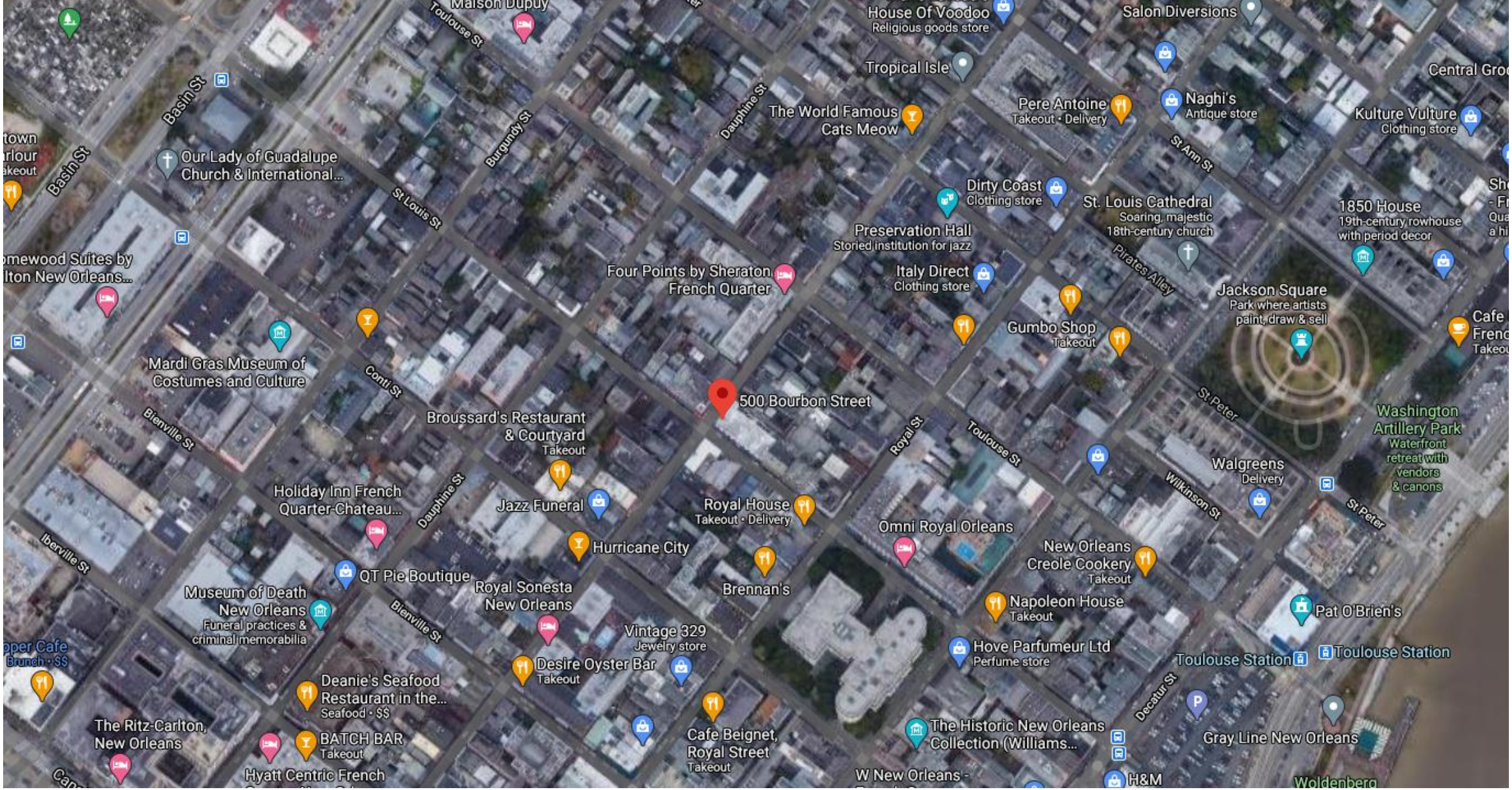
Vieux Carré Commission
Architecture Committee Meeting

Tuesday, October 10, 2023

September 26th Agenda – Old Business

500 Bourbon



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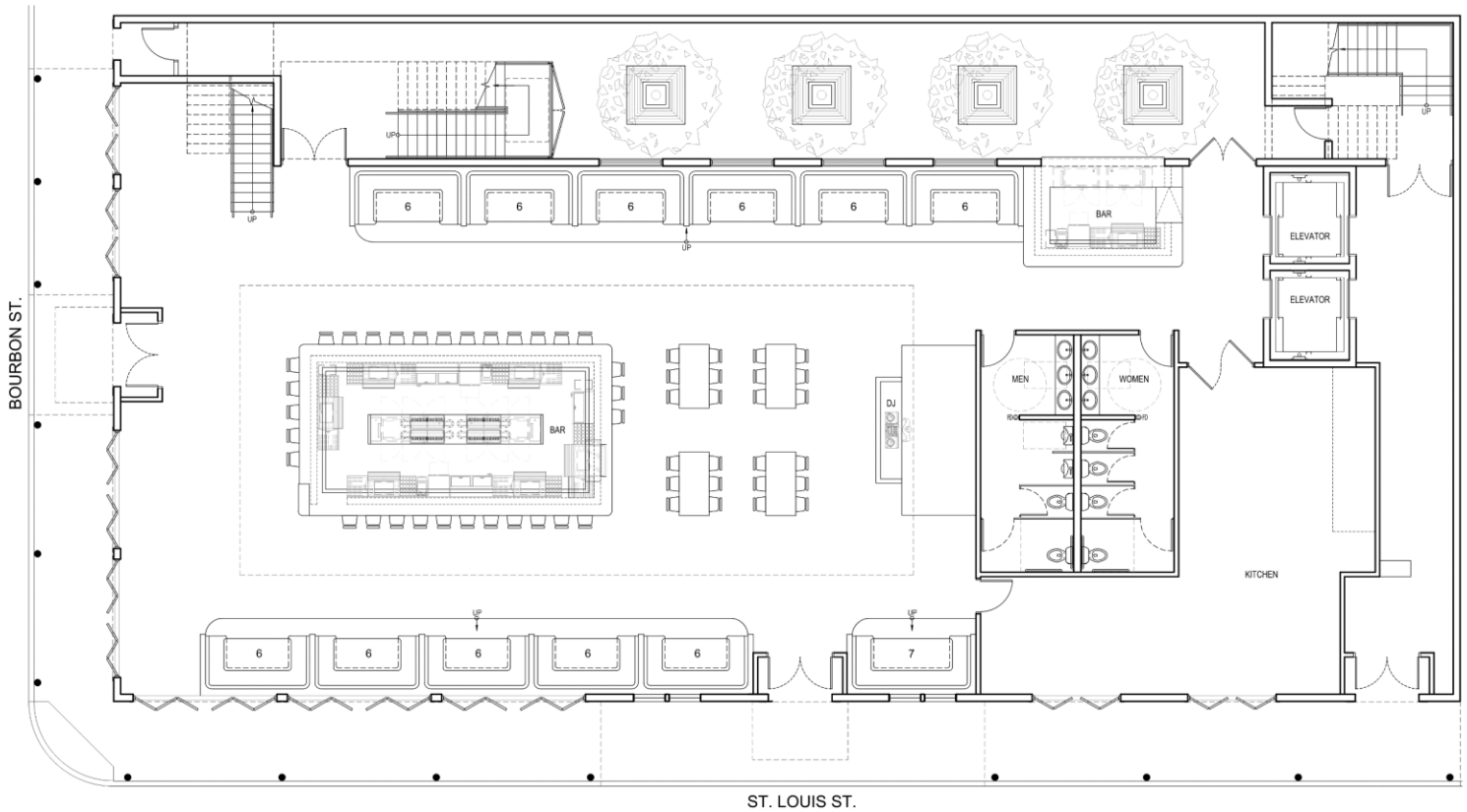

PROPOSED FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0" 09.12.23

N

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CHICAGO . MIAMI . NEW ORLEANS

info@cbdarchitects.com

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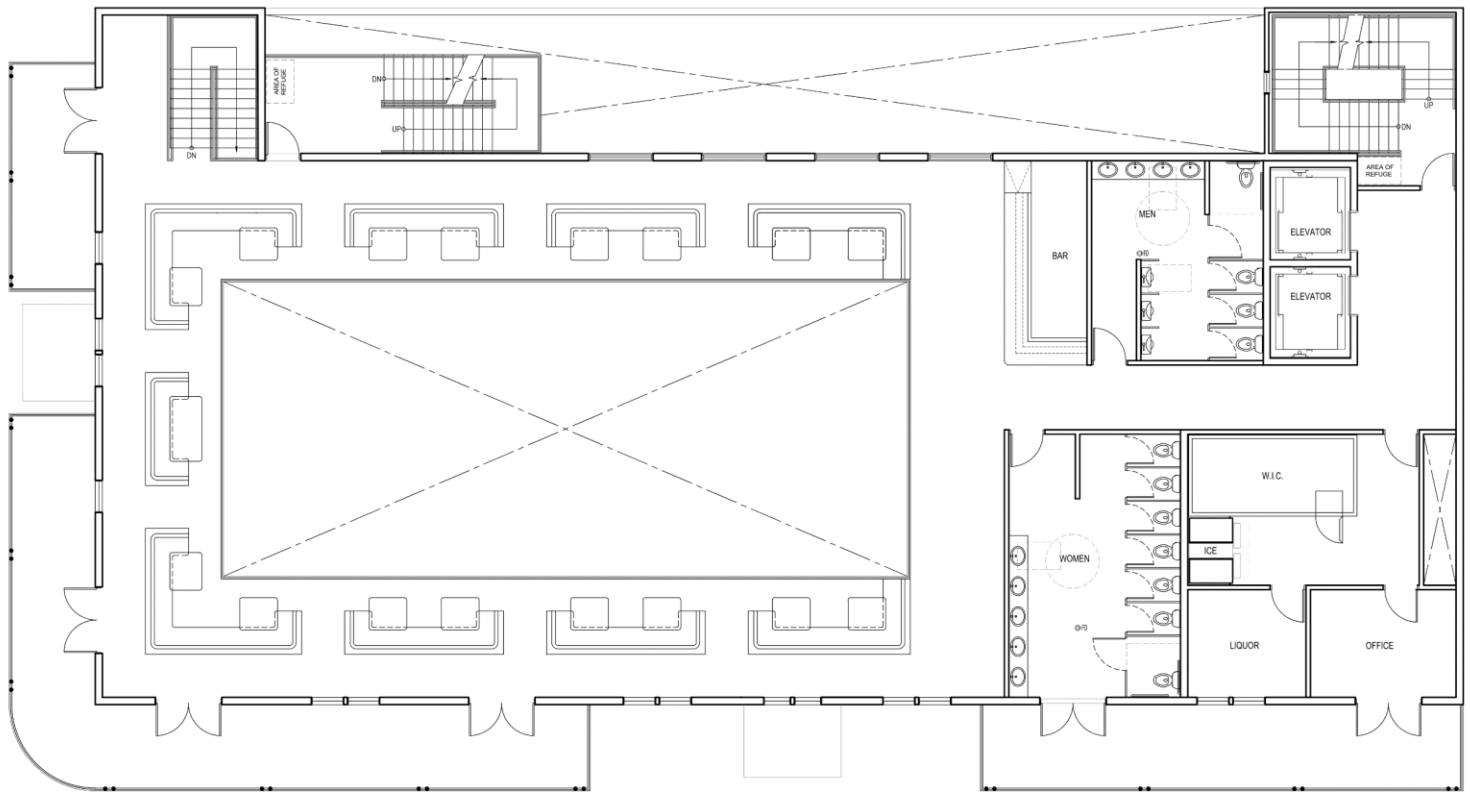

PROPOSED SECOND FLOOR PLAN

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

09.12.23

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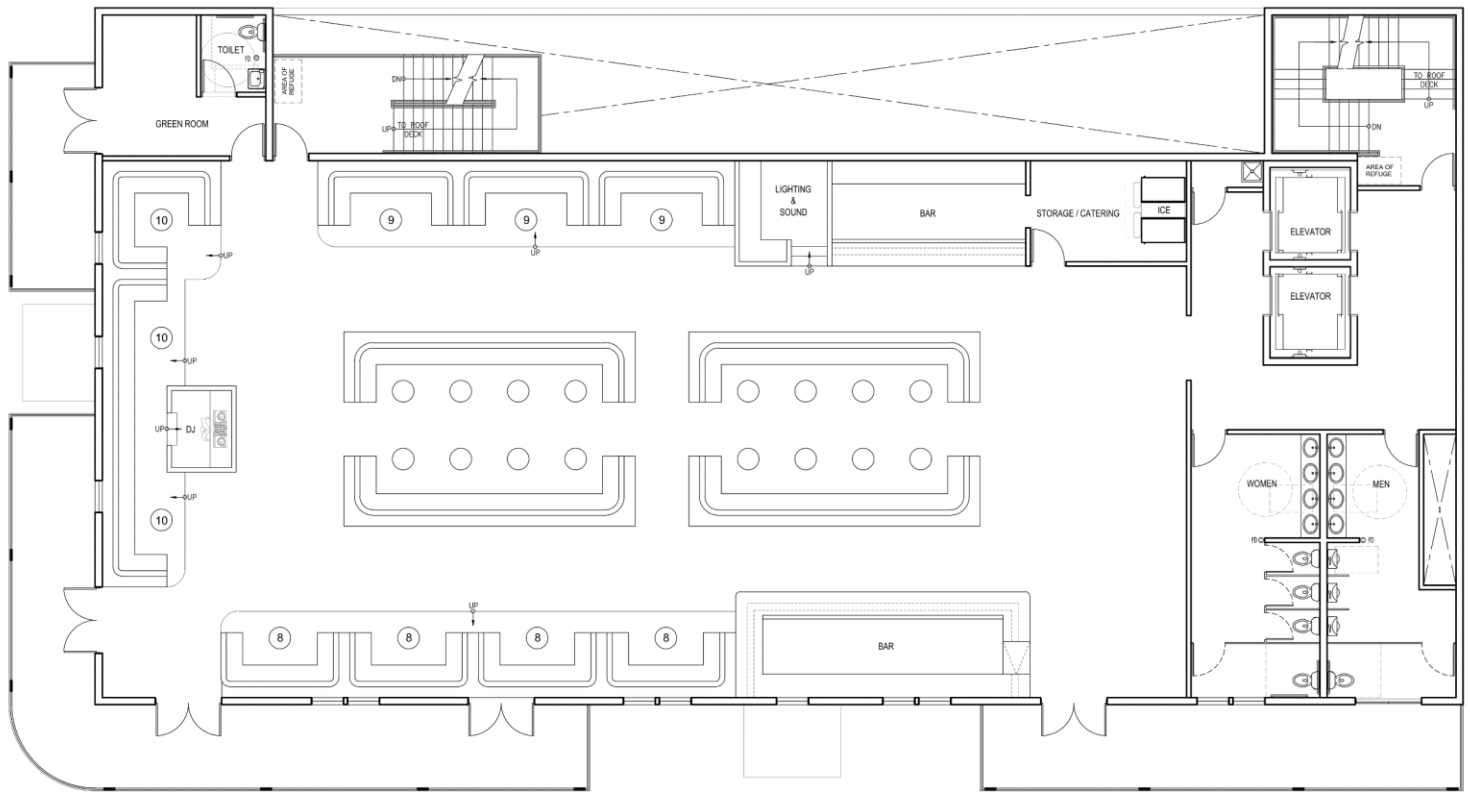

PROPOSED THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0" 09.12.23

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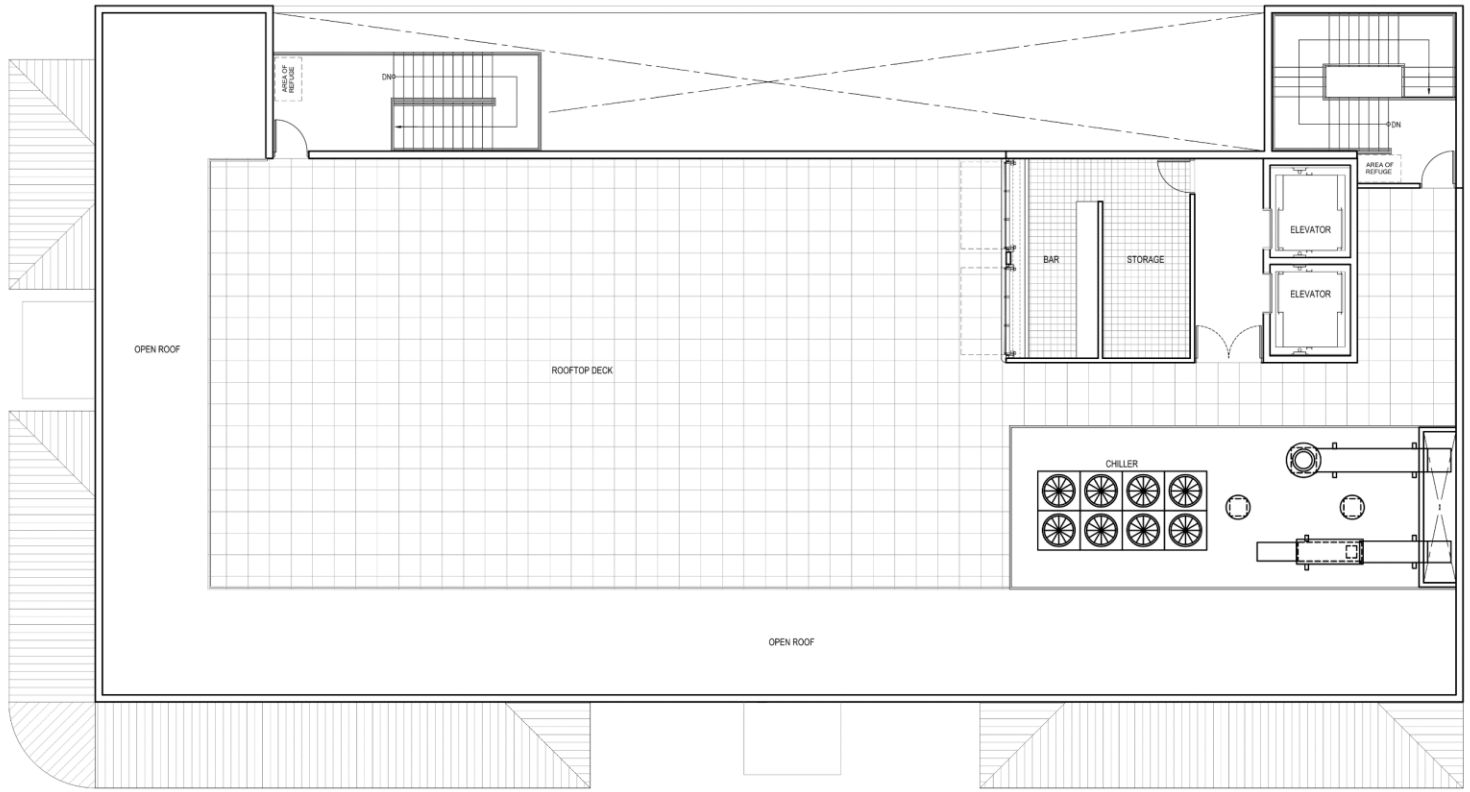

PROPOSED ROOF PLAN

SCALE: 3/32" = 1'-0" 09.12.23

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PROPOSED BOURBON ST. ELEVATION - OPTION A

SCALE: 3/32"= 1'-0" 09.12.2023

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PROPOSED ST. LOUIS ST. ELEVATION - OPTION A

SCALE: 3/32"= 1'-0" 09.08.2023

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PROPOSED BOURBON ST. ELEVATION - OPTION B

SCALE: 3/32"= 1'-0" 09.12.2023

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PROPOSED ST. LOUIS ST. ELEVATION - OPTION B

SCALE: 3/32"= 1'-0" 09.12.2023

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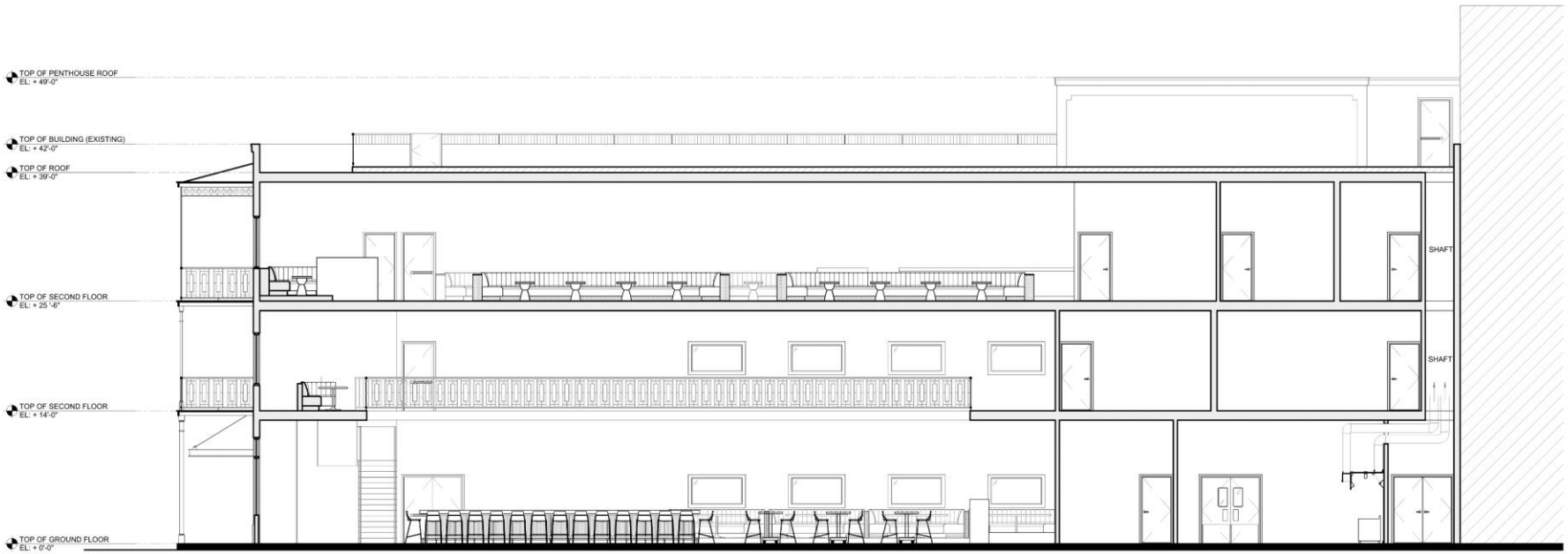

PROPOSED SECTION

SCALE: 3/32"= 1'-0" 09.12.2023

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PROPOSED REVISIONS TO VCC DESIGN GUIDELINES

Currently, the design guidelines define a ***roof top addition*** as any new construction on top of an existing rooftop for occupied or unoccupied space, and includes a full-floor addition. This definition should be revised to include ***"occupied, finished space designed to accommodate outdoor commercial or residential living space including, but not limited to, furniture, landscaping, lighting, etc., all of which must be reviewed and approved by VCC."***

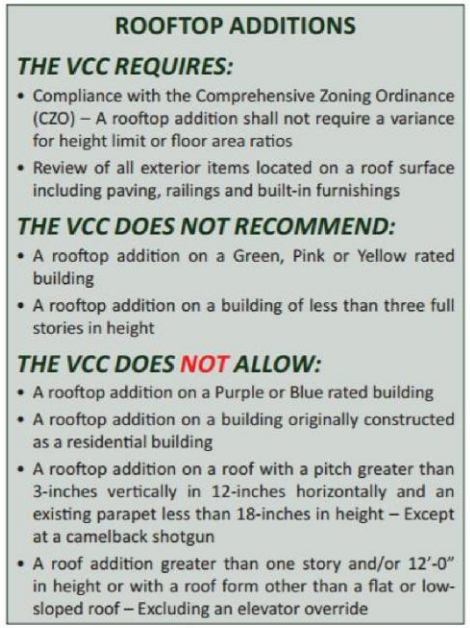
Roof deck **should be defined as, generally, a platform built above the roof structure, capable of supporting weight, similar to a floor and connected to the main building by stairs and possibly an elevator. It is typically enclosed by a railing or parapet for safety.**

Based on research of how other similar historic districts have regulated this condition, we also propose that **food must be served in such activated, commercial, open-air rooftop additions, not just alcohol, and no rooftop space can be occupied after 10:00 pm. Noise must not exceed prescribed decibel levels, reading to be taken at 5' above deck. No amplified music nor speakers shall be allowed.**

For properties located adjacent to residential areas, approved screens, walls, shutters, or other devises shall be required to restrict visual access to the residential units.

Illumination of the activated, open-air rooftop addition shall be restricted to avoid lights that focus outward or upward and should limit spillage of light from the deck.

Guidelines should explicitly indicate that rooftop decks that are highly visible are strongly discouraged. Such additions to historic buildings shall be located to the rear of the structure or the most inconspicuous side of the building. Additions to roofs shall not be visible from the front elevation.



To be added to VCC Design Guidelines 14:17 Design Standards for Rooftop Addition Review (at left):

- **Activated, open-air rooftop additions shall comply with all Rooftop Addition requirements and recommendations shown on VCC Design Guidelines.**
- **No activated, open-air rooftop addition shall be allowed such that accessory structures (stair, elevator, etc.) would exceed the max. height allowable as per the CZO.**

ROOFTOP ADDITIONS

As most buildings in the Vieux Carré were built at or close to their property lines, it is often not possible to expand a building's footprint. As a result, some property owners hope to add new space on top of an existing building. The two types of additions on top of an existing building are a camelback and a rooftop addition.

- **Camelback:** The camelback is a traditional addition design for a wood frame shotgun or shotgun double (Refer to *Shotgun, Guidelines for Architectural Building Types & Architectural Styles*, page 02-8) – A traditionally designed camelback proposed for a wood-framed shotgun building is not subject to the more rigourous submittal requirements for a rooftop addition; however, it must be compatible with the existing building (Refer to *Principles for Additions,* page 14-11)
- **Rooftop Addition:** A rooftop addition is defined as any new construction on top of an existing rooftop for occupied or unoccupied space, and includes a full-floor addition

A rooftop addition is a way to increase the square footage and floor area ratio of an existing masonry building in the Vieux Carré. This method of adding space to a building predominantly occurs between Bourbon Street and the river where conversion of a commercial or warehouse building to residential use is common. In considering a proposed rooftop addition, the VCC considers the historic integrity of the original structure and surrounding area. It is equally important that an addition, when appropriate and allowed, contribute to the character of the area and respect the design and context of the building and its streetscape.

When reviewing a proposal for a rooftop addition, the VCC evaluates the application on a case by case basis. An approved rooftop addition at one location should not be considered a precedent or construed to mean that a similar proposal for another property will be approved. Factors considered by the VCC in its review include:

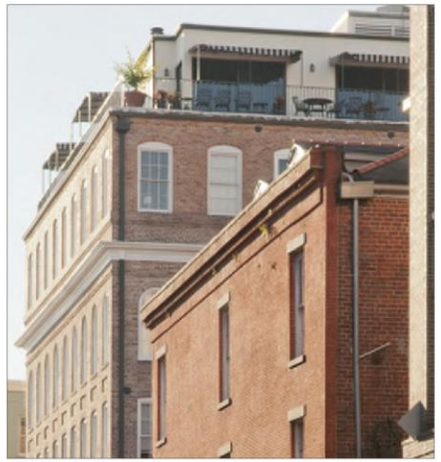
- The significance of the building or site as defined by its color rating
- The location of the building and site
- The height of the existing building, the proposed addition and surrounding buildings – It must also meet zoning requirements including height and setback
- The visibility of the proposed addition
- The architectural treatment of the proposed addition and its compatibility with the existing building – it should not be obtrusive or detract from the architecture of the existing building or the surrounding Vieux Carré Historic District, streetscape or adjacent buildings.

ROOFTOP ELEMENTS

The VCC has jurisdiction over roof-mounted equipment and rooftop decks, including paving and semi-permanent furnishings. (Refer to *Roof Mounted Equipment, Guidelines for Roofing*, page 04-11, and *Outdoor Furnishings, Guidelines for Site Elements & Courtyards*, page 10-9.)



A camelback addition typically is found on a wood-framed shotgun single or double.

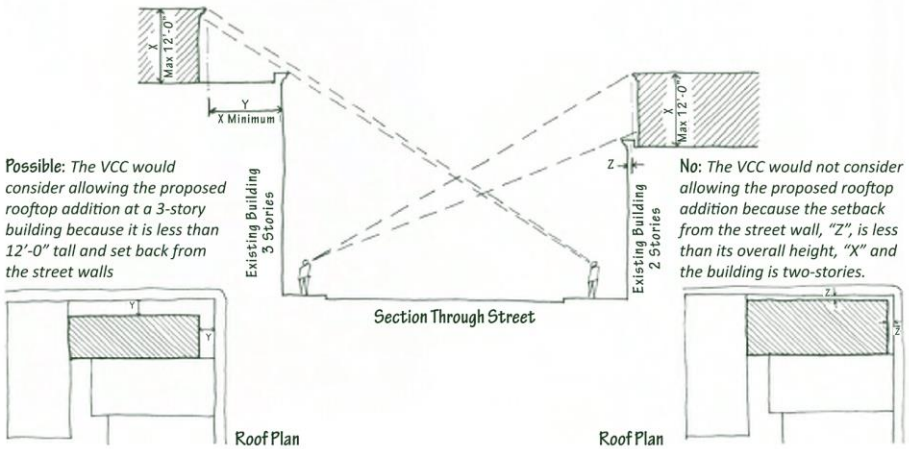


This rooftop addition is set back from the building corner on both sides and has a flat roof without permanent projecting overhangs. The metal railing is nominally visible to pedestrians.

ROOFTOP ADDITIONS SUBMITTAL REQUIREMENTS

In addition to the submission requirements identified in the *New Construction & Addition Review* (page 14-2), the following information is required for each application for a rooftop addition:

- Dimensioned elevations and plans showing the proposed rooftop addition on the existing building
- Sight-line studies, either photographs or drawings, illustrating the massing of the proposed addition and visibility in all directions, and showing not only the impact on the subject building, but also on the adjacent buildings and the Vieux Carré as a whole
- A scaled massing model of the addition on the existing building that includes adjacent buildings
- A section through the building to the boundary of the property on the other side of the street



Possible: *The VCC would consider allowing the proposed rooftop addition at a 3-story building because it is less than 12'-0" tall and set back from the street walls*

No: *The VCC would not consider allowing the proposed rooftop addition because the setback from the street wall, "Z", is less than its overall height, "X" and the building is two-stories.*

A rooftop addition must be set back from the street walls of the existing building by a minimum of the proposed height of the addition, (i.e. 12'-0" high rooftop addition must be set back from the street wall a minimum of 12'-0".) The VCC discourages a rooftop addition on a building less than three full stories in height because of the increased likelihood of visibility.

DESIGN STANDARDS FOR ROOFTOP ADDITION REVIEW

If allowable by the Comprehensive Zoning Ordinance (CZO) and appropriate at a particular site, the VCC uses specific design standards to review a rooftop addition proposal. In its review of a proposed rooftop amenity or addition, the VCC:

- Strives to make a rooftop addition, including an elevator and mechanical equipment, as well as furnishings as unobtrusive and minimally visible as possible
- Limits the overall height of a rooftop addition, including framing and parapet, to 12'-0" above the lowest surface of the existing roof, except for code-required components, such as an elevator override
- Requires that a rooftop addition be set back from the street façade(s) of the building by a minimum of the overall height of the proposed addition (i.e., a 12'-0" high rooftop addition should be set back from the street wall a minimum of 12'-0")
- Requires that a rooftop addition incorporate elevator, mechanical and HVAC equipment within the single story and allowable addition footprint
- Requires that all furnishings including railings, screens, planters, plants and permanent rooftop furnishings taller than the closest parapet be setback from the street wall(s) a minimum of the height of the proposed furnishing from the lowest roof surface
- Considers a proposal for a rooftop addition that does not conform to these *Guidelines* at a Green, Pink or Yellow rated building under limited circumstances; however, excellence in design and the architectural character of the existing building are strong factors in the review

Rooftop Addition Review

Construct a rooftop addition
1 2 3 Commission

ROOFTOP ADDITIONS

THE VCC REQUIRES:

- Compliance with the Comprehensive Zoning Ordinance (CZO) – A rooftop addition shall not require a variance for height limit or floor area ratios
- Review of all exterior items located on a roof surface including paving, railings and built-in furnishings

THE VCC DOES NOT RECOMMEND:

- A rooftop addition on a Green, Pink or Yellow rated building
- A rooftop addition on a building of less than three full stories in height

THE VCC DOES NOT ALLOW:

- A rooftop addition on a Purple or Blue rated building
- A rooftop addition on a building originally constructed as a residential building
- A rooftop addition on a roof with a pitch greater than 3-inches vertically in 12-inches horizontally and an existing parapet less than 18-inches in height – Except at a camelback shotgun
- A roof addition greater than one story and/or 12'-0" in height or with a roof form other than a flat or low-sloped roof – Excluding an elevator override

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A first floor remnant of the old St. Louis Hotel remains to the right. In 1960, a larger hotel was constructed, incorporating the remnant, with compatible arched ground floor openings and storefront cornice.

COMPATIBLE DESIGN PRINCIPLES

The development of the Vieux Carré followed its own pattern and rhythm. As the heart of New Orleans, the heritage and culture of the French Quarter's early inhabitants are expressed through the architectural and built environment. To continue the District's evolution, the VCC encourages design excellence and creative design solutions for a new construction and/or an addition that are sensitive to the character of their historic surroundings. Generally, there are three appropriate design approaches in the Vieux Carré:

- **Reconstruction:** A design that faithfully duplicates details and materials based upon clear documentary evidence
- **Traditional:** A design that could have been constructed on a property for which there is insufficient evidence
- **Present Day:** A contemporary design compatible within the context of the property and neighboring sites

The approach, style and type of compatible new construction or an addition will vary at each site depending on the specific context. The approach for an addition or new secondary building is guided by the architectural and historical importance of the property as identified by its color rating. Recognizing that what might be appropriate at one property is not appropriate at another, the VCC does not mandate specific design "solutions" for new construction or an addition. However, when determining the appropriateness of a new construction or an addition, the VCC is guided by *The Secretary of the Interior's Standards* and the general design principles below.

DESIGN PRINCIPLES	NEW CONSTRUCTION & ADDITIONS
Scale: Height & Width	Proportions and size of the new building/addition compared with neighboring buildings/existing building
Building Form & Massing	The three-dimensional relationship and configuration of the new building/addition footprint, its walls and roof compared with neighboring buildings/existing building
Setback	Distance of the new building/addition to the street or property line when compared with other buildings on the block/existing building
Site Coverage	Percentage of the site that is covered by a building/addition, when compared to nearby sites of compatible size
Orientation	Location of the front of the new building/addition and principal entrance relative to other buildings on the block
Alignment, Rhythm & Spacing	Effect the new building/addition will have on the existing patterns on its block
Architectural Elements & Projections	Size, shape, proportions and location of each entrance, balcony, gallery, porch, roof overhang, chimney, dormer, parapet and other elements that contribute to the building's overall shape and silhouette relative to neighboring buildings
Façade Proportions: Window & Door Patterns	Relationship of the size, shape and location of the new building/addition façade and building elements to each other, as well as when compared to other buildings on the property, block/existing building
Trim & Detail	Mouldings, decorative elements and features of a building that are secondary to major surfaces such as walls and a roof and how they relate to the neighboring buildings/existing building
Materials	Products with which an addition or new building is composed or constructed and how these relate to neighboring buildings/existing building

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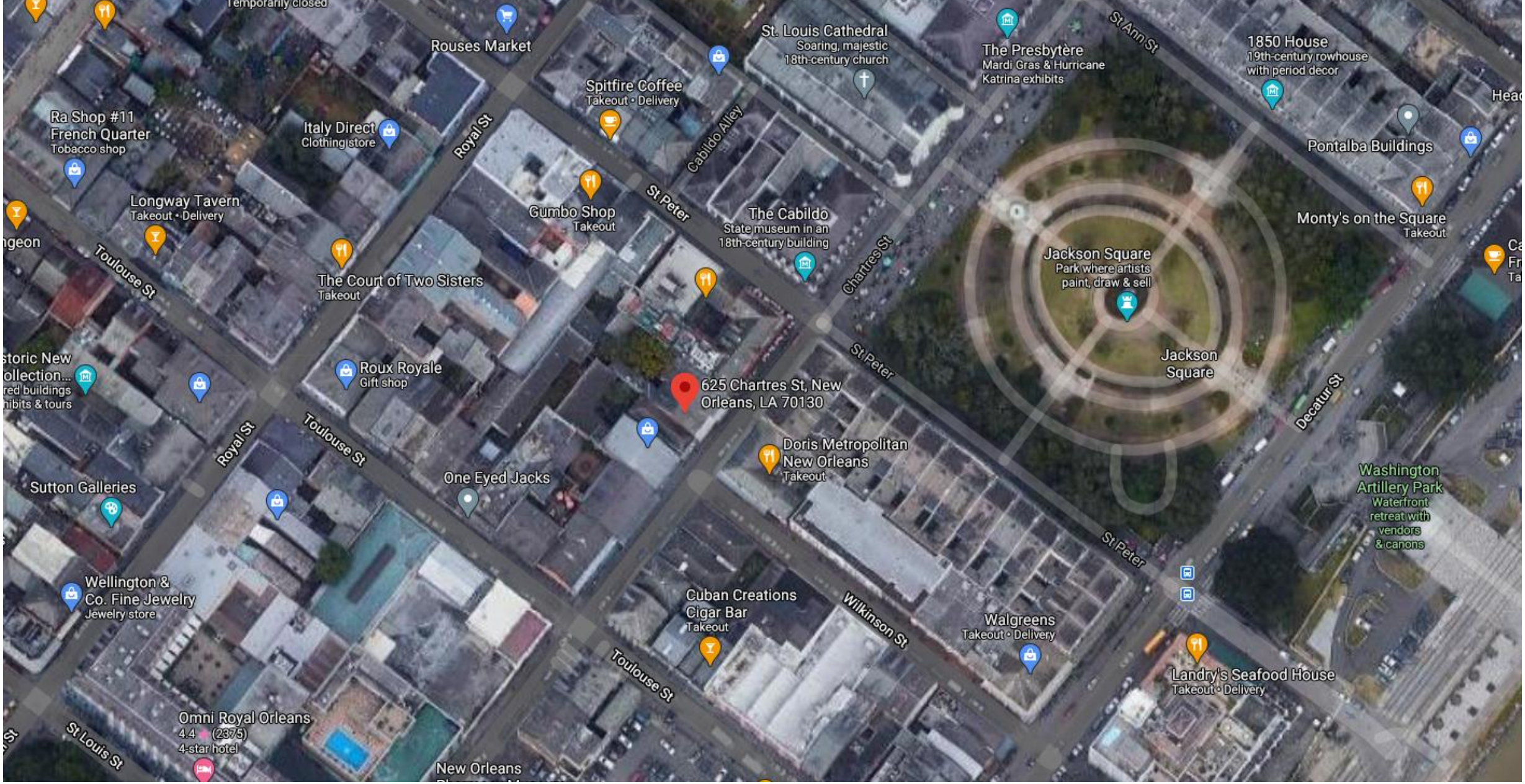
October 10, 2023

September 26th - New Business

625 Chartres



625 Chartres

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October 10, 2023



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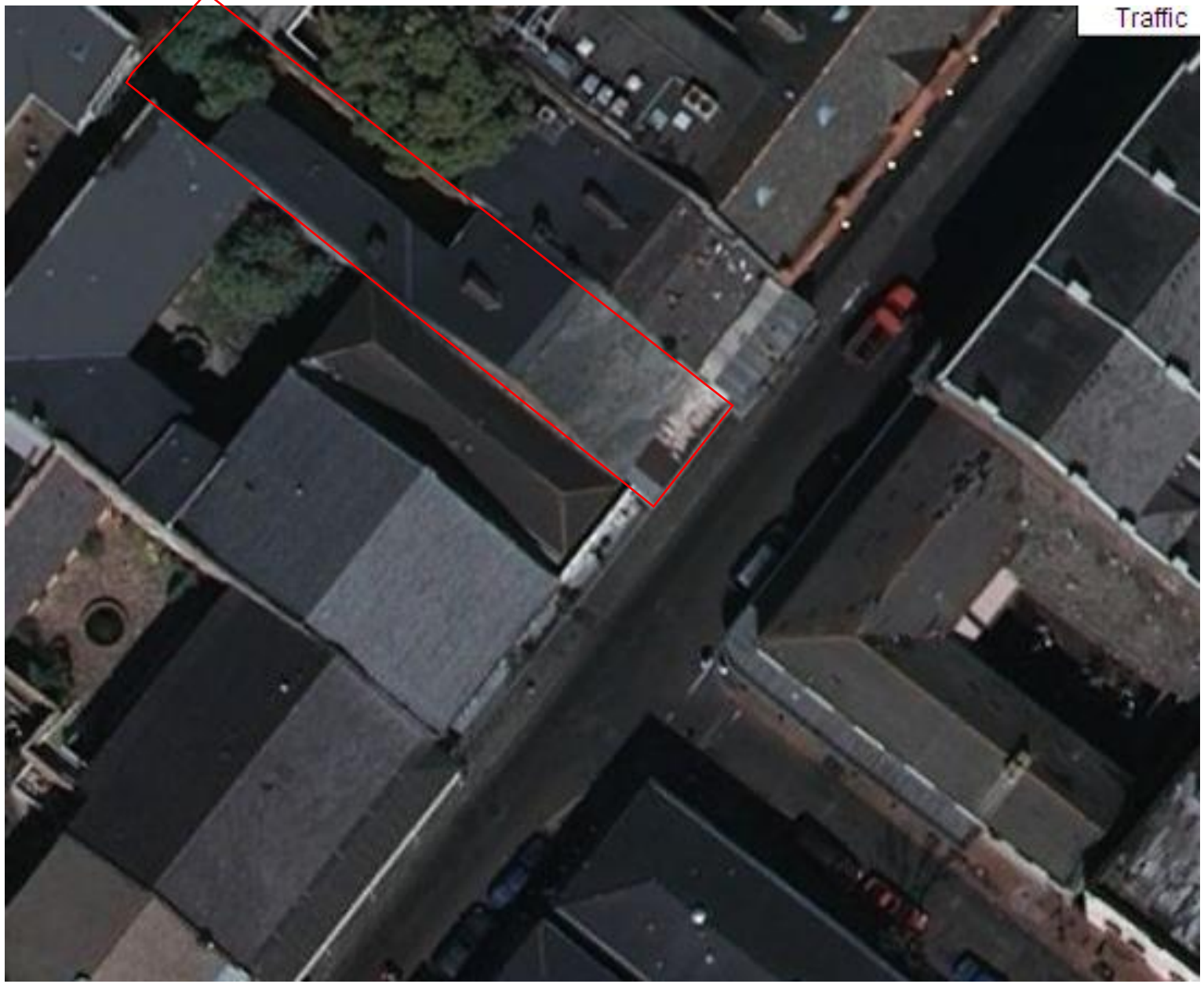

625 Chartres – 2010



625 Chartres

Vieux Carre Commission

October 10, 2023



625 Chartres – previous conditions



625 Chartres – previous conditions



625 Chartres – previous conditions





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October 10, 2023



625 Chartres

Vieux Carre Commission

October 10, 2023


Aug 7, 2023 at 10:41:00 AM
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Aug 7, 2023 at 10:40:55 AM
29.956909° N 90.064264° W

JOHN C. BOSE
Consulting Engineer
A Professional Limited Liability Company
2113 Octavia Street
New Orleans, Louisiana 70115
(504) 866-9941

September 6, 2023

Mr. Pierre Touzet
1639 Robert Street
New Orleans, LA 70115
Via Email

RE: Addendum No. 1 to
Structural Review of
625 Chartres Street
New Orleans, LA

Dear Mr. Touzet:

This report is Addendum No. 1 to my first report about 625 Chartres Street dated August 15, 2023. I visited the building again on August 31, 2023 to get a better look at all of the chimneys and to take measurements and pictures. This visit revealed a clearer picture of the actual existing conditions. I did not get on the roof during this visit, but I have reviewed the photographs of the roof.

Some of the problems in placing new roofing on the buildings relate to the chimneys. Based on my conversations with the roofing company, the following issues can be problematic:

a. **Adhesion Issues:** Copper flashing relies on mechanical fasteners and a smooth, predictable surface for soldering or sealing. Roofing cement is uneven and does not provide a suitable surface for these adhesion methods. The adhesion between the copper and the cement would likely be weak, undermining the integrity of the flashing.
b. **Different Expansion Coefficients:** Materials like copper and roofing cement have different coefficients of thermal expansion. Copper metal expands and contracts with temperature fluctuations more so than roofing cement. Over time, this can lead to a loosening of the seal, which compromises the flashing's ability to keep water out.
c. **Chemical Reactions:** The combination of copper with the chemicals in roofing cement may lead to corrosion or other reactions that compromise the integrity of either or both materials.
d. **Maintenance Complexity:** Over time, both copper flashing and roofing cement will degrade and require maintenance or replacement. Because they are incompatible materials adhered together, you can't easily repair one without affecting the other. This complicates long-term maintenance.

It is my understanding that there are five issues requiring my review for the entire roof to be replaced for both buildings on the property. These issues include problems with the brick chimneys, a portion of the parapets and the brick walls. The following is my review of each issue:

1. Front Chimney of Main Building
   This chimney appears to be original to the building. The second floor joists over the side entrance hallway were placed to allow for the chimney to penetrate the second floor. The chimney is in good condition except where it penetrated the roof. Some of the bricks were pulled out of the chimney when the existing old roof flashing was removed. The bricks need to be rebuilt in the area where the chimney penetrates the roof. Once the bricks are replaced, the exposed surface can be properly flashed by the roofer.

2. Middle Chimney of Main Building
   This chimney appears to have been added after the original construction of the building. The mortar has either been re-pointed, or the chimney is not very old. The second floor framing does not show any penetration of the chimney through floor. The chimney is in good condition. In my opinion it doesn't need any repairs other than covering the open top of the chimney. This work is best designed and performed by the roofer and should be based on best practices accepted by the VCC.

3. Back Chimney of Main Building
   This chimney definitely appears to have been added after the original construction of the building. The brick side walls of the chimney in the attic were never knitted into the brick walls. Instead a slot was made in the brick wall and bricks placed in the slot without attachment. The existing 4 ½" wide x 6 ½" deep wood attic joist along the brick party wall was cut and rested on the second floor stud walls below that surround a gas water heater. The chimney may have been constructed as a vent for the water heater. The water heater is currently vented with steel insulated pipe through the roof. The bricks for the chimney are currently resting on 1 ½" thick boards on the flat. I have attached a sketch of the bottom of the chimney in the attic. Based on pictures of the chimney above the roof, the chimney is completely covered in black roofing cement. I assume the brick side walls of the chimney were not knitted into the brick wall above the roof. In my opinion the chimney should be removed since it was not part of the original construction. To properly flash the sides of the chimney, the black roofing cement would need to be removed. This work would likely cause the bricks to shift or fall out of place similarly to the front chimney thus making it unstable. If the chimney was removed, the slot in the wall would be repaired and properly flashed. If the chimney cannot be removed, additional support will need to be added in the attic.

4. Chimney at Rear Building:

The chimney was placed against the side brick wall towards Chartres Street. The roof has been filled in between the front main building and the rear building which makes the chimney appear in the middle of the roof and not against a brick wall. This chimney does not extend below the second floor. The framing at the second floor is covered with sheetrock and isn't visible. The entire chimney above the roof is covered with black roofing cement. Base on the roofing issues mentioned above, the roof would leak less if the chimney were removed below the roof.

5. Parapet Wall at Rear Building:
   The rear building has a single sloped roof with the top starting at the party wall with the adjacent property toward Canal Street (perpendicular to Chartres Street.) The bottom of the roof is towards the courtyard along the adjacent property toward Jackson Square. About fifteen feet of the top of the party wall toward Chartres Street had a brick parapet. The rest of the top of the party wall has roof decking stopping almost at the edge of the brick wall towards Canal Street. The brick parapet is only one wythe thick and is in very poor condition. I am proposing the remaining brick of the parapet be removed and new roof deck extended to the edge of the roof matching the rest of the roof. I have attached a sketch of the roof edge at the top of the wall.

I have reviewed of the crack in the side wall of the rear building from the top of the door to the bottom of the second floor window again. I do not think the crack is that big, therefore in my opinion the crack can now be filled in with mortar and does not need to be knitted back together.

Please let me know if you have any questions or concerns.

Sincerely,

John C. Bose, P.E.
JCB/hvg

Encl (2)

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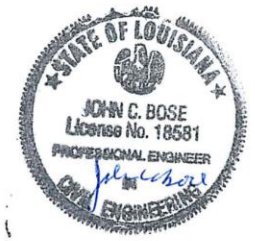
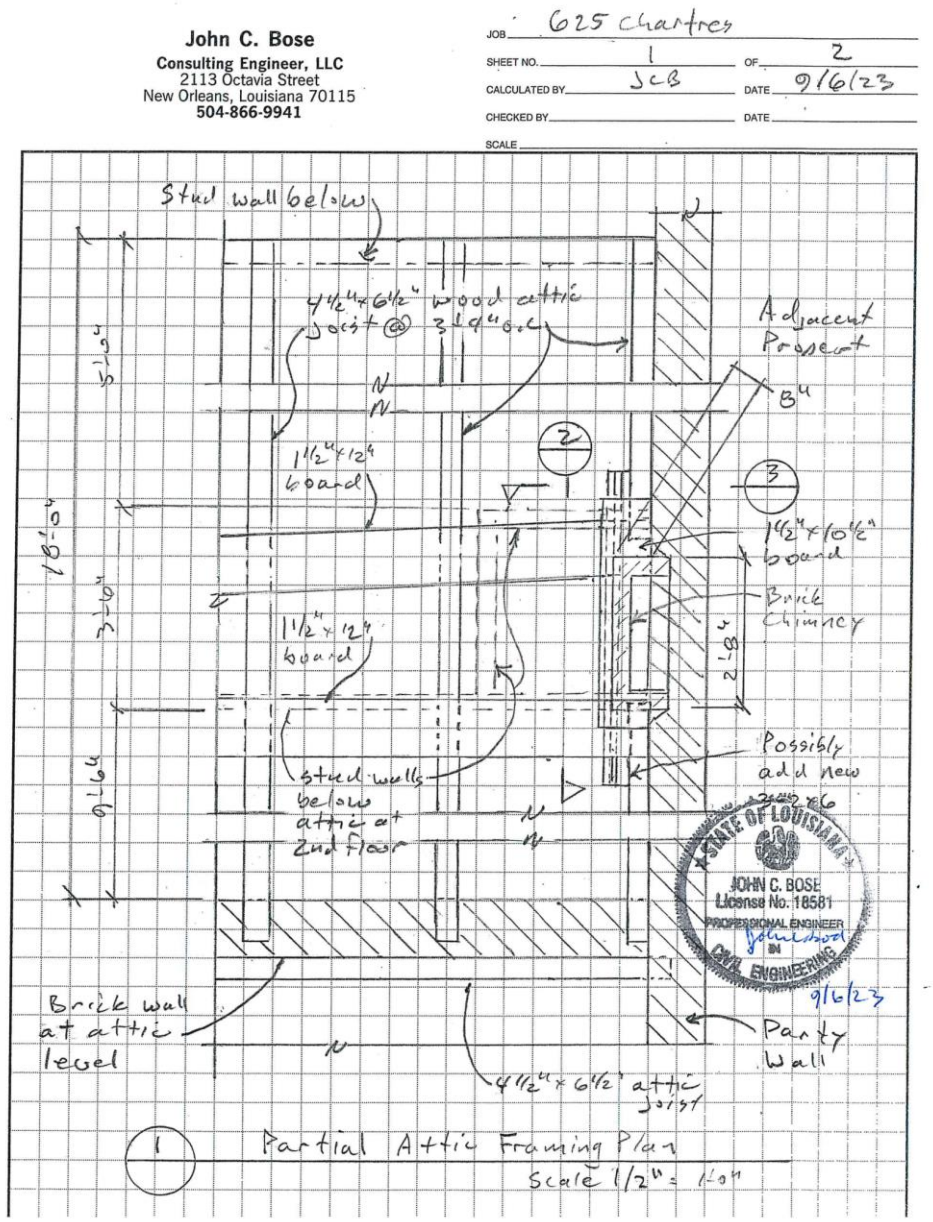
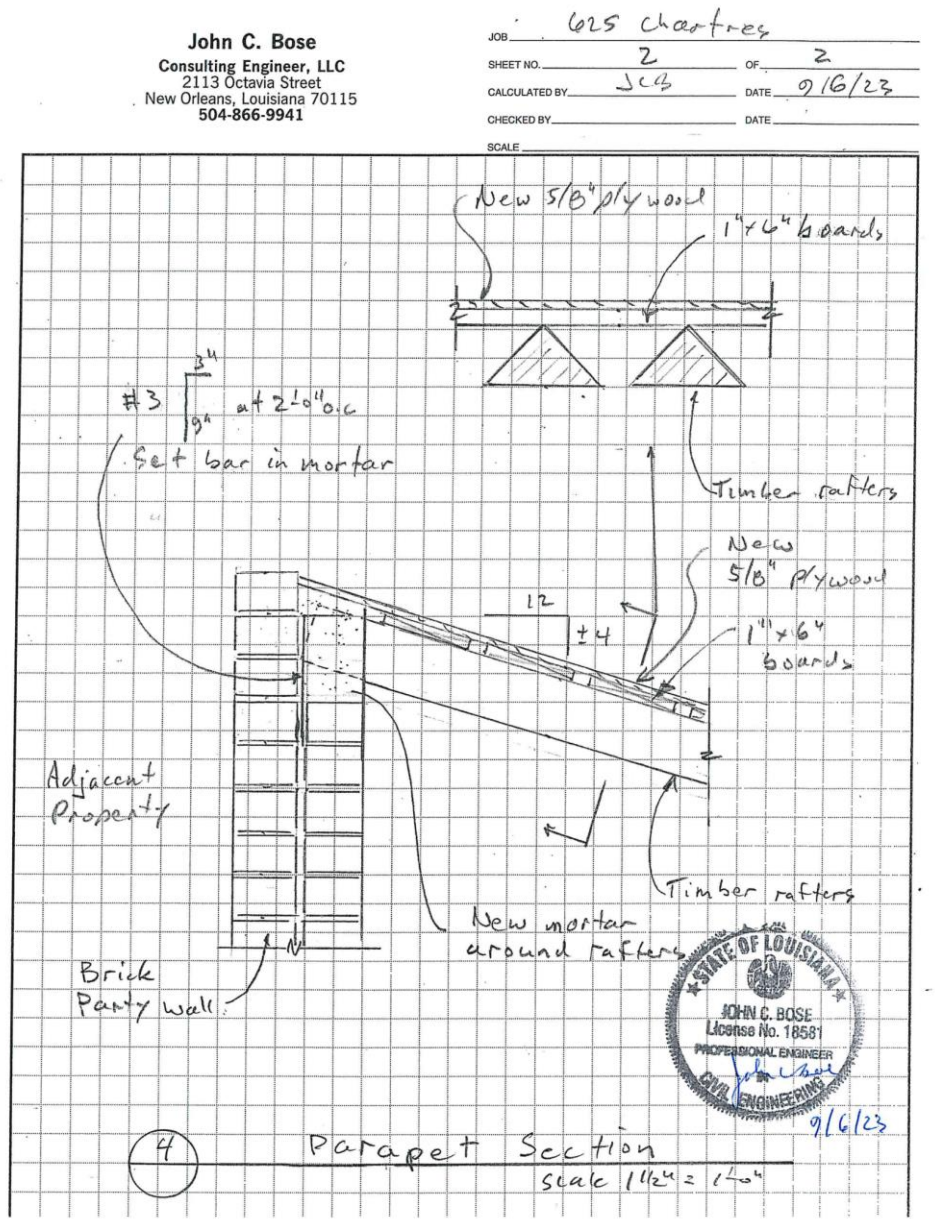


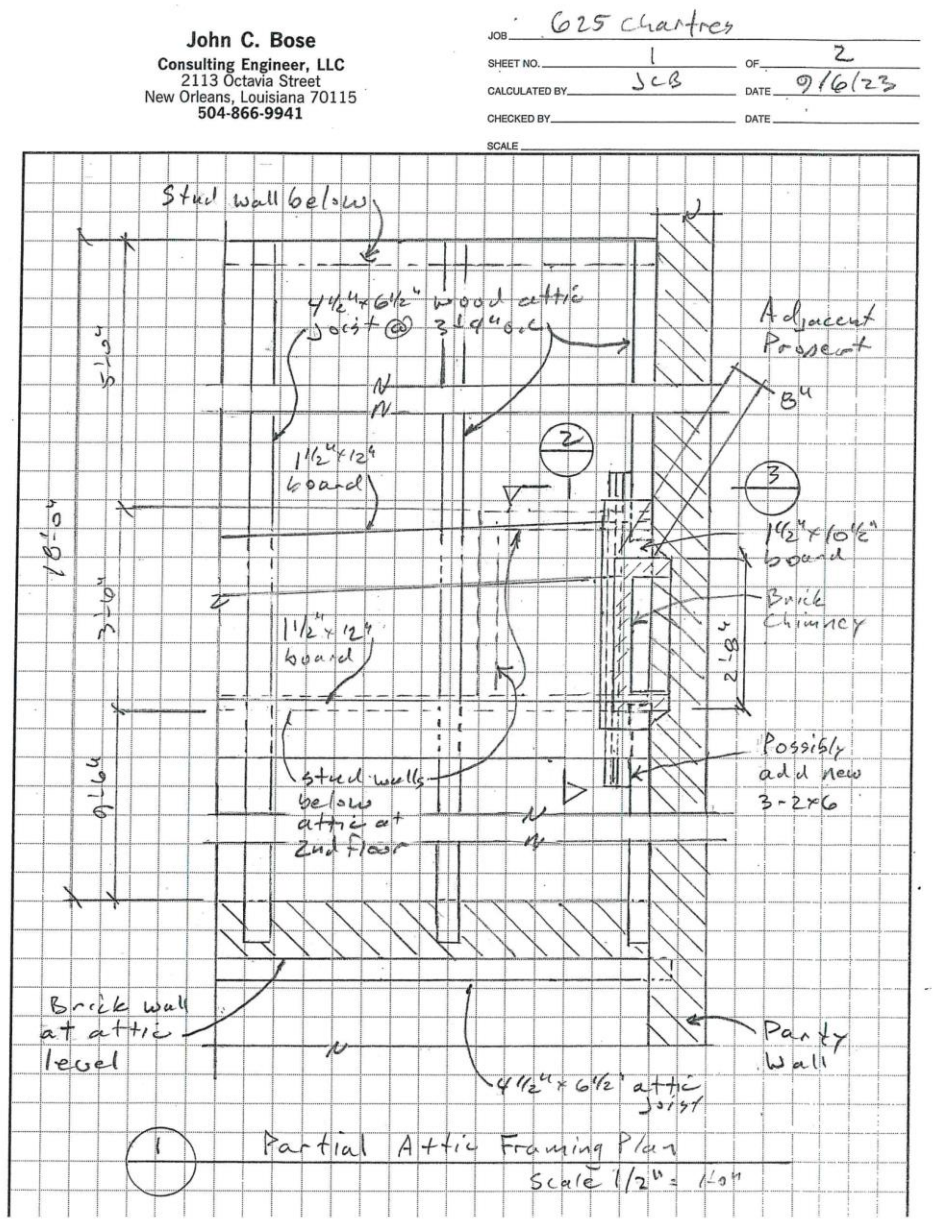


625 Chartres

Vieux Carre Commission

October 10, 2023

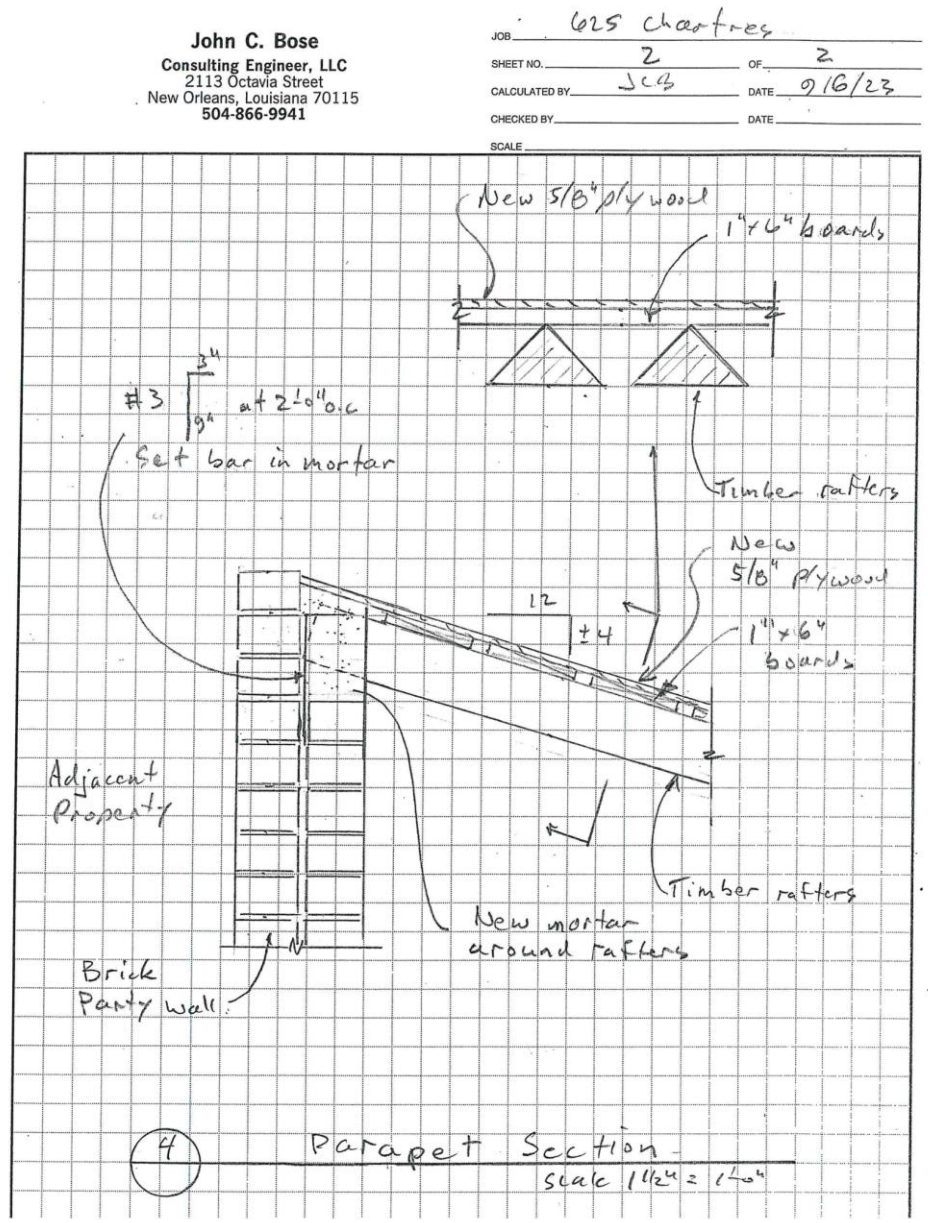

John C. Bose
Consulting Engineer, LLC
2113 Octavia Street
New Orleans, Louisiana 70115
504-866-9941
JOB 625 Chartres
SHEET NO. 2 OF 2
CALCULATED BY JCB DATE 9/6/23
CHECKED BY DATE
SCALE
New 5/8" plywood
1"x6" boards
#3 at 2'-0" o.c
Set bar in mortar
Timber rafters
New 5/8" plywood
1"x6" boards
12
4
Adjacent Property
Timber rafters
New mortar around rafters
Brick Party wall
STATE OF LOUISIANA
JOHN C. BOSE
License No. 18581
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
9/6/23
4
Parapet Section
scale 1 1/2" = 1'-0"



