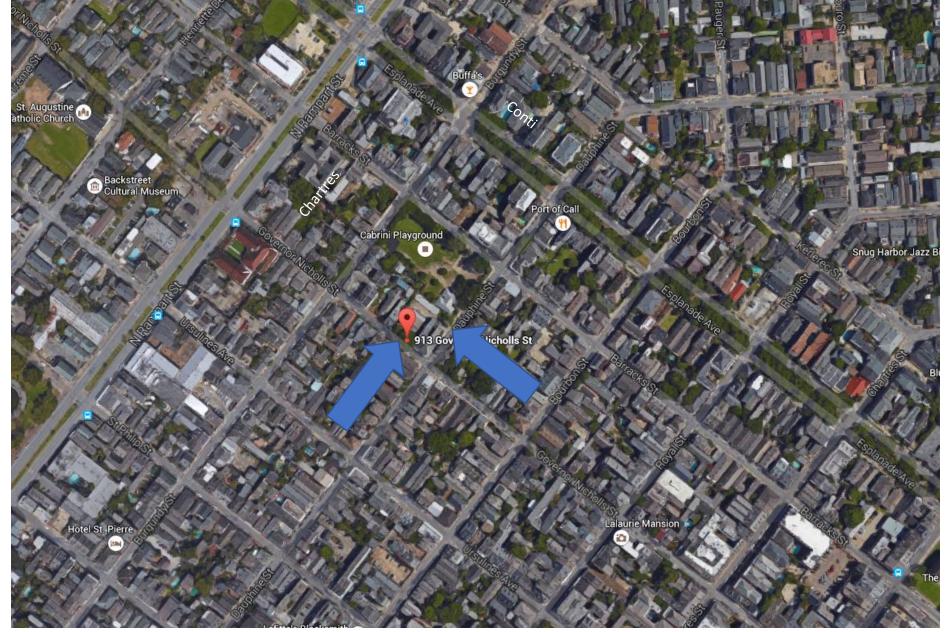
# Vieux Carré Commission Architecture Committee Meeting

Wednesday, November 9, 2022



## 907-917 Governor Nicholls 1211-1215 Dauphine











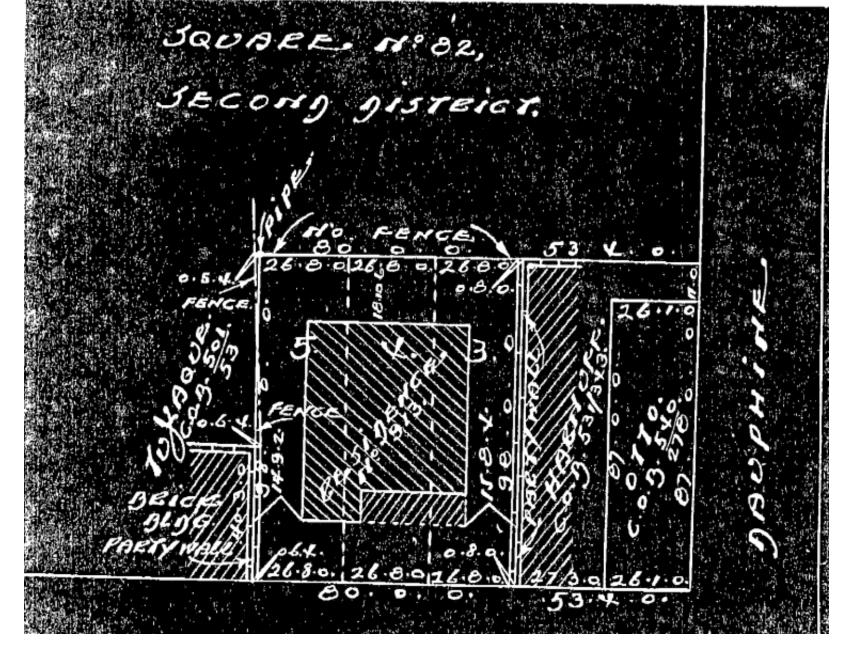




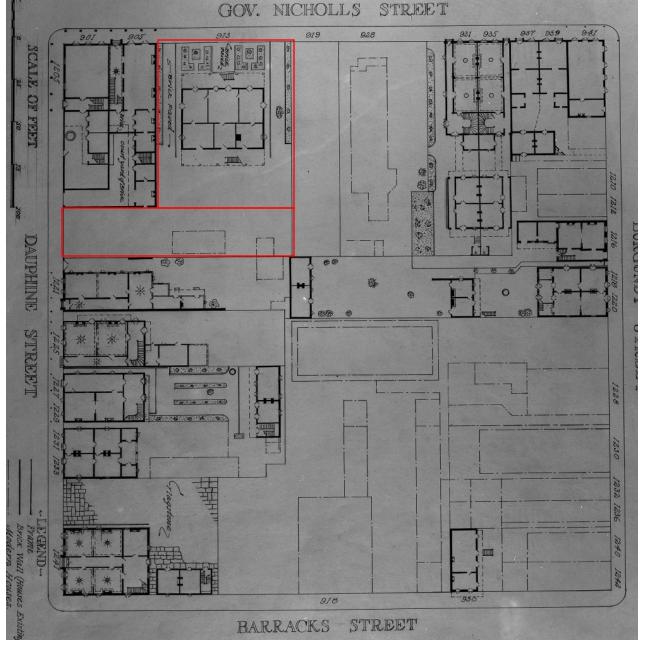










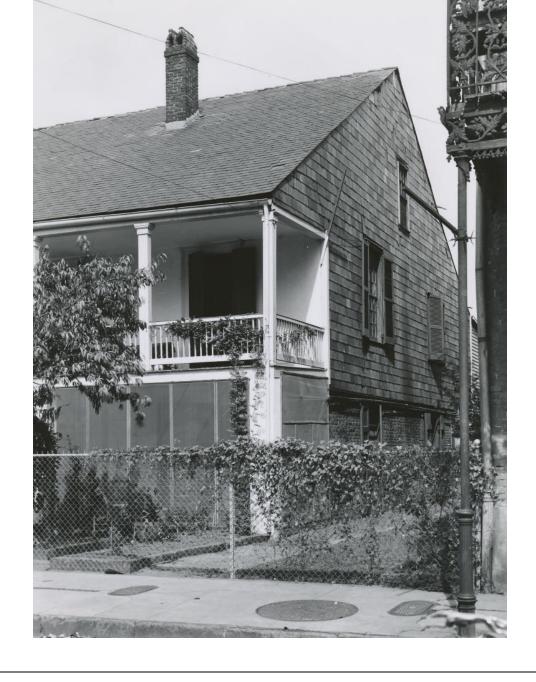




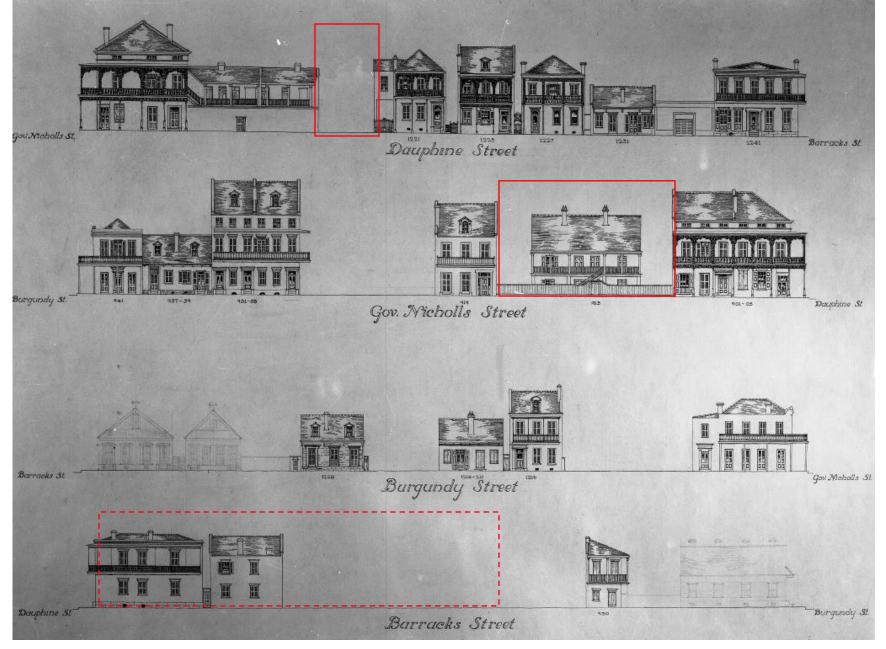


















907-17 Governor Nicholls





907-17 Governor Nicholls

VCC Architectural Committee

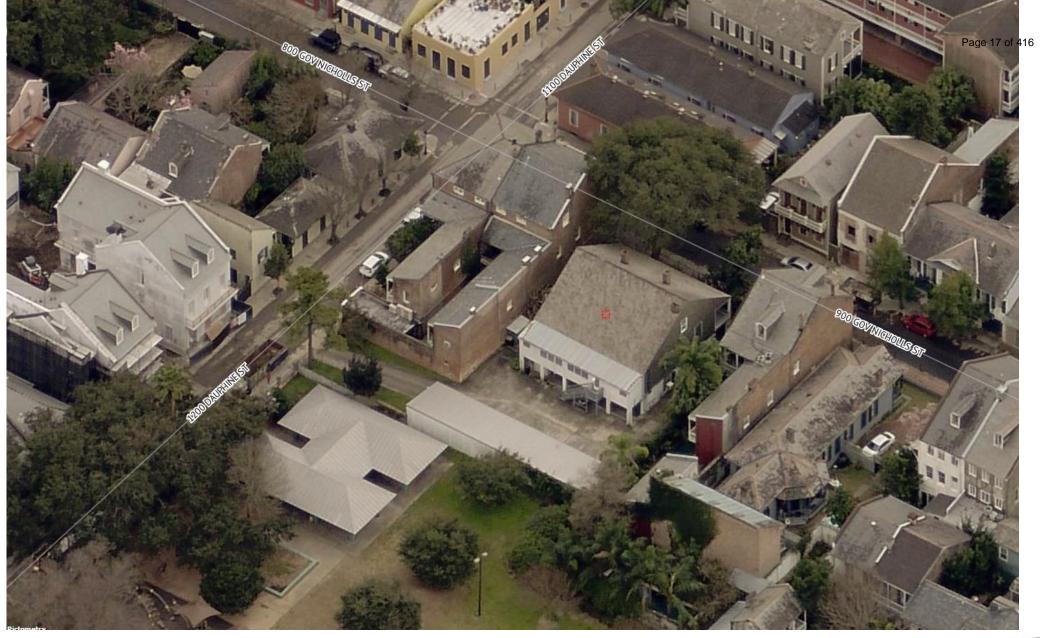


1211-15 Dauphine



















### 913 GOVERNOR NICHOLLS STREET PHASE 2 RENOVATIONS & NEW CONSTRUCTION

#### **BUILDING OWNER**

GOV NICHOLS PROPERTIES LLC 3535 CANAL ST. NEW ORLEANS, LA 70119

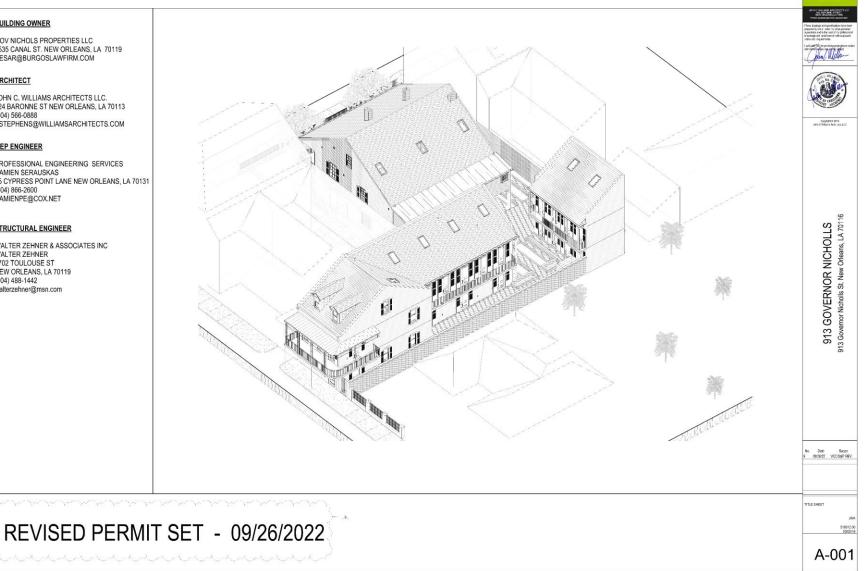
#### ARCHITECT

JOHN C. WILLIAMS ARCHITECTS LLC. 824 BARONNE ST NEW ORLEANS, LA 70113 ASTEPHENS@WILLIAMSARCHITECTS.COM

PROFESSIONAL ENGINEERING SERVICES DAMIEN SERAUSKAS 15 CYPRESS POINT LANE NEW ORLEANS, LA 70131 (504) 866-2600 DAMIENPE@COX.NET

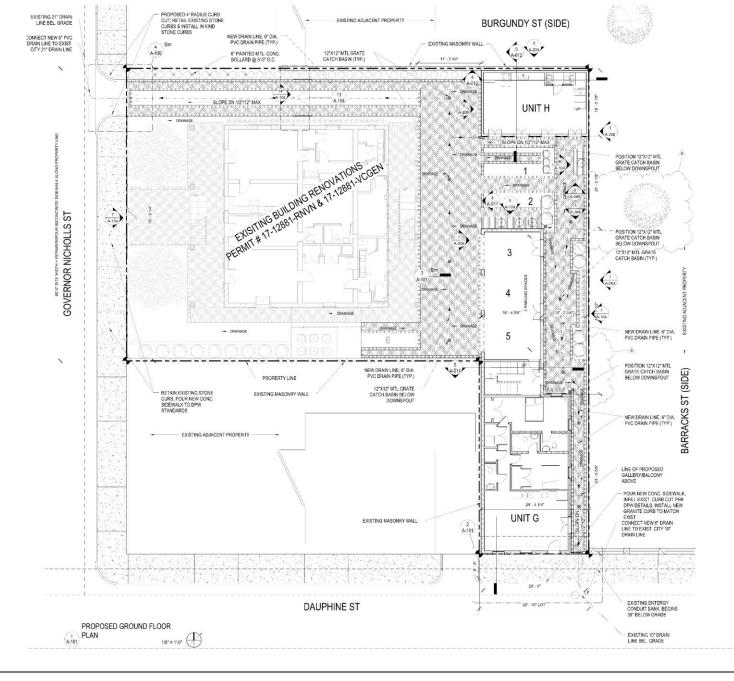
#### STRUCTURAL ENGINEER

WALTER ZEHNER & ASSOCIATES INC WALTER ZEHNER 4702 TOULOUSE ST NEW ORLEANS, LA 70119 (504) 488-1442 walterzehner@msn.com



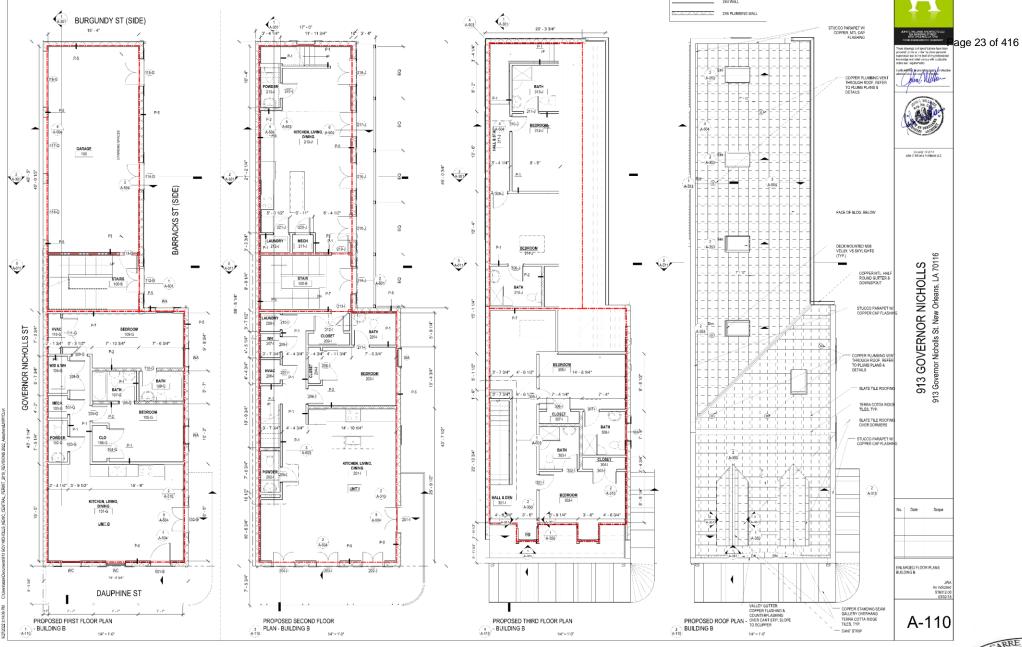
1211-15 Daupnine



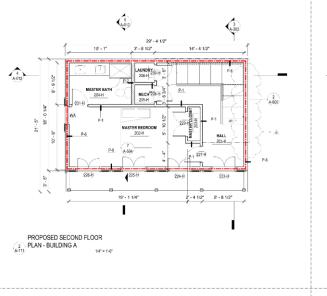


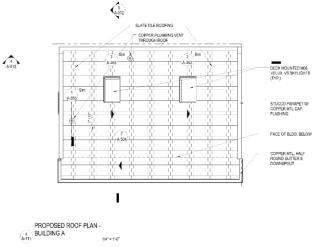


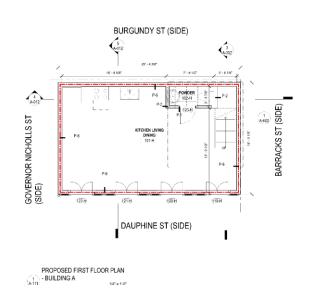


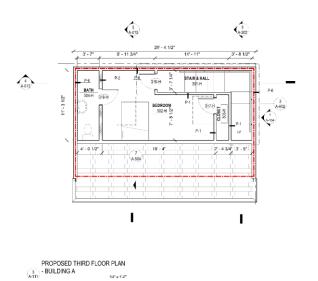




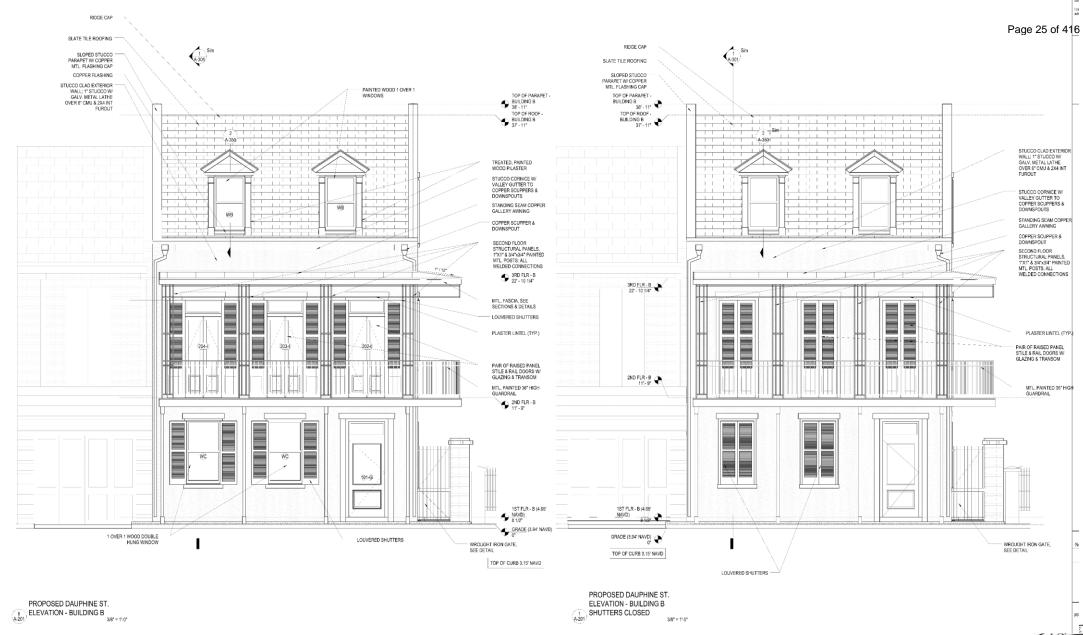




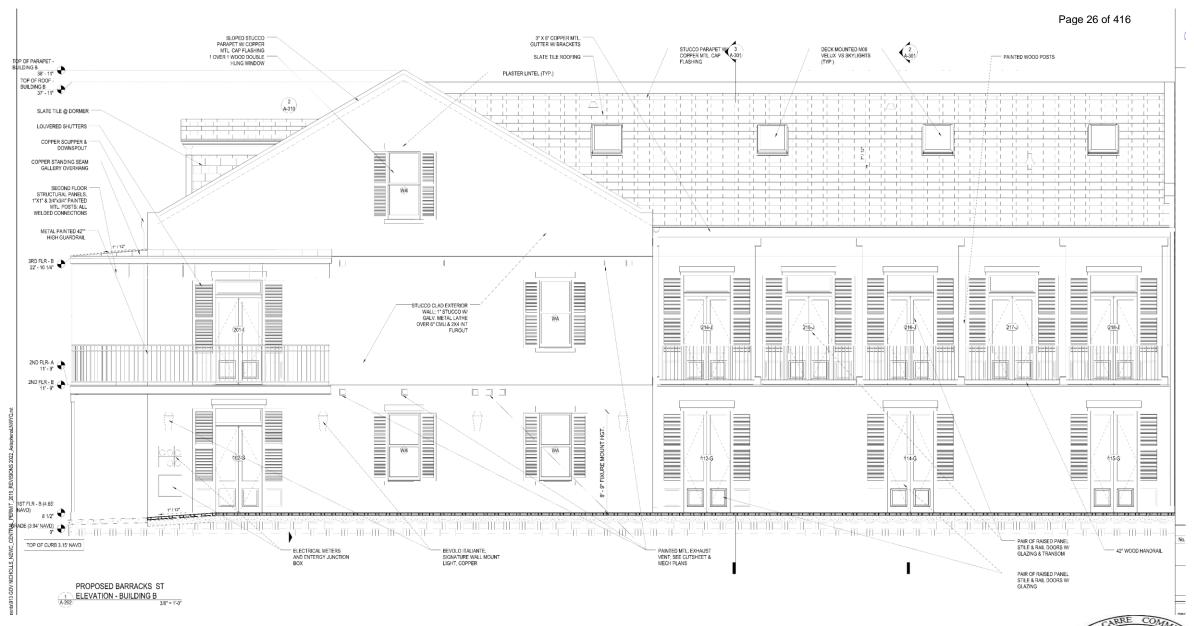




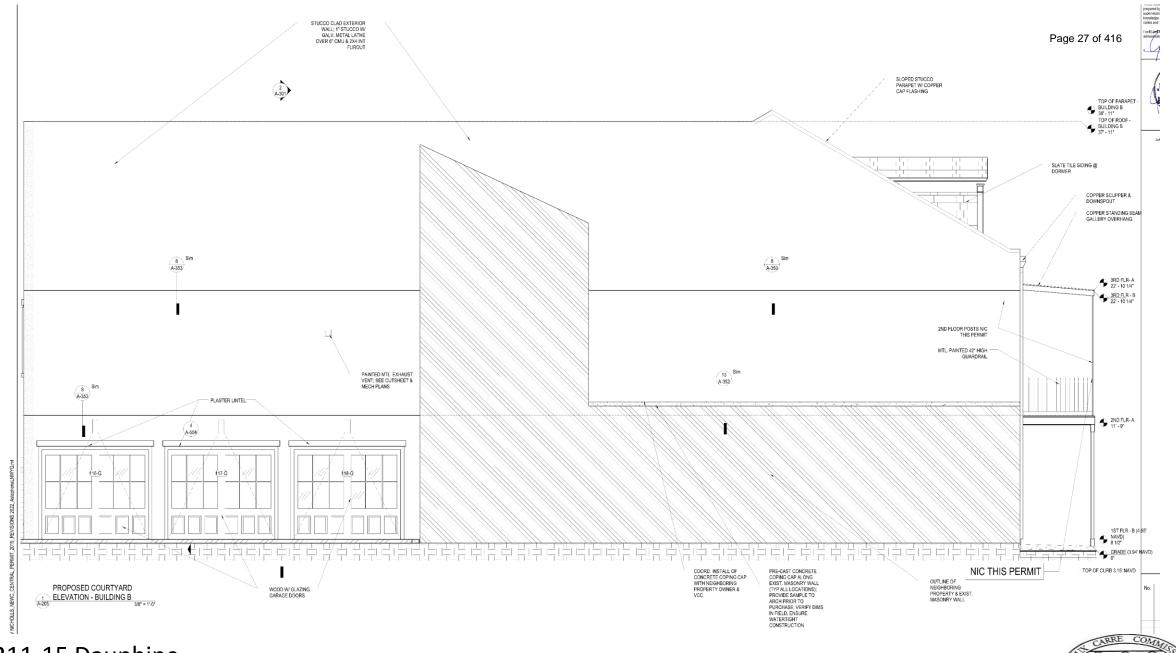
**1211-15 Dauphine** 



## <u>1211-15 Dauphine</u>

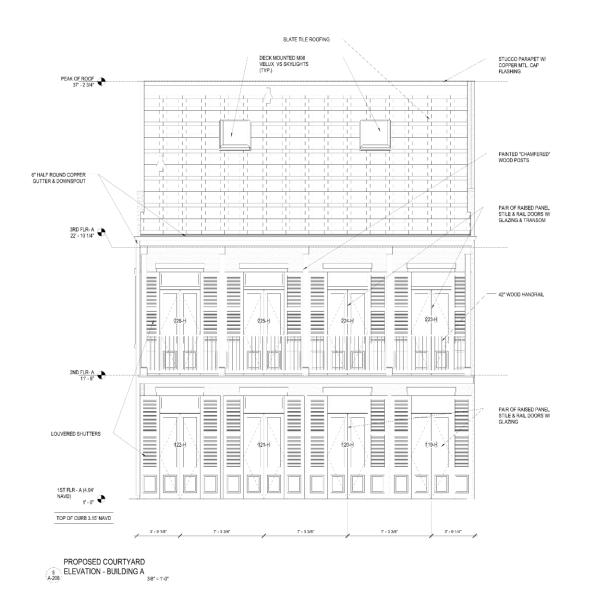


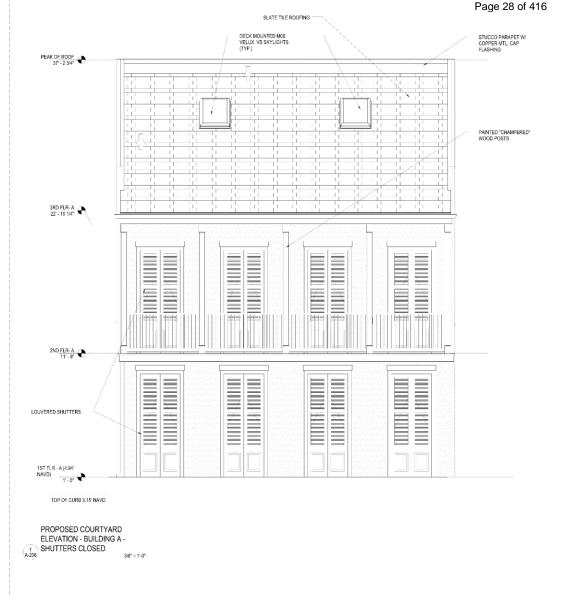




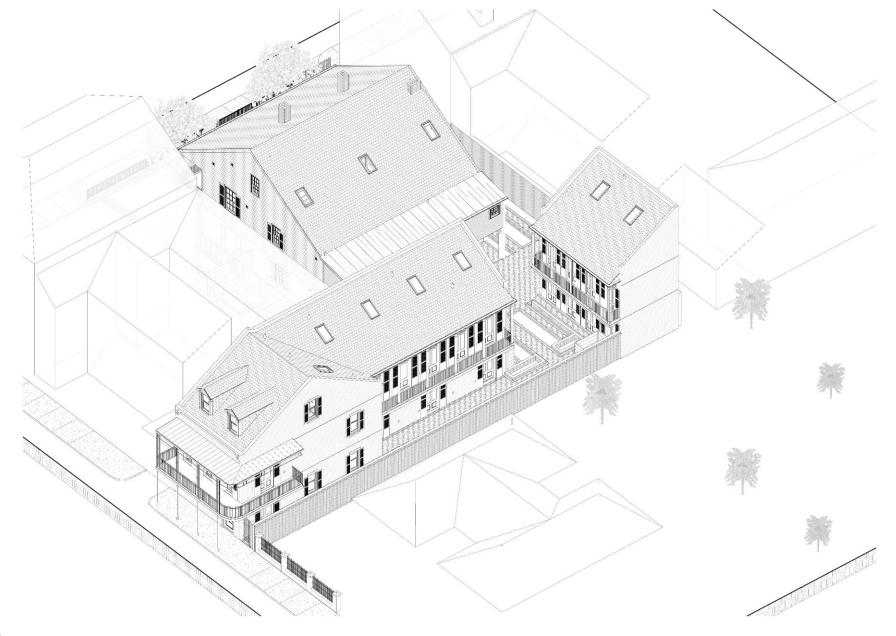
**1211-15** Dauphine

**VCC** Architectural Committee





## **1211-15** Dauphine





#### DEPARTMENT OF SAFETY AND PERMITS PLAN REVIEW DIVISION

CITY OF NEW ORLEANS

LATOYA CANTRELL

TAMMIE JACKSON DIRECTOR

November 2, 2022

MAYOR

Re: 1215 Dauphine St Reference Code: 7MTX3J

To whom it may concern,

The Plan Review Division of Safety and Permits reviewed the plans for 1215 Dauphine St and can confirm that a new appeal is required if the applicant wishes to build below the required 3' above the top of curb. One of the comments was:

PLAN REVIEW: Please revise your elevation drawings to denote the actual height required for the structure to meet the required flood elevation as determined by your Benchmark/Elevation Certificate. New construction is to be built 3ft above the top of the curb. Previous BBSA approval was only from 18" and was only for the renovation of 913 Governor Nicholls, but 3' required for

Comments were sent to the applicant on 7/22/2021, based on the plans uploaded on 6/29/2021. To date, no revised plans have been uploaded.

We have also discussed with the Board of Building Standards and Appeals (BBSA) Chairman, Damien Serauskas, the Substitute Chairman, Jack Sawyer, and the Chief Building Official, Jay Dufour, and they have concurred that the new construction was not approved in the BBSA 17-88 appeal and that a new application would be required if the applicant wants to build at an elevation that is lower than the required 3ft above the curb. The BBSA letter written for the 17-88 appeal clearly states that it is for the renovation of an existing 3 story structure into residential apartments and is a waiver from 18", not the 3'.

The Floodplain Manager, Jerome Landry, has also confirmed that a new BBSA appeal will be required for this project.

Sec. 78-81. - Minimum elevation required.

(a)The lowest floor elevation of new residential and non-residential construction and substantial improvements must, at a minimum, be elevated to one foot above the BFE as determined by the Page 30 of 416

FIRM adopted by this article, or three feet above the highest adjacent curb (in the absence of curbing, three feet above the crown of the highest adjacent roadway), whichever is higher.

(M.C.S., Ord. No. 26906, § 1, 5-5-16, eff. 6-1-16)

Should you have any questions concerning this matter, please feel free to contact me at mnmurphy@nola.gov .

Sincerely,

Meghan Murphy

Senior Building Plan Examiner

Meghan Murphy





### CITY OF NEW ORLEANS

MITCHELL J. LANDRIEU MAYOR JARED E. MUNSTER DIRECTOR

January 29, 2017

Damien W. Serauskas Chairman Jared E. Munster, Director Department of Safety and Permits 1300 Perdido Street Suite 7E07, City Hall New Orleans, LA 70112

John R. Sawyer Kerwin Julien, Sr. James Frischhertz Cameron Duplantier

BBSA No. 17-88
913 Governor Nicholls Street

Dear Dr. Munster:

The appellant appeared before the Board of Building Standards and Appeals during its regular monthly meeting on January 18, 2018. Board members – James Frischhertz, Kerwin Julien, Jack Sawyer, Cameron Duplantier, and Damien Serauskas- were present.

NOTE: Damien Serauskas recused himself for this case

This is the renovation of an existing 3-story structure into residential apartments.

The appellant came to the Board for the following:

- To request a waiver from the 2012 IBC Section 1029.1 requiring emergency escape and egress openings from all occupied sleeping areas.
- To request a waiver from City of New Orleans Amendments to the Building Code Section 120.2.1 of Section 26-15. (18" rule) that the top of the finished floor shall not be less than 18" above the highest point of curb in front of the lot or site. (Curb height +3.15'. Total waiver of 0.5' below City requirement)

The Board voted 4-0 to accept the appellant's request to waive Section 120.2.1 of Section 26-15 to locate the structure less than 18" above the curb height. The Board set the minimum elevations of +4.15' NAVD for the structure in lieu of the City required +4.65'. As the BFE requirement in the X zone is N/A, the applicant would be in compliance for federal insurance purposes.

1300 PERDIDO STREET ROOM 7E05 NEW ORLEANS, LOUISIANA 70112 PHONE 504.658.7200 FAX 504.658.7211



Page -2- (cont.)

BBSA No. 17-88 913 Governor Nicholls Street

The Board also voted 4-0 to allow 4 bedrooms to be used without operable emergency and escape rescue openings.

The Owner shall install an NFPA 72 compliant "early warning" detection system throughout the structure in all common areas. Full annunciation to all units and levels is required and smoke detectors are required in corridors. The structure shall also have NFPA 13R sprinkler protection.

A minimum of a 2-hour fire rated construction is required between the garages parking area the upper levels.

A minimum of 1-hour fire rated construction is required between all units and all wall assemblies.

Additionally, all other applicable requirements of the International Building Code 2012 Edition as amended by the City of New Orleans shall be met.

Furthermore, nothing contained herein shall be construed in any way to grant, waive or modify any additional requirements provided by law, including but not limited to, the Comprehensive Zoning Ordinance or the Code of the City of New Orleans.

Sincerely,

John R. Sawyer
Substitute Chairman (in lieu of Damien Serauskas)

JRS/amm

Cc: John C. Williams All Board Members

1300 PERDIDO STREET ROOM 7E05 NEW ORLEANS, LOUISIANA 70112 PHONE 504.658.7200 FAX 504.658.7211





Page 31 of 416

#### Meghan N. Murphy

From: Jay P. Dufour

Sent: Thursday, October 27, 2022 1:45 PM

To: John C. Williams

 Cc:
 Bryan D. Block; Tammie T. Jackson; Meghan N. Murphy; Jerome A. Landry

 Subject:
 FW: Meeting on 1215 Dauphine # 21-18881-NEWC - Permit items

FYI, our informed conclusion on the matter of the new construction going to the BBSA is that yes, it is required. The previous case was not relevant to new construction.

Jay P Dufour, AIA, LEED AP, CBO
Chief Building Official/ Chief Plan Examiner
Safety and Permits
Office of Business and External Services | City of New Orleans
1300 Perdido Street | 7<sup>th</sup> Floor | New Orleans, LA 70112
(504) 658-7200 Office | 504) 658-7232 Direct | (504) 658-7211 Fax |
Cell (504) 357-3745 | jay.dufour@nola.gov

From: Damien W. Serauskas, P.E. <damienpe@cox.net>

Sent: Friday, October 7, 2022 2:41 PM
To: Jay P. Dufour < Jay. Dufour@nola.gov>

Cc: Jack Sawyer < jsawyer@eskewdumezripple.com>; Jerome A. Landry < jlandry@nola.gov>; Meghan N. Murphy

<mnmurphy@nola.gov>

Subject: Re: Meeting on 1215 Dauphine # 21-18881-NEWC - Permit items

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

I was recused from this case, but I am familiar with the issue (I believe).

The front historic building was renovated, and they intended to build a new structure behind it. Not sure if it was due to funding or otherwise, but they deferred construction of the new structure. The Appeal clearly states that the EXISTING structure being renovated was the subject of the Appeal. The new structure was likely to be permitted separately, and would need to meet the 3'-0" rule.

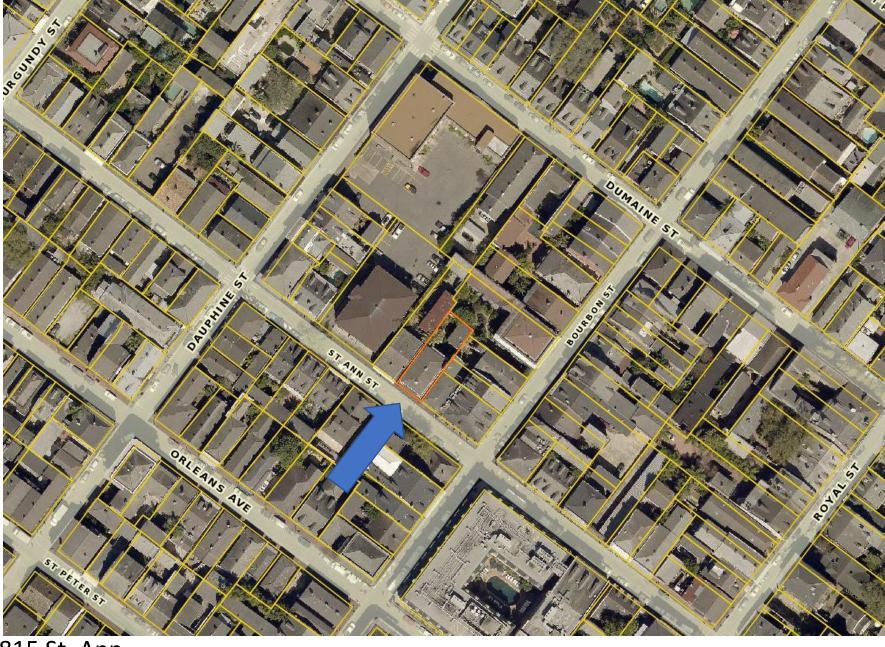
At least that is my recollection...

