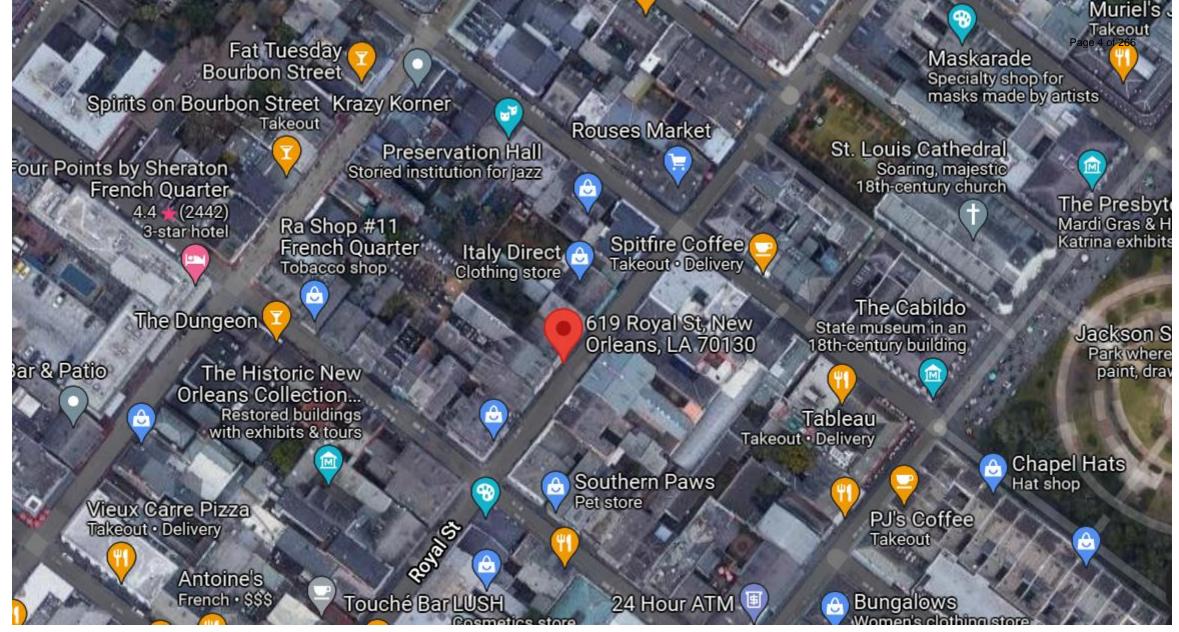
Vieux Carré Commission Architecture Committee Meeting

Tuesday, August 9, 2022













619 Royal



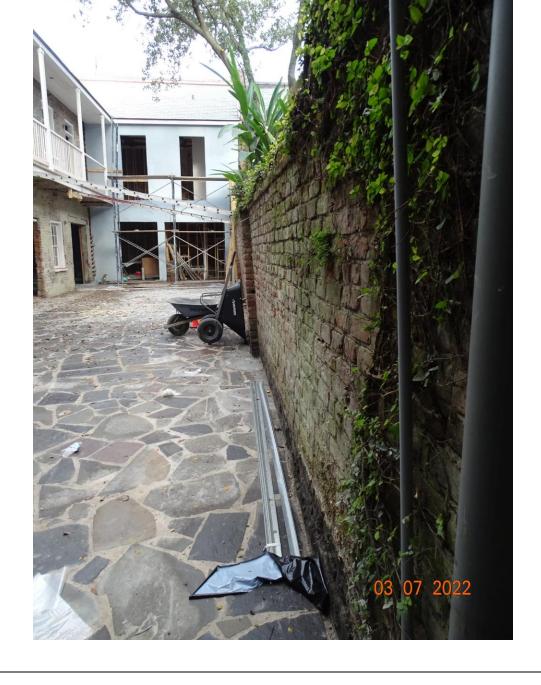


619 Royal





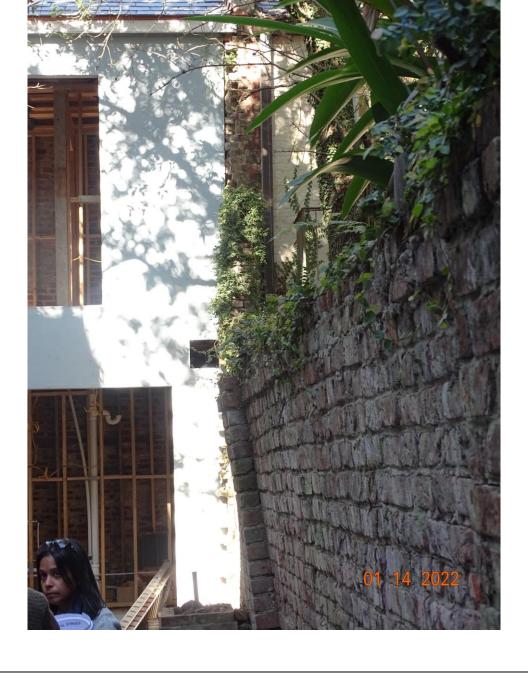


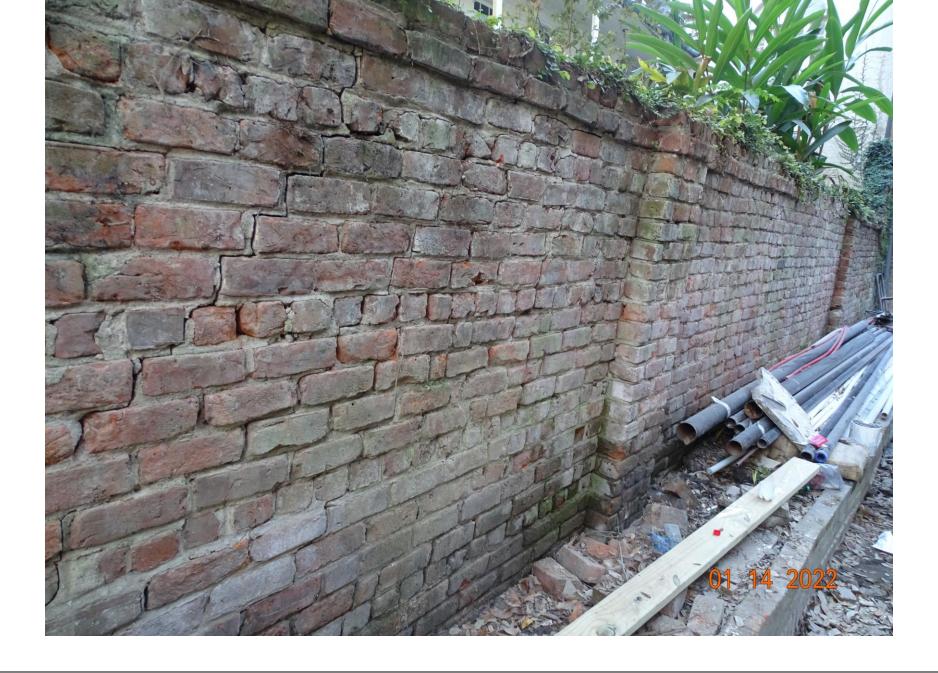






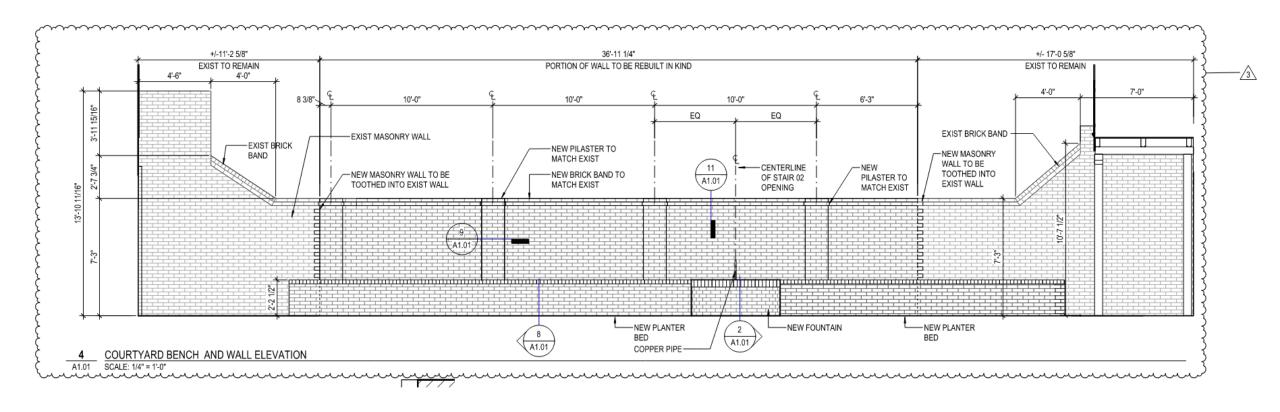






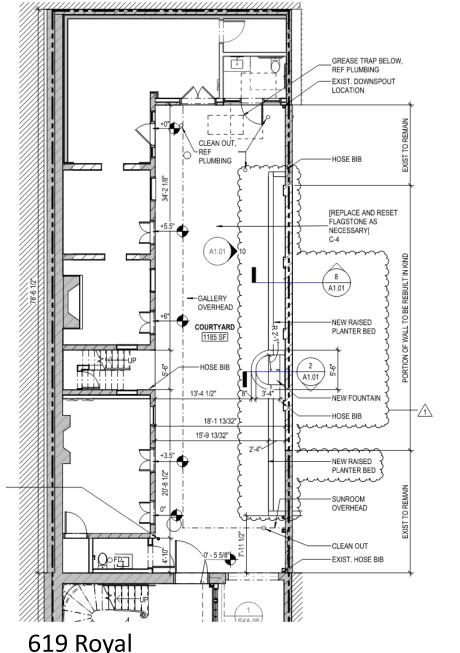


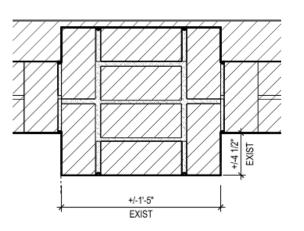




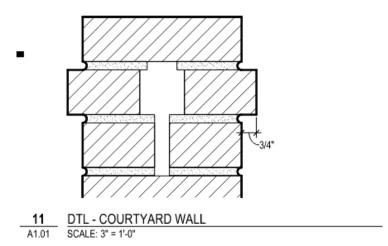




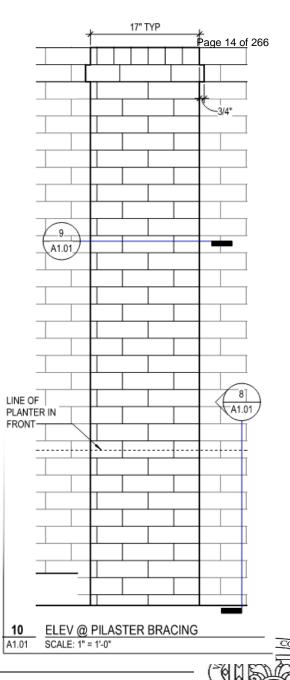


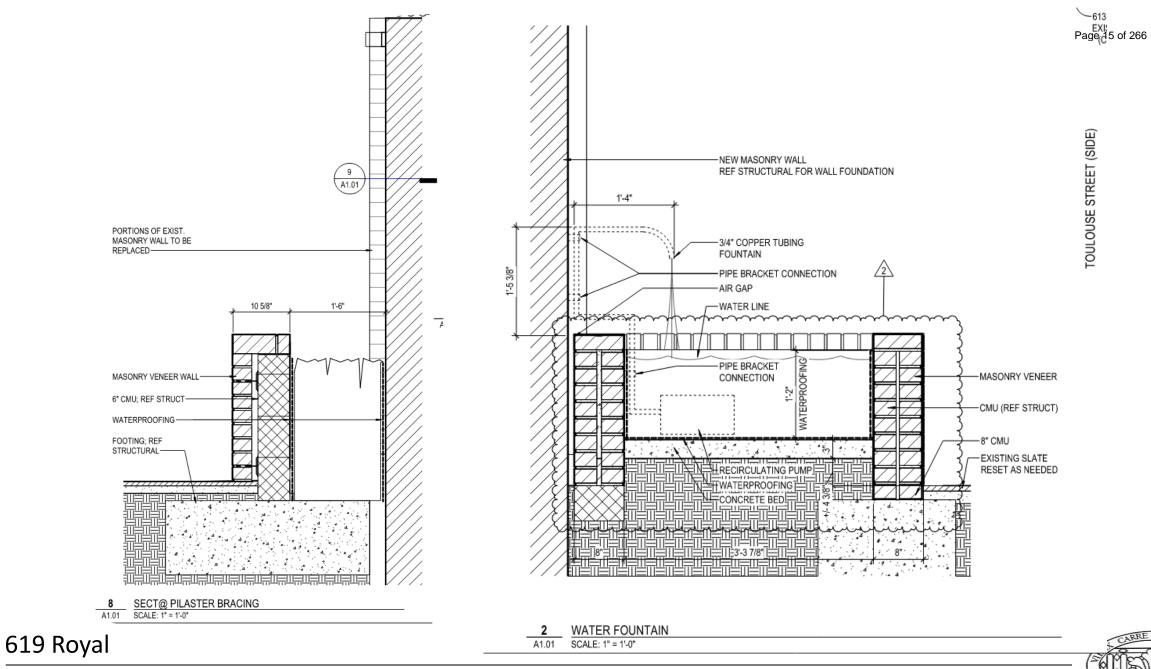


PLAN DTL - PILASTER SCALE: 1 1/2" = 1'-0"



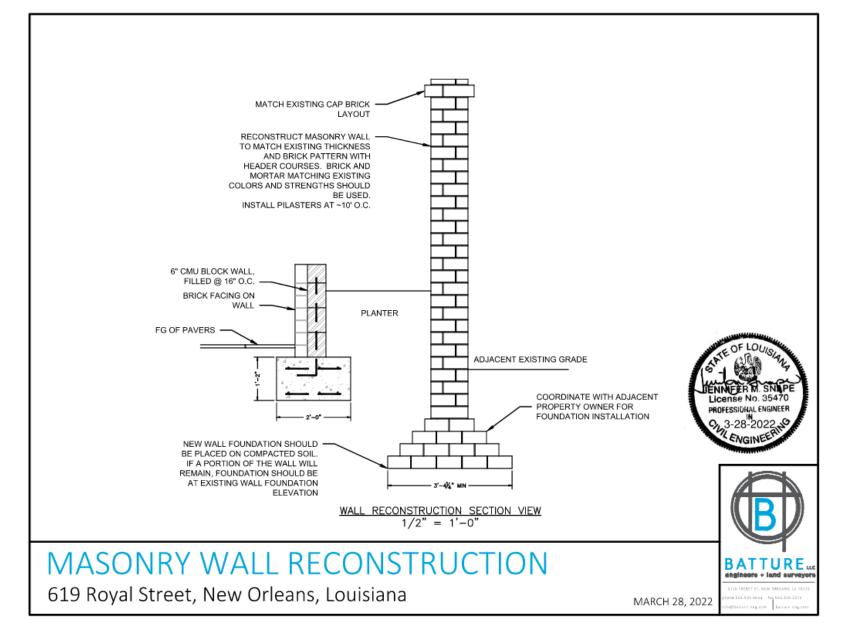
619 Royal





VCC Architectural Committee

August 9, 2022



619 Royal – as approved



ENGINEERING FIELD REPORT

PROJECT: 619 Royal Street

DATE: 7/15/2022

OBSERVATIONS:

Phil Aucoin, E.I. went to inspect the existing corbelling underneath the brick masonry wall in the courtyard of 619 Royal Street on July 12, 2022 to observe its condition. The wall had been partially demo'ed due to safety concerns of the leaning wall. The wall is to be rebuilt in kind in order to correct the lean.

The existing corbelling under the wall was found to be in poor condition and unsuitable to serve as a foundation for the rebuilt wall. Additionally, existing structures adjacent to the wall in the neighboring property have been discovered to have concrete foundations which partially conflict with the planned extents of the rebuilt wall's foundation.

RECOMMENDATIONS

 We would recommend that the wall foundation be rebuilt as a continuous concrete footing in order to not undermine these existing structure's foundations conflicting with the planned wall foundation locations.

ATTACHMENTS: Photos are attached.

REPORT BY: Phil Aucoin, El

Investigation described within consists only of visual observations of those features of the structure that were exposed and accessible. Neither my investigation nor this report should be considered to warrant or guarantee the structure or its components. Future investigation, observations, or occurrences may reveal other conditions of note or may indicate changes in the conditions mentioned above.





Figure 1: Existing vase structure and water fountain on adjacent property

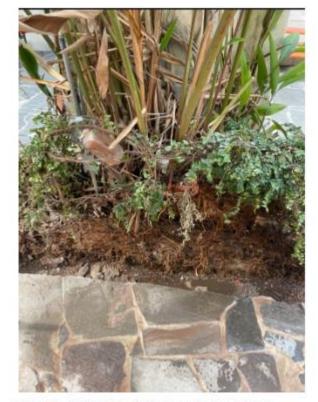
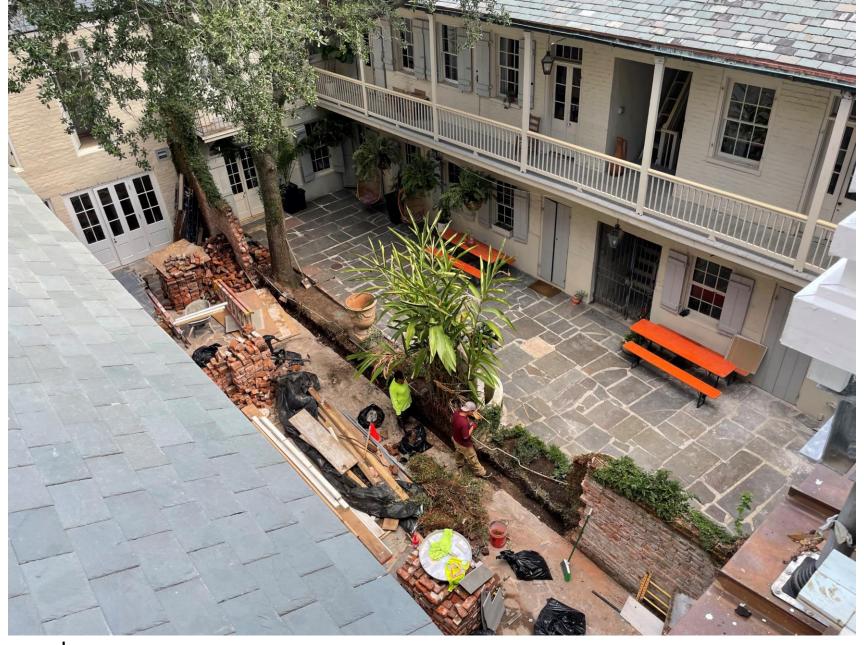
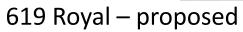
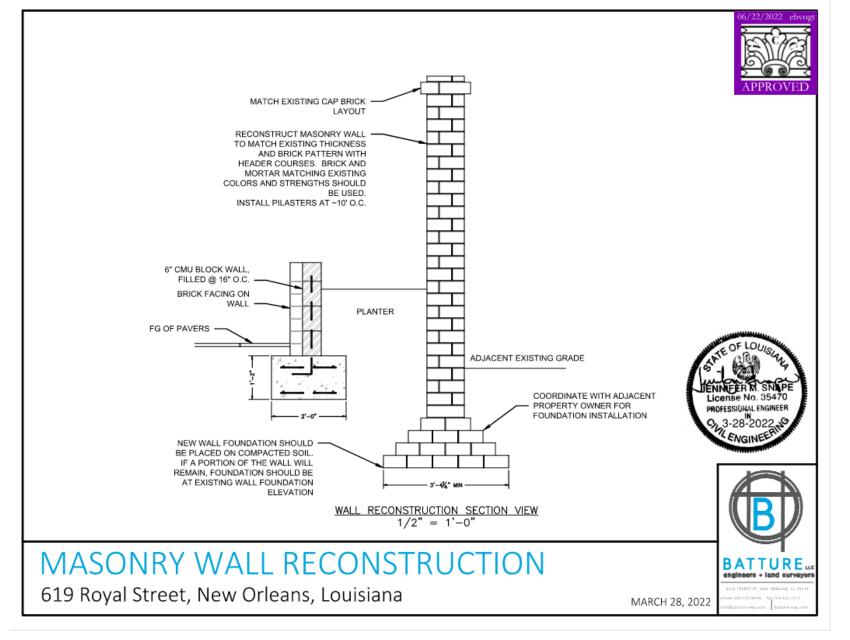