625 Chartres

Vieux Carre Commission

October 10, 2023



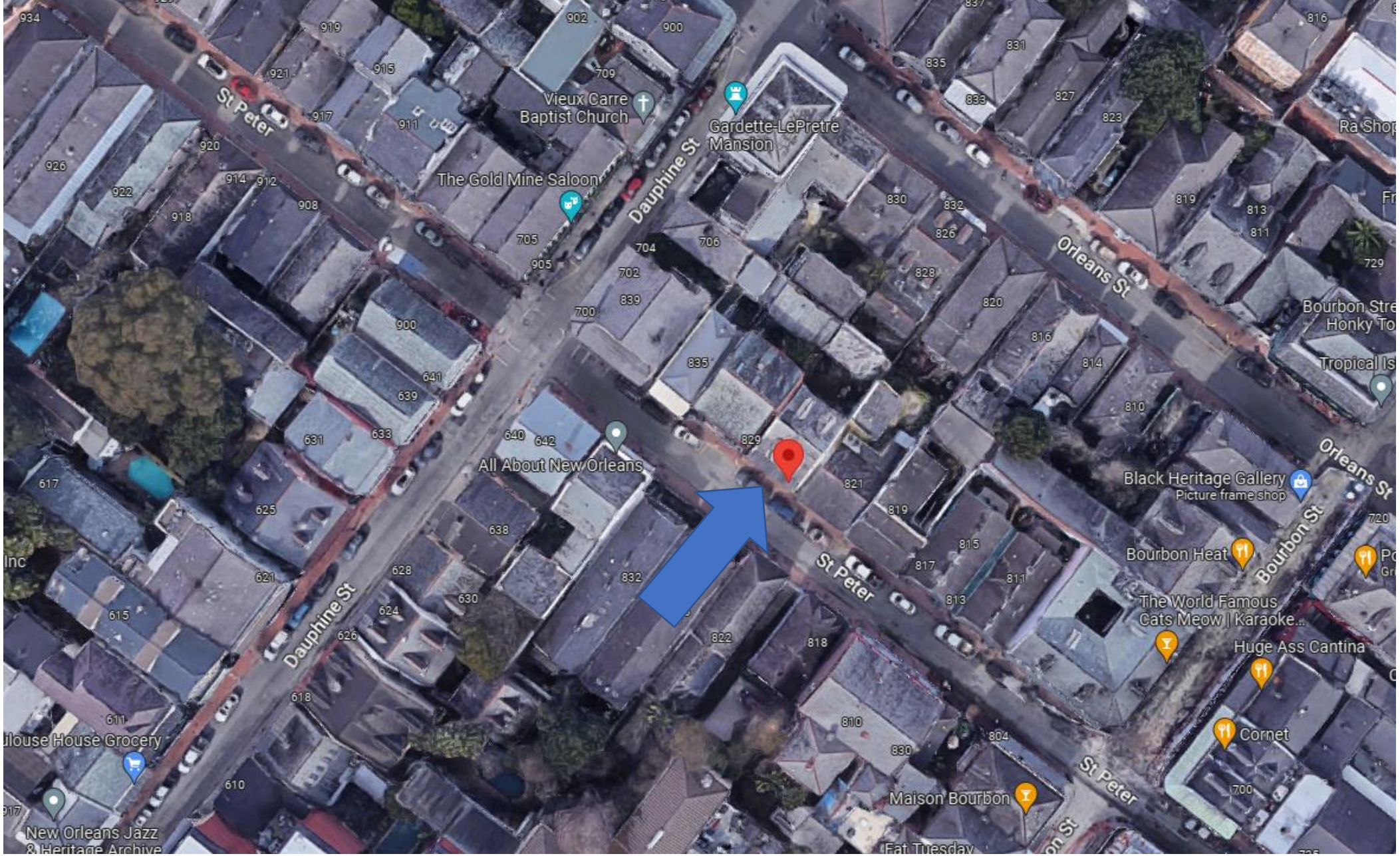
625 Chartres

Vieux Carre Commission

October 10, 2023

September 26th – Appeals & Violations

827-29 Saint Peter



827 St. Peter

Vieux Carre Commission

October 10, 2023



827 St. Peter, 1963



827 St. Peter

Vieux Carre Commission

October 10, 2023

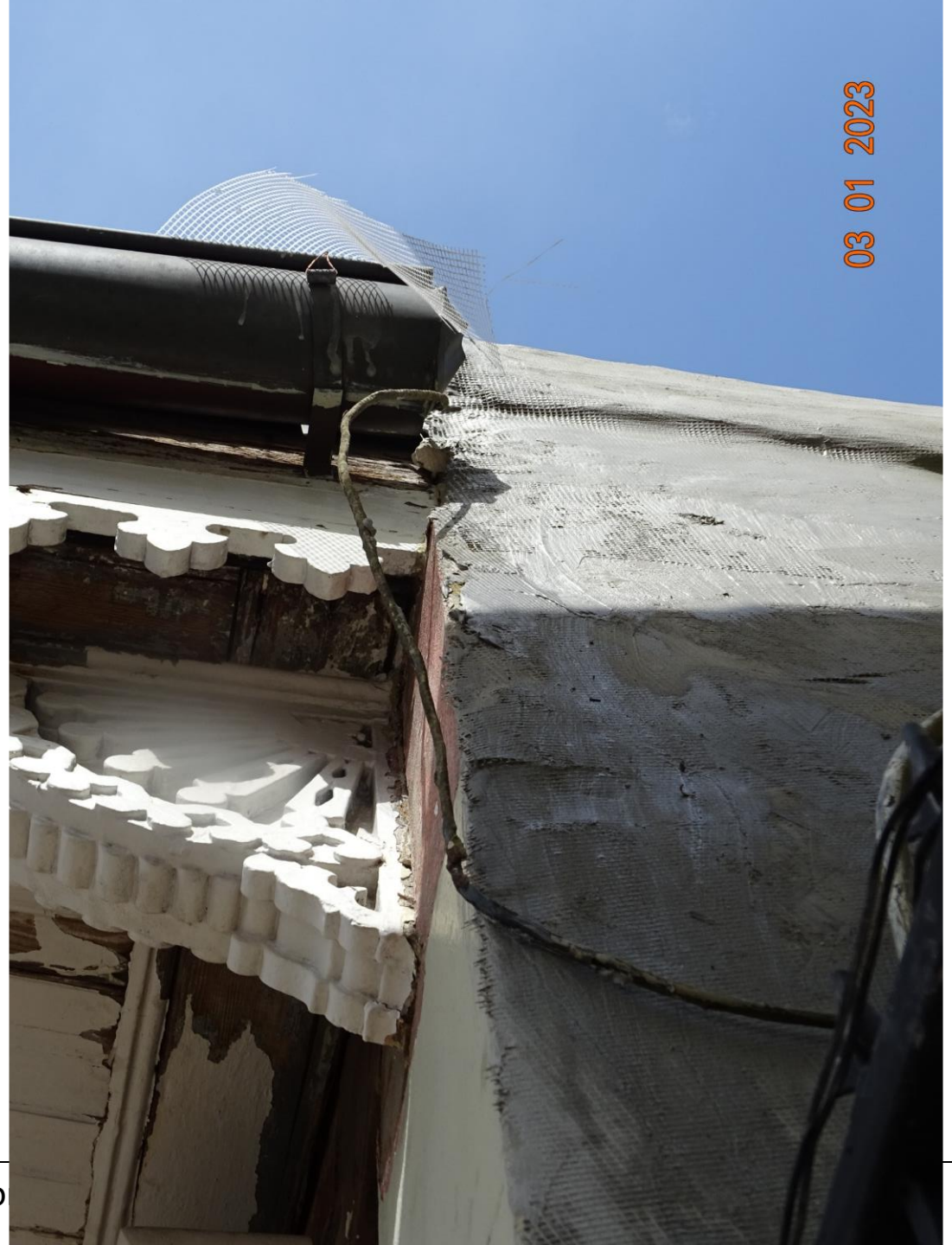




827 St

Vieux Ca

Bourbon elevation





827 St. Peter

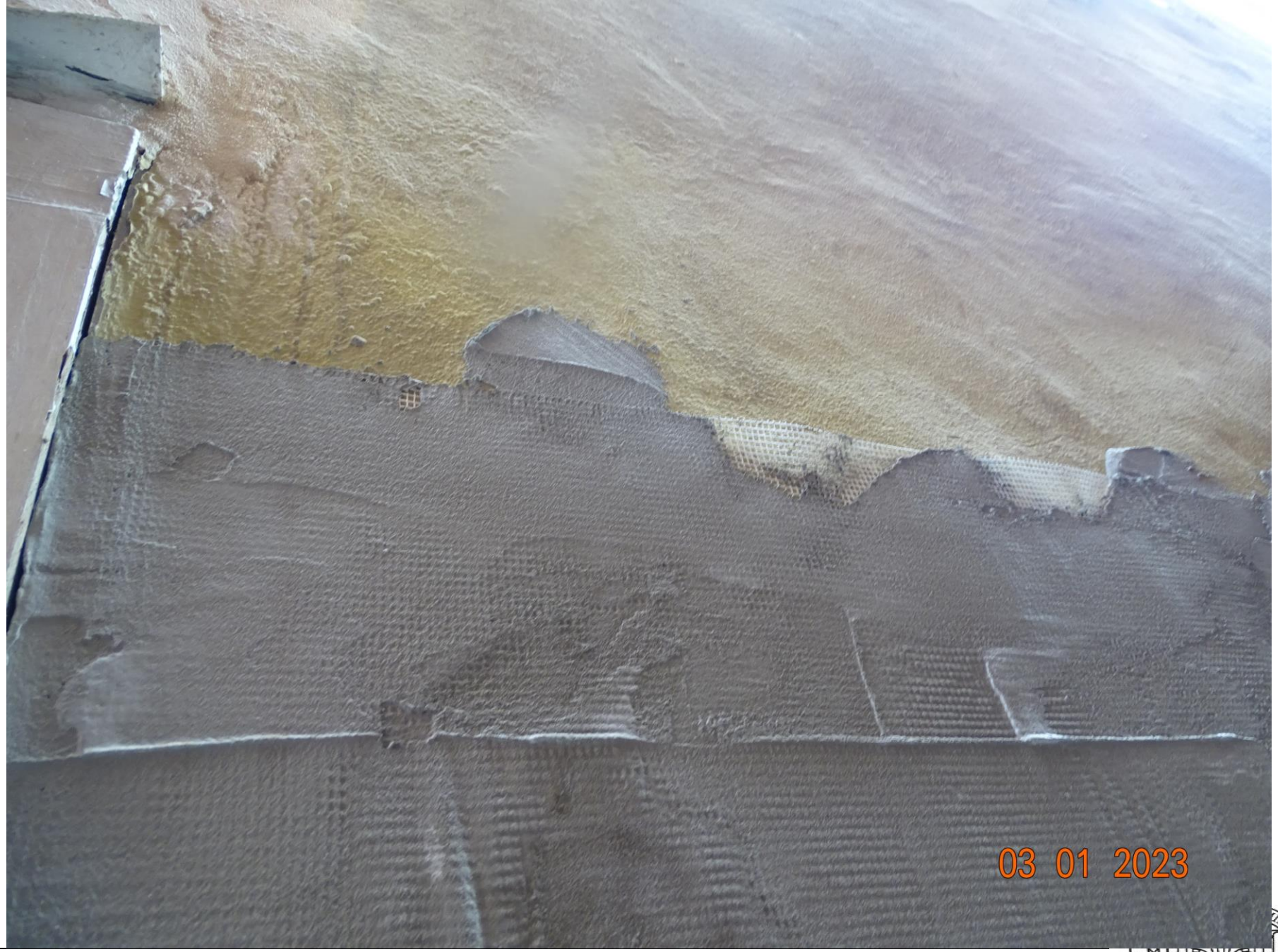
Bourbon elevation





827 St. Peter

Dauphine elevation



827 St. Peter



827 St. Peter



827 St. Peter

Vieux Carre Commission

October 10, 2023



827 St. Peter

Vieux Carre Commission

October 10, 2023

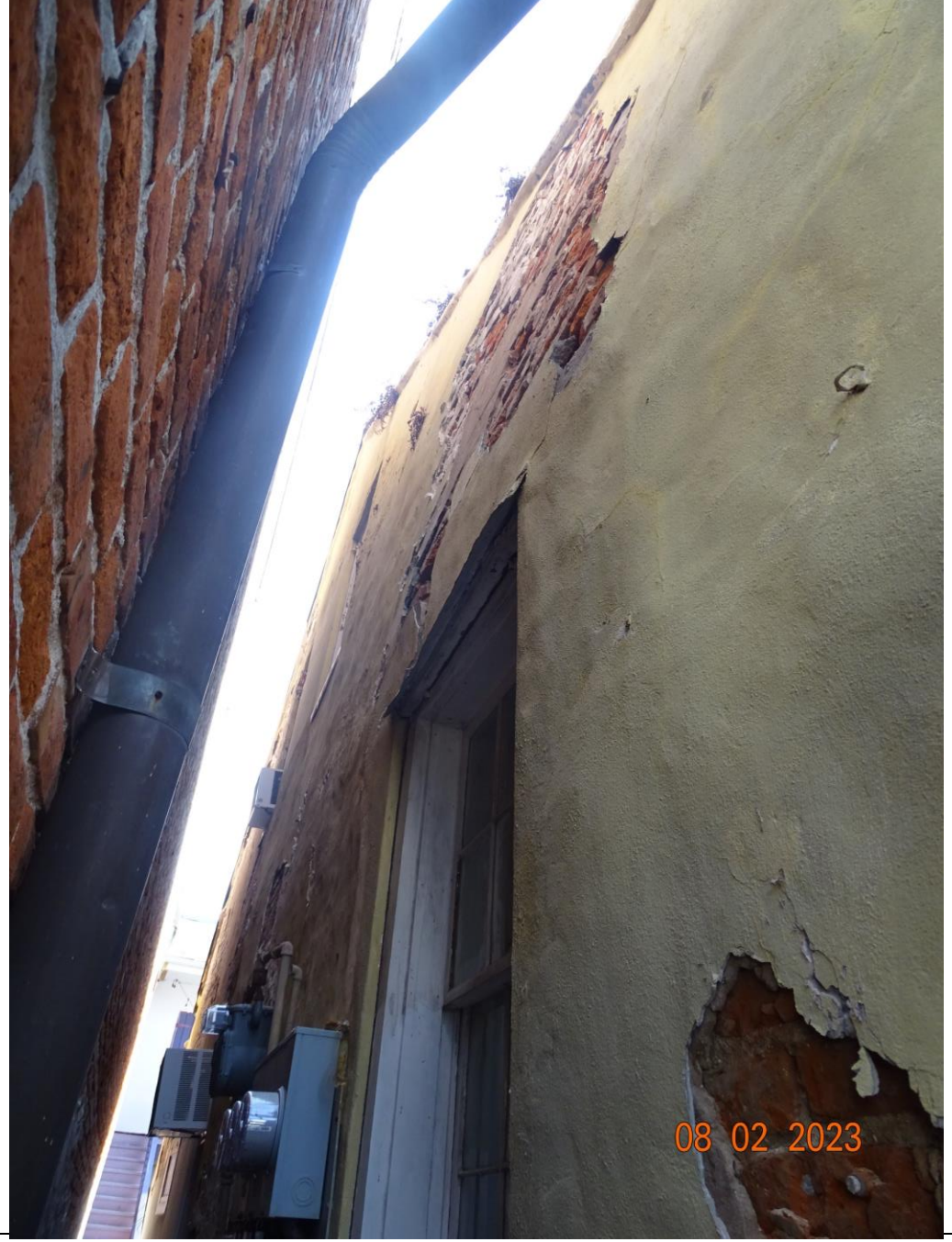


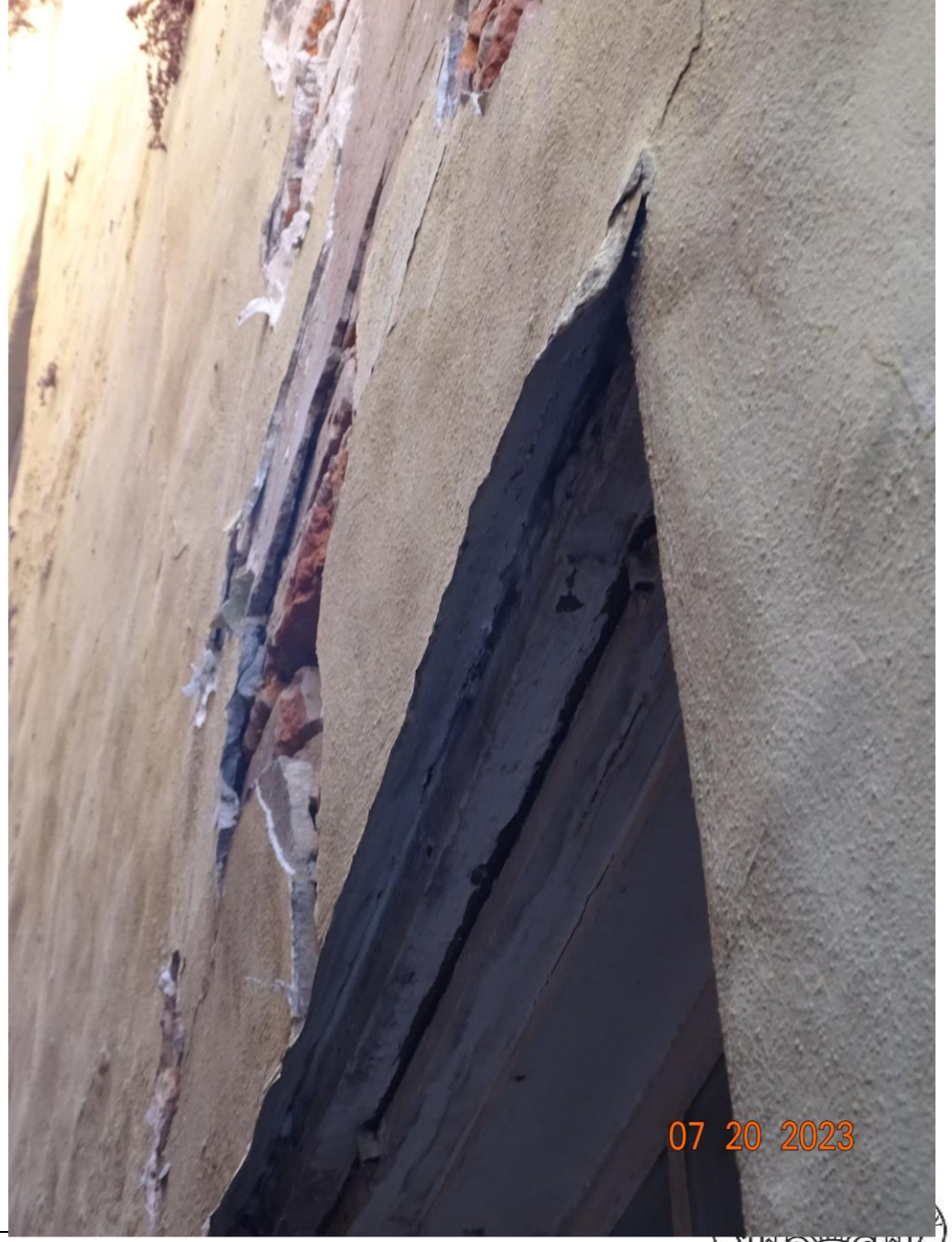


Dauphine elevation section with no thin-set mortar or mesh

827 St. Peter

Dauphine elevation





827 St. Peter



Dauphine elevation



St. Peter elevation

827 St. Peter



827 St.

Vieux Carr

VIEUX CARRE COMMISSION
ESTABLISHED 1936



827 St. Peter

Vieux Carre Commission

October 10, 2023



827 St. Peter



827 St. Peter





827 St. Peter

Vieux Carre Commission

1319 Decatur



1319 Decatur

VCC Architectural Committee

October 10, 2023



1319 Decatur

VCC Architectural Committee

October 10, 2023



1319 Decatur

VCC Architectural Committee

October 10, 2023



1319 Decatur



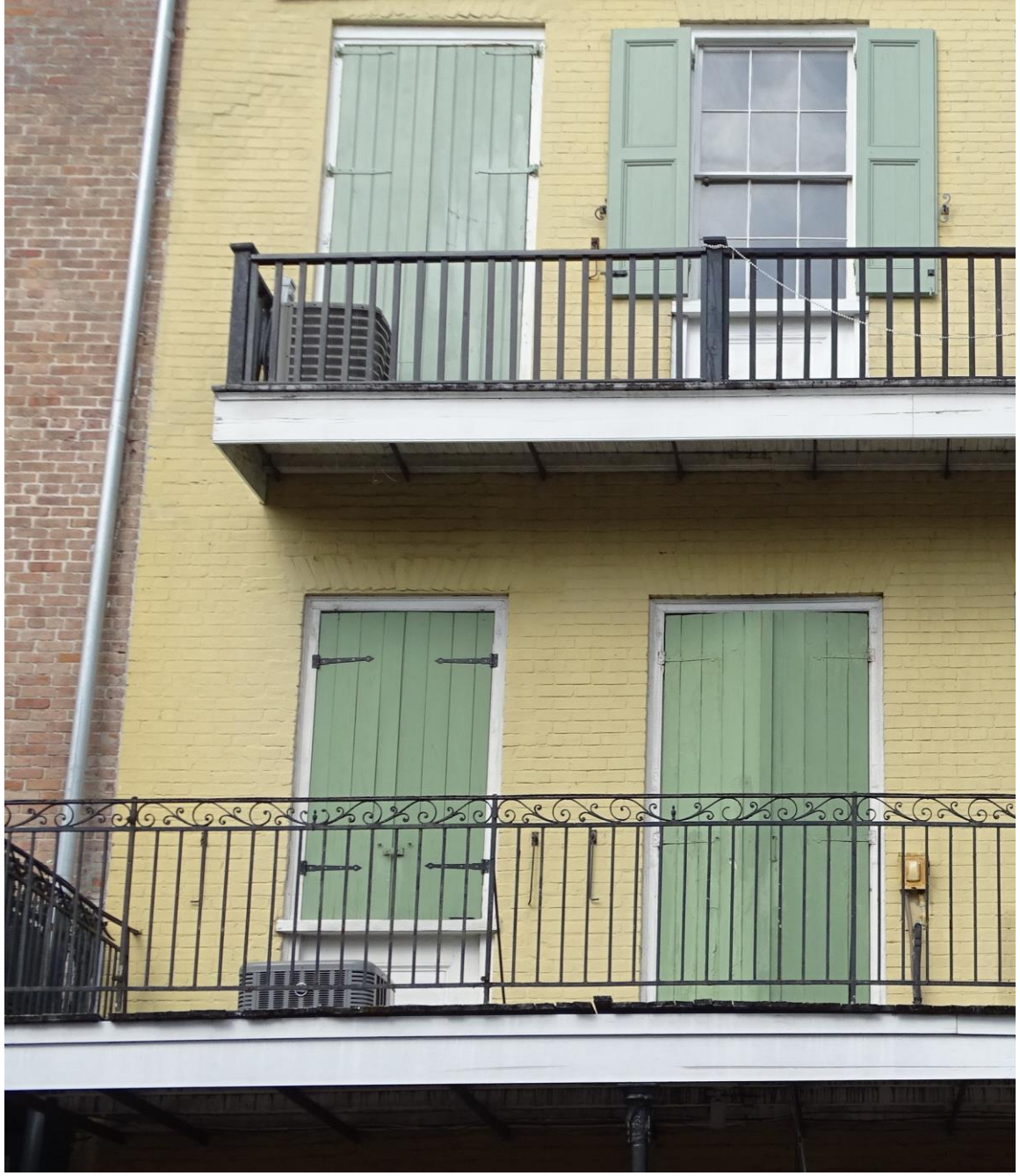
1319 Decatur

VCC Architectural Committee

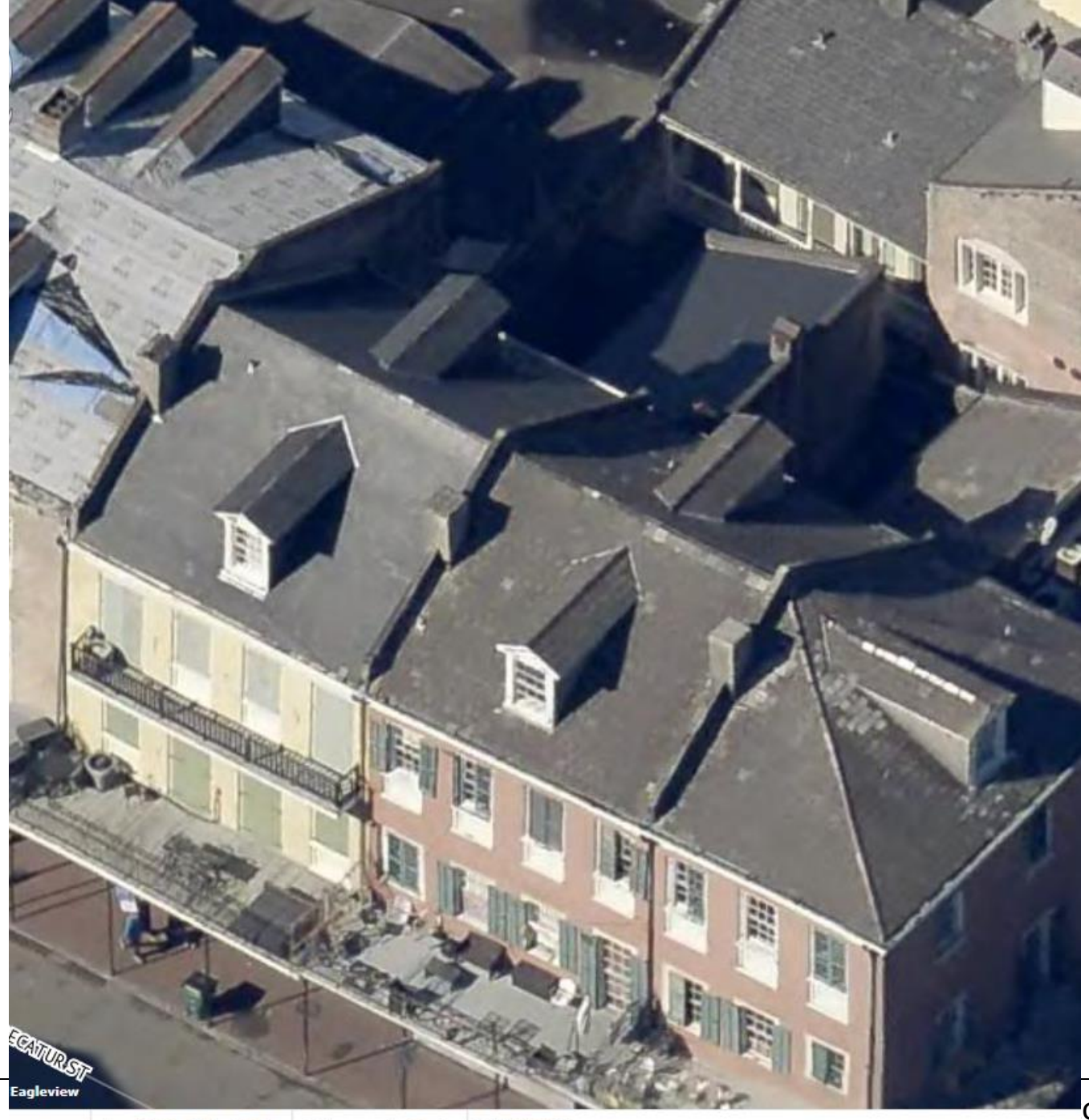
October 10, 2023



1319 Decatur



1319 Decatur



1319 Decatur

VCC Architectural Committee

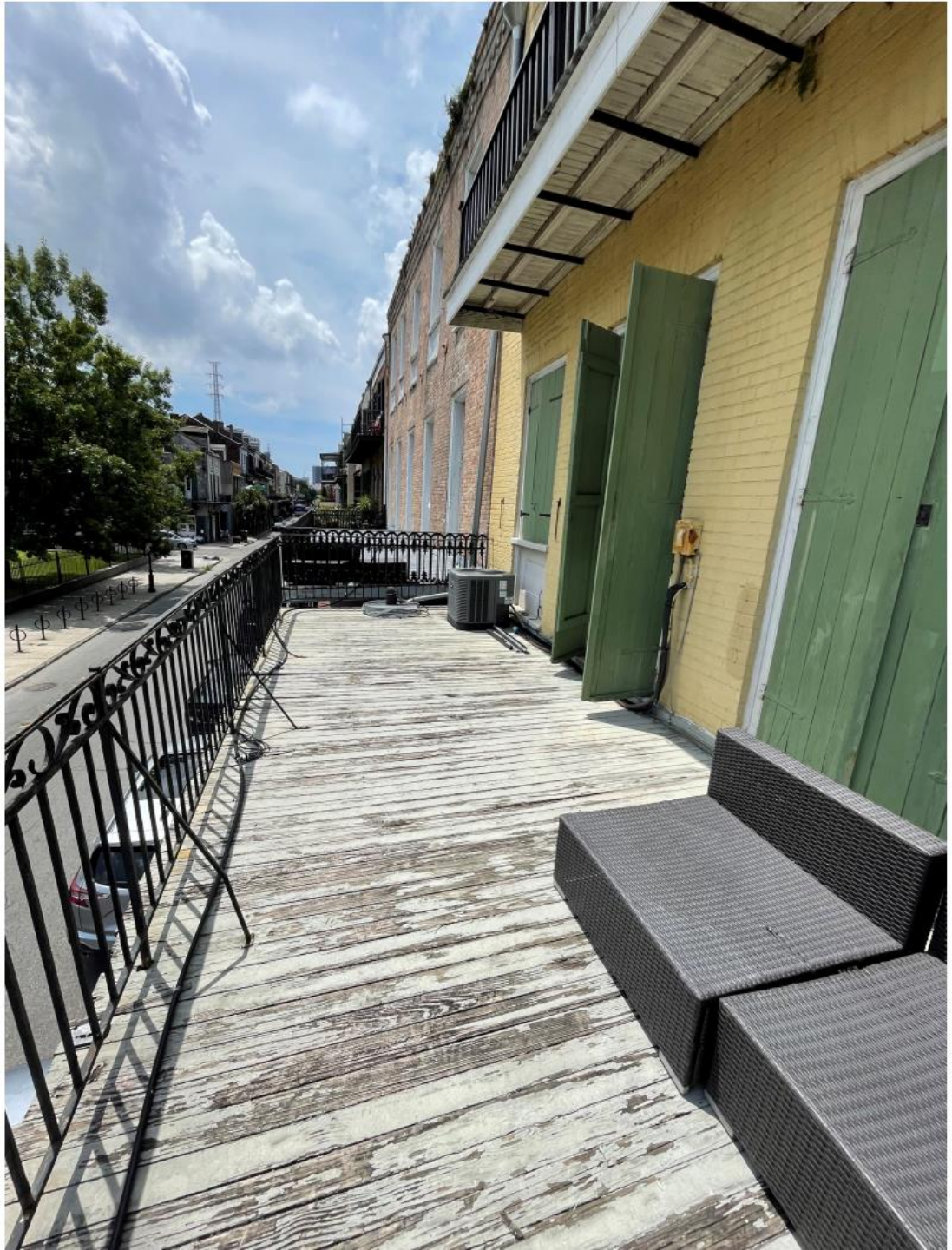
ober 10, 2023



1319 Decatur

VCC Architectural Committee

October 10, 2023



1319 Decatur

VCC Architectural Committee

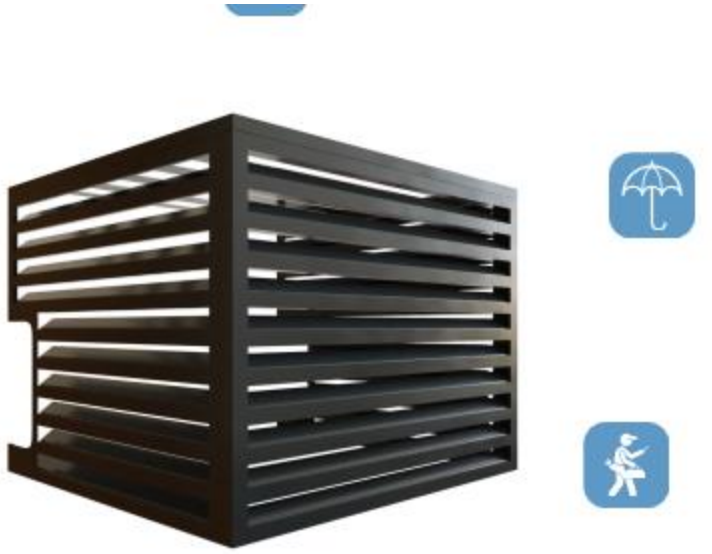
October 10, 2023



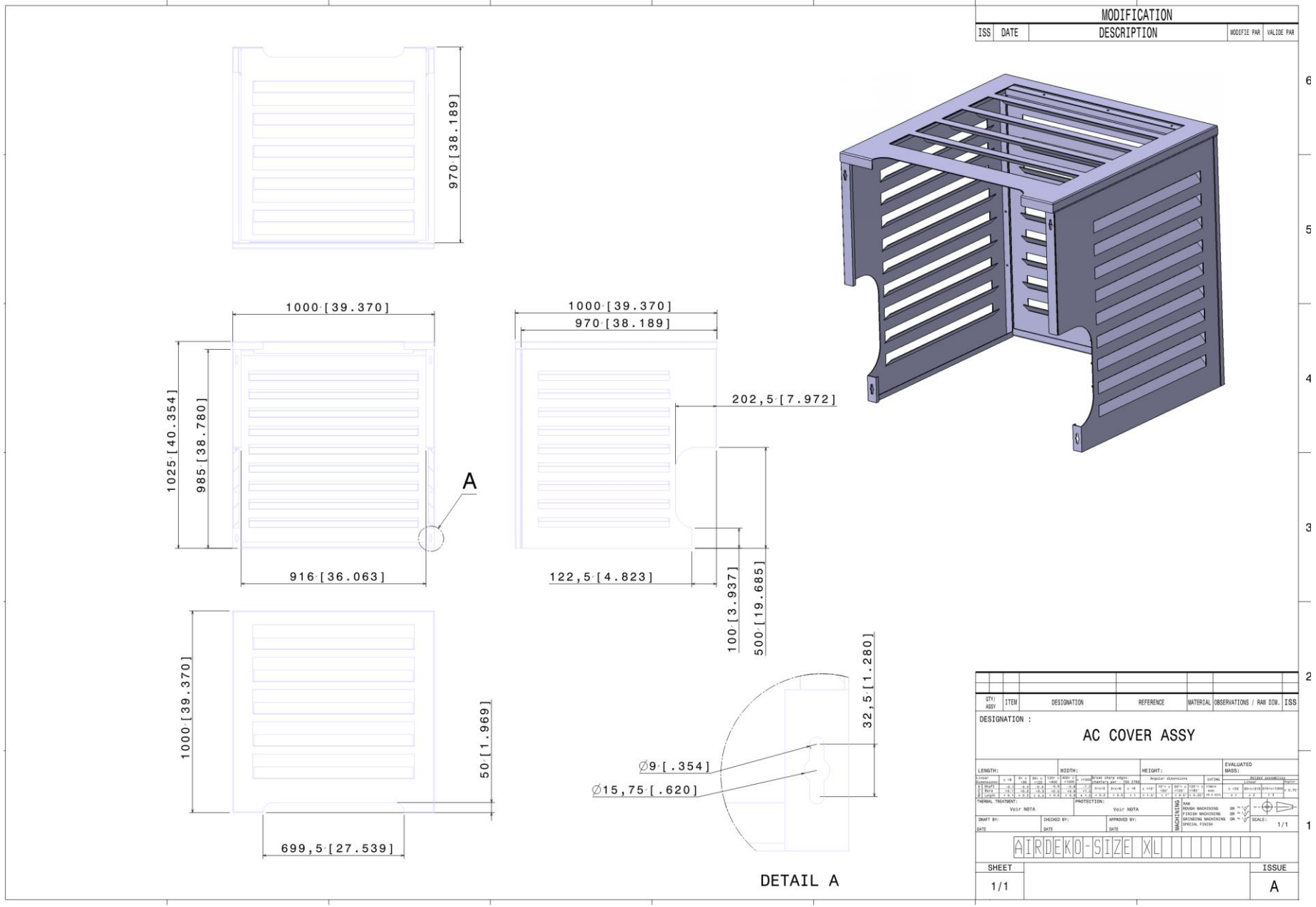
1319 Decatur

VCC Architectural Committee

October 10, 2023




39.37"
39.37"
40.35"
35"



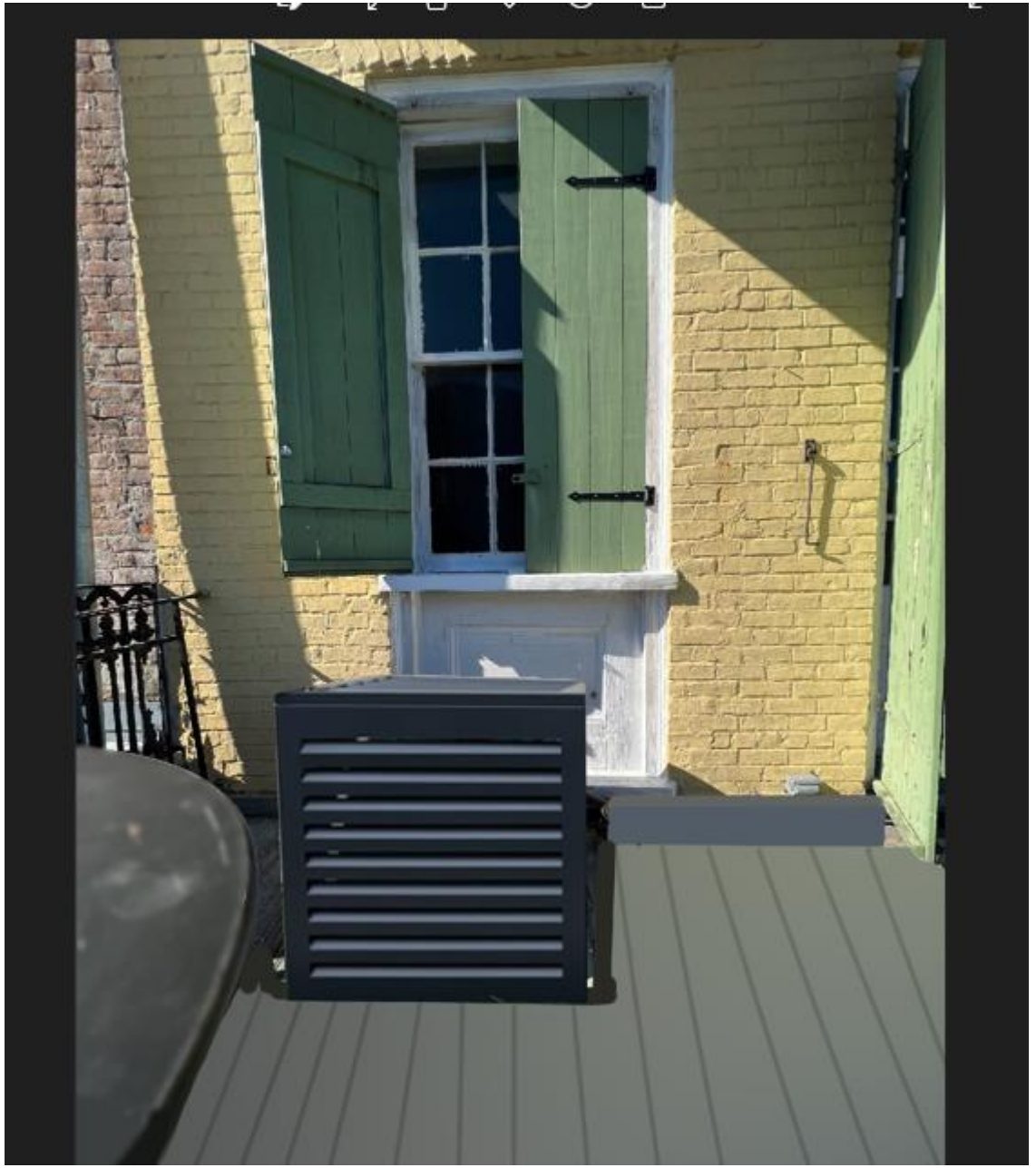
1319 Decatur

VCC Architectural Committee

October 10, 2023



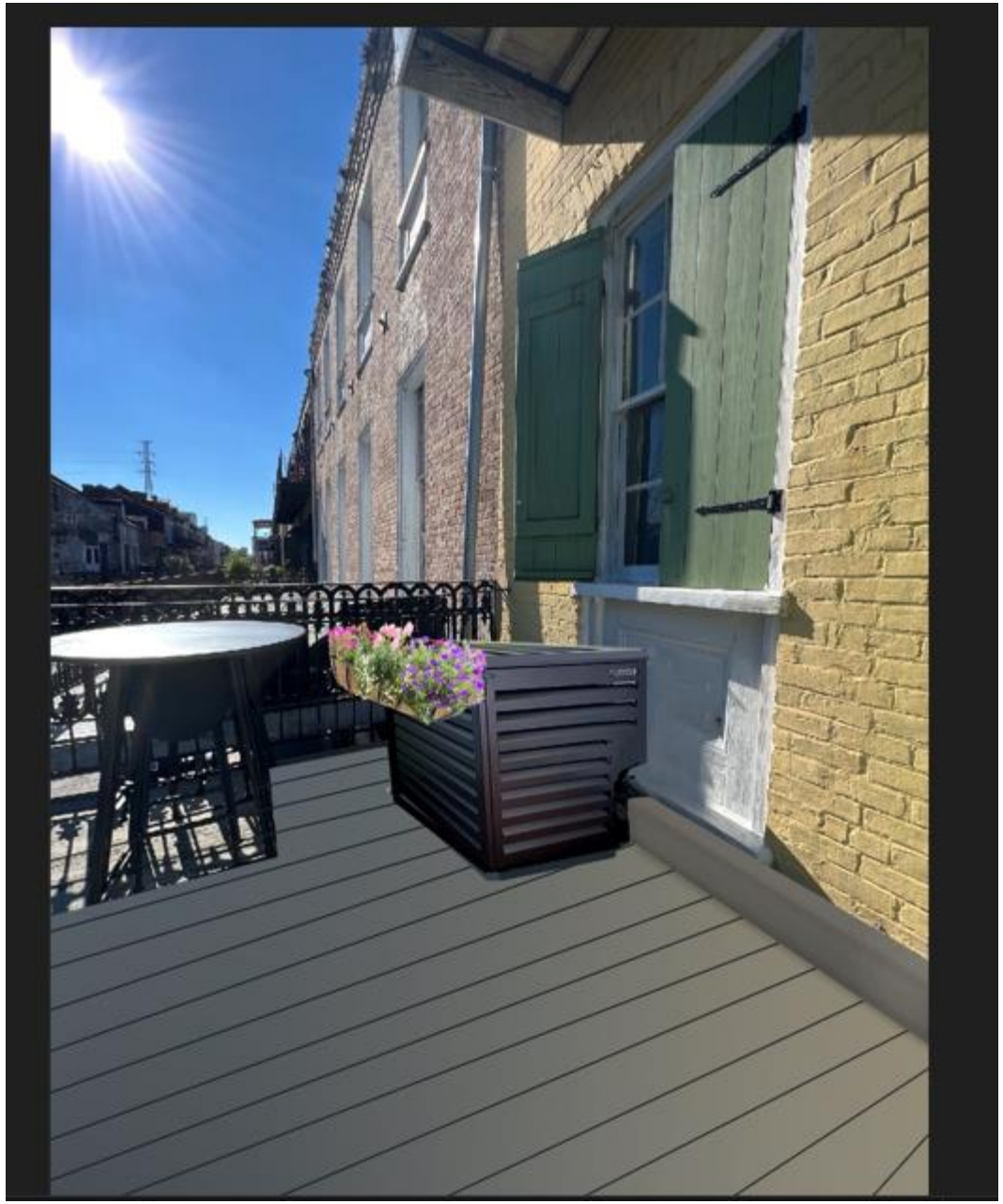
1319 Decatur



1319 Decatur

VCC Architectural Committee

October 10, 2023



1319 Decatur



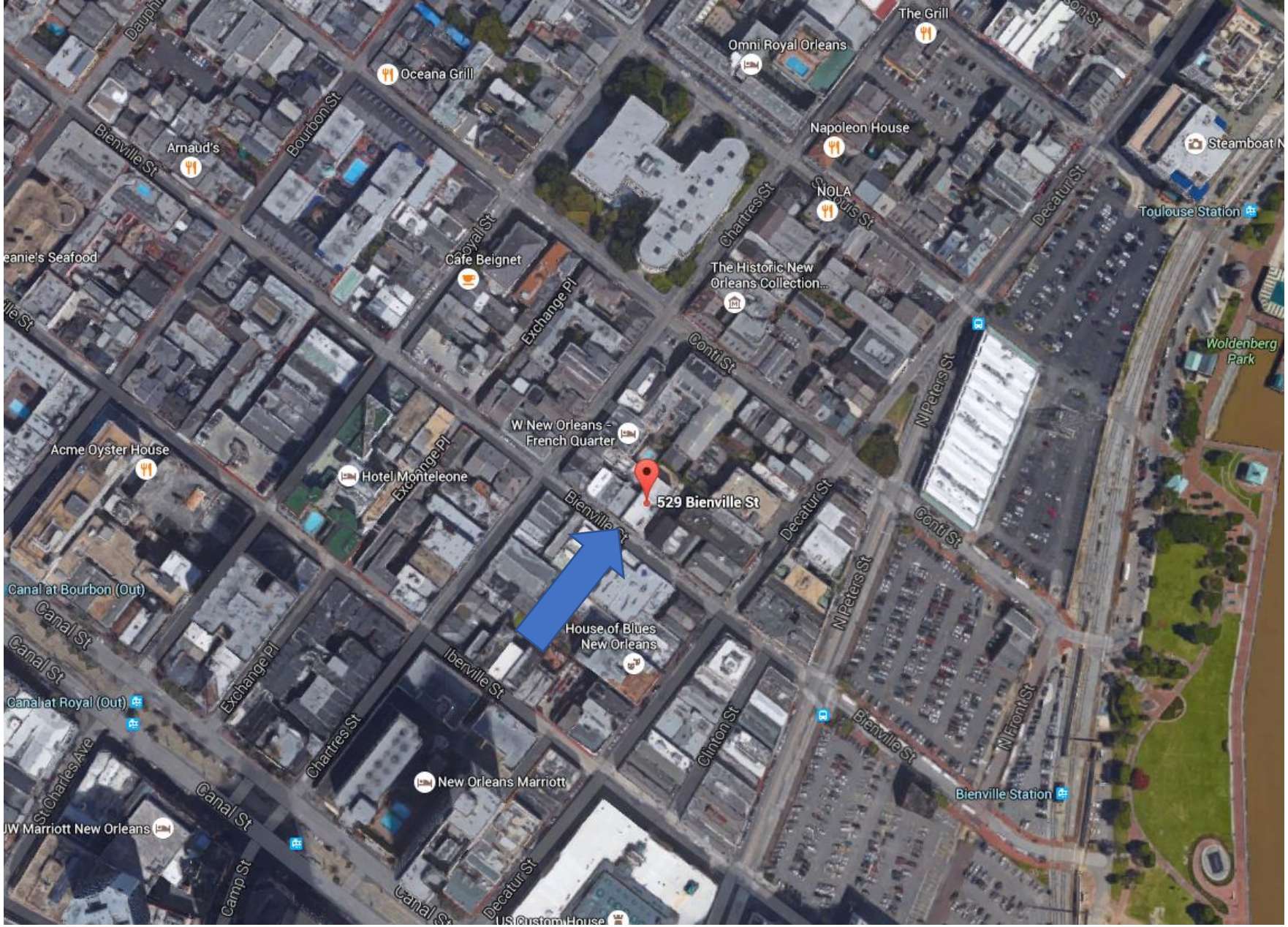
1319 Decatur

VCC Architectural Committee

October 10, 2023

Old Business

529 Bienville



529 Bienville

VCC Architectural Committee

February 14, 2023



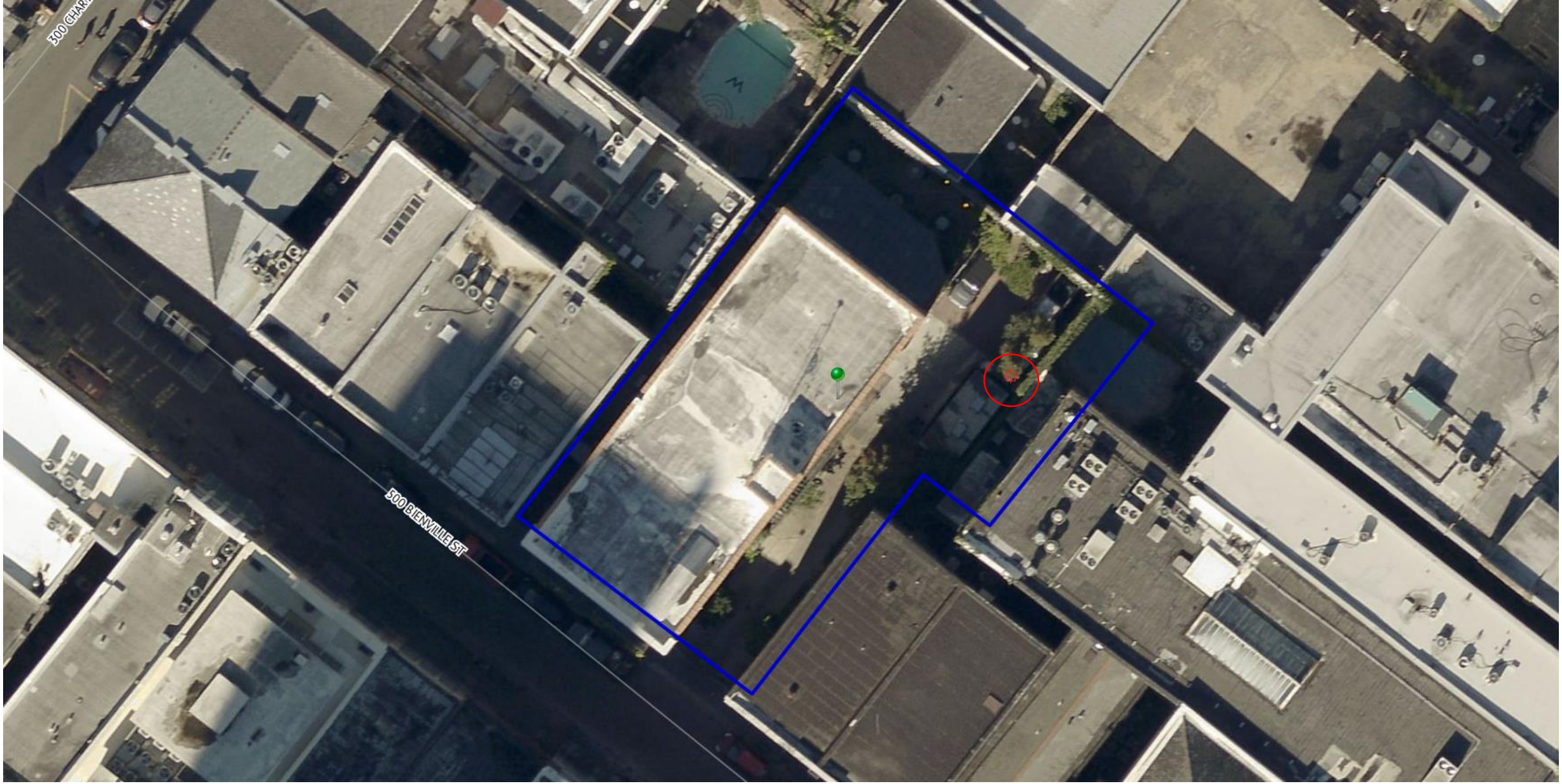
529 Bienville



529 Bienville

VCC Architectural Committee

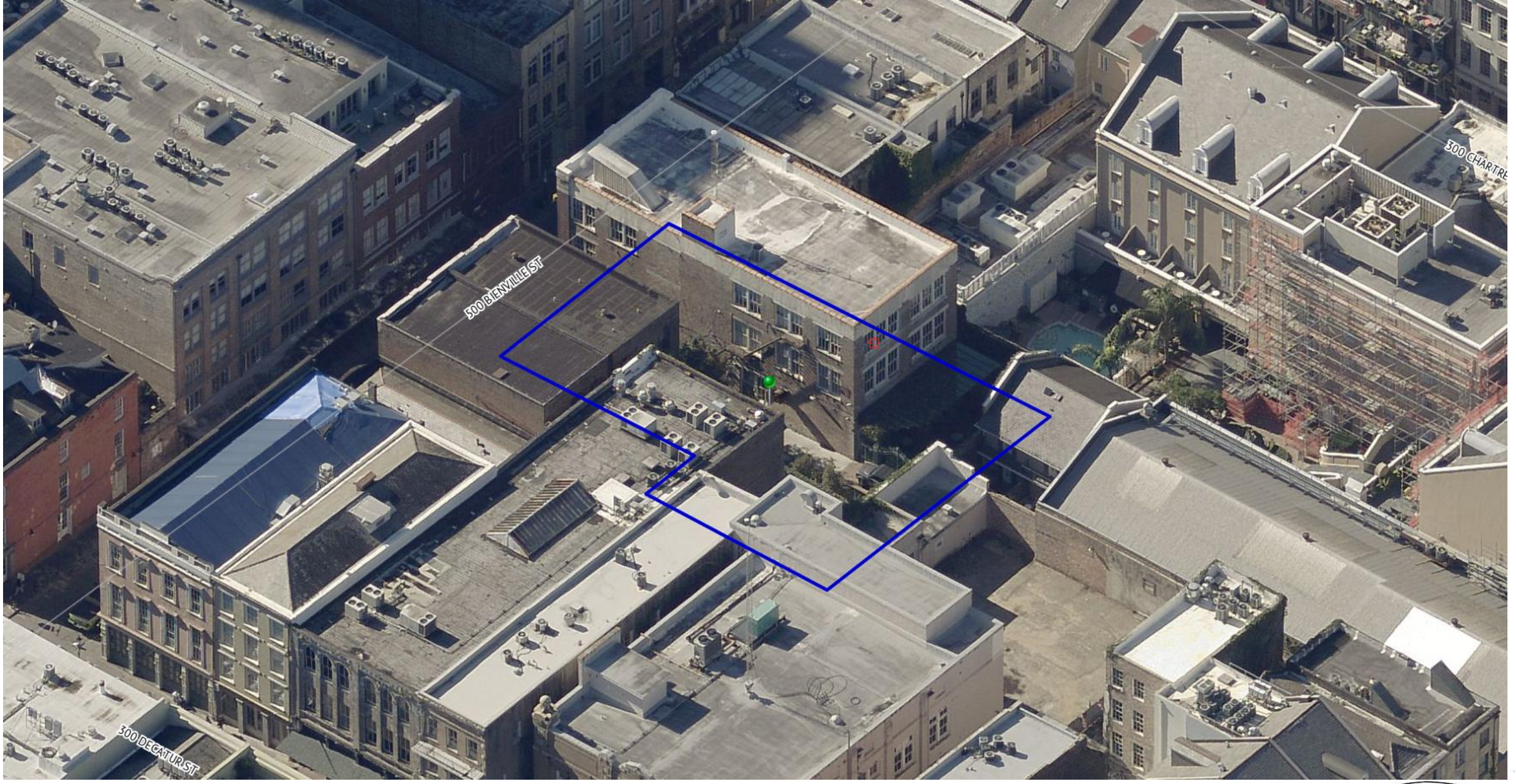
February 14, 2023



529 Bienville

VCC Architectural Committee

February 14, 2023



529 Bienville

VCC Architectural Committee

February 14, 2023



529 Bienville

VCC Architectural Committee

February 14, 2023



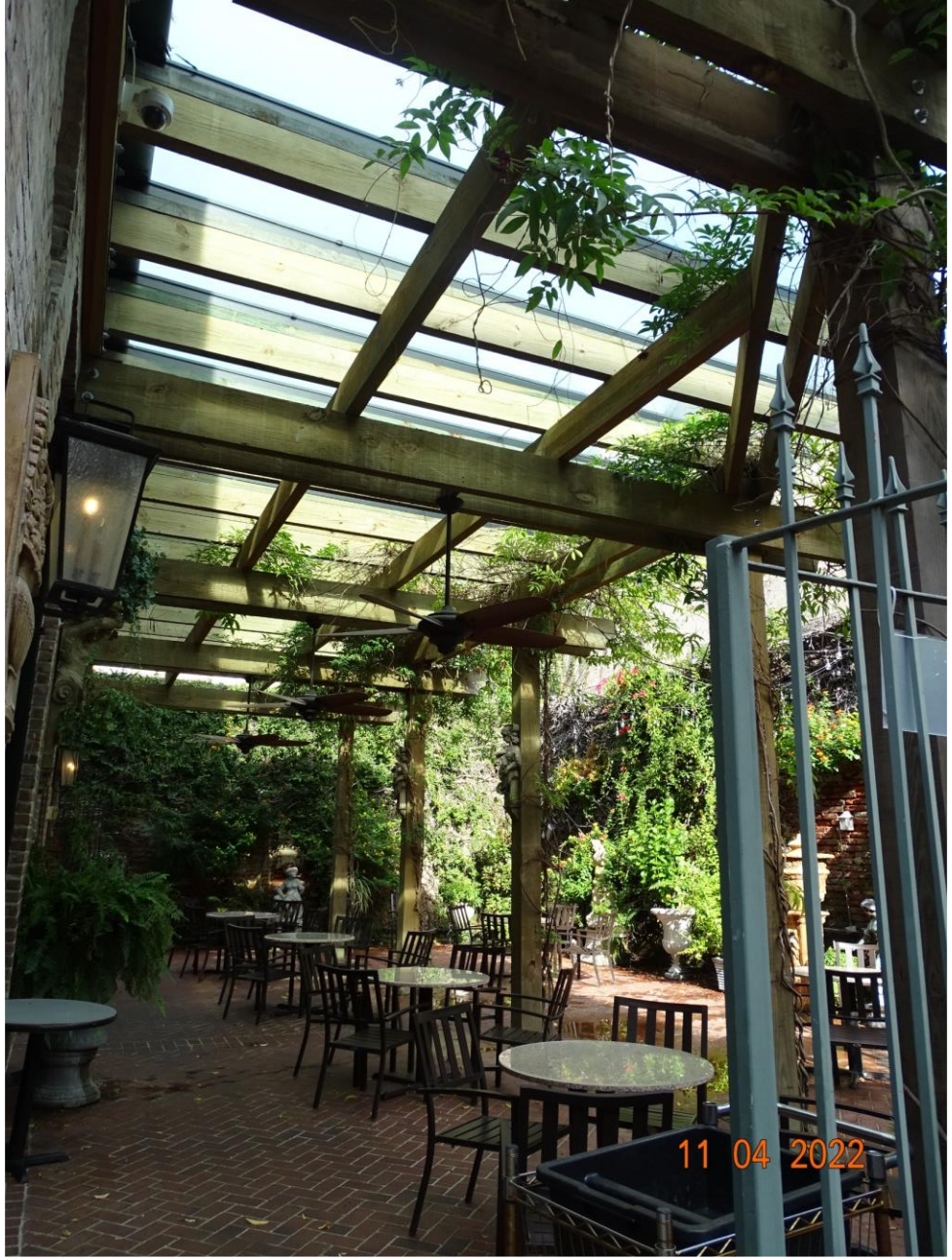
529 Bienville



529 Bienville

VCC Architectural Committee

February 14, 2023



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VCC Architectural Committee

February 14, 2023



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VCC Architectural Committee

February 14, 2023



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529 Bienville



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February 14, 2023



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February 14, 2023



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VCC Architectural Committee

February 14, 2023



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February 14, 2023



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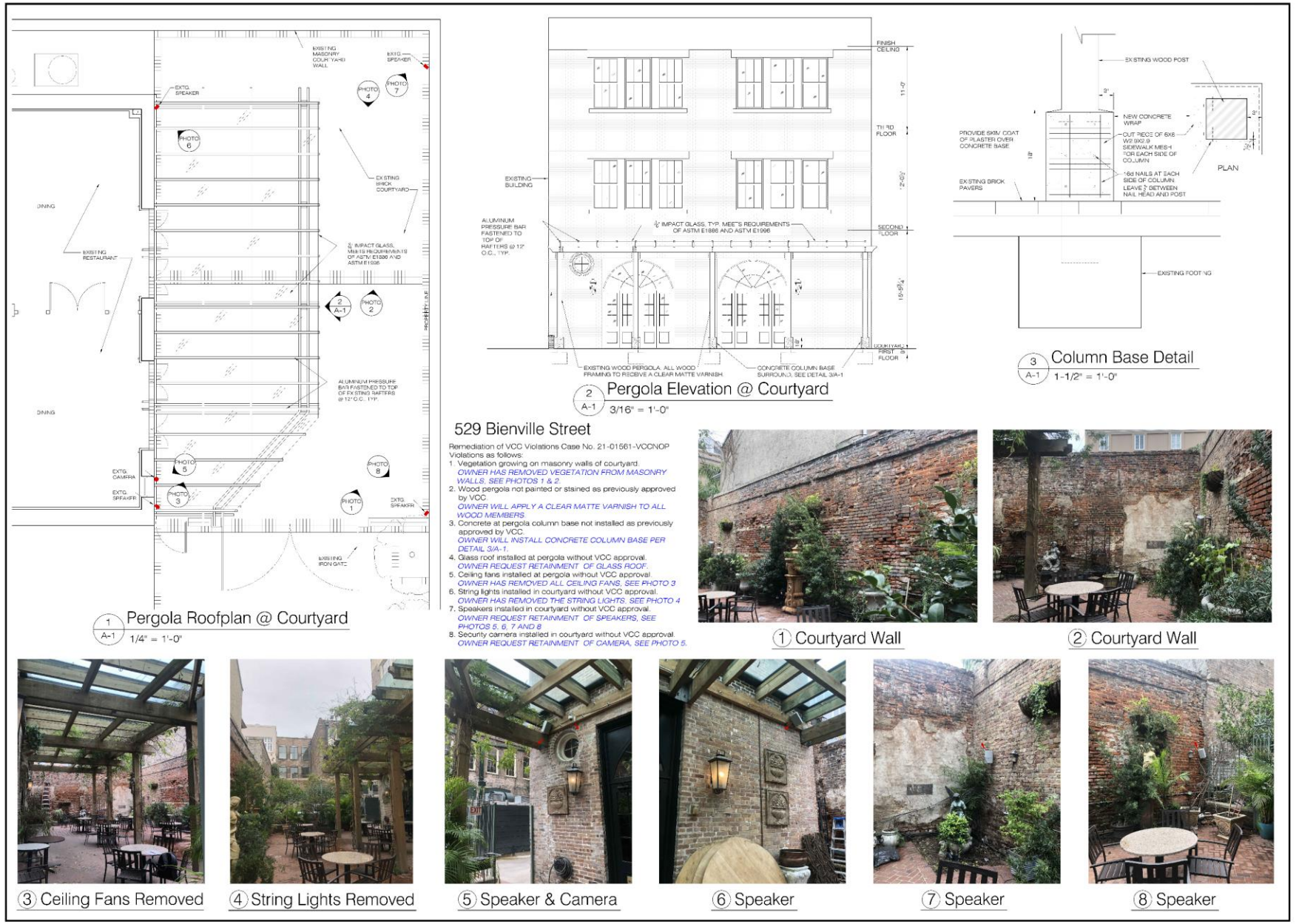


1 A-1 Pergola Roofplan @ Courtyard
1/4" = 1'-0"

2 A-1 Pergola Elevation @ Courtyard
3/16" = 1'-0"

3 A-1 Column Base Detail
1-1/2" = 1'-0"

529 Bienville Street

Remediation of VCC Violations Case No. 21-01561-VCCNOP
Violations as follows:

1. Vegetation growing on masonry walls of courtyard.
   OWNER HAS REMOVED VEGETATION FROM MASONRY WALLS, SEE PHOTOS 1 & 2.
2. Wood pergola not painted or stained as previously approved by VCC.
   OWNER WILL APPLY A CLEAR MATTE VARNISH TO ALL WOOD MEMBERS.
3. Concrete at pergola column base not installed as previously approved by VCC.
   OWNER WILL INSTALL CONCRETE COLUMN BASE PER DETAIL 3/A-1.
4. Glass roof installed at pergola without VCC approval.
   OWNER REQUEST RETAINMENT OF GLASS ROOF.
5. Ceiling fans installed at pergola without VCC approval.
   OWNER HAS REMOVED ALL CEILING FANS, SEE PHOTO 3
6. String lights installed in courtyard without VCC approval.
   OWNER HAS REMOVED THE STRING LIGHTS, SEE PHOTO 4
7. Speakers installed in courtyard without VCC approval.
   OWNER REQUEST RETAINMENT OF SPEAKERS, SEE PHOTOS 5, 6, 7 AND 8
8. Security camera installed in courtyard without VCC approval.
   OWNER REQUEST RETAINMENT OF CAMERA, SEE PHOTO 5.

① Courtyard Wall

② Courtyard Wall

③ Ceiling Fans Removed

④ String Lights Removed

⑤ Speaker & Camera

⑥ Speaker

⑦ Speaker

⑧ Speaker

terrell-fabacher architects, l.l.c.
1050 south jefferson davis parkway, suite 241
new orleans, louisiana 70125
504 566 1320

VCC Violations
IRENE'S CUISINE
529 Bienville Street
New Orleans Louisiana

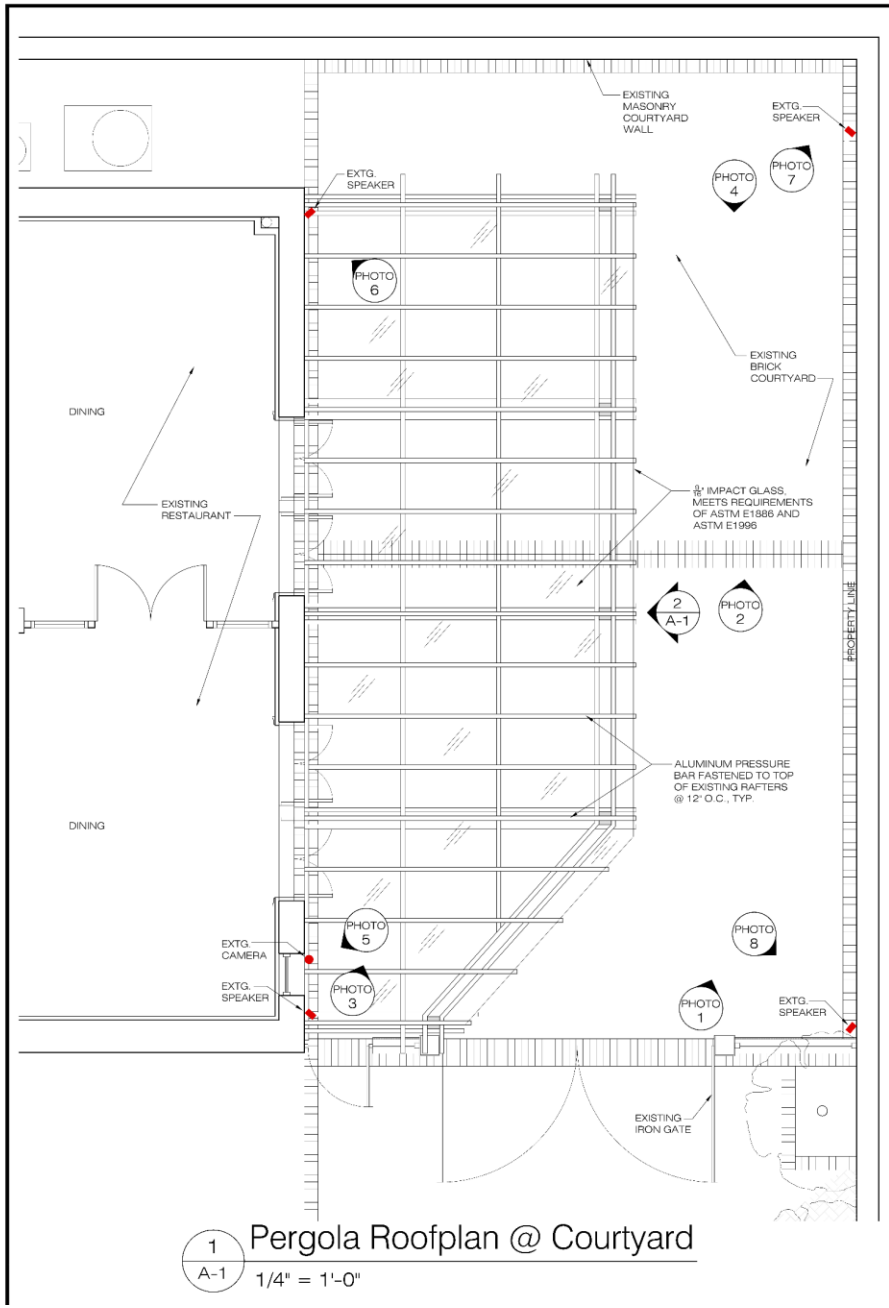
JANUARY 25, 2023

A-1

529 Bienville

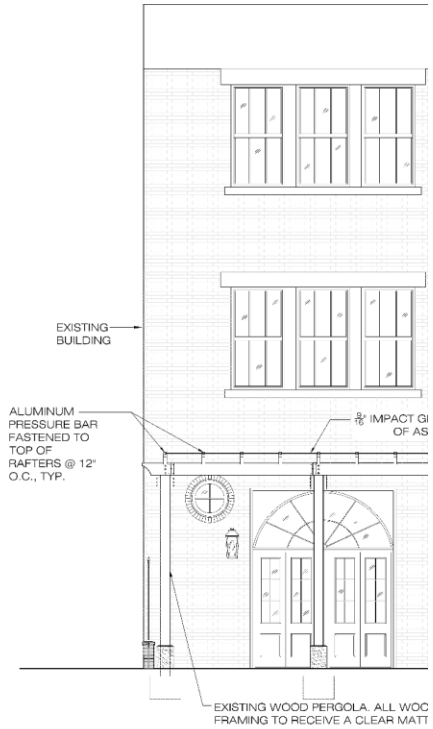
VCC Architectural Committee

February 14, 2023



1 A-1 Pergola Roofplan @ Courtyard

1/4" = 1'-0"



2 A-1 Pergola Ele

3/16" = 1'-0"

529 Bienville Street

Remediation of VCC Violations Case No. 21-01561-VCCNOP
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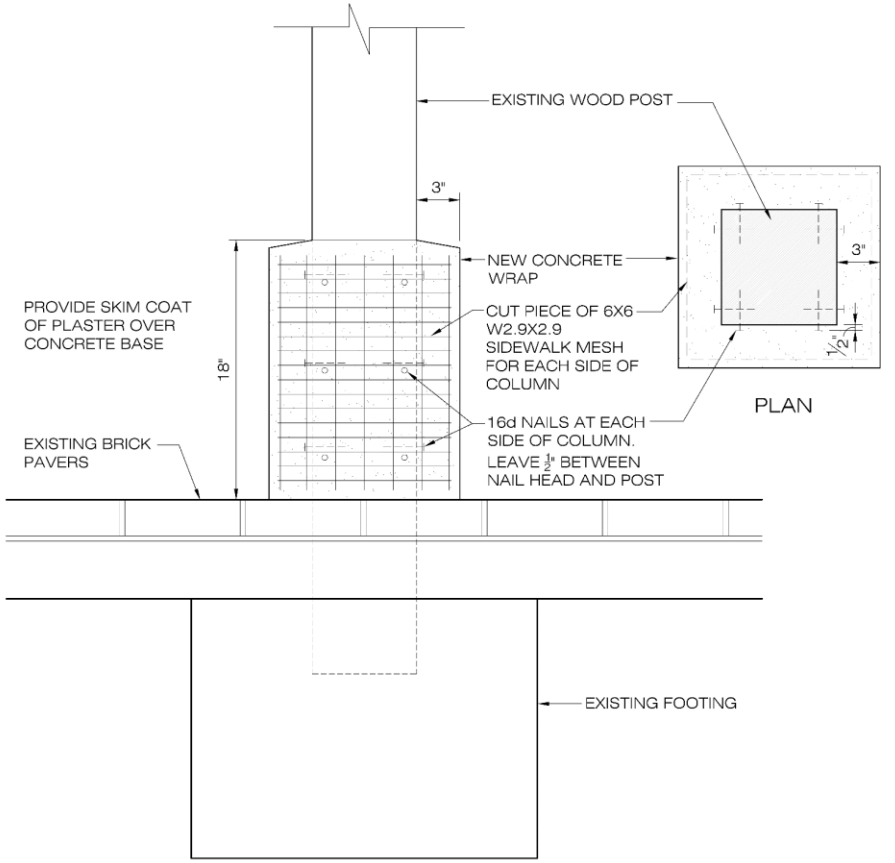
2 / A-1 Pergola Elevation @ Courtyard

3/16" = 1'-0"



3 / A-1 Column Base Detail

1-1/2" = 1'-0"

529 Bienville

VCC Architectural Committee

February 14, 2023



① Courtyard Wall

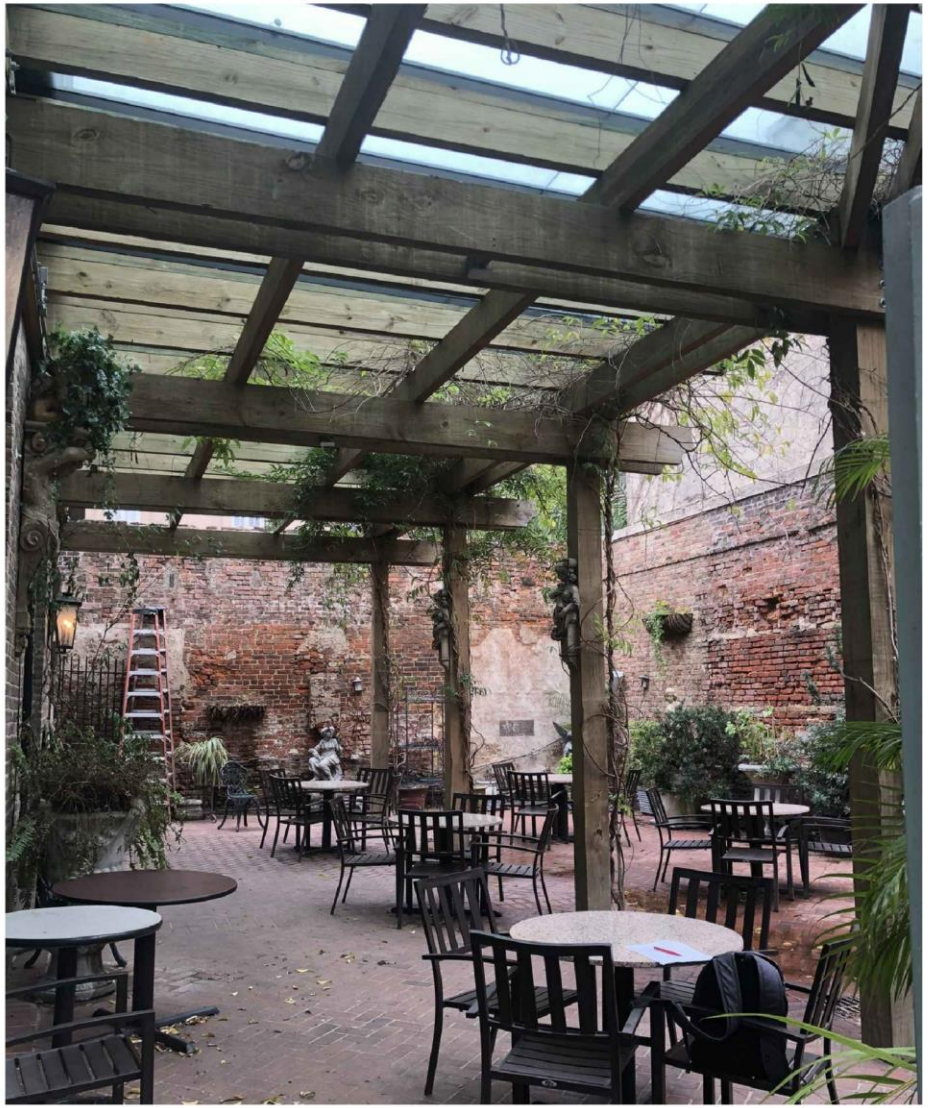


② Courtyard Wall

529 Bienville

VCC Architectural Committee

February 14, 2023



③ Ceiling Fans Removed



④ String Lights Removed

529 Bienville



5 Speaker & Camera

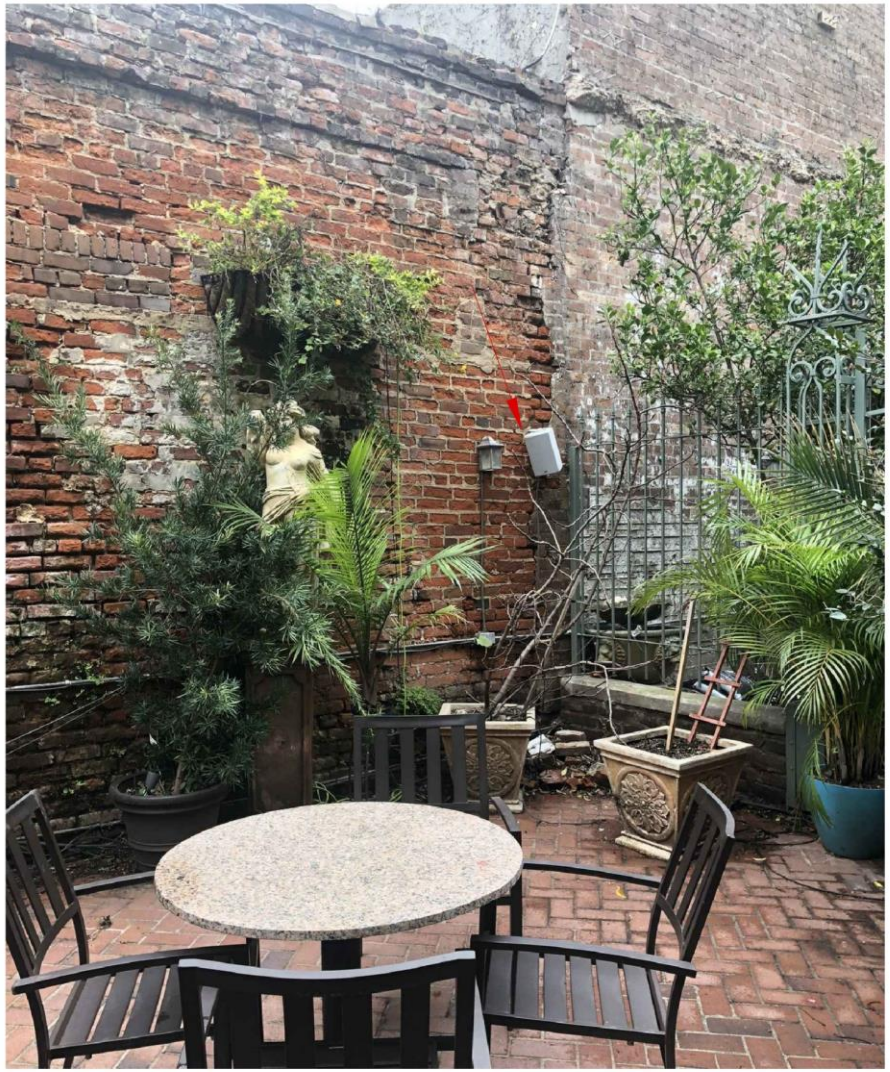


6 Speaker

529 Bienville

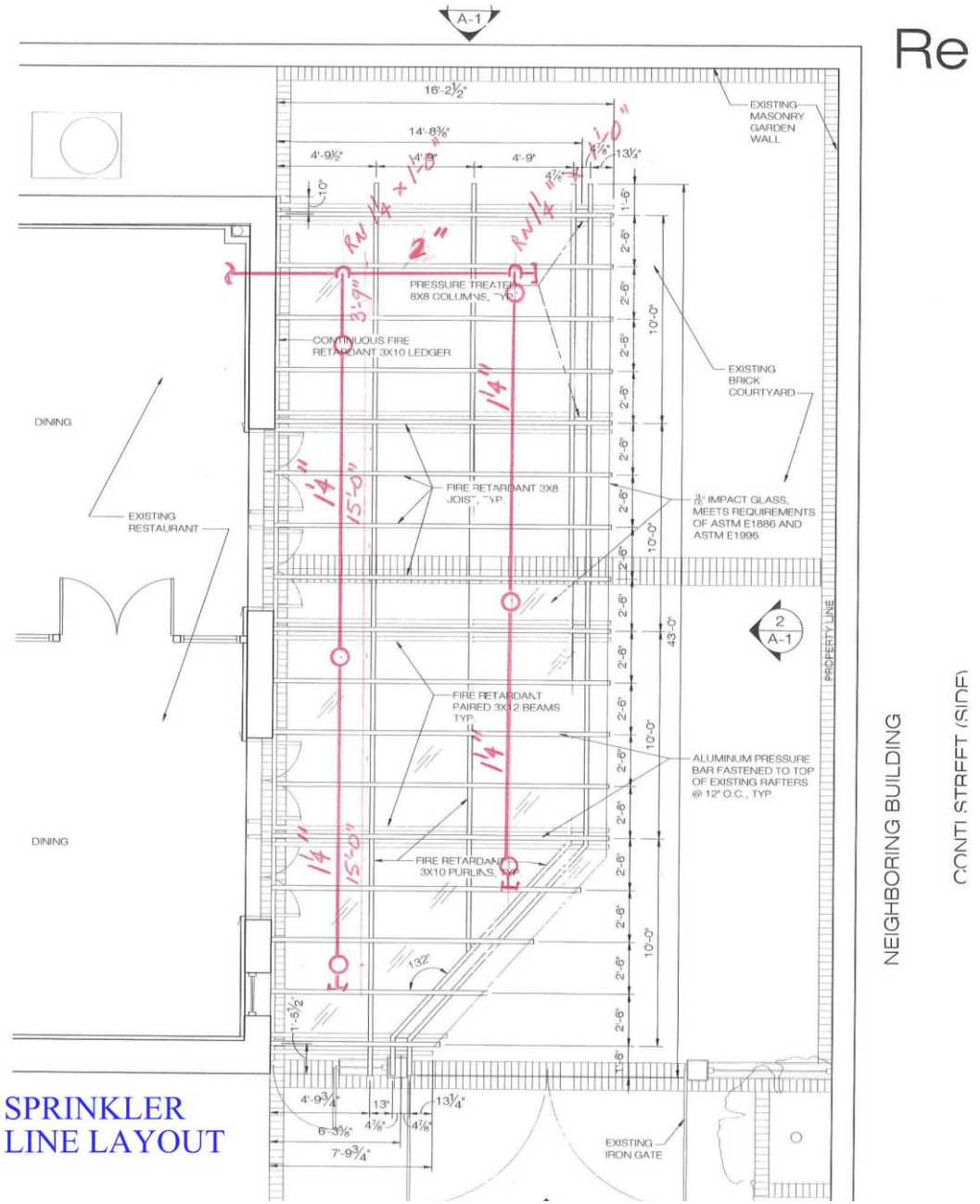


7 Speaker



8 Speaker

529 Bienville

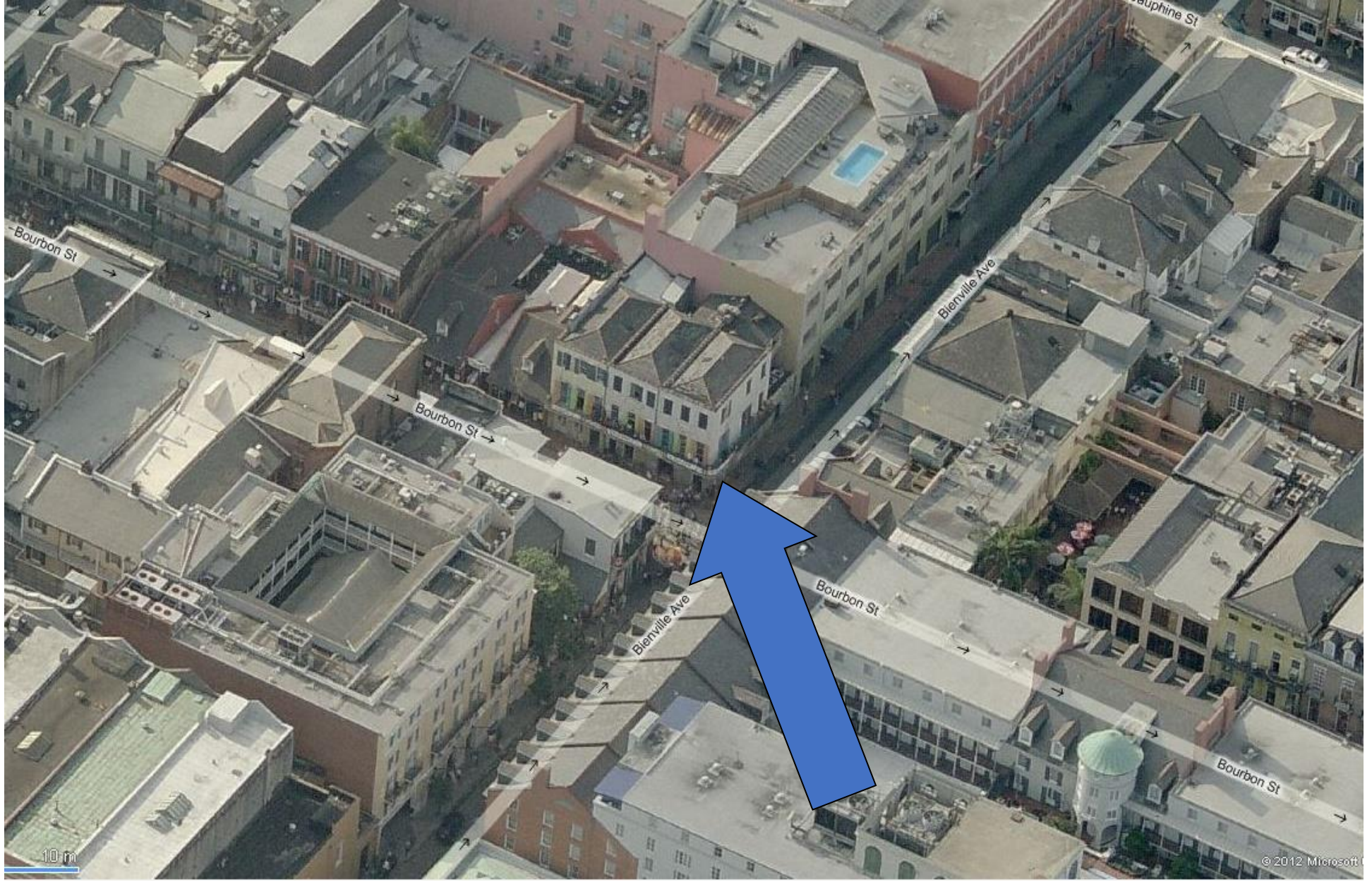


529 Bienville

VCC Architectural Committee

February 14, 2023

235-41 Bourbon



235-41 Bourbon

VCC Architecture Committee

October 10, 2023



235-41 Bourbon - 1963

VCC Architecture Committee

October 10, 2023



235-41 Bourbon - 1965

VCC Architecture Committee

October 10, 2023



235-41 Bourbon - 2008

VCC Architecture Committee

October 10, 2023



235-41 Bourbon

VCC Architecture Committee

October 10, 2023



235-41 Bourbon

VCC Architecture Committee

October 10, 2023



235-41 Bourbon

VCC Architecture Committee

October 10, 2023



235-41 Bourbon

VCC Architecture Committee

October 10, 2023



235-41 Bourbon - unknown

VCC Architecture Committee

October 10, 2023



235-41 Bourbon - 2009



235-41 Bourbon

VCC Architecture Committee

October 10, 2023



235-41 Bourbon

VCC Architecture Committee

October 10, 2023



235-41 Bourbon

VCC Architecture Committee

October 10, 2023



235-41 Bourbon

VCC Architecture Committee

October 10, 2023



235-41 Bourbon

VCC Architecture Committee

October 10, 2023



235-41 Bourbon

VCC Architecture Committee

October 10, 2023



235-41 Bourbon

VCC Architecture Committee

October 10, 2023



235-41 Bourbon

VCC Architecture Committee

October 10, 2023



235-41 Bourbon

VCC Architecture Committee

October 10, 2023



235-41 Bourbon

VCC Architecture Committee

October 10, 2023



235-41 Bourbon

VCC Architecture Committee

October 10, 2023



235-41 Bourbon

VCC Architecture Committee

October 10, 2023



CURRENT



PROPOSED
BIENVILLE ST



PROPOSED
BIENVILLE ST
AND BOURBON

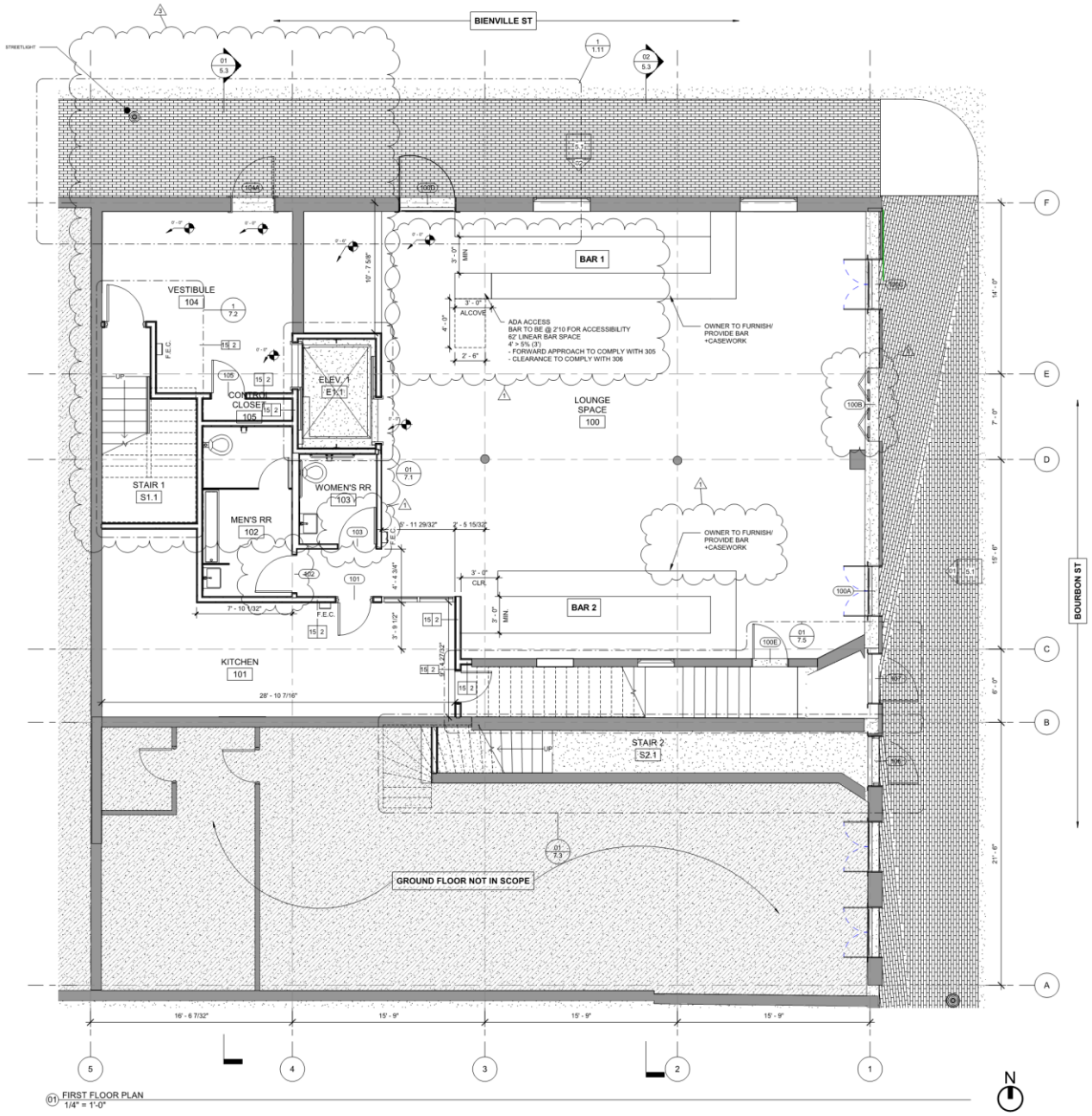
5. ADDITION OF ELEVATOR SHAFT OVERRIDE. VISIBLE FROM BIENVILLE ST.

REF. A1.25, A7.1

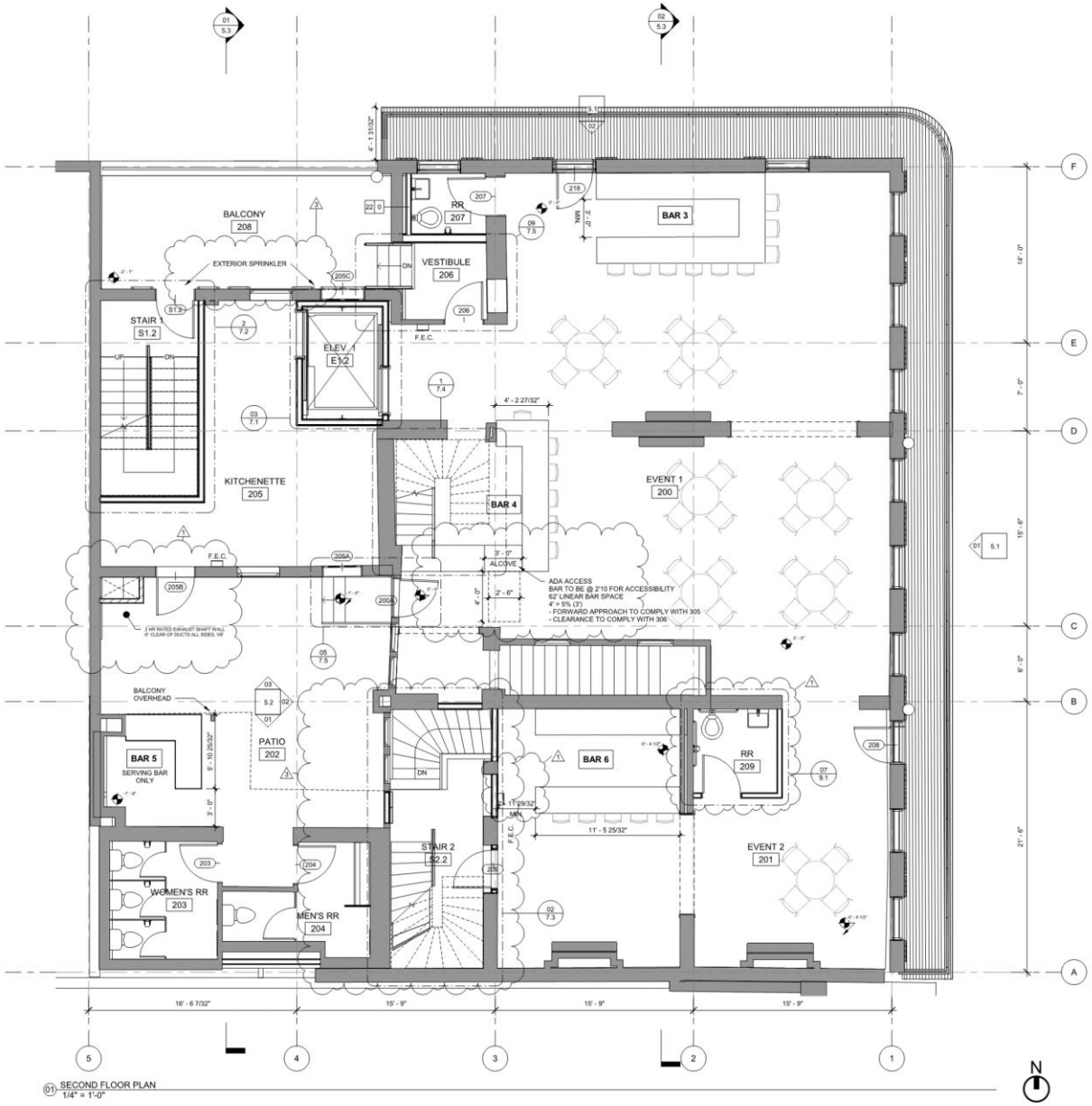
235-41 Bourbon

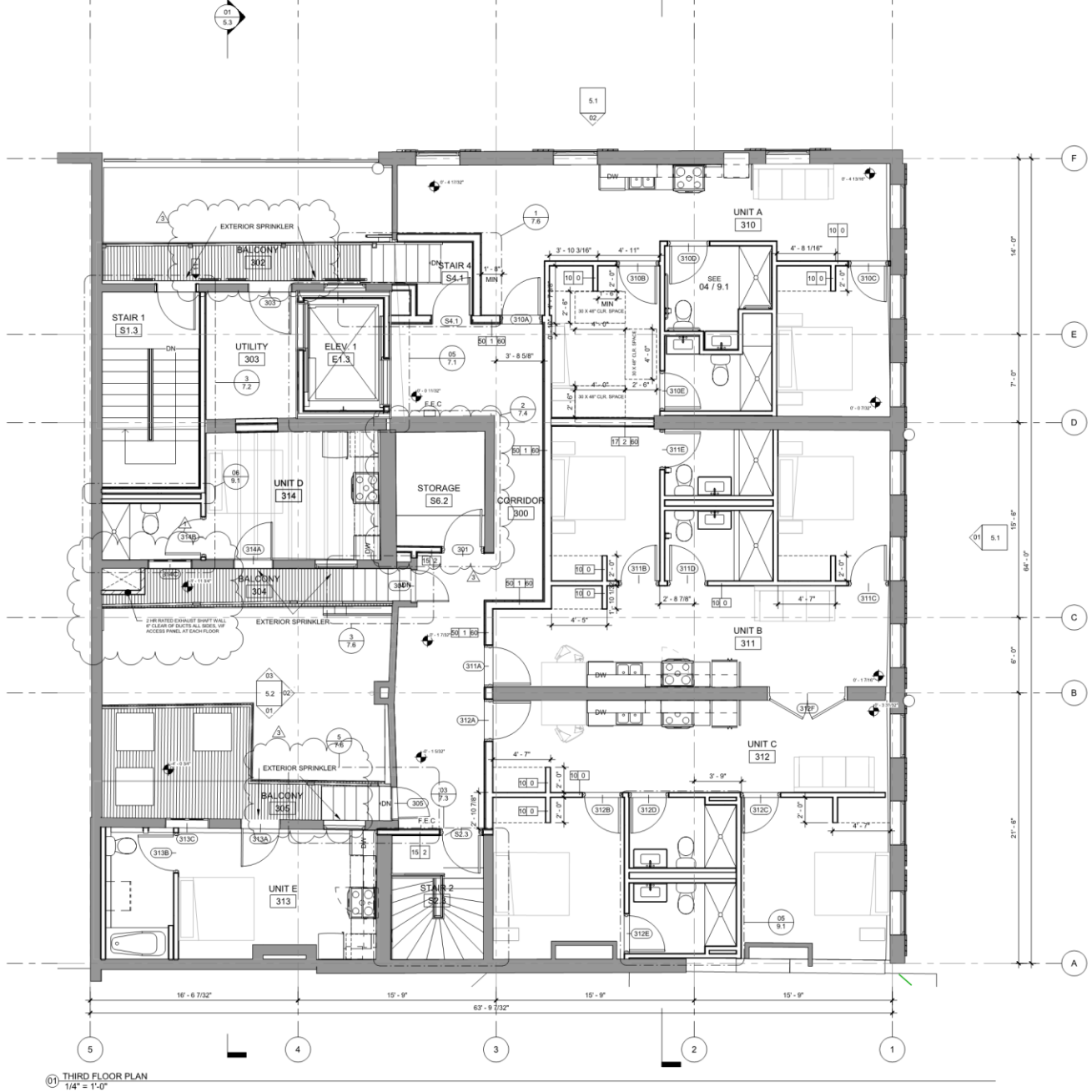
VCC Architecture Committee

October 10, 2023

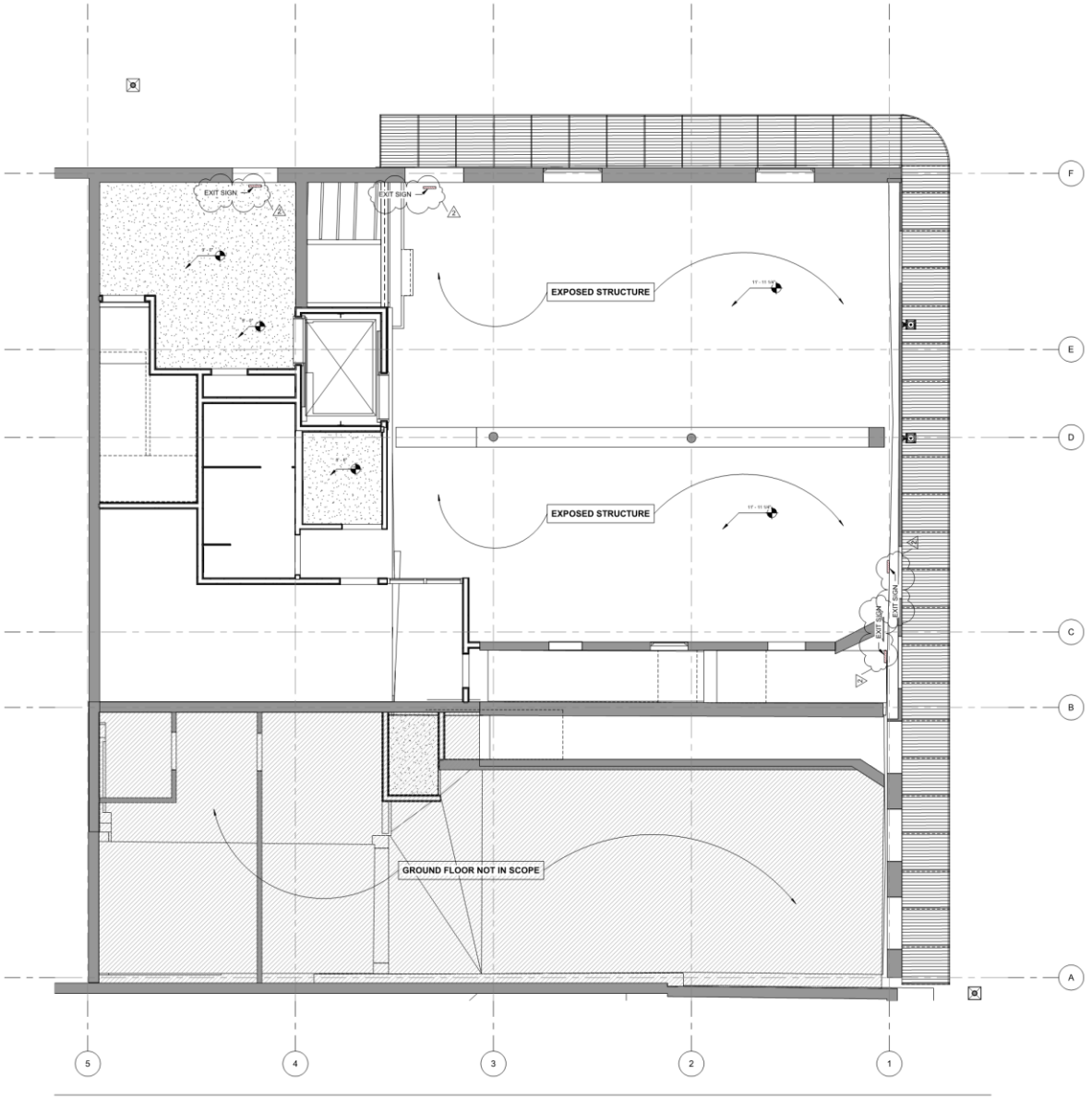


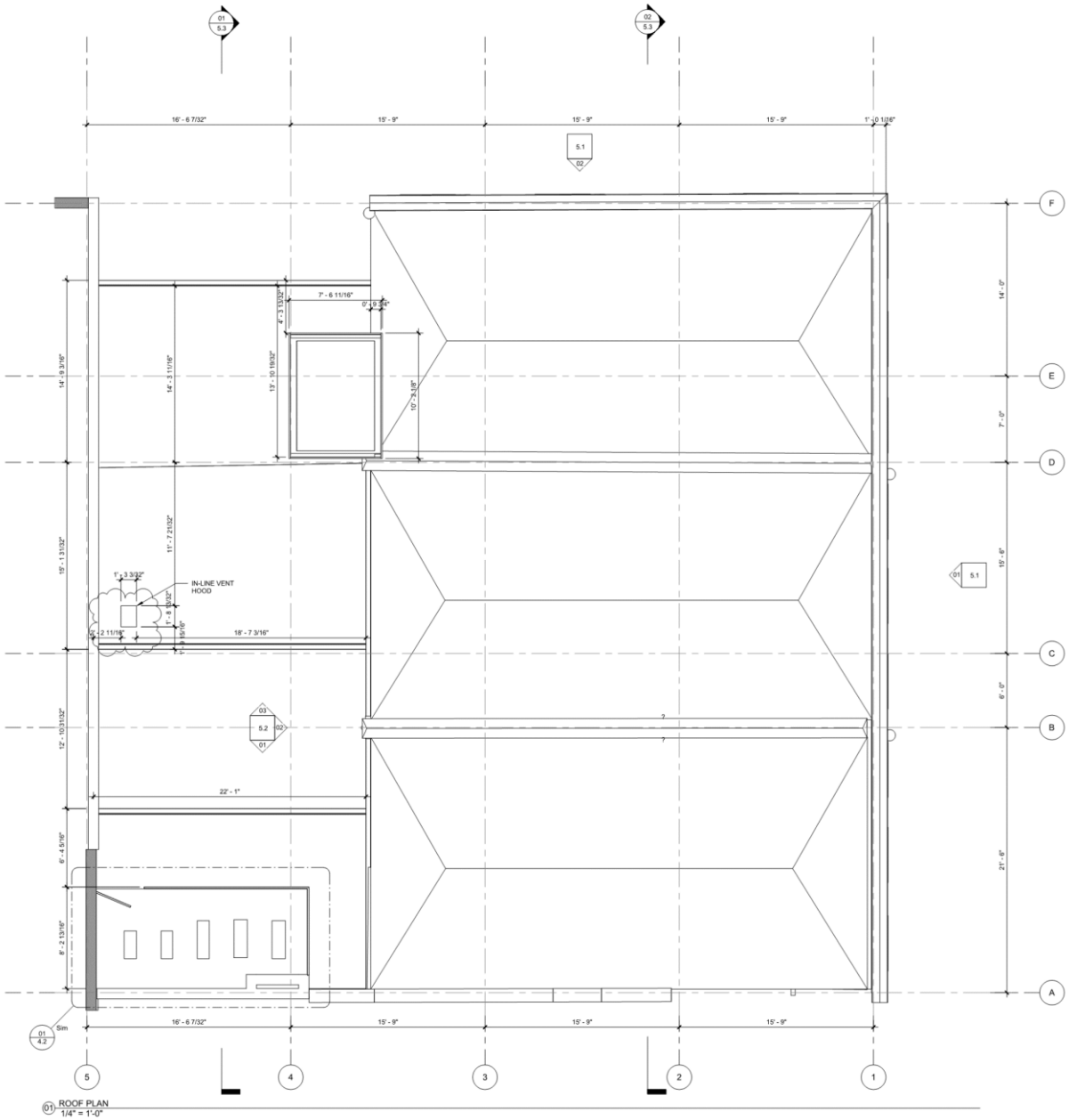
01 FIRST FLOOR PLAN
1/4" = 1'-0"