Damien

Sent from my iPhone

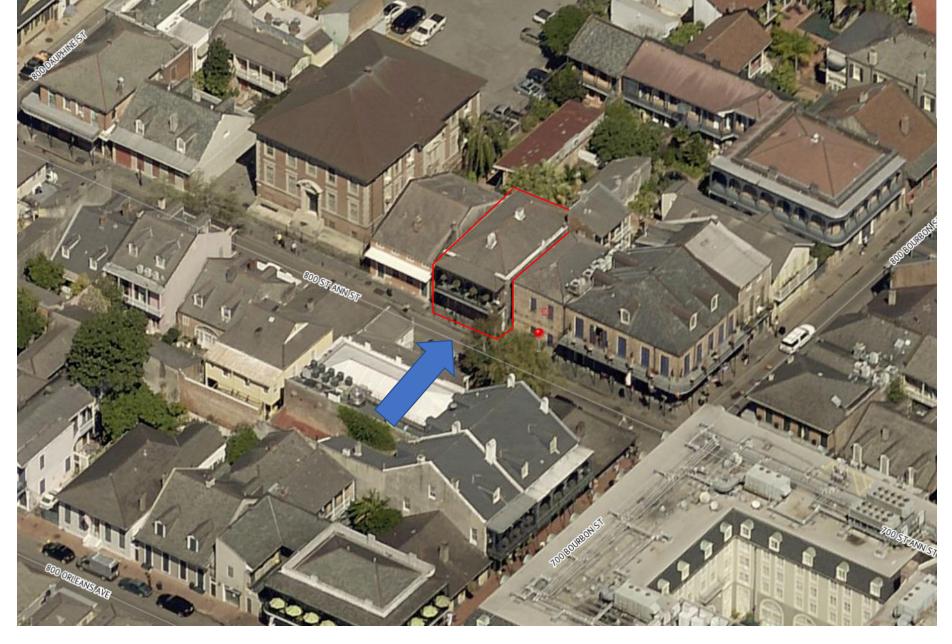
On Oct 7, 2022, at 12:22 PM, Jay P. Dufour < Jay. Dufour@nola.gov> wrote:





815 St. Ann





815 St. Ann





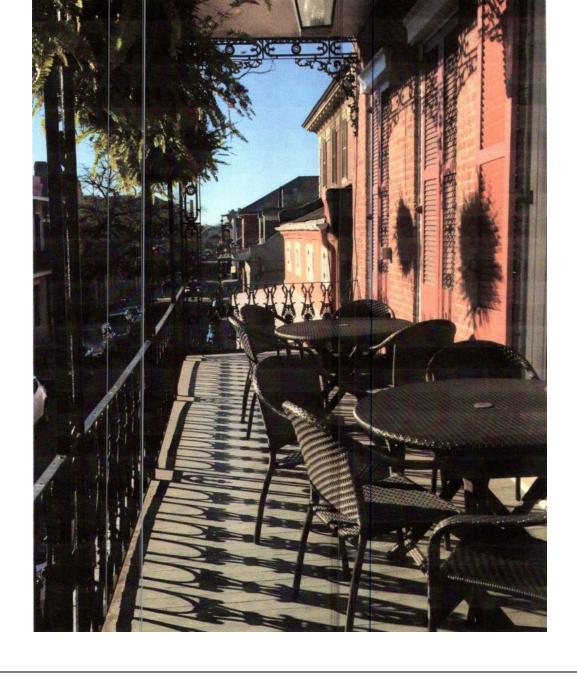
815 St. Ann





815 St. Ann - 1974

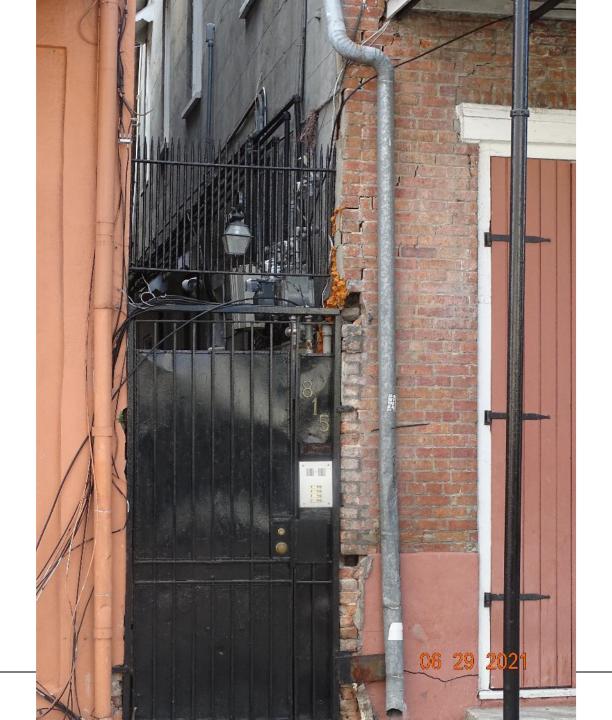




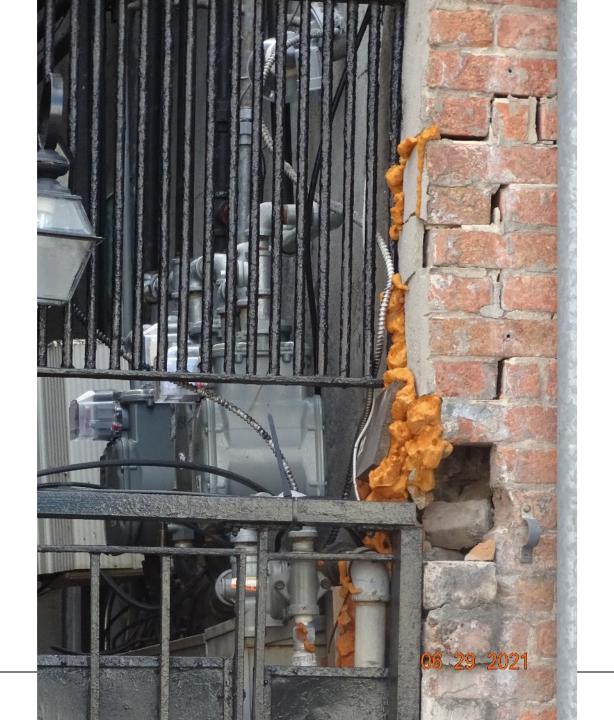




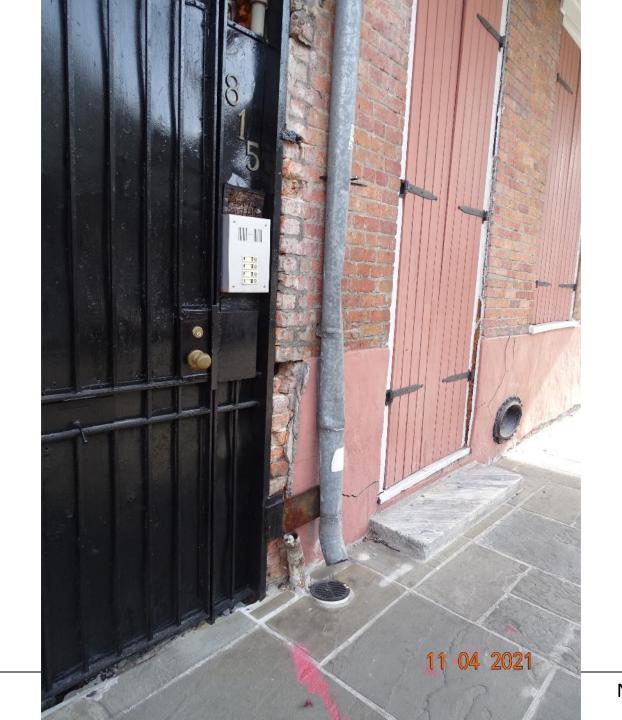






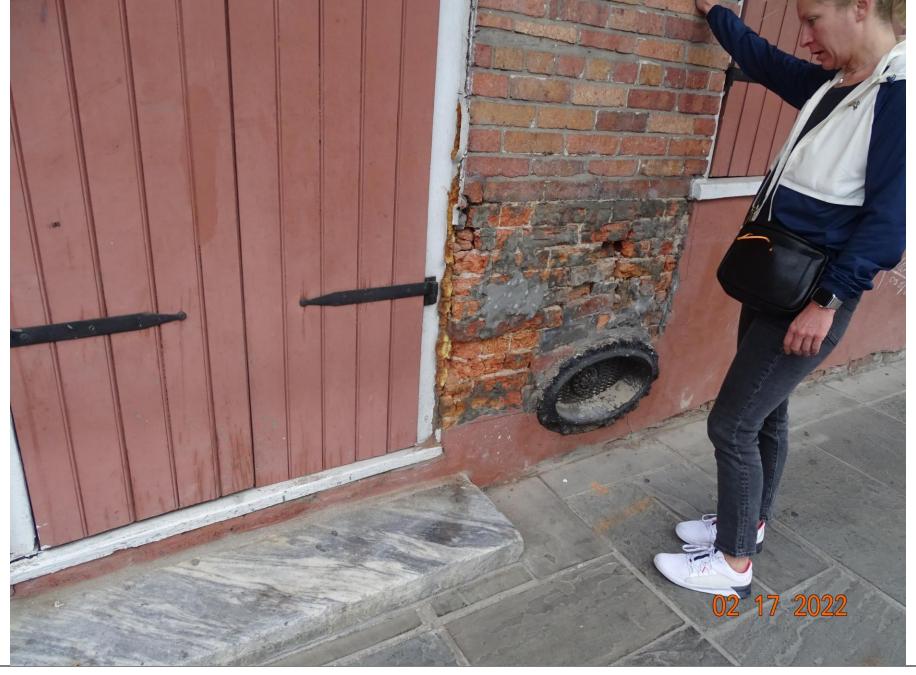






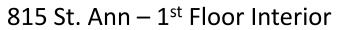




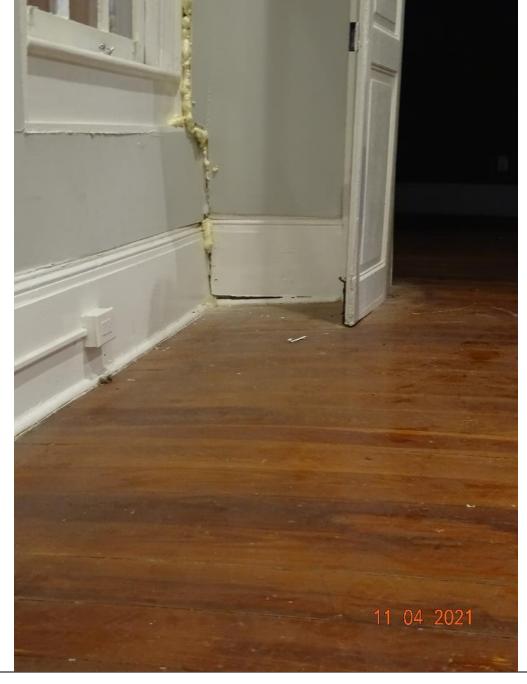










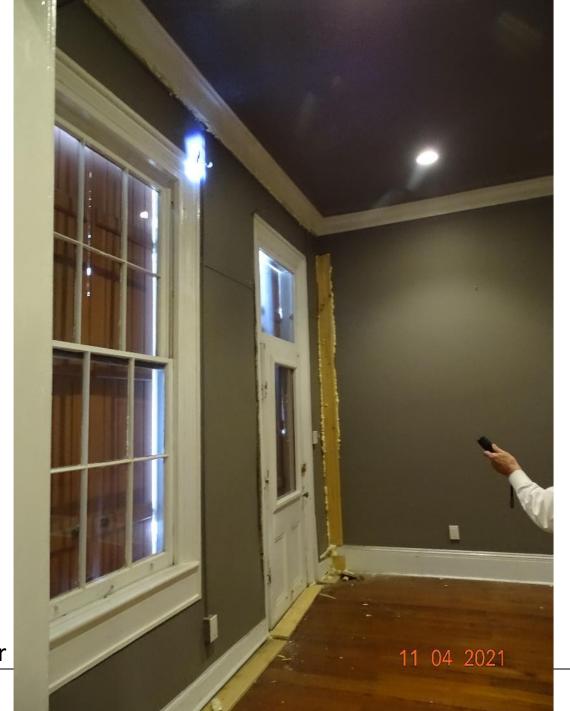


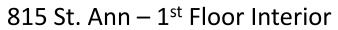
815 St. Ann – 1<sup>st</sup> Floor Interior



815 St. Ann – 1<sup>st</sup> Floor Interior











815 St. Ann – 1<sup>st</sup> Floor Interior





815 St. Ann – 1<sup>st</sup> Floor Interior





815 St. Ann – 1<sup>st</sup> Floor Interior

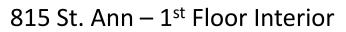




815 St. Ann – 1<sup>st</sup> Floor Interior











815 St. Ann – 1<sup>st</sup> Floor Interior





815 St. Ann – 1<sup>st</sup> Floor Interior





815 St. Ann – 1<sup>st</sup> Floor Interior

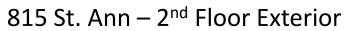




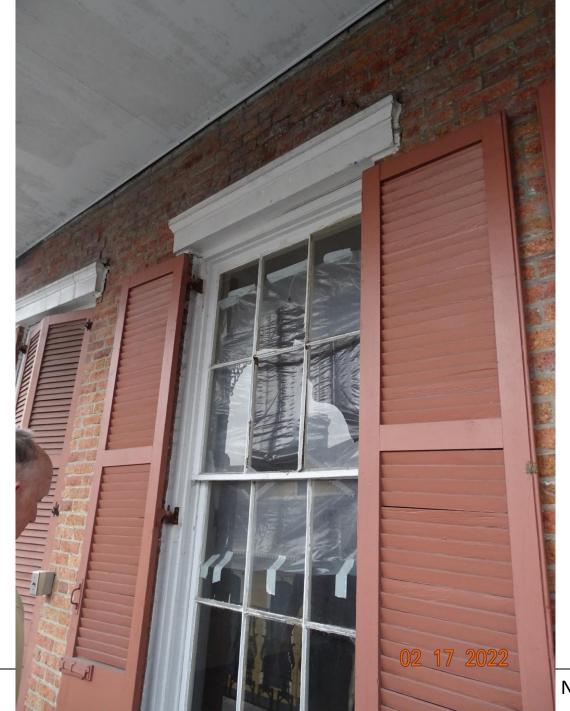
815 St. Ann – 2<sup>nd</sup> Floor Interior

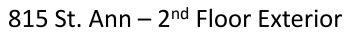










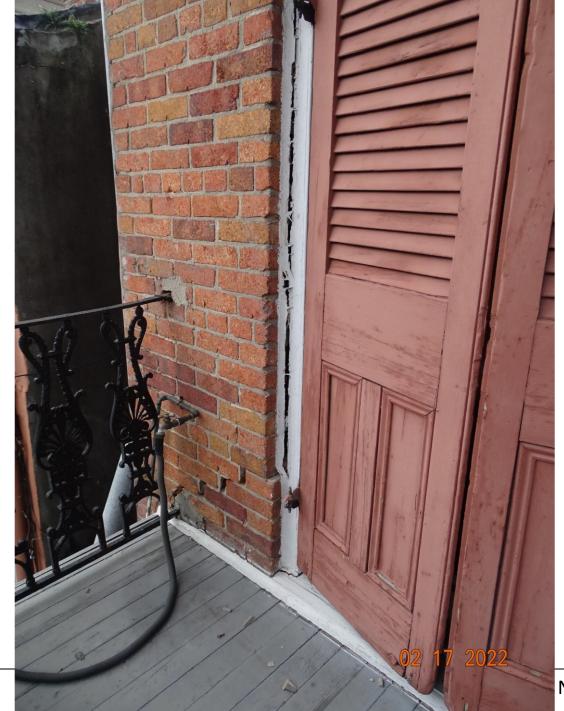


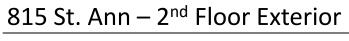




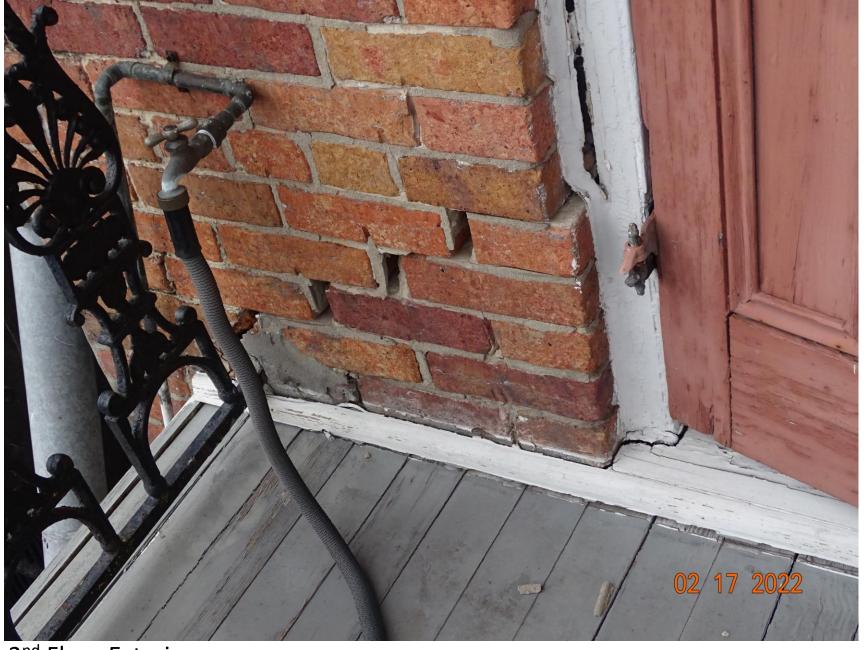
815 St. Ann – 2<sup>nd</sup> Floor Exterior











815 St. Ann – 2<sup>nd</sup> Floor Exterior













Photo 1: DAMAGED FOOTING



Photo 2: DAMAGED/MISSING FOOTING.



Photo 3: DAMAGED/MISSING FOOTING



Photo 4: DAMAGED FOOTING.





Photo 5: CLOSE UP OF DAMAGED BRICK OF FORMER FOOTING.



Photo 6: CLOSE UP OF DMAGED BRICK IN FORMER FOOTING.



Photo 7: CLOSE UP OF DAMAGED AND DISPLACED BRCIK IN FOOTING.



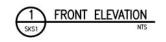




Temporary shoring approved by VCC for a time frame of 60 days. Additional approvals needed from Safety & Permits and Department of Public Works.



NOTE:
PROVIDE ABOVE WALL SHORING EACH
SIDE OF EACH WINDOW AND DOOR.
SHOWN ONE SIDE FOR CLARITY ONLY.



ı	-	MORPHY
ı		MAKOFSKY
ı		(504) 488-1317
ı	<b>###</b>	JOB NO. 20163

815 ST. ANN STREET NEW ORLEANS, LA

DRAWN BY JLS	SCALE AS NOTED	SKS1
CHECKED BY JLS	DATE 09-26-22	$\overline{}$

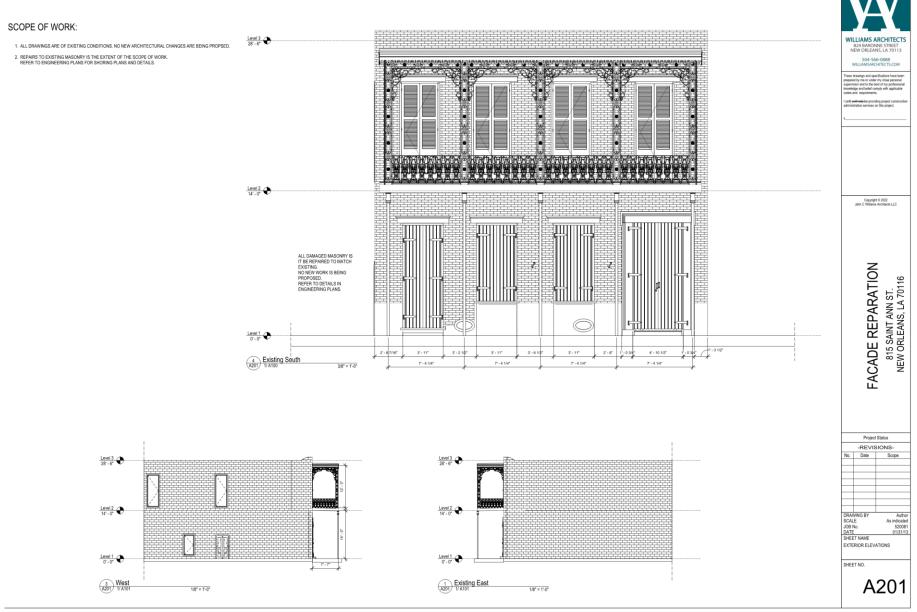




Copyright © 2022 John C Williams Architects LLC FACADE REPARATION 815 SAINT ANN ST. NEW ORLEANS, LA 70116 -REVISIONS-DRAWING BY SCALE As JOB No. DATE SHEET NAME EXTERIOR ELEVATIONS A201

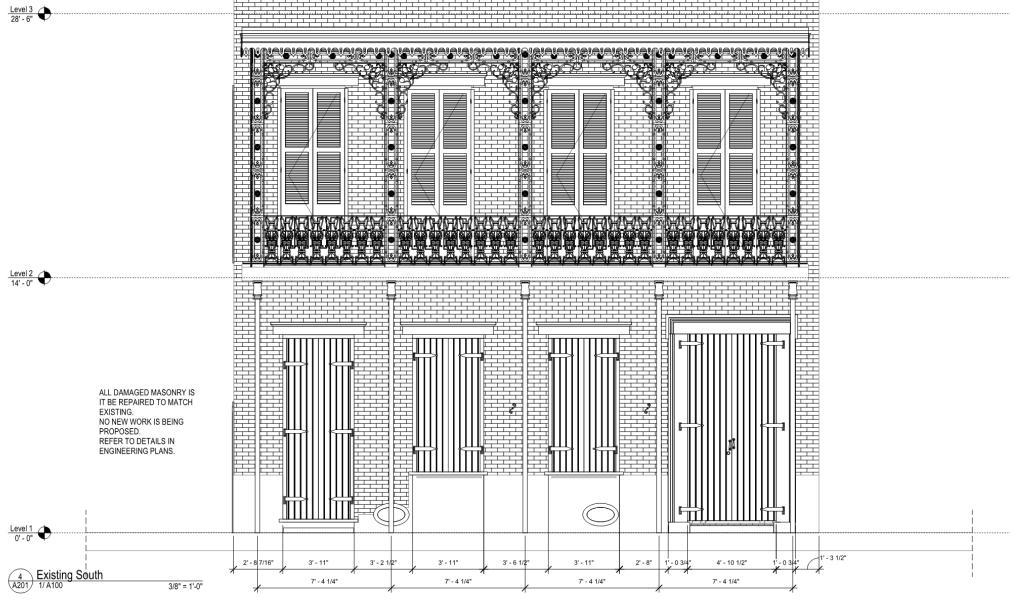
815 St. Ann – Initial Drawing Received 10/26/2022





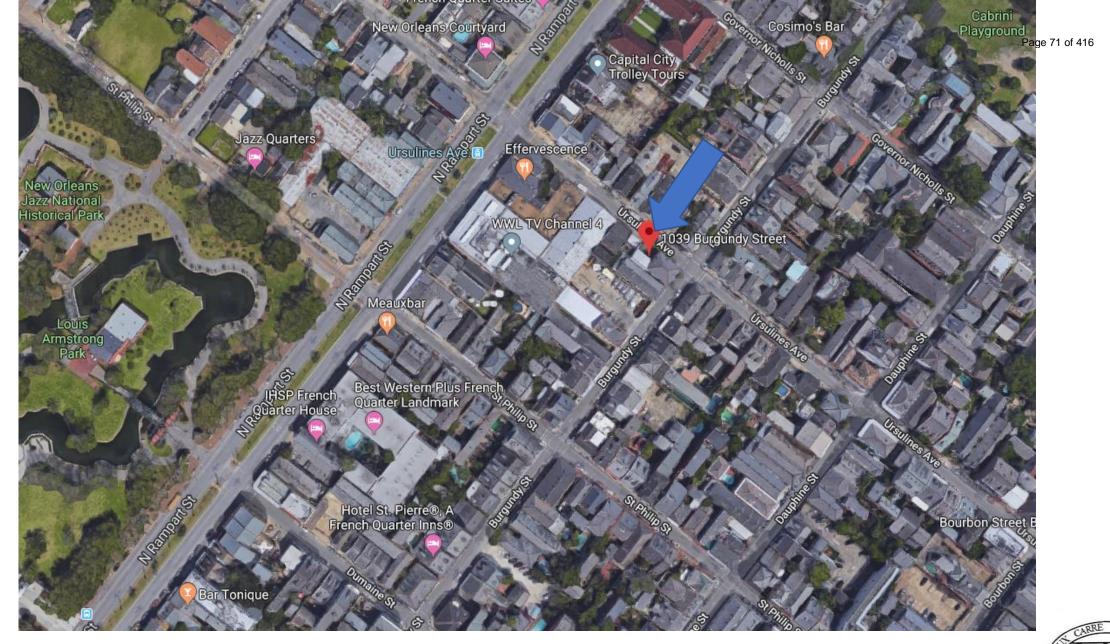
815 St. Ann – Second Drawing Received 10/26/2022



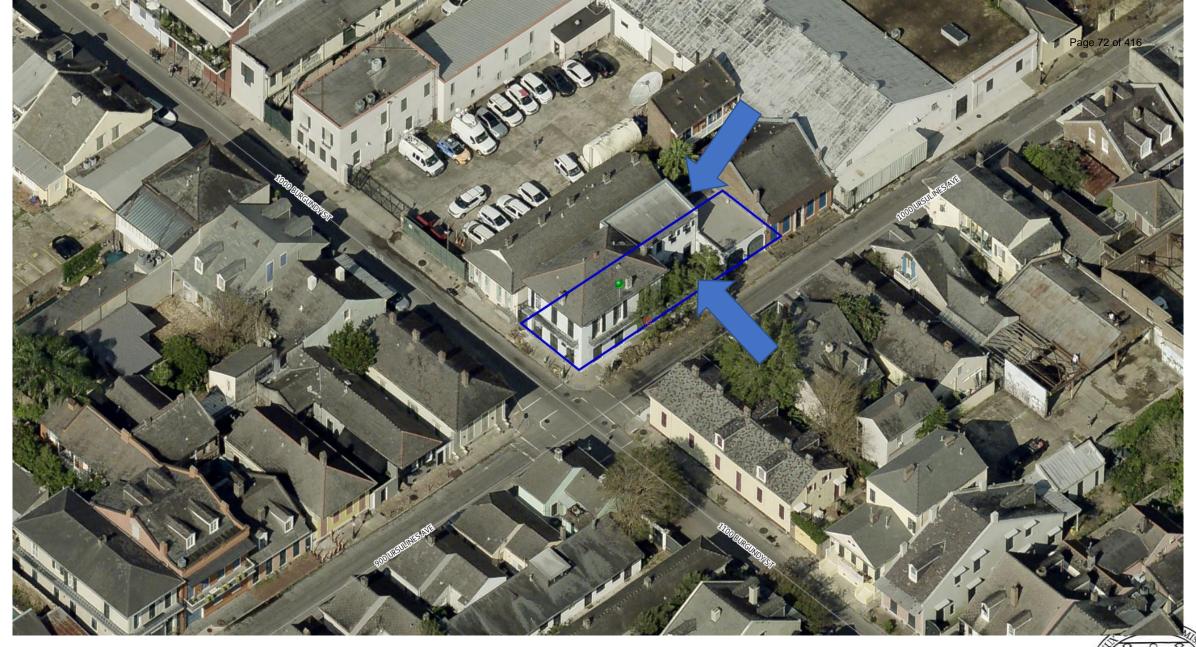


815 St. Ann



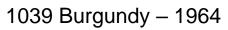


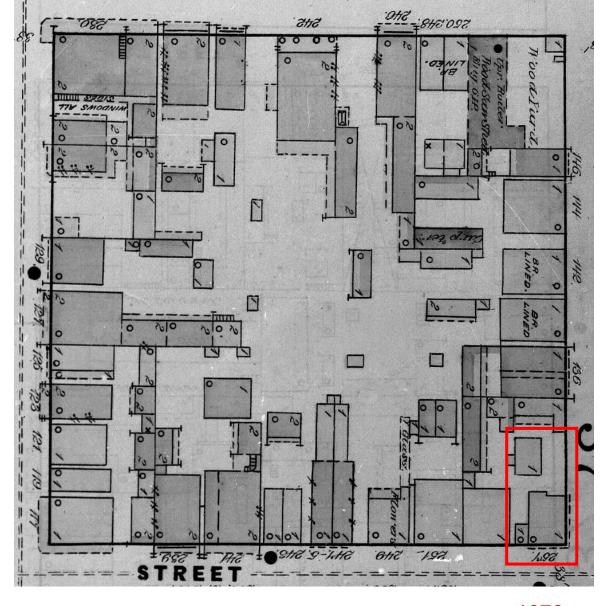


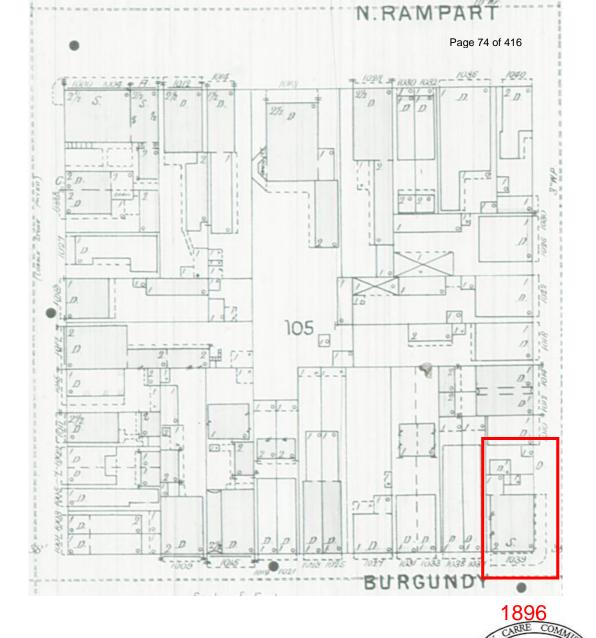


1039 Burgundy



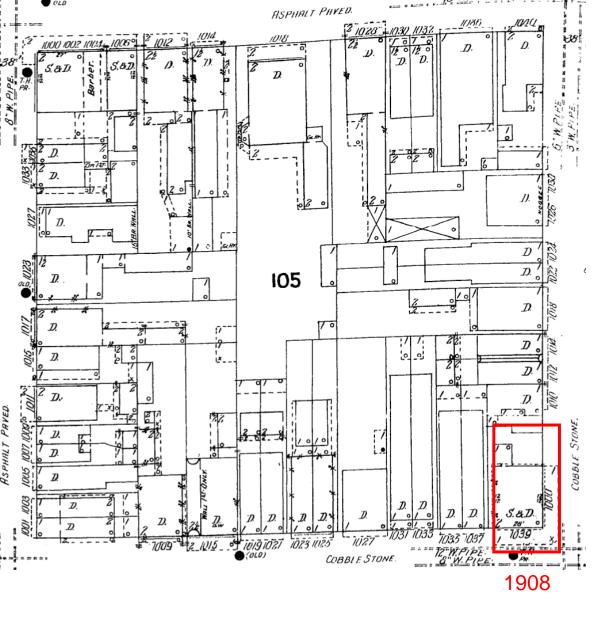


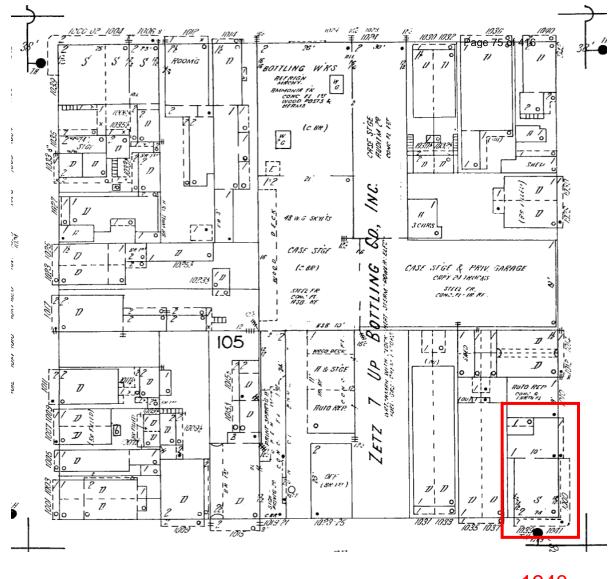




1876

November 9, 2022

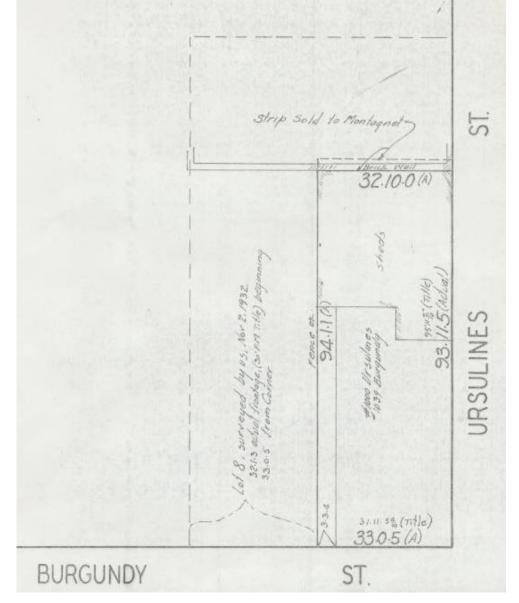




1940









1934

1039 Burgundy – service ell not present

1964



















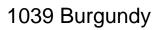


















# 1039 Burgundy Street

New Orleans, LA. 70116

Exterior Renovations VCC ARC 11/08/2022



### **Opening Statements:**

We are here today to address four remaining issues regarding the proposed renovation. But first, we want to emphasize:

- This home has been in the same family for three generations.
- The family hopes to convert the home from a three-metered rental to a 1-meter single family home, with minimal disruption to neighbors, and
- a commitment to design a renovation that is architecturally sensitive and appropriate.

We hope to work with neighbors, the ARC and the VCC to achieve a renovation that contributes to the atmosphere and value of the French Quarter



### Conceptual Approvals as of 8/9/2022 VCC AC Meeting:

- All stonework on the courtyard, enclosing the existing arched openings and installing new doors on the service ell orange rated building.
- The second story addition.
- Shifting of the exterior Burgundy St. side gate to the courtyard.

#### The Remaining Issues:

- 1. A proposed new opening to the courtyard from the main building and installation of a door matching the original doors in the main house. The new door and opening would be adjacent to a new door replacing the existing 1960's door and transom, which has already been conceptually approved.
- 2. The style of new doors to the courtyard from the service ell.
- 3. The double garage door style for the garage opening.
- 4. The door style for the service wing addition that has been conceptually approved.
- 5. A replacement roof deck floor and railing extending from the service wing addition that has already been conceptually approved.

We will address each of these individually.

\*Based upon a review of the audio recording of the hearing held on 8/9/22. We have requested but not yet received a list in writing of all proposed items that this board has conceptually approved.



## The New Door to the Courtyard: Seeking Symmetry and Architectural Consistency

• The owners proposed extending the existing arched openings in the service wing built in the 1960's. At the suggestion of the ARC staff, the owners have agreed to install new doors to the courtyard that mimic the existing doors in the main building. This board conceptually approved that proposal at the hearing on 8/9/2022.

• The existing door and transom from the main building to the courtyard was installed in the 1960's renovation and are not stylistically appropriate.

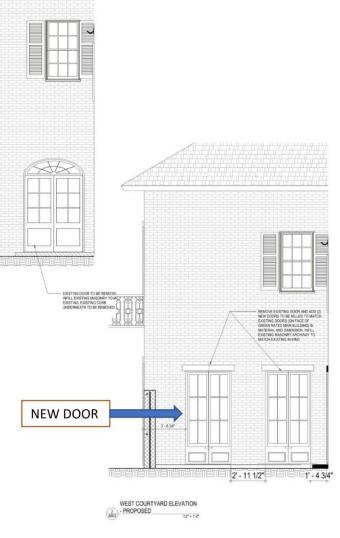
• At the suggestion of the ARC staff, the owners have agreed to alter the existing door opening and install a new door that mimics the original doors in the building. This board conceptually approved the altered opening and new door at the hearing held on 8/9/2022.

• This new door and correspondent smaller opening will reduce the amount of light filtering into what will be the primary living space in the main house.

• The owners propose to install a new door opening to the courtyard from the main building and installation of a door matching the original doors in the main house.

#### • The proposed new opening and door would accomplish two purposes:

- 1. Maximize light to the living room in the renovated main building.
- 2. Balance the building facades facing the courtyard by adding symmetry and consistency in the placement and design of the doors opening to the courtyard from both the main building and the service wing that would be more appropriate for the Green and Orange rated structures.
- We plan to work closely with the VCC, reuse historic masonry and mill new doors to match the existing whenever possible in order to maintain architectural integrity.

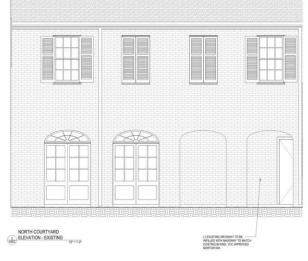


WEST COURTYARD ELEVATION



### The New Door to the Courtyard: Seeking Symmetry and Architectural Consistency













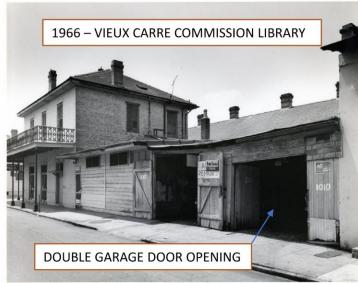
#### **PROPOSED**



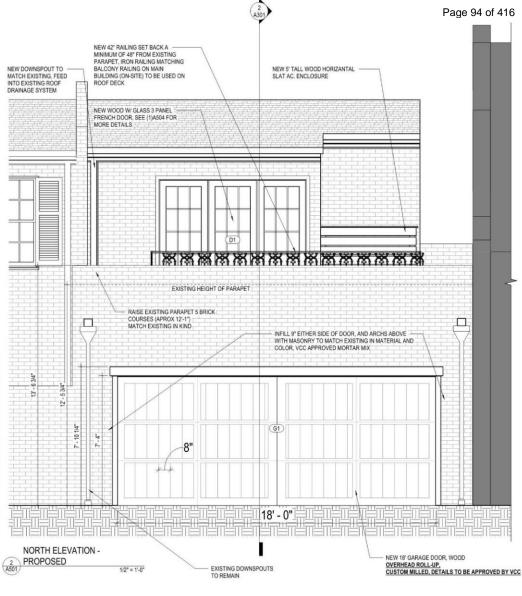
# The New Garage Door: Again Seeking Architectural Consistency

The owners propose a single garage door that mimics other gates/doors in the French Quarter as shown and eliminates the current architectural details above the garage doors.



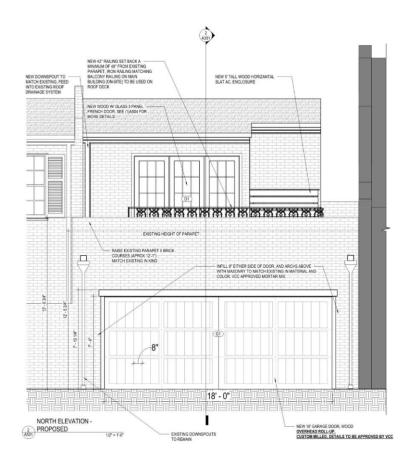


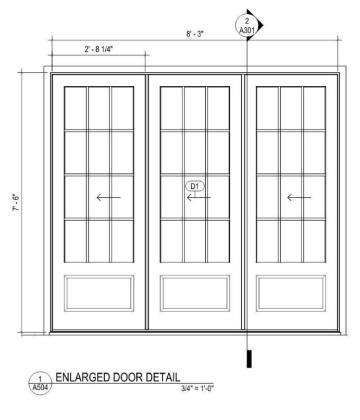






### **Door Style for the Service Wing Addition**





#### <u>NOTE</u>

NEW 3 PANEL WOOD FRENCH FOLDING DOOR TO BE COSTUM MILLED BY WOODWRIGHT SHOP. HEAD JAMB SILL DETAILS AND OVERALL SIZE AND STYLE TO BE APPROVED BY VCC STAFF.

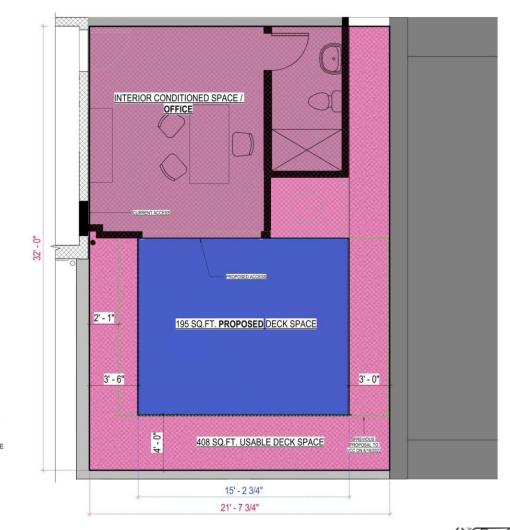




## The Replacement Deck: Proposed Reduction in Deck Size

The owners proposed a modest extension of the service wing over the rear roof of the garage to be used solely as the husband's office. This proposal was conceptually approved at the hearing on 8/9/2022.

- The owners further propose to finish a portion of the garage roof adjacent to the addition to provide an outdoor workspace for the husband who generally works from home.
- There is a door from the service wing to the garage roof, which allows residents to use the entire area of the garage roof (698 sq. ft.) as a *de facto* deck. In fact, the roof has been used as outdoor space since the 1960's.
- The proposed service wing addition will cover approximately 290 square feet, thus reducing usable space on the garage roof deck to 408 square feet.
- The owners are proposing to further reduce the amount of usable space by building a wood floor approximately 12'-9" by 15'-2" (or 195 sq. ft.) and enclosing the floor with repurposed historic iron railing.



DECK EXISTING / PROPOSED DIAGRAM

EXISTING USABLE AND ACCESSABLE DECK SPACE 695 SQ.FT.

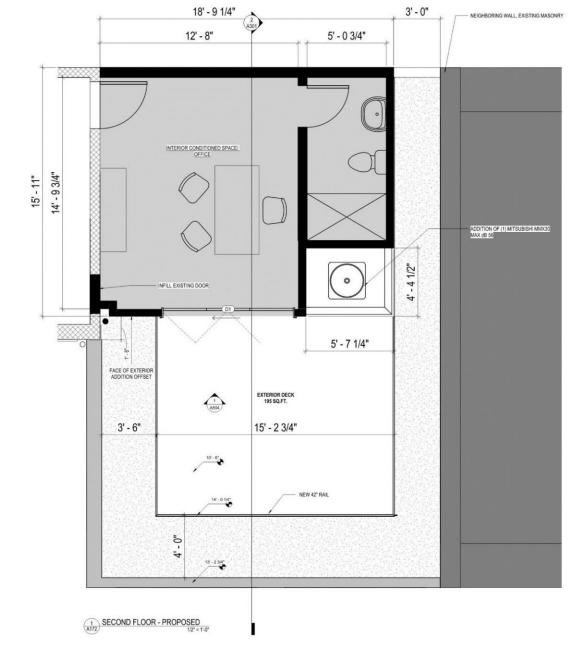
PROPOSED USABLE AND ACCESSABLE DECK SPACE
195 SQ.FT

PROPOSED DECK SPACE ON VCC ARC 8/19/2022

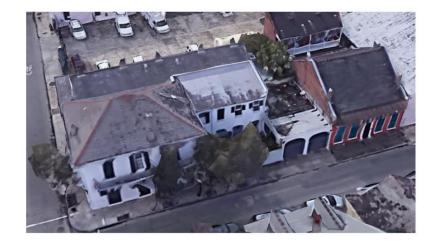
1039 Burgundy

VCC Architectural Committee November 9, 2022

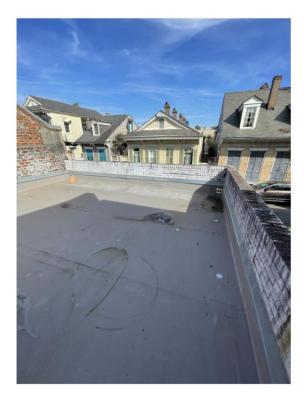
## **Proposed Scheme**







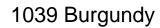


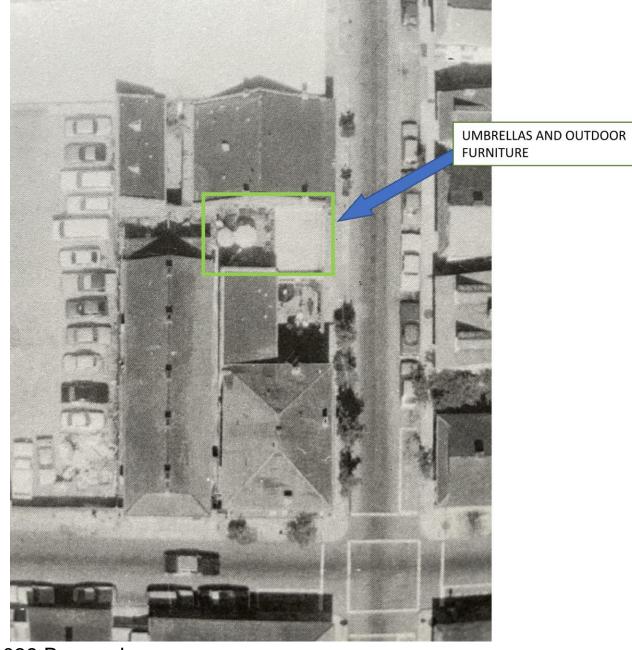


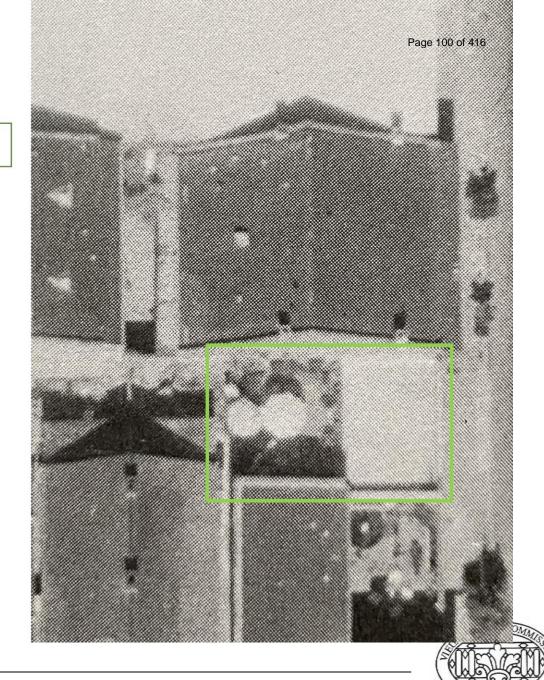


SANBORN ATLAS, APRIL 1983







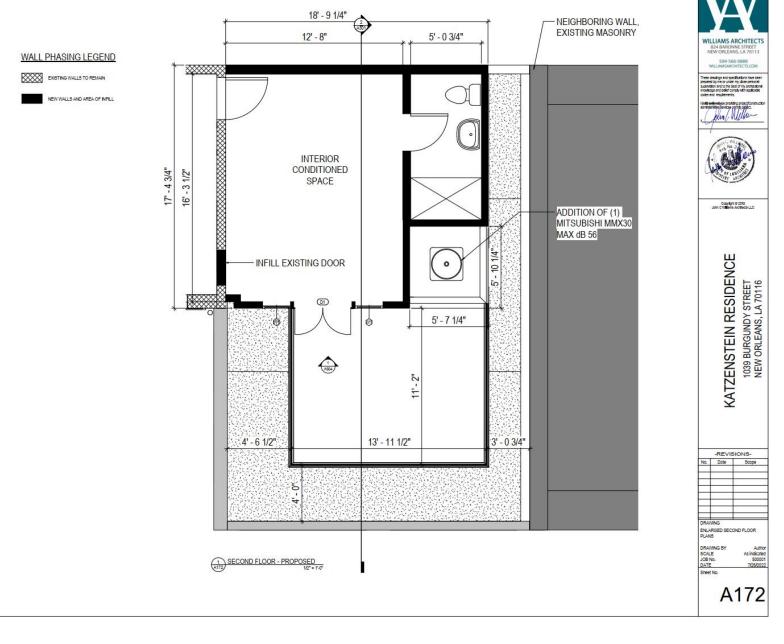


1039 Burgundy

#### Conclusion:

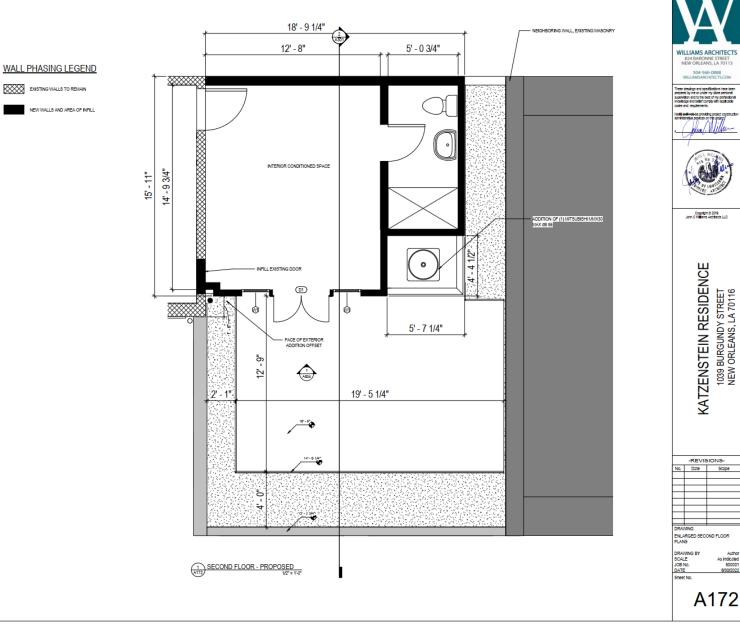
- The house is currently outdated and metered for three apartments.
- As third generation owners, the Katzensteins have a deep attachment to the home as do their adult children. They plan to convert the building to a single family home if they are able to achieve what they feel is necessary to make the home suitable to their comfort and lifestyle.
- As a result, the Katzensteins have substantially reduced the area of the requested deck space and accepted other architectural changes suggested by the ARC. They do involve increased costs i.e. new doors vs. reusing the existing ones.
- We hope to reach consensus on the proposed renovations and will continue to work with the ARC, the VCC and our neighbors to design a renovation plan that is satisfactory to all interested parties.
- If unsuccessful, the owners will hold the house as investment rental property, renting all three existing units, for the foreseeable future.