Figure 2: Existing fountain concrete foundation



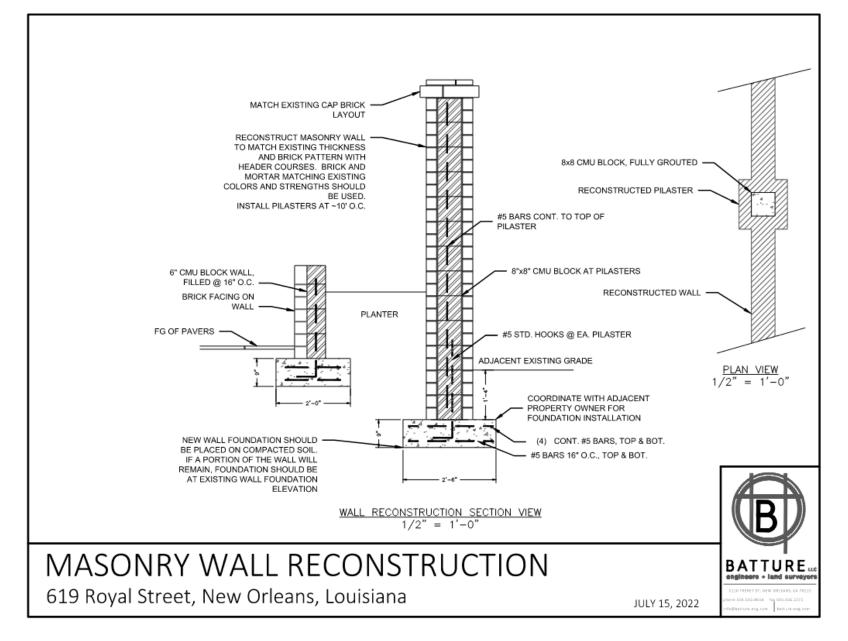






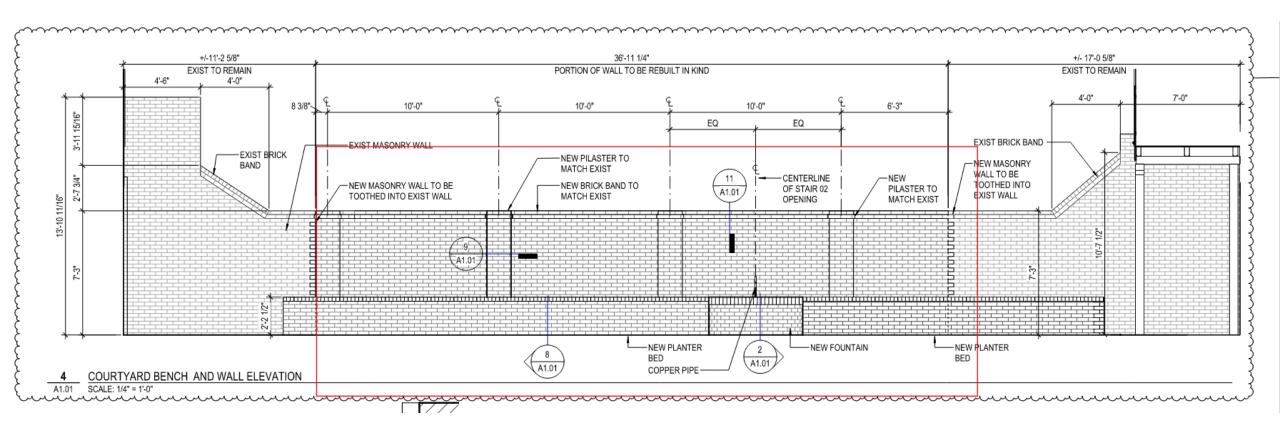
619 Royal – approved

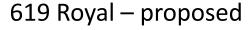




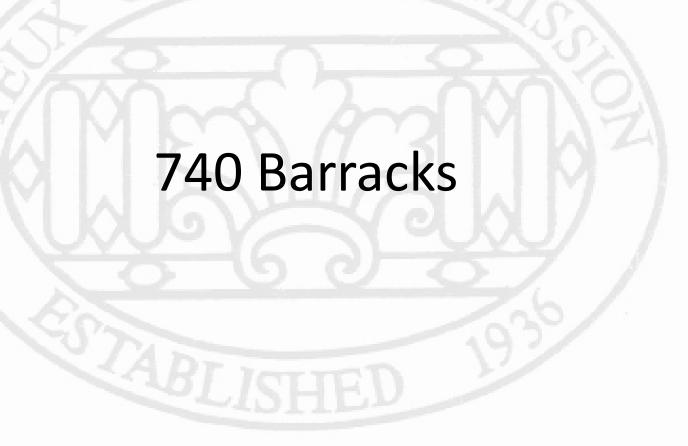
619 Royal – proposed

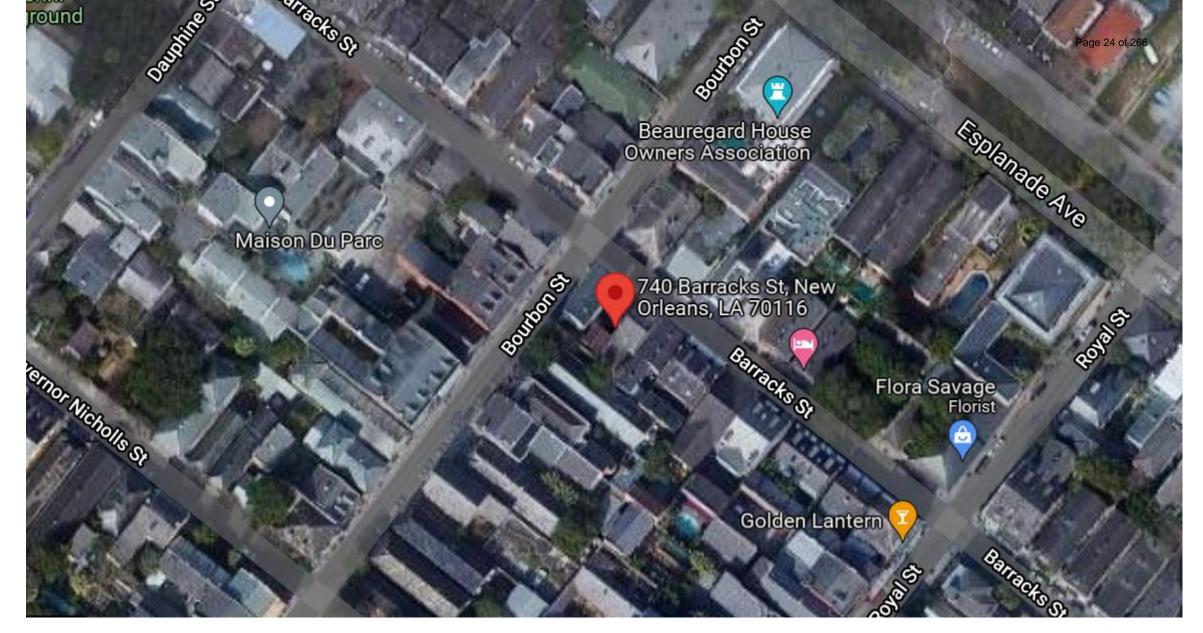






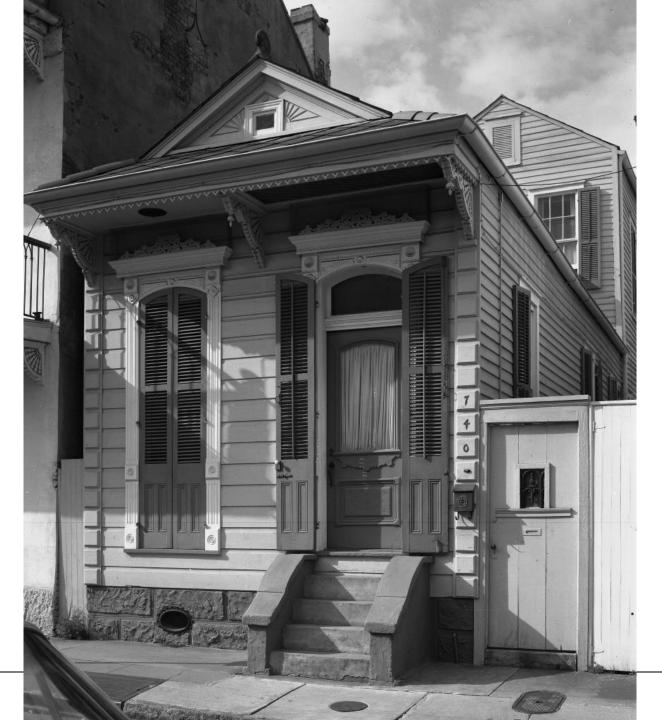






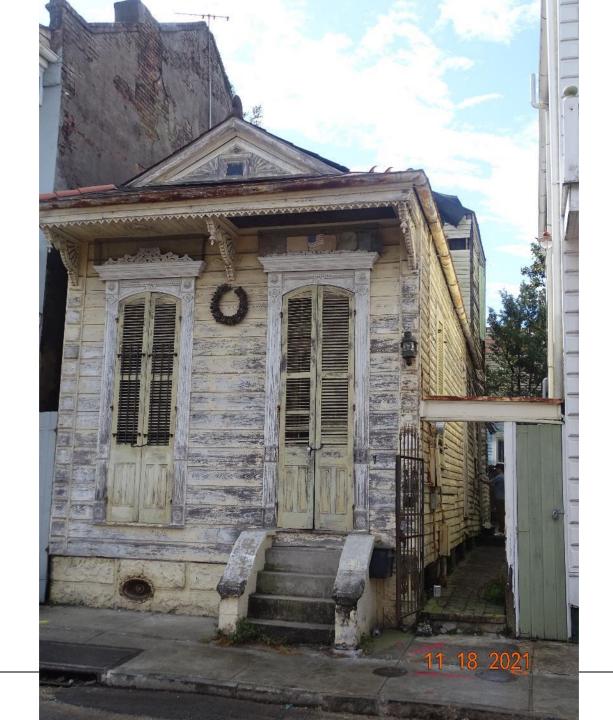






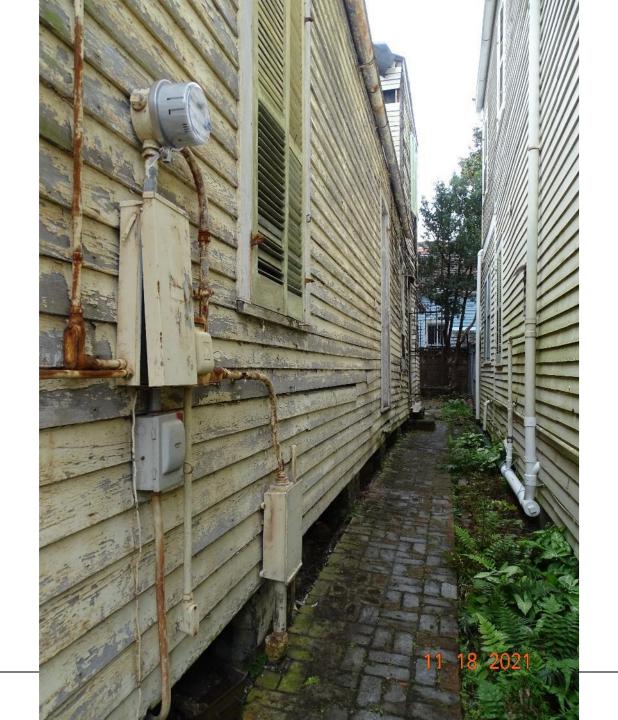


































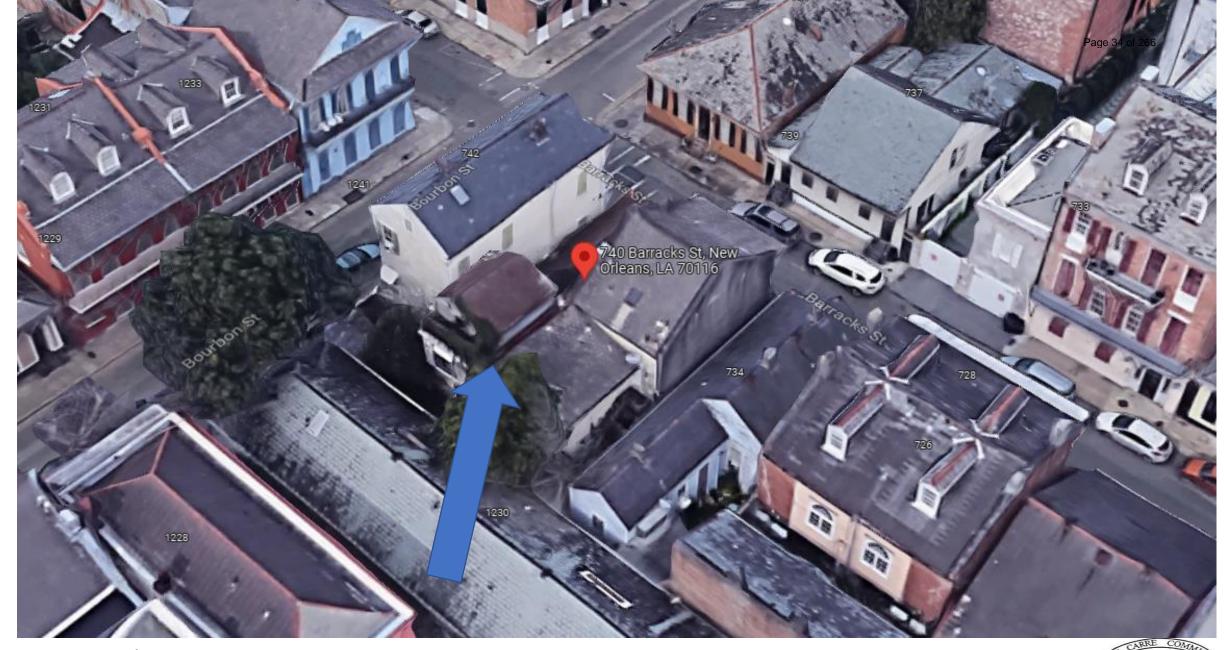


740 Barracks

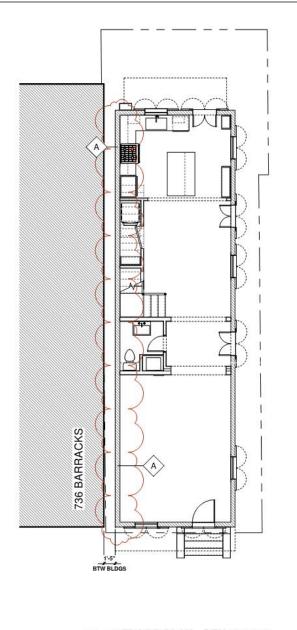


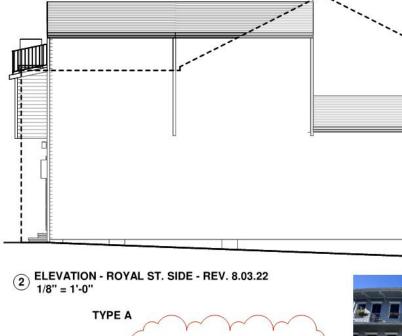


740 Barracks



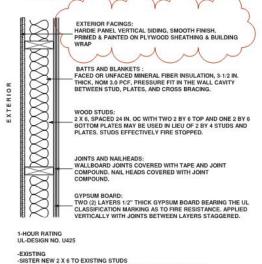
740 Barracks











-APPLY TWO (2) LAYERS 1/2" GYP BD TO INTERIOR OF 2 X 6 STUDS

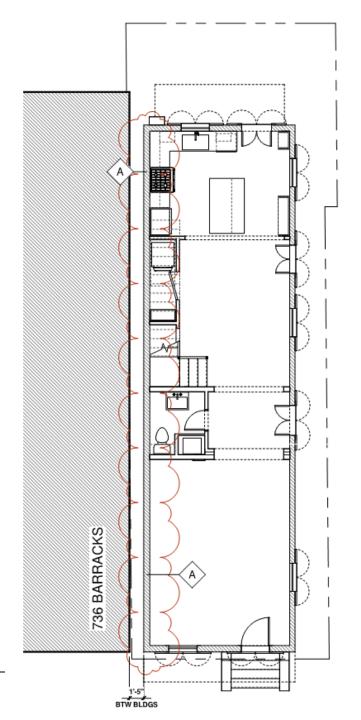
WALL TYPES - REV. 8.03.22 1" = 1'-0"



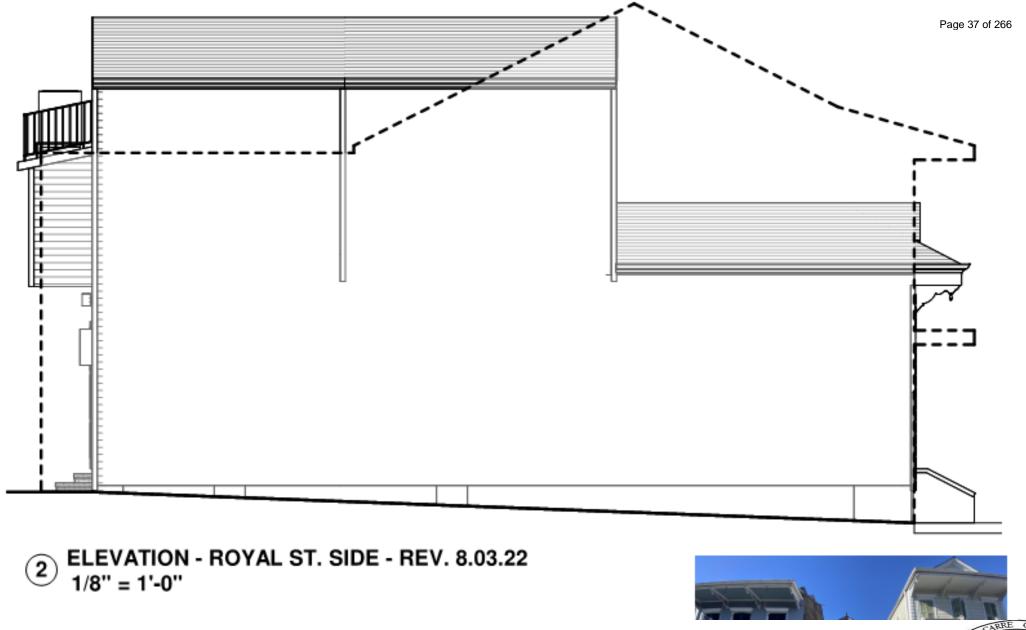
CORBETT SCOTT ARCHITECT

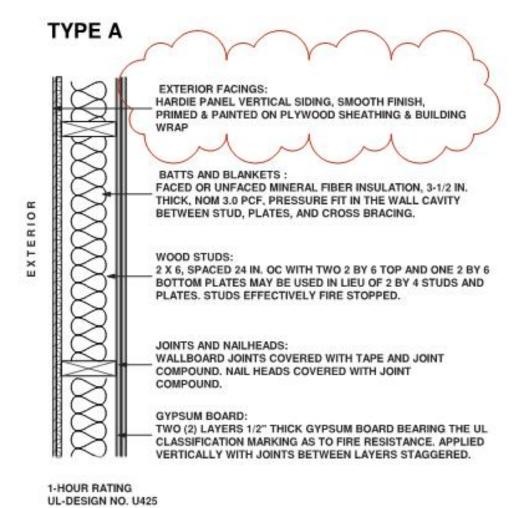
1st FLOOR PLAN - REV. 8.03.22 1/8" = 1'-0"

740 Barracks















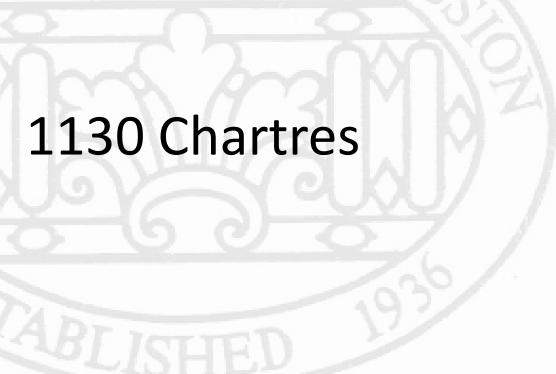
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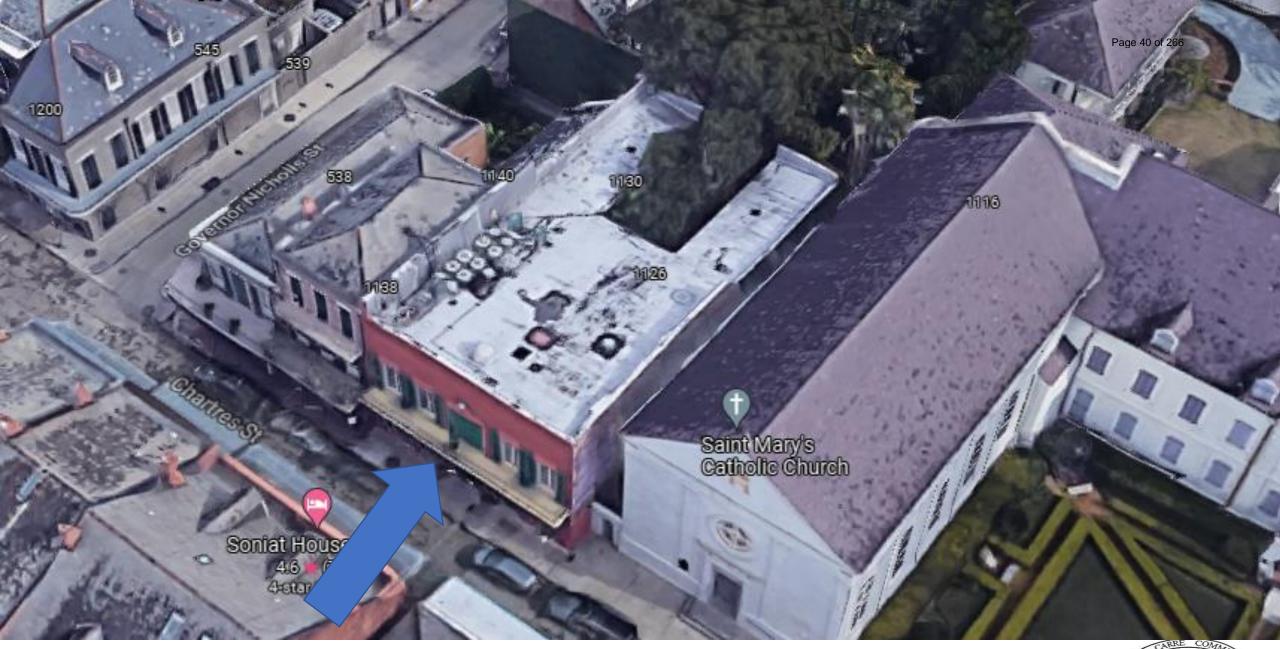
-SISTER NEW 2 X 6 TO EXISTING STUDS

-EXISTING

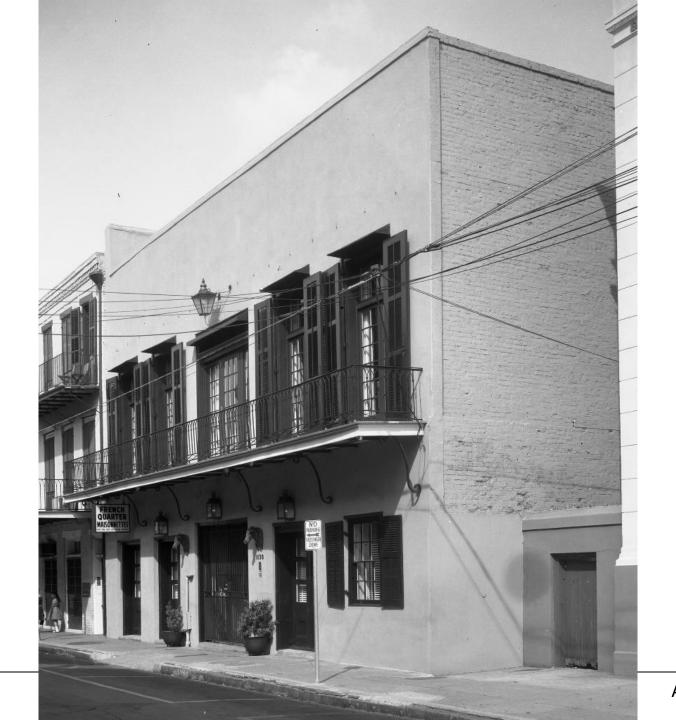




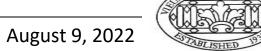














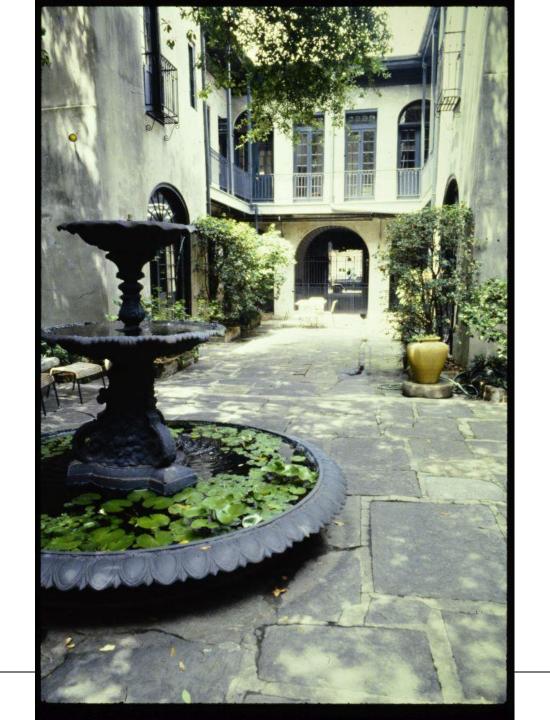




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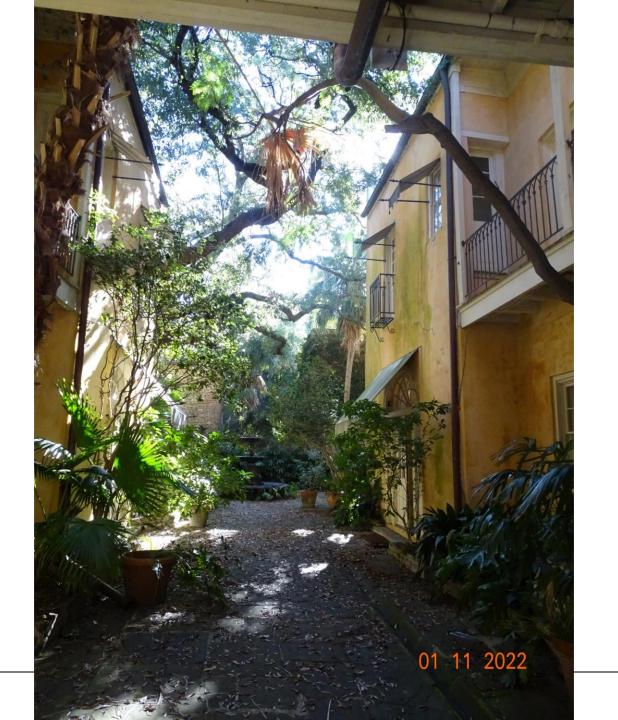








August 9, 2022







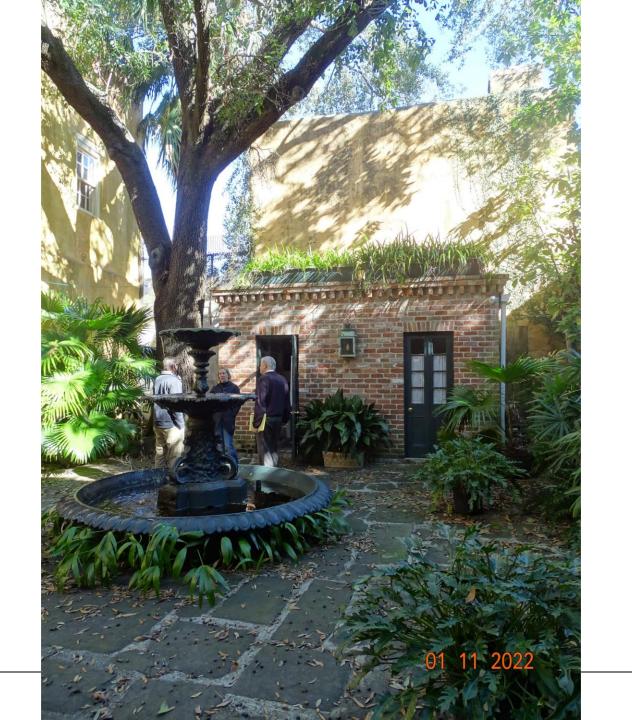




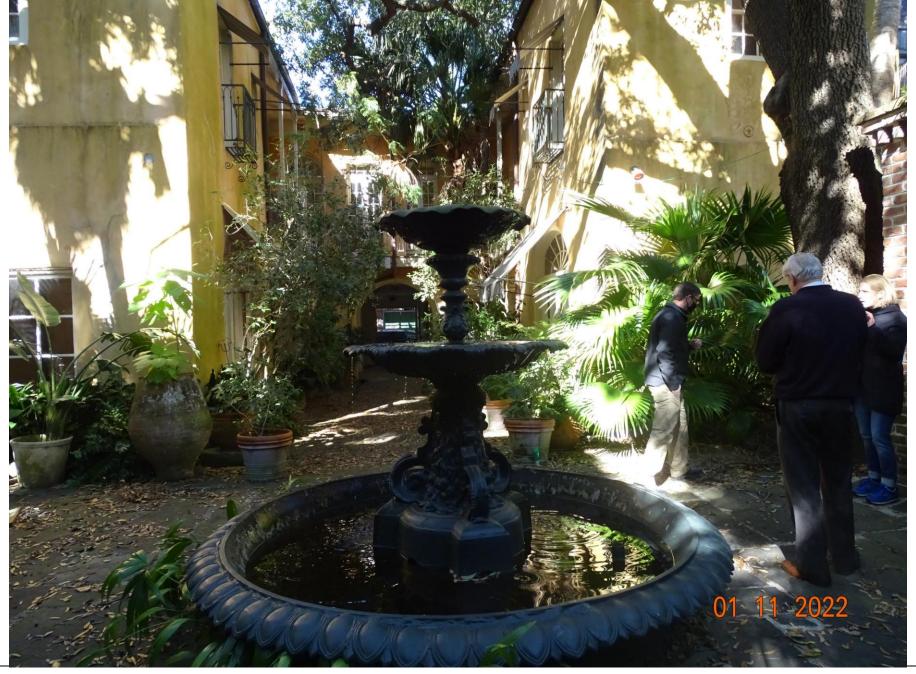




































1130 CHARTRES STREET NEW ORLEANS, LA 70116

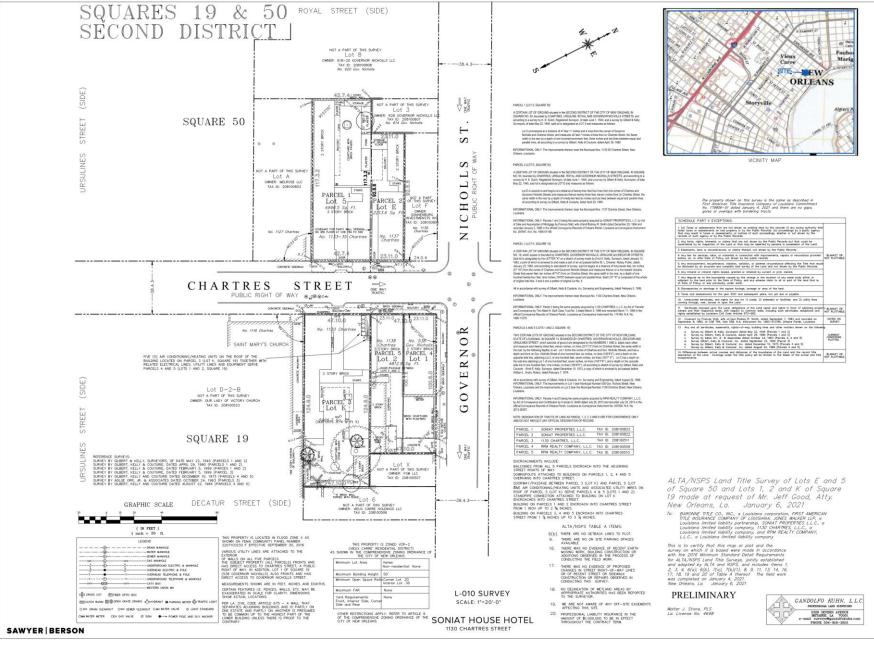


SAWYER | BERSON

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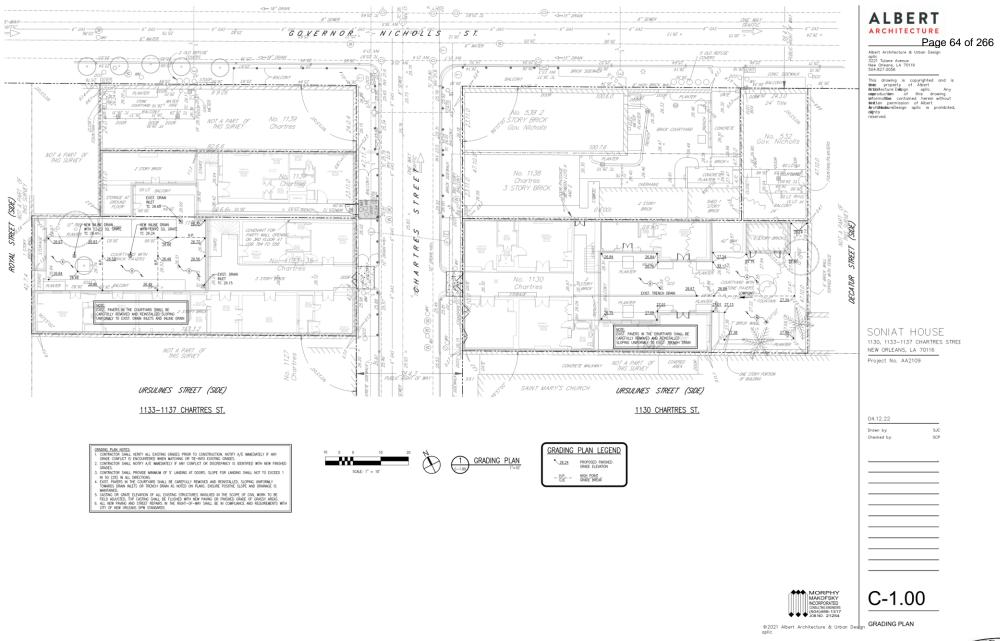


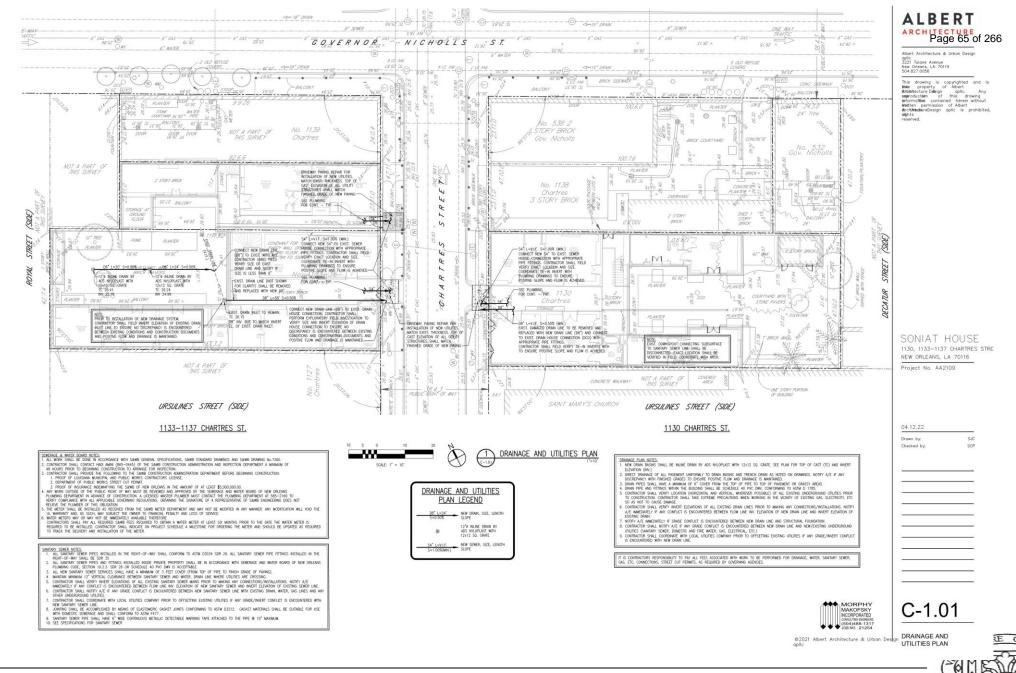


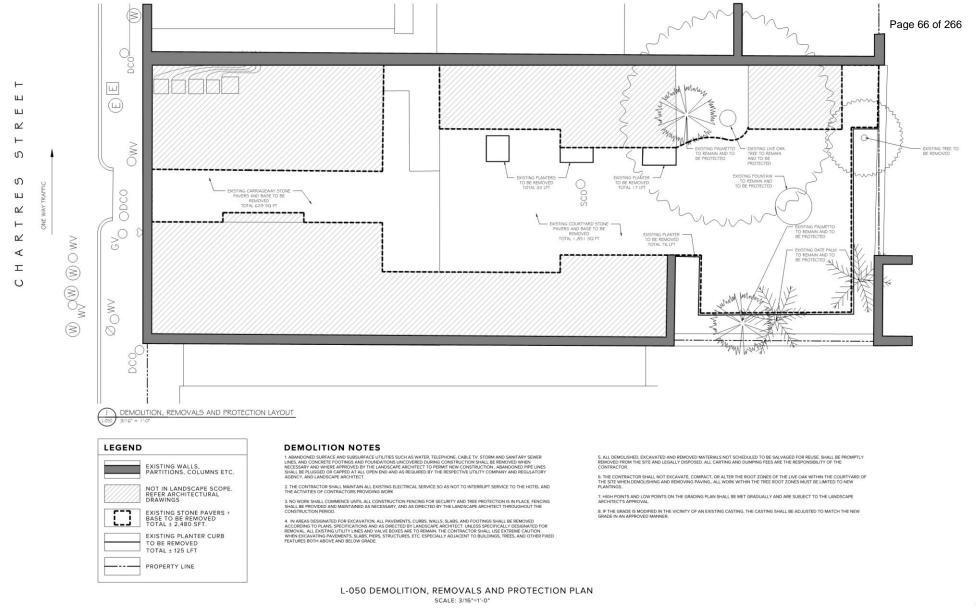




JULY 21, 2022







SONIAT HOUSE HOTEL 1130 CHARTRES STREET

SAWYER | BERSON



L-100 SITE DEVELOPMENT PLAN SCALE: 3/16"=1'-0"

SONIAT HOUSE HOTEL

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GRADING NOTES

1. THE CONTRACTOR SHALL BRING TO THE LANDSCAPE ARCHITECT'S ATTENTION ANY UNFORESEEN SUBSURFACE CONDITIONS ENCOUNTERED THAT MAY INTERFERE WITH THE PROPOSED WORK (I.E. FOUNDATIONS, PIPE, BRICK, ETC.).

THE CONTRACTOR SHALL REMOVE ALL SILT, DEBRIS AND OTHER OBSTRUCTIONS ATTRIBUTABLE TO HIS WORK FROM ANY EXISTING DRAINAGE STRUCTURES AND PIPING WITHIN THE CONTRACT LIMITS TO PROVIDE FOR PROPER STORM WATER DRAINAGE FLOW.

3. ANY MODIFICATION TO THE PROPOSED GRADING SHOWN ON THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

4. LOCATION OF EXISTING SEWER PIPE. DRAINAGE STRUCTURES, WATER LINES, WATER VALVES, GAS LINES AND ELECTRIC LINES ARE

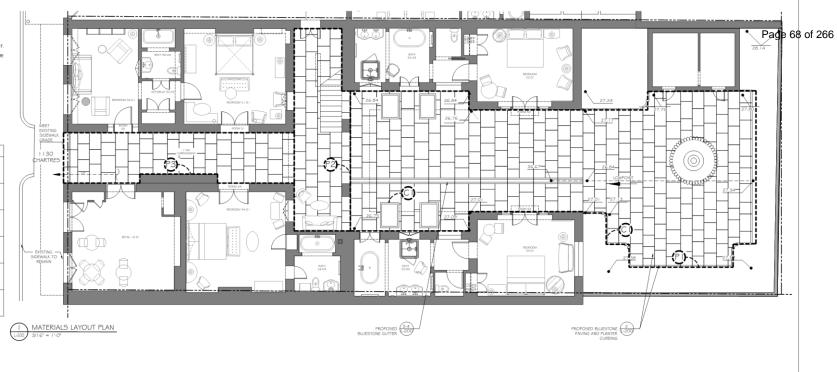
APPROXIMATE. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ARY DISCREPANCIES.

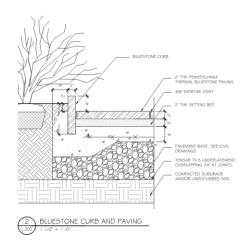
5. ALL NEW PAVEMENTS SHALL BE CONSTRUCTED TO THE GRADES SHOWN ON THE PLANS SO THEY DO NOT IMPOUND WATER.