BALCONY
208
EXTERIOR SPRINKLER
RR
207
VESTIBULE
206
BAR 3
STAIR 1
S1.2
ELEV. 1
E1.2
F.E.C.
KITCHENETTE
205
BAR 4
EVENT 1
200
ALCOVE
ADA ACCESS
BAR TO BE @ 2'10 FOR ACCESSIBILITY
62" LINEAR BAR SPACE
4' > 5% (3')
- FORWARD APPROACH TO COMPLY WITH 305
- CLEARANCE TO COMPLY WITH 306
2 HR RATED EXHAUST SHAFT WALL
6" CLEAR OF DUCTS ALL SIDES, VIF
BALCONY
OVERHEAD
PATIO
202
BAR 5
SERVING BAR
ONLY
BAR 6
RR
209
STAIR 2
S2.2
WOMEN'S RR
203
MEN'S RR
204
EVENT 2
201
16' - 6 7/32"
15' - 9"
15' - 9"
15' - 9"
01 SECOND FLOOR PLAN
1/4" = 1'-0"
N

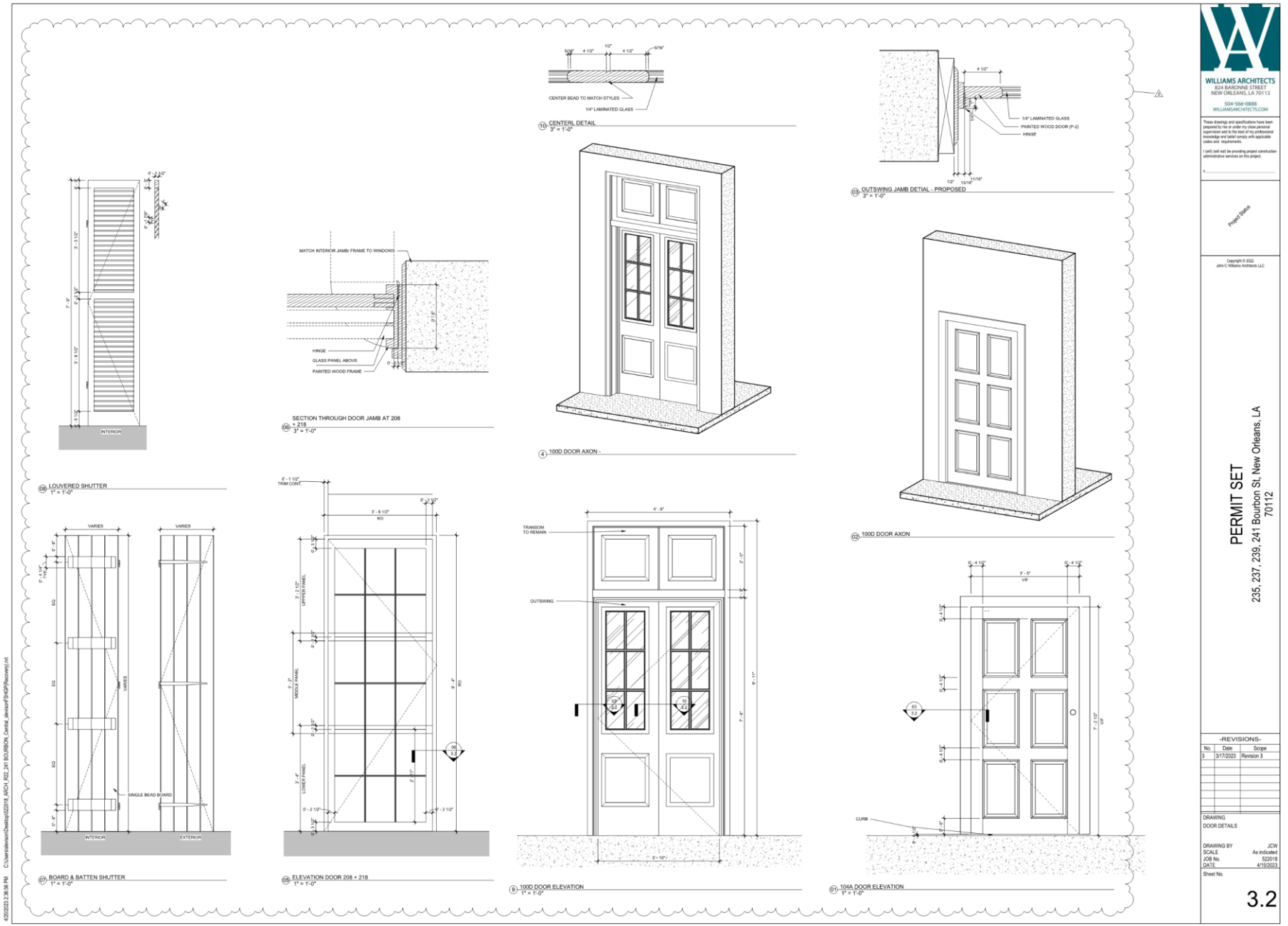


01 THIRD FLOOR PLAN
1/4" = 1'-0"


EXIT SIGN
EXIT SIGN
EXPOSED STRUCTURE
EXPOSED STRUCTURE
EXIT SIGN
EXIT SIGN
GROUND FLOOR NOT IN SCOPE
F
E
D
C
B
A
5
4
3
2
1


IN-LINE VENT HOOD
ROOF PLAN
1/4" = 1'-0"


FINISH
SATIN
SATIN
SATIN
SEMI GLOSS
WASHING
IS CANNOT
MATCH
EMENT
ISTING
ELEVATOR OVERRIDE SEE 7.1
PARAPET 35' - 1"
EXTERIOR ROOF 33' - 6"
COURTYARD EVE 26' - 8"
LVL 3 21' - 8 3/4"
LVL 3 - REAR 17' - 9"
LVL 2 9' - 6"
LVL 2 REAR 7' - 5"
LVL 1 -3' - 4 1/4"
T.O. CURB -4' - 2 1/2"
STREET -4' - 8 1/2"
ADD CLOSED LOUVERED SHUTTERS. PAINT P-4 SEE 09/3.2
REPLACE/ ADD LOUVERED SHUTTERS WHERE NEEDED PAINT P-4 SEE 09/3.2
SEE SHT. A3.2 DTL. 5,6,7,8
EXIT AT VARIABLE SIDEWALK GRADE SEE SHT. 3.2 DTL. 3,4,9,10
EXIT AT GRADE SEE SHT. 3.2 DTL 1&2
02 NORTH ELEVATION - BIENVILLE ST.
1/4" = 1'-0"
NEW WINDOW TO MATCH EXIST. LIKE KIND SHPO, NPS, SEE DTL. A3.2, 5,6,7
10" DIA. STEEL PLATE PAINTED
PROTECTED BY OPERABLE
S TO BE IN COMPLIANCE
1 IRC, TABLE 1609.1.2
ING NOT PROTECTED BY
S TO RECEIVE CLEAR
RATED FILM IN COMPLIANCE
TME E 1996 AS PER 2021
1609.1.2
BOTTOM RAIL EXTENDED TO MEET VARIABLE SIDEWALK GRADE
SIDEWALK GRADE VARIES B/T. 1-3/8"- 3"
BOTTOM RAIL EXTENDED TO MEET VARIABLE SIDEWALK GRADE
SIDEWALK GRADE VARIES B/T. 1-3/8"- 3"
07 EAST ELEVATION - BOURBON ST.
1/4" = 1'-0"



WILLIAMS ARCHITECTS
824 BARONNE STREET
NEW ORLEANS, LA 70113
504-566-0888
WILLIAMSARCHITECTS.COM
Project Status
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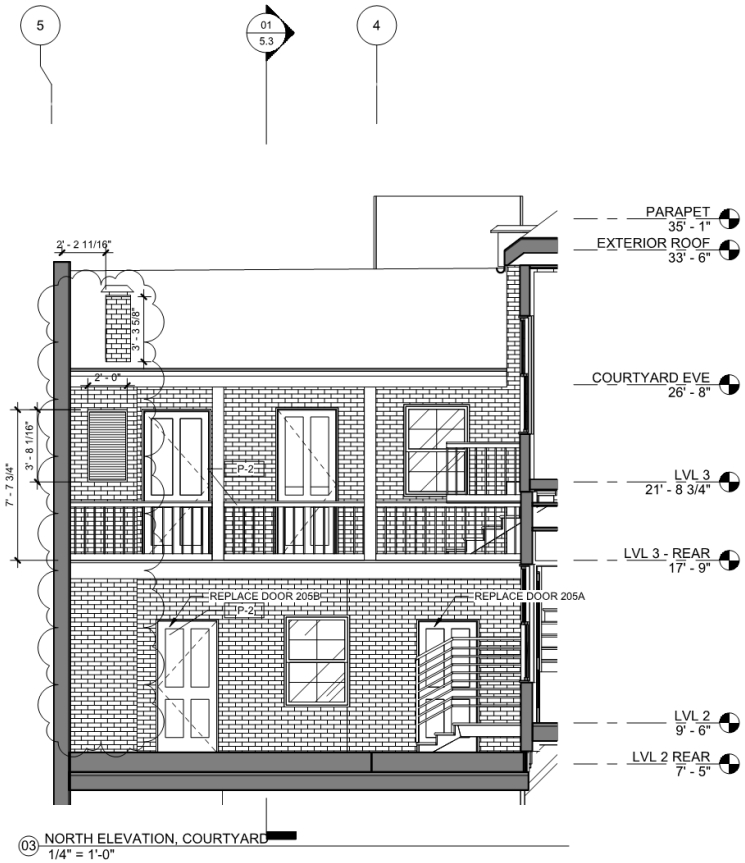
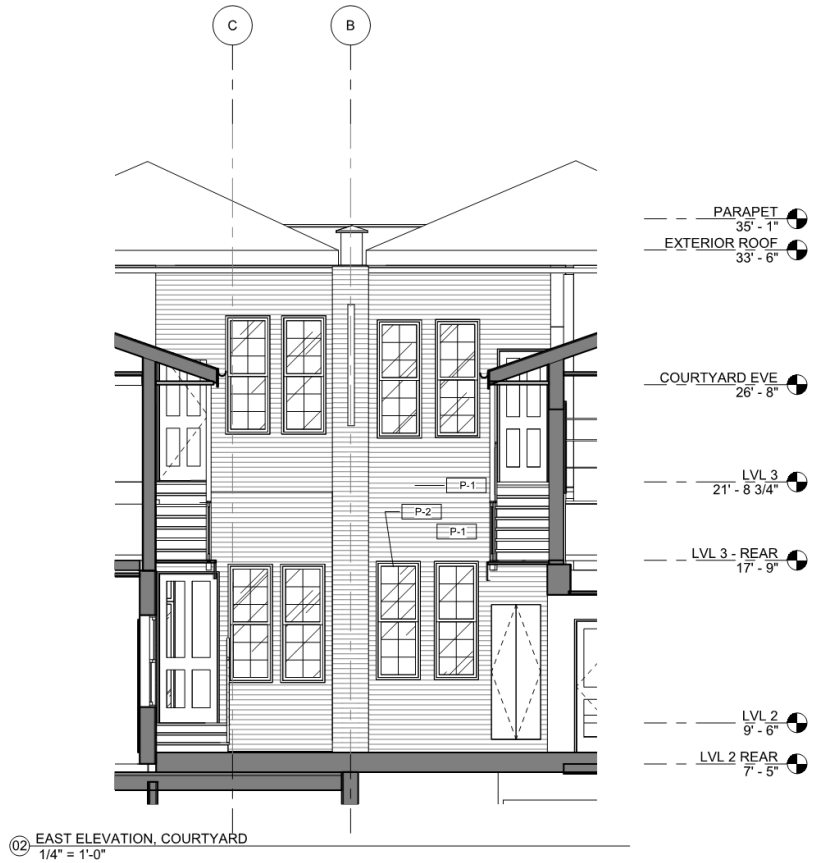
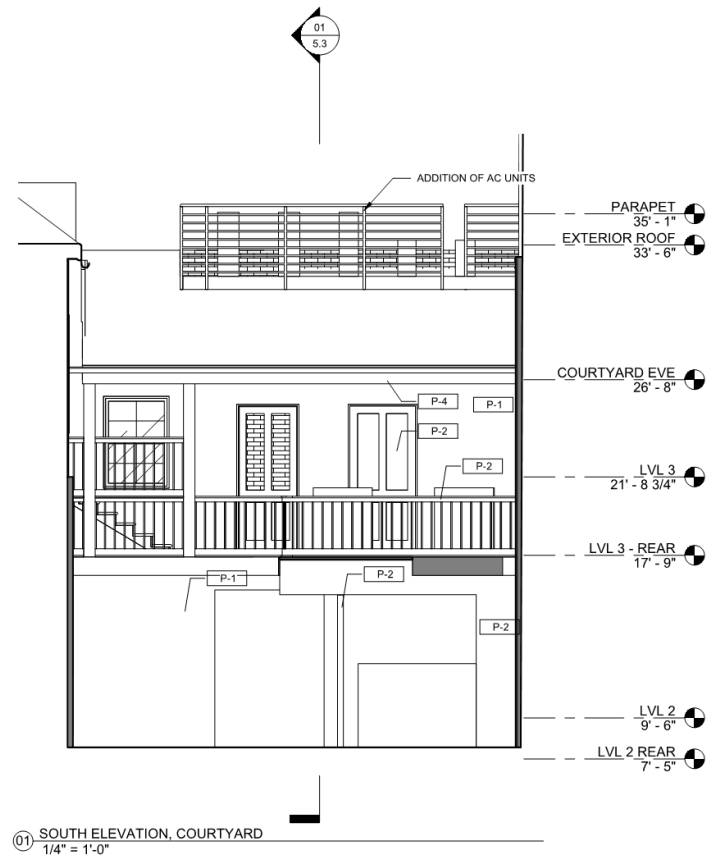
John C Williams Architects LLC
PERMIT SET
235, 237, 239, 241 Bourbon St, New Orleans, LA
70112
-REVISIONS-
No. Date Scope
3 3/17/2023 Revision 3
DRAWING
DOOR DETAILS
DRAWING BY JCW
SCALE As indicated
JOB No. 522018
DATE 4/15/2023
Sheet No.
3.2
CENTER BEAD TO MATCH STYLES
1/4" LAMINATED GLASS
CENTERL DETAIL
3" = 1'-0"
1/4" LAMINATED GLASS
PAINTED WOOD DOOR (P-2)
HINGE
OUTSWING JAMB DETIAL - PROPOSED
3" = 1'-0"
MATCH INTERIOR JAMB/ FRAME TO WINDOWS
HINGE
GLASS PANEL ABOVE
PAINTED WOOD FRAME
SECTION THROUGH DOOR JAMB AT 208 + 218
3" = 1'-0"
100D DOOR AXON -
100D DOOR AXON
LOUVERED SHUTTER
1" = 1'-0"
INTERIOR
VARIES
SINGLE BEAD BOARD
EXTERIOR
BOARD & BATTEN SHUTTER
1" = 1'-0"
TRIM CONT.
UPPER PANEL
MIDDLE PANEL
LOWER PANEL
ELEVATION DOOR 208 + 218
1" = 1'-0"
TRANSOM TO REMAIN
OUTSWING
100D DOOR ELEVATION
1" = 1'-0"
CURB
104A DOOR ELEVATION
1" = 1'-0"



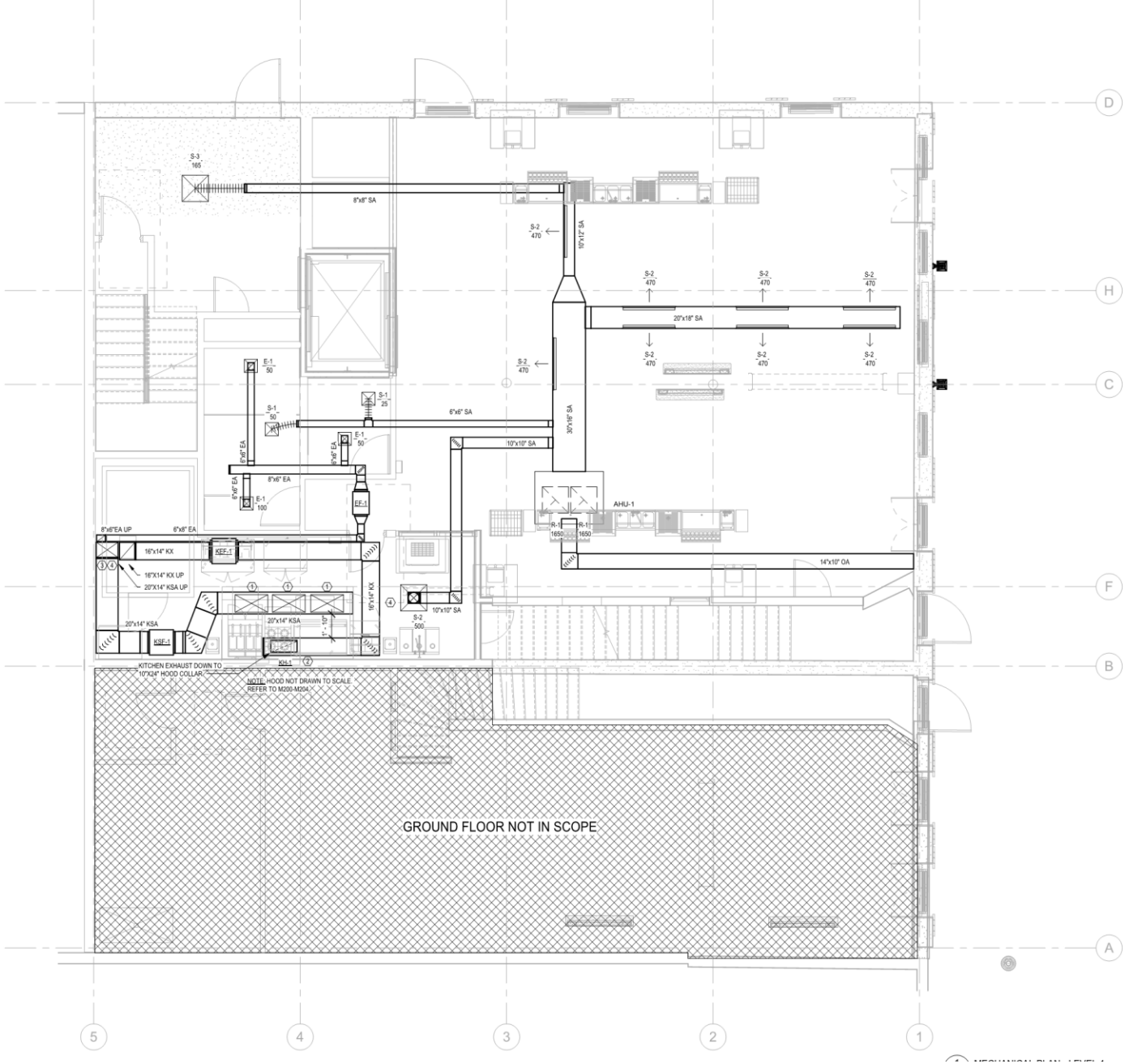
03 NORTH ELEVATION, COURTYARD
1/4" = 1'-0"

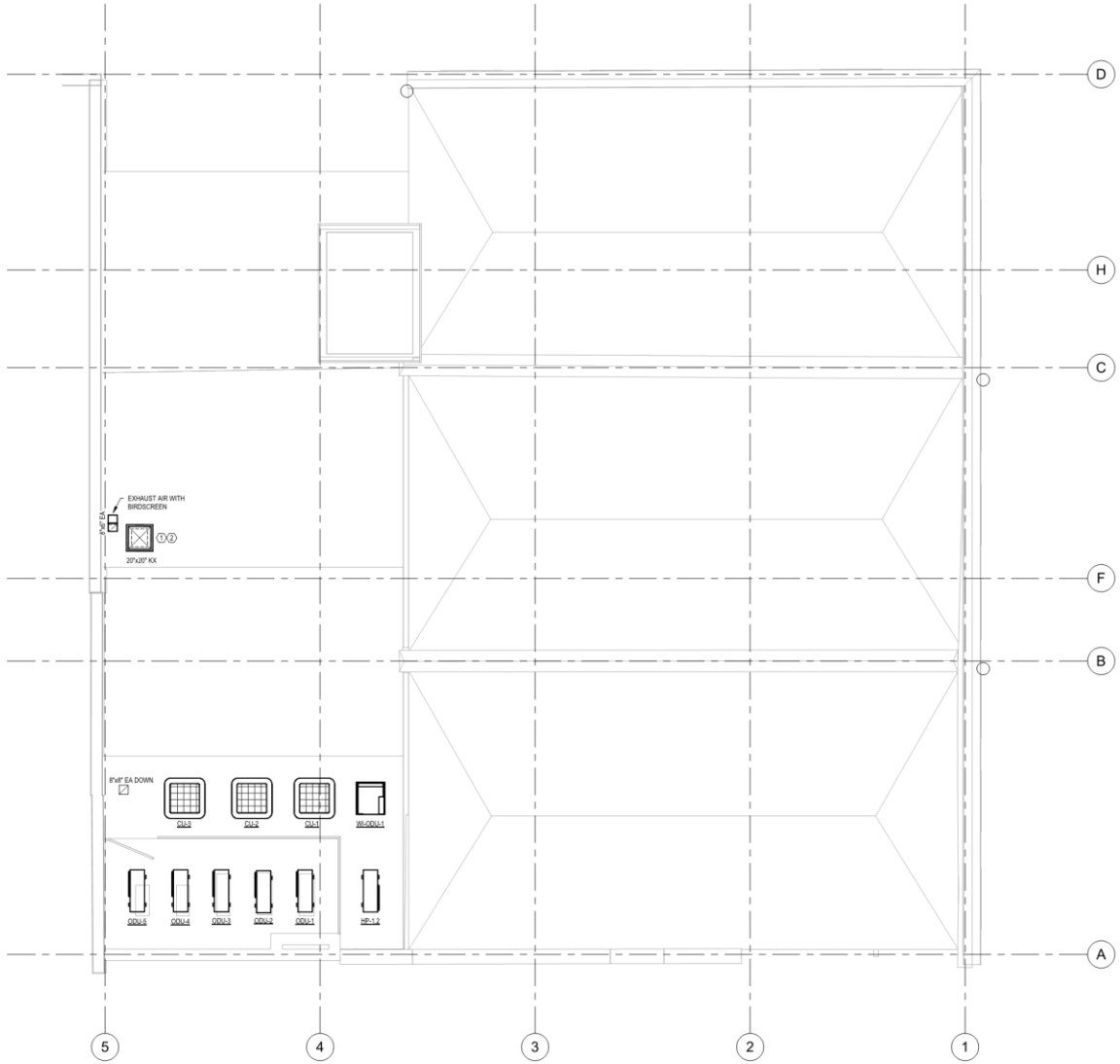


02 EAST ELEVATION, COURTYARD
1/4" = 1'-0"

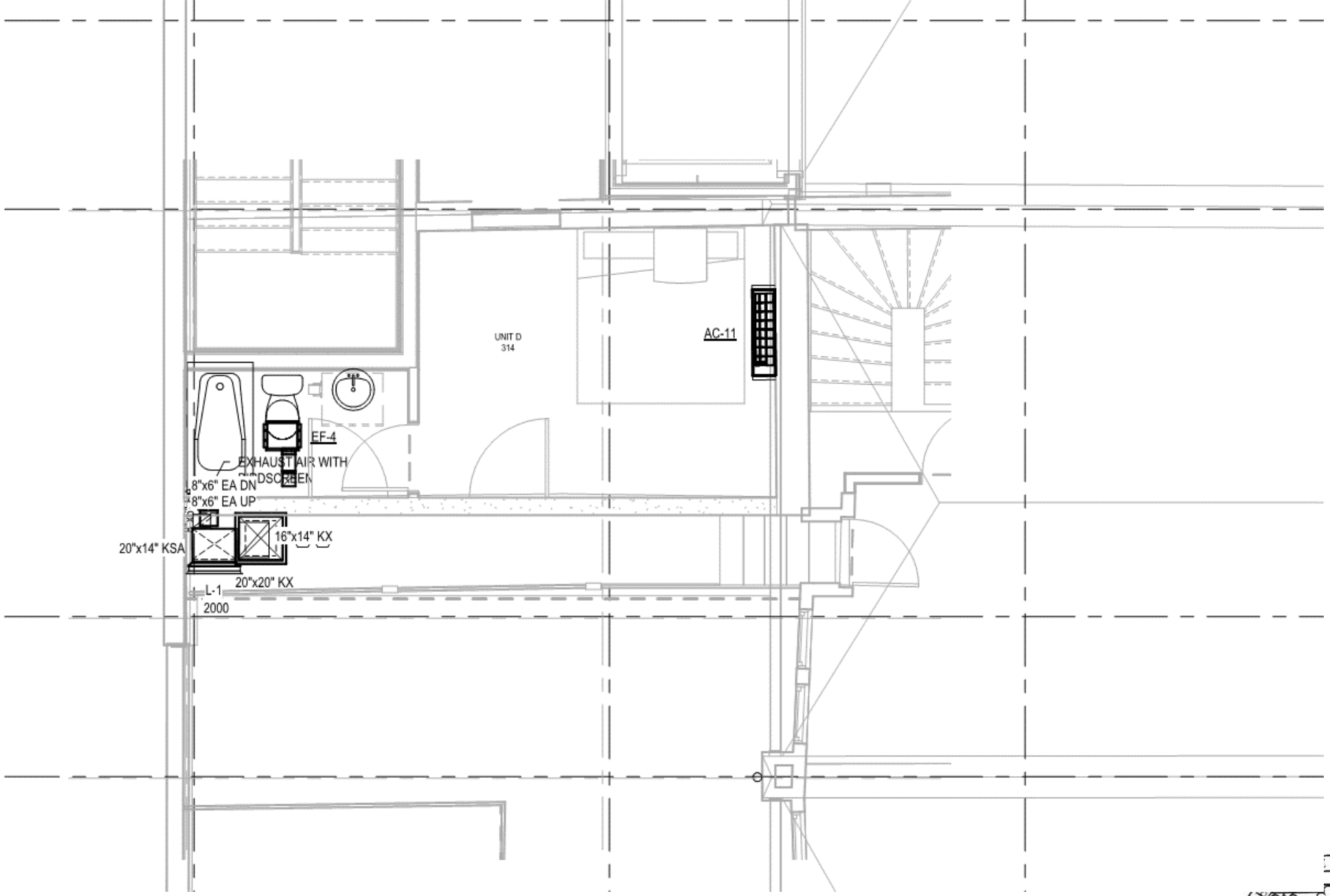


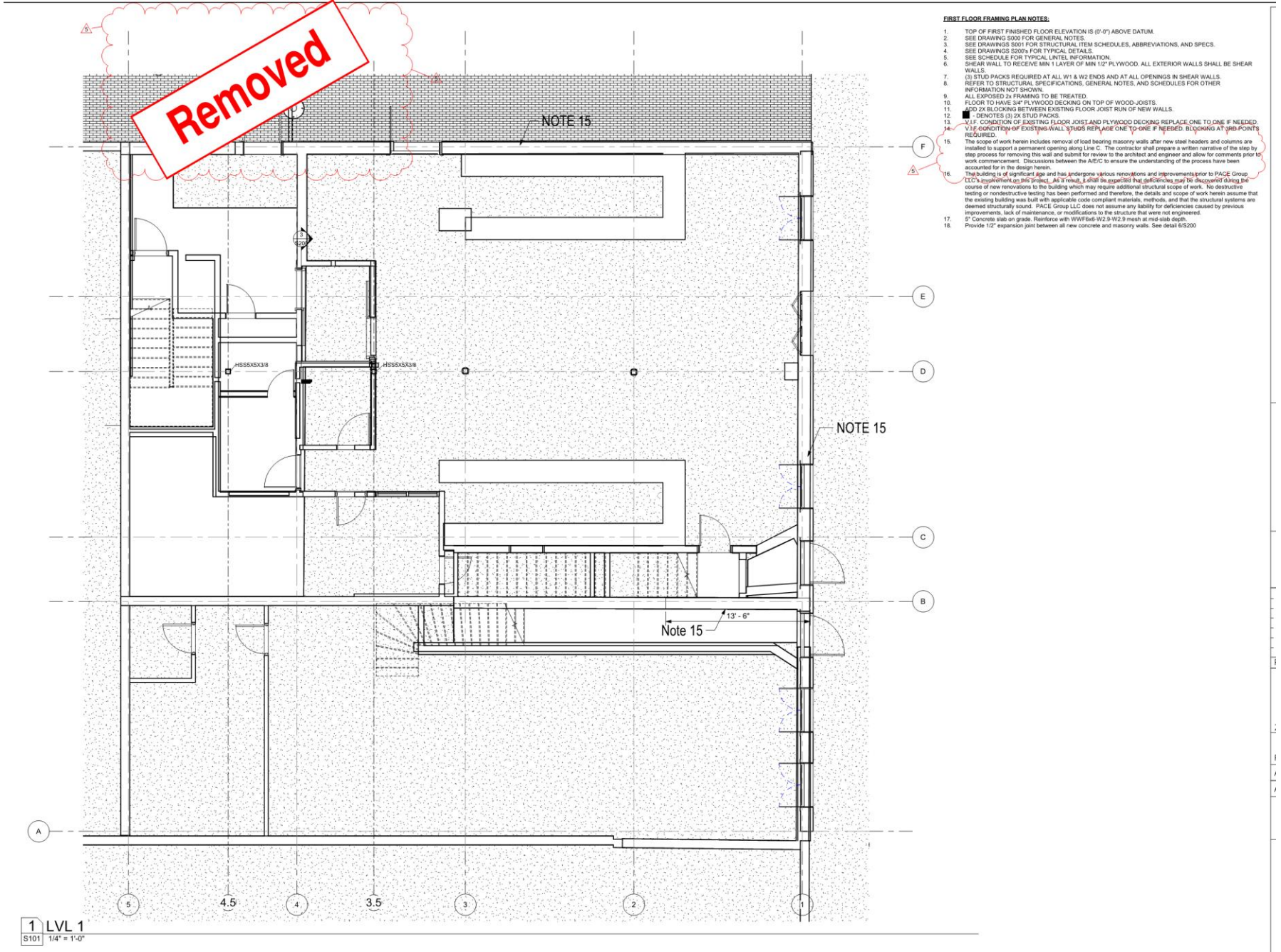
01 SOUTH ELEVATION, COURTYARD
1/4" = 1'-0"


GROUND FLOOR NOT IN SCOPE
AHU-1
KITCHEN EXHAUST DOWN TO 10"X24" HOOD COLLAR
NOTE: HOOD NOT DRAWN TO SCALE REFER TO M200-M204



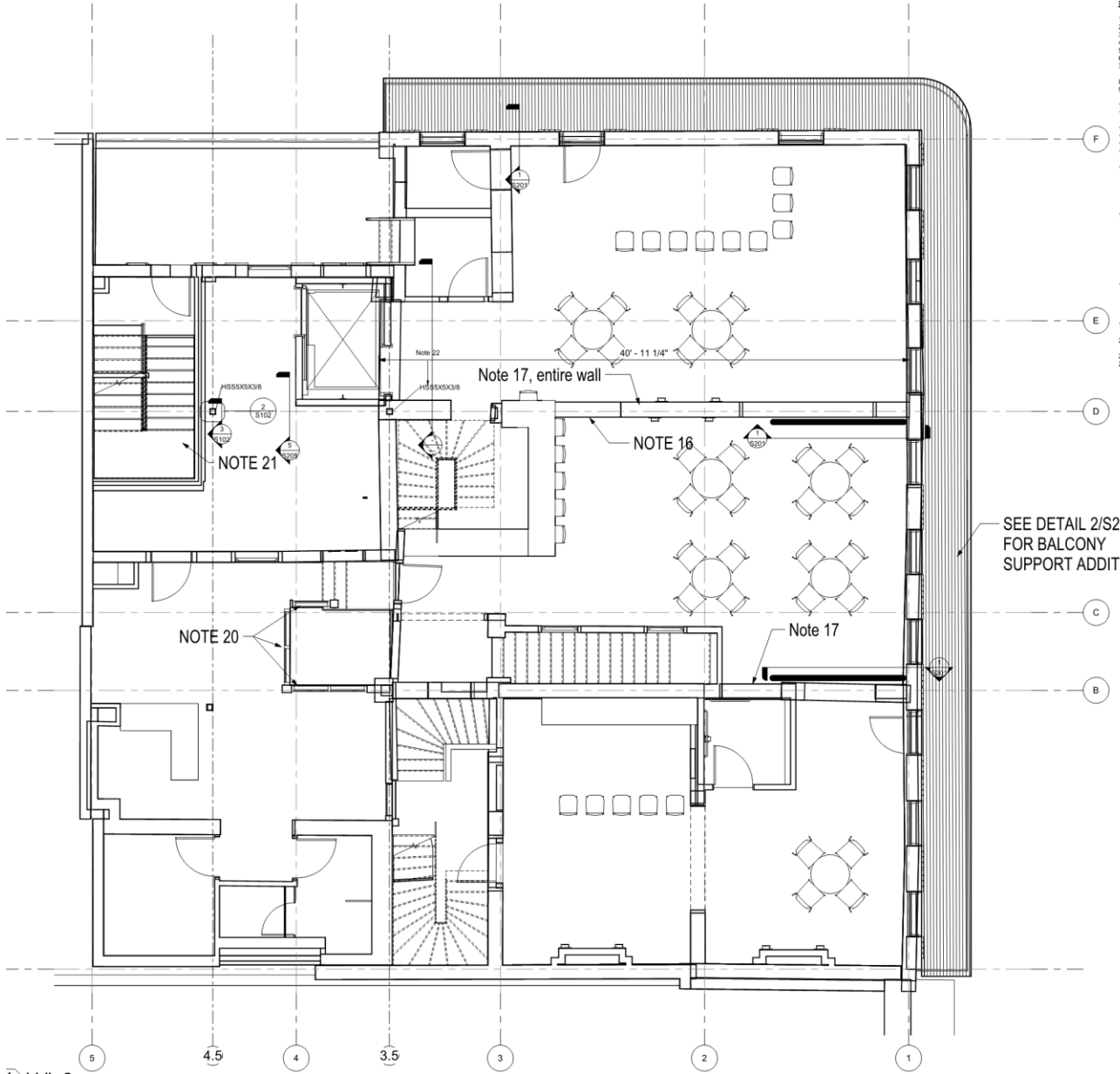
1 M104 MECHANICAL ROOF PLAN
1/4" = 1'-0"


UNIT D
314
AC-11
EF-4
EXHAUST AIR WITH
8"x6" EA DN
8"x6" EA UP
20"x14" KSA
16"x14" KX
20"x20" KX
L-1
2000



FIRST FLOOR FRAMING PLAN NOTES:

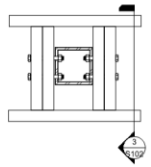
1. TOP OF FIRST FINISHED FLOOR ELEVATION IS (0'-0") ABOVE DATUM.
2. SEE DRAWING S000 FOR GENERAL NOTES.
3. SEE DRAWINGS S001 FOR STRUCTURAL ITEM SCHEDULES, ABBREVIATIONS, AND SPECS.
4. SEE DRAWINGS S200's FOR TYPICAL DETAILS.
5. SEE SCHEDULE FOR TYPICAL LINTEL INFORMATION.
6. SHEAR WALL TO RECEIVE MIN 1 LAYER OF MIN 1/2" PLYWOOD. ALL EXTERIOR WALLS SHALL BE SHEAR WALLS.
7. (3) STUD PACKS REQUIRED AT ALL W1 & W2 ENDS AND AT ALL OPENINGS IN SHEAR WALLS.
8. REFER TO STRUCTURAL SPECIFICATIONS, GENERAL NOTES, AND SCHEDULES FOR OTHER INFORMATION NOT SHOWN.
9. ALL EXPOSED 2x FRAMING TO BE TREATED.
10. FLOOR TO HAVE 3/4" PLYWOOD DECKING ON TOP OF WOOD-JOISTS.
11. ADD 2X BLOCKING BETWEEN EXISTING FLOOR JOIST RUN OF NEW WALLS.
12. ■ - DENOTES (3) 2X STUD PACKS.
13. V.I.F. CONDITION OF EXISTING FLOOR JOIST AND PLYWOOD DECKING REPLACE ONE TO ONE IF NEEDED.
14. V.I.F. CONDITION OF EXISTING WALL STUDS REPLACE ONE TO ONE IF NEEDED. BLOCKING AT 3RD POINTS REQUIRED.
15. The scope of work herein includes removal of load bearing masonry walls after new steel headers and columns are installed to support a permanent opening along Line C. The contractor shall prepare a written narrative of the step by step process for removing this wall and submit for review to the architect and engineer and allow for comments prior to work commencement. Discussions between the A/E/C to ensure the understanding of the process have been accounted for in the design herein.
16. The building is of significant age and has undergone various renovations and improvements prior to PACE Group LLC's involvement on this project. As a result, it shall be expected that deficiencies may be discovered during the course of new renovations to the building which may require additional structural scope of work. No destructive testing or nondestructive testing has been performed and therefore, the details and scope of work herein assume that the existing building was built with applicable code compliant materials, methods, and that the structural systems are deemed structurally sound. PACE Group LLC does not assume any liability for deficiencies caused by previous improvements, lack of maintenance, or modifications to the structure that were not engineered.
17. 5" Concrete slab on grade. Reinforce with WWF6x6-W2.9-W2.9 mesh at mid-slab depth.
18. Provide 1/2" expansion joint between all new concrete and masonry walls. See detail 6/S200



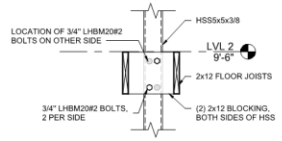
1 LVL 2
102 1/4" = 1'-0"

SECOND FLOOR FRAMING PLAN NOTES:

1. TOP OF SECOND FINISHED FLOOR ELEVATION IS (13'-4") ABOVE DATUM.
2. ALL EXISTING DAMAGE FLOOR JOIST TO BE REPLACE W/ EQUIVALENT.
3. SEE DRAWING S000 FOR GENERAL NOTES.
4. SEE DRAWINGS S001 FOR STRUCTURAL ITEM SCHEDULES, ABBREVIATIONS, AND SPECS.
5. SEE DRAWINGS S200's FOR TYPICAL DETAILS.
6. SEE SCHEDULE FOR TYPICAL LINTEL INFORMATION.
7. SHEAR WALL TO RECEIVE MIN 1 LAYER OF MIN 1/2" PLYWOOD. ALL EXTERIOR WALLS SHALL BE SHEAR WALLS.
8. (3) STUD PACKS REQUIRED AT ALL W1 & W2 WALL ENDS AND AT ALL OPENINGS IN SHEAR WALLS.
9. REFER TO STRUCTURAL SPECIFICATIONS, GENERAL NOTES, AND SCHEDULES FOR OTHER INFORMATION NOT SHOWN.
10. ALL EXPOSED 2x FRAMING TO BE TREATED.
11. FLOOR TO HAVE 3/4" PLYWOOD DECKING ON TOP OF WOOD-JOISTS.
12. ■ -DENOTES (3) 2X STUD PACKS.
13. ADD BLOCKING BELOW ALL SECOND FLOOR WALLS.
14. V.I.F. CONDITION OF EXISTING FLOOR JOIST AND PLYWOOD DECKING REPLACE ONE TO ONE IF NEEDED.
15. EXPLORATORY DEMOLITION IS REQUIRED TO CONFIRM STRUCTURAL CONDITION OF EXISTING STEEL FRAMING
16. THE SCOPE OF WORK HEREIN INCLUDES REMOVAL OF LOAD BEARING MASONRY WALLS AFTER NEW STEEL HEADERS AND COLUMNS ARE INSTALLED TO SUPPORT A PERMANENT OPENING ALONG LINE C. THE CONTRACTOR SHALL PREPARE A WRITTEN NARRATIVE OF THE STEP BY STEP PROCESS FOR REMOVING THIS WALL AND SUBMIT FOR REVIEW TO THE ARCHITECT AND ENGINEER AND ALLOW FOR COMMENTS PRIOR TO WORK COMMENCEMENT. DISCUSSIONS BETWEEN THE A/E/C TO ENSURE THE UNDERSTANDING OF THE PROCESS HAVE BEEN ACCOUNTED FOR IN THE DESIGN HEREIN.
17. THE BUILDING IS OF SIGNIFICANT AGE AND HAS UNDERGONE VARIOUS RENOVATIONS AND IMPROVEMENTS PRIOR TO PACE GROUP LLC'S INVOLVEMENT ON THIS PROJECT. AS A RESULT, IT SHALL BE EXPECTED THAT DEFICIENCIES MAY BE DISCOVERED DURING THE COURSE OF NEW RENOVATIONS TO THE BUILDING WHICH MAY REQUIRE ADDITIONAL STRUCTURAL SCOPE OF WORK. NO DESTRUCTIVE TESTING OR NONDESTRUCTIVE TESTING HAS BEEN PERFORMED AND THERFORE, THE DETAILS AND SCOPE OF WORK HEREIN ASSUME THAT THE EXISTING BUILDING WAS BUILT WITH APPLICABLE CODE COMPLIANT MATERIALS, METHODS, AND THAT THE STRUCTURAL SYSTEMS ARE DEEMED STRUCTURALLY SOUND. PACE GROUP LLC DOES NOT ASSUME ANY LIABILITY FOR DEFICIENCIES CAUSED BY PREVIOUS IMPROVEMENTS, LACK OF MAINTENANCE, OR MODIFICATIONS TO THE STRUCTURE THAT WERE NOT ENGINEERED.
18. THE ELEVATED WOOD FRAMED FLOORS ARE DEEMED TO BE UNEVEN AND UNLEVEL IN CERTAIN AREAS. FLATTEN OR LEVEL THE FLOORS PER THE ARCHITECT'S DESIGN CRITERIA AND REQUIREMENTS. THE USE OF OAK SHIMS IS ALLOWED TO FLATTEN OR LEVEL SECONDARY MEMBERS (REPETITIVE FLOOR FRAMING MEMBERS) ONTO PRIMARY MEMBERS (COLUMNS AND GIRDERS) SO AS TO ACHIEVE THE ARCHITECT'S DESIGN CRITERIA AND REQUIREMENTS FOR FLOOR LEVELNESS AT THE ELEVATED FLOORS.
19. ALL CRACKS IN ALL MASONRY WALLS TO BE TUCK POINTED USING VCC APPROVED MORTAR. FOLLOW ALL VCC GUIDELINES FOR TUCK POINTING OF HISTORIC/ EXISTING STRUCTURES
20. EXISTING GLASS CURTAIN WALLS TO BE REMOVED. FILL FLOOR SPACE WITH 2X12 FLOOR FRAMING @ 16" O.C. MAX. SPACING, MAX. SPAN LENGTH 10 FT. MATCH EXISTING FRAMING DIRECTION IF POSSIBLE
21. NEW WOOD-FRAMED STAIRS. USE (3) 2X12 STRINGERS. SEE DETAIL ON S201.
22. ENCAPSULATE NEW HSS COLUMN WITH EXISTING MASONRY BRICK TO HIDE STEEL COLUMN



2 LVL 2 - Callout 1
S102 1 1/2" = 1'-0"



3 HSS Bracing Detail
S102 3/4" = 1'-0"

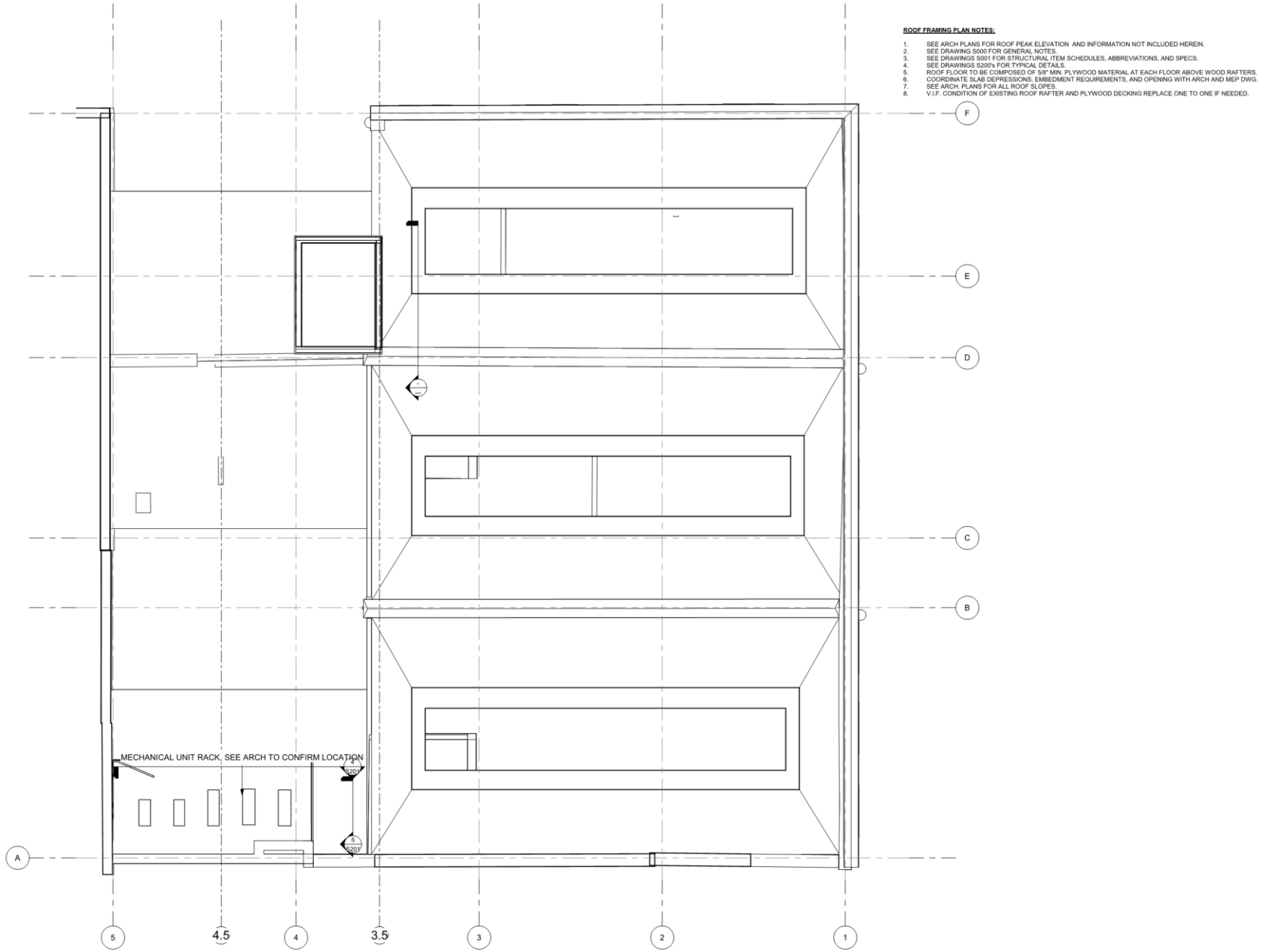


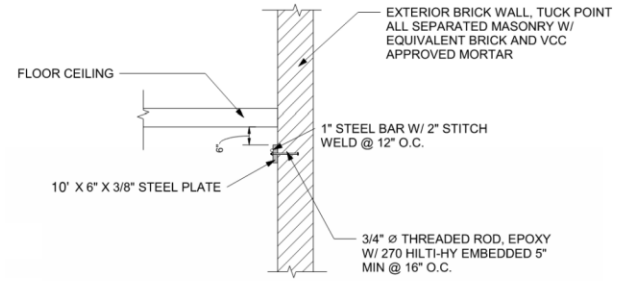
1 LVL 3
S103 1/4" = 1'-0"

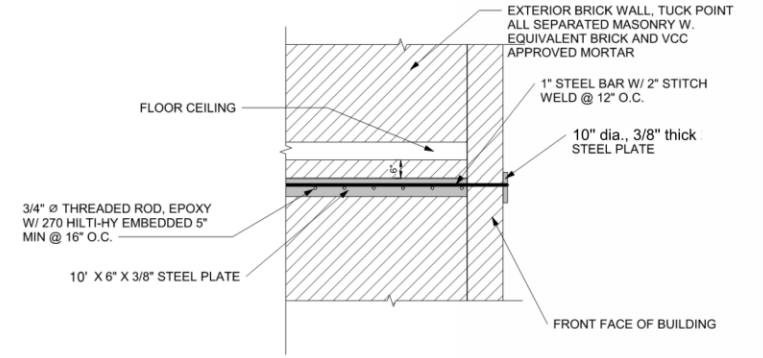
SECOND FLOOR FRAMING PLAN NOTES:

1. TOP OF SECOND FINISHED FLOOR ELEVATION IS (25'-5") ABOVE DATUM.
2. ALL EXISTING DAMAGE FLOOR JOIST TO BE REPLACE W/ EQUIVALENT.
3. SEE DRAWING S000 FOR GENERAL NOTES.
4. SEE DRAWINGS S001 FOR STRUCTURAL ITEM SCHEDULES, ABBREVIATIONS, AND SPECS.
5. SEE DRAWINGS S200's FOR TYPICAL DETAILS.
6. SEE SCHEDULE FOR TYPICAL LINTEL INFORMATION.
7. SHEAR WALL TO RECEIVE MIN 1 LAYER OF MIN 1/2" PLYWOOD. ALL EXTERIOR WALLS SHALL BE SHEAR WALLS.
8. (3) STUD PACKS REQUIRED AT ALL W1 & W2 WALL ENDS AND AT ALL OPENINGS IN SHEAR WALLS.
9. REFER TO STRUCTURAL SPECIFICATIONS, GENERAL NOTES, AND SCHEDULES FOR OTHER INFORMATION NOT SHOWN.
10. ALL EXPOSED 2x FRAMING TO BE TREATED.
11. FLOOR TO HAVE 3/4" PLYWOOD DECKING ON TOP OF WOOD-JOISTS.

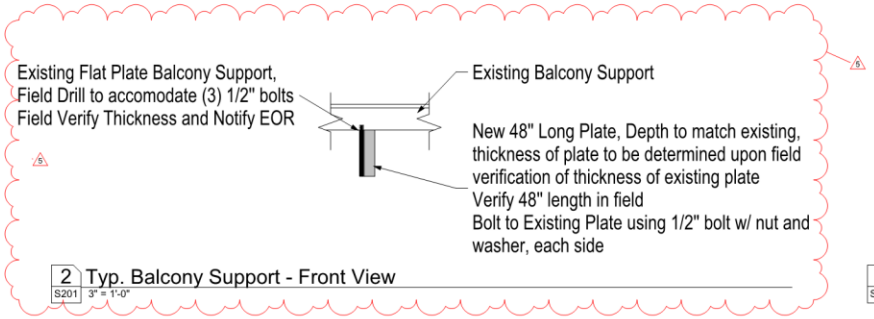
12. -DENOTES (3) 2X STUD PACKS.
13. ADD BLOCKING BELOW ALL THIRD FLOOR WALLS.
14. CM TO SUBMIT SHOP DRAWINGS FOR PRE-ENGINEER WOOD TRUSSES.
15. V.I.F. CONDITION OF EXISTING FLOOR JOIST AND PLYWOOD DECKING REPLACE ONE TO ONE IF NEEDED.
16. EXPLORATORY DEMOLITION IS REQUIRED TO CONFIRM STRUCTURAL CONDITION OF EXISTING STEEL FRAMING.
17. THE SCOPE OF WORK HEREIN INCLUDES REMOVAL OF LOAD BEARING MASONRY WALLS AFTER NEW STEEL HEADERS AND COLUMNS ARE INSTALLED TO SUPPORT A PERMANENT OPENING ALONG LINE C. THE CONTRACTOR SHALL PREPARE A WRITTEN NARRATIVE OF THE STEP BY STEP PROCESS FOR REMOVING THIS WALL AND SUBMIT FOR REVIEW TO THE ARCHITECT AND ENGINEER AND ALLOW FOR COMMENTS PRIOR TO WORK COMMENCEMENT. DISCUSSIONS BETWEEN THE A/E/C TO ENSURE THE UNDERSTANDING OF THE PROCESS HAVE BEEN ACCOUNTED FOR IN THE DESIGN HEREIN.
18. THE BUILDING IS OF SIGNIFICANT AGE AND HAS UNDERGONE VARIOUS RENOVATIONS AND IMPROVEMENTS PRIOR TO PACE GROUP LLC'S INVOLVEMENT ON THIS PROJECT. AS A RESULT, IT SHALL BE EXPECTED THAT DEFICIENCIES MAY BE DISCOVERED DURING THE COURSE OF NEW RENOVATIONS TO THE BUILDING WHICH MAY REQUIRE ADDITIONAL STRUCTURAL SCOPE OF WORK. NO DESTRUCTIVE TESTING OR NONDESTRUCTIVE TESTING HAS BEEN PERFORMED AND THEREFORE, THE DETAILS AND SCOPE OF WORK HEREIN ASSUME THAT THE EXISTING BUILDING WAS BUILT WITH APPLICABLE CODE COMPLIANT MATERIALS, METHODS, AND THAT THE STRUCTURAL SYSTEMS ARE DEEMED STRUCTURALLY SOUND. PACE GROUP LLC DOES NOT ASSUME ANY LIABILITY FOR DEFICIENCIES CAUSED BY PREVIOUS IMPROVEMENTS, LACK OF MAINTENANCE, OR MODIFICATIONS TO THE STRUCTURE THAT WERE NOT ENGINEERED.
19. THE ELEVATED WOOD FRAMED FLOORS ARE DEEMED TO BE UNEVEN AND UNLEVEL IN CERTAIN AREAS. FLATTEN OR LEVEL THE FLOORS PER THE ARCHITECT'S DESIGN CRITERIA AND REQUIREMENTS. THE USE OF OAK SHIMS IS ALLOWED TO FLATTEN OR LEVEL SECONDARY MEMBERS (REPETITIVE FLOOR FRAMING MEMBERS) ONTO PRIMARY MEMBERS (COLUMNS AND GIRDERS) SO AS TO ACHIEVE THE ARCHITECT'S DESIGN CRITERIA AND REQUIREMENTS FOR FLOOR LEVELNESS AT THE ELEVATED FLOORS.
20. ALL CRACKS IN ALL MASONRY WALLS TO BE TUCK POINTED USING VCC APPROVED MORTAR. FOLLOW ALL VCC GUIDELINES FOR TUCK POINTING OF HISTORIC/ EXISTING STRUCTURES


ROOF FRAMING PLAN NOTES:
1. SEE ARCH PLANS FOR ROOF PEAK ELEVATION AND INFORMATION NOT INCLUDED HEREIN.
2. SEE DRAWING S000 FOR GENERAL NOTES.
3. SEE DRAWINGS S001 FOR STRUCTURAL ITEM SCHEDULES, ABBREVIATIONS, AND SPECS.
4. SEE DRAWINGS S200's FOR TYPICAL DETAILS.
5. ROOF FLOOR TO BE COMPOSED OF 5/8" MIN. PLYWOOD MATERIAL AT EACH FLOOR ABOVE WOOD RAFTERS.
6. COORDINATE SLAB DEPRESSIONS, EMBEDMENT REQUIREMENTS, AND OPENING WITH ARCH AND MEP DWG.
7. SEE ARCH. PLANS FOR ALL ROOF SLOPES.
8. V.I.F. CONDITION OF EXISTING ROOF RAFTER AND PLYWOOD DECKING REPLACE ONE TO ONE IF NEEDED.
MECHANICAL UNIT RACK, SEE ARCH TO CONFIRM LOCATION
F
E
D
C
B
A
5
4.5
4
3.5
3
2
1

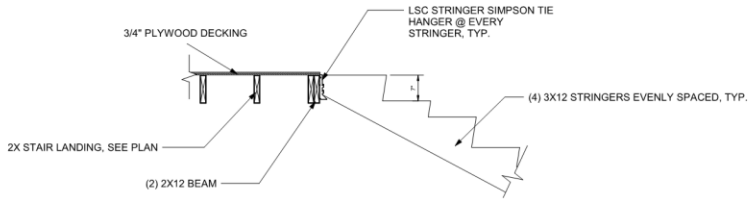




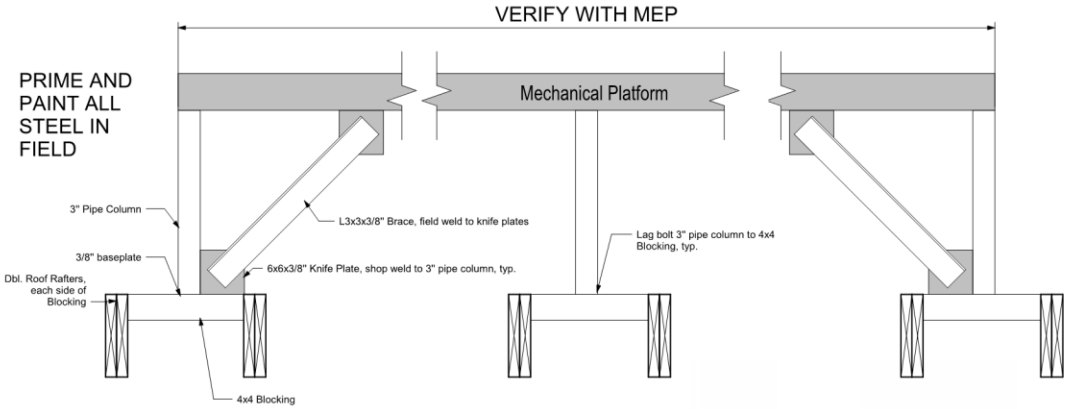
1 Wall Stabilizing Tie-back Detail
S201 1 1/2" = 1'-0"



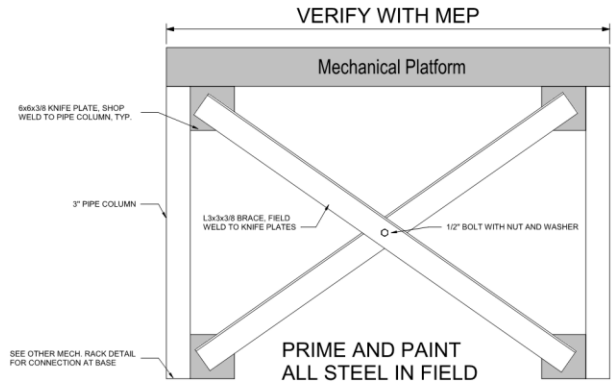
2 Typ. Balcony Support - Front View
S201 3" = 1'-0"



3 Stair Detail
S201 3/4" = 1'-0"

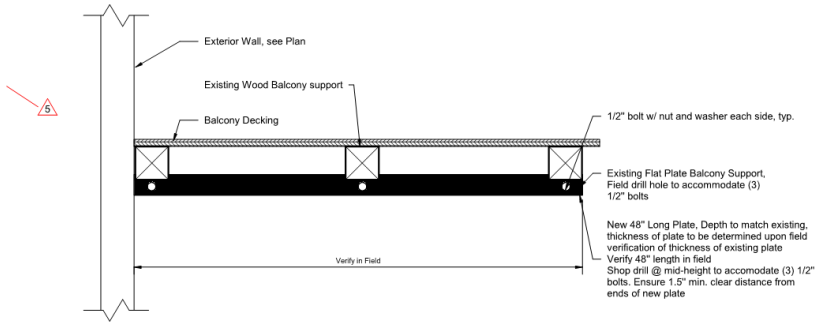


4 Mech. Rack Detail
S201 1 1/2" = 1'-0"

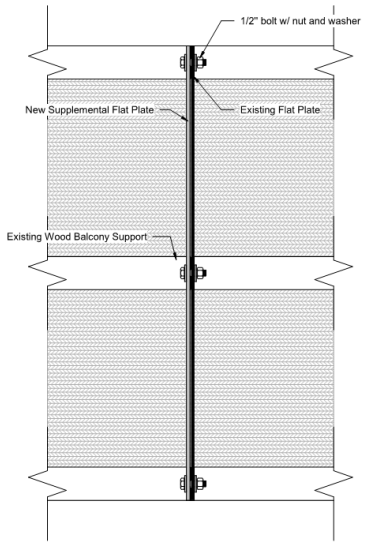


5 Mech. Rack End Detail
S201 1 1/2" = 1'-0"

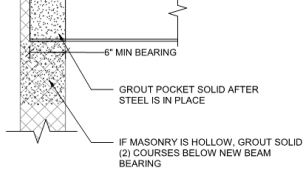
1 Elevator Hoist Beam Detail
S202 1 1/2" = 1'-0"



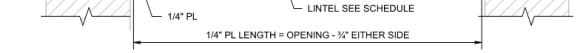
3 Typ. Balcony Reinf. Side Detail
S202 1 1/2" = 1'-0"



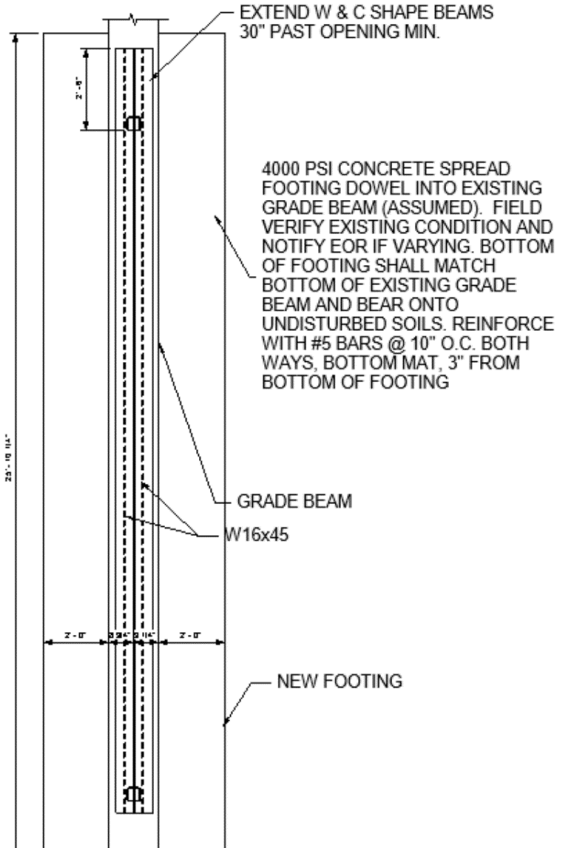
4 Underside Plan View
S202 1 1/2" = 1'-0"

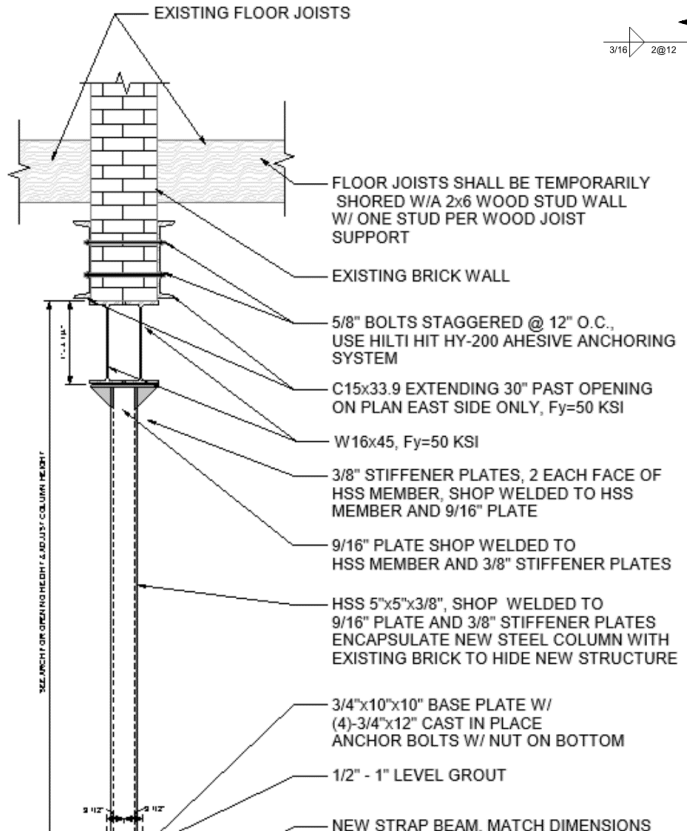


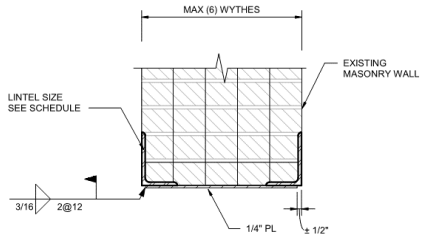
4 New Beam Pocket in Existing Masonry Wall
S205 1" = 1'-0"

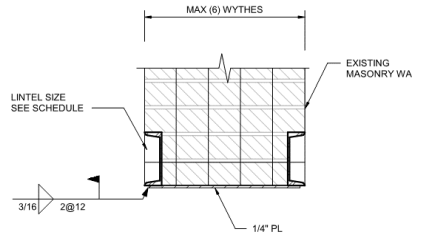


1 Masonry Lintel Plan (Old)
S205 3/4" = 1'-0"



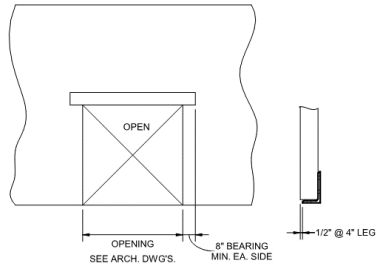






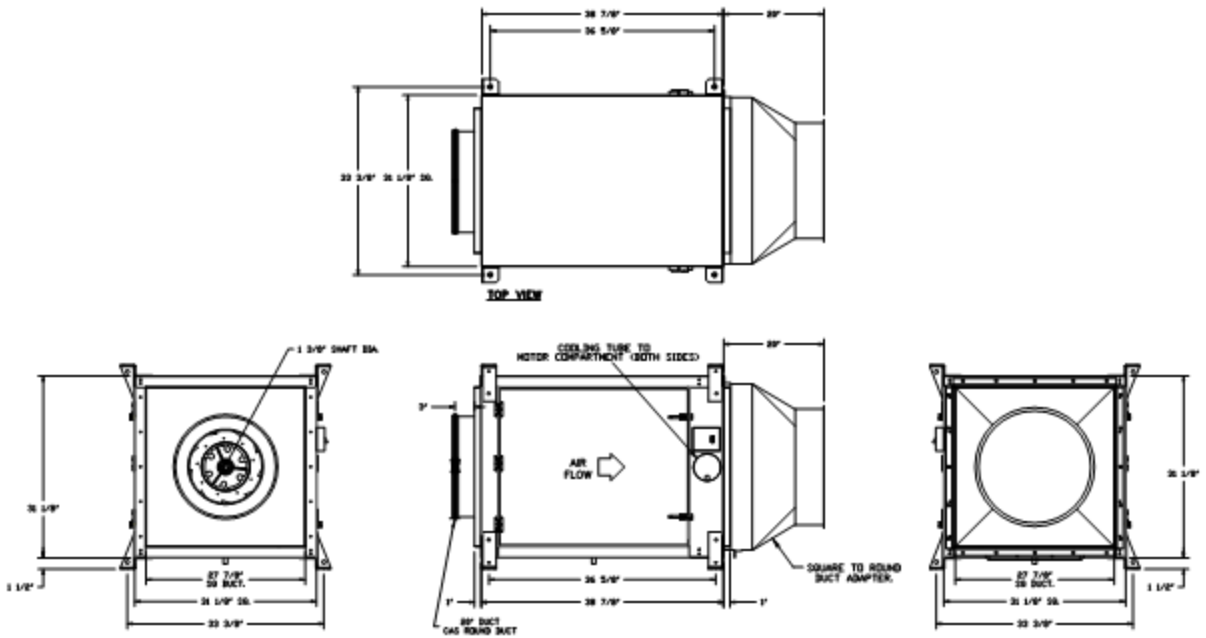
OPENING SIZE	LINTEL SIZE
UP TO 4'-0"	L4X4X1/4
4'-0" - 6'-0"	L6X6X5/16
6'-0" - 10'-0"	C6X8.2

2 MASONRY LINTEL SCHEDULE
S205 1 1/2" = 1'-0"



LINTEL SCHEDULE - STEEL ANGLES	
OPENING SIZE (UP TO & INCLUDING)	SIZE OF LINTEL
4' - 0"	L3x3x5/16"
7' - 0"	L4x3x5/16"

FAN #1 EASIF2020-HESS-UL762 - EXHAUST FAN



FEATURES:

- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- TWO ACCESS DOORS FOR EASY ACCESS.
- BACKWARD INCLINED NON-OVERLOADING WHEELS.
- UL762 LISTING.
- AMCA AIR & SOUND CERTIFIED.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- NEMA 3R SAFETY DISCONNECT SWITCH.
- DRAIN MUST BE CONNECTED TO OPTIONAL GREASE BOX OR PIPED TO GREASE RESERVOIR (RECOMMENDED).

OPTIONS

- S3F 20- SS LOW SP STRAIGHT DISCHARGE- SQUARE TO ROUND DISCHARGE ADAPTER.
- S3F20 - INLET - STANDARD 20" DUCT CONNECTION.
- HANGING SPRING VIBRATION ISOLATORS (SET OF 4), FOR INDOOR OR OUTDOOR USE WITH SQUARE INLINE FANS (HSA200).
- S3F - HORIZONTAL OVERHEAD MOUNT - PRE-INSTALLED MOUNTS (11-36).
- 2 YEAR PARTS WARRANTY.

NOTES:
- DVKXFRSSER USED WHEN CONNECTING TO STANDARD DUCT.
- DVKXFRSSERS ARE INSTALLED ON THE INTAKE AND/OR DISCHARGE SIDES.



UNIVERSAL MOUNTING BRACKET

1/2" DIA. THREADED ROD ONLY
.344" DIA. MOUNTING HOLES.
USED WITH CEILING VIBRATION ISOLATORS.
USED WITH FLOOR VIBRATION ISOLATORS.
CAN BE RELOCATED IN THE FIELD AS NEEDED.

730 St. Peter



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730-732 St Peter – 1860 plan book



730-732 St Peter – 1930s – 40s?



730-732 St Peter – 1950s?



730-732 St Peter – 1963



1941



1975

730-732 St Peter



1994



01.2009

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Current

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730-32 ST PETER ST RENOVATION

VCC AC PERMIT SET - 09/26/2023

PROJECT DIRECTORY & INFO

ARCHITECT

JOHN C. WILLIAMS ARCHITECTS, LLC
824 BARONNE ST.
NEW ORLEANS, LA 70113
TEL: (504) 566-0888 FAX: (504) 586-0897
CONTACT: JOHN WILLIAMS
JCWILLIAMS@WILLIAMSARCHITECTS.COM
ANDREW STEPHENS
ASTEPHENS@WILLIAMSARCHITECTS.COM

TENANT/CLIENT

PRESERVATION HALL FOUNDATION
726 ST PETER STREET
NEW ORLEANS, LA 70116

MECHANICAL, PLUMBING & ELECTRICAL ENGINEER

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DRAKE ENGINEERING
2763 LAPALCO BLVD.
HARVEY, LA 70058
Tel: +1 (504) 875-2121

STRUCTURAL ENGINEER

WALTER ZEHNER & ASSOCIATES

GENERAL CONTRACTOR

CARMI CONSTRUCTION AND DEVELOPMENT

PROJECT ADDRESS
730-32 ST PETER STREET

PROJECT DESCRIPTION:
NEW WHITE BOX RESTAURANT PROPOSED FOR FIRST FLOOR, INCLUDING INTERIOR RENOVATIONS AND ADDITION OF NEW HVAC AND MECHANICAL EQUIPMENT. UPPER FLOORS TO BE RENOVATED INCLUDING NEW HVAC, ELECTRICAL AND MECHANICAL WORK. MIXED USE PROPOSED FOR 2ND AND 3RD FLOORS.

BUILDING CODE REQUIREMENTS:

(NOT LIMITED TO THE FOLLOWING)
2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL FUEL GAS CODE
2015 NFPA 101 - LIFE SAFETY CODE
CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE(CZO)
2010 AMERICANS WITH DISABILITIES ACT (ADA)

PROPERTY INFORMATION

LOT SIZE: 32' 9" X 128' 4" = 4202.8 SQFT
SQUARE: 61
LOT: 23
MUNICIPAL DISTRICT: 2
BOUNDING STREETS: St. Peter Street, Bourbon Street, Toulouse Street, Royal Street

PRIMARY ZONING: VCC-2
VCC FULL CONTROL

ZONING/OCCUPANCY TYPE :
PROPOSED MAIN USE: FIRST FLOOR - ASSEMBLY A-2 - RESTAURANT
EXISTING USE: ASSEMBLY - RESTAURANT
PROPOSED SECONDARY USE: SECOND FLOOR - EDUCATIONAL & BUSINESS
THIRD FLOOR - BUSINESS & RESIDENTIAL R-2

CZO USE : CULTURAL FACILITY WITH RESTAURANT (STANDARD)

OCCUPANCY LOAD :
FIRST FLOOR - ASSEMBLY A-2 - RESTAURANT = 75 PEOPLE
SECOND & THIRD FLOOR - EDUCATIONAL/BUSINESS/RESIDENTIAL = 48 PEOPLE
TOTAL OCCUPANT LOAD: 123 PEOPLE

FLOOD ZONE: 'X' PROTECTED BY LEVEE.

CONSTRUCTION TYPE: III-B, SPRINKLERED

BUILDING SQUARE FOOTAGE:
LOT 4202.8 SQFT
EXISTING 7690 SQFT
PROPOSED 7690 SQFT

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A012	SECOND FLOOR LIFE SAFETY PLAN	
A013	THIRD FLOOR LIFE SAFETY PLAN	
03 Architectural Demo		
AD121	FIRST FLOOR PLAN - DEMOLITION PHASE 2	
AD122	SECOND FLOOR PLAN - DEMOLITION PHASE 2	
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06 Architectural		
A040	EXTERIOR ENVELOPE TYPES	
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A410	GUARDRAIL & HANDRAIL TYPES	
A420	PROPOSED ELEVATOR DETAILS	
A521	INTERIOR DETAILS	

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS FOR CONSTRUCTION OF STRUCTURES, SAFETY AND PROTECTION OF ADJACENT BUILDINGS , OCCUPIED AREAS, DUST CONTRO., AND UTILITIES

2. EXISTING SITE CONDITIONS INDICATED ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH ANY WORK. IF CONDITIONS VARY GREATLY FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE PROJECT ARCHITECTOWNER BEFORE PROCEEDING WITH WORK.

3. TO ESTABLISH THE COMPLETE SCOPE OF ITS WORK AND TO AFFECT CLOSE COORDINATION WITH THE OTHER TRADES, EACH TRADE SHALL VISIT THE SITE PRIOR TO BIDDING AND COMPLETELY REVIEW THE DRAWINGS NOT ONLY FOR ITS RESPECTIVE TRADE, THE WORK OF OTHER RELATED TRADES AS WELL.

4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY POINTS OF ACCESS TO THE SITE AND BUILDING AND TO VERIFY MINIMUM CLEARANCES AVAILABLE FOR USE IN TRANSPORTING NECESSARY CONSTRUCTION MACHINERY, EQUIPMENT, MATERIALS AND COMPONENTS INTO THE BUILDING AND ON THE SITE.

5. REMOVE AND LEGALLY DISPOSE OF VEGETATION, TREES, TOP SOIL, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DAILY CONSTRUCTION OPERATIONS.

6. THE CONTRACTOR WILL DEVISE A WORKING METHOD FOR THE CONTROL OF NOISE AND DUST PARTICLES FROM THE ADJACENT NEIGHBORS AND NEIGHBORHOOD AND SHALL MAINTAIN THOSE CONTROLS DURING THE DURATION OF THE WORK.

7. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA CLEAN AND SAFE AND PROTECT ADJACENT AREAS OUTSIDE THE WORK AREA FROM CONSTRUCTION ACTIVITIES, AND SHALL ALSO PROVIDE ALL NECESSARY "PROTECTION OF THIS DWN WORK UNTIL TURNED OVER THE OWNER.

8. PROGRESS CLEANING AND WASTE REMOVAL: COLLECT AND MAINTAIN AREAS FREE OF WASTE MATERIALS, DEBRIS AND RUBBISH. THE SITE WILL NOT BE USED AS A MATERIAL SALVAGE STORAGE AREA EXCEPT FOR THOSE ITEMS NOTED. NO SALE OF SALVAGED MATERIAL WILL BE ALLOWED ON SITE.

9. THE COST FOR CONNECTION TO AND POWER LINES FROM AVAILABLE POWER SOURCE SHALL BE AT CONTRACTOR'S SOLE EXPENSE.

10. CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING IF REQUIRED AND CONNECT TO TEMPORARY ELECTRIC SERVICE.
11. TEMPORARY WATER SERVICE: CONNECT TO EXISTING WATER SOURCE. IF UTILITY IS CAPPED, COORDINATE ACCESS WITH OWNER.

12. PROVIDE REQUIRED TEMPORARY SANITARY FACILITIES.

13. CONTRACTOR TO PROVIDE ALL NECESSARY INSURANCE AS PER THE CONTRACT.

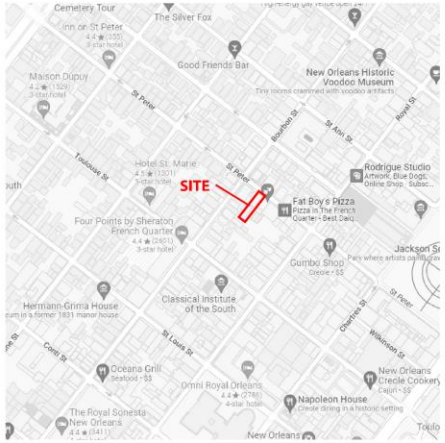
14. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS EXAMINED AND THOROUGHLY FAMILIARIZED HIMSELF WITH ALL EXISTING CONDITIONS INCLUDING ALL APPLICABLE LAWS, CODES, ORDINANCES, RULES, AND REGULATIONS THAT WILL AFFECT HIS WORK. THE CONTRACTOR FURTHER ACKNOWLEDGES THAT HE HAS VISITED THE SITE, EXAMINED THE GROUNDS, UTILITIES, AND ROADS, THAT HE HAS INVESTIGATED AND SATISFIED HIMSELF AS TO CONDITIONS AFFECTING THE WORK INCLUDING BUT NOT RESTRICTED TO THOSE BEARING UPON TRANSPORTATION, DISPOSAL, HANDLING, AND STORAGE OF MATERIA.,S, THE TYPE OF EQUIPMENT AND FACILITIES NEEDED TO AND DURING EXECUTION OF THE WORK.

15. BEFORE STARTING EACH SECTION OF WORK, THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL PREPARATORY WORK THAT HAS BEEN EXECUTED TO RECEIVE THE WORK. THE CONTRACTOR SHALL CHECK CAREFULLY, BY WHATEVER MEANS REQUIRED, TO ENSURE THAT HIS WORK AND ADJACENT, RELATED WORK WILL BE FINISHED TO PROPER
CONTOURS, PLANES, AND LEVELS. UNDER NO CONDITION SHALL A SECTION OF WORK PROCEED PRIOR TO PREPARATORY WORK HAVING BEEN COMPLETED, CURED DRIED, AND OTHERWISE MADE SATISFACTORY TO RECEIVE SUCH RELATED WORK, RESPONSIBILITY FOR TIMELY INSTALLATION OF ALL MATERIALS RES" SOLELY WITH THE CONTRACTOR.
WHO SHALL MAINTAIN COORDINATION CONTROL AT ALL TIMES.

16. AT NO TIME SHALL THE CONTRACTOR LEAVE THE JOB SITE OPEN AND UNLOCKED WITHOUT PERSONNEL ON SITE.

17. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS OR SIZES OF COMPONENTS.

18. CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES, TELIDATA, OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.



VICINITY MAP



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

I certify that I am a practicing professional licensed architect in the State of Louisiana.

JOHN C. WILLIAMS ARCHITECT No. 4909 STATE OF LOUISIANA REGISTERED ARCHITECT

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John C. Williams Architect, L.C.

