Vieux Carré Commission Architecture Committee Meeting

Tuesday, November 7, 2023

Old Business

730 908 St Peter

908 St Peter

VCC Architectural Committee

November 7, 2023

908 St Peter

VCC Architectural Committee

November 7, 2023

908 St Peter

VCC Architectural Committee

November 7, 2023

908 St Peter

VCC Architectural Committee

November 7, 2023

908 St Peter

VCC Architectural Committee

November 7, 2023

908 St Peter

VCC Architectural Committee

November 7, 2023

908 St Peter

908 St Peter

908 St Peter

VCC Architectural Committee

November 7, 2023

908 St Peter

908 St Peter

908 St Peter

VCC Architectural Committee

November 7, 2023


09 29 2023

908 St Peter


09 29 2023

908 St Peter

VCC Architectural Committee

November 7, 2023

908 St Peter

908 St Peter –
Rear Building

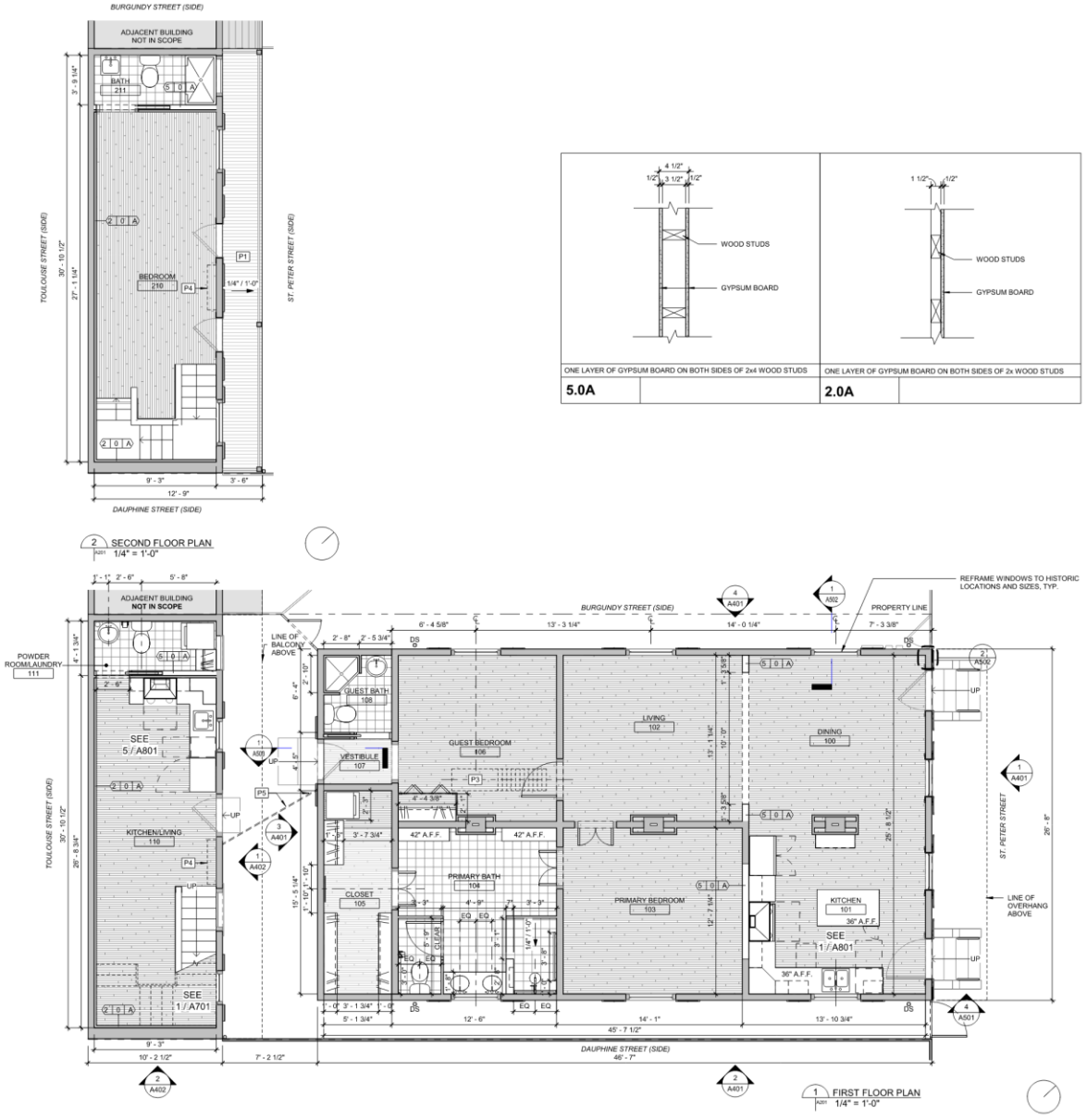
