



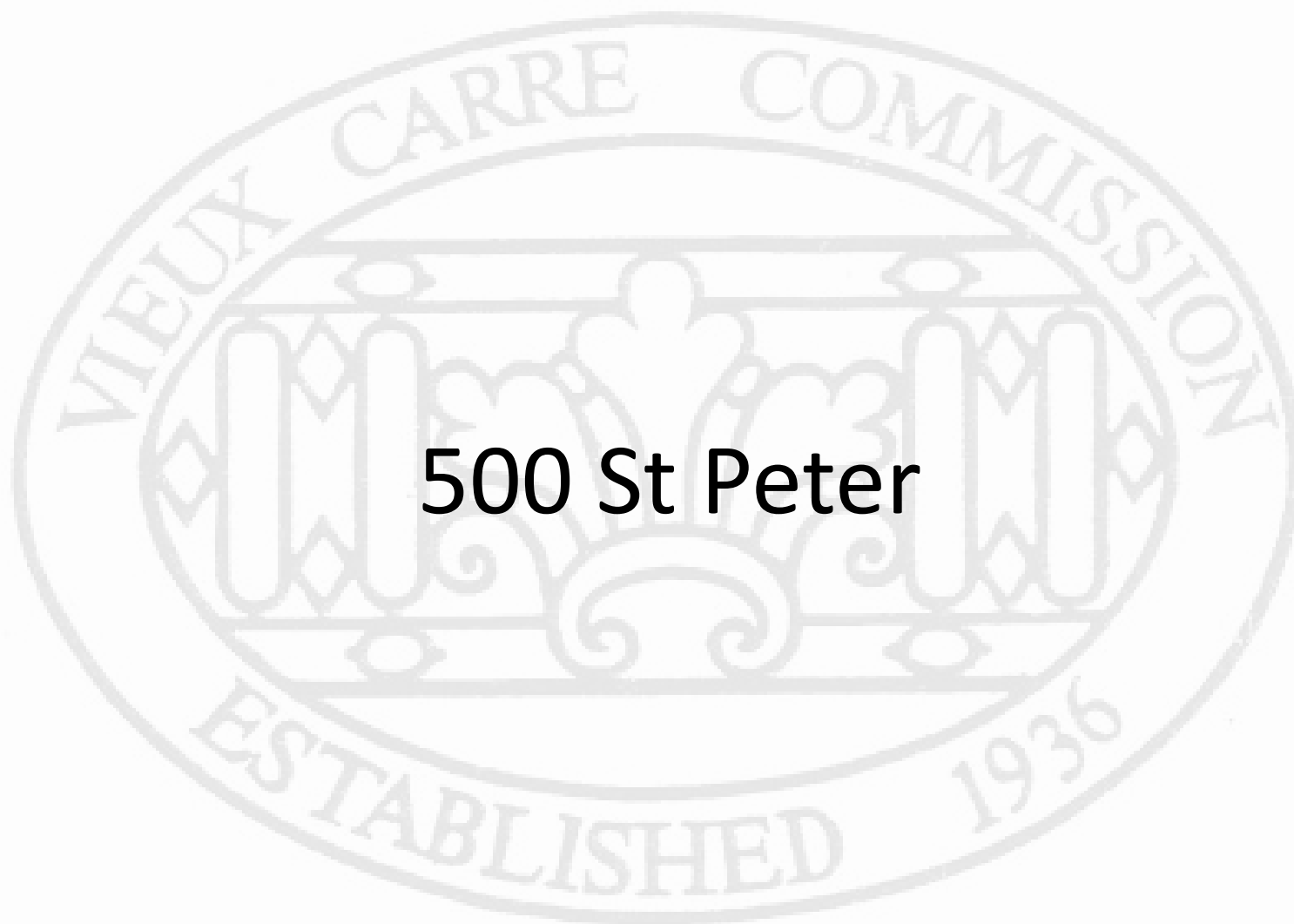
Vieux Carré Commission Architecture Committee Meeting

Tuesday, February 22, 2022



Old Business

500 St Peter





500 St Peter

VCC Architectural Committee

February 22, 2022





500 St Peter

VCC Architectural Committee

February 22, 2022



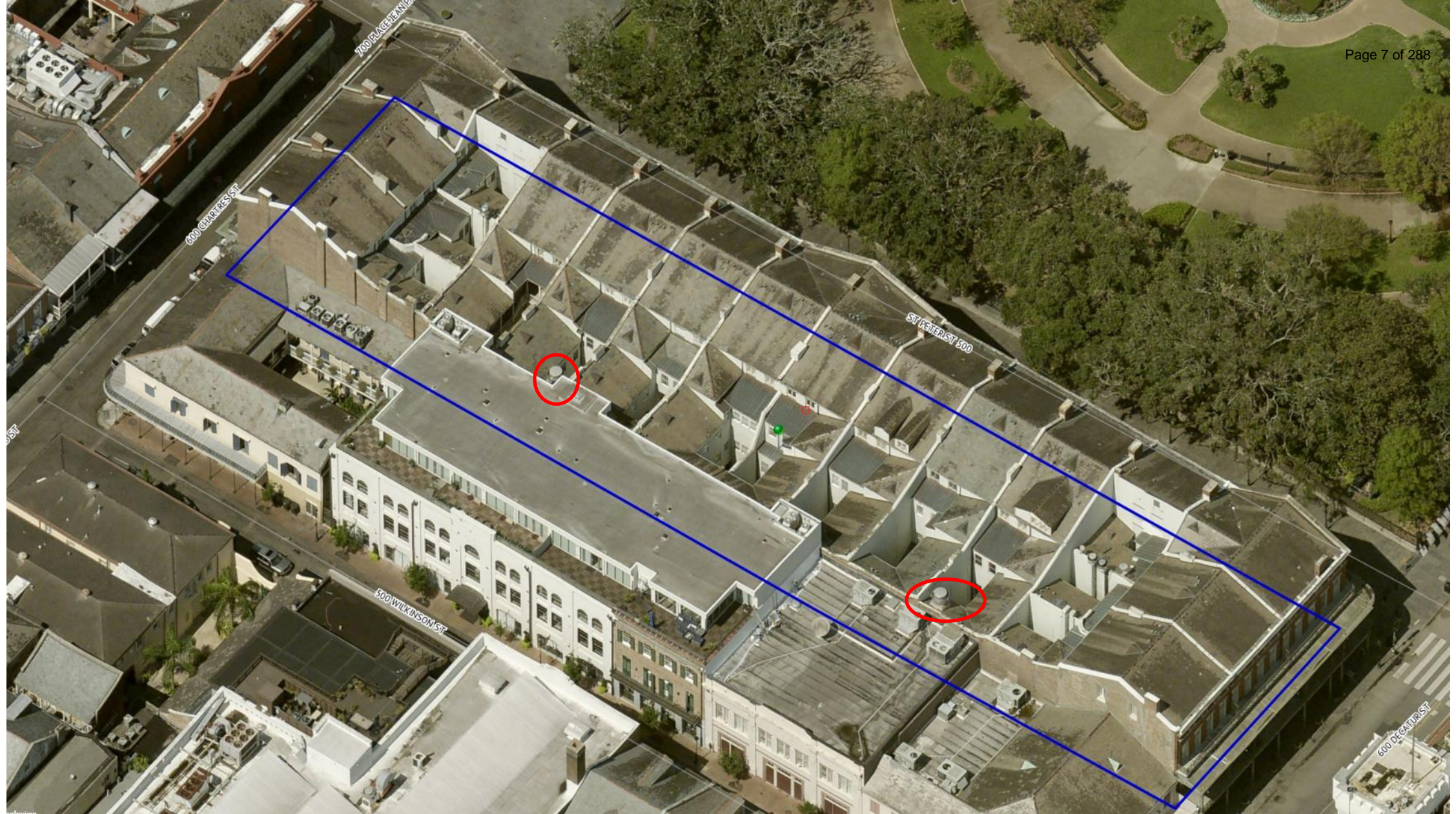


500 St Peter

VCC Architectural Committee

February 22, 2022





500 St Peter

VCC Architectural Committee

February 22, 2022



Page 8 of 288

**FMC UPB ROOF AND
BUILDING REPAIRS
RENOVATION AND RESTORATION**
500 ST. PETER STREET
NEW ORLEANS, LA 70116

OWNER:
FRENCH MARKET CORPORATION
1008 N. PETERS ST., 3D
NEW ORLEANS, LA 70116
(504) 424-4440

ARCHITECT:
TRAPOLIN PEER
500 TCHOUFFOUTOULAS ST.
NEW ORLEANS, LA 70116
(504) 523-2772
www.trapolinpeer.com

CONTRACTOR:
Company Name
Street Address
City, State
Phone Number

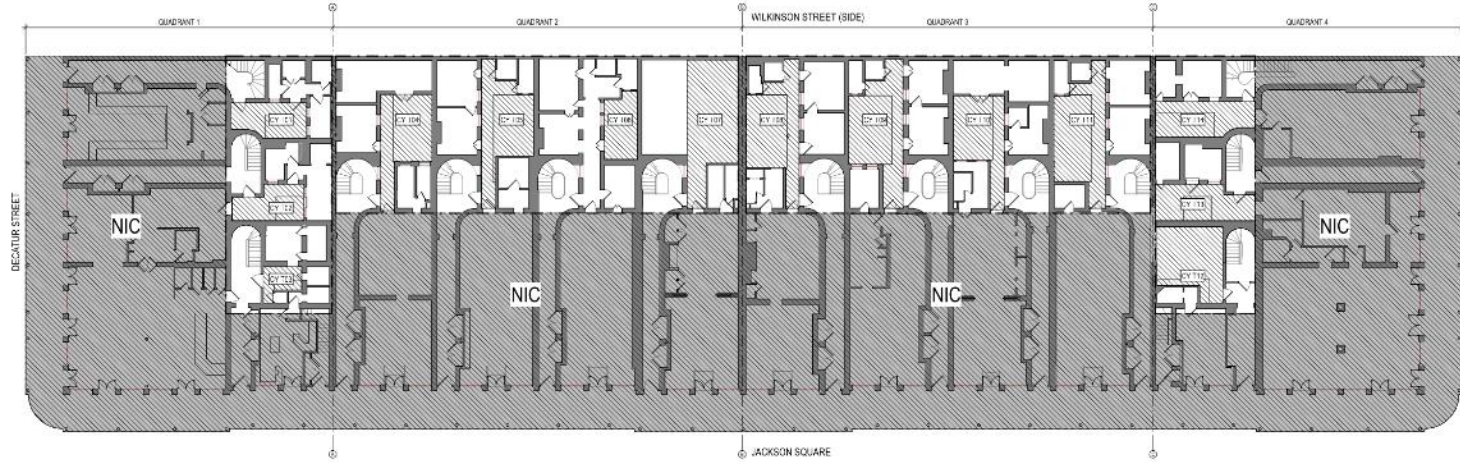
**NOT FOR
CONSTRUCTION**

NO CONSTRUCTION SHALL BE DONE

500 S
VCC Ar

SITE PLAN

G0.04



1 OVERALL PLAN - FIRST FLOOR
GRID SCALE: 1/8" = 1'-0"



2 OVERALL PLAN - ROOF PLAN
GRID SCALE: 1/8" = 1'-0"

GENERAL CONSTRUCTION NOTES

- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN MATERIALS ADJACENT TO OR IN CONTACT WITH CONSTRUCTION SCOPE THROUGHOUT THE DURATION OF CONSTRUCTION. PROTECTION GENERALLY INVOLVES THE LEAST DEGREE OF INTERVENTION AND IS PREPARATORY TO OTHER WORK. PROTECTION INCLUDES THE MAINTENANCE OF MATERIALS AND FEATURES IN THE CONSTRUCTION SCOPE, AS WELL AS ENSURING THAT THE PROTECTION IS PROTECTED BEFORE AND DURING CONSTRUCTION. AN OVERALL EVALUATION OF THE PHYSICAL CONDITION OF THE EXISTING HISTORIC FEATURES FROM THE CONSTRUCTION SCOPE SHOULD BEGIN PRIOR TO THE START OF WORK.
- CLEAN EXISTING MASONRY ONLY WHEN NECESSARY TO PAINT OR REPAIR. CLEANING OR REPAIRING IS ANY OF THE FOLLOWING: CLEAN SOLID MASONRY SURFACES WITH THE GENTLEST METHOD POSSIBLE, SUCH AS USING LOW PRESSURE WATER AND DETERGENT AND NATURAL BRUSHES OR OTHER SOFT BRISTLE BRUSHES.
- USE BRICKDRAPE OR ENVIRONMENTALLY SAFE CLEANING OR PAINT REMOVAL TECHNIQUES THAT EMPLOY A PROTECTANT TO WHICH PAINT ADHERES, WHEN POSSIBLE, TO SAFELY AND COMPLETELY REMOVE OLD LEAD PAINT.
- REMOVE INDICATED OR DISCOVERED CRACKS THAT INCRUSTATE LEAD PAINT WHEN POSSIBLE. WHERE PAINT IS NOT REQUIRED TO BE REMOVED TO MEET ENVIRONMENTAL REGULATIONS, PAINTING IS REQUIRED AT EXPOSED MASONRY PARTY WALLS THAT EXTEND TO ROOF AND CHIMNEYS.
- REPAIR MASONRY CRACKS AND OTHER MASONRY FEATURES BY REPOINTING THE MORTAR JOINTS IN LINE. IN LINE IS ADVANCE OF DETECTION (ON SUCH AS DISINTEGRATING MORTAR, CRACKS, OR MORTAR JOINTS, LOOSE BRICKS OR DAMAGED PLASTER).
- REMOVE DETRIMENTAL PLASTER MORTAR COMPLETELY BY HAND-RAPING THE JOINTS TO EXPOSE DAMAGED THE JOINTS. JOINTS MASONRY JOINTS FOR REPAIR ONLY ON EXTERIOR JOINTS OF BRICK MASONRY IN CONTACT WITH LEAD OR OTHER TOXIC MATERIALS. REMOVE MORTAR THAT IS DETRIMENTAL OR THAT IS A NON-HISTORIC MATERIAL WHICH IS CAUSING DAMAGE TO THE EXISTING MASONRY UNITS. MECHANICAL TOOLS SHOULD BE USED ONLY TO SPALL PLASTER TO EXPOSE THE JOINTS.
- GENERALLY NOT ON SHORT, VERTICAL JOINTS OF BRICK MASONRY. OUTLINE HISTORIC CORNER, CORNER DETAIL, COMPOSITION COLOR AND TEXTURE WHEN REPOINTING IS NECESSARY. IN SOME CASES, A LIVE-BLEND MORTAR MAY ALSO BE CONSIDERED WHEN REPOINTING. PARTICULAR CRACKS MORTAR JOINTS BECAUSE OF A MOISTURE PROBLEM.
- REMOVE ALL PLASTER AND EXISTING STUCCO, REPAIR AREAS OF STUCCO THAT ARE CRACKED OR DAMAGED, PRIME AND PAINT ONCE COMPLETE.
- REPAIR DETECTED BY REMOVING THE DAMAGED MATERIAL AND PATCHING WITH NEW MATERIAL THAT DUPLICATES THE HISTORIC STUCCO IN STRENGTH, COMPOSITION, COLOR, AND TEXTURE.
- EXISTING ROOFING SHALL BE SHOWN AS TO BE REPAIRED THROUGHOUT THE BUILDING AS A GENERAL REQUIREMENT.

PLAN LEGEND

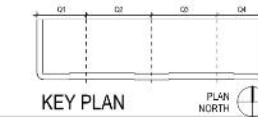
- NOB - NOT IN SCOPE
- EXTERIOR COURTYARD - OPEN TO AIR ABOVE

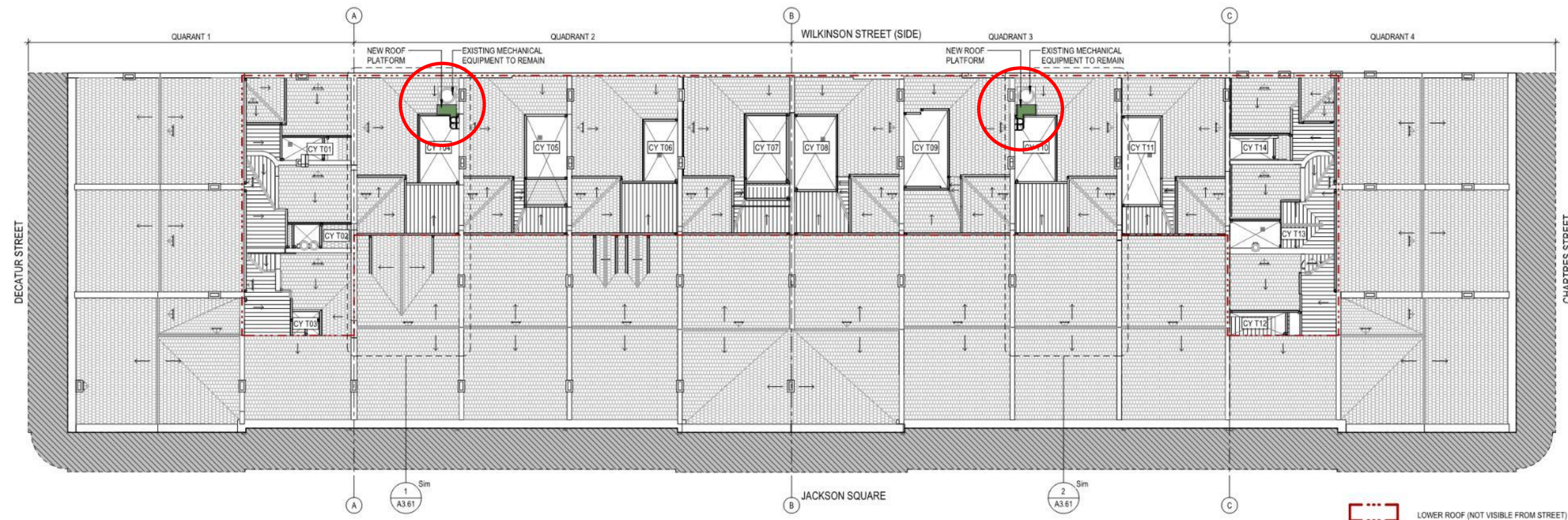
GENERAL ROOF NOTES

- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN MATERIALS ADJACENT TO OR IN CONTACT WITH CONSTRUCTION SCOPE THROUGHOUT THE DURATION OF CONSTRUCTION. IDENTIFY, RETAIN, AND PRESERVE ROOFS IN THE CONSTRUCTION SCOPE AND OTHER FUNCTIONAL AND DECORATIVE FEATURES.
- PROTECT AND MAINTAIN ROOFS IN THE CONSTRUCTION SCOPE BY CLEANING, OUTTERS AND DOWNSPUTS AND REPLACING DETRIMENTAL FLASHING. ROOF AND DRAINAGE SHALL ALSO BE CHECKED FOR INDICATIONS OF DAMAGE DUE TO LEAKS OR CORROSION.
- PROTECT ADJACENT ROOFS AND HISTORIC FEATURES WHEN WORKING ON OTHER ROOF FEATURES NOT IN SCOPE.
- EVALUATE THE OVERALL CONDITION OF THE EXISTING ROOF TO DETERMINE WHETHER MORE THAN PROTECT OR MAINTAINING. SUCH AS REPAIRS TO ROOF FEATURES, IN ALL BE NECESSARY.
- REPAIR AND MAINTAIN CORNER ROOFS IN THE CONSTRUCTION SCOPE. IN ALL ROOFS, REPAIRS INCLUDE REPLACING THE CORNER ROOF IN KIND MATCHING THE EXISTING MATERIALS TYPE, THICKNESS, TEXTURE AND FINISH.
- REPAIR DAMAGED PORTIONS OF SLATE ROOFS WITH MATERIALS THAT MATCH THE EXISTING SLATES TYPE, THICKNESS AND FINISH. REMOVE EXISTING SLATES AND DOWNSPUTS. THE NEW GUTTERS AND DOWNSPUTS ARE TO BE REDESIGNED TO ACCOMMODATE DOWN WATER SHED. ALL MATERIALS AND FASTENERS ARE TO MATCH THE EXISTING OUTER AND DOWNSPUT TYPES, TEXTURES AND FINISHES.
- PAINTED CAST IRON ROOFS ARE REQUIRED IN ALL TERRACE SPACES OCCUPIED BY COMMERCIAL STAIRWAYS.
- VIDEO INSPECT ALL SUBSIDIARY STAIRS OR FROM COURTYARD TO PUBLIC WAYS TYPICAL IN ALL COURTYARDS. PROVIDE VIDEO INSPECTION FROM OWNER AND ARCHITECT'S REVIEW.
- STAIR - CLASSIFIED SUBSIDIARY ACCESS AS TO BE MAINTAINED BY COMMERCIAL ARCHITECT.

ROOF MATERIAL LEGEND

- CORNER ROOF
- SLATE ROOF
- EXTERIOR COURTYARD - OPEN TO AIR ABOVE





2 OVERALL PLAN - ROOF PLAN
GO.04 SCALE: 1/16" = 1'-0"

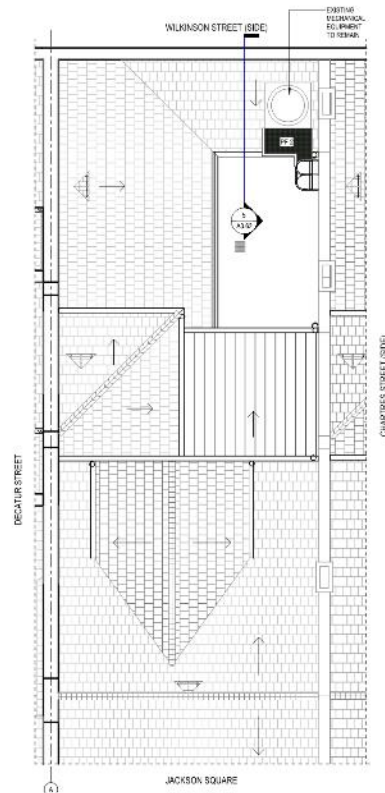
500 St Peter

VCC Architectural Committee

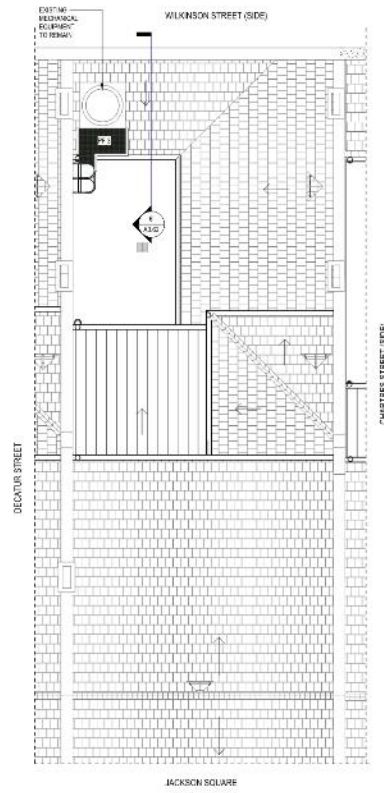
February 22, 2022



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1/17/2022 10:48:40 AM
F:\PROJECTS\500 ST PETER\500 ST PETER - ARCHITECTURAL\500 ST PETER - ARCHITECTURAL.dwg



1 QUAD 2 - TYPICAL ROOF PLATFORM PLAN
SCALE 1/8" = 1'-0"

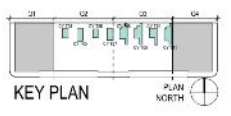


2 QUAD 3 - TYPICAL ROOF PLATFORM PLAN
SCALE 1/8" = 1'-0"

GENERAL ROOF PLATFORM NOTES

1. ALL HVAC EQUIPMENT SHOWN EXISTING AND IS TO BE PROTECTED THROUGHOUT THE COURSE OF CONSTRUCTION.
2. ALL TOILETS TO BE REMOVED AND RELOCATED.
3. REPLACE THE EXISTING ROOF IN KIND.
4. THE EXISTING ROOF IS A TYPE OF ROOF AND IS NOT TO BE REPLICATED BY THE ARCHITECT AND COULD NOT BE FIELD VERIFIED BY INSPECTION.
5. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTING ROOF IS A TYPE OF ROOF AND IS NOT TO BE REPLICATED BY THE ARCHITECT AND COULD NOT BE FIELD VERIFIED BY INSPECTION.
6. THE EXISTING ROOF IS A TYPE OF ROOF AND IS NOT TO BE REPLICATED BY THE ARCHITECT AND COULD NOT BE FIELD VERIFIED BY INSPECTION.
7. THE EXISTING ROOF IS A TYPE OF ROOF AND IS NOT TO BE REPLICATED BY THE ARCHITECT AND COULD NOT BE FIELD VERIFIED BY INSPECTION.
8. ALL FASTENERS TO BE CORROSION RESISTANT.

PHASE LEGEND



FMC UPB ROOF AND BUILDING REPAIRS RENOVATION AND RESTORATION 500 ST. PETER STREET NEW ORLEANS, LA 70116

OWNER
FRENCH MARKET CORPORATION
1224 N. PETERS ST. #5
NEW ORLEANS, LA 70116
504-586-6100

ARCHITECT
TRAPOLIN PEER
600 TULHOUTT BLVD. #10
NEW ORLEANS, LA 70112
504-582-2772
www.trapolinpeer.com

CONTRACTOR
Company Name
Street Address
City, State
Phone Number

NOT FOR
CONSTRUCTION

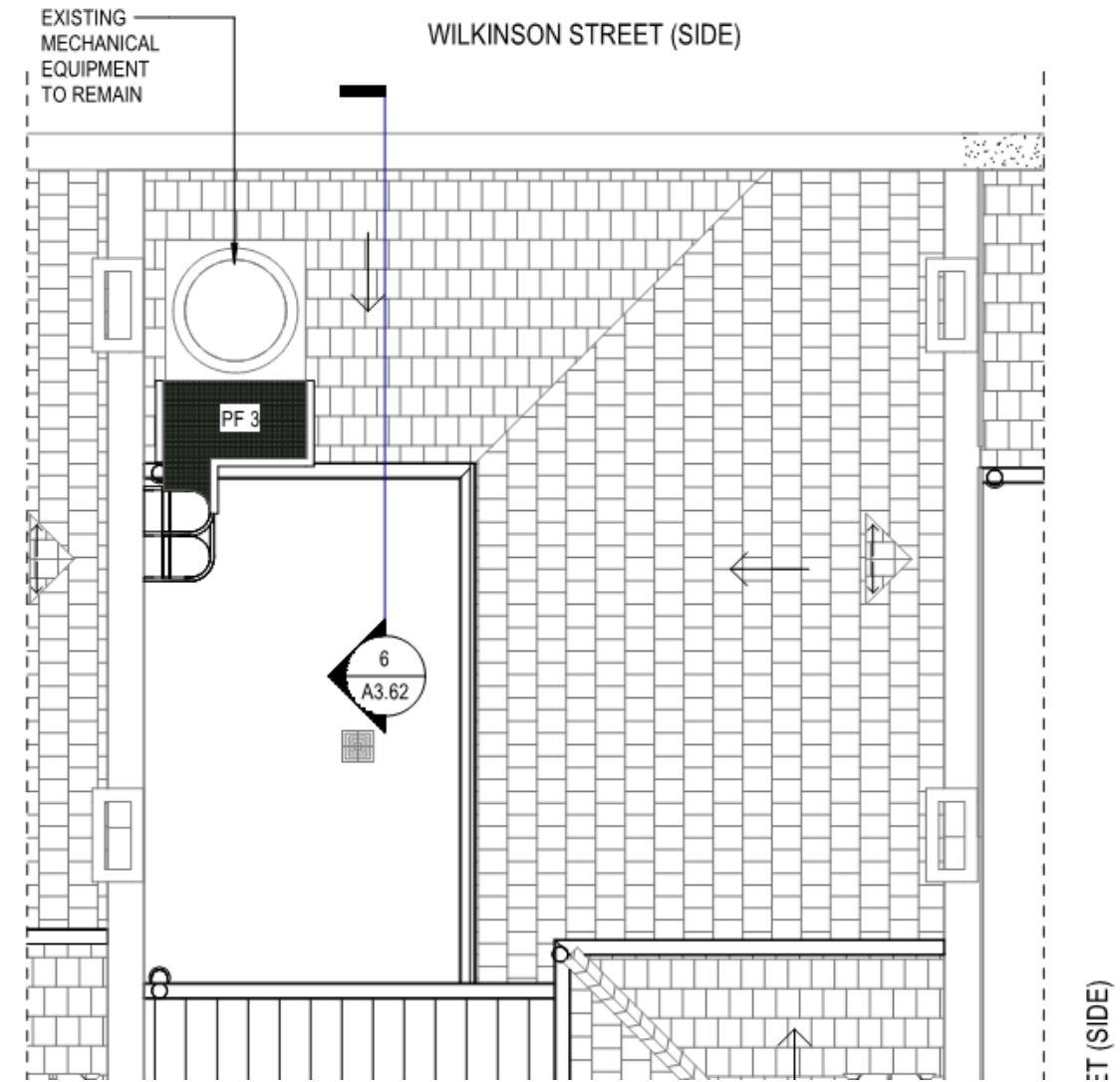
DATE: 01/17/2022
BY: TRAPOLIN PEER
1/17/2022

PROJECT NUMBER: 012022-001
PROJECT NAME: 500 ST. PETER
DATE: 01/17/2022

QUAD 2+3 PLANS

A3.61





500 St Peter

VCC Architectural Committee

February 22, 2022



**FMC UPB ROOF AND
BUILDING REPAIRS
RENOVATION AND RESTORATION**
900 ST. PETER STREET
NEW ORLEANS, LA 70116

OWNER
FRENCH MARKET CORPORATION
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892 TUCKERMAN BLVD.
NEW ORLEANS, LA 70116
(504) 533-7772
www.trapolinpeer.com

CONTRACTOR
Company Name
Street Address
City, State
Phone Number

**NOT FOR
CONSTRUCTION**

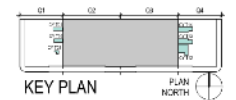
REVISION | DESCRIPTION | DATE

**GENERAL ROOF
PLATFORM NOTES**

1. ALL HVAC EQUIPMENT SHOWN IS EXISTING AND IS TO BE PROTECTED THROUGHOUT THE PROJECT. NO CONSTRUCTION SHALL BE ALLOWED TO BE NOT COVERED GALVANIZED.
2. REPLACE THE EXISTING OF THE ROOF DECK IN THE EXISTING AND ROOF ARE ASSIGNED BY THE PROJECT AND CONSTRUCTION SHALL BE COVERED BY THE PROJECT.
3. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THE CONDITION OF THE EXISTING WALL, FLOOR AND ROOF ASSEMBLY BY THE FIELD TO THE CONTRACTOR. BEFORE ANY REPAIRS OR RESTORATION REPAIRS BEGINS THE DRAWINGS AND WHAT IS CONSIDERED BY THE FIELD TO BE THE MOST PRIOR TO REPAIRING REPAIRS. ADJUSTMENTS TO DRAWINGS AND/OR NECESSARY.
4. ALL FASTENERS TO BE COPPER.

PHASE LEGEND

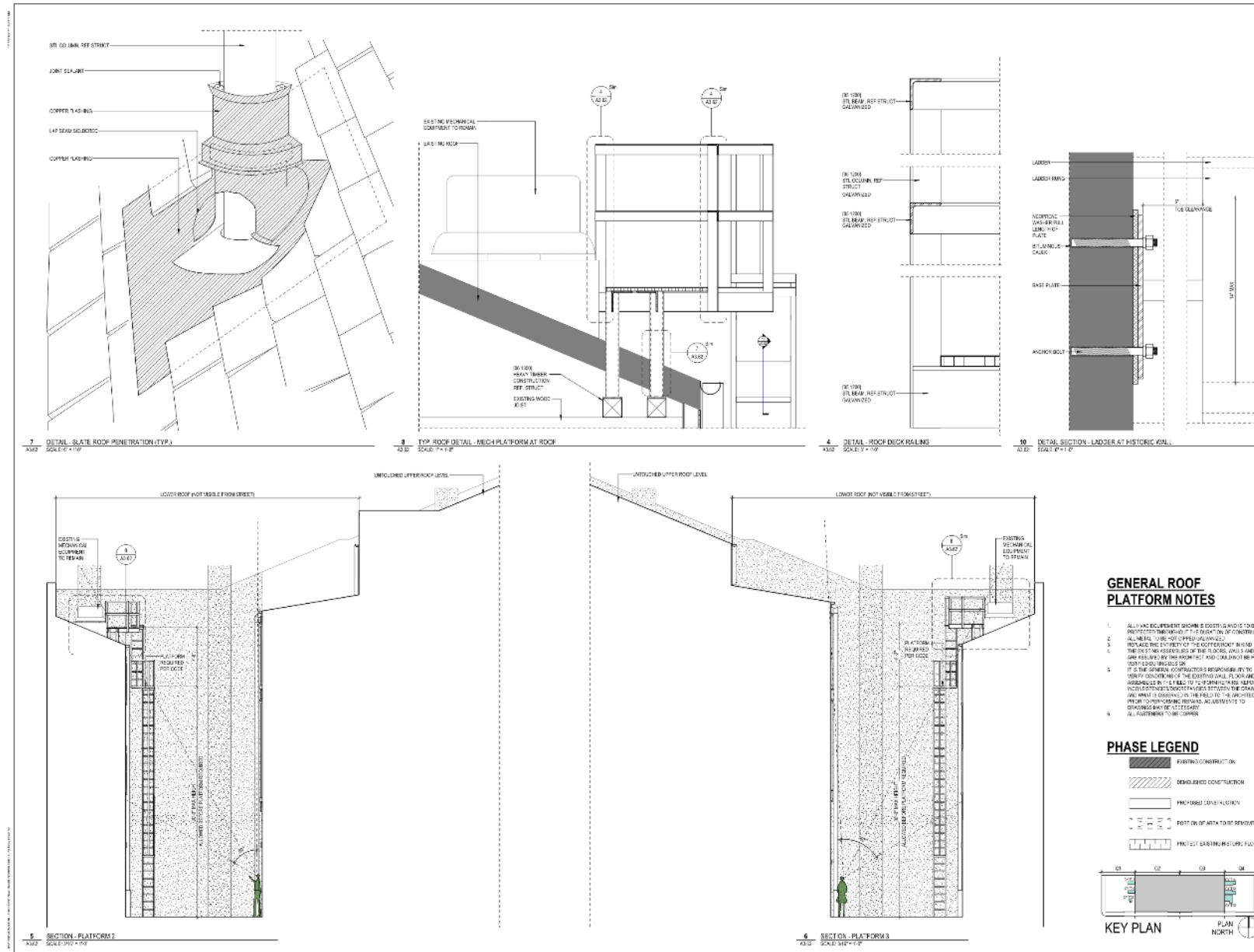
- EXISTING CONSTRUCTION
- DEMOLISHED CONSTRUCTION
- PROPOSED CONSTRUCTION
- POST ON OF AREA TO BE REMOVED
- PROTECT EXISTING RESTORATION FLOOR

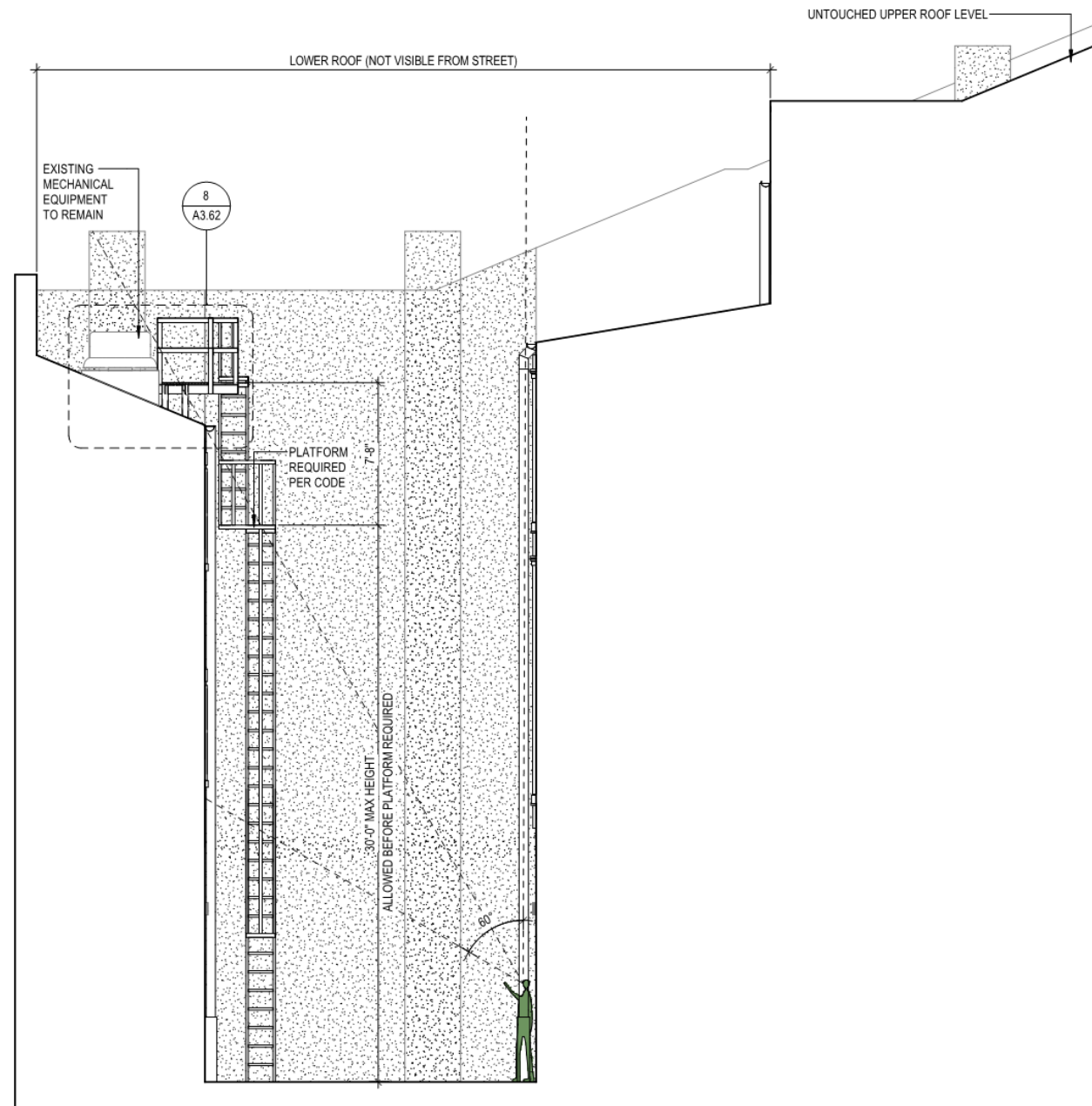


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PROJECT NUMBER
C000000
DATE
1/20/22

**ROOF PLATFORM
- ELEVATIONS**

A3.62





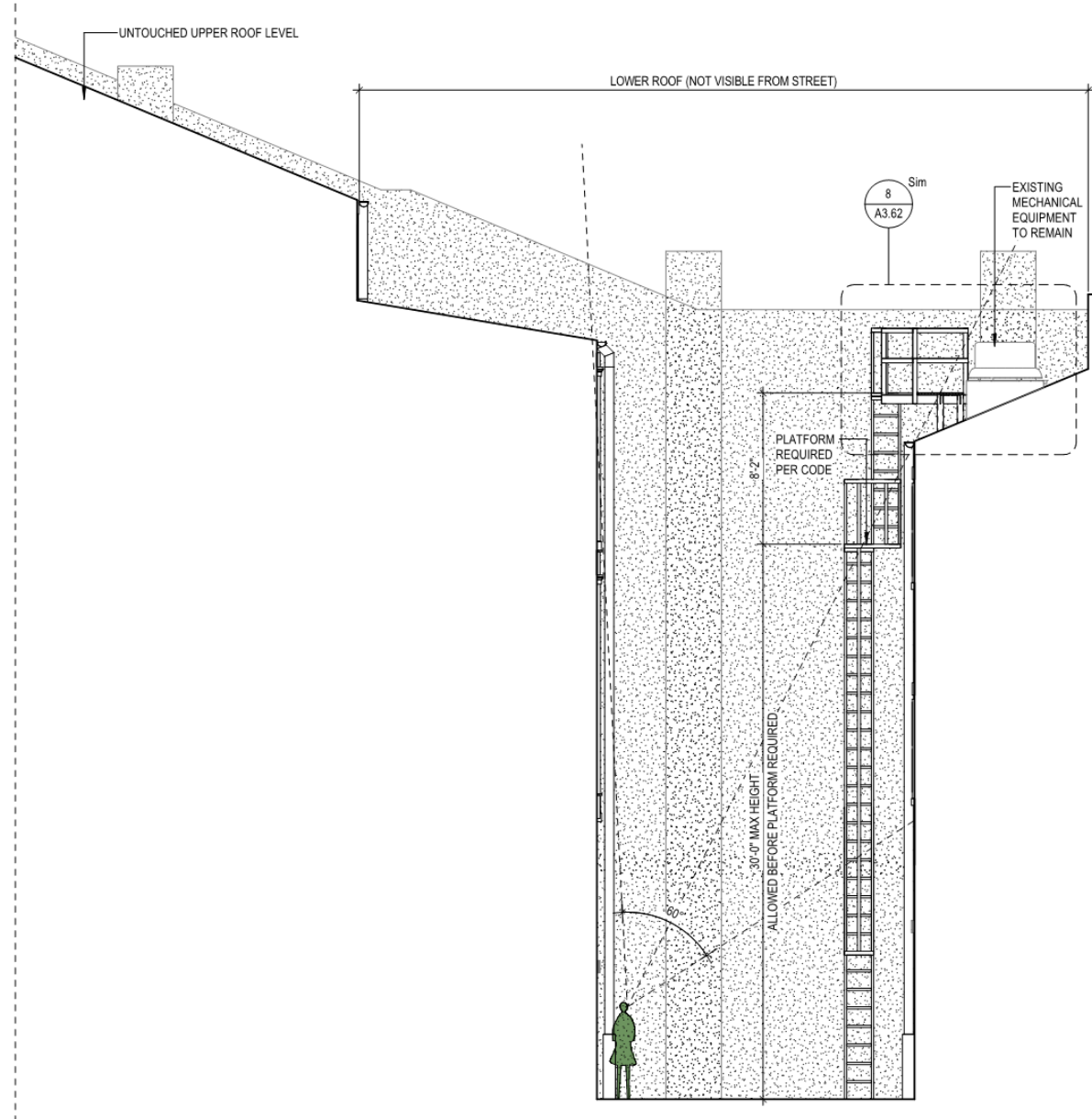
500 St Peter

5 SECTION - PLATFORM 2
A3.62 SCALP: 2/16" = 1/4"

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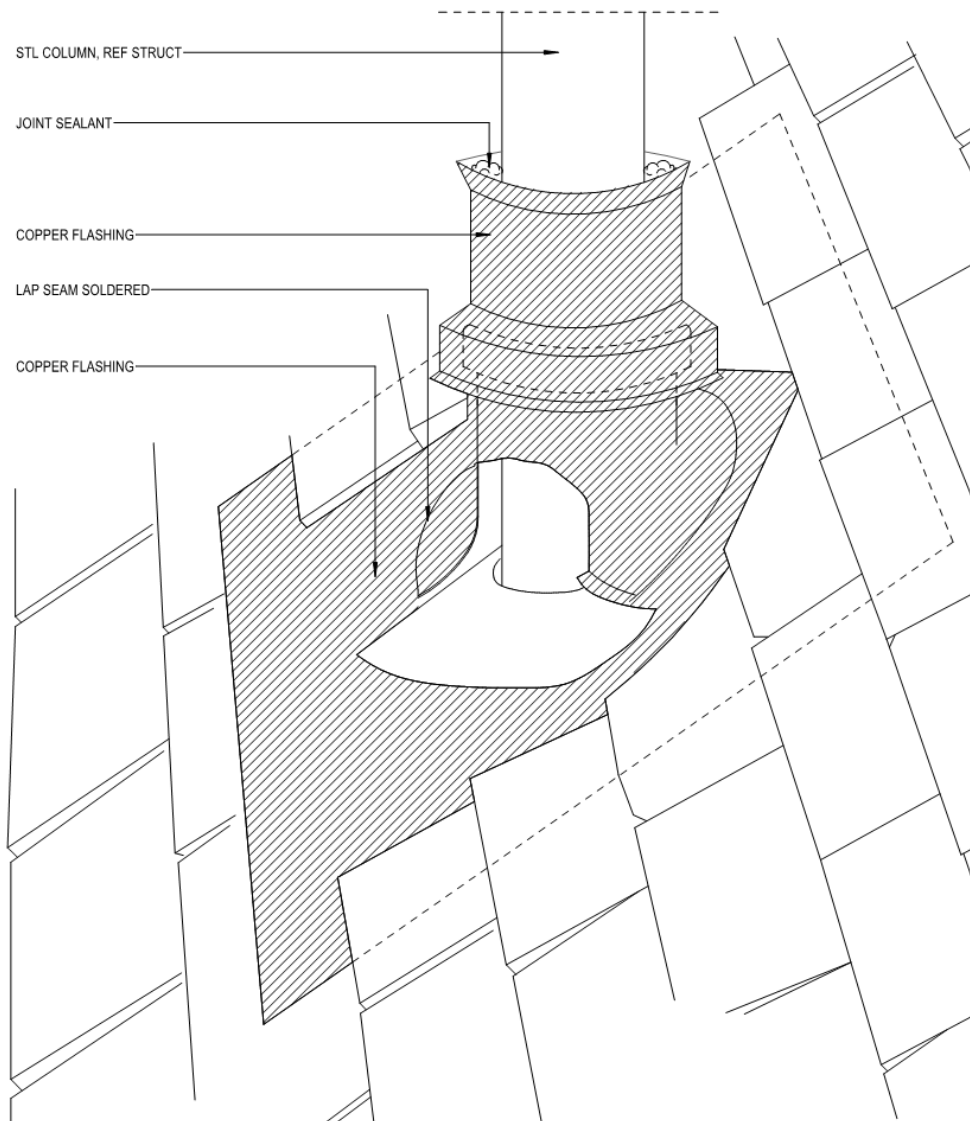
6 SECTION - PLATFORM 3
A3.62 SCALE: 3/16" = 1'-0"

500 St Peter

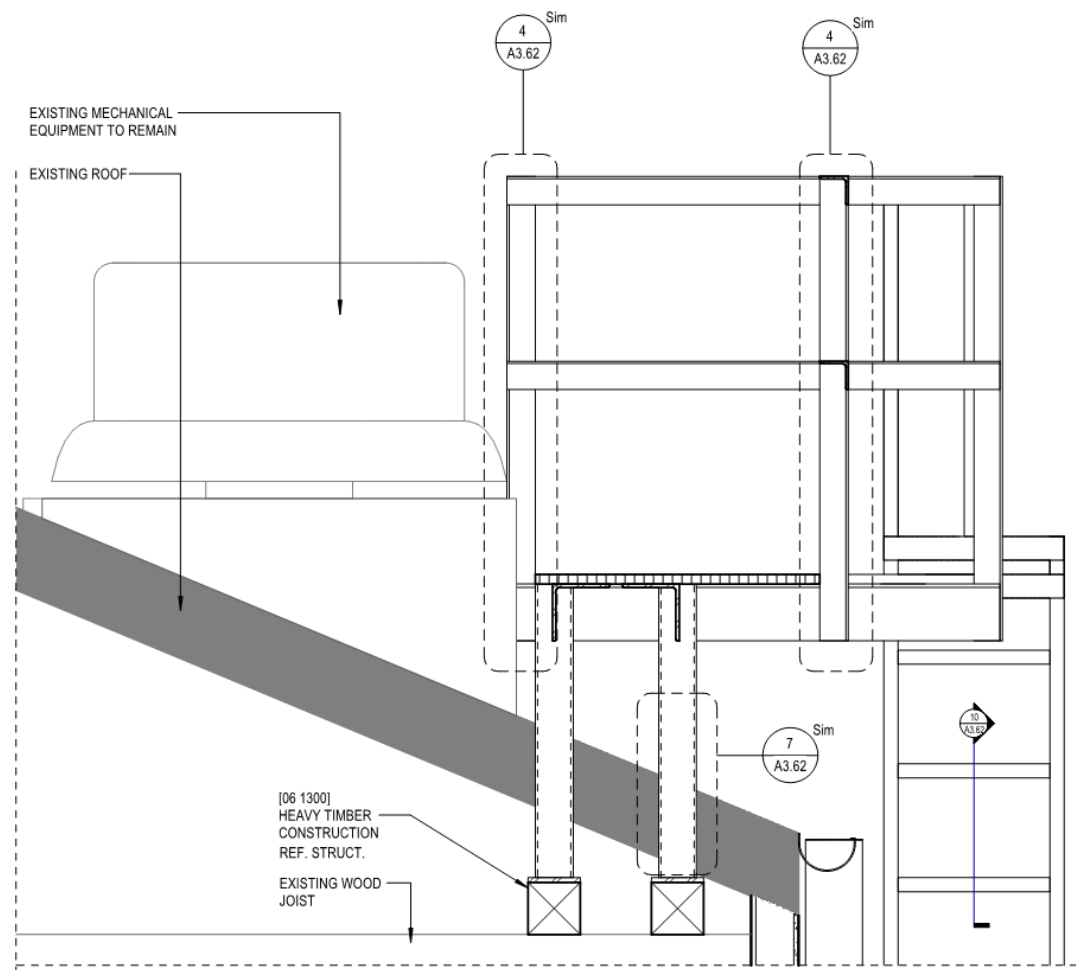
VCC Architectural Committee

February 22, 2022

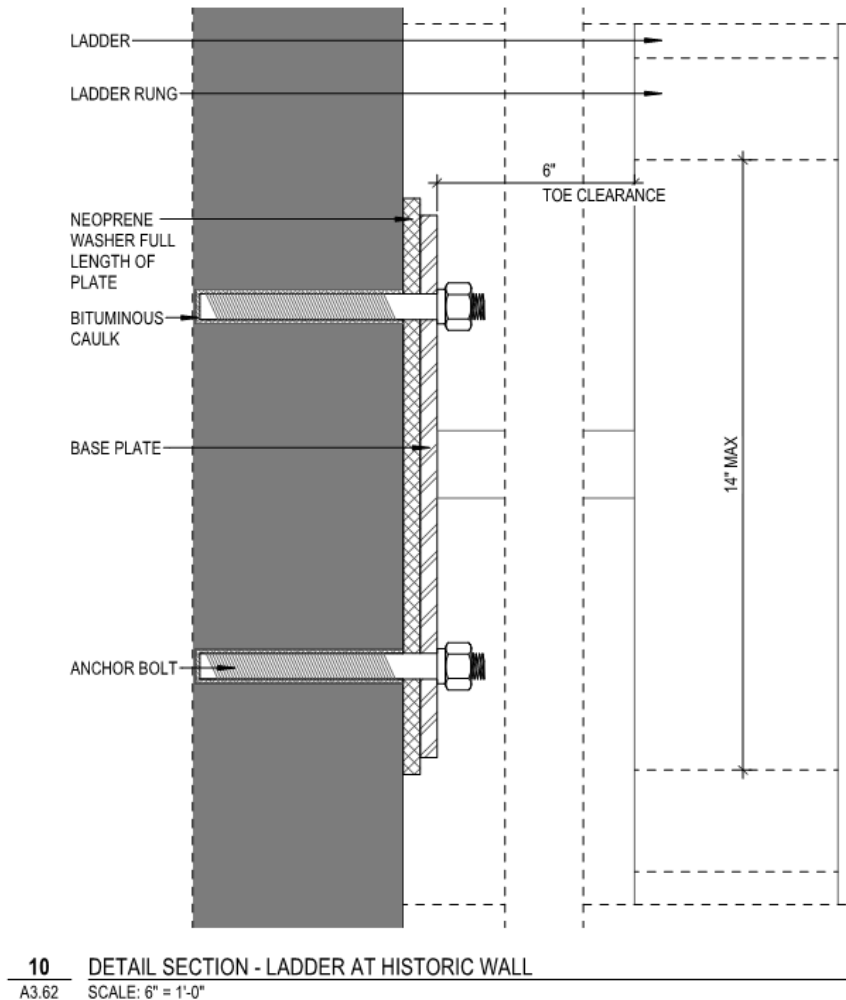
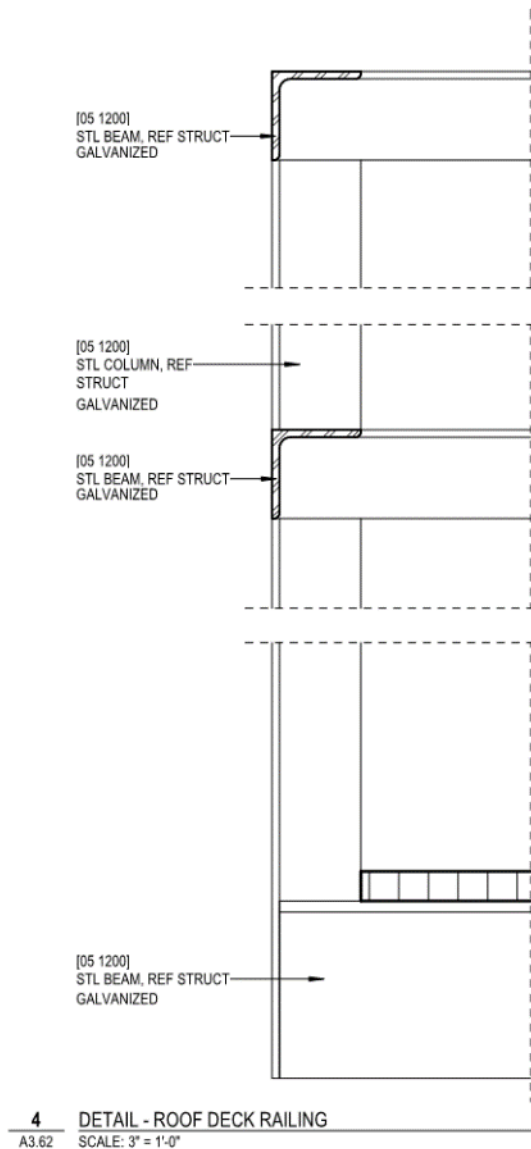




7 DETAIL - SLATE ROOF PENETRATION (TYP.)
3.62 SCALE: 6" = 1'-0"



8 TYP. ROOF DETAIL - MECH PLATFORM AT ROOF
A3.62 SCALE: 1" = 1'-0"





500 St Peter – existing courtyard mechanical

VCC Architectural Committee

February 22, 2022



**FMC UPB ROOF AND
BUILDING REPAIRS
RENOVATION AND RESTORATION**
500 ST. PETER STREET
NEW ORLEANS, LA 70116

OWNER
FRENCH MARKET CORPORATION
1000 N. PETERS ST. #3
NEW ORLEANS, LA 70116
(504) 458-8400

ARCHITECT
TRAPOLIN PEER
809 TCHOUPIER SQUARE ST.
NEW ORLEANS, LA 70130
(504) 583-0770
www.trapolinpeer.com

CONTRACTOR
Company Name
David Anderson
City State
Phone Number

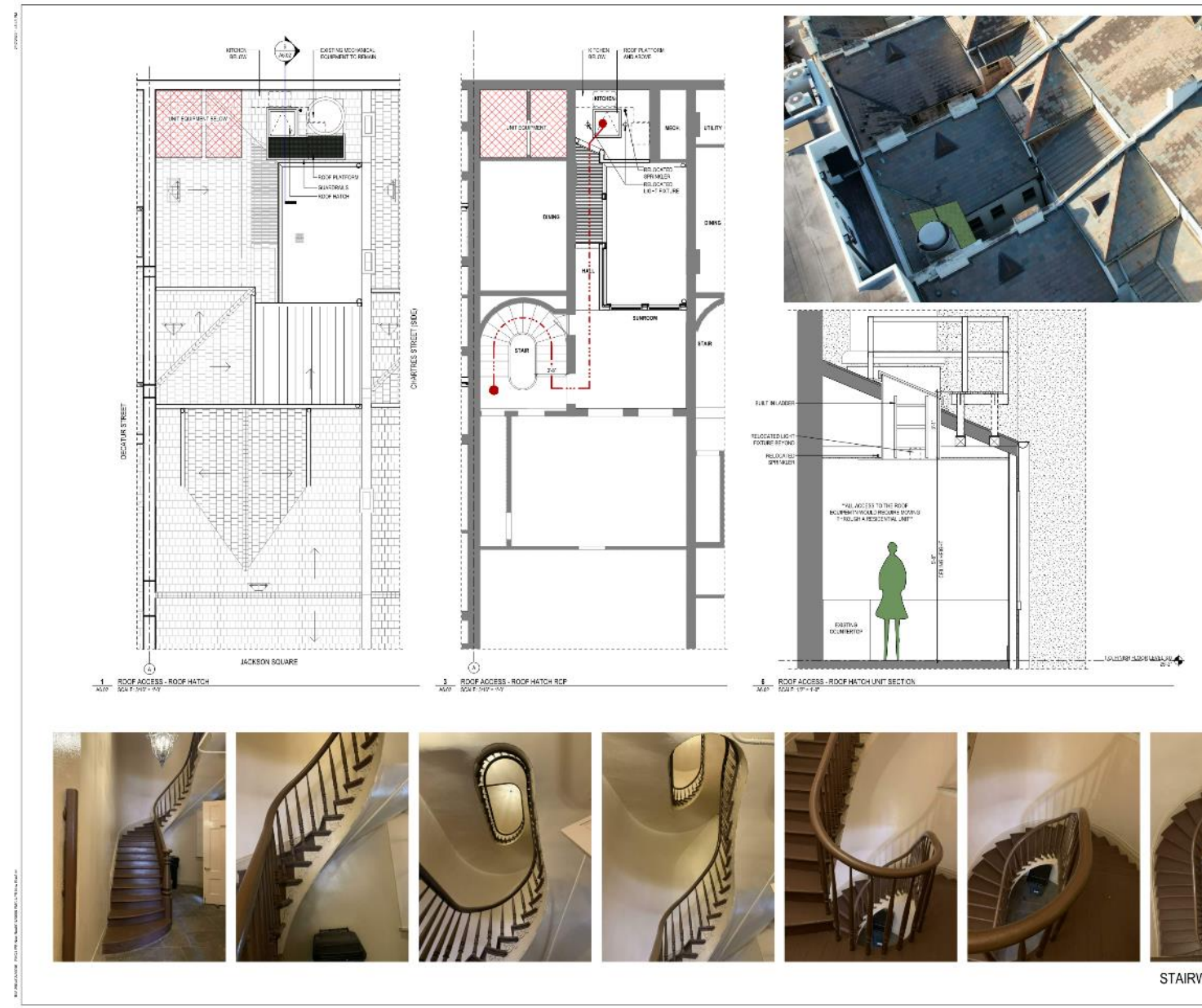
**NOT FOR
CONSTRUCTION**

DESCRIPTION: ROOF ACCESS | DATE:

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PROJECT NUMBER
C200006
REVISIONS
02/11/22

**ROOF ACCESS
OPTION**

A6.02

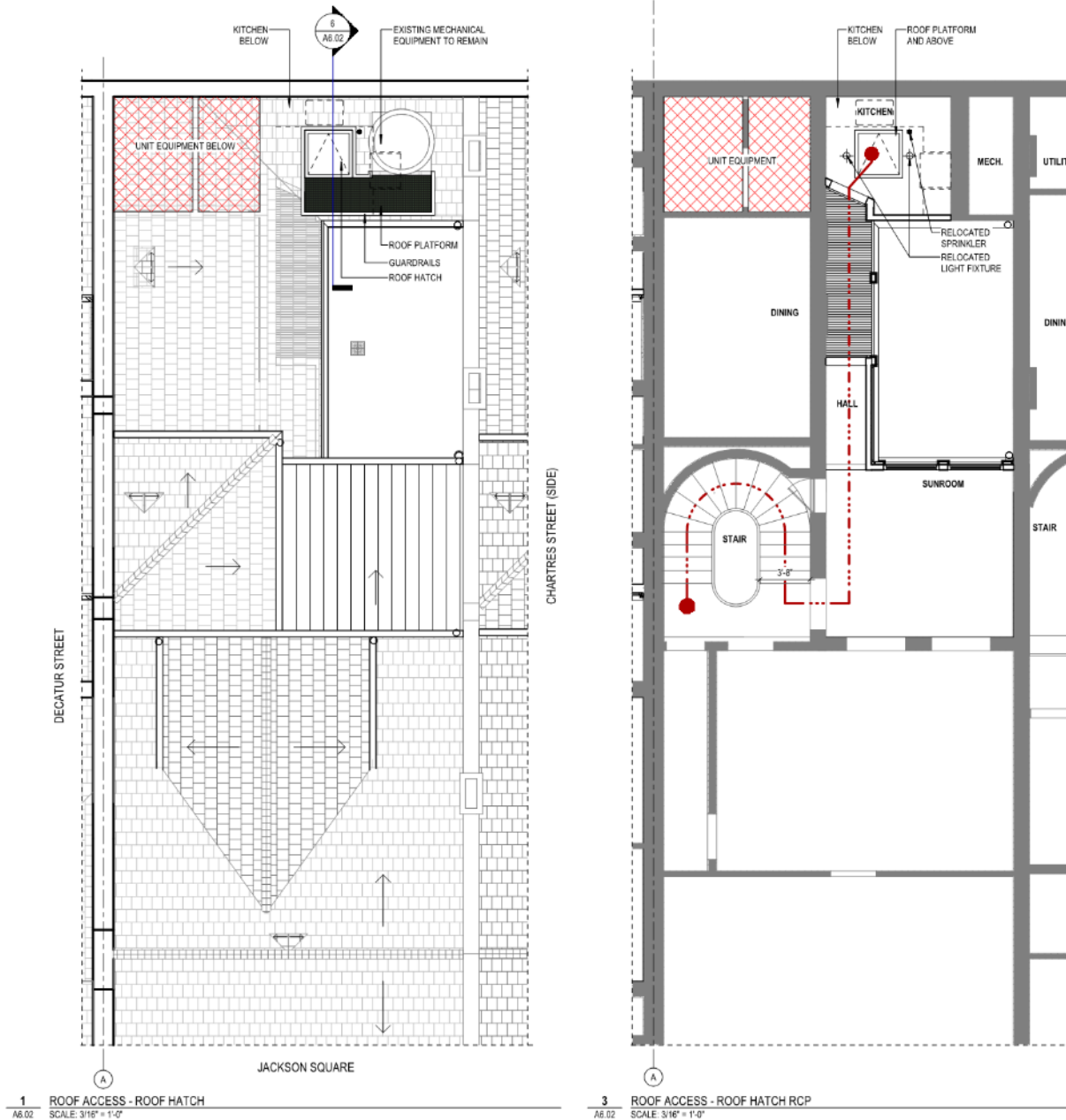


500 St Peter – alternate options

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February 22, 2022



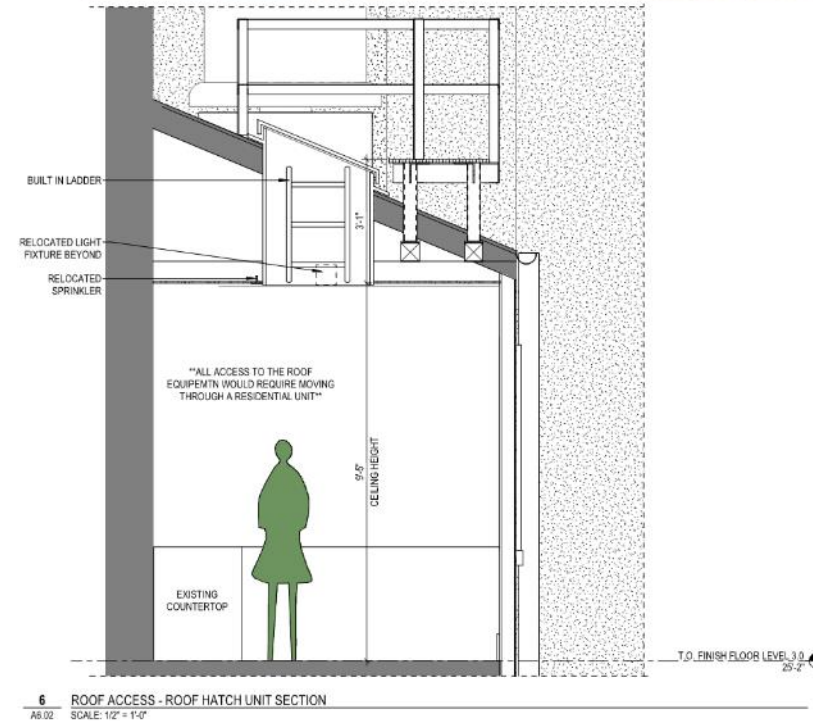


500 St Peter – alternate options

VCC Architectural Committee

February 22, 2022



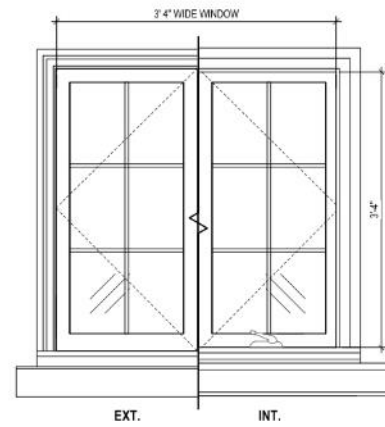


500 St Peter – alternate options

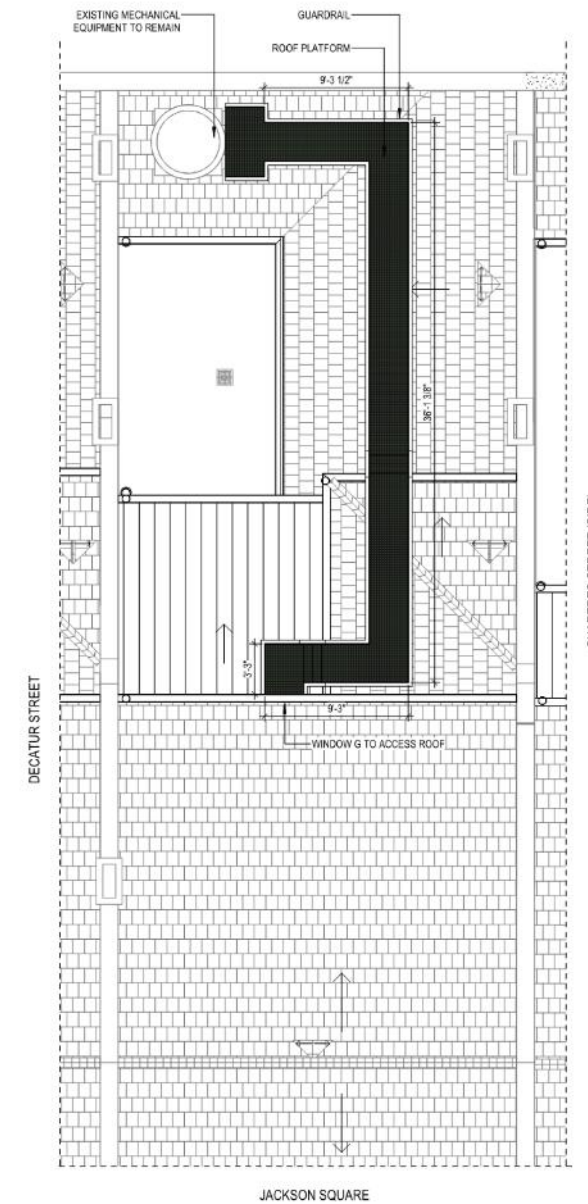
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February 22, 2022