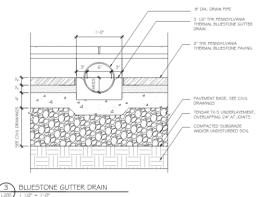
6. ALL NEW PAVEMENTS SHALL IMEET EXISTING PAVEMENTS TO REMAIN SMOOTHLY AND EVEN.Y WITH NO TRIPPING HAZARDS 7. HIGH POINTS AND LOW POINTS ON THE GRADING PLAN SHALL BE MET GRADUALLY AND ARE SUBJECT TO THE LANDSCAPE ARCHITECTS APPROVAL.

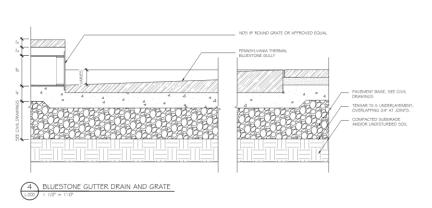
8. ALL PROPOSED GRADE AS PER CIVIL ENGINEER GRADING PLAN.

HARDSCAPE SCHEDULE - 1130 CHARTRES STREET				
CODE	MATERIAL DESCRIPTION	SIZE	TYPE / FINISH / PATTERN	QUANTITY
P1	COURTYARD PAVING	VARIES	PENNSYLVANIA BLUESTONE WITH THERMAL FINISH SET IN RUNNING STAGGERED BOND PATTERN WITH 3/8" MORTAR JOINTS	1,600 SFT
P2	STAIRCASE PAVING	VARIES	PENNSYLVANIA BLUESTONE WITH THERMAL FINISH SET IN RUNNING STAGGERED BOND PATTERN 3/8* MORTAR JOINTS	330 SFT
Р3	CARRIAGEWAY PAVING	VARIES	PENNSYLVANIA BLUESTONE WITH THERMAL FINISH SET IN RUNNING STAGGERED BOND PATTERN 3/8* MORTAR JOINTS	340 SFT
				TOTAL 2,270 SFT
C1	COURTYARD CURB	4" x 2" x 4' ± (SEE PLAN FOR JOINTING)	PENNSYLVANIA BLUESTONE WITH THERMAL FINISH ON TOP AND SIDE	147 LFT









L-200 SITE LAYOUT, GRADING AND MATERIALS PLAN SCALE: AS NOTED

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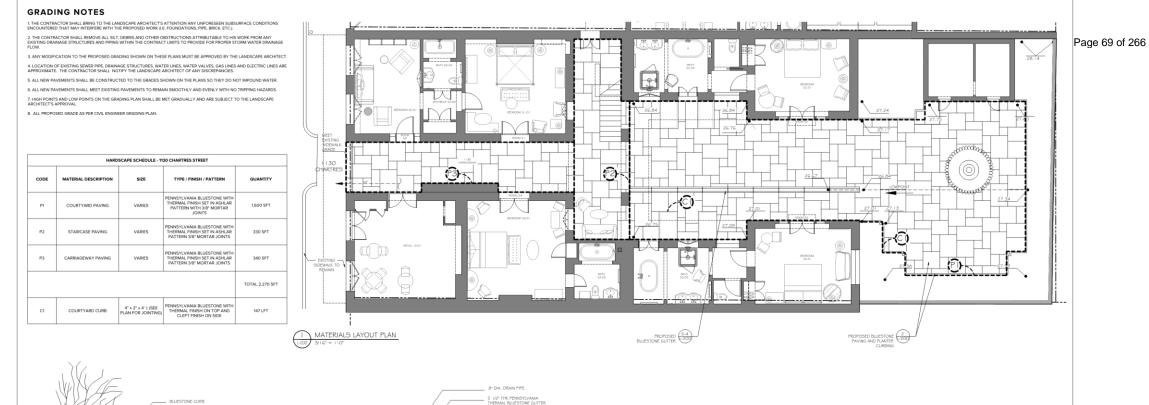
VCC Architectural Committee

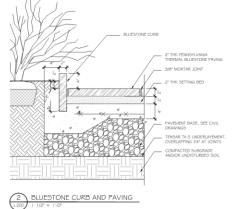
SONIAT HOUSE HOTEL

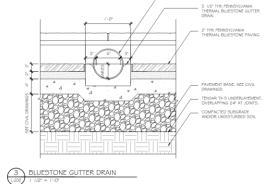
1130 Chartres

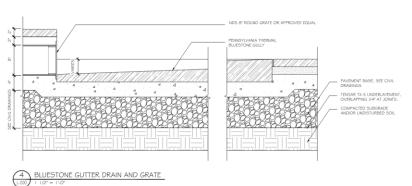
(A)

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L-200B SITE LAYOUT, GRADING AND MATERIALS PLAN
SCALE: AS NOTED

SONIAT HOUSE HOTEL

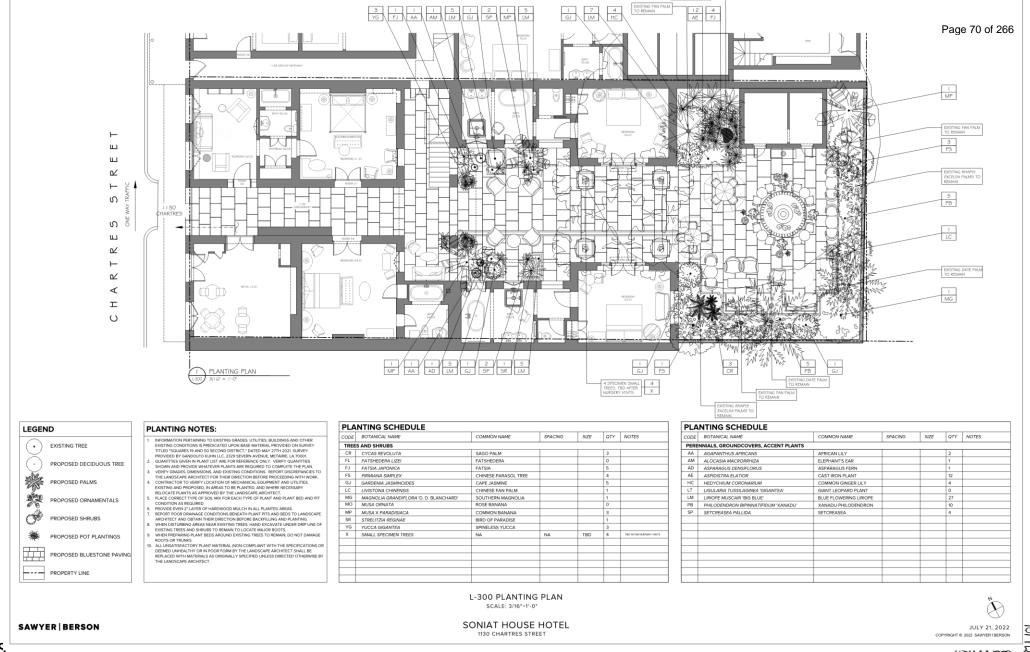
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1130 Chartres

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Podocarpus macrophyllus - Japanese Yew Strelitzia reginae - Bird of Paradise

L-310 PLANT PALETTE - TREES, PALMS AND SHRUBS

SONIAT HOUSE HOTEL
1130 CHARTRES STREET

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L-320 PLANT PALETTE - PERENNIALS, GROUNDCOVERS AND VINES

SONIAT HOUSE HOTEL
1130 CHARTRES STREET

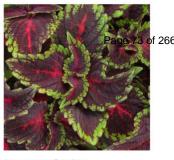




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L-330 PLANT PALETTE - POTS, PLANTERS, AQUATICS AND HANGING/ RAILING BASKETS

Asparagus densiflorus 'Myersii' - Myer's Asparagus Fern

Lantana 'Chapel Hill Yellow' - Lantana

SONIAT HOUSE HOTEL
1130 CHARTRES STREET

Petunia X Hybrida - Trailing Petunia



















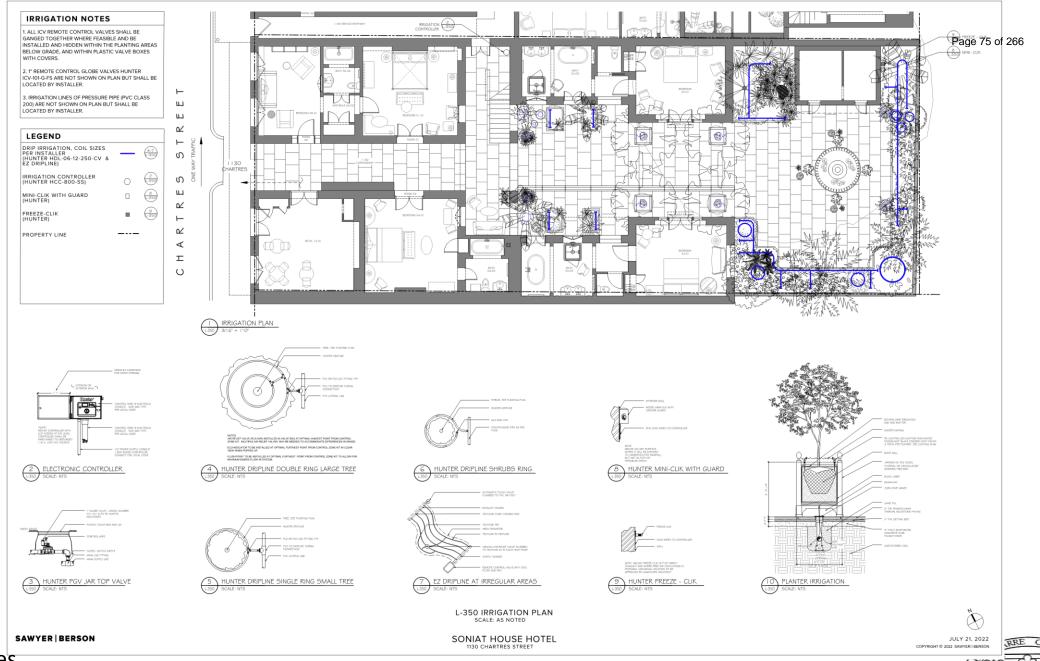
L-340 FURNISHINGS - POTS, PLANTERS AND HANGING BASKETS

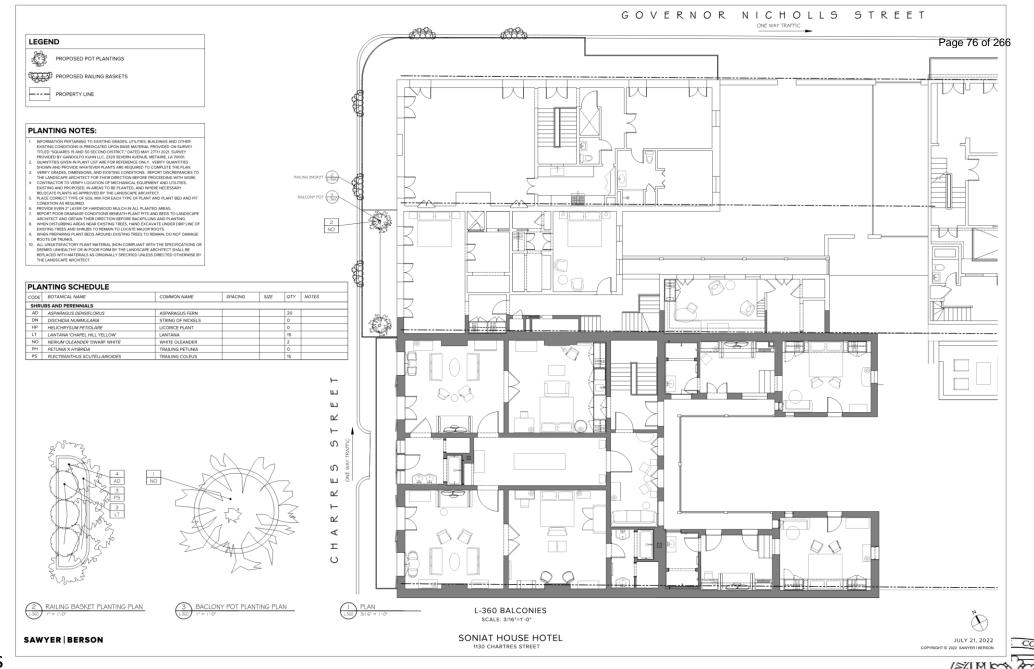
SAWYER | BERSON SONIAT HOUSE HOTEL
1130 CHARTER STREET

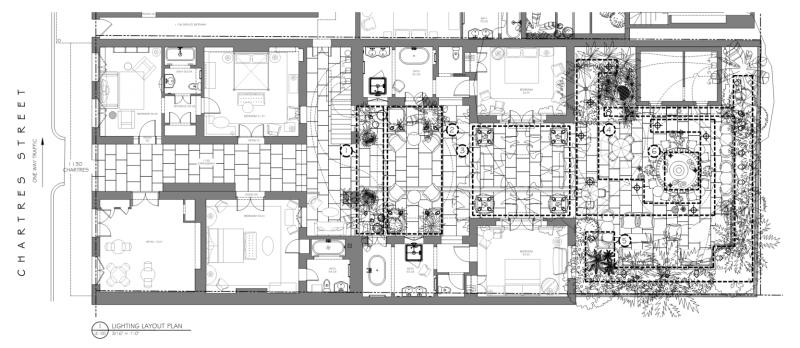
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LEGEND	
ô	LIGHT FIXTURE
\	TRANSFORMER
(D)	LIGHTING ZONE
	PROPERTY LINE

SITE LIGHTING NOTES

1. MINALULU OF D' REQUIED BETWEEN GAS LINE AND
ELECTRIC CONGUES.

2. ELECTRICA LOUVELT BLIMAL DEPTH REQUIREMENTS
MUST FOLLOW NEI TABLE 300 FOR SHORT SHAME AND EPTH BE OF 100 200 VOLTS, CONDUIT MINAMAN DEPTH BE OF 100 200 VOLTS, CONDUIT MINAMAN DEPTH BE OF 100 TO 100 VOLTS, CONDUIT MINAMAN DEPTH BE OF 100 VOL

SYME	BOL	MANUFACTURER	MODEL	FIXTURE	DIMENSION	FINISH	CAP STYLE	MOUNT	LAMP	LOUVER	QUANTIT
TYPE A	÷	VISION 3 LIGHTING	FL20		I 3/4" DIAMETER 5" LENGTH	BLACK POWDER COATED ALUMINUM	C4 45° ANGLED	STAINLESS NO STEM (MO I 79-BL-O)	118 4W, 3000K LED SOPTENING LENS	HI - HONEYCOMB LOUVER, BLACK	29
TYPE B	ô		FLIA-BZ -RND-C4L- K2-142- L1-O-H1	PVC STAKE-MO 1	2 g DIAMETER 6 1/2" LENGTH 1 g KNUCKLE	BLACK POWDER COATED ALUMINUM	C4	MO1 - IN GRADE STAKE MOUNT 24*	I OW SOLID STATE LED WITH DRIVER	HI - HONEYCOMB LOUVER, BLACK	16
TYPE C	+	VISION 3 LIGHTING	FLI		2 3/8" DIAMETER 6 1/2" LENGTH	BLACK POWDER COATED ALUMINUM	C4 45° ANGLED	TREE MOUNT - MOB	10W, 3000K LED	YES	8
TYPE D	•	ROMAN FOUNTAINS	RFL-F5-WW- 24VDC-18W	THE RESIDENCE OF THE PARTY OF T	6" WIDE 9 I/B" HEIGHT	BLACK POWDER COATED ALUMINUM	N/A	N/A	18 W. 3000K LED	N/A	3
TYPE 1,2,3 4,5	1	Q TRAN TRANSFORMER	QOM5- 3005T- 120-12V- CK-5-55	<u>.</u> 8	14.5° LONG 9° WIDE	STAINLESS STEEL ENGLOSURE	N/A	MOUNT AT REAR OF ELECTRICAL BOX AT SAME ELEVATION, SIDE BY SIDE, 9' SPACING	NIA	N/A	5
TYPE 6	6]	Q TRAN TRANSFORMER	QOM5- 1505T- 120-12V- CK-9-8K		14.5" LONG 17" WIDE	STAINLESS STEEL ENGLOSURE	N/A	MOUNT AT REAR OF ELECTRICAL BOX AT SAME ELEVATION, SIDE BY SIDE, 9' SPACING	NIA	N/A	,

LE-100 SITE LIGHTING PLAN SCALE: 3/16"=1'-0"

SAWYER | BERSON

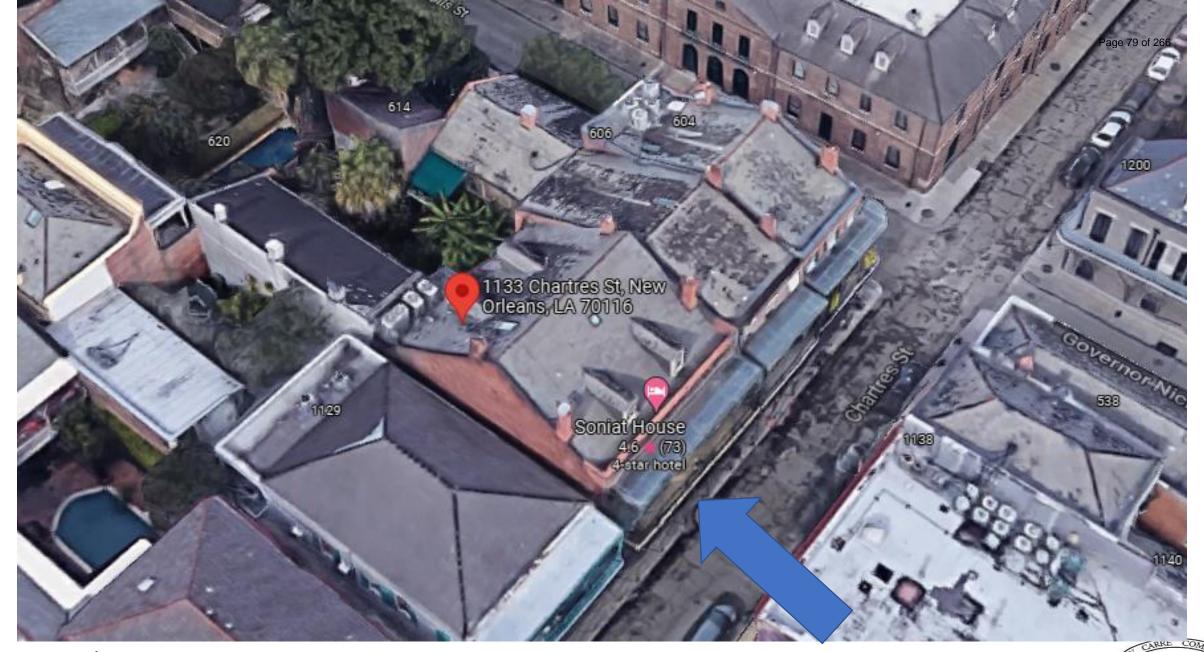
SONIAT HOUSE
1130 CHARTRES STREET

JULY 21, 2022
2022 SAWYER I BERSON

RRE

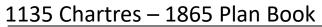
COMMON



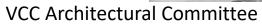


1135 Chartres



















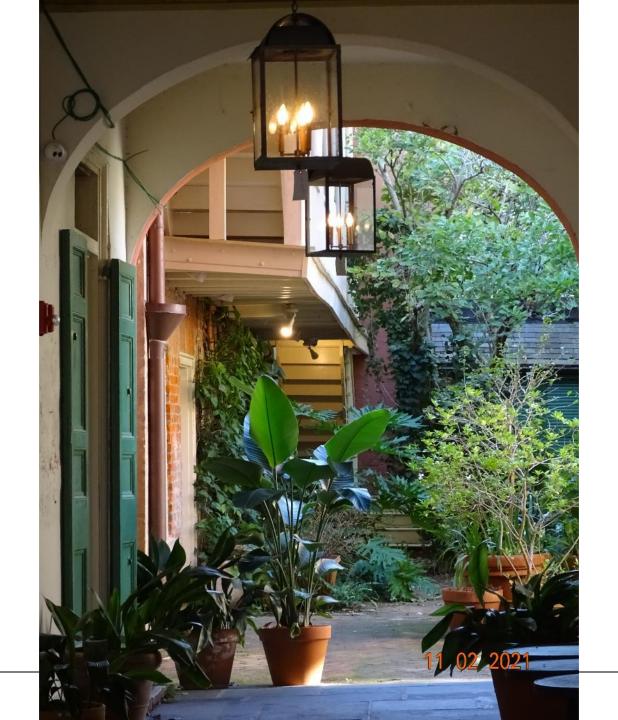




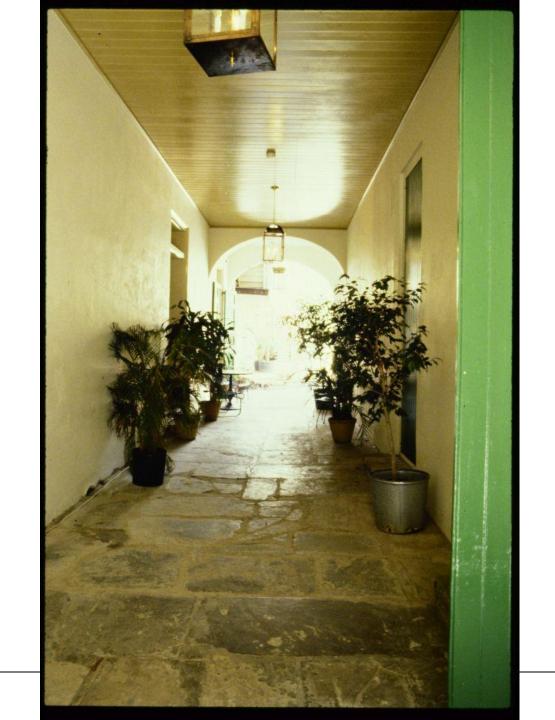
















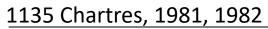






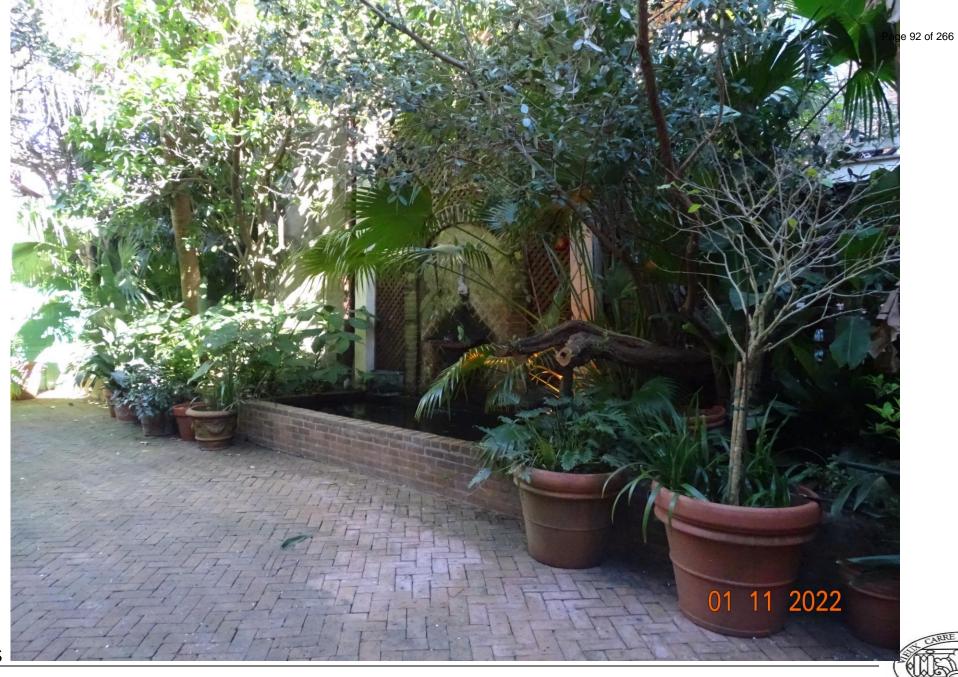










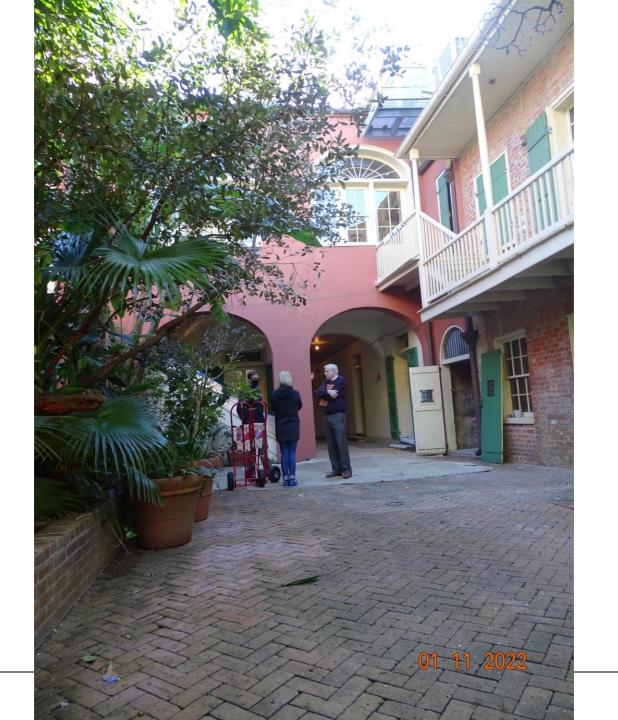


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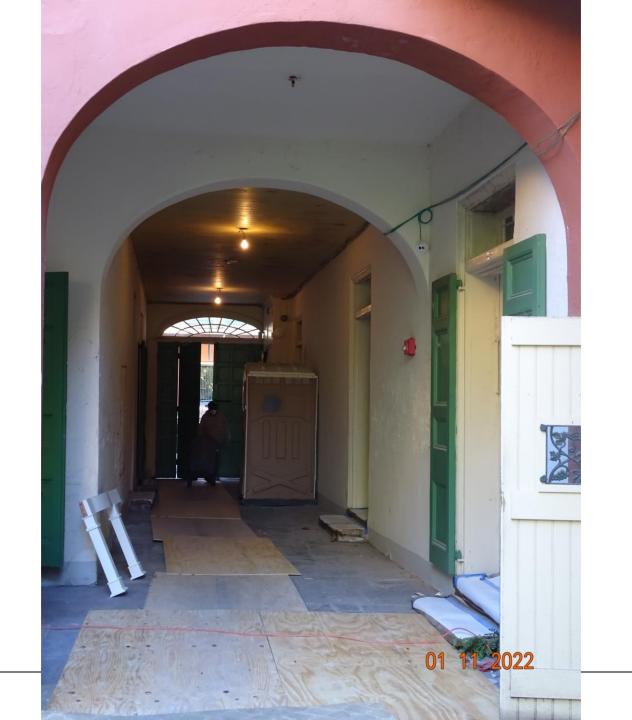
August 9, 2022



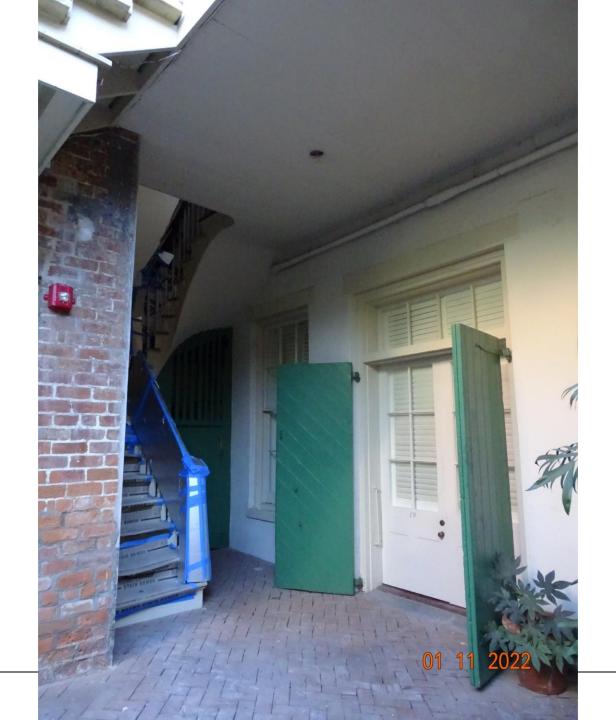
August 9, 2022





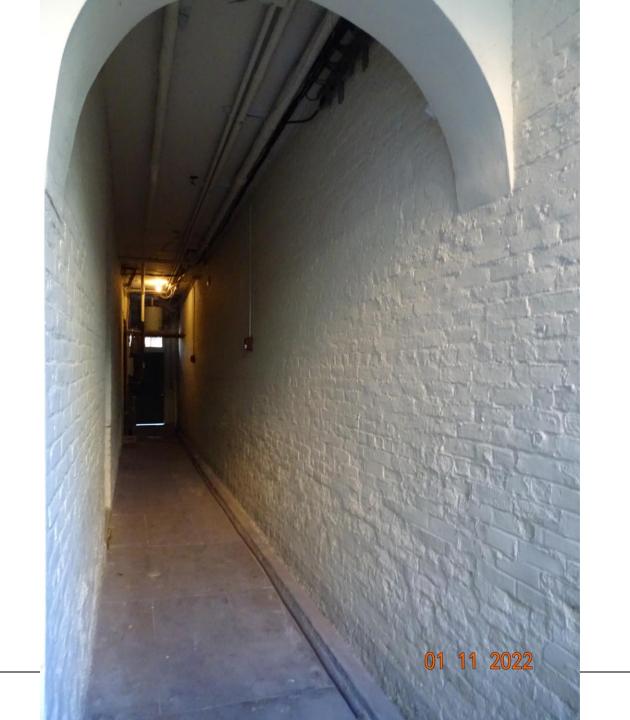














SONIAT HOUSE HOTEL

1133 & 1137 CHARTRES STREET NEW ORLEANS, LA 70116

CONSULTANT DIRECTORY:

DEVELOPER: LYDA HOLDINGS, LLC P.O. BOX 1757 GEORGETOWN, TX 78627 TEL: (512) 635-0002

ARCHITECT AND INTERIOR DESIGNER: KEN FULK, INC. 310 7TH ST SAN FRANCISCO, CA 94103 TEL: (415) 285-1164

PROJECT MANAGEMENT: PRITCHARD ASSOCIATES, INC. 1006 MoPAC CIRCLE AUSTIN, TX 78746 TEL: (512) 271-5533

ARCHITECT OF RECORD: ALBERT ARCHITECTURE 3221 TULANE AVENUE NEW ORLEANS, LA 70119 TEL: (504) 827-0056

LANDSCAPE ARCHITECT: SAWYER I BERSON ARCHITECTURE & LANDSCAPE ARCHITECTURE, LLP 235 PARK AVENUE SOUTH, 11TH FLOOR NEW YORK, NY 10003 TEL: (212) 244-3055

