

# Vieux Carré Commission Architecture Committee Meeting

Tuesday, April 12, 2022

# Old Business

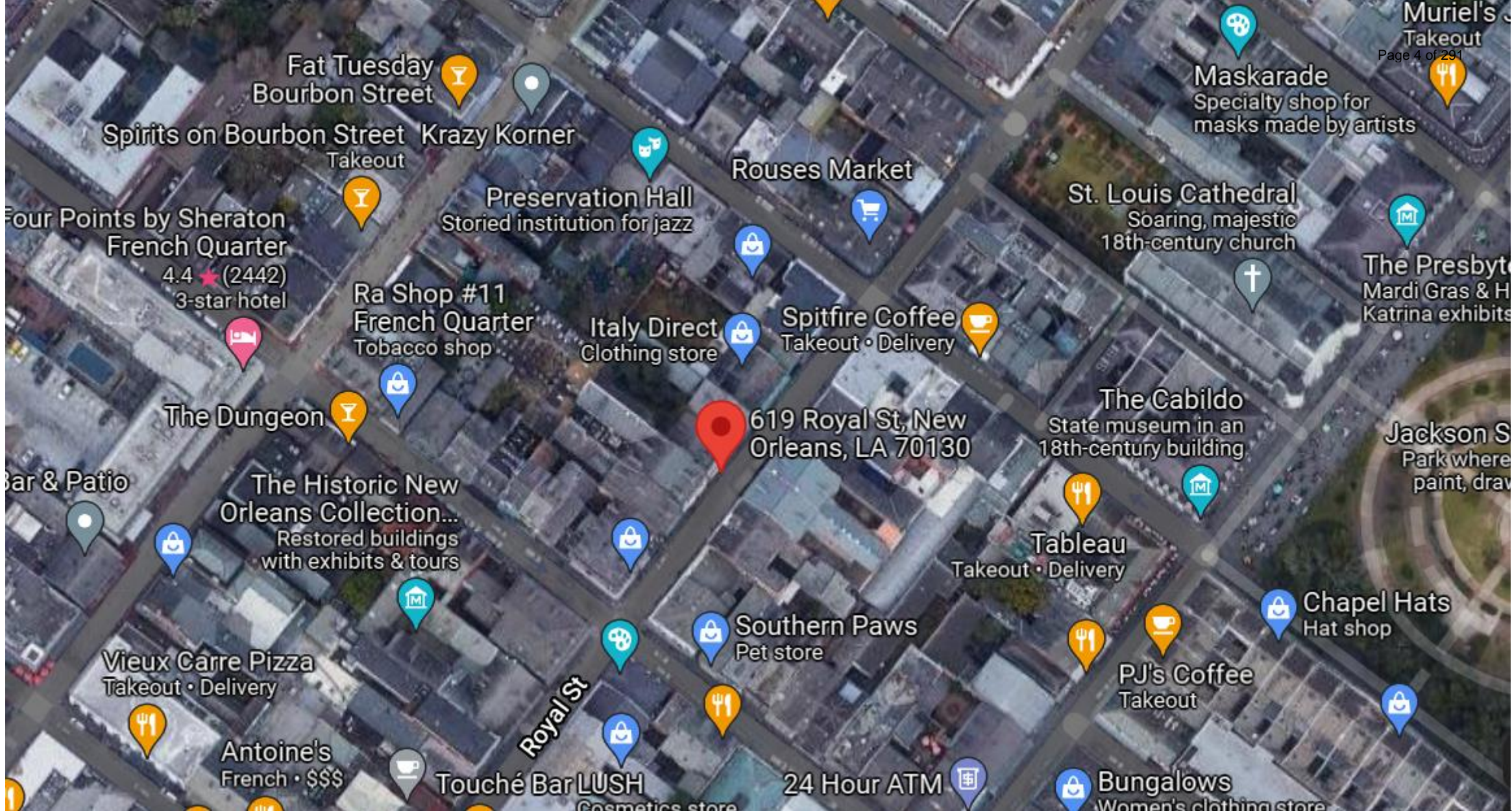






619 Royal





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VCC Architectural Committee

April 12<sup>th</sup>, 2022







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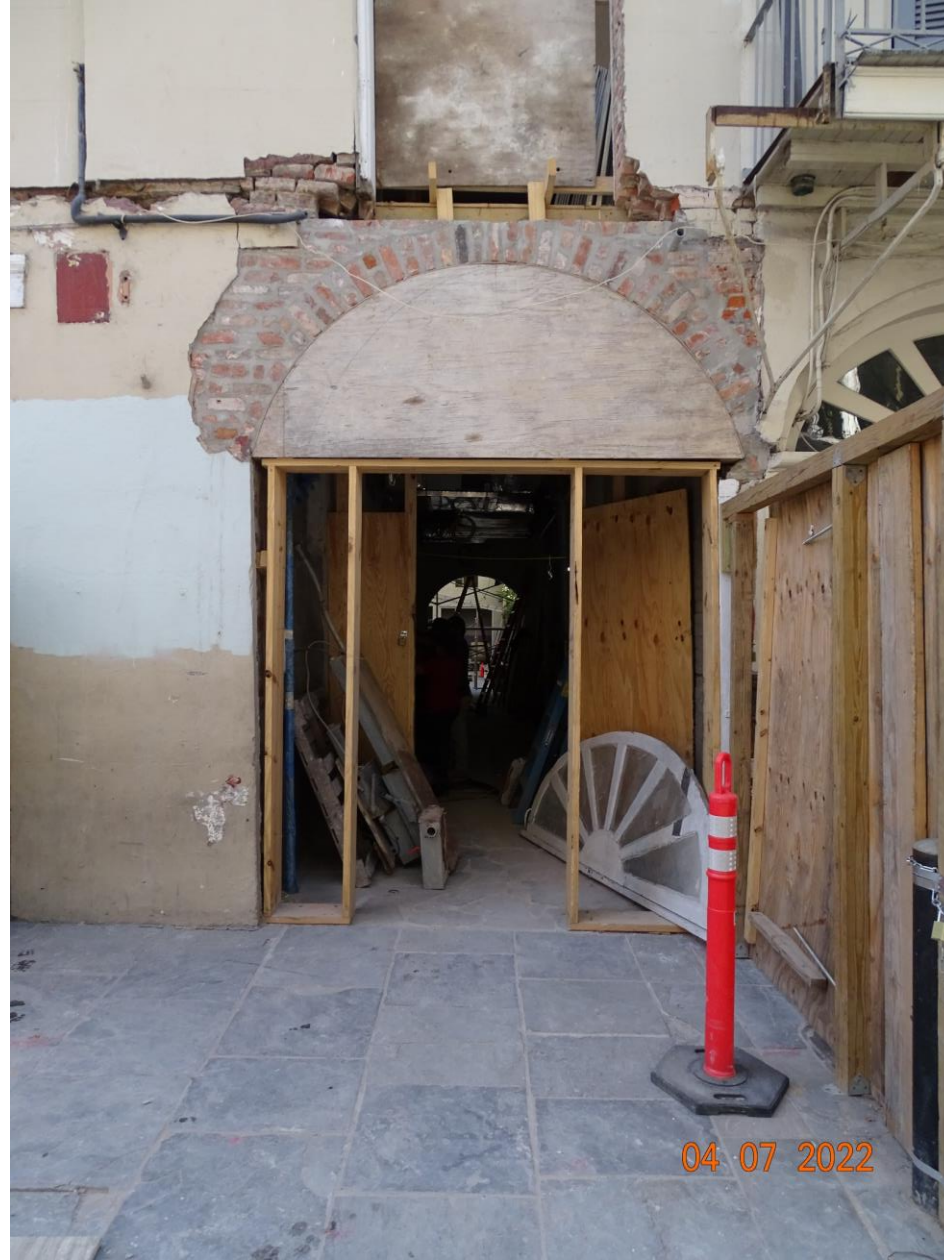


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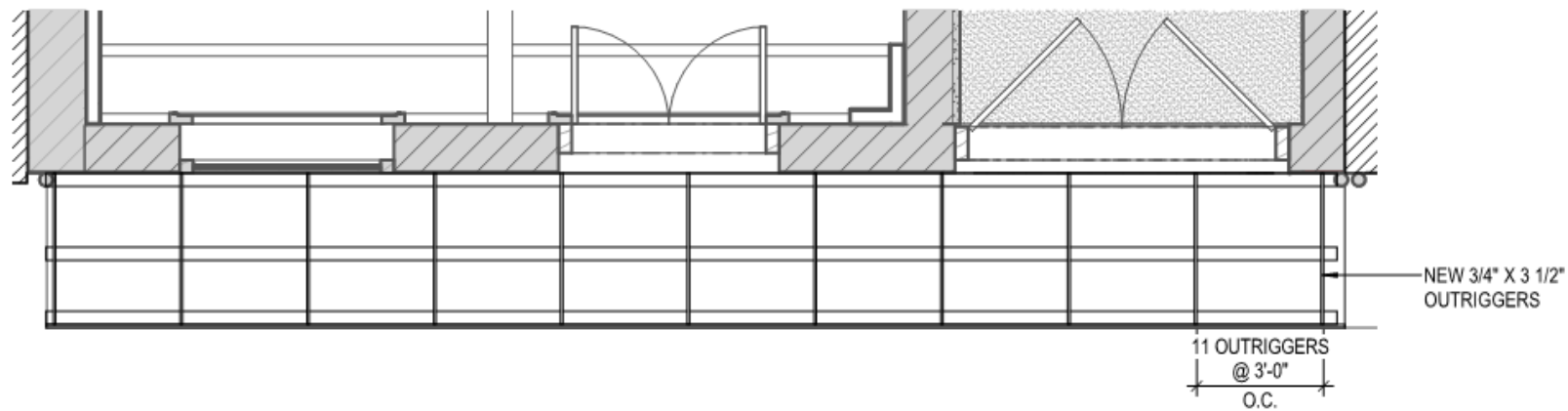


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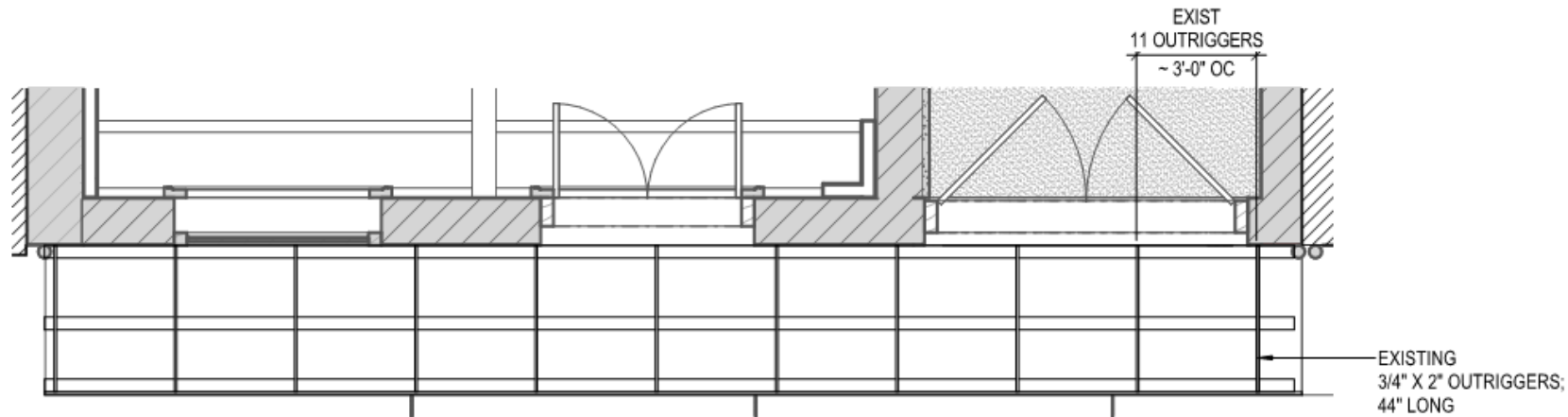
VCC Architectural Committee

April 12<sup>th</sup>, 2022

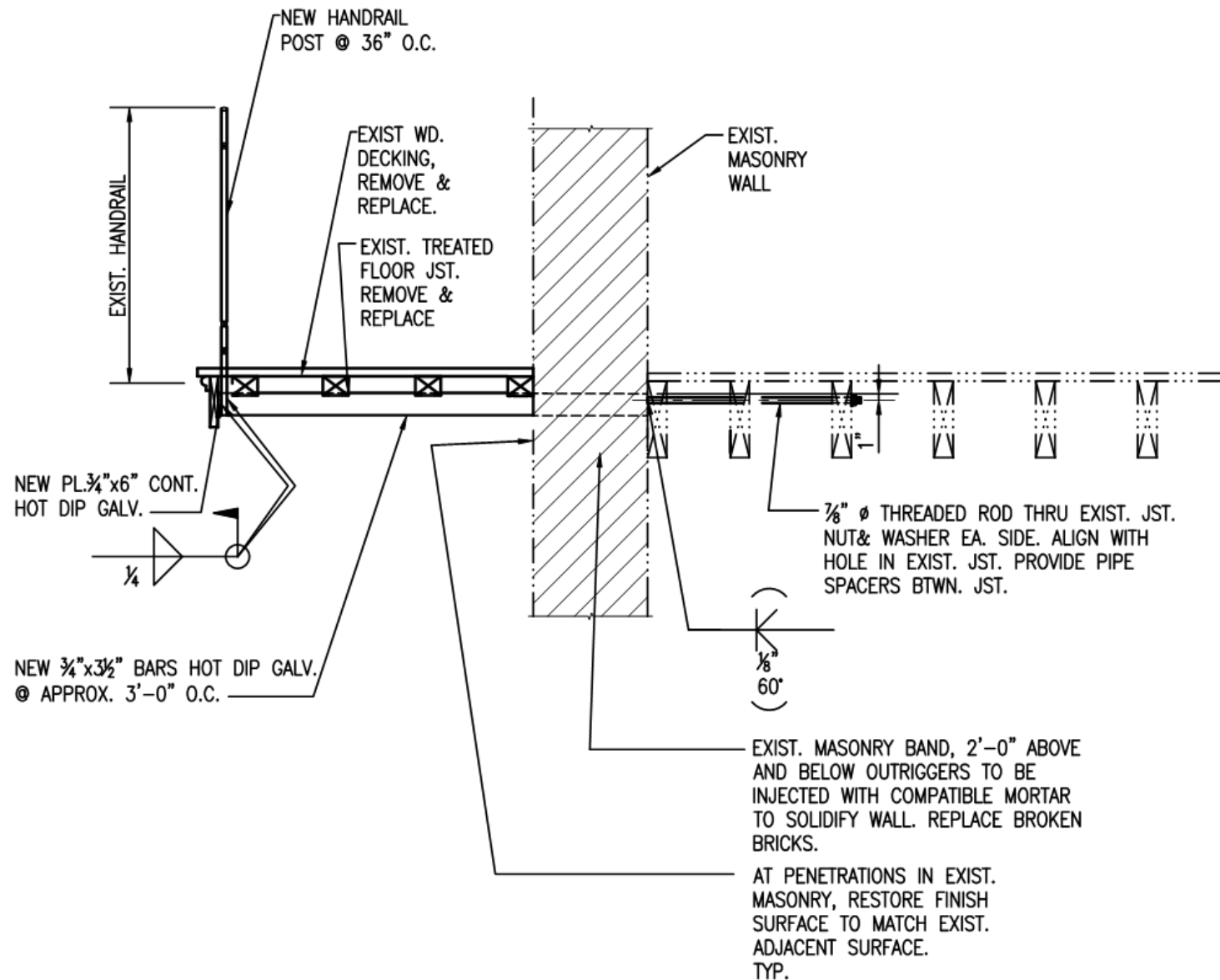




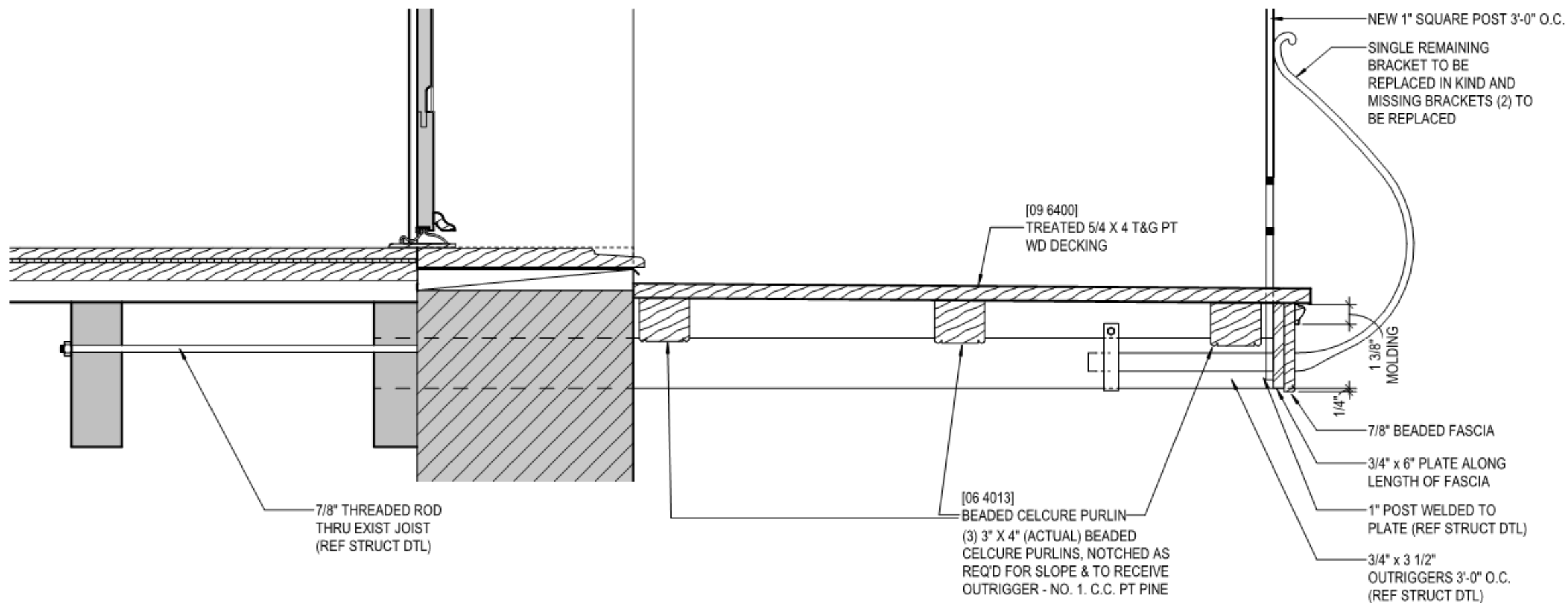
**2** 2ND FLOOR BALCONY SUPPORT - NEW (REFLECTED CEILING PLAN) - OPTION 1  
SKA-41.2 SCALE: 1/4" = 1'-0"



**1** 2ND FLOOR BALCONY SUPPORT - EXISTING (REFLECTED CEILING PLAN)  
SKA-41.2 SCALE: 1/4" = 1'-0"







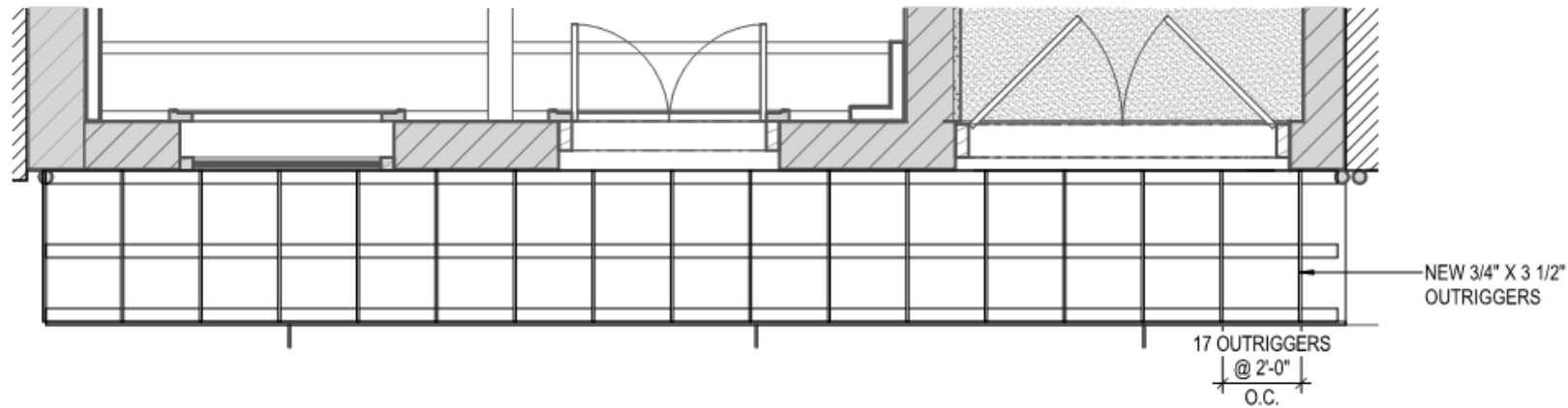
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 SKA-41 SCALE: 1 1/2" = 1'-0"

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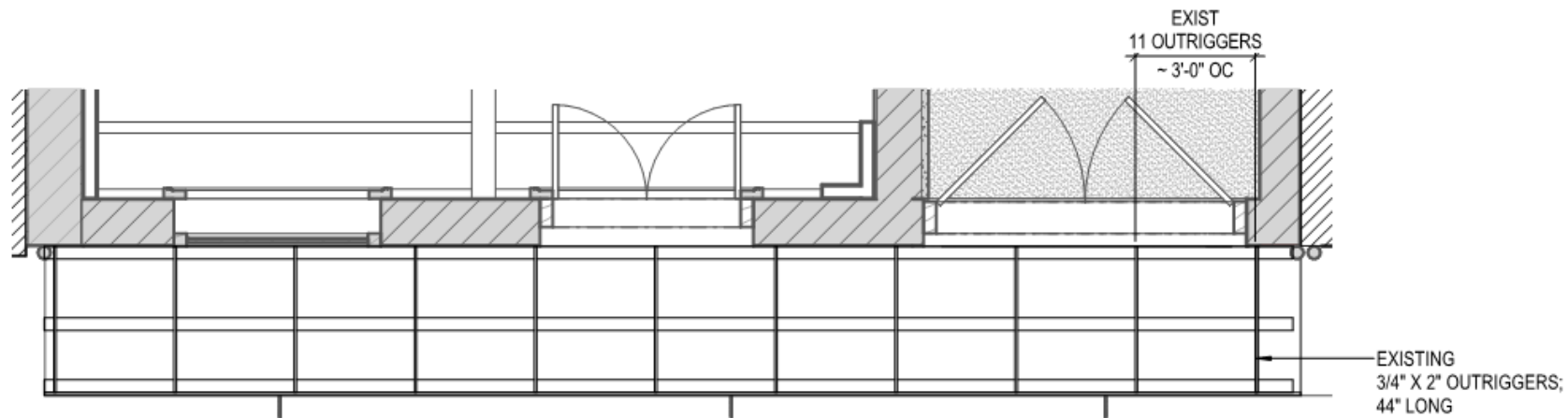
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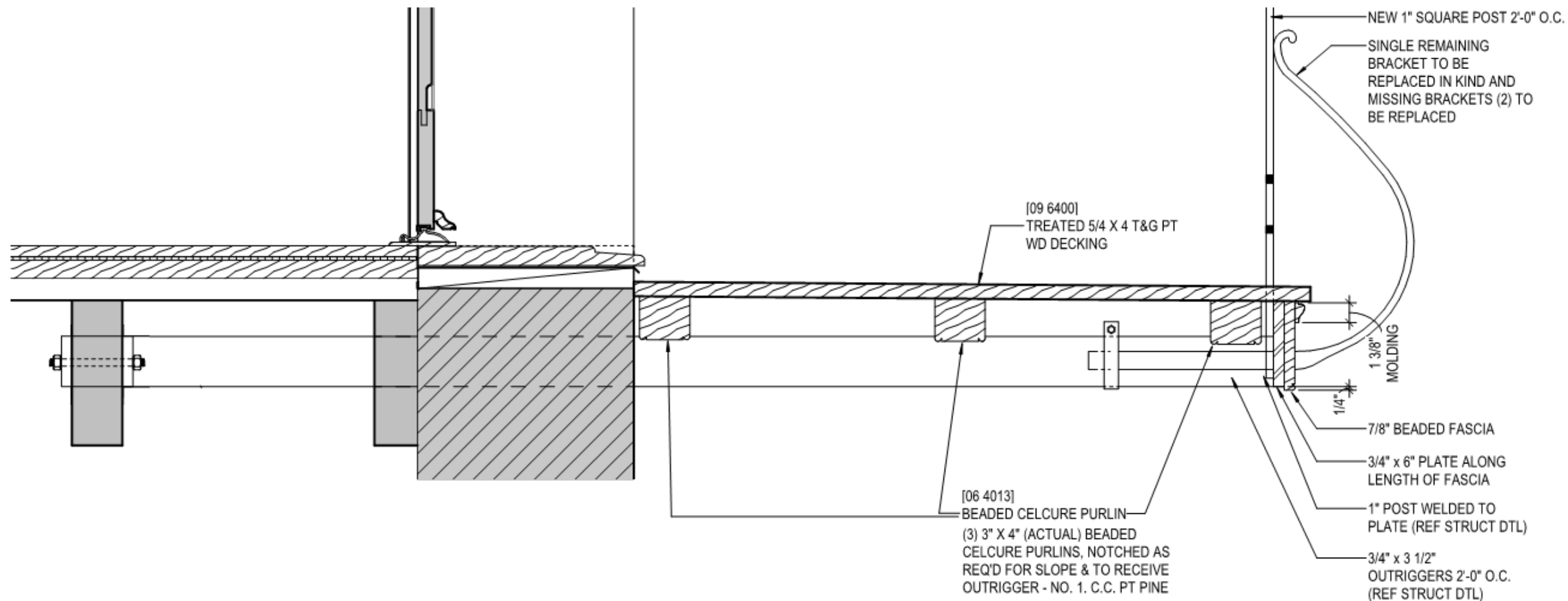




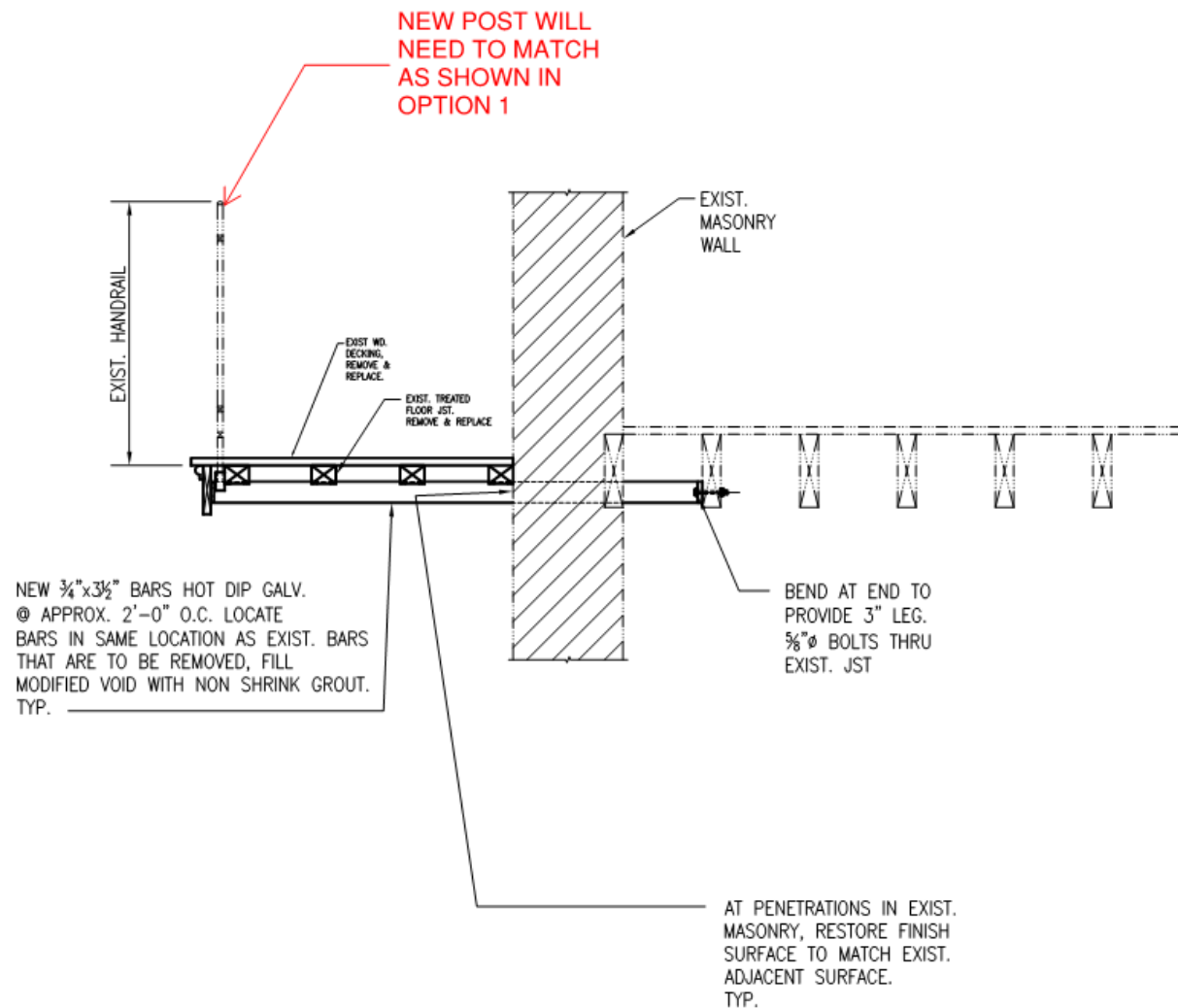
**2** 2ND FLOOR BALCONY SUPPORT - NEW (REFLECTED CEILING PLAN) - OPTION 2  
SKA-41.2 SCALE: 1/4" = 1'-0"