WINDOW G



1 ROOF ACCESS - THROUGH WINDOW
A8.03 SCALE: 3/16" = 1'-0"

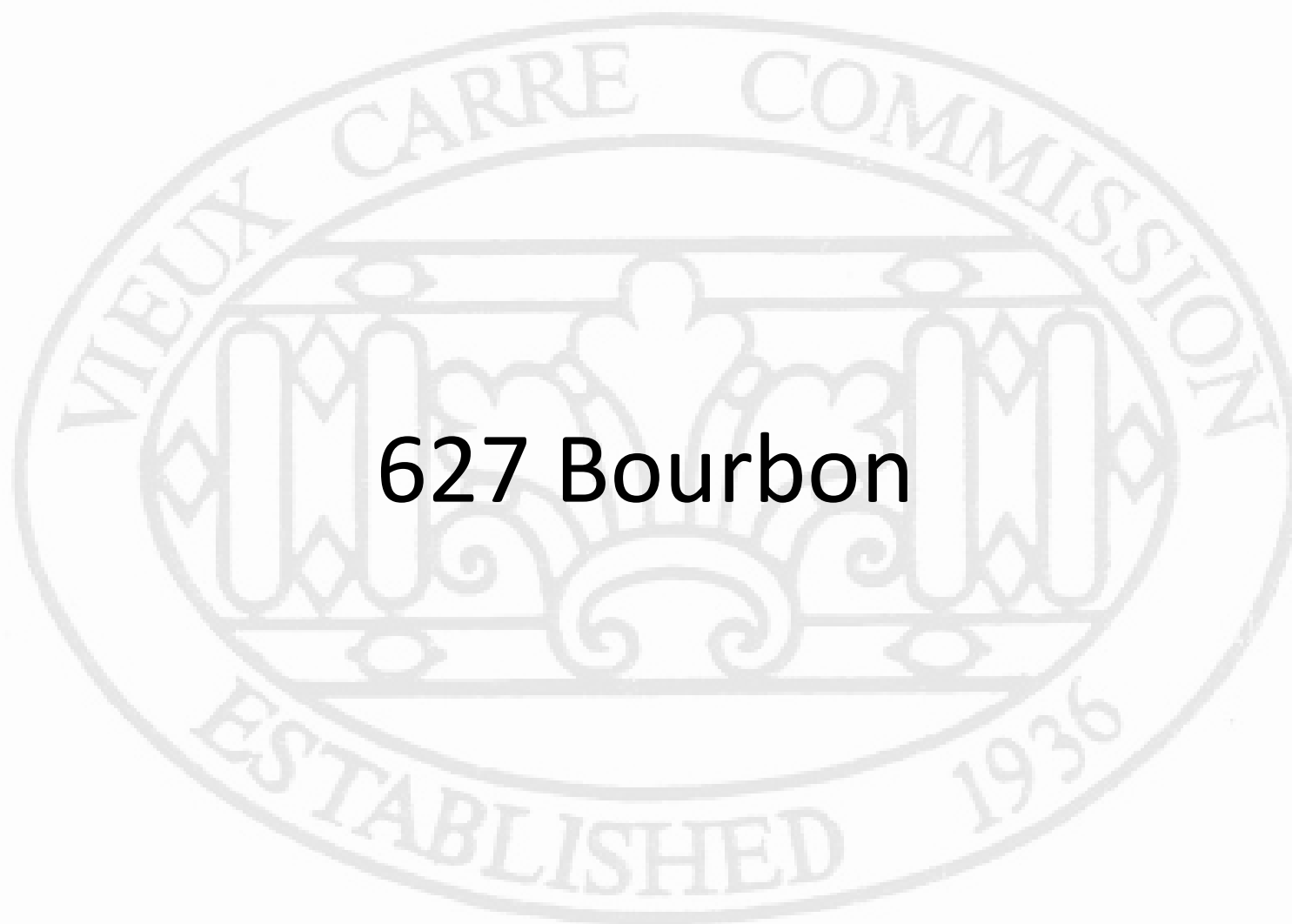
500 St Peter – alternate options

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February 22, 2022



627 Bourbon





627 Bourbon

VCC Architectural Committee

February 22, 2022





627 Bourbon

VCC Architectural Committee

February 22, 2022





627 Bourbon

VCC Architectural Committee

February 22, 2022





627 Bourbon





627 Bourbon

VCC Architectural Committee

02 11 2022

February 22, 2022





627 Bourbon

VCC Architectural Committee

February 22, 2022





627 Bourbon

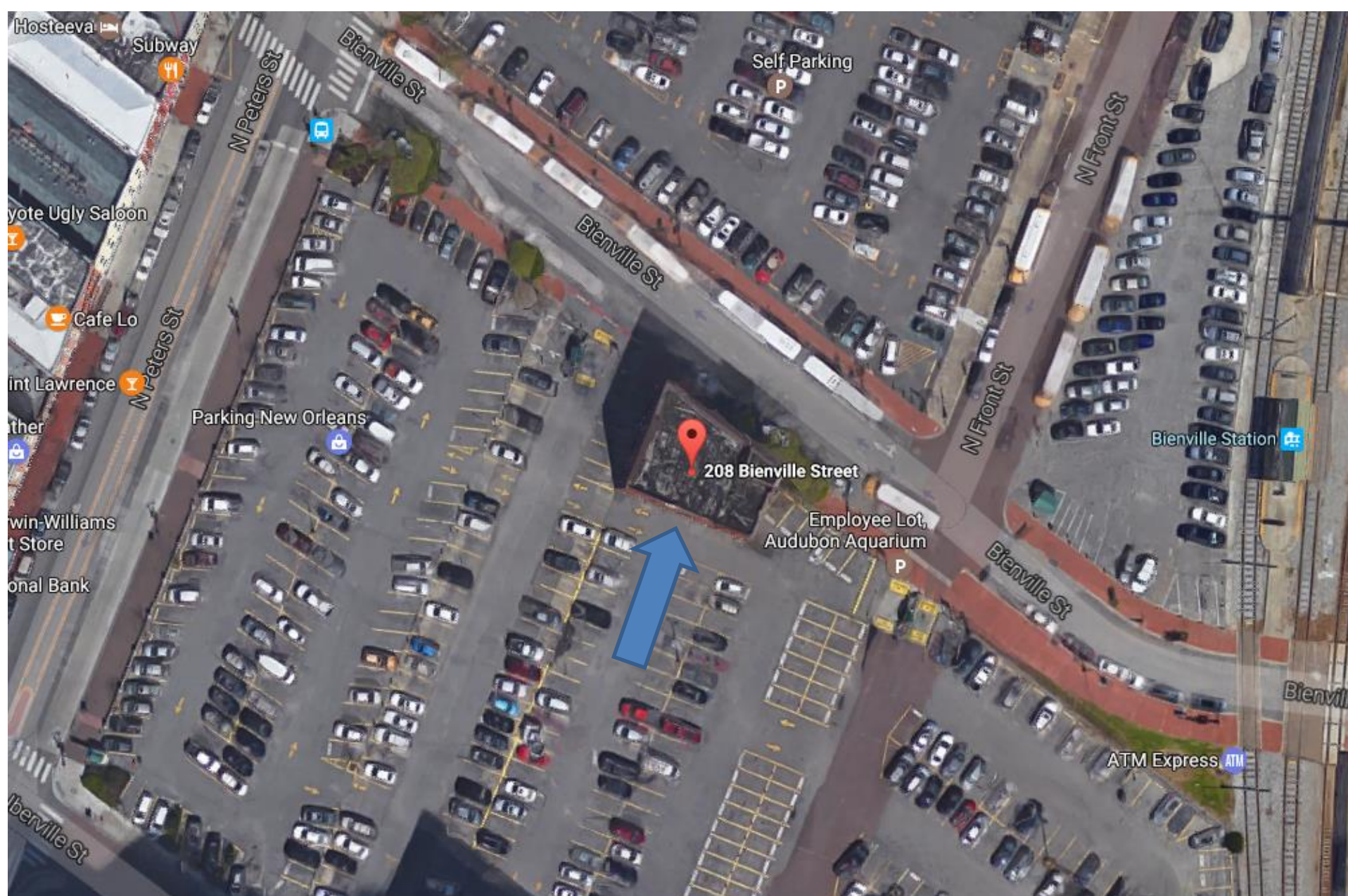
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February 22, 2022





208 Bienville

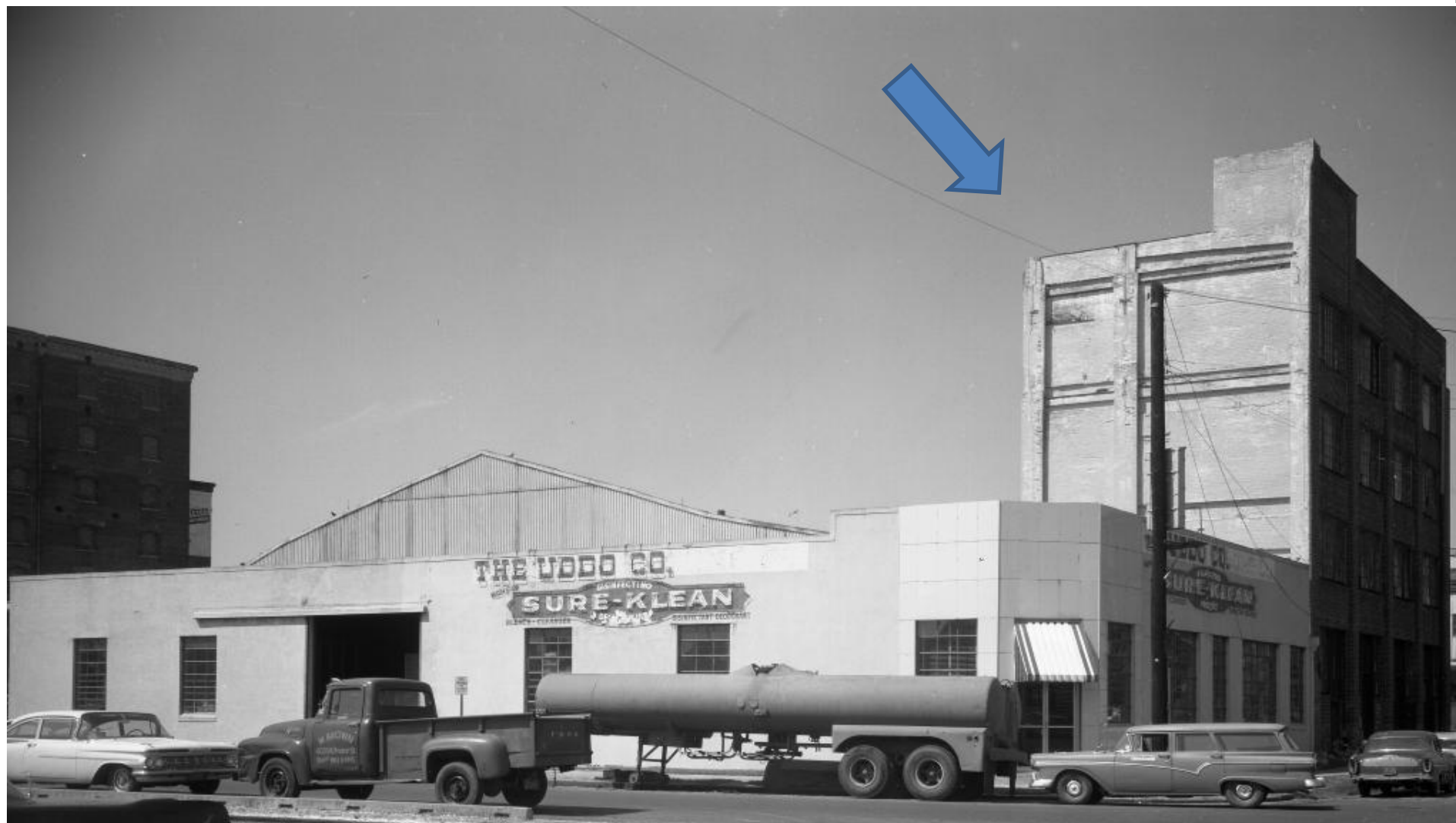


208 Bienville

VCC Architectural Committee

February 22, 2022





208 Bienville, 1962

VCC Architectural Committee

February 22, 2022



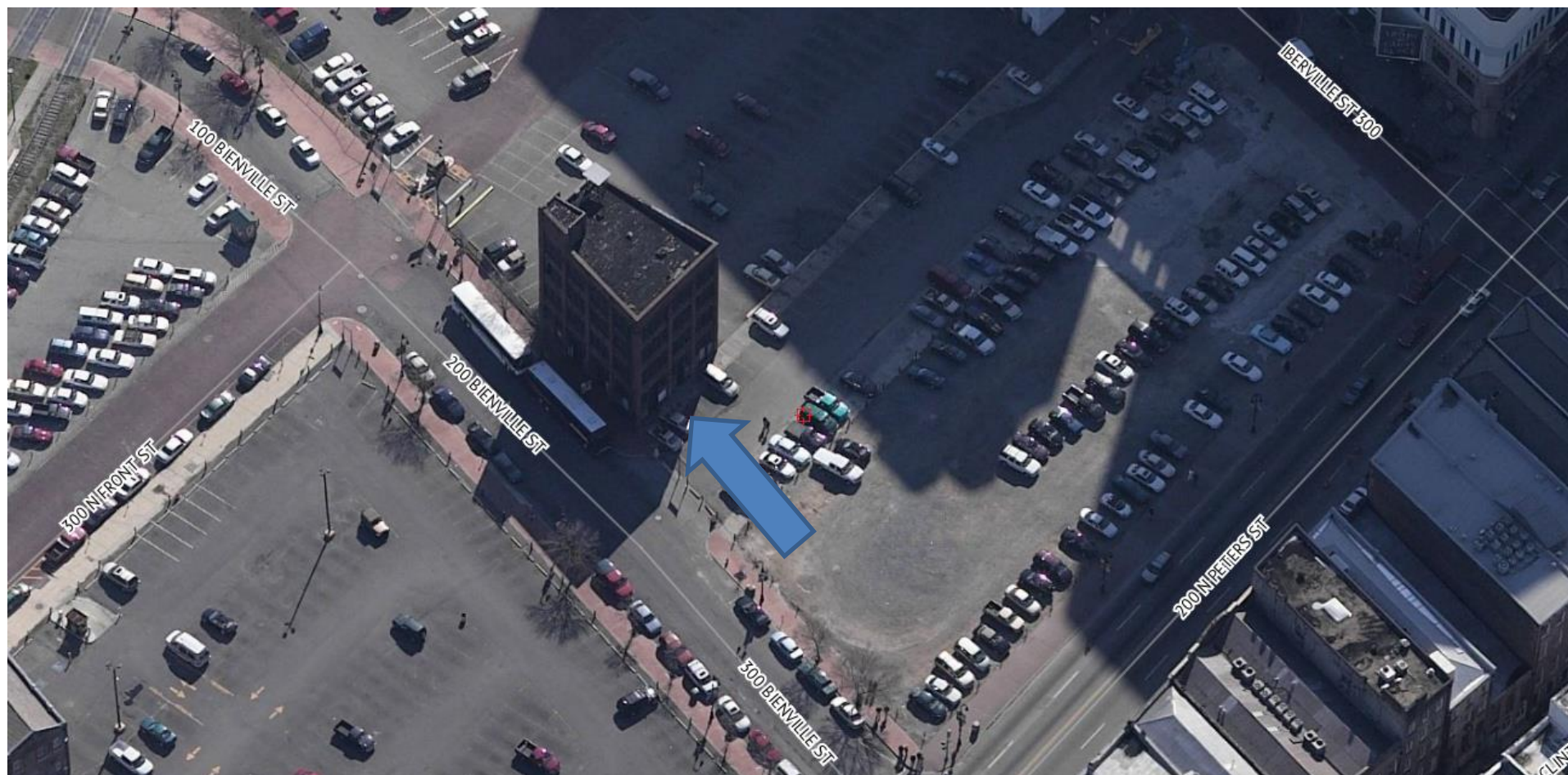


208 Bienville

VCC Architectural Committee

February 22, 2022





208 Bienville

VCC Architectural Committee

February 22, 2022





208 Bienville

VCC Architectural Committee

February 22, 2022



208 Bienville

VCC Architectural Committee



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February 22, 2022





208 Bienville

VCC Architectural Committee

February 22, 2022





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VCC Architectural Committee

February 22, 2022





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February 22, 2022





208 Bienville

VCC Architectural Committee

February 22, 2022



1600 S. HURLOCK
SUITE 200
NEW ORLEANS, LA 70112
504-586-3333

**TERRELL
FABACHER
ARCHITECTS, L.L.C.**

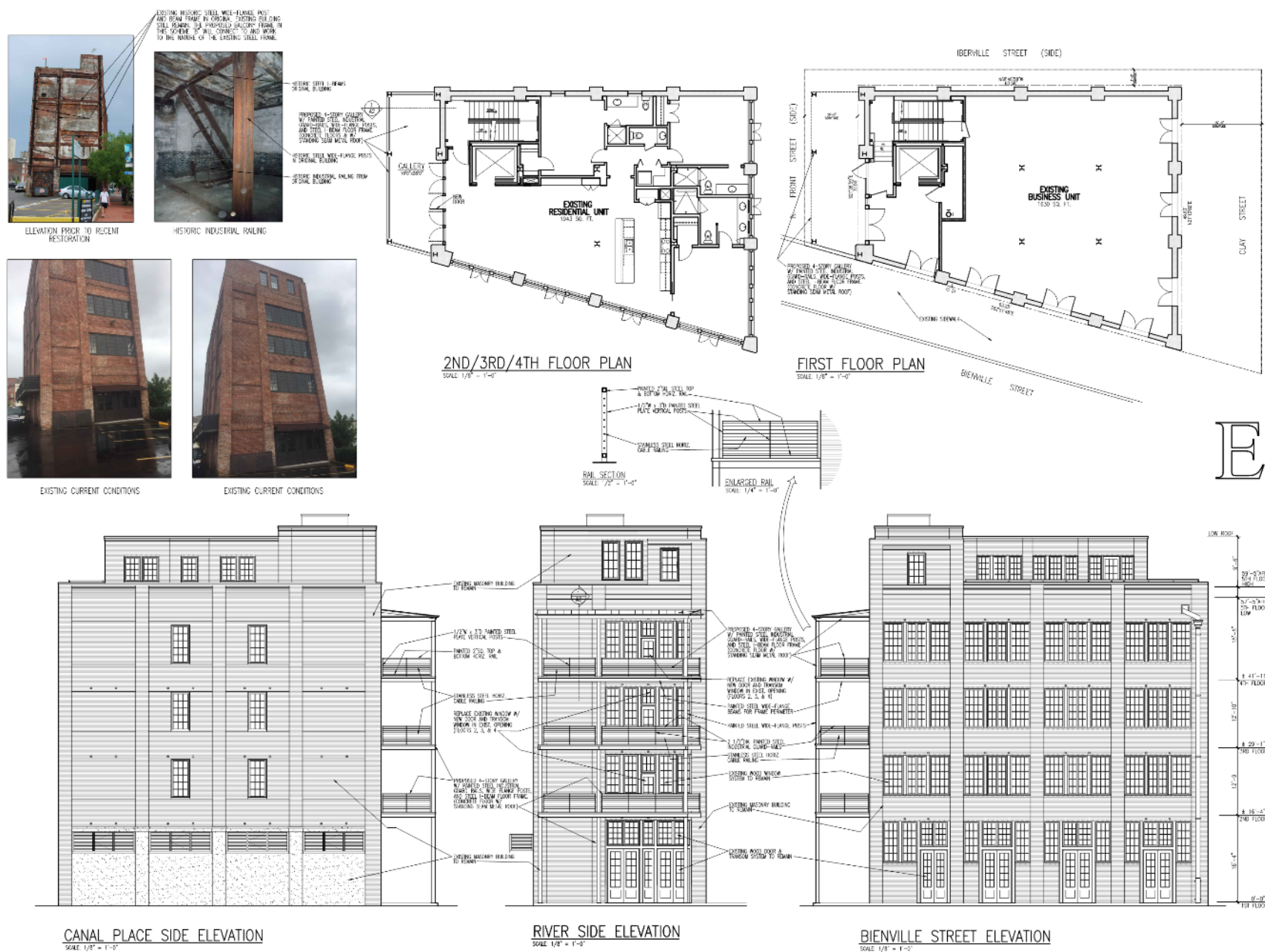
These plans and specifications have been prepared by me or under my direct supervision and I am a duly licensed professional engineer or architect in the State of Louisiana. I am not providing these plans and specifications for any other project without my written consent.

**GALLERY PROPOSAL
208 BIENVILLE ST.
NEW ORLEANS, LOUISIANA**

NO.	REVISIONS

CHECKED BY: _____
DESIGNED BY: _____
DATE: 2-16-22
JOB NO.: _____

A1E

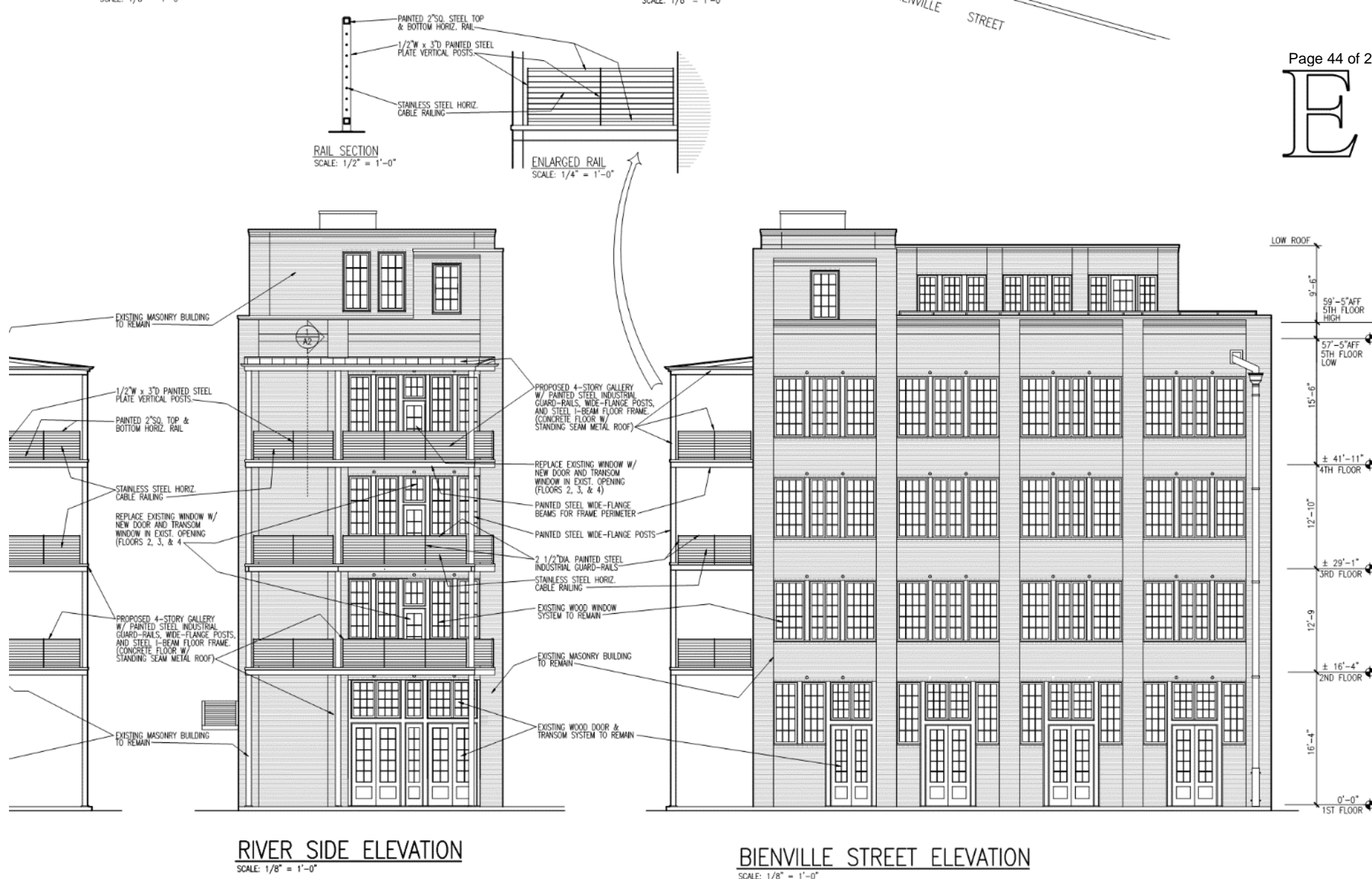


208 Bienville

VCC Architectural Committee

February 22, 2022

E



208 Bienville

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February 22, 2022



HISTORIC STEEL I-BEAMS
ORIGINAL BUILDING

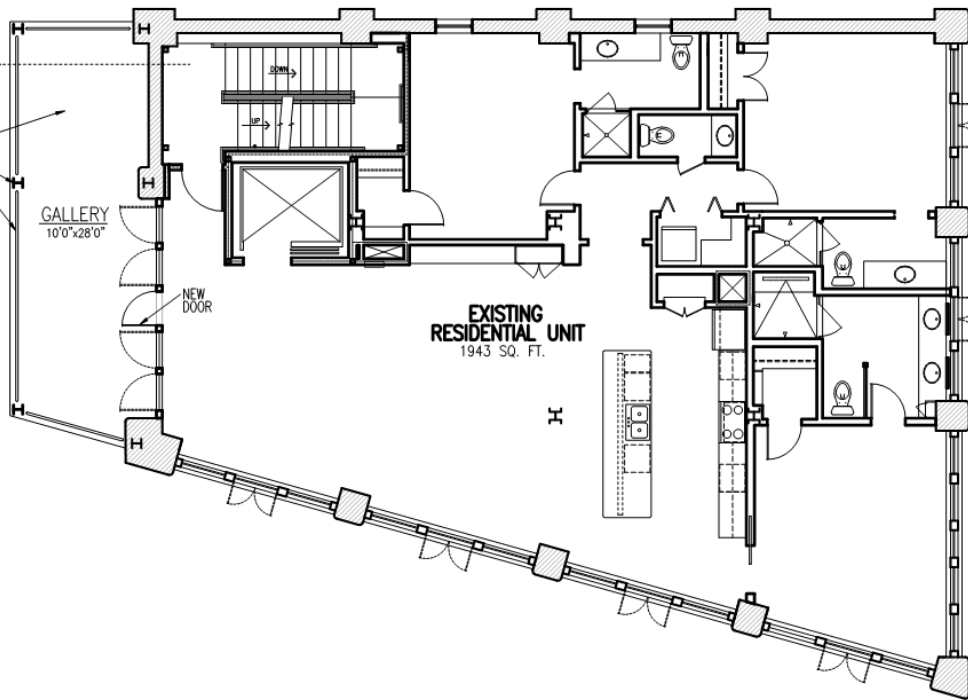
PROPOSED 4-STORY GALLERY
W/ PAINTED STEEL INDUSTRIAL
GUARD-RAILS, WIDE-FLANGE POSTS,
AND STEEL I-BEAM FLOOR FRAME.
(CONCRETE FLOORS & W/
STANDING SEAM METAL ROOF)

HISTORIC STEEL WIDE-FLANGE POSTS
IN ORIGINAL BUILDING

HISTORIC INDUSTRIAL RAILING FROM
ORIGINAL BUILDING

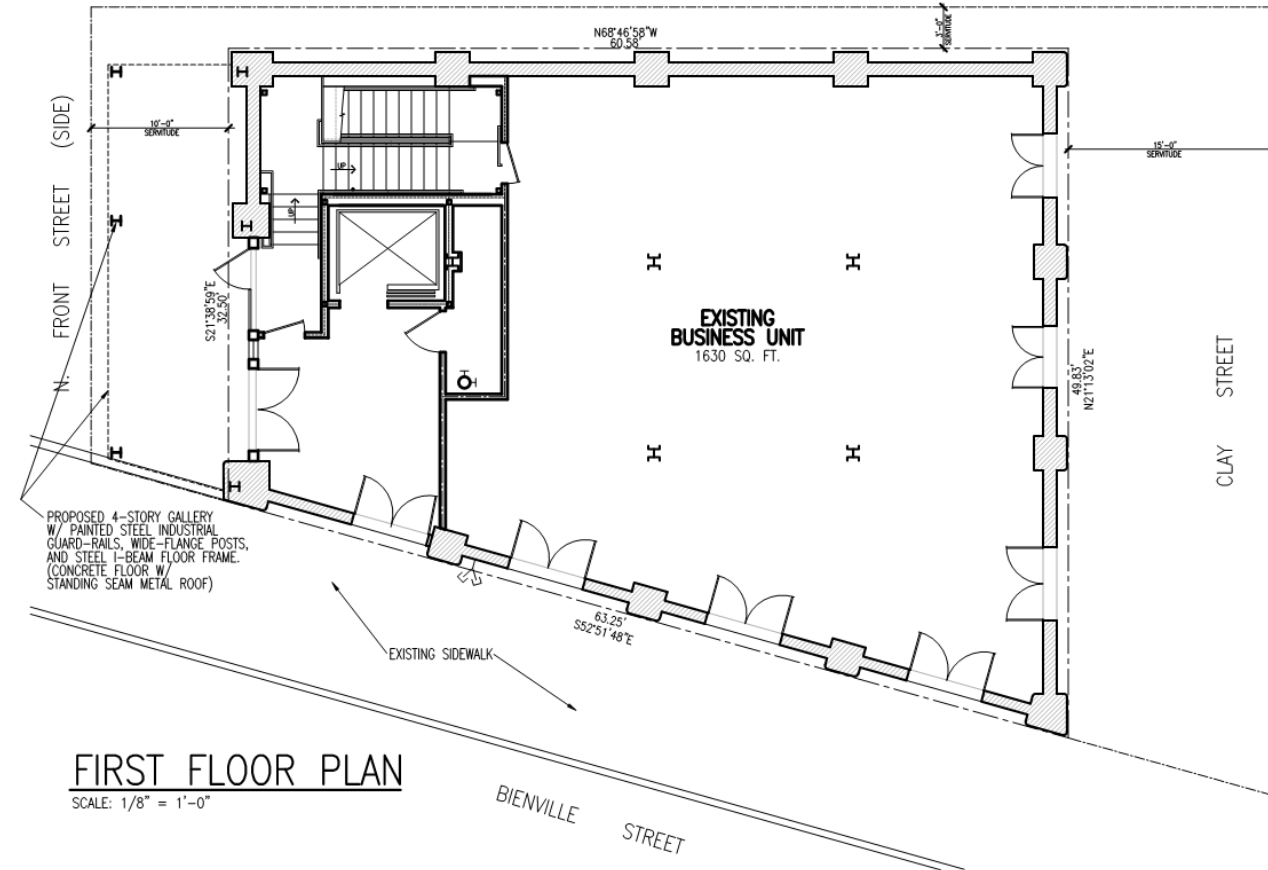


CONDITIONS



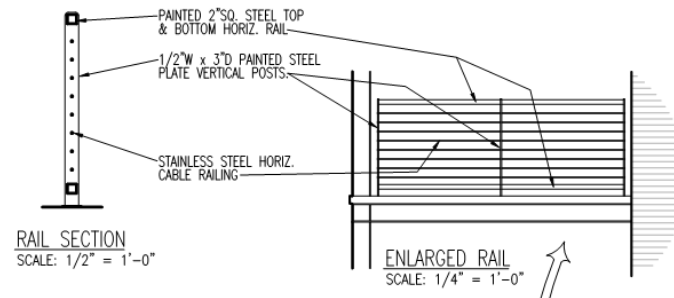
2ND/3RD/4TH FLOOR PLAN

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



FIRST FLOOR PLAN

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



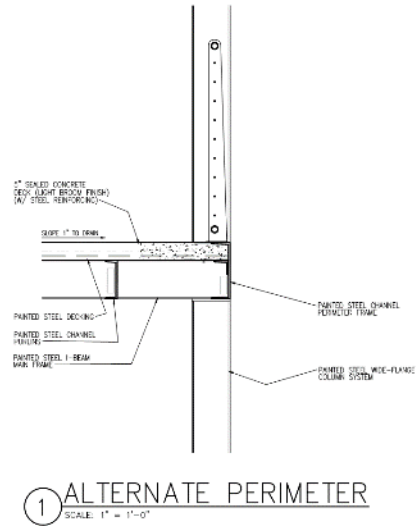
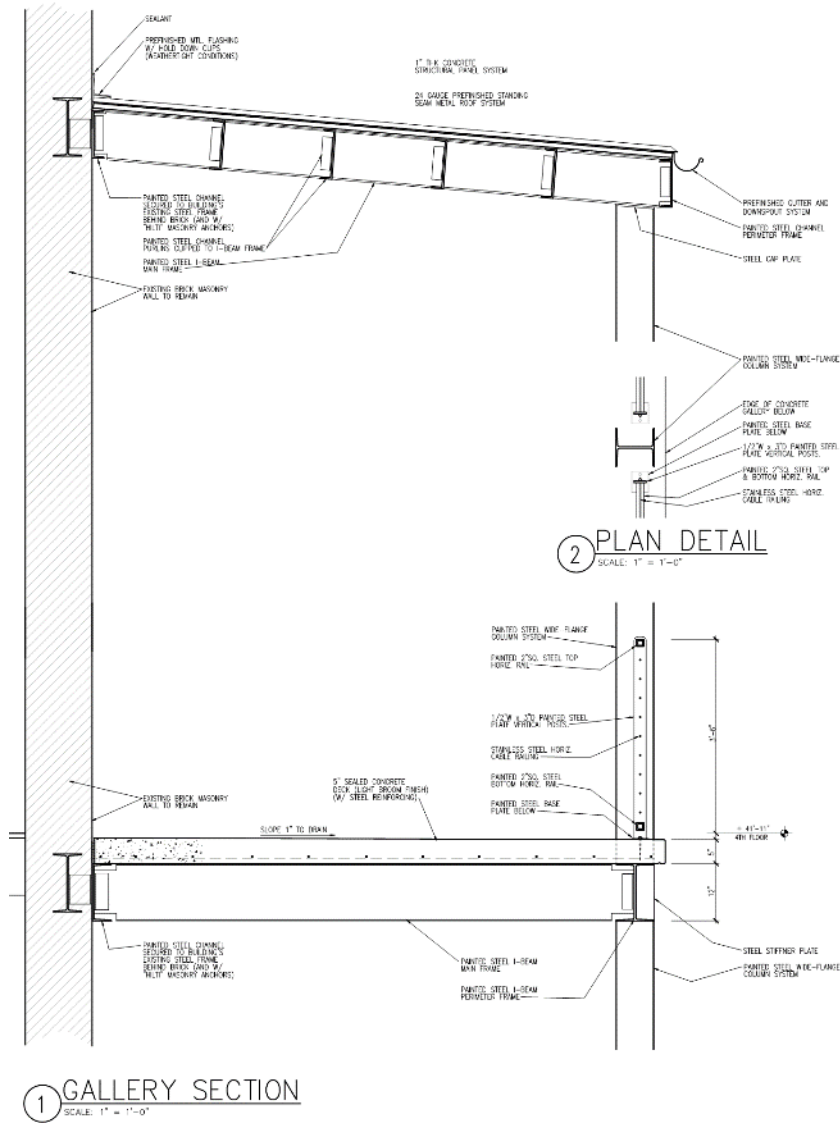
208 Bienville

VCC Architectural Committee

February 22, 2022

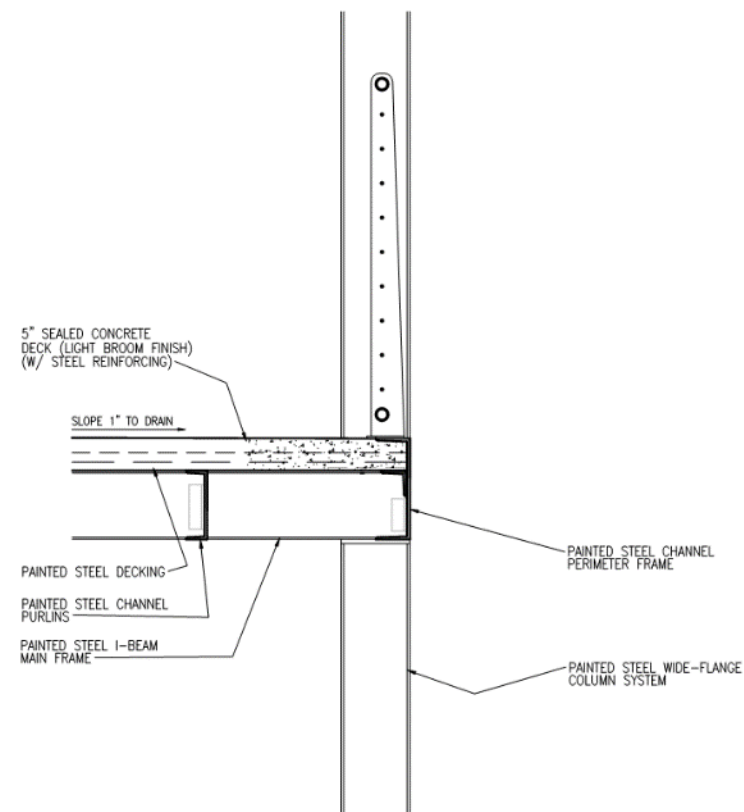
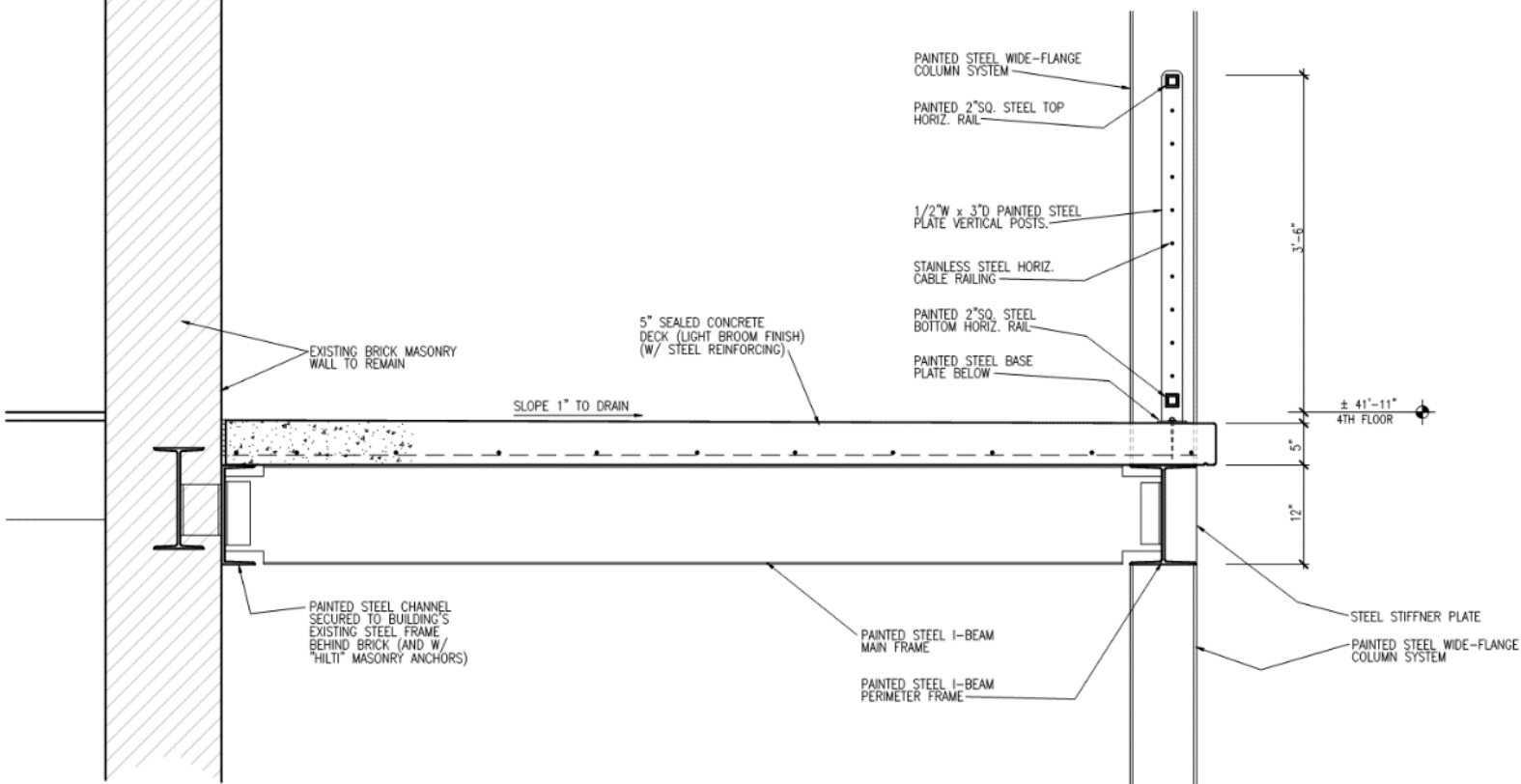


E



2 PLAN DETAIL

SCALE: 1" = 1'-0"



1 GALLERY SECTION

SCALE: 1" = 1'-0"

1 ALTERNATE PERIMETER

SCALE: 1" = 1'-0"

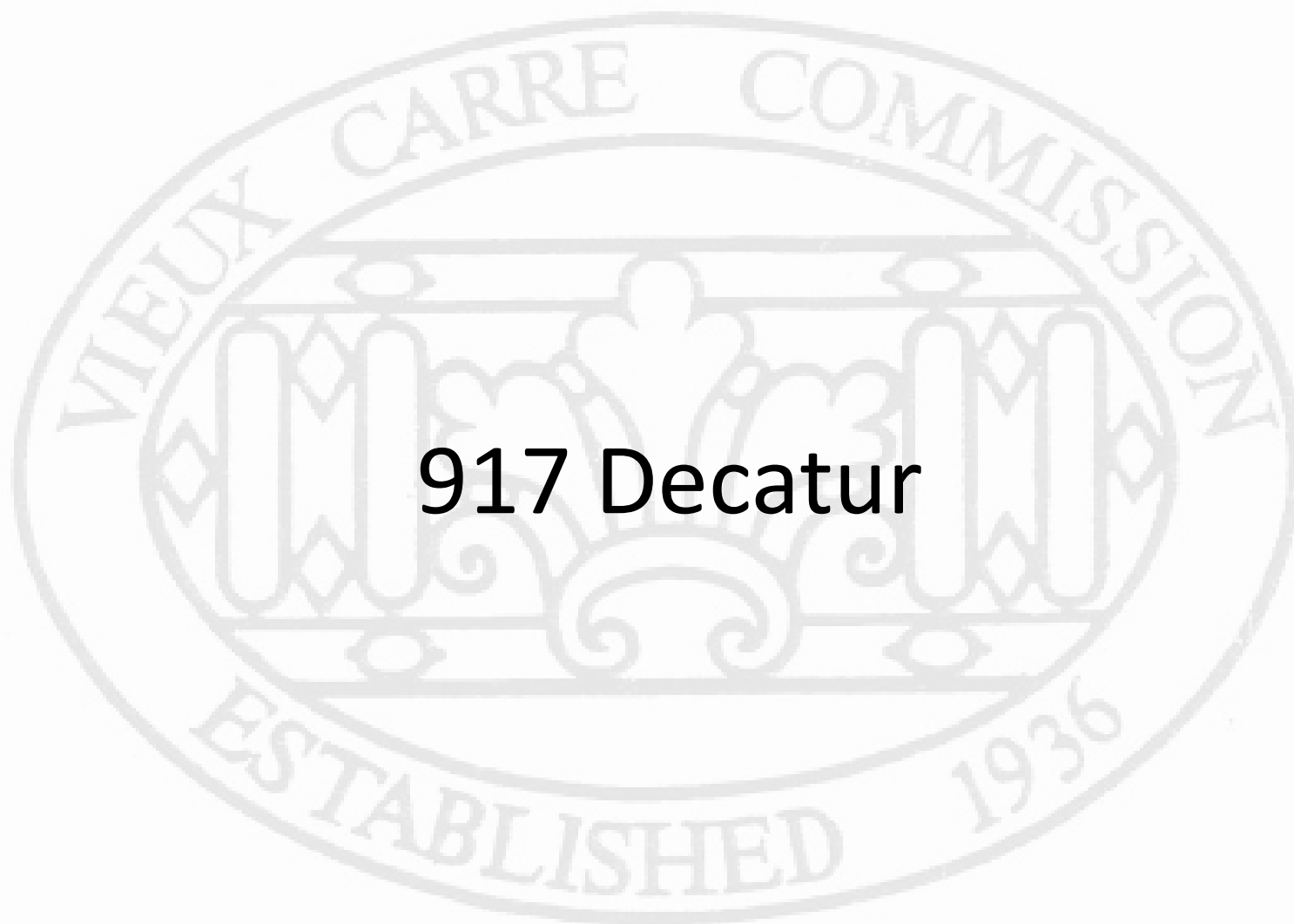
208 Bienville

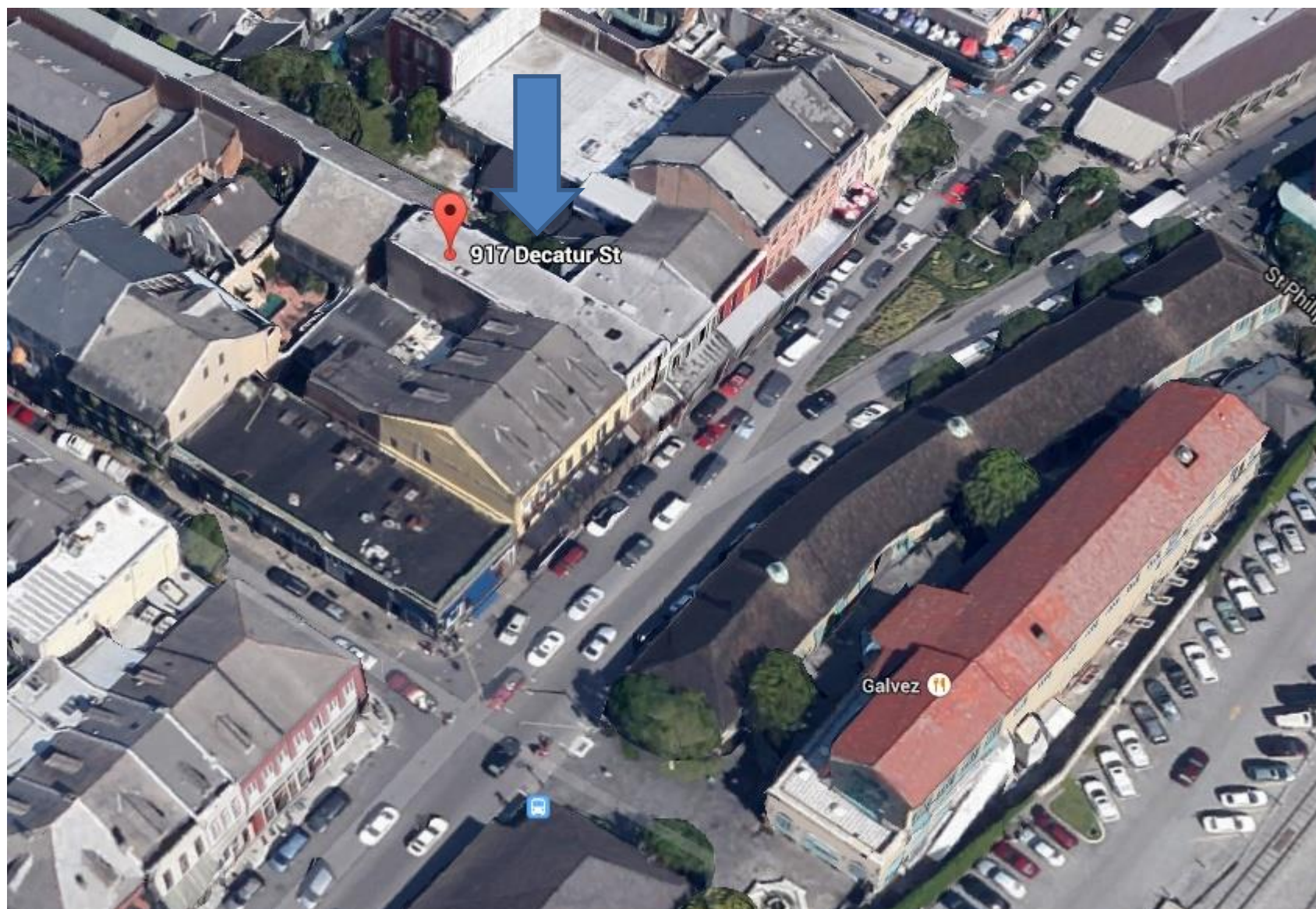
VCC Architectural Committee

February 22, 2022



917 Decatur





917-919 Decatur

VCC Architectural Committee

February 22, 2022





917-919 Decatur, 1866

VCC Architectural Committee

February 22, 2022





917-919 Decatur

VCC Architectural Committee

February 22, 2022





917-919 Decatur

VCC Architectural Committee

February 22, 2022





917 Decatur

VCC Architectural Committee

February 22, 2022





923 Decatur

917 Decatur

917 Decatur



917 Decatur

923 Decatur

917 Decatur





917 Decatur

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February 22, 2022





917 Decatur

VCC Architectural Committee

February 22, 2022





ROOF TOP VIEW OF 917 DECATUR



VIEW OF BALCONY OF 917 DECATUR



VIEW OF FRONT



917 DECATUR STREET FRONT VIEW



VIEW OF REAR YARD OF 917 DECATUR



VIEW OF REAR YARD OF 917 DECATUR



917 DECATUR STREET FRONT VIEW



917 DECATUR STREET FRONT VIEW

PROJECT INFORMATION:

OWNER:

EDWARD J & PATRICIA BOYD
BOYD ENTERPRISES, LLC
917 DECATUR ST.
NEW ORLEANS, LA 70112-1067
CONTACT: DORIS POSTER
EMAIL: CBOYD@BOYDENTERPRISES.COM
PHONE: 504-587-2367

ARCHITECT:

PEREZ, APC
2025 BURSENEY STREET
NEW ORLEANS, LA 70112
PHONE: 504-587-2367
CONTACT: DORIS BOGGS
EMAIL: MARGARET@PEREZ.COM
PHONE: 504-587-2367

STRUCTURAL ENGINEER:

SILVER
30 OLD FARM 10TH FLOOR
NEW YORK, NY 10003

CONTACT:

LAURA SMITH
EMAIL: LAURA@SILVER.COM
PHONE: 212-691-1000

APPLICABLE CODES:

2019 INTERNATIONAL RESIDENTIAL CODE WITH
CITY OF NEW ORLEANS AMENDMENTS
2019 NFPA 101

DRAWING LIST:

NO.	SHEET DESCRIPTION
VCC APPLICATION DOCUMENTATION	
A.10	SITE PLAN
A.20	FLOOR PLANS
A.30	ELEVATIONS & SECTION

PARCEL INFORMATION:

ADDRESS: 917-919 DECATUR STREET
PROPERTY DESCRIPTION: 50,21 LOT 30
LOT SIZE: 37' X 137'
LOT AREA: 5083 SF
BOUNDARY: 917-919 ST. 17' 11" E. ST. & CANAL
ST. & DECATUR ST. & 17-17-17 ST.
UTAH CARBON EATING FINE

ZONING:

UTAH CARBON COMMERCIAL DISTRICT (CDD-1)
UTAH CARBON HEIGHTS DISTRICT
MID-MANUFACTURE (MID-MAN) ZONING SUB-DISTRICT CDD-1 SUB-DISTRICT

SCOPE OF WORK:

HURRICANE EX REPAIRS TO EXTERIOR OF THE
BUILDING INCLUDING REPAIRS TO EXISTING
LOW SLOPE MEMBRANE ROOF AND SKYLIGHT
STABILIZATION AND WINDOW GLASS
REPAIRS

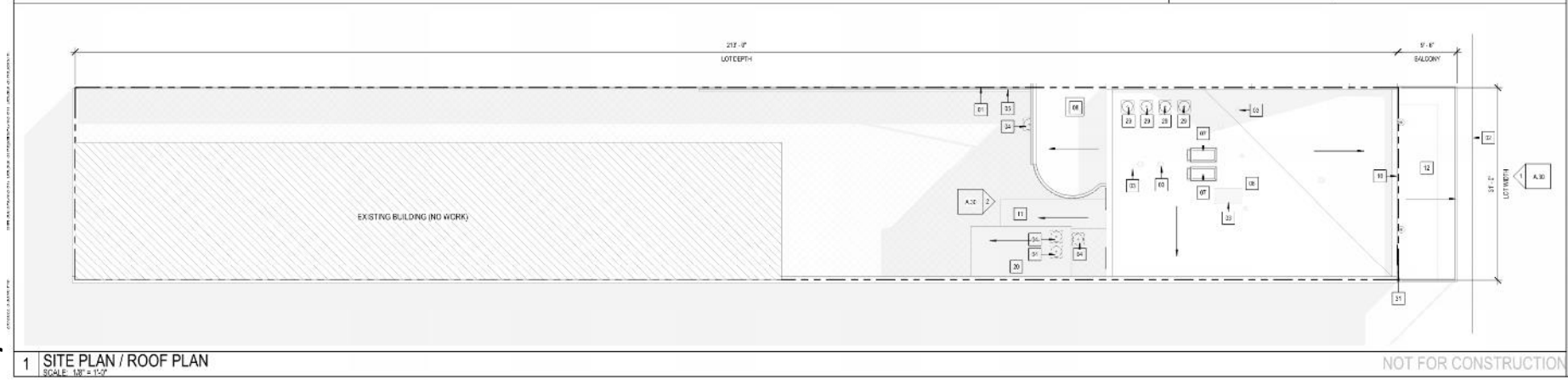
WORK SHALL ALSO INCLUDE THE ADDITION OF
TWO (2) SKYLIGHTS, ONE (1) ROOF ACCESS
HATCH AND RELOCATION OF EXISTING HVAC
CONDENSING UNITS TO THE ROOF.

PROJECT LOCATION:



KEYNOTES

- 01 PROPERTY LINE
- 02 EDGE OF SIDE WALK
- 03 EXISTING ROOF-TOP PENETRATIONS TO REMAIN (NO WORK)
- 04 EXISTING MECHANICAL EQUIPMENT TO BE RELOCATED TO ROOF
- 05 EXISTING FENCE TO REMAIN (NO WORK)
- 06 LOW SLOPE MEMBRANE ROOF
- 07 NEW SKYLIGHT
- 08 NEW ROOF HATCH
- 09 PARAPET
- 10 EXISTING METAL ROOF COVERED WALKWAY (NO WORK)
- 11 BALCONY
- 12 EXISTING STORAGE SHED (NO WORK)
- 13 RELOCATED EXISTING MECHANICAL EQUIPMENT
- 14 EXISTING DOWNSPOUT WITH SCUPPER AND CONDUCTOR HEAD. REPLACE MISSING PORTIONS OF DOWNSPOUT, MATCH EXISTING



917 DECATUR ST.
EXTERIOR REPAIRS
NEW ORLEANS, LA 70116
VCC COMMISSION SUBMISSION

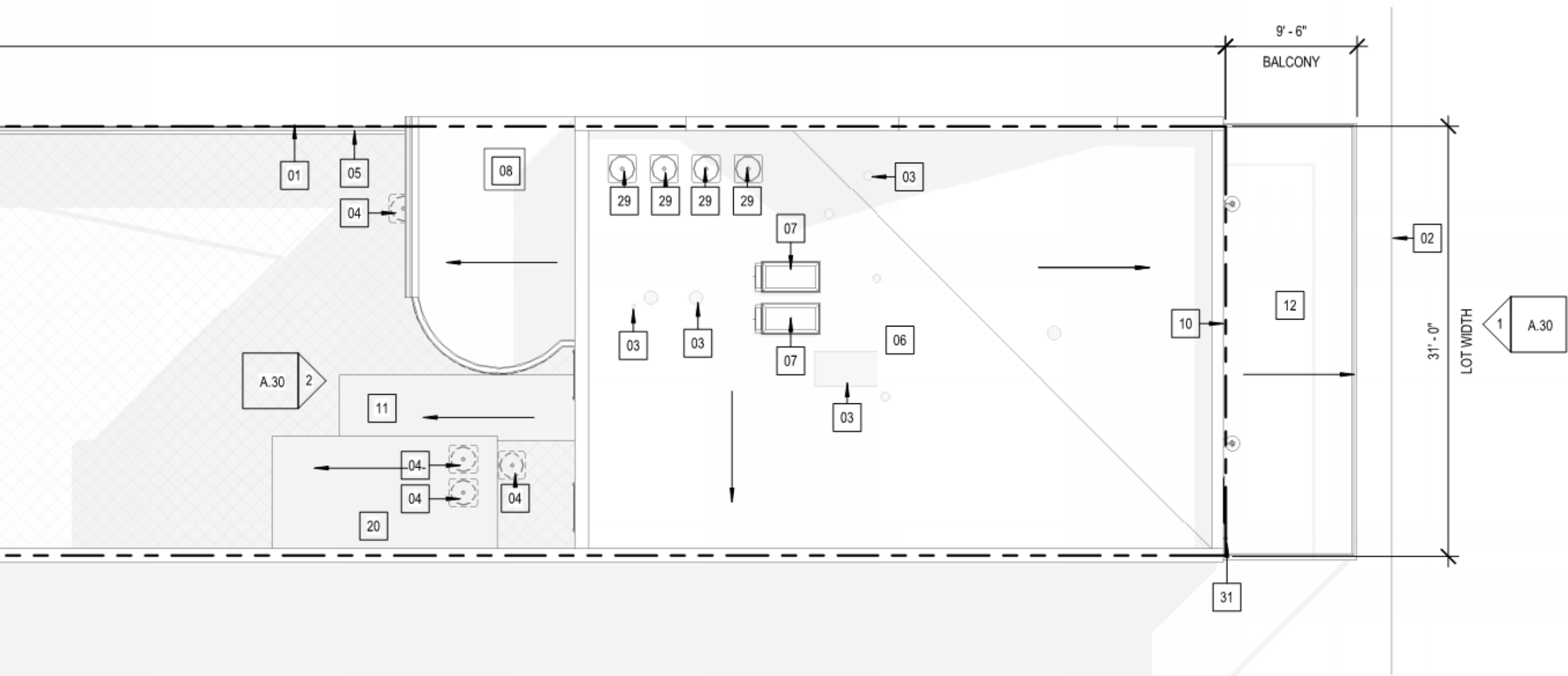
DATE: 02.22.22
PROJECT NO: 21-2-1020-01

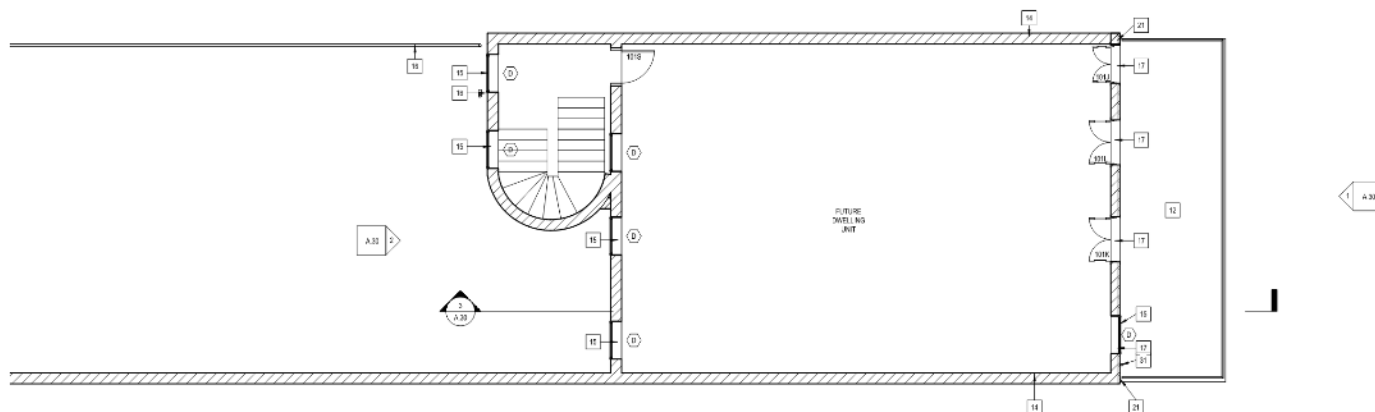
REVISIONS:	DATE	DESCRIPTION
1.	02/22/22	ISSUED FOR PERMIT

DRAWN BY: J.S.
CHECKED BY: J.S.
SCALE: 1/8" = 1'-0"

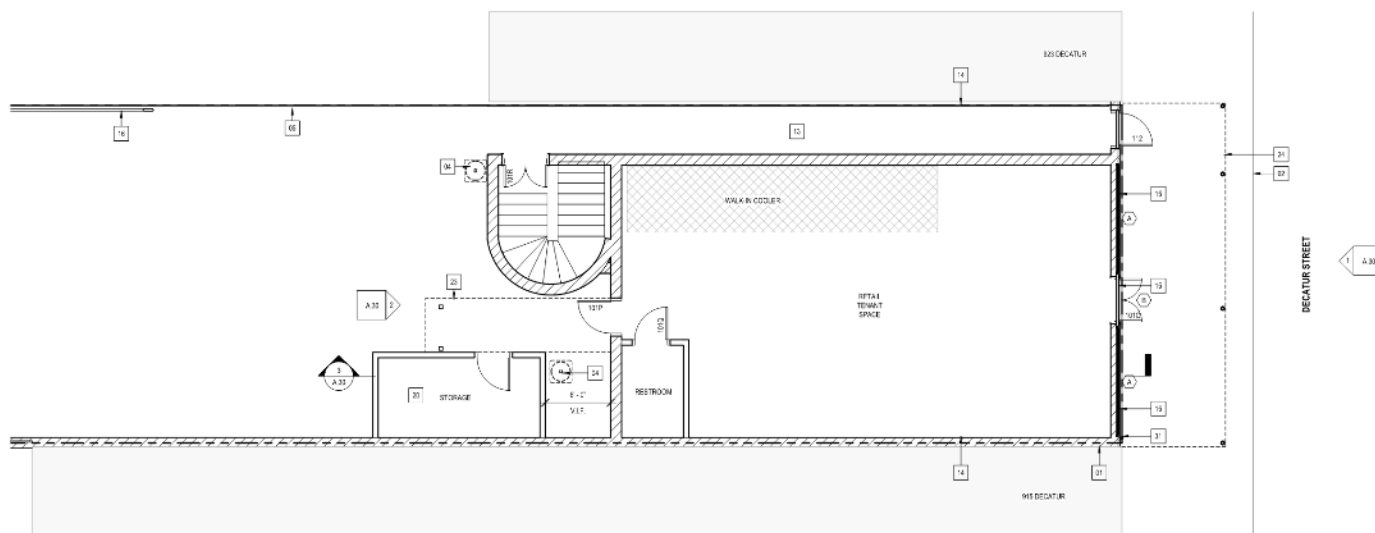
SITE PLAN
SHEET NO. A.10







2 LEVEL 2 FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 LEVEL 1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES

EXTERIOR REPAIRS:

1. THE BUILDING RECEIVED SIGNIFICANT DAMAGE IN HURRICANE RITA AND IS BEING REPAIRED TO THE PRE-EXISTING CONDITION. REPAIRS TO THE EXTERIOR PARTY WALL AND FENCING THE DECATUR STREET PROPERTY DAMAGE TO EXISTING WINDOWS AND SHUTTERS, AND VARIOUS INTERIORS IN THE BUILDING.
2. THE EXTERIOR MASONRY PARTY WALL ALONGING THE 917 DECATUR PROPERTY SHALL BE REPAIRED AS PART OF THE WORK SUBMITTED FOR DECATUR ST.
3. EXTERIOR MASONRY AND WINDOW TRIM WHERE REPAIRED SHALL BE RETAINED TO MATCH EXISTING.

