it can be preferable to build the pilaster unbonded to provide for crack control. Figures 2 and 3 show some typical layouts of both bonded and unbonded pilasters.

An unbonded pilaster would be used when a control joint is located adjacent to a pilaster in a concrete masonry wall. Another example is when a reinforced pilaster in an otherwise unreinforced clay masonry wall is designed to carry heavy vertical loads. Making the pilaster unbonded can relieve shear and tensile stresses that could result from differential movements be- tween the pilaster and the wall (Ref. 4).

In either case, a suitable mechanical connection must be made between the pilaster and the wall to ensure the transfer of lateral loads. Under empirical design, codes require that wire ties at least ¼inch in diameter be embedded in bed joints at 16 inches o.c. vertically to provide the structural connection.

The soft joint between a clay brick wall and an unbonded pilaster should be filled with a compressiblem a terialtoaccom moda te expansion of the brick. For con- trol joints at pilasters in concrete masonry, U-shaped wire ties with greased legs in the mortar joints will allow in-plane movement while resisting lateral loads.

Reinforcement details

The size and number of verti- cal reinforcing bars in a pilaster will depend on the structural requirements. Bars need to be positioned with enough clearance from the masonry units to allow grout to flow around the bars.

If pilasters are used to carry large axial loads, they act as columns and thus must meet prescriptive requirements for masonry columns. The MSJC code (*Building Code Requirements for Masonry Structures, ACI 530/ ASCE 5/ TMS 402*) requires a mini mum of four vertical bars en closed by horizontal wire ties at least ¼inch in diameter, spaced no more than 16 inches o.c. vertically. Other prescriptive requirements may apply depending on the pilaster 's size and use.

Special units

Most pilaster configurations can be built using combinations of standard units, but a variety of hollow units are produced especially for building pilasters (see Figure 4). These can ease construction by reducing the number of units needed, providing more open space for reinforcing and grout, and eliminating the need to thread units over reinforcing bars. When considering the use of special pilaster units, check with a local supplier on the availability of particular shapes. And plan the layout carefully to make sure to order everything you need; many special units require different configurations to be used in alternate courses.

Whether built with standard or special units, pilasters are an element of traditional masonry constructionthatcontemporaryde - signers can use to serve both aesthetic and functional purposes.

References

1. *Masonry Designers' Guide*, John H. Matthys, editor, 1993, The Masonry Society, 3775 Iris Ave., Boulder, CO 80301.

2. NCMA-TEK 17-4, "Reinforced Concrete Masonry Pilaster Design," National Concrete Masonry Association, 2302 Horse Pen Rd., Herndon, VA 22071.

3. "Reinforced Brick Masonry Columns and Pilasters," *BIA Technical Notes on Brick Construction* , Number 17I, Brick Institute of America, 11490 Commerce Park Dr., Reston, VA 22091.

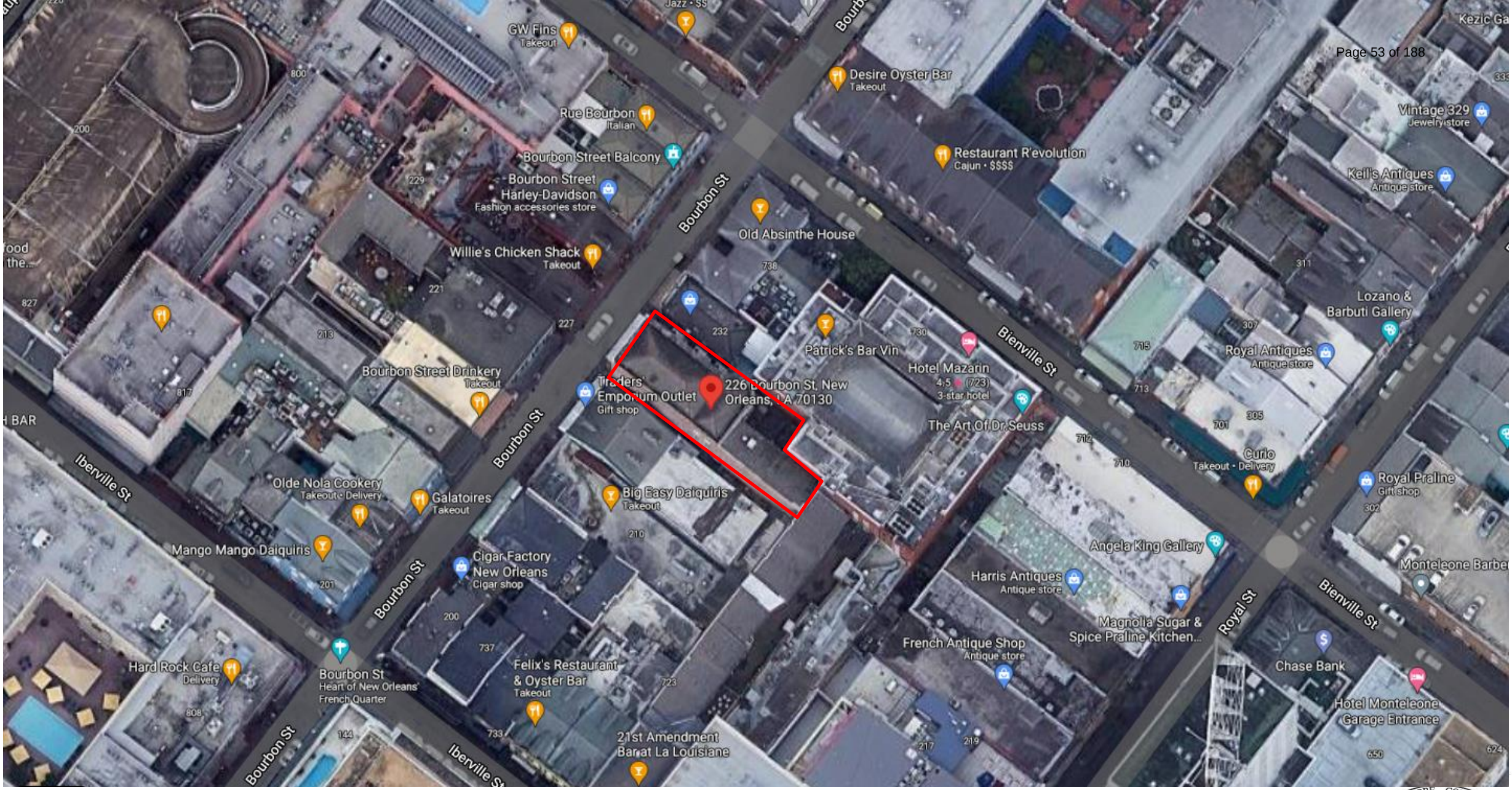
4. *Brick and Tile Engineering*, Harry C. Plummer, 1962, BIA.

5. *Masonry Design and Detailing, Third Edition*, Christine Beall, 1993, McGraw-Hill.

6. W.C. Panarese, S.H. Kosmatka, and F.A. Randall Jr., *Concrete Masonry Handbook, Fifth Edition*, 1991, Portland Cement Association, 5420 Old Orchard Rd., Skokie, IL 60077.

PUBLICATION # M950214

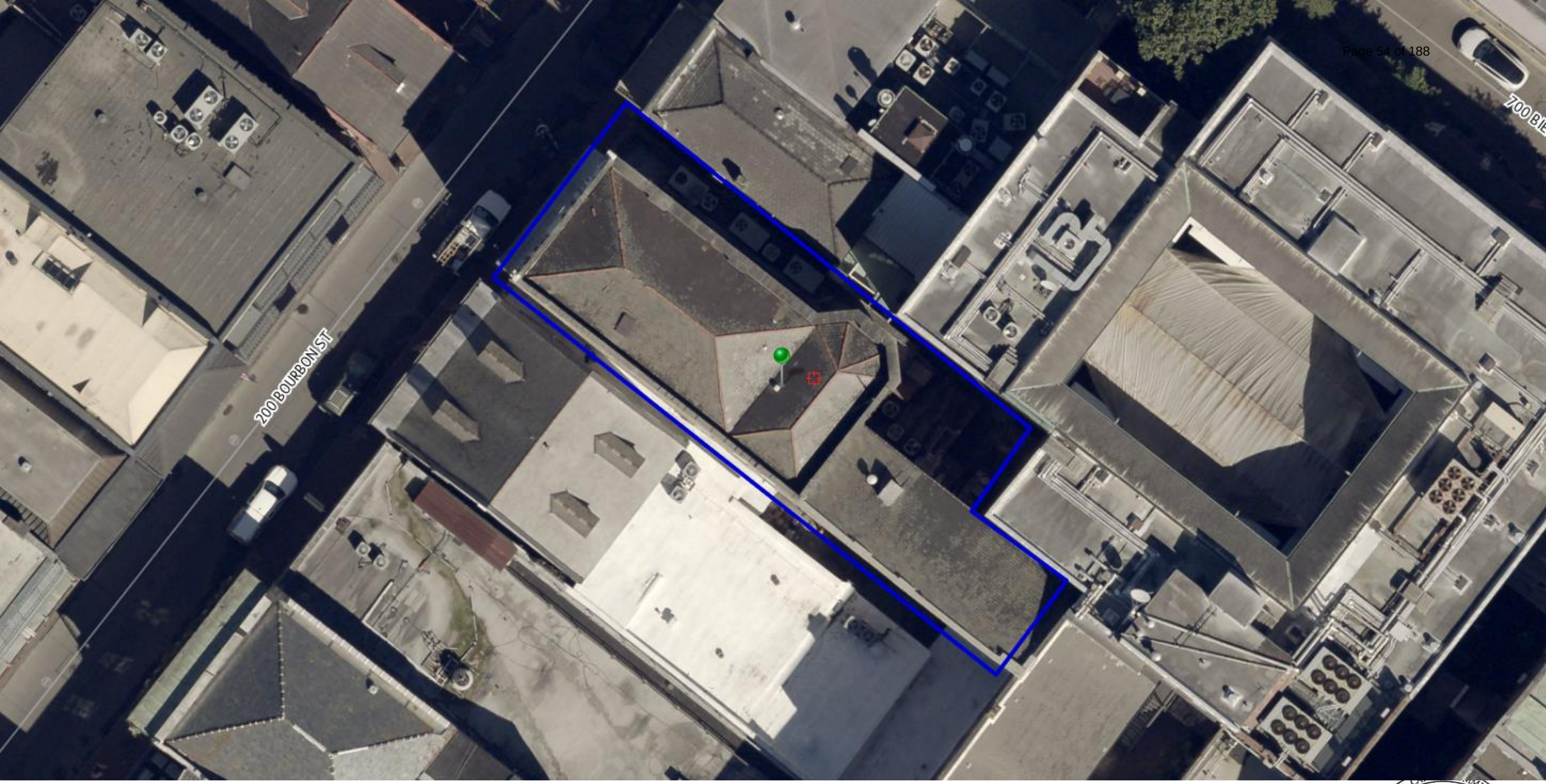
226 Bourbon



226 Bourbon

VCC Architectural Committee

September 28, 2021



226 Bourbon

VCC Architectural Committee

September 28, 2021

226 Bourbon

VCC Architectural Committee

September 28, 2021


Hunk
Oasis
MALE
STRIPPERS
NO PARKING
NO PARKING
NO PD
POLICE LINE
DO NOT CROSS
06 03 2021

226 Bourbon

226 Bourbon - 1963

226 Bourbon - 1963

226 Bourbon

VCC Architectural Committee

September 28, 2021

226 BOURBON STREET
STOREFRONT RENOVATION


EXISTING STOREFRONT


EXISTING STOREFRONT SWING DOORS

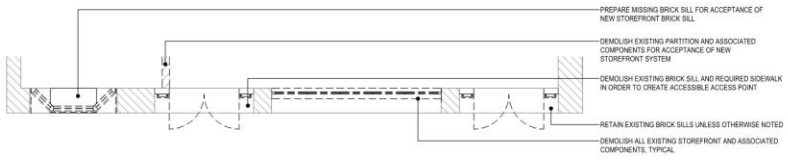

EXISTING STOREFRONT WINDOWS


EXISTING STOREFRONT WINDOWS

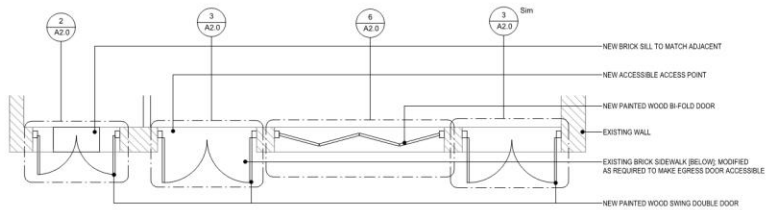

HISTORIC PHOTOGRAPH CIRCA 1963

1 EXISTING & DEMOLITION BOURBON STREET ELEVATION
1/4" = 1'-0"

2 PROPOSED BOURBON STREET ELEVATION
1/4" = 1'-0"



3 EXISTING & DEMOLITION STOREFRONT PLAN
1/4" = 1'-0"

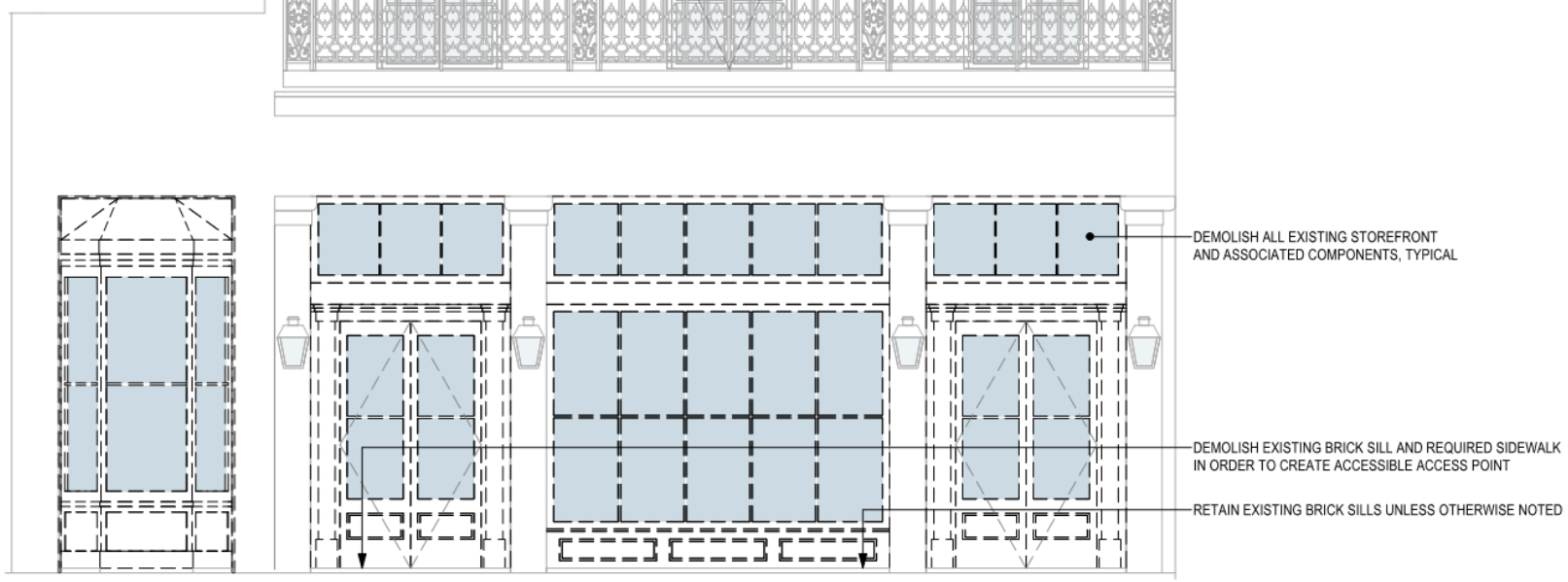


4 PROPOSED STOREFRONT PLAN
1/4" = 1'-0"

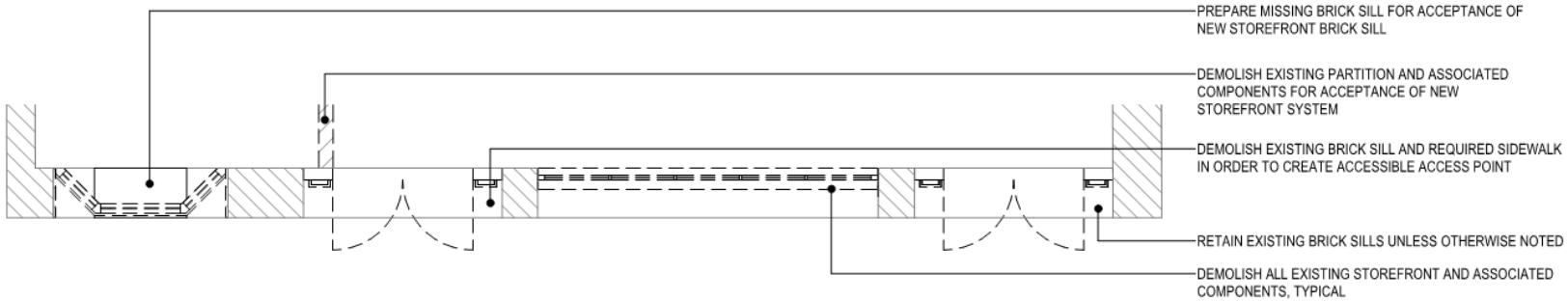
PERMIT SET	06.02.21
NO REVISION	DATE
226 BOURBON	PROJECT
226 BOURBON STREET NEW ORLEANS, LA 70130	
21017	JOB NO
EXISTING & PROPOSED PLAN & ELEVATION	TITLE
1/4" = 1'-0"	SCALE
Author /Checker	DRAWN/CHK

A1.0

ROZAS WARD architects
A PROFESSIONAL CORPORATION www.rozas-ward.com
1100 POYDRAS ST. SUITE 3550 NO LA 70163 504-524-4375

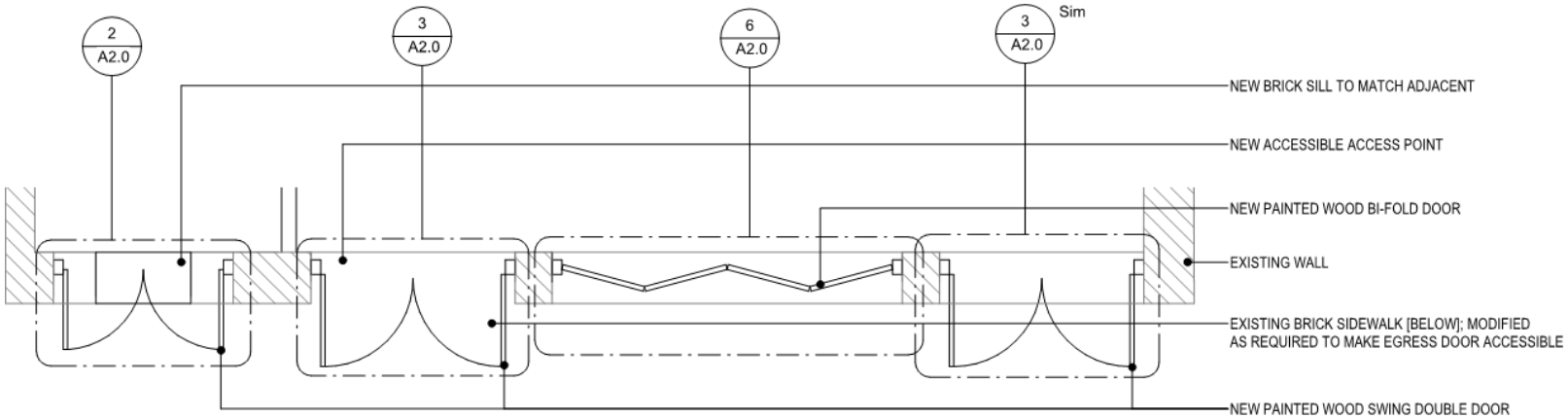


1 EXISTING & DEMOLITION BOURBON STREET ELEVATION
1/4" = 1'-0"

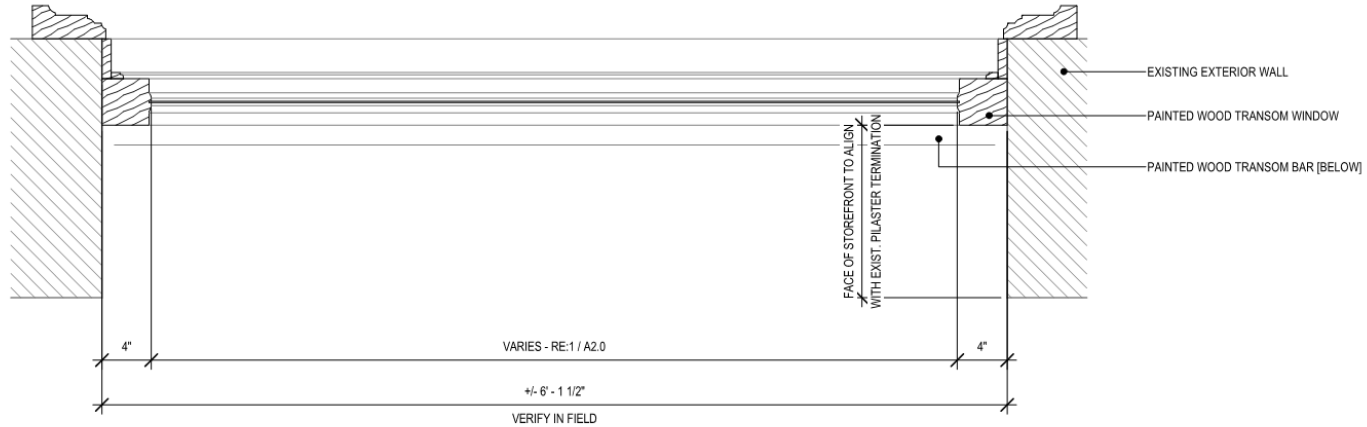


3 EXISTING & DEMOLITION STOREFRONT PLAN
1/4" = 1'-0"

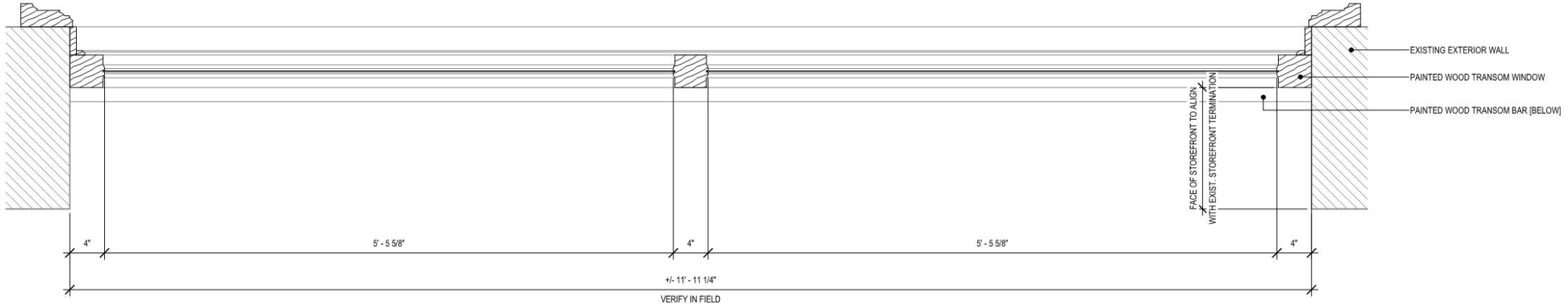
2 PROPOSED BOURBON STREET ELEVATION
1/4" = 1'-0"