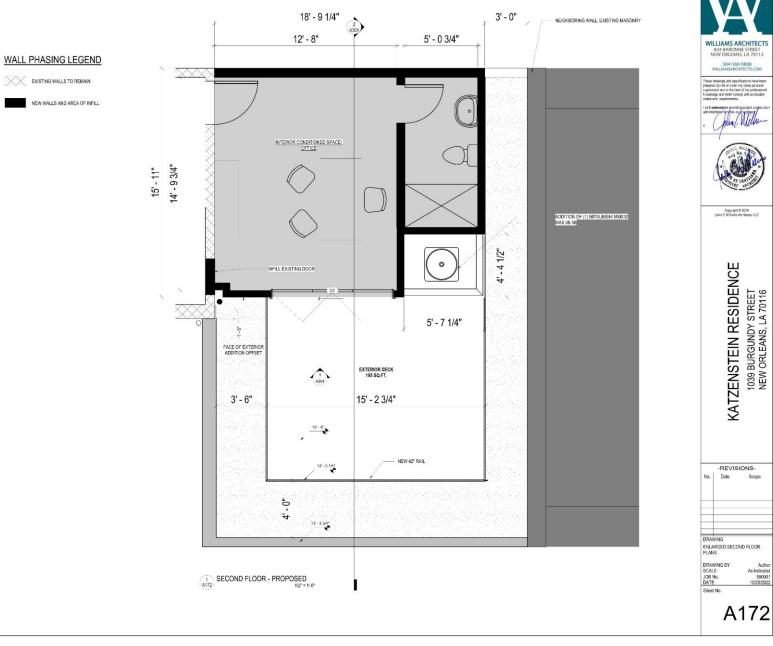
1039 Burgundy – reviewed at 8/17/2022 VCC hearing





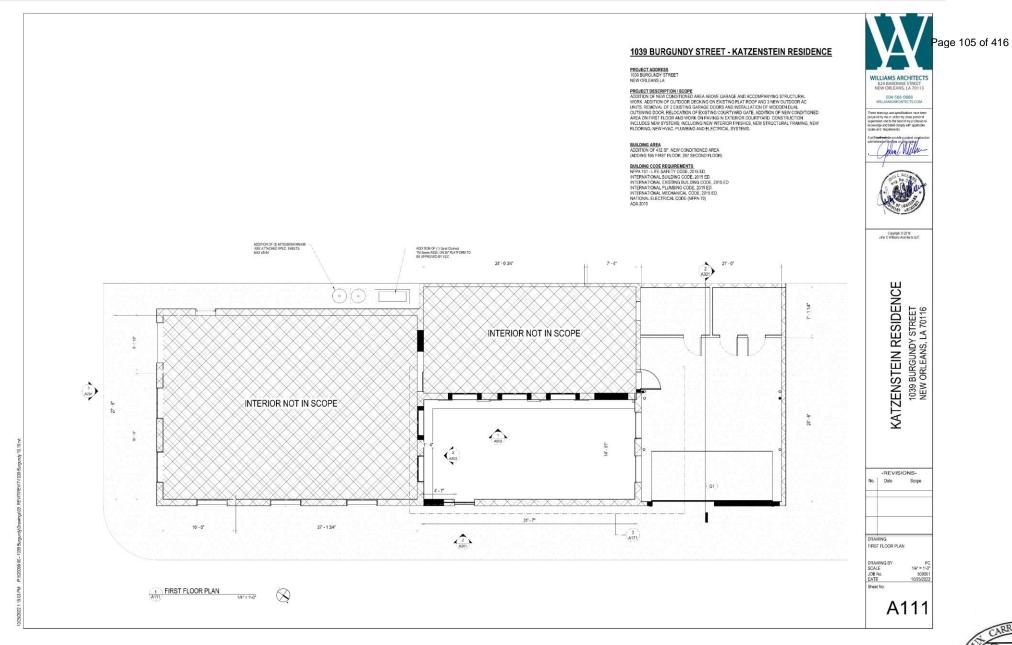
1039 Burgundy - reviewed at 9/13/2022 AC hearing



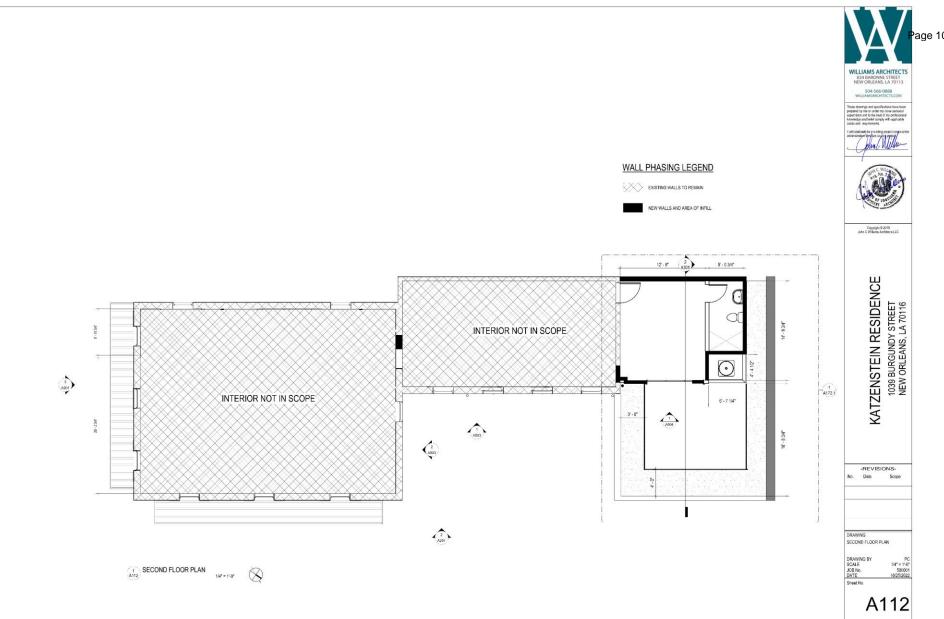


1039 Burgundy – proposed today



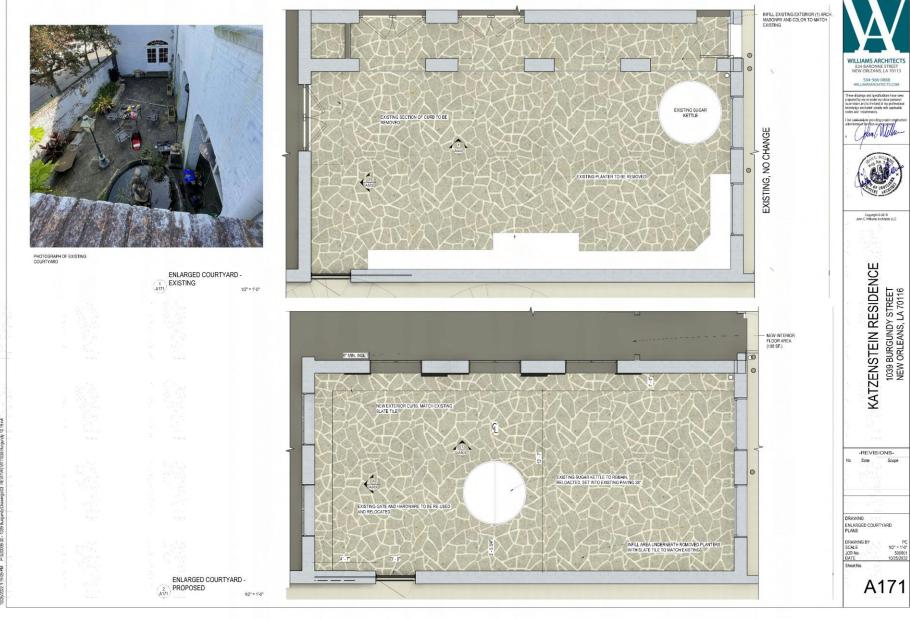






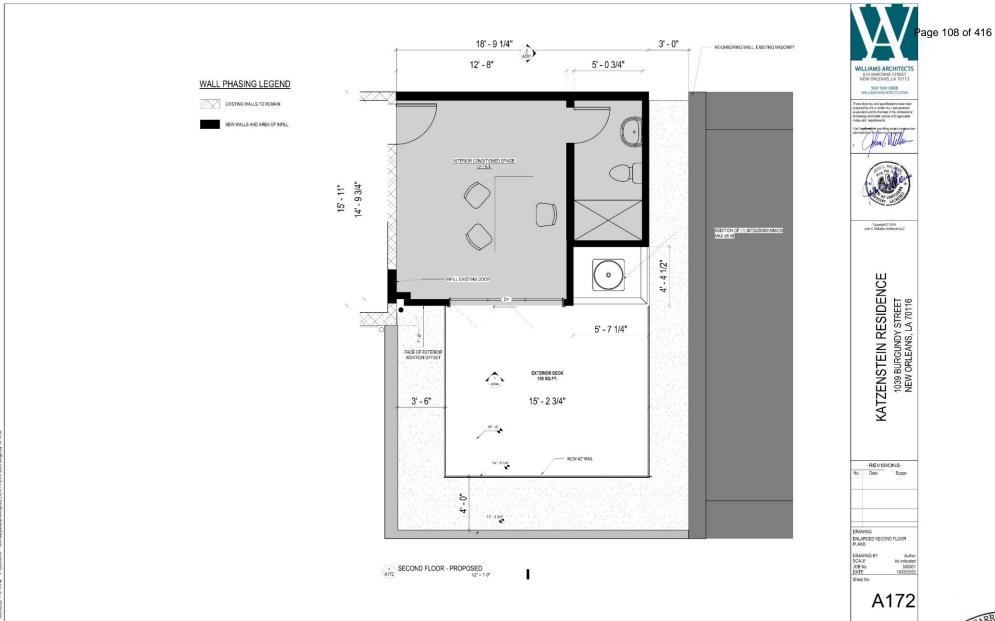












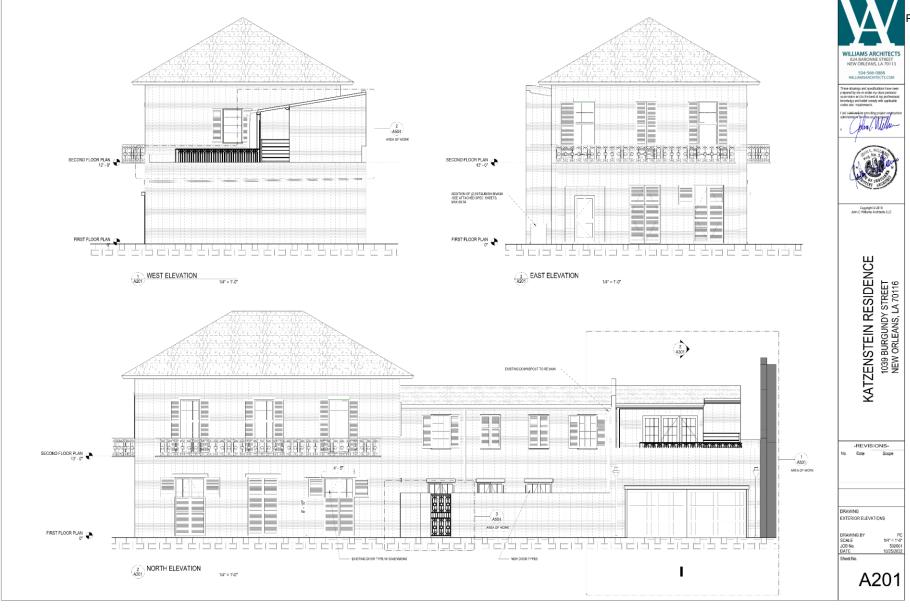
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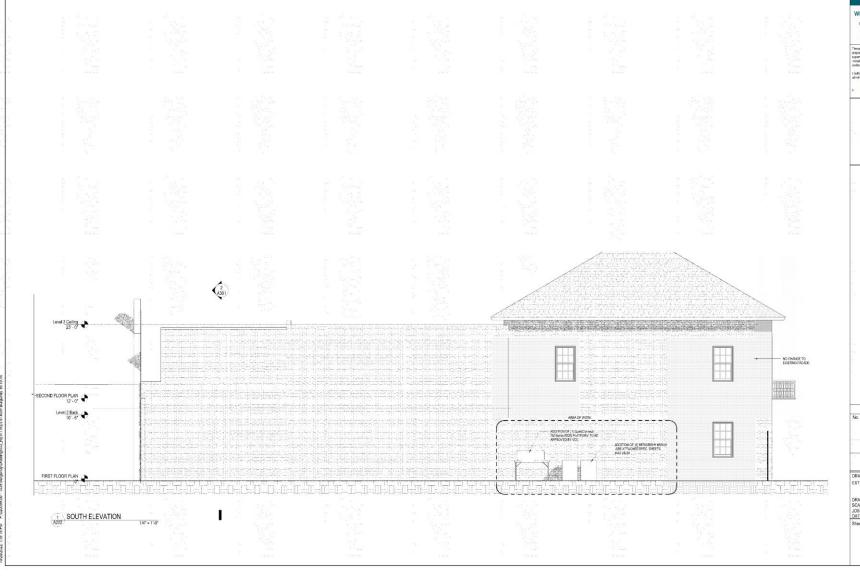






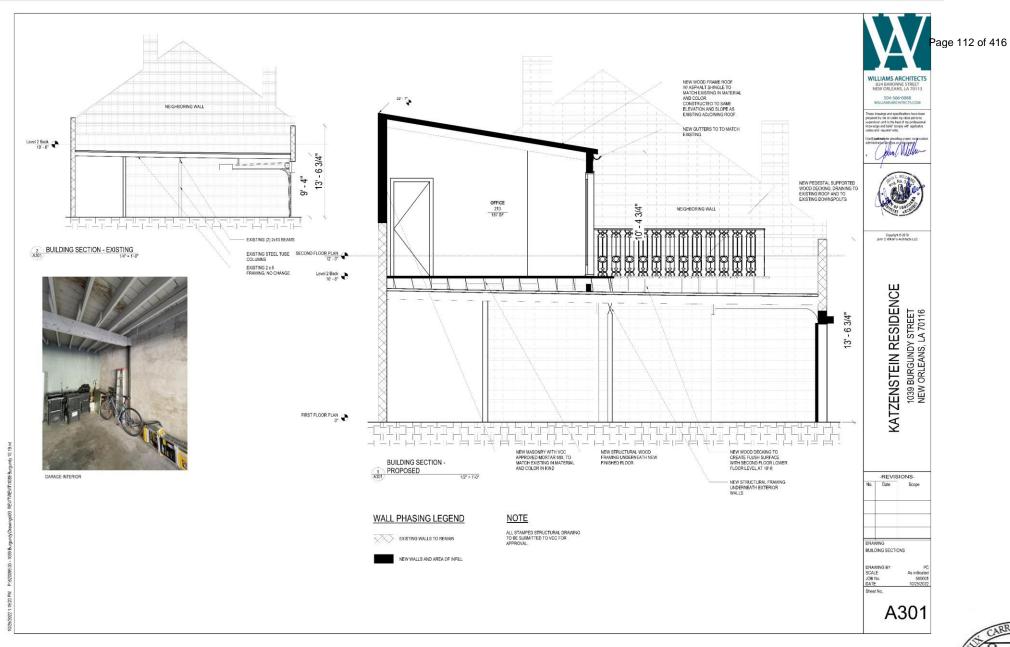






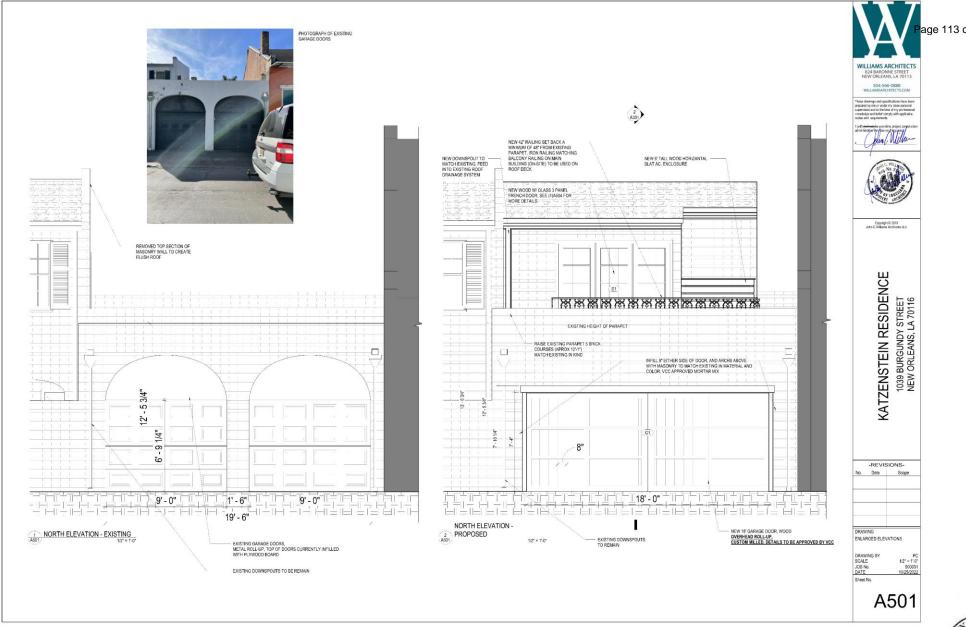
1039 Burgundy

A202











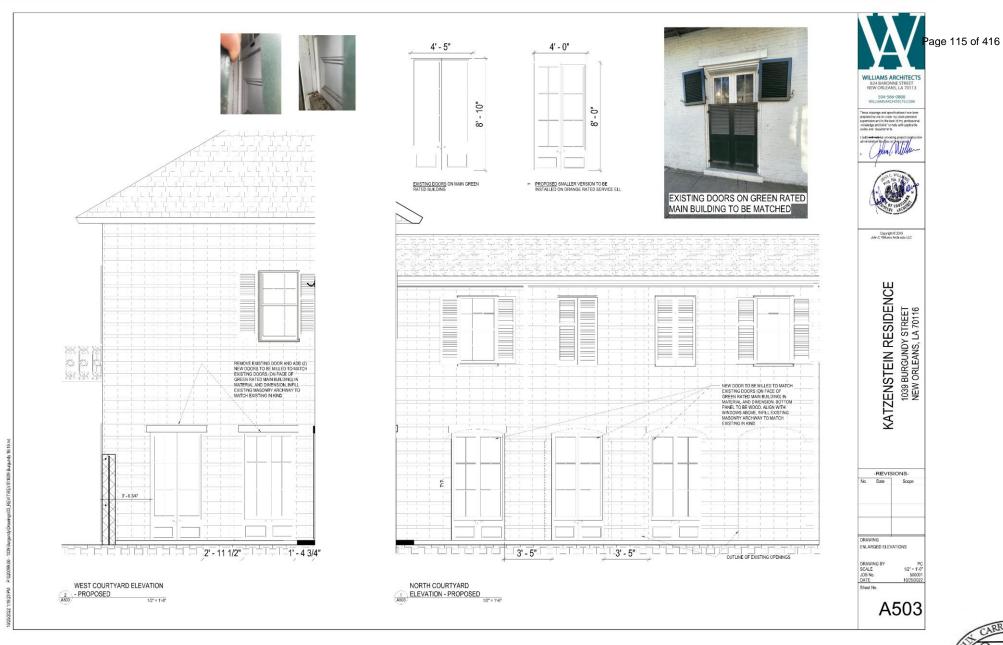


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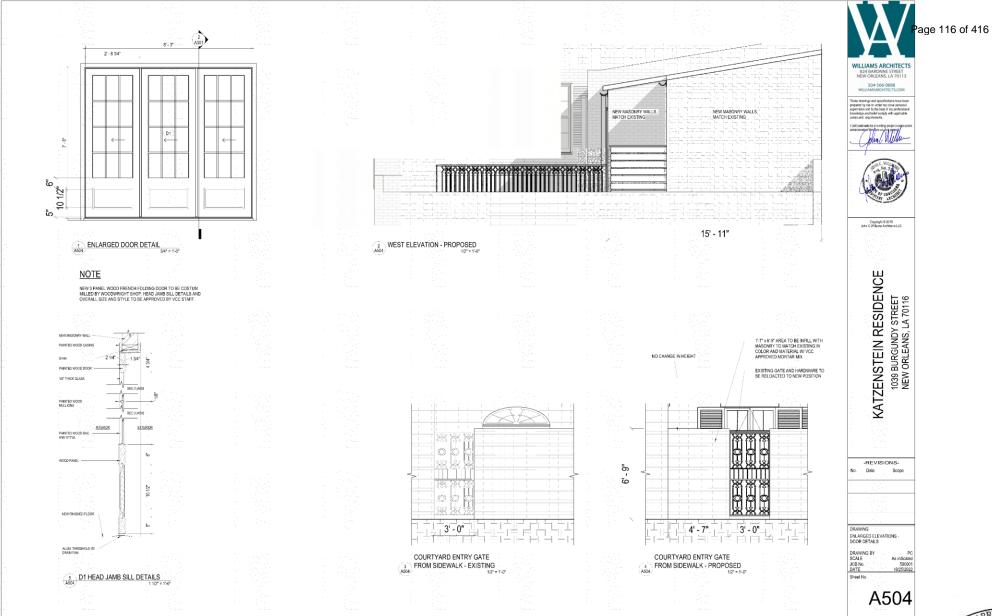
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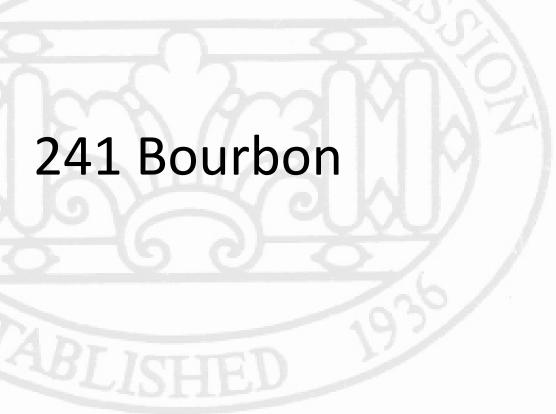
1039 Burgundy

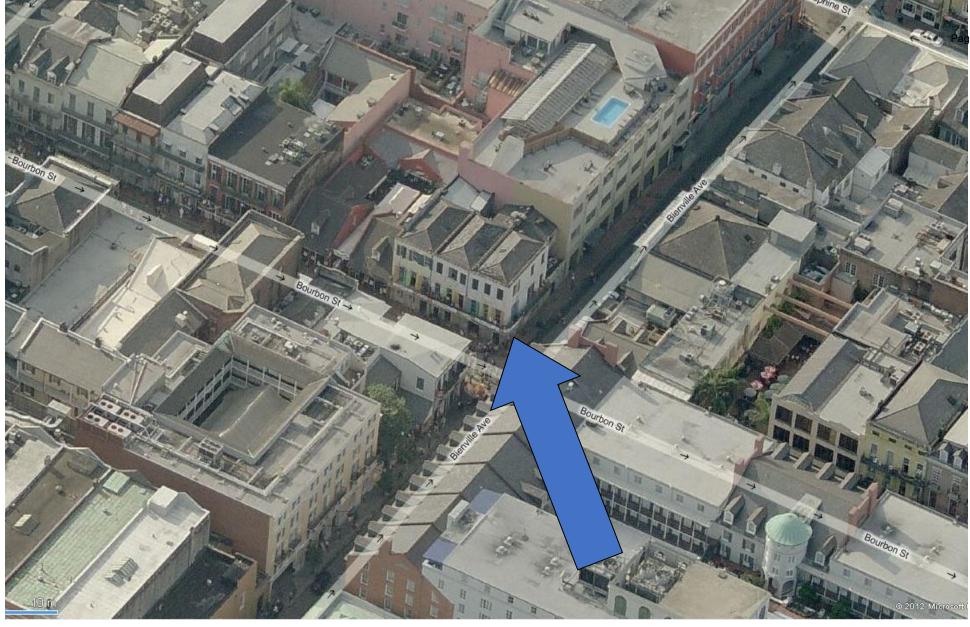


















235-41 Bourbon - 1965























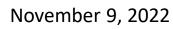


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**VCC Architectural Committee** 

















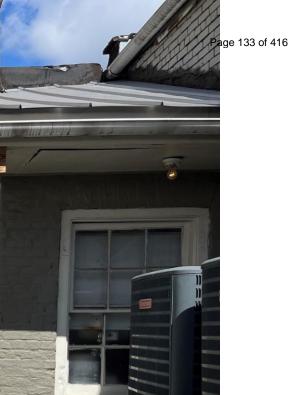


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VCC Architectural Committee









ARE COMMON PARTIES OF THE PARTIES HED.







## 239 - 241 BOURBON ST, NEW ORLEANS LA

PROJECT SUMMARY

PROPOSAL TO RENOVATE BUILDING (IN CONJUNCTION WITH 235-237 BOURBON ST.) INCLUDING A PROPOSED CHANGE OF USE ON THE THIRD FLOOR FROM VACANT TO SHORT TERM RENTAL.

# ITEMS FOR VCC APPLICATION, SUMMARY

EXTERIOR, BOURBON + BIENNVILLE

- PAINT EXTERIOR (VCC VIOLATION)
- 2. UPDATE MAIN DOOR TO VESTIBULE OFF BIENVILLE ST.
- 3. REMOVE CONDENSER UNITS VISIBLE ON BIENVILLE ST.
- 4. ADDITION OF STAIR ON BIENVILLEST. SIDE, LEVEL 2, AS PER FIRE EGRESS.
- 5. ADDITION OF ELEVATOR SHAFT OVERRIDE. VISIBLE FROM BIENVILLE ST.

### COURTYARD

6. REMOVAL OF NON-HISTORIC STAIRCASE ENCLOSURE. PATCH AND FILL FLOOR TO MATCH

 $\mathbf{W}^{-1}$ 







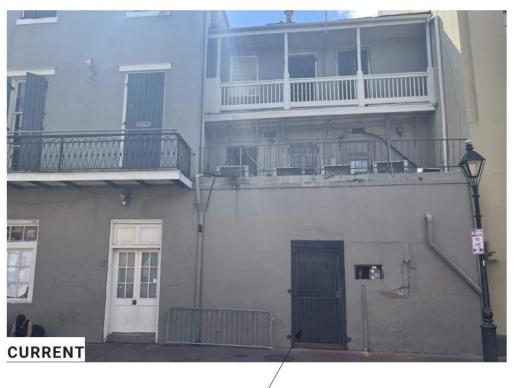
## 1. PAINT EXTERIOR

REMOVE ALL IMPERMISSIBLE SIGNAGE, FURNITURE TO PREPARE FOR PAINTING BY WASHING USING A LOW WATER PRESSURE (400 PSI MAX) AND/OR SANDING (ROTARY SANDERS CANNOT BE USED), MAKING MINOR MILLWORK AND MASONRY REPAIRS AS NECESSARY TO MATCH EXISTING CONDITIONS (MASONRY MIX MUST BE SOFT, WITH MAXIMUM PORTLAND CEMENT CONTENT NOT TO EXCEED 1 PART TO 12) AND TO PAINT AS FOLLOWS TO MATCH EXISTING CONDITIONS.

REF. A5.1, A5.2

239 - 241 BOURBON ST. VCC REVIEW | OCT 2022







REPLACE

## 2. UPDATE MAIN DOOR TO VESTIBULE

UPDATE DOOR ON BIENNVILLE TO MATCH HSITORIC ENTRANCE REF. A1.21, A1.25, A2.1 A5.1

239 - 241 BOURBON ST. VCC REVIEW | OCT 2022

235-41 Bourbon









3. REMOVE CONDENSER UNITS VISIBLE ON BIENVILLE, RELOCATE TO INTERIOR COURTYARD

REF. A1.22, A1.25, A2.2 A5.1

4. ADDITION OF STAIR ON SECOND LEVEL BIENVILLE AS PER FIRE EGRESS.

REF. A1.22, A1.25, A2.2 A5.1

239 - 241 BOURBON ST. VCC REVIEW | OCT 2022





## 5. ADDITION OF ELEVATOR SHAFT OVERRIDE. VISIBLE FROM BIENVILLE ST.

REF. A1.25, A7.1

239 - 241 BOURBON ST. VCC REVIEW | OCT 2022





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# 6. REMOVAL OF NON-HISTORIC STAIRCASE ENCLOSURE. PATCH AND FILL FLOOR TO MATCH

REF. A1.22, A1.25, A2.2, A5.2

239 - 241 BOURBON ST. VCC REVIEW | OCT 2022

W



ARCHITECT

### WILLIAMS ARCHITECTS

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824 BARONNE STREET NEW ORLEANS, LA 70113 504-566-0888

SAM LEVISON AIA, NCARB, LEED AP BD+C: PROJECT ARCHITECT SLEVISON@WILLIAMSARCHITECTS.COM

### STRUCTURA

### PACE GROUP, LLC Copyright © 2022

400 SOUTH NORMAN C, FRANCIS PKWY NEW ORLEANS, LA 70119 504-206-3834

JOHANN PALACIOS P.E., S.E., SECB, LEED A

#### MEP

### WDG ENGINEERS

821 BARONNE ST NEW ORLEANS, LA 70113 504-754-5272

KENT A. POYSER, P.E. KAPOYSER@WDGNOLA.COM

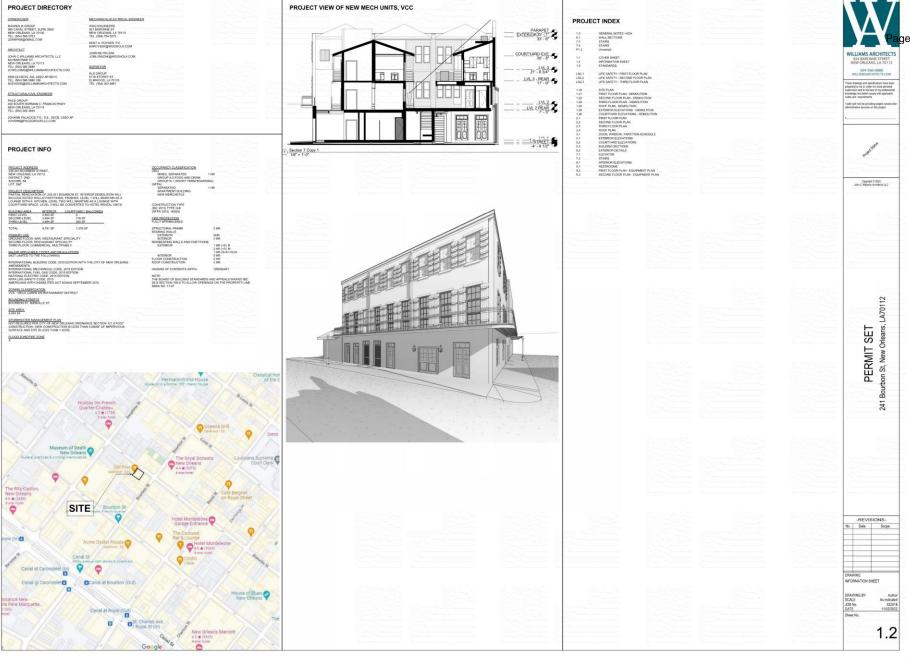


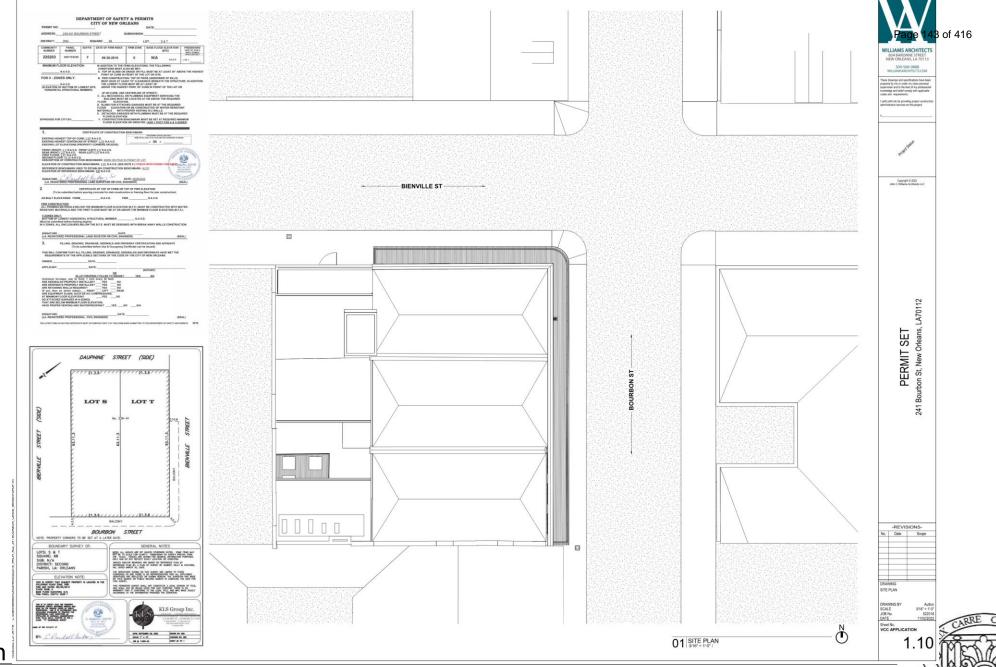
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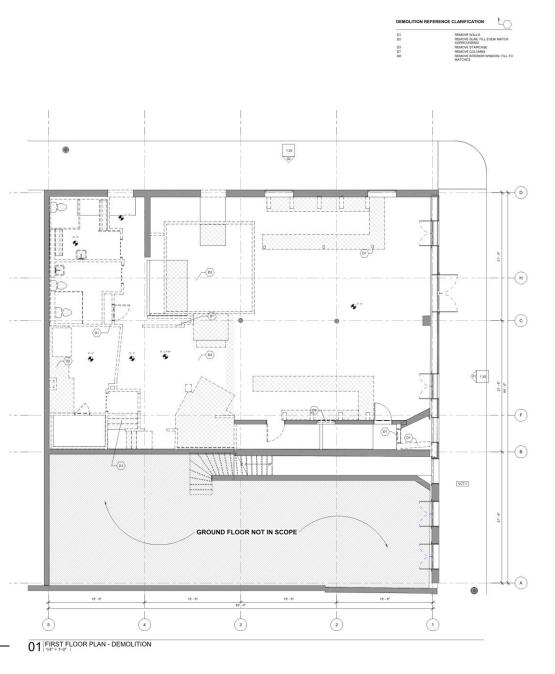
241 Bourbon St, New Orleans, LA70112

235-41 Bourbon

OOR SHEET STORM ST





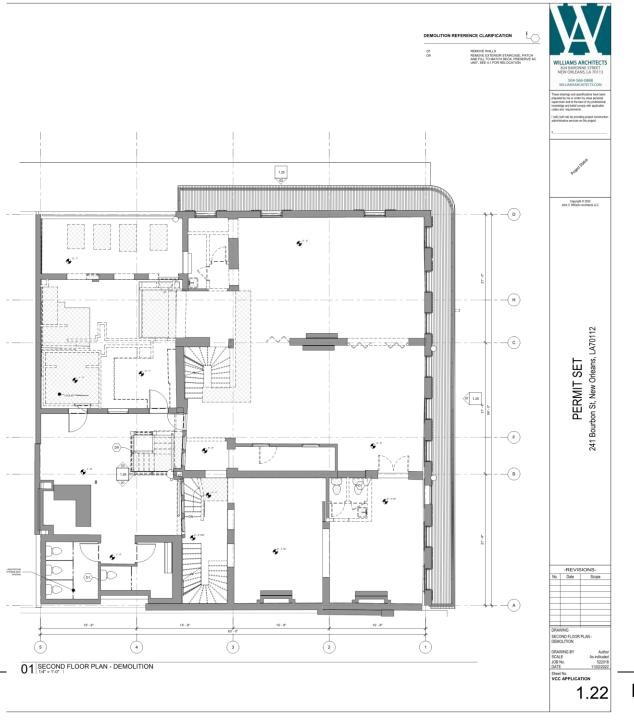


PERMIT SET 241 Bourbon St, New Orleans, LA70112 DRAWING FIRST FLOOR PLAN -DEMOLITION DRAWING BY
SCALE A
JOB No.
DATE 1
Sheet No.
VCC APPLICATION

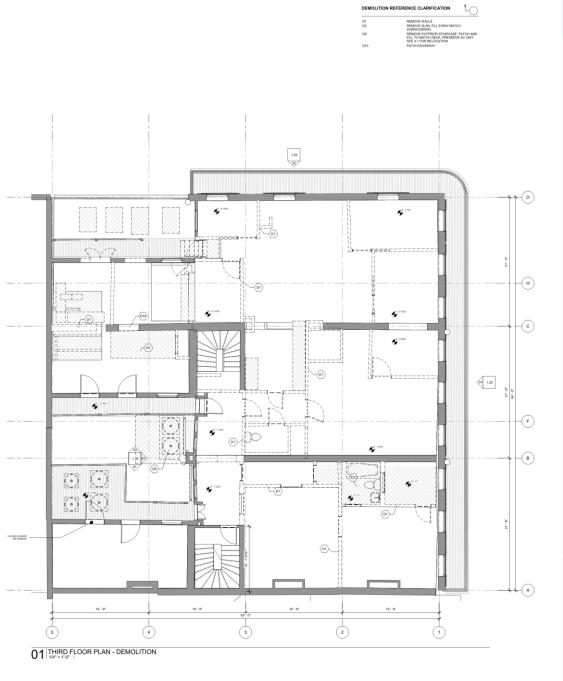
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235-41 Bourbon







Copyright © 2022 John C Williams Architects LLC PERMIT SET 241 Bourbon St, New Orleans, LA70112 -REVISIONS-DRAWING THIRD FLOOR PLAN -DEMOLITION