RENOVATION - 730 ST. PETER ST
730 St Peter St, New Orleans, LA 70116

No.	Date	Scope

TITLE SHEET

ADG

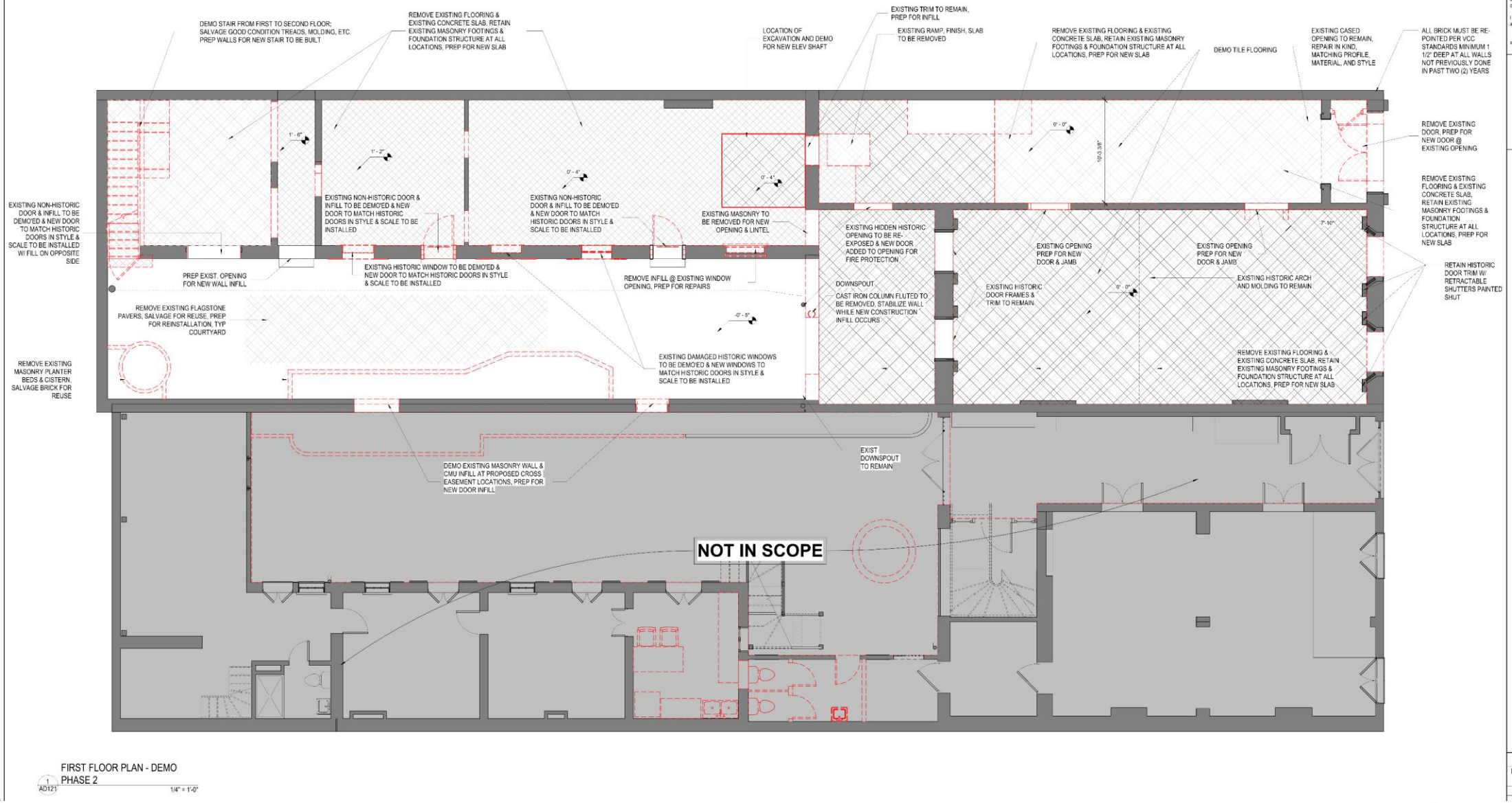
519007.02
04/04/2023

G000

730-732 St Peter

Vieux Carre Commission

October 10, 2023



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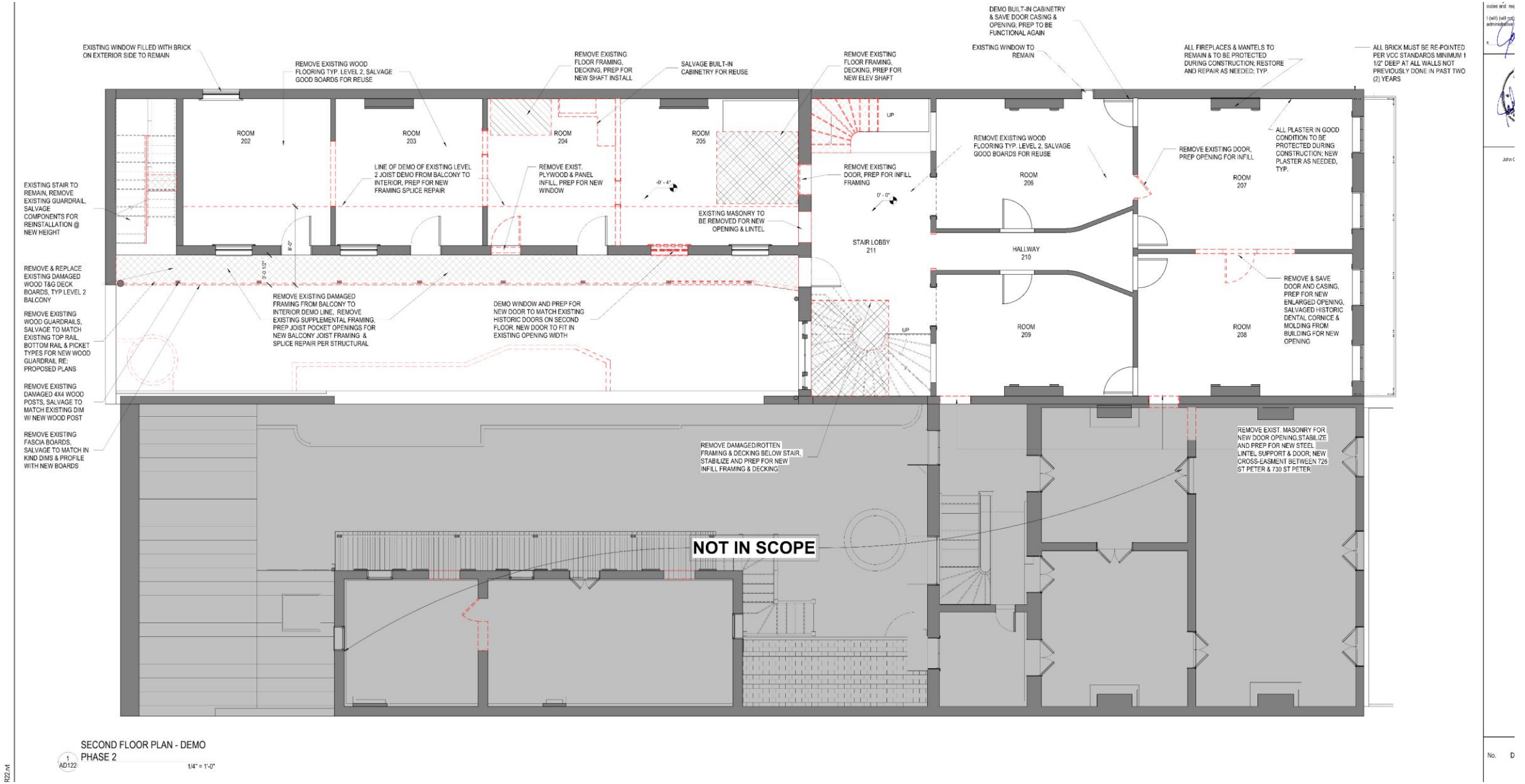

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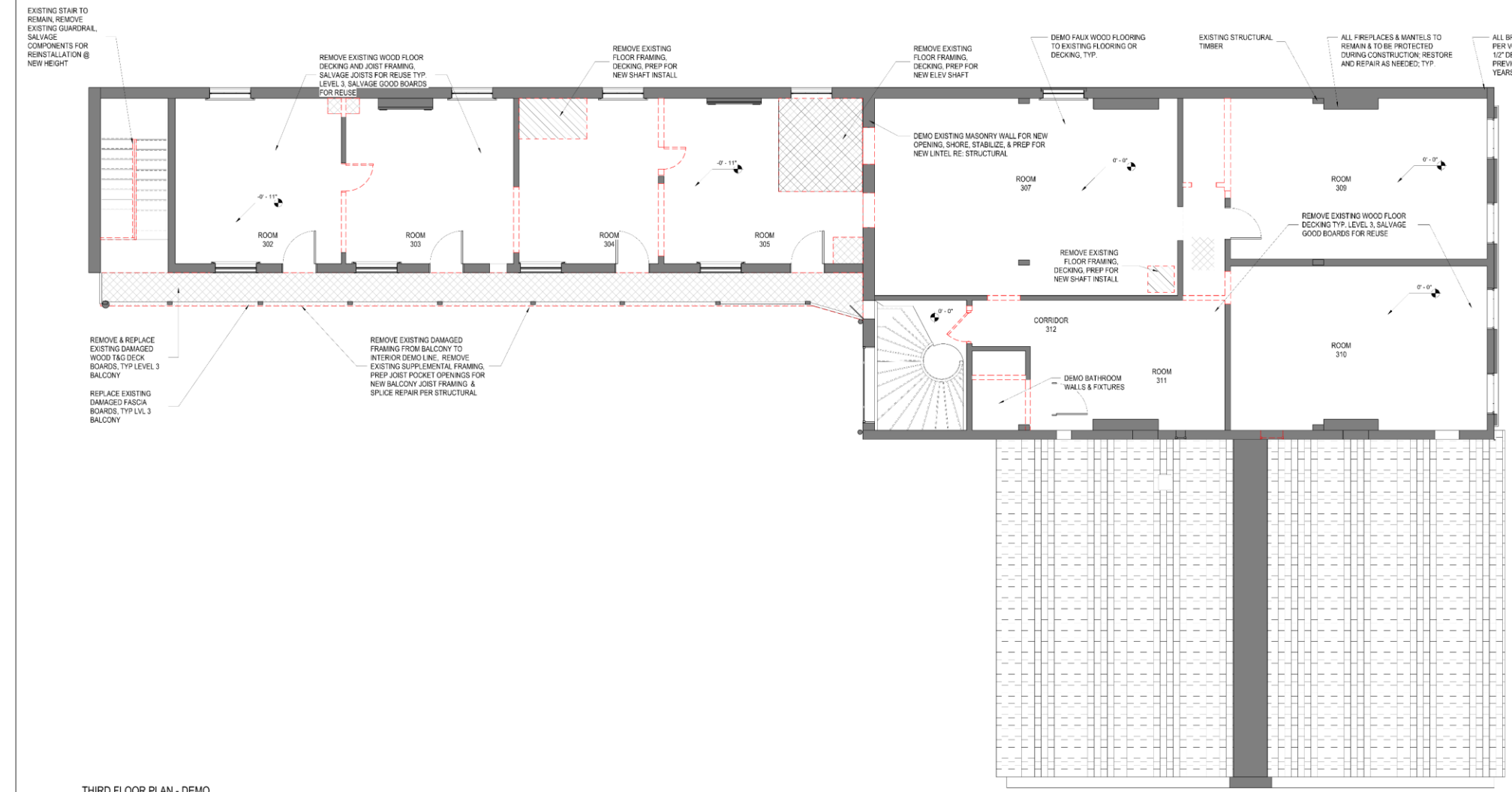

1 AD123 THIRD FLOOR PLAN - DEMO
PHASE 2

1/4" = 1'-0"

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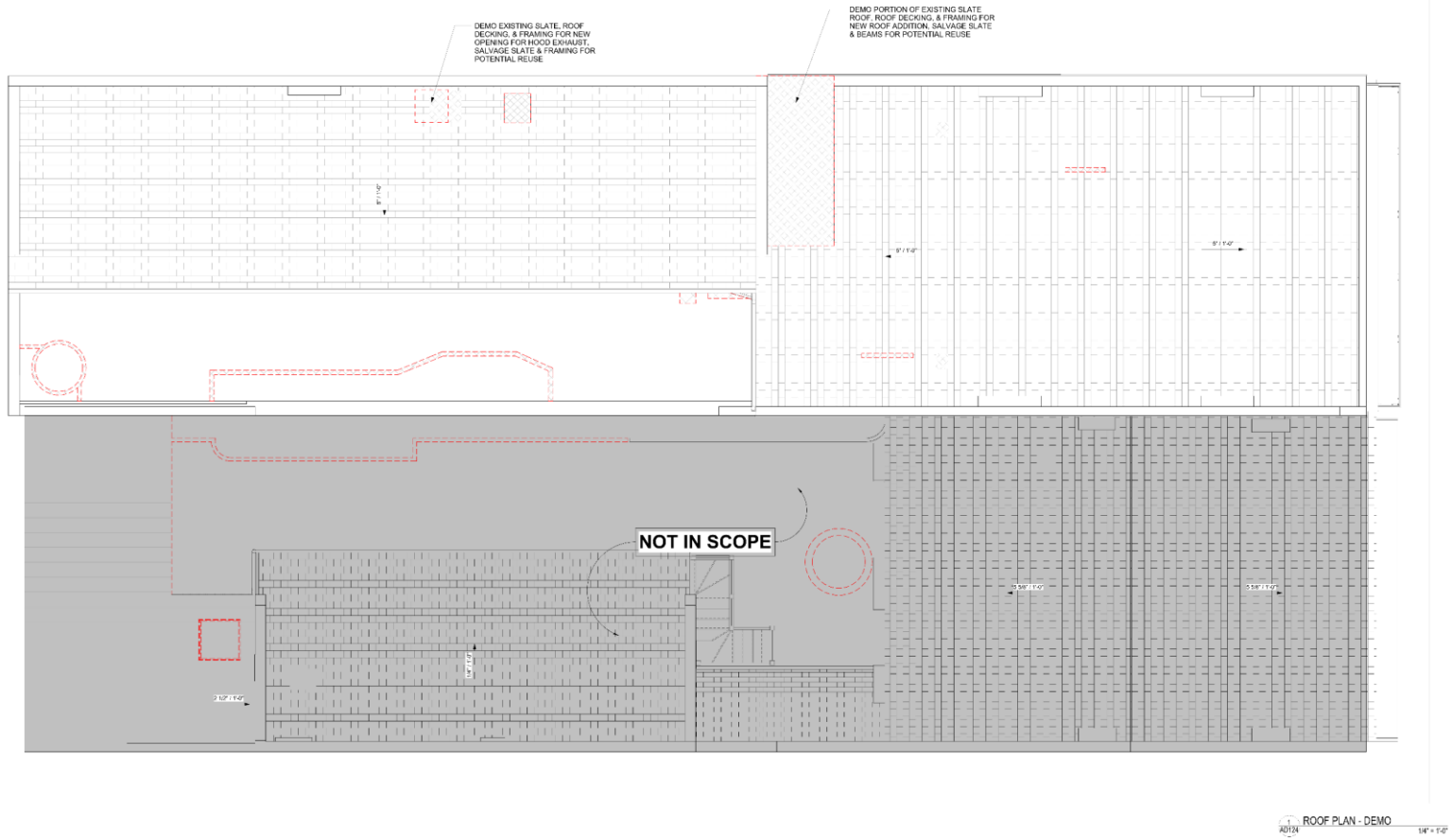
GENERAL NOTES - DEMOLITION

1. DRAWINGS ARE INTENDED TO BE PRINTED AND READ IN COLOR.
2. THIS PACKAGE IS DOES NOT COVER ABATEMENT OF HAZARDOUS MATERIALS. NOTIFY OWNER AND ARCHITECT IF HAZARDOUS MATERIALS ARE DISCOVERED ON SITE.
3. THE GENERAL CONTRACTOR IS FULLY RESPONSIBLE FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE PROJECT DESCRIBED IN THESE DRAWINGS/NOTES AND IS TO COMPLY WITH THE INTENT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
4. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES HAVING JURISDICTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS FOR THE WORK.
5. APPLY FOR AND SECURE ALL PERMITS AND COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS FOR SAFETY AND PROTECTION OF ADJACENT BUILDINGS AND OCCUPIED AREAS. DUST CONTROL, UTILITY DISCONNECTIONS, HAZARDS AND DISPOSAL. CONTACT APPROPRIATE AGENCIES PRIOR TO ANY BELOW GRADE EXCAVATIONS. NOTIFY OWNER AND PROTECT FROM DISTURBANCE ANY DISCOVERY OF SUSPECTED HAZARDOUS MATERIALS.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY POINTS OF ACCESS TO THE SITE AND BUILDING AND TO VERIFY MINIMUM CLEARANCES AVAILABLE FOR USE IN TRANSPORTING NECESSARY CONSTRUCTION MACHINERY, EQUIPMENT, MATERIALS AND COMPONENTS INTO THE BUILDING AND ON THE SITE.
7. THE INTENT OF THE DEMOLITION PLANS IS TO SHOW THE GENERAL NATURE OF THE DEMOLITION SCOPE. THEY ARE A SUMMARY AND DO NOT SHOW ALL SPECIFIC ITEMS FOR REMOVAL. REMOVAL AND MODIFICATION OF EXISTING ITEMS SHALL BE INCLUDED WHERE REQUIRED TO ACCOMMODATE THE NEW WORK SHOWN. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL CONDITIONS AS THEY EXIST AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. NO ADDITIONAL CHARGE TO THE OWNER SHALL BE APPROVED WHICH IS ATTRIBUTABLE TO THE CONTRACTOR'S FAILURE TO MEET THIS REQUIREMENT.
8. THE CONDITIONS SHOWN REPRESENT AVAILABLE INFORMATION FROM EXISTING DOCUMENTS AND FIELD SURVEYS. VARIATIONS IN THE EXTENT OF WORK MAY EXIST.
9. PROTECT ADJACENT REMAINING WORK AND KEEP CONSTRUCTION AREA CLEAN. ALL DAMAGE TO TEXTILES, SUCH AS MATERIALS, SURFACES, EQUIPMENT, OR FURNISHINGS, IN SPACES TO REMAIN SHALL BE RETURNED TO APPROVED CONDITION AT NO INCREASE IN CONTRACT PRICE AND NO ADDITIONAL COST TO THE OWNER. SUCH DAMAGE SHALL NOT BE LIMITED TO PHYSICAL DAMAGE, BUT SHALL INCLUDE DAMAGE DUE TO WATER, DUST, VAPORS, AND THE LIKE, WHERE DAMAGE CANNOT BE CORRECTED, REPLACE ITEMS WITH ACCEPTED NEW ITEM.
10. WHERE ITEMS TO BE REMOVED ARE IMBEDDED, FASTENED, CONNECTED, ABUTTED, OR ARE OTHERWISE INCORPORATED INTO CONSTRUCTION TO REMAIN, REMOVE SUCH ITEMS WITHOUT DAMAGING ITEMS TO REMAIN. IF DAMAGE TO ADJACENT MATERIALS IS UNAVOIDABLE, RESTORE THESE MATERIALS TO PRE-CONSTRUCTION CONDITION.
11. MAINTAIN WEATHERPROOF CONDITIONS IN ALL EXISTING TO REMAIN SPACES. WHERE ROOF, WALL, FOUNDATION WALL, OR OTHER EXTERIOR PENETRATIONS ARE REQUIRED, PERFORM WORK TO LIMIT DURATION OF OPERATIONS TO THE MINIMUM REQUIRED TO PROPERLY COMPLETE THE WORK. WHERE THE WORK REQUIRES OPENINGS TO REMAIN EXPOSED TO THE WEATHER OVERNIGHT, PROVIDE TEMPORARY PROTECTION TO PREVENT MOISTURE, WATER, OR AIR FROM PENETRATING INTO EXISTING TO REMAIN SPACE. PROVIDE TEMPORARY PROTECTION SUITABLY SECURED WHEN INCLEMENT WEATHER THREATENS OR IS EXPECTED.
12. ON DEMOLITION DRAWINGS, INCLUDE WITH REMOVED ITEMS ALL FASTENERS, BRACKETS, SUPPORTS, AND OTHER RELATED ITEMS. WHERE NEW WORK IS TO BE INCORPORATED, PREPARE REMAINING ITEMS TO PROPERLY RECEIVE NEW WORK.
13. WHERE OPENINGS, INCLUDING EXISTING MECHANICAL PENETRATIONS, ELECTRICAL PENETRATIONS, DOORS, WINDOWS, AND THE LIKE REMAIN AFTER THE REMOVAL OF INDICATED ITEMS, PROVIDE CLOSURES ARE INDICATED, OR WHERE NOT INDICATED, AS REQUIRED TO MAINTAIN THE SAFETY OF OCCUPANTS. PROVIDE WEATHERPROOF CLOSURES AT ALL EXTERIOR OPENINGS AS INDICATED ABOVE.
14. WHERE A DOOR IS SURROUNDED BY A WALL DESIGNATED FOR DEMOLITION, ASSUME THAT THE DOOR IS TO BE REMOVED IN ITS ENTIRETY, UNLESS NOTED OTHERWISE.
15. WHERE A DEMOLITION NOTE INDICATES TO REPAIR AND PATCH AND/OR 'LEAVE READY TO RECEIVE NEW WORK' IT MEANS THAT ADJACENT EXISTING CONSTRUCTION TO REMAIN, IF LEFT EXPOSED TO VIEW IN THE FINISHED WORK, SHALL BE REPAIRED IN SUCH A WAY AS TO MAKE IT INVISIBLE TO THE GREATEST EXTENT POSSIBLE OR IF NOT LEFT EXPOSED TO VIEW IN THE FINISHED WORK, SHALL BE LEFT IN A CONDITION THAT IT REQUIRES NO FURTHER WORK TO PREPARE IT FOR NEW WORK.
16. PATCH SURFACES TO MATCH ADJACENT SURFACES AT ALL REMOVED ITEMS. SURFACE TEXTURE OF ALL WALL PATCHES - INFILL TO MATCH ADJACENT EXISTING SURFACES. BLEND NEW WALL TEXTURE INTO EXISTING WALL TEXTURE FOR UNIFORM FINISH AND APPEARANCE. REPAINT ENTIRE WALL SURFACE.
17. THE TERM 'REMOVE' AS USED ON THE DEMOLITION NOTES SHALL BE CONSTRUED TO MEAN DEVOLISH, REMOVE, AND LEGALLY DISPOSE OF ITEM OR MATERIAL.
18. COORDINATE WORK WITH ALL TRADES TO FULLY RELISH FULL CONSTRUCTION SEQUENCING PERIODS.
19. PROVIDE INTERIOR AND EXTERIOR BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF AREA BEING WORKED IN AND ADJACENT FACILITIES. CEASE OPERATIONS AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE TO CONTINUE OPERATIONS.
20. SECURITY: PROVIDE SECURITY AND FACILITIES TO PROTECT DEMOLITION SITE AREA, EQUIPMENT, EXISTING FACILITIES AND OWNERS' OPERATIONS FROM UNAUTHORIZED ENTRY, VANDALISM OR THEFT DURING, BETWEEN AND AFTER PERIODS OF DEMOLITION ACTIVITY. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SECURITY OF HIS/HER OWN EQUIPMENT AND TOOLS.
21. PROTECT AND ALLOW FOR CONTINUOUS SERVICE OF THE FOLLOWING SYSTEMS TO ADJACENT RESIDENTIAL UNITS: PLUMBING AND HOT WATER, HVAC, AND ELECTRICAL SERVICE.
22. REFER TO FLOOR PLANS AND INTERIOR ELEVATIONS FOR DIMENSIONS OF NEW OPENINGS NOT DIMENSIONED ON THE DEMOLITION SHEETS.
23. ALL CEILINGS TO BE REMOVED TO EXISTING STRUCTURE UNLESS NOTED OTHERWISE. CEILING DEMOLITION TO BE INCLUSIVE OF ALL SUPPORTING MATERIALS AND SUBSTRATES.
24. HISTORIC ITEMS: NOTIFY OWNER, GENERAL CONTRACTOR, AND ARCHITECT IF HISTORIC ITEMS OR MATERIALS/FINISHES ARE UNCOVERED DURING THE COURSE OF DEMOLITION. REVIEW ALL ITEMS WITH OWNER AND ARCHITECT PRIOR TO REMOVAL.



1 ROOF PLAN - DEMO
AD124
1/4" = 1'-0"

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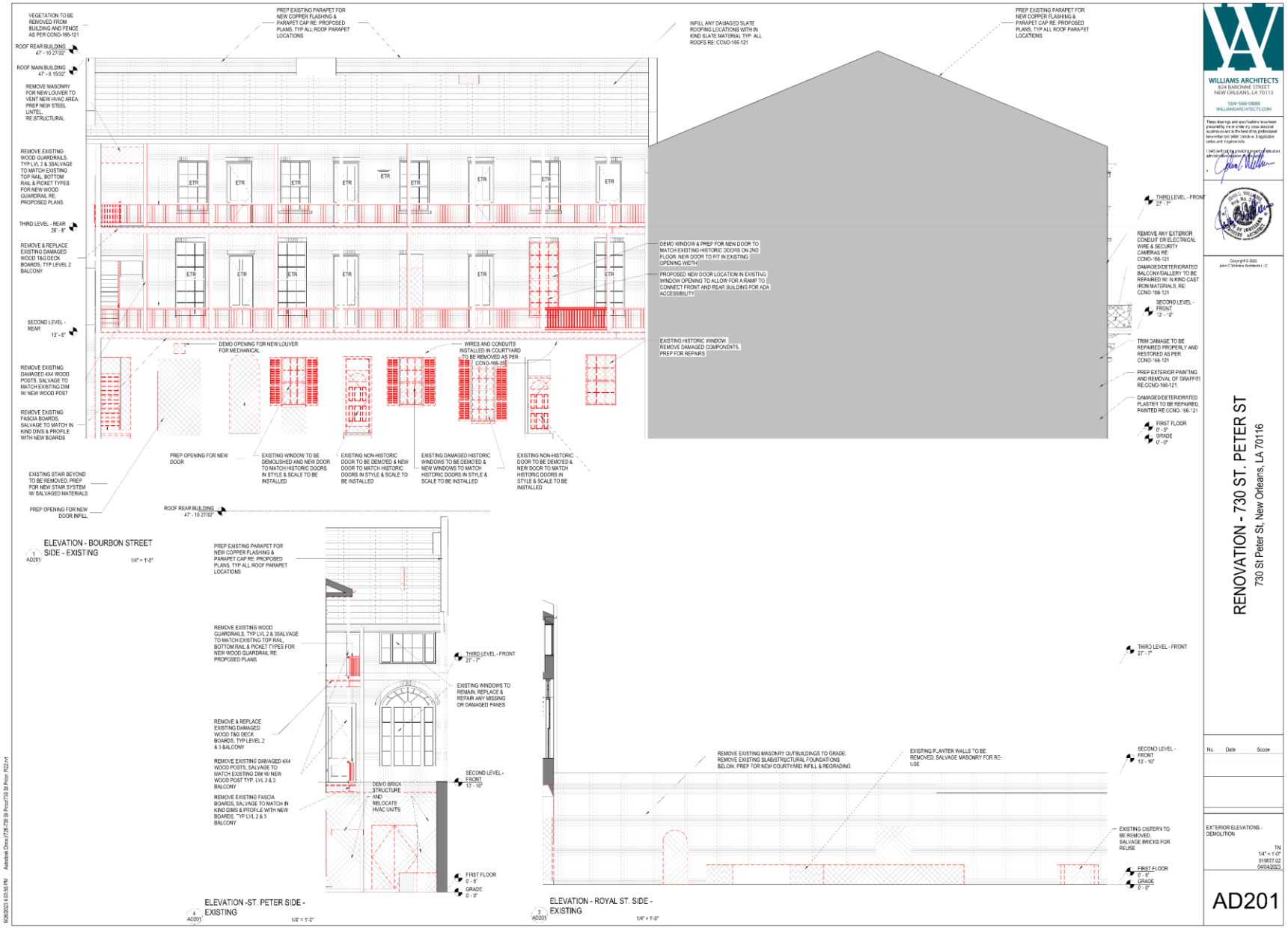
October 10, 2023



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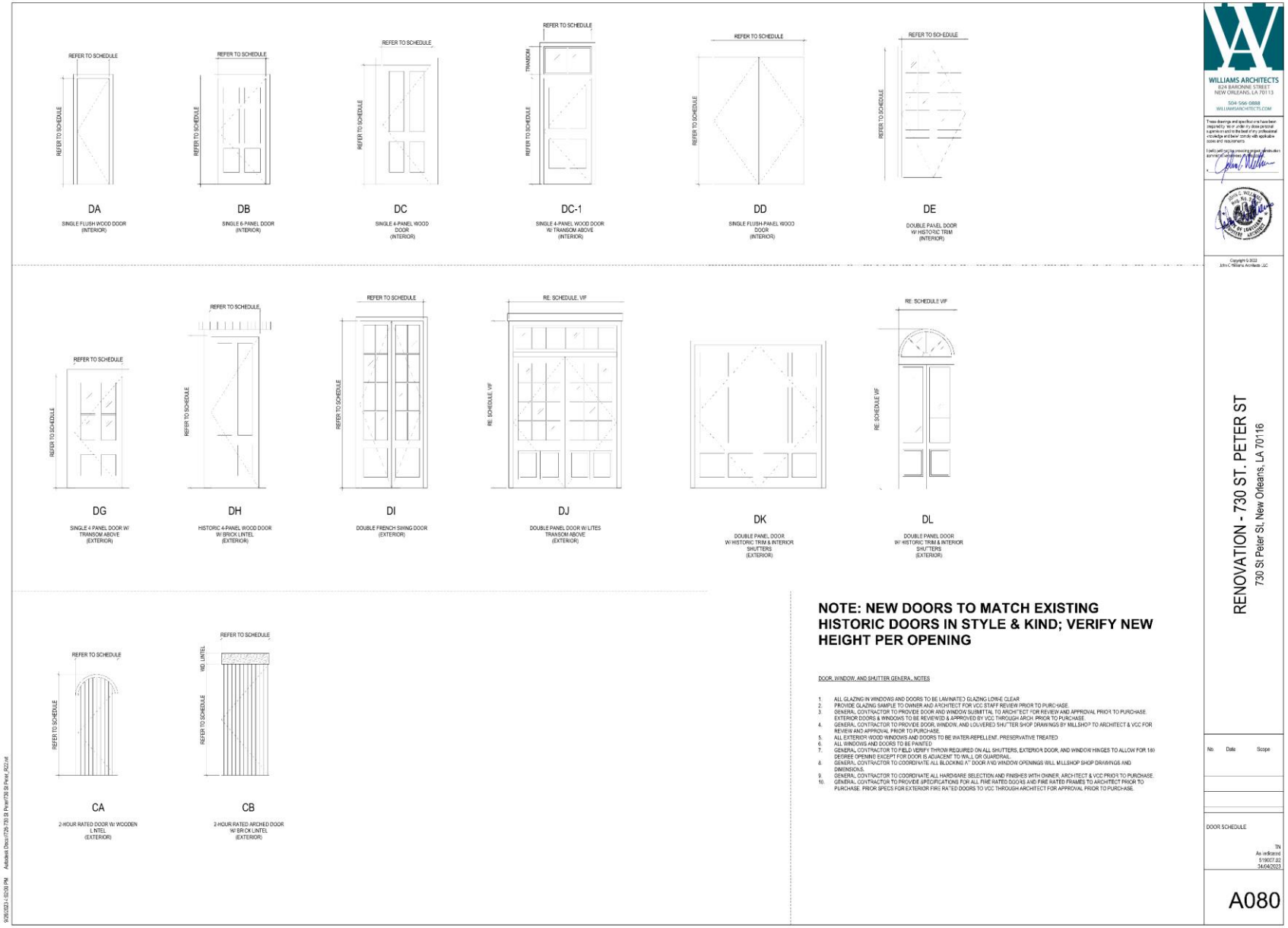

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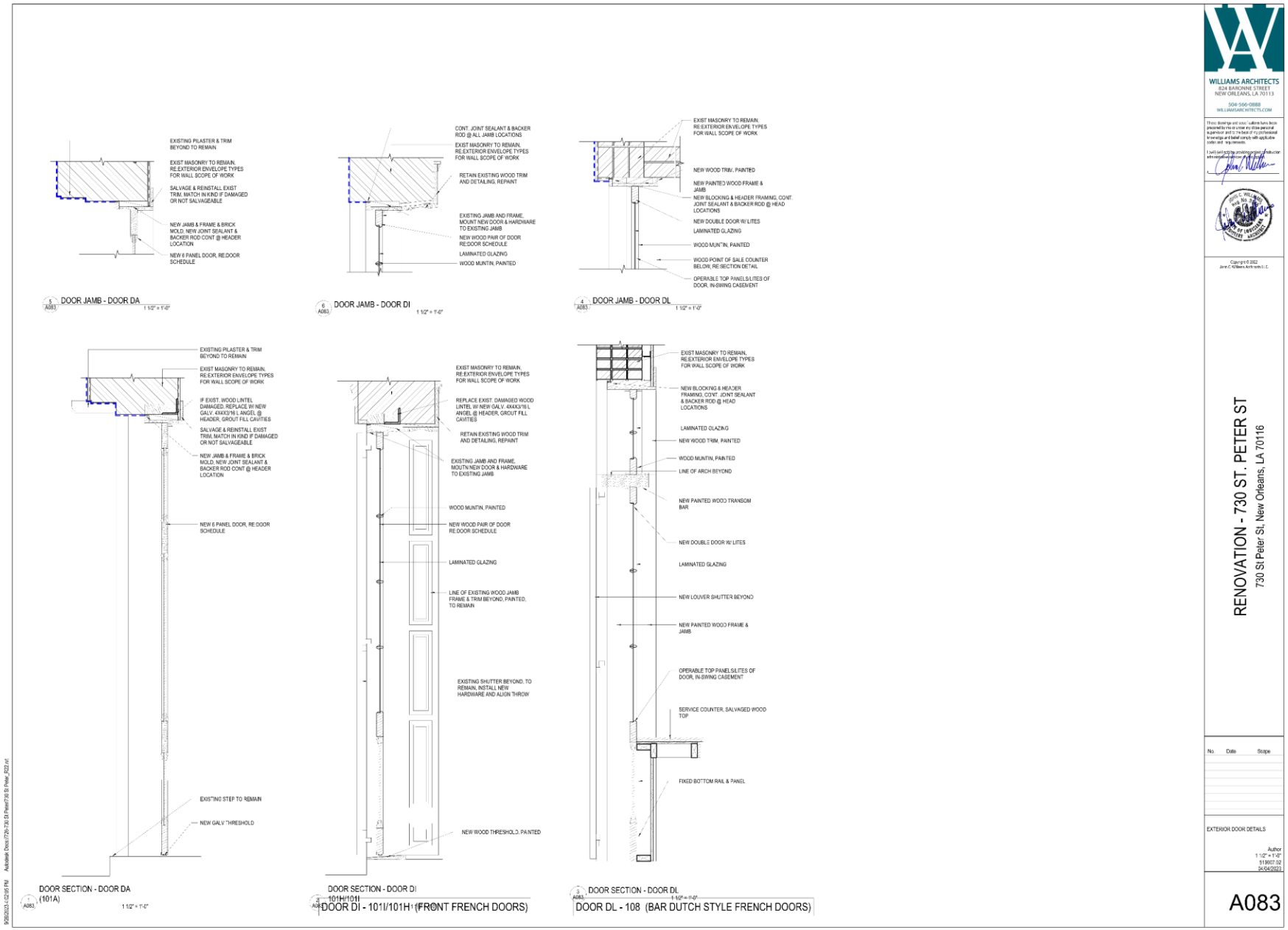

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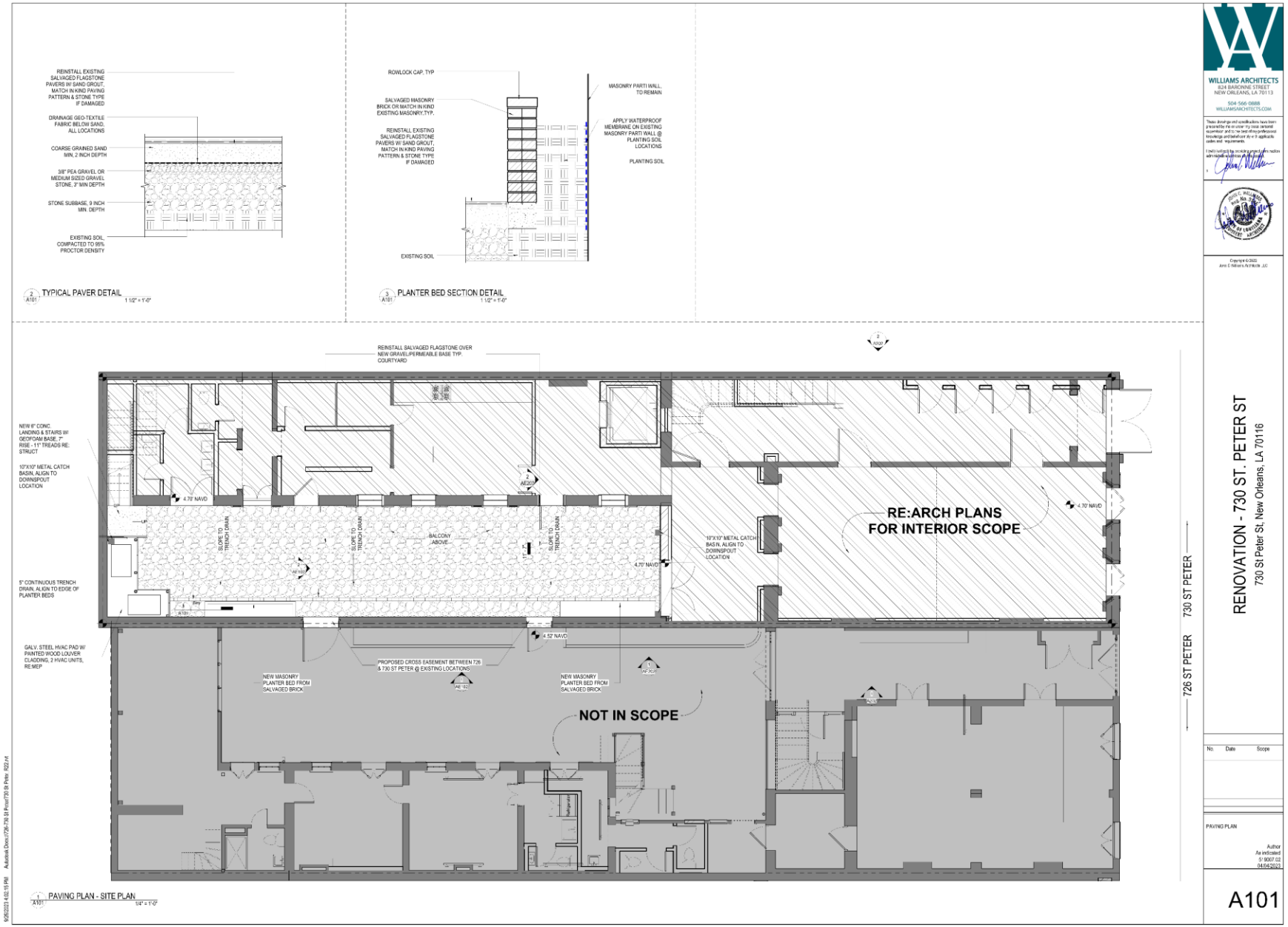

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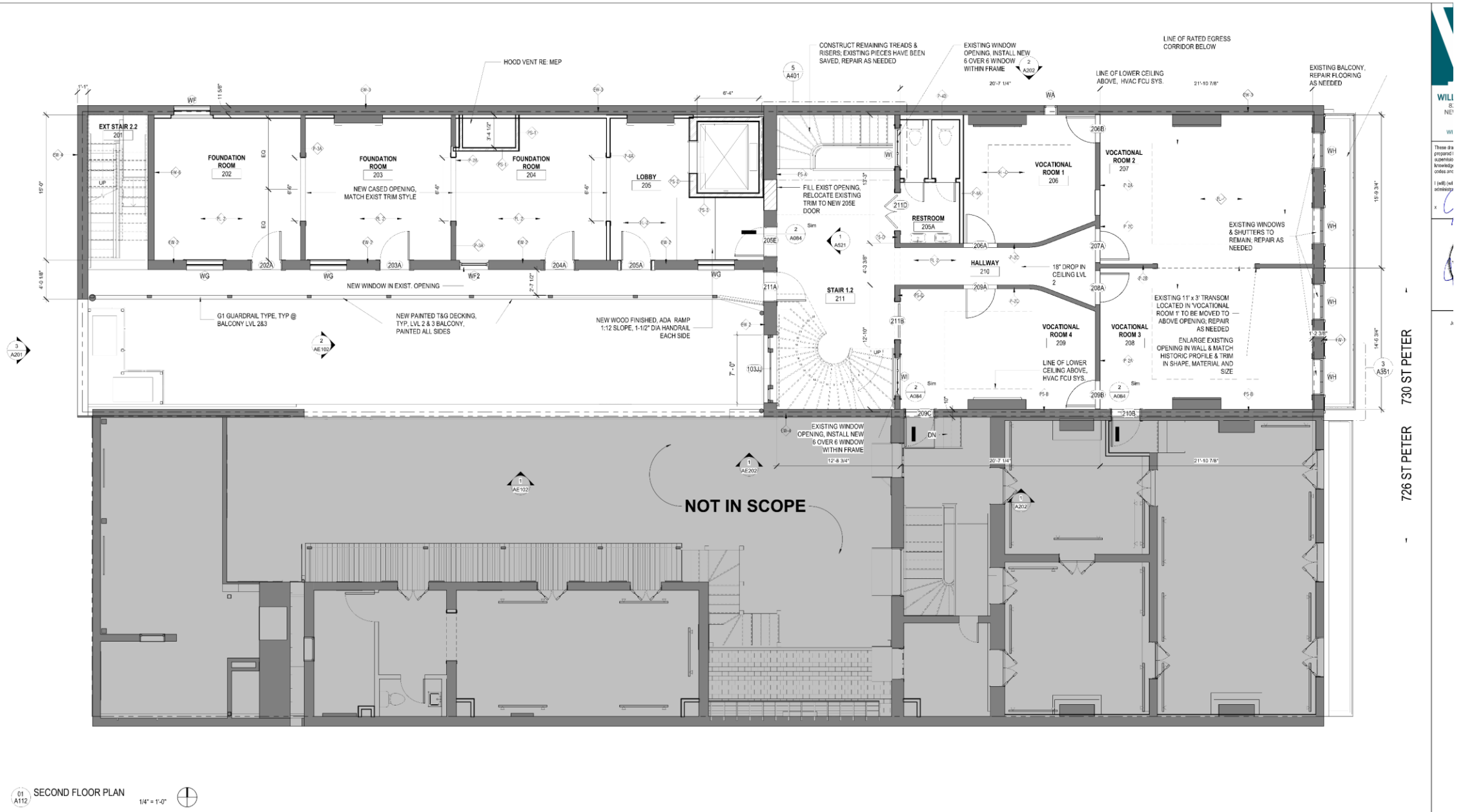

01 A112 SECOND FLOOR PLAN 1/4" = 1'-0"

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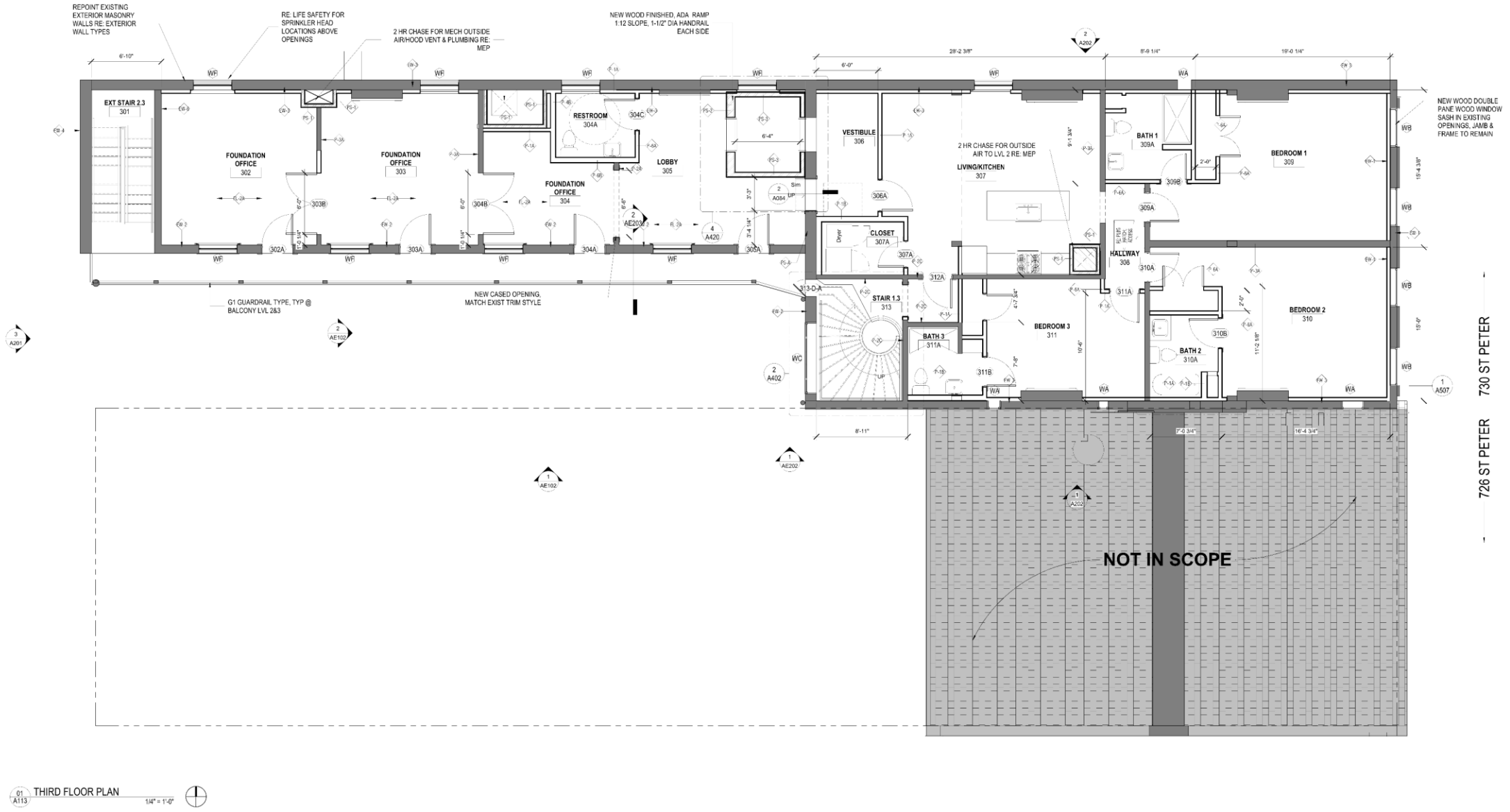
Vieux Carre Commission

October 10, 2023

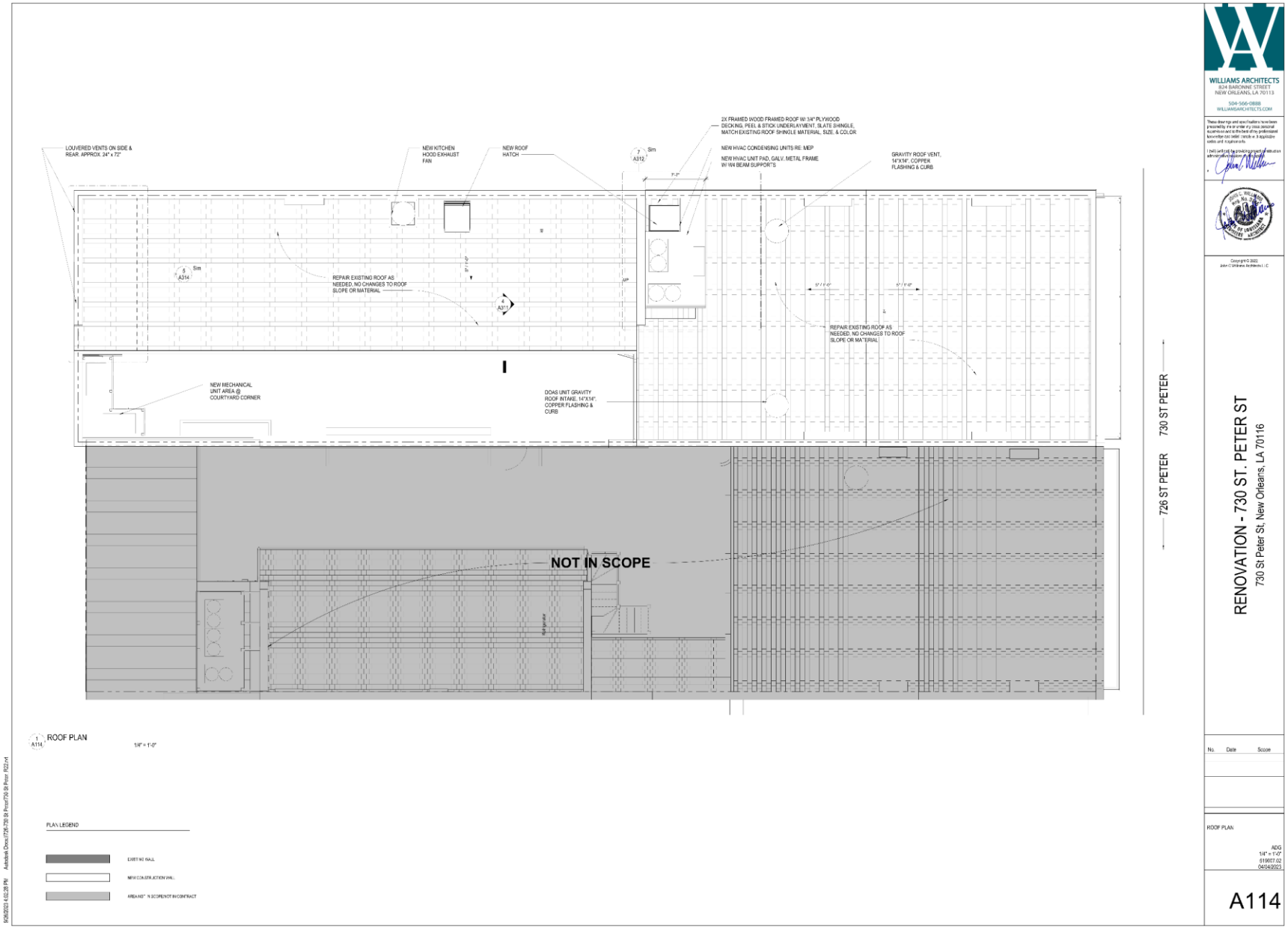


01 A113 THIRD FLOOR PLAN 1/4" = 1'-0"

730-732 St Peter

Vieux Carre Commission

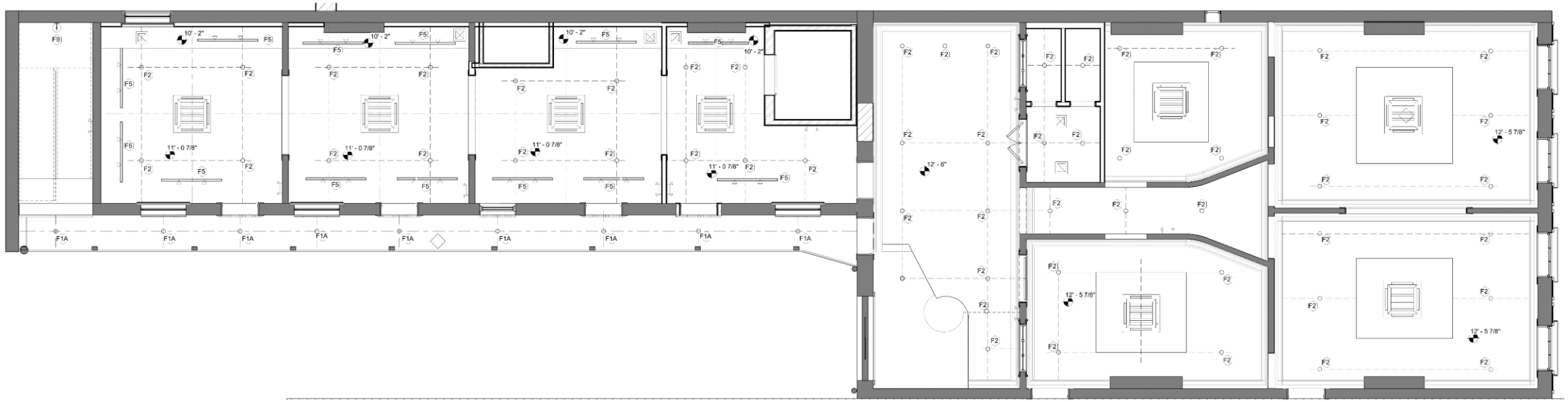
October 10, 2023



730-732 St Peter

Vieux Carre Commission

October 10, 2023



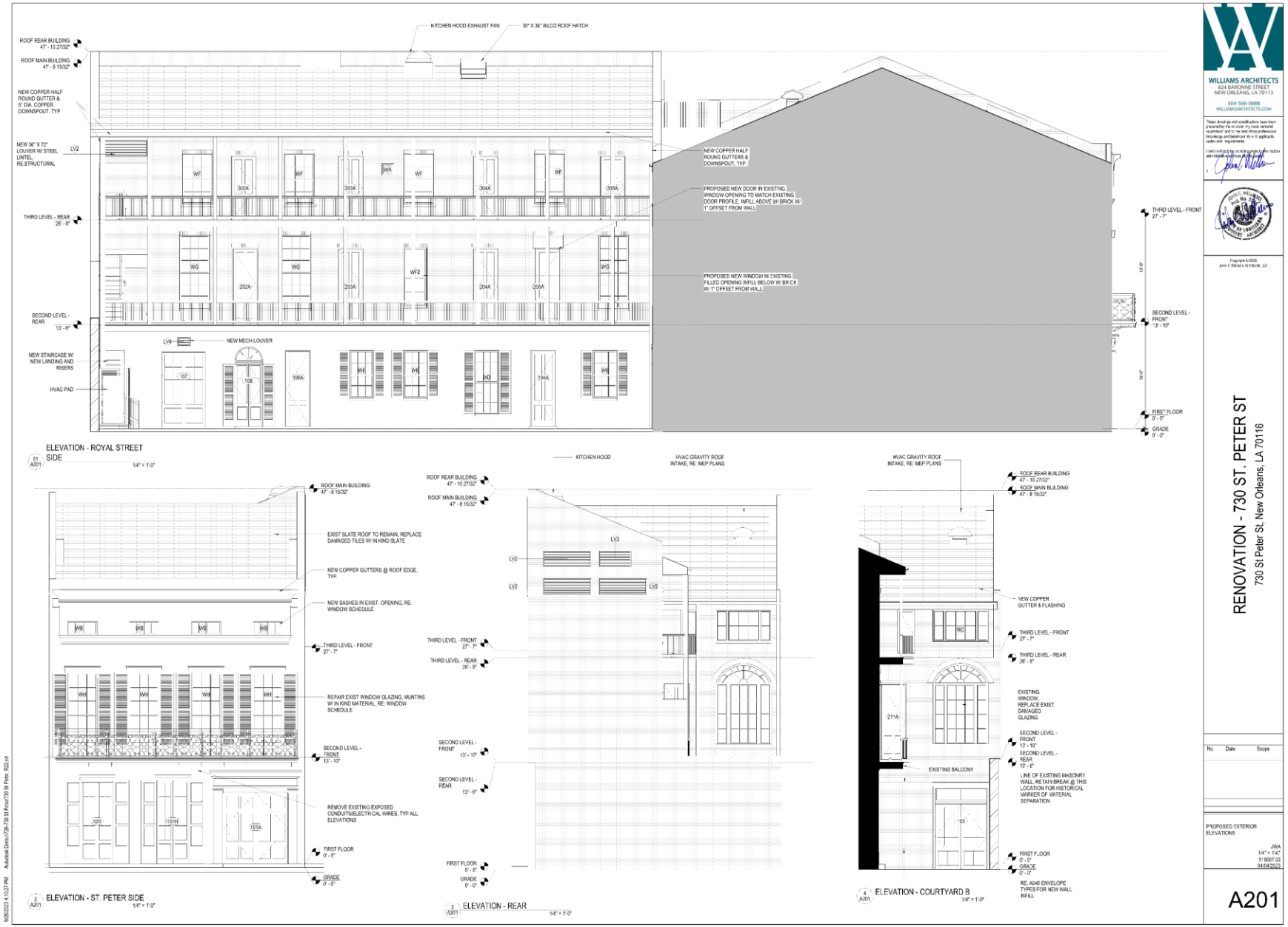
SECOND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

730-732 St Peter

Vieux Carre Commission

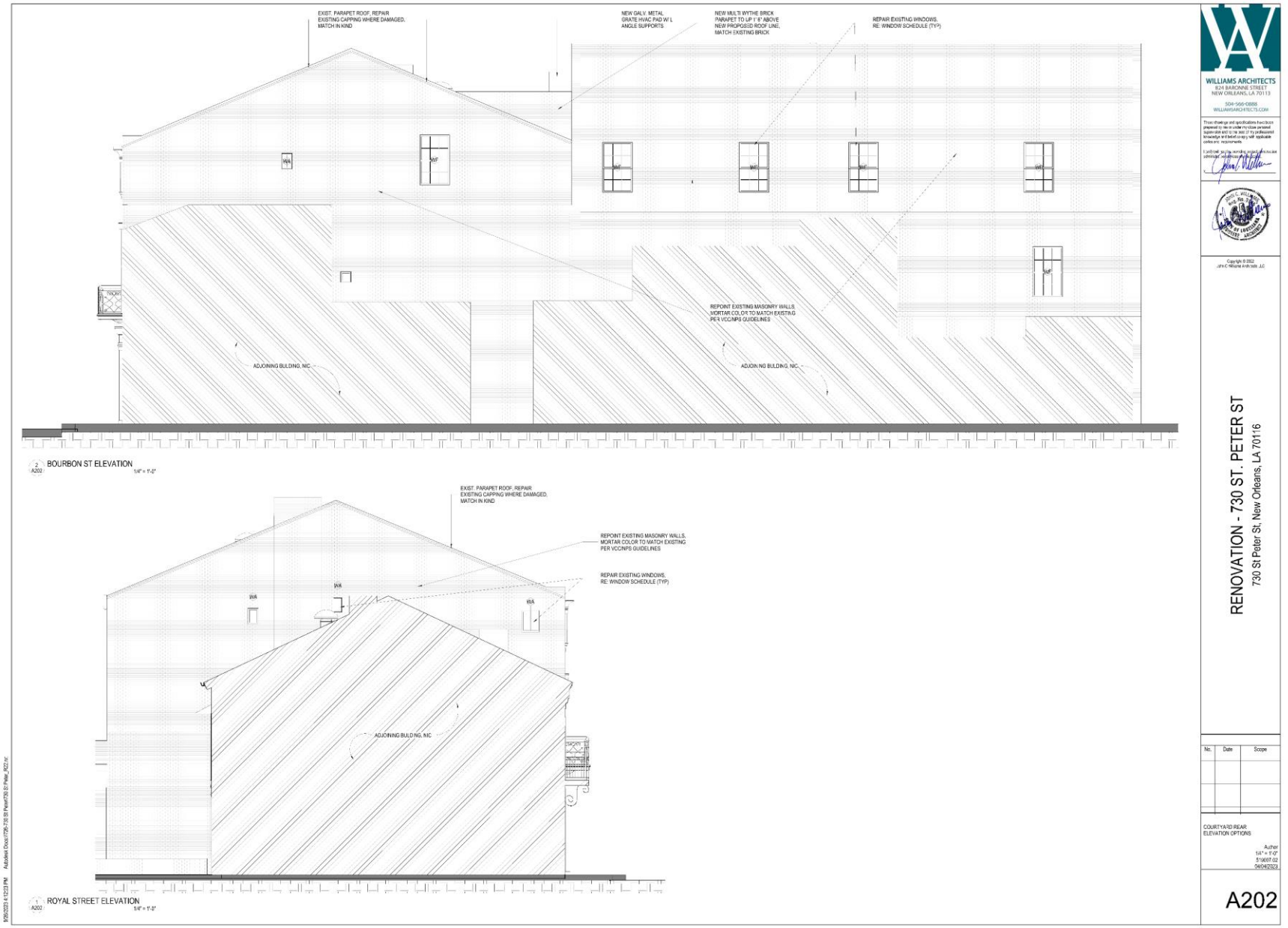
October 10, 2023



730-732 St Peter

Vieux Carre Commission

October 10, 2023



730-732 St Peter

Vieux Carre Commission

October 10, 2023



730-732 St Peter

Vieux Carre Commission

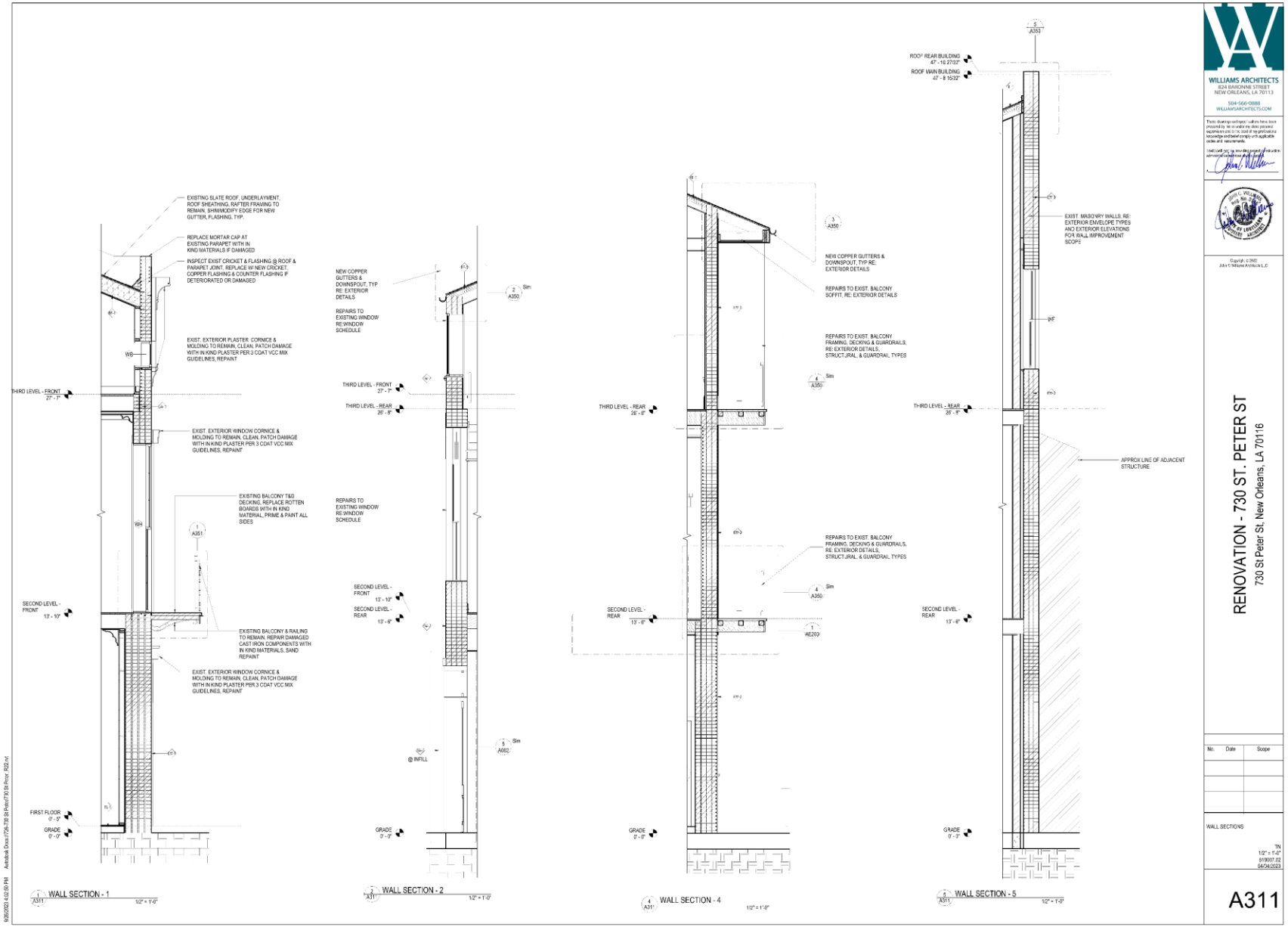
October 10, 2023



730-732 St Peter

Vieux Carre Commission

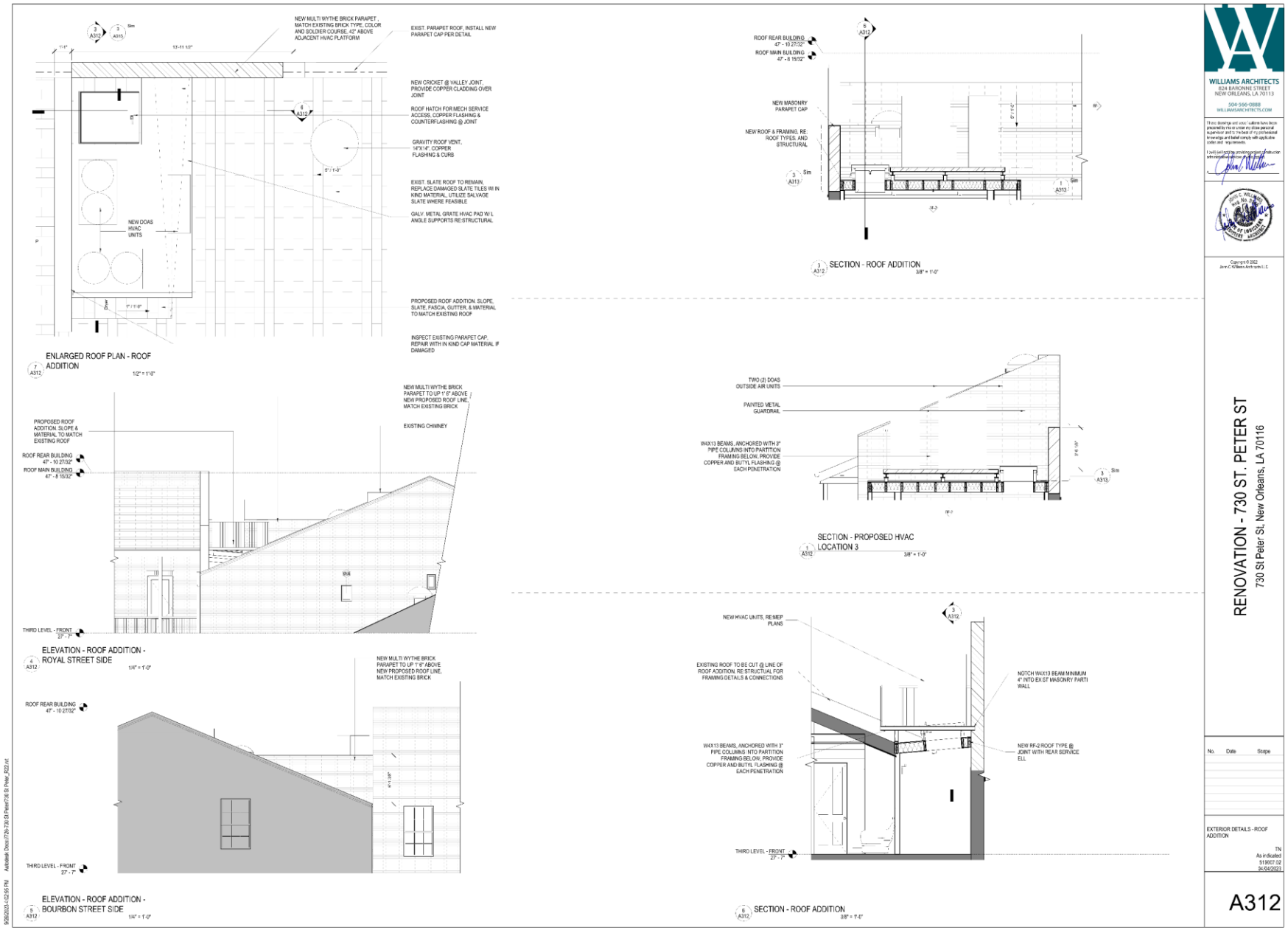
October 10, 2023



730-732 St Peter

Vieux Carre Commission

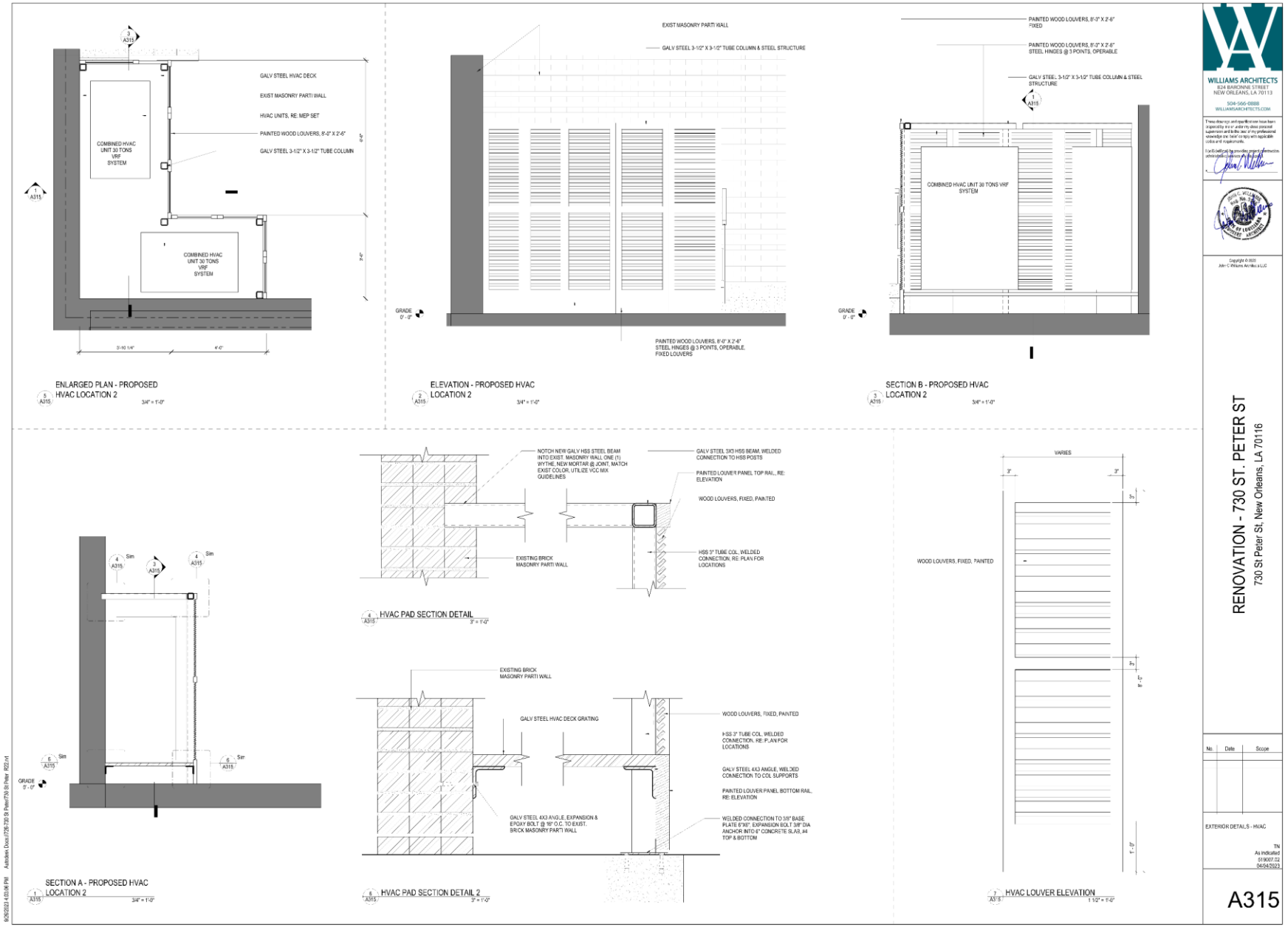
October 10, 2023



730-732 St Peter

Vieux Carre Commission

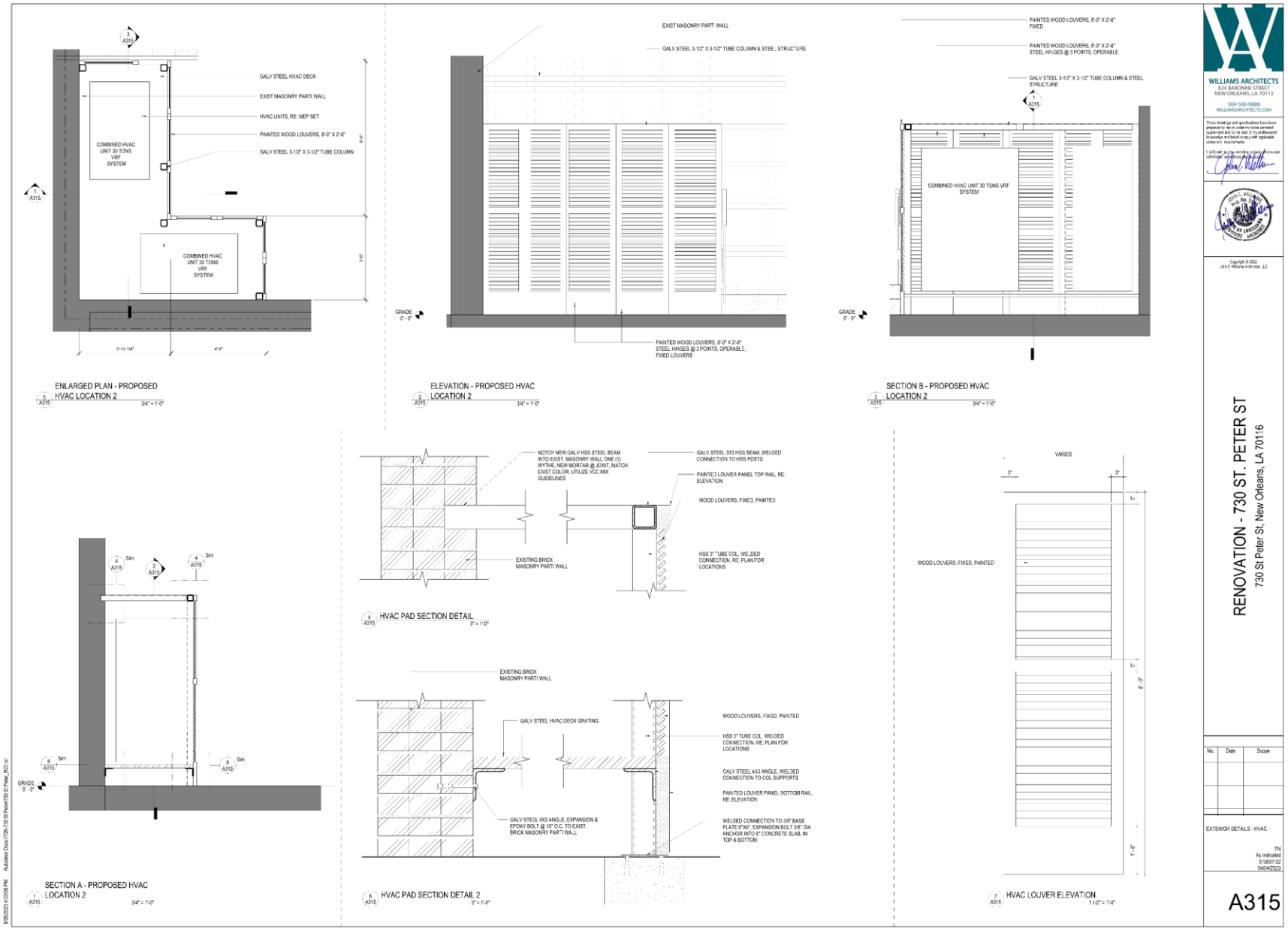
October 10, 2023



730-732 St Peter

Vieux Carre Commission

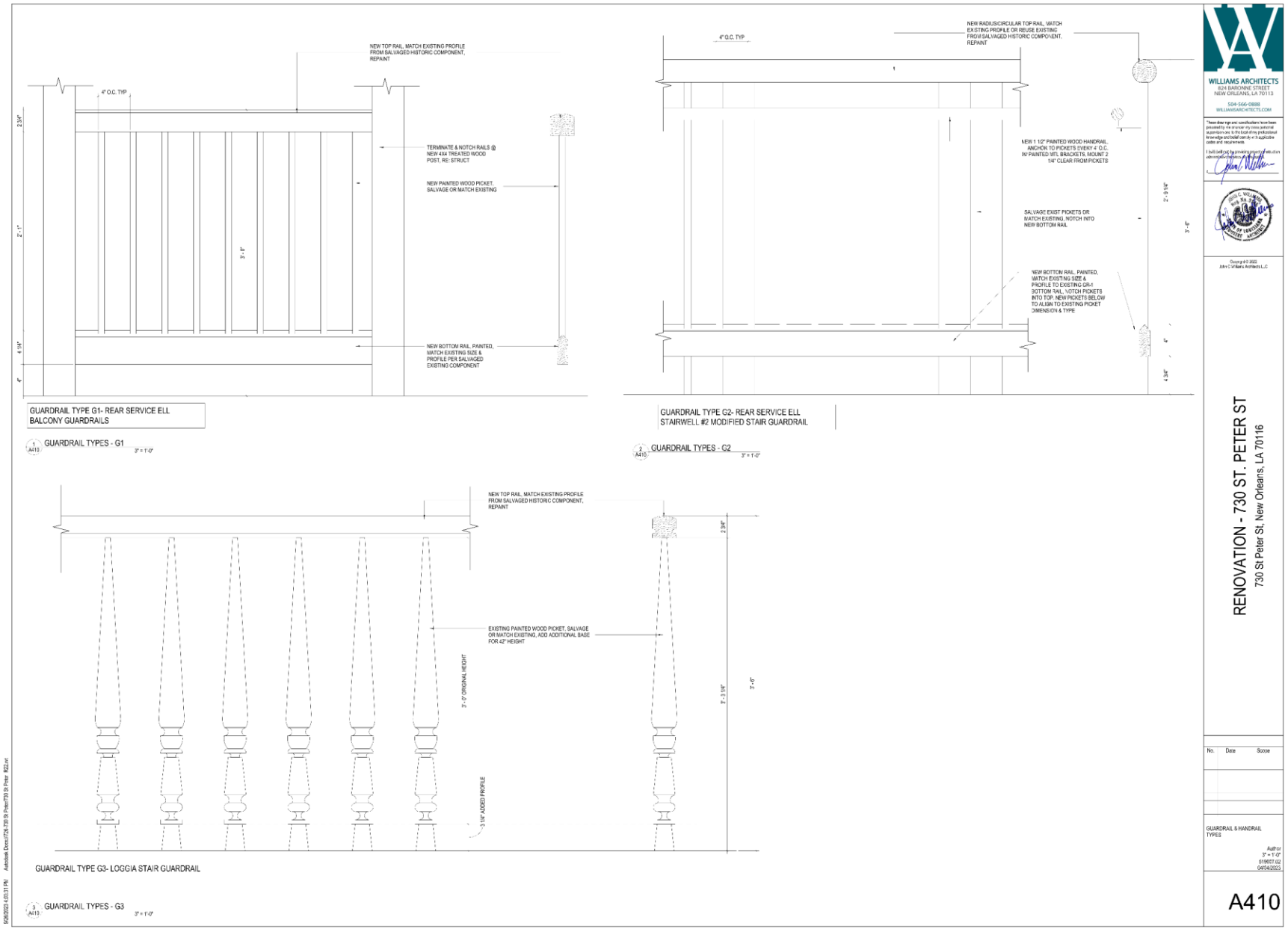
October 10, 2023



730-732 St Peter

Vieux Carre Commission

October 10, 2023



730-732 St Peter

Vieux Carre Commission

October 10, 2023

726 St. Peter



726 St. Peter

Vieux Carre Commission

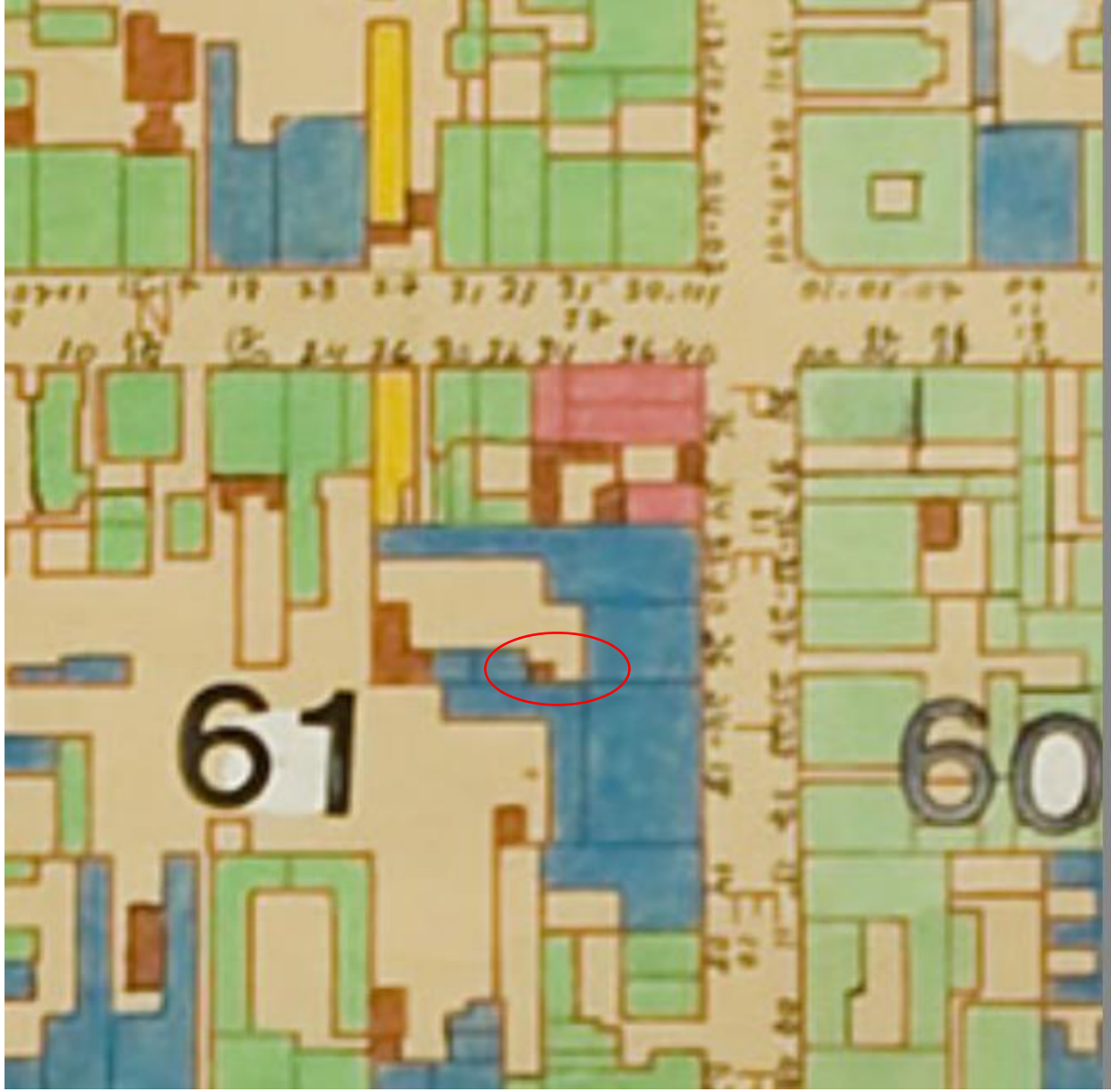
October 10, 2023



726 St. Peter

Vieux Carre Commission

October 10, 2023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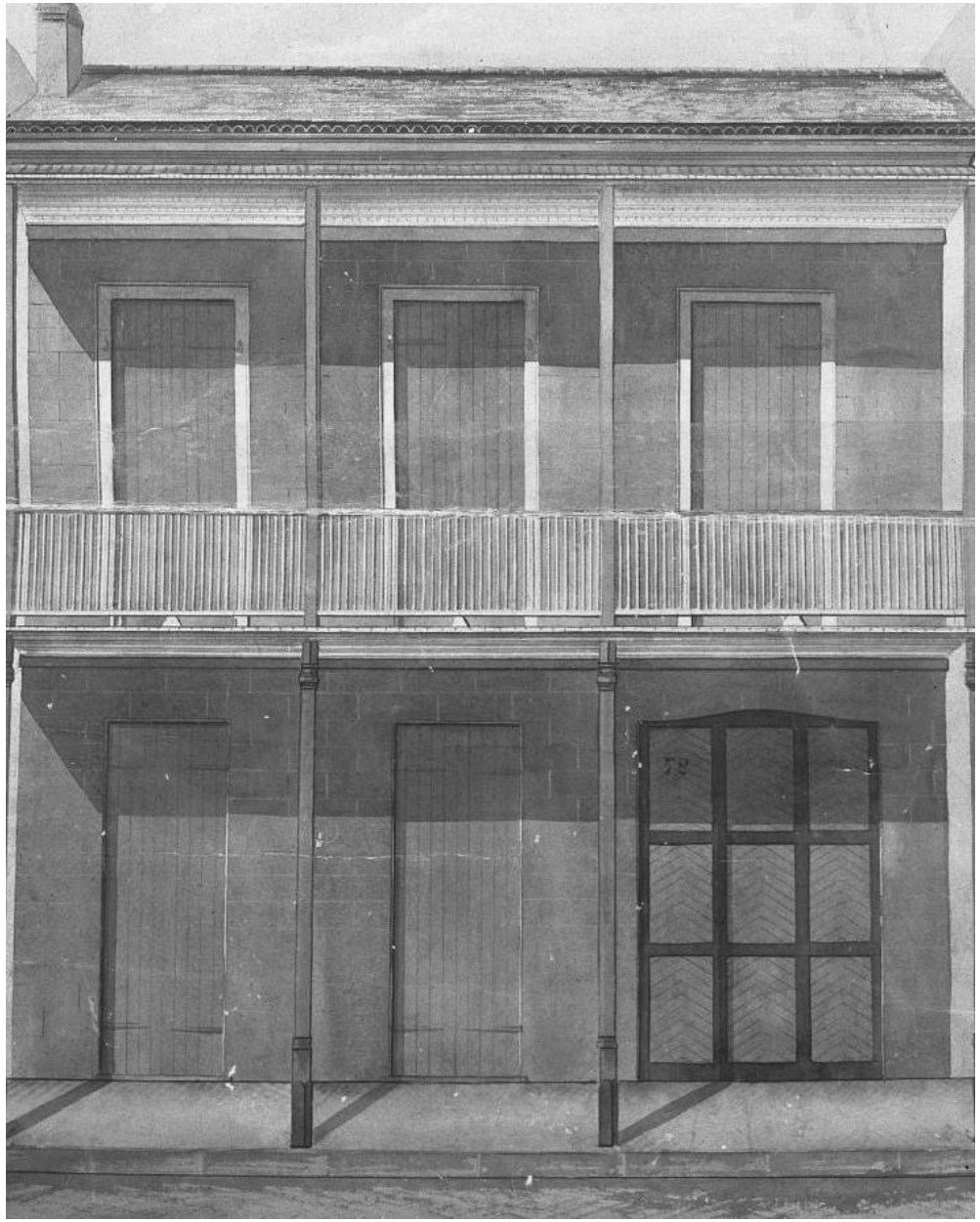
726 St. Peter (1866)



