Vieux Carré Commission
Architecture Committee Meeting

Tuesday, December 20, 2022

Old Business

1118 Bourbon



1118 Bourbon



1118 Bourbon



1118 Bourbon



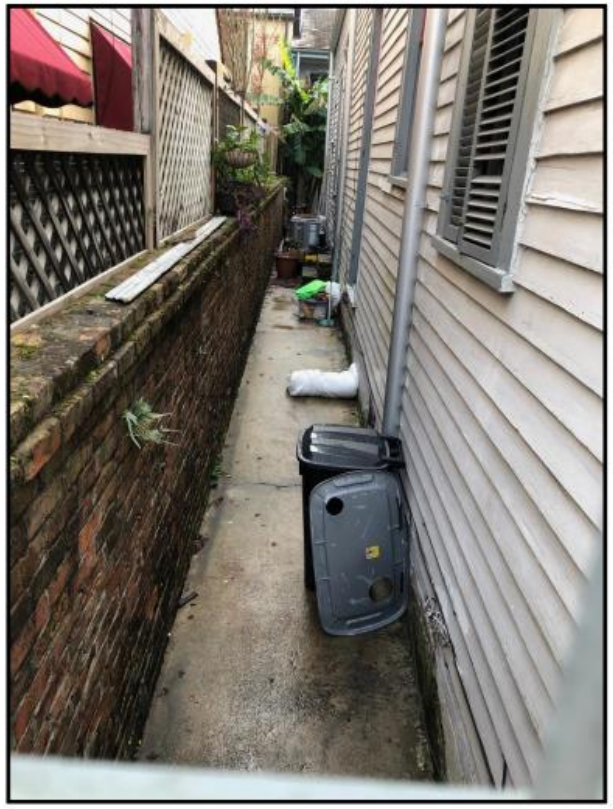
1118 Bourbon



1 BOURBON ST.



2 SIDE YD. GOV. NICHOLS SIDE



3 NEIGHBOR SIDE YARD



4 SIDE YD. GOV. NICHOLS SIDE

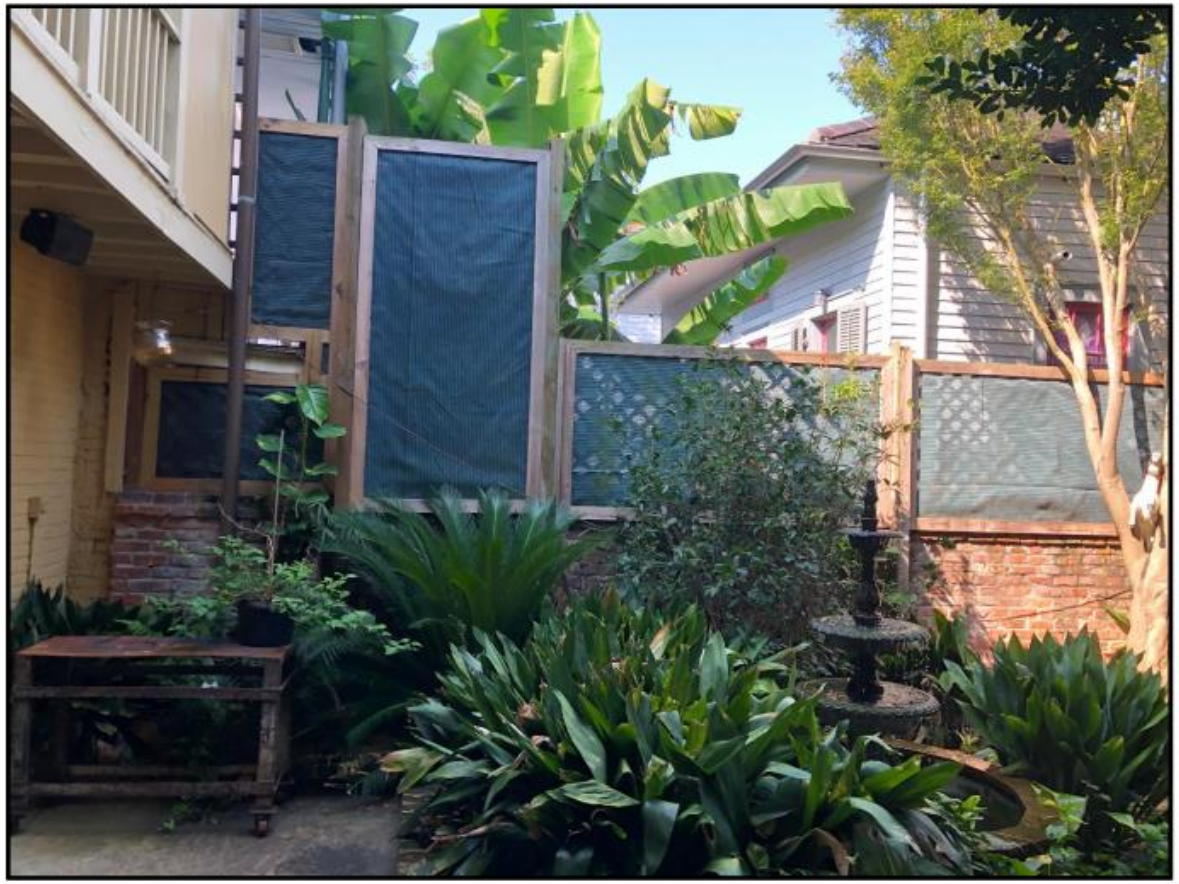


5 REAR STRUCTURE



6 REAR STRUCTURE

1118 Bourbon



7 SIDE YARD FENCE AT REAR STRUCTURE



8 SIDE YARD FENCE



9 SIDE YD. URSULINES SIDE



10 REAR STRUCTURE @ REAR YD.



11 REAR YD. FENCE

1120 Bourbon



12 REAR YD. FENCE



13 REAR STRUCTURE @ REAR YD.

1

GISLESON RESIDENCE - EXTERIOR IMPROVEMENTS

FOR MR. & MRS. SOREN GISLESON

1118 BOURBON ST.
NEW ORLEANS, LA 70116

NOTE:
THIS PDF HAS BEEN DRAWN ON TOP OF BY THE CONTRACTOR TO CLARIFY THE PROPOSED SCOPE OF WORK ONLY FOR VCC AND PERMITTING. THESE DRAWINGS HAVE NOT BEEN EDITED IN ANY WAY OTHER THAN TO CLARIFY THAT CERTAIN PARTS OF THIS DRAWING SET ARE NOT INLCUDED IN THE PROPOSED PERMIT APPLICATION.

LAND INFORMATION:

1. ZONING: VCR-1 VIEUX CARRÉ RESIDENTIAL DISTRICT
2. PROPERTY DESCRIPTION: SQ 55 LOT 23 BOURBON 37X127
3. YARD SETBACKS:
   FRONT YARD: NONE
   SIDE YARD: NONE
   REAR YARD: NONE

BUILDING INFORMATION:

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

GENERAL NOTES:

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

CODE COMPLIANCE:

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

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

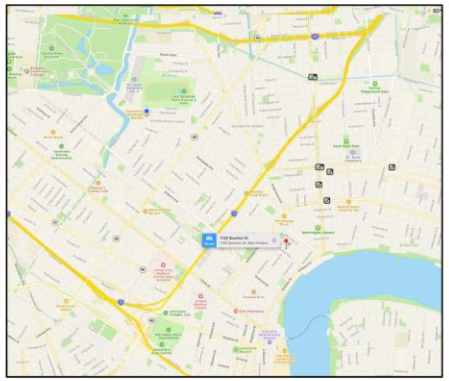
ARCHITECT OR ENGINEER _____

LICENSE NUMBER 5946

June 23, 2021
May 11, 2021

INDEX OF DRAWINGS:

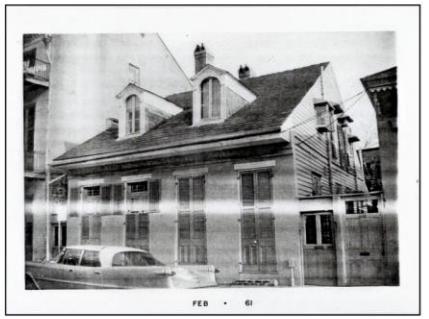
A000	COVER SHEET
A010	PHOTOS AND KEY PLAN
	ARCHITECTURAL
A100	EXISTING DEMOLITION SITE PLAN, SURVEY & DETAILS
A110	FIRST FLOOR DEMOLITION PLAN
A120	SECOND FLOOR DEMOLITION PLAN
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A200	PROPOSED SITE PLAN & MASONRY NOTES
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A401	PROPOSED EXTERIOR ELEVATIONS & CROSS SECTION AT REAR YARD
A410	DETAILED SECTIONS AND MASONRY NOTES



1 VICINITY MAP
NOT TO SCALE



2 HISTORIC PHOTO



3 PHOTO 1961

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Gary Brobst, Certified Historic Preservation Architect, Owner
Small Business Enterprise
State & Local Disadvantaged Business Enterprise

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FOR: MR. & MRS. SOREN GISLESON
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NEW ORLEANS, LA 70116
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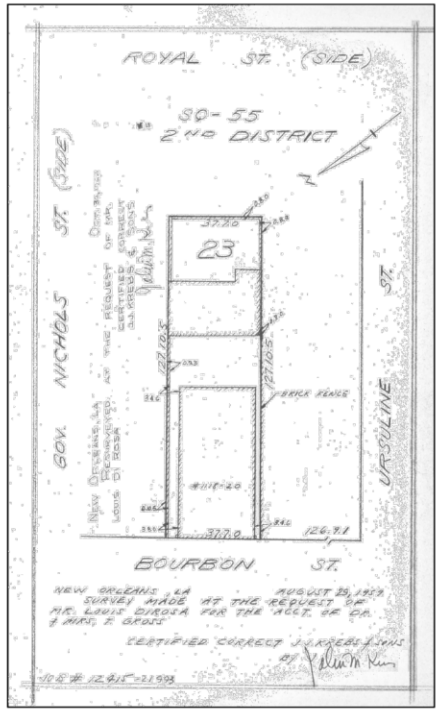
COVER SHEET

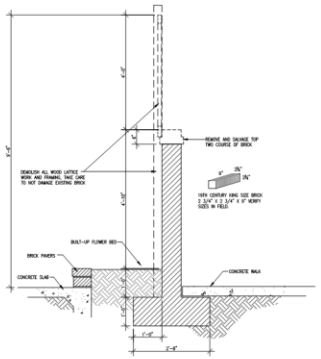
A000

1120 Bourbon

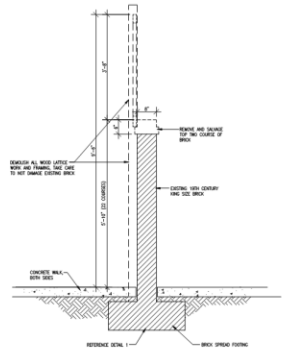
VCC Architectural Committee

December 20, 2022

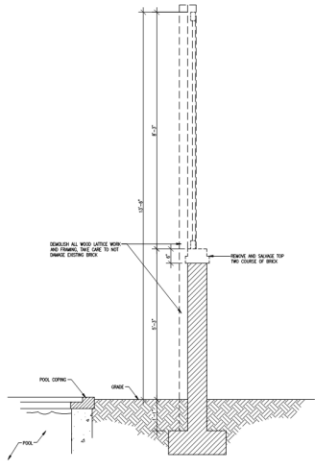




2 FENCE DEMO (SIDE YARD)
1/2" = 1'-0"



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



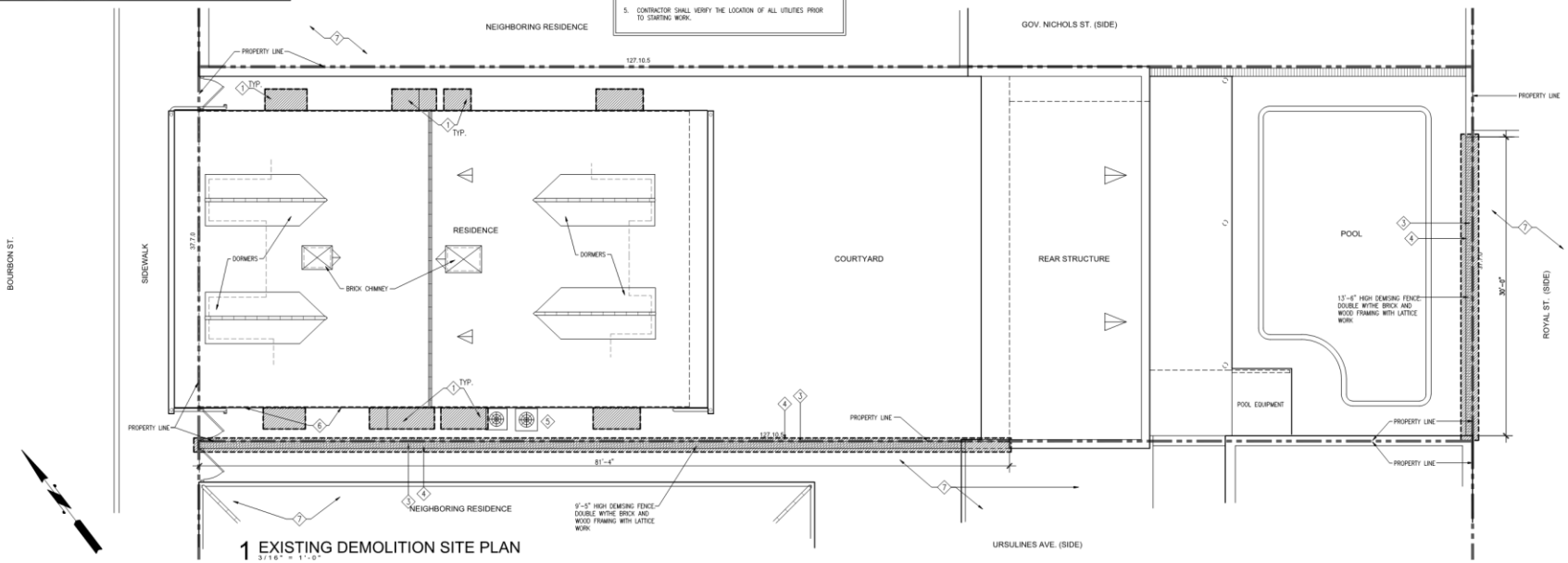
4 FENCE DEMO (REAR YARD)
1/2" = 1'-0"

DEMOLITION KEY NOTES:

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

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2. SEE FOUNDATION DEMOLITION PLAN AND PROPOSED PLAN FOR ADDITIONAL DETAILED INFORMATION.
3. ALL DIMENSIONS AND CONDITIONS TYING INTO, OR GOVERNED BY EXISTING CONSTRUCTION ARE APPROXIMATE AND ARE NOT PURPORTED TO BE CORRECT. ALL SUCH DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. IF CONDITIONS AND DIMENSIONS VARY GREATLY FROM THAT SHOWN, THE ARCHITECTURAL BE NOTIFIED PRIOR TO COMMENCING WORK.
4. PRIOR TO THE START OF DEMOLITION OR EXPLORATORY WORK, THE OWNER SHALL EMPLOY AN INDEPENDENT TESTING LABORATORY, IF HAZARDOUS MATERIALS ARE EVIDENT, TO SURVEY THE EXISTING SITE CONDITIONS FOR PRESENCE OF HAZARDOUS MATERIALS SUCH AS, BUT NOT LIMITED TO, LEAD-BASED PAINT, ASBESTOS, MOLD, ETC. IF THE TEST RESULTS ARE POSITIVE FOR ANY HAZARDOUS MATERIALS, THE OWNER SHALL EMPLOY A FIRM TO REMOVE HAZARDOUS MATERIALS IN COMPLIANCE WITH THE GUIDELINES AND REGULATIONS OF LOCAL, STATE AND FEDERAL GOVERNMENTS FOR DEMOLITION OR EXPLORATORY WORK MAY COMMENCE.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO STARTING WORK.



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

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

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jgray@graystudiollc.com
www.graystudiollc.com
Gray Studio Certifications:
Service Disabled Veteran Owned Small Business
State & Local Disadvantaged Business Enterprise

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PERMIT SET

APRIL 1, 2021
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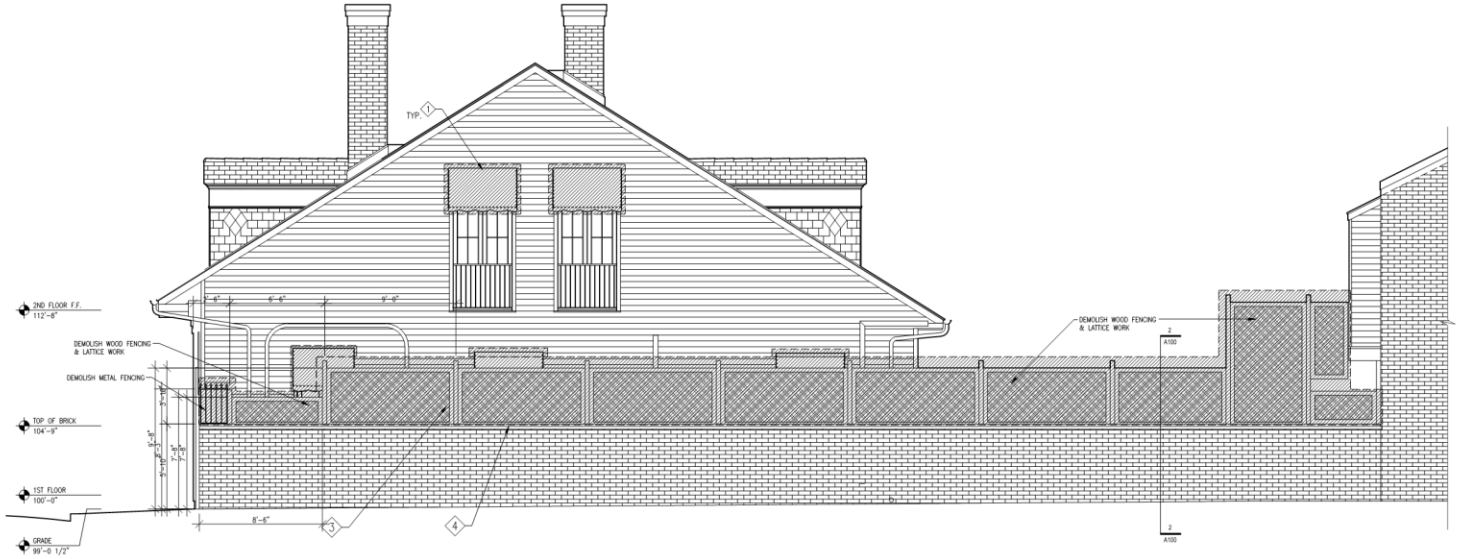
EXISTING DEMOLITION SITE PLAN, SURVEY & BRICK WALL SECTIONS

A100

1120 Bourbon

VCC Architectural Committee

December 20, 2022



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

LEGEND

TO BE DEMOLISHED OR REMOVED AND SALVAGED

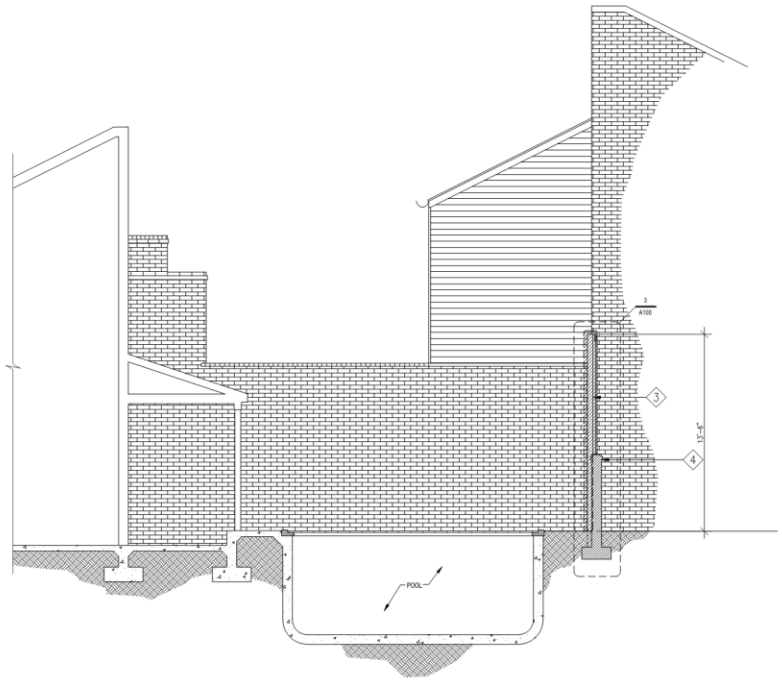
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2 SECTION THROUGH REAR STRUCTURE & POOL - GOV. NICHOLS (SIDE)
1/4" = 1'-0"

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gray@graystudio.com
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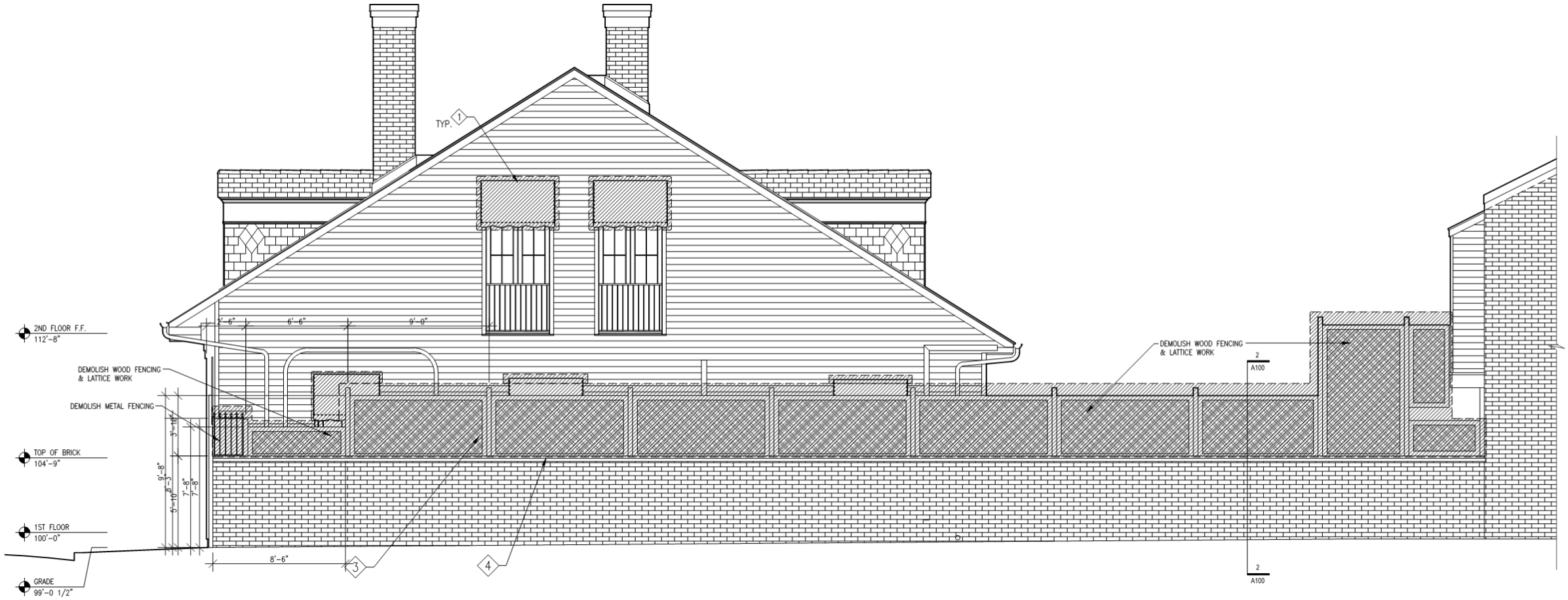
EXTERIOR ELEVATIONS DEMOLITION

A131

1120 Bourbon

VCC Architectural Committee

December 20, 2022

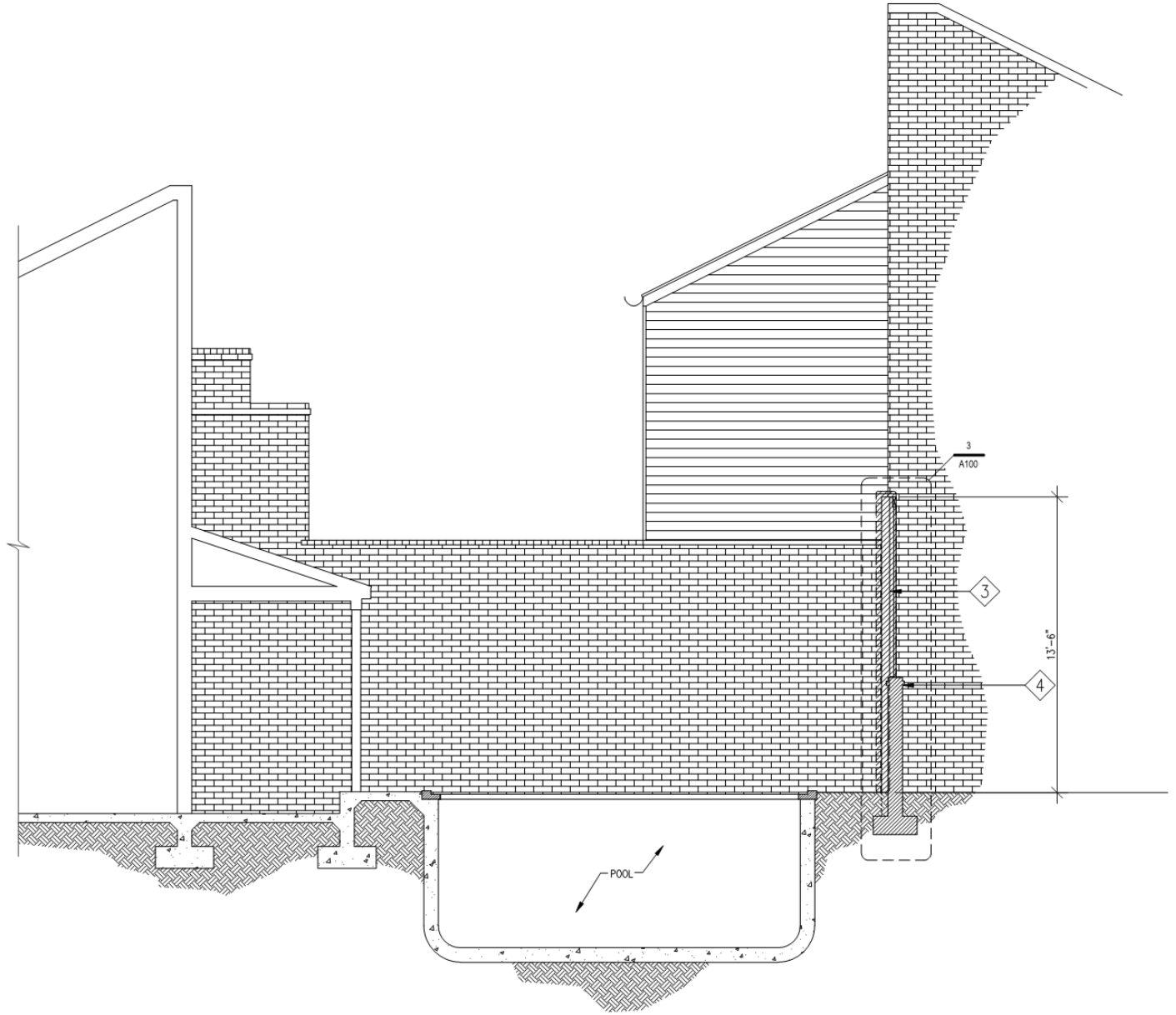


1 PARTIAL SIDE ELEVATION - GOV. NICHOLS (SIDE)

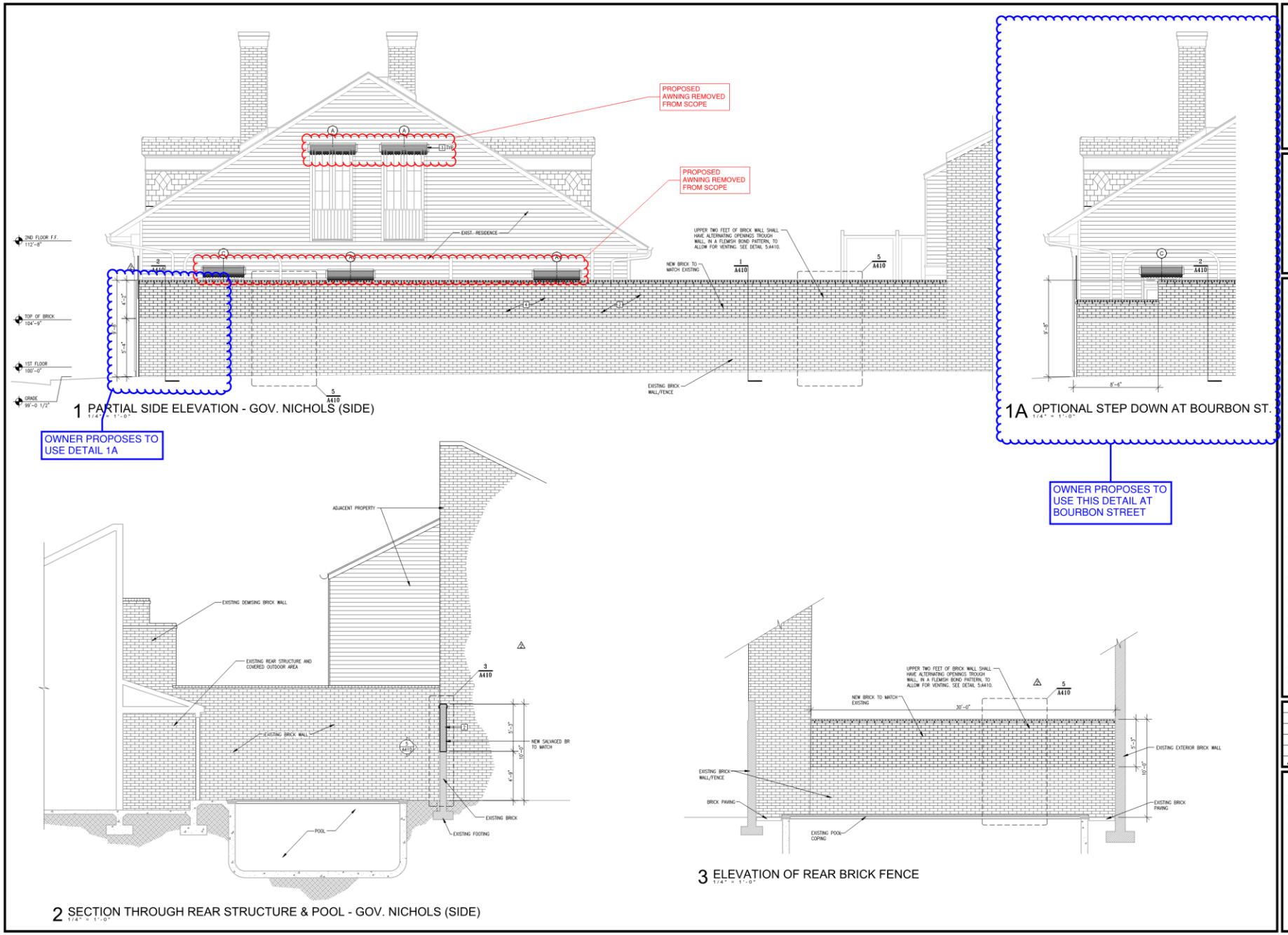
1120 Bourbon

VCC Architectural Committee

December 20, 2022



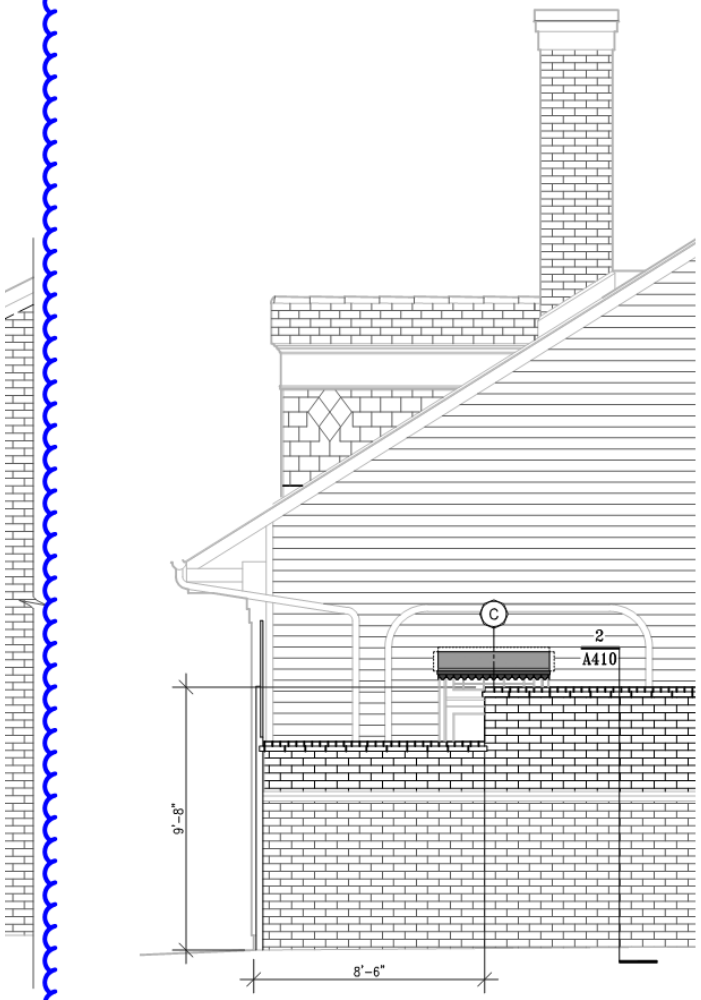
2 SECTION THROUGH REAR STRUCTURE & POOL - GOV. NICHOLS (SIDE)
1/4" = 1'-0"



1120 Bourbon

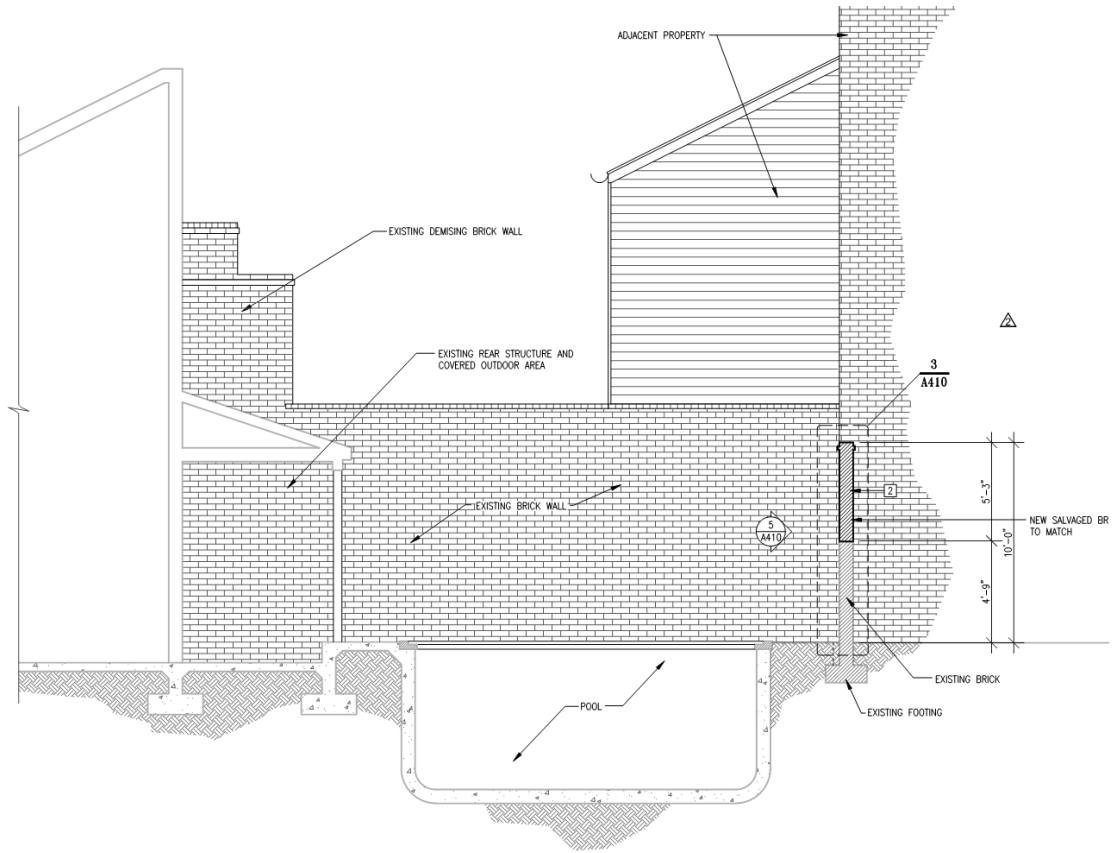
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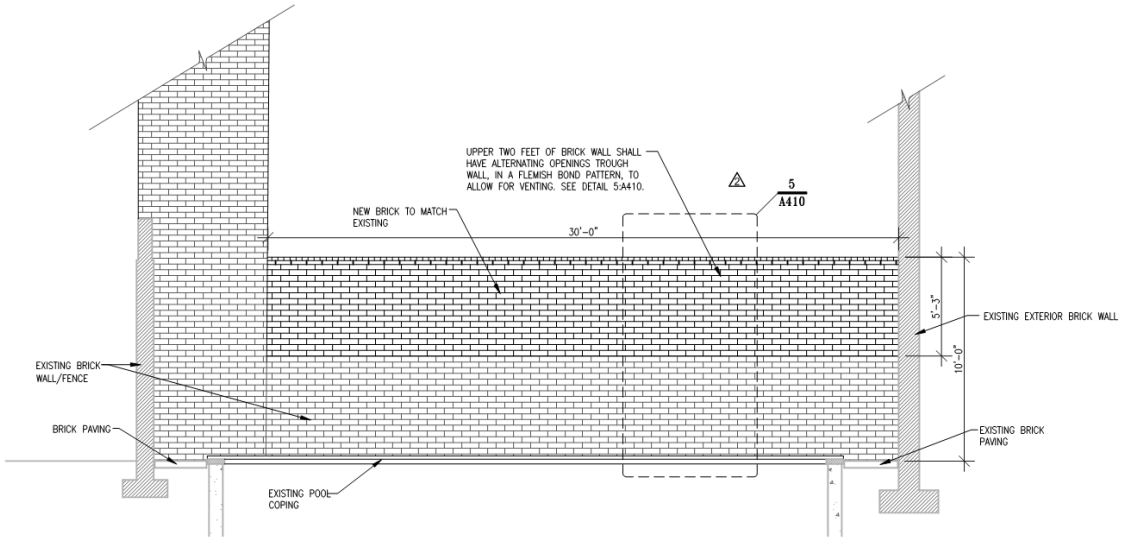
1A OPTIONAL STEP DOWN AT BOURBON ST.
1/4" = 1'-0"

OWNER PROPOSES TO USE THIS DETAIL AT BOURBON STREET



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

USE THIS DETAIL AT BOURBON STREET

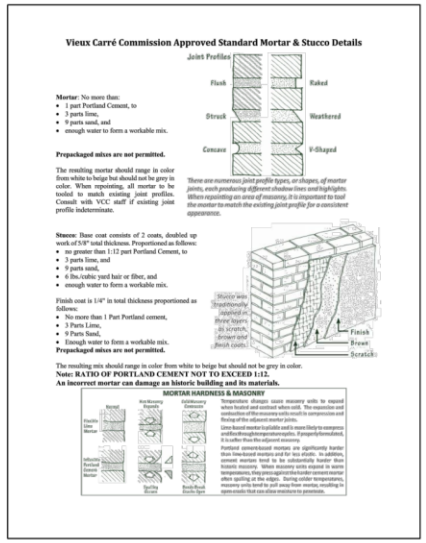


3 ELEVATION OF REAR BRICK FENCE
1/4" = 1'-0"

1120 Bourbon

VCC Architectural Committee

December 20, 2022



HDLC + VCC
APPROVED MORTAR FORMULA

MORTAR

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

STUCCO

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

finish coat - 1/4" total thickness
1 part Portland Cement
3 parts lime
9 parts sand
enough water to form a workable mix

LEGEND

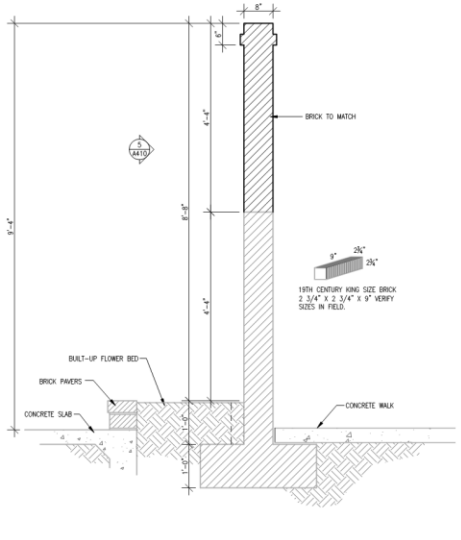
- BRICK WALL
- ELEVATION MARK (A410)
- WINDOW AWNING MARK (A)
- KEY NOTE (1)

GENERAL CONSTRUCTION NOTES:

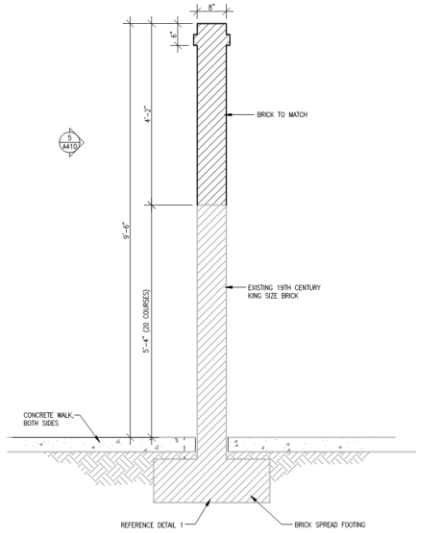
1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ETC., DESCRIBED HEREIN AND NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL PHASES OF WORK INCLUDING N.I.C. ITEMS, IF ANY.
3. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL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

CONSTRUCTION KEY NOTES:

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

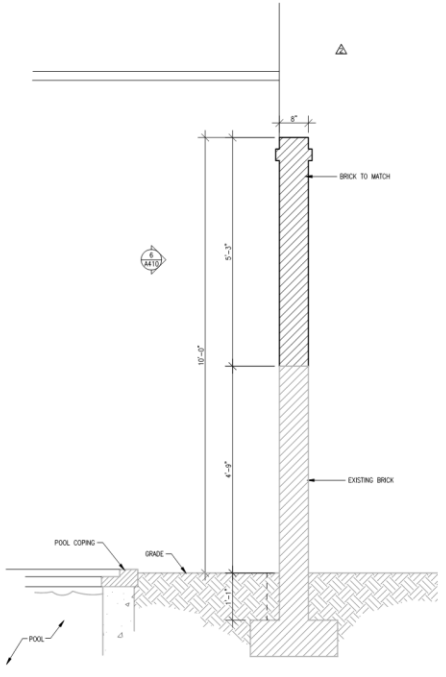


1 WALL SECTION
3/4" = 1'-0"

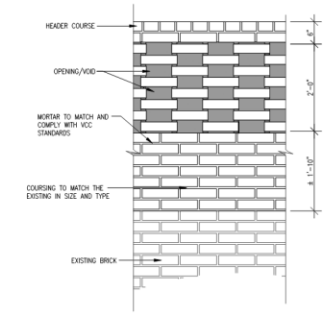


2 WALL SECTION
3/4" = 1'-0"

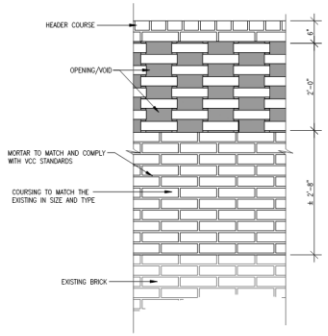
4 NOT USED
3/4" = 1'-0"



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



5 ELEVATION AT LOWER WALL
3/4" = 1'-0"



6 ELEVATION AT REAR WALL
3/4" = 1'-0"

GRAY STUDIO
3145 Maurepas Street
New Orleans, Louisiana 70119
504.914.5900
jgray@graystudiollc.com
www.graystudiollc.com
Gray Studio Certifications
Service Disabled Veteran Owned Small Business
State & Local Disadvantaged Business Enterprise

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

June 23, 2021
May 11, 2021

APRIL 1, 2021
Job Number: 2002

WALL SECTIONS

A410

1120 Bourbon

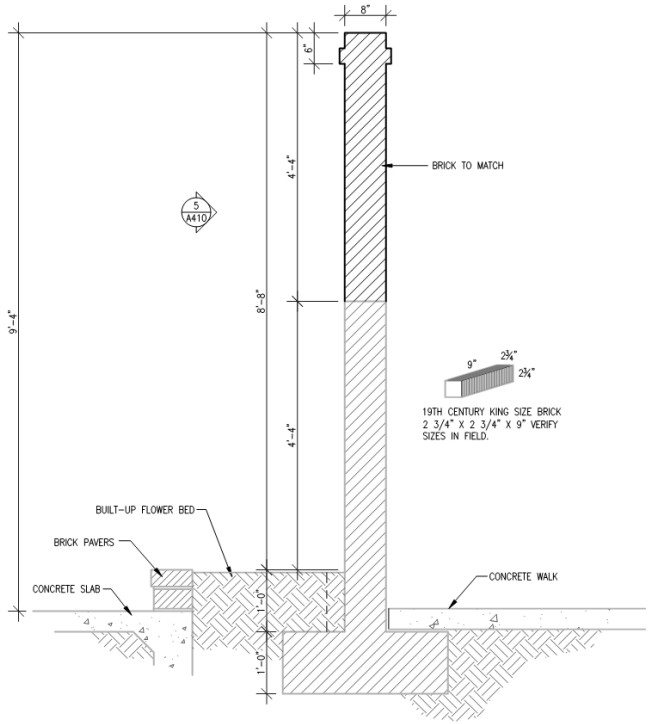
VCC Architectural Committee

December 20, 2022

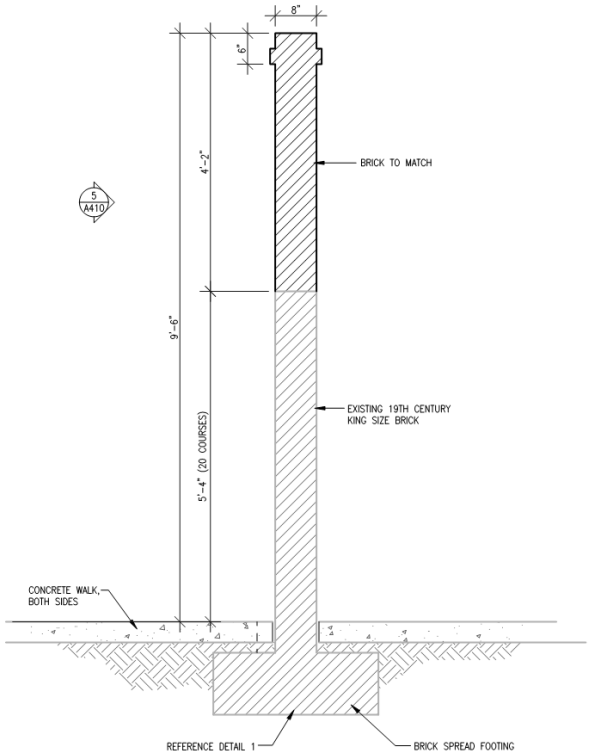
historic masonry. When masonry units expand in warm temperatures, they press against the harder cement mortar often spalling at the edges. During colder temperatures, masonry units tend to pull away from mortar, resulting in open cracks that can allow moisture to penetrate.

finish coat – ¼" total thickness
1 part Portland Cement
3 parts lime
9 parts sand
enough water to form a workable mix

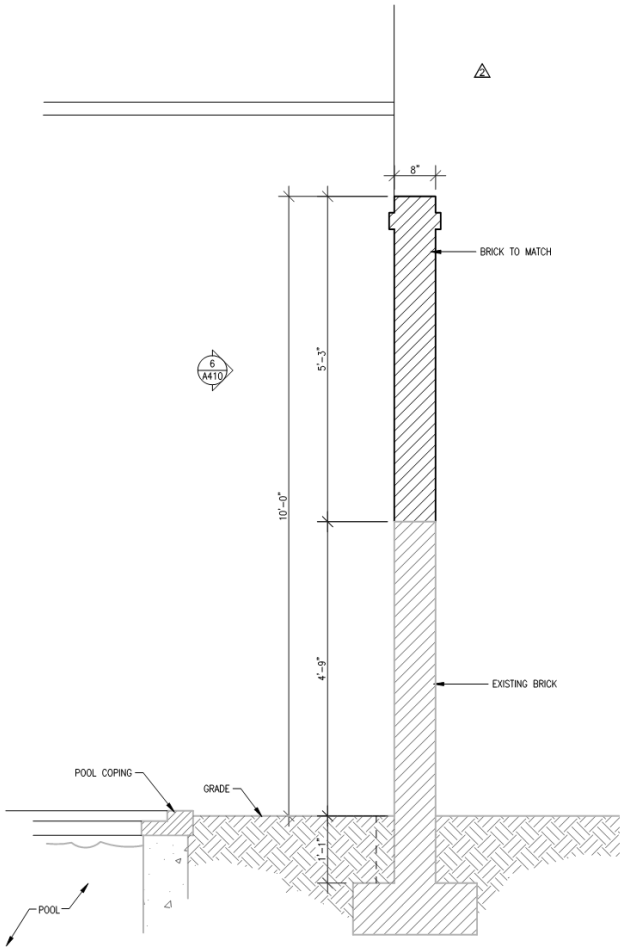
4 NOT USED
3/4" = 1'-0"



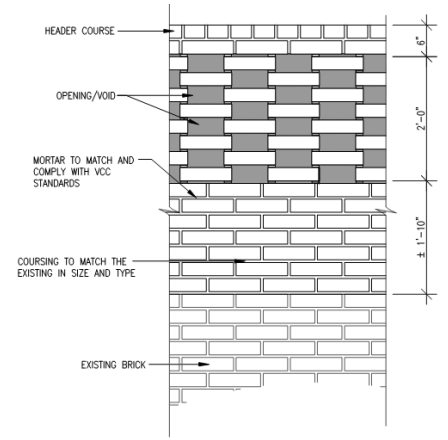
1 WALL SECTION
3/4" = 1'-0"



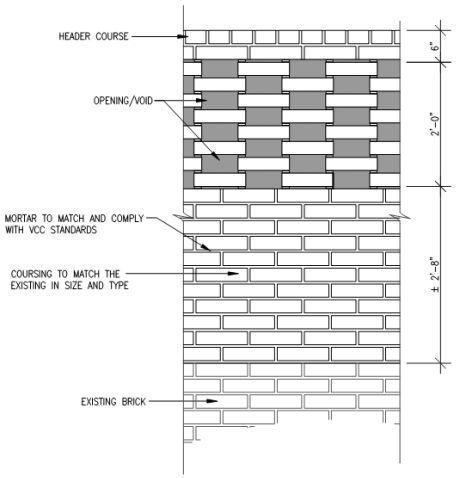
2 WALL SECTION
3/4" = 1'-0"



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



5 ELEVATION AT LOWER WALL
3/4" = 1'-0"

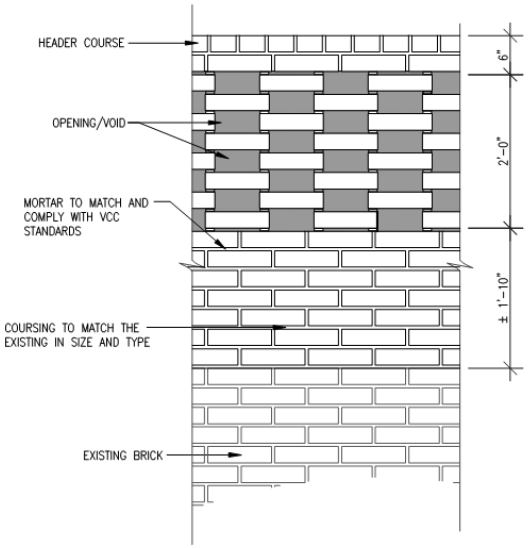


6 ELEVATION AT REAR WALL
3/4" = 1'-0"

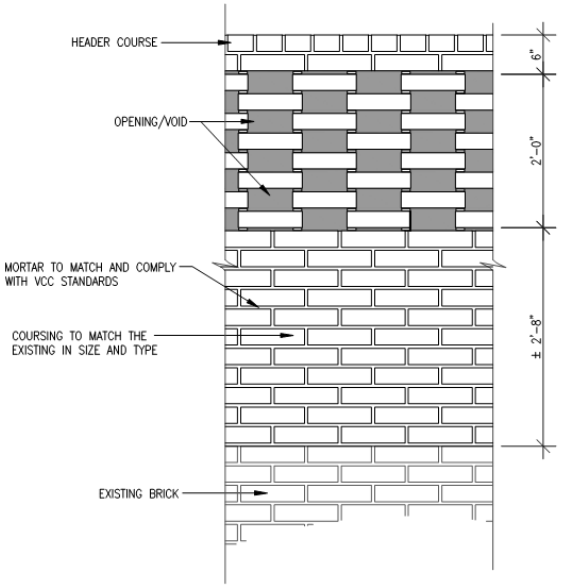
1120 Bourbon

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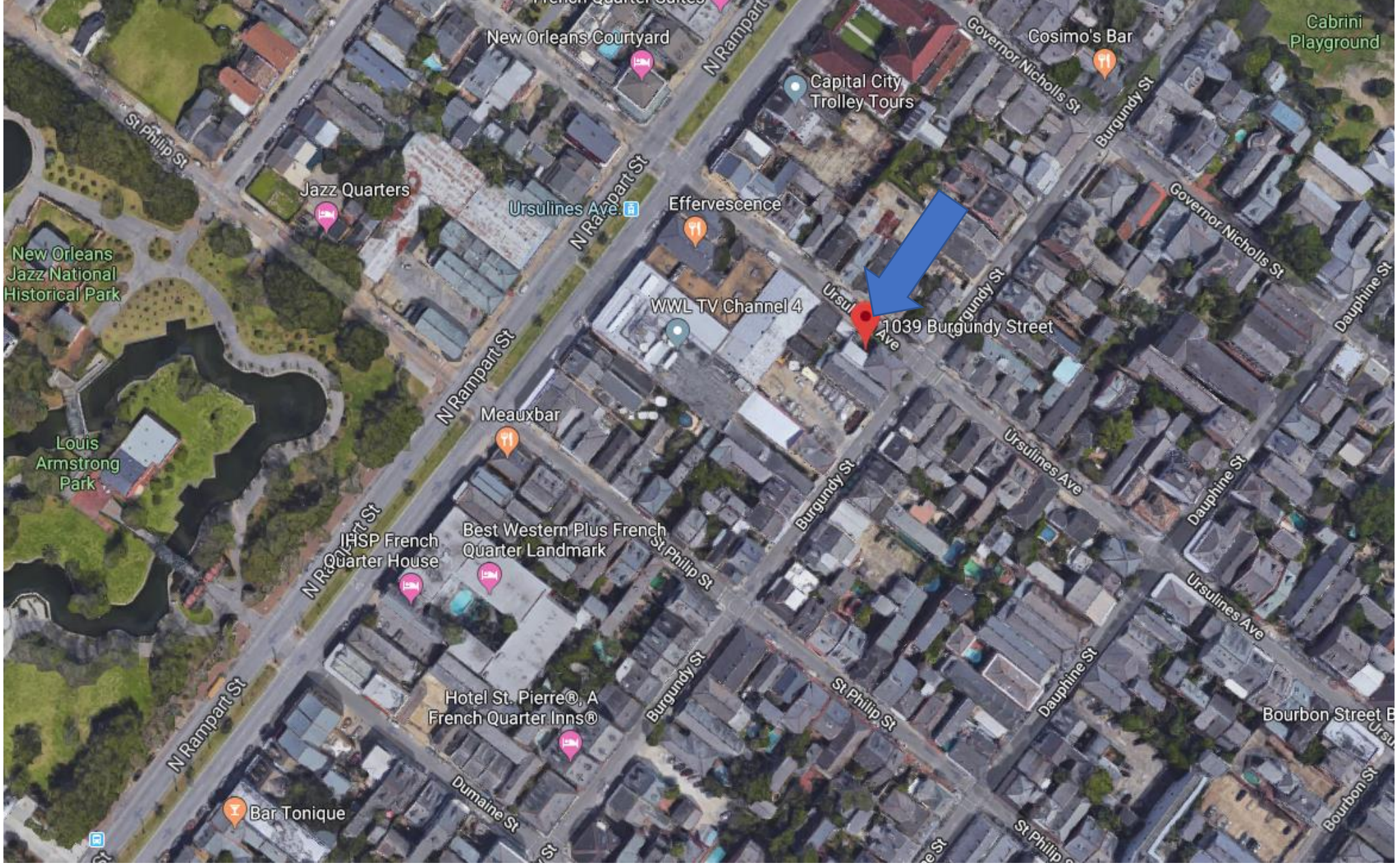


⚠1 5 ELEVATION AT LOWER WALL
3/4" = 1'-0"



⚠1 6 ELEVATION AT REAR WALL
3/4" = 1'-0"

1039 Burgundy



1039 Burgundy



1039 Burgundy



1039 Burgundy



1039 Burgundy

VCC Architectural Committee

December 20, 2022



1039 Burgundy

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December 20, 2022



1039 Burgundy

VCC Architectural Committee

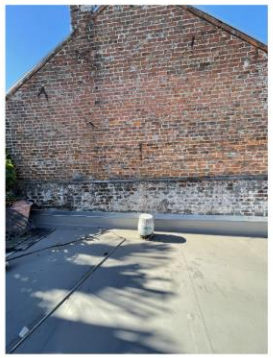
December 20, 2022



1039 Burgundy



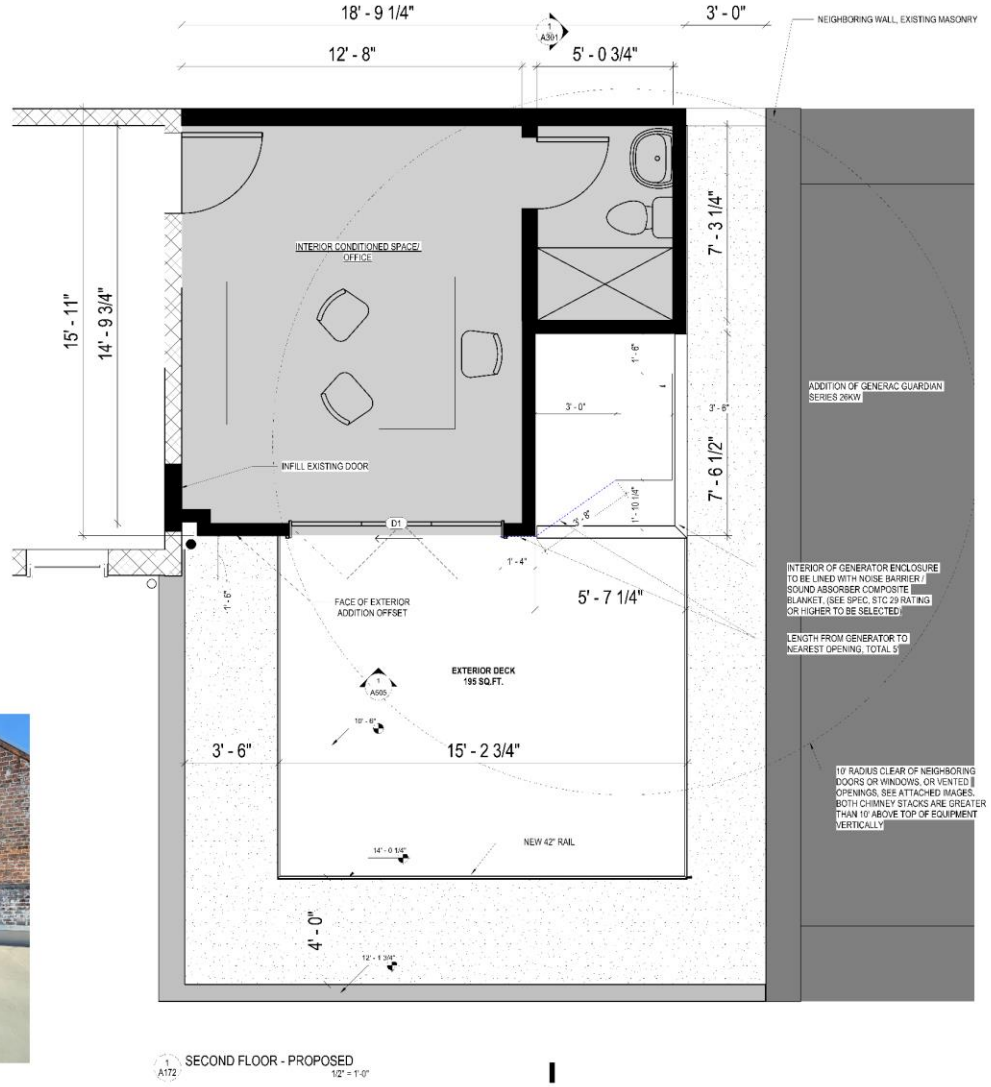




WALL PHASING LEGEND

EXISTING WALLS TO REMAIN

NEW WALLS AND AREA OF INFILL



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

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

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

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

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John C Williams Architects LLC