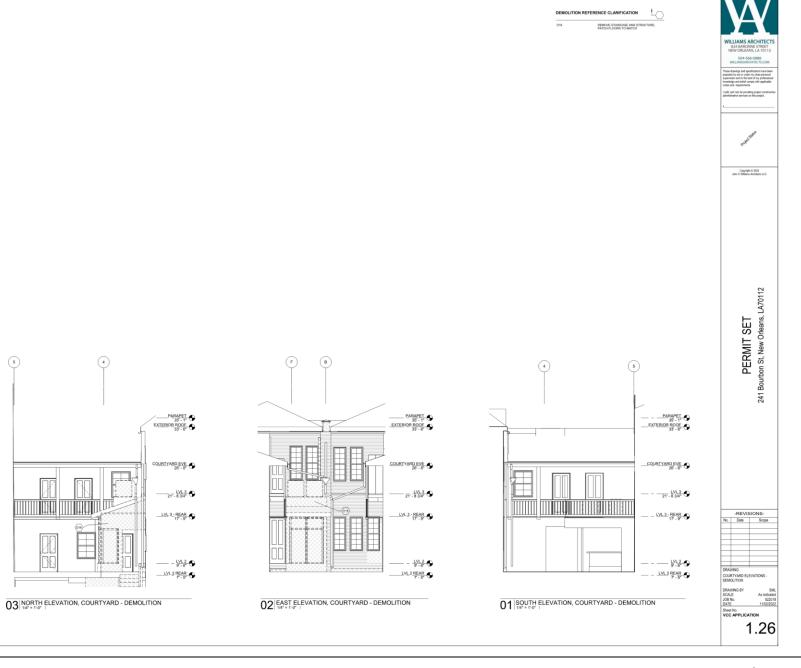
235-41 Bourbon

**VCC Architectural Committee** 

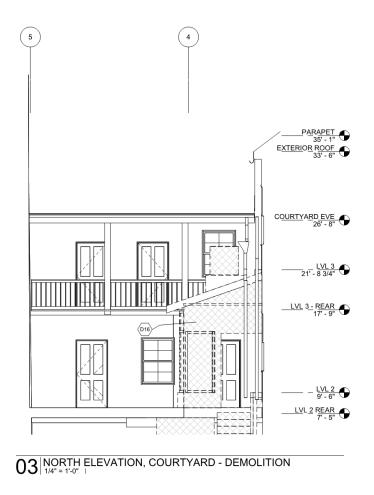


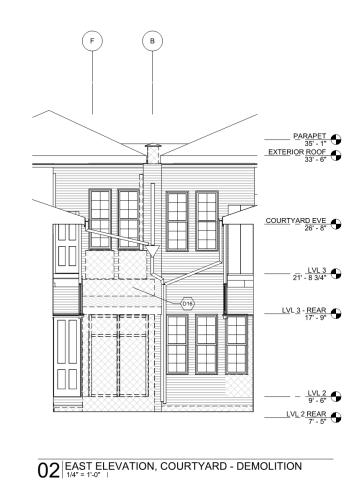


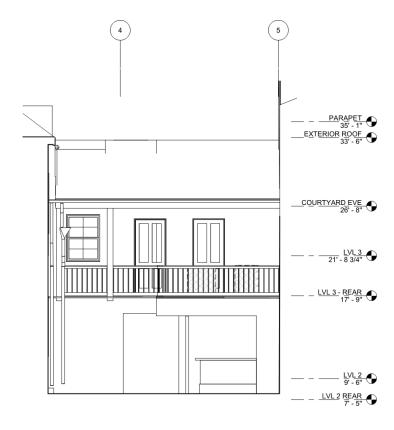
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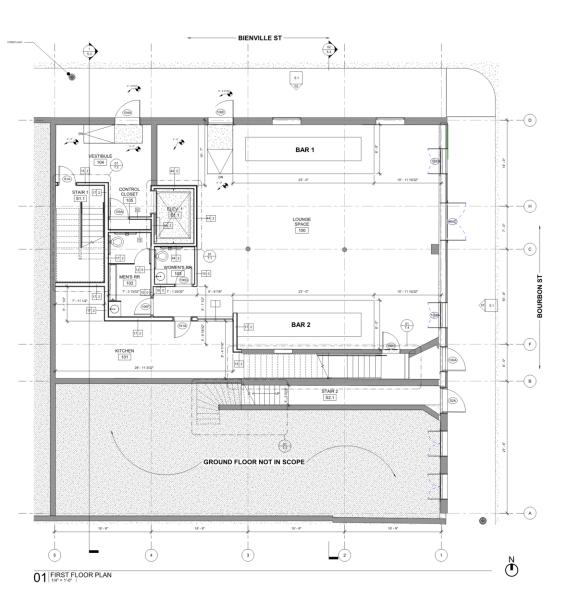








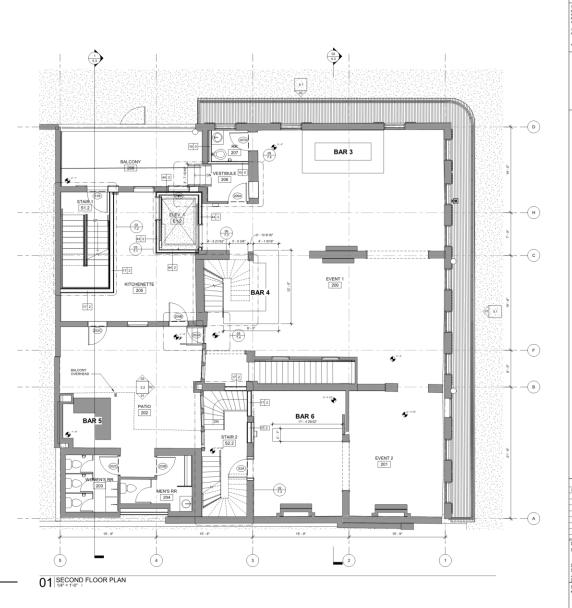
 $01\left| \substack{\text{SOUTH ELEVATION, COURTYARD - DEMOLITION} \\ 1/4" = 1'-0"} \right|$ 



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November 9, 2022



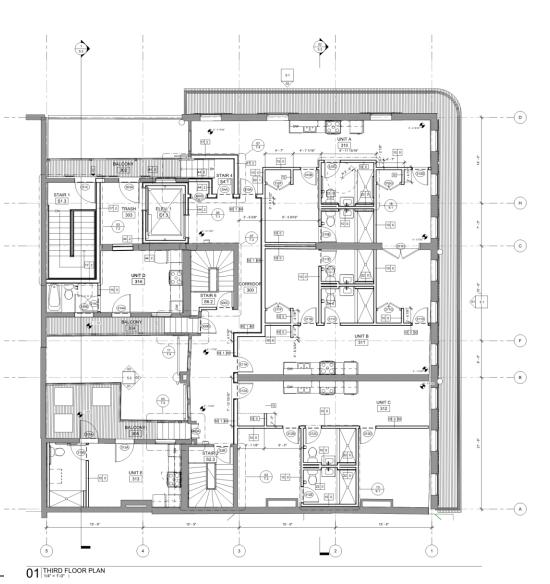




235-41 Bourbon

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235-41 Bourbon

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235-41 Bourbon

CARRE COMMON

MATERIAL

PAINT

BENJAMIN MOORE

BENJAMIN MOORE BENJAMIN MOORE GETTYSBURG GRAY HC-107

ACADIA WHITE BLACK SATIN OC-38 2131-10 HC-188

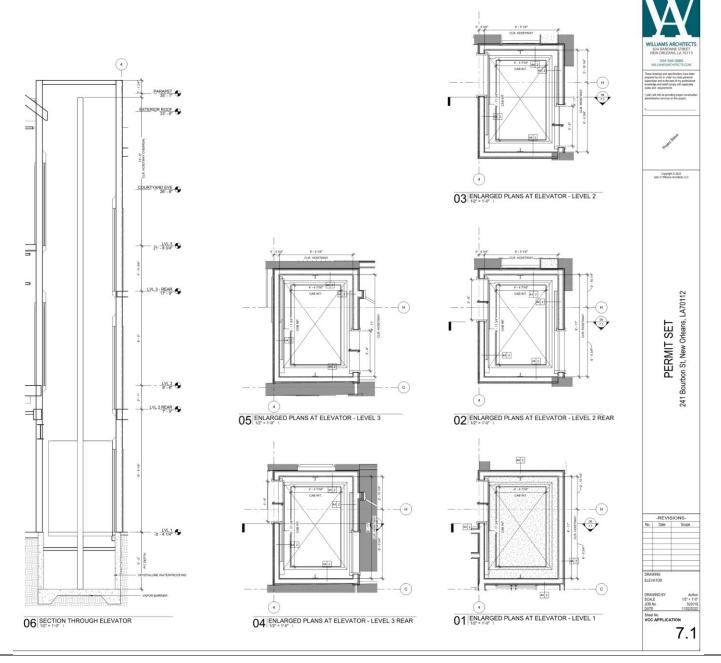
Page 154 of 416

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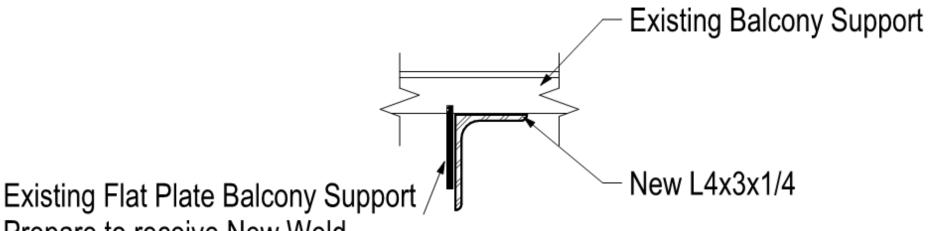


235-41 Bourbon





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Prepare to receive New Weld

Stitch weld 2" @ 6" o.c. to existing flat plate

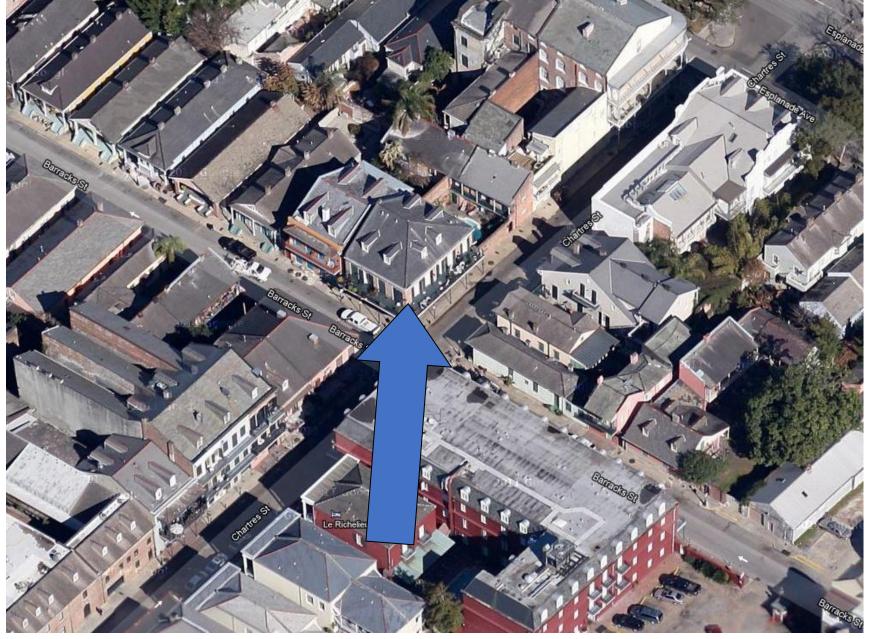
2 Typ. Balcony Support

<u>235-41 Bourbon – From Structural Set</u>



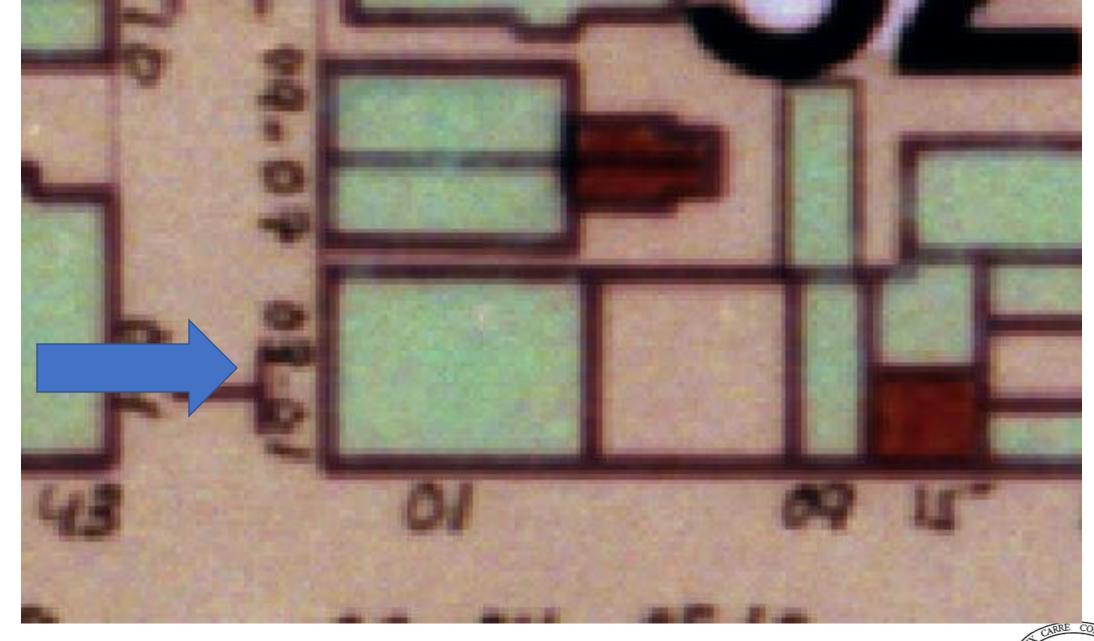






1301 Chartres







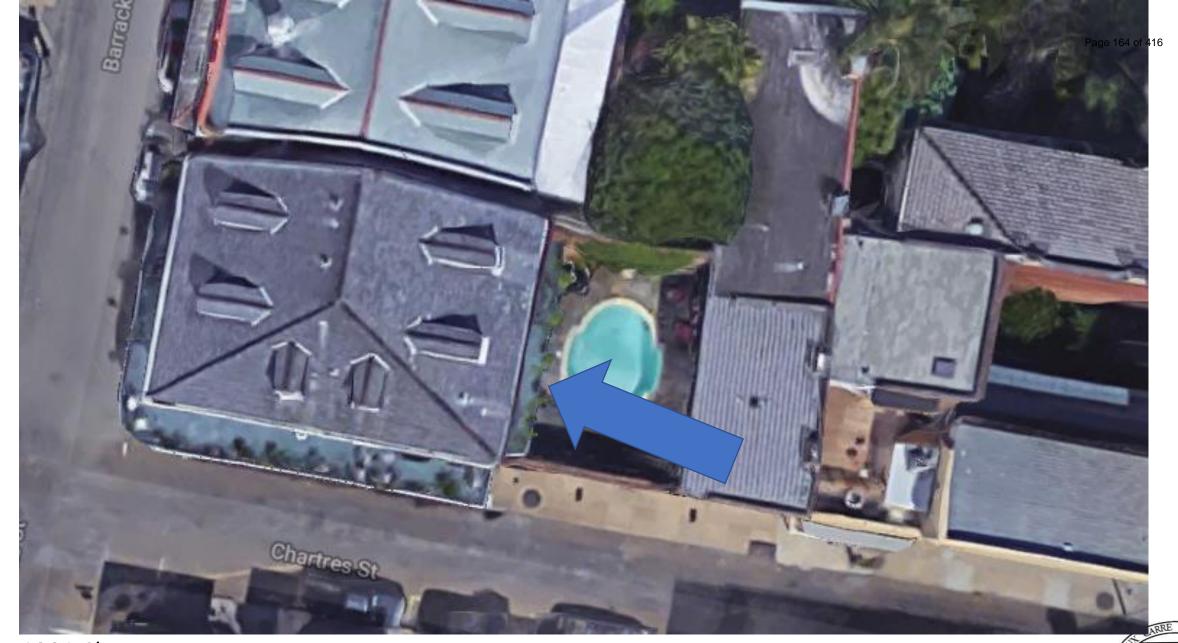
VCC Architectural Committee











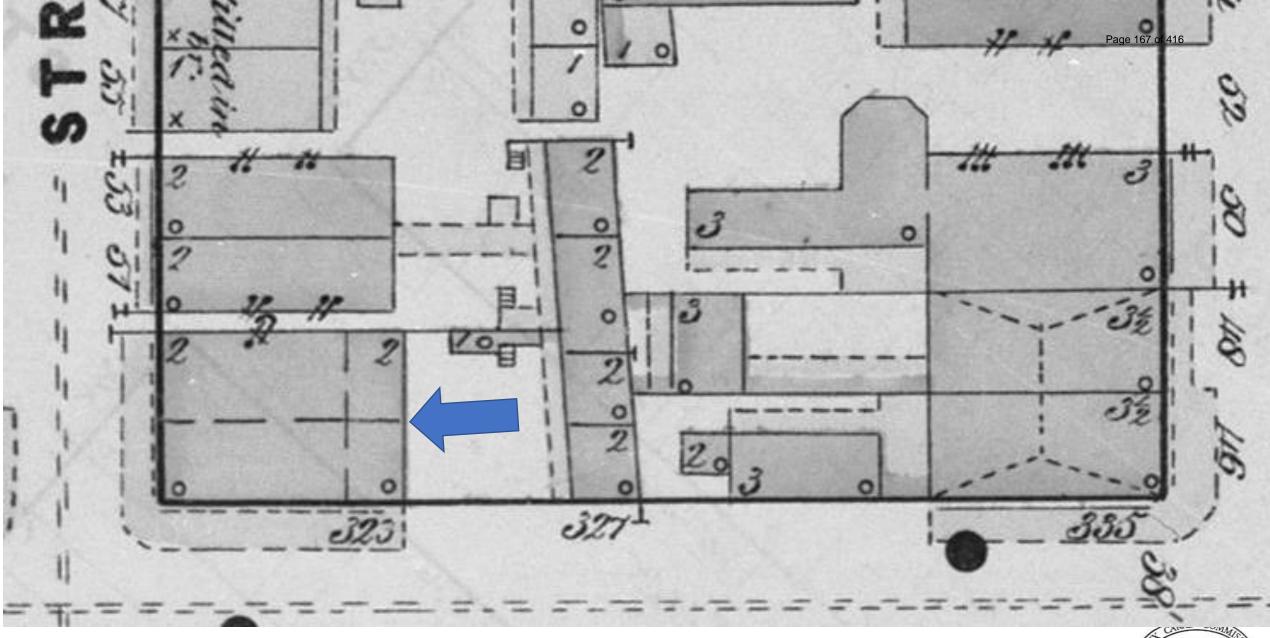
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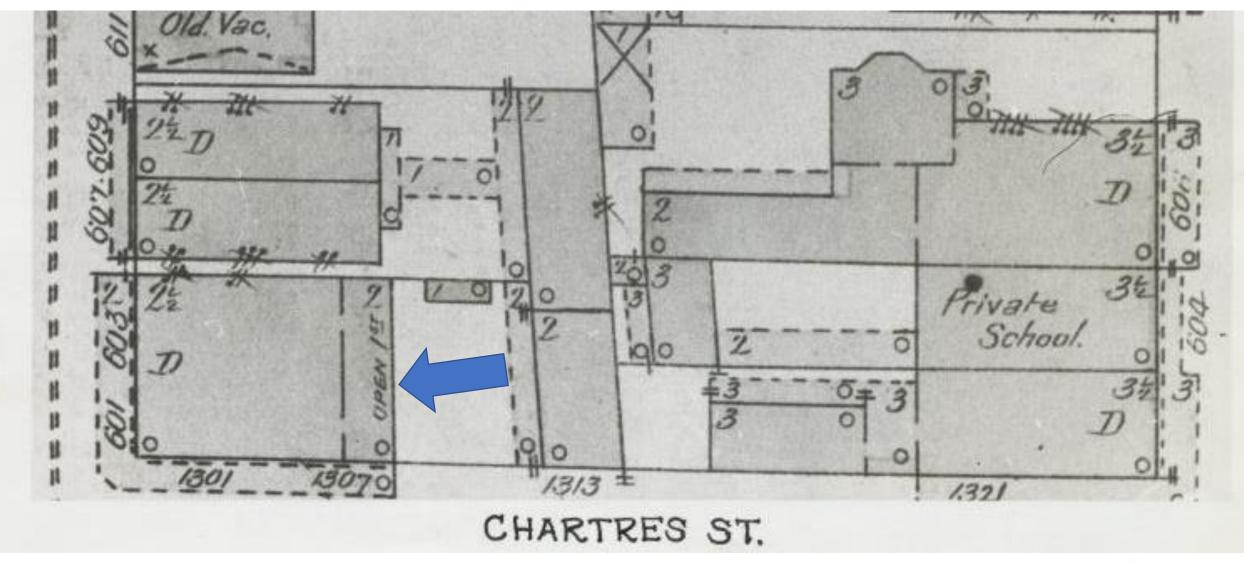
1301 Chartres, 1962





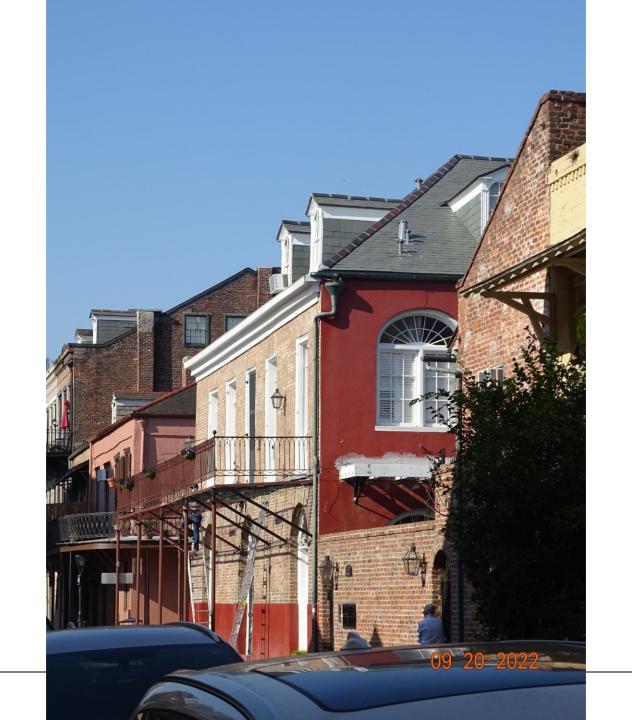


1301 Chartres, 1876































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VCC Architectural Committee

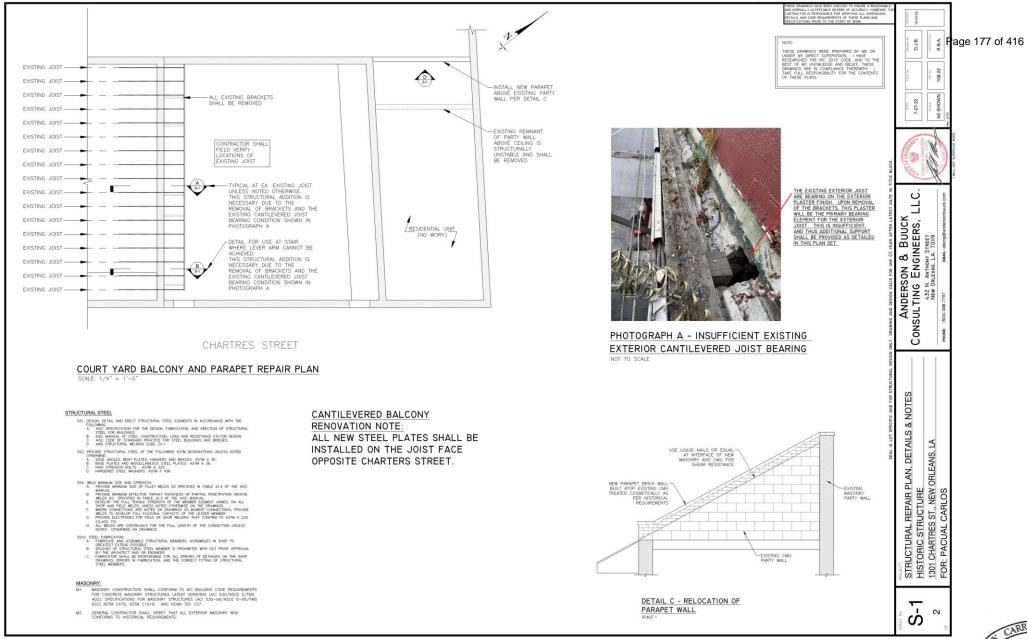


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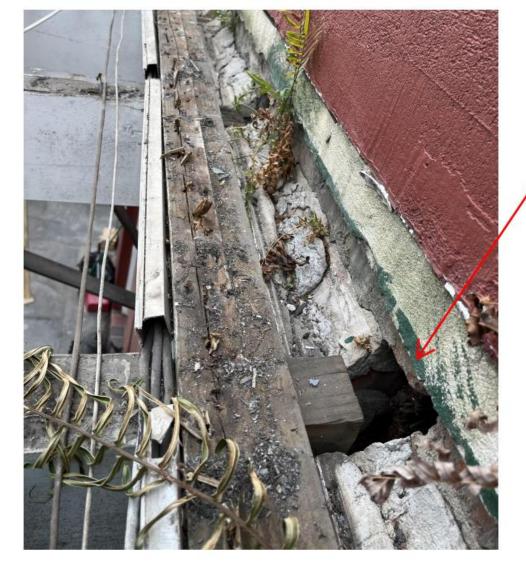


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VCC Architectural Committee November 9, 2022





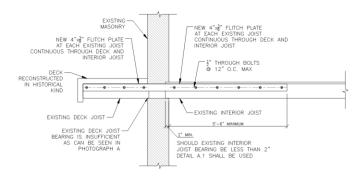
THE EXISTING EXTERIOR JOIST
ARE BEARING ON THE EXTERIOR
PLASTER FINISH. UPON REMOVAL
OF THE BRACKETS, THIS PLASTER
WILL BE THE PRIMARY BEARING
ELEMENT FOR THE EXTERIOR
JOIST. THIS IS INSUFFICIENT,
AND THUS ADDITIONAL SUPPORT
SHALL BE PROVIDED AS DETAILED
IN THIS PLAN SET.

PHOTOGRAPH A - INSUFFICIENT EXISTING EXTERIOR CANTILEVERED JOIST BEARING

1301 Chartres

NOT TO SCALE

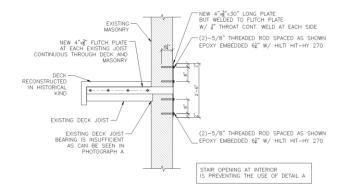




## DETAIL A - EXISTING JOIST CANTILEVER REPAIR TYPICAL

DETAIL A IS REQUIRED DUE TO THE FOLLOWING:

- 1. INSUFFICIENT EXISTING EXTERIOR CANTILEVERED JOIST BEARING CONDITIONS AS SHOWN IN PHOTOGRAPH A
- REMOVAL OF THE EXISTING BRACKETS, FOR HISTORICAL RESTORATION PURPOSES

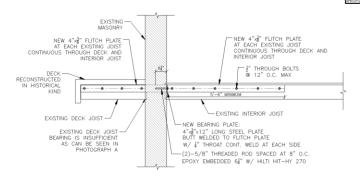


## DETAIL B - EXISTING JOIST CANTILEVER REPAIR AT STAIR

SCALE = 1 : 1'-0"

DETAIL B IS REQUIRED DUE TO THE FOLLOWING:

- INSUFFICIENT EXISTING EXTERIOR CANTILEVERED JOIST BEARING CONDITIONS AS SHOWN IN PHOTOGRAPH A
- 2. REMOVAL OF THE EXISTING BRACKETS, FOR HISTORICAL
- 3. EXISTING STAIR OPENING IS PREVENTING THE USE OF



## DETAIL A.I - EXISTING JOIST CANTILEVER & BEARING REPAIR

SCALE = 1 : 1'-0"

DETAIL A.1 IS REQUIRED DUE TO THE FOLLOWING:

- INSUFFICIENT EXISTING EXTERIOR CANTILEVERED JOIST BEARING CONDITIONS AS SHOWN IN PHOTOGRAPH A
- 2. REMOVAL OF THE EXISTING BRACKETS, FOR HISTORICAL
- 3. INSUFFICIENT EXISTING INTERIOR FLOOR JOIST BEARING CONDITIONS, THIS CONDITION SHALL BE DEFINED AS JOIST WITH LESS THAN 2" LENGTH BEARING ON MASONRY WALL

## STRUCTURAL STEEL

- SSI. DESIGN, DETAIL AND ERECT STRUCTURAL STEEL ELEMENTS IN ACCORDANCE WITH THE
- SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL FOR BUILDINGS. STEEL FOR BUILDINGS.
  AISC MANUAL OF STEEL CONSTRUCTION, LOAD AND RESISTANCE FACTOR DESIGN.
  AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
  AWS STRUCTURAL WELDING CODE, D1.1
- HERMSE: EDGE ANGLES, BENT PLATES, HANGERS AND BRACES: ASTM A 36. BASE PLATES AND MISCELLANEOUS STEEL PLATES: ASTM A 36. HIGH STRENGTH BOLTS: ASTM A 325. HARDENED STEEL WASHERS: ASTM F 436.

- SS4. WELD MINIMUM SIZE AND STRENGTH:

  A. PROVIDE MINIMUM SIZE OF FILLET WELDS AS SPECIFIED IN TABLE J2.4 OF THE AISC

- MANUAL PROVIDE THROAT THROATESS OF PARTIAL PRIFTRATION ORDOVE PROVIDE MANUAL DEFECTIVE THROAT THROATESS OF PARTIAL PRIFTRATION ORDOVE DEVALOP THE FULL TORSALE STRENGTH OF THE MUSIES ELEMENT JOHNE, OH ALL SHOP AND FILE PROUS, DICKES NOTION ONE-WINE OH THE OPARMICS. SHOP AND FILE PRIFT SHOP OF THE STRENGT SHOP THE LESSER MUSIES OF WILDS TO DEVALOP FULL FERNIAL CAPACITY OF THE LESSER MUSIES.
- (CLASS 70)
  ALL MELDS ARE CONTINUOUS FOR THE FULL LENGTH OF THE CONNECTION UNLESS NOTED OTHERWISE ON DRAWINGS.

- SIGN.STELL FARRICATION.
  A FARRICATE MAN ASSEMBLE STRUCTURAL MEMBERS, ASSEMBLES IN SHOP TO GRANEST ENTED POSSIBLE.
  BY THE RECORDER OF THE PROPERTY OF THE PROPE

- MASONRY CONSTRUCTION SHALL CONFORM TO ACI BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES LATER VERSIONS (ACI 530/ASCE 5/TMS 402), SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530-99/ASCE 6-95/TMS 402), SPECIFICATIONS FOR ACID 602) ASTM C476, ASTM C1019. AND NCMA TEK 107.
- M2. GENERAL CONTRACTOR SHALL VERIFY THAT ALL EXTERIOR MASONRY WOK CONFORMS TO HISTORICAL REQUIREMENTS.

CANTILEVERED BALCONY RENOVATION NOTE:

ALL NEW STEEL PLATES SHALL BE INSTALLED ON THE JOIST FACE OPPOSITE CHARTERS STREET.

THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. I HAVE RESEARCHED THE IRE 2015 CODE, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DRAWINGS ARE IN COMPUNION ETHEREWITH. I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE FLANS.

REPAIR PLAN, DETAILS & NOTES HISTORIC STRUCTURE 1301 CHARTRES ST., NEW ORLEANS, LA FOR: PACUAL CARLOS

Page 179 of 41

7-27-22

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ANDERSON & BUUCK
CONSULTING ENGINEERS, L
4.32 IN ANTHONY STREET
NEW ORLEANS, LA. 70119

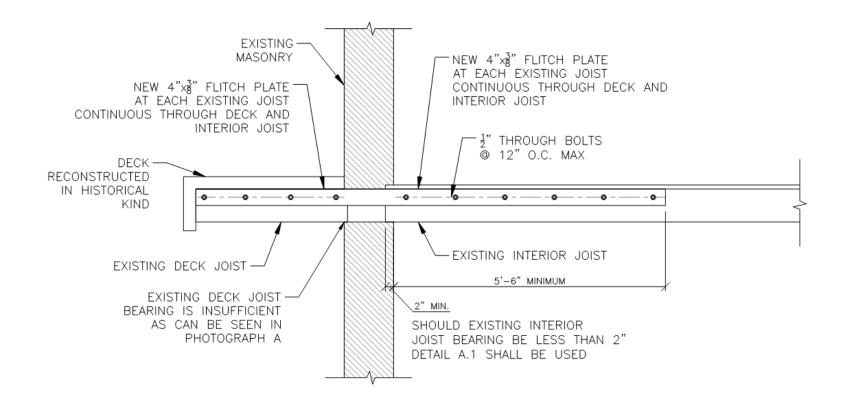
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1301 Chartres

**VCC Architectural Committee** 

November 9, 2022



# DETAIL A - EXISTING JOIST CANTILEVER REPAIR TYPICAL

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

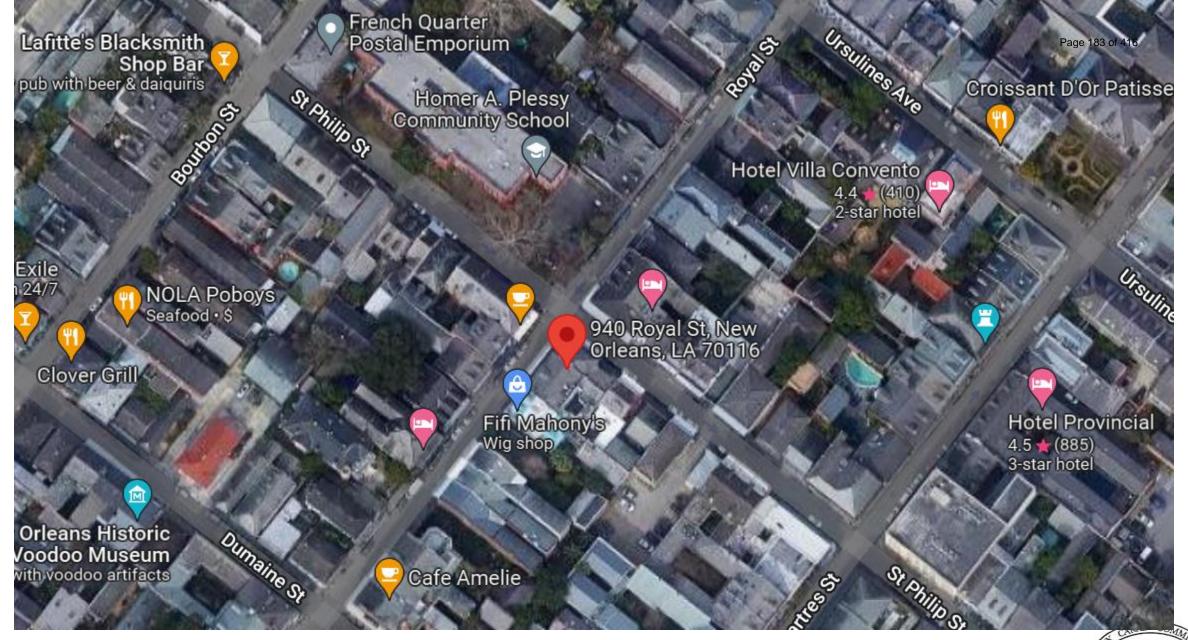
DETAIL A IS REQUIRED DUE TO THE FOLLOWING:

- INSUFFICIENT EXISTING EXTERIOR CANTILEVERED JOIST BEARING CONDITIONS AS SHOWN IN PHOTOGRAPH A
- 2. REMOVAL OF THE EXISTING BRACKETS, FOR HISTORICAL RESTORATION PURPOSES