**1** 2ND FLOOR BALCONY SUPPORT - EXISTING (REFLECTED CEILING PLAN)  
SKA-41.2 SCALE: 1/4" = 1'-0"

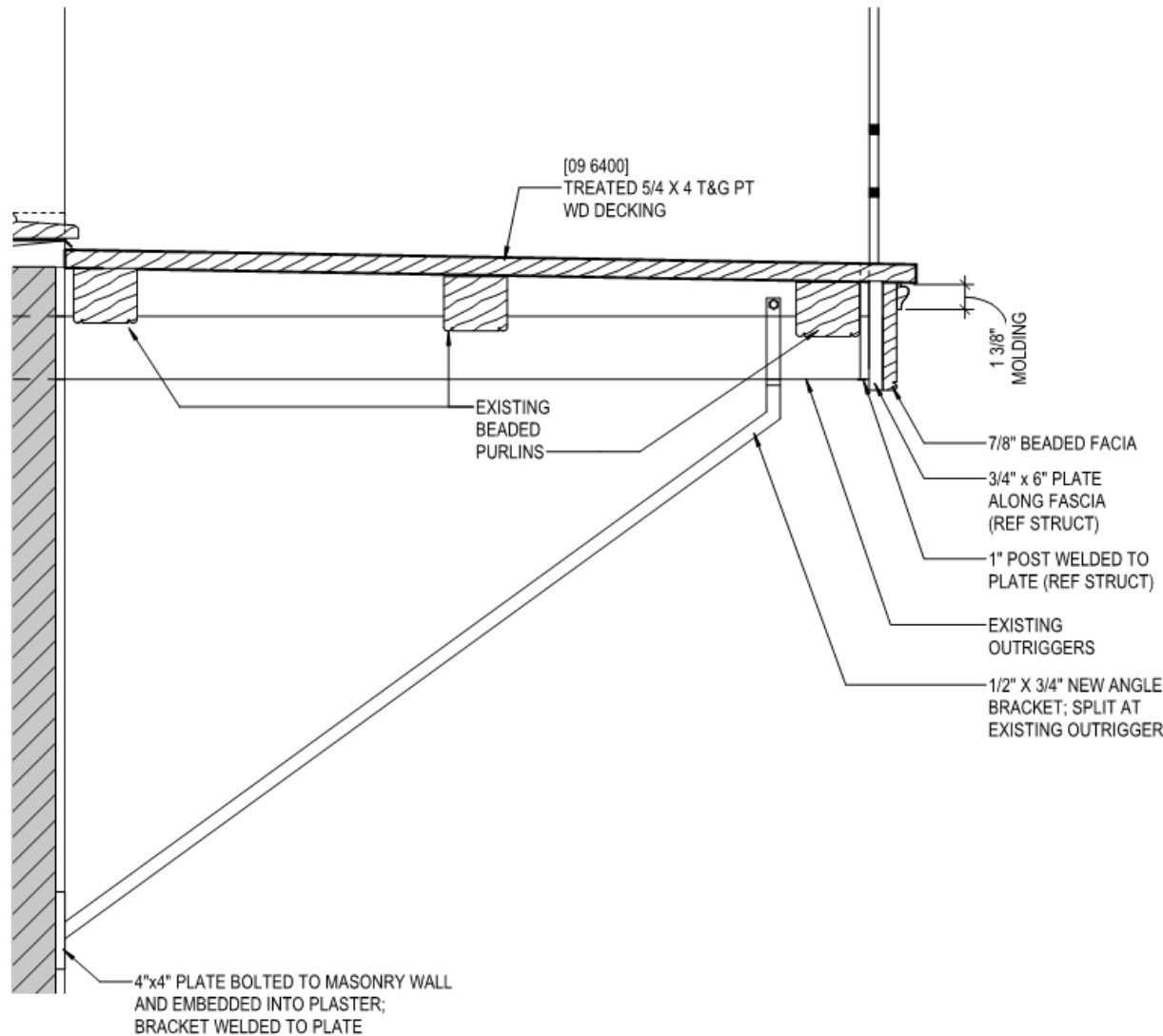


1 DTL - 2ND FLR - BALCONY OUTRIGGER - OPTION 2  
SKA-41 SCALE: 1 1/2" = 1'-0"

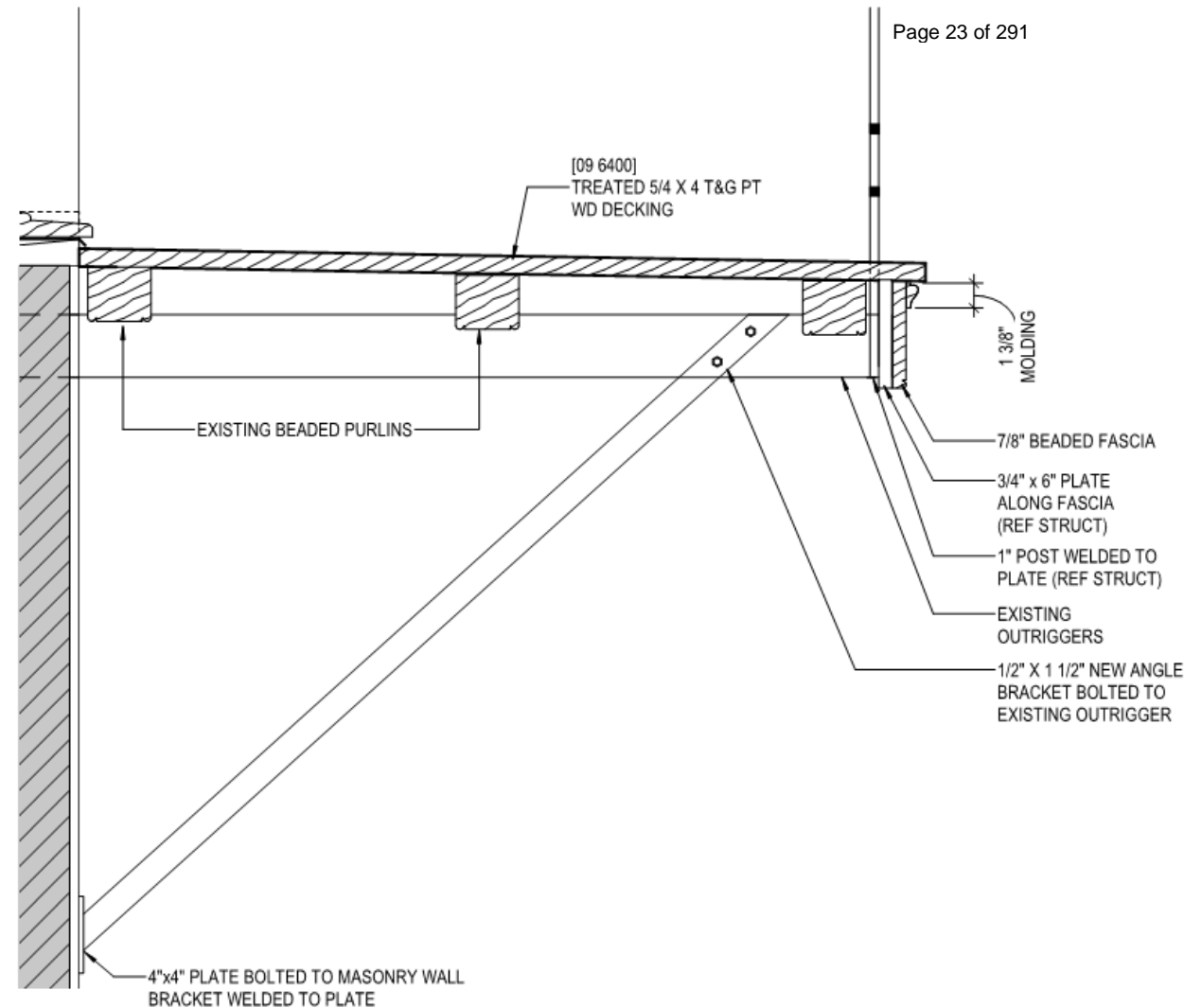


2 SECTION  
S1.1 1/2"=1'-0"

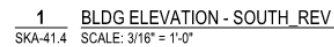




**1** DTL - 3RD FLR BALCONY - BRACKET - OPTION 1  
SKA-41.3 SCALE: 1 1/2" = 1'-0"



**2** DTL - 3RD FLR BALCONY - BRACKET - OPTION 2  
SKA-41.3 SCALE: 1 1/2" = 1'-0"



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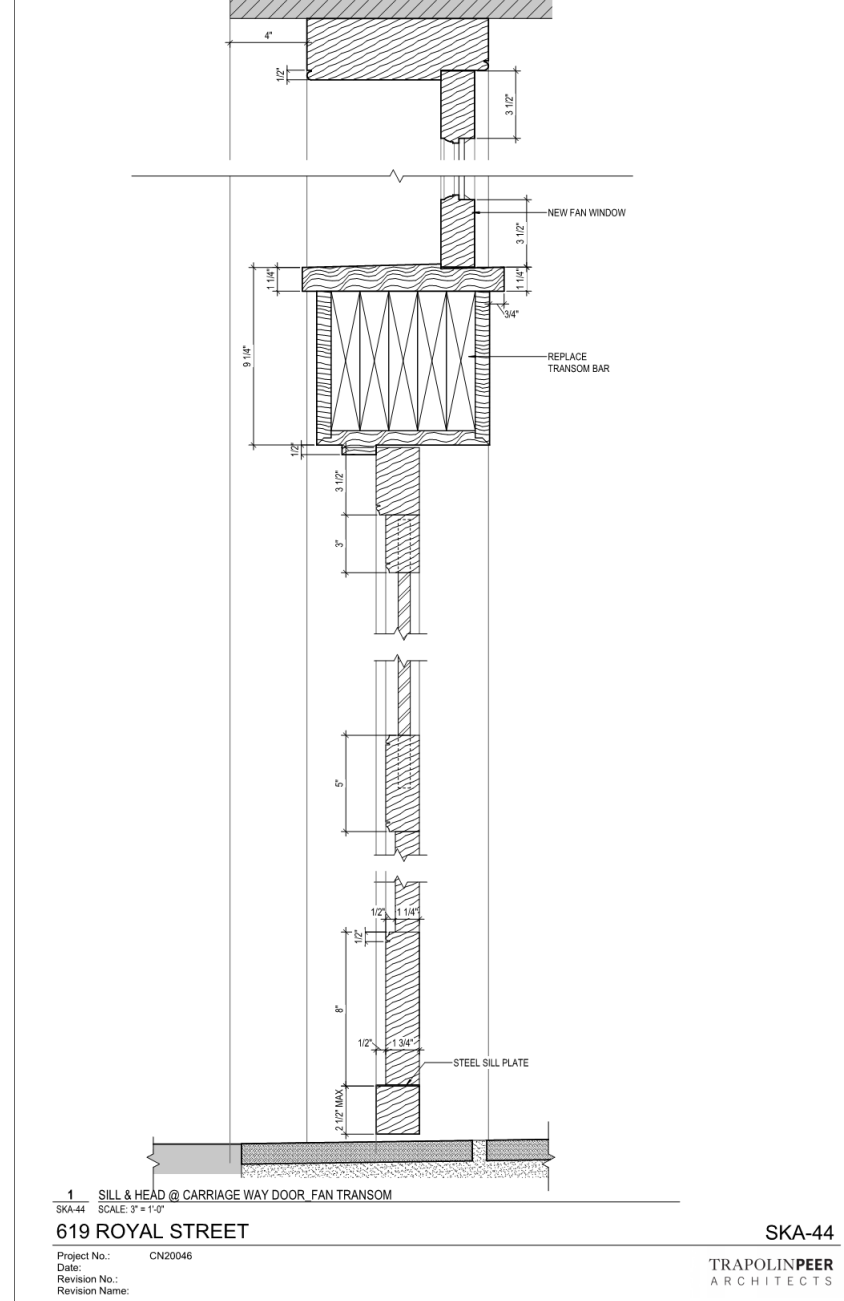
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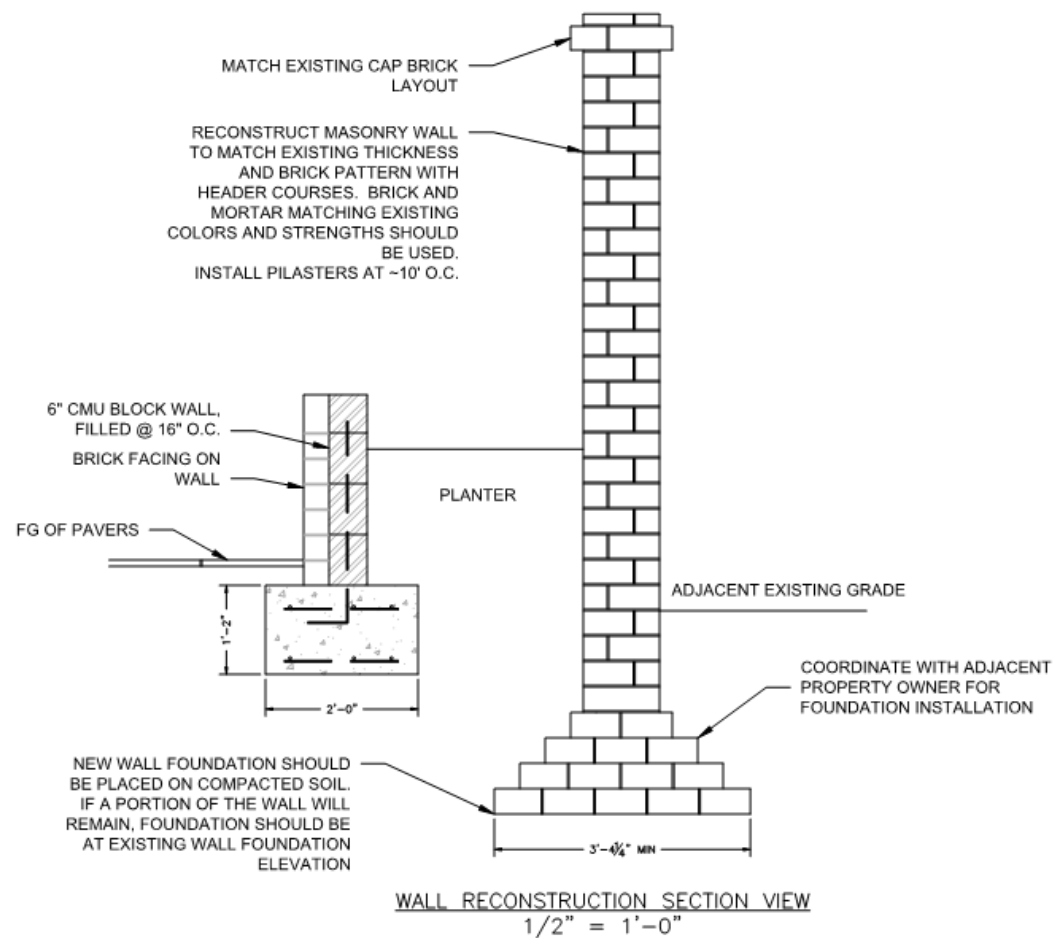
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April 12<sup>th</sup>, 2022







## MASONRY WALL RECONSTRUCTION

619 Royal Street, New Orleans, Louisiana

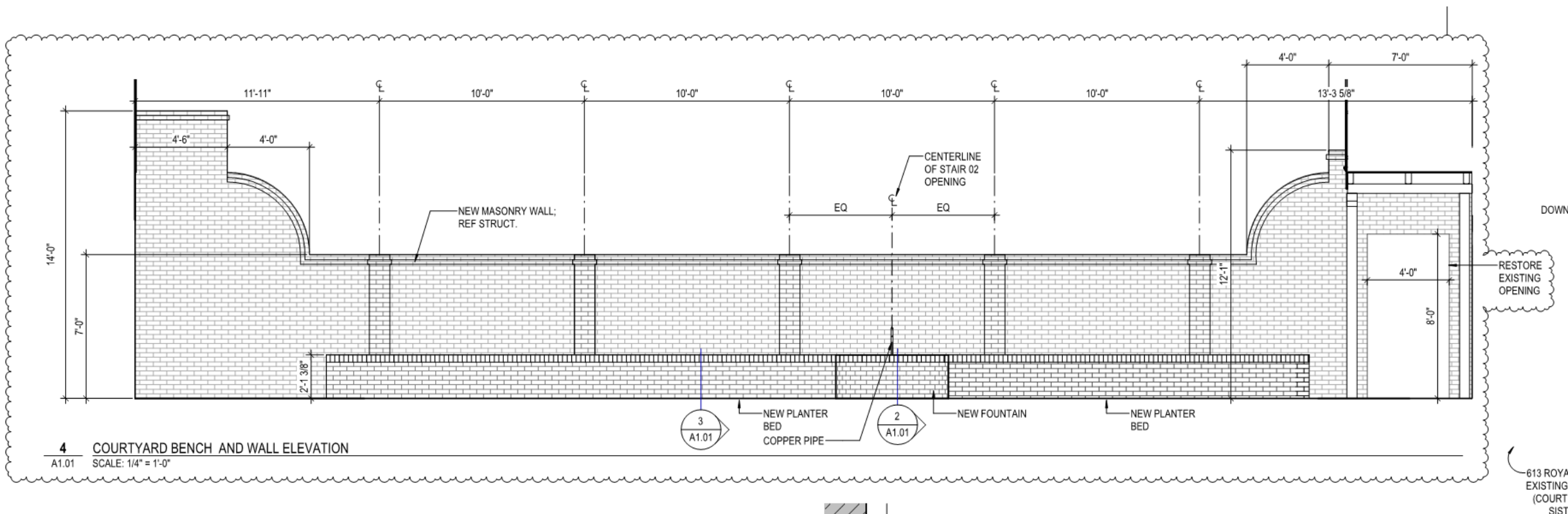
MARCH 28, 2022



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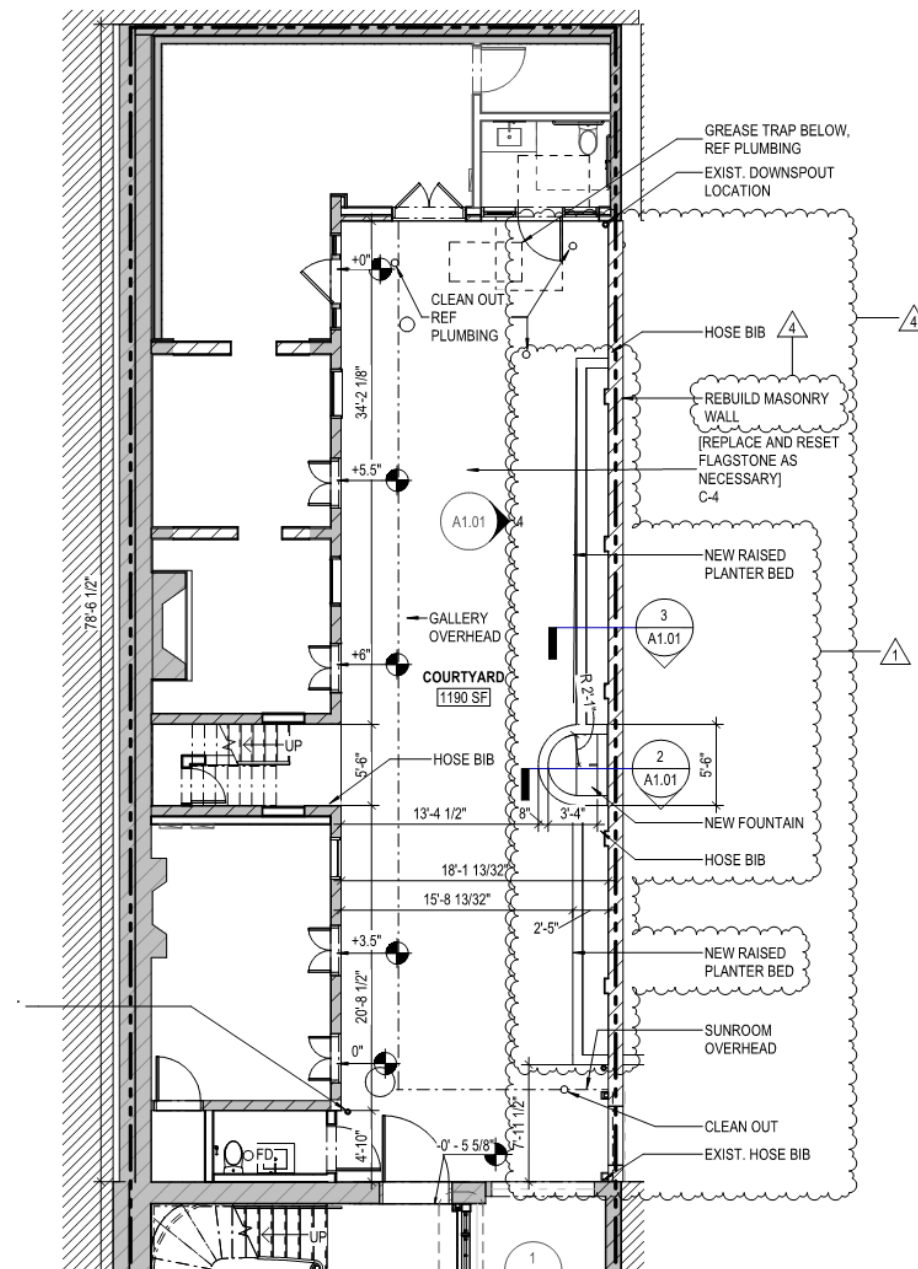


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April 12<sup>th</sup>, 2022





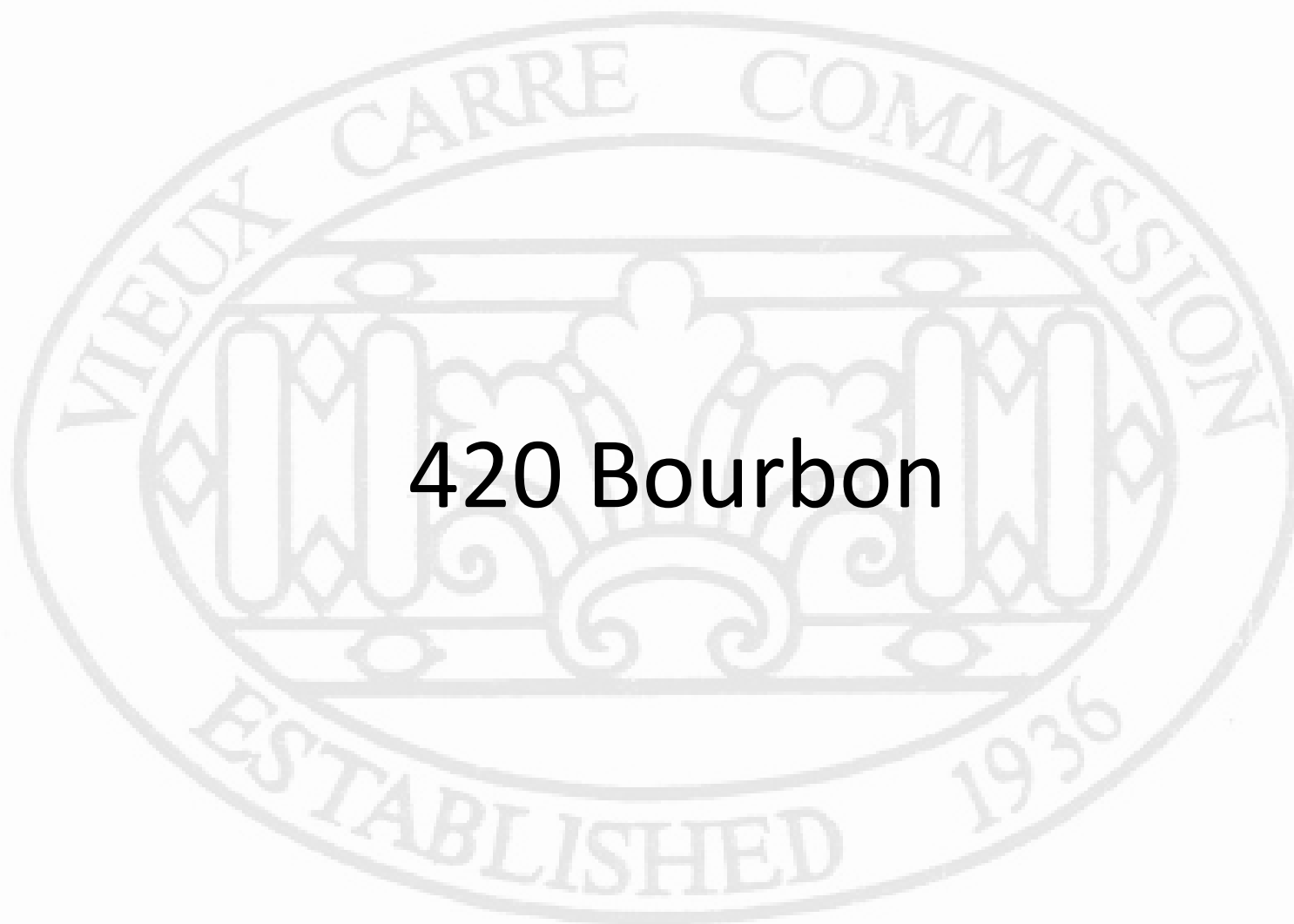
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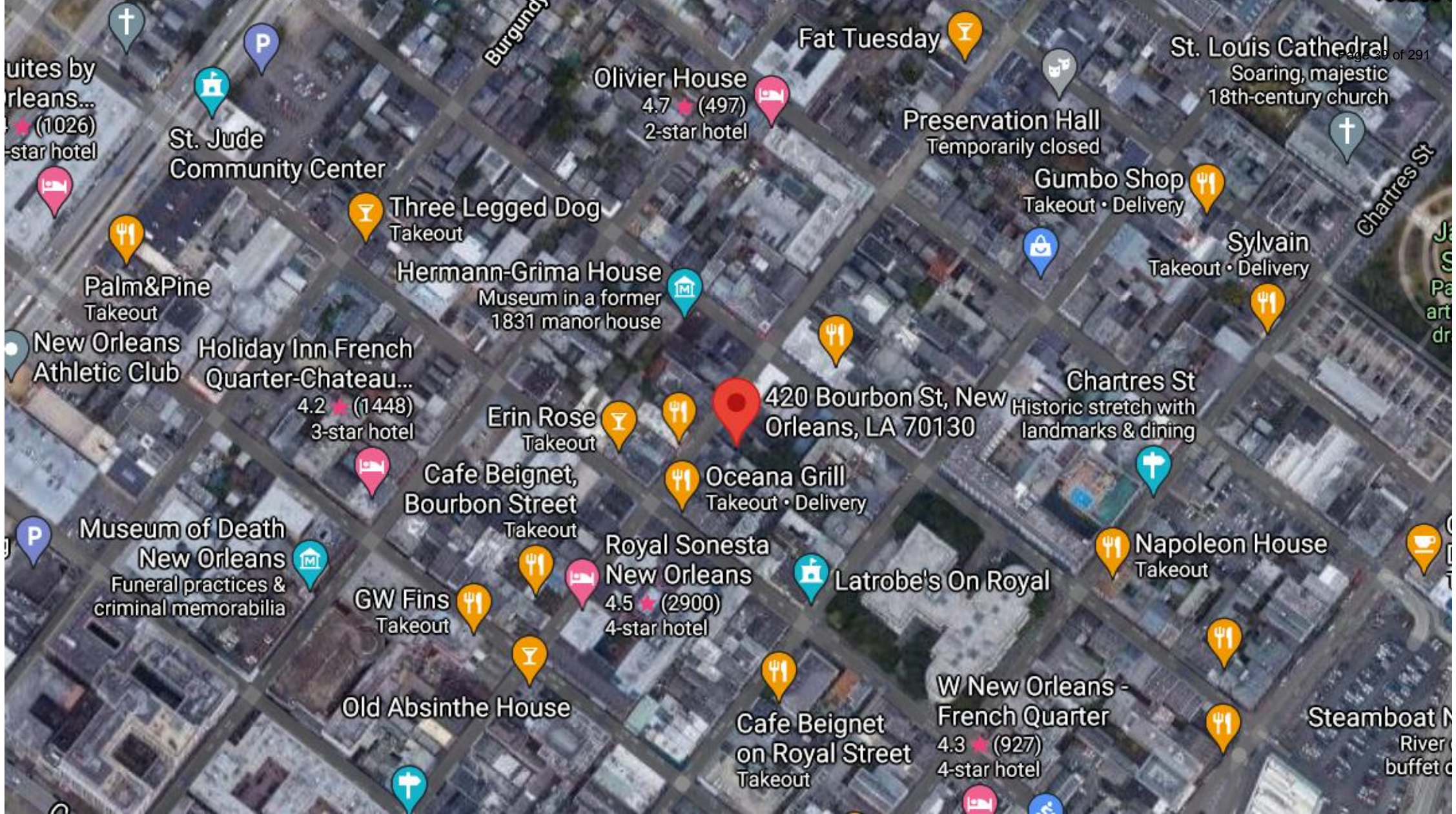
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**420 Bourbon**







420 Bourbon

Vieux Carré Commission

December 15, 2021







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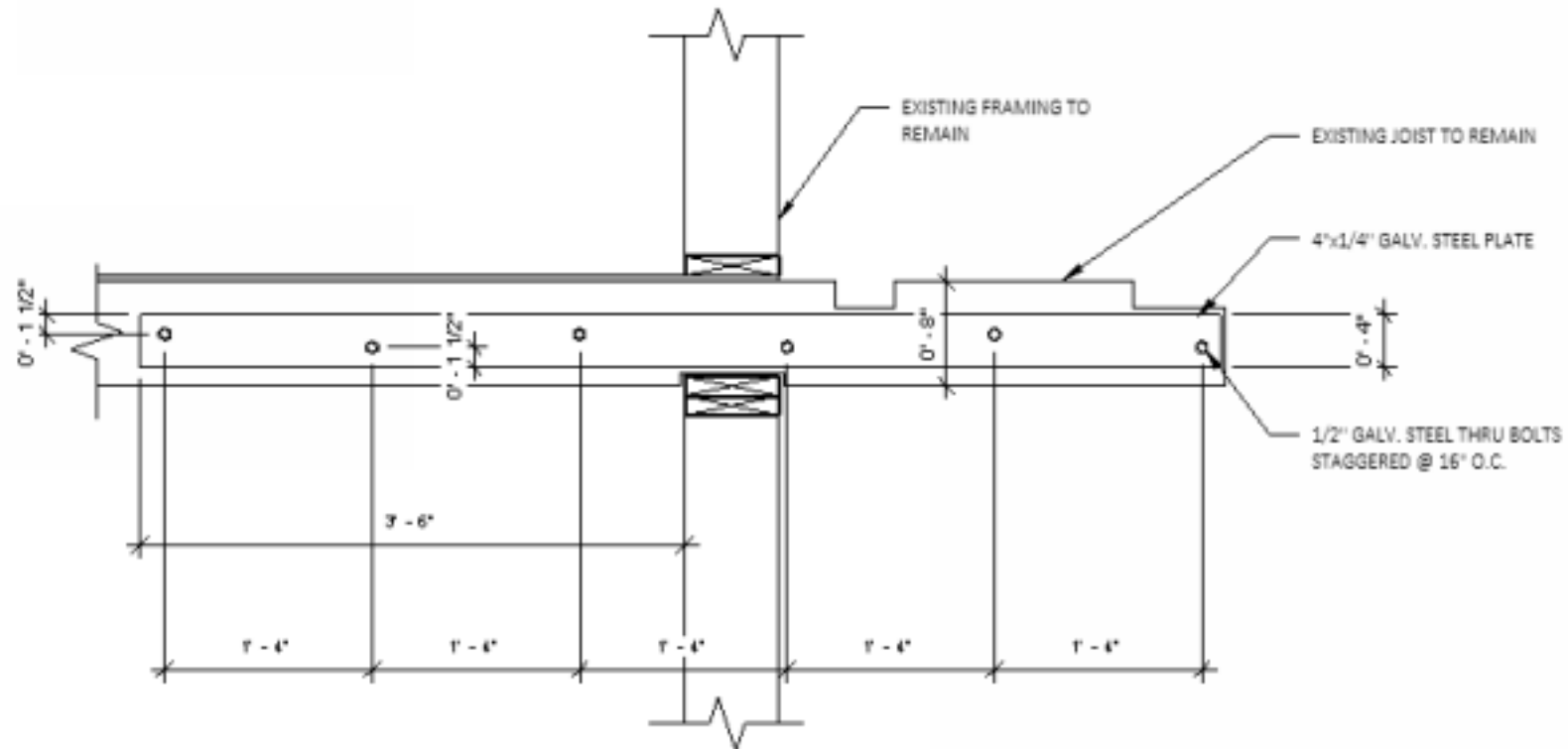
420 Bourbon

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PHOTOS

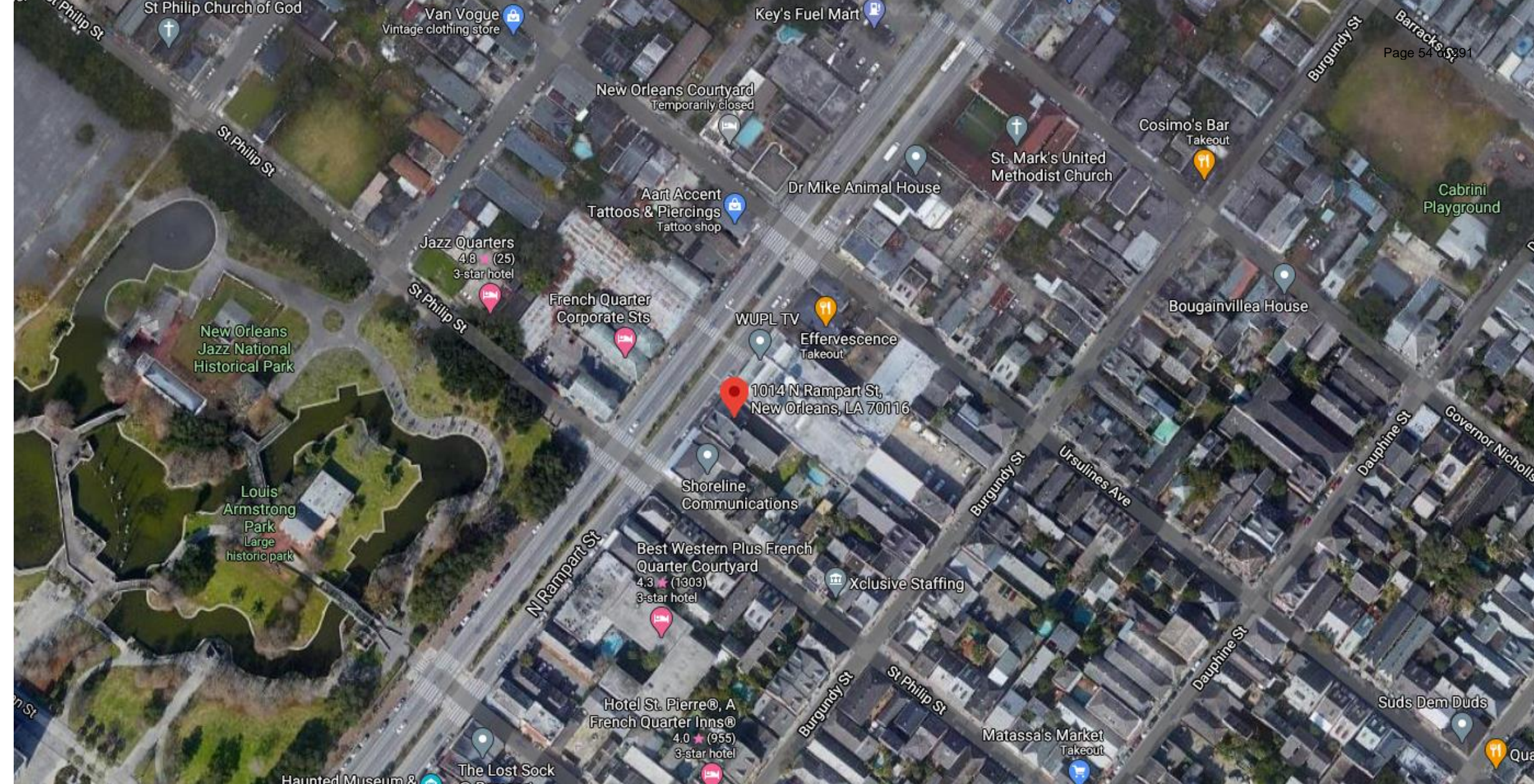






1014 N Rampart





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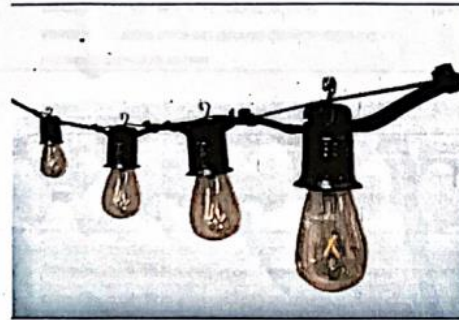
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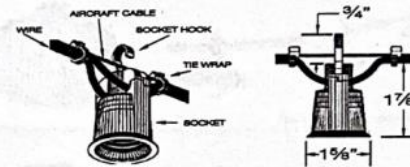




## SUSPENDED DECORATIVE STRINGLIGHT SYSTEMS





PROJECT: BISOU  
TYPE: PATIO



SOCKET, WIRE &amp; 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
<b>D6W WET</b>	18 18"O/C 24 24"O/C 36 36"O/C <b>48 48"O/C</b> (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)	

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## 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

**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

FULL SPECIFICATION SHEETS AVAILABLE AT PRIMUSLIGHTING.COM.