STRUCTURAL ENGINEER: MORPHY, MAKOFSKY, INC. 336 N. NORMAN C. FRANCIS PKWY NEW ORLEANS, LA 70119 TEL: (504) 488-1317

ELECTRICAL ENGINEER: KING CONSULTING ENGINEERING, LLC PO BOX 870398 TEL: (504) 399-1141

CONTRACTOR: ENTABLATURE 8438 OAK STREET NEW ORLEANS, LA 70118 TEL: (504) 322-3822

PERMIT EXPEDITOR: ZACH SMITH CONSULTING 530 S NORMAN C FRANCIS PKWY SUITE 102 NEW ORLEANS, LA 70119 TEL: (504) 432-8689



LANDSCAPE DRAWING LIST

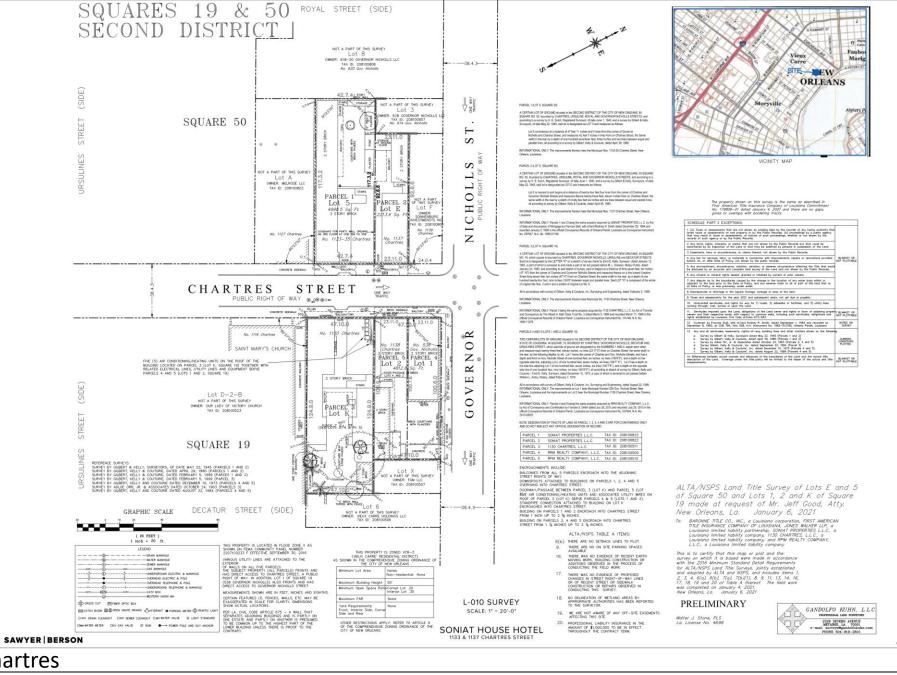
L-000	TITLE SHEET
L-010	SURVEY
L-050	DEMOLITION, REMOVALS AND PROTECTION PLAN
L-100	SITE DEVELOPMENT PLAN
L-200	SITE LAYOUT, GRADING, AND MATERIALS PLAN
L-200B	OPTION B PAVING PATTER
L-300	PLANTING PLAN
L-310	PLANT PALETTE - TREES, PALMS AND SHRUBS
L-320	PLANT PALETTE - PERENNIALS, GROUNDCOVERS, VINES
L-330	PLANT PALETTE - POTS, PLANTERS, AQUATICS AND HANGING BASKETS
L-340	FURNISHINGS - POTS, PLANTERS AND HANGING BASKETS
L-350	IRRIGATION PLAN
L-360	BALCONIES AND TERRACE
LE-100	LIGHTING PLAN

SAWYER | BERSON

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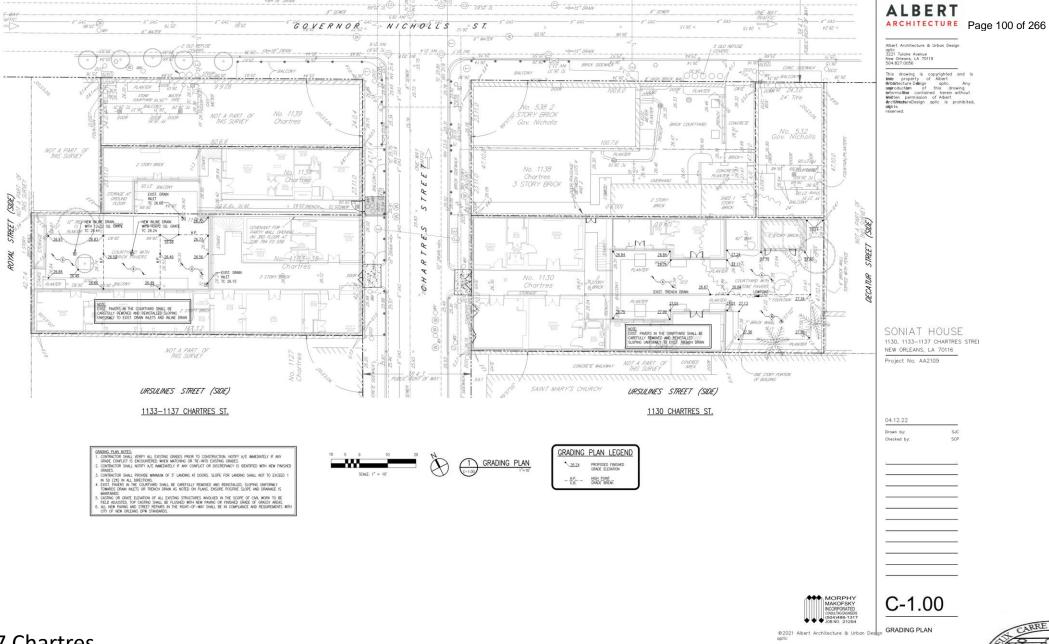


VCC Architectural Committee

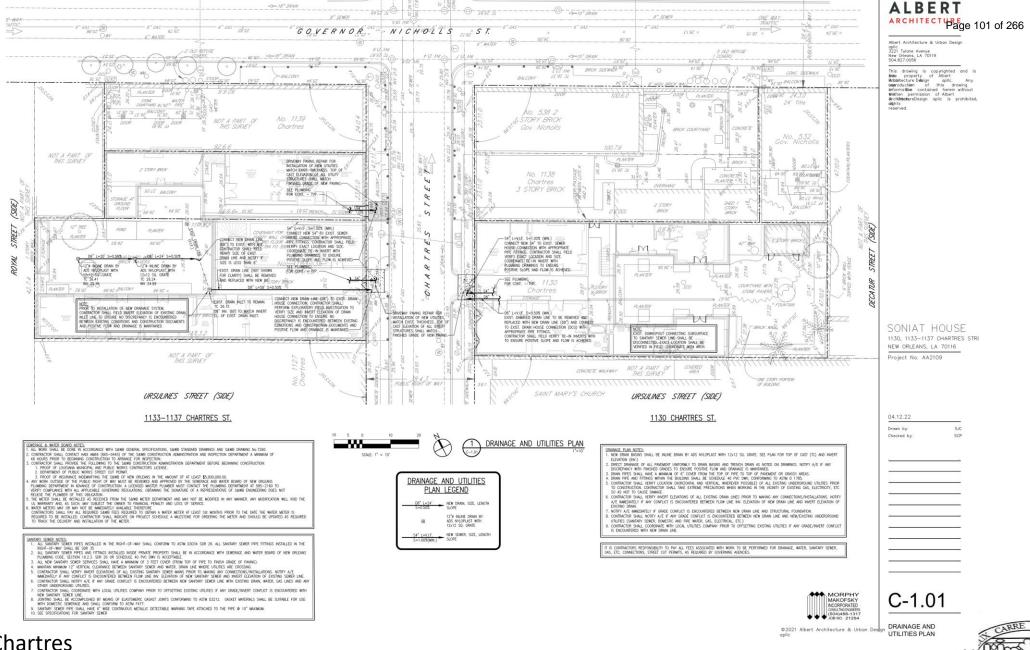
August 9, 2022

JULY 21, 2022

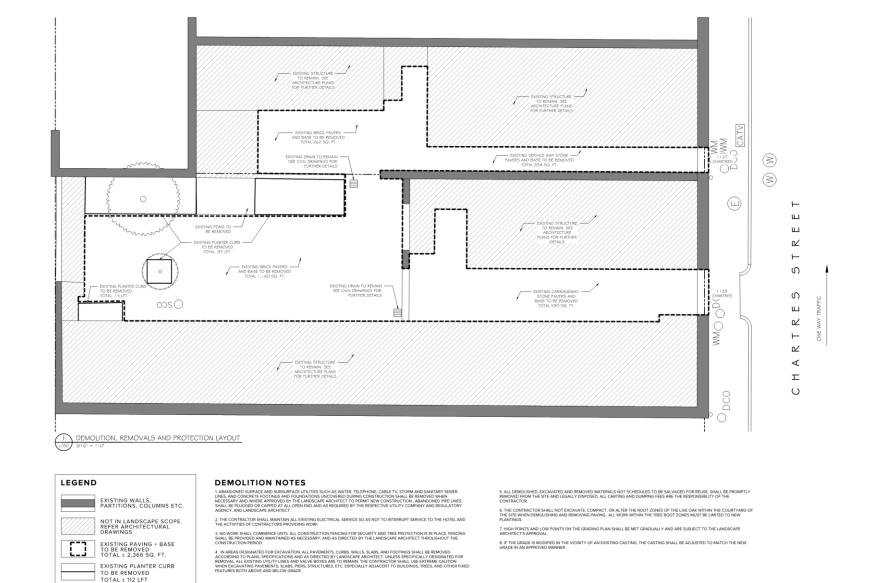
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TABLISHED OF



2022



L-050 DEMOLITION, REMOVALS AND PROTECTION PLAN

1133-1137 Chartres

SONIAT HOUSE HOTEL

1133 & 1137 CHARTRES STREET



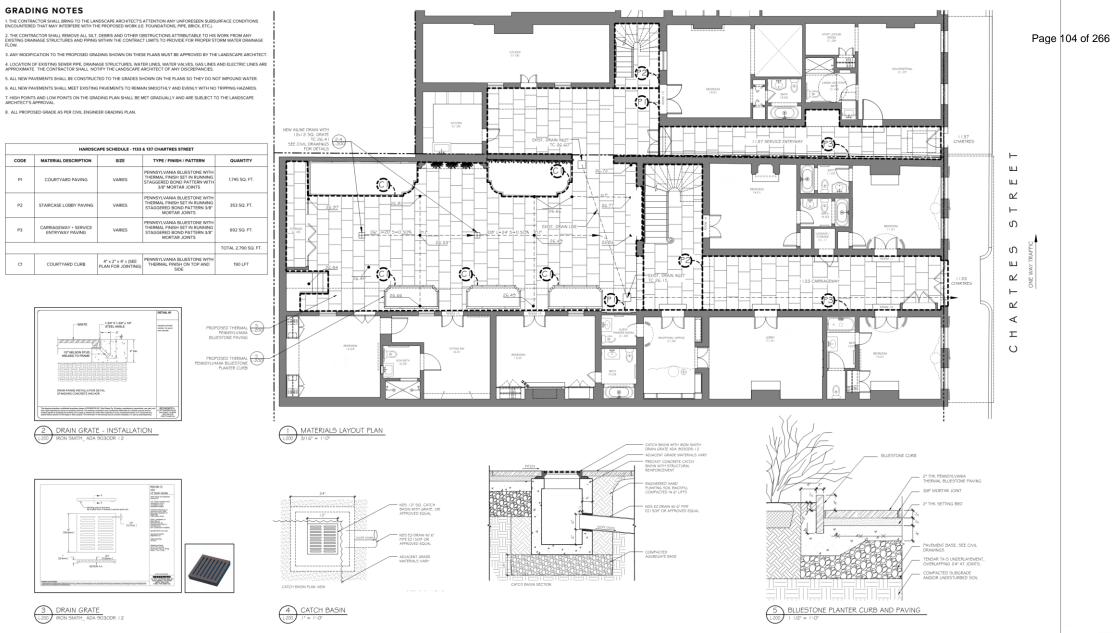
PROPERTY LINE





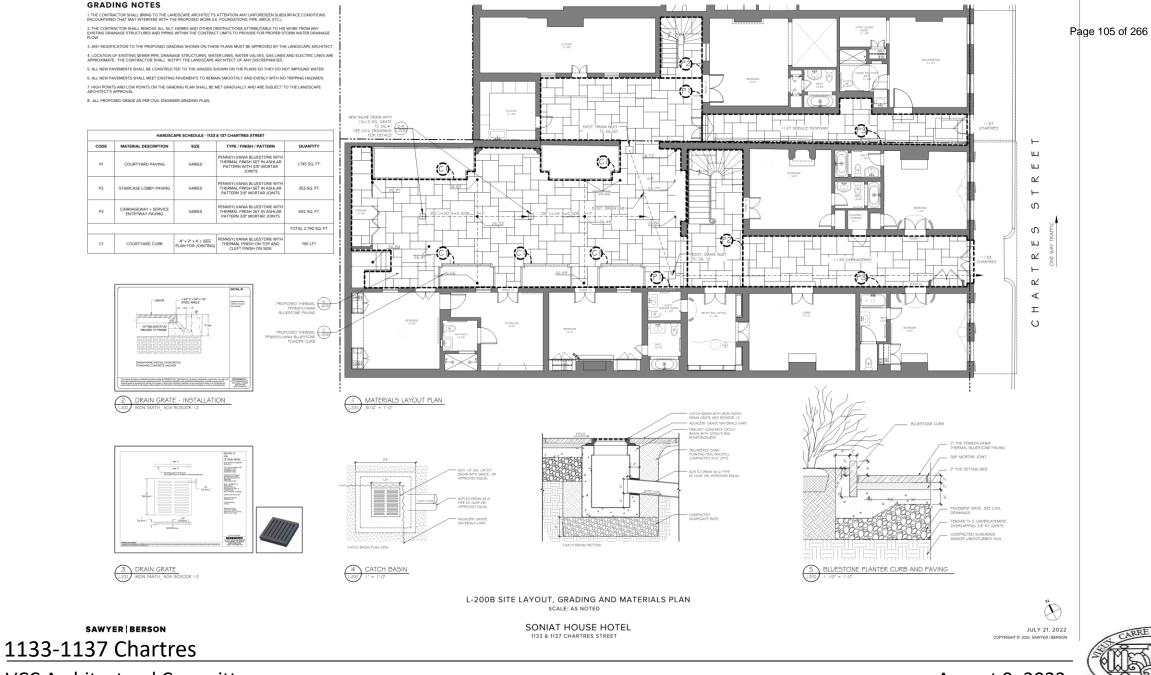


August 9, 2022



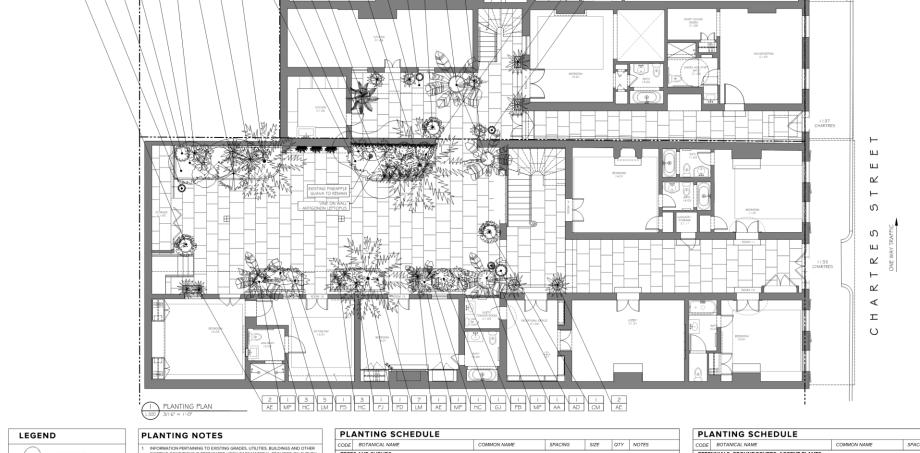
L-200 SITE LAYOUT, GRADING AND MATERIALS PLAN
SCALE: AS NOTED





ARRE COMMISSION OF THE PART OF





LEGEND						
\odot	EXISTING TREE					
\odot	PROPOSED DECIDUOUS TREE					
***	PROPOSED PALMS					
200	PROPOSED ORNAMENTALS					
0	PROPOSED SHRUBS					
**	PROPOSED POT PLANTINGS					
	PROPOSED BLUESTONE PAVING					

- EXISTING CONDITIONS IS PREDICATED UPON BASE MATERIAL PROVIDED ON SURVEY TITLED "SQUARES 19 AND 50 SECOND DISTRICT." DATED MAY 27TH 2021. SURVEY PROVIDED BY GANDOLFO KUHN LLC, 2329 SEVERN AVENUE, METAIRIE, LA 70001.
- QUANTITIES GIVEN IN PLANT LIST ARE FOR REFERENCE ONLY. VERIFY QUANTITIES SHOWN AND PROVIDE WHATEVER PLANTS ARE REQUIRED TO COMPLETE THE PLAN. VERIFY GRADES, DIMENSIONS, AND EXISTING CONDITIONS. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR THEIR DIRECTION BEFORE PROCEEDING WITH
- WORK.

 CONTRACTOR TO VERIFY LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES.

 EXISTING AND PROPOSE. IN AREAS TO BE FLANTED, AND WHERE NECESSARY

 RELOCATE PLANTS AS APPROVED BY THE LANDSCAR ARCHITECT.

 PLACE CORRECT TYPE OF SOIL MIX FOR EACH TYPE OF PLANT AND PLANT SED AND

 PLT CONDITION AS REQUIRED.
- PROVIDE EVEN 2" LAYER OF HARDWOOD MULCH IN ALL PLANTED AREAS,
 REPORT POOR DRAINAGE CONDITIONS BENEATH PLANT PITS AND BEDS TO
 LANDSCAPE ARCHITECT AND OBTAIN THEIR DIRECTION BEFORE BACKFILLING AND
- WHEN DISTURBING AREAS NEAR EXISTING TREES, HAND EXCAVATE UNDER DRIP LINE OF EXISTING TREES AND SHRUBS TO REMAIN TO LOCATE MAJOR ROOTS. WHEN PREPARING PLANT BEDS AROUND EXISTING TREES TO REMAIN, DO NOT
- WHEN PERPARENCE PLANT BEIGS AROUND ENSITING TREES TO REMAN, DO NOT DAMAGE ROOTS OF RIDINS.

 ALL LIKEATISFACTION PLANT MATERIAL, INON-COMPLIANT WITH THE SPECIFICATIONS OR DEEMED LINEAL THY OR IN POOR FORM BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED WITH MATERIALS AS ORIGINALLY SPECIFIED UNLESS DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT.

CODE	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	QTY	NOTES
TREE	S AND SHRUBS					
CM	CITRIUS x MEYERI	MEYER LEMON			3	
CR	CYCAS REVOLUTA	SAGO PALM			1	
FJ	FATSIA JAPONICA	FATSIA			10	
FS	FIRMIANA SIMPLEX	CHINESE PARASOL TREE			3	
GJ	GARDENIA JASMINOIDES	CAPE JASMINE			1	
LC	LIVISTONA CHINENSIS	CHINESE FAN PALM			1	
MP	MUSA x PARADISIACA	COMMON BANANA			5	
NO	NERIUM OLEANDER DWARF	DWARF OLEANDER			3	
PD	PHOENIX DACTYLIFERA	DATE PALM			3	
PM	PODOCARPUS MACROPHYLLUS	JAPANESE YEW			1	
SR	STRELITZIA REGINAE	BIRD OF PARADISE			1	

	POTANICAL NAME	001111011111111111111111111111111111111	CDACING	CUTE	OT/	MOTES
CODE	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	QTY	NOTES
PEREI	NNIALS, GROUNDCOVERS, ACCENT PLANTS					
AA	AGAPANTHUS AFRICANS	AFRICAN LILY			4	
AD	ASPARAGUS DENSIFLORUS	ASPARAGUS FERN			1	
AE	ASPIDISTRA ELATIOR	CAST IRON PLANT			9	
HC	HEDYCHIUM CORONARIUM	SPIDER LILY			16	
LM	LIRIOPE MUSCARI 'BIG BLUE'	BLUE FLOWERING LIRIOPE			12	
PB	PHILODENDRON BIPINNATIFIDUM 'XANADU'	XANADU PHILODENDRON			15	
PS	PHILODENDRON SELLOUM	PHILODENDRON			1	
SP	SETCREASEA PALLIDA	SETCREASEA			4	
AL	ANTIGONON LEPTOPUS	ROSE OF MONTANA			5	

L-300 PLANTING PLAN SCALE: 3/16"=1'-0"



PROPERTY LINE



L-310 PLANT PALETTE - TREES, PALMS AND SHRUBS









Hedychium coronarium - Common Ginger Lily



Hymenocallis caroliniana - Spider Lily



Liriope muscari 'Big Blue' - White Flowering Liriope





Antignon leptopus - Rose of Montana



Philodendron bipinnatifidum 'Xanadu' - Xanadu Philodendron



Philodendron selloum - Split Leaf Philodendron



Setcreasea pallida - Setcreasea



Trachelospermum jasminoides - Star Jasmine



Asparagus densiflorus - Asparagus Fern

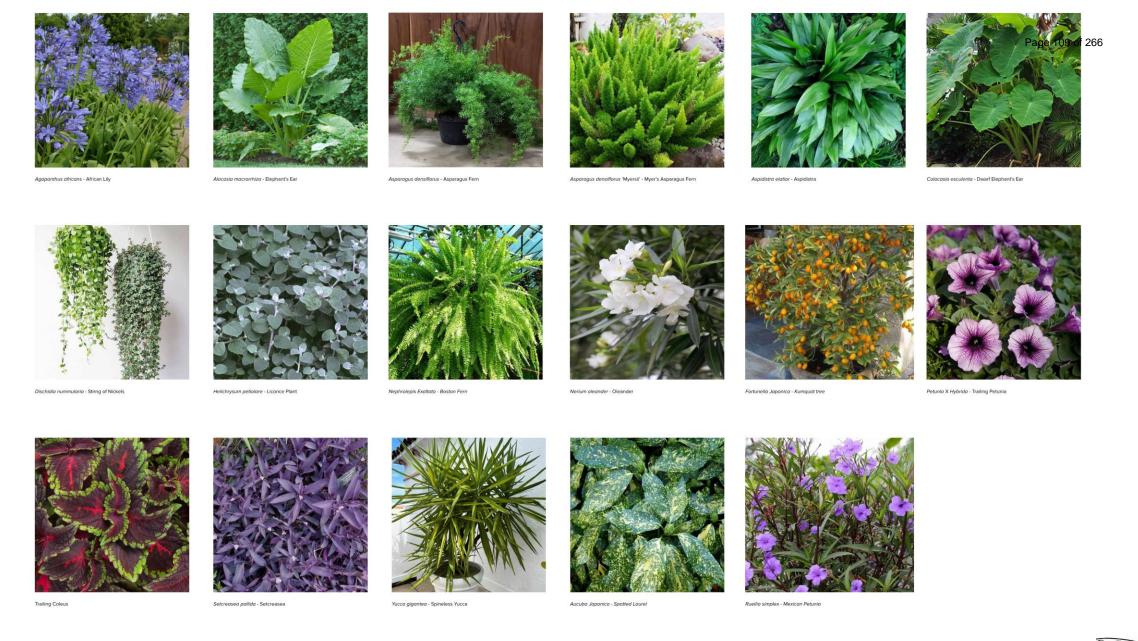


Ligularia tussilaginea 'Gigantea' - Giant Leopard Plant



Ruellia brittoniana - Katie's dwarf mexican petunia





1133-1137 Chartres
VCC Architectural Committee







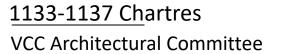






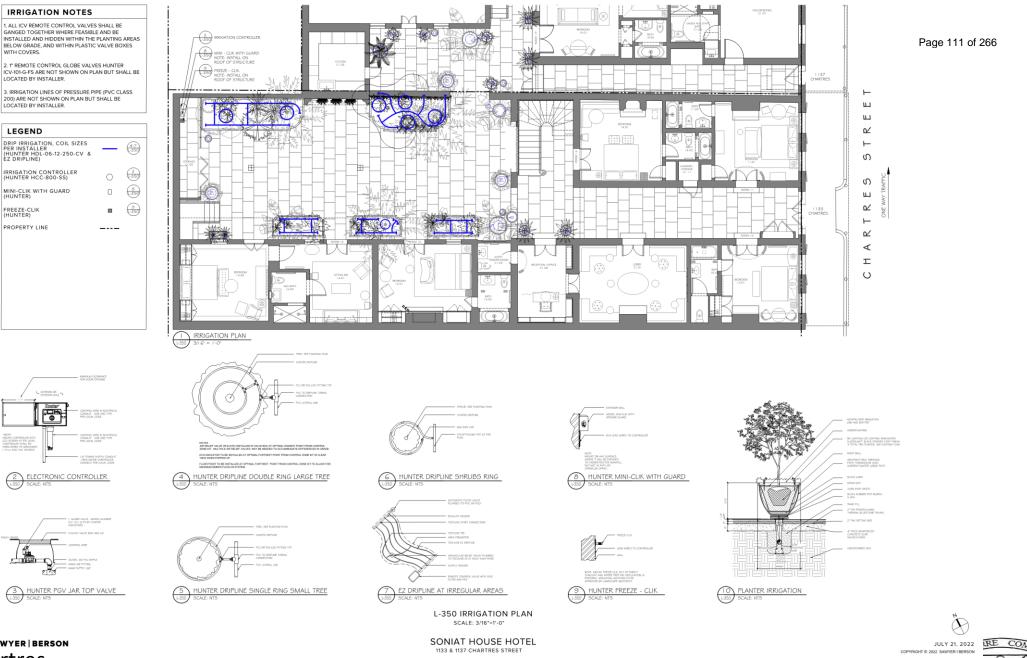






L-340 FURNISHINGS - POTS, PLANTERS AND HANGING BASKETS





IRRIGATION NOTES

WITH COVERS.

LOCATED BY INSTALLER.

LOCATED BY INSTALLER.

DRIP IRRIGATION, COIL SIZES PER INSTALLER (HUNTER HDL-06-12-250-CV & EZ DRIPLINE)

IRRIGATION CONTROLLER (HUNTER HCC-800-SS)

LEGEND

PROPERTY LINE

1133-1137 Chartres



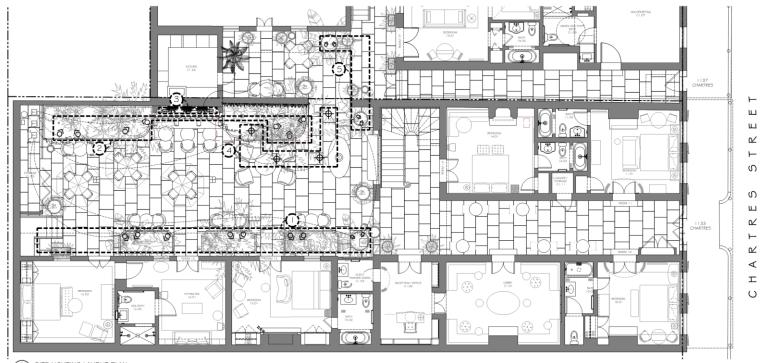




1133-1137 Chartres

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





SITE LIGHTING LAYOUT PLAN

| SITE LIGHTING LAYOUT PLAN

CLEGEND

CLIGHT FIXTURE

TRANSFORMER

LIGHTING ZONE

PROPERTY LINE

SITE LIGHTING NOTES

1. MINIMUM OF 12" BEQUIRED BETWEEN GAS LINE AND ELECTRIC CONDUITS.

2. ELECTRICAL CONDUIT BURIAL DEPTH REQUIREMENTS MAYS FOLLOW MEY CARLES 100.5"

- FOR 12/34 VIC.1S. CONDUIT MINIMUM DEPTH IS 0"

- FOR 12/34 VIC.1S. CONDUIT MINIMUM DEPTH IS 12"

OR 19" SEE MECT TABLE 300.5" FOR SPECIFICS.

3. CONTRACTOR TO UTILIZE JUSTING TERMONES.

SEPECIALLY IN THE ROTO ARBAS A TRENHAND MUST BE COORDINATED WITH LANDSCAPE ARCHITECT. TRENCHING MISSIB ENDER THE ROTO ARBAS A TRENHAND MUST BE COORDINATED WITH LANDSCAPE ARCHITECT. TRENCHING MISSIB ENDER THE ROTO ARBAS A TRENHAND MUST BE COORDINATED WITH LANDSCAPE ARCHITECT.