KATZENSTEIN RESIDENCE
1039 BURGUNDY STREET
NEW ORLEANS, LA 70116

-REVISIONS-

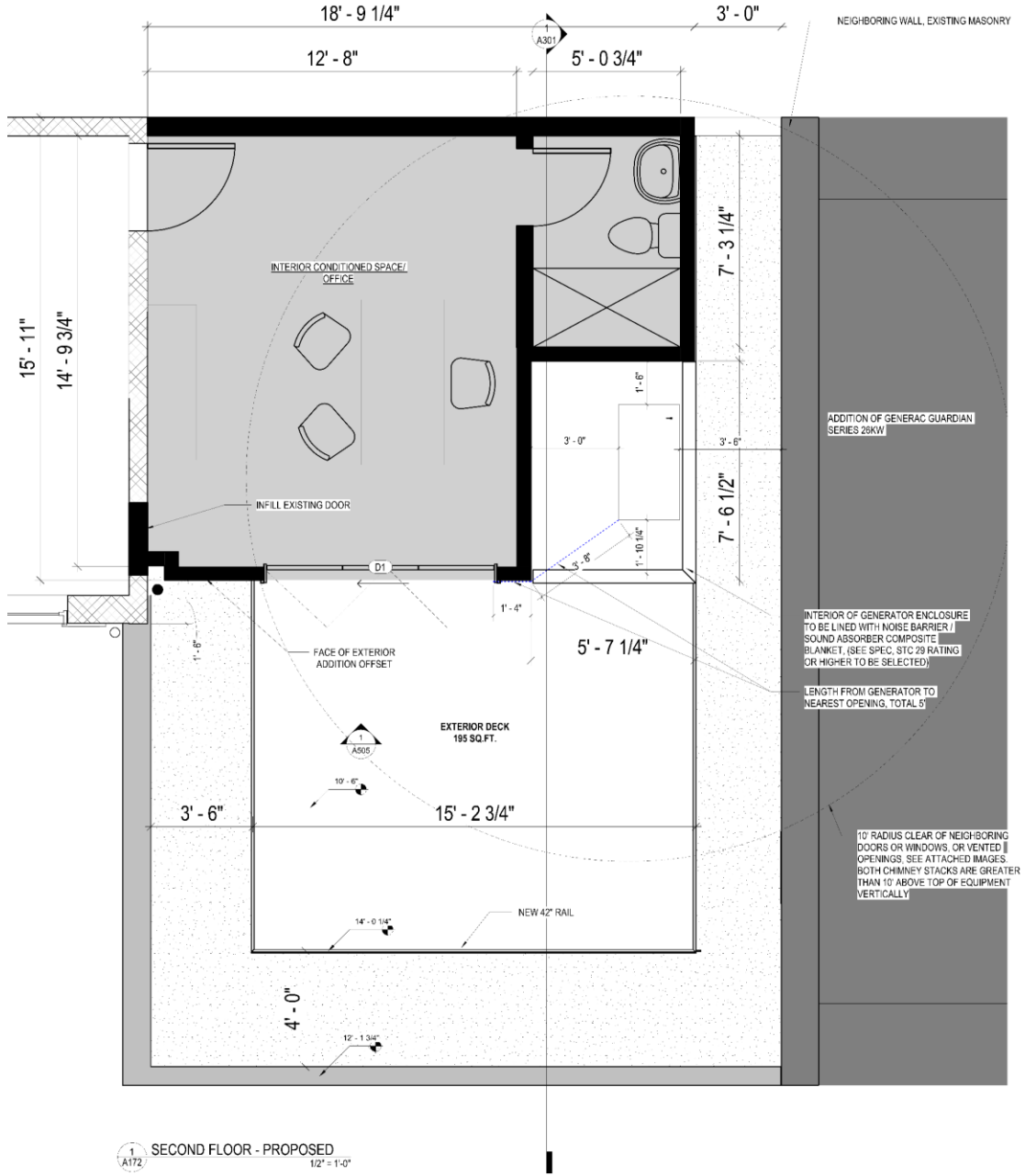
No.	Date	Scope

DRAWING
ENLARGED SECOND FLOOR PLANS

DRAWING BY	PC
SCALE	As indicated
JOB No.	500001
DATE	12/06/2022

Sheet No.
A172

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12/6/2022 12:15:26 PM


18' - 9 1/4"
12' - 8"
3' - 0"
5' - 0 3/4"
NEIGHBORING WALL, EXISTING MASONRY
INTERIOR CONDITIONED SPACE/ OFFICE
15' - 11"
14' - 9 3/4"
7' - 3 1/4"
7' - 6 1/2"
ADDITION OF GENERAC GUARDIAN SERIES 26KW
INFILL EXISTING DOOR
D1
FACE OF EXTERIOR ADDITION OFFSET
5' - 7 1/4"
INTERIOR OF GENERATOR ENCLOSURE TO BE LINED WITH NOISE BARRIER / SOUND ABSORBER COMPOSITE BLANKET, (SEE SPEC, STC 29 RATING OR HIGHER TO BE SELECTED)
LENGTH FROM GENERATOR TO NEAREST OPENING, TOTAL 5'
EXTERIOR DECK
195 SQ.FT.
3' - 6"
15' - 2 3/4"
10' RADIUS CLEAR OF NEIGHBORING DOORS OR WINDOWS, OR VENTED OPENINGS, SEE ATTACHED IMAGES. BOTH CHIMNEY STACKS ARE GREATER THAN 10' ABOVE TOP OF EQUIPMENT VERTICALLY
NEW 42" RAIL
4' - 0"
SECOND FLOOR - PROPOSED
1/2" = 1'-0"

[redacted]

26 kW

[redacted]

GENERAC®

GUARDIAN® SERIES

Residential Standby Generators

Air-Cooled Gas Engine

26 kW

1 of 6

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Base fascia
- Listed and labeled for installation as close as 18 in (457 mm) to a structure.*
  **Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

Standby Power Rating

G007290-0, G007291-0 (Aluminum - Bisque) - 26 kW 60 Hz



or LISTED QUIET TEST

Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

26 kW

4 of 6

GENERAC

26 kW Specifications

Generator

Model	G007290-0 G007291-0 (26 kW)
Rated maximum continuous power capacity (LP)	26,000 Watts*
Rated maximum continuous power capacity (NG)	22,500 Watts*
Rated voltage	240
Rated maximum continuous load current – 240 volts (LP/NG)	108.3 / 93.8
Total Harmonic Distortion	Less than 5%
Main line circuit breaker	110 amp
Phase	1
Number of rotor poles	2
Rated AC frequency	60 Hz
Power factor	1.0
Battery requirement (not included)	12 Volts, Group 26R 540 CCA minimum or Group 35AGM 650 CCA minimum
Unit weight (lb / kg)	518 / 235
Dimensions (L x W x H) in / cm	48 x 25 x 29 / 121.9 x 63.5 x 73.7
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	57
Exercise duration	5 min

Engine

Engine type		GENERAC G-Force 1000 Series
Number of cylinders		2
Displacement		999 cc
Cylinder block		Aluminum w/ cast iron sleeve
Valve arrangement		Overhead valve
Ignition system		Solid-state w/ magneto
Governor system		Electronic
Compression ratio		9.5:1
Starter		12 VDC
Oil capacity including filter		Approx. 1.9 qt / 1.8 L
Operating rpm		3,600
Fuel consumption		
Natural gas	ft^3/hr (m^3/hr)	
	1/2 Load	188 (5.32)
	Full Load	333 (9.43)
Liquid propane	ft^3/hr (gal/hr) [L/hr]	
	1/2 Load	75 (2.06) [7.78]
	Full Load	132 (3.63) [13.73]

eNoise Control
129 Penn Street, Westfield, IN 46074
Toll Free Phone: 888.213.4711 Fax: 317.774.1911

Model UNC-XT-1
Outdoor Sound Blanket

UNC-XT-1 Exterior Noise Barrier/Sound Absorber Composite

UNC-XT-1 offers the benefits of both a noise barrier and a sound absorber composite in one product. This UNC product consists of an exterior grade, UV resistant heavy-duty faced quilted fiberglass absorber bonded to a one-pound per sq. ft. reinforced loaded vinyl barrier. The heavy duty facing is a 10 oz. per sq. yd. vinyl coated polyester (VCP) quilted to the sound absorber rather than the standard 4 oz. facing. Individual sound panels can be provided. Standard width is 54" wide and each panel can be supplied with a combination of grommets (and exterior grade Velcro) for attachment to your outdoor support.



- STC 29 Rating, NRC .65
- Available facing colors on quilt: gray, tan, black
- Available barrier colors: grayor tan

Applications:

Typically used to reduce noise from construction sites where the product may be subjected to sunlight, rain, snow, and winds. May be attached to a steel structure, chain link fences, installed over wood fencing, on brick or masonry walls of buildings adjacent to a job site, or directly onto a noisy piece of machinery.

Product Data:

Description	Vinyl coated polyester facing on 1" quilted fiberglass/ 1 lb-psf reinforced loaded vinyl barrier
Nominal thickness	1.00"
Temperature range	-20° to +180° F
Standard width	54"
Weight	1.2 lb-psf

Acoustical Performance:

Sound Transmission Loss

	OCTAVE BAND FREQUENCIES (Hz)						
Product	**125**	**250**	**500**	**1000**	**2000**	**4000**	**STC**
UNC-XT-1	15	17	28	40	45	52	29

ASTM E-90 & E 413

Sound Absorption Performance

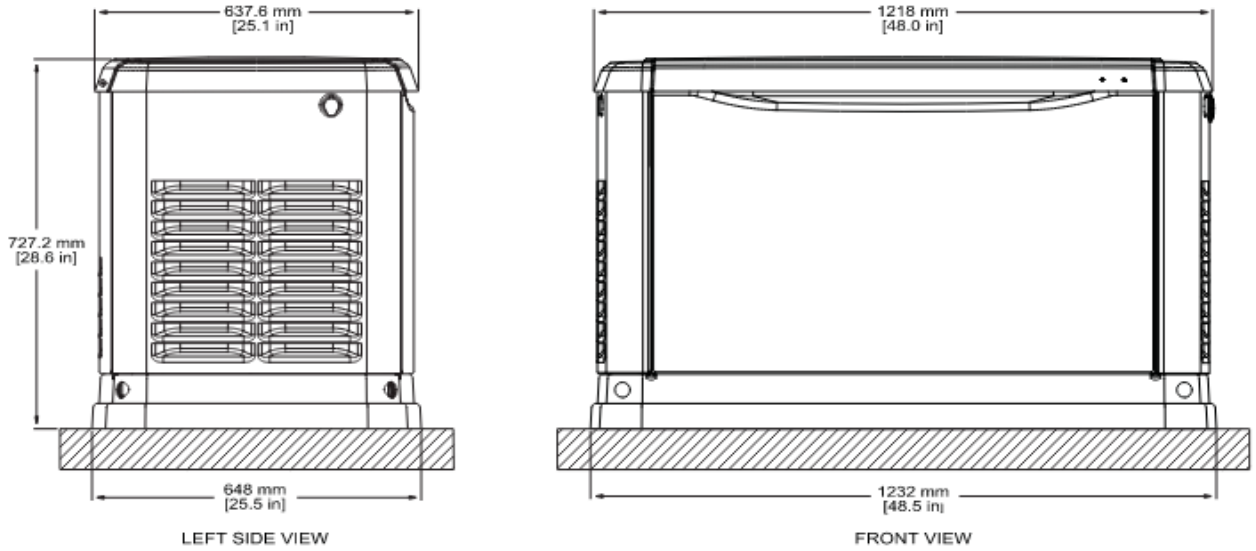
	OCTAVE BAND FREQUENCIES (Hz)						
Product	**125**	**250**	**500**	**1000**	**2000**	**4000**	**NRC**
UNC-XT-1	.18	.68	.74	.72	.42	.29	.65

ASTM C 423

www.eNoiseControl.com

Dimensions & UPCs

Model	UPC
G007290-0	696471087307
G007291-0	696471087314



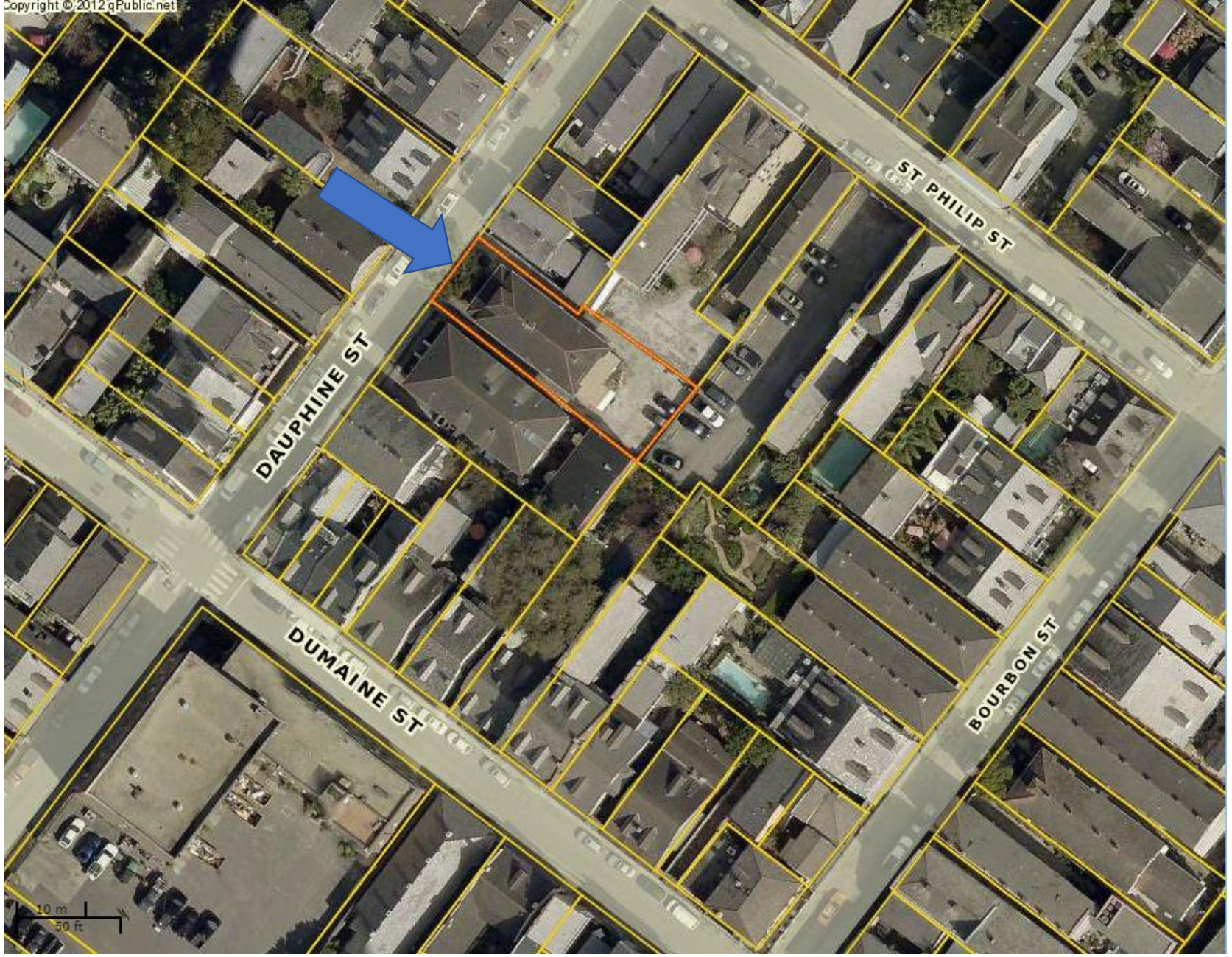
Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

GENERAC®

Generac Power Systems, Inc. • S45 W29290 HWY. 59, Waukesha, WI 53189 • generac.com

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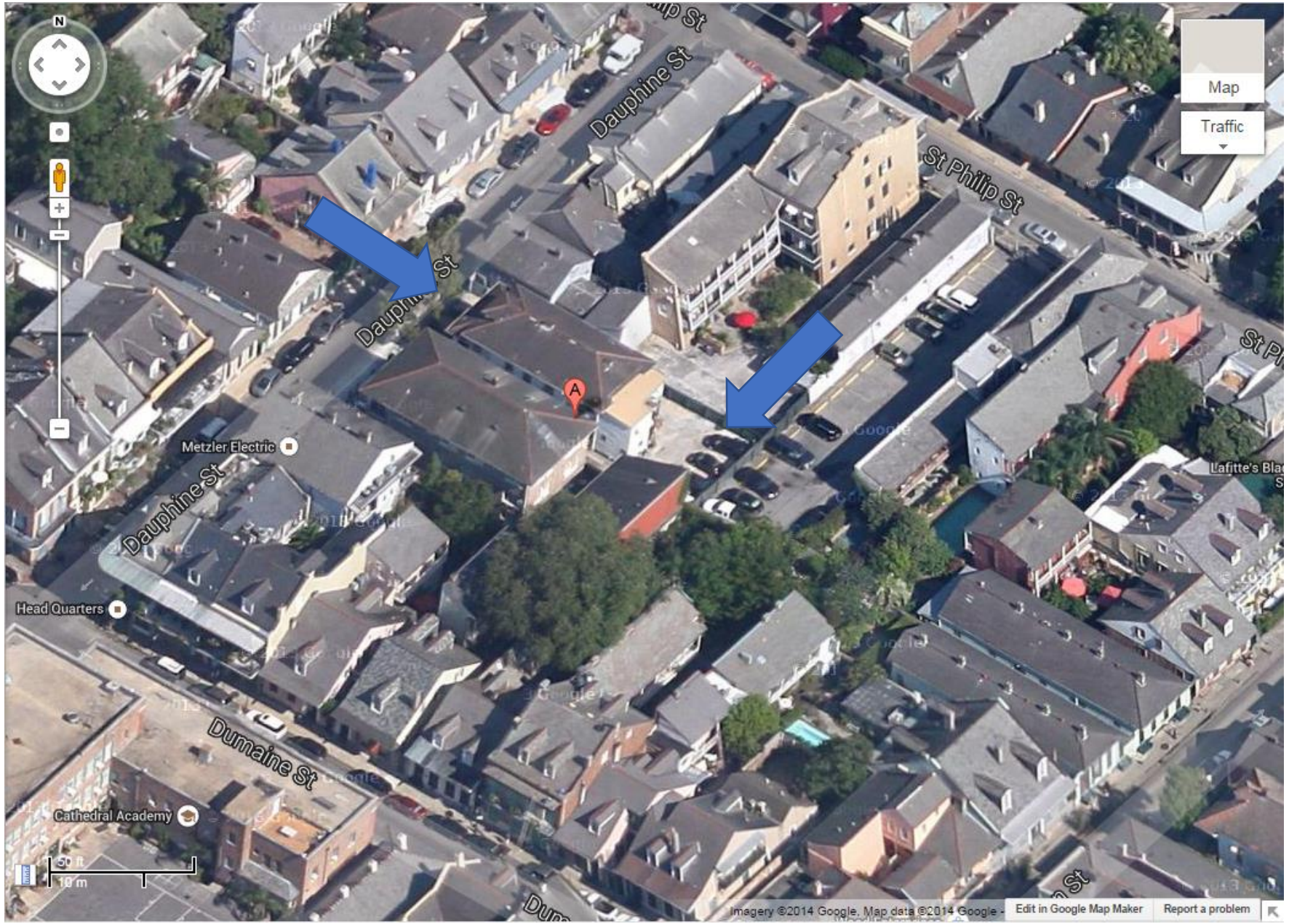
922-24 Dauphine



922-24 Dauphine

VCC Architectural Committee

December 20, 2022



922-24 Dauphine

VCC Architectural Committee

December 20, 2022



922-24 Dauphine – 1963



922 Dauphine

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922 Dauphine

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December 20, 2022



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December 20, 2022



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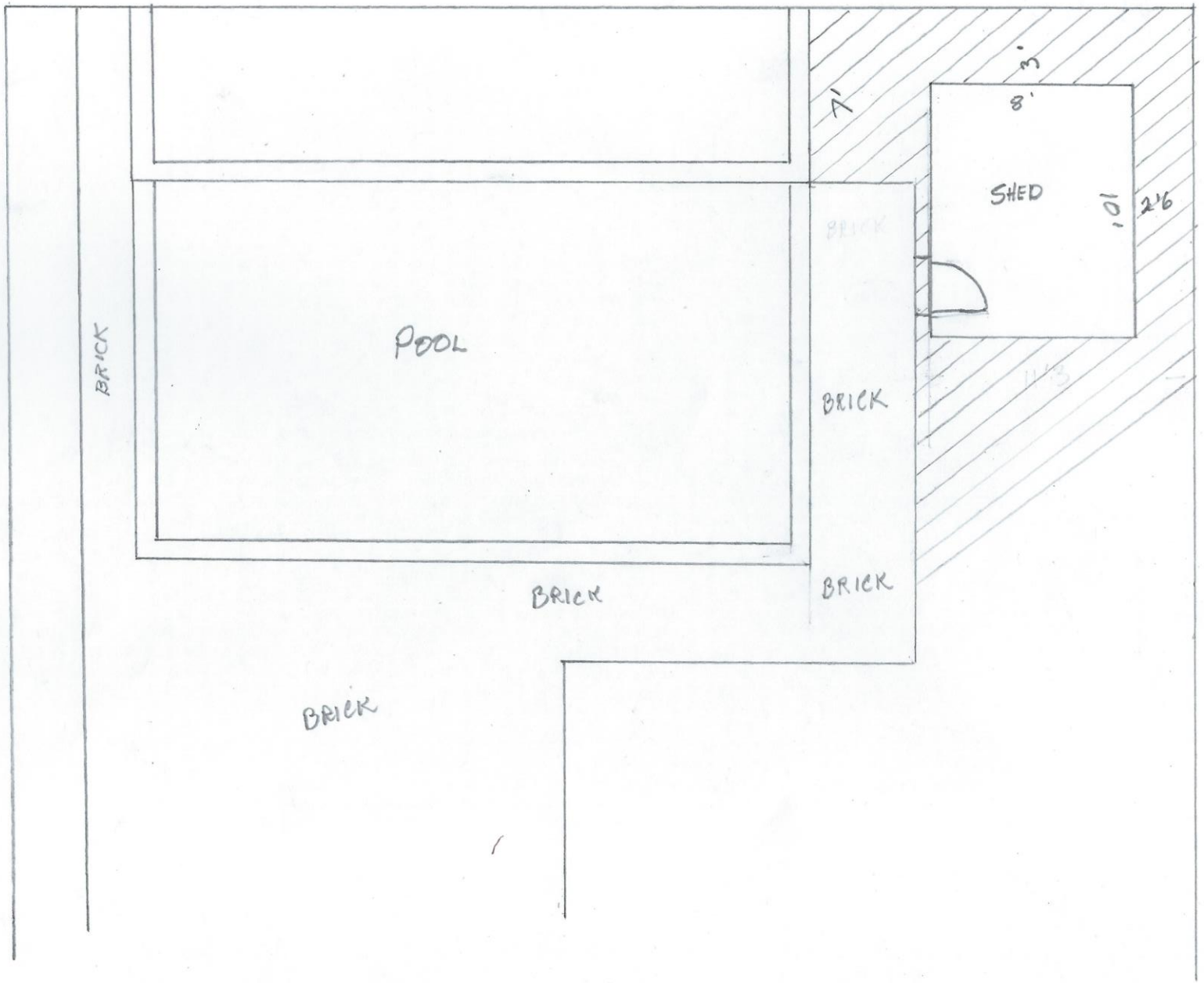
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922 Dauphine

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December 20, 2022



922 Dauphine

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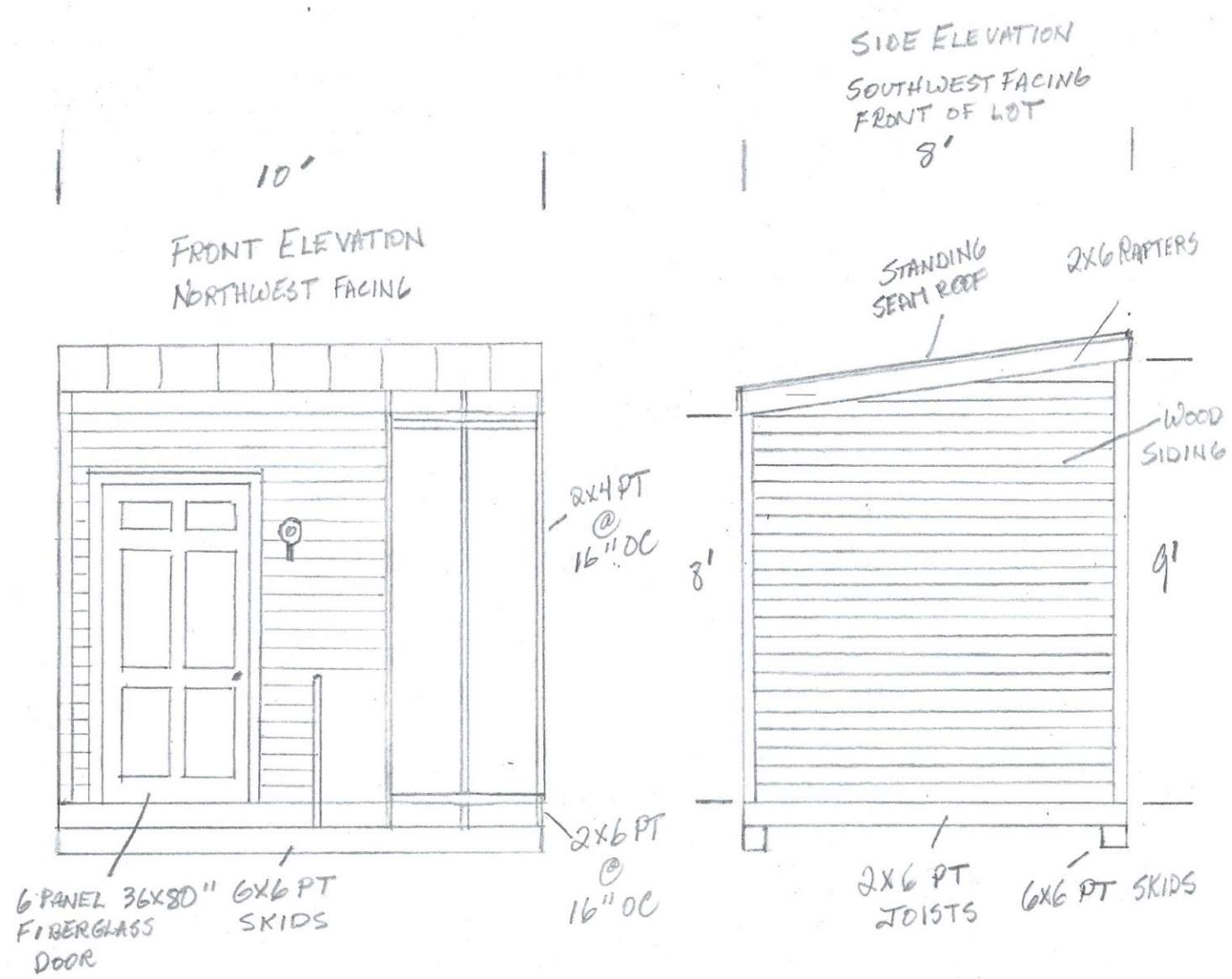
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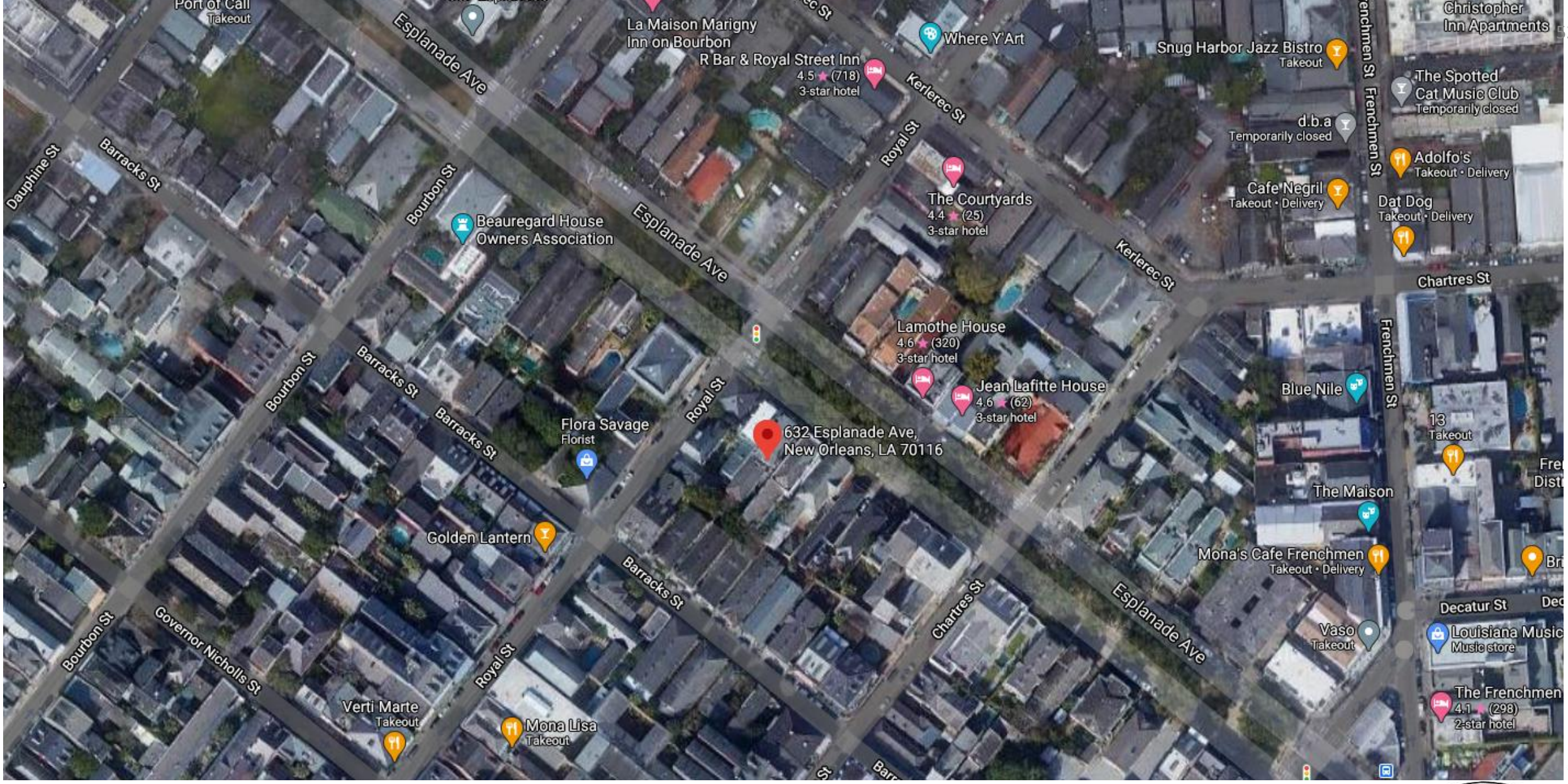


922 Dauphine

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632 Esplanade



632 Esplanade

VCC Architectural Committee

December 20, 2022



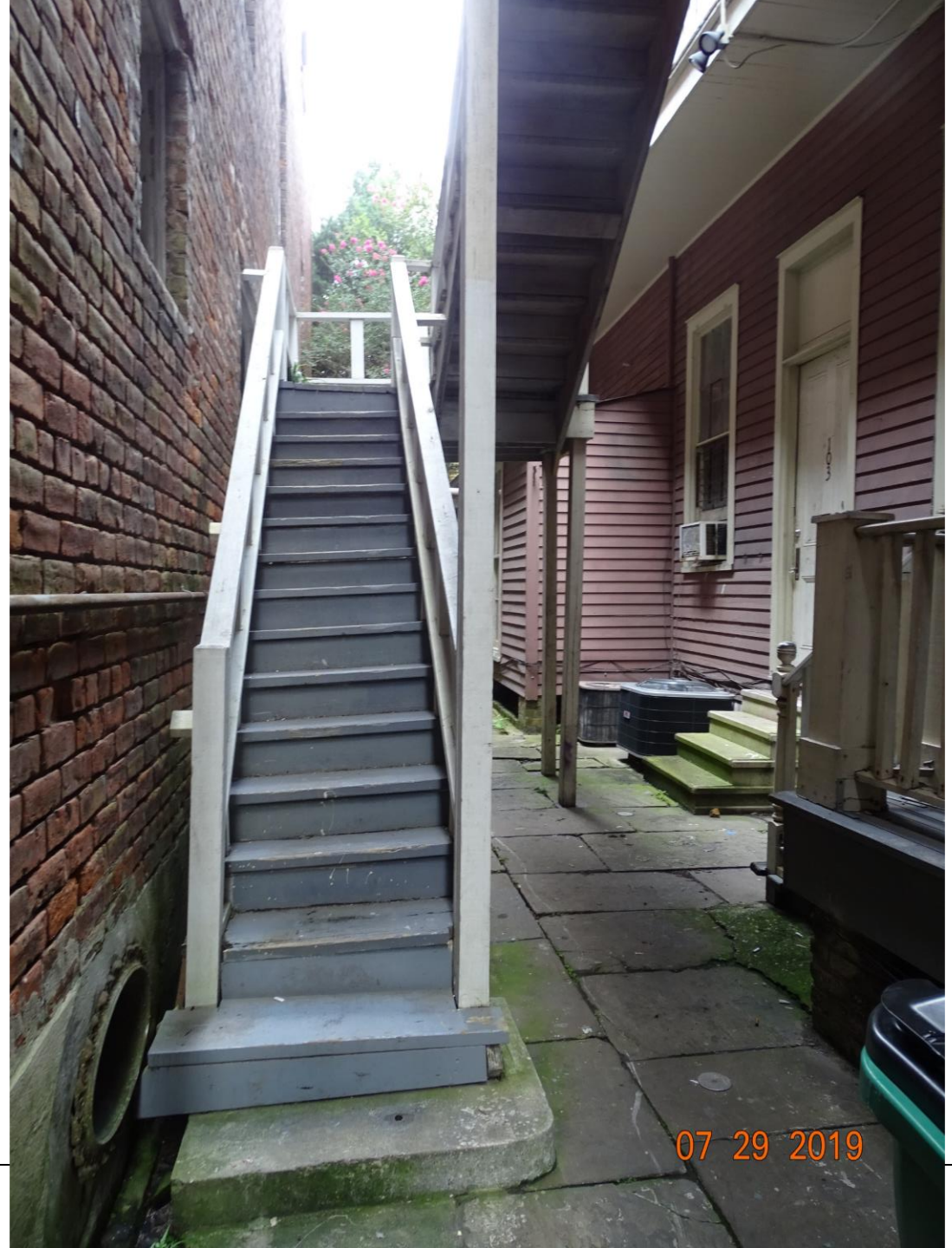
632 Esplanade

VCC Architectural Committee

December 20, 2022



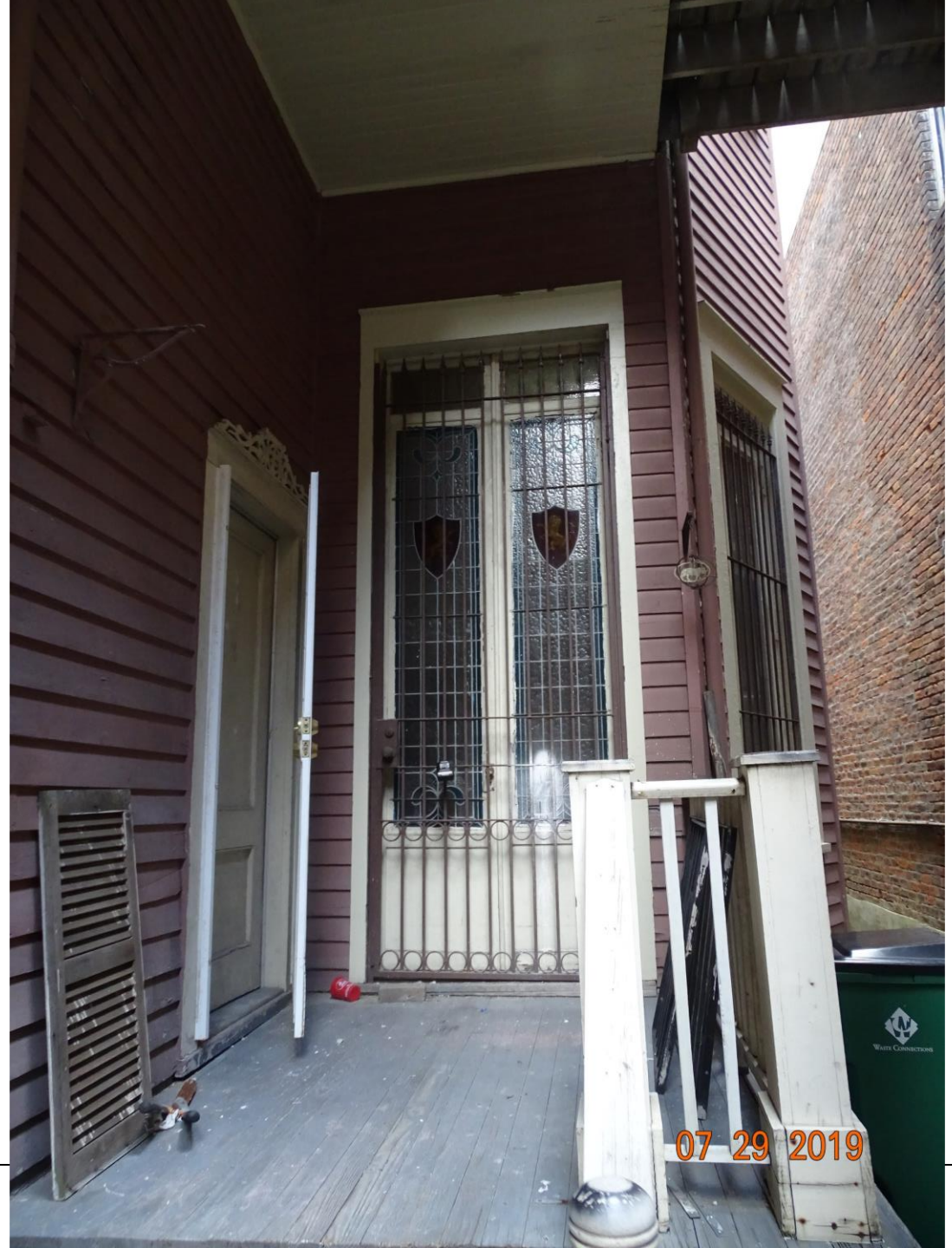
632 Esplanade



632 Esplanade

VCC Architectural Committee

December 20, 2022



632 Esplanade

VCC Architectural Committee

December 20, 2022



632 Esplanade

VCC Architectural Committee

December 20, 2022



632 Esplanade

VCC Architectural Committee

December 20, 2022



632 Esplanade



632 Esplanade



632 Esplanade

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December 20, 2022



632 Esplanade



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632 Esplanade

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December 20, 2022



632 Esplanade

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December 20, 2022



632 Esplanade

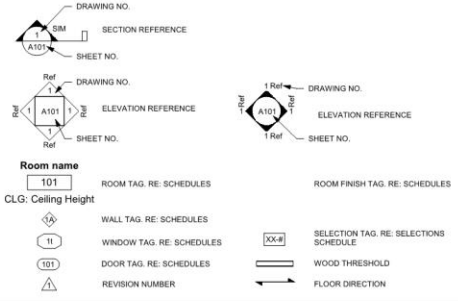
VCC Architectural Committee

December 20, 2022

632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

632 ESPLANADE AVE. NEW ORLEANS, LA 70116

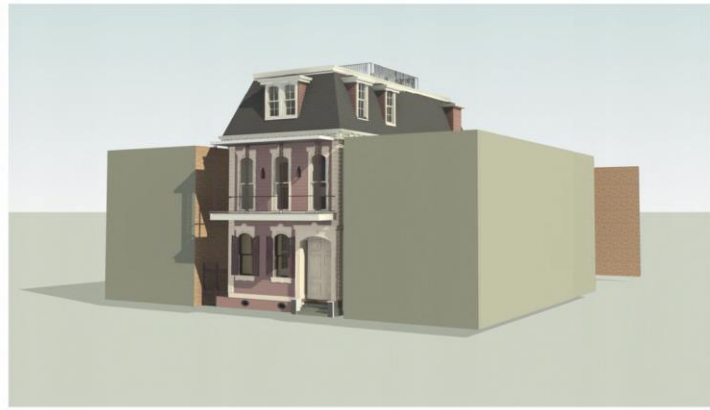
SHEET LEGEND: ARCHITECTURAL

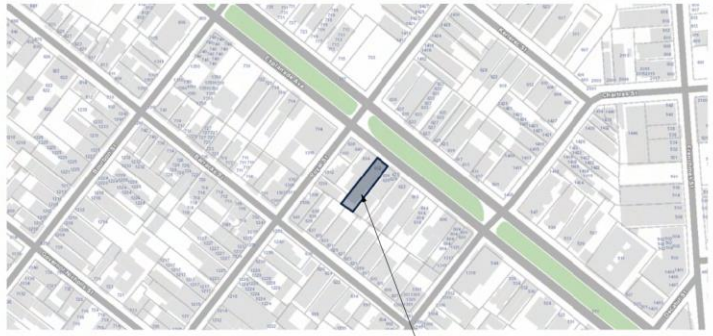


SHEET LEGEND: INTERIOR SELECTION PLAN

ABBREVIATIONS

A/C	AIR CONDITIONING	HVAC	HEATING,VENTILATION,& A/C
A.F.F.	ABOVE FINISHED FLOOR	H.W.	HOT WATER HEATER
A.F.G.	ABOVE FINISHED GRADE	I.A.W.	IN ACCORDANCE WITH
ALT.	ALTERNATE	INSUL.	INSULATION
BDB	BEADED-BOARD	INT.	INTERIOR
BLDG.	BUILDING	MFR	MANUFACTURER
CL	CENTERLINE	MAX.	MAXIMUM
CLG	CEILING	MECH.	MECHANICAL
CLR	CLEARANCE	MIN.	MINIMUM
CMU	CONCRETE MASONRY UNIT	N.I.C.	NOT IN CONTRACT
CONC.	CONCRETE	N.T.S.	NOT TO SCALE
CONT.	CONTINUOUS	O.C.	ON CENTER
C.J.	CONTROL JOINT	PLUMB.	PLUMBING
COORD.	COORDINATE	PT	PAINT
DECOR.	DECORATIVE	PLY.	PLYWOOD
DTL.	DETAIL	PL	PROPERTY LINE
DIAM.	DIAMETER	PTL	PRESSURE TREATED WOOD
DIM.	DIMENSION	PRIM.	PRIMARY
DN	DOWN	P.V.	PHOTOVOLTAIC
D.S.	DOWNSPOUT	RE.	REFERENCE
ELEC.	ELECTRICAL	REQ.	REQUIRED
ELEV.	ELEVATION	R.D.	ROOF DRAIN
EQ	EQUAL	RM	ROOM
EQUIP.	EQUIPMENT	SCHED.	SCHEDULE
E.J.	EXPANSION JOINT	SECT.	SECTION
EXT.	EXTERIOR	SIM.	SIMILAR
E.T.R.	EXISTING TO REMAIN	SHTG.	SHEATHING
F.B.O.	FURNISHED BY OWNER	SPEC.	SPECIFIED
F.D.	FLOOR DRAIN	STRUC.	STRUCTURAL
FLASH.	FLASHING	TEM.	TEMPERED
FLR	FLOOR	THK	THICK
FIN.	FINISH	T&G	TONGUE & GROOVE
F.F.L.	FINISHED FLOOR LEVEL	TYP.	TYPICAL
GC	GENERAL CONTRACTOR	VERT.	VERTICAL
GYP.	GYPSUM BOARD	V.I.F.	VERIFY IN FIELD
HT.	HEIGHT	W/	WITH
HOR.	HORIZONTAL	WDW	WINDOW
HR	HOUR	WC	WATER CLOSET





KEY PLAN

SCALE: N.T.S.

SHEET INDEX

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3	T003	LIFE SAFETY PLANS & NOTES	10/26/2022
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ARCHITECTURAL - DEMO			
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12	A103	PROPOSED THIRD FLOOR PLAN & NOTES	10/26/2022
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14	A202	PROPOSED EXTERIOR ELEVATIONS & NOTES	10/26/2022
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18	A800	ROOM MATERIAL/FINISH SCHEDULE & NOTES	10/26/2022
19	A801	INTERIOR DETAILS	10/26/2022
20	A802	INTERIOR SELECTIONS SCHEDULE & GENERAL NOTES	10/26/2022
21	A803	INTERIOR SELECTIONS SCHEDULE CONT.	10/26/2022
22	A804	INTERIOR SELECTIONS SCHEDULE CONT.	10/26/2022
23	A805	INTERIOR SELECTIONS SCHEDULE CONT.	10/26/2022
24	A806	INTERIOR SELECTIONS SCHEDULE CONT.	10/26/2022
25	A807	INTERIOR SELECTIONS SCHEDULE CONT.	10/26/2022
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27	A809	INTERIOR SELECTIONS SCHEDULE CONT.	10/26/2022
28	A810	INTERIOR FINISH PLAN - FIRST FLOOR	10/26/2022
29	A811	INTERIOR FINISH PLAN - SECOND FLOOR	10/26/2022
30	A812	INTERIOR FINISH PLAN - THIRD FLOOR	10/26/2022
31	A813	INTERIOR ELEVATIONS - UNIT 1	10/26/2022
32	A814	INTERIOR ELEVATIONS - UNIT 2	10/26/2022
33	A815	INTERIOR ELEVATIONS - UNIT 3	10/26/2022
34	A816	INTERIOR ELEVATIONS - UNITS 4 & 5	10/26/2022
35	A817	INTERIOR ELEVATIONS - UNIT 6	10/26/2022

SCOPE OF WORK

LEVEL 3 ALTERATION. RENOVATION OF A MULTI-FAMILY RESIDENCE, CONVERTING A 7-UNIT APARTMENT INTO A 6-UNIT APARTMENT. SCOPE OF WORK INCLUDES MINIMAL REMOVAL OF INTERIOR PARTITIONS, FINISHES, AND MILLWORK. NEW SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO, NEW INTERIOR PARTITIONS, INTERIOR FINISHES, MILLWORK, AND MECHANICAL, ELECTRICAL, AND PLUMBING IN EACH UNIT AS REQUIRED BY THE PLANS. RESTORATION OF EXISTING EXTERIOR STAIRWELL WITH REPLACEMENT OF MATERIALS "IN-KIND". NEW PAINT AT INTERIOR AND EXTERIOR THROUGHOUT. NEW SPRINKLER SYSTEM THROUGHOUT. TO BE SUBMITTED ON A SEPARATE PERMIT.

SQUARE FOOTAGES

EXISTING

FIRST FLOOR: 2,310 SQ.FT.
UNIT #1 DECK: 47 SQ.FT.
SECOND FLOOR: 2,200 SQ.FT.
SECOND FLOOR FRONT BALCONY: 130 SQ.FT.
SECOND FLOOR SIDE BALCONY: 59 SQ.FT.
2ND FLOOR REAR BALCONY: 229 SQ.FT.
THIRD FLOOR: 990 SQ.FT.

TOTAL UNDER BEAM: 5,965 SQ.FT.

PROPOSED

FIRST FLOOR: 2,310 SQ.FT.
UNIT #1 DECK: 47 SQ.FT.
UNIT #2 ENTRY: 28 SQ.FT.
UNIT #2 DECK: 24 SQ.FT.
SECOND FLOOR: 2,200 SQ.FT.
SECOND FLOOR FRONT BALCONY: 130 SQ.FT.
SECOND FLOOR SIDE BALCONY: 59 SQ.FT.
2ND FLOOR REAR BALCONY: 229 SQ.FT.
THIRD FLOOR: 990 SQ.FT.

TOTAL UNDER BEAM: 6,017 SQ.FT.

ZONING INFORMATION

MUNICIPAL DISTRICT: 2
SQUARE / BLOCK: 52
LOT: A/012
PARISH: ORLEANS
ZONING DISTRICT: VCR-2
SITE AREA: 4,059 SQ.FT.

ARCHITECT:
ADAMICK ARCHITECTURE
1139 Oretha Castle Haley Blvd.
Second Floor
New Orleans, LA 70113

(P) 504.322.1220

Contact: Alec Adamick
E-mail: alec@adamickarchitecture.com

TAX CREDIT CONSULTANT:
HISTORIC PRO NOLA
3819A Magazine Street,
New Orleans, LA 70115

(P) 504.931/9320

Contact: Jason Riggs
E-mail: jason@hpnola.com

ELECTRICAL ENGINEER:
ELECTRICAL DESIGN SOLUTIONS

(P) 844.EDS.0800

Contact: Raul Valdes
E-mail: raul@ewithd.com

MECHANICAL ENGINEER:
HERZOG ENGINEERING, LLC
4200 Cleary Ave.
Metairie, LA 70002

(P) 504.481.8739

Contact: Michael E. Herzog
E-mail: herzogllc@att.net

CONTRACTOR:
T.B.D.

OWNER:
MARK AND MORGAN STALDER
529 Joseph St.
New Orleans, LA 70115

(P) 225.802.6020
(P) 504.388.6767

Contact: Mark and Morgan Stalder
E-mail: mstald1@yahoo.com
E-mail: morgan.kinnett@alterahealth.com

ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY
NEW ORLEANS, LA 70113
504.322.1220

No.	Description	Date

12 DEC 2022	CD's-93%
16 NOV 2022	CD's-90%
10 NOV 2022	CD's-88%
26 OCT 2022	CD's-85%
14 OCT 2022	DD-5
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31 AUG 2022	DD-3
16 AUG 2022	DD-2
09 AUG 2022	DD-1
03 AUG 2022	SD-4
28 JULY 2022	SD-3
20 JULY 2022	SD-2
08 JULY 2022	SD-1
20 JUNE. 2022	EC-1

Project: #2022-13

632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116

COVER SHEET & GENERAL PROJECT INFO

PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

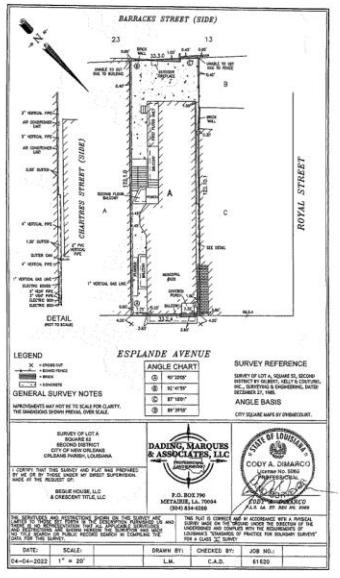
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CHECKED BY:	AJA
SHEET NO.:	T001
CAD FILE NO: 2022-13\PDF OUT\SD	1 / 35



632 Esplanade

VCC Architectural Committee

December 20, 2022



1 632 ESPLANADE AVE. ELEVATION - SURVEY
NOT TO SCALE

SITE PLAN : PROPERTY INFORMATION	
ADDRESS :	632 ESPLANADE AVE.
CITY / PARISH :	NEW ORLEANS / ORLEANS
ZIP CODE :	70116
SQUARE / BLOCK :	52
LOT :	A/012
ZONING DISTRICT:	VCR-2
USE :	MULTI-FAMILY DWELLING
HISTORIC DISTRICT:	VIEUX CARRE RES. DISTRICT

SITE PLAN : ZONING DATA		
	REQUIRED	EXIST / PROP.
LOT AREA (SQ.FT.) :	5,800 SQ.FT.	4,059 SQ.FT.*
LOT WIDTH :	NONE	33'-0"*
LOT DEPTH :	NONE	123'-0" *
BLDG. HEIGHT :	50'-0"	+/- 43'-6" *
PERM. OPEN SPACE:	N/A	N/A
MIN. OPEN SPACE :	30%	37%
MAX. IMPERV. FRONT YARD:	N/A	N/A
FRONT SETBACK :	NONE	E: +/-0'-11"
SIDE SETBACK :	NONE	N: 2'-4" S: 7'7"*
REAR SETBACK :	NONE	W: +/- 20'-9 5/8"

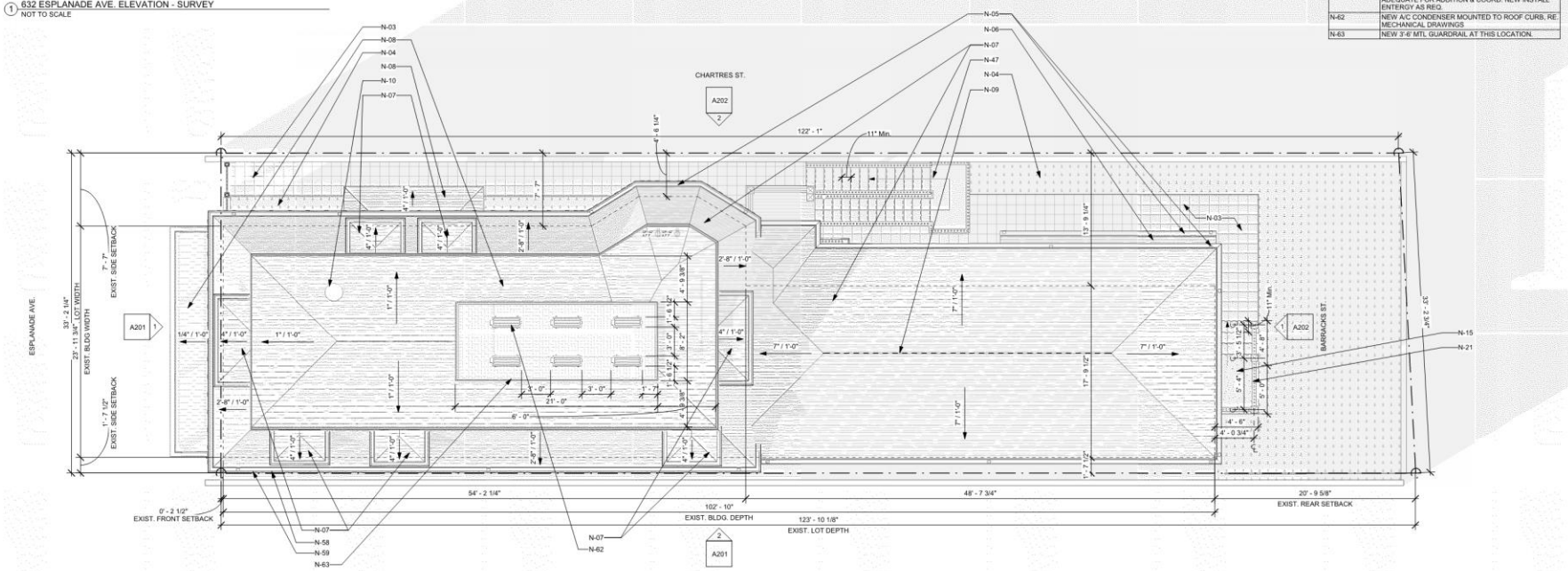
* = EXISTING TO REMAIN

GENERAL SITE PLAN NOTES

1. ALL DIMENSIONS ARE "FINISH TO FINISH," UNLESS NOTED OTHERWISE.
2. CONTRACTOR RESPONSIBLE FOR LOCATING AND COORDINATING ALL NEW FOUNDATIONS, PILES, GRADE BEAMS ETC. WITH SURVEYOR PRIOR TO PROCEEDING WITH CONSTRUCTION OF THE BUILDING.
3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING NEW GRADING, SOD, HARDSCAPING, AND GRAVEL WITH A WEED BARRIER AS INDICATED ON THE SITE PLAN.
4. ALL NEW A/C CONDENSERS REQUIRED TO BE 3'-0" ABOVE GRADE, 3'-0" AWAY FROM ALL SIDEYARD LOT LINES, 5'-0" FROM REAR LOT LINE, AND 6'-0" FROM ALL ROOF EDGES. HVAC INSTALLER TO SIZE MACHINE ACCORDINGLY AND PROVIDE ADEQUATE SERVICE AND CLEARANCE SPACE AROUND THE MACHINE.
5. ALL NEW EXTERIOR WORK IN ALL HDLC NEIGHBORHOODS MUST BE APPROVED BY THE RESPECTIVE HDLC REVIEWER PRIOR TO PURCHASE AND INSTALL OF EXTERIOR FIXTURES, WINDOWS, DOORS, ETC.

SHEET - KEYNOTES

Key Value	Keynote Text
N-03	NEW PAVER WALKWAY, GC. TO COORD. DESIGN W/ OWNER & LANDSCAPER.
N-04	LANDSCAPING AND PLANTINGS TO BE PROVIDED BY LANDSCAPER, TYP., GC. TO COORD. DESIGN W/ OWNER & LANDSCAPER.
N-05	NEW ALUMINUM BAKED 6" HALF-ROUND GUTTERS CONNECTED TO 4" CIRCULAR D.S. BELOW, TYP.
N-06	NEW ARCHITECTURAL SHINGLE ROOF W/ UNDERLAYMENT ATOP NEW SHEATHING; RE. STRUC. FOR SHEATHING SIZE.
N-07	NEW SLATE SHINGLE ROOF W/ UNDERLAYMENT ATOP NEW SHEATHING; RE. STRUC. FOR SHEATHING SIZE.
N-08	NEW TPO / NEW EPDM ROOF W/ UNDERLAYMENT ATOP NEW SHEATHING; RE. STRUC. FOR SHEATHING SIZE.
N-09	NEW ROOF RIDGE VENT; RE. STRUC.
N-10	NEW P.V. THERMOSTATIC ROOF VENT.
N-15	NEW CONC. DECK WITH CONC. TREADS AT STAIR AT THIS LOCATION, SLOPED TO DRAIN (1/4 OVER 1' MIN.); RE. STRUC.
N-21	NEW 3'-0" TALL PTL PAINTED HANDRAIL PTL PAINTED PILASTERS AND BALUSTERS , TYP.; RE. DTL 3/A5D1
N-47	REPAIR AND REFINISH EXIST. STAIR, REPLACE MATERIALS IN KIND AND PROVIDE NEW PROTECTIVE FINISH.
N-58	EXIST. LOCATION OF GAS METER; PLUMBER TO COORD. INSTALL W/ ENTERGY AS REQ.
N-59	EXIST. LOCATION OF ELECTRICAL METER; ELECTRICIAN TO COORD. REVIEW EXIST. METER IS ADEQUATE FOR ADDITION & COORD. NEW INSTALL ENTERGY AS REQ.
N-62	NEW A/C CONDENSER MOUNTED TO ROOF CURB, RE. MECHANICAL DRAWINGS
N-63	NEW 3'-6" MTL GUARDRAIL AT THIS LOCATION.