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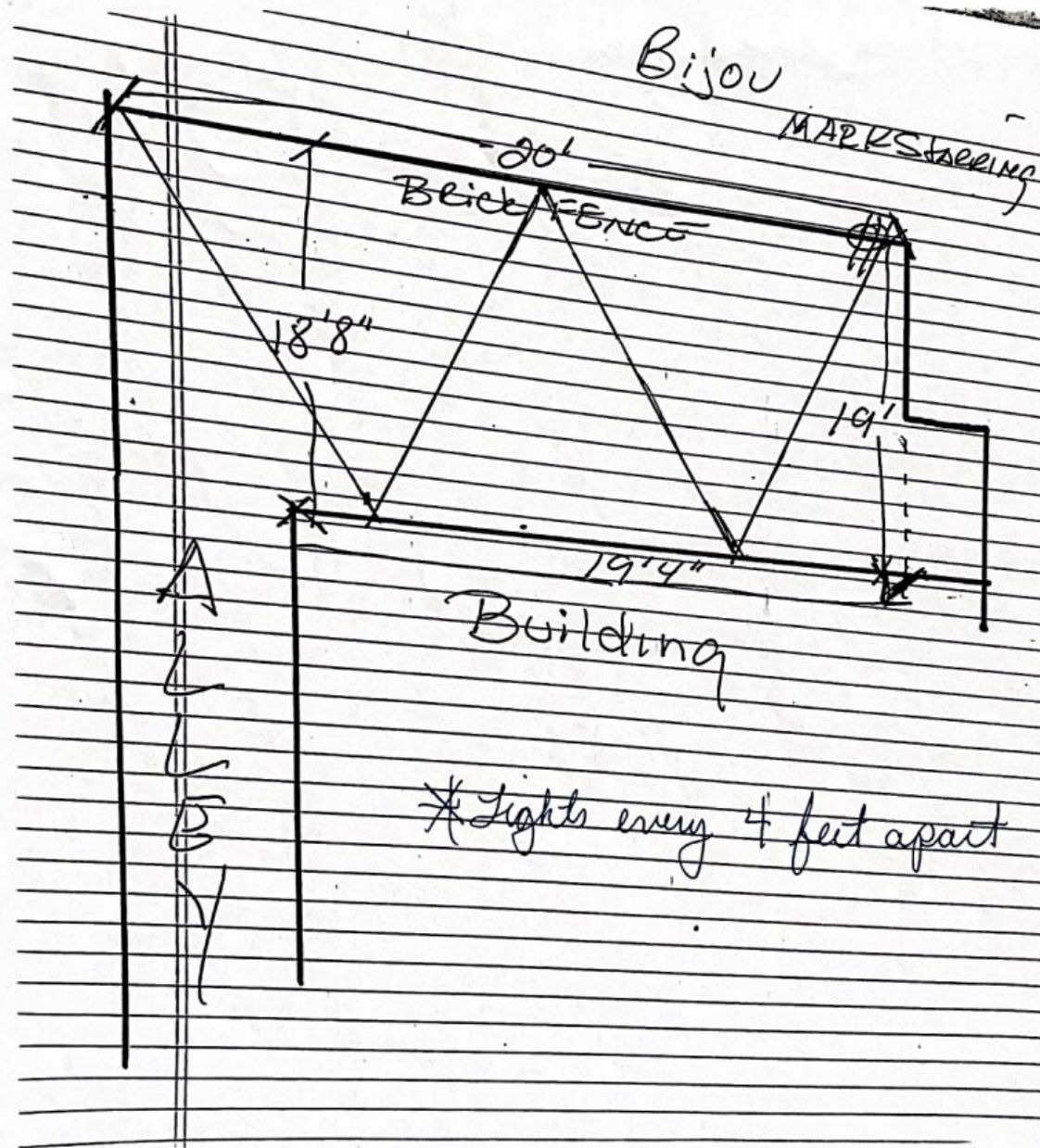
1014 N Rampart

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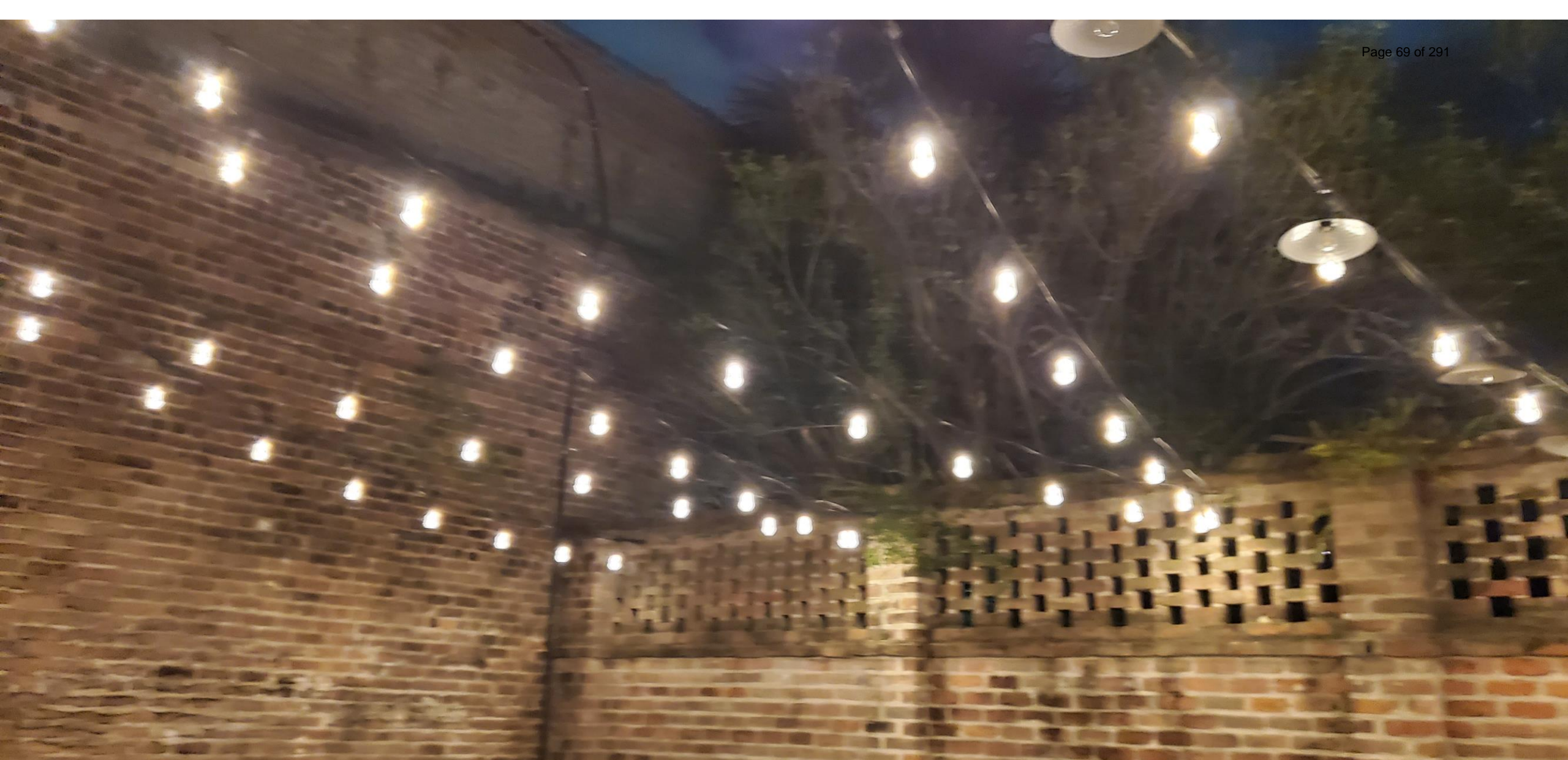
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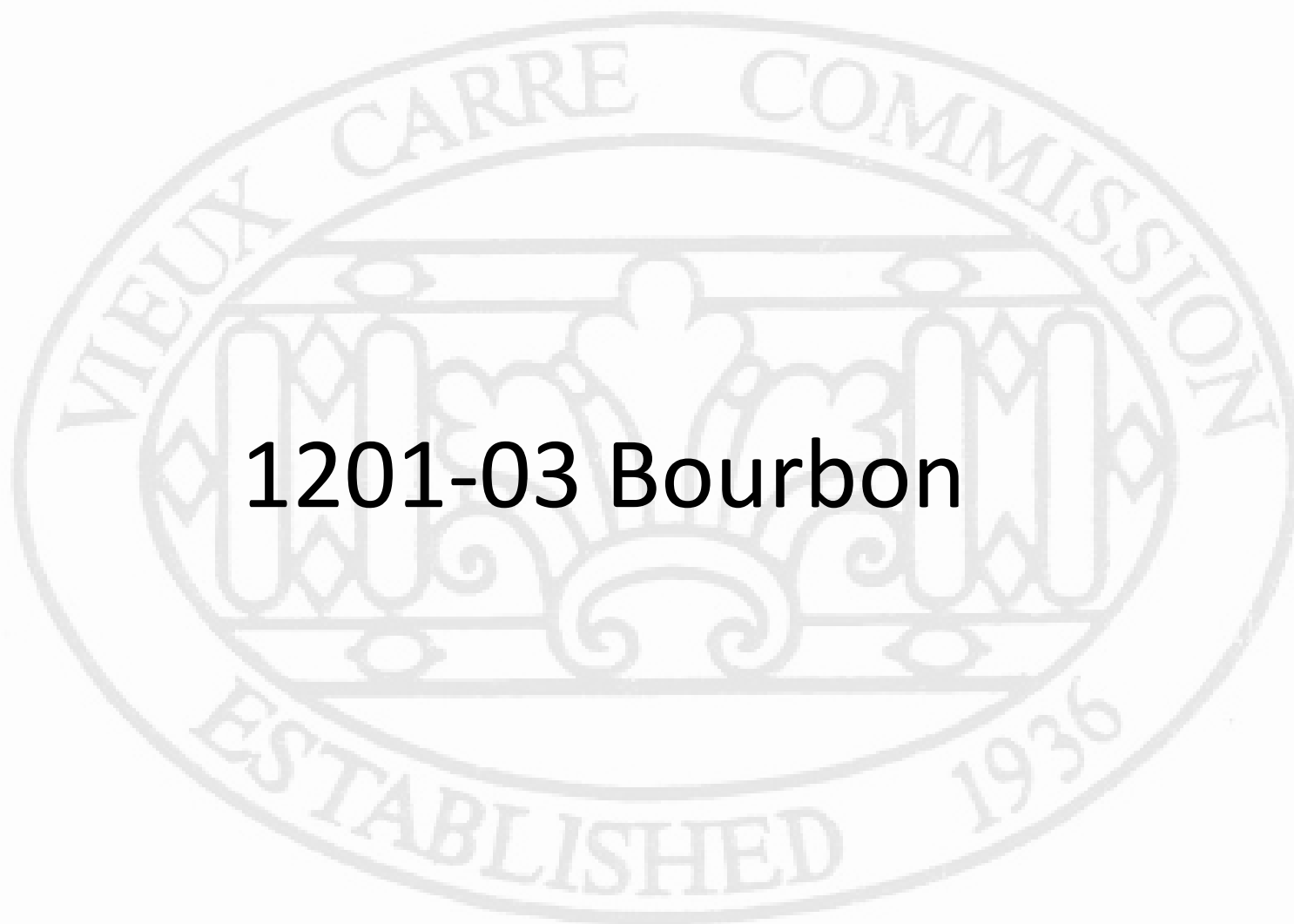
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627 Bourbon  
Deferred at the Applicant's Request





**1201-03 Bourbon**





1203 Bourbon

Vieux Carré Commission

December 15, 2021







1203 Bourbon

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December 15, 2021







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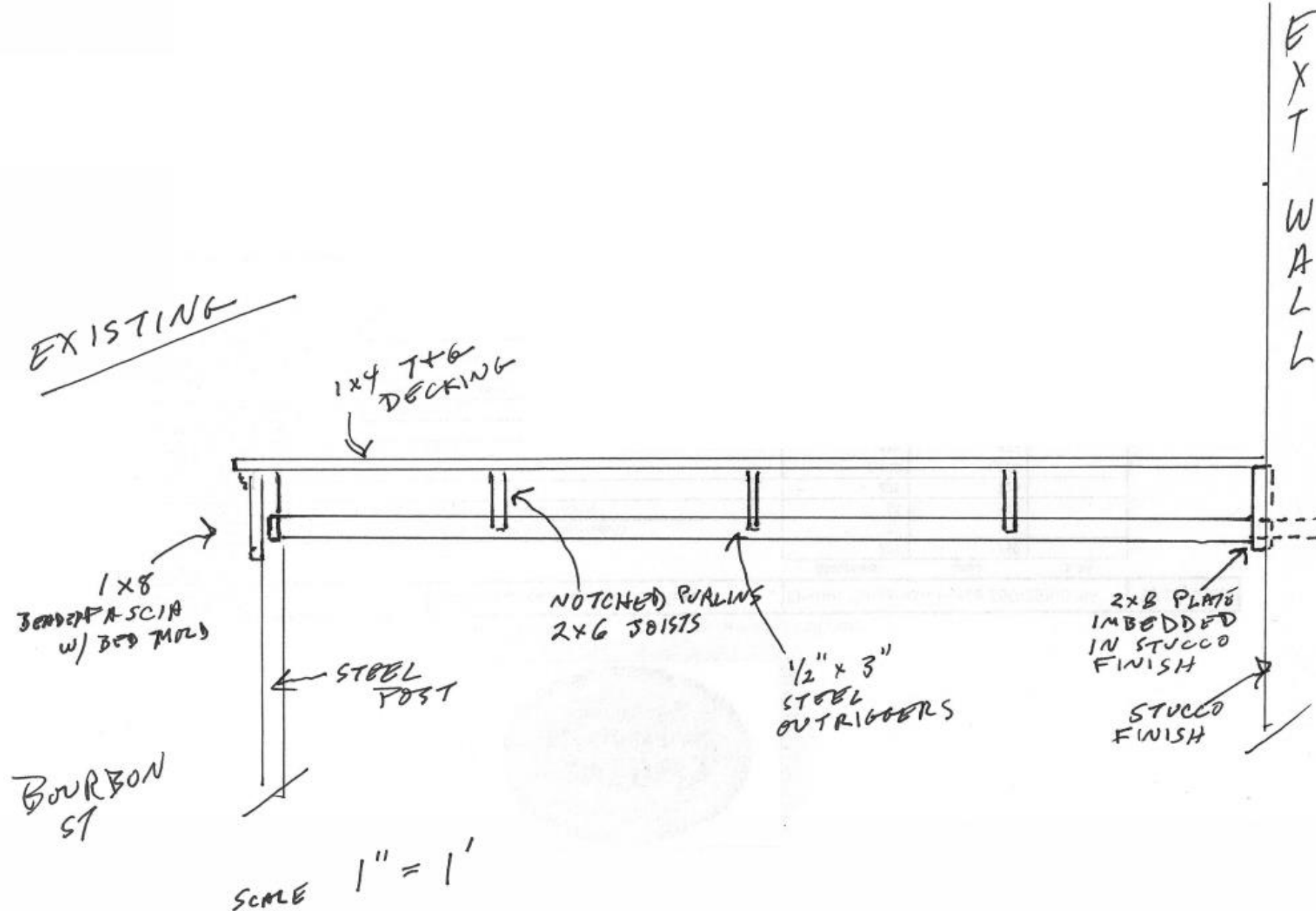


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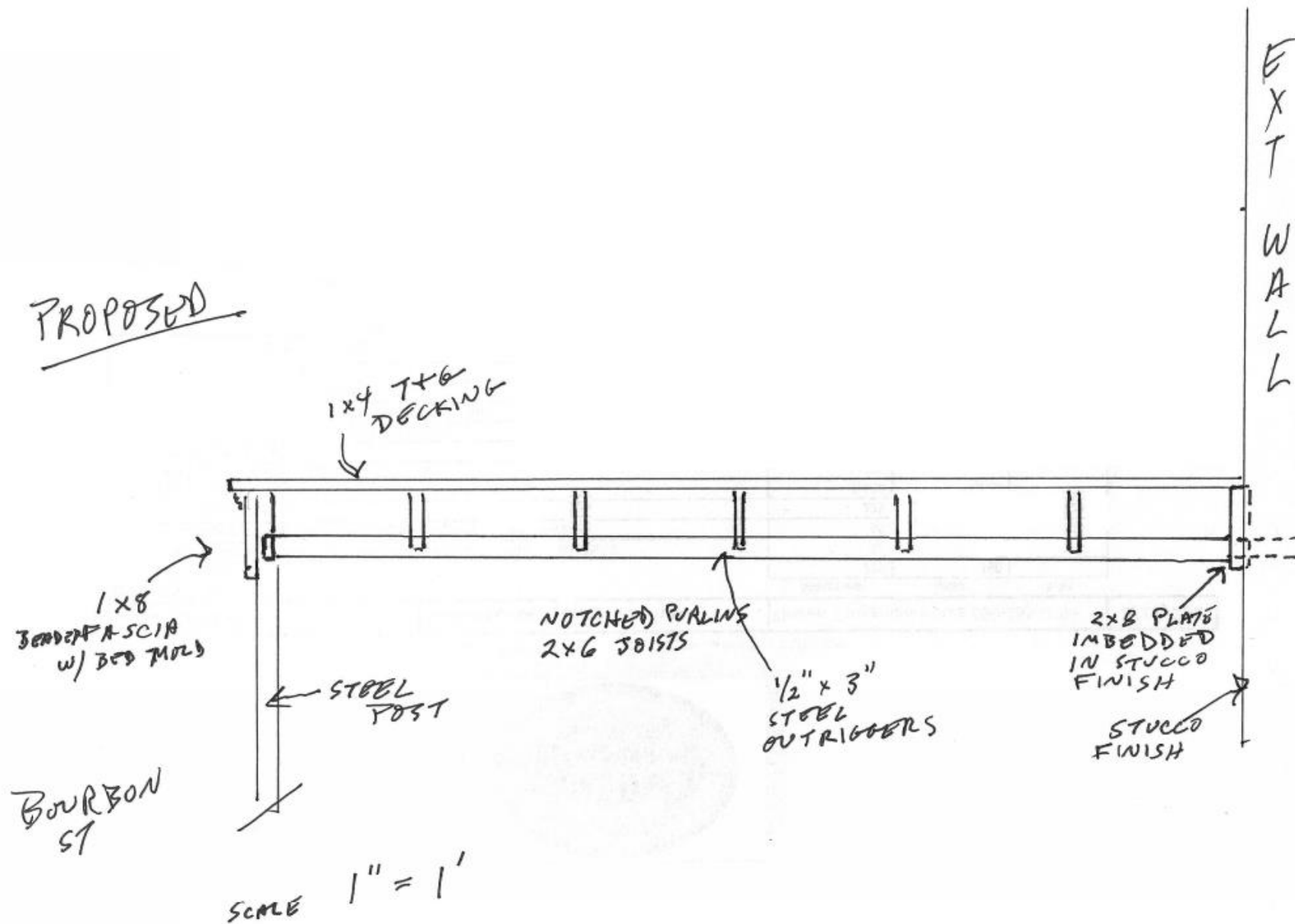
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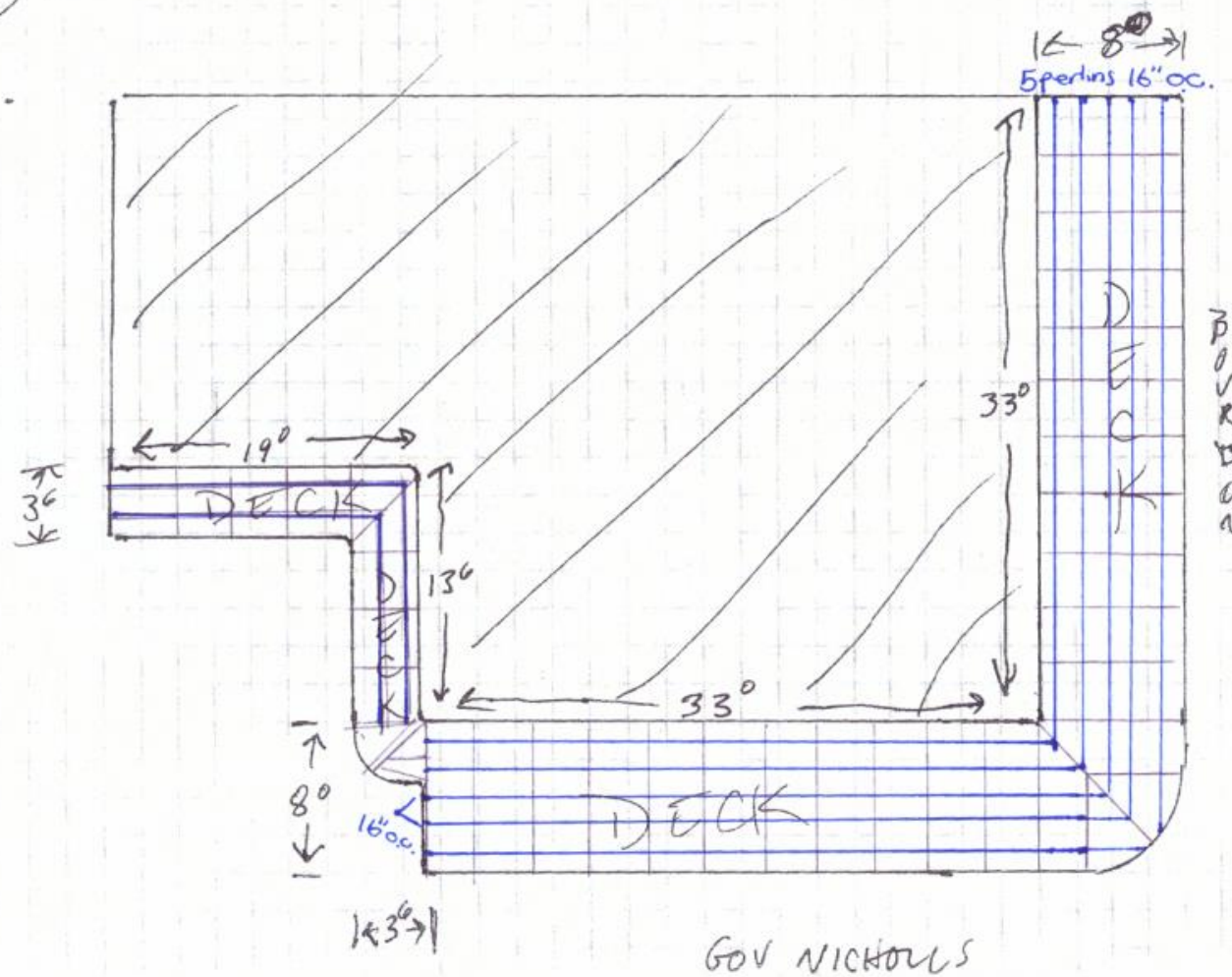
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1203 BOURBON  
DECK DIMENSIONS  
~ 800'



Chuck Ransdell  
3/29/22

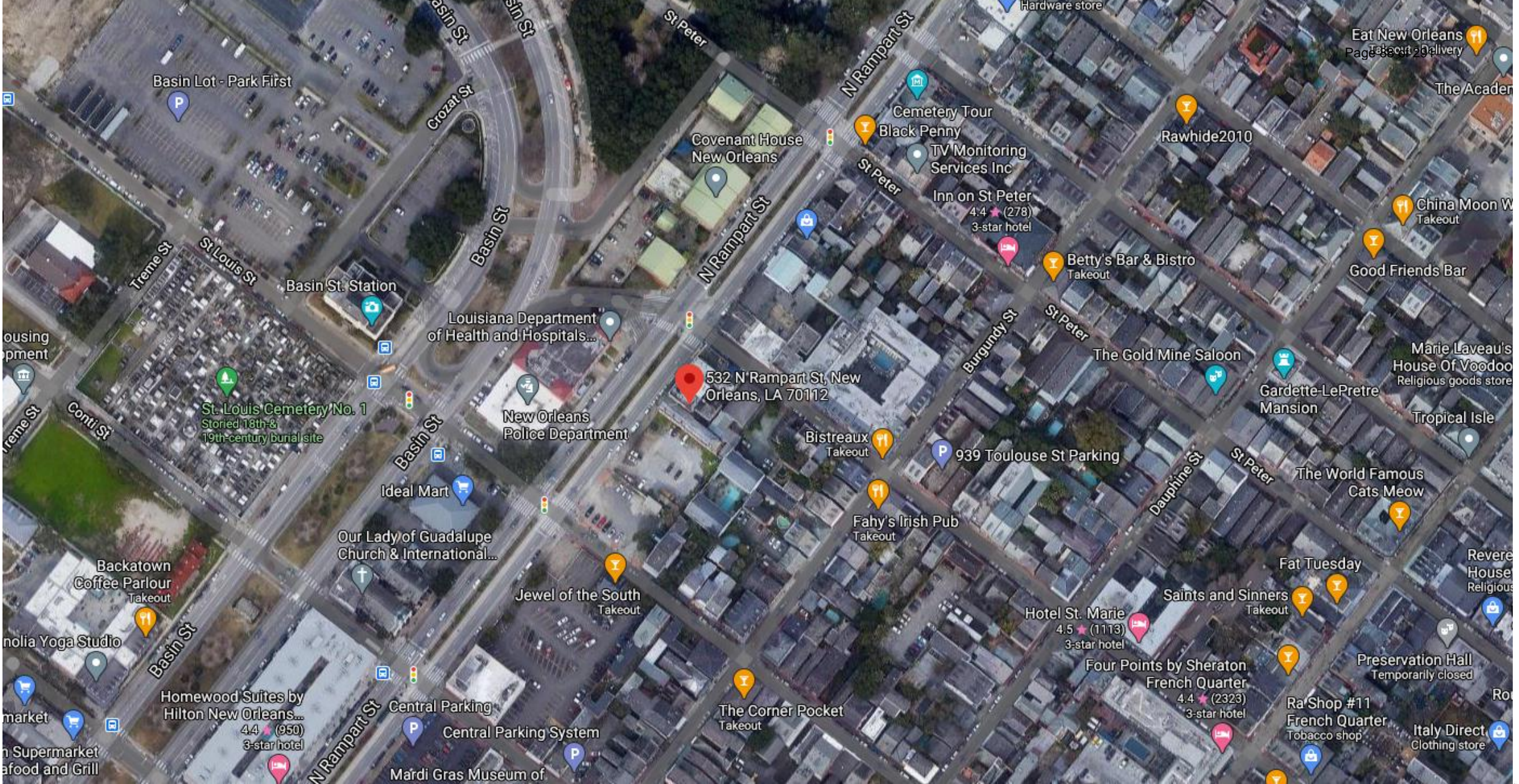
GOV NICHOLS





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April 12, 2022







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April 12, 2022







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April 12, 2022







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April 12, 2022







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April 12, 2022







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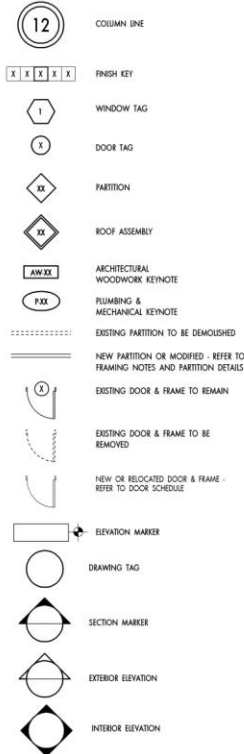
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05 01 2020

April 12, 2022



## LEGEND



H.P. HIGH POINT  
L.P. LOW POINT  
SUSP. SUSPENDED  
GYP. BD. GYPSUM BOARD  
CONC. CONCRETE  
H.M. HOLLOW METAL  
FXT. FIXTURE  
LT. LIGHT  
GALV. GALVANIZED  
ALUM. ALUMINUM  
ADJ. ADJUSTABLE  
HWY. HOT WATER HEATER  
MECH. MECHANICAL  
STRUCT. STRUCTURAL  
ELEC. ELECTRICAL  
F.O. FACE OF  
T.O. TOP OF  
U.S. UNDERSIDE OF  
EXIST. EXISTING  
WD. WOOD  
CLG. CEILING  
STL. STEEL  
MTL. METAL  
PTD. PAINTED  
PTN. PARTITION  
SPKLR. SPRINKLER  
CMU. CONCRETE MASONRY UNIT

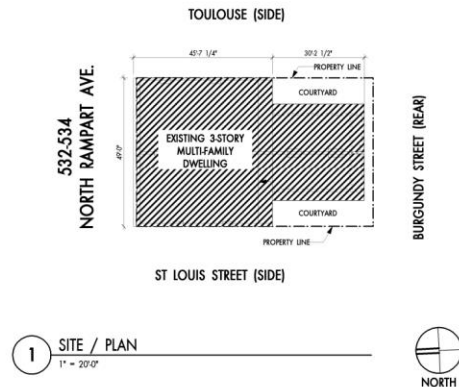
**NOTE:**  
THIS LEGEND CONTAINS SYMBOLS AND ABBREVIATIONS USED IN THE ARCHITECTURAL DRAWINGS. SOME SYMBOLS AND ABBREVIATIONS SHOWN ARE NOT USED IN THIS PROJECT. REFER ALSO TO LEGENDS PROVIDED IN EACH SHEET FOR SYMBOLS AND ABBREVIATIONS USED TO FURTHER DESCRIBE THE WORK.

## INDEX OF DRAWINGS

**ARCHITECTURAL**  
A005 SITE, SCORE LEGEND  
A101 ROOF PLAN & DETAILS  
A102 SHEET/METAL ROOF DETAILS  
A201 EXTERIOR ELEVATIONS  
A301 MILLWORK REPAIR PROFILES

**OWNER:**  
MERCIER REALTY & INVESTMENT CO.  
306 DAUPHINE STREET  
NEW ORLEANS, LA 70112  
(504) 523-1191  
mercierrealty@bellsouth.net

**ARCHITECT:**  
BENDERNAGEL ARCHITECTS, L.L.C.  
5530 ATLANTA STREET  
NEW ORLEANS, LA 70115  
(504) 451-6209  
JOHN E. BENDERNAGEL  
johnbendernagel@gmail.com



### SITE PLAN NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE DONE AS A RESULT OF HIS OPERATIONS, INCLUDING DAMAGE TO ADJACENT STRUCTURES, PAVING, VEHICLES, AND PERSONAL PROPERTY OF OTHERS IN THE IMMEDIATE VICINITY OF THE SITE.
2. FIELD VERIFY ALL DIMENSIONS.
3. NOTIFY THE ARCHITECT IN ADVANCE IF ANY SPECIFIED DIMENSIONS CANNOT BE ACHIEVED.

## DIRECTORY

## NOTES

### SUMMARY DESCRIPTION OF WORK

THE PROJECT CONSIST OF THE PHASED ROOFING AT THE 4-STORY MULTIFAMILY STRUCTURE.  
THE WORK SHALL INCLUDE WITHOUT LIMITATION:

1. REMOVAL, STORAGE AND REINSTALLATION OF EQUIPMENT, AND ROOF DECK MATERIALS TO BE REUSED (STORAGE WILL BE ON THE AREA THAT IS OPPOSITE OF THE PHASED WORK AREA).
2. PROTECTION OF EXISTING CONSTRUCTION AND ASSEMBLIES TO REMAIN.
3. REMOVAL AND LEGAL DISPOSAL OF DESIGNATED ROOFING MATERIALS TO THE ORIGINAL BUILDING ROOF DECK.
4. REMOVAL AND LEGAL DISPOSAL OF DETEIORATED EXISTING DECK MATERIALS.
5. REPAIR OF ROOF DECK, PREPARATION OF SUBSTRATES AND INSTALLATION OF NEW ROOF INSULATION AND TPO & METAL ROOFING ASSEMBLIES AND RELATED FLASHINGS, GUTTER MODIFICATIONS AND SEAMANTS.
6. REPLACE PORTION OF EXTERIOR WOOD SIDING WITH STUCCO AND REPAIR WALL FRAMING AT THE SOUTH FACE OF THE MAIN BUILDING. (REFER TO ELEVATIONS).
7. BUILDING WILL BE OCCUPIED DURING CONSTRUCTION AND MUST BE FULLY ACCESSIBLE TO THE OWNERS AND VISITORS.
8. CONTRACTOR IS RESPONSIBLE TO MEET ALL APPLICABLE CODES AND OBTAIN ALL PERMITS REQUIRED TO PERFORM THE WORK.
9. REFER TO PLANS, DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

### GENERAL CONSTRUCTION NOTES

1. CONTRACTOR IS TO READ ALL PORTIONS AND SECTIONS OF THE CONTRACT DOCUMENTS AND SHALL BE FAMILIAR WITH EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL REVIEW FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, APPROVE AND SUBMIT TO THE ARCHITECT SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND SIMILAR SUBMITTALS REQUIRED BY THE CONTRACT DOCUMENTS PRIOR TO SHIPPING TO THE ARCHITECT. THE CONTRACTOR SHALL VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS ARE TO BE CLEARLY AND VISIBLY NOTED.
3. THESE DRAWINGS ARE INTENDED TO OUTLINE THE SCOPE OF WORK REQUIRED TO PROVIDE A COMPLETE IN-OR-OUT PROJECT CONCLUSION. ALL MISCELLANEOUS COMPONENTS, PARTS, FASTENERS, SPICES, AND OTHER INCIDENTAL ITEMS NECESSARY TO PROVIDE A COMPLETED PROJECT SHALL BE PROVIDED WHETHER OR NOT SPECIFICALLY NOTED.
4. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS. CONTRACTOR TO VERIFY OUR MEASUREMENTS IN THE FIELD PRIOR TO ORDERING MATERIAL.
5. CONTRACTORS NOT TO DEVIATE FROM THE CONTRACT DOCUMENTS, INDUSTRY STANDARDS, OR EXPLICIT INSTRUCTIONS, DUE TO CONTRACT OR OMISSIONS DURING THE CONSTRUCTION PROCESS, WITHOUT AUTHORIZATION FROM THE ARCHITECT AND/OR ENGINEER. CONTRACTOR IS RESPONSIBLE TO FURNISH THE COMPLETE PROJECT AS ORIGINALLY INTENDED WITHIN THE CONTRACT DOCUMENTS.
6. CONTRACTOR IS TO NOTIFY THE ARCHITECT AND/OR ENGINEER TO ALL SIGNIFICANT WORK TO BE CONCEALED AT LEAST 24 HOURS PRIOR TO THE EVENT. IN THE EVENT THAT THE ARCHITECT AND/OR ENGINEER CAN OBSERVE THE WORK PRIOR CONCEALMENT, THE CONTRACTOR IS TO TAKE CONSTRUCTION PHOTOS OF THE WORK WHICH WOULD PRECLUDE ACCESS. ACCESS TO PHOTOS ARE TO BE GRANTED TO THE ARCHITECT AND/OR ENGINEER UPON REQUEST.
7. ALL OPENINGS RESULTING FROM BUILDING CONSTRUCTION SHALL BE SEALED FROM THE ELEMENTS DURING RAIN EVENTS AND AT THE CONCLUSION OF EACH WORKDAY.
8. CONTRACTOR TO NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONDITIONS ARISING FROM DISCOVERED HIDDEN CONDITIONS AT ANY PHASE OF THE PROJECT.
9. ANY DEVIATION TO THE CONTRACT DOCUMENTS NOT APPROVED IN WRITING BY THE ARCHITECT/ENGINEER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT AT HIS/HER OWN EXPENSE.
10. DURING AND UPON COMPLETION OF THE WORK, ALL SERVICES, FIXTURES, AND EQUIPMENT SHALL BE KEPT CLEAN AND FREE OF EXCESS MATERIAL, STAINS, OR DIRT.
11. CONTRACTOR TO PROVIDE FIREPROOFING FOR ANY PENETRATIONS THROUGH ANY FIRE RATED ROOF ASSEMBLIES.
12. CONTRACTOR TO DOCUMENT EXISTING CONDITIONS AT THE PROJECT SITE AND ADJACENT PROPERTIES PRIOR TO START CONSTRUCTION.
13. CONTRACTOR TO PROVIDE WORK IN ACCORDANCE WITH THE SECRETARY OF THE INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR RESTORING HISTORIC BUILDINGS.
14. CONTRACTOR TO PROVIDE TESTING AND ANALYSIS FOR THE EXISTING BRICK/MASONRY, MORTAR, PAINTING AND COATINGS AND METALS IN ACCORDANCE WITH THE SECRETARY OF THE INTERIOR STANDARDS.
15. CONTRACTOR TO COORDINATE WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION DUE TO THE BUILDING REMAINING OCCUPIED DURING CONSTRUCTION. CONTRACTOR TO PROTECT BUILDING OCCUPANTS, VISITORS, AND PUBLIC FROM CONSTRUCTION AND ALLOW ENTRY TO THE BUILDING DURING HOURS OF OPERATION.

