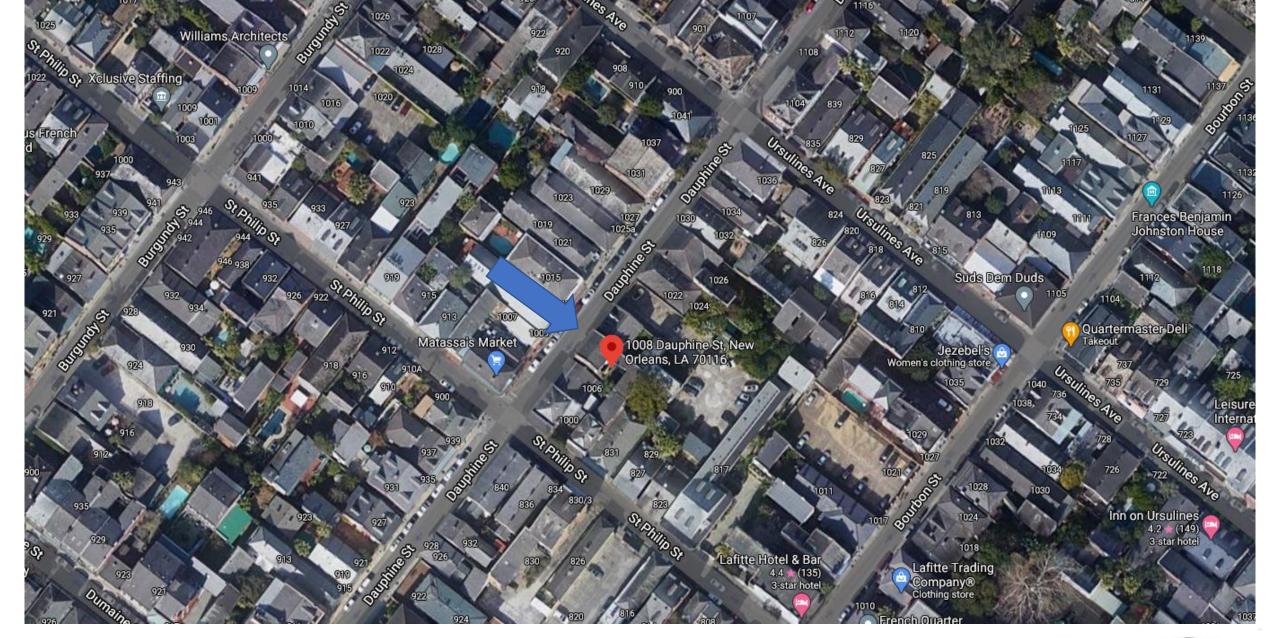
### Vieux Carré Commission Architecture Committee Meeting

#### Tuesday, January 24, 2023

# Old Business

3



January 24, 2023

1008 Dauphine VCC Architectural Committee



1008 Dauphine VCC Architectural Committee





VCC Architectural Committee





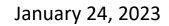




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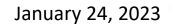




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1008 Dauphine VCC Architectural Committee





1008 Dauphine VCC Architectural Committee





VCC Architectural Committee





VCC Architectural Committee

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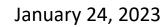






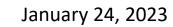




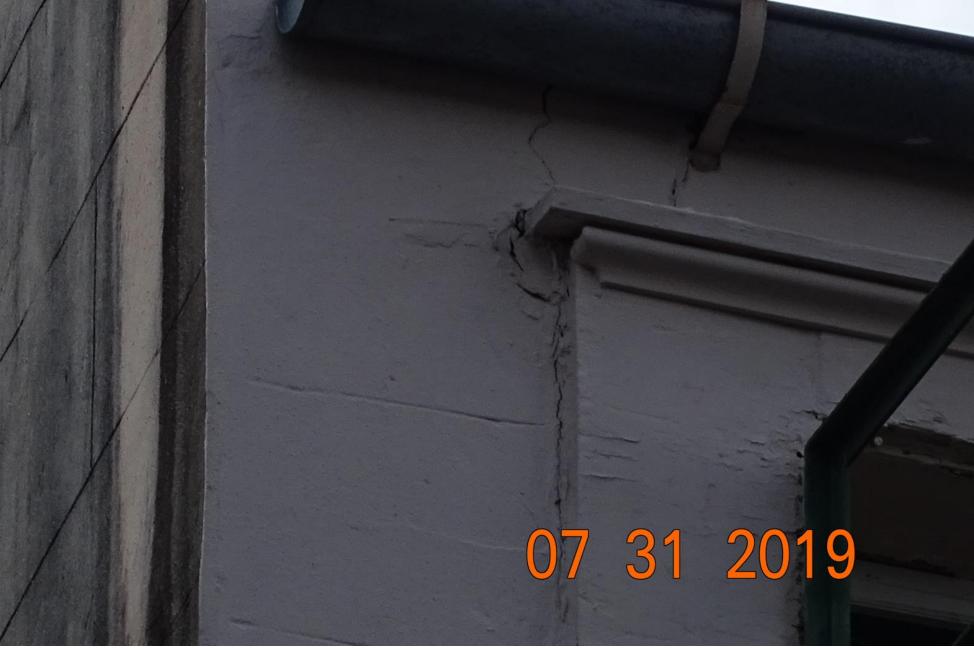




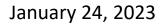






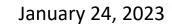


1008 Dauphine – previous band above frieze windows





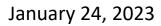








1008 Dauphine – previous band above and below frieze windows



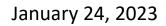




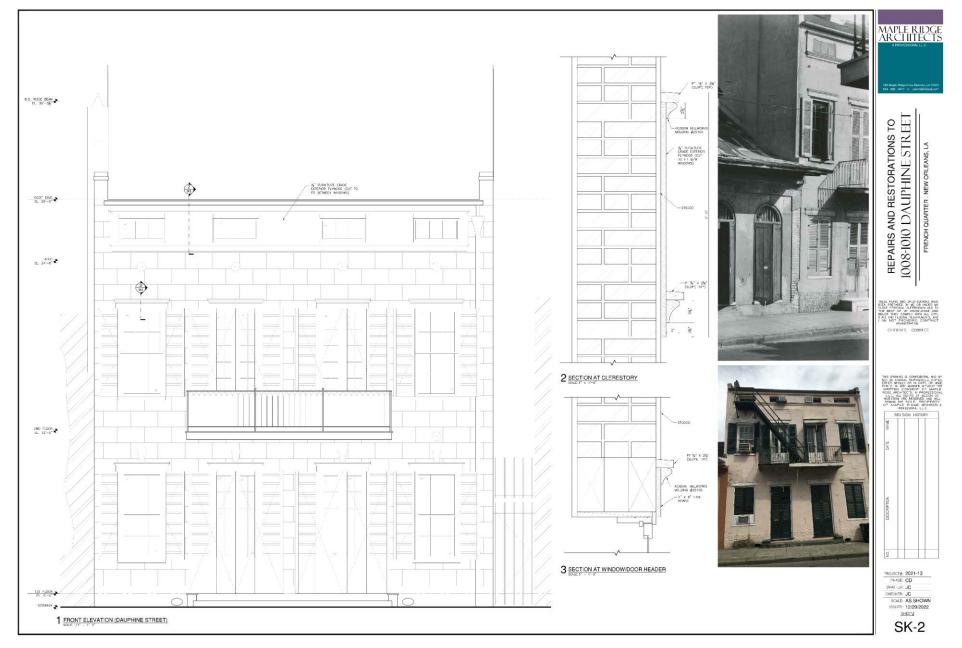
1008 Dauphine VCC Architectural Committee



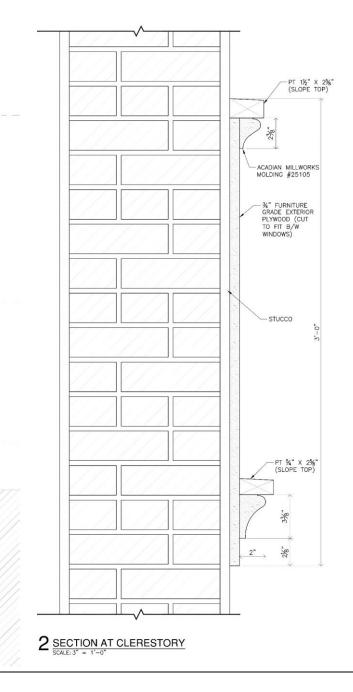




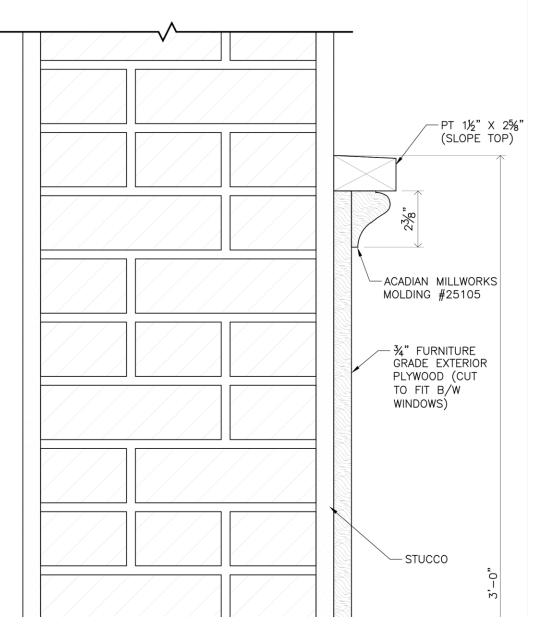






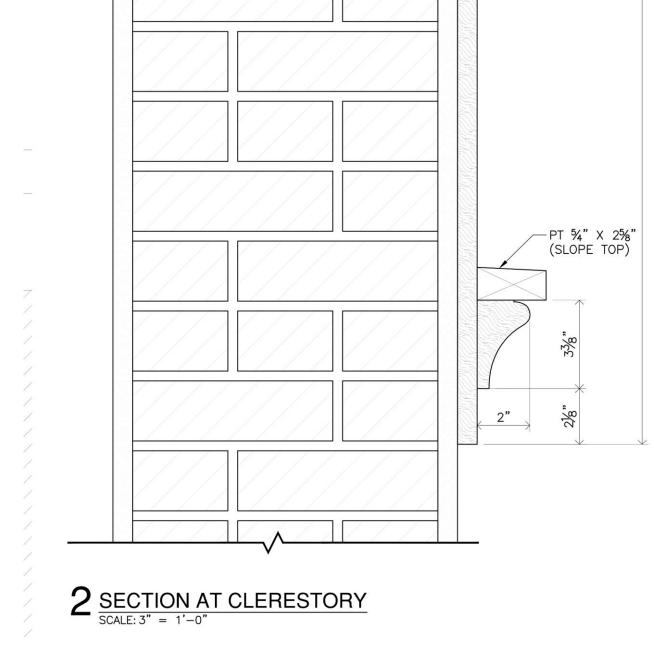


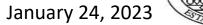




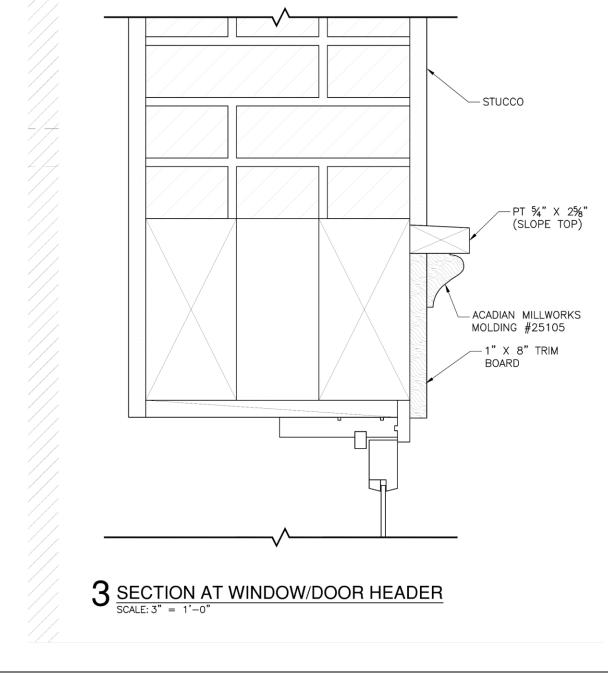
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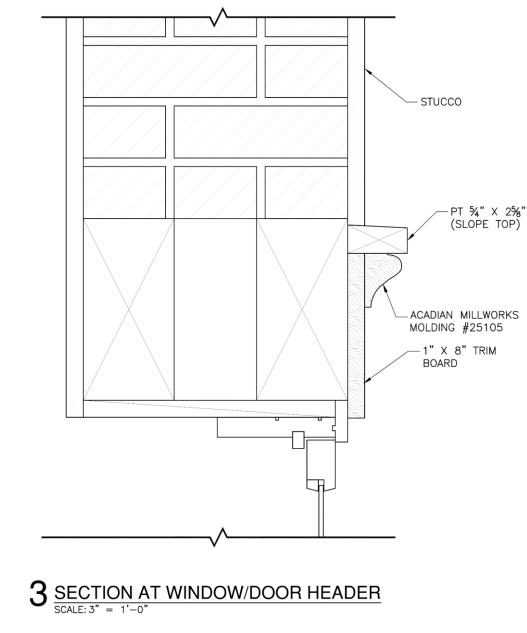








1008 Dauphine VCC Architectural Committee



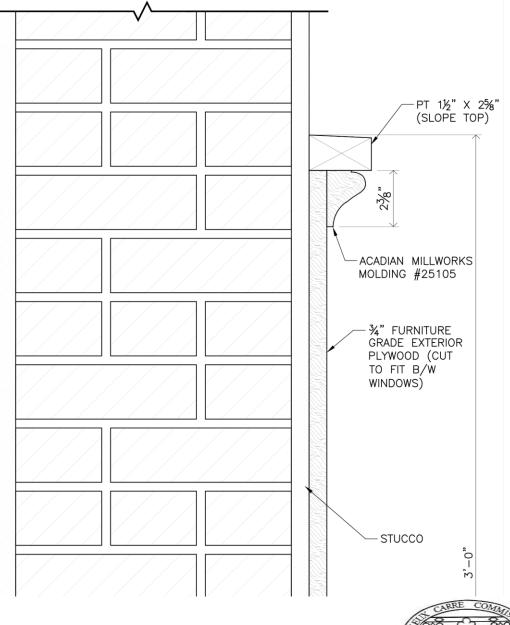


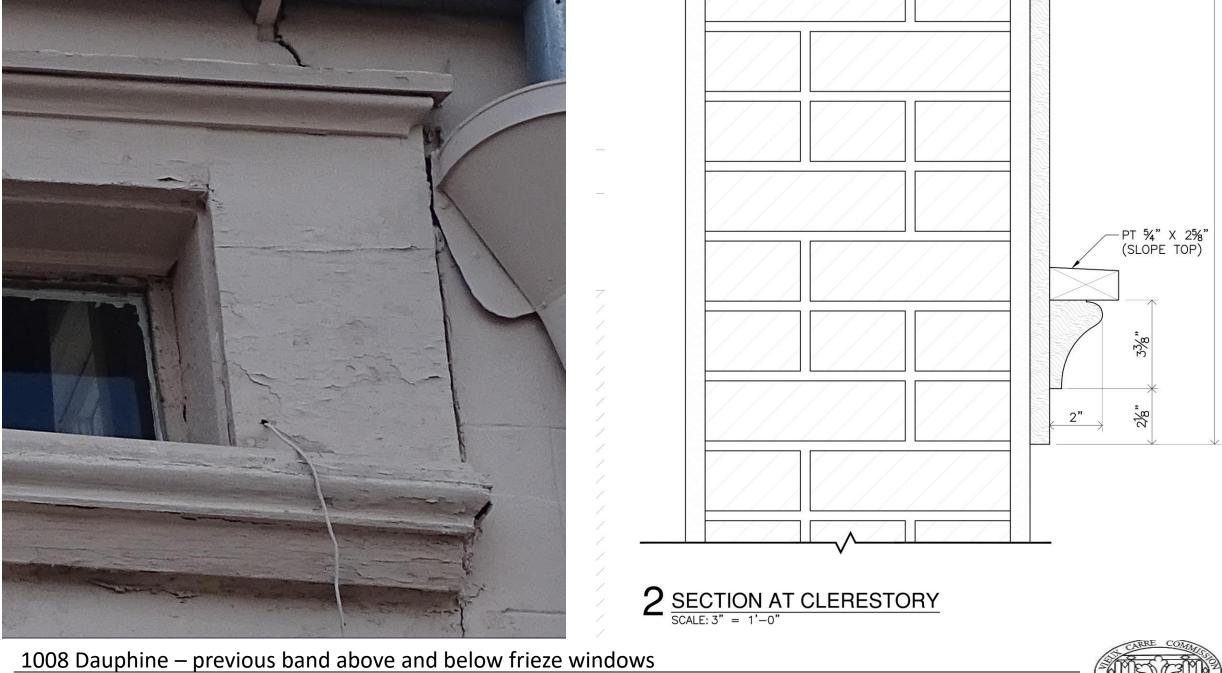




<u>1008 Dauphine – previous band above and below frieze windows</u>

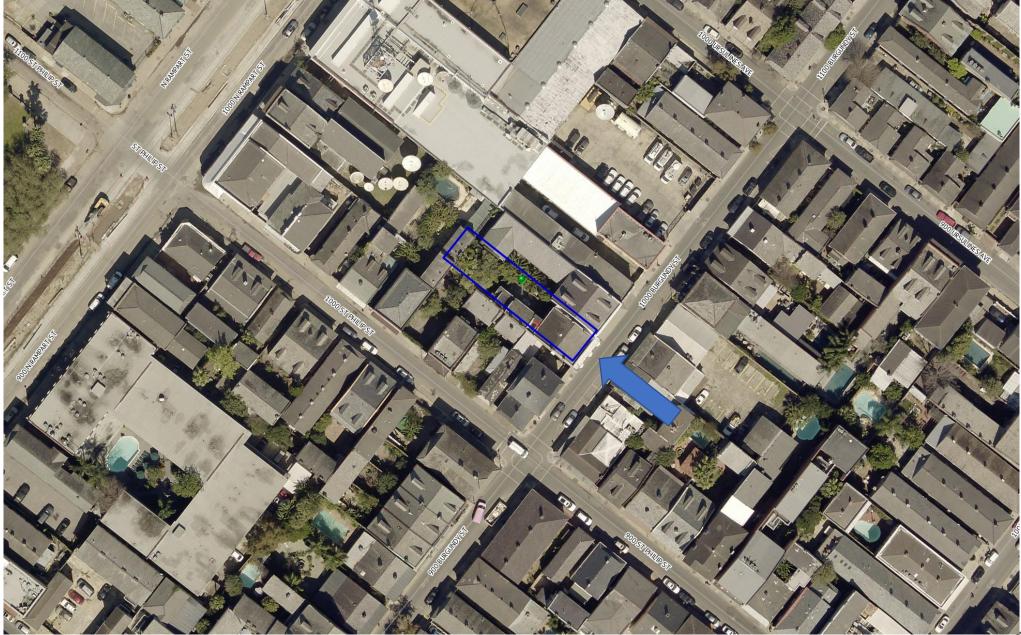








#### 1009 Burgundy



1009 Burgundy



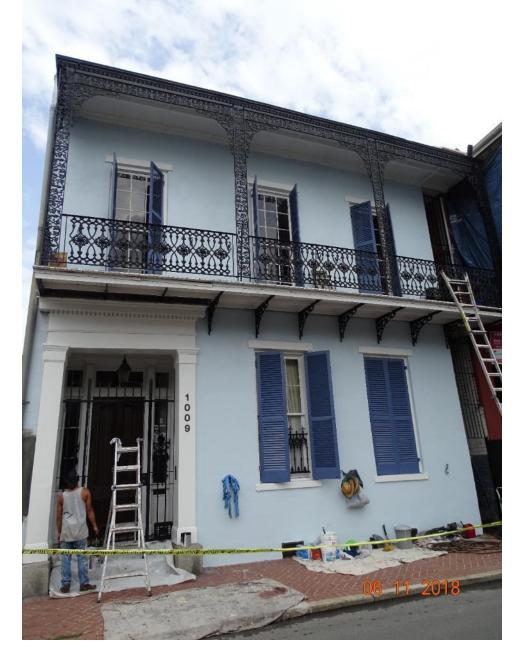


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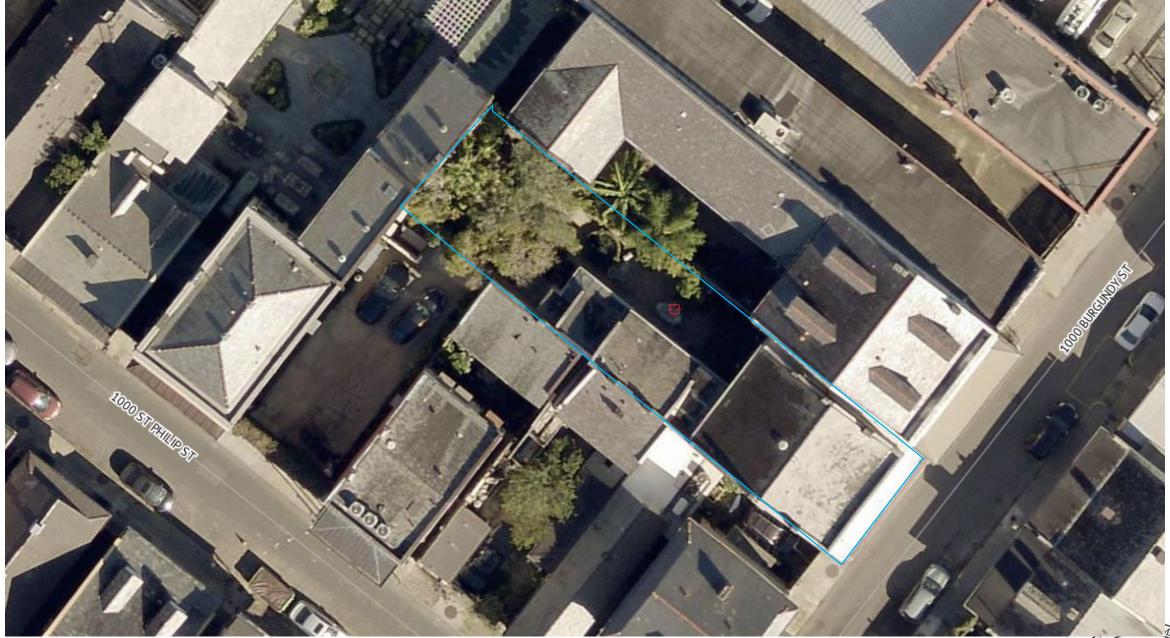




















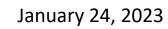








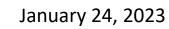
















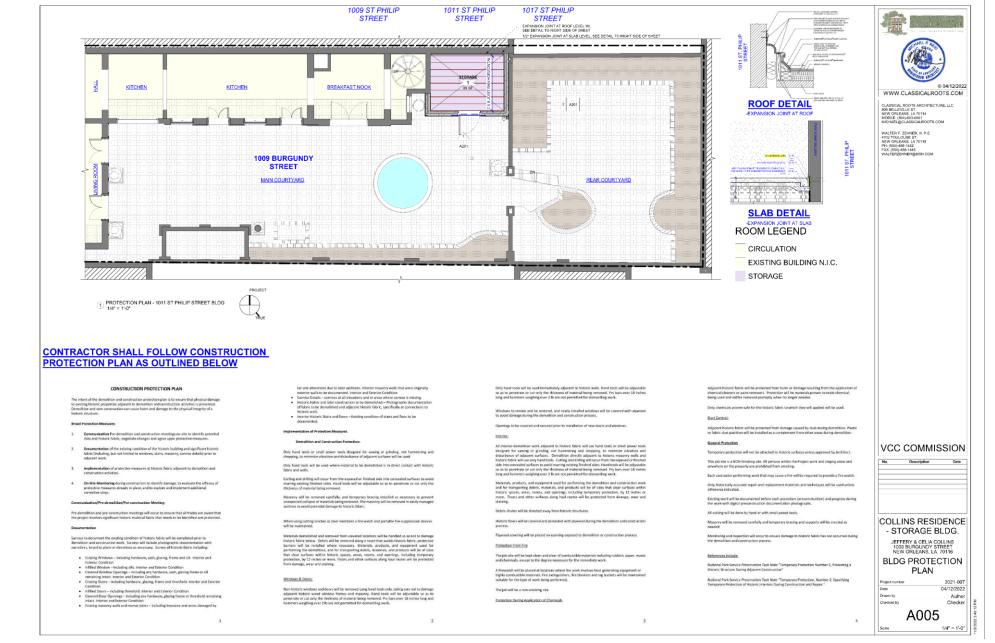




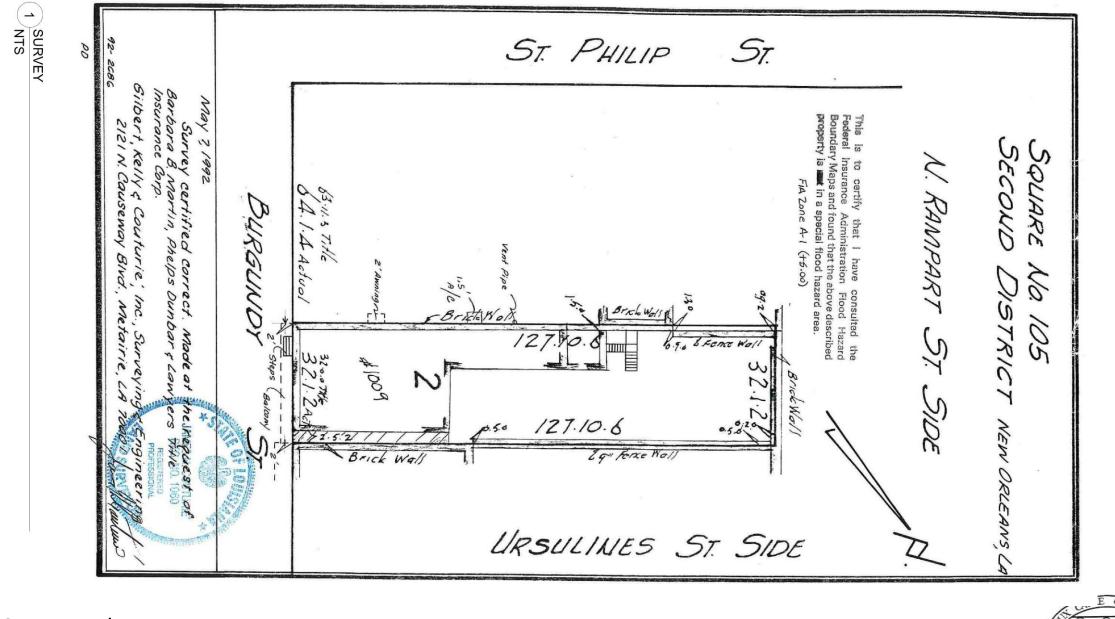


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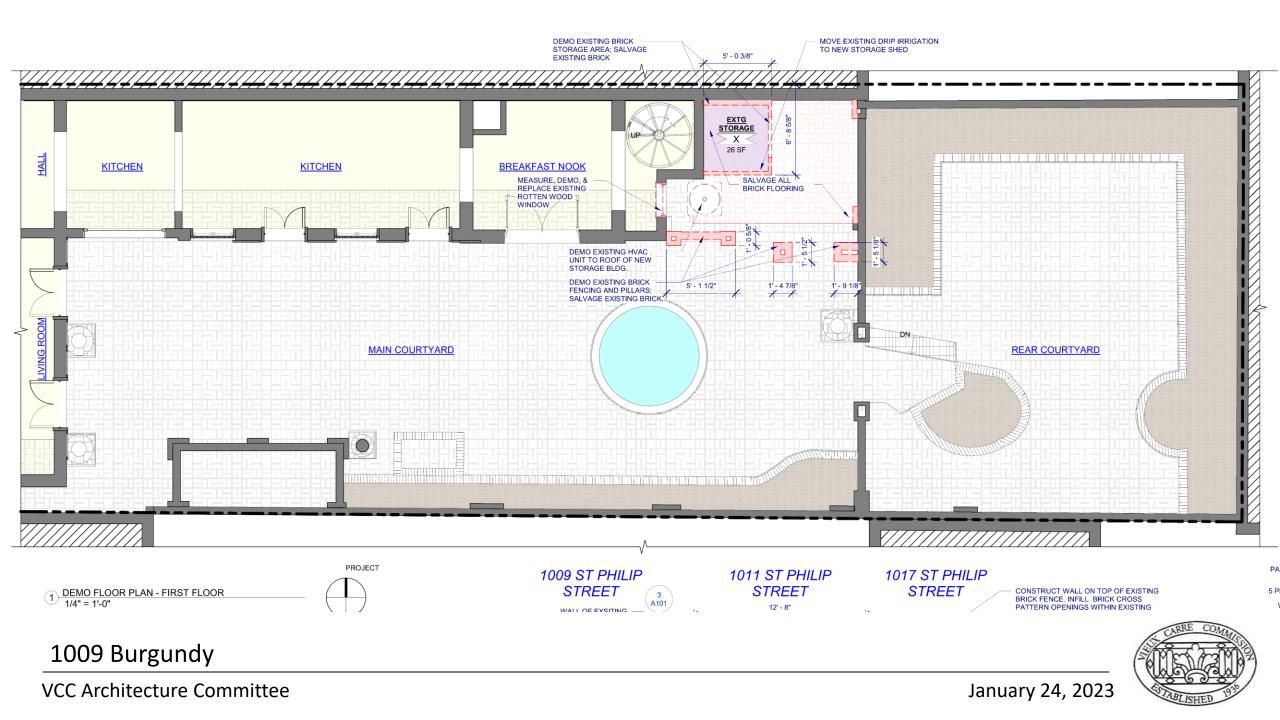