908 St Peter –
Rear Building

908 St Peter –
Rear Building

908 St Peter –
Rear Building

908 St Peter –
Rear Building

908 St Peter



SWDA
NEW ORLEANS
2340 DAUPHINE STREET
NEW ORLEANS, LOUISIANA 70117

GRAPHIC RENOVATION LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING ELEMENTS TO BE DEMOLISHED
- PORTION OF AREA TO BE DEMOLISHED
- NOT IN SCOPE, EXCEPT AS NOTED TO MODIFY BUILDING SYSTEMS

CLARIFICATION OF REFERENCE DESIGNATIONS

P1 TONGUE AND GROOVE WOOD DECKING.
P3 NEW ATTIC ACCESS WITH PULL DOWN STAIRS.
P4 WALL MOUNTED MINI-SPLIT INDOOR UNIT. 6'-0" A.F.F. CENTERED BETWEEN DOOR AND WINDOW.
P5 ACCESSORY HVAC LINESETS TO BE CONCEALED IN WALL AND RUN UNDER PAVERS. NO EXPOSED CONDUIT WILL BE ACCEPTED.

908 ST. PETER

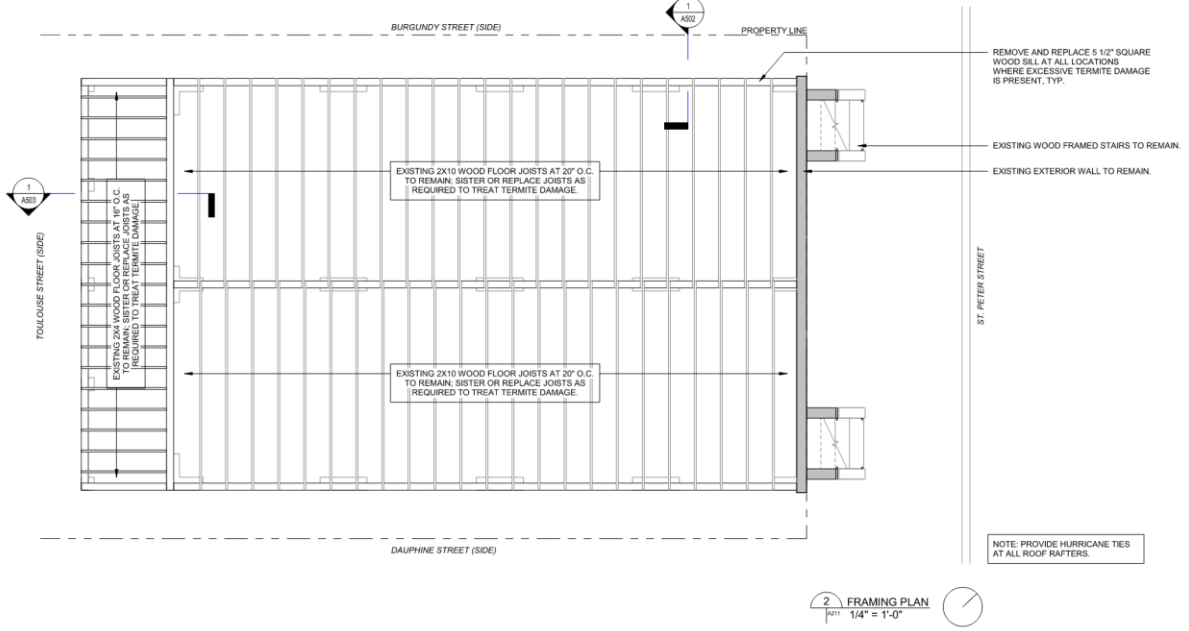
908 St. Peter St., New Orleans, LA 70116