726 St. Peter (1872)



726 St. Peter (c. 1900)



726 St. Peter (courtyard - 1972)



726 St. Peter (1963)



726 St. Peter (2010)



726 St. Peter

Vieux Carre Commission

October 10, 2023



726 St. Peter

Vieux Carre Commission

October 10, 2023



726 St. Peter

Vieux Carre Commission

October 10, 2023



726 St. Peter

Vieux Carre Commission

October 10, 2023



726 St. Peter

Vieux Carre Commission

October 10, 2023



726 St. Peter

Vieux Carre Commission

October 10, 2023



726 St. Peter

Vieux Carre Commission

October 10, 2023



726 St. Peter

Vieux Carre Commission

October 10, 2023



726 St. Peter

Vieux Carre Commission

October 10, 2023



726 St. Peter


Feb 16, 2023 12:10:34 PM



726 St. Peter

Vieux Carre Commission

October 10, 2023


Feb 16, 2023 12:14:09 PM



726 St. Peter

Vieux Carre Commission

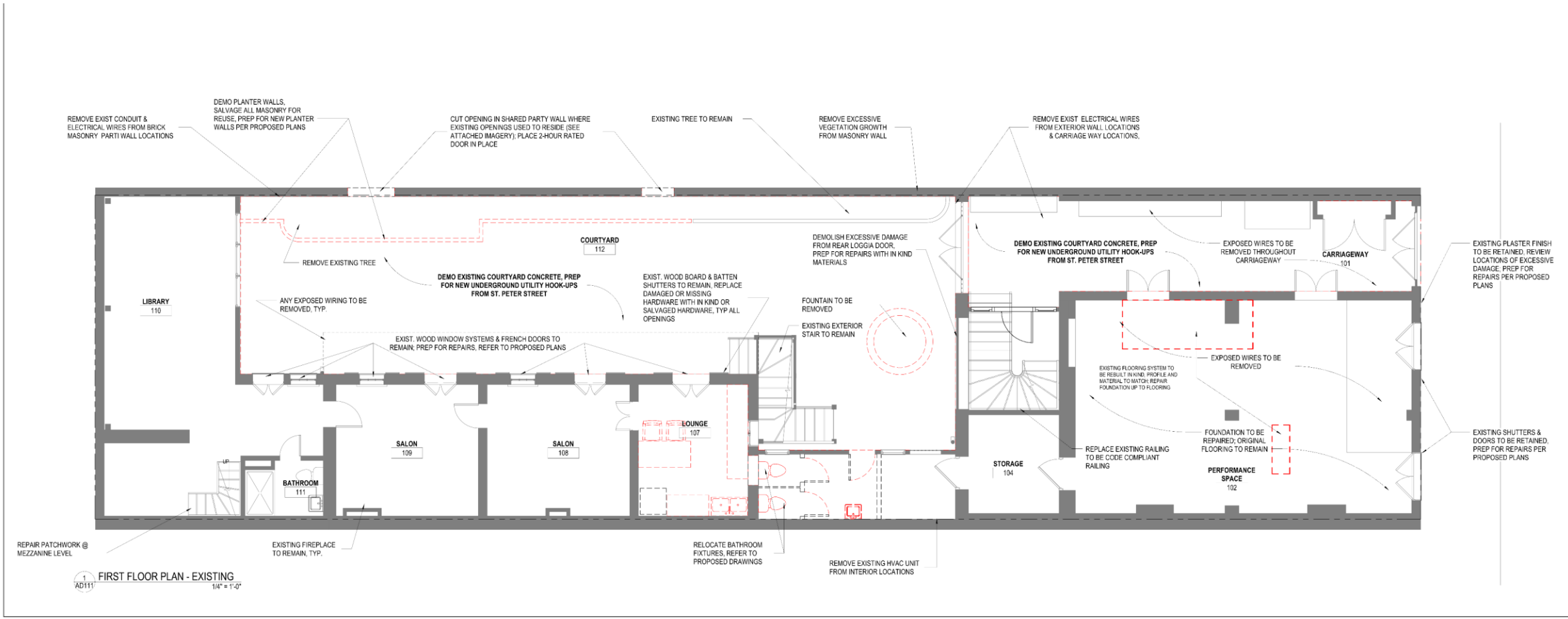
October 10, 2023



726 St. Peter

Vieux Carre Commission

October 10, 2023



PRESERVATION H
726 ST PETER STREE
NEW ORLEANS, LA 701

-REVISIONS-

No.	Date	Scope

DRAWING
FIRST FLOOR PLAN - EXISTING

DRAWING BY	JWA
SCALE	1/4" = 1'-0"
JOB No.	519007.00
DATE	09/26/2023

Sheet No.
AD111

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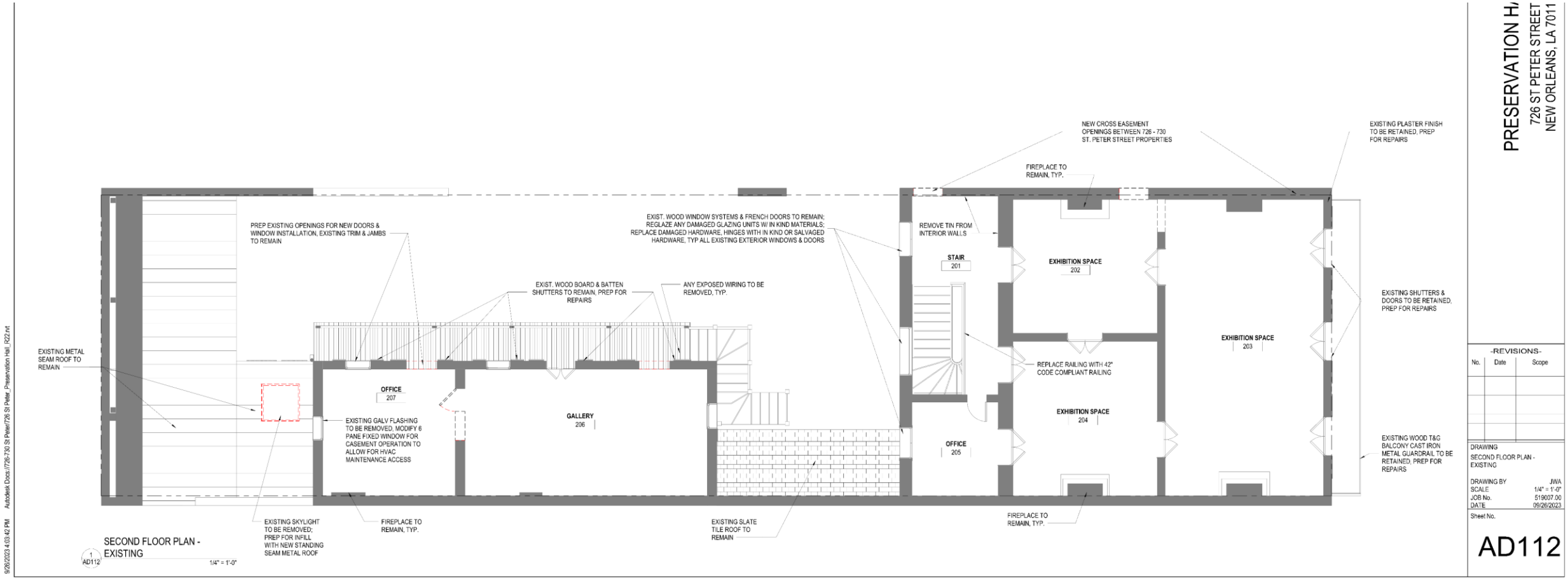
726 St. Peter

Vieux Carre Commission

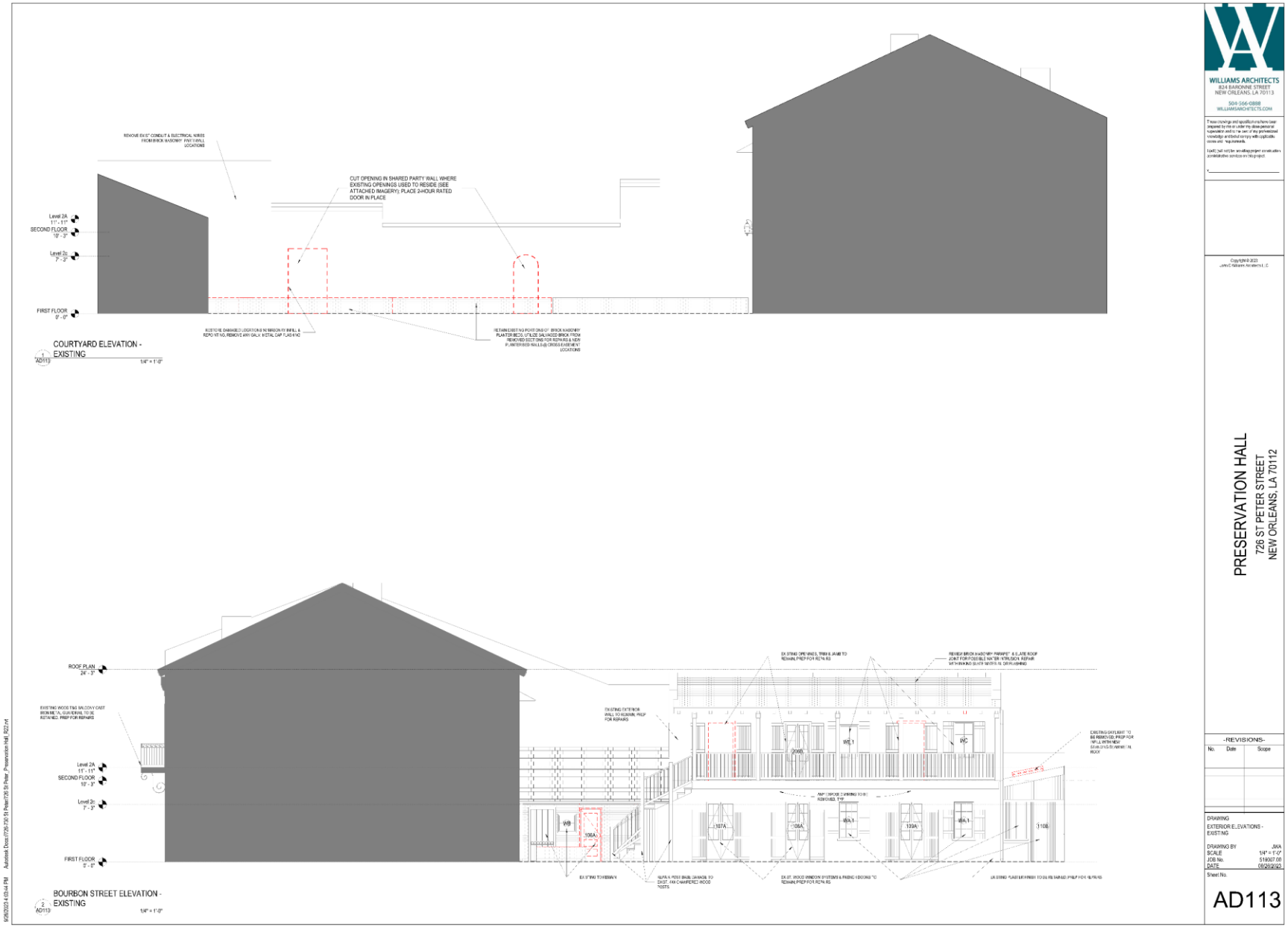
October 10, 2023



726 St. Peter

Vieux Carre Commission

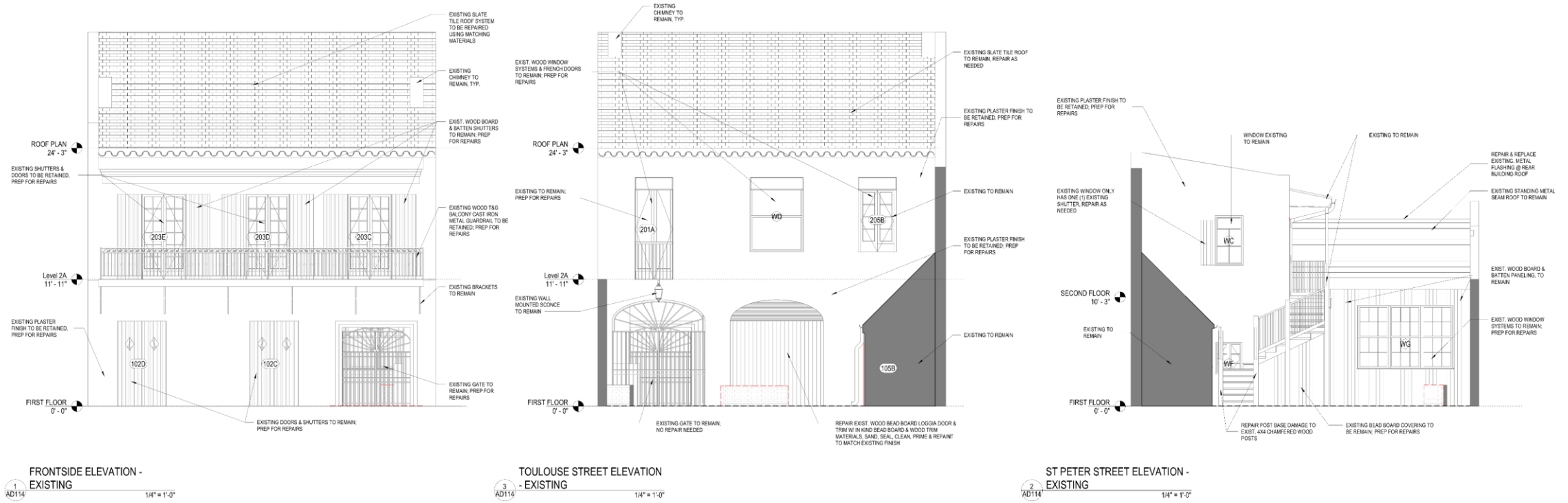
October 10, 2023



726 St. Peter

Vieux Carre Commission

October 10, 2023



1 AD114 FRONTSIDE ELEVATION - EXISTING 1/4" = 1'-0"

3 AD114 TOULOUSE STREET ELEVATION - EXISTING 1/4" = 1'-0"

2 AD114 ST PETER STREET ELEVATION - EXISTING 1/4" = 1'-0"

PRESERVATION H
726 ST PETER STREET
NEW ORLEANS, LA 7011

-REVISIONS-

No.	Date	Scope

DRAWING
EXTERIOR ELEVATIONS - EXISTING

DRAWING BY	JWA
SCALE	1/4" = 1'-0"
JOB No.	519007.00
DATE	09/26/2023

Sheet No.

AD114

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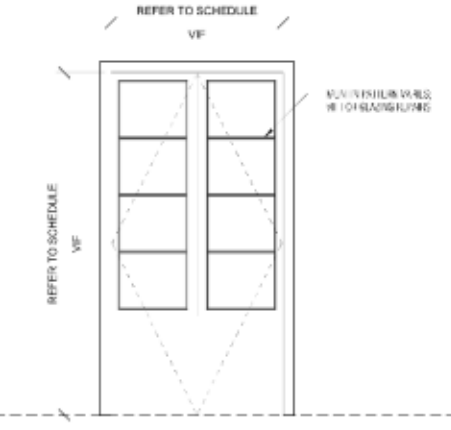
726 St. Peter

Vieux Carre Commission

October 10, 2023



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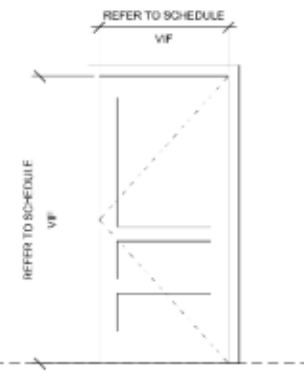

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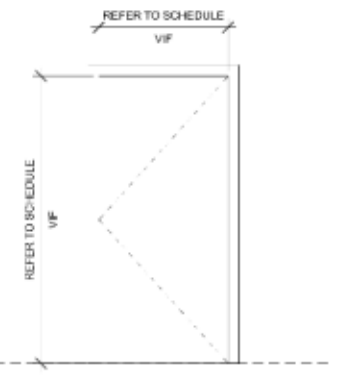

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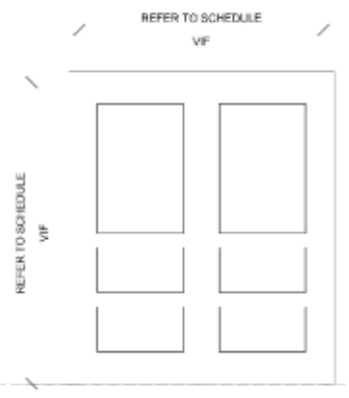

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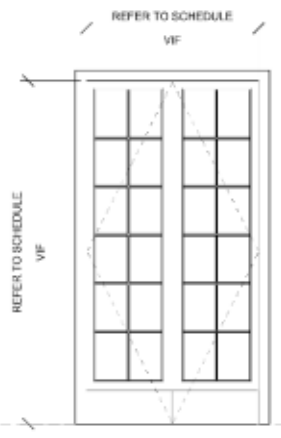

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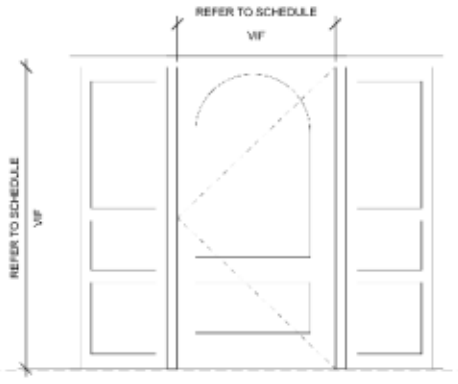

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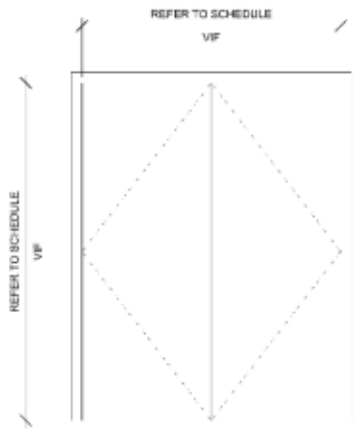

DH

DOOR SCHEDULE EXISTING

MARK	NUMBER	WIDTH	HEIGHT	THICKNESS	PANEL TYPE	FIRE RATING	DESCRIPTION	FRAME TYPE	FRAME MATERIAL	NOTES
DH	101A	6' - 0"	7' - 0"	0' - 1 3/4"	EXISTING	N/A	EXISTING DOUBLE FLUSH SOLID OAK WOOD DOORS, PTD.	EXIST.	WOOD	EXISTING UTILITY PANEL DOUBLE DOOR
DE	102A	4' - 1"	8' - 0"	0' - 1 3/4"	EXISTING	N/A	EXISTING DOUBLE FLUSH 4-PANEL SOLID OAK WOOD DOORS, PTD.	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DE	102B	4' - 1"	8' - 0"	0' - 1 3/4"	EXISTING	N/A	EXISTING DOUBLE FLUSH 4-PANEL SOLID OAK WOOD DOORS, PTD.	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DF	102C	4' - 7"	8' - 0"	0' - 1 3/4"	EXISTING	N/A	EXISTING DOUBLE FRENCH DOORS W/ EXISTING LITES	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DF	102D	4' - 7"	8' - 0"	0' - 1 3/4"	EXISTING	N/A	EXISTING DOUBLE FRENCH DOORS W/ EXISTING LITES	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DC	103-MM	2' - 4"	7' - 0"	0' - 1 3/4"	EXISTING	N/A	EXISTING SINGLE FLUSH SOLID OAK WOOD DOOR, PTD.	EXIST.	WOOD	BATHROOM DOOR
DC	103-NN	2' - 4"	7' - 0"	0' - 1 3/4"	EXISTING	N/A	EXISTING SINGLE FLUSH SOLID OAK WOOD DOOR, PTD.	EXIST.	WOOD	BATHROOM DOOR
DG	103A	3' - 8"	7' - 0"	0' - 1 3/4"	EXISTING	SPRINKLER PROTECTION	EXISTING SINGLE PANEL DOOR W/ EXISTING GLAZING & SIDELITES	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DC	104A	2' - 10"	7' - 0"	0' - 1 3/4"	EXISTING	N/A	EXISTING SINGLE FLUSH SOLID OAK WOOD DOOR, PTD.	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DC	105B	2' - 10"	7' - 0"	0' - 1 3/4"	EXISTING	N/A	EXISTING SINGLE FLUSH SOLID OAK WOOD DOOR, PTD.	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DB	106A	2' - 6"	6' - 8"	0' - 1 3/4"	EXISTING	N/A	EXISTING SINGLE FLUSH 3-PANEL SOLID OAK WOOD DOOR, PTD.	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DA	107A	3' - 7"	7' - 2 3/4"	0' - 1 3/4"	EXISTING	N/A	EXISTING DOUBLE FRENCH DOORS W/ EXISTING GLAZING	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DA	108A	3' - 0"	7' - 2 3/4"	0' - 1 3/4"	EXISTING	N/A	EXISTING DOUBLE FRENCH DOORS W/ EXISTING GLAZING	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DA	108B	2' - 9 1/2"	8' - 0"	0' - 1 3/4"	EXISTING	N/A	EXISTING DOUBLE FRENCH DOORS W/ EXISTING GLAZING	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DA	109A	3' - 1"	7' - 2 3/4"	0' - 1 3/4"	EXISTING	N/A	EXISTING DOUBLE FRENCH DOORS W/ EXISTING GLAZING	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DC	109B	2' - 4"	7' - 0"	0' - 1 3/4"	EXISTING	N/A	EXISTING SINGLE FLUSH SOLID OAK WOOD DOOR, PTD.	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DC	109C	2' - 6"	7' - 0"	0' - 1 3/4"	EXISTING	N/A	EXISTING SINGLE FLUSH SOLID OAK WOOD DOOR, PTD.	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DA	110B	3' - 0"	7' - 2 3/4"	0' - 1 3/4"	EXISTING	N/A	EXISTING DOUBLE FRENCH DOORS W/ EXISTING GLAZING	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DC	111A	2' - 0"	6' - 8"	0' - 1 3/4"	EXISTING	N/A	EXISTING SINGLE FLUSH SOLID OAK WOOD DOOR, PTD.	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DA	201A	3' - 7"	9' - 5"	0' - 1 3/4"	EXISTING	N/A	EXISTING DOUBLE FRENCH DOORS W/ EXISTING GLAZING	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DF	202A	3' - 9 1/2"	8' - 0"	0' - 1 3/4"	EXISTING	SPRINKLER PROTECTION	EXISTING DOUBLE FRENCH DOORS W/ EXISTING GLAZING	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DF	203A	3' - 9 1/2"	8' - 0"	0' - 1 3/4"	EXISTING	N/A	EXISTING DOUBLE FRENCH DOORS W/ EXISTING GLAZING	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DF	203B	3' - 9 1/2"	8' - 0"	0' - 1 3/4"	EXISTING	N/A	EXISTING DOUBLE FRENCH DOORS W/ EXISTING GLAZING	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DF	203C	4' - 1"	8' - 0"	0' - 1 3/4"	EXISTING	N/A	EXISTING DOUBLE FRENCH DOORS W/ EXISTING GLAZING	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DF	203D	4' - 1"	8' - 0"	0' - 1 3/4"	EXISTING	N/A	EXISTING DOUBLE FRENCH DOORS W/ EXISTING GLAZING	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DF	203E	4' - 1"	8' - 0"	0' - 1 3/4"	EXISTING	N/A	EXISTING DOUBLE FRENCH DOORS W/ EXISTING GLAZING	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
25	203F	3' - 8 1/2"	8' - 0"	0' - 1 3/4"	EXISTING		7296 FR DOOR	EXIST.	WOOD	
DF	204A	3' - 9 1/2"	8' - 0"	0' - 1 3/4"	EXISTING	SPRINKLER PROTECTION	EXISTING DOUBLE FRENCH DOORS W/ EXISTING GLAZING	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DF	204B	3' - 9 1/2"	8' - 0"	0' - 1 3/4"	EXISTING	N/A	EXISTING DOUBLE FRENCH DOORS W/ EXISTING GLAZING	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DB	205A	2' - 0"	7' - 0"	0' - 1 3/4"	EXISTING	SPRINKLER PROTECTION	EXISTING WOOD PANELED SWINGING DOOR	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DA	205B	3' - 2 1/2"	5' - 10"	0' - 1 3/4"	EXISTING	N/A	EXISTING DOUBLE FRENCH DOORS W/ LOW-E GLAZING	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DA	206B	3' - 1"	7' - 2 3/4"	0' - 1 3/4"	EXISTING	N/A	EXISTING DOUBLE FRENCH DOORS W/ EXISTING GLAZING	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS
DC	207-A	2' - 4"	7' - 0"	0' - 1 3/4"	EXISTING	N/A	EXISTING SINGLE FLUSH SOLID OAK WOOD DOOR, PTD.	EXIST.	WOOD	REPAIR/REPLACE EXCESSIVE WOOD DAMAGE TO DOOR & HARDWARE W/ IN KIND MATERIALS

DOOR SCHEDULE NEW CONSTRUCTION

MARK	NUMBER	WIDTH	HEIGHT	THICKNESS	PANEL TYPE	FIRE RATING	DESCRIPTION	FRAME TYPE	FRAME MATERIAL	NOTES
DC	106A	2' - 6"	7' - 0"	0' - 1 3/4"	NEW CONSTRUCTION	N/A	EXISTING SINGLE FLUSH SOLID OAK WOOD DOOR, PTD.	WD-1	WOOD	BATHROOM DOOR
DC	106B	2' - 6"	7' - 0"	0' - 1 3/4"	NEW CONSTRUCTION	N/A	EXISTING SINGLE FLUSH SOLID OAK WOOD DOOR, PTD.	WD-1	WOOD	BATHROOM DOOR
DA	206A	3' - 2"	7' - 2 3/4"	0' - 1 3/4"	NEW CONSTRUCTION	N/A	DOUBLE FRENCH DOORS W/ LAMINATED GLAZING	WD-1	WOOD	NEW DOOR IN EXISTING OPENING, MATCH EXISTING WOOD TYPE OF EXISTING ADJACENT DOORS
DA	207A	3' - 2"	7' - 2 3/4"	0' - 1 3/4"	NEW CONSTRUCTION	N/A	DOUBLE FRENCH DOORS W/ LAMINATED GLAZING	WD-1	WOOD	NEW DOOR IN EXISTING OPENING, MATCH EXISTING WOOD TYPE OF EXISTING ADJACENT DOORS
DC	207B	2' - 6"	7' - 0"	0' - 1 3/4"	NEW CONSTRUCTION	N/A	EXISTING SINGLE FLUSH SOLID OAK WOOD DOOR, PTD.	WD-1	WOOD	BATHROOM DOOR
HA	207C	2' - 0"	1' - 0 19/32"		NEW CONSTRUCTION	N/A	Roof Hatch			ROOF HATCH INSTALLED ON EXISTING BEADED BOARD CEILING FOR ATTIC ACCESS
DC	207D	2' - 6"	6' - 8"	0' - 2"	NEW CONSTRUCTION	N/A	SINGLE FLUSH SOLID OAK WOOD DOOR, PTD.	WD-1	WOOD	
HA	207E	2' - 0"	1' - 0 19/32"		NEW CONSTRUCTION	N/A	Roof Hatch			ROOF HATCH INSTALLED TO CEILING FOR ATTIC ACCESS
DC	208A	3' - 0"	6' - 8"	0' - 2"	NEW CONSTRUCTION	N/A	SINGLE FLUSH SOLID OAK WOOD DOOR, PTD.	WD-1	WOOD	

NEW DOOR NOTE: GC TO PROVIDE MOCK UP OF NEW EXTERIOR WOOD DOORS TO VERIFY WOOD SPECIES PRIOR TO SELECTION/PURCHASE/MILLING. GC TO REVIEW OPTIONS FOR SPANISH CEDAR, RECLAIMED PINE FROM SALVAGED 730 ST PETER BEAMS, AND CYPRESS. ALL EXTERIOR WOOD DOORS TO BE EXPOSED, NON-PAINTED WOOD

DOOR, WINDOW, AND SHUTTER GENERAL NOTES

1. ALL GLAZING IN NEW WINDOWS AND DOORS TO BE LAMINATED GLAZING LOW-E CLEAR
2. PROVIDE GLAZING SAMPLE TO OWNER AND ARCHITECT FOR VCC STAFF REVIEW PRIOR TO PURCHASE.
3. GENERAL CONTRACTOR TO PROVIDE DOOR AND WINDOW SUBMITTAL TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PURCHASE. EXTERIOR DOORS & WINDOWS TO BE REVIEWED & APPROVED BY VCC THROUGH ARCH. PRIOR TO PURCHASE.
4. GENERAL CONTRACTOR TO PROVIDE DOOR, WINDOW, AND LOUVERED SHUTTER SHOP DRAWINGS BY MILLSHOP TO ARCHITECT & VCC FOR REVIEW AND APPROVAL PRIOR TO PURCHASE.
5. ALL EXTERIOR WOOD WINDOWS AND DOORS TO BE WATER-REPELLENT, PRESERVATIVE TREATED
6. ALL WINDOWS AND DOORS TO BE PAINTED
7. GENERAL CONTRACTOR TO FIELD VERIFY THROW REQUIRED ON ALL SHUTTERS, EXTERIOR DOOR, AND WINDOW HINGES TO ALLOW FOR 180 DEGREE OPENING EXCEPT FOR DOOR IS ADJACENT TO WALL OR GUARDRAIL.
8. GENERAL CONTRACTOR TO COORDINATE ALL BLOCKING AT DOOR AND WINDOW OPENINGS WILL MILLSHOP SHOP DRAWINGS AND DIMENSIONS.
9. GENERAL CONTRACTOR TO COORDINATE ALL HARDWARE SELECTION AND FINISHES WITH OWNER, ARCHITECT & VCC PRIOR TO PURCHASE.
10. GENERAL CONTRACTOR TO PROVIDE SPECIFICATIONS FOR ALL FIRE RATED DOORS AND FIRE RATED FRAMES TO ARCHITECT PRIOR TO PURCHASE. PRIOR SPECS FOR EXTERIOR FIRE RATED DOORS TO VCC THROUGH ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
11. MAINTAIN AGED PATINA THROUGHOUT ALL EXTERIOR DOORS, WINDOWS, & SHUTTERS.

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NEW ORLEANS, LA 70112

-REVISIONS-
No. Date Scope

DRAWING
DOOR SCHEDULE

DRAWING BY: Author
SCALE: As indicated
JOB No.: 519007.00
DATE: 08/26/2023

Sheet No.
A080

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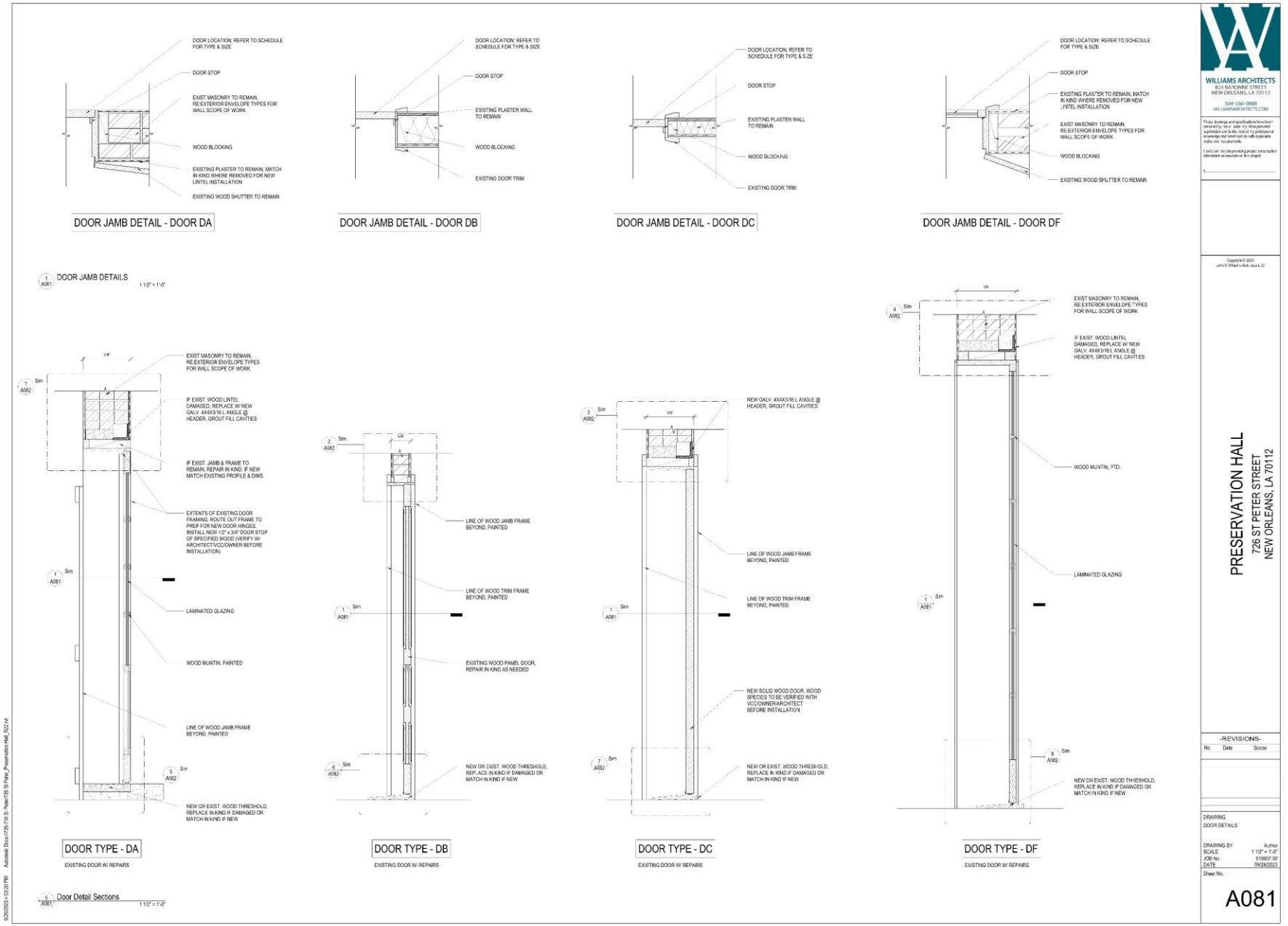

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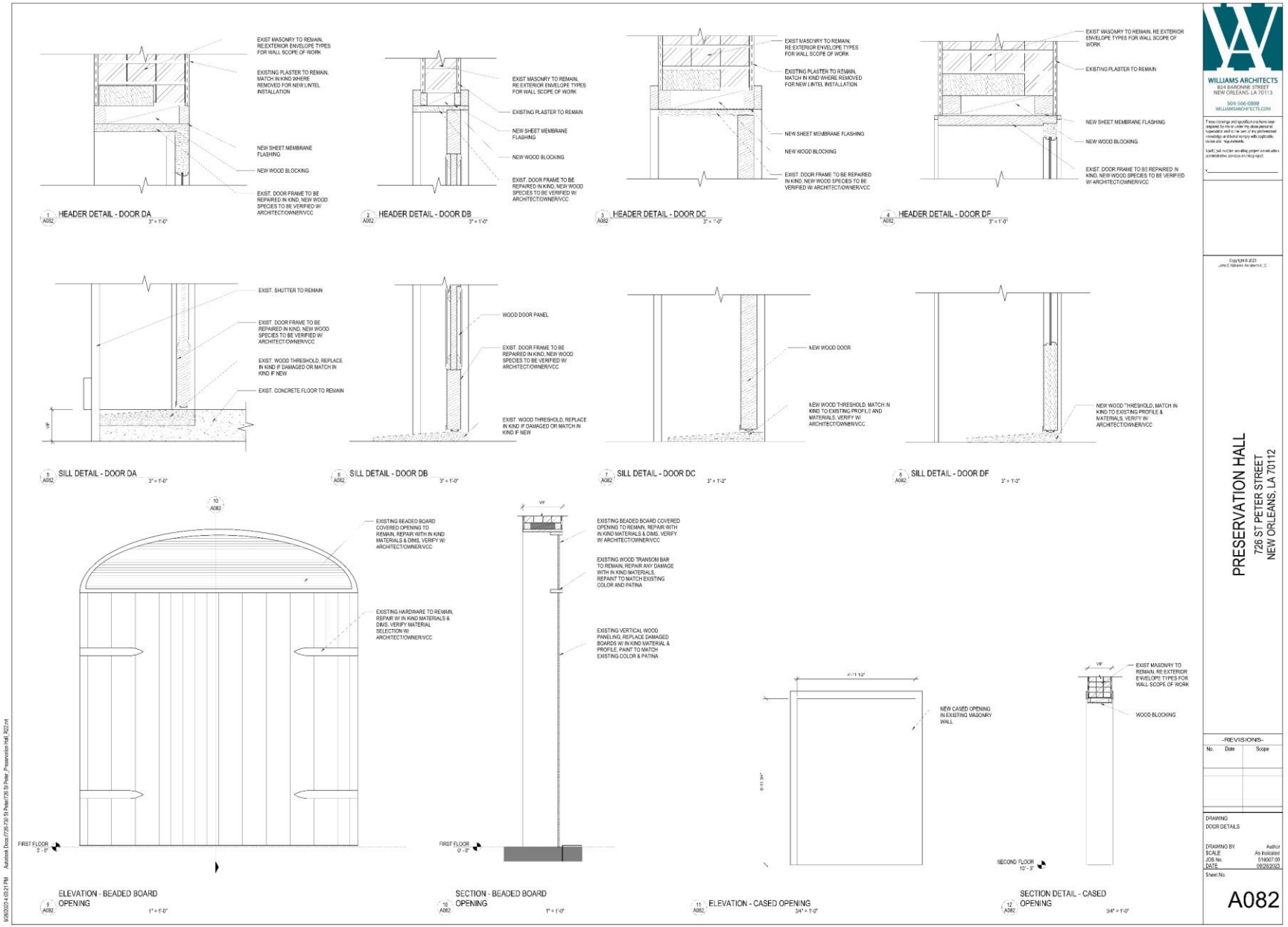
Vieux Carre Commission

October 10, 2023



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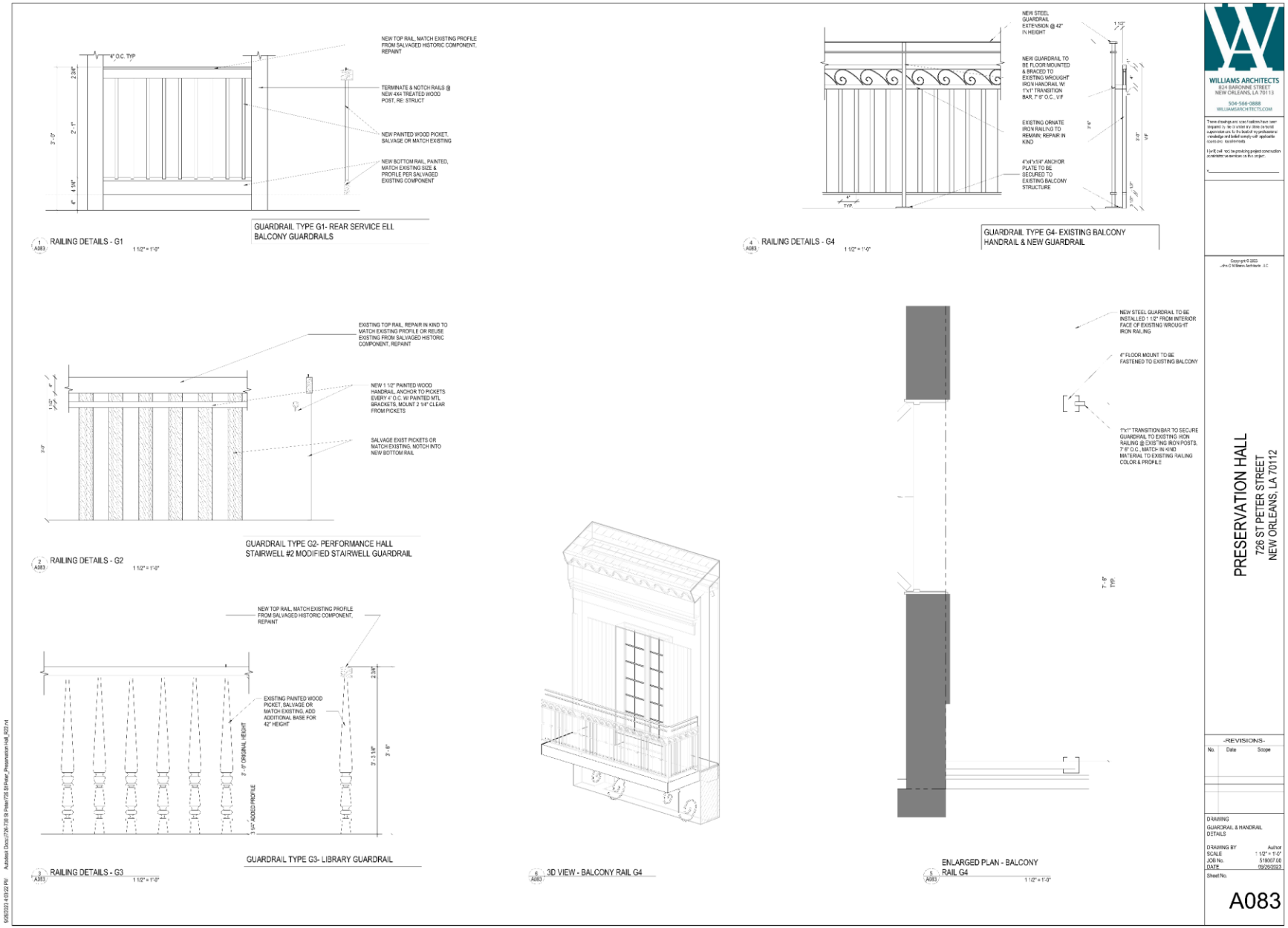
October 10, 2023



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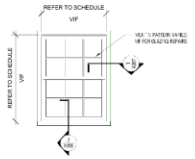
October 10, 2023



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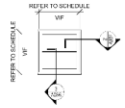

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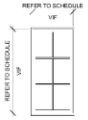

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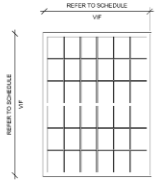

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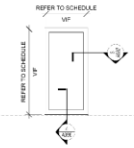

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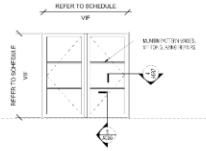

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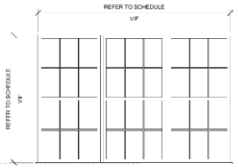

WG

WINDOW TYPES

1/2" = 1'-0"

WINDOW SCHEDULE

MARK	Mark	DESCRIPTION	OPERATION	R.O. WIDTH	R.O. HEIGHT	QTY	PHASE CREATED	COMMENTS
WA	101	DOUBLE HUNG W/ 3 OVER 3 MUNTIN PATTERN	OPERABLE	2' - 7 1/2"	4' - 7 1/2"	1	EXISTING	REPAIR/REPLACE EXCESSIVE DAMAGED WOOD SASHES AS NEEDED, REPAIR ALL CASING TO MATCH ORIGINAL
WA.1	102	DOUBLE HUNG W/ 3 OVER 3 MUNTIN PATTERN	FIXED	2' - 6"	4' - 8"	1	EXISTING	REPAIR/REPLACE EXCESSIVE DAMAGED WOOD SASHES AS NEEDED, REPAIR ALL CASING TO MATCH ORIGINAL
WA.1	103	DOUBLE HUNG W/ 3 OVER 3 MUNTIN PATTERN	FIXED	2' - 6"	4' - 8"	1	EXISTING	REPAIR/REPLACE EXCESSIVE DAMAGED WOOD SASHES AS NEEDED, REPAIR ALL CASING TO MATCH ORIGINAL
WA.2	104	DOUBLE OPERABLE W/ 2X2 MUNTIN PATTERN	OPERABLE	3' - 5"	2' - 7 1/2"	1	EXISTING	REPAIR/REPLACE EXCESSIVE DAMAGED WOOD SASHES AS NEEDED, REPAIR ALL CASING TO MATCH ORIGINAL
WA.2	105	DOUBLE OPERABLE W/ 2X2 MUNTIN PATTERN	OPERABLE	3' - 5"	2' - 7 1/2"	1	EXISTING	REPAIR/REPLACE EXCESSIVE DAMAGED WOOD SASHES AS NEEDED, REPAIR ALL CASING TO MATCH ORIGINAL
WA.3	106	SINGLE HUNG FIXED	FIXED	2' - 7"	3' - 7 1/2"	1	EXISTING	REPAIR/REPLACE EXCESSIVE DAMAGED WOOD SASHES AS NEEDED, REPAIR ALL CASING TO MATCH ORIGINAL
WA.4	117	12X12 METAL LOUVER	LOUVERED VENT	1' - 0"	1' - 0"	1	NEW	NEW LOUVERED VENT INSTALLED TO EXTERIOR FACE OF WALL
WA.4	118	12X12 METAL LOUVER	LOUVERED VENT	1' - 0"	1' - 0"	1	NEW	NEW LOUVERED VENT INSTALLED TO EXTERIOR FACE OF WALL
WB	107	SINGLE HUNG FIXED	FIXED	2' - 4"	2' - 4"	1	EXISTING	REPAIR/REPLACE EXCESSIVE DAMAGED WOOD SASHES AS NEEDED, REPAIR ALL CASING TO MATCH ORIGINAL
WB	108	SINGLE HUNG FIXED	FIXED	2' - 4"	2' - 4"	1	EXISTING	REPAIR/REPLACE EXCESSIVE DAMAGED WOOD SASHES AS NEEDED, REPAIR ALL CASING TO MATCH ORIGINAL
WC	109	SINGLE FIXED W/ 2X3 MUNTIN PATTERN	FIXED	2' - 7 1/2"	4' - 8"	1	NEW	NEW WINDOW TO BE INSTALLED IN EXISTING OPENING
WC	110	SINGLE FIXED W/ 2X3 MUNTIN PATTERN	FIXED	2' - 7 1/2"	4' - 8"	1	EXISTING	REPAIR/REPLACE EXCESSIVE DAMAGED WOOD SASHES AS NEEDED, REPAIR ALL CASING TO MATCH ORIGINAL
WD	111	DOUBLE HUNG W/ 6X3 MUNTIN PATTERN	OPERABLE	5' - 0"	6' - 8"	1	EXISTING	REPAIR/REPLACE EXCESSIVE DAMAGED WOOD SASHES AS NEEDED, REPAIR ALL CASING TO MATCH ORIGINAL
WE	112	SINGLE HUNG FIXED WINDOW	FIXED	2' - 6"	6' - 0"	1	EXISTING	EXISTING WINDOW TO TRANSITION TO ALLOW OPERABLE OPENING
WE.1	113	SINGLE FIXED W/ 2X3 MUNTIN PATTERN	FIXED	2' - 6"	4' - 3 1/2"	1	NEW	NEW WINDOW TO BE INSTALLED IN EXISTING OPENING
WE.2	114	SINGLE FIXED 12 LITE TRANSOM	FIXED	5' - 0"	2' - 0"	1	EXISTING	REPAIR/REPLACE EXCESSIVE DAMAGED WOOD SASHES AS NEEDED, REPAIR ALL CASING TO MATCH ORIGINAL
WF	115	FRENCH OPERABLE W/ 1X3 MUNTIN PATTERN	OPERABLE	2' - 6"	3' - 0"	1	EXISTING	REPAIR/REPLACE EXCESSIVE DAMAGED WOOD SASHES AS NEEDED, REPAIR ALL CASING TO MATCH ORIGINAL
WG	116	TRIPLE-DOUBLE HUNG W/ 3X2 MUNTIN PATTERN	OPERABLE	9' - 0"	6' - 0"	1	EXISTING	REPAIR/REPLACE EXCESSIVE DAMAGED WOOD SASHES AS NEEDED, REPAIR ALL CASING TO MATCH ORIGINAL

NEW WINDOW NOTE: GC TO PROVIDE MOCK UP OF NEW EXTERIOR WINDOWS TO VERIFY WOOD SPECIES PRIOR TO SELECTION/PURCHASE/MILLING. GC TO REVIEW OPTIONS FOR SPANISH CEDAR, RECLAIMED PINE FROM SALVAGED 730 ST PETER BEAMS, AND CYPRESS. ALL EXTERIOR WOOD WINDOWS TO BE EXPOSED, NON-PAINTED WOOD

DOOR, WINDOW, AND SHUTTER GENERAL NOTES

1. ALL GLAZING IN NEW WINDOWS AND DOORS TO BE LAMINATED GLAZING LOW-E CLEAR.
2. PROVIDE GLAZING SAMPLE TO OWNER AND ARCHITECT FOR VCC STAFF REVIEW PRIOR TO PURCHASE.
3. GENERAL CONTRACTOR TO PROVIDE DOOR AND WINDOW SUBMITTAL TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PURCHASE. EXTERIOR DOORS & WINDOWS TO BE REVIEWED & APPROVED BY VCC THROUGH ARCH. PRIOR TO PURCHASE.
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I (we) have not/do provide any project consultation and/or services on this project.

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-REVISIONS-

No.	Date	Scope

DRAWING
WINDOW SCHEDULE

DRAWING BY Author
SCALE As indicated
JOB No. 519807.00
DATE 09/26/2023

Sheet No.
A085

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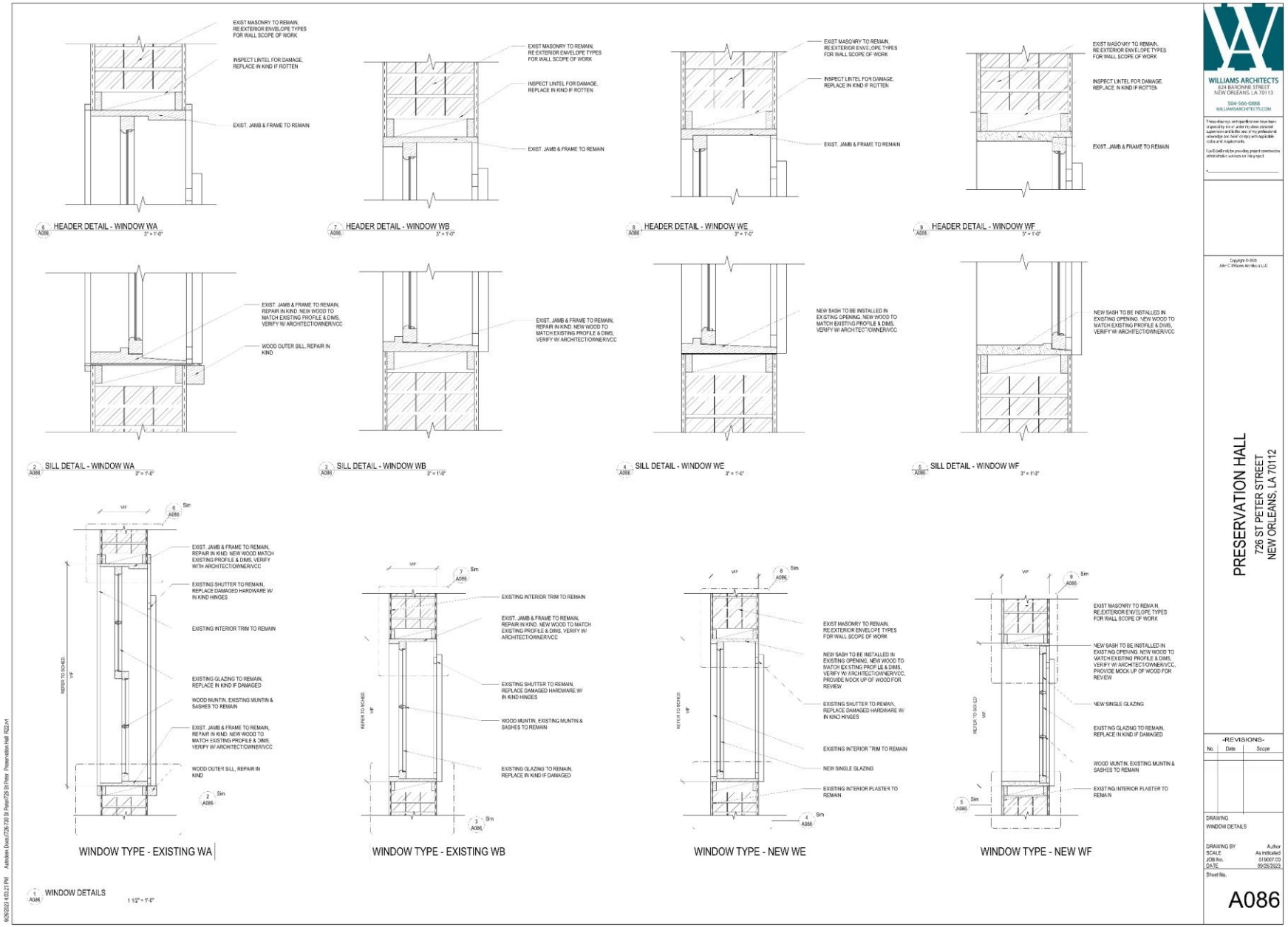
726 St. Peter

Vieux Carre Commission

October 10, 2023



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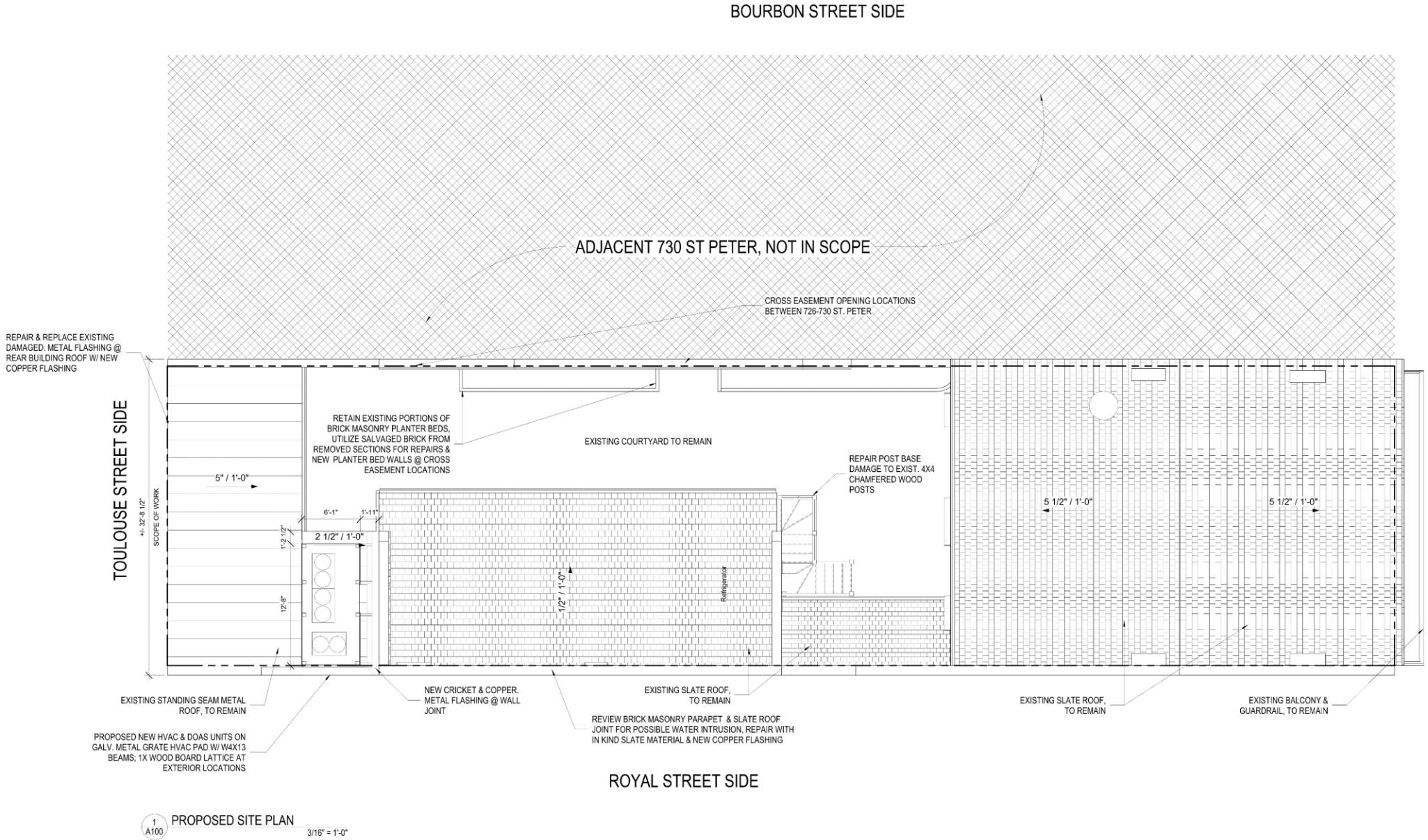
Vieux Carre Commission

October 10, 2023



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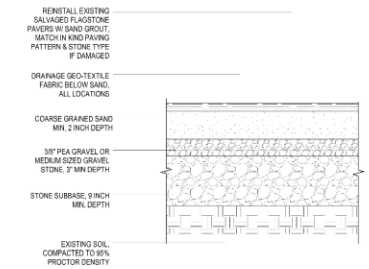
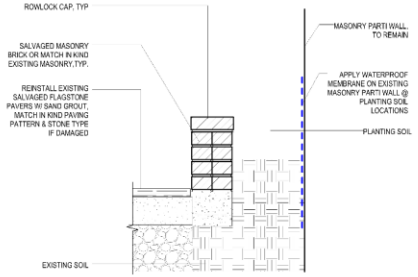
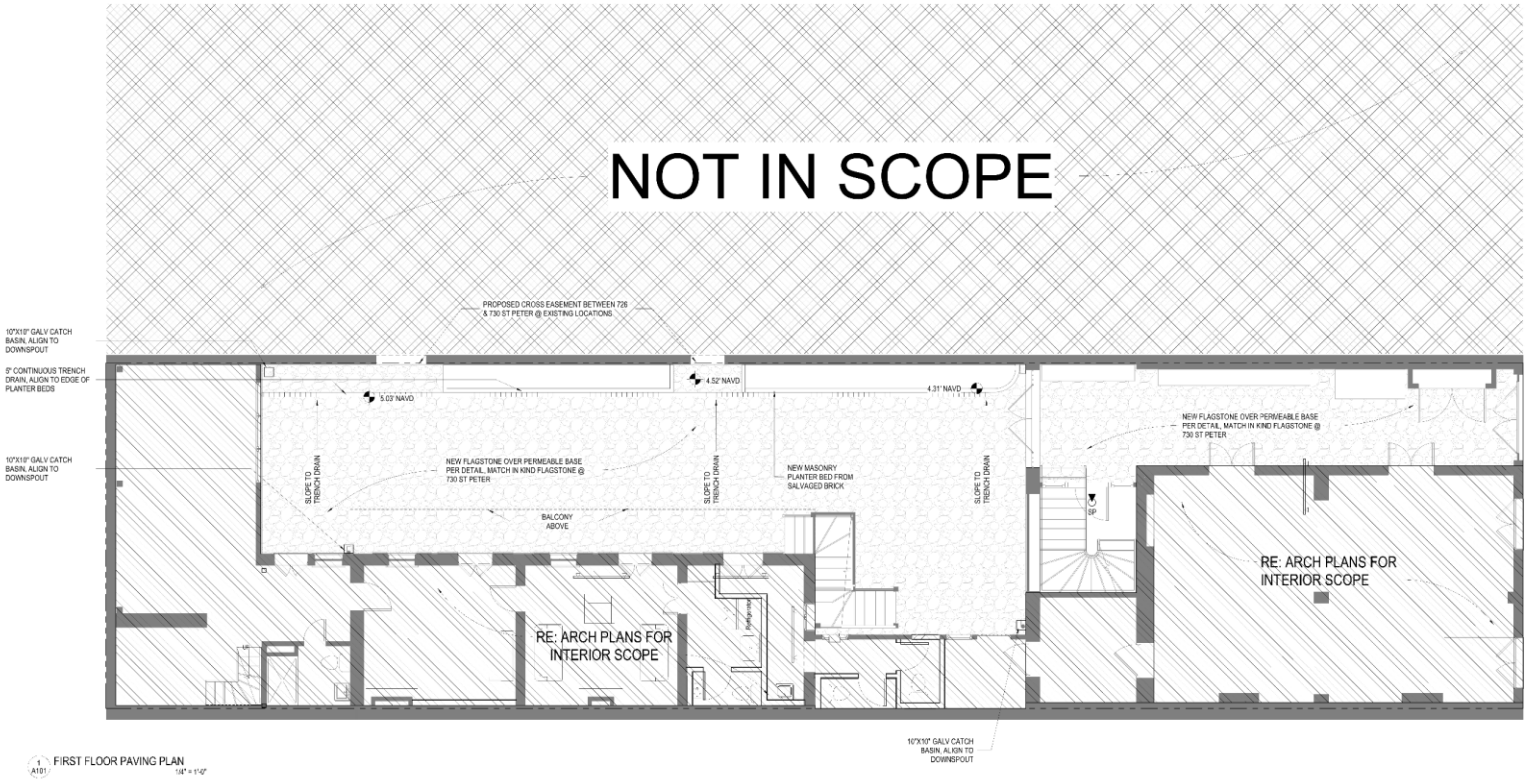
October 10, 2023



2 A101 TYPICAL PAVER DETAIL 1 1/2" = 1'-0"



3 A101 PLANTER BED DETAIL 1 1/2" = 1'-0"



1 A101 FIRST FLOOR PAVING PLAN 1/4" = 1'-0"

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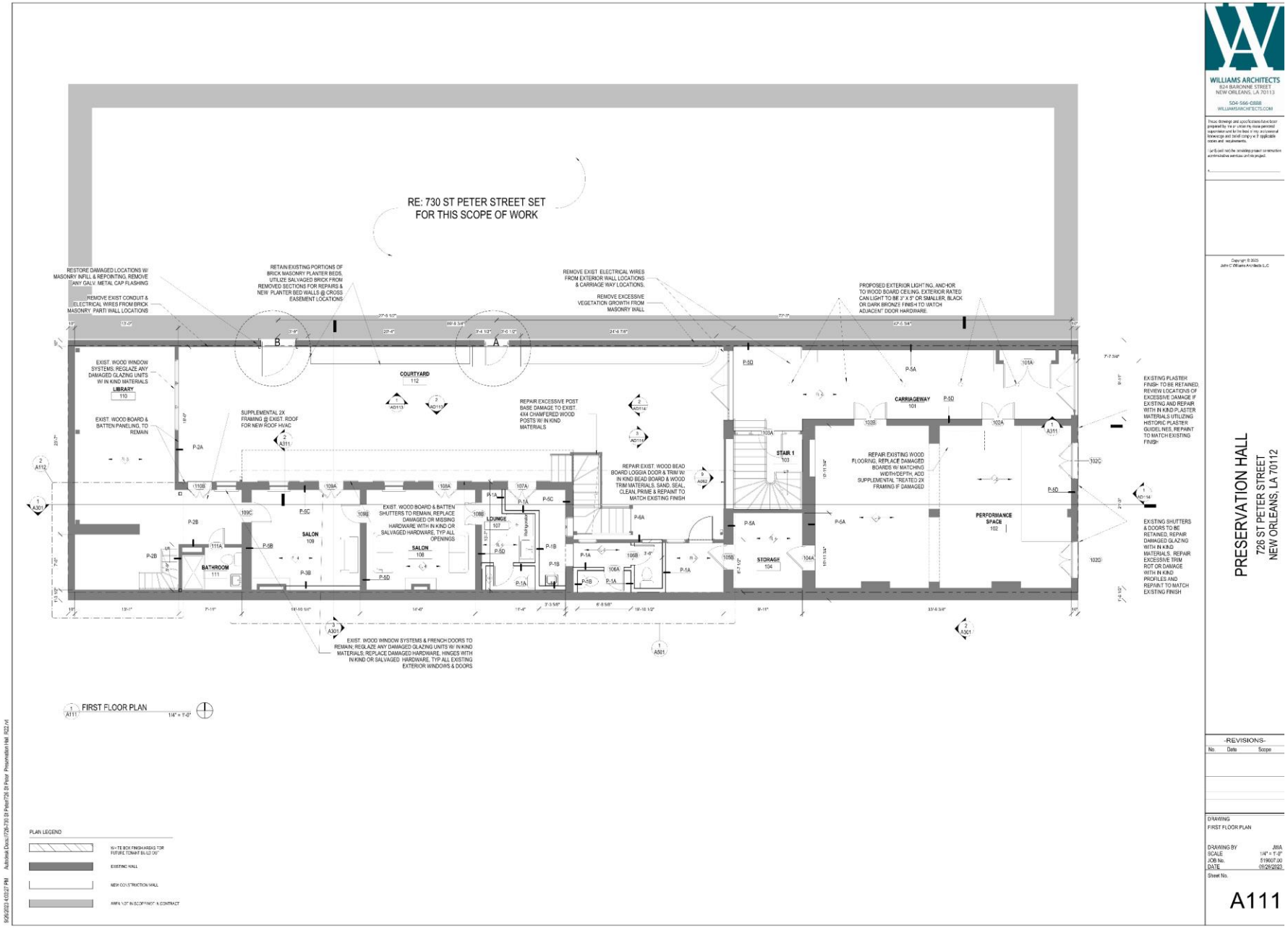
October 10, 2023



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No.	Date	Scope

DRAWING
FIRST FLOOR PLAN

DRAWING BY	JWA
SCALE	1/4" = 1'-0"
JOB No.	519607.00
DATE	09/26/2023

Sheet No.
A111

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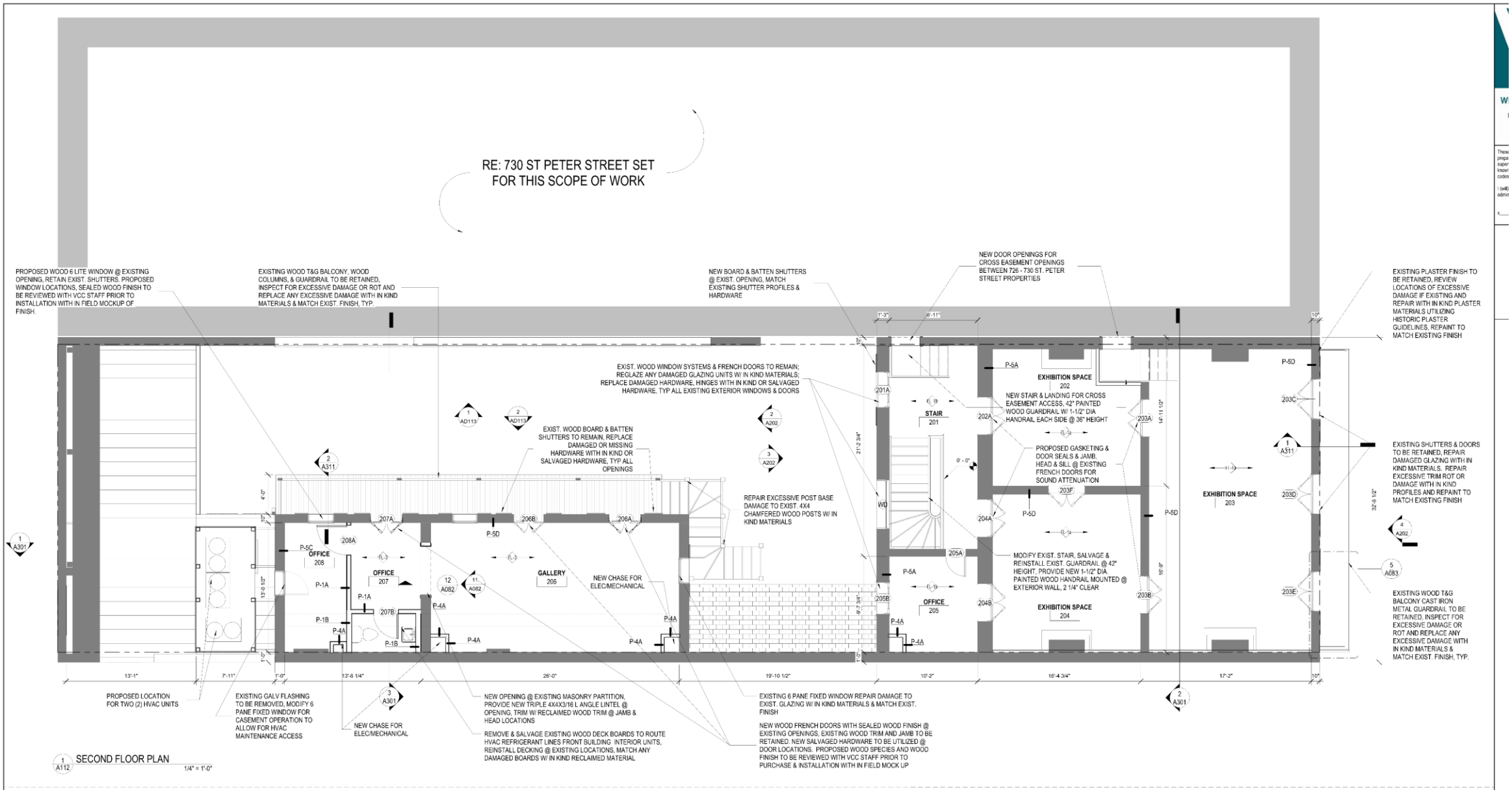
October 10, 2023



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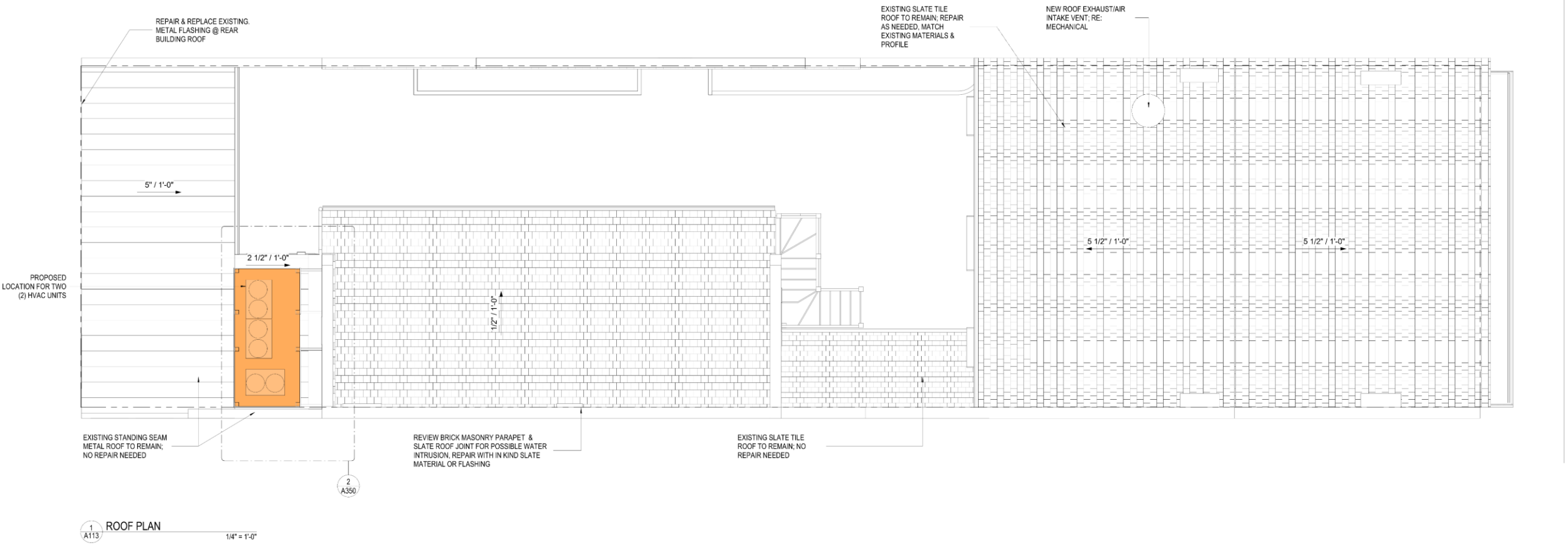
October 10, 2023



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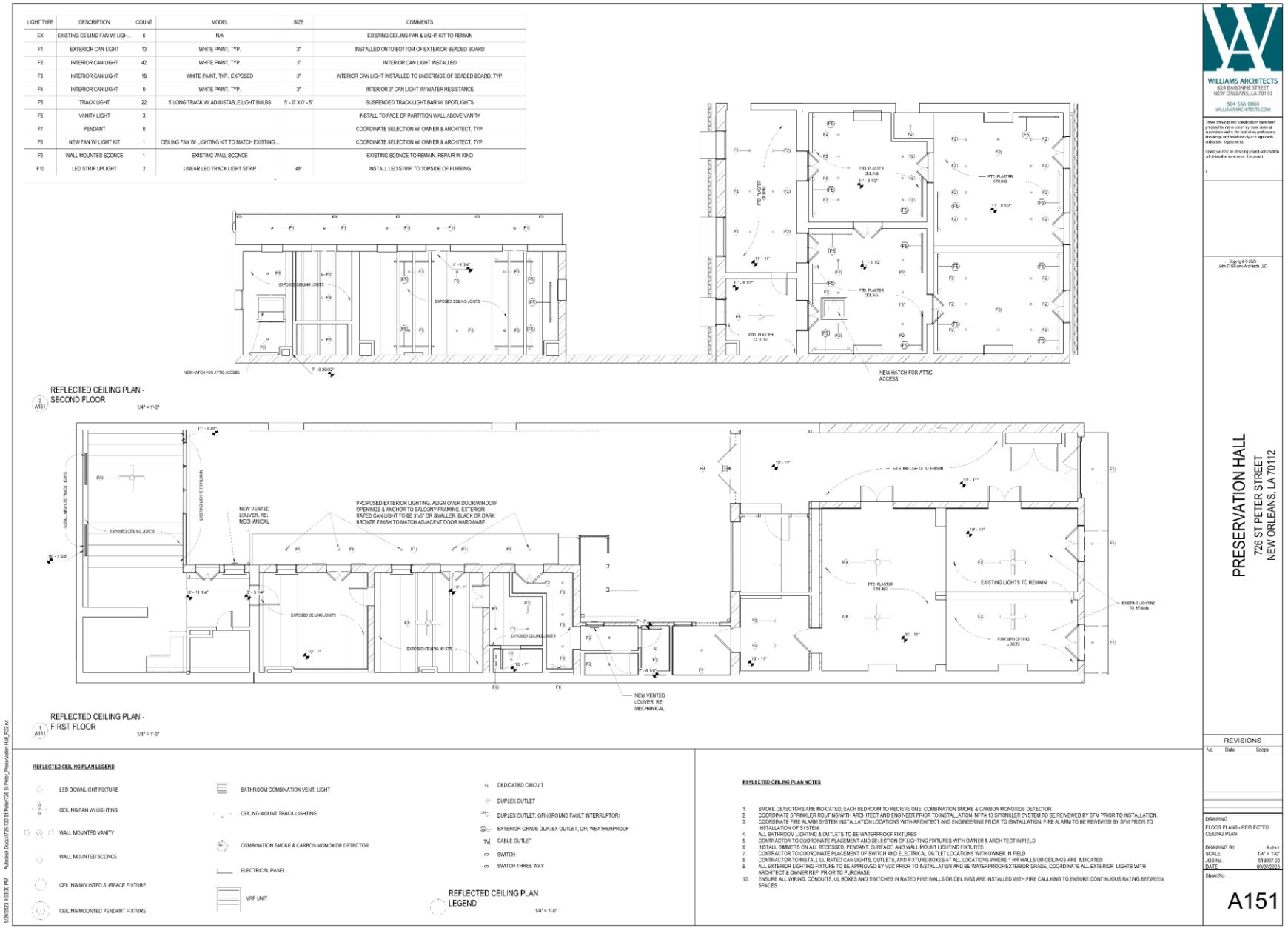

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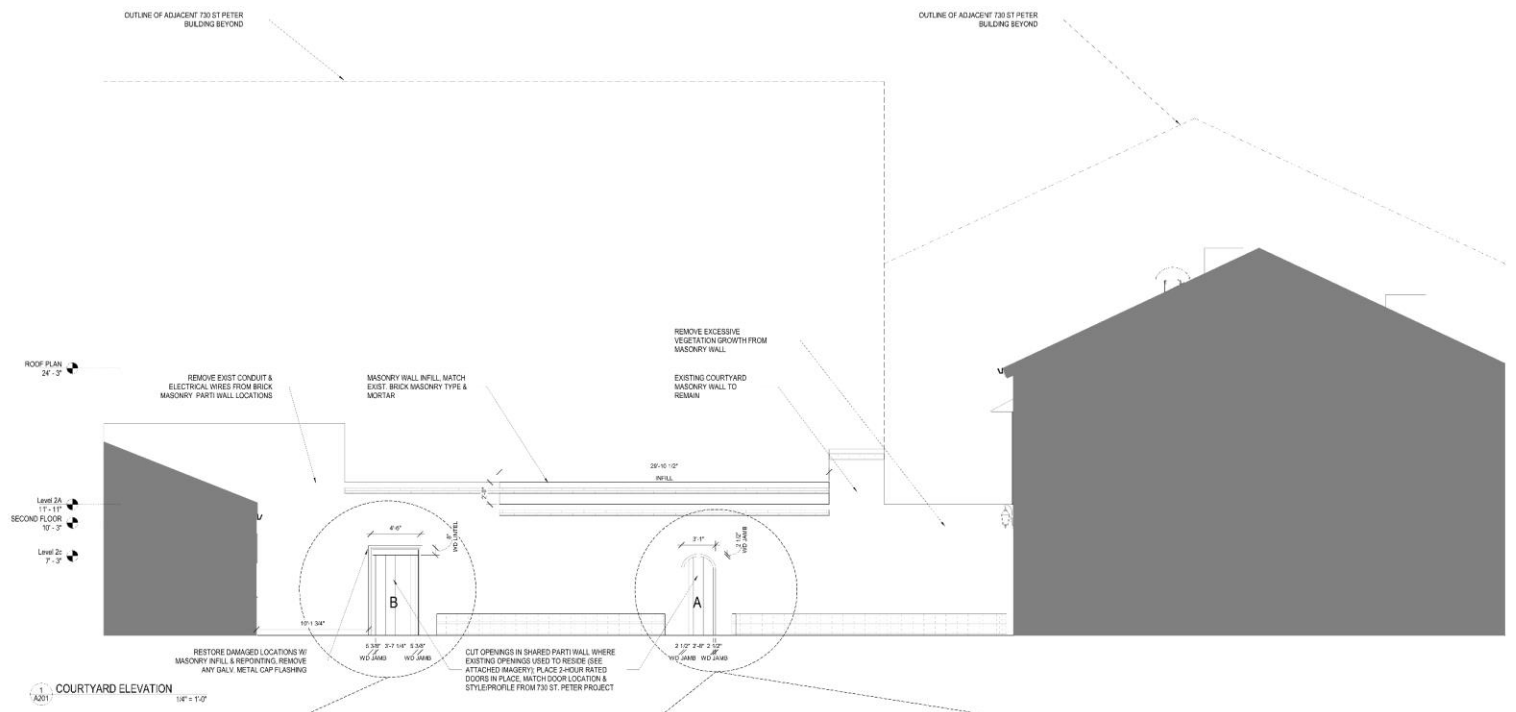
October 10, 2023

NOTE: RE: 730 ST PETER PROJECT SET FOR DOOR DETAILING & DOOR TYPES @ COURTYARD CROSSEASEMENT





EXISTING CONDITION - CROSS EASEMENT OPENING **B**



EXISTING CONDITION - CROSS EASEMENT OPENING **A**



EXISTING CONDITION - COURTYARD

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-REVISIONS-

No	Date	Scope

DRAWING
EXTERIOR ELEVATIONS

DRAWING BY	JWA
SCALE	1/4" = 1'-0"
JOB No.	519067.00
DATE	09/26/2023

Sheet No.