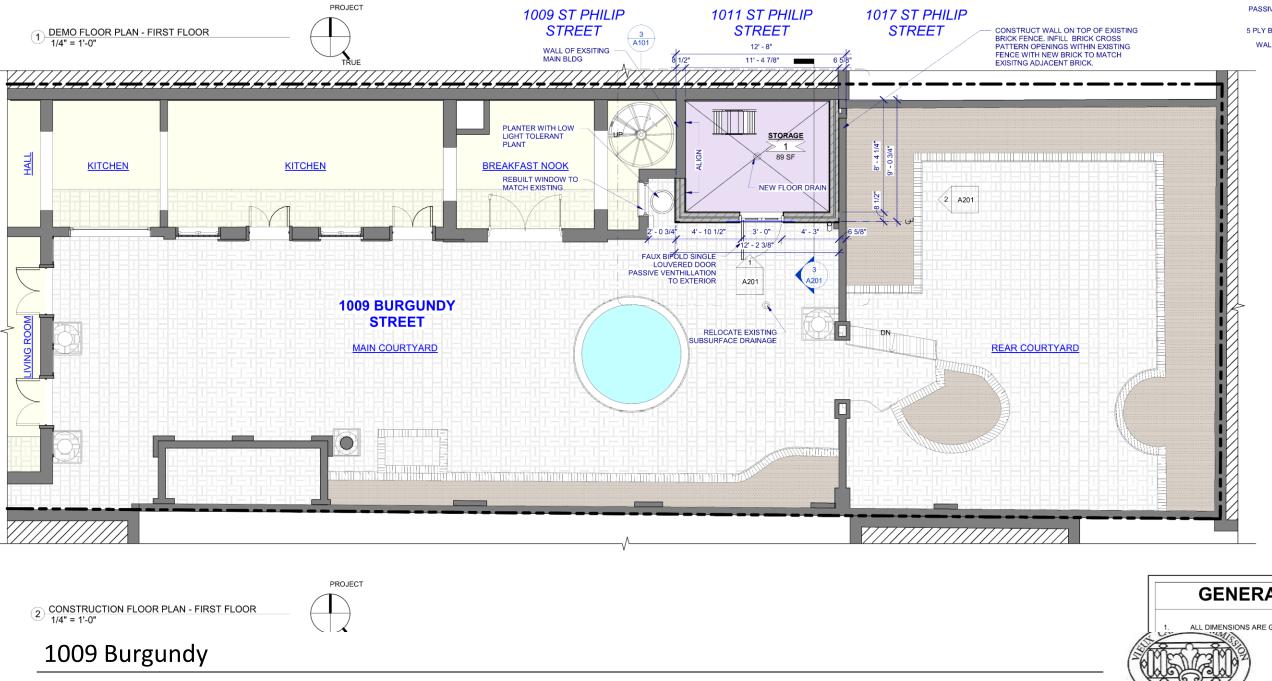




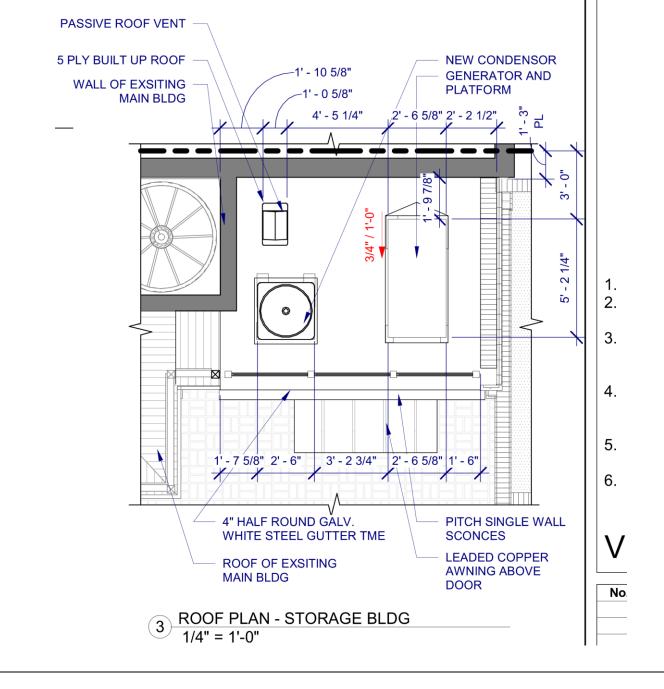




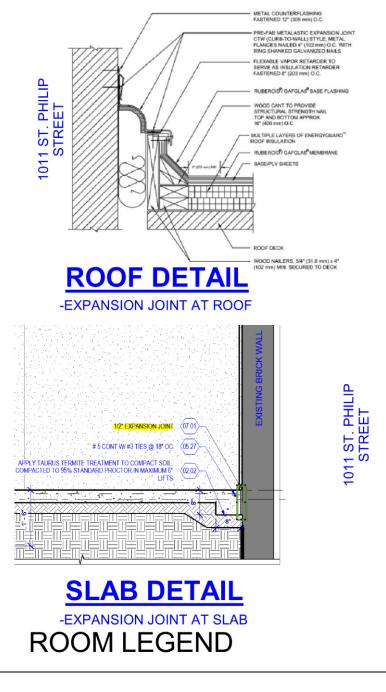




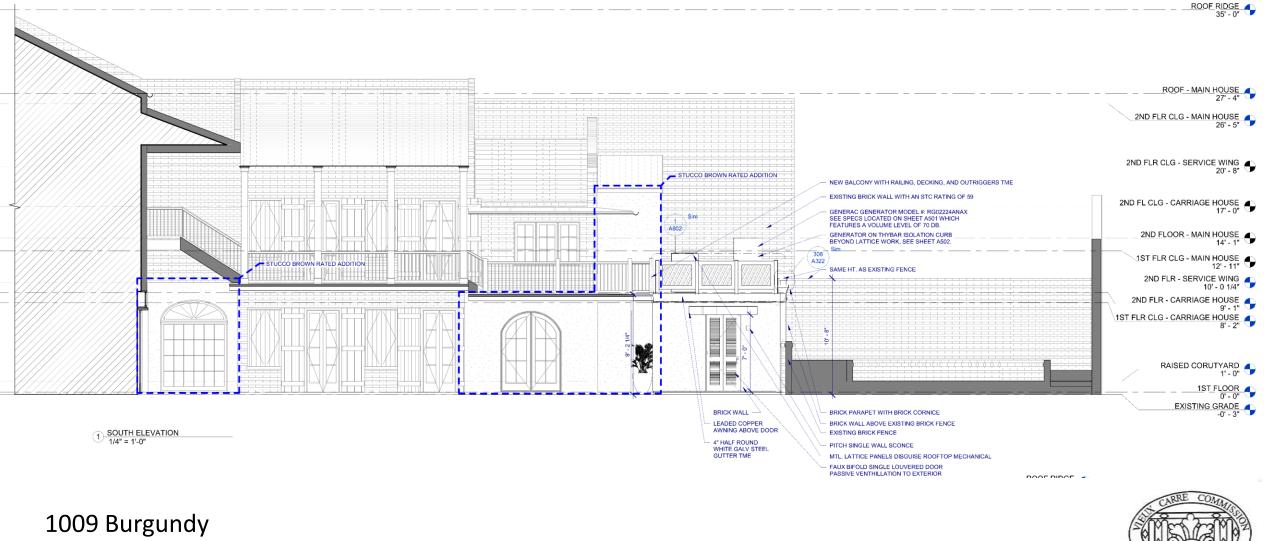
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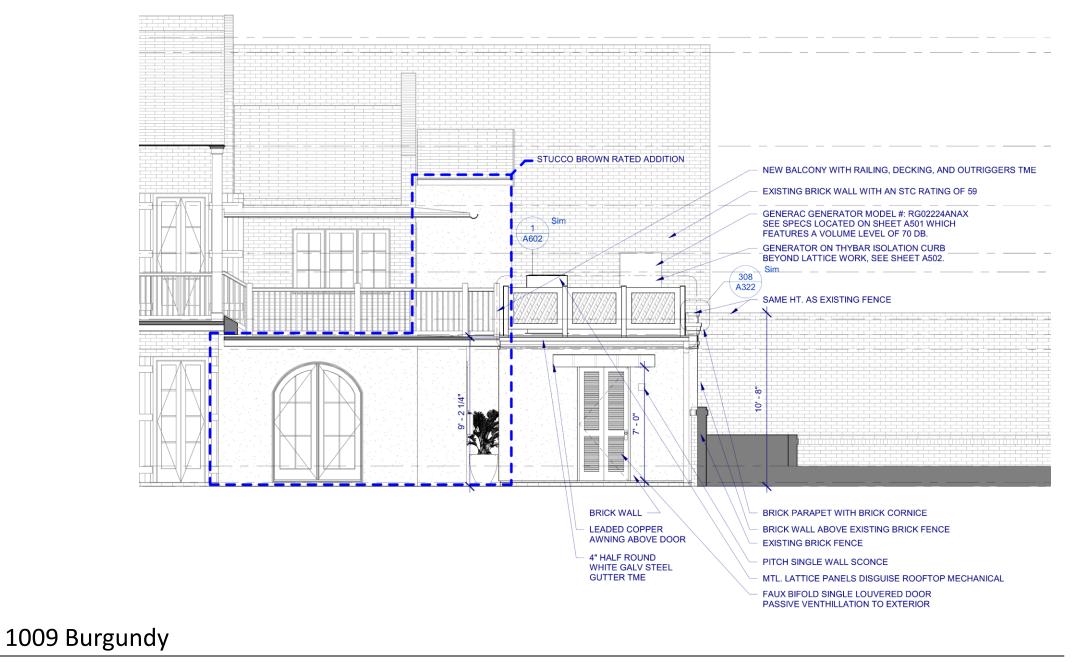






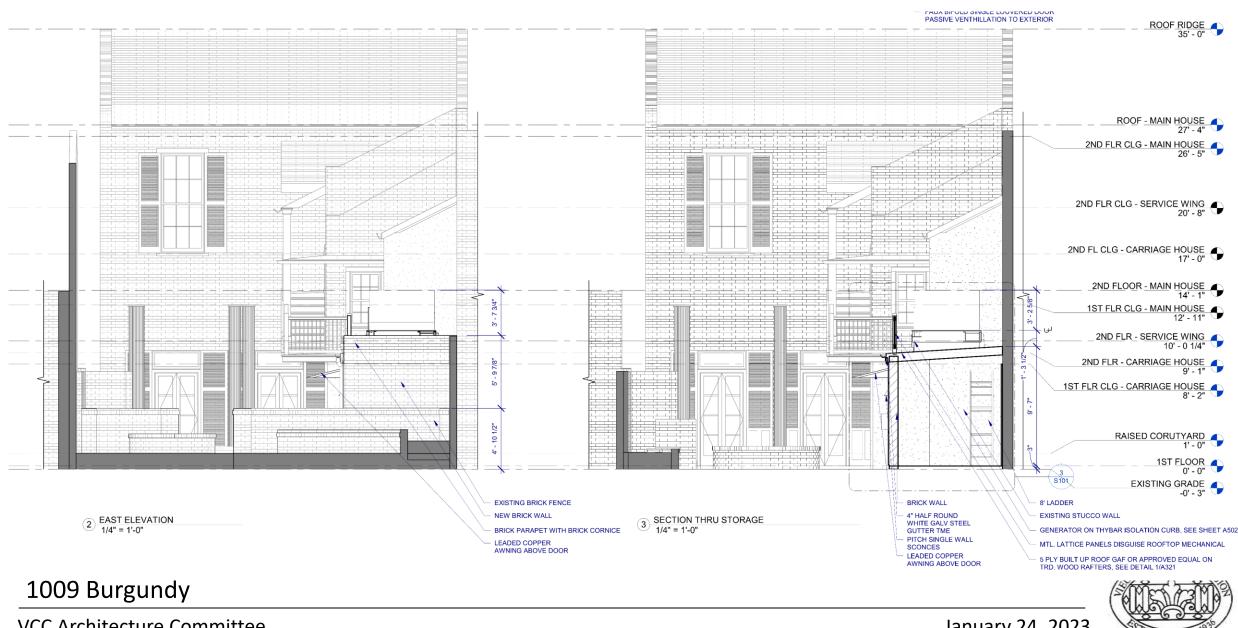
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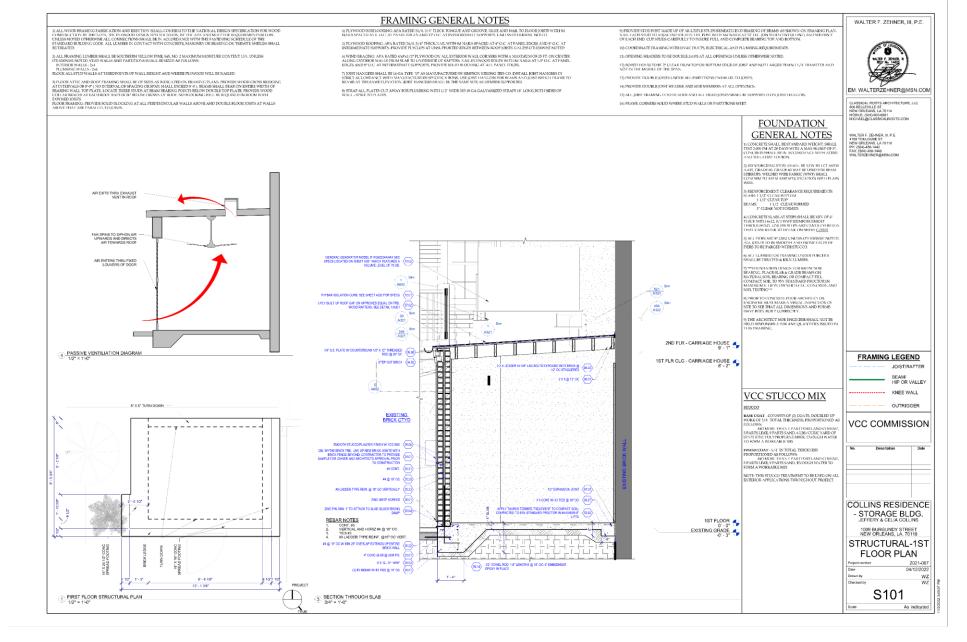




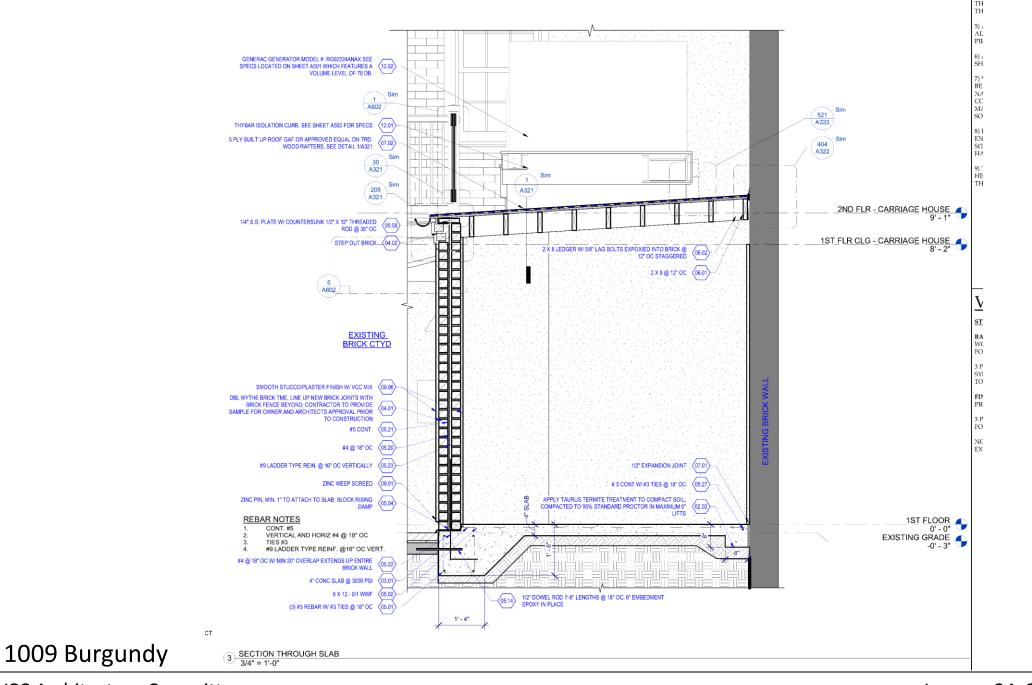
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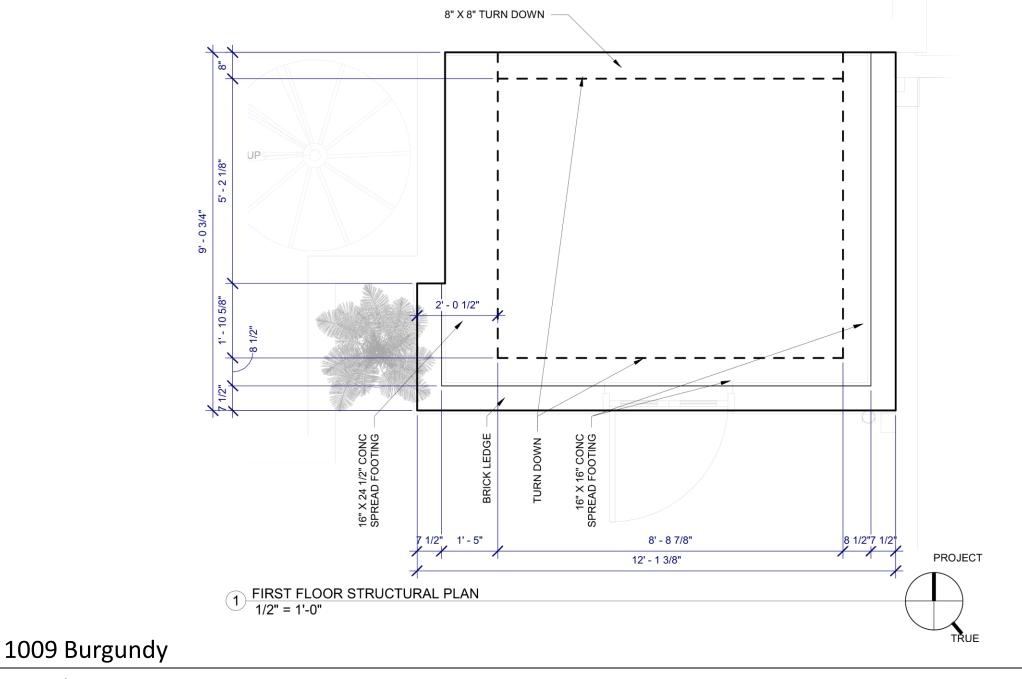




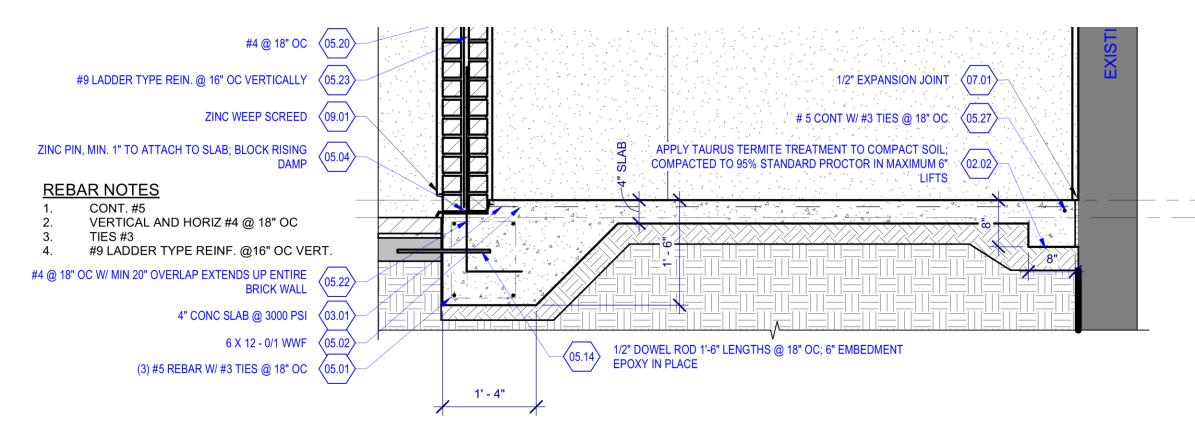




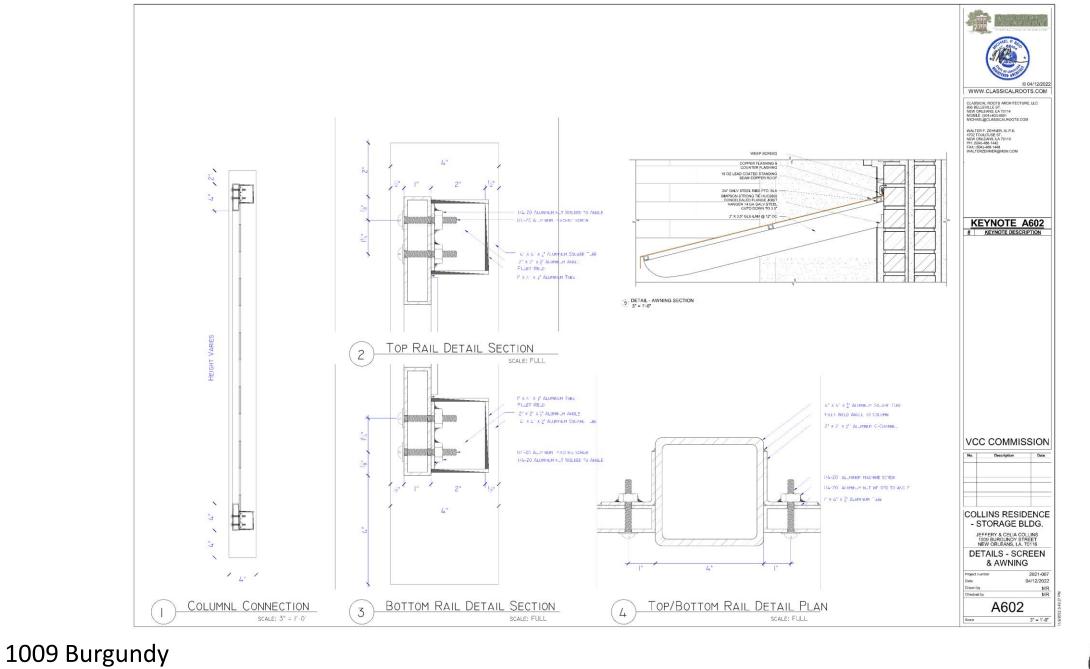






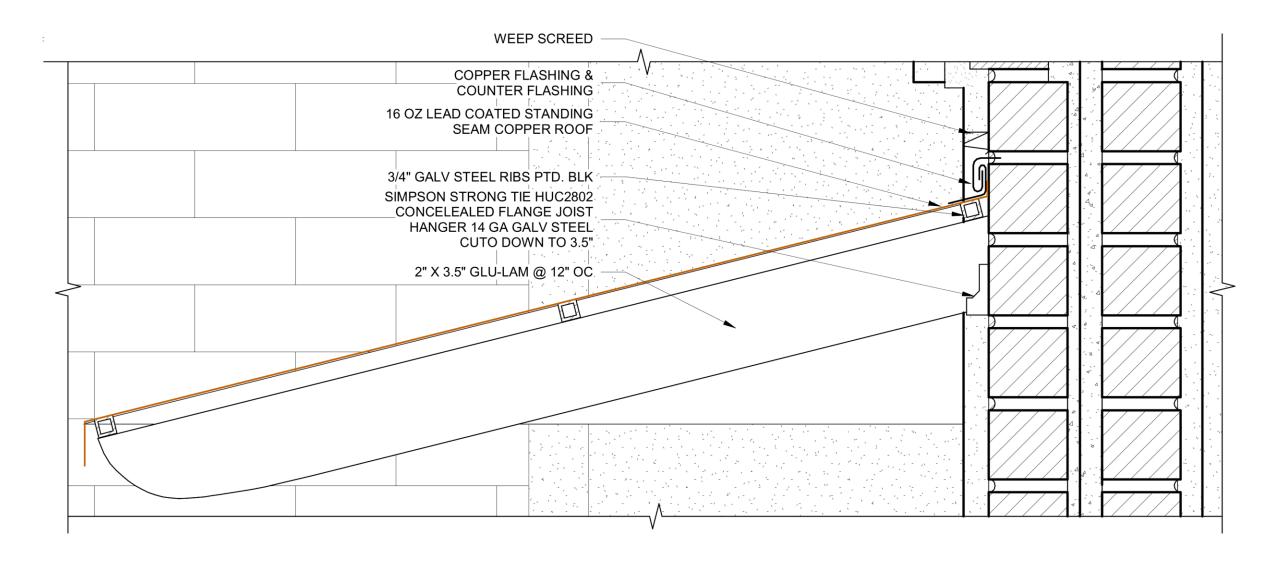








January 24, 2023



#### CONSTRUCTION PROTECTION PLAN

The intent of the demolition and construction protection plan is to ensure that physical damage to existing historic properties adjacent to demolition and construction activities is prevented. Demolition and new construction can cause harm and damage to the physical integrity of a historic structure.