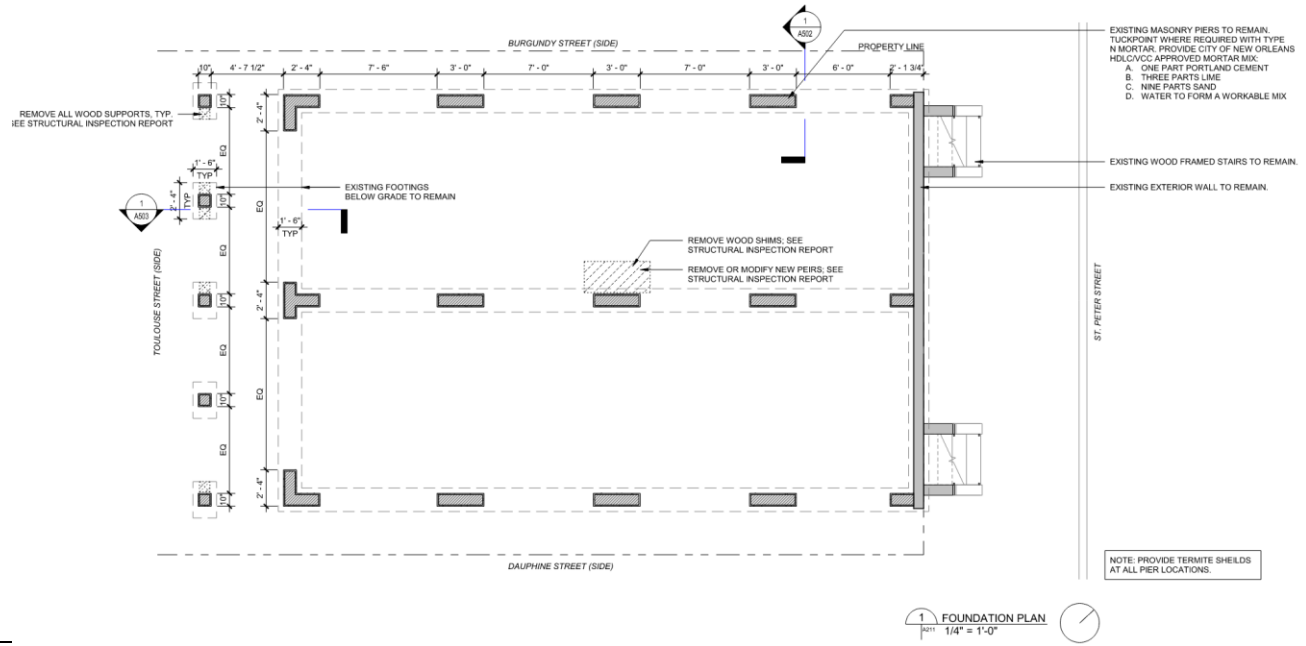
SWDA PROJECT NO. | 22050

ISSUE DATE | 7 JULY 2023
CONSTRUCTION DOCUMENTS
REVISIONS
1 APRIL 2023 VCC REVISIONS
19 OCT 2023 VCC

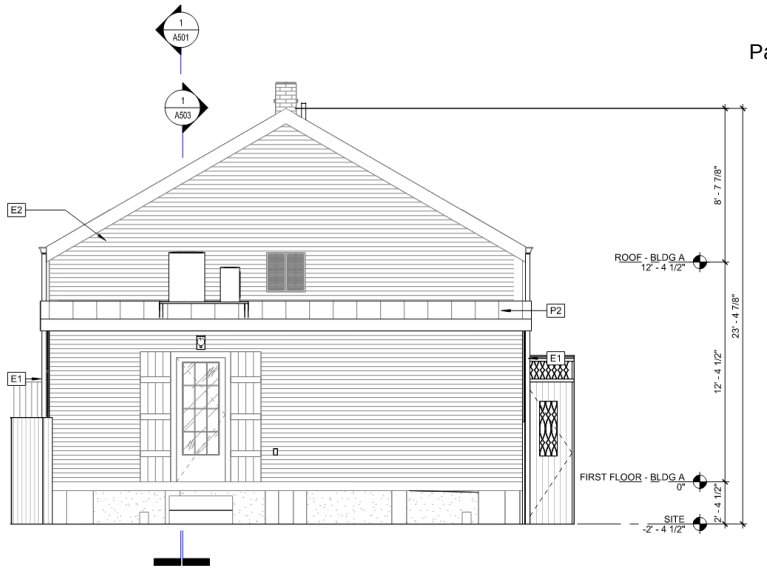
FLOOR PLANS

A201


BURGUNDY STREET (SIDE)
PROPERTY LINE
REMOVE AND REPLACE 5 1/2" SQUARE WOOD SILL AT ALL LOCATIONS WHERE EXCESSIVE TERMITE DAMAGE IS PRESENT, TYP.
EXISTING WOOD FRAMED STAIRS TO REMAIN.
EXISTING EXTERIOR WALL TO REMAIN.
EXISTING 2X10 WOOD FLOOR JOISTS AT 20" O.C. TO REMAIN; SISTER OR REPLACE JOISTS AS REQUIRED TO TREAT TERMITE DAMAGE.
EXISTING 2X4 WOOD FLOOR JOISTS AT 16" O.C. TO REMAIN; SISTER OR REPLACE JOISTS AS REQUIRED TO TREAT TERMITE DAMAGE.
EXISTING 2X10 WOOD FLOOR JOISTS AT 20" O.C. TO REMAIN; SISTER OR REPLACE JOISTS AS REQUIRED TO TREAT TERMITE DAMAGE.
TOULOUSE STREET (SIDE)
ST. PETER STREET