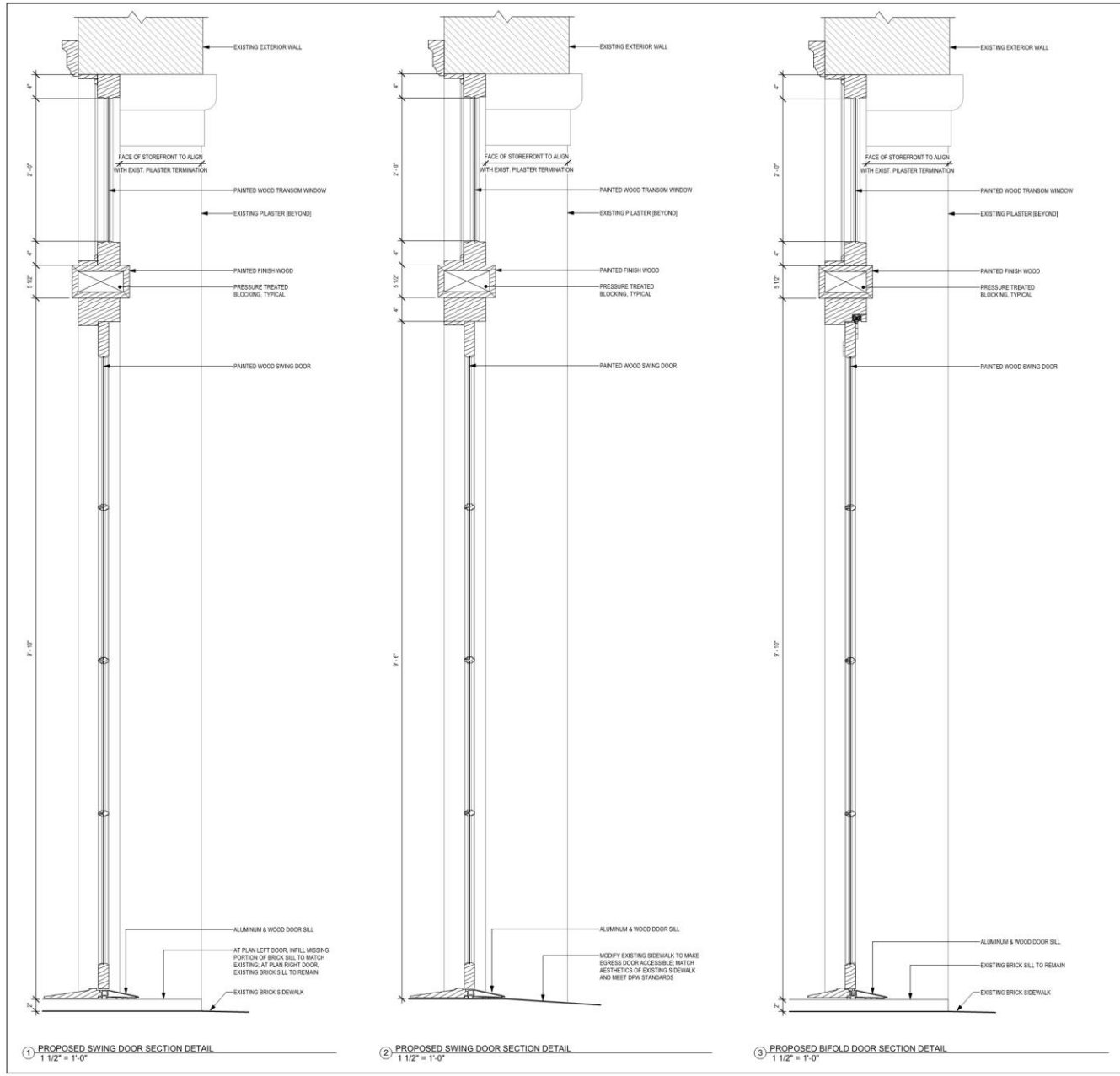
4 PROPOSED STOREFRONT PLAN
1/4" = 1'-0"



① ENLARGED PROPOSED TRANSOM WINDOW PLAN @ SWING DOORS
1 1/2" = 1'-0"



② ENLARGED PROPOSED TRANSOM WINDOW PLAN @ BIFOLD DOORS
1 1/2" = 1'-0"



1 PROPOSED SWING DOOR SECTION DETAIL
1 1/2" = 1'-0"

2 PROPOSED SWING DOOR SECTION DETAIL
1 1/2" = 1'-0"

3 PROPOSED BIFOLD DOOR SECTION DETAIL
1 1/2" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD; ALL REPLACEMENT MATERIALS TO MATCH EXISTING IN SIZE, MATERIAL, PROFILE, AND DIMENSION
2. ANY REQUIRED WORK OUTSIDE THE SCOPE OF THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND APPROVED BY THE VCC
3. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION AND REQUIRE SAFETY GLAZING AS PER IBC 2015 2408.4.1

NO	REVISION	DATE
1	PLAN REVIEW RESPONSE #1	05.20.21
PERMIT SET		06.02.21

226 BOURBON — PROJECT

226 BOURBON STREET
NEW ORLEANS, LA 70130

21017 — JOB NO

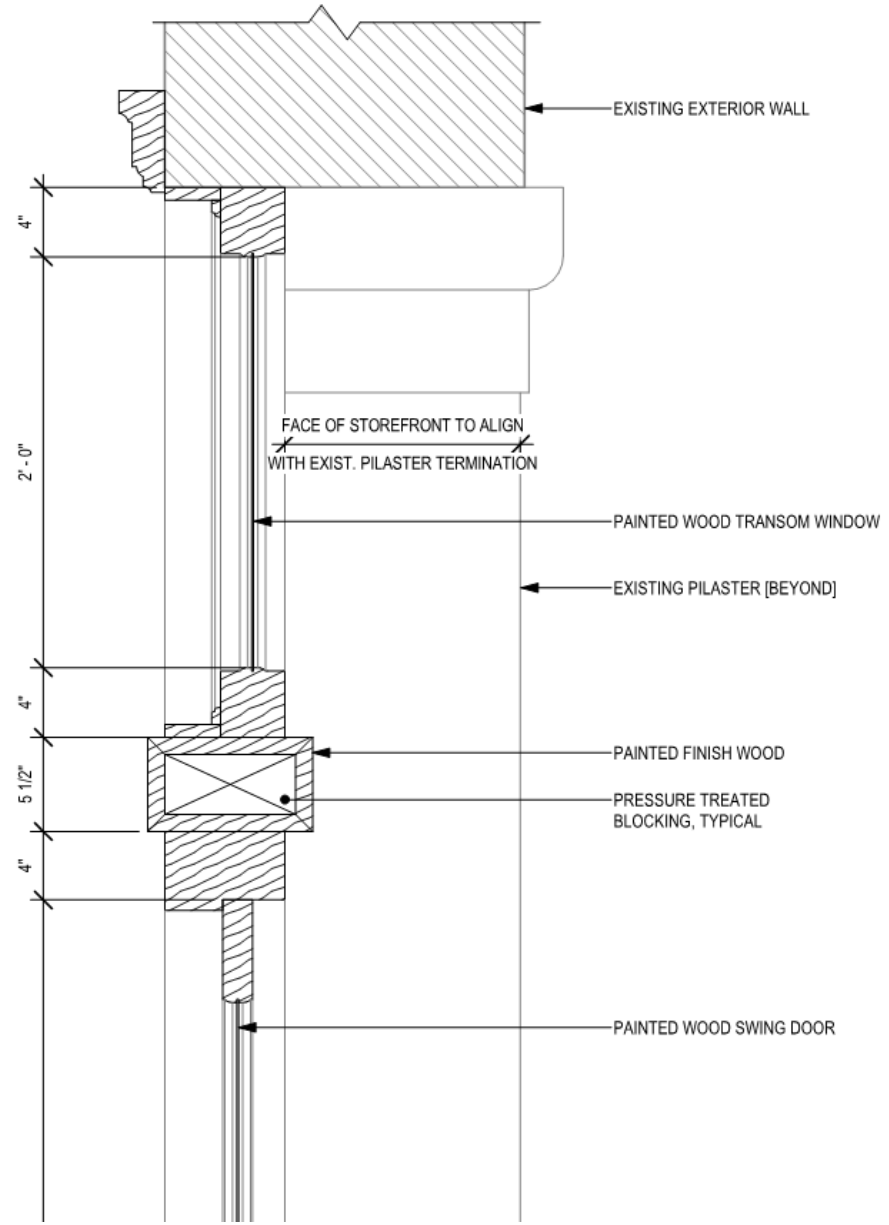
DETAILS — TITLE

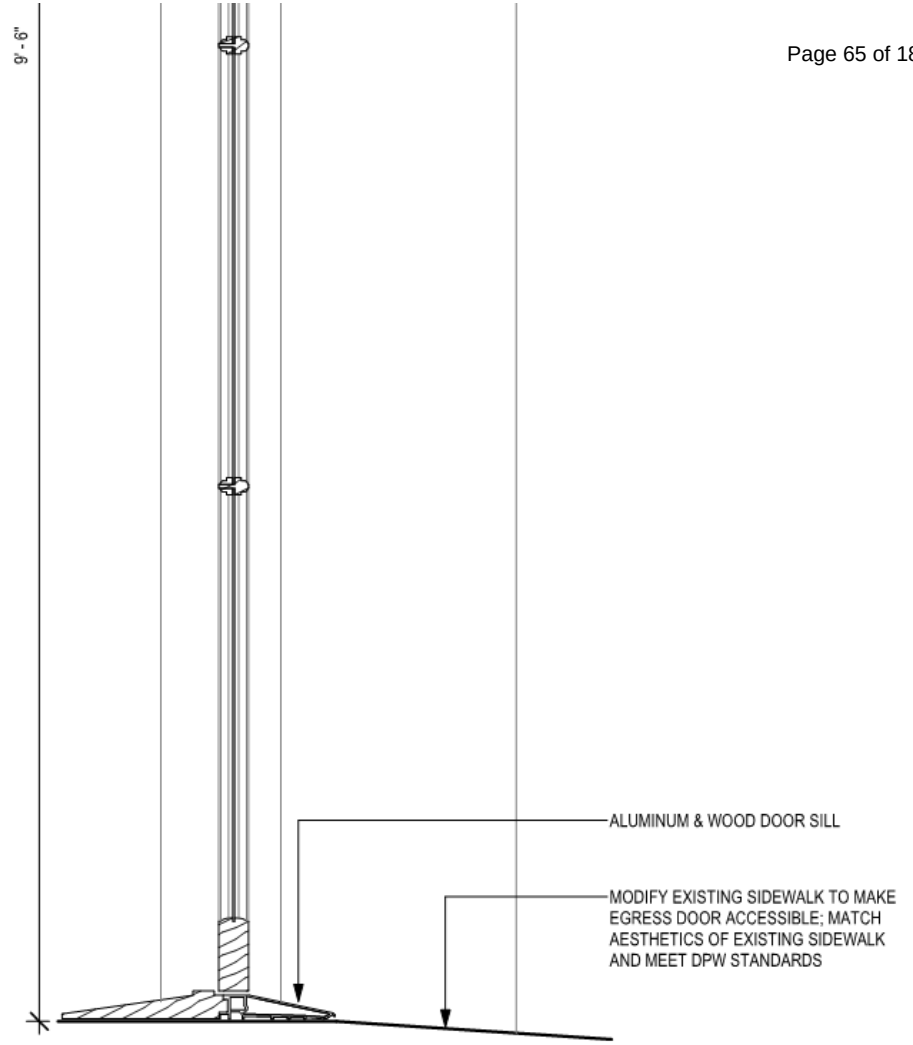
As indicated — SCALE

Author /Checker — DRAWN/CHK

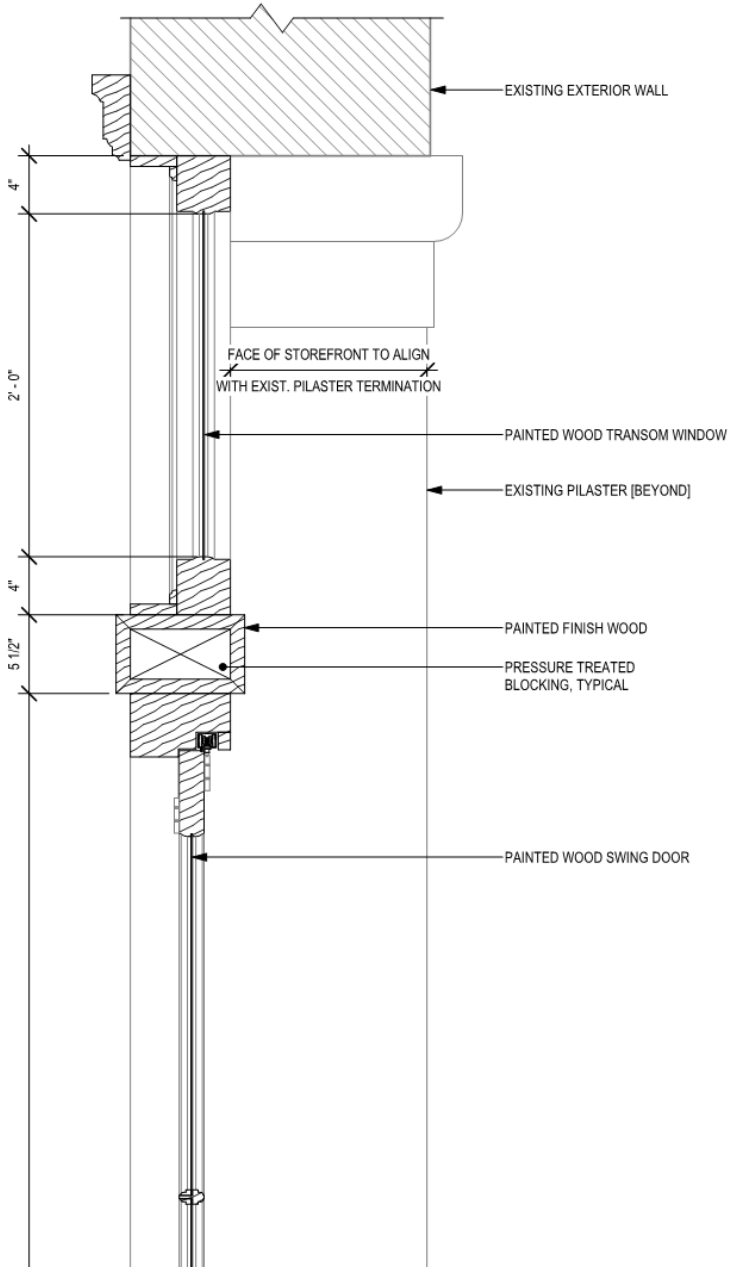
A2.2

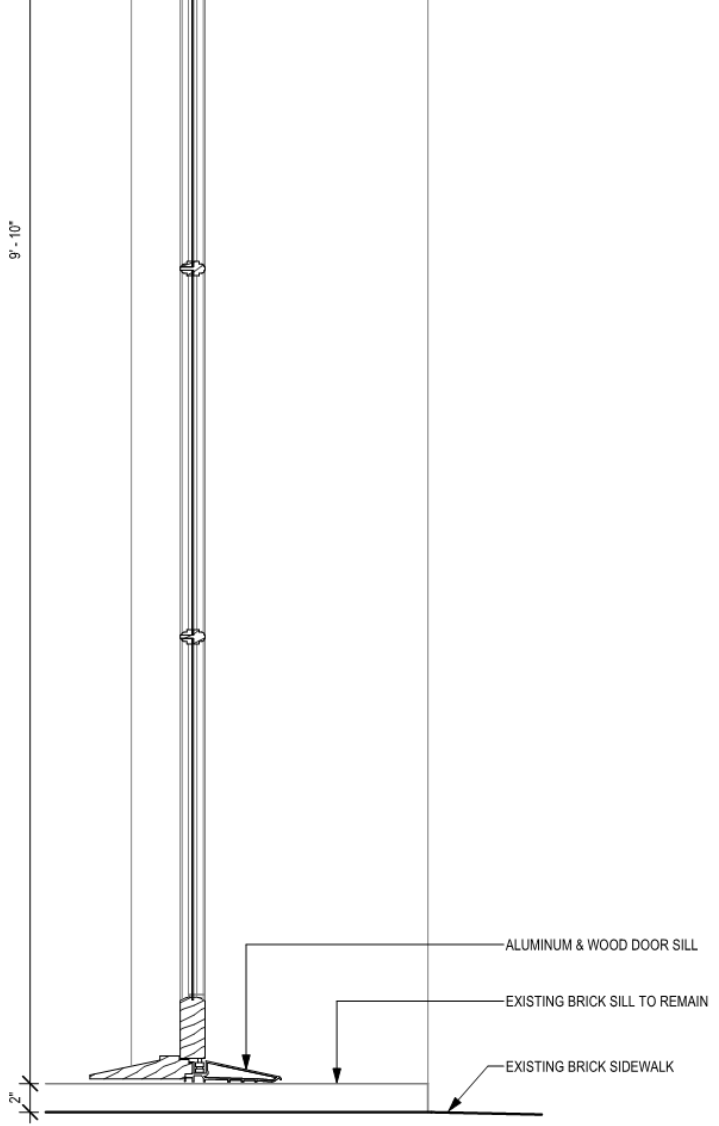
ROZAS WARD architects
A PROFESSIONAL CORPORATION www.rozas-ward.com
1100 POYDRAS ST. SUITE 3550 NO LA 70163 504-524-4375





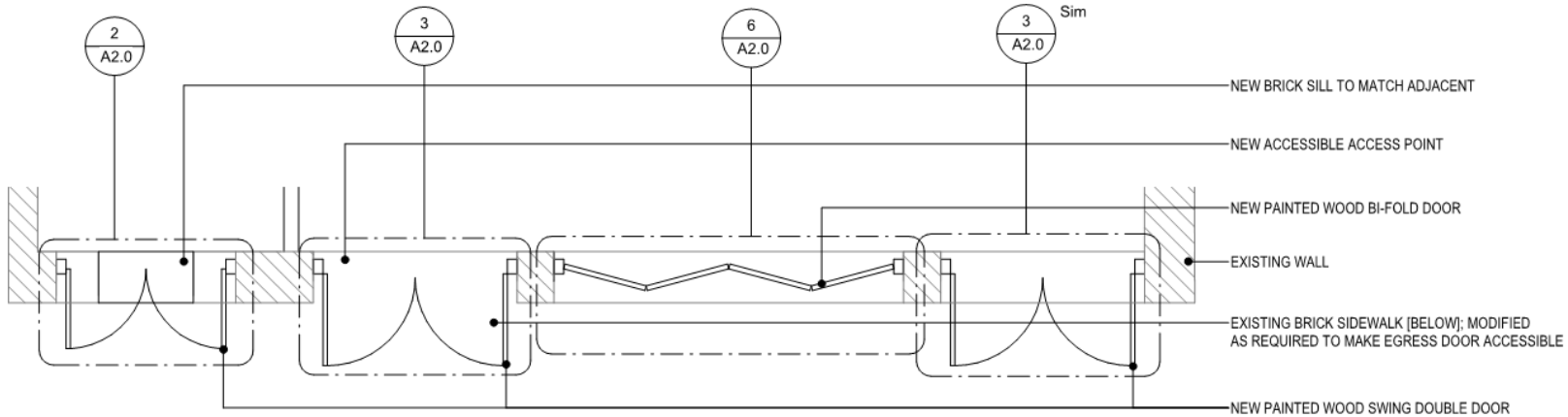
② PROPOSED SWING DOOR SECTION DETAIL
1 1/2" = 1'-0"