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EXTERIOR REPAIRS  
532 - 534 N. RAMPART STREET  
NEW ORLEANS, LOUISIANA  
BENDERNAGEL ARCHITECTS, L.L.C.  
5530 ATLANTA STREET NEW ORLEANS, LA 70115 | 504.451.6209  
johnbendernagel@gmail.com

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PROJECT # 2020-15

VCC

3/22/2022

A-005

SITE SCORE LEGEND

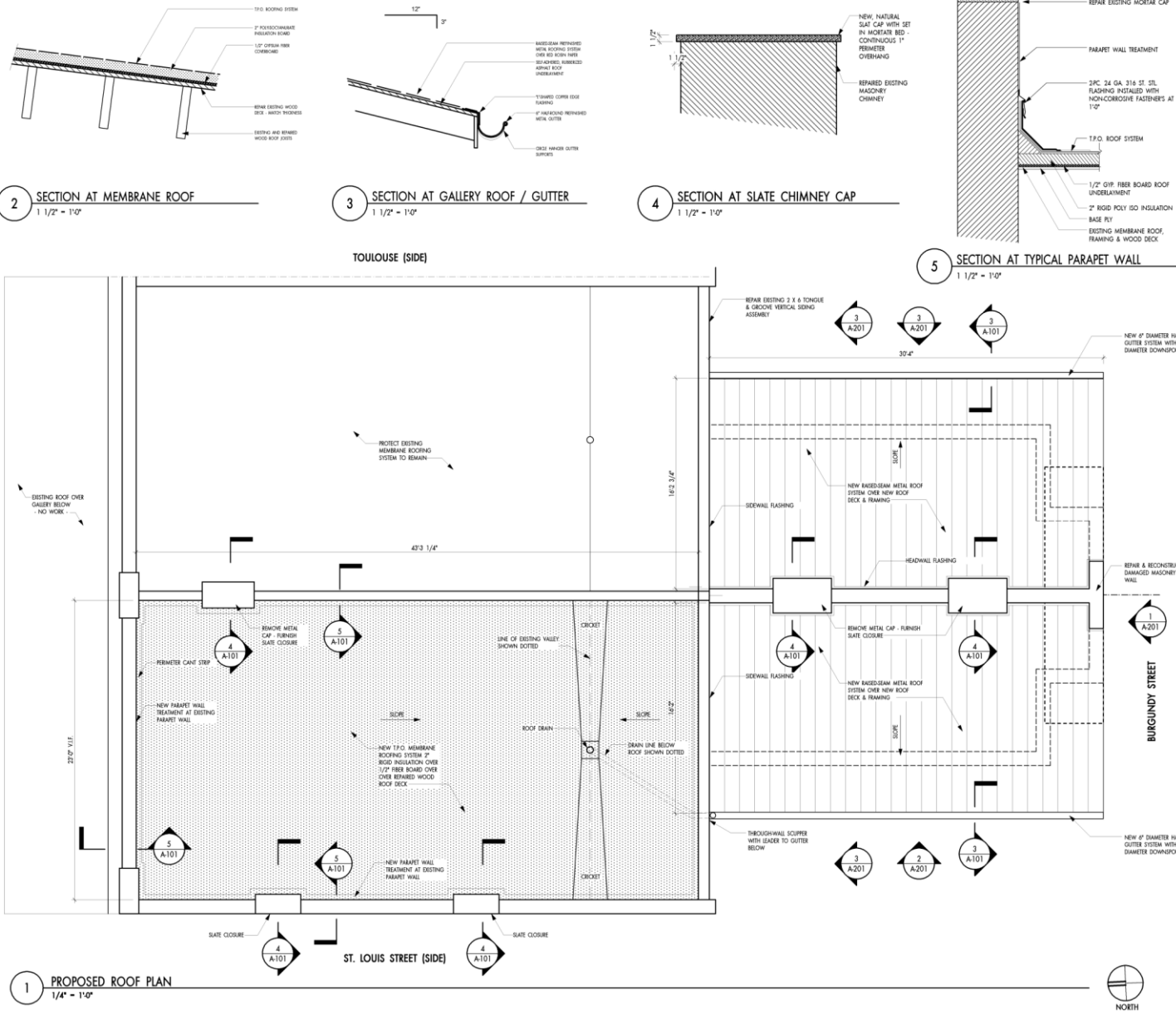
532 N Rampart

VCC Architectural Committee

April 12, 2022







# GENERAL ROOF PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONDITIONS OR HIDDEN CONDITIONS WITHIN THE WALLS PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO PROTECT EXISTING WIRES DURING CONSTRUCTION.
4. NEW TAPERED EDGE CRICKETS TO BE INSTALLED AS SHOWN ON PLAN.
5. INSTALL NEW T.P.O. & METAL ROOF SYSTEMS & COMPATIBLE FLASHING.
6. CONTRACTOR TO WORK WITHIN A PHASED WORK PLAN AND ONLY ROOF THAT AREA THAT CAN BE MADE WEATHERTIGHT BY THE END OF EACH WORK DAY.
7. THE CONTRACTOR MUST MAINTAIN PROPER SLOPE AND DRAINAGE PATH TO REMOVE ALL STORMWATER AT ALL TIMES.
8. CONTRACTOR TO PROTECT ALL EXISTING FINISHES TO REMAIN.
9. NO STAGING IS ALLOWED ON COMPLETED ROOF AREA.

## OUTLINE DESCRIPTION OF MEMBRANE ROOF SYSTEM:

1. 80 MIL T.P.O. ROOF MEMBRANE
  2. 2" POLYISO RIGID INSULATION BOARD
  3. DENSDECK PRIME GYPSUM FIBER BOARD
  4. REPAIRED AND EXISTING TONGUE & GROOVE WOOD DECK
- COLOR: LIGHT GRAY TO MATCH APPROVED SAMPLES

## OUTLINE DESCRIPTION OF PARAPET TREATMENT:

1. T.P.O. BASE FLASHING FROM UNDER TERMINATION BAR FLASHING TO T.P.O. ROOF PER MANUFACTURER.

## OUTLINE DESCRIPTION OF METAL ROOF SYSTEM:

1. NEW PREFINISHED METAL, CONCEALED FASTENER, RAISED SEAM ROOF
2. HIGH TEMPERATURE, ICE & WATER SHIELD, FULLY ADHERED MEMBRANE
3. NEW 5/8" ROOF SHEATHING
4. NEW 2X6 WOOD RAFTER FRAMING

REFER TO SHEET A-102 FOR ADDITIONAL INFORMATION ON METAL ROOFING.

## SUMMARY OF APPROXIMATE ROOF AREAS

PORTION OF ROOF	AREA	DESCRIPTION
NORTHEAST MEMBRANE ROOF	989 SF	NO WORK
NORTHWEST MEMBRANE ROOF	989 SF	NEW T.P.O. ROOFING SYSTEM
SOUTHEAST BASED-SEAM METAL ROOF	479 SF	NEW, BASED-SEAM, PREFINISHED METAL ROOFING SYSTEM
SOUTHWEST BASED-SEAM METAL ROOF	479 SF	NEW, BASED-SEAM, PREFINISHED METAL ROOFING SYSTEM

ROOF AREAS STATED ABOVE ARE MEASURED HORIZONTALLY

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WHEN DRAFTED & EXECUTED THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION TO THE BEST OF MY KNOWLEDGE & BELIEF THEY COMPLY WITH APPLICABLE BUILDING LAWS. I WILL CORRECT THE WORK.

JOHN E. BENDERNAGEL, ARCHITECT

ROOF REPAIRS  
532 - 534 N. RAMPART STREET  
NEW ORLEANS, LOUISIANA  
J. BENDERNAGEL & ASSOCIATES, L.L.C.  
5304 ALABAMA STREET NEW ORLEANS, LA 70115 T 504.581.4209  
jeb@bendernagel.com

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PROJECT # 2020-15

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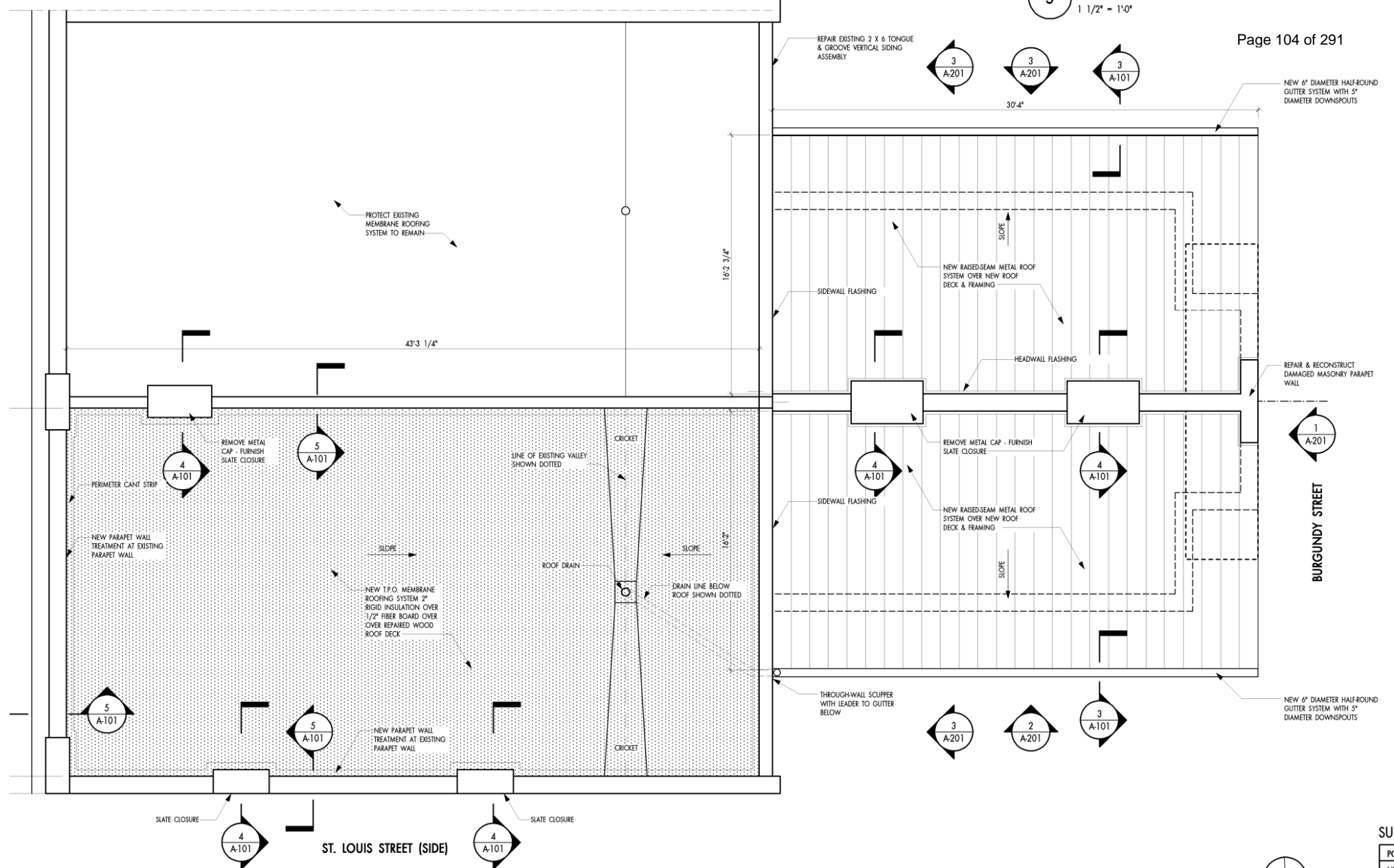
A-101

ROOF PLAN & DETAILS



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VCC Architectural Committee

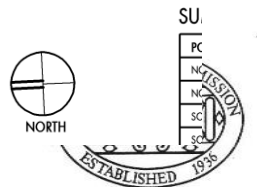
April 12, 2022



532 N Rampart

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April 12, 2022





## VCC Architectural Committee



JOHN E. BENDER NAGEL, ARCHITECT

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3/22/2022

PREFINISHED METAL ROOFING

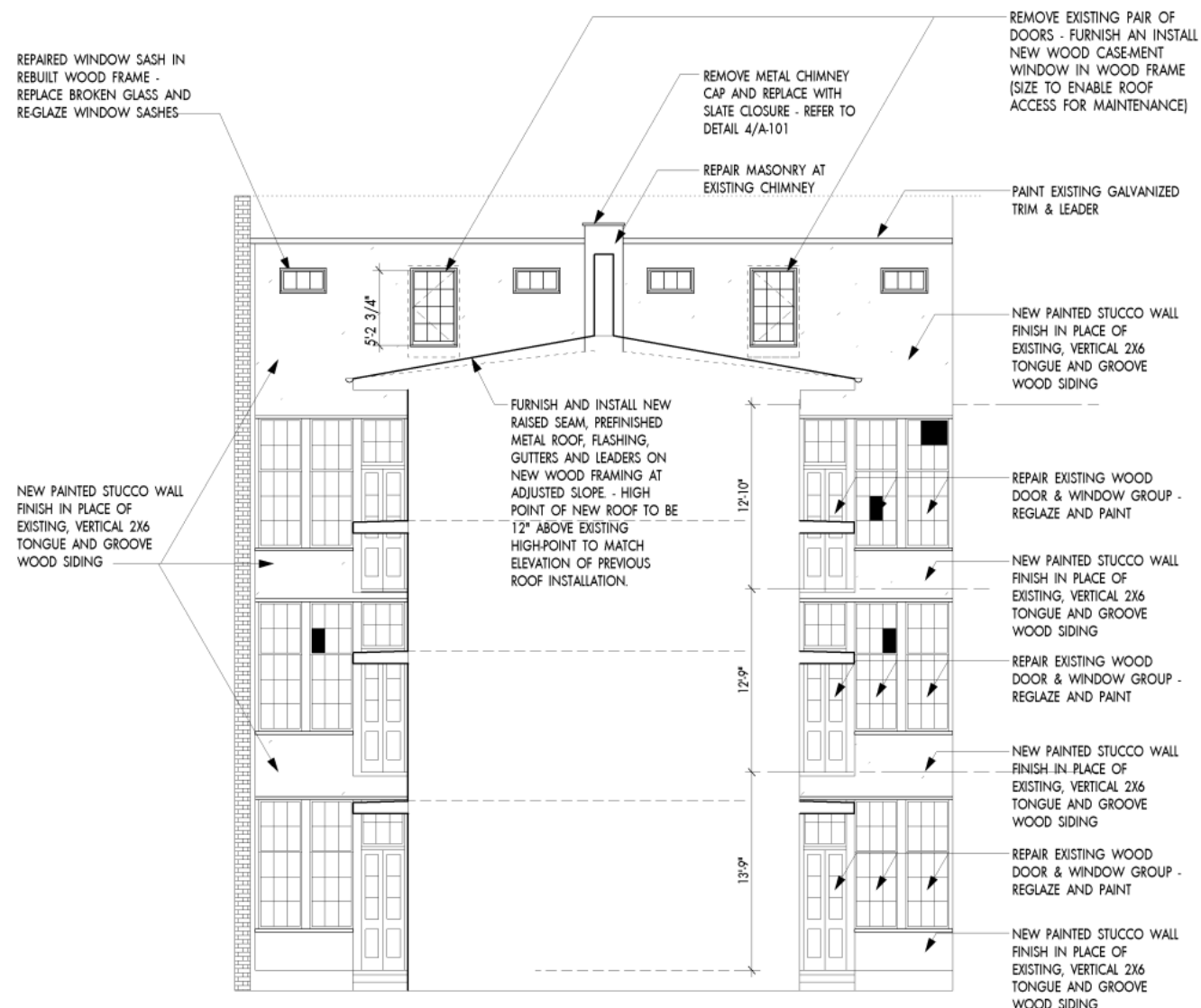
A. COMPLY WITH SMACNA SHEET METAL MANUAL RECOMMENDATIONS. COMPLY WITH ACCESSORY MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE INSTALLATION WITH ROOFING SYSTEM TO ENSURE WEATHERTIGHT PERFORMANCE.

B. ANCHOR SECURELY TO STRUCTURE TO WITHSTAND INWARD AND OUTWARD LOADS.

C. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.







3

ELEVATION AT WOOD WALL TO COURTYARD

1/8" = 1'-0"

532 N Rampart

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April 12, 2022



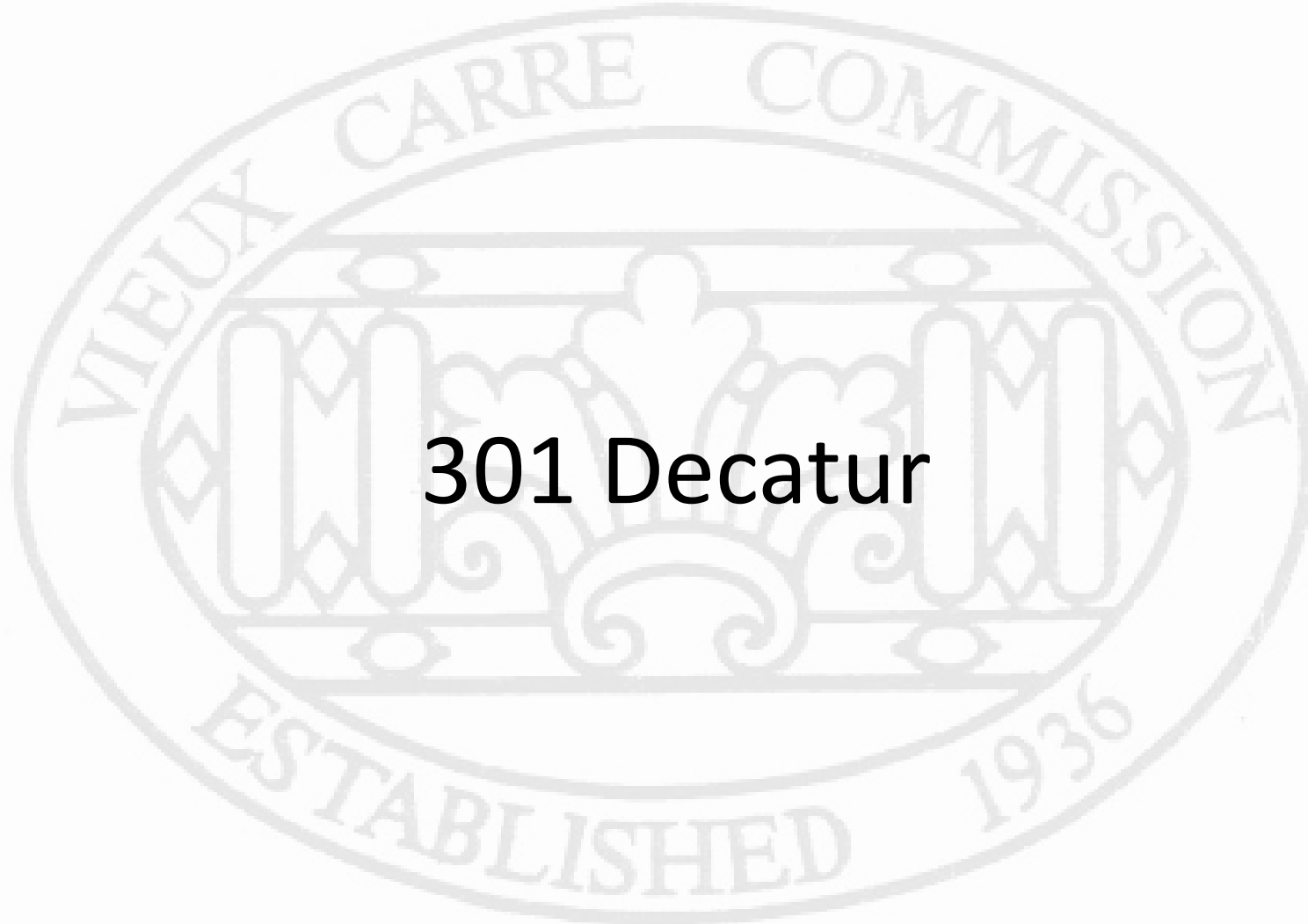






**New Business**

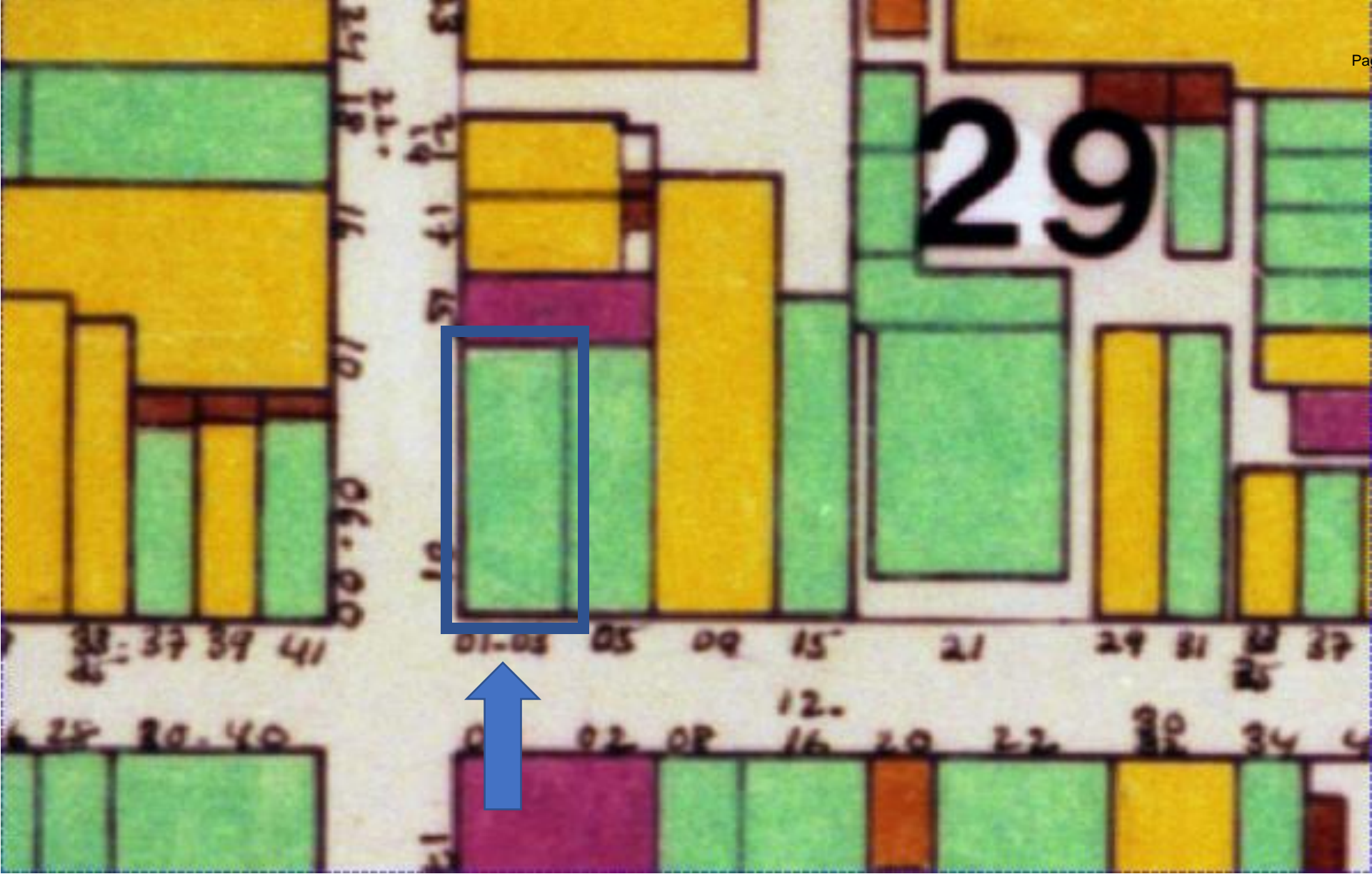
301 Decatur















301 Decatur

Vieux Carré Commission

December 15, 2021





301 Decatur - 2004

Vieux Carré Commission

December 15, 2021







301 Decatur

Vieux Carré Commission

December 15, 2021







301 Decatur

Vieux Carré Commission

December 15, 2021







301 Decatur

Vieux Carré Commission

December 15, 2021







301 Decatur

Vieux Carré Commission

11 10 2017

December 15, 2021





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

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

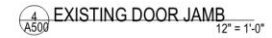
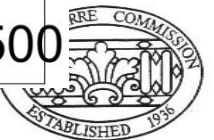
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John C Williams Architects LLC

**CRU LOUNGE**  
301 Decatur Street  
New Orleans, LA 70130

[illegible]

DRAWING BY	Author
SCALE	As indicated
JOB No.	520088
DATE	03/21/22
Sheet No.	

# A500

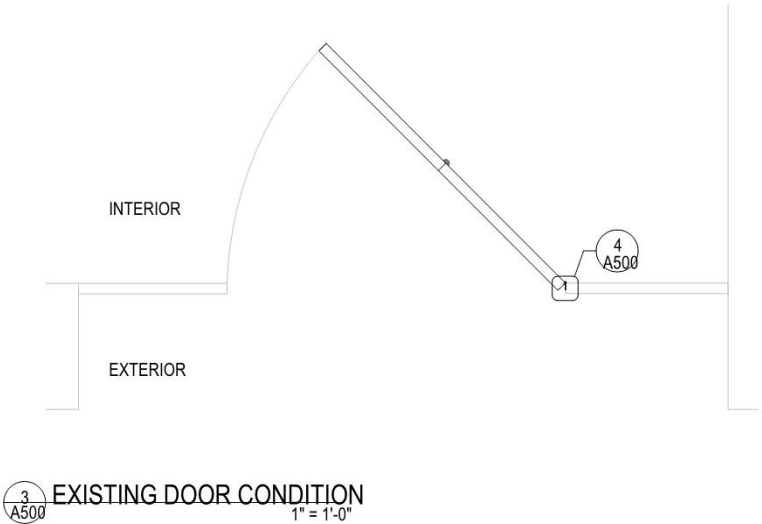




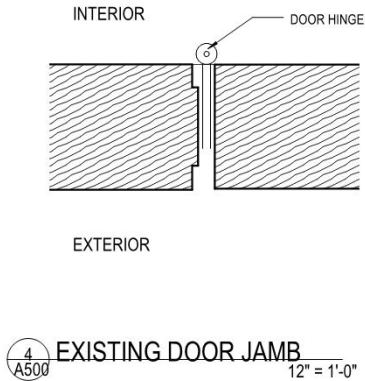
INTERIOR OF DOOR  
LOCATION OF EXTERIOR DOOR HINGES



INTERIOR SIDE OF DOOR  
EXISTING DOOR HINGE



3 A500 EXISTING DOOR CONDITION  
1" = 1'-0"



4 A500 EXISTING DOOR JAMB  
12" = 1'-0"



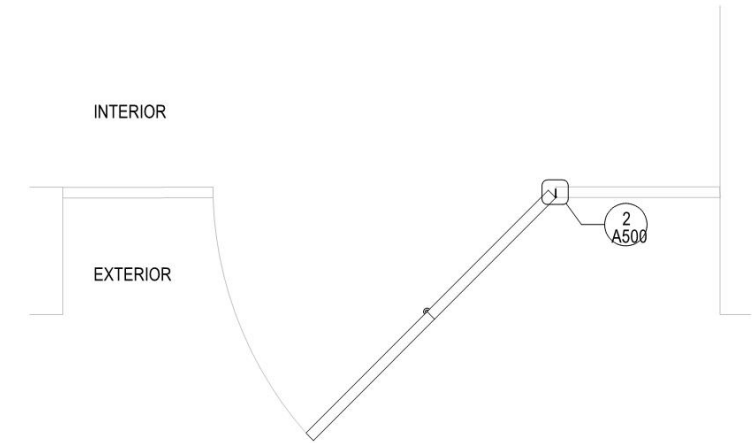




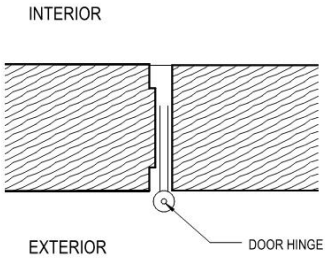
EXTERIOR OF DOOR  
LOCATION OF EXTERIOR DOOR HINGES



EXTERIOR SIDE OF DOOR  
NEW DOOR HINGE LOCATION



1 PROPOSED DOOR CONDITION  
1" = 1'-0"



2 PROPOSED DOOR JAMB  
12" = 1'-0"



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.

**1122 Decatur**





1122 Decatur/27-29 French Market Place

Vieux Carré Commission

December 15, 2021







1122 Decatur/27-29 French Market Place – 1940s

Vieux Carré Commission

December 15, 2021







1122 Decatur/27-29 French Market Place

Vieux Carré Commission

December 15, 2021





1122 Decatur/27-29 French Market Place

Vieux Carré Commission

December 15, 2021







1122 Decatur/27-29 French Market Place

Vieux Carré Commission

December 15, 2021





1122 Decatur/27-29 French Market Place

Vieux Carré Commission

December 15, 2021





# Simplex® 900



## Features

### Access Control

Mechanical pushbutton lock eliminates problems and costs associated with issuing, controlling, and collecting keys and cards. Provides fully mechanical access control, while allowing free egress at all times by interior thumbturn. Deadbolt models must be manually relocked. Deadlocking spring latch models automatically relock each time the door closes.

### No Battery

Fully mechanical lock eliminates the material and labor expense of battery replacements

### Locking Device Options

Deadbolt—1" throw, manual relock Deadlocking Latch—5/8" throw with automatic relock

### Number of Codes

Single access code—one easy-to-manage code for all users

### Programming

Lock is easily programmed via keypad without removing lock from the door

### Handing

Field reversible latch; invert the lock for right-hand doors; roman numerals are easily read in either orientation

### Optional Key Override

Can be used to override the lock combination and gain access using a key. Allows facilities to initiate or maintain a master-keyed security system (keyed alike or keyed differently). Override models can be ordered with or without a cylinder.