DAUPHINE STREET (SIDE)
NOTE: PROVIDE HURRICANE TIES AT ALL ROOF RAFTERS.
2 FRAMING PLAN
1/4" = 1'-0"

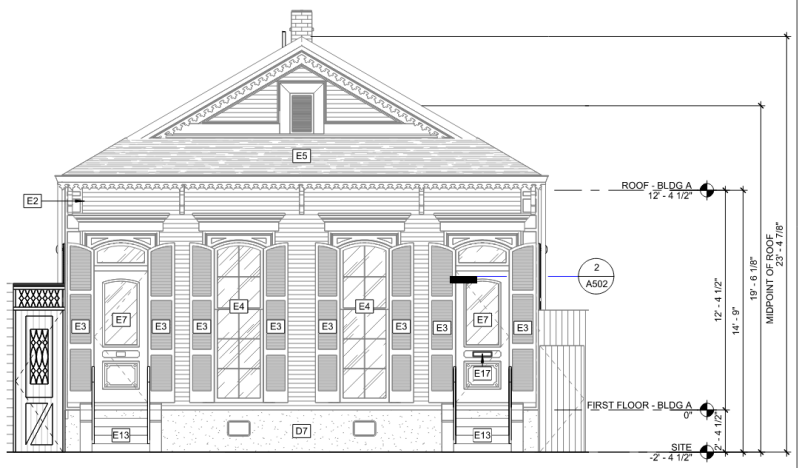

BURGUNDY STREET (SIDE)
PROPERTY LINE
EXISTING MASONRY PIERS TO REMAIN. TUCKPOINT WHERE REQUIRED WITH TYPE N MORTAR. PROVIDE CITY OF NEW ORLEANS HDLC/VCC APPROVED MORTAR MIX:
A. ONE PART PORTLAND CEMENT
B. THREE PARTS LIME
C. NINE PARTS SAND
D. WATER TO FORM A WORKABLE MIX
REMOVE ALL WOOD SUPPORTS, TYP. SEE STRUCTURAL INSPECTION REPORT
EXISTING FOOTINGS BELOW GRADE TO REMAIN
REMOVE WOOD SHIMS; SEE STRUCTURAL INSPECTION REPORT
REMOVE OR MODIFY NEW PEIRS; SEE STRUCTURAL INSPECTION REPORT
EXISTING WOOD FRAMED STAIRS TO REMAIN.
EXISTING EXTERIOR WALL TO REMAIN.
TOULOUSE STREET (SIDE)
ST. PETER STREET
DAUPHINE STREET (SIDE)
NOTE: PROVIDE TERMITE SHEILDS AT ALL PIER LOCATIONS.
1 FOUNDATION PLAN
1/4" = 1'-0"