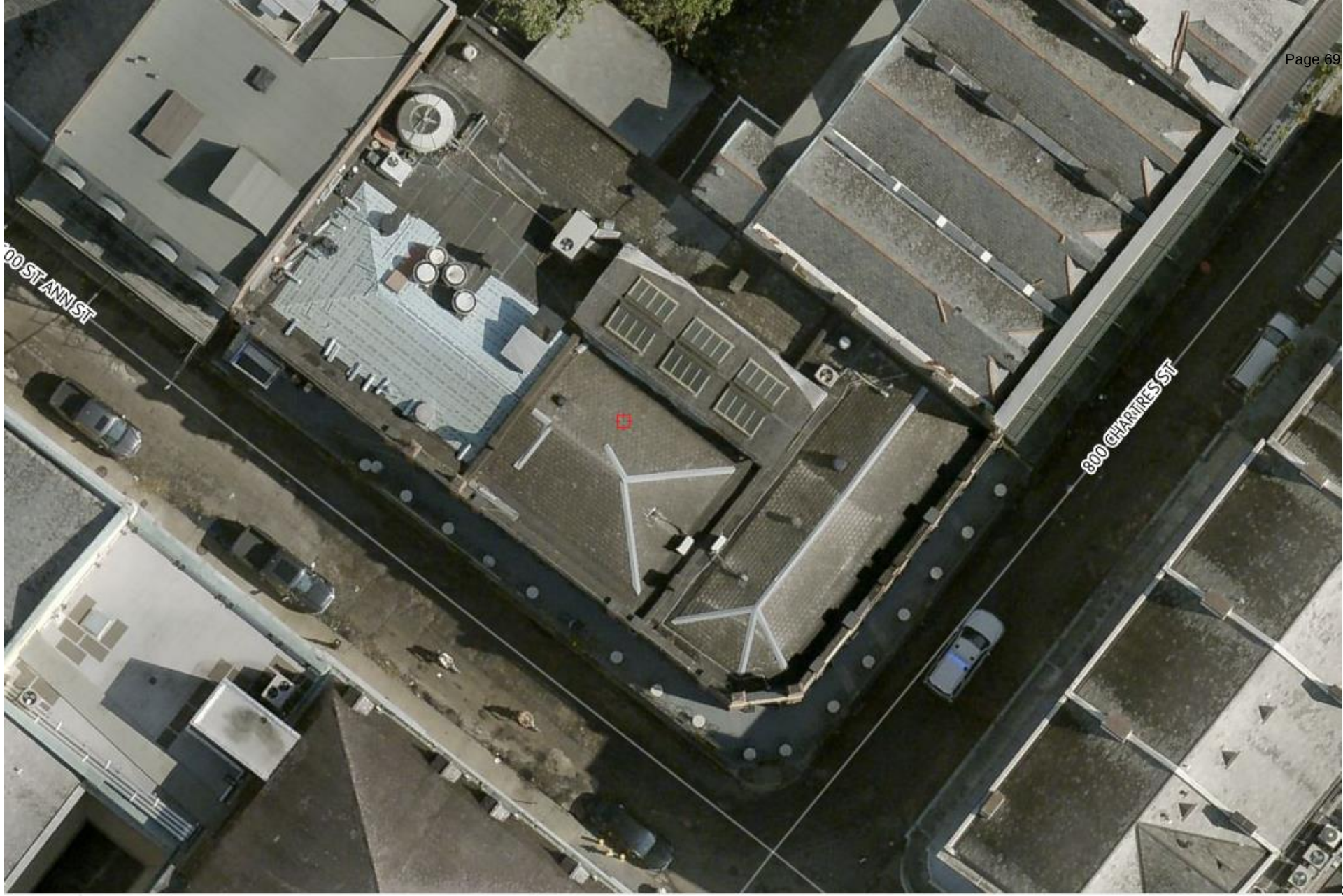
③ PROPOSED BIFOLD DOOR SECTION DETAIL
1 1/2" = 1'-0"

2 PROPOSED BOURBON STREET ELEVATION
1/4" = 1'-0"



4 PROPOSED STOREFRONT PLAN
1/4" = 1'-0"

801 Chartres



p 2021 ▾ 08/31/2021 - 09/03/2021

801 Chartres

VCC Architectural Committee

September 28, 2021

801 Chartres

VCC Architectural Committee

September 28, 2021

801 Chartres

VCC Architectural Committee

September 28, 2021

801 Chartres - 2009

801 Chartres - 2009

801 Chartres - 2009

801 Chartres - 2009

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view from Presbytere

801 Chartres - 2009

801 Chartres - 2009

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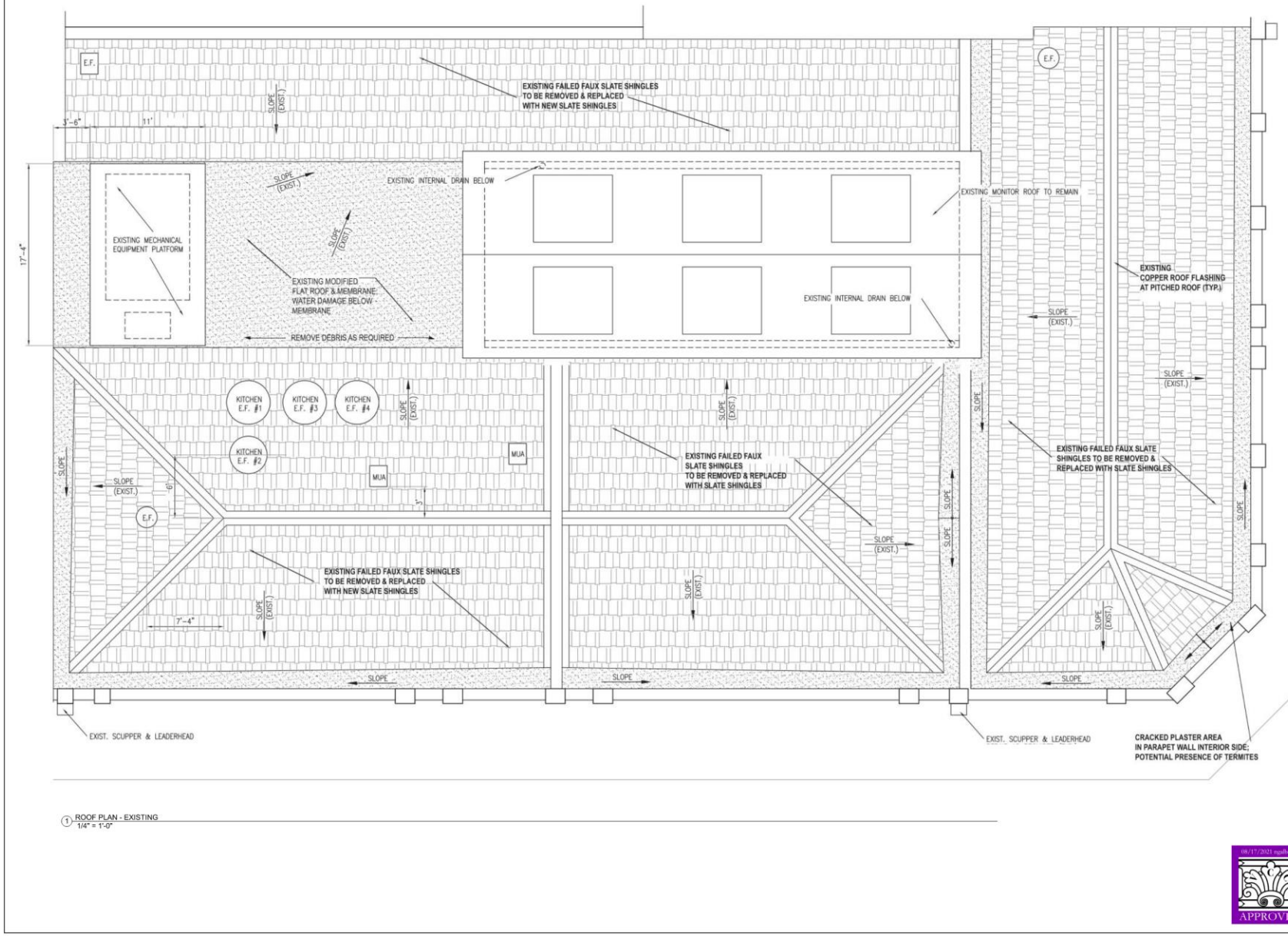
801 Chartres - 2009

801 Chartres - 2021

VCC Architectural Committee

September 28, 2021

801 Chartres - 2021



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

WILLIAMS ARCHITECTS
824 BARONNE STREET
NEW ORLEANS, LA 70113
504-566-0888
WILLIAMSARCHITECTS.COM

These drawings and specifications have been prepared by me or under my close personal supervision and to the best of my professional knowledge and belief comply with applicable codes and requirements.

I (will) ~~will not~~ be providing project construction administrative services on this project.

NOT FOR CONSTRUCTION

801 Chartres - Roof Repair
801 Chartres Street
New Orleans, Louisiana 70116

-REVISIONS-

No.	Date	Scope

DRAWING
Unnamed

DRAWING BY	Author
SCALE	1/4" = 1'-0"
JOB No.	520065.00
DATE	27 April 2021

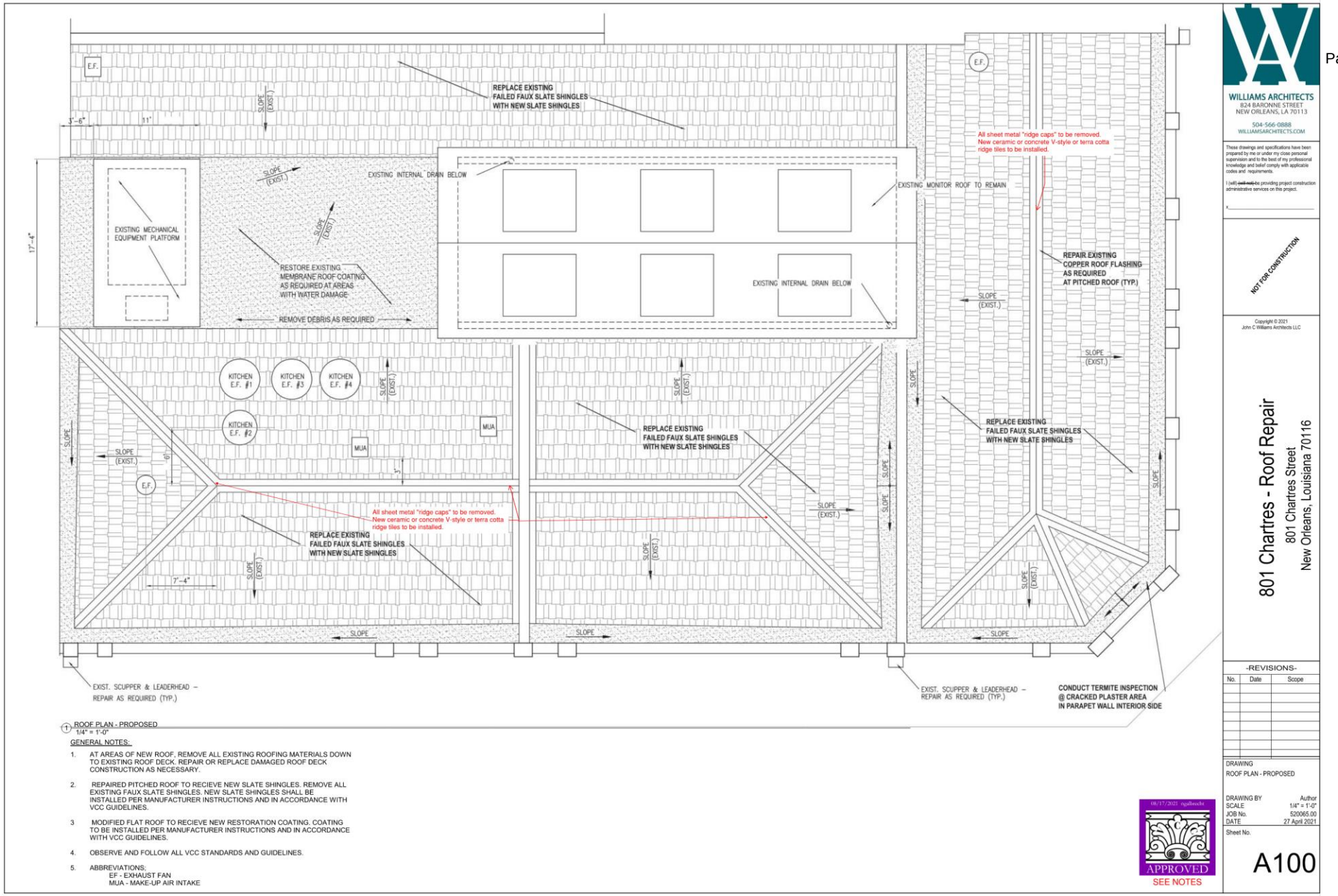
Sheet No.
A101

08/17/2021 ngallocchi
APPROVED

801 Chartres – Staff Approved Materials

VCC Architectural Committee

September 28, 2021



1 ROOF PLAN - PROPOSED
1/4" = 1'-0"

GENERAL NOTES:

1. AT AREAS OF NEW ROOF, REMOVE ALL EXISTING ROOFING MATERIALS DOWN TO EXISTING ROOF DECK. REPAIR OR REPLACE DAMAGED ROOF DECK CONSTRUCTION AS NECESSARY.
2. REPAIRED PITCHED ROOF TO RECIEVE NEW SLATE SHINGLES. REMOVE ALL EXISTING FAUX SLATE SHINGLES. NEW SLATE SHINGLES SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND IN ACCORDANCE WITH VCC GUIDELINES.
3. MODIFIED FLAT ROOF TO RECIEVE NEW RESTORATION COATING. COATING TO BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND IN ACCORDANCE WITH VCC GUIDELINES.
4. OBSERVE AND FOLLOW ALL VCC STANDARDS AND GUIDELINES.
5. ABBREVIATIONS:
   EF - EXHAUST FAN
   MUA - MAKE-UP AIR INTAKE

APPROVED
SEE NOTES

WILLIAMS ARCHITECTS
824 BARONNE STREET
NEW ORLEANS, LA 70113
504-566-0888
WILLIAMSARCHITECTS.COM

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I (will) ~~(will not)~~ be providing project construction administrative services on this project.

x_____

NOT FOR CONSTRUCTION

801 Chartres - Roof Repair
801 Chartres Street
New Orleans, Louisiana 70116

-REVISIONS-

No.	Date	Scope

DRAWING
ROOF PLAN - PROPOSED

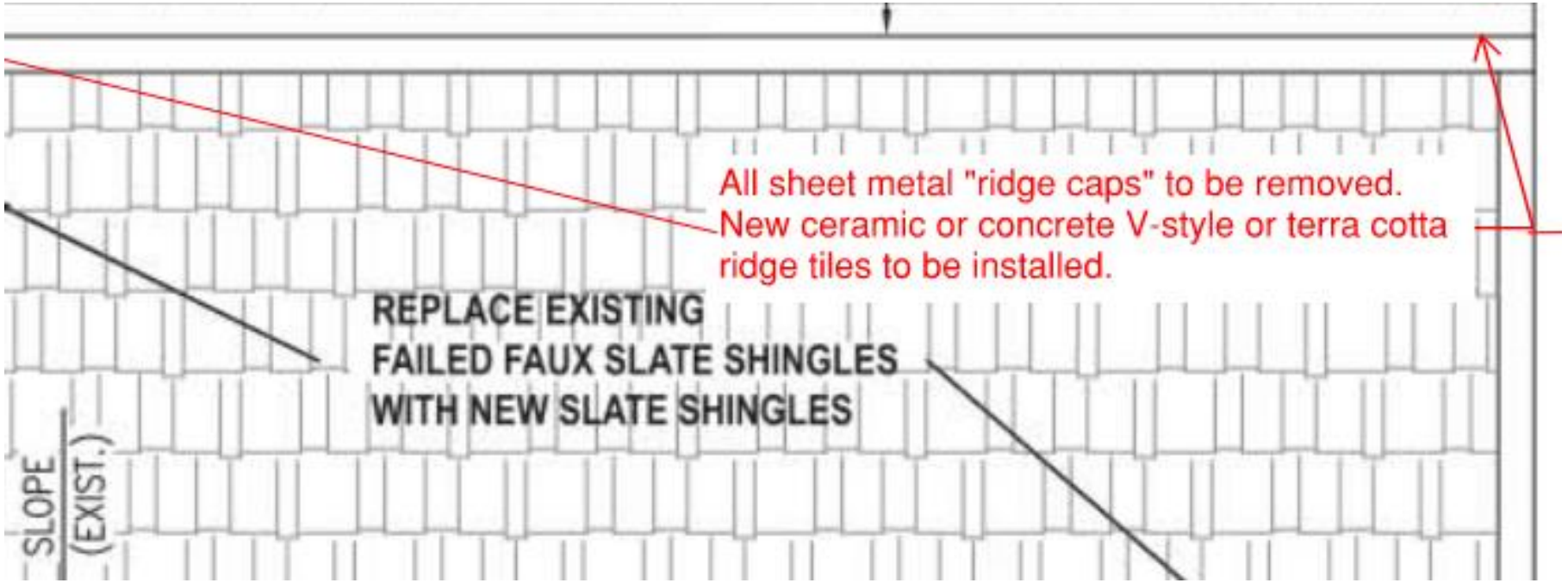
DRAWING BY	Author
SCALE	1/4" = 1'-0"
JOB No.	520065.00
DATE	27 April 2021

Sheet No.
A100

801 Chartres – Staff Approved Materials

VCC Architectural Committee

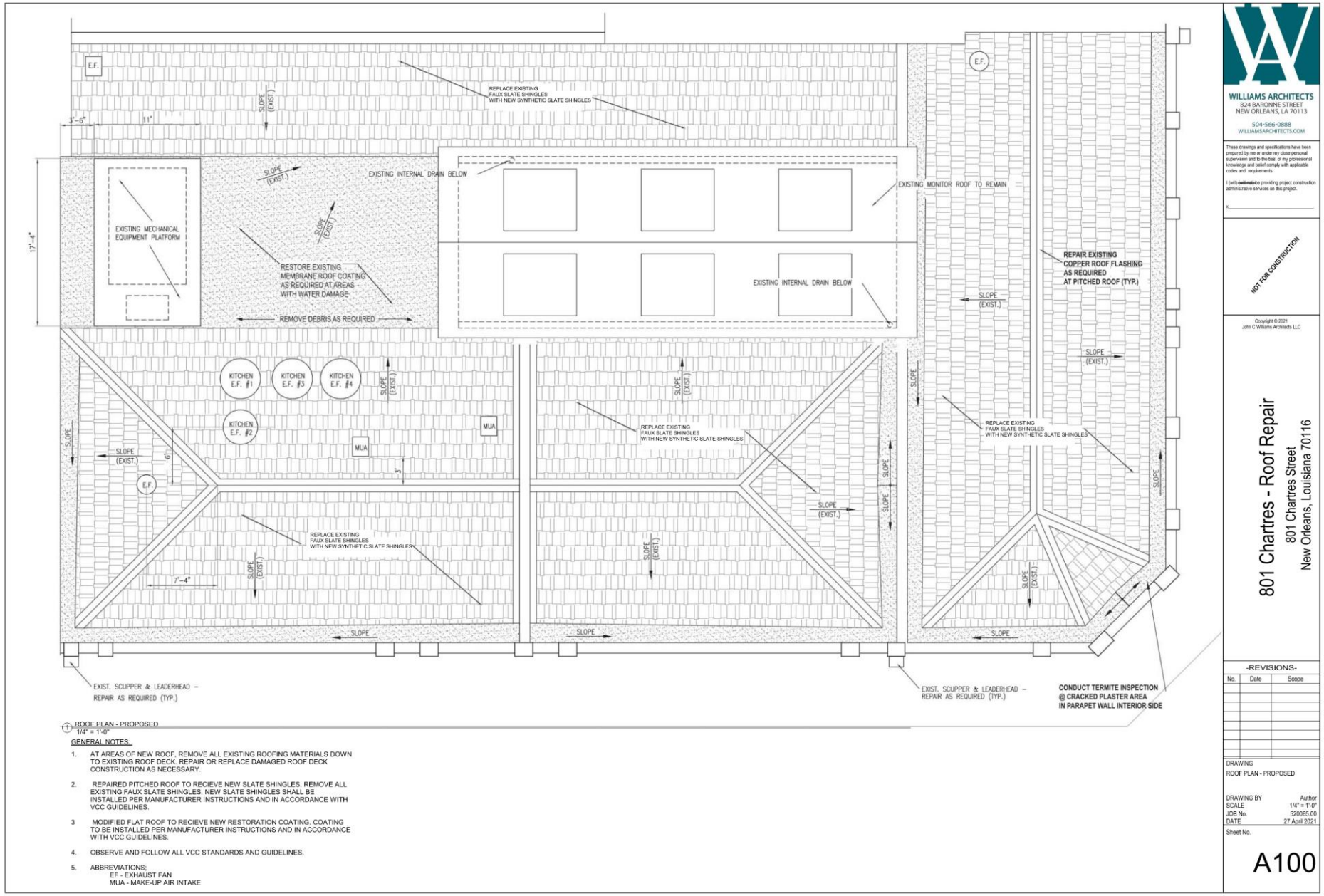
September 28, 2021


All sheet metal "ridge caps" to be removed.
New ceramic or concrete V-style or terra cotta ridge tiles to be installed.
REPLACE EXISTING
FAILED FAUX SLATE SHINGLES
WITH NEW SLATE SHINGLES
SLOPE
(EXIST.)

801 Chartres – Staff Approved Materials

801 Chartres – Staff Approved Materials

801 Chartres – Staff Approved Materials



ROOF PLAN - PROPOSED
1/4" = 1'-0"

GENERAL NOTES:

1. AT AREAS OF NEW ROOF, REMOVE ALL EXISTING ROOFING MATERIALS DOWN TO EXISTING ROOF DECK. REPAIR OR REPLACE DAMAGED ROOF DECK CONSTRUCTION AS NECESSARY.
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   EF - EXHAUST FAN
   MUA - MAKE-UP AIR INTAKE

WILLIAMS ARCHITECTS
824 BARONNE STREET
NEW ORLEANS, LA 70113
504-566-0888
WILLIAMSARCHITECTS.COM

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I (will) ~~will not~~ be providing project construction administrative services on this project.

x_____

NOT FOR CONSTRUCTION

801 Chartres - Roof Repair
801 Chartres Street
New Orleans, Louisiana 70116

-REVISIONS-

No.	Date	Scope

DRAWING
ROOF PLAN - PROPOSED

DRAWING BY	Author
SCALE	1/4" = 1'-0"
JOB No.	520065.00
DATE	27 April 2021

Sheet No.
A100

801 Chartres – Revised Proposal

PACE GROUP LLC

June 7, 2021

Elizabeth Mire
Williams Architects
824 Baronne St.
New Orleans, LA 70113

Re: 801 Chartres St (Muriel's Restaurant) Structural Roof Capacity Evaluation

Dear Elizabeth,

We are pleased to report that we have determined that the structural capacity of the existing roof framing in the condition we observed during our site visit is adequate to receive a new slate roof assuming ~25 pounds per square foot of additional dead load (self-weight of the tile).

