

Vieux Carré Commission Architecture Committee Meeting

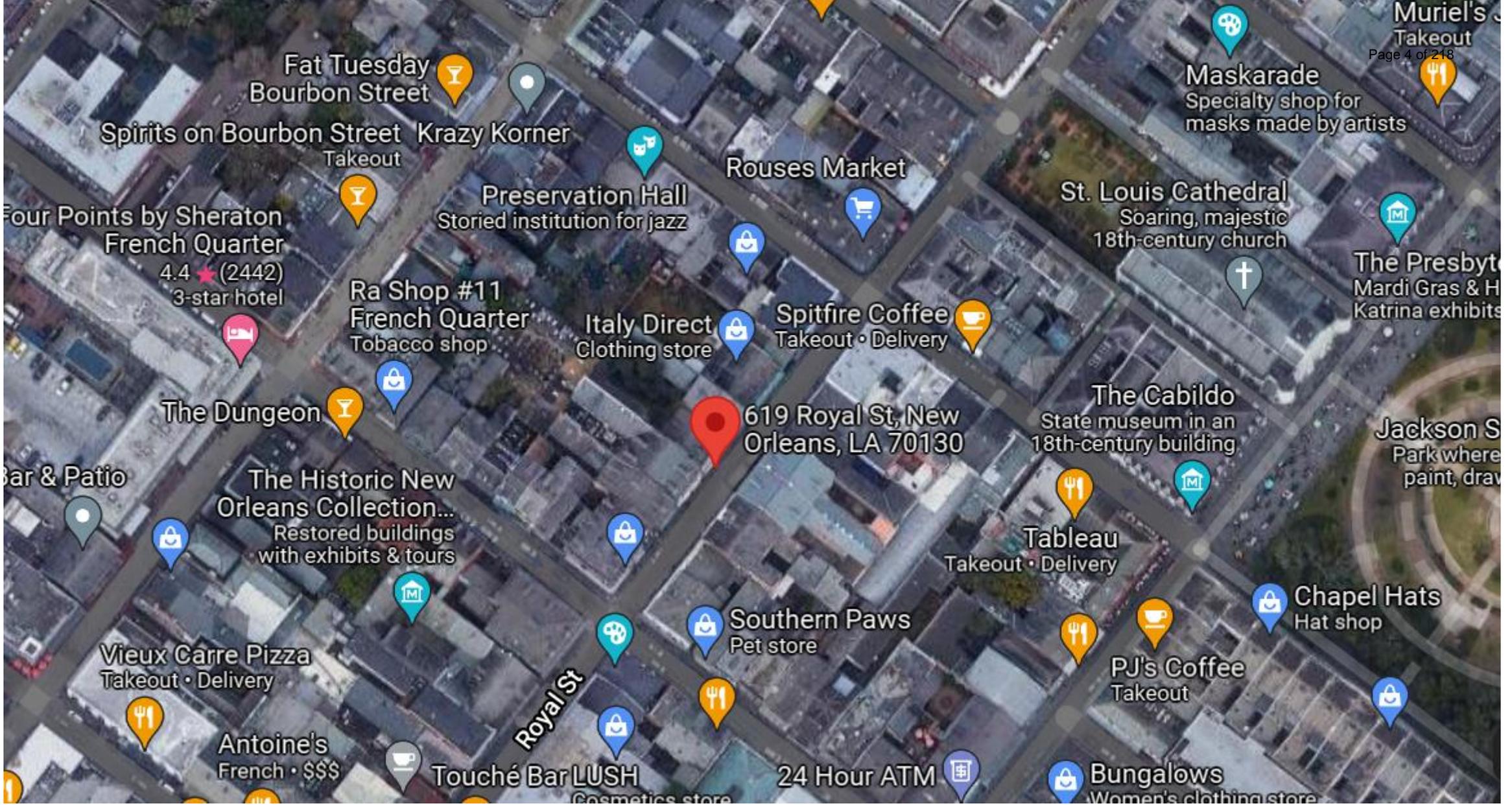
Thursday, June 16, 2022



Old Business



619 Royal



619 Royal





619 Royal

VCC Architectural Committee

June 28, 2022





619 Royal

VCC Architectural Committee

June 28, 2022





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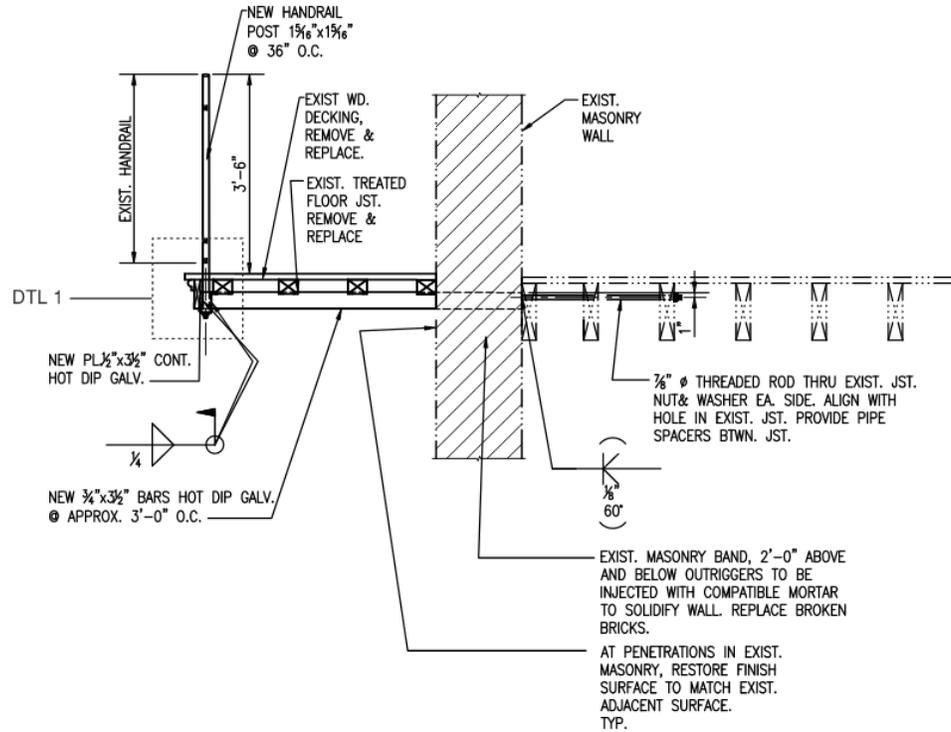


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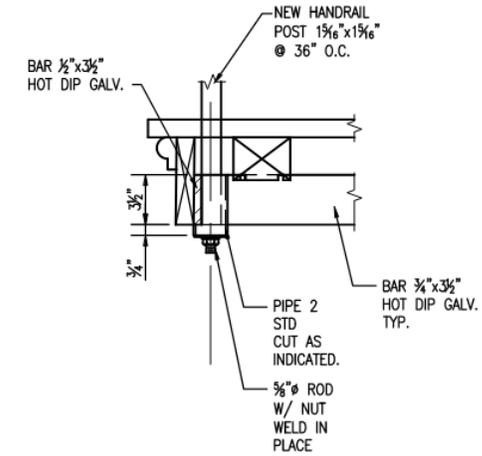
VCC Architectural Committee

June 28, 2022

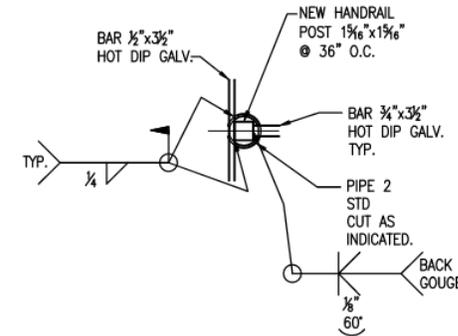




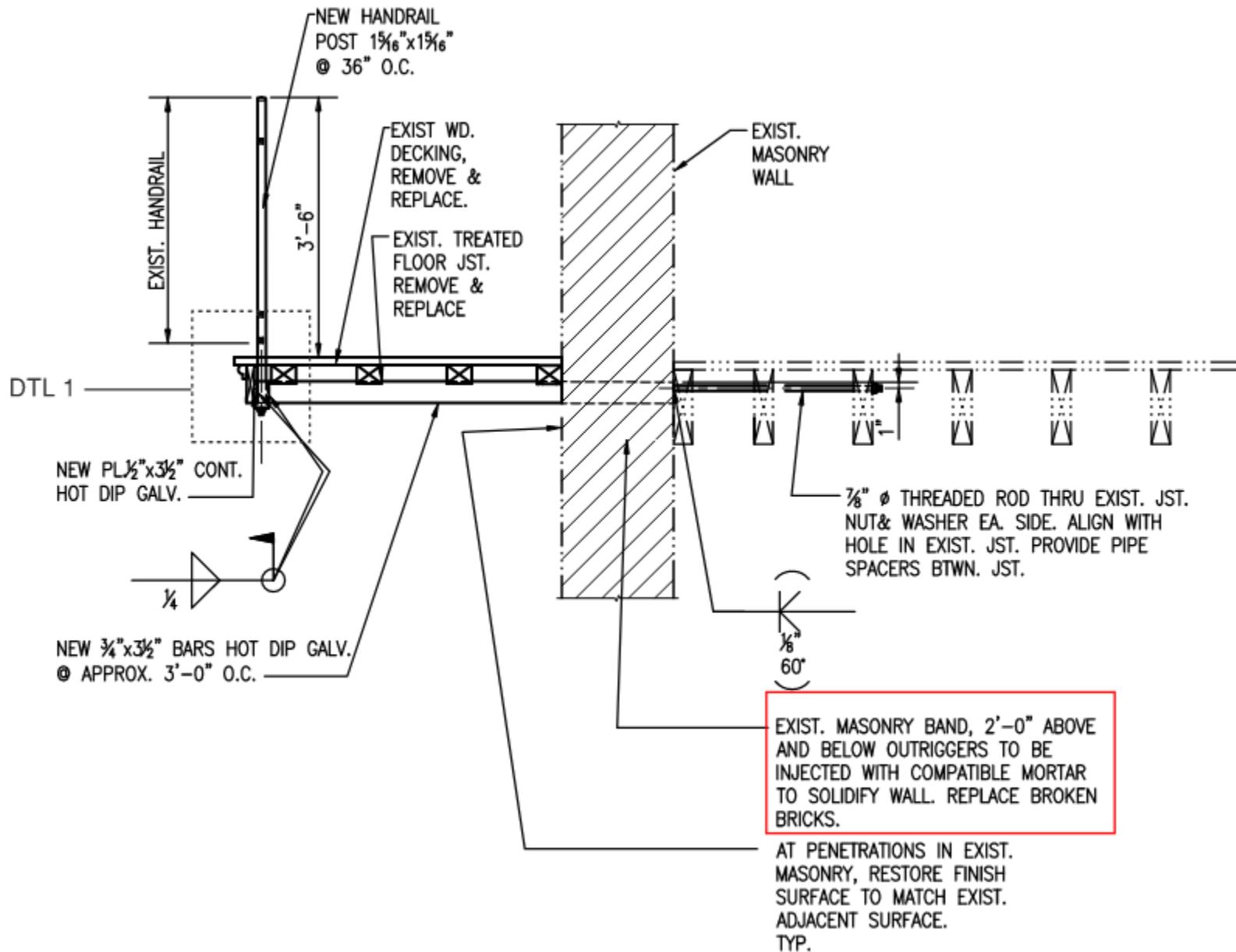
2ND FLOOR BALCONY SECTION



DETAIL 1 - SECTION DTL



DETAIL 2 - PLAN DTL - OUTRIGGER END CONDITION



June 22, 2022

Page 20 of 218

Erin B. Vogt
Senior Building Plan Examiner

City of New Orleans | Vieux Carré Commission
1300 Perdido St., 7E05
New Orleans, LA 70112

Re: 619 Royal Street Permit
Subject: Masonry Injection Process

Dear Erin,

Thanks for reaching out to us yesterday in regards for your questions on the masonry injection holes and locations that were observed on the Royal Street façade.

We can confirm that the masonry and injection proceeded based on the approved scope of work and included compatible mortar at existing joints (see the attached report from Masonry Solutions dated 6/22/2022). This work was completed as of Tuesday 6/21/2022 with no issues.

In addition, TPA has discussed your concerns of possible injection points through the existing masonry with Jaime Saxon (MMI), and he has confirmed that if the masonry was injected it does not compromise the bearing capacity of the wall. Please see the attached letter from Jaime discussing the existing condition of the wall and confirming the improved capacity of the wall with the injection process.

I've included some documentation of the product information, specifications, and case studies that Jaime has shared with me that was useful in understanding the process and capability of the injection product.

Sincerely,



Gabriel Virdure
Associate

619 Royal

VCC Architectural Committee

June 28, 2022



June 22nd, 2022

Attn: Ms. Erin B. Vogt, MArch
Office of Business and External Services
Vieux Carre' Commission
Senior Building Plans Examiner
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

Re: 619 Royal Compatible Injection

Dear Ms. Vogt,

Thank you for your letter regarding injection repairs at 619 Royal.

The exterior masonry wall at this location had de-stabilized, and in fact, partially collapsed on a lower story. Given the intent to safely place balconies to be supported by this wall, and its precarious condition, the engineer specified injection with Compatible Injected Fill (CIF).

To be precise, there was in excess of a 2 to 3 inch void between the wythes of masonry. The nominal 12" wall was unstable. Without shoring and removing the entire facade, the engineer found there was no other way to stabilize the wall solid enough for it to perform safely. Part of that process was to drill into mortar joints and possibly some adjoining brick units with small injection ports, which will not compromise the structure in any way. These ports were then filled with compatible, fluid injection materials, similar to the original mortar. These ports were drilled through the 1 to 2 inch plaster rendering, which is being restored. In addition, helical ties were placed to assure proper connection between the wythes.

This is not a new technique. This process has been utilized on many historic structures over the past 30 years, including St. Louis Cathedral, a private residence on Burgundy, historic pump stations, and the historic facade of the WW II museums, to mention a few. We have performed work for the Army Corps, National Preservation, as well as private firms such as LA's first airport for Disney corporation.

Brick and stone walls that have been stabilized by compatible materials perform well, as water intrusion is minimized, bond is restored, but thermal drive and vapor transmission are not altered. There are no epoxies, or incompatible components in the materials utilized for this repair at 619 Royal. Page 21 of 218

The referenced Burgundy house was completed over seven years ago. It was the subject of a VCC hearing, and extensive injection saved the structure.

In the past, we have provided seminars, at least two that I recall, for the VCC. Perhaps a lunch and learn would be a good way to communicate with the Commission. These techniques are important tools in the hands of preservationists. We would like to provide such a seminar, without advertisement or company labels to provide more information.

The injection project at 619 Royal is complete. As good preservation stewards, the owner and design team provided a minimal intervention to address life safety issues and give new capacity to a tired masonry wall with an ultimately unseen internal intervention.

Please let me know who I may contact to further this discussion.

Very truly yours,



Wayne T. Ruth

President, Masonry Solutions International, Inc.

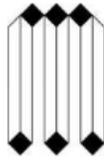
Masonry Solutions International, Inc.
Masonry Preservation & Enhancement Specialists
10815 Beaver Dam RD, Suite D
Cockeysville, MD 21030
(877) 815-7906

619 Royal

VCC Architectural Committee

June 28, 2022





MORPHY, MAKOFSKY, INC.
CONSULTING ENGINEERS
336 N. Norman C. Francis Parkway
New Orleans, LA 70119
P:504/488-1317 F:504/488-0924
www.mmi-eng.com

Jamie L. Saxon
Jonathan A. Sofranko
H. Stephan Bernick

June 22, 2022

Ms. Gabriel Virdure
Trapolin Peer Architects
850 Tchoupitoulas Street
New Orleans, LA 70130

Re: 619 Royal Street
Masonry Wall along Royal Street.

Dear Ms. Virdure:

Due to the existing conditions at 619 Royal Street, additional structural work was required to mitigate the existing damages and ensure the stability of the masonry wall on Royal Street.

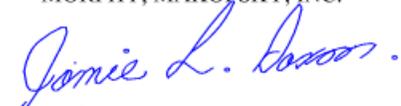
During our review and repairs of the existing balcony framing we found it necessary to stabilize the existing brick masonry. This was done using proven methods of historic grout injection. This requires the drilling of small holes in the wall. The intent is to go through the existing grout joints. At time this becomes difficult as plaster construction obscures the layout and the irregular layout of the coursing. Even with some holes thru the masonry this in no way has any detrimental impact on the brick or the structural integrity of the wall. The mortar is specifically formulated to be compatible to the existing masonry and has no detrimental impact on the masonry.

This intent was also discussed at the VCC meeting when reviewing the balcony framing details and is stated on the submitted details. This intervention and repair of the wall has stabilized the existing construction and prevented what was likely to become a significant issue had this not been done.

Please do not hesitate to contact us if you have any questions or comments.

Yours truly,

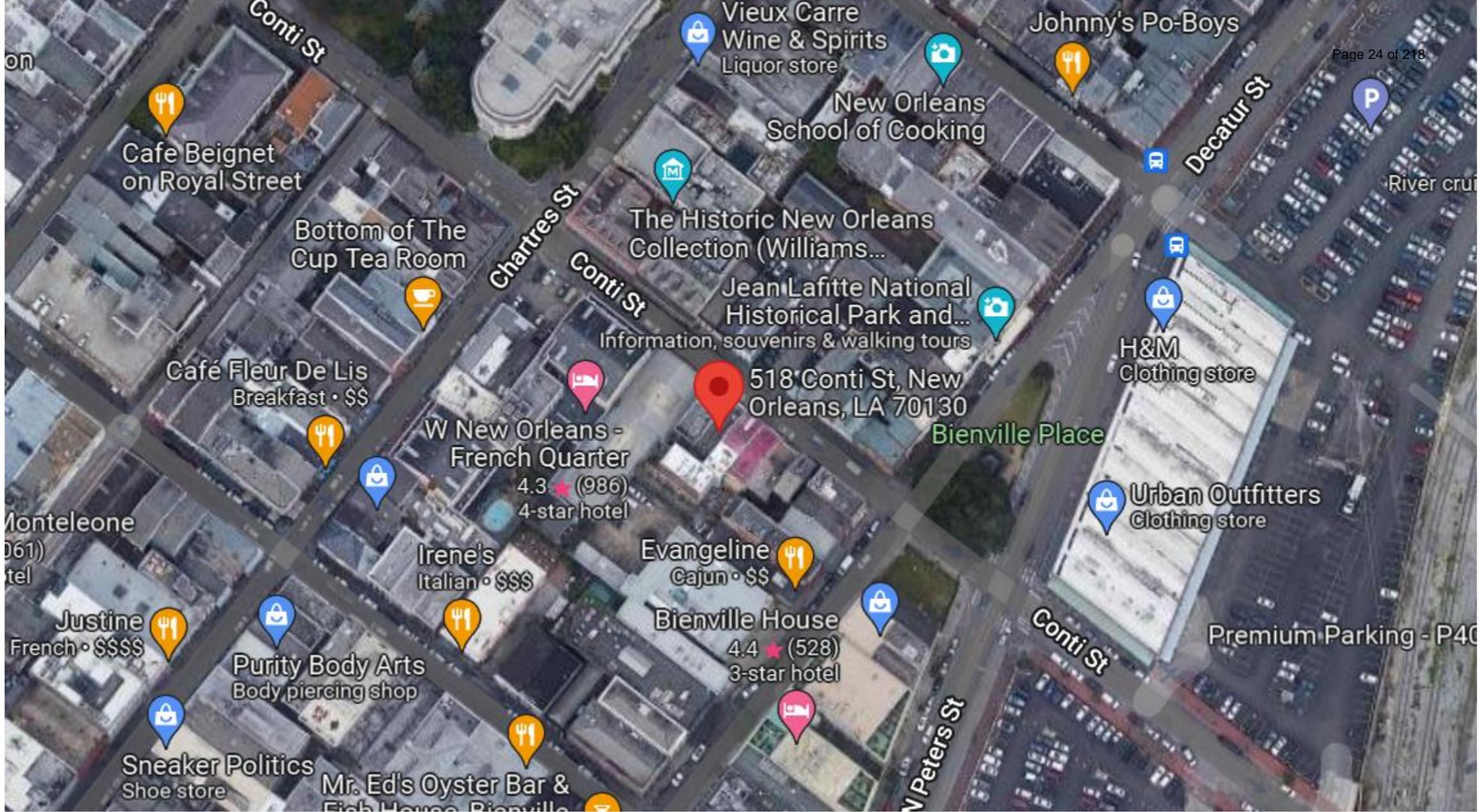
MORPHY, MAKOFSKY, INC.


Jamie Saxon, P.E.





518 Conti



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June 28, 2022





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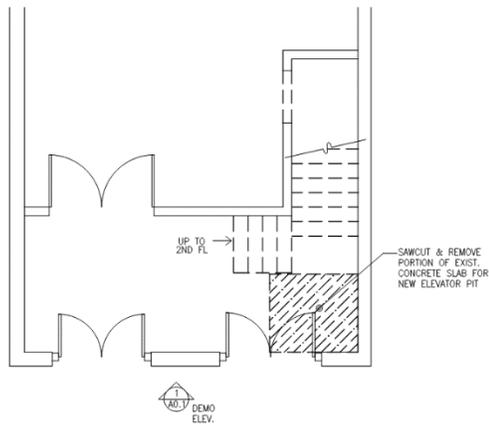
June 28, 2022



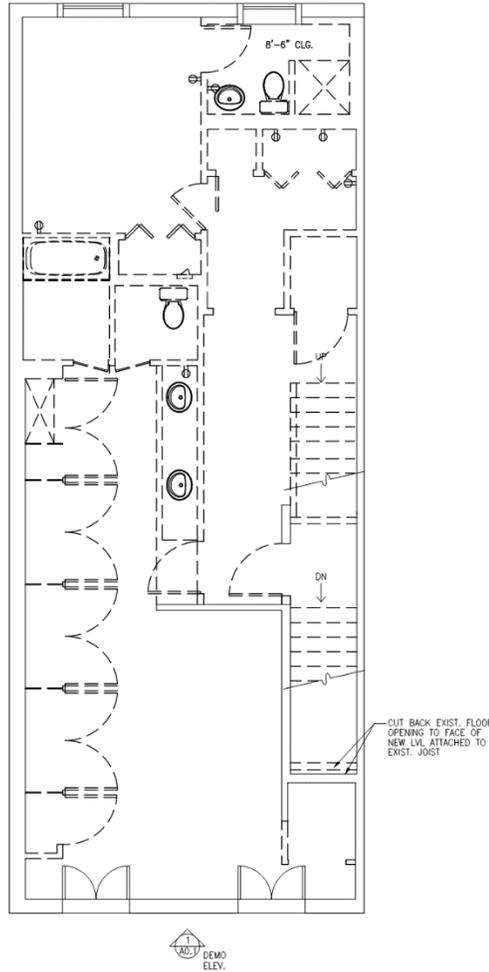


518 Conti

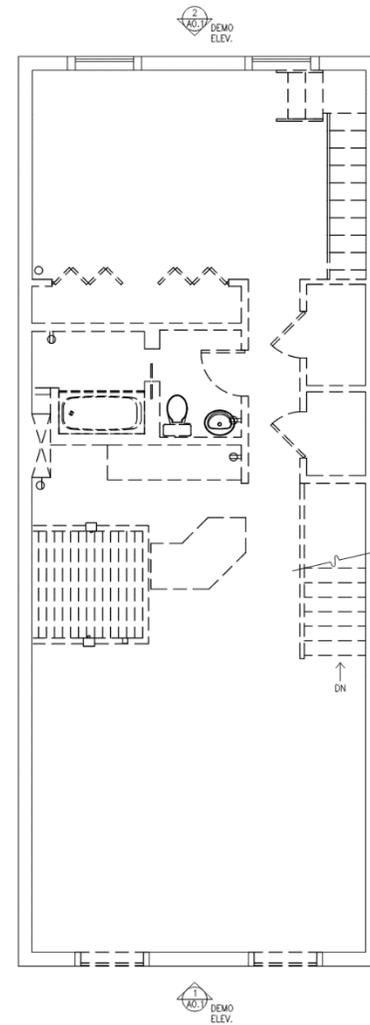




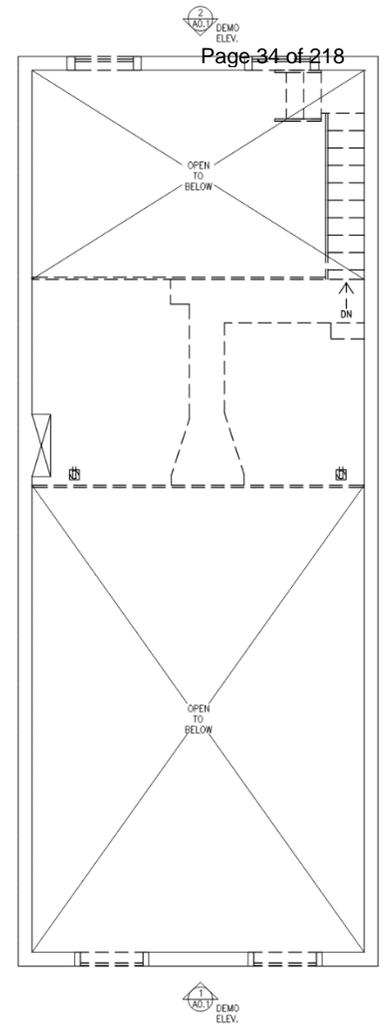
1 PARTIAL 1ST FLOOR DEMOLITION PLAN
SCALE: 1/4"=1'-0"