SIGNAGE:

1. ALL ORIGINAL SIGNAGE TO REMAIN AND LOCATED IN ITS PRE-HURRICANE POSITION.

KEYNOTES

- 01 PROPERTY LINE
- 02 EDGE OF SIDE WALK
- 04 EXISTING MECHANICAL EQUIPMENT TO BE RELOCATED TO ROOF
- 05 EXISTING FENCE TO REMAIN (NO WORK)
- 12 BALCONY
- 13 EXISTING ALLEYWAY
- 14 REPAIR EXISTING MASONRY PARTY WALL USING SALVAGED BRICK. GROUT TO MATCH EXISTING.
- 15 EXISTING WINDOW TO REMAIN. REPAIR DAMAGED SASHES AND TRIM. REPLACE WHERE LITES ARE MISSING OR BROKEN.
- 16 EXISTING DOWNSPOUT. ENSURE DOWNSPOUT IS SECURE TO THE BUILDING.
- 17 EXISTING BOARD & BATTEN SHUTTERS. WHERE DAMAGED, REPLACE WOOD LIKE IN KIND AND PAINT. WHERE MISSING, REPLACE LIKE IN KIND, PAINT COMPLETE. REUSE ALL SHUTTER HARDWARE.
- 20 EXISTING STORAGE SHED (NO WORK)
- 21 REPAIR RAIL BETWEEN ADJOINING PROPERTIES, PATH & REPAIR STUCCO, COLORS TO MATCH EXISTING
- 23 OVERHANG ABOVE
- 24 BALCONY ABOVE
- 31 EXISTING DOWNSPOUT WITH SCUPPER AND CONDUCTOR HEAD. REPLACE MISSING PORTIONS OF DOWNSPOUT, MATCH EXISTING

917 DECATUR ST. EXTERIOR REPAIRS

917 DECATUR ST.
NEW ORLEANS, LA 70116
VCC COMMISSION SUBMISSION

DATE: 10/18/17
PROJECT NO.: 01-21-1008-01

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
SHEET TITLE:

FLOOR PLANS

SHEET NO.

A.20

NOT FOR CONSTRUCTION

917 Decatur

VCC Architectural Committee

February 22, 2022



PLUMBING
MECHANICAL
ELECTRICAL
CONSTRUCTION
YOUR TRUST

PEREZ
ARCHITECTURAL CORPORATION
1001 PULASKI AVENUE
NEW ORLEANS, LA 70117
504.581.1234

GENERAL NOTES

EXTERIOR REPAIRS:

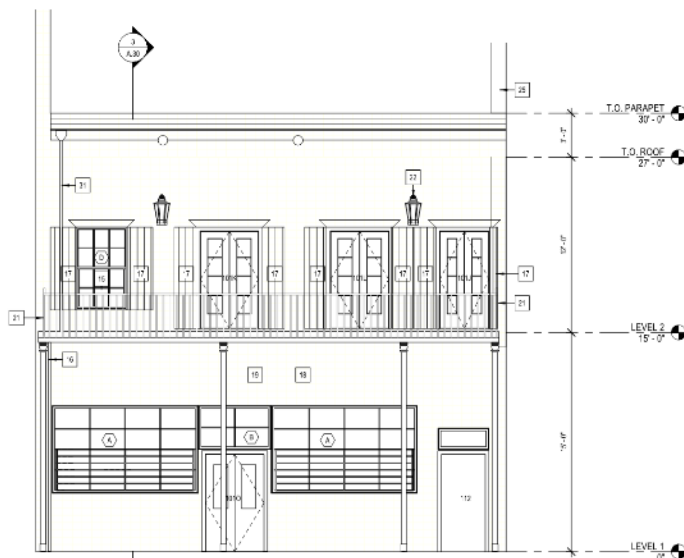
1. THE BUILDING RECEIVED SIGNIFICANT DAMAGE IN HURRICANE IDA, INCLUDING DAMAGE TO THE EXISTING LOW SLOPE ROOFING. DAMAGE TO THE MASONRY PARTY WALL, INCLUDING THE AND DECATUR STREET PROPERTY DAMAGE TO EXISTING SKYLIGHTS AND SHUTTERS, AND WATER INTRUSION IN THE BUILDING.
2. THE DAMAGED MASONRY PARTY WALL, INCLUDING THE ITS DECATUR PROPERTY SHALL BE REPAIRED AS PART OF THE WORK SUBMITTED FOR REVIEW AND IS NOT TO BE REPAIRED AS PART OF THE WORK.
3. EXTERIOR MASONRY AND WOOD TRIM WHERE REPAIRED SHALL BE REPAIRED, COLORS TO MATCH EXISTING.

SIGNAGE:

1. ALL ORIGINAL SIGNAGE TO REMAIN, AND LOCATED IN ITS PRE-HURRICANE POSITION.

KEYNOTES

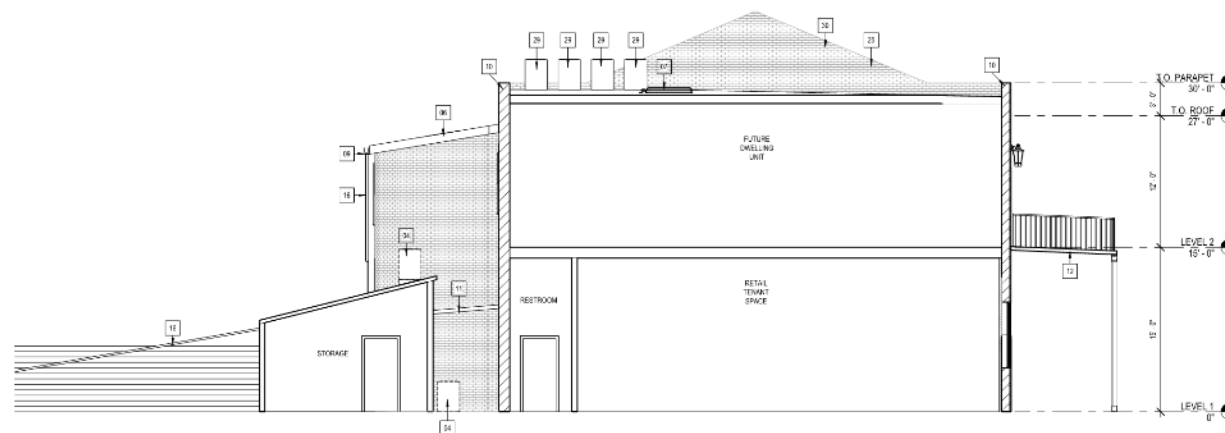
- 03 EXISTING ROOF-TO-PENETRATIONS TO REMAIN (NO WORK)
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- 08 NEW ROOF HATCH
- 09 EXISTING GUTTER, ENSURE GUTTER IS SECURE TO THE ROOF FASCIA.
- 10 PARAPET
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- 18 EXISTING SIGNAGE TO REMAIN
- 19 MASONRY TIE BACKS ADDED AT DECATUR ST BUILDING ELEVATION TO STABILIZE WALL, PAINT COMPLETE TO MATCH EXISTING COLOR.
- 20 EXISTING STORAGE SHED (NO WORK)
- 21 REPAIR RAIL BETWEEN ADJOINING PROPERTIES, PATH & REPAIR STUCCO, COLORS TO MATCH EXISTING
- 22 RE-FASTEN EXISTING LIGHT FIXTURE TO WALL (NOTE: GRAPHIC REPRESENTATION OF LIGHT FIXTURE IS APPROXIMATE AND NOT INTENDED TO REPRESENT SIZE OF ACTUAL FIXTURE)
- 25 MASONRY PARAPET WALL BEYOND
- 26 ATTIC VENT
- 27 WOOD LINTEL
- 28 METAL FLASHING
- 29 RELOCATED EXISTING MECHANICAL EQUIPMENT
- 30 PARTY WALL TO BE REPAIRED AS PART OF WORK FOR 823 DECATUR
- 31 EXISTING DOWNSPOUT WITH SLOPPER AND CONDUCTOR HEAD, REPLACE MISSING PORTIONS OF DOWNSPOUT, MATCH EXISTING



1 DECATUR STREET FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
SCALE: 3/32" = 1'-0"

NOT FOR CONSTRUCTION

917 DECATUR ST.
EXTERIOR REPAIRS
917 DECATUR ST.
NEW ORLEANS, LA 70116
VCC COMMISSION SUBMISSION

DATE: 03.04.22
PROJECT NO.: 01.21.1020.21

REVISIONS:

No.	Date	Description

CHECKED BY: SD

CHECKED BY: SD

SHEET TITLE

ELEVATIONS &
SECTION

SHEET NO.

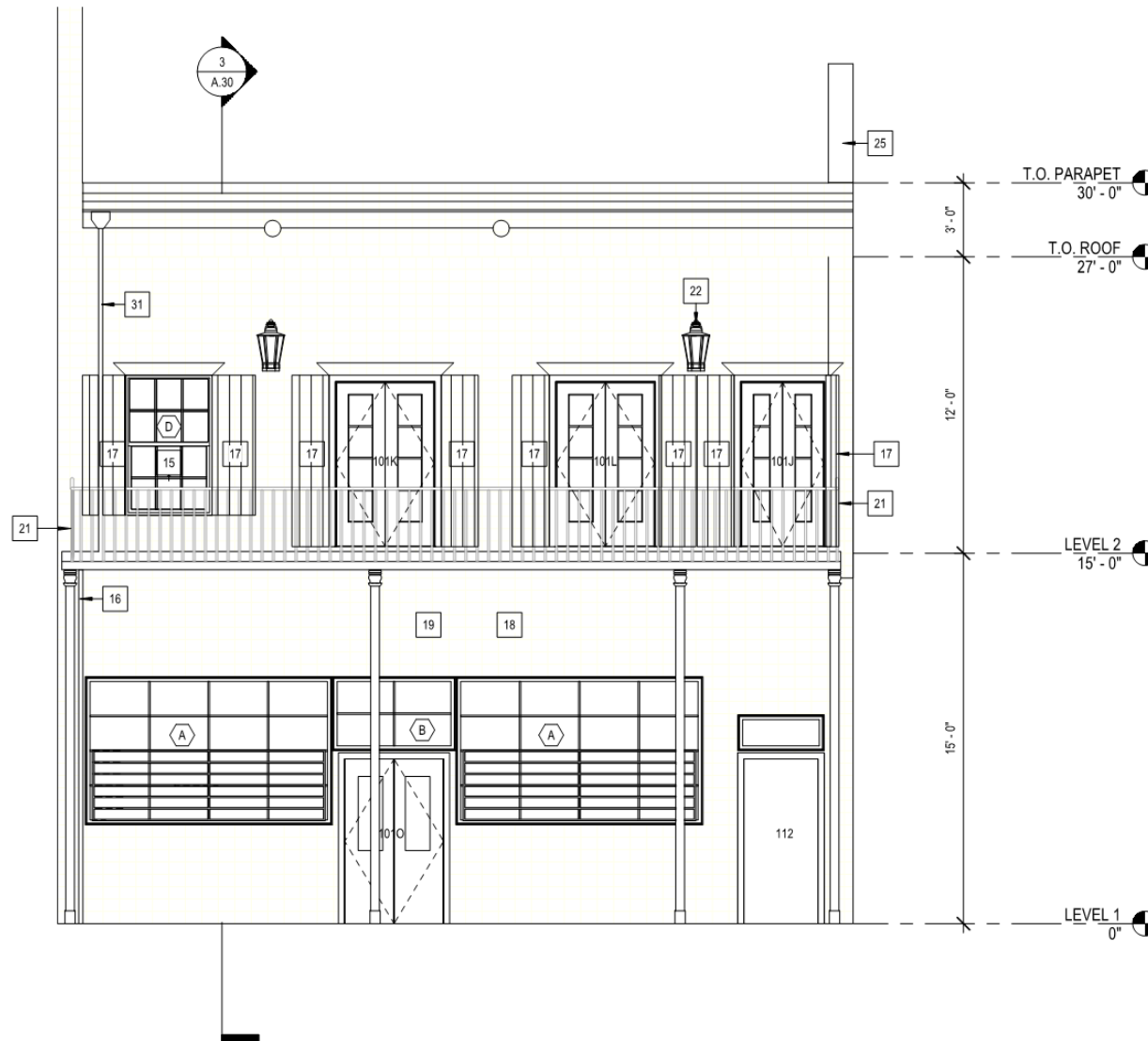
A.30

917 Decatur

VCC Architectural Committee

February 22, 2022





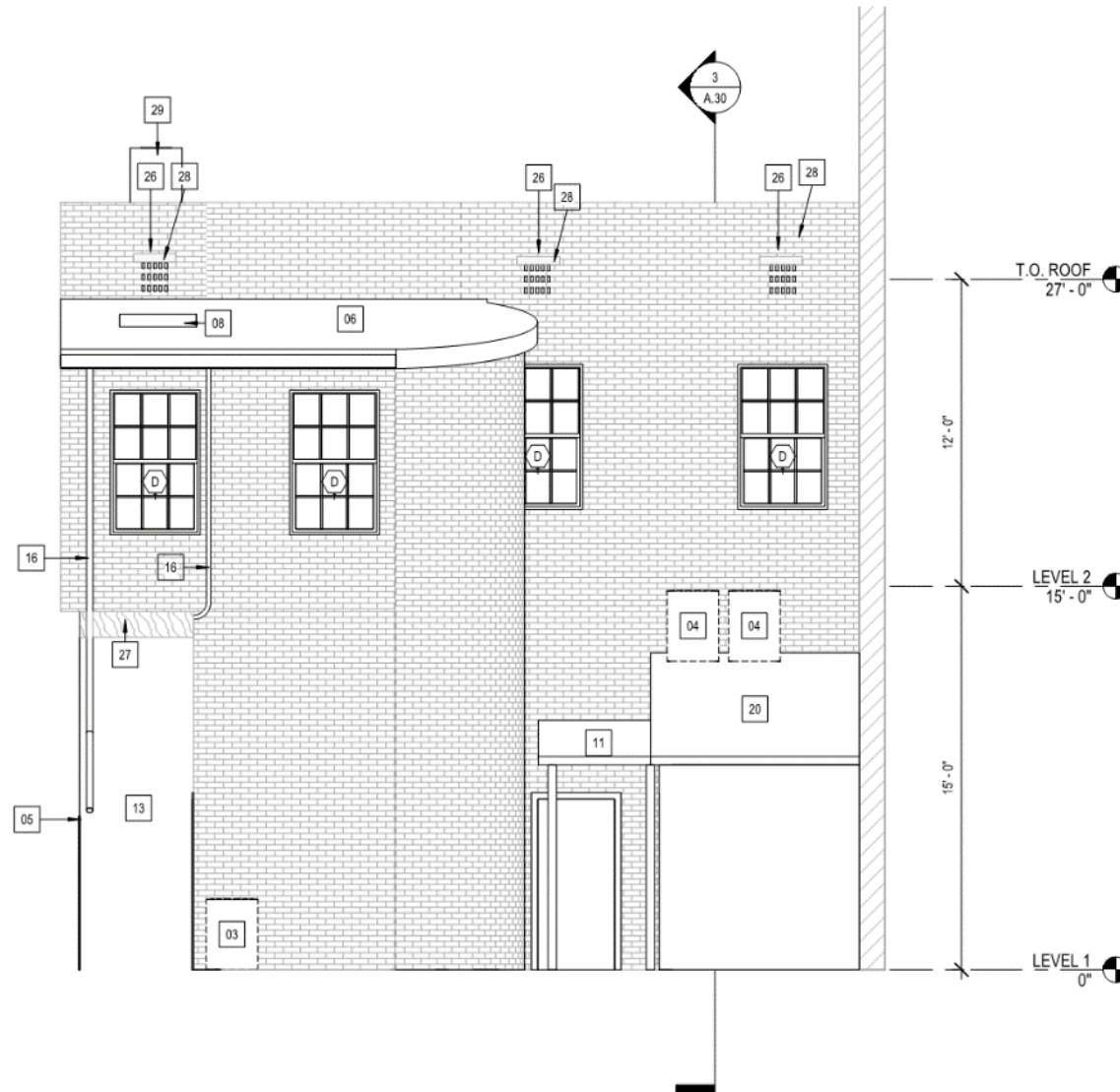
- 03 EXISTING ROOF-TOP PENETRATIONS TO REMAIN (NO WORK)
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- 28 METAL FLASHING
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- 30 PARTY WALL TO BE REPAIRED AS PART OF WORK FOR 923 DECATUR
- 31 EXISTING DOWNSPOUT WITH SCUPPER AND CONDUCTOR HEAD, REPLACE MISSING PORTIONS OF DOWNSPOUT, MATCH EXISTING

917 Decatur 1 DECATUR STREET FRONT ELEVATION

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

VCC Architectural Committee



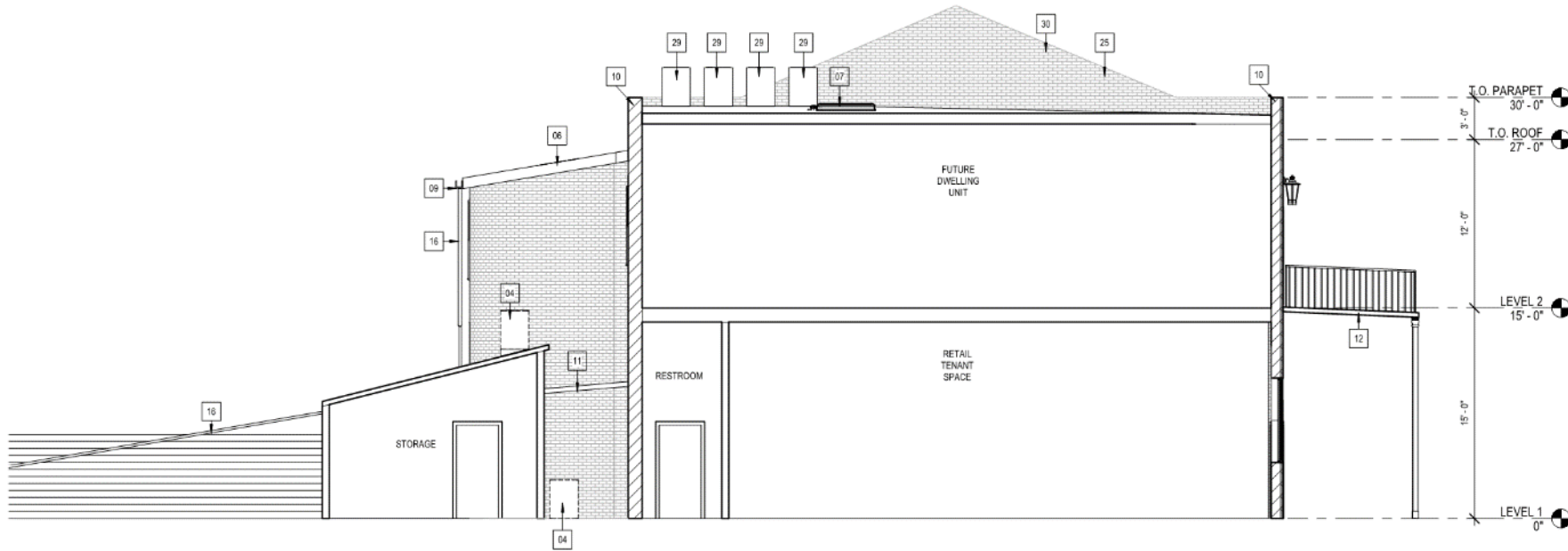


917 Decatur 2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

VCC Architectural Committee

- 03 EXISTING ROOF-TOP PENETRATIONS TO REMAIN (NO WORK)
- 04 EXISTING MECHANICAL EQUIPMENT TO BE RELOCATED TO ROOF
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3 BUILDING SECTION

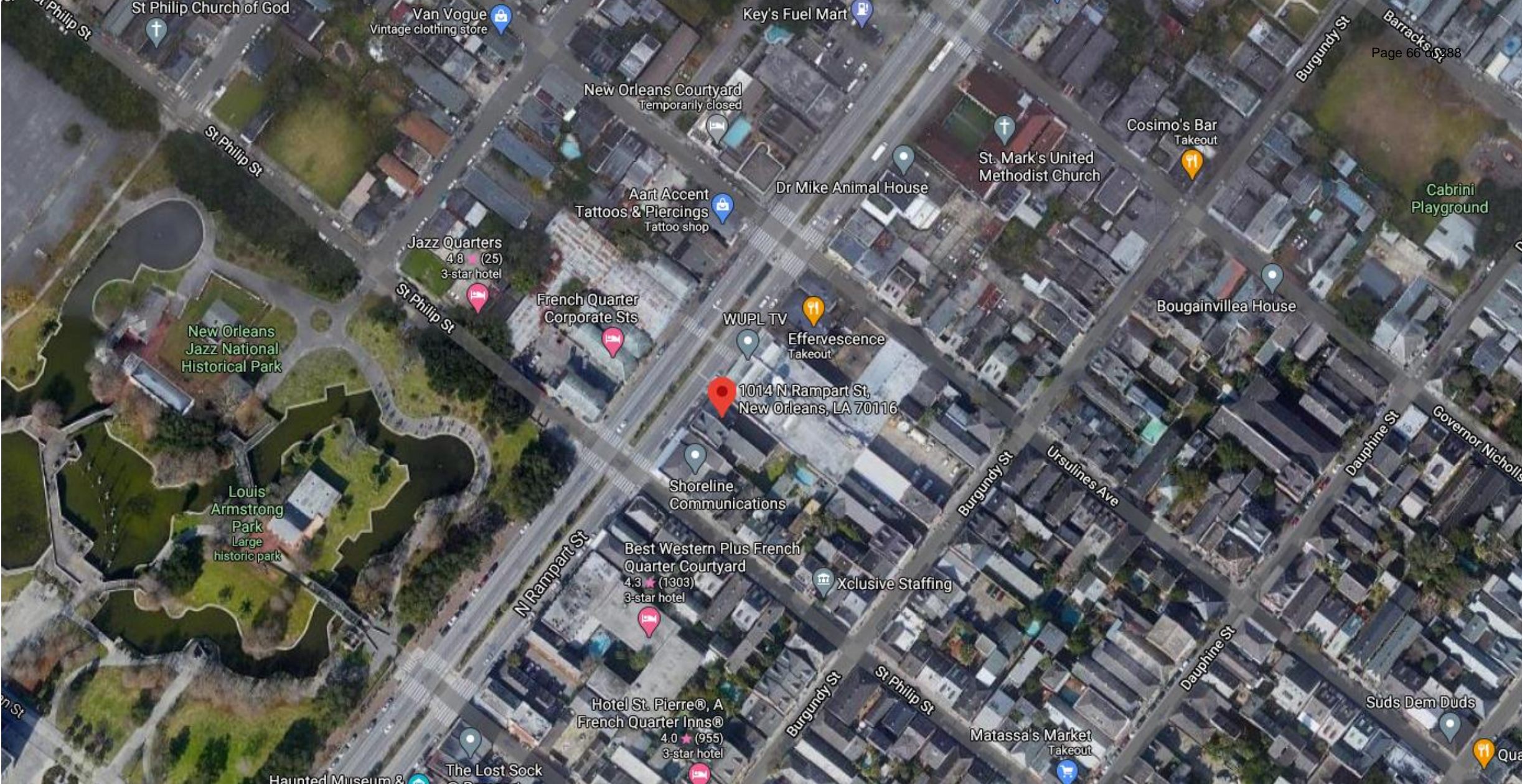
SCALE: 3/16" = 1'-0"

917 Decatur

VCC Architectural Committee



1014 N Rampart



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VCC Architectural Committee

February 22, 2022





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VCC Architectural Committee

February 22, 2022





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VCC Architectural Committee

February 22, 2022





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February 22, 2022





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VCC Architectural Committee

February 22, 2022





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February 22, 2022





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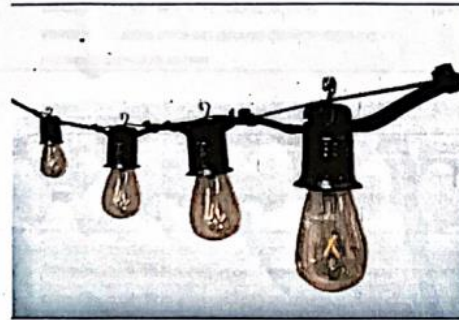
VCC Architectural Committee

February 22, 2022

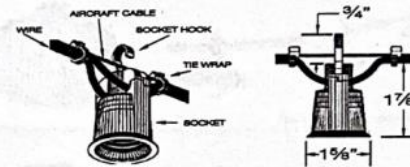




SUSPENDED DECORATIVE STRINGLIGHT SYSTEMS





PROJECT: BISOU
TYPE: PATIO



SOCKET, WIRE & CABLE DETAILS

Decostrings are a perfect accent lighting solution to add a personal ambience to patios, courtyards, atriums, restaurants, amusement parks and any open area. The "festoon" lighting system is typically strung between two anchorage points with optional intermediary support and electrically fed from one end. The sockets can be either symmetrically spaced or randomly spaced to suit the application. Optional shades, guards and lenses complete the architectural design.

SPECIFICATIONS

LAMPHOLDER	Black phenolic, medium base UL weatherproof with hook for optional mounting.
POWER CORD	12/2 G. Black flexible duplex cable, UV rated for extended outdoor use.
SUPPORT CABLE	3/32" SS aircraft catenary cable supports the system, 980# test. Heavier cable available.
TERMINATION KITS	Heavy duty stainless steel hardware available.
LAMPS	Wet location rated LED and Incandescent medium base A, G or S style lamps.
DIMMING	Dimmable to 10% with ELV trailing edge type dimmers.
VOLTAGE	120V system (1920 watts max load). No driver or transformer required.
ACCESSORIES	Optional brass, aluminum and acrylic shades. Consult factory for custom shades.
PHOTOMETRY	Bare lamp and shielded "BUG" rated .IES files available.
CERTIFICATION	ETL listed for permanent damp or wet installations.  2001431  MADE IN THE USA

PART NUMBER















S14 LED DSC7 PLB

SERIES	SPACING	VOLTS	LAMP	SHADE-FINISH	TERMINATION KIT	LENGTH
DSD DAMP	12 12"O/C	120 120V	SELECT FROM LAMP PAGE 3	OPTIONAL SELECT FROM PAGE 4 & 5 OR LEAVE BLANK	OPTIONAL STK STANDARD TERMINATION KIT LTK LIGHTWEIGHT TERMINATION KIT TBK TURNBUCKLE KIT (SEE PAGE 6)	SPECIFY
D6W WET	18 18"O/C 24 24"O/C 36 36"O/C 48 48"O/C (OTHER, SPECIFY)					





DECOSTRING SHADES & GUARDS

DSC7	7" W X 3" H CONE SHADE	6 OZ		
DSC10	10" W X 3" H CONE SHADE	9 OZ		
DSC12	12" W X 4" H CONE SHADE	18 OZ		
FINISH:	ACID ETCHED BRASS OR POWDER COAT			
PROVIDES 000 BUG RATING				
			SHOWN: AGED BRASS (AB)	
DSH4	4" W X 1 7/8" H HAT SHADE	2 OZ		
DSH6	6" W X 2 1/4" H HAT SHADE	4 OZ		
DSH8	8" W X 2 3/4" H HAT SHADE	6 OZ		
FINISH:	ACID ETCHED BRASS OR POWDER COAT			
FACTORY INSTALLED				
			SHOWN: VERDE BRASS (VB)	
DSRW4	4" W X 1 7/8" H RADIAL WAVE SHADE	2 OZ		
DSRW6	6" W X 2 1/4" H RADIAL WAVE SHADE	4 OZ		
DSRW8	8" W X 2 3/4" H RADIAL WAVE SHADE	6 OZ		
FINISH:	ACID ETCHED BRASS OR POWDER COAT			
FACTORY INSTALLED				
			SHOWN: POWDER COAT BLACK (PCB)	
DST4P	4" W X 6" H PERFORATED TUBE SHADE	11 OZ		
DST6P	6" W X 6" H PERFORATED TUBE SHADE	22 OZ		
FINISH:	ACID ETCHED BRASS OR POWDER COAT			
SHOWN: RAW (RB)				
DST4C	4" W X 6" H WIRE CAGE TUBE	9 OZ		
DST6C	6" W X 6" H WIRE CAGE TUBE	15 OZ		
FINISH:	ACID ETCHED BRASS OR POWDER COAT			
SHOWN: AGED BRASS (AB)				
DSRG	6" W X 5 1/8" H ROUND SHADE WITH GUARD	9 OZ		
FINISH:	ACID ETCHED BRASS OR POWDER COAT			
* DELETE "G" FOR NO GUARD.				
FACTORY INSTALLED				
			SHOWN: CUSTOM TEXTURED BRONZE	
DSWG	3 7/8" W X 5 5/8" H WIRE GUARD	6 OZ		
FINISH:	CAD PLATED OR POWDER COAT BLACK			
CAN BE USED WITH CONE SHADE DSC10, DSC12				
			SHOWN: POWDER COAT BLACK (PCB)	

3570 LEXINGTON AVE. EL MONTE, CA 91731 • PH. 626.442.4600 • primuslighting.com



DECOSTRING LAMPS

LED FILAMENT STYLE LAMPS



S14

S14-24/150 - 24K, 1.5W, 150L, CLEAR
S14-27/150 - 27K, 1.5W, 150L, CLEAR

WHITE OR FROSTED - CONSULT FACTORY



VINTAGE LED LAMPS
CONSULT FACTORY



G16.5

G16.5F-24/325 - 24K, 3.5W, 325L, CLEAR
G16.5F-27/325 - 27K, 3.5W, 325L, CLEAR

G16.5F-24/200 - 24K, 2W, 200L, CLEAR
G16.5F-27/200 - 27K, 2W, 200L, CLEAR

WHITE OR FROSTED - CONSULT FACTORY



A15 & A19
CONSULT FACTORY



S14 VARIOUS COLORS
CONSULT FACTORY



G25
CONSULT FACTORY

* ADD "SC" SUFFIX FOR SILICONE COATING (FOOD SERVICE)

* SEE INDIVIDUAL DATA SHEETS FOR COMPLETE LAMP SPECIFICATIONS

* LED LAMPS SPECIFICALLY WET RATED AND DIM DOWN TO 10% WITH A TRAILING EDGE (ELV) DIMMER.

INCANDESCENT LAMPS (OPTIONAL)



LF
A15 CLEAR 120V 25W



LS
S14 CLEAR 120V 11W
COLORS AVAILABLE



LH-C
G16.5 CLEAR 120V 25W
LH-W
G16.5 WHITE 120V 25W



LG
S11 CLEAR 120V 7.5W
COLORS AVAILABLE

FULL SPECIFICATION SHEETS AVAILABLE AT PRIMUSLIGHTING.COM.

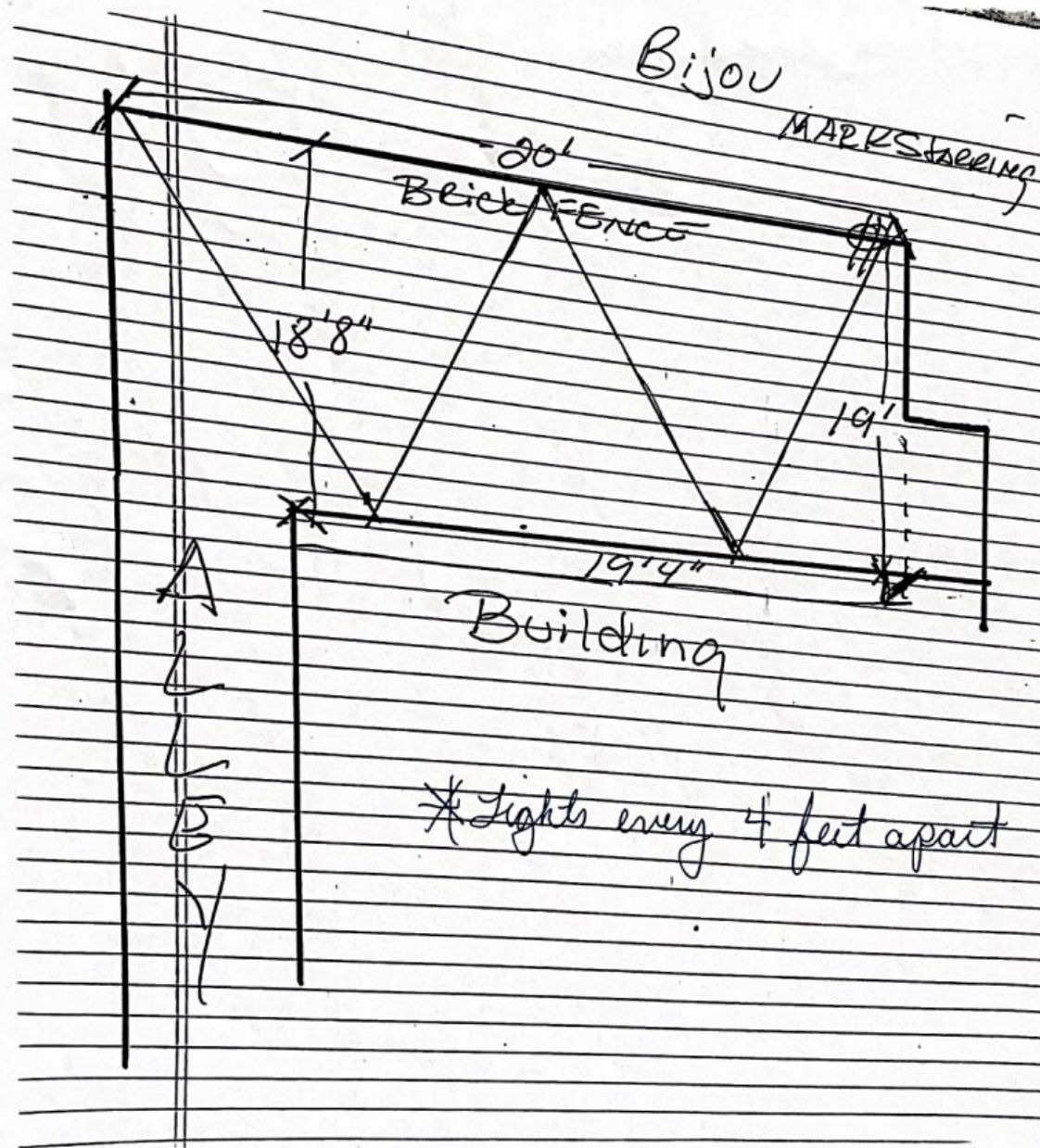
3570 LEXINGTON AVE. EL MONTE, CA 91731 • PH. 626.442.4600 • primuslighting.com

1014 N Rampart

VCC Architectural Committee

February 22, 2022





1014 N Rampart

VCC Architectural Committee

February 22, 2022



The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scroll. The shield is flanked by two vertical bars with diamond-shaped patterns. The entire shield is enclosed within a decorative border. The words "VIEUX CARRE COMMISSION" are written in a semi-circle along the top edge of the oval, and "ESTABLISHED 1936" is written along the bottom edge.

740 Barracks



740 Barracks

VCC Architectural Committee

February 22, 2022





740 Barracks

VCC Architectural Committee

February 22, 2022





740 Barracks

VCC Architectural Committee

February 22, 2022





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February 22, 2022





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VCC Architectural Committee

February 22, 2022





740 Barracks

VCC Architectural Committee

11 18 2021

February 22, 2022





740 Barracks

VCC Architectural Committee

February 22, 2022





740 Barracks

VCC Architectural Committee

February 22, 2022





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RENOVATIONS AT
740 BARRACKS STREET
NEW ORLEANS, LA 70116

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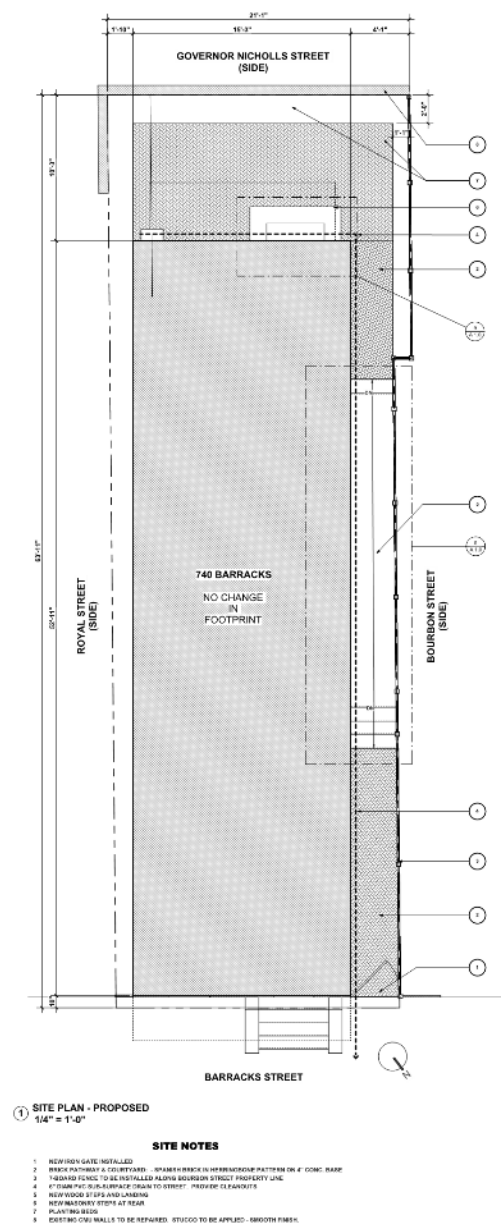


EXISTING CONDITIONS		CONTEXT		SURVEY		PROPOSED PERSPECTIVES	
		<p style="text-align: center;">BARRACKS STREET</p> <p style="text-align: right; transform: rotate(90deg);">BOURDON STREET</p> <p style="text-align: center;">CONTEXT PLAN 1/16" = 1'-0"</p>		<p style="text-align: center;">GOVERNOR NICHOLLS STREET (SIDE)</p> <p style="text-align: right; transform: rotate(90deg);">BOURDON STREET</p> <p style="text-align: center;">BARRACKS STREET</p> <p>ANGLE CHART</p> <ul style="list-style-type: none"> (1) 90° 12' 00" (2) 89° 27' 00" <p>LEGEND</p> <ul style="list-style-type: none"> --- EXISTING LOT - - - - - EXISTING - - - - - EXISTING - - - - - EXISTING <p>SURVEY REFERENCE</p> <p>SURVEY OF LOT A, SQUARE 8, SECOND DISTRICT, NEW ORLEANS, LA, BY JAMES H. DUNN, INC., SURVEY & ENGINEERING, DATED JANUARY 1, 1978.</p> <p>CITY BASIS</p> <p>CITY SQUARE MAPS BY SHAW-WORTH.</p> <p>GENERAL SURVEY NOTES</p> <p>BURDEN OF LOT B, SQUARE 8, SECOND DISTRICT, CITY OF NEW ORLEANS, LOUISIANA.</p> <p>SECTION 1, LOT B, SQUARE 8, SECOND DISTRICT, CITY OF NEW ORLEANS, LOUISIANA.</p> <p>DATE: 10-12-2021 SCALE: 1" = 10'</p> <p>DRAWN BY: J.S. CHECKED BY: C.A.B. JOB NO.: 61049</p>		<p style="text-align: center;">1 - PROPOSED</p> <p style="text-align: center;">2 - PROPOSED</p> <p style="text-align: center;">3 - PROPOSED</p>	

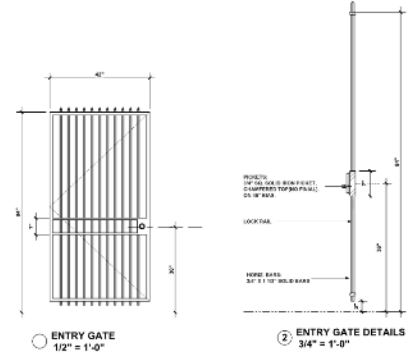
PROJECT LOCATION	PROJECT INFORMATION	GENERAL BUILDING INFO	DESCRIPTION OF WORK	PROJECT DIRECTORY
	ADDRESS 740 BARRACKS STREET NEW ORLEANS, LA 70116 PROPERTY DESCRIPTION SQ 14 LOT 6 ZONING VCR-1 VUEUX CAIRNE RESIDENTIAL DISTRICT CODE REQUIREMENTS 2015 IRC	BUILDING HEIGHT UNCHANGED BUILDING STORIES 2 BUILDING AREA FIRST FLOOR 208 SF SECOND FLOOR 247 SF TOTAL 455 SF	RENOVATION OF AN EXISTING TWO STORY SINGLE-FAMILY RESIDENCE. NO CHANGE IN USE, AND CHANGE IN FOOTPRINT IMPROVED ADDITION OF 100 SF TO EXISTING CARPORT ON SECOND FLOOR, ALL MECHANICAL, PLUMBING, AND ELECTRICAL.	OWNER BRAD WALLACE brad710@gmail.com ARCHITECT OF RECORD LOMBETT SCOTT ARCHITECT INC. LA LICENSE NO. 6919 1811 PASTINGS PLACE NEW ORLEANS, LA 70116 504-456-1812 lombettscottarchitect.com CONTRACTOR TBC

SHEET INDEX	No.	DRAWINGS
A-0.0	PROJECT INFORMATION	
A-0.1	GENERAL NOTES	
A-1.0	SITE PLAN & ELEMENTS	
A-1.1	1st FLOOR PLANS	
A-1.2	2nd FLOOR & ROOF PLANS	
A-1.3	MFP PLANS	
A-2.0	BUILDING ELEVATIONS	
A-2.1	BUILDING SECTIONS	
A-3.0	INTERIOR ELEVATIONS	
A-4.0	WINDOWS & DOORS	

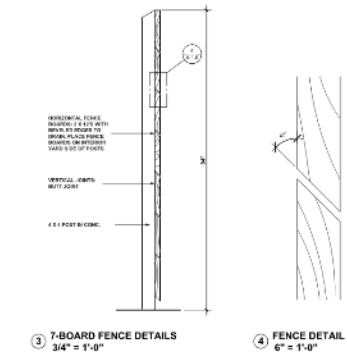
February 22, 2022



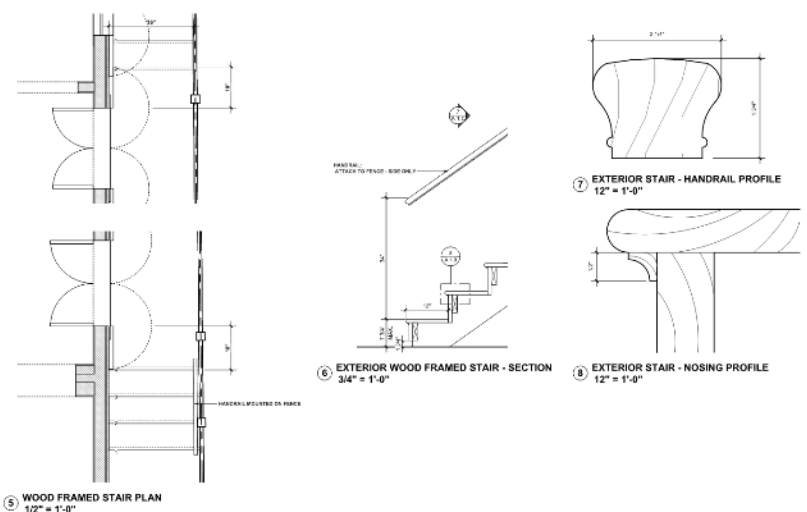
1. ENTRY GATE



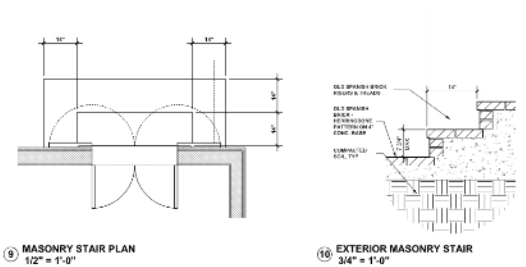
3. 7 - BOARD FENCE



5. EXTERIOR STAIRS - WOOD FRAMED



6. EXTERIOR STAIRS - MASONRY



RENOVATIONS AT
740 BARRACKS STREET
NEW ORLEANS, LA 70116

DATE
11.15.22
REVISION

SITE PLAN & ELEMENTS

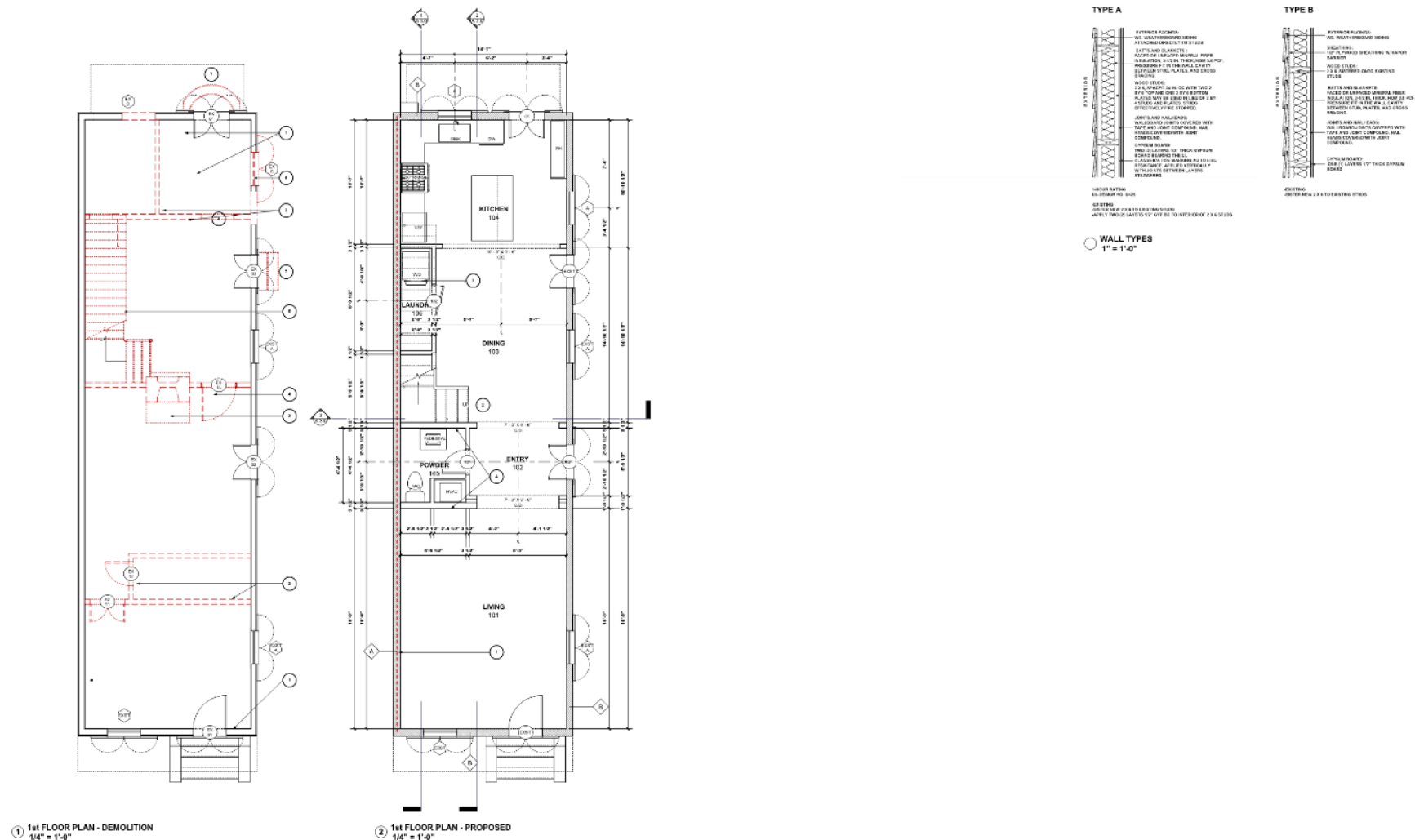
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740 Barracks

VCC Architectural Committee

February 22, 2022



DEMOLITION NOTES

1. FOR ALL EXTERIOR WALLS - REMOVE GYP BOARD/PLASTER TO EXPOSE STUDS FOR ALL EXTERIOR WALLS & EXPOSE INTERIOR FINISHES
2. DEMOLISH EXISTING WALLS THIS LOCATION. REMOVE TRIM, CASINGS, PLUMBING FIXTURES, ELECTRICAL, ETC. AS NOTED
3. DEMOLISH HINGERS, HOOKS, AND CHIMNEY
4. DEMOLISH GYP CHOOB & THIS LOCATION. KEEP 1" FOR POSSIBLE REUSE IN NEW LOCATION
5. DEMOLISH KITCHEN STOVE & SINKS
6. REMOVE CEILING WINDOW THIS LOCATION. PREPARE FOR INT'L FRAMING OR REPLACEMENT IN FWD
7. DEMOLISH EXIST'G EXTERIOR STAIRS
8. REMOVE PLATFORM & DROP GUTTERS. RETURN ALL CEILING TO ORIGINAL HEIGHT AS NOTED
9. REMOVE EXIST'G ROOF, GUTTERS & FLASHING

FLOOR PLAN NOTES

- 1 1-HOUR FIRE RATED WALL - SEE WALL TYPES
2 MINIMUM STAIRS HANDRAILS
3 PROVIDE FIRE RATING AT UNDERSIDE OF STAIRS WITH 5/8" GYP. BD. ON COILINGS AND WALLS
4 INSTALL 4" SOUND-ATTENUATING BATT INSULATION AT IN WALLS AROUND BATHROOMS
5 PROVIDE ATTIC ACCESS ABOVE

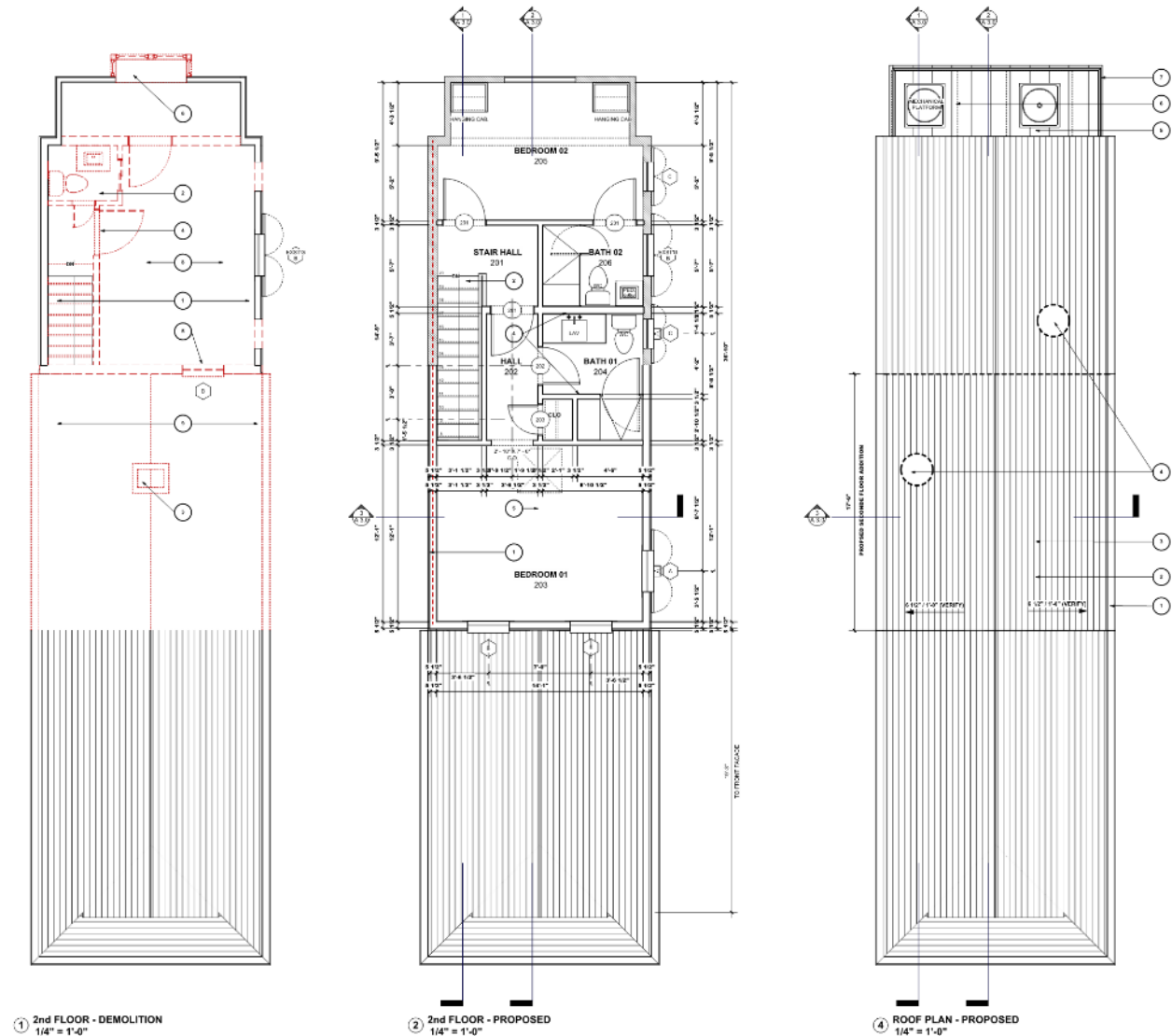
ROOM FINISH SCHEDULE - 1st FLOOR

NO.	ROOM	FLOOR FINISH	WALL FINISH	CILING FINISH	CROWN	BASE	COUNTERTOP
101	LIVING	WOOD-REPLACE HEART	GYP BD	GYP BD	COVE	1" BASE	NA
102	KITCHY	WOOD-REPLACE HEART	GYP BD	GYP BD	COVE	1" BASE	NA
103	DINING	WOOD-REPLACE HEART	GYP BD	GYP BD	COVE	1" BASE	NA
104	KITCHEN	WOOD-REPLACE HEART	GYP BD	GYP BD	1" CORN	STONE SLAB	
105	POWDER	WOOD-REPLACE HEART	GYP BD	GYP BD	NOVE	1" BASE	STONE SLAB
106	LAUNDRY	WOOD-REPLACE HEART	GYP BD	GYP BD	NOVE	1" BASE	NA

A 1.1



February 22, 2022



① 2nd FLOOR - DEMOLITION
1/4" = 1'-0"

② 2nd FLOOR - PROPOSED
1/4" = 1'-0"

④ ROOF PLAN - PROPOSED
1/4" = 1'-0"

DEMOLITION NOTES

1. FOR ALL EXTERIOR WALLS - REMOVE GYP. S&P PLASTER TO EXPOSE STUDS FOR ALL EXTERIOR WALLS. ASSESS WEATHERS & ARCHITECT
2. DEMOLISH EXISTING WALLS THIS LOCATION. REMOVE TRIM, CASINGS, PLUMBING FIXTURES, ELECTRICAL, ETC. AS NOTED
3. DEMOLISH FLOORS, HEARTH, AND CHIMNEY
4. REMOVE EXIST'G DOOR & TRIM THIS LOCATION. KEEP FOR POSSIBLE REUSE IN NEW LOCATION
5. DEMOLISH EXIST'G STAIRS & RAILING
6. REMOVE EXISTING WINDOW THIS LOCATION. PREPARE FOR INFILL FRAMING OR REPLACEMENT IN-KIND
7. DEMOLISH EXIST'G EXTERIOR STAIRS
8. REMOVE PLATFORM & DROP CEILING. RETURN ALL CEILING TO ORIGINAL HEIGHT AS NOTED
9. REMOVE EXISTING ROOF, OUTLETS & FLASHING

FLOOR PLAN NOTES

1. 1-HOUR FIRE RATED WALL - SEE WALL TYPES
2. NEW W.G. STAIRS & HANDRAILS
3. PROVIDE FIRE RATING AT UNDERSIDE OF STAIRS WITH 5/8" GYP. BD. ON CEILING AND WALLS
4. INSTALL 4" SOUND-ATTENUATING BATT INSULATION AT 8" WALLS AROUND BATHROOMS
5. PROVIDE ATTIC ACCESS ABOVE

ROOM FINISH SCHEDULE - 2nd FLOOR

NO.	NAME	FLOOR FINISH	WALL FINISH	CEILING FINISH	CROWN	BASE	COUNTERTOP
201	STAIR HALL	WOOD - REPLACE EXIST'G	GYP. BD.	GYP. BD.	COVE	12" BASE	N/A
202	HALL	WOOD - REPLACE EXIST'G	GYP. BD.	GYP. BD.	COVE	12" BASE	N/A
203	BEDROOM 01	WOOD - REPLACE EXIST'G	GYP. BD.	GYP. BD.	NONE	8" BASE	N/A
204	BATH 01	CERAMIC TILE	GYP. BD.	GYP. BD.	NONE	8" BASE	STONE SLAB
205	BEDROOM 02	WOOD - REPLACE EXIST'G	GYP. BD.	GYP. BD.	COVE	12" BASE	N/A
206	BATH 02	CERAMIC TILE	GYP. BD.	GYP. BD.	NONE	8" BASE	STONE SLAB

ROOF PLAN NOTES

1. GUTTERS - REPLACE EXISTING AND INSTALL NEW ONES - 4" HALF-ROUND, TYP.
2. NEW ROOF FLASHING TO MATCH EXISTING
3. TYPICAL ROOF - SLATE ON SNOW & ICE SHIELD ON 3/4" PLYWOOD DECKING
4. GARD ROOF PENETRATION FOR THIS LOCATION
5. REPLACE EXISTING ROOF WITH STANDING-SEAM GALV. METAL ROOF
6. TWO (2) NEW MECHANICAL PLATFORMS & ROOFTOP MOUNTED COMPRESSORS - SIZES TBD
7. REPLACE EXIST'G GUARD WITH NEW 36" HIGH GUARDRAIL

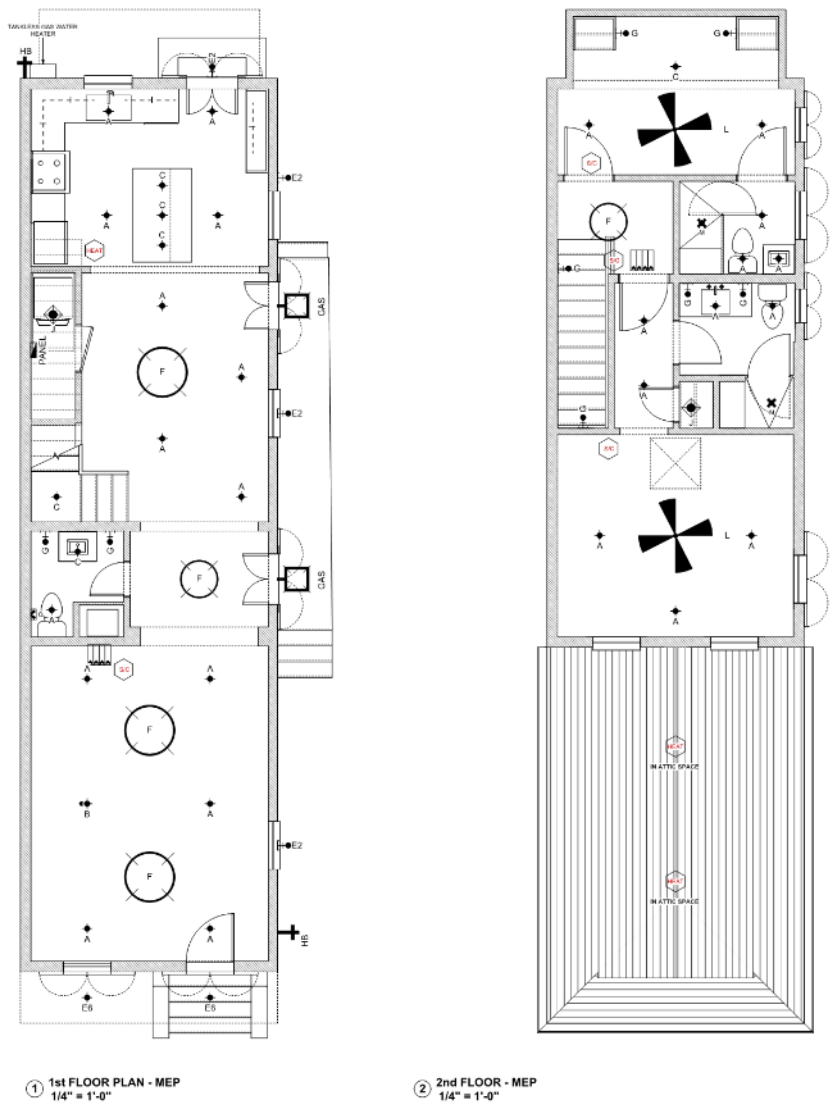
740 Barracks

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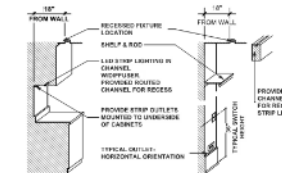
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February 22, 2022

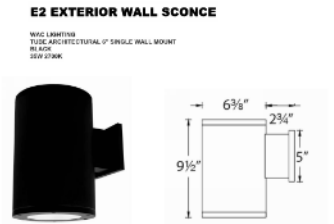




ELECTRICAL FIXTURE SCHEDULE					
FEATURE	TYPE	DESCRIPTION	MANUF. & MODEL #	BULB	LOCATION
NOTE: NOT ALL FIXTURES TO BE USED					
E1	RECESSED DOWNLIGHT	3.0" TESLA PRO, BLACK BAFLE, WHITE TRIM (PAINTED)	WAC LIGHTING / HRL60118PRL02WKT	N - 30 DEGREE, 2700 K, CRI 85	EXTERIOR
E2	WALL SCONCE	OWNER PROVIDED, CONTRACTOR INSTALLED	OWNER PROVIDED	N/A	EXTERIOR
E3	CEILING FAN	OUTDOOR CEILING FAN BLACK - PAINT ALL BLADES BLACK	52" CEILING FAN BLACK - PAINT ALL BLADES BLACK	Integral LED Warm White 3000K	EXTERIOR
E4	FLOOD LIGHT	ENDURANCE DOUBLE SPOT HULL PACK LUMINAIRE	WAC Lighting / HRP-LED3435 30 ARK	3000 K CRI 85	EXTERIOR
E5	STEP LIGHT	BLACK STEP LIGHT	WAC LIGHTING / A621-2700	2700 K CRI 85	EXTERIOR
E6	IN-GROUND WELL LIGHT	2" IN-GROUND SLIM RECESSED LUMINAIRE ROUND, BRONZE	WAC LIGHTING / 2011-2700	2700 K CRI 85	EXTERIOR
A	RECESSED - DOWNLIGHT	4" BLACK BAFLE, WHITE TRIM (PAINTED)	PROGRESS LIGHTING	N - 30 DEGREE, 2700 K, CRI 85	INTERIOR
B	RECESSED - ADJUSTABLE	4" TESLA PRO, BLACK BAFLE, WHITE TRIM (PAINTED)	PROGRESS LIGHTING	N - 30 DEGREE, 2700 K, CRI 85	INTERIOR
C	RECESSED - PANDORA APARTURE	6" TESLA PRO, WHITE (PAINTED)	PROGRESS LIGHTING	8 - 11 DEGREE, 2700 K, CRI 85	INTERIOR
D	RECESSED - WET LOCATION	4" TESLA PRO, WHITE (PAINTED)	PROGRESS LIGHTING	N - 30 DEGREE, 2700 K, CRI 85	INTERIOR
E	FLUSH MOUNT CEILING LIGHT	OWNER PROVIDED, CONTRACTOR INSTALLED	OWNER PROVIDED	N/A	INTERIOR
F	CHANDLER OR PENDANT FIXTURE	OWNER PROVIDED, CONTRACTOR INSTALLED	OWNER PROVIDED	N/A	INTERIOR
G	WALL SCONCE	OWNER PROVIDED, CONTRACTOR INSTALLED, VERIFY MOUNTING HEIGHT	OWNER PROVIDED	N/A	INTERIOR
H	SHOWER LIGHT - CEILING MOUNTED	OVAL BRASS BULBHEAD	ORIGINAL ETC. (JANET LIGHTING) / 7334	2700 K LED	INTERIOR
I	SHOWER CABINET LIGHT	INVISIBLE PRO 3, FOLDABLE NON OUTPUT TAPE LIGHT	WAC LIGHTING / LED-TE427-1-0V7	2700K, 18 CRI	INTERIOR
J	CLOSET LIGHT	FLUSH MOUNT	VISUAL COMFORT PERKY CEILING LIGHT - VERIFY WITH INTERIORS	2700 K LED	INTERIOR
K	UTILITY LIGHT	LED PANEL - SURFACE MOUNT	METALUX 1807 LED	3000K 85 CRI	INTERIOR
L	CEILING FAN	CEILING FAN BLACK - PAINT ALL BLADES BLACK	52" CEILING FAN BLACK - PAINT ALL BLADES BLACK	NONE	INTERIOR
M	EXHAUST FAN - RECESSED LIGHT	RECESSED LIGHT EXHAUST FAN	BROAD T44	2700 K	INTERIOR
N	EXHAUST FAN - CEILING	110 CFM VENTILATION FAN WITH CLEAN COVER	BROAD QT2E	N/A	INTERIOR
O	EXHAUST FAN - WALL MOUNTED				