Attached are the calculations which prove that the allowable deflection of a roof (L/240) is being met even with the addition of a 25 psf real slate roof. We considered the additional 2x6 framing which were added approximately 10 years ago by the current lease for the purpose of removing "sag" from the existing rafters which reduced their spans.

Our evaluation assumes that all areas that will receive the new slate roofing have the same type of structural modifications that were done approximately 10 years ago. During our site visit, it was our understanding that the area we observed was similar in all other attic areas on the property.

If you need additional information or if any of our assumptions are incorrect, please contact us at your earliest convenience.

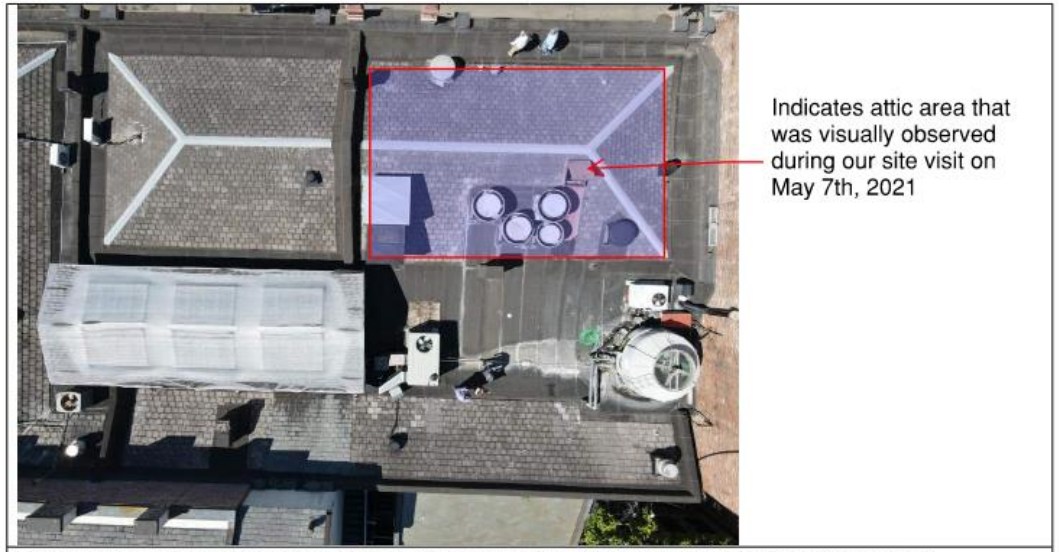
Thank you,

Johann Palacios, PE, SECB, LEED AP
President / CEO
PACE Group, LLC

STATE OF LOUISIANA
JOHANN L. PALACIOS
License No. 36315
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
06/07/2021

400 S. Norman C. Francis Pkwy., New Orleans, LA 70119
Phone: (504) 206-3834
hello@pacegroupllc.com

VIEUX CARRE COMMISSION ESTABLISHED 1936



Photograph 1: Aerial View of Roof at 801 Chartres St (West side, with top of page south direction)

Photograph 2: Aerial View of Roof at 801 Chartres St (East side, with top of page south direction)

400 S. Norman C. Francis Pkwy., New Orleans, LA 70119
Phone: (504) 206-3834
hello@pacegroupllc.com

Photograph 3: Aerial View of Roof looking south direction.

Photograph 4: Interior Attic View looking West towards Hatch opening.

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Photograph 5: Interior Attic View looking East

Photograph 6: Interior Attic Corner View looking southeast.

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Phone: (504) 206-3834
hello@pacegroupllc.com

Project: 801 Chartres St.
Client: Williams Architects

PACE GROUP LLC

801 Chartres | Roof Reno | 06/03/2021

STATE OF LOUISIANA
JOHANN L. PALACIOS
License No. 35515
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
06/07/2021

Existing dead load = 15 psf

Additional Dead Load from real slate = 25 psf

Assumed Live Load = 20 psf

Existing Framing = 2x6 joists @ 24" on center

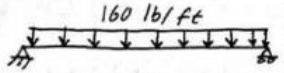
Calculations done for longest length from plans of 16 ft

ASCE Load Combinations: 1.2 * Dead Load + 1.6 * Live Load

Total Loading = 1.2 * (15+25) + 1.6 * (20)

= 80 psf x 24" → Tributary Area from spacing

= 160 plf ↘ 13.33 lb/in



Deflection maximum = $\frac{L}{240}$; Deflection Equation = $\frac{5wL^4}{384EI}$

From pictures: Bracing is supported @ midspan

→ unbraced Length = 8 ft.

$$\text{Deflection} = \frac{5(13.33\ lb/in)(8\ ft \times 12\ in/ft)^4}{384(1600000\ psi)(20.8\ in^4)} = 0.44\ in.$$

$$\text{Deflection maximum} = \frac{8\ ft \times 12\ in/ft}{240} = 0.4\ in$$

These calculations were done for 1 2x6 joist. There is 1 2x6 joist along the roof and one additional joist used as extra bracing. As such, the deflection will be half of the calculated amount.

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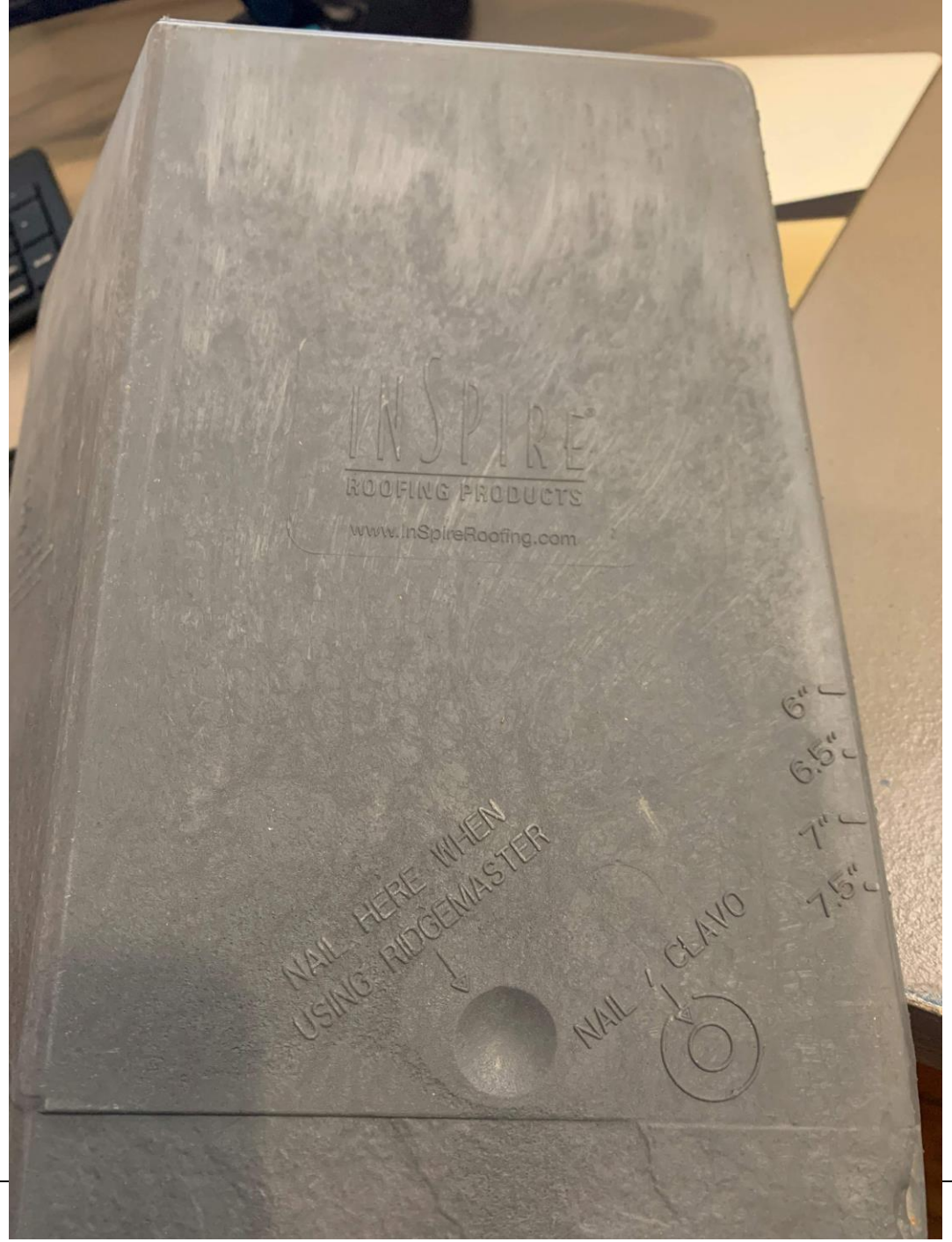
Phone: (504) 206-3834
hello@pacegroupllc.com


Intertek
ICC-ES - ESR-2745
U.L. Standard 2218 Class 4
TAS100-95 Standard – 110MPH Wind Driven Rain
Texas Dept of Insurance RC-155
6"
6.5"
7"
5"
NAIL HERE WHEN
USING RIDGEMASTER
NAIL / CLAVO

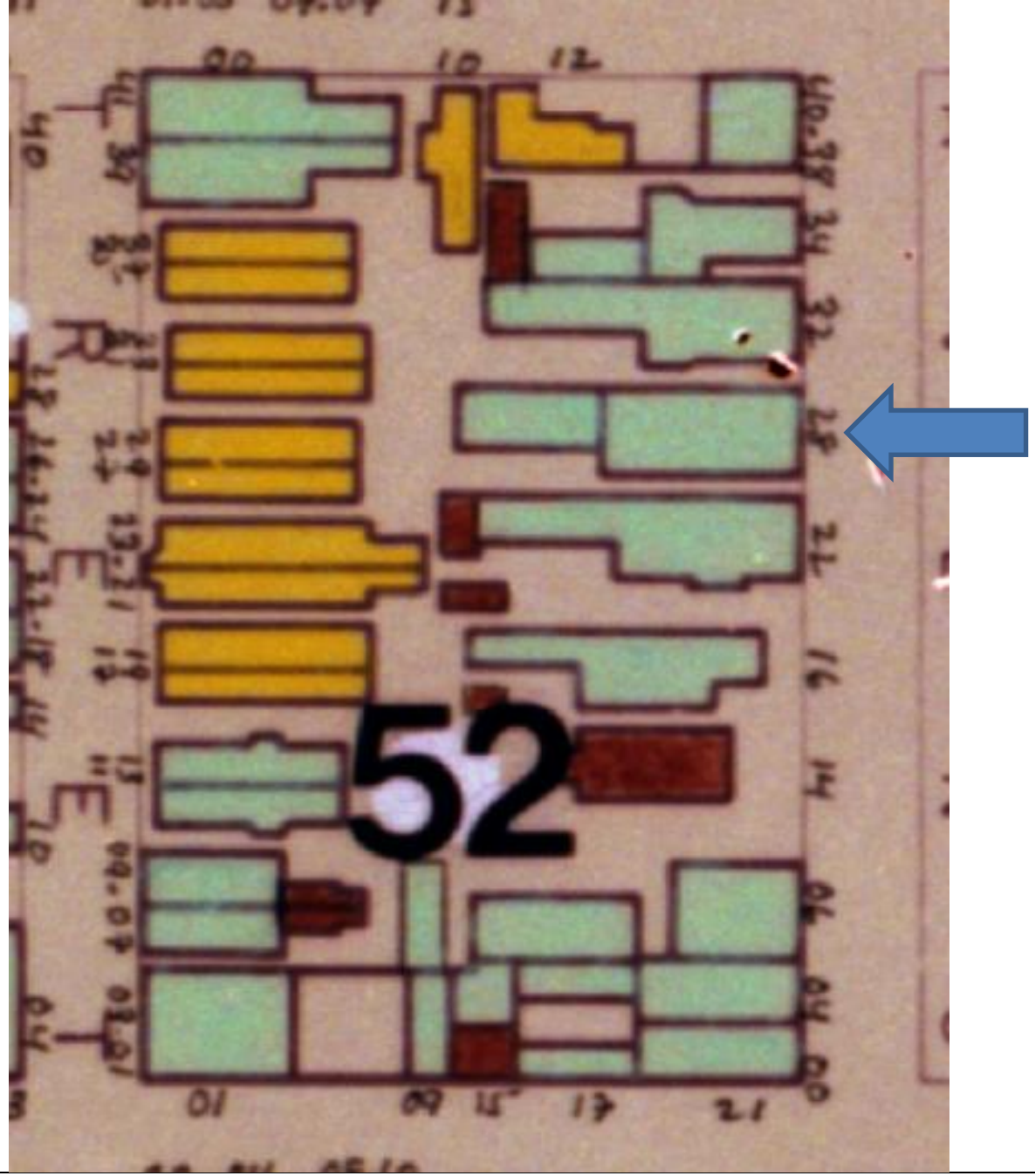

INSPIRE
ROOFING PRODUCTS
www.InSpireRoofing.com
NAIL HERE WHEN USING RIDGEMASTER
NAIL / CLAVO
6"
6.5"
7"
7.5"


ALLEDORA™ SLATE
12"
www.TheTapcoGroup.com
www.TapcoEurope.com
The Tapco Group


6"
6.5"
7"
7.5"
8"

628 Esplanade

628 Esplanade



628 Esplanade

628 Esplanade

628 Esplanade

628 Esplanade – Royal Elevation

628 Esplanade

VCC Architectural Committee

September 28, 2021

628 Esplanade

628 Esplanade

628 Esplanade

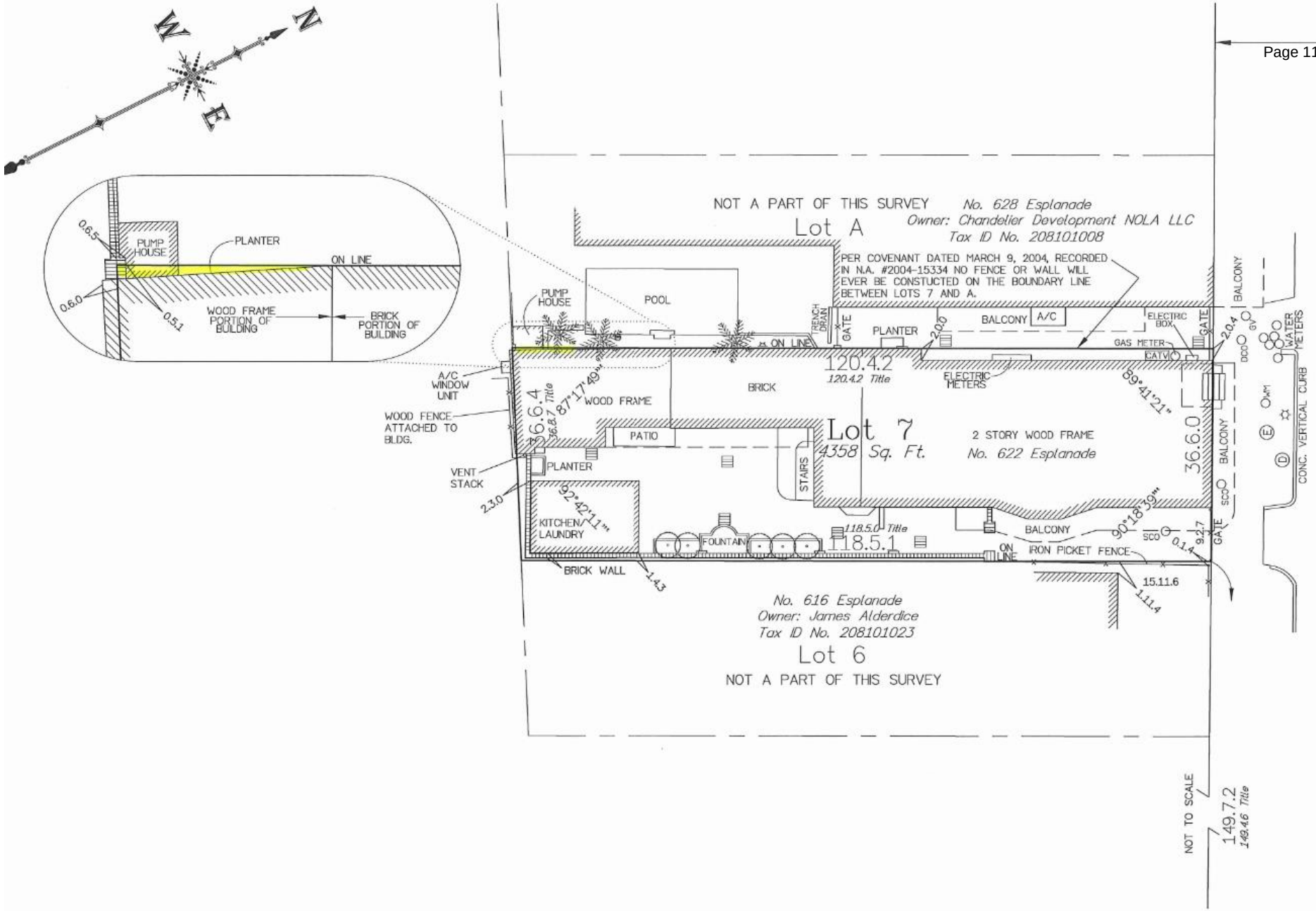
VCC Architectural Committee

September 28, 2021

628 Esplanade

VCC Architectural Committee

September 28, 2021



628 Esplanade

VCC Architectural Committee

September 28, 2021

JOHN W. ANDREWS III, LLC.
GENERAL CONTRACTING AND CARPENTRY SERVICES
4317 DAUPHINE ST.
NOLA, 70117
(504)250-4730

8/11/21

This is an estimate prepared for **Joel Lyons (Owner)** to perform work on the property located at **628 Esplanade Ave.,** New Orleans, La. 70116. Materials are not marked up and the homeowner will receive all of the material receipts with the weekly invoices. Materials are ballparked only for the pool filter shed work. Permitting fees are not included on this estimate.

The scope of work is as follows:

Tree Removal:

- Cut down the three Queen Palms located against the 622 Esplanade Ave. property wall.
- Stump grind the root system as low as possible.
- Clear out the other vegetation along the property line.
- Haul away palms and leave jobsite clean.

Price: $3,960

Electrical Work:

- Remove the existing conduit and wire feeding the pool equipment and receptacles by the pool.
- Upon completion of the demo work of the existing garden along property line and the pool equipment is relocated; return to run a new pvc conduit from the existing junction box to the new pool equipment location. Reconnect back to original pool equipment set up.
- We will extend the pool light conduit and install a switch inside of the pool equipment area.
- Supply and install a GFCI for service/convenience on the pool equipment area and one by the main junction box by the gate/arch location.
- Supply labor and materials.

Price: $2,185

Misc. Work:

- Demo the pool shed, salvage the side wall shutters if possible, salvage the slate roof to reinstall later, form and build a new concrete foundation and relocate the pool shed three feet over from the property line.
- Demo the small rear garden side brick wall (2' tall) and rebuild roughly three feet over to create clearance for the pool shed.
- Remove the mulch, dirt and brick garden wall along the 622 property wall between the pool. Bring to grade.
- Build new pool filter shed roughly the same dimensions of the existing pool shed. Use treated framing materials, install smooth hardiplank siding on the property line wall and reinstall the access door and slate roof. We will try our best to not damage any of the slate during removal however some maybe cracked already and need to be replaced.
- Rebuild the small rear garden wall to the right of the pool shed using the old brick and smooth stucco finish to match the existing finish.
- Prime, caulk and paint the new pool house structure.
- Haul dirt and debris to the dumpster. Clean jobsite.
- The purchasing of bricks and slate not included in the materials price because unknown how many will be damaged.