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



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



4 LOFT DEMOLITION PLAN
SCALE: 1/4"=1'-0"

LEGEND
 ———— EXISTING WALL TO REMAIN
 - - - - EXISTING WALL TO BE REMOVED

518 Conti

VCC Architectural Committee

June 28, 2022

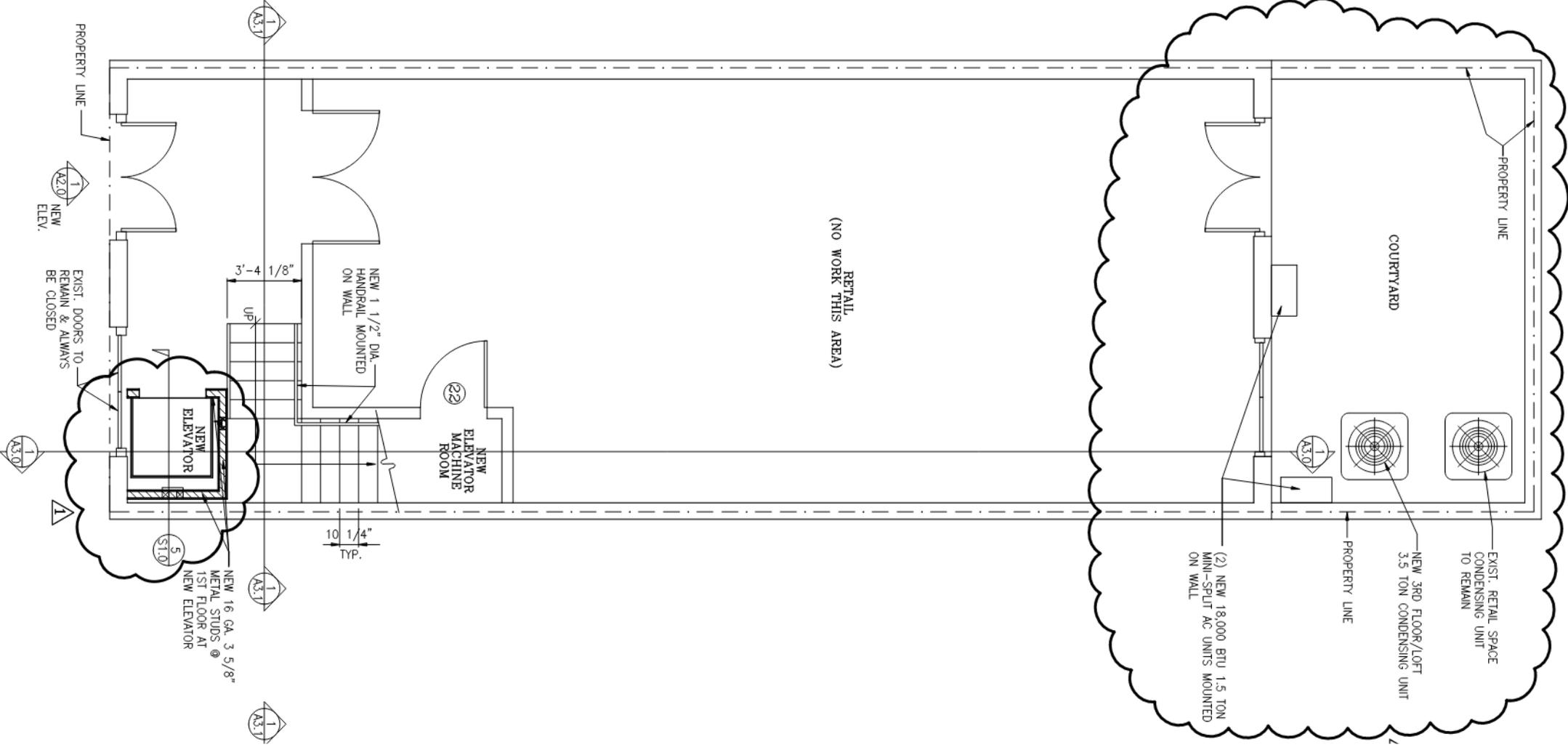




1 EXISTING/DEMOLITION CONTI STREET ELEVATION
SCALE: 1/4"=1'-0"

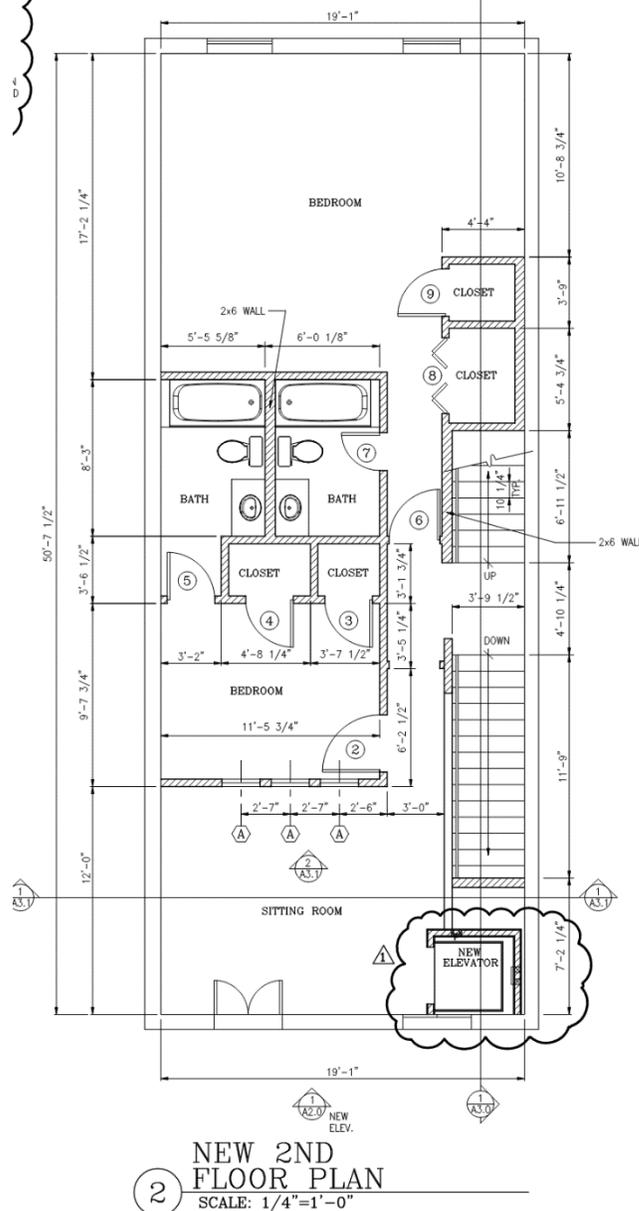
518 Conti



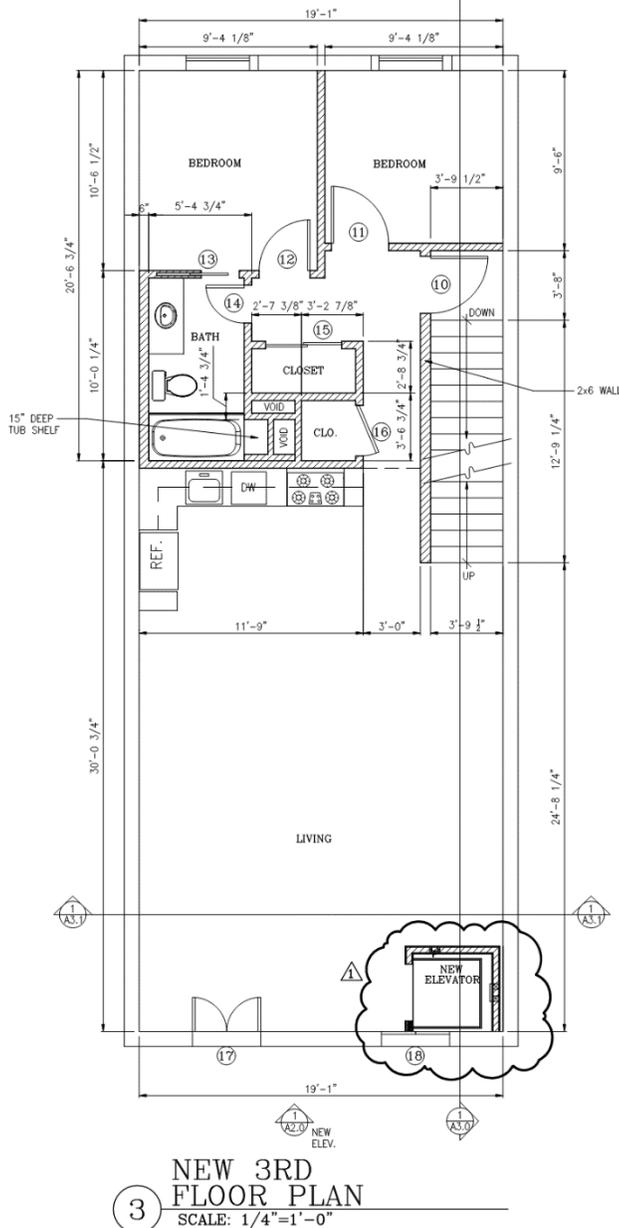


1
 NEW 1ST FLOOR
 PARTIAL PLAN
 SCALE: 1/4"=1'-0"

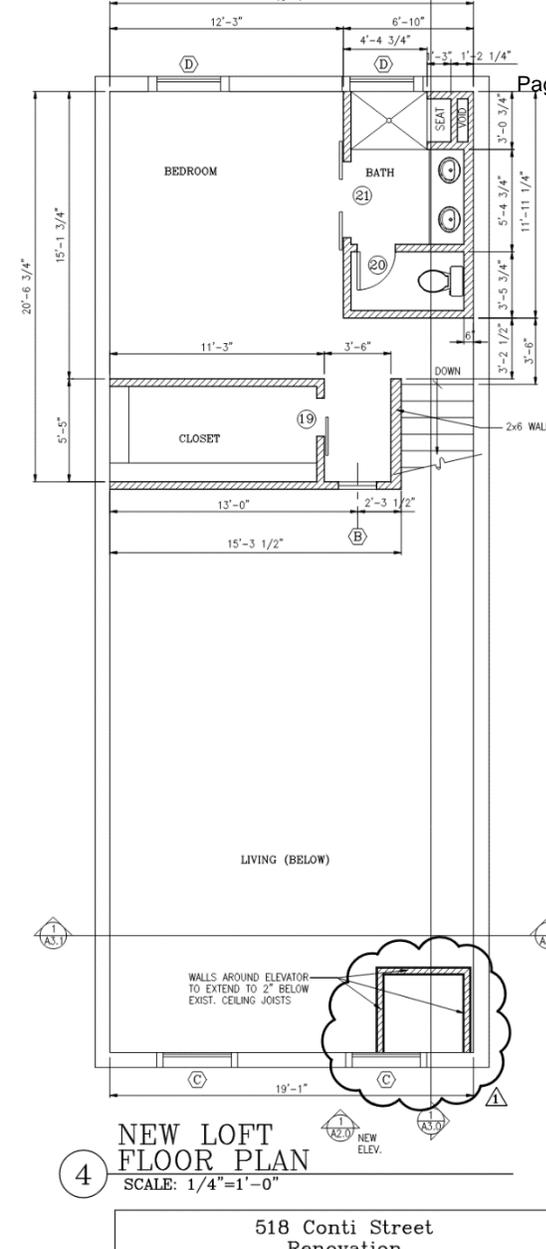




2 NEW 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



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



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

518 Conti Street
Renovation
New Orleans, Louisiana 70130

518 Conti

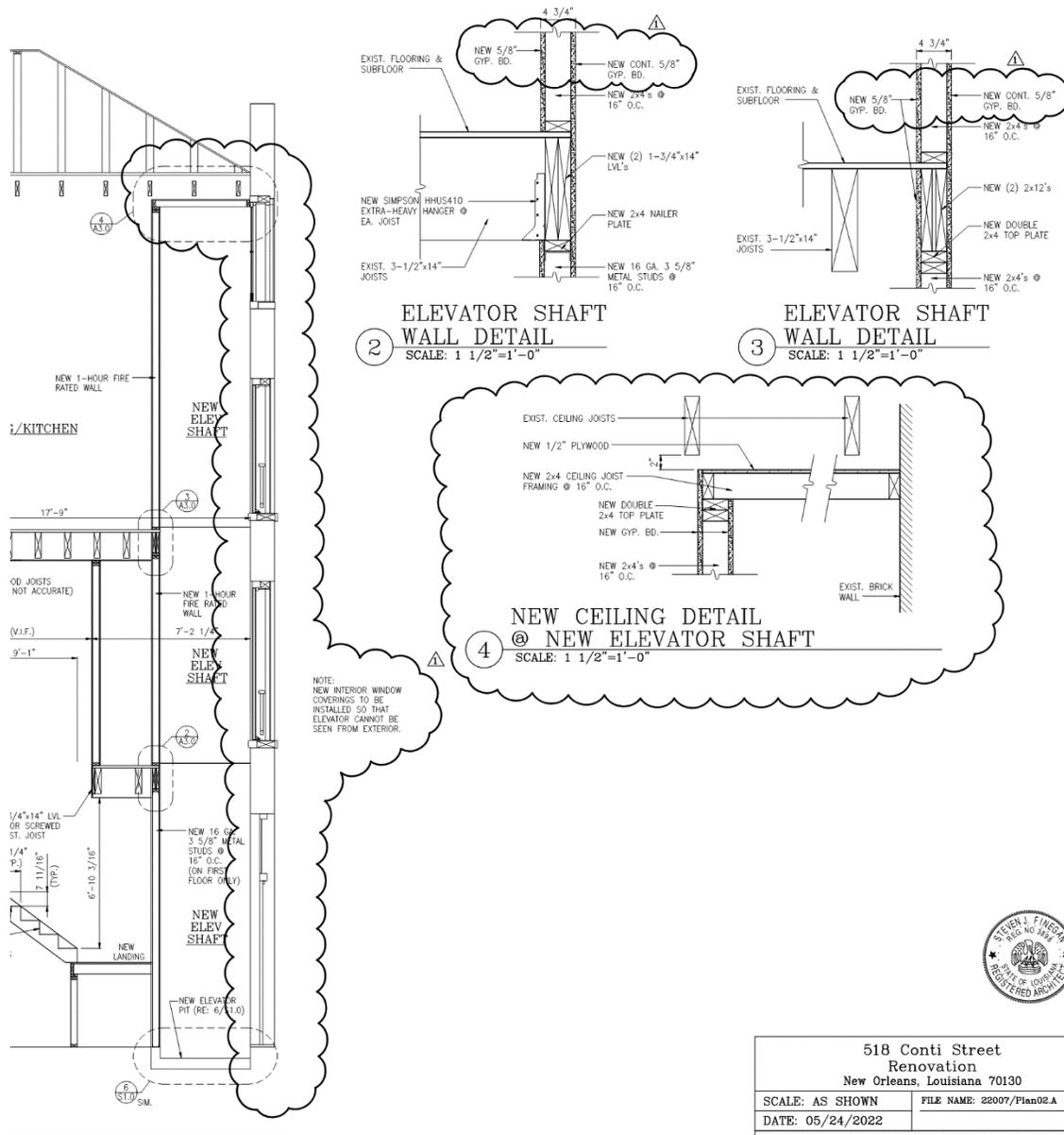




1 PROPOSED NEW CONTI STREET ELEVATION
 SCALE: 1/4"=1'-0"

518 Conti





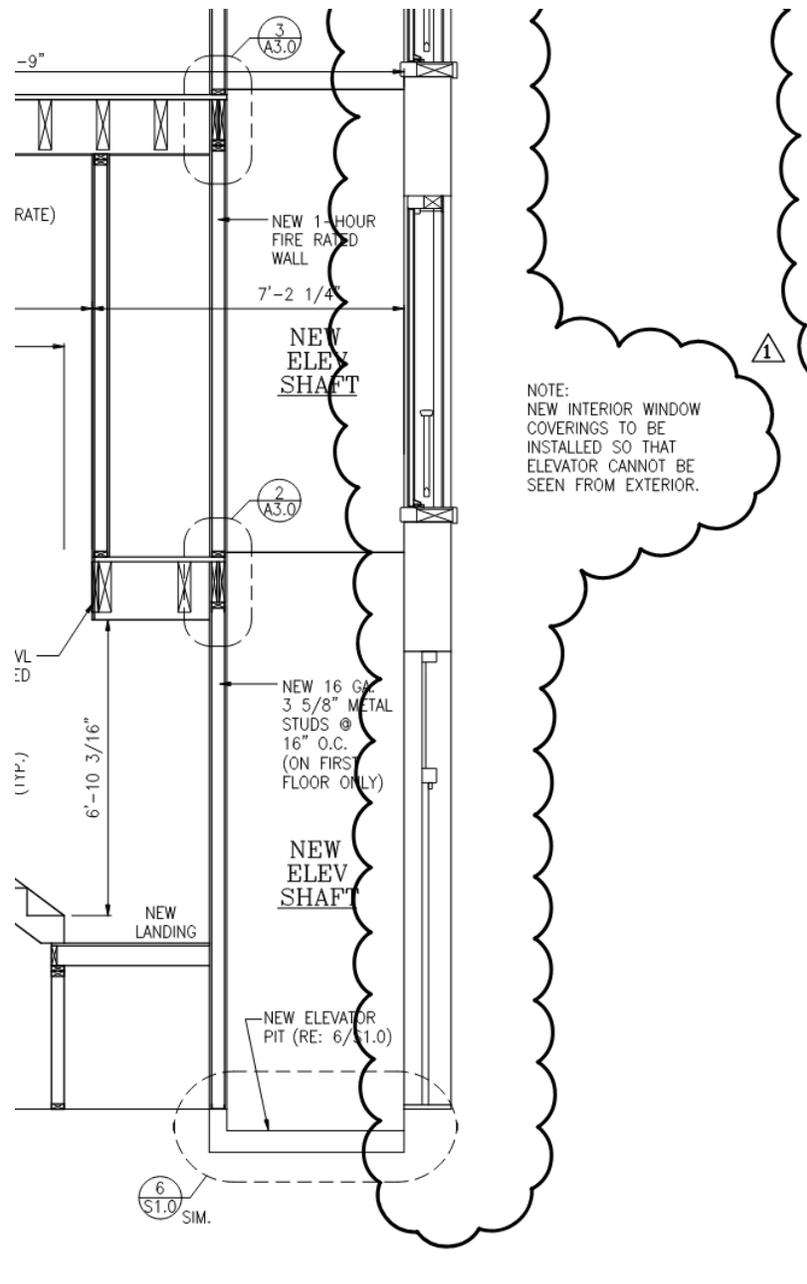
518 Conti Street
Renovation
New Orleans, Louisiana 70130

SCALE: AS SHOWN	FILE NAME: 22007/Plan02.A
DATE: 05/24/2022	

STEVEN J. FINEGAN ARCHITECTS, LTD.
A PROFESSIONAL CORPORATION
123 S. Pierce St. - New Orleans, LA 70119
(504)486-5744 www.steviefineganarchitect.com
E-mail: steviefinegan@nocoymail.com

518 Conti







New Business



917-23 Conti

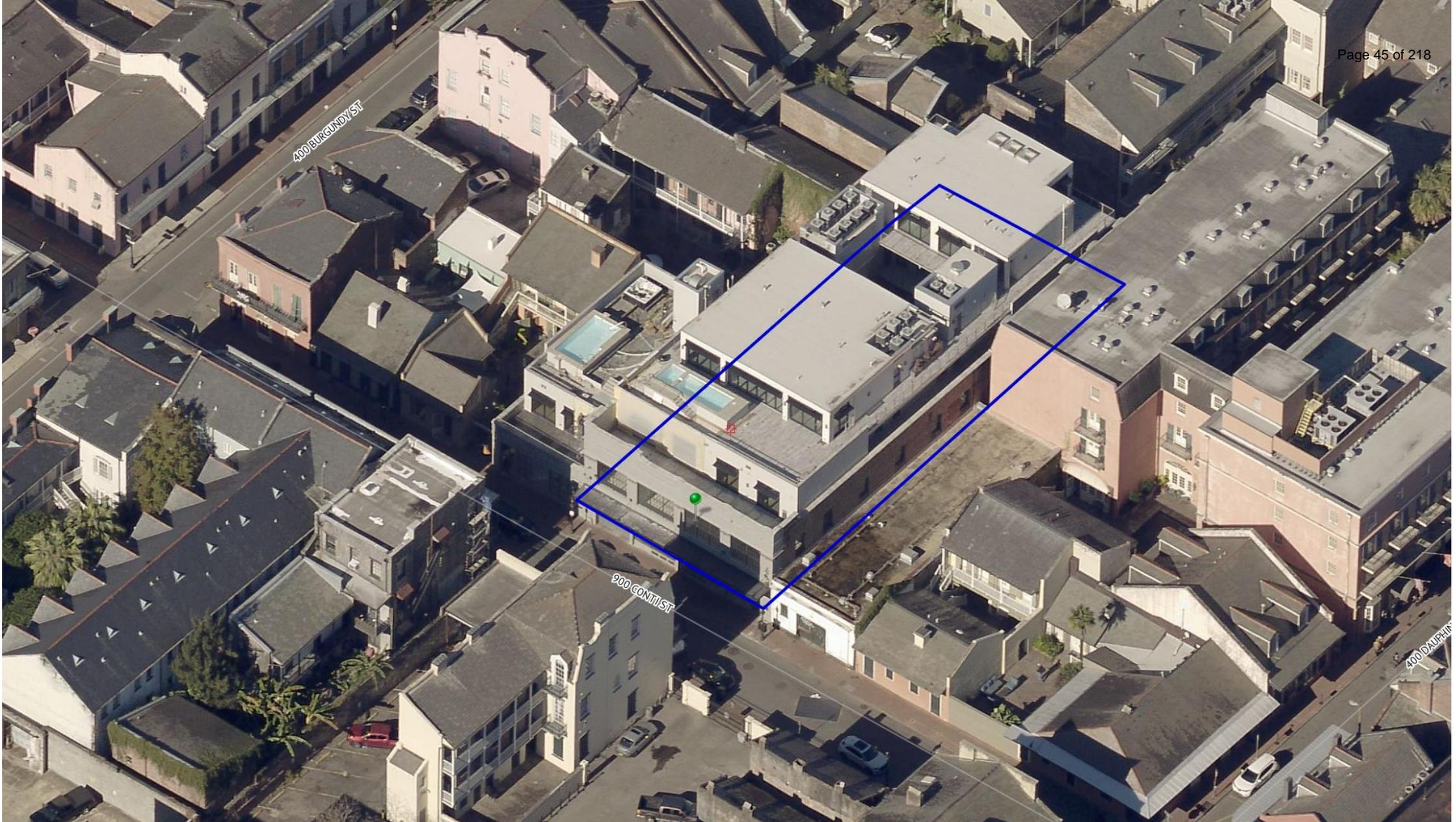


917-23 Conti

VCC Architectural Committee

June 28, 2022



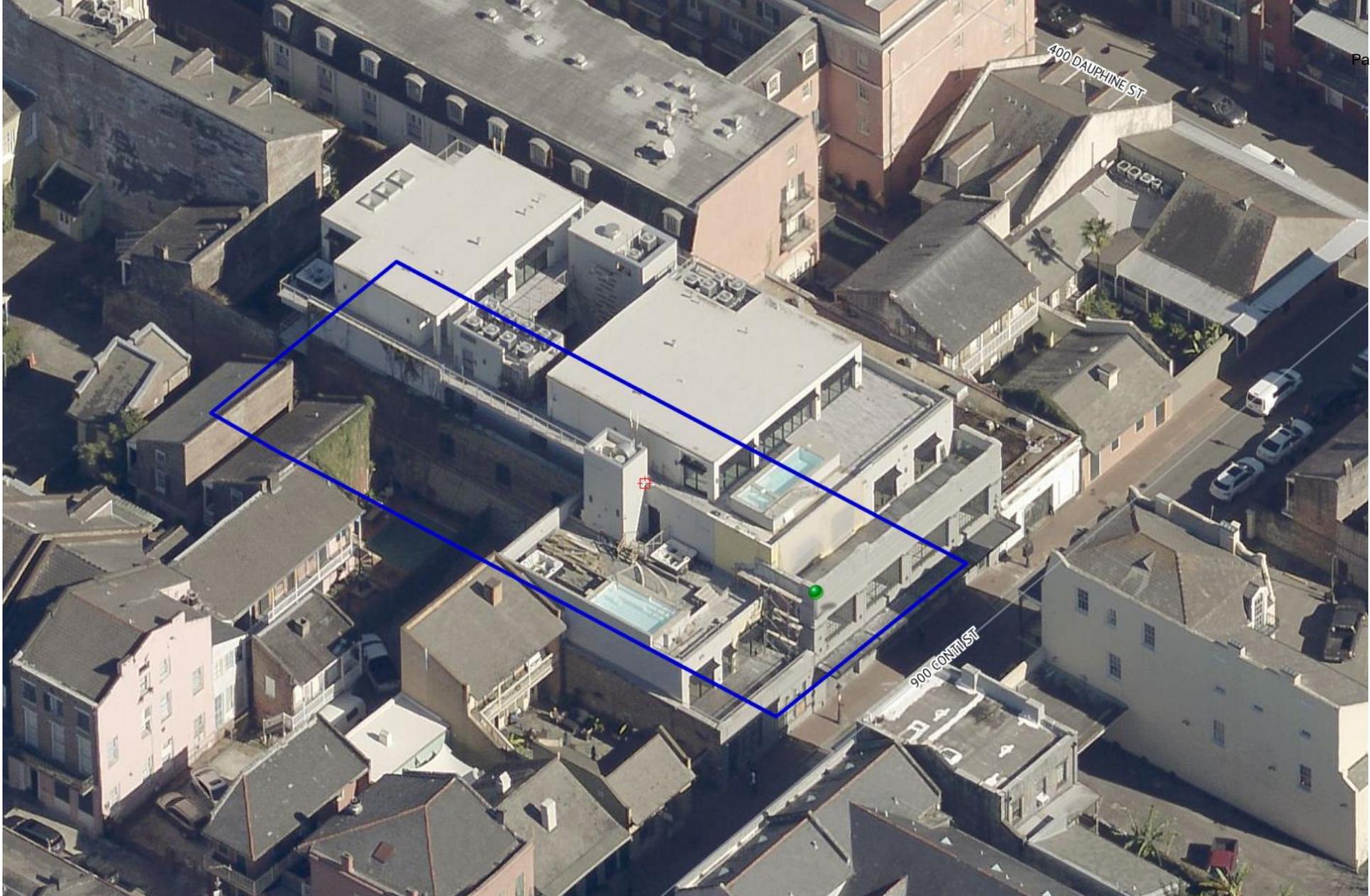


917-23 Conti

VCC Architectural Committee

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917-23 Conti

VCC Architectural Committee

June 28, 2022





917-23 Conti – 2010

VCC Architectural Committee

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917-23 Conti

VCC Architectural Committee

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June 28, 2022





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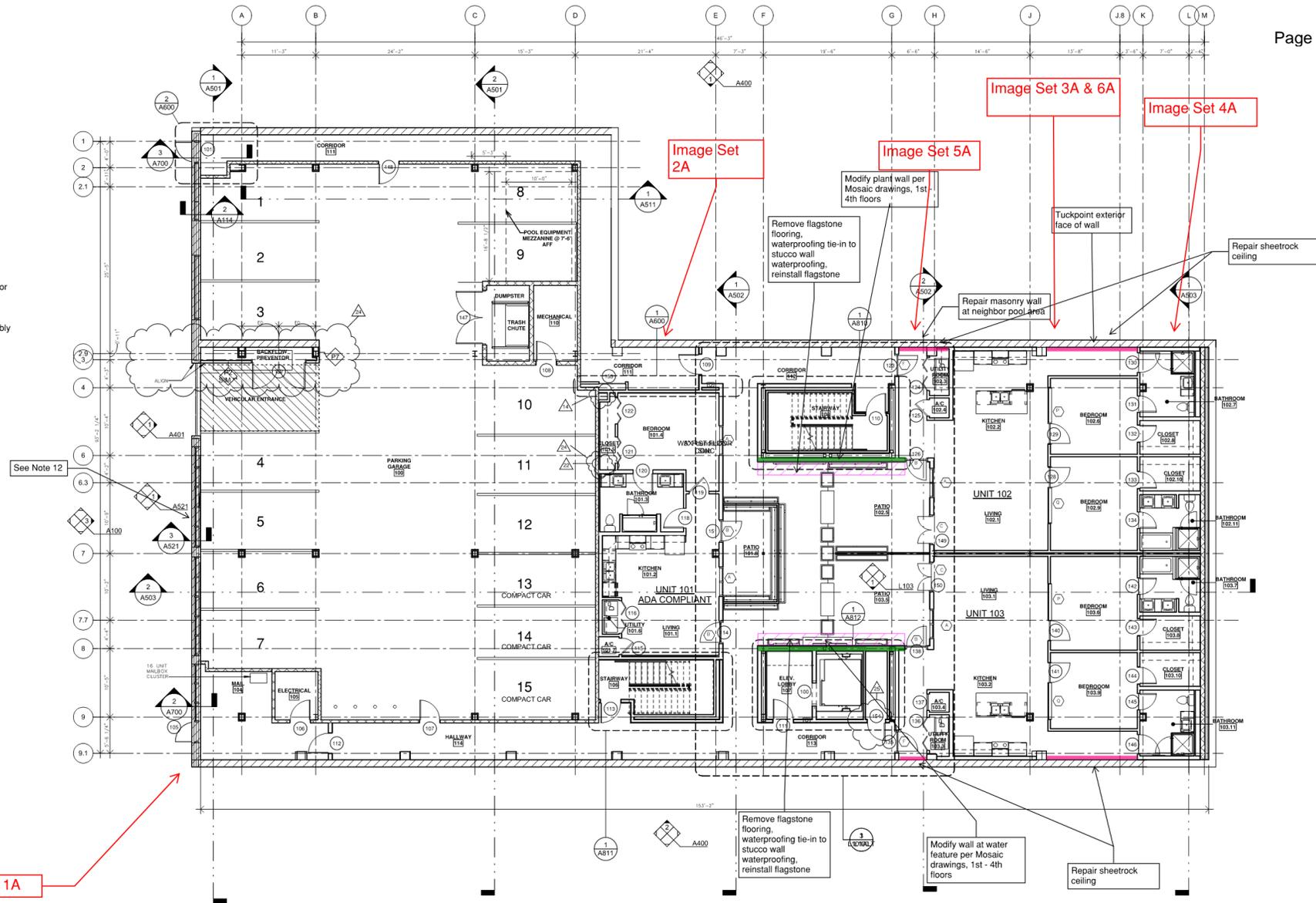
VCC Architectural Committee

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June 28, 2022



-  Flooring
-  Floor Edge Detail
-  Stucco Wall Replacement; apply elastomeric on new stucco assembly
-  Coping Removal / Reflashing
-  Metal Flashing Above Coping or Through-wall
-  Install New Hardware / Seals at Doors
-  Cut bottom of stucco wall for floor base; apply elastomeric paint on existing stucco assembly
-  Apply Prosoce R-Guard waterproofing to interior masonry face above ceilings
-  Elastomeric Paint over Existing Stucco Assembly



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





Image Set 4A



Image Set 1A



Image Set 3A Image Set 2



917-23 Conti

VCC Architectural Committee

June 28, 2022



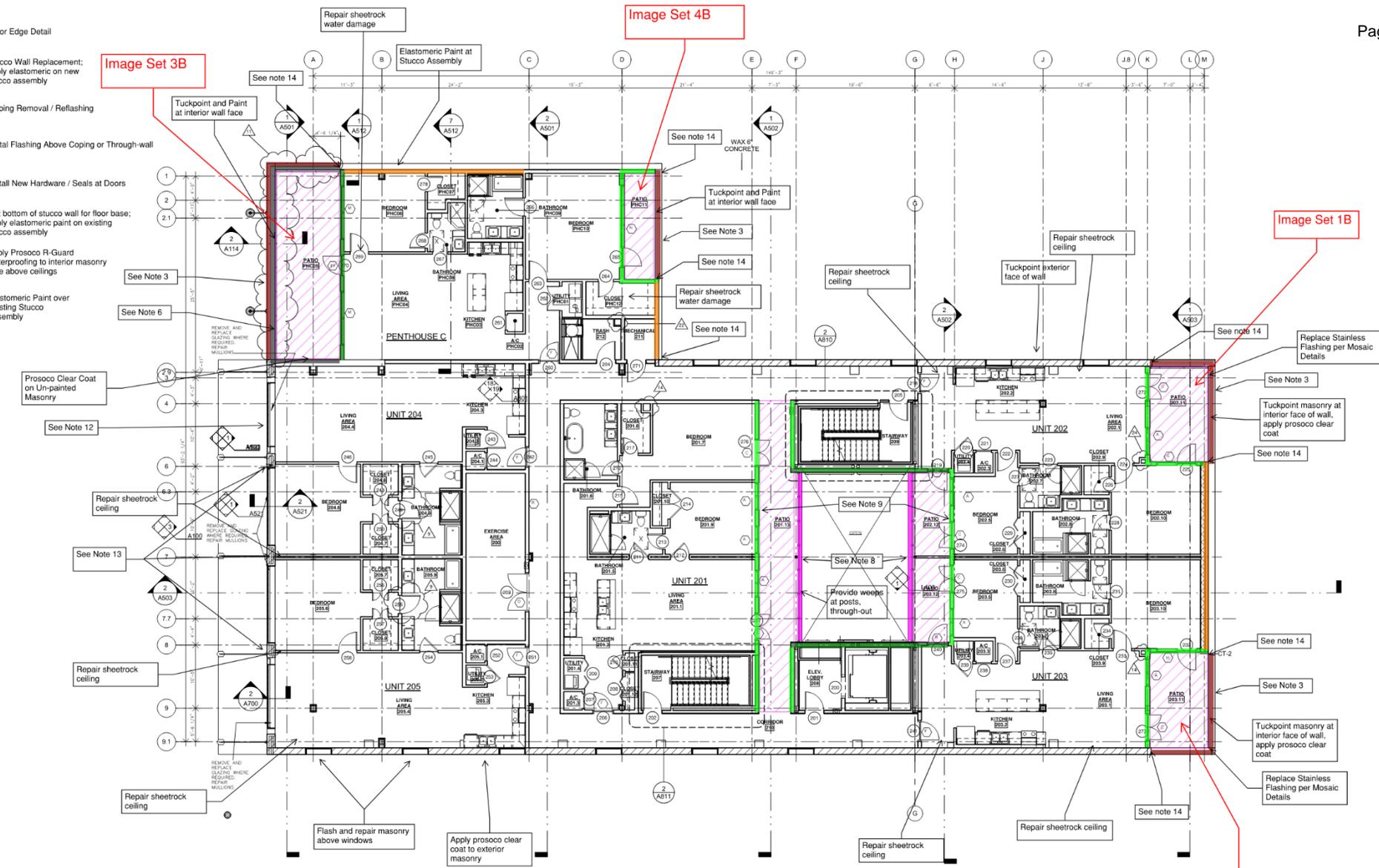
Image Set 5A



Image Set 6A



-  Flooring
-  Floor Edge Detail
-  Stucco Wall Replacement; apply elastomeric on new stucco assembly
-  Coping Removal / Reflashing
-  Metal Flashing Above Coping or Through-wall
-  Install New Hardware / Seals at Doors
-  Cut bottom of stucco wall for floor base; apply elastomeric paint on existing stucco assembly
-  Apply Prosoco R-Guard waterproofing to interior masonry face above ceilings
-  Elastomeric Paint over Existing Stucco Assembly



Notes:
 1) Stucco Assembly Replacement: Per Mosaic drawings
 2) Remove and re-flash coping above stucco assembly; see 3/A500
 3) Remove and re-flash coping above masonry wall; see A503
 4) Demo flooring, install waterproofing and flooring system per Mosaic drawings
 5) Repair interior masonry