SYMBOL		MANUFACTURE	MODEL	FIXTURE	DIMENSION	FINISH	CAP STYLE	MOUNT	LAMP	LOUVER	QUANTITY
TYPE A	÷	VISION 3 LIGHTING	FL2O		I 3/4" DIAMETER 5" LENGTH	BLACK POWDER COATED ALUMINUM	C4 45° ANGLED	STAINLESS NO STEM (MO I 75-BL-O)	118 4W, 3000K LED SOFTENING LENS	HI - HONEYCOMB LOUVER, BLACK	6
TYPE B	ô	VISION 3 LIGHTING	FLI A-BZ -RND-C4L- K2-142- LI-O-HI	PVC STAREMO I	2 g DIAMETER G 1/2" LENGTH I g KNUCKLE	BLACK POWDER COATED ALUMINUM	C4	MOI - IN GRADE STAKE MOUNT 24'	I OW SOLID STATE LED WITH DRIVER	HI - HONEYCOMB LOUVER, BLACK	14
TYPE C	+	VISION 3 LIGHTING	FLI		2 3/8° DIAMETER G 1/2° LENGTH	BLACK POWDER COATED ALUMINUM	C4 45° ANGLED	TREE MOUNT - MOB	I I I I I I I I I I I I I I I I I I I	YES	4
TYPE D	-	ECOSENSE	L109		0.72" WIDE 0.36" HEIGHT 1.20" LENGTH	BLACK POWDER COATED ALUMINUM	N/A	LO9-A-MNT-BKT	SW. 44 ILM/FT	FULL LOUVRÉ 109-A-SYM-FL, BLACK	3
TYPE 1,2,3	<u>"</u>	Q TRAN TRANSFORMER	QOM5- 3005T- 120-12V- CK-5-55	. 8	1 4.5° LONG 9" WIDE	STAINLESS STEEL ENGLOSURE	N/A	MOUNT AT REAR OF ELECTRICAL BOX AT SAME ELEVATION, SIDE BY SIDE, 9° SPACING	N/A	N/A	3

LE-100 LIGHTING PLAN SCALE: 3/16"=1'-0"



SITE LIGHTING LAYOUT PLAN

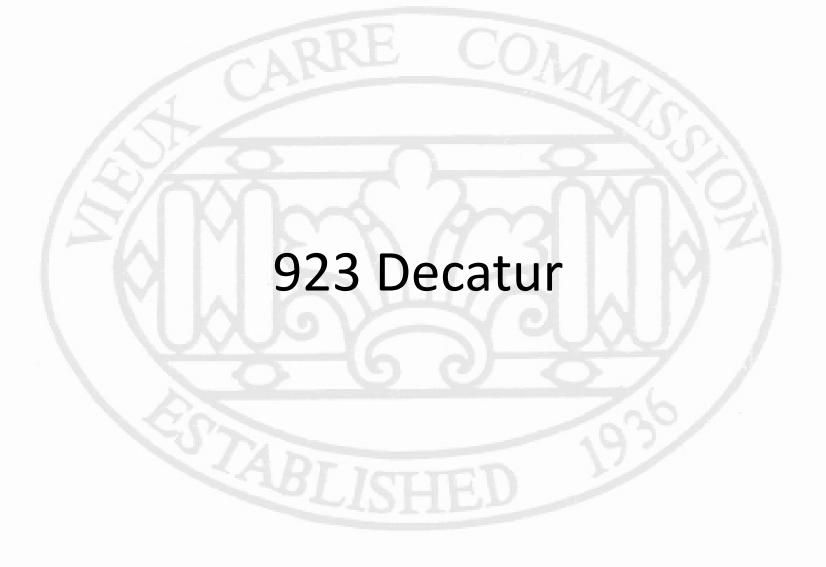
[E-100] 3/16" = 1'-0"

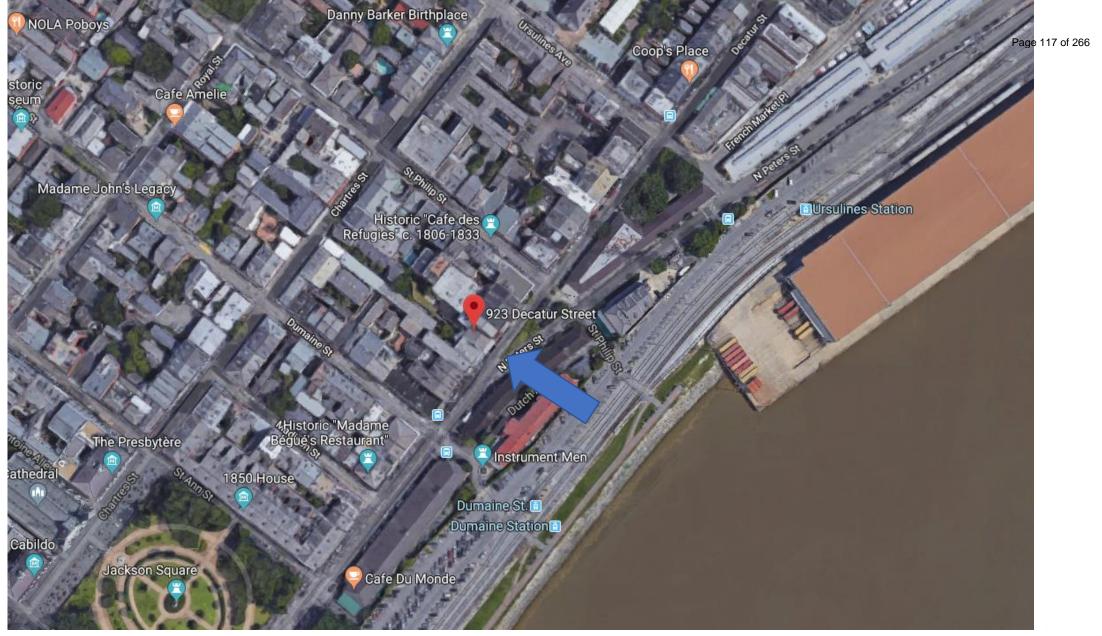
1133-1137 Chartres

SITE LIGHTING SCHEDULE Page 115 of 266											
SYMBOL		MANUFACTURER	MODEL	FIXTURE	DIMENSION	FINISH	CAP STYLE	MOUNT	LAMP	LOUVER	QUANTITY
TYPE A	ô	VISION 3 LIGHTING	FL2O	Sames of Control of K1 Mousele	I 3/4" DIAMETER 5" LENGTH	BLACK POWDER COATED ALUMINUM	C4 45° ANGLED	STAINLESS NO STEM (MO I 7S-BL-O)	118 4W, 3000K LED SOFTENING LENS	HI - HONEYCOMB LOUVER, BLACK	6
TYPE B	ô	VISION 3 LIGHTING	FLIA-BZ -RND-C4L- K2-142- LI-O-HI	SE CARDO I	2 🐉 DIAMETER G 1/2" LENGTH I 🖁 KNUCKLE	BLACK POWDER COATED ALUMINUM	C4	MO I - IN GRADE STAKE MOUNT 24"	I OW SOLID STATE LED WITH DRIVER	HI - HONEYCOMB LOUVER, BLACK	14
TYPE C	+	VISION 3 LIGHTING	FLI	C4 Cap	2 3/8" DIAMETER G 1/2" LENGTH	BLACK POWDER COATED ALUMINUM	C4 45° ANGLED	TREE MOUNT - MO8	118 10W, 3000K LED	YE5	4
TYPE D	-	ECOSENSE	L109	15x40; W. 72" x H. 33" x L 120"; CB 40mm x 9.5mm x 3048mm) 15x40; W. 72" x H. 33" x L 120"; CB 40mm x 9.5mm x 3048mm) 15x40; W. 72" x H. 33" x L 120"; CB 40mm x 9.5mm x 3048mm)	0.72" WIDE 0.36" HEIGHT I 20" LENGTH	BLACK POWDER COATED ALUMINUM	N/A	LO9-A-MNT-BKT	5W, 44 I LWFT	FULL LOUVRE 109-A-SYM-FL, BLACK	3
TYPE 1,2,3	1]	Q TRAN TRANSFORMER	QOM5- 3005T- 120-12V- CK-5-55		1 4.5° LONG 9" WIDE	STAINLESS STEEL ENCLOSURE	N/A	MOUNT AT REAR OF ELECTRICAL BOX AT SAME ELEVATION, SIDE BY SIDE, 9" SPACING	N/A	N/A	3

1133-1137 Chartres



























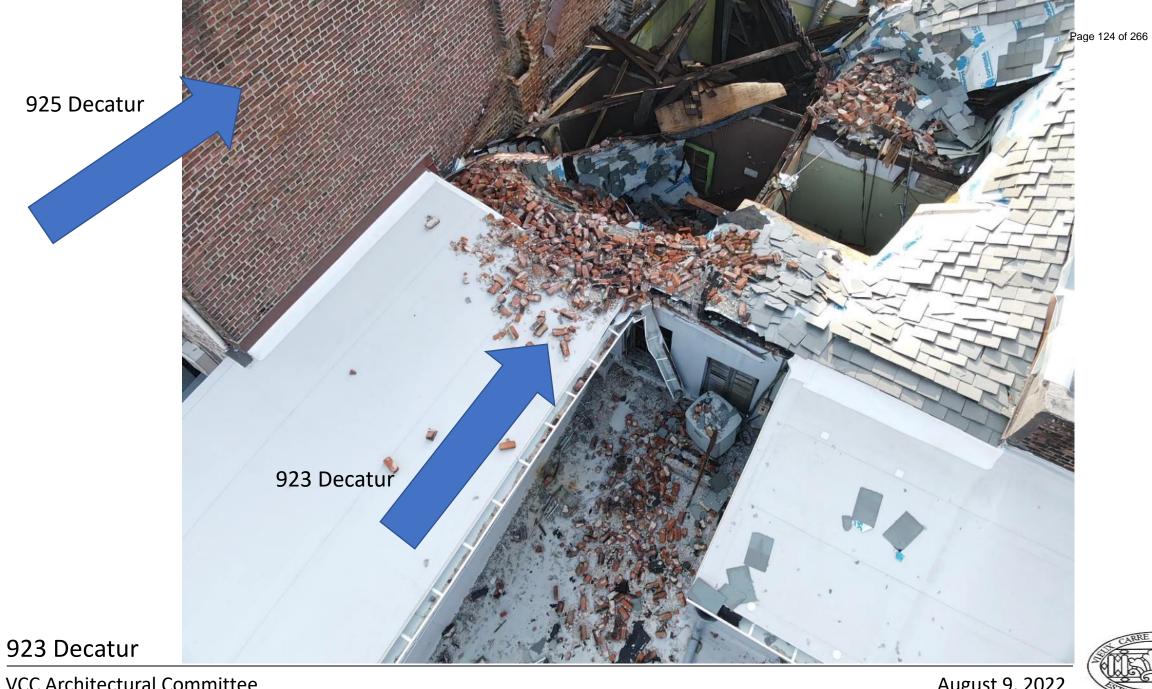


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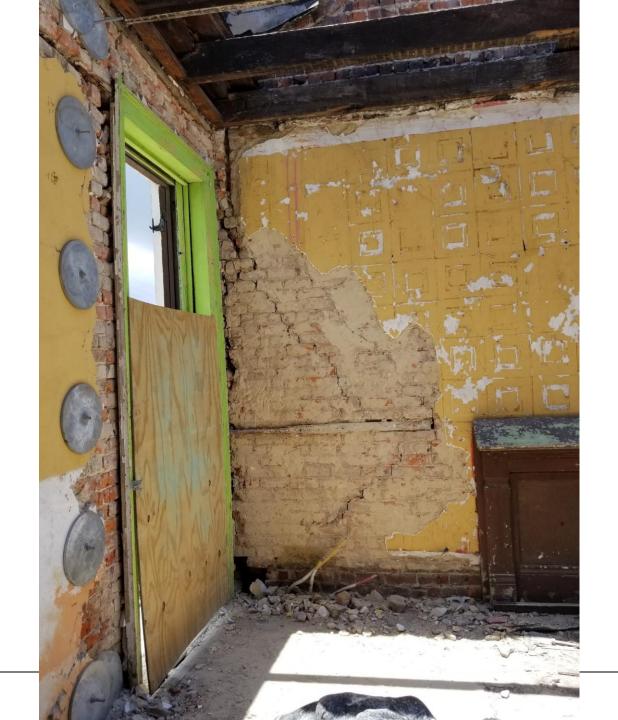






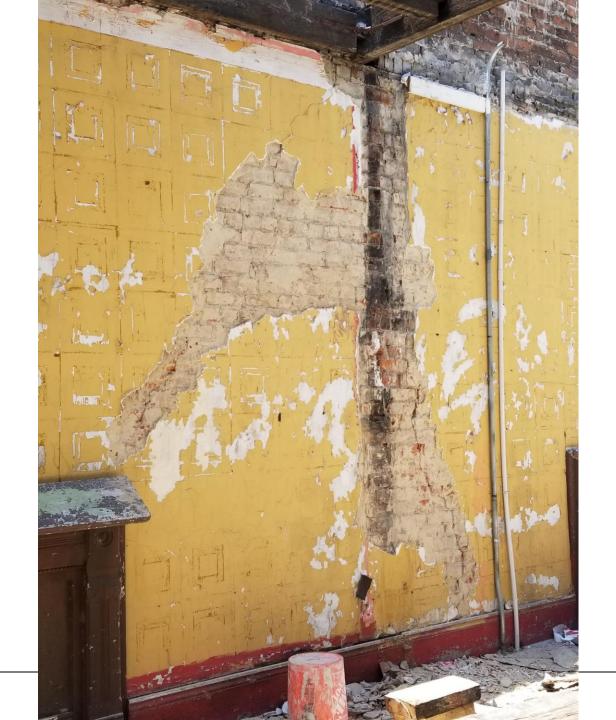




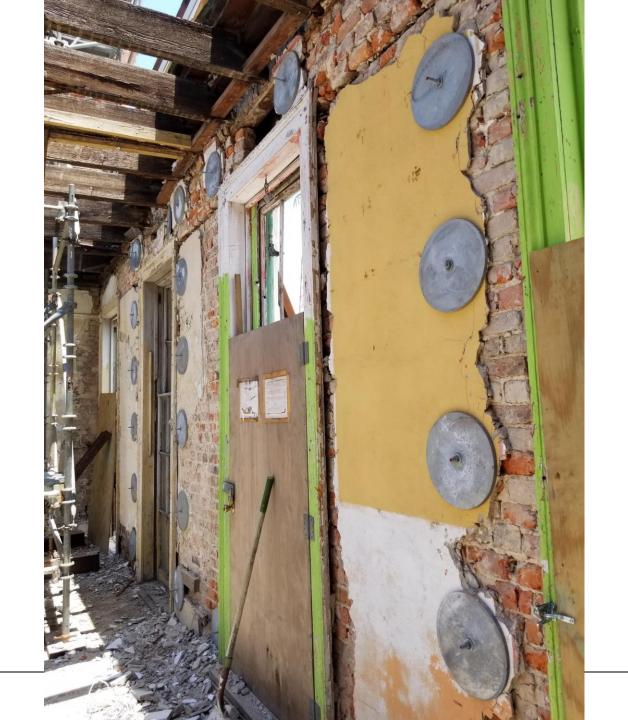




















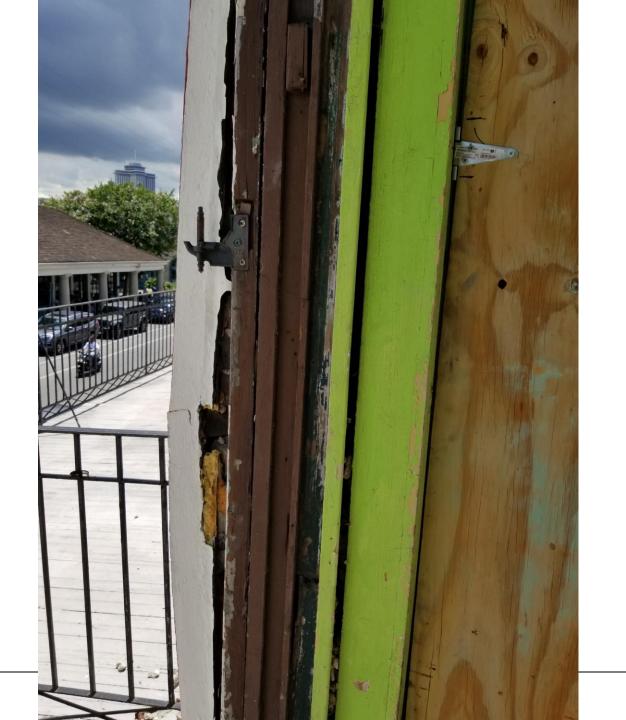




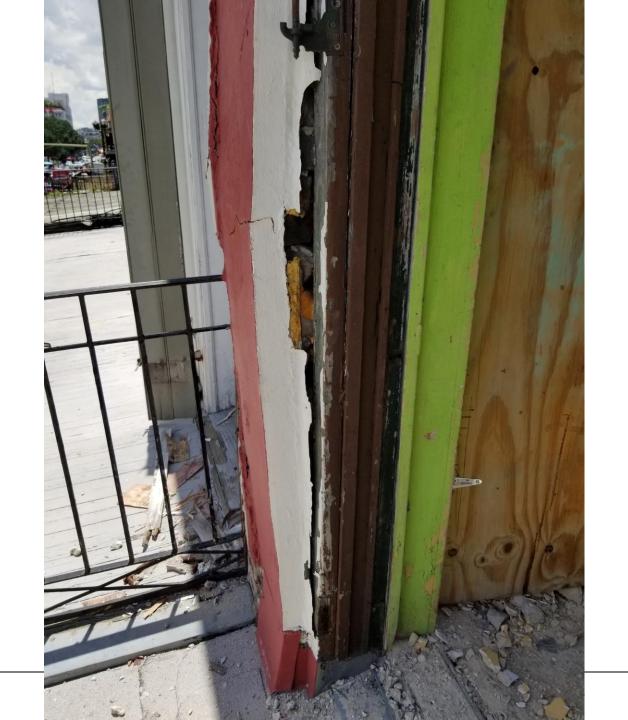






















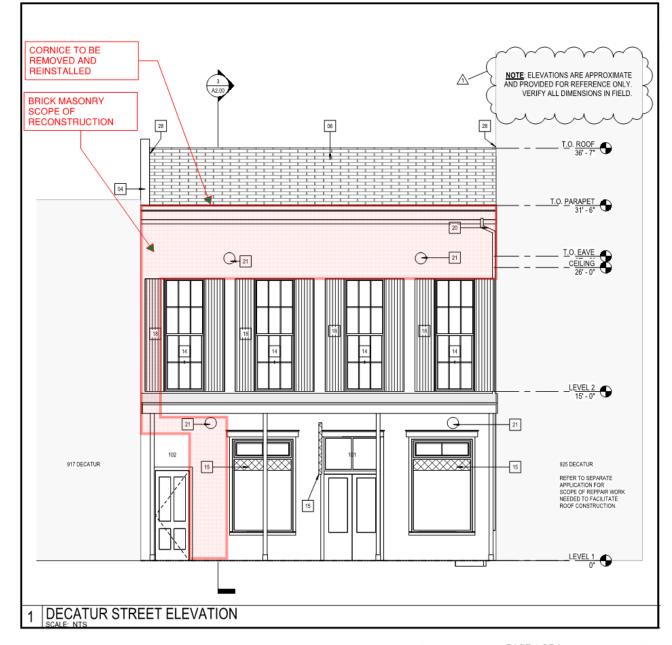
SUMMARY OF STRUCTURAL REVIEW AND NARRATIVE OF ADDITIONAL MASONRY REPAIRS REQUIRED FOR FRONT FACADE:

Water infiltration was observed to have caused deterioration and damage to the brick walls with visible bulging and cracks present in both the interior and exterior faces of the brick. To better determine extent of damage due to water infiltration, the contractor was advised by the design team to perform localized stucco removal at the interior face of brick to determine stucco cracking. Stucco removal uncovered additional cracking in the brick back-up, as well as deteriorated and damaged wood lintels over the front façade openings.

Existing steel tie rods and buttons/building stars, which are used to laterally brace the front façade back to the interior framing and existing brick party walls, were observed to have been removed and/or adversely altered during previous alterations. Recommendations for re-establishing the tie-rods and the lateral bracing of the front façade were made in the initial package, however, the removal of the stucco did uncover some additional cracking in the party walls that has been caused due prior alterations to the building.

Due to the extent of damage caused by water infiltration, deteriorated wood lintels and the compromised front façade lateral support/tie-rod system, it is recommended that the portions of the front façade where there is visible bulging of the brick pier, notably at the sidewalk to first floor ceiling level, and separation of façade from party walls, notably at the second floor level to roof level, be carefully disassembled and rebuilt, in kind. In order to best address the existing condition of the brick masonry and restore it to a quality condition. It is recommended, at a minimum, that the existing brick comprising the front façade be disassembled from the top of the parapet down to the top of second floor windows and then rebuilt in kind using salvaged and replacement bricks in conjunction with an approved mortar mix. All other areas with cracked, deteriorated and/or damaged brick masonry shall be repaired and repointed. Existing wood lintels should be removed and replaced with new steel lintels. Recommendations made in the permit documents shall be followed by the contractor to repair/repoint damaged brick masonry and repair the cracks in all other areas.

Once brick masonry reconstruction and repairs are complete, the exterior wall shall be covered in a traditional stucco finish and painted to match adjacent, undisturbed areas.



923 Decatur

PAGE 1 OF 3

VCC Architectural Committee







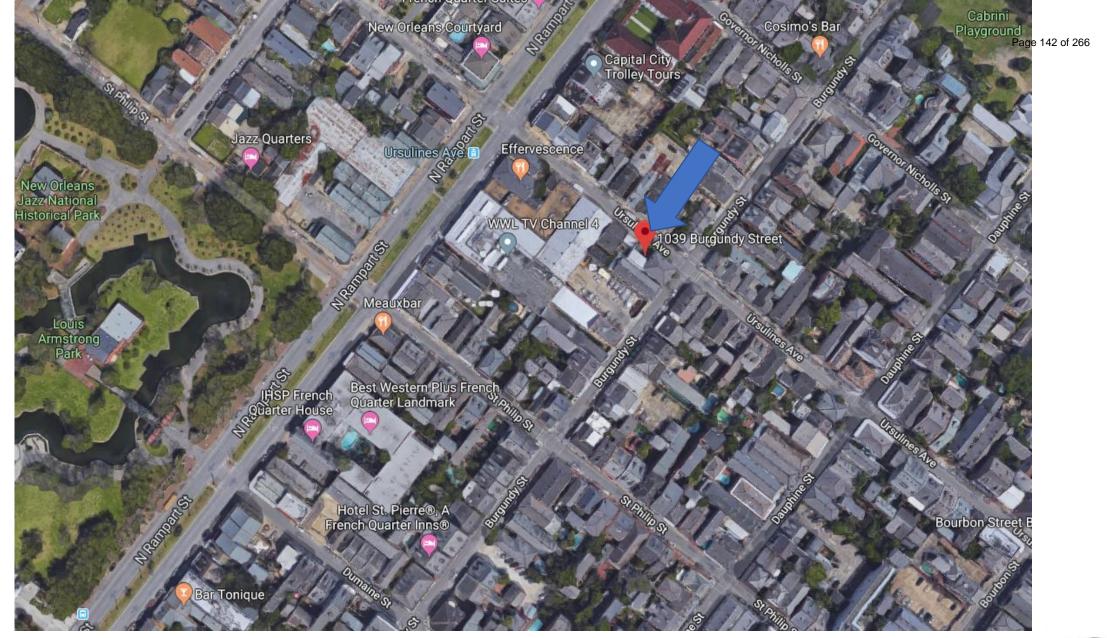
CLOSE UP VIEW OF BULGING WALL AT GROUND FLOOR



VIEW OF BULGING WALL AT GROUND FLOOR

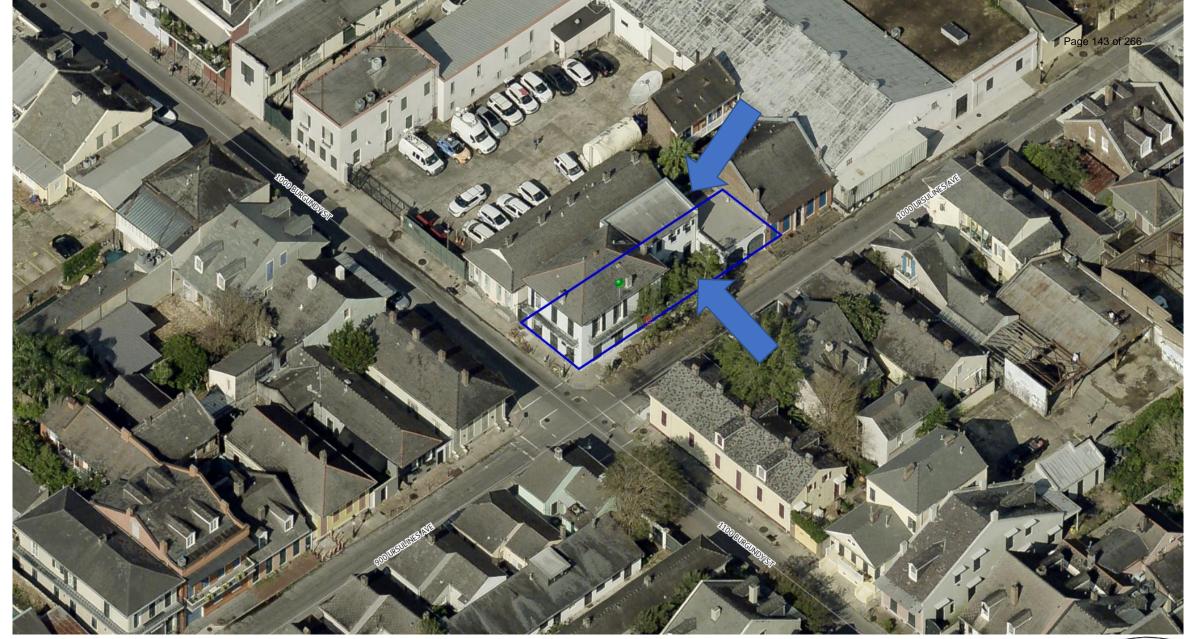
SUPPLEMENTAL VCC SUBMISSION 923 DECATUR STREET DATE: 07/26/2022







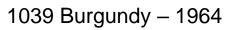






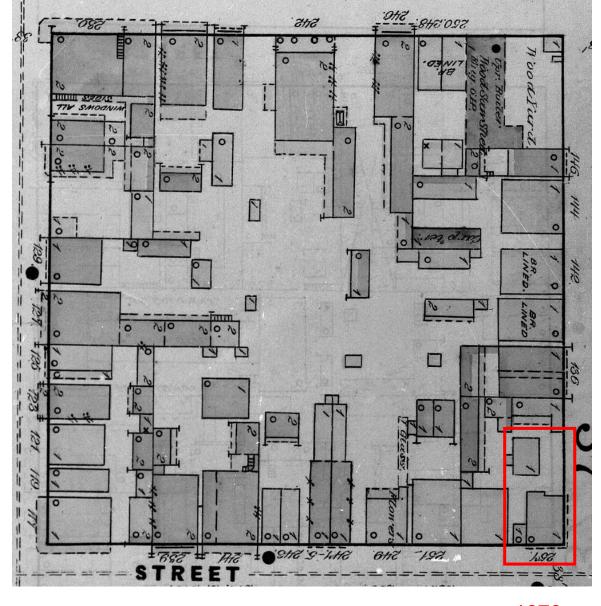


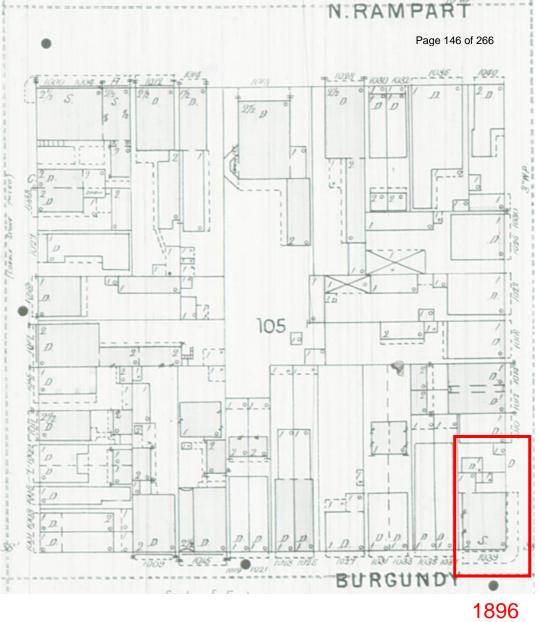






1039 Burgundy – 1945

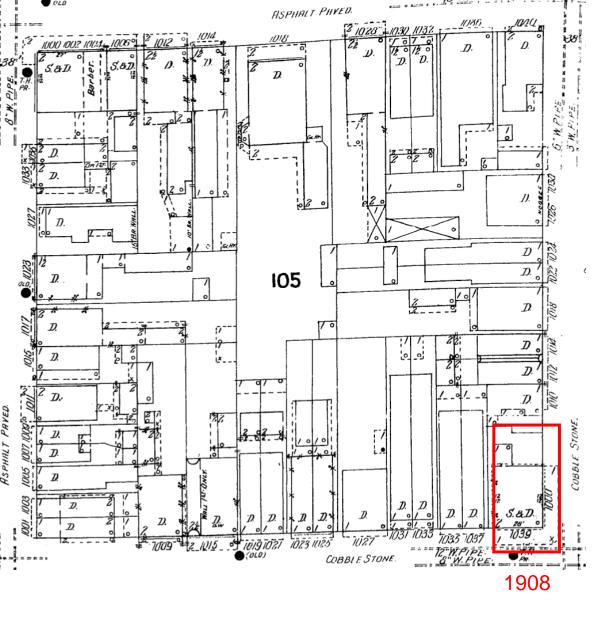


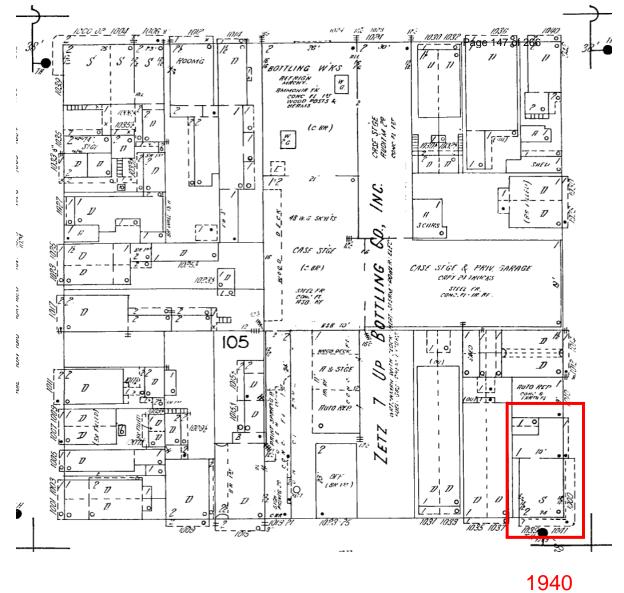


1876

1039 Burgundy – service ell not present

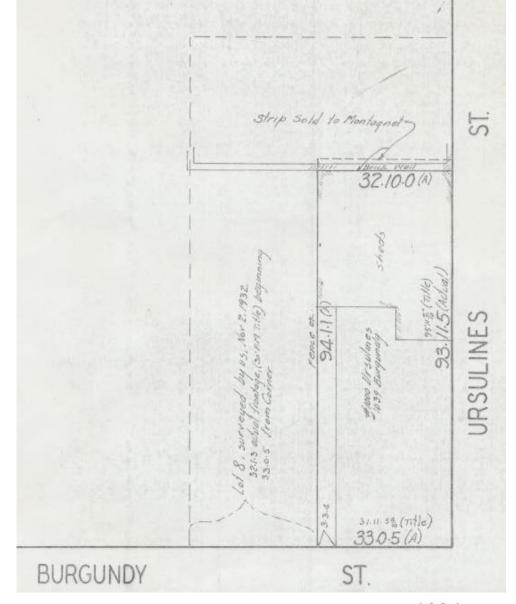






1039 Burgundy – service ell not present







1934

1964

1039 Burgundy – service ell not present







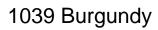






































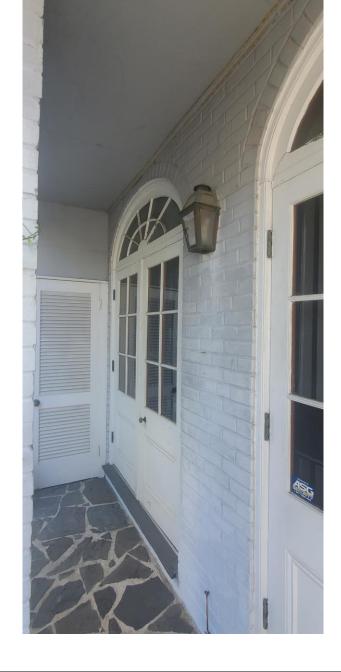














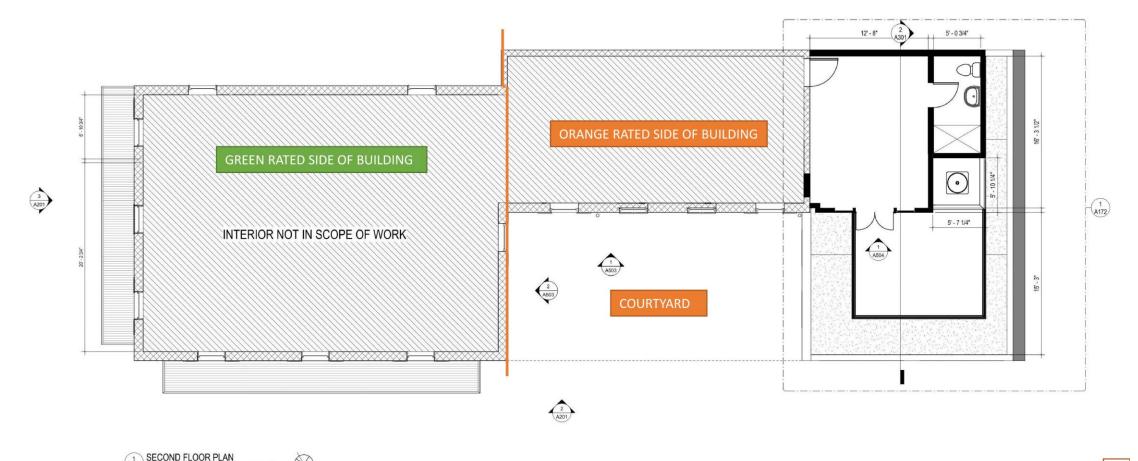








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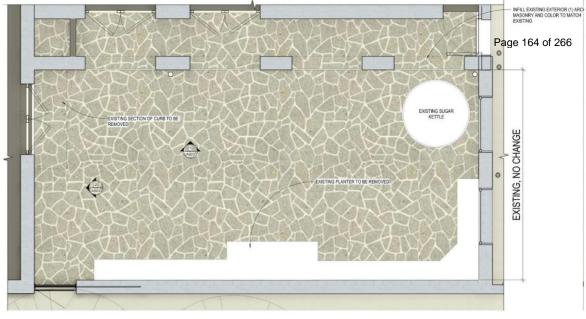










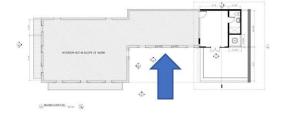


PROPOSED

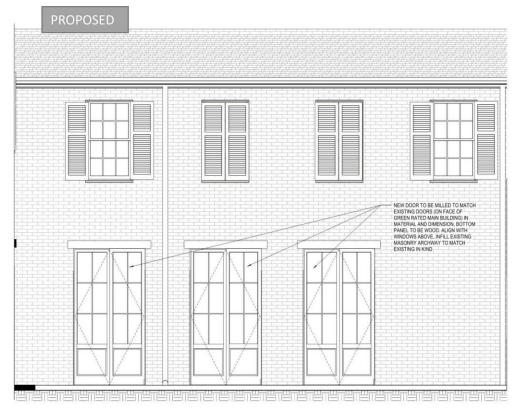
1039 Burgundy

June 16, 2022

NEW INTERIOR FLOOR AREA (108 SF.)