### Options

- Add panic bar release kit (select models)
- Keyed alike option available (select models)
- Latch holdback (select models)
- D.O.D. compliant (select model)
- Substitute a 2½" (64 mm) lever in place of the standard inside thumbturn (select models)

### Operation Modes

#### Pushbutton Access


Latch Holdback—keeps latch retracted to allow access with combination (select models)

### Economical

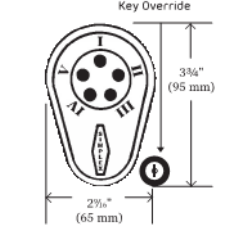
A cost effective access control solution

Mechanical Features	
Construction	All metal cast front housing, force-resistant, clutch-protected thumbturn, metal exterior trim plate
Numeric Keypad	Vandal resistant, solid metal pushbuttons
Door Handing	Field reversible latch; invert the lock for right-hand doors; roman numerals are easily read in either orientation
Finishes	04 (606) Satin Brass and 26D (626) Satin Chrome, Model 929/927: 26D (626) Satin Chrome only.
Latch	1" (25 mm) deadbolt; 5/8" deadlocking spring latch
Backset	2 3/8" (65 mm) for outswing doors, 2 1/2" (64 mm) for inswing doors
Strike	Includes strike plate for outswing doors, cast box strike for inswing doors; metal door frames require the optional surface mortise box strike or use of an adapter kit
Weight	4 lbs. (1.8 kg)
Installation	
Door Thickness	1 3/8" (35 mm) to 1 1/2" (38 mm) 1 3/4" (44 mm) to 2 1/8" (54 mm) Model 929: Lockset for D.O.D. standards, 1 3/4" (44 mm) to 2 1/8" (54 mm) only Model 927: Lockset for D.O.D. standards, 1 3/8" (35 mm) to 1 1/2" (38 mm) only
Items Supplied Include	Installation manual, full-scale template, strike for inswing and outswing doors (appropriate to latch type), and required installation hardware
Certification and Testing	
Durability	Weather resistant
Warranty	
Warranty	1-year warranty

**Models 902, 904, 906, 910**



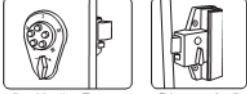
- Combination Entry
- Deadbolt
- 1" (25 mm) Throw, Flat Face Plate
- Auxiliary Lock
- Manual Relock
- Key Override (select models)



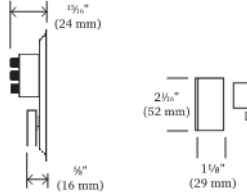
Key Override

Exterior

**Models 917, 919, 935, 938**

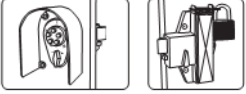


- Combination Entry
- Deadlocking Latch
- 5/8" (16 mm) Throw, Flat Face Plate
- Primary or Auxiliary Lock
- Automatic Relock
- Key Override (select models)

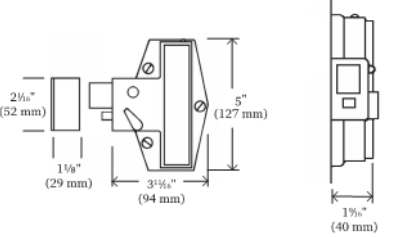


Exterior Side

**Model 927, 929**



- Combination Entry
- Security Lock
- 5/8" (16 mm) Throw
- Primary or Auxiliary Lock
- Automatic Relock
- D.O.D. Compliant



Interior

Interior Side (spring latch models)

Kaba Access & Data Systems Americas  
Winston-Salem NC 27105  
1-800-849-8324  
www.kaba-adsamericas.com

KAA1352 0416







927 Toulouse



927 Toulouse







927 Toulouse



927 Toulouse

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April 12, 2022







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April 12, 2022







6676 Corporate Center Parkway  
Suite 107  
Jacksonville, FL 32216  
Phone: (800) 890-4835  
www.itelinc.com

Attn: **Ethan Ozburn** From: **ITEL Customer Experience Dept.**  
To: **Witten Roofing** Email: **customerexperience@itelinc.com**  
Email: **ethan@wroofing.net**

## SLATE ROOFING EVALUATION

CUSTOMER INFORMATION			
Customer:	Generic Customer/, FL	Control #:	ERS8100776
Cust ID:	CUST0004	Date Received:	1/10/2022
Adjuster:	Pre-Paid Not a Bill	Date Invoiced:	1/11/2022
		Additional:	Witten Roofing
		Vendor Job#:	
		Contact:	Ethan Ozburn, ethan@wroofing.net
Comments: ***01/25/2022: REVISED REPORT: Updated address /			
INSURED INFORMATION			
Claim #:	NOT PROVIDED TO ITEL		Loss Date:
Insured Name:	Roland Touns		Area Damaged: 927 Toulouse Street
City,State,Zip:	New Orleans, LA 70112		
Comments:			
ORIGINAL PRODUCT			
	Brand	Line	Color
Comments:	The original sample appears to match the specifications and characteristics of a Non-weathering Gray Slate with a nominal overall thickness of (.1875- .250"). This type of product is still available, however due to weathering of the existing roof tiles the initial color appearance may vary. Recommend blending new tiles into various points in each slope to minimize initial color difference. /		
SIMILAR MATCH(ES)			
*Similarity Rating	Brand	Line	Color
2	Vermont Structural Slate Company	Semi-Weathering Gray-Green 12"	Gray/Green - W
	Local Distributor/Supplier: Approx. 11 miles away, The Roof Tile & Slate Company, 504-712-6859, Kenner, LA 70062		
	Manufacturer Contact Info: Vermont Structural Slate Company / www.vermontstructuralslate.com / (800) 343-1900		
2	Evergreen Slate Company	Semi-Weathering Gray-Green 12"	Gray/Green - W
	Local Distributor/Supplier: Approx. 5 miles away, ABC Supply #079, 504-733-2225, Jefferson, LA 70121		
	Manufacturer Contact Info: Evergreen Slate Company / www.evergreenslate.com / 866-USA-SLATE		
Comments:			
*Similarity Rating: 1- Excellent match in pattern, color, specifications (candidate for same slope repair) 2- Good match, pattern very similar, specifications exact or very close, color close (may be candidate for full elevation and/or non-adjacent slope replacement) 3- Comparable specification match only, no suitable repair match found, (quality indicator for warranty determination only)			
SLATE ANALYSIS			
Color:	Gray/Green - W		
Width:	0		
Height:	12.000		
Comments:	Average Thickness: 0.1875 - 0.2500 (3/16 - 1/4)"		
	Specialty Shape: N/A		
	Nail Holes: Yes		
Installers should verify visual and dimensional compatibility before purchasing and installing replacement products. /			
COMMENTS			

927 Toulouse

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April 12, 2022



Existing slate shingles

Proposed Slates for  
Repairs Option 1

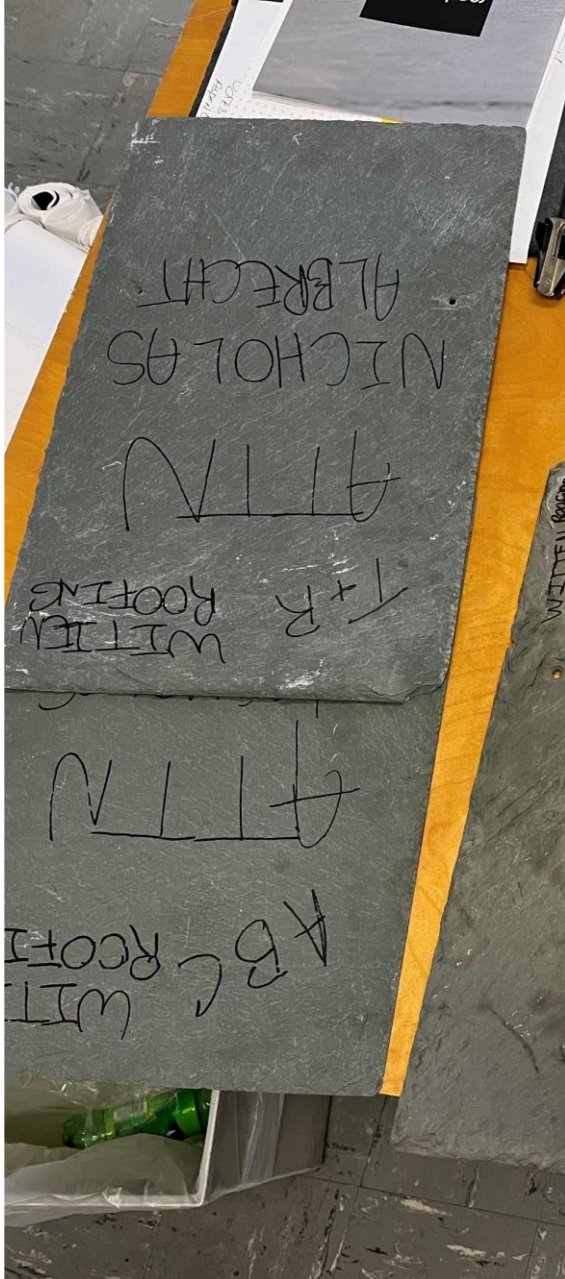




Existing slate shingles

Proposed Slates for  
Repairs Option 2





927 Toulouse Proposed  
VCC Architectural Committee

Existing

April 12, 2022













1114 Royal

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1114 Royal ca. 1900

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1114 Royal - 1962

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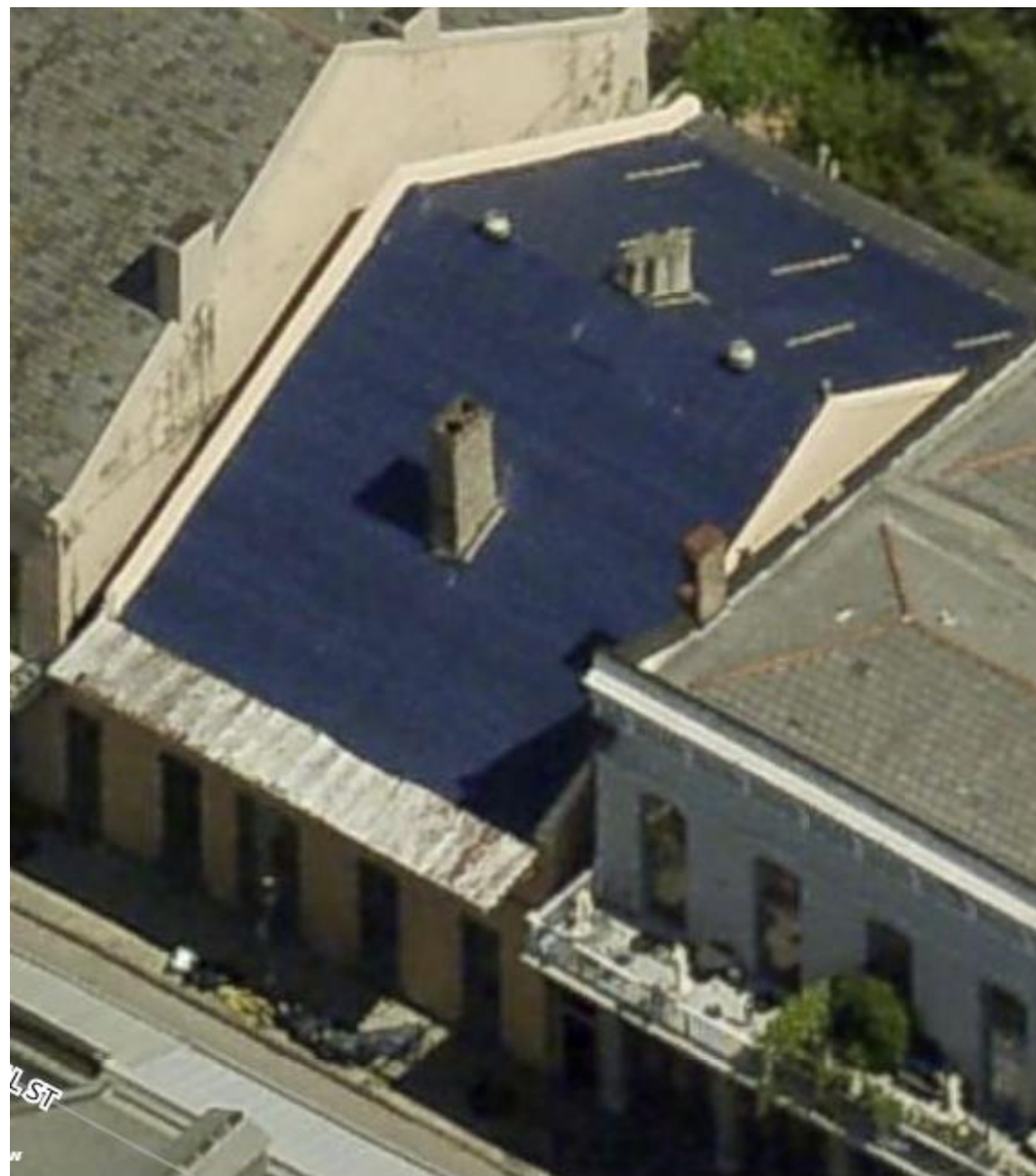
1114 Royal

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1114 Royal

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▼ Sep 2021 - Sep 2021 ▼ ◀ image 1 of 12 ▶ 09/09/2021

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1114 Royal

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1114 Royal

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April 12, 2022







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April 12, 2022







1114 Royal

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April 12, 2022



# SLATE ROOFING EVALUATION

<u>CUSTOMER INFORMATION</u>			
Customer:	<b>Generic Customer/, FL</b>	Control #:	<b>ERS8103747</b>
Cust ID:	<b>CUST0004</b>	Date Received:	<b>1/11/2022</b>
Adjuster:	<b>Pre-Paid Not a Bill</b>	Date Invoiced:	<b>1/12/2022</b>
		Additional:	<b>Witten Roofing</b>
		Vendor Job#:	
		Contact:	<b>Ethan Ozburn, ethan@wroofing.net</b>
Comments: <b>***1/25/2022- REVISED REPORT: Updated address /</b>			
<u>INSURED INFORMATION</u>			
Claim #:	<b>NOT PROVIDED TO ITTEL</b>		Loss Date:
Insured Name:	<b>Ronald Toups</b>		Area Damaged:
City,State,Zip:	<b>New Orleans, LA 70116</b>		<b>1114 Royal Street, Suite A &amp; B</b>
Comments:			
<u>ORIGINAL PRODUCT</u>			
	<u>Brand</u>	<u>Line</u>	<u>Color</u>
Comments:	The original sample appears to match the specifications and characteristics of a semi-weathering Gray/Green slate with a nominal overall thickness of (.1875- .250"). This type of product is still available, however due to weathering of the existing roof tiles the initial color appearance may vary. Recommend blending new tiles into various points in each slope to minimize initial color difference. /		
<u>SIMILAR MATCH(ES)</u>			
<u>*Similarity Rating</u>	<u>Brand</u>	<u>Line</u>	<u>Color</u>
2	Vermont Structural Slate Company	Semi-Weathering Gray-Green 12"	Gray/Green - W
	<b>Local Distributor/Supplier:</b> Approx. 12 miles away, The Roof Tile & Slate Company, 504-712-6859, Kenner, LA 70062		
	<b>Manufacturer Contact Info:</b> Vermont Structural Slate Company / www.vermontstructuralslate.com / (800) 343-1900		
2	Evergreen Slate Company	Semi-Weathering Gray-Green 12"	Gray/Green - W
	<b>Local Distributor/Supplier:</b> Approx. 6 miles away, ABC Supply #079, 504-733-2225, Jefferson, LA 70121		
	<b>Manufacturer Contact Info:</b> Evergreen Slate Company / www.evergreenslate.com / 866-USA-SLATE		
Comments:			
*Similarity Rating: 1- Excellent match in pattern, color, specifications (candidate for same slope repair) 2- Good match, pattern very similar, specifications exact or very close, color close (may be candidate for full elevation and/or non-adjacent slope replacement) 3- Comparable specification match only, no suitable repair match found, (quality indicator for warranty determination only)			
<u>SLATE ANALYSIS</u>			
Color:	<b>Gray/Green - NW</b>	Average Thickness: <b>0.1875 - 0.2500 (3/16 - 1/4)"</b>	
Width:	<b>11.500</b>	Specialty Shape: <b>N/A</b>	
Height:	<b>12.000</b>	Nail Holes: <b>No</b>	
Comments: <b>Installers should verify visual and dimensional compatibility before purchasing and installing replacement products. /</b>			
<u>COMMENTS</u>			
Original sample was received broken into pieces. /			





Existing slate shingles

Proposed Slates for  
Repairs Option 1



Existing slate shingles

Proposed Slates for  
Repairs Option 1







**518 Conti**



## 518 Conti





518 Conti



518 Conti

VCC Architectural Committee

April 12, 2022







518 Conti





518 Conti

VCC Architectural Committee

April 12, 2022







518 Conti

VCC Architectural Committee

April 12, 2022







518 Conti

VCC Architectural Committee

April 12, 2022







518 Conti

VCC Architectural Committee

April 12, 2022







09 13 2019

518 Conti

VCC Architectural Committee

April 12, 2022







518 Conti







518 Conti – 337 Decatur, intact millwork



Renovation to Existing Residential Units at  
518 Conti Street  
New Orleans, LA 70130

PROJECT DIRECTORY:

OWNER:  
LLMV PROPERTIES LLC  
10777 W. TWAIN AVE., SUITE 215  
LAS VEGAS, NV 89135  
  
ARCHITECT:  
STEVEN J. FINEGAN ARCHITECTS LTD.  
123 S. PIERCE STREET  
NEW ORLEANS, LA 70119 (504) 486-5744

CODE INFORMATION:

BUILDING OCCUPANCY CLASSIFICATION:	RESIDENTIAL
BUILDING CONSTRUCTION (2015 IBC):	TYPE VB
AUTOMATIC SPRINKLER SYSTEM:	NO
FIRE ALARM SYSTEM:	NO
FIRST FLOOR SQUARE FOOTAGE:	1,038 S.F.
SECOND FLOOR SQUARE FOOTAGE:	1,038 S.F.
THIRD FLOOR SQUARE FOOTAGE:	1,038 S.F.
LOFT SQUARE FOOTAGE:	391 S.F.
TOTAL BLDG. SQUARE FOOTAGE:	3,505 S.F.
BUILDING FLOORS:	3
BOUNDING STREETS:	DECATUR ST., BIENVILLE ST., AND CHARTRES ST.
SITE INFORMATION:	LOT 15; SQUARE 29; MUNICIPAL DISTRICT 2; ORLEANS PARISH, LOUISIANA

INDEX OF DRAWINGS:

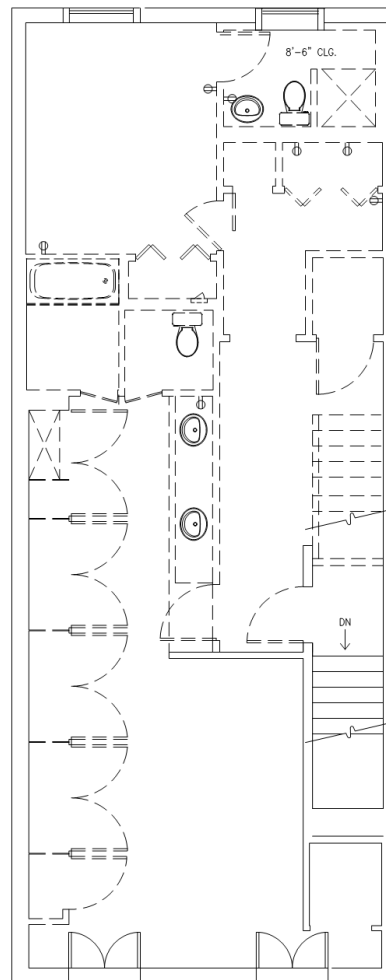
COVER SHEET.  
  
ARCHITECTURAL:  
A1.0: DEMOLITION FLOOR PLANS.  
A2.0: NEW FLOOR PLANS.  
A3.0: EXISTING & NEW EXTERIOR ELEVATIONS.  
A4.0: WINDOW DETAILS.

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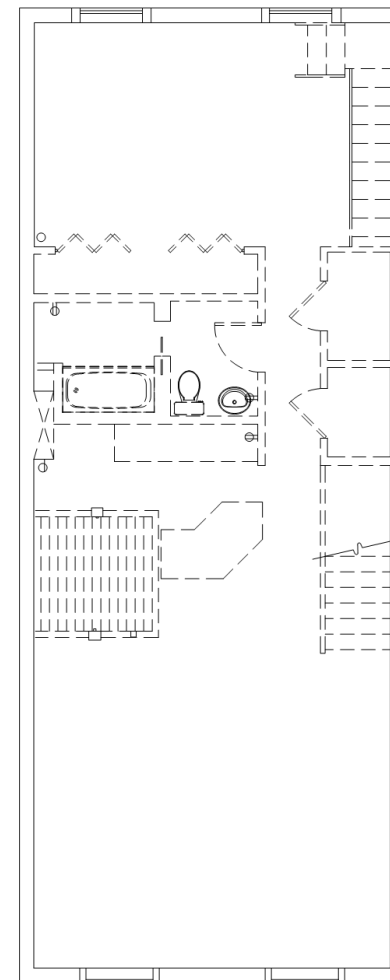
March 18, 2022

VCC Submittal





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



② 3RD FLOOR DEMOLITION PLAN  
SCALE: 1/4"=1'-0"

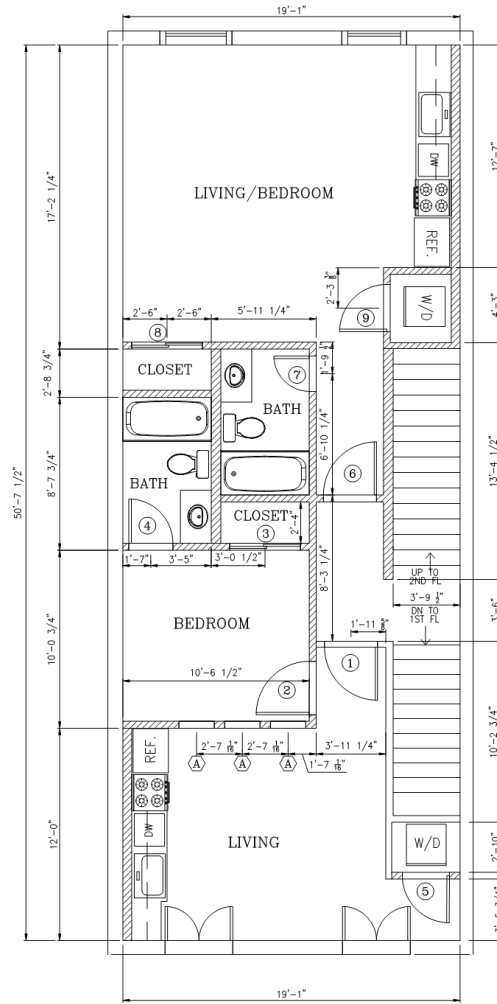
518 Conti

VCC Architectural Committee

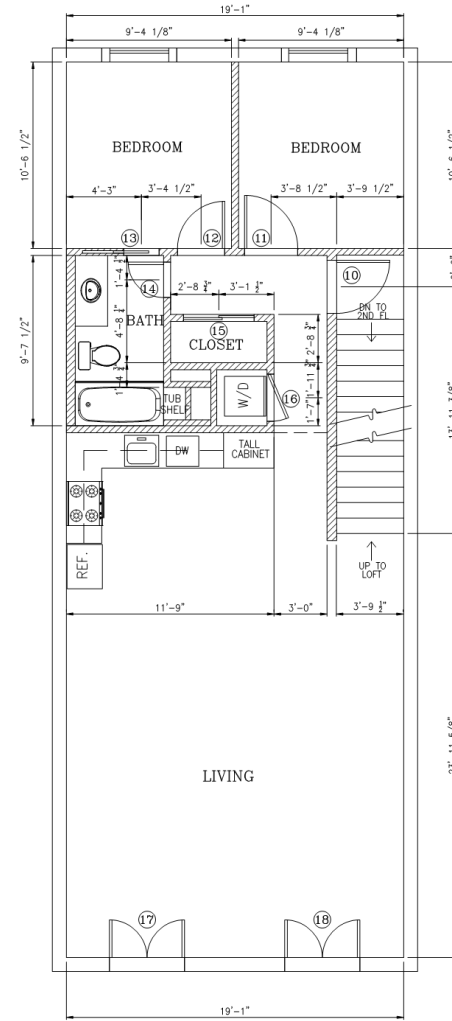
April 12, 2022



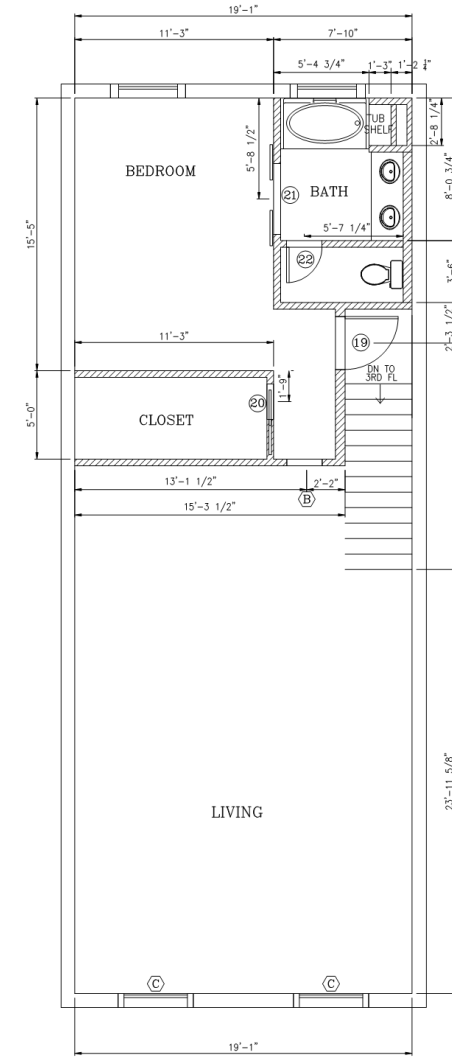




1 NEW 2ND FLOOR PLAN  
SCALE: 1/4"=1'-0"



2 NEW 3RD FLOOR PLAN  
SCALE: 1/4"=1'-0"



3 NEW LOFT FLOOR PLAN  
SCALE: 1/4"=1'-0"





1 EXISTING/DEMOLITION CONTI STREET ELEVATION  
SCALE: 1/4"=1'-0"

518 Conti



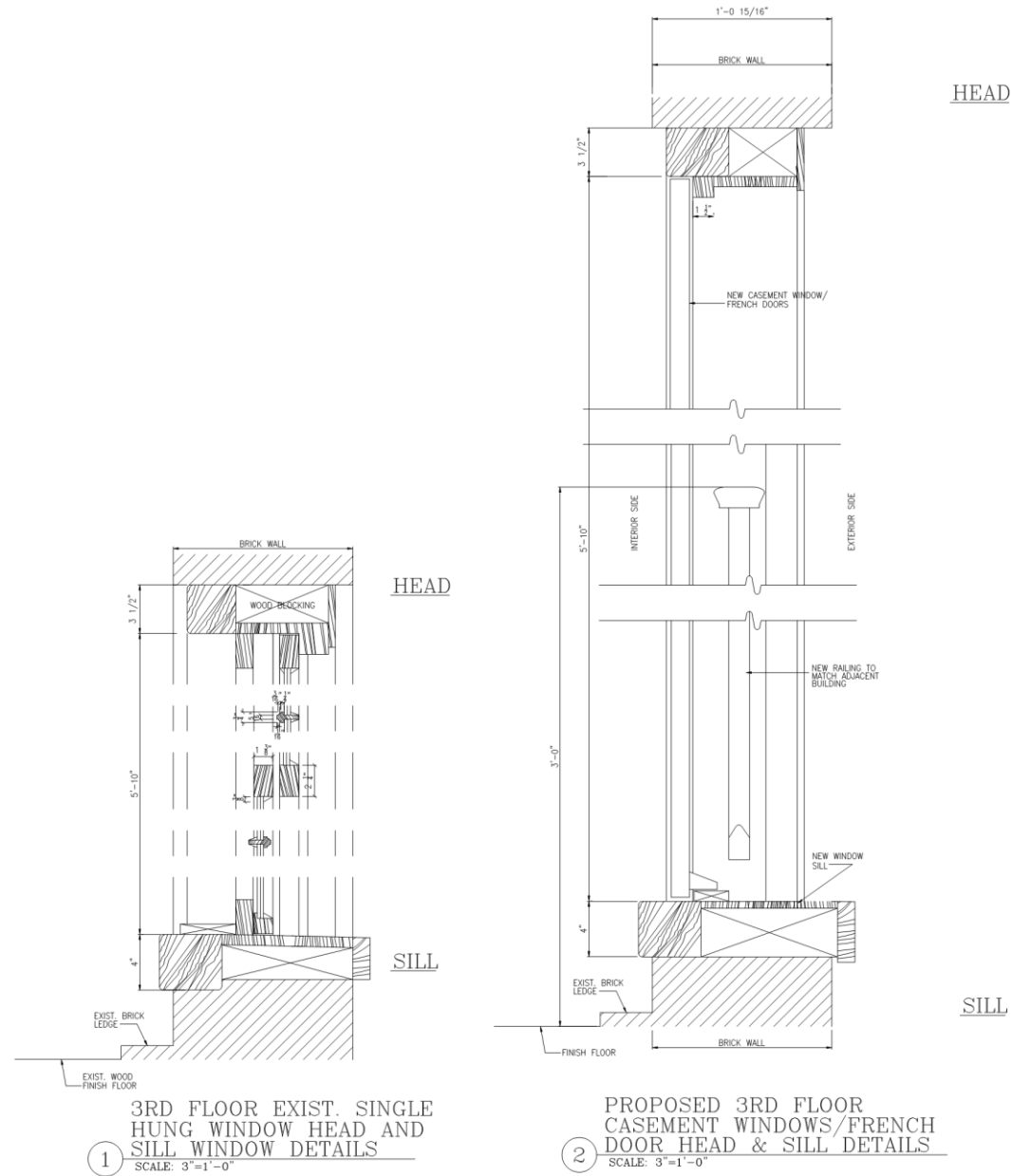




2 PROPOSED NEW CONTI STREET ELEVATION  
SCALE: 1/4"=1'-0"

518 Conti





518 Conti

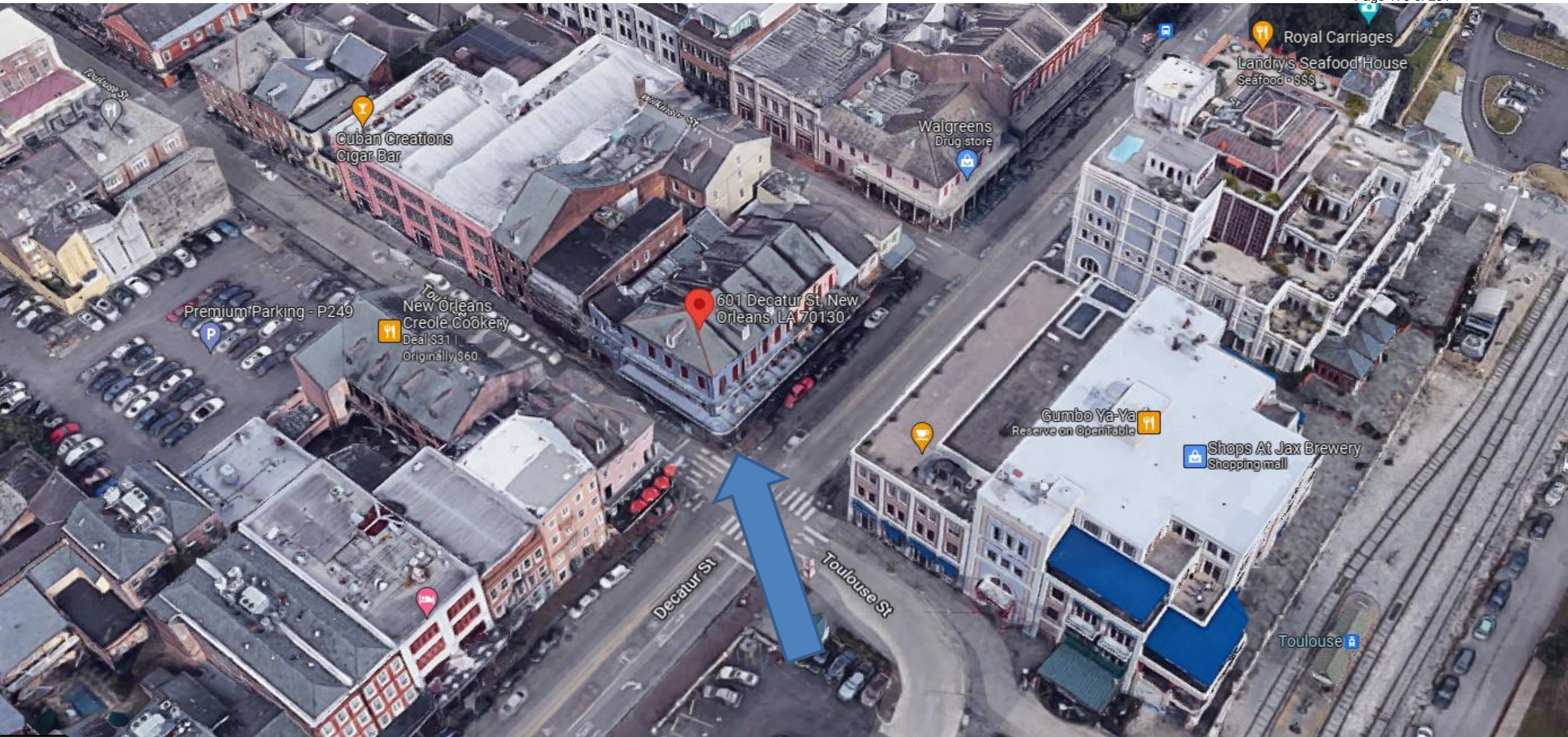




601 Decatur







601 Decatur

VCC Architectural Committee

April 12, 2022







601 Decatur - 1939

VCC Architectural Committee

April 12, 2022





601 Decatur

VCC Architectural Committee

April 12, 2022







601 Decatur

VCC Architectural Committee

April 12, 2022







601 Decatur

609 Decatur with extensions approved in 1999







601 Decatur

VCC Architectural Committee

April 12, 2022





1 VICINITY MAP  
NOT TO SCALE

# 601 DECATUR ST MALACHIAS NEW ORLEANS LA 70116

03 17 2022

VCC SET

PRELIMINARY  
NOT FOR CONSTRUCTION  
CONSTRUCTION

## DESCRIPTION OF WORK:

THIS REQUEST IS FOR APPROVAL BY THE Vieux Carre Commission FOR THE FOLLOWING:

1. TO ADD A 9" GUARD RAIL ON TOP OF THE EXISTING 33" GUARD RAIL ALONG THE ENTIRE EXISTING GALLERY AS SHOWN IN THE PROPOSED DOCUMENTS. TWO DIFFERENT SCHEMES ARE PRESENTED – SEE SHT A02.
2. ON BOTH THE GALLERY AND BALCONY, REMOVE EXISTING ROTTEN WOOD DECK BOARDS AND REPLACE WITH COMPOSITE DECK BOARDS AS SHOWN IN THE PROPOSED DOCUMENTS

## BUILDING INFORMATION

**ZONING:** Vieux Carre Commercial VCC-2  
**OCCUPANCY:** MIXED-USE  
**CONSTRUCTION TYPE:** TYPE V  
**SITE INFORMATION:** S026 LOT A7 17X71; LOT B P16 16X74; LOT 6 16X74  
**APPLICABLE CODES:** INTERNATIONAL BUILDING CODE 2015  
LIFE SAFETY CODE 2015  
INTERNATIONAL MECHANICAL CODE 2015  
NATIONAL ELECTRICAL CODE 2014

ARCHITECTURE+  
306 PINE ST  
NEW ORLEANS, LA 70118  
PH: 504 - 908 - 6364  
FAX: 504 - 314 - 8263

DESIGN  
COLLABORATIVE, LLC.

## GENERAL NOTES:

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE FOLLOWING DOCUMENTS COMPLY WITH ALL APPLICABLE SECTIONS OF THE REQUIRED BUILDING CODES BY THE CITY OF NEW ORLEANS

THESE PLANS WERE DONE UNDER THE DIRECT SUPERVISION OF THE ARCHITECT. THIS OFFICE IS ADMINISTERING THE CONSTRUCTION OF THIS PROJECT. THE ARCHITECT TAKES FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

UNLESS OTHERWISE NOTED, ALL EXTERIOR WOOD & TRIM TO BE TREATED, DRIED & BACK PRIMED (ALL EDGES) PRIOR TO INSTALLATION; FINISH PAINT TO BE 2 COATS BENJAMIN MOORE AURA OR EQUAL.

ALL METAL WORK TO BE PRIMED (ALL EDGES) PRIOR TO INSTALLATION; FINISH PAINT TO BE 2 COATS; PRIMER & FINISH PAINT TO BE METAL MASTER BY SUMNER COATINGS OR EQUAL.