1 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



Image Set 3B

Image Set 4B

Image Set 1B

Image Set 2B





Image Set 3B



Image Set 4B



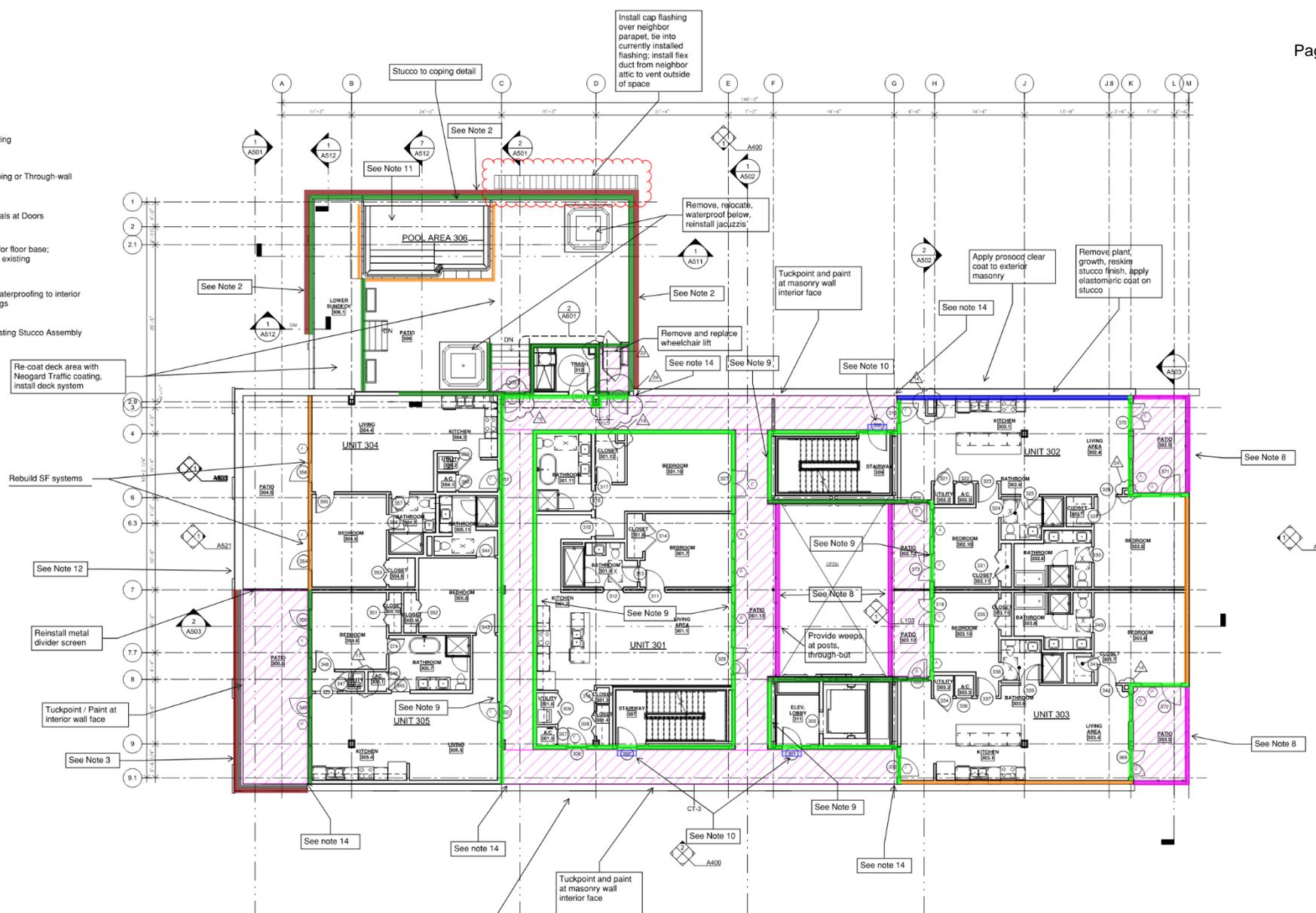
Image Set 1B



Image Set 2B



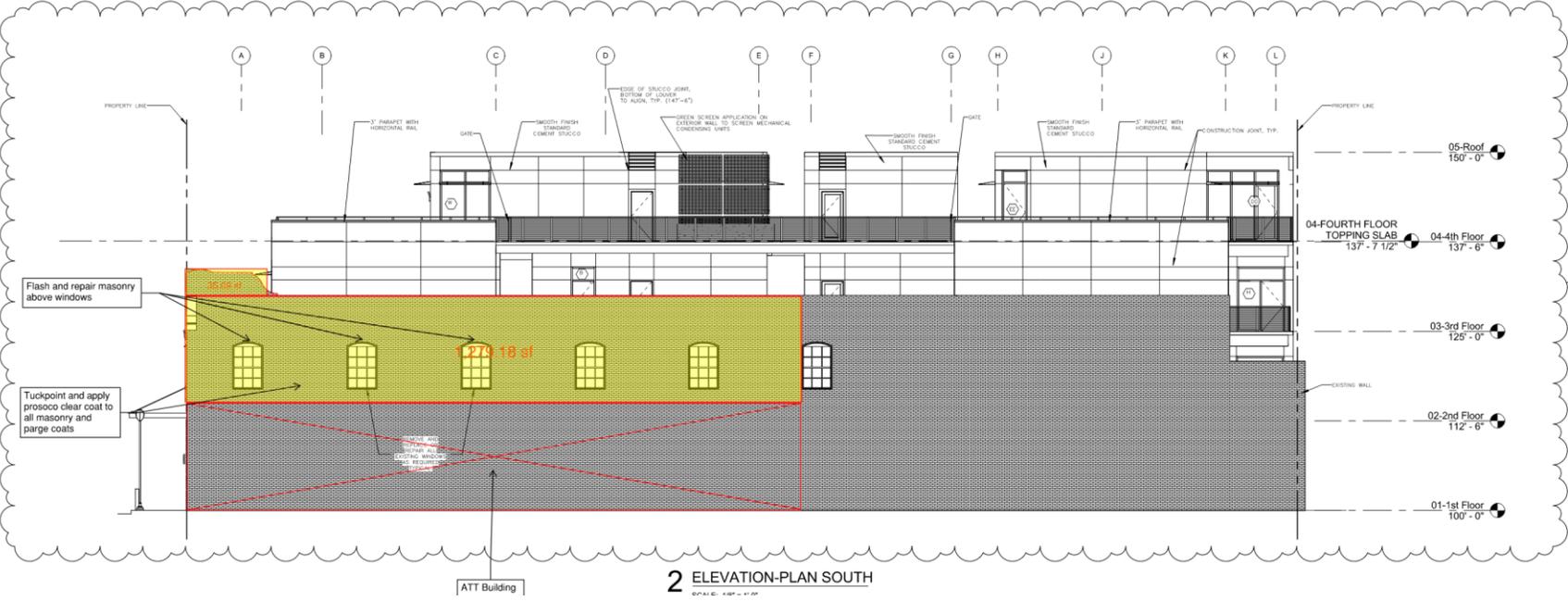
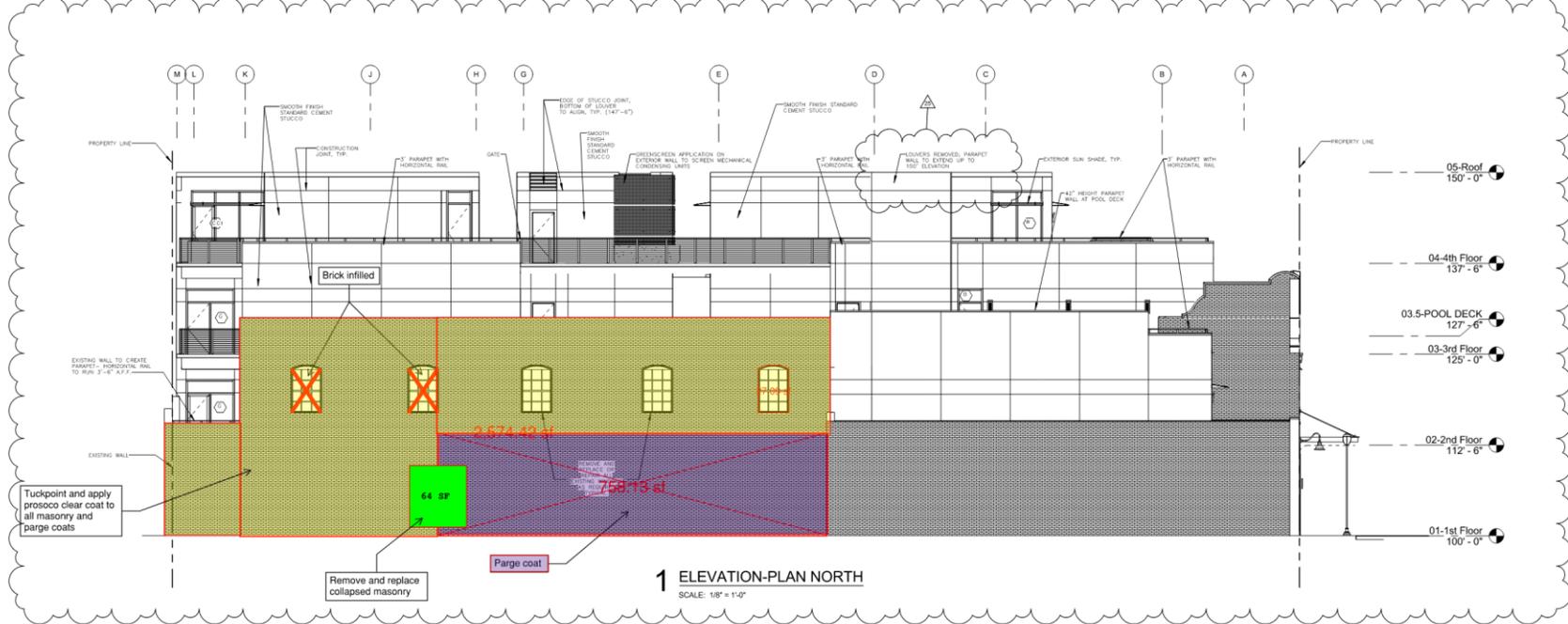
-  Flooring
-  Floor Edge Detail
-  Stucco Wall Replacement; apply elastomeric on new stucco assembly
-  Coping Removal / Reflashing
-  Metal Flashing Above Coping or Through-wall
-  Install New Hardware / Seals at Doors
-  Cut bottom of stucco wall for floor base; apply elastomeric paint on existing stucco assembly
-  Apply Prosoco R-Guard waterproofing to interior masonry face above ceilings
-  Elastomeric Paint over Existing Stucco Assembly
-  Remove plant growth, reskim stucco finish, apply elastomeric coat

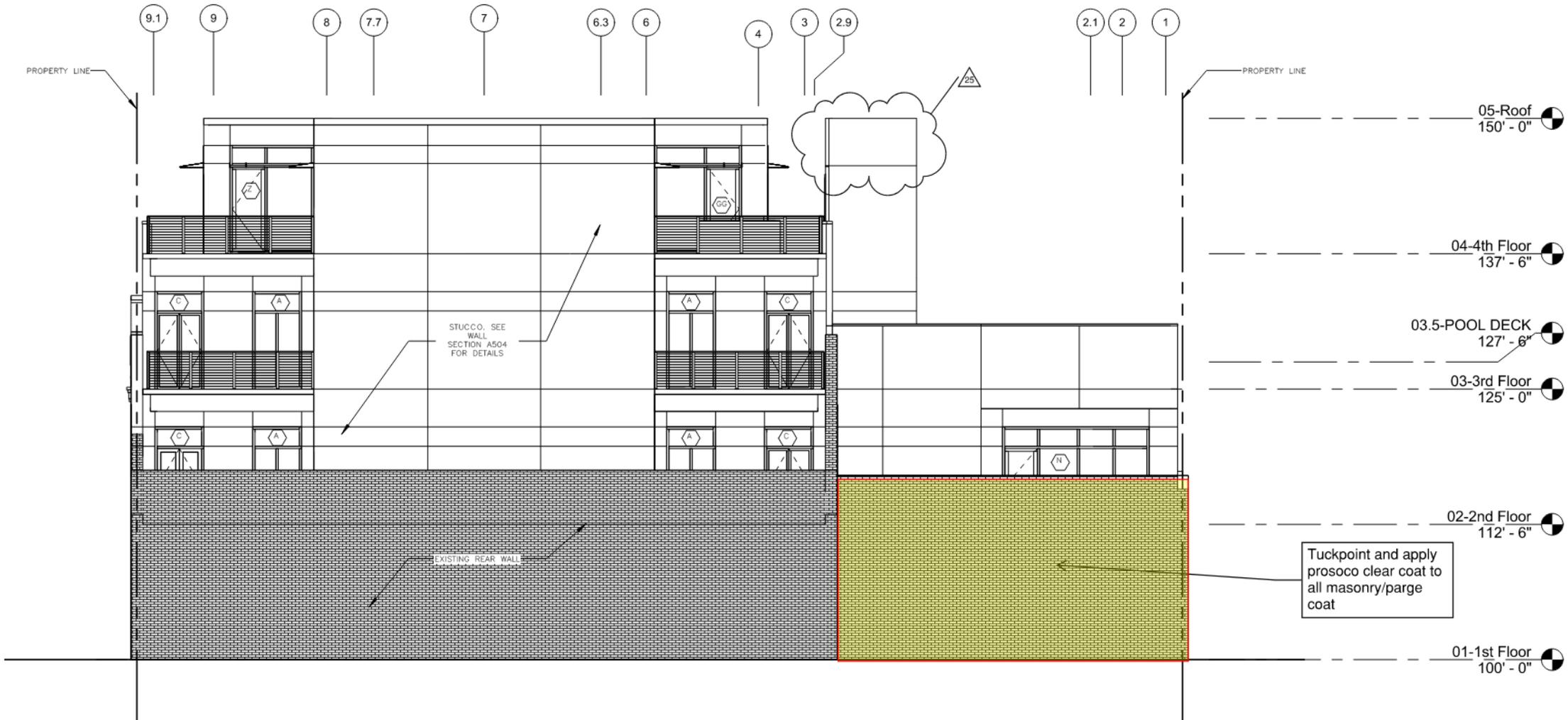


Notes:
 1) Stucco Assembly Replacement; Per Mosaic drawings
 2) Remove and re-flash coping above stucco assembly; see 3/A500

1 THIRD FLOOR PLAN

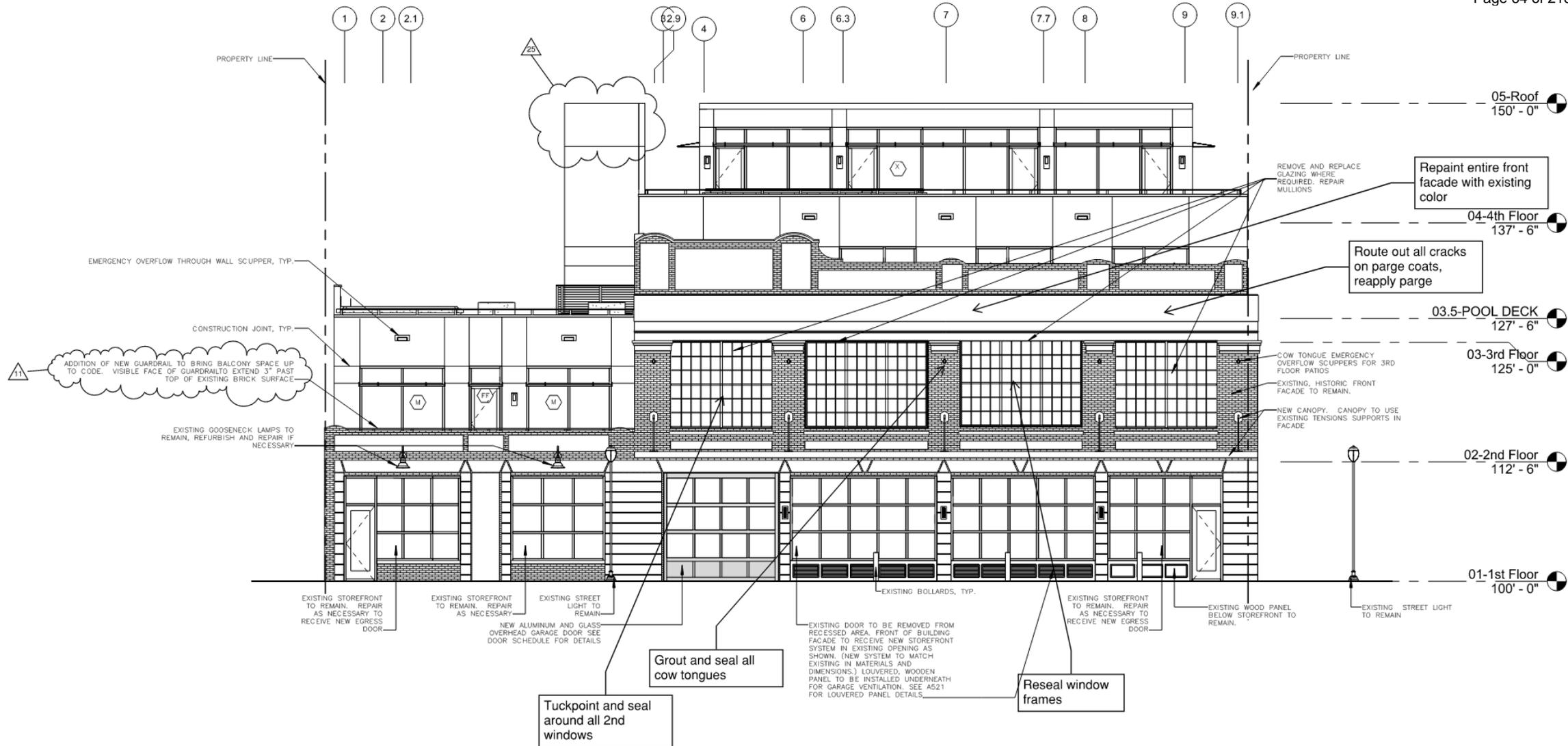






1 ELEVATION-PLAN EAST
 SCALE: 1/8" = 1'-0"

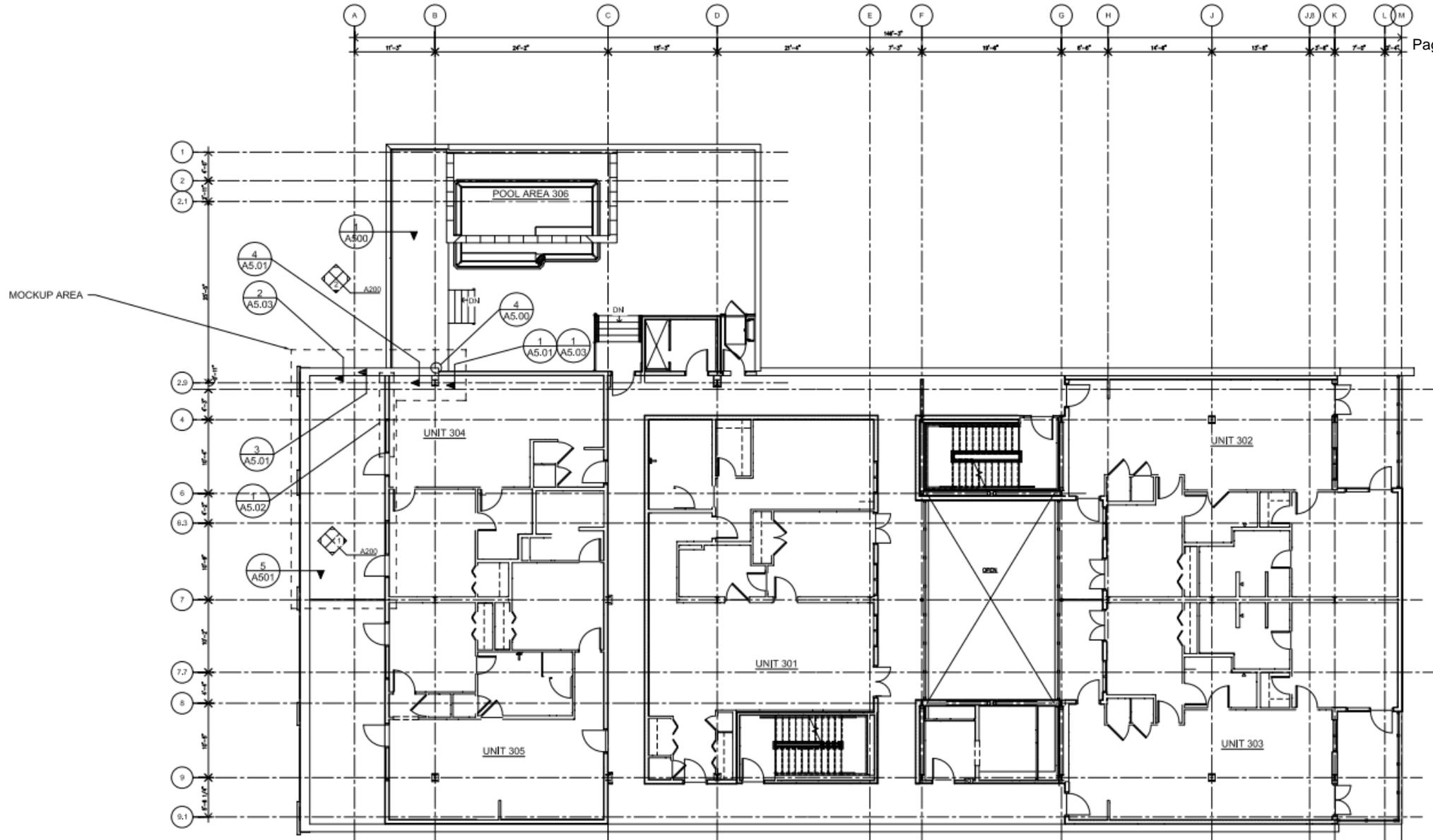


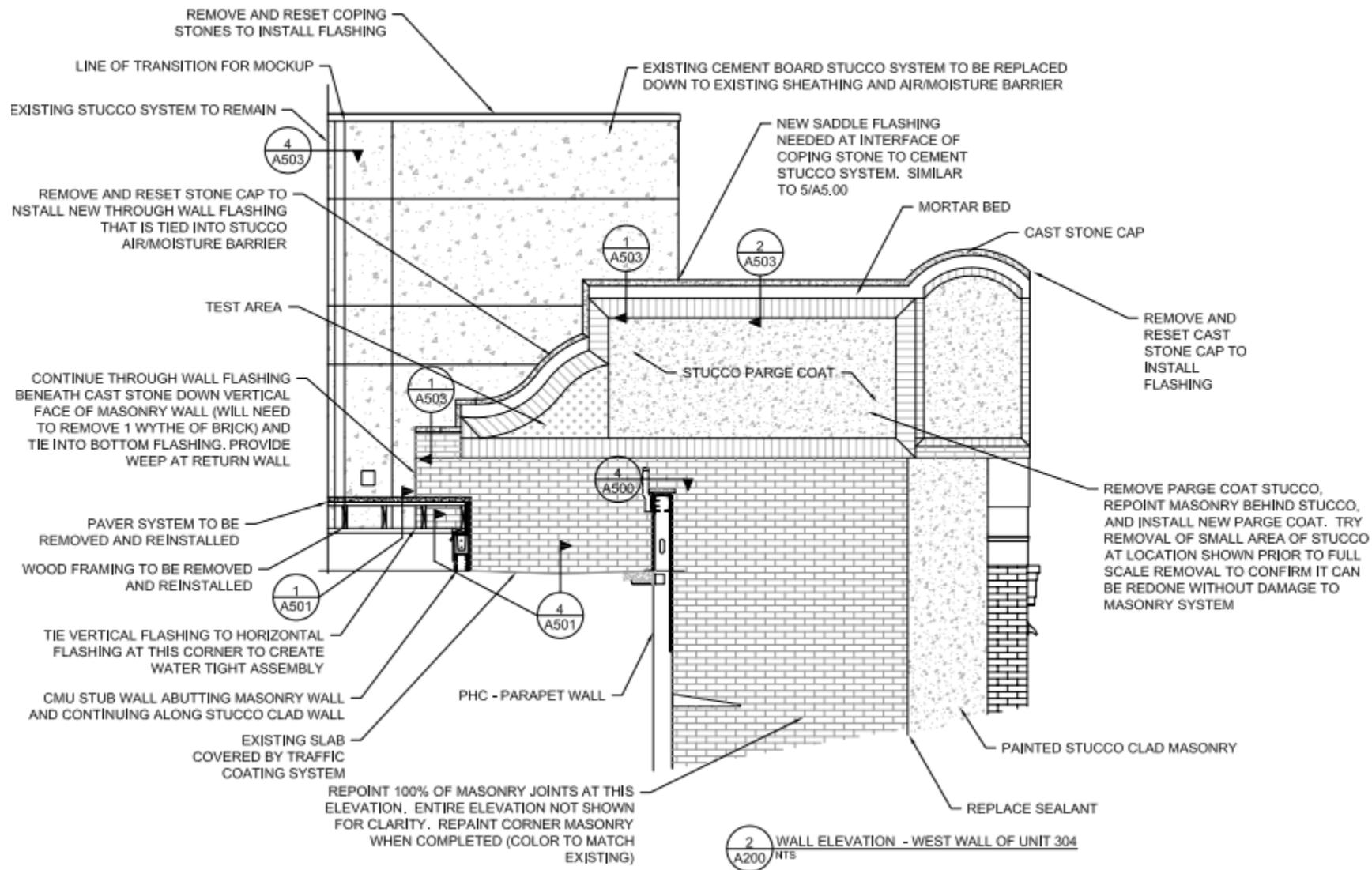


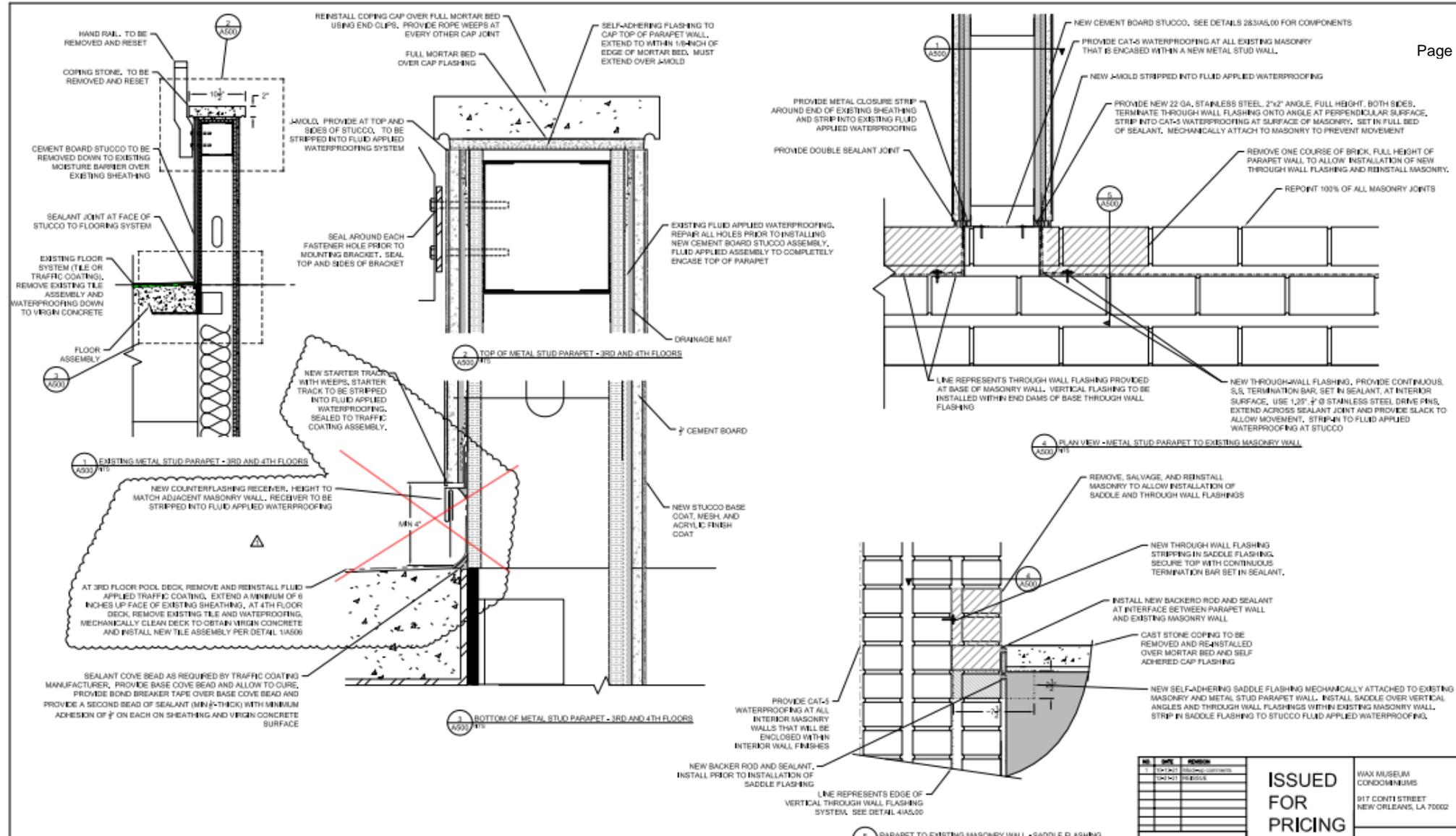
2 ELEVATION-PLAN WEST

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





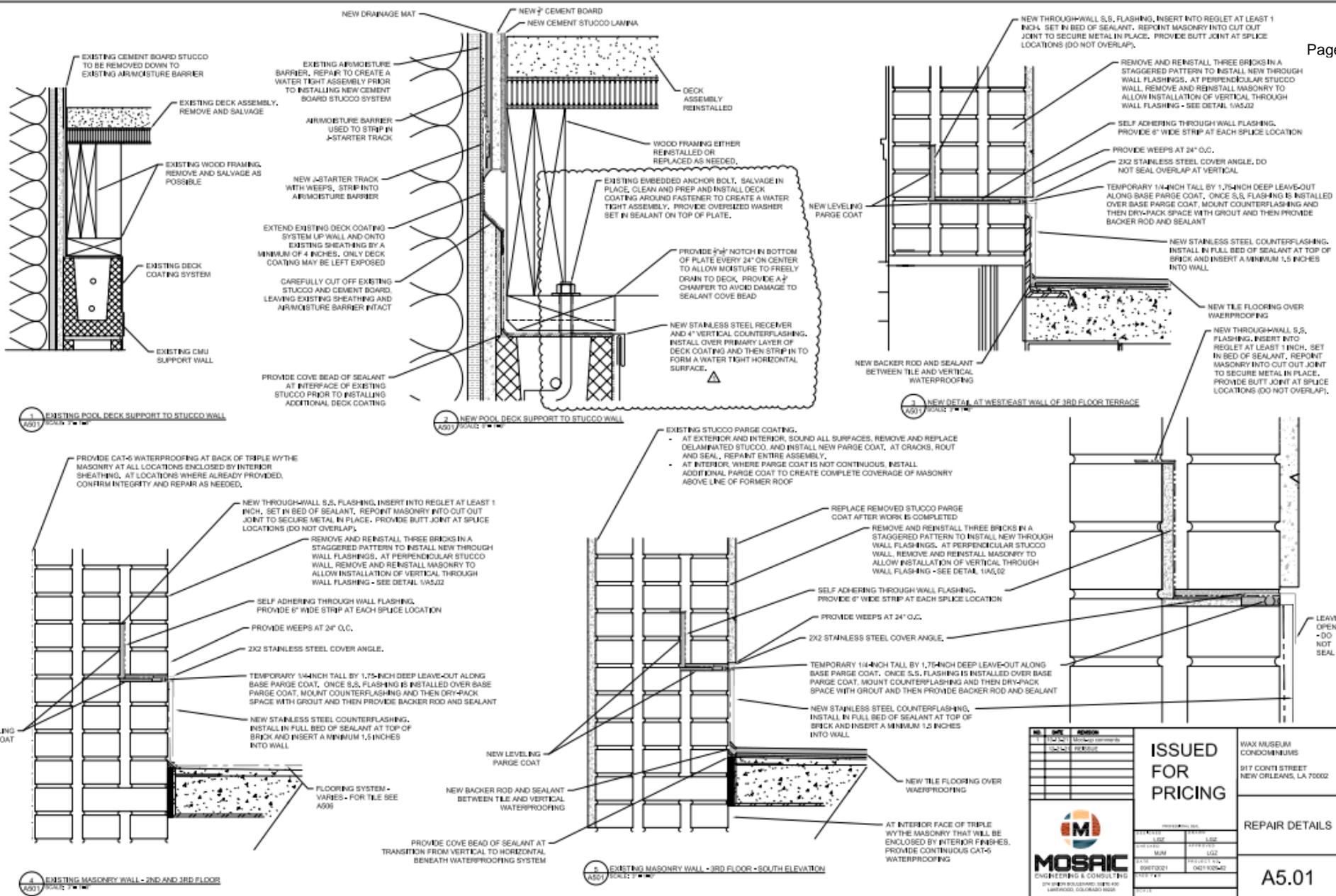




NO.	DATE	REVISION
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3	01/20/2022	ISSUED FOR PRICING
4	01/20/2022	ISSUED FOR PRICING
5	01/20/2022	ISSUED FOR PRICING
6	01/20/2022	ISSUED FOR PRICING
7	01/20/2022	ISSUED FOR PRICING
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10	01/20/2022	ISSUED FOR PRICING

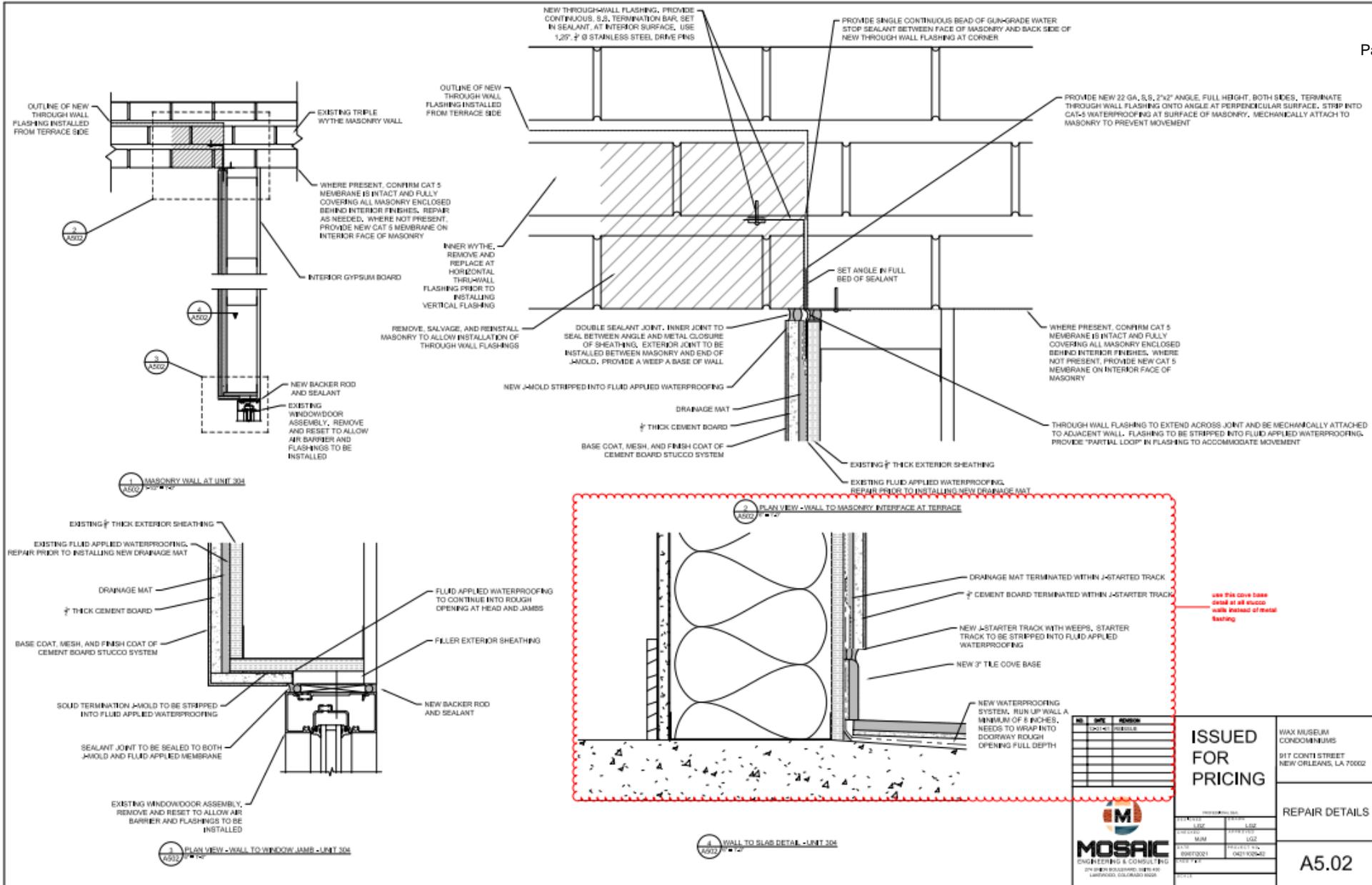
 MOSAIC ENGINEERING & CONSULTING 2700 S. BOULDER BLVD. SUITE 100 LARWOOD, COLORADO 80120	ISSUED FOR PRICING	WAX MUSEUM CONDOMINIUMS 917 CONTI STREET NEW ORLEANS, LA 70002
	REPAIR DETAILS	A5.00





ISSUED FOR PRICING		MAX MUSEUM CONDOMINIUMS 917 CONTI STREET NEW ORLEANS, LA 70002
REPAIR DETAILS		
A5.01		MOSAIC ENGINEERING & CONSULTING 278 BIRN BOLLINGER, SUITE 400 LAUREL, COLORADO 80048





STO GUIDE SPECIFICATION 80212 – StoColor Lastic



2. Finish coating shall meet or exceed the following test results when tested by an independent laboratory:

REPORT	TEST METHOD	TEST CRITERIA	TEST RESULT*
Salt Spray	ASTM B117	300 hours	No deleterious effects at 1000 hours
Tensile Strength psi (MPa)	ASTM D2370	Measure	70 (0.48)
Elongation	ASTM D2370	2 coats at 14 mils WFT ea.	199%
Flexibility, Mandrel Bend	ASTM D522	at 120°F (49°C) at -14°F (-26°C)	No cracking No cracking
Mold Resistance	ASTM D3273	28-day exposure	Rating=10, No growth at 90 days
Adhesion to Concrete psi (MPa)	ASTM D7234	> 50 (0.34)	261 (1.80)
Resistance to Wind Driven Rain	ASTM D6904	No visible water leaks after 24-hour water spray with 98 mph (158 km/h) equivalent wind speed	No visible water leaks when applied in 2 coats (0.06 lbs. gain)
Surface Burning	ASTM E84	Flame Spread: ≤ 25 Smoke Develop: ≤ 450	FS: 0 SD: 0
Water Vapor Permeability Perms (ng/Pa·s·m ²)	ASTM D1653 Wet-cup method	2 coats at 14 WFT each	12 perms (686)
Freeze Thaw Resistance	ASTM E2485	60 cycles	Pass, no deleterious effects at 90 cycles when viewed under 5X magnification
Accelerated Weathering	ASTM G154	2000 hours	No deleterious effects at 5000 hours
% Solids by Volume	ASTM D2697	NA	54%
VOC (g/L)	This product complies with US EPA (40 CFR 59) and South Coast AQMD (Rule 1113) VOC emission standards for architectural coatings. VOC less than 50 g/L.		
* Results are based on lab testing under controlled conditions. Results can vary between labs or from field tests.			