**VCC Architectural Committee** 



940 Royal - 1858

**VCC Architectural Committee** 



940 Royal - 1964









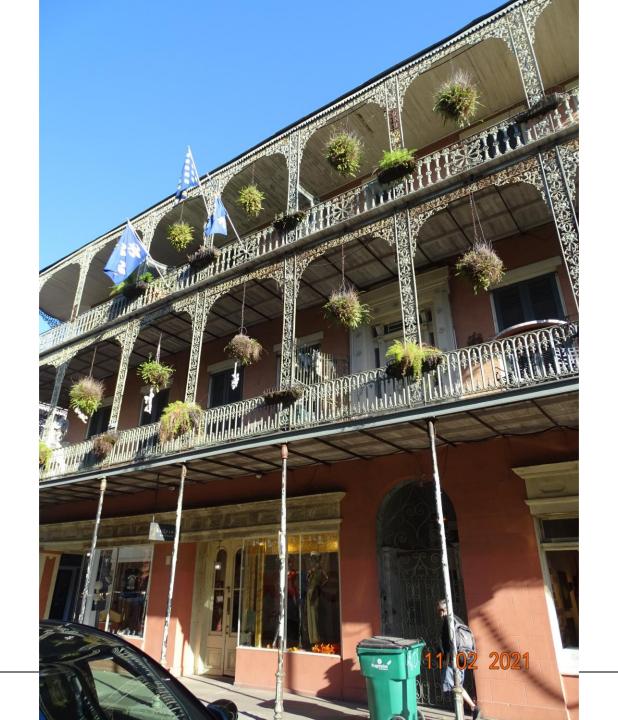






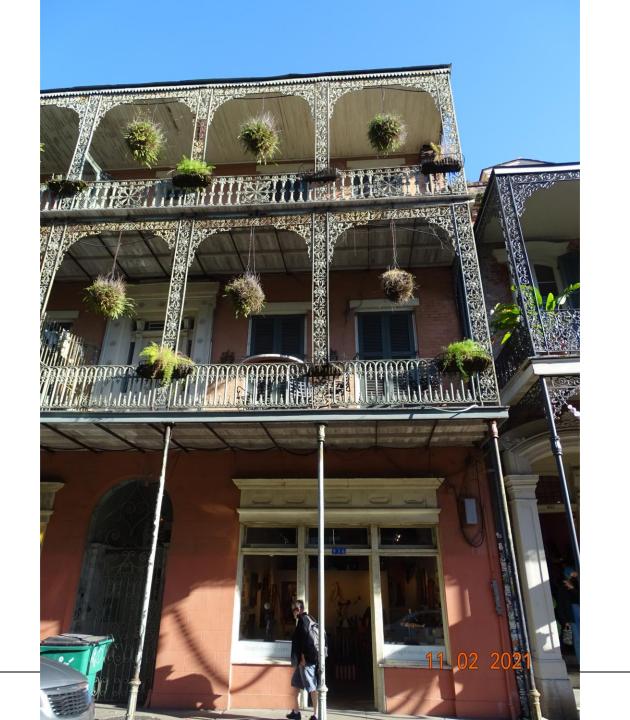
















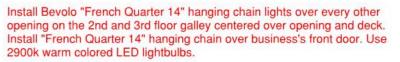




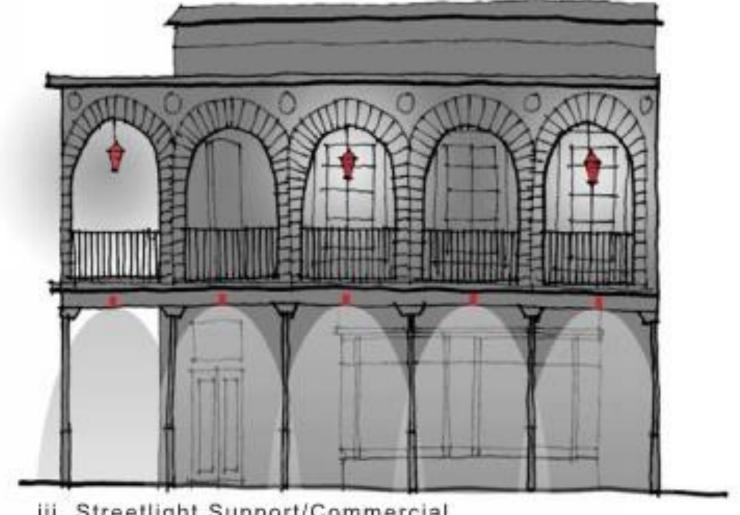
VCC Architectural Committee

November 9, 2022





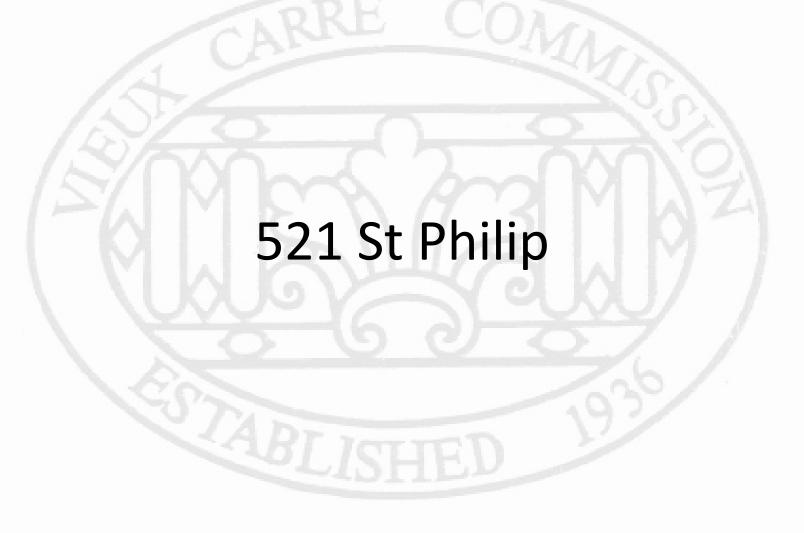




iii. Streetlight Support/Commercial Soffit-Mounted + Upper Floors Pendant

940 Royal – Vieux Carré Commission Foundation Lighting Study







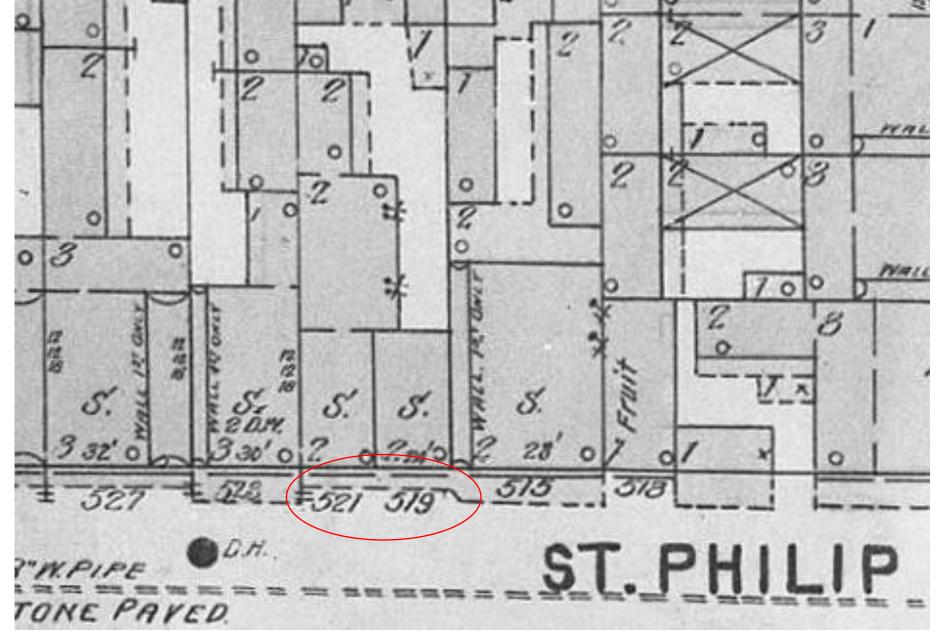






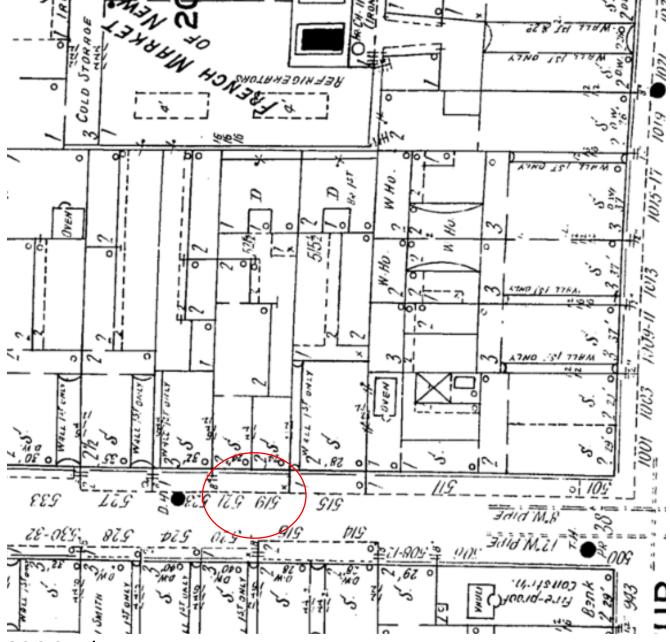


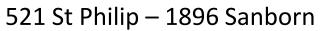




521 St Philip – 1908 Sanborn





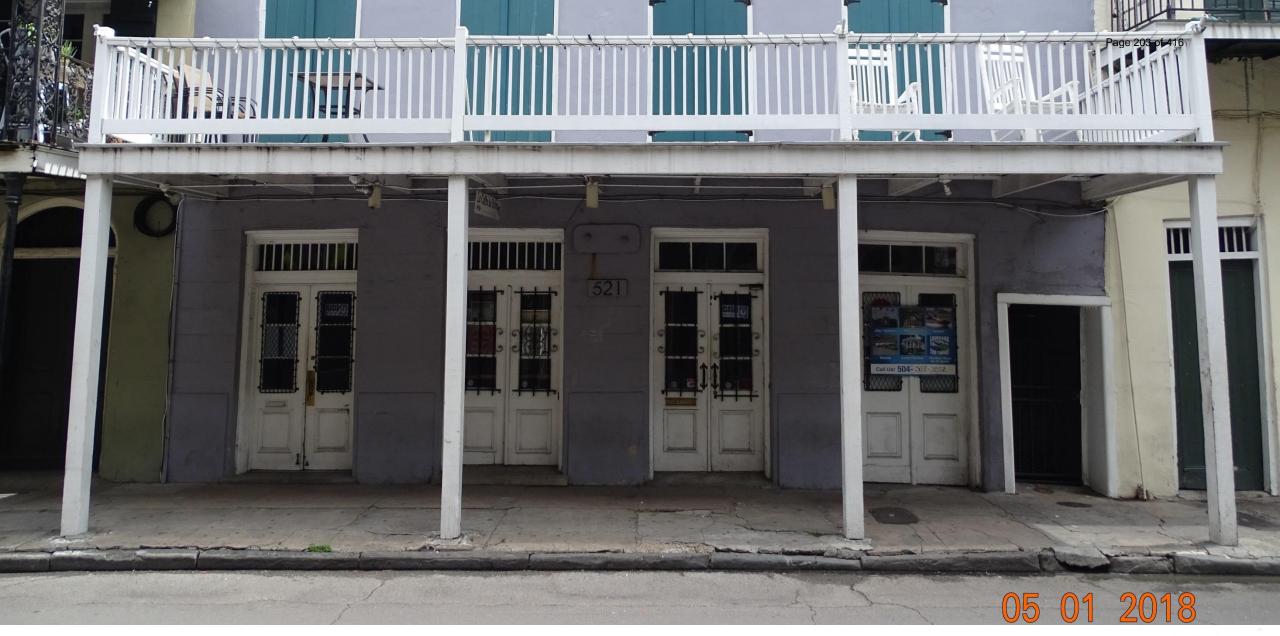




















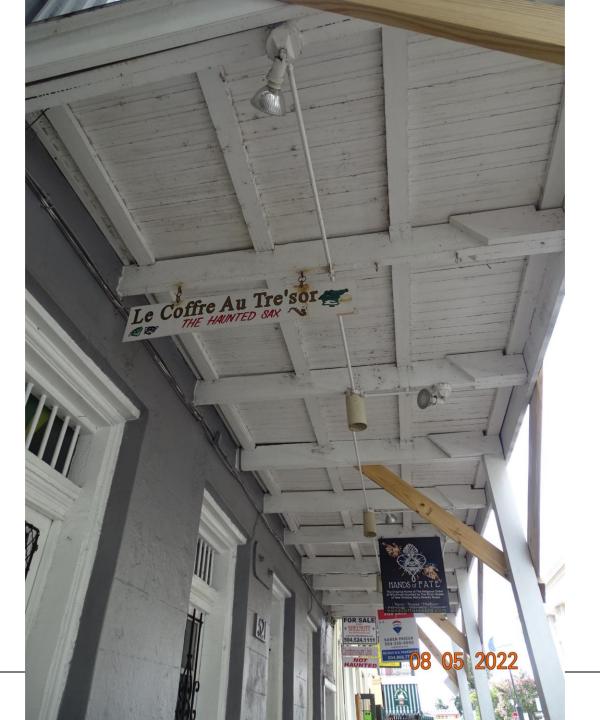




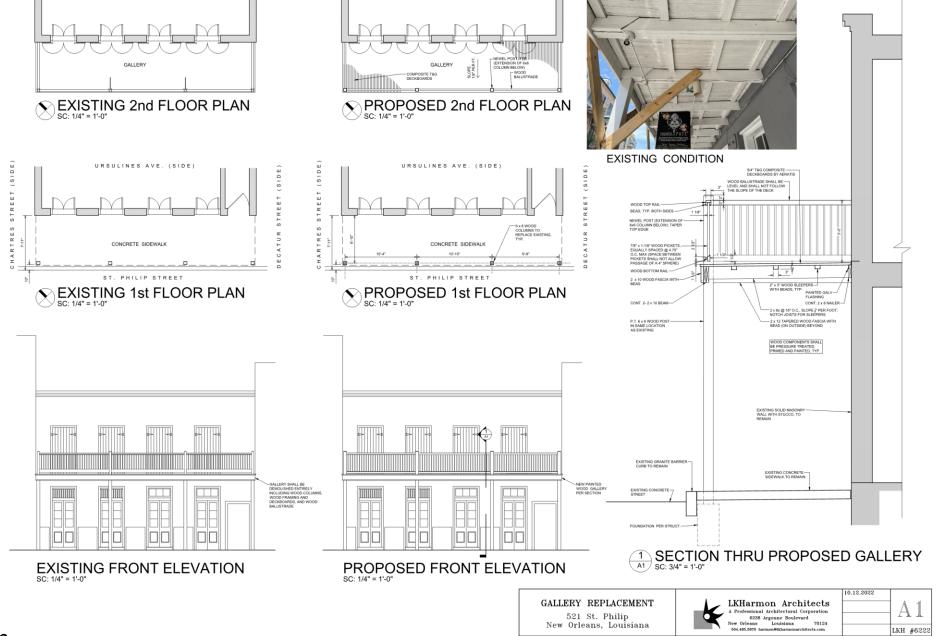




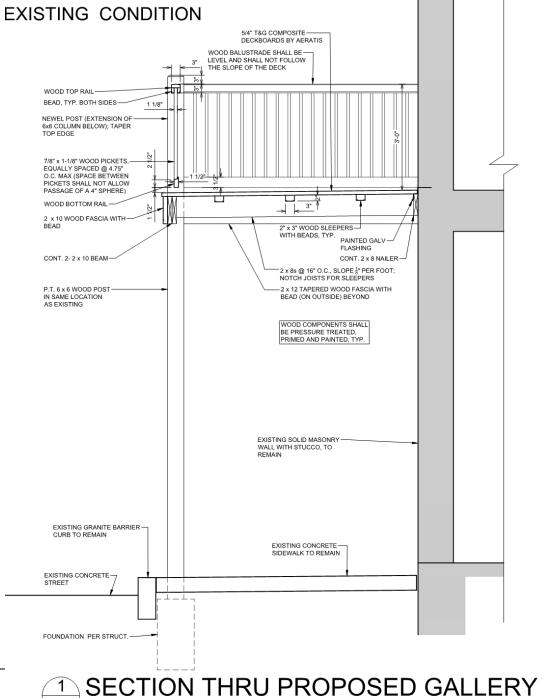




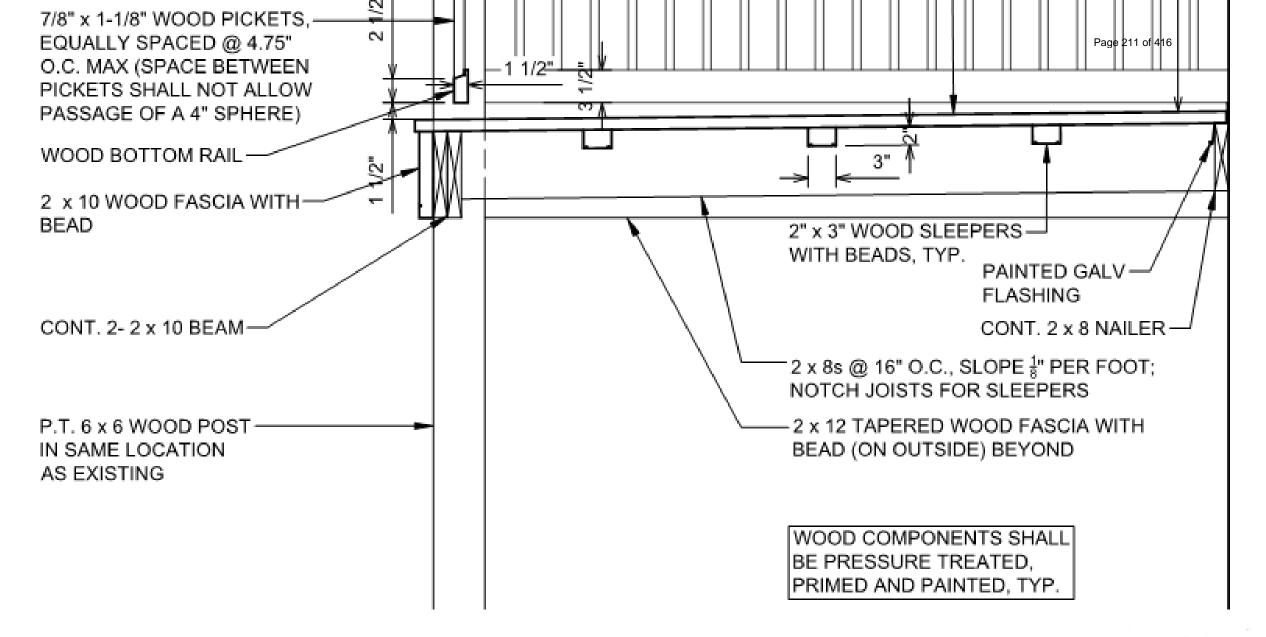








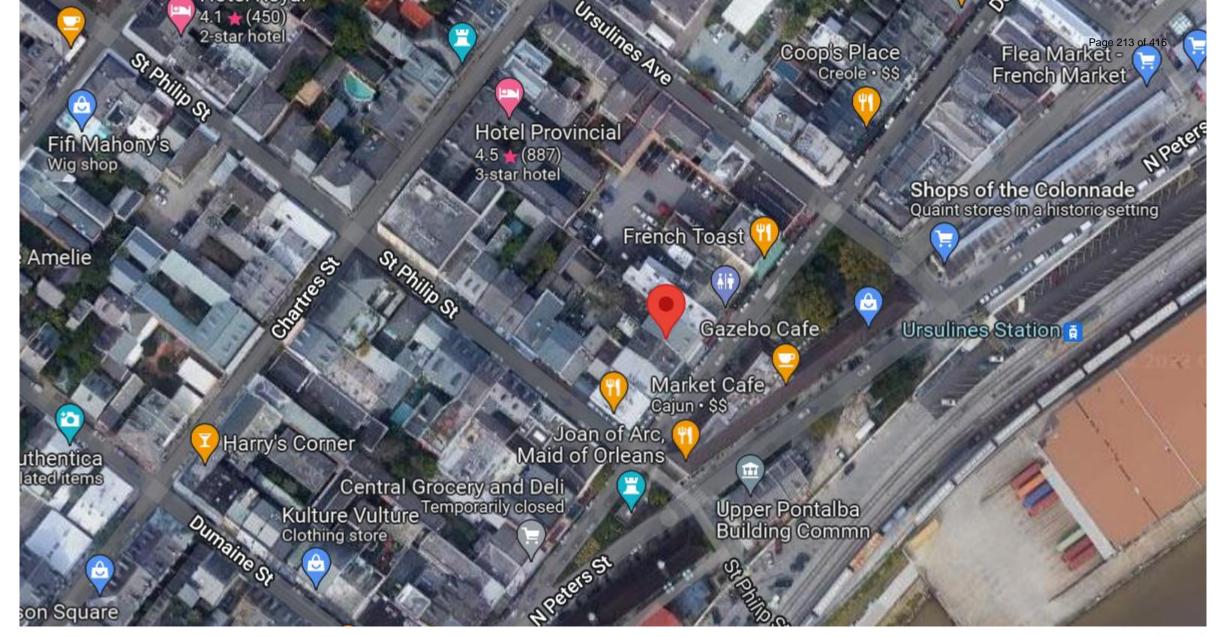


















1015 Decatur



1015 Decatur, 1948









1015 Decatur – 1005 Decatur Plan Book, 1852

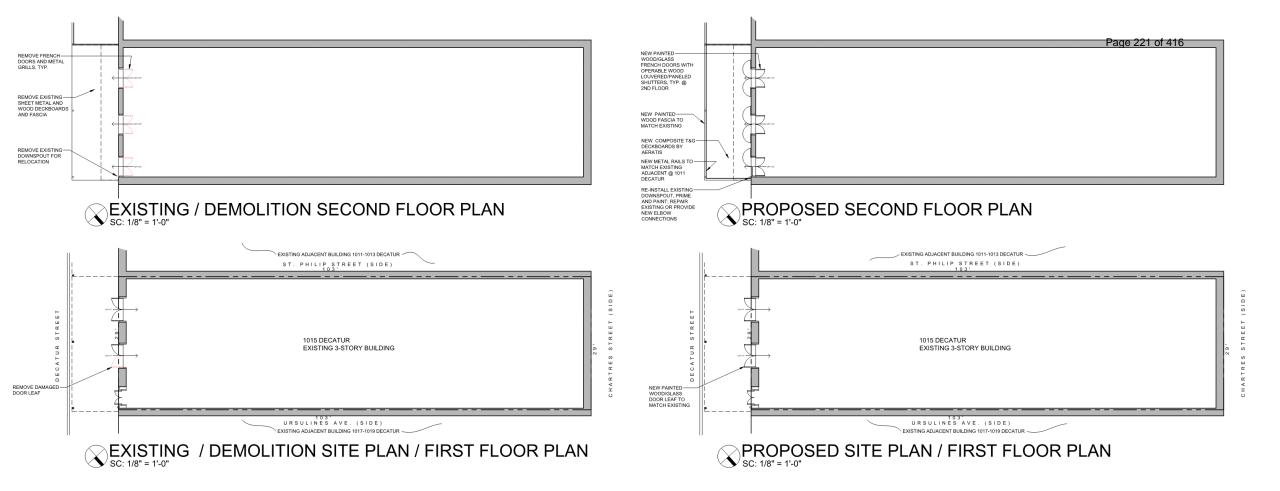








November 9, 2022



EXTERIOR MODIFICATIONS 1015 DECATUR STREET New Orleans, Louisiana 70124 LKHarmon Architects

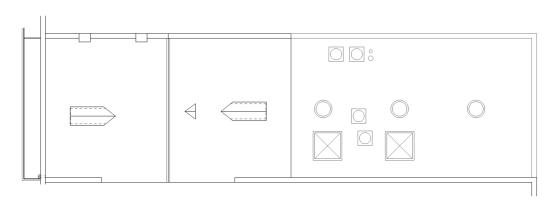
A Professional Architectural Corporation
6238 Argonne Boulevard
New Orleans Louisiana 70124
504.485.5870 harmon@ikharmonarchitects.com

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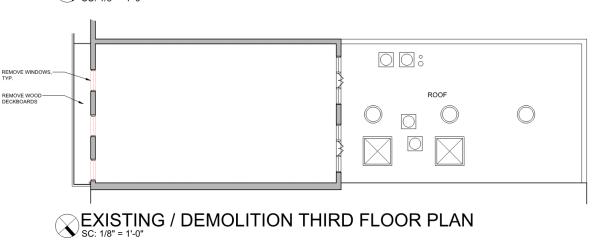
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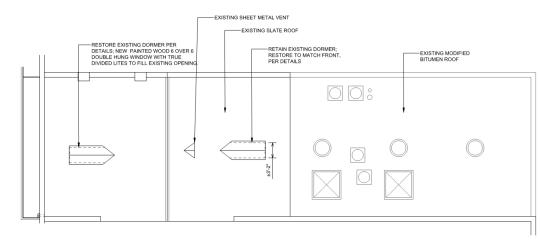
LKH #6122

1015 Decatur

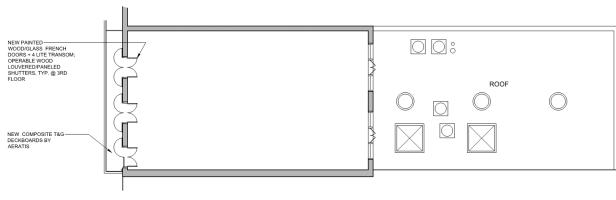


# EXISTING / DEMOLITION ROOF PLAN

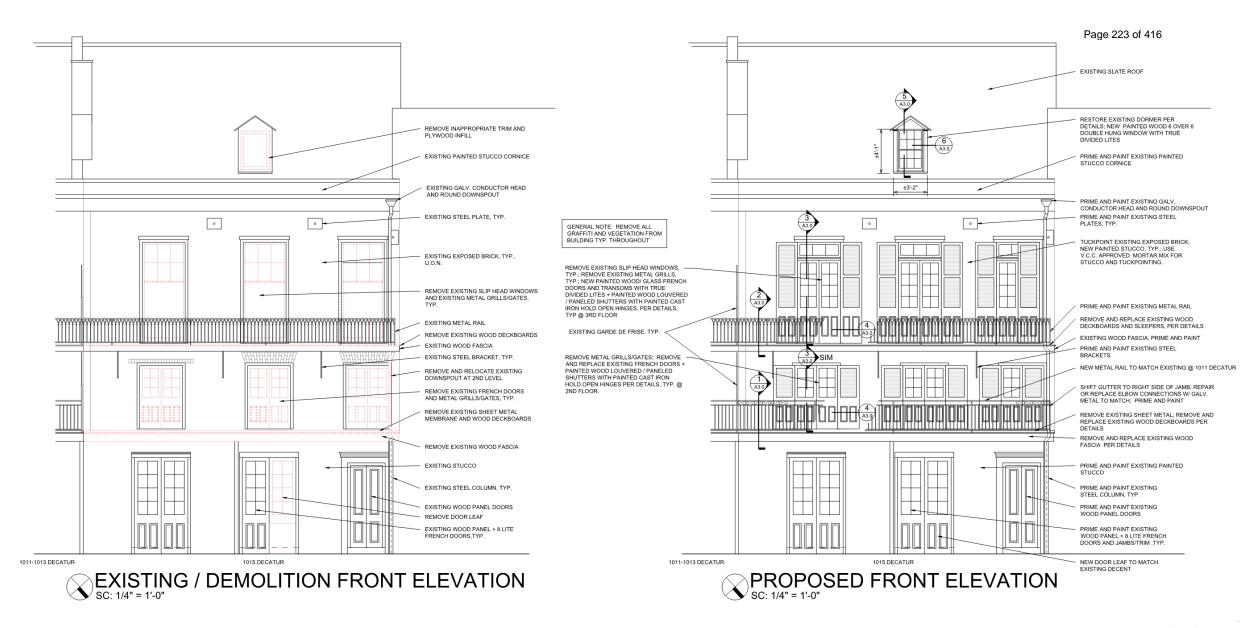




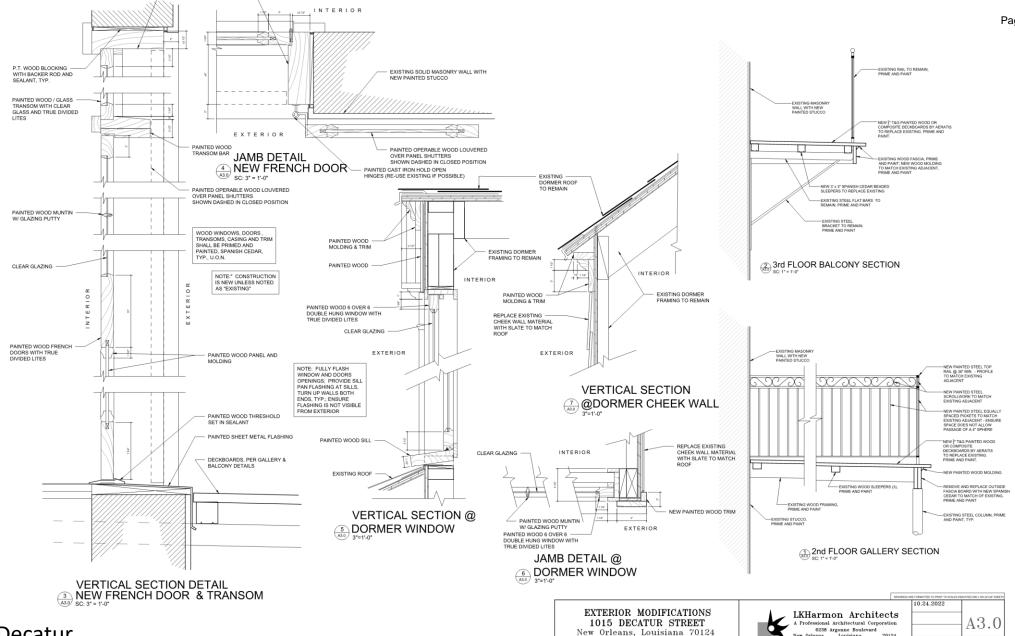
# PROPOSED ROOF PLAN



PROPOSED THIRD FLOOR PLAN
SC: 1/8" = 1'-0"





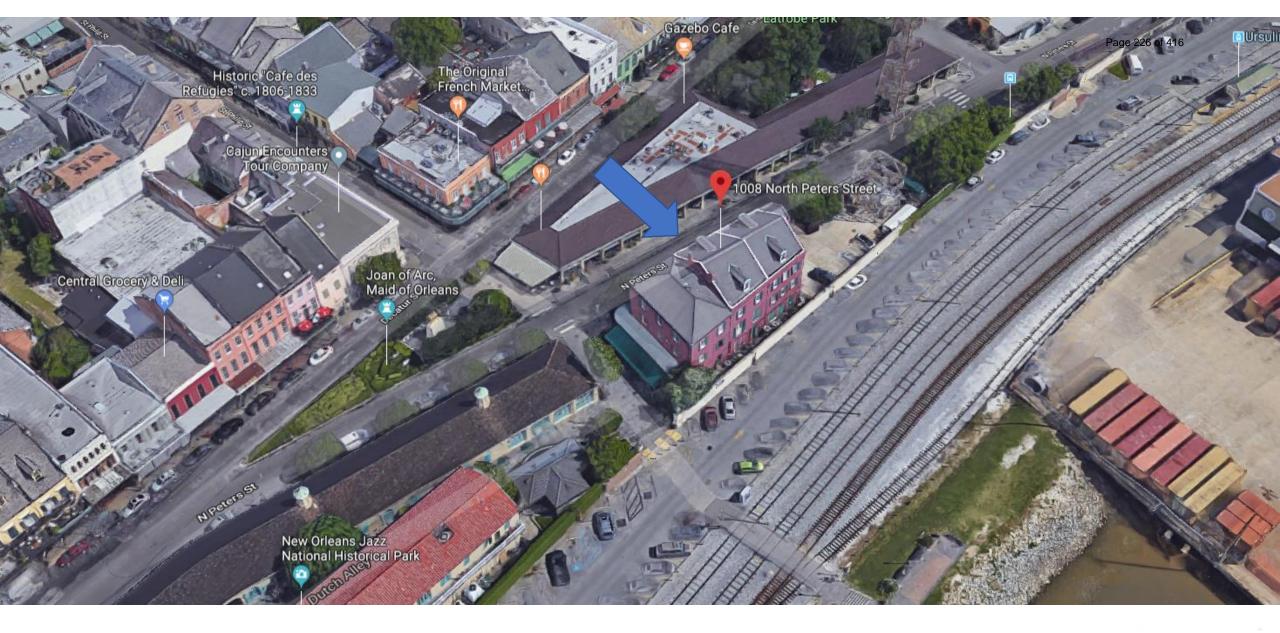


6238 Argonne Boulevard rleans Louisiana 70124 LKH #6122



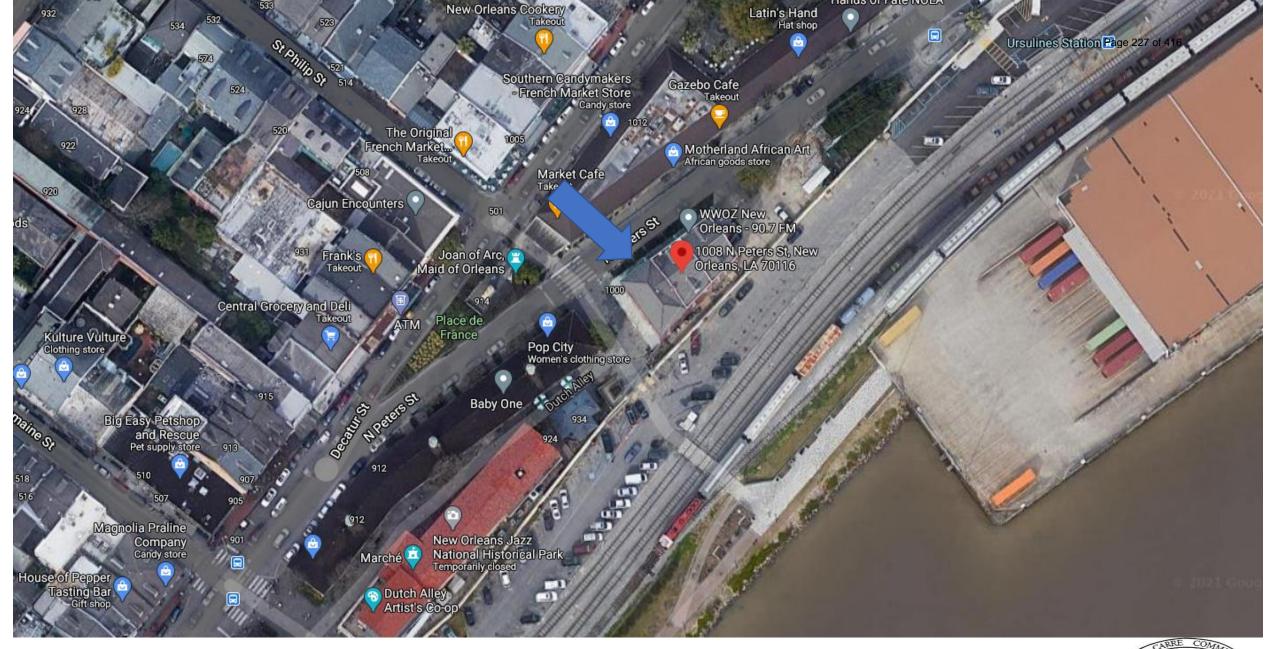
- PAINTED WOOD JAMB / CASING



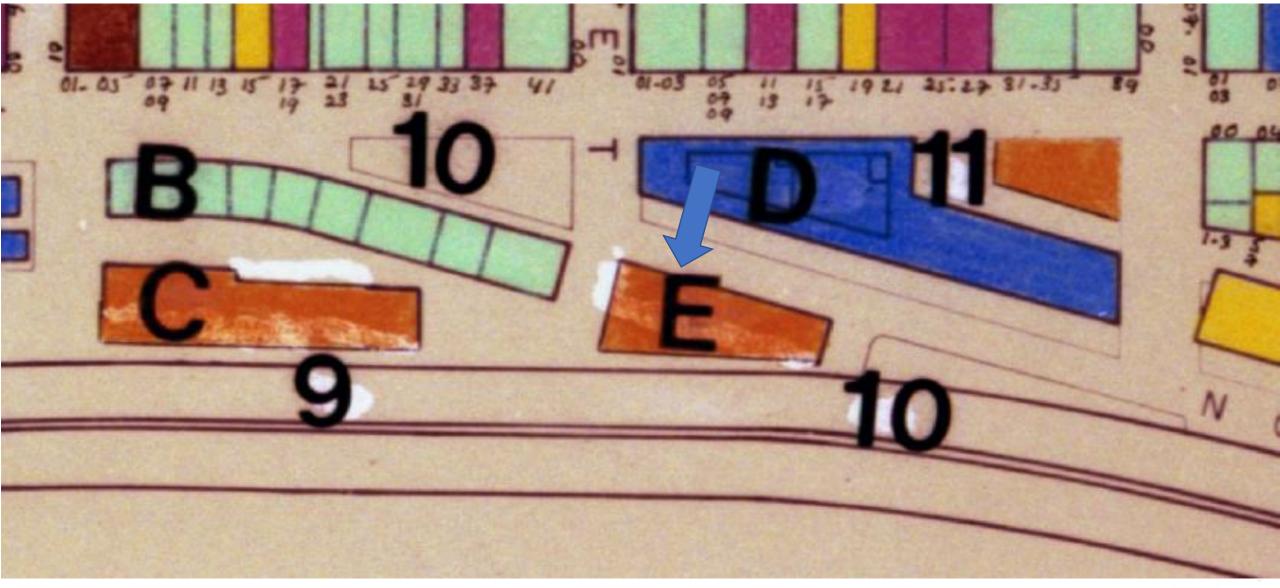


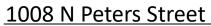






1008 N Peters

















VCC Architectural Committee









## **FMC BLDG E**

### RENOVATION 1008 N. PETERS ST. #3 NEW ORLEANS, LA 70116

FRENCH MARKET CORPORATION 518 ST. PETERS STREET Contact: Leslie T. Alley Email: Italley@frenchmarket.org

Synergy Consulting Engeers 805 HOWARD AVENUE SUITE 101 NEW ORLEANS, LA 70113 (504) 613 5775 Contact: Lorey Flick Email: lorey@synergy-mep.com

### Trapolin-Peer | Architects, APC

850 TCHOUPITOULAS STREET NEW ORLEANS, LA 70130 (504) 523-2772 Contact: Blake Kidder

### Dana Brown & Associates Inc

NEW ORLEANS, LA 70115 Contact: Chris Africh Email: cafrich@danabrownassociates.com

CONTRACTOR

Street Address

City, State Phone Number

Street Address

City, State Phone Number

STRUCTURAL ENGINEER

THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID

THE CREATE, CONTINUED IN EXPONENT TO SUPPLY ALL SECONTRACTOR WITH CONSTRUCTION SWAMPED AND PERFORATION RECESSARY TO BUILD AND STREET CONTINUES. THE CONTINUES AND STREET CONTINUES AND STREET CONTINUES AND STREET CONTINUES. THE CONTINUES AND STREET CONTINUES AND STREET CONTINUES AND STREET CONTINUES. THE CONTINUES AND STREET CONTINUES AND STREET CONTINUES AND STREET CONTINUES. THE CONTINUES AND STREET CONTINUES. THE CONTINUES AND STREET CONTINUES. THE CONTINUES AND STREET CONTINUES AND STR

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FOOT OR FEET

GENERALCONSTRUCTION NOTES

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GA GALDGE
GALY GALVANIZED
GC GENERAL CONTRACTOR
GL GAS LINE
GP BD GYPSUM BOARD
GWB GYPSUM WALL BOARD
GYP GYP

# MANUFACTURER
MATERIAL
MADDIAN DENSITY FIBERBOARD
MECHANICAL
MECHANICAL
MECHANICAL ELECTRICAL, PLUMBING
MINIBUM
MADDIAN DENSITY FIBERBOARD
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MADDIAN DENSITY FIBERBOARD
MATERIAN DENSITY FIBERBOAR

NC NOT IN CONTRACT
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NOM NOMINEL
NOS NOT IN SCOPE
NSMF NON-STRUCTURAL METAL FRAMING
NTS NOT TO SCALE

REFLECTED CEILING PLAN ROOF DRAIN REFERENCE REPORTED OR REINFORCED REQUIRED REVISION REFRIGERATOR ROOM ROUGH OPENING

SF STOREFRONT
SMM SMILAR
SMULAR
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SMILA

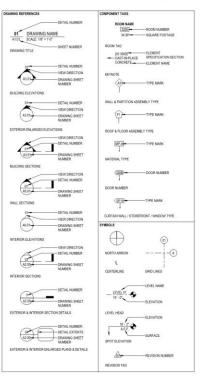
UON UNLESS OTHERWISE NOTED

TRAPOLINPEER VCC SUBMITTAL

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INDEX OF DRAWINGS

	GROSS BUILDING AREA	
LEVEL	AREA	
/EL.01	4288 SF	
/EL 02	4288 SF	
EL 03	4288 SF	
and total: 3	12965 SF	



BLD( ATION FERS ST. #3 ANS, LA 701 FMC RENOV 1008 N. PET NEW ORLE

504-636-640

(504) 523-2772 www.trapolinpeer.com

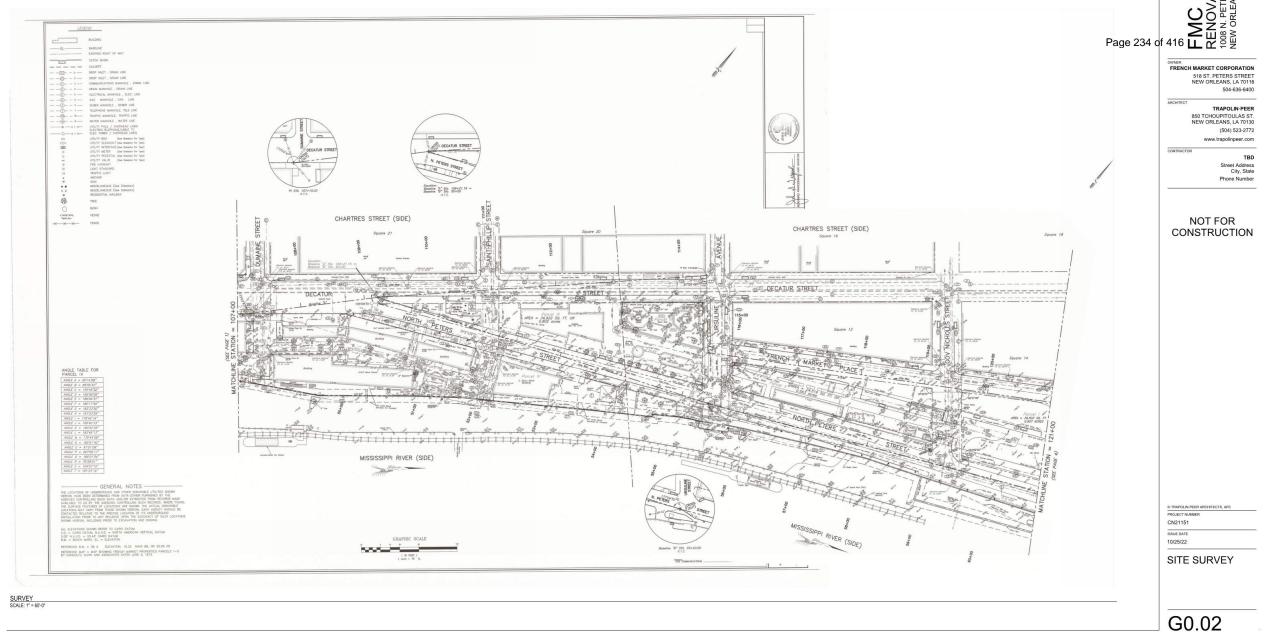
NOT FOR CONSTRUCTION

COVER SHEET

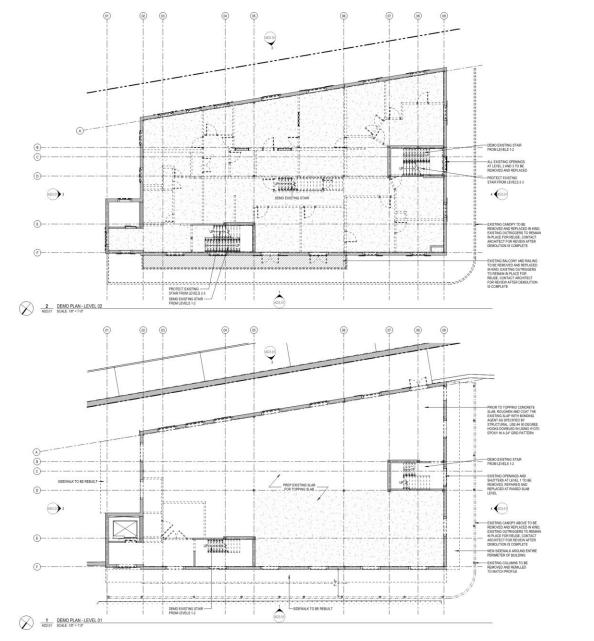
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1008 N Peters Street





**VCC Architectural Committee** 



### DEMOLITION LEGEND

	EXISTING CONSTRUCT
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GENERAL DEMO NOTES

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  PRINCIPE AND BEPLACE ALL INVIOLO WINDOWS AND SLI S. BEPLACE

  OF THE PROVIDE AND SHEAT AND SHEAT
- COPPER SILLS
  3. REMOVE ALL EXTERIOR DOORS AND SHUTTERS. SALVAGE AND RE
- WHEN CONDITION ALLOWS: REPLACE IN KIND IF BEYOND SALVAGE PROTECT AND SALVAGE ALL OPENINGS FOR REPLICATION CANDRY AND BULCONY TO BE REMOVED AND REPLACED IN KIND.
- EXISTING ROOF TO BE REMOVED AND REPLACED IN KIND
   REMOVE THE EXISTING EGRESS STAIRS BETWEEN LEVELS 1 AND.
- DURATION OF CONSTRUCTION THE GENERAL CONTRACTOR IS REPONSIBLE FOR ALL TEMPORARY
- SHORING AND BRACING FOR THE ENTIRE DURATION OF CONSRUCT
   EXISTING ROOF TO BE REMOVED ABOVE THE EXISTING SHEATHING

TRAPOLINPEER
ARCHITECTS
VCC SUBMITTAL
ONLY

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FMC BLDG E RENOVATION 1008 N. PETERS ST. #3 NEW ORLEANS, LA 70116

RENCH MARKET CORPORATION 518 ST, PETERS STREET NEW ORLEANS, LA 70116

> TRAPOLIN-PEER 850 TCHOUPITOULAS ST. NEW ORLEANS, LA 70130 (504) 523-2772

> > TBD Street Address City, State Phone Number

NOT FOR CONSTRUCTION





3 EXISTING BALCONY
AD2.01 SCALE: 1/8" = 1'-0"



4 EXISTING CANOPY

AD2.01 SCALE: 1/6" = 1'-0"

O TRAPOUN-FEER ARCHITECTS, APC
PROJECT NUMBER
CN21151
ISSUE DATE
10/26/22

DEMOLITION PLAN - LEVEL 01 AND 02

AD2.01

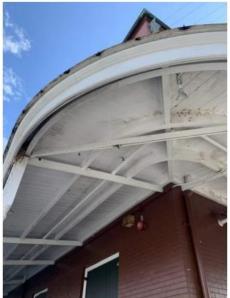






AD2.01 EXISTING BALCONY
SCALE: 1/8" = 1'-0"





1008 N Peters Street **VCC Architectural Committee** 

AD2.01 EXISTING CANOPY
SCALE: 1/8" = 1'-0"

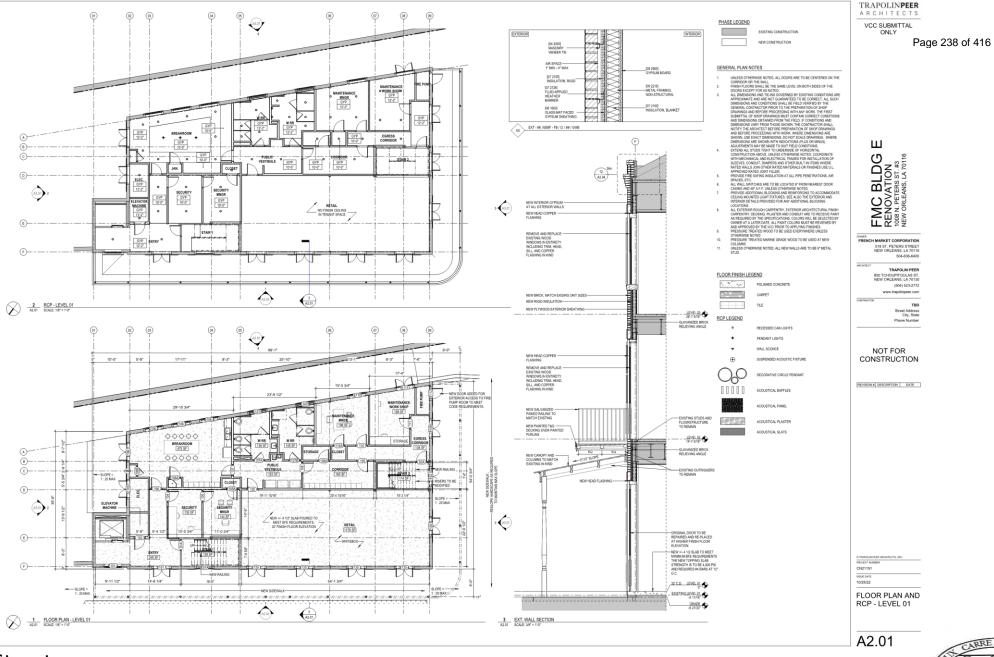
November 9, 2022



TRAPOLINPEER ARCHITECTS

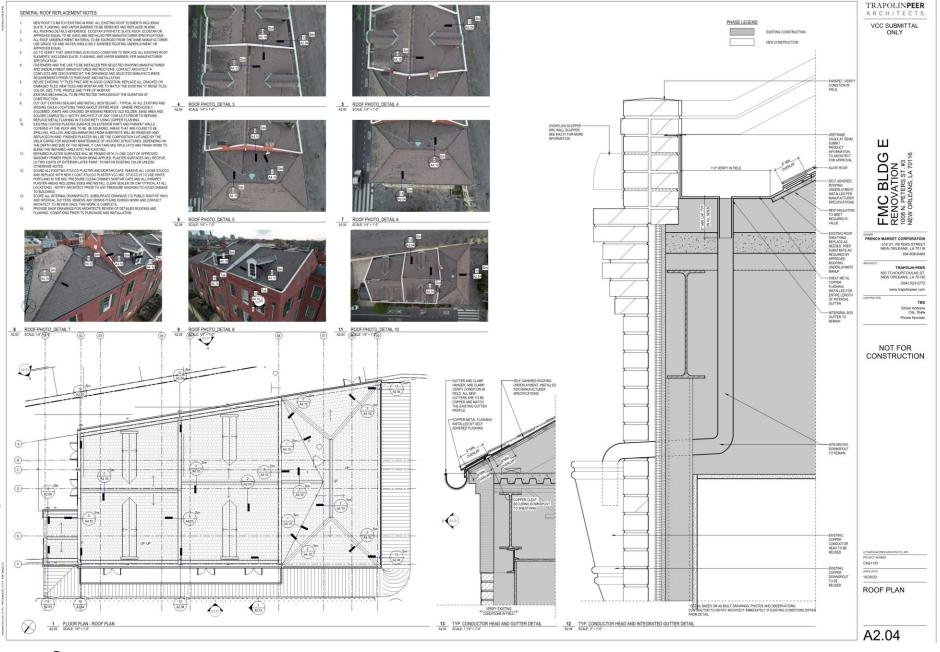
**DEMOLITION LEGEND** 





**VCC Architectural Committee** 









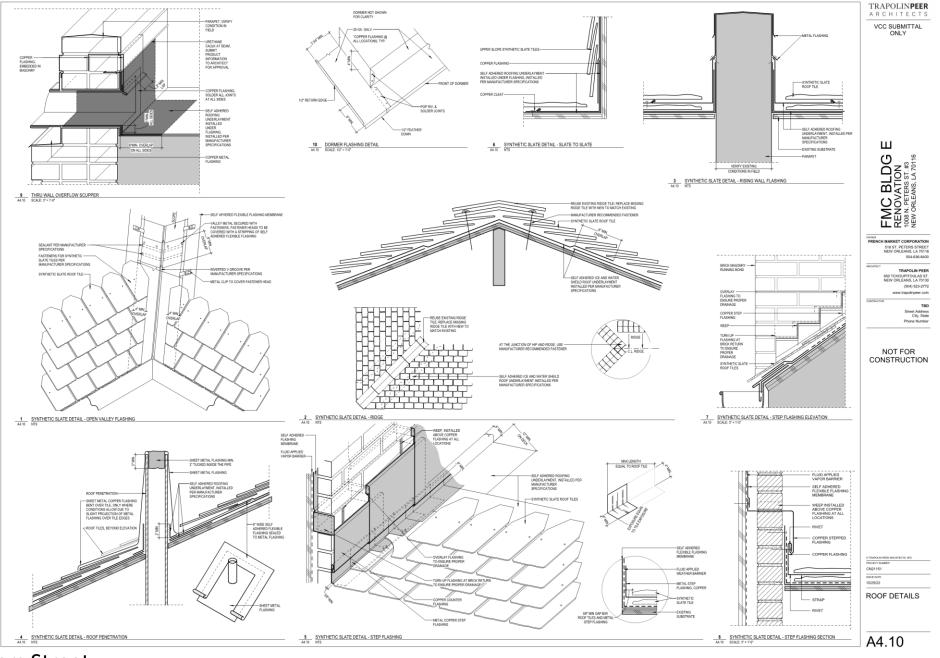
TRAPOLINPEER ARCHITECTS

PHASE LEGEND



1008 N Peters Street







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	LEVEL 01											ONLY
<b>→</b>	New Construction E101.1 EX E101.2 EX	OP1 5'-8"	10'-8" DOUBLE 10'-8" DOUBLE	4'-10" 4'-10"	10'-3"	134"	WD_PAIN	IT WD_PAIN	п	OPERABLE (	OPENING, MATCH EXISTING IN KIND	
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	105A 5	1 SINGLE 11 SINGLE	F 3-0*	8'-0" 1	34"	WD_PAIN	IT.	HM_PAINT HM_PAINT				ARCHITECT
		1 SINGLE		87-07 1	3/4"							TRAPOLIN-PEER
	106B 5	1 SINGLE 1 SINGLE	F 2-6*	8°-0" 1	3/4" 3/4"	WD_PAIN	IT	HM_PAINT HM_PAINT	45 MIN			850 TCHOUPITOULAS ST NEW ORLEANS, LA 70130
	107A 1	1 SINGLE	F 3-0"	8'-0" 1	3/4"	WD_PAIN	IT.	HM_PAINT HM_PAINT				(504) 523-277
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	LEVEL 03 New Construction											
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92											CUSTOM WOOD MILLED WINDOW	0 TRAPOLIN PEER ARCHITECTS, APC
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MATCH EXISTING												GN21151 ISSUE DATE
MA .			WN-Q	1	3-0		5-0"	WD_PAINT	SGL PANE	CUSTOM WD	CUSTOM WOOD MILLED WINDOW TO MATCH EXISTING, VIF. OPERABLE OPENING AND SHUTTERS	10/25/22
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		-										SCHEDULES &
'   -		1										INT DTLS
WN-Z												1
WN-Z 1 SCALE: 1/2" = 1'-0"												A4.11

EXTERIOR DOOR SCHEDULE

MARK TYPE WIDTH HEIGHT DESCRIPTION WIDTH HEIGHT THICKNESS MATERIAL MATERIAL (MIN.)