## INDEX OF DRAWINGS

- A01 PHOTOS
- A02 RAILING ELEVATIONS- SCHEMES A & B
- A03 EXISTING DETAIL GALLERY
- A04 PROPOSED DETAIL GALLERY SCHEME A
- A05 PROPOSED DETAIL GALLERY SCHEME B
- A06 EXISTING/PROPOSED DETAIL BALCONY

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**1 EXISTING BUILDING** CORNER OF DECATUR & TOULOUSE  
SCALE: NTS

AT BALCONY, REPLACE EXISTING DECK BOARDS WITH COMPOSITE DECK BOARDS. RE: SHT A06

AT GALLERY, ADD 9" GUARD RAIL. RE: SHTS A02 - A05

AT GALLERY, REPLACE EXISTING DECK BOARDS WITH COMPOSITE DECK BOARDS. RE: SHT A04 & A05



**2 EXISTING BUILDING** TOULOUSE ST SIDE  
SCALE: NTS

SEE SHT A02 DETAIL 1 FOR PROPOSED RAILING SCHEME A

SEE SHT A02 DETAIL 2 FOR PROPOSED RAILING SCHEME B



**3 EXISTING BUILDING /GALLERY** DECATUR ST SIDE  
SCALE: NTS

**DESIGN  
COLLABORATIVE, LLC.**

ARCHITECTURE+  
306 PINE ST  
NEW ORLEANS, LA 70119  
PH: 504.908.6304  
FAX: 504.314.8263

**MALACHIAS**  
601 DECATUR ST  
NEW ORLEANS LA 70116

JOB  
**601 DECAT**  
DATE:  
**03-17-2022**  
REVISIONS:

SEAL  
**PRELIMINARY  
NOT FOR CONSTRUCTION**

SHEET  
**A01**

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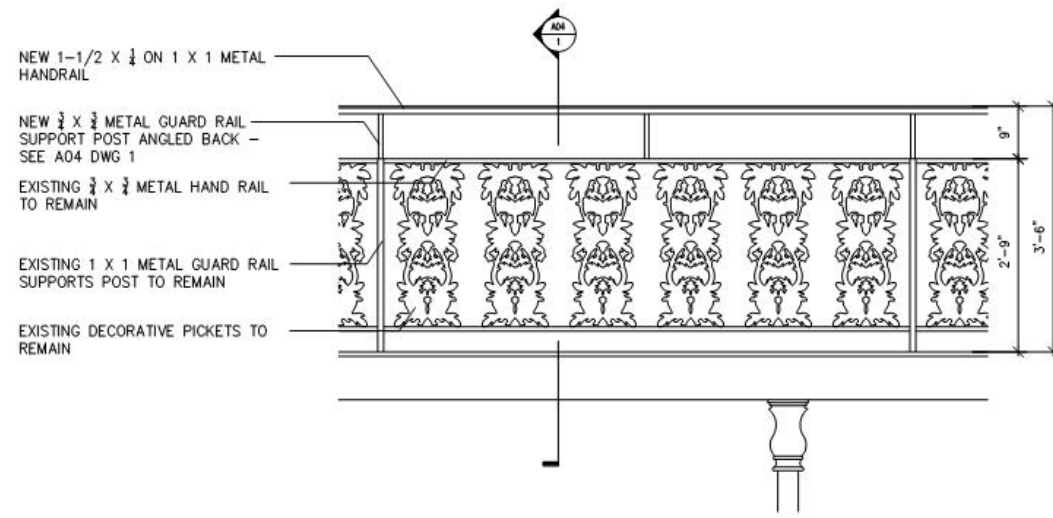
1 **EXISTING GUARD RAIL**  
NTS

DETAIL PHOTO  
TOULOUSE ST SIDE



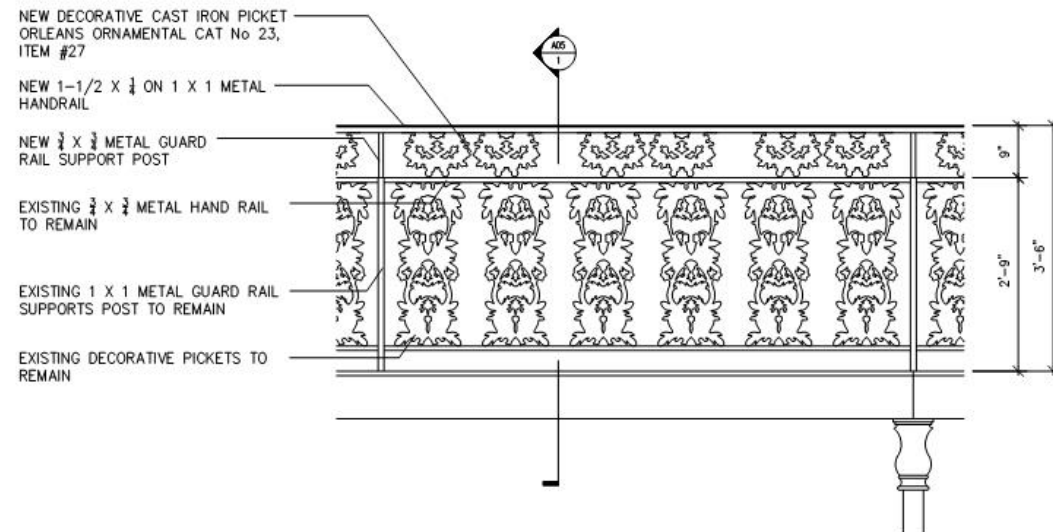
3 **EXISTING GUARD RAIL**  
NTS

DETAIL PHOTO  
DECATUR ST SIDE SHOWING NEIGHBOR'S GUARD RAIL



2 **PROPOSED NEW GUARD RAIL SCHEME A**  
SCALE: 1/2" = 1'-0"

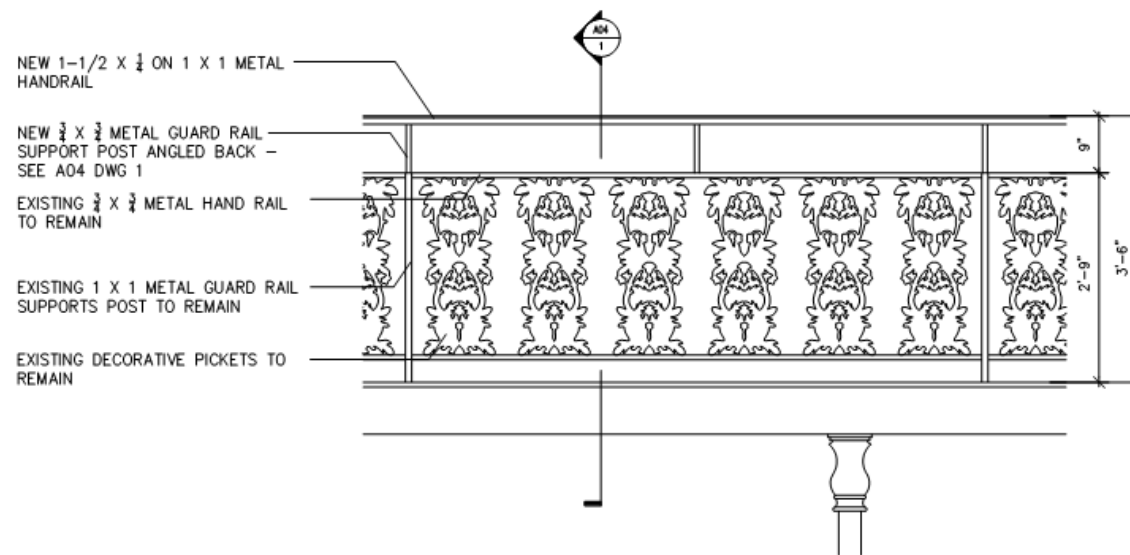
ELEVATION  
TYPICAL GUARD RAIL SECTION



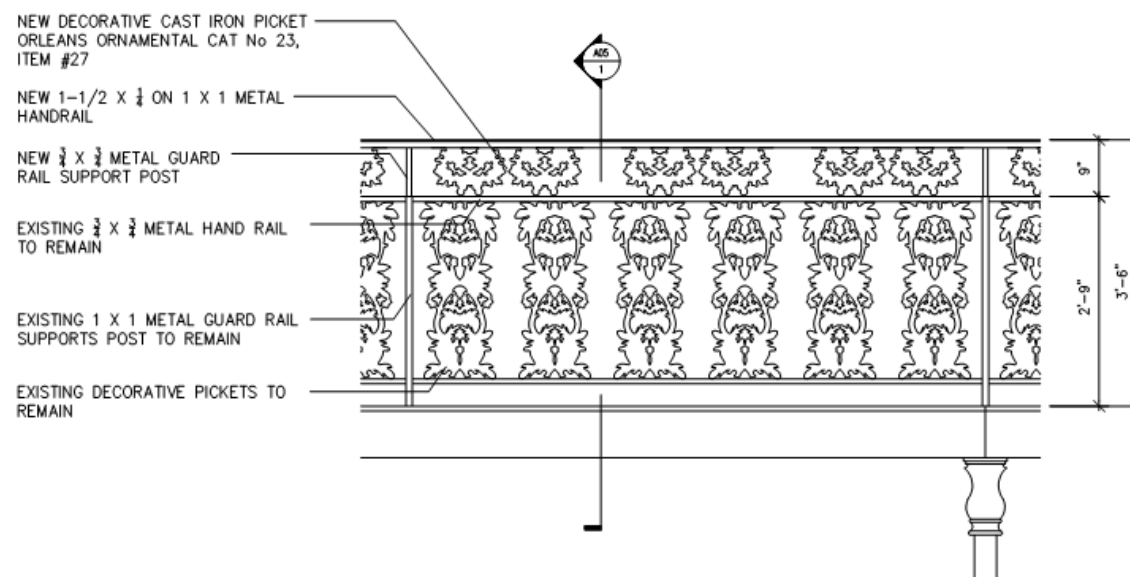
4 **PROPOSED NEW GUARD RAIL SCHEME B**  
SCALE: 1/2" = 1'-0"

ELEVATION  
TYPICAL GUARD RAIL SECTION

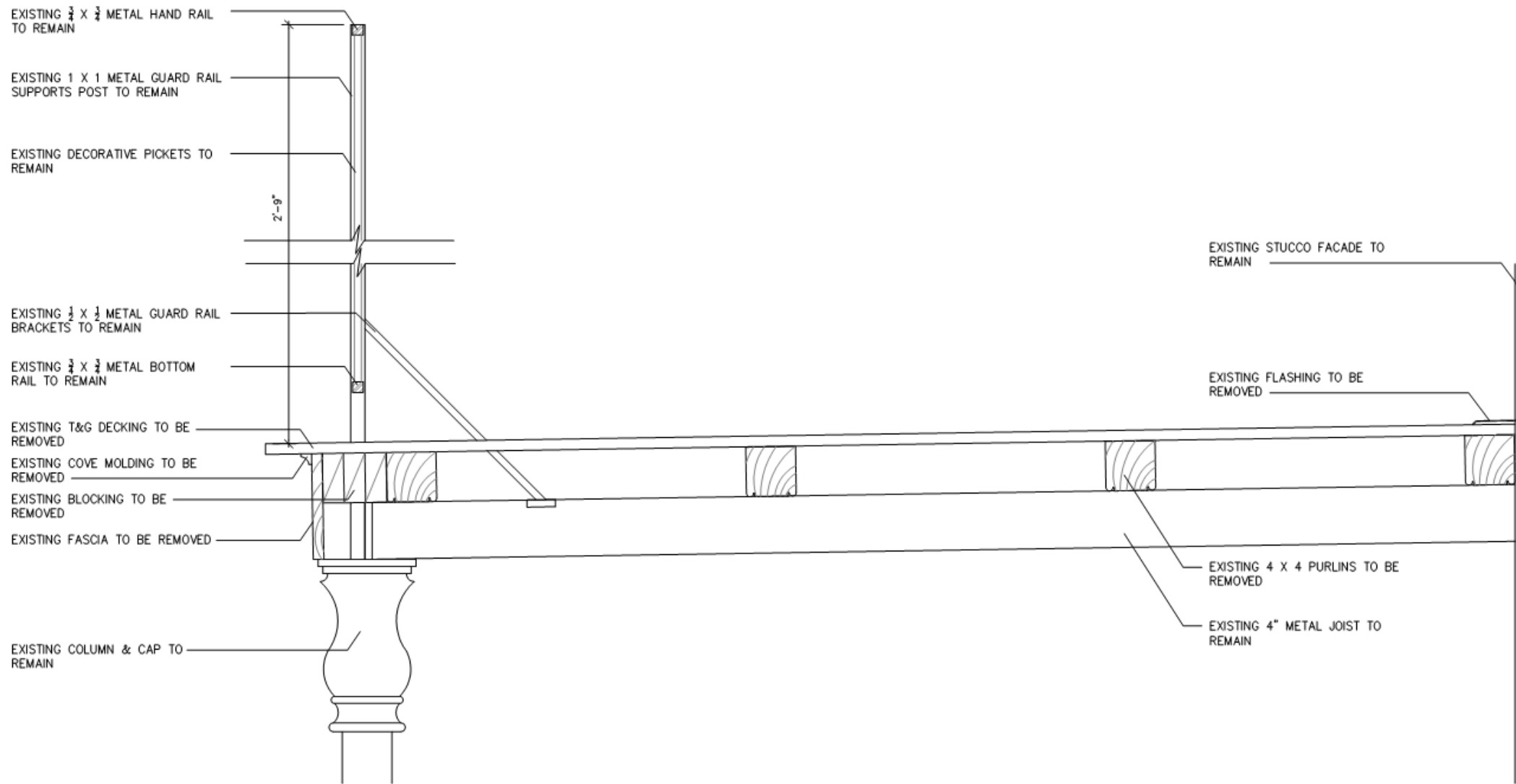




**2 PROPOSED NEW GUARD RAIL SCHEME A** ELEVATION  
SCALE: 1/2" = 1'-0" TYPICAL GUARD RAIL SECTION



**4 PROPOSED NEW GUARD RAIL SCHEME B** ELEVATION  
SCALE: 1/2" = 1'-0" TYPICAL GUARD RAIL SECTION



1 **DETAIL** EXISTING GALLERY SECTION  
SCALE: 1-1/2" = 1'-0"

TOULOUSE ST SIDE (DECATUR ST SIDE SIMILAR)

601 Decatur

VCC Architectural Committee

April 12, 2022

**DESIGN**  
**COLLABO**  
ARCHITECTURE+  
306 PINE ST  
NEW ORLEANS, LA 70118  
PH: 504 . 908 . 6304  
FAX: 504 . 314 . 8263

**MALACHIAS**  
**601 DECATUR ST**  
**NEW ORLEANS LA 70116**

JOB  
**601 DECAT**  
DATE:  
**03-17-2022**  
REVISIONS:

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PRELIMINARY  
NOT FOR CONSTRUCTION

SHEET  
**A03**



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**DESIGN  
COLLABORATIVE, LLC.**

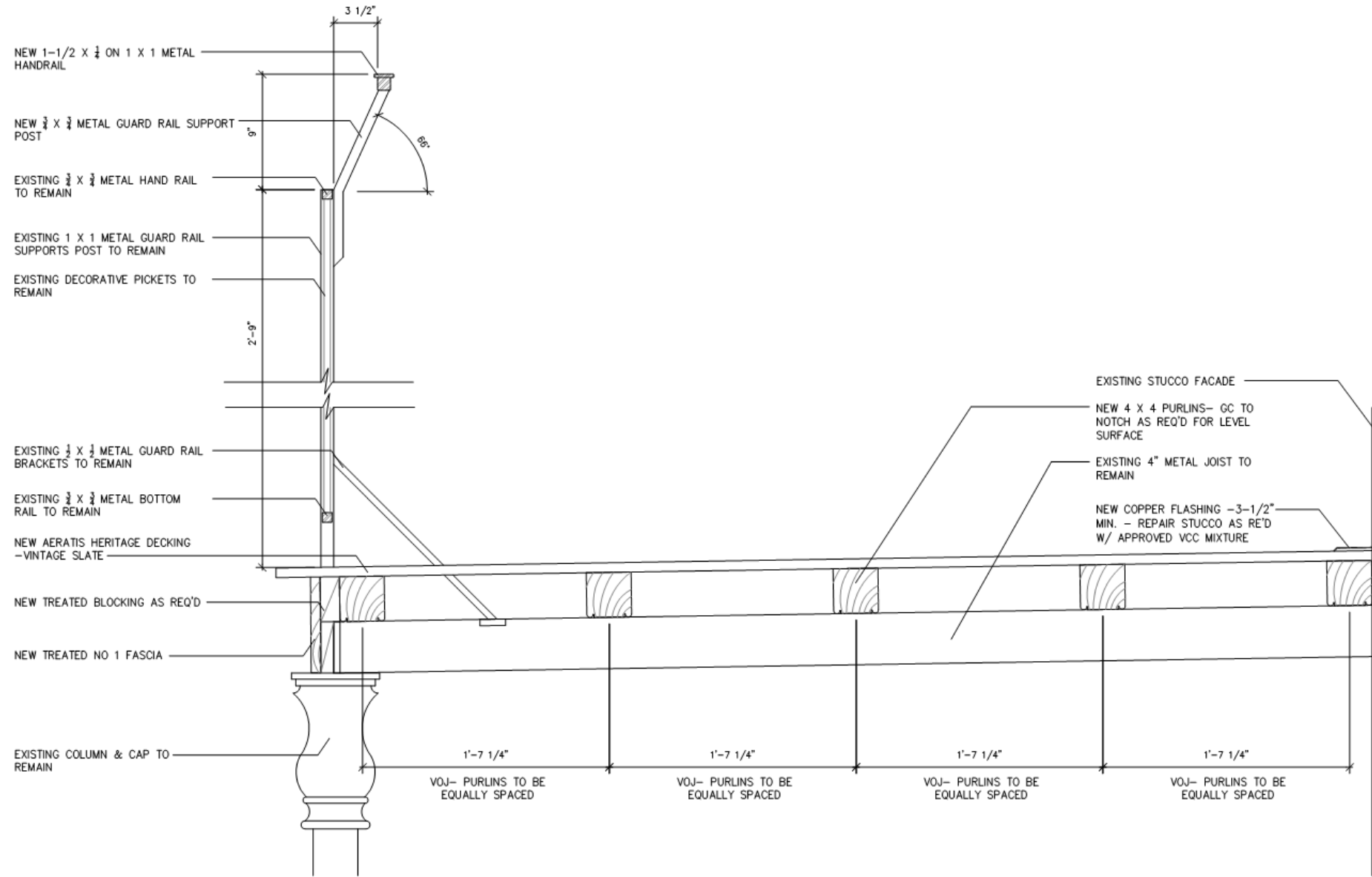
ARCHITECTURE+  
306 PINE ST  
NEW ORLEANS, LA 70116  
PH: 504 . 908 . 6364  
FAX: 504 . 314 . 8363

**MALACHIAS  
601 DECATUR ST  
NEW ORLEANS LA 70116**

JOB  
**601 DECAT**  
DATE:  
**03-17-2022**  
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**PREPARED BY  
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SHEET  
**A04**



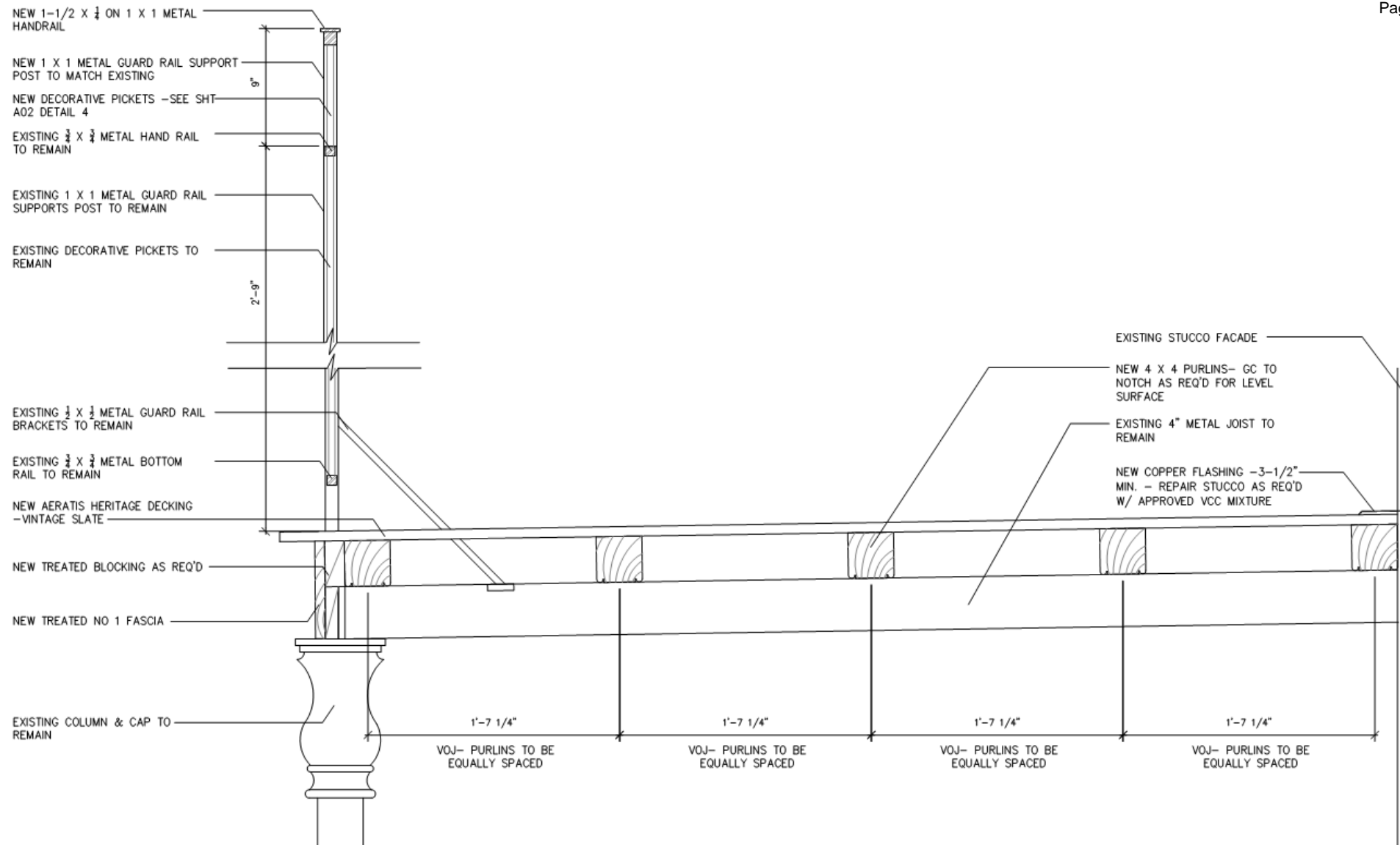
**1** **DETAIL** PROPOSED GALLERY SECTION SCHEME A  
SCALE: 1/2" = 1'-0"

TOULOUSE ST SIDE (DECATUR ST SIDE SIMILAR)

601 Decatur

VCC Architectural Committee

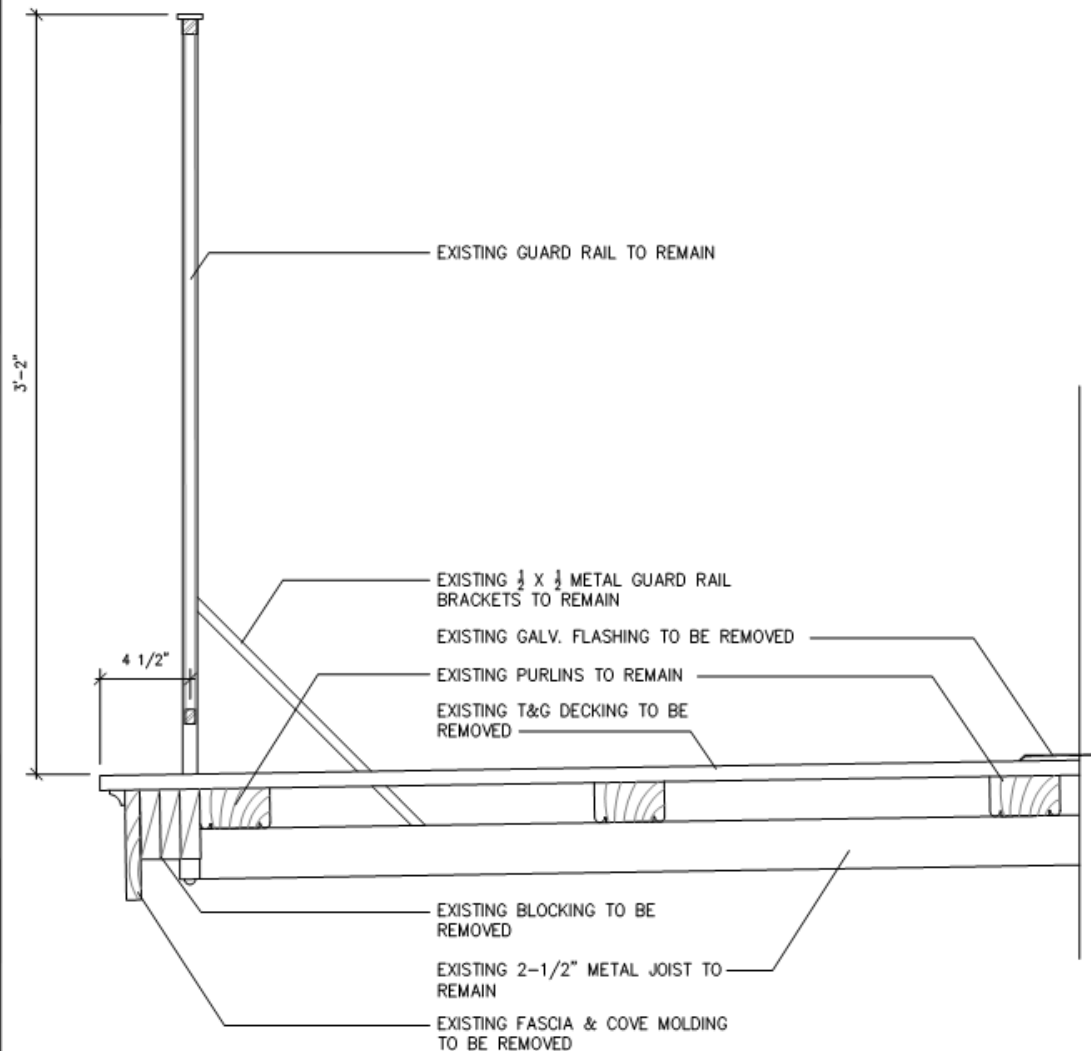
April 12, 2022



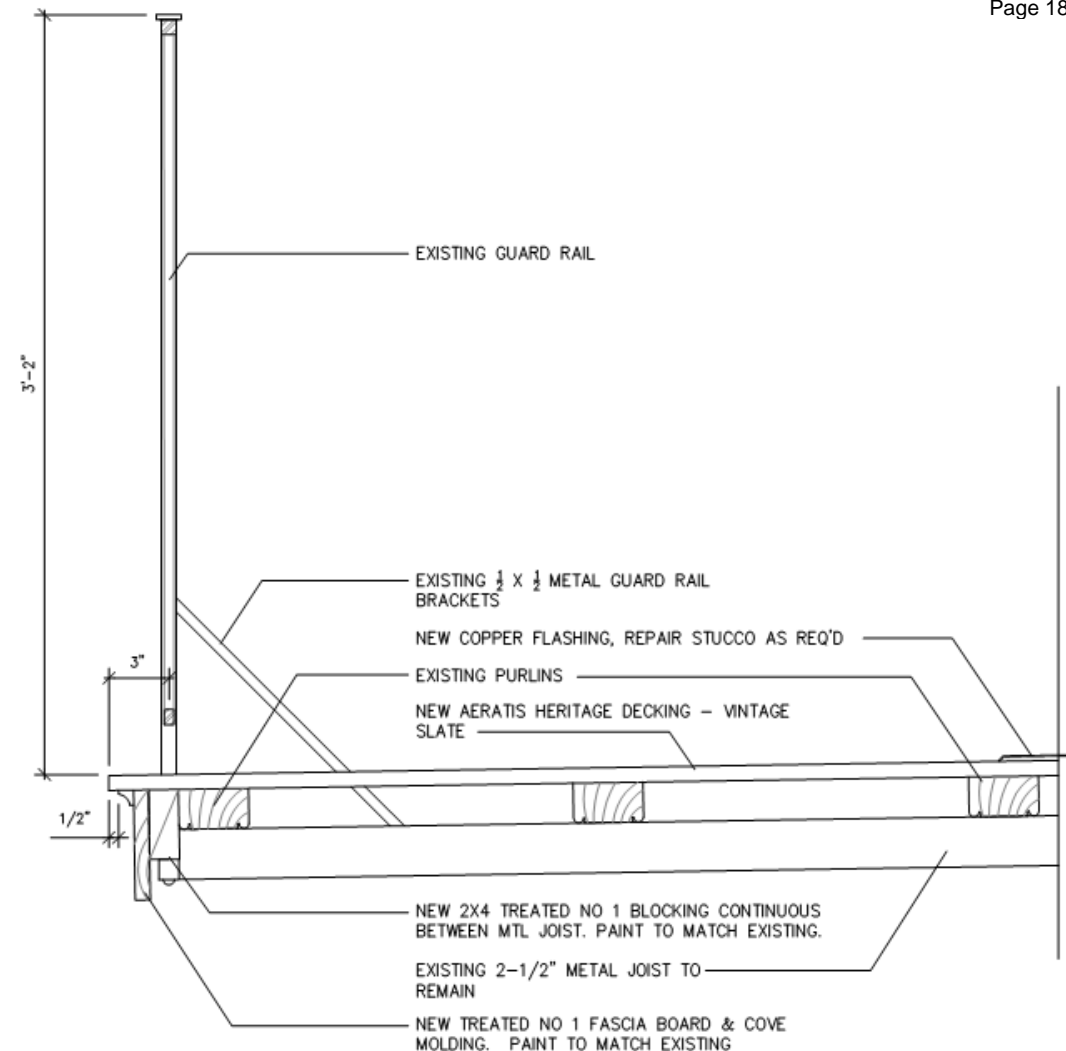
1 DETAIL PROPOSED GALLERY SECTION SCHEME B  
SCALE: 1-1/2" = 1'-0"

TOULOUSE ST SIDE (DECATUR ST SIDE SIMILAR)





**1** **DETAIL** EXISTING GALLERY SECTION TOULOUSE ST SIDE (DECATUR ST SIDE SIMILAR)  
SCALE: 1-1/2" = 1'-0"



**2** **DETAIL** NEW GALLERY SECTION TOULOUSE ST SIDE (DECATUR ST SIDE SIMILAR)  
SCALE: 1-1/2" = 1'-0"

601 Decatur

VCC Architectural Committee

April 12, 2022

**DESIGN  
COLLABORATION**  
ARCHITECTURE+  
306 PINE ST  
NEW ORLEANS, LA 70118  
PH: 504 . 938 . 6364  
FAX: 504 . 314 . 8283

**MALACHIAS**  
601 DECATUR ST  
NEW ORLEANS LA 70116

JOB  
**601 DECAT**  
DATE:  
**03-17-2022**  
REVISIONS:

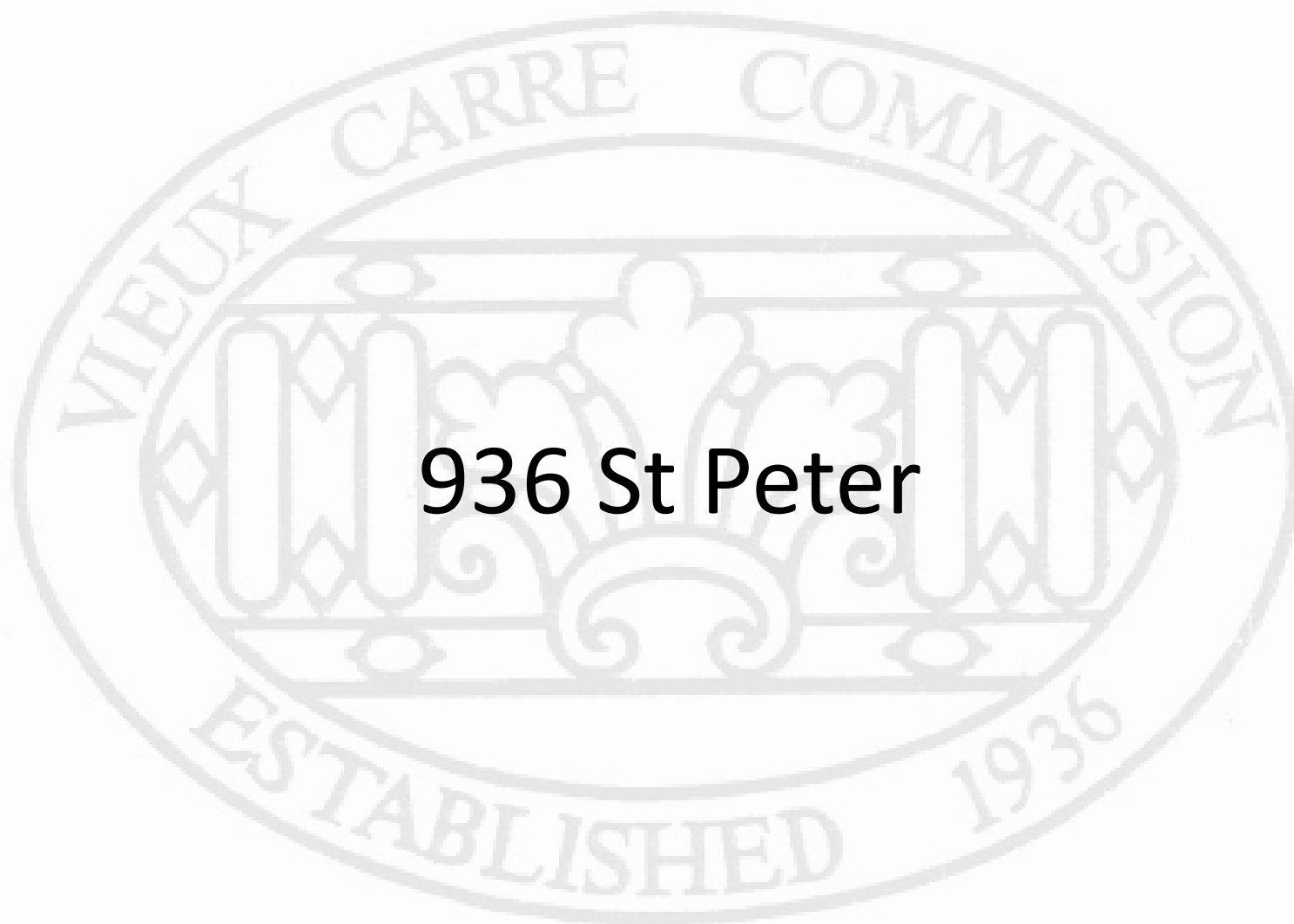
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SHEET  
**A06**