A201

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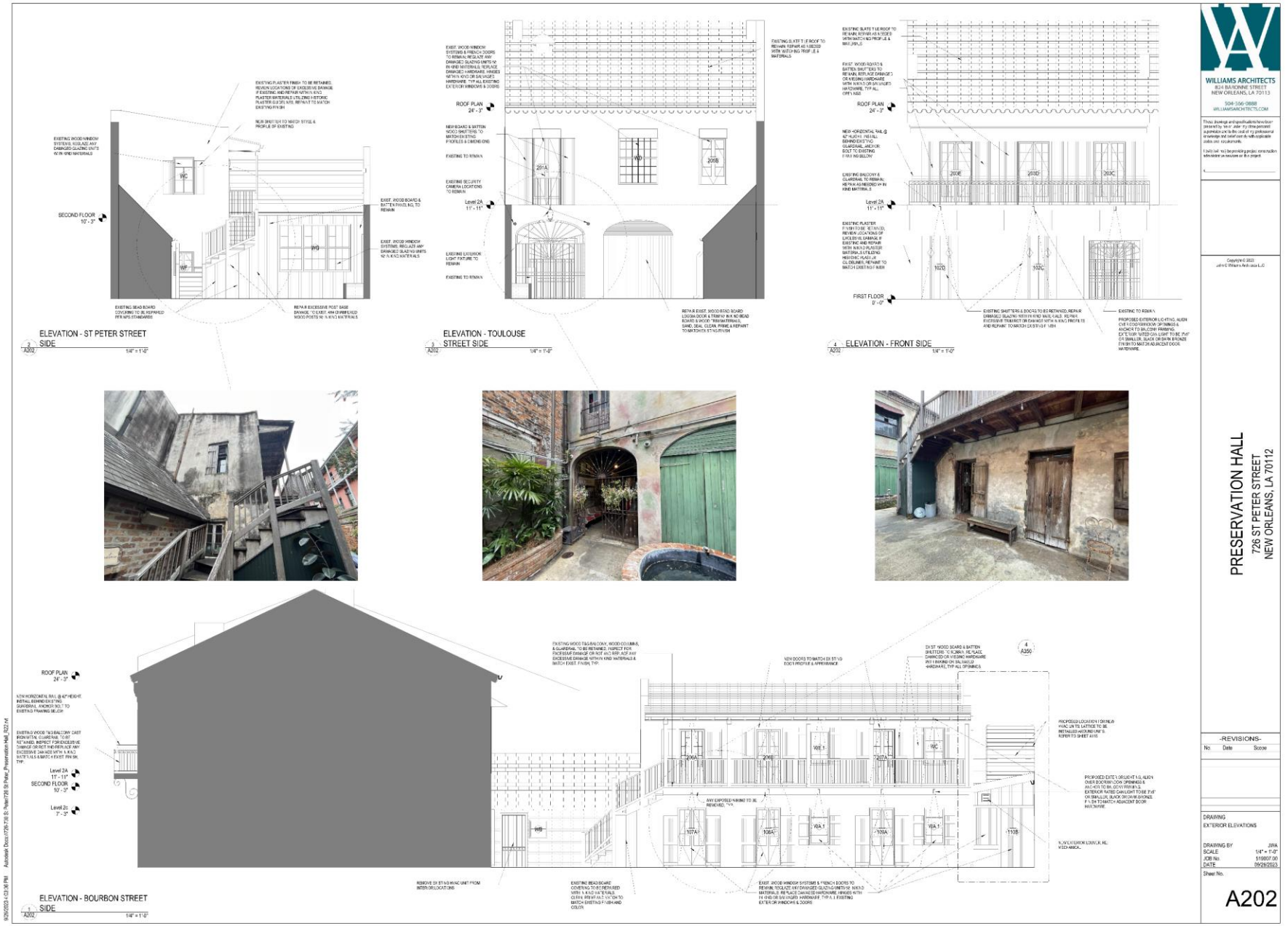

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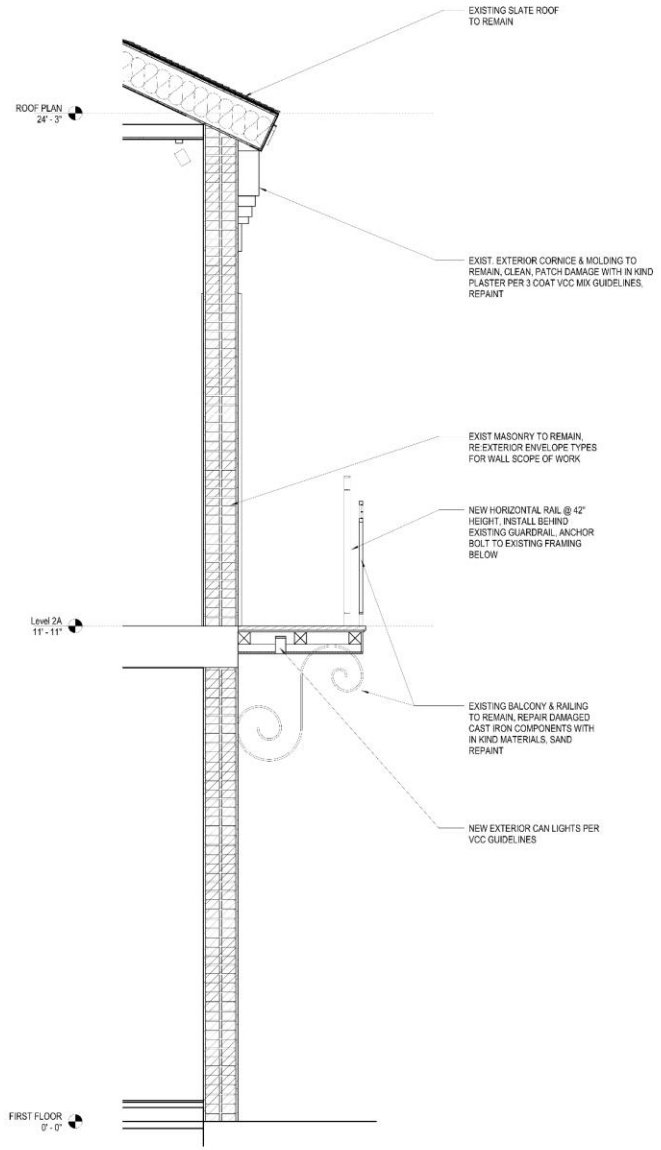

1 A311 SECTION - FRONTSIDE BALCONY
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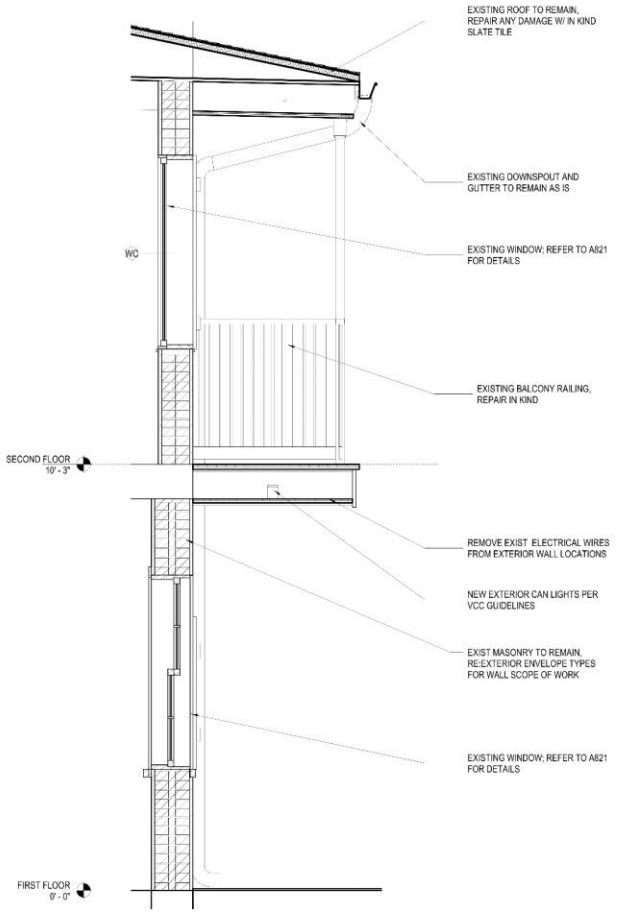

2 A311 SECTION - REAR DEPENDENCY SECTION
3/4" = 1'-0"

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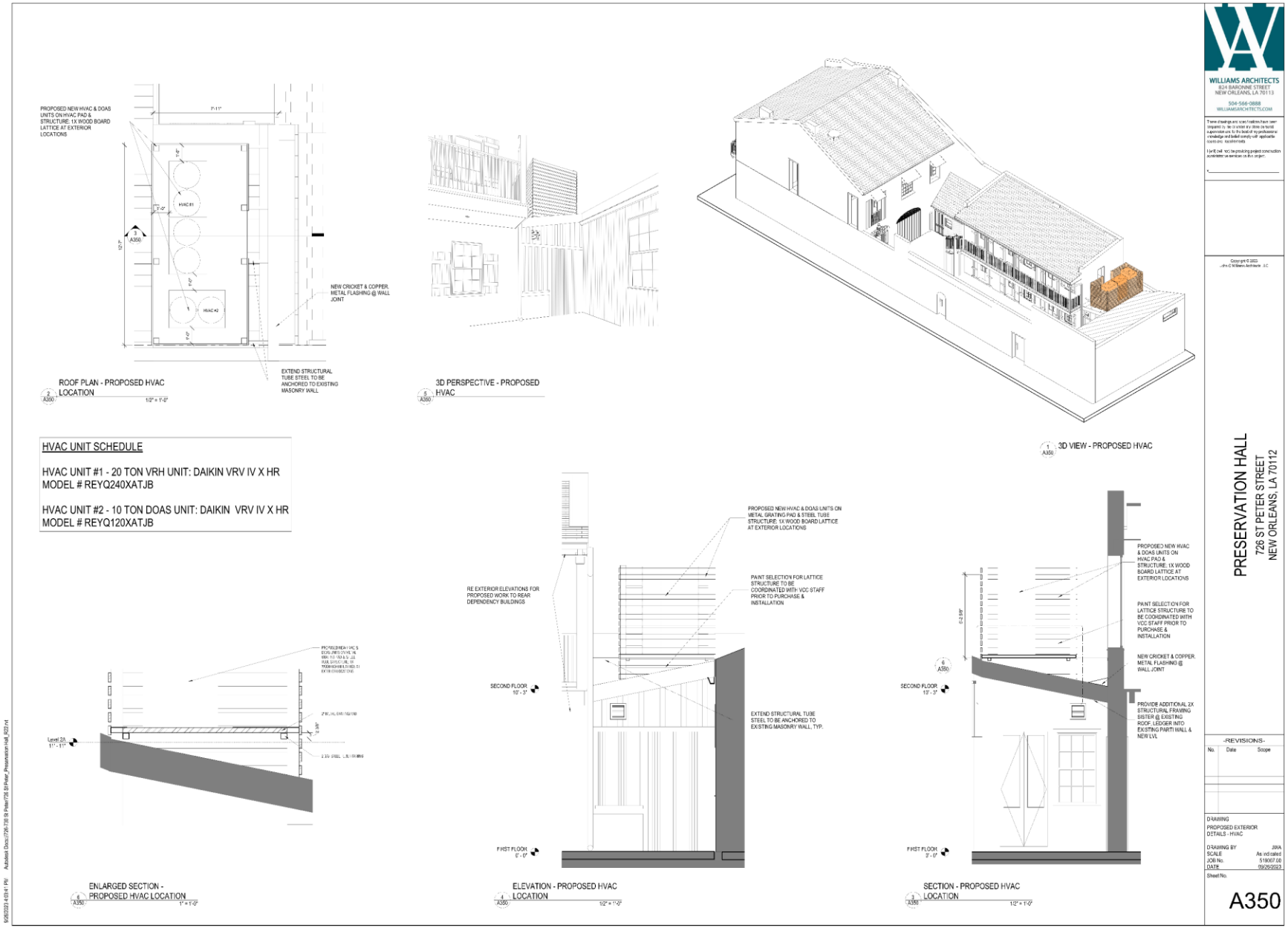
October 10, 2023



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October 10, 2023

CITYMULTI® **10-TON TURYP1203AN40A(N/B)** TRANE MITSUBISHI ELECTRIC

Job Name:

System Reference: Date:

208/230V OUTDOOR VRF HEAT RECOVERY SYSTEM



HPU-OA

UNIT OPTION

- ☐ Standard Model TURYP1203AN40AN
- ☐ Seacoast (BS) Model TURYP1203AN40AB

ACCESSORIES

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

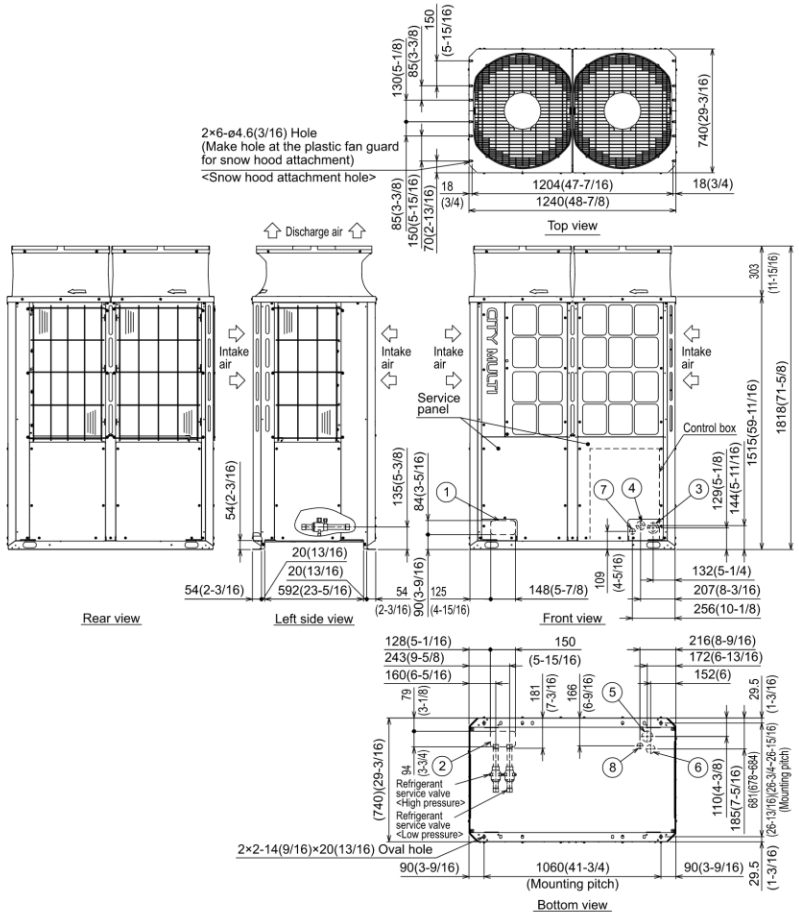
Specifications			System
Unit Type			TURYP1203AN40A(N/B)
Cooling Capacity (Nominal)		BTU/H	120,000
Heating Capacity (Nominal)		BTU/H	135,000
Guaranteed Operating Range	Cooling	°F [°C]	23~126 [-5.0~52.0]
	Heating	°F [°C]	-13~60 [-25.0~15.5]
Extended Operating Range	Heating	°F [°C]	-18.0~60 [-18.0~15.5]
External Dimensions (H x W x D)		In. [mm]	71-5/8 x 48-7/8 x 29-3/16 [1,818 x 1,240 x 740]
Net Weight		Lbs. [kg]	598 [271]
External Finish			Pre-coated galvanized steel sheet (+powder coating for -BS type) [MUNSELL 5Y 8/1]
Electrical Power Requirements	Voltage, Phase, Hertz, Power Tolerance		208/230V, 3-phase, 60 Hz, ±10%
Minimum Circuit Ampacity		A	43.0/40.0
Maximum Overcurrent Protection		A	70/60
Recommended Fuse Size		A	50/50
Recommended Minimum Wire Size		AWG [mm]	6/6 [13.3/13.3]
SCCR		kA	5
Refrigerant Piping Diameter	Liquid (High Pressure)	In. [mm]	3/4 [19.05] Brazed
	Gas (Low Pressure)	In. [mm]	1-1/8 [28.58] Brazed
Max. Total Refrigerant Line Length		Ft.	1,968
Max. Refrigerant Line Length (Between ODU & IDU)		Ft.	541
Max. Control Wiring Length		Ft.	1,640
Indoor Unit Connectable	Total Capacity		50.0~150.0% of outdoor unit capacity
	Model/Quantity		P04~P96/1.0~30.0
Sound Pressure Levels		dB(A)	60.0/62.0
Sound Power Levels		dB(A)	80.0/80.5
FAN[4]	Type x Quantity		Propeller fan x 2
	Fan Motor Output	kW	0.46+0.46
	Airflow Rate	CFM	8,300
	External Static Pressure	In. WG	Selectable; 0.00, 0.12, 0.24, 0.32, In. WG; factory set to 0 In. WG
Compressor Operating Range			15.0% to 100.0%
Compressor	Type x Quantity		Inverter scroll hermetic compressor x 1
Refrigerant	Type x Original Charge		R410A x 17 lbs + 10.0 oz [8.0 kg]
Protection Devices	High Pressure Protection		High pressure sensor, High pressure switch at 4.15 MPa (601 psi)
	Inverter Circuit (Comp./Fan)		Over-heat protection, Over-current protection
AHRI Ratings (Ducted/Non-ducted)	EER		12.1/13.2
	IEER		23.3/28.8
	COP		3.61/4.01
	SCHE		25.3/29.1

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

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

OUTDOOR UNIT: TURYP1203AN40A(N/B) – DIMENSIONS

TURYP(096/120/144)3AN40A(N/B)



Note 1. At brazing of pipes, wrap the refrigerant service valve with wet cloth and keep the temperature of refrigerant service valve under 120°C(248°F).

Connecting pipe specifications

Model	Diameter			
	Refrigerant pipe		Service valve	
	High pressure	Low pressure	High pressure	Low pressure
P096	ø19.05(3/4) Brazed *1	ø22.2(7/8) Brazed *1	ø28.58(1-1/8)	ø28.58(1-1/8)
P120		ø28.58(1-1/8) Brazed		
P144	ø22.2(7/8) Brazed *1			

*1 Connect the refrigerant pipe to the service valve according to the Installation Manual.

NO.	Usage		Specifications
①	For pipes	Front through hole	148(5-7/8) × 84(3-5/16) Knockout hole
②		Bottom through hole	150(5-15/16) × 94(3-3/4) Knockout hole
③	For wires	Front through hole	ø62.7(2-1/2) or ø34.5(1-3/8) Knockout hole
④		Front through hole	ø43.7(1-3/4) or ø22.2(7/8) Knockout hole
⑤		Bottom through hole	ø65(2-9/16) Knockout hole
⑥		Bottom through hole	ø52(2-1/16) Knockout hole
⑦	For transmission cables	Front through hole	ø34(1-3/8) Knockout hole
⑧		Bottom through hole	ø34(1-3/8) Knockout hole

Unit: mm(in)

CITYMULTI® **28-TON TURYE3363BN40A(N/B)** TRANE MITSUBISHI ELECTRIC

Job Name:

System Reference: Date:

208/230V OUTDOOR VRF HEAT RECOVERY SYSTEM



UNIT OPTION

- ☐ Standard Model TURYE3363BN40AN
- ☐ Seacoast (BS) Model TURYE3363BN40AB

ACCESSORIES

- ✔ Twinning Kit (Required) CMY-R300NCBK
- ✔ BC Controller (Required) ..... for details see BC Controller Submittals
- ☐ Joint Kit ..... for details see Pipe Accessories Submittal
- ☐ Panel Heater Kit ..... for details see Panel Heater Kit Submittal
- ☐ Snow/Hail Guards Kit ..... for details see Snow/Hail Guards Kit Submittal

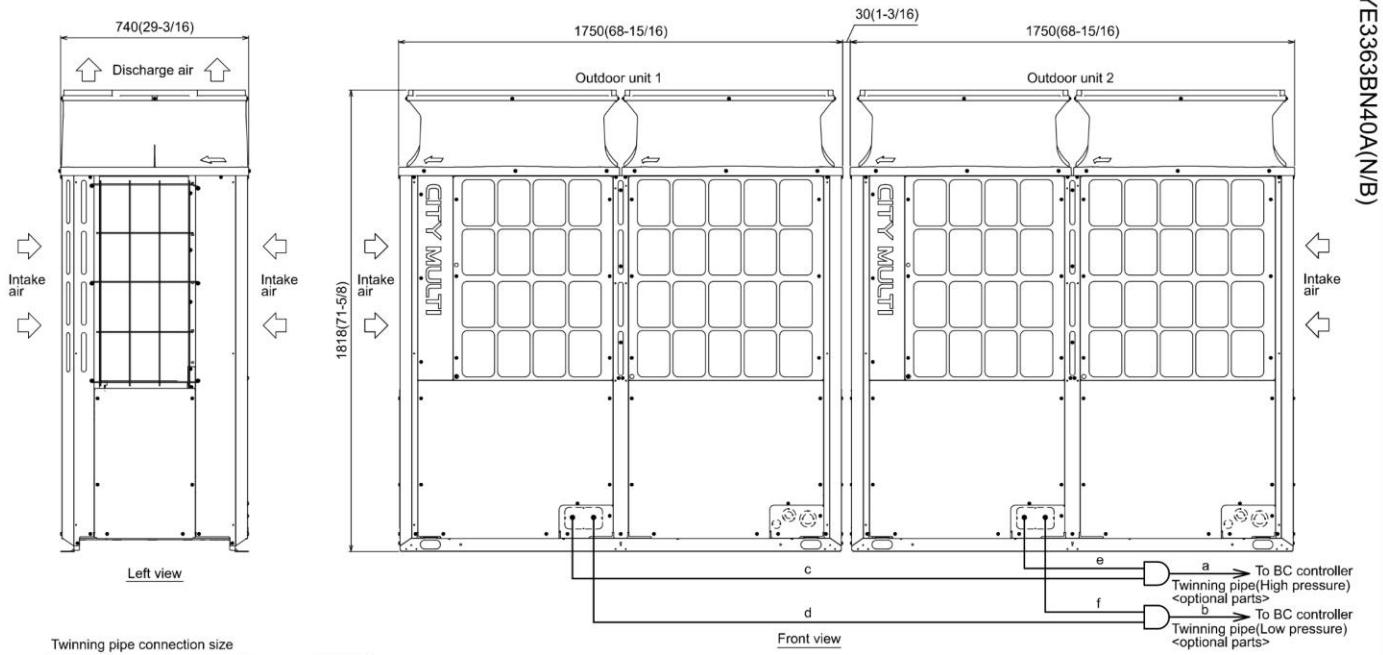
Specifications			System
Unit Type			TURYE3363BN40A(N/B)
Cooling Capacity (Nominal)		BTU/H	336,000
Heating Capacity (Nominal)		BTU/H	378,000
Net Weight		Lbs. [kg]	1554 [704]
Refrigerant Piping Diameter	Liquid (High Pressure)	In. [mm]	1-1/8 [28.58] Brazed
	Gas (Low Pressure)	In. [mm]	1-5/8 [41.28] Brazed
Max. Total Refrigerant Line Length		Ft.	3116
Max. Refrigerant Line Length (Between ODU & IDU)		Ft.	541
Max. Control Wiring Length		Ft.	1640
Indoor Unit Connectable	Total Capacity		50.0~150.0% of outdoor unit capacity
	Model/Quantity		P05~P96/2.0~50.0
Sound Pressure Levels		dB(A)	65.5–69.5
Sound Power Levels		dB(A)	84.0/88.5
Compressor Operating Range			7.5% to 100.0%
AHRI Ratings (Ducted/Non-ducted)	EER		10.5/10.3
	IEER		22.5/24.9
	COP		3.22/3.29
	SCHE		20.4/23.4

Specifications			Module 1	Module 2
Unit Type			TURYE1683AN40A(N/B)	TURYE1683AN40A(N/B)
Cooling Capacity (Nominal)		BTU/H	168,000	168,000
Heating Capacity (Nominal)		BTU/H	188,000	188,000
Guaranteed Operating Range[1]	Cooling[2]	°F [°C]	23~126 [-5.0~52.0]	23~126 [-5.0~52.0]
	Heating[3]	°F [°C]	-13~60 [-25.0~15.5]	-13~60 [-25.0~15.5]
Extended Operating Range	Heating	°F [°C]	-25~60 [-31.5~15.5]	-25~60 [-31.5~15.5]
External Dimensions (H x W x D)		In. [mm]	71-5/8 x 68-29/32 x 29-5/32 [1,818 x 1,750 x 740]	71-5/8 x 68-29/32 x 29-5/32 [1,818 x 1,750 x 740]
Net Weight		Lbs. [kg]	777 [352]	777 [352]
External Finish			Pre-coated galvanized steel sheet (+powder coating for -BS type)	Pre-coated galvanized steel sheet (+powder coating for -BS type)
Electrical Power Requirements	Voltage, Phase, Hertz, Power Tolerance		208/230V, 3-phase, 60 Hz, ±10%	208/230V, 3-phase, 60 Hz, ±10%
Minimum Circuit Ampacity		A	57.0/53.0	57.0/53.0
Maximum Overcurrent Protection		A	90/80	90/80
Recommended Fuse Size		A	70	70
Recommended Minimum Wire Size		AWG [mm]	4/4 [21.2/21.2]	4/4 [21.2/21.2]
SCCR		kA	5	5
FAN[4]	Type x Quantity		Propeller fan x 2	Propeller fan x 2
	Airflow Rate	CFM	14850	14850
	External Static Pressure	In. WG	Selectable; 0.00, 0.12, 0.24, 0.32 In. WG; factory set to 0 In. WG	Selectable; 0.00, 0.12, 0.24, 0.32 In. WG; factory set to 0 In. WG
Compressor	Type x Quantity		Inverter scroll hermetic compressor x 1	Inverter scroll hermetic compressor x 1
Refrigerant	Type x Original Charge		R410A x 23 lbs + 12.0 oz [10.8 kg]	R410A x 23 lbs + 12.0 oz [10.8 kg]
Protection Devices	High Pressure Protection		High pressure sensor, High pressure switch at 4.15 MPa (601 psi)	High pressure sensor, High pressure switch at 4.15 MPa (601 psi)
	Inverter Circuit (Comp./Fan)		Over-heat protection, Over-current protection	Over-heat protection, Over-current protection
	Fan Motor		Over-current protection	Over-current protection

NOTES:

OUTDOOR UNIT: TURYE3363BN40A(N/B) – DIMENSIONS

TURYE3363BN40A(N/B)



Unit: mm(in)

Twinning pipe connection size

Package unit name			TURYE3363BN40A(N/B)
Component unit name	Outdoor unit 1		TURYE1683AN40A(N/B)
	Outdoor unit 2		TURYE1683AN40A(N/B)
Outdoor Twinning Kit(optional parts)			CMY-R300NCBK
BC controller ~Twinning pipe	High pressure	a	ø28.58(1-1/8)
	Low pressure	b	ø41.28(1-5/8)

	Unit model	High pressure	Low pressure
		c or e	d or f
Twinning pipe~Outdoor unit	EP168	ø22.2(7/8)	ø28.58(1-1/8)

Note 1. Connect the pipes as shown in the figure above. Refer to the table above for the pipe size.
2. Twinning pipes should not be tilted more than 15 degrees from the horizontal plane.
Be sure to see the Installation Manual for details of Twinning pipe installation.
3. The pipe section before the Twinning pipe (section "a"and "b"in the figure) must have at least 500mm(19-11/16) of straight section (*including the straight pipe that is supplied with the Twinning pipe).
4. Only use the Twinning pipe by Mitsubishi (optional parts).

NOTES:
SEACOAST PROTECTION
Anti-corrosion Protection: A coating treatment is applied to condenser coil for protection from air contaminants.
Standard: Salt Spray Test Method - no unusual rust development to 480 hours.
Sea Coast (BS): Salt Spray Test Method (JRA 9002) - no unusual rust development to 960 hours.

Specifications are subject to change without notice.

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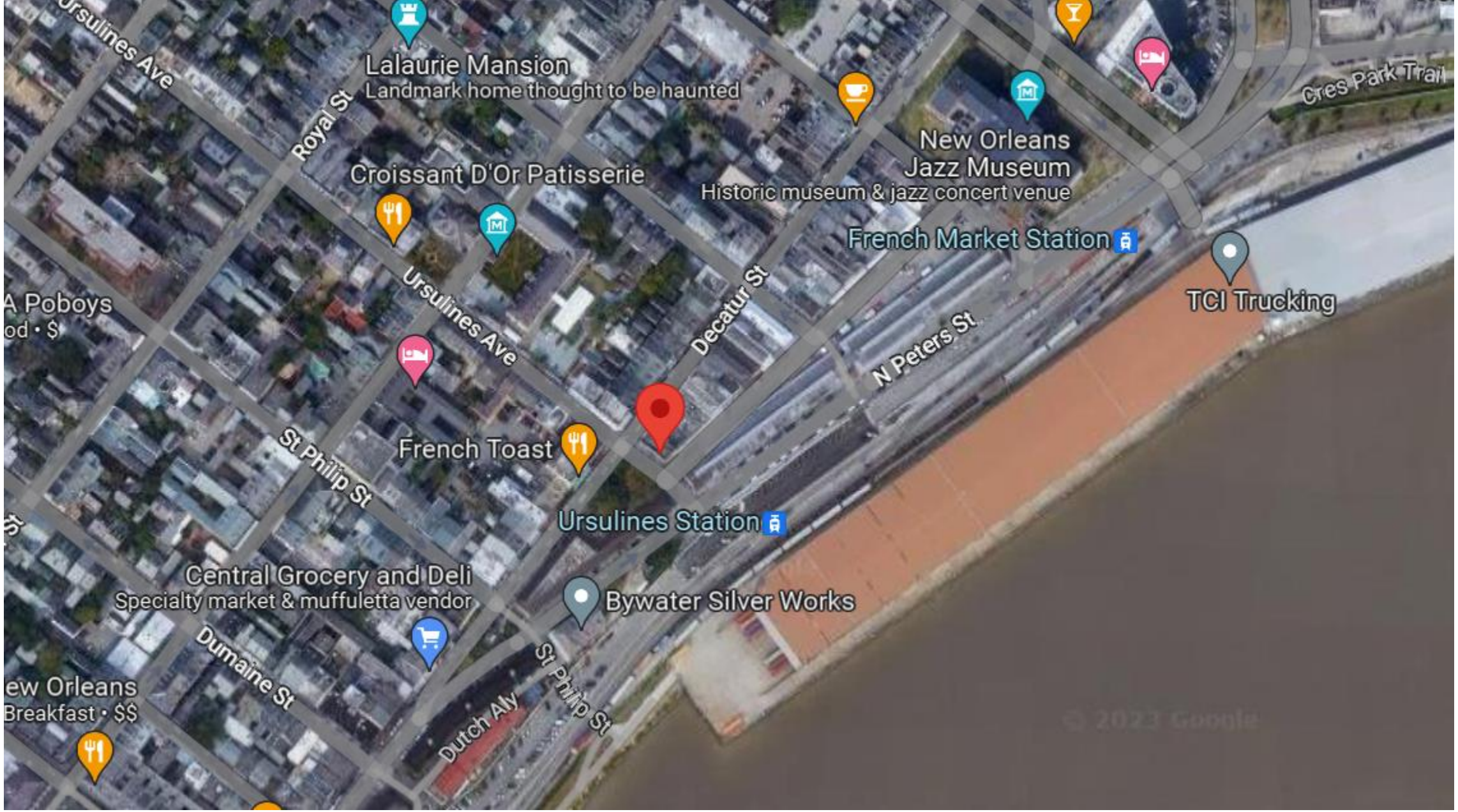
726 St. Peter

Vieux Carre Commission

October 10, 2023

1 French Market Place, 1100 Decatur



1 French Market Place/ 1100 Decatur

Vieux Carre Commission

October 10, 2023



1 French Market Place/ 1100 Decatur - 1959



1 French Market Place/ 1100 Decatur - 1964



1 French Market Place/ 1100 Decatur

Vieux Carre Commission

October 10, 2023



1 French Market Place/ 1100 Decatur

Vieux Carre Commission

October 10, 2023



1 French Market Place/ 1100 Decatur, March 2011



1 French Market Place/ 1100 Decatur



1 French Market Place/ 1100 Decatur



1 French Market Place/ 1100 Decatur



1 French Market Place/ 1100 Decatur

Vieux Carre Commission

October 10, 2023



1 French Market Place/ 1100 Decatur

Vieux Carre Commission

October 10, 2023



1 French Market Place/ 1100 Decatur

ANDERSON & BUUCK
CONSULTING ENGINEERS, LLC.

SUITE 306
432 N. ANTHONY STREET
NEW ORLEANS, LOUISIANA 70119

PHONE: (504) 488-7797
E-MAIL: abeng@andersonbuuck.com

July 26, 2023

Gail Bazzano
gailbazzano@hotmail.com

RE: 1 French Market Place
New Orleans, LA

Dear Ms. Bazzano:

Upon your request on July 6th and July 10th, 2023, we performed inspections at the above referenced property for the purpose of assessing the existing condition of the structure, with focus on the stability of the parapet and the visible exterior wall cracks and making recommendations for necessary repairs. The following is an outline of our findings with recommended repairs if applicable. The plan diagram and details referenced in the recommended repairs can be found attached to the end of this report.

1. The exterior parapet has a significant crack at the east corner of the building, as can be seen in Photograph #1. Some lateral deflection was evident at the southeastern parapet face.

Recommended Repair: Treat stucco and potential hidden masonry cracks cosmetically. This shall be executed by an expert mason with experience in Vieux Carre renovations. Structurally reinforce with corner stitching per Detail A and at the southeastern parapet vertically reinforce with steel angles per plan and Detail B on the inside face.

2. An exterior plaster crack, potentially also a masonry wall crack, translates down from the parapet outlooker through the window header as depicted in Photograph #2. Past water intrusion, as evident from the paint bulge seen in Photograph #2, could have been a leading cause of the crack. Additional investigation into the attic furthered the concern that the exterior crack translates though multiple wythes of the masonry wall. The interior view of the masonry wall at the location of the crack was limited, however some deterioration was evident upon inspection in the attic, as we attempted to depict in Photograph #3.

Recommended Repair: Treat stucco and potential hidden masonry cracks cosmetically. This shall be executed by an expert mason with experience in Vieux Carre renovations. Structurally reinforce the area of the crack with stitching per Detail C. Repair of the lintel shall be required; however, the method cannot be determined until the ornamental finishes are removed and the nature of the structural is revealed. Thus, the determination of the lintel repair shall be done at in a later phase.

3. Past water intrusion was evident from the roof.

Recommended Repair: The entirety of the roof system shall be inspected and reconditioned as per a waterproofing and roofing consultant retained by the owner.

4. There is a bow evident in the southwestern wall at the location of the crack described in item number 2, as can be seen in Photograph #4. The cause could be a combination of the water intrusion discussed in item number 2 and a lack of lateral ties across the width of the building at the 2nd floor ceiling. The 2nd floor ceiling joists run the length of the building as shown in Photograph #5.

Recommended Repair: Install wood tie backs in the locations shown on the plan diagram and according to Detail D.

5. A plaster crack is evident at the south corner of the building as shown in Photograph #6.

Recommended Repair: Treat stucco and potential hidden masonry cracks cosmetically. This shall be executed by an expert mason with experience in Vieux Carre renovations. Structurally reinforce with corner stitching per Detail A.

6. The water intrusion as previously discussed has led to what appears to be past termite activity and damage as shown in Photograph #7, however we do not claim to be experts in pests and thus cannot guarantee this.

Recommended Repair: A pest control professional with expertise in termites should inspect the entirety of the property and treat according to their findings and recommendations.

No warranty is given or implied with these observations relative to any hidden damage not observable at this time. These observations are a statement of opinion relative to structural performance of the above referenced structure. They do not purport to be an in depth technical report entailing contingent professional liability for future performance. The purpose and scope of these observations are to provide on an economical basis an experienced professional engineer's opinion relative to performance.

This report is the expressed opinion of this company only and does not bind any party to make any repairs or replacements. Specific compliance with applicable building code requirements is not included in this report unless otherwise stipulated. Observations are made under normal weather conditions and are not opinions of the conditions which may exist under unusual circumstances, such as, but not limited to, floods, heavy rains, high winds or any act of God.

Our report is based on the information available to us at this time. Should additional information become available, we reserve the right to determine the impact, if any, of the new information on our opinions and conclusions, and to revise our opinions and conclusions if necessary and warranted.

We thank you for this opportunity of being of service to you and, should you have any further questions, please do not hesitate to contact us.

Respectfully submitted,

STATE OF LOUISIANA
DALTON J. BUUCK
License No. 47368
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

Dalton J. Buuck, P.E.
LA Reg. #47368

DJB:cw
cc: Katherine Harmon
harmonarch@att.net



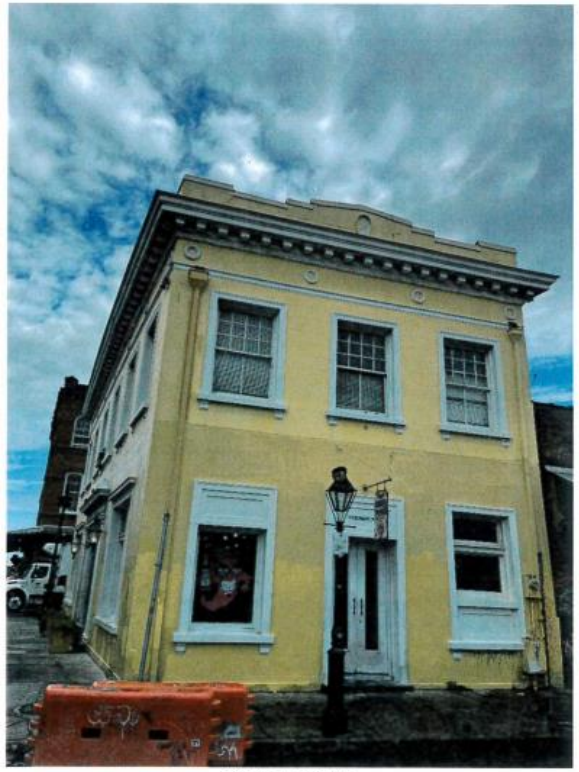
Photograph #1



Photograph #2



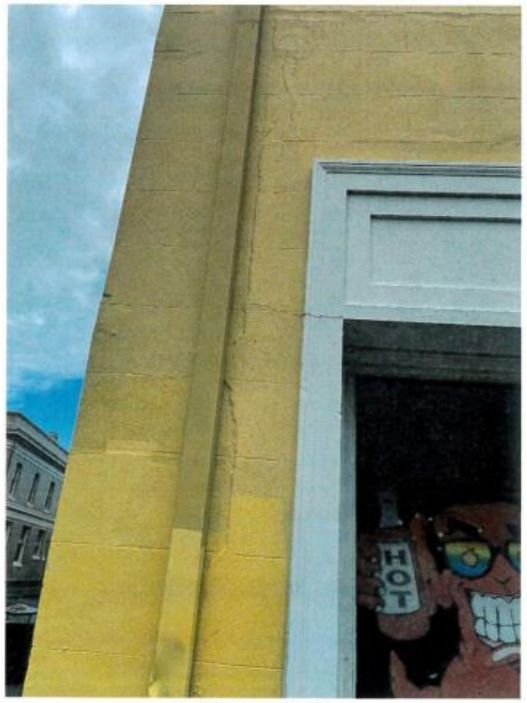
Photograph #3



Photograph #4



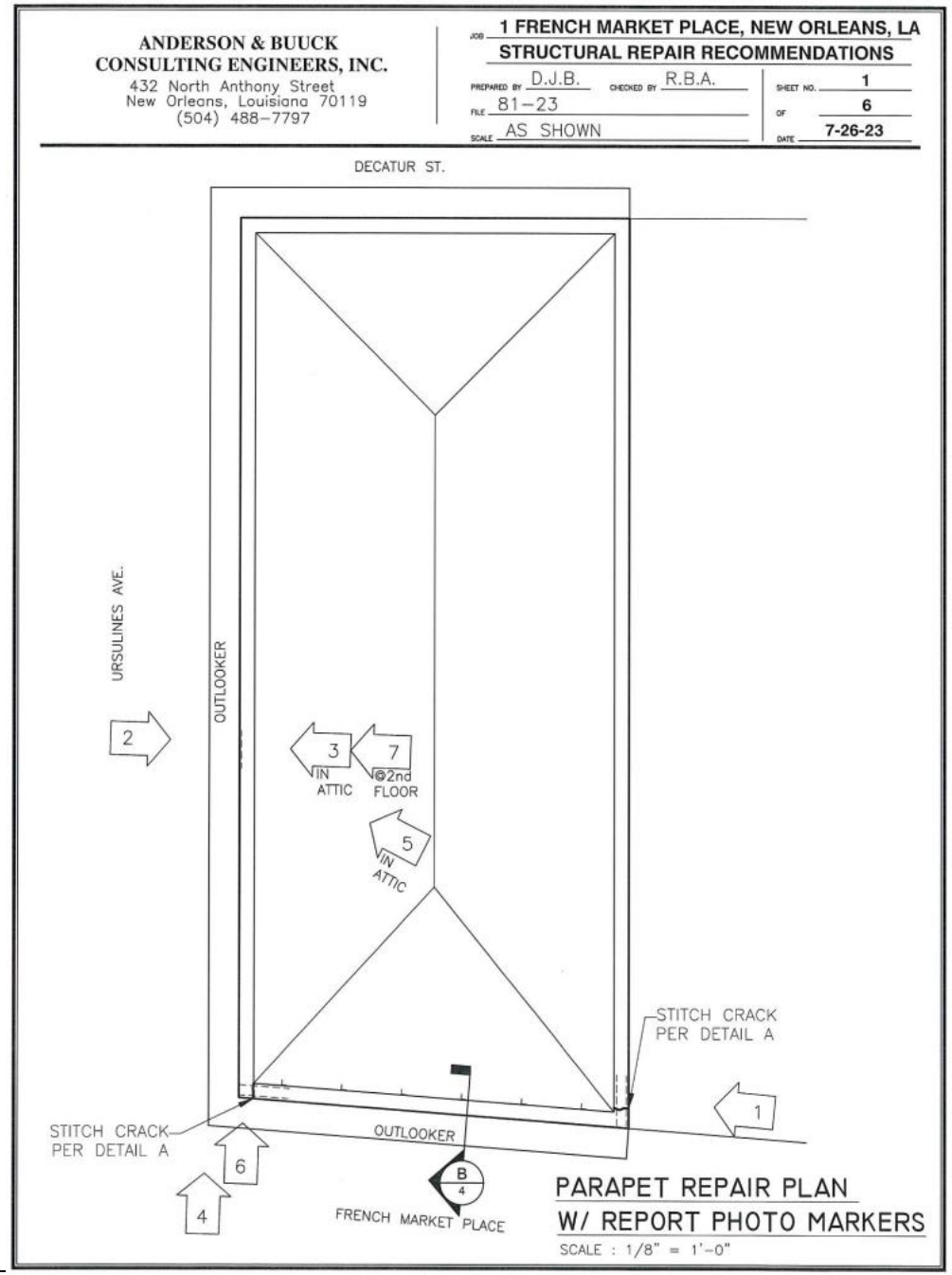
Photograph #5

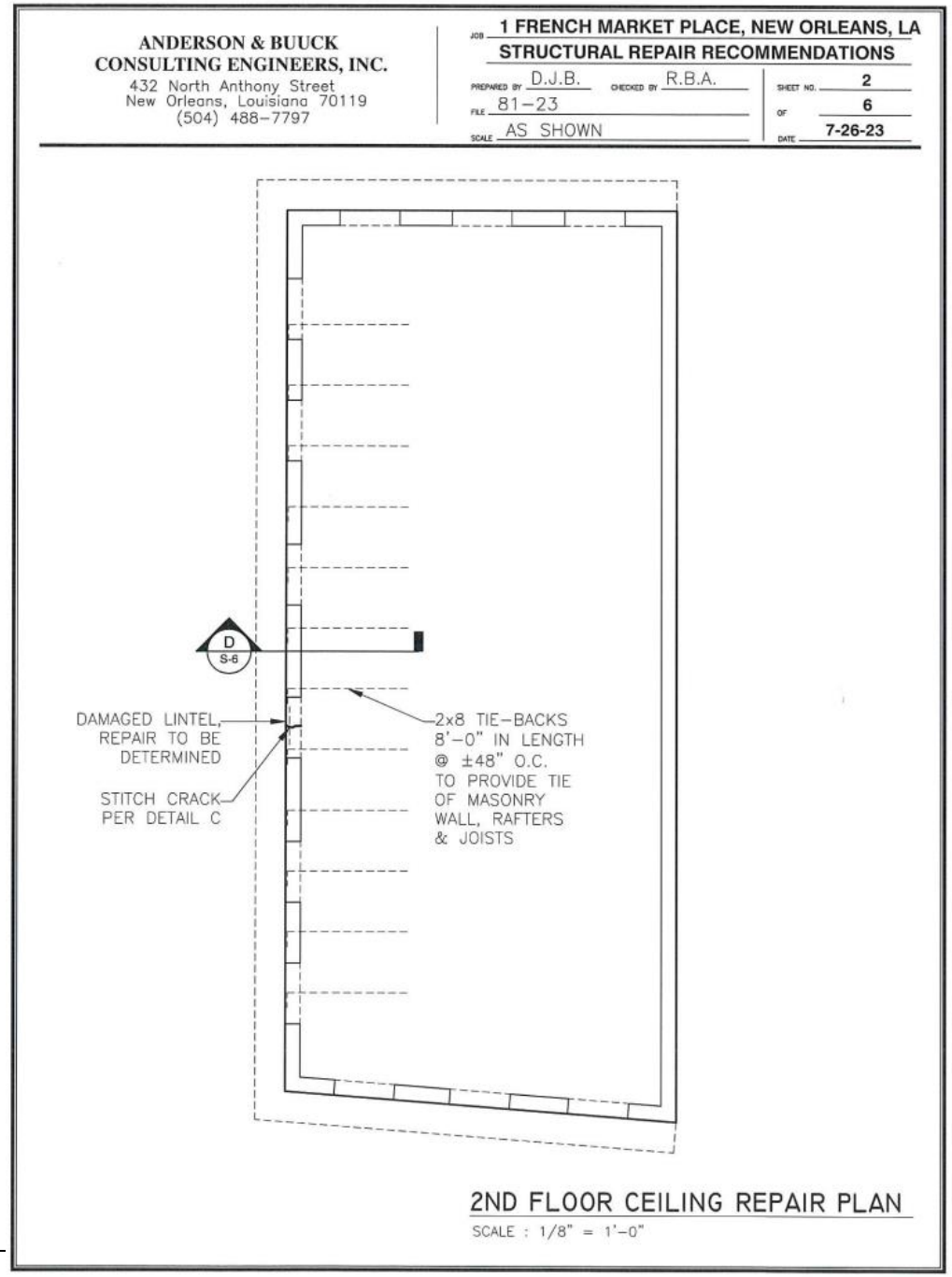


Photograph #6



Photograph #7


ANDERSON & BUUCK
CONSULTING ENGINEERS, INC.
432 North Anthony Street
New Orleans, Louisiana 70119
(504) 488-7797
JOB 1 FRENCH MARKET PLACE, NEW ORLEANS, LA
STRUCTURAL REPAIR RECOMMENDATIONS
PREPARED BY D.J.B. CHECKED BY R.B.A.
FILE 81-23
SCALE AS SHOWN
SHEET NO. 1
OF 6
DATE 7-26-23
DECATUR ST.
URSULINES AVE.
OUTLOOKER
2
3
IN ATTIC
7
©2nd FLOOR
5
IN ATTIC
STITCH CRACK PER DETAIL A
1
STITCH CRACK PER DETAIL A
6
4
OUTLOOKER
B
4
FRENCH MARKET PLACE
PARAPET REPAIR PLAN
W/ REPORT PHOTO MARKERS
SCALE : 1/8" = 1'-0"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STRUCTURAL REPAIR RECOMMENDATIONS
PREPARED BY D.J.B. CHECKED BY R.B.A.
FILE 81-23
SCALE AS SHOWN
SHEET NO. 2
OF 6
DATE 7-26-23
D
S-6
DAMAGED LINTEL, REPAIR TO BE DETERMINED
STITCH CRACK PER DETAIL C
2x8 TIE-BACKS 8'-0" IN LENGTH @ ±48" O.C. TO PROVIDE TIE OF MASONRY WALL, RAFTERS & JOISTS
2ND FLOOR CEILING REPAIR PLAN
SCALE : 1/8" = 1'-0"

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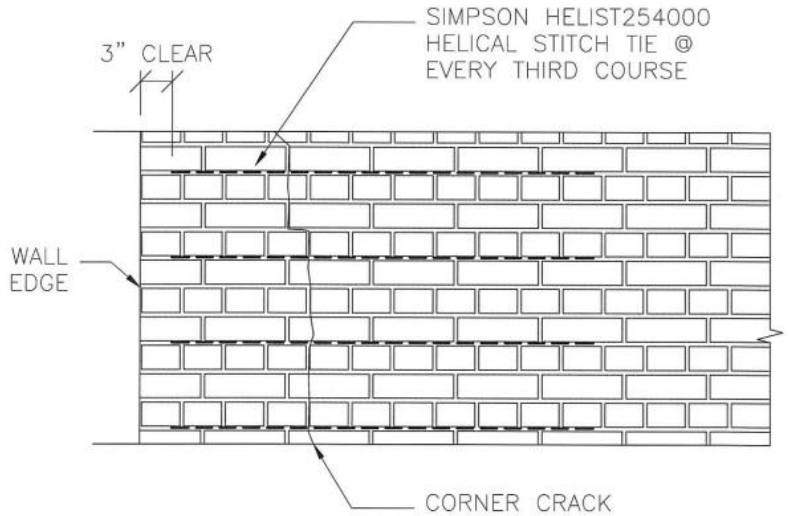
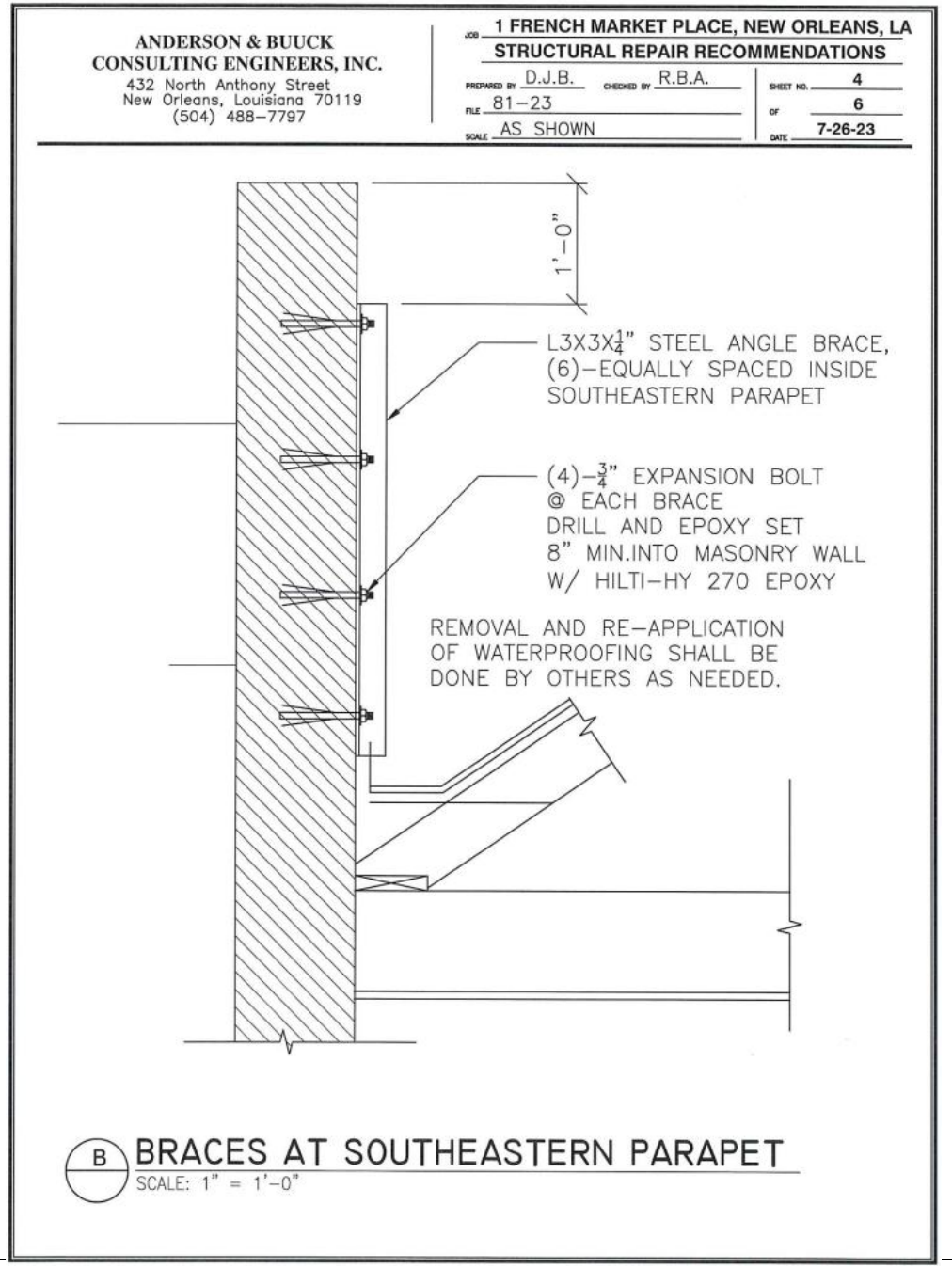
JOB 1 FRENCH MARKET PLACE, NEW ORLEANS, LA
STRUCTURAL REPAIR RECOMMENDATIONS

PREPARED BY D.J.B. CHECKED BY R.B.A. SHEET NO. 3
FILE 81-23 OF 6
SCALE AS SHOWN DATE 7-26-23



A BRICK CORNER STITCH
SCALE: 1" = 1'-0"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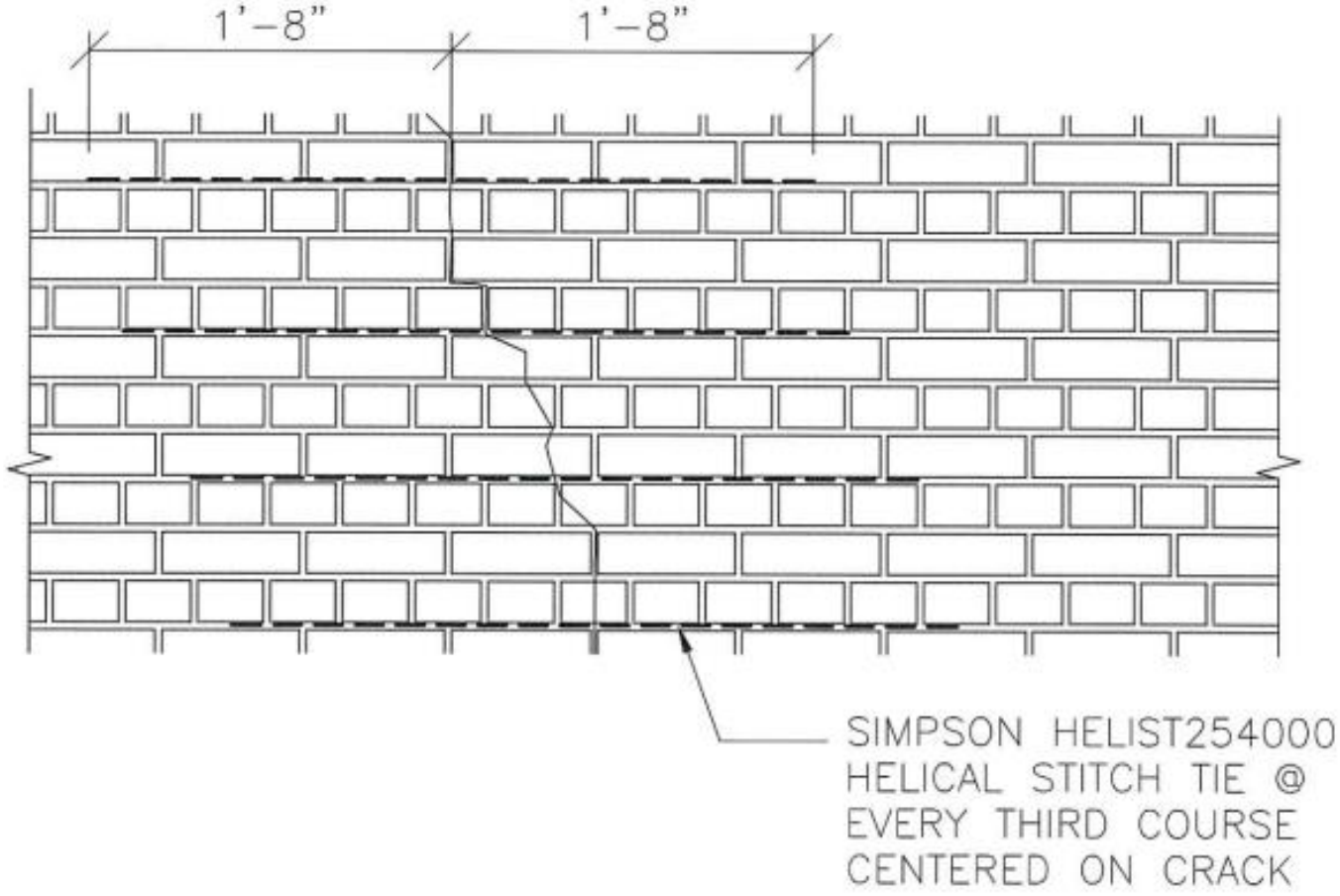
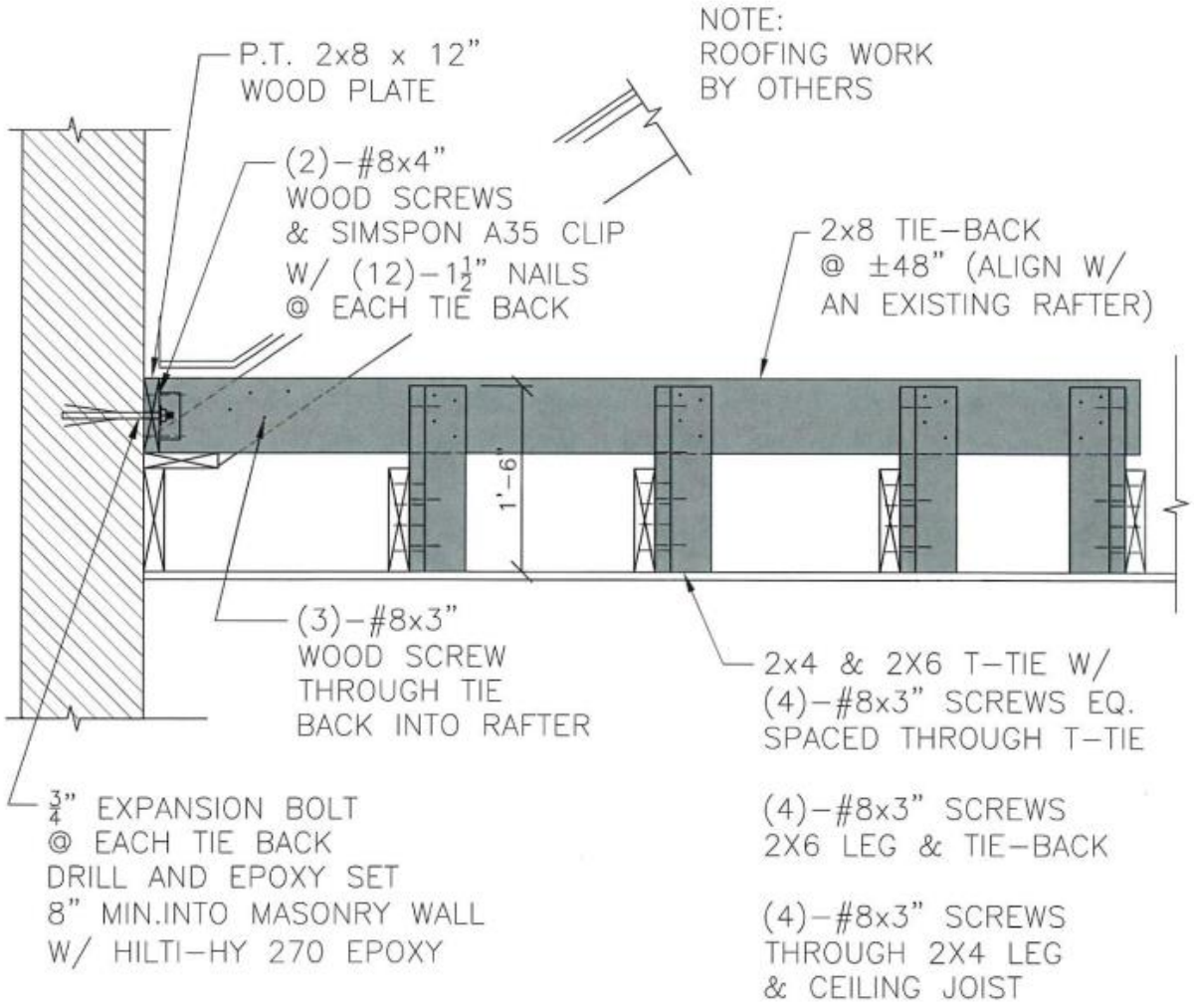
432 North Anthony Street
New Orleans, Louisiana 70119
(504) 488-7797
JOB 1 FRENCH MARKET PLACE, NEW ORLEANS, LA
STRUCTURAL REPAIR RECOMMENDATIONS
PREPARED BY D.J.B. CHECKED BY R.B.A.
FILE 81-23
SCALE AS SHOWN
SHEET NO. 4
OF 6
DATE 7-26-23
1'-0"
L3X3X1/4" STEEL ANGLE BRACE, (6)-EQUALLY SPACED INSIDE SOUTHEASTERN PARAPET
(4)-3/4" EXPANSION BOLT @ EACH BRACE DRILL AND EPOXY SET 8" MIN.INTO MASONRY WALL W/ HILTI-HY 270 EPOXY
REMOVAL AND RE-APPLICATION OF WATERPROOFING SHALL BE DONE BY OTHERS AS NEEDED.
B
BRACES AT SOUTHEASTERN PARAPET
SCALE: 1" = 1'-0"



C BRICK TYPICAL STITCH
SCALE: 1" = 1'-0"



D TIE-BACKS IN ATTIC SPACED AS PER PLAN

SCALE: 3/4" = 1'–0"

739-41 Bourbon
800-810 St Ann



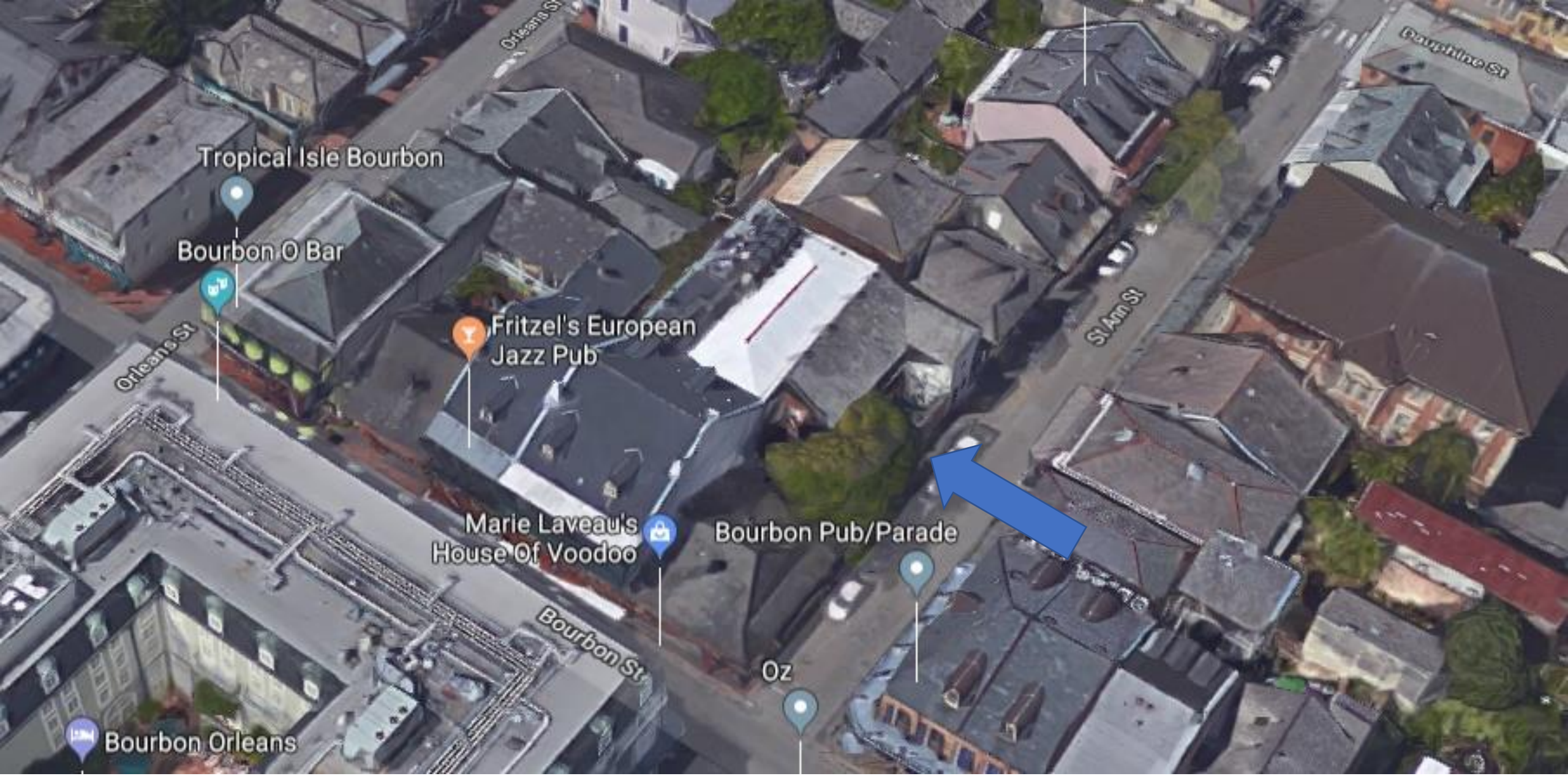
739-741 Bourbon – ca. 1937



739-741 Bourbon

VCC Architectural Committee

January 30, 2018



739-741 Bourbon

VCC Architectural Committee

January 30, 2018



739-741 Bourbon



739-741 Bourbon

VCC Architectural Committee

June 16, 2022



739-741 Bourbon

VCC Architectural Committee

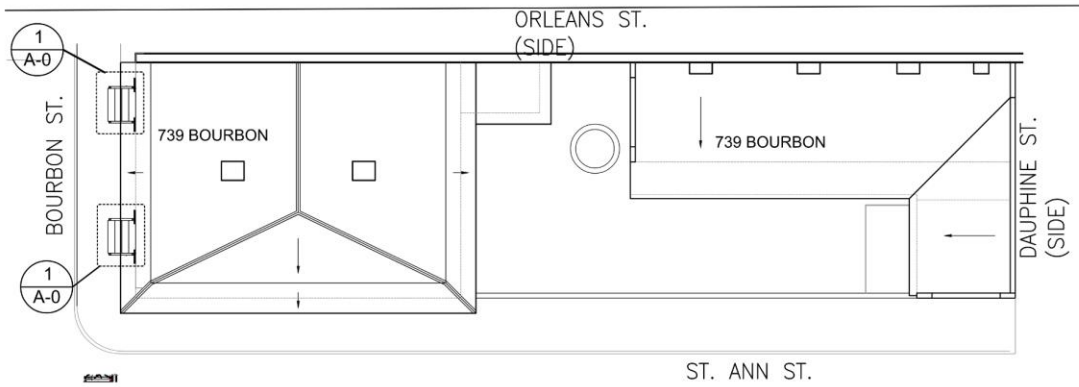
June 16, 2022



739-741 Bourbon



739-741 Bourbon



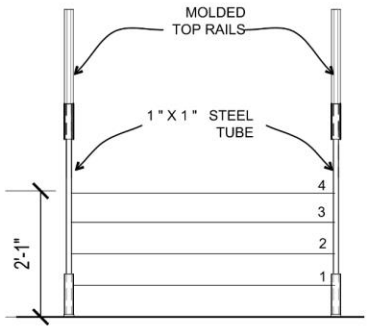
SITE/ ROOF PLAN

SCALE: 1/16" =1'-O"



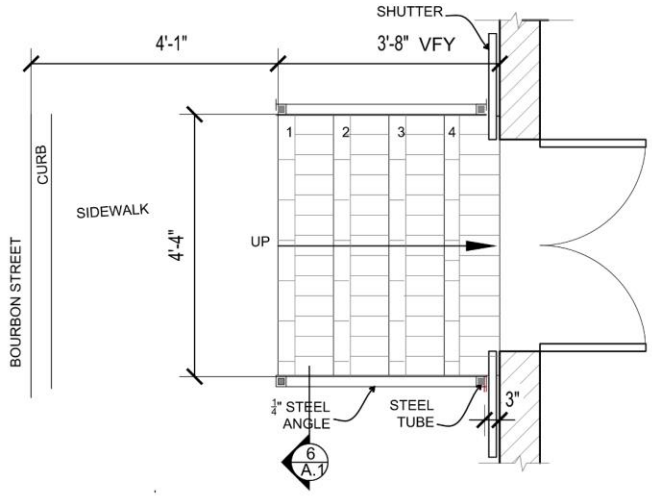
VIEW

DPW SITE PLAN APPROVAL



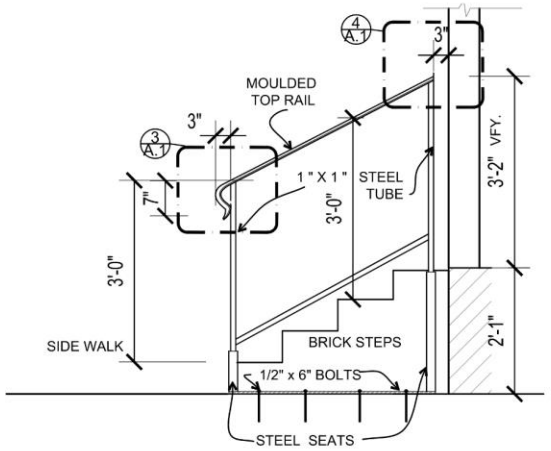
3 A-0 STAIR - FRONT ELEVATION

SCALE: 1/2" =1'-O"



1 A-0 STAIR - DETAIL PLAN

SCALE: 1/2" =1'-O"



2 A-0 STAIR - SIDE ELEVATION

SCALE: 1/2" =1'-O"

DONALD MAGINNIS ARCHITECT INC.

1111 ST MARY ST., SUITE A
NEW ORLEANS, LA 70130

504.523.2901 (tel.)
504.596.6574 (fax)

damarch6@aol.com

These drawings and specifications were prepared by me or under my close personal supervision. To the best of my professional knowledge & belief, they comply with all applicable codes & requirements.

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REMOVABLE RAILINGS
739=41 BOURBON STREET
NEW ORLEANS 70116

REVISIONS

NO.	BY	DATE
		09-13-2023

PLANS&DETAILS

SHEET:

SCALE: VARIES

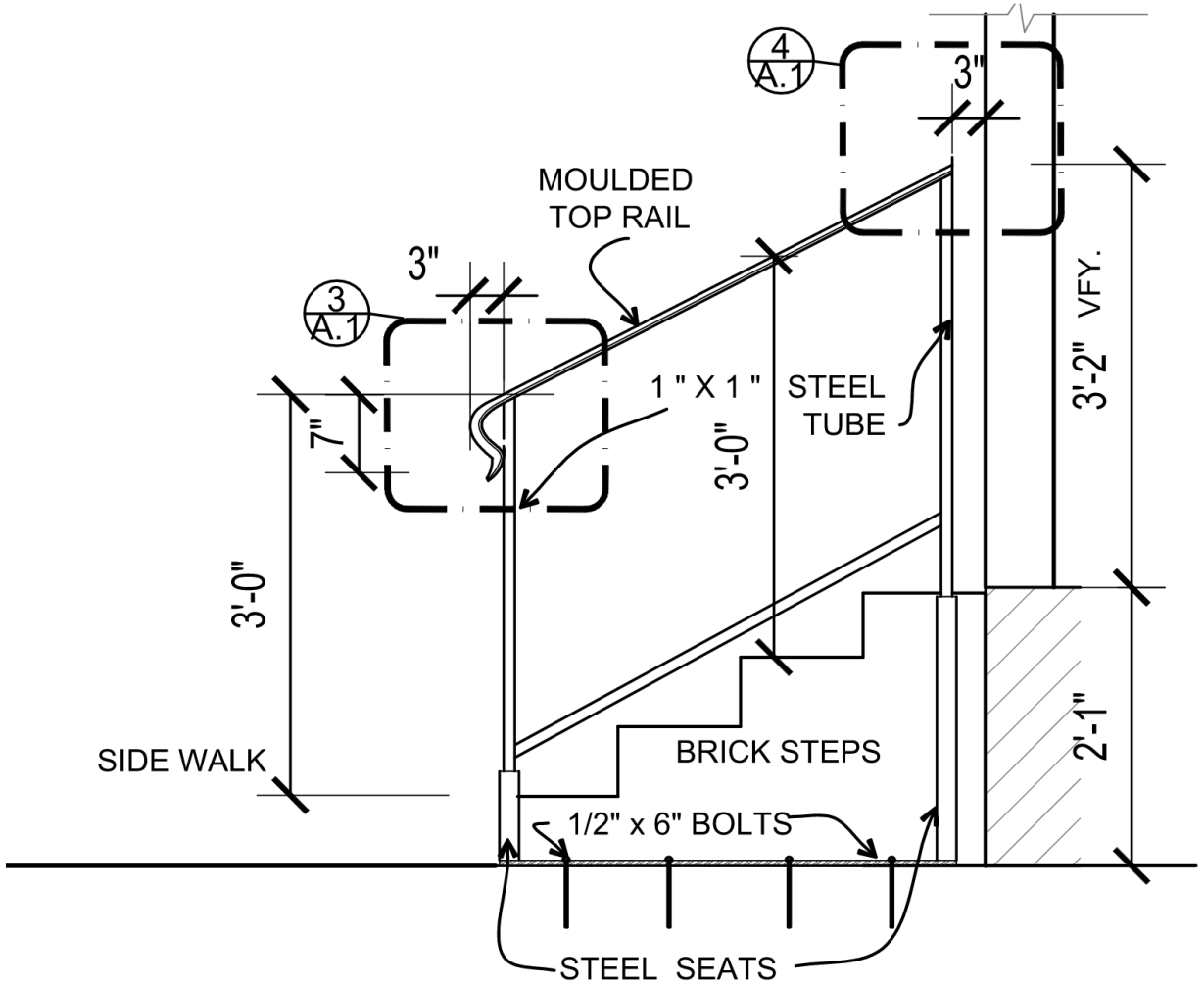
DRAWN BY: FA

A-0

739-741 Bourbon

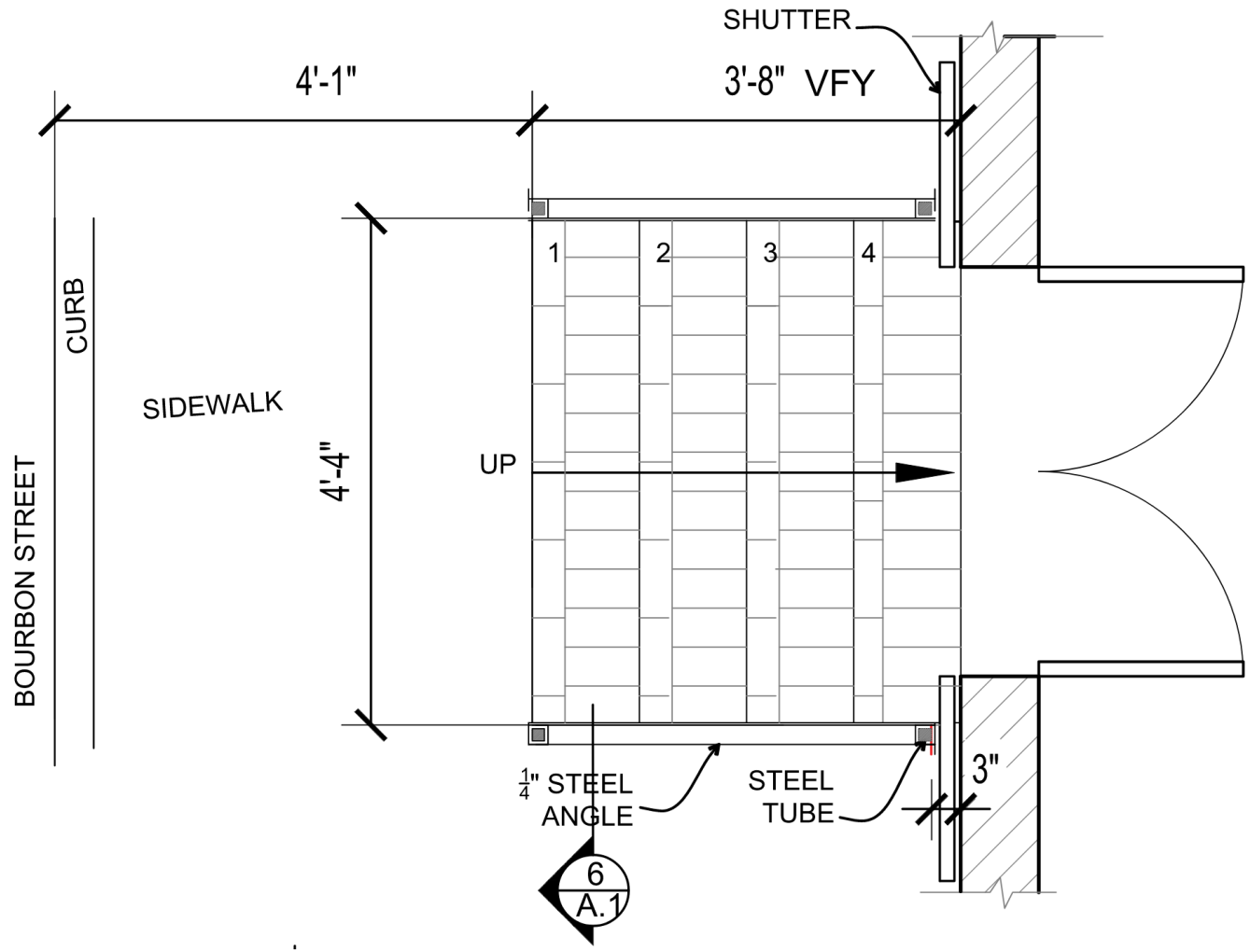
VCC Architectural Committee

June 16, 2022



2 / A-0 STAIR - SIDE ELEVATION

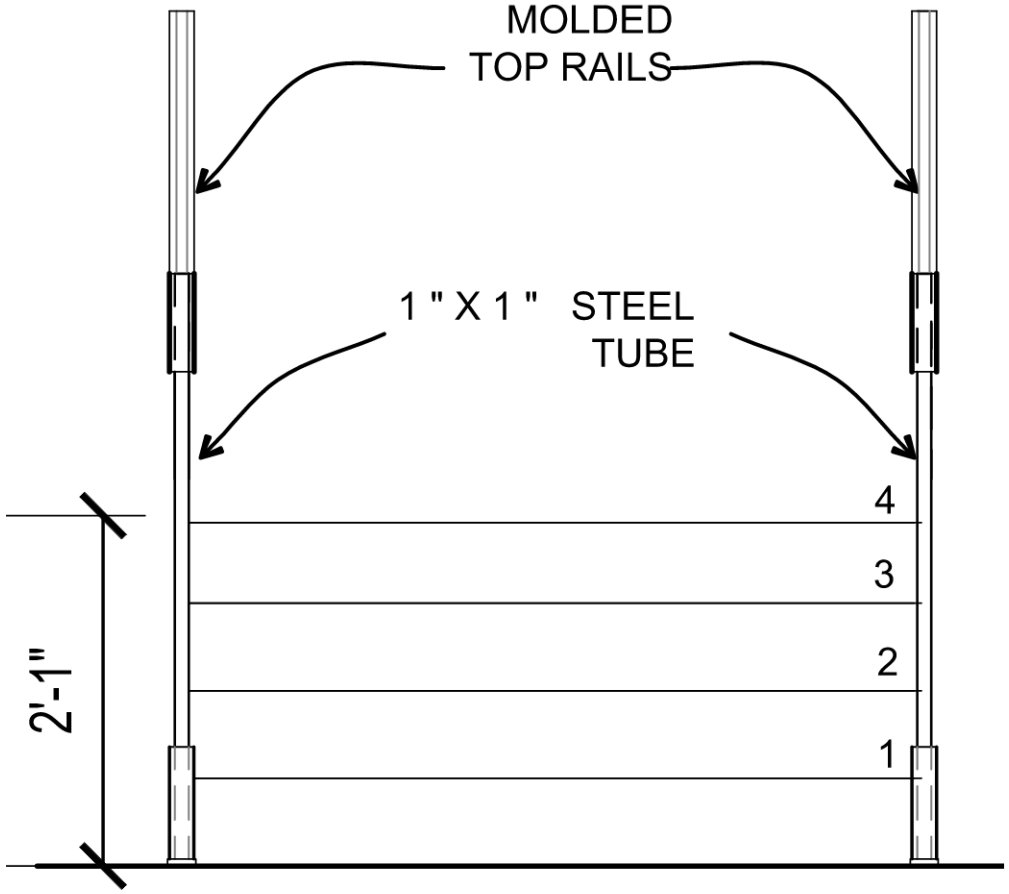
SCALE: 1/2" =1'-O"



1 / A-0 STAIR - DETAIL PLAN

SCALE: 1/2" =1'-O"

739-741 Bourbon



3
A-0

STAIR - FRONT ELEVATION

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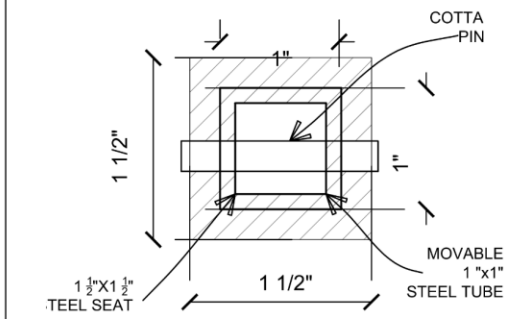
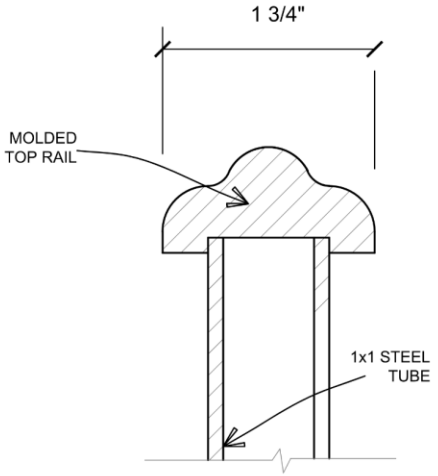
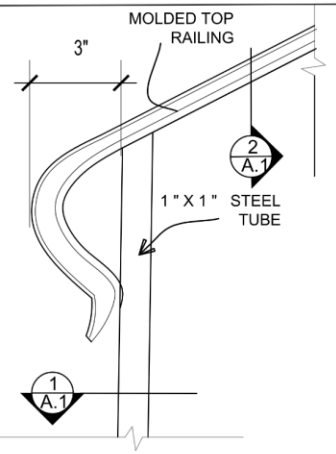


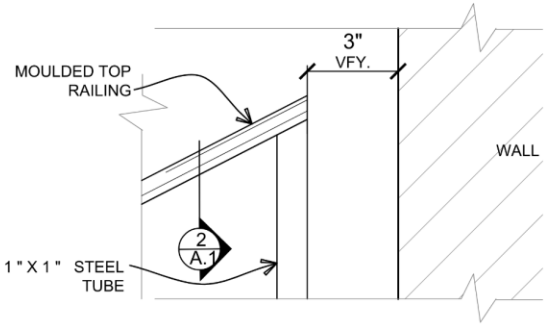
1 A-1 **P0ST AND SEAT-PLAN DETAIL**
SCALE: 1" =1'-O"



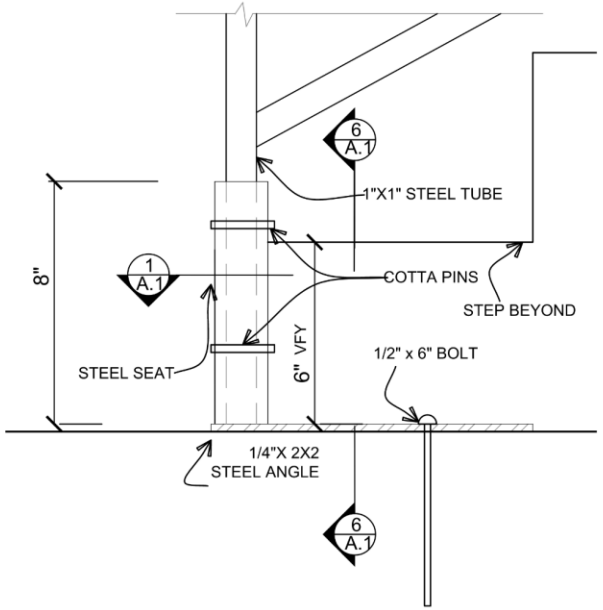
2 A-1 **DETAIL OF MOLDED TOP RAILING**
SCALE: 1" =1'-O"



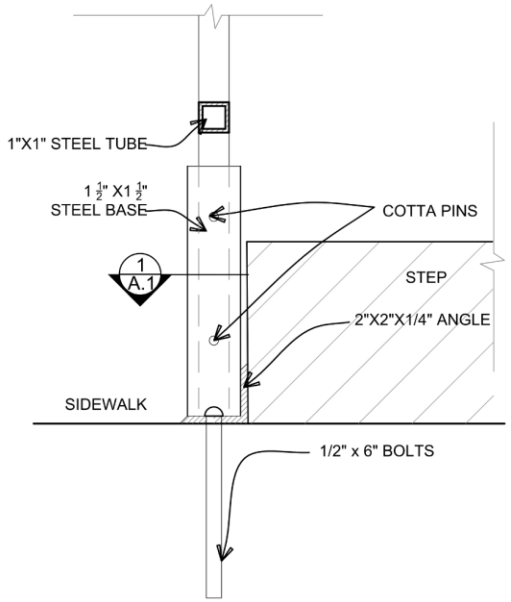
3 A-1 **DETAIL OF TOP RAILING @ STEP**
SCALE: 3" =1'-O"



4 A-1 **DETAIL OF MOLDED TOP RAILING @ LANDING**
SCALE: 3" =1'-O"



5 A-1 **P0ST AND SEAT-ELEV. DETAIL**
SCALE: 3" =1'-O"



6 A-1 **SECTION**
SCALE: 3" =1'-O"

DONALD MAGINNIS ARCHITECT INC.
1111 ST MARY ST., SUITE A
NEW ORLEANS, LA 70130
504.523.2901 (tel.)
504.596.6574 (fax)
damarcht@aol.com

These drawings and specifications were prepared by me or under my close personal supervision. To the best of my professional knowledge & belief, they comply with all applicable codes & requirements.