Siloxane PD

Sure Klean® Weather Seal Siloxane PD (predilute) is a ready-to-use, water-based silane/siloxane water repellent for concrete and most masonry and stucco surfaces. Siloxane PD will not impair the natural breathing characteristics of treated surfaces. It helps masonry resist cracking, spalling, staining and other damage related to water intrusion. Low odor and alkaline stable, Siloxane PD is ideal for field and in-plant application.

TYPICAL TECHNICAL DATA

FORM	Cloudy white liquid, odorless
SPECIFIC GRAVITY	0.996
pH	4-5
WT/GAL	8.29 lbs
ACTIVE CONTENT	7%
TOTAL SOLIDS	4% ASTM D 5095
VOC CONTENT	<30 g/L Low Solids Coating
FLASH POINT	>212° F (>100° C) ASTM D 3278
FREEZE POINT	32° F (0° C)
SHELF LIFE	1 year in tightly sealed, unopened container

ADVANTAGES

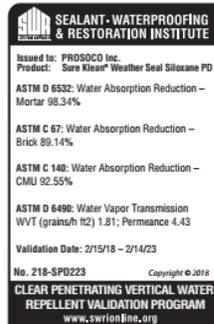
- Penetrates deeply for long-lasting protection on vertical or horizontal surfaces.
- Service life is estimated at more than 10 years.
- Treated surfaces “breathe” – does not trap moisture.
- Water-based formula minimizes explosion and fire hazards compared to solvent-based water repellents.
- Appropriate for use on manufactured stone surfaces.
- Resists water penetration when applied over existing shrinkage cracks of 0.02 inches or less.
- Easy cleanup with PROSOCO’s 2010 All Surface Cleaner.

- **Low odor for safer application to occupied buildings.**
 - **Alkaline stable – suitable for new “green” concrete, 14–28 days old.**
 - **Ready-to-use. No on-site dilution required.**
- Limitations**
- Will not keep water out of cracks, defects or open joints.
 - Not appropriate for use on limestone, marble, travertine or other calcareous stones. Always test other natural stone to ensure desired results.
 - Not recommended for below-grade application.
 - Not suitable for application to synthetic resin paints, gypsum, or other non masonry surfaces.

REGULATORY COMPLIANCE

VOC Compliance

Sure Klean® Weather Seal Siloxane PD is compliant with the US Environmental Protection Agency’s AIM VOC regulations. Visit www.prosoco.com/voccompliance to confirm compliance with individual district or state regulations.



NOTE: The SWR Institute Validation Program uses standardized testing for validation purposes, including testing on CMU. PROSOCO does not recommend the use of Siloxane PD on CMU. Please reference the Substrate Chart on page 2.

Product Data Sheet Weather Seal Siloxane PD

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

24-Hour Emergency Information:
INFOTRAC at 800-535-5053

PREPARATION

Protect people, vehicles, property, plants, windows and all non masonry surfaces from product, splash, residue, fumes and wind drift. Protect and/or divert foot and auto traffic.

Thoroughly clean the surface using the appropriate PROSOCO product. Clean newly constructed and repointed surfaces before application. Sealing and caulking compounds should be in place and cured.

Though Siloxane PD may be applied to slightly damp surfaces, best performance is achieved on clean, visibly dry and absorbent surfaces. Excessive moisture inhibits penetration, reducing the service life and performance of the treatment.

The top of walls need to be capped and made watertight prior to application.

Window Glass Protection

Protect window glass before use. Sure Klean® Strippable Masking is effective protection for use with this product. If protecting windows is impractical, follow these steps:

1. Clean window glass thoroughly before application to nearby concrete or masonry.
2. Don't use in wind or when air or surface temperatures are hotter than 95°F (35°C).
3. Try to keep Siloxane PD off the glass.
4. After treated surfaces have been protected from water for 6 hours, if product is on window glass, clean as soon as possible with soap and warm water. Alternatively use PROSOCO's 2010 All Surface Cleaner to remove dried residues within 3–5 days.

Surface and Air Temperatures

Best surface and air temperatures are 40–95°F (4–35°C) during use and for 8 hours after. If freezing conditions exist before application, let masonry thaw. The water carrier may freeze at low temperatures or evaporate in high temperatures. Both conditions impair penetration and results. Cleanup is more difficult from surfaces hotter than 95°F (35°C).

Equipment

Recommended application is by high volume, low-pressure (<50 psi) spray. Fan spray tips are recommended to avoid atomization. Do not atomize/vaporize the material.

For small scale application, or when spray application is not appropriate, product may be applied using brush or roller. Contact Customer Care or your local PROSOCO representative for more information.

Storage and Handling

Store in a cool, dry place. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100°F (7–38°C). Do not double stack pallets. Dispose of unused product and container in accordance with local, state and federal regulations.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon.

Substrate	Type	Use?	Coverage
Architectural Concrete Block*	Burnished	no	N/A
	Smooth	no	
	Split-faced	no	
	Ribbed	no	
Concrete	Brick*	yes	150–200 sq.ft. 14–19 sq.m.
	Tile	yes	
	Precast Panels*	yes	
	Pavers	yes	
Fired Clay	Cast-in-place*	yes	50–175 sq.ft. 5–16 sq.m.
	Brick	yes	
	Tile	yes	
	Terra Cotta (unglazed)	yes	
Marble, Travertine, Limestone	Polished	no	N/A
	Unpolished	no	N/A
Granite	Polished	no	N/A
	Unpolished*	no	N/A
Sandstone	Unpolished	yes	75–125 sq.ft. 7–12 sq.m.
		no	N/A
Slate	Unpolished*	no	N/A

*Weather Seal Blok-Guard® & Graffiti Control is a more appropriate product.

*See specific application instructions for dense surfaces.

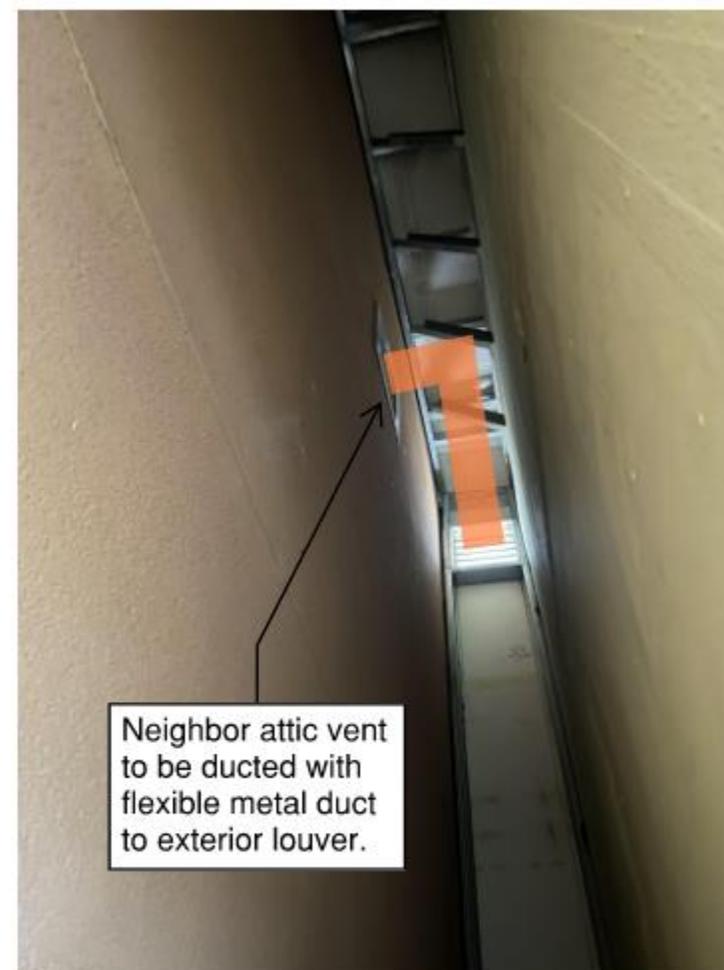
*PROSOCO® SL100 may be a more appropriate product.

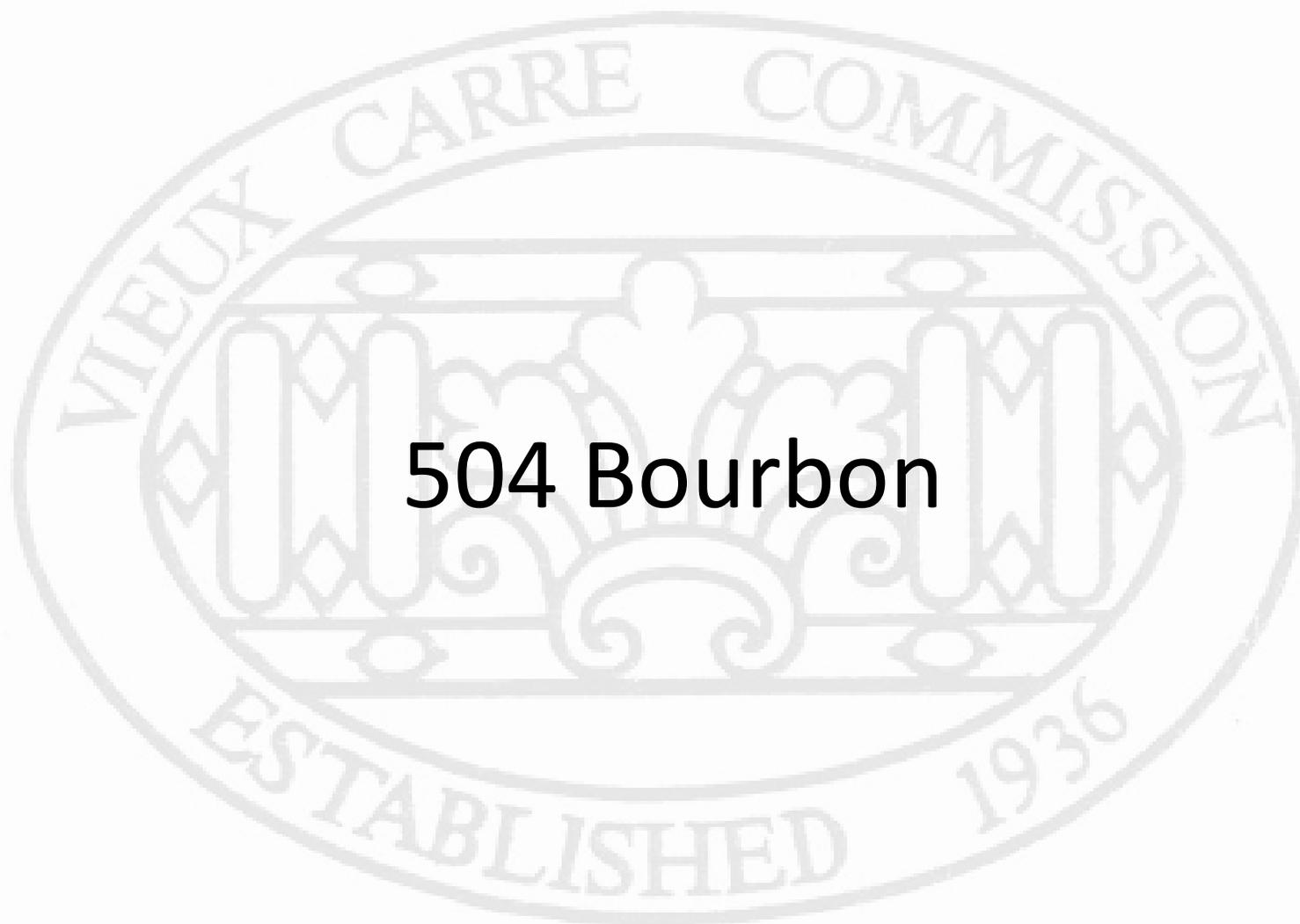
Always test to ensure desired results.

Coverage estimates depend on surface texture and porosity.

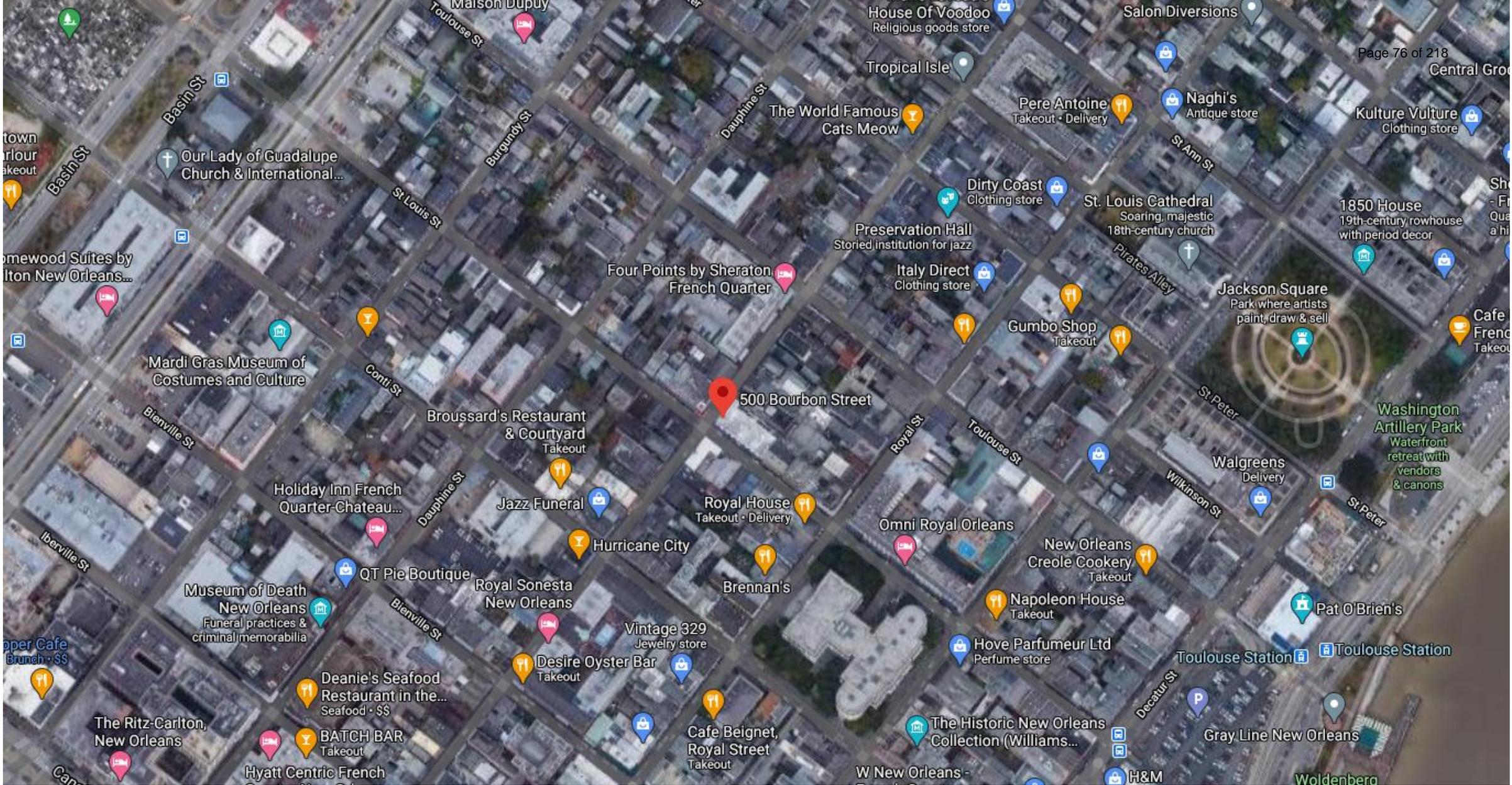








504 Bourbon



500 Bourbon

VCC Architectural Committee

June 28, 2022





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June 28, 2022





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504 BOURBON ST, NEW ORLEANS, LA 70130
 (Vieux Carre Pizza - STORE FRONT)

SCOPE OF WORK (PLUMBING ONLY)
 • REPLACE EXISTING FRONT DOOR WITH NEW MATCHING STYLE (Wood or Iron)

MECHANICAL: NO MECHANICAL WORK TO BE DONE
ELECTRICAL: NO ELECTRICAL WORK TO BE DONE
EXTERIOR: FRONT DOOR REPLACEMENT

ZONING:
 • VICE (VIEUX CARRE ENTERTAINMENT DISTRICT)

PROPERTY INFORMATION

• **PROPERTY ADDRESS:** 504 BOURBON ST
 NEW ORLEANS, LA 70130
 • **BUSINESS OWNER:** ASHRAF AWADALLA
 • **MAILING ADDRESS:** 504 BOURBON ST
 NEW ORLEANS, LA 70130
 • **EXISTING USE:** ASSEMBLY (NO CHANGE IN OCCUPANCY)

NOTE: MAP NOT TO SCALE



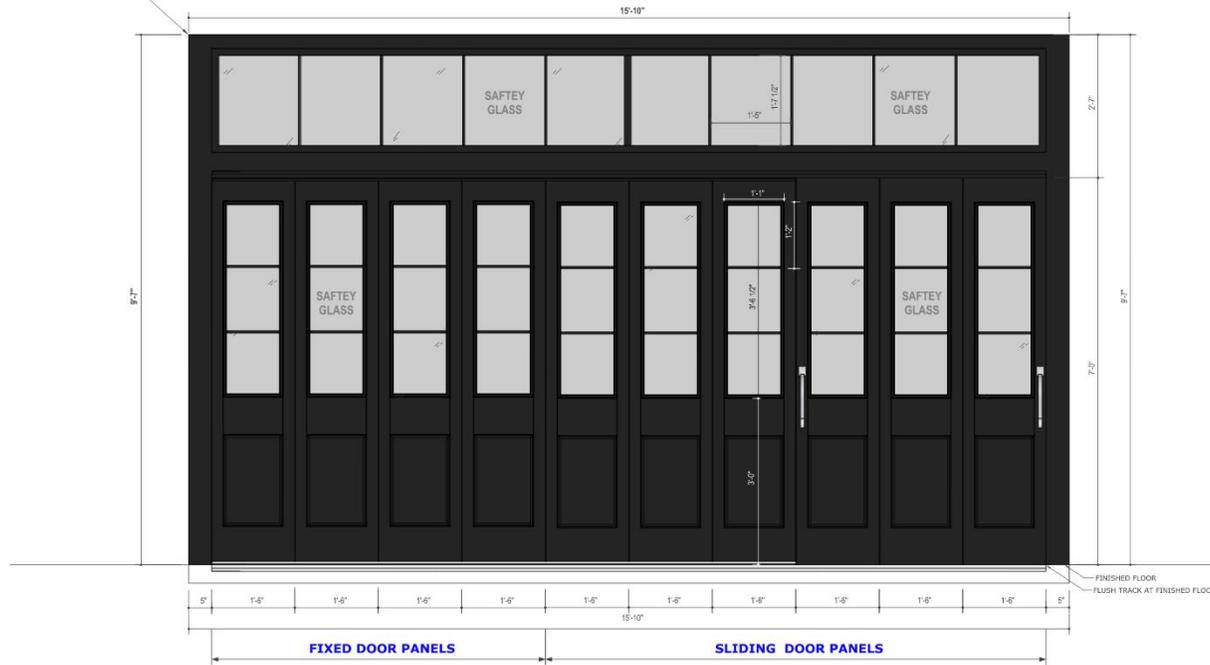
SITE LOCATION



THESE PHOTOS SHOW THE CURRENT CONDITION OF THE FRONT DOOR WITH GAPS, HOLES AND UNSTABLE FROM THE BOTTOM & TOP.

EXISTING UNSTABLE STORE FRONT TO BE REPLACE

SHERWIN WILLIAMS (SW 6258) TRICORN BLACK WITH SEMI-GLOSS FINISH



A
 101 TITLE SHEET
 1"=1'-0"



VINTAGE DOOR PULL HANDLE (OR SIMILAR)
N.E.

SCAN QR CODE FOR DOOR MECHANISM

A DETAILS
102 3"=1'-0"

A.102



MUHAMMAD SHALABI, PE
MAILING ADDRESS:
555 LAPALCO BLVD
GRENADE, LA 70366
(504) 462-8156
QUDSENGINEERING@GMAIL.COM



CLIENT
ASHRAF AWADALLA
504 BOURBON ST
NEW ORLEANS, LA 70130
(504) 710-4289
AAWADALLA1998@GMAIL.COM

ASSOCIATE
N/A

PROJECT
504 BOURBON ST
NEW ORLEANS, LA 70130

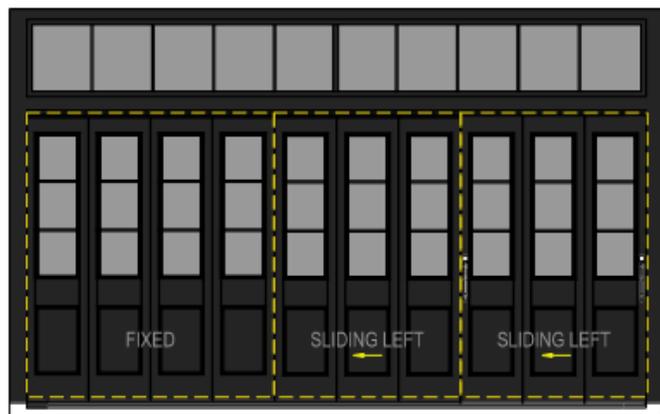
DRAWN BY
HIS / M/S

ISSUE DATE
5/20/2022

RE-ISSUE DATE
6/14/2022

DESCRIPTION
DETAILS





VIEW 1: CLOSED

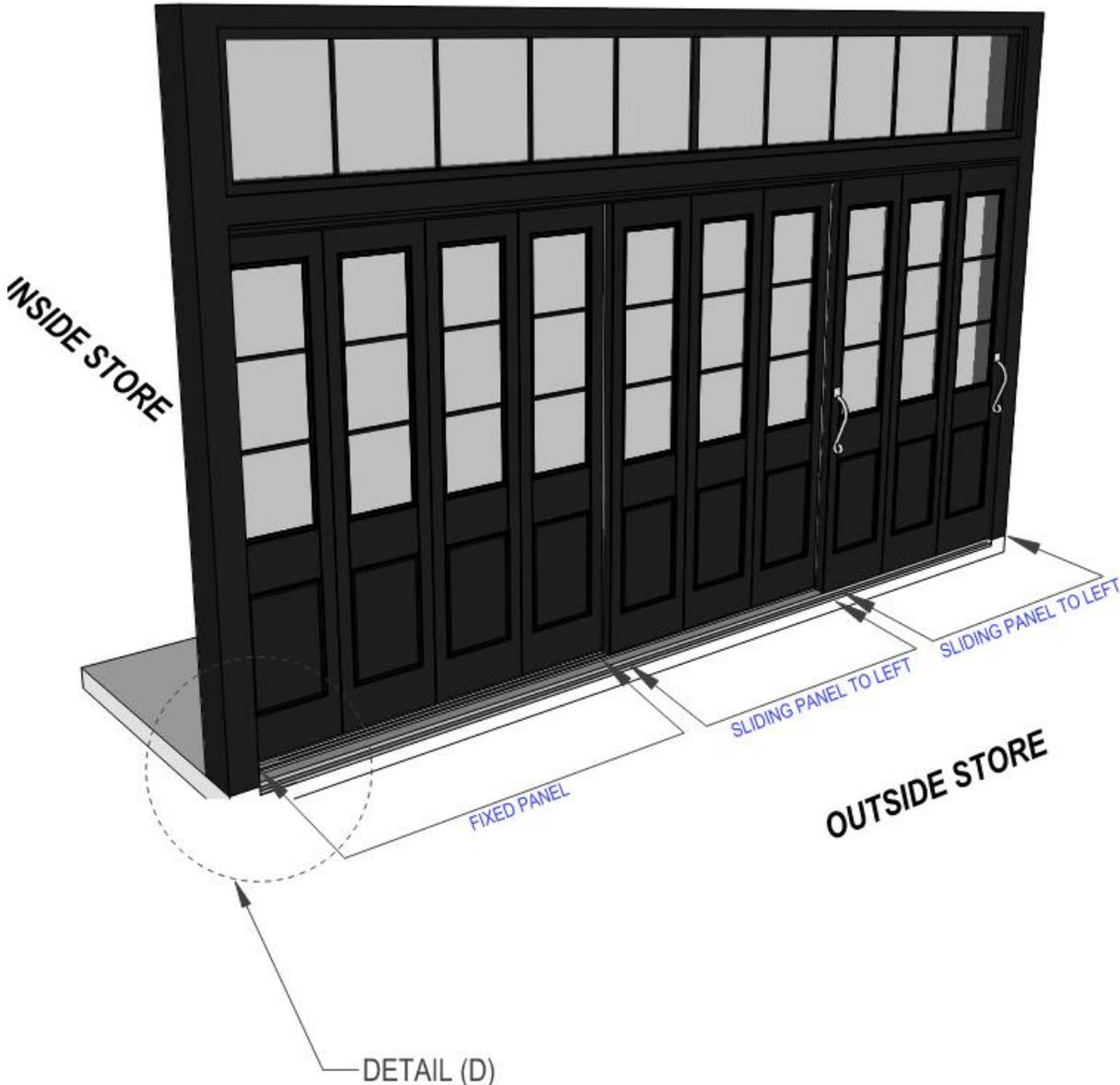


VIEW 2: SLIDING LEFT



VIEW 3: HALF OPEN (DURING BUSINESS HOURS)