ELECTRICAL FIXTURE PLACEMENT
1/4" = 1'-0"



A 1.3





① ELEVATION - BARRACKS ST. - DEMOLITION
1/4" = 1'-0"

③ ELEVATION - BOURBON ST. SIDE - DEMOLITION
1/4" = 1'-0"



② ELEVATION - BARRACKS ST. - PROPOSED
1/4" = 1'-0"



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

ELEVATION NOTES

1. FOR ALL VESTIBULES: ALL LIP ROOF TO BE REMOVED & REPLACED IN KIND
2. ALL EXTERIOR WOOD TO BE REPAIRED, REPAIRED, AND PAINTED
3. CHECK FOR PESTS, WEATH, AND CORROSION
4. REMOVE EXISTING WINDOW THIS LOCATION, PREPARE FOR REPAIR, FRAMING OR REPLACEMENT (WALL)
5. REMOVE EXISTING ROOF, GUTTERS & FLASHING
6. REMOVE EXISTING GABLE VENT, STORM FOR EXISTING FOR NEW GABLE VENT
7. EXISTING SIDE WALLS TO BE REPAIRED, STUCK TO BE APPLIED - BRICKWORK FINISH
8. EXISTING RAILING TO BE REPLACED
9. GAB LANTERN TO BE INSTALLED OVER DOORS

ELEVATION NOTES

11. NEW GABLE VENT TO MATCH EXISTING IN KIND
12. CORNER BOARDS TO MATCH EXISTING
13. NEW GABLE VENT TO MATCH EXISTING IN KIND
14. GUTTERS - REPLACE EXISTING, INSTALL 1" HALF-ROUND GALV. VENT, PAINTED, TOP, ROUND DOWNWARDS - VENT LOCATION
15. NEW ROOF FLASHING TO MATCH EXISTING
16. TYPICAL ROOF - SLATY OR SHINGLED ON 12" PLYWOOD DECKING
17. REPLACE EXISTING ROOF WITH STANDING SEAM METAL ROOF

ELEVATION NOTES

18. NEW MECHANICAL PLANTERS & ROOF TOP MOUNTED COMPRESSORS, REPAIR TWO
19. REPAIR AT EPS
20. VIDEO KEYS & LANTERN
21. TANKLESS HOT WATER HEATER
22. EXISTING GABLE VENT TO REMAIN, REPAIR AS NEEDED
23. EXISTING ACCESS TO BALCONY TO REMAIN, REPAIR AS NEEDED
24. WALL MOUNTED EXTERIOR SCONCE

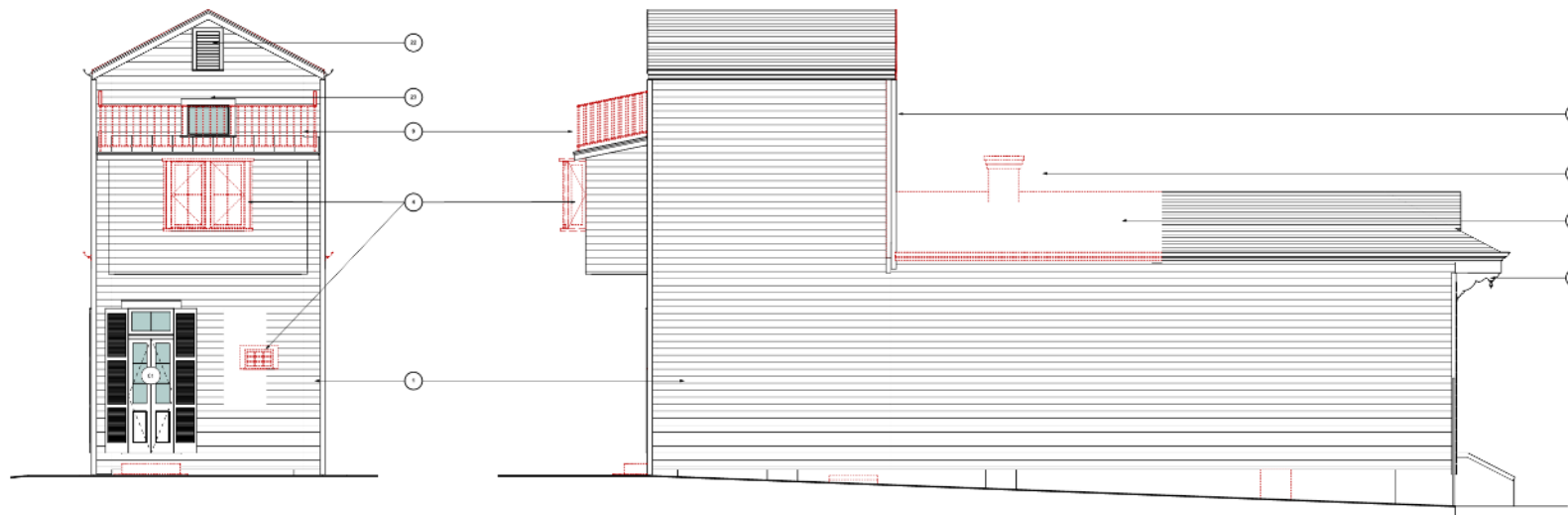
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740 Barracks

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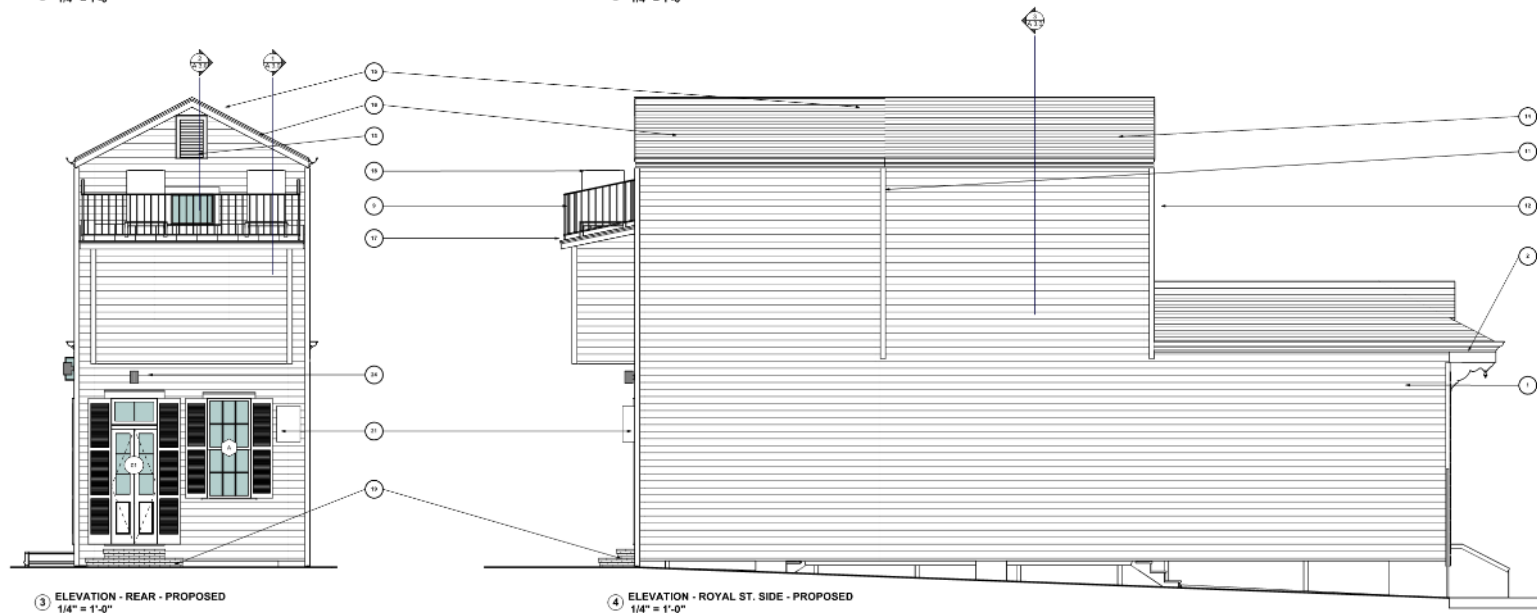
February 22, 2022





① ELEVATION - REAR - DEMOLITION
1/4" = 1'-0"

② ELEVATION - ROYAL ST. SIDE - DEMOLITION
1/4" = 1'-0"



③ ELEVATION - REAR - PROPOSED
1/4" = 1'-0"

④ ELEVATION - ROYAL ST. SIDE - PROPOSED
1/4" = 1'-0"

ELEVATION NOTES

1. FOR ALL EXTERIOR WALLS - ALL LAP SIDING TO BE REMOVED & REPLACE IN KING
2. ALL EXTERIOR TRIM TO BE SAVED, REPAIRED, AND PAINTED
3. DEVELOP 1/2" REBOX - HEADS AND CHIMNEY
4. REMOVE EXISTING WINDOW THIS LOCATION. PREPARE FOR INFILL, FRAMING OR REPLACEMENT
5. REMOVE EXISTING ROOF, GUTTERS & FLASHING
6. REMOVE EXISTING GABLE VENT - STORE FOR DIMENSION FOR NEW GABLE VENT
7. EXISTING GABLE WALLS TO BE REPAIRED. STUCCO TO BE APPLIED - SMOOTH FINISH.
8. EXISTING RAILING TO BE REPLACED
9. GAS LANTERNS TO BE INSTALLED OVER DOORS

ELEVATION NOTES

11. RETAIN EXISTING CORNER BOARD TO DEMARCAT EXISTING CAMPESACH
12. CORNER BOARD TO MATCH EXISTING
13. NEW GABLE VENT TO MATCH EXISTING IN SIZE
14. GUTTERS - REPLACE EXISTING. INSTALL 2" HALF-ROUND-GALLV. METAL, PAINTED, TYP. ROUND DOWNWARD - VERIFY LOCATION
15. NEW ROOF - SHED TO MATCH EXISTING
16. TYPICAL ROOF - SLATE ON SHED & ICE SHIELD ON 3/4" PLYWOOD DECKING
17. REPLACE EXISTING ROOF WITH STANDING SEAM METAL ROOF

ELEVATION NOTES

18. NEW MECHANICAL PLATFORM & ROOFTOP MOUNTED COMPRESSORS - SIZED TBD
19. CHIMNEY STOPS
20. WOOD STOPS & LANDING
21. TANKLESS HOT WATER HEATER
22. EXISTING GABLE VENT TO REMAIN, REPAIR AS NEEDED.
23. EXISTING ACCESS TO BALCONY TO REMAIN, REPAIR AS NEEDED.
24. WALL-MOUNTED EXTERIOR SCONCE

740 Barracks

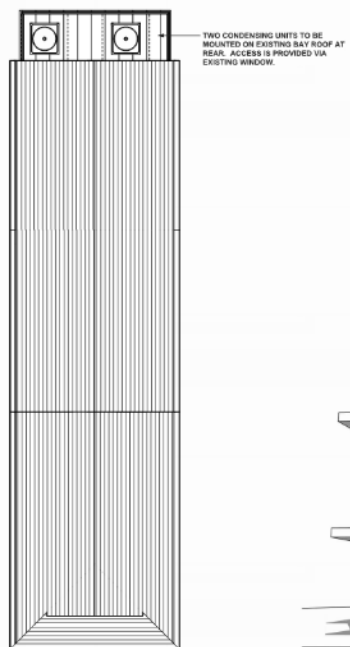
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February 22, 2022



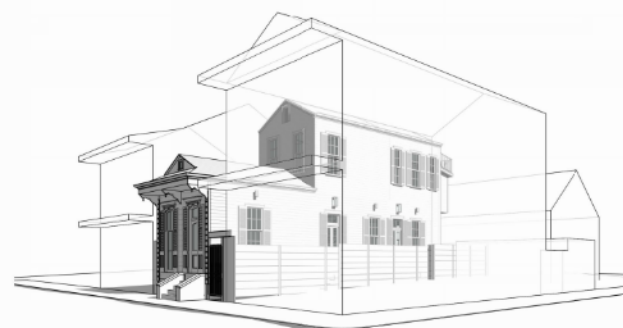
**ROOFTOP MOUNTED EQUIPMENT
PROPOSED LOCATION B**



① MECHANICAL EQUIPMENT - LOCATION A
1/8" = 1'-0"



② 1 - LOCATION A



③ 2 - LOCATION A

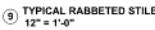


④ 3 - LOCATION A



RENOVATIONS AT
740 BARRACKS STREET
NEW ORLEANS, LA 70116

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GENERAL STRUCTURAL NOTES

I. GENERAL

- The contractor shall be responsible for all final dimensions and fit-up of the structure, including verifying all existing conditions and dimensions before commencing work. No change in size or dimension of structural members shall be made without the written approval of the professional of record.
- The contractor shall verify the location of all existing utilities before commencing any work. Any interference shall be brought to the attention of the structural engineer.
- The contractor shall be responsible for the design, placement, maintenance, etc. of any and all shoring, bracing, tie backs, etc. needed to support any part of the new or existing construction during the entire construction process to ensure the safety and integrity of the structure until the necessary permanent elements are in place. The contractor is responsible for limiting the amount of construction load imposed upon structural framing. Construction loads shall not exceed the design capacity of the framing at the time the loads are imposed.
- Structural drawings are intended to be used with architectural, mechanical, and electrical drawings. See these drawings for exact location of all depressions, slopes, openings, penetrations, etc. Penetrations not shown on the structural drawings shall be brought to the attention of the structural engineer.
- Dimensions - Do not scale these drawings, use written dimensions only. Verify all dimensions at job site before commencing work and report any discrepancies. Where no dimensions are provided obtain clarification prior to proceeding with work.
- Omissions & Conflicts - Omissions or conflicts between various elements of the construction documents should be brought to the attention of the design team. If certain features are not fully delineated in the construction documents, their construction shall be of the same character as for similar conditions that are delineated.
- Existing Conditions - The Contractor shall verify the existing conditions and dimensions in the field. The Contractor shall report any discrepancies between the drawings and the actual existing conditions and dimensions to the Engineer.
- With the exception of defects discovered by us or pointed out to us by others to date, our design and the work shown here assumes that the existing structural elements are sound and capable of supporting loads to their full, theoretical, code-allowed capacities. EOR is not responsible for any additional costs, damages, or injuries resulting from discovery or failure of any element that is found to be damaged, deteriorated, or otherwise structurally impaired.
- The Contractor shall inform the professional of record in writing of any deviation from the Contract Documents. The Contractor shall not be relieved of the responsibility of such deviation by the professional of record review of shop drawings, product data, etc., unless the contractor has specifically informed the professional of record of such deviation at the time of submission, and the professional of record has given written approval to the specific deviation.
- Note: if any items herein are not understandable or clear as to intent, the contractor must notify the Engineer of Record for clarification and/or supplemental information prior to actual installation.

II. DESIGN BASIS

A. Applicable Codes and Standards
International Residential Code 2015; ASCE 7-2010

B. Design Loads

Roof			
Live Load	20 psf;	Dead Load	10 psf
Decks			
Live Load	60 psf;	Dead Load	10 psf
Living Floors			
Live Load	40 psf	Dead Load	10 psf

Wind Load

The criteria is based on ASCE 7-2010 Minimum Design Loads for Buildings and Other Structures:
Basic Wind Velocity 145 mph
Risk Category II
Exposure B
For Main Wind Force Resisting System - Enclosed Building, Method 1, Simplified Procedure
For Components and Cladding - Partially Enclosed Building, Method 2, Analytical Procedure

C. Deflection Limitations

Floor Members		
Live	L/360	Dead + Live L/240
Roof Member		
Roof Live	L/240	

III. MATERIALS



F. WOOD FRAMING

All wood framing fabrication and erection shall conform to the National Design Specification for Wood Construction by the NTPA, the Plywood Design Specification by the APA and meet the requirements below. Unless noted otherwise, all wood connections shall be in accordance with the fastening schedule of the International Residential Code.

All lumber or plywood in contact with masonry or exposed to earth or weather shall be pressure treated with CCA or MCQ to a minimum retention of 0.40 LBS/CU. FT. in accordance with AWPA. ACQ treatment is not allowed without written approval of the structural engineer. All treated wood members shall be connected or fastened with galvanized nails, screws, or bolts. The coating must be hot-dipped to an equivalent of G-90 rating or greater.

Framing Lumber - Southern Yellow Pine grade marked and kiln dried, S4S, No. 2, maximum moisture content 19%. All member piece ends, joints, or splices shall be over supports unless noted otherwise. Studs shall be continuous between floor levels unless otherwise noted.
Unless noted otherwise multiple pieces of lumber used to form beam or header members shall be attached together with 4 rows of 16d nails spaced at 16" for pieces up to 12" deep, 5 rows of 16d nails at 16" for pieces 14" and 16" deep and 6 rows of 16d nails spaced at 16" for pieces 18" deep.

Openings

All openings in exterior wood-framed walls shall have the following minimum number of studs at each jamb:

Openings less than 4'-0"	2 Studs
Openings 4'-0" to 6'-0"	3 Studs
Openings 6'-0" to 10'-0"	4 Studs
Openings larger than 10'-0"	See Plan or consult Struct. Eng.

Unless shown otherwise all openings in wall shall have headers consisting of a minimum of two 2x12s.

Floor Framing - Provide bridging for dimensioned lumber floor joists at 8'-0" o.c. max.

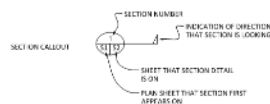
Plywood Flooring - APA rated 48/24, 3/4" thick. Nail with 12d nails spaced at 6" o.c. at panel ends and 12" o.c. at intermediate supports.

Plywood Roofing - APA rated 32/16, 5/8" thick. Nail with 10d nails spaced at 6" o.c. at panel edges and 12" o.c. at intermediate supports.

Plywood Wall Sheathing - Provide 1/2" plywood on all the exterior walls to brace the structure for wind loads. Unless shown otherwise all plywood sheathing shall be fastened with 8d ring shank nails (131" min. diameter) or #10 screws (19" nominal diameter) spaced at 6" o.c. maximum along supporting members on the interior or each sheet and spaced at 4" o.c. maximum along supporting members at the edges of each sheet. The use of staples will not be allowed. All plywood wall sheathing shall have solid blocking at all horizontal joints. Vertical joints of plywood roof sheathing shall be staggered every four feet or less.

LVL Members - All members designated as "LVL" shall be laminated veneer lumber having properties and strength equal to Trus Joist "Microllam" with a minimum designated modulus of elasticity of 2000 ksi (2.0E) for all headers and beams. LVL members shall be glued and nailed together following the manufacturer's instructions.

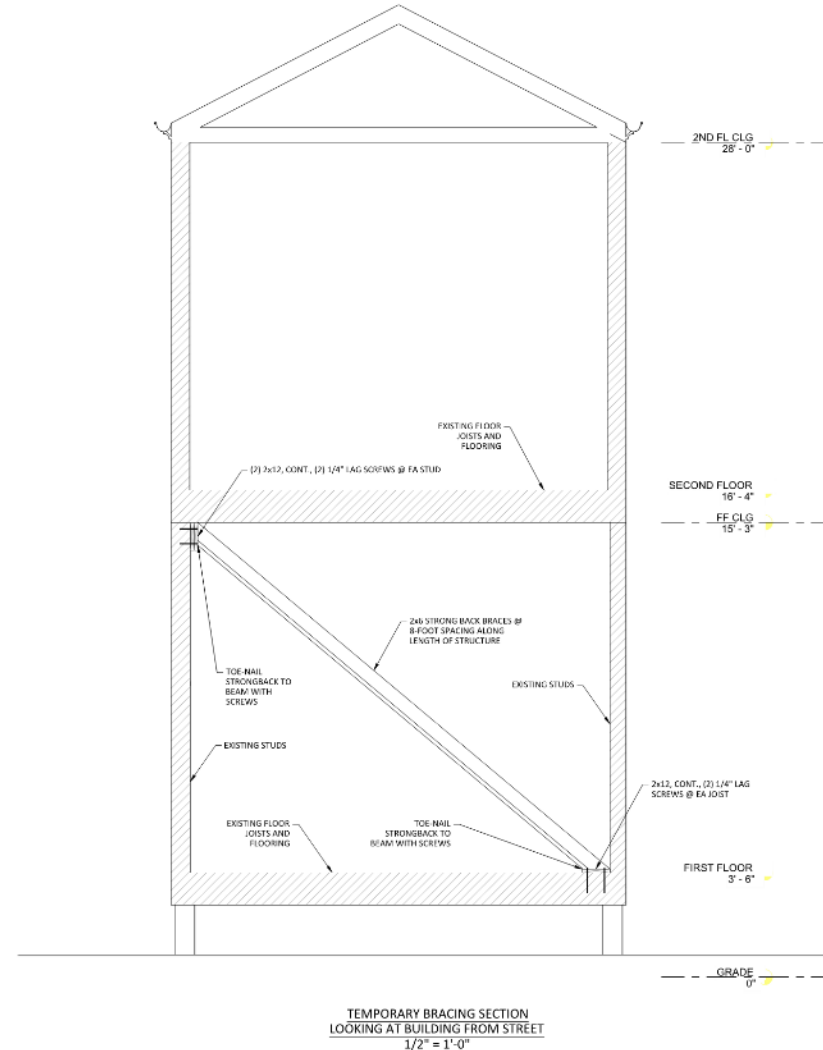
GRAPHIC LEGEND



NEW CONCRETE
EXISTING CONCRETE

ABBREVIATIONS

CMU	CONCRETE MASONRY UNIT
CA	CALCIUM
GA	GALVANIZED
GEN	GENERAL
MIN	MINIMUM
O.C.	ON CENTER
PT	PRESSURE TREATED
TYP	TYPICAL



TEMPORARY BRACING SECTION
LOOKING AT BUILDING FROM STREET
1/2" = 1'-0"

BATTURE
engineers • land surveyors

1010 PINE STREET, SUITE 200, NEW ORLEANS, LA 70112
504.581.1111
www.batture.com

740 BARRACKS ST
NEW ORLEANS, LA

DESIGNED BY:
BATTURE

CHECKED BY:
BATTURE

DATE:
FEBRUARY 3, 2022

SCALE:
TEMP BRACING

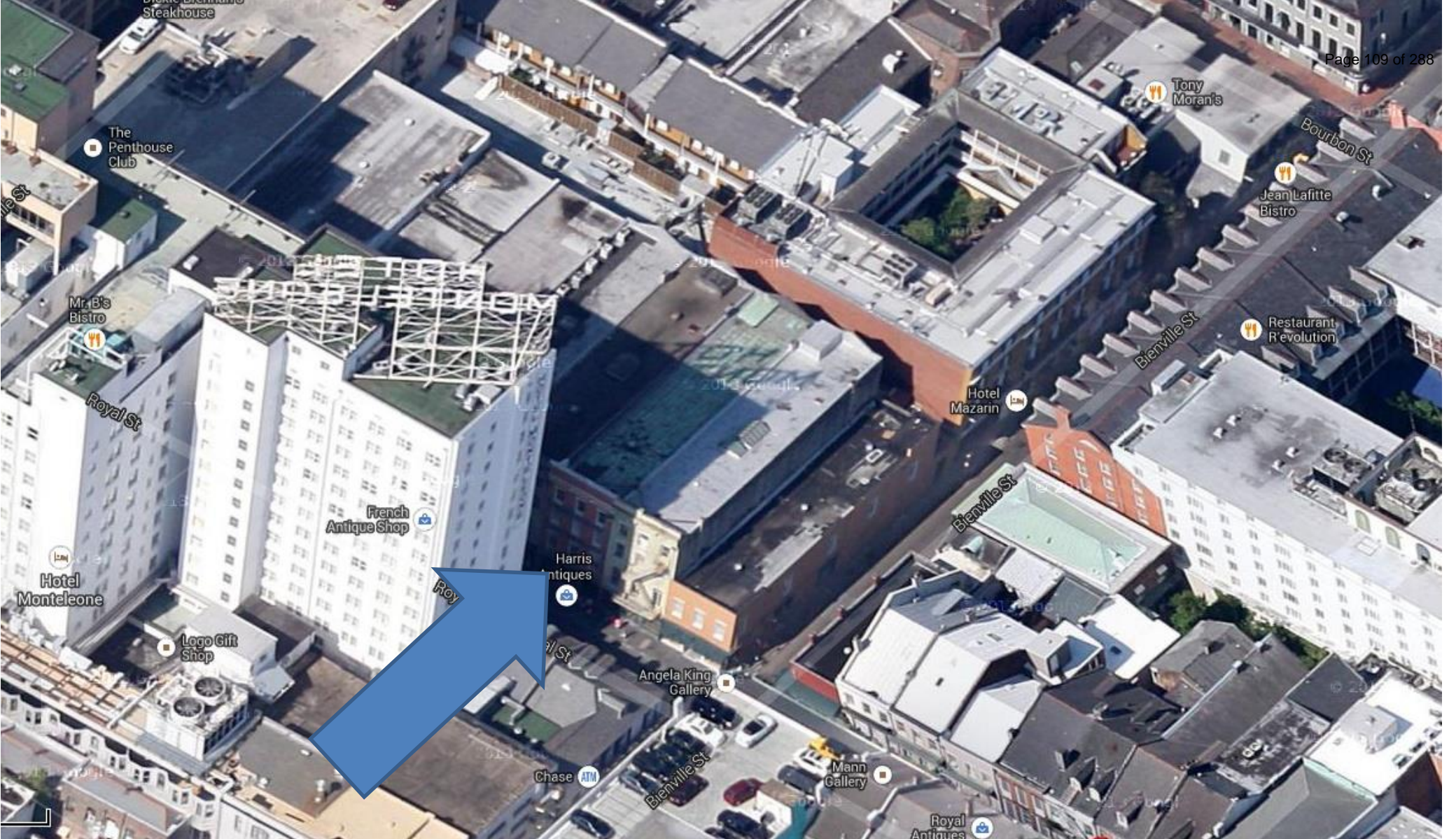
PROJECT NO.: 22-002
Batture/22-002-16-483.com

TEMPORARY
BRACING
PLAN

SHEET NUMBER:
TS1







231 Royal Street

231 Royal Street, 1963

VCC Architectural Committee



February 22, 2022





231 Royal Street, 1963

VCC Architectural Committee

February 22, 2022



231 Royal Street

VCC Architectural Committee



February 22, 2022





231 Royal Street -2006

VCC Architectural Committee

February 22, 2022



231 Royal Street

VCC Architectural Committee



February 22, 2022





231 Royal Street

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February 22, 2022





231 Royal Street

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February 22, 2022





5 EXISTING STOREFRONT
DOOR DETAIL
N.T.S.



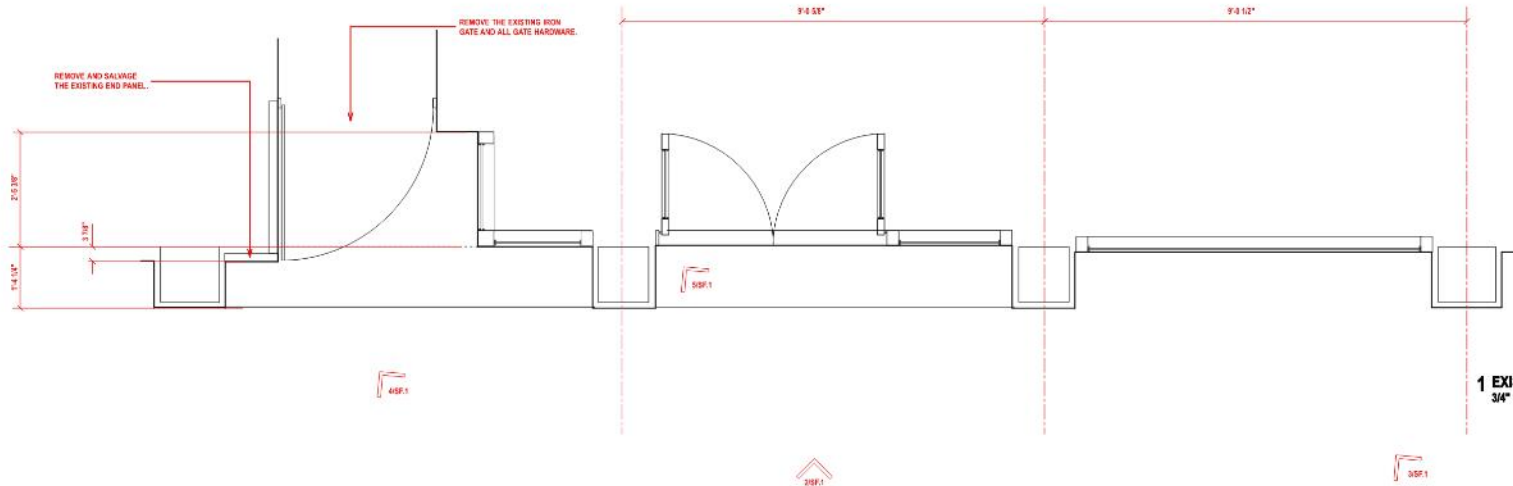
4 EXISTING VIEW ROYAL ST. EXIT
N.T.S.



3 EXISTING STOREFRONT
N.T.S.



2 EXISTING VIEW FROM ROYAL ST.
N.T.S.



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



RECEIVED
18 DECEMBER 2021
Project Name
Project Number

MODIFICATIONS TO
231 ROYAL ST.
NEW ORLEANS, LOUISIANA

EXISTING
STOREFRONT

SF.1

231 Royal Street

VCC Architectural Committee

February 22, 2022





The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scrollwork base. The shield is flanked by two vertical bars with diamond-shaped patterns. The entire shield is set within a larger oval frame. The text "VIEUX CARRE COMMISSION" is arched across the top, and "ESTABLISHED 1936" is arched across the bottom.

1130 Chartres



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VCC Architectural Committee

February 22, 2022



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February 22, 2022





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February 22, 2022





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February 22, 2022





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VCC Architectural Committee

February 22, 2022



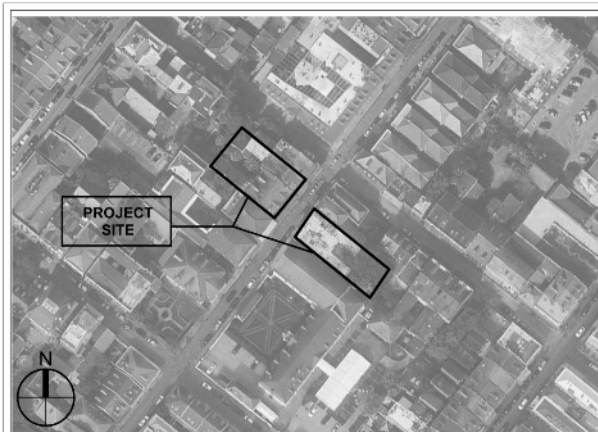
Albert Architecture & Urban Design, ap/c

3221 Tulane Avenue
New Orleans, LA 70119
504.827.2016

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GENERAL NOTES

- The contractor shall confirm and verify in writing (employ surveyor) that all property lines and setbacks are met prior to the start of construction.
- The contractor shall coordinate and obtain all necessary permits and approvals from authorities having jurisdiction. Construction work is not to begin until all required regulatory approvals have been issued.
- All materials and work shall be in accordance with current applicable federal, state and local building codes, amendments, rules, regulations, ordinances, laws, orders, and approvals that are required by public authorities having jurisdiction over the work. In the event of conflict, the most stringent requirements shall apply. No work shall be concealed until approved by local inspectors.
- It is the intent of the contract documents to provide for complete and finished work. Each trade (subcontractor) shall completely review plans for their respective work and related work by other trades (subcontractors). The contractor shall coordinate and provide all miscellaneous components and parts which are not shown on the contract documents but are required to complete the work shown. Incidental work and components which are required as an essential, functional or operational item or system, are required to complete any assembly and to complete full scope of work.
- The contractor shall subcontract with suppliers, fabricators, and installation companies which can demonstrate that they possess the knowledge, experience and proven capabilities to fully perform all aspects of work without omission.
- All products shall be installed in compliance with industry standards and as required by the product manufacturer's latest published specifications and installation requirements.
- The contractor shall protect all materials, construction, utilities and facilities from damage, including workers, theft and weather. Damaged components shall be replaced at no cost to Owner.
- All pipe chase walls shall be constructed to completely conceal and enclose pipes with full thickness of gypsum board on each side of the wall.
- The contractor shall install and provide all safety barriers during construction to protect the public from injury and access to the building and site.
- Fire rated assemblies shall be constructed in compliance with published UL Certifications Directory Listings and Classifications and shall be in accordance with continuity diagrams. Joints occurring in fire rated assemblies (walls and ceilings) shall be staggered both horizontally and vertically.
- Substitutions must be pre-approved in writing by architect prior to the start of construction. Any work or material requirements of such substitution shall be coordinated (with all trades) and provided by the contractor. Contractor must verify in writing all substitutions will not impact project cost or project schedule prior to request of such substitution. Substitutions shall be approved by regulatory agencies in writing prior to the start of construction.
- The contractor and subcontractors shall review and coordinate all architectural, electrical and mechanical work to confirm that all components will achieve their intended use and maintain ceiling heights shown. Conflicts shall be brought to the attention of the architect prior to the start of construction.
- Asbestos abatement, lead paint removal, and other hazardous material removal is not in the contract. Should the contractor encounter the presence, or possible presence, of potentially hazardous materials, the contractor shall notify the owner for instructions prior to continuing work.
- Safety measures: at all times, the contractor shall be solely and completely responsible for the conditions of the job site, including the safety of persons and property, and for all necessary independent reviews of these conditions. The architect's, engineer's, or owner's job site review is not intended to review the adequacy of the contractor's safety measures.
- The contractor shall not submit final price or execute contract with Owner until all required changes requested by the regulatory agencies have been included in the contract price.
- Buildings shall be maintained in weatherproof and secure condition as early as possible throughout work.
- Erect and install all work level, plumb, square, true, straight and in proper alignment.
- The contractor shall be responsible for field verifying actual locations of all existing utilities and structures on the project site. Locations of existing utilities and structures indicated on the drawings are approximate only, and those indicated are not necessarily all that may exist on the project site. The contractor shall coordinate the location (horizontal and vertical) of the existing utilities (power, telephone, gas, water, sewer, etc) with the appropriate utility provider before construction begins and at no additional cost to the owner.
- All existing sanitary sewer manhole tops, water valve boxes, meters, storm sewers, or other related appurtenances shall be adjusted to final grade by contractor at no additional cost to the owner.
- When project is complete, clean and polish glass, hardware, and other such items with factory finishes. Remove all dust with treated dust clothes or vacuum cleaners. Waste and refuse caused by the work shall be removed from premises and disposed of by contractor. Clean site at end of project. Remove dust, debris, oils, stains, fingerprints, and labels from exposed surfaces, including glazing.
- Furniture is for reference only. Furniture is not in project scope. Furniture, fixtures and equipment (FFE), if required, will be submitted in a separate design package.
- Do not scale drawings for field layout. Contact architect if dimensions are needed and cannot be found in drawing set.
- Floor plan dimensions taken from face of stud or centerline of stud / column unless otherwise noted. "Clear" refers to dimension between faces of finish surfaces. "EO" or "Equal" indicates dimension to match adjacent. Lettered dimensions (A,B,C,D,E,F,G,H) indicate dimension to match opposite or remote (matching letter) dimension. "x" indicates approximate dimension based on field condition or flexible dimension that can be adjusted.
- All dimensions on reflected ceiling / lighting plans are clear dimensions.
- These drawings are accompanied by the Project Manual.



SITE / VICINITY PLAN

OWNER

Soniat Holdings, LLC.

1133 Chartres St.
New Orleans, LA 70116

ARCHITECT

Albert Architecture and
Urban Design, ap/c

Richard Albert
3221 Tulane Avenue
New Orleans, LA 70119
504.827.0056

INTERIOR DESIGNER

Ken Fulk

310 Seventh St.
San Francisco, CA 94103
415.285.1164

MECHANICAL

Albert Engineering

Michael Leitzinger
3221 Tulane Avenue
New Orleans, LA 70119
504.827.0056

GENERAL CONTRACTOR

Entablature

8438 Oak St., Suite C
New Orleans, LA 70118
504.322.3822

ELECTRICAL

King Consulting
Engineering, LLC

Kerwyn King
P.O. Box 870398
504.399.1141

SONIAT HOUSE PHASE 1

SONIAT HOLDINGS, LLC.
1130, 1133-1137 CHARTRES ST.
NEW ORLEANS, LA 70116

PERMIT SET

02.07.22

DRAWING INDEX

A-5.10	ROOF JACKS / MECH PENETRATIONS	10-4.00	INTERIOR FINISH SCHEDULE
G-0.00	COVER SHEET	10-4.01	WALL TYPES
G-0.01	NO CRACK FILL DRILL	10-4.02	INTERIOR FINISH KEY PLAN
G-0.02	WALL FINISH MOUNTING AND ADA STANDARDS	10-4.03	INTERIOR FINISH KEY PLAN
G-0.03	SURVEY	10-4.04	INTERIOR FINISH KEY PLAN
G-0.04	WALL TYPES	10-4.05	INTERIOR FINISH KEY PLAN
L-5.10	LIFE SAFETY - FIRST FLOOR	10-4.06	INTERIOR FINISH KEY PLAN
L-5.11	LIFE SAFETY - SECOND FLOOR		
L-5.12	LIFE SAFETY - THIRD FLOOR		
D-1.00	INTERIOR DEMO FIRST FLOOR - 1133-1137 CHARTRES	M-0.01	HVAC GENERAL NOTES AND SCHEDULES
D-1.01	INTERIOR DEMO FIRST FLOOR - 1130 CHARTRES	M-0.02	HVAC SCHEDULES
D-1.02	INTERIOR DEMO SECOND FLOOR - 1133-1137 CHARTRES	M-0.03	FIRST FLOOR HVAC - 1133-1137 CHARTRES
D-1.03	INTERIOR DEMO SECOND FLOOR - 1130 CHARTRES	M-0.04	FIRST FLOOR HVAC - 1130 CHARTRES
D-1.04	INTERIOR DEMO THIRD FLOOR - 1133-1137 CHARTRES	M-0.05	SECOND FLOOR HVAC - 1133-1137 CHARTRES
		M-0.06	SECOND FLOOR HVAC - 1130 CHARTRES
A-1.00	SITE PLAN	M-0.07	THIRD FLOOR HVAC - 1133-1137 CHARTRES
A-1.01	FIRST FLOOR PLAN - 1133-1137 CHARTRES STREET	M-0.08	THIRD FLOOR HVAC - 1130 CHARTRES
A-1.02	FIRST FLOOR PLAN - 1130 CHARTRES	M-0.09	ROOF HVAC PLAN - 1130 CHARTRES
A-1.03	SECOND FLOOR PLAN - 1133-1137 CHARTRES	M-0.10	ROOF DETAILS
A-1.04	SECOND FLOOR PLAN - 1130 CHARTRES	M-0.11	MECHANICAL RISERS
A-1.05	THIRD FLOOR PLAN - 1133-1137 CHARTRES	M-0.12	MECHANICAL RISERS
A-1.06	ROOF PLAN		
A-1.07	FIRST FLOOR PLAN - RCP - 1133-1137 CHARTRES	E-0.01	ELECTRICAL GENERAL NOTES
A-1.08	FIRST FLOOR PLAN - RCP - 1130 CHARTRES	E-0.02	FIRST FLOOR ELECTRICAL PLAN 1133-1137 CHARTRES
A-1.09	SECOND FLOOR PLAN - RCP - 1133-1137 CHARTRES	E-0.03	FIRST FLOOR ELECTRICAL PLAN 1130 CHARTRES
A-1.10	SECOND FLOOR PLAN - RCP - 1130 CHARTRES	E-0.04	SECOND FLOOR ELECTRICAL PLAN 1133-1137 CHARTRES
A-1.11	THIRD FLOOR PLAN - RCP - 1133-1137 CHARTRES	E-0.05	SECOND FLOOR ELECTRICAL PLAN 1130 CHARTRES
A-1.12	THIRD FLOOR PLAN - RCP - 1130 CHARTRES	E-0.06	THIRD FLOOR ELECTRICAL PLAN 1133-1137 CHARTRES
A-1.13	THIRD FLOOR PLAN - RCP - 1130 CHARTRES	E-0.07	THIRD FLOOR ELECTRICAL PLAN 1130 CHARTRES
A-2.00	EXTERIOR ELEVATIONS	E-0.08	ROOF ELECTRICAL PLAN 1133-1137 CHARTRES
A-2.01	SECTIONS 1	E-0.09	ROOF ELECTRICAL PLAN 1130 CHARTRES
A-2.02	SECTIONS 2	E-0.10	ELECTRICAL RISER DIAGRAM AND DETAILS
A-2.03	SECTIONS 3		
A-2.04	TPO ROOF DETAILS	P-0.01	PLUMBING GENERAL NOTES AND SCHEDULES
A-2.05	ROOF DETAILS	P-1.00	UNDERGROUND PLUMBING 1133-1137 CHARTRES
A-2.06	VOC STANDARD DETAILS - BRICK AND MORTAR	P-1.01	UNDERGROUND PLUMBING 1130 CHARTRES
A-2.07	VOC STANDARD DETAILS - SHUTTERS	P-1.02	FIRST FLOOR PLUMBING - 1133-1137 CHARTRES
A-2.08	VOC STANDARD DETAILS - CORNER, WINDOWS & DOORS	P-1.03	FIRST FLOOR PLUMBING - 1130 CHARTRES
A-2.09	VOC STANDARD DETAILS - TAIL & FINISH IN CORN & GATES	P-1.04	SECOND FLOOR PLUMBING - 1133-1137 CHARTRES
A-2.10	EXTERIOR GATE/DOOR DETAILS	P-1.05	SECOND FLOOR PLUMBING - 1130 CHARTRES
A-2.11	ELEVATION OF ROOF PENETRATIONS	P-1.06	THIRD FLOOR PLUMBING - 1133-1137 CHARTRES
		P-1.07	THIRD FLOOR PLUMBING - 1130 CHARTRES
		P-1.08	PLUMBING DETAILS
		P-1.09	PLUMBING ISOMETRIC PLAN
		P-1.10	PLUMBING RISERS

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SONIAT HOUSE

1130, 1133-1137 CHARTRES STREET
NEW ORLEANS, LA 70116

Project No. AA2109

02.07.22

Drawn by: AP

Checked by: JM

Interior Demolition Set 08.13.21

Permit Set 02.23.21

Revised Permit Set 11.05.21

Revised Demolition Set 12.16.21

Permit Revisions 01.27.22

Permit Revisions 02.27.22

G-0.00

COVER SHEET



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SONIAT HOUSE

1130, 1133-1137 CHARTRES STREET
NEW ORLEANS, LA 70116

Project No. AA2109

02.07.22

Drawn by: AP
Checked by: JM

Interior Demolition Set 08.13.21

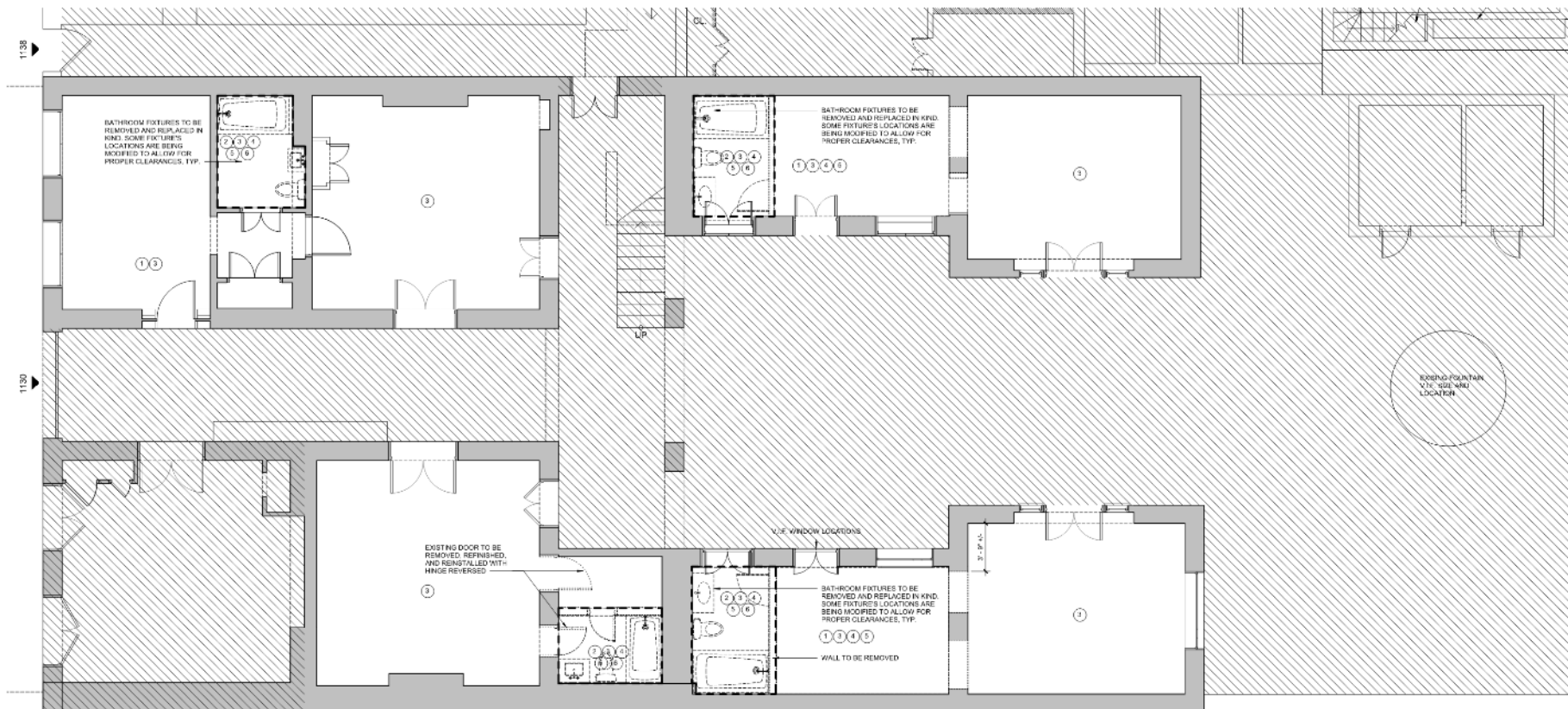
Permit Set 08.28.21

Revised Permit Set 11.05.21

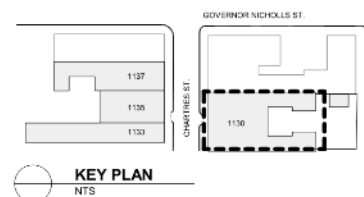
Revised Demolition Set 12.16.21

Permit Revisions 01.27.22

Permit Revisions 02.27.22



1
D-1.01
DEMO- FIRST FLOOR - 1130 CHARTRES
1/4" = 1'-0"



GENERAL DEMOLITION NOTES

1. DOORS, FRAMES, AND CASINGS INDICATED FOR REMOVAL TO BE SALVAGED, STORED, AND PROTECTED FOR REUSE.
2. ALL EXISTING HISTORIC ELEMENTS TO REMAIN ARE TO BE COVERED AND PROTECTED DURING DEMOLITION AND CONSTRUCTION.

- ① REMOVE ALL EXISTING CARPET AND UNDERLAYMENT. TAKE CARE TO NOT DAMAGE EXISTING WOOD FLOORS BELOW.
- ② REMOVE ALL EXISTING FLOOR FINISHES AND SUBSTRATE.
- ③ REMOVE EXISTING ARCHITECTURAL LIGHTING.
- ④ REMOVE ALL EXISTING MILLWORK.
- ⑤ REMOVE EXISTING CROWN, CASING BASE AND WALL PANELING, TYP. HISTORIC MOULDING TO BE CAREFULLY REMOVED AND STORED ON-SITE.
- ⑥ REMOVE ALL PLUMBING FIXTURES AND FITTINGS.
- ⑦ LIGHT EXPLORATORY CEILING JOINTS TO VISUALLY INSPECT EXISTING FLOOR STRUCTURE.

GRAPHIC LEGEND - DEMOLITION

- INDICATES AREA NOT IN SPECIFIC PHASE'S SCOPE OF WORK.
- EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO REMAIN.
- EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO BE REMOVED.
- INTERIOR FINISHES TO BE REMOVED.



D-1.01

INTERIOR DEMO-FIRST
FLOOR- 1130

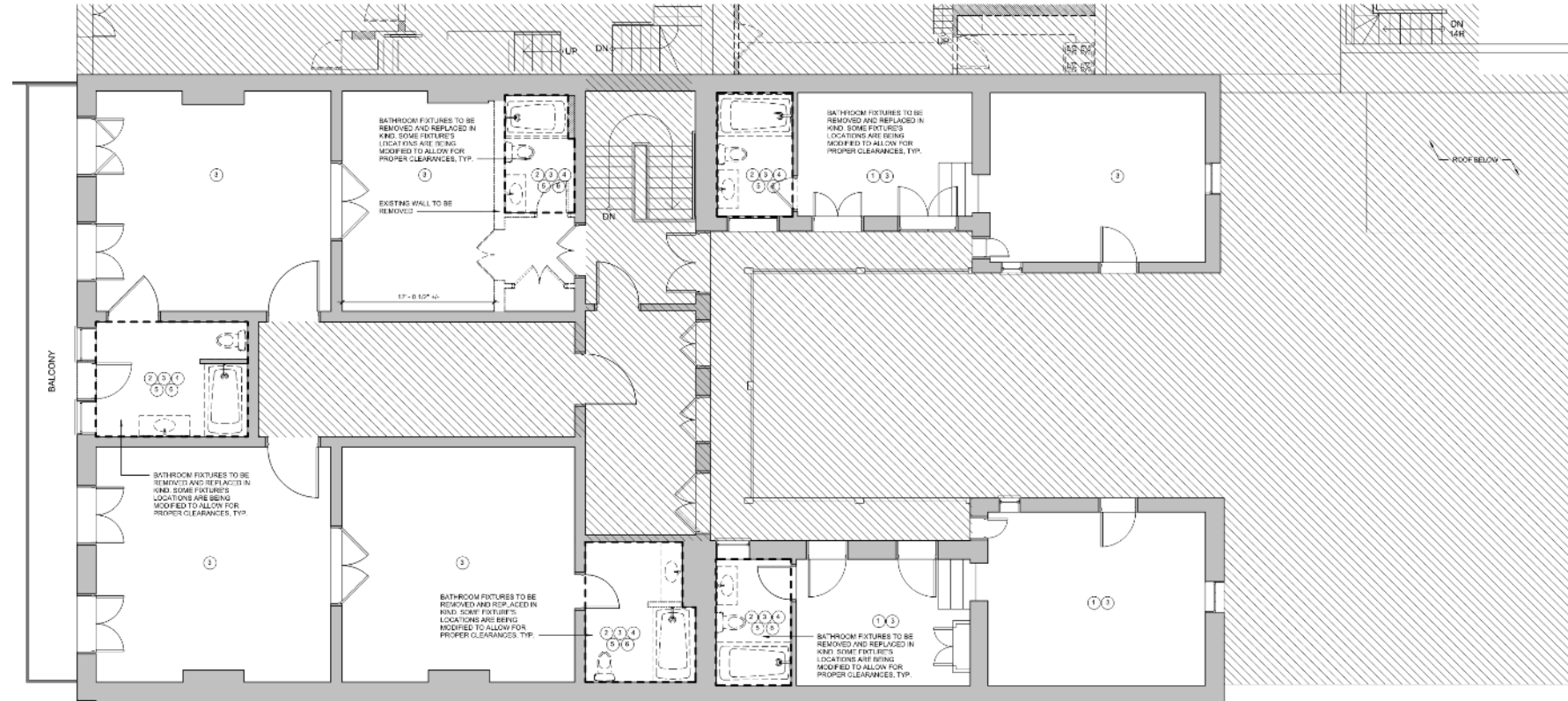
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1130 Chartres

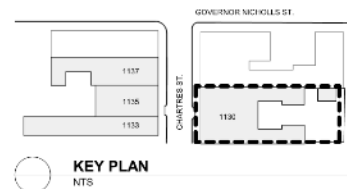
VCC Architectural Committee

February 22, 2022





1 DEMO - SECOND FLOOR - 1130 CHARTRES
1/4" = 1'-0"



GENERAL DEMOLITION NOTES

1. DOORS, FRAMES, AND CASINGS INDICATED FOR REMOVAL TO BE SALVAGED, STORED, AND PROTECTED FOR REUSE.
2. ALL EXISTING HISTORIC ELEMENTS TO REMAIN ARE TO BE COVERED AND PROTECTED DURING DEMOLITION AND CONSTRUCTION.

1. REMOVE ALL EXISTING CARPET AND UNDERLAYMENT. TAKE CARE TO NOT DAMAGE EXISTING WOOD FLOORS BELOW.
2. REMOVE ALL EXISTING FLOOR FINISHES AND SUBSTRATE.
3. REMOVE EXISTING ARCHITECTURAL LIGHTING.
4. REMOVE ALL EXISTING MILLWORK.
5. REMOVE EXISTING CROWN, CASING, BASE, AND WALL PANELING. TYP. HISTORIC WOODWORK TO BE CAREFULLY REMOVED AND STORED ON SITE.
6. REMOVE ALL PLUMBING FIXTURES AND FITTINGS.
7. LIGHT EXPLORATORY CEILING DEMO TO VISUALLY INSPECT EXISTING FLOOR STRUCTURE.

GRAPHIC LEGEND - DEMOLITION



D-1.03

INTERIOR
DEMO-SECOND FLOOR-
1130 CHARTRES

02.07.22

Drawn by: AP
Checked by: JM

Interior Demolition Set 08.13.21

Permit Set 09.23.21

Revised Permit Set 11.05.21

Revised Demolition Set 12.10.21

Permit Revisions 01.27.22

Permit Revisions 02.27.22

SONIAT HOUSE

1130, 1133-1137 CHARTRES
NEW ORLEANS, LA 70116

Project No. AA2109

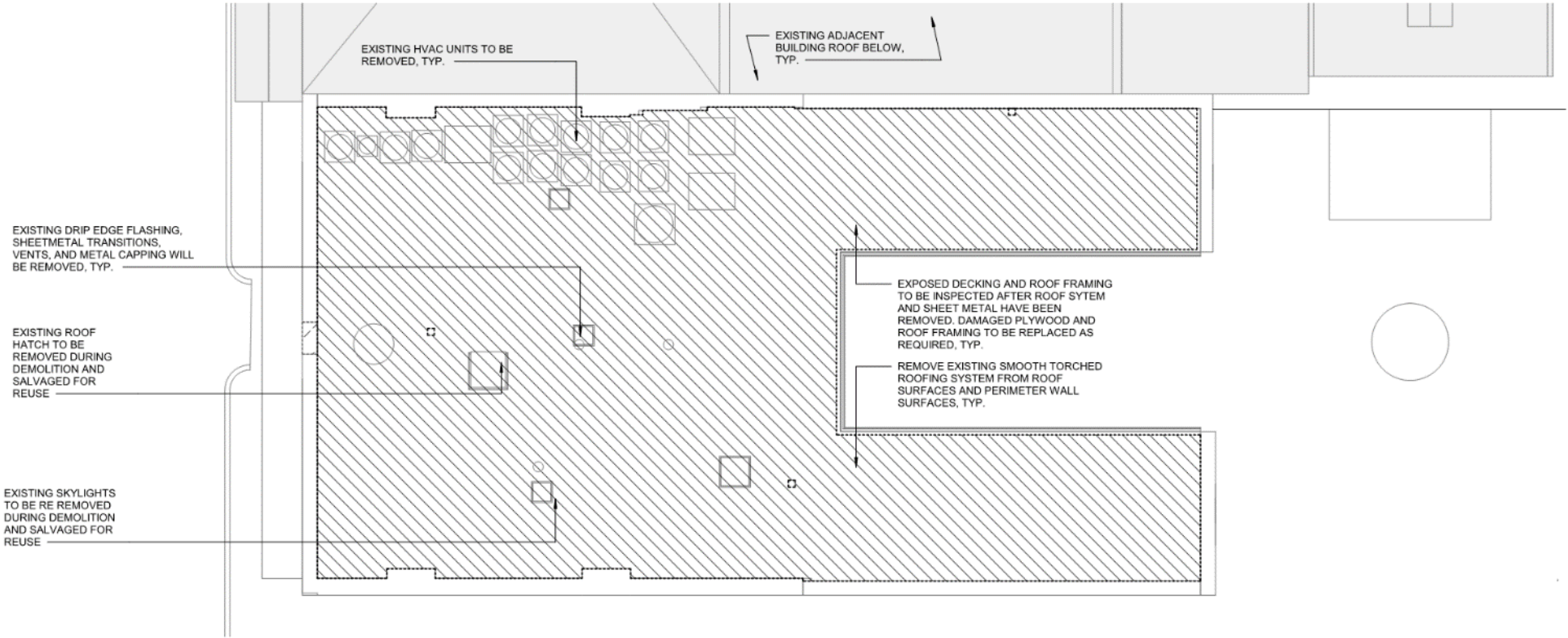
02.07.22

Drawn by:
Checked by:

Interior Demolition Set	08.
Permit Set	09.
Revised Permit Set	11.
Revised Demolition Set	12.
Permit Revisions	01.
Permit Revisions	02.