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REMOVABLE RAILINGS
739=41 BOURBON STREET
NEW ORLEANS 70116

REVISIONS

NO.	BY	DATE
		09-13-2023

PLANS&DETAILS
SHEET:
SCALE: VARIES
DRAWN BY: FA

A-1

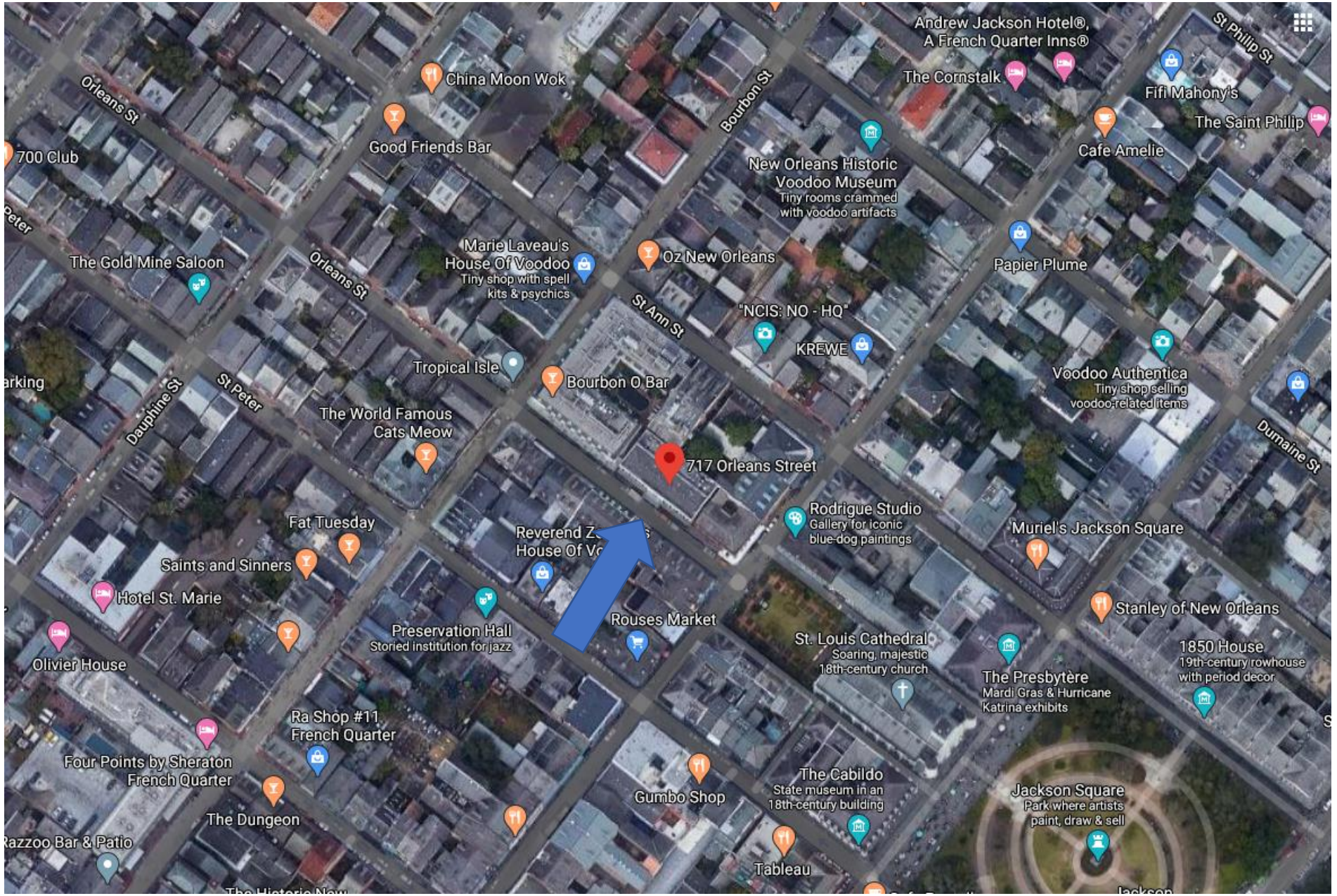
739-741 Bourbon

VCC Architectural Committee

June 16, 2022

New Business

717 Orleans


Andrew Jackson Hotel®, A French Quarter Inns®
St Phillip St
China Moon Wok
Orleans St
Bourbon St
The Cornstalk
Fifi Mahony's
The Saint Philip
Good Friends Bar
700 Club
New Orleans Historic Voodoo Museum
Tiny rooms crammed with voodoo artifacts
Cafe Amelie
Marie Laveau's House Of Voodoo
Tiny shop with spell kits & psychics
Oz New Orleans
Papier Plume
The Gold Mine Saloon
Orleans St
St Ann St
"NCIS: NO - HQ"
KREWE
Tropical Isle
Bourbon O Bar
Voodoo Authentica
Tiny shop selling voodoo-related items
Dauphine St
St Peter
The World Famous Cats Meow
Dumaine St
717 Orleans Street
Rodrigue Studio
Gallery for iconic blue-dog paintings
Fat Tuesday
Muriel's Jackson Square
Saints and Sinners
Hotel St. Marie
Stanley of New Orleans
Preservation Hall
Storied institution for jazz
Rouses Market
St. Louis Cathedral
Soaring, majestic 18th-century church
1850 House
19th-century rowhouse with period decor
Olivier House
The Presbytère
Mardi Gras & Hurricane Katrina exhibits
Ra Shop #11 French Quarter
Four Points by Sheraton French Quarter
Gumbo Shop
The Cabildo
State museum in an 18th-century building
Jackson Square
Park where artists paint, draw & sell
The Dungeon
Tableau

717 Orleans



717 Orleans – ca. 1900



717 Orleans – ca. 1940s



717 Orleans – 1964



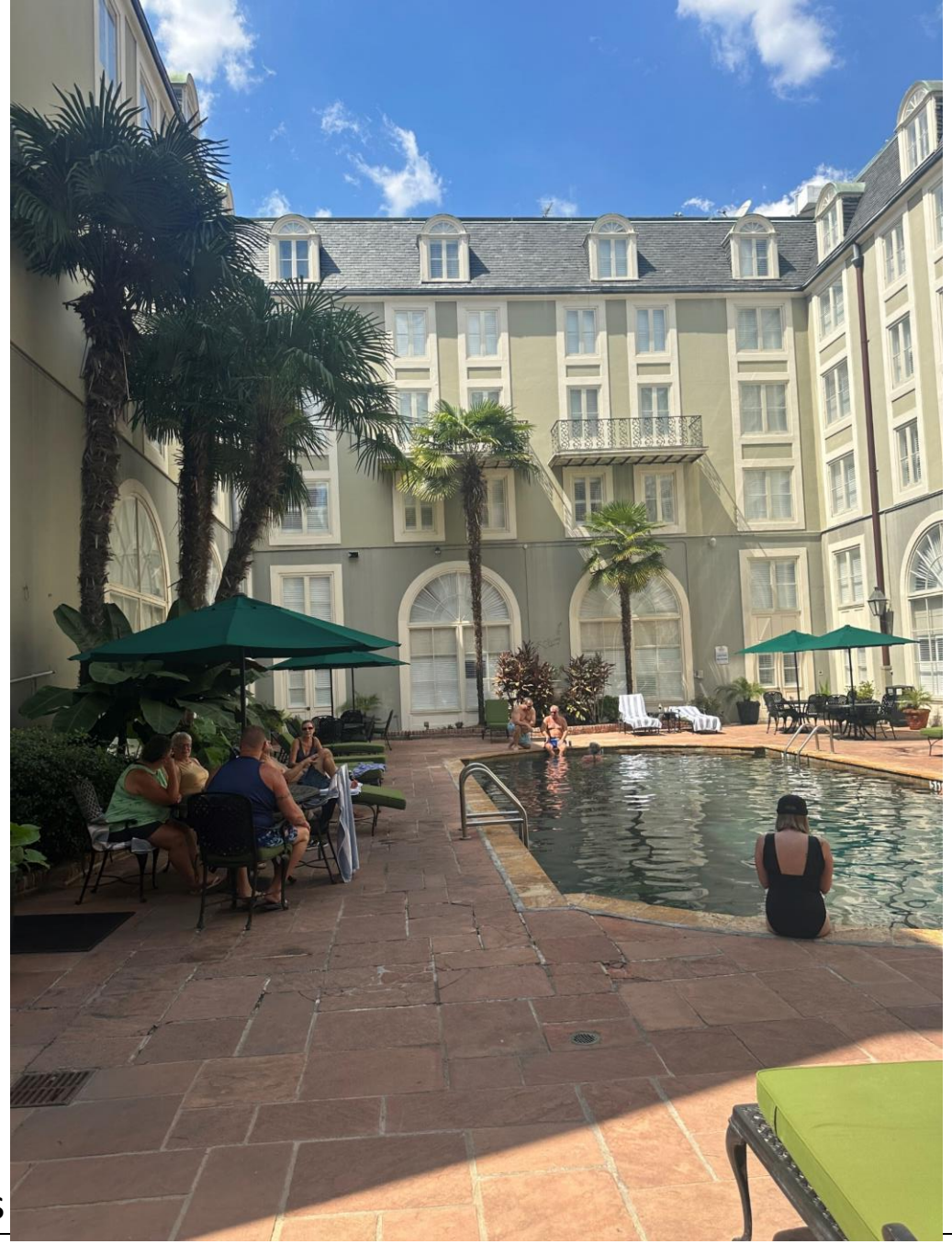
717 Orleans – 1964

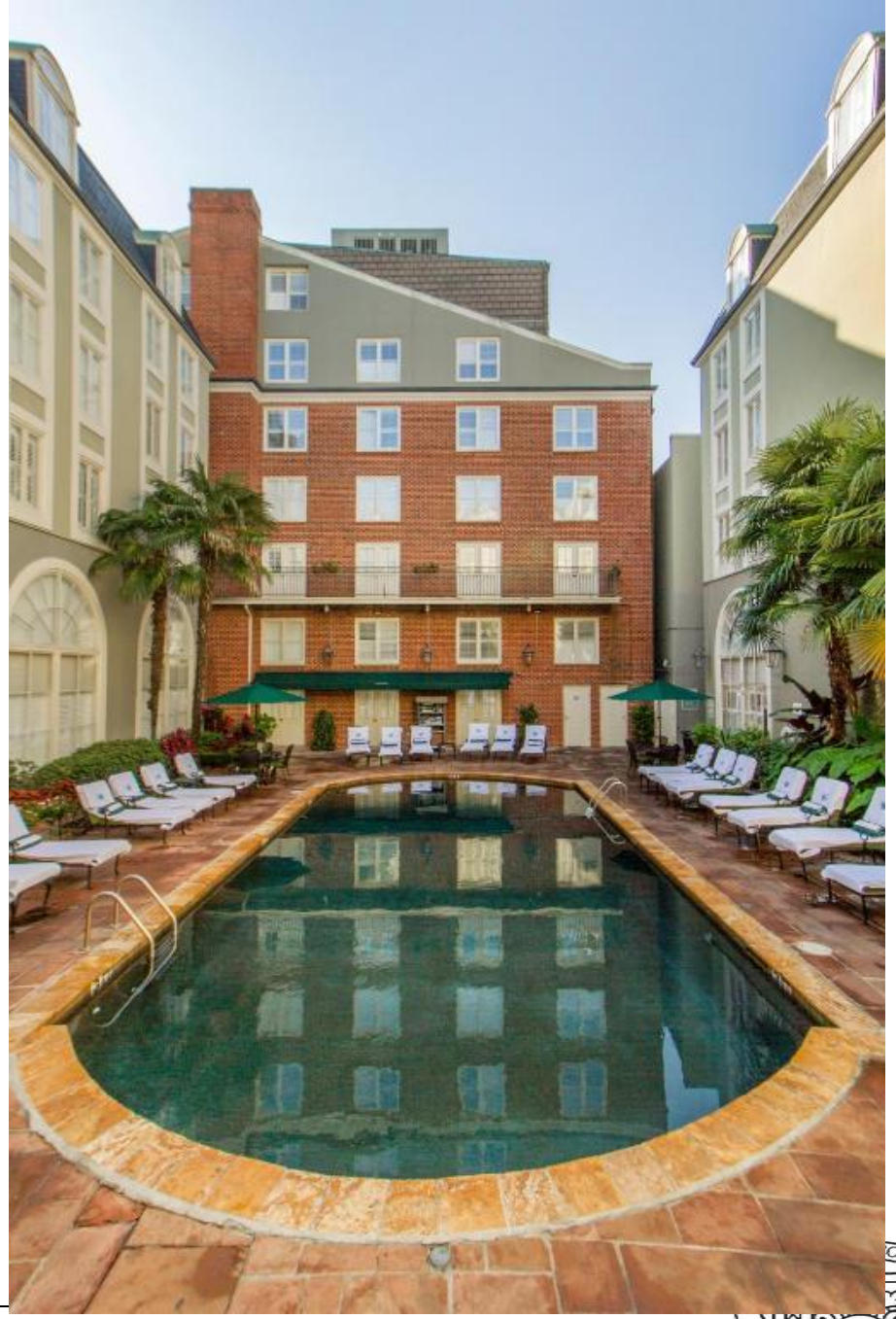


717 Orleans



717 Orleans





717 Orleans



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Vieux Carre Commission

October 10, 2023



717 Orleans





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717 Orleans

METROSTUDIO
NEW ORLEANS
architecture planning interiors

To: Mr. Bryan Block, *Vieux Carre Commission*
From: Kenneth Gowland RA NCARB, MetroStudio LLC
Re: Proposed Scope of Improvements The Bourbon Orleans Hotel
717 Orleans St. New Orleans 70116
Date: 08.28.29

Mr. Block;
Please see the submitted concept drawings illustrating the limited proposed modifications to the existing Bourbon Orleans Hotel. A summary of the proposed scop of work is as follow:

Orleans St. Elevation

- The existing double column condition is proposed to be removed along with gallery section that is perpendicular to the street. The proposed modification would terminate the gallery coincident with the corner of the building in a fashion more keeping with standard balcony details and configurations along streets and right of ways.

Existing Pool Courtyard

- Existing paving to be removed and replaced. See provided drawings for materials and patterns.
- The existing pool to be reduced in size and modified to provide ADA access lift as required to comply with the requirements of the ADA.
- (2) Existing windows at the western courtyard elevation are proposed to be removed and replaced with wood doors
- (1) existing window at the south courtyard elevation is proposed to be removed and replaced with doors
- Existing doors at the east courtyard elevations are proposed to be replaced.

Existing Modified Bitumen Roof

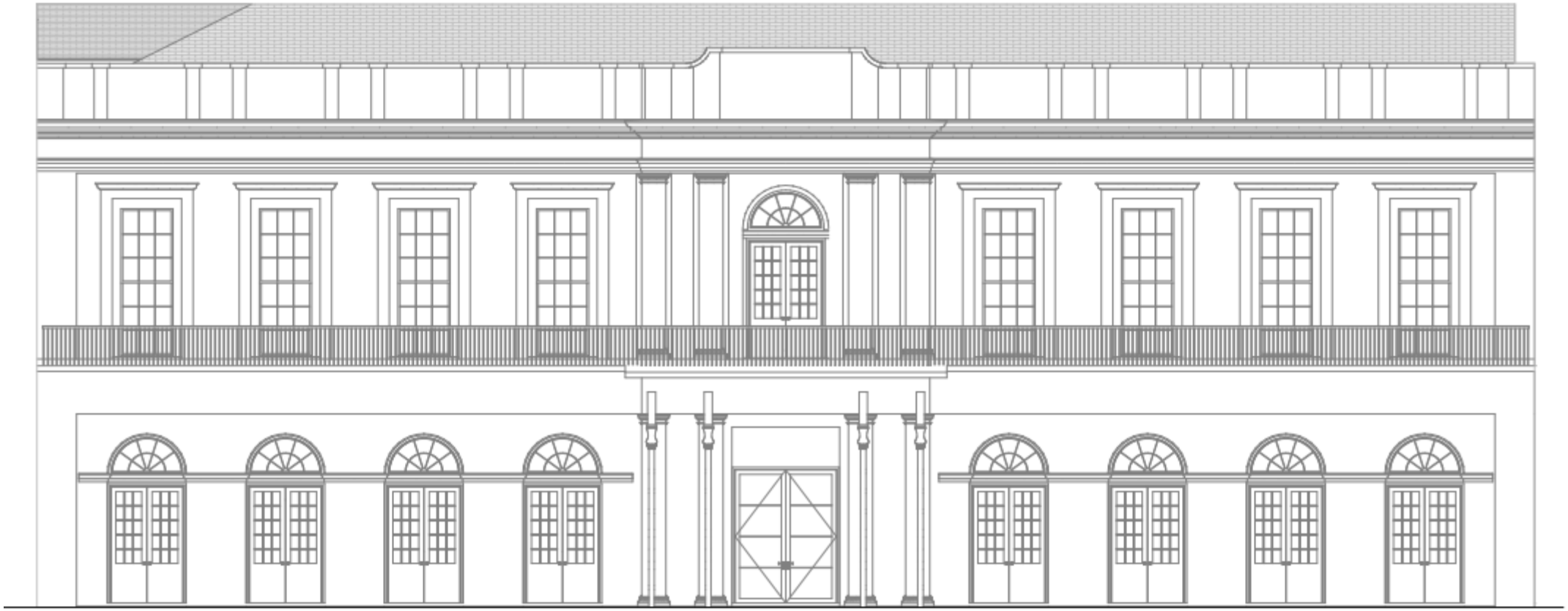
- The existing modified bitumen roof located at the rear of the 717 Orleans St. lobby building is proposed to be replaced in kind with a new 2-layer modified bitumen roof. All existing mechanical gear to remain at current locations.

Should you have any questions or require additional information please do not hesitate to contact this office. We are requesting inclusion on the agenda for the September 12th meeting of the Architectural Committee.

Best Regards,

Mr. Kenneth Gowland RA, NCARB
for MetroStudio, LLC

6501 Spanish Fort Blvd. New Orleans, LA 70124
P 504.283.3685 F 504.283.3684
metrostudio.net



NOBO

717 Orleans St,
New Orleans, LA 70116

ISSUED FOR VCC REVIEW
08.29.23

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NEW ORLEANS
architecture planning interiors
6501 Spanish Fort Blvd.
New Orleans, Louisiana 70124
P 504.283.3685 metrostudio.net

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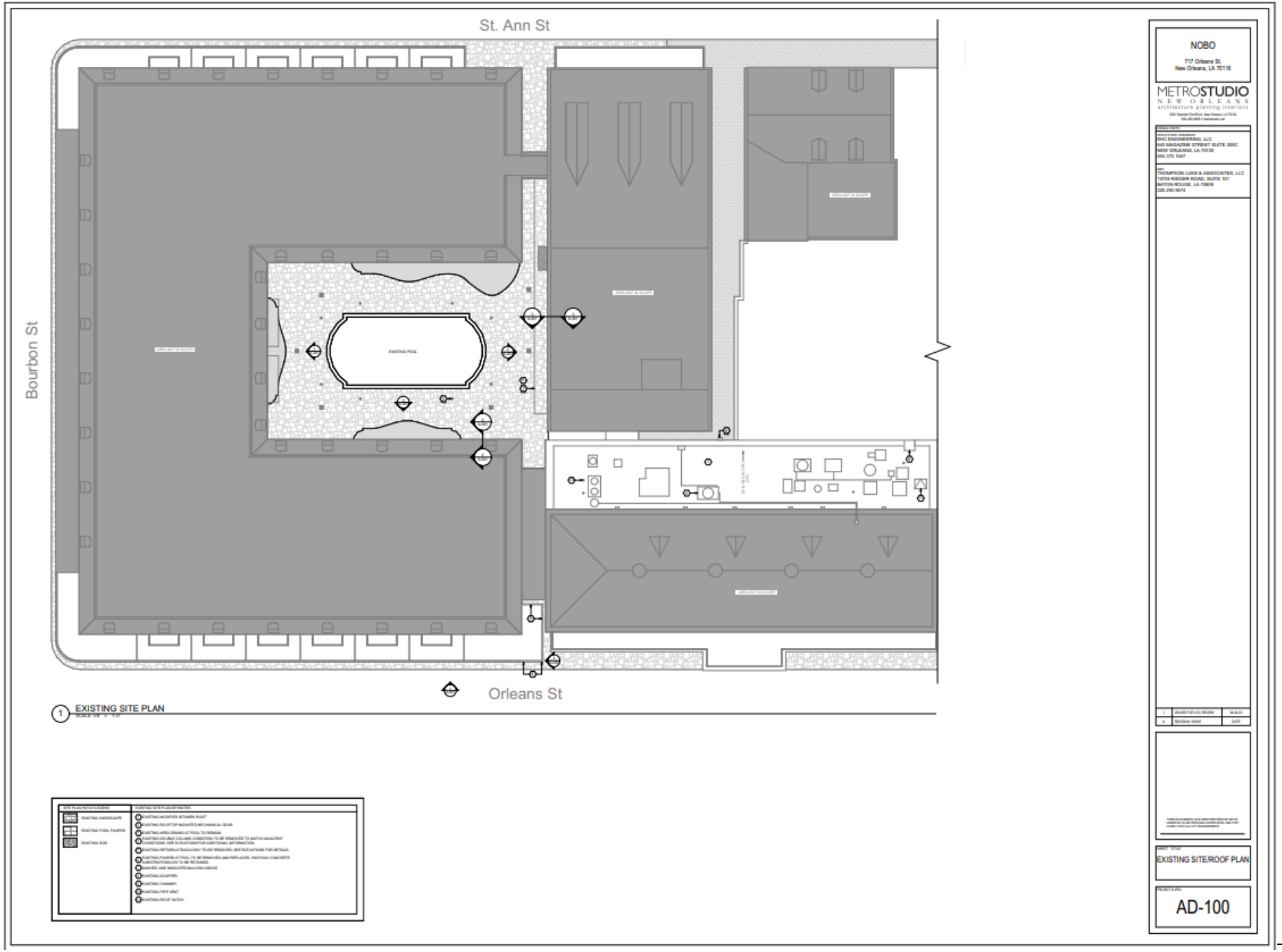
October 10, 2023



717 Orleans

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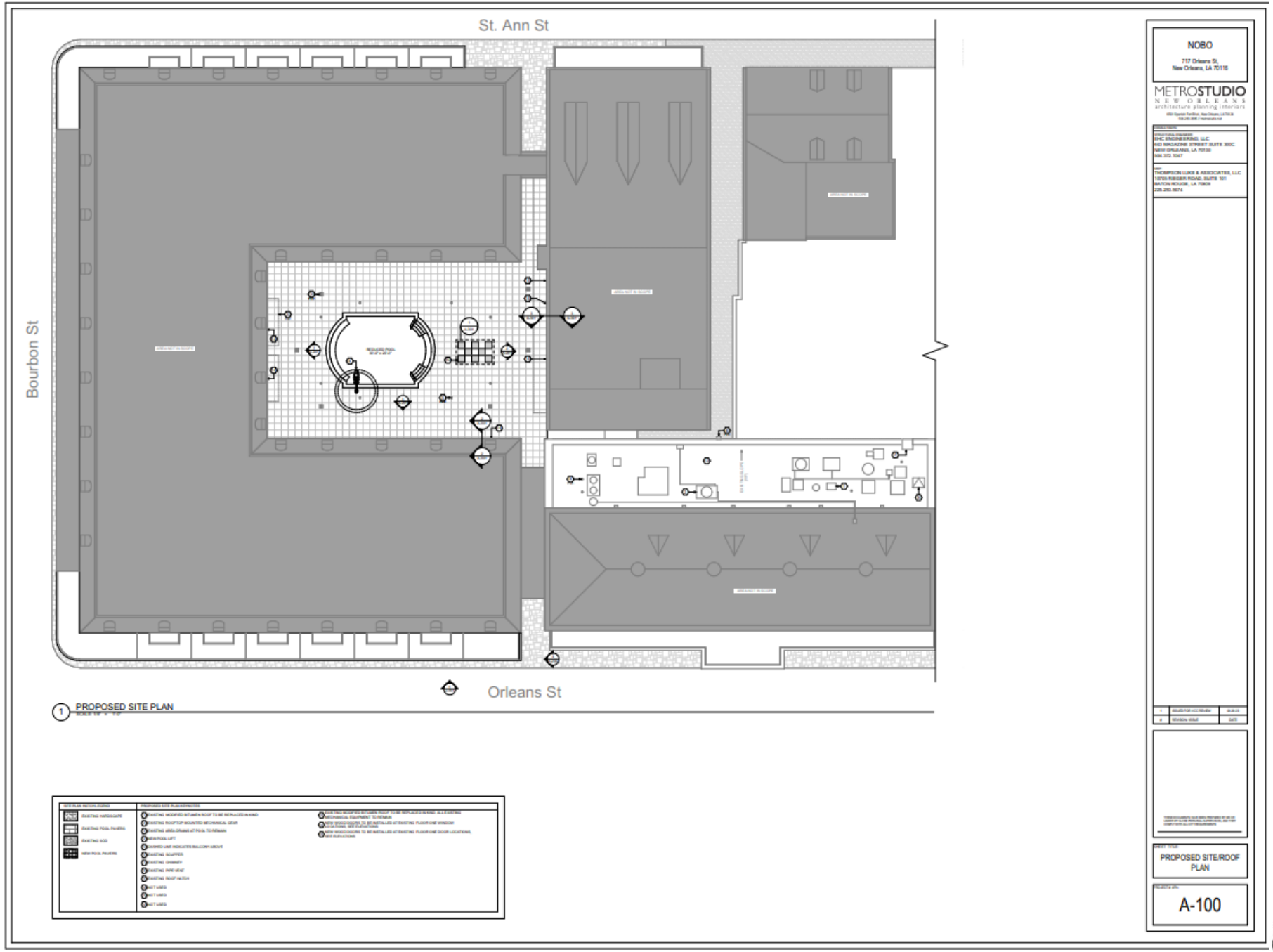
October 10, 2023



717 Orleans

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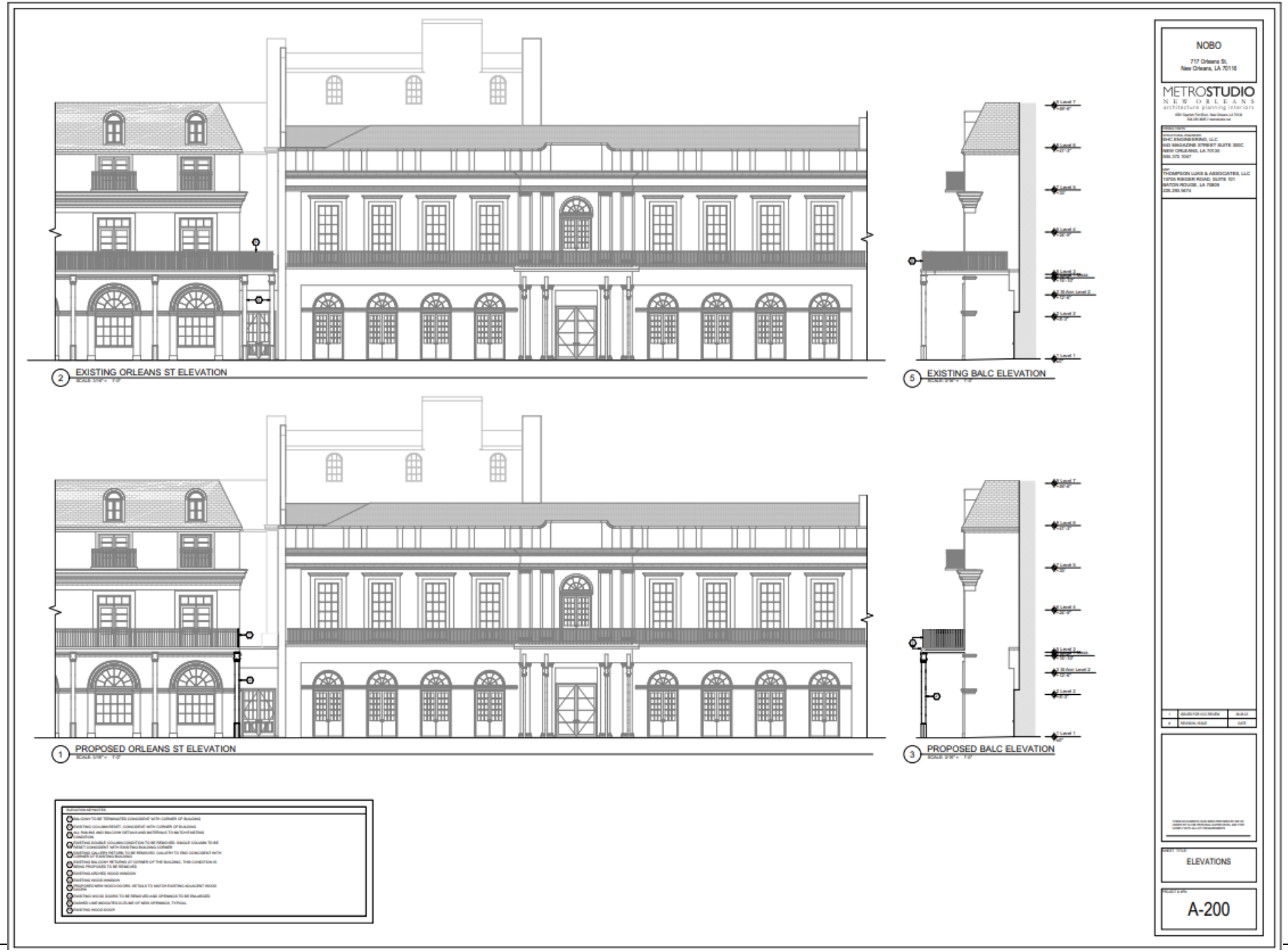
October 10, 2023


2 EXISTING ORLEANS ST ELEVATION
5 EXISTING BALC ELEVATION
1 PROPOSED ORLEANS ST ELEVATION
3 PROPOSED BALC ELEVATION
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New Orleans, LA 70116
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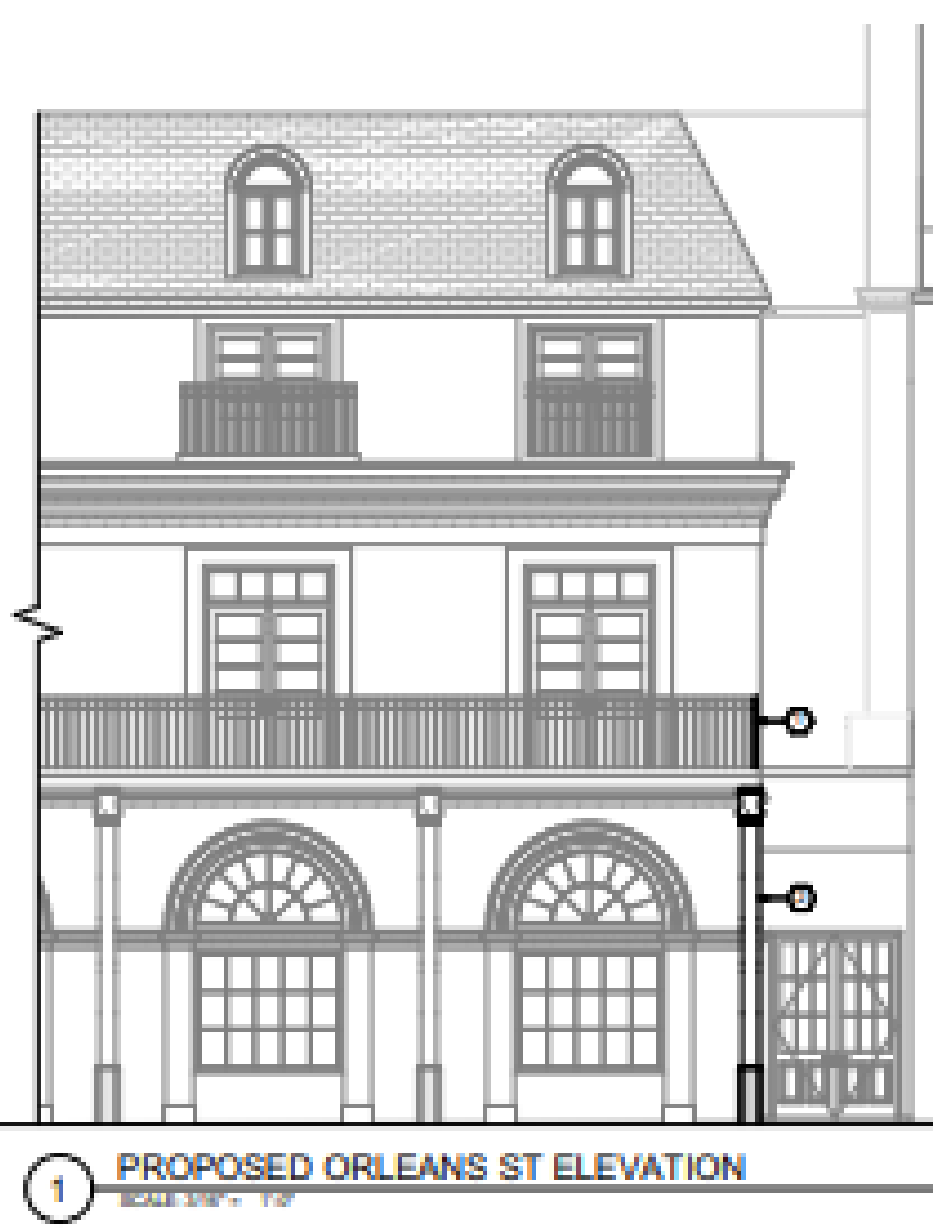
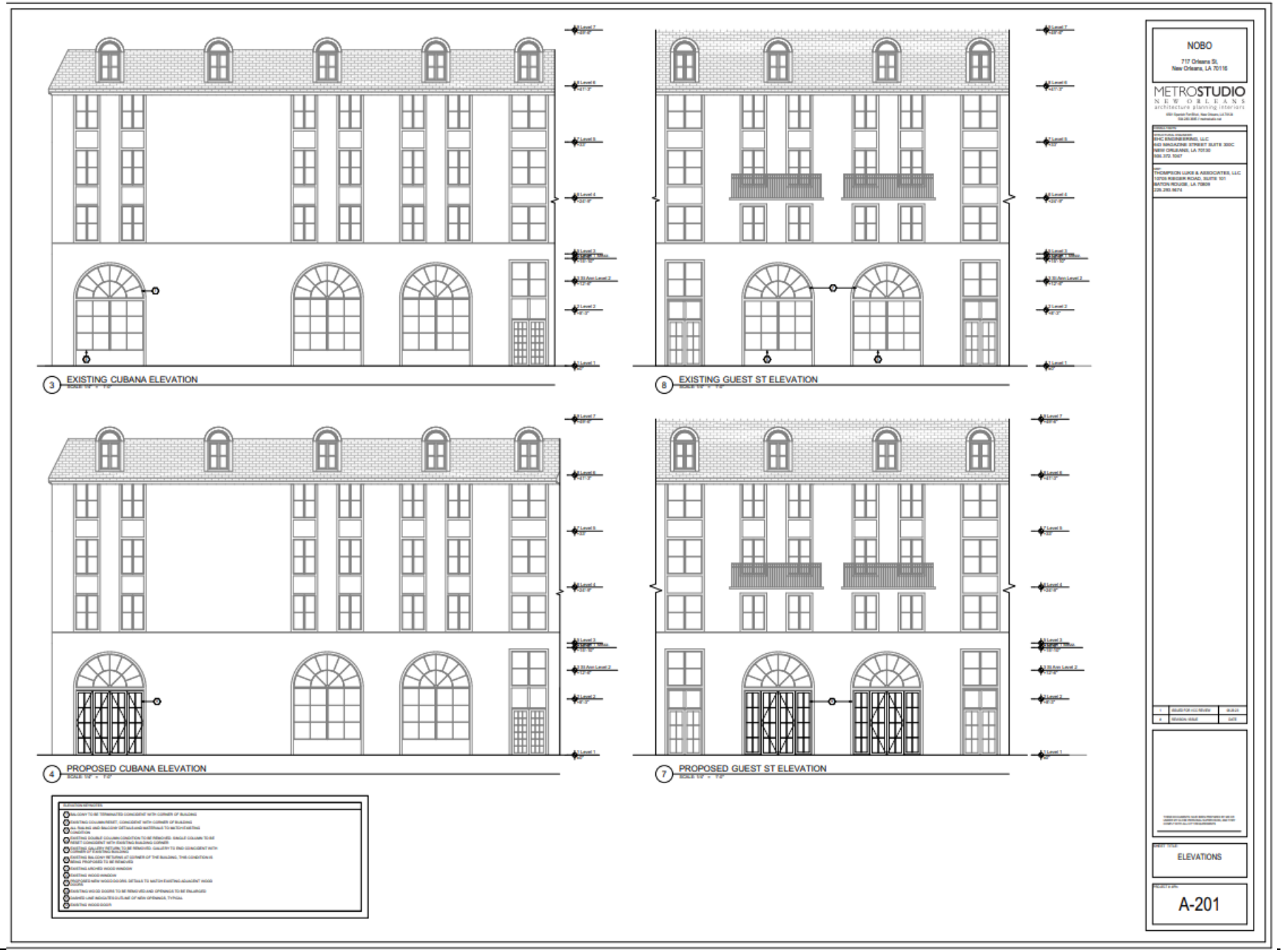
ELEVATIONS
A-200



2 EXISTING ORLEANS ST ELEVATION



1 PROPOSED ORLEANS ST ELEVATION



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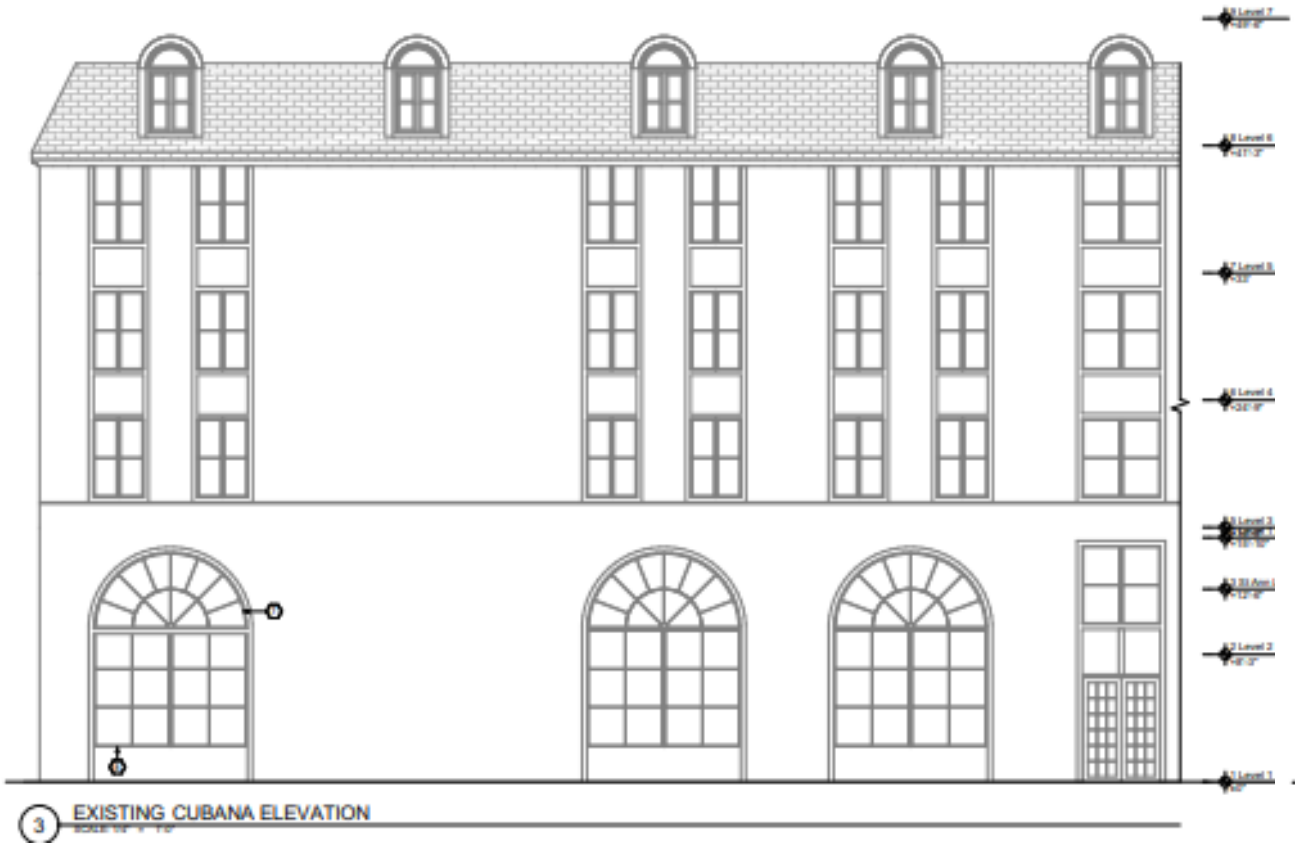
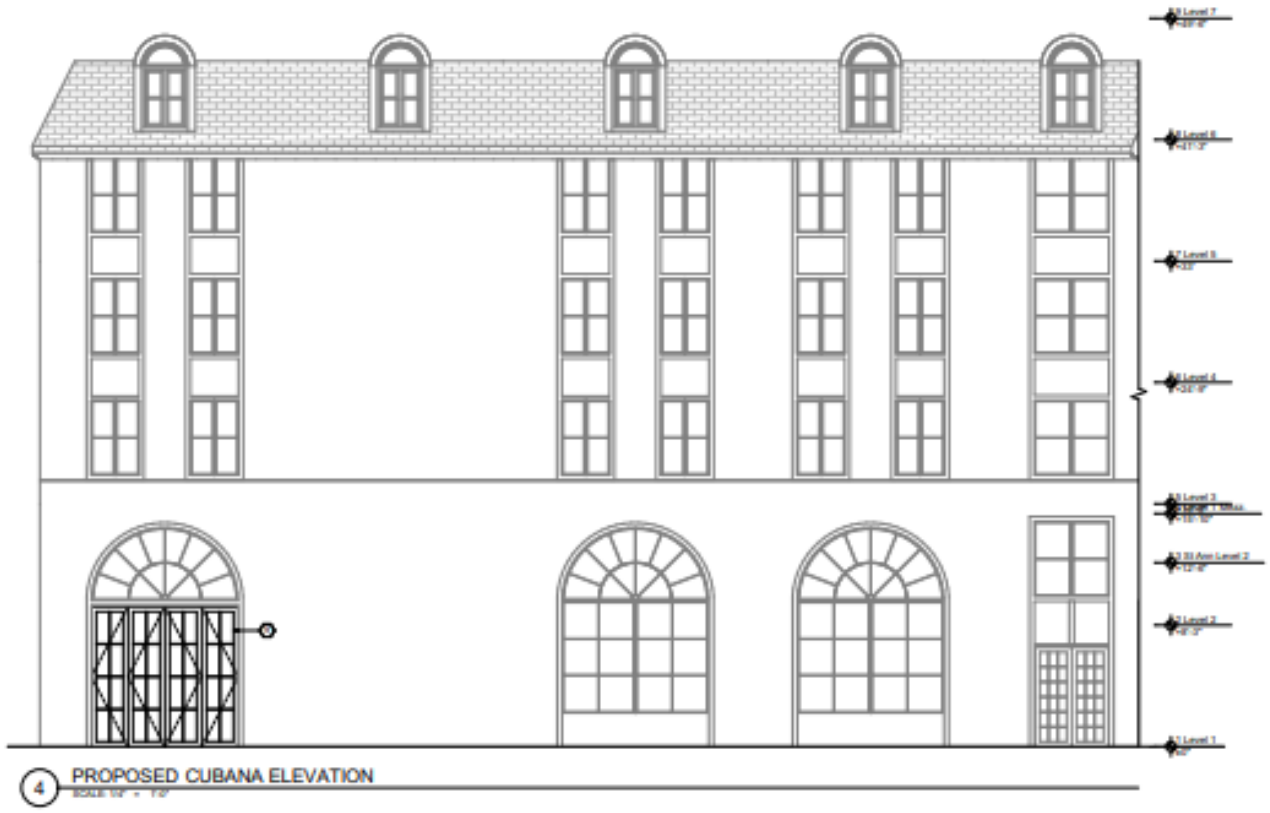
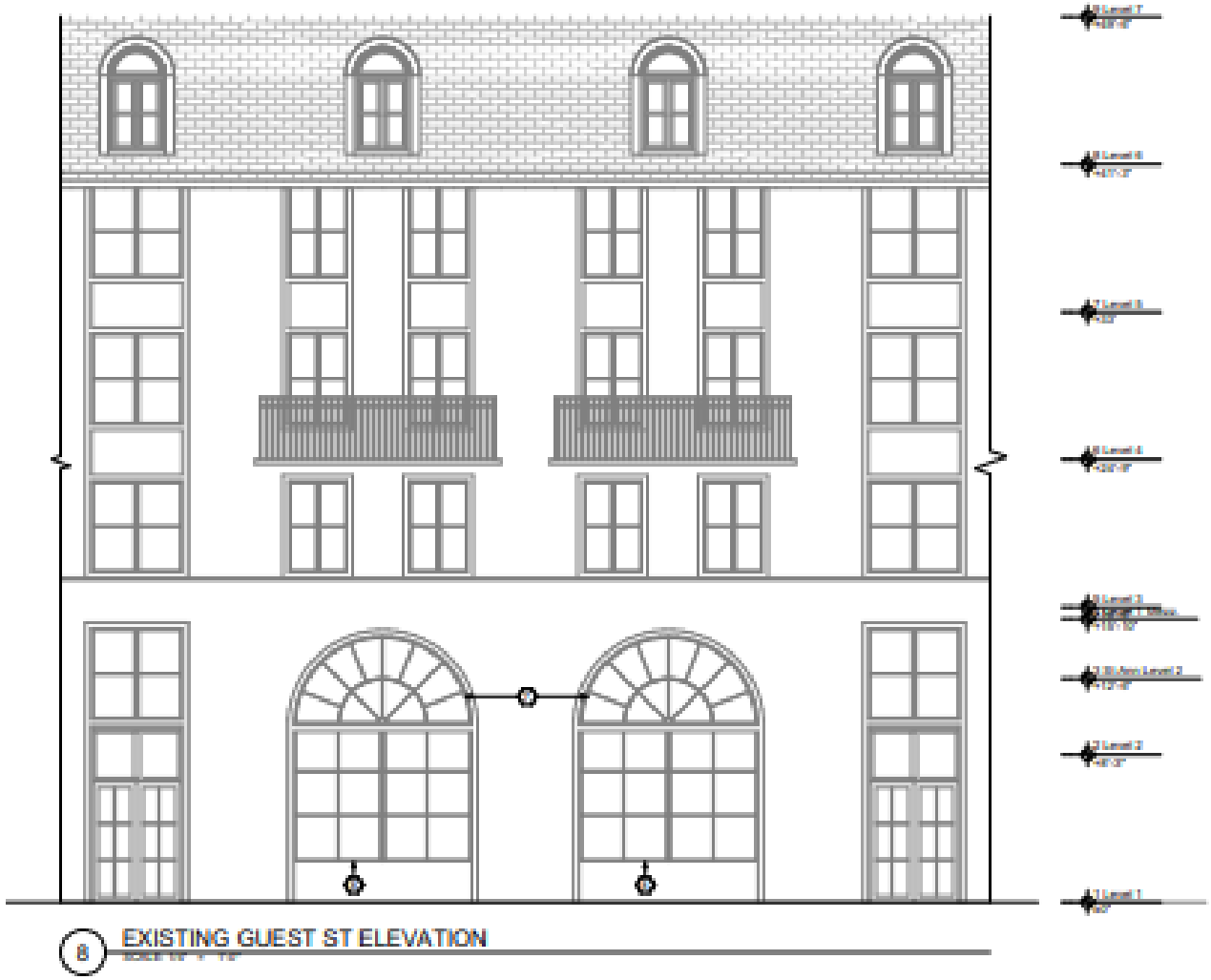
October 10, 2023



3 EXISTING CUBANA ELEVATION



4 PROPOSED CUBANA ELEVATION



8 EXISTING GUEST ST ELEVATION



7 PROPOSED GUEST ST ELEVATION

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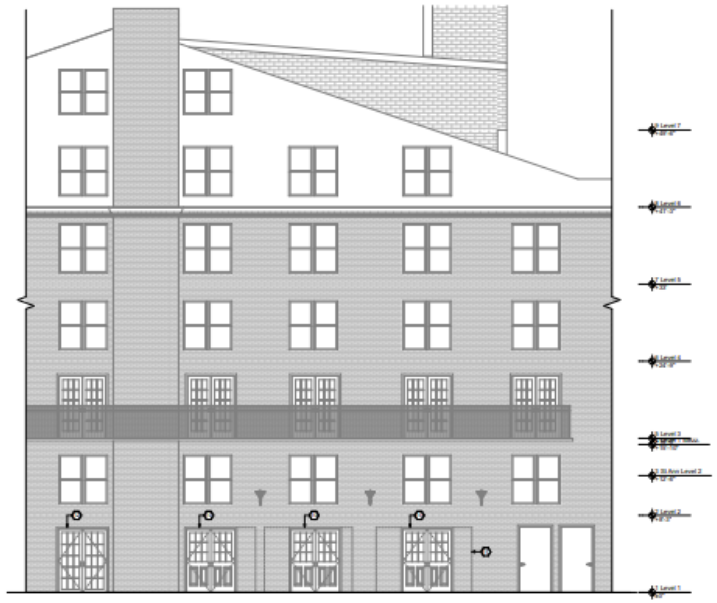
Vieux Carre Commission

October 10, 2023



4 EXISTING POOL ELEVATION



2 PROPOSED POOL ELEVATION

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4 EXISTING POOL ELEVATION



2 PROPOSED POOL ELEVATION

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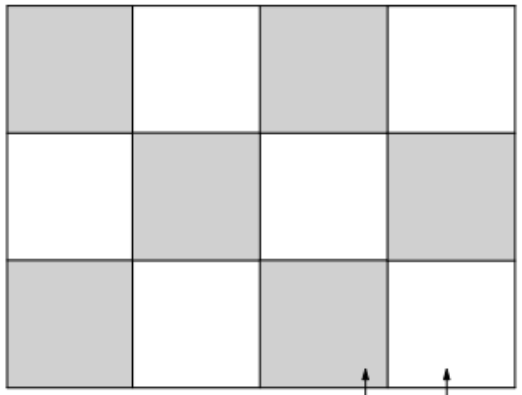


1 NEW POOL PAVERS IN CHECKERBOARD PATTERN
NOT TO SCALE



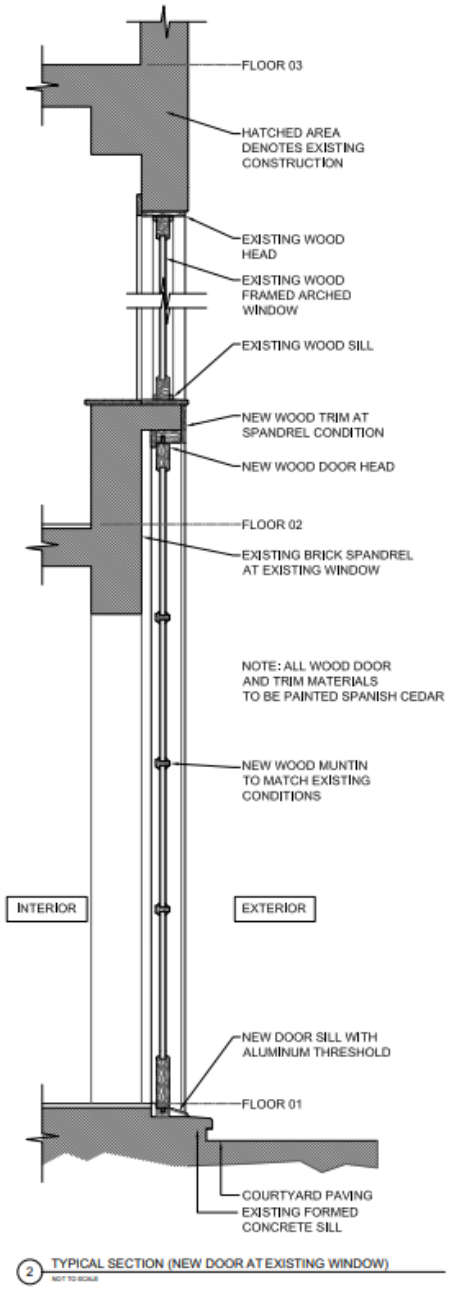
POOL TILE 1

13" X 13" TECHO-BLOC POOL PAVER IN BEIGE CREAM FINISH

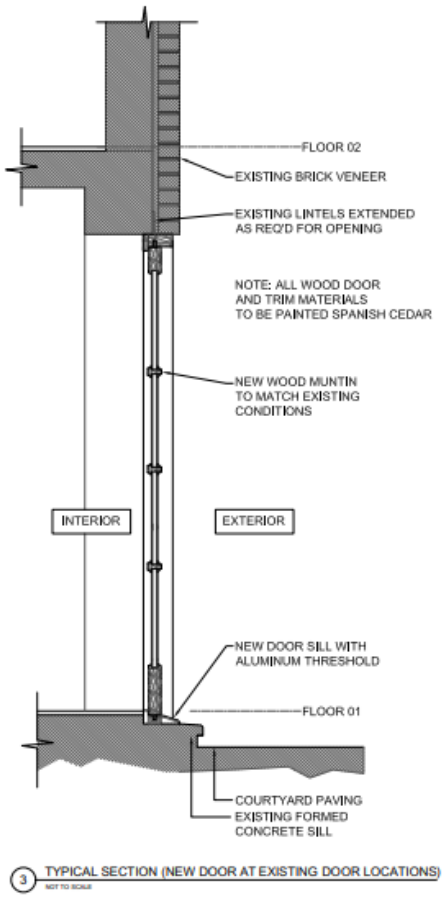


POOL TILE 2

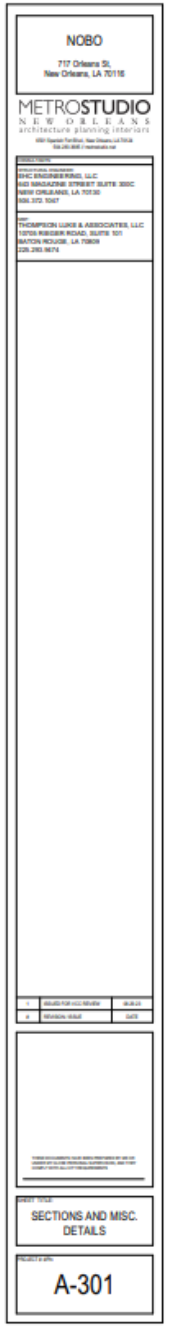
13" X 13" TECHO-BLOC POOL PAVER IN SHALE GREY FINISH



2 TYPICAL SECTION (NEW DOOR AT EXISTING WINDOW)
NOT TO SCALE



3 TYPICAL SECTION (NEW DOOR AT EXISTING DOOR LOCATIONS)
NOT TO SCALE

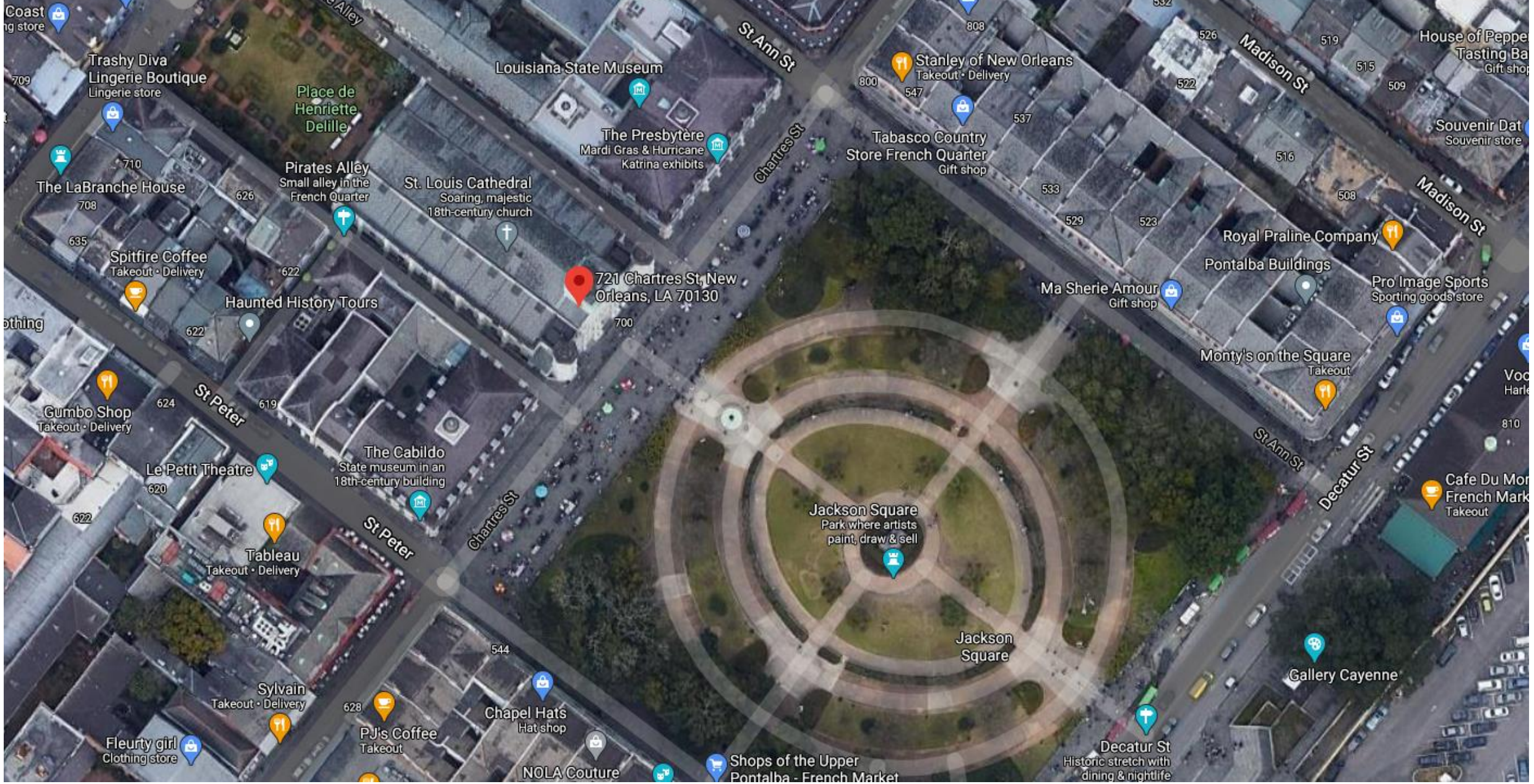


717 Orleans

Vieux Carre Commission

October 10, 2023

721 Chartres – St. Louis Cathedral



721 Chartres

Vieux Carre Commission

October 10, 2023



721 Chartres

Vieux Carre Commission

October 10, 2023



721 Chartres

Vieux Carre Commission

October 10, 2023



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October 10, 2023



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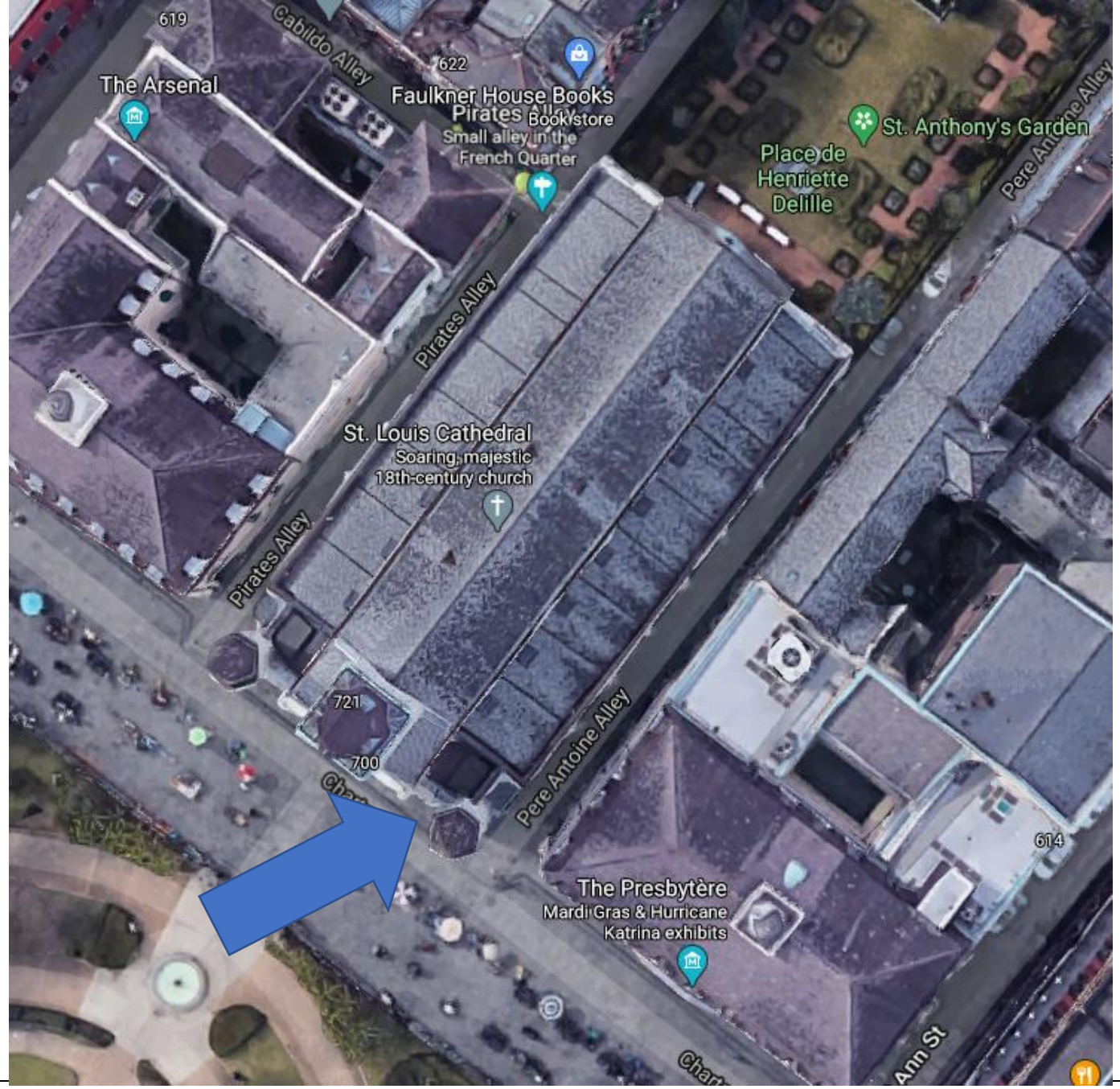
721 Chartres

Vieux Carre Commission

October 10, 2023



721 Chartres

Vieux Carre Commission

October 10, 2023



721 Chartres

Vieux Carre Commission

October 10, 2023



721 Chartres



721 Chartres

H/S

Proposal Request

TITLE	St. Louis Cathedral Investigative Excavation	PROPOSAL REQUEST №	001
JOB	St. Louis Cathedral Preliminary Design Services	JOB №	22030-B
CONTRACTOR	Greg Abry	ISSUE DATE / REVISE DATE	May 8, 2023
ADDRESS	Abry Brothers 3319 Orleans Avenue, New Orleans, LA 70119	DISTRIBUTION LIST	■ OWNER ■ CONTRACTOR ■ CONSULTANT ■ FILE

PLEASE SUBMIT AN ITEMIZED PROPOSAL AND ITEMIZED QUOTATIONS FOR SUBCONTRACTED WORK. ALL WORK SHALL BE SUBJECT TO CONTRACT TERMS AND STATUS OF THE WORK.

1.0 SCOPE:
Expose bell tower foundation in the right-side narthex "B" and the rear of the nave "A" on the right side, investigate void beneath right side entrance "C" and 'J'. Coordinate the excavation sequentially so as to not prohibit access to the cathedral interior because the foundation is disrupted.

1.1 TEMPORARY PROVISIONS:
Construct an eight-ft. tall plywood temporary partition around work area within the nave "D" that can be secured and stabilized. Provide plastic sheeting at top of temporary partition to prohibit dust and debris from entering the Nave. Separate the work area of the north-side narthex from the central narthex with plastic sheeting, full height "G". (Barricades provided by Owner) Separate the narthex work area from the Henriette deLille devotional room and the shrine within the narthex with plastic sheeting, full height "E and F." Separate the narthex work area from the bell-tower stair with plastic sheeting, full height "H." Install temporary construction filter over the return air grille in the ceiling above work area "A;" maintain this filter for the duration of the project.

1.2 EXCAVATION INTERIOR:
Map and photograph all existing floor tile in place; number each tile. Remove tile by hand, clean away mortar and grout and store in the Cathedral garden at a location directed by owner protected by tarpaulins. Hand dig through substrate to expose spread footing, down to the bottom of the footing. Install shoring on sides of excavation as needed for worker safety. Jack-hammering not permitted. Dewater the excavation as needed for dry working conditions. Provide sufficient width in excavation to allow full inspection by owner and consultants. Remove all spoils from the building and haul off of the site.

1.3 EXCAVATION EXTERIOR:
Work only within the confines of the gate / Cathedral Property Line. Map and photograph all existing flagstone and stone stoop components; number each flagstone. Carefully remove flagstone and stoop by hand, clean away mortar and grout and store in the Cathedral garden at a location directed by owner protected by tarpaulins. Sawcut existing sidewalk / mortar bed as required to gain access to foundation. Hand dig through foundation substrate to expose spread footing, down to the bottom of the footing. Install shoring on sides of excavation as needed for worker safety. Jack-hammering not permitted. Dewater the excavation as needed for dry working conditions. Provide sufficient width in excavation to allow full inspection by owner and consultants. Remove all spoils from the building and haul off of the site.
Ensure that gate is locked at all times that work is not being performed.

1.4 INSPECTION:
Provide ladder access down to the base of the excavation. Provide adequate temporary lighting for inspections by owner and architect. Notify A/E Team 48 hours in advance of required inspections.

1.5 REPLACEMENT INTERIOR:
Upon completion of inspections fill exposed area with clean sand, compacted to 95% proctor. Place four-inch reinforced 4000 psi concrete slab on 15-mil Stego Wrap vapor barrier. If there is an existing floor slab, splice in new reinforcing with existing, or core-drill existing to receive new #3 rebar dowels at 12" o.c. Restore floor tile in its original configuration in soft grout bed; mortar joints to match typical existing. Replace any broken tile with new to match typical existing. (Coordinate replacement of damaged tiles with Sorella Stone.)

1.6 REPLACEMENT EXTERIOR:
Upon completion of inspections fill exposed area with clean sand, compacted to 95% proctor. Replace concrete sub-foundation under flagstone to match existing concrete depth / thickness. Restore stoop and flagstones in new soft mortar beds to match existing and provide mortar joints to match existing. Reset stoop level. Replace any broken flagstone with new to match typical existing.

1.7 DURATION:
Start project at a time agreed upon by the owner, between June 15 and August 15, 2023. Complete excavation within 14 calendar days. Allow seven calendar days for inspections and analysis. Complete restoration within a period of 21 calendar days. Overall project time shall be 42 calendar days unless extended by owner and architect.

1.8 DISCOVERY:
Should any evidence of hazardous materials or human remains be exposed, cease work in the area and notify the owner.

1.9 PERMITS:
Architect shall coordinate work with the Vieux Carre Commission. All other permits if necessary shall be obtained by the contractor.

1.10 DAILY SCHEDULE:
Cathedral is accessible to the contractor from 7:30 AM to 4:00 PM Monday through Friday. Work shall not take place between 11:45 AM and 12:45 PM daily. Owner will notify the contractor if special arrangements must be made for funerals or other special events (not anticipated).

1.11 SITE ACCESS:
Contractor is responsible for providing access for spoils removal and fill installation. All areas outside of the building line are public property. Rope-off with safety cones and safety tape all vehicles parked in public ways. Three parking spaces within the former schoolyard (corner of Dauphine and Dumain) will be allocated for workers.

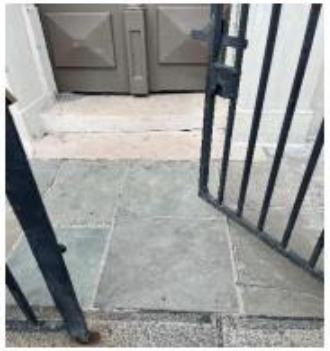
1.12 ENVIRONMENT AND SAFETY:
The Cathedral shall remain accessible to the public from 9:00 AM to 4:00 PM daily. Maintain a quiet worksite to the maximum extent possible, no smoking, no radios, no foul language, no yelling. All workers shall wear nametags or other notification of company affiliation. There shall be no communication with the general public except by the project superintendent.

1.13 INSURANCE:
Provide certificates of insurance at the time of contract signing.

1.14 CONTRACT FORM:
Archdiocese standard short form contract, attached Exhibit A

1.15 PRICE / PAYMENT:
Provide cost proposal to the Catholic Community Foundation for review and approval prior to proceeding. Payments may be considered for mobilization, completion of demolition and completion of replacement.

1.16 ATTACHMENTS
See attached Overall Floor Plan, Enlarged Floor Plan and Photographic Documentation



1 Exterior Condition at Flagstone and Stoop
See Scope Reference 'J'



2 Exterior Condition at Flagstone and Stoop
See Scope Reference 'J'



3 North Narthex Interior Door at Entrance to Nave
See Scope Reference 'D'



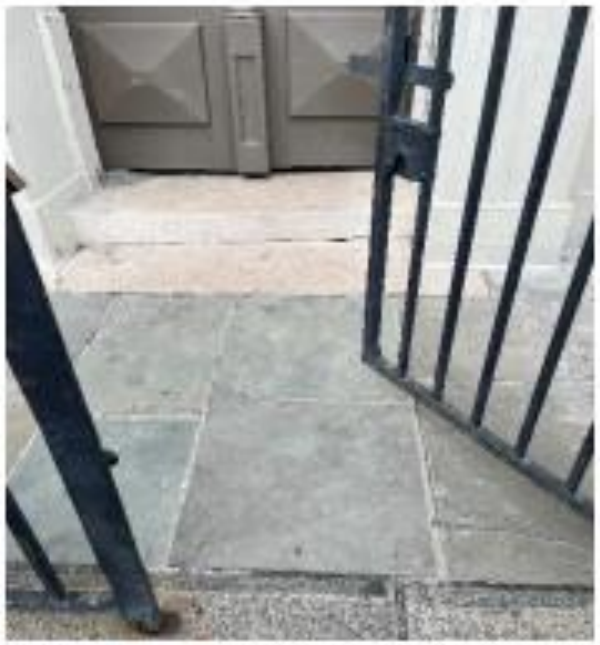
4 North Narthex access to Central Narthex
See Scope Reference 'G'



5 Adoration Vestibule North Narthex
See Scope Reference 'B' and 'E'



6 Baptistry Area access North Narthex
See Scope Reference 'F'



1 Exterior Condition at Flagstone and Stoop
See Scope Reference 'J'



2 Exterior Condition at Flagstone and Stoop
See Scope Reference 'J'



7 Baptistry Area access North Narthex
See Scope Reference 'F'



8 Adoration Vestibule North Narthex
See Scope Reference 'B' and 'E'



9 Nave Interior: See Scope Reference "D' and 'A'

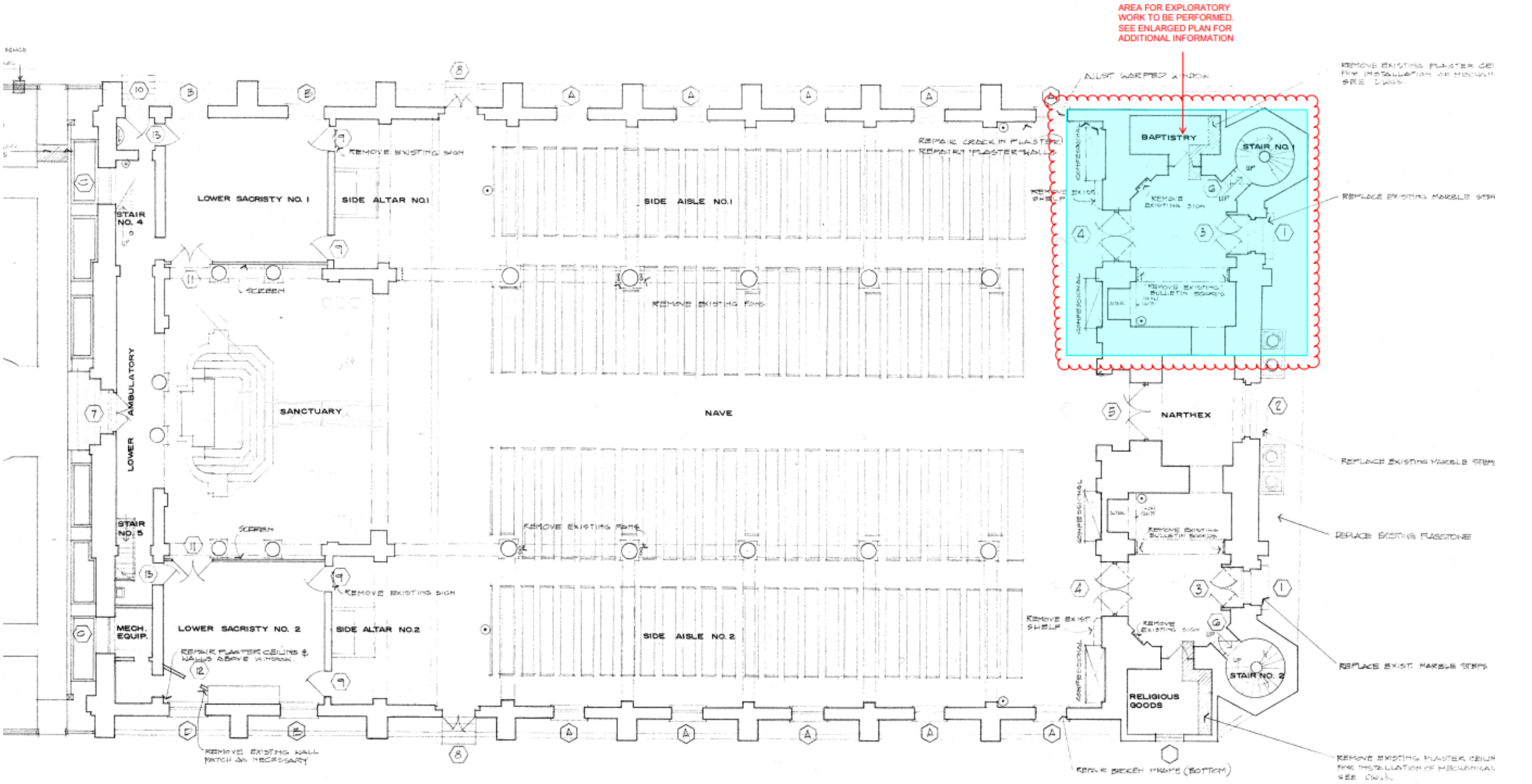


10 Nave Interior: See Scope Reference "D' and 'A'

ATTACHMENTS (LIST ATTACHED DOCUMENTS THAT SUPPORT DESCRIPTION)

As Floor Plans and Contract Exhibit A

REQUESTED BY THE ARCHITECT Kevin Morris (PRINTED NAME AND TITLE)

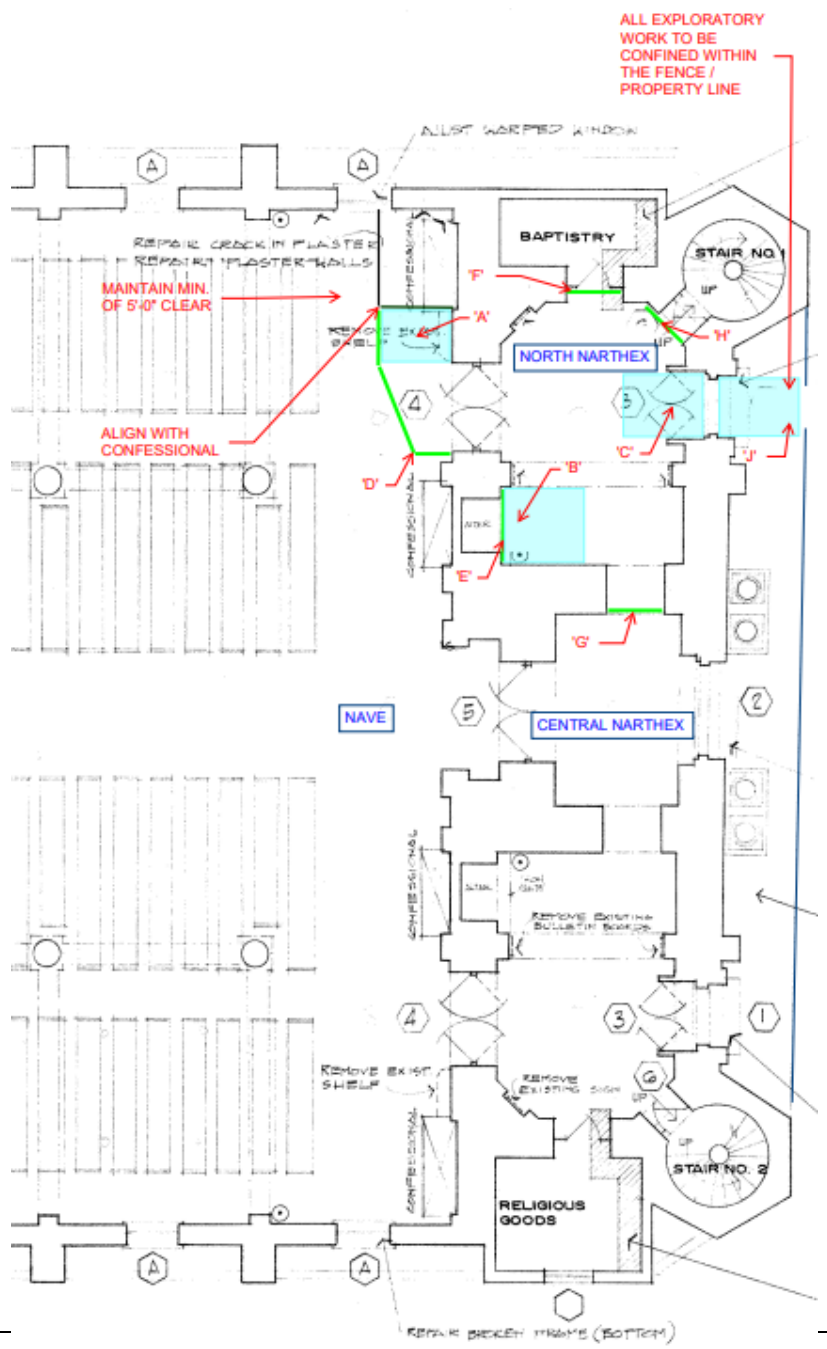


721 Chartres

OVERALL FIRST FLOOR PLAN

Vieux Carre Commission

October 10, 2023



ENLARGED PLAN AT ENTRANCE

721 Chartres

Vieux Carre Commission

October 10, 2023

Appeals & Violations



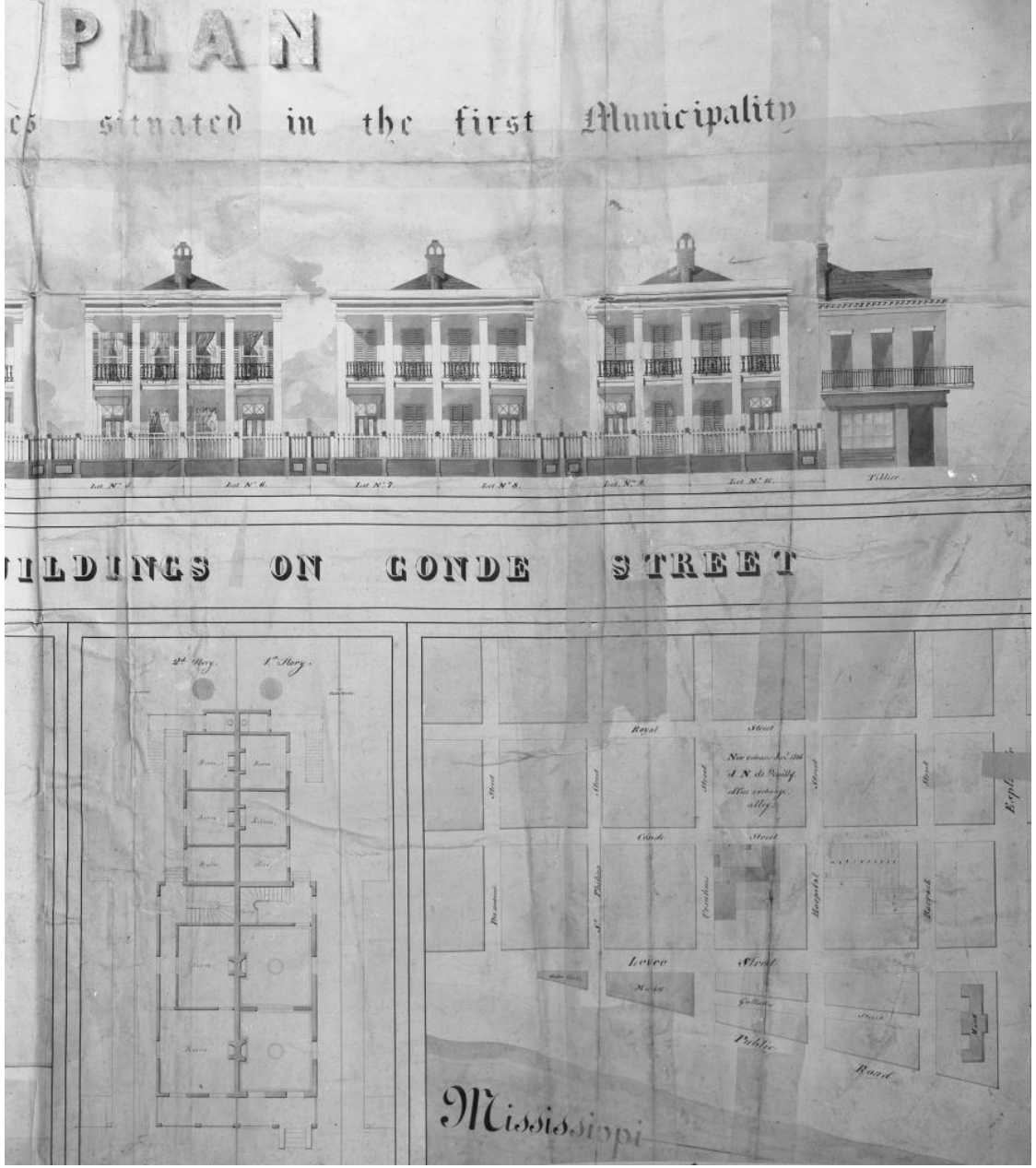
1210 Chartres, 1964



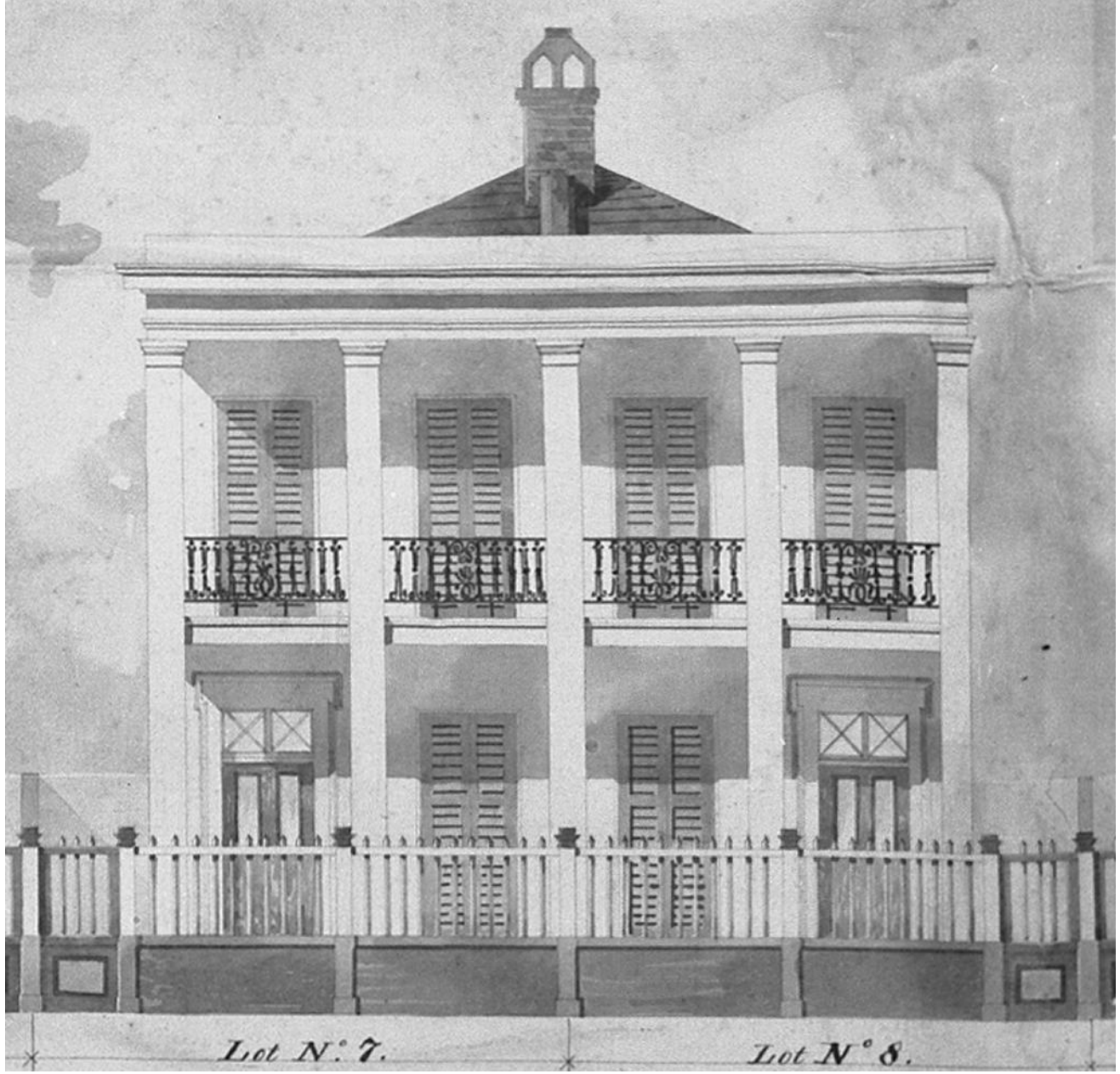
1210 Chartres, ca. 1920s



1210 Chartres, 1934



1210 Chartres, 1846 Plan Book Drawing



1210 Chartres, 1846 Plan Book Drawing



1210 Chartres, 1970



1210 Chartres, 1972



1210 Chartres

Vieux Carre Commission

October 10, 2023



1210 Chartres

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October 10, 2023



1210 Chartres

Vieux Carre Commission

October 10, 2023



1210 Chartres

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October 10, 2023



1210 Chartres

Vieux Carre Commission

October 10, 2023



1210 Chartres – Fence at neighboring 1204-1206 Chartres

RFQ Fencing Replacement

6 July 2023

Customer: 1210 Chartres Condominium Association Inc.