DOOR MECHANISM



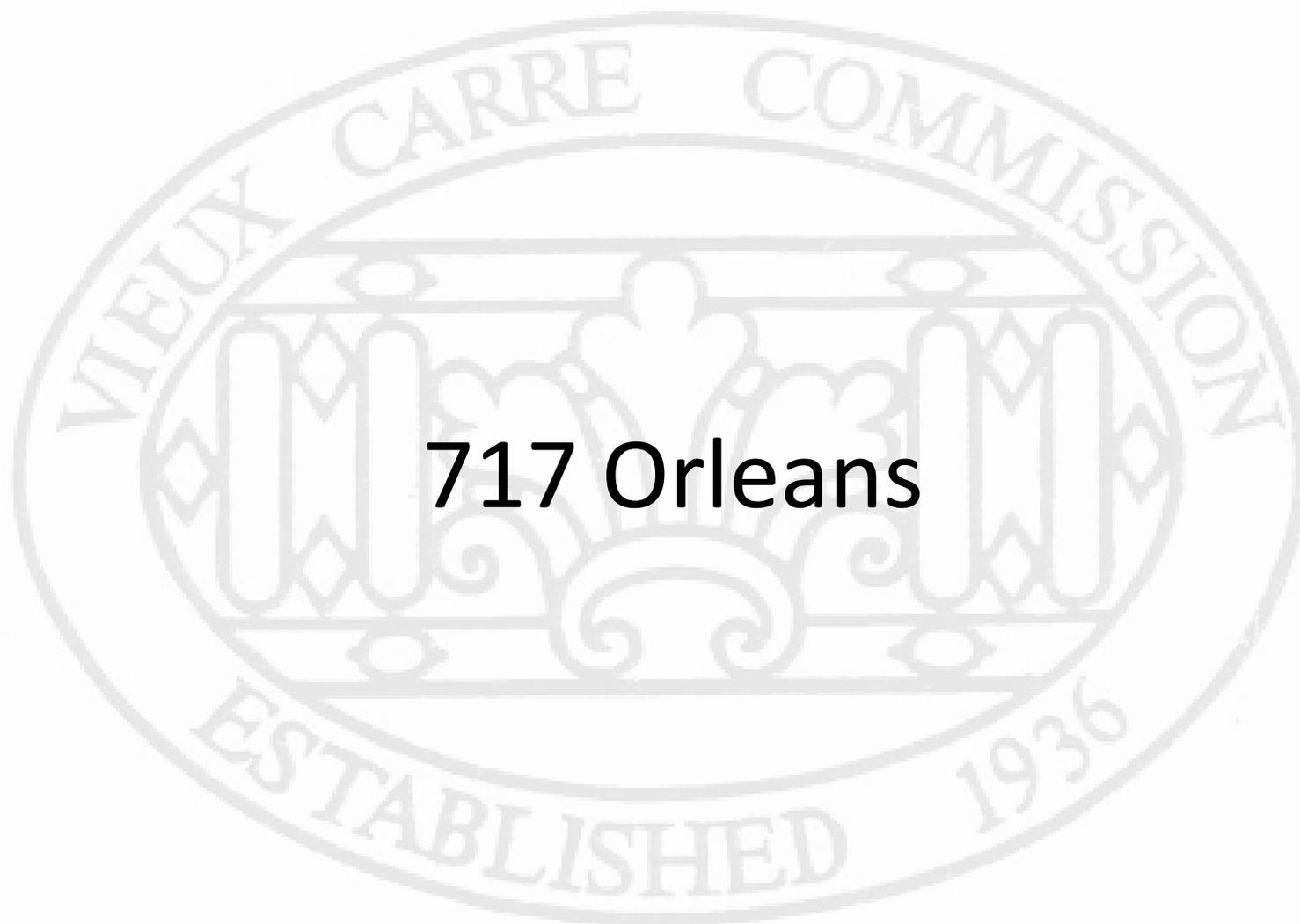


500 Bourbon

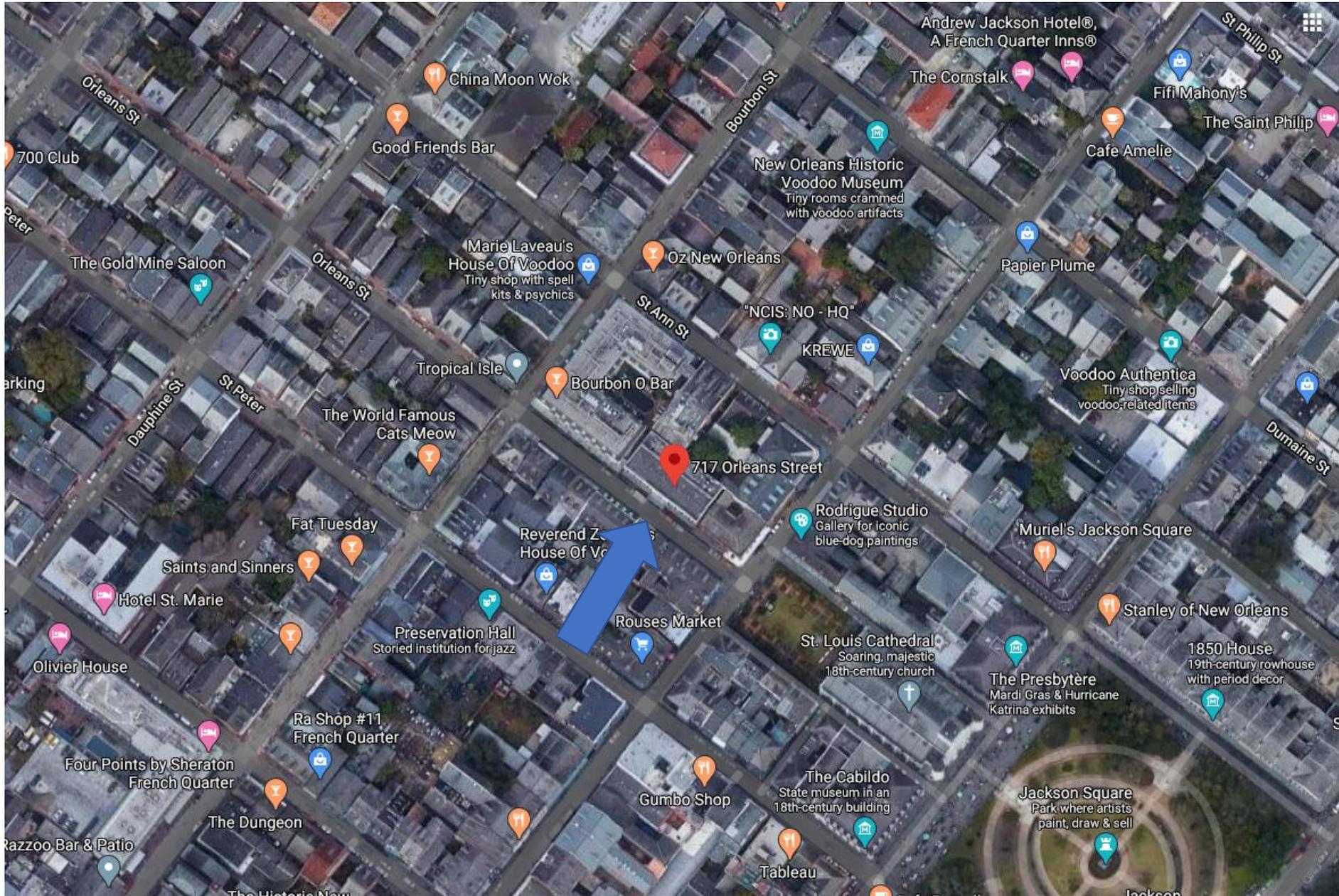
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717 Orleans



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717 Orleans – ca. 1900
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717 Orleans – ca. 1940s

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June 28, 2022





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VCC Architectural Committee

06 01 2021

June 28, 2022





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05 21 2021

June 28, 2022





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VCC Architectural Committee

05 06 2021

June 28, 2022



BOURBON ORLEANS HOTEL

RENOVATION

717 ORLEANS AVE.
NEW ORLEANS, LA 70116

OWNER
DiamondRack Hospitality
2 Bethesda Metro Center, Suite 1400
Bethesda, MD 20814
(202) 530-9556
Contact: Debrae Dupar
Email: debae.dupar@drc.com

ARCHITECT
TrapolinPeer | Architects, APC
850 Tchoupitoulas Street
New Orleans, LA 70130
(504) 523-2772
Contact: Blake Kiddler
Email: bkiddler@trapolinpeer.com

INTERIORS
Whitespace Interiors
3900 Magazine St
New Orleans, LA 70115
(504) 267-8567
Contact: Michael Dalton
Email: michael@whitespaceinteriors.com

STRUCTURAL ENGINEER
John Bose
2113 Octavia St
New Orleans, LA 70115
(504) 866-9941
Contact: John Bose
Email: office@johnbose.com

MEP ENGINEER
IMC Consulting Engineers
2714 Independence St.
Metairie, LA 70006
(504) 831-9119
Contact: Richard Nichols
Email: richards@imiconsultingengineers.com



BOURBON ORLEANS HOTEL
RENOVATION
717 ORLEANS AVE.
NEW ORLEANS, LA 70116

OWNER:
DiamondRack Hospitality
2 Bethesda Metro Center, Suite 1400
Bethesda, MD 20814
(202) 530-9556

ARCHITECT:
TRAPOLIN PEER
850 TCHOUPILOULAS ST
NEW ORLEANS, LA 70130
(504) 523-2772
www.trapolinpeer.com

CONTRACTOR:
CONTRACTOR NAME
Address
City, State, Zip
(area code) number



REVISIONS: (DATE) (BY)

TRAPOLINPEER ARCHITECTS, APC
PROJECT NUMBER
ON 22174
DATE: JUNE
8/23/2022

COVER SHEET

T1.01

June 28, 2022

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BOURBON ORLEANS HOTEL
RENOVATION
717 ORLEANS AVE
NEW ORLEANS, LA 70116

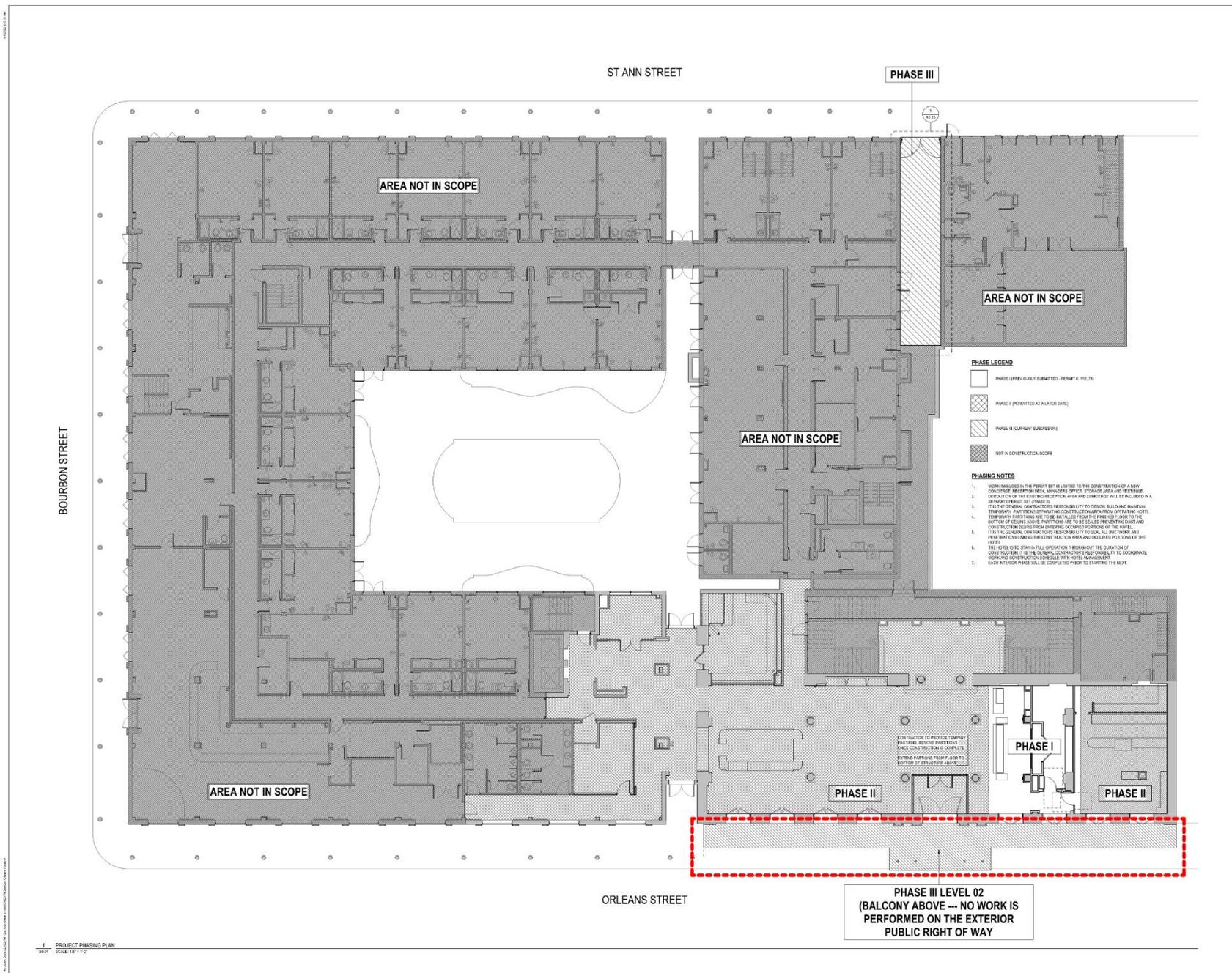
OWNER
Eaton/Black Hospitality
2 Barbours New Canal, Suite 400
Baton Rouge, LA 70814
504-333-9556

ARCHITECT
TRAPOLI/PEER
150 PONDCHOUX ST.
NEW ORLEANS, LA 70130
(504) 522-2772
www.trapolipeer.com

CONTRACTOR
CONTRACTOR NAME
Address
City, State, Zip
(area code)/number



REVISION DESCRIPTION SHEET



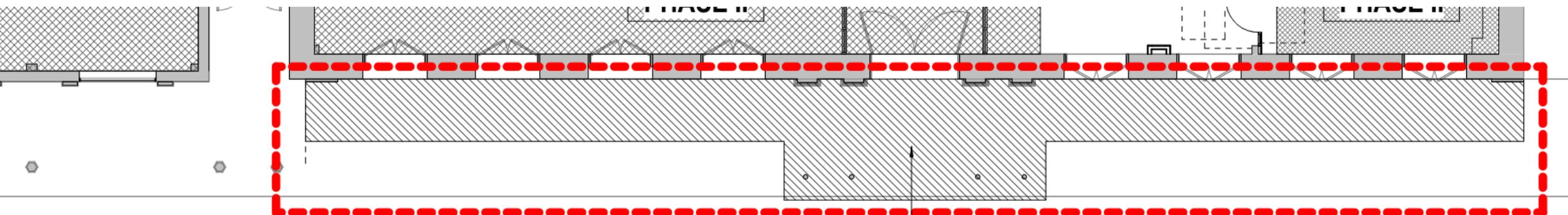
- PHASE LEGEND**
- PHASE I (PREVIOUSLY SUBMITTED - PERMIT # 118,73)
 - PHASE I (POSTED AT A LATER DATE)
 - PHASE II (CURRENT SUBMISSION)
 - NOT IN CONSTRUCTION SCOPE

- PHASING NOTES**
1. WORK INCLUDED IN THE PERMIT SET IS LIMITED TO THE CONSTRUCTION OF A NEW CONCOURSE RECEPTION AREA, MANAGER OFFICE, STORAGE AREA AND RESTRICTION OF THE EXISTING RECEPTION AREA AND CONCOURSE WILL BE INCLUDED IN A SEPARATE PERMIT SET PHASE II.
 2. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DESIGN, BUILD AND MAINTAIN TEMPORARY PARTITIONS WITHIN THE CONSTRUCTION AREA THROUGHOUT THE HOTEL. TEMPORARY PARTITIONS ARE TO BE INSTALLED FROM THE FINISHED FLOOR TO THE BOTTOM OF CEILING ABOVE. PARTITIONS ARE TO BE RELEASABLE FROM ABOVE AND CONSTRUCTION DEBRIS FROM EXTERIOR OCCUPIED PORTIONS OF THE HOTEL.
 3. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO SIGNAL, SAFETY AND RELEVANT SIGNS DURING THE CONSTRUCTION AREA AND OCCUPIED PORTIONS OF THE HOTEL.
 4. THE PERMIT SET IS TO BE IN FULL COMPLIANCE THROUGHOUT THE CONSTRUCTION PERIOD. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WORK AND CONSTRUCTION SCHEDULE WITH HOTEL MANAGEMENT.
 5. EACH PHASE MUST BE COMPLETED PRIOR TO STARTING THE NEXT.

CONTRACTOR TO PROVIDE TEMPORARY PARTITION ABOVE PARTITION ON PHASE CONSTRUCTION IS COMPLETE. EXTERIOR PARTITIONS FROM FLOOR TO BOTTOM OF CEILING TO BE PROVIDED.

**PHASE III LEVEL 02
(BALCONY ABOVE --- NO WORK IS PERFORMED ON THE EXTERIOR PUBLIC RIGHT OF WAY)**





ORLEANS STREET

**PHASE III LEVEL 02
(BALCONY ABOVE --- NO WORK IS
PERFORMED ON THE EXTERIOR
PUBLIC RIGHT OF WAY**





REVISIONS: 1 DATE

4 TRAPLOIN PEER ARCHITECTS, APC PROJECT NUMBER: CN 20174 DATE: 06/01/2022

BALCONY - PHASE III

A2.26



June 28, 2022

GENERAL NOTES

- 1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS AND SPECIFICATIONS NECESSARY TO BE ADDED TO THE PROJECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY DESIGN CHANGES OR DISCREPANCIES PRIOR TO ANY DAMAGE TO THE CONSTRUCTION DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.
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19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

CRITICAL TRADE NOTES

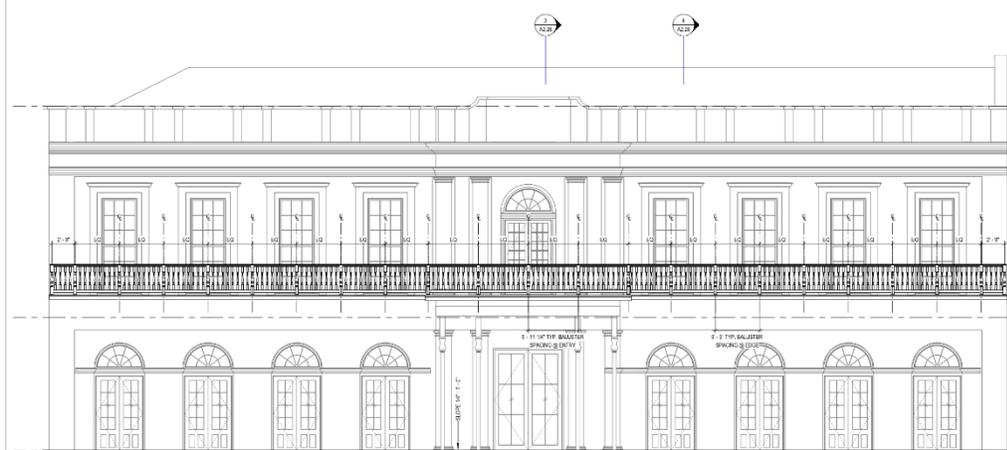
- 1. SALVAGE ALL PORTIONS OF THE EXISTING WOOD RAILING SYSTEMS TO BE REUSED FOR REPLICATION OF NEW WOOD RAILING COMPONENTS.
2. SALVAGE EXISTING WOOD RAILING TO THE GREATEST EXTENT POSSIBLE TO BE REUSED AS NEW WOOD RAILING COMPONENTS.
3. PRESERVE EXISTING WOOD RAILING TO THE GREATEST EXTENT POSSIBLE TO BE REUSED AS NEW WOOD RAILING COMPONENTS.
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10. PRESERVE EXISTING WOOD RAILING TO THE GREATEST EXTENT POSSIBLE TO BE REUSED AS NEW WOOD RAILING COMPONENTS.

EXTERIOR WOOD, EXTERIOR ARCHITECTURAL MILLWORK

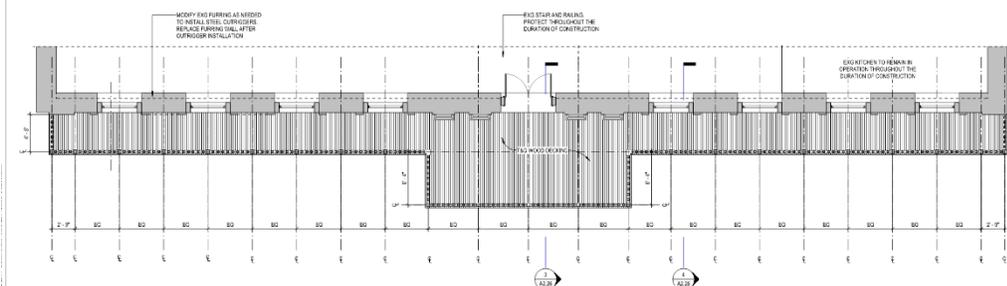
- 1. NEW WOOD TO BE TREATED WITH THE FOLLOWING: 1. ALL EXTERIOR WOOD SHALL BE TREATED WITH A PRESERVE TREATED GRADE 4 LAMBER.
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10. ALL EXTERIOR WOOD SHALL BE TREATED WITH A PRESERVE TREATED GRADE 4 LAMBER.

WALL

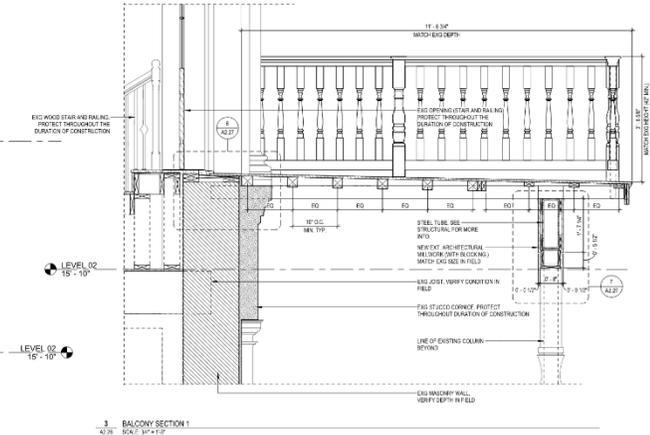
- 1. ALL NEW WOOD TO BE TREATED WITH THE FOLLOWING: 1. ALL EXTERIOR WOOD SHALL BE TREATED WITH A PRESERVE TREATED GRADE 4 LAMBER.
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9. ALL EXTERIOR WOOD SHALL BE TREATED WITH A PRESERVE TREATED GRADE 4 LAMBER.
10. ALL EXTERIOR WOOD SHALL BE TREATED WITH A PRESERVE TREATED GRADE 4 LAMBER.



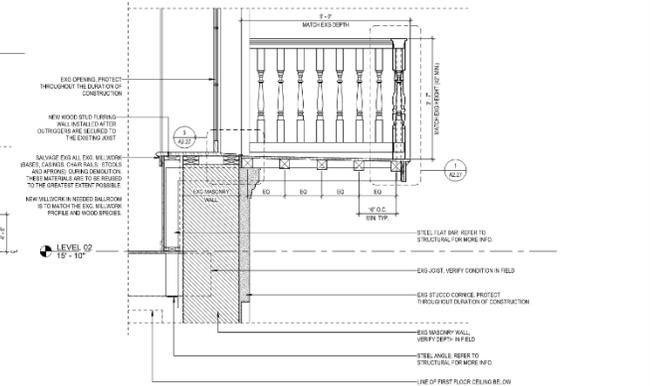
1 BUILDING ELEVATION - ORLEANS ST SCALE 3/8" = 1'-0"



2 ENLARGED PLAN - BALCONY SCALE 1/8" = 1'-0"



3 BALCONY SECTION 1 SCALE 1/4" = 1'-0"



4 BALCONY SECTION 2 SCALE 1/4" = 1'-0"

717 Orleans

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EXG WOOD STAIR AND R
PROTECT THROUGH
DURATION OF CONSTR



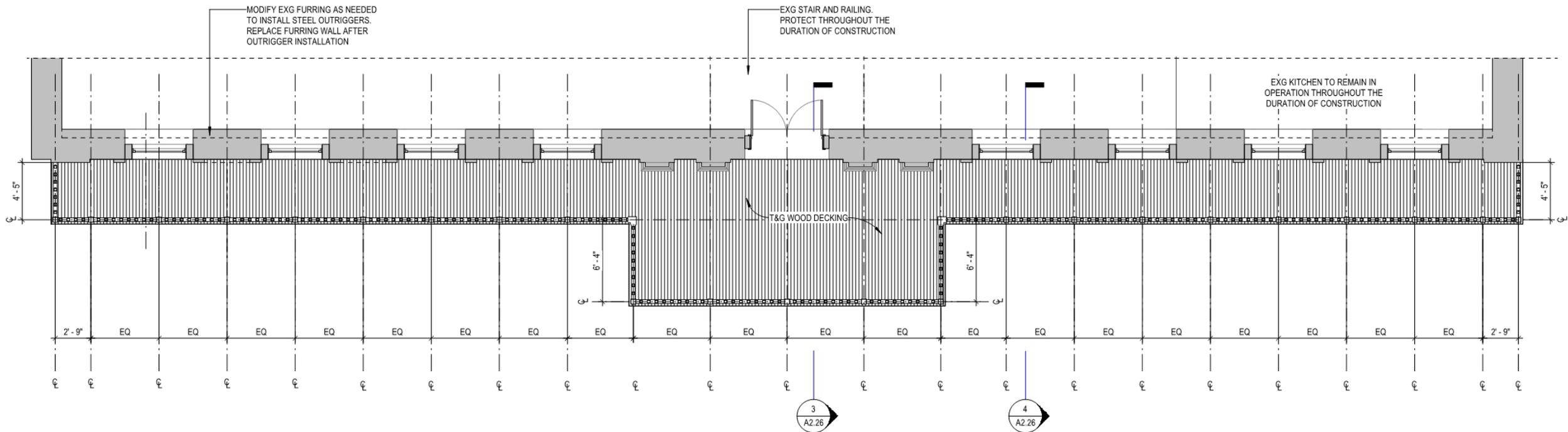
1 BUILDING ELEVATION - ORLEANS ST
A2.26 SCALE: 3/16" = 1'-0"

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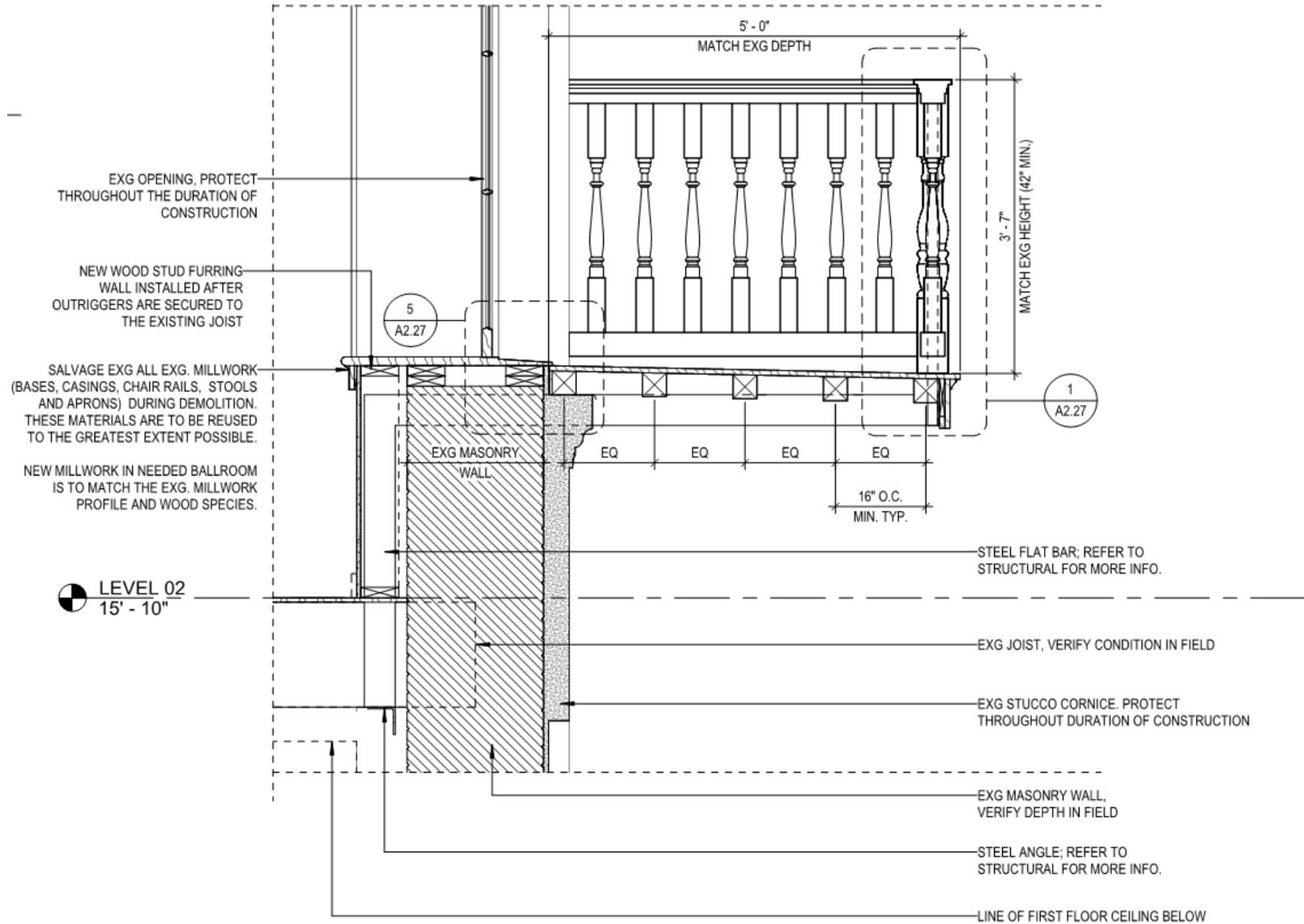
June 28, 2022