Labor: $4,680

Materials Ballpark: $800

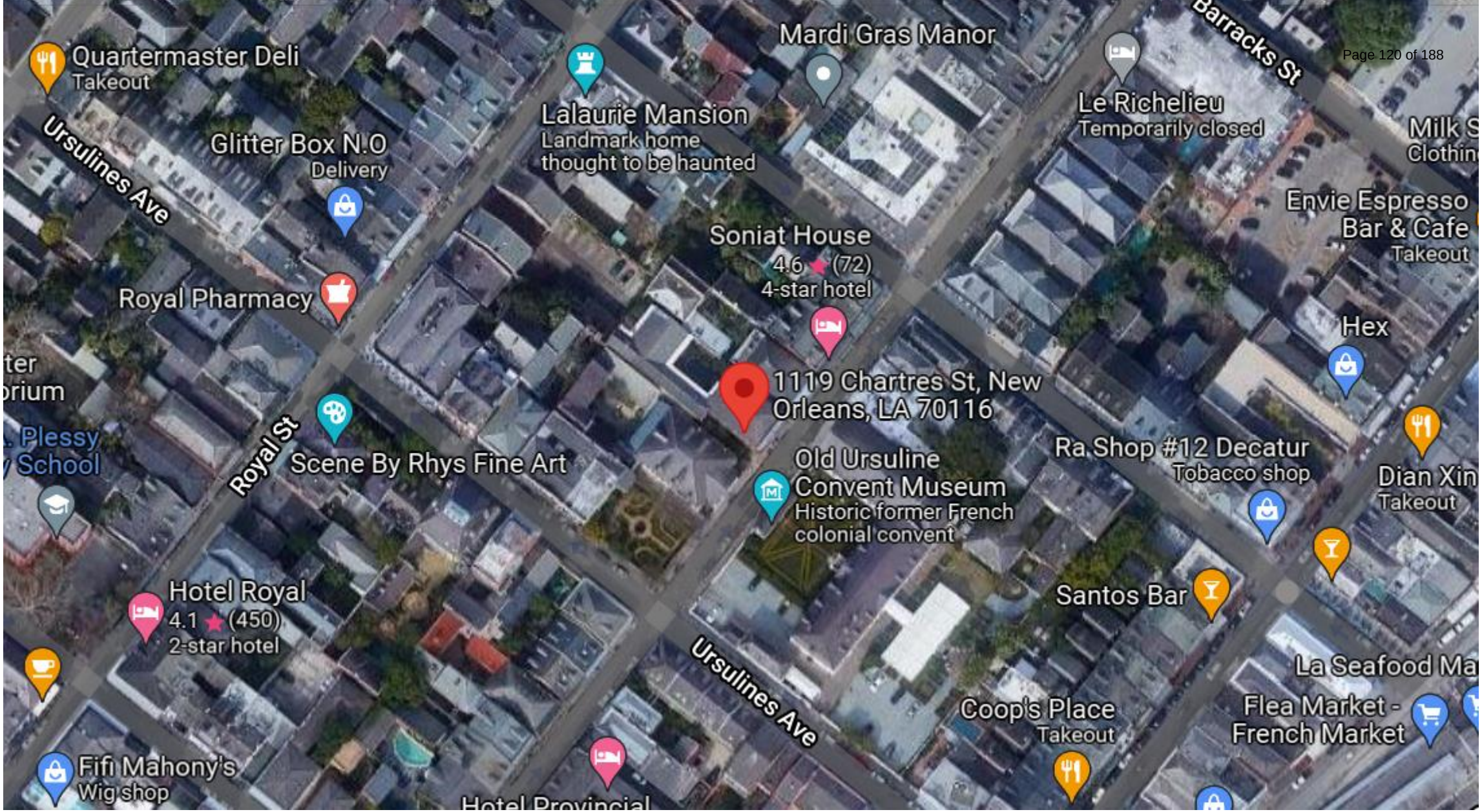
Total Estimate: $11,625

I, Joel Lyons (Owner) agree to hire John W. Andrews III, LLC (Contractor) to perform and oversee the above scope of work for the amount as stated above. Any unforeseen or additional work will be at an additional cost for the labor and materials.

Joel Lyons (Owner):_____

John W. Andrews III, LLC (Contractor):_____

1119 Chartres



1119 Chartres

VCC Architectural Committee

September 28, 2021

1119 Chartres

VCC Architectural Committee

September 28, 2021

1119 Chartres

VCC Architectural Committee

September 28, 2021

1119 Chartres

VCC Architectural Committee

September 28, 2021

1119 Chartres

1119 Chartres

VCC Architectural Committee

September 28, 2021

Vieux Carré Commission

1300 Perdido St, 7th Floor
New Orleans, LA 70112
(504) 658-1420

Permit No. 15-26872-VCGEN

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

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

Address:	1119 Chartres St, Courtyard Elevations	Phone:
Applicant:	Lonnie Smith	
Owner:	Ernest Breedlove, et al.	
Contractor:	Guaranty Sheet Metal & Roofing	

Work approved:
Partial roof repair on Gov. Nicholls slope of upriver service wing, and Chartres slope of rear service wing, per application received 09/09/15 and materials stamped VCC approved 10/05/15:

- Remove existing FireFree roofing material
- Repair and/or replace underlayment as necessary
- Install new natural slate (grey/green), using copper nails
- Remove all existing galvanized flashing and gutters
- Remove existing one ply roof membrane, as indicated,
- Replace with new one ply TPO roof membrane (peel and stick or cold adhered),
- Install copper gutters, flashing, vents and downspouts
- Install/reinstall ceramic or concrete V-style or terra cotta ridge tiles
- Metal cap-flashing on the parapets is not allowed

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

All work must conform to standard VCC policies & guidelines.

Estimated cost: not stated ebvogt 10/05/2015

This permit expires six (6) months from date of issuance, and may be renewed if work is proceeding satisfactorily.
A permit may still be required from the City of New Orleans, Department of Safety and Permits. A Vieux Carré surcharge will be assessed against all city building permits which also require a Vieux Carré Commission permit. This project will be inspected on a regular basis by the Vieux Carré Commission staff to guarantee that the work executed conforms to this permit.

I, the undersigned, understand that the work must be executed exactly as specified on this permit. If it is determined that changes are necessary, I will apply for those modifications prior to the commencement of any work on those changes.

I certify that I have the authority of the current property owner(s) to perform the "permitted" work.

Signature: _____ **Print Name**: _____

Approved: _____ **Date**: _____
Director

1119 Chartres – 2015 Roofing Permit

APPROVED

1119 Chartres – 2015 Roofing Permit

VCC Architectural Committee

September 28, 2021

Replace firefree with new slate roof from this valley around the courtyard.

Rusted out galvanized gutters to be replaced with copper gutters.

10/05/2015 ebvogt
APPROVED

September 23, 2021

Vieux Carre Commission

Attention: Nicholas Albrecht

Dear Mr. Albrecht:

I represent the HOA for 1119 Chartres. We plan to be on your call with the Architectural Committee on Tuesday of next week. I appreciate the opportunity to present our situation.

We were informed in July that our insurance would not be renewed on our building at 1119 Chartres effective August 31. A drone photograph of our building showed roof deterioration and damage that needed to be dealt with immediately. Our roof is not visible from the street or any other vantage point that can be seen so we were unaware of the bad condition of our roof. In order to continue insurance coverage we had to provide a signed contract with a roofing company to replace our roof. Our current roof is not slate but is some tile type that was installed in the 1950's. Since the discovery of our issues, we have also discovered leaking in several of our units. In order to expedite repairs, we contracted with Premier South Roofing of Baton Rouge. Due to a severe shortage of materials such as all types of slates, our contractor found a fantastic substitute for slate in the Davinci Slate. It could be shipped in weeks instead of months. The product is gray and almost impossible to distinguish from actual slate. I am including information on the Davinci product.

We are in a crisis situation not only from an insurance standpoint but from a damage standpoint and the hurricane added to our problems. The Davinci product has a lifetime warranty and is guaranteed beyond 50 years. I have included pictures of our current roof and also information about the potential replacement.

Our current roof is crumbling away and is severely damaged. Our contractor after reading the VCC requirements on roofing felt that page 04-3 presented the non-cement, synthetic slate-type shingles as a viable alternative. In addition you state that the roofing material should be equal to or better than the current roofing material in place. Certainly the Davinci is not only better but is substantially better than our current roof that not only our contractor but an engineer could not identify from a physical makeup standpoint.

We find ourselves in a tough spot. We have leaks in several locations and must move quickly. The Davinci product is in the possession of our contractor who is ready to proceed upon your approval and permits. We hope that you will allow us to proceed.

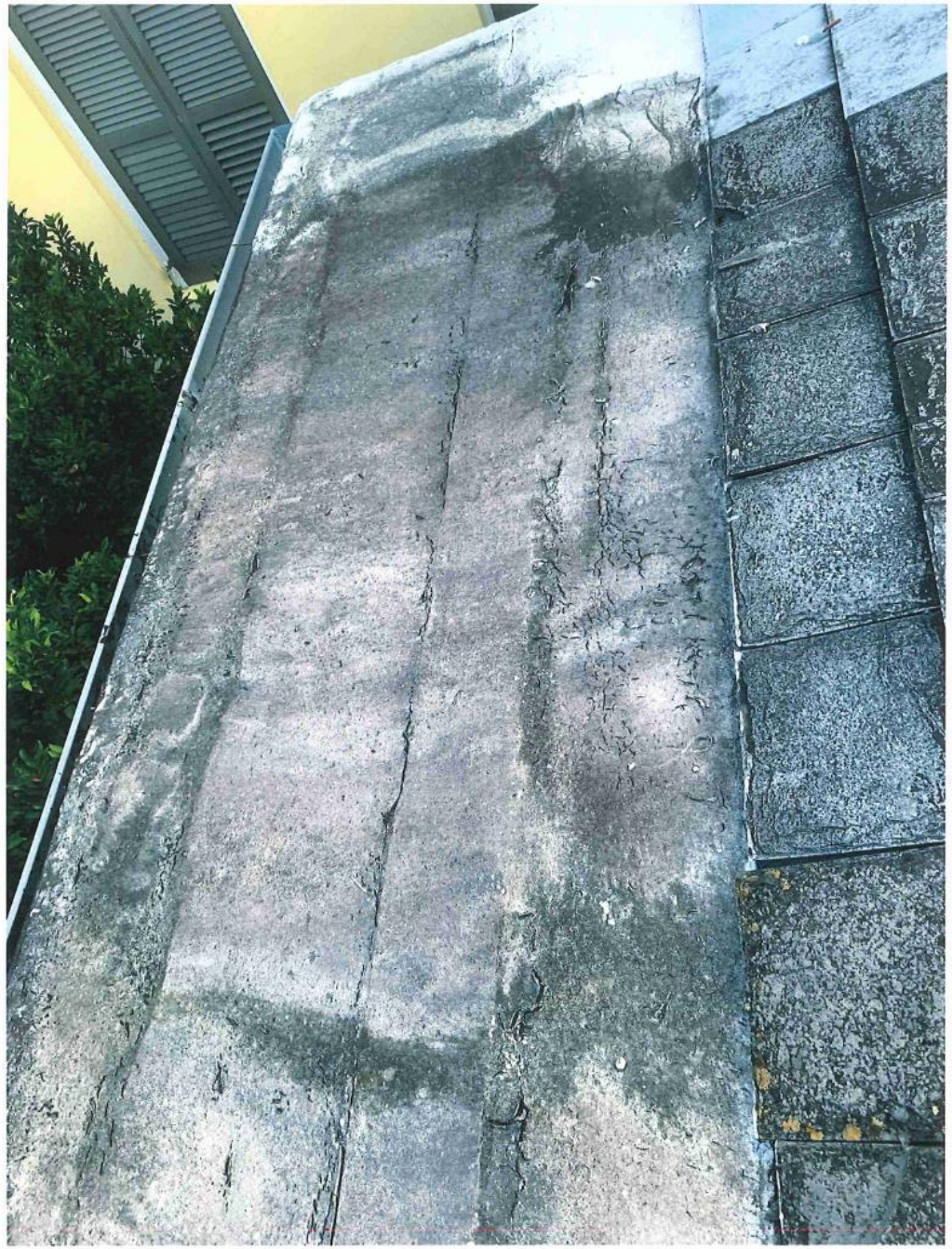
The replacement roof is a beautiful product but would not be visible from the street or any other locale around our facility.

We look forward to speaking to you on Tuesday regarding our situation. We really don't have many options here and hope you will allow us to proceed with our project.

We are very proud of New Orleans, The French Quarter, and our homes at 1119 Chartres. Please help us as we are in need of this roof as quickly as we can get it done.

Thanks for the opportunity to present our situation.

David Landers, President 1119 Chartres HOA



1119 Chartres – Current Proposal

VCC Architectural Committee

September 28, 2021

1119 Chartres – Current Proposal

VCC Architectural Committee

September 28, 2021

1119 Chartres – Current Proposal

VCC Architectural Committee

September 28, 2021

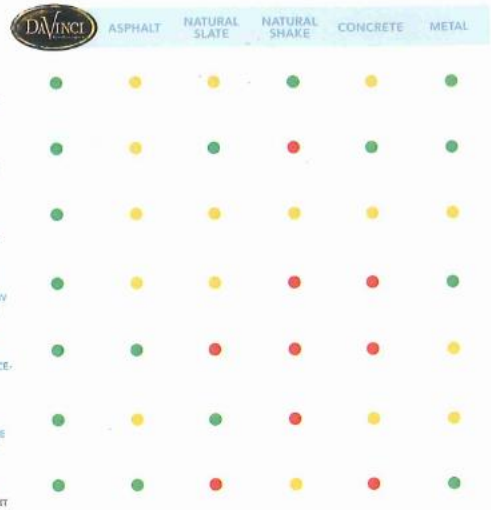

DaVinci Roofscapes
WE KEPT EVERYTHING YOU LOVE...
and made it better.
It's no wonder people are drawn to the timeless good looks of slate tile and cedar shake. The allure is unmistakable. A DaVinci composite roof lives up to the look of nature, but does so without the ongoing maintenance, repairs and replacement.
At DaVinci, we made a good thing better:
Resistant to fading, rotting, cracking and pests
Stands up to wind, hail and fire as well as or better than natural materials
Enjoy the peace of mind that comes with a Lifetime Limited Material Warranty
Every tile reflects the artistry and the genius of DaVinci himself
MADE IN THE USA
LOOKING FOR ASSISTANCE?
We're ready to help.
If you have questions, feel free to contact us directly.
A DaVinci Project Specialist will answer any questions you have concerning product differences, color selection, project timing and contractor selection.
800-328-4624
110 MPH WIND RATING
CLASS A FIRE RATING
CLASS A IMPACT RATING
DaVinci Roofscapes
13890 West 101st Street | Lenexa, Kansas 66215 | 800-328-4624
DAVINCIROOFSCAPES.COM
CRRC
NAHB
©2019 DaVinci Roofscapes
Printing reproduction of colors shown in this brochure may vary from actual product.
MLDVBRO2018 - 01/2019

A ROOF DOESN'T GET ANY BETTER THAN *DaVinci*

When it comes to roofing materials, you've got plenty of options...and none better than a DaVinci composite roof. DaVinci composite roofing tiles blend state-of-the-art materials with an artist's touch. You won't find a better looking or better performing roof at any price.

STRENGTH
AVERAGE
WEAKNESS

Building Code & Testing Approvals: *ICC-ES ESR-2119; Miami-Dade County, FL; CA Title 24; Texas Dept. of Insurance; LEED contribution; Class A Fire; Class 4 Impact; WUI; and CCMC 14094-R*



TECHNICAL SPECIFICATIONS

DaVinci Slate

	WIDTHS	THICKNESS AT BUTT	WEIGHT/SQUARE
MULTI-WIDTH	12", 10", 9", 7", 6"	1/2"	8" (266 lbs), 7.5" (283 lbs) 7" (304 lbs), 6" (354 lbs)
SINGLE-WIDTH	12"	1/2"	8" (275 lbs), 7.5" (294 lbs) 7" (315 lbs), 6" (367 lbs)
BELLAFORTÉ	12"	1/2"	12" (158 lbs)

DaVinci Shake

	WIDTHS	THICKNESS AT BUTT	WEIGHT/SQUARE
MULTI-WIDTH	9", 8", 7", 6", 4"	5/8"	10" (300 lbs), 9" (333 lbs)
SINGLE-WIDTH	9"	5/8"	10" (297 lbs), 9" (330 lbs)
SELECT SHAKE	8", 10"	5/8"	10" (284 lbs), 9" (316 lbs)
BELLAFORTÉ	12"	1" average	12" (194 lbs)

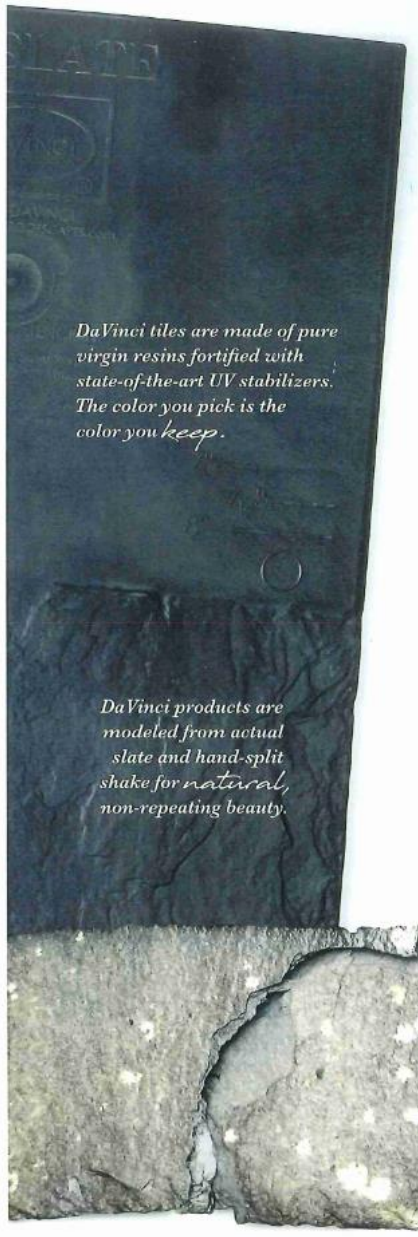
Testing Summary

See DaVinciRoofscapes.com for the most up-to-date testing and certifications.

	STANDARD	RESULTS
FIRE TEST	ASTM E 108	Class A
IMPACT TEST	UL 2218	Class 4
WIND TEST	ASTM D 3161	Certified to 110 mph
HIGH VELOCITY HURRICANE ZONE	TAS 125	Up to 180 mph

DaVinci Hand-Split Shake Siding

WIDTHS	THICKNESS AT BUTT	WEIGHT/SQUARE
8", 10"	5/8"	8" (307 lbs)



WHAT'S BEHIND THE BEAUTY IS *Genius*

Every region of North America presents challenges to the exterior of your home. Mother Nature's fury is universal.

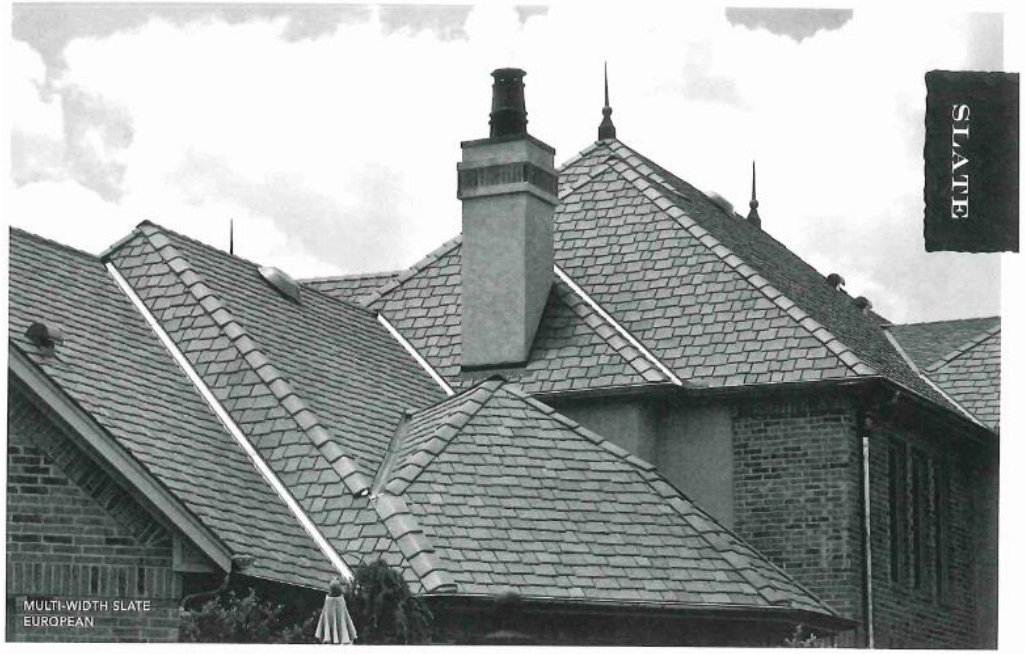
With the damaging effects of sun, hail, gale-force winds and freeze and thaw cycles, roofing materials are at odds with the weather year-round. DaVinci's unique composite construction outperforms both natural slate and cedar shake with a Class A Fire Rating, Class 4 Impact Rating and a 110 MPH Wind Rating. But the real genius of a DaVinci roof lies in its ability to provide lasting beauty and a constant source of pride.

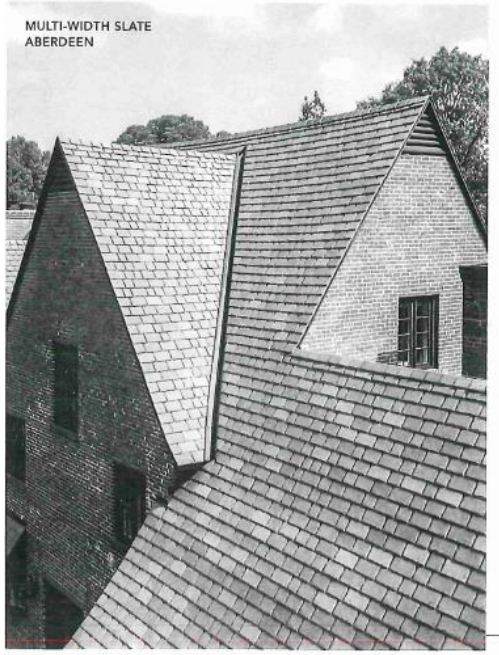
DaVinci roof tiles are constructed of a composite material made of pure virgin resins, UV and thermal stabilizers as well as a highly-specialized fire retardant. The result is a state-of-the-art tile that gives us the greatest degree of color control and consistency in the manufacturing process and an end product that endures beautifully in any climate.

VS. NATURAL SLATE

Like a rock? Slate tiles are not immune to the ravages of time…or hail. Its tiny fissures make natural slate susceptible to damage caused by freeze and thaw cycles. DaVinci slate products defy the elements for decades of enduring and worry-free beauty.

5





“

AFTER TERRIBLE HAIL STORMS DEVASTATED HUNDREDS OF HOMES IN OUR AREA, WE BEGAN SEEING MANY IMPACT-RESISTANT DAVINCI COMPOSITE ROOFS INSTALLED. WE WANTED A WORRY-FREE, BEAUTIFUL, BEST-IN-CLASS ROOF THAT COULD WITHSTAND FUTURE STORMS, AND WE GOT IT WITH OUR NEW DAVINCI ROOF.