#### **Broad Protection Measures:**

- Communication Pre-demolition and construction meetings on-site to identify potential risks and historic fabric, negotiate changes and agree upon protective measures.
- Documentation of the existing condition of the historic building and significant historic fabric (including, but not limited to windows, stairs, masonry, cornice details) prior to adjacent work.
- Implementation of protective measures at historic fabric adjacent to demolition and construction activities.
- On-Site Monitoring during construction to identify damage, to evaluate the efficacy of protective measures already in place, and to explore and implement additional corrective steps.

#### Communication/Pre-demolition/Pre-construction Meeting:

Pre-demolition and pre-construction meetings will occur to ensure that all trades are aware that the project involves significant historic material fabric that needs to be identified and protected.

#### Documentation

Surveys to document the existing condition of historic fabric will be completed prior to demolition and construction work. Surveys will include photographic documentation with narratives, keyed to plans or elevations as necessary. Survey all historic fabric including:

- Existing Windows including hardware, sash, glazing, frame and sill. Interior and Exterior Condition
- Infilled Window including sills. Interior and Exterior Condition
- Covered Window Openings including any hardware, sash, glazing frame or sill remaining intact. Interior and Exterior Condition
- Existing Doors including hardware, glazing, frame and threshold. Interior and Exterior Condition
- Infilled Doors including threshold. Interior and Exterior Condition
- Covered Door Openings including any hardware, glazing frame or threshold remaining intact. Interior and Exterior Condition
- · Existing masonry walls and mortar joints including keystone and areas damaged by

tar and alterations due to later additions. Interior masonry walls that were originally exterior walls to be documented. Interior and Exterior Condition

- Cornice Details cornices at all elevations and at areas where cornice is missing.
- Historic Fabric and later construction to be demolished Photographic documentation
  of fabric to be demolished and adjacent historic fabric, specifically at connections to
  historic walls.
- Interior Historic Stairs and floors Existing condition of stairs and floor to be documented.

#### Implementation of Protection Measures

#### **Demolition and Construction Protection:**

Only hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize vibration and disturbance of adjacent surfaces will be used.

Only hand tools will be used where material to be demolished is in direct contact with historic fabric and walls.

Cutting and drilling will occur from the exposed or finished side into concealed surfaces to avoid marring existing finished sides. Hand tools will be adjustable so as to penetrate or cut only the thickness of material being removed.

Masonry will be removed carefully, and temporary bracing installed as necessary to prevent unexpected collapse of materials being removed. The masonry will be removed in easily managed sections to avoid potential damage to historic fabric.

When using cutting torches at steel members a fire watch and portable fire-suppression devices will be maintained.

Materials demolished and removed from elevated locations will be handled so as not to damage historic fabric below. Debris will be removed along a route that avoids historic fabric, protective barriers will be installed where necessary. Materials, products, and equipment used for performing the demolition, and for transporting debris, materials, and products will be of sizes that clear surfaces within historic spaces, areas, rooms, and openings, including temporary protection, by 12 inches or more. Floors and other surfaces along haul routes will be protected from damage, wear and staining.

#### Windows & Doors:

Non-historic windows and doors will be removed using hand tools only, taking care not to damage adjacent historic wood window frames and masonry. Hand tools will be adjustable so as to penetrate or cut only the thickness of material being removed. Pry bars over 18 inches long and hammers weighing over 2 lb are not permitted for dismantling work.





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### 1009 Burgundy

Only hand tools will be used immediately adjacent to historic walls. Hand tools will be adjustable so as to penetrate or cut only the thickness of material being removed. Pry bars over 18 inches long and hammers weighing over 2 lb are not permitted for dismantling work.

Windows to remain and be restored, and newly installed windows will be covered with plywood to avoid damage during the demolition and construction process.

Openings to be covered and secured prior to installation of new doors and windows.

#### Interior:

All interior demolition work adjacent to historic fabric will use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize vibration and disturbance of adjacent surfaces. Demolition directly adjacent to historic masonry walls and historic fabric will use only hand tools. Cutting and drilling will occur from the exposed or finished side into concealed surfaces to avoid marring existing finished sides. Hand tools will be adjustable so as to penetrate or cut only the thickness of material being removed. Pry bars over 18 inches long and hammers weighing over 2 lb are not permitted for dismantling work.

Materials, products, and equipment used for performing the demolition and construction work and for transporting debris, materials, and products will be of sizes that clear surfaces within historic spaces, areas, rooms, and openings, including temporary protection, by 12 inches or more. Floors and other surfaces along haul routes will be protected from damage, wear and staining.

Debris chutes will be directed away from historic structures.

Historic floors will be covered and protected with plywood during the demolition and construction process.

Plywood covering will be placed on opening exposed to demolition or construction process.

#### **Protection From Fire**

The job site will be kept clean and clear of combustible materials including rubbish, paper, waste and chemicals, except to the degree necessary for the immediate work.

A firewatch will be placed at locations where the work involves heat generating equipment or highly combustible materials. Fire extinguishers, fire blankets and rag buckets will be maintained suitable for the type of work being performed.

The job will be a non-smoking site.

Protection During Application of Chemicals

Adjacent historic fabric will be protected from harm or damage resulting from the application of chemical cleaners or paint removers. Protection will be materials proven to resist chemical being used and will be removed promptly when no longer needed.

Only chemicals proven safe for the historic fabric to which they will applied will be used.

#### Dust Control:

Adjacent historic fabric will be protected from damage caused by dust during demolition. Plastic or fabric dust partition will be installed as a containment from other areas during demolition.

#### **General Protection**

Temporary protection will not be attached to historic surfaces unless approved by Architect.

This job site is a NON-Smoking site. All persons within the Project work and staging areas and anywhere on the property are prohibited from smoking.

Each contractor performing work that may cause a fire will be required to provide a fire watch:

Only historically accurate repair and replacement materials and techniques will be used unless otherwise indicated.

Existing work will be documented before each procedure (preconstruction) and progress during the work with digital preconstruction documentation photographs.

All cutting will be done by hand or with small power tools.

Masonry will be removed carefully and temporary bracing and supports will be erected as needed

Monitoring and inspection will occur to ensure damage to historic fabric has not occurred during the demolition and construction process.

#### References Include:

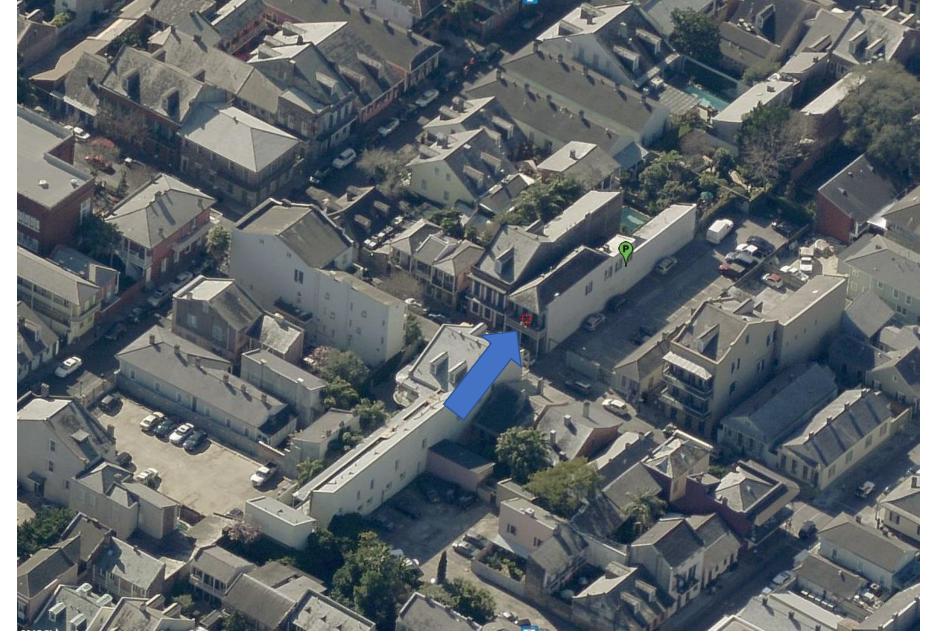
National Park Service Preservation Tech Note "Temporary Protection Number 3, Protecting a Historic Structure During Adjacent Construction"

National Park Service Preservation Tech Note "Temporary Protection, Number 2. Specifying Temporary Protection of Historic Interiors During Construction and Repair."



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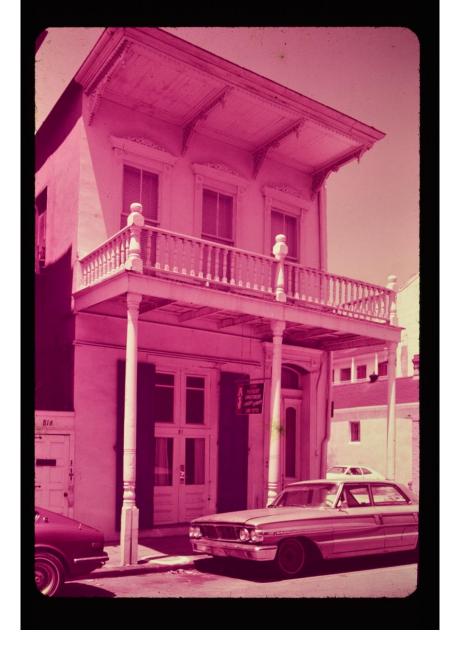
816 St. Philip



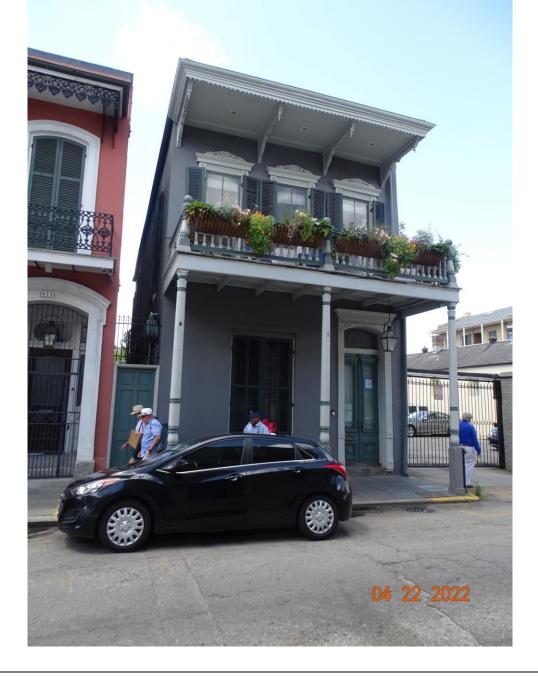


816 St. Philip



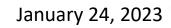












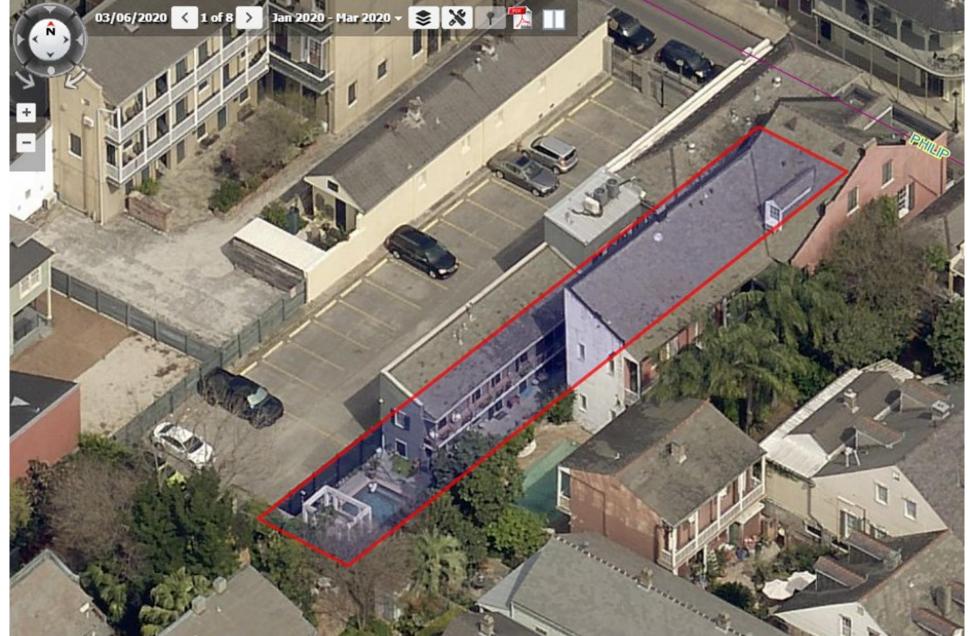
















Project No: 22051 Project: 816 St Philip Street HDLC Repairs



August 31, 2022

Ben Mariner 3860 Broad St. Lake Charles, LA 70615

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

### Mr. Mariner:

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

### **Background**

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

### Structural Observations, Recommendations, and Conclusions

The following structural observations were made:

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

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

### 816 St. Philip

VCC Architectural Committee

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



requiring structural repairs as the cracks are tension cracks that can be aesthetically repaired by patching and painting. (Photographs 4 and 5).

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

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

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

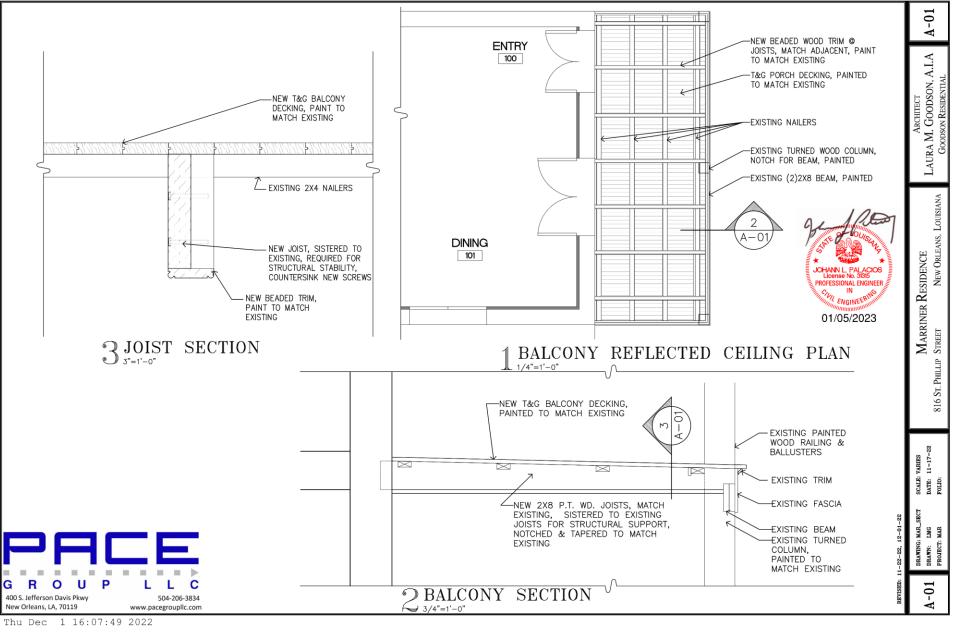
Sincerely,

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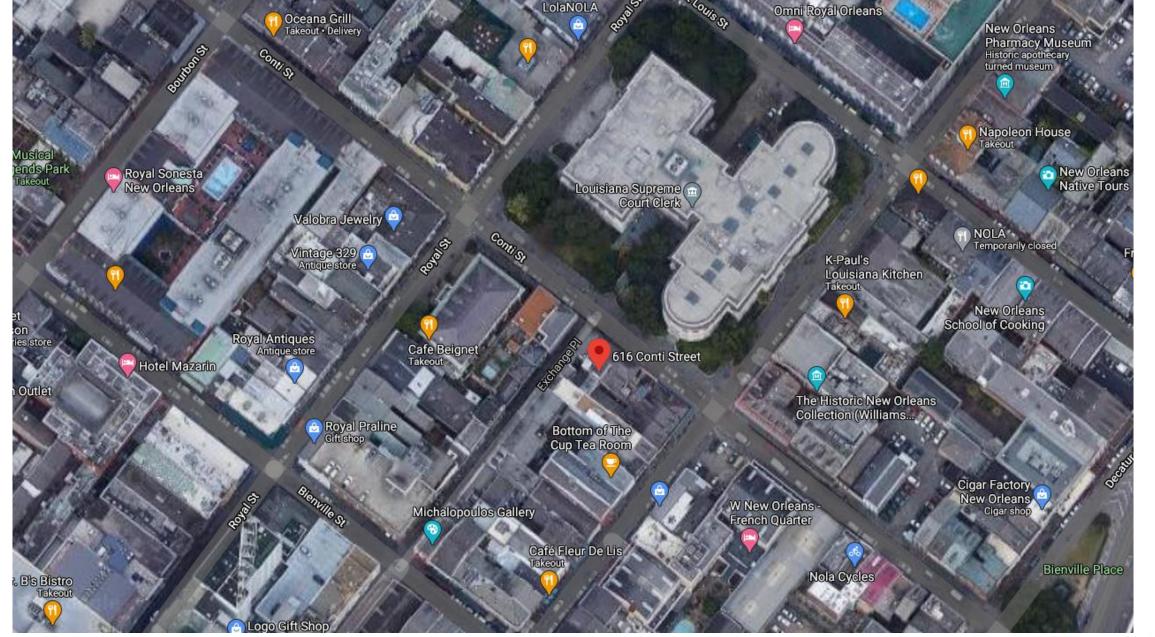
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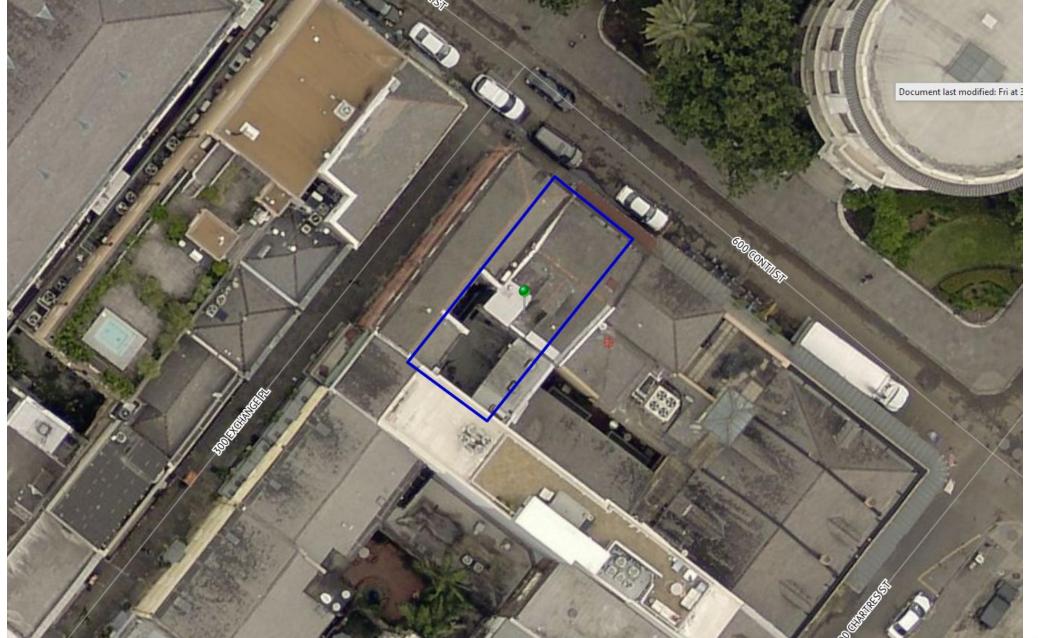




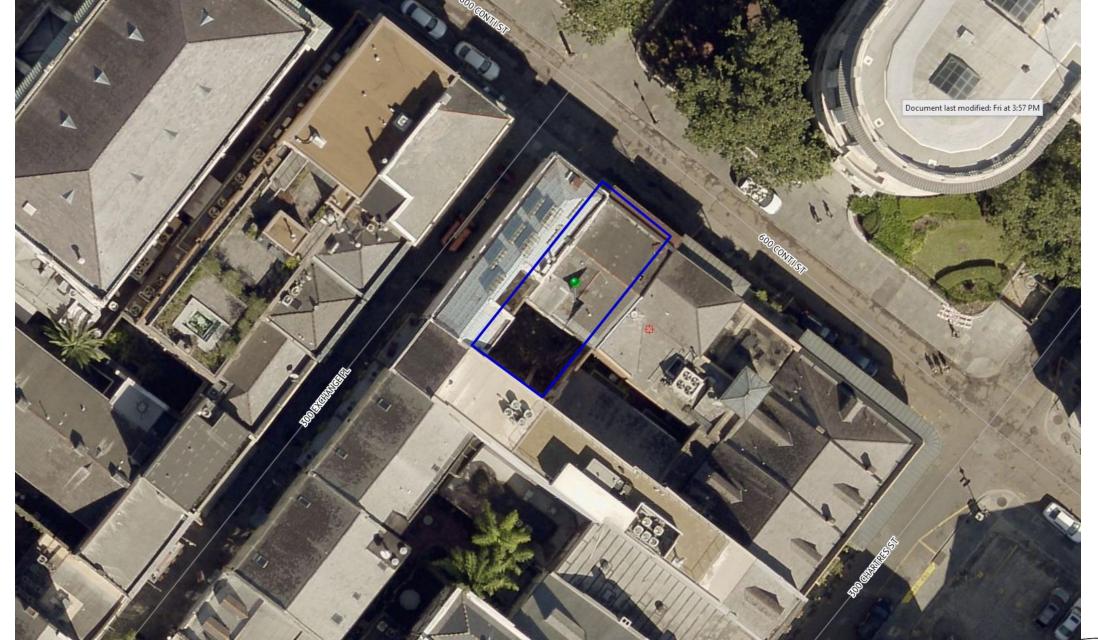




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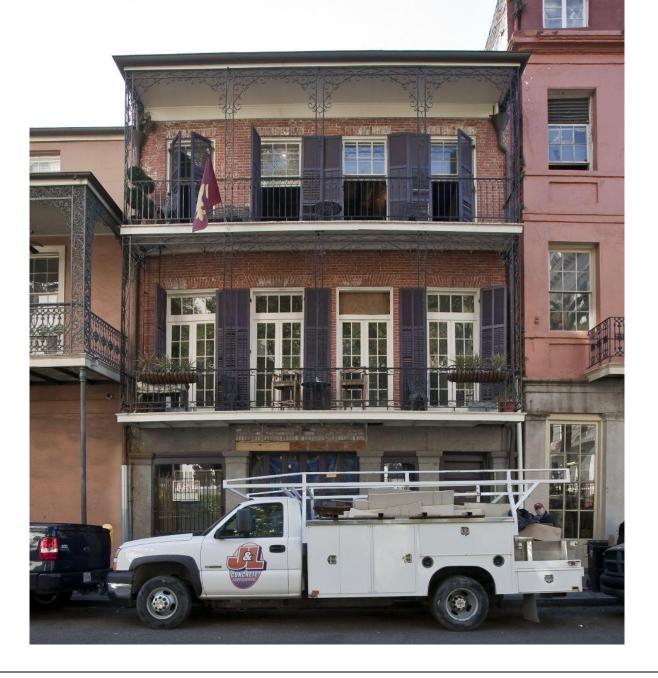


<u>616 Conti</u> VCC Architectural Committee















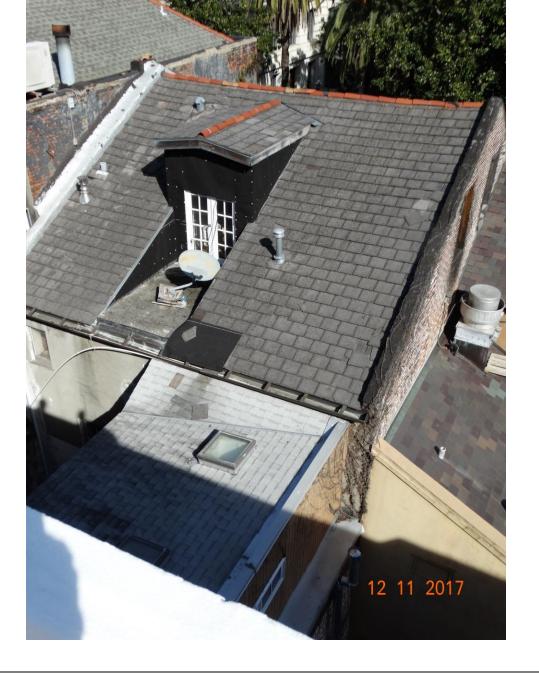






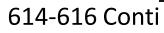
















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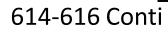
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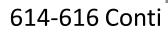




October 2, 2013

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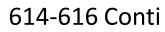




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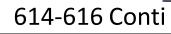
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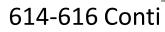


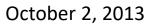
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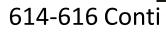








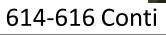




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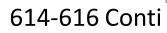


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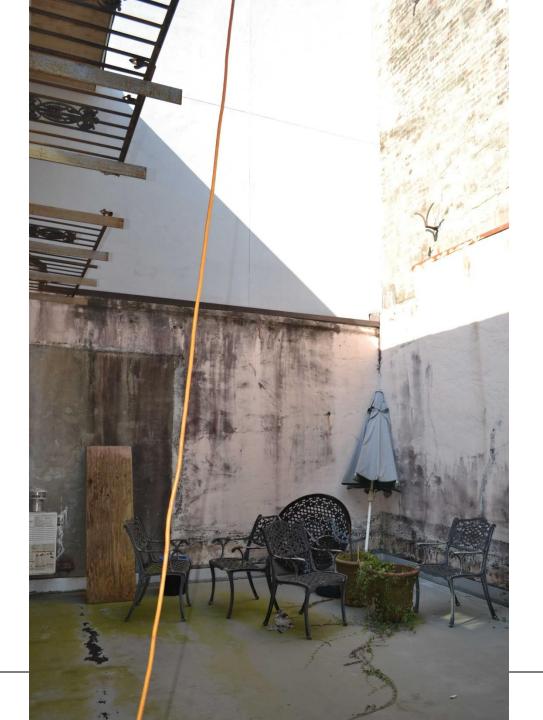
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January 24, 2023