D-1.05

DEMO - ROOF -
1130-1135



1
D-1.05

ROOF PLAN - 1130 DEMO




1/8" = 1'-0"

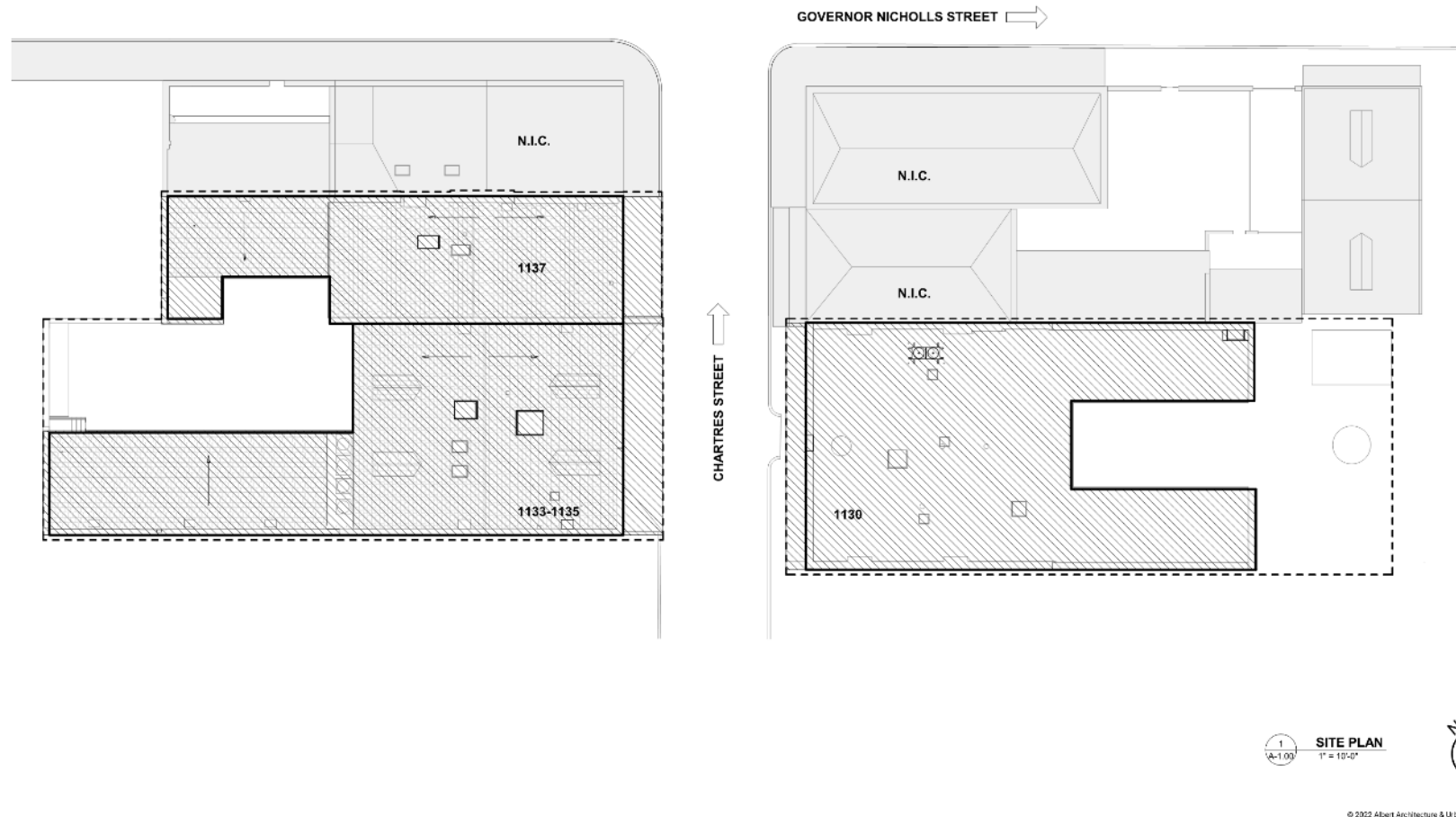
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3251 Tulane Avenue
New Orleans, LA 70119
504.633.3295

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CLARIFICATION OF RENOVATION GRAPHICS	
PERTAINING TO SITE PLAN	
	PROPERTY LINE
	BUILDING - IN SCOPE
	BUILDING - NOT IN SCOPE



SONIAT HOUSE
1130, 1133-1137 CHARTRES STR
NEW ORLEANS, LA 70116
Project No. AA2109

02.07.22

Drawn by: AP

Checked by: JMT

Issued: Description Set 06.15.21

Permit Set 06.23.21

Revised Permit Set 11.05.21

Revised Description Set 12.16.21

Permit Revisions 01.27.22

Permit Revisions 02.07.22

A-1.00

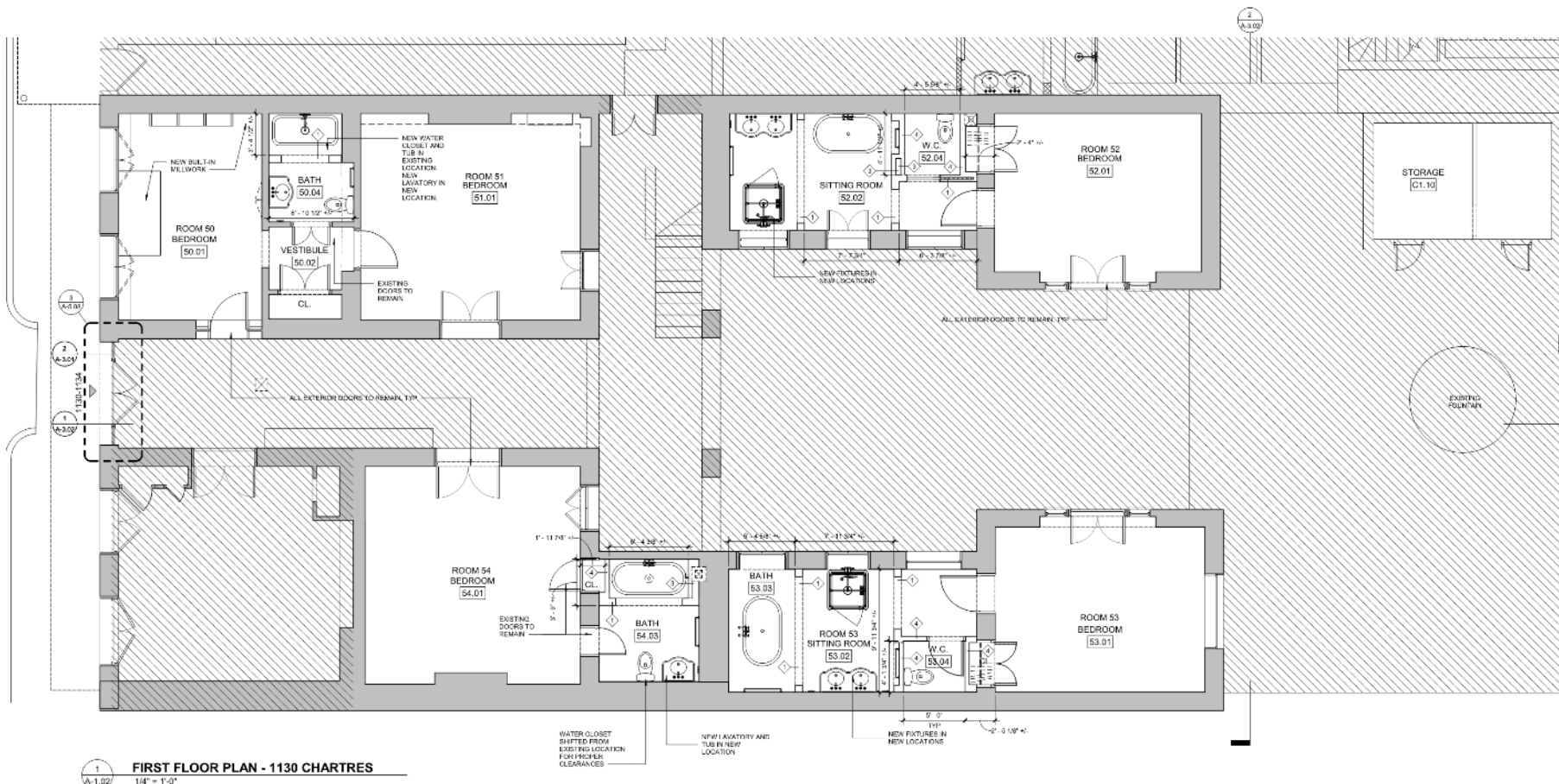
SITE PLAN

1130 Chartres

VCC Architectural Committee

February 22, 2022





SONIAT HOUSE
1130, 1133 1137 CHARTRES STREET
NEW ORLEANS, LA 70116
Project No. AA2109

A-1.02

FIRST FLOOR PLAN -
1130 CHARTRES

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SONIAT HOUSE
1130, 1133-1137 CHARTRES STR
NEW ORLEANS, LA 70116

Project No. AA2109

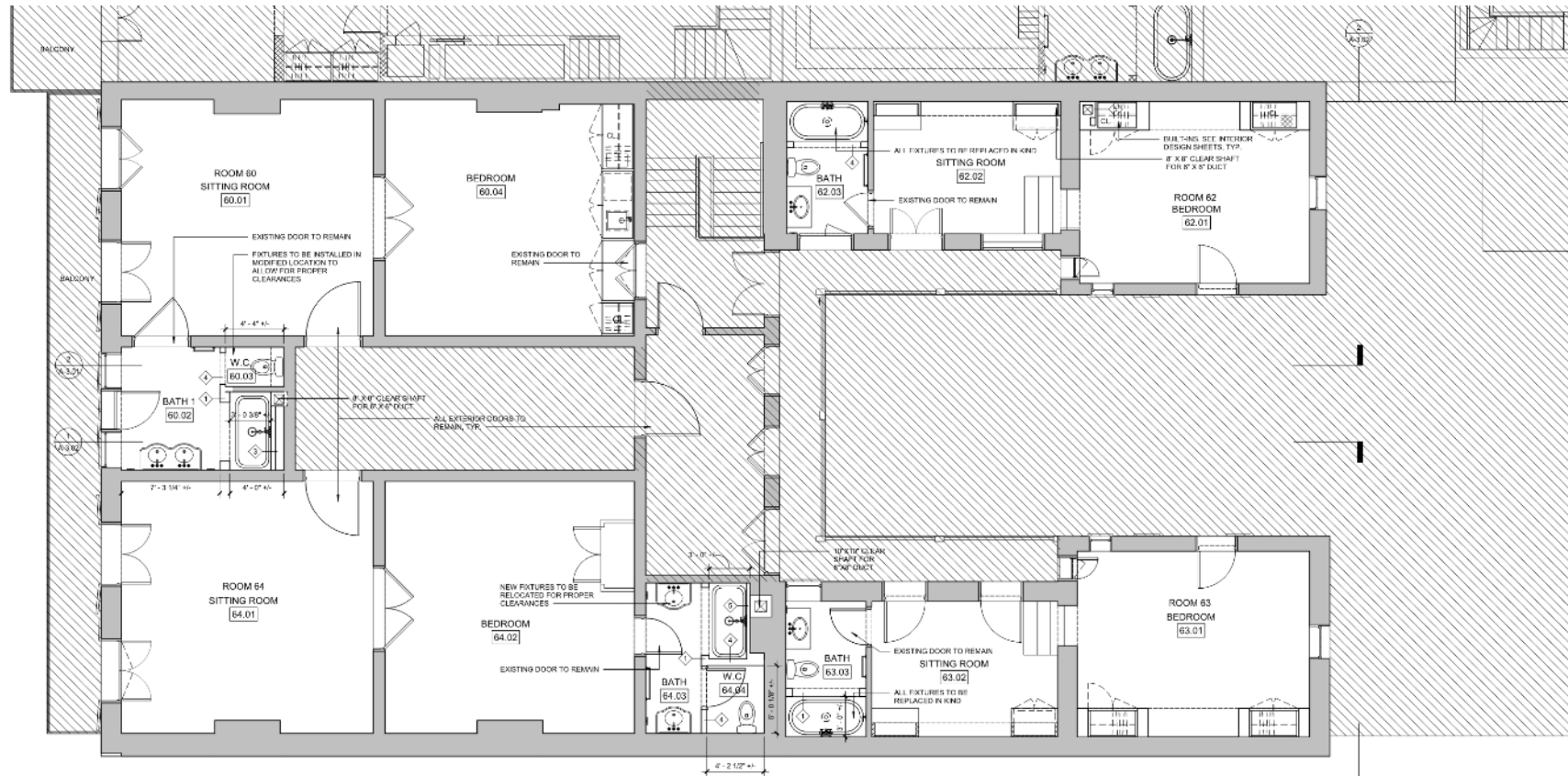
02.07.22

Drawn by: AP
Checked by: JM

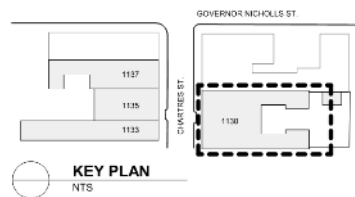
Interior Exhibition Set	06.13.21
Permit Set	05.23.21
Revised Permit Set	11.05.21
Revised Exhibition Set	12.16.21
Permit Revision	01.27.22
Permit Revisions	02.27.22

A-1.04

SECOND FLOOR PLAN -
1130 CHARTRES



1 SECOND FLOOR PLAN - 1130 CHARTRES
A-1.04 1/4" = 1'-0"



GRAPHIC LEGEND	
[Hatched Box]	INDICATES AREA NOT IN SPECIFIC PHASE'S SCOPE OF WORK
[Solid Line]	EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO REMAIN
[Dashed Line]	EXISTING EXISTING WALL TO REMAIN
[Dotted Line]	EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO BE REMOVED
[Thin Solid Line]	NEW WALL



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February 22, 2022



A-1.06

ROOF PLAN

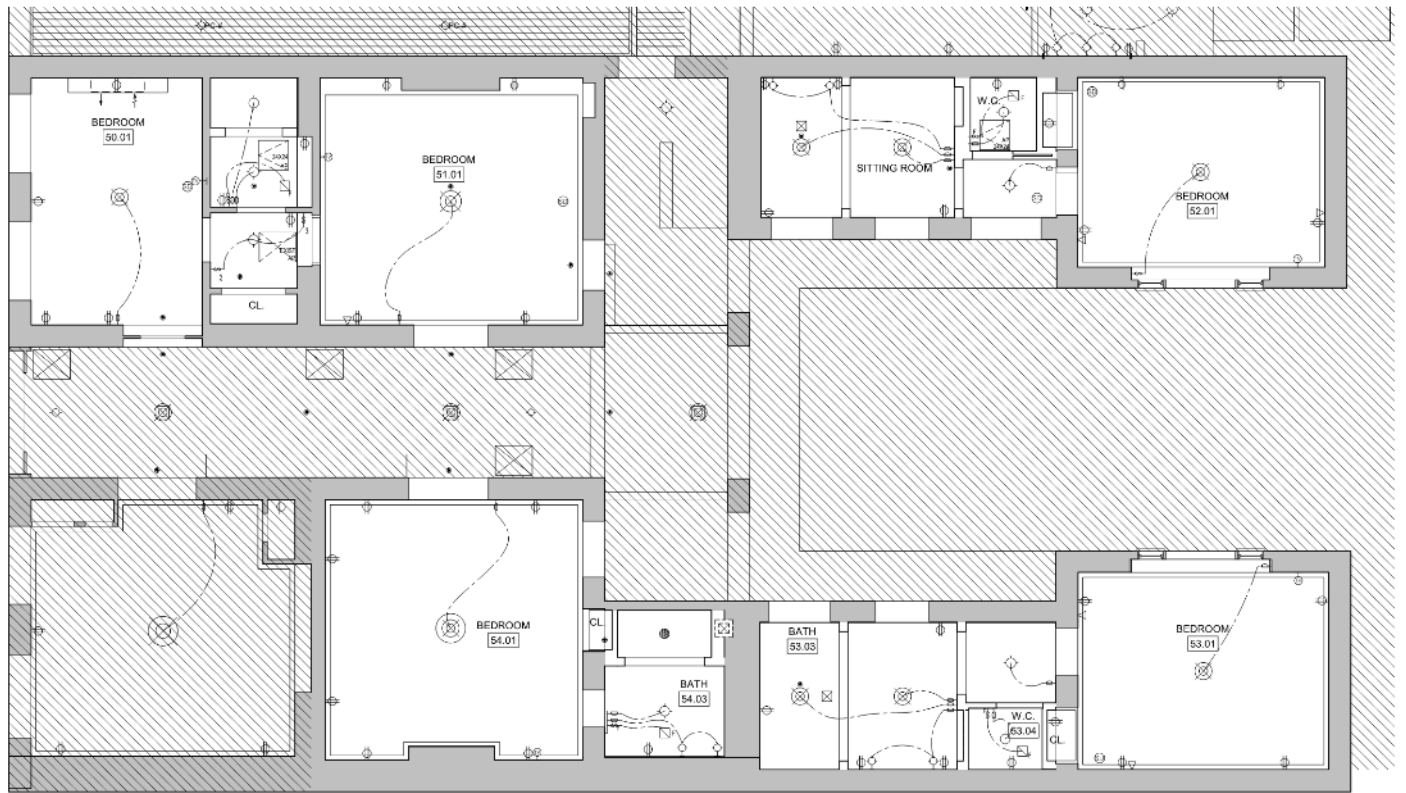
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RCP LEGEND	EXISTING FIXTURE LOCATIONS	NEW FIXTURE LOCATIONS	LIVING & ACCESS PANELS	EXIST. LOC. NEW LOC.	POWER DATA SWITCHING	REMARKS:
FINISHED CEILING HEIGHT	SURFACE WALL FIXTURE (SOCKET 7 - E12 CANDELABRA, WATTAGE: 2 - 40 B11)	SURFACE WALL FIXTURE (SOCKET 7 - E12 CANDELABRA, WATTAGE: 2 - 40 B11)	EXISTING HVAC SUPPLY GRILLE	100-100-1	SWITCH, WALL	1. ALL EXISTING MECHANICAL GRILLES TO BE REMOVED & REPLACED.
AREA NOT IN SCOPE OF WORK	SURFACE WALL FIXTURE (SOCKET 9 - E12 CANDELABRA, WATTAGE: 3 - 40 B11)	SURFACE WALL FIXTURE (FLUSH MOUNT) (SOCKET 2 - E12 RECESSED, WATTAGE: 2 - 40 B11)	EXISTING HVAC SIDEWALL SUPPLY GRILLE	100-100-1	SWITCH, WALL, THREE WAY	2. ALL EXISTING EXTERIOR DECORATIVE LIGHTING TO BE CONVERTED TO GAS.
CEILING FIXTURES & DEVICES	NEW RAIN SHOWER HEAD	SURFACE CEILING FIXTURE AT EXISTING RECESSED LIGHT (SOCKET 2 - E12 RECESSED, WATTAGE: 2 - 40 B11)	NEW BATHROOM EXHAUST FAN GRILLE	100-100-1	SWITCH, JAMB	3. ALL EXISTING RECESSED CAN LIGHTS TO BE REPLACED WITH DECORATIVE FIXTURES.
EXISTING SPRINKLER	RELOCATED SPRINKLER	PENDANT CEILING FIXTURE (SOCKET 2 - E12 RECESSED, WATTAGE: 2 - 40 B11)	NEW HVAC GRILLE	100-100-1	ON DUPLEX	4. ALL ACCESS PANELS MUST BE FLUSH CONCEALED WITH PUSH LATCH (NO "XPORT" HATCHING).
COMBINATION SMOKE & CARBON MONOXIDE DETECTOR	PORTABLE (PLUG-IN) SCORCE	PENDANT CEILING FIXTURE AT EXISTING RECESSED LIGHT (SOCKET 2 - E12 RECESSED, WATTAGE: 2 - 40 B11)	NEW HVAC SIDEWALL RETURN GRILLE	100-100-1	SWITCHED DUPLEX	5. ALL NEW HVAC GRILLES TO BE APPROVED BY HPI.
CEILING MOUNT SECURITY CAMERA	PENDANT CEILING FIXTURE (SOCKET 2 - E12 RECESSED, WATTAGE: 2 - 40 B11)	CHANDLER CEILING FIXTURE (SOCKET 6 - E12 CANDELABRA, WATTAGE: 6 - 60 C11)	NEW HVAC CEILING RETURN/SUPPLY GRILLE	100-100-1	TELEPHONE, WALL	
		CHANDLER CEILING FIXTURE (SOCKET 6 - E12 CANDELABRA, WATTAGE: 6 - 60 C11)	NEW HVAC CEILING RETURN/SUPPLY GRILLE	100-100-1	CABLE, WALL	
		EXISTING LANTERN (SOCKET 4 - E12 CANDELABRA, WATTAGE: 4 - 60 C11)	ACCESS PANEL	100-100-1	TV (CABLE + DUPLEX, 5'-6" AFF)	
				100-100-1	THERMOSTAT	
				100-100-1	WALL MOUNTED SECURITY CAMERA	

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Page 135 of 288
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- ### GENERAL RCP NOTES
- EXISTING CEILING AND LIGHTING TO REMAIN, MODIFY AS REQUIRED.
 - OUTLETS TO BE INSTALLED PER CODE. FINISH OF ALL OUTLETS, EXISTING AND NEW, TO BE COORDINATED WITH OWNER AND ARCHITECT.
 - CARBON MONOXIDE DETECTORS AND SMOKE DETECTORS TO BE INSTALLED AS SHOWN AND AS REQUIRED TO MEET CURRENT BUILDING CODE REQUIREMENTS.
 - COORDINATE ALL RECESSED LIGHT HOUSING LOCATIONS WITH ARCHITECT IN FIELD PRIOR TO INSTALLATION TO ACCOMMODATE CENTER FINISH WITH FRAMING.
 - IF FETTERMAN (FAM) SWITCH LOCATIONS WITH ARCHITECT/OWNER PRIOR TO START OF INSTALLATION.
 - PROVIDE SUBMITTALS OF ALL LIGHT FIXTURES, FANS, AND SWITCHES FOR ARCHITECT'S REVIEW PRIOR TO THE START OF CONSTRUCTION.
 - ALL WALL-MOUNTED VANITY, PICTURE LIGHTS, SCENES, AND DECORATIVE FIXTURES TO BE LOCATED IN THE FIELD WITH ARCHITECT.
 - PROVIDE BLOCKING AT ALL DECORATIVE LIGHT FIXTURES, COORDINATE WITH THE ARCHITECT.
 - V.U.F. ALL CENTERLINES WITH ARCHITECT IN FIELD.
 - CONTRACTOR TO PROVIDE DESIGN/BUILD PRICE FOR COMPLETE ELECTRICAL SYSTEM ACCORDING TO THE ILLUSTRATED LAYOUT. PROVIDE SHOP DRAWINGS FOR OWNER'S REVIEW PRIOR TO THE START OF CONSTRUCTION, TYP.



1 FIRST FLOOR PLAN - RCP - 1130
A-1.10 1/4" = 1'-0"

SONIAT HOUSE
1130, 1133-1137 CHARTRES STREET
NEW ORLEANS, LA 70116
Project No. AA2109

02.07.22	
Drawn by:	AP
Checked by:	JM
Interior Demolition Set	08.13.21
Permit Set	09.23.21
Revised Permit Set	11.05.21
Revised Demolition Set	12.16.21
Permit Revisions	01.27.22
Permit Revisions	02.27.22

A-1.10
FIRST FLOOR PLAN -
RCP - 1130 CHARTRES



RCP LEGEND

FINISHED CEILING HEIGHT

AREA NOT IN SCOPE OF WORK

CEILING FIXTURES & DEVICES

- NEW RAIN SHOWER HEAD
- EXISTING SPRINKLER
- RELOCATED SPRINKLER
- COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
- CEILING MOUNT SECURITY CAMERA

EXISTING FIXTURE LOCATIONS

- SURFACE WALL FIXTURE (SOCKET 2 - E12 CANDELABRA, WATTAGE: 2 - 40 B11)
- SURFACE WALL FIXTURE (SOCKET 3 - E12 CANDELABRA, WATTAGE: 3 - 40 B11)
- PORTABLE (PLUG-IN) SCONCE
- SURFACE CEILING FIXTURE (SOCKET 2 - E26 KEYLESS, WATTAGE: 2 - 40 B11)
- PENDANT CEILING FIXTURE AT EXISTING RECESSED LIGHT (SOCKET 2 - E26 KEYLESS, WATTAGE: 2 - 40 B11)
- PENDANT CEILING FIXTURE (SOCKET 2 - E26 KEYLESS, WATTAGE: 2 - 40 B11)
- CHANDLIER CEILING FIXTURE (SOCKET 2 - E26 KEYLESS, WATTAGE: 6 - 60 C11)
- CHANDLIER CEILING FIXTURE (SOCKET 3 - E12 CANDELABRA, WATTAGE: 3 - 40 B11)
- EXISTING EXTERIOR LANTERN TO BE CONVERTED TO GAS
- EXISTING EXIT SIGN
- EXISTING PLASTER CEILING MEDALLION
- EXISTING LANTERN (SOCKET 4 - E12 CANDELABRA, WATTAGE: 4 - 60 C11)

NEW FIXTURE LOCATIONS

- SURFACE WALL FIXTURE (SOCKET 2 - E12 CANDELABRA, WATTAGE: 2 - 40 B11)
- SURFACE CEILING FIXTURE (FLUSHMOUNT) (SOCKET 2 - E26 KEYLESS, WATTAGE: 2 - 40 B11)
- PENDANT CEILING FIXTURE (SOCKET 2 - E26 KEYLESS, WATTAGE: 2 - 40 B11)
- CHANDLIER CEILING FIXTURE (SOCKET 5 - E12 CANDELABRA, WATTAGE: 5 - 60 C11)

HVAC & ACCESS PANELS

- EXISTING HVAC SUPPLY GRILLE
- EXISTING HVAC SIDEWALL SUPPLY GRILLE
- NEW BATHROOM EXHAUST FAN GRILLE
- NEW HVAC GRILLE
- NEW HVAC SIDEWALL RETURN GRILLE
- NEW HVAC CEILING RETURN/SUPPLY GRILLE
- NEW HVAC SIDEWALL SUPPLY GRILLE
- ACCESS PANEL

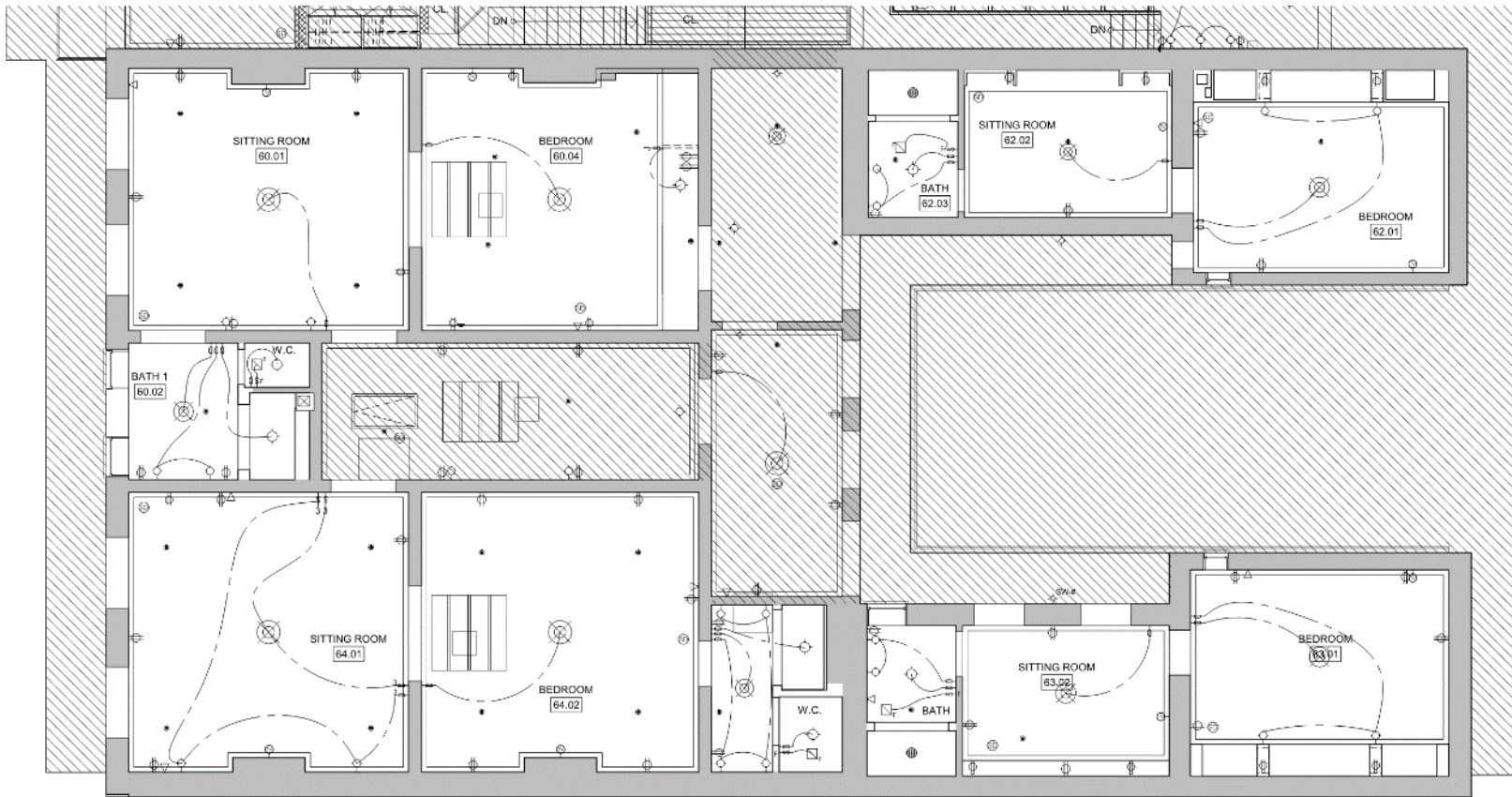
POWER, DATA, SWITCHING

- SWITCH, WALL, EXHAUST FAN
- SWITCH, WALL, THREE-WAY
- SWITCH, JAMB
- DUPLEX
- GFI DUPLEX
- SWITCHED DUP. FX
- TELEDATA, WALL
- TELEPHONE, WALL
- CABLE, WALL
- TV CABLE + DUPLEX, 5'-0" AFF
- THERMOSTAT
- WALL MOUNTED SECURITY CAMERA

RCP NOTES

- ALL EXISTING MECHANICAL GRILLES TO BE REMOVED & REPLACED.
- ALL EXISTING EXTERIOR DECORATIVE LIGHTING TO BE CONVERTED TO GAS.
- ALL EXISTING RECESSED CAN LIGHTS TO BE REPLACED WITH DECORATIVE FIXTURES.
- ALL ACCESS PANELS MUST BE FLUSH CONCEALED IN-LINE WITH PUSH LATCH (NO EXPOSED HARDWARE).
- ALL NEW HVAC GRILLES TO BE APPROVED BY KPI.

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GENERAL RCP NOTES

- EXISTING CEILING AND LIGHTING TO REMAIN, MODIFY AS REQUIRED.
- OUTLETS TO BE INSTALLED PER CODE. FINISH OF ALL OUTLETS, EXISTING AND NEW, TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CARBON MONOXIDE DETECTORS AND SMOKE DETECTORS TO BE INSTALLED AS SHOWN AND AS REQUIRED TO MEET CURRENT BUILDING CODE REQUIREMENTS.
- COORDINATE ALL RECESSED LIGHT HOUSING LOCATIONS WITH ARCHITECT IN FIELD PRIOR TO INSTALLATION TO ACCOMMODATE CENTERLINES WITH DRAWING.
- ELECTRICIAN SHALL VERIFY SWITCH LOCATIONS WITH ARCHITECT/OWNER PRIOR TO START OF INSTALLATION.
- PROVIDE SUBMITTALS OF ALL LIGHT FIXTURES, FANS, AND SWITCHES FOR ARCHITECT'S REVIEW PRIOR TO THE START OF CONSTRUCTION.
- ALL WALL MOUNTED VANITY, PICTURE LIGHTS, SCONCES, AND DECORATIVE FIXTURES TO BE LOCATED IN THE FIELD WITH ARCHITECT.
- PROVIDE BLOCKING AT ALL DECORATIVE LIGHT FIXTURES, COORDINATE WITH THE ARCHITECT.
- V.I.F. ALL CENTERLINES WITH ARCHITECT IN FIELD.
- CONTRACTOR TO PROVIDE DESIGN / BUILD PRICE FOR COMPLETE ELECTRICAL SYSTEM ACCORDING TO THE ILLUSTRATED LAYOUT. PROVIDE SHOP DRAWINGS FOR OWNERS REVIEW PRIOR TO THE START OF CONSTRUCTION, TYP.

SONIAT HOUSE
 1130, 1133-1137 CHARTRES STREET
 NEW ORLEANS, LA 70116
 Project No. AA2109

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1 SECOND FLOOR PLAN - RCP - 1130
 1/4" = 1'-0"

A-1.12
 SECOND FLOOR PLAN - RCP - 1130

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NEW VRF SYSTEM ON
MANUFACTURER PROVIDED
SUPPORTS, FLASHED INTO NEW
ROOF SYSTEM, TYP.

EXISTING LOW SLOPE
ROOF TO BE REMOVED
AND REPLACED WITH
NEW 20 YEAR TPO ROOF
MEMBRANE SYSTEM
THROUGHOUT, TYP.

EXPOSED MASONRY
WALLS TO BE
REPOINTED WITH VCC
APPROVED MORTAR
MIX

CLEAN AND REPAIR
EXISTING OVERHANGS AS
NEEDED, TYP.

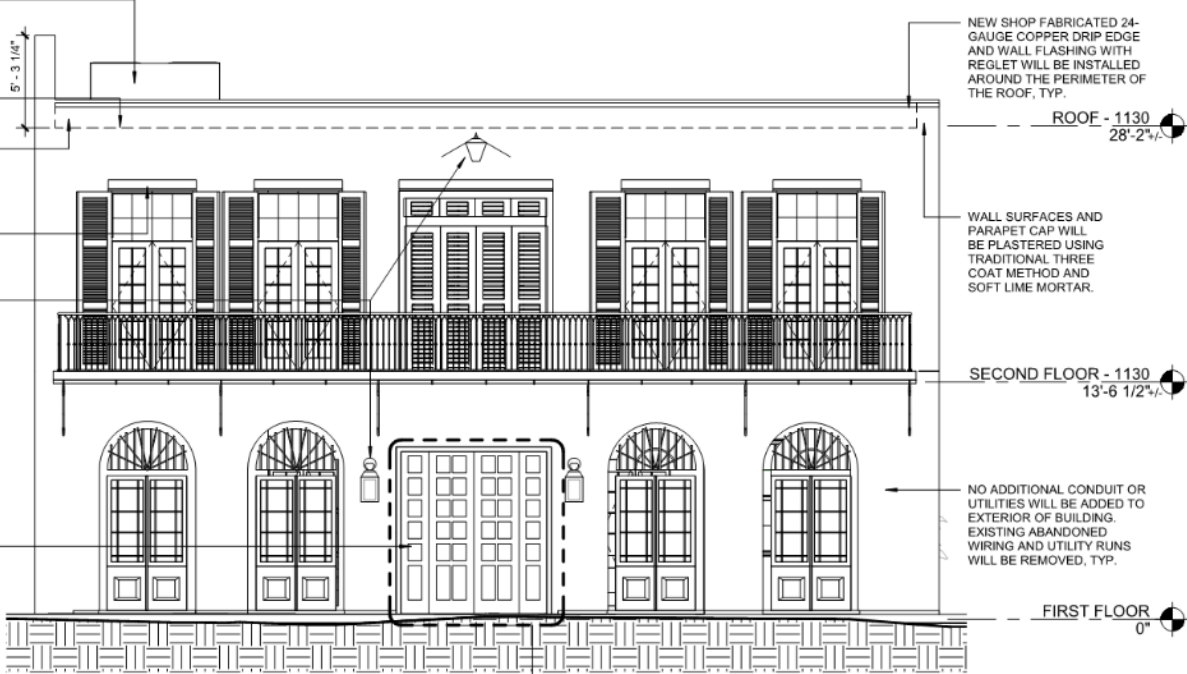
ELECTRIC LAMPS AND WALL
SCONCES TO BE REPLACED
WITH NEW VCC APPROVED
SCONCES, TYP.

REPLACE EXISTING
SECURITY GATE WITH
WOOD DOORS IN SAME
STYLE AS 1137 CHARTRES
STREET

NEW SHOP FABRICATED 24-
GAUGE COPPER DRIP EDGE
AND WALL FLASHING WITH
REGLET WILL BE INSTALLED
AROUND THE PERIMETER OF
THE ROOF, TYP.

WALL SURFACES AND
PARAPET CAP WILL
BE PLASTERED USING
TRADITIONAL THREE
COAT METHOD AND
SOFT LIME MORTAR.

NO ADDITIONAL CONDUIT OR
UTILITIES WILL BE ADDED TO
EXTERIOR OF BUILDING.
EXISTING ABANDONED
WIRING AND UTILITY RUNS
WILL BE REMOVED, TYP.



1130 CHARTRES STREET ELEVATION

3/16" = 1'-0"

NOTE:

REFERENCE GENERAL VCC GUIDELINE SHEETS (A-5.02 - A-5.05) FOR
APPROVED STANDARD DETAILS. CONTACT ARCHITECT IF
APPLICABILITY OF DETAIL IS IN QUESTION.

NEW ORLEANS, LA 70116

Project No. AA2109

02.07.22

Drawn by: AP

Checked by: JM

Interior Demolition Set 08.13.21

Permit Set 09.23.21

Revised Permit Set 11.05.21

Revised Demolition Set 12.16.21

Permit Revisions 01.27.22

Permit Revisions 02.27.22

A-2.00

EXTERIOR ELEVATIONS

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2 SECTION / COURTYARD ELEVATION 4 - 1130 CHARTRES
A-3.01 3/16" = 1'-0"

02.07.22

Drawn by: AP
Checked by: JM

Interior Demolition Set 08.13.21

Permit Set 09.23.21

Revised Permit Set 11.05.21

Revised Demolition Set 12.16.21

Permit Revisions 01.27.22

Permit Revisions 02.27.22

A-3.01

SECTIONS 2

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1
SECTION / COURTYARD ELEVATION 5 - 1130 CHARTRES
3/16" = 1'-0"



2
SECTION / REAR ELEVATION 6 - 1130 CHARTRES
3/16" = 1'-0"

NOTE:
REFERENCE GENERAL VCC GUIDELINE SHEETS (A-6.02 - A-6.05) FOR APPROVED STANDARD DETAILS. CONTACT ARCHITECT IF APPLICABILITY OF DETAIL IS IN QUESTION.

SONIAT HOUSE

1130, 1133-1137 CHARTRES STREET
NEW ORLEANS, LA 70116

Project No. AA2109

02.07.22

Drawn by: JAP
Checked by: JMA

Initials: Correction Set 08.19.21

Permit Set 08.23.21

Revised Permit Set 11.29.21

Revised Construction Set 12.16.21

Permit Revisions 01.27.22

Permit Revisions 02.22.22

A-3.02

SECTIONS 3

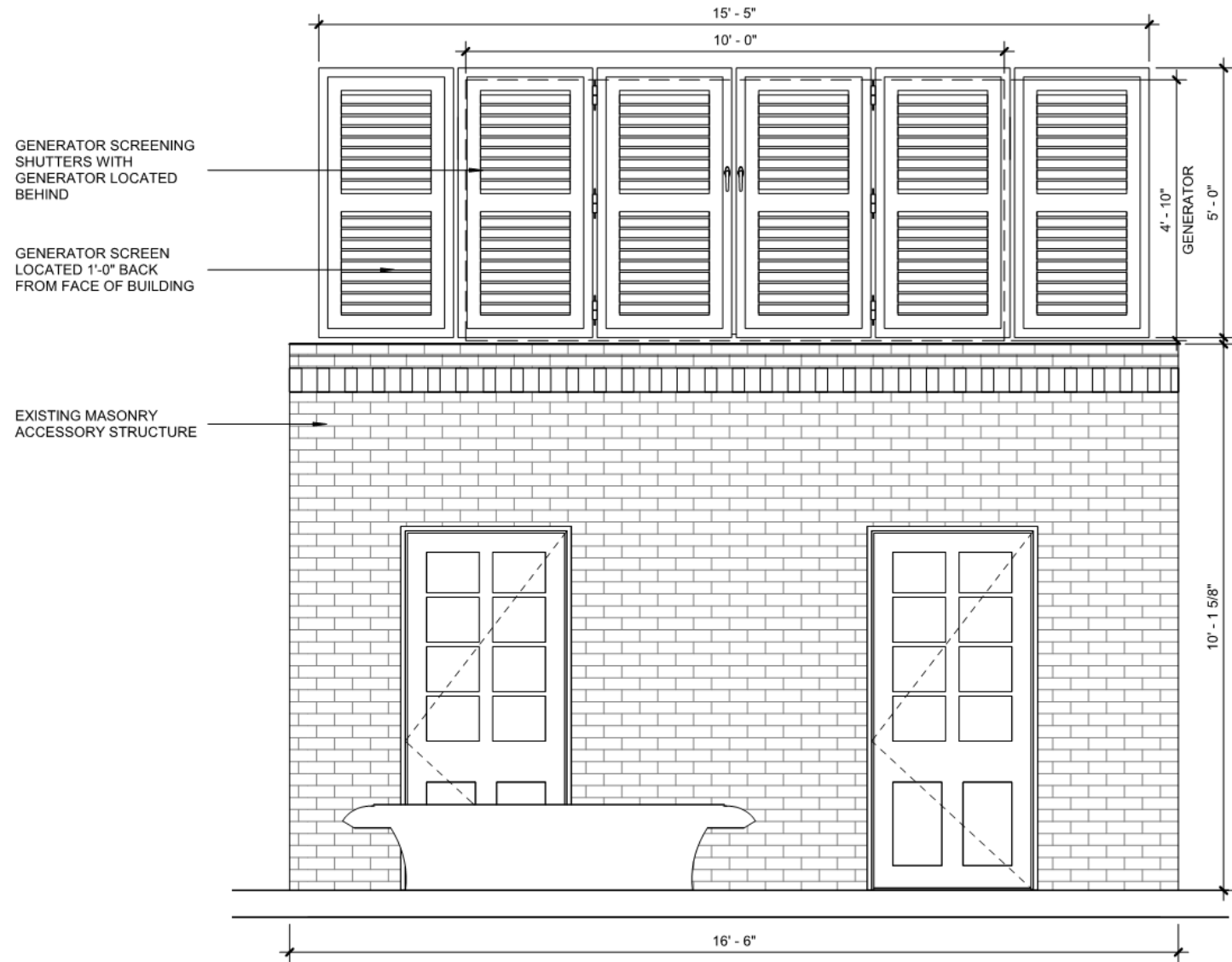
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1130 Chartres

VCC Architectural Committee

February 22, 2022

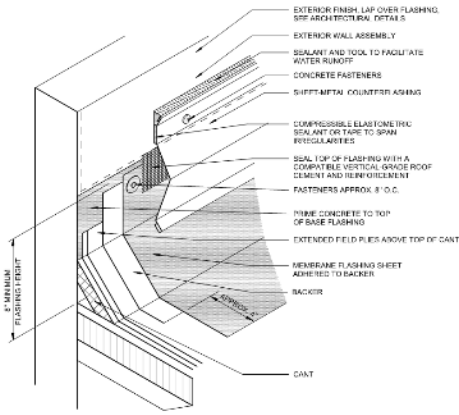




4
A-4.00

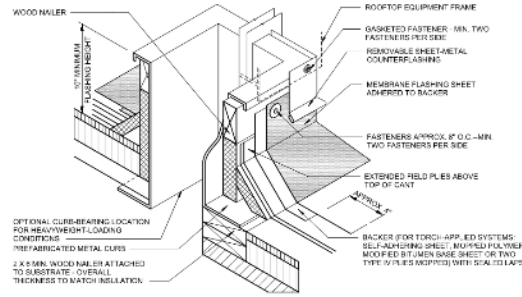
ELEVATION OF GENERATOR - 2

1/2" = 1'-0"



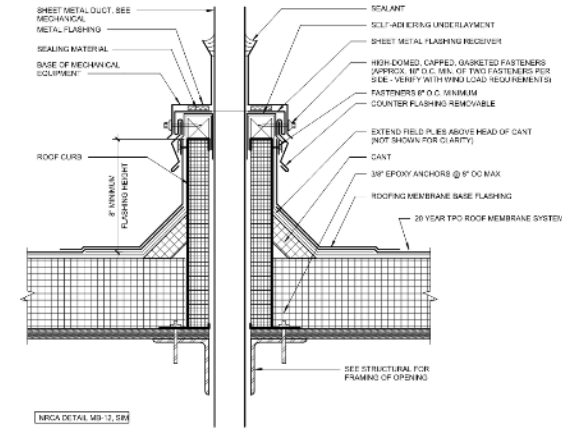
NRCA DETAIL MB-26

1 PICTORIAL VIEW AT BASE FLASHING
1" = 1'-0"



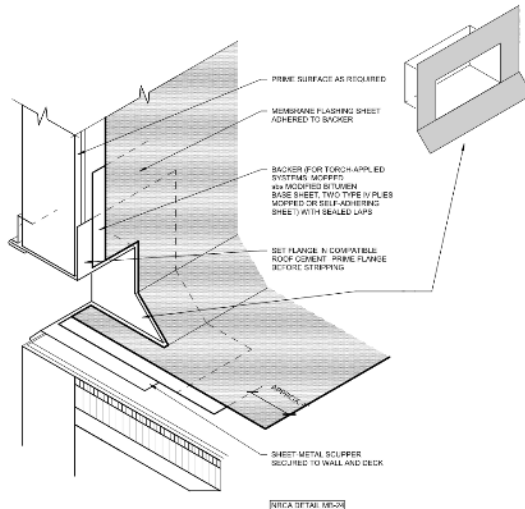
NRCA DETAIL MB-12

2 PICTORIAL VIEW OF BASE FLASHING AT METAL CURB
1" = 1'-0"



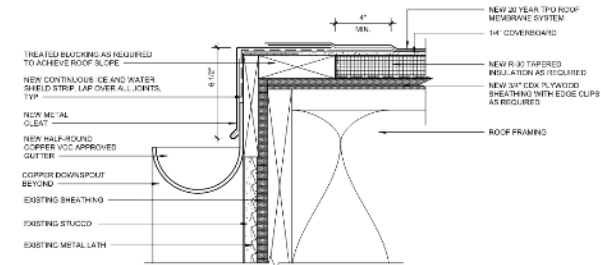
NRCA DETAIL MB-17, 58B

3 SECTION THRU ROOF AT CURB FOR DUCT PENETRATIONS
3" = 1'-0"



NRCA DETAIL MB-20A

4 PICTORIAL VIEW AT SCUPPER
1" = 1'-0"



6 TPO ROOF EDGE DETAIL
3" = 1'-0"

SONIAT HOUSE
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NEW ORLEANS, LA 70116
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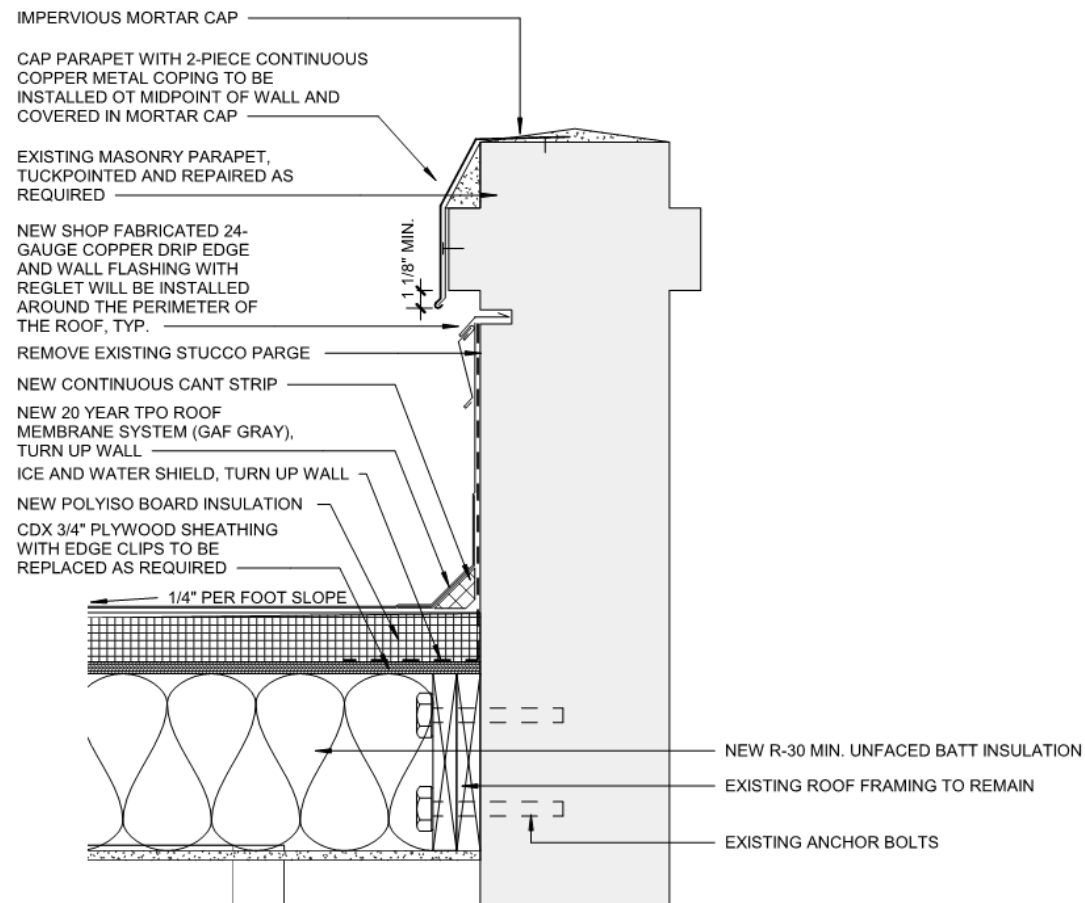
Drawn by: AP
Checked by: JH

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Revised Demolition Set 12.16.21
Permit Revisions 01.07.22
Permit Revisions 02.07.22

A-5.00

TPO ROOF DETAILS

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1
A-5.01

SECTION AT TPO ROOF AT EXISTING PARAPET - 1130 CHARTRES

1 1/2" = 1'-0"

1130 Chartres

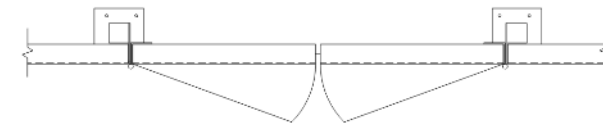
VCC Architectural Committee

February 22, 2022

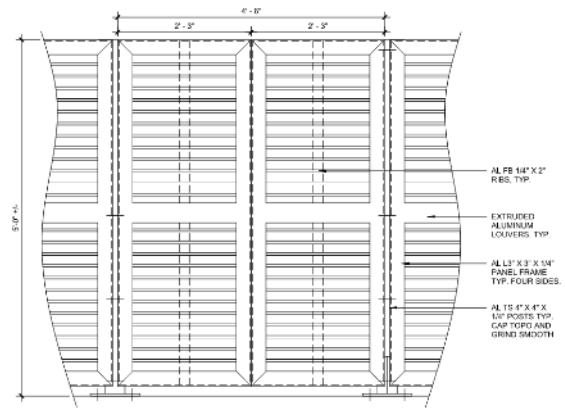




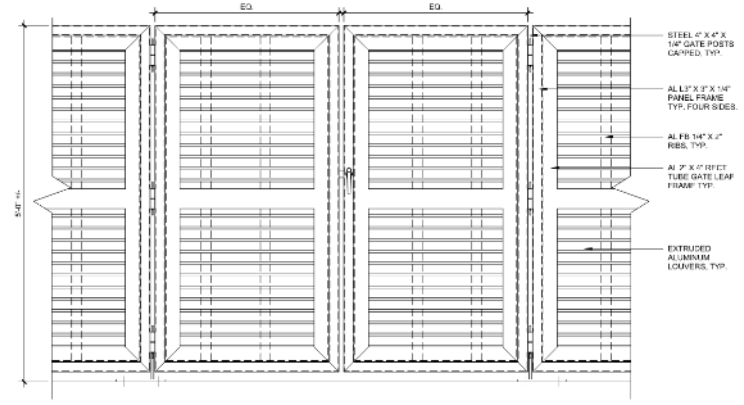
5
A-5.06
PANEL PLAN VIEW
1" = 1'-0"



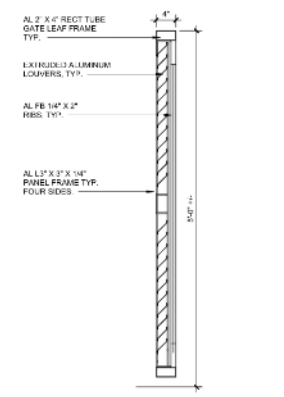
2
A-5.06
GATE PLAN VIEW
1" = 1'-0"



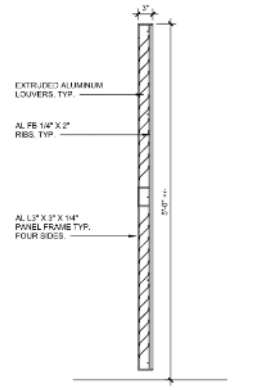
4
A-5.06
PANEL ELEVATION
1" = 1'-0"



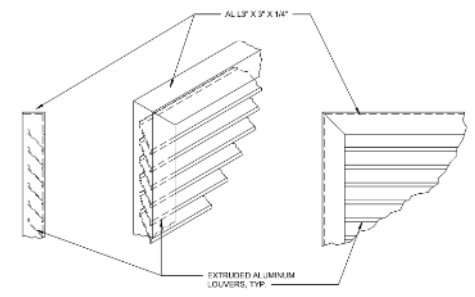
3
A-5.06
GATE ELEVATION VIEW
1" = 1'-0"



7
A-5.06
GATE SECTION
1" = 1'-0"



6
A-5.06
PANEL SECTION
1" = 1'-0"



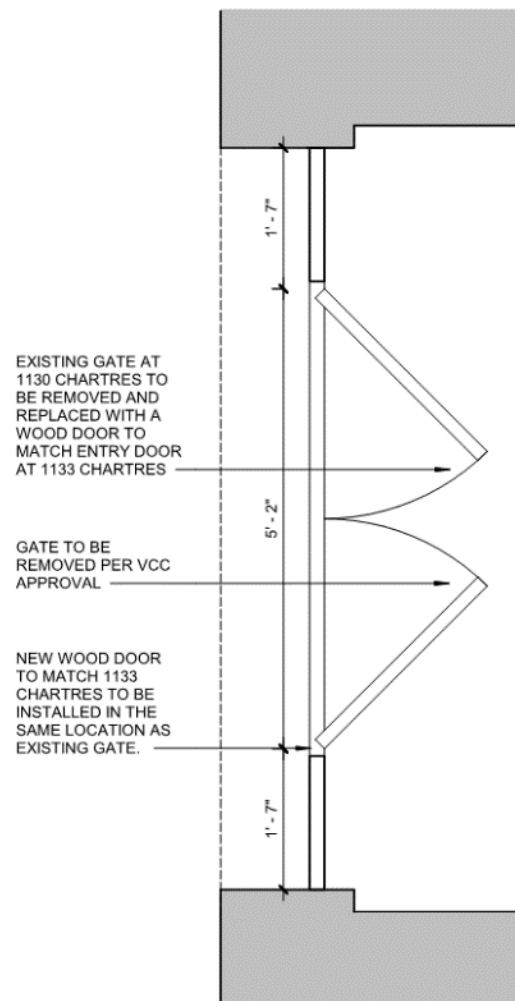
8
A-5.06
PANEL ISOMETRIC
1 1/2" = 1'-0"

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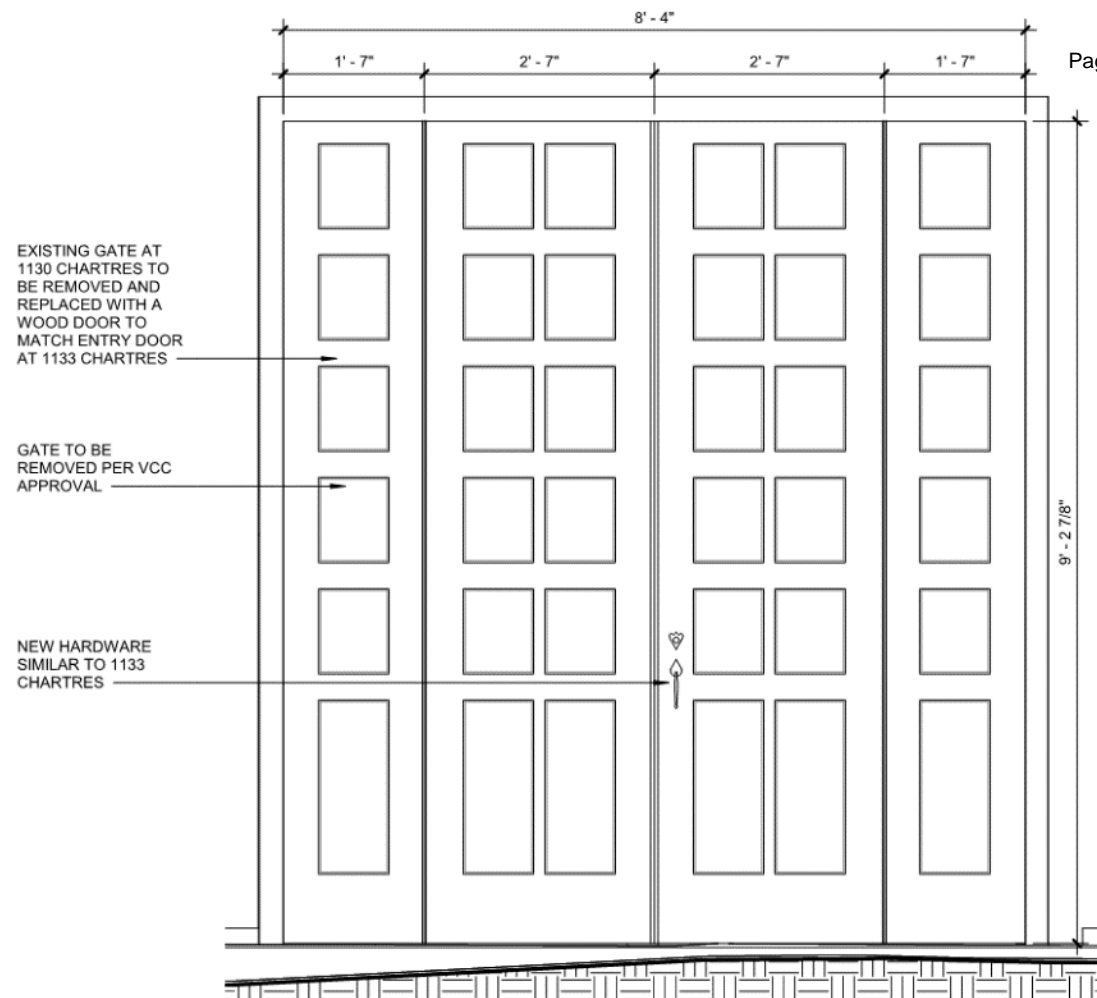
A-5.06
GENERATOR SCREEN
DETAILS





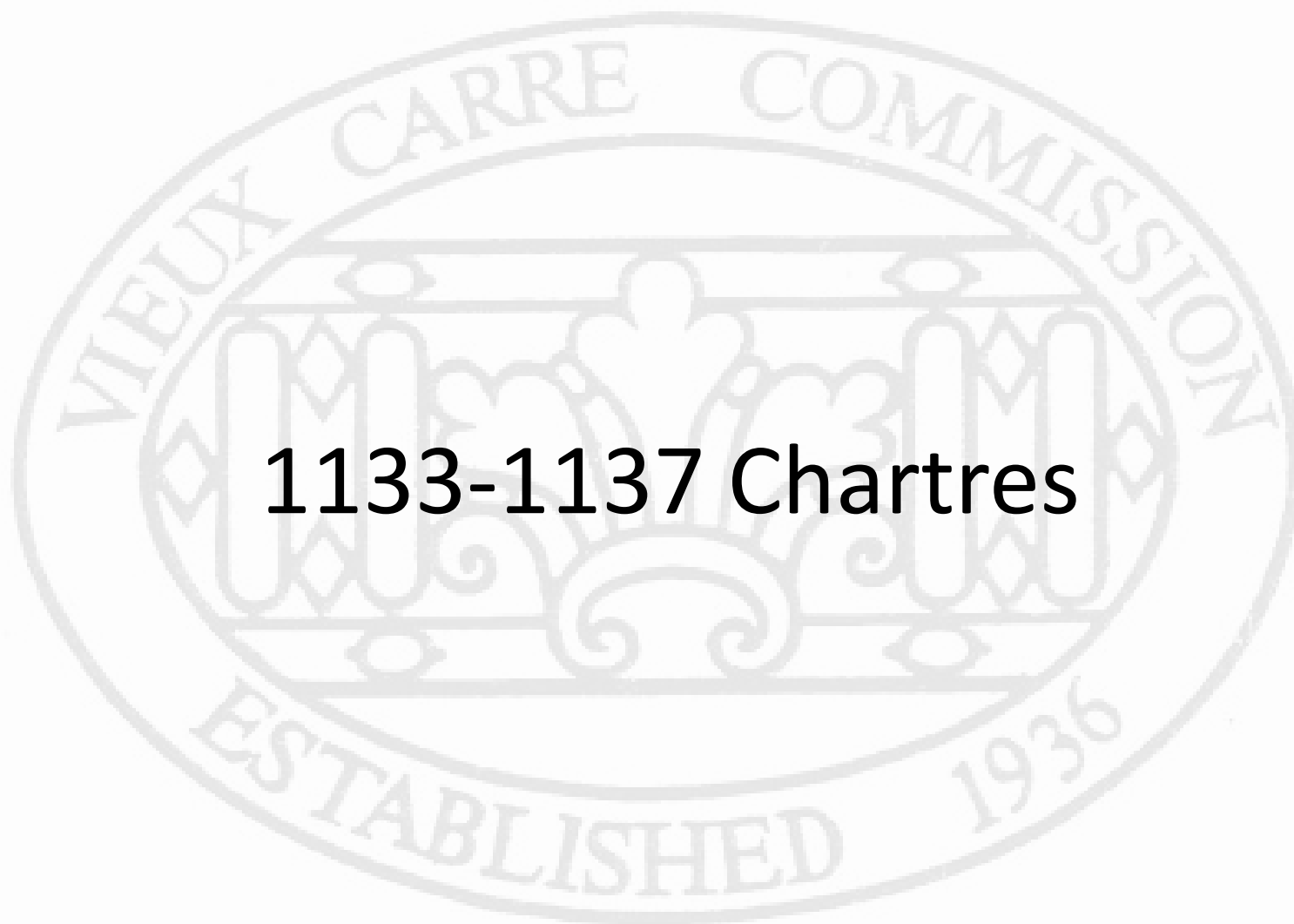
3
A-5.08

1130 CHARTRES ENTRY- PLAN
3/4" = 1'-0"



2
A-5.08

1130 CHARTRES STREET ENTRY GATE
3/4" = 1'-0"



1133-1137 Chartres



1135 Chartres

VCC Architectural Committee

February 22, 2022





1135 Chartres – 1865 Plan Book

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February 22, 2022





1135 Chartres

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1135 Chartres - 1963

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1135 Chartres

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1135 Chartres – 1865 Plan Book Detail

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1135 Chartres

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1135 Chartres

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February 22, 2022



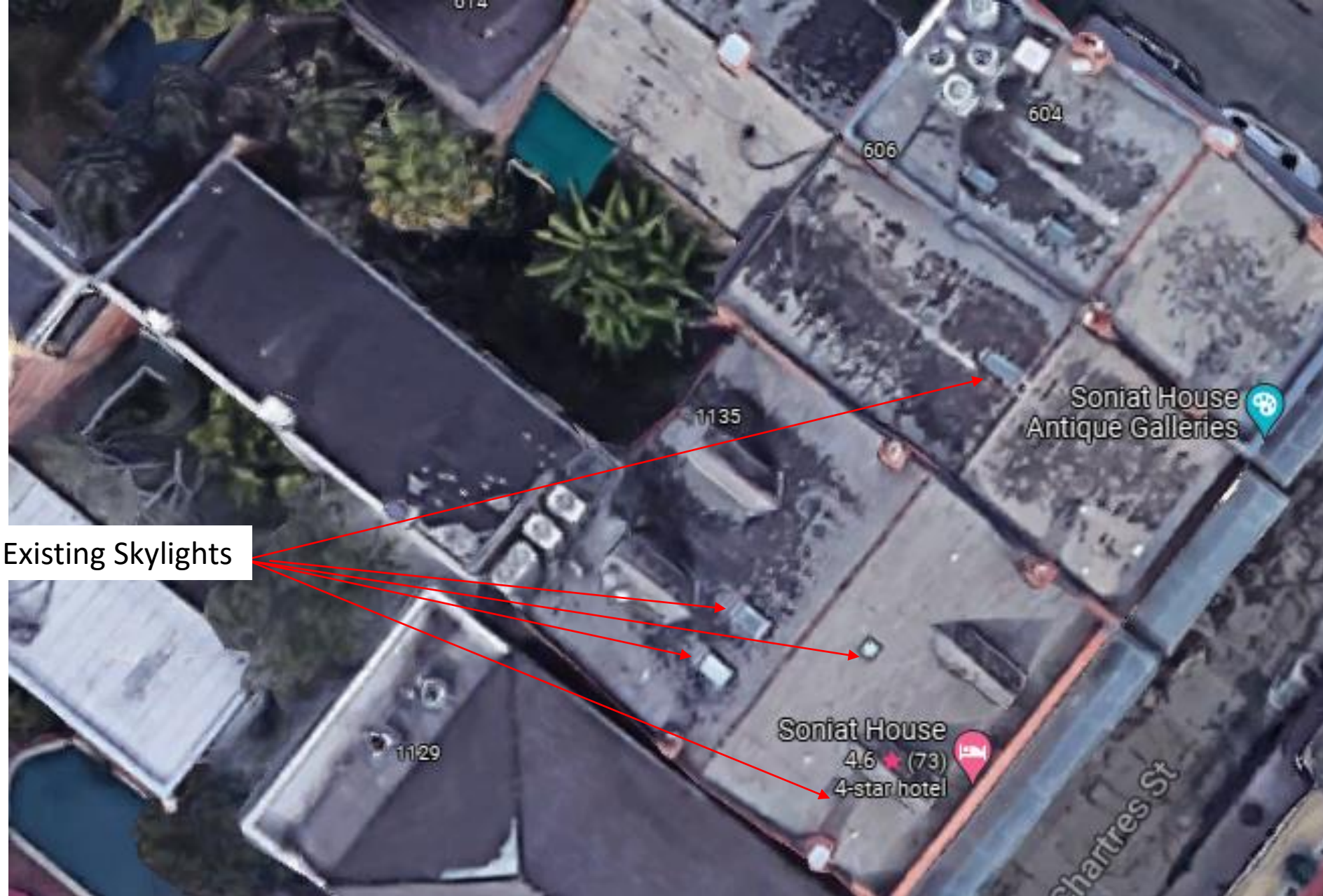
1135 Chartres

VCC Architectural Committee



February 22, 2022





1135 Chartres

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February 22, 2022



Existing front slope
skylights



1135 Chartres

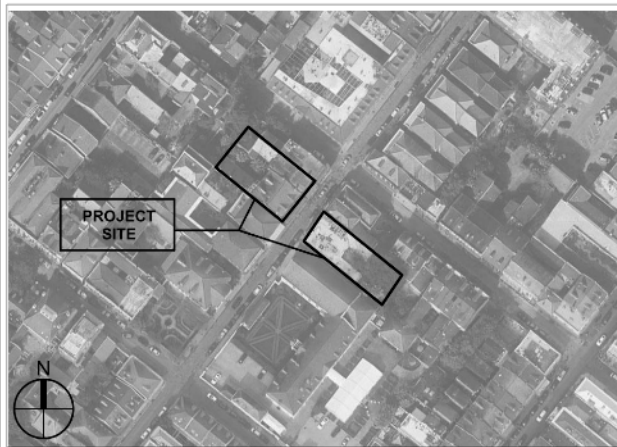
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February 22, 2022



GENERAL NOTES

- The contractor shall confirm and verify in writing (employ surveyor) that all property lines and setbacks are met prior to the start of construction.
- The contractor shall coordinate and obtain all necessary permits and approvals from authorities having jurisdiction. Construction work is not to begin until all required regulatory approvals have been issued.
- All materials and work shall be in accordance with current applicable federal, state and local building codes, amendments, rules, regulations, ordinances, laws, orders, and approvals that are required by public authorities having jurisdiction over the work. In the event of conflict, the most stringent requirements shall apply. No work shall be concealed until approved by local inspectors.
- It is the intent of the contract documents to provide for complete and finished work. Each trade (subcontractor) shall completely review plans for their respective work and related work by other trades (subcontractors). The contractor shall coordinate and provide all miscellaneous components and parts which are not shown on the contract documents but are required to complete the work shown. Incidental work and components which are required as an essential, functional or operational item or system, are required to complete any assembly and to complete full scope of work.
- The contractor shall subcontract with suppliers, fabricators, and installation companies which can demonstrate that they possess the knowledge, experience and proven capabilities to fully perform all aspects of work without omission.
- All products shall be installed in compliance with industry standards and as required by the product manufacturer's latest published specifications and installation requirements.
- The contractor shall protect all materials, construction, utilities and facilities from damage, including workers, theft and weather. Damaged components shall be replaced at no cost to Owner.
- All pipe chase walls shall be constructed to completely conceal and enclose pipes with full thickness of gypsum board on each side of the wall.
- The contractor shall install and provide all safety barriers during construction to protect the public from injury and access to the building and site.
- Fire rated assemblies shall be constructed in compliance with published UL Certifications Directory Listings and Classifications and shall be in accordance with continuously diagrams. Joints occurring in fire rated assemblies (walls and ceilings) shall be staggered both horizontally and vertically.
- Substitutions must be pre-approved in writing by architect prior to the start of construction. Any work or material requirements of such substitution shall be coordinated (with all trades) and provided by the contractor. Contractor must verify in writing all substitutions will not impact project cost or project schedule prior to request of such substitution. Substitutions shall be approved by regulatory agencies in writing prior to the start of construction.
- The contractor and subcontractors shall review and coordinate all architectural, electrical and mechanical work to confirm that all components will achieve their intended use and will maintain ceiling heights shown. Conflicts shall be brought to the attention of the architect prior to the start of construction.
- Asbestos abatement, lead paint removal, and other hazardous material removal is not in the contract. Should the contractor encounter the presence, or possible presence, of potentially hazardous materials, the contractor shall notify the owner for instructions prior to continuing work.
- Safety measures: at all times, the contractor shall be solely and completely responsible for the conditions of the job site, including the safety of persons and property, and for all necessary independent reviews of these conditions. The architect's, engineer's, or owner's job site review is not intended to review the adequacy of the contractor's safety measures.
- The contractor shall not submit final price or execute contract with Owner until all required changes requested by the regulatory agencies have been included in the contract price.
- Buildings shall be maintained in weatherproof and secure condition as early as possible throughout work.
- Erect and install all work level, plumb, square, true, straight and in proper alignment.
- The contractor shall be responsible for field verifying actual locations of all existing utilities and structures on the project site. Locations of existing utilities and structures indicated on the drawings are approximate only, and those indicated are not necessarily all that may exist on the project site. The contractor shall coordinate the location (horizontal and vertical) of the existing utilities (power, telephone, gas, water, sewer, etc) with the appropriate utility provider before construction begins and at no additional cost to the owner.
- All existing sanitary sewer manhole tops, water valve boxes, meters, storm sewers, or other related appurtenances shall be adjusted to finish grade by contractor at no additional cost to the owner.
- When project is complete, clean and polish glass, hardware, and other such items with factory finishes. Remove all dust with treated dust clothes or vacuum cleaners. Waste and refuse caused by the work shall be removed from premises and disposed of by contractor. Clean site at end of project. Remove dust, debris, oils, stains, fingerprints, and labels from exposed surfaces, including glazing.
- Furniture is for reference only. Furniture is not in project scope. Furniture, fixtures and equipment (FFE), if required, will be submitted in a separate design package.
- Do not scale drawings for field layout. Contact architect if dimensions are needed and cannot be found in drawing set.
- Floor plan dimensions taken from face of stud or centerline of stud / column unless otherwise noted. "Clear" refers to dimension between faces of finish surfaces. "EQ" or "Equal" indicates dimension to match adjacent. Lettered dimensions (A,B,C,D,E, etc) indicate dimension to match opposite or remote (matching letter) dimension. "x-c" indicates approximate dimension based on field condition or flexible dimension that can be adjusted.
- All dimensions on reflected ceiling / lighting plans are clear dimensions.
- These drawings are accompanied by the Project Manual.



SITE / VICINITY PLAN

OWNER

Soniat Holdings, LLC.