1 A503 ELEVATION - PROPOSED 1/2" = 1'-0"

NORTH COURTYARD



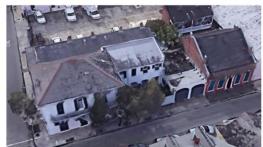


7

CARRE COMMAND

AND COMMAND



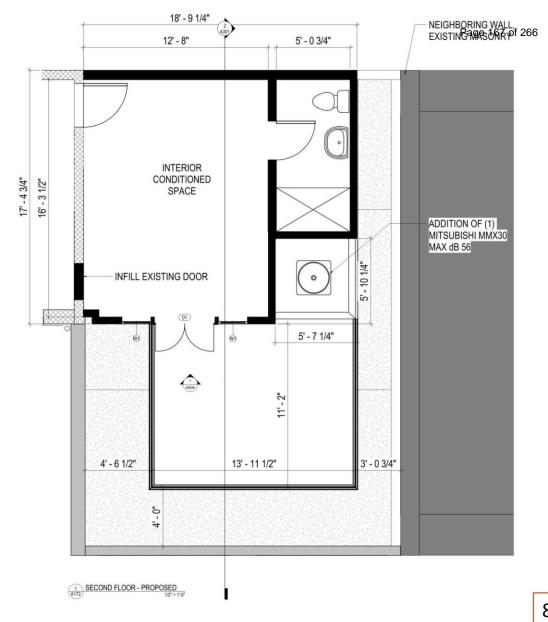


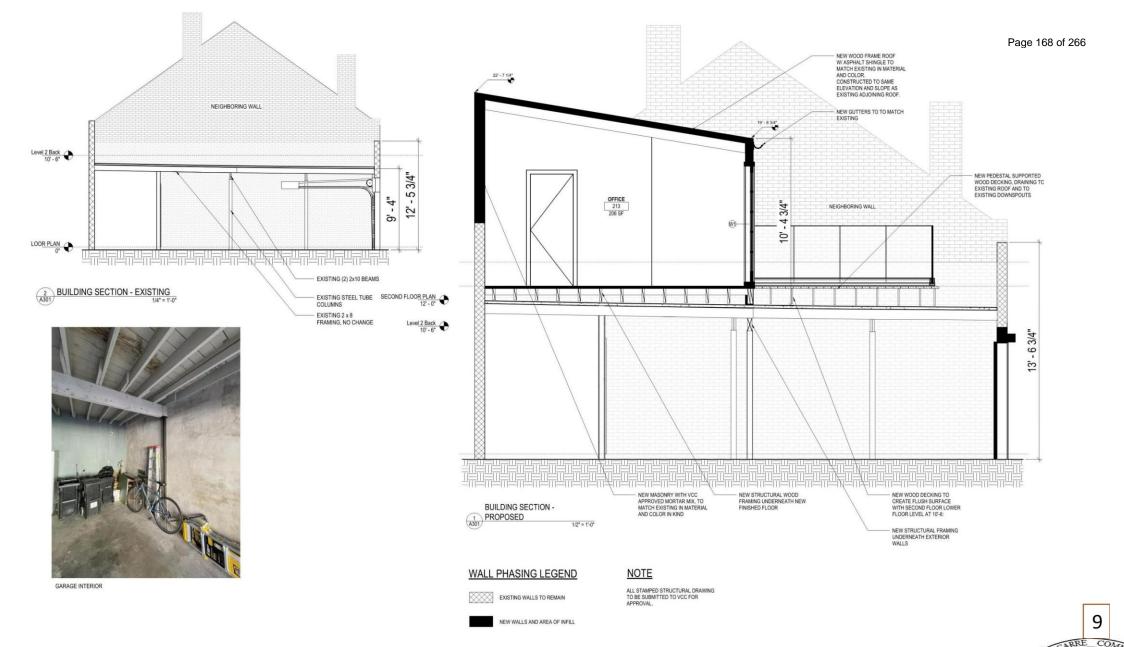


WALL PHASING LEGEND

EXISTING WALLS TO REMAIN

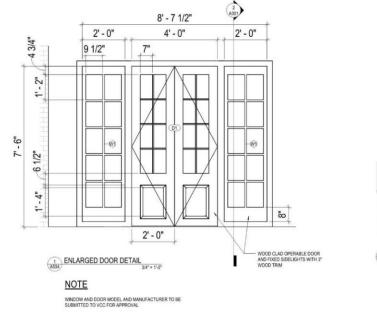
NEW WALLS AND AREA OF INFILL

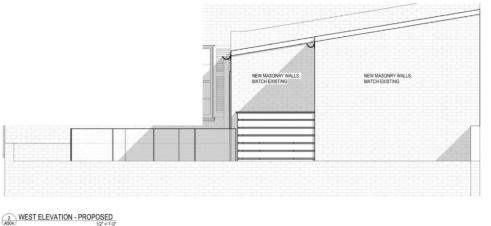




VCC Architectural Committee

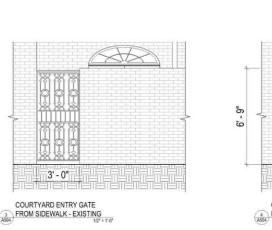
June 16, 2022

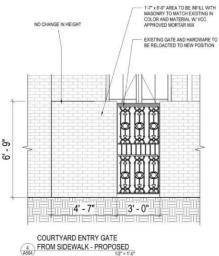




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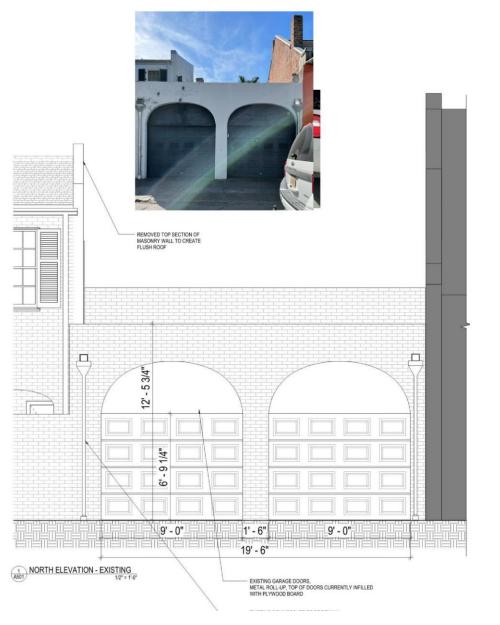
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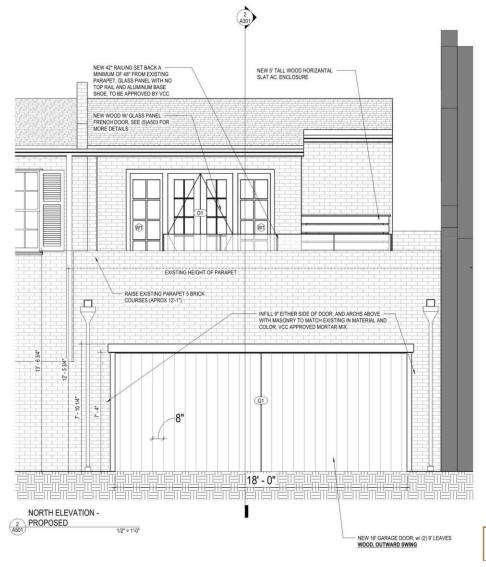




1039 Burgundy

10

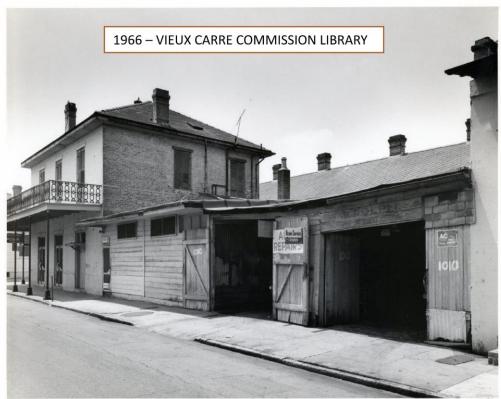


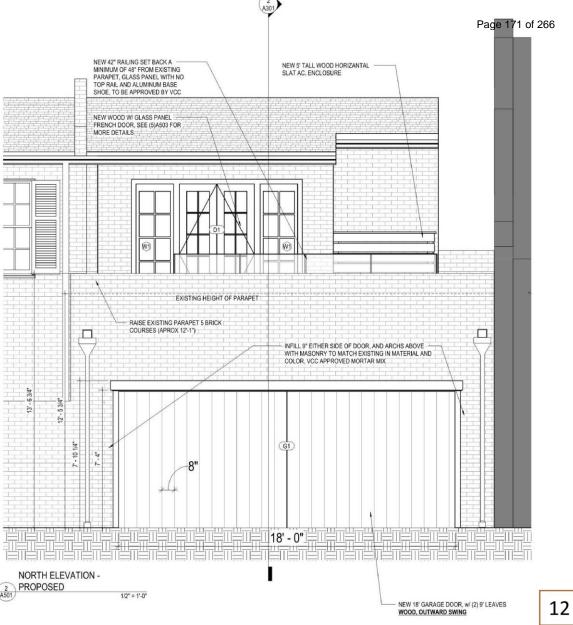




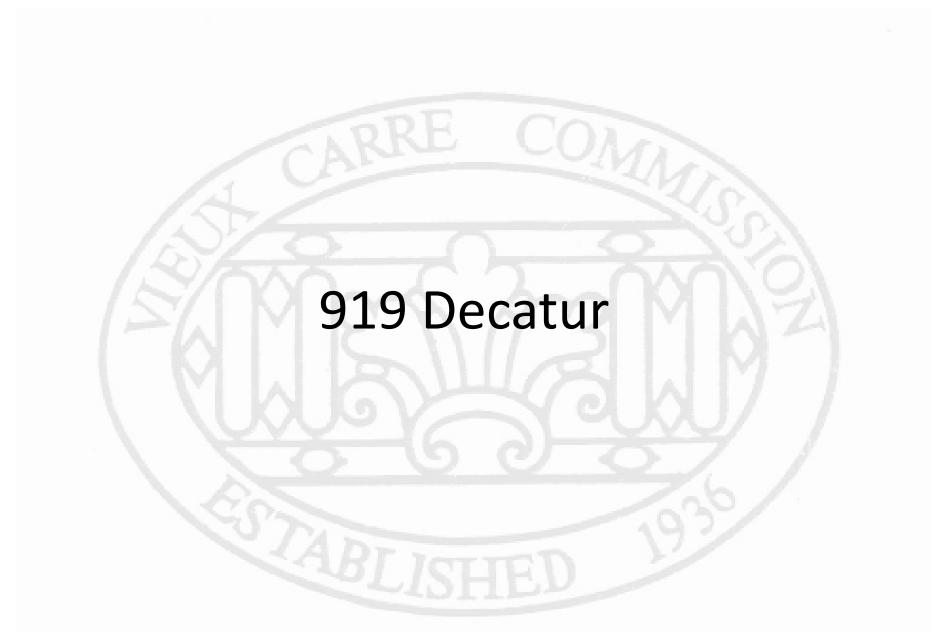


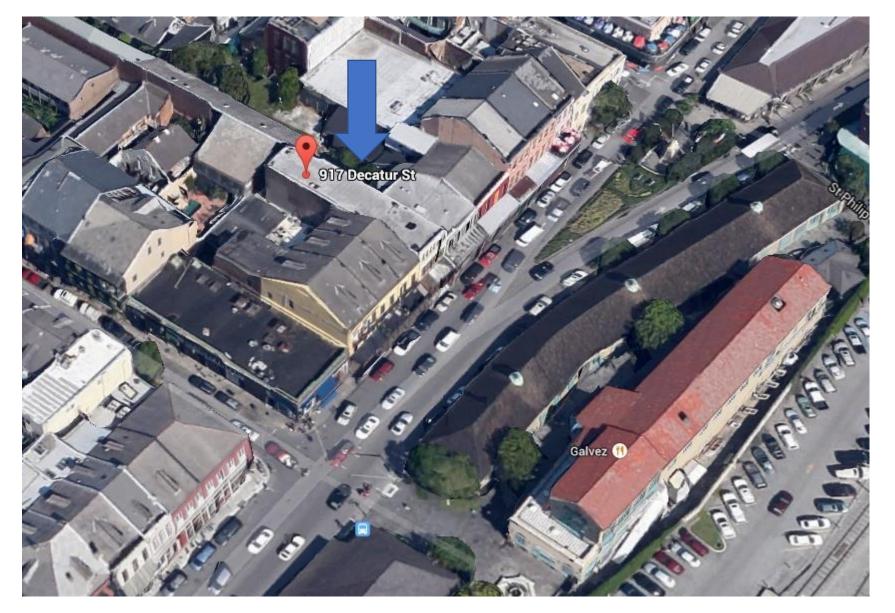




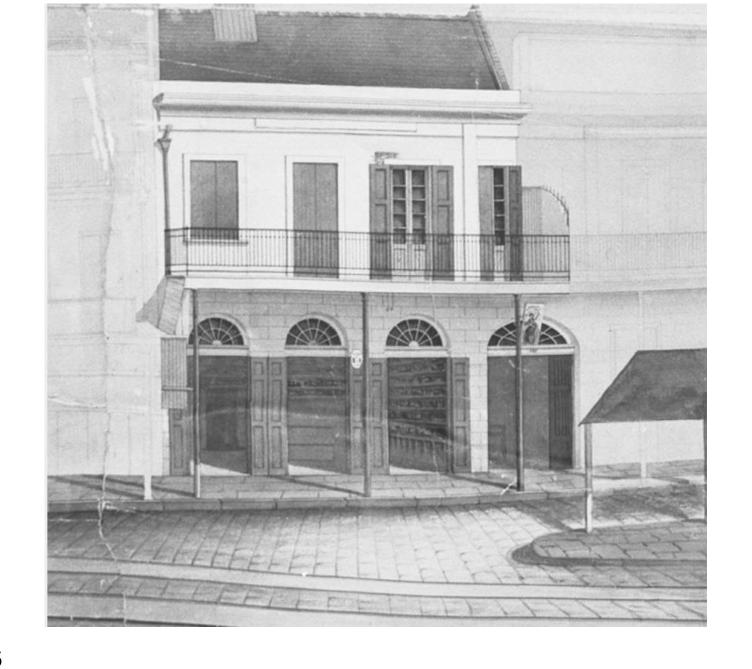




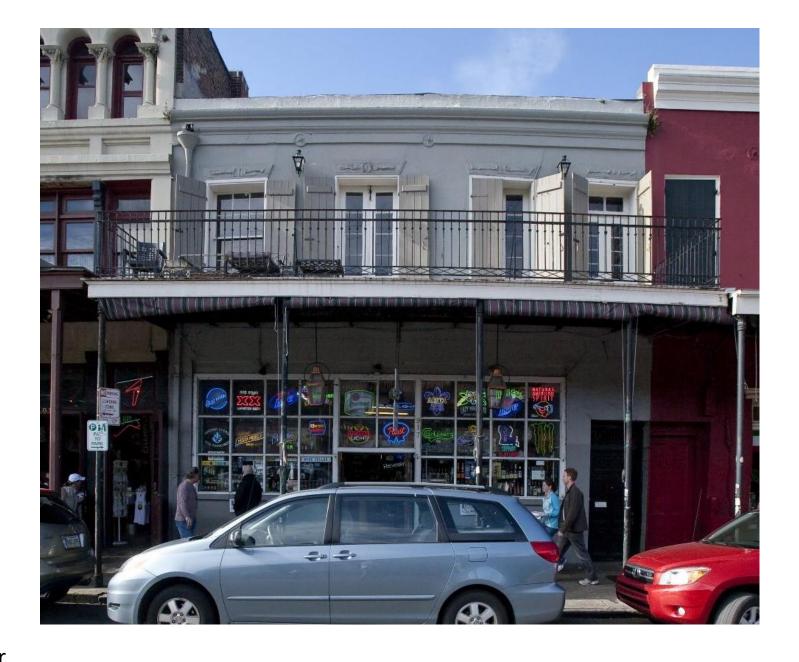




















917 Decatur











917 Decatur



BOPP ENTERPRISES DECATUR ST RENOVATION

Renovation

Square 21, Lot 30

New Orleans

Orleans Parish, Louisiana

Site Information

1. International Building Code, 2015 Edition

2. Parish / City, Amendments to IBC 2015 3. Life Safety Code, ANSI/NFPA 101, 2015 Edition

Codes

919 Decatur St New Orleans, Louisiana 70116

4. American with Disabilities Act. Public Law 101-336

6,603 SF

Square Footage

Project Location

Living Entry	1,352 154

Article XXXV Off-Street Parking and Loading

Parking Spaces Required Sec. 22.5.A.1, no parking required in all Historic Core Districts, except HM-MU and HMC-2

ABBREVIATIONS & SYMBOLS

ELEVATION MARK

ENLARGED DETAIL MARK

PLAN NORTH ARROW DOOR MARK

→ GAS GAS CONNECTION

REVISION NUMBER

⊕ XXXX NEW ELEVATION MT METAL THRESHOLD

FOB FACE OF BRICK

CFOB CORNER FACE OF BRICK

CFOS CORNER FACE OF STUD

FOS FACE OF STUD

Structural Engineer

Design Criteria

Occupancy

NFPA 101 2015:

Type of Construction:

Occupant Load

NFPA 101 2015:

Project Directory

Architect

Charles I Silbernagel + Associates, Inc. Architects, A Professional Design Group 3129 Edenborn Avenue, Suite 100 Metairie, Louisiana 70002 (504) 454-3112 - Office (504) 454-3125 - Fax Email: Charles@clsarchitects.com

Mechanical Engineer

The work is less than \$15,000 and according to Jefferson Parish, a professional engineer is not required

This work shall be performed as a performance specification and the subcontractor shall provide all necessary documents to properly deliver a final

Electrical Engineer

The work is less than \$15,000 and according to Jefferson Parish, a professional engineer is not required

This work shall be performed as a performance specification and the subcontractor shall provide all necessary documents to properly deliver a final

Plumbing

The work is less than \$15,000 and according to Jefferson Parish, a professional engineer is not required

This work shall be performed as a performance specification and the subcontractor shall provide all necessary documents to properly deliver a final

Page 181 of 266

ONSTRUCTION DOCUMEN

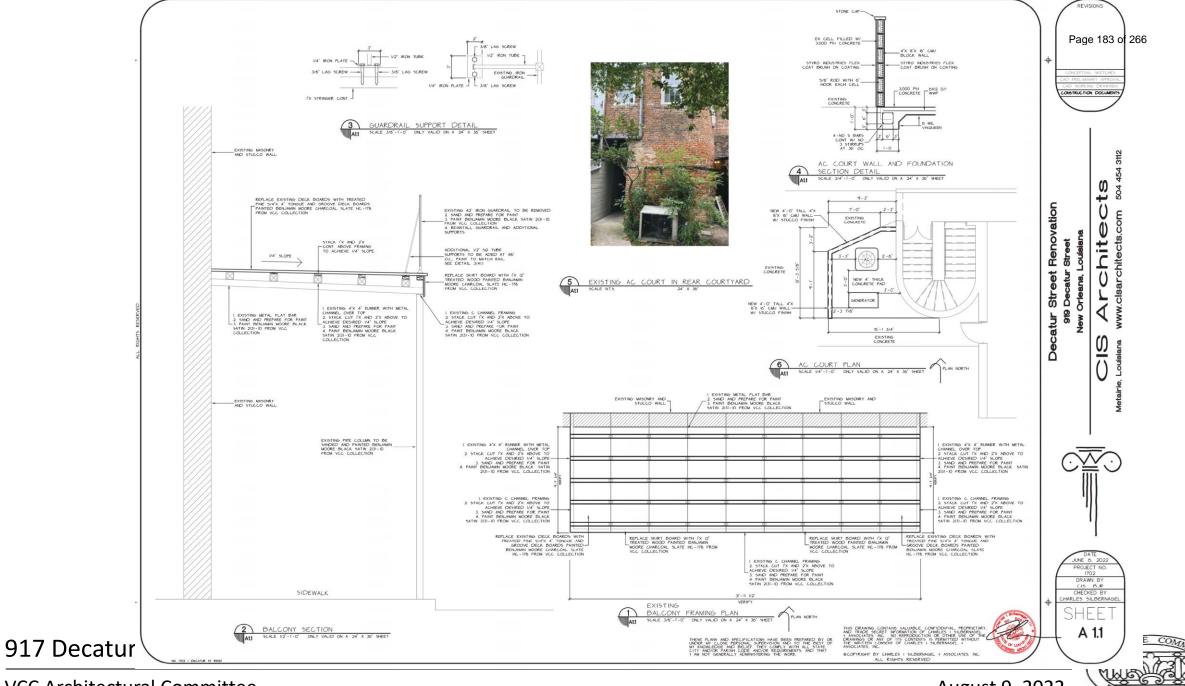
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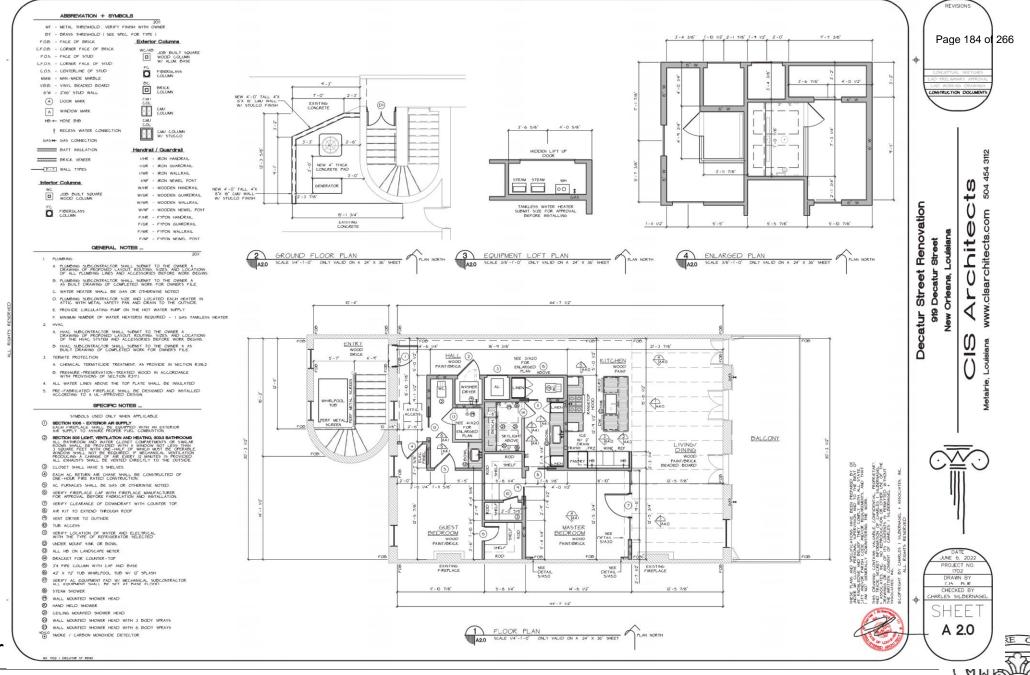
917 Decatur



917 Decatur

VCC Architectural Committee





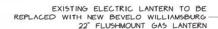
917 Decatur

VCC Architectural Committee

LOW VOLTAGE PUCK LIGHTS TO BE INSTALLED AT EACH DOOR AND WINDOW HEAD. -PAINTED HOUSING TO MATCH

DOWNSPOUT TO BE REPAIRED BY OTHERS

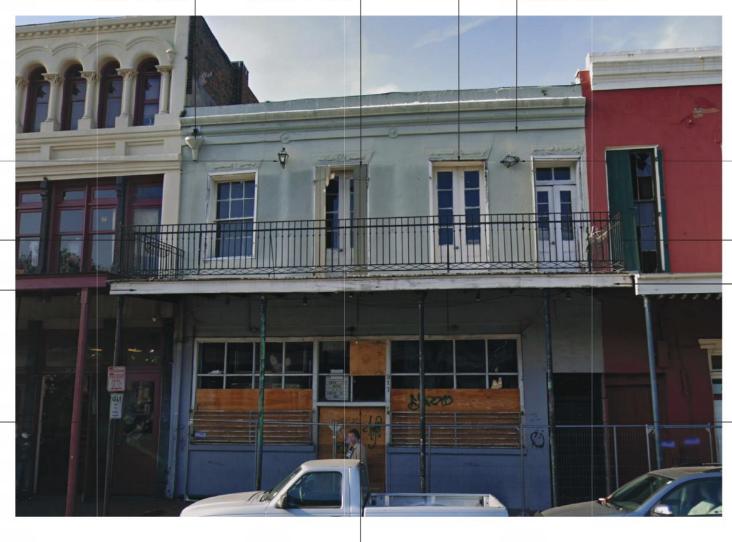
SHUTTERS TO BE REPLICATED BY OTHERS MAIN FACADE STUCCO REPAIR BY OTHERS

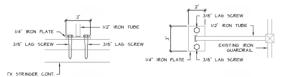


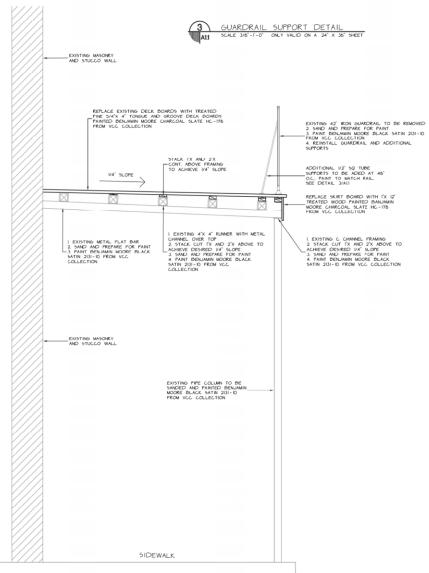
I. REMOVE EXISTING 42" IRON GUARDRAIL 2. SAND AND PREPARE FOR PAINT 3. PAINT BENJAMIN MOORE BLACK SATIN 2131-10 FROM VCC COLLECTION 2. RE-INSTALL GUARDRAIL AND ADD ADDITIONAL SUPPORTS TO BE ADDED AT 48" O.C.

I. REMOVE EXISTING WOOD DECKING 2. EXISTING IRON JOISTS AND CHANNELS TO REMAIN, SANDED AND PAINTED BENJAMIN MOORE BLACK SATIN 2131-10 FROM VCC COLLECTION 3. NEW TREATED I'X AND 2"X RUNNERS STACKED ON EXISTING REDUCE SLOPE OF DECK TO 1/4". 1. NEW TREATED PINE 4" TONGUE AND GROOVE DECK BOARDS PAINTED BENJAMIN MOORE CHARCOAL SLATE HC - 178 FROM VCC COLLECTION (ISTING FACIA TO BE REMOVED AND REPLACED WITH TREATED I'X 12", PAINTED TO MATCH EXISTING.