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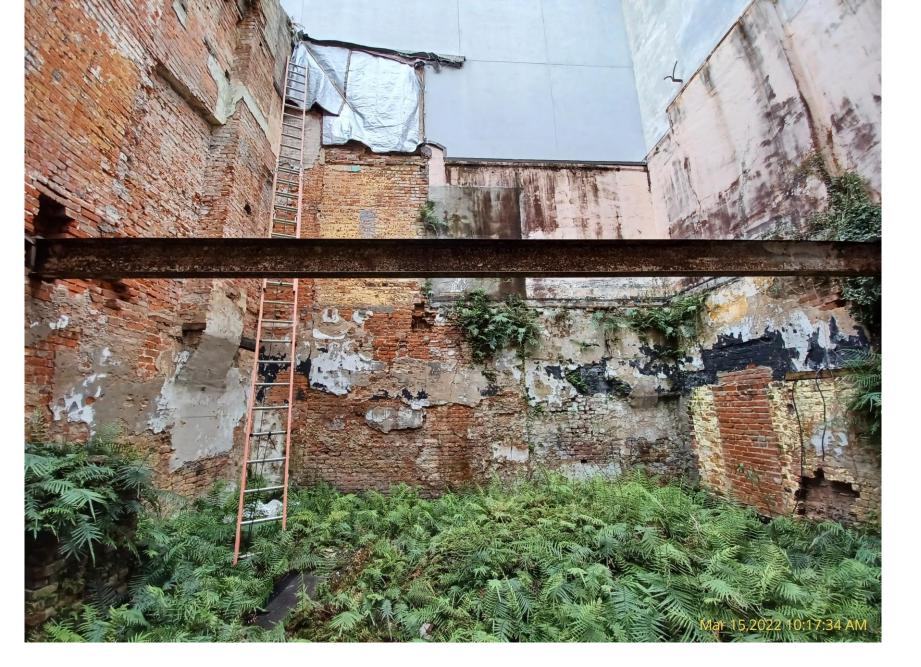
614-616 Conti

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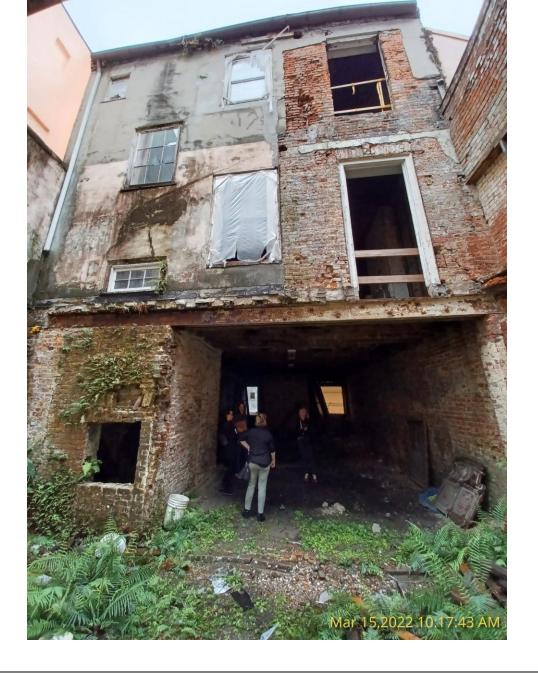








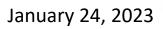
January 24, 2023







<u>616 Conti</u> VCC Architectural Committee







SCARPE COMME

VCC Architectural Committee

<u>616 Conti</u>





















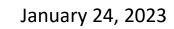




January 24, 2023

<u>616 Conti</u> VCC Architectural Committee





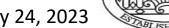


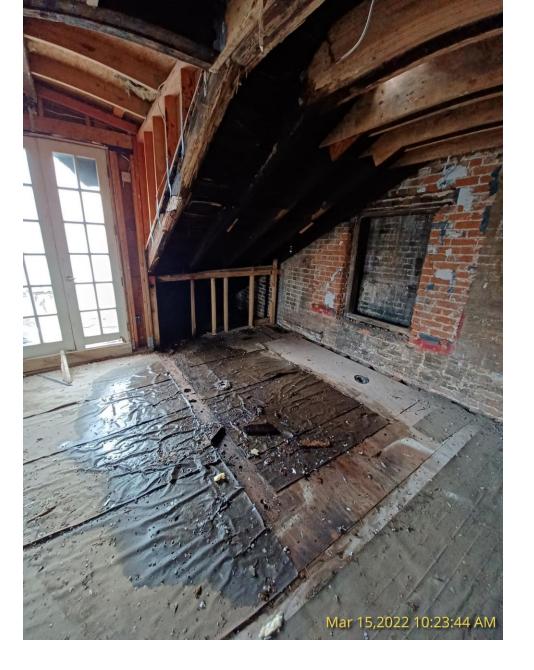






<u>616 Conti</u> VCC Architectural Committee



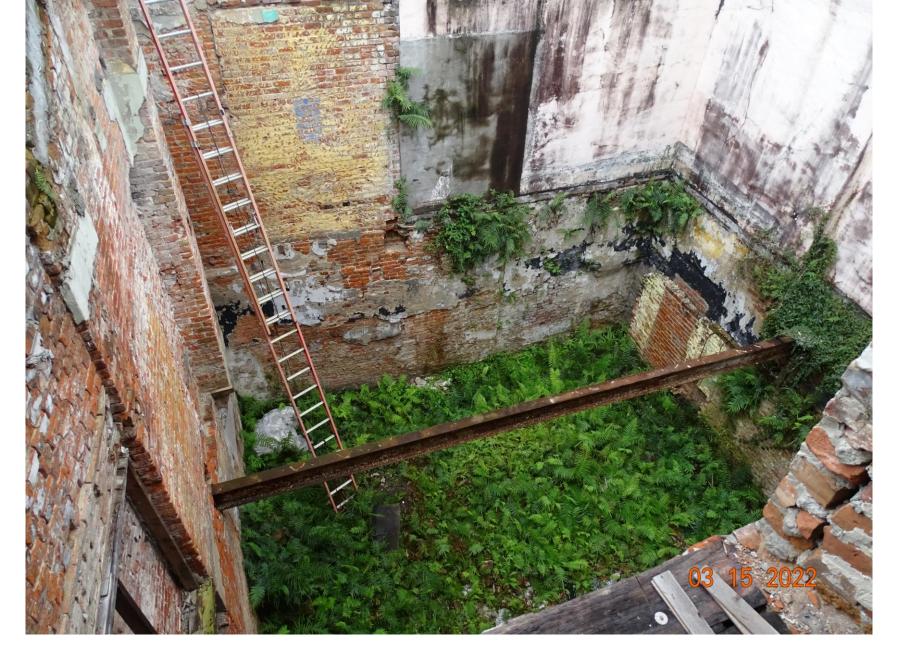


<u>616 Conti</u> VCC Architectural Committee





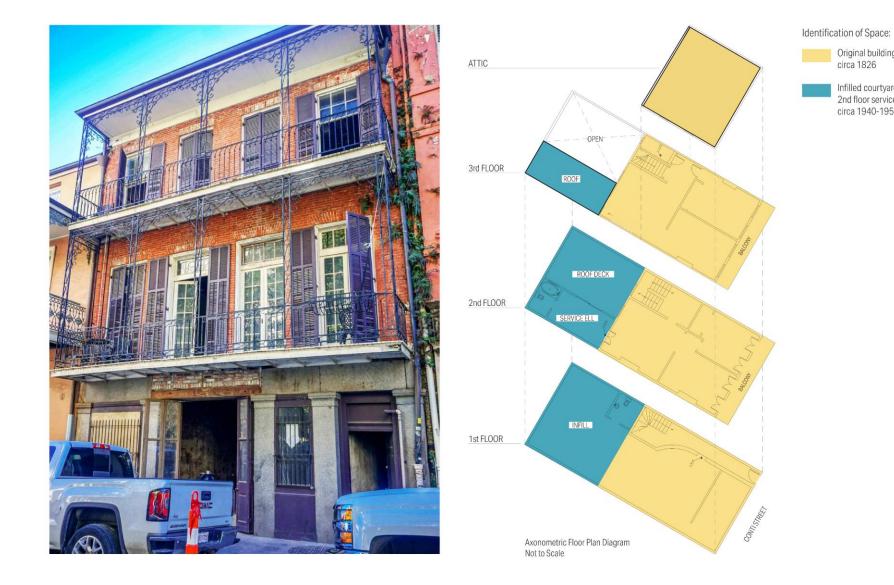








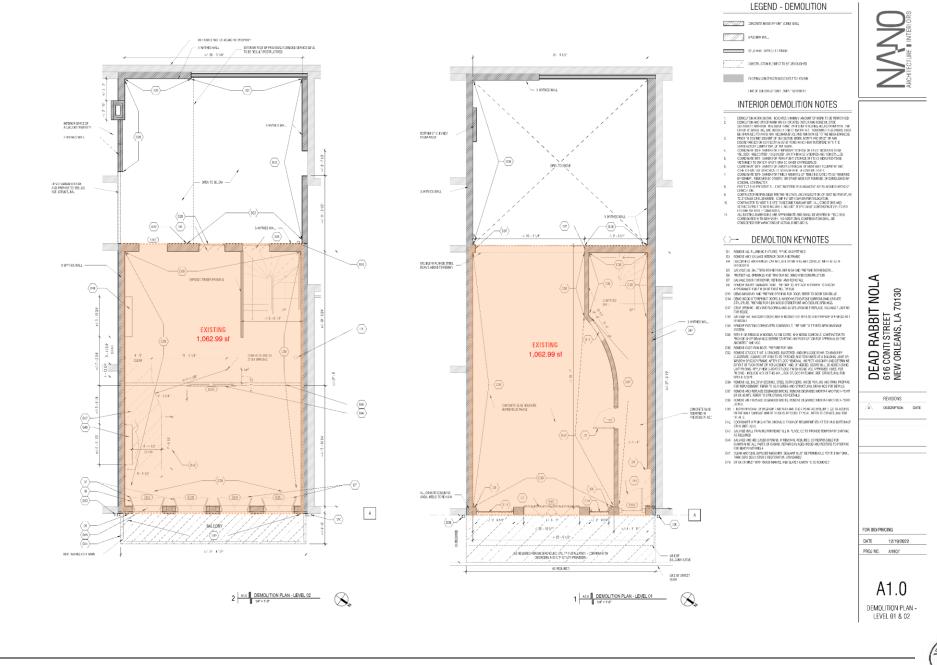


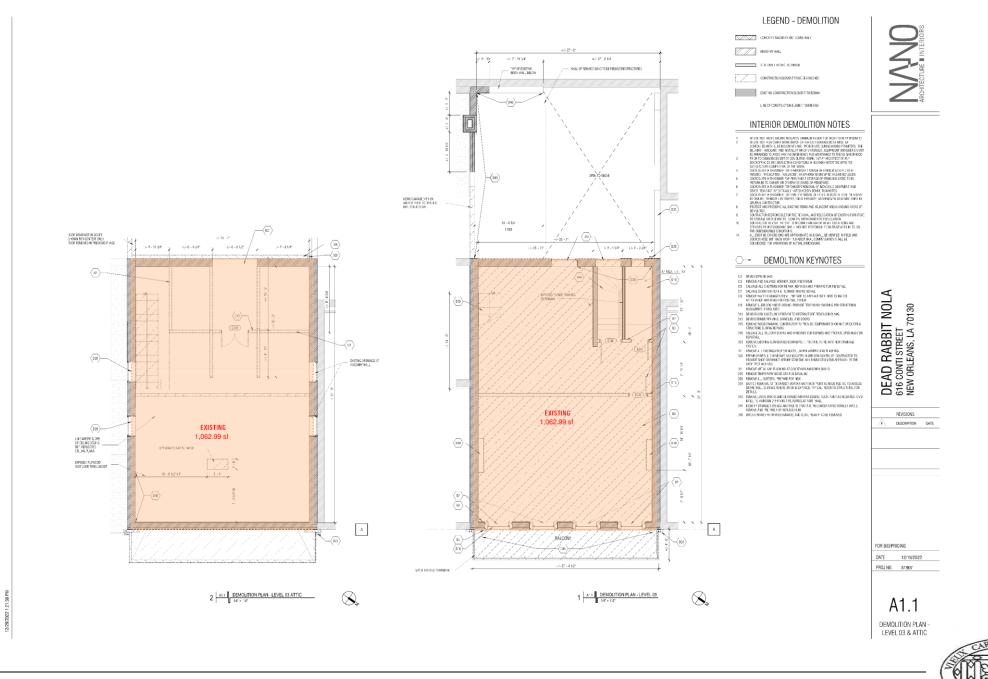


Original building with gable roof circa 1826 Infilled courtyard at 1st floor and partial 2nd floor service building "ell" circa 1940-1951

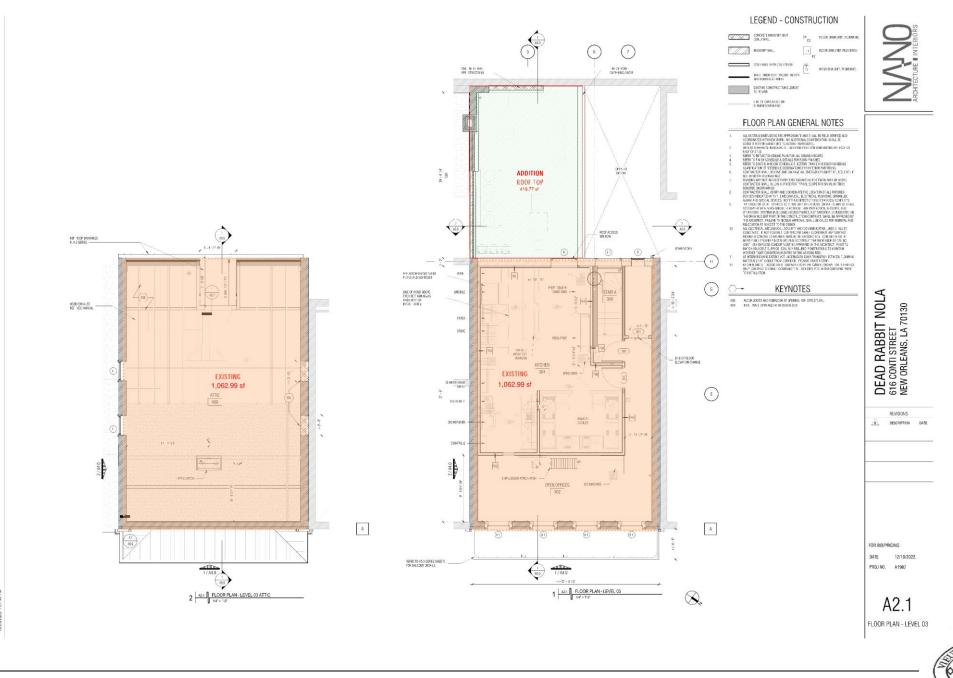


616 Conti VCC Architectural Committee

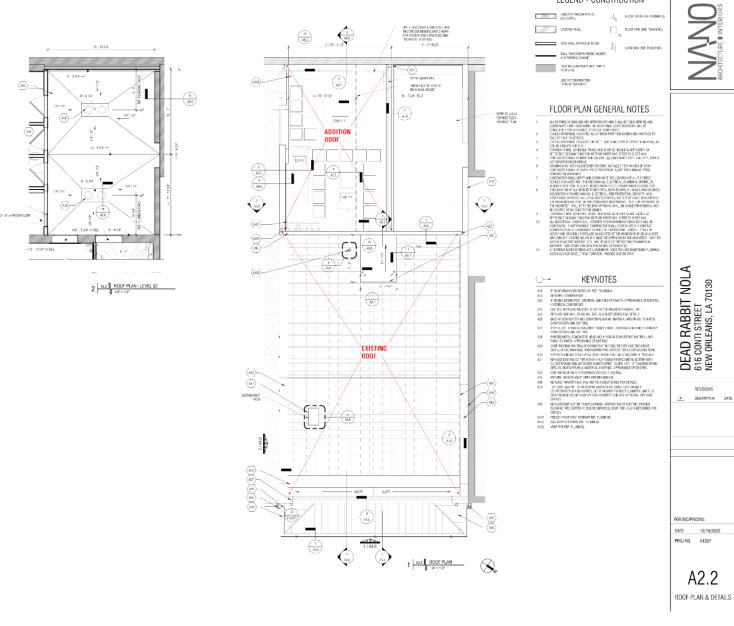


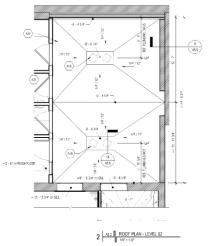




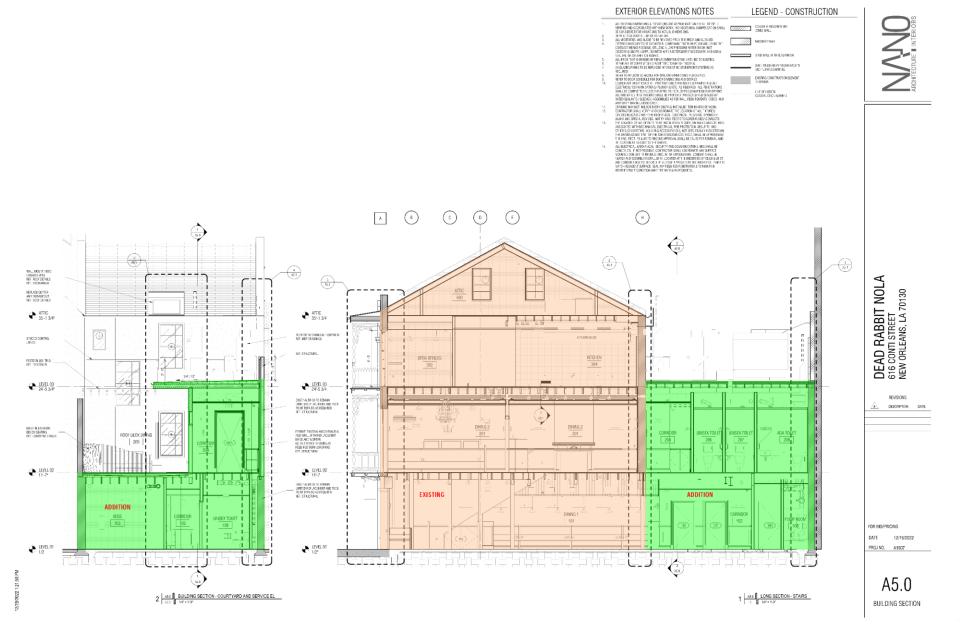




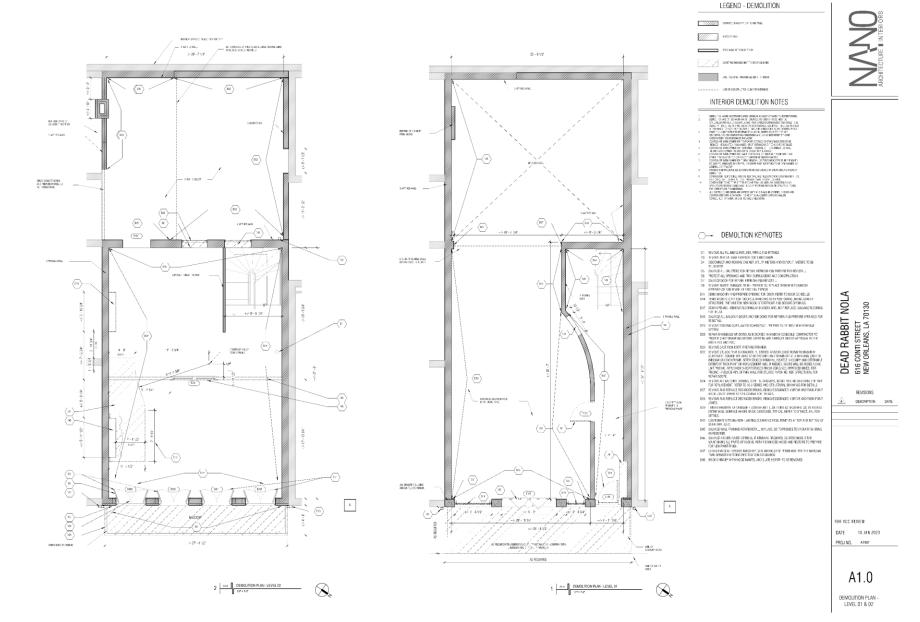






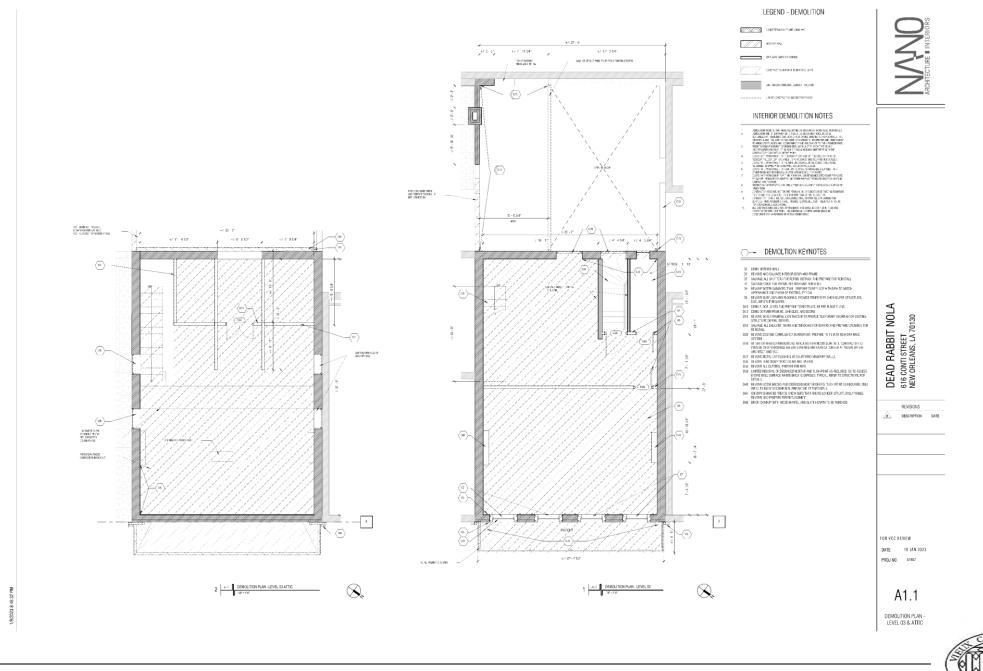




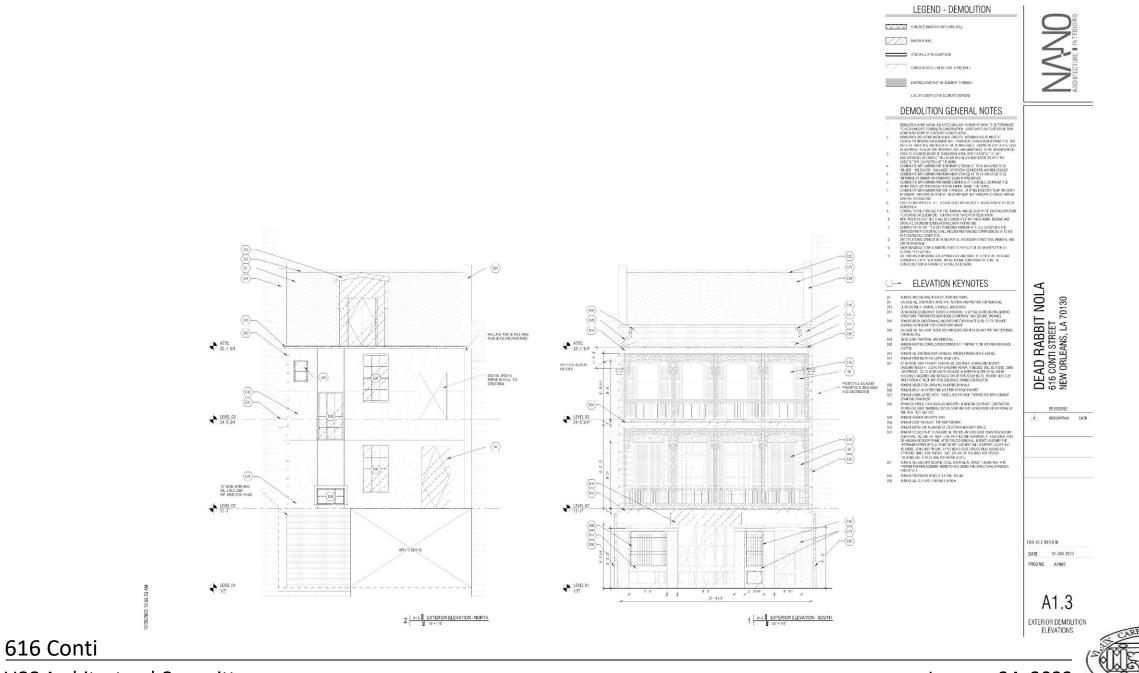


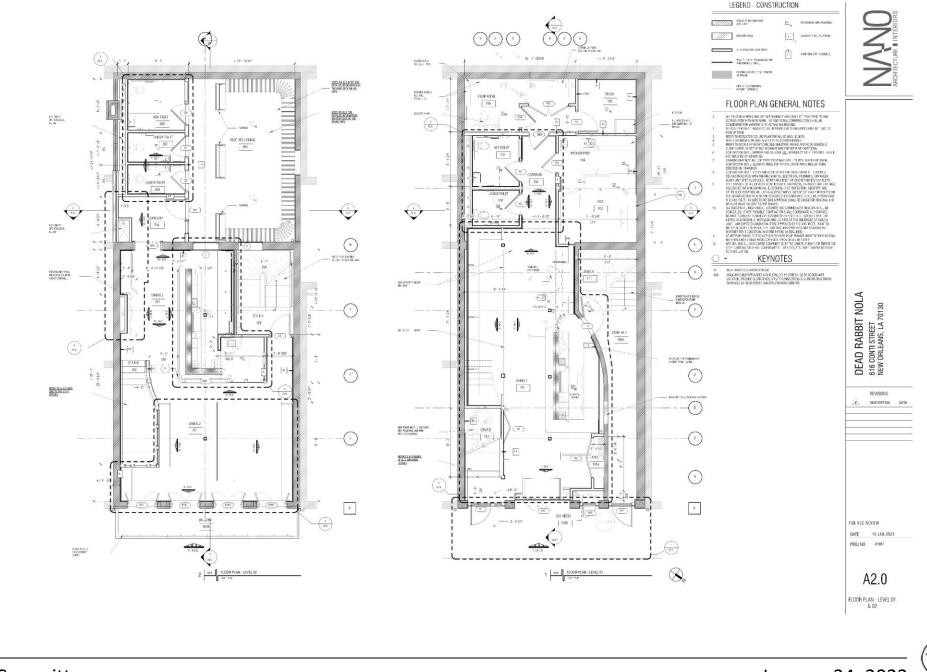
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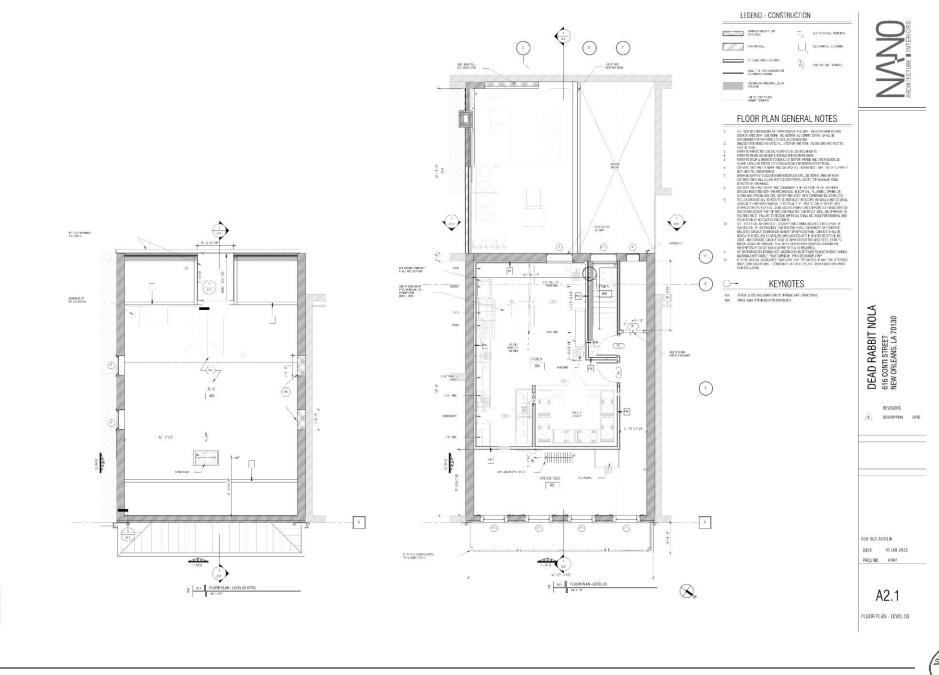
January 24, 2023