2 SITE PLAN
3/16" = 1'-0"

ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY
NEW ORLEANS, LA 70113
504.322.1220

No.	Description	Date

12 DEC 2022	CD's-93%
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28 JULY 2022	SD-3
20 JULY 2022	SD-2
08 JULY 2022	SD-1
20 JUNE. 2022	EC-1

Project: #2022-13

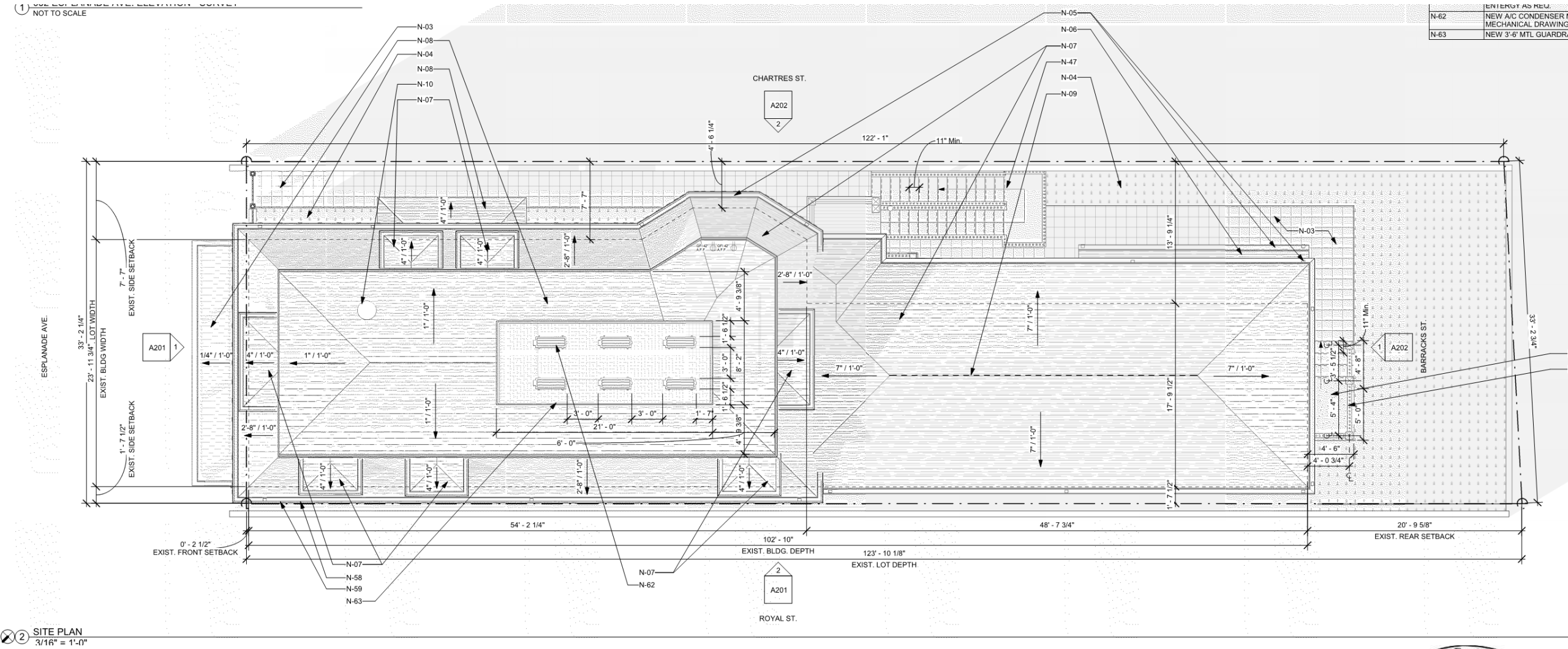
632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116

SITE PLAN, ZONING, SURVEY, & ELEV. CERT.

ALEXANDER JAMES ADAMICK NO. 34,615 NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION REGISTERED ARCHITECT

DATE: 12/12/2022 11:45:45 AM
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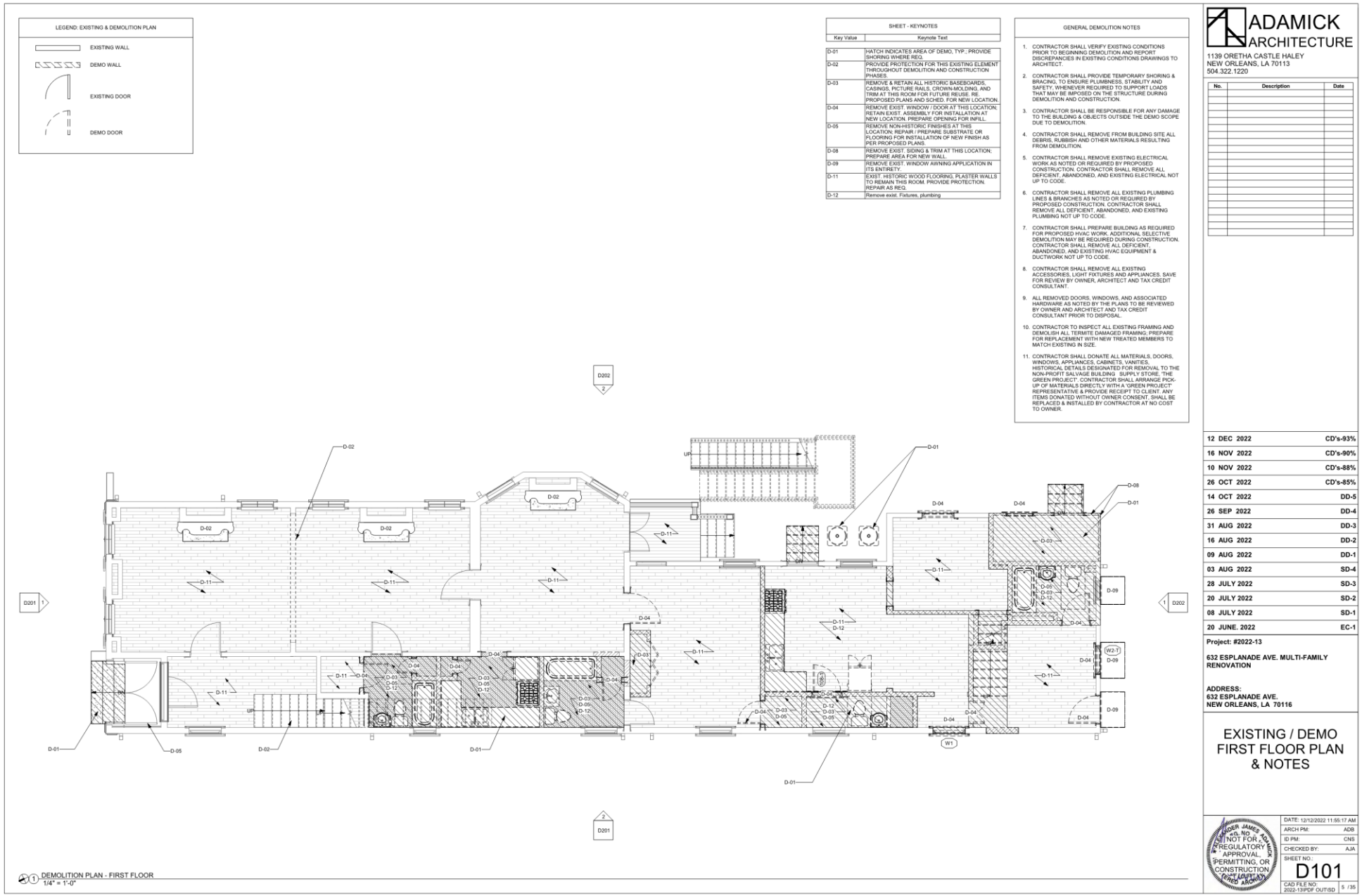


2 SITE PLAN
3/16" = 1'-0"

632 Esplanade

VCC Architectural Committee

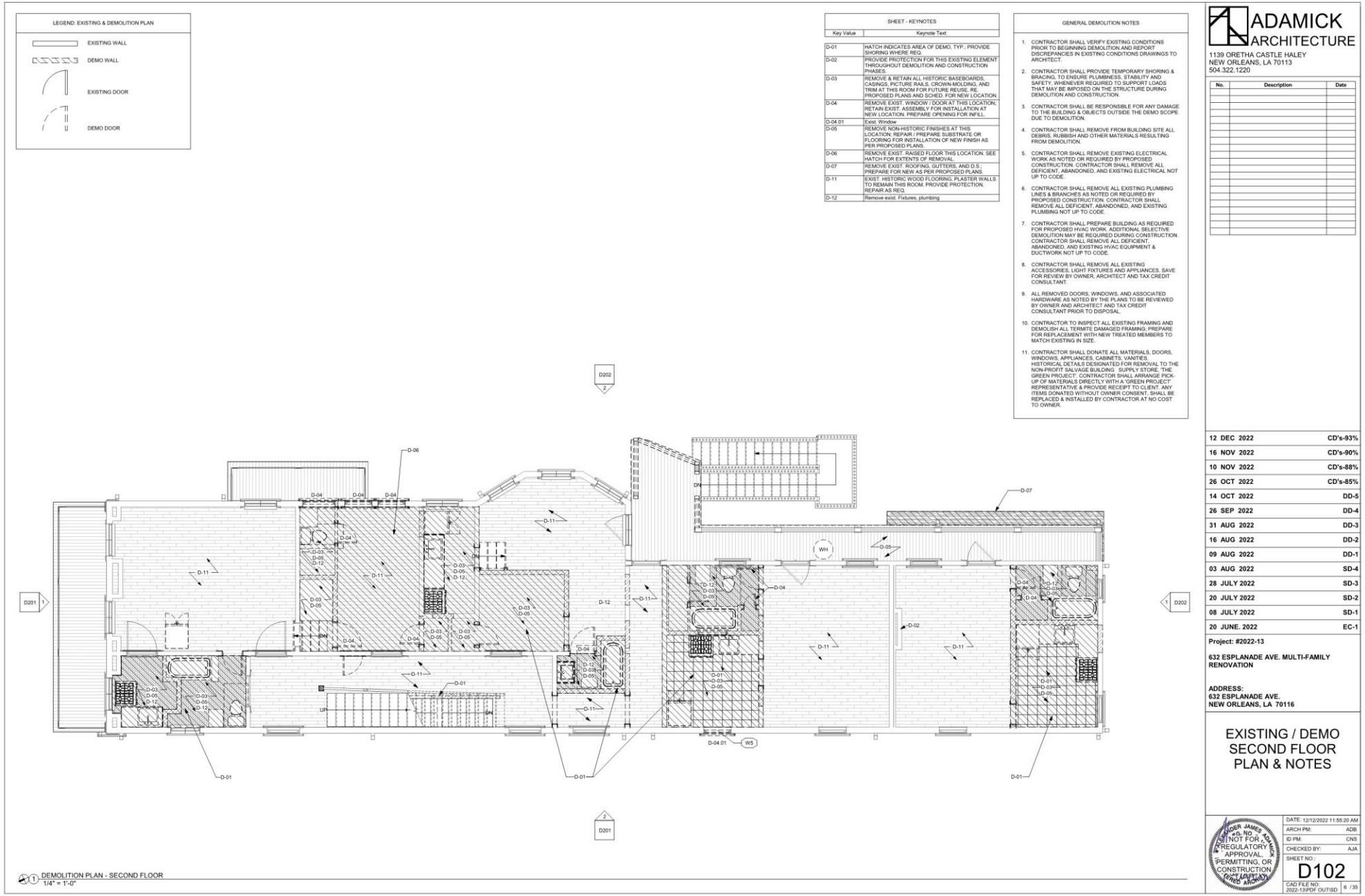
December 20, 2022



632 Esplanade

VCC Architectural Committee

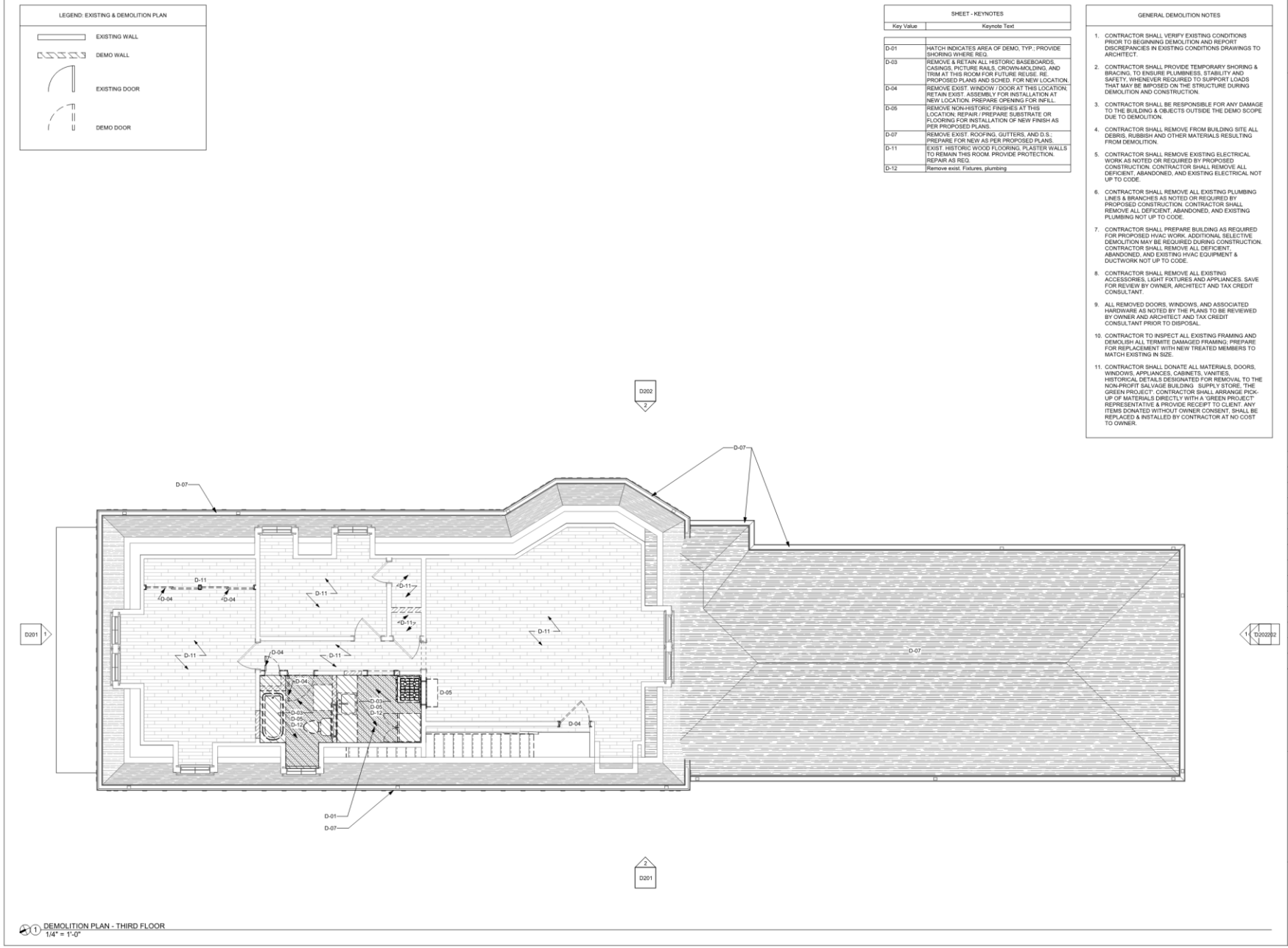
December 20, 2022



632 Esplanade

VCC Architectural Committee

December 20, 2022


LEGEND: EXISTING & DEMOLITION PLAN
EXISTING WALL
DEMO WALL
EXISTING DOOR
DEMO DOOR
SHEET - KEYNOTES
Key Value
Keynote Text
D-01 HATCH INDICATES AREA OF DEMO, TYP.; PROVIDE SHORING WHERE REQ.
D-03 REMOVE & RETAIN ALL HISTORIC BASEBOARDS, CASINGS, PICTURE RAILS, CROWN-MOLDING, AND TRIM AT THIS ROOM FOR FUTURE REUSE. RE: PROPOSED PLANS AND SCHED. FOR NEW LOCATION.
D-04 REMOVE EXIST. WINDOW / DOOR AT THIS LOCATION; RETAIN EXIST. ASSEMBLY FOR INSTALLATION AT NEW LOCATION. PREPARE OPENING FOR INFILL.
D-05 REMOVE NON-HISTORIC FINISHES AT THIS LOCATION. REPAIR / PREPARE SUBSTRATE OR FLOORING FOR INSTALLATION OF NEW FINISH AS PER PROPOSED PLANS.
D-07 REMOVE EXIST. ROOFING, GUTTERS, AND D.S.; PREPARE FOR NEW AS PER PROPOSED PLANS.
D-11 EXIST. HISTORIC WOOD FLOORING, PLASTER WALLS TO REMAIN THIS ROOM. PROVIDE PROTECTION. REPAIR AS REQ.
D-12 Remove exist. Fixtures, plumbing
GENERAL DEMOLITION NOTES
1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION AND REPORT DISCREPANCIES IN EXISTING CONDITIONS DRAWINGS TO ARCHITECT.
2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING & BRACING, TO ENSURE PLUMBNESS, STABILITY AND SAFETY, WHENEVER REQUIRED TO SUPPORT LOADS THAT MAY BE IMPOSED ON THE STRUCTURE DURING DEMOLITION AND CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE BUILDING & OBJECTS OUTSIDE THE DEMO SCOPE DUE TO DEMOLITION.
4. CONTRACTOR SHALL REMOVE FROM BUILDING SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION.
5. CONTRACTOR SHALL REMOVE EXISTING ELECTRICAL WORK AS NOTED OR REQUIRED BY PROPOSED CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL DEFICIENT, ABANDONED, AND EXISTING ELECTRICAL NOT UP TO CODE.
6. CONTRACTOR SHALL REMOVE ALL EXISTING PLUMBING LINES & BRANCHES AS NOTED OR REQUIRED BY PROPOSED CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL DEFICIENT, ABANDONED, AND EXISTING PLUMBING NOT UP TO CODE.
7. CONTRACTOR SHALL PREPARE BUILDING AS REQUIRED FOR PROPOSED HVAC WORK. ADDITIONAL SELECTIVE DEMOLITION MAY BE REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL DEFICIENT, ABANDONED, AND EXISTING HVAC EQUIPMENT & DUCTWORK NOT UP TO CODE.
8. CONTRACTOR SHALL REMOVE ALL EXISTING ACCESSORIES, LIGHT FIXTURES AND APPLIANCES. SAVE FOR REVIEW BY OWNER, ARCHITECT AND TAX CREDIT CONSULTANT.
9. ALL REMOVED DOORS, WINDOWS, AND ASSOCIATED HARDWARE AS NOTED BY THE PLANS TO BE REVIEWED BY OWNER AND ARCHITECT AND TAX CREDIT CONSULTANT PRIOR TO DISPOSAL.
10. CONTRACTOR TO INSPECT ALL EXISTING FRAMING AND DEMOLISH ALL TERMITE DAMAGED FRAMING; PREPARE FOR REPLACEMENT WITH NEW TREATED MEMBERS TO MATCH EXISTING IN SIZE.
11. CONTRACTOR SHALL DONATE ALL MATERIALS, DOORS, WINDOWS, APPLIANCES, CABINETS, VANITIES, HISTORICAL DETAILS DESIGNATED FOR REMOVAL TO THE NON-PROFIT SALVAGE BUILDING SUPPLY STORE, THE GREEN PROJECT. CONTRACTOR SHALL ARRANGE PICK-UP OF MATERIALS DIRECTLY WITH A 'GREEN PROJECT' REPRESENTATIVE & PROVIDE RECEIPT TO CLIENT. ANY ITEMS DONATED WITHOUT OWNER CONSENT, SHALL BE REPLACED & INSTALLED BY CONTRACTOR AT NO COST TO OWNER.
D202
2
D-07
D-11
D-04
D-05
D-03
D-12
D-01
D201
1
D202202
D201
2
1 DEMOLITION PLAN - THIRD FLOOR
1/4" = 1'-0"
ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY
NEW ORLEANS, LA 70113
504.322.1220
No. Description Date
12 DEC 2022 CD's-93%
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08 JULY 2022 SD-1
20 JUNE. 2022 EC-1
Project: #2022-13
632 ESPLANADE AVE. MULTI-FAMILY RENOVATION
ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116
EXISTING / DEMO THIRD FLOOR PLAN & NOTES
ROGER JAMES ADAMICK
#5, NO
NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION
REGISTERED ARCHITECT
DATE: 12/12/2022 11:55:22 AM
ARCH PM: ADB
ID PM: CNS
CHECKED BY: AJA
SHEET NO.:
D103
CAD FILE NO: 2022-13\PDF OUTISD
7 /35



1 PROPOSED DEMOLITION OF THE REAR ELEVATION
3/16" = 1'-0"



2 PROPOSED DEMOLITION OF THE LEFT SIDE ELEVATION
3/16" = 1'-0"

SHEET - KEYNOTES	
Key Value	Keynote Text
D-01	HATCH INDICATES AREA OF DEMO, TYP.; PROVIDE SHORING WHERE REQ.
D-04	REMOVE EXIST. WINDOW / DOOR AT THIS LOCATION; RETAIN EXIST. ASSEMBLY FOR INSTALLATION AT NEW LOCATION. PREPARE OPENING FOR INFILL.
D-04.01	Exist. Window
D-07	REMOVE EXIST. ROOFING, GUTTERS, AND D.S.; PREPARE FOR NEW AS PER PROPOSED PLANS.
D-09	REMOVE EXIST. WINDOW AWNING APPLICATION IN ITS ENTIRETY.
D-14	Remove damaged deteriorated handrails

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION AND REPORT DISCREPANCIES IN EXISTING CONDITIONS DRAWINGS TO ARCHITECT.
2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING & BRACING, TO ENSURE PLUMBNESS, STABILITY AND SAFETY, WHENEVER REQUIRED TO SUPPORT LOADS THAT MAY BE IMPOSED ON THE STRUCTURE DURING DEMOLITION AND CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE BUILDING & OBJECTS OUTSIDE THE DEMO SCOPE DUE TO DEMOLITION.
4. CONTRACTOR SHALL REMOVE FROM BUILDING SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION.
5. CONTRACTOR SHALL REMOVE EXISTING ELECTRICAL WORK AS NOTED OR REQUIRED BY PROPOSED CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL DEFICIENT, ABANDONED, AND EXISTING ELECTRICAL NOT UP TO CODE.
6. CONTRACTOR SHALL REMOVE ALL EXISTING PLUMBING LINES & BRANCHES AS NOTED OR REQUIRED BY PROPOSED CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL DEFICIENT, ABANDONED, AND EXISTING PLUMBING NOT UP TO CODE.
7. CONTRACTOR SHALL PREPARE BUILDING AS REQUIRED FOR PROPOSED HVAC WORK. ADDITIONAL SELECTIVE DEMOLITION MAY BE REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL DEFICIENT, ABANDONED, AND EXISTING HVAC EQUIPMENT & DUCTWORK NOT UP TO CODE.
8. CONTRACTOR SHALL REMOVE ALL EXISTING ACCESSORIES, LIGHT FIXTURES AND APPLIANCES. SAVE FOR REVIEW BY OWNER, ARCHITECT AND TAX CREDIT CONSULTANT.
9. ALL REMOVED DOORS, WINDOWS, AND ASSOCIATED HARDWARE AS NOTED BY THE PLANS TO BE REVIEWED BY OWNER AND ARCHITECT AND TAX CREDIT CONSULTANT PRIOR TO DISPOSAL.
10. CONTRACTOR TO INSPECT ALL EXISTING FRAMING AND DEMOLISH ALL TERMITE DAMAGED FRAMING; PREPARE FOR REPLACEMENT WITH NEW TREATED MEMBERS TO MATCH EXISTING IN SIZE.
11. CONTRACTOR SHALL DONATE ALL MATERIALS, DOORS, WINDOWS, APPLIANCES, CABINETS, VANITIES, HISTORICAL DETAILS DESIGNATED FOR REMOVAL TO THE NON-PROFIT SALVAGE BUILDING SUPPLY STORE, THE GREEN PROJECT. CONTRACTOR SHALL ARRANGE PICK-UP OF MATERIALS DIRECTLY WITH A 'GREEN PROJECT' REPRESENTATIVE & PROVIDE RECEIPT TO CLIENT. ANY ITEMS DONATED WITHOUT OWNER CONSENT, SHALL BE REPLACED & INSTALLED BY CONTRACTOR AT NO COST TO OWNER.

ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY
NEW ORLEANS, LA 70113
504.322.1220

No.	Description	Date

12 DEC 2022	CD's-93%
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09 AUG 2022	DD-1
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28 JULY 2022	SD-3
20 JULY 2022	SD-2
08 JULY 2022	SD-1
20 JUNE. 2022	EC-1

Project: #2022-13

632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116

EXISTING / DEMO EXTERIOR ELEVATIONS & NOTES

CHRISTOPHER JAMES ADAMICK, NO. 35,191 NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION LICENSED ARCHITECT

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ARCH PM:	ADB
ID PM:	CNS
CHECKED BY:	AJA

SHEET NO.:
D201

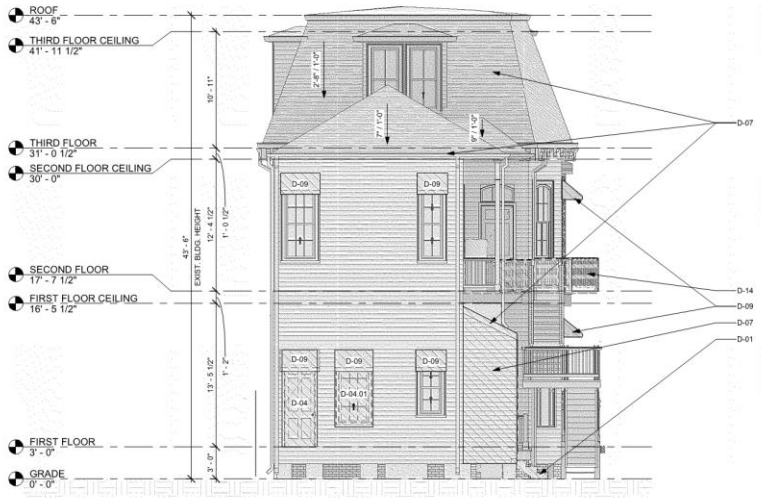
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2022-13\PDF OUT\SD | 8 / 35

632 Esplanade

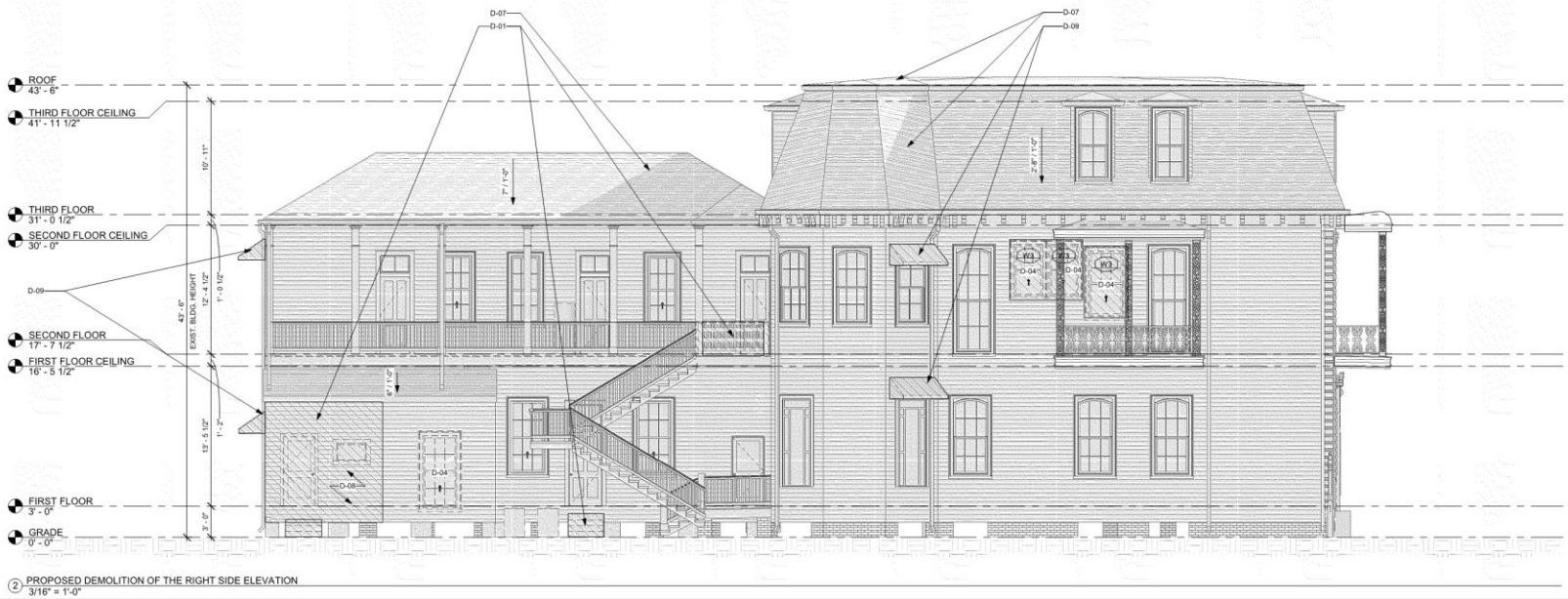
VCC Architectural Committee

December 20, 2022

VIEUX CARRE COMMISSION ESTABLISHED 1936



① PROPOSED DEMOLITION OF THE FRONT ELEVATION
3/16" = 1'-0"



② PROPOSED DEMOLITION OF THE RIGHT SIDE ELEVATION
3/16" = 1'-0"

SHEET - KEYNOTES	
Key Value	Keynote Text
D-01	HATCH INDICATES AREA OF DEMO, TYP.; PROVIDE SHORING WHERE REQ.
D-04	REMOVE EXIST. WINDOW / DOOR AT THIS LOCATION; RETAIN EXIST. ASSEMBLY FOR INSTALLATION AT NEW LOCATION. PREPARE OPENING FOR INFILL.
D-04.01	Exist. Window
D-07	REMOVE EXIST. ROOFING, GUTTERS, AND D.S.; PREPARE FOR NEW AS PER PROPOSED PLANS.
D-08	REMOVE EXIST. SIDING & TRIM AT THIS LOCATION; PREPARE AREA FOR NEW WALL.
D-09	REMOVE EXIST. WINDOW AWNING APPLICATION IN ITS ENTIRETY.
D-14	Remove damaged deteriorated handrails

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION AND REPORT DISCREPANCIES IN EXISTING CONDITIONS DRAWINGS TO ARCHITECT.
2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING & BRACING, TO ENSURE PLUMBNESS, STABILITY AND SAFETY, WHENEVER REQUIRED TO SUPPORT LOADS THAT MAY BE IMPOSED ON THE STRUCTURE DURING DEMOLITION AND CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE BUILDING & OBJECTS OUTSIDE THE DEMO SCOPE DUE TO DEMOLITION.
4. CONTRACTOR SHALL REMOVE FROM BUILDING SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION.
5. CONTRACTOR SHALL REMOVE EXISTING ELECTRICAL WORK AS NOTED OR REQUIRED BY PROPOSED CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL DEFICIENT, ABANDONED, AND EXISTING ELECTRICAL NOT UP TO CODE.
6. CONTRACTOR SHALL REMOVE ALL EXISTING PLUMBING LINES & BRANCHES AS NOTED OR REQUIRED BY PROPOSED CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL DEFICIENT, ABANDONED, AND EXISTING PLUMBING NOT UP TO CODE.
7. CONTRACTOR SHALL PREPARE BUILDING AS REQUIRED FOR PROPOSED HVAC WORK. ADDITIONAL SELECTIVE DEMOLITION MAY BE REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL DEFICIENT, ABANDONED, AND EXISTING HVAC EQUIPMENT & DUCTWORK NOT UP TO CODE.
8. CONTRACTOR SHALL REMOVE ALL EXISTING ACCESSORIES, LIGHT FIXTURES AND APPLIANCES. SAVE FOR REVIEW BY OWNER, ARCHITECT AND TAX CREDIT CONSULTANT.
9. ALL REMOVED DOORS, WINDOWS, AND ASSOCIATED HARDWARE AS NOTED BY THE PLANS TO BE REVIEWED BY OWNER AND ARCHITECT AND TAX CREDIT CONSULTANT PRIOR TO DISPOSAL.
10. CONTRACTOR TO INSPECT ALL EXISTING FRAMING AND DEMOLISH ALL TERMITE DAMAGED FRAMING. PREPARE FOR REPLACEMENT WITH NEW TREATED MEMBERS TO MATCH EXISTING IN SIZE.
11. CONTRACTOR SHALL DONATE ALL MATERIALS, DOORS, WINDOWS, APPLIANCES, CABINETS, VANITIES, HISTORICAL DETAILS DESIGNATED FOR REMOVAL TO THE NON-PROFIT SALVAGE BUILDING SUPPLY STORE, 'THE GREEN PROJECT'. CONTRACTOR SHALL ARRANGE PICK-UP OF MATERIALS DIRECTLY WITH A 'GREEN PROJECT' REPRESENTATIVE & PROVIDE RECEIPT TO CLIENT. ANY ITEMS DONATED WITHOUT OWNER CONSENT, SHALL BE REPLACED & INSTALLED BY CONTRACTOR AT NO COST TO OWNER.

ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY
NEW ORLEANS, LA 70113
504.322.1220

No.	Description	Date

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31 AUG 2022	DD-3
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09 AUG 2022	DD-1
03 AUG 2022	SD-4
28 JULY 2022	SD-3
20 JULY 2022	SD-2
08 JULY 2022	SD-1
20 JUNE. 2022	EC-1

Project: #2022-13

632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

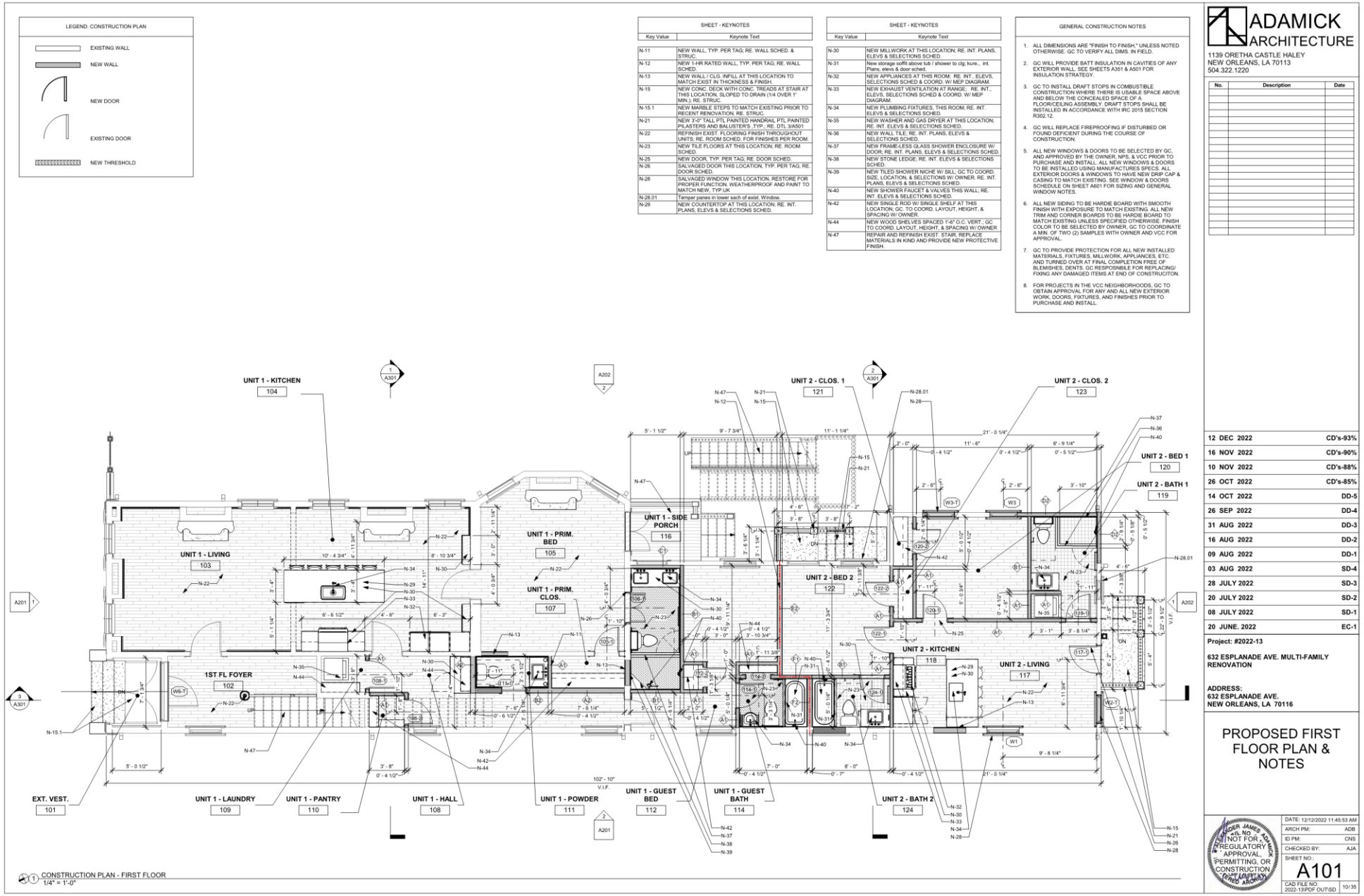
ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116

EXISTING / DEMO EXTERIOR ELEVATIONS & NOTES

LICENSED ROBERT JAMES ADAMICK NO. 34615 REGISTERED ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

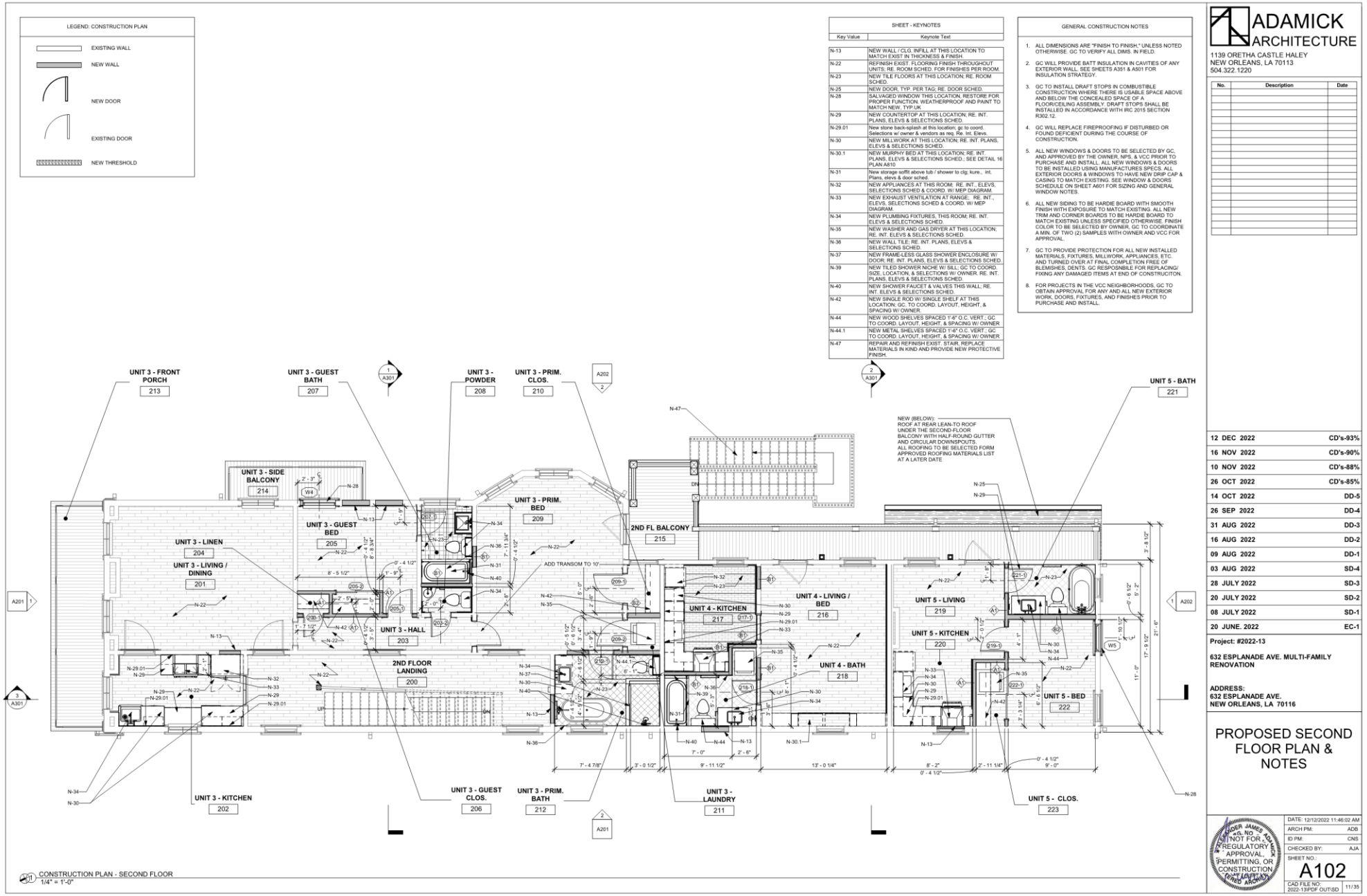
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632 Esplanade

VCC Architectural Committee

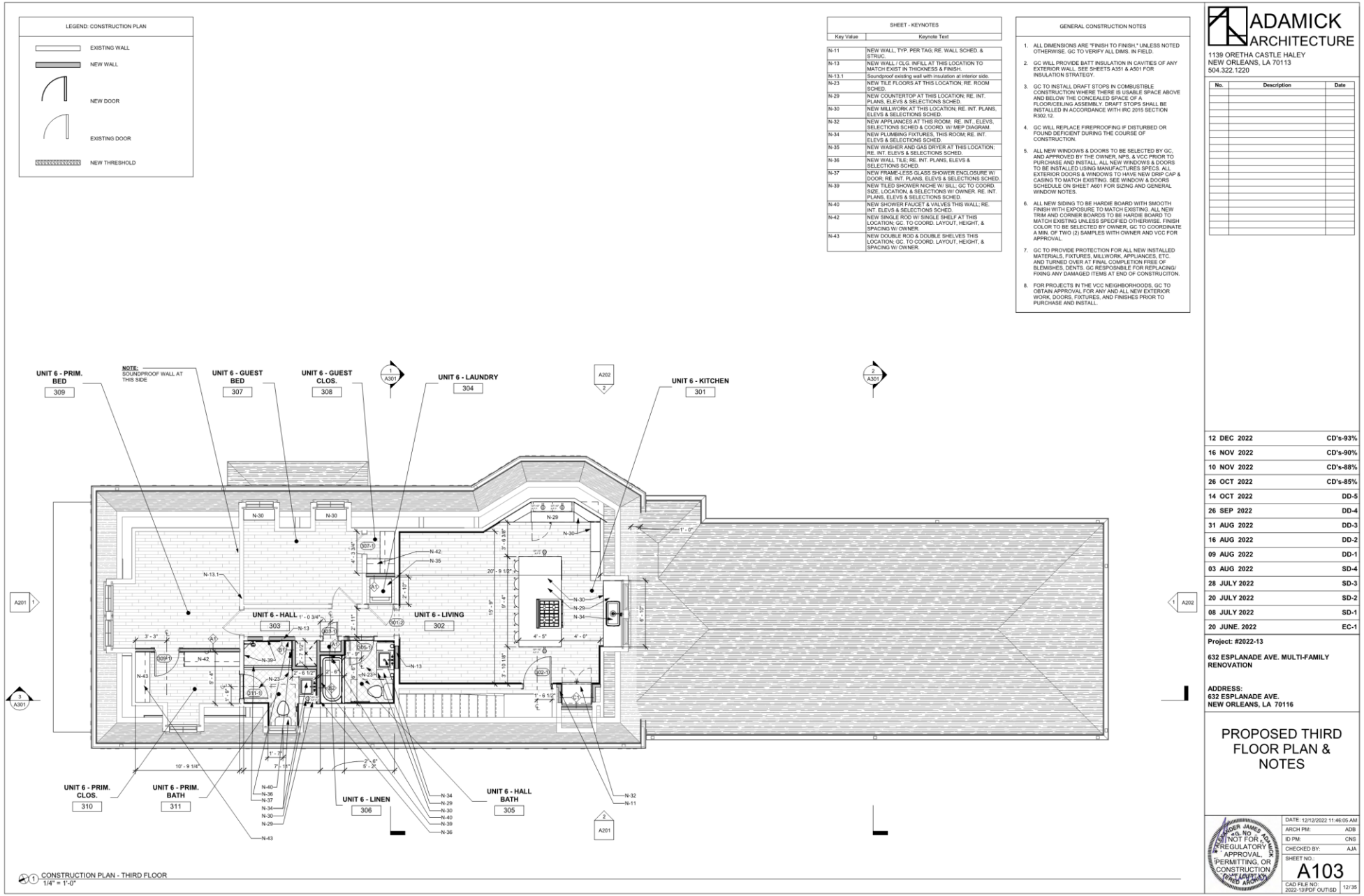
December 20, 2022



632 Esplanade

VCC Architectural Committee

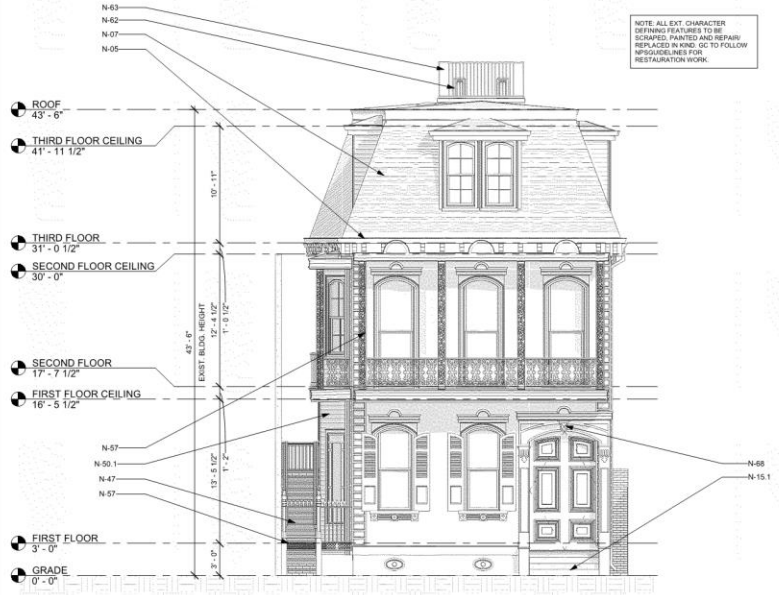
December 20, 2022



632 Esplanade

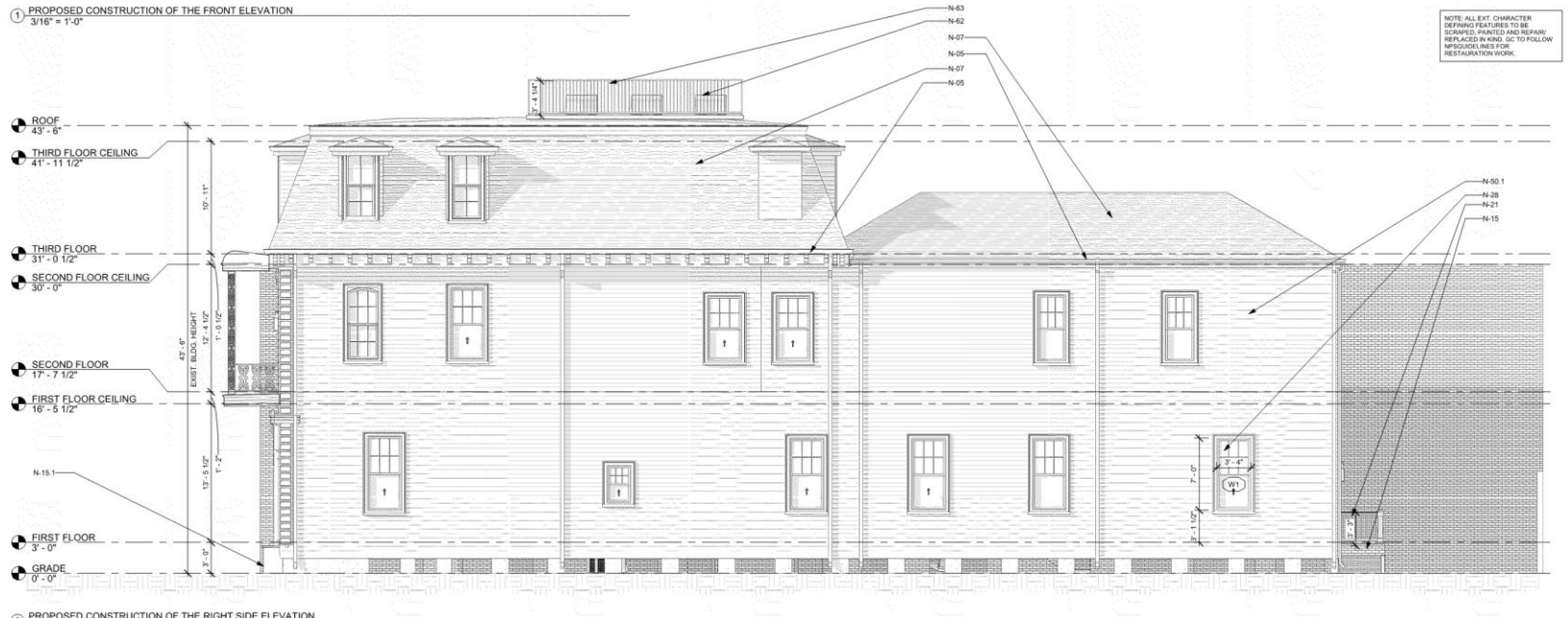
VCC Architectural Committee

December 20, 2022



NOTE: ALL EXT. CHARACTER DEFINING FEATURES TO BE SCRAPED, PAINTED AND REPAIR/ REPLACED IN KIND. GC TO FOLLOW NPSGUIDELINES FOR RESTAURATION WORK.

1 PROPOSED CONSTRUCTION OF THE FRONT ELEVATION
3/16" = 1'-0"



NOTE: ALL EXT. CHARACTER DEFINING FEATURES TO BE SCRAPED, PAINTED AND REPAIR/ REPLACED IN KIND. GC TO FOLLOW NPSGUIDELINES FOR RESTAURATION WORK.

2 PROPOSED CONSTRUCTION OF THE RIGHT SIDE ELEVATION
3/16" = 1'-0"

SHEET - KEYNOTES	
Key Value	Keynote Text
N-05	NEW ALUMINUM BAKED 6" HALF-ROUND GUTTERS CONNECTED TO 4" CIRCULAR D.S. BELOW. TYP.
N-07	NEW SLATE SHINGLE ROOF W/ UNDERLAYMENT ATOP NEW SHEATHING. RE. STRUC. FOR SHEATHING SIZE.
N-15	NEW CONC. DECK WITH CONC. TREADS AT STAIR AT THIS LOCATION, SLOPED TO DRAIN (1/4 OVER 1' MIN.); RE. STRUC.
N-15.1	NEW MARBLE STEPS TO MATCH EXISTING PRIOR TO RECENT RENOVATION. RE. STRUC.
N-21	NEW 3'-0" TALL PTL PAINTED HANDRAIL PTL PAINTED PILASTERS AND BALUSTER'S. TYP.; RE. DTL 3/A501
N-28	SALVAGED WINDOW THIS LOCATION, RESTORE FOR PROPER FUNCTION. WEATHERPROOF AND PAINT TO MATCH NEW. TYP UK.
N-47	REPAIR AND REFINISH EXIST. STAIR, REPLACE MATERIALS IN KIND AND PROVIDE NEW PROTECTIVE FINISH.
N-50.1	EXTERIOR PAINT THROUGHOUT COLORS TO BE SELECTED FROM APPROVED VCC PALETTE, RE. WALL SCHED.
N-57	Repair and repaint exist. Decorative ironwork "in-kind".
N-62	NEW A/C CONDENSER MOUNTED TO ROOF CURB, RE. MECHANICAL DRAWINGS
N-63	NEW 3'-6" MTL GUARDRAIL AT THIS LOCATION.
N-68	GC & ELECTRICIAN TO COORD. EXACT HEIGHT & PLACEMENT OF FIXTURE W/ OWNER.

GENERAL CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE "FINISH TO FINISH," UNLESS NOTED OTHERWISE. GC TO VERIFY ALL DIMS. IN FIELD.
2. GC WILL PROVIDE BATT INSULATION IN CAVITIES OF ANY EXTERIOR WALL. SEE SHEETS A351 & A501 FOR INSULATION STRATEGY.
3. GC TO INSTALL DRAFT STOPS IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY. DRAFT STOPS SHALL BE INSTALLED IN ACCORDANCE WITH IRC 2015 SECTION R302.12.
4. GC WILL REPLACE FIREPROOFING IF DISTURBED OR FOUND DEFICIENT DURING THE COURSE OF CONSTRUCTION.
5. ALL NEW WINDOWS & DOORS TO BE SELECTED BY GC, AND APPROVED BY THE OWNER, NPS, & VCC PRIOR TO PURCHASE AND INSTALL. ALL NEW WINDOWS & DOORS TO BE INSTALLED USING MANUFACTURES SPECS. ALL EXTERIOR DOORS & WINDOWS TO HAVE NEW DRIP CAP & CASING TO MATCH EXISTING. SEE WINDOW & DOORS SCHEDULE ON SHEET A601 FOR SIZING AND GENERAL WINDOW NOTES.
6. ALL NEW SIDING TO BE HARDIE BOARD WITH SMOOTH FINISH WITH EXPOSURE TO MATCH EXISTING. ALL NEW TRIM AND CORNER BOARDS TO BE HARDIE BOARD TO MATCH EXISTING UNLESS SPECIFIED OTHERWISE. FINISH COLOR TO BE SELECTED BY OWNER. GC TO COORDINATE A MIN. OF TWO (2) SAMPLES WITH OWNER AND VCC FOR APPROVAL.
7. GC TO PROVIDE PROTECTION FOR ALL NEW INSTALLED MATERIALS, FIXTURES, MILLWORK, APPLIANCES, ETC. AND TURNED OVER AT FINAL COMPLETION FREE OF BLEMISHES, DENTS. GC RESPOSNBILE FOR REPLACING/ FIXING ANY DAMAGED ITEMS AT END OF CONSTRUCITON.
8. FOR PROJECTS IN THE VCC NEIGHBORHOODS, GC TO OBTAIN APPROVAL FOR ANY AND ALL NEW EXTERIOR WORK, DOORS, FIXTURES, AND FINISHES PRIOR TO PURCHASE AND INSTALL.

ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY
NEW ORLEANS, LA 70113
504.322.1220

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20 JULY 2022	SD-2
08 JULY 2022	SD-1
20 JUNE. 2022	EC-1

Project: #2022-13

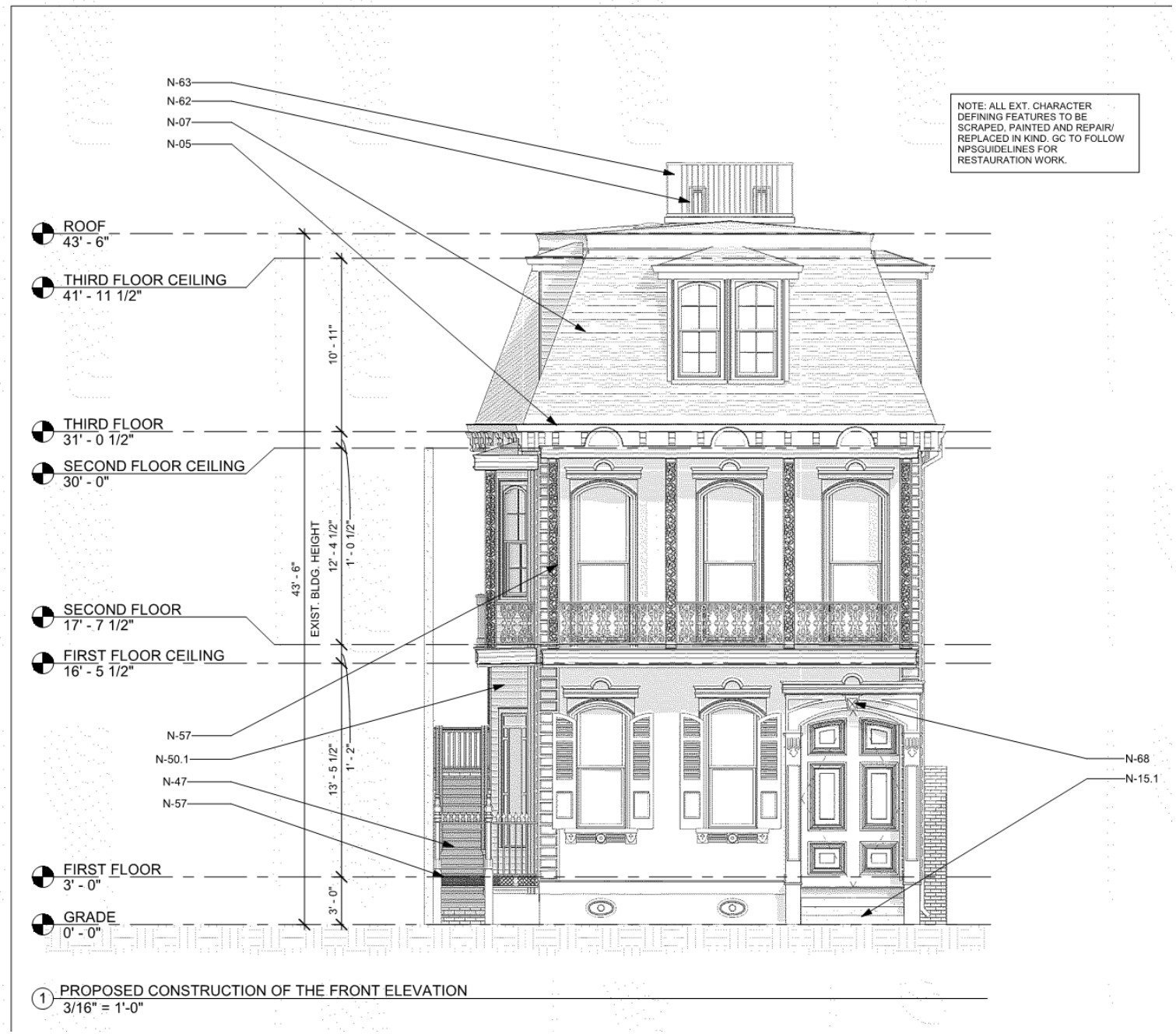
632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116

PROPOSED EXTERIOR ELEVATIONS & NOTES

ROBERT JAMES ADAMICK JR. NO. 36,160 NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. REGISTERED ARCHITECT STATE OF LOUISIANA

DATE:	12/12/2022 11:47:53 AM
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CHECKED BY:	AJA
SHEET NO.:	A201
CAD FILE NO: 2022-13\PDF OUT\SD	13/35

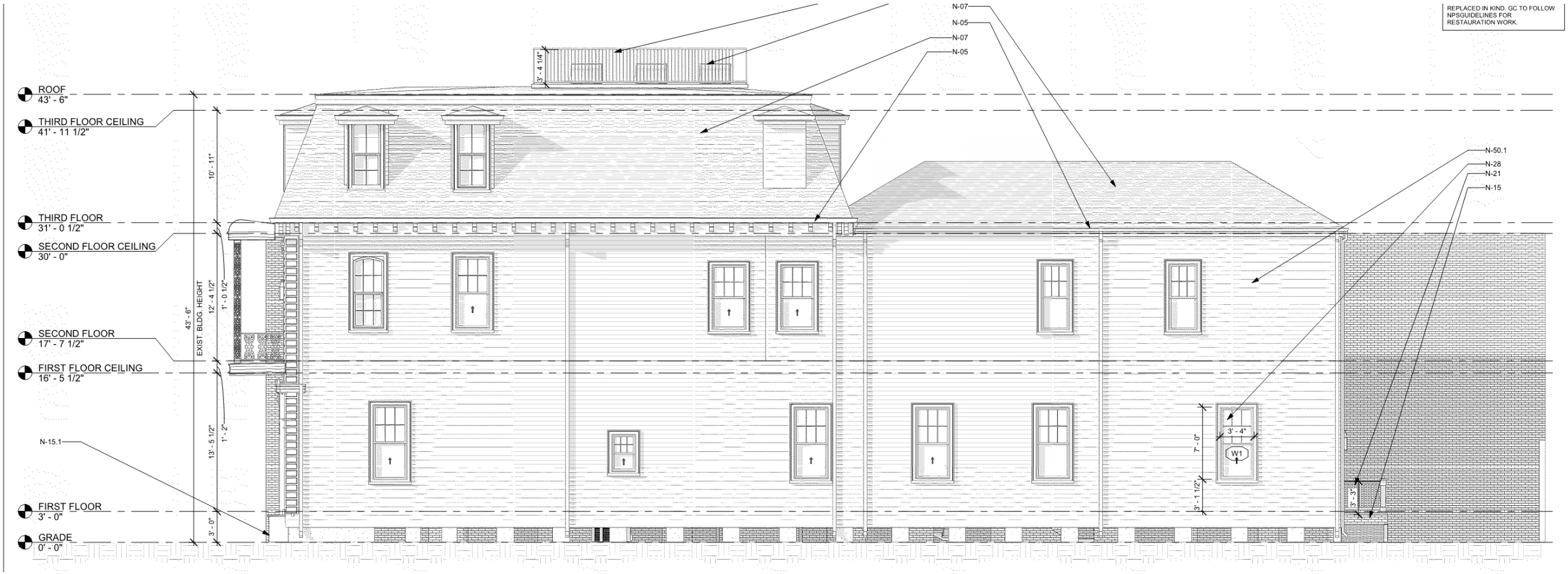


1 PROPOSED CONSTRUCTION OF THE FRONT ELEVATION
3/16" = 1'-0"

632 Esplanade

VCC Architectural Committee

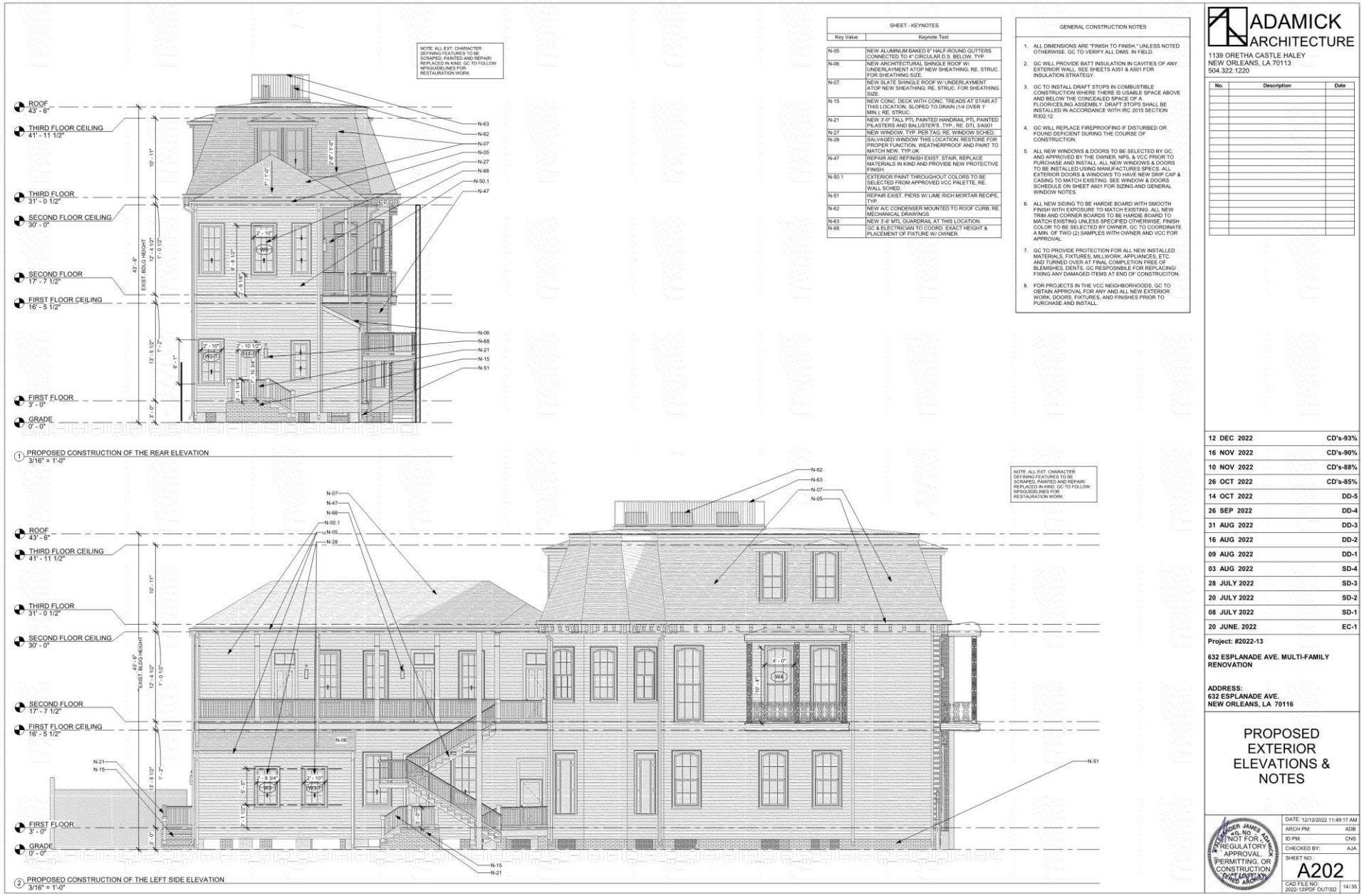
December 20, 2022



632 Esplanade

VCC Architectural Committee

December 20, 2022



SHEET - KEYNOTES	
Key Value	Keynote Text
N-05	NEW ALUMINUM BAKED 6" HALF-ROUND GUTTERS CONNECTED TO 4" CIRCULAR D.S. BELOW, TYP.
N-06	NEW ARCHITECTURAL SHINGLE ROOF W/ UNDERLAYMENT ATOP NEW SHEATHING. RE. STRUC. FOR SHEATHING SIZE.
N-07	NEW SLATE SHINGLE ROOF W/ UNDERLAYMENT ATOP NEW SHEATHING. RE. STRUC. FOR SHEATHING SIZE.
N-15	NEW CONC. DECK WITH CONC. TREADS AT STAIR AT THIS LOCATION. SLOPED TO DRAIN (1/4 OVER 1' MIN.); RE. STRUC.
N-21	NEW 3'-0" TALL PTL PAINTED HANDRAIL PTL PAINTED PILASTERS AND BALUSTER'S .TYP.; RE. DTL 3/A501
N-27	NEW WINDOW, TYP. PER TAG. RE. WINDOW SCHED.
N-28	SALVAGED WINDOW THIS LOCATION. RESTORE FOR PROPER FUNCTION, WEATHERPROOF AND PAINT TO MATCH NEW, TYP.UK
N-47	REPAIR AND REFINISH EXIST. STAIR, REPLACE MATERIALS IN KIND AND PROVIDE NEW PROTECTIVE FINISH.
N-50.1	EXTERIOR PAINT THROUGHOUT COLORS TO BE SELECTED FROM APPROVED VCC PALETTE, RE. WALL SCHED.
N-51	REPAIR EXIST. PIERS W/ LIME RICH MORTAR RECIPE, TYP.
N-62	NEW A/C CONDENSER MOUNTED TO ROOF CURB, RE. MECHANICAL DRAWINGS
N-63	NEW 3'-6" MTL GUARDRAIL AT THIS LOCATION.
N-68	GC & ELECTRICIAN TO COORD. EXACT HEIGHT & PLACEMENT OF FIXTURE W/ OWNER.