1133 Chartres St.
New Orleans, LA 70116

INTERIOR DESIGNER

Ken Fulk

310 Seventh St.
San Francisco, CA 94103
415.285.1164

GENERAL CONTRACTOR

Entablature

8438 Oak St., Suite C
New Orleans, LA 70118
504.322.3822

ARCHITECT

Albert Architecture and Urban Design, apllc

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New Orleans, LA 70119
504.827.0056

MECHANICAL

Albert Engineering

Michael Leitzinger
3221 Tulane Avenue
New Orleans, LA 70119
504.827.0056

ELECTRICAL

King Consulting Engineering, LLC

Kerwyn King
P.O. Box 870398
504.399.1141

SONIAT HOUSE

PHASE 1

SONIAT HOLDINGS, LLC.
1130, 1133-1137 CHARTRES ST.
NEW ORLEANS, LA 70116

PERMIT SET

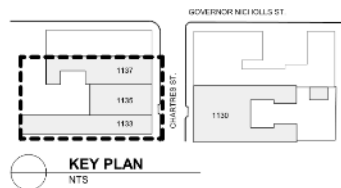
02.07.22

DRAWING INDEX

A-5.16	ROOF JACKS / MECH PENETRATIONS	IO-1.00	INTERIOR FINISH SCHEDULE
IO-0.00	COVER SHEET	IO-1.01	WALL TYPES
IO-0.01	INFORMATION SHEET	IO-1.02	INTERIOR FINISH KEY PLAN
IO-0.02	WALL FIXTURE MOUNTING AND ADA STANDARDS	IO-1.03	INTERIOR FINISH KEY PLAN
IO-0.03	SURVEY	IO-1.04	INTERIOR FINISH KEY PLAN
IO-0.04	WALL TYPES	IO-1.05	INTERIOR FINISH KEY PLAN
IO-1.00	LIFE SAFETY - FIRST FLOOR	IO-1.06	INTERIOR FINISH KEY PLAN
IO-1.01	LIFE SAFETY - SECOND FLOOR		
IO-1.02	LIFE SAFETY - THIRD FLOOR		
D-1.00	INTERIOR DEMO-FIRST FLOOR- 1133-1137 CHARTRES	MC-01	HVAC GENERAL NOTES AND SCHEDULES
D-1.01	INTERIOR DEMO-FIRST FLOOR- 1130 CHARTRES	MC-02	HVAC SCHEDULES
D-1.02	INTERIOR DEMO-SECOND FLOOR- 1133-1137 CHARTRES	MC-03	FIRST FLOOR PLAN - 1133-1137 CHARTRES
D-1.03	INTERIOR DEMO-SECOND FLOOR- 1130 CHARTRES	MC-04	FIRST FLOOR HVAC - 1130 CHARTRES
D-1.04	INTERIOR DEMO-THIRD FLOOR- 1133-1137 CHARTRES	MC-05	SECOND FLOOR HVAC - 1133-1137 CHARTRES
		MC-06	SECOND FLOOR HVAC - 1130 CHARTRES
A-1.00	SITE PLAN	MC-07	THIRD FLOOR HVAC - 1133-1137 CHARTRES
A-1.01	FIRST FLOOR PLAN - 1133-1137 CHARTRES STREET	MC-08	THIRD FLOOR HVAC - 1130 CHARTRES
A-1.02	FIRST FLOOR PLAN - 1130 CHARTRES	MC-09	ROOF HVAC PLAN - 1130 CHARTRES
A-1.03	SECOND FLOOR PLAN - 1133-1137 CHARTRES	MC-10	HVAC DETAILS
A-1.04	SECOND FLOOR PLAN - 1130 CHARTRES	MC-11	HVAC DETAILS
A-1.05	THIRD FLOOR PLAN - 1133-1137 CHARTRES	MC-12	HVAC DETAILS
A-1.06	HVAC PLAN	MC-13	MECHANICAL RISERS
A-1.07	FIRST FLOOR PLAN - RCP - 1133-1137 CHARTRES	MC-14	MECHANICAL RISERS
A-1.08	FIRST FLOOR PLAN - RCP - 1130 CHARTRES		
A-1.09	SECOND FLOOR PLAN - RCP - 1133-1137 CHARTRES	E-0.01	ELECTRICAL GENERAL NOTES
A-1.10	SECOND FLOOR PLAN - RCP - 1130 CHARTRES	E-0.02	FIRST FLOOR ELECTRICAL PLAN 1133-1137 CHARTRES
A-1.11	THIRD FLOOR PLAN - RCP - 1133-1137 CHARTRES	E-0.03	FIRST FLOOR ELECTRICAL PLAN 1130 CHARTRES
A-1.12	THIRD FLOOR PLAN - RCP - 1130 CHARTRES	E-0.04	SECOND FLOOR ELECTRICAL PLAN 1133-1137 CHARTRES
A-1.13	THIRD FLOOR PLAN - RCP - 1130 CHARTRES	E-0.05	SECOND FLOOR ELECTRICAL PLAN 1130 CHARTRES
A-2.00	EXTERIOR ELEVATIONS	E-0.06	THIRD FLOOR ELECTRICAL PLAN 1133-1137 CHARTRES
A-2.01	SECTION 1	E-0.07	THIRD FLOOR ELECTRICAL PLAN 1130 CHARTRES
A-2.02	SECTION 2	E-0.08	ROOF ELECTRICAL PLAN 1130 CHARTRES
A-2.03	SECTION 3	E-0.09	ROOF ELECTRICAL PLAN 1130 CHARTRES
A-2.04	SECTION 4	E-0.10	ELECTRICAL RISER DIAGRAM AND DETAILS
A-2.05	SECTION 5		
A-2.06	SECTION 6		
A-2.07	SECTION 7		
A-2.08	SECTION 8		
A-2.09	SECTION 9		
A-2.10	SECTION 10		
A-2.11	SECTION 11		
A-2.12	SECTION 12		
A-2.13	SECTION 13		
A-2.14	SECTION 14		
A-2.15	SECTION 15		
A-2.16	SECTION 16		
A-2.17	SECTION 17		
A-2.18	SECTION 18		
A-2.19	SECTION 19		
A-2.20	SECTION 20		
A-2.21	SECTION 21		
A-2.22	SECTION 22		
A-2.23	SECTION 23		
A-2.24	SECTION 24		
A-2.25	SECTION 25		
A-2.26	SECTION 26		
A-2.27	SECTION 27		
A-2.28	SECTION 28		
A-2.29	SECTION 29		
A-2.30	SECTION 30		
A-2.31	SECTION 31		
A-2.32	SECTION 32		
A-2.33	SECTION 33		
A-2.34	SECTION 34		
A-2.35	SECTION 35		
A-2.36	SECTION 36		
A-2.37	SECTION 37		
A-2.38	SECTION 38		
A-2.39	SECTION 39		
A-2.40	SECTION 40		
A-2.41	SECTION 41		
A-2.42	SECTION 42		
A-2.43	SECTION 43		
A-2.44	SECTION 44		
A-2.45	SECTION 45		
A-2.46	SECTION 46		
A-2.47	SECTION 47		
A-2.48	SECTION 48		
A-2.49	SECTION 49		
A-2.50	SECTION 50		
A-2.51	SECTION 51		
A-2.52	SECTION 52		
A-2.53	SECTION 53		
A-2.54	SECTION 54		
A-2.55	SECTION 55		
A-2.56	SECTION 56		
A-2.57	SECTION 57		
A-2.58	SECTION 58		
A-2.59	SECTION 59		
A-2.60	SECTION 60		
A-2.61	SECTION 61		
A-2.62	SECTION 62		
A-2.63	SECTION 63		
A-2.64	SECTION 64		
A-2.65	SECTION 65		
A-2.66	SECTION 66		
A-2.67	SECTION 67		
A-2.68	SECTION 68		
A-2.69	SECTION 69		
A-2.70	SECTION 70		
A-2.71	SECTION 71		
A-2.72	SECTION 72		
A-2.73	SECTION 73		
A-2.74	SECTION 74		
A-2.75	SECTION 75		
A-2.76	SECTION 76		
A-2.77	SECTION 77		
A-2.78	SECTION 78		
A-2.79	SECTION 79		
A-2.80	SECTION 80		
A-2.81	SECTION 81		
A-2.82	SECTION 82		
A-2.83	SECTION 83		
A-2.84	SECTION 84		
A-2.85	SECTION 85		
A-2.86	SECTION 86		
A-2.87	SECTION 87		
A-2.88	SECTION 88		
A-2.89	SECTION 89		
A-2.90	SECTION 90		
A-2.91	SECTION 91		
A-2.92	SECTION 92		
A-2.93	SECTION 93		
A-2.94	SECTION 94		
A-2.95	SECTION 95		
A-2.96	SECTION 96		
A-2.97	SECTION 97		
A-2.98	SECTION 98		
A-2.99	SECTION 99		
A-3.00	SECTION 100		
A-3.01	SECTION 101		
A-3.02	SECTION 102		
A-3.03	SECTION 103		
A-3.04	SECTION 104		
A-3.05	SECTION 105		
A-3.06	SECTION 106		
A-3.07	SECTION 107		
A-3.08	SECTION 108		
A-3.09	SECTION 109		
A-3.10	SECTION 110		
A-3.11	SECTION 111		
A-3.12	SECTION 112		
A-3.13	SECTION 113		
A-3.14	SECTION 114		
A-3.15	SECTION 115		
A-3.16	SECTION 116		
A-3.17	SECTION 117		
A-3.18	SECTION 118		
A-3.19	SECTION 119		
A-3.20	SECTION 120		
A-3.21	SECTION 121		
A-3.22	SECTION 122		
A-3.23	SECTION 123		
A-3.24	SECTION 124		
A-3.25	SECTION 125		
A-3.26	SECTION 126		
A-3.27	SECTION 127		
A-3.28	SECTION 128		
A-3.29	SECTION 129		
A-3.30	SECTION 130		
A-3.31	SECTION 131		
A-3.32	SECTION 132		
A-3.33	SECTION 133		
A-3.34	SECTION 134		
A-3.35	SECTION 135		
A-3.36	SECTION 136		
A-3.37	SECTION 137		
A-3.38	SECTION 138		
A-3.39	SECTION 139		
A-3.40	SECTION 140		
A-3.41	SECTION 141		
A-3.42	SECTION 142		
A-3.43	SECTION 143		
A-3.44	SECTION 144		
A-3.45	SECTION 145		
A-3.46	SECTION 146		
A-3.47	SECTION 147		
A-3.48	SECTION 148		
A-3.49	SECTION 149		
A-3.50	SECTION 150		
A-3.51	SECTION 151		
A-3.52	SECTION 152		
A-3.53	SECTION 153		
A-3.54	SECTION 154		
A-3.55	SECTION 155		
A-3.56	SECTION 156		
A-3.57	SECTION 157		
A-3.58	SECTION 158		
A-3.59	SECTION 159		
A-3.60	SECTION 160		
A-3.61	SECTION 161		
A-3.62	SECTION 162		
A-3.63	SECTION 163		
A-3.64	SECTION 164		
A-3.65	SECTION 165		
A-3.66	SECTION 166		
A-3.67	SECTION 167		
A-3.68	SECTION 168		
A-3.69	SECTION 169		
A-3.70	SECTION 170		
A-3.71	SECTION 171		
A-3.72	SECTION 172		
A-3.73	SECTION 173		
A-3.74	SECTION 174		
A-3.75	SECTION 175		
A-3.76	SECTION 176		
A-3.77	SECTION 177		
A-3.78	SECTION 178		
A-3.79	SECTION 179		
A-3.80	SECTION 180		
A-3.81	SECTION 181		
A-3.82	SECTION 182		
A-3.83	SECTION 183		
A-3.84	SECTION 184		
A-3.85	SECTION 185		
A-3.86	SECTION 186		
A-3.87	SECTION 187		
A-3.88	SECTION 188		
A-3.89	SECTION 189		
A-3.90	SECTION 190		
A-3.91	SECTION 191		
A-3.92	SECTION 192		
A-3.93	SECTION 193		
A-3.94	SECTION 194		
A-3.95	SECTION 195		
A-3.96	SECTION 196		
A-3.97	SECTION 197		
A-3.98	SECTION 198		
A-3.99	SECTION 199		
A-4.00	SECTION 200		
A-4.01	SECTION 201		
A-4.02	SECTION 202		
A-4.03	SECTION 203		
A-4.04	SECTION 204		
A-4.05	SECTION 205		
A-4.06	SECTION 206		
A-4.07	SECTION 207		
A-4.08	SECTION 208		
A-4.09	SECTION 209		
A-4.10	SECTION 210		
A-4.11	SECTION 211		
A-4.12	SECTION 212		
A-4.13	SECTION 213		
A-4.14	SECTION 214		
A-4.15	SECTION 215		
A-4.16	SECTION 216		
A-4.17	SECTION 217		
A-4.18	SECTION 218		
A-4.19	SECTION 219		
A-4.20	SECTION 220		
A-4.21	SECTION 221		
A-4.22	SECTION 222		
A-4.23	SECTION 223		
A-4.24	SECTION 224		
A-4.25	SECTION 225		
A-4.26	SECTION 226		
A-4.27	SECTION 227		
A-4.28	SECTION 228		
A-4.29	SECTION 229		
A-4.30	SECTION 230		
A-4.31	SECTION 231		
A-4.32	SECTION 232		
A-4.33	SECTION 233		
A-4.34	SECTION 234		
A-4.35	SECTION 235		
A-4.36	SECTION 236		
A-4.37	SECTION 237		
A-4.38	SECTION 238		
A-4.39	SECTION 239		
A-4.40	SECTION 240		
A-4.41	SECTION 241		
A-4.42	SECTION 242		
A-4.43	SECTION 243		
A-4.44	SECTION 244		
A-4.45	SECTION 245		
A-4.46	SECTION 246		
A-4.47	SECTION 247		
A-4.48	SECTION 248		
A-4.49	SECTION 249		
A-4.50	SECTION 250		
A-4.51	SECTION 251		
A-4.52	SECTION 252		
A-4.53	SECTION 253		
A-4.54	SECTION 254		
A-4.55	SECTION 255		
A-4.56	SECTION 256		

Project No. AA2109

INTERIOR DEMO-FIRST
FLOOR- 1133-1137
CHARTRES



1. DOORS, FRAMES, AND CASINGS INDICATED FOR REMOVAL TO BE SALVAGED, STORED, AND PROTECTED FOR REUSE.
2. ALL EXISTING HISTORIC ELEMENTS TO REMAIN ARE TO BE COVERED AND PROTECTED DURING DEMOLITION AND CONSTRUCTION.

- | | |
|---|--|
| 1 | REMOVE ALL EXISTING CARPET AND UNDERLAYMENT. TAKE CARE TO NOT DAMAGE EXISTING WOOD FLOORS BELOW. |
| 2 | REMOVE ALL EXISTING FLOOR FINISHES AND SUBSTRATE. |
| 3 | REMOVE EXISTING ARCHITECTURAL LIGHTING. |
| 4 | REMOVE ALL EXISTING MILLWORK. |
| 5 | REMOVE EXISTING CROWN, CASING BASE AND WALL PANELING, 1"X1" HISTORIC MOLDING TO BE CAREFULLY REMOVED AND STORED ON SITE. |
| 6 | REMOVE ALL PLUMBING FIXTURES AND FITTINGS. |
| 7 | LIGHT EXPOSURE CEILING DEMO TO VISUALLY INSPECT EXISTING FLOOR STRUCTURE. |

INDICATES AREA NOT IN SPECIFIC PHASE'S SCOPE OF WORK

EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO REMAIN

EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO BE REMOVED

INTERIOR FINISHES TO BE REMOVED

SONIAT HOUSE

1130, 1133-1137 CHARTRES STREET
NEW ORLEANS, LA 70116

Project No. AA2109

02.07.22

Drawn by: AP
Checked by: JM

Initial Demolition Set: 05.13.21

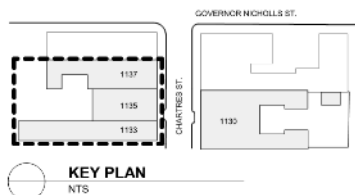
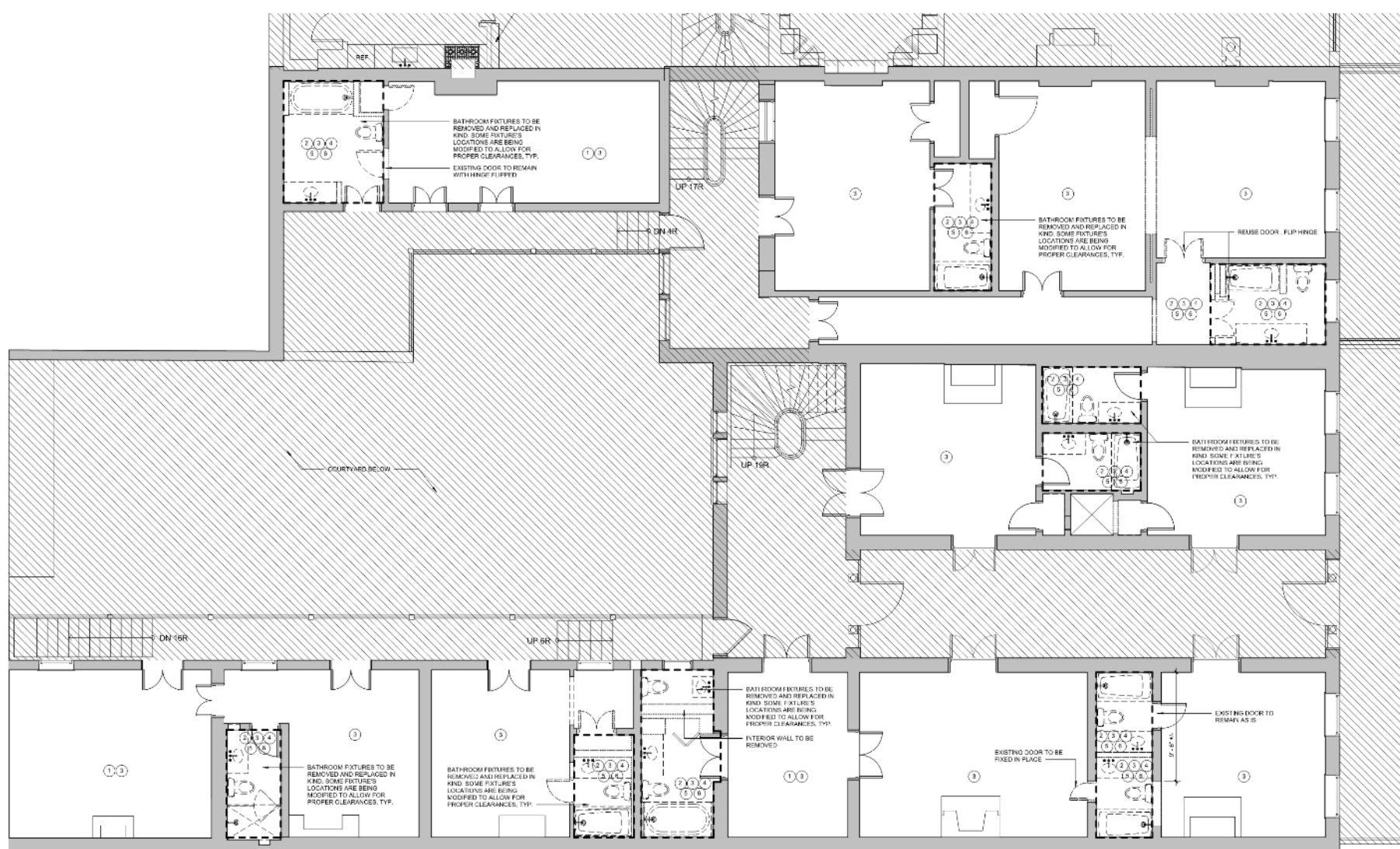
Permit Set: 05.23.21

Revised Permit Set: 11.25.21

Revised Demolition Set: 12.16.21

Permit Revisions: 01.27.22

Permit Revisions: 02.27.22



GENERAL DEMOLITION NOTES

1. DOORS, FRAMES, AND CASINGS INDICATED FOR REMOVAL TO BE SALVAGED, STORED, AND PROTECTED FOR REUSE.
2. ALL EXISTING HISTORIC ELEMENTS TO REMAIN ARE TO BE COVERED AND PROTECTED DURING DEMOLITION AND CONSTRUCTION.

1. REMOVE ALL EXISTING CARPET AND UNDERLAYMENT. TAKE CARE TO NOT DAMAGE EXISTING WOOD FLOORS BELOW.
2. REMOVE ALL EXISTING FLOOR FINISHES AND SUBSTRATE.
3. REMOVE EXISTING ARCHITECTURAL LIGHTING.
4. REMOVE ALL EXISTING MILLWORK.
5. REMOVE EXISTING CROWN, CASING BASE AND WALL PANELING, TYP. HISTORIC MOLDING TO BE CAREFULLY REMOVED AND STORED ON SITE.
6. REMOVE ALL PLUMBING FIXTURES AND FITTINGS.
7. LIGHT EXPLORATORY CEILING DEMO TO VISUALLY INSPECT EXISTING FLOOR STRUCTURE.

GRAPHIC LEGEND - DEMOLITION

- INDICATES AREA NOT IN SPECIFIC PHASE'S SCOPE OF WORK
- EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO REMAIN
- EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO BE REMOVED
- INTERIOR FINISHES TO BE REMOVED



1 DEMO-SECOND FLOOR - 1133-1137 CHARTRES
1/4" = 1'-0"

1135 Chartres

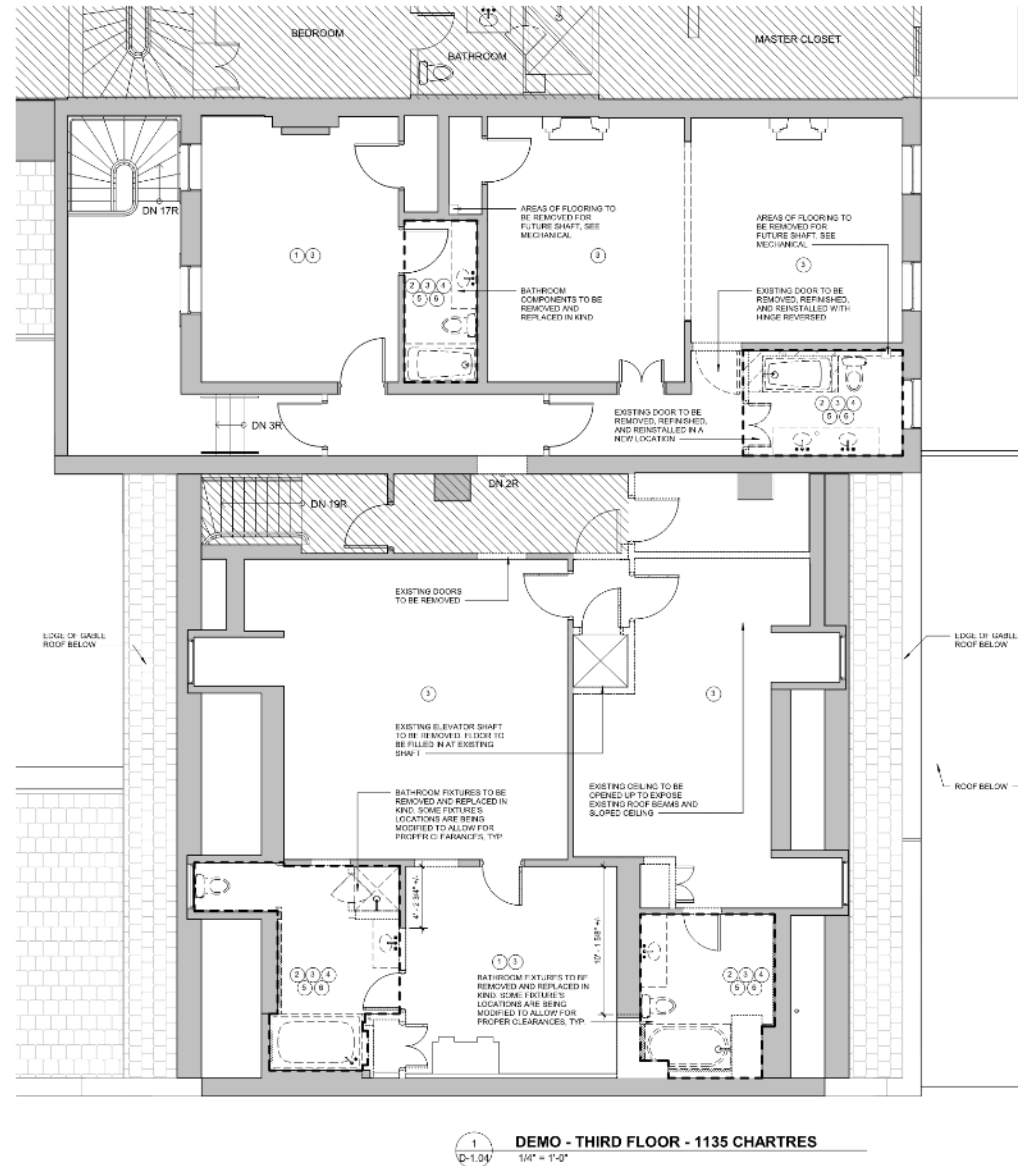
VCC Architectural Committee

February 22, 2022

D-1.02

INTERIOR
DEMO-SECOND FLOOR-
1133-1137 CHARTRES





GENERAL DEMOLITION NOTES

1. DOORS, FRAMES, AND CASINGS INDICATED FOR REMOVAL TO BE SALVAGED, STORED, AND PROTECTED FOR REUSE.
2. ALL EXISTING HISTORIC ELEMENTS TO REMAIN ARE TO BE COVERED AND PROTECTED DURING DEMOLITION AND CONSTRUCTION.

1. REMOVE ALL EXISTING CARPET AND UNDERLAYMENT. TAKE CARE TO NOT DAMAGE EXISTING WOOD FLOORS BELOW.
2. REMOVE ALL EXISTING FLOOR FINISHES AND SUBSTRATE.
3. REMOVE EXISTING ARCHITECTURAL LIGHTING.
4. REMOVE ALL EXISTING MILLWORK.
5. REMOVE EXISTING CROWN, CASING BASE AND WALL PANELING, TYP. HISTORIC MOLDING TO BE CAREFULLY REMOVED AND STORED ON SITE.
6. REMOVE ALL PLUMBING FIXTURES AND FITTINGS.
7. LIGHT EXPLORATORY CEILING DEMO TO VISUALLY INSPECT EXISTING FLOOR STRUCTURE.

GRAPHIC LEGEND - DEMOLITION

- 1. INDICATES AREA NOT IN SPECIFIC PHASE'S SCOPE OF WORK
- 2. EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO REMAIN
- 3. EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO BE REMOVED
- 4. INTERIOR FINISHES TO BE REMOVED



SONIAT HOUSE

1130, 1133-1137 CHARTRES STREET
NEW ORLEANS, LA 70116

Project No. AA2109

02.07.22

Drawn by: AP
Checked by: JM

Interior Demolition Set: 08.11.21

Permit Set: 09.23.21

Revised Permit Set: 11.05.21

Revised Demolition Set: 12.11.21

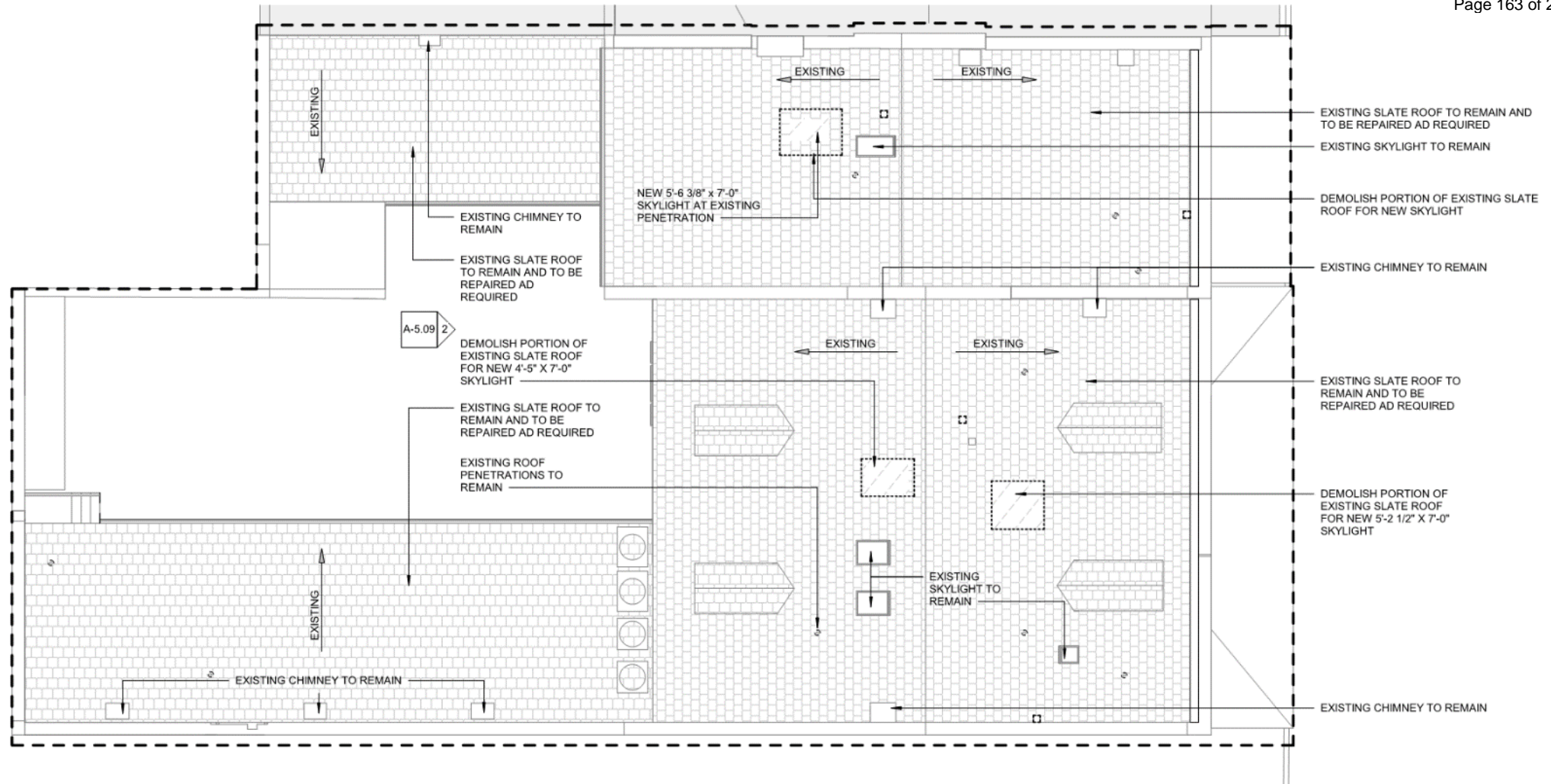
Permit Revisions: 01.27.22

Permit Revisions: 02.27.22

D-1.04

INTERIOR DEMO-THIRD
FLOOR-1133-1137
CHARTRES





2
D-1.05

ROOF PLAN - 1133-1135 DEMO

1/8" = 1'-0"

**CLARIFICATION OF
RENOVATION GRAPHICS**
PERTAINING TO SITE PLAN

PROPERTY LINE

BUILDING - IN SCOPE

NOT IN SCOPE

SONIAT HOUSE

1130, 1133-1137 CHARTRES STREET

NEW ORLEANS, LA 70116

Project No. AA2109

02.07.22	
Drawn by:	AP
Checked by:	JM
Interior Demonstration Set	08.18.21
Permit Set	09.23.21
Revised Permit Set	11.05.21
Revised Demonstration Set	12.16.21
Final Revision	01.27.22
Permit Revision	02.27.22

1

A-1.00

SITE PLAN

1" = 10'-0"



A-1.00

SITE PLAN

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SONIAT HOUSE
1130, 1133-1137 CHARTRES STREET
NEW ORLEANS, LA 70116
Project No. AA2109

Drawn by: *JP*
Checked by: *JM*

FIRST FLOOR PLAN -
1133-1137 CHARTRES
STREET



Albert Architecture & Urban Design, LLC

3027 Tulane Avenue
New Orleans, LA 70119
504.827.8256

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SONIAT HOUSE

1130, 1133-1137 CHARTRES STREET
NEW ORLEANS, LA 70116

Project No. AA2109

07.07.22

Drawn by: AP
Checked by: JM

Interior Demolition Set: 09.13.21

General Set: 09.23.21

Revised Permit Set: 11.05.21

Revised Demolition Set: 12.18.21

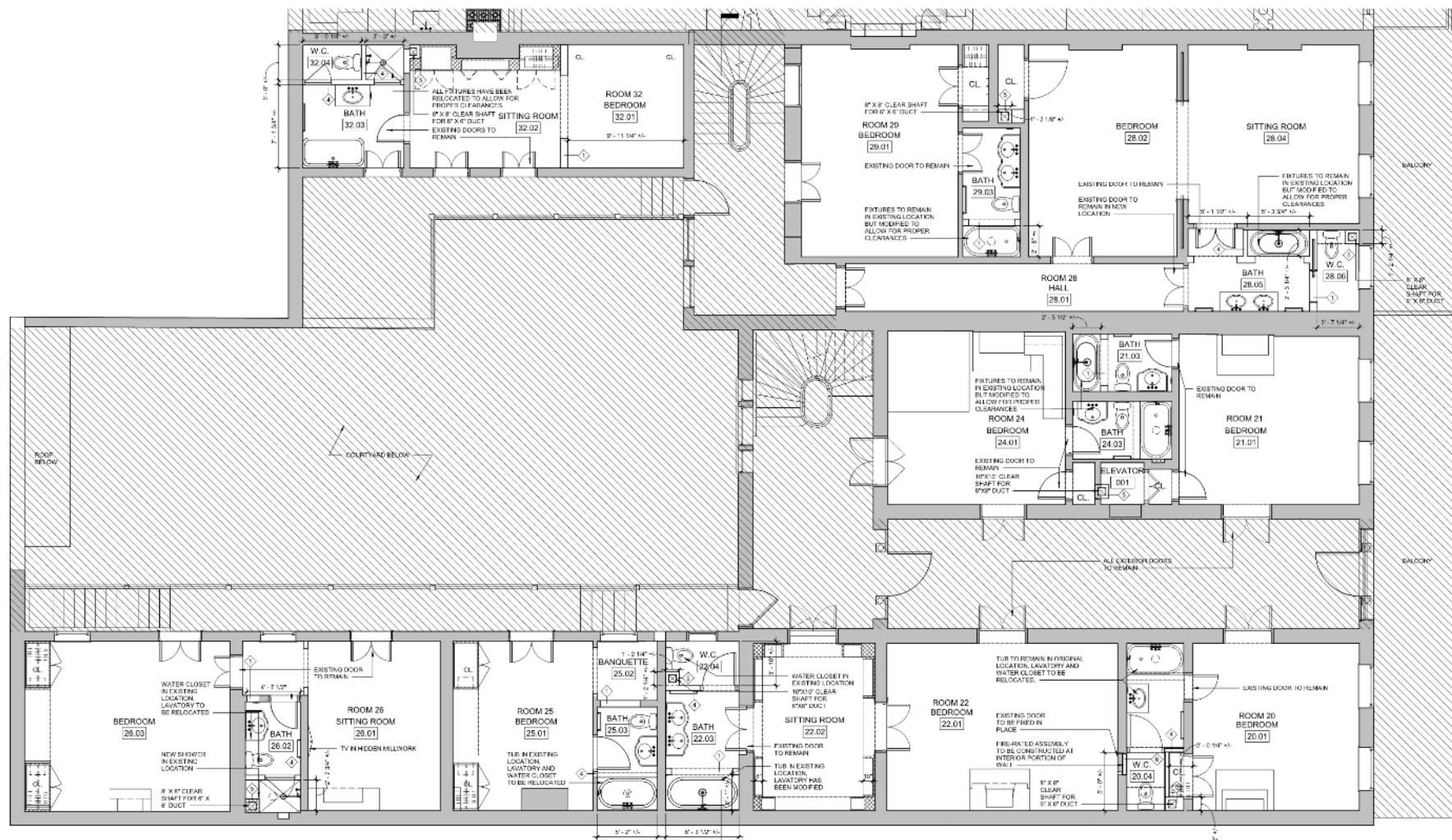
Permit Revisions: 01.27.22

Revised Drawings: 02.27.22

A-1.03

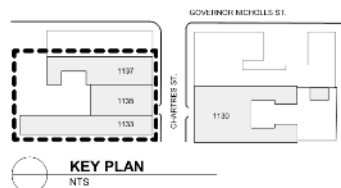
SECOND FLOOR PLAN -
1133 - 1137 CHARTRES

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1 SECOND FLOOR PLAN - 1133-1137 CHARTRES
1/4" = 1'-0"

GRAPHIC LEGEND	
	INDICATES AREA NOT IN SPECIFIC PHASE'S SCOPE OF WORK
	EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO REMAIN
	EXISTING DEMISING WALL TO REMAIN
	EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO BE REMOVED
	NEW WALL



1135 Chartres

VCC Architectural Committee

February 22, 2022



SONIAT HOUSE

1130, 1133-1137 CHARTRES STREET
NEW ORLEANS, LA 70116

Project No. AA2109

02.07.22

Drawn by: AP
Checked by: JM

Interior Demolition Set 28.13.21

Permit Set 29.25.21

Revised Permit Set 11.05.21

Revised Demolition Set 12.16.21

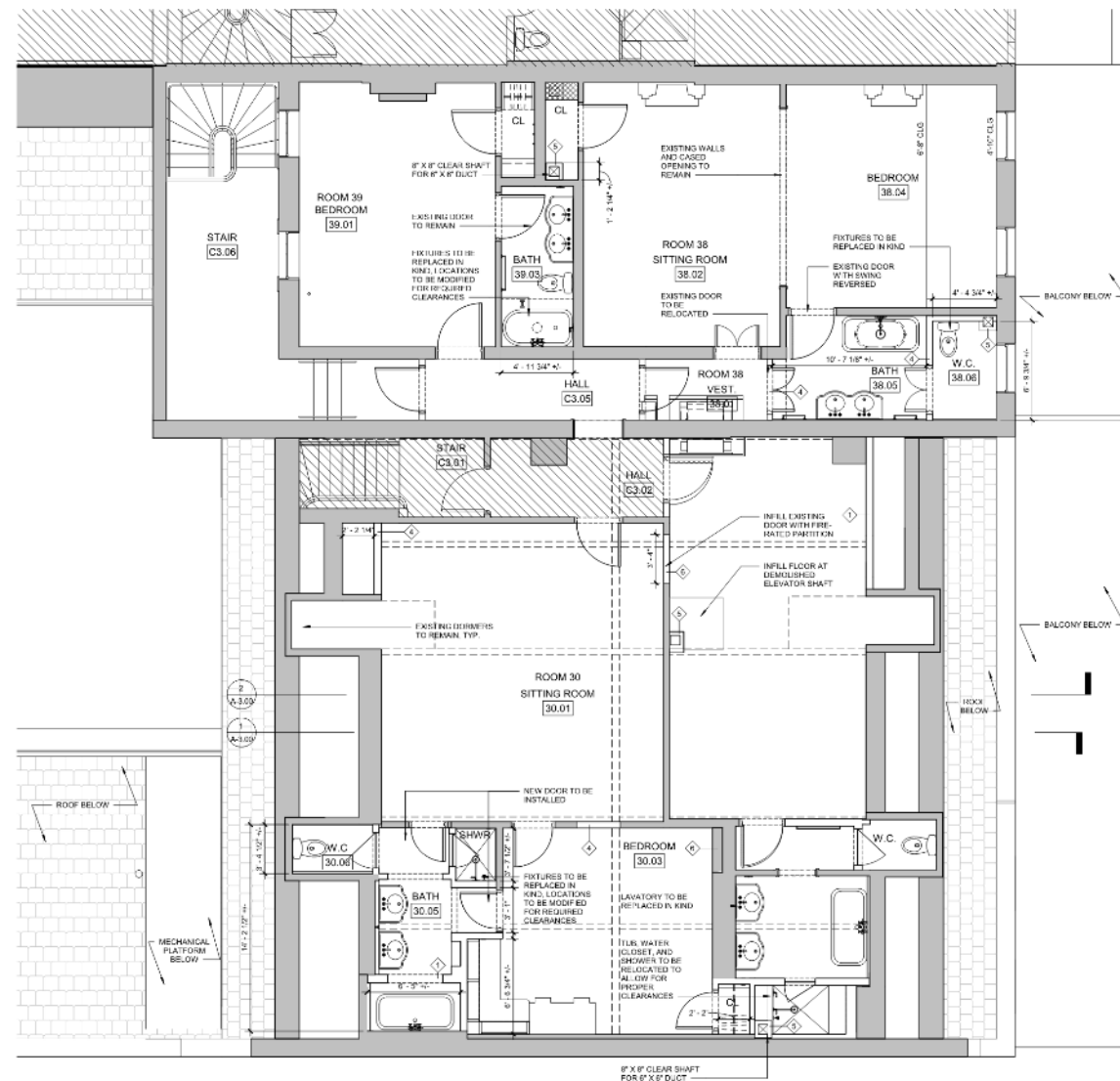
Permit Revisions 01.27.22

Permit Revisions 02.27.22

A-1.05

THIRD FLOOR PLAN -
1133 - 1137 CHARTRES

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03 THIRD FLOOR - 1133-1137 CHARTRES
1/4" = 1'-0"

GRAPHIC LEGEND	
	INDICATES AREA NOT IN SPECIFIC PHASE'S SCOPE OF WORK
	EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO REMAIN
	EXISTING DEMISING WALL TO REMAIN
	EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO BE REMOVED
	NEW WALL

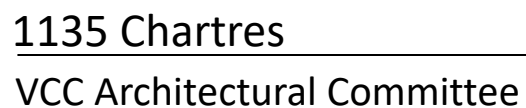


1135 Chartres

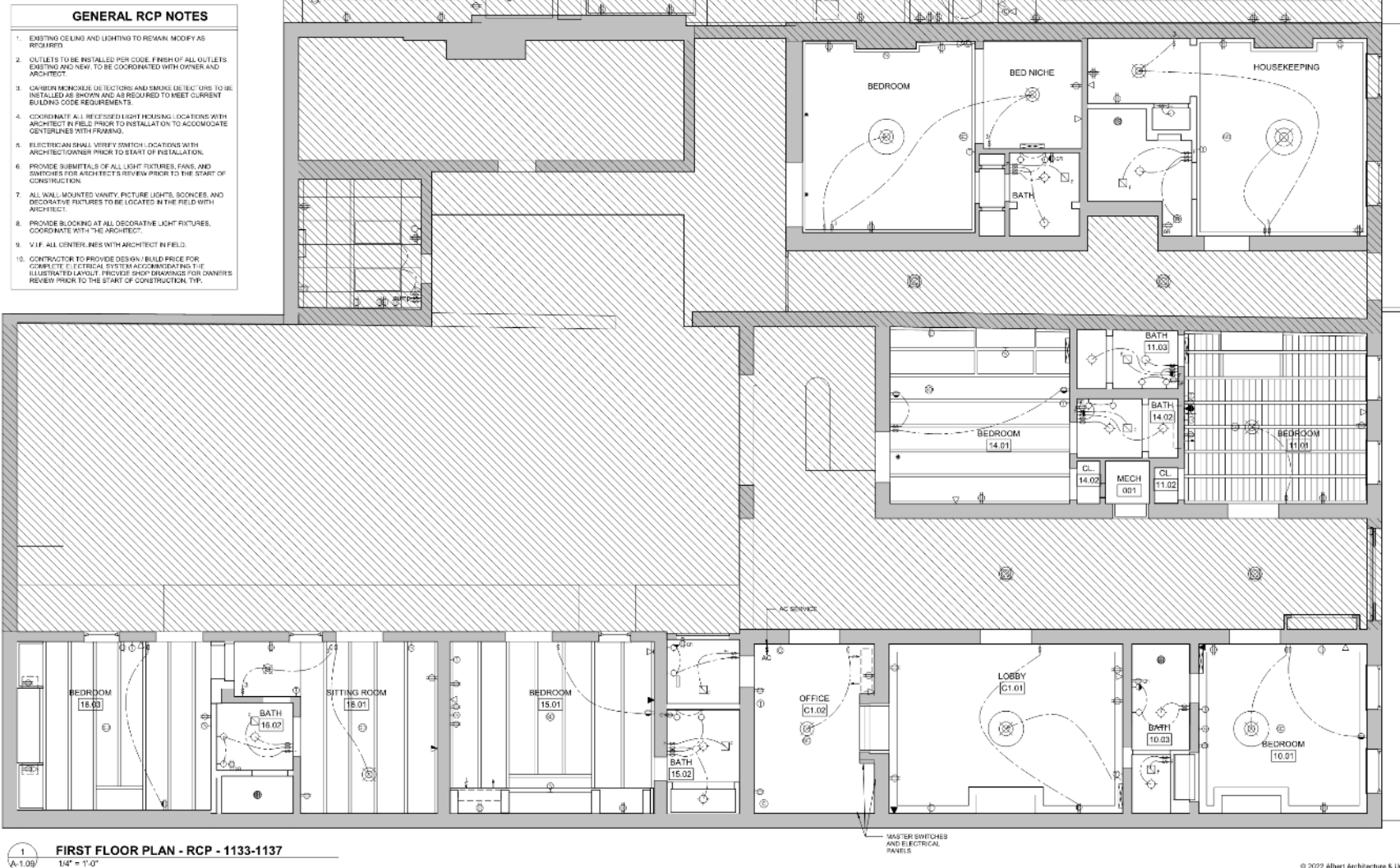
VCC Architectural Committee

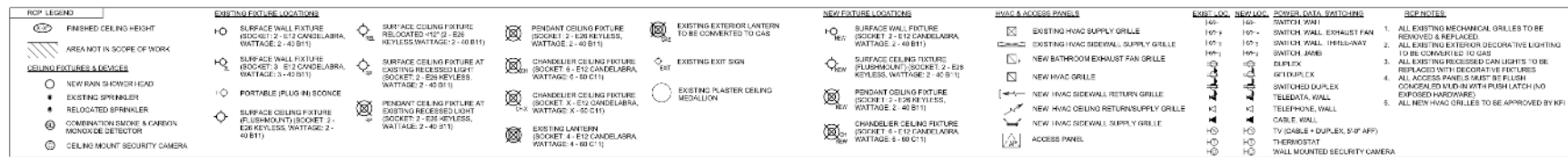
February 22, 2022





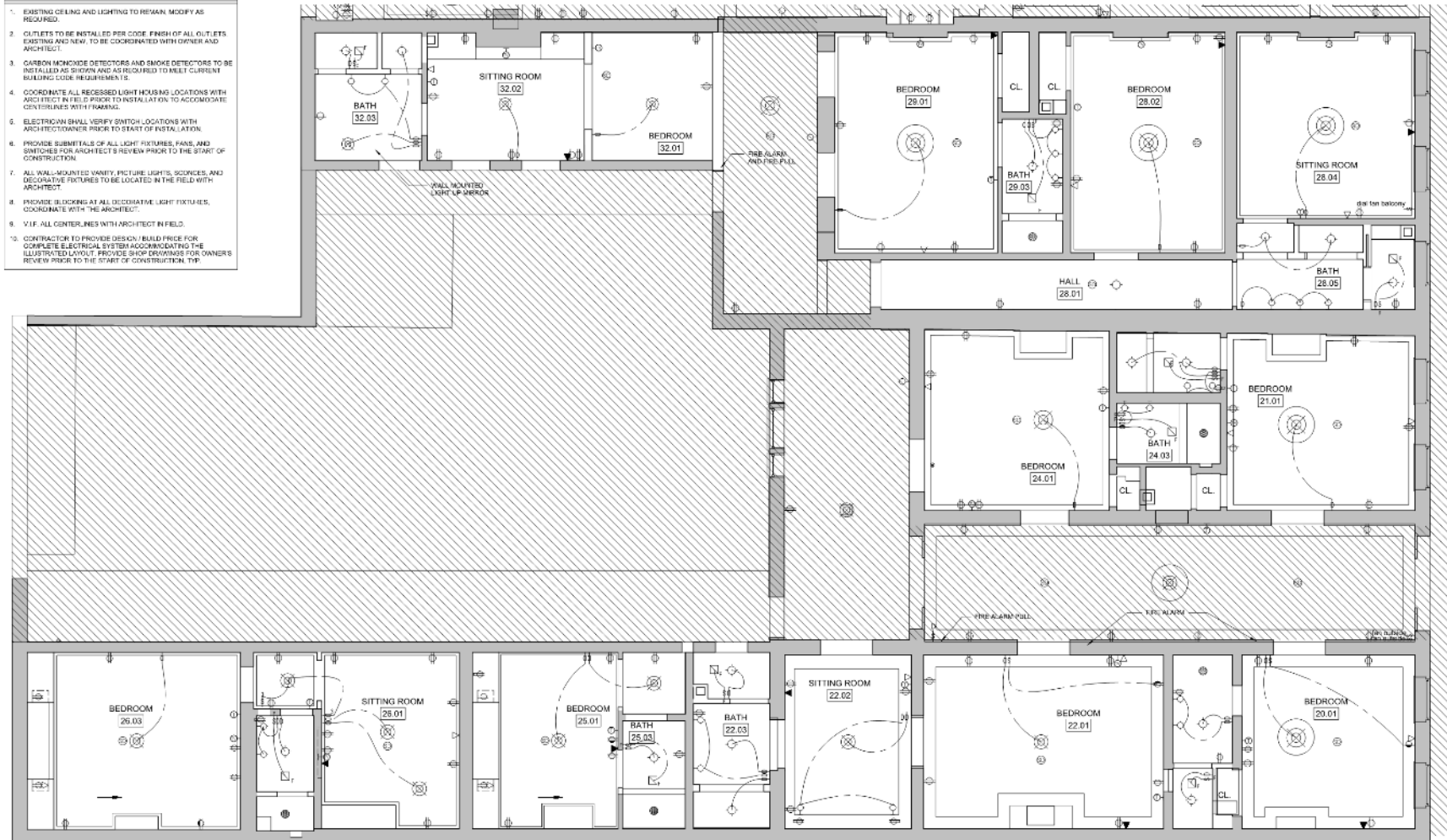
February 22, 2022





GENERAL RCP NOTES

4. EXISTING LIGHTING AND LIGHTING TO REMAIN: MODIFY AS REQUIRED.
5. OUTLETS TO BE INSTALLED PER CODE. FINISH OF ALL OUTLETS, SWITCHES AND NEW, TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. BURNING MONITORING DETECTORS AND SMOKE DETECTORS TO BE INSTALLED AND WIRING TO BE REQUIRED TO MEET CURRENT CALIFORNIA CODE REQUIREMENTS.
7. COORDINATE ALL RECESSED LIGHT HOUSING LOCATIONS WITH ARCHITECT IN FIELD PRIOR TO INSTALLATION TO ACCOMMODATE COORDINATE WITH FURNITURE.
8. ELECTROFAN SHALL VERIFY SWITCH LOCATIONS WITH ARCHITECT/OWNER PRIOR TO START OF INSTALLATION.
9. PROVIDE SUBMITTALS OF ALL LIGHT FIXTURES, PANS, AND SWITCHES FOR ARCHITECT'S REVIEW PRIOR TO THE START OF CONSTRUCTION.
10. ALL WALL-MOUNTED VANITY, PICTURE LIGHTS, SCENES, AND DECORATIVE FIXTURES TO BE LOCATED IN THE FIELD WITH ARCHITECT.
11. PROVIDE BLOCKING AT ALL DECORATIVE LIGHT FIXTURES, COORDINATE WITH THE ARCHITECT.
12. V.I.F. ALL CONTRACTORS WITH ARCHITECT IN FIELD.
13. OWNER TO PROVIDE DESIGN / BUILD PRICE FOR COMPLETE ELECTRICAL SYSTEM ACCORDING TO THE SUBMITTALS REVIEW, PERMITTING AND PERMITS FOR OWNER REVIEW PRIOR TO THE START OF CONSTRUCTION. TYP.



SECOND FLOOR PLAN - RCP - 1133-1137

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1
A-2.00

1133-1137 CHARTRES STREET ELEVATION

3/16" = 1'-0"

1135 Chartres

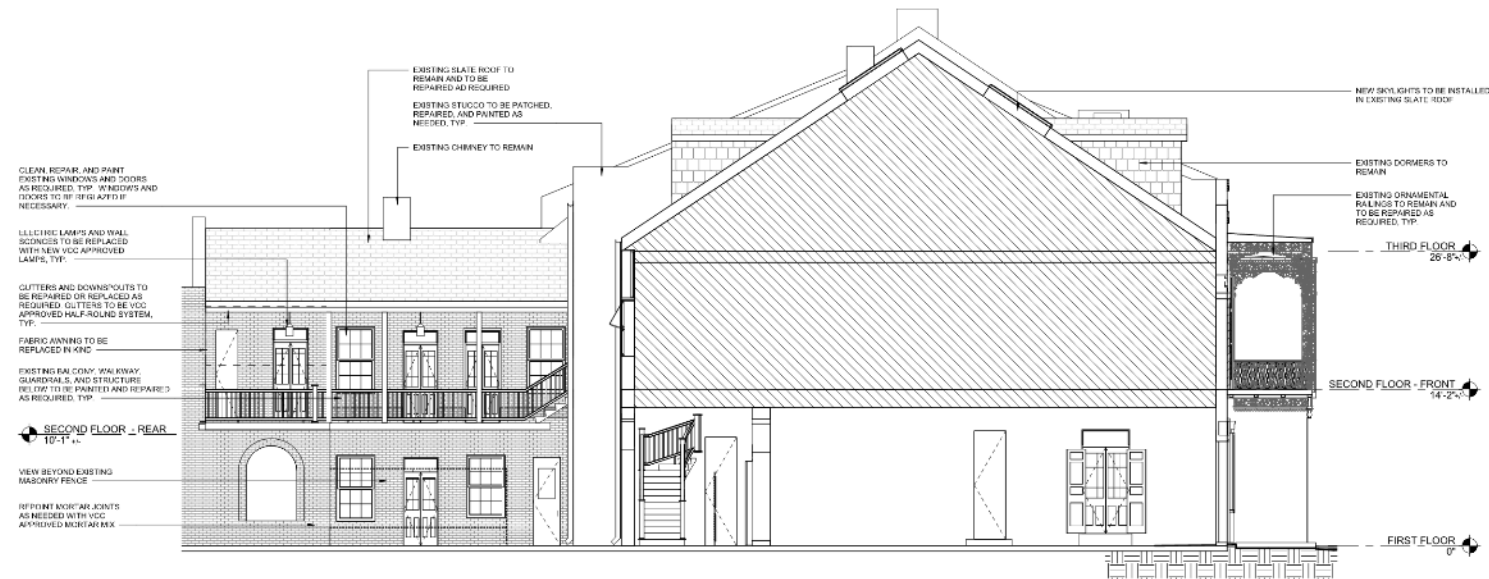
VCC Architectural Committee

February 22, 2022





1
A-3.00
SECTION / COURTYARD ELEVATION 1 - 1133-1137 CHARTRES
3/16" = 1'-0"



2
A-3.00
SECTION / COURTYARD ELEVATION 2 - 1133-1137 CHARTRES
3/16" = 1'-0"

SONIAT HOUSE
1130, 1133-1137 CHARTRES STREET
NEW ORLEANS, LA 70116
Project No. AA2109

02.07.22	
Drawn by:	JM
Checked by:	JM
Interior Demolition Set	08.12.21
Permit Set	09.23.21
Revised Permit Set	11.05.21
Revised Demolition Set	12.16.21
Permit Revisions	01.27.22
Permit Revisions	02.27.22

A-3.00

SECTIONS



1135 Chartres

VCC Architectural Committee

February 22, 2022



NOTE:
REFERENCE GENERAL VCC GUIDELINE SHEETS (A-5.02 - A-5.05) FOR APPROVED STANDARD DETAILS. CONTACT ARCHITECT IF APPLICABILITY OF DETAIL IS IN QUESTION.

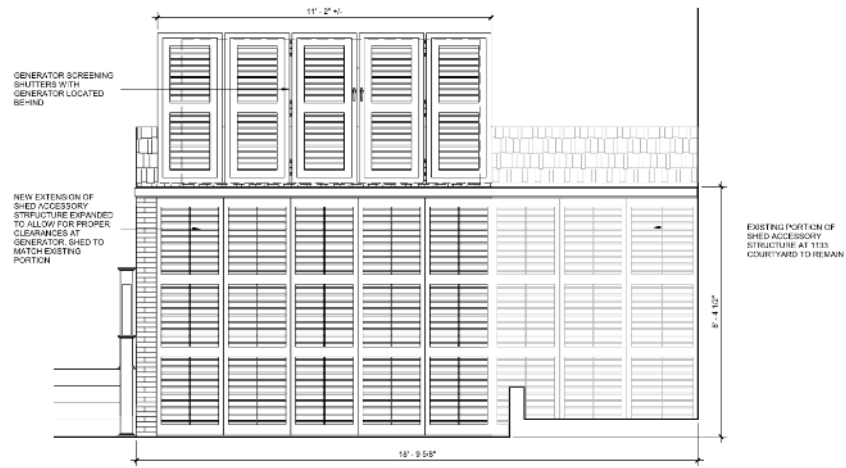
1
A-3.01 **SECTION / REAR ELEVATION 3 - 1133-1137 CHARTRES**
3/16" = 1'-0"

1135 Chartres

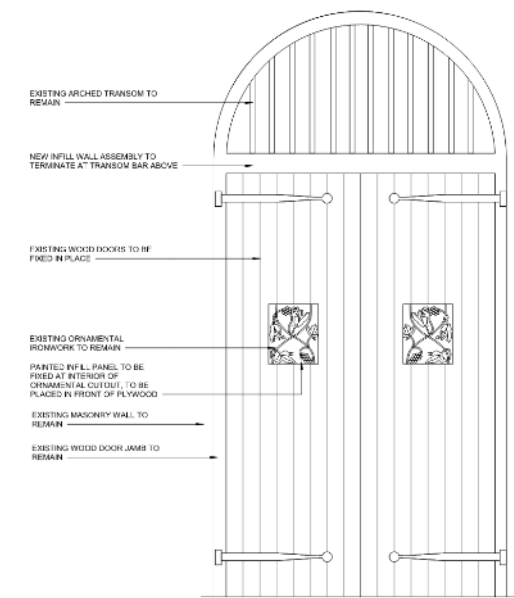
VCC Architectural Committee

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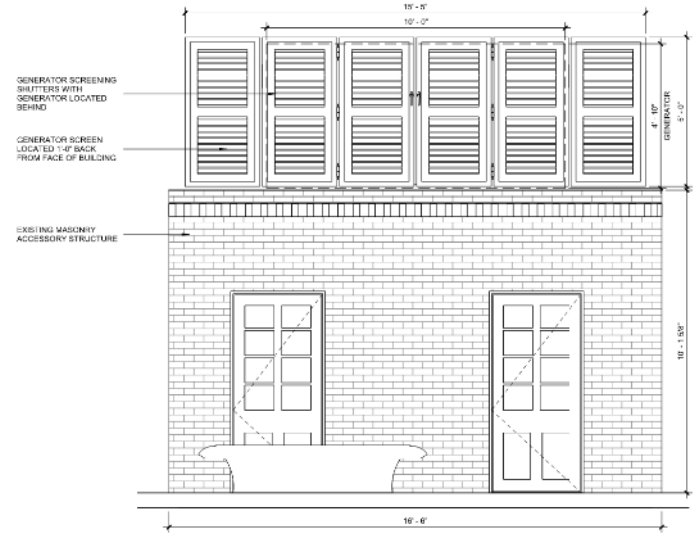




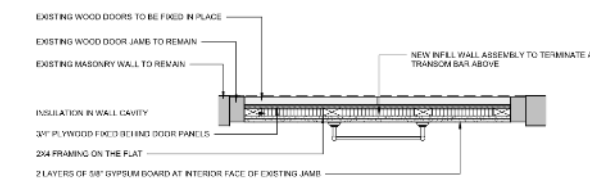
3 ELEVATION OF GENERATOR - 1
1/2" = 1'-0"



2 ELEVATION AT HISTORIC DOOR- 1133-1137 CHARTRES
1" = 1'-0"



4 ELEVATION OF GENERATOR - 2
1/2" = 1'-0"



1 INFILL AT HISTORIC DOOR- 1133-1137 CHARTRES
1" = 1'-0"

SONIAT HOUSE
1130, 1133-1137 CHARTRES STREET
NEW ORLEANS, LA 70116
Project No. AA2109

02.07.22

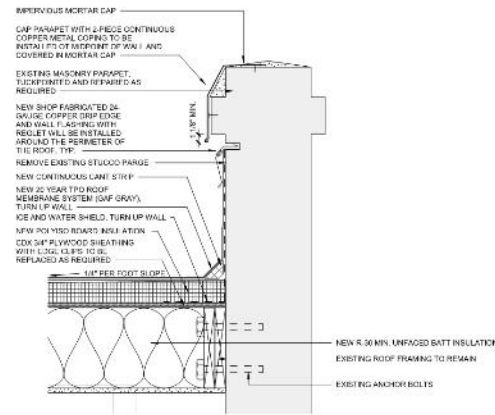
Drawn by: AP
Checked by: JM

Interior Demolition Set: 08.13.21
Permit Set: 09.23.21
Revised Permit Set: 11.05.21
Revised Demolition Set: 12.16.21
Permit Revisions: 01.27.22
Permit Revisions: 02.27.22

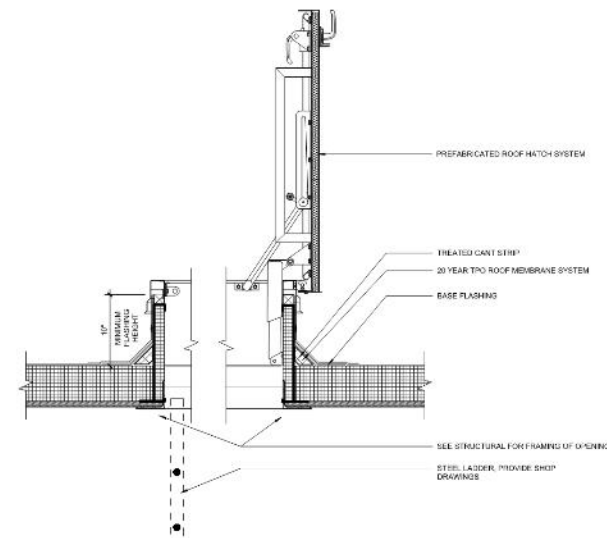
A-4.00

ENLARGED
PLAN/DETAILS

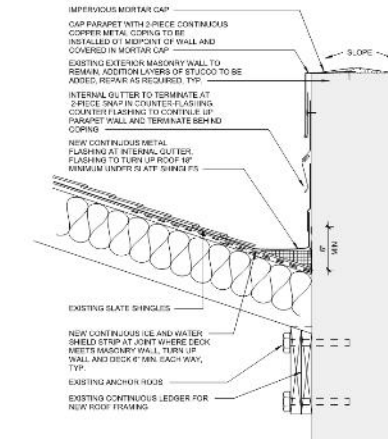




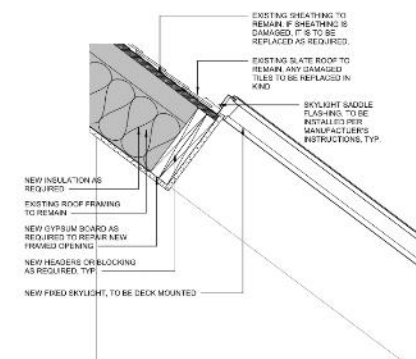
SECTION AT TPO ROOF AT EXISTING PARAPET - 1130 CHARTRES
1 1/2" = 1'-0"



SECTION AT ROOF HATCH
1 1/2" = 1'-0"



SECTION THRU INTERNAL GUTTER - 1133-1137 CHARTRES
1 1/2" = 1'-0"



SECTION THRU NEW SKYLIGHT
1 1/2" = 1'-0"

SONIAT HOUSE
1133, 1137-1137 CHARTRES STREET
NEW ORLEANS, LA 70116
Project No. AA2109

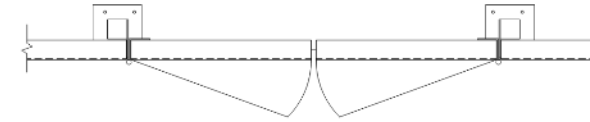
02.07.22	
Drawn by:	AP
Checked by:	JM
Interior Construction Set	08.19.21
Permit Set	08.20.21
Revised Permit Set	11.26.21
Revised Construction Set	12.16.21
Permit Revisions	01.27.22
Permit Revisions	02.22.22

A-5.01

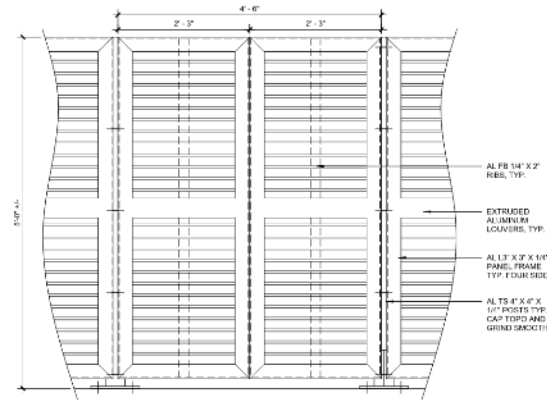
ROOF DETAILS



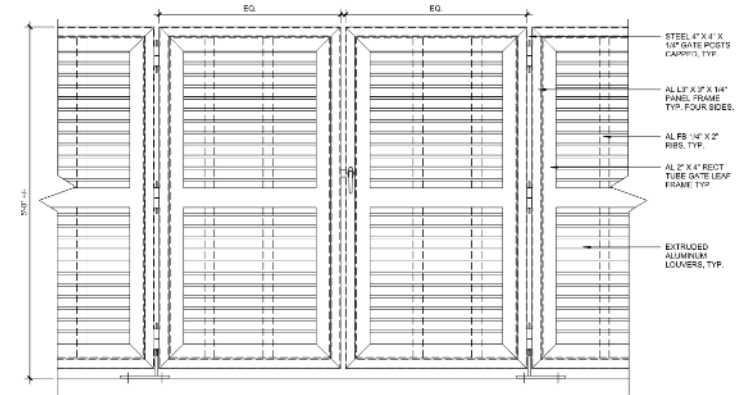
5 PANEL PLAN VIEW
1" = 1'-0"



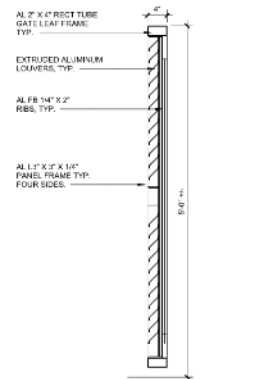
2 GATE PLAN VIEW
1" = 1'-0"



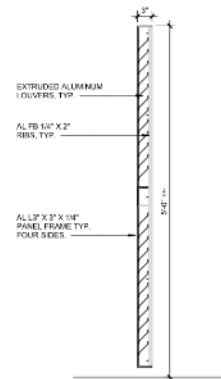
4 PANEL ELEVATION
1" = 1'-0"



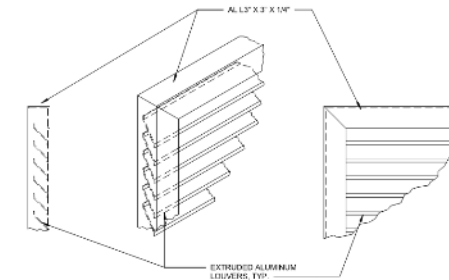
3 GATE ELEVATION VIEW
1" = 1'-0"



7 GATE SECTION
1" = 1'-0"



6 PANEL SECTION
1" = 1'-0"



8 PANEL ISOMETRIC
1 1/2" = 1'-0"

SONIAT HOUSE
1130, 1133-1137 CHARTRES STREET
NEW ORLEANS, LA 70116
Project No. AA2109

02.07.22
Drawn by: JAP
Checked by: JAM

Interior Demolition Set 08.18.21
Permit Set 09.28.21
Revised Permit Set 11.05.21
Revised Demolition Set 12.16.21
Permit Revisions 01.27.22
Permit Revisions 02.27.22

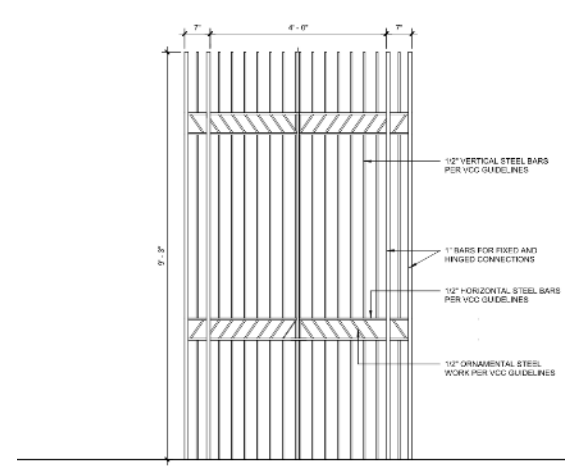
A-5.06

GENERATOR SCREEN
DETAILS

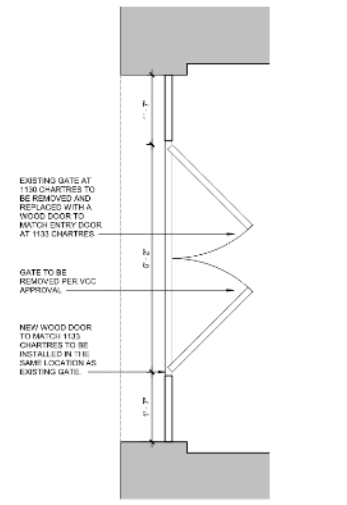


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New Orleans, LA 70115
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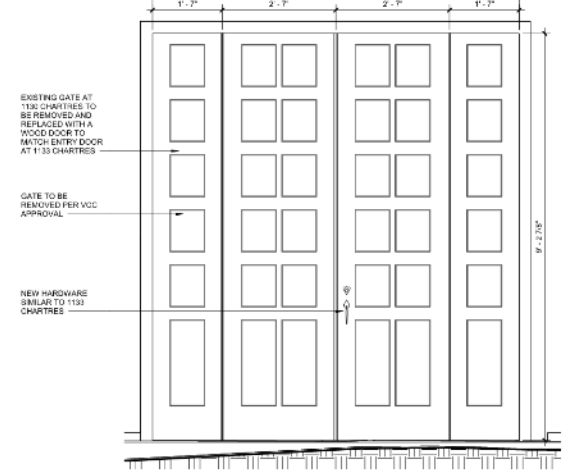
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6 INTERIOR SECURITY GATE- 1133-1137 CHARTRES
3/4" = 1'-0"

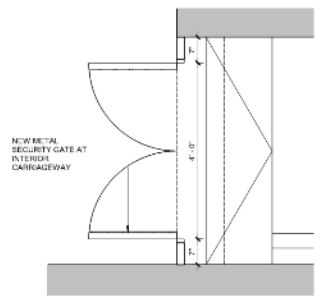


3 1130 CHARTRES ENTRY- PLAN
3/4" = 1'-0"

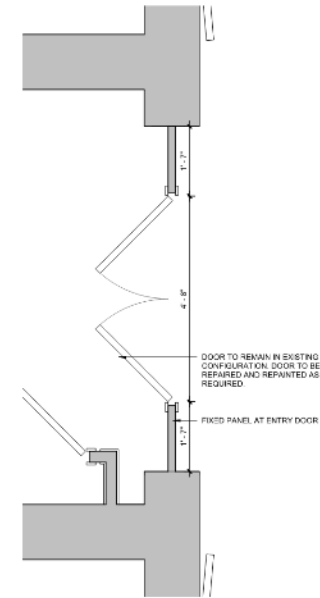


2 1130 CHARTRES STREET ENTRY GATE
3/4" = 1'-0"

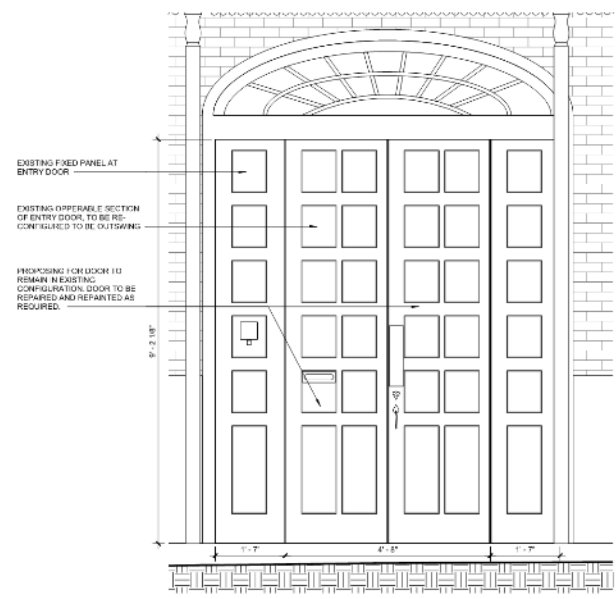
NOTE:
EXTERIOR STEEL GATE DESIGN BASED ON VCC STANDARD DETAILS. GATE ELEVATIONS ARE BEING PROVIDED AND APPROPRIATE NEEDS TO BE DETERMINED BY A.U. PROPOSED CONFIGURATION FOR BOTH 1130 & 1133 CHARTRES. NEW PROPOSED WOODEN DOORS TO MATCH EXISTING AND NEW WROUGHT IRON GATE BEHIND.