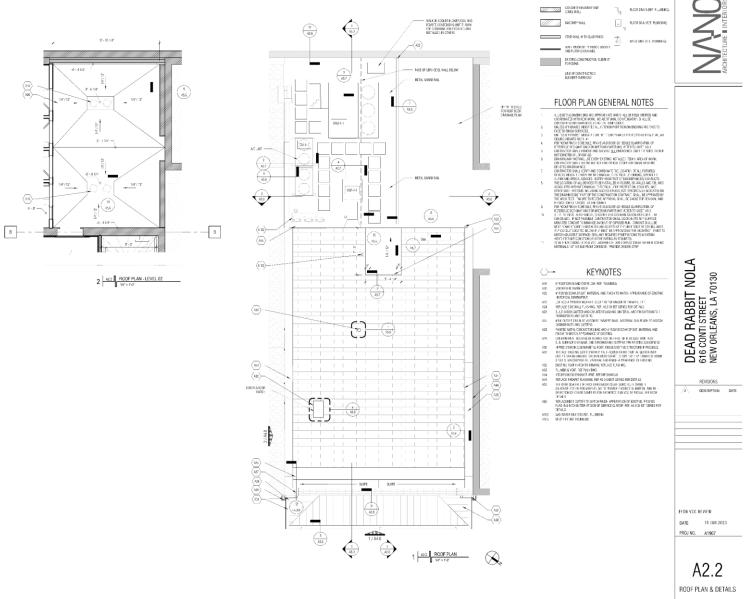
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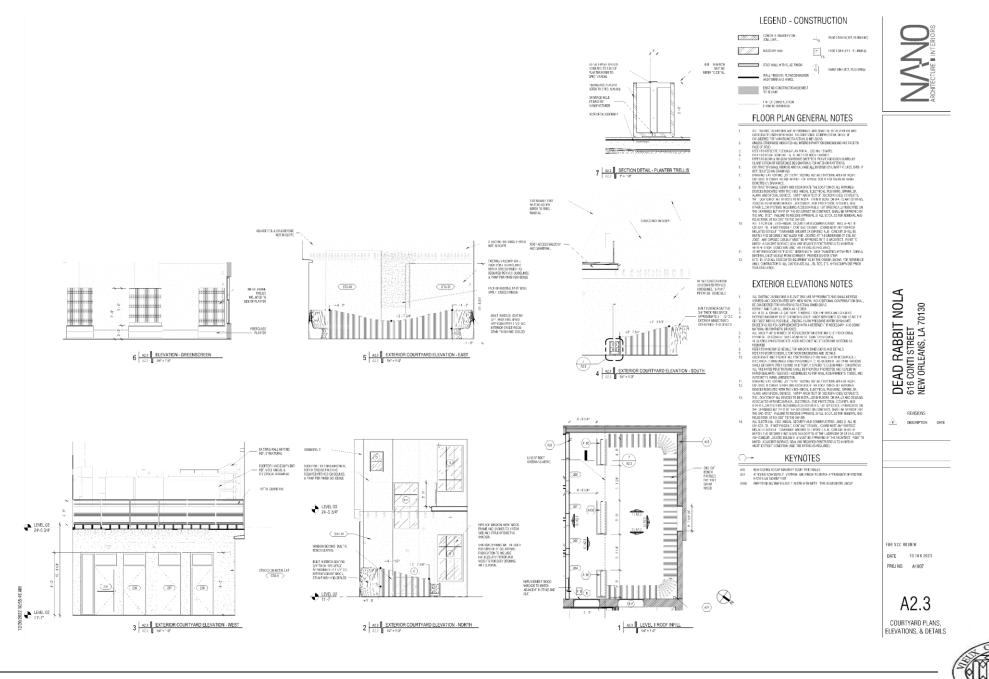
LEGEND - CONSTRUCTION



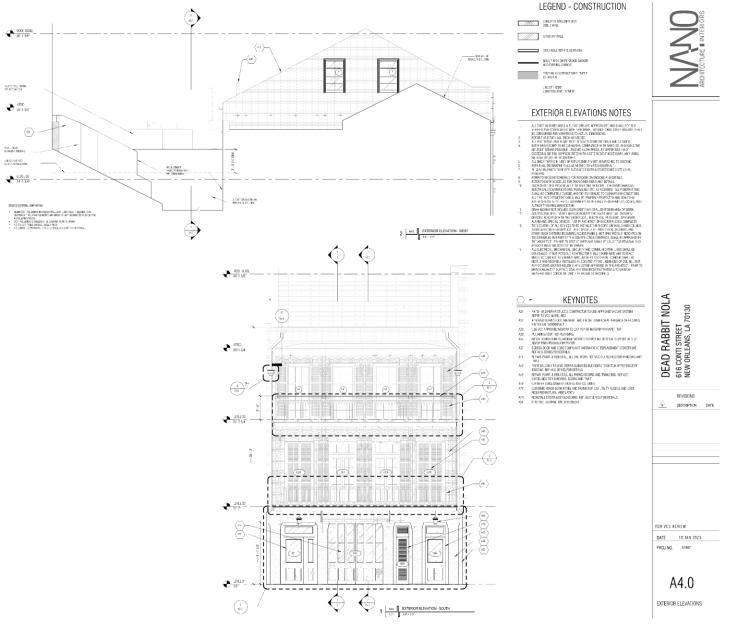


616 Conti

VCC Architectural Committee



616 Conti

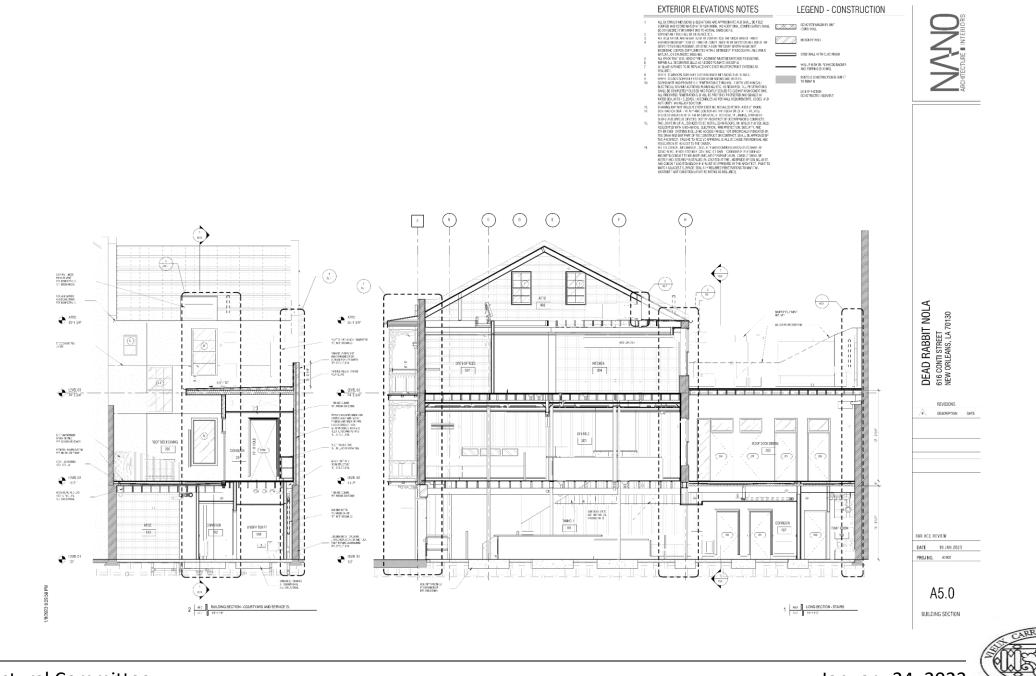


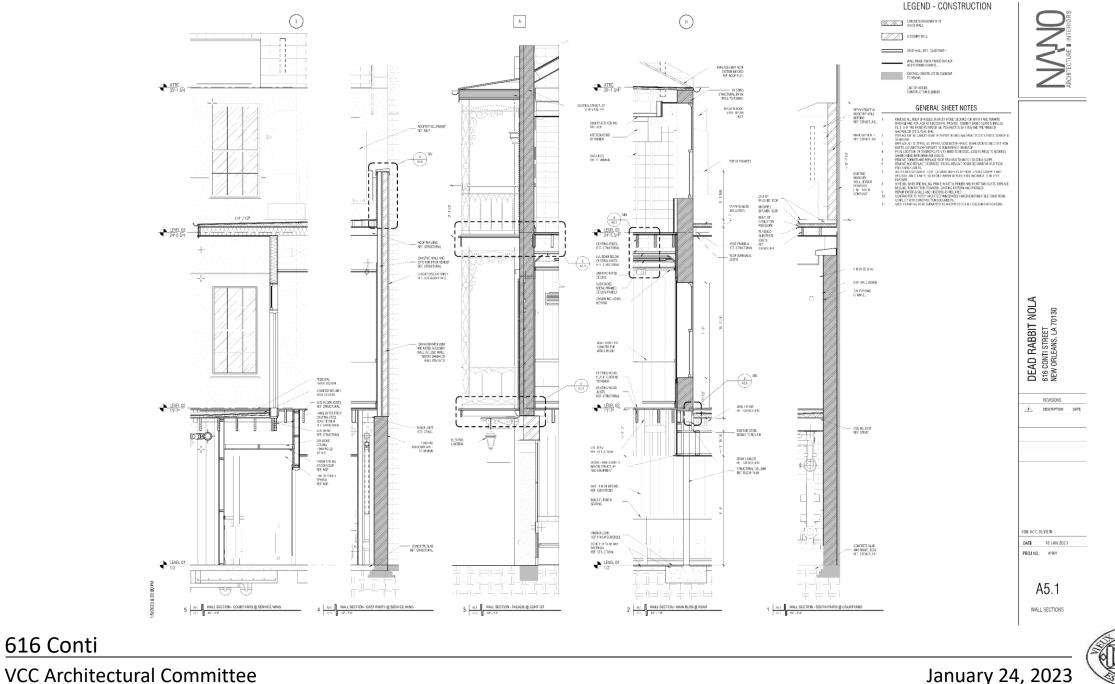


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VCC Architectural Committee

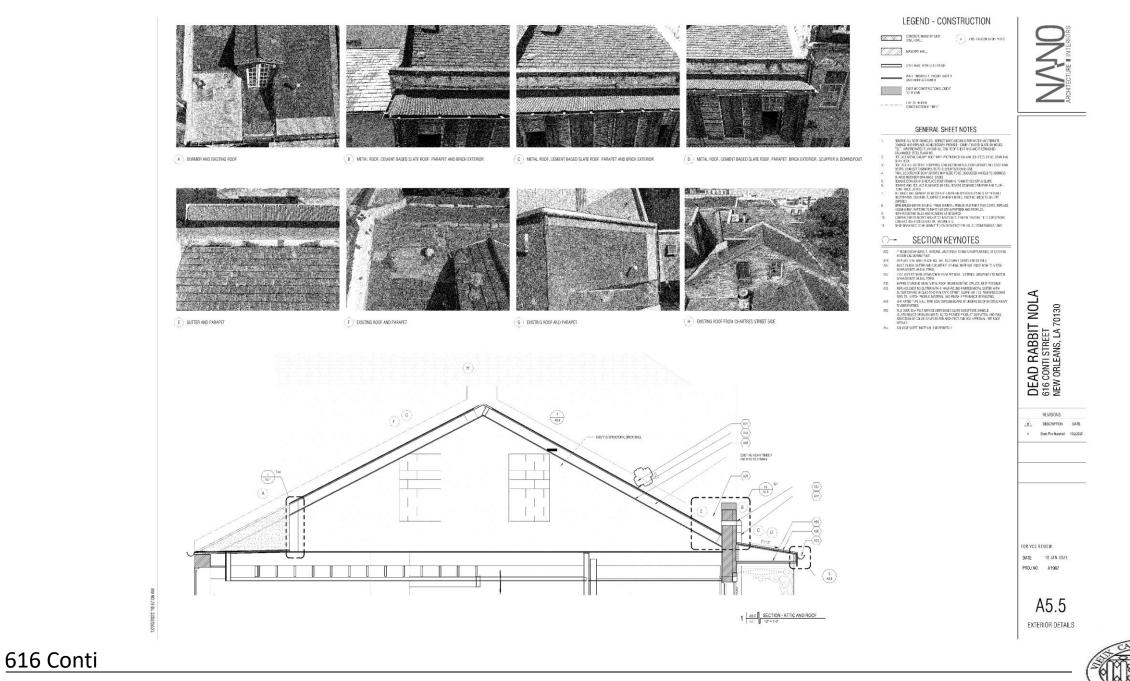
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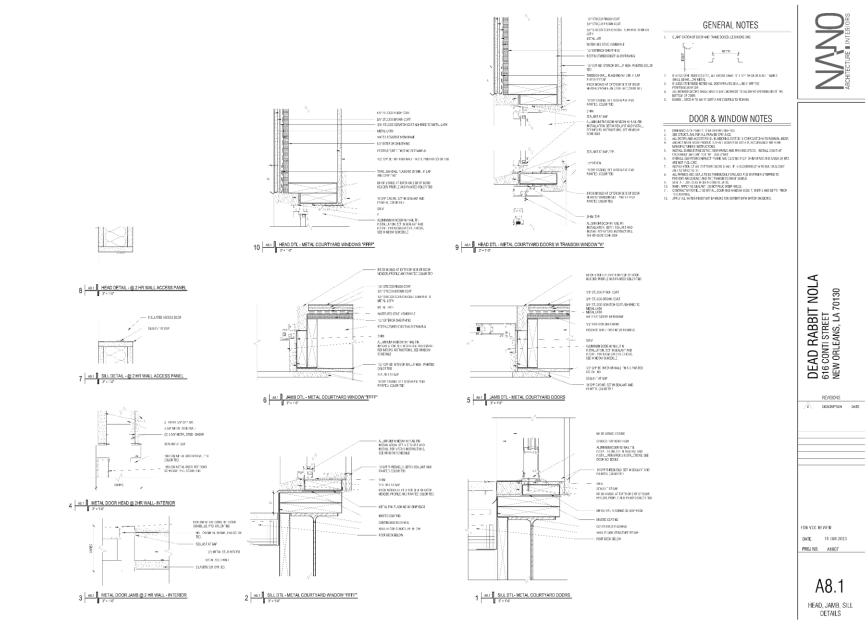




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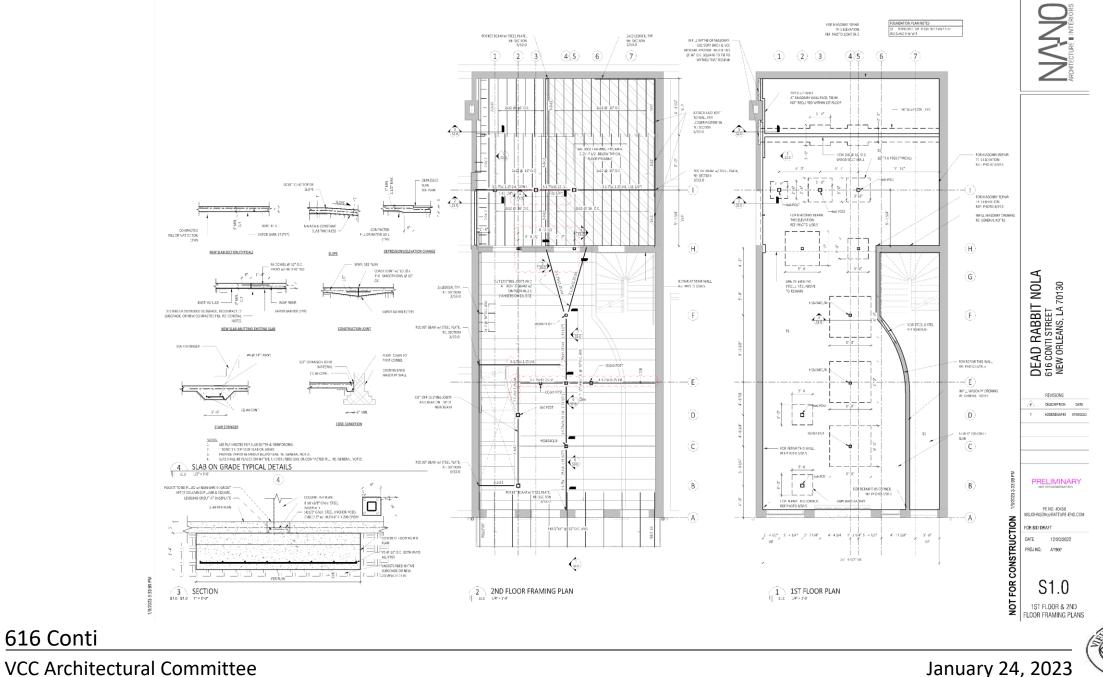
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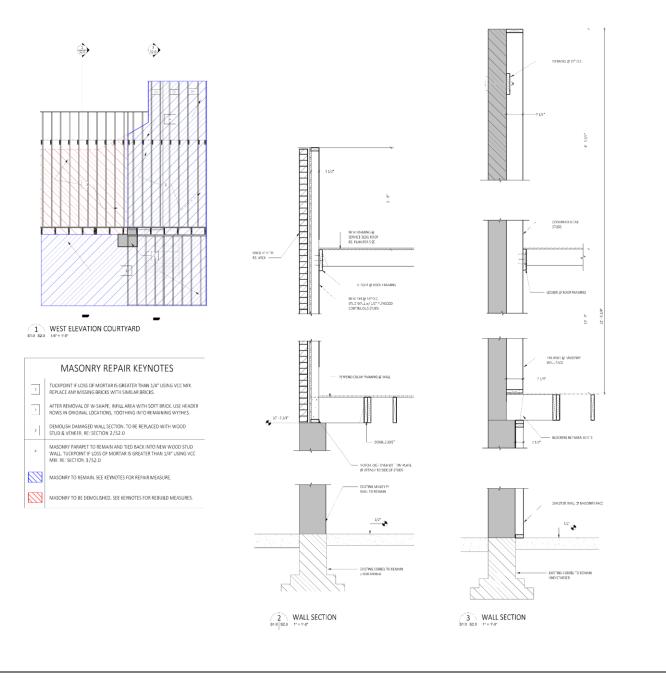
2023