GENERAL CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE "FINISH TO FINISH." UNLESS NOTED OTHERWISE. GC TO VERIFY ALL DIMS. IN FIELD.
2. GC WILL PROVIDE BATT INSULATION IN CAVITIES OF ANY EXTERIOR WALL. SEE SHEETS A301 & A501 FOR INSULATION STRATEGY.
3. GC TO INSTALL DRAFT STOPS IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY. DRAFT STOPS SHALL BE INSTALLED IN ACCORDANCE WITH IRC 2015 SECTION R302.12.
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ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY
NEW ORLEANS, LA 70113
504.322.1220

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03 AUG 2022	SD-4
28 JULY 2022	SD-3
20 JULY 2022	SD-2
08 JULY 2022	SD-1
20 JUNE. 2022	EC-1

Project: #2022-13

632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116

PROPOSED EXTERIOR ELEVATIONS & NOTES

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

DATE:	12/12/2022 11:49:17 AM
ARCH PM:	ADB
ID PM:	CNS
CHECKED BY:	AJA
SHEET NO.:	A202
CAD FILE NO: 2022-13\PDF OUTISD	14/35

632 Esplanade

VCC Architectural Committee

December 20, 2022



Existing



Proposed



GENERAL CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE "FINISH TO FINISH," UNLESS NOTED OTHERWISE. GC TO VERIFY ALL DIMS. IN FIELD.
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SHEET - KEYNOTES

Key Value	Keynote Text
N-11	NEW WALL, TYP. PER TAG; RE. WALL SCHED. & STRUC.
N-12	NEW 1-HR RATED WALL, TYP. PER TAG; RE. WALL SCHED.
N-31	New storage soffit above tub / shower to clg; kure., int. Plans, elevs & door sched.
N-52	R-13 CLOSED CELL INSUL. AT FLOOR JOIST, TYP.
N-54	R-30 BATT INSULATION AT CLG., TYP.
N-55	NEW 2X FLOOR, WALL, & CLG. FRAMING, TYP.; RE. WALL SCHED.
N-62	NEW A/C CONDENSER MOUNTED TO ROOF CURB, RE. MECHANICAL DRAWINGS
N-63	NEW 3'-6" MTL GUARDRAIL AT THIS LOCATION.

ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY
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Project: #2022-13

632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116

PROPOSED BUILDING SECTIONS & NOTES

ALEXANDER JAMES ADAMICK III, NO 34,879, NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION, STATE OF LOUISIANA, LICENSED ARCHITECT

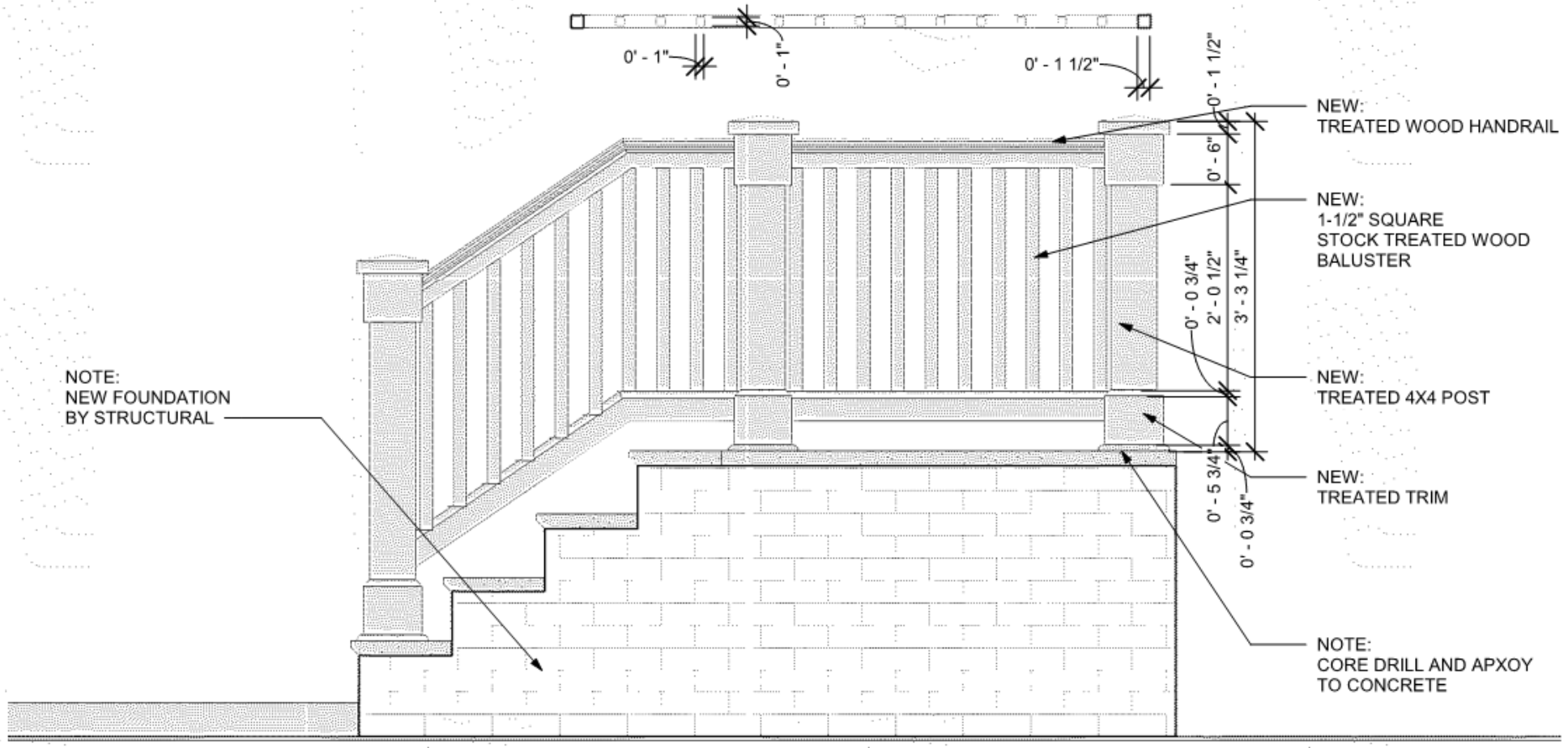
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632 Esplanade

VCC Architectural Committee

December 20, 2022

VIEUX CARRE COMMISSION ESTABLISHED 1936



1 PROPOSED CONSTRUCTION OF THE LEFT SIDE ELEVATION - Callout 1
3/4" = 1'-0"

WINDOW SCHEDULE

WDW TYPE	WDW TAG	WIDTH	HEIGHT	SILL	HEADER	WINDOW MAT.	GLAZING	EXT. TRIM	INT. TRIM	COUNT	REMARKS
W1	A	3' - 4"	7' - 0"	3' - 1 1/2"	10' - 1 1/2"	SOLID WD	EXIST.	MATCH EXIST.	MATCH EXIST.	1	SALVAGED WOOD WINDOW, REINSTALL AND REPAIR AS REQ. FOR PROPER USE. SEE D101 FOR EXISTING LOCATION
W2-T	A-T	2' - 10"	5' - 8"	2' - 6"	8' - 2"	SOLID WD	EXIST.	MATCH EXIST.	MATCH EXIST.	1	SALVAGED WOOD WINDOW, REINSTALL AND REPAIR AS REQ. FOR PROPER USE.. TEMPER PANES IN LOWER SASH. SEE D101 FOR EXISTING LOCATION
W3	A	2' - 10"	5' - 0"	3' - 1 1/2"	8' - 1 1/2"	SOLID WD	EXIST.	MATCH EXIST.	MATCH EXIST.	1	SALVAGED WOOD WINDOW, REINSTALL AND REPAIR AS REQ. FOR PROPER USE. SEE D102 FOR EXISTING LOCATION
W3-T	A-T	2' - 10"	5' - 0"	3' - 1 1/2"	8' - 1 1/2"	SOLID WD	EXIST.	MATCH EXIST.	MATCH EXIST.	1	SALVAGED WOOD WINDOW, REINSTALL AND REPAIR AS REQ. FOR PROPER USE.. TEMPER PANES IN LOWER SASH. SEE D102 FOR EXISTING LOCATION
W4	B	3' - 4"	10' - 0"	0' - 2"	10' - 2"	SOLID WD	-	MATCH EXIST.	MATCH EXIST.	1	NEW WOOD WINDOW W/ TEMPERED LOWER SASH
W5	A	2' - 10"	6' - 6 1/2"	3' - 0"	9' - 6 1/2"	SOLID WD	EXIST.	MATCH EXIST.	MATCH EXIST.	1	SALVAGED WOOD WINDOW, REINSTALL AND REPAIR AS REQ. FOR PROPER USE. SEE D102 FOR EXISTING LOCATION

Grand total: 6

GENERAL NOTES: WINDOW SCHEDULE

1. CONTRACTOR SHALL PROVIDE OWNER WITH WINDOW, CASING, & TRIM SPECIFICATIONS FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
2. ALL HARDWARE TO BE SELECTED BY OWNER UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
3. NEW WINDOWS SHALL BE RECESSED MOUNTED WITH DRIP CAP & ALL REQ. FLASHING INSTALLED PER MANUFACTURER'S SPECIFICATIONS (TYP.) AND CLEAR GLAZING WITHOUT TINT OR TEXTURE.
4. PER IRC SECTION 301.2.1.2 PROTECTION OF OPENINGS, CONTRACTOR SHALL PROVIDE 1/2" THICK PRECUT WOOD STRUCTURAL PANELS FOR EACH WINDOW COVERING THE EXTERIOR CASING, PROVIDE PREDRILLED ANCHORS FOR FUTURE MOUNTING.
5. NO HALF-SCREENS PERMITTED. PREFABRICATED FULL SCREENS ON NON-STREET-FACING ELEVATIONS ONLY.
6. ALL WINDOW CASING SHALL BE PRIMED & PAINTED 1X WOOD WITH PROFILE MATCHING EXISTING BUILDING STANDARD OR NEW APPROVED BY OWNER PRIOR TO INSTALL. FOR INSTANCES WHERE JAMB CASING MUST BE CUT, CUT ONLY THAT PIECE AND LEAVING HEADER FULL SIZE.



WINDOW TYPE 'A'

SALVAGED 6 OVER 6 LITE DOUBLE HUNG WINDOW

WINDOW TYPE 'A-T'

SALVAGED 6 OVER 6 TEMPERED LITE DOUBLE HUNG WINDOW (MATCH EXISTING)

WINDOW TYPE 'B-T'

6 OVER 9 TEMPERED LITE DOUBLE HUNG WINDOW (MATCH EXISTING)

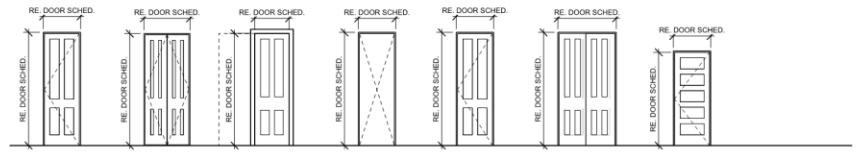
DOOR SCHEDULE

DOOR TAG	DOOR TYPE	WIDTH	HEIGHT	MATERIAL	EXT. TRIM	INT. TRIM	COUNT	REMARKS
105-1	A	2' - 6"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
106-1	B	3' - 0"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
108-1	A	2' - 10"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
108-2	A	2' - 6"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
111-1	C	2' - 6"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
112-2	A	2' - 0"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
114-1	A	2' - 6"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
114-2	D	2' - 6"	8' - 0"	N/A	N/A	MATCH EXIST.	1	
114-3	H	3' - 6"	3' - 6"	SOLID WOOD	N/A	MATCH EXIST.	1	
117-1	E	2' - 10"	8' - 0"	SOLID WOOD	MATCH EXIST.	MATCH EXIST.	1	
119-1	A	2' - 6"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
120-1	A	2' - 6"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
120-2	A	2' - 6"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
122-1	A	2' - 8"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
122-2	A	2' - 6"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
124-1	A	2' - 6"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
124-2	H	3' - 6"	3' - 6"	SOLID WOOD	N/A	MATCH EXIST.	1	
203-1	A	2' - 0"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
203-2	A	2' - 0"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
205-1	A	2' - 6"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
205-2	F	4' - 0"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
207-1	A	2' - 6"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
209-1	A	3' - 0"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
209-2	A	2' - 8"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
212-1	A	2' - 6"	8' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
217-1	R	2' - 6"	7' - 6"	N/A	N/A	MATCH EXIST.	1	
218-1	M	2' - 6"	7' - 6"	SOLID WOOD	N/A	MATCH EXIST.	1	
218-2	H	3' - 6"	2' - 6"	SOLID WOOD	N/A	MATCH EXIST.	1	
218-3	I	1' - 6"	4' - 0"	SOLID WOOD	N/A	MATCH EXIST.	1	
219-1	M	2' - 8"	7' - 6"	SOLID WOOD	N/A	MATCH EXIST.	1	
221-1	M	2' - 6"	7' - 6"	SOLID WOOD	N/A	MATCH EXIST.	1	
222-1	O	5' - 0"	7' - 6"	SOLID WOOD	N/A	MATCH EXIST.	1	
302-1	G	2' - 10"	6' - 8"	SOLID WOOD	N/A	MATCH EXIST.	1	SALVAGED DOOR RE-HUNG IN FRAME.
303-1	G	1' - 6"	6' - 8"	SOLID WOOD	N/A	MATCH EXIST.	1	
305-1	G	2' - 6"	6' - 8"	SOLID WOOD	N/A	MATCH EXIST.	1	
305-2	I	3' - 6"	1' - 6"	SOLID WOOD	N/A	MATCH EXIST.	1	
309-1	G	2' - 6"	6' - 8"	SOLID WOOD	N/A	MATCH EXIST.	1	
311-1	G	2' - 6"	6' - 8"	SOLID WOOD	N/A	MATCH EXIST.	1	
311-2	I	3' - 6"	1' - 6"	SOLID WOOD	N/A	MATCH EXIST.	1	
311-3	A	2' - 6"	8' - 0"				1	

Grand total: 40

GENERAL NOTES: DOOR SCHEDULE

1. CONTRACTOR SHALL PROVIDE OWNER WITH ALL DOOR, CASING, & TRIM SPECIFICATIONS FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
2. IF EXTERIOR DOORS ARE MILLED LOCALLY, CONTRACTOR SHALL PROVIDE RIGID WEATHER-STRIPPING & REQ. FLASHING AT ALL EXTERIOR DOOR LOCATIONS. IF EXTERIOR DOORS ARE MANUFACTURED, THEN MANUFACTURER SHALL PROVIDE WEATHER-STRIPPING WITH DOOR UNIT.
3. ALL NEW EXTERIOR LITES SHALL BE TEMPERED, CLEAR GLAZING WITHOUT TINT OR TEXTURE.
4. ALL DOOR CASINGS SHALL BE PRIMED & PAINTED 1X WOOD (TREATED FOR EXTERIOR) WITH PROFILE MATCHING EXISTING BUILDING STANDARD OR NEW APPROVED BY OWNER PRIOR TO INSTALL. FOR INSTANCES WHERE JAMB CASING MUST BE CUT, CUT ONLY THAT PIECE, LEAVING HEADER FULL SIZE.
5. ALL HARDWARE TO BE SELECTED BY OWNER UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
6. CONTRACTOR TO VERIFY PROPOSED DOOR MATCHES EXISTING SIZING AND OVERALL HEAD HEIGHT IN THE FIELD PRIOR TO PURCHASE AND INSTALL.
7. FOR POCKET DOORS, ENSURE THAT FINISH NAILS DO NOT SCRAPE DOOR WHEN FINISHED.



DOOR TYPE 'A'
(INTERIOR) 4 PANEL SWING DOOR

DOOR TYPE 'B'
(INTERIOR) 4 PANEL DOUBLE DOOR

DOOR TYPE 'C'
(INTERIOR) 4 PANEL POCKET DOOR

DOOR TYPE 'D'
(INTERIOR) CASED OPENING

DOOR TYPE 'E'
(EXTERIOR) 4 PANEL SWING DOOR

DOOR TYPE 'F'
(INTERIOR) 4 PANEL SLIDING DOOR

DOOR TYPE 'G'
(INTERIOR) 5 PANEL SWING DOOR

ADAMICK ARCHITECTURE
1139 ORETHA CASTLE HALEY
NEW ORLEANS, LA 70113
504.322.1220

No.	Description	Date

12 DEC 2022	CD's-93%
16 NOV 2022	CD's-90%
10 NOV 2022	CD's-88%
26 OCT 2022	CD's-85%
14 OCT 2022	DD-5
26 SEP 2022	DD-4
31 AUG 2022	DD-3
16 AUG 2022	DD-2
09 AUG 2022	DD-1
03 AUG 2022	SD-4
28 JULY 2022	SD-3
20 JULY 2022	SD-2
08 JULY 2022	SD-1
20 JUNE. 2022	EC-1

Project: #2022-13

632 ESPLANADE AVE. MULTI-FAMILY RENOVATION

ADDRESS:
632 ESPLANADE AVE.
NEW ORLEANS, LA 70116

DOOR, WINDOW, & WALL SCHEDULE & NOTES

ROBERT JAMES ADAMICK #34,160 REGISTERED ARCHITECT
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

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CHECKED BY:	AJA
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CAD FILE NO: 2022-13\PDF OUT\SD	17/35

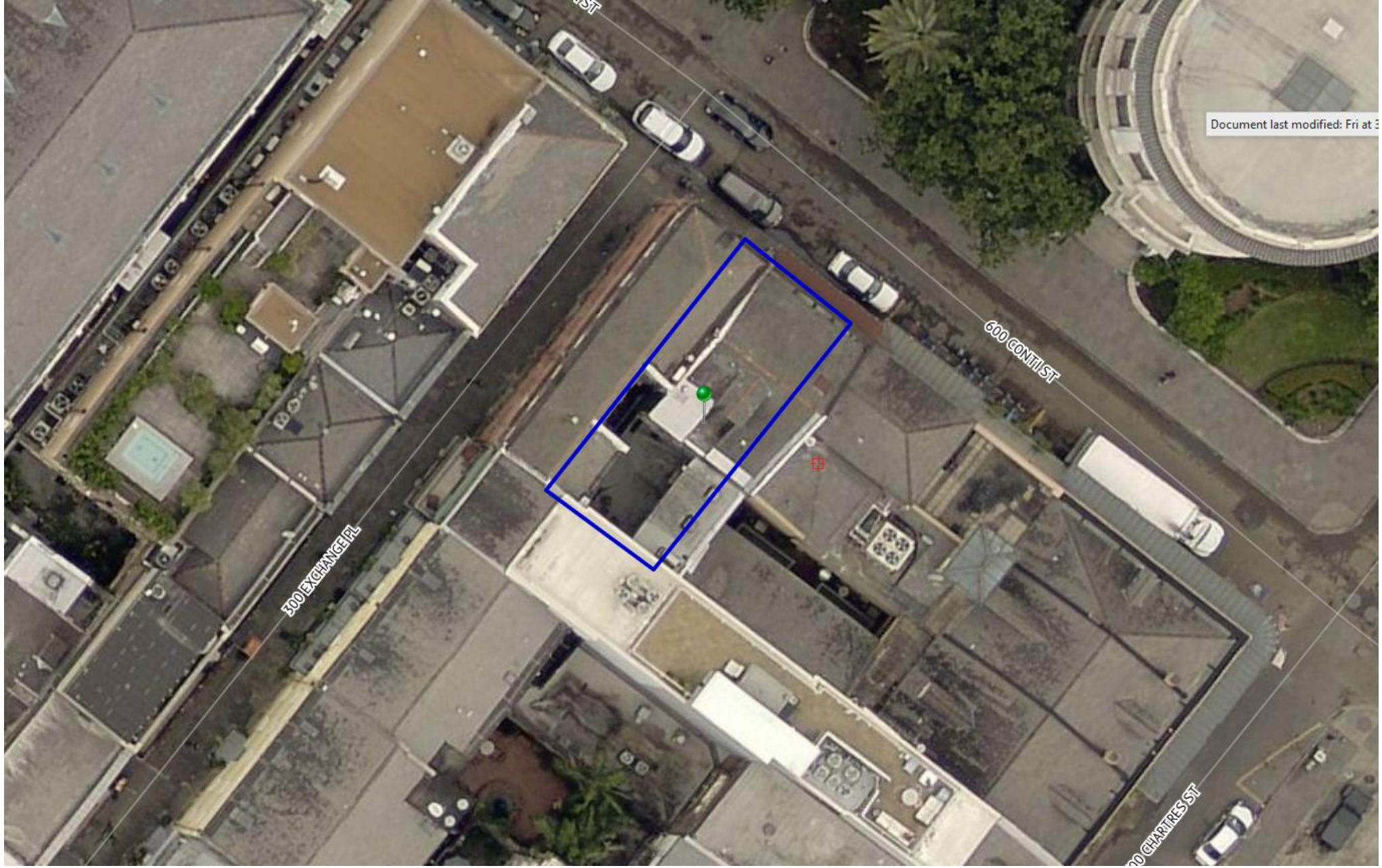
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VCC Architectural Committee

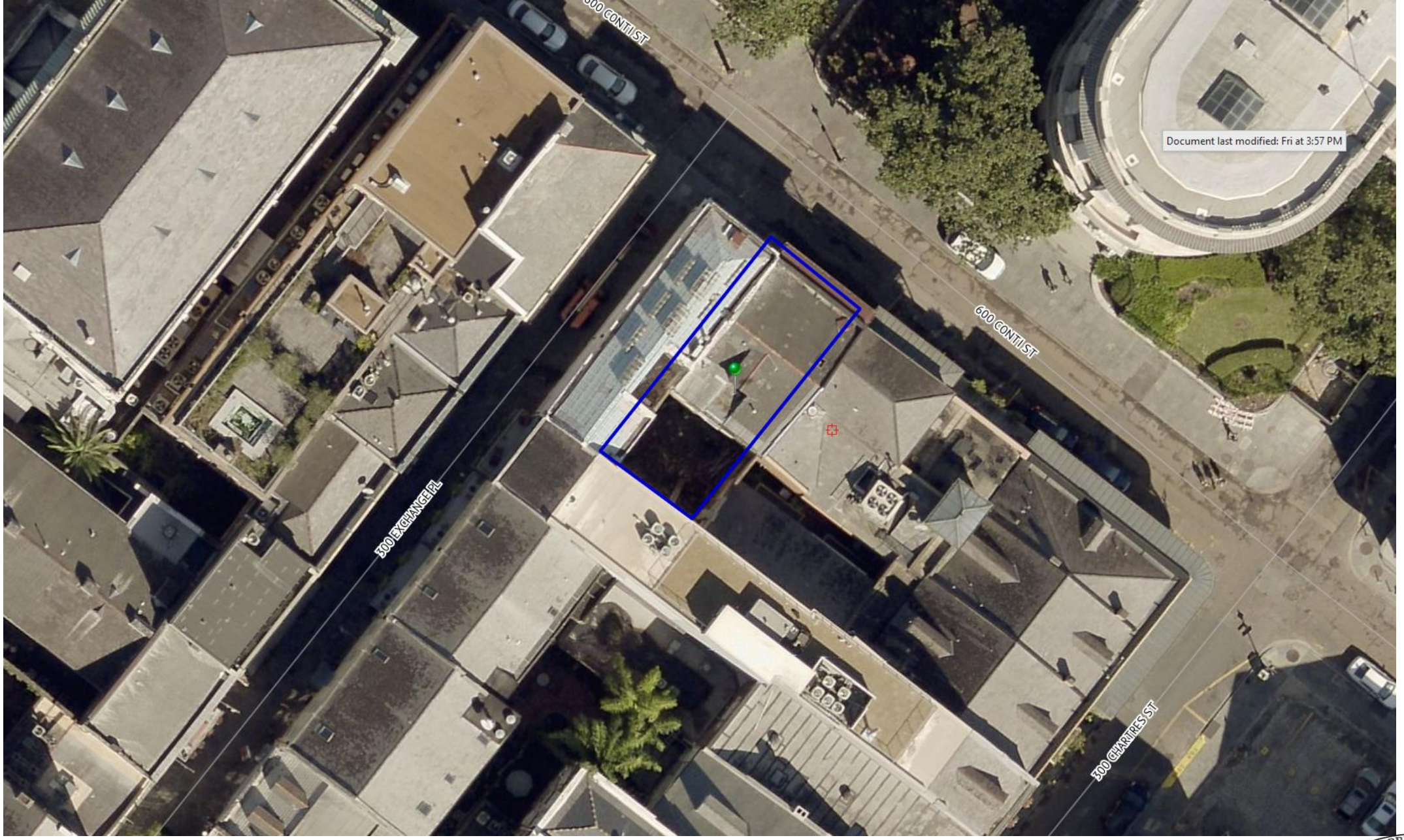
December 20, 2022



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December 20, 2022



616 Conti – Oct. 2020



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VCC Architectural Committee

December 20, 2022


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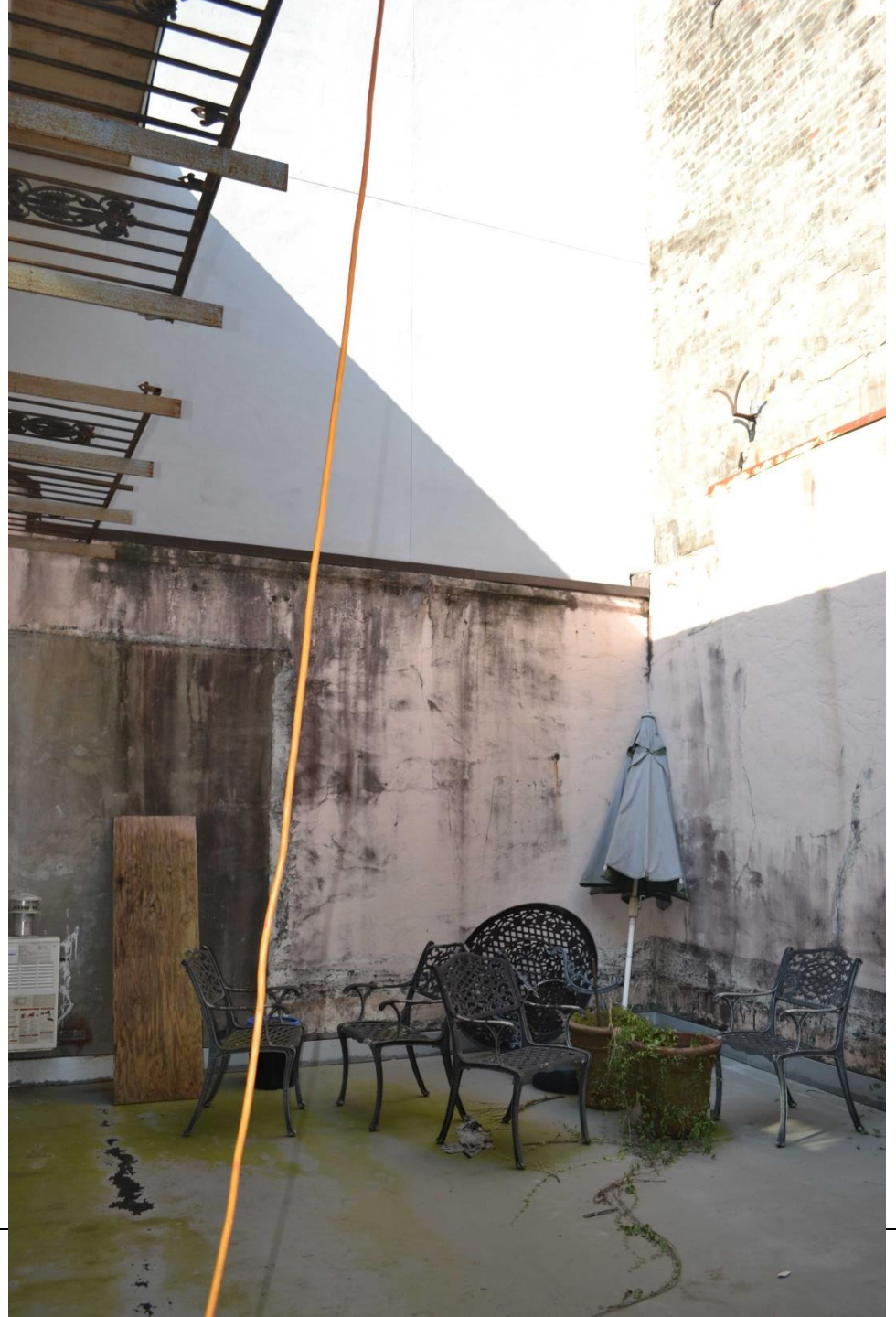
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VCC Architectural Committee

December 20, 2022


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December 20, 2022


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VCC Architectural Committee

December 20, 2022


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VCC Architectural Committee

December 20, 2022


03 15 2022



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VCC Architectural Committee

December 20, 2022



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VCC Architectural Committee

December 20, 2022

616 CONTI STREET - THE DEAD RABBIT
REVIEW FOR EARLY RELEASE SCOPE
PERMIT #22-31816-VCGEN

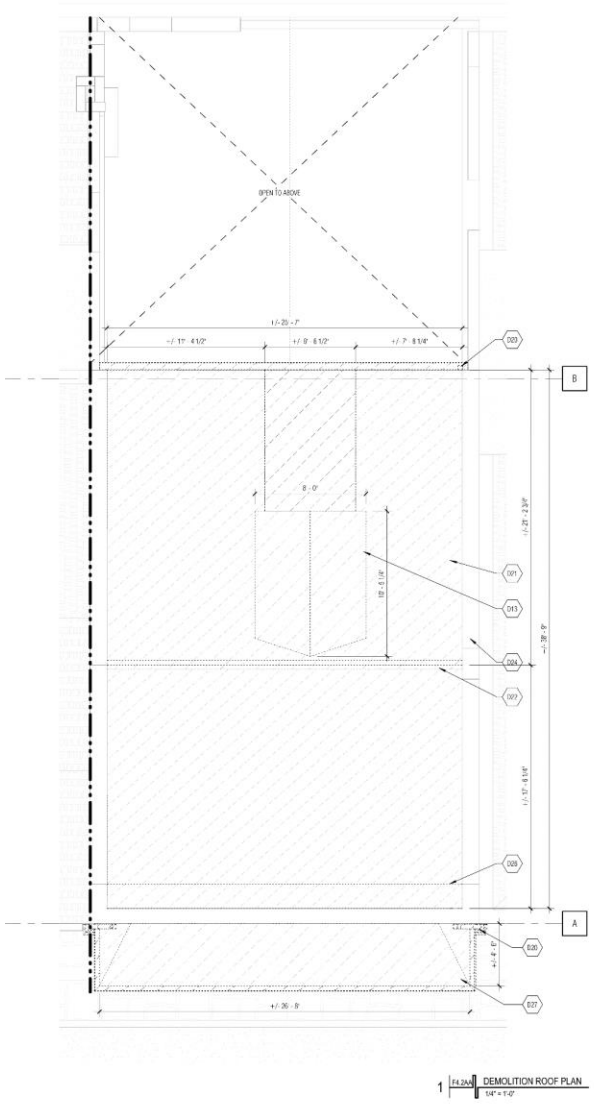
DECEMBER 6, 2022

ARCHITECTURAL DEMO AND RESTORATION

SCOPE OF WORK:

1. DEMOLITION OF MAIN ROOFS DOWN TO DECKING
2. BALCONY REPAIRS AND REPLACMENT OF OUTRIGGERS
3. EXTERIOR WINDOWS, DOORS, AND SHUTTERS: RESTORATION AND/OR REPLACEMENT OF DAMAGED TO MATCH HISTORIC APPEARANCE, MATERIAL AND FINISH
4. INSTALL NEW ROOF DECKING AS NEEDED
5. REPLACE AND REWORK ROOF DRAINAGE AND DOWNSPOUTS
6. REPLACE BALCONY ROOF AND GUTTERS
7. REPLACE MAIN ROOF WITH SLATE ALTERNATIVE

NANO
ARCHITECTURE | INTERIORS



LEGEND - DEMOLITION

- CONCRETE MASONRY UNIT (CMU) WALL
- MASONRY WALL
- STUD WALL WITH CLAD FINISH
- CONSTRUCTION ELEMENT TO BE DEMOLISHED
- EXISTING CONSTRUCTION ELEMENT TO REMAIN
- LINE OF CONSTRUCTION ELEMENT OVERHEAD

DEMOLITION GENERAL NOTES

1. DEMOLITION WORK SHOWN INDICATES MINIMUM AMOUNT OF WORK TO BE PERFORMED TO ACCOMMODATE SCHEDULED CONSTRUCTION. COORDINATE LIMITS OF DEMOLITION WORK WITH SCOPE OF SCHEDULED CONSTRUCTION.
2. DEMOLITION AND OTHER WORK WHICH CREATES DISTURBING NOISE MUST BE SCHEDULED WITH BUILDING OWNER AND PERFORMED DURING HOURS PERMITTED. THE DELIVERY, HANDLING, AND INSTALLATION OF MATERIALS, EQUIPMENT AND DEBRIS MUST BE ARRANGED TO AVOID ANY INCONVENIENCE AND ANNOYANCE TO THE NEIGHBORHOOD.
3. PRIOR TO COMMENCEMENT OF DEMOLITION WORK, NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTING CONDITIONS WHICH MAY INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK.
4. COORDINATE WITH OWNER FOR TEMPORARY STORAGE OF ITEMS INDICATED TO BE "REUSED", "RELOCATED", "SALVAGED", OR OTHERWISE MODIFIED AND RE-INSTALLED.
5. COORDINATE WITH OWNER FOR PERMANENT STORAGE OF ITEMS INDICATED TO BE "RETURNED TO OWNER" OR OTHERWISE SAVED OR PRESERVED.
6. COORDINATE WITH OWNER FOR OWNER'S REMOVAL OF MOVEABLE EQUIPMENT AND OTHER ITEMS NOT SPECIFICALLY NOTED HEREIN DEMOLITION NOTES.
7. COORDINATE WITH OWNER FOR TIMELY REMOVAL OF ITEMS INDICATED TO BE "REMOVED BY OWNER", "REMOVED BY OTHERS," OR OTHERWISE NOT REMOVED OR DEMOLISHED BY GENERAL CONTRACTOR.
8. PROTECT AND PRESERVE ALL EXISTING ITEMS AND ADJACENT AREAS AROUND AREAS OF DEMOLITION.
9. CONTRACTOR RESPONSIBLE FOR THE REMOVAL AND RELOCATION OF EXISTING FURNITURE TO STORAGE OR ELSEWHERE. CONFIRM WITH OWNER FOR RELOCATION.
10. NEW OPENING LOCATIONS SHALL BE COORDINATED WITH NEW WORK. REMOVE AND STORE ALL DOORS/WINDOWS AND MILLWORK FOR RE-USE.
11. CONTRACTOR TO VISIT THE SITE TO BECOME FAMILIAR WITH ALL CONDITIONS AND SERVICES PRIOR TO BIDDING SHALL INCLUDE RESPONSIBLE CONTINGENCIES IN ITS BID FOR OBSERVABLE CONDITIONS.
12. SEE STRUCTURAL DEMOLITION PLANS FOR ALL NECESSARY STRUCTURAL REMOVAL AND SITE PREPARATION.
13. SHOP DRAWINGS TO BE SUBMITTED PRIOR TO FABRICATION TO ARCHITECT FOR ALL CUSTOM FABRICATIONS.
14. ALL EXISTING DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD AND COORDINATED WITH NEW WORK. NO ADDITIONAL COMPENSATION SHALL BE CONSIDERED FOR VARIATIONS OF ACTUAL DIMENSIONS.

DEMOLTION KEYNOTES

D13 DEMO DORMER FRAMING, SHINGLES, AND DOORS
D25 REMOVE EXISTING CORRUGATED DOWNSPOUT. PREPARE TO TIE INTO NEW DRAINAGE SYSTEM.
D21 REMOVE ALL EXISTING ROOF SHINGLES, UNDERLAYMENT AND FLASHING.
D22 REMOVE EXISTING TERRA COTTA RIDGE CAPS.
D24 AT EXISTING ROOF PARAPET, REMOVE ALL EXISTING FLASHING AND INSPECT MASONRY BENEATH. SCOPE FOR MASONRY REPAIR, IF NEEDED, WILL BE ADDED USING UNIT PRICING. GC TO COORDINATE CLEANING AND REPAIR SCOPE OF ADJACENT BUILDING'S MASONRY AND INSTALLATION OF NEW FLASHING TO PREVENT MOISTURE INFILTRATION AT ROOF WITH THE BUILDING OWNER/CONTRACTOR.
D26 REMOVE BUILT-IN GUTTER AND SCUPPER AT ROOF PARAPET
D27 REMOVE CORRUGATED METAL PANELS AND FRAMING. PREPARE FOR REPLACEMENT STANDING SEAM ROOF

NANO ARCHITECTURE + INTERIORS

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS

#	DESCRIPTION	DATE

VCC REVIEW

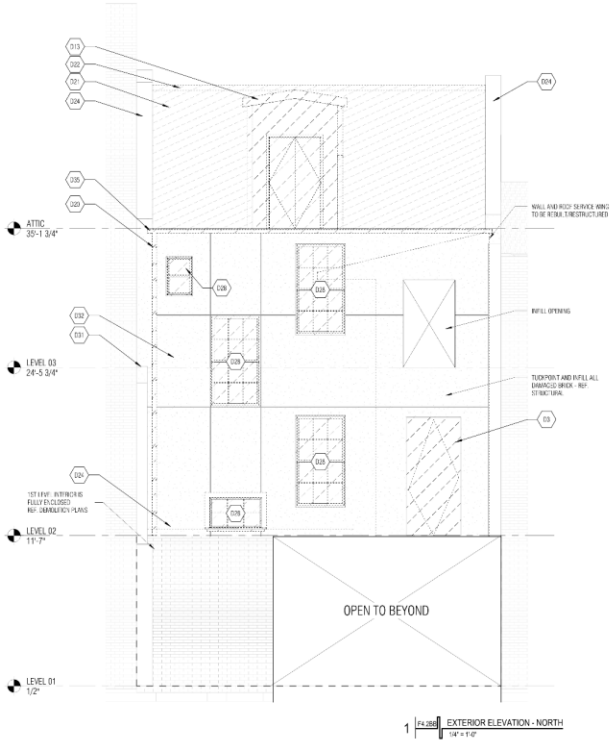
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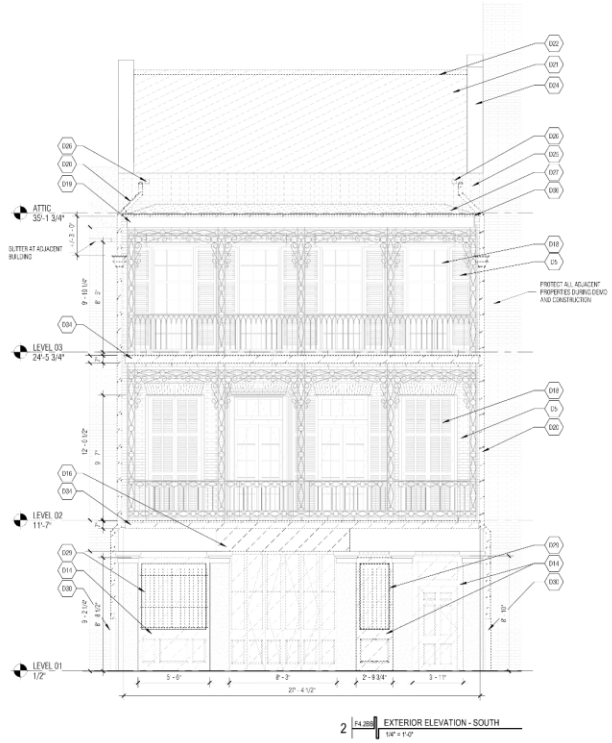
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DEMO ROOF PLAN





1 F4.2BB EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



2 F4.2BB EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

LEGEND - DEMOLITION

- CONCRETE MASONRY UNIT (CMU) WALL
- MASONRY WALL
- STUD WALL WITH CHASE FINISH
- CONSTRUCTION ELEMENT TO BE DEMOLISHED
- EXISTING CONSTRUCTION ELEMENT TO REMAIN
- LINE OF CONSTRUCTION ELEMENT ZAMBRANO

DEMOLITION GENERAL NOTES

1. DEMOLITION WORK IS DRAWN INDICATES MINIMUM AMOUNT OF WORK TO BE PERFORMED TO ACCOMMODATE SCHEDULED CONSTRUCTION. COORDINATE LIMITS OF DEMOLITION WORK WITH SCOPE OF SCHEDULED CONSTRUCTION.
2. DEMOLITION AND OTHER WORK WHICH CREATES DISTURBING NOISE MUST BE SCHEDULED WITH BUILDING OWNER AND PERFORMED DURING HOURS PERMITTED. THE DELIVERY, HANDLING, AND INSTALLATION OF MATERIALS, EQUIPMENT AND DEBRIS MUST BE ARRANGED TO AVOID ANY INCONVENIENCE AND ANNOYANCE TO THE NEIGHBORHOOD.
3. PRIOR TO COMMENCEMENT OF DEMOLITION WORK, NOTIFY OWNER OF ANY DISCREPANCIES OR CONFLICTING CONDITIONS WHICH MAY INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK.
4. COORDINATE WITH OWNER FOR TEMPORARY STORAGE OF ITEMS INDICATED TO BE "REUSED", "RELOCATED", "SALVAGED", OR OTHERWISE SPECIFIED AND REINSTALLED.
5. COORDINATE WITH OWNER FOR REMOVAL OF ITEMS INDICATED TO BE "RETURNED TO OWNER" OR OTHERWISE SAVED OR PRESERVED.
6. COORDINATE WITH OWNER FOR OWNER'S REMOVAL OF MISCELLANEOUS EQUIPMENT AND OTHER ITEMS NOT SPECIFICALLY NOTED HEREIN DEMOLITION NOTES.
7. COORDINATE WITH OWNER FOR TIMELY REMOVAL OF ITEMS INDICATED TO BE "REMOVED BY OWNER", "REMOVED BY OTHERS," OR OTHERWISE NOT REMOVED OR DEMOLISHED BY GENERAL CONTRACTOR.
8. PROTECT AND PRESERVE ALL EXISTING ITEMS AND ADJACENT AREAS AROUND AREAS OF CONSTRUCTION.
9. CONTRACTOR RESPONSIBLE FOR THE REMOVAL AND RELOCATION OF EXISTING UTILITIES TO STORAGE AS ELSEWHERE. CONFIRM WITH OWNER FOR RELOCATION.
10. NEW OPENING LOCATIONS SHALL BE COORDINATED WITH NEW WORK. REMOVE AND STORE ALL DOORS/WINDOWS AND MILLWORK FOR REUSE.
11. CONTRACTOR TO VISIT THE SITE TO BECOME FAMILIAR WITH ALL CONDITIONS AND SERVICES PRIOR TO BIDDING SHALL INCLUDE RESPONSIBLE CONTINGENCIES IN ITS BID FOR OBSERVABLE CONDITIONS.
12. SEE STRUCTURAL DEMOLITION PLANS FOR ALL NECESSARY STRUCTURAL REMOVAL AND SITE PREPARATION.
13. SHOP DRAWINGS TO BE SUBMITTED PRIOR TO FABRICATION TO ARCHITECT FOR ALL CUSTOM FABRICATIONS.
14. ALL EXISTING DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD AND COORDINATED WITH NEW WORK. NO ADDITIONAL COMPENSATION SHALL BE CONSIDERED FOR VARIATIONS OF ACTUAL DIMENSIONS.

DEMOLTION KEYNOTES

D3 REMOVE AND SALVAGE INTERIOR DOOR AND FRAME
D5 SALVAGE ALL SHUTTERS FOR REPAIR, REHANG AND PREPARE FOR REINSTALL
D13 DEMO CORNER FRAMING, SHINGLES, AND LOOKS
D14 DEMO WOOD SIDING FROM DOORS & WINDOWS TO EXPOSE SURROUNDING GRANITE STRUCTURE. PREPARE FOR NEW WOOD STOREFRONT AND SECURE OPENINGS
D16 REMOVE BRICK AND FRAMING AND PREPARE FOR GRANITE SILL. QC TO PROVIDE SHIMMING AS REQUIRED FOR STRUCTURE ABOVE
D18 SALVAGE ALL BALCONY DOORS AND WINDOWS FOR REPAIRS AND PREPARE OPENINGS FOR REINSTALL
D19 DEMO SOFFIT MATERIAL AND REINSTALL
D20 REMOVE EXISTING CORRUGATED DOWNSPOUT. PREPARE TO CONNECT NEW DRAINAGE SYSTEM
D21 REMOVE ALL EXISTING ROOF SHINGLES, UNDERLAYMENT AND FLASHING.
D22 REMOVE EXISTING TERRA COTTA RIDGE CAPS
D24 AT EXISTING ROOF PARAPET, REMOVE ALL EXISTING FLASHING AND INSPECT MASONRY BENEATH. SCOPE FOR MASONRY REPAIR IF NEEDED WILL BE ADDED USING UNIT PRICING. QC TO COORDINATE CLEANING AND REPAIR SCOPE OF ADJACENT SUBSURFACES. MASONRY AND INSTALLATION OF NEW FLASHING TO PREVENT MOISTURE INFILTRATION AT ROOF LINE. THE BUILDINGS OWN RECONSTRUCTION
D25 REMOVE VEGETATION GROWING ON EXTERIOR WALLS.
D26 REMOVE BUILT-IN GUTTER AND SCUPPER AT ROOF PARAPET
D27 REMOVE CORRUGATED METAL PANELS AND FRAMING PREPARE FOR REPLACEMENT STANDING SEAM ROOF.
D28 REPAIR OR REBUILD WINDOWS AS INDICATED IN WINDOW SCHEDULE. CONTRACTOR TO PROVIDE SHOP DRAWINGS BEFORE STARTING ANY FABRICATION FOR APPROVAL BY THE ARCHITECT AND VCC
D29 REMOVE WINDOW SECURITY BARS.
D30 REMOVE CAST IRON BOOT. PREPARE FOR NEW
D31 REMOVE METAL CAP FLASHING AT COMPROMISED MASONRY WALLS.
D32 REMOVE STUCCO THAT IS CRACKED, BLISTERED, HOLLOW OR LOOSE DOWN TO MASONRY SUBSTRATE. SQUARE OFF AREA TO BE PATCHED AND TERMINATE AT A BUILDING JOINT OR WINDOW OR DOOR FRAME. AFTER STUCCO REMOVAL, INSPECT MASONRY AND DETERMINE EXTENT OF TUCK POINT OR REPLACEMENT AND, IF NEEDED, SCOPE WILL BE ADDED USING UNIT PRICING. APPLY NEW 3-COAT STUCCO FINISH USING VCC APPROVED MIX. FOR PRICING - INCLUDE 40% OF THIS WALL FOR STUCCO PATCHING.
D34 REMOVE ALL BALCONY DECKING, STEEL OUTRIGGERS, WOOD PURLINS AND TRIM. PREPARE FOR REPLACEMENT. REFER TO A3.0 SERIES FOR DETAILS
D35 REMOVE TEMPORARY WOOD STAIR AND RAILING
D36 REMOVE ALL GUTTERS. PREPARE FOR NEW

NANO ARCHITECTURE ■ INTERIORS

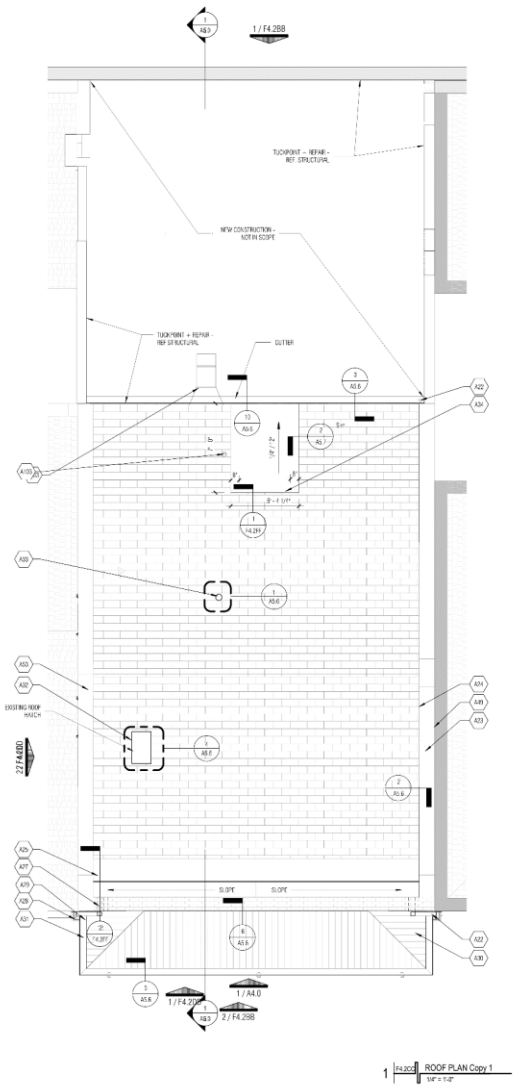
DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS		
#	DESCRIPTION	DATE

VCC REVIEW
DATE 12/06/22
PROJ NO. A1907

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DEMO ELEVATIONS

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LEGEND - CONSTRUCTION

CONCRETE MASONRY UNIT (CMU) WALL

MASONRY WALL

STUD WALL WITH GYP. BD. FINISH

WALL FINISH ON PLYWOOD BACKER AND TAPERED CHANNEL

EXISTING CONSTRUCTION ELEMENT TO REMAIN

LINE OF CONSTRUCTION ELEMENT OVERHEAD

FLOOR DRAIN (REF. PLUMBING)

FLOOR SINK (REF. PLUMBING)

HAND SINK (REF. PLUMBING)

FLOOR PLAN GENERAL NOTES

1. ALL EXISTING DIMENSIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED AND COORDINATED WITH NEW WORK. NO ADDITIONAL COMPENSATION SHALL BE CONSIDERED FOR VARIATIONS TO ACTUAL DIMENSIONS.
2. UNLESS OTHERWISE INDICATED ALL INTERIOR PARTITION DIMENSIONS ARE FACE TO FACE TO FINISH SURFACES.
3. UNLESS OTHERWISE INDICATED ON THE FLOOR PLAN OR REFLECTED CEILING PLAN, ALL CEILING HEIGHTS ARE 9'-0".
4. FOR ROOM FINISH SCHEDULE, FRAME AND DOOR SCHEDULE, CLARIFICATION OF REFERENCE DESIGNATIONS FOR INTERIOR PARTITIONS, SEE IC SHEET A0.0.
5. CONTRACTOR SHALL REMOVE AND SALVAGE ALL EMERGENCY LIGHT FIXTURES, EVEN IF NOT DEPICTED ON DRAWINGS.
6. DRAWING MAY NOT INCLUDE EVERY EXISTING ITEM FILLED IN THE AREA OF WORK. CONTRACTOR SHALL ALLOW IN PRICE FOR TYPICAL SCOPE FOR SIMILAR ITEMS DEPICTED ON DRAWINGS.
7. CONTRACTOR SHALL VERIFY AND COORDINATE THE LOCATION OF ALL FIXTURES, DEVICES INDICATED WITH THE MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, ALARM AND SPECIAL DEVICES. NOTIFY ARCHITECT OF 3 SIGNIFICANT CONFLICTS.
8. THE LOCATION OF ALL DEVICES TO BE INSTALLED IN EXISTING OR NEW WALLS AND CEILINGS ASSOCIATED WITH MECHANICAL, ELECTRICAL, + PLUMBING SYSTEMS, AND ALL OTHER SUCH SYSTEMS INCLUDING ACCESS PANELS, NOT SPECIFICALLY INDICATED ON THE DRAWINGS BUT PART OF THE CONSTRUCTION CONTRACT, SHALL BE APPROVED BY THE ARCHITECT. FAILURE TO RECEIVE APPROVAL SHALL BE CAUSE FOR REMOVAL AND RELOCATION AT NO COST TO THE OWNER.
9. FOR ROOM FINISH SCHEDULE, FRAME AND DOOR SCHEDULE, CLARIFICATION OF REFERENCE DESIGNATIONS FOR INTERIOR PARTITIONS, SEE IC SHEET A0.0.
10. ALL ELECTRICAL, MECHANICAL, SECURITY AND COMMUNICATION LINES SHALL BE CONCEALED. IF NOT POSSIBLE, CONTRACTOR SHALL COORDINATE ANY SURFACE MOUNTED CONDUIT TO MINIMIZE AMOUNT OF EXPOSED RUN. CONDUIT SHALL BE NEATLY AND SECURELY INSTALLED IN LOCATIONS APPROVED BY THE ARCHITECT. PAINT TO MATCH ADJACENT SURFACE. SEAL ANY REQUIRED PENETRATIONS TO MAINTAIN WEATHER TIGHT CONDITION AND FIRE RATING AS REQUIRED.
11. AT INTERIOR DOORS EXTEND HOT MOP WATERPROOFING MEMBRANE UNDER THRESHOLDS BETWEEN FLOORING MATERIALS NOT VISIBLE FROM CORRIDOR. PROVIDE DIVIDER STRIP.

KEYNOTES

A22 4" ROUND DOWNSPOUT, MATERIAL AND FINISH TO MATCH APPEARANCE OF EXISTING HISTORICAL DOWNSPOUT.

A23 USE VCC APPROVED MORTAR TO CAP TOP OF MASONRY PARAPET, TYP.

A24 REPLACE SIDE WALL FLASHING. REF. A2.0 SHEET NOTES FOR DETAILS.

A25 BUILT-IN BOX GUTTER AND COUNTER FLASHING. MATERIAL AND FINISH TO MATCH DOWNSPOUTS AND GUTTERS.

A27 4"W OUTLET SPAN AT MASONRY PARAPET WALL. MATERIAL AND FINISH TO MATCH DOWNSPOUTS AND GUTTERS.

A28 PAINTED METAL CONDUCTOR HEAD AND 4" ROUND DOWNSPOUT. MATERIAL AND FINISH TO MATCH APPEARANCE OF EXISTING.