1008 N	Peters	Street

1 EXTERIOR OPENING ELEVATIONS
A4.11 SCALE: 3/8" = T-0"

5 INTERIOR OPENING ELEVATIONS
8CALE: 38" = 1-0"

10 WN-O SCALE: 1/2" = 1'-0"

11 WN-P SCALE: 1/2" = 1'-0"

EX FT1

EX OP2

EX FD2

12 WN-Q SCALE: 1/2" = 1'-0"



1 BLDG ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

1008 N Peters Street

November 9, 2022













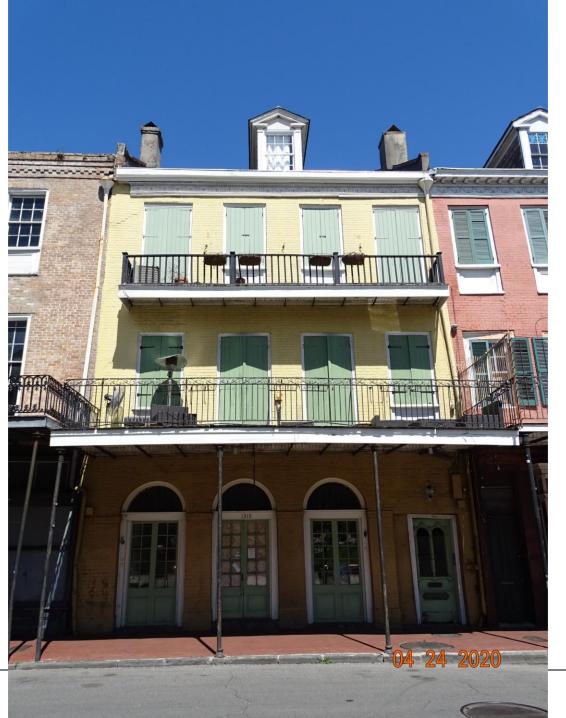




















# Annunciation Contracting, LLC

Project Manager: Bennett Luke
504-274-7508
Balcony replacement proposal

Owner/ address: Chanler & Major Mittendorf 1319 Decatur St Unit 2 New Orleans, La

## A. Permits/ demo/ disposal

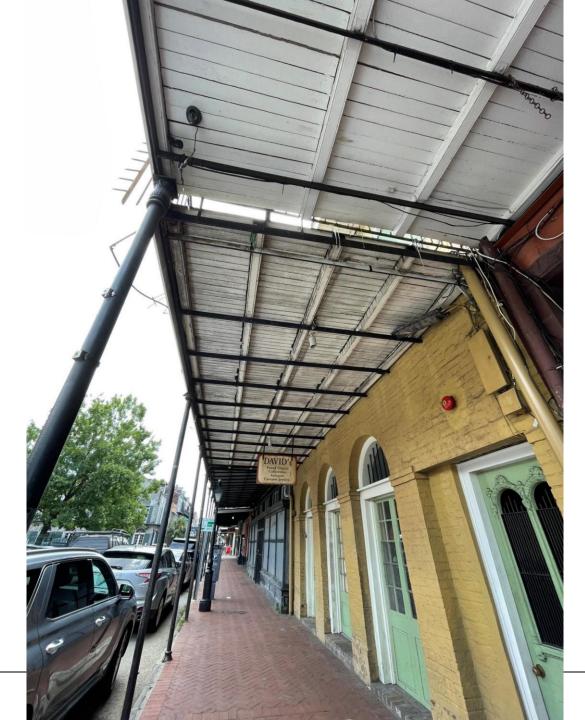
- . Apply for permits and stand for inspections.
- . Remove existing balcony decking and haul offsite.

## B . Balcony replacement

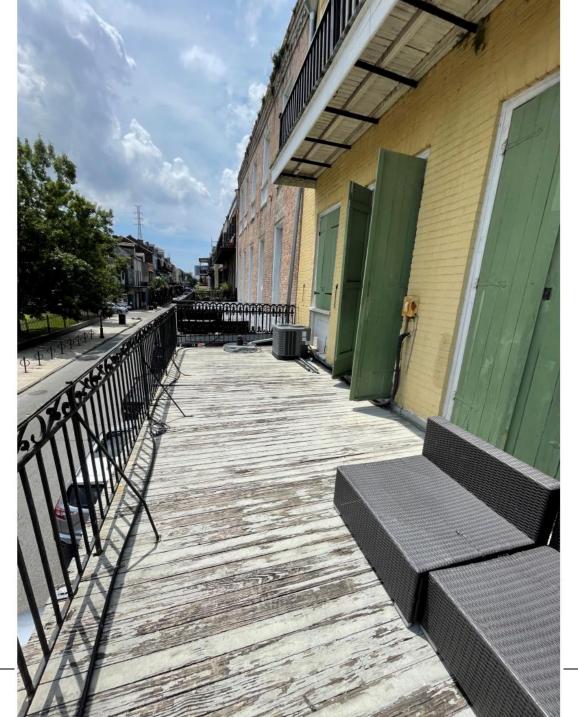
- . Materials and labor to prime/ install/ paint per VCC spec and approval 3.25" Aearatis T&G .
- . Re install existing purlins on 16" centers adding 1 new purlin milled to match existing.

Total \$16,000

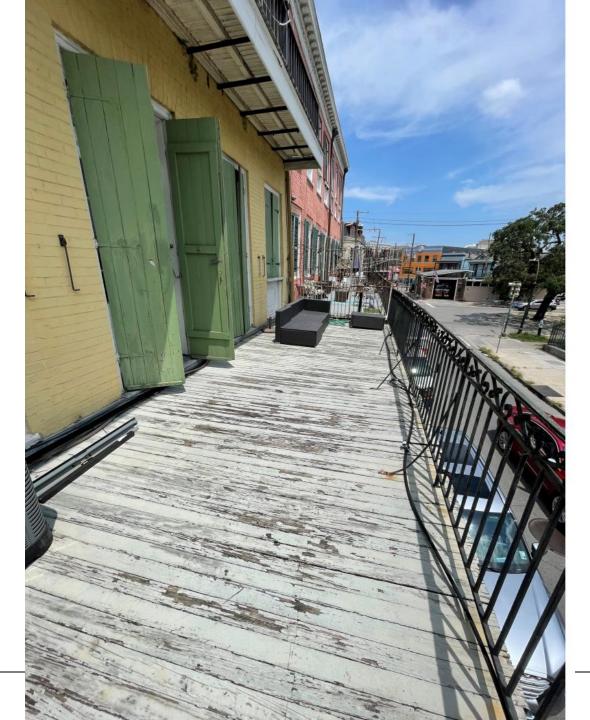






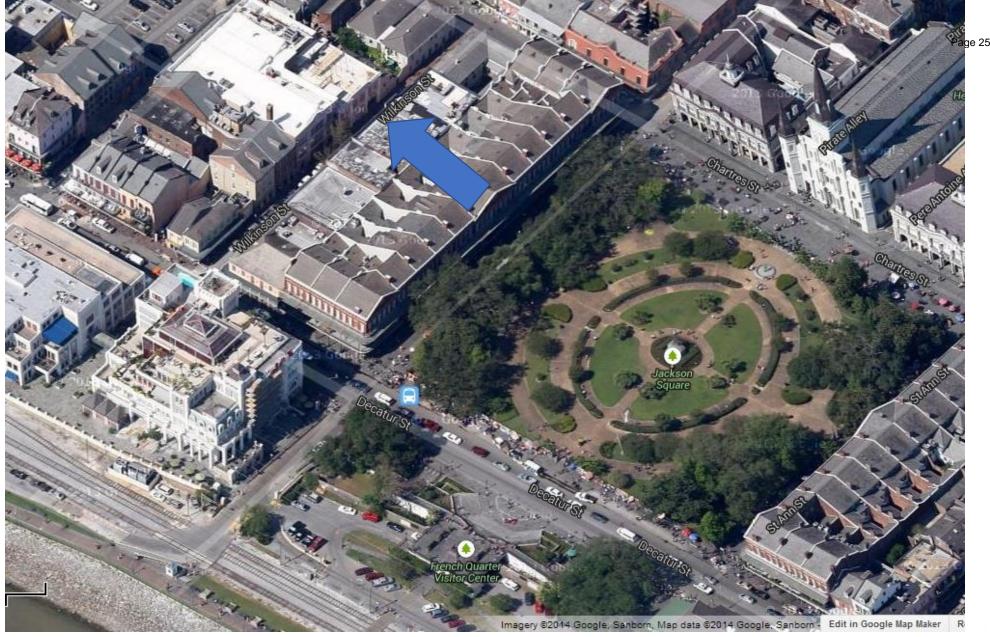






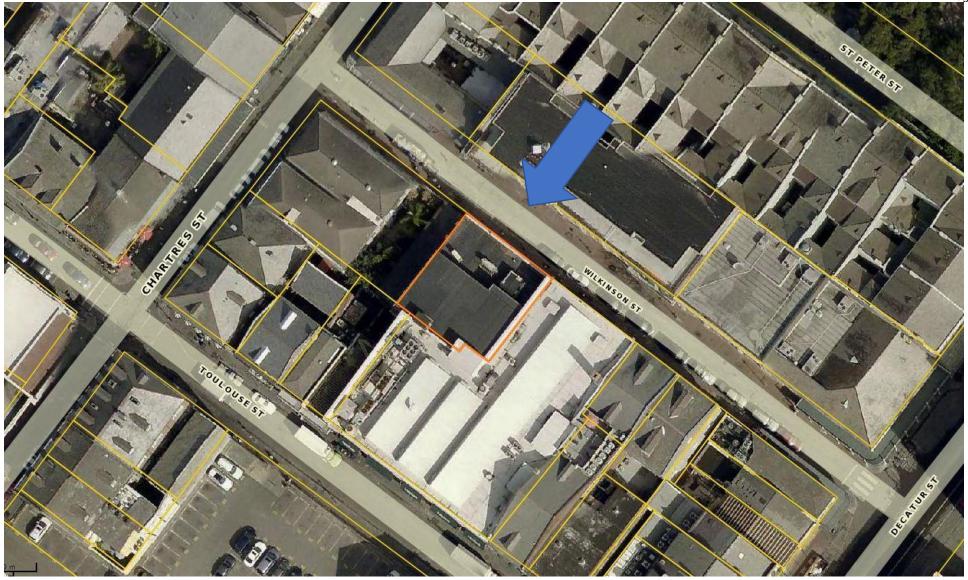






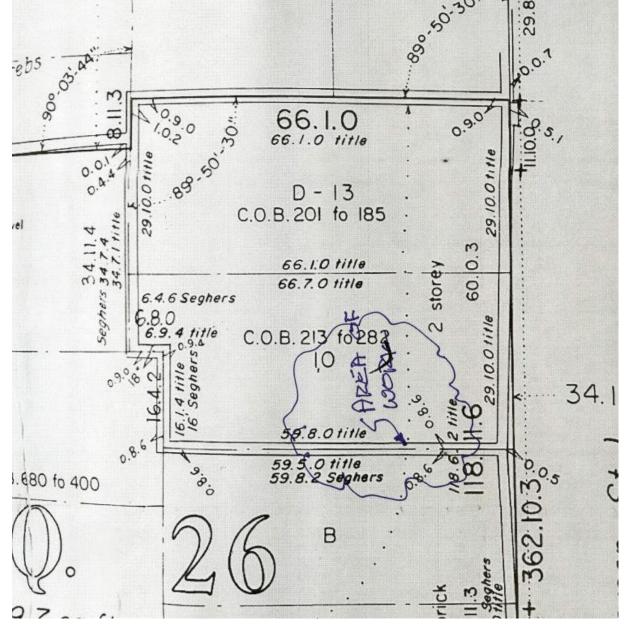
528 Wilkinson





528 Wilkinson





528 Wilkinson





528 Wilkinson, 1964





528 Wilkinson, c. 1987-88





528 Wilkinson





528 Wilkinson





528 Wilkinson





528 Wilkinson





528 Wilkinson



528 Wilkinson



## **CAUSEY RESIDENCE**

ROOF AND DECK REPAIRS AND IMPROVEMENTS

528 WILKINSON STREET NEW ORLEANS, LOUISIANA



## CONTACT INFO.

Carl and Toni Causey 528 Wilkinson St. New Orleans, LA 70130 504.814.0214 toni@triccivilconstruction.e

PROJECT INFO. DESCRIPTION
Exterior stair and roof renovation of 3 story single family home.
ZONING DISTRICT vcc

CONSTRUCTION TYPE OCCUPANCY TYPE
IRC: RESIDENTIAL, SINGLE FAMILY

NUMBER OF STORIES BUILDING HEIGHT 42'-4 1/2"

Zach Smith Constultin & Design 530 N. Norman C Francis Pkwy New Orleans, LA 70119 504.383.3748

CC: Tim Lupin

CONTRACTOR

### STRUCTURAL ENGINEER

	SHEET LIST	
SHEET NUMBER	SHEET NAME	
A1.0	TITLE PAGE	
A-1	ROOF PLAN-DEMO	
A-2	ROOF PLAN - NEW	
A-3	ELEVATIONS	
A-4	DETAILS	



Page 267 of 416

ZACH SMITH CONSULTING & DESIGN 530 S Norman C Francis Parkway Suite 102 New Orleans, LA 70119 zach@zachsmithconsuling.com +1 (504) 383-3748

No.	Description	- 1

TITLE PAGE CAUSEY RESIDENCE A1.0

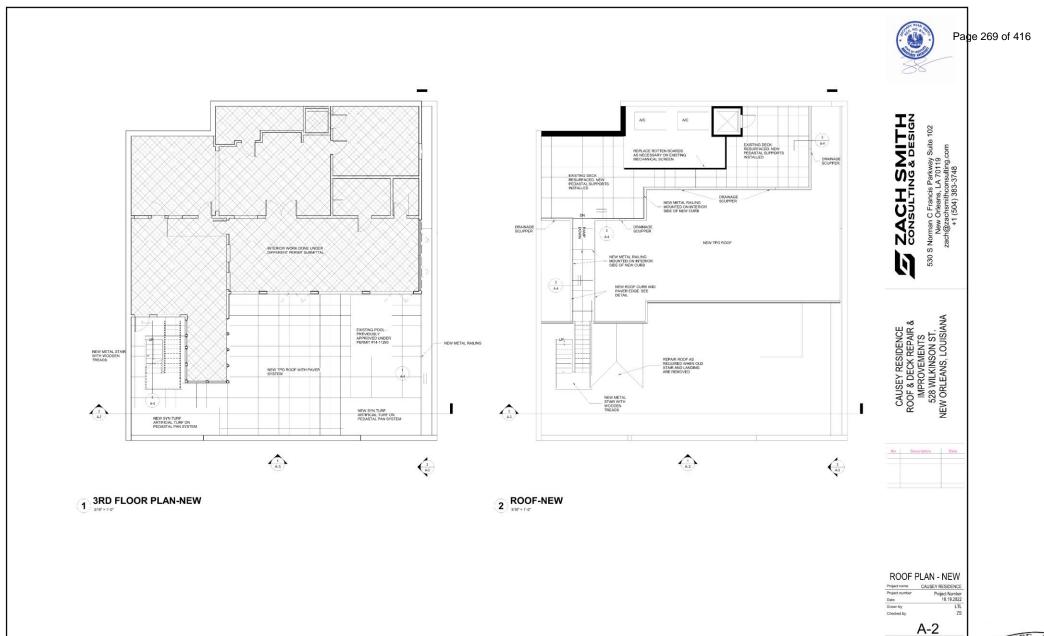


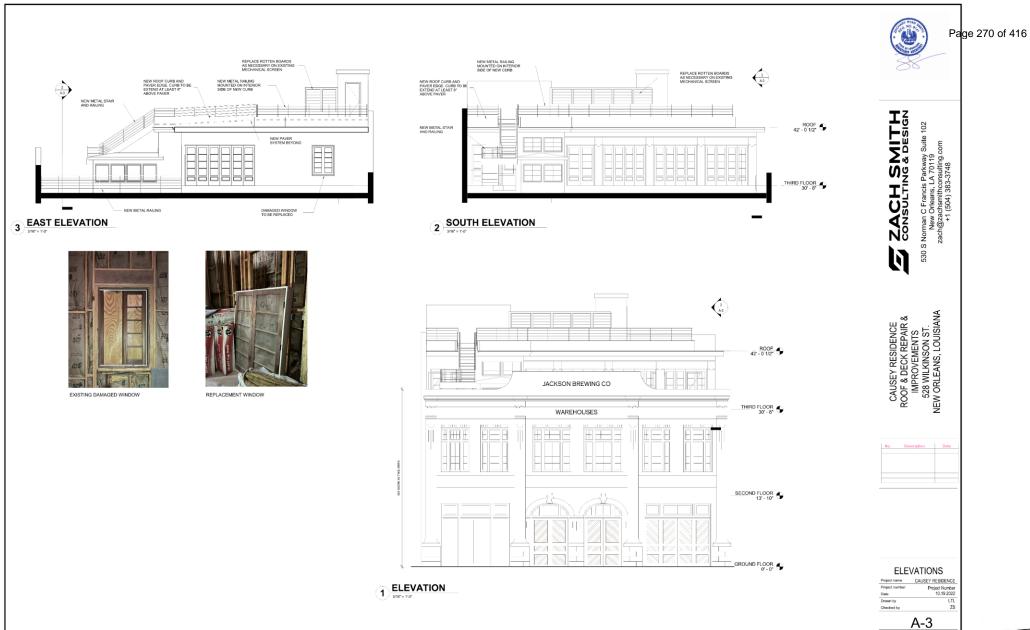




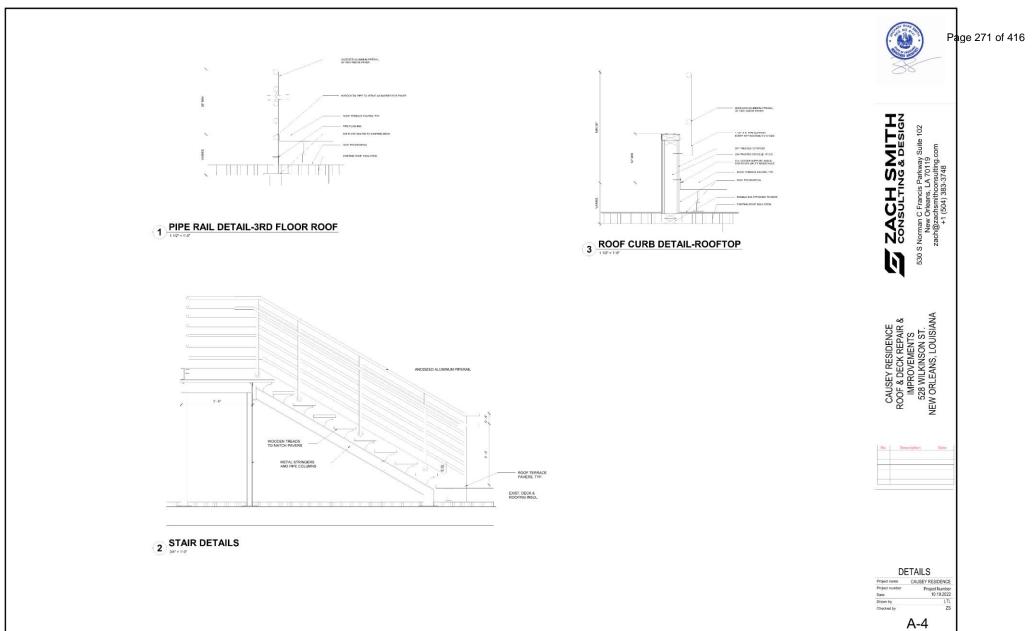




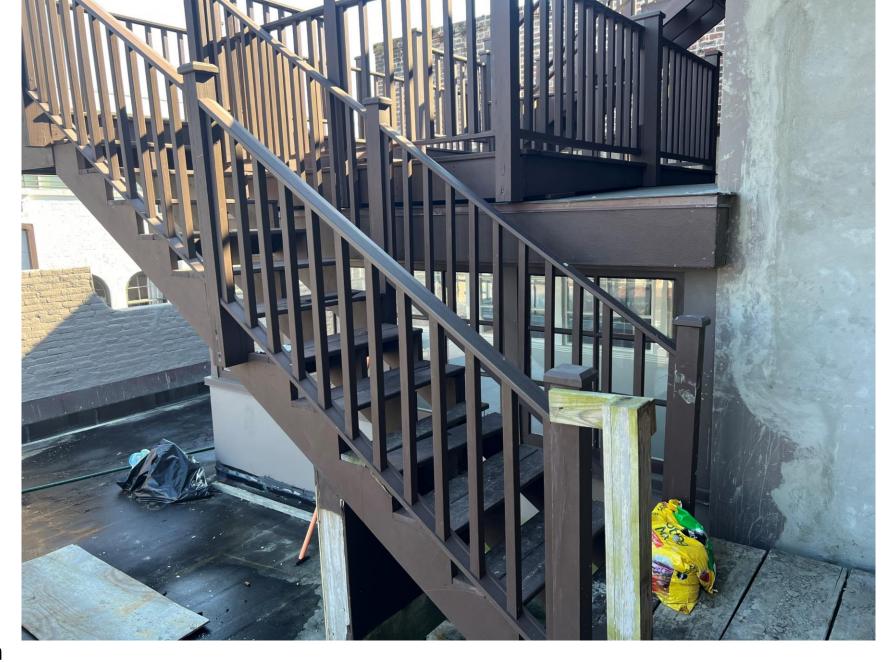






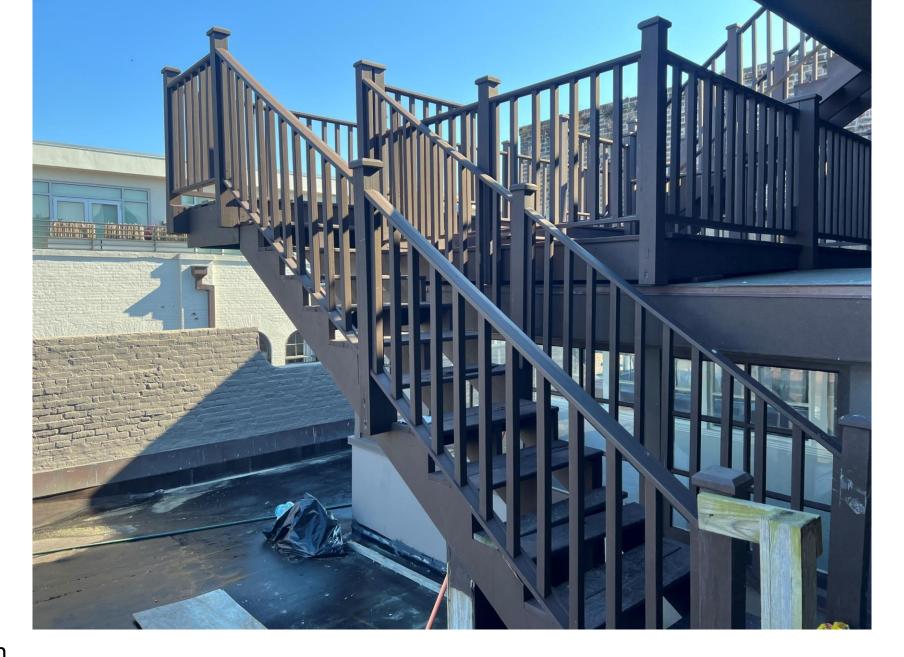






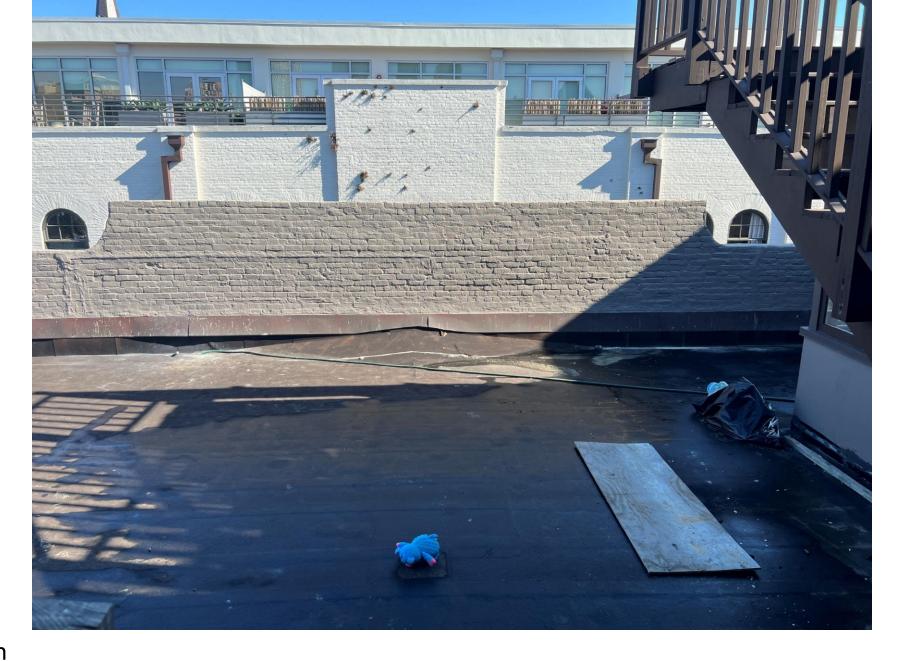






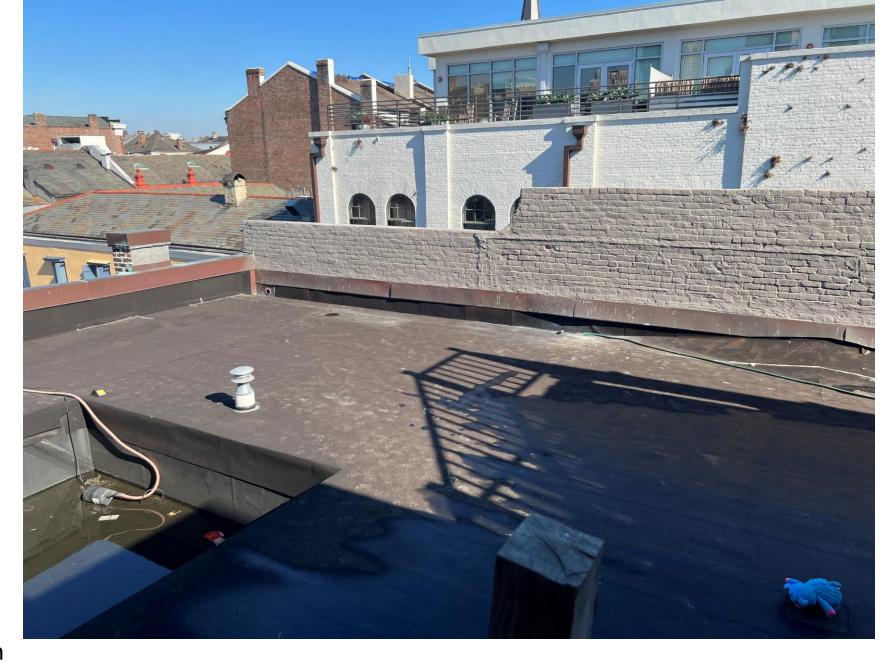


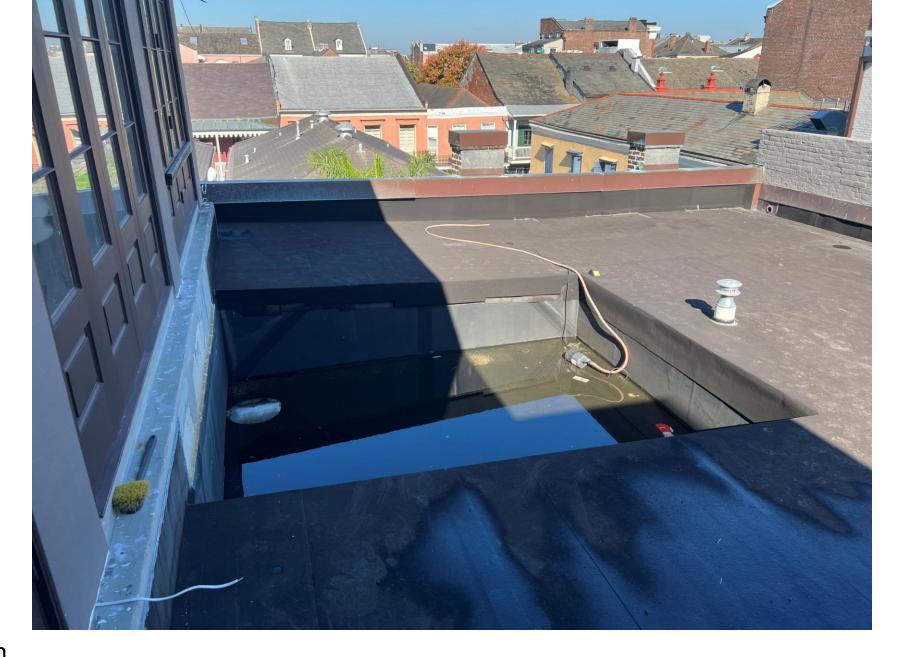
















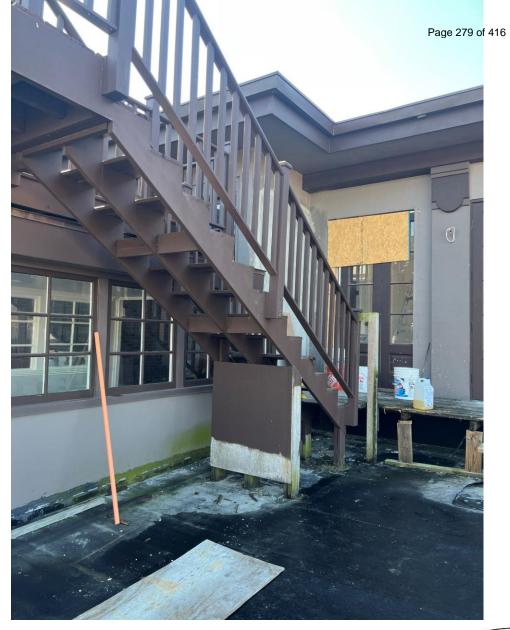












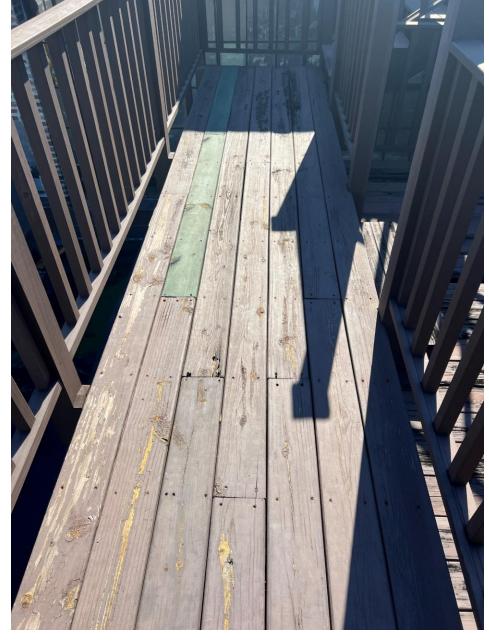
528 Wilkinson







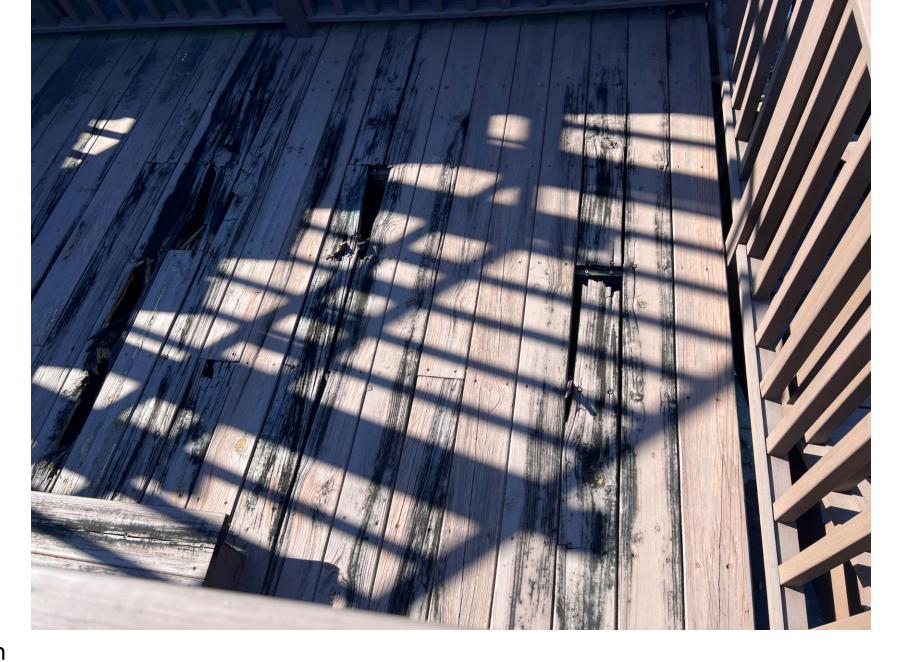


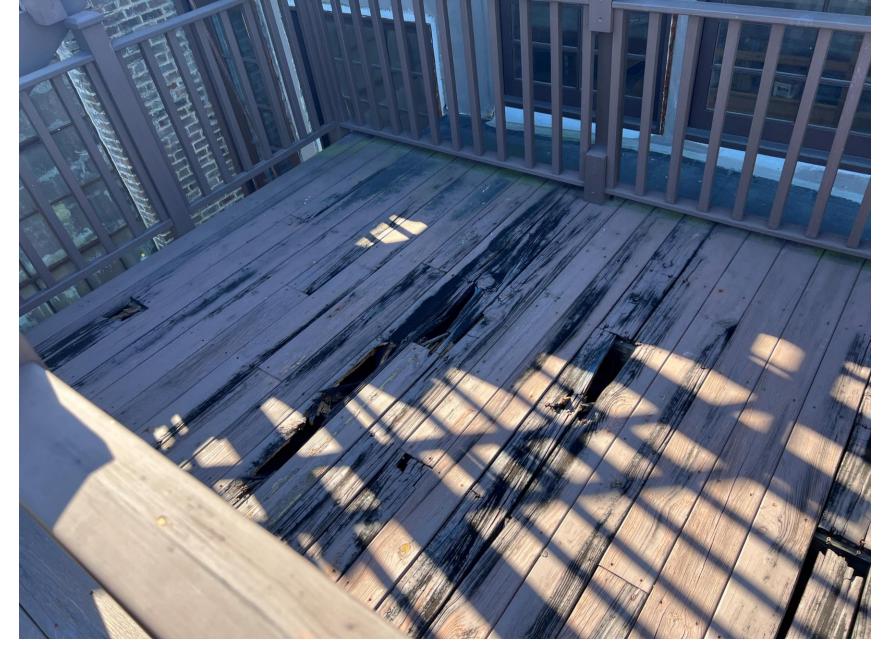




528 Wilkinson















528 Wilkinson

















528 Wilkinson









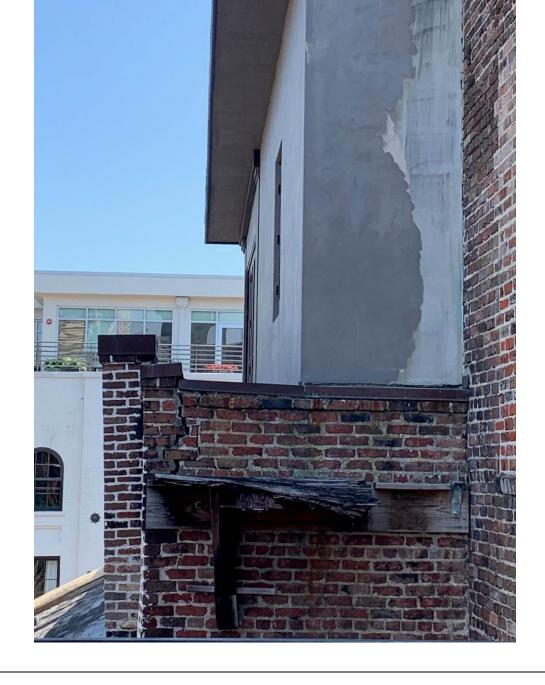


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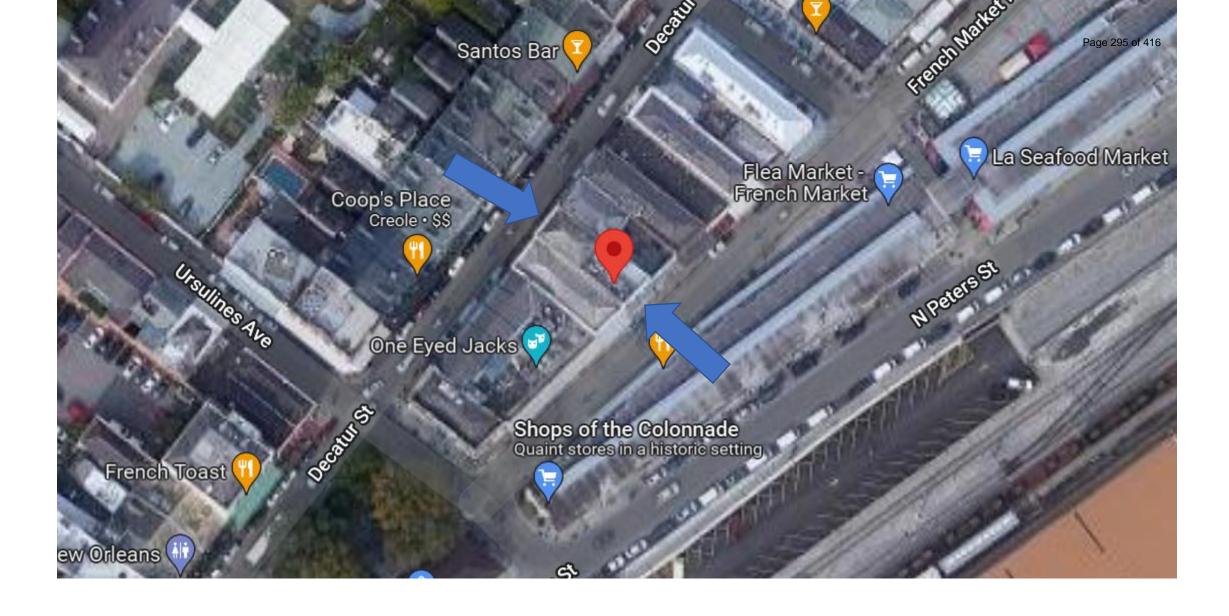