## 616 Conti



616 Conti







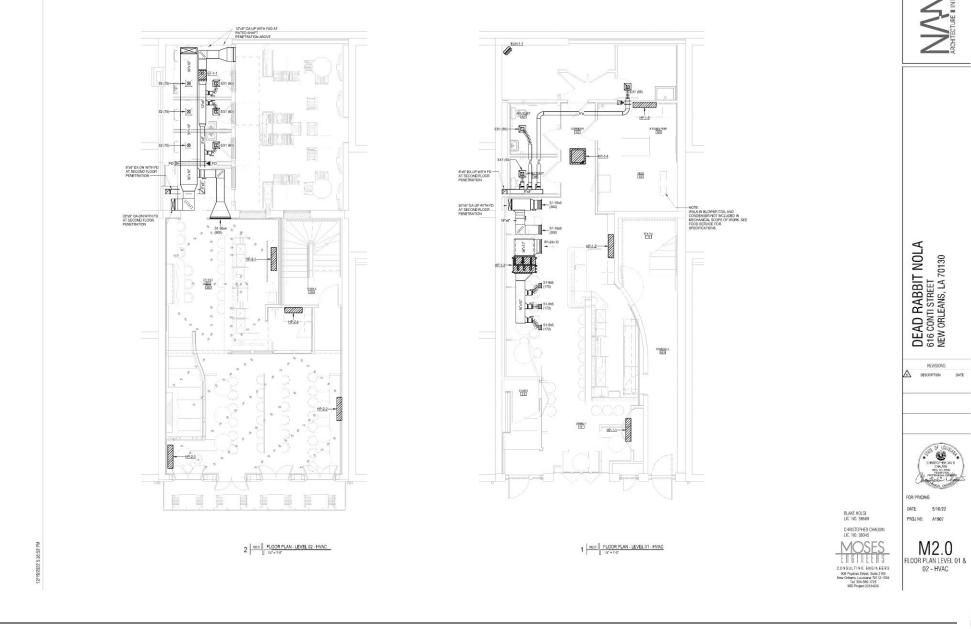
# SUBJECT ON THE OWNER

#### <u>616 Conti</u>

VCC Architectural Committee

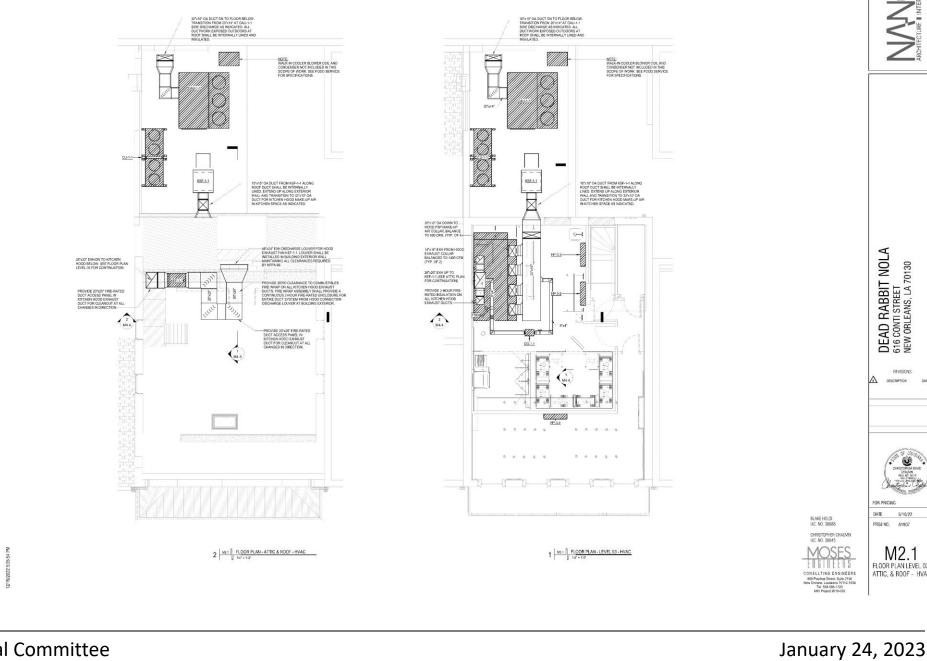
January 24, 2023

NOT FOR CONSTRUCTION



VCC Architectural Committee

<u>616 Conti</u>



DEAD RABBIT NOLA 616 CONTI STREET NEW ORLEANS, LA 70130

REVISIONS

 $\Delta$ DESCRIPTION

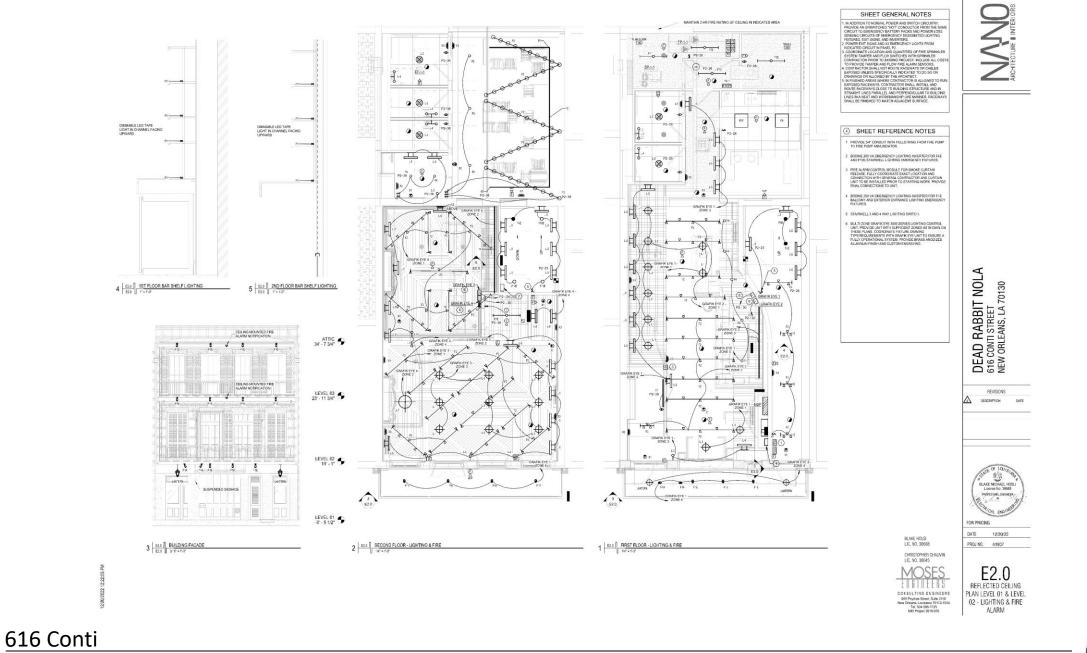
FOR PRICING DATE 5/16/22

PROJ NO. A1907

M2.1 FLOOR PLAN LEVEL 03, ATTIC, & ROOF - HVAC

VCC Architectural Committee

616 Conti



## 434-40 Bourbon, 732 St. Louis







440 Bourbon VCC Architectural Committee

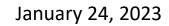






440 Bourbon – 1940s-50s





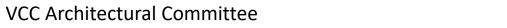






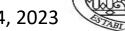


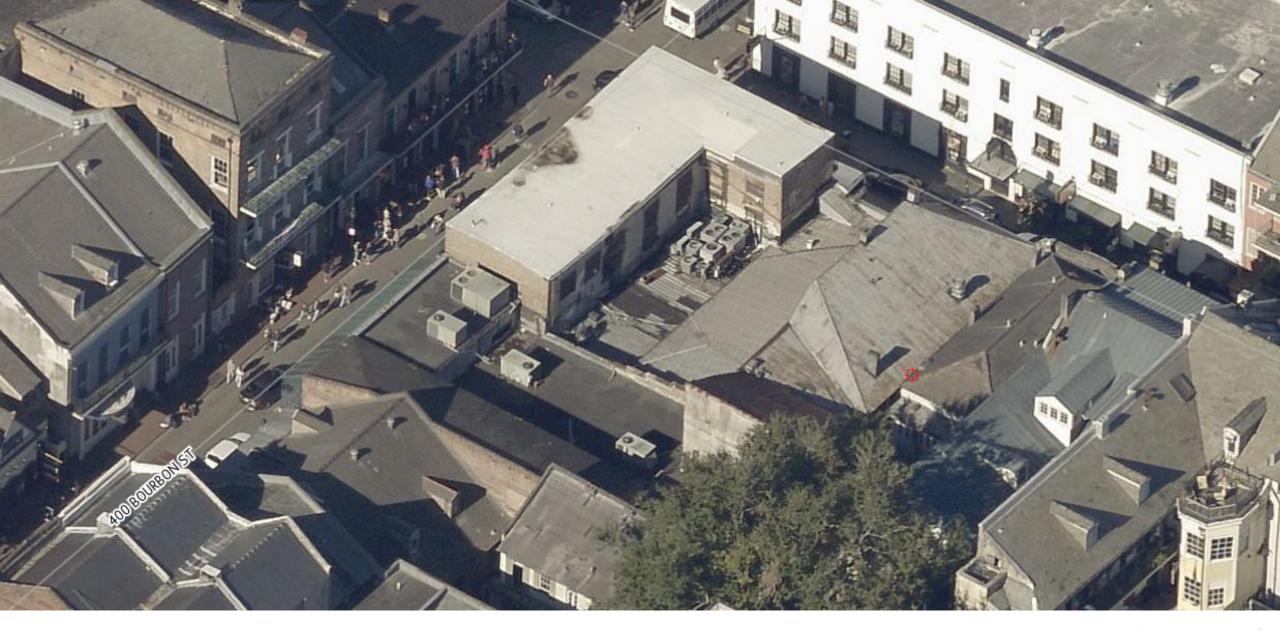


















VCC Architectural Committee









VCC Architectural Committee



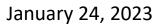


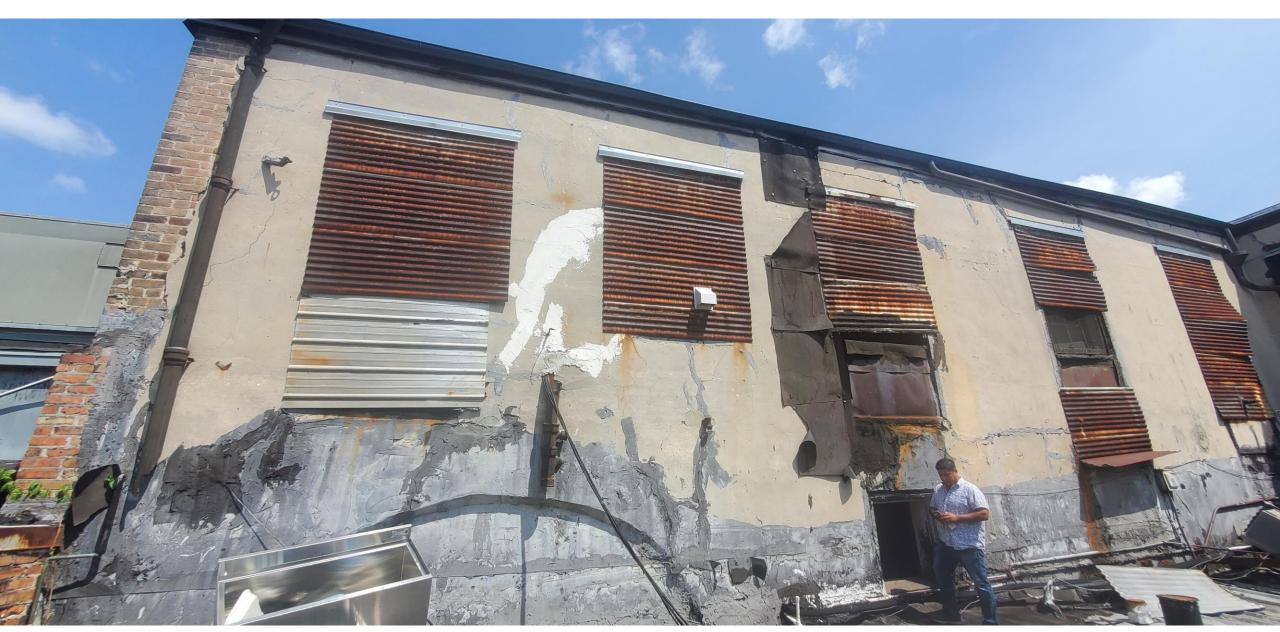
VCC Architectural Committee

CARRE COMMON



CARRE COMMUNICATION











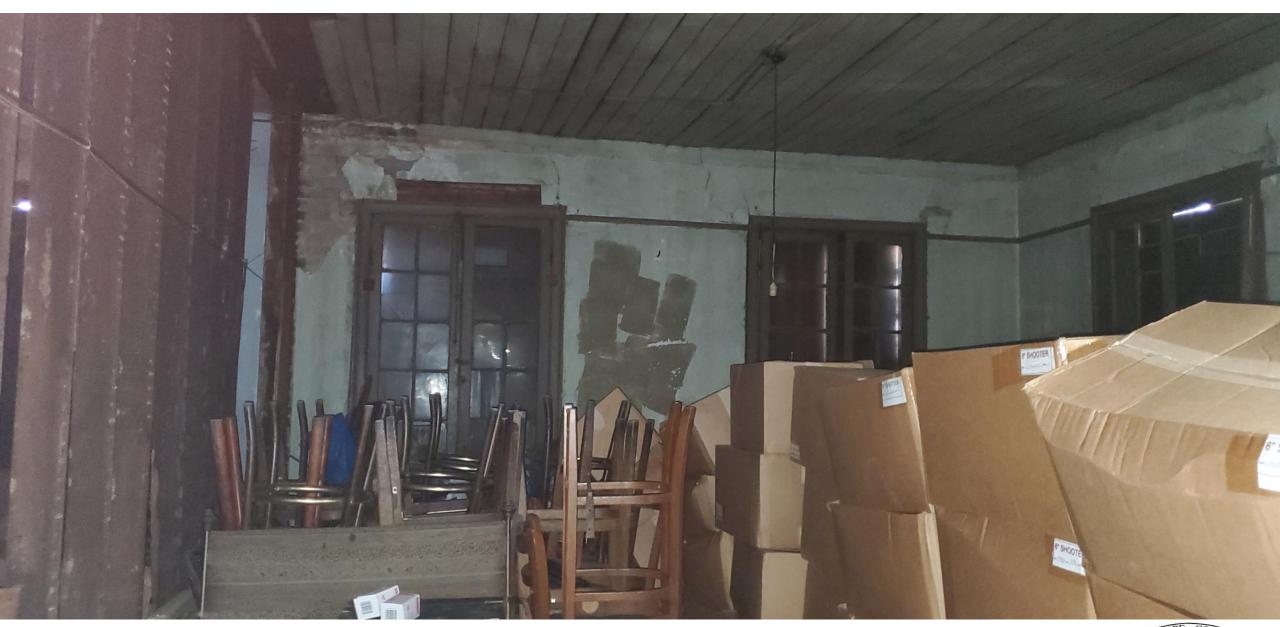


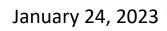
VCC Architectural Committee















VCC Architectural Committee





VCC Architectural Committee



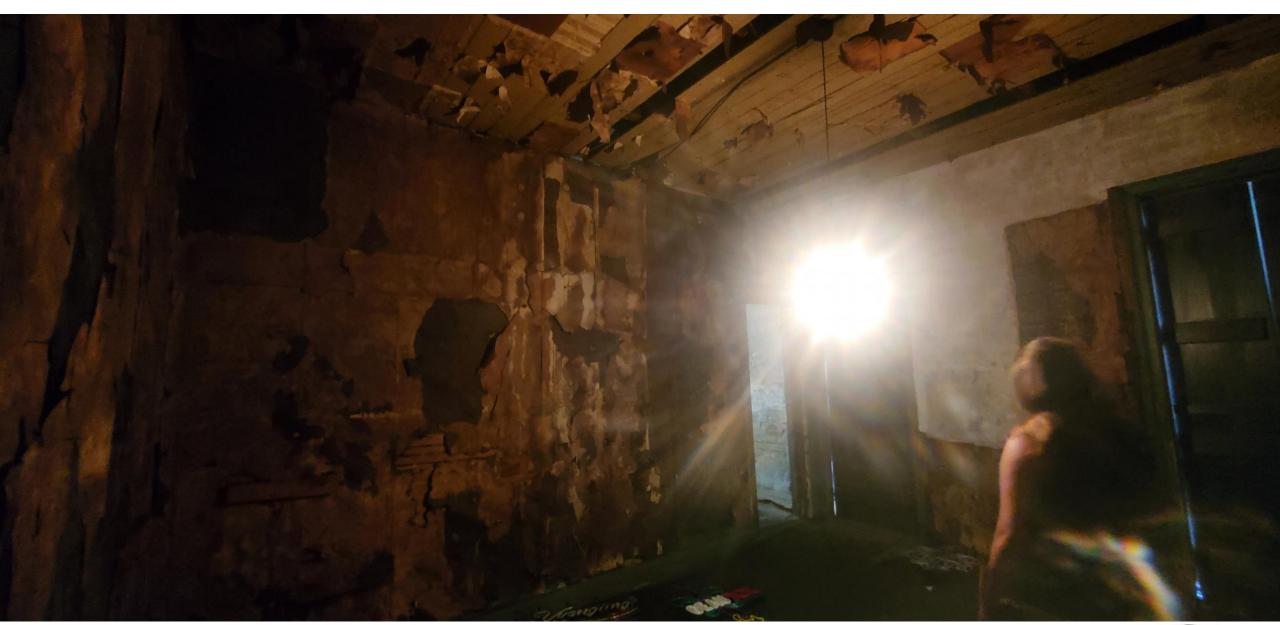


VCC Architectural Committee





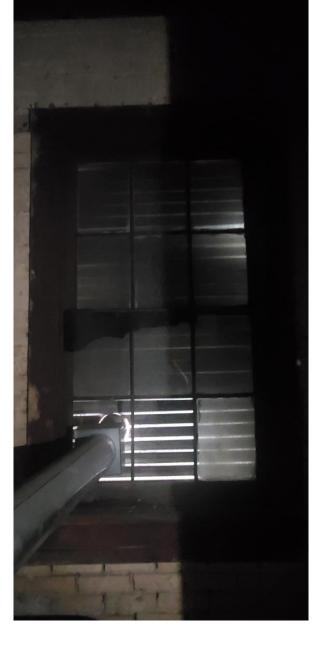








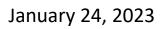
VCC Architectural Committee



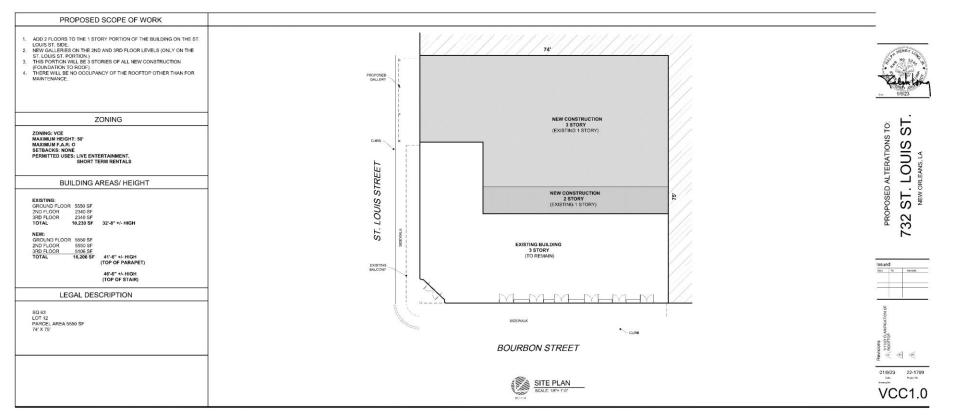




CAURE COMM



### PROPOSED ALTERATIONS TO 732 ST. LOUIS STREET NEW ORLEANS, LA



#### 440 Bourbon

VCC Architectural Committee

601 Papworth Avenue Suite 200 Metairie, LA 70005 504. 838.8091 www.moutonlong.com

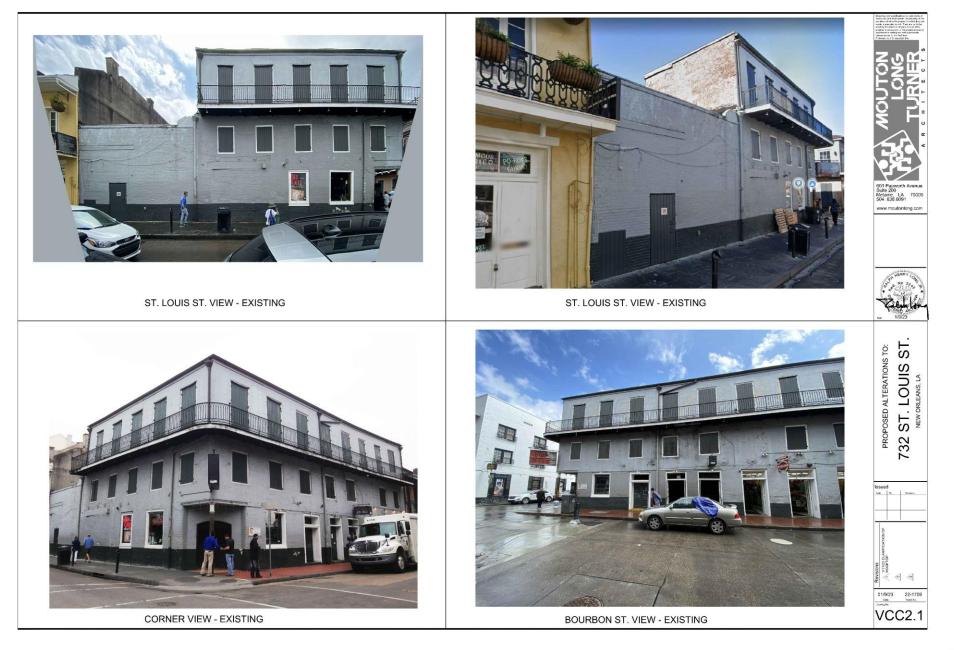
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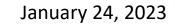




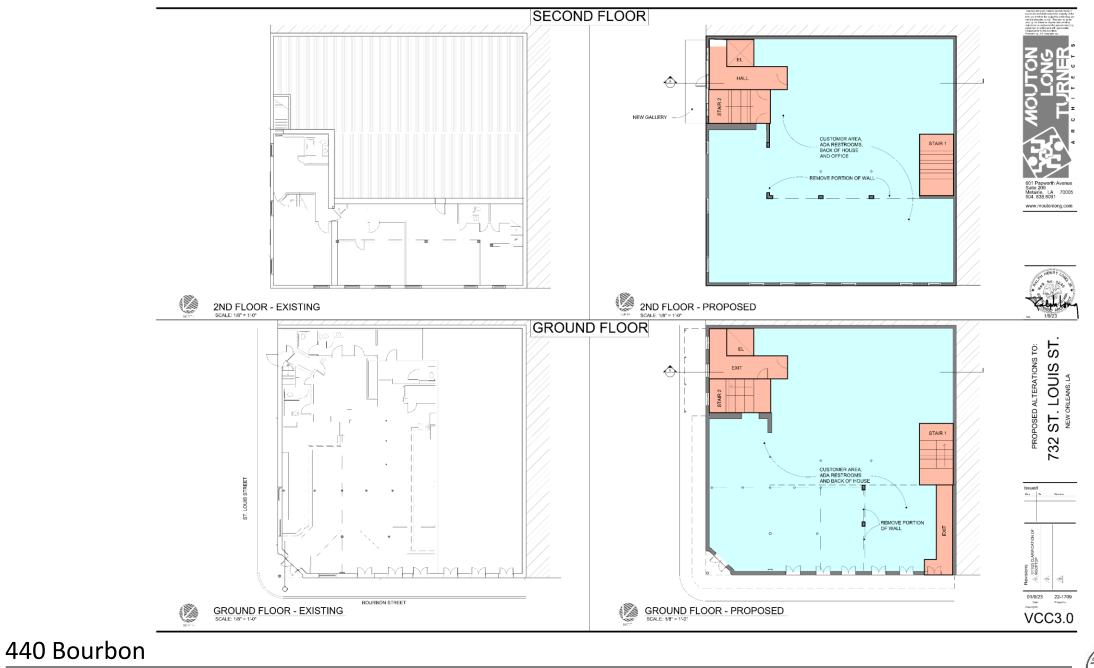
VCC Architectural Committee



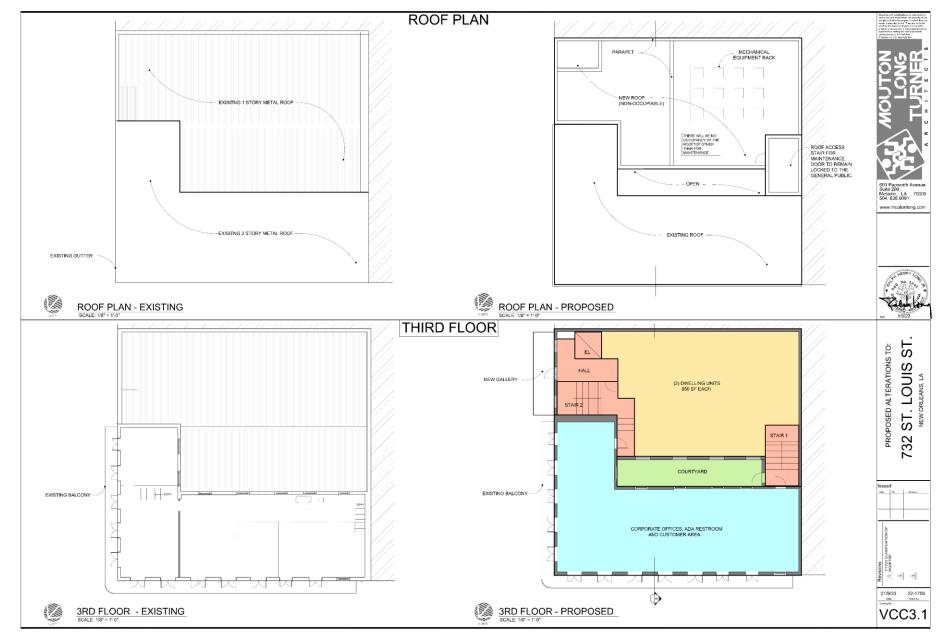




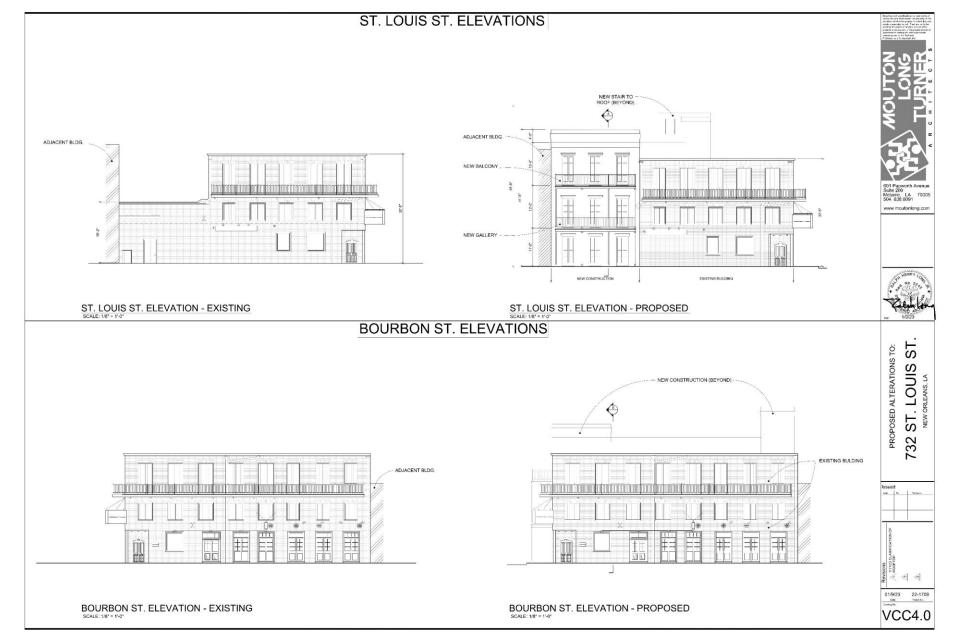












440 Bourbon



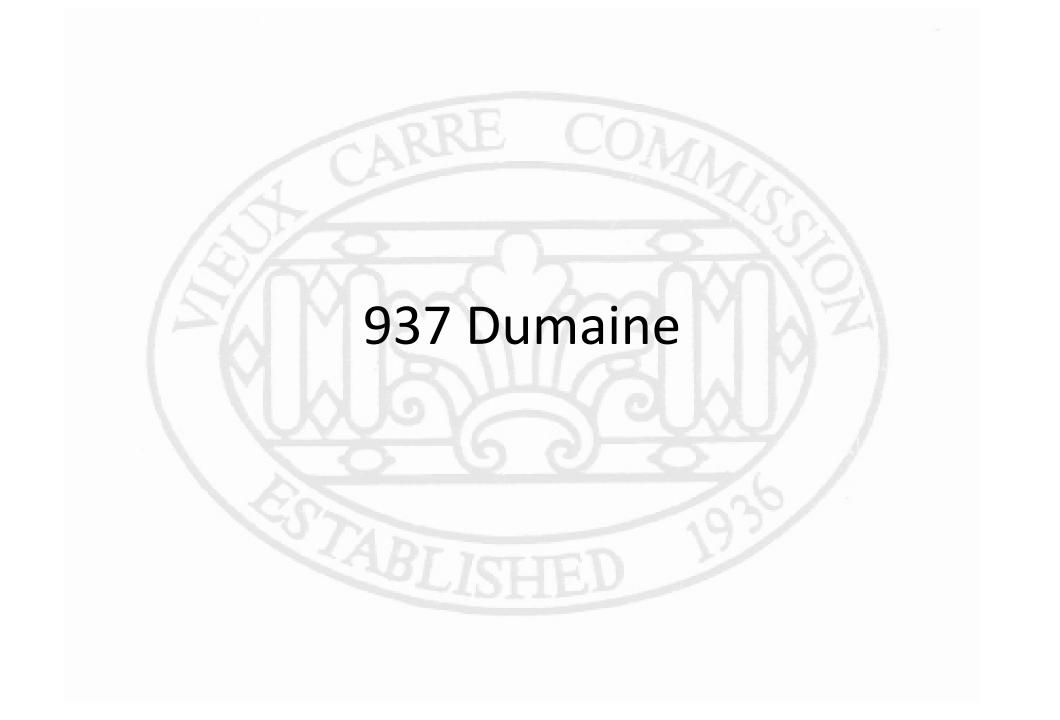


### 440 Bourbon

January 24, 2023



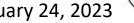






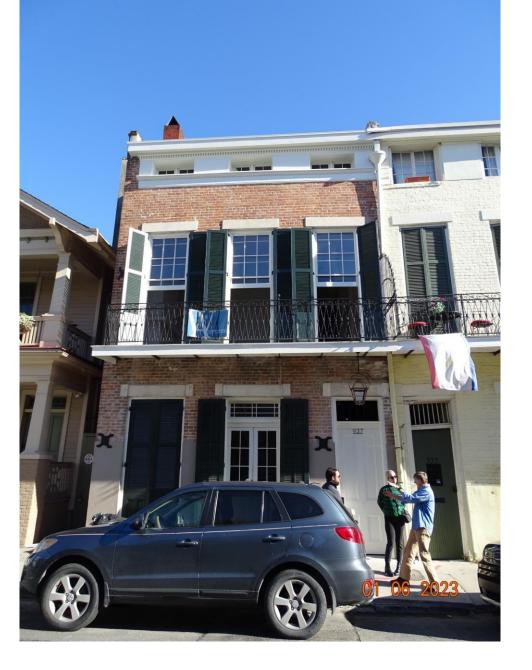
























#### Intercom Modular Outdoor Station

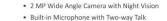
Part of the Dahua Modular Intercom System



#### System Overview

The Dahua Intercom Modular System is a complete intercom solution that offers full customization of the entire system. This intercom system starts with a 2 MP outdoor video intercom module that offers a wide-angle view lens, high-resolution images even in dark environments, and two-way talk. Then, add optional modules that offer door access capability (card reader, fingerprint reader, and keypad), call buttons, information text display, and status light indicators. The system also offers optional accessories to flush-or surface-mount a two-or three-module intercom system.