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936 St Peter







936 St. Peter

VCC Architectural Committee

April 12, 2022







936 St. Peter, 1861 notarial archival watercolor

VCC Architectural Committee

April 12, 2022







936 St. Peter, 1962

VCC Architectural Committee

April 12, 2022





936 St. Peter

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April 12, 2022







936 St. Peter

VCC Architectural Committee

April 12, 2022







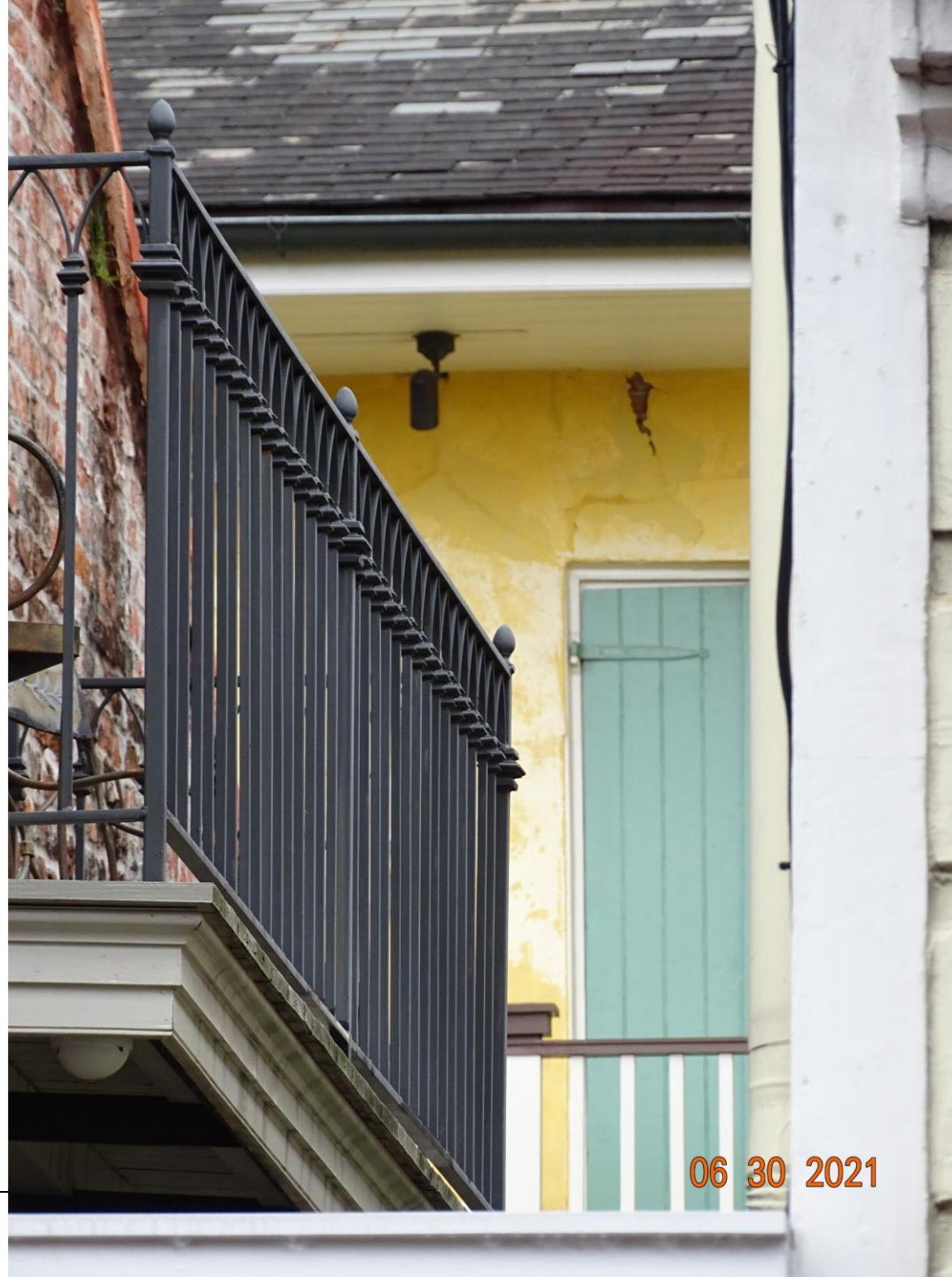
936 St. Peter

VCC Architectural Committee

April 12, 2022







936 St. Peter

VCC Architectural Committee

April 12, 2022





936 St. Peter

VCC Architectural Committee

April 12, 2022





re: replacing rotting balcony decking with Aeratis Heritage decking



close-up of area showing rotten wood:



description of work:

- 1) replace current wood decking on side balcony of main house (dimensions 12'1' x 3')
- 2) re-use existing railing and flashing
- 3) use Aeratis Heritage composite decking since balcony decking is exposed to sky
- 4) prime and paint all sides of decking prior to installation
- 5) use same paint colors as original plan:

ELEMENT	GALLERY FLOOR (DECK)
PAINT	Benjamin Moore
COLOR	Gettysburg Gray HC-107
FINISH	Highest Quality Deck Paint (Painter to Determine)



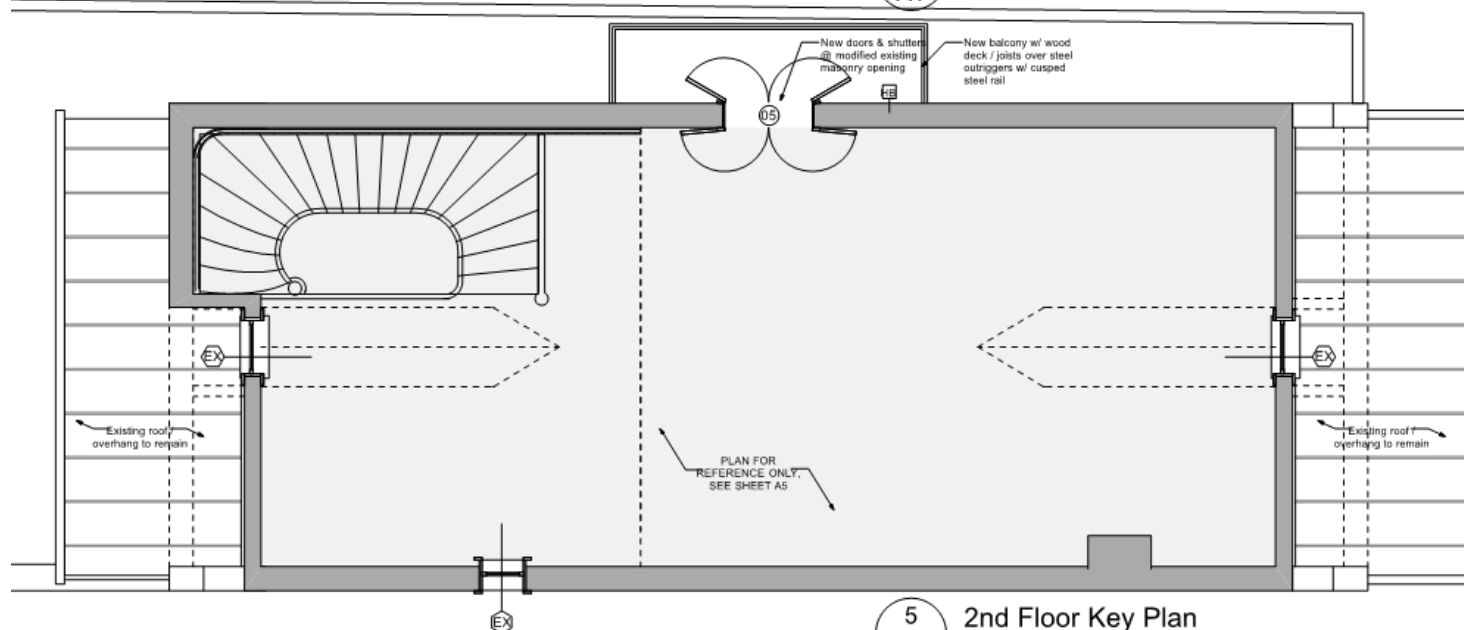
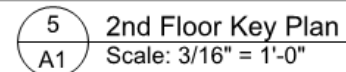
936 St. Peter

VCC Architectural Committee

April 12, 2022







5 2nd Floor Key Plan  
A1 Scale: 3/16" = 1'-0"

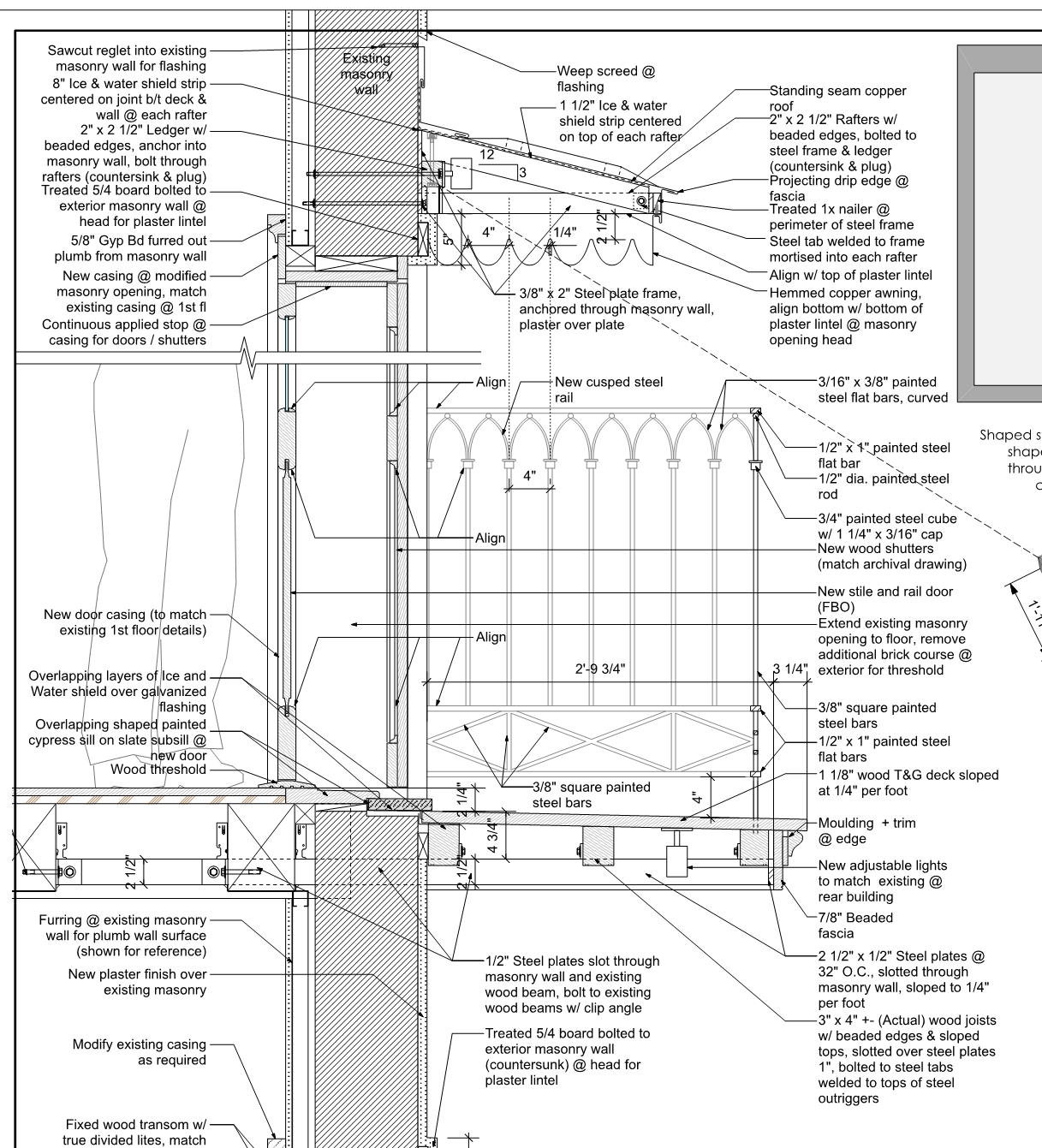


## VCC Architectural Committee

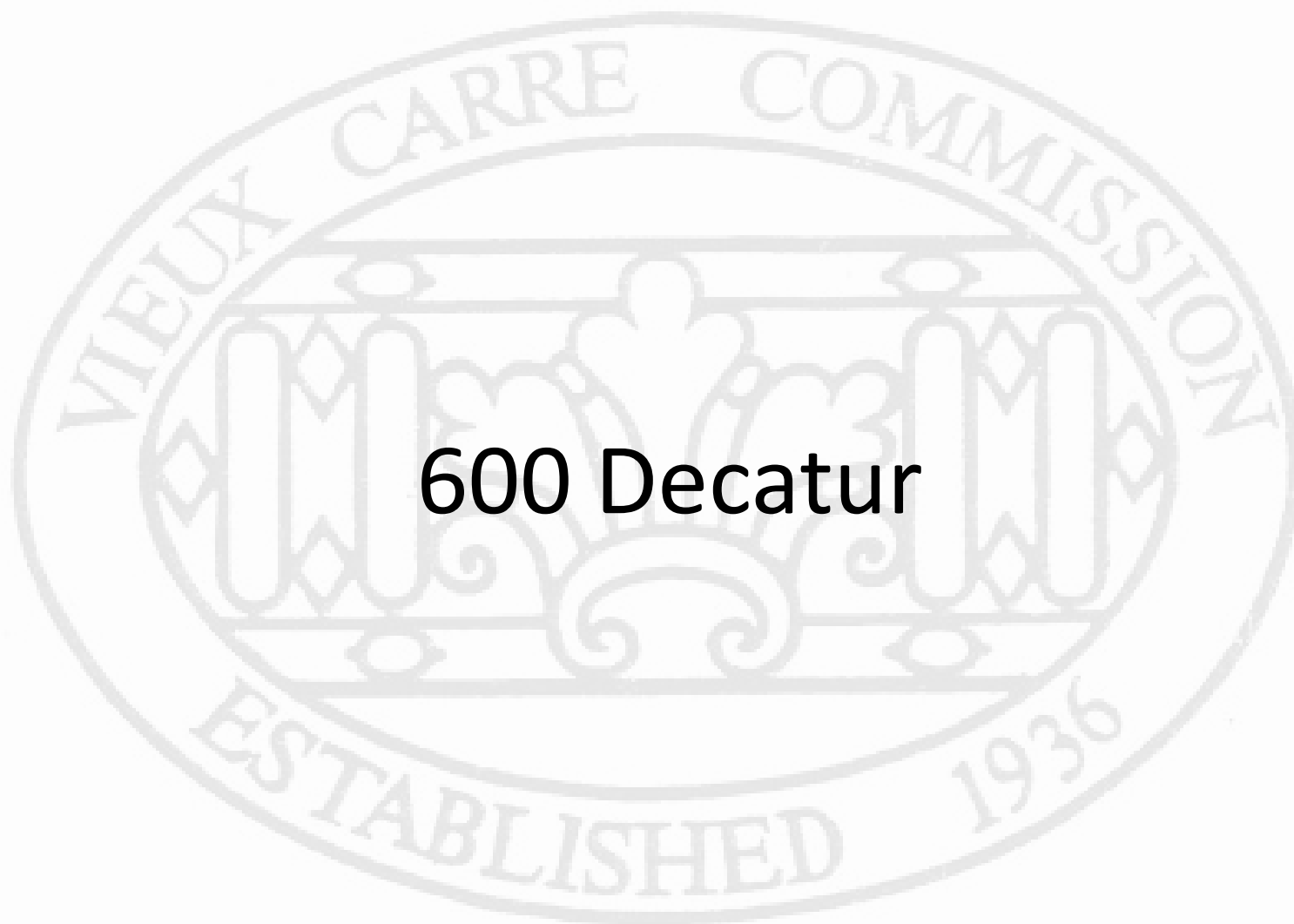
April 12, 2022







600 Decatur







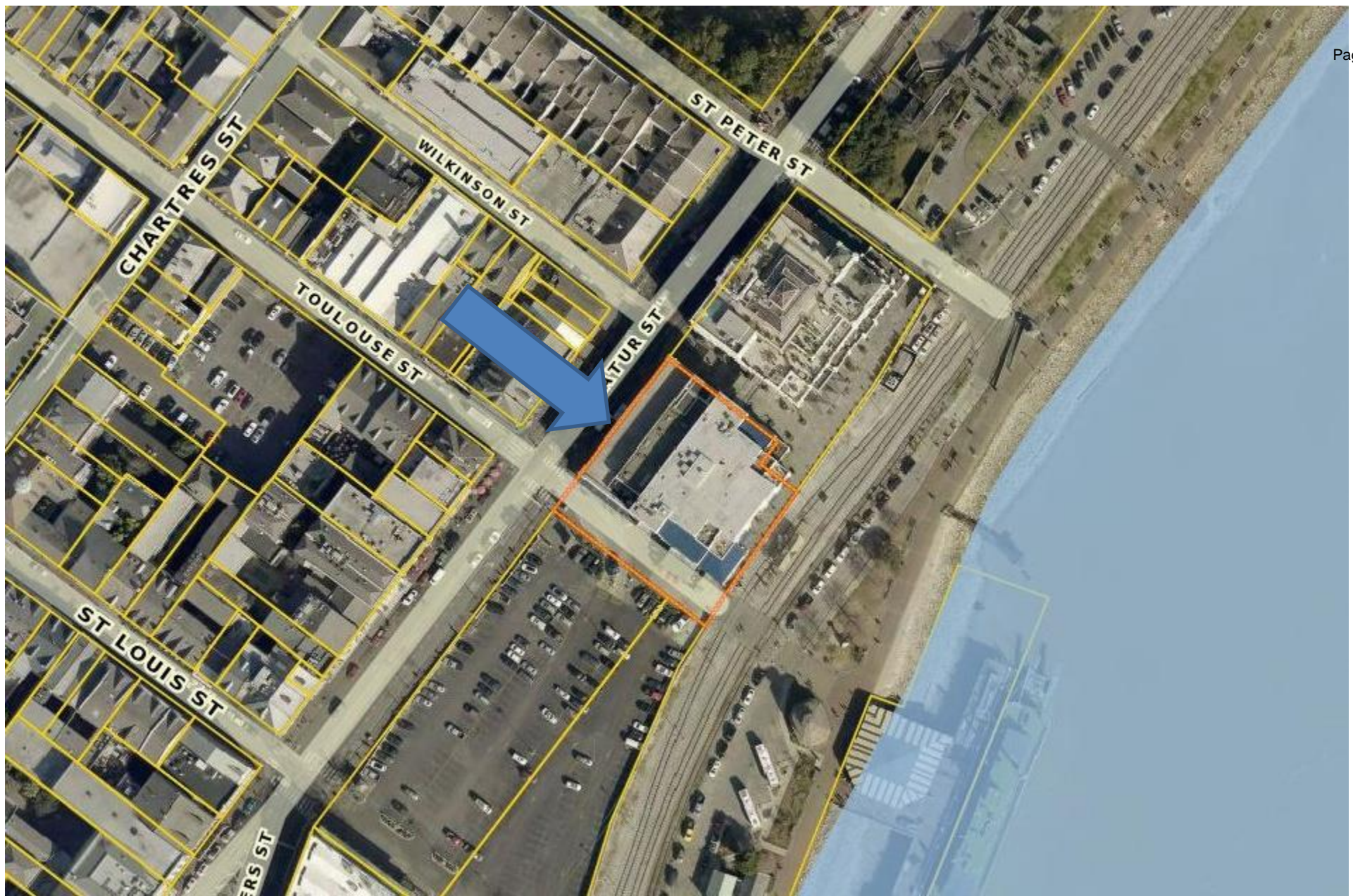
600 Decatur

VCC Architectural Committee

April 12, 2022







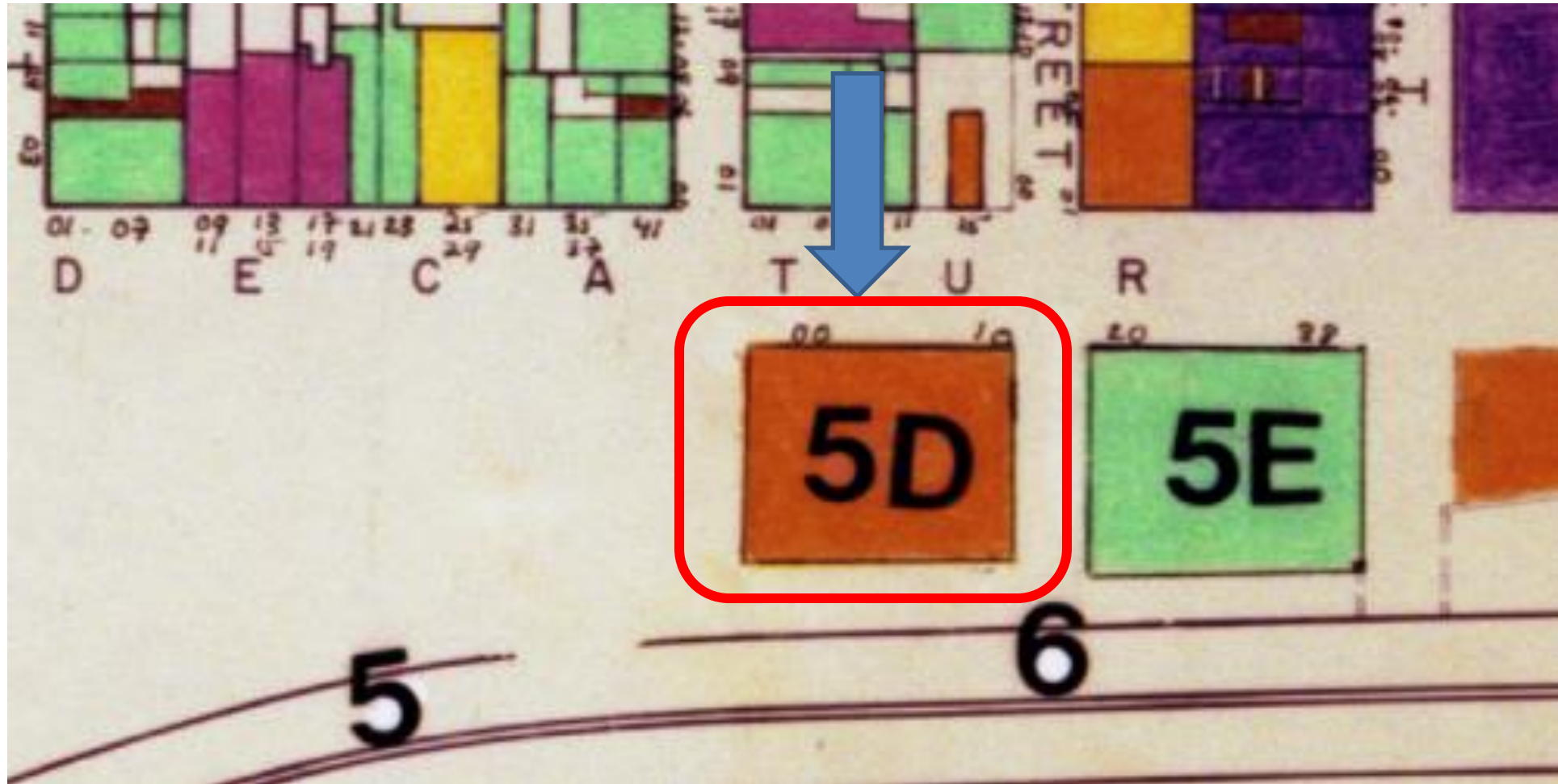
600 Decatur

VCC Architectural Committee

April 12, 2022









600 Decatur

VCC Architectural Committee

April 12, 2022







600 Decatur

VCC Architectural Committee

April 12, 2022







600 Decatur

VCC Architectural Committee

April 12, 2022







600 Decatur

VCC Architectural Committee

April 12, 2022





600 Decatur

VCC Architectural Committee

April 12, 2022







600 Decatur

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April 12, 2022







600 Decatur

VCC Architectural Committee

April 12, 2022







600 Decatur

VCC Architectural Committee

April 12, 2022





600 Decatur

VCC Architectural Committee

April 12, 2022







600 Decatur

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April 12, 2022







600 Decatur

VCC Architectural Committee

April 12, 2022







600 Decatur  
VCC Architectural Committee

April 12, 2022





S.OLSON ARCHITECT, 400 N.PETERS, SUITE 212, NEW ORLEANS, LA. 70130

March 29, 2022

Building Plans Examiner  
Vieux Carré Commission  
1300 Perdido Street – rm. 7e05  
NEW ORLEANS, LA 70112  
P.504.658.1429  
F.504.658.6742

RE: 600 Decatur.

Jackson Brewery Millhouse II LLC  
100 Conti Street  
New Orleans, La. 70130

Re: Proposal to change existing wood windows to aluminum with insulated glass  
600 Decatur - Jackson Brewery Millhouse  
New Orleans, Louisiana, 70130

Dear VCC staff,

This letter, drawings 1-5 and informational photographs are submitted as an application for VCC approval to begin the discussion regarding window replacement.

The referenced building was constructed in 1986 and is located at 600 Decatur Street. It is located in the Vieux Carré Service District (zoned VCS) and is orange rated. The 4 bounding streets are Wilkinson, Decatur, Toulouse and the river. The 5 story building is made with a post tensioned concrete structure (columns and floor slabs). The facade is constructed with metal stud exterior walls that are finished with a decorated stucco finish. It has 190+ windows and 46 doors that fenestrate the facade on 4 sides, along with companion pilaster and decorative stucco elements.

During Hurricane IDA the windows along with other facade elements sustained significant damage. The existing windows are large in size (4' to 5' in width and as much as 8'+ in height). They are typically fixed wood construction and have a narrow sash and muntin profile with putty glazed single pane glass

This submittal is a request to discuss with the committee and staff, the option to replace the existing wood windows with aluminum windows and insulating glass. The use of high efficiency windows is consistent with the NPS preservation briefs that entertain insulating and high efficiency glazing to address and encourage efforts to reduce energy consumption.

The attached drawings show the facade of the building with a graphic window schedule to give a scope of the project area.

Sincerely

Steve Olson, AIA

---

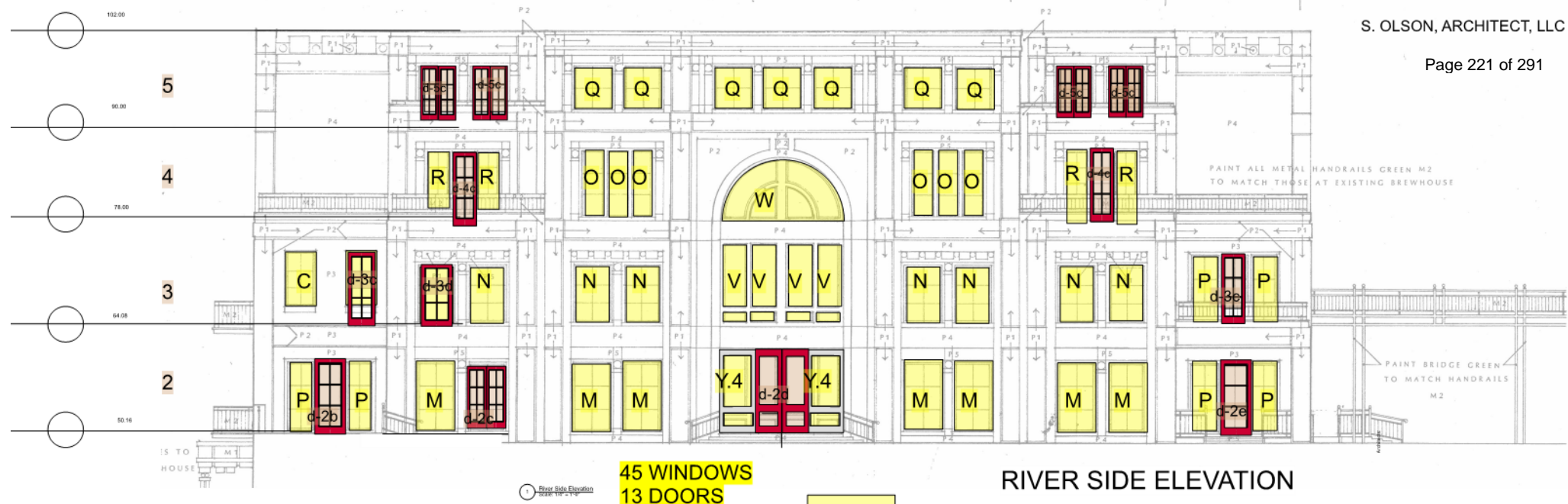
600 Decatur  
VCC Architectural Committee

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April 12, 2022

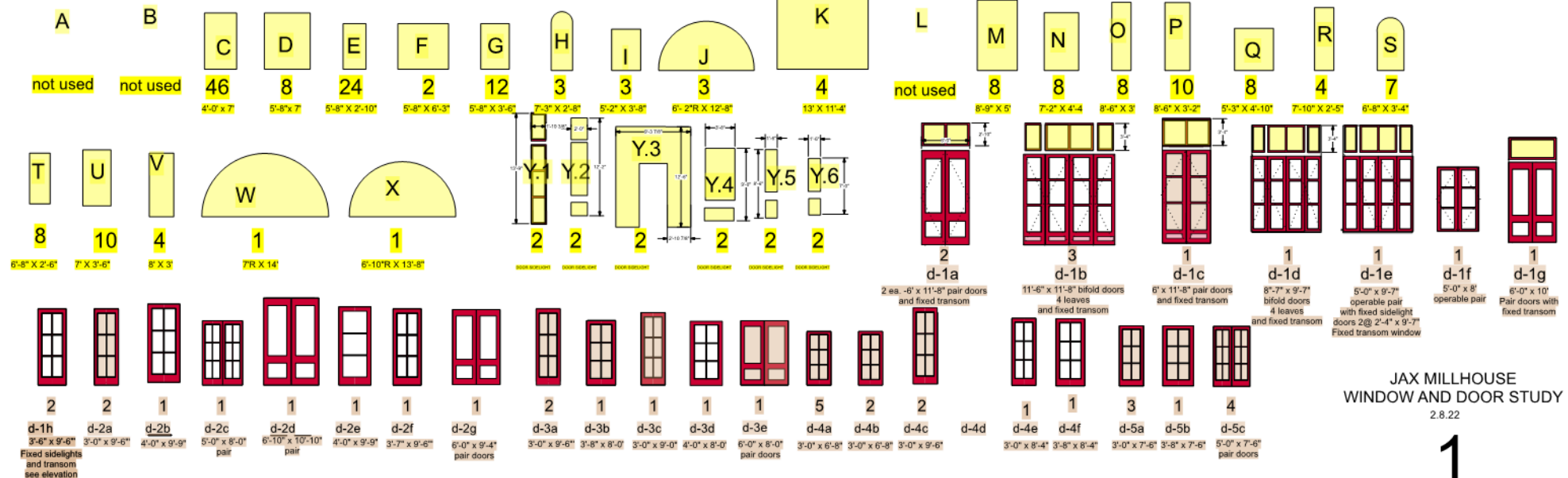






45 WINDOWS  
13 DOORS

## RIVER SIDE ELEVATION



JAX MILLHOUSE  
WINDOW AND DOOR STUDY  
2.8.22

1



DECATUR SIDE ELEVATION

JAX MILLHOUSE  
WINDOW AND DOOR STUDY  
2.8.22

2





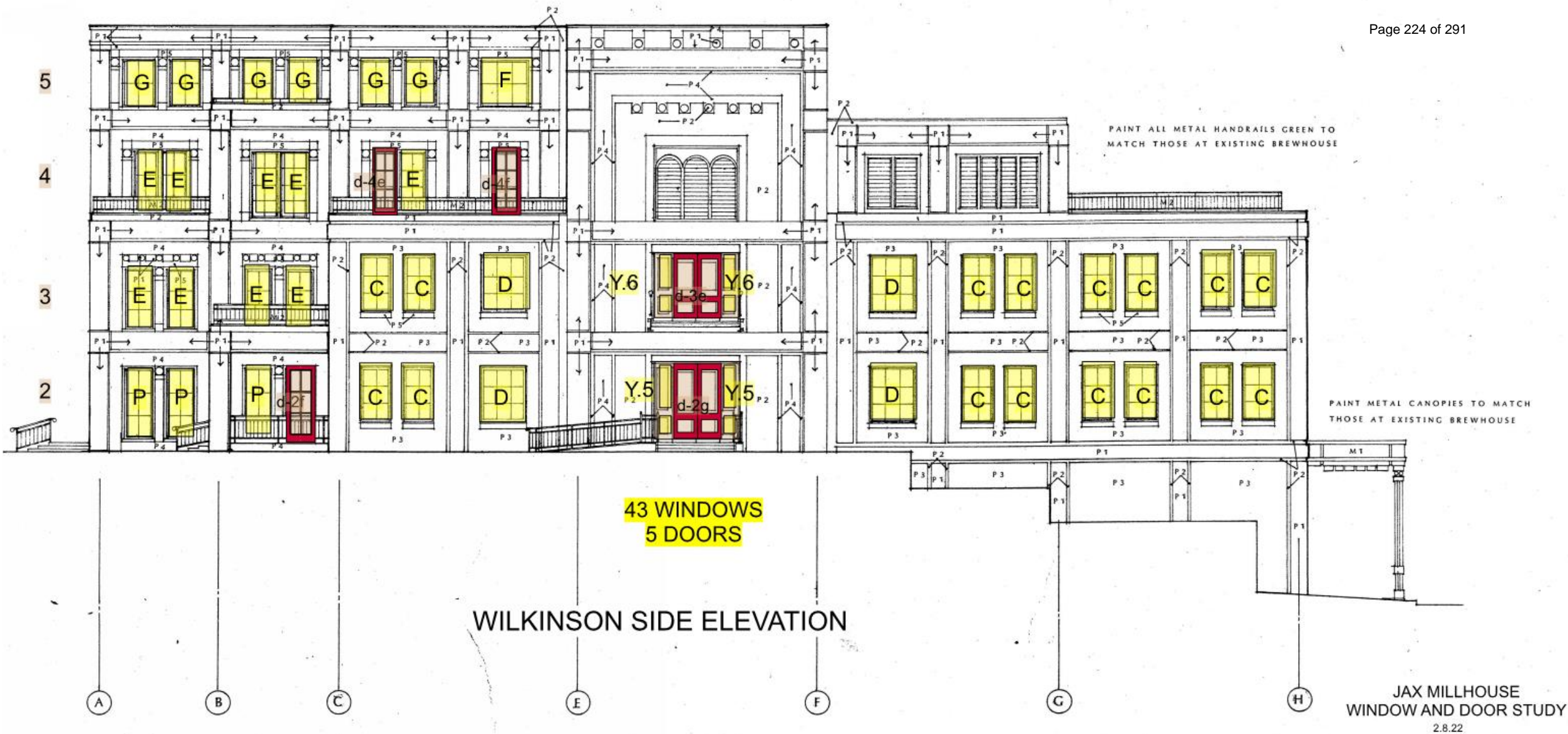


TOULOUSE SIDE ELEVATION

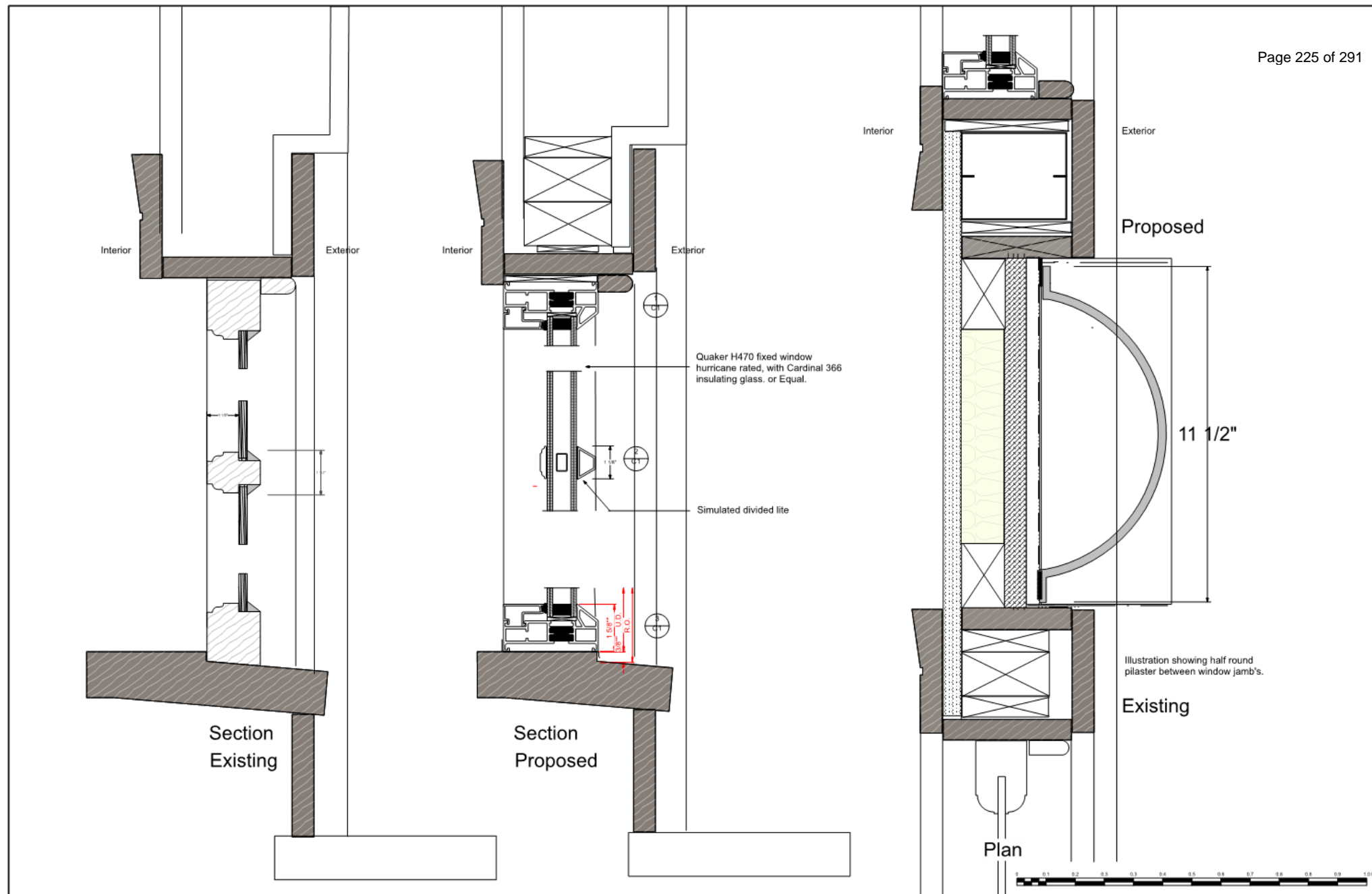
JAX MILLHOUSE  
WINDOW AND DOOR STUDY  
2.8.22