# 1118 Decatur and 25 French Market Place



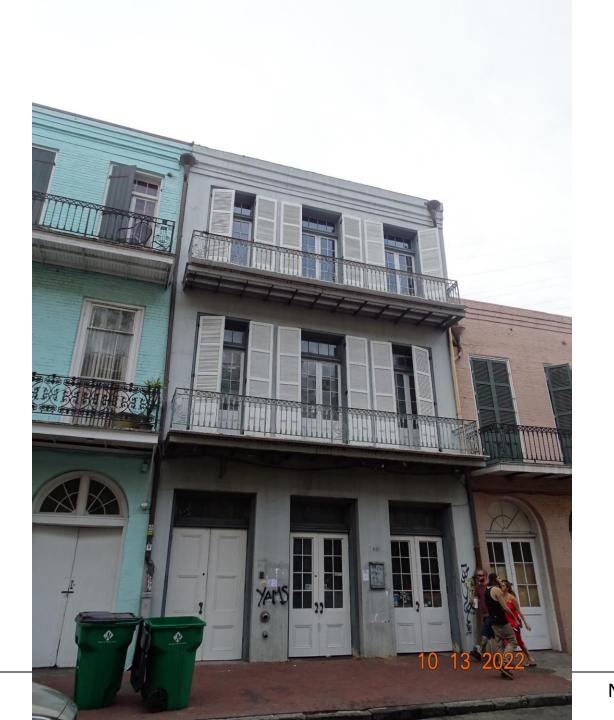
#### 1128 Decatur and 25 French Market Place













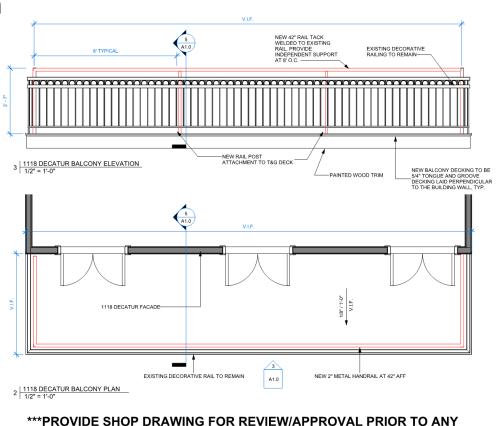




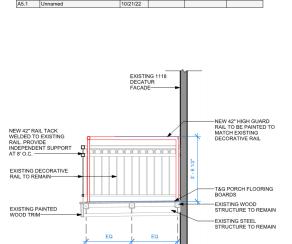


## 1118 Decatur & 23-25 French Market Railing Modifications





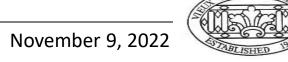
FABRICATION/INSTALLATION\*\*\*

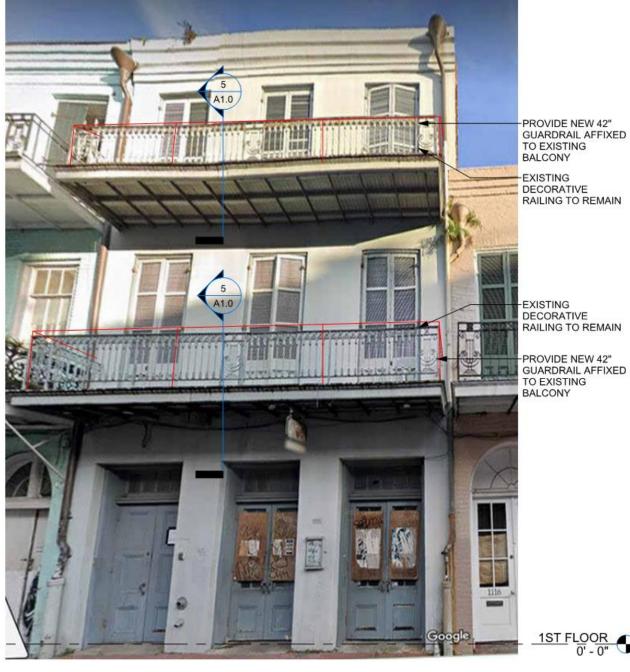


SHEET LIST

Sheet Number

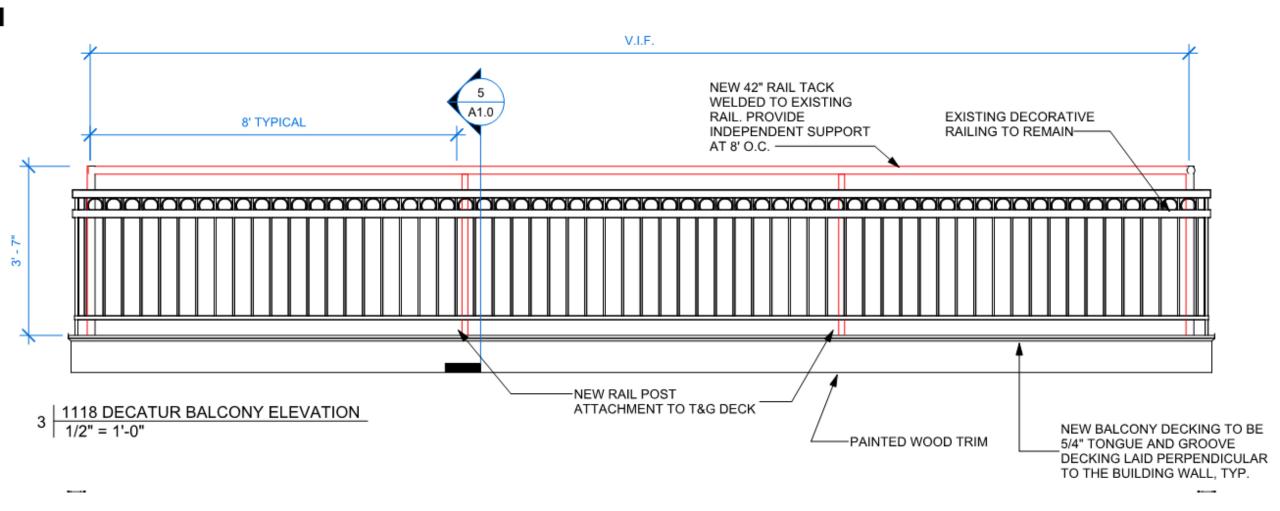






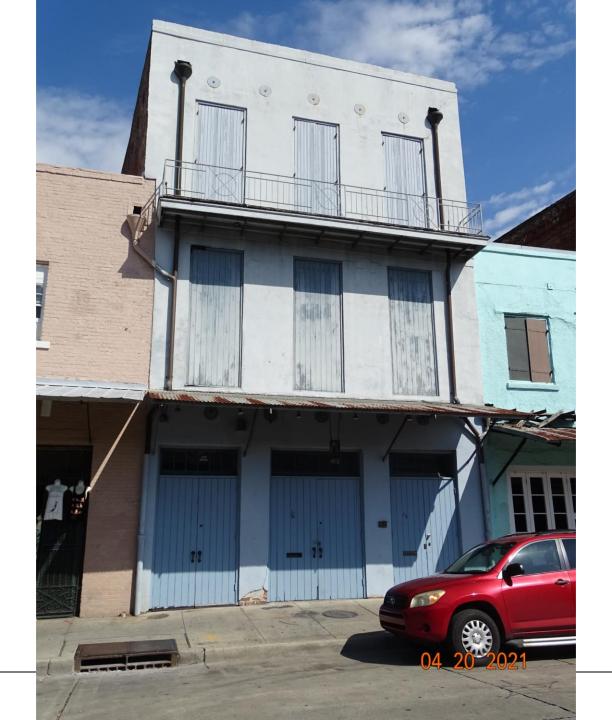
1ST FLOOR 0' - 0"















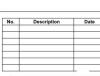
25 French Market Place





-T&G PORCH FLOORING BOARDS -EXISTING WOOD

STRUCTURE TO REMAIN -EXISTING STEEL STRUCTURE TO REMAIN





#### **RAILING MODIFICATIONS**

FQ RAILING
MODIFICATIONS
PROJECT #
10/23/22
MN
ZSC

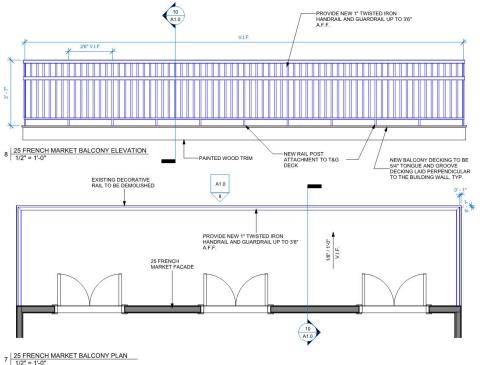
A1.0

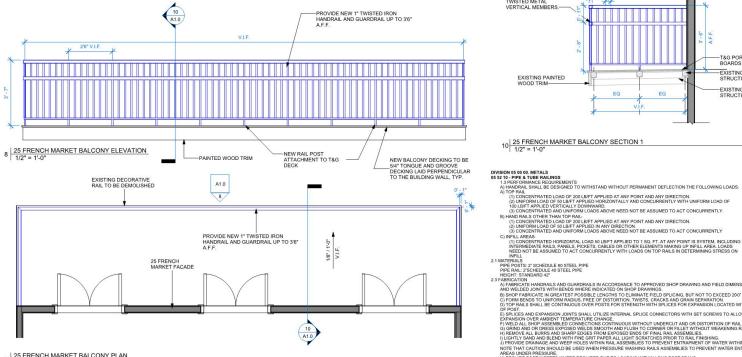
#### \*\*\*PROVIDE SHOP DRAWING FOR REVIEW/APPROVAL PRIOR TO ANY FABRICATION/INSTALLATION\*\*\*

2 1/2" = 1'-0"

REMOVE EXISTING PROVIDE NEW 1" TWISTED IRON HANDRAIL AND GUARDRAIL UP TO 3'6" A.F.F.

1ST FLOOR





#### 25 French Market Place

25 FRENCH MARKET PHOTO ELEVATION

NOT TO SCALE

1118 DECATUR PHOTO ELEVATION

NOT TO SCALE

**VCC Architectural Committee** 

25 FRENCH MARKET

INFILL AREAS-(I) CONCENTRATED HORIZONTAL LOAD 50 LBIFT APPLIED TO 1 SQ, FT. AT ANY POINT IS SYSTEM, INCLUDING INTERNIEDIATE RAILS, PANELS, PICKETS, CABLES OR OTHER ELEMENTS MAKING UP INFILL AREA LOADS NEED NOT BE ASSUMED TO ACT CONCURRENIT. VITH LOADS ON TOP RAILS IN DETERMINING STRESS ON

AREAS UNDER PRESSURE.

K) PROVIDE POST INSERTS WHERE REQUIRED DUE TO LOADING WITHIN LONG POST SPANS.

3 FABRICATION.

A) FABRICATION AND FILED DIMENSIONS USING MITERED AND WELLED JOINT'S WITH BENDS WHERE BIOLATED ON SHOED DRAWNING. SHUGH, BUT SHOW THE BENDS WHERE BIOLATED ON SHOED DRAWNING.

AND WELLED JOINT'S WITH BENDS WHERE BIOLATED ON SHOED DRAWNING.

BUT SHOW THE SHOED S

NEW PAINTED 42" HAND AND GAURDRAIL. 1" TWISTED METAL

EXISTING PAINTED

10 25 FRENCH MARKET BALCONY SECTION 1 1/2" = 1'-0"



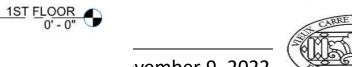
REMOVE EXISTING HANDRAIL

PROVIDE NEW 1"
TWISTED IRON
HANDRAIL AND
GUARDRAIL UP TO
3'6" A.F.F.

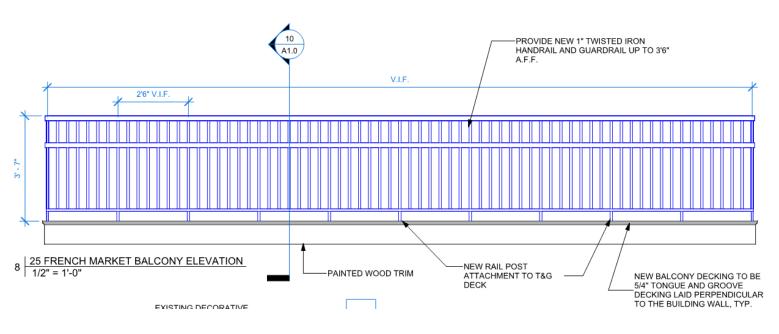
25 French Market Place

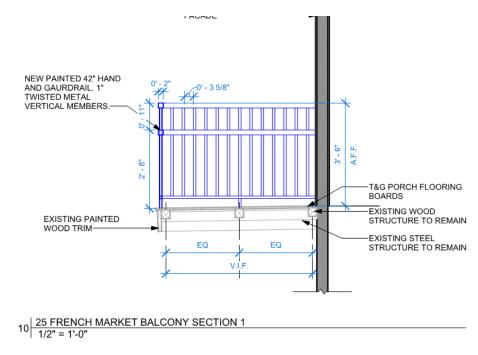
VCC Architectural Committee

25 FRENCH MARKET PHOTO ELEVATION NOT TO SCALE



### \*\*\*PROVIDE SHOP DRAWING FOR REVIEW/APPROVAL PRIOR TO ANY FABRICATION/INSTALLATION\*\*\*





DIVISION 05 00 00. METALS

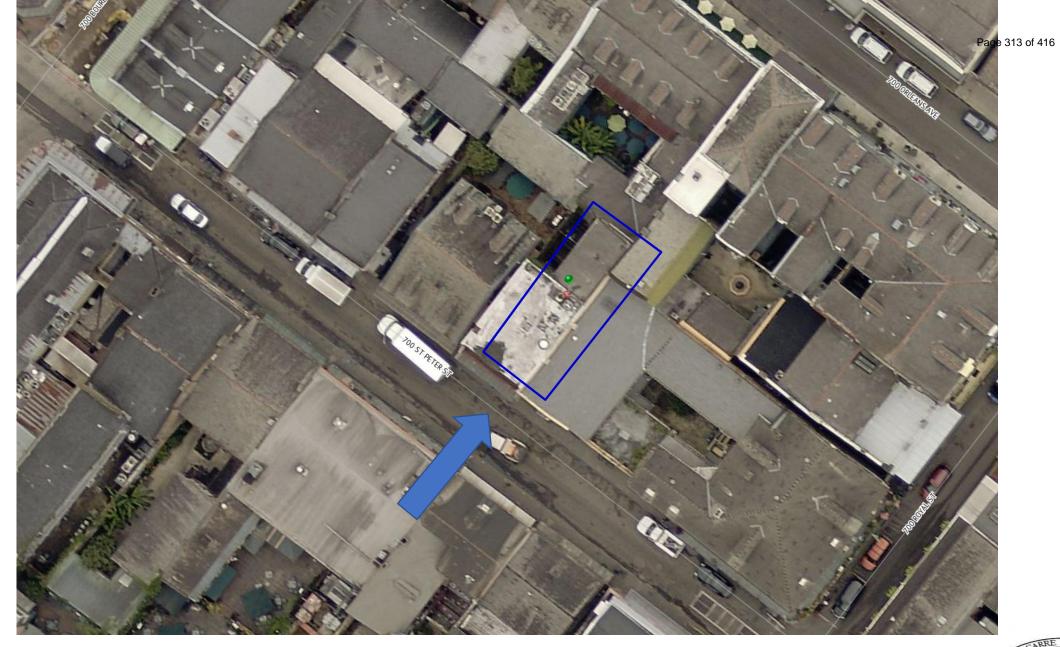
05 52 10 - PIPE & TUBE RAILINGS

#### 25 French Market Place









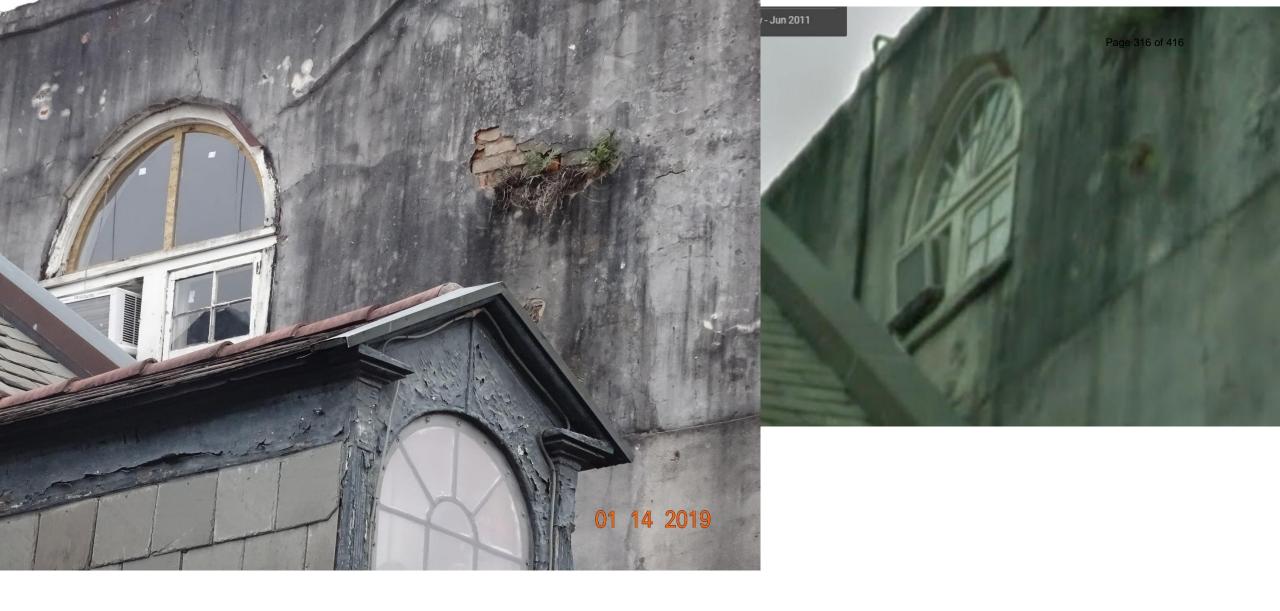
717 St Peter







717 St Peter
VCC Architect

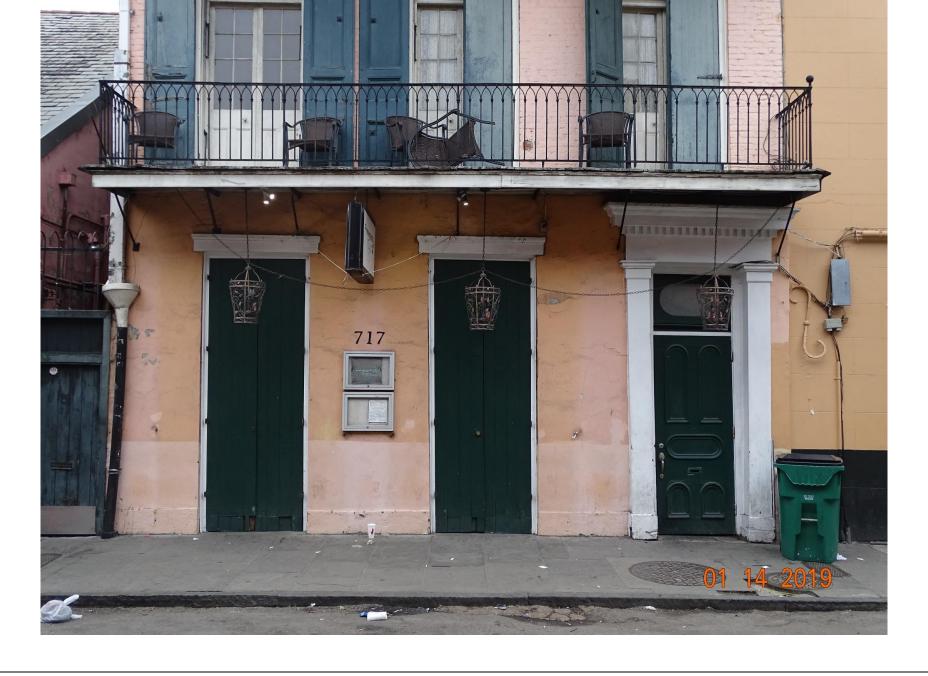










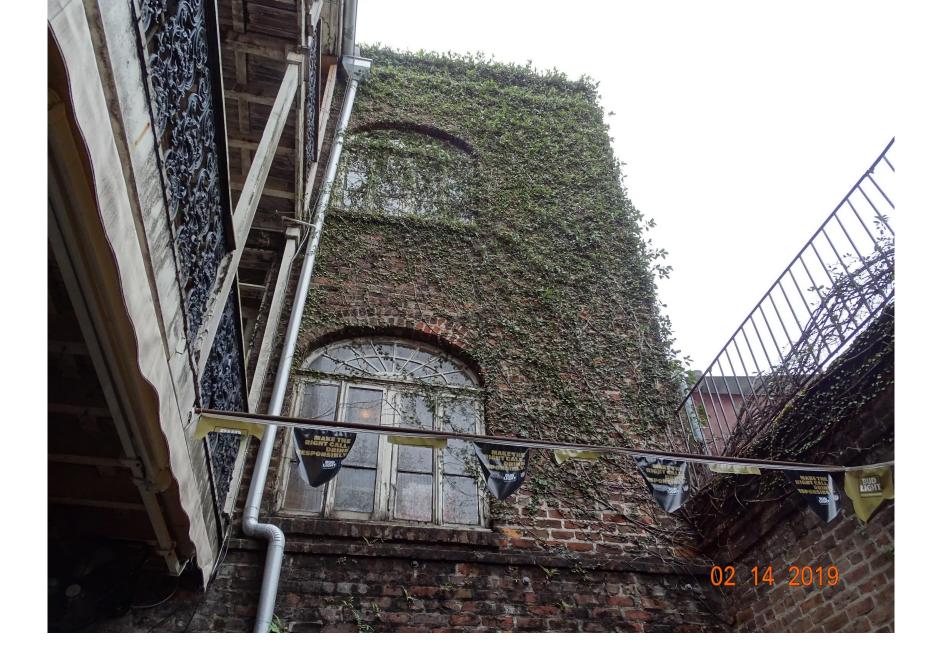


717 St Peter



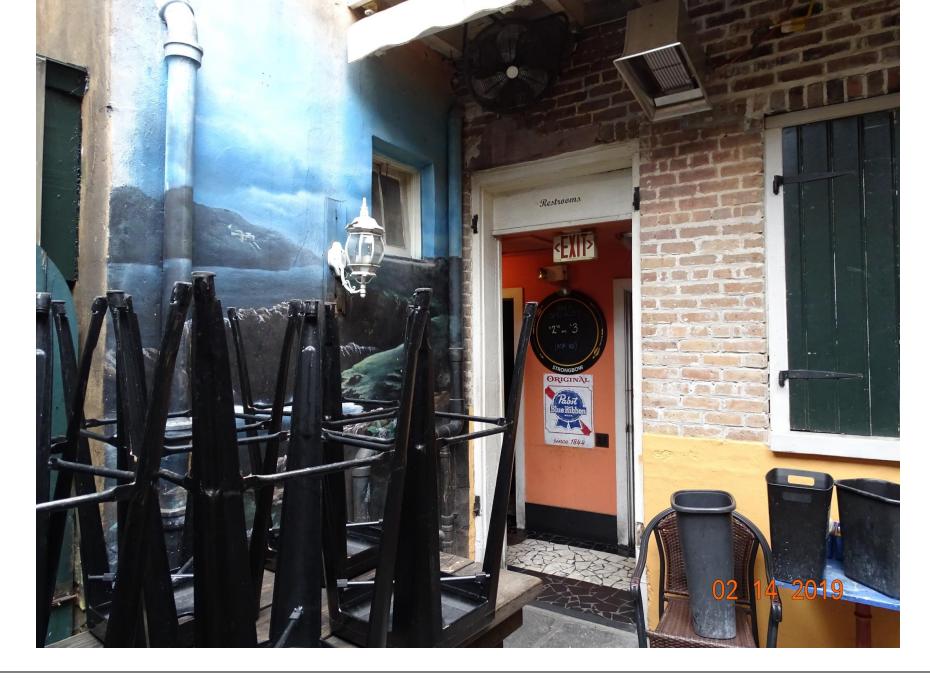










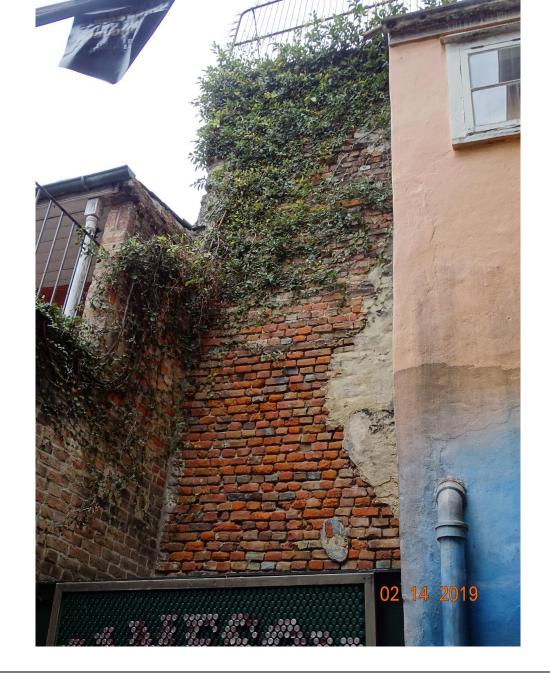


717 St Peter



717 St Peter
VCC Architect





717 St Peter





717 St Peter



717 St Peter



717 St Peter



717 St Peter



717 St Peter
VCC Architect



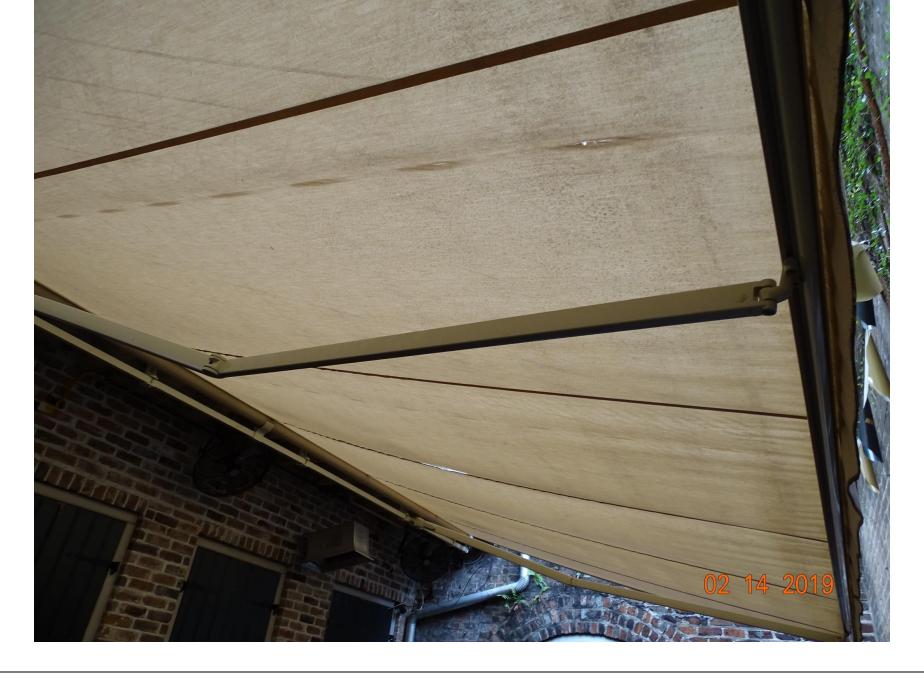
717 St Peter



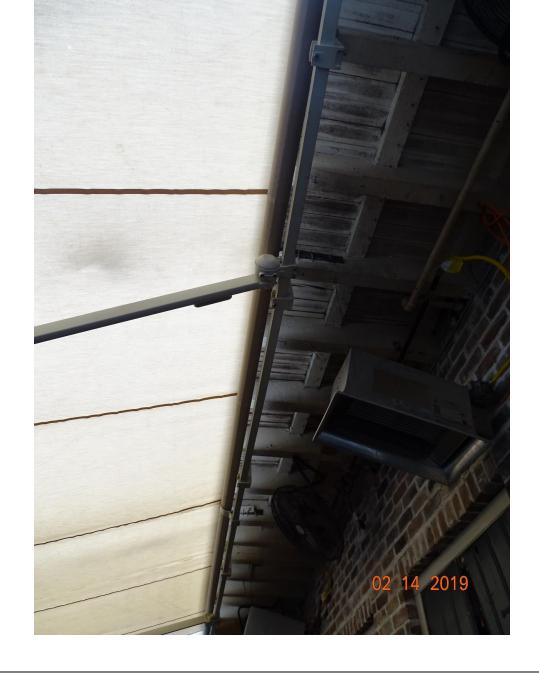


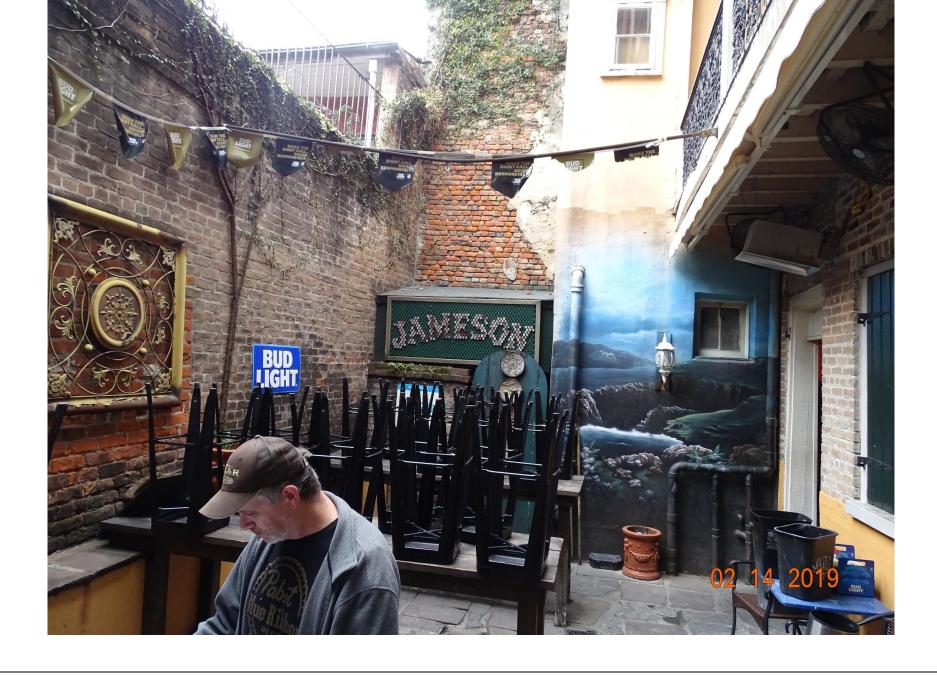






717 St Peter









Compliance Plan For: 717 St Peter #21-00235-DBNVCC

Erika Gates esk.gates@gmail.com cell: 832-444-1231



717 St Peter, current photograph



<sup>1</sup> 717 St Peter, historic photograph, 1962



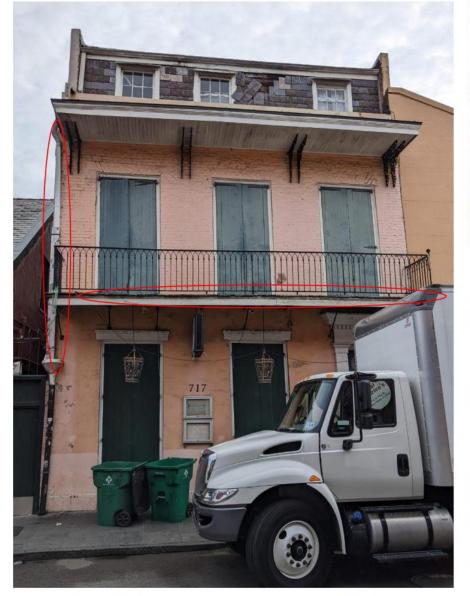
<sup>&</sup>lt;sup>1</sup> Historic New Orleans Collection, The Collins C. Diboll Vieux Carre Digital Survey

<b>Demolition by Neglect</b>	Description of Violation	Method of Abatement
1) Brick	Brick/mortar damage	Inspect all brick and repoint as necessary with VCC mortar mix to match
		existing.
2) Stucco	Stucco damage	Inspect all stucco and repair as necessary with VCC stucco mix to match
		existing.
3) Roof	Slate damage missing slates	Remove slates on mansard roof on front elevation. Install new plywood
		as needed, and waterproofing membrane. Install new slate to match
		existing. Remove portion of TPO roof at front center of main building,
		remove rotten underlayment and replace with new.
4) Windows	Window damage	Repair deteriorated windows as needed to match existing.
5) Trim	Trim damage	Repair deteriorated trim as needed to match existing.
6) Balcony	Balcony damage	Repair deteriorated balcony as needed to match existing.
7) Paint	Deteriorated paint	Entire building to be painted to match existing.
8) Vegetation	Vegetation growing from building	Kill and remove all vegetation. Areas with excessive vegetation to be
		inspected for moisture. Repointing as needed.

Working without Approval	Description of Violation	Method of Abatement
9) Walls	Tie rods installed in courtyard.	Remove tie rods per attached engineers report. Remove fans and
		heaters attached to walls in courtyard. Repair any damage caused by
		mounting to match existing.
10) Gutter/ Downspout	Impermissible gutter replacement	Replace downspout to match existing.
11) Windows	Window removed on Bourbon side	Window to be repaired painted and reinstalled. (see picture of original
		window to be repaired to match.)
12) Shutters	Shutter installation incomplete.	Complete replacement of second floor shutters per previous permit.
13) Awning	Impermissible awning	Remove awning and repair wall where attached to match existing.
14) Paint	Inappropriate paint	Paint over mural with approved wall color, paint any other areas that
		may have unpermitted paint to match previously approved colors.
15) Lighting	Inappropriate light fixtures	Remove hanging fixtures and chains under front balcony. Install 3
		Remcraft series 110 one centered over each first floor opening.
		Replace three white lantern fixtures in courtyard with

16) HVAC	Impermissible installation of AC unit installed through a removed window on at	Remove impermissible HVAC unit. Restore opening.
	least the Bourbon elevation	
17) Plumbing	PVC on exterior	PVC pipe will be removed as it drains AC unit that will also be removed.
18) Wires/Conduits	Excessive wires	Remove any wiring no longer in use. Place remaining wiring in organized
		bundles or conduct. As minimally visible as possible and painted to
		match adjacent surface.
19) Permit required for signs	Business sign hung without approval	Sign permit to be filed separately.
20) Signs on Balcony etc.	Excessive signage	Remove all signage in excess of single business sign to be permitted.
21) What signs may	Excessive signage	Remove all signage in excess of single business sign to be permitted.
advertise		
22) Only one sign per shop	Excessive signage	Remove all signage in excess of single business sign to be permitted.



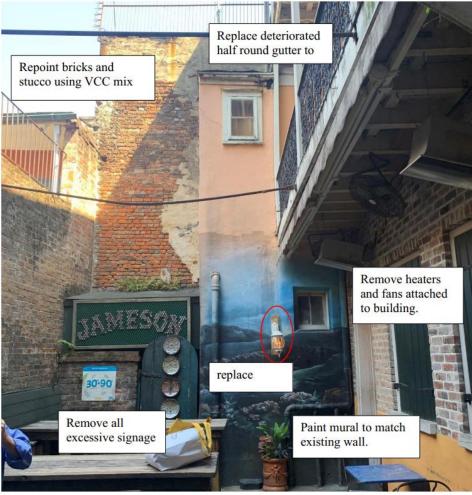


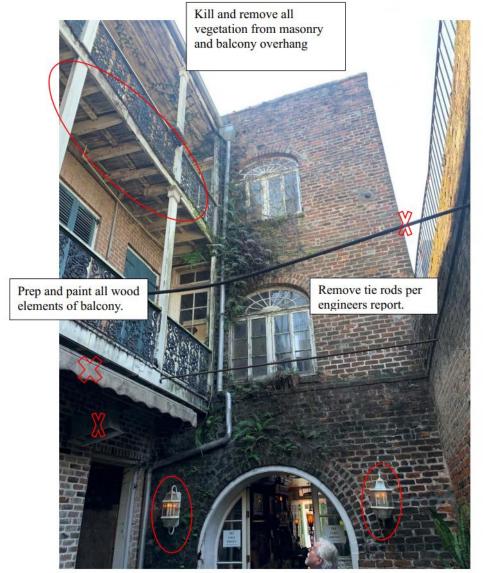


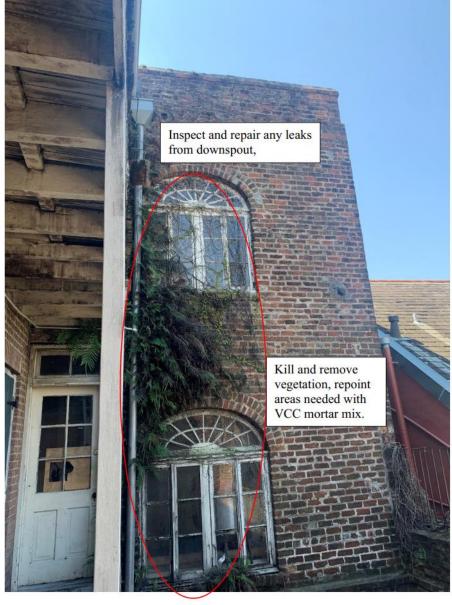












717 St Peter













Hood vent has been in place since at least 2004 and no identifying information could be found.

The front portion of the flat roof will be removed, any rotten sub structure replaced and new TPO installed to match existing.









Third floor arched window to be restored and reinstalled in window. Window unit to be removed and four light window to be reinstalled.





March 2, 2020

Attn: Chuck Berg

Subject: Existing Masonry Wall – Structural Report Site Name: 717 St Peter

Site Address: 717 St Peter, New Orleans, LA 70116

## Introduction:

On February 27, 2020, Axis Engineering, LLC (AE) was contacted by Chuck Berg to perform a site visit and evaluate an existing party wall at the above referenced site addresses. AE would like to thank you for giving us the opportunity to perform the site visit and create the structural report. Stephen Hetrick (AE) accompanied by Chuck Berg performed visual observations at the site on February 28, 2020. Chuck Berg also provided background information for the building during the site visit.

### Description:

The existing building is a multi-story timber and masonry building typical to French Quarter construction built in approximately the early 1800s. The existing masonry wall in question is located in the rear patio of the property.

## Observations:

AE observed the existing masonry wall has two tie rods connecting between the wall and 2<sup>nd</sup> floor balcony. AE didn't observe any evidence of cracking or overstressing for the existing masonry wall. Based on the location and attachments, these tie rods were not intended to laterally brace the existing masonry wall. Instead these rods were most likely used for supporting decorations for the patio area. AE has analyzed the existing masonry wall and determined the tie rods are not required and can be removed. Please see the following pages for pictures from the site visit.

### Summary:

In conclusion, the following statements are the professional opinion of this office. The existing masonry wall doesn't require tie rods for lateral bracing and the existing rods can be removed at any time. Once the existing rods are removed, AE recommends repairing the holes in the masonry wall.

If there are any questions or comments regarding this report, please do not hesitate to contact this office.

Sincerely.

James B. Heaslip II, P.E.