- Modular Intercom Components
- DHI-VTO4202F-P-S2: 2 MP Outdoor Video Intercom (Required)
- DHI-VTO4202F-MB5: Five-button Call Panel
- DHI-VTO4202F-MF: Fingerprint Reader
- DHI-VTO4202F-MK: Keypad
- DHI-VTO4202F-ML: Status Light Panel
- DHI-VTO4202F-MN: Blank Panel
- DHI-VTO4202F-MR: IC Card Reader
- DHI-VTO4202F-MS: Information Text Display



- Records Call Sessions from the Indoor Monitor
- Access Control Supports Two Locks
- Performs Remote Door Unlock
- Compatible with Two-wire or RJ45 Connection
- Supports Secure Password Entry
- supports sectore russificita entry
- Anodized Aluminum Panel can be Surface- or Flush-mounted
- Fully Customizable System
- IP65 Ingress Protection and IK07 Vandal Resistance

#### Technical Specification: DHI-VTO4202F-P-S2

System	
Main Processor	Embedded Processor
Operating System	Embedded Linux
Video	
Image Sensor	1/2.5-in. 2 MP CMOS Sensor
Lens	1.9 mm
Angle of View	Horizontal: 168.6* Vertical: 87.1* Diagonal: 176.7*
Wide Dynamic Range	120 dB
Noise Reduction	3D NR
Compression	H.265, H.264
Resolution	Main Stream: 720p at 30 fps Sub Stream: 1080p 30 fps
Bit Rate	256 Kbps to 4 Mbps
Day/Night	Auto (ICR)
Audio	
Compression	G.711a, G.711u, PCM
Input	Omnidirectional Microphone
Output	Built-in Speaker
Bi-directional Talk	Support for Dual-way Bi-directional Talk
Enhancement	Echo Suppression, Digital Noise Reduction
Bit Rate	16 KHz, 16 Bit
Interface	
Ports	One (1) Electric Lock One (1) Exit Button One (1) Door Status Detection One (1) Lock Control
Alarm Output	One (1) Channel
Power Output	12 VDC, 100 mA

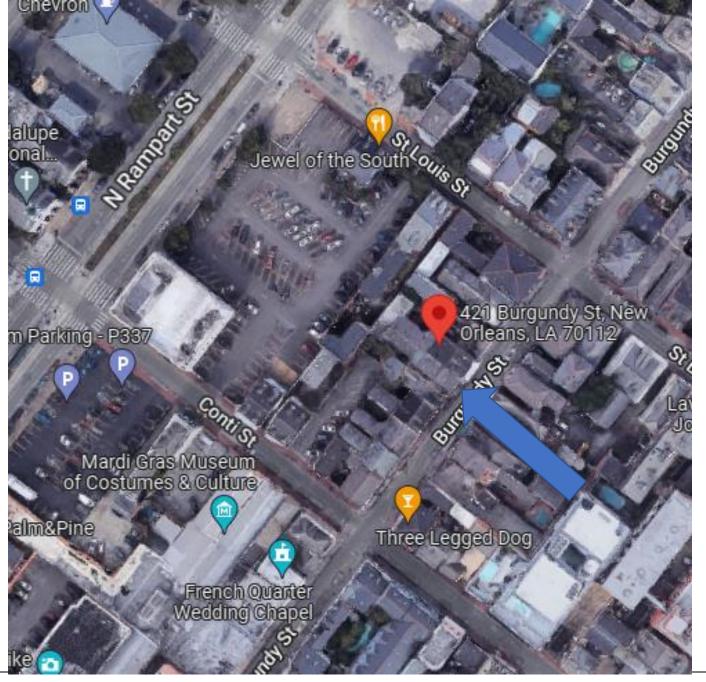
us.dahuasecurity.com



#### VCC Architectural Committee

937 Dumaine

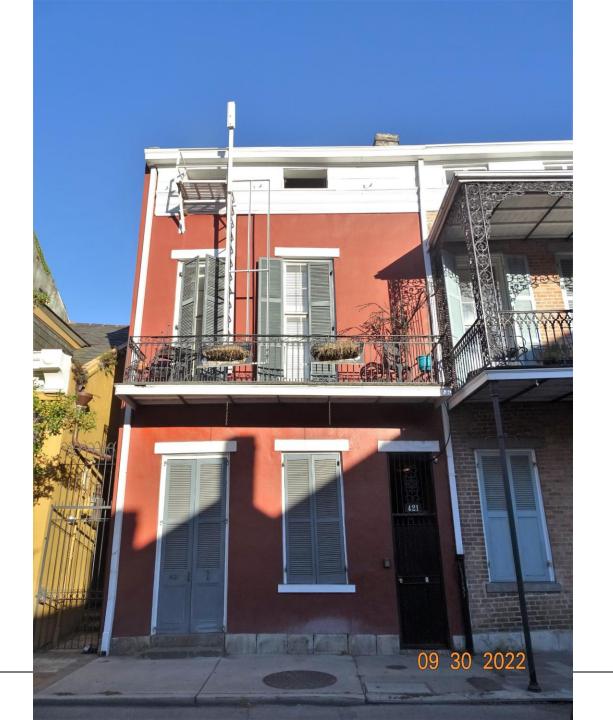
# **Appeals and Violations**





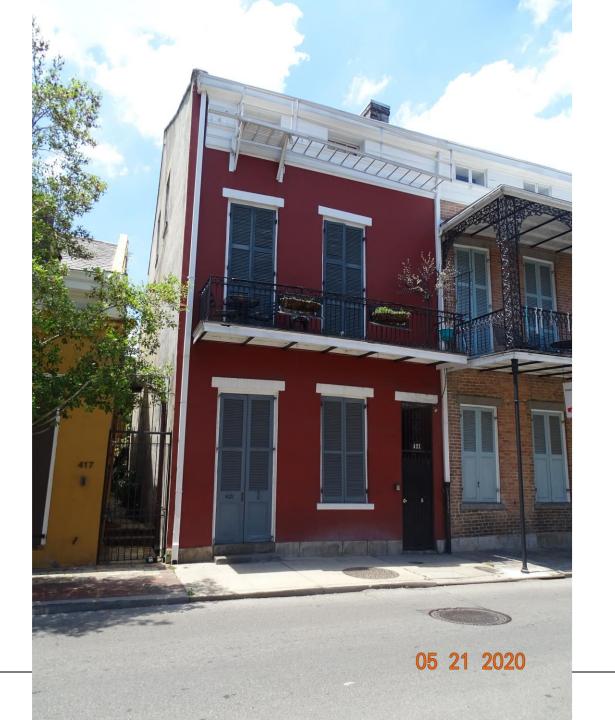












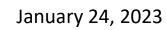
CARE COMMUNE

421 Burgundy

VCC Architecture Committee

January 24, 2023







CAPPLE COMMUNIC

VCC Architecture Committee

421 Burgundy





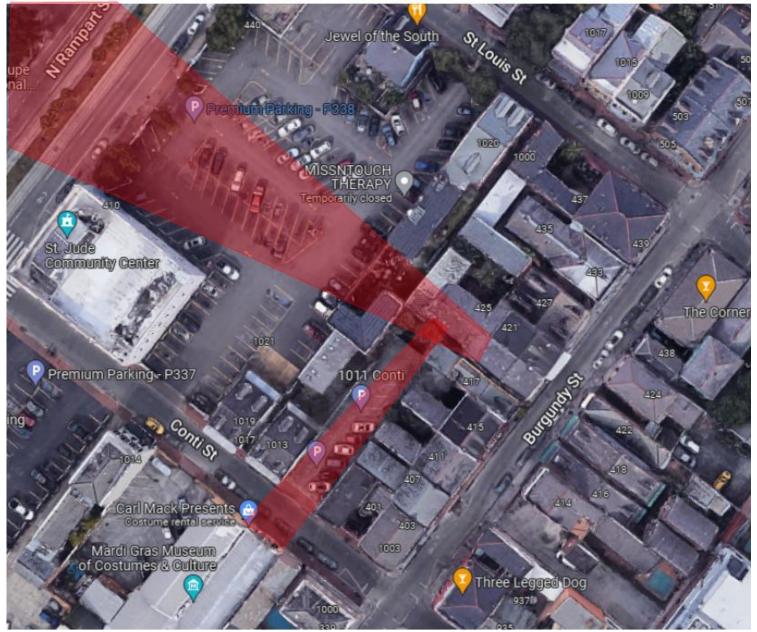
VCC Architecture Committee



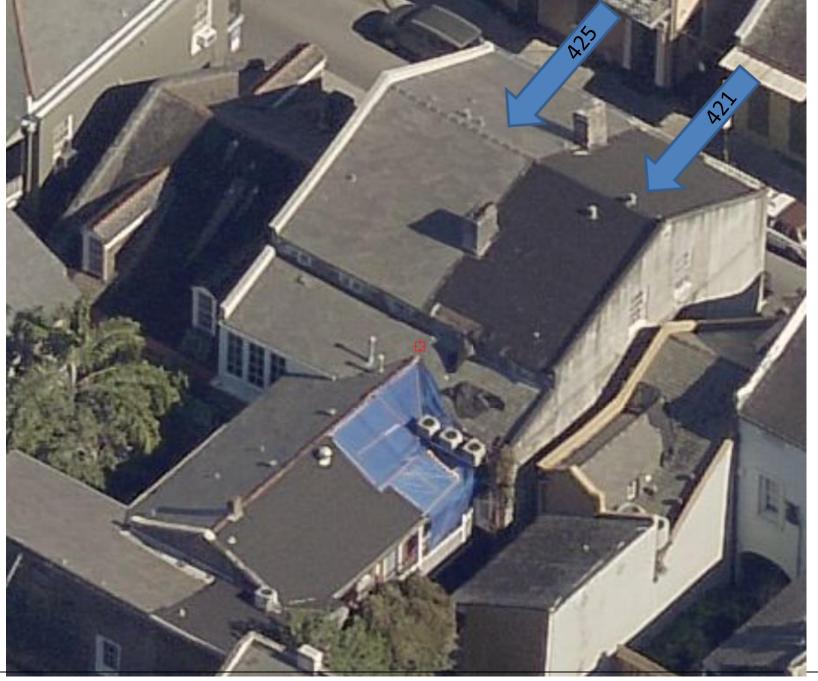
January 24, 2023



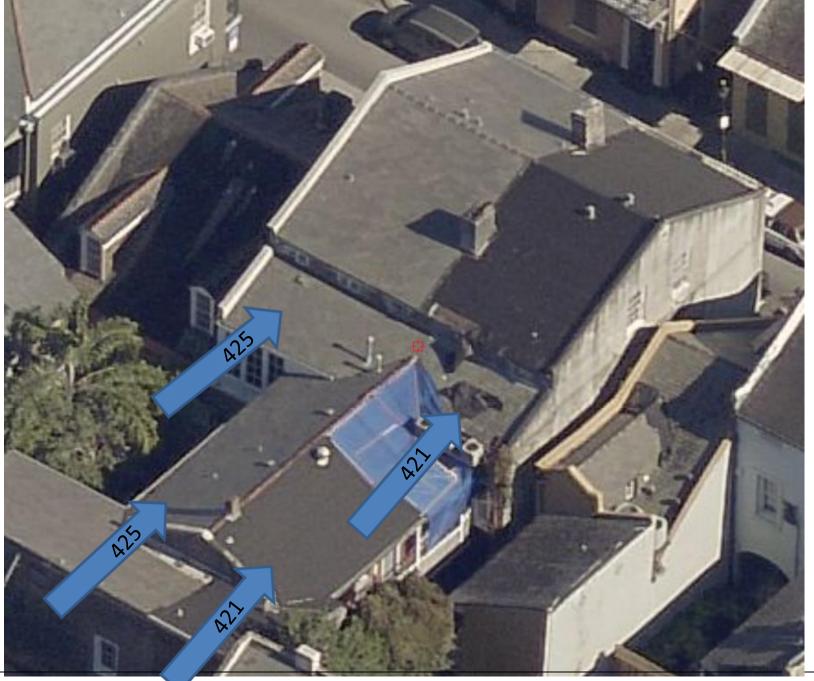




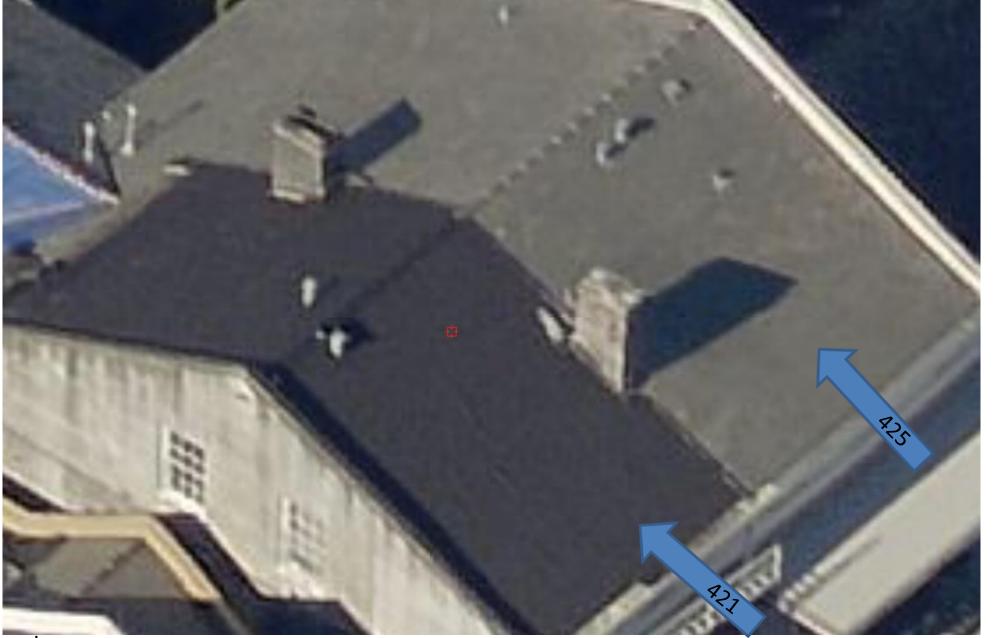
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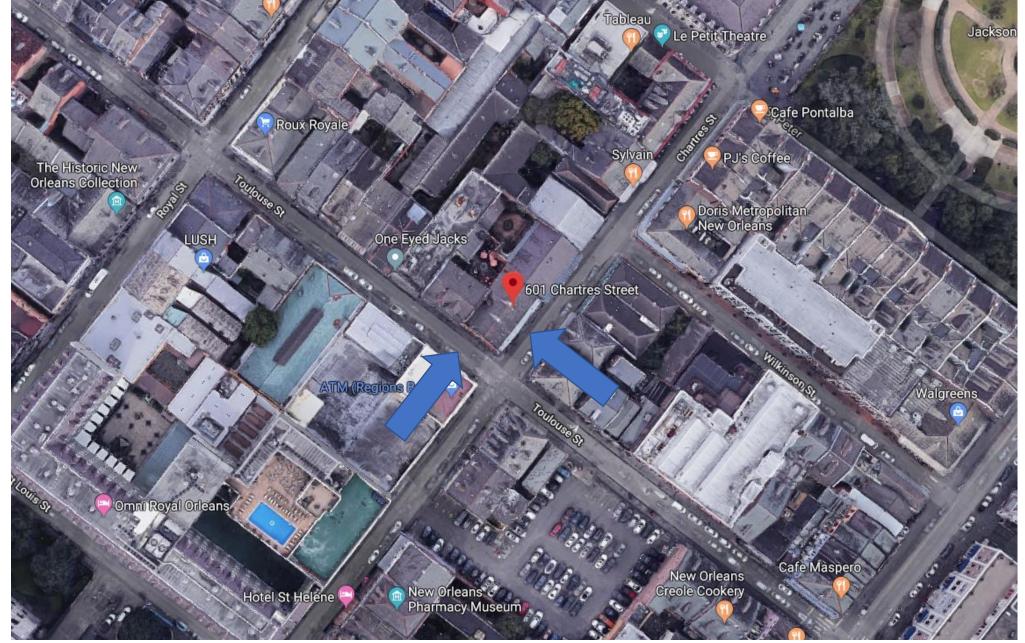




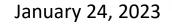




## 601-07 Chartres



601 Chartres VCC Architectural Committee









601 Chartres





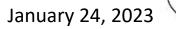
VCC Architectural Committee

601 Chartres

January 24, 2023



601 Chartres VCC Architectural Committee







601 Chartres





601 Chartres VCC Architectural Committee

January 24, 2023





601 Chartres VCC Architectural Committee



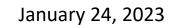


601 Chartres





601 Chartres VCC Architectural Committee







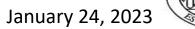
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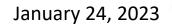






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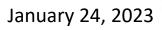
VCC Architectural Committee



















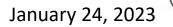








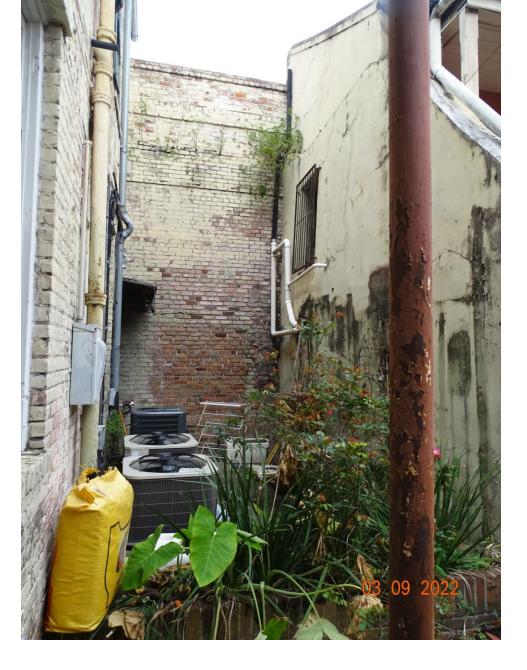




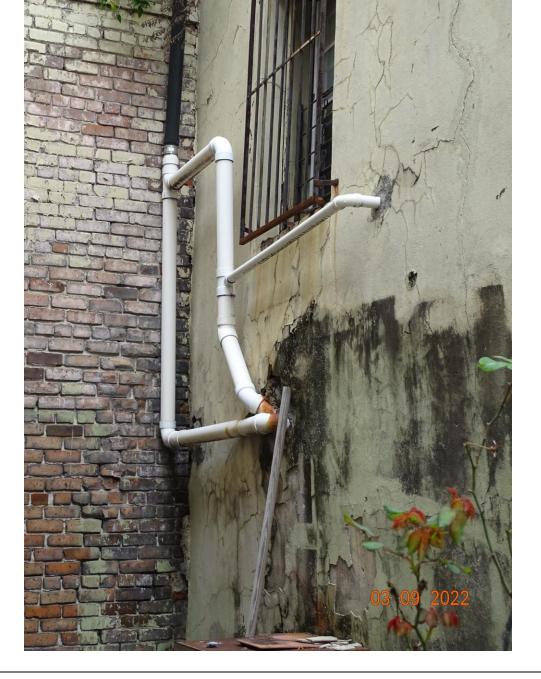




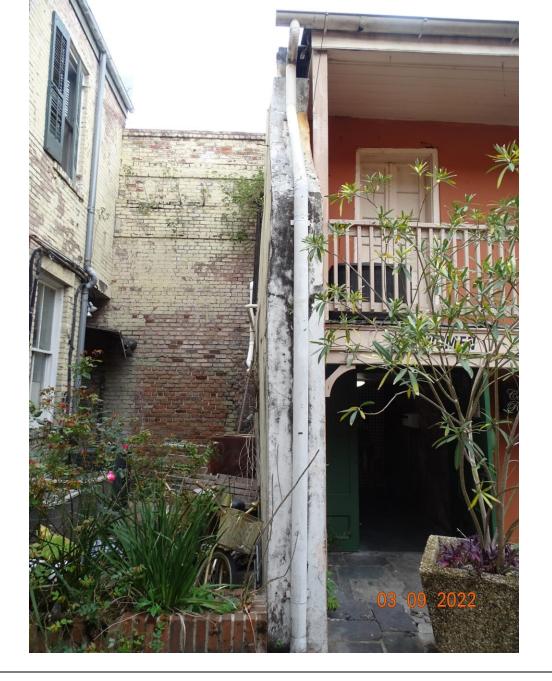






















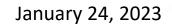






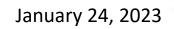








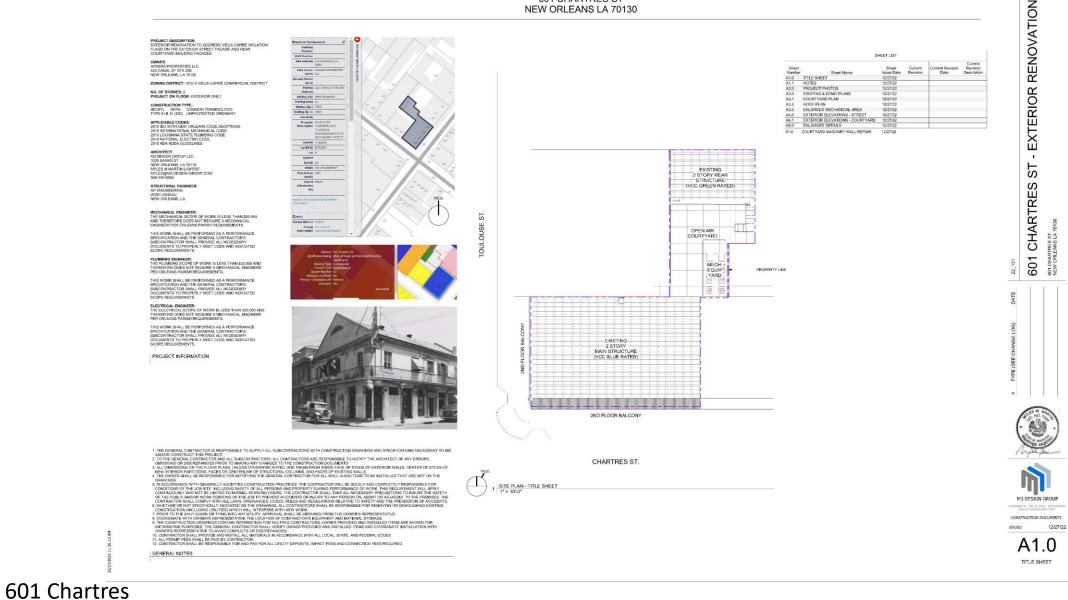


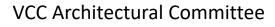


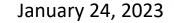


# CONSTRUCTION DOCUMENTS

601 CHARTRES ST - EXTERIOR RENOVATION 601 CHARTRES ST NEW ORLEANS LA 70130









DIVISION 01 00 00. GENERAL REQUIREMENTS 01 90 00 - TEMPORARY PACILITIES AND CONTROLS THIS WORK SHALL CONSIST OF THE APPLICATION OF TEMPORARY MEASURES THROUGHOUT THE LIFE OF THE PROJECT.

01 51 00 - TEMPORARY UTILITIES ALL CONNECTIONS AND EXTENSIONS REQUIRED TO PROVIDE TEMPORARY UTILITIES SHALL BE MADE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

EX 11. TRANSPARY & ECTECTY CONTRACTOR TO PROVE ROW DESTINGT CHARGE ENTRY FOR CONSTRUCTION STEL COMMENT TO EXEMPTION TO COMMENT CONTRACTOR TO PROVE ROW DESTINGT CHARGE ENTRY ENTRY FOR CONSTRUCTION STEL COMMENT ENTRY FOR CONTRACTOR ON DESTINGT CHARGE ENTRY ENTRY FOR CONSTRUCTION OF THE PROVE HIGH ENTRY FOR CONSTRUCTION OF THE ADDRESS INCLUSION MANY SEE TRANSPARSE OF ADDRESS OF THE RECT THE CONTRACTOR SHALL PROVED AND SERVICE ENTRY FOR CONSTRUCTION OF THE PROVE ADD DESTINGTION OF ADDRESS OF THE RECT THE RECT THE CONTRACTOR SHALL PROVED AND SERVICE ENTRY FOR CONSTRUCTION OF SHALL BENER ADD DESTINGTION OF ADDRESS OF THE ADDRESS OF THE RECT THE CONTRACTOR SHALL PROVED AND SERVICE ENTRY ADDRESS OF THE ADDR

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01 50 00 - PROJECT DENTIFICATION WITHIN 15 DAYS AFTER THE COMMENDEMENT OF WORK, PROVIDE ONE PROJECT IDENTIFICATION SIGN AT THE LOCATIONS INDICATED. MAINTAIN SIGN THROUGHOUT THE LIFE OF THE PROJECT ON THE SIGN. LIST TWO POINTS OF CONTACT BY HAVE AND TELEPHONE NUMBER.

## 01 60 00 - PRODUCT REQUIREMENTS (SCOPE OF WORK)

OF 00 OF PRODUCT REQUIREMENTS (SCORE OF WORK) ALL MATERIALS SHALLE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS OR MATERIALS INSTITUTE STANDARDS, WHERE THE MANUFACTURERS RECOMMENDED DETAILS ARE USED, THE MANUFACTURERS BIALL BE RESORVIBULE FOR THE PERFORMANCE OF THER PRODUCT, ALL ITEMS NOT SPECIFICALLY MENTIONED THAT ARE REQUIRED TO MAKET THE WORK COMPLEX AND ADDRESS A

01 62 00 INSTALLATION AND STORAGE - ALL MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PER APPLICABLE CODES AND REDUIREMENTS. MATERIAL STORED ON SITE SHALL BE PROTECTED FROM DAMAGE BY MOISTURE, WIND, SUN, ABUSE OR ANY OTHER HARMFUL EFFECTS.

- THIS 6- RECORDENCE OF RECIDENCE AND ADDRESS AND ADDRESS AND ADDRESS AND MARKED THE CONTRACT ADDRESS AND MARKED THE ADDRESS AND MARKED THE ADDRESS AND MARKED THE ADDRESS AND MARKED THE ADDRESS AND MARKED ADDRESS AND MARKED

01 71 00 - LOCAL CONDITIONS BUILDING REQUIREMENTS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL AND REGIONAL CODES, CONSTRUCTION TECHNIQUES AND WEATHER CONDITIONS.

0176 00 - PROTECTING INSTALLED CONSTRUCTION CONTINGTOR TO PROTECT ALL INSTALLED CONSTRUCTION. IF PRODUCTS OR MATERIALS COME WITH A PROTECTIVE COATING, CONTRACTOR SHALL MAINTAIN PROTECTIVE COATING UNIT, CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL REPLACE ANY ITEMS THAT BECOME DEFECTIVE OR DAMAGED.

DIVISION 02 00 00: EXISTING CONDITIONS 02 00 00: EXISTING CONDITIONS CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE NECESSARY SITE WORK, EXCAVATION AND GRADING AS REQUIRED TO CONSTRUCT SAID PROJECT.

## 02 41 00 - DEMOLITION

02 81 00 - TRANSPORTATION AND DISPOSAL OF HAZARDOUS MATERIALS REMOVE AND DISPOSE OF ANY HAZARDOUS MATERIAL BEFORE BEGINNING CONSTRUCTION. CONTACTOR SHALL CONTRACT WITH A PROPERLY LICENSED AND QUALIFIED HAZARDOUS MATERIAL CONTRACTOR.

## DIVISION 06 00 00. WOOD, PLASTICS, AND COMPOSITES

06 W W W WOULPLAINS, AND CONTRUCTION DOCUMENTS AND PROVIDE LABOR AND MATERIALS PERTAINING TO CARPENTRY WORK AS REQUIRED IN SAID DOCUMENTS AND AS SPECIFIED HEREIN, WHILE COMPLYING WITH ALL APPLICABLE BUILDING CODES.

NE 6 OF REVENE SPECIFIC LARGER DAM LES FOR ESCARD STOCK MOR PROPERTY DRED. PRESSURE TREATED LLARGER DAML DE LISIO WHERE ANY LLARGER VALLE COME INTO CONTENCT WITH LARGER DAML DE FOR ESCARD STOCK MOR PROPERTY DRED. PRESSURE TREATED LLARGER DAML DE LISIO WHERE ANY LLARGER VALLE COME INTO CONTENCT WITH CONCERTE, MASCINET RECORD STOCK MOR PROPERTY DRED. SECONDENDES DE LORDON DE DALLE MARSEN POR LISE AT STETERIO PRESENT MORTINE CONTENT, CREVIL CLAIMETS PRESENT. IN SECONDENDES DE LINDONG ARDAUTINE MORTINE CONSTITUCTION AND STOCK AND LORDS OLT TO MERLI, PLURINDA MOCIFICIANES RECORDENTES DE RECORDENDES DE MACONS AND SONTAND DINOTA THE CONSTITUCTION MARKEN BALLE DALLO LORDS OLT TO MERLI, PLURINDA MOCIFICATIONES AND STACTIONAL DINOTA DE LINDONG MORT CONSTITUCTION MARKEN BALLE DALLO LORDS OLT TO MERLI PLURINDA MOCIFICATIONES AND STACTIONAL DINOTA DE LINDONG MORT CONSTITUCTION MARKEN BALLE DALLO LORDS OLT TO MERLI PLURINDA MOCIFICATIONES AND CONSTITUCTIONAL DINOTA DE LINDONG MORT CONSTITUCTIONAL DINOTA MORTINO DE LINDONG DE LINDONG DE LINDONG MORTINO DE LINDONG DE BOTTOM OF THE JOIST. WOOD SPECIES: #2 SOUTHERN YELLOW PINE, DOUGLAS FIR, ETC.