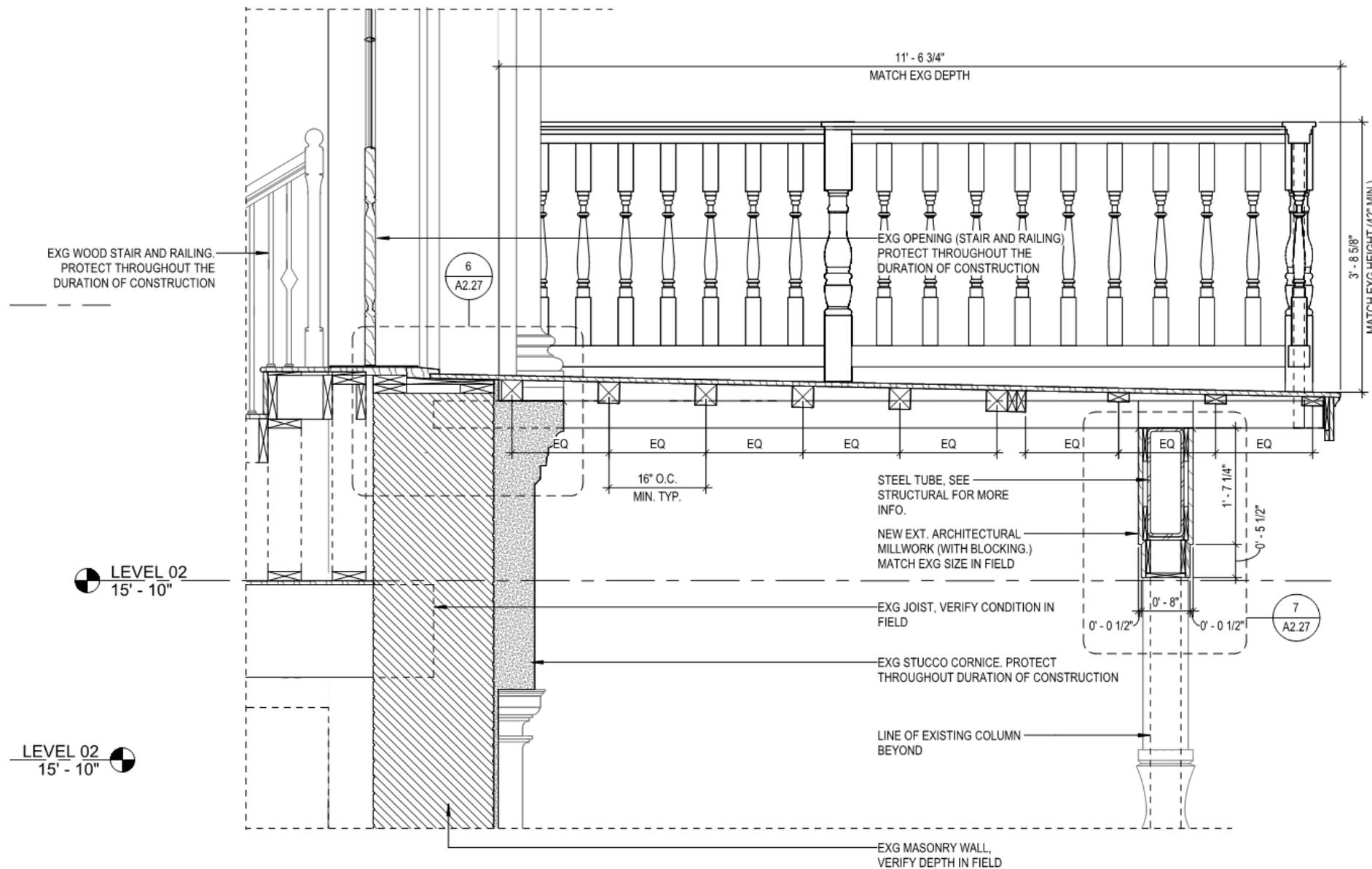




2 ENLARGED PLAN - BALCONY
A2.26 SCALE: 3/16" = 1'-0"





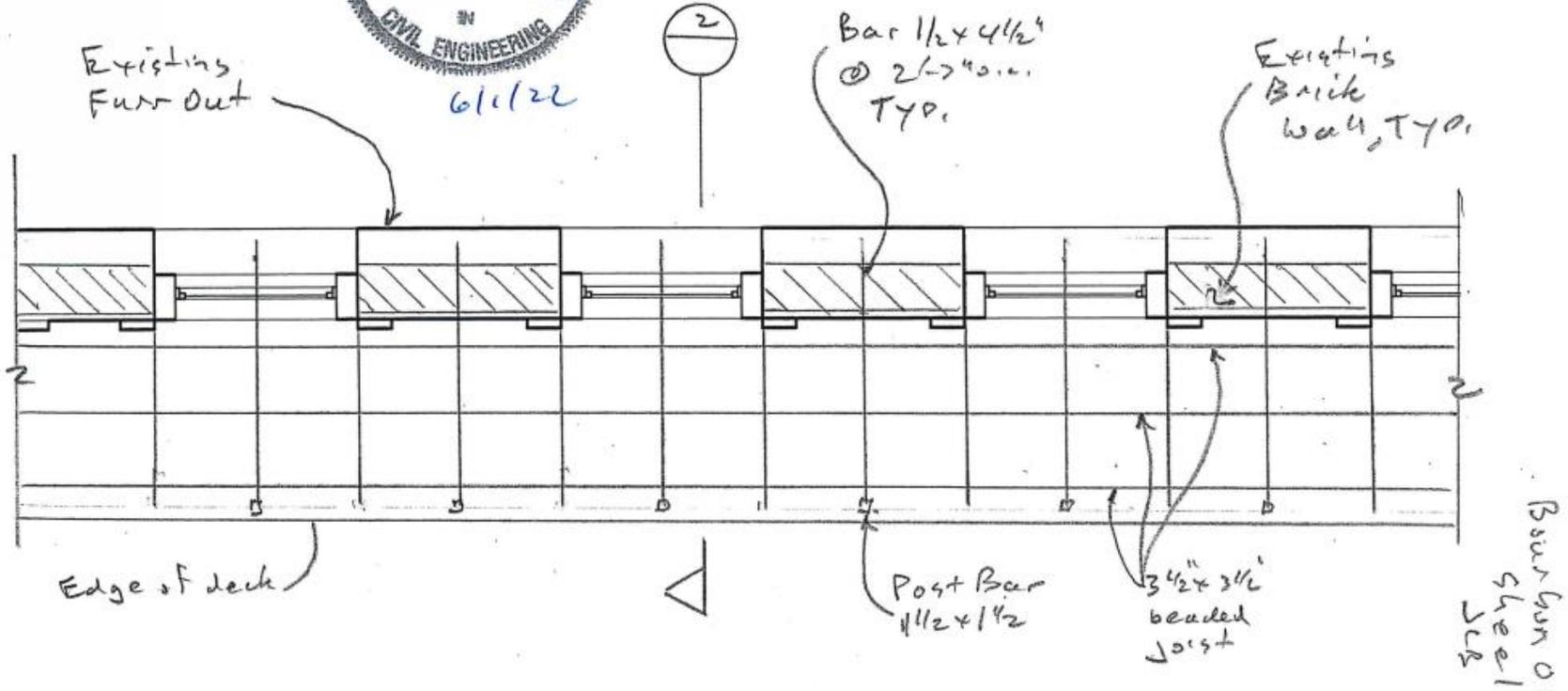


3 BALCONY SECTION 1
A2.26 SCALE: 3/4" = 1'-0"





6/1/22



Balcony Plan

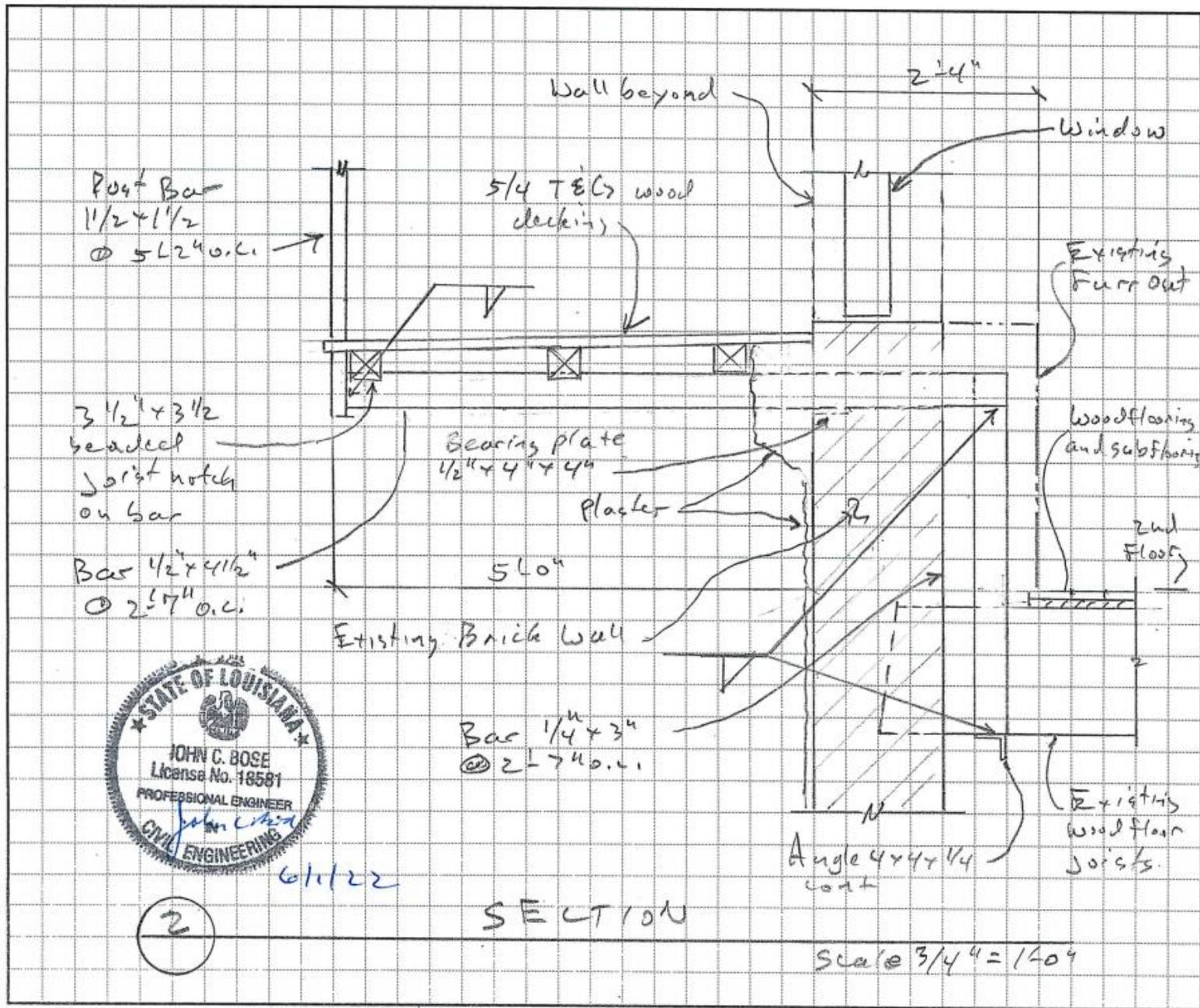
Scale 1/4" = 1'-0"

Bourbon Orleans Balcony
Steel 1 1/4
JCS 6/1/22



John C. Bose
Consulting Engineer, LLC
2113 Octavia Street
New Orleans, Louisiana 70115
504-866-9941

JOB Bourbon Orleans Balcony
SHEET NO. 2 OF 4
CALCULATED BY JCB DATE 6/1/22
CHECKED BY _____ DATE _____
SCALE _____

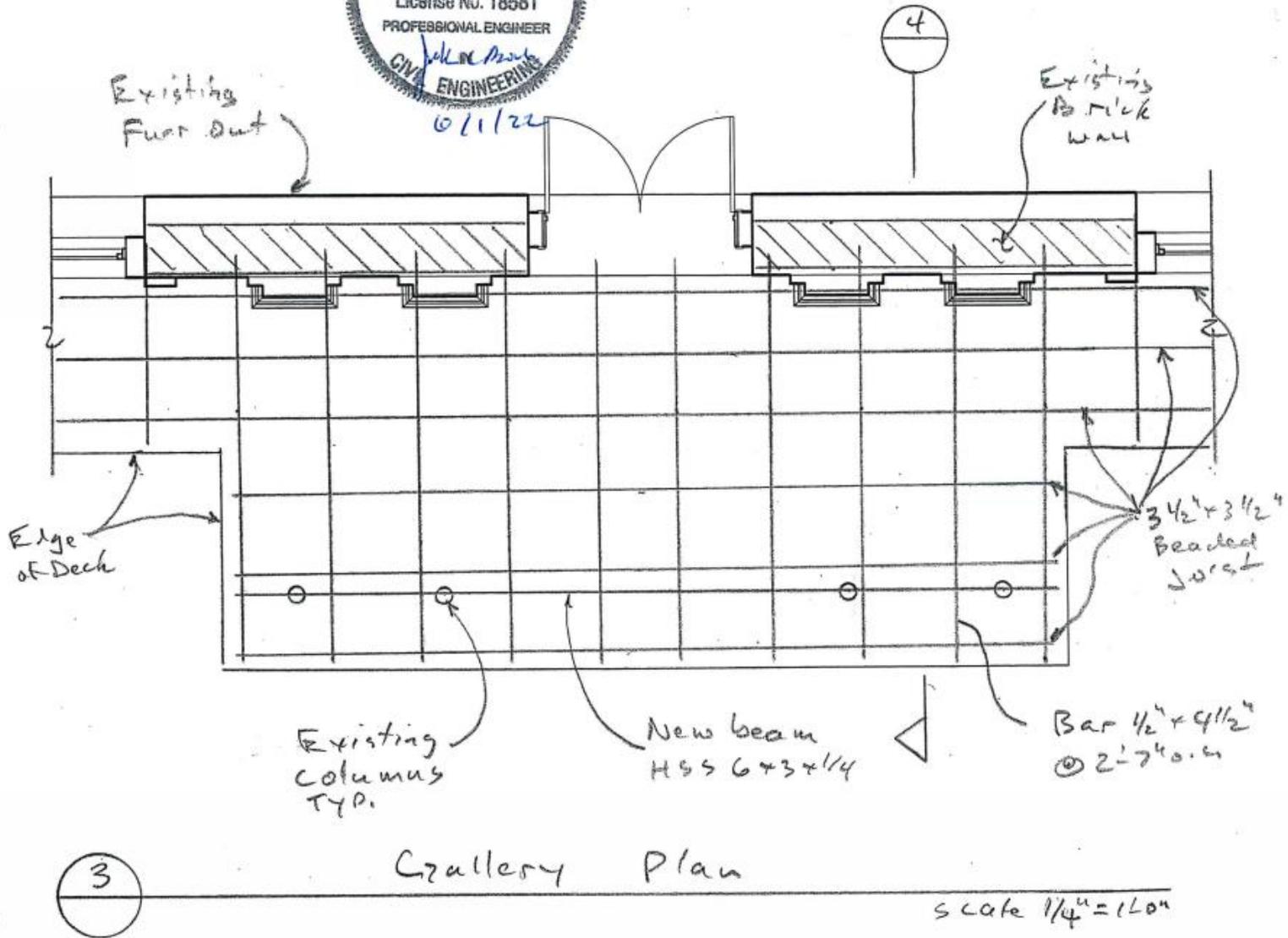


2

SECTION

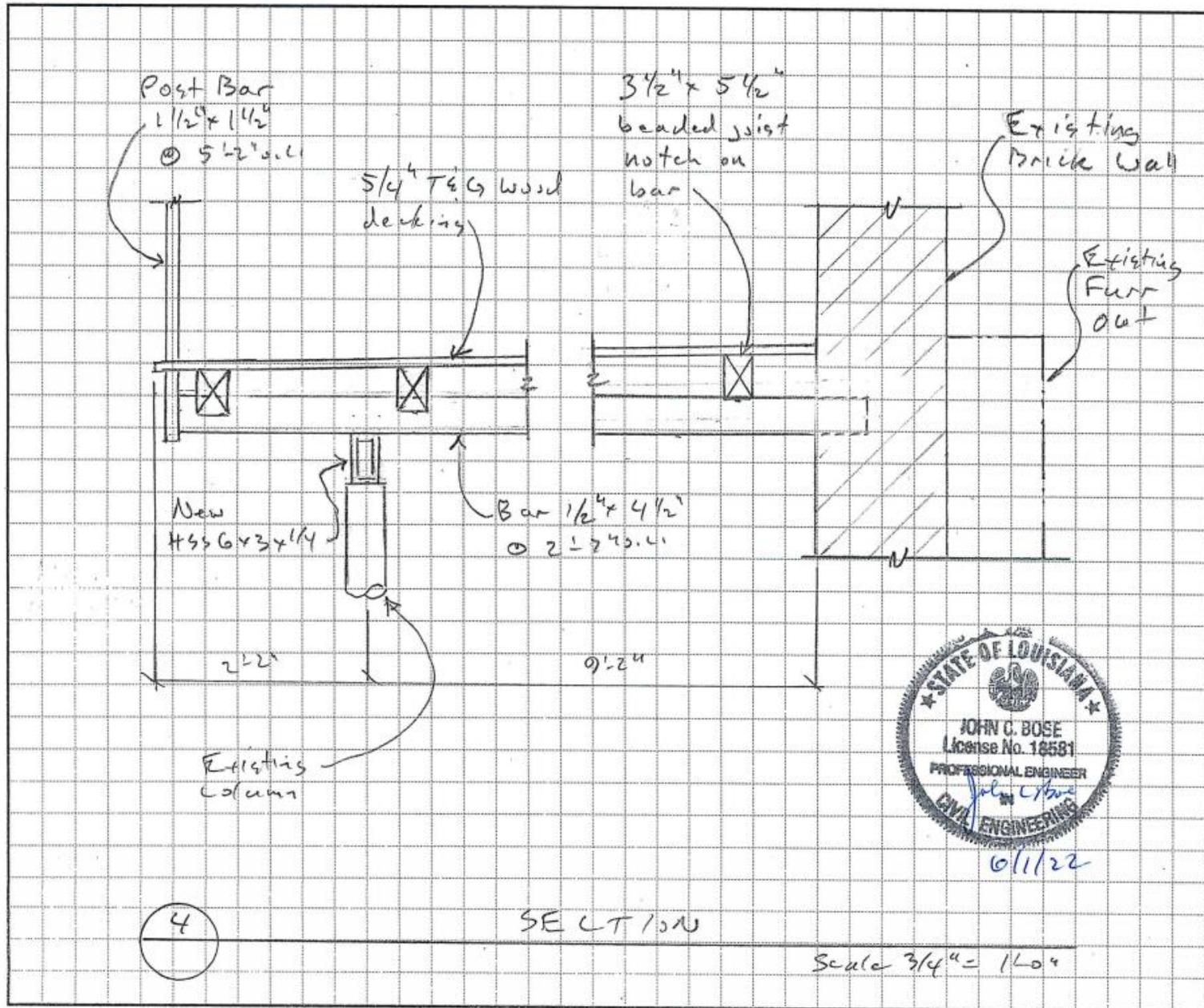
Scale 3/4" = 1'-0"





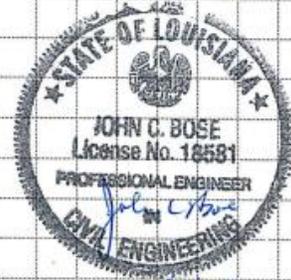
Bourbon Orleans Bakery
 sheet 3/14
 JCB 6/1/22





John C. Bose
 Consulting Engineer, LLC
 2113 Octavia Street
 New Orleans, Louisiana 70115
 504-866-9941

JOB Bourbon Orleans Balcony
 SHEET NO. 4 OF 4
 CALCULATED BY JCB DATE 6/1/22
 CHECKED BY _____ DATE _____





625 Dauphine



625 Dauphine

VCC Architectural Committee

June 28, 2022





625 Dauphine

VCC Architectural Committee

June 28, 2022





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VCC Architectural Committee

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June 28, 2022





625 Dauphine

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625 Dauphine, 1990 – Pool Balustrade

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625 Dauphine, 1990 – Pool Balustrade

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625 Dauphine – Current Conditions

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625 Dauphine – Current Conditions

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625 Dauphine – Gas Lights

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625 Dauphine

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June 28, 2022





625 Dauphine – Rear Elevation Gas Lights

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625 Dauphine

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June 28, 2022



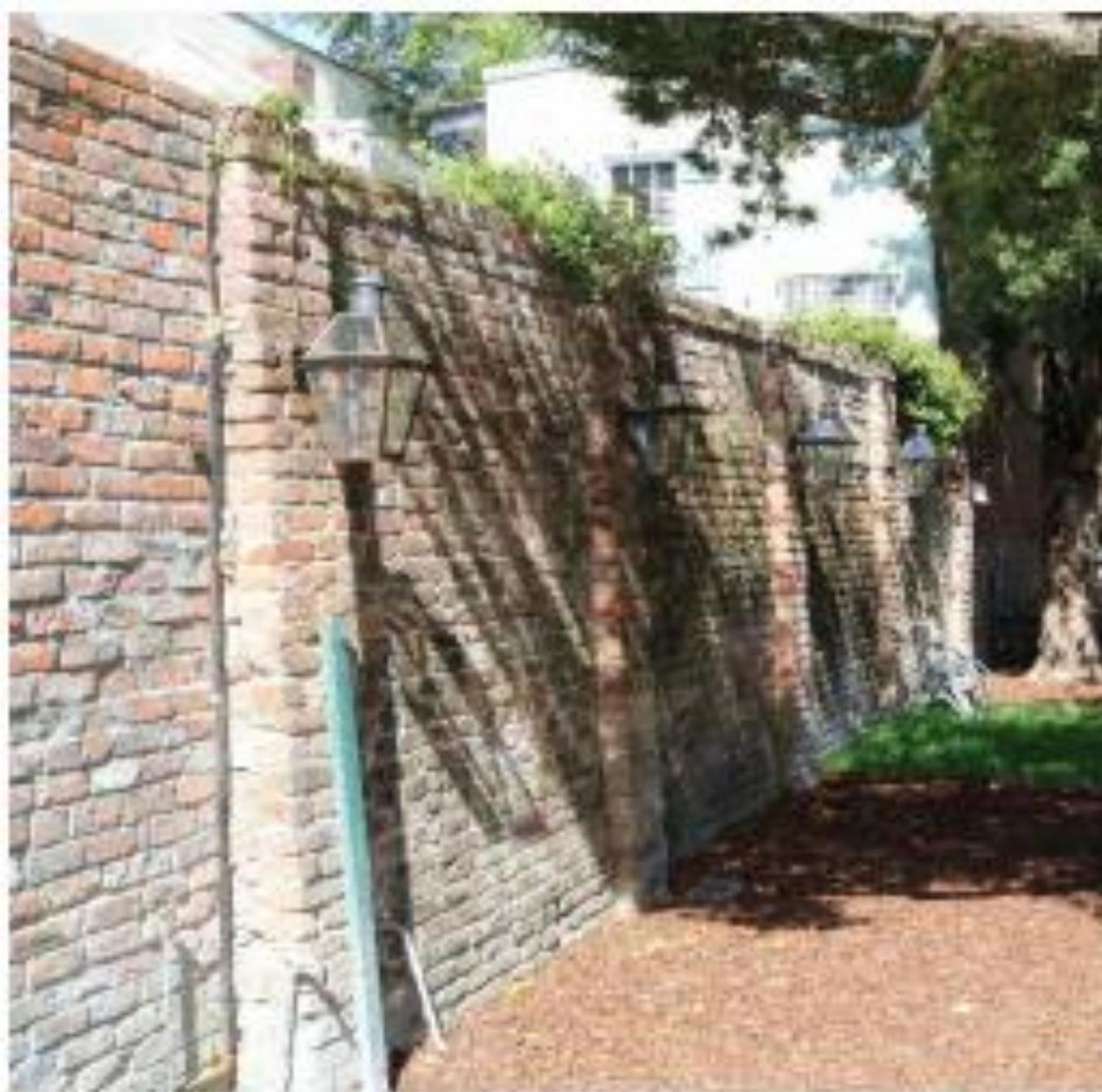


625 Dauphine

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June 28, 2022





625 Dauphine

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June 28, 2022



(2) Reinstall preexisting decorative light fixtures on front of the house, with internals reworked by Bevelo's to convert original fixtures back to original gas use. Conversion eliminates plastic light bulbs from the interior of the fixture, as discouraged by VCC guidelines on decorative lighting in the Vieux Carre. Gas will be supplied by existing gas lines located at the outlet locations without building alteration.





625 Dauphine, 2015 – Prior to Unpermitted Decorative Fixture Installation

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June 28, 2022





625 Dauphine, 2015 – Prior to Unpermitted Decorative Fixture Installation

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625 Dauphine, 1992 – Decorative Fixtures on Rear

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625 Dauphine – Prior to Current Ownership

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June 28, 2022





625 Dauphine – Prior to Current Ownership

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June 28, 2022





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June 28, 2022





625 Dauphine – Prior to Current Ownership

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June 28, 2022





625 Dauphine – Prior to Current Ownership

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June 28, 2022





625 Dauphine – Prior to Current Ownership

VCC Architectural Committee

June 28, 2022



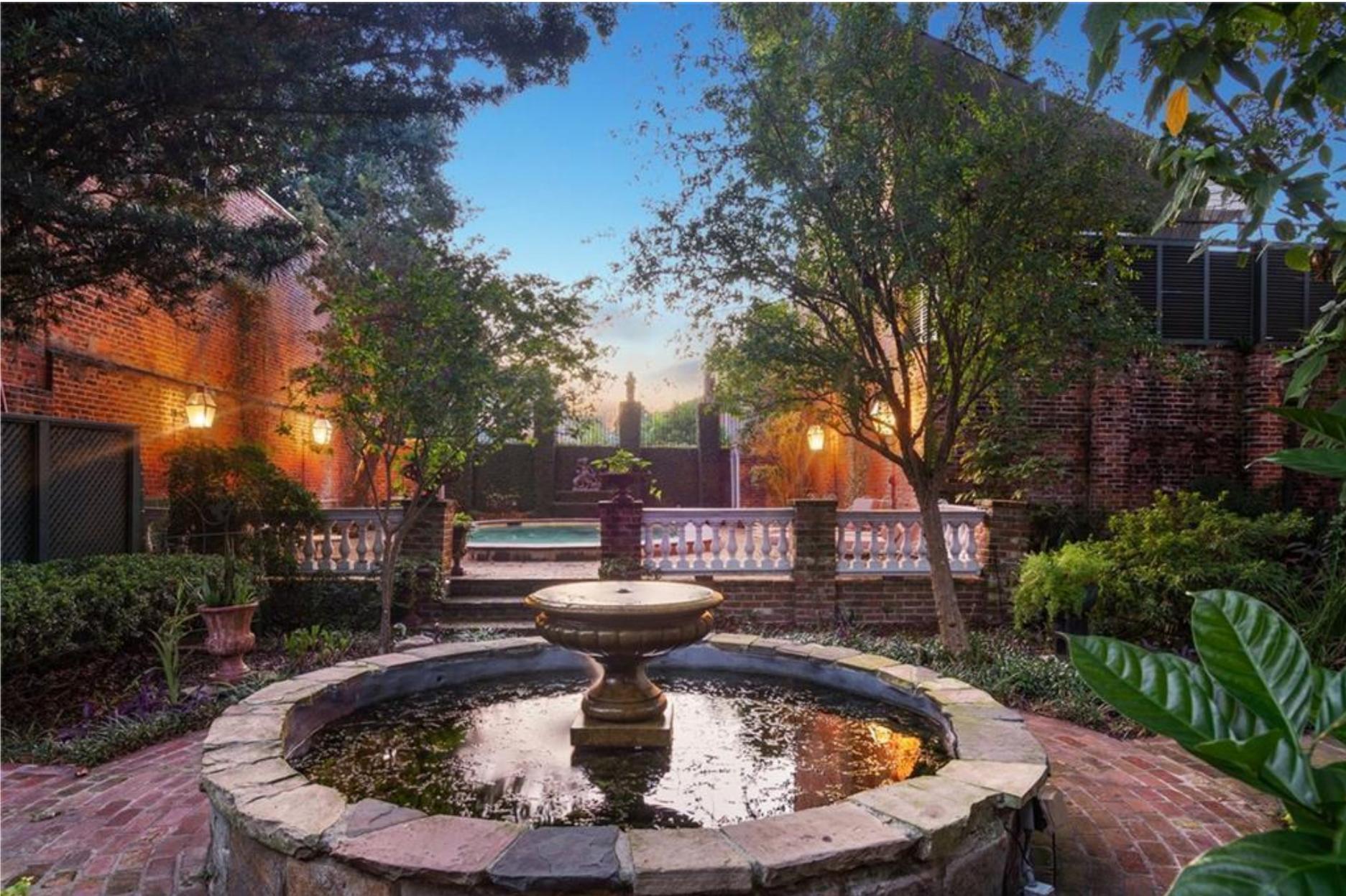


625 Dauphine – Prior to Current Ownership

VCC Architectural Committee

June 28, 2022





625 Dauphine – Prior to Current Ownership

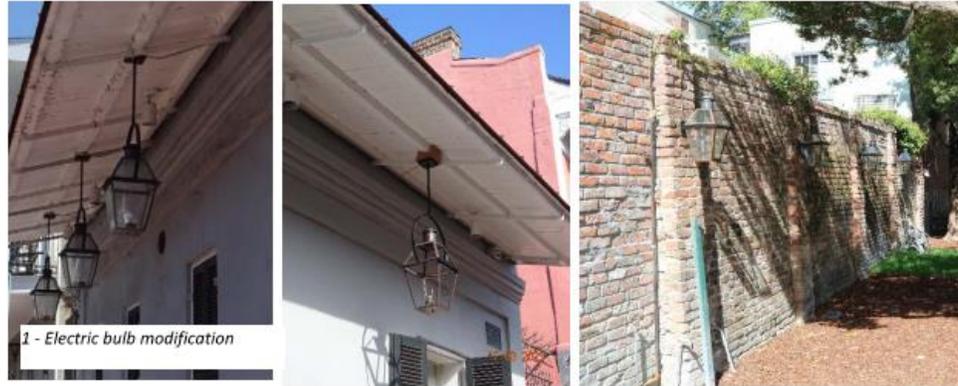
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(1) Remove rotten wooden Balustrade (circa 1980) from pool area. Repair damage to previously existing brick and wood on pool deck to return to pre-1980's condition.

(2) Reinstall preexisting decorative light fixtures on front of the house, with internals reworked by Bevelo's to convert original fixtures back to original gas use. Conversion eliminates plastic light bulbs from the interior of the fixture, as discouraged by VCC guidelines on decorative lighting in the Vieux Carre. Gas will be supplied by existing gas lines located at the outlet locations without building alteration.



There is a city-maintained streetlight directly adjacent to the gas lights. This provides ample light for people to feel safer while walking in front of 625 Dauphine. The gas lights maintain the overall ambiance and charm of the street. The multiple fixtures on the front of the property provide relatively even light intensity on the wall and sidewalk surfaces. Moreover, the gas lights will balance the light levels of the neighboring properties better than the electric bulbs being eliminated.

(3) Gas light fixtures matching the existing fixtures on the front of the house to be installed around the property perimeter and courtyard, using existing gas light fixtures and matching reproductions as necessary. Gas lines are already in place as gas was previously used for the lights before they were converted to electricity or removed, without noted approval. These perimeter and courtyard decorative fixtures will highlight the architectural features of the property and its surround, welcoming visitors and providing safe passage from various areas of the property.

(3) Install down-facing ambient puck lights on the walkway to comply with insurance requirements and VCC guidance on lighting. (The light's specs are attached for your consideration.)

(4) Install down-facing ambient landscape lights to illuminate trees and foliage in the courtyard. (The light's specs are attached for your consideration.)

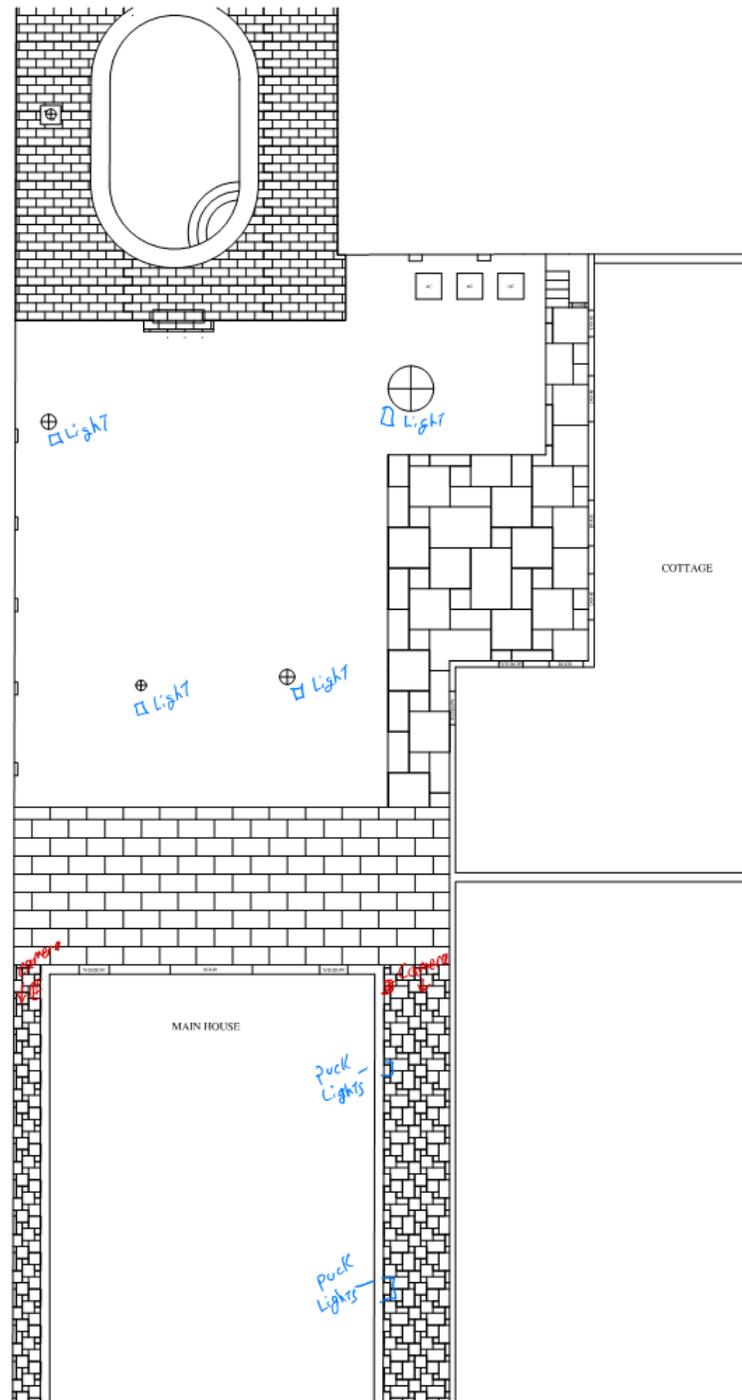
(5) Repair hurricane damage to fencing atop brick wall at the back of the property. The slats on the back fencing will be replaced to match the original size, shape, configuration, type, operation, materials, dimensions and detailing as the existing slats and painted with VCC approved paint to match the existing slats.



Figure 2 - damaged fencing and hedgehog

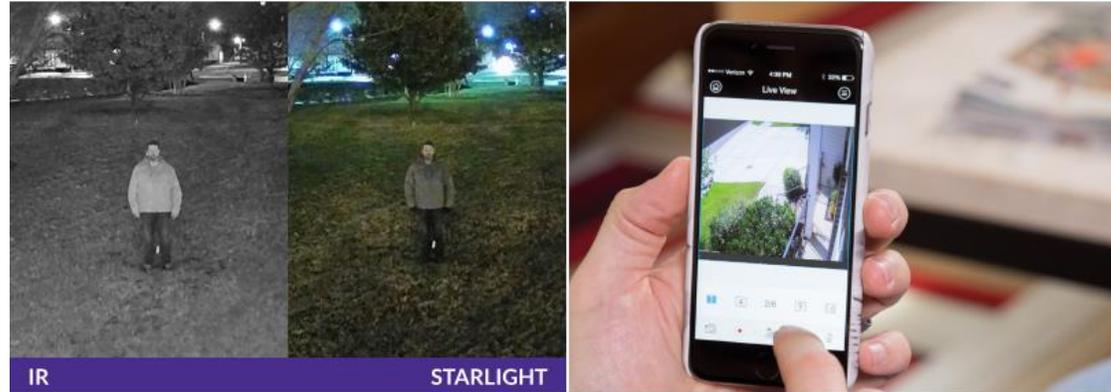
(6) Owner applies to remove the metal "hedgehog" from atop the storm damaged fencing (previous item). The metal hedgehog is not original and is highly visible from Dauphine Street and other nearby vantage points. Owner desires to return the fence to a more accurate and authentic aesthetic design.

(7) Owner applies to install/replace security lighting, cameras and associated entry keypad, to the exterior of the property. The property has existing cameras and a keypad which Owner proposes to replace with smaller, less obvious devices that intrude minimally upon the historic streetscape and building fabric, while providing higher fidelity images. The higher fidelity of the images will help achieve better use by neighbors and the NOPD in reducing crime in the area. Generally, two types of camera are allowed by the VCC: lipstick or bullet-style units, and hemispherical dome units. Owner intends to use both, as fits the location and based on the viewing zone size and lighting. All wiring will be hidden by use of the existing boxes. The keypad (pictured below)



310-Series IP Cameras

See clearly day and night with our Luma Surveillance 310-Series IP cameras. Featuring 2MP resolution for crystal clear 1080p viewing and advanced Starlight technology for the best quality nighttime picture available.



IR

STARLIGHT



SECURITY WHEN YOU NEED IT MOST

Great daytime shots are nice, but Starlight improves nighttime performance – a critical feature for surveillance footage.



KEEP A LOW PROFILE

Our 310-Series cameras have a small and sleek profile to blend in while still offering the highest quality security footage.