A29 CONFIRM FINAL ROUTING OF DOWNSPOUTS IN FIELD. TIE INTO EAST SIDE STORM SUB-SURFACE DRAINAGE AND TO DRAINING GUTTERS PER CIVIL STORM COMMENTS.

A30 HIPPED STANDING SEAM METAL ROOF. REUSE EXISTING STRUCTURE IF POSSIBLE.

A31 REPLACE EXISTING GUTTERS WITH 6" HALF-ROUND PAINTED METAL GUTTER WITH OUTLET DRAINS ADDED TO DRAIN INTO STATE SLOTS. SLOTS TO BE 10" TO 12" WIDE IN DOWNSPOUTS. MATCH PROFILE, MATERIAL AND FINISH APPEARANCE OF EXISTING.

A32 EXISTING ROOF HATCH TO REMAIN. REPLACE FLASHING.

A33 PLUMBING VENT. REF. PLUMBING.

A34 KITCHEN HOOD EXHAUST VENT. REF. MECHANICAL.

A49 REPLACE PARAPET FLASHING. REF. A2.0 FOR DETAILS.

A53 TILT OVER SKY TEST WITH CEMENT BASED SLATE SUBSTITUTE SHINGLE (SLATTSTI FOR OR EQUAL ENG). SUBMIT PRODUCT SUBMITTAL AND FULL SELECTION OF COLOR SAMPLES FOR ARCHITECT AND VCC APPROVAL. REF ROOF DETAILS

A100 VENT PIPE REF. PLUMBING

NANO ARCHITECTURE | INTERIORS

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS

#	DESCRIPTION	DATE

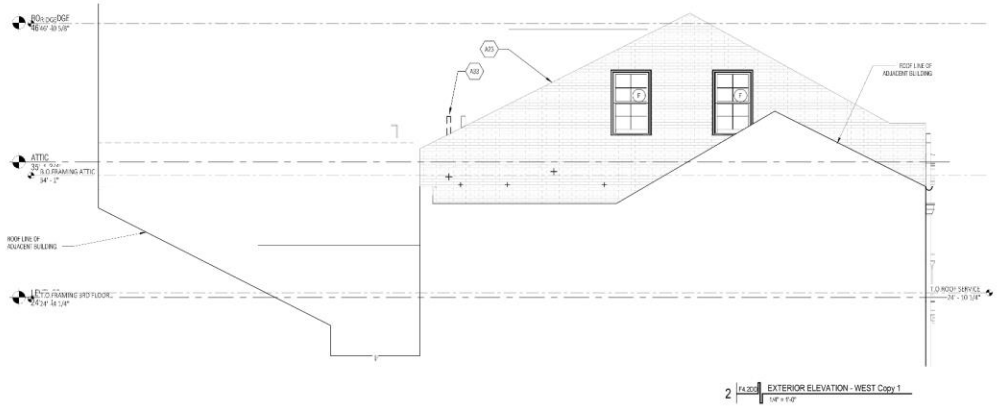
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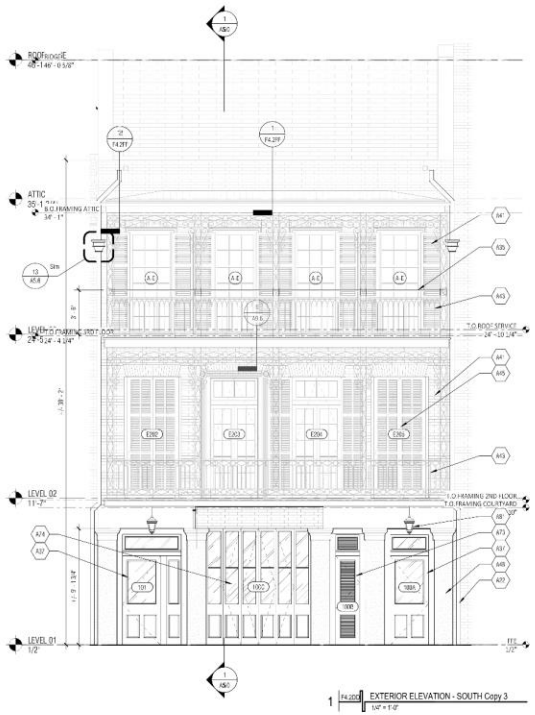
DATE 12/06/22

PROJ NO. A1907

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ROOF PLAN

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LEGEND - CONSTRUCTION

- CONCRETE MASONRY UNIT (CMU) WALL
- MASONRY WALL
- STUD WALL, WITH GLASS FINISH
- WALL FINISH ON PLYWOOD BACKER AND FURRING CHANNEL
- EXISTING CONSTRUCTION ELEMENT TO REMAIN
- OUT OF HIDDEN CONSTRUCTION ELEMENT

EXTERIOR ELEVATIONS NOTES

1. ALL EXISTING DIMENSIONS & ELEVATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED AND COORDINATED WITH NEW WORK. NO ASSUMPTIONAL DIMENSIONS SHALL BE DONE EXCEPT FOR VARIATIONS TO ACTUAL DIMENSIONS.
2. REPAIR AND PATCH ALL BRICK TO MATCH.
3. ALL VEGETATION AND ROOTS TO BE REMOVED FROM THE BRICK AND CLEANED.
4. EXTERIOR MASONRY TO BE CLEANED IN CONFORMANCE WITH SECTION 01100 AND USING THE GENTLEST MEANS POSSIBLE. IF ALKALINE CLEANER IS NECESSARY, USE ONLY THOSE EXCEEDING 300 PSI SUPPLEMENTED WITH A DETERGENT IF NECESSARY, AND USING NATURAL OR SYNTHETIC BRISTLES.
5. ALL BRICK THAT IS IN NEED OF REPLACEMENT MUST BE REMOVED AND REBUILT.
6. REPAIR ALL DECORATIVE SILLS AS NEEDED TO MATCH EXISTING.
7. ALL GLAZING PANES TO BE REPLACED THAT ARE MISSING OR DAMAGED AS REQUIRED.
8. REFER TO WINDOW SCHEDULE FOR WINDOW SIZING, DIMS AND DETAILS.
9. REFER TO DOOR SCHEDULE FOR DOOR LININGS AND DETAILS.
10. COORDINATE AND PROVIDE ALL PENETRATIONS THROUGH WALLS WITH MECHANICAL/ELECTRICAL/COMMUNICATIONS PLUMBING ETC. AS REQUIRED. ALL PENETRATIONS SHALL BE COMPLETELY CLOSED AND TIGHT WITH FIT TO EXTERIOR FINISH CONDITIONS. ALL FIRE RATED PENETRATIONS SHALL BE PROPERLY PROTECTED AND SEALED AS RATED SEALANTS, SLEEVES, ASSEMBLIES AS PER PANEL MFG REQUIREMENTS, CODES, AND AUTHORITY HAVING JURISDICTION.
11. DRAWING MAY NOT INCLUDE EVERY EXISTING INSTALLED ITEM IN AREA OF WORK.
12. CONTRACTOR SHALL VERIFY AND COORDINATE THE LOCATION OF ALL FIXTURES, DEVICES ASSOCIATED WITH THE MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, ALARM AND SPECIAL SERVICES. NOTIFY ARCHITECT OF DISCREPANCIES, CONFLICTS, THE LOCATION OF ALL DEVICES TO BE INSTALLED INCLUDING, BUT NOT LIMITED TO, ANY AND ALL DEVICES ASSOCIATED WITH MECHANICAL, ELECTRICAL, FIRE PROTECTION, SECURITY, AND OTHER SUCH SYSTEMS INCLUDING ACCESS PANELS, NOT SPECIFICALLY INDICATED ON THE DRAWINGS BUT PART OF THE CONSTRUCTION CONTRACT, SHALL BE APPROVED BY THE ARCHITECT. FAILURE TO RECEIVE APPROVAL SHALL BE CAUSE FOR REMOVAL AND RELOCATION AT NO COST TO THE OWNER.
13. ALL ELECTRICAL, MECHANICAL, SECURITY AND COMMUNICATION LINES SHALL BE CONCEALED. IF NOT POSSIBLE, CONTRACTOR SHALL COORDINATE WITH OWNER. MOUNTED CONDUIT IS MINIMUM AMOUNT OF EXPOSED RUN. CONDUIT SHALL BE NEATLY AND SECURELY INSTALLED ALIGNED WITH THE LINES/PLANES OF ORGANIC JOINT. ANY CONDUIT LOCATED BELOW 9'-0" ABOVE FINISHED FLOOR SHALL BE PAINTED BY THE CONTRACTOR TO MATCH ADJACENT SURFACE. SEAL AND CAULKING PENETRATIONS TO MAINTAIN WEATHER TIGHT CONDITION AND FIRE RATING AS REQUIRED.
14. ALL ELECTRICAL, MECHANICAL, SECURITY AND COMMUNICATION LINES SHALL BE CONCEALED. IF NOT POSSIBLE, CONTRACTOR SHALL COORDINATE WITH OWNER. MOUNTED CONDUIT IS MINIMUM AMOUNT OF EXPOSED RUN. CONDUIT SHALL BE NEATLY AND SECURELY INSTALLED ALIGNED WITH THE LINES/PLANES OF ORGANIC JOINT. ANY CONDUIT LOCATED BELOW 9'-0" ABOVE FINISHED FLOOR SHALL BE PAINTED BY THE CONTRACTOR TO MATCH ADJACENT SURFACE. SEAL AND CAULKING PENETRATIONS TO MAINTAIN WEATHER TIGHT CONDITION AND FIRE RATING AS REQUIRED.

KEYNOTES

- A22 4" ROUND CONDUIT, MATERIAL AND FINISH TO MATCH APPEARANCE OF EXISTING HISTORICAL DOWNSPOUT.
- A23 USE VCC APPROVED MORTAR TO CAP TOP OF MASONRY PARAPET, TYP.
- A33 PLUMBING VENT. REF PLUMBING.
- A35 METAL ROUND TUBE GUARDRAIL WELDED TO EXISTING VERTICAL SUPPORTS AT 3'-6" ABOVE FINISHED BALCONY FLOOR.
- A37 FLUSH DOOR AND DOOR COMPLIANT HARDWARE AT PEDESTRIAN ENTRANCE. REF A5.0 SERIES FOR DETAILS.
- A41 REPAIR, PAINT, & REINSTALL ALL SHUTTERS. REF VCC GUIDELINES FOR WINDOWS AND PAINT.
- A43 PAINT BALCONY RAILING. REPAIR DAMAGED SLEEVES TO MATCH APPEARANCE OF EXISTING. REF A5.0 SERIES FOR DETAILS.
- A45 REPAIR, PAINT, & REINSTALL ALL FRENCH DOORS AND TRANSOMS. REF VCC GUIDELINES FOR WINDOWS, DOORS AND PAINT.
- A48 CLEAN EXISTING GRANITE LINTELS AND CLEANING.
- A73 LOUVERED WOOD DOOR PANEL AND FRAME FOR GAS UTILITY ACCESS AND CODE REQUIRED NATURAL VENTILATION.
- A74 REINSTALL EXISTING REPAIRED DOORS. REF A5.0 SERIES FOR DETAILS.
- A81 ELECTRIC LANTERN, REF. ELECTRICAL.

NANO ARCHITECTURE | INTERIORS

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS

	DESCRIPTION	DATE

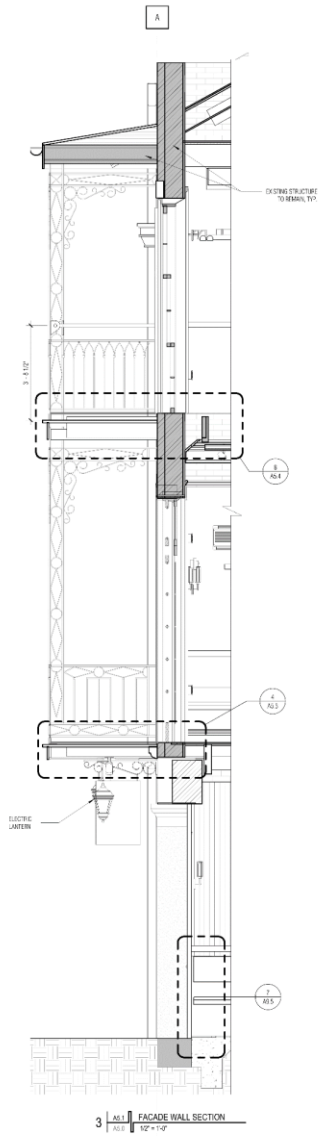
VCC REVIEW

DATE 12/06/22

PROJ NO. A1907

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ELEVATIONS

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LEGEND - CONSTRUCTION

CONCRETE MASONRY UNIT (CMU) WALL

MASONRY WALL

STUD WALL WITH CLAD FINISH

WALL FINISH ON PLYWOOD SHEATHING AND FURRING CHANNEL

EXISTING CONSTRUCTION TO REMAIN

LINE OF HIDDEN CONSTRUCTION ELEMENT

GENERAL SHEET NOTES - PHASE 1

1. REMOVE ALL ROOF SHINGLES, INSPECT WOOD SUBSTRATE FOR WATER AND REPAIRS. DAMAGE AND REPLACE AS NECESSARY. PROVIDE 15LB/SQ WATER BARRIER UNDERLAYER, FELT, THIRTY SECOND PLYWOOD (UL 252) ROOF SHEATHING AND PREFINISHED GALVANIZED STEEL FLASHING.
2. REPLACE METAL CANOPY ROOF WITH PREFINISHED GALVANIZED STEEL, PANEL STANDING SEAM ROOF.
3. REPLACE ALL GUTTERS, SCUPPERS, CONDUCTOR HEADS, DOWNSPOUTS AND CAST IRON BOOTS. CONNECT DOWNSPOUTS TO SUBSURFACE DRAINAGE.
4. FINAL LOCATION OF DOWNSPOUTS MAY HAVE TO BE RELOCATED IN FIELD TO ADDRESS SHARED NEIGHBOR DRAINAGE ISSUES.
5. REMOVE DORMER AND REPLACE ROOF FRAMING TO MATCH EXISTING SLOPE.
6. REMOVE AND REPLACE DESIGNATED BRICKS. REWORK DEGRADED MORTAR AND ROUGH POINT BRICK JOINTS.
7. ALL BRICK AND GRANITE TO BE CLEANED WITH AN APPROVED TRUE STRIPPER AND RESTORATION CLEANER. EXCEPTION: PAINTED AREAS. EXISTING PAINT TO BE LEFT EXPOSED.
8. REPLACE EXISTING RAILING, PRIME & PAINT. FINISH AND PAINT TWO COATS. REPLACE MISSING IRON PATTERN TO MATCH EXISTING PATTERN AND PROFILES.
9. REPAIR EXISTING SILLS AND HEADERS AS REQUIRED.
10. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES WHEN EXISTING FIELD CONDITIONS CONFLICT WITH CONSTRUCTION DOCUMENTS.
11. SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR ALL CUSTOM FABRICATIONS.

KEYNOTES

A39 CMU BLOCK INFILL AT MASONRY WALL, 2HR FIRE RATED CMU BLOCK (UL 263) INFILL WALL AT EXISTING MASONRY, TIE TO ADJACENT WALL AT MORTAR JOINTS, REF A5.0 SERIES FOR DETAILS

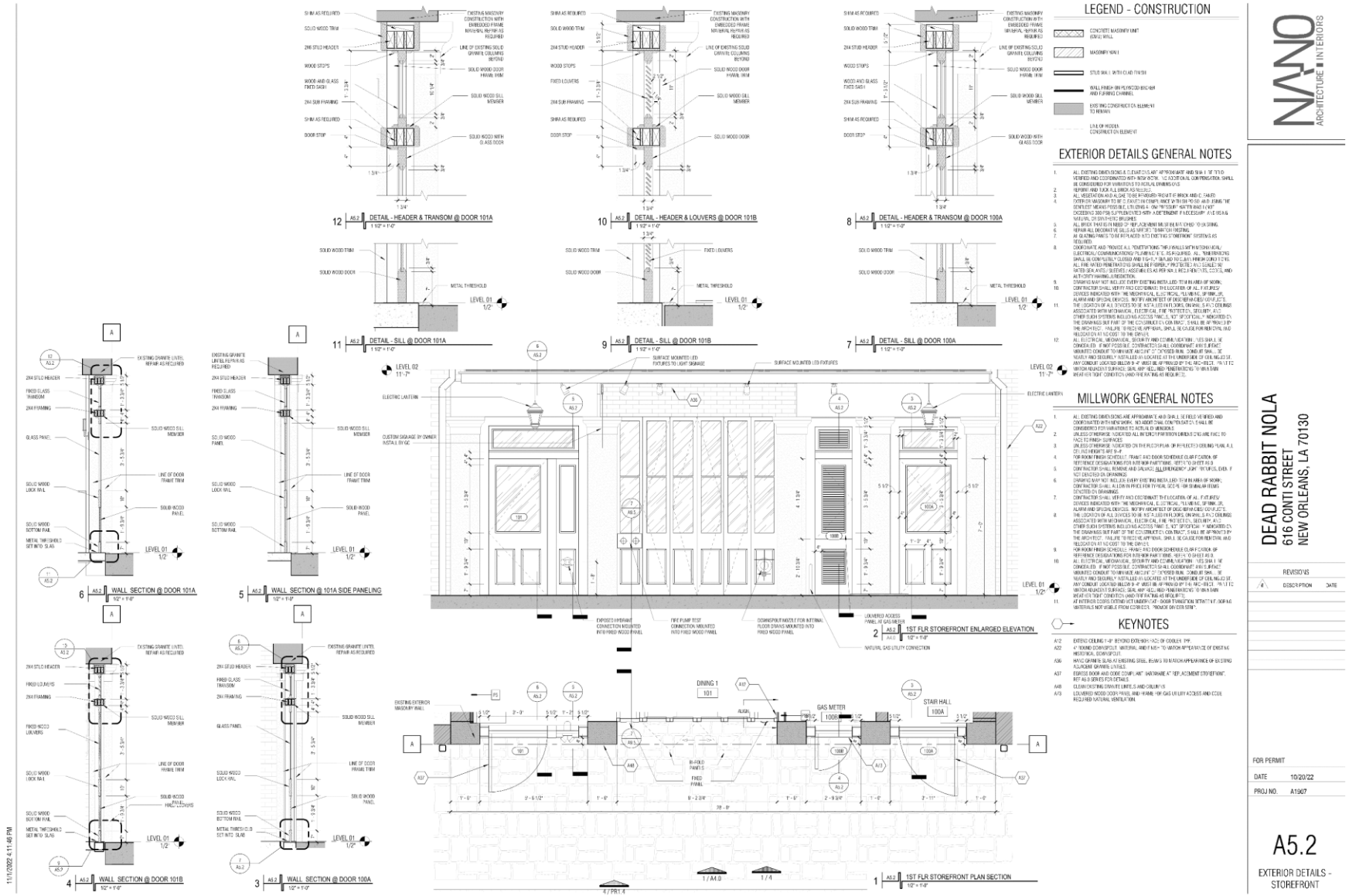
NANO ARCHITECTURE | INTERIORS

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

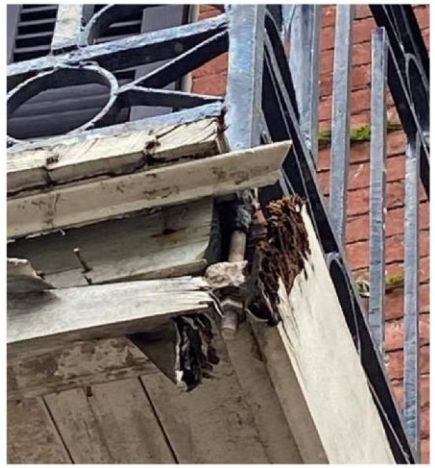
REVISIONS		
#	DESCRIPTION	DATE
4	Store Fire Marshall	10/20/22

FOR PERMIT
DATE 10/20/22
PROJ NO. A1907

A5.1
WALL SECTIONS


12 A5.2 DETAIL - HEADER & TRANSOM @ DOOR 101A
10 A5.2 DETAIL - HEADER & LOUVERS @ DOOR 101B
8 A5.2 DETAIL - HEADER & TRANSOM @ DOOR 100A
11 A5.2 DETAIL - SILL @ DOOR 101A
9 A5.2 DETAIL - SILL @ DOOR 101B
7 A5.2 DETAIL - SILL @ DOOR 100A
6 A5.2 WALL SECTION @ DOOR 101A
5 A5.2 WALL SECTION @ 101A SIDE PANELING
4 A5.2 WALL SECTION @ DOOR 101B
3 A5.2 WALL SECTION @ DOOR 100A
2 A5.2 1ST FLR STOREFRONT ENLARGED ELEVATION
1 A5.2 1ST FLR STOREFRONT PLAN SECTION
LEGEND - CONSTRUCTION
EXTERIOR DETAILS GENERAL NOTES
MILLWORK GENERAL NOTES
KEYNOTES
NANO ARCHITECTURE | INTERIORS
DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130
REVISIONS
DESCRIPTION
DATE
FOR PERMIT
DATE 10/20/22
PROJ NO. A1907
A5.2
EXTERIOR DETAILS - STOREFRONT

REVIEWED AND APPROVED BY VCC 9/3/2020

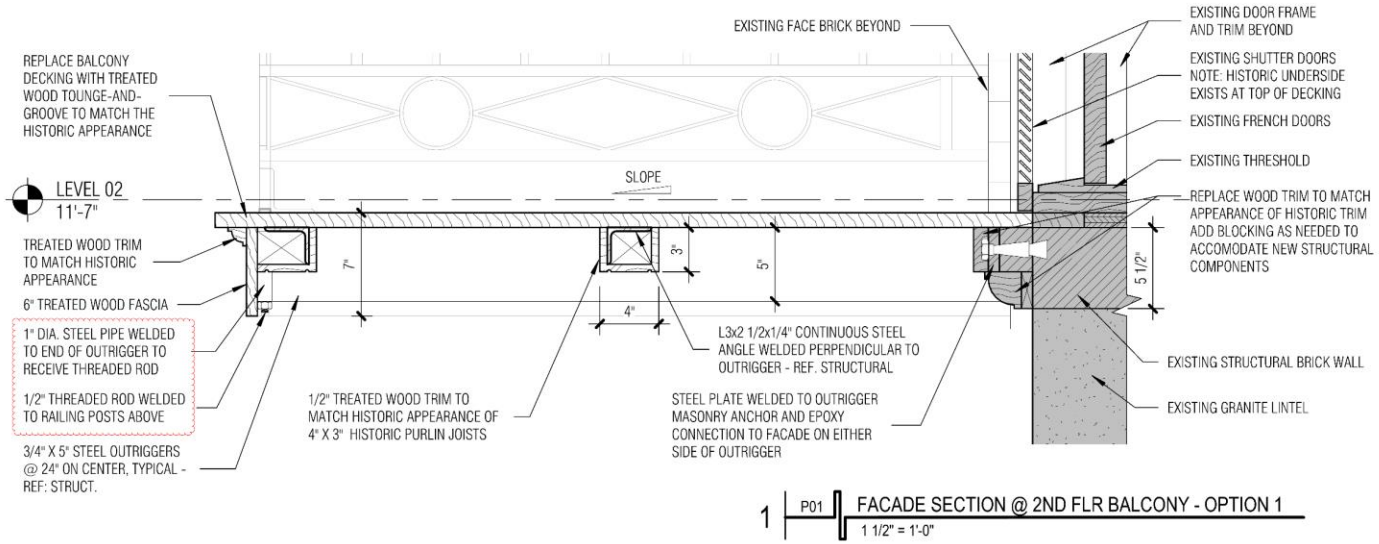


8/13/2020
EXISTING CONDITION AT FRONT BALCONY CORNER

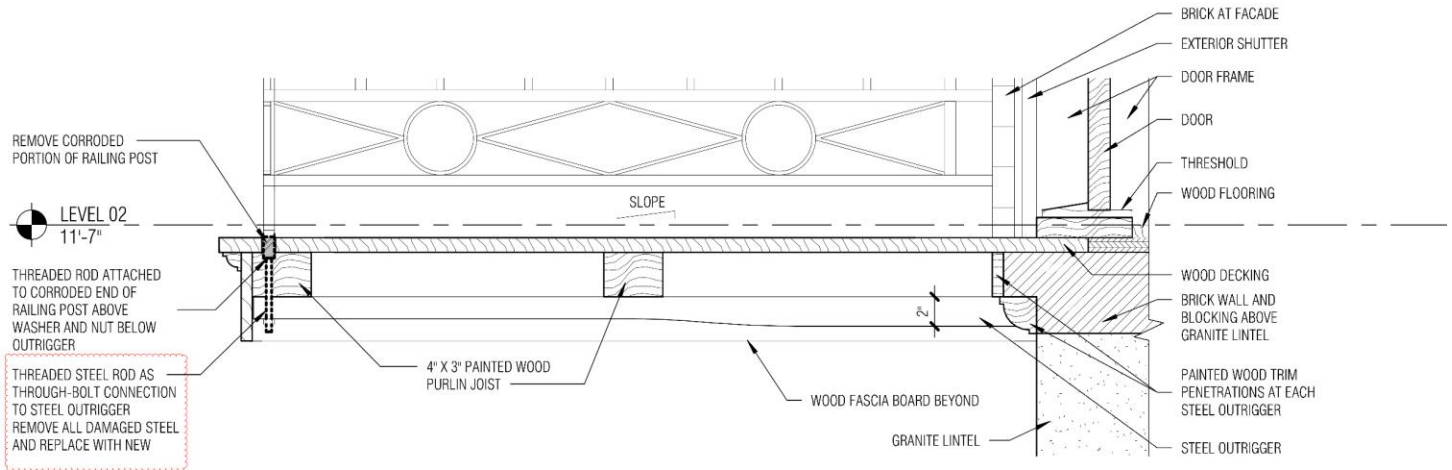


CIRCA 2008
CORRODED OUTRIGGER/RAILING CONNECTION

616 CONTI BALCONY STRUCTURE
2ND FLOOR PROPOSED DESIGN



1 P01 FACADE SECTION @ 2ND FLR BALCONY - OPTION 1
1 1/2" = 1'-0"

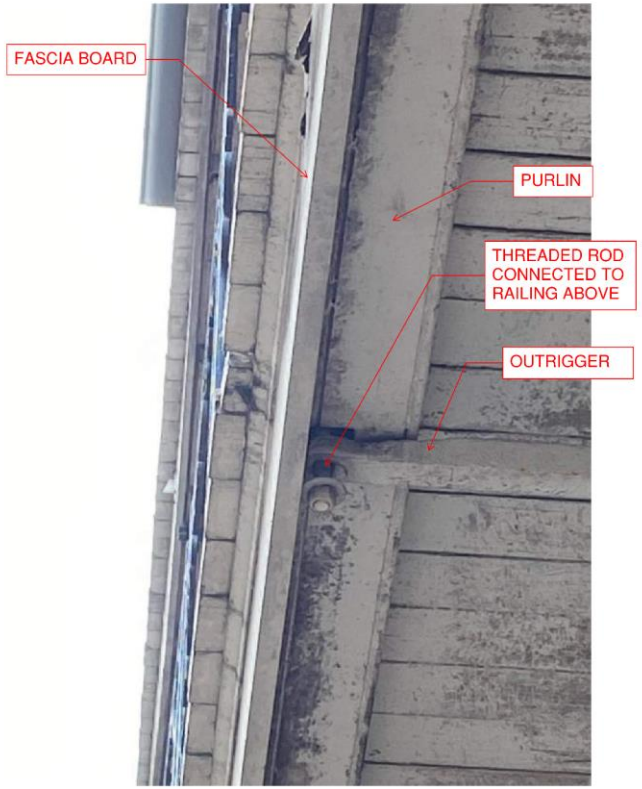


2 P01 EXISTING FACADE WALL SECTION @ 2ND FLR BALCONY
1 1/2" = 1'-0"

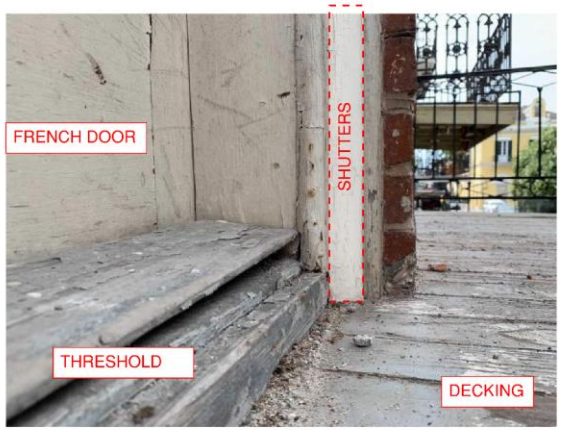
616 CONTI BALCONY STRUCTURE
2ND FLOOR EXISTING CONDITIONS



7/25/2019
EXISTING 2ND FLOOR BALCONY UNDERSIDE



8/13/2020
EXISTING 2ND FLOOR OUTRIGGER CONNECTION WITH THROUGH BOLT AT RAILING ABOVE



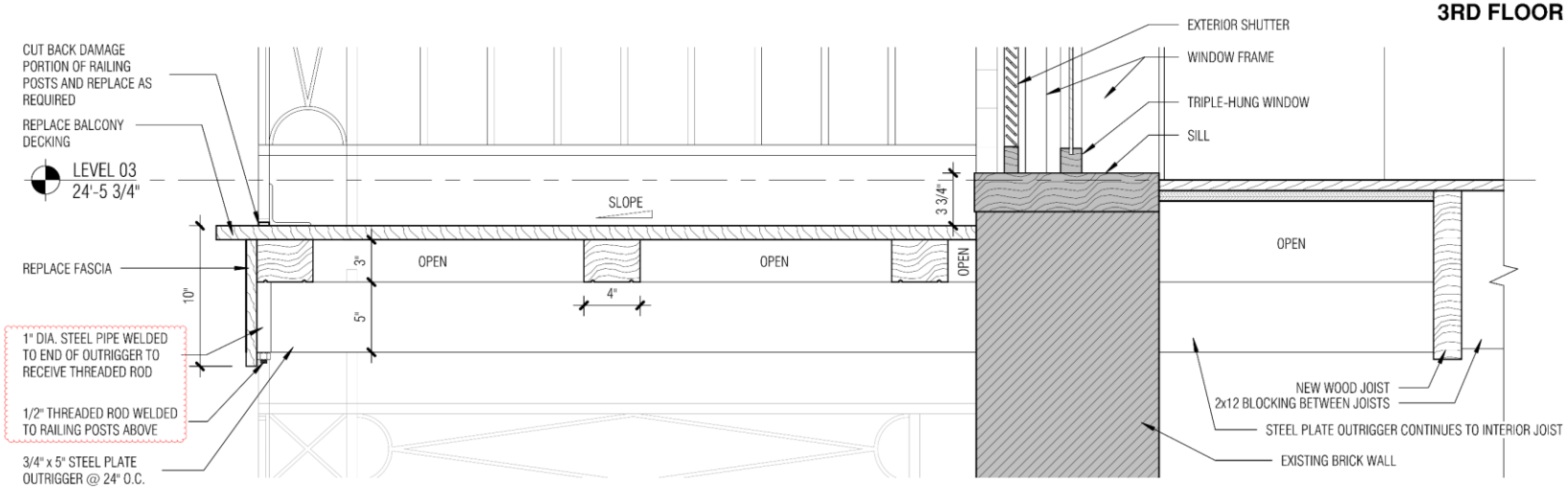
8/13/2020
EXISTING 2ND FLOOR THRESHOLD



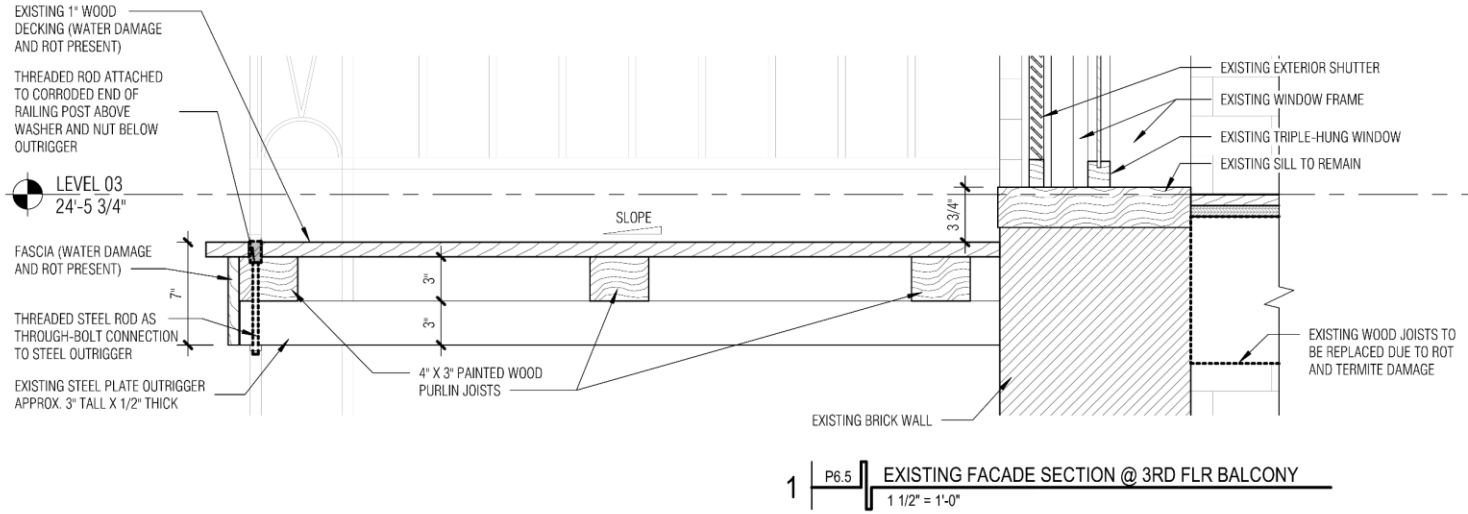
7/25/2019
EXISTING 2ND FLOOR BALCONY UNDERSIDE AT MISSING LINTEL

REVIEWED AND APPROVED BY VCC 9/3/2020

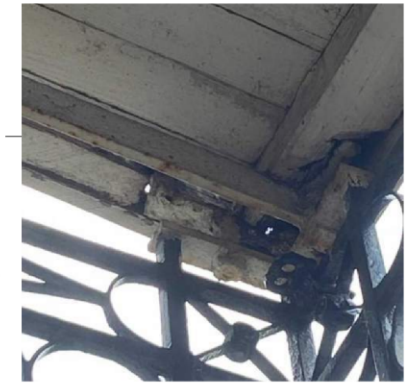
616 CONTI BALCONY STRUCTURE
3RD FLOOR PROPOSED DESIGN



2 P6.5 FACADE SECTION @ 3RD FLR BALCONY
1 1/2" = 1'-0"



1 P6.5 EXISTING FACADE SECTION @ 3RD FLR BALCONY
1 1/2" = 1'-0"

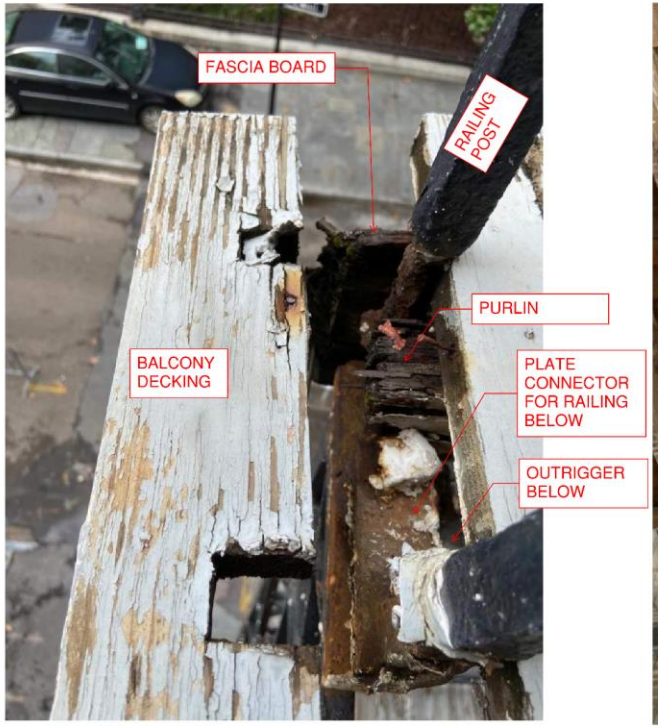


8/13/2020
EXISTING CONDITION AT FRONT BALCONY CORNER

616 CONTI BALCONY STRUCTURE
3RD FLOOR EXISTING CONDITIONS



8/13/2020
EXISTING 3RD FLOOR WINDOW SILL AT BALCONY DECKING
INSET SHUTTER DOOR VISIBLE



8/13/2020
EXISTING 3RD FLOOR STEEL OUTRIGGERS CONNECTION TO RAILING ABOVE IS SIGNIFICANTLY DEGRADED.

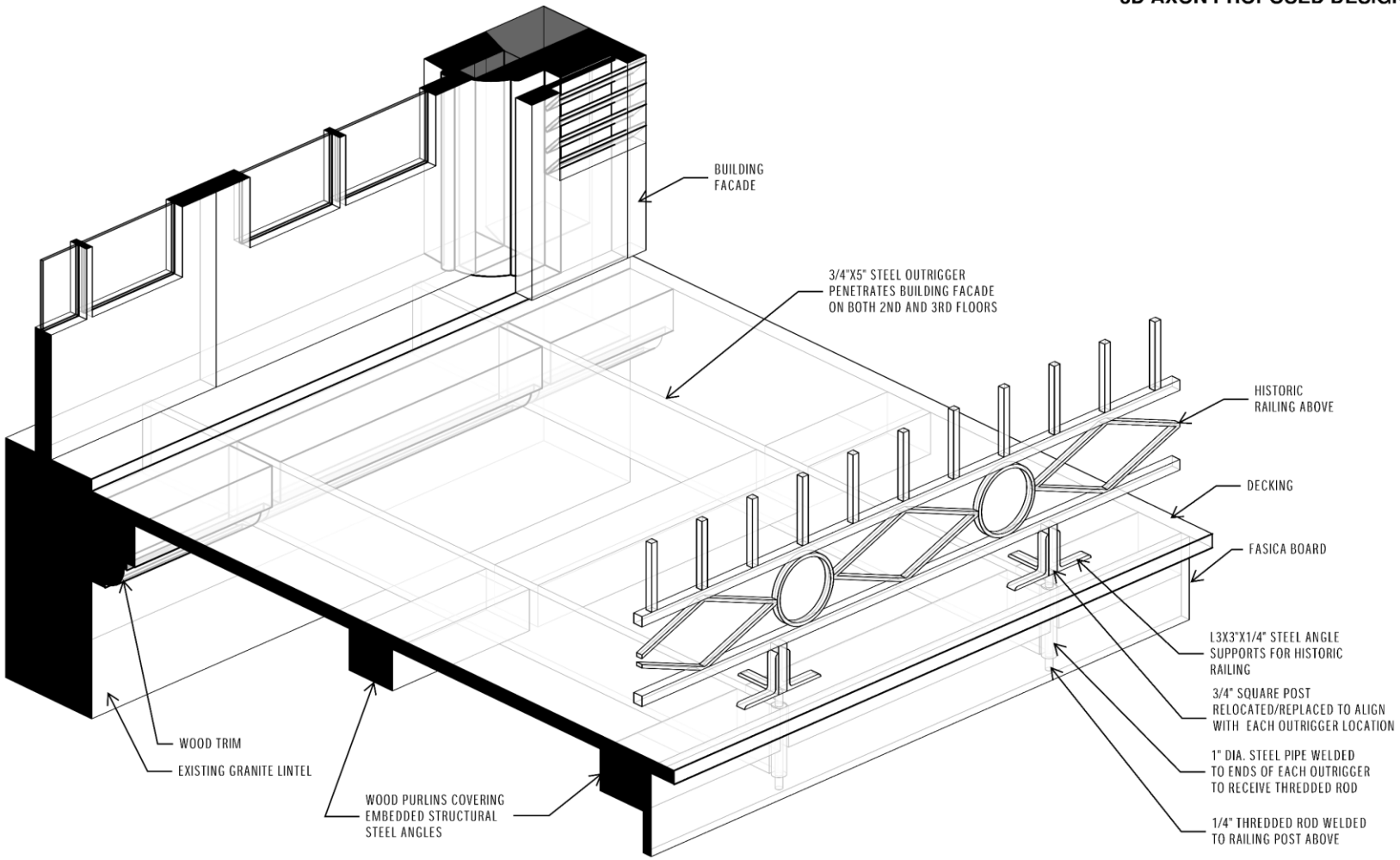
PROPOSED DESIGN WILL PROVIDE STRUCTURAL SUPPORT THROUGH STEEL ANGLES. RAILING WILL BE MODIFIED TO CONNECT TO BALCONY DECKING AND ALLOW FOR PROPER WATERPROOFING



8/13/2020
EXISTING 3RD FLOOR STEEL OUTRIGGERS EXTEND TO 3RD INTERIOR FLOOR JOIST.

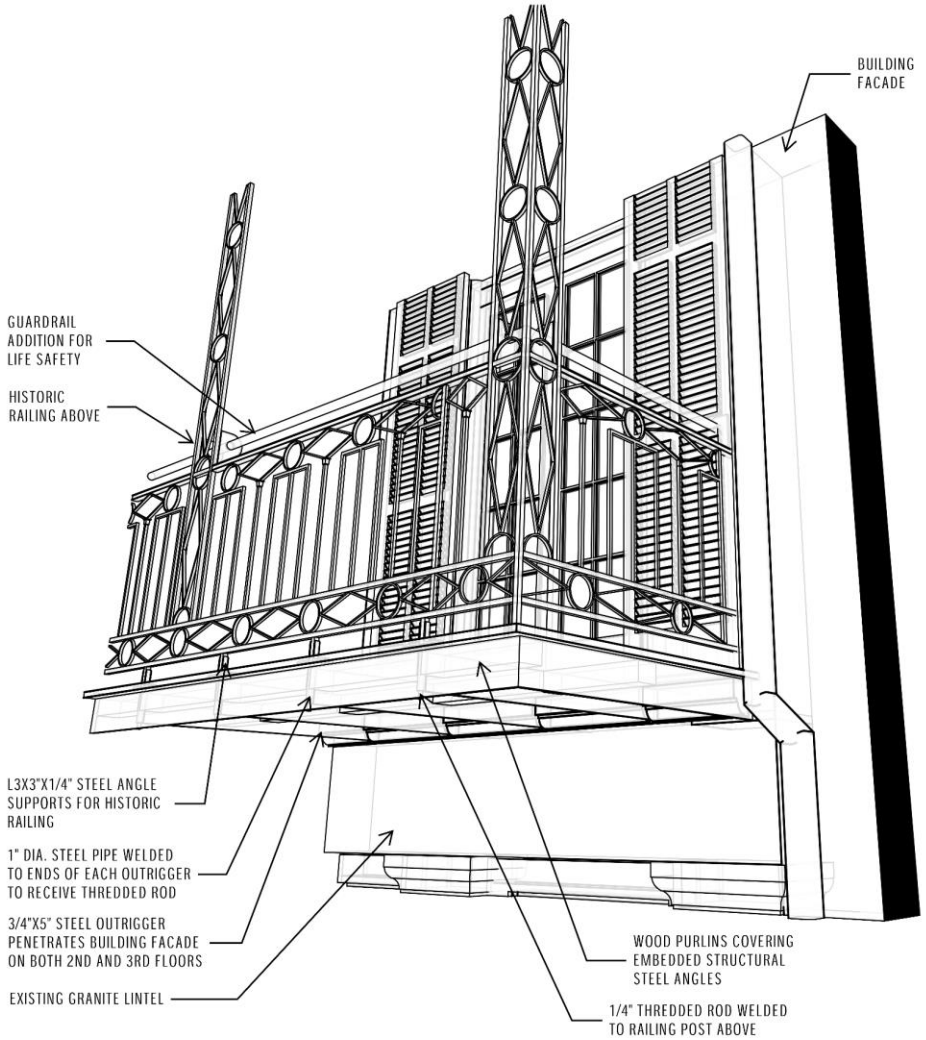
NEW OUTRIGGERS WILL EXTEND TO 1ST JOIST AND 2X12 BLOCKING WILL BE ADDED BETWEEN JOISTS 1, 2 + 3.

616 CONTI BALCONY STRUCTURE
3D AXON PROPOSED DESIGN

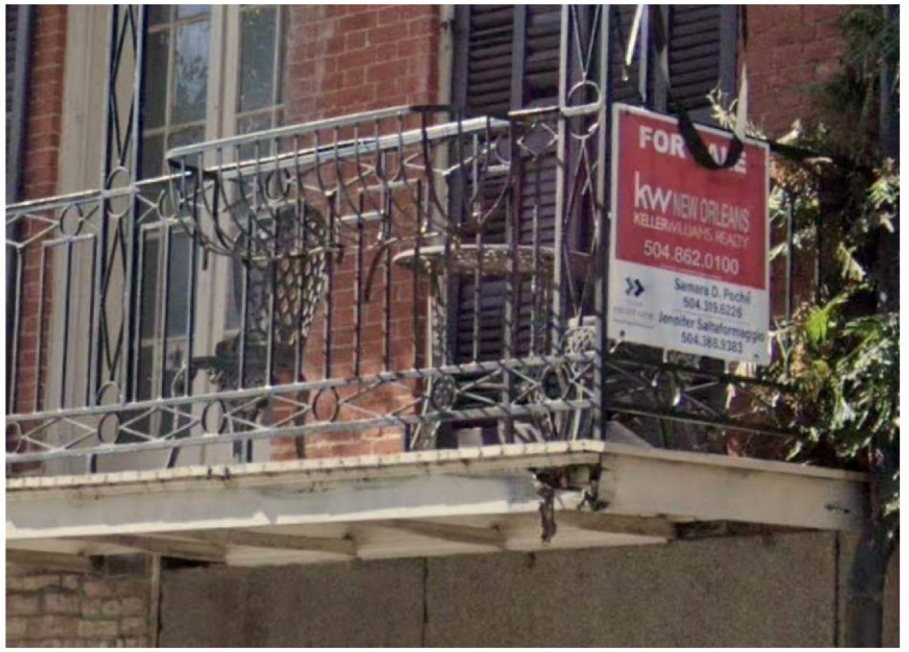


REVIEWED AND APPROVED BY VCC 9/3/2020

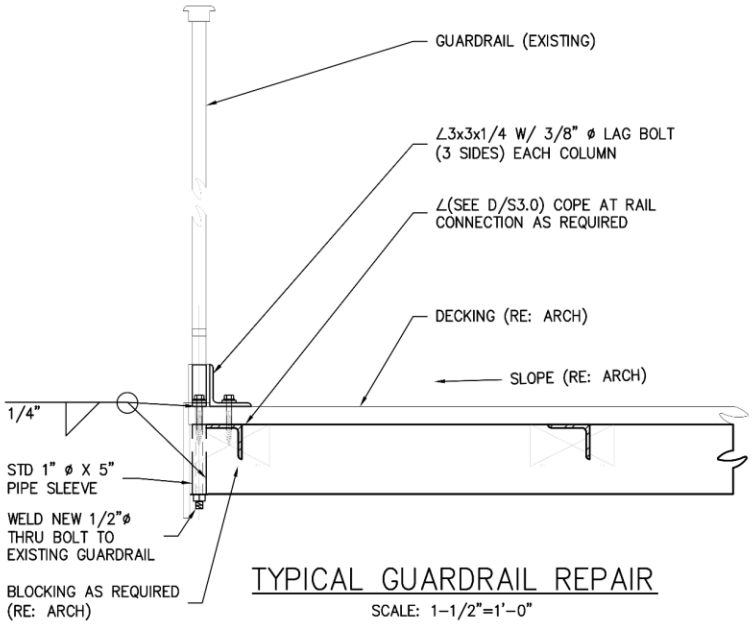
616 CONTI BALCONY STRUCTURE
3D VIEW PROPOSED DESIGN



9/01/2020
PROPOSED DESIGN

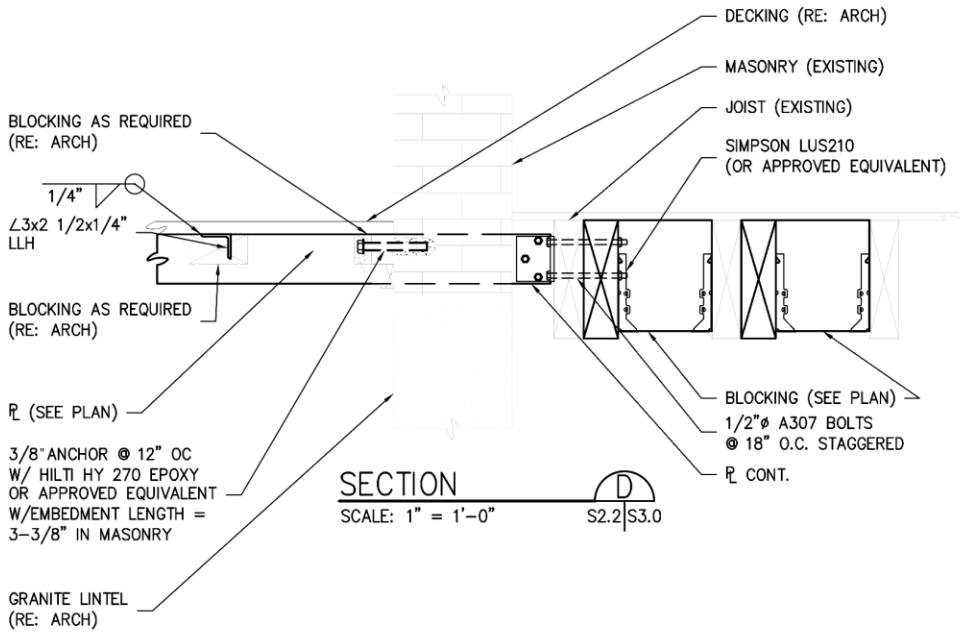


CIRCA SEPT. 2019 (VIA GOOGLE STREET VIEW)
EXISTING



TYPICAL GUARDRAIL REPAIR

SCALE: 1–1/2"=1'–0"



SECTION D

SCALE: 1" = 1'–0"

S2.2 | S3.0

Project No. 2019-063

CIVIL • STRUCTURAL
INDUSTRIAL • MARINE
CARUBBA ENGINEERING

3400 Hessmer Avenue
Metairie, LA 70002
Phone: 504.888.1490
www.carubbaengineering.com

616 CONTI BALCONY STRUCTURE
3D VIEW PROPOSED DESIGN



9/01/2020
PROPOSED DESIGN



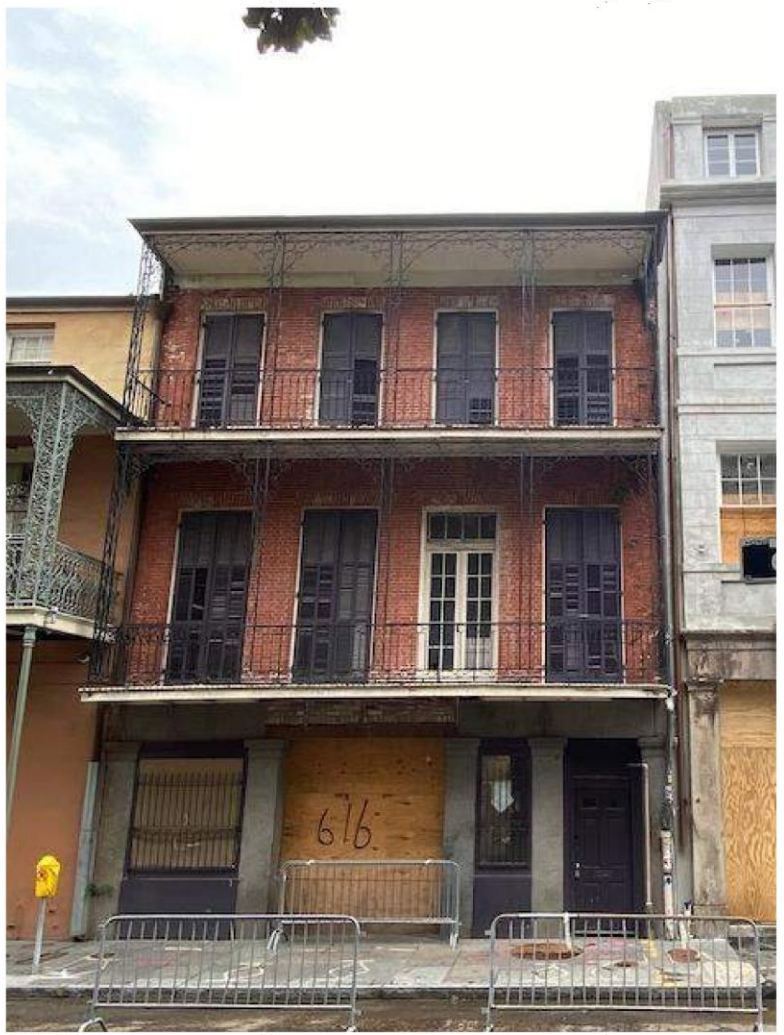
7/25/2019
EXISTING

REVIEWED AND APPROVED BY VCC 9/3/2020

616 CONTI BALCONY STRUCTURE
3D VIEW PROPOSED DESIGN

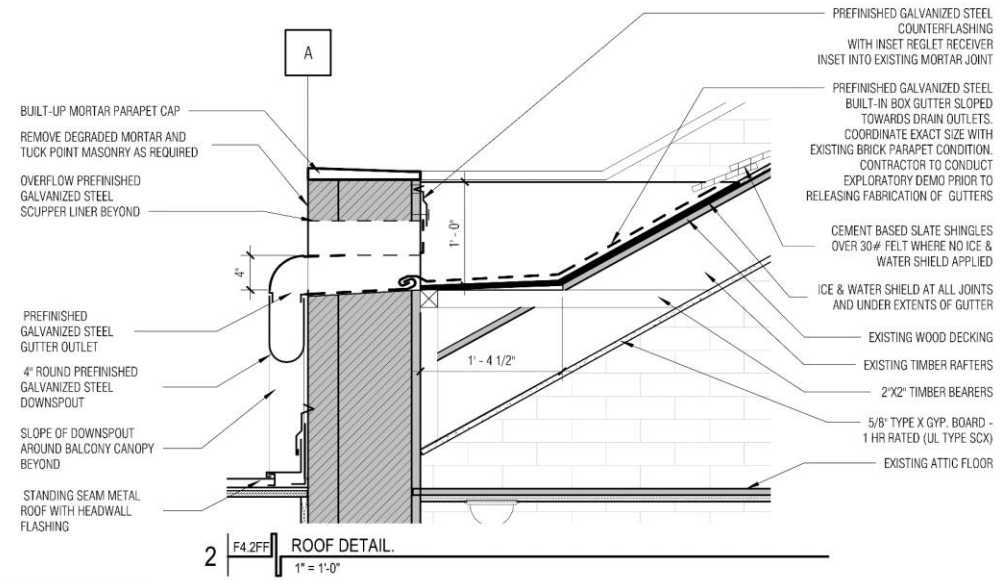


9/01/2020
PROPOSED DESIGN

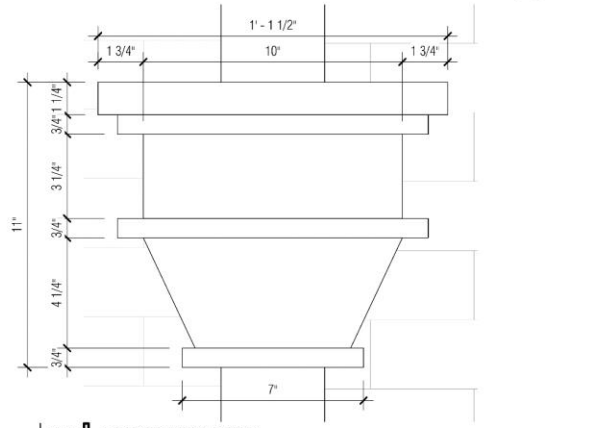


8/13/2020
EXISTING

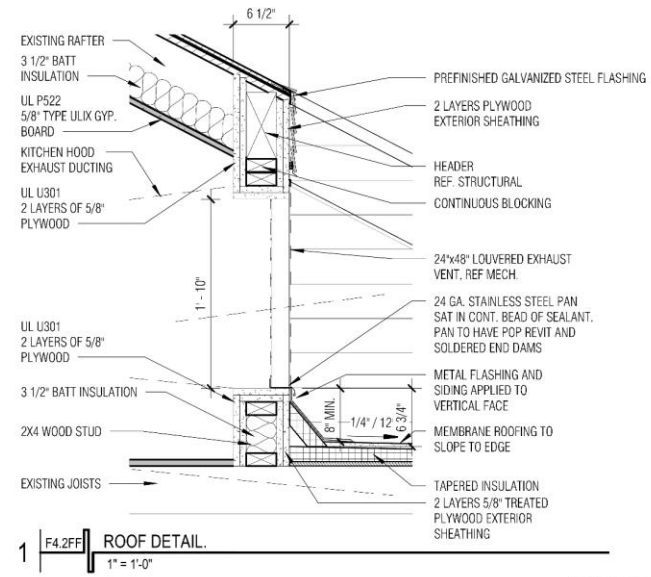
ROOF DETAILS



2 F4.2FF ROOF DETAIL.
1" = 1'-0"



3 F4.2FF LEADER HEAD DETAIL.
3" = 1'-0"

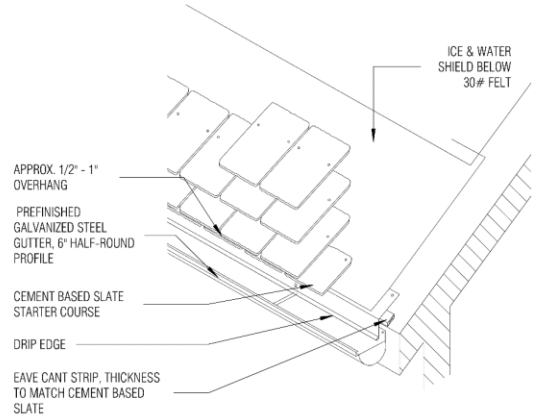


1 F4.2FF ROOF DETAIL.
1" = 1'-0"

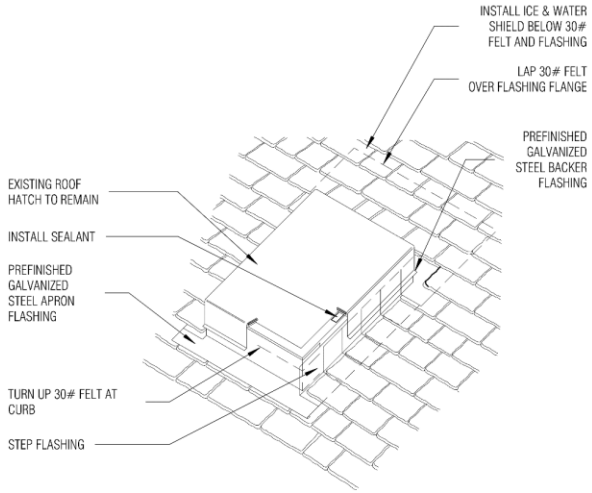
FOR PERMIT 12/06/22

NANO | F4.2FF

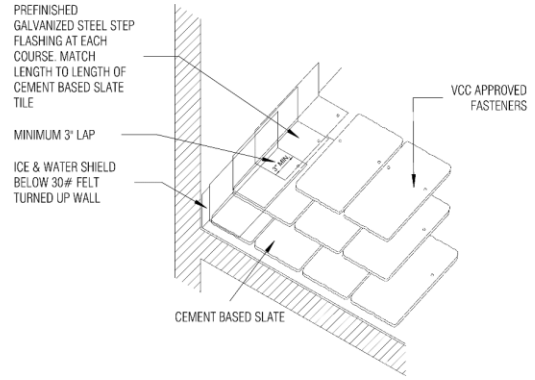
ROOF DETAILS



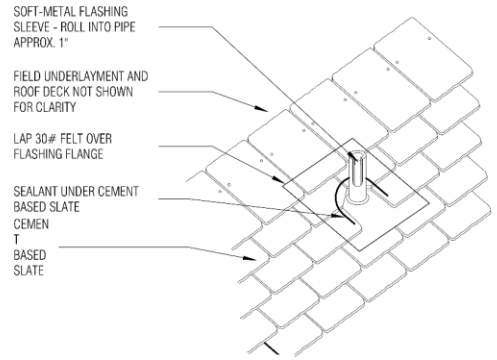
6 F4.2GG ROOF DETAIL - SLATE EAVE GUTTER. 6" = 1'-0"



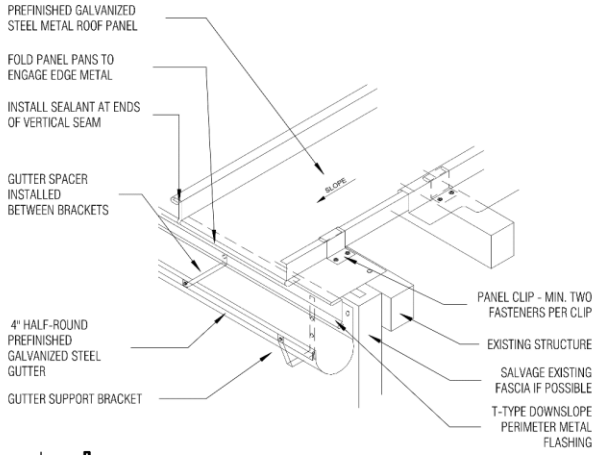
5 F4.2GG ROOF DETAIL - EXISTING ROOF HATCH FLASHING. 6" = 1'-0"



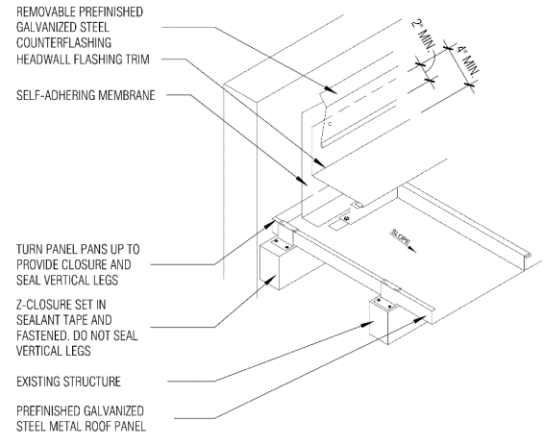
4 F4.2GG ROOF DETAIL - SIDEWALL (STEP) FLASHING. 6" = 1'-0"



3 F4.2GG ROOF DETAIL - VENT PIPE PENETRATION. 6" = 1'-0"



2 F4.2GG ROOF DETAIL - STANDING SEAM ROOF EAVE WITH GUTTER. 6" = 1'-0"



1 F4.2GG ROOF DETAIL - STANDING SEAM ROOF HEADWALL FLASHING. 6" = 1'-0"

FOR PERMIT 12/06/22

NANO | F4.2GG



A DORMER AND EXISTING ROOF



B METAL ROOF, SLATE ROOF, PARAPET AND BRICK EXTERIOR



C METAL ROOF, SLATE ROOF, PARAPET AND BRICK EXTERIOR



D METAL ROOF, SLATE ROOF, PARAPET, BRICK EXTERIOR, SCUPPER & DOWNSPOUT



E GUTTER AND PARAPET



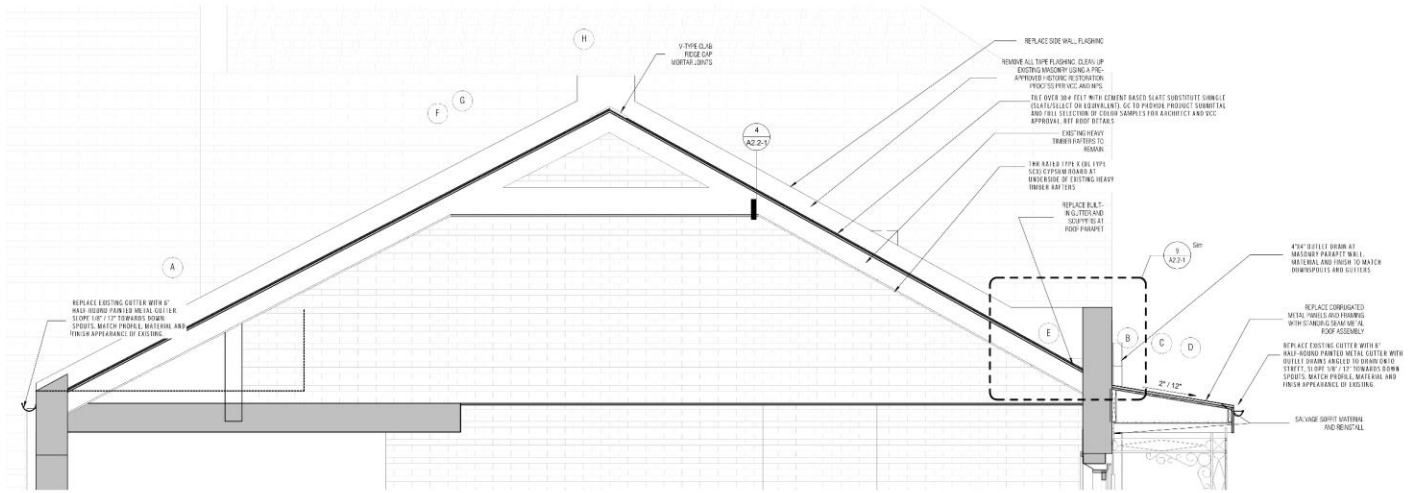
F EXISTING ROOF AND PARAPET



G EXISTING ROOF AND PARAPET



H EXISTING ROOF FROM CHARTRES STREET SIDE



1 A5.1-1 SECTION - NEW SLATE ROOF
A1.5-1 1/2" = 1'-0"

2/20/2020 6:02:26 PM

DEMOLITION RENOVATION LEGEND

EXISTING WALLS, PARTITIONS, CEILINGS, STRUCTURE, EQUIPMENT, ETC. TO REMAIN.