4 WEST EXTERIOR ELEVATION
A201 A401 1/4" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
A201 A401 1/4" = 1'-0"

2 EAST EXTERIOR ELEVATION
A201 A401 1/4" = 1'-0"

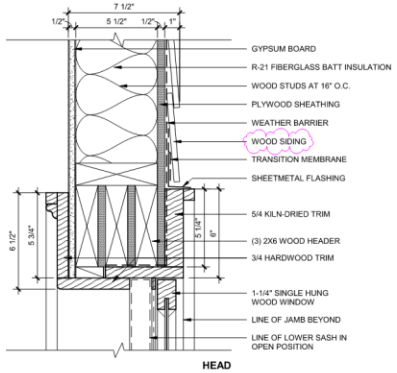


1 NORTH EXTERIOR ELEVATION
A201 A401 1/4" = 1'-0"

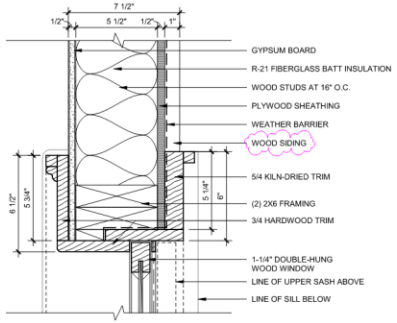
908 St Peter

VCC Architectural Committee

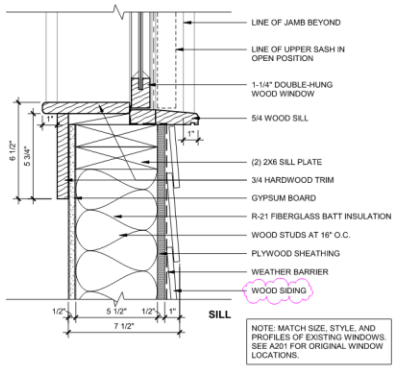
November 7, 2023



HEAD



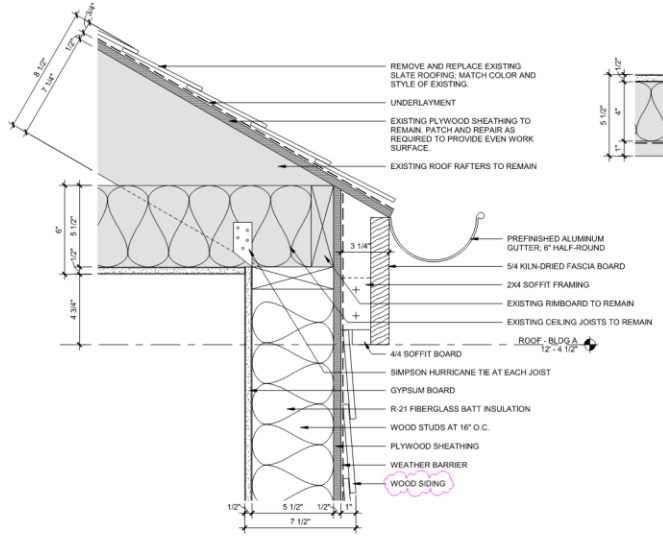
JAMB



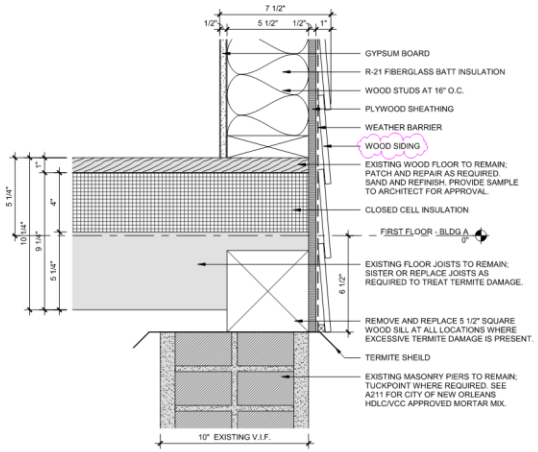
SILL

NOTE: MATCH SIZE, STYLE, AND PROFILES OF EXISTING WINDOWS. SEE A201 FOR ORIGINAL WINDOW LOCATIONS.