JULIE, HOMEOWNER

21

1119 Chartres – Current Proposal

VCC Architectural Committee

September 28, 2021

1119 Chartres – Current Proposal

VCC Architectural Committee

September 28, 2021

1119 Chartres – Current Proposal

VCC Architectural Committee

September 28, 2021

Premier South
Roofing & Sheet Metal
9551 Interline Ave
Baton Rouge LA 70809
www.premiersouthla.com
Phone: 225-757-6621
Fax: 225-757-6612

Contract

Date	Job #
07/28/2021	21-1102-0

Customer Information

David Landers
1119 Chartres Street
New Orleans LA 70116

Company Rep
Cesar Padilla

Description	Total
Scope: -Remove synthetic shingles, properly dispose in dumpster. Haul and dispose of these materials. -Prepare the existing decking, if any rotten or broken wood is found it will be replaced at an extra expense of at least $100.00 per sheet 4x8 regular decking. Special materials will be priced and cost separately - Install all new breathable underlayment 5 rolls -Install all new starter shingles 350 LF -Install all new plumbing lead jacks and square vents -Install all new Davinci Roof Scapes Synthetic Slate Shingles- European Color Slate -Detach and reset current hip and ridge clay tile capping 350 LF -Remove and replace flat roof on the back side of the building, repair any rotten wood. -Install all new copper flashing to parapet walls 60LF -Remove and replace half round gutter on the back side of the building, 66 Lf of half round gutter and two round downspout drains. This estimate includes the use of a lift for disposal and installation of new roof system. It also included all necessary permit to perform propose repairs. President/Owner: David Landers Date: 8/27/2021 Contractor: Cesar Padilla Date: 8/27/2021 Customer Signature David Landers	
	Total $101,250.00

1119 Chartres – Current Proposal

Description

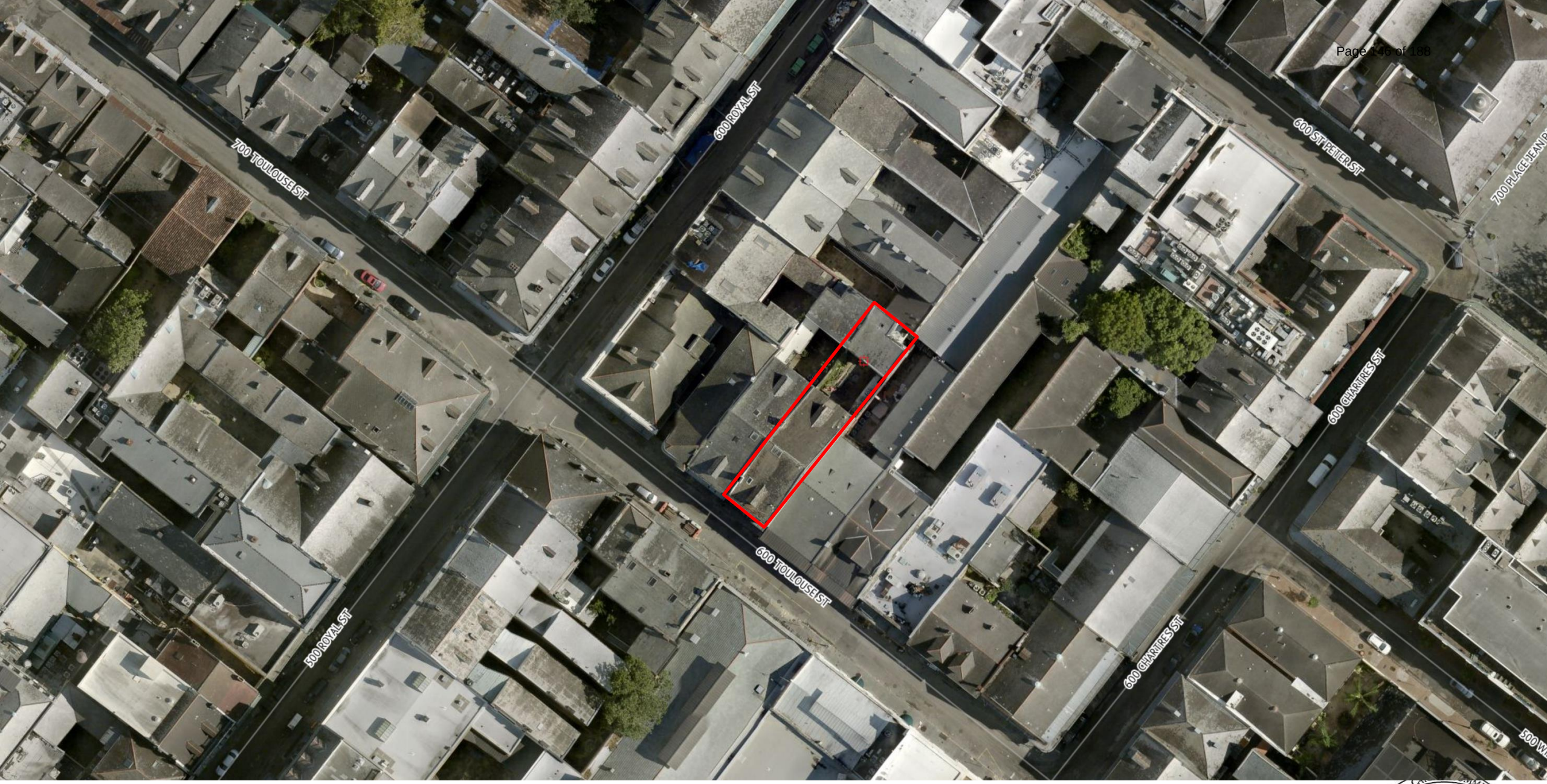
Scope:
-Remove synthetic shingles, properly dispose in dumpster. Haul and dispose of these materials.
-Prepare the existing decking, if any rotten or broken wood is found it will be replaced at an extra expense of at least $190.00 per sheet 4x8 regular decking. Special materials will be priced and cost separately
- Install all new breathable underlayment 5 rolls
-Install all new starter shingles 350 LF
-Install all new plumbing lead jacks and square vents
-Install all new Davinci Roof Scapes Synthetic Slate Shingles- European Color Slate
-Detach and reset current hip and ridge clay tile capping 350 LF
-Remove and replace flat roof on the back side of the building, repair any rotten wood.
-Install all new copper flashing to parapet walls 60LF
-Remove and replace half round gutter on the back side of the building, 66 Lf of half round gutter and two round downspout drains.

This estimate includes the use of a lift for disposal and installation of new roof system. It also included all necessary permit to perform propose repairs.

President/Owner: David Landers Date: 8/29/2021
Contractor: Cesar Padilla Date: 8/29/2021

Appeals and Violations

627-629 Toulouse



627-629 Toulouse

VCC Architectural Committee

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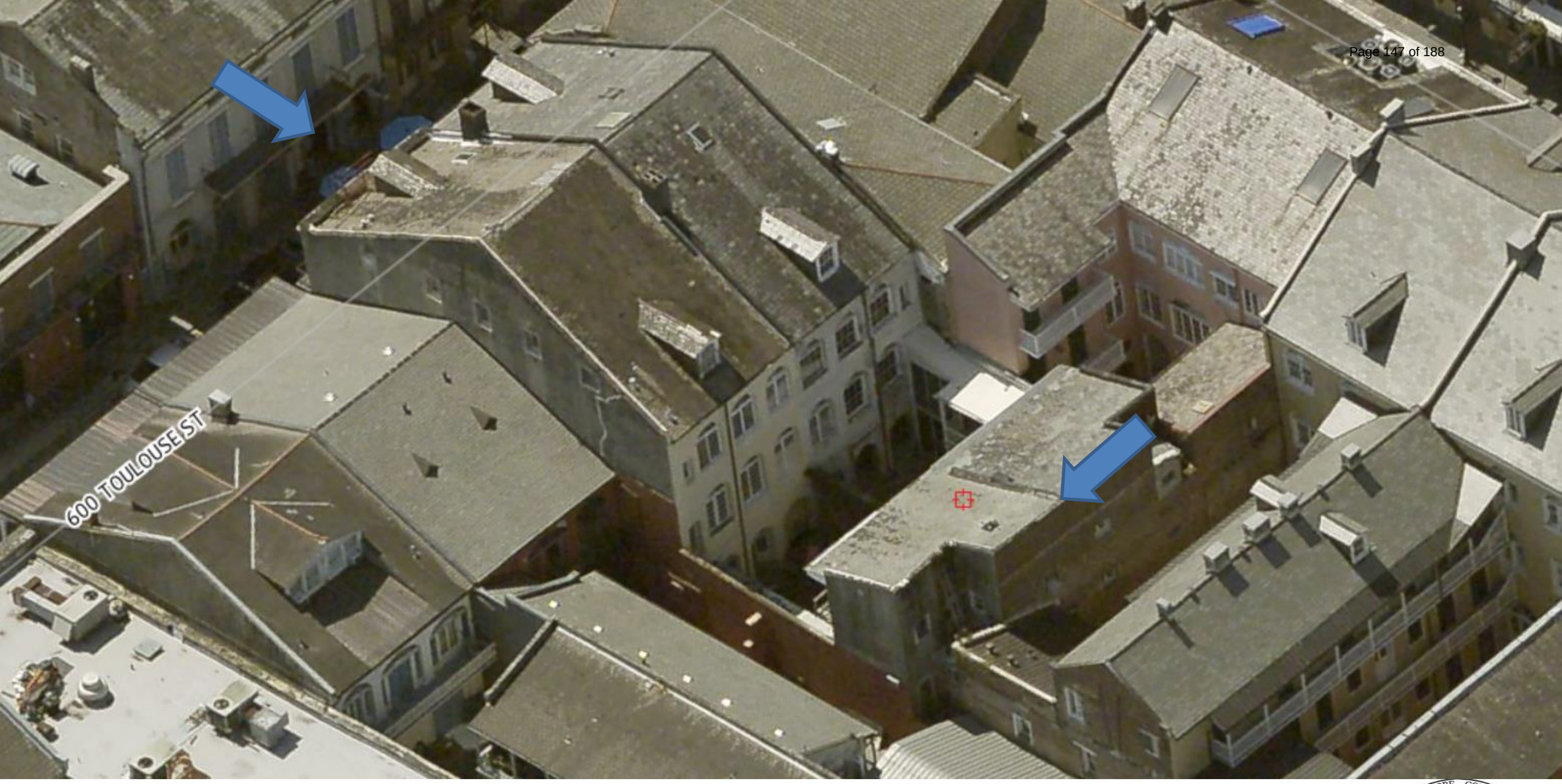

627-629 Toulouse

VCC Architectural Committee

September 28, 2021

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VCC Architectural Committee

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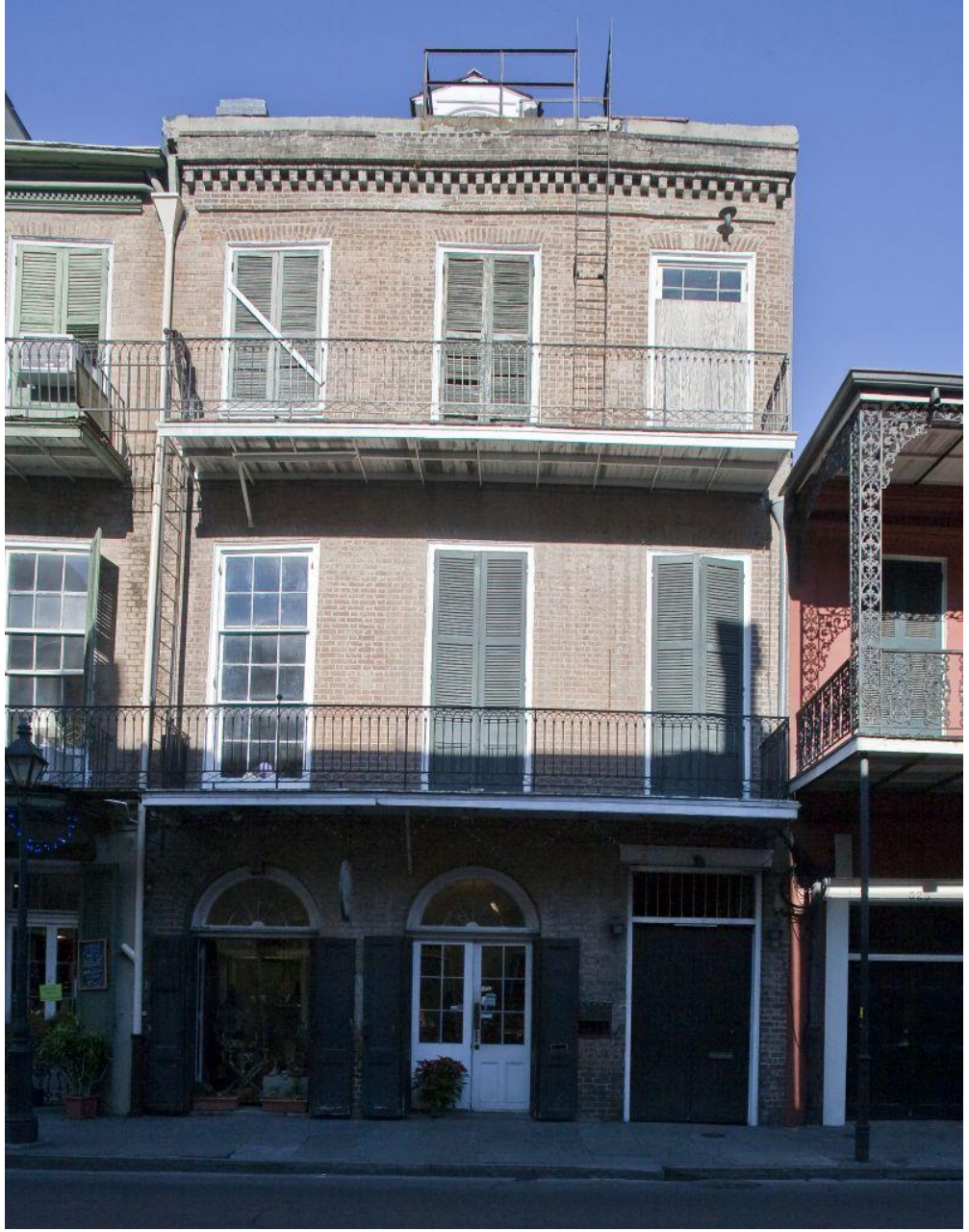

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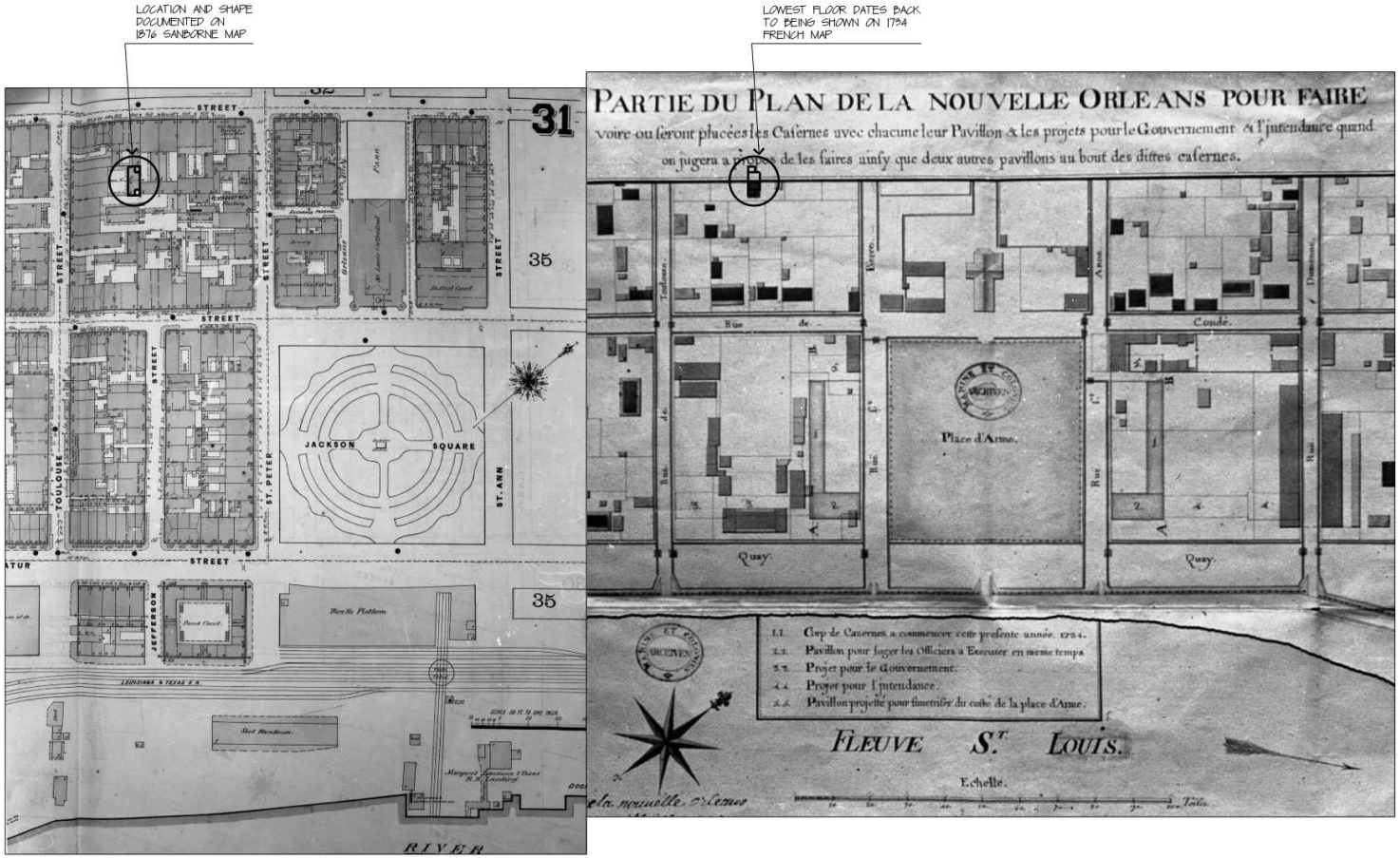
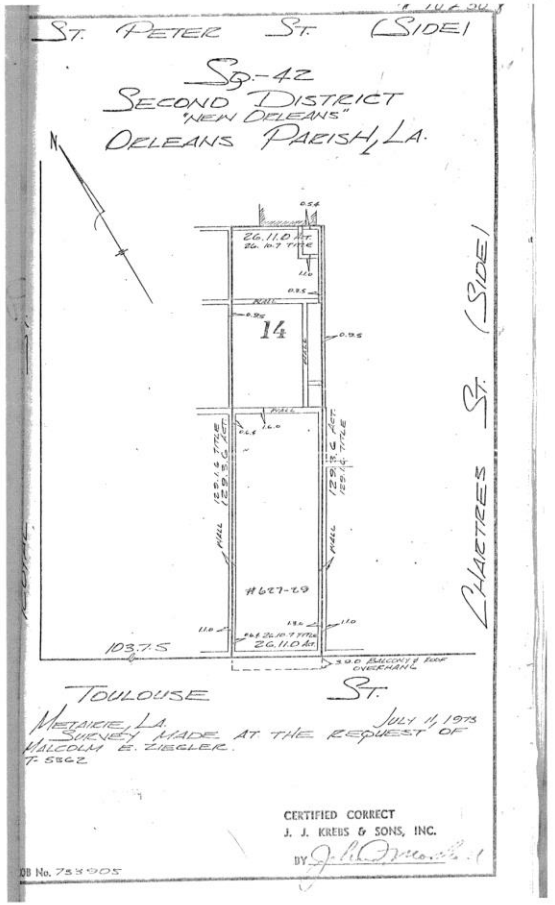


1876 Sanborne Map | **1734 French Map**

Presumed History from VCC Sources Documented on the Collins C. Diboll Vieux Carre Survey

There has been a French kitchen building on the site as early as 1734 (1st French occupation) according to succession records and maps, the upper floors of the back building are from the Spanish occupation. The Spanish house at the front burned in 1788. By 1791, there was a flat roofed 2 story house again, but the two lots combined were only 47, the lot was widened to 50'-6" by 1891, but the flat roof house was inherited in 1823, and in 1824 the lot split into two. Between 1824–1851 is when the current front building was constructed. By 1855, the lot was already 50'-6" wide and the current house that is "two stories above the ground floor" is mentioned.

The two men who built the house were Henry Frederic Perret and Amable Charbonnet. After it was built, the land was again partitioned into two lots. Perret was the owner of 627–9 Toulouse Street. One year later, Perret's daughter inherited the house, this is most likely when the front upper apartments' current interior trim was redone in the late Federal style.

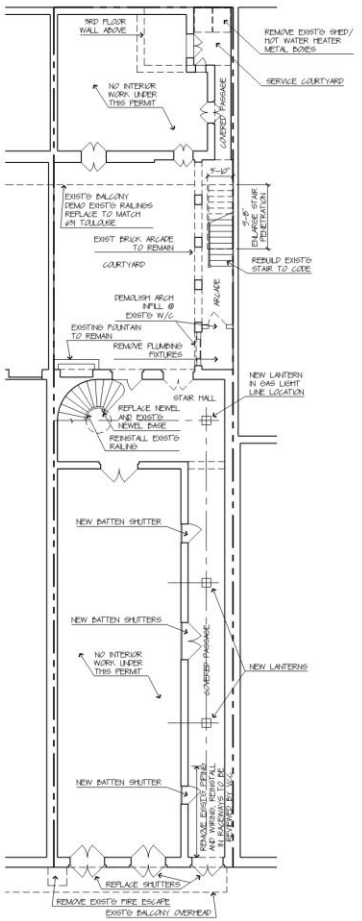


1973 SURVEY

SCALE: 1/16" = 1'-0"

SERVICE BUILDING NOTES:

1. REPLACE ALL EXIST'D OPENINGS NOTE MARKED TO BE REMOVED IN THE SERVICE BUILDING
2. REPLACE ALL SHUTTERS ON THE 2ND FLOOR.
3. REPAIR ALL SHUTTERS ON THE 3RD FLOOR.