3









600 Decatur

VCC Architectural Committee

April 12, 2022





Photo



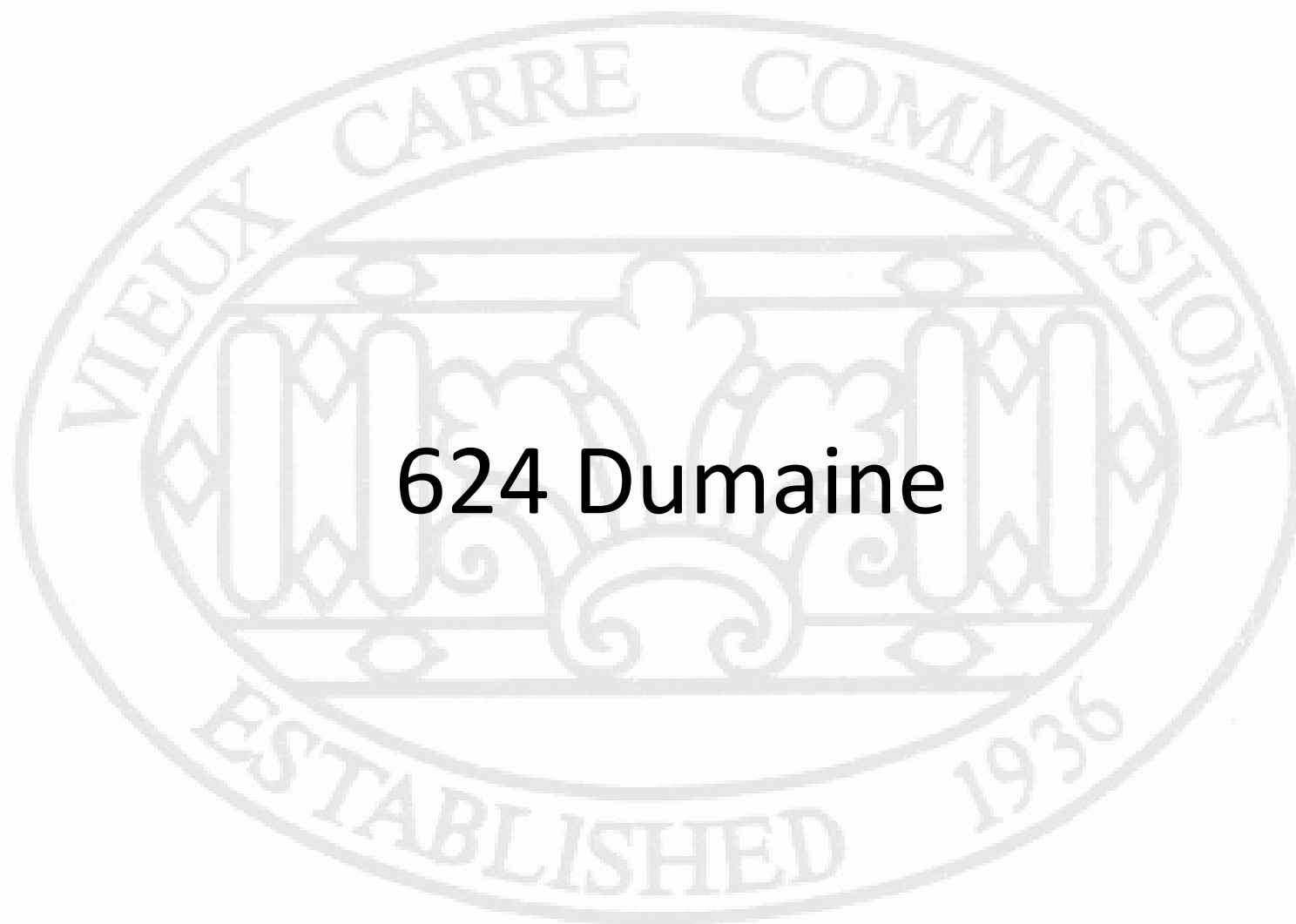
Photo



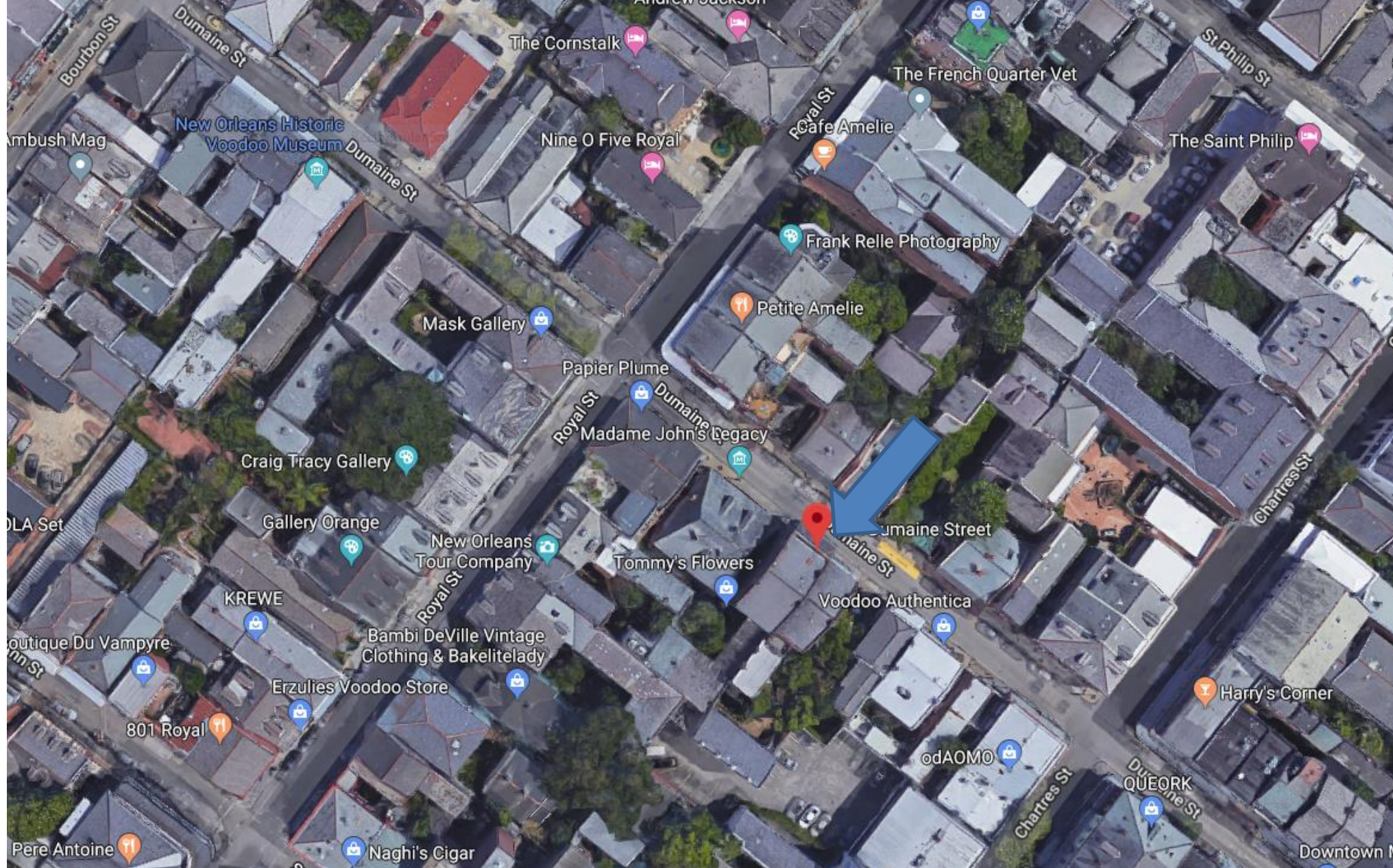
# Appeals and Violations



**624 Dumaine**







624 Dumaine

VCC Architectural Committee

April 12, 2022







624 Dumaine

VCC Architectural Committee

April 12, 2022







624 Dumaine

VCC Architectural Committee

April 12, 2022





624 Dumaine

VCC Architectural Committee

April 12, 2022







624 Dumaine

VCC Architectural Committee

April 12, 2022





624 Dumaine

VCC Architectural Committee

April 12, 2022







624 Dumaine

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April 12, 2022





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April 12, 2022







624 Dumaine

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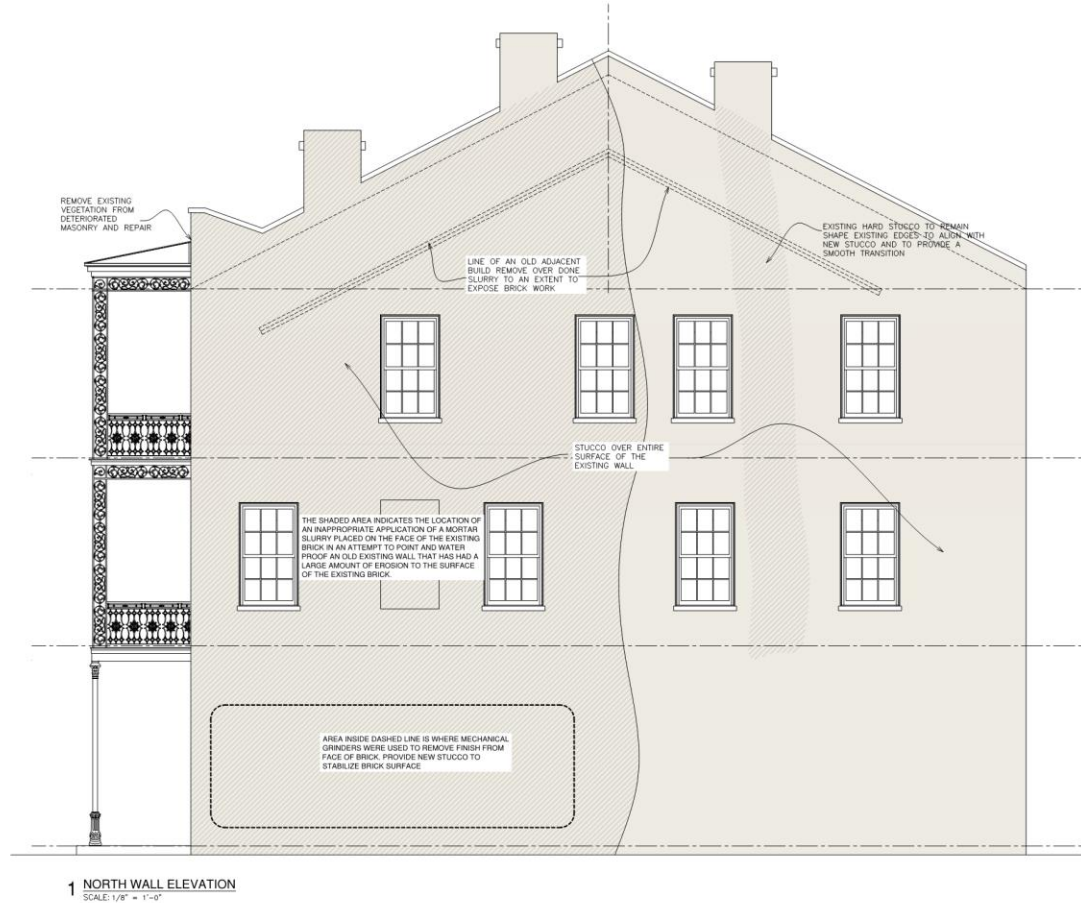


THE SCOPE OF WORK OF THIS PROJECT IS TO:

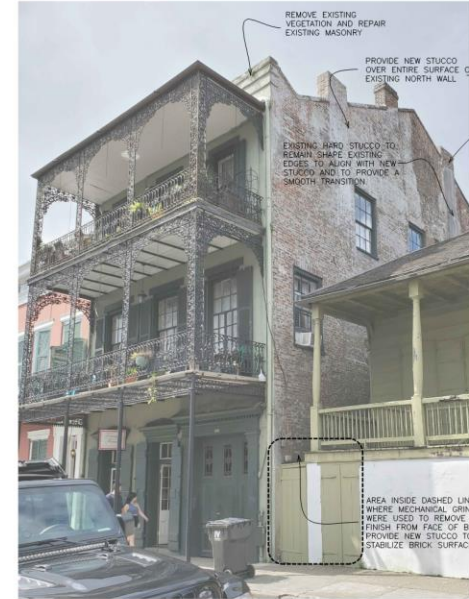
1. COMPLETELY STUCCO OVER THE EXISTING BRICK ON THE NORTH SIDE OF 624 DUMAINE.
2. USE ONLY APPROVED STUCCO MATERIAL AS DIRECTED BY THE VCC GUIDE LINES.
3. PREPARE THE SURFACE TO BE STUCCOED BY REMOVING ANY VEGETATION, DEBRIS AND LOOSE MOTOR.

## STUCCO NORTH WALL

624 DUMAINE NEW ORLEANS, LA



1 NORTH WALL ELEVATION  
SCALE: 1/8" = 1'-0"



2 NORTH WALL PHOTOGRAPH EXISTING CONDITIONS  
SCALE: NTS

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. I AM NOT PROVIDING CONTRACT ADMINISTRATION.  
CERTIFIED CORRECT

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REVISION HISTORY			
NO.	DATE	NAME	DESCRIPTION
1	04-12-2022	HANK	NOTE MODIFICATIONS

PROJECT#: 1912  
PHASE: CD  
DRAFTER: HANK  
CHECKER: HANK  
SCALE: AS SHOWN  
ISSUED: 04/16/2022

SHEET  
A1.1  
OF 1

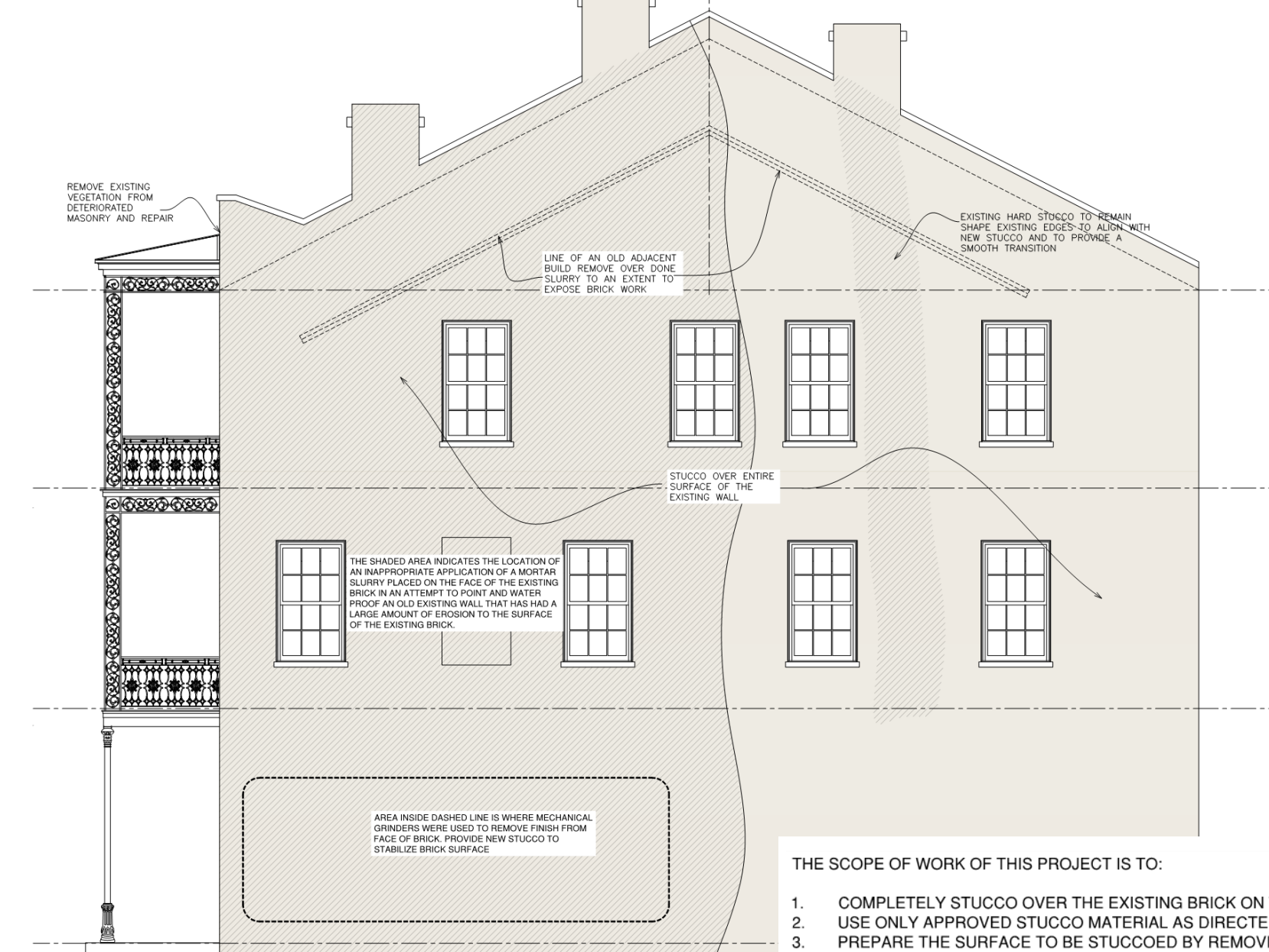


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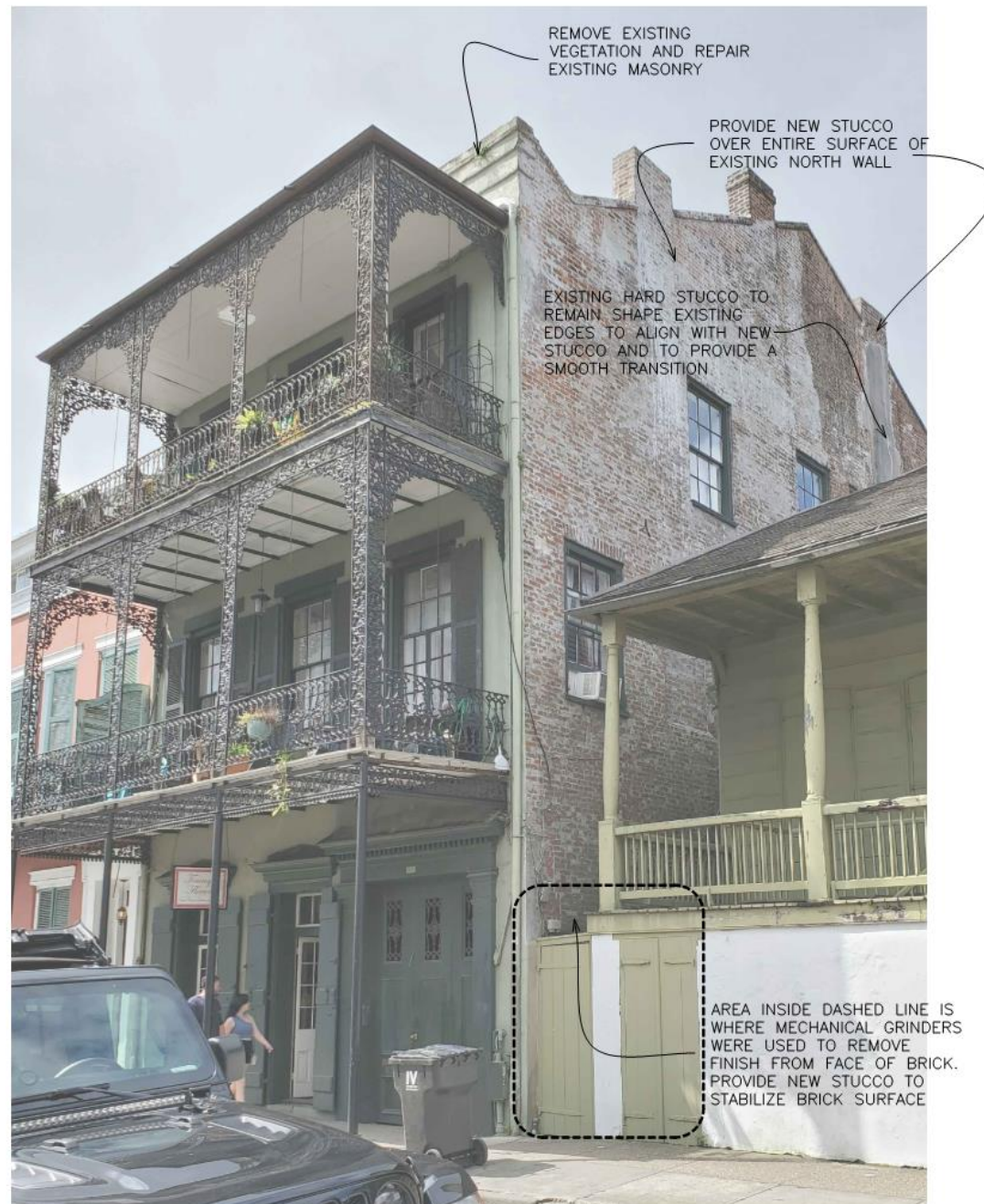
1 NORTH WALL ELEVATION  
SCALE: 1/8" = 1'-0"

624 Dumaine

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April 12, 2022





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2 NORTH WALL PHOTOGRAPH EXISTING CONDITIONS  
SCALE: NTS

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623 Bourbon





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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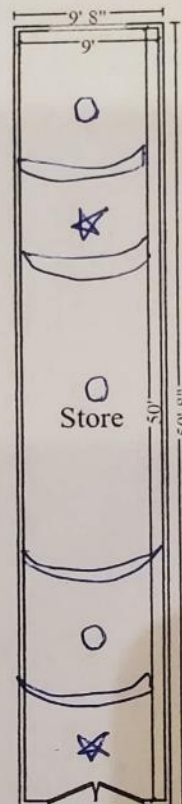
623 Bourbon

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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

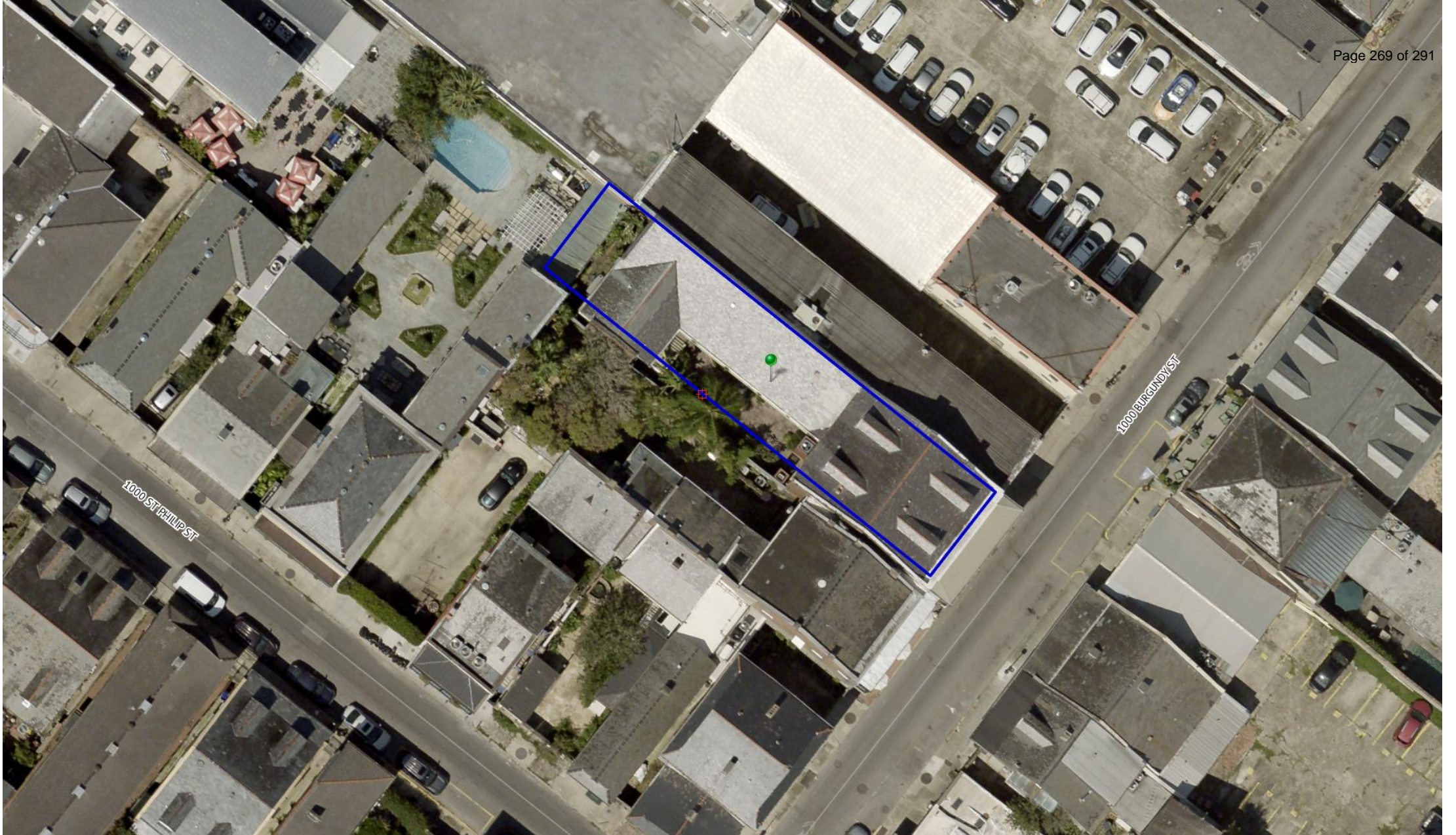
Pag

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



1015 Burgundy





1015 Burgundy

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1015 Burgundy

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1015 Burgundy – 2010

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1015 Burgundy

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Holiday and event lighting is festive and celebratory. However, lights installed for more than 90 days, including string lights in a courtyard or on a tree, are subject to VCC review.



### Seasonal Decorative Lighting & Displays

Seasonal decorative lighting or displays for holidays like Mardi Gras, Halloween and Christmas, as well as lights associated with special events, sports teams or seasons, can create a festive atmosphere for the residents and visitors of the French Quarter. These lights are to be installed for a short period of time and in a manner that does not necessitate permanent electrical wiring or conduit. When installing seasonal decorative lighting, great care should be taken to minimize potential damage to the building fabric from an anchor and/or penetration through a wall or architectural element. Seasonal decorative lights are not typical of the historic character of the Vieux Carré and should be removed promptly following the holiday or event.

#### Seasonal Lighting & Displays

Decorative lighting and displays installed for more than 90 days are subject to VCC review and must be approved. These include light strings, often white "Christmas" lights, that are sometimes used as ambient lighting in a courtyard or to wrap a tree trunk and/or limbs.

## LIGHTING GUIDE

Page 279 of 291

### THE VCC REQUIRES:

- Selecting decorative lighting appropriate to the building type, style and mounting location
- Minimizing the size of an ambient or security light fixture and locating it discreetly
- Selecting lighting that is simple in form, generally cylindrical, without a decorative feature and as small as possible, limited up to 3-inches in diameter and 7-inches in depth – A recessed, ground-mounted up-light may be up to 6-inches in diameter
- Matching the color of the ambient or security lighting fixture to the color of the surface upon which it is mounted or painting it to match
- Directing ambient and security lighting with a louver, baffle or cowl to minimize glare and prevent spill over onto an adjacent property
- Submitting for review all traditional temporary lights or a display, such as seasonal Christmas lights or a holiday display, installed for longer than 90-days
- Minimizing the use of lights that direct light upwards, and providing a louver or similar shield to control the direction of each light

### THE VCC DOES NOT ALLOW:

- Inoperable lighting – All inoperable, non-historic lighting must be removed
- Inoperable or unused wiring or conduit – All existing inoperable or unused wiring or conduit must be removed
- A floodlight or spotlight, a mercury vapor, sodium vapor or fluorescent tube lamp, visible CFL lamp in non-traditional shapes or colored light

The VCC highly recommends referencing the *Exterior Lighting Design Guidelines* for more specific information regarding approvable lighting options and placement related to a building's type and style, prior to submitting an application for exterior lighting.

The VCC requires submission of the following information for the review of all proposed exterior lighting:

- Manufacturer's specification sheets with size and finish of the light(s) and mounting bracket(s) and fastener(s)
- Detailed drawings and/or annotated photographs with location of the light(s), bracket(s) and all exposed exterior wiring components clearly shown
- Elevations of existing architectural elements and all adjacent elements and details around the area proposed for the light(s) installation

### THE VCC RECOMMENDS:

- Using a wireless lighting device with a discreetly located solar collector at a walkway, courtyard or yard whenever possible
- Using a motion detector for security lighting at a side walkway or private courtyard
- Locating mounting hardware for lighting in a mortar joint of a masonry wall, or at a flat plaster or non-decorative portion of siding or millwork
- Installing a lamp control appropriate for use, such as a motion sensor for security lighting, light sensor or timer, to activate lights and a dimming feature to allow adjustment based upon intensity of use – All of these controls can conserve energy and extend lamp life
- Installing a LED lamp with a CRI of 80 or greater and a color rendering of 3000K





439 Royal





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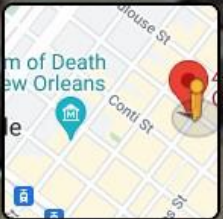
439 Royal

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439 Royal – 2007 Google street view

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439 Royal – 2008 Google street view

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439 Royal – 2011 Google street view

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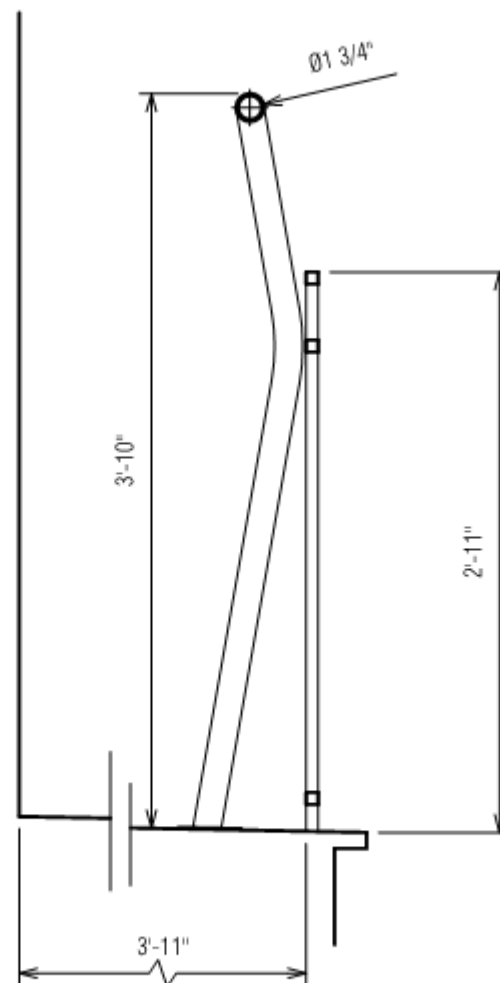
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1  
A1  
EXISTING RAILING DETAIL  
SC: 1" = 1'-0"