WALL FINISH & EXISTING WALLS, PARTITIONS, CEILINGS, ETC. TO BE REMOVED.

EXISTING IT, DOMESTIC, WALLS, PARTITIONS, CEILINGS, CEILING FIXTURES, EQUIPMENT, ETC. TO BE REMOVED.

NOT IN CONTRACT

A EXISTING CONDITION PHOTO

GENERAL SHEET NOTES - PHASE 1

1. REMOVE ALL ROOF SHINGLES, INSPECT WOOD DECKING FOR WATER AND TERMITE DAMAGE AND REPLACE AS NECESSARY. PROVIDE NEW NATURAL SLATE SHINGLES FOLLOWING PLYWOOD SHEATHING AND COPPER FLASHING.
2. REPLACE METAL CANOPY ROOF WITH EQUIVALENT STANDING SEAM ROOF.
3. REPLACE ALL GUTTERS, SCUPPERS, DOWNSPOUTS AND CAST IRON BOOTS. CONNECT DOWNSPOUTS TO SUBSURFACE DRAINAGE.
4. FINAL LOCATION OF DOWNSPOUTS MAY NEED TO BE DISCUSSED IN FIELD TO ADDRESS SHARED NEIGHBOR DRAINAGE ISSUES.
5. REMOVE, REPAIR AND REPLACE BRICK FRAMING TRIMS AS EXISTING SLOPES.
6. REMOVE AND REPLACE DECAYED BRICKS. REMOVE DECAYED MORTAR AND TUCK POINT BRICK JOINTS.
7. ALL BRICK AND GRANITE TO BE CLEANED WITH AN APPROVED PAINT STRIPPER AND RESTORATION CLEANER. EXCEPTION: WHERE PAINTED EXISTING BRICK TO BE LEFT EXPOSED.
8. WIRE BRUSH ENTIRE RAILING, PRIME W/METAL PRIMER AND PAINT W/ 2 COATS. REPLACE MISSING IRON PATTERN TO MATCH EXISTING PATTERN AND PROFILES.
9. REPAIR EXISTING SILLS AND LEADERS AS REQUIRED.
10. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY WHEN EVER THERE IS FIELD CONDITIONS CONFLICT WITH CONSTRUCTION DOCUMENTS.
11. SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR ALL CUSTOM FABRICATIONS.

NANO ARCHITECTURE | INTERIORS

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS

	DESCRIPTION	DATE

DRAFT

PHASE 1 - RESTORATION

DATE 20 FEB 2020

PROJ NO. A1907

NOT FOR CONSTRUCTION

A5.1-1

BUILDING SECTIONS

616 CONTI STREET - THE DEAD RABBIT
REVIEW FOR EARLY RELEASE SCOPE
PERMIT #22-31816-VCGEN

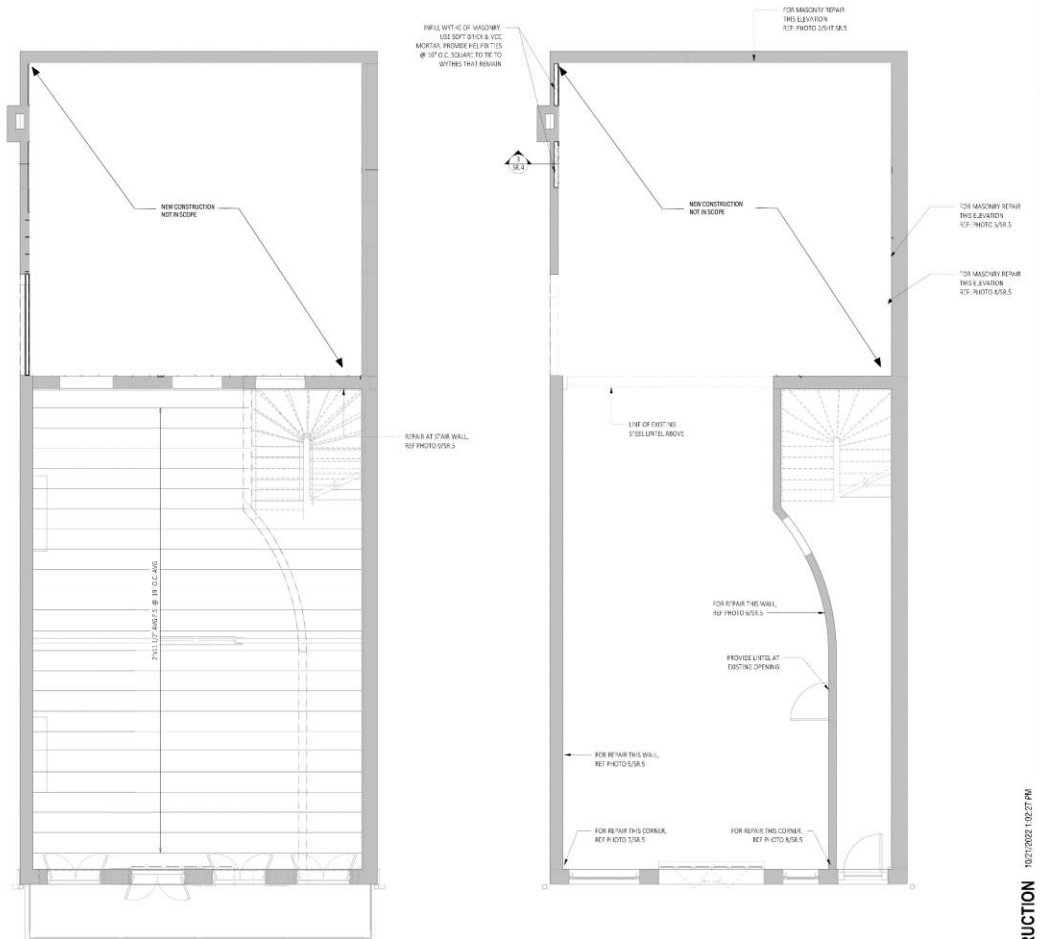
DECEMBER 6, 2022

STRUCTURAL REPAIRS AND INFILL

SCOPE OF WORK:

1. SELECTIVE MASONRY TUCK-POINT
2. MASONRY INFILL WHERE MISSING AND/OR DAMAGED
3. REPLACE DAMAGED JOISTS
4. REPLACE DAMAGED ROOF DECKING, RAFTERS AND COLLAR TIES
5. REPLACE DAMAGED BALCONY OUTRIGGERS (SEE ARCHITECTURAL SECTION FOR ALL DETAILS)

NANO
ARCHITECTURE | INTERIORS



2 2ND FLOOR REPAIR PLAN
SR.1 1/4" = 1'-0"

1 1ST FLOOR REPAIR PLAN
SR.1 1/4" = 1'-0"

NANO ARCHITECTURE | INTERIORS

PHASE 1

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS
DESCRIPTION DATE

STATE OF LOUISIANA
MARY SCHAMBERG JOHNSON
License No. 42496
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
10/21/22

FOR PERMIT USE ONLY
PERMIT
DATE 10/21/2022
PROJ NO. A1907

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10/21/2022 1:02:27 PM

SR.1
1ST FLOOR & 2ND FLOOR REPAIR PLANS

10/21/2022 1:02:27 PM

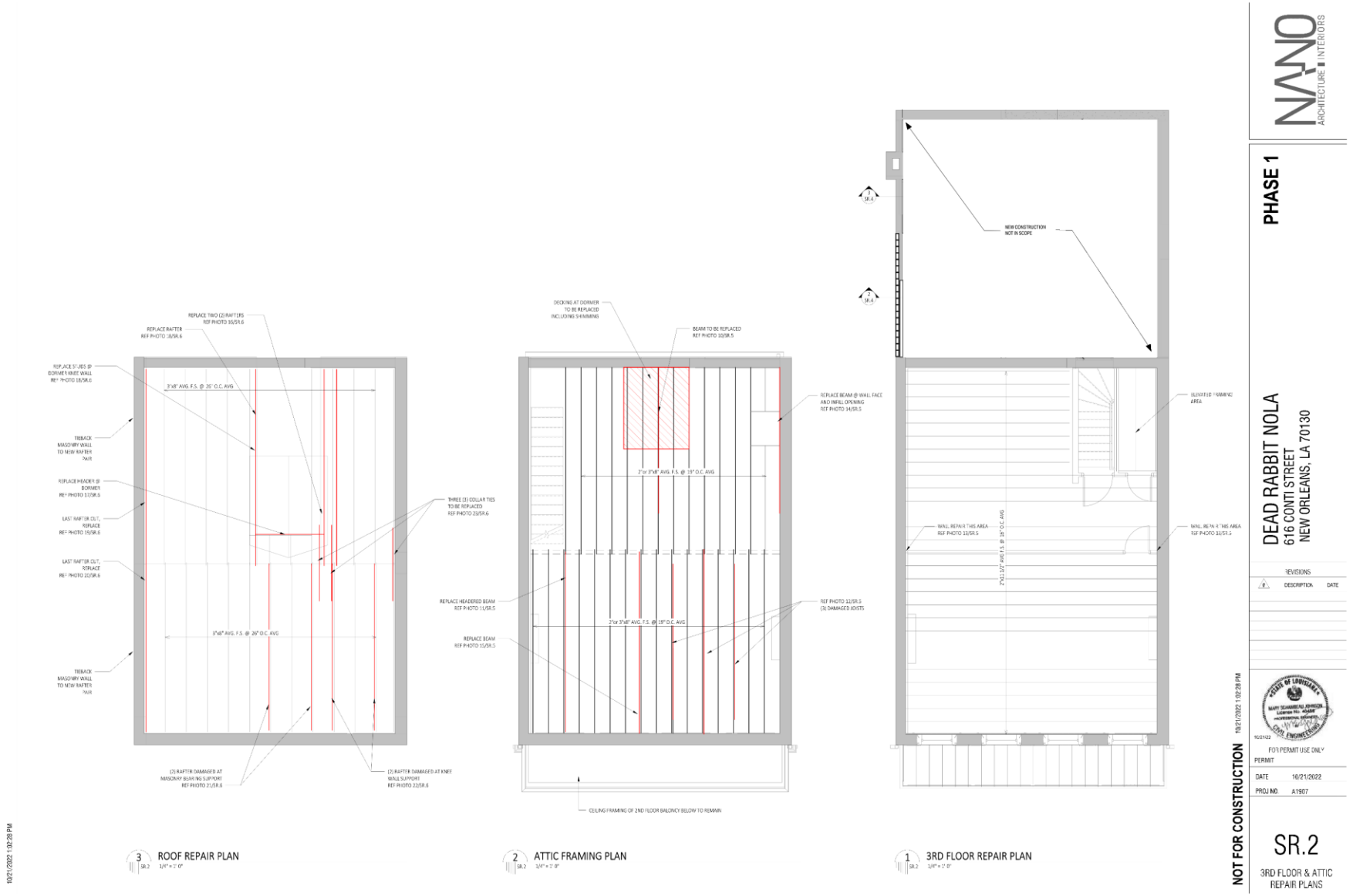

REPLACE TWO (2) RAFTERS REF PHOTO 16/SR.6
REPLACE RAFTER REF PHOTO 18/SR.6
REPLACE STUDS @ DORMER KNEE WALL REF PHOTO 18/SR.6
3"x8" AVG. F.S. @ 26" O.C. AVG
TIEBACK MASONRY WALL TO NEW RAFTER PAIR
REPLACE HEADER @ DORMER REF PHOTO 17/SR.6
LAST RAFTER CUT, REPLACE REF PHOTO 19/SR.6
LAST RAFTER CUT, REPLACE REF PHOTO 20/SR.6
3"x8" AVG. F.S. @ 26" O.C. AVG
TIEBACK MASONRY WALL TO NEW RAFTER PAIR
(2) RAFTER DAMAGED AT MASONRY BEARING SUPPORT REF PHOTO 21/SR.6
(2) RAFTER DAMAGED AT KNEE WALL SUPPORT REF PHOTO 22/SR.6
3 ROOF REPAIR PLAN
1/4" = 1'-0"
DECKING AT DORMER TO BE REPLACED INCLUDING SHIMMING
BEAM TO BE REPLACED REF PHOTO 10/SR.5
REPLACE BEAM @ WALL FACE AND INFILL OPENING REF PHOTO 14/SR.5
THREE (3) COLLAR TIES TO BE REPLACED REF PHOTO 23/SR.6
2"x or 3"x8" AVG. F.S. @ 19" O.C. AVG
REPLACE HEADERED BEAM REF PHOTO 11/SR.5
2"x or 3"x8" AVG. F.S. @ 19" O.C. AVG
REPLACE BEAM REF PHOTO 15/SR.5
REF PHOTO 12/SR.5 (3) DAMAGED JOISTS
CEILING FRAMING OF 2ND FLOOR BALCONY BELOW TO REMAIN
2 ATTIC FRAMING PLAN
1/4" = 1'-0"
NEW CONSTRUCTION NOT IN SCOPE
ELEVATED FRAMING AREA
WALL REPAIR THIS AREA REF PHOTO 23/SR.5
2"x11.25" AVG F.S. @ 16" O.C. AVG
WALL REPAIR THIS AREA REF PHOTO 23/SR.5
1 3RD FLOOR REPAIR PLAN
1/4" = 1'-0"
NANO ARCHITECTURE | INTERIORS
PHASE 1
DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130
REVISIONS
DESCRIPTION DATE
STATE OF LOUISIANA
MARY SCHAMBERG JOHNSON
License No. 40688
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
10/21/2022
FOR PERMIT USE ONLY
PERMIT
DATE 10/21/2022
PROJ NO. A1907
NOT FOR CONSTRUCTION
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SR.2
3RD FLOOR & ATTIC REPAIR PLANS

PHOTO NOTES:
1. PHOTOS PROVIDED FOR CONTEXT ONLY. REFER TO DRAWINGS AND GENERAL NOTES FOR SPECIFIC REPAIR INSTRUCTIONS.
2. NOT ALL AREAS OF REPAIR MAY BE SHOWN.
3. ALL VEGETATION TO BE REMOVED BY MASONRY WALLS AND CLEANED PER ARCHITECT.
4. IF DAMAGED JOIST LOCATION IS UNCLEAR, NOTIFY ENGINEER.

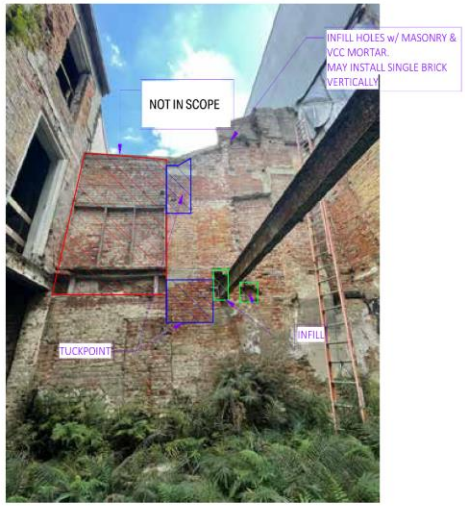


PHOTO 1



PHOTO 2



PHOTO 3

10/21/2022 1:02:30 PM

NANO ARCHITECTURE | INTERIORS

PHASE 1

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS
DESCRIPTION DATE

MARY SCHAMBECAU JOHNSON License No. 45646 PROFESSIONAL ENGINEER CIVIL ENGINEERING STATE OF LOUISIANA 10/21/22

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PERMIT
DATE 10/21/2022
PROJ NO. A1907

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SR.5
REPAIR PHOTOS

PHOTO NOTES:
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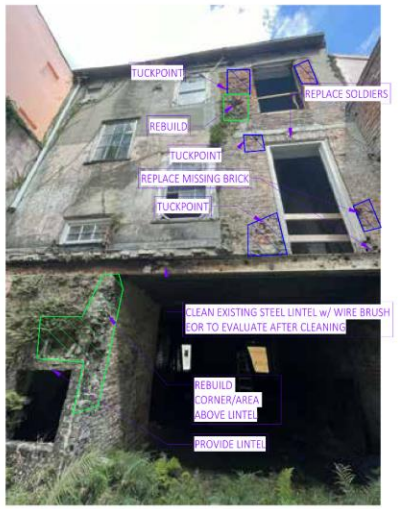


PHOTO 4

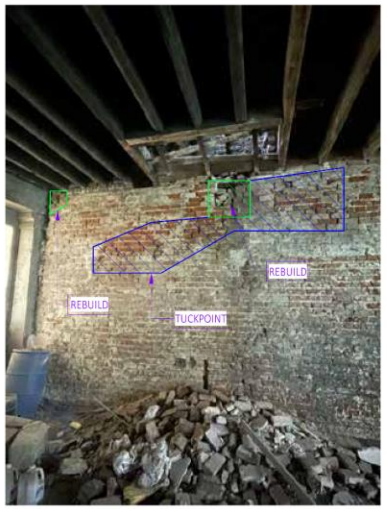


PHOTO 5



PHOTO 6

10/21/2022 1:02:39 PM

NANO ARCHITECTURE | INTERIORS

PHASE 1

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS
DESCRIPTION DATE

NOT FOR CONSTRUCTION

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STATE OF LOUISIANA
MARY SCHAMBERG JOHNSON
License No. 40484
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
10/21/22

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DATE 10/21/2022
PROJ NO. A1907

SR.5
REPAIR PHOTOS

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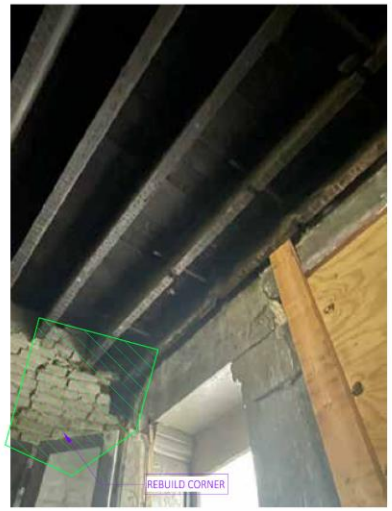


PHOTO 7



PHOTO 8

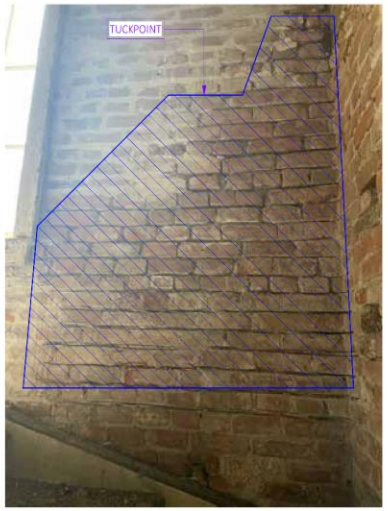


PHOTO 9

10/21/2022 1:02:30 PM

NANO ARCHITECTURE | INTERIORS

PHASE 1

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS

#	DESCRIPTION	DATE

STATE OF LOUISIANA
MARK SCHAMBEAU JOHNSON
License No. 40388
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
10/21/2022

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PROJ NO. A1907

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SR.5
REPAIR PHOTOS

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4. IF DAMAGED JOIST LOCATION IS UNCLEAR, VERIFY ENGINEER.



PHOTO 10



PHOTO 11



PHOTO 12

10/21/2022 1:02:30 PM

NANO ARCHITECTURE | INTERIORS

PHASE 1

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS
DESCRIPTION DATE

STATE OF LOUISIANA
MARY SCHAMBECAU JOHNSON
License No. 45648
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
10/21/22

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DATE 10/21/2022
PROJ NO. A1907

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SR.5
REPAIR PHOTOS

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PHOTO 13



PHOTO 14



PHOTO 15

10/21/2022 1:02:30 PM

NANO ARCHITECTURE | INTERIORS

PHASE 1

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS

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DATE 10/21/2022
PROJ NO. A1907

SR.5
REPAIR PHOTOS

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4. IF DAMAGED JOIST LOCATION IS UNCLEAR, NOTIFY ENGINEER.
5. AREAS OF DAMAGED DECKING AT ROOF AND ATTIC SHALL BE REPLACED WITH RATED SHEATHING PER GENERAL NOTES.



PHOTO 16



PHOTO 17



PHOTO 18

10/21/2022 1:02:31 PM

NANO ARCHITECTURE | INTERIORS

PHASE 1

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS
DESCRIPTION DATE

STATE OF LOUISIANA
MARY SCHAMBELAN JOHNSON
License No. 40566
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
10/21/22

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DATE 10/21/2022
PROJ NO. A1907

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SR.6
REPAIR PHOTOS

PHOTO NOTES:
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5. AREAS OF DAMAGED DECKING AT ROOF AND ATTIC SHALL BE REPLACED WITH RATED SHEATHING PER GENERAL NOTES.



PHOTO 19



PHOTO 20



PHOTO 21

10/21/2022 1:02:31 PM

NANO ARCHITECTURE | INTERIORS

PHASE 1

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS
#	DESCRIPTION	DATE

STATE OF LOUISIANA
MARY SCHAMBERG JOHNSON
LICENSE NO. 40488
PROFESSIONAL ENGINEER
CIVIL ENGINEERING

FOR PERMIT USE ONLY
PERMIT
DATE 10/21/2022
PROJ NO. A1907

NOT FOR CONSTRUCTION

SR.6
REPAIR PHOTOS

616 Conti

VCC Architectural Committee

December 20, 2022

PHOTO NOTES:
1. PHOTOS PROVIDED FOR CONTEXT ONLY. REFER TO DRAWINGS AND GENERAL NOTES FOR SPECIFIC REPAIR INSTRUCTIONS.
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5. AREAS OF DAMAGED DECKING AT ROOF AND ATTIC SHALL BE REPLACED WITH RATED SHEATHING PER GENERAL NOTES.



PHOTO 22



PHOTO 23

10/21/2022 1:02:31 PM

NANO ARCHITECTURE | INTERIORS

PHASE 1

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

REVISIONS
#	DESCRIPTION	DATE

STATE OF LOUISIANA
MARY SCHAMBERG JOHNSON
LICENSE NO. 40488
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
10/21/2022

FOR PERMIT USE ONLY
PERMIT
DATE 10/21/2022
PROJ NO. A1907

NOT FOR CONSTRUCTION

SR.6
REPAIR PHOTOS

616 CONTI STREET - THE DEAD RABBIT
REVIEW FOR EARLY RELEASE SCOPE
PERMIT #22-31816-VCGEN

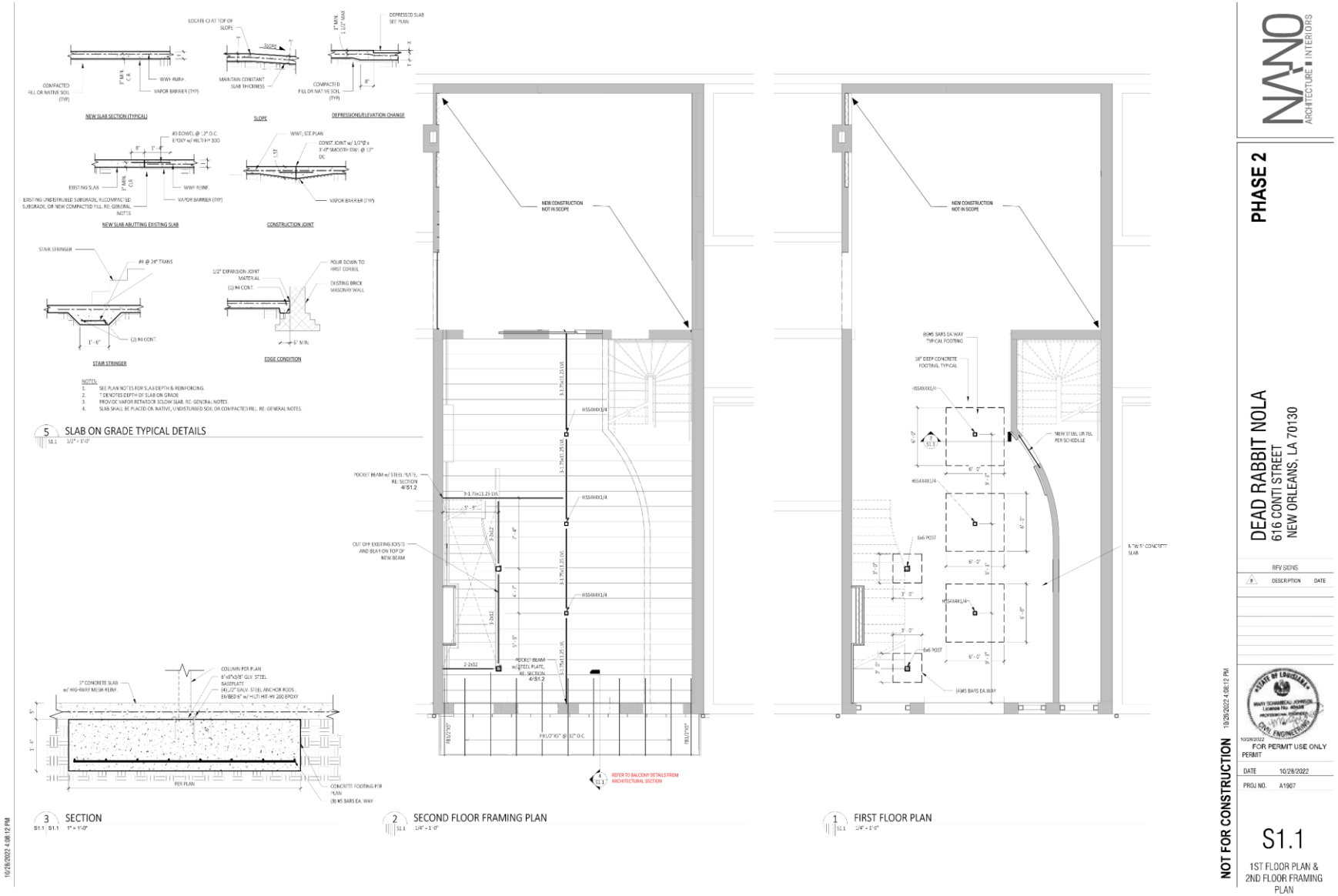
DECEMBER 6, 2022

STRUCTURAL REINFORCEMENT

SCOPE OF WORK:

1. REINFORCEMENT OF EXISTING JOISTS WITH STRUCTURAL COLUMNS AND BEAMS
2. REINFORCE STRUCTURAL BRICK WALLS WITH CONCRETE FOOTINGS

NANO
ARCHITECTURE | INTERIORS



NANO ARCHITECTURE | INTERIORS

PHASE 2

DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130

RFV SIGNS

#	DESCRIPTION	DATE

STATE OF LOUISIANA — MARY SCHAMBEAU JOHNSON — LICENSE NO. 40686 — PROFESSIONAL ENGINEER — CIVIL ENGINEERING

10/28/2022

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DATE 10/28/2022

PROJ NO. A1907

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S1.1

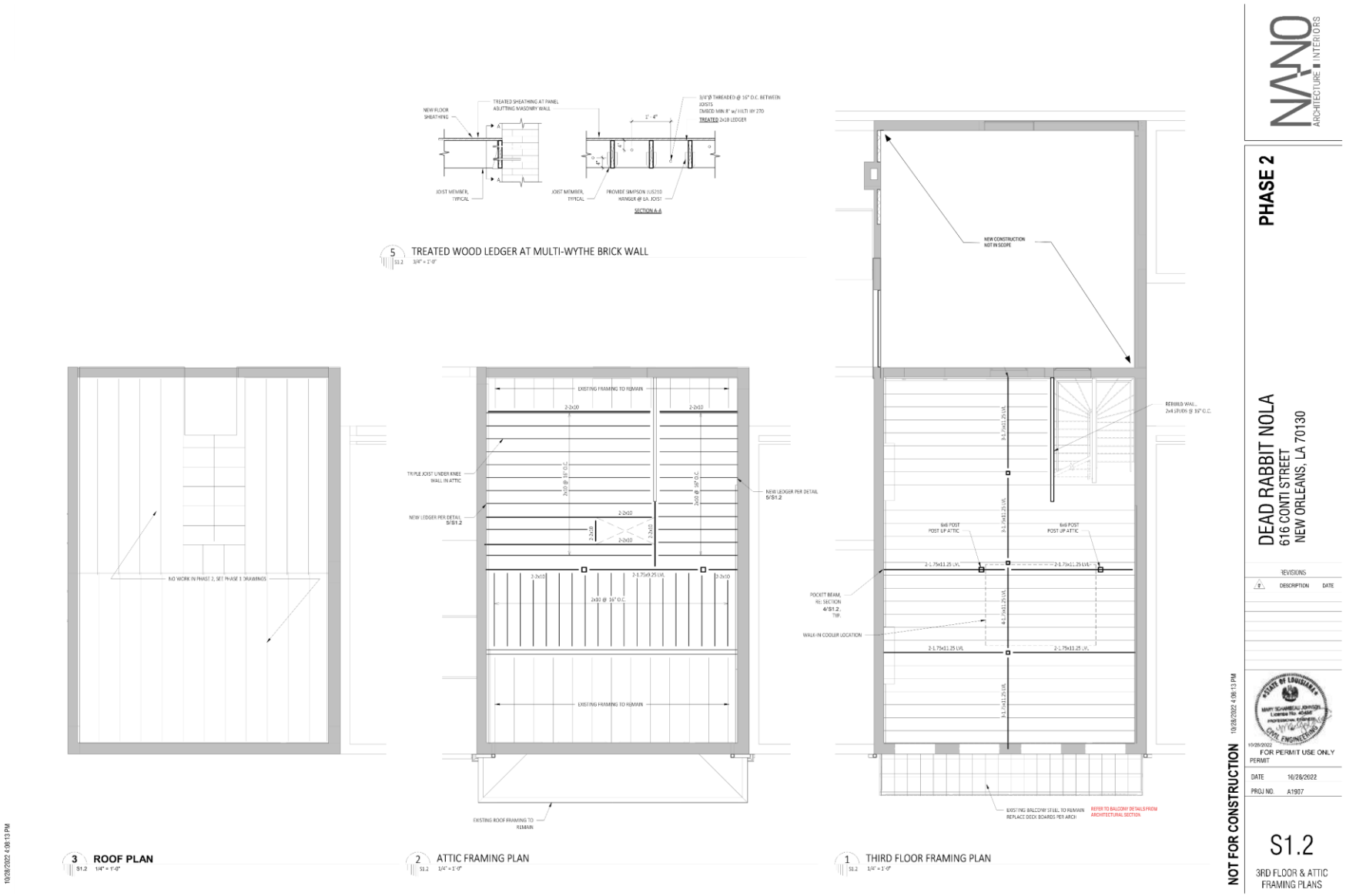
1ST FLOOR PLAN & 2ND FLOOR FRAMING PLAN

616 Conti

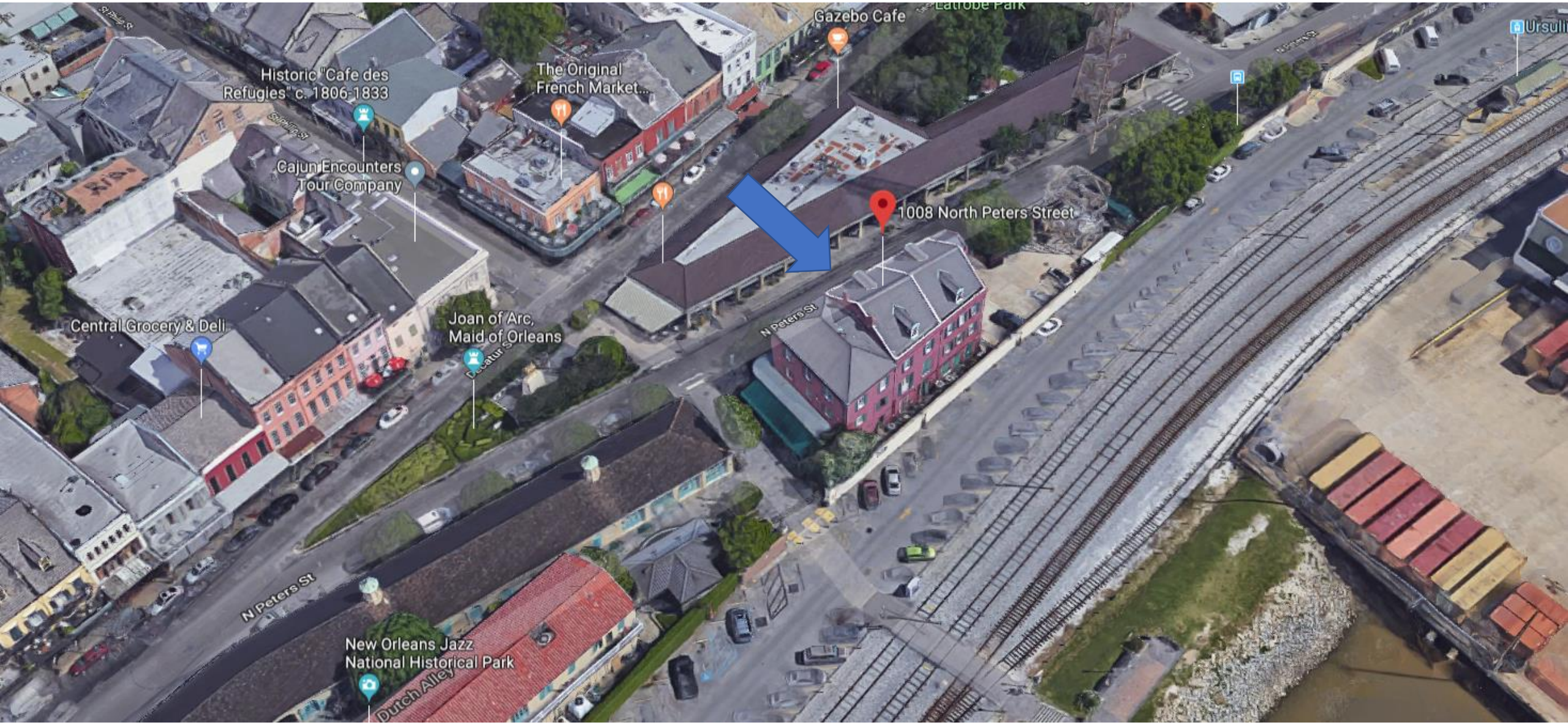
VCC Architectural Committee

December 20, 2022

VIEUX CARRE COMMISSION ESTABLISHED 1936


TREATED WOOD LEDGER AT MULTI-WYTHE BRICK WALL
NEW CONSTRUCTION NOT IN SCOPE
REBUILD WALL, 2x4 @RUDS @ 16" O.C.
EXISTING FRAMING TO REMAIN
NEW LEDGER PER DETAIL 5/S1.2
TRIPLE JOIST UNDER KNEE WALL IN ATTIC
NO WORK IN PHASE 2, SEE PHASE 1 DRAWINGS
EXISTING ROOF FRAMING TO REMAIN
POCKET BEAM, RE: SECTION 4/S1.2, TYP.
WALK-IN COOLER LOCATION
EXISTING BALCONY STEEL TO REMAIN REPLACE DECK BOARDS PER ARCH
REFER TO BALCONY DETAILS FROM ARCHITECTURAL SECTION
5 TREATED WOOD LEDGER AT MULTI-WYTHE BRICK WALL
3 ROOF PLAN
2 ATTIC FRAMING PLAN
1 THIRD FLOOR FRAMING PLAN
NANO ARCHITECTURE | INTERIORS
PHASE 2
DEAD RABBIT NOLA
616 CONTI STREET
NEW ORLEANS, LA 70130
REVISIONS
DESCRIPTION DATE
FOR PERMIT USE ONLY
PERMIT
DATE 10/28/2022
PROJ NO. A1907
NOT FOR CONSTRUCTION
S1.2
3RD FLOOR & ATTIC FRAMING PLANS

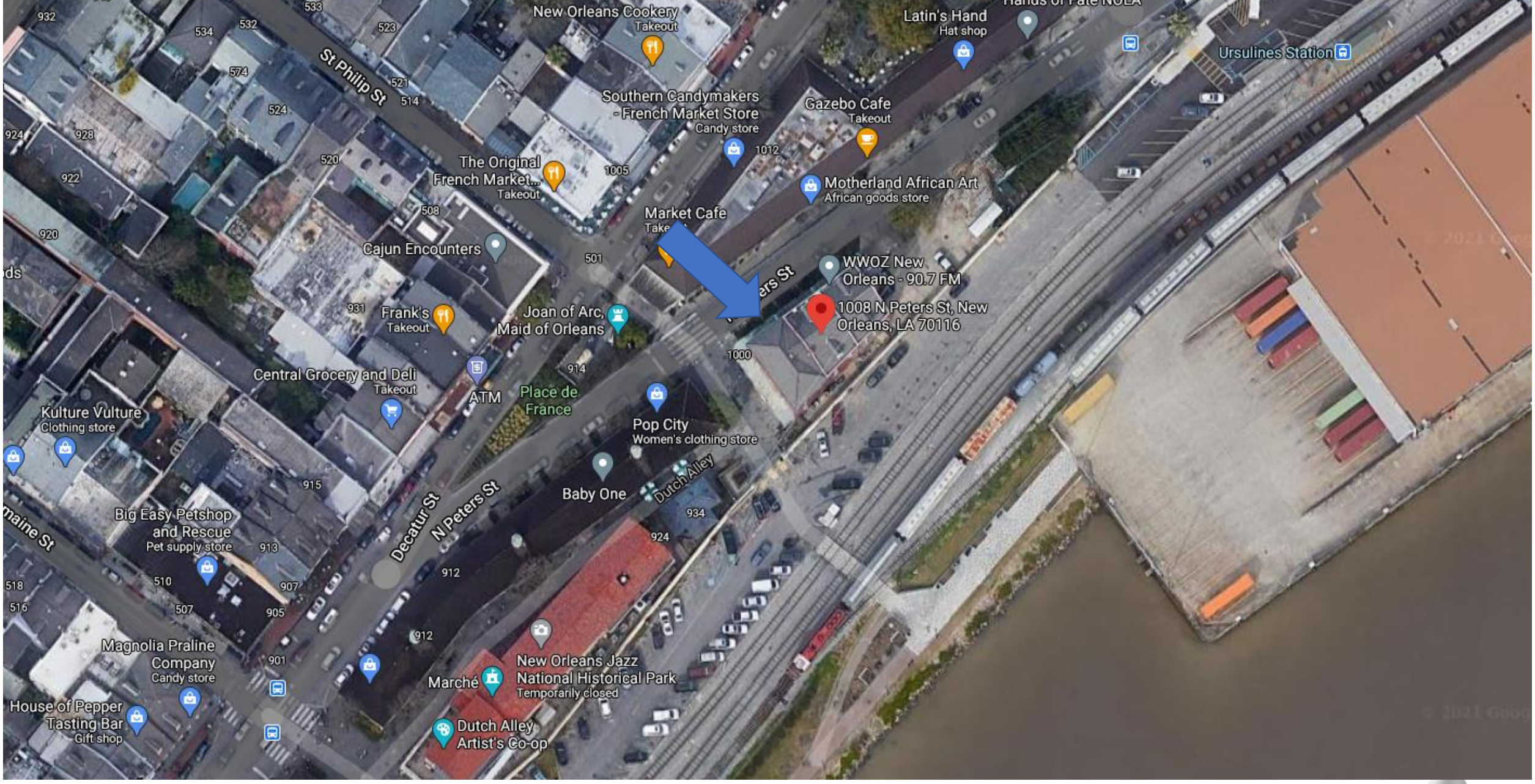
1008 N Peters



1008 N Peters Street

VCC Architectural Committee

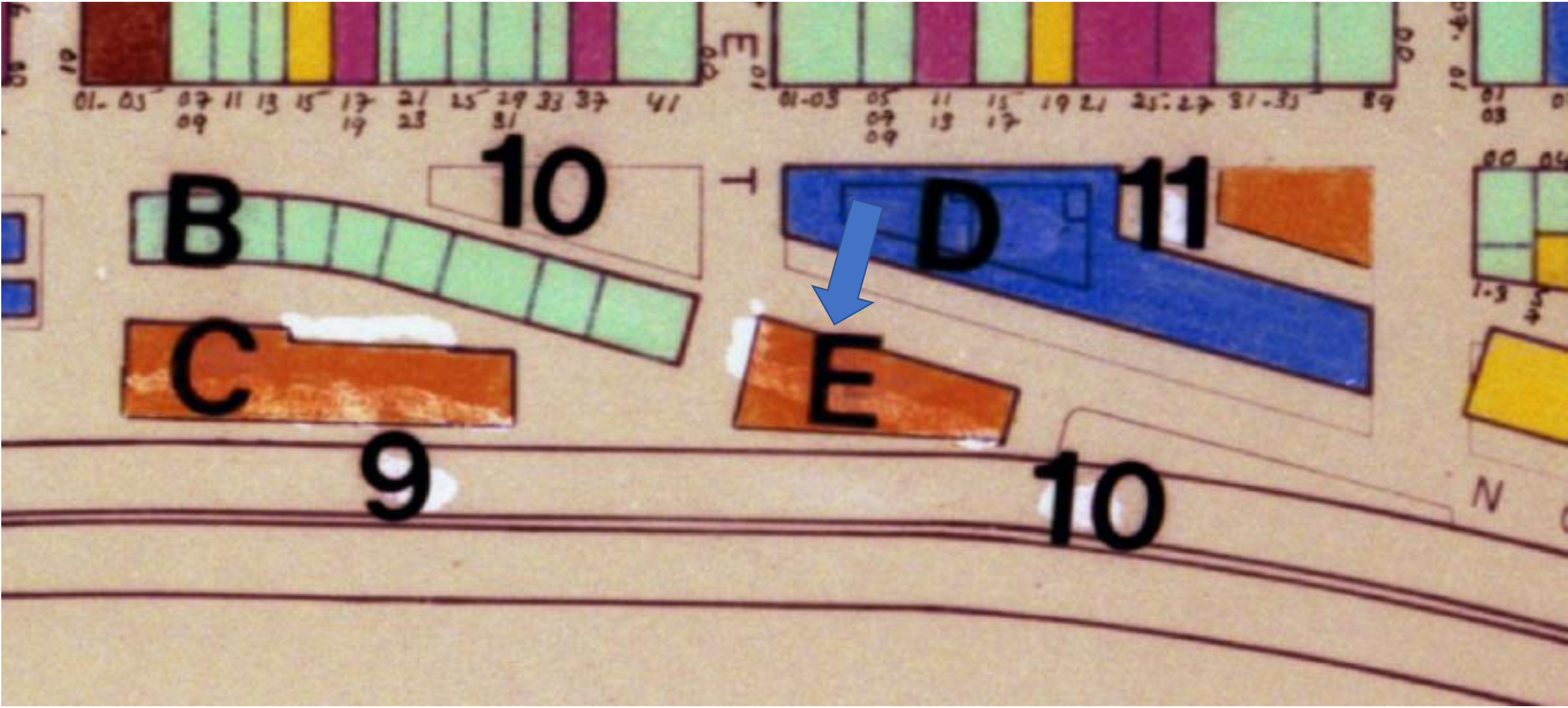
December 20, 2022



1008 N Peters

VCC Architectural Committee

November 10, 2015



1008 N Peters Street

VCC Architectural Committee

December 20, 2022



1008 N Peters Street

VCC Architectural Committee

December 20, 2022



1008 N Peters Street

VCC Architectural Committee

December 20, 2022



1008 N Peters Street



1008 N Peters Street

VCC Architectural Committee

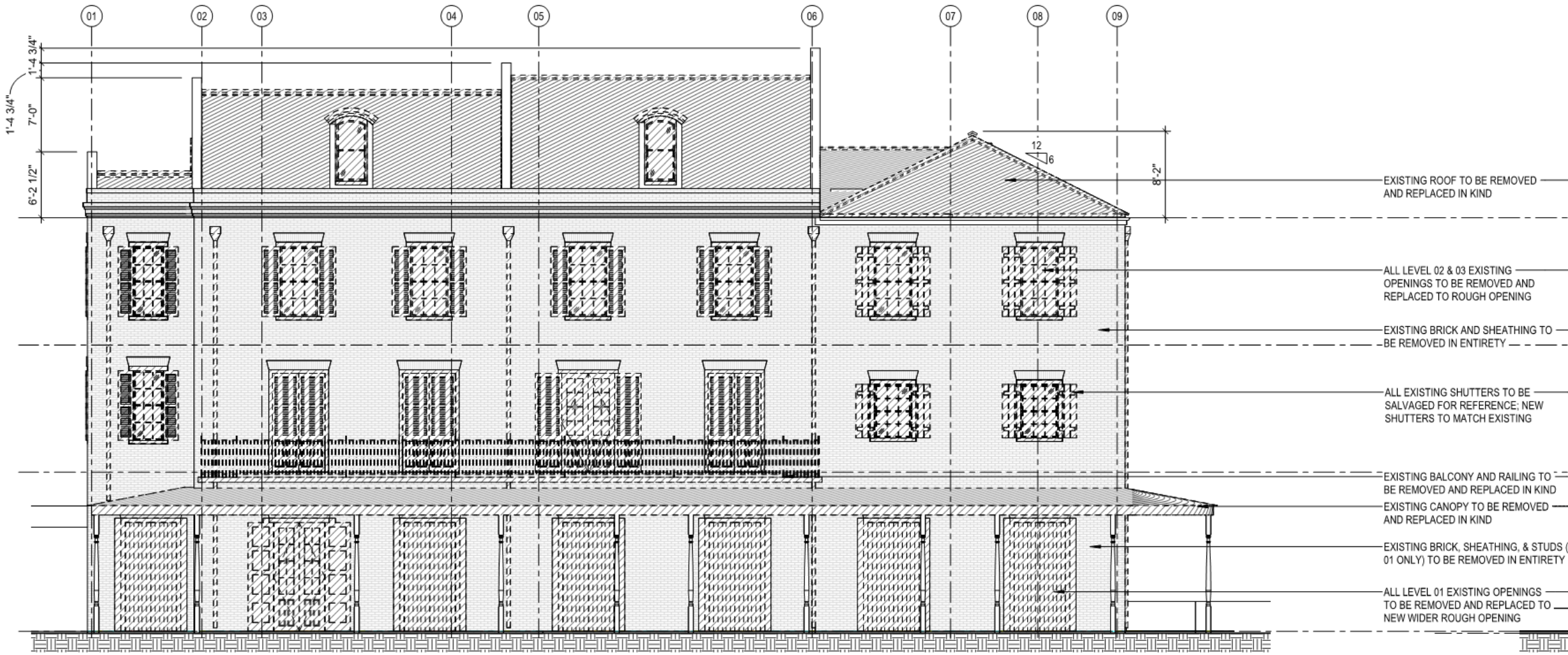
December 20, 2022



1008 N Peters Street

VCC Architectural Committee

December 20, 2022



1 AD3.01 DEMO BLDG ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

2 AD3.0

1008 N Peters Street

VCC Architectural Committee

December 20, 2022



TRAPOLINPEER ARCHITECTS

PERMIT SET

FMC BLDG E RENOVATION

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

OWNER
FRENCH MARKET CORPORATION
518 ST. PETERS STREET
NEW ORLEANS, LA 70116
504-636-6400

ARCHITECT
TRAPOLIN·PEER
850 TCHOUPITOULAS ST.
NEW ORLEANS, LA 70130
(504) 523-2772
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CONTRACTOR
TBD
Street Address
City, State
Phone Number

PETER M. TRAPOLIN 19896 No. 26994 REGISTERED ARCHITECT STATE OF LOUISIANA

REVISION #	DESCRIPTION	DATE

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PROJECT NUMBER
CN21151

ISSUE DATE
12/02/22

BLDG ELEVATION

A3.01

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December 20, 2022

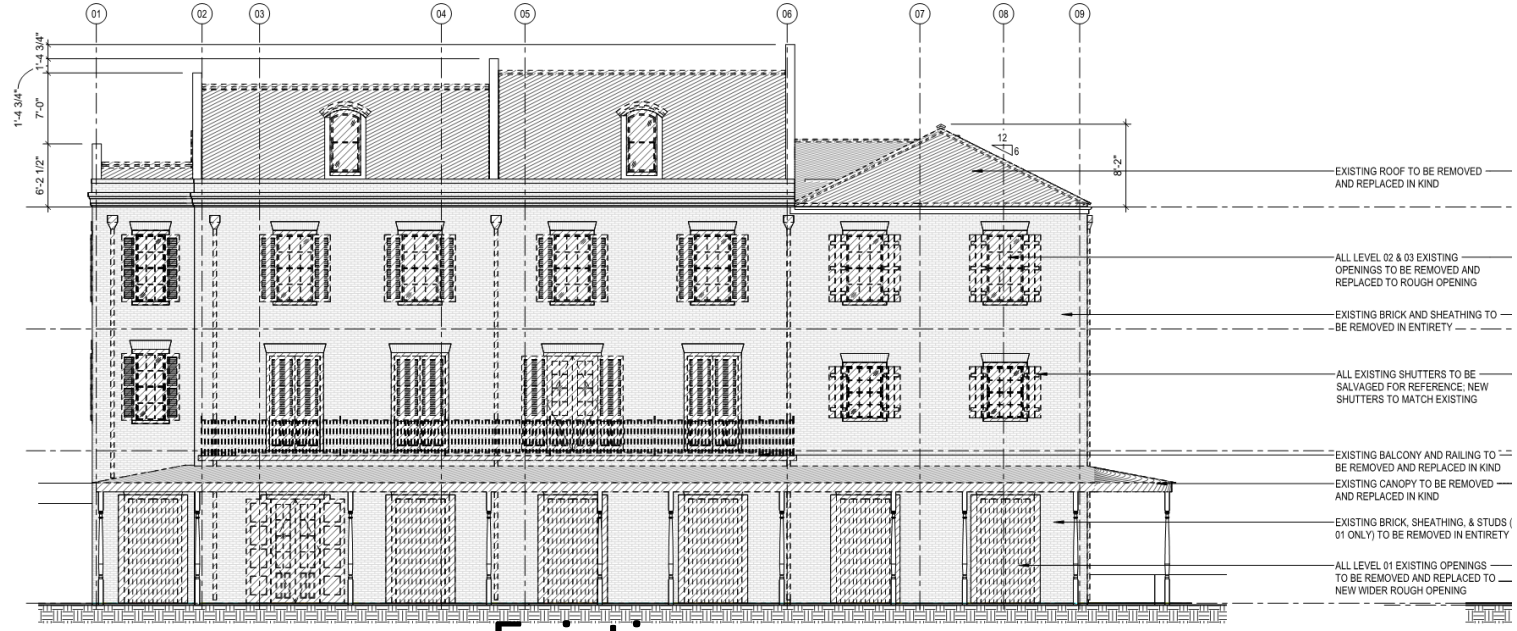


1 BLDG ELEVATION - SOUTH
A3.01 SCALE: 1/8" = 1'-0"

1008 N Peters Street

VCC Architectural Committee

December 20, 2022

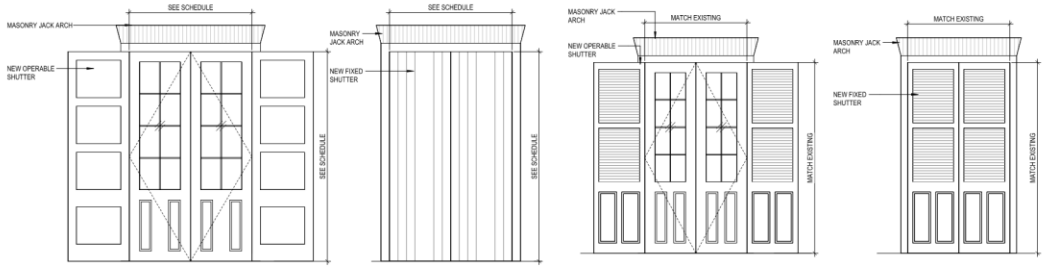


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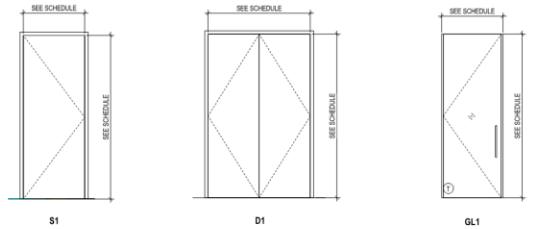


Proposed

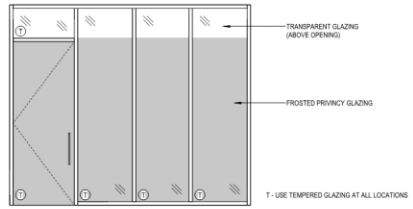
1 BLDG ELEVATION - SOUTH
AD3.0 SCALE: 1/8" = 1'-0"



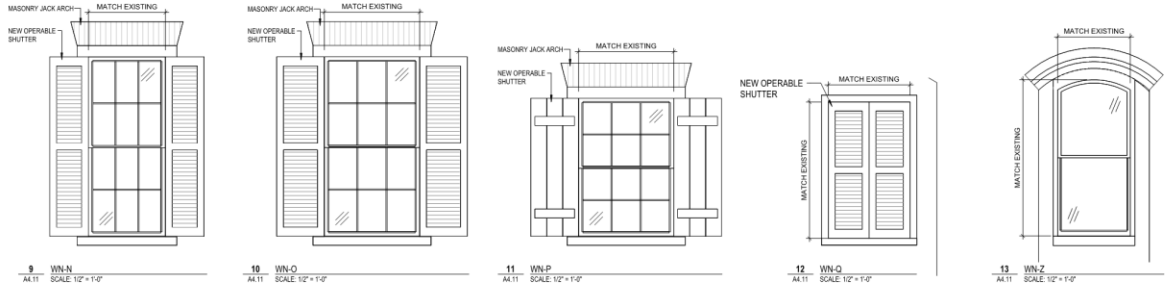
1 EXTERIOR OPENING ELEVATIONS
A4.11 SCALE: 3/8" = 1'-0"