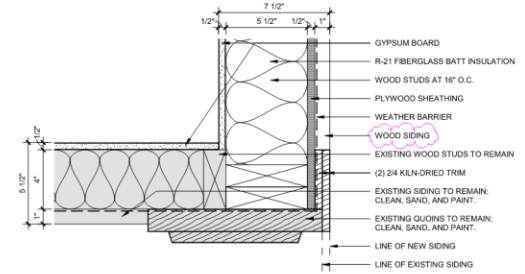
5 WINDOW DETAILS - DOUBLE-HUNG
3" = 1'-0"



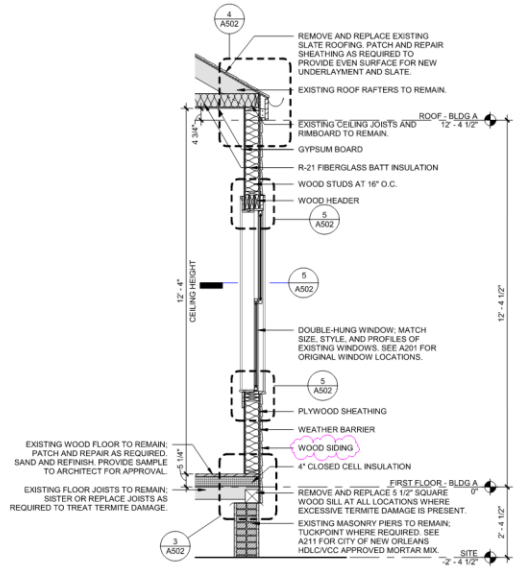
4 SECTION THRU MAIN BUILDING AT ROOF EAVE
3" = 1'-0"



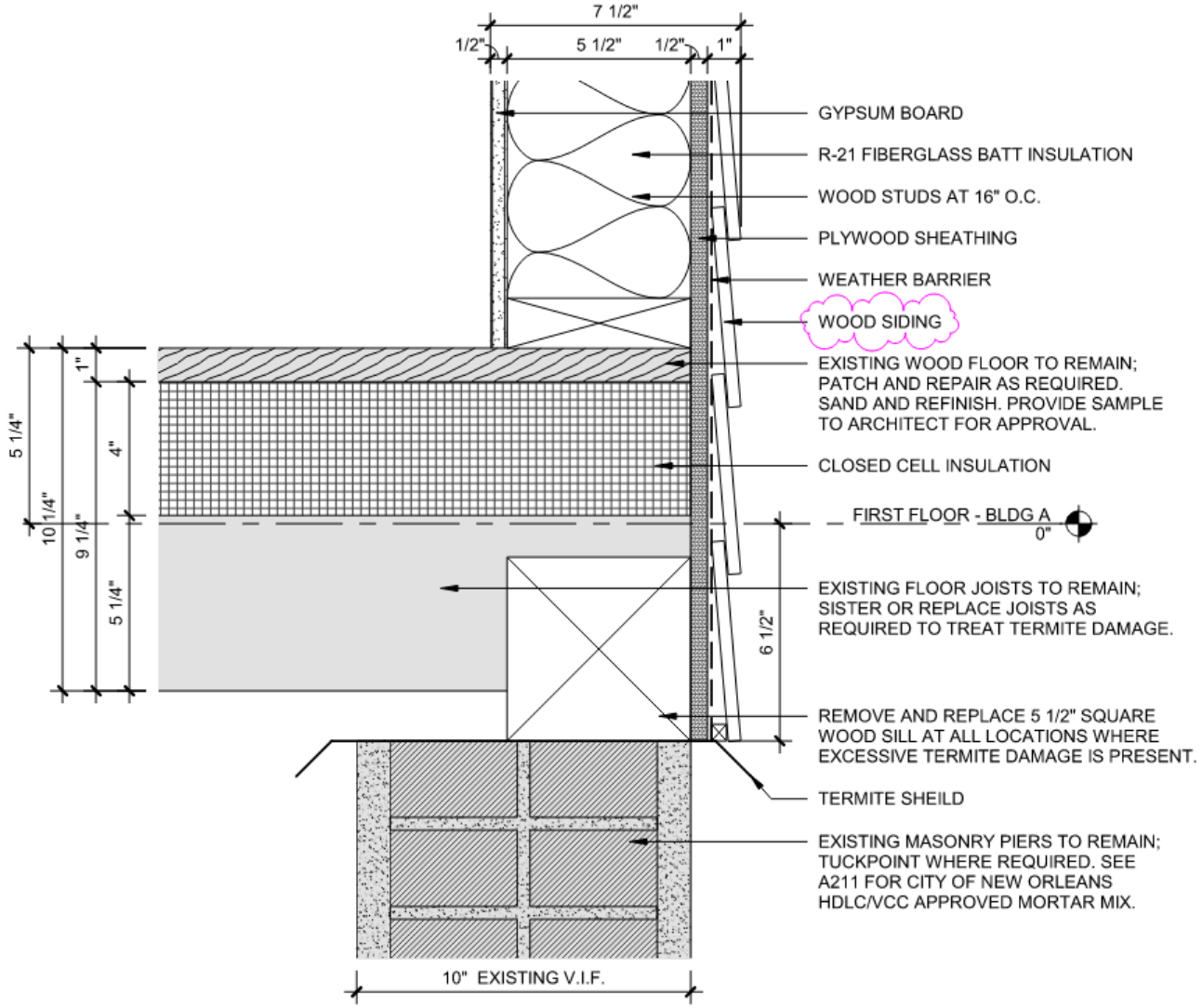
3 SECTION THRU MAIN BUILDING AT SILL
3" = 1'-0"