5 SECURITY GATE AT 1133-1137 CHARTRES
3/4" = 1'-0"



4 FIRST FLOOR - 1135 CHARTRES ENTRY-PLAN
3/4" = 1'-0"



1 1133-1137 CHARTRES STREET -ENTRY DOOR
3/4" = 1'-0"

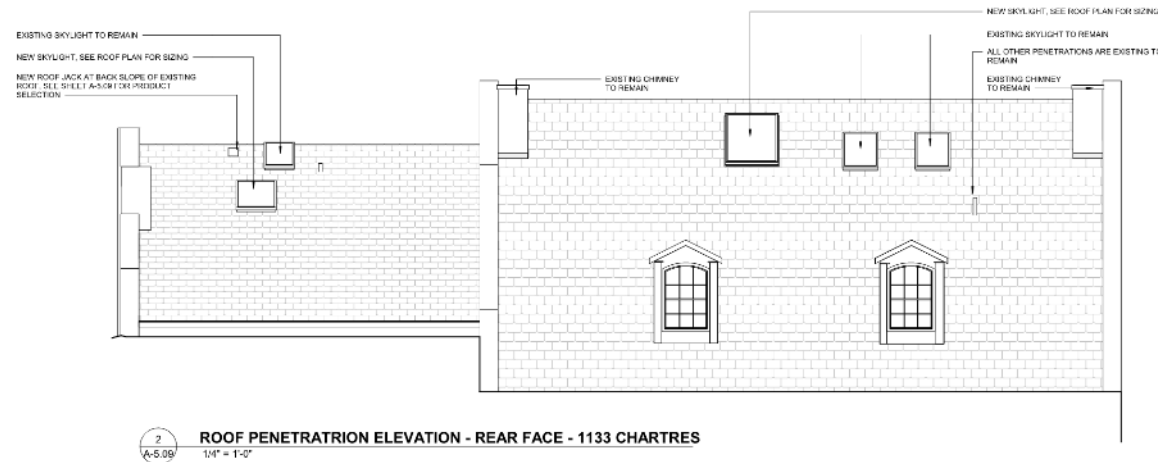
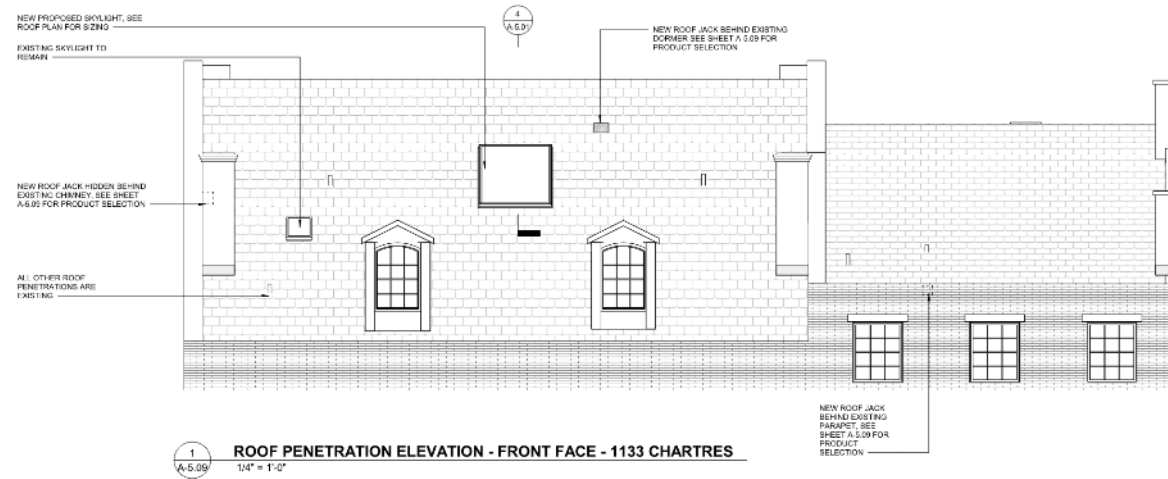
SONIAT HOUSE
1130, 1133-1137 CHARTRES STREET
NEW ORLEANS, LA 70116
Project No. AA2109

02.07.22	
Drawn by	AP
Checked by	JM
Interior Demolition Set	08.13.21
Permit Set	08.23.21
Revised Permit Set	11.05.21
Revised Demolition Set	12.16.21
Permit Revisions	01.27.22
Permit Revisions	02.27.22

A-5.08

EXTERIOR GATE/DOOR
DETAILS





SONIAT HOUSE
1135, 1133-1137 CHARTRES STRE
NEW ORLEANS, LA 70116
Project No. AA2109

02.07.22

Drawn by: AP
Checked by: JM

Initial Designation Set: 08.13.21
Permit Set: 09.23.21
Revised Permit Set: 11.03.21
Revised Denial Set: 12.16.21
Permit Revisions: 01.27.22
Permit Revisions: 02.27.22

A-5.09

ELEVATION OF ROOF
PENETRATIONS

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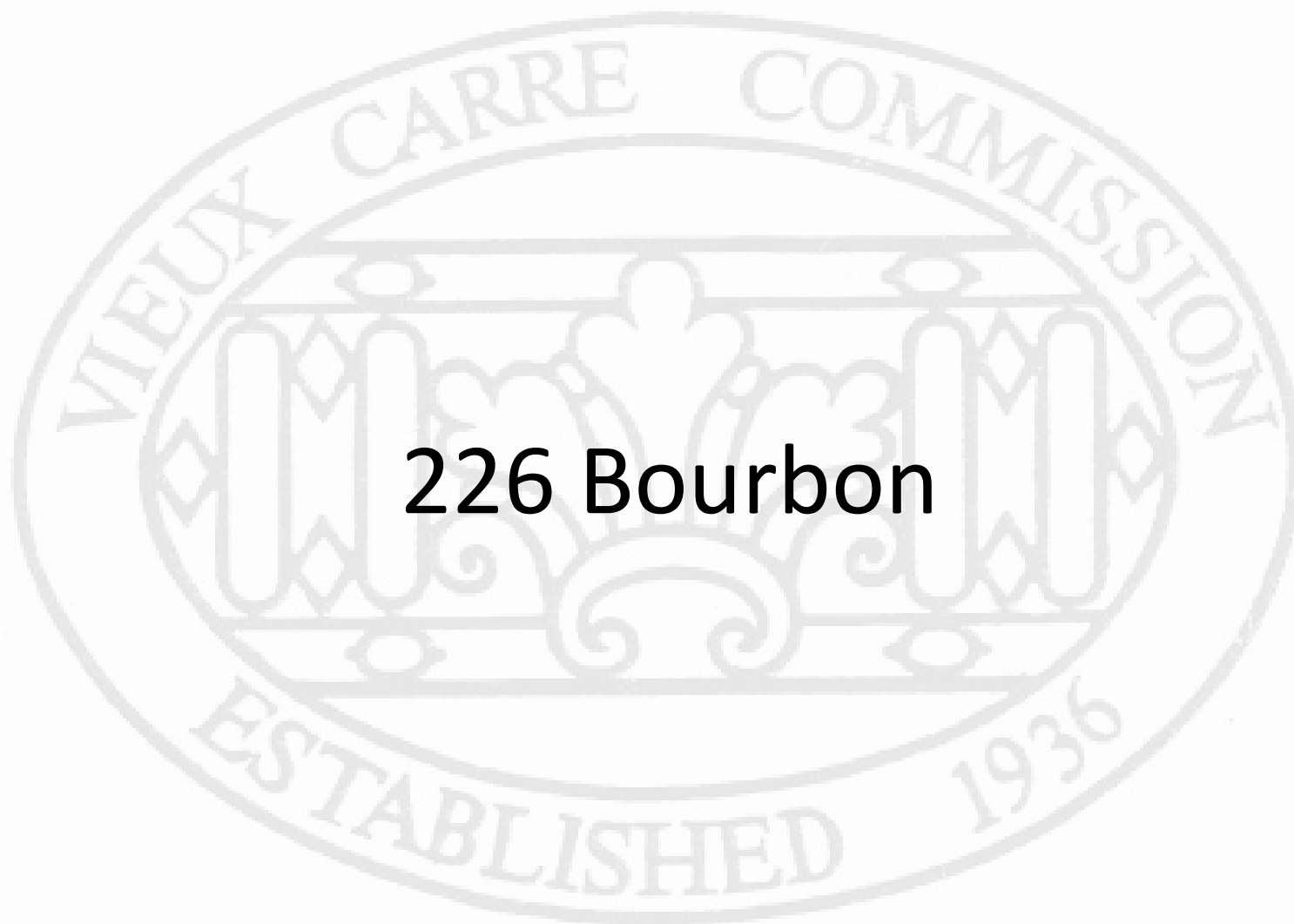
1135 Chartres

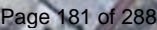
VCC Architectural Committee

February 22, 2022

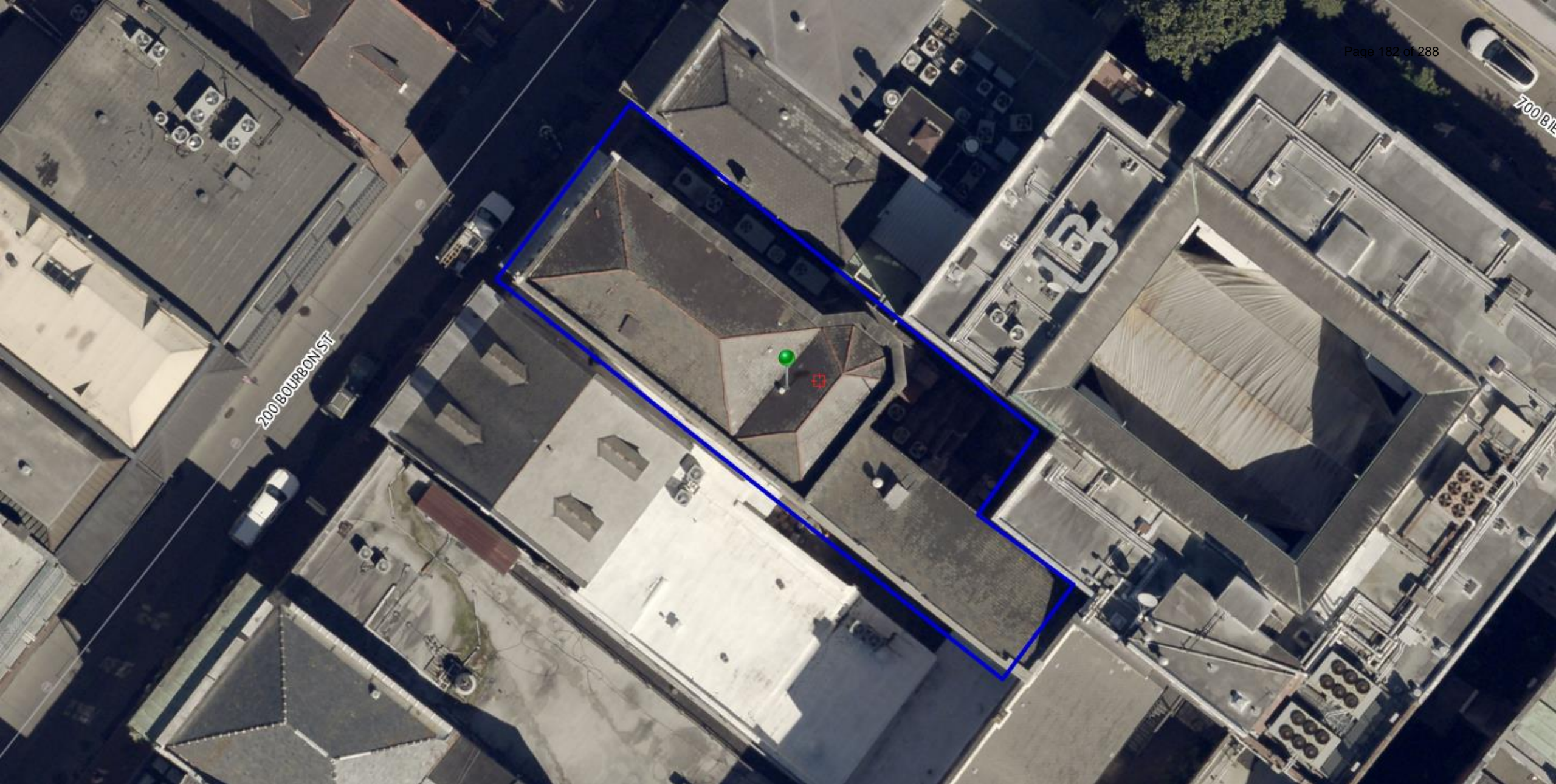


226 Bourbon





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226 Bourbon

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February 22, 2022





226 Bourbon

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226 Bourbon

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226 Bourbon - 1963

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226 Bourbon - 1963

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226 Bourbon

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226 Bourbon – previous brown rated infill

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226 Bourbon – previous brown rated infill

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226 Bourbon – previous brown rated infill

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226 Bourbon – previous brown rated infill

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226 Bourbon

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226 Bourbon

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February 22, 2022





226 Bourbon
VCC Architectural Committee

February 22, 2022





226 Bourbon
VCC Architectural Committee

February 22, 2022





226 Bourbon

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February 22, 2022





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February 22, 2022



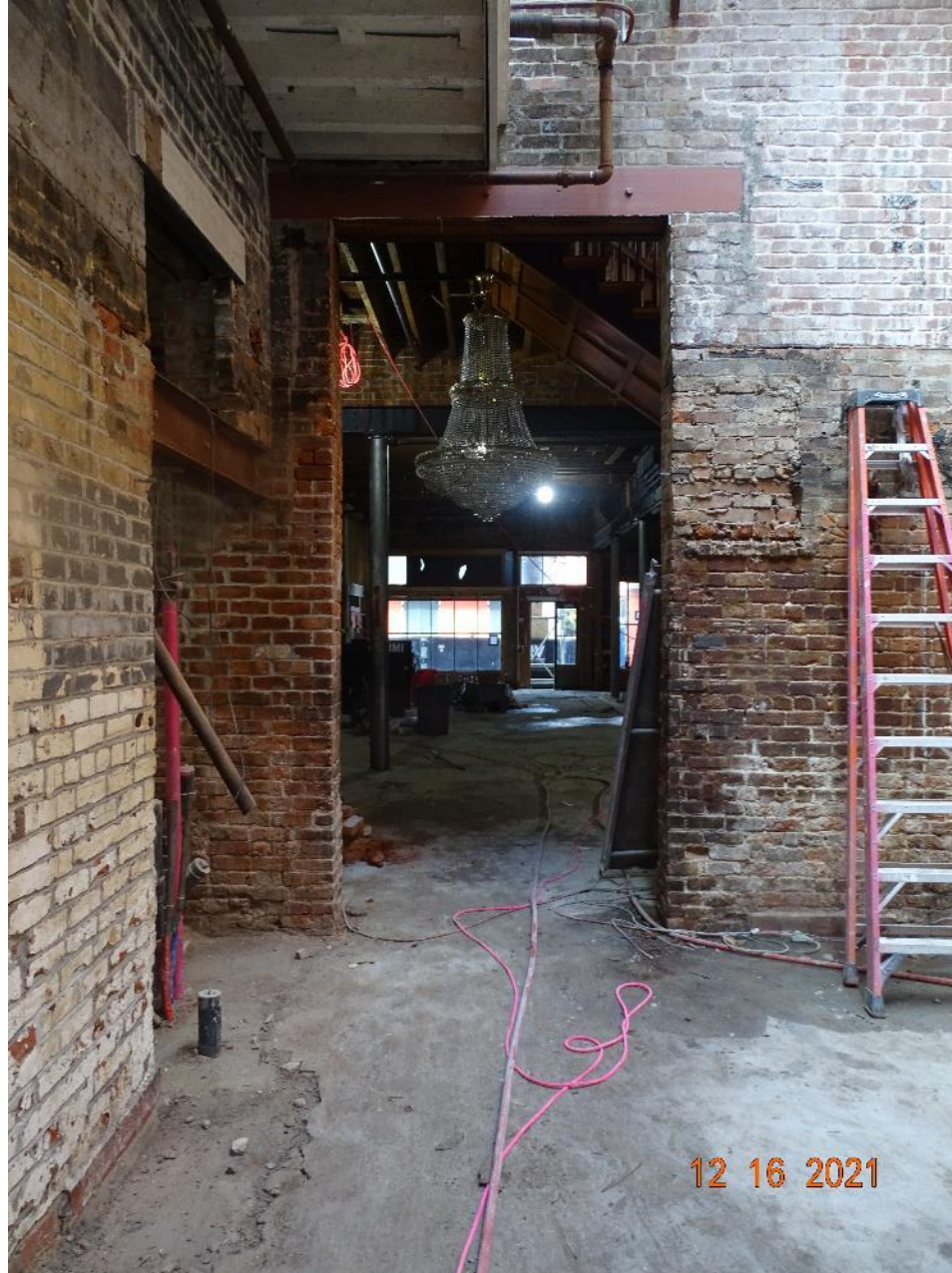


226 Bourbon

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February 22, 2022



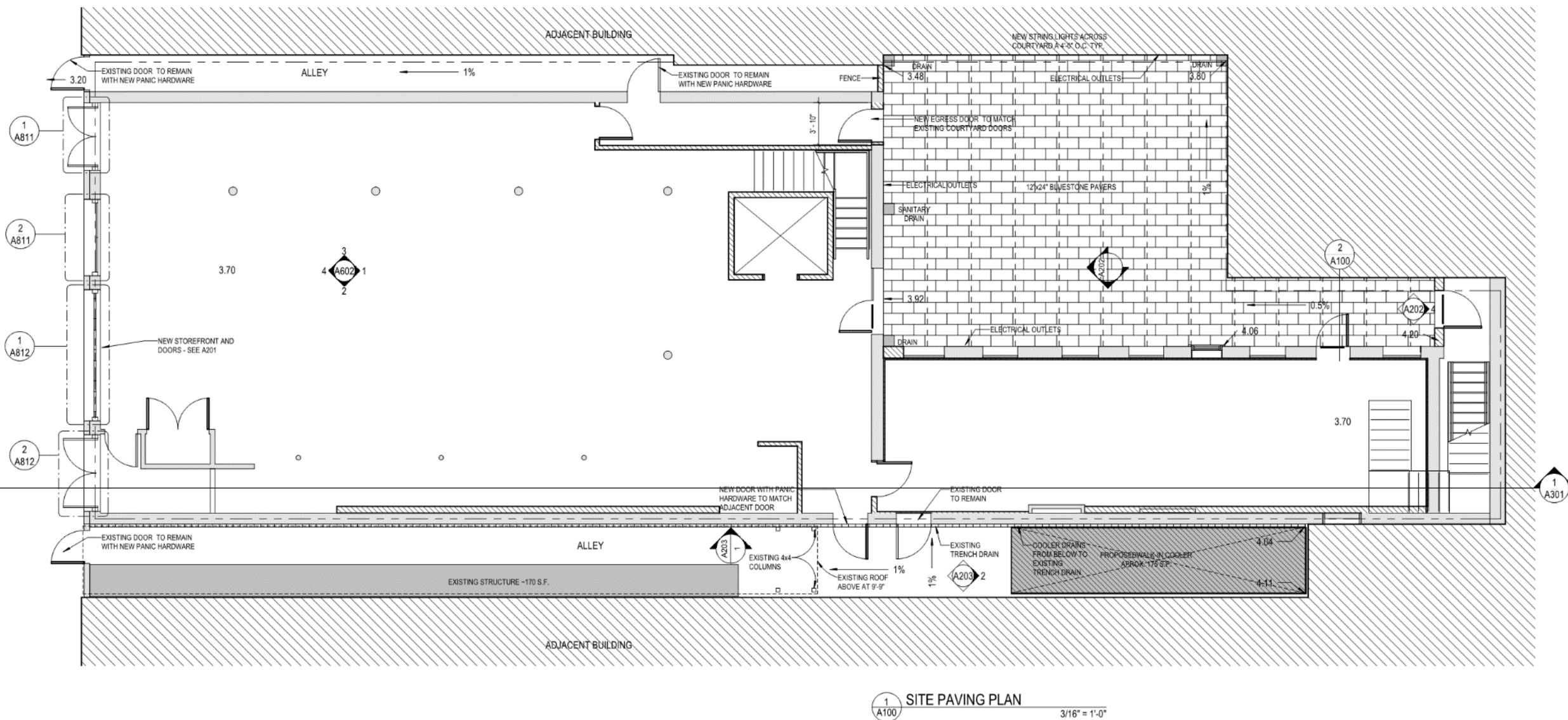


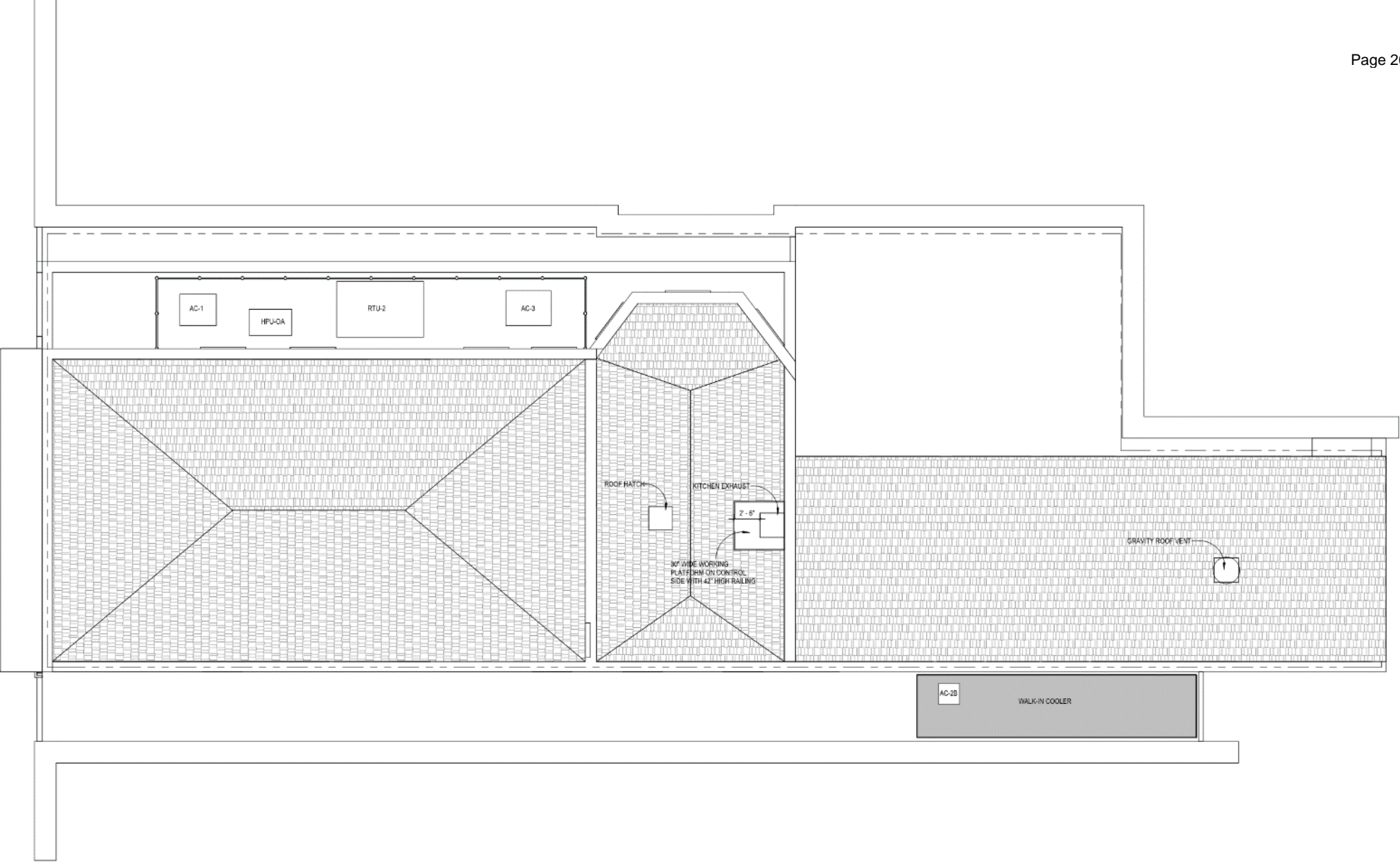
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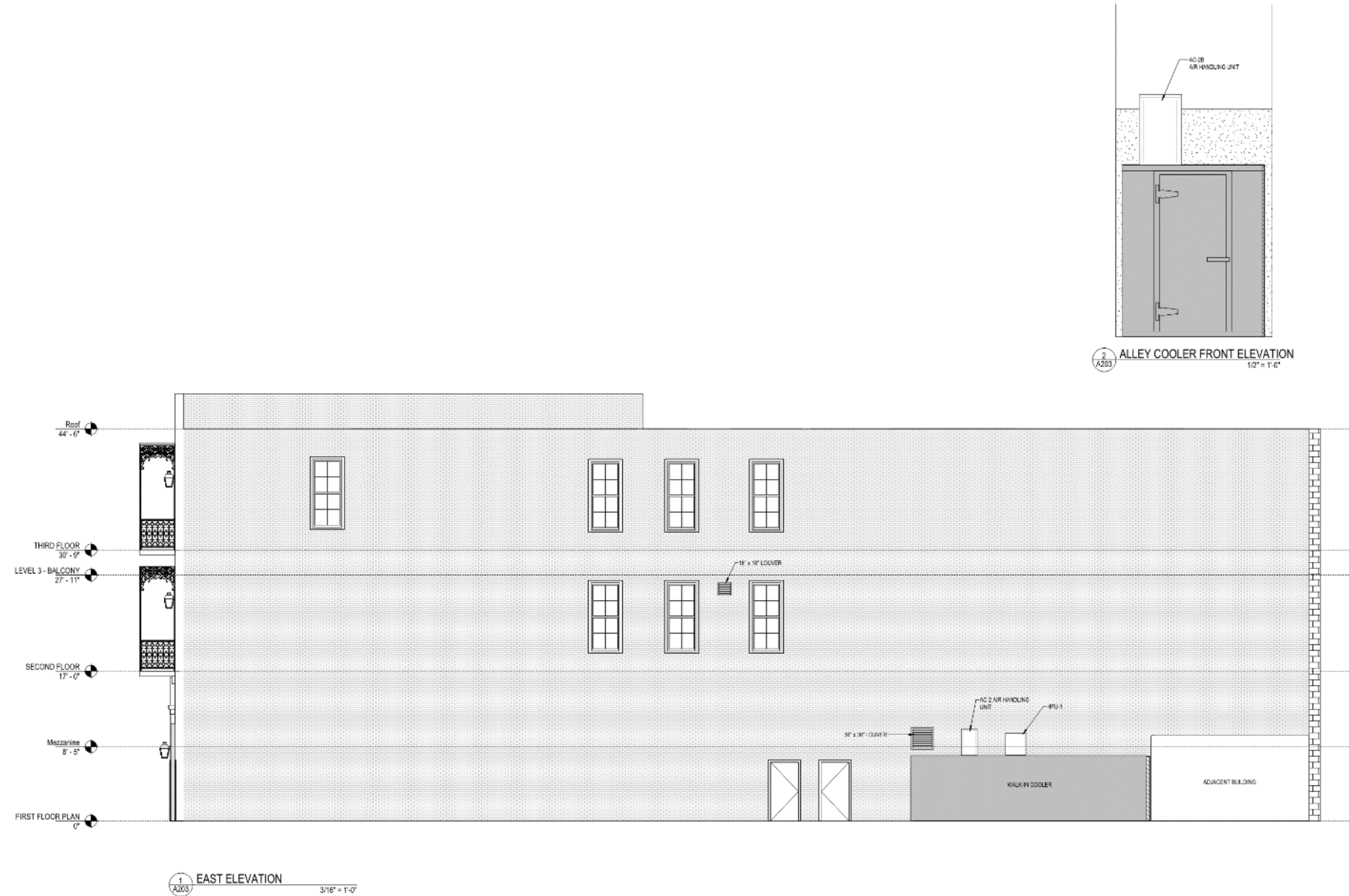


226 Bourbon

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Construction Features

When you buy a Greenheck gravity ventilator, you receive a ventilator with the industry's best performance and durability for intake (model GRSI) or relief (model GRSR) for natural gravity or positive pressure systems. Exceptional low silhouette design and construction features make this unit a rugged, efficient, and economical air inlet or outlet.

- Broadest performance in the industry, up to 18,400 cfm (31,300 m³/hr)
- Most advanced weather protection of any ventilator in its class
- Greenheck subjects these products to extensive life testing, ensuring the ventilator will provide years of reliable performance

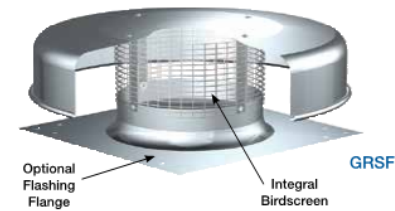
- All aluminum exterior for corrosion-resistant construction
- Integral birdscreen to prevent the entry of birds and/or small objects
- Built-in curb cap with pre-punched holes for easy attachment to roof curbs
- Optional built-in flashing flange (model GRSF) with pre-punched holes for quick and easy installations without a roof curb.

Use the GRS with the following accessories:

Gravity or motorized dampers to ensure weather tightness.

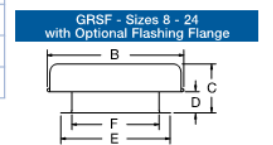
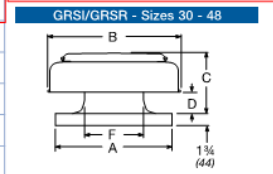
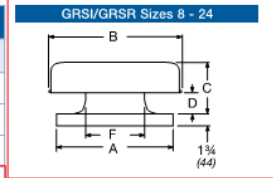
Prefab curbs to reduce installation time.

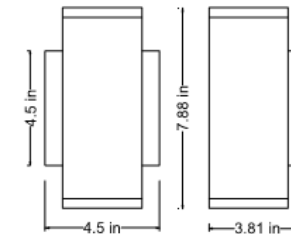
Protective coatings to extend the life of the unit or blend its color with other equipment.



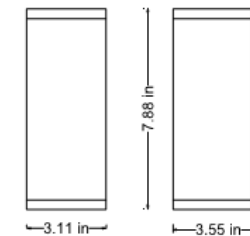
Dimensions									
Model Size	A	B	C	D	E	F	Damper Size	Curb Thickness	Shroud Thickness
8	19 (483)	20 1/2 (521)	7 1/4 (184)	1 1/2 (38)	20 1/4 (514)	8 1/4 (210)	8 x 8 (203 x 203)	0.051 (1.3)	0.051 (1.3)
10	19 (483)	20 1/2 (521)	7 1/4 (197)	2 (51)	20 1/4 (514)	10 1/4 (260)	10 x 10 (254 x 254)	0.051 (1.3)	0.051 (1.3)
12	22 (559)	29 (737)	10 (254)	3 1/4 (89)	23 1/4 (591)	12 1/4 (311)	12 x 12 (305 x 305)	0.064 (1.6)	0.064 (1.6)
15	22 (559)	29 (737)	10 (254)	3 1/4 (89)	23 1/4 (591)	14 1/4 (362)	16 x 16 (406 x 406)	0.064 (1.6)	0.064 (1.6)
16	26 (660)	29 (737)	11 (279)	4 1/4 (108)	27 1/4 (692)	16 1/4 (413)	16 x 16 (406 x 406)	0.064 (1.6)	0.064 (1.6)
18	30 (762)	35 1/2 (902)	9 1/4 (248)	1 1/4 (44)	31 1/4 (794)	20 1/4 (514)	18 x 18 (457 x 457)	0.064 (1.6)	0.064 (1.6)
20	30 (762)	35 1/2 (902)	11 1/4 (286)	3 1/4 (95)	31 1/4 (794)	20 1/4 (514)	18 x 18 (457 x 457)	0.064 (1.6)	0.064 (1.6)
24	34 (864)	38 1/2 (972)	11 (279)	4 (102)	35 1/4 (895)	24 1/4 (622)	24 x 24 (610 x 610)	0.064 (1.6)	0.064 (1.6)
30	40 (1016)	48 (1219)	18 1/2 (476)	5 1/4 (138)	-	30 1/4 (775)	30 x 30 (762 x 762)	0.064 (1.6)	0.064 (1.6)
36	46 (1168)	56 1/2 (1441)	21 1/4 (540)	10 (254)	-	36 1/2 (927)	36 x 36 (914 x 914)	0.064 (1.6)	0.080 (2.0)
42	52 (1321)	63 1/2 (1607)	24 1/4 (616)	11 1/4 (286)	-	42 1/4 (1067)	42 x 42 (1067 x 1067)	0.064 (1.6)	0.080 (2.0)
48	58 (1473)	72 (1829)	26 1/4 (667)	11 1/4 (286)	-	48 1/4 (1232)	48 x 48 (1219 x 1219)	0.064 (1.6)	0.080 (2.0)

All dimensions are in inches (millimeters) and the weight in pounds (kilograms). NOTE: Sizes GRS-8 through 24 have a one-piece cover and shroud. Access is gained through the removal of screws. Sizes GRS-30 through 48 have a removable cover, separate from the shroud, to facilitate maintenance and servicing of dampers.





AWL.70 WITH ASC



AWL.70 WITH MINI JBOX
REMOTE DRIVER

SPECIFICATIONS

Material

Machined aluminum with glass lens and stainless steel fasteners.

Finish

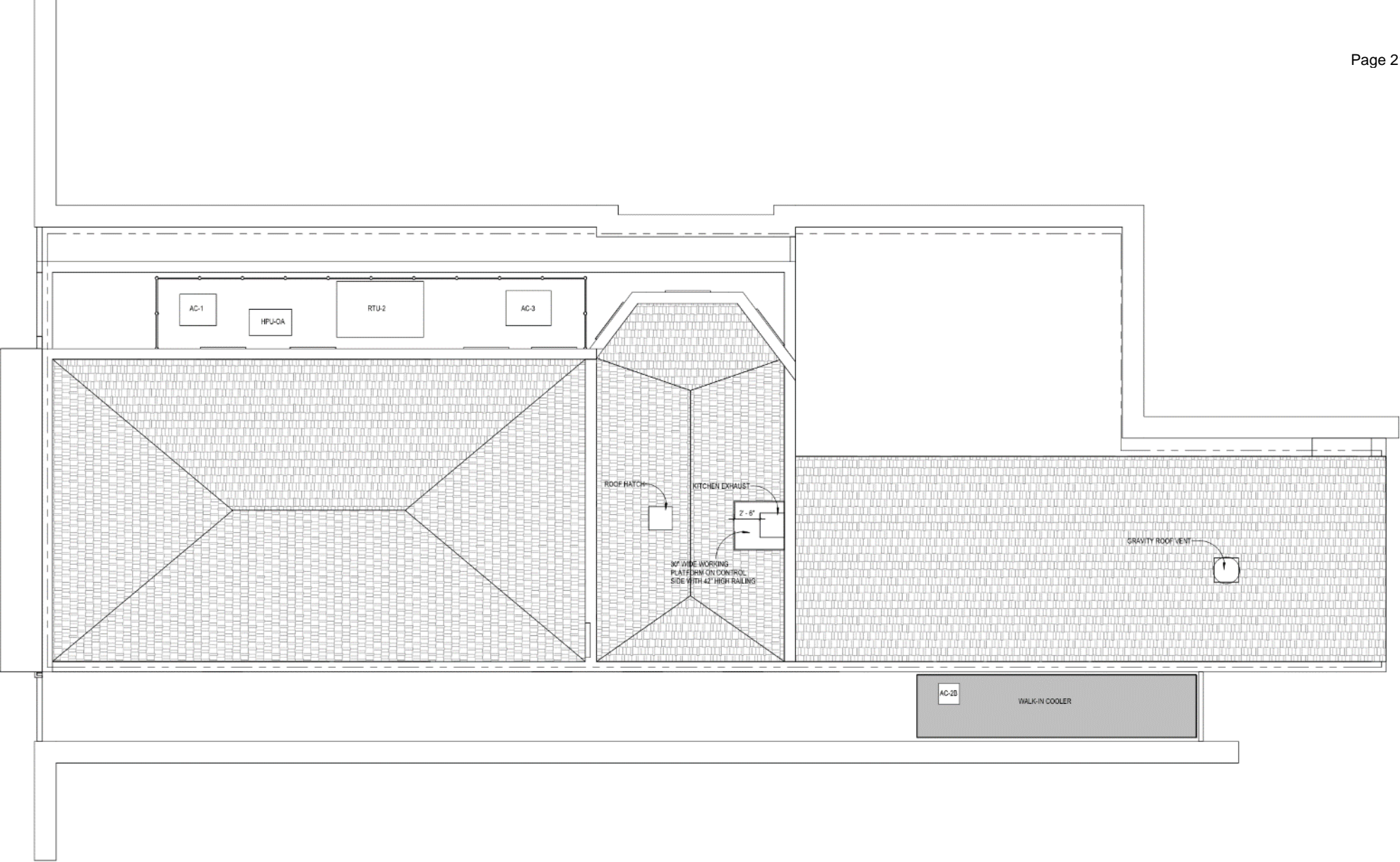
Aluminium: Brushed aluminum with clear powdercoat. Matte black or white Tiger Drylac powdercoat.

Electrical

ETL wet location listed.

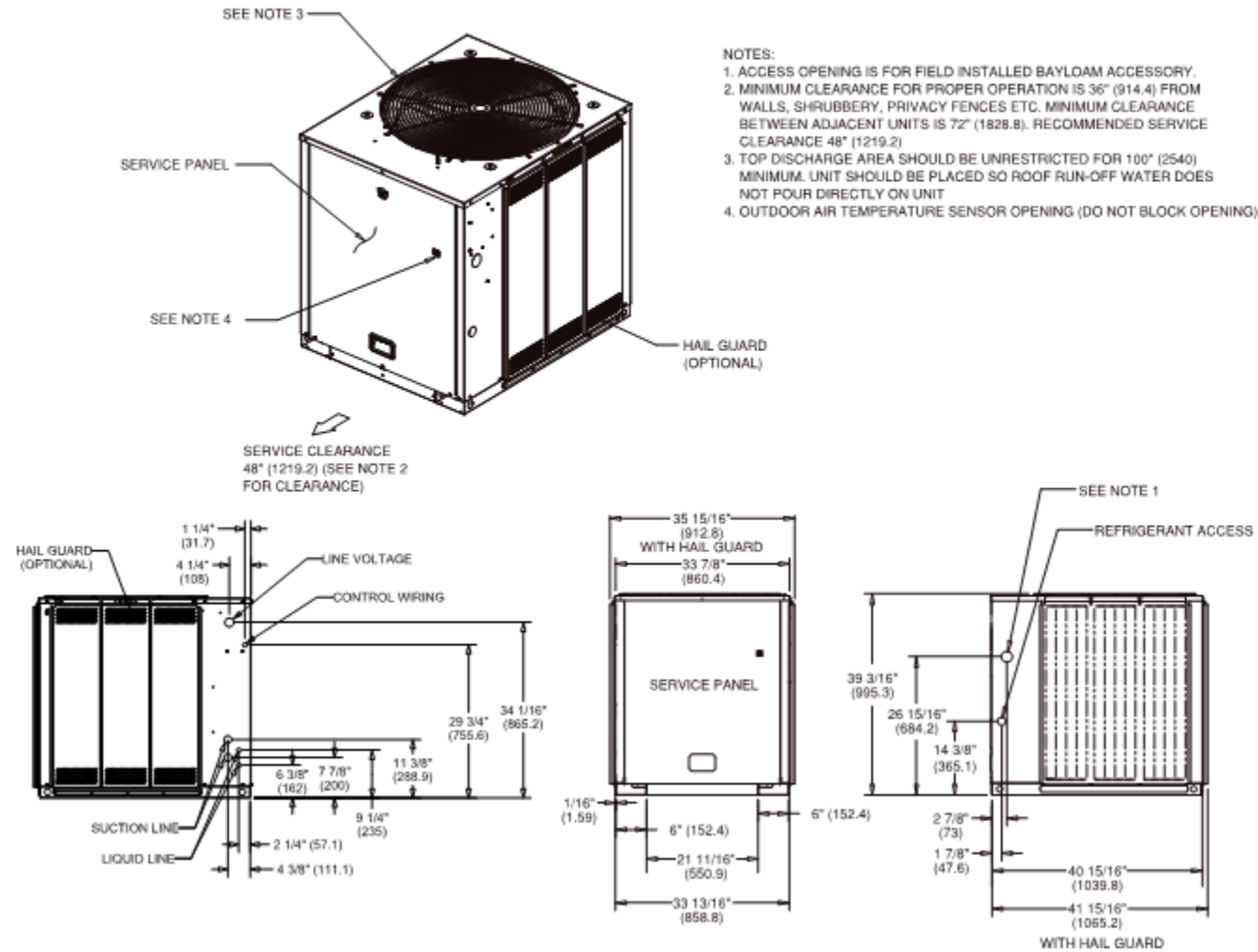
Ships with Mini Junction by Lumenart remote driver. Optional ASC for mounting driver in 4-0 octagon box. Total Luminaire wattage 14.48w 860 lm

Fixture	LED	Voltage	Finishes	Option
AWL.70	3000k	UNV	Aluminium Black White	ASC



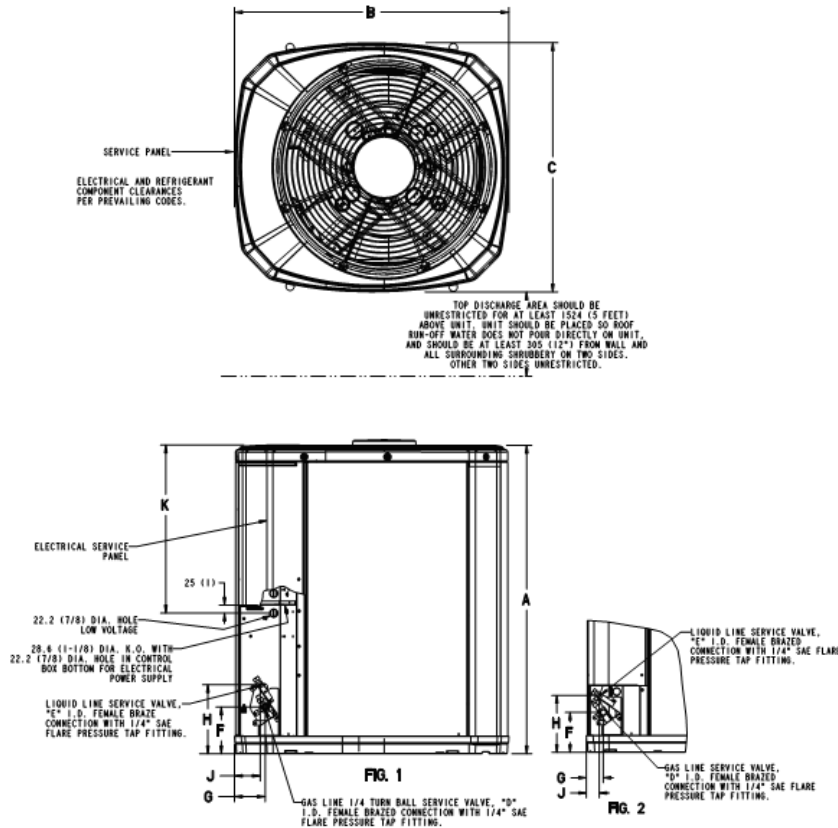
Dimensional Data

Figure 28. 6, 7.5 ton condensing unit, dual compressor, microchannel



Dimensions

4TTA3 Outline Drawing
NOTE: ALL DIMENSIONS ARE IN MM (INCHES)



MODELS	BASE	FIG.	A	B	C	D	E	F	G	H	J	K
4TTA3036B	3	1	733 (28-3/4)	829 (32-5/8)	756 (29-3/4)	3/4	3/8	137 (5-3/8)	79 (3-1/8)	197 (7-3/4)	60 (2-3/8)	508 (20)
4TTA3042D	4	1	741 (29-1/8)	946 (37-1/4)	870 (34-1/4)	3/4	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	508 (20)
4TTA3048D	4	1	741 (29-1/8)	946 (37-1/4)	870 (34-1/4)	7/8	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	508 (20)
4TTA3060D	4	1	943 (37-1/8)	946 (37-1/4)	870 (34-1/4)	7/8	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	508 (20)

Job Name:

System Reference:

Date:

208/230V OUTDOOR VRF HEAT RECOVERY SYSTEM



UNIT OPTION

Standard Model	TURYP0723AN40AN
Seacoast (BS) Model	TURYP0723AN40AB

ACCESSORIES

BC Controller (Required)	for details see BC Controller Submittals
Joint Kit	for details see Pipe Accessories Submittal
Panel Heater Kit	for details see Panel Heater Kit Submittal
Snow/Hail Guards Kit	for details see Snow/Hail Guards Kit Submittal

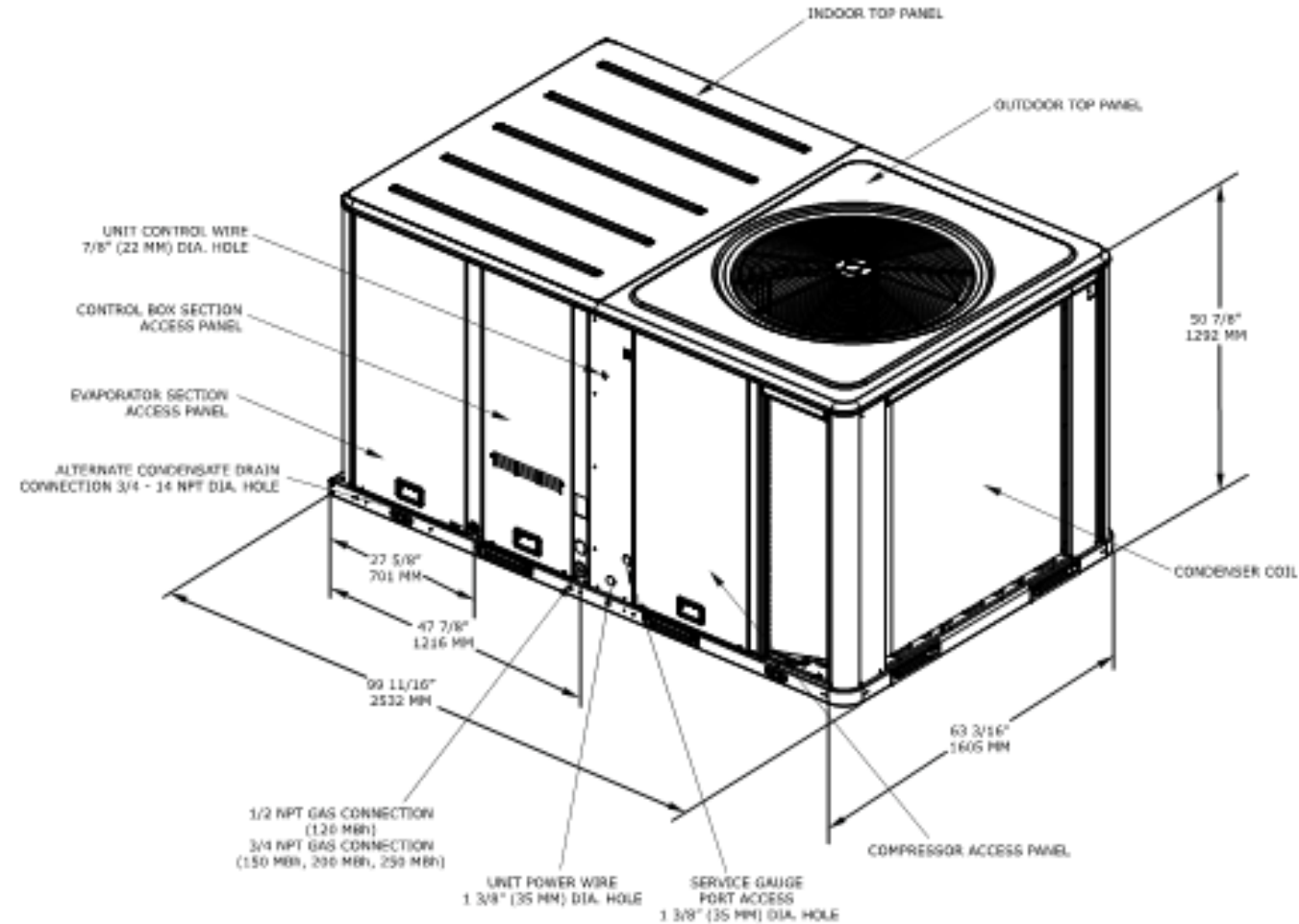
Specifications		System	
Unit Type		TURYP0723AN40A(N/B)	
Cooling Capacity (Nominal)		72,000	
Heating Capacity (Nominal)		80,000	
Guaranteed Operating Range ¹	Cooling ²	23~126 [-5.0~52.0]	
	Heating ³	-4~60 [-20.0~15.5]	
Extended Operating Range	Heating	-18~60 [-18.0~15.5]	
External Dimensions (H x W x D)		71-5/8 x 36-1/4 x 29-5/32 [1,818 x 920 x 740]	
Net Weight		519 [235]	
External Finish		Pre-coated galvanized steel sheet (+powder coating for -BS type) <MUNSELL 5Y 8/1>	
Electrical Power Requirements		208/230V, 3-phase, 60 Hz, ±10%	
Voltage, Phase, Hertz, Power Tolerance			
Minimum Circuit Ampacity		A	24.0/22.0
Maximum Overcurrent Protection		A	40/35
Recommended Fuse Size		A	30/30
Recommended Minimum Wire Size		AWG [mm]	10/10 [5.3/5.3]
SCCR		kA	5
Refrigerant Piping Diameter	Liquid (High Pressure)	In. [mm]	5/8 [15.88] Braze
	Gas (Low Pressure)	In. [mm]	3/4 [19.05] Braze
Max. Total Refrigerant Line Length		Ft.	1804
Max. Refrigerant Line Length (Between ODU & IDU)		Ft.	541
Max. Control Wiring Length		Ft.	1640
Indoor Unit Connectable	Total Capacity	50.0~150.0% of outdoor unit capacity	
	Model/Quantity	P05~P96/1.0~18.0	
Sound Pressure Levels		dB(A)	56.5~58.0
Sound Power Levels		dB(A)	75.5/77.0
FAN ⁴	Type x Quantity	Propeller fan x 1	
	Airflow Rate	CFM	6000
	External Static Pressure	In. WG	Selectable; 0.00, 0.12, 0.24, 0.32 In. WG; factory set to 0 In. WG
Compressor Operating Range		15.0% to 100.0%	
Compressor	Type x Quantity	Inverter scroll hermetic compressor x 1	
Refrigerant	Type x Original Charge	R410A x 11 lbs + 7.0 oz [5.2 kg]	
Protection Devices	High Pressure Protection	High pressure sensor, High pressure switch at 4.15 MPa (601 psi)	
	Inverter Circuit (Comp./Fan)	Over-heat protection, Over-current protection	
	Fan Motor	Over-current protection	
	EER	13.1/14.7	
AHRI Ratings (Ducted/Non-ducted)	IEER	23.8/29.2	
	COP	3.76/4.09	
	SCHE	25.9/25.5	

NOTES:
Nominal cooling conditions (Test conditions are based on AHRI 1230)
Indoor: 80°F D.B./67°F W.B. (26.7°C D.B./19.4°C W.B.), Outdoor: 95°F D.B. (35°C D.B.)
Nominal heating conditions (Test conditions are based on AHRI 1230)
Indoor: 70°F D.B. (21.1°C D.B.), Outdoor: 47°F D.B./43°F W.B. (8.3°C D.B./6.1°C W.B.)

¹Harsh weather environments may demand performance enhancing equipment. Ask your Mitsubishi Electric representative for more details about your region.
²For details on extended cooling operation range down to -10°F DB, see Low Ambient Kit Submittal
³When applying product below -4°F, consult your design engineer for cold climate application best practices, including the use of a backup source for heating
⁴Unit will continue to operate in extended operating range, but capacity is not guaranteed

Dimensional Data

Figure 25. Cooling and gas/electric — 10 tons high efficiency

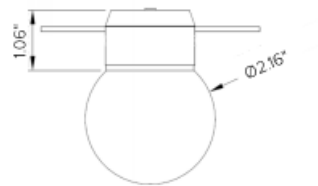


KEY FEATURES

- Low voltage cable light for indoor / outdoor lighting applications, perfect for festoon mounting, taught or swayed.
- 16 gauge conductive cable with factory attached sockets.
- Lamp spacing available in 12" OC and 24" OC.
- Flat base can be easily mounted against a wall or ridged surface.
- Max continuous length: 50' max per run (12" OC)
100' max per run (24" OC)
- Multiple dimming options available, see power supply selections.



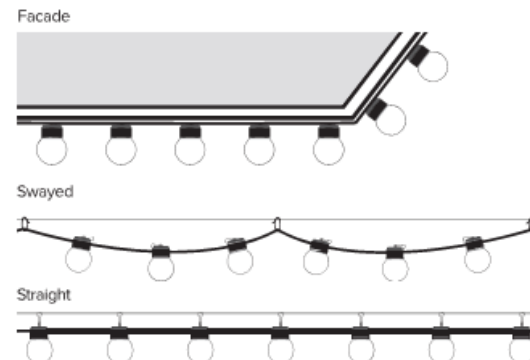
DIMENSIONAL DRAWING



DETAILS

Spacing	12" or 24" OC Socket Spacing
Color Temp	2300K
Wattage	1.5W per socket
Installation	Attach to aircraft cable (sold separately) and to be secured with cable ties (provided by others). Optional cable wrap encases aircraft cable and Intellistrand cable for a clean one wire look (see page 3).
Weight	0.25Lbs/socket
Power Supply	Listed Class 2 output, 24 VDC power supply required
IP Rating	IP65
Certifications	cETLus Class 2 Wet Listed 4007019 Tested in accordance with LM-79-08 Energy efficient for California installations.
Warranty	5 year warranty

INSTALLATION EXAMPLES



FIXTURE DATA

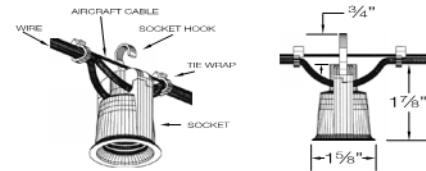
Model	Efficacy* Lm/Wt	Lm/Bulb	Wt/ Globe
2300K	45*	67	1.5

* Meets Title 24 High efficacy rating.

SUSPENDED DECORATIVE STRINGLIGHT SYSTEMS



PROJECT: _____
TYPE: _____



SOCKET, WIRE & CABLE DETAILS

Decostrings are a perfect accent lighting solution to add a personal ambience to patios, courtyards, atriums, restaurants, amusement parks and any open area. The "festoon" lighting system is typically strung between two anchorage points with optional intermediary support and electrically fed from one end. The sockets can be either symmetrically spaced or randomly spaced to suit the application. Optional shades, guards and lenses complete the architectural design.

SPECIFICATIONS

LAMPHOLDER	Black phenolic, medium base UL weatherproof with hook for optional mounting.
POWER CORD	12/2 G. Black flexible duplex cable, UV rated for extended outdoor use.
SUPPORT CABLE	3/32" SS aircraft catenary cable supports the system, 980# test. Heavier cable available.
TERMINATION KITS	Heavy duty stainless steel hardware available.
LAMPS	Wet location rated LED and incandescent medium base A, G or S style lamps.
DIMMING	Dimmable to 10% with ELV trailing edge type dimmers.
VOLTAGE	120V system (1920 watts max load). No driver or transformer required.
ACCESSORIES	Optional brass, aluminum and acrylic shades. Consult factory for custom shades.
PHOTOMETRY	Bare lamp and shielded "BUG" rated .IES files available.
CERTIFICATION	ETL listed for permanent damp or wet installations. 2001431 MADE IN THE USA

PART NUMBER

SERIES	SPACING	VOLTS	LAMP	SHADE-FINISH	TERMINATION KIT	LENGTH
DSD DAMP	12 12"O/C	120 120V	SELECT FROM LAMP PAGE 3	OPTIONAL SELECT FROM PAGE 4 & 5 OR LEAVE BLANK	OPTIONAL STK STANDARD TERMINATION KIT LTK LIGHTWEIGHT TERMINATION KIT TBK TURNBUCKLE KIT (SEE PAGE 6)	SPECIFY
DSW WET	18 18"O/C 24 24"O/C 36 36"O/C 48 48"O/C (OTHER, SPECIFY)					

LED FILAMENT STYLE LAMPS



S14

S14-24/150 – 24K, 1.5W, 150L, CLEAR
S14-27/150 – 27K, 1.5W, 150L, CLEAR

WHITE OR FROSTED – CONSULT FACTORY



G16.5

G16.5F-24/325 – 24K, 3.5W, 325L, CLEAR
G16.5F-27/325 – 27K, 3.5W, 325L, CLEAR

G16.5F-24/200 – 24K, 2W, 200L, CLEAR
G16.5F-27/200 – 27K, 2W, 200L, CLEAR

WHITE OR FROSTED – CONSULT FACTORY



VINTAGE LED LAMPS
CONSULT FACTORY



A15 & A19

CONSULT FACTORY



S14 VARIOUS COLORS
CONSULT FACTORY



G25

CONSULT FACTORY

* ADD "SC" SUFFIX FOR SILICONE COATING (FOOD SERVICE)

* SEE INDIVIDUAL DATA SHEETS FOR COMPLETE LAMP SPECIFICATIONS

* LED LAMPS SPECIFICALLY WET RATED AND DIM DOWN TO 10% WITH A TRAILING EDGE (ELV) DIMMER.