3500 N. Causeway Blvd., Suite 500, Metairie, LA 70002 Office: 504.380.0800 Web: <u>axisengr.com</u>



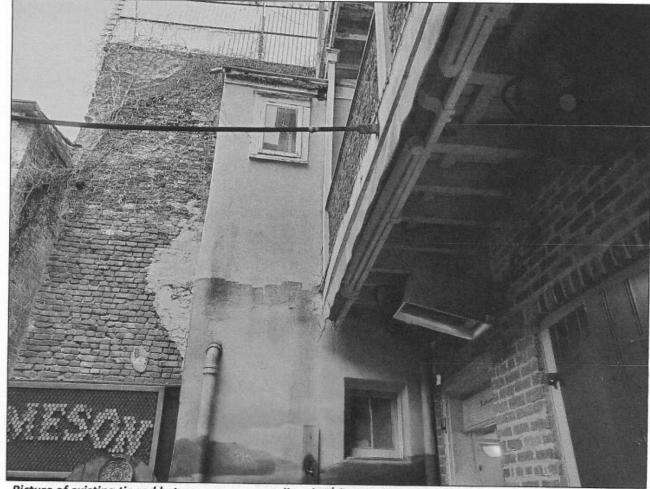


# Site Visit Photos



Picture of existing tie rod between masonry wall and 2<sup>nd</sup> floor balcony – Looking towards building

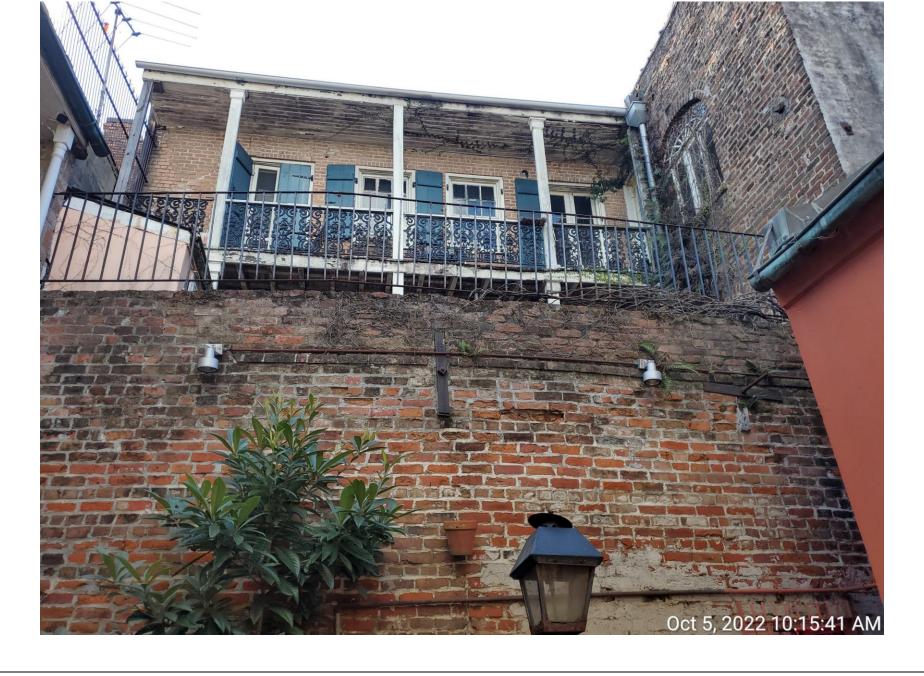




Picture of existing tie rod between masonry wall and 2<sup>nd</sup> floor balcony – Looking away from building











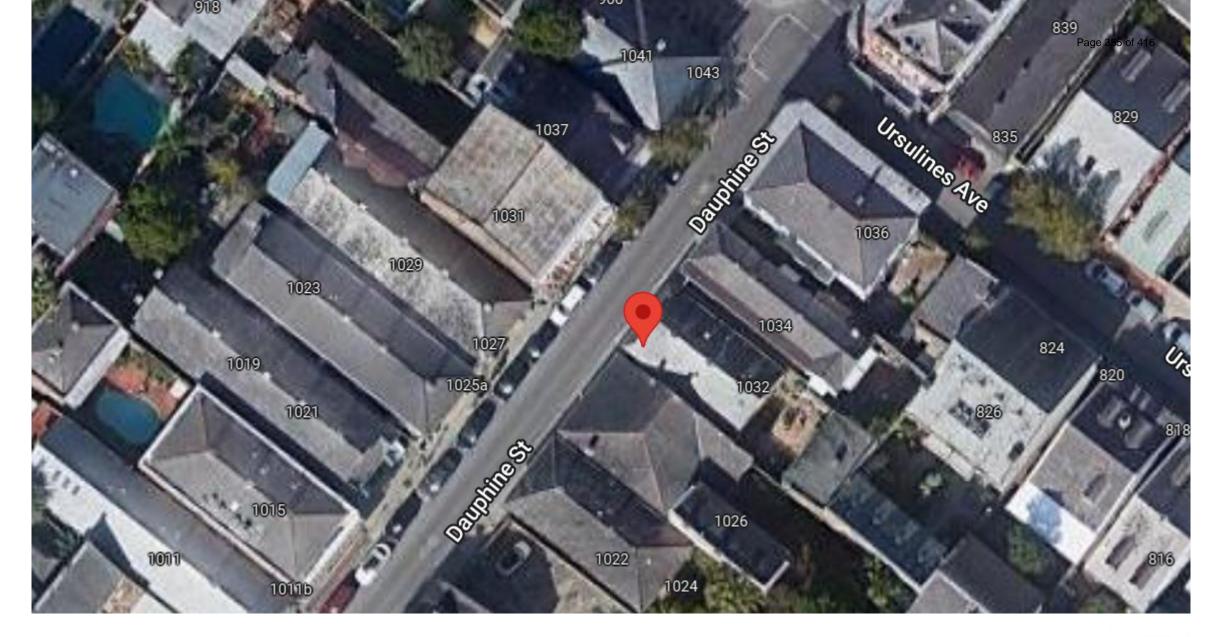


















1030 Dauphine



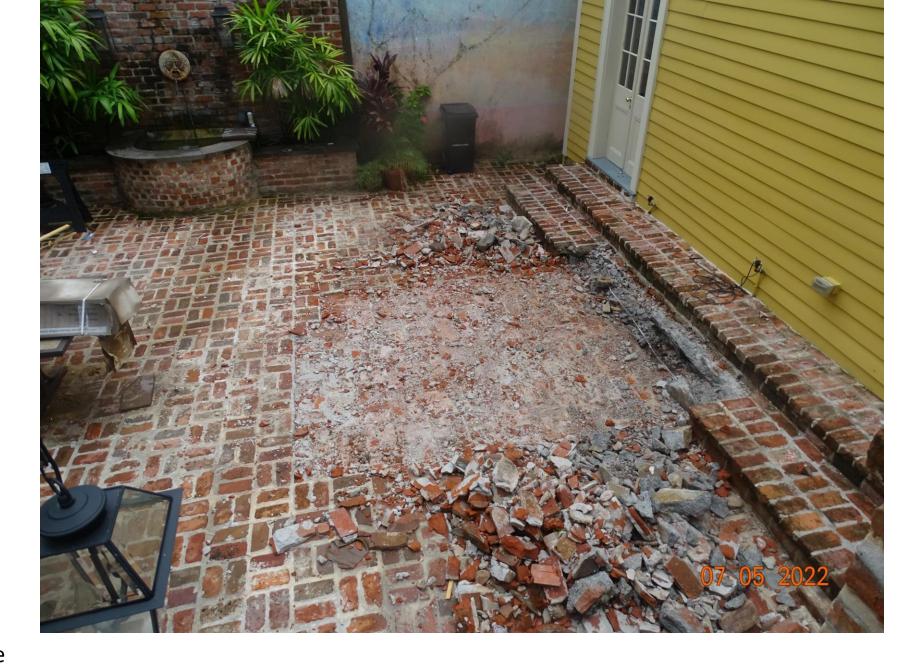






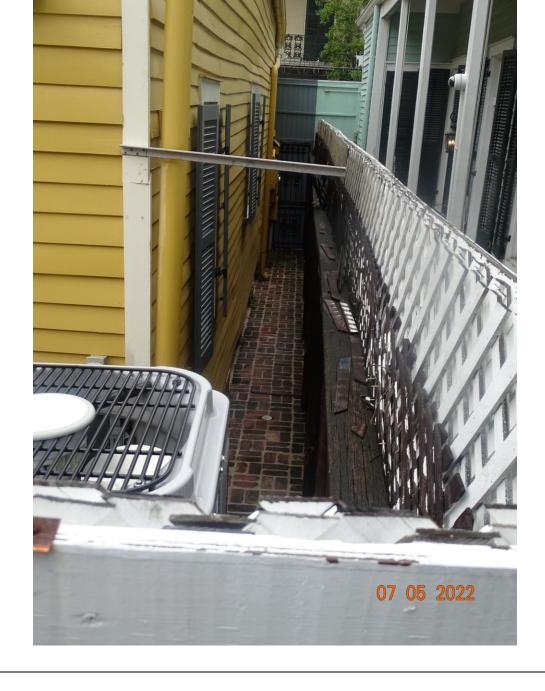




































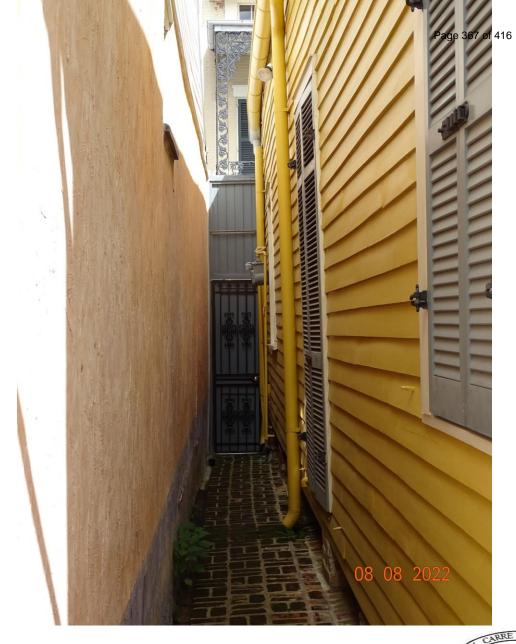






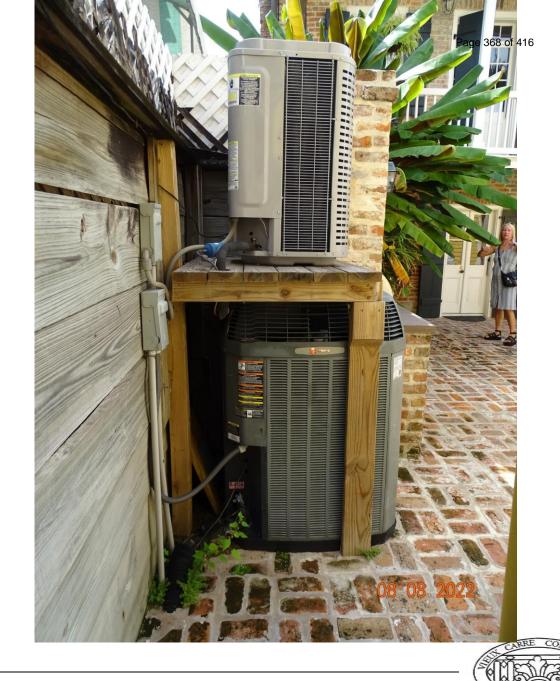






1030 Dauphine





1030 Dauphine

VCC Architectural Committee



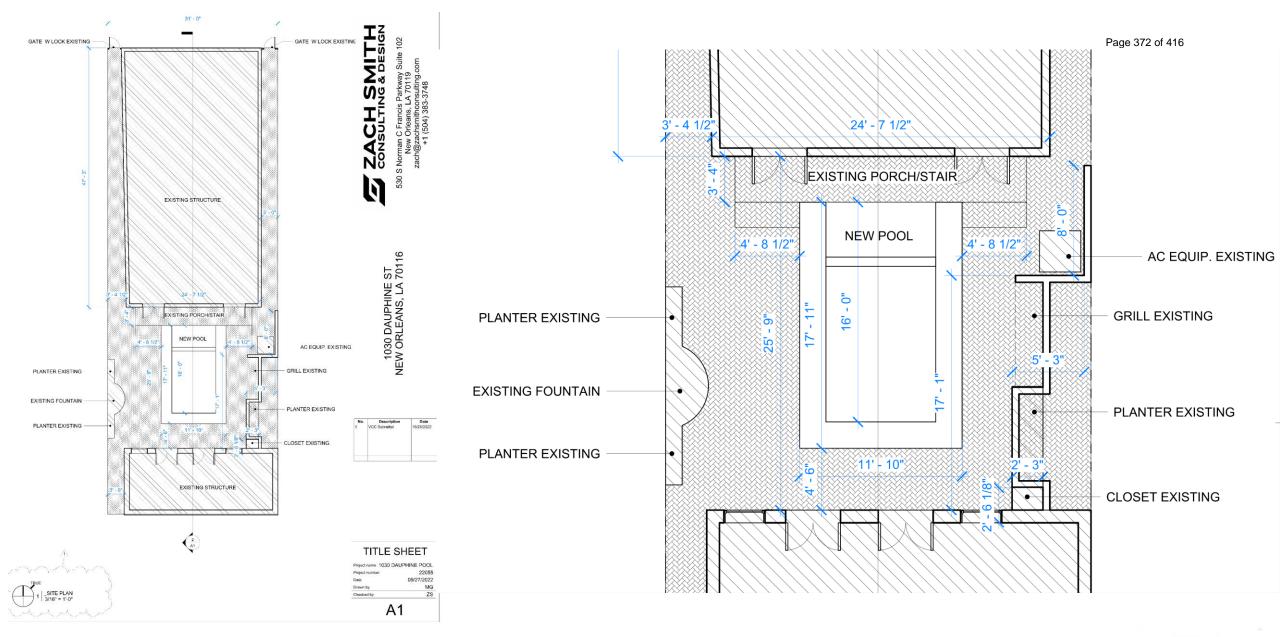






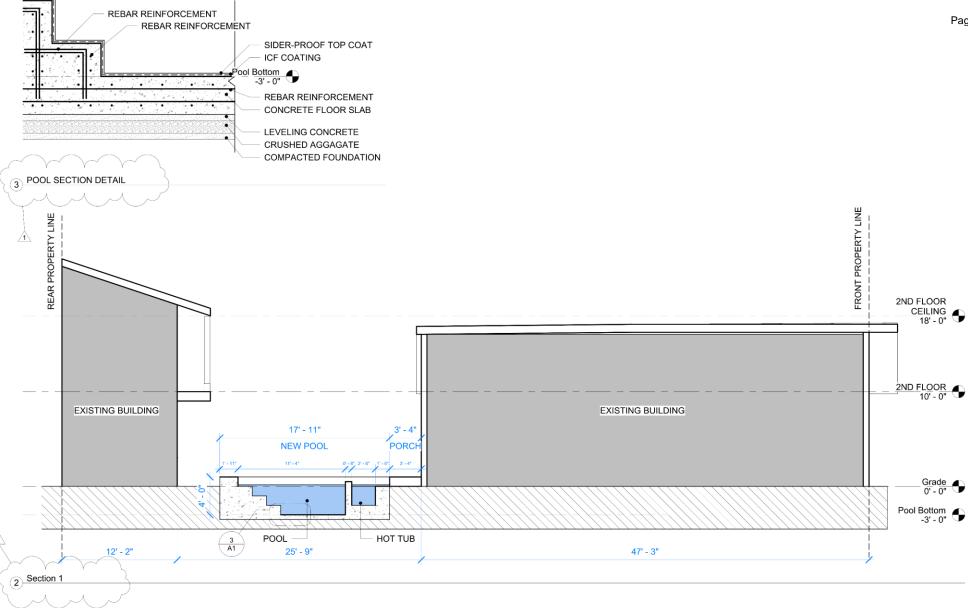
1030 Dauphine





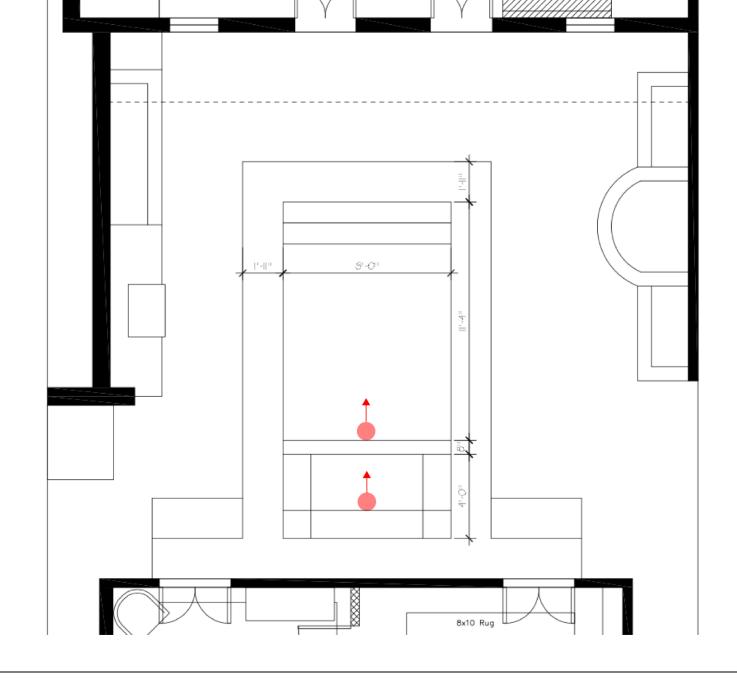
















#### 1030-1032 Dauphine, Code Incident #22-03274-VCCNOP

An application is being made with the submission of this document for the correction, removal, or restoration of various exterior details as enumerated in the following list. Keyed and marked up photos, as well as a marked up site plan, will reflect the general location and scope requested.

- 1.) Courtyard, alley paving alteration in deviation of permit and without approval.
  - Paving alterations are referenced on the site plan with marker 1 and shown in photos labeled "1a" and "1b"
  - Paving alterations, for the purpose of re-installing a pool, will stop until all violations set forth are properly addressed.
     Pool permit (Reference Code 055CMK) was submitted 7/18/22. Open comments requesting additional information is currently being addressed separate and apart from this violation.
  - Retention requested once pool permit has been issued.
- 2.) Pool in the courtyard under construction without approval, SWO posted on the property.
  - Pool in the courtyard is referenced on the site plan with marker 2 and the area of the desired pool is shown in a photo
    labeled "?"
  - Pool work has stopped in accordance with the SWO posted on the property.
  - Pool permit (Reference Code 055CMK) was submitted 7/18/22. Open comments requesting additional information is currently being addressed separate and apart from this violation.
  - · Retention requested upon approval of pool permit and resolution of these violations.
  - Pool equipment specs:
    - Carthige Filter 200sq ft Pentair 160318
    - (https://americanbestpoolsupply.com/uploadfile/data/CleanandClearOM(4).pdf)
    - Variable Speed Pool Pump Pentair 1 HP 342001 (https://www.poolsupplyunlimited.com/Products/Manuals/149435 2014111781053.pdf)
    - o Booster Pump 3/4 HP Pentair LA01N
      - (https://www.hydropool.com/downloads/pentair/pentair-booster-pump-owners-manual.pdf)
    - o Salt System 10,000 Gallons Pentair IC10
    - (https://www.pentair.com/content/dam/extranet/nam/product-related/product-manuals/pool-and-spa-equipment/intellichlor/IntelliChlor Owners Manual Version 3 units after Nov 2011 English.pdf)
    - o Heater 250 BTU Natural Gas Pentair 460771
      - (https://www.pooltek.com/wp-content/uploads/2017/02/Heater-PentairMastertemp.pdf)
    - Screenlogic2 Interface & Wireless Connection Kit Pentair 160318
    - (https://www.pentair.com/content/dam/extranet/nam/pentair-pool/residential/automation/screenlogic2/manual s/screenlogic2-interface-installation-users-guide-english.pdf)
    - Easy Touch Singly Body Control Pentair 520591 (https://www.poolsupplyunlimited.com/Products/Manuals/20012\_20104211035.pdf)
    - (2) LED Lights being installed
      - (https://www.pentair.com/content/dam/extranet/nam/pentair-pool/residential/manuals/lighting/microbrite/microbrite-installation-users-guide.pdf)
    - 100 Watts Transformer for Light Pentair 619962
       (https://www.tepoolequipment.com/pool-equipment-store/pc/Pentair-100W-12Volt-Transformer-619962-p135 85.htm)
  - Pool Specs:
    - Water edge tile for pool and spa (1 row only):
      - https://www.villalagoontile.com/cement-tile/patterns/ignatius/#gold-12mm
    - All coping and raised portions of pool/spa will use bricks to match the existing brick in courtyard
    - Pool plaster will be dark gray and a photo of said color is included in the photo set labeled "1030 Dauphine Pool Plaster Color".
- 3.) Installation of a fountain in the courtyard without approval.





2

This manual describes how to install, replace and operate the 12 VAC MicroBrite Color and White Light for pool and spa. The MicroBrite Color light provides brilliant vivid multi-colors with spectacular effects for your pool. Choose one of the seven preprogrammed color light shows or select one of the five fixed colors to create virtually endless range of dramatic underwater lighting effects for a spectacular effect in your pool and spa. The 12 VAC MicroBrite White Light features three different brightness levels. For more information see page 2.

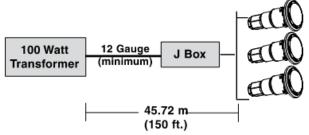
### Operating MicroBrite Lights Using a Wall Switch

The MicroBrite light can be manually controlled using a standard wall-mount light switch. Multiple MicroBrite lights can be connected via a junction box and a 12 VAC isolation transformer to a single switch so that all lights can be switched on and off together. For wiring diagram, see page 14.

Pentair Color LED lights can be controlled by Pentair Automation Systems & Light Controllers. Contact your pool dealer for more information.

# Using an External Safety Isolation Transformer for Multiple 12 VAC MicroBrite Lights

When using multiple MicroBrite 12 VAC lights on a 100 Watt safety isolation transformer, it is recommended that no more than six (6) MicroBrite color lights be used. For long cable lengths for each light, It is recommended not to exceed 45.72 m (150 ft.) of total cable run between the 12 VAC isolation transformer and the MicroBrite Color and/or White light.



Note: If a longer cable run is necessary, it is recommended that separate 100 Watt safety isolation transformers be used for each light with no more than 45.72 m (150 ft.) of total cable run between the transformer and lights.

# Maximum Wattage Using Multiple Color or White lights (with a 300 Watt Isolation Transformer)

IMPORTANT! When using multiple 12 VAC Pentair pool and spa lights the total allowable light wattage is 300 Watts maximum and should not exceed 80% of rated value. The individual light wattage is as follows:

- One MicroBrite Color Pool LED light is 12 Watts maximum
- One MicroBrite White Pool LED light is 12 Watts maximum
- One IntelliBrite Color pool LED light is 30 Watts maximum
- One IntelliBrite Color spa LED light is 18 Watts maximum

Operating MicroBrite™ Color LED Light using a Wall Switch

MicroBrite Color Lights can be controlled using a standard wall-mount light switch (or by the Pentair Controller (sold separately), contact your dealer for more information. Multiple MicroBrite color lights can be connected via a junction box and a 12 VAC transformer to a single switch so that all lights can be switched on and off together. MicroBrite color lights are controlled by cycling AC power to the 12 VAC transformer from a standard wall switch. By turning the switch on and off a specific number of times, the light activates one of the seven light show modes, fixed colors, or enables the "Hold" and "Recall" feature.

#### **Powering on the MicroBrite Color Lights**

When the MicroBrite color light is powered on, the previously selected color is displayed, unless the HOLD or RECALL feature was previously enabled.

Note: If power to the light is off for more than five (5) seconds, the last color show mode or fixed color that was saved will be displayed.

# Selecting a MicroBrite Color Light Show Mode or Fixed Color using a Wall Switch

MicroBrite color lights are compatible with IntelliBrite® Color Light shows and can be synchronized with IntelliBrite color lights.

First switch power on to the light. A white light will momentarily illuminate, followed by the previously selected color. To select a color show mode (1-7) or fixed color (8-12), turn the wall switch off/on a specific number of times. Each number (1-12) shown below corresponds to the number of times to power-cycle the switch to activate a color light show or fixed color.

SAm Mode: Cycles through white, magenta, blue and green colors (emulates the Pentair SAm color changing light).

Party Mode: Rapid color changing building energy and excitement. Romance Mode: Slow color transitions creating a mesmerizing and calming effect.

Caribbean Mode: Transitions between a variety of blues and greens. American Mode: Patriotic red, white and blue transition.

cycle California Sunset Mode: Dramatic transitions of orange, red and magenta tones.

Royal Mode: Richer, deeper color tones.

Blue: Fixed color. Green: Fixed color. ₹ 10 Red: Fixed color. 11 White: Fixed color. 12 Magenta: Fixed color.

13 Hold: Save the current color effect during a color light show.

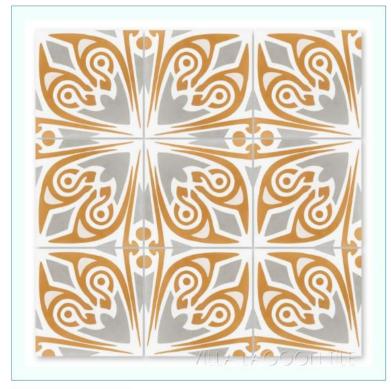
14 Recall: Activate the last saved color effect.

Example: To select California Sunset Mode; turn the switch on, then off and on six (6) times. During the off/on switching process, no illumination will occur, then a white light will momentarily illuminate.

**AWARNING** During the off/on switching process, before the selected color is displayed, no illumination will occur. This operating mode is normal during the switching process. During this period the pool and spa will be dark and precautions should be taken to avoid unforeseen accidents. Failure to observe this warning may result in serious injury or death to pool and spa users.

1030 Dauphine

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## IN STOCK

# **Ignatius Gold**

\$6.50 / Piece (15.10 / square foot)

Volume and Trade Discounts Available

These are 8" square cement tiles (200x200mm), using colors from the South Beach Palette.

We love reviving historic patterns. When we saw the inspriation for "Ignatius", we just had to bring it back. This is a great floral art deco pattern that would work great in historic rennovations, as well as Cuban themed decors.

◆ Size - 8" Square

◆ Coverage - 2.3 tiles per SF

#### COLORWAY



#### **COLORS IN THIS TILE**

White SB-1000 Urban Gray SB-2019 Sand Dollar SB-1007

Deep Mustard SB-7001

REQUESTA SAMPLE

REQUEST A QUOTE

1030 Dauphine



























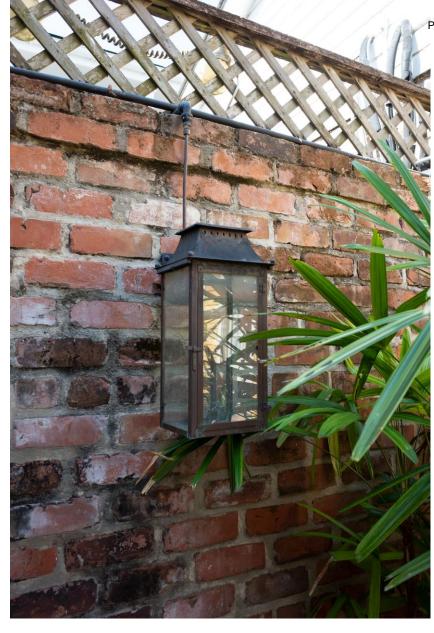










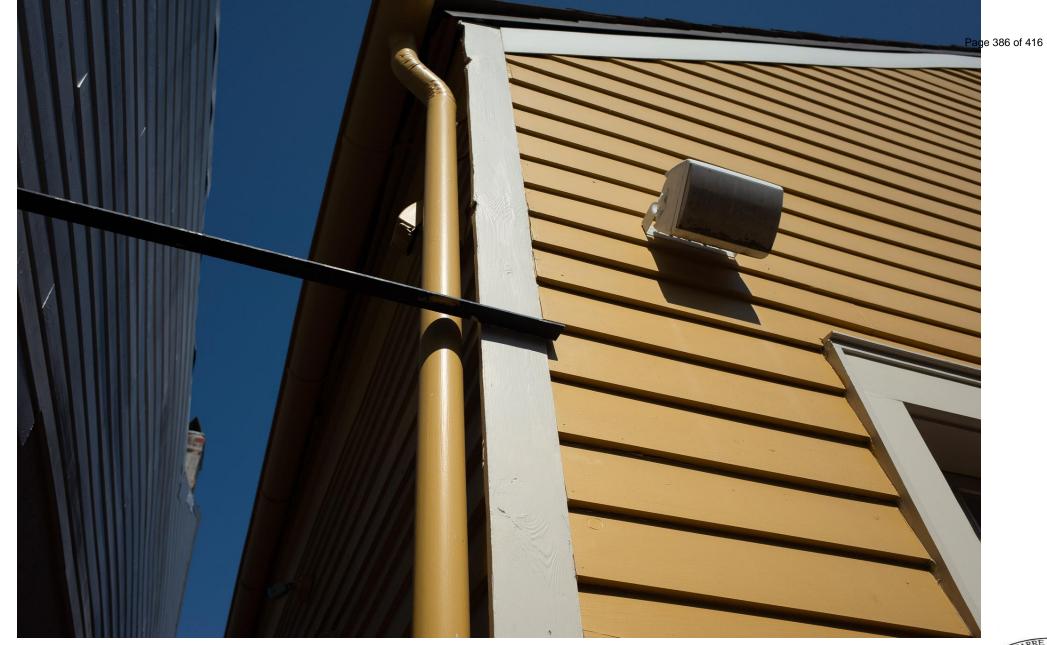


1030 Dauphine





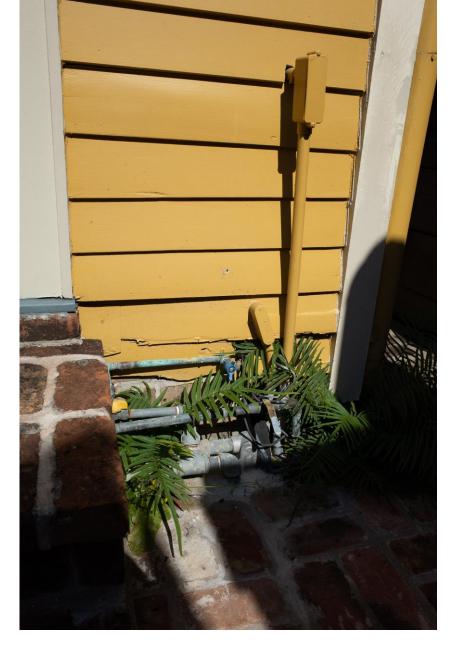


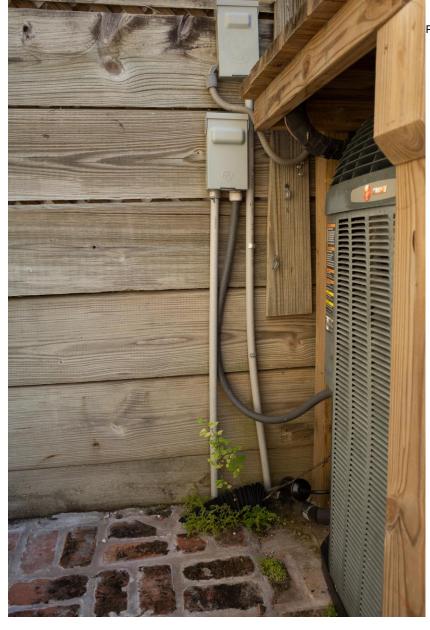




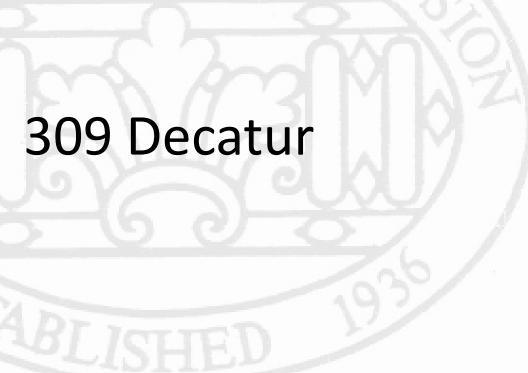


1030 Dauphine





1030 Dauphine















309 Decatur

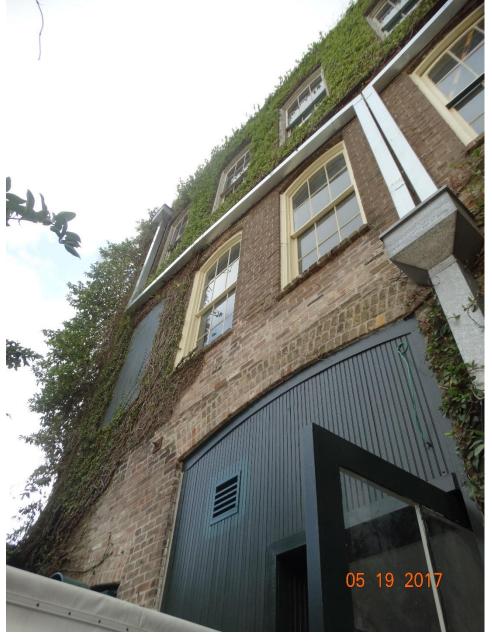


309 Decatur





309 Decatur



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309 Decatur



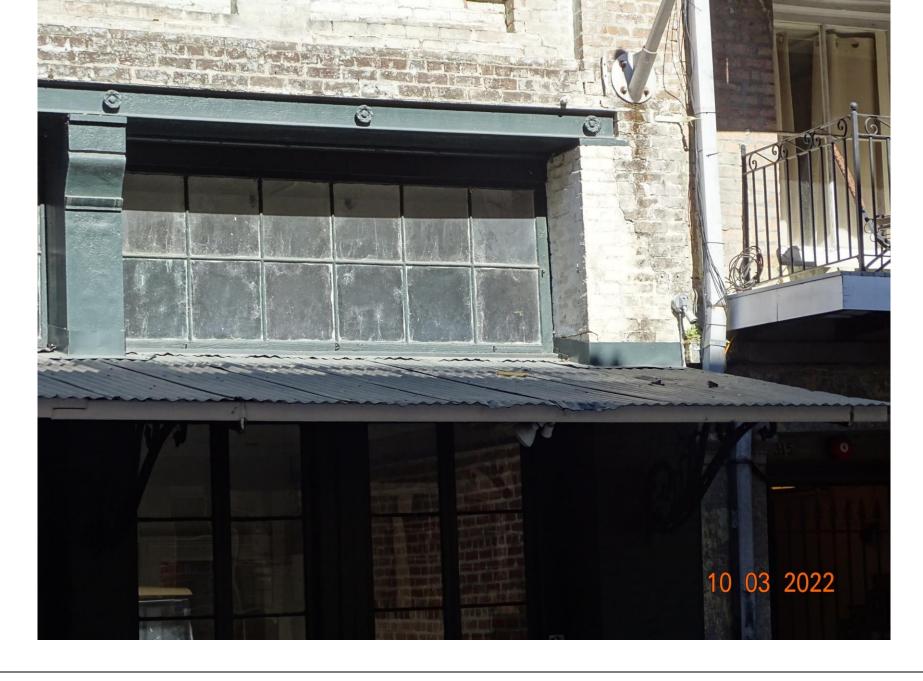


309 Decatur











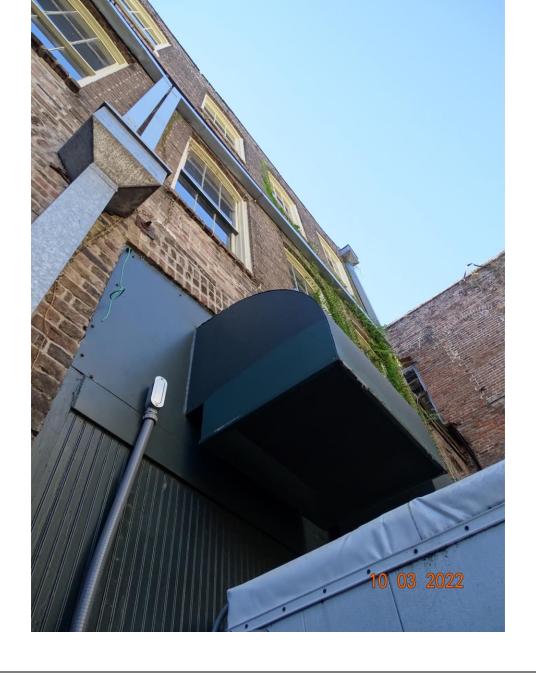










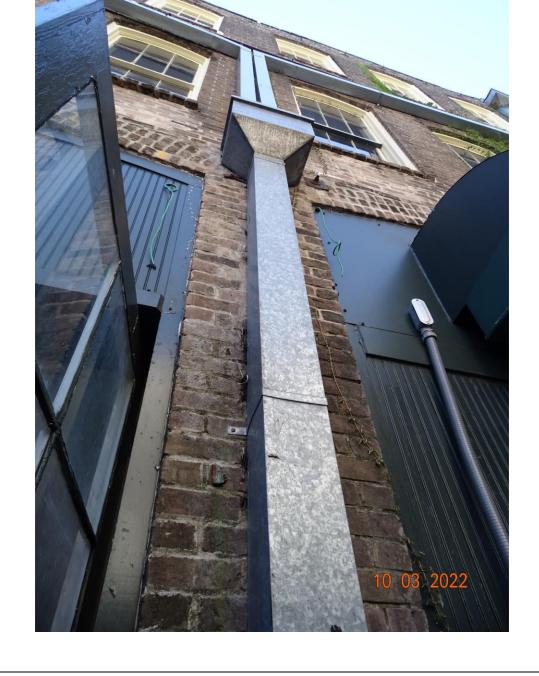


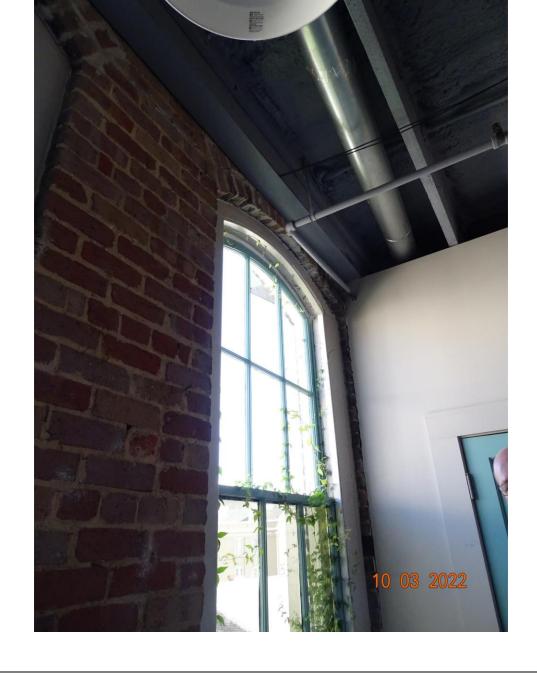




309 Decatur









Compliance Plan For: 309 Decatur #20-20889-VCCNOP





309 Decatur, current photograph



<sup>1</sup> 309 Decatur, historic photograph





<sup>&</sup>lt;sup>1</sup> Historic New Orleans Collection, The Collins C. Diboll Vieux Carre Digital Survey

<b>Demolition by Neglect</b>	Description of Violation	Method of Abatement
Brick	Brick/mortar damage	Inspect all brick and repoint as necessary with VCC mortar mix to match
		existing.
Window deterioration	Window deterioration	Inspect all windows on side and rear of building, repair deteriorated
		windows as needed to match existing.
Trim deterioration	Trim deterioration	Inspect all trim on side and rear of building, repair deteriorated trim as
		needed to match existing.
Paint deterioration	Paint deterioration	Scrape, prime and paint all windows and trim on side and rear wall of
		building to match existing.
Vegetation	Vegetation present on building	Repair deteriorated windows as needed to match existing.

Working without Approval	Description of Violation	Method of Abatement
Awning/roof	Impermissible corrugated metal awning.	Remove corrugated metal from awning, Install standing seam roof on
		existing awning structure. Painted French Quarter Green (BM Essex
		Green HC-188). See attached roofing scope.
Light fixtures	Impermissible light fixtures installed.	Replace impermissible double-headed flood lights under awning with
		Remcraft 1100 series, at current locations centered between each
		outrigger of awning. Remove fixture positioned above awning on edge
		of building.

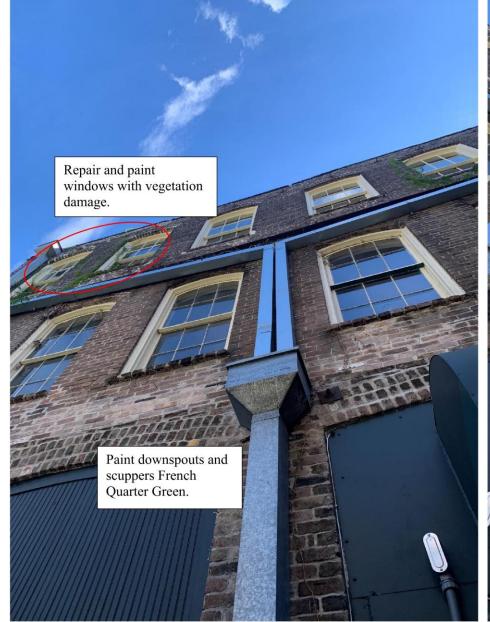
Permitted Work	Description of Permitted Work	Method of Abatement
Sidewalk Bollards	Installation of five horse-head bollards.	Five Horse-head bollards to be removed from scope.
Painting	Scuppers/downspouts and top of walk-in coolers to be painted French Quarter Green.	Scuppers, downspouts and top of coolers to be painted French Quarter Green (BM Essex Green HC-188).











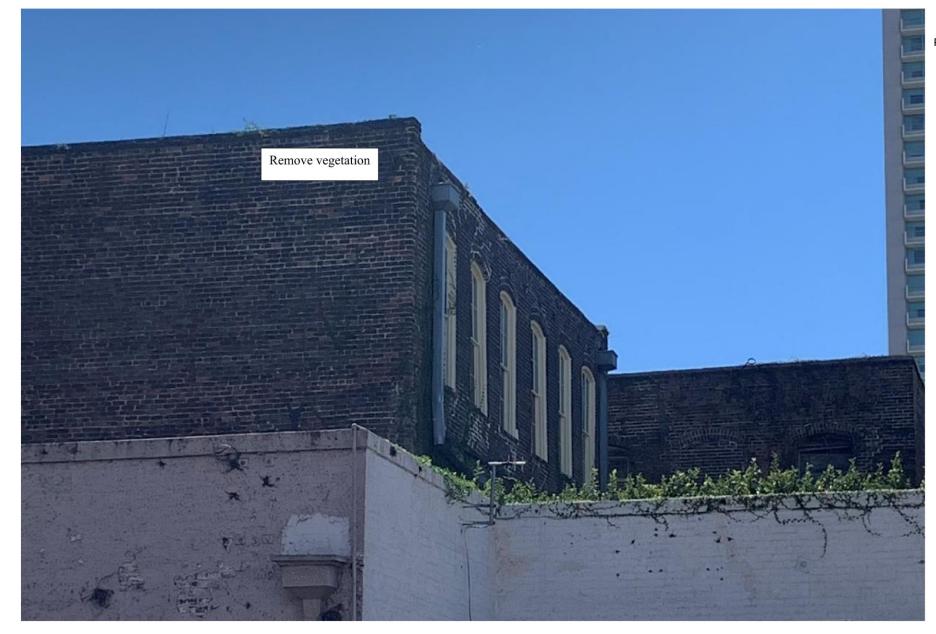








309 Decatur







From: Wheeler L. Manouchehri <wheeler.manouchehri@nola.gov>

Sent: Wednesday, November 2, 2022 2:04 PM

To: Erin B. Vogt <ebvogt@nola.gov>

Cc: Renee D. Bourgogne < rdbourgogne@nola.gov >; Bryan D. Block < bdblock@nola.gov >; Marguerite E. Roberts < meroberts@nola.gov >; Nicholas J. Kindel < njkindel@nola.gov >; Ashley J. Becnel < ajbecnel@nola.gov >

Subject: RE: 309 Decatur

Erin.

Decatur St is going to be a bar named "Shots". It benefits from a 2000 conditional use to operate a bar on the first floor. We are waiting for the CPC approved/recorded drawings as the initially approved plans are missing in action. Once we receive the City Planning Commissions approved & recorded drawings, they are allowed to proceed with the bar licenses.

It is my understanding that the most recent use was a restaurant, and it don't believe any interior work is planned as part of the conversion to the bar. I will inquire to confirm. In terms of occupancy going from restaurant to bar, we aren't requiring a change of use permit.

Wheeler L. Manouchehri (they/them)

Assistant Zoning Administrator

Safety and Permits

Office of Business and External Services | City of New Orleans

1300 Perdido Street | 7th Floor | New Orleans, LA 70112

(504) 658-7189 Office | (504) 295-7736 Cell | wheeler.manouchehri@nola.gov

One Stop Website | Zoning Administration | Food & Alcohol