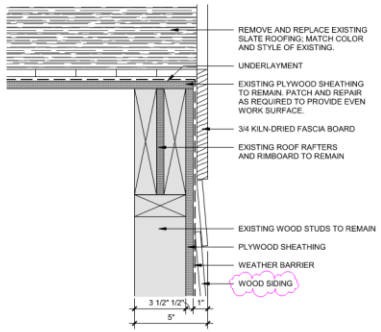
2 PLAN DETAIL THRU QUOINS
3" = 1'-0"



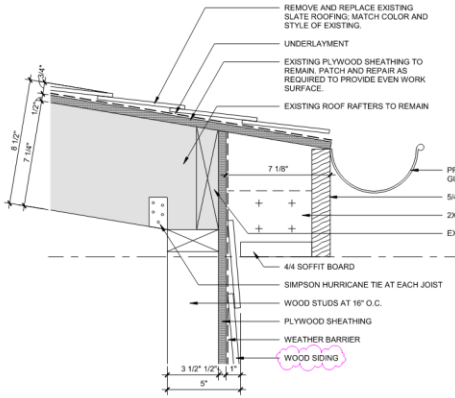
1 WALL SECTION THRU MAIN BUILDING AT WINDOW
1/2" = 1'-0"



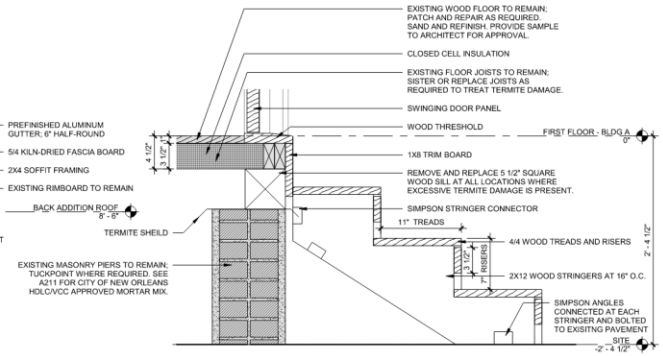
3 A502 A502 SECTION THRU MAIN BUILDING AT SILL
3" = 1'-0"