## 07 92 00 - JOINT SEALANTS

LISE AS YEAR WARRANTY SILCON BASED CALLK AT HIGH EXPANSION COMPRESSION AREAS, SUCH AS AROUND CHIMNEYS, THE, CERANIC, AND AROUND ENAMEL AND PRE-PARICATED TUBE AND SHOVERS, FOR EXTENDS WINDOWS, DOOR FRAMES, INTENIOR THIN, WOODWORK AND OTHER PINITABLE SURFACES USE A CLEAR, COLORED LATEX BASED CALLK, COLOR SHALL MATCH WOOD STAN OR FAMIL.

Developed as a conservation of the construction documents and provide labor and initialize pertaining to the doors and wearing as a required in supportant of the doors and wearing as a required in supportant to documents and as servered refersive complying with all applicable building codes. In all sleeping areas provide an operable doess standard window or door directly to extended.

06 11 01 - EXTERIOR DOORS ALL EXTERIOR DOORS ARE TO BE RESTORED. ALL PAINTED OR FROSTED GLAZING TO BE RESTORED TO CLEAR.

## 09 29 00 - GYPSUM BOARD GYPSUM BOARD MUST BE HELD FIRMLY AGAINST THE FRAMING WHILE FASTENING TO AVOID LATER INOVEMENT OF GYPSUM BOARD ON THE SHANK OF THE NAILS OR SCREWS.

NALS OF REFERSIVE, MALE AND CREWING SHALL BE, ANTRAMINANTE Y MOA AMARILLANDE YL FRENE DEGES AND BOD OF YHLLGANDR AND THE EHEDD SHALL BE SAFTO SABATTY BRILDY THE SUPRICE YHLTOPIC THE DERIVED THE FARMER HAND SHALL BE SAFTO THE DURLE TO REFERSIVE OF THE DURLE YHLDOWN THE SAFTO BER ANDRING, LIF WITH THE LEDORTH 12 'TO PRETTATE A MINULAND OF XPT TO NULLEY DURLE YHLL DURLE THE MINULAN REQUIREMENTS OF ATTIC OF AND WITH VILLOUE COLLECTION THE THE DURLE ANDRIAGE AND ANDRIAGE TO MINULAND OF XPT TO THE DURLE THE MINULAN REQUIREMENTS OF ATTIC OF AND WITH VILLOUE COLLECTION THE DURLE ANDRIAGE AND ANDRIAGE TO MINULAND OF XPT TO NULLEY DURLE THE MINULAN REQUIREMENTS OF ATTIC OF AND WITH VILLOUE COLLECTION TO THE DURLE AND ANDRIAGE TO MINULAND OF XPT TO NULLEY DURLE THE MINULAN REQUIREMENTS OF ATTIC OF AND WITH VILLOUE COLLECTION TO THE DURLE AND ANDRIAGE TO MINULAND OF XPT TO NULLEY DURLE THE MINULAN REQUIREMENTS REQUIREMENTS OF ASTITU (RIVE) AND ANDRIAGE THE BARD OF MINULAND OF XPT TO NULLEY AND CONTAIN A NO. 2 PHILIPS DRIVING RECENS. TYPE 'Y SCREWS AND DEGISTRED FOR EXAMINENTS ANDRIAGE MINULAND OF XPT TO NULLEY AND CONTAIN A NO. 2 PHILIPS DRIVING RECENS. TYPE 'Y SCREWS AND

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INTERIOR WALLS: SHEATH WALLS AND CEILINGS WITH SU' GYPSUM WALLBOARD, EITHER VERTICALLY WITH LONG EDGES PARALLEL TO FRAMING, OR HORIZONTALLY WITH LONG EDGES AT ROLT IN AVECES TO FRAMING MEMBERS. APPLY ONE LAYER OF 1/2 X.4 X, 8', 9', 10' OR 12 FOOT LENGTHS TO ALL WALL SURFACES. OFFSET JOINTS BETWEEN LYFERS AT LEAST TO:

# CEILINGS: SEE CEILING DETAIL

WATER RESISTANT GYPSUM WALLBOARD: AROUND SHOWERS, TUBS, WHIRLPOOLS, OR AS REQUIRED BY APPLICABLE BUILDING CODES, INSTALL 5/8" WATER RESISTANT DRYWALL

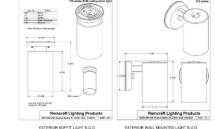
ONSIGN IN ON AN EXECUTIES 1990 - SPECIALTISS CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE LABOR AND INTERALS PERTAINING TO THE SPECIALTIES AS REGUIRED IN SAID DOCUMENTS AND AS SPECIFIES HERRIN, WHILE COMPLYING WITH ALL APPLICABLE BUILDING CODES.

## DIVISION 11 00 00. EQUIPMENT 11 00 00 - EQUIPMENT

TH W UP - EXCIMINENT CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE LABOR AND MATERIALS PERTAINING TO THE EQUIPMENT AS REQUIRED IN SAID DOCUMENTS AND AS SPECIFIED HEREIN, WHILE COMPLYING WITH ALL APPLICABLE BUILDING CODES.

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- STUCCO PERFORMANCED INVESTIGATE NOT PERMITTED BASE COAT CONSISTS OF 2 COATS, DOUBLED IP WORK OF SIF TOTAL THICKNESS, PROPORTIONED AS FOLLOWS: INO ORGATER THAN 112 PART SOL IS PART SAULD.
- U PARTS SANC. 19 BAS/CUBIC YARO HAIR OR FIBER, AND 19 BOLOW WATER TO FORM A WORKABLE MX. 18 OKOATIS INTO AL THIORNES PROPORTIONED AS FOLLOWS: 18 OKOBE THAN 1 PART PORTLAND CEMENT, 19 PARTS INTO. 19 PARTS SAND. 19 ROUGH WATER TO FORM A WORKABLE MX.

- THE RESULTING MIX SHOULD RANGE IN COLOR FROM WHITE TO BEIGE BUT SHOULD NOT BE GREY IN COLOR. NOTE: RATIO OF PORTLAND CEMENT NOT TO EXCEED 1:12. AN INCORRECT MORTAR CAN DAMAGE AN HISTORIC BUILDING AND ITS MATERIALS.

GENERAL NOTES - VCC STUCCO & MORTAR DETAILS

GENERAL NOTES - FRAMING

CONCRETE AND REINFORCEMENT NOTES 1. CONCRETE AND REINFORCEMENT NOTES 8. EXPERICENCING STEEL, SHARE, ACTIVALE 22 OUTS: AND PSI UNLESS CITHERINGE NOTED. 8. ENFORCEMENT SHARE, NATH, AND S 6. ORAGE OF REINFORCEMENT SHARE, LANDE AND 6. ORAGE OF REINFORCEMENT SHARE, LANDE AND 7. ALL WORK WITHIN THE PROPERTY LINE SHALL CONFIRM TO REQUIREMENTS OF THE SEWERAGE AND WATER BOARD OF 7. ALL WORK WITHIN THE PROPERTY LINE SHALL CONFIRM TO REQUIREMENTS OF THE SEWERAGE AND WATER BOARD OF NEW ORLEANS

GENERAL NOTES - CONCRETE WORK

CONTRACTOR TO VERFY, BEFORE DENOLITION, ANY EXISTING MECHANICAL OR ELECTRICAL SYSTEMS IN EXISTING WALLST OR DEMOLISHED AS REQUIRED IN DRAWINGS AND VERFY THROUGH LILTINGSCIUM TESTING ALL, EXISTING SUB-CONTORIS IN THE REASE, CONTRACTOR TO COORDINATE COURSE OF ACTIVITIA WIRE ANY REACHERT IN FEAL CLOSE, CAP. AND DISCOMENT COMMENTION TO KISTING SERVICE AS REQUIRED. REFER TO MECHANICAL, PLUMEING, AN ELECTRICAL DRAWINGS. REFER TO ANY DEMOLITION IN THE FOR ACTIVITIAN. MORE INFORMATION, PLUMEING, ANY ELECTRICAL DRAWINGS. REFER TO ANY DEMOLITION IN THE FOR ACTIVITIAN.

## GENERAL NOTES - DEMO

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 GENERAL NOTES - MECHANICAL

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DERVINO EIX: INSTRUCTING ROOF AND CENTATES SHELD IF PRESENT DOWN TO ROOF PHATHING. SMEET CROCING OF MOOF INSTAND, IF CARE MEREISEN TO SHEATHING IS IN A STATE OF FALLINE: REPLACE WITH SMETCH CROCING OF MOOF DECKING, ALTERNATIVELY CLAD OVER WITH MIN 38' DECKING TO CREATE A SOLID SWESTRATE.

NAZMODUSI MITERAS: L ALL DROLLON WORK ST DE FERRORMED NACCORDANCE WITH AN APPROVED ASSESTOS WORK PLAN FROM THE STATE OF LODISANA A GUNA DEPTY MICUREMENTS HAVE DO TEMPORATION OF THE TOP ADDRESS OF THE DO THE DO THE ADDRESS OF THE TOP ADDRESS OF THE TOP ADDRESS OF THE THE CONTINUENT IN THE TOP ADDRESS OF THE TOP ADDRESS OF TOP ADDRESS OF THE ADDRESS OF THE TOP ADDRESS OF TOP ADDRESS OF

BASS OF DESIGN FOR ROCKING SYSTEMS: ICE AND WATER SHELD INCERLAYMENT - GRAZE ICE WATER SHELD OR EQUAL SLATE ROCHING THE - BH2 SLATE TO BE ATTRACHED WITH COPPER NAUS <u>SUMMIT TO VCC FOR APPROVAL</u>) METAL ROCHING TS STANDING SEAM COPPER SUBJECT TO VCC FOR APPROVAL)

PRESSURE TLAT IT STATU TO TO VIPI IPROFIT OLOGICAL UNE SCURE ALL WATCH LIVES & PROTECT FROM FOOD, LIVES PHALE DEVENTUE OF DEVENTUE ALL AND STATUT STATUS AND ROPE CALCENT ALL AND ALL PROTECTION INVOLTES A BECKLER OF DEVENTUE ALL AND REAL BLAD WHILLTHE. THE MANAGEMENT PROTECTION INVOLTES A BECKLER OF DEVENTUE ALL AND REAL AN

1 ALL ELECTRICAL WORK BHALL BE IN STREET ACCORDANCE WITH THE INSTRUME. ELECTRICAL CODE LATEST E DITIONAL STATE AND PARSIM REGULTINGS AND ORDINACES ALL WORK BHALL BE IN ACCORDANCE WITH THE INTERNATIONAL SHARE AND PARSIM REGULTINGS AND ORDINACES ALL WORK BHALL BE INACCORDANCE WITH THE INTERNATIONAL BLOCK SECTION OF A STATE AND ADDRESS AND

ALL DUCTWORK TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SMACNA STANDARDS, AND TITLE 24 SECTION

4 6.

GENERAL NOTES - STAIRS (IBC CODE)

GENERAL NOTES - RE-ROOF

GENERAL NOTES - PLUMBING.

GENERAL NOTES - ELECTRICAL

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GENERAL NOTES - STAIRS

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A1.1 NOTES

January 24, 2023

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CONTRACTOR TO DEMOLISH AND DISPOSE OF ALL WALLS & ASSOCIATED MATERIALS

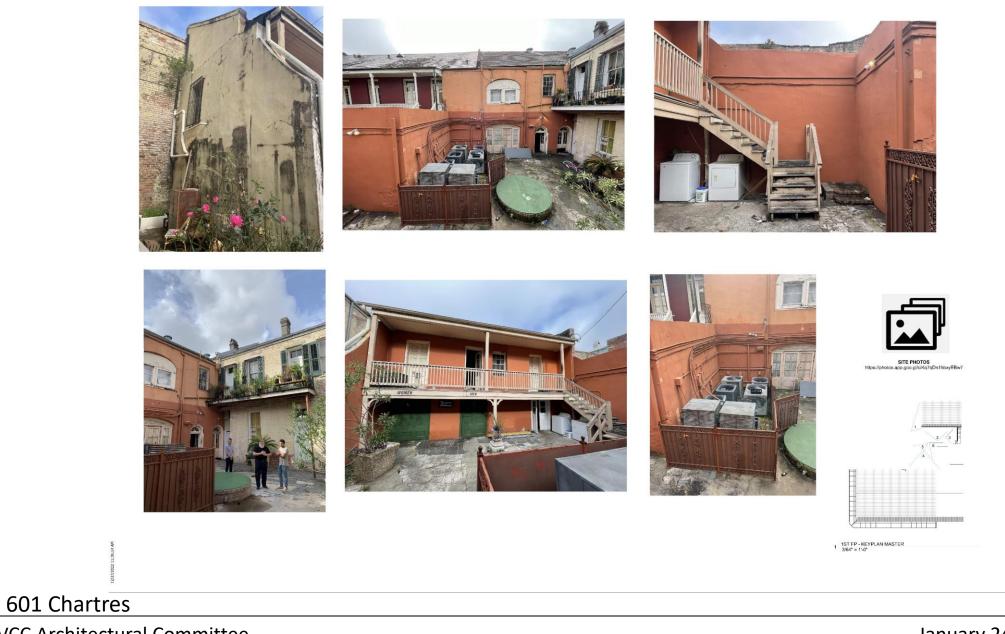
WHETHER OR NOT IT IS SPECIFICALLY INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL REMOVE AND DEMOLISH ALL EXISTING CONSTRUCTION, INCLUDING UTILITES, WHICH WILL INTERFERE WITH NEW WORK. CONTRACTOR WILL COORDINATE SAFETY PRECAUDINGS WITH BUILDING REPRESENTATIVE.

4. EXISTING DRAWINGS HAVE BEEN PROVIDED BY THE OWNER AND MAY NOT ACCURATELY REPRESENT ALL EXISTING CONDITIONS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR WALKING THROUGH AND ADVISING THE ARCHITECT OF READLY APPARENT DISCREPANCIES OR CONDITIONS WHICH ADVERSELY APPECT CONSTRUCTABILITY OF THE WORK.

5. CONTRACTOR TO COORDINATE LOCATION OF DUMPSTERS WITH THE OWNER.

- PRIOR TO SHUT DOWN OR TYING INTO ANY UTILITY, APPROVAL SHALL BE OBTAINED FROM THE BUILDING
- CONTRACTOR TO REPAIR AS REQUIRED ALL AFFECTED ADJOINING AREAS TO MATCH NEW CONSTRUCTION.

In Accordance (HTH celebral) / According on the loss file (According and Accordance) (HTM celebral) / Accordance) (HTM celebral) / Accordance) (HTM celebral) / Accordance) / Accordance) / Accordance / Accordanc





- EXTERIOR RENOVATION

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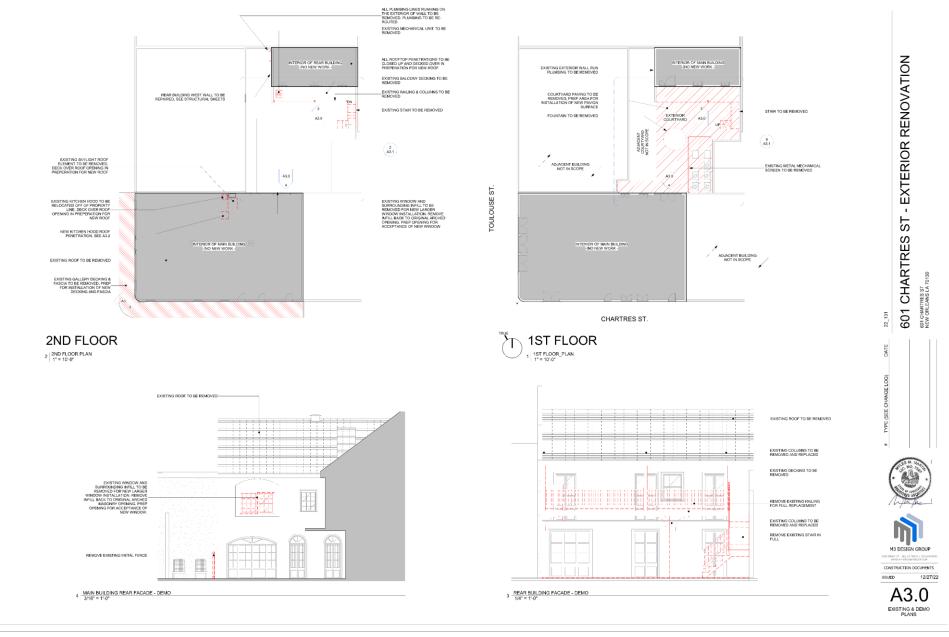
M3 DESIGN GROUP

CONSTRUCTION DOCUMENTS 12/27/22

A2.0 PROJECT PHOTOS

ISSUED

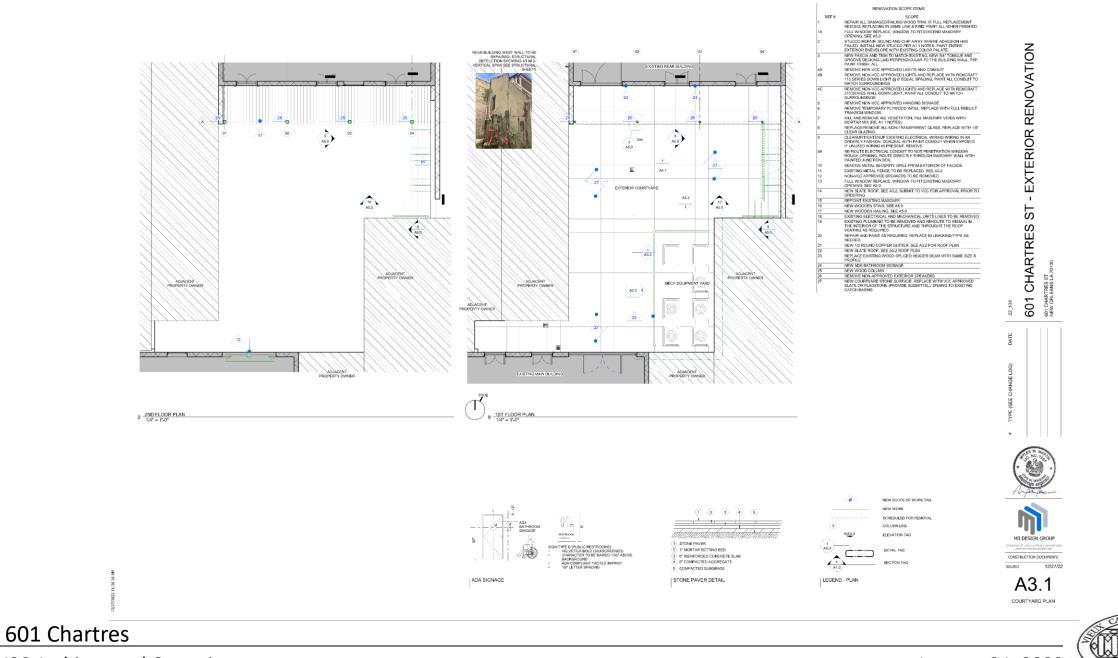
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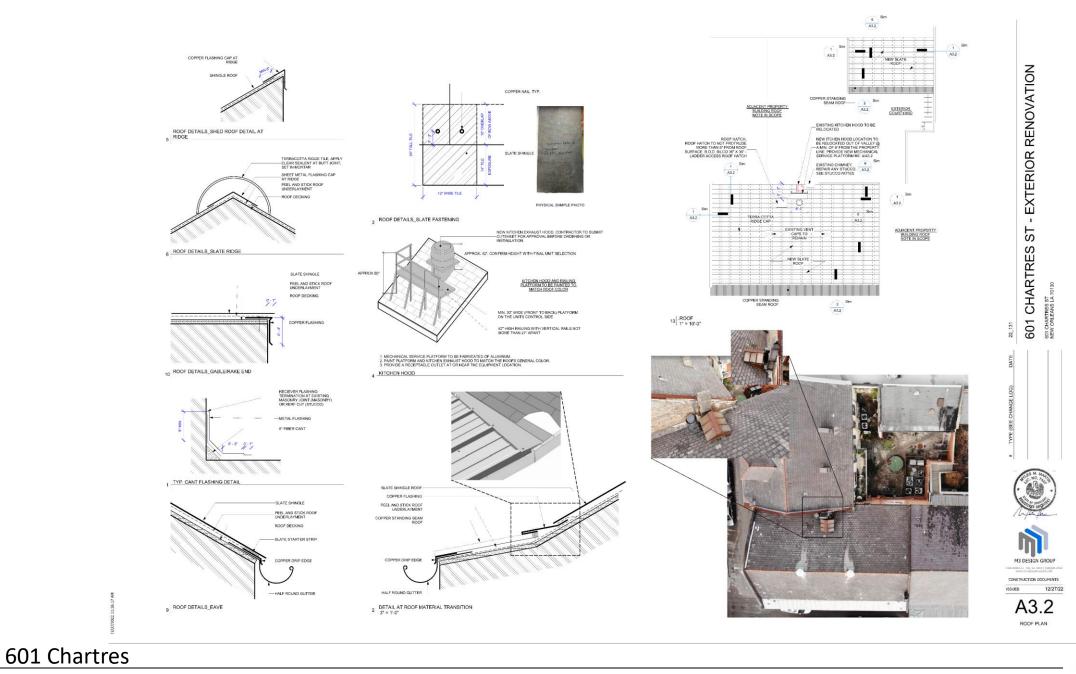
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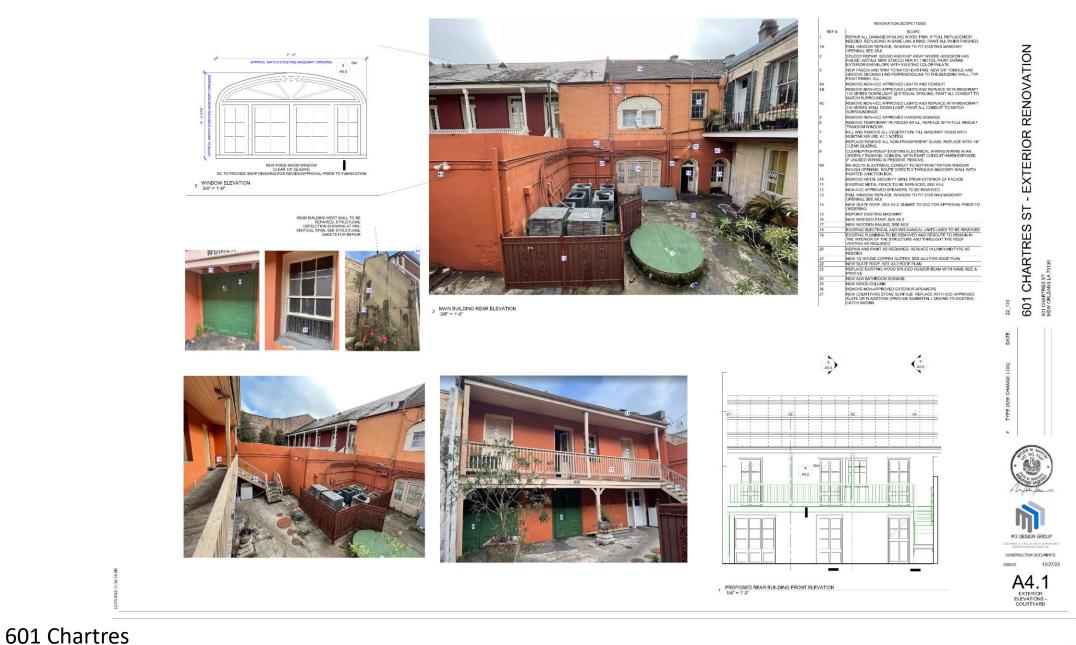








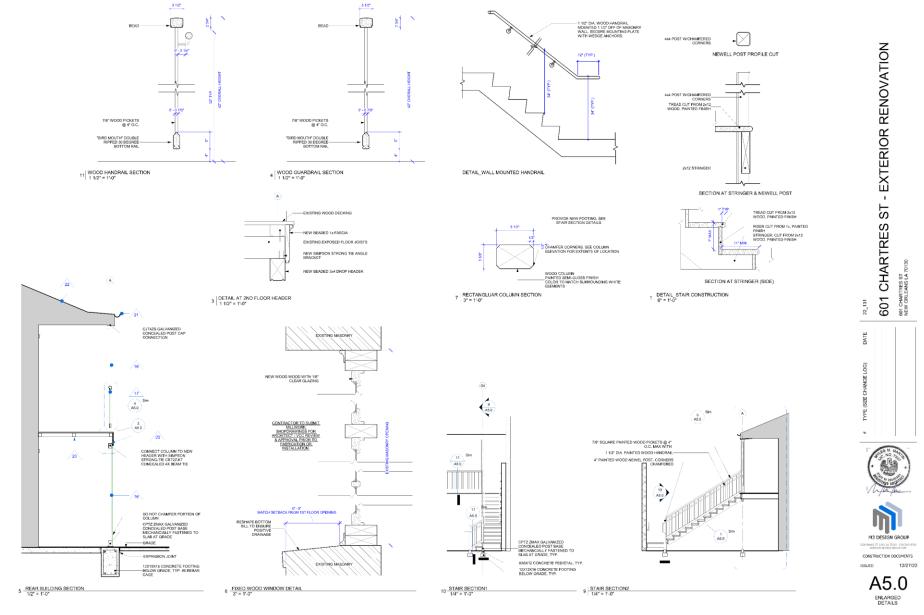


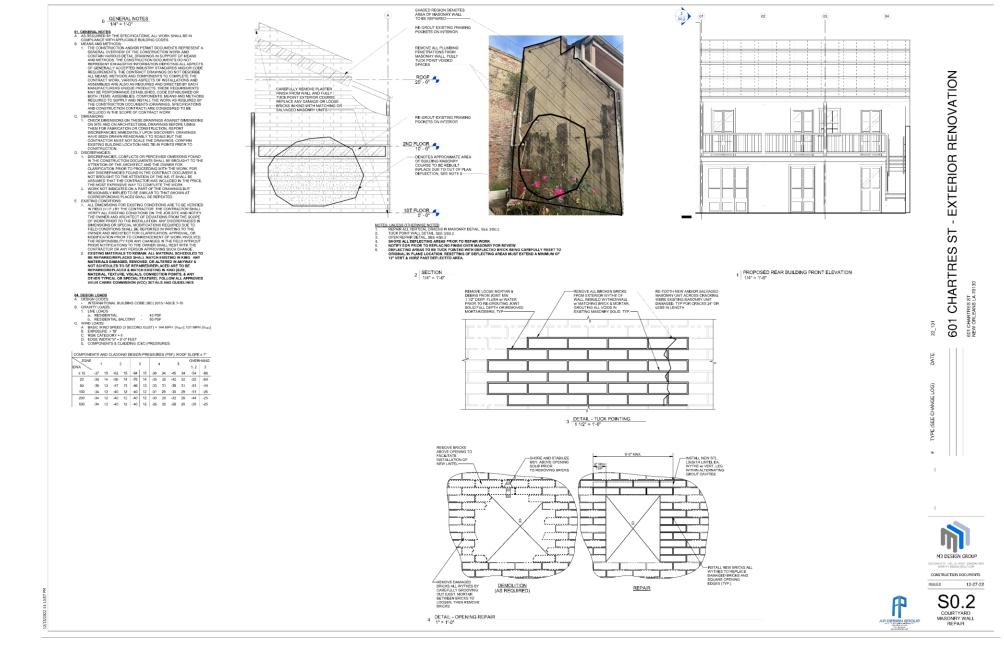




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