INCANDESCENT LAMPS (OPTIONAL)



LF

A15 CLEAR 120V 25W



LS

S14 CLEAR 120V 11W
COLORS AVAILABLE



LH-C

G16.5 CLEAR 120V 25W
LH-W
G16.5 WHITE 120V 25W



LG

S11 CLEAR 120V 7.5W
COLORS AVAILABLE



DECOSTRING SHADES & GUARDS

DSC7 7" W X 3" H CONE SHADE 6 OZ
DSC10 10" W X 3" H CONE SHADE 9 OZ
DSC12 12" W X 4" H CONE SHADE 18 OZ
 FINISH: ACID ETCHED BRASS OR POWDER COAT
 PROVIDES 0/0/0 BUG RATING



SHOWN: AGED BRASS (AB)

DSH4 4" W X 1 7/8" H HAT SHADE 2 OZ
DSH6 6" W X 2 1/4" H HAT SHADE 4 OZ
DSH8 8" W X 2 3/4" H HAT SHADE 6 OZ
 FINISH: ACID ETCHED BRASS OR POWDER COAT
 FACTORY INSTALLED



SHOWN: VERDE BRASS (VB)

DSRW4 4" W X 1 7/8" H RADIAL WAVE SHADE 2 OZ
DSRW6 6" W X 2 1/4" H RADIAL WAVE SHADE 4 OZ
DSRW8 8" W X 2 3/4" H RADIAL WAVE SHADE 6 OZ
 FINISH: ACID ETCHED BRASS OR POWDER COAT
 FACTORY INSTALLED



SHOWN: POWDER COAT BLACK (PCB)

DST4P 4" W X 6" H PERFORATED TUBE SHADE 11 OZ
DST6P 6" W X 8" H PERFORATED TUBE SHADE 22 OZ
 FINISH: ACID ETCHED BRASS OR POWDER COAT



SHOWN: RAW (RB)

DST4C 4" W X 6" H WIRE CAGE TUBE 9 OZ
DST6C 6" W X 8" H WIRE CAGE TUBE 15 OZ
 FINISH: ACID ETCHED BRASS OR POWDER COAT



SHOWN: AGED BRASS (AB)

DSRG 6" W X 5 1/8" H ROUND SHADE WITH GUARD 9 OZ
 FINISH: ACID ETCHED BRASS OR POWDER COAT
 * DELETE "G" FOR NO GUARD.



FACTORY INSTALLED

SHOWN: CUSTOM TEXTURED BRONZE

DSWG 3 7/8" W X 5 5/8" H WIRE GUARD 6 OZ
 FINISH: CAD PLATED OR POWDER COAT BLACK
 CAN BE USED WITH CONE SHADE DSC10, DSC12



SHOWN: POWDER COAT BLACK (PCB)

3570 LEXINGTON AVE. EL MONTE, CA 91731 • PH. 626.442.4600 • primuslighting.com

V-10
05/21



G16.5 FILAMENT LED LAMPS

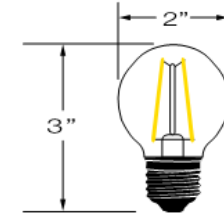
Page 217 of 288

WET RATED LED LAMPS FOR DECOSTRING & MARQUIS



PROJECT:

TYPE:



SPECIFICATIONS

SOURCE	Filament Style LED
BASE	Medium Base E26
LENS	Clear Glass
VOLTAGE	120V – No Driver Required
DIMMING	100–10% with ELV Type Dimmer (Reverse Phase Cut)
LAMP LIFE	25,000 Hours / 3 Year Limited Warranty
CERTIFICATION	CSA-C-US Wet Location

PERFORMANCE

LED COLOR	WATTS	LUMENS	INCANDESCENT EQUIVALENT
WHITE 2400K	3.5	330	40 WATT
WHITE 2700K	3.5	350	40 WATT
WHITE 2400K	2	200	20 WATT
WHITE 2700K	2	200	20 WATT

PART NUMBER

PLED-G16.5F-3.5W-24K	(3.5W, 2400K, 325 LUMENS)
PLED-G16.5F-3.5W-27K	(3.5W, 2700K, 325 LUMENS)
PLED-G16.5F-2W-24K	(2W, 2400K, 200 LUMENS)
PLED-G16.5F-2W-27K	(2W, 2700K, 200 LUMENS)

226 Bourbon

VCC Architectural Committee

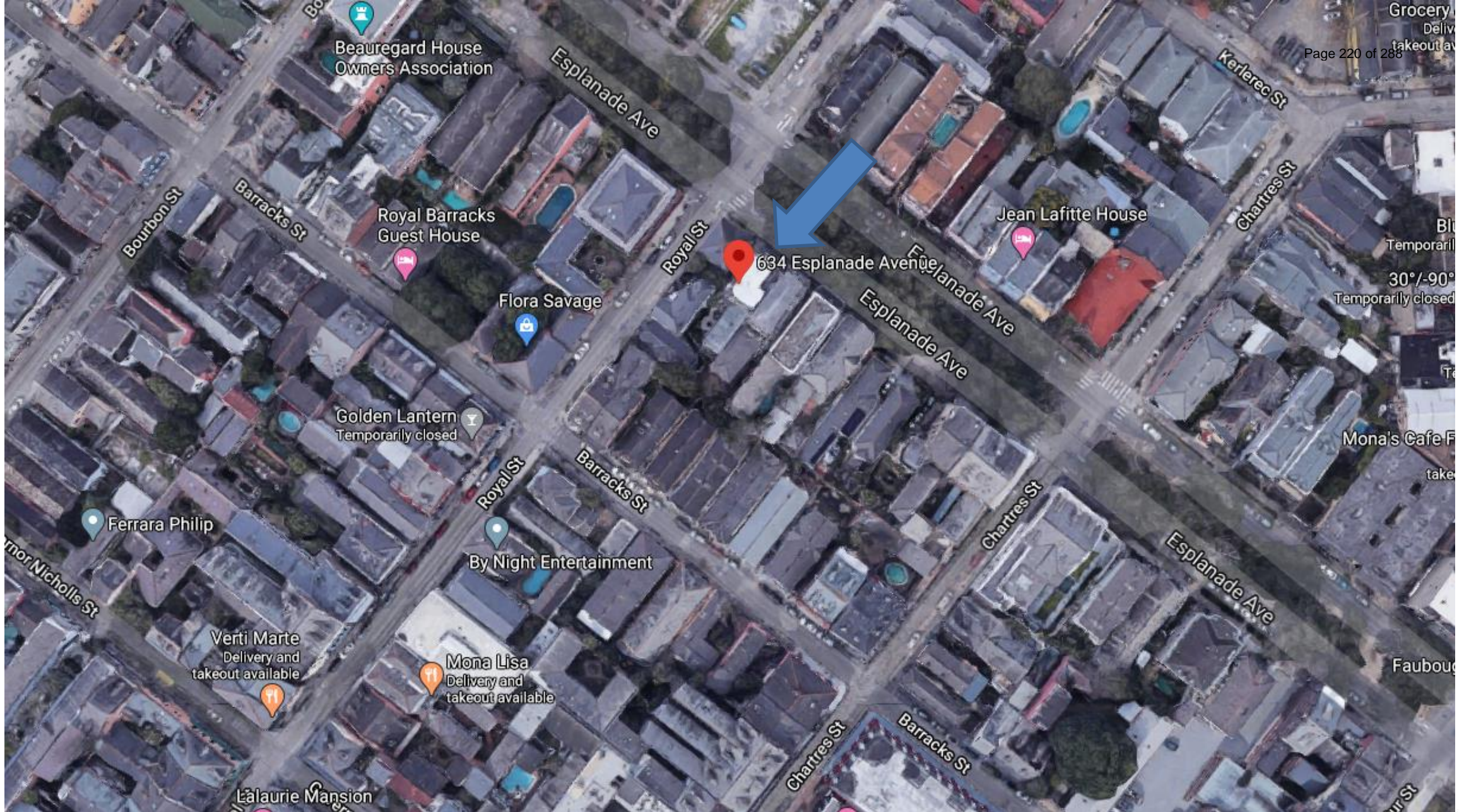
February 22, 2022





New Business

634 Esplanade

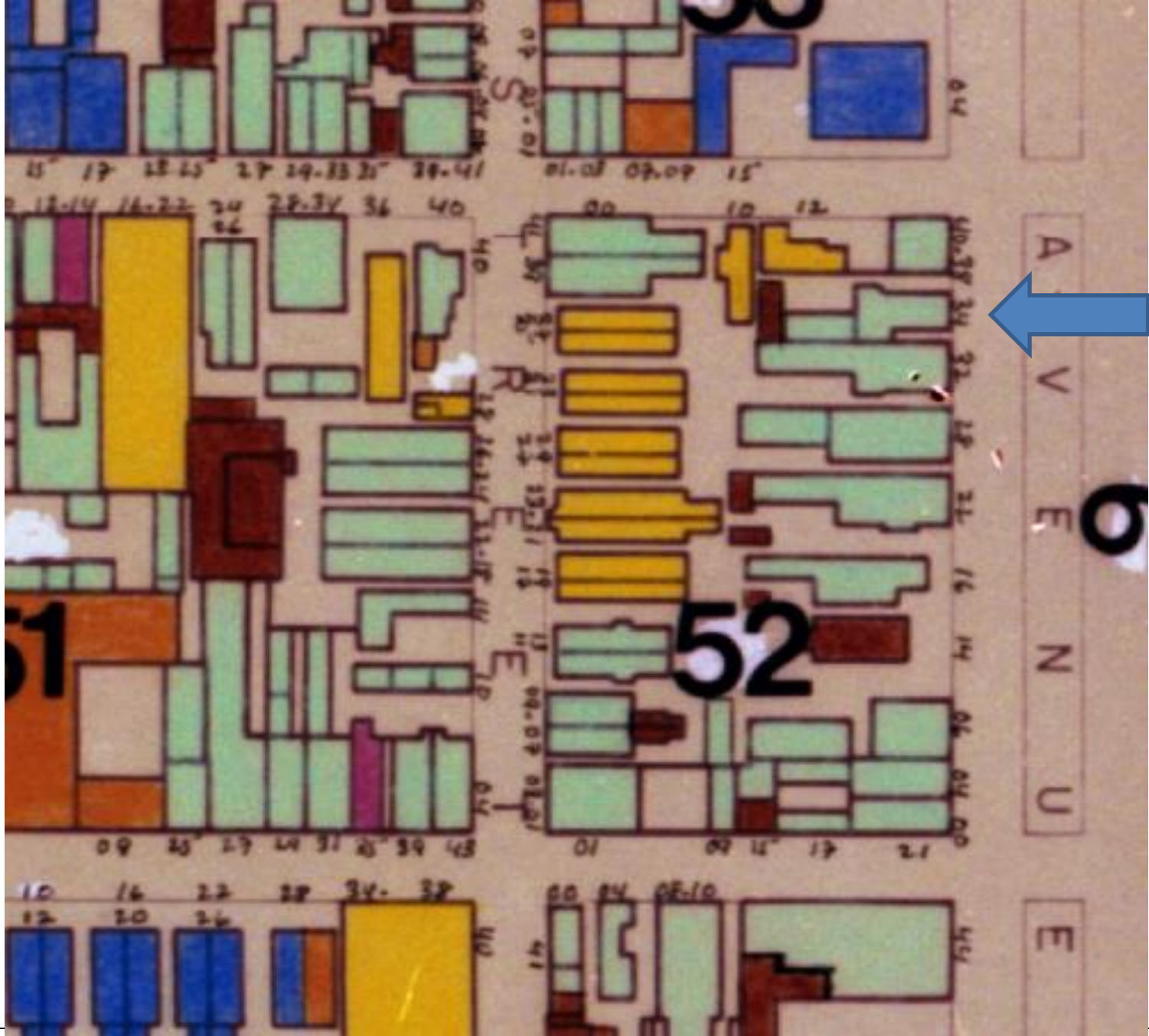


634 Esplanade

VCC Architectural Committee

February 22, 2022





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06 18 2019

February 22, 2022





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VCC Architectural Committee

06 18 2019

February 22, 2022



634 Esplanade

VCC Architectural Committee



06 18 2019

February 22, 2022



634 Esplanade

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06 18 2019

February 22, 2022



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February 22, 2022





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February 22, 2022



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February 22, 2022



December 6, 2021

Andrea & Chip Register
634 Esplanade Ave
New Orleans, LA 70116

To contract with TECC ENTERPRISES LLC
2831 St Claude Ave
New Orleans, LA 70117

Property address 634 Esplanade Ave
New Orleans, LA 70116

SCOPE OF WORK

From the street perspective, the left side of the house has a 40LF section that runs from the bump out to the end of the house which is about 4 1/2 inches lower than the rest of the house (see engineer drawings) due to a previously failing foundation which has since been repaired by another contractor. A complication to this repair is that the kitchen floors and cabinets were previously installed level over unlevel structural supports. To remedy this, we will remove the siding to repair the wall framing and joists where necessary. Additionally, we will jack up this wall to be as close to plumb as possible with the rest of the house. We endeavor to preserve the floors and cabinets as best we can.

The 2nd & 3rd floor framing has shifted as a result of the previously failing foundation. To remedy this, we will push/pull the 2nd and 3rd floor as close to plumb as possible with the 1st floor, adding supports to hold framing in place as necessary. We will install new siding, caulk & paint. We will shim existing piers as needed for leveling. We will nail existing floor joists to existing sills to prevent future separation. We will repair cracked sheetrock or plaster that occurs from work being performed up to the allowance. Scope of work includes furnishing all materials, supervision, labor & equipment to perform the work per engineer's drawing.

Permit	\$2,500
Remove siding	15,500
Repair wall & floor framing	20,200
Jack up house back to its original position	21,500
Install new vapor barrier & siding	27,700
Prime, paint, & caulk new siding	19,200
Interior repair allowance	<u>20,000</u>
TOTAL	\$126,600

Payment schedule	
35% contract signing PAID	(\$44,310)
35% siding removed and new framing complete	\$44,310
30% completion	<u>\$37,980</u>
	\$82,290

If necessary and with approval, sill replacement will cost \$100/LF, and joist replacement will cost \$120/joist.

PRICE EXCLUDES unforeseen conditions, including but not limited to plumbing; electrical; mechanical; duct work; tile, cabinet, or floor repairs; or, roof issues associated with this repair.



ACCEPTANCE OF THIS AGREEMENT is binding between TECC ENTERPRISES LLC and ANDREA & CHIP REGISTER upon written acceptance in the space provided below or upon the contractor commencing performance. Commencement of performance shall constitute the entire contract and be binding upon the parties hereto, there being no covenants, promises, warranties, agreements written or oral, expressed or implied, except as set forth herein.

RESPECTFULLY SUBMITTED by TECC ENTERPRISES LLC & TIM CLARK,

 DATE 08 Dec 21
TIM CLARK

The above prices, specifications and conditions are satisfactory and hereby accepted. We, the undersigned, fully understand and agree to the terms and conditions as described in this document, and I hereby authorize TECC ENTERPRISES LLC to perform the work as specified in good faith.

ACCEPTED by,

 DATE Dec. 10, 2021
ANDREA REGISTER
 DATE 10 Dec 21
CHIP REGISTER

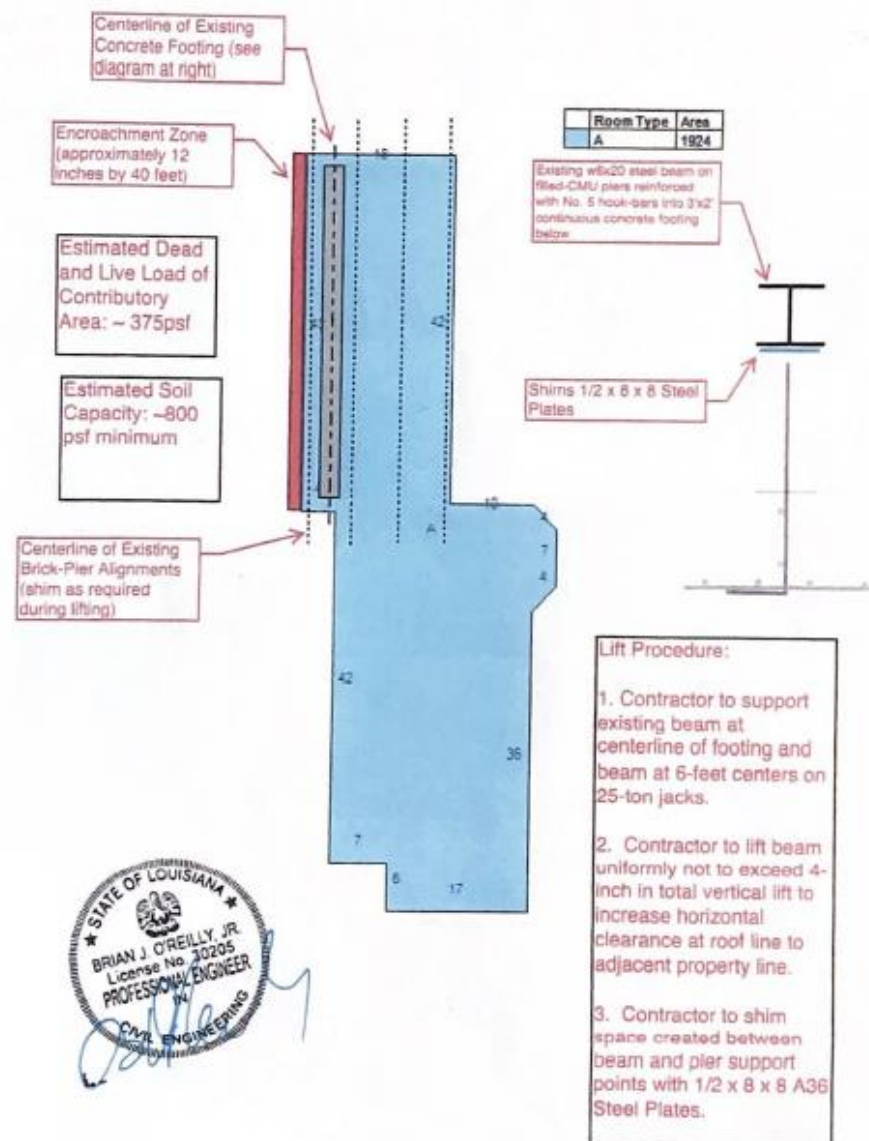
634 Esplanade
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634 Esplanade Lifting Procedure

RiverCoast



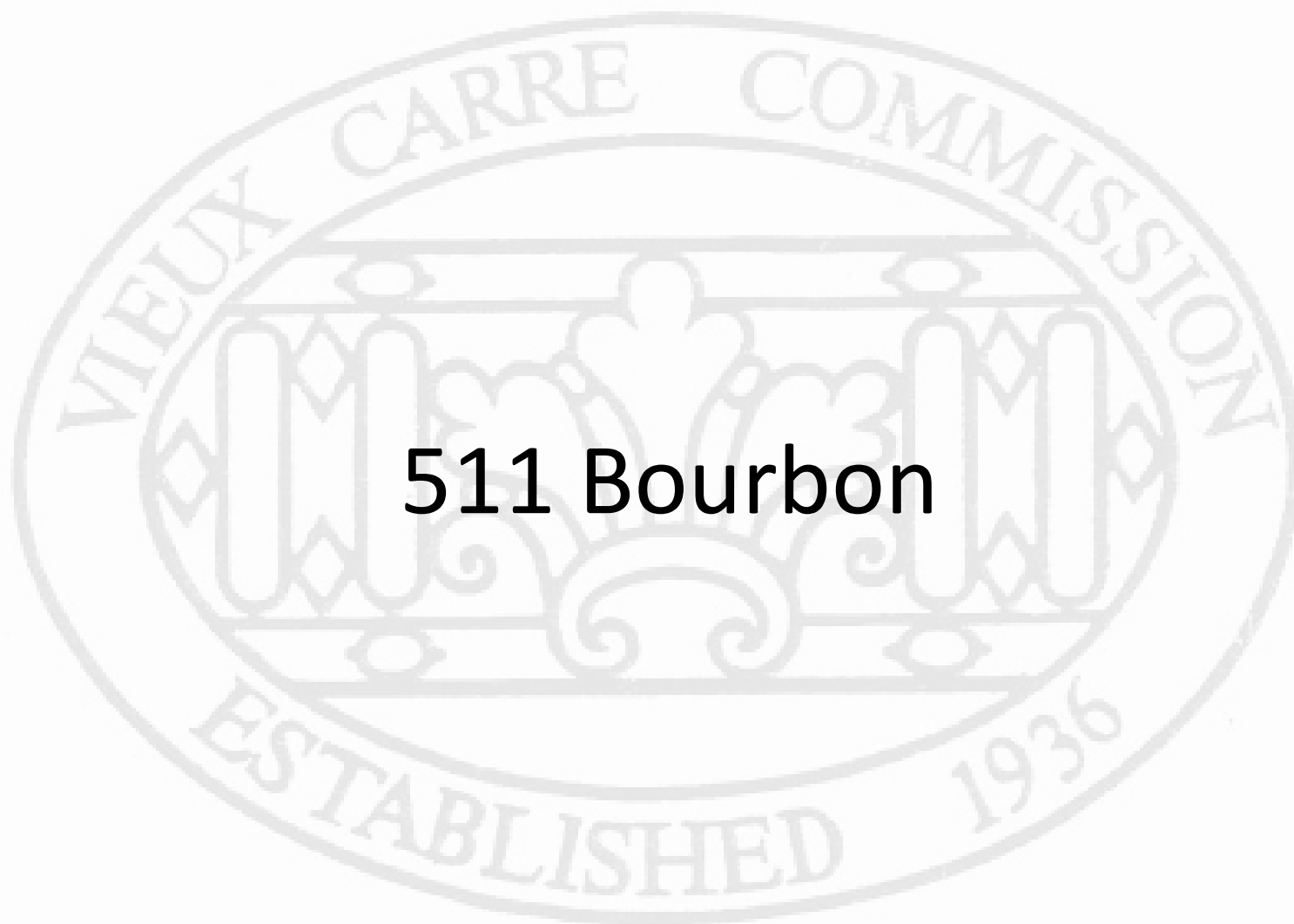
634 Esplanade

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511 Bourbon



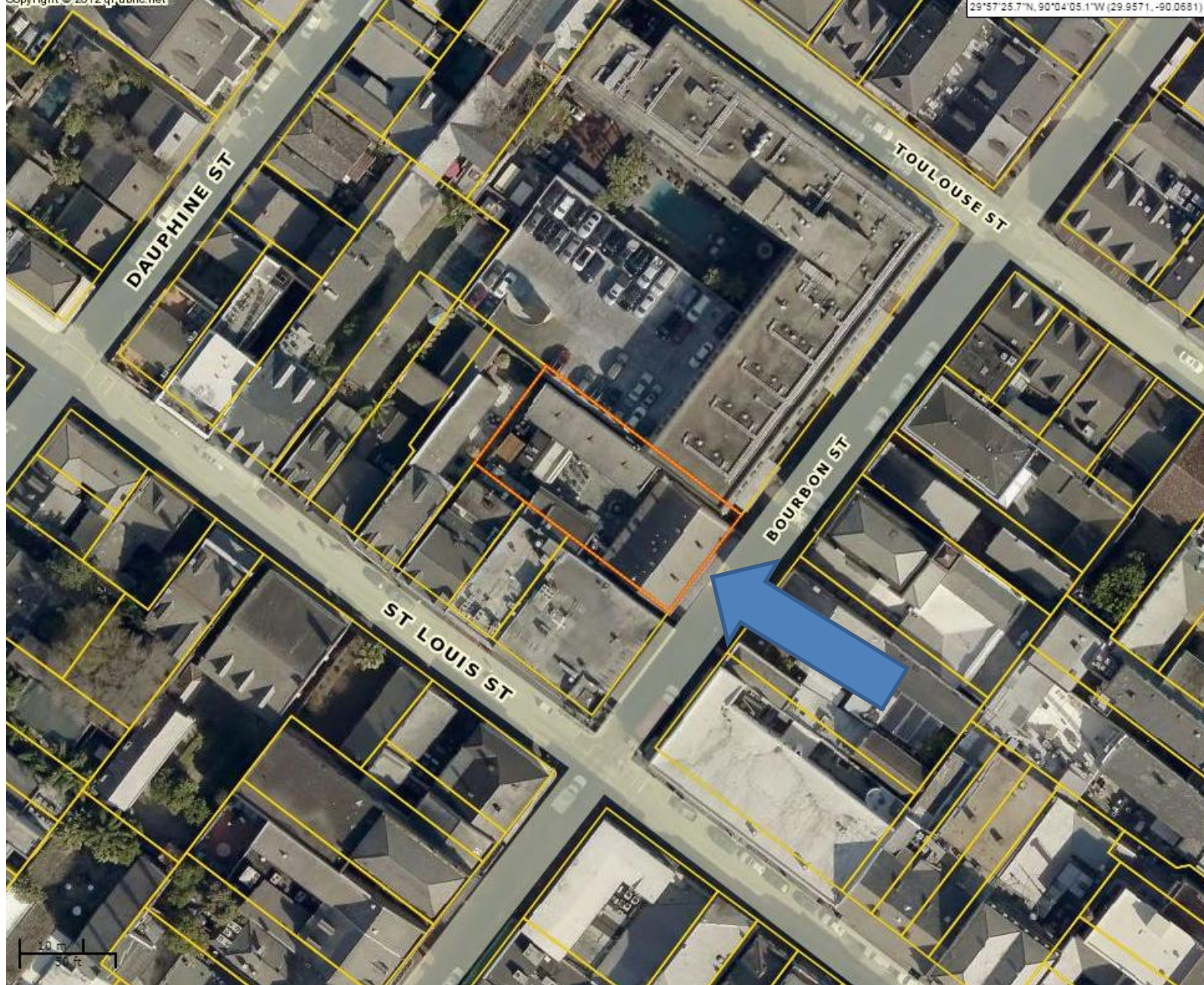


511 Bourbon

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February 22, 2022





511 Bourbon

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February 22, 2022





511 Bourbon, ca. 1900

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February 22, 2022





511 Bourbon, 1964

VCC Architectural Committee

February 22, 2022





511 Bourbon, 1975

VCC Architectural Committee

February 22, 2022





511 Bourbon, 1980

VCC Architectural Committee

February 22, 2022





511 Bourbon, 1987

VCC Architectural Committee

February 22, 2022





511 Bourbon

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February 22, 2022





511 Bourbon

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February 22, 2022





511 Bourbon

VCC Architectural Committee

February 22, 2022





511 Bourbon

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February 22, 2022





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February 22, 2022





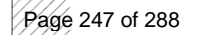
511 Bourbon

VCC Architectural Committee

February 22, 2022



1. EXISTING ABAT-VENT TO BE REMOVED AND REPLACED WITH STANDING SEAM COPPER.
2. REMOVE UNUSED CONDUIT AND PIPING. PAINT CONDUIT AND PIPING TO MATCH WALL.
3. REPAIR VITRINE WINDOWS AND WOOD PANELS. NEW STANDING SEAM METAL ROOF TO MATCH EXISTING.
4. REPAIR AND RE-INSTALL EXISTING PAINTED WOOD VERTICAL BOARD / STYLE AND RAIL SHUTTERS, RE: ELEVATIONS FOR SPECIFIC REPAIR AT EACH OPENING.
- 4.1 NEW HINGE TO MATCH EXISTING.
- 4.2 REPLACE SHADED AREA OF SHUTTER WITH NEW PAINTED WOOD TO MATCH EXISTING.
5. REMOVE EXISTING GATE. NEW 3'-6" WIDE BEADED BOARD WOOD GATE. PER FRONT ELEVATION. MASONRY JAMBS TO REMAIN.
6. REMOVE EXISTING IRON GATE AND WOOD POSTS. NEW 3' WIDE BEADED BOARD WOOD GATE.
7. REMOVE AND REPLACE WINDOW W/ NEW 6 OVER 6 DOUBLE-HUNG PAINTED WOOD WINDOW WITH TRUE DIVIDED LITES TO MATCH EXISTING IN EXISTING MASONRY OPENING. NEW PAINTED WOOD SHUTTERS WITH PAINTED CAST IRON STRAP HINGES.
8. EXISTING GAS METER. ENTRY TO RAISE TO CLEAR 7'-6" FROM GRADE TO BOT OF METER.
9. RETAIN EXISTING A/C'S AND PLATFORM
10. SHIF EXISTING A/C PLATFORM AND UNITS TOWARD ESPLANADE AVE. SIDE TO ALLOW FOR EXIT PASSAGEWAY THRU CANAL STREET SIDE ALLEYWAY.
11. REMOVE AND REPLACE EXISTING WOOD / GLASS DOORS AND SIDELITES TO MATCH EXISTING; TRANSOMS TO REMAIN
12. REMOVE VERTICAL BOARD WOOD FENCE AND GATES; NEW 7'-BOARD FENCE AND PAIR 3' GATES W/ PANIC EXIT HARDWARE, RE: 3/A2
13. NEW ILLUMINATED EXIT SIGN, TYP.
14. EXISTING COPPER PARAPET / COPING TO BE REMOVED AND REPLACED, TYP. EXISTING L-SHAPED FLASHING TO REMAIN.
15. EXISTING LIGHT FIXTURES TO BE REMOVED. NEW LIGHT FIXTURES CENTERED ON DOOR & WINDOW OPENINGS. TYP. RE: FIXTURE CUT SHEET 4/A2
16. REMOVE FAN.

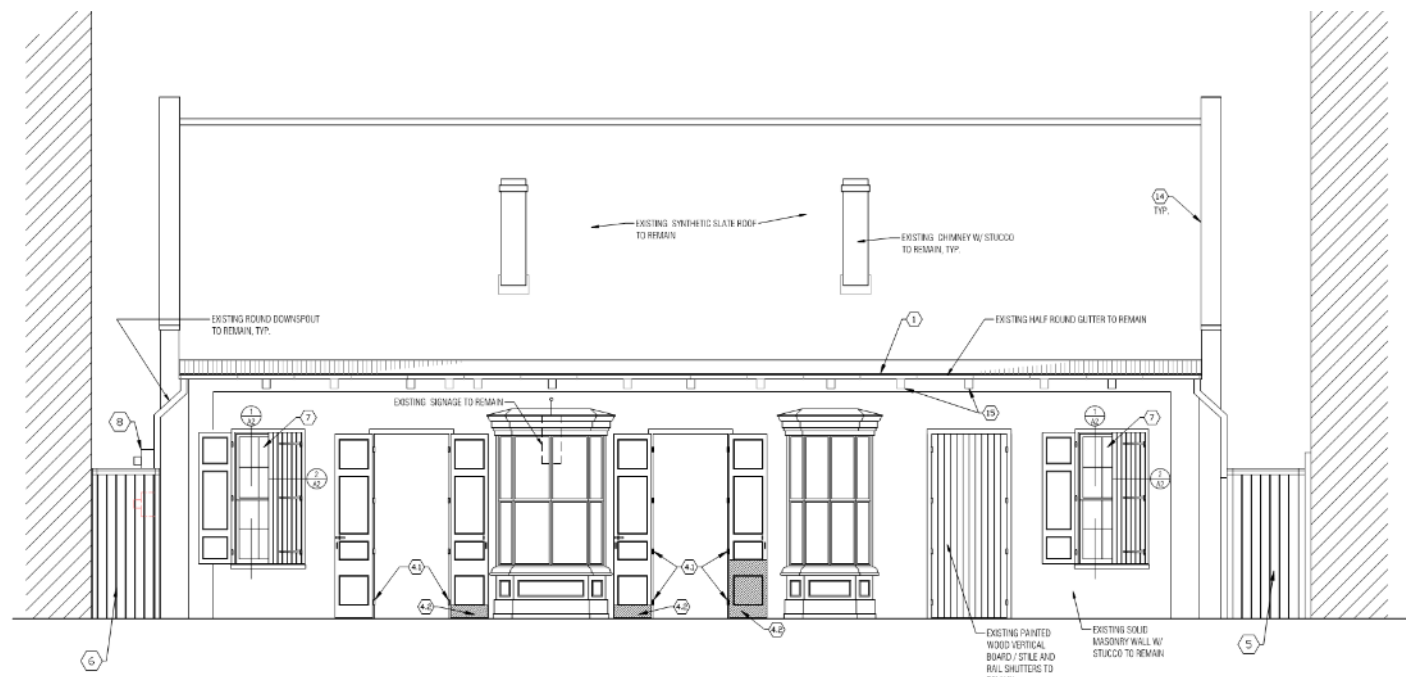


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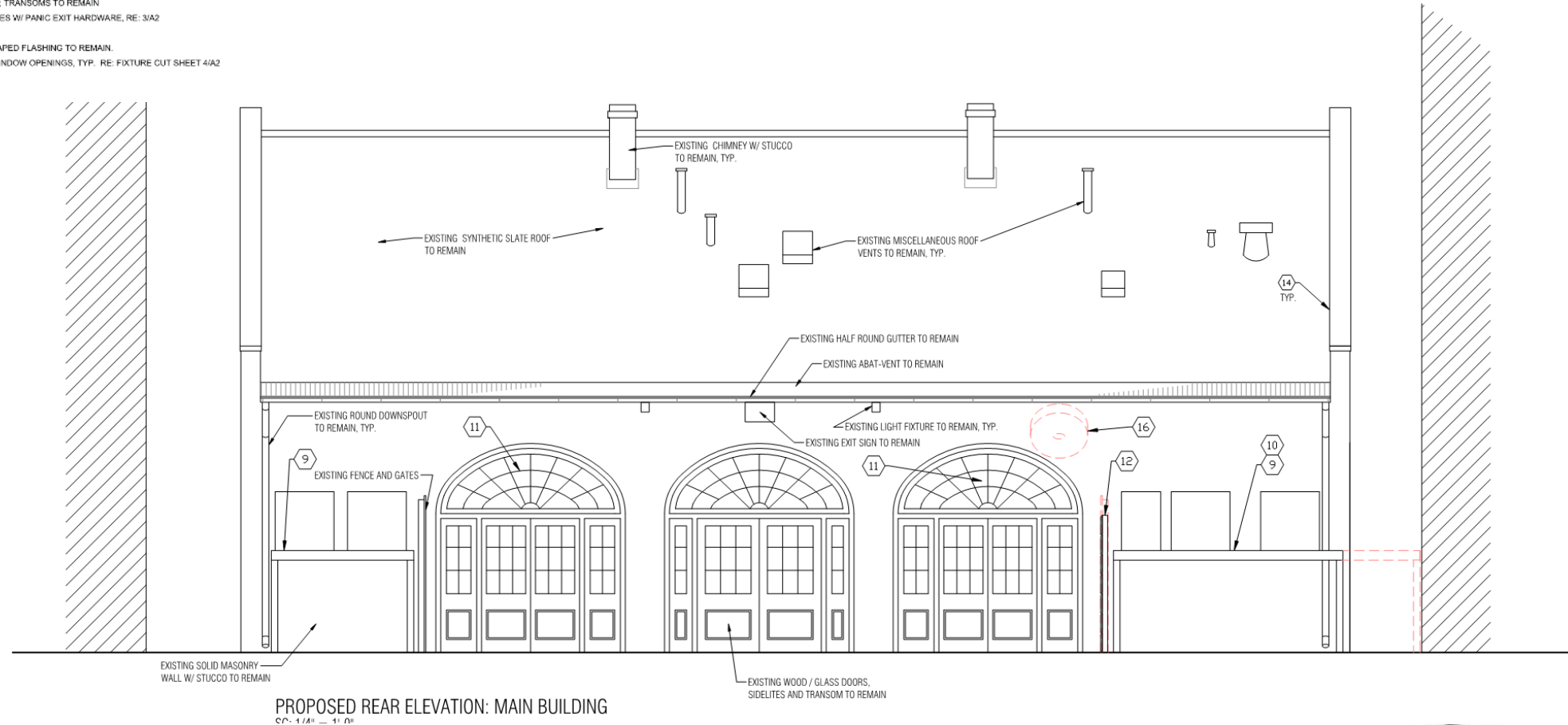
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6. REMOVE EXISTING IRON GATE AND WOOD POSTS. NEW 3' WIDE BEADED BOARD WOOD GATE.
7. REMOVE AND REPLACE WINDOW W/ NEW 6 OVER 6 DOUBLE-HUNG PAINTED WOOD WINDOW WITH TRUE DIVIDED LITES TO MATCH EXISTING IN EXISTING MASONRY OPENING. NEW PAINTED WOOD SHUTTERS WITH PAINTED CAST IRON STRAP HINGES.
8. EXISTING GAS METER. ENTERGY TO RAISE TO CLEAR 7'-6" FROM GRADE TO BOT OF METER.
9. RETAIN EXISTING A/C'S AND PLATFORM
10. SHIFT EXISTING A/C PLATFORM AND UNITS TOWARD ESPLANADE AVE. SIDE TO ALLOW FOR EXIT PASSAGEWAY THRU CANAL STREET SIDE ALLEYWAY.
11. REMOVE AND REPLACE EXISTING WOOD / GLASS DOORS AND SIDELITES TO MATCH EXISTING. TRANSOMS TO REMAIN
12. REMOVE VERTICAL BOARD WOOD FENCE AND GATES; NEW 7-BOARD FENCE AND PAIR 3' GATES W/ PANIC EXIT HARDWARE, RE: 3/A2
13. NEW ILLUMINATED EXIT SIGN, TYP.
14. EXISTING COPPER PARAPET / COPING TO BE REMOVED AND REPLACED, TYP. EXISTING L-SHAPED FLASHING TO REMAIN.
15. EXISTING LIGHT FIXTURES TO BE REMOVED. NEW LIGHT FIXTURES CENTERED ON DOOR & WINDOW OPENINGS, TYP. RE: FIXTURE CUT SHEET 4/A2
16. REMOVE FAN.

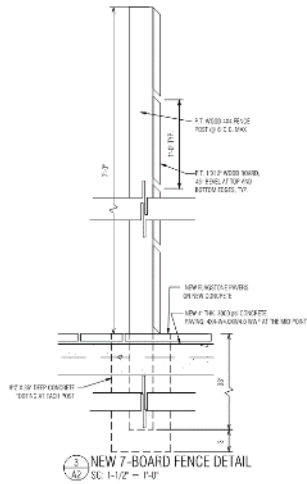
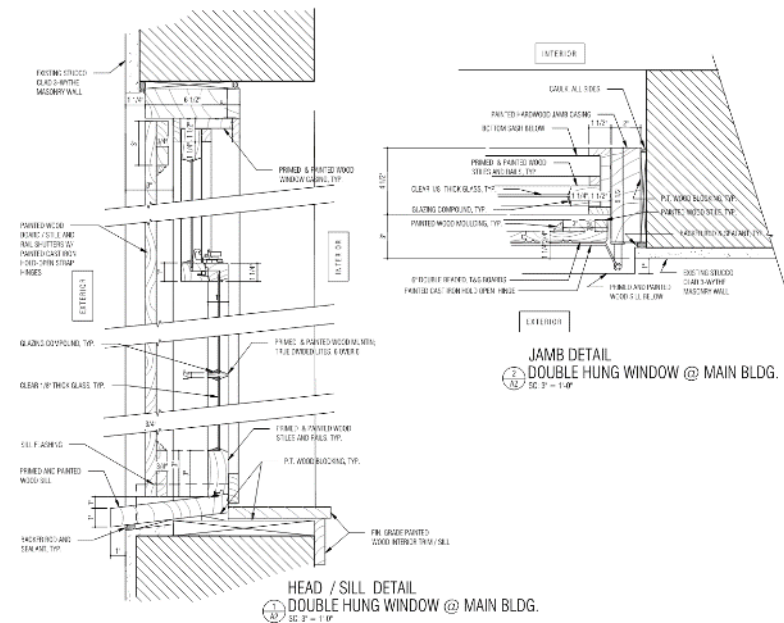


511 Bourbon

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February 22, 2022





110 series R-30 ceiling down light

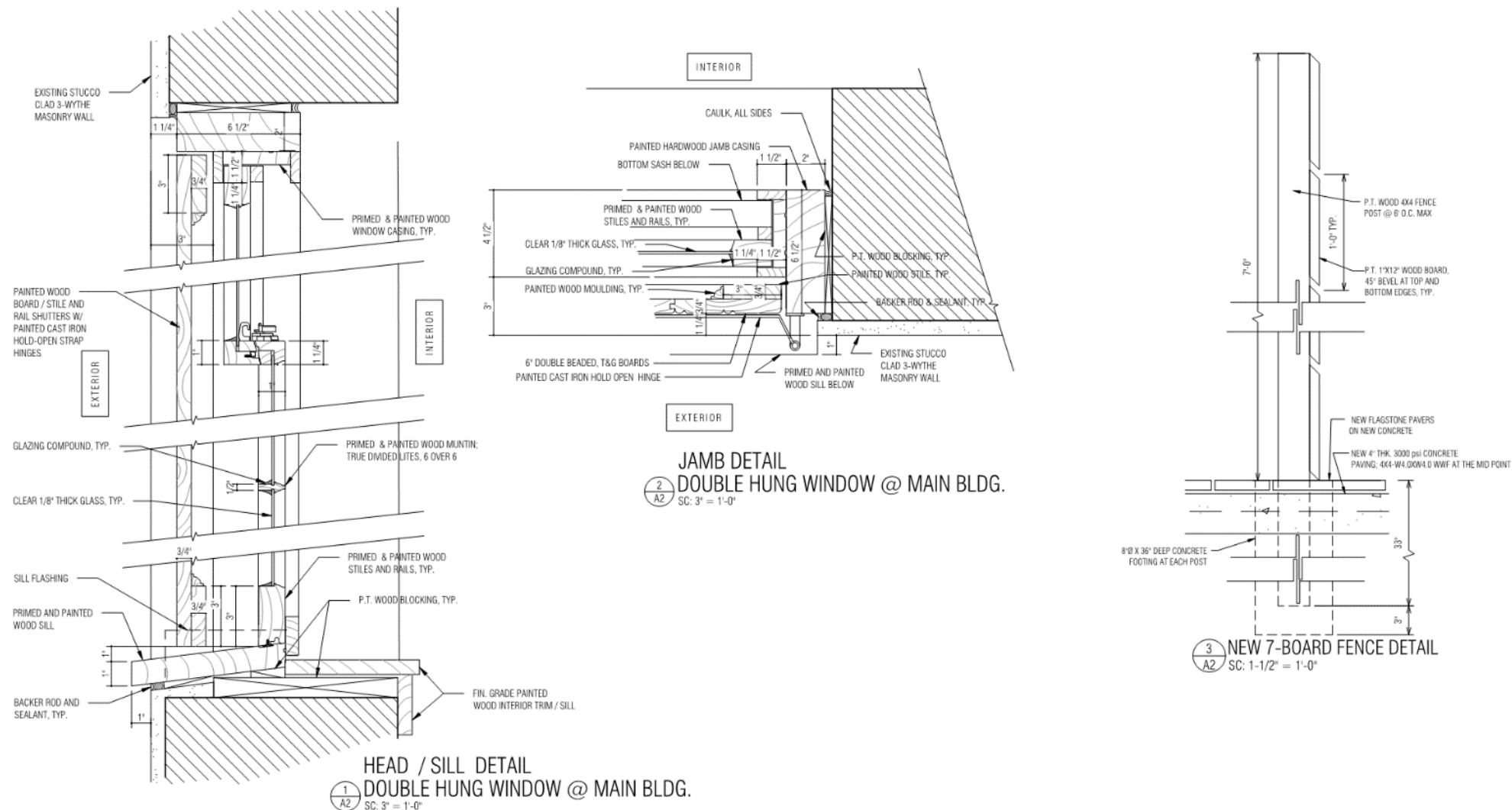
Cat. No	Finish
110	Gray
111	Black
112	White
114	Satin Aluminum
116	Bronze

Other finishes on special order

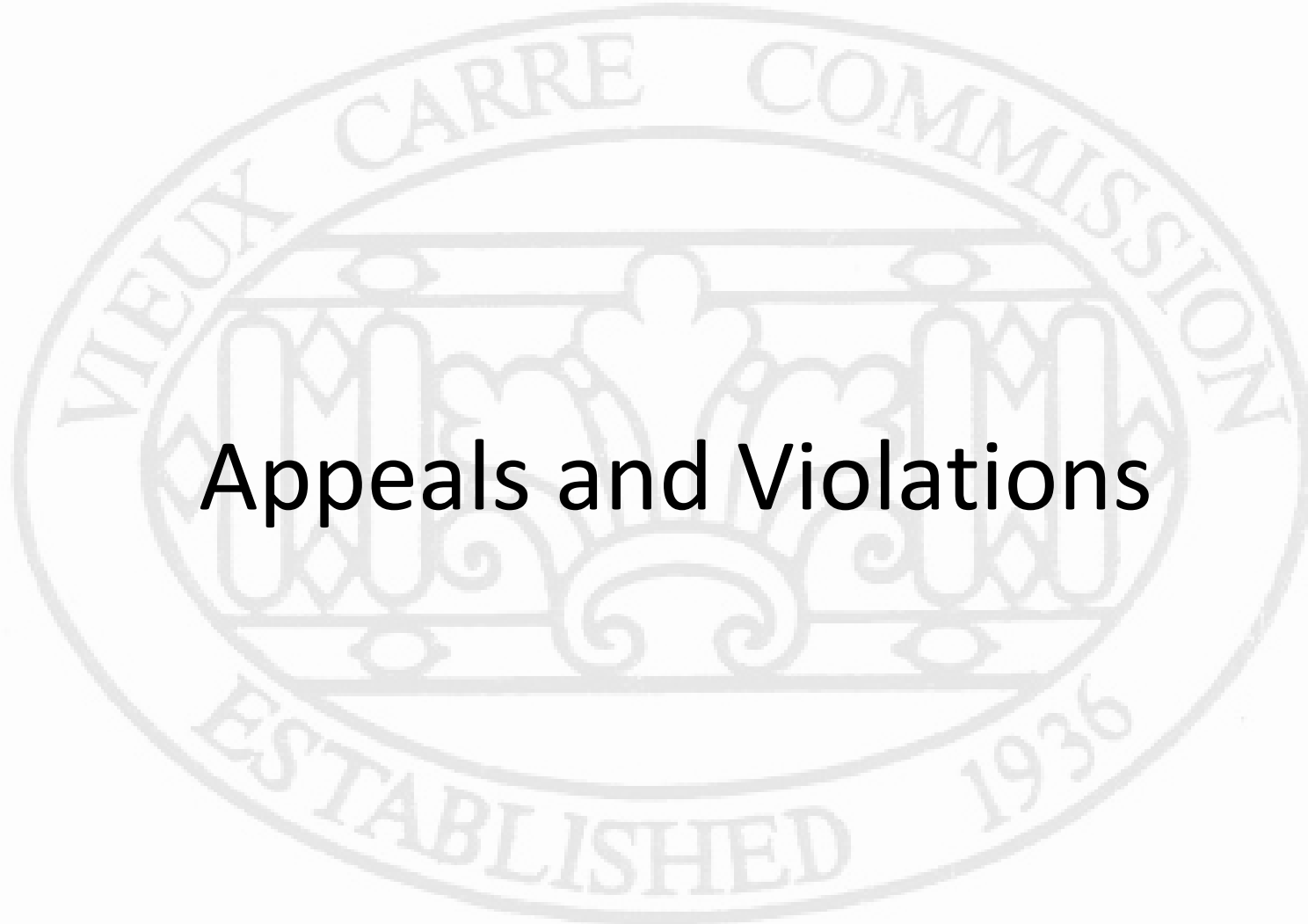
Use with PAR-30 or R-30 Lamps to 100 watts

Remcraft Lighting Products
12870 NW 45th Avenue Miami, FL 33054 USA 01/28/11 SHEET 1 OF 1

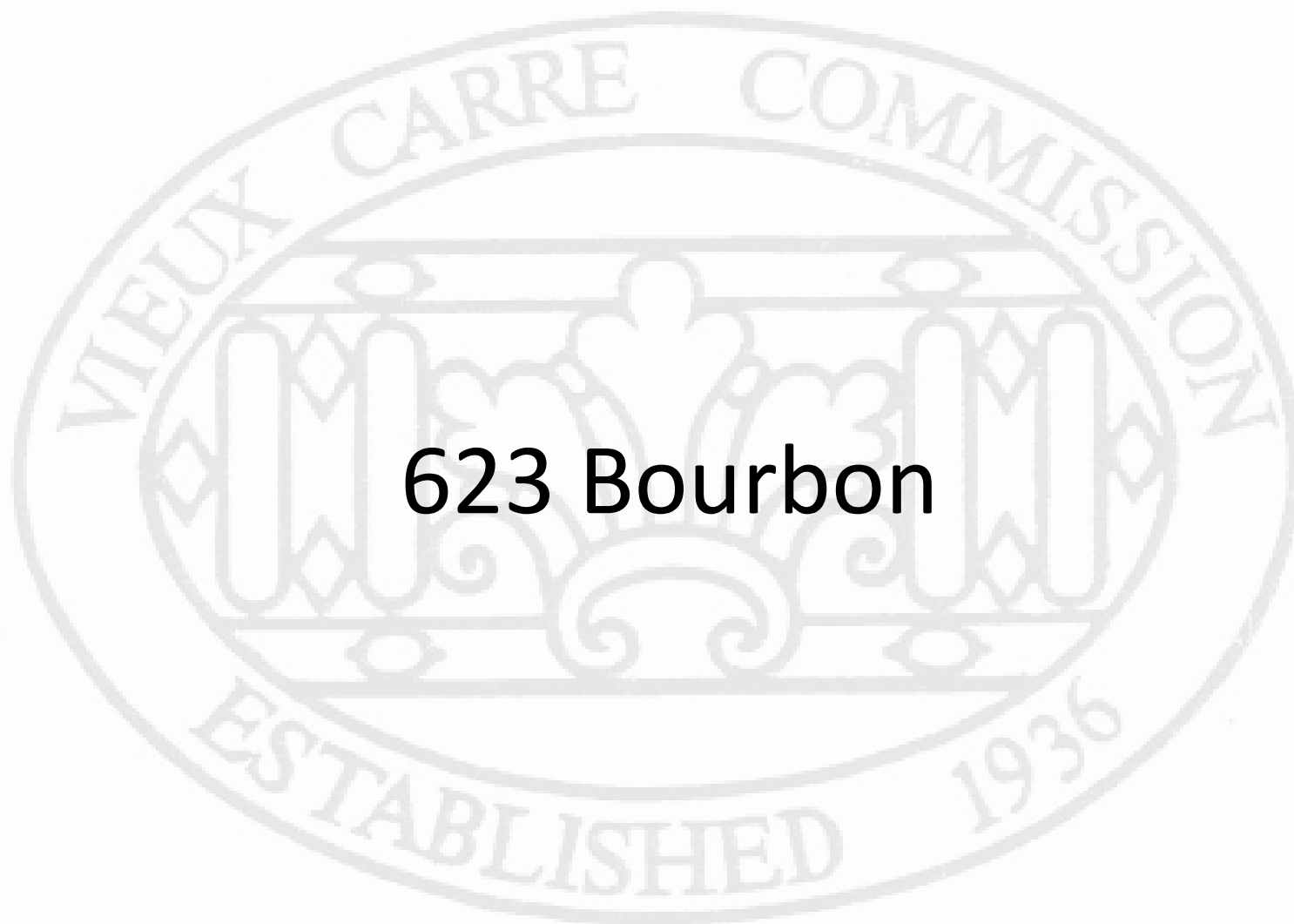




Appeals and Violations



623 Bourbon





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623 Bourbon, ca. 1900

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623 Bourbon, ca. 1939
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623 Bourbon, 1964

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03 26 2021

February 22, 2022





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03 26 2021

February 22, 2022





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February 22, 2022





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01 18 2022

February 22, 2022





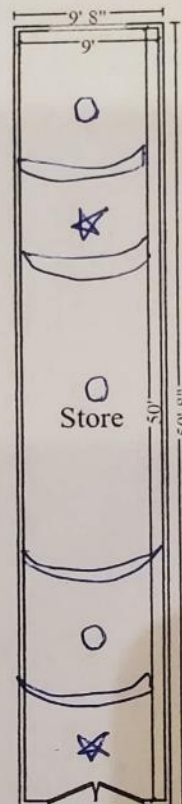
01 18 2022

623 Bourbon

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* Star; is original lantern with chain. Height is 24" tall
 Lantern size is 24" Tall & 14" Wide (original)
 with 2 ft chain.

Main Lev

9 22 2021

Pag

D = circle - Same length & dimensions as
 original lanterns - but
 newly purchased

The seal of the Vieux Carre Commission is an oval emblem. The outer ring contains the text "VIEUX CARRE COMMISSION" at the top and "ESTABLISHED 1936" at the bottom. The center of the seal features a stylized architectural design, including a central fleur-de-lis and vertical columns with decorative elements.

835 Decatur



835-39 Decatur

VCC Architectural Committee

February 22, 2022





835-39 Decatur

VCC Architectural Committee

February 22, 2022





835-39 Decatur, 1964

VCC Architectural Committee

February 22, 2022



835-39 Decatur, 1964
VCC Architectural Committee



February 22, 2022





835-39 Decatur

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February 22, 2022





835-39 Decatur

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835-39 Decatur – Stop Work Order Place 10/26/16

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835-39 Decatur – ATM and Signage 11/15/16



835-39 Decatur – Additional Signage 12/12/16

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835-39 Decatur

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February 22, 2022





835-39 Decatur

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February 22, 2022





835-39 Decatur

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06 28 2018

February 22, 2022



835-39 Decatur

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11 18 2021

February 22, 2022





835-39 Decatur – Photo from Applicant

VCC Architectural Committee

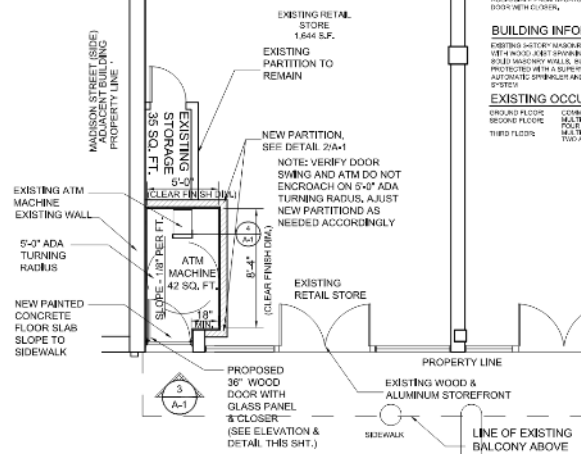
February 22, 2022



SCOPE OF WORK
MODIFY EXISTING RETAIL ALCOVE TO MARKET ACCESSIBLE FROM ELEVATOR ST. AND ADD BODIES IN GLASS.

BUILDING INFORMATION
EXISTING HISTORY: NAKSON'S STRUCTURE WITH 4000-SQ-FT SHOPPING BETWEEN WOODWAY MALL WALLS. BUILDINGS PROTECTED BY A SUPERHEATED AUTOMATIC SPRINKLER AND FIRE ALARM SYSTEM.

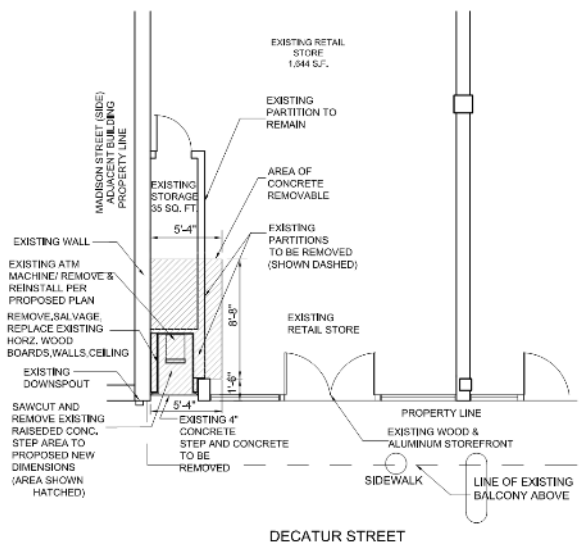
EXISTING OCCUPANCY
GROUND FLOOR: COMMERCIAL RETAIL
SECOND FLOOR: MULTIFAMILY
THIRD FLOOR: FIVE APARTMENTS
TWO ADJACENT STS.



2
A-1

PROPOSED ATM FLOOR PLAN

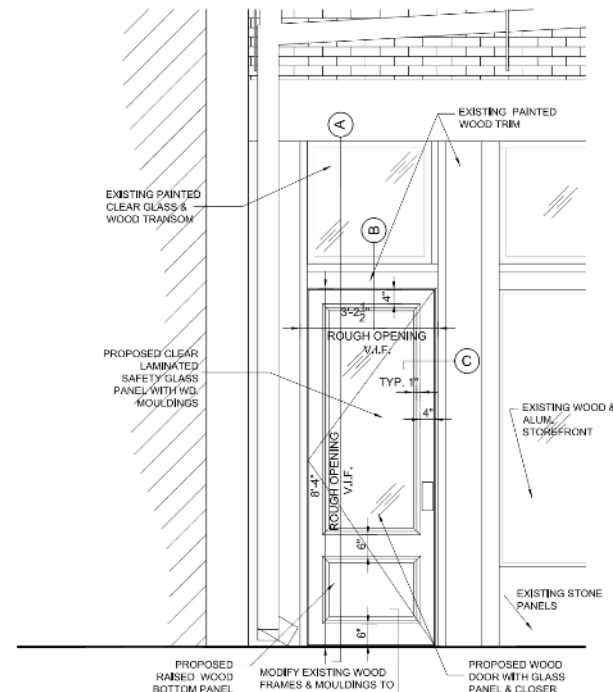
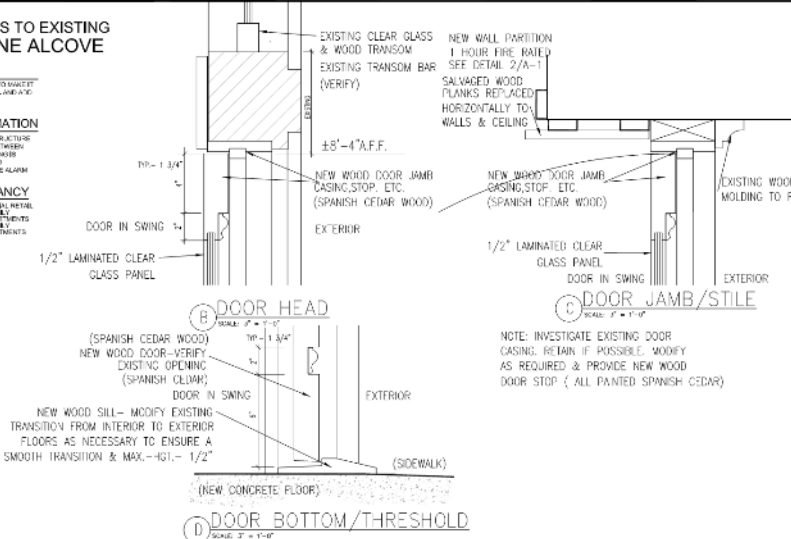
SCALE: 1/4" = 1'-0"



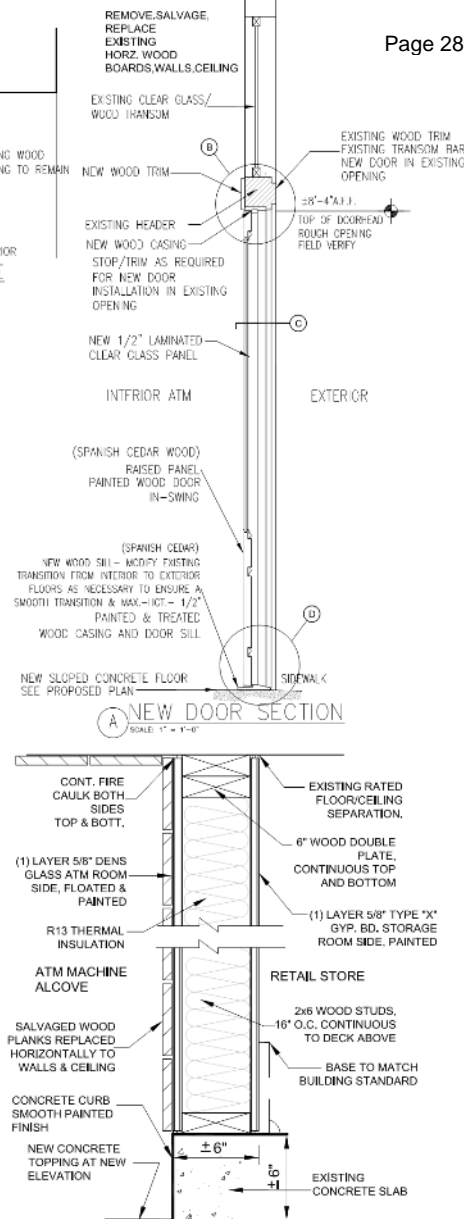
1
A-4

EXISTING / DEMO -ATM FLOOR PLAN

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



3 ELEVATION- ATM DOOR
A-1 2/4" = 1'-0"



4 Partition Detail
A-1 1" = 1'-0"

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February 22, 2022

MODIFICATIONS TO EXISTING
ATM MACHINE ALCOVE

SCOPE OF WORK

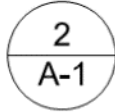
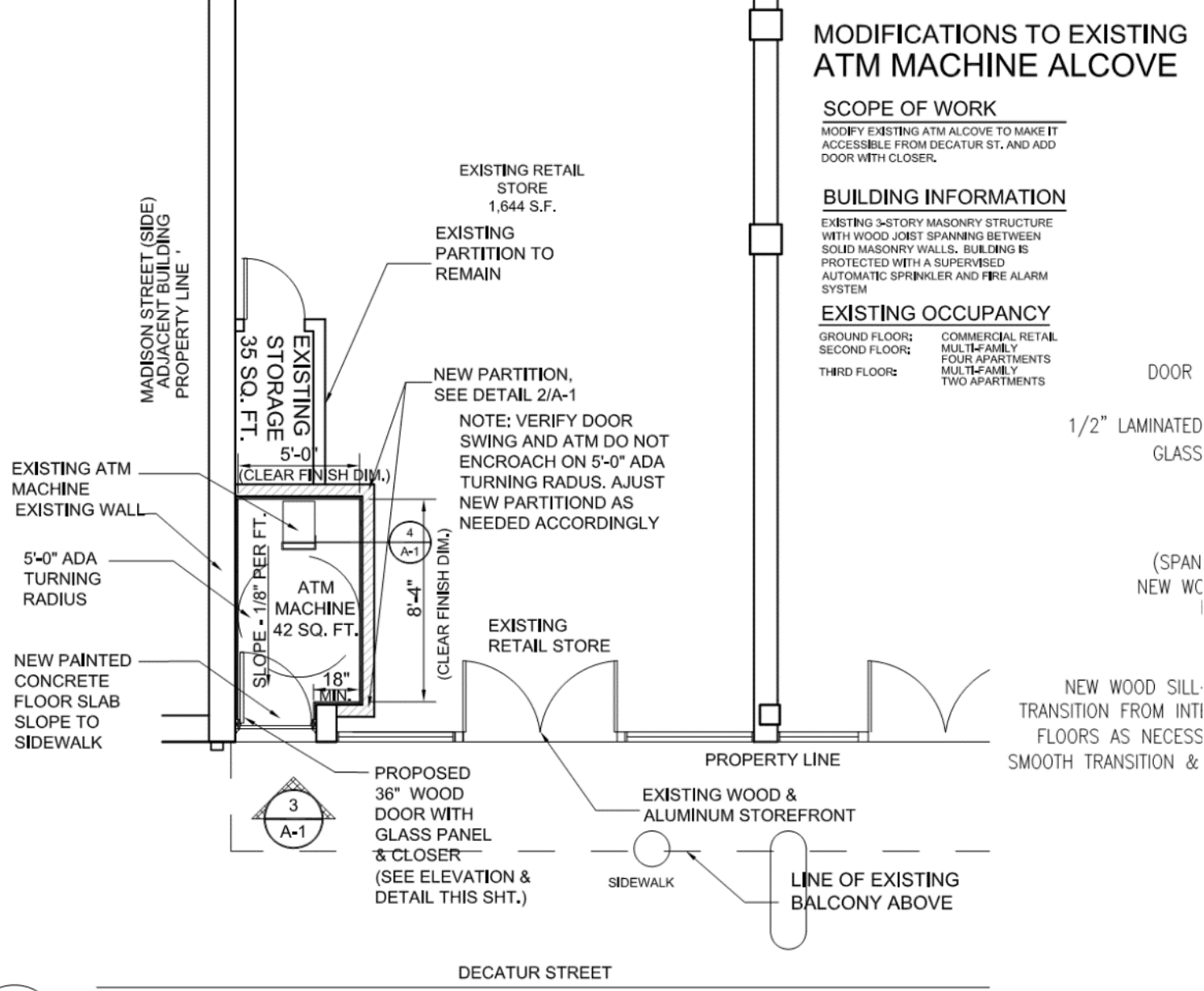
MODIFY EXISTING ATM ALCOVE TO MAKE IT
ACCESSIBLE FROM DECATUR ST. AND ADD
DOOR WITH CLOSER.

BUILDING INFORMATION

EXISTING 3-STORY MASONRY STRUCTURE
WITH WOOD JOIST SPANNING BETWEEN
SOLID MASONRY WALLS. BUILDING IS
PROTECTED WITH A SUPERVISED
AUTOMATIC SPRINKLER AND FIRE ALARM
SYSTEM

EXISTING OCCUPANCY

GROUND FLOOR:	COMMERCIAL RETAIL
SECOND FLOOR:	MULTI-FAMILY
THIRD FLOOR:	FOUR APARTMENTS
	MULTI-FAMILY
	TWO APARTMENTS



PROPOSED ATM FLOOR PLAN

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

835-39 Decatur

VCC Architectural Committee

February 22, 2022