Location: 1210 Chartres St. New Orleans, LA 70116

Contact: Kierstin Keyserling, (504) 237-3734
1210.condo.association@gmail.com

Start Date: ASAP after permits obtained

Please quote labor and material necessary for:

- Fabrication of (2) "decorative" steel posts for setting in masonry wall for panel-end support.
- Fabrication of (4) 100+ inch wide steel fence panels, each consisting of (1) lower and (2) upper rails pierced by (17) ½ x ½ inch steel bar pickets, mitered tops, set 45 degrees and welded.
- Demolition/removal of existing (4) wood fence panels and (2) wood-boxed round steel columns.
- Amendment of existing masonry columns with embedded steel attachment points as needed for panel-end support. Amend masonry walls as needed to receive "decorative" steel support posts.
- Installation of (2) posts into existing masonry wall openings at the midpoints.
- Installation of (4) steel fence panels.
- Painting of entire installation in VCC approved rust preventative black paint.

Please refer to drawings and site picture on the following pages.

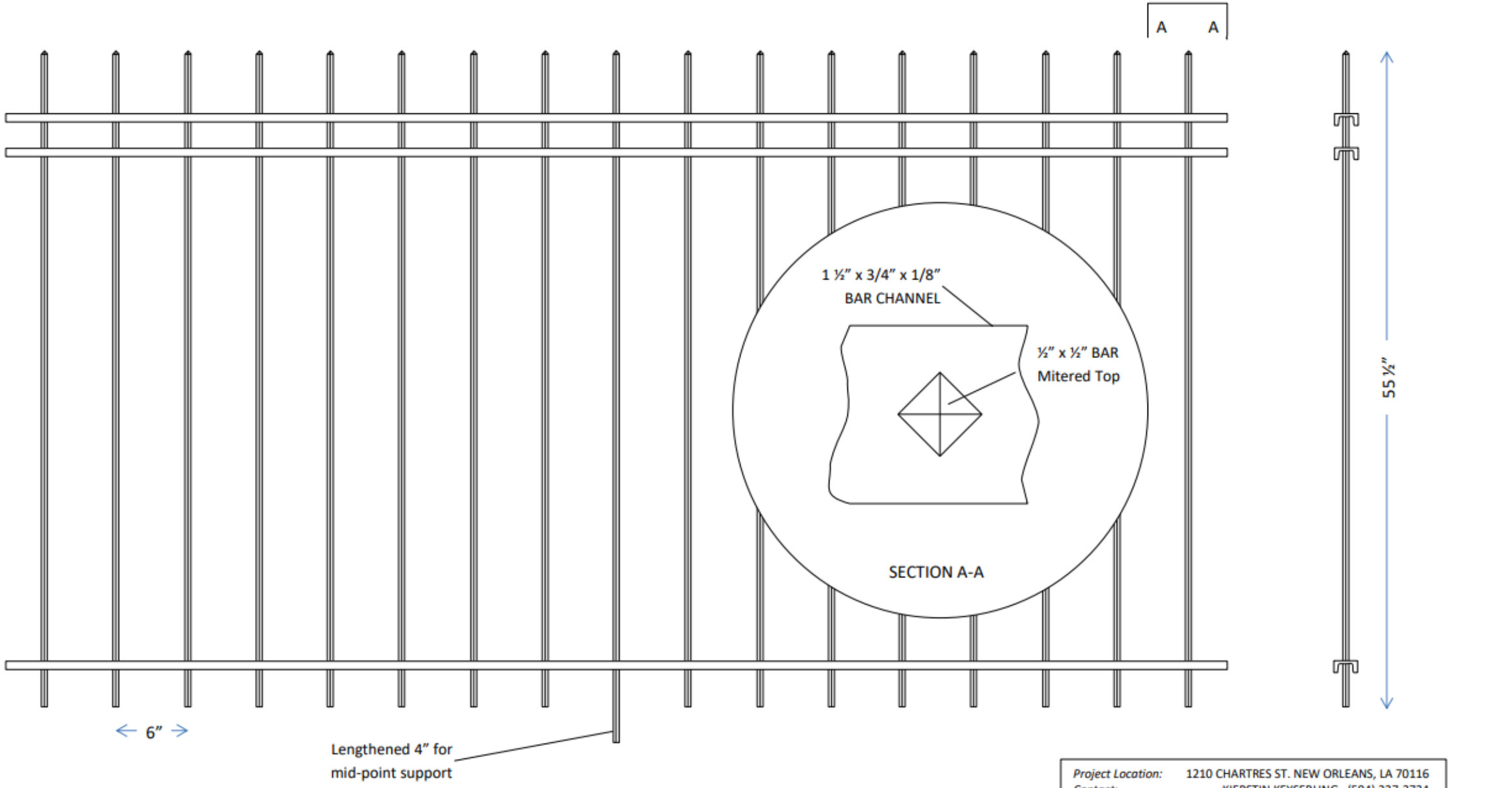
Proposed contract must state that work shall be done in a workman like manner in accordance with all industry and manufacturers standards.

Property owner shall obtain required VCC and City of New Orleans permits.

1210 Chartres St. Non-Structural Renovations
7 September 2023
Scope of Work

Re: Case Number 23-04273-DBNVCC

1. Replace deteriorated wood fencing at sidewalk with new iron fencing - by *Authement Iron Works*
   - 1.1. Fabrication (*please refer to Front Iron Fence Design 230908.pdf)*
     - 1.1.1. (2) "Decorative" steel posts for setting in masonry wall for mid-point panel-end support.
     - 1.1.2. (4) 100+ inch wide steel fence panels, each consisting of an upper rail pierced by (19) 5/8 inch square steel bar pickets, mitered tops, set 45 degrees, welded in, and mounted on and welded to a lower rail.
   - 1.2. Demolish and remove existing (4) wood fence panels and (2) wood-boxed round steel columns.
   - 1.3. Amend existing masonry fence
     - 1.3.1. Set steel attachment points into cinderblock columns as needed for panel-end support.
     - 1.3.2. Cut-off and weld steel base plates to existing steel support pipes to later receive "decorative" steel support posts.
   - 1.4. Installation
     - 1.4.1. Weld (2) posts onto base plates in existing masonry wall openings at the midpoints.
     - 1.4.2. Bolt or weld (4) steel fence panels to attachment points at the columns and posts.
   - 1.5. Finish paint - Apply one coat of primer and two coats of gloss black, rust proofing paint.
2. Existing masonry fence foundation at sidewalk – *by 1210 Building Maintenance*
   - 2.1. Remove all dead vegetation using hand scrapers and power washer.
   - 2.2. Fill chipped and cracked stucco using "French Quarter" mix where appropriate.
   - 2.3. Finish paint
     - 2.3.1. Prepare surface, removing any loose paint with a soft wire brush.
     - 2.3.2. Prime repaired and bare areas.
     - 2.3.3. Apply one coat of exterior paint tinted to match building's existing exterior wall color.
3. Building Exterior - *by 1210 Building Maintenance*
   - 3.1. Front door trim
     - 3.1.1. Reset trim boards to be water-tight where meeting stucco. Repair stucco as needed.
     - 3.1.2. Prime and repaint repaired areas as needed.
   - 3.2. Wood Windows
     - 3.2.1. Sashes – scrape off loose paint. Prime all bare wood. Reglaze panes as needed and prime all new putty.
     - 3.2.2. Trim boards – scrape off loose paint. Caulk joints. Prime all bare wood.
     - 3.2.3. Apply single coat exterior white trim paint.
4. Final Inspection / Close Permit

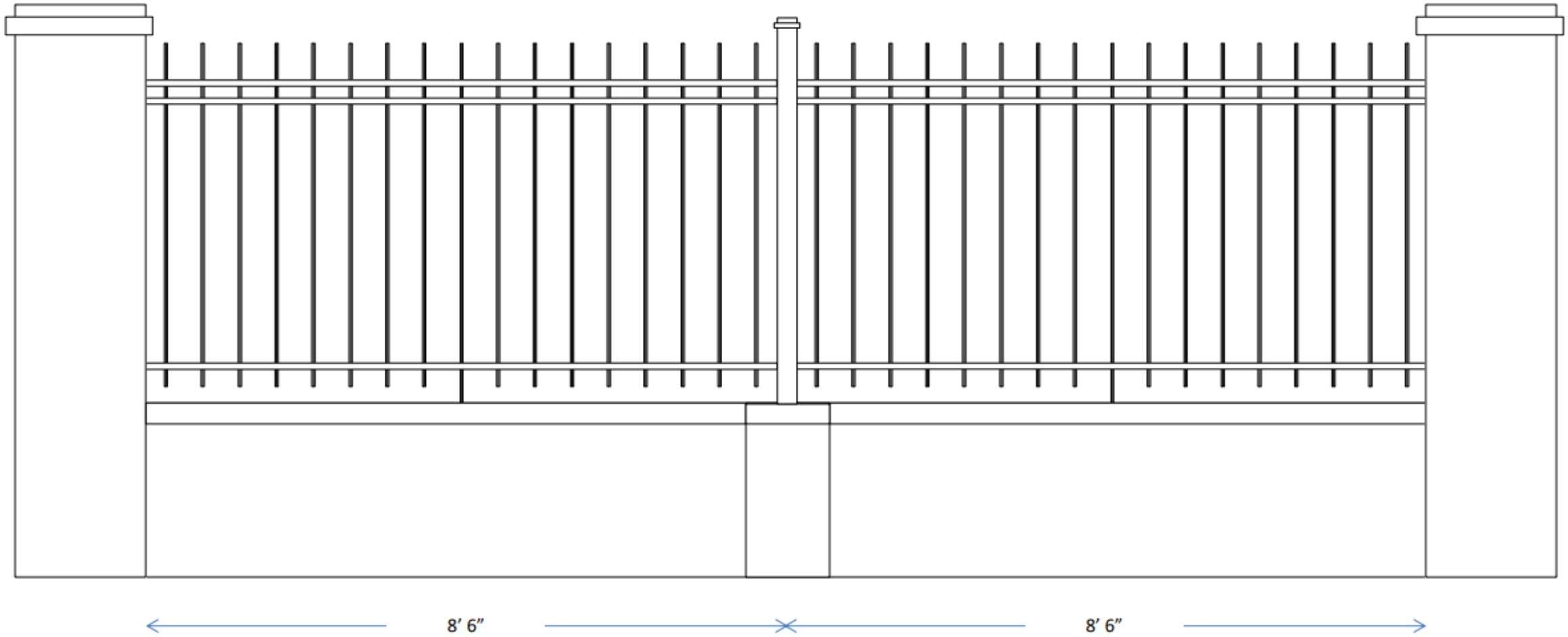


Project Location:	1210 CHARTRES ST. NEW ORLEANS, LA 70116
Contact:	KIERSTIN KEYSERLING (504) 237-3734
	1210.condo.association@gmail.com

1210 Chartres

Vieux Carre Commission

October 10, 2023



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1210 Chartres

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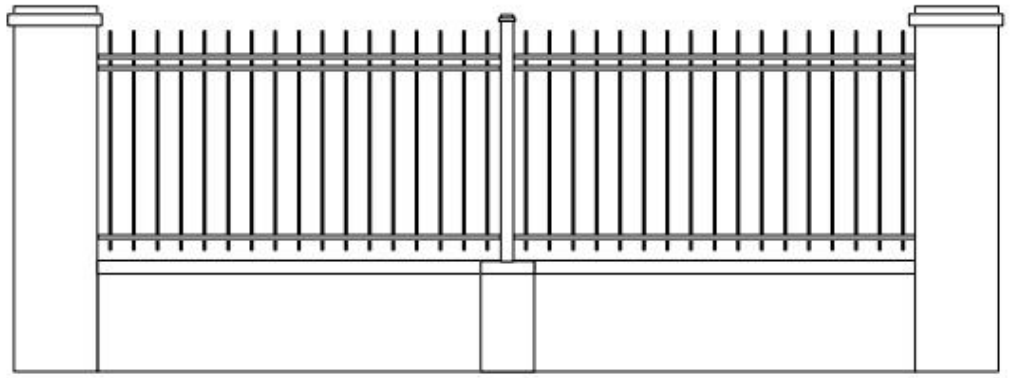
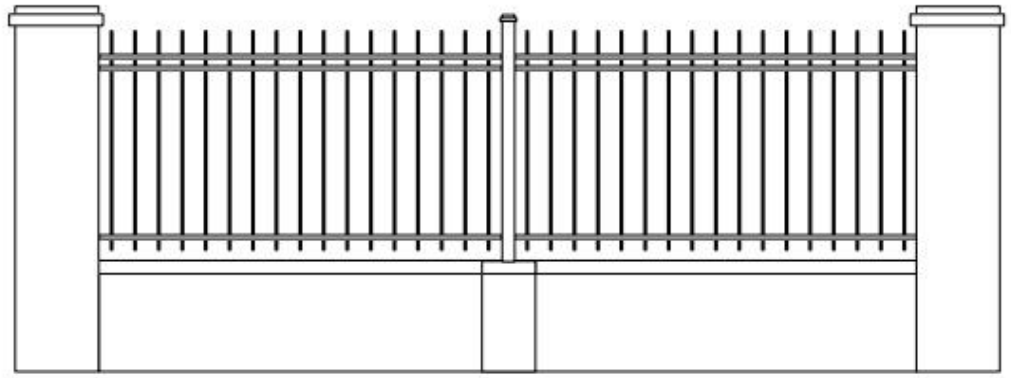
October 10, 2023







Project Location:	1210 CHARTRES ST. NEW ORLEANS, LA 70116
Contact:	KIERSTIN KEYSERLING (504) 237-3734
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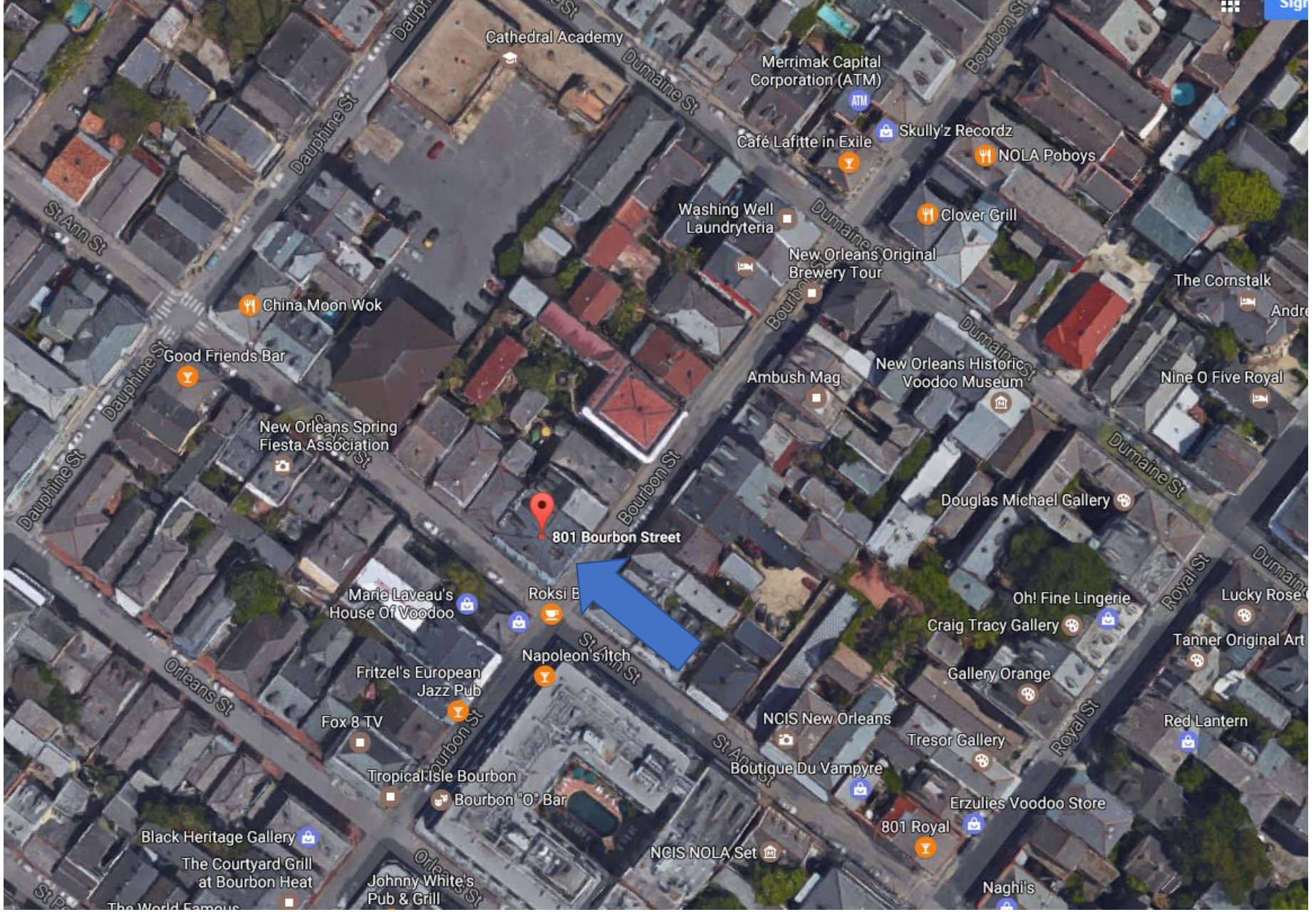
1210 Chartres

Vieux Carre Commission

October 10, 2023

801 Bourbon


Cathedral Academy
Merrimak Capital Corporation (ATM)
Skully'z Recordz
Café Lafitte in Exile
NOLA Poboys
Washing Well Laundryteria
Clover Grill
New Orleans Original Brewery Tour
The Cornstalk
China Moon Wok
Good Friends Bar
Ambush Mag
New Orleans Historic Voodoo Museum
Nine O Five Royal
New Orleans Spring Fiesta Association
801 Bourbon Street
Douglas Michael Gallery
Marie Laveau's House Of Voodoo
Oh! Fine Lingerie
Craig Tracy Gallery
Lucky Rose
Tanner Original Art
Napoleon's Itch
Fritzel's European Jazz Pub
Gallery Orange
Fox 8 TV
NCIS New Orleans
Red Lantern
Tresor Gallery
Tropical Isle Bourbon
Bourbon "O" Bar
Boutique Du Vampyre
Erzulies Voodoo Store
801 Royal
Black Heritage Gallery
NCIS NOLA Set
The Courtyard Grill at Bourbon Heat
Johnny White's Pub & Grill
Naghi's
Dauphine St
Bourbon St
Dumaine St
St Ann St
Orleans St
Royal St

801 Bourbon



801 Bourbon



801 Bourbon



801 Bourbon



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801 Bourbon



801 Bourbon

Vieux Carre Commission

October 10, 2023



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801 Bourbon

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October 10, 2023

235 N. Peters



235 N Peters

Vieux Carre Commission

October 10, 2023



235 N Peters

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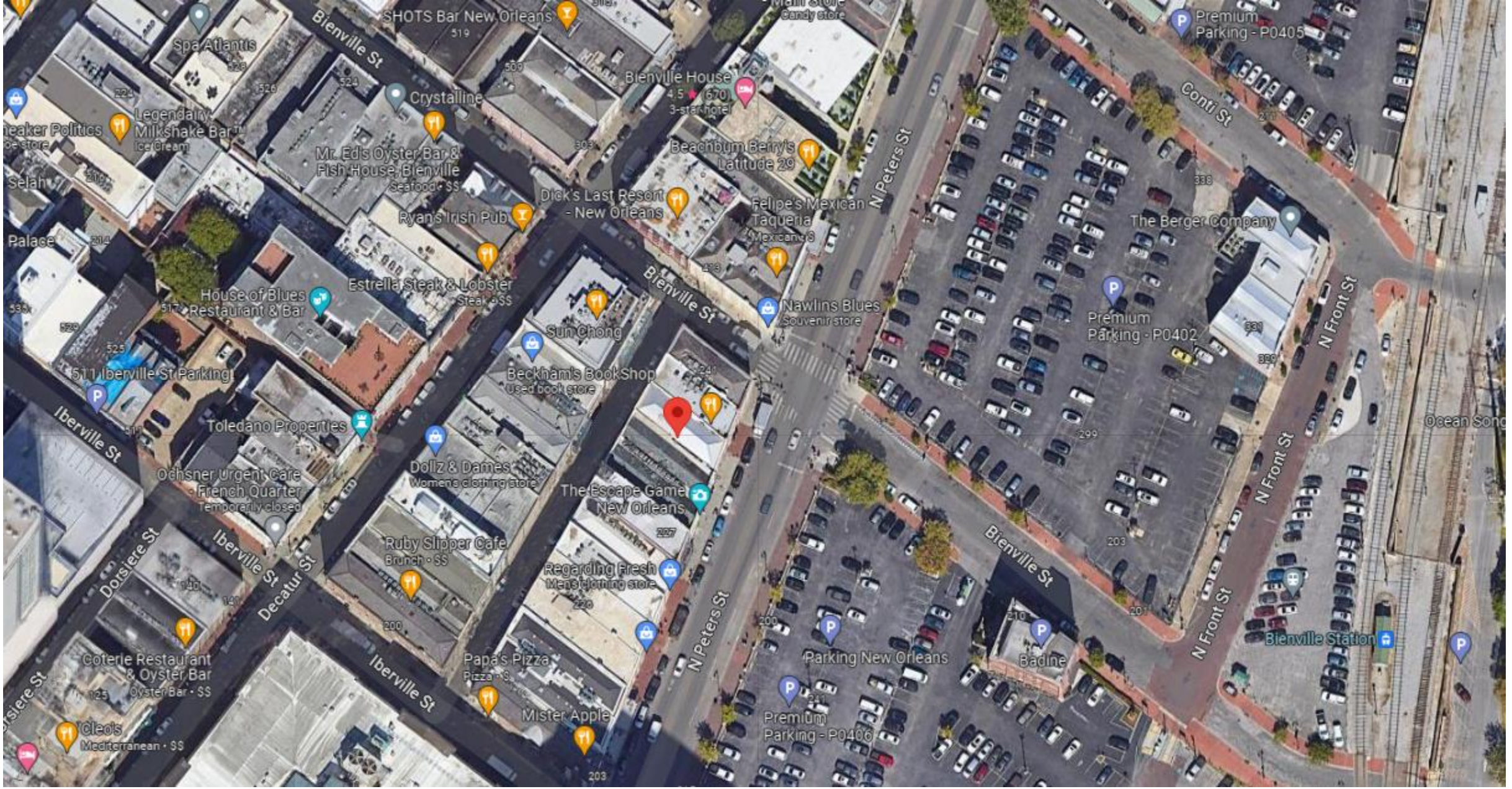
October 10, 2023



235 N Peters

Vieux Carre Commission

October 10, 2023



235 N Peters – 1965



235 N Peters – 1962

CIVIL • STRUCTURAL
INDUSTRIAL • MARINE
CARUBBA ENGINEERING

• CIVIL
• STRUCTURAL
• INDUSTRIAL
• MARINE

August 29, 2023

Mr. Timothy Terrell
Terrell-Fabacher Architects LLC
1050 South Norman C Francis Parkway Suite 241
New Orleans, Louisiana 70125

RE: ***235 North Peters Street***
New Orleans, Louisiana 70130
Report of Findings

Dear Mr. Terrell:

In accordance with your request, we performed a limited visual observation of the above captioned property as it relates to its overall general structural condition. We understand that the property has been issued a violation by the Vieux Carre Commission (VCC). We completed our work and have the following observations and conclusion.

General Property Description

The existing building is a four story "French Quarter Style" building constructed of wooden horizontal framing members supported by load bearing brick masonry party-walls, most probably bearing on corbel footings on in situ soils. The building is integrated with the adjacent buildings on its right and left. Each wood framing level is constructed on a brick haunch or corbel. The roof structure is constructed of sloped wood rafters.

Observations

We observed signs of past differential settlement of the building, as evidenced by the ornamental structural steel plates that are visible on the exterior walls of the building. These plates are an indication of past stabilization efforts on the vertical masonry wall system most likely from differential settlement of the foundation. The existing interior partition walls appear relatively plumb, and we did not observe any significant cracks in the gypsum wall finishes that appear to have been installed by a previous owner. There are other isolated conditions at the ground level as shown in the attached photographs, which include irregularly shaped trim carpentry to fit the displaced building structure. This is a sign that the structure has not settled measurably since installation of these items.

The front masonry wall along Nort Peters Street shows signs of protrusion or bulging at the second floor level. We are unable to determine when this condition occurred, but visible separations of the wall from the interior finishes contain debris and organic growth, signifying the condition is not recent. There are also indications of normal wear and tear of external elements common of buildings in this geographical region and of this construction type.

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

Recommendations and Conclusions

We conclude from our work that the building is in overall serviceable condition, given its age, duration of service life, and construction type. We recommend that annual monitoring of the building be conducted to ensure that it continues to perform and carry the intended service loads. This monitoring shall be performed by a Louisiana licensed Professional Land Surveyor. The surveyor shall establish benchmarks or profiles of the existing building perimeter and monitor for any movement or displacement of the existing masonry walls.

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

Respectfully,
Carubba Engineering, Inc.

Matthew Dauphin, P.E.
w/ attachments

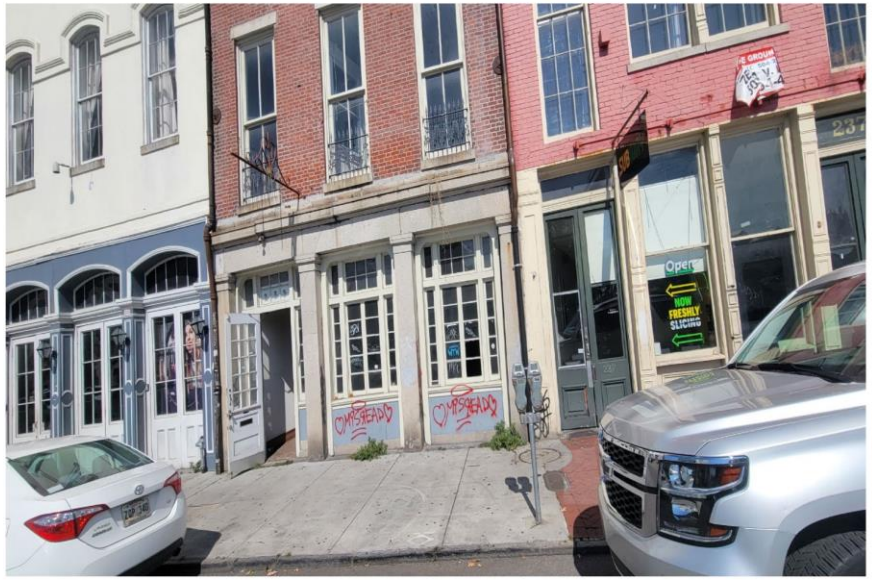
STATE OF LOUISIANA
MATTHEW DAUPHIN
License No. 41793
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
8-29-23

235 N Peters

Vieux Carre Commission

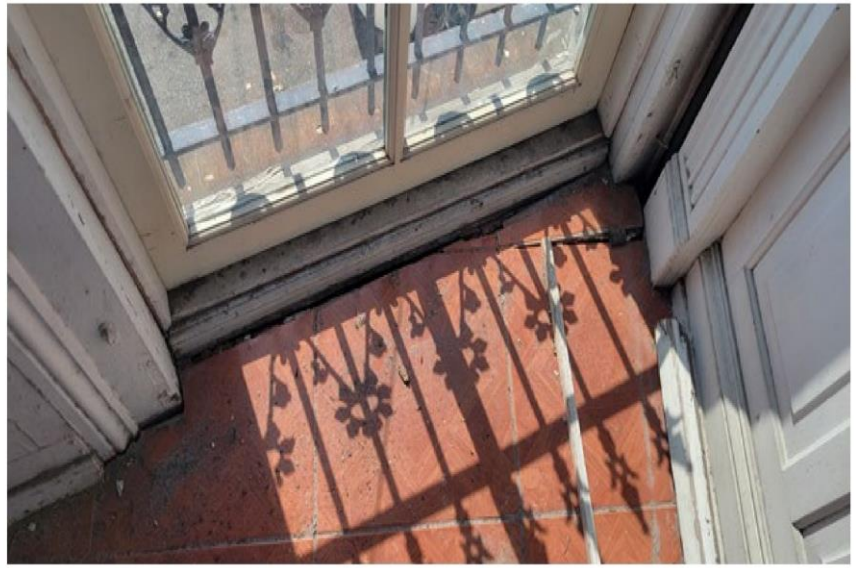
October 10, 2023

VIEUX CARRE COMMISSION ESTABLISHED 1936





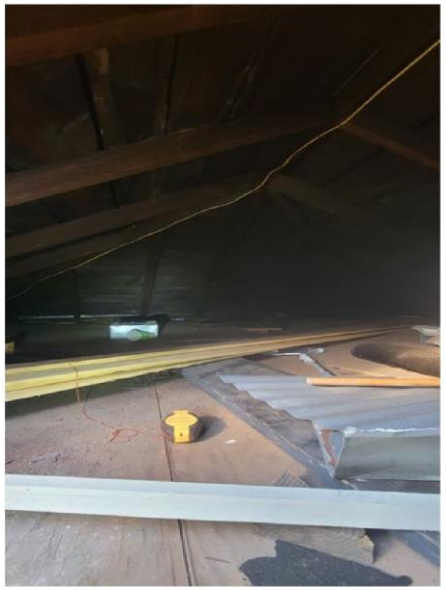




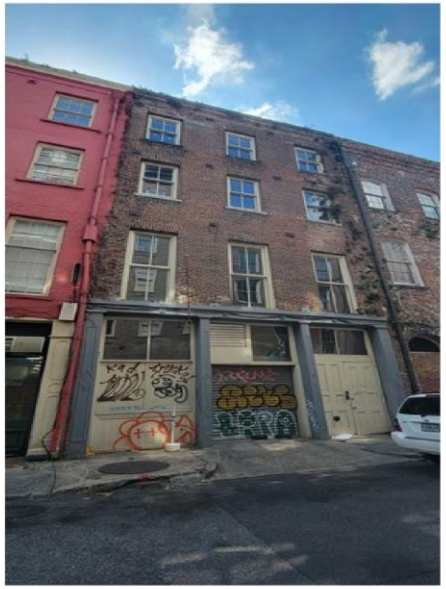
235 N Peters

Vieux Carre Commission

October 10, 2023









235 N Peters

Vieux Carre Commission

October 10, 2023



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October 10, 2023



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Vieux Carre Commission

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October 10, 2023



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October 10, 2023



235 N Peters

Vieux Carre Commission

October 10, 2023

TERRELL FABACHER ARCHITECTS, L.L.C.
1050 S. Norman C. Francis Parkway, Suite 241
New Orleans, Louisiana 70125

Timothy D. Terrell, Architect
timothydavidterrell@gmail.com

Kirk P. Fabacher, Architect
kirkfabacher@gmail.com

504.566.1320

Plan of Correction Report
For the Existing Historic Building at
235 N. Peters St.
New Orleans, Louisiana
8-30-23



PURPOSE OF REPORT:
Recent building violations have been cited (with fines) by the City of New Orleans – Vieux Carre Commission for the property located at 235 North Peters St. This "Plan of Correction Report" shall serve as a limited general cursory assessment for each of the 7 violations listed, along with potential solutions and actions required to remedy each violation. Once this report is reviewed and evaluated by VCC staff, further thorough inspections, measurements, surveys, and "plan of correction" drawings will be conducted and produced for review by the VCC Architectural Review Committee and staff. It is the owner and design teams understanding that the continuing violation fines will be suspended at the VCC's acceptance of this report, as it demonstrates the property owner's good-faith intentions in engaging professional consultants to plan the corrections for the violations.

EXISTING BUILDING CONDITIONS:
The building at 235 North Peters Street is an existing historic 4-story red brick with granite post and lintel structure located between Iberville St. and Bienville St. in the historic French Quarter of New Orleans. As it is a through-lot, it also has a rear façade facing Clinton St. The building was constructed circa 1834, as one of a series of row houses along N. Peters Street. It has "green-rated" designation by the V.C.C. (of local architectural of historical importance). Its original use was likely as a warehouse. The building is currently vacant.

The building's perimeter is constructed with solid masonry exterior walls with all (4) walls being on property lines. The (2) interior side walls are masonry party walls which share ownership with the neighboring properties. Its interior is framed with wood timber beams and joists. Flooring systems are of concrete (1st flr), wood plank and plywood (upper flrs). As presently constructed, the building would be classified as Type IIIB construction per the International Building Code (IBC). The building is especially narrow with it being 77' long and only 25' wide. Each existing floor is identical in size and shape and contains approx. 1,875 square feet.

LISTED VIOLATIONS:

A. <u>CCNO-166-121 – Demolition by Neglect</u>

Issue:
Per our site meeting with VCC staff this violation was cited due the existing leaning and racked condition of the existing building. The structural masonry walls appear to be out-of-plumb and leaning to the right when viewed from North Peters St. The VCC considers the condition a structural defect.
Solution:
The owner has engaged a structural engineer (Carubba Engineers) to examine and inspect the existing building and its structure to determine if this existing structural defect is a hazardous/dangerous condition and to determine if further movement and racking to the super-structure is probable. The structural engineer will recommend supplemental stabilization solutions if the existing structure is deemed hazardous. See attached structural report from Carubba Engineers

B. <u>CCNO-166-121 – Hazardous Conditions</u>
Issue:
Per violation description damaged/deteriorated portions of the building could be a threat to fall and injure members of the public or property. This we understand to be due to the existing leaning and racked condition of the existing building. The structural masonry walls appear to be out-of-plumb and leaning to the right when viewed from North Peters St.
Solution:
The owner has engaged a structural engineer (Carubba Engineers) to examine and inspect the existing building and its structure to determine if this existing structural defect is a hazardous/dangerous condition and to determine if further movement and racking to the super-structure is probable. The structural engineer will recommend supplemental stabilization solutions if the existing structure is deemed hazardous. See attached structural report from Carubba Engineers

C. **CCNO-166-121 – Building not Watertight**

Issue:
Per our on a site meeting with VCC staff this violation was cited as the windows, exterior doors, exterior masonry walls, stone features, and roof have been compromised and no longer watertight. This condition is causing further deterioration to the existing building

Solution:
1) Repair, seal, prepare, and re-paint all exterior windows and doors to water-tight and finish conditions
2) Remove all loose/deteriorated mortar from existing masonry joints. Re-point prepared existing joints to new finish conditions using the approved VCC mortar mix. Match color of existing original mortar color.
3) Repair, clean, and seal all existing stone lintels, cornices, pilasters, capitals, etc. to new clean finish conditions, Seal all joints with VCC approved sealant. Match color of stone.
4) Repair roof, gutters, parapet, thru-wall scuppers, leader-heads, downspouts, and other roof components to sealed water-tight conditions. Utilize VCC approved materials and methods.

D. **CCNO-166-121 – Vegetation**

Issue:
There are numerous areas of fern-type vegetation growing on the rear Clinton St façade that have taken root into the masonry joints and window/masonry joints. There is an area of vine-type growth on the front façade at the second-floor floor level along the horizontal stone cornice ledge.

Solution:
Remove all vegetation from the areas of the building. Clean all areas and ensure roots/organic debris have been removed. Re-seal areas appropriately. Investigate conditions of the Clinton St. roof scuppers, leader-heads, and downspouts. Remove all loose/deteriorated mortar from existing masonry joints that vegetation has damaged. Re-point prepared existing joints to new finish conditions using the approved VCC mortar mix. Match color of existing original mortar color.

E. **CCNO-166-35 – Working without a permit**

Issue:
It is our understanding that the previous property owner conducted work on the building exterior without VCC approval and building permits. During our site visit observations we did not witness construction activities or signs of recent activity being performed on the property.

Solution:
Acquire VCC approval and appropriate building permits prior to commencement of any future work on the building/property.

F. **CCNO-166-35 – Windows**

Issue:
Per our site meeting with VCC staff this violation was cited as historic pictorial evidence demonstrates the (9) original 2nd, 3rd and 4th floor front façade wood window sashes and (9) original 2nd, 3rd and 4th rear façade wood window sashes were replaced without VCC approval.

Solution:
These window sashes were not removed by the current building owner. Remove all existing non-original 2/2 exterior window sashes from the existing window frames on floors 2, 3, and 4. Replace with new 2/2 wood window sashes utilizing painted spanish cedar wood on the 2nd floor. Replace with new 6/6 wood window sashes utilizing painted spanish cedar wood on the 3rd/4th floors. Detail all new window sashes to match the original window dimensions, shapes, and character. Acquire VCC approval and building permit prior to any work.

G. **CCNO-166-35 – Wires/Conduits**

Issue:
There is non-compliant exposed wiring on the Clinton St. rear façade that is strung horizontally across the façade hanging from the cornice rosettes. It appears to be communications wiring (Cox or AT&T) and it is strung across entire block of buildings along Clinton St. There is also an inactive non-compliant portion of metal conduit (approx. 7' length) running vertically on the Clinton St. façade second floor area.

Solution:
1) Encase the communications wiring in an appropriate metal conduit and tuck the conduit tight neatly below the middle projection banding of the horizontal cornice. Paint conduit to match the paint color of the cornice.
2) Remove the inactive portion of vertical conduit.

END OF REPORT

Terrell-Fabacher Architects, LLC is not the architect of record for this building and does not assume any responsibility or liability regarding this limited cursory assessment of the building.

Timothy D. Terrell,
Terrell Fabacher Architects, LLC

CURRENT BUILDING PHOTOS







235 N Peters

Vieux Carre Commission

October 10, 2023









235 N Peters

Vieux Carre Commission

October 10, 2023





HISTORIC BUILDING PHOTOS







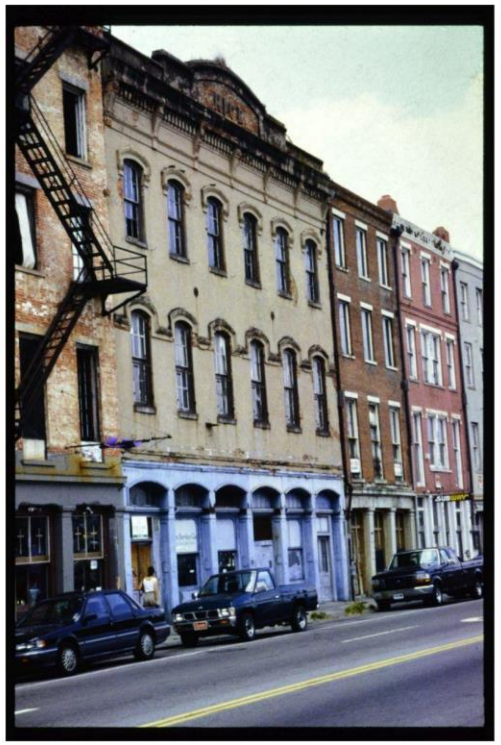


235 N Peters

Vieux Carre Commission

October 10, 2023





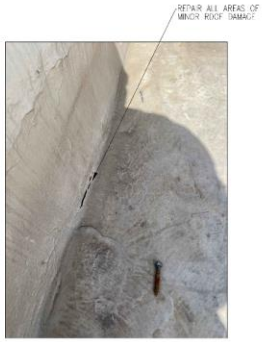




235 N Peters

Vieux Carre Commission

October 10, 2023



MINOR ROOF DAMAGE



ROOF TOWARDS REAR



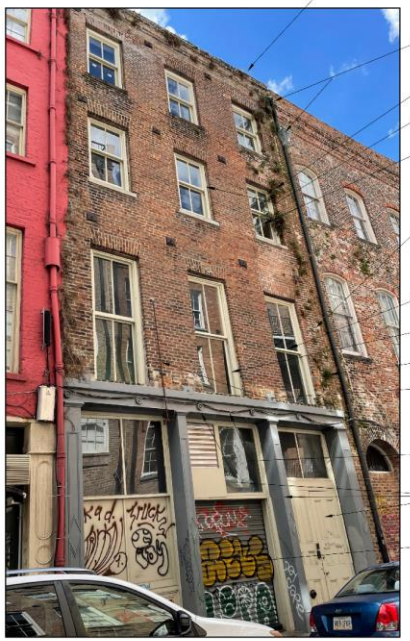
REAR SCUPPER



ROOF TOWARDS FRONT



FRONT SCUPPER



1 EXISTING REAR ELEVATION (CLINTON ST.)
N.T.S.

REPAIR ROOF TO WATER-TIGHT CONDITIONS.

REPAIR/REPLACE EXISTING SCUPPER/ LEADER HEAD/DOWN SPOUT TO WATER-TIGHT CONDITIONS.

REMOVE EXISTING VEGETATION FROM BUILDING.

REPAIR, SEAL, PREPARE AND RE-PAINT EXISTING WOOD WINDOW FRAMES TO NEW CLEAN FINISH AND WATER-TIGHT CONDITIONS.

REMOVE EXISTING NON-ORIGINAL WOOD WINDOW SASHES. REPLACE WITH NEW 6/6 WOOD WINDOW SAHES (DOUBLE-HUNG) (MATCH ORIGINAL WOOD WINDOWS) (SPANISH CEDAR)/PAINT/SEAL ALL (3RD. & 4TH FLOOR WINDOWS)

REMOVE EXISTING LOOSE MORTAR AND RE-POINT EXISTING MORTAR JOINTS AT AREAS OF DETERIORATED JOINTS ONLY (USE V.C.C. APPROVED MORTAR MIX) (MATCH COLOR OF EXISTING ORIGINAL MORTAR) (TYPICAL THRU-OUT)

REMOVE EXISTING NON-ORIGINAL WOOD WINDOW SASHES. REPLACE WITH NEW 2/2 WOOD WINDOW SAHES (DOUBLE-HUNG) (MATCH ORIGINAL WOOD WINDOWS) (SPANISH CEDAR)/PAINT/SEAL ALL (2ND FLOOR WINDOWS)

REPAIR, SEAL, PREPARE AND RE-PAINT EXISTING WOOD WINDOW FRAMES TO NEW CLEAN FINISH AND WATER-TIGHT CONDITIONS.

REMOVE EXISTING VEGETATION FROM BUILDING.

REMOVE EXPOSED CONDUIT

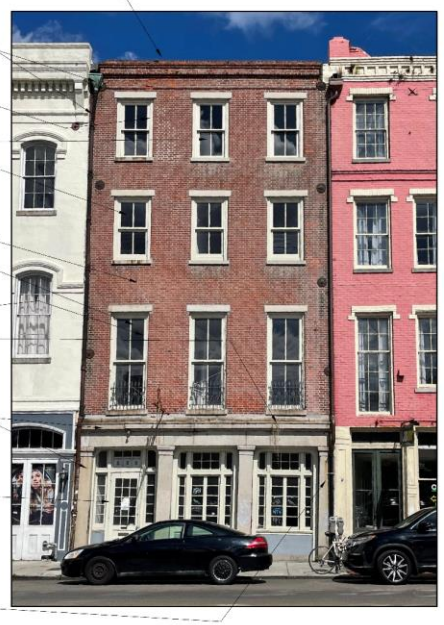
REPAIR, CLEAN AND SEAL EXISTING STONE LINTELS, CORNICES, PILASTERS, ETC. TO NEW CLEAN FINISH AND WATER-TIGHT CONDITIONS.

ENCASE EXISTING COMMUNICATIONS WIRING IN CONDUIT AND LOCATE AT BOTTOM-SIDE OF CORNICE PROJECTION BANDING (PAINT TO MATCH CORNICE)

REPAIR, SEAL, PREPARE AND RE-PAINT EXISTING WOOD DOORS, TRANSOMS, CASINGS, PANLEL, VENTS, METAL-TRIM TO NEW CLEAN FINISH AND WATER-TIGHT CONDITIONS.

REMOVE AND PAINT OVER GRAFFITI

BUILDING SUPER-STRUCTURE IS RACKED AND IS LEANING TO THE NW/WEST SIDE. PROVIDE A STRUCTURAL REPORT FROM A LOUISIANA LICENSED ENGINEER DETERMINING IF THIS STRUCTURAL CONDITION IS DEEMED A HAZARDOUS/DANGEROUS CONDITION. (SEE STRUCTURAL REPORT FROM ENGINEER)



2 EXISTING FRONT ELEVATION (N. PETERS ST.)
N.T.S.

REVIEW DRAWING ONLY
NOT FOR CONSTRUCTION

TERRELL FABACHER ARCHITECTS, L.L.C.
1050 S. NORMAN C. FRANCIS PKWY
SUITE 241
NEW ORLEANS, LOUISIANA 70125
504-566 1320 TEL

These plans and specifications have been prepared by me or under my close supervision and comply with the laws of the State of Louisiana governing the practice of architecture to the best of my knowledge and belief.

The project (will/will not) be visited periodically to review job progress

PLAN OF CORRECTION
235 N. PETERS ST
NEW ORLEANS, LOUISIANA

NO.	REVISIONS

CHECKED BY:
DRAWN BY:
DATE: 8-30-23
JOB NO.:

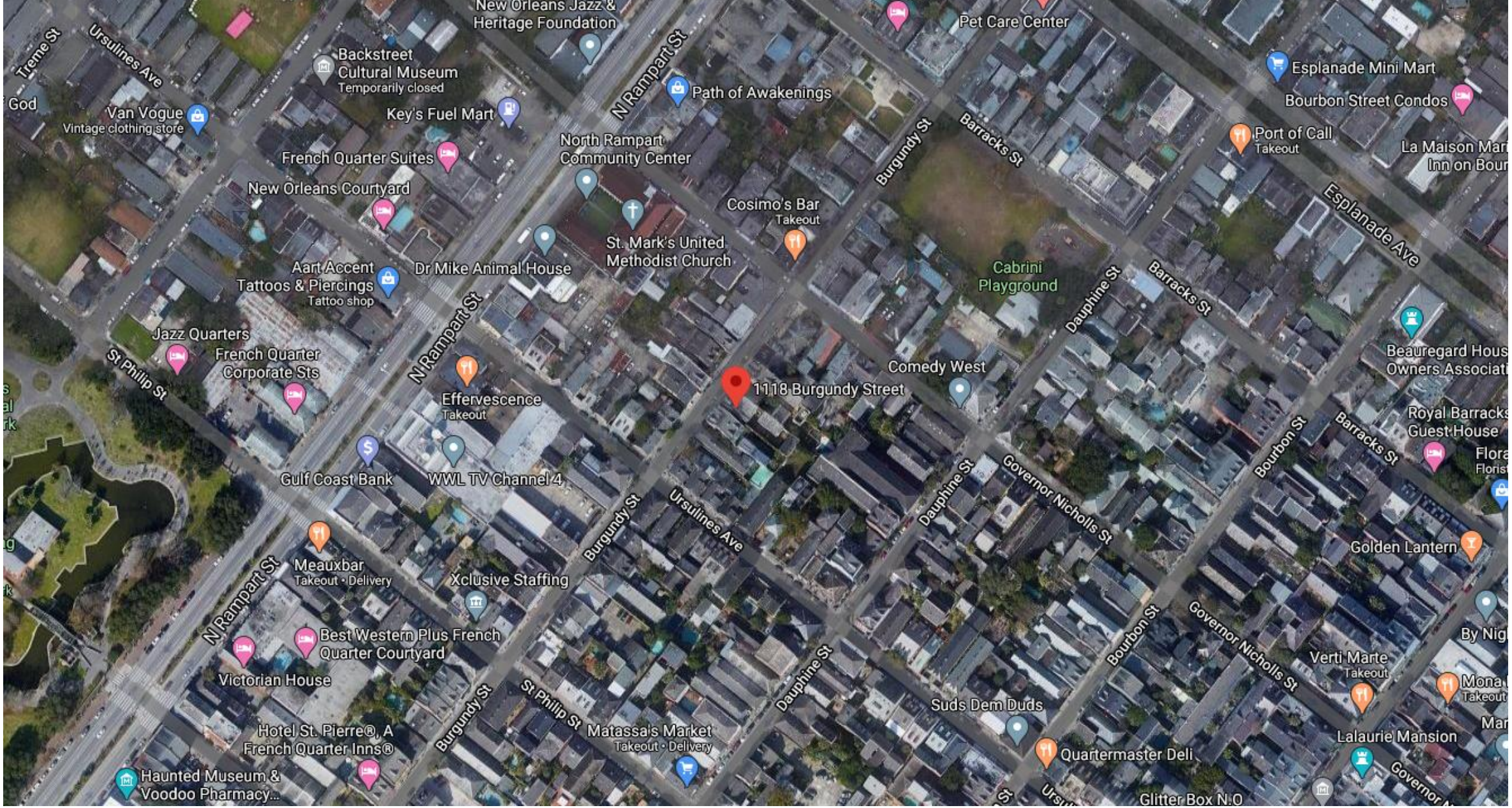
A-1
SHEET OF

235 N Peters

Vieux Carre Commission

October 10, 2023

1118 Burgundy



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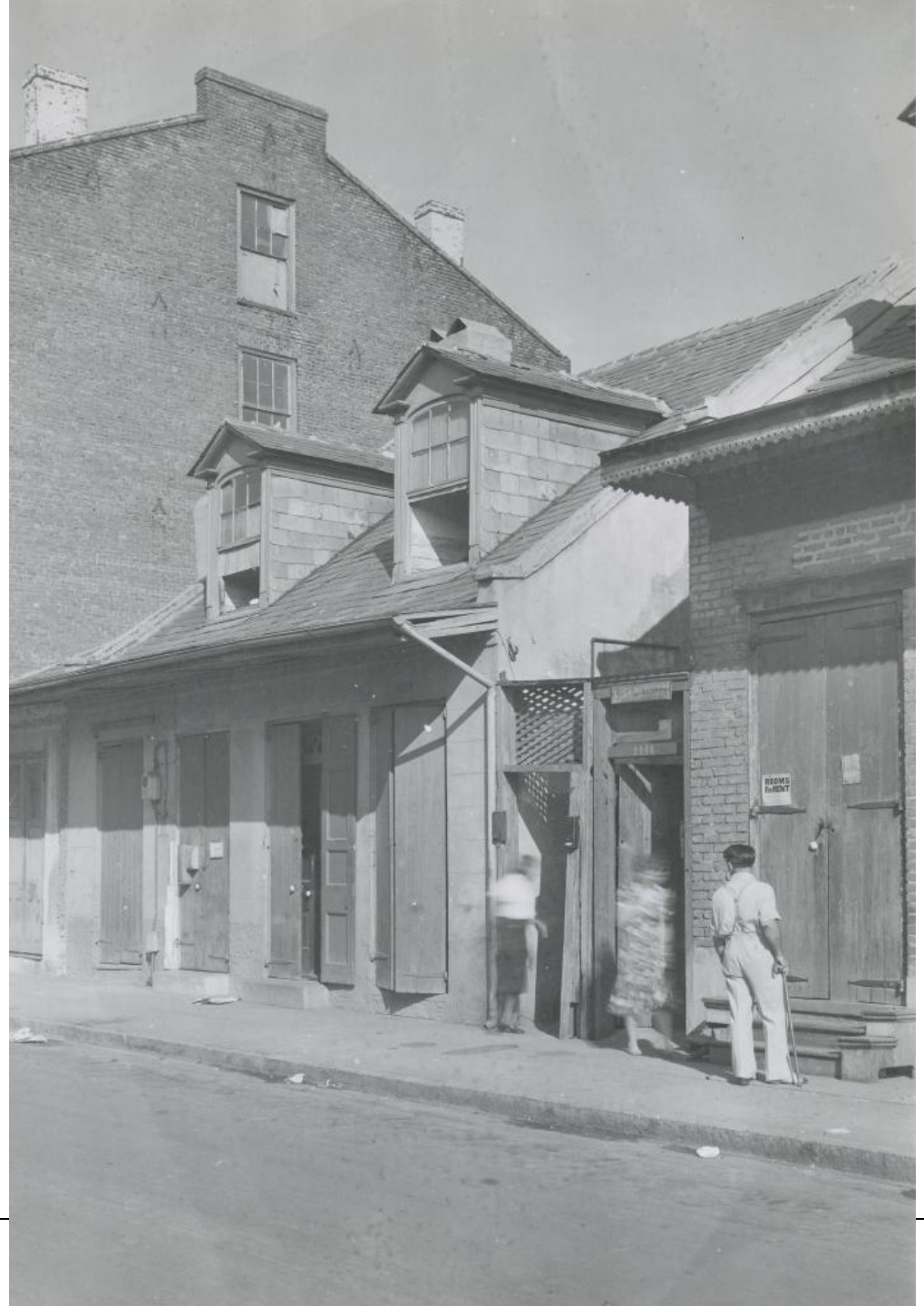

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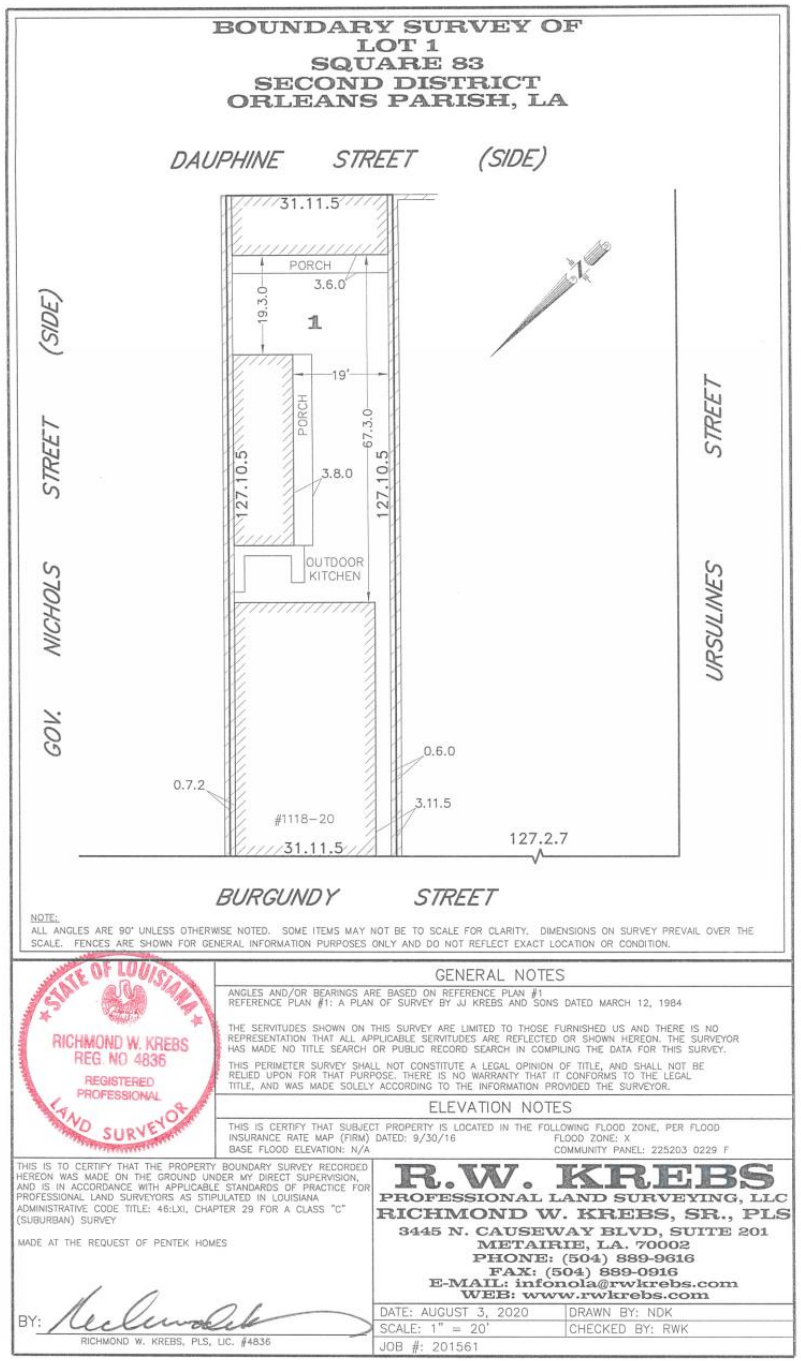

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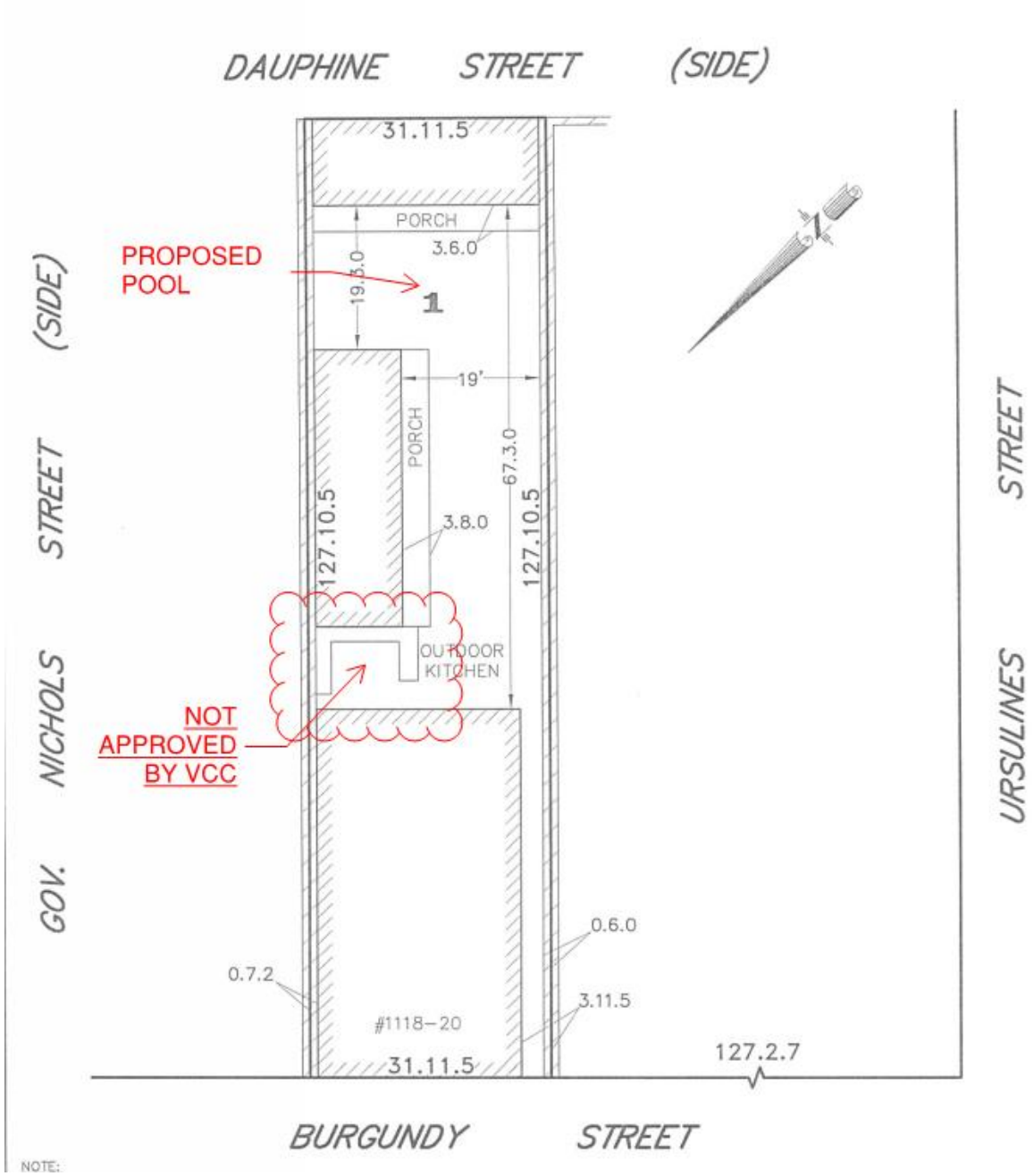

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1118 Burgundy



1118 Burgundy – unpermitted exterior kitchen



1118 Burgundy – unpermitted exterior kitchen



1118 Burgundy – unpermitted exterior kitchen



1118 Burgundy – unpermitted exterior kitchen



1118 Burgundy – unpermitted exterior kitchen





1118 Burgundy – unpermitted exterior kitchen



1118 Burgundy – unpermitted exterior kitchen

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1118 Burgundy – unpermitted exterior kitchen



1118 Burgundy – unpermitted exterior kitchen

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1118 Burgundy – unpermitted exterior kitchen



1118 Burgundy – unpermitted exterior kitchen

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1118 Burgundy – unpermitted kitchen (denied)



1118 Burgundy



1118 Burgundy



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1118 Burgundy



1118 Burgundy



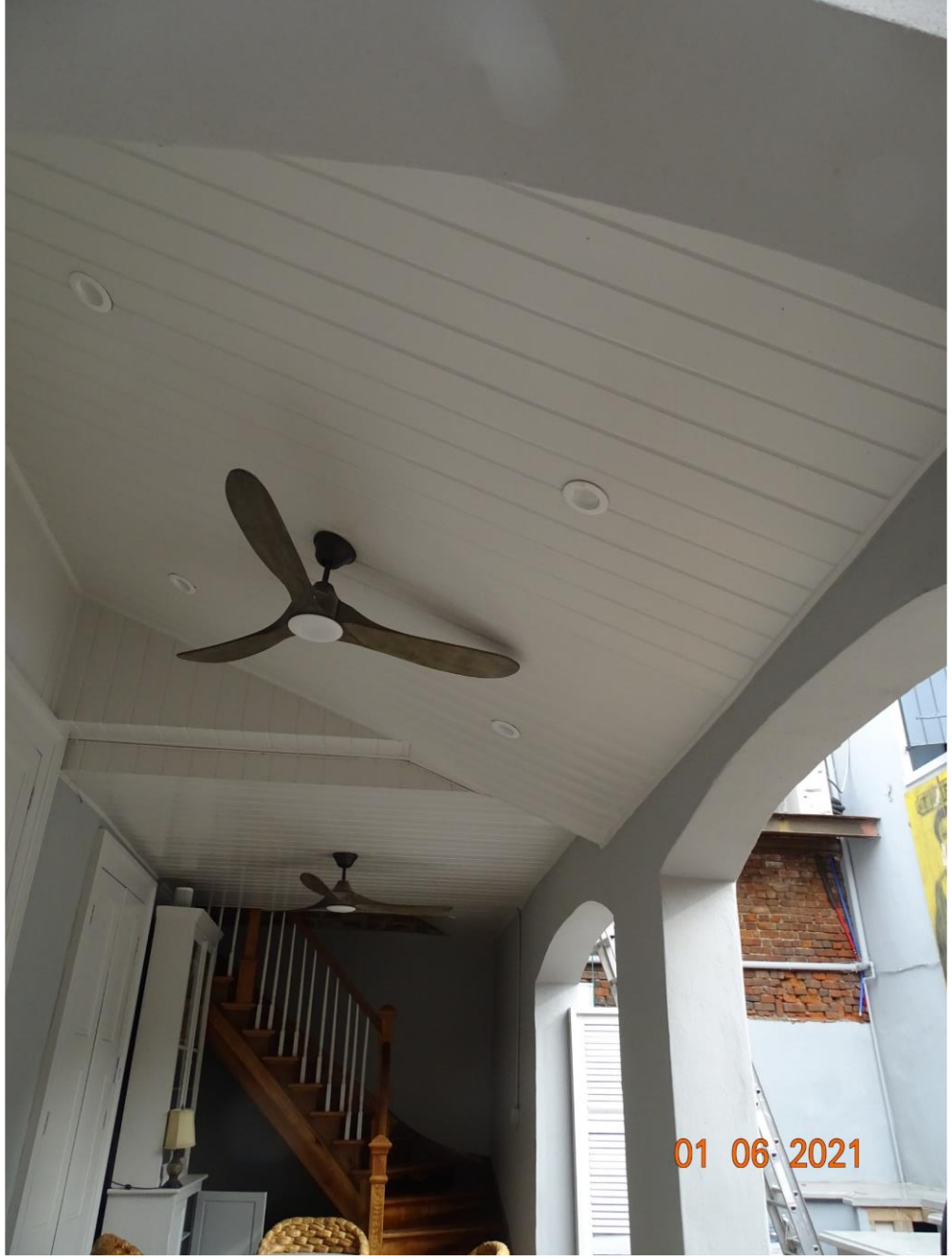
1118 Burgundy



1118 Burgundy



1118 Burgundy



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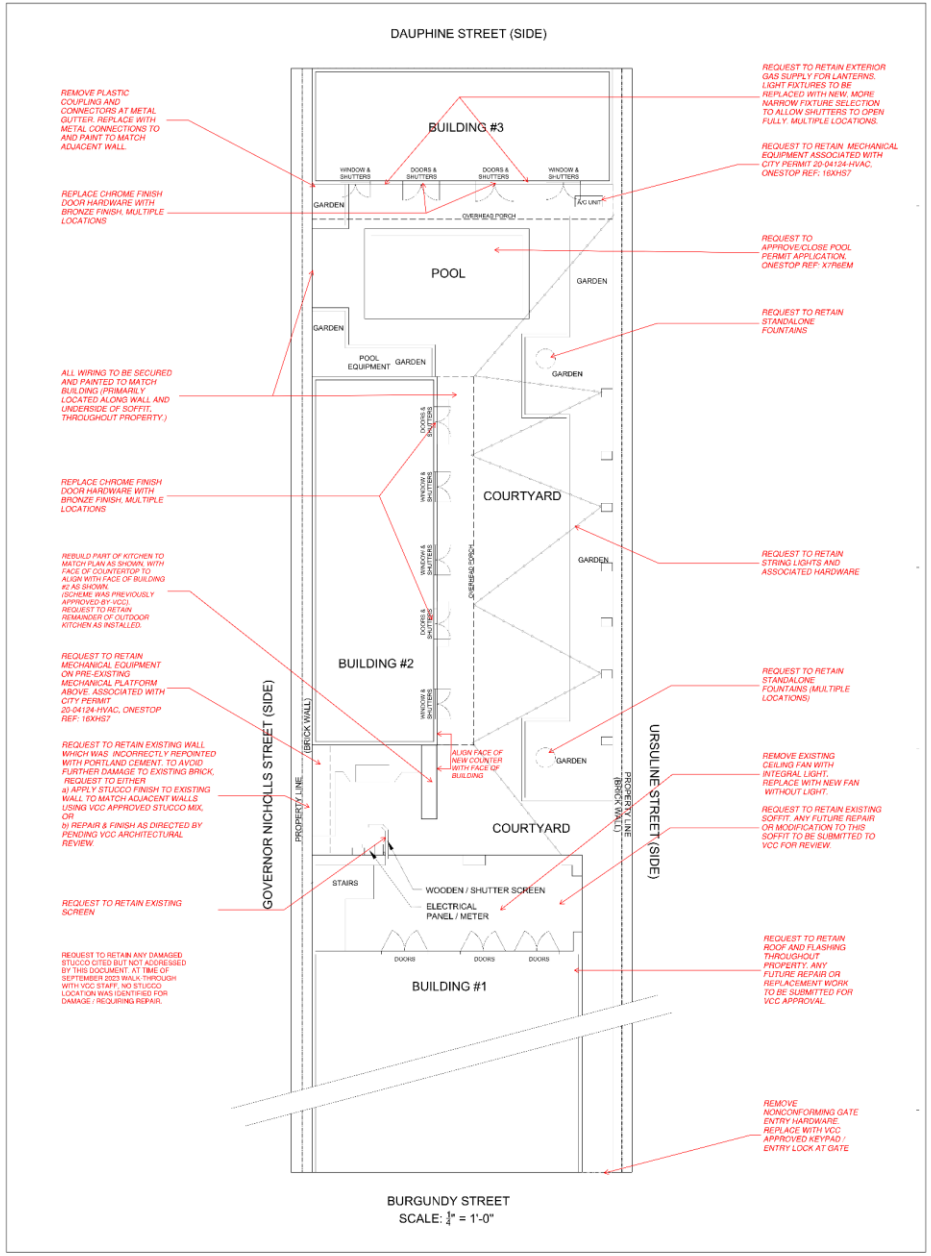


SITE PLAN WITH APPLICATIONS TO RETAIN/MODIFY

1118 Burgundy

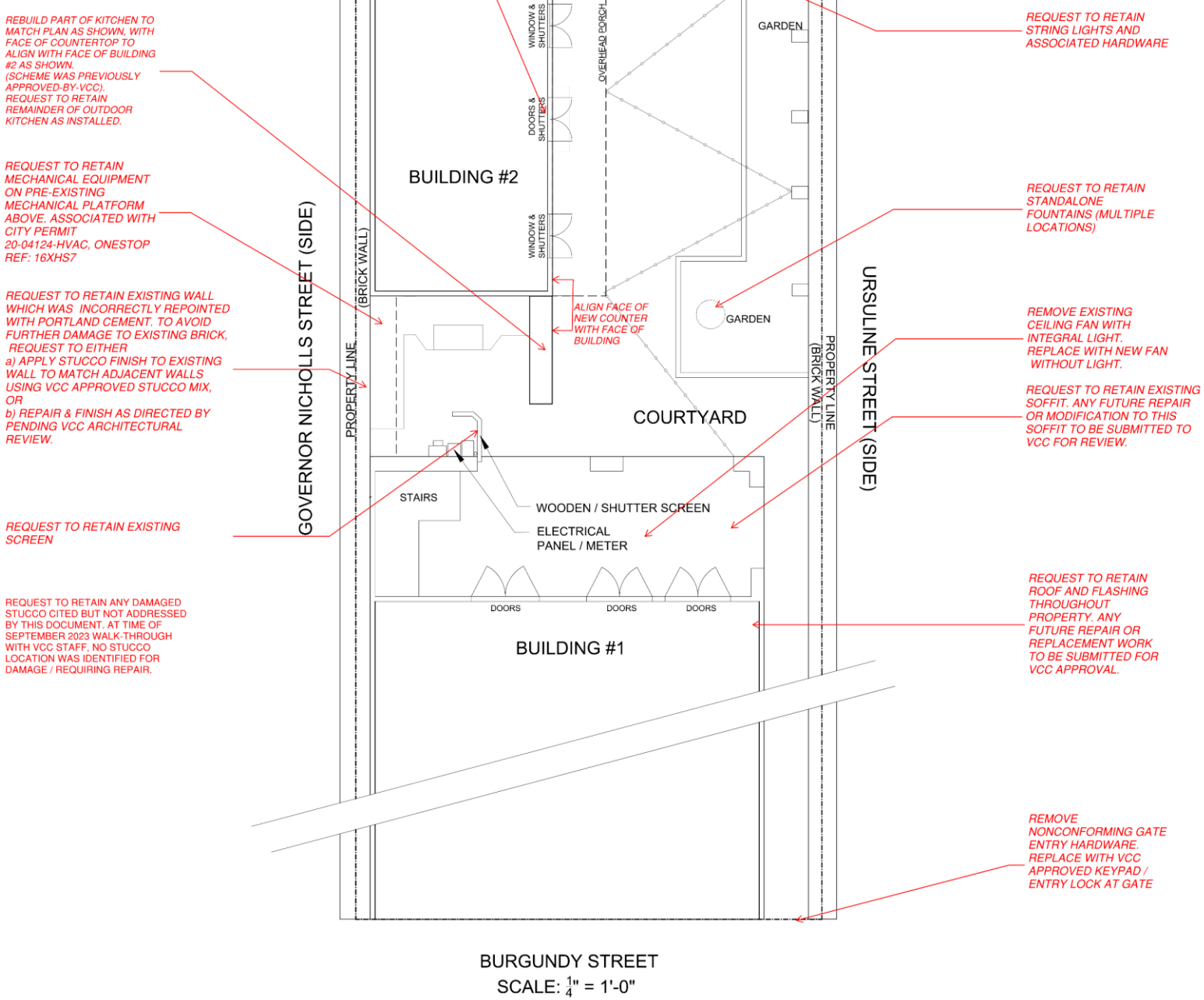
Vieux Carre Commission

HARRELL
ARCHITECTURE | DEVELOPMENT | CONSTRUCTION
1517 Henry Clay Avenue
New Orleans, LA 70118
www.harrell-adc.com
jharrell@harrell-adc.com
504 264 1250

1118 BURGUNDY STREET
VCC CITATION RESPONSE
APPLICATION TO RETAIN / MODIFY TO COMPLY WITH VCC REQUIREMENTS

09/26/23

October 10, 2023



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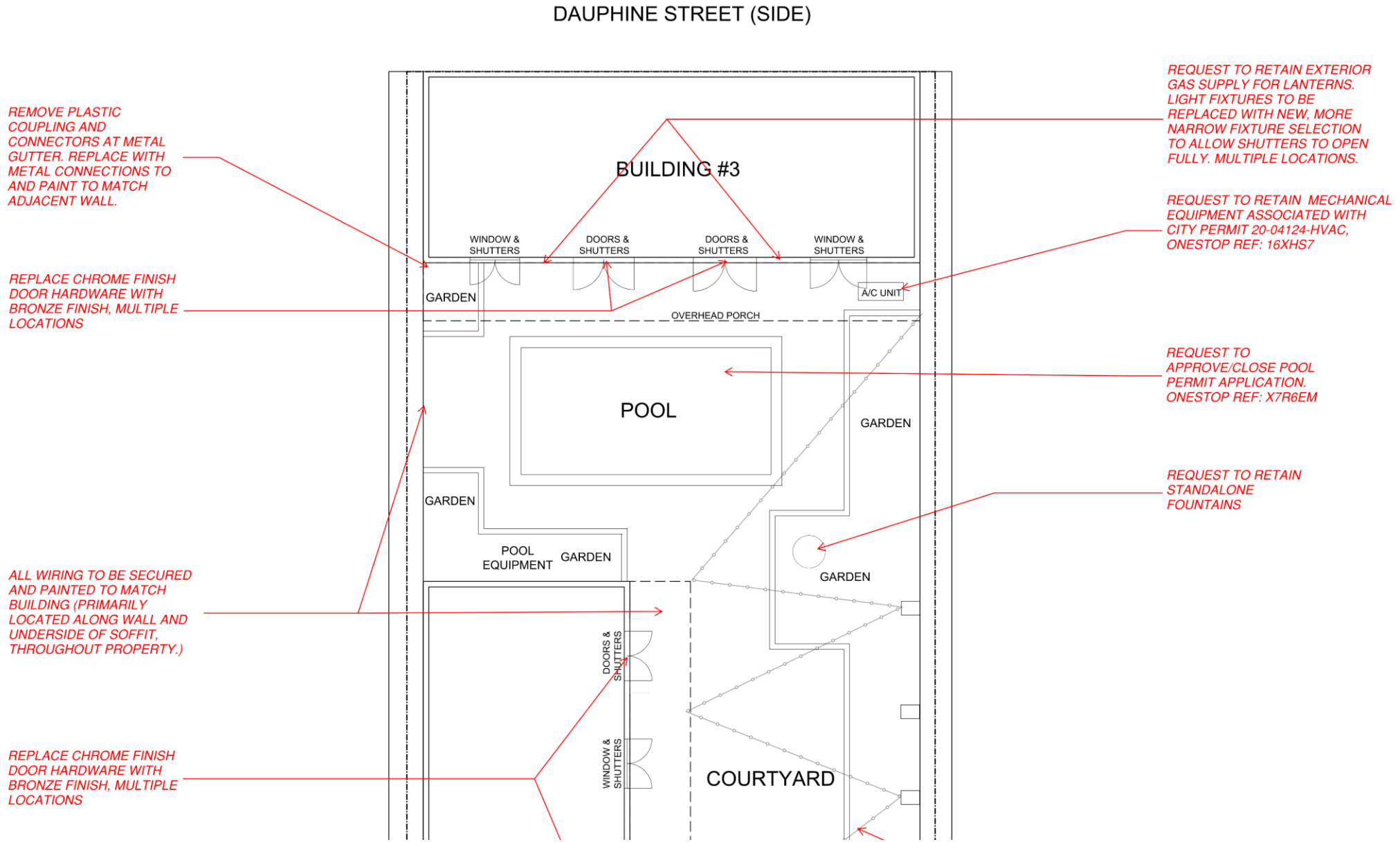

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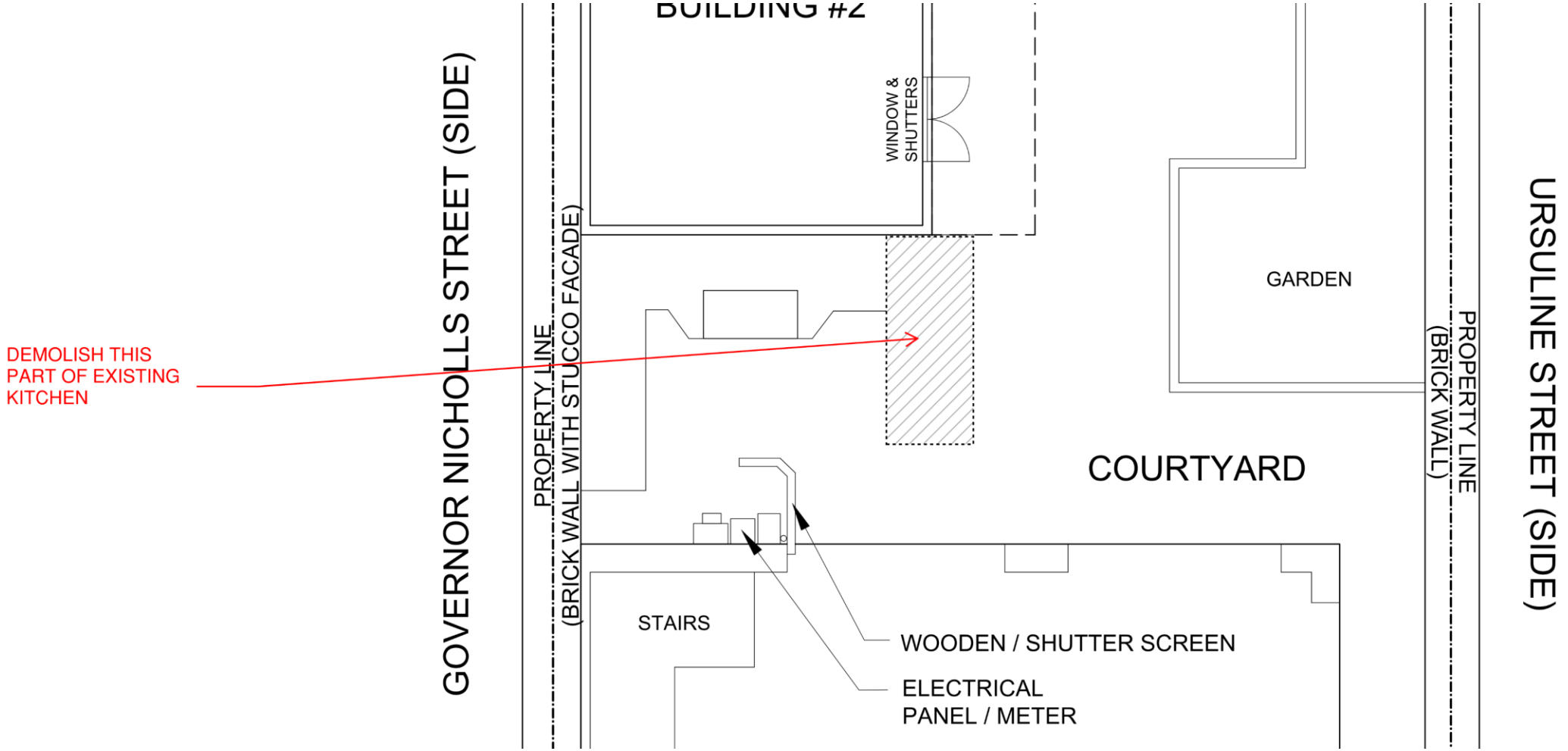

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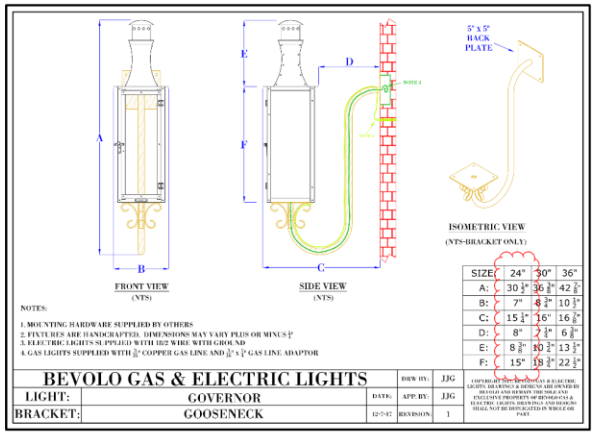
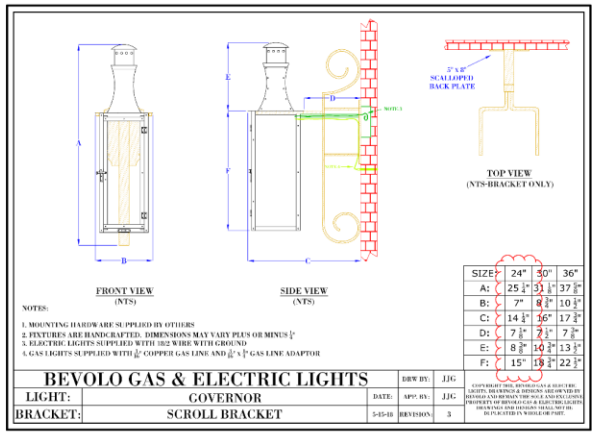
PROPOSED REPLACEMENT FIXTURES

REPLACEMENT GAS SCONCE IN 7" WIDTH ON GOOSENECK OR SCROLL BRACKET.







LIGHT FIXTURES PRIOR TO REPLACEMENT BY CURRENT OWNER



REPLACEMENT DOOR KNOB AND LOCK









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REPLACEMENT CEILING FAN

minkaAire

Item # F589-BI/AI	UPC Code: 706411034473
Product Family Name: Sundowner®	Finish: Black Iron W/Aged Iron Accents
Category: EXTERIOR FAN	Category Type: Ceiling Fan
Certification E75795	
Patents:	
Notes:	



Image File Name: **F589-BI/AI.jpg**

MEASUREMENTS

Blade Finish:			Reversible Blades: No
Blade Material: ABS Construction			Slope: Yes
Blade Sweep: 54"	No. of Blades: 5	Blade Pitch: 16 degrees	Hanging Weight: 29.32
Downrod 1: 6	Downrod 1 Outside Dia: 0.75	Downroad 2:	Downrod 2 Outside Dia:
Ceiling to Lowest Point: (Dim A) 15.0	Ceiling to Blade (Dim B) 13.0	Lead Wire: 80"	Motor Size: 188x20mm

	Low	Low/Med.	Medium	Med/High	High
RPM:	50				161
Amps:	0.233				0.67
Watts:	9.46				78.98
CFM:	1747.0				6401.0
CFM/Watts:	184.67				81.05

LAMPING

No. of Bulbs: 0	Light Type: N/A				
Max Bulb Wattage:	Socket:				
Light Kit: No	Dimmable: No	Ballast:	Rated Life Hours:	Uplight: No	
Bulb/LED Included:	Color Temp.:	CRI:	Initial Lumens:	Delivered Lumens:	

GLASS

Description:		Material:	
Part No.:		Quantity:	
Width:	Height:	Length:	

FAN CONTROLS

Pull Chain Control: Yes	Works with Remote Control: No	Works with Wall Control: Yes
Reversible: Yes	Included Remote Control:	Included Wall Control:
	Compatible Remote Control(s):	Compatible Wall Control(s): WC105, WC106

SHIPPING

Carton Width: 13.88	Carton Height: 10.63	Carton Length: 20.88	
Carton Weight: 31.24	Carton Cubic Feet: 1.783	Small Package Shippable: Yes	
Master Pack Width:	Master Pack Height:	Master Pack Length:	
Master Pack Weight:	Master Cubic Feet:	Multi-Pack: 1	Master Pack: 1

Wet Location | **Title 17** | **UL Listed**

For additional information, please contact Customer Care: 1-800-221-7977 | Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties.

Rev 07.24.2018 02:00 AM



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