I. EXISTING POLES, SAND AND PREPARE FOR PAINT 2. PAINT BENJAMIN MOORE BLACK SATIN 2131-10-FROM VCC COLLECTION

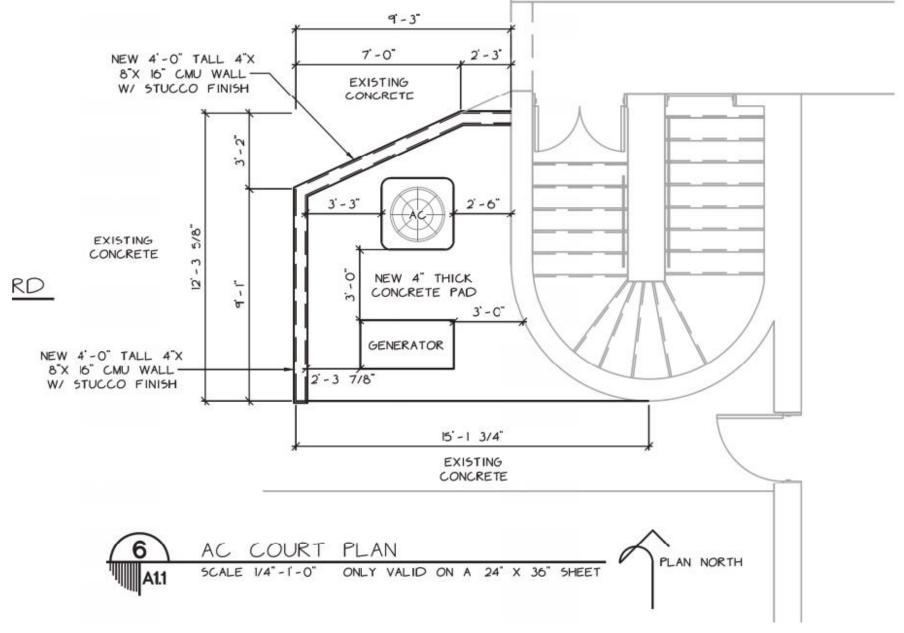






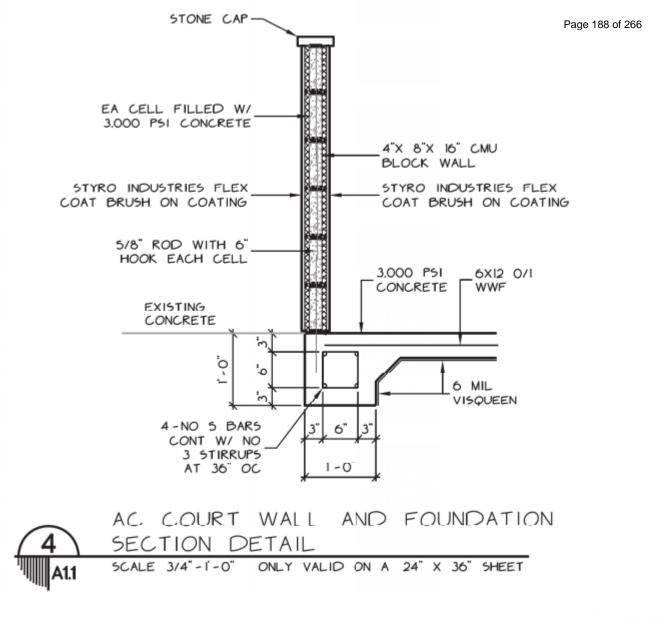








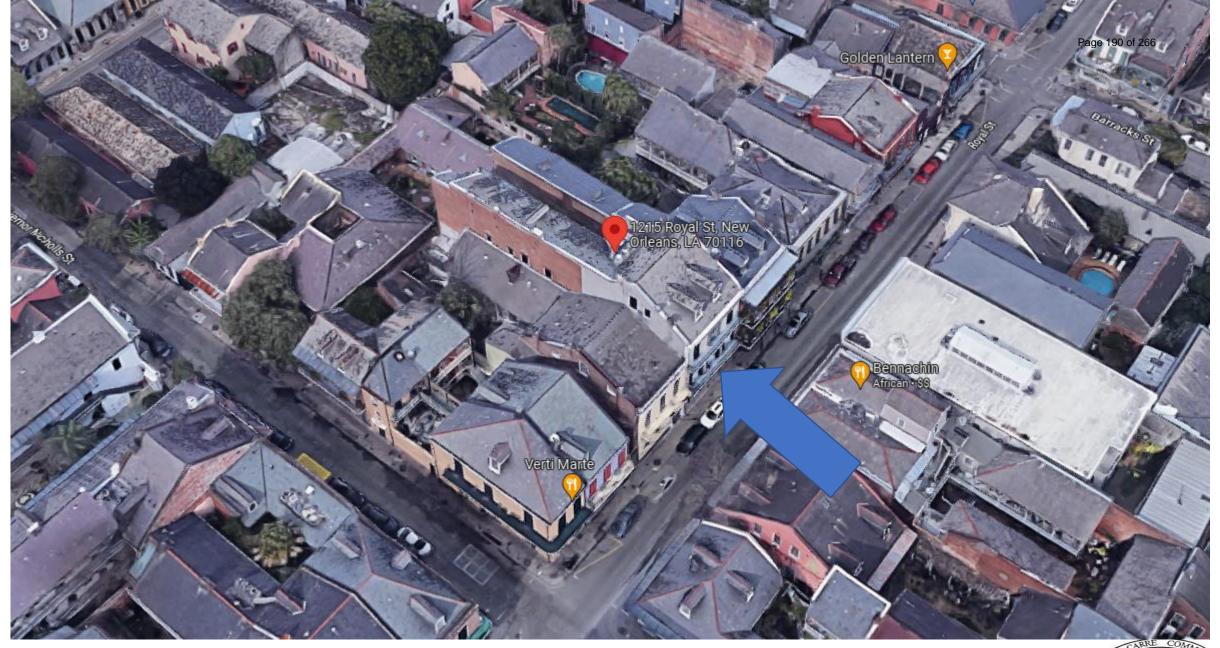




917 Decatur







1215 Royal



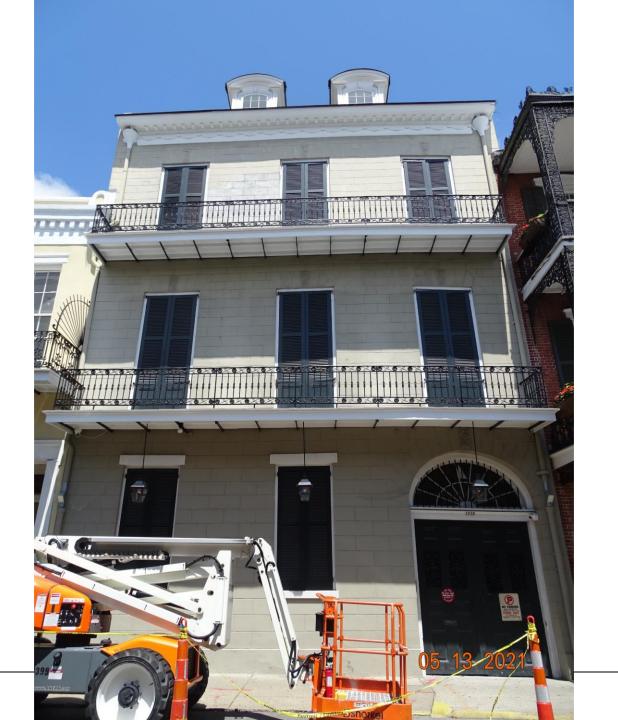
VCC Architectural Committee

August 9, 2022

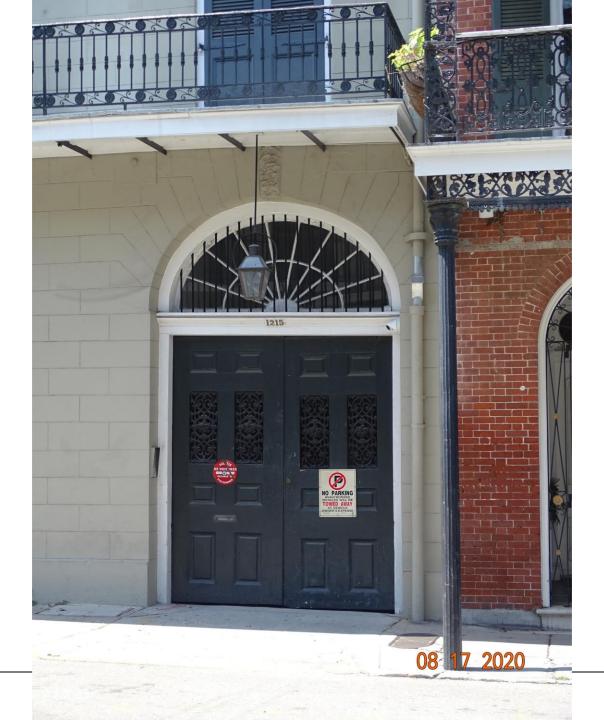




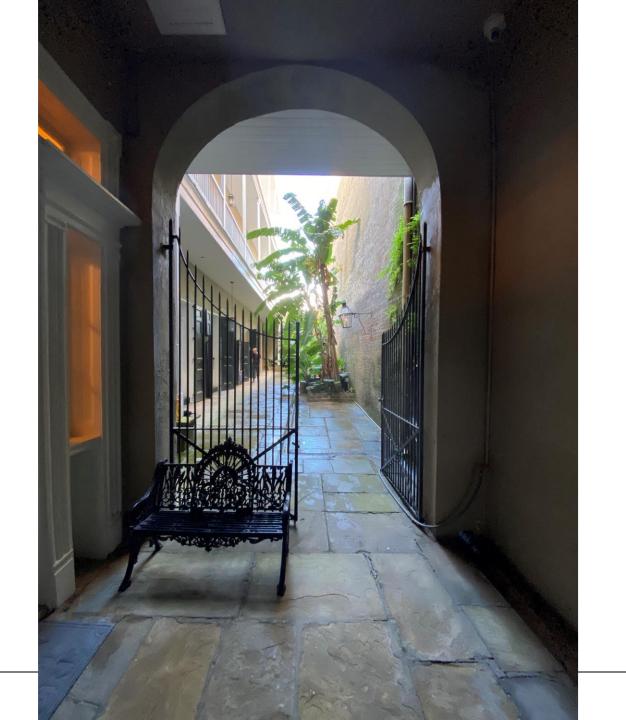




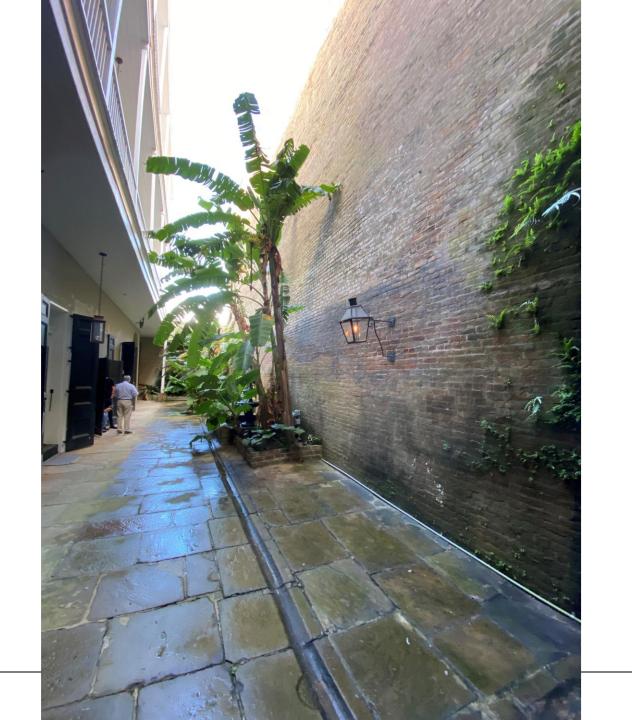




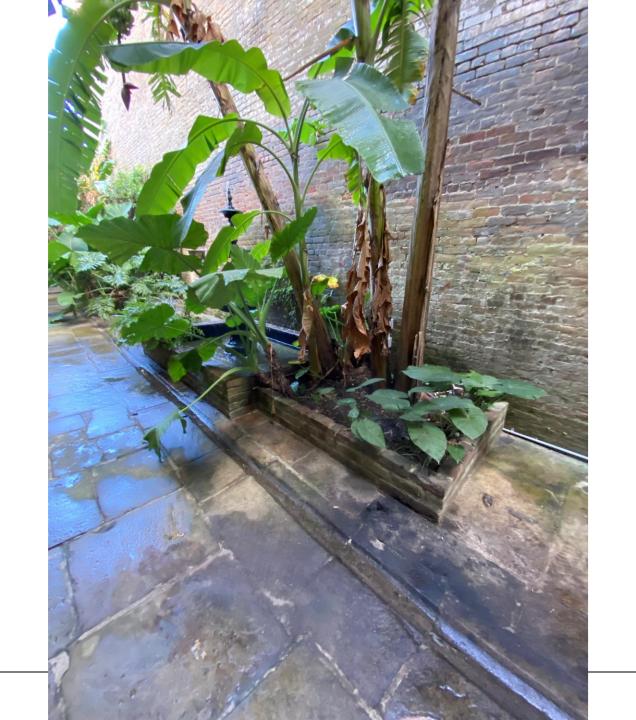




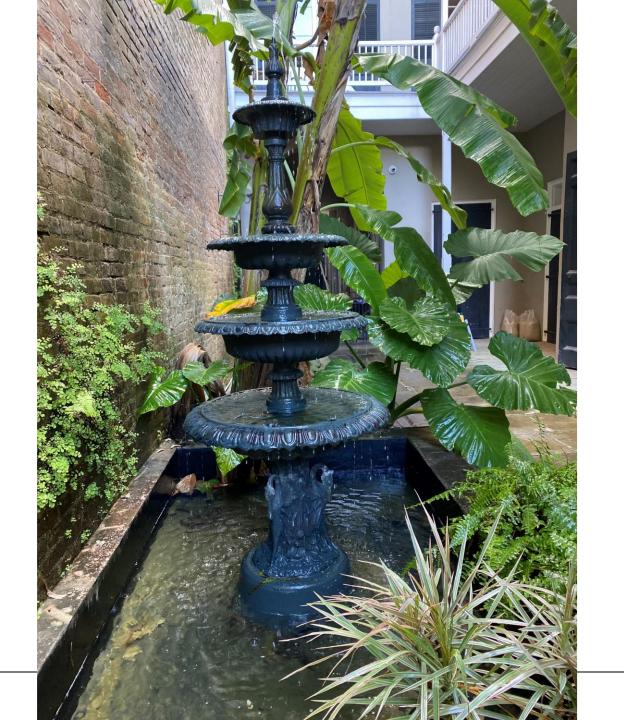




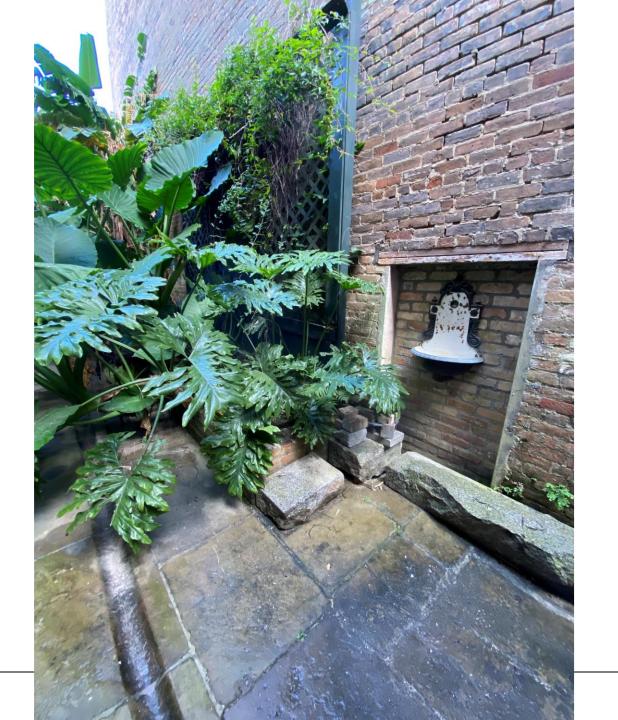




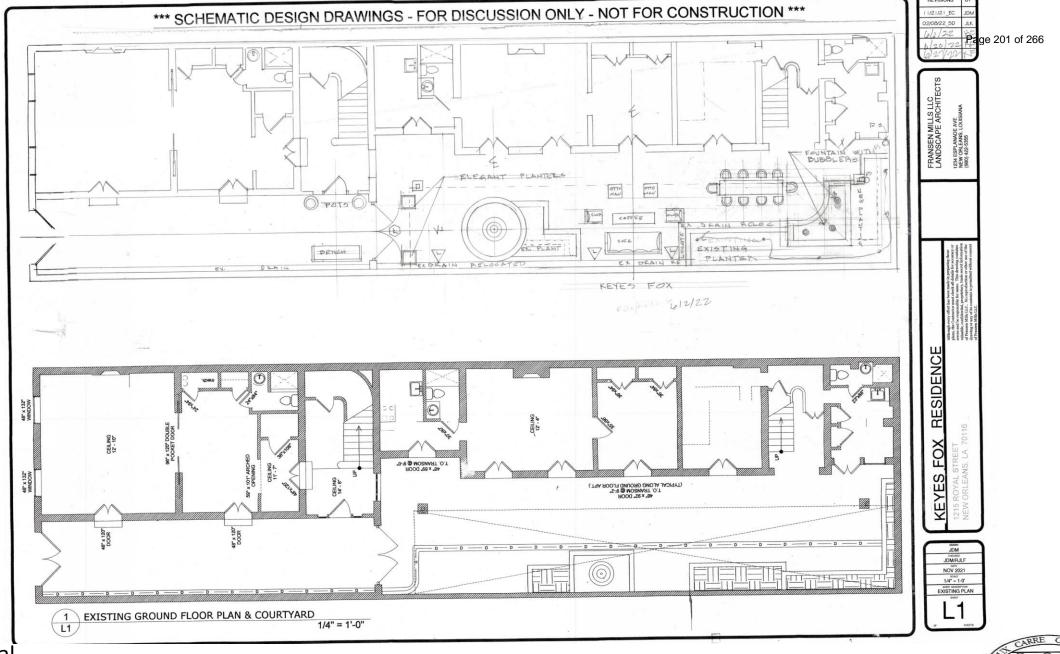




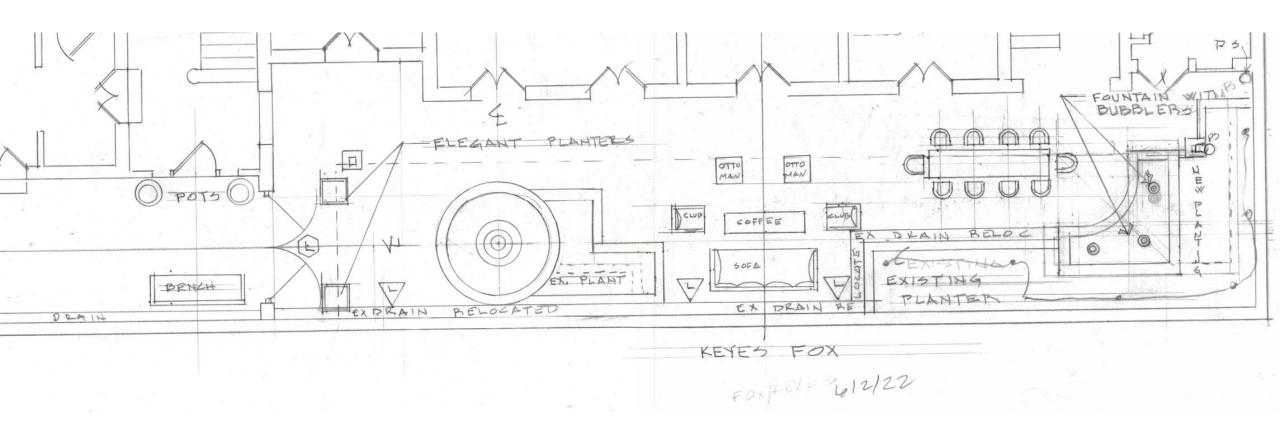




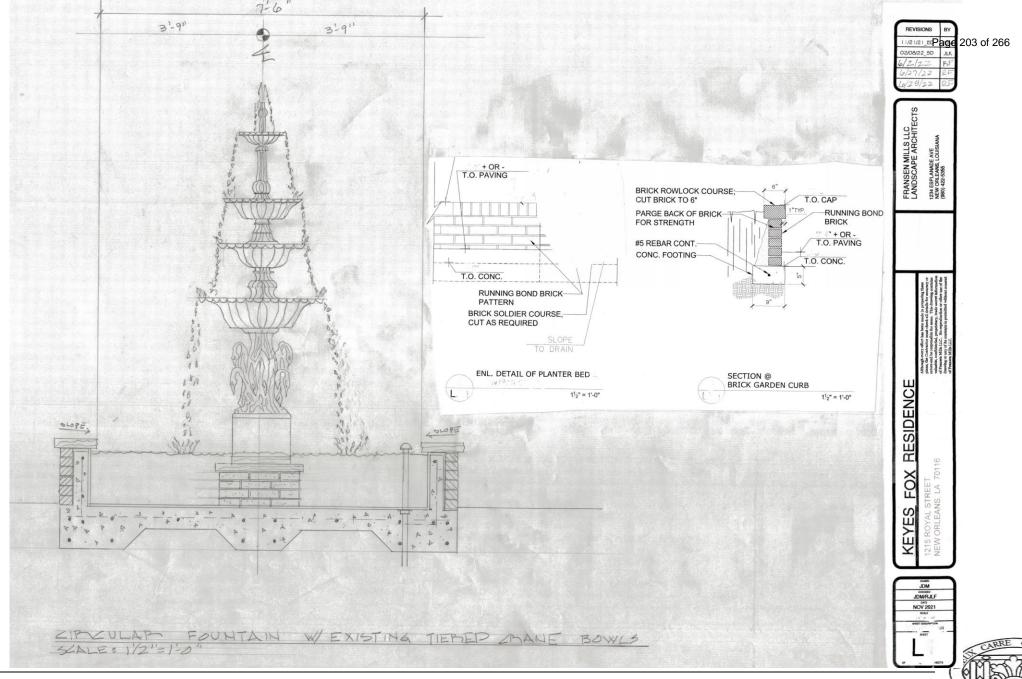




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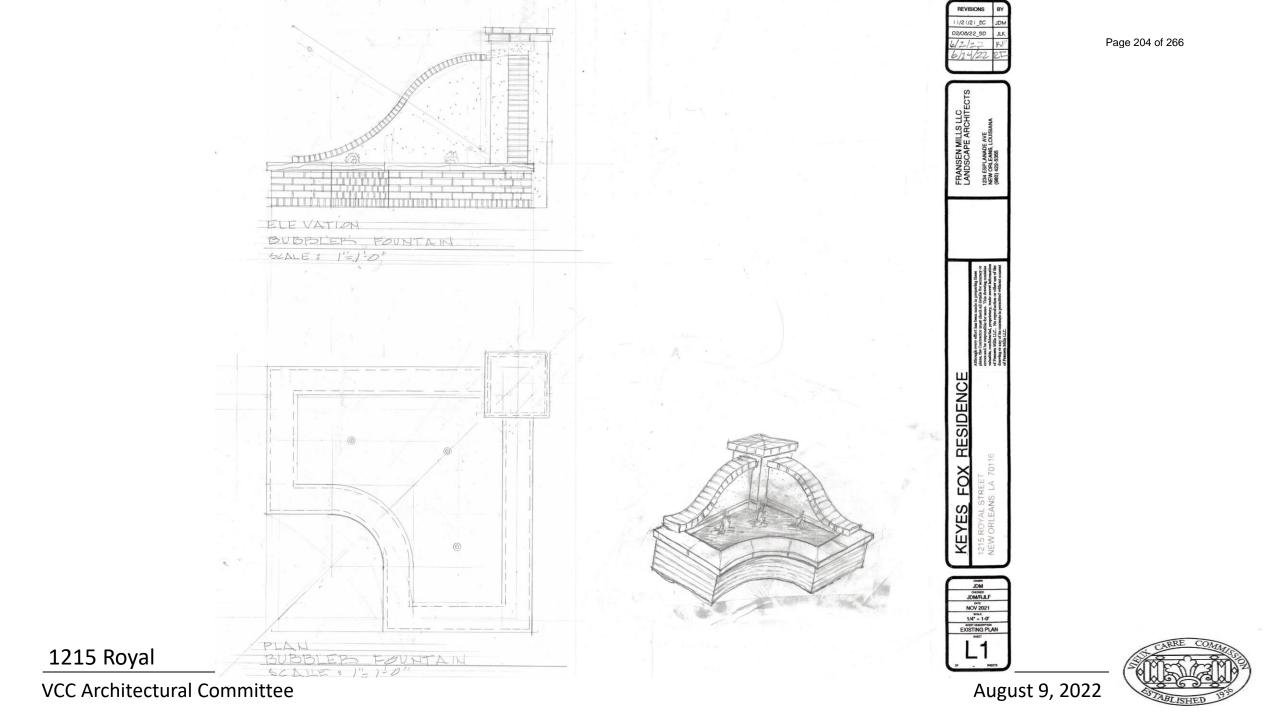


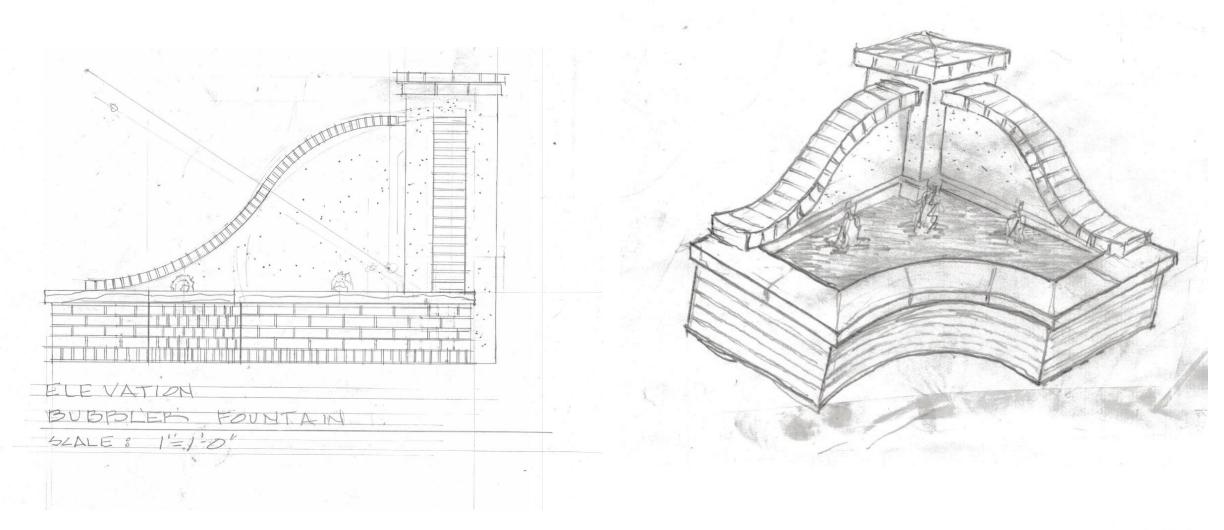




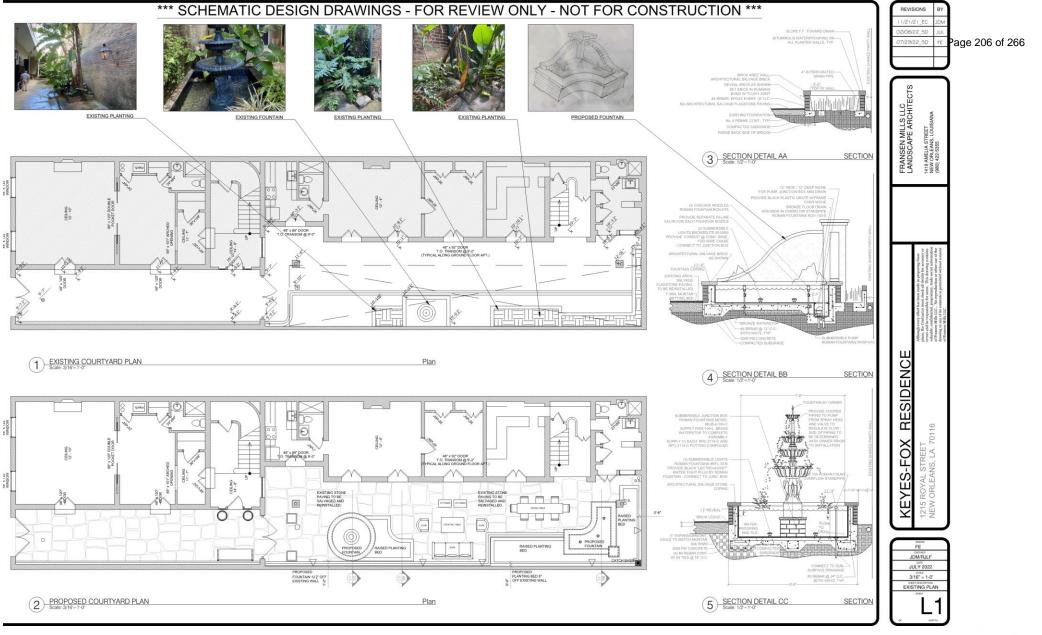
1215 Royal

August 9, 2022



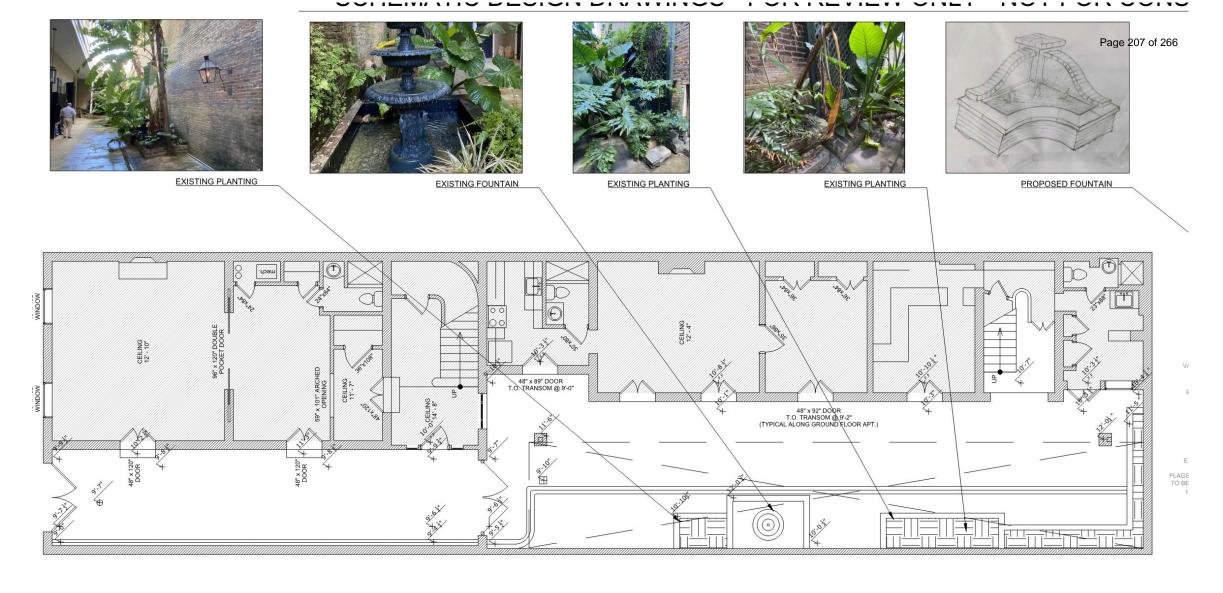






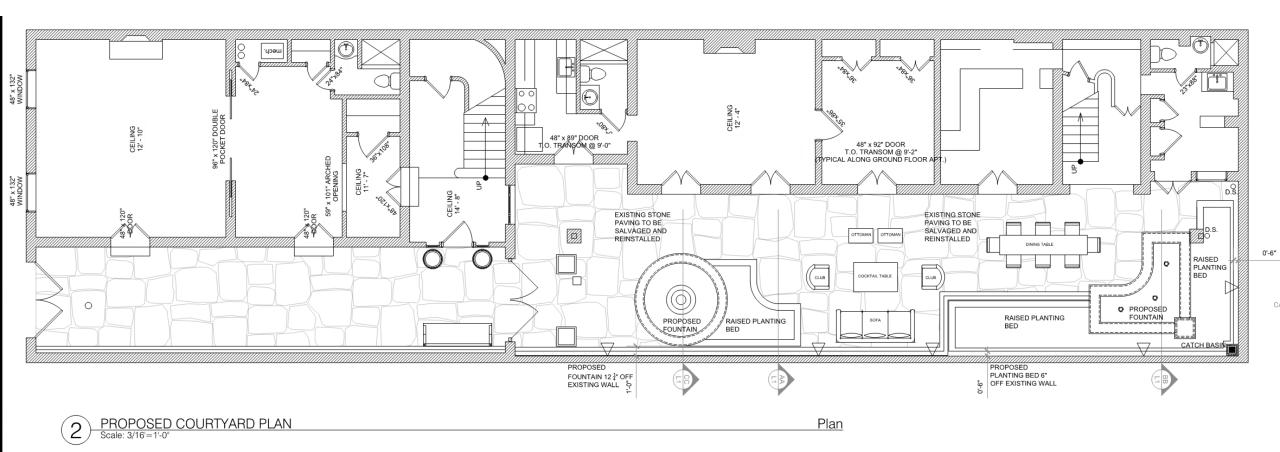


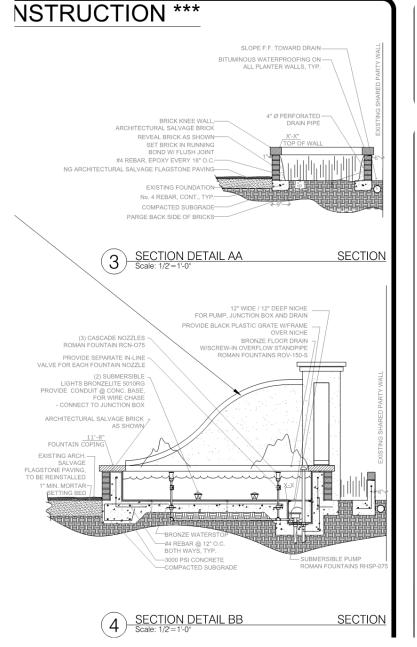


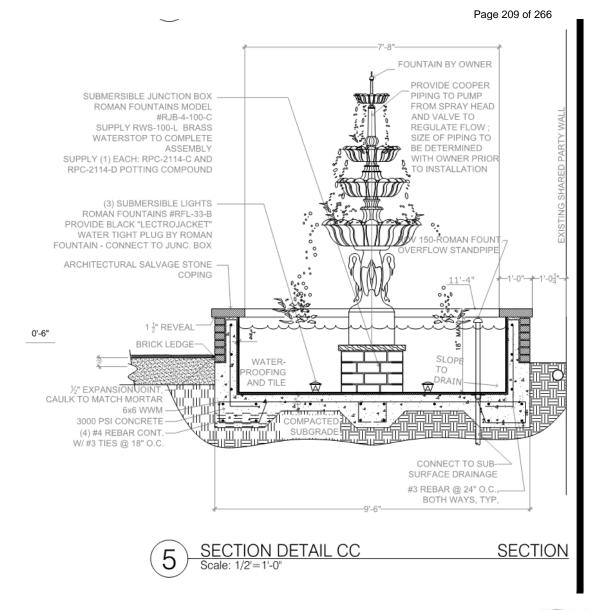


EXISTING COURTYARD PLAN
Scale: 3/16'=1'-0"

Plan







1215 Royal









1001 Dauphine































1001 Dauphine

LIMITED LIFETIME WARRANTY FOR BEAUTY THAT LASTS, TAMKO HAS YOU COVERED.