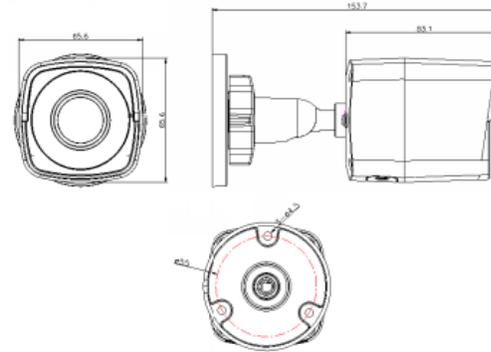
KEEP A WATCHFUL EYE

Get peace of mind by keeping an eye over everything you value most. Our Smart Motion Technology will immediately alert you to any unusual or suspicious activity on your property.

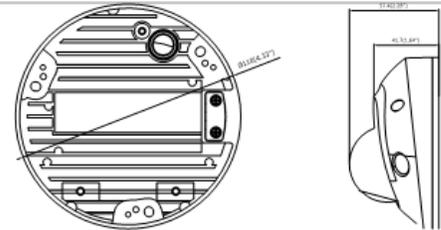
FEATURES	LUMA
	310 Series
Housing Options	Dome Turret Bullet
Color Options	White or Black/Gray
Resolution	2MP
Lens Type	Fixed
IR Range	10m - 30m
Starlight	✓
H.265 Support	✓
3rd Video Stream for Control	✓
IP66 Outdoor Rating	✓
Low Temp Operating Rating	-22°F-140°F
True-WDR	✓
SD Card Slot	✓

SKU	Dimensions (W x H x D)
LUM-310-BUL-IP-XX	2.6" x 2.6" x 6"
LUM-310-DOM-IP-XX	4.3" x 4.3" x 2.26"
LUM-310-TUR-IP-XX	4.9" x 3.77" x 4.9"

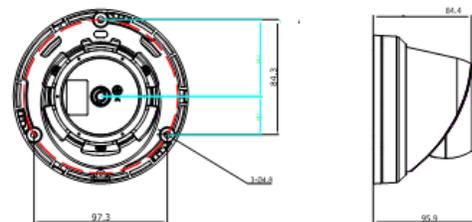
LUM-310-BUL-IP-WH/GR TECHNICAL DIMENSIONS



LUM-310-DOM-IP-WH/BL TECHNICAL DIMENSIONS



LUM-310-TUR-IP-WH/BL TECHNICAL DIMENSIONS



Deck Post Lights

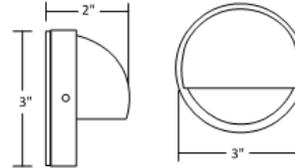
Natural Metal



Fixture Ordering Guide

Product Code	Finish
DPL033	AB - Antique Brass

Order Lamp Separately
Example: DPL033-AB-JC10/1WW/LED



Housing:

- Cast brass construction

Cover:

- Antique Brass finish is natural brass with an electrostatic coating that is hard polished and rubbed for an elegant aged brass appearance
- Silicone o-ring provides a low-friction, watertight seal
- Dual set screws for secure and precise mounting

Lens:

- Shock and heat-resistant frosted tempered glass
- Silicone seal around lens prevents water intrusion

Socket:

- Ceramic GU4 bi-pin socket
- Heat-resistant wire leads

Lamp:

- JC-T3 – 10W maximum
- ProLED® JC lamps provide up-to 40,000 hour rated life, 10-18V input voltage range and 3000K, amber, blue, green and red color options
- ProLED® IP65 Rated JC lamps are rated for use outdoors where exposed directly to water from rain or irrigation

Electrical:

- 12 Volt system
- Pre-wired with 36", 18-2 lead wire
- Two King® DryConn™ waterproof connectors included

Certifications:

- ETL Listed to UL Standard 1838 and CSA C22.2 No. 250.7

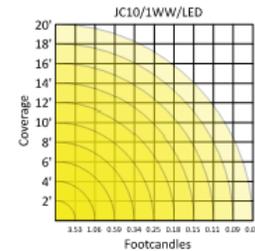
Fasteners:

- All fasteners are corrosion-resistant stainless steel

Warranty:

- Backed by a lifetime warranty to be free from defects in material and/or workmanship

Photometrics:





A garden fixture should direct light downwards.

AMBIENT & SECURITY LIGHTING IN THE VIEUX CARRÉ

With the exception of decorative lights, all other exterior lighting fixture types should be:

- Discreet, with the balanced illumination being the most important element
- Focused to illuminate a surface such as a stoop, porch, sidewalk or walkway, with minimal light spillover onto an adjacent property or into the night sky



625 Dauphine, 1990 – Screening and Hedgehog Area

VCC Architectural Committee

June 28, 2022





625 Dauphine – Screening and Hedgehog

VCC Architectural Committee

June 28, 2022





625 Dauphine – Keypad Location
VCC Architectural Committee

June 28, 2022





625 Dauphine – Keypad Location
VCC Architectural Committee

June 28, 2022



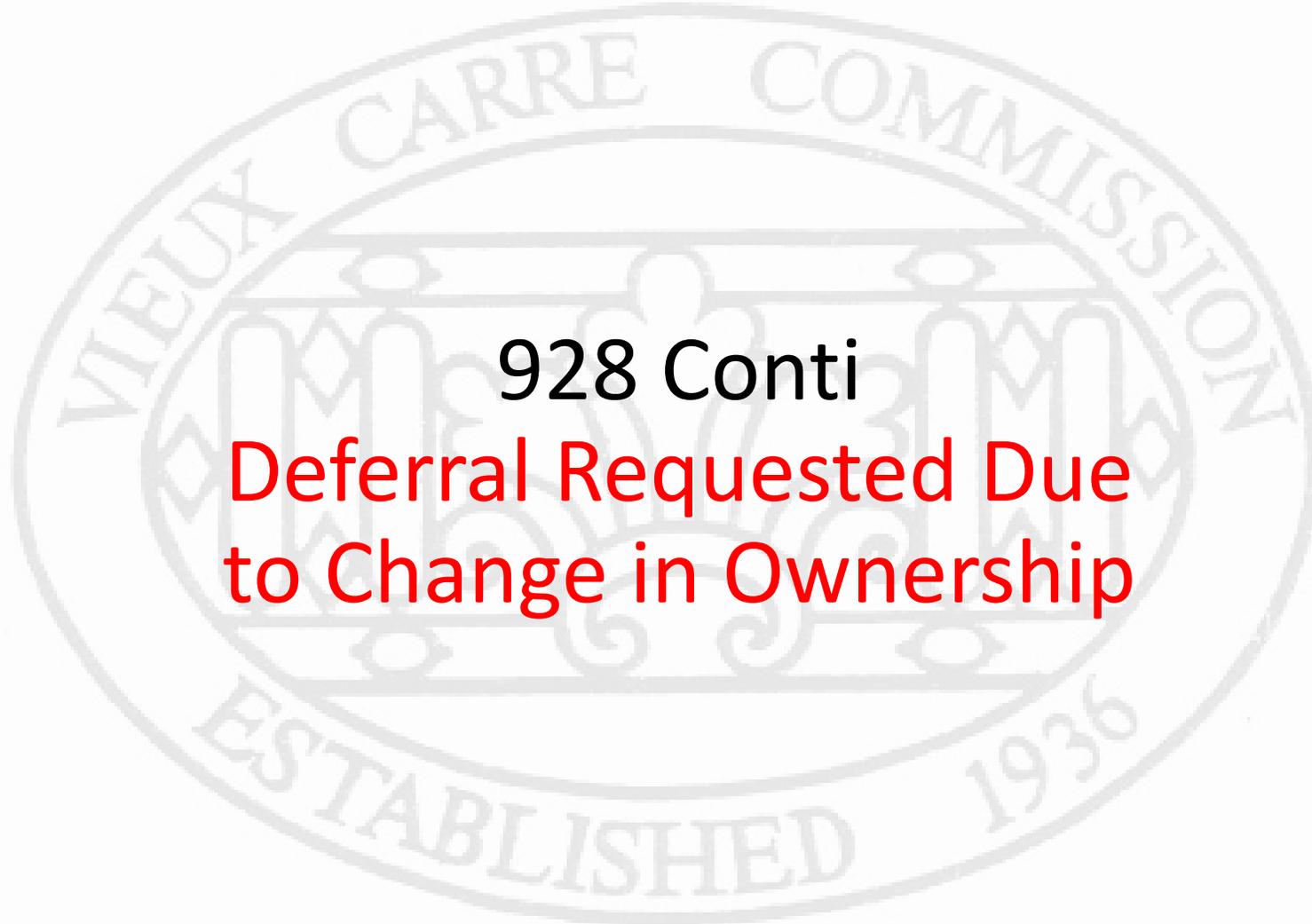


Figure 3 New Keypad



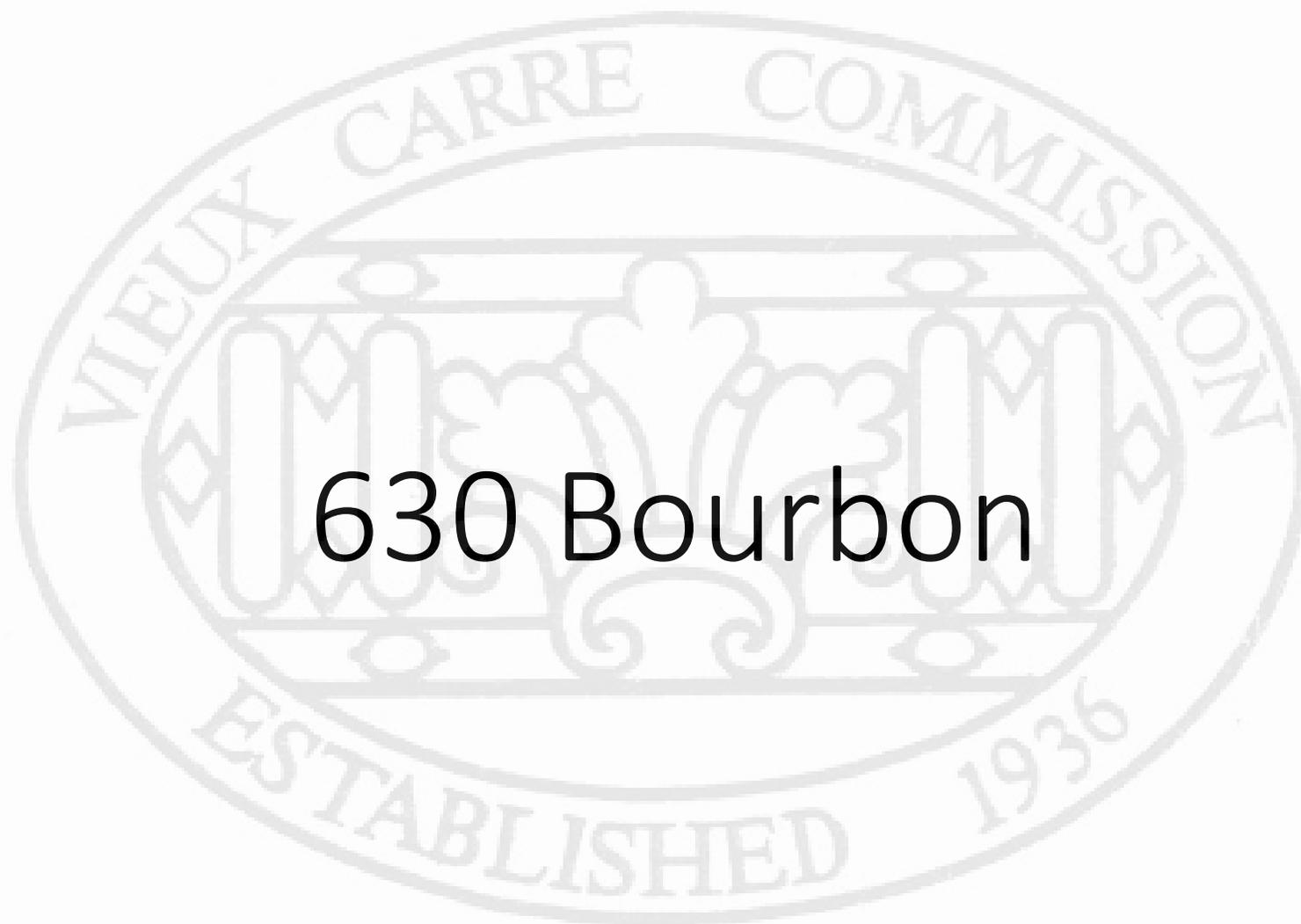
Figure 2 Old Keypad

Note: Owner will also be submitting a subsequent application for the installation or retention of copper metal parapet cap on the house pursuant to an Engineer Report that is in process.

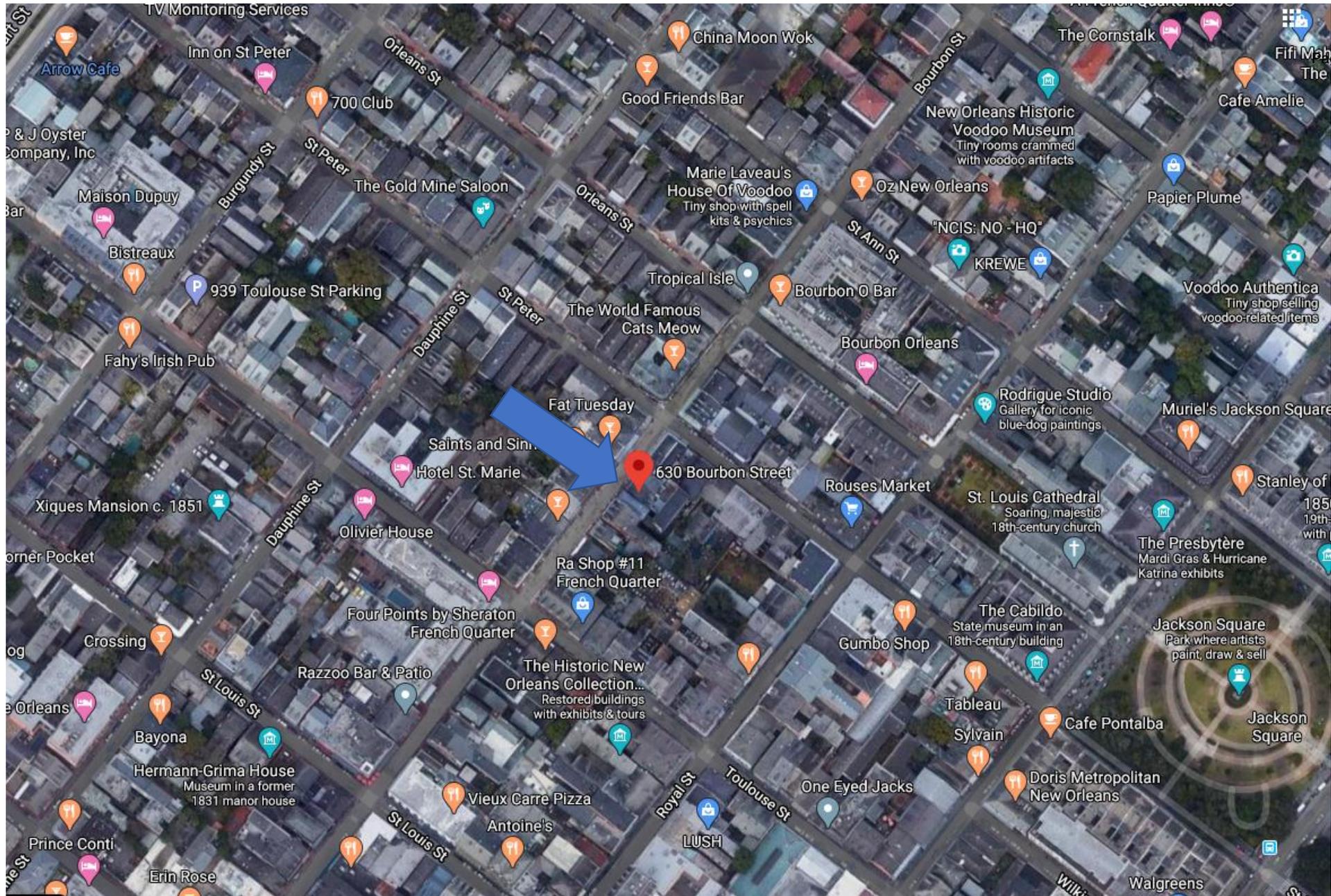


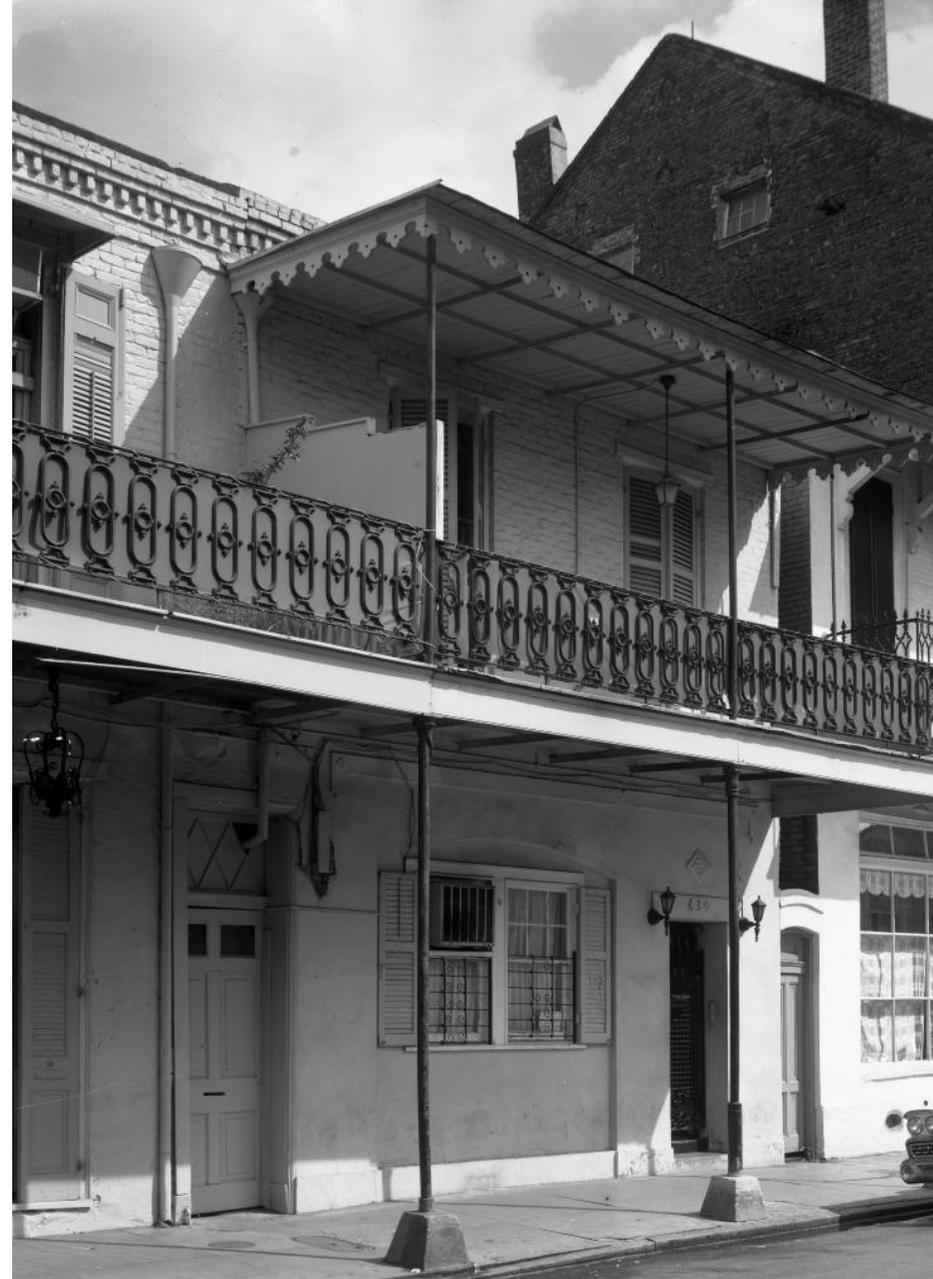
928 Conti

Deferral Requested Due
to Change in Ownership



630 Bourbon





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VCC Architectural Committee

May 10, 2022





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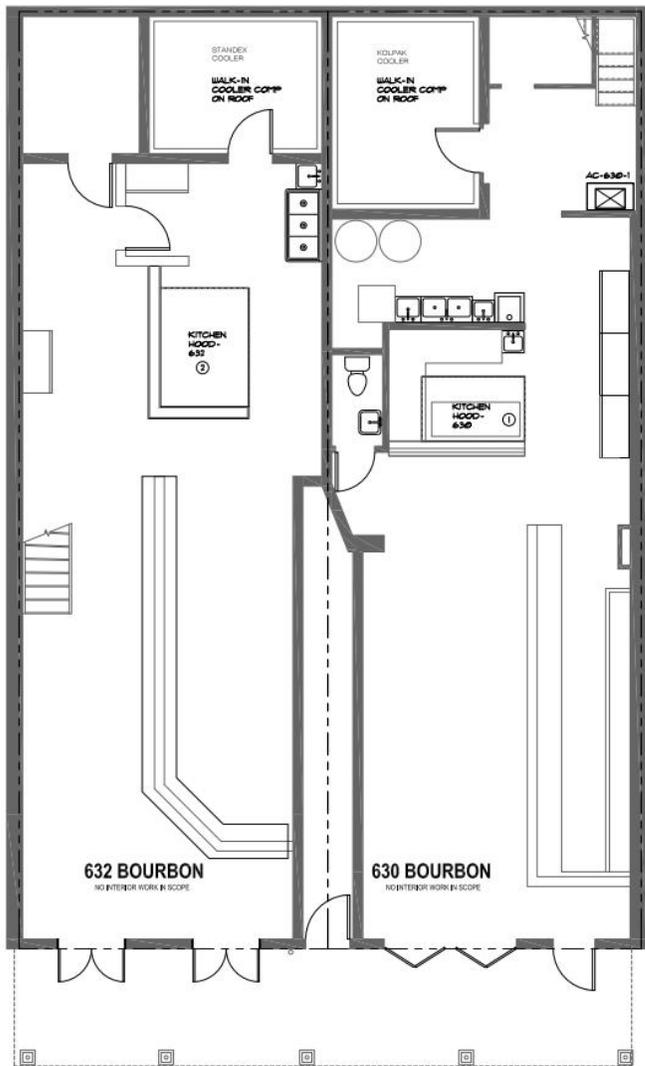


630 Bourbon

VCC Architectural Committee

May 10, 2022





1ST FLOOR PLAN - EXISTING MECHANICAL EQUIP LAYOUT
1/4" = 1'-0"



2 BLDG 630 - KITCHEN HOOD
NTS



1 BLDG 632 - KITCHEN HOOD
NTS

AIR CONDITIONING SYSTEM SCHEDULE

EQUIPMENT DESIGNATION	NOMINAL TONS	AIR HANDLING UNIT				CONDENSING UNIT				
		MAKE	MODEL NO.	MOTOR HP	WEIGHT LBS.	MAKE	MODEL NO.	VOLTS/PH.	UNIT MCA/MCA/MOOP	WEIGHT LBS.
AC-630-1 / CU-630-1	5	TRANE	TUE600	3/4	240	TRANE	4TTS060	208/1	35.00	210
AC-630-2 / CU-630-2A/B	10	TRANE	TUE000	2	240	TRANE	4TTS060	208/1	35.00	210
AC-632-1 / CU-632-1A/B	10	TRANE	TUE000	2	240	LENNOX	ML4001-000	208/1	29.50	210
AC-632-2 / CU-632-2A/B	10	TRANE	TUE000	2	240	AFTER STAND	44TC4000	208/3	21/35	300
						AFTER STAND	44TC4000	208/3	21/35	300

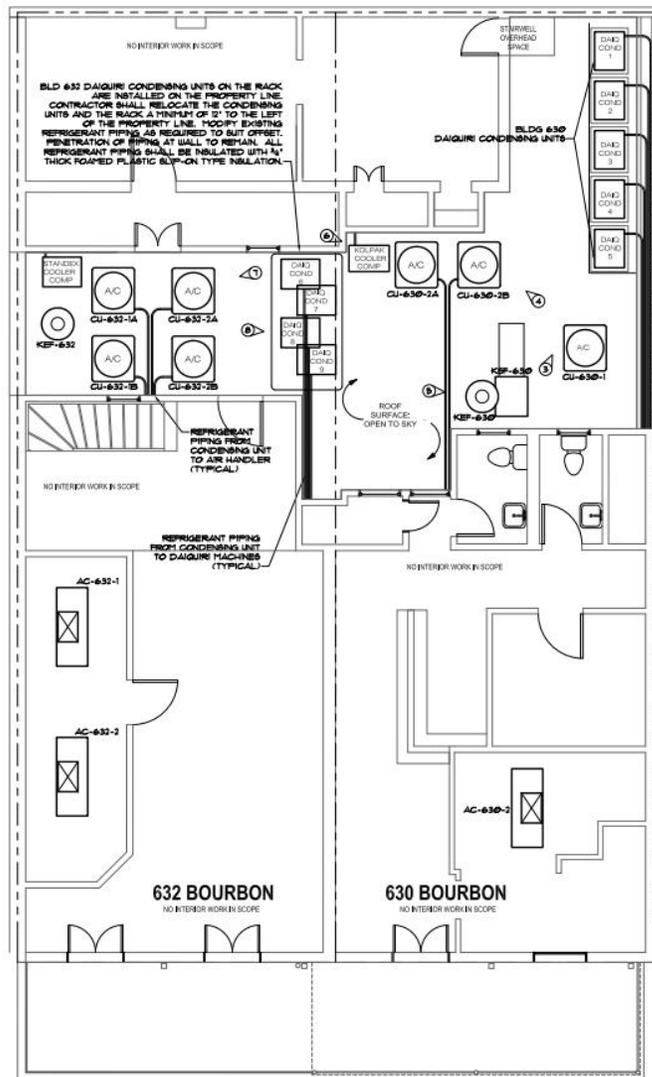
KITCHEN HOOD FAN SCHEDULE

FAN DESIG.	TYPE	MANUFACTURER	MODEL NO.	CFM	MOTOR DATA	
					HP	VOLTS PH.
630-KHF	ROOF MOUNTED EXHAUST	CAPTIVE AIRE	DUB0-FA	1500	1/2	208 1
630-KHF	IN-LINE FILTERED	CAPTIVE AIRE	AL-040	1500	1/2	208 1
632-KHF	ROOF MOUNTED EXHAUST	ACQUREX	XRLB-101-S-G	1500	1/2	208 1

REMOTE CONDENSING UNIT (COMPRESSOR)

SYSTEM	MANUFACTURER	MODEL NO.	VOLTS/PH.	UNIT MCA/MCA/MOOP	WEIGHT LBS.
DAIGUIRE COND 1	COPELAND	FJAH-A282	208/1	29.2/40	210
DAIGUIRE COND 2	COPELAND	FJAH-A282	208/1	29.2/40	210
DAIGUIRE COND 3	COPELAND	FJAH-A282	208/1	29.2/40	210
DAIGUIRE COND 4	COPELAND	FJAH-A282	208/1	29.2/40	210
DAIGUIRE COND 5	COPELAND	FJAH-A282	208/1	29.2/40	210
DAIGUIRE COND 6	COPELAND	FJAH-A282	208/1	29.2/40	210
DAIGUIRE COND 7	COPELAND	FJAH-A282	208/1	29.2/40	210
DAIGUIRE COND 8	COPELAND	FJAH-A282	208/1	29.2/40	210
DAIGUIRE COND 9	COPELAND	FJAH-A282	208/1	29.2/40	210
DAIGUIRE COND 10	COPELAND	FJAH-A282	208/1	29.2/40	210
COOLER COMP 630	KOLPAK	PC6000	208/1	51/8	-
COOLER COMP 632	STANDEX	HLF00000	208/1	18.0/0	-





2ND FLOOR PLAN - EXISTING MECHANICAL EQUIP LAYOUT
1/4" = 1'-0"



3 BLDG 630 - A/C COND UNIT & DAIGUIRI COND UNITS



2 BLDG 630 - A/C COND UNITS



5 BLDG 630 - KITCHEN HOOD EXHAUST & SUPPLY FANS



6 BLDG 630 - WALK-IN COOLER COMP & A/C COND UNITS



7 BLDG 632 - (4) A/C COND UNITS, HOOD EXHAUST FAN & COOLER COMP



8 BLDG 632 - (4) DAIGUIRI CONDENSING UNITS

630 Bourbon





- CIVIL
- STRUCTURAL
- INDUSTRIAL
- MARINE

June 15, 2022

Mr. Charles Ward Jr
Rozas Ward Architects
1100 Poydras Street Suite 3550
New Orleans, Louisiana 70163

*RE: 630 & 632 Bourbon Street
New Orleans, Louisiana 70130
Report of Findings*

Dear Mr. Ward:

In accordance with your request, we completed a limited visual structural observation of the above captioned first floor ceiling and second floor roof framing at the circled location on the attached drawing in an effort to determine if its overall structural construction is able to carry the intended service loads.

Observations

We completed our observation and noted that this portion of the roof is currently carrying six mechanical units along with miscellaneous systems of mechanical piping and, of course, the roof membrane system itself. We were able to partially view the framing at the first ceiling/low roof at the second level. We also noted that there was partially exposed framing on the ground level. This framing is supported by interior loadbearing walls that have limited the span of the roof members to under 10 feet (were visible). Accordingly, we concluded that the existing framing is carrying the intended service loads with no visible signs of distress, deflection, or any other condition that would cause visible structural degradation.

Conclusion

We therefore consider this portion of the building framing to be structurally sound in its present condition.

Thank you for the opportunity to provide this information to you. Please contact our office if you are in need of further assistance. We reserve the right to amend this report if additional information becomes available.

Respectfully,
Carubba Engineering, Inc.