5 INTERIOR OPENING ELEVATIONS
A4.11 SCALE: 3/8" = 1'-0"



8 TYP. INTERIOR STOREFRONT ELEVATION
A4.11 SCALE: 3/8" = 1'-0"



9 WN-N
A4.11 SCALE: 1/2" = 1'-0"

10 WN-O
A4.11 SCALE: 1/2" = 1'-0"

11 WN-P
A4.11 SCALE: 1/2" = 1'-0"

12 WN-Q
A4.11 SCALE: 1/2" = 1'-0"

13 WN-Z
A4.11 SCALE: 1/2" = 1'-0"

EXTERIOR DOOR SCHEDULE

MARK	OPENING TYPE	OPENING WIDTH	OPENING HEIGHT	OPENING DESCRIPTION	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	FRAME MATERIAL	FIRE RATING (MIN.)	COMMENTS
LEVEL 01											
New Construction											
E101.1	EX OP1	6'-10"	10'-8"	DOUBLE	6'-0"	10'-3"	1 3/4"	WD_PAINT	WD_PAINT		OPERABLE OPENING, MATCH EXISTING IN KIND
E101.2	EX FD1	6'-10"	10'-8"	DOUBLE	6'-0"	10'-3"	1 3/4"	WD_PAINT	WD_PAINT		FIXED OPENING, MATCH EXISTING IN KIND
E103	EX OP1	6'-10"	10'-8"	DOUBLE	6'-0"	10'-3"	1 3/4"	WD_PAINT	WD_PAINT		OPERABLE OPENING, MATCH EXISTING IN KIND
E106.1	EX OP1	6'-10"	10'-8"	DOUBLE	6'-0"	10'-3"	1 3/4"	WD_PAINT	WD_PAINT		OPERABLE OPENING, MATCH EXISTING IN KIND
E109	EX OP1	6'-10"	10'-8"	DOUBLE	6'-0"	10'-3"	1 3/4"	WD_PAINT	WD_PAINT		OPERABLE OPENING, MATCH EXISTING IN KIND
E110	EX FD1	6'-10"	10'-8"	DOUBLE	6'-0"	10'-3"	1 3/4"	WD_PAINT	WD_PAINT		OPERABLE OPENING, MATCH EXISTING IN KIND
E112	*EX OP1			SINGLE	3'-0"	10'-3"	1 3/4"	WD_PAINT	WD_PAINT		NEW DOOR ADDED FOR EXTERIOR ACCESS TO FIRE PUMP ROOM TO MEET CODE REQUIREMENTS
E120.1	EX OP1	6'-10"	10'-8"	DOUBLE	6'-0"	10'-3"	1 3/4"	WD_PAINT	WD_PAINT		OPERABLE OPENING, MATCH EXISTING IN KIND
E120.2	EX OP1	6'-10"	10'-8"	DOUBLE	6'-0"	10'-3"	1 3/4"	WD_PAINT	WD_PAINT		OPERABLE OPENING, MATCH EXISTING IN KIND
E120.3	EX OP1	6'-10"	10'-8"	DOUBLE	6'-0"	10'-3"	1 3/4"	WD_PAINT	WD_PAINT		OPERABLE OPENING, MATCH EXISTING IN KIND
E120.4	EX OP1	6'-10"	10'-8"	DOUBLE	6'-0"	10'-3"	1 3/4"	WD_PAINT	WD_PAINT		OPERABLE OPENING, MATCH EXISTING IN KIND
E120.5	EX OP1	6'-10"	10'-8"	DOUBLE	6'-0"	10'-3"	1 3/4"	WD_PAINT	WD_PAINT		OPERABLE OPENING, MATCH EXISTING IN KIND
ES1A	EX FD1	6'-10"	10'-8"	DOUBLE	6'-0"	10'-3"	1 3/4"	WD_PAINT	WD_PAINT		FIXED OPENING, MATCH EXISTING IN KIND
ES2	EX OP1	6'-10"	10'-8"	DOUBLE	6'-0"	10'-3"	1 3/4"	WD_PAINT	WD_PAINT		OPERABLE OPENING, MATCH EXISTING IN KIND
LEVEL 02											
New Construction											
E201	EX OP2	5'-8"	9'-8"	DOUBLE	5'-0"	9'-4"	1 3/4"	WD_PAINT	WD_PAINT		OPERABLE OPENING, MATCH EXISTING IN KIND
E202	EX OP2	5'-8"	9'-8"	DOUBLE	5'-0"	9'-4"	1 3/4"	WD_PAINT	WD_PAINT		OPERABLE OPENING, MATCH EXISTING IN KIND
E203	EX OP2	5'-8"	9'-8"	DOUBLE	5'-0"	9'-4"	1 3/4"	WD_PAINT	WD_PAINT		OPERABLE OPENING, MATCH EXISTING IN KIND
E204	EX FD2	5'-8"	10'-8"	DOUBLE	4'-10"	10'-3"	1 3/4"	WD_PAINT	WD_PAINT		FIXED OPENING, MATCH EXISTING IN KIND
E205	EX FD2	5'-8"	10'-8"	DOUBLE	4'-10"	10'-3"	1 3/4"	WD_PAINT	WD_PAINT		FIXED OPENING, MATCH EXISTING IN KIND
ES2B	EX FD2	5'-8"	9'-8"	DOUBLE	5'-0"	9'-4"	1 3/4"	WD_PAINT	WD_PAINT		FIXED OPENING, MATCH EXISTING IN KIND

*TO MATCH ADJACENT DOORS IN KIND, SEE EXTERIOR ELEVATIONS FOR ACTUAL OPENING ELEVATION

INTERIOR DOOR SCHEDULE

MARK	OPENING TYPE	OPENING DESCRIPTION	DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	FRAME MATERIAL	FIRE RATING (MIN.)	COMMENTS
LEVEL 01										
New Construction										
102	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT	45	
104	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
105	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
105A	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
106	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
106A	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
107	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT	45	
107A	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
107B	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
108	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT	45	
108A	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT	45	
109	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
110	D1	DOUBLE	F	6'-0"	8'-0"	1 3/4"	<By Category>	<By Category>		
111	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
111A	D1	DOUBLE	F	6'-0"	8'-0"	1 3/4"	<By Category>	<By Category>		
120	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT	45	
S1A	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	HM_PAINT	HM_PAINT	45	
S2A	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	HM_PAINT	HM_PAINT	90	
LEVEL 02										
New Construction										
S1B	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	HM_PAINT	HM_PAINT	45	
S2B	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	HM_PAINT	HM_PAINT	90	
LEVEL 03										
New Construction										
303	S1	SINGLE	FG	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
304	S1	SINGLE	FG	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
306A	D1	DOUBLE	F	5'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
307	S1	SINGLE	FG	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
307A	D1	DOUBLE	F	5'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
308	S1	SINGLE	FG	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
308A	D1	DOUBLE	F	5'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
309A	S1	SINGLE	F	2'-6"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT	90	
311	S1	SINGLE	F	2'-10"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
312	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
314	S1	SINGLE	F	2'-6"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT	90	
316	S1	SINGLE	F	2'-6"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
344	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	WD_PAINT	HM_PAINT		
S1C	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	HM_PAINT	HM_PAINT	45	
S2C	S1	SINGLE	F	3'-0"	8'-0"	1 3/4"	HM_PAINT	HM_PAINT	90	
S302	GL1	STOREFRONT	F	2'-9"	8'-0"	1/2"	GLS	HM_PAINT		TEMPERED FROSTED GLAZING
S305	GL1	STOREFRONT	F	3'-0"	8'-0"	1/2"	GLS	HM_PAINT		TEMPERED FROSTED GLAZING
S306	GL1	STOREFRONT	F	3'-0"	8'-0"	1/2"	GLS	HM_PAINT		TEMPERED FROSTED GLAZING
S309A	GL1	STOREFRONT	F	3'-0"	8'-0"	1/2"	GLS	HM_PAINT		TEMPERED FROSTED GLAZING
S309B	GL1	STOREFRONT	F	2'-10"	8'-0"	1/2"	GLS	HM_PAINT		TEMPERED FROSTED GLAZING
S315	GL1	STOREFRONT	F	2'-10"	8'-0"	1/2"	GLS	HM_PAINT		TEMPERED FROSTED GLAZING
ATTIC										
New Construction										
S2D	S1	SINGLE	F	3'-0"	6'-8"	1 3/4"	HM_PAINT	HM_PAINT	90	
S2E	S1	SINGLE	F	3'-0"	6'-8"	1 3/4"	HM_PAINT	HM_PAINT	90	

WINDOW SCHEDULE

ELEVATION TYPE MARK	Count	OPENING WIDTH	OPENING HEIGHT	FRAME MATERIAL	GLAZING TYPE	MODEL	COMMENTS
WN-N	2	2'-10"	6'-7"	WD_PAINT	SGL PANE	CUSTOM WD	CUSTOM WOOD MILLED WINDOW TO MATCH EXISTING, VIF. OPERABLE OPENING AND SHUTTERS
WN-O	25	3'-6"	6'-7"	WD_PAINT	SGL PANE	CUSTOM WD	CUSTOM WOOD MILLED WINDOW TO MATCH EXISTING, VIF. OPERABLE OPENING AND SHUTTERS
WN-P	8	3'-6"	5'-0 3/4"	WD_PAINT	SGL PANE	CUSTOM WD	CUSTOM WOOD MILLED WINDOW TO MATCH EXISTING, VIF. OPERABLE OPENING AND SHUTTERS
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
WN-Z	4	2'-8"	5'-8 3/4"	WD_PAINT	SGL PANE	CUSTOM WD	CUSTOM WOOD MILLED WINDOW TO MATCH EXISTING, VIF. OPERABLE OPENING AND SHUTTERS

TRAPOLINPEER ARCHITECTS

PERMIT SET

FMC BLDG E RENOVATION

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NEW ORLEANS, LA 70116

OWNER
FRENCH MARKET CORPORATION
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ARCHITECT
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850 TCHOUPITOULAS ST.
NEW ORLEANS, LA 70130
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www.trapolinpeer.com

CONTRACTOR
TBD
Street Address
City, State
Phone Number

REVISION # | DESCRIPTION | DATE

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PROJECT NUMBER
CN21151

ISSUE DATE
12/02/22

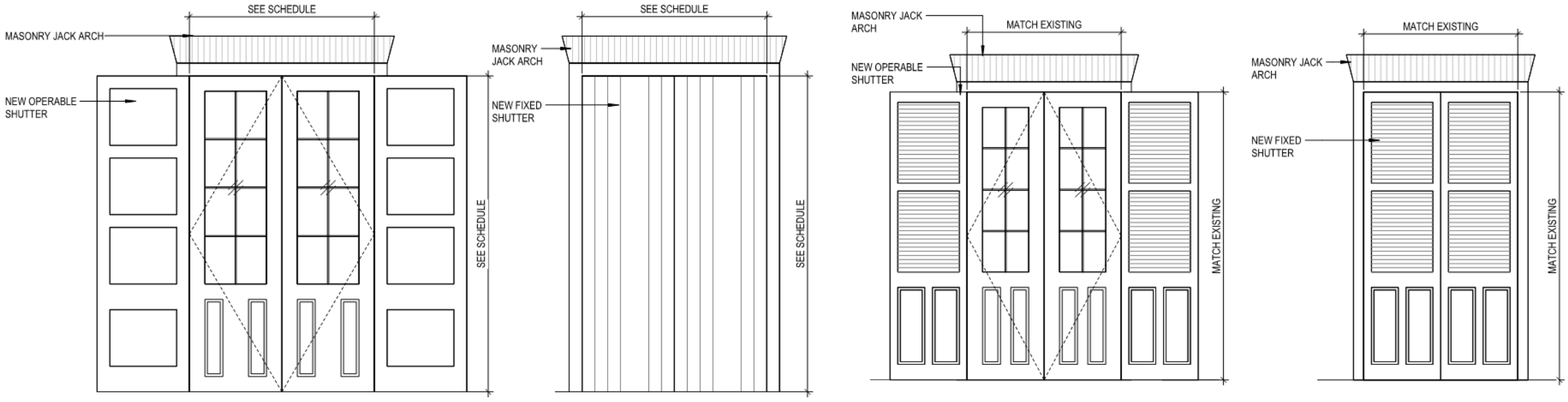
DOOR / WINDOW TYPES, SCHEDULES & INT DTLS

A4.11

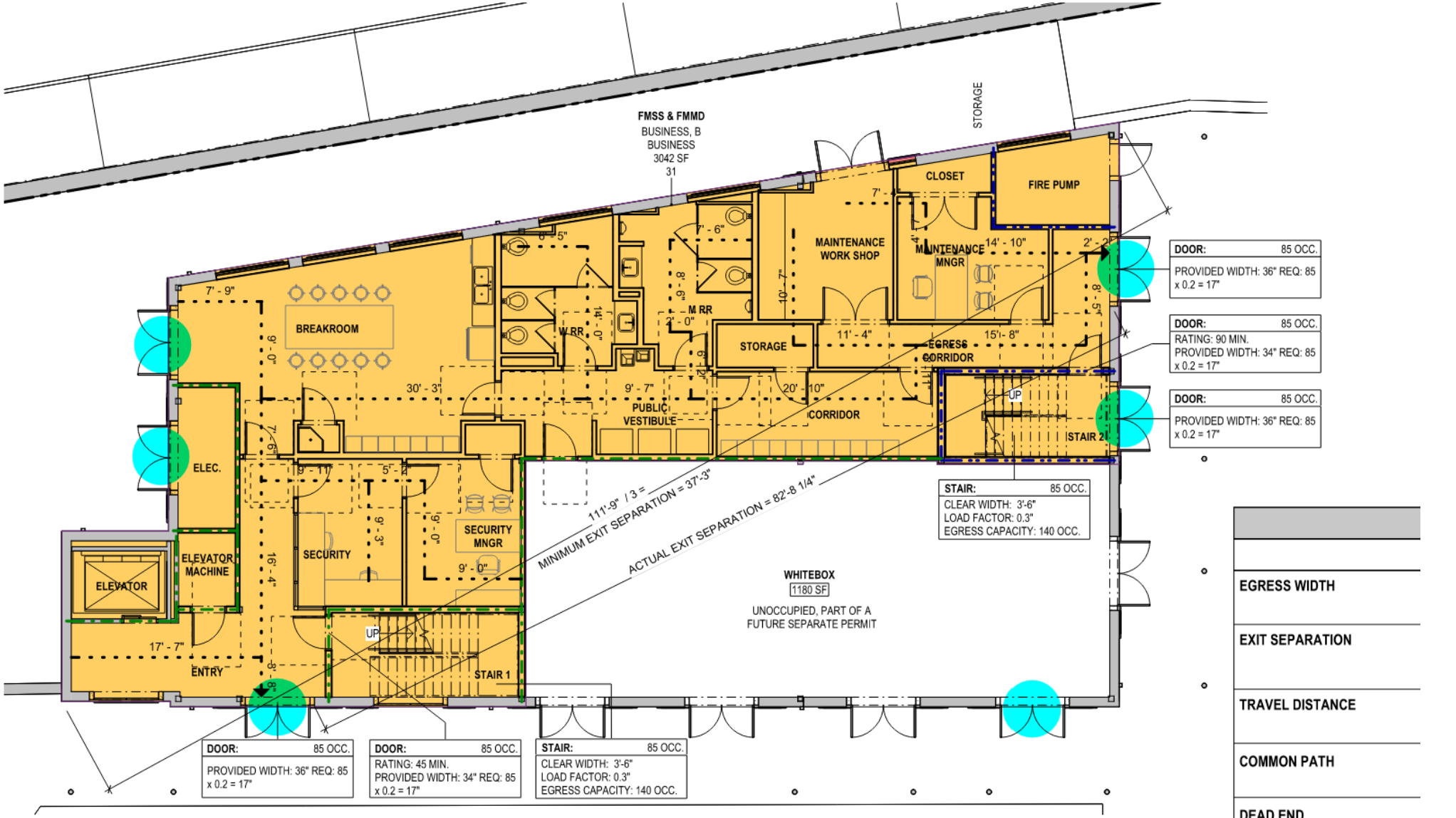
1008 N Peters Street

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December 20, 2022



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



1 LS1.02 LEVEL 01
SCALE: 1/8" = 1'-0"

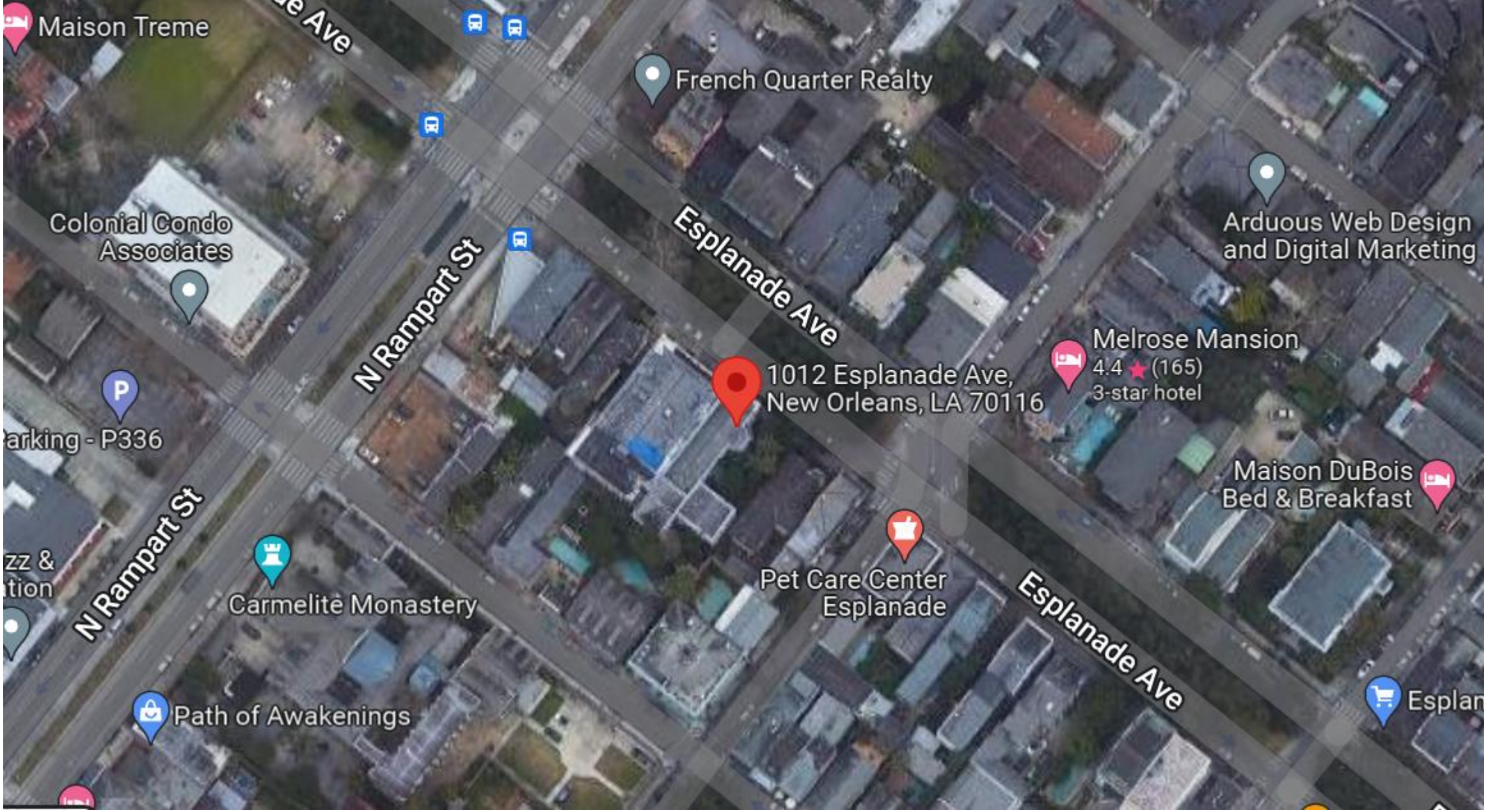
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New Business

1012-16 Esplanade



1012-16 Esplanade



1012-16 Esplanade



1012-16 Esplanade



1012-16 Esplanade



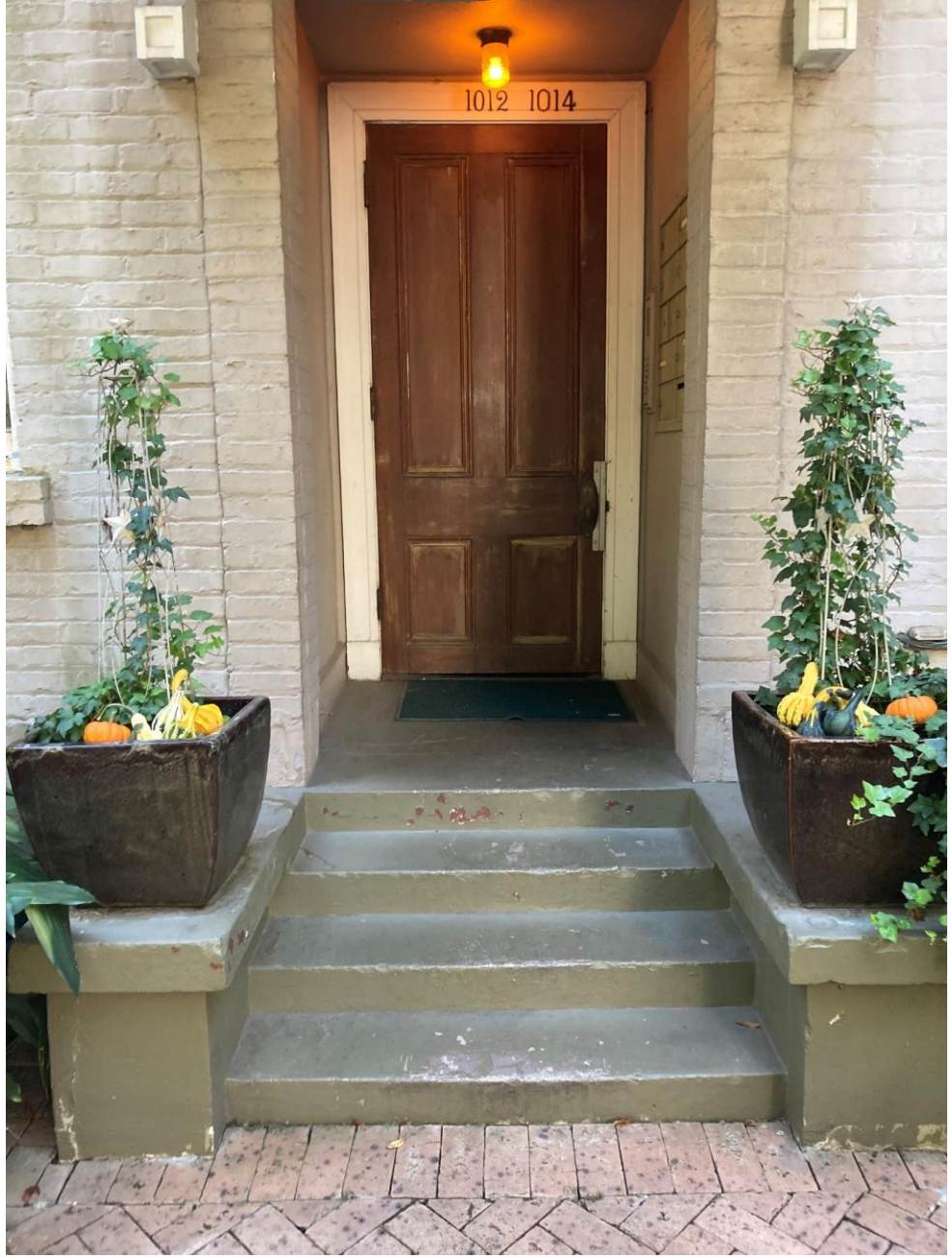
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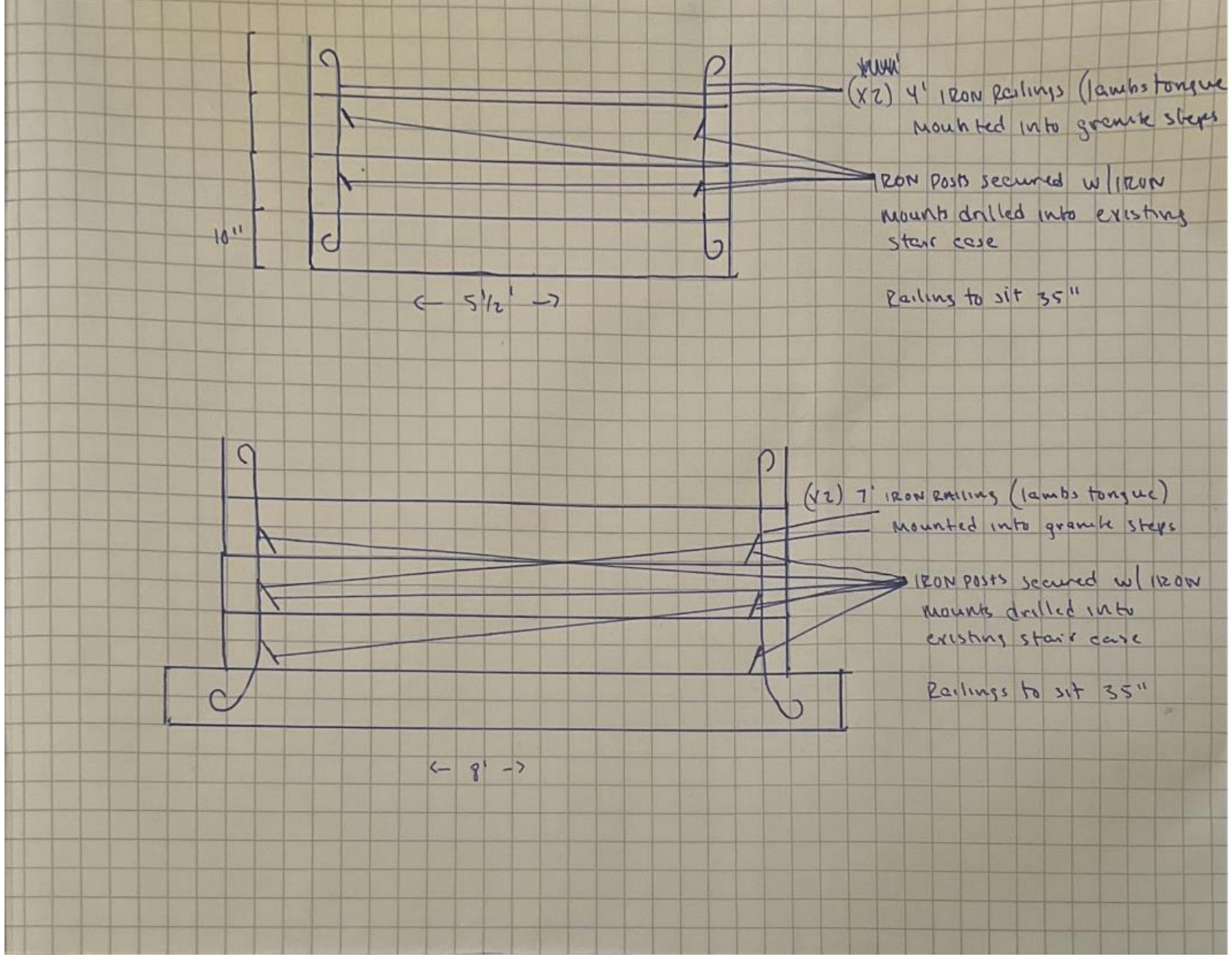
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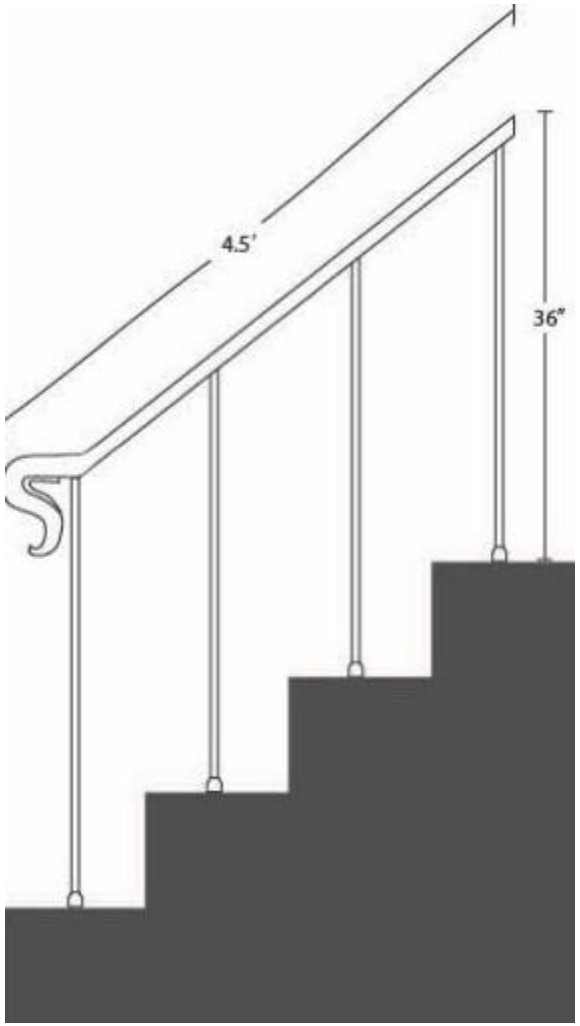
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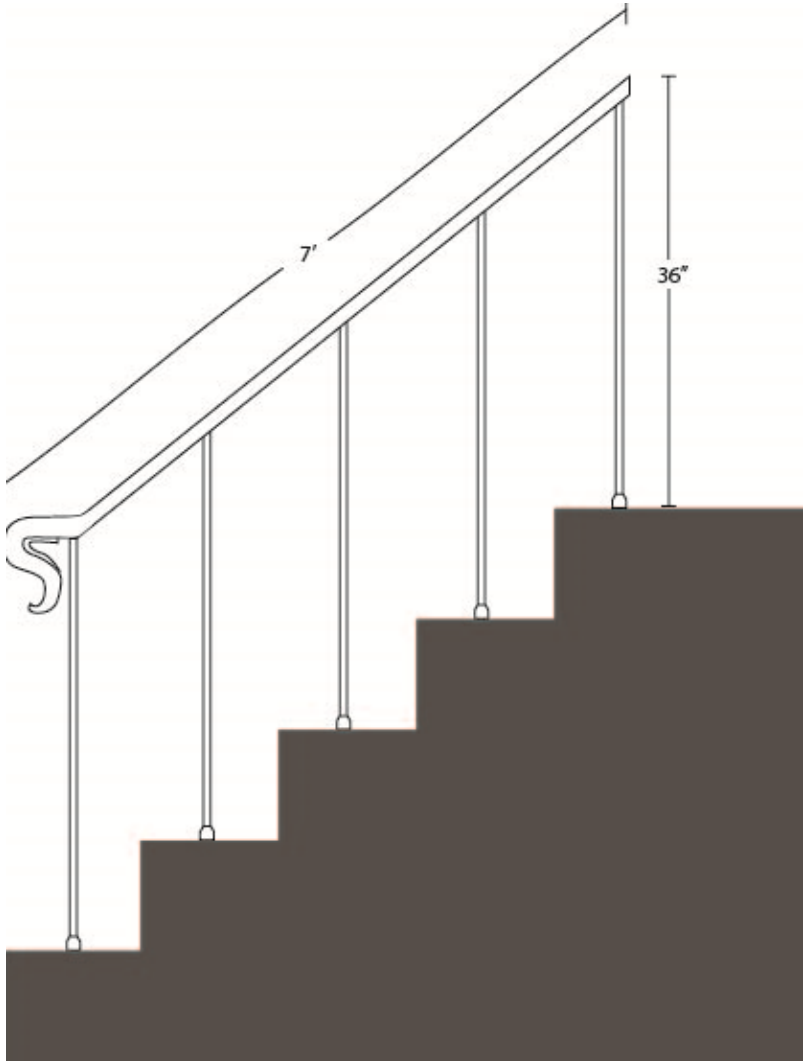


1012-16 Esplanade



1012-16 Esplanade



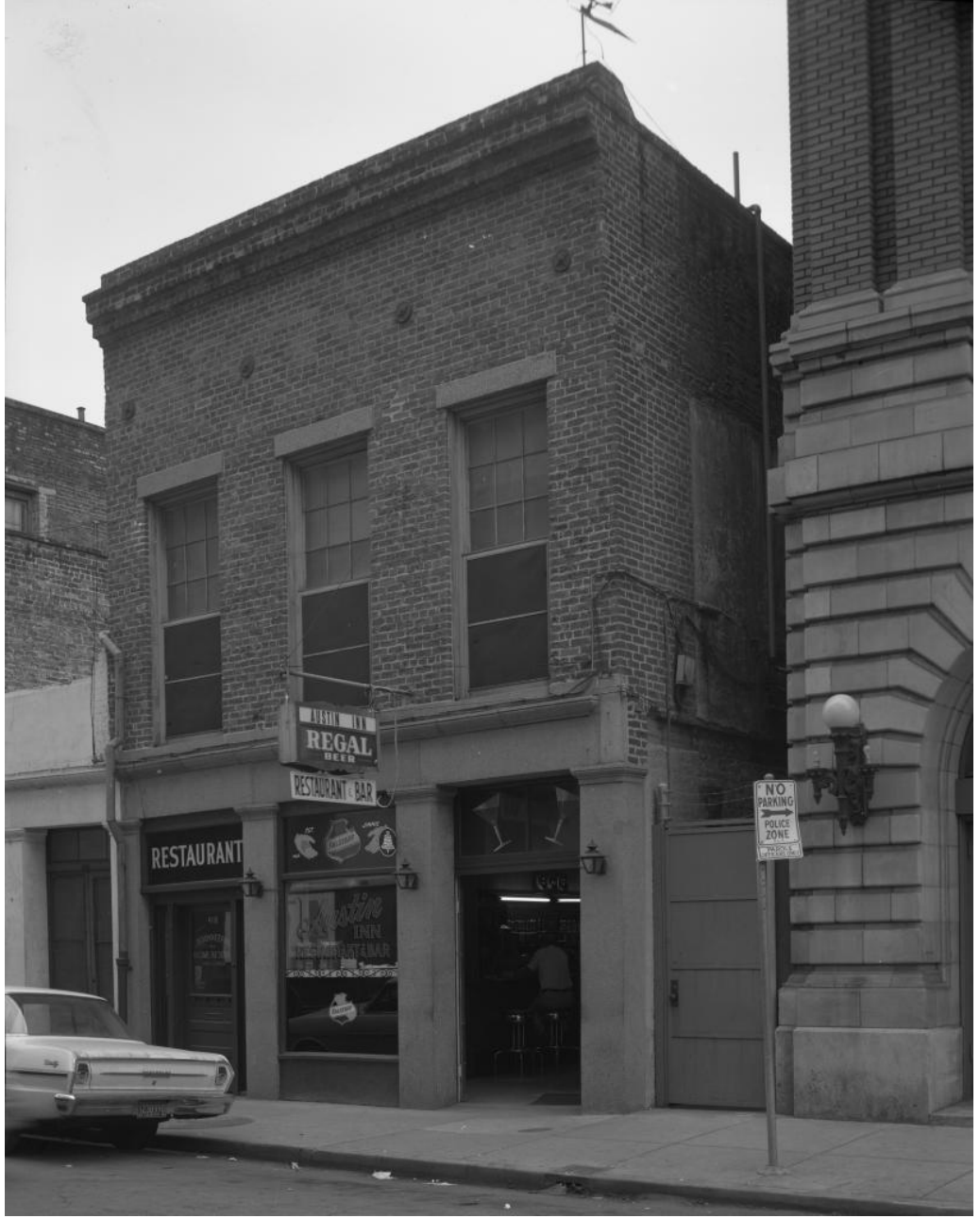


1012-16 Esplanade

416 Chartres



416 Chartres



416 Chartres



416 Chartres



416 Chartres

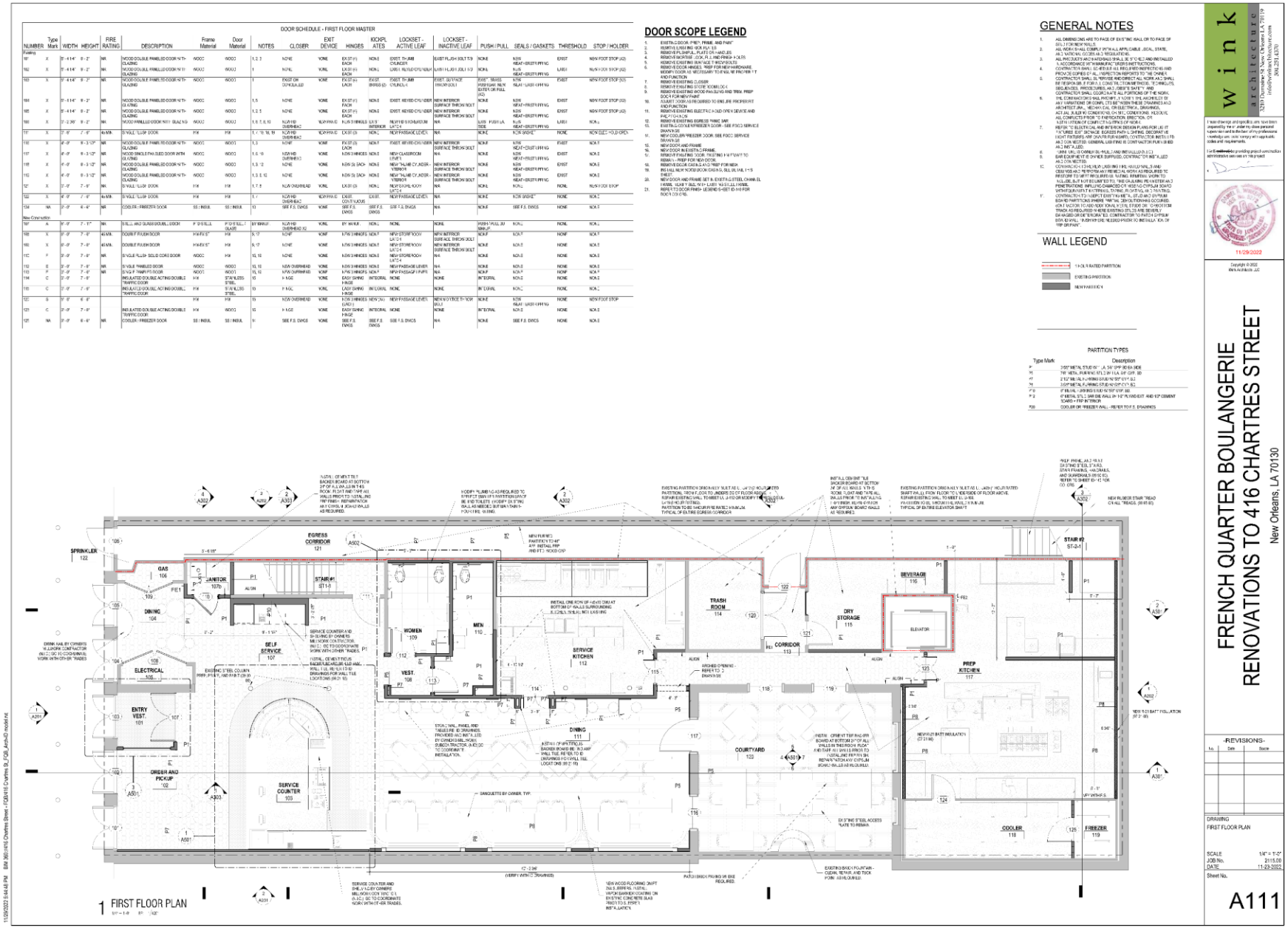


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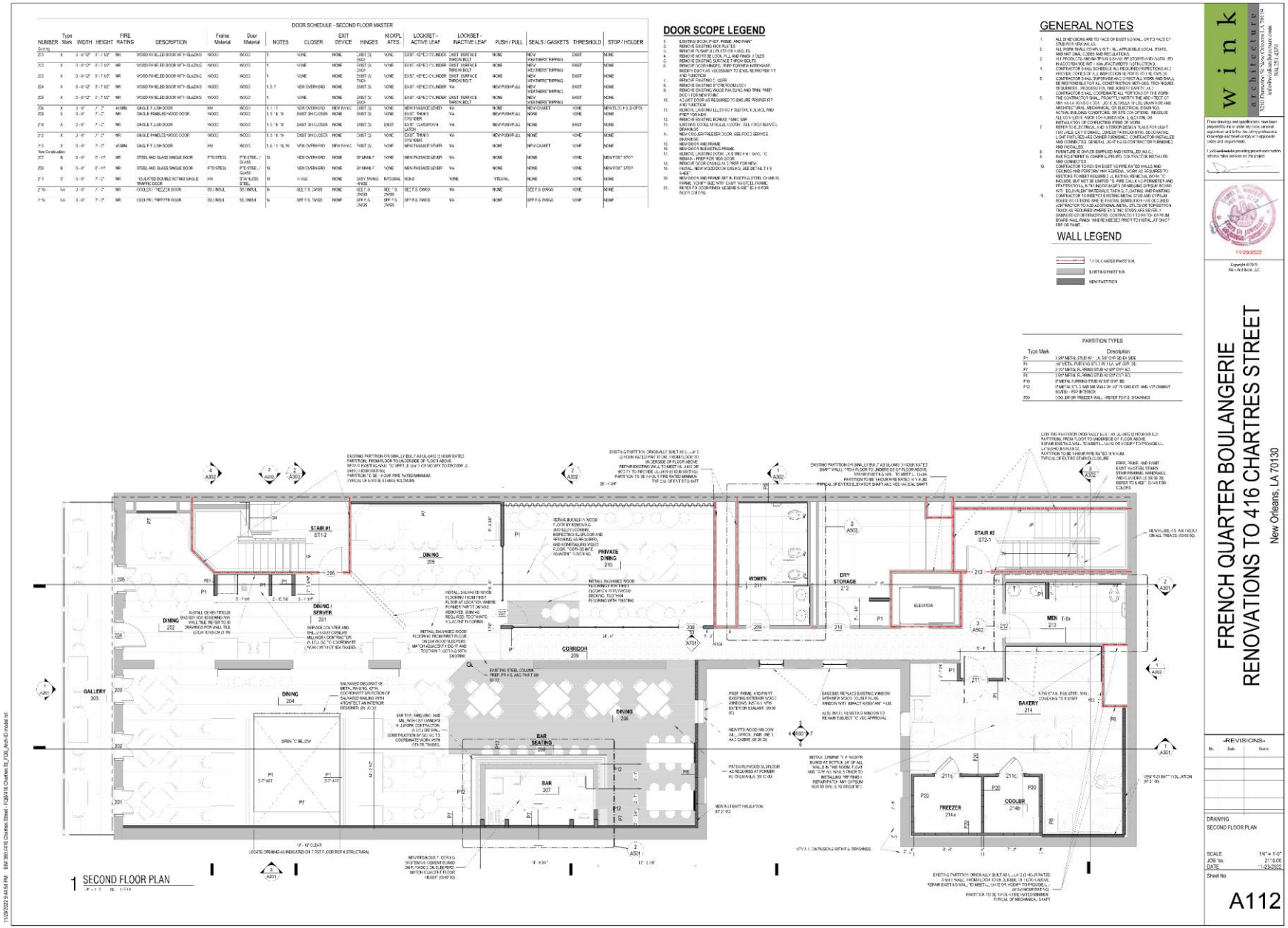


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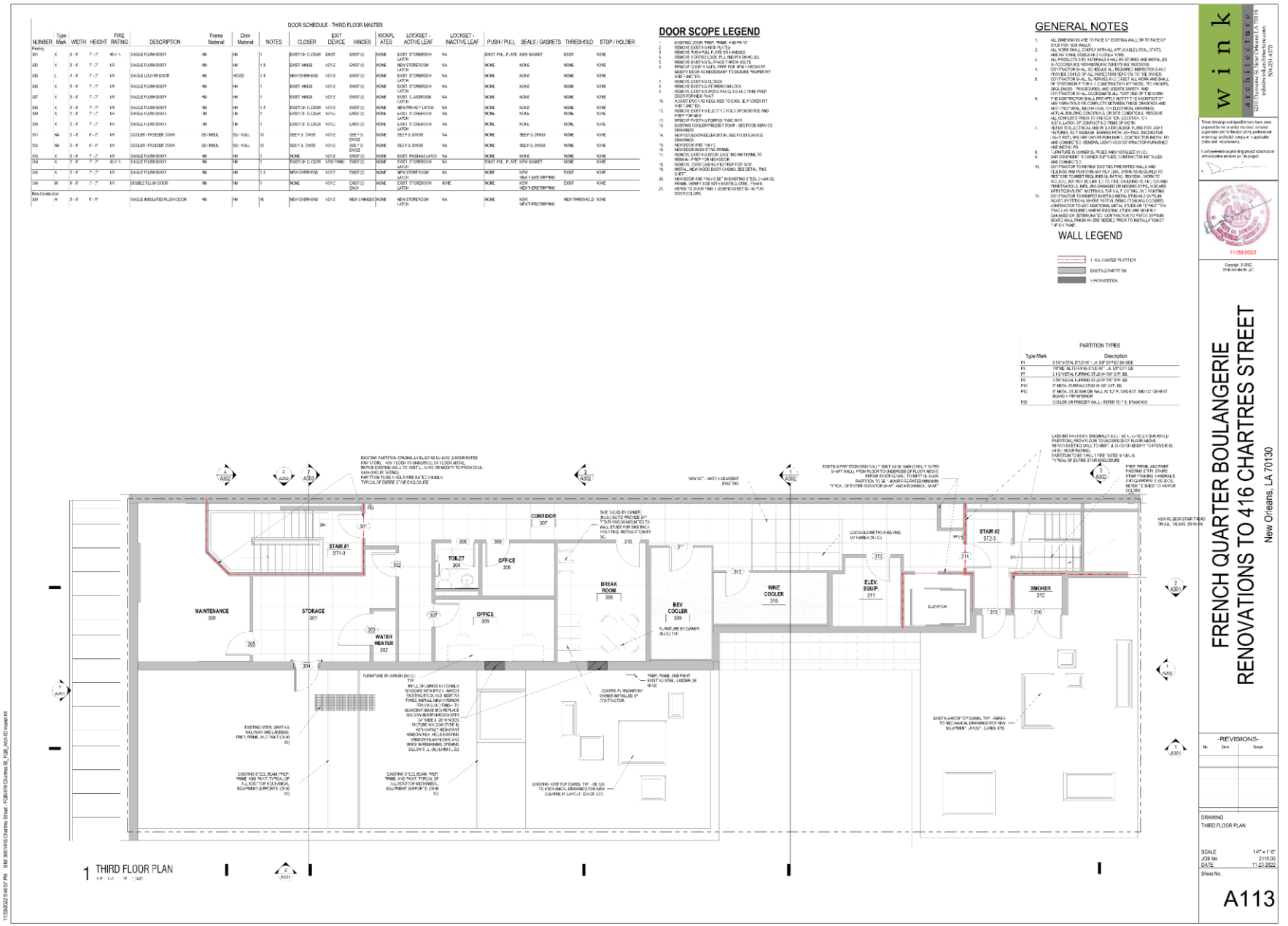
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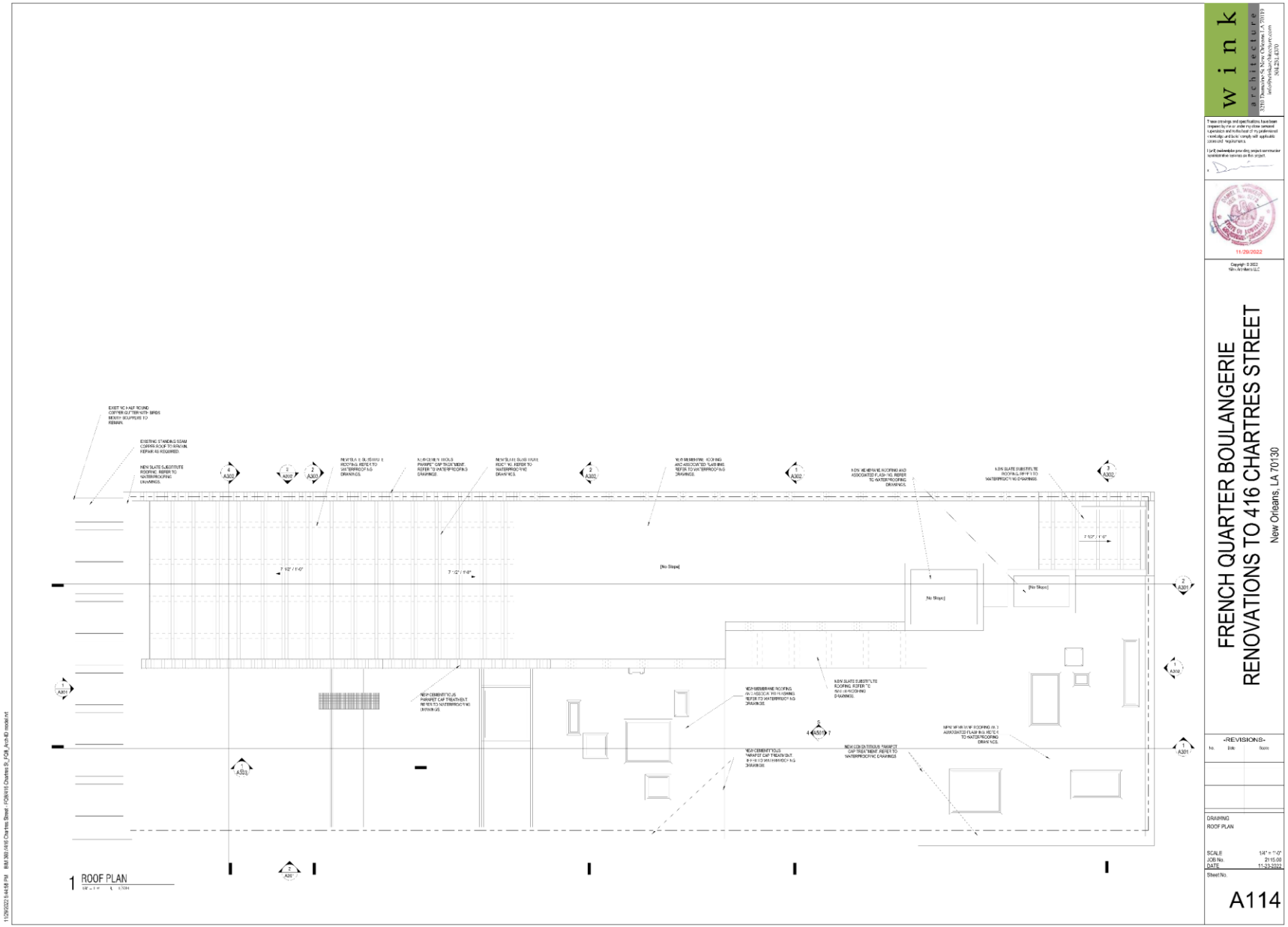
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416 Chartres

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416 Chartres

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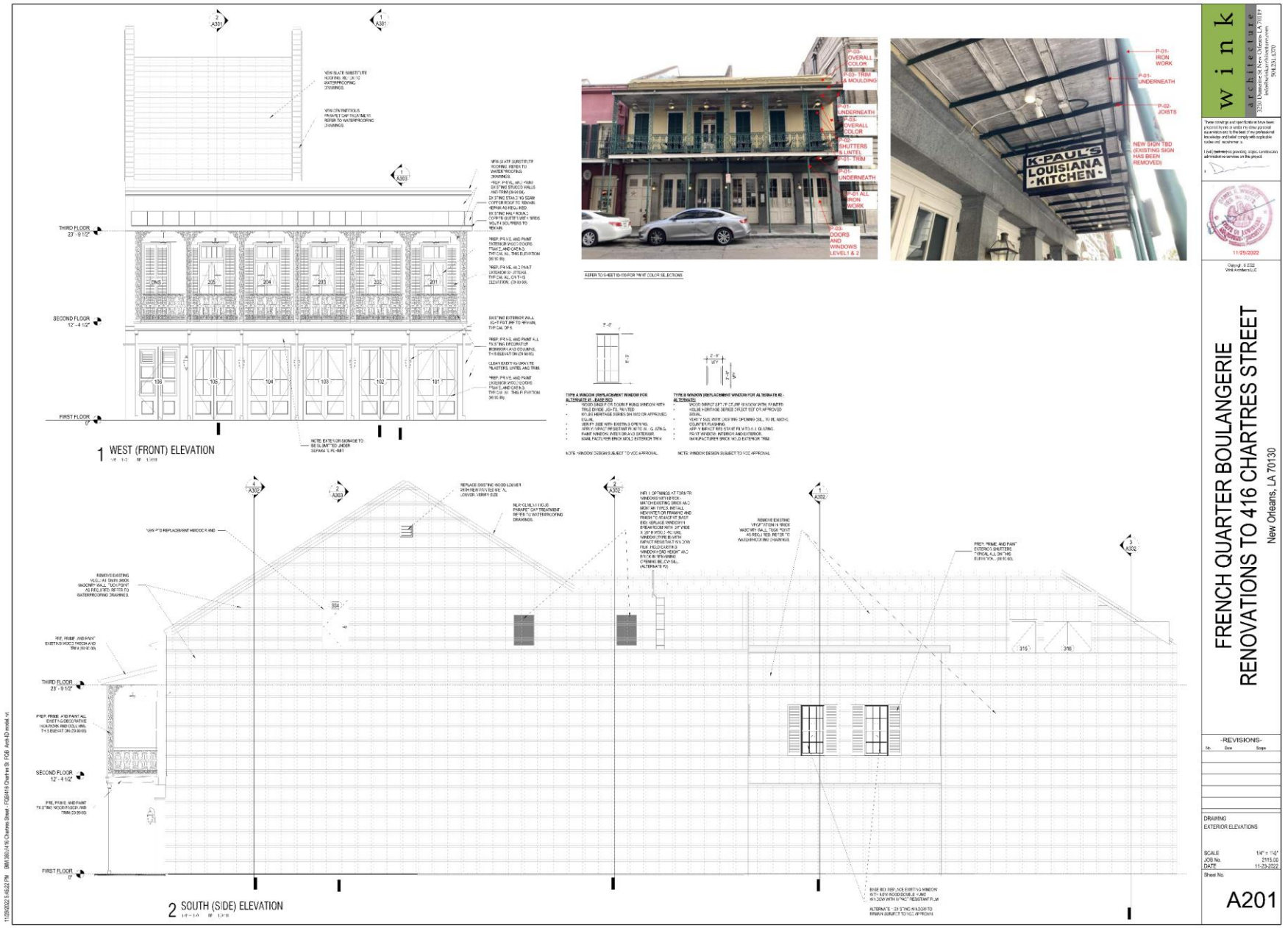
December 20, 2022



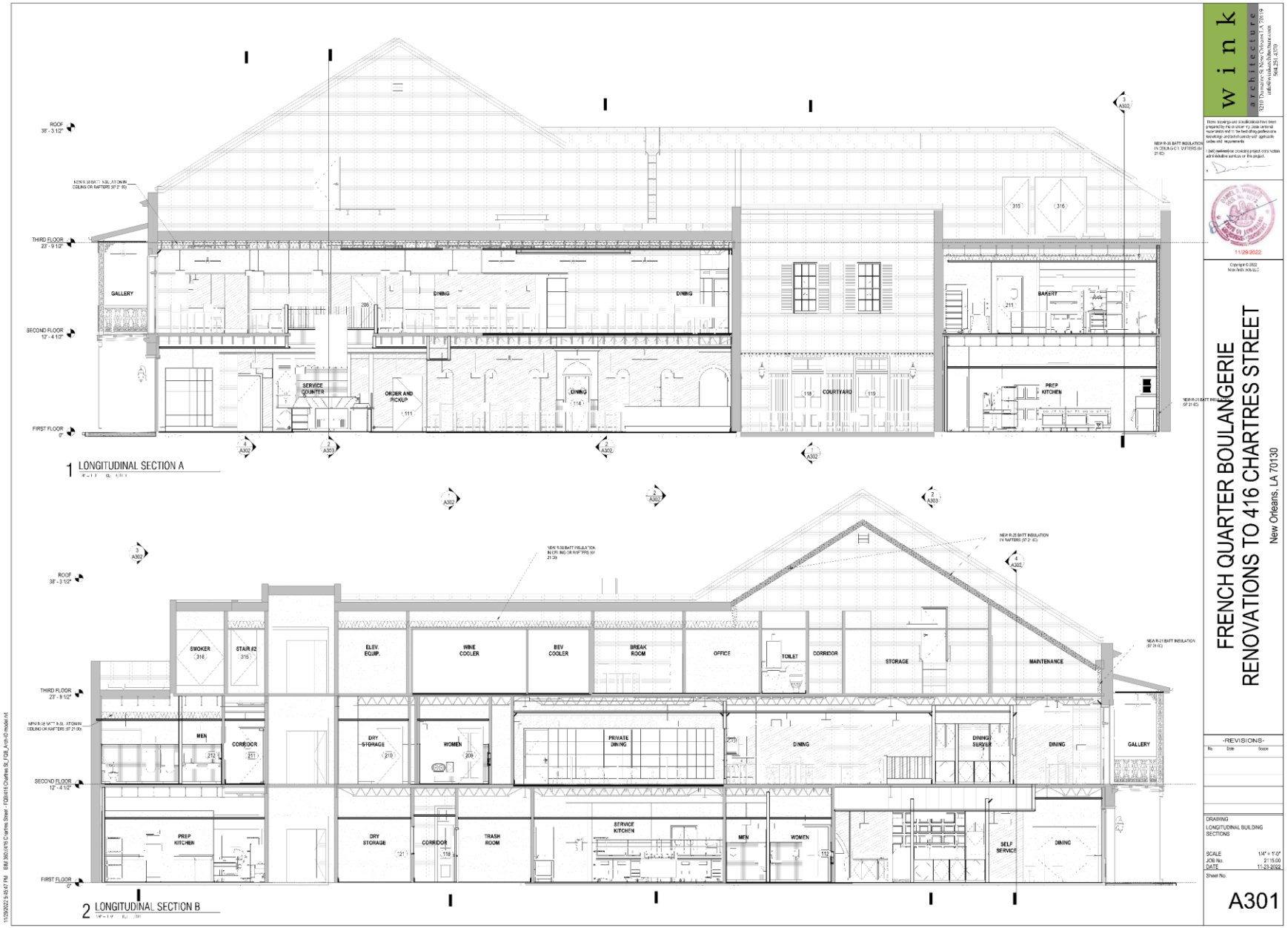
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416 Chartres



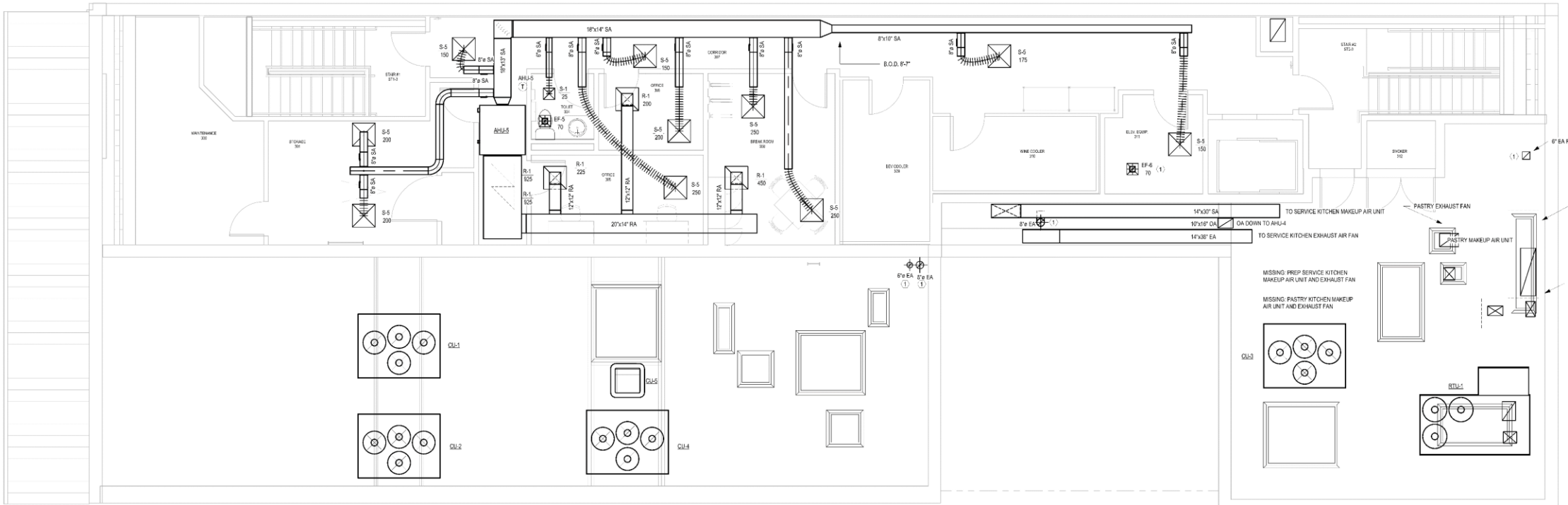
416 Chartres



416 Chartres

VCC Architectural Committee

December 20, 2022



1 M103 MECHANICAL PLAN - THIRD FLOOR
1/4" = 1'-0"

FRENCH QUARTER BOULANGE RENOVATIONS TO 416 CHARTRES

New Orleans, LA 70130

-REVISIONS-

No.	Date	Scope

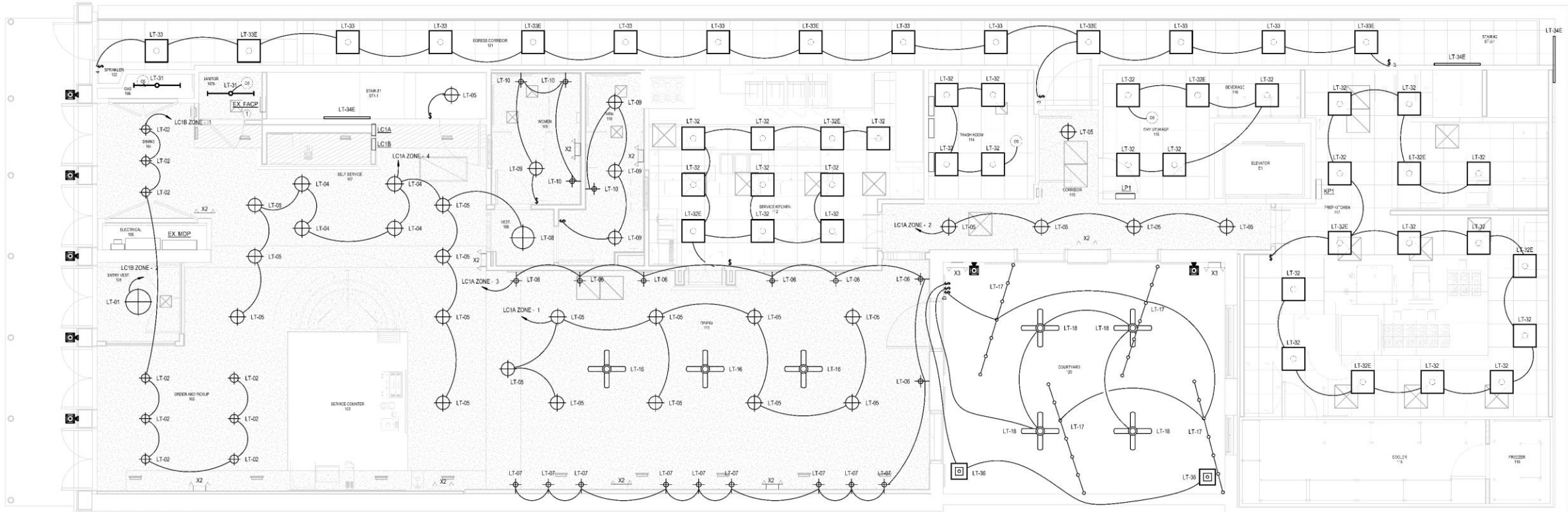
DRAWING
MECHANICAL PLAN - THIRD FLOOR

SCALE	As indicated
JOB No.	2115.00
DATE	11-21-2022

Sheet No.