SITE PLAN

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

EXIST'G IRON BALUSTERS

EXIST'G STAIR UPPER RUN

EXIST'G STAIR FROM 2ND

EXIST'G STAIR FROM 3RD

EXIST'G STAIR RAILING

STAIR NOTES:

1. REPLACE ALL MISSING BALUSTERS TO MATCH ORIGINAL HISTORIC BALUSTERS
2. REPLACE MISSING STRINGER TRIM AND DECORATIVE TREAD ENDS TO MATCH EXIST'D HISTORIC PIECES.
3. ALL EXISTING UNBROKEN BALUSTERS TO REMAIN IN PLACE, BOTH ORIGINAL AND NON-ORIGINAL.
4. ALL REPLACEMENT PIECES TO BE OF MILLWORK-GRADE MAHOGANY W/ TREATED W/ WOOD PRESERVATIVE AND EPOXY SEALER BEFORE PAINTING.
5. ALL BALUSTERS AND HANDRAIL PIECES ARE TO BE STRIPPED AND SANDED IN PLACE, PRIMED W/ TWO COATS OF EXTERIOR OIL PAINT.
6. ALL TREADS TO BE SANDED IN PLACE AND FINISHED WITH EXTERIOR GRADE FLOOR POLYURETHANE OR MARINE-GRADE VARNISH.
7. ALL PAINTED STRINGER TRIM AND DECORATIVE TREAD ENDS ARE TO BE STRIPPED AND SANDED IN PLACE, PRIMED W/ TWO COATS OF EXTERIOR OIL PAINT.

PRESERVATION OF:
627-629 TOULOUSE STREET
LEJOU JOU, LLC
NEW ORLEANS, LA

Revised

STUDIO L+R, LLC
1208 BARRACKS STREET
NEW ORLEANS, LA 70116
256.609.4313

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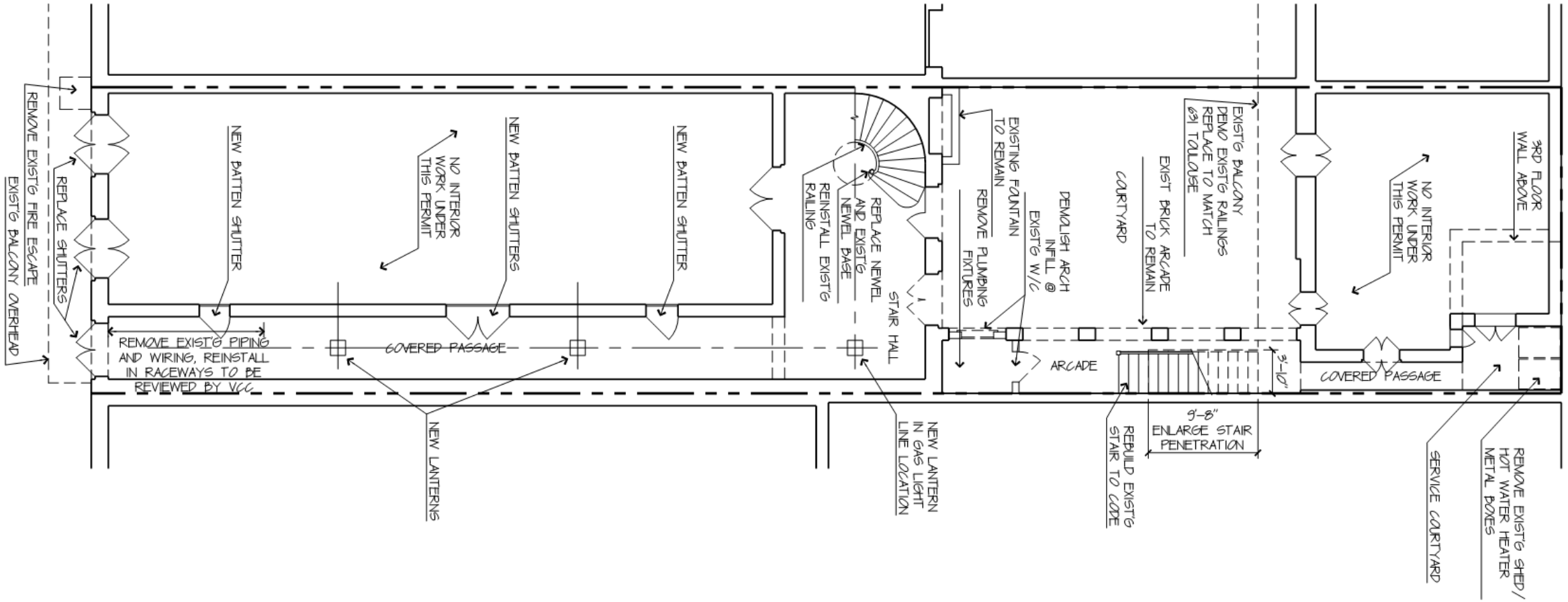
SITE PLAN / SURVEY

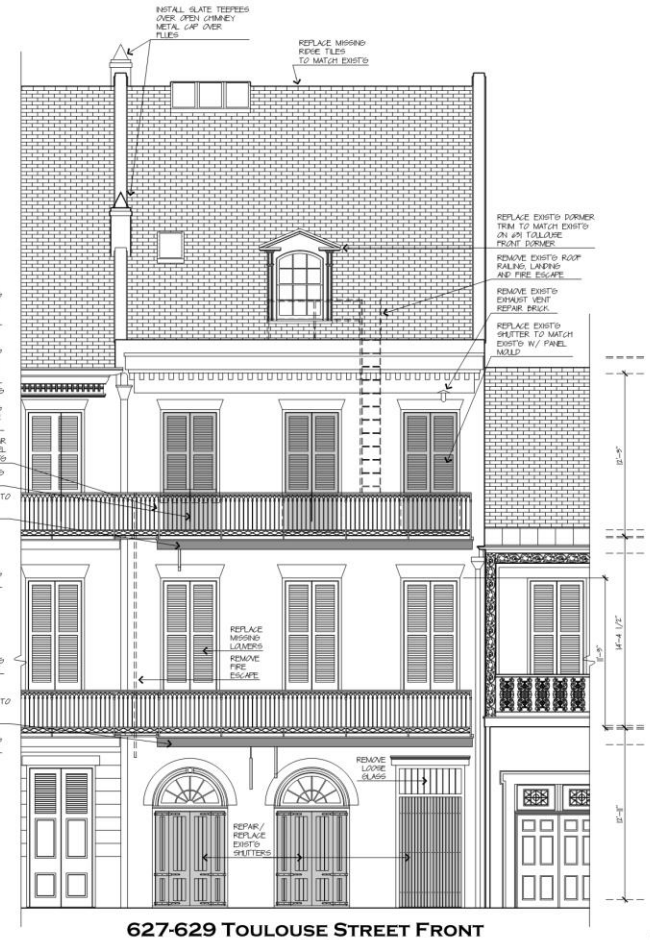
Sheet No.: 1


SITE PLAN
SCALE: 1/8" = 1'-0"
REMOVE EXIST'G FIRE ESCAPE
EXIST'G BALCONY OVERHEAD
REPLACE SHUTTERS
NEW BATTEN SHUTTER
NO INTERIOR WORK UNDER THIS PERMIT
NEW BATTEN SHUTTERS
NEW BATTEN SHUTTER
REMOVE EXIST'G PIPING AND WIRING, REINSTALL IN RACEWAYS TO BE REVIEWED BY VCC
COVERED PASSAGE
NEW LANTERNS
REINSTALL EXIST'G RAILING
REPLACE NEWEL AND EXIST'G NEWEL BASE
STAIR HALL
NEW LANTERN IN GAS LIGHT LINE LOCATION
REMOVE PLUMBING FIXTURES
EXISTING FOUNTAIN TO REMAIN
DEMOLISH ARCH INFILL @ EXIST'G W/C
ARCADE
COURTYARD
EXIST BRICK ARCADE TO REMAIN
EXIST'G BALCONY DEMO EXIST'G RAILINGS REPLACE TO MATCH @31 TOULOUSE
REBUILD EXIST'G STAIR TO CODE
9'-8" ENLARGE STAIR PENETRATION
3'-10"
3RD FLOOR WALL ABOVE
NO INTERIOR WORK UNDER THIS PERMIT
COVERED PASSAGE
SERVICE COURTYARD
REMOVE EXIST'G SHED/ HOT WATER HEATER METAL BOXES

631 Toulouse Dormer

627-9 Toulouse Dormer

627-629 Toulouse Street Front



627-629 Toulouse Street Front

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

Exist'g Dormer Trim

Dormer Return and Pilasters

Toulouse Street General Notes:

1. REPLACE ALL BALCONY FLOORING W/ TREATED PINE TO MATCH EXISTING IN WIDTH, AND THICKNESS
2. SAND, PRIME AND PAINT ALL EXIST'G MILLWORK. 2 COATS EXTERIOR OIL-BASED PAINT TO MATCH EXIST'G APPROVED PAINT COLORS ON #9 TOULOUSE.
3. REPOINT BRICK AS REQUIRED W/ NSG APPROVED MORTAR RECIPE.
4. CONTRACTOR TO INSPECT AND REPLACE BALCONY WOOD PURLINS AS NEEDED.
5. REPLACE EXIST'G NON-OPERABLE 3RD FLOOR SHUTTERS W/ SLATS TOO NARROW W/ OPERABLE LOUVER SHUTTERS TO MATCH EXIST'G ON 2ND FLOOR.
6. INSTALL NEW BRICK MOULD ON 3RD FLOOR TO MATCH EXIST'G ON 2ND FLOOR.
7. CONTRACTOR TO INSPECT EXIST'G ROOF FOR DAMAGE FROM IDA, REPLACE ANY MISSING SHINGLES AND RIDGE TILES TO MATCH EXIST'G
8. REPLACE EXIST'G NON-APPROVED LIGHTS UNDER EXIST'G BALCONY.
9. REPAIR/REPLACE EXIST'G DETIORATED BUSINESS SIGNAGE.

PRESERVATION OF:
627-629 TOULOUSE STREET
LeJou Jou, LLC
New Orleans, LA

Revised

STUDIO L+R, LLC
1208 Barracks Street
New Orleans, LA 70116
256.609.4313

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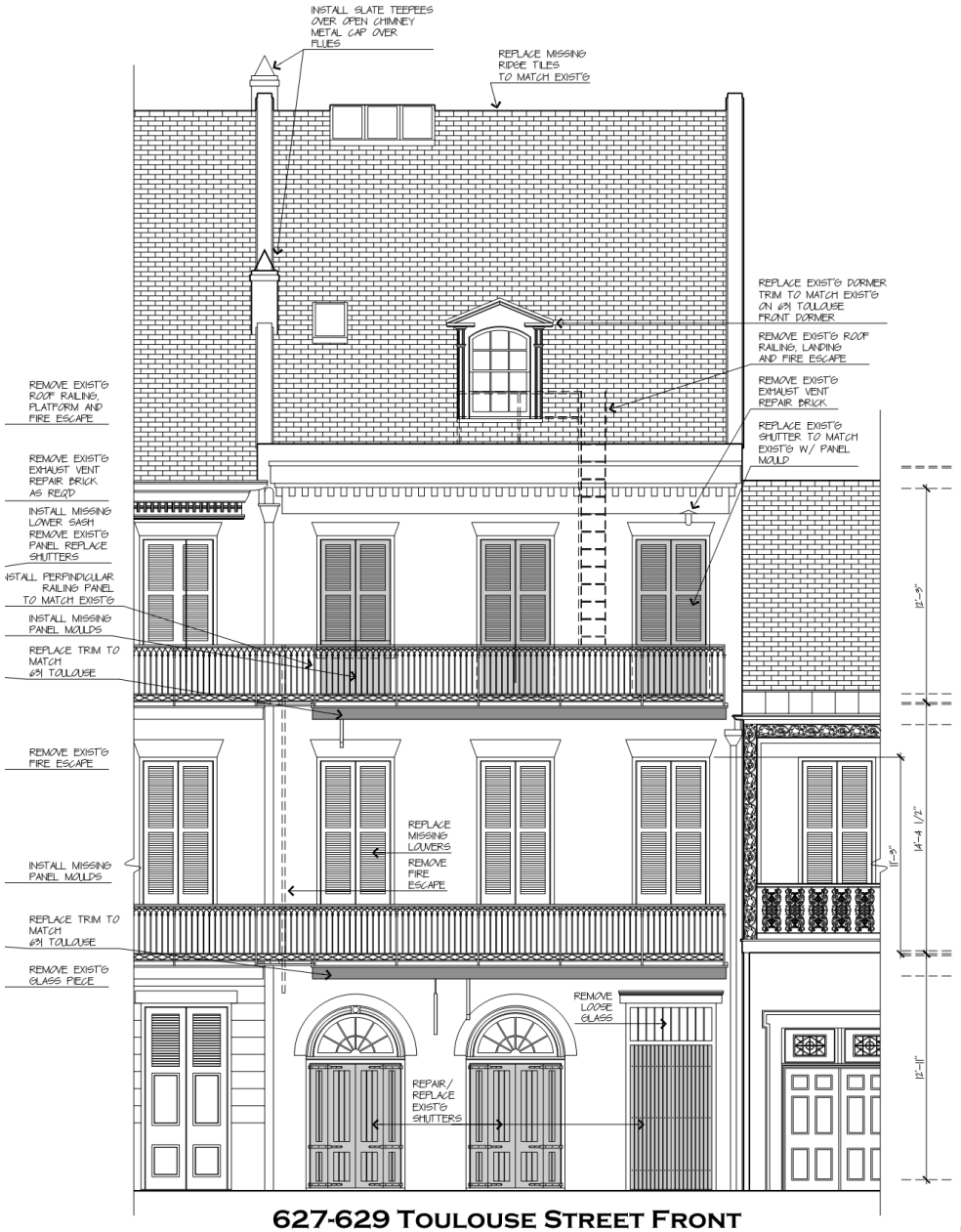
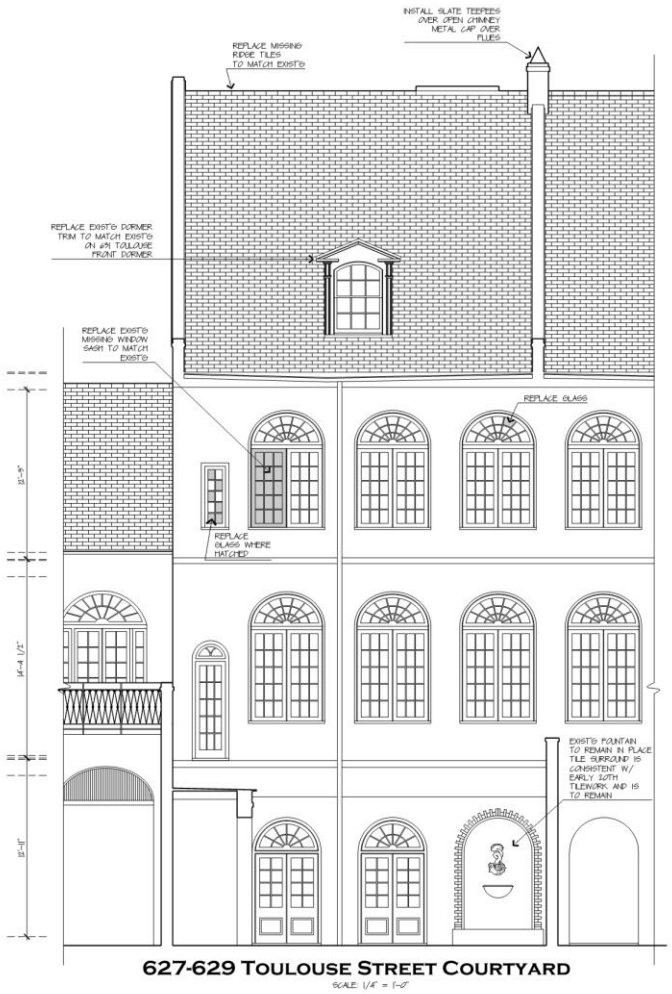
TOULOUSE STREET ELEVATION AND NOTES

Sheet No. 2



627-629 TOULOUSE STREET FRONT

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



627-629 Toulouse Street Courtyard

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

627-629 Toulouse Street Courtyard

Courtyard Elevation of Main House General Notes:

1. SAND, PRIME AND PAINT ALL EXIST'G MILLWORK. 2 COATS EXTERIOR OIL-BASED PAINT TO MATCH EXIST'G APPROVED PAINT COLORS ON 6/N TOULOUSE.
2. CONTRACTOR TO INSPECT EXIST'G ROOF FOR DAMAGE FROM IDA. REPLACE ANY MISSING SHINGLES AND RIDGE TILES TO MATCH EXIST'G

PRESERVATION OF:
627-629 Toulouse Street
LeJou Jou, LLC
New Orleans, LA

Revised

STUDIO L+R, LLC
1208 Barracks Street
New Orleans, LA 70116
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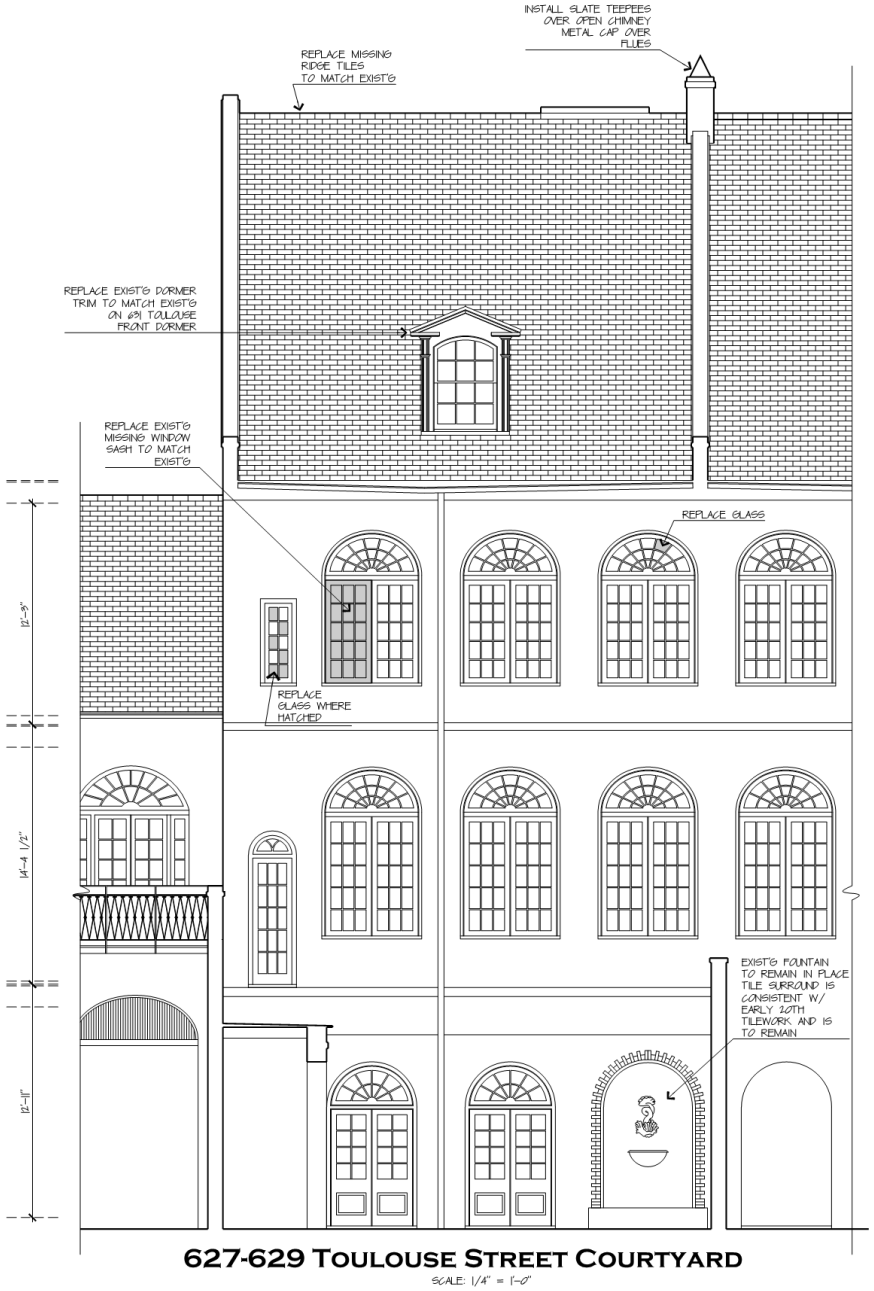
COURTYARD ELEVATION MAIN BUILDING