Roy M. Carubba, P.E.
w/ attachments

O:\Carubba\2022\089 630 & 632 Bourbon Street\Documents\2022.06.15 Report.doc

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

630 Bourbon

VCC Architectural Committee

May 10, 2022





GENERAL NOTES - FACADE REPAIRS

1. BEFORE THE COMMENCEMENT OF ANY WORK IN THE ERECTION OF ANY NEW BUILDING OR IN THE ALTERATION OR ADDITION TO, OR PAINTING OR REPAIRING OR DEMOLISHING OF ANY EXISTING BUILDING, WHERE ANY PORTION OF THE EXTERIOR OF THE BUILDING IS IN THE VEUX CARRE SECTION, APPLICATION BY THE OWNER FOR A PERMIT THEREFOR SHALL BE MADE TO THE VEUX CARRE COMMISSION, ACCOMPANIED BY THE FULL PLANS AND SPECIFICATIONS THEREOF, SO FAR AS THEY RELATED TO THE PROPOSED APPEARANCE, COLOR, TEXTURE OF MATERIALS AND ARCHITECTURAL DESIGN OF THE EXTERIOR, INCLUDING THE FRONT, SIDE, REAR, AND ROOF OF SUCH BUILDING, ALTERATION OR ADDITION OR OF ANY OUT BUILDING, PARTY WALL, COURTYARD, FENCE OR OTHER DEPENDENCY THEREOF AS FOLLOWS.
2. REMOVE ALL COLORED ANODIZED AND STRING LIGHTS
3. REMOVE ALL MECHANICAL VALVES INSTALL ON THE BOURBON STREET ELEVATION
4. REMOVE ALL UNUSED WIRING AND CONDUIT FROM EXTERIOR OF BUILDING, SECURE ALL LOOSE WIRING AND CONDUIT STILL IN USE AND PAINT TO MATCH ADJACENT SURFACE

SPECIFIC NOTES - FACADE REPAIRS

- 1. REMOVE FLEXIGLASS INSTALL ON WINDOWS AND DOORS; REPAIR WINDOWS AND DOORS TO MATCH ADJACENT AS REQUIRED
- 2. REMOVE IMPERMISSIBLE LIGHT FIXTURES AND INSTALL KILZO LIGHTING MODIC EWSISE; PAINT LIGHT FIXTURES TO MATCH ADJACENT SURFACE
- 3. REMOVE PVC PLUMBING; REPLACE WITH # ALUMINUM CONDENSUIT; PAINT TO MATCH ADJACENT SURFACE
- 4. REPAIR GALLERY DECKING, FINISH, AND STRUCTURE TO REMOVE SAGGING; REPAIR AND/OR REPLACE ALL ROTTING OR DETERIORATED DECKING AND FASOR, SCORING AND FINISH COMPONENTS; REPLACE IN KIND
- 5. REPAIR ALL DAMAGED, DETERIORATING, OR DEFORMED WINDOWS, DOORS, AND ASSOCIATED TRIM, TYPICAL
- 6. REMOVE ALL DETERIORATING PAINT AND REPLACE IN KIND, TYPICAL
- 7. REMOVE ALL GRAFFITI
- 8. REMOVE HARBOR EXTENSION; NO OCCUPANCY ON THE SECOND FLOOR

PERMIT SET	NO	REVISION	DATE
			06.13.2022
630 & 632 BOURBON STREET		PROJECT	
630 & 632 BOURBON STREET NEW ORLEANS, LA 70130			
21010		JOB NO	
BOURBON STREET ELEVATION		TITLE	
As indicated		SCALE	
Author/Checker		DRAWN/CHK	

A102

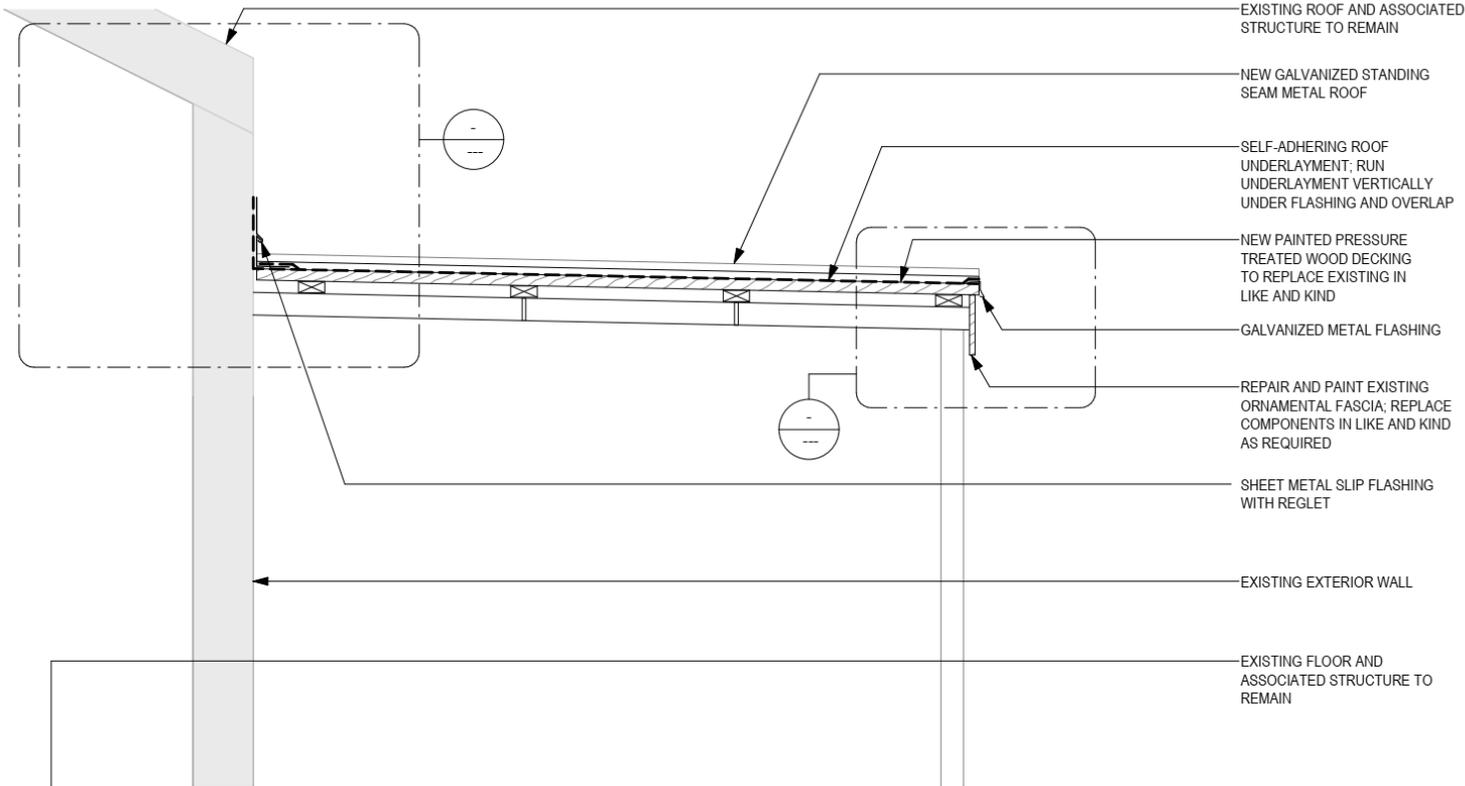
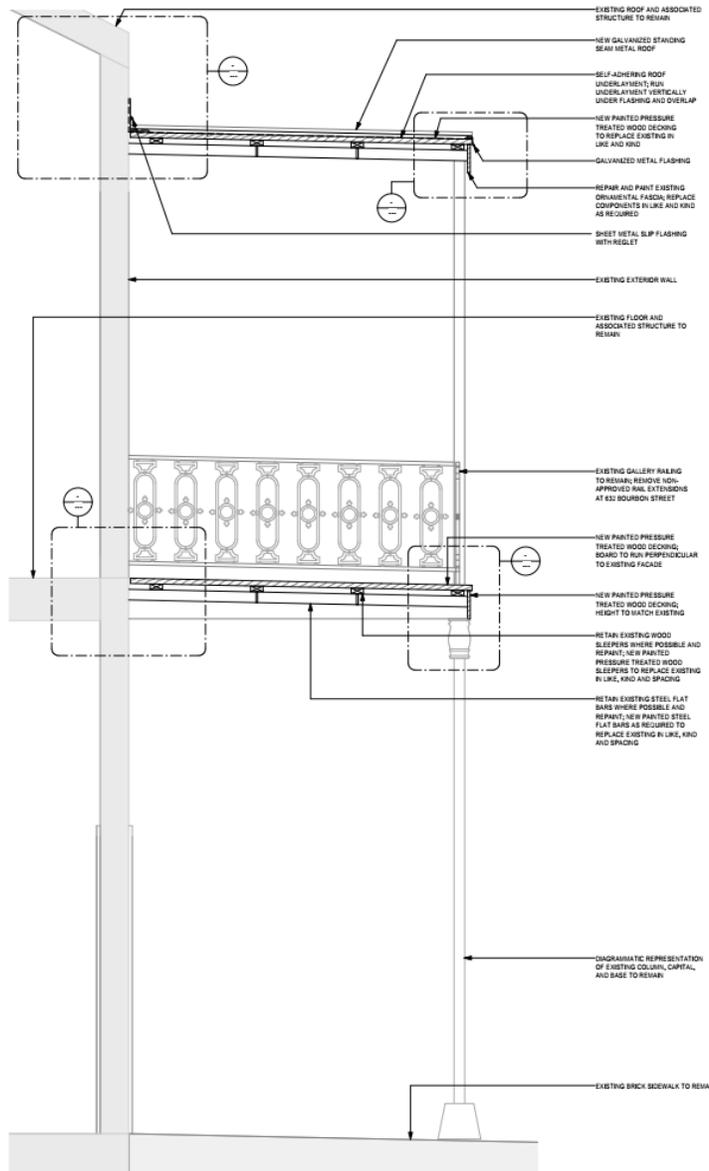
A PROFESSIONAL CORPORATION www.rozas-ward.com
1180 Poydras St., Suite 3550 No. LA 70163 504-524-4375

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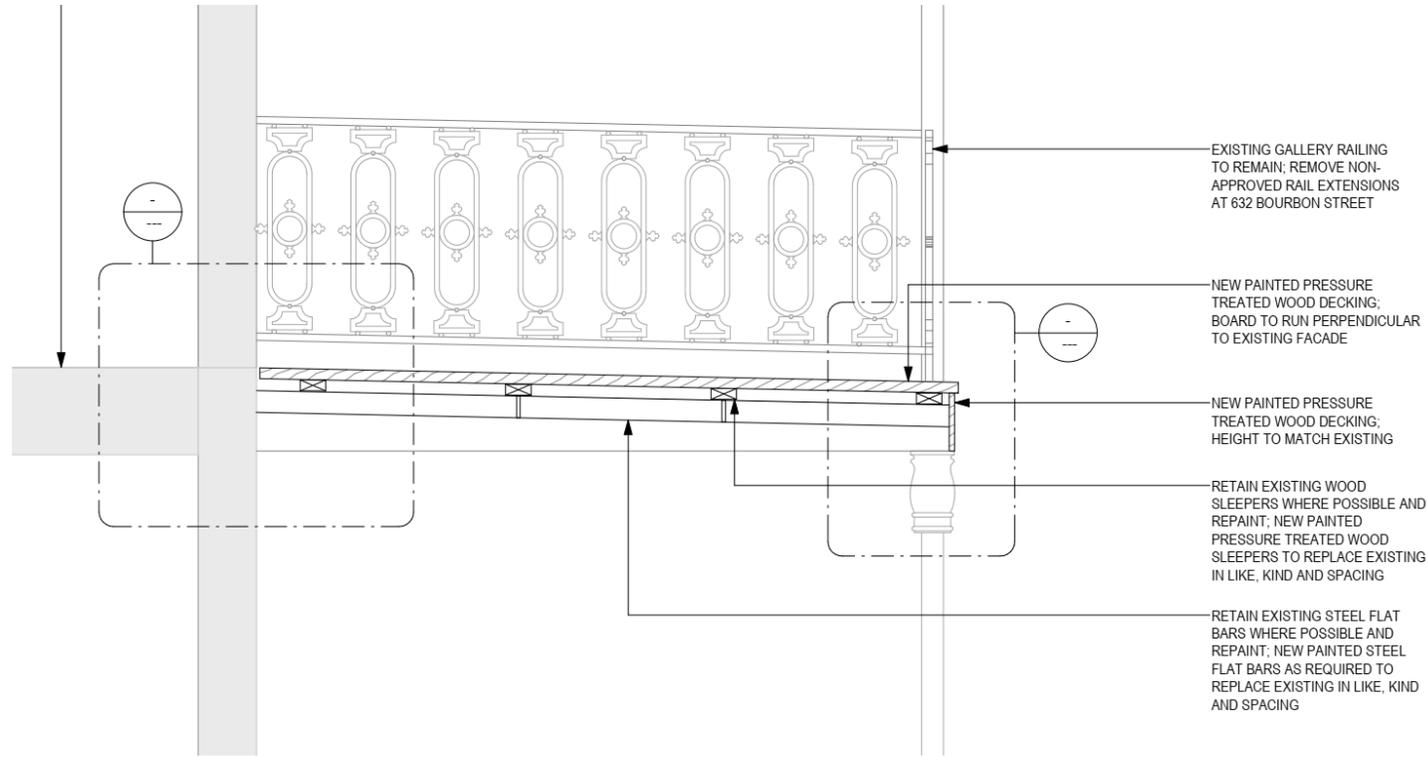
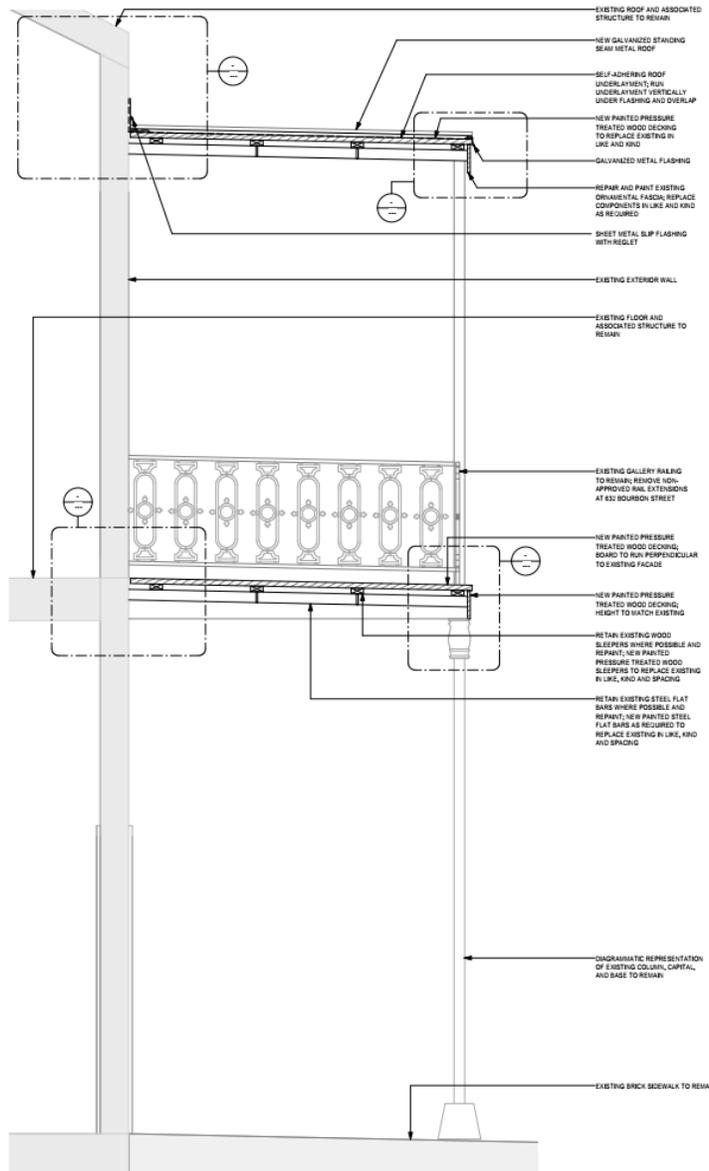
1 GALLERY AND AWNING SECTION DETAIL
3/4" = 1'-0"

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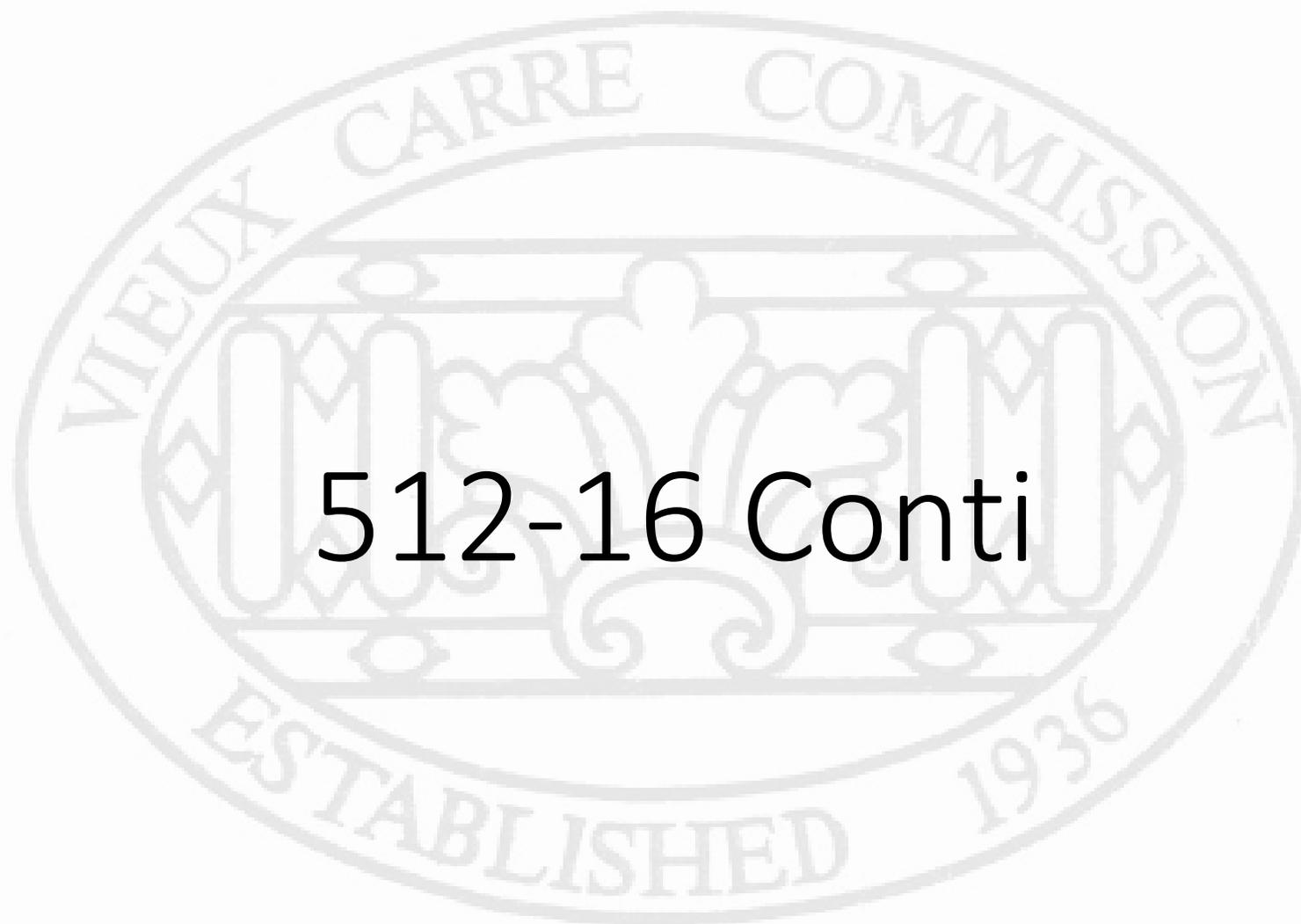
1 GALLERY AND AWNING SECTION DETAIL
3/4" = 1'-0"

630 Bourbon

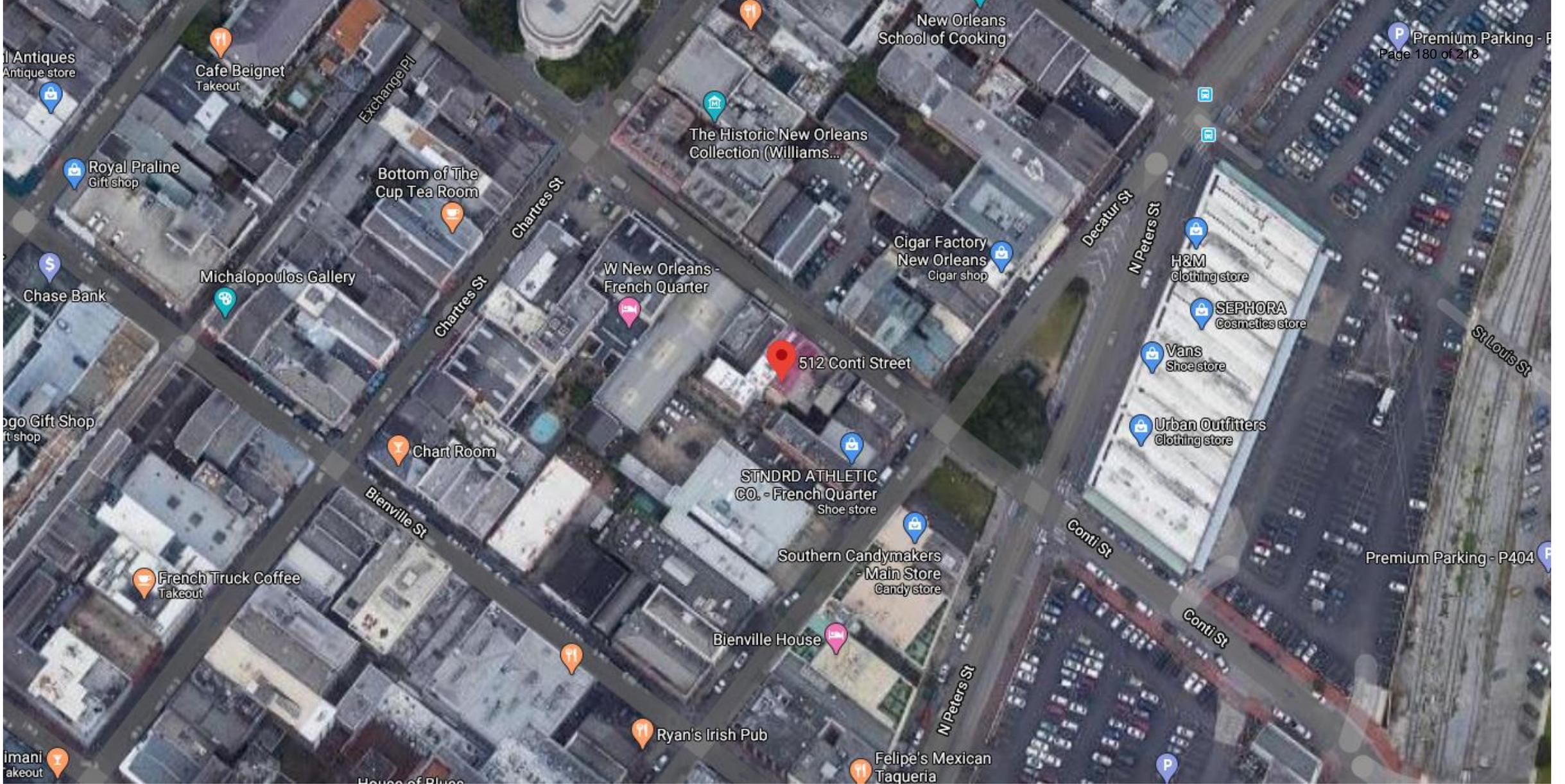
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512-16 Conti



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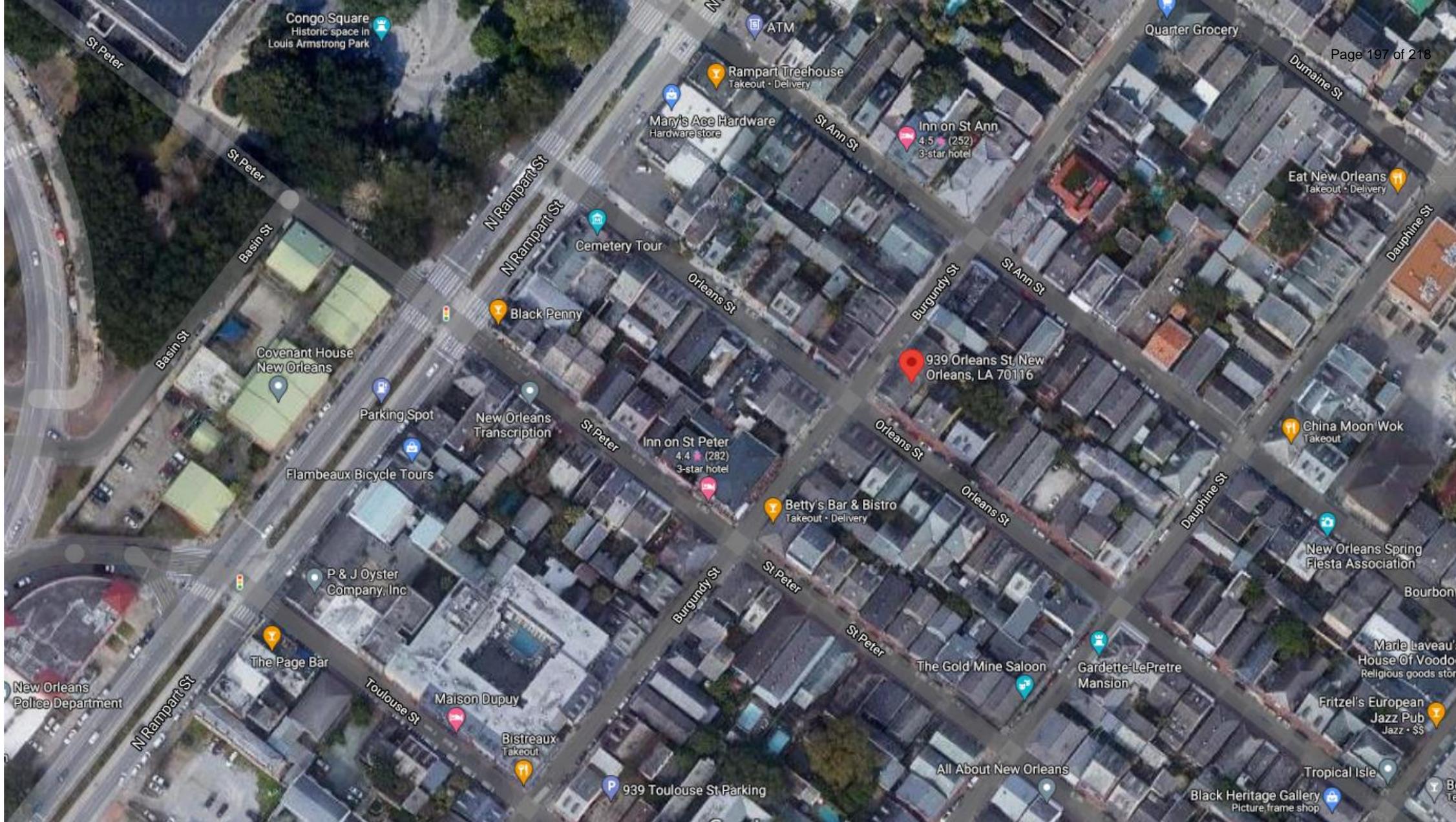
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939 Orleans



939-941 Orleans

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June 28, 2022





Workspaces ▾

© 2021 Eagleview

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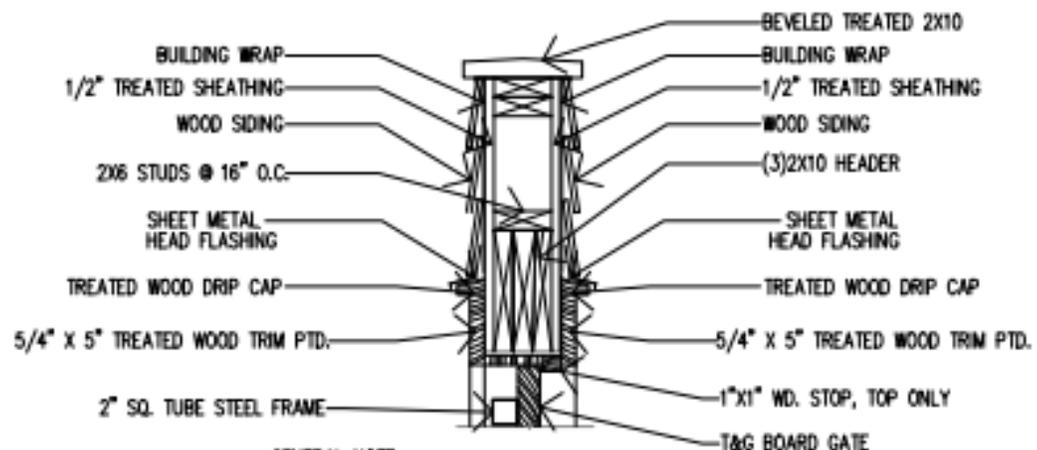


939-941 Orleans

VCC Architectural Committee

June 28, 2022

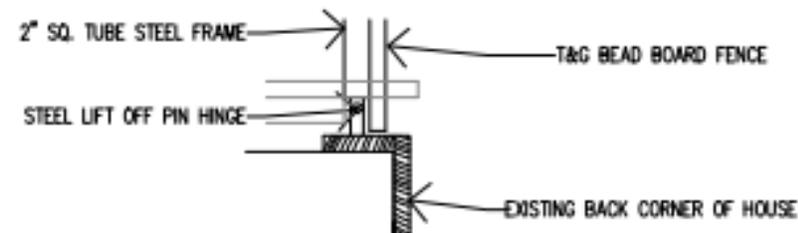
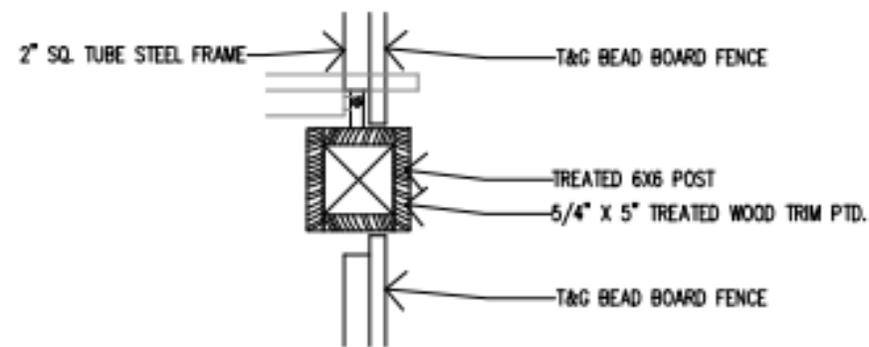
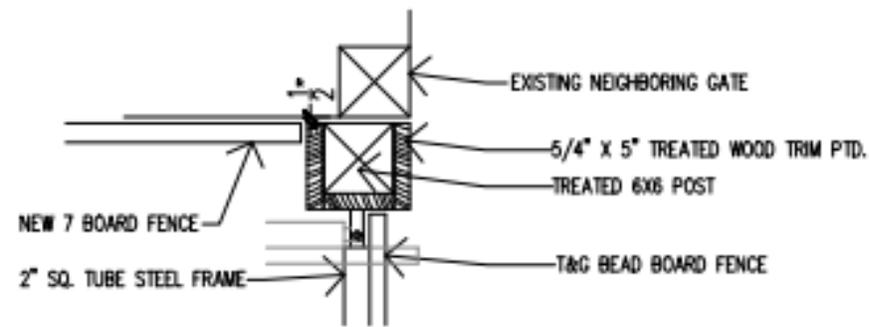




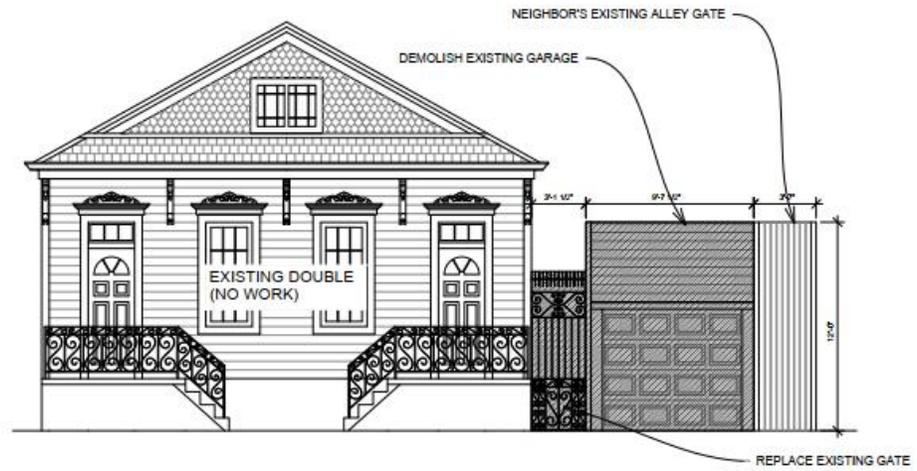
GENERAL NOTE:

1. BACK PRIME GATES AND TRIM PRIOR TO INSTALLATION
2. SUBMIT FINAL PAINT COLORS TO VCC FOR REVIEW PRIOR TO PAINTING

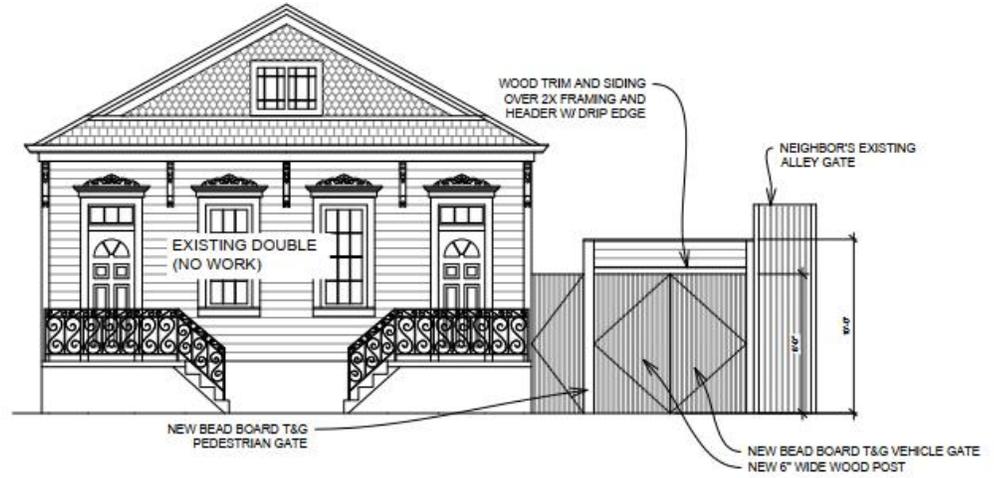
③ **DETAIL @ HEAD OF GATE ON ORLEANS**
1" = 1'-0"



④ **ENLARGED GATE PLAN ON ORLEANS**
1/8" = 1'-0"



2 EXISTING ELEVATION
3/16" = 1'-0"



4 PROPOSED ELEVATION
3/16" = 1'-0"





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