Heritage[®], Heritage[®] Premium and Heritage[®] IR Vivid color. Dramatic style.



Heritage Woodgate*
Wider look, Wood-shake appearance.



Heritage* Vintage* Striking depth. Angular lines.

WHATEVER YOUR TASTE OR STYLE, TAMKO HAS YOU COVERED.

With two distinct color palettes to choose from, TAMKO has just the right color to beautify your home.



America's Natural Colors bring the vibrant tones of the American landscape to your home. If you want your roof to make a bold and beautiful visual statement, choose from America's Natural Colors.

BOLD AND BEAUTIFUL





For those who prefer a softer, more eventoned look for their roof, choose one of TAMKO's Classic Colors featuring the subtle, sophisticated color blends that have long made TAMKO an industry favorite.

SUBTLE AND SOPHISTICATED



The shingle images above show the difference between America's Natural Colors and Classic Colors. Black Walnut and Rustic Black are both "black" shingles. Look closely and you can see Black Walnut includes vibrant splashes of color that will draw the eye of the roof.

SHINGLE COLOR SELECTION TIPS

For more information on shingle color selection tips and available colors by zip code, visit tamko.co



View An Actual Roof Installation. Shingles may look different installed on a roof compared to viewing only one shingle. Also, shingle colors can appear differently during different amounts of sunlight (full, partial, etc.)



View Actual Shingles. Viewing actual shingles is the only way to see all the nuances in color that will be represented on your roof once the project is complete.



Start your Color Search with Brochures and Visualization Programs. The printed colors you see in any brochure or digital visualization program are only as accurate as current printing and digital technology allows.

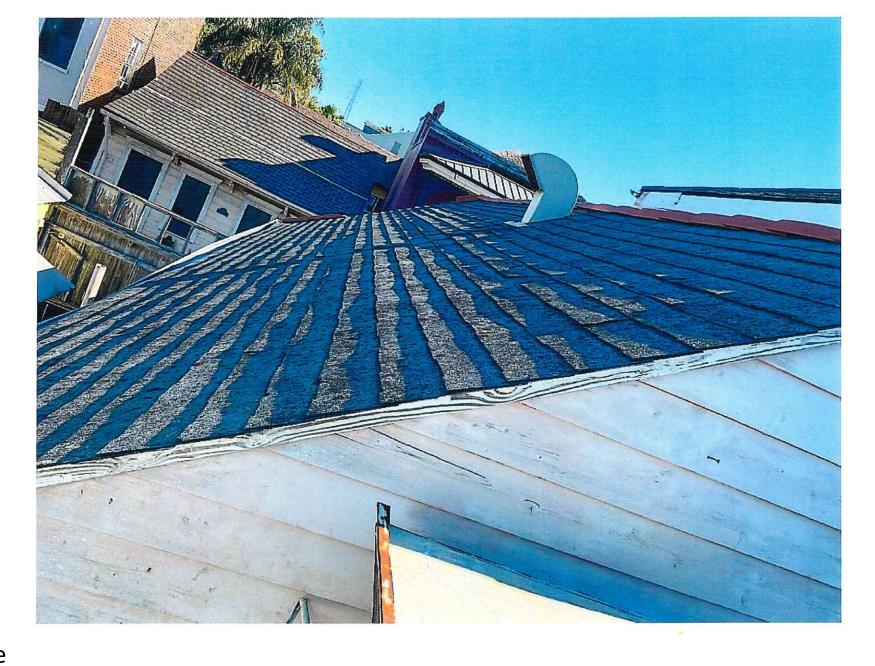


Check Your Shingles Before Installation.

TAMKO is not responsible for color claims where the wrong color is installed on a roof. It is better to be safe and perform a final in-person check of the shingles to confirm product and color before they are installed.

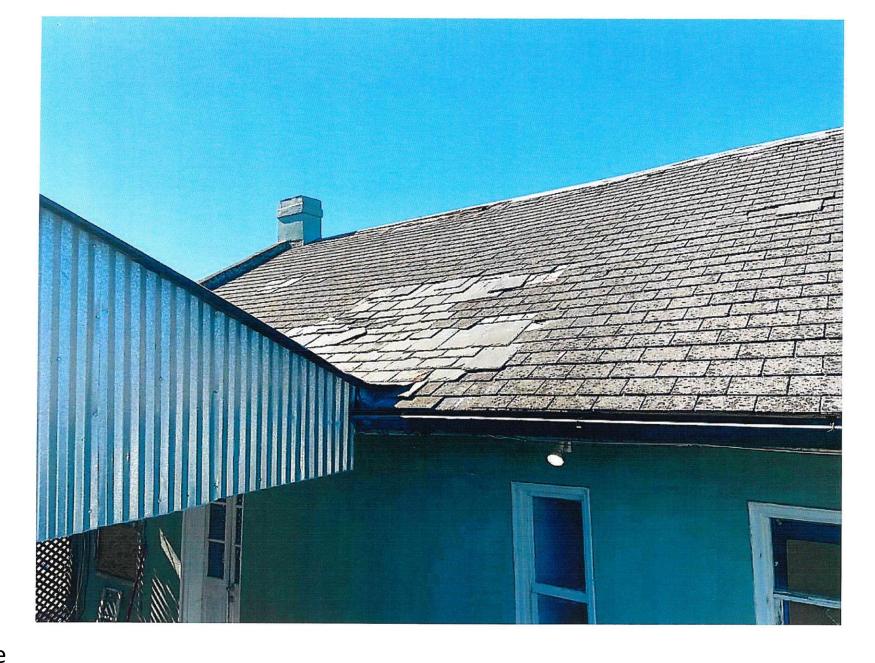
1001 Dauphine









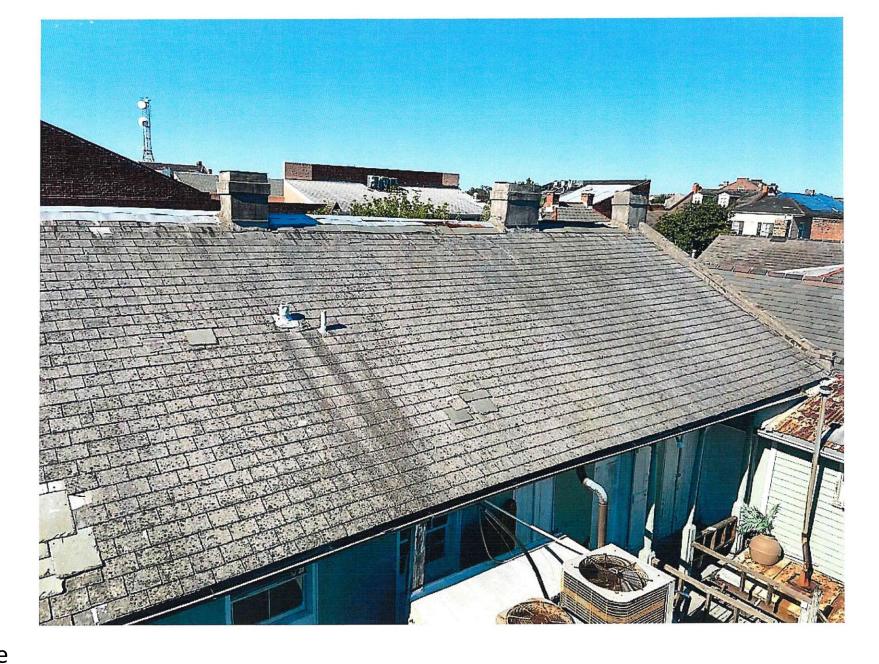
























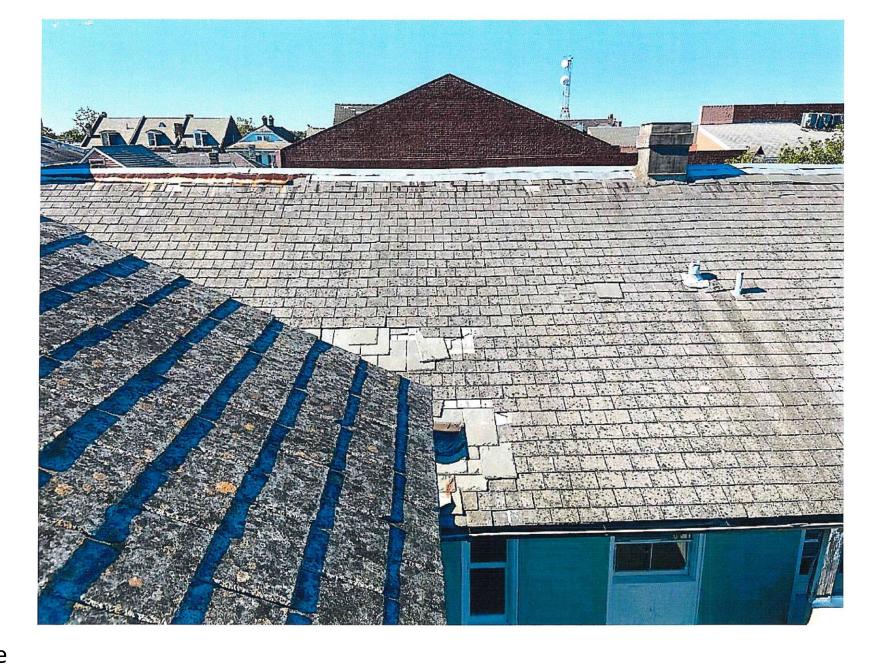










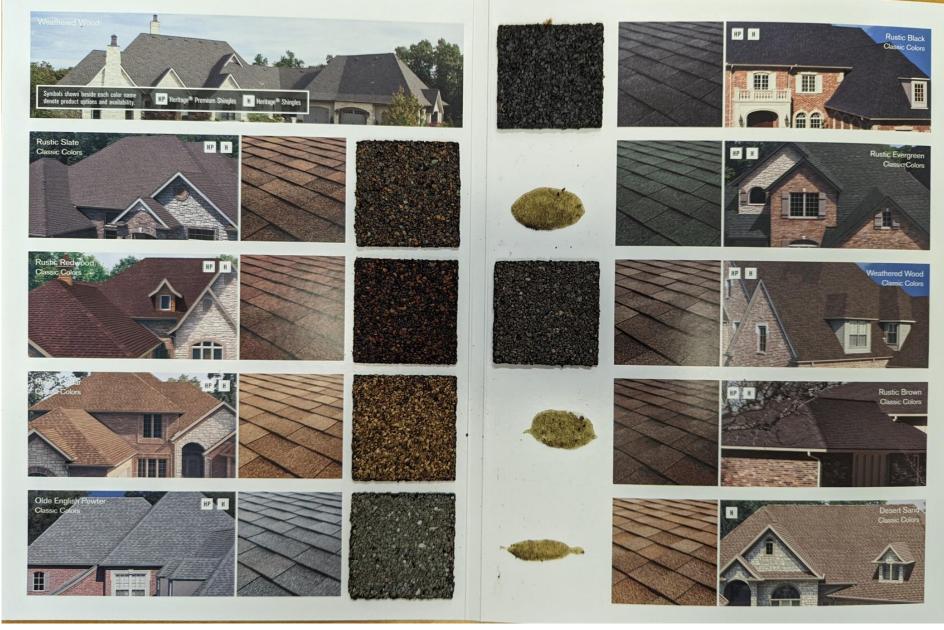








1001 Dauphine



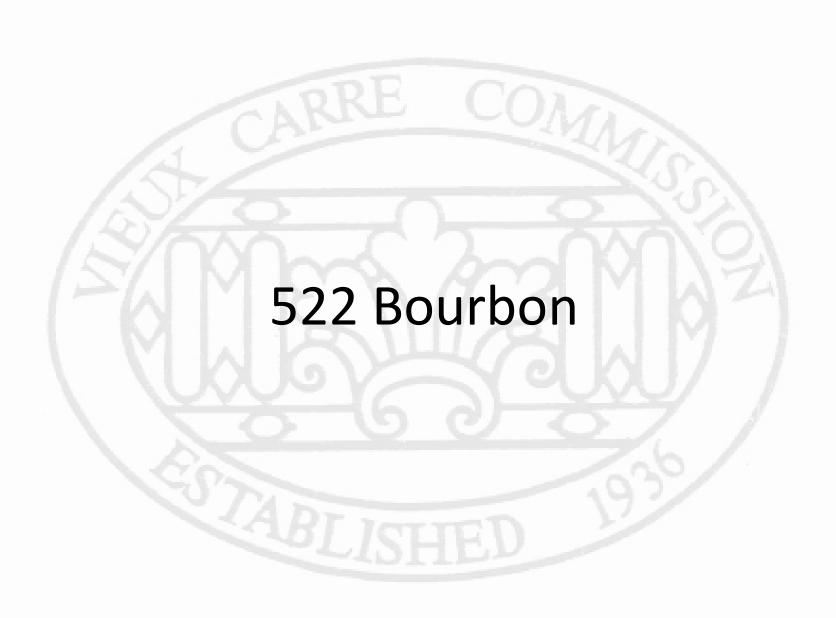








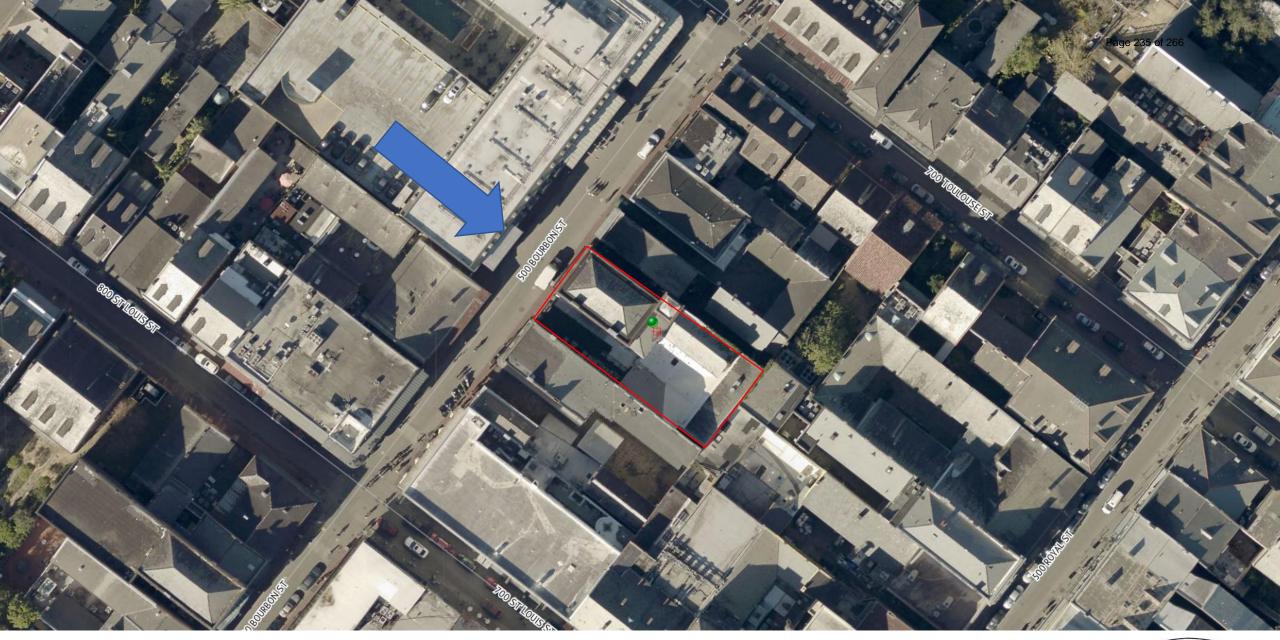




























522 Bourbon

VCC Architectural Committee

August 9, 2022





522 Bourbon















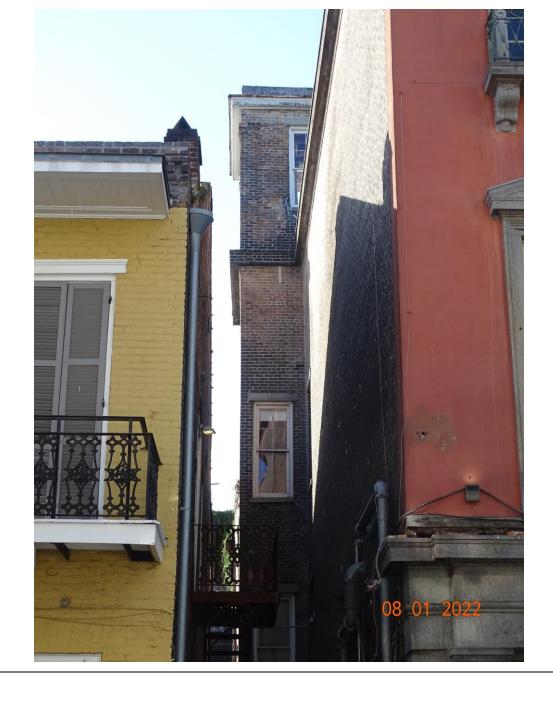


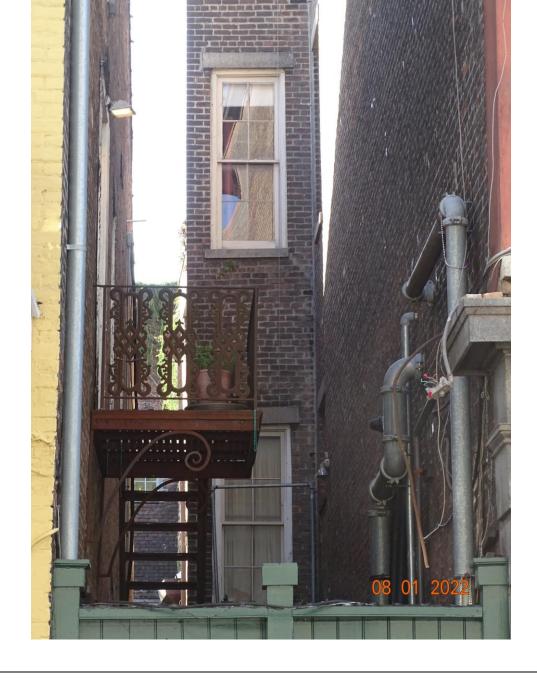
















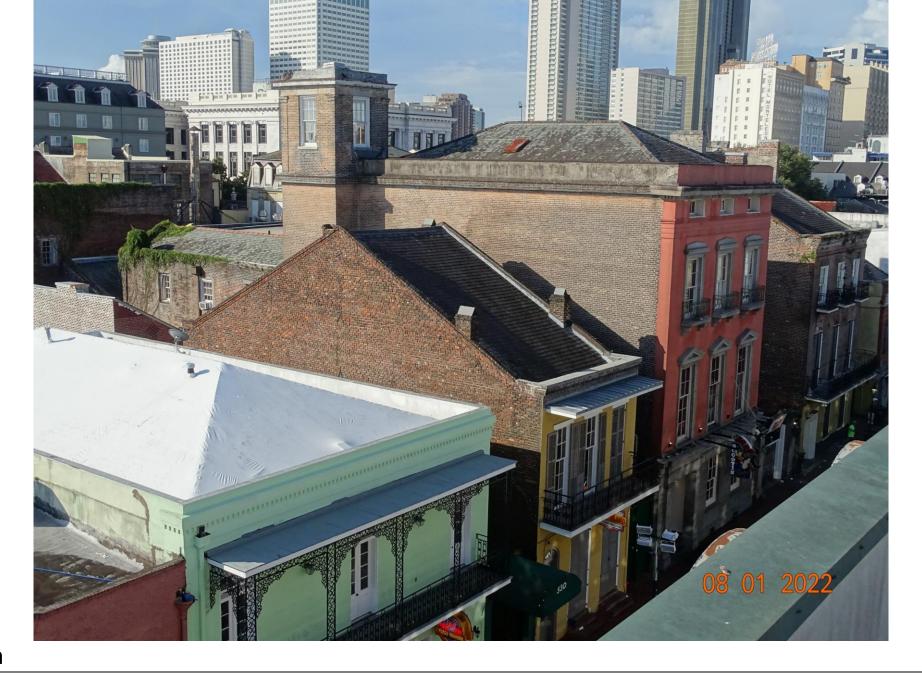








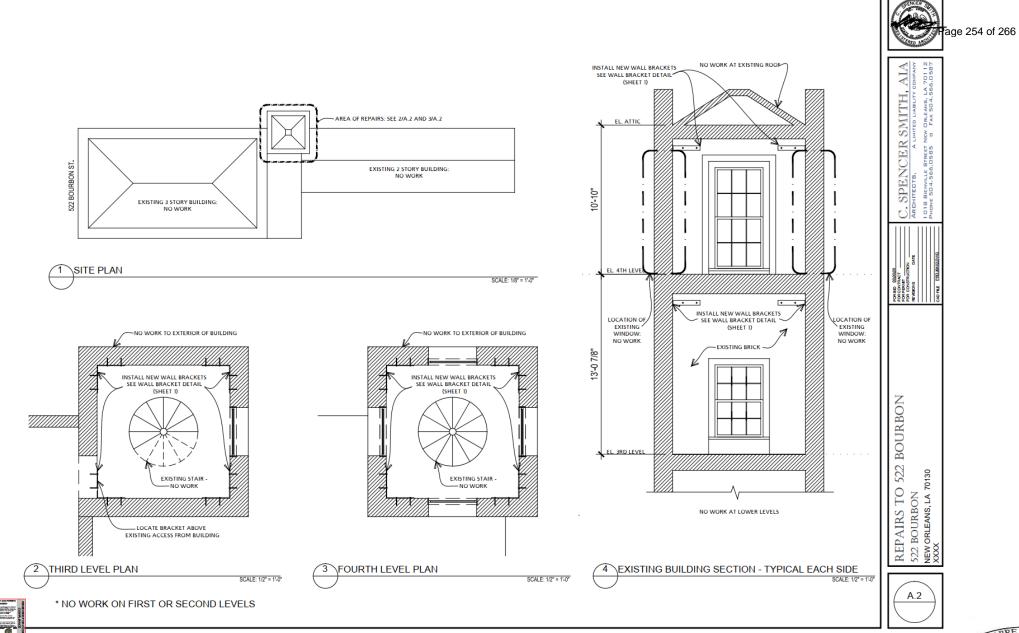












522 Bourbon



MORPHY, MAKOFSKY, INC.

CONSULTING ENGINEERS 336 N. Jefferson Davis 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

November 5, 2021

Anglade 522 Bourbon, LLC c/o Kristen McPike, manager 6921 Via Correto Dr. Austin, TX 78749

Re: Building Inspection 522 Bourbon Street New Orleans, LA 7011? REGEOVED NOV 12 2021

VIEUX CARRE COMMISSION

Dear Ms. Pike

The office of Morphy Makofsky Inc. has conducted a visual inspection of the building at 522 Bourbon street, on October 21,2021. The existing building is three stories tall with wood framing for the floors and roof and exterior load bearing multi-wythe masonry walls. The front façade of the building has a granite veneer finish at the first level and stucco over the brick at the upper two levels. There is also a rear four story masonry tower.

The purpose of the site visit was to review the condition of the masonry tower, review the overall condition of the entire building and to review and provide details for the front balcony that has experienced problems with deflections. Our inspection consisted of reviewing all the exposed framing and masonry and looking for signs of distress or deterioration. If there were issues observed we attempted to find the possible causes for such problems.

The exterior tower, located at the rear of the building, has multi-wythe masonry walls that extend two stories above the attached dependent structures at the rear of the main building. The wood framing floors and roof are supported by the masonry walls. There are some visible vertical cracks in the masonry of the tower structure. Our review of the masonry at the upper two levels found the condition of the mortar to be in very poor conditions. The years of exposure to water have significantly deteriorated the mortar and in some cases the mortar is eroded away. We can see cracks on the interior and exterior of the walls. At the fourth floor level there is also a masonry band that extends out approximately eight inch from the face of the wall on each side. This band is supported with a slate shelf grouted into the wall. The slate shelf consists of sections of slate. The crack that can be seen in the front wall of the tower also coincides with the joint in the slate shelf. The exterior wall of the tower has had previous attempts at mortar restoration. The previous work used a hard modern mortar and skimmed coated the existing softer, deteriorated mortar. This can cause further problems as the modern mortar will trap water behind it, and keep the old soft mortar saturated leading to further and quicker decay. On the interior face the exposed areas of masonry walls of the tower, the poor condition of the mortar

is significant. We also found several large in the walls. The cracks are separating, indicating the wall is moving outwards We also noted a break down of the masonry at the window lintels. This is likely due to wood lintel in the masonry rotting over the years.

Our review of the main building found it to be in very good condition. The front façade is in very good conditions, we seen no signs of differential movement or settlement. The side walls of the building are equally in very good condition with no signs of settlement, cracks or deterioration of the exterior masonry walls. The interior floors are also in very good condition, there are no noticeable depression or slopes. All the floors observed and walked on appear solid, there was no apparent bounce or softness experienced under foot as we travelled throughout the building. There were no noticeable signs of deterioration or insect damage or repairs to such that we observed.

The front balcony has temporary posts installed from the sidewalk to the underside of the balcony framing. This was done to reduce the deflections and movement of the balcony. Previous repairs to enhance the interior support of the cantilever steel bar stringers of the porch did not reduce the deflection problems observed. The steel bars bear in the exterior masonry wall and over the years the portion of the bars that have been in continuous contact with the masonry have experience rusting and deterioration. This has reduced the capacity of the bar significantly at this critical location and is causing the excessive deflections noted. This bar needs to be replaced. We will issue a detail for this.

If there are any further questions, please call our office.

Yours truly, Morphy Makofsky, Inc.

Jamie L. Dosson.

Jamie Saxon, P.E.

JAMIE L. SAXON REG. NO. 200529

REG. NO. 200529

JAMON REGISTRANSPORTER

IN

IN

ENCINEER

11-05-21

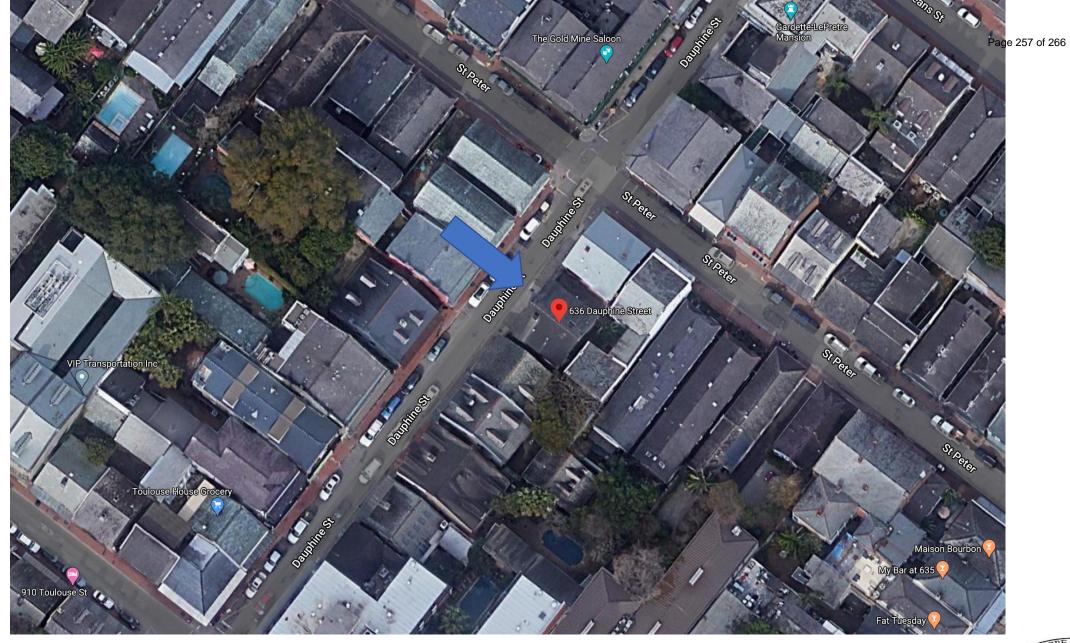


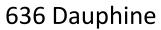
VIEUX CARRE COMMISSION



















































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