Sheet No. 3

627-629 Toulouse

VCC Architectural Committee

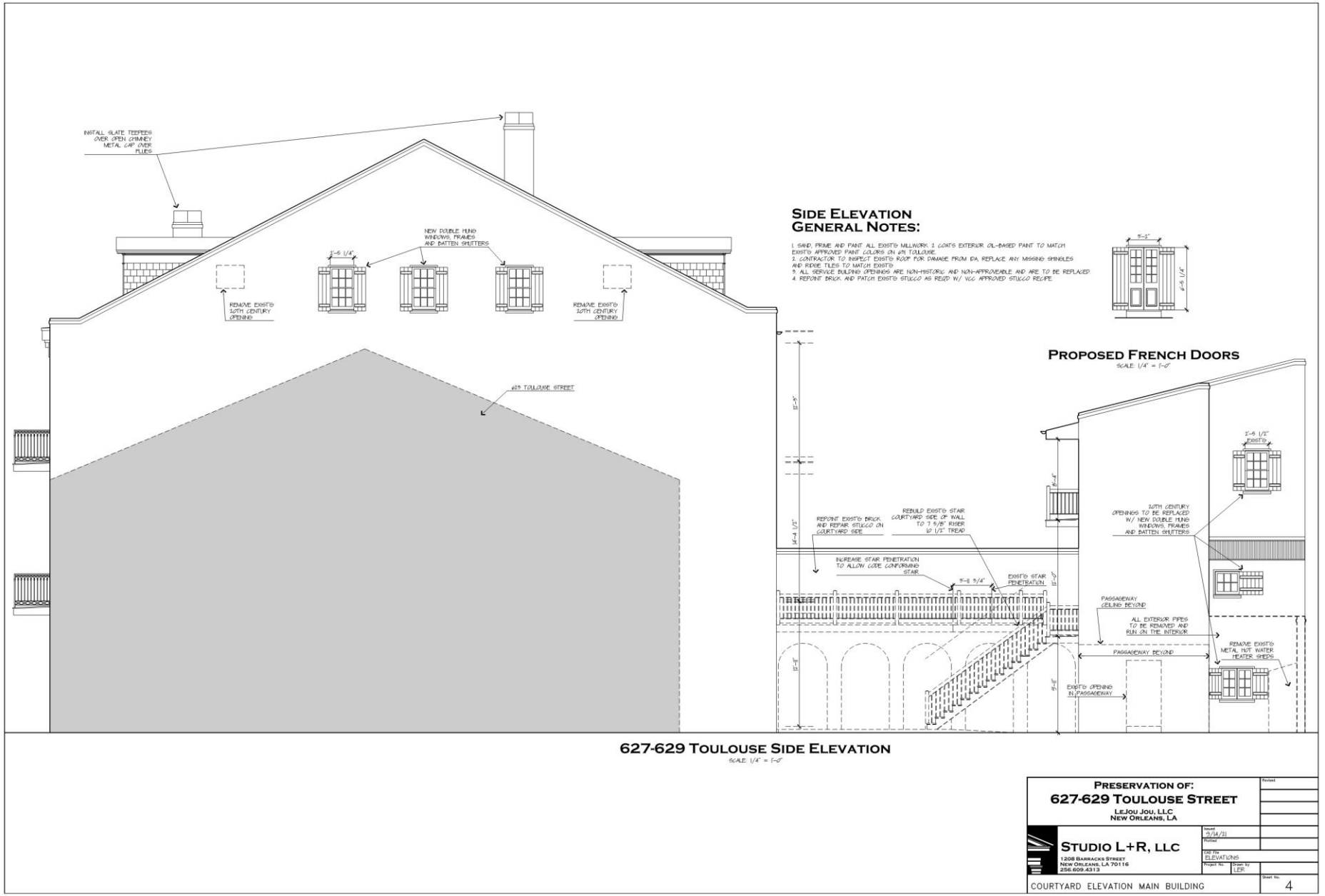
September 28, 2021



627-629 Toulouse

VCC Architectural Committee

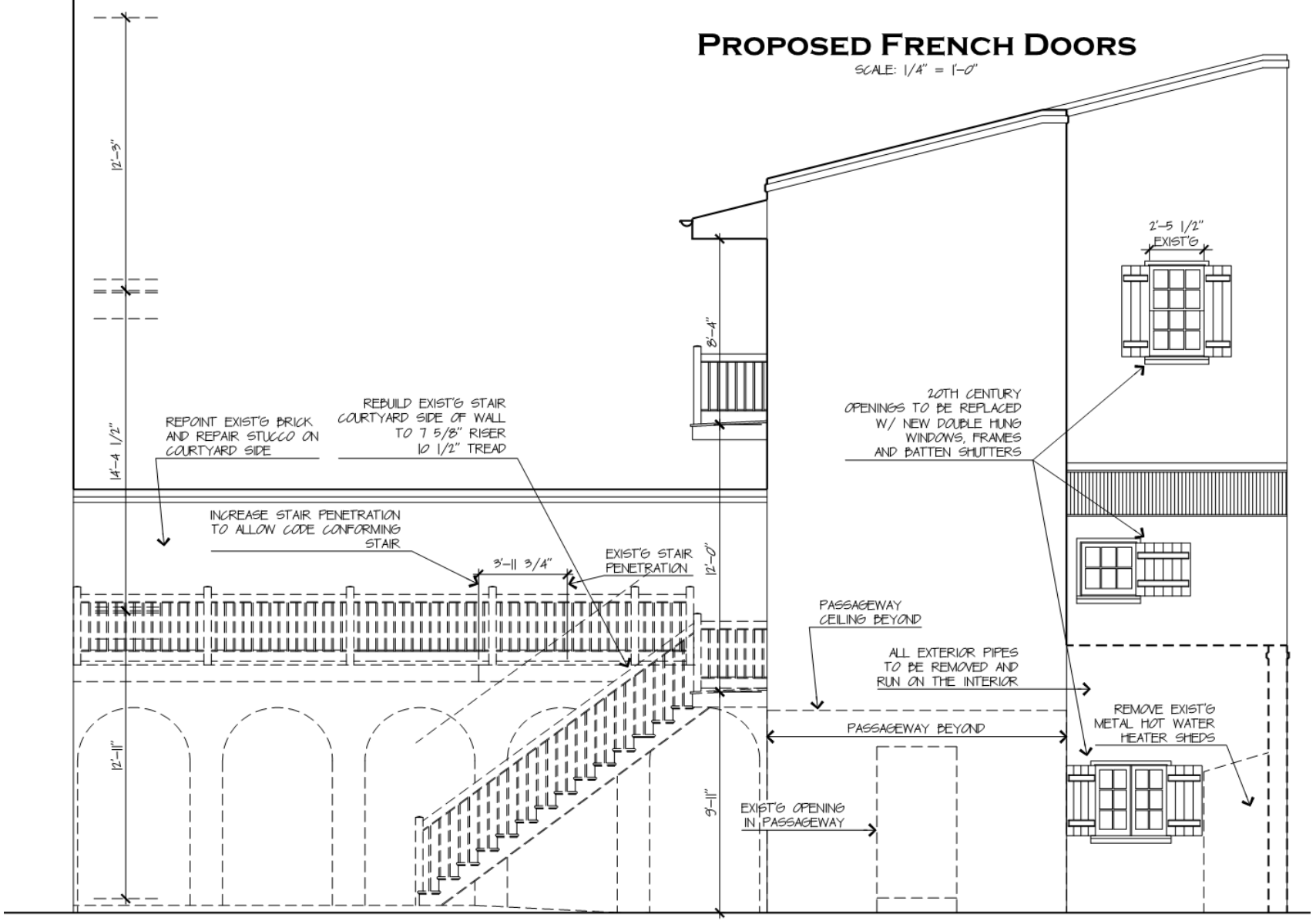
September 28, 2021



627-629 Toulouse

VCC Architectural Committee

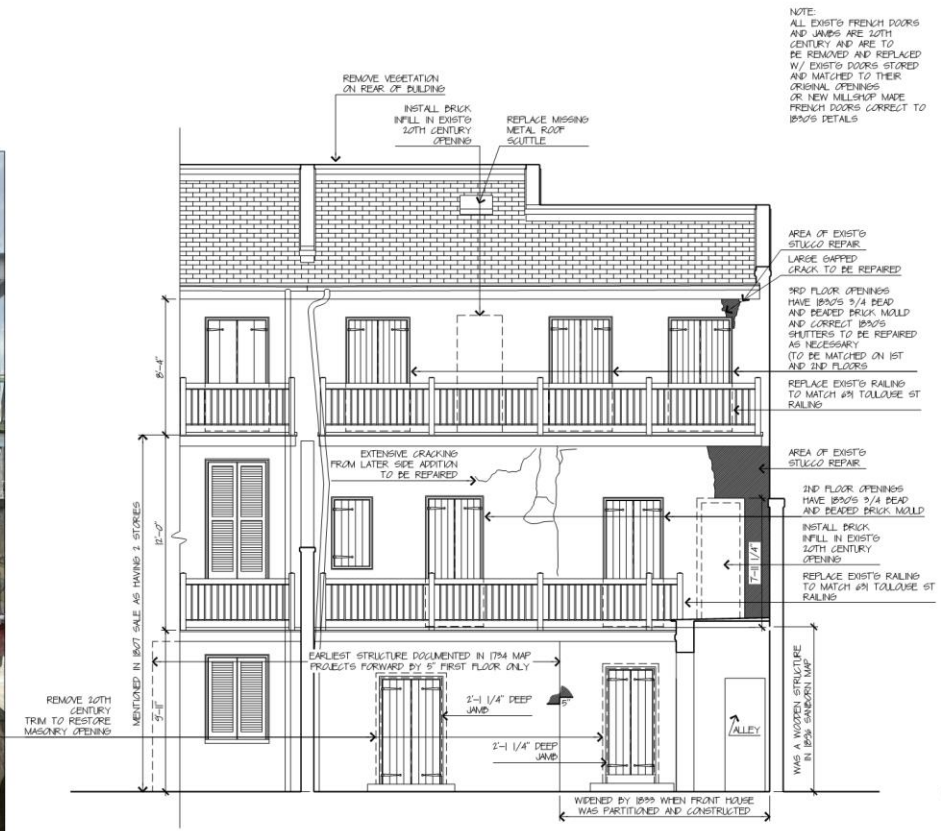
September 28, 2021



ISE SIDE ELEVATION

: 1/4" = 1'-0"

SERVICE BUILDING PHOTO



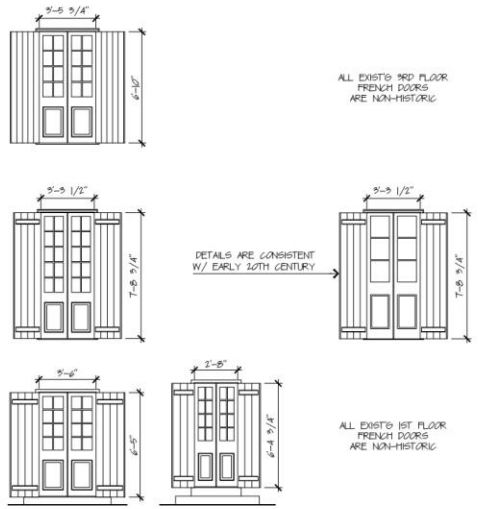
SERVICE BUILDING FRONT ELEVATION

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

NOTE:
ALL EXIST'G FRENCH DOORS AND JAMBS ARE 20TH CENTURY AND ARE TO BE REMOVED AND REPLACED W/ EXIST'G DOORS STORED AND MATCHED TO THEIR ORIGINAL OPENINGS OR NEW MILLSHOP MADE FRENCH DOORS CORRECT TO 1830'S DETAILS

COURTYARD ELEVATION OF SERVICE BUILDING GENERAL NOTES:

1. CONTRACTOR TO INSPECT EXIST'G ROOF FOR DAMAGE FROM IDA. REPLACE ANY MISSING SHINGLES AND RIDGE TILES TO MATCH EXIST'G
2. REPLACE ALL BALCONY FLOORING W/ TREATED PINE TONGUE AND GROOVE BOARDS TO MATCH EXISTING IN WIDTH AND THICKNESS.
3. REPLACE ALL EXIST'G OPENINGS NOTE MARKED TO BE REMOVED IN THE SERVICE BUILDING. ALL OPENINGS ARE NON-HISTORIC AND NON-APPROVEABLE.
4. REPLACE ALL SHUTTERS ON THE 2ND FLOOR.
5. REPAIR ALL SHUTTERS ON THE 3RD FLOOR.
6. REPLACE BALCONY TRIM TO MATCH 634 TOULOUSE.
7. REPOINT BRICK AND PATCH EXIST'G STUCCO AS REQ'D W/ VCC APPROVED STUCCO RECIPE



PROPOSED FRENCH DOORS

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

EXIST'G HISTORIC FRENCH DOORS

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

PRESERVATION OF:
627-629 TOULOUSE STREET
LEJOU JOU, LLC
NEW ORLEANS, LA

STUDIO L+R, LLC
1208 BARRACKS STREET
NEW ORLEANS, LA 70116
256.609.4313

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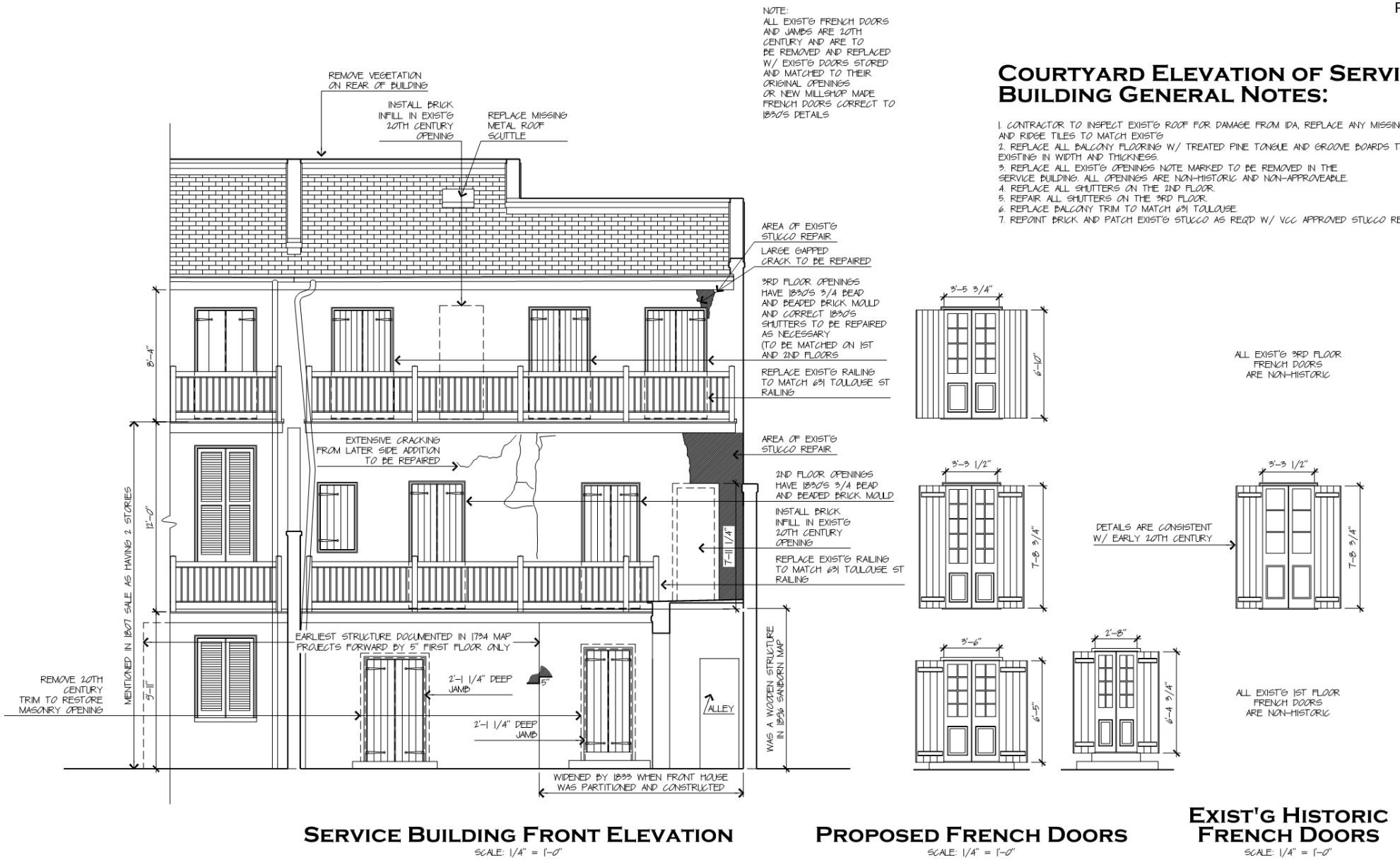
REAR SERVICE BUILDING COURTYARD ELEVATION

Sheet No. 5



Courtyard Elevation of Service Building General Notes:

1. CONTRACTOR TO INSPECT EXIST'G ROOF FOR DAMAGE FROM IDA, REPLACE ANY MISSING SHINGLES AND RIDGE TILES TO MATCH EXIST'G
2. REPLACE ALL BALCONY FLOORING W/ TREATED PINE TONGUE AND GROOVE BOARDS TO MATCH EXISTING IN WIDTH AND THICKNESS.
3. REPLACE ALL EXIST'G OPENINGS NOTE MARKED TO BE REMOVED IN THE SERVICE BUILDING. ALL OPENINGS ARE NON-HISTORIC AND NON-APPROVEABLE.
4. REPLACE ALL SHUTTERS ON THE 2ND FLOOR.
5. REPAIR ALL SHUTTERS ON THE 3RD FLOOR.
6. REPLACE BALCONY TRIM TO MATCH 631 TOULOUSE.
7. REPOINT BRICK AND PATCH EXIST'G STUCCO AS REQ'D W/ VCC APPROVED STUCCO RECIPE.

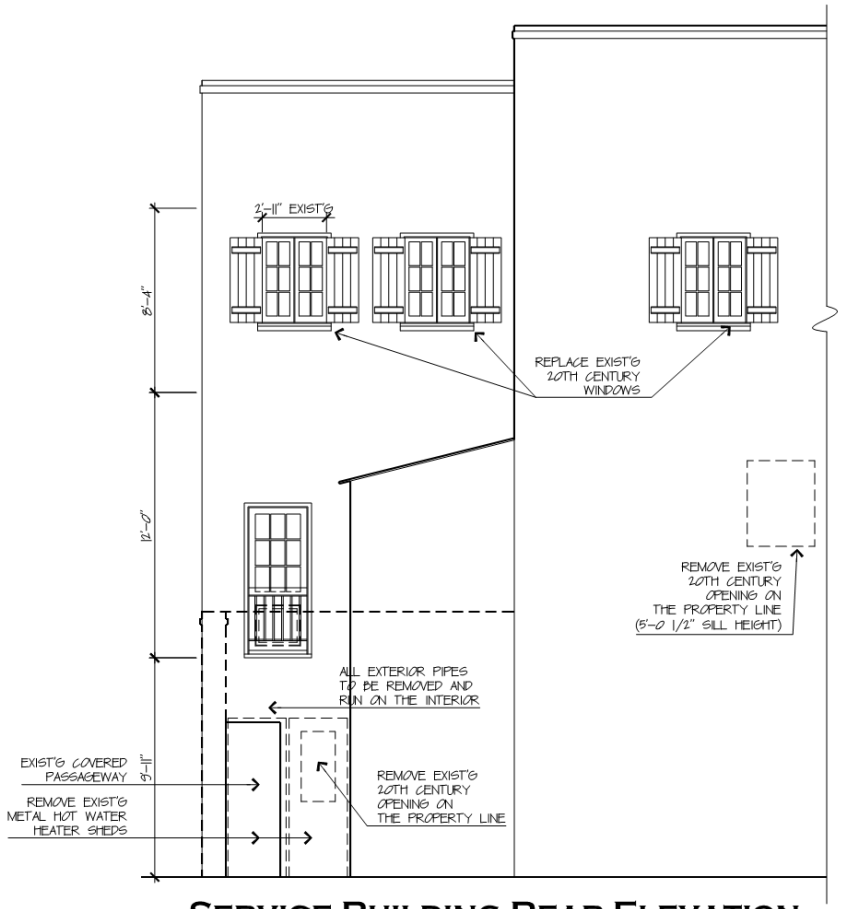
Service Building Front Elevation
SCALE: 1/4" = 1'-0"

Proposed French Doors
SCALE: 1/4" = 1'-0"

Exist'g Historic French Doors
SCALE: 1/4" = 1'-0"

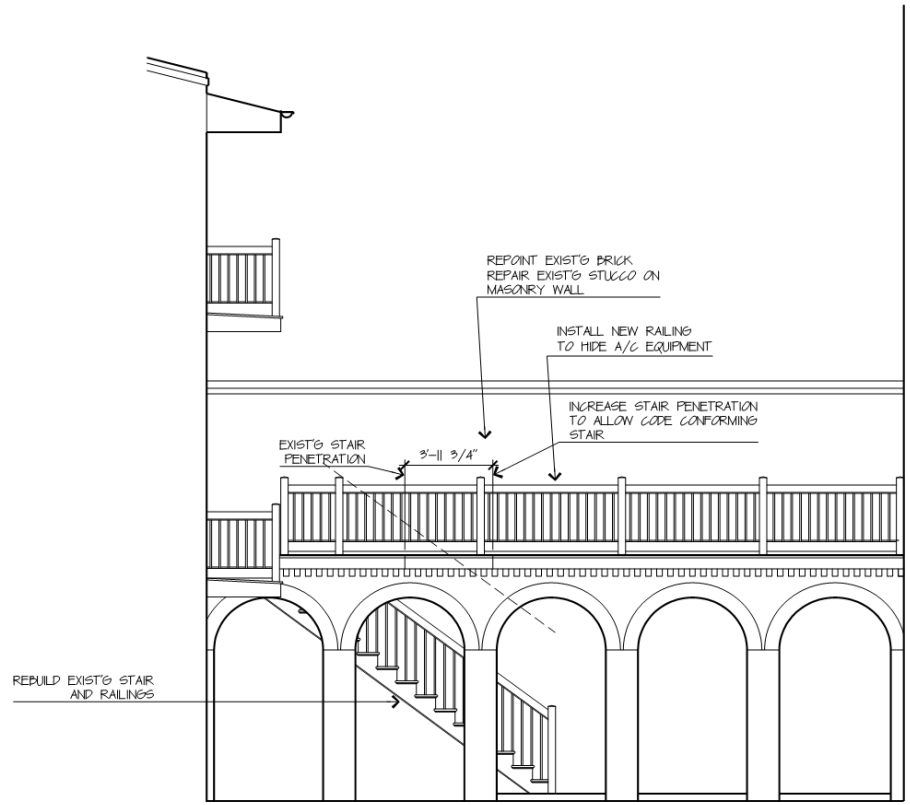
REAR ELEVATION OF SERVICE BUILDING GENERAL NOTES:

1. CONTRACTOR TO INSPECT EXIST'G ROOF FOR DAMAGE FROM IDA, REPLACE ANY MISSING SHINGLES AND RIDGE TILES TO MATCH EXIST'G
3. REPLACE ALL EXIST'G OPENINGS NOTE MARKED TO BE REMOVED IN THE SERVICE BUILDING. ALL OPENINGS ARE NON-HISTORIC AND NON-APPROVEABLE.
3. REPOINT BRICK AND PATCH EXIST'G STUCCO AS REQ'D W/ VCC APPROVED STUCCO RECIPE.



SERVICE BUILDING REAR ELEVATION

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



627-629 TOULOUSE SIDE ELEVATION

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