M103

WDG | ENGINEERS



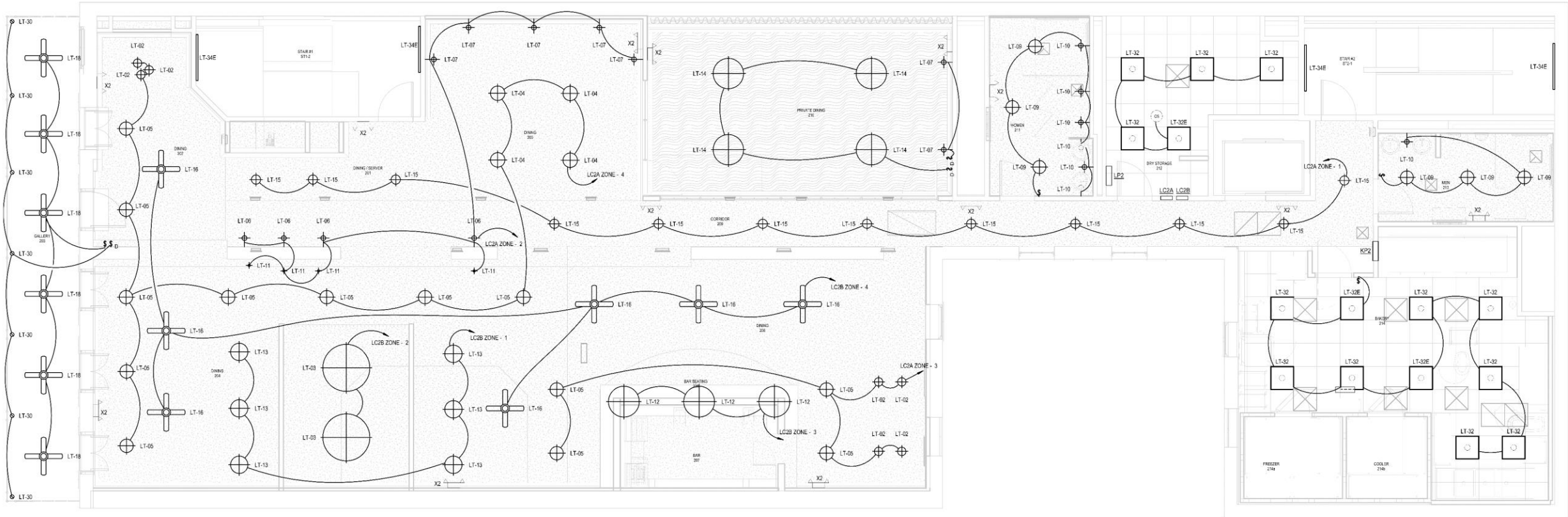
1 ELECTRICAL RCP - FIRST FLOOR
E201 1/4" = 1'-0"

WDG | ENGINEERS

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1 E202 ELECTRICAL RCP - SECOND FLOOR
1/4" = 1'-0"

WDG | ENGINEER

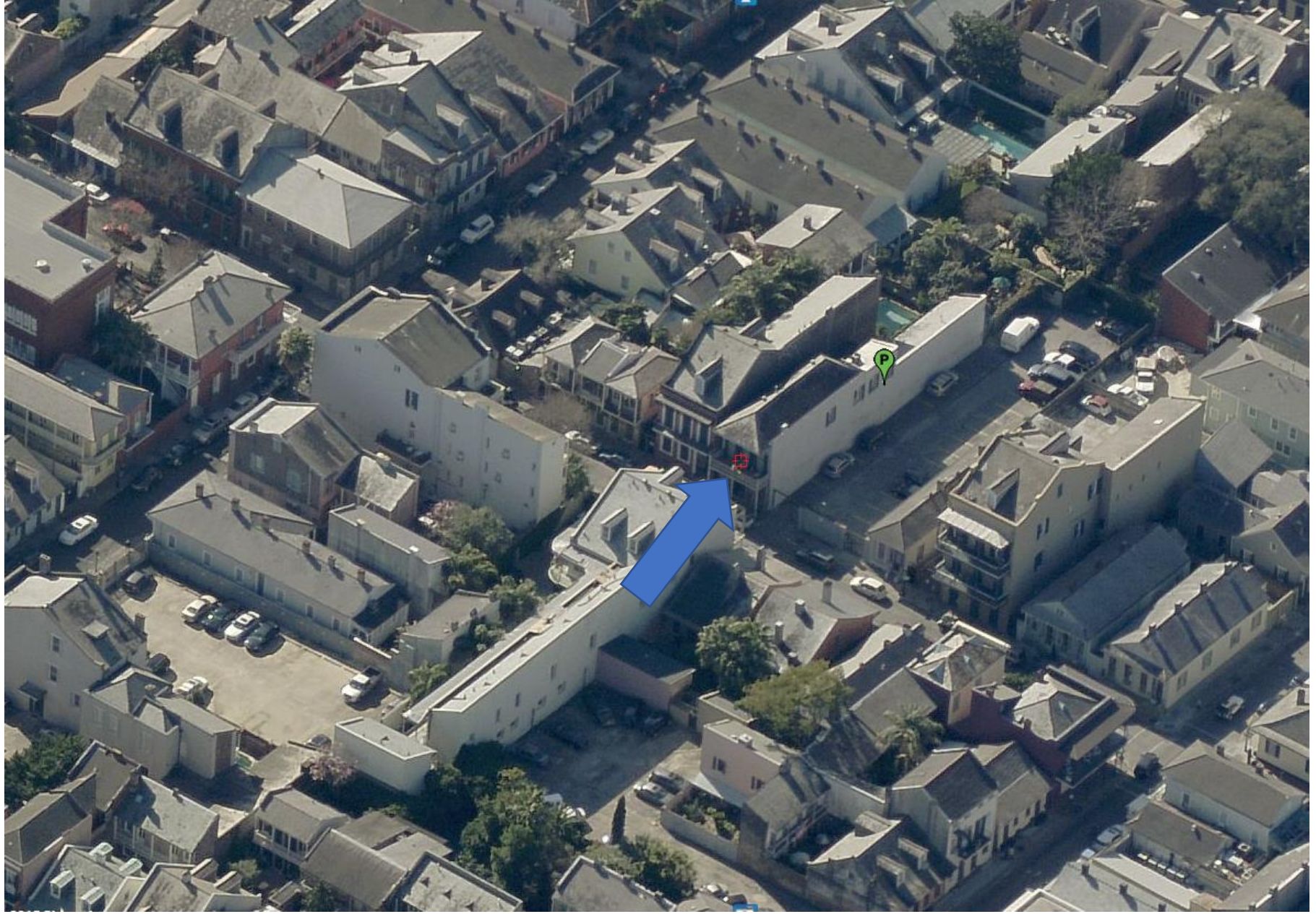
416 Chartres

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December 20, 2022

Appeals and Violations

816 St Philip



816 St. Philip

VCC Architectural Committee

December 20, 2022



816 St. Philip



816 St. Philip, 1975



816 St. Philip



816 St. Philip



816 St. Philip

VCC Architectural Committee

December 20, 2022



816 St. Philip

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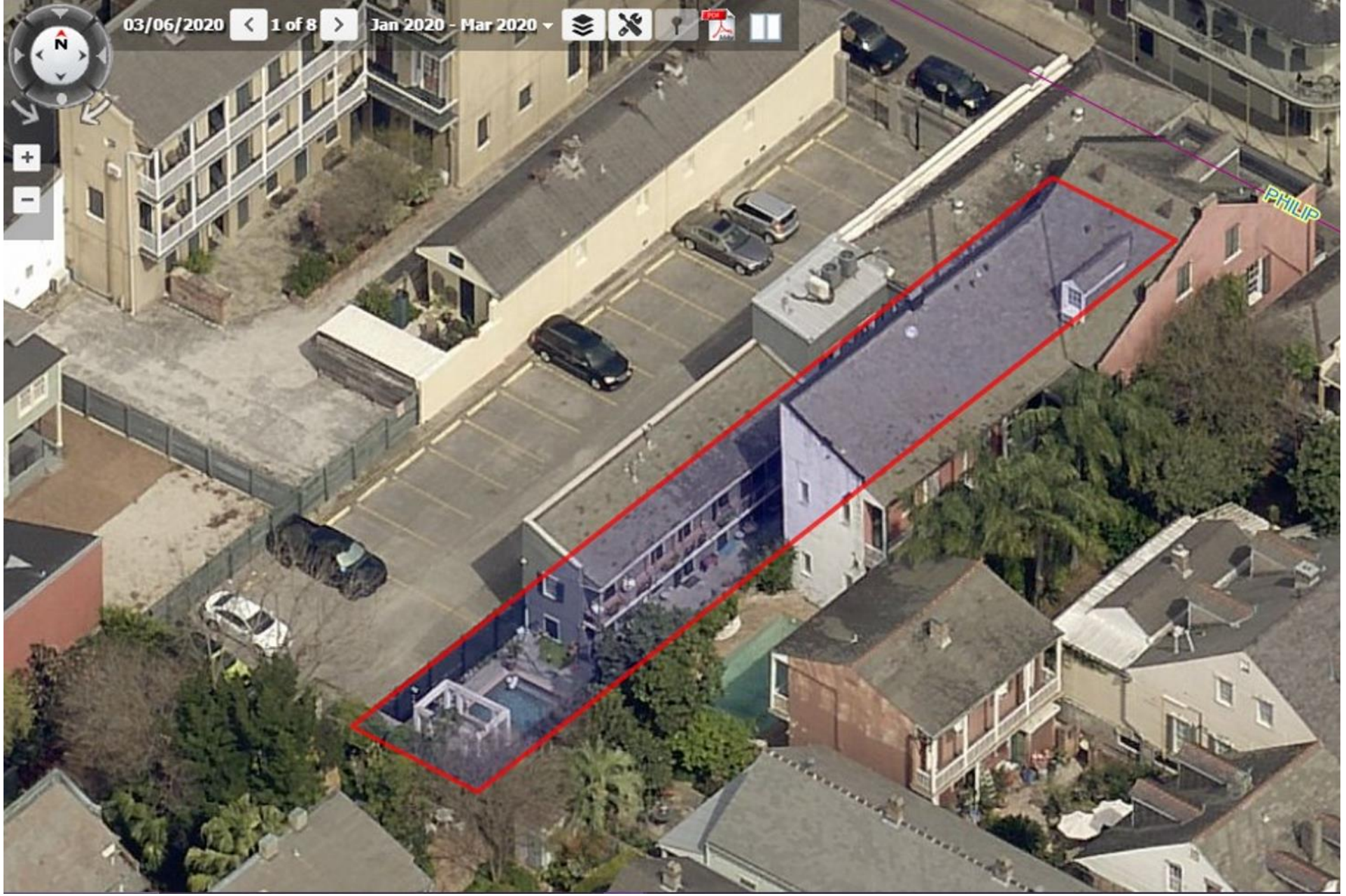
December 20, 2022



816 St. Philip



816 St. Philip



816 St. Philip

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December 20, 2022

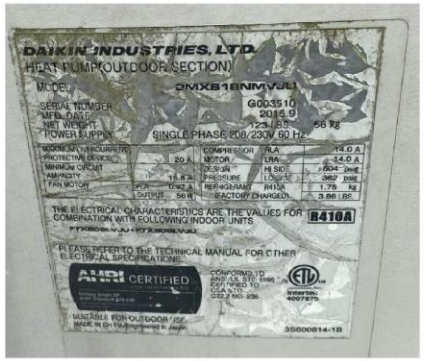


816 St. Philip









816 St. Philip

TRANE

Product Specifications

Air Conditioner Models

OUTDOOR UNIT [a] [b]	4TTV8024A1000A	4TTV8036A1000A	4TTV8037A1000A
POWER CONNS. — V/PH/HZ [c]	208/230/1/60	208/230/1/60	208/230/1/60
MIN. BRCH. CIR. AMPACITY	17.0	18.0	18.0
BR. CIR. PROT. RTG. — MAX. (AMPS)	25	25	25
COMPRESSOR	SCROLL	SCROLL	SCROLL
NO. USED — NO. SPEEDS	1–VARIABLE	1–VARIABLE	1–VARIABLE
R.L. AMPS [d] — L.R. AMPS	11.5 — 10.2	12.4 — 10.2	12.4 — 10.2
FACTORY INSTALLED			
START COMPONENTS [e]	NA	NA	NA
INSULATION/SOUND BLANKET	YES	YES	YES
COMPRESSOR HEAT	YES	YES	YES
OUTDOOR FAN			
DIA. (IN.) — NO. USED	23 — 1	23 — 1	27.5 — 1
TYPE DRIVE — NO. SPEEDS	DIRECT — VARIABLE	DIRECT — VARIABLE	DIRECT — VARIABLE
CFM @ 0.0 IN. W.G. [f]	2680	2850	3670
NO. MOTORS — HP	1 — 1/3	1 — 1/3	1 — 1/3
MOTOR SPEED R.P.M.	200 — 1200	200 — 1200	200 — 1200
VOLTS/PH/HZ	208/230/1/60	208/230/1/60	208/230/1/60
F.L. AMPS	2.8	2.8	2.8
OUTDOOR COIL — TYPE	SPINE FIN™	SPINE FIN™	SPINE FIN™
ROWS — F.P.I.	1 – 24	1 – 24	1 – 24
FACE AREA (SQ. FT.)	19.77	23.75	27.87
TUBE SIZE (IN.)	3/8	3/8	3/8
REFRIGERANT	R410–A	R410–A	R410–A
LBS. — R-410A (O.D. UNIT) [g]	7 lb – 6 oz	7 lb — 14 oz	9 lb — 6 oz
FACTORY SUPPLIED	YES	YES	YES
LINE SIZE — IN. O.D. GAS	5/8 [h]	3/4 [h]	3/4 [h]
LINE SIZE — IN. O.D. LIQ. [h]	3/8	3/8	3/8
CHARGING SPECIFICATIONS			
SUBCOOLING	10°	10°	10°
DIMENSIONS	H X W X D	H X W X D	H X W X D
CRATED (IN.)	46 X 30.1 X 33	46 X 30.1 X 33	46.4 X 35.1 X 38.7
WEIGHT			
SHIPPING (LBS.)	217	228	248
NET (LBS.)	196	207	225

(a) Certified in accordance with the Air-Source Unitary Air-conditioner Equipment certification program, which is based on AHRI standard 210/240.
(b) Rated in accordance with AHRI standard 270.
(c) Calculated in accordance with Natl. Elec. Codes. Use only HACR circuit breakers or fuses.
(d) This value shown for compressor RLA on the unit nameplate and on this specification sheet is used to compute minimum branch circuit ampacity and max. fuse size. The value shown is the branch circuit selection current.
(e) NA means no start components. Yes means quick start kit components. PTC means positive temperature coefficient starter.
(f) Standard Air — Dry Coil — Outdoor
(g) This value approximate. For more precise value see unit nameplate.
(h) Max. linear length 150 ft.; Max. lift — Suction 50 ft.; Max. lift — Liquid 50 ft.

Sound Power Level

Model	Mode	Speed	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power [dB]							
				63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4TTV8024A	Cool	Min	57	71.2	49.8	51.4	58.3	51.6	44.2	37.4	41.2
	Cool	Max	66	74.8	64.1	61.3	66.2	61.2	56.3	49.4	46.5
4TTV8036A	Cool	Min	55	71.0	53.4	51.2	53.5	51.5	44.6	40.3	41.0
	Cool	Max	70	73.1	70.5	65.8	67.3	66.0	60.9	54.1	50.0
4TTV8037A	Cool	Min	59	69.3	56.0	54.8	54.5	56.8	46.6	38.0	39.0
	Cool	Max	70	79.7	70.2	68.5	66.3	65.8	63.2	56.9	51.4
4TTV8048A	Cool	Min	57	70.7	52.5	51.7	55.3	53.4	43.6	35.1	41.6
	Cool	Max	74	75.5	73.6	72.0	72.8	68.7	63.9	58.3	52.1
4TTV8060A	Cool	Min	62	71.7	55.8	56.8	56.7	60.1	44.7	42.3	41.0
	Cool	Max	75	87.8	77.6	75.2	72.2	70.2	64.7	59.0	51.1

PACE GROUP LLC

August 31, 2022

Ben Mariner
3860 Broad St.
Lake Charles, LA 70615

RE: Structural Assessment of 816 St. Philip St., New Orleans, LA for VCC violations

Mr. Mariner:

This letter is to address structural issues observed by the undersigned professional engineer at 816 St. Philip Street, New Orleans, Louisiana on or about August 30, 2022. The purpose of the site visit was to make visual observations of the existing conditions as noted by the VCC that may require structural attention and remediation.

Background

The 2-story residence was renovated approximately in 2017-2018. The residence is in the historic area of the French Quarter in New Orleans and falls under the jurisdiction of the Vieux Carre Commision (VCC) and this letter is to address structural related violations (**Photograph 1)**

Structural Observations, Recommendations, and Conclusions

The following structural observations were made:

1) The west facing exterior façade is a multiwythe masonry wall and is painted over a stucco coating. There was on vertical crack on the exterior wall that we found no evidence to suggest was a structural issue or concern as a result of no reflective (interior) cracking that coincides with the exterior crack location. We recommend that the crack be patched appropriately with VCC stucco mix formula as the crack is only applicable to the stucco painted exterior and is not structural in nature. **(Photographs 2 and 3)**
2) The west facing exterior façade has a protruding chimney masonry structure which does not extend into the living space of the 2nd or 1st floors. We did observe horizontal cracks in the painted stucco exterior. These are cracks that should be patched and repaired appropriately to help prevent building envelope water intrusion issues. Based on our visual observations of the cracks, these are not structural cracks that need to be addressed at this time. We do recommend that patched areas be revisited for movement in 12 months. There is no evidence to suggest that the chimney masonry protrusion is

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

Project No: 22051
Project: 816 St Philip Street HDLC Repairs

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requiring structural repairs as the cracks are tension cracks that can be aesthetically repaired by patching and painting. **(Photographs 4 and 5).**
3) We observed at the front façade of the residence the balcony structure needs to be repaired as a result of evidence of wood rot in noted areas. The stringers and the beams are not cantilevered but rather simply supported, thus no back span into the interior is required. We recommend that Select Structural grade, Southern Yellow Pine (SYP) species of the equivalent size be "sistered" on to each beam with the associated notch as depicted. We recommend that Select Structural grade, SYP wood members replace the secondary members between the top deck boards and the beams as noted (**Photograph 6)**. An acceptable structural alternative is to fully replace the damaged outrigger beams with Select Structural grade SYP species.
4) No other evidence of structural issues that would otherwise require maintenance or immediate repair was observed.

PACE Group LLC has the right to amend this preliminary report as new or updated information is known. This report is an instrument of professional service and may be used for as a basis for more detailed repairs and estimates. The photographs included in this report are provided to represent the visual condition as observed on the day of our site visit.

If additional information is needed, please do not hesitate to contact us.

Sincerely,

Johann L. Palacios, PE, SECB, LEED AP

STATE OF LOUISIANA
JOHANN L. PALACIOS
License No. 36315
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

08/31/2022

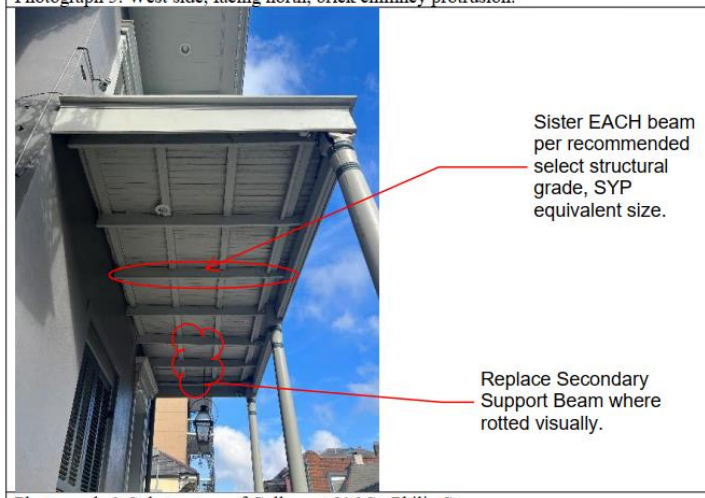
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Photograph 5: West side, facing north, brick chimney protrusion.



Photograph 6: Substructure of Gallery at 816 St. Philip St.

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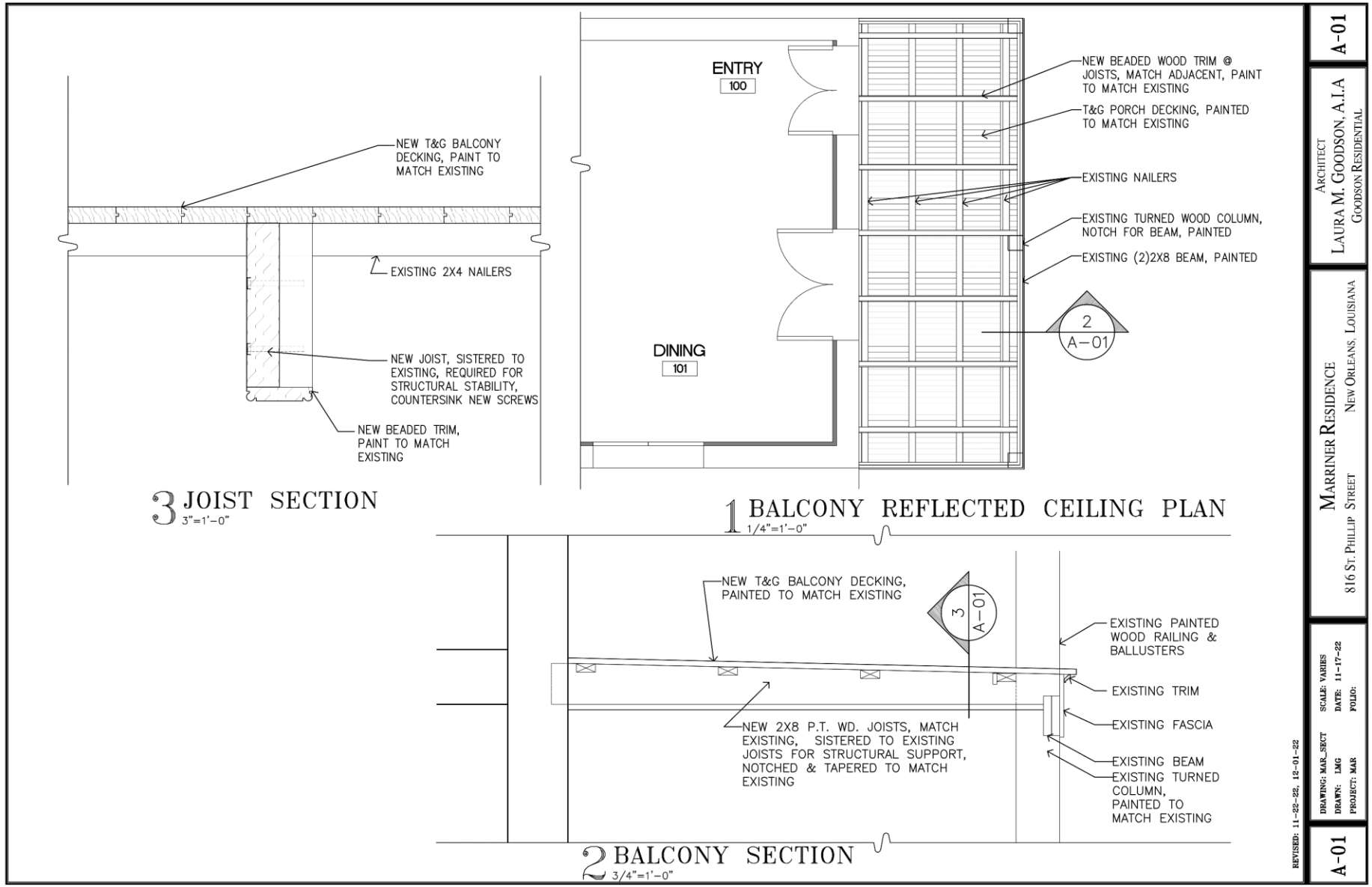
816 St. Philip



816 St. Philip



816 St. Philip



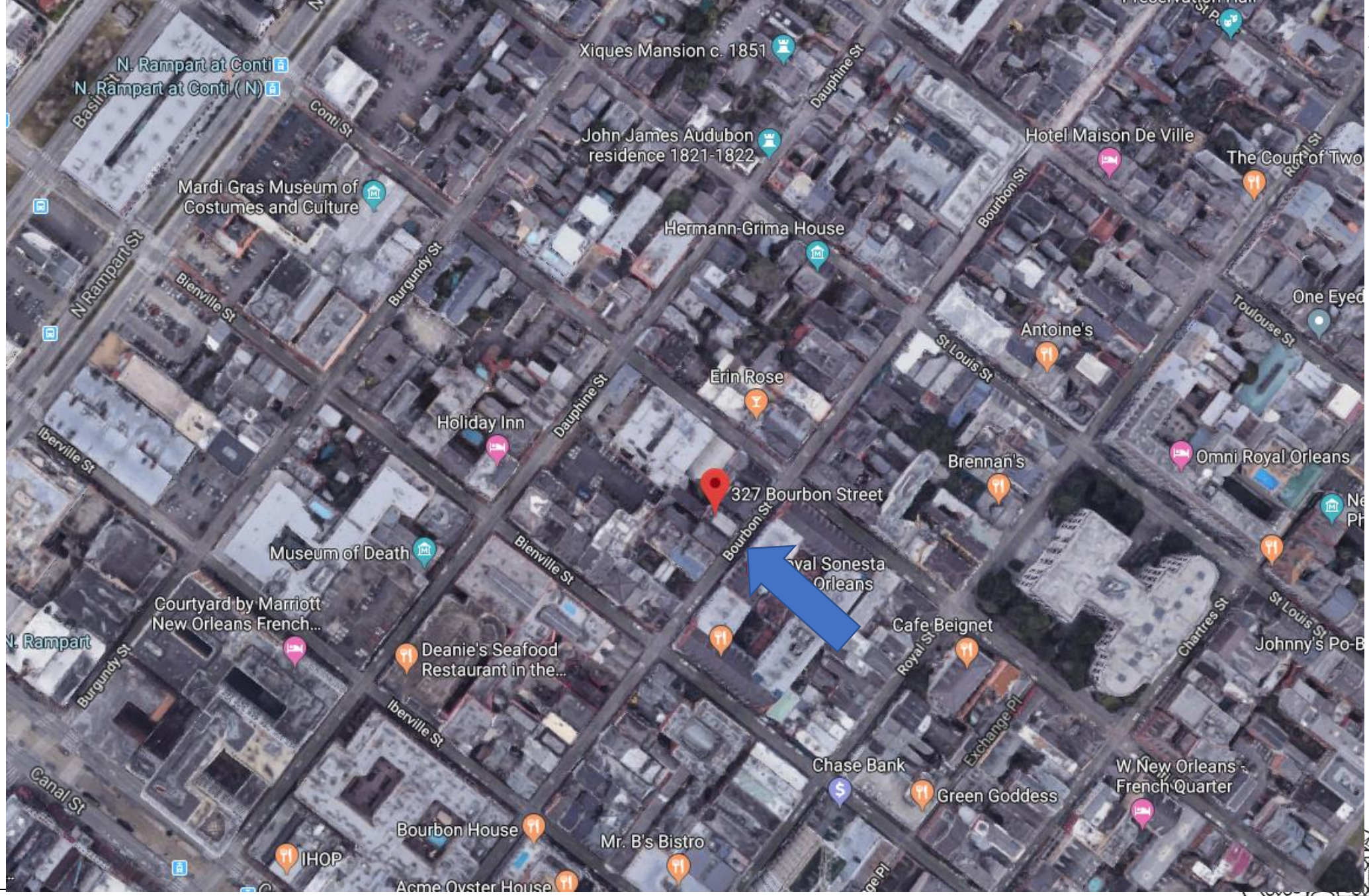
Thu Dec 1 16:07:49 2022

816 St. Philip

VCC Architectural Committee

December 20, 2022

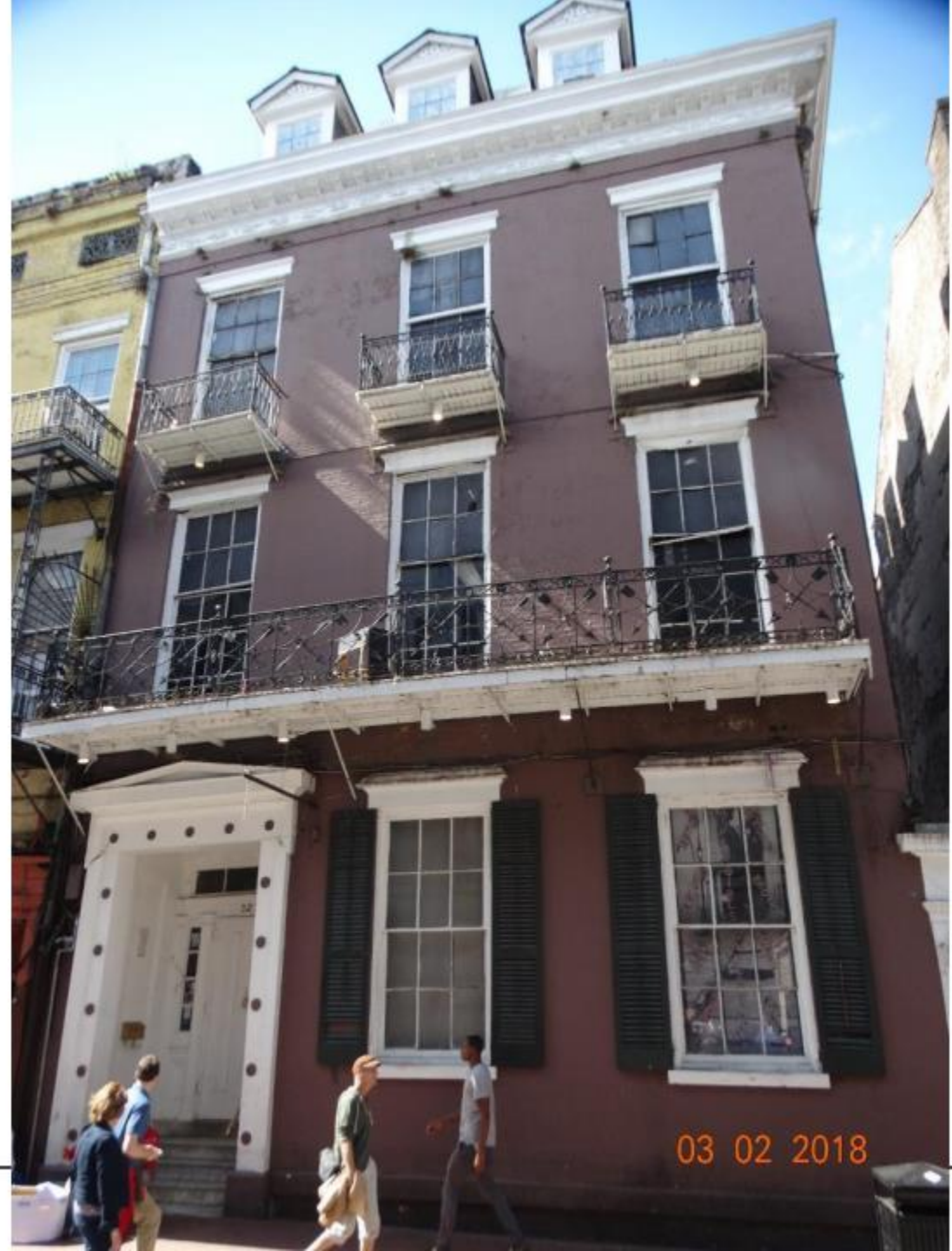
327 Bourbon


Xiques Mansion c. 1851
N. Rampart at Conti
N. Rampart at Conti (N)
Conti St
Dauphine St
John James Audubon residence 1821-1822
Hotel Maison De Ville
The Court of Two
Mardi Gras Museum of Costumes and Culture
Bourbon St
Hermann-Grima House
N Rampart St
Bienville St
Burgundy St
Toulouse St
One Eyed
Antoine's
St Louis St
Erin Rose
Holiday Inn
Dauphine St
Iberville St
Omni Royal Orleans
Brennan's
327 Bourbon Street
Bourbon St
Museum of Death
Bienville St
Courtyard by Marriott New Orleans French...
Cafe Beignet
Royal St
Chartres St
St Louis St
Johnny's Po-B
Deanie's Seafood Restaurant in the...
Burgundy St
Iberville St
Exchange Pl
Chase Bank
Green Goddess
W New Orleans - French Quarter
Canal St
Bourbon House
Mr. B's Bistro
IHOP
Acme Oyster House

327 Bourbon



327 Bourbon



327 Bourbon - 2018

VCC Architectural Committee

February 23, 2021



327 Bourbon – November, 2020



327 Bourbon

VCC Architectural Committee

December 20, 2022



327 Bourbon



327 Bourbon - 1945



327 Bourbon - 1945



327 Bourbon

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December 20, 2022



327 Bourbon

VCC Architectural Committee

December 20, 2022



327 Bourbon



327 Bourbon



327 Bourbon

MECH EQUIPMENT OPTION 4



PROPOSED WORK

LEGEND - PERSPECTIVE

327 BOURBON RESTORATION & RENOVATION

21_113

327 BOURBON ST
NEW ORLEANS, LA 70130

TYPE (SEE CHANGE LOG) DATE

M3 DESIGN GROUP

REVIEW SET

ISSUED 11/30/22

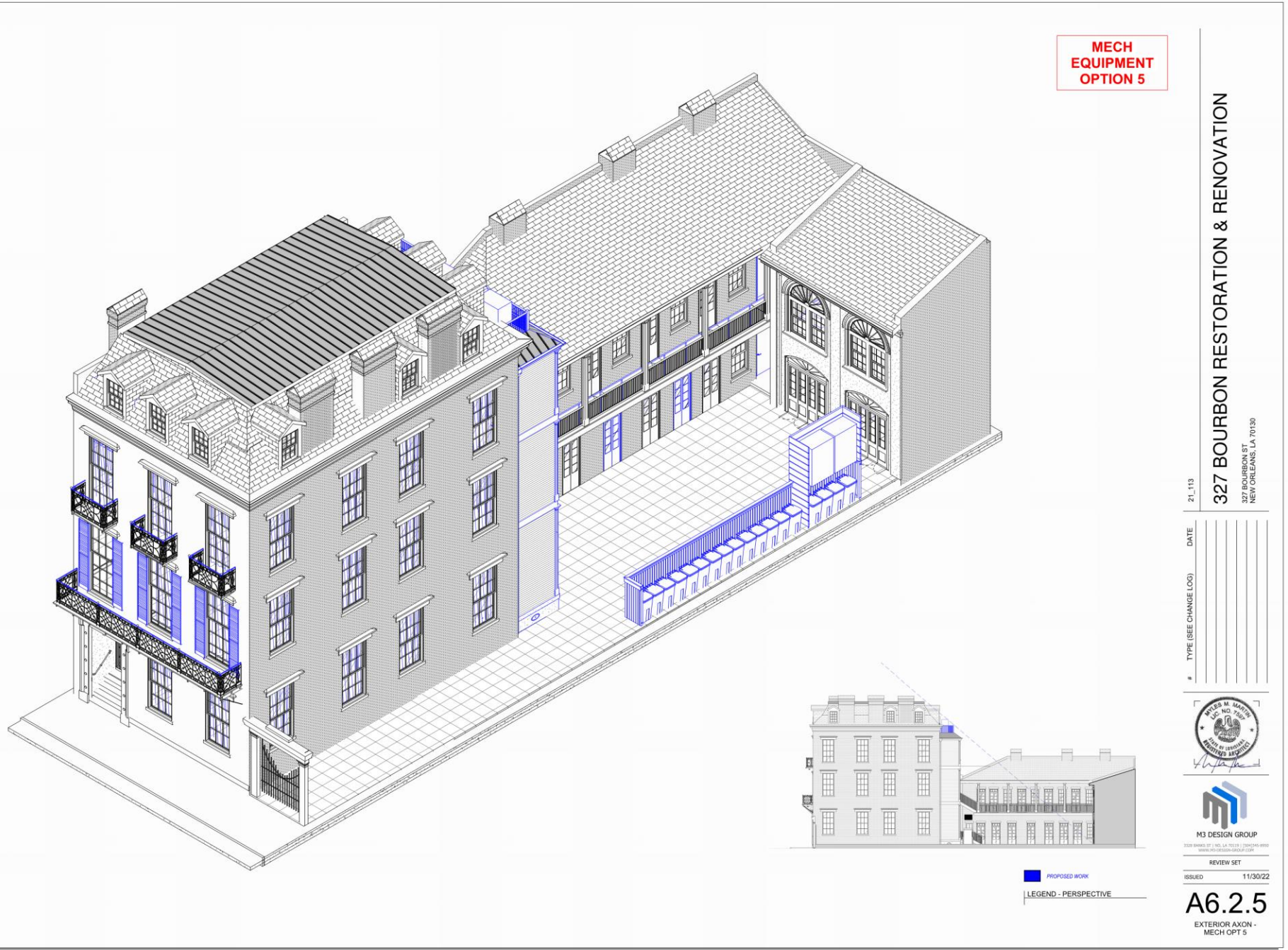
A6.2.4

EXTERIOR AXON - MECH OPT 4

327 Bourbon

VCC Architectural Committee

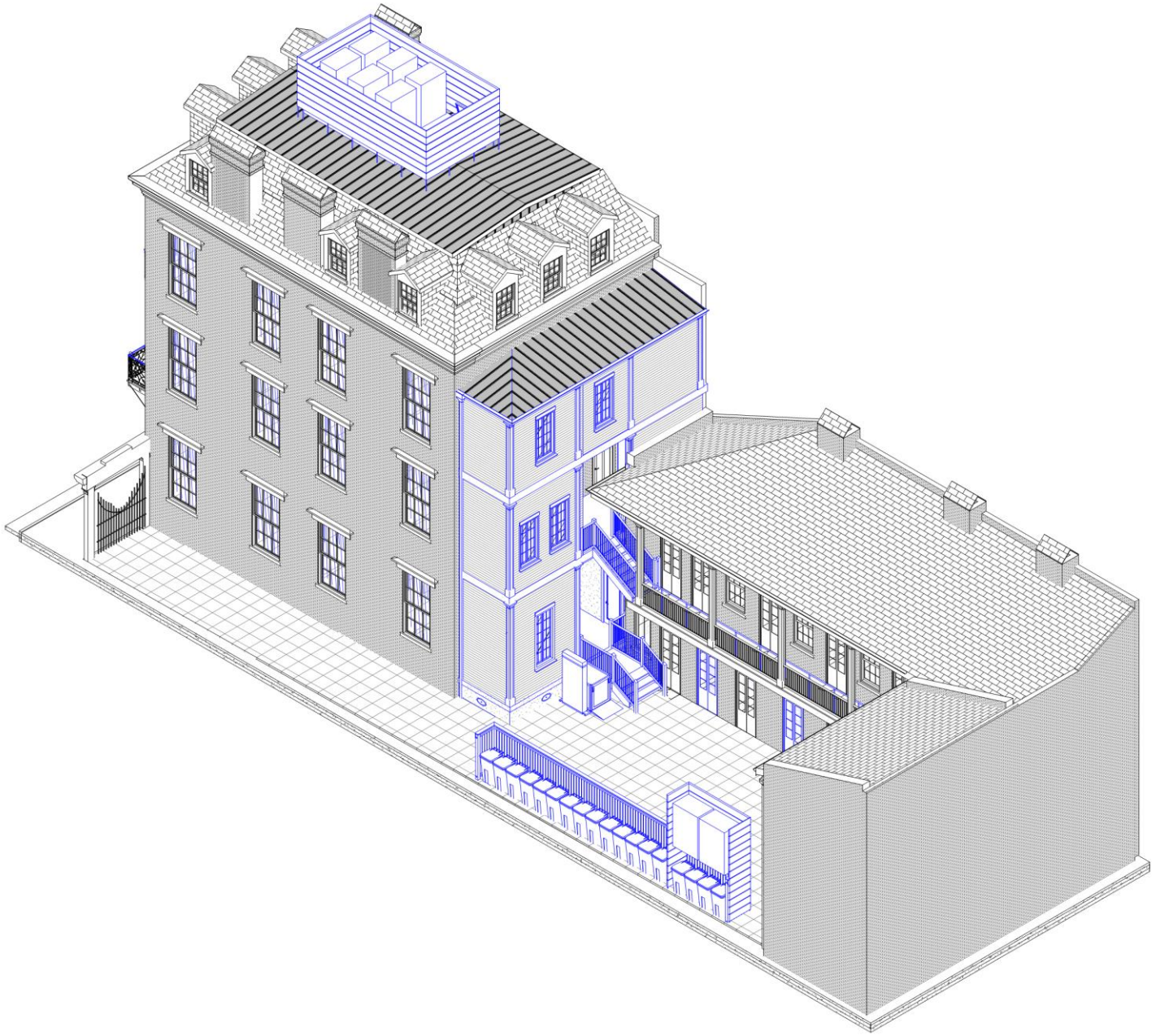
December 20, 2022



327 Bourbon

VCC Architectural Committee

December 20, 2022



MECH EQUIPMENT OPTION 4

PROPOSED WORK

LEGEND - PERSPECTIVE

327 BOURBON RESTORATION & RENOVATION

21_113

327 BOURBON ST.
NEW ORLEANS, LA 70130

| TYPE (SEE CHANGE LOG) | DATE

MYLES M. MARTIN
LIC. NO. 37001
STATE OF LOUISIANA
REGISTERED ARCHITECT

M3 DESIGN GROUP

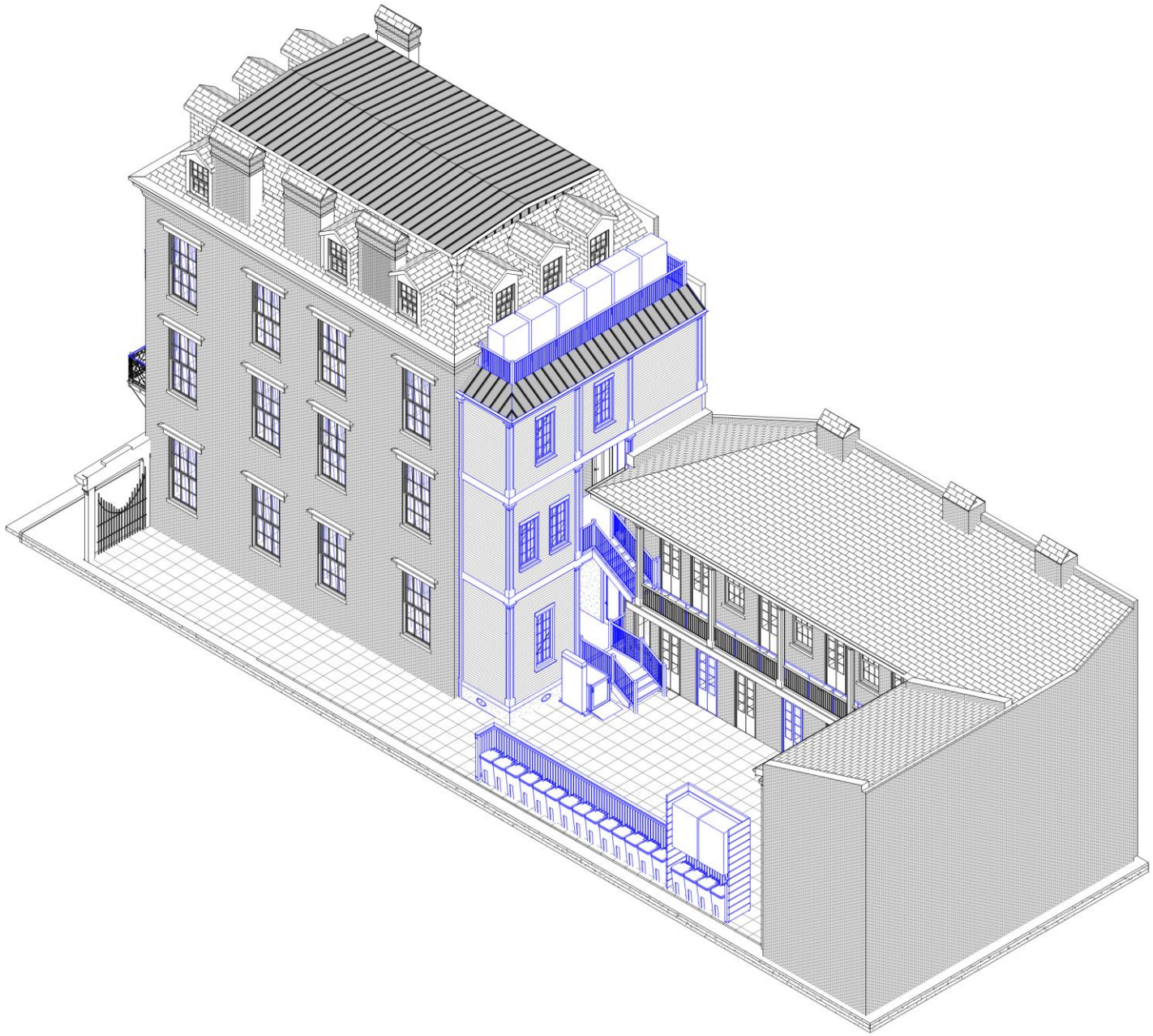
REVIEW SET

ISSUED 11/30/22

A6.3.4

EXTERIOR AXON - MECH OPT 4

VIEUX CARRE COMMISSION
ESTABLISHED 1936



MECH EQUIPMENT OPTION 5

PROPOSED WORK

LEGEND - PERSPECTIVE

327 BOURBON RESTORATION & RENOVATION

327 BOURBON ST
NEW ORLEANS, LA 70130

21_113

| TYPE (SEE CHANGE LOG) | DATE

MYLES M. MARTIN
LIC. NO. 31501
STATE OF LOUISIANA
REGISTERED ARCHITECT

M3 DESIGN GROUP

REVIEW SET

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A6.3.5

EXTERIOR AXON - MECH OPT 5

327 Bourbon

VCC Architectural Committee

December 20, 2022

VIEUX CARRE COMMISSION ESTABLISHED 1936





MECH EQUIPMENT OPTION 4





PROPOSED WORK

LEGEND - PERSPECTIVE

327 BOURBON RESTORATION & RENOVATION

327 BOURBON ST
NEW ORLEANS, LA 70130

21_113

#	TYPE (SEE CHANGE LOG)	DATE

MILES M. MARTIN LIC. NO. 7997 STATE OF LOUISIANA REGISTERED ARCHITECT

M3 DESIGN GROUP

REVIEW SET

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A6.5.4

EXT PERSPECTIVES COURTYARD - MECH OPT 4









MECH EQUIPMENT OPTION 5

PROPOSED WORK

LEGEND - PERSPECTIVE

327 BOURBON RESTORATION & RENOVATION

21_113

327 BOURBON ST
NEW ORLEANS, LA 70130

TYPE (SEE CHANGE LOG) DATE

MYLES M. MARTIN
LIC. NO. 34924
STATE OF LOUISIANA
REGISTERED ARCHITECT

M3 DESIGN GROUP

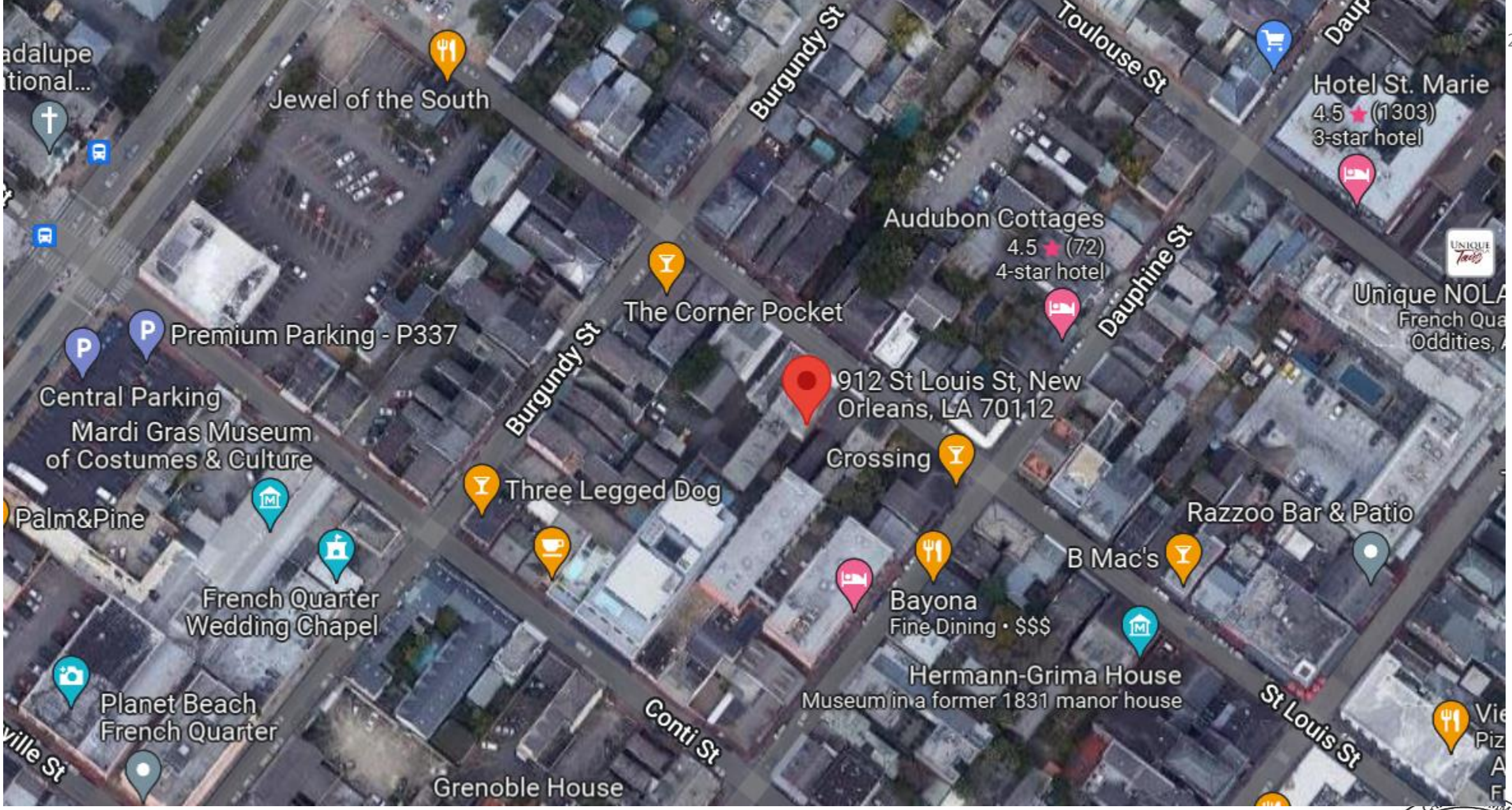
3326 BANKS ST. | NO, LA 70119 | (504)345-8850
WWW.M3-DESIGN-GROUP.COM

REVIEW SET

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EXT PERSPECTIVES COURTYARD - MECH OPT 5

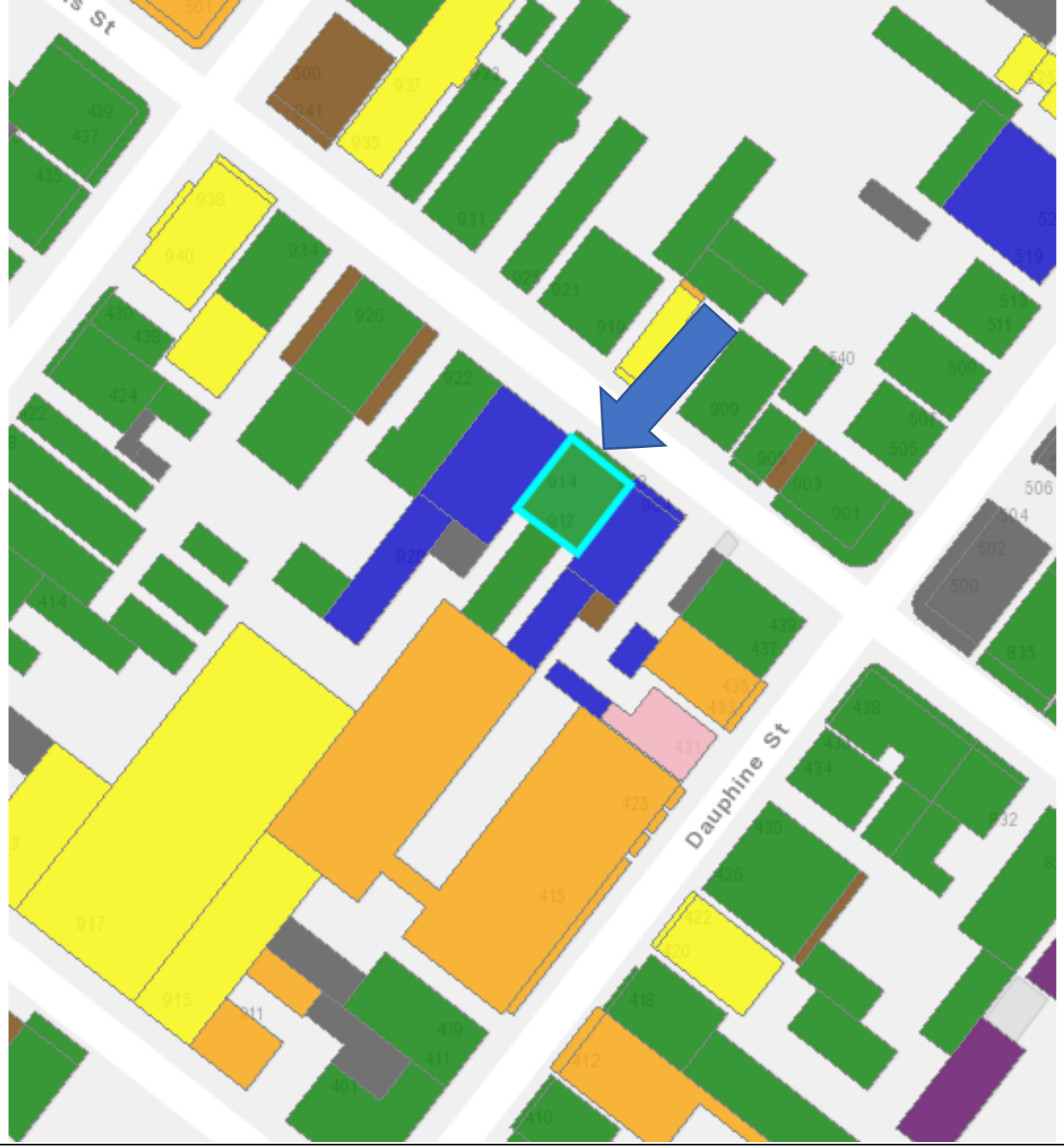
912 St Louis



912 St Louis

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December 20, 2022



912 St Louis



912 St Louis

VCC Architectural Committee

December 20, 2022



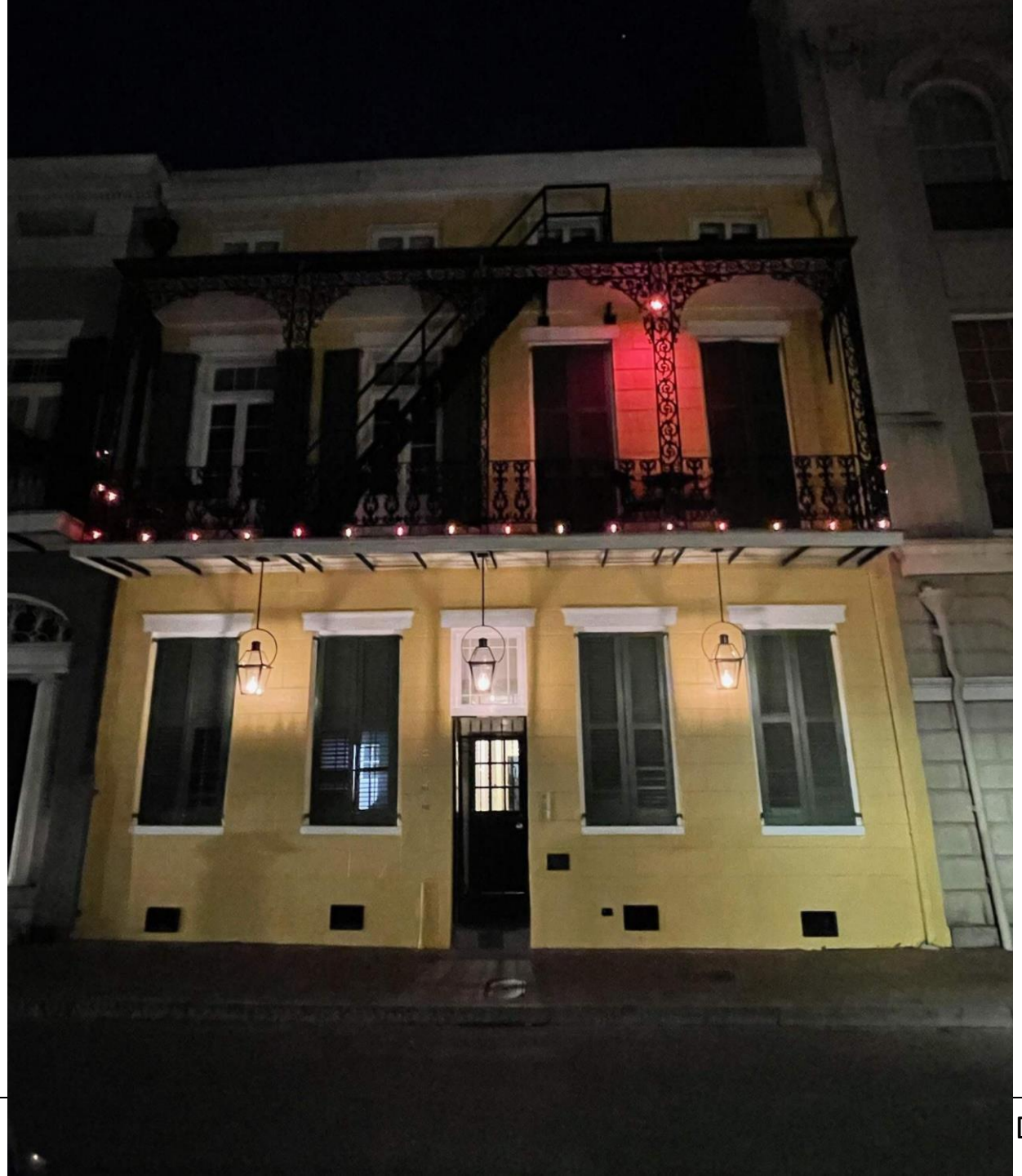
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December 20, 2022



912 St Louis



912 St Louis



912 St Louis

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