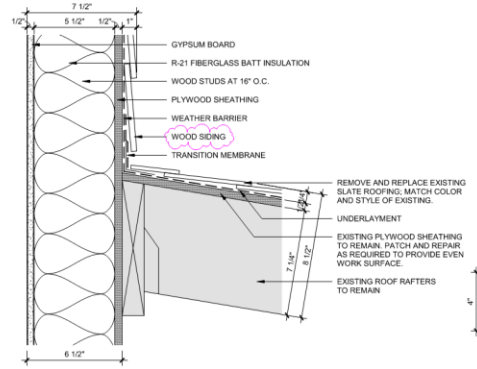
7 SECTION THRU MAIN BUILDING AT ROOF
A503 A503 3" = 1'-0"



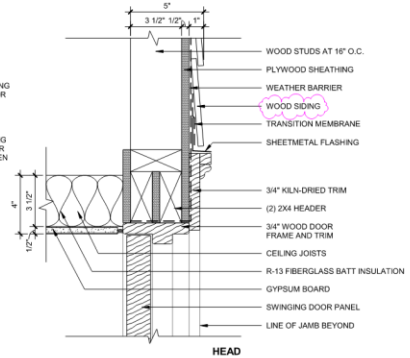
4 SECTION THRU BACK ADDITION AT ROOF
A503 A503 3" = 1'-0"



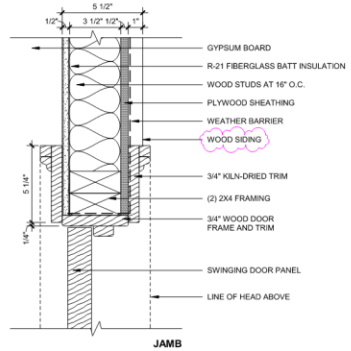
2 SECTION THRU BACK ADDITION AT STAIR
A503 A503 1 1/2" = 1'-0"



6 SECTION THRU MAIN BUILDING AT BACK ADDITION ROOF
A503 A503 3" = 1'-0"

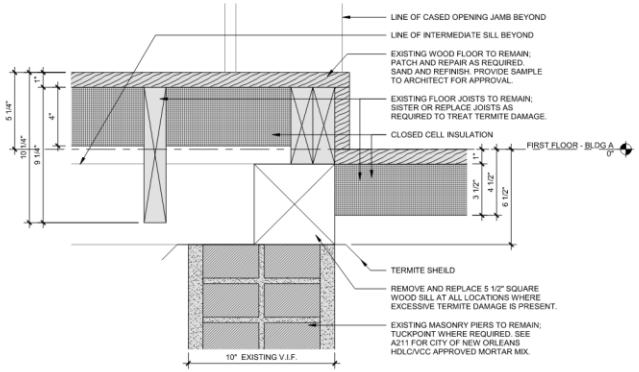


HEAD

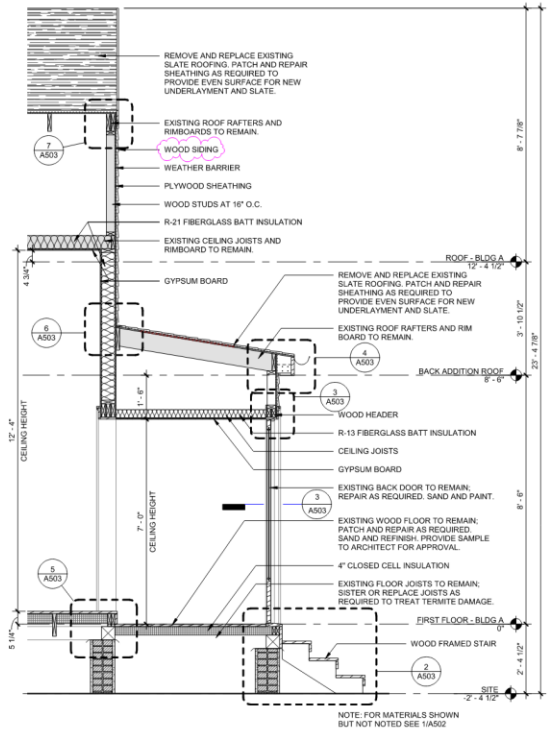


JAMB

3 DOOR DETAILS - EXTERIOR
A503 A503 3" = 1'-0"



5 SECTION THRU MAIN BUILDING AT FLOOR TRANSITION
A503 A503 3" = 1'-0"



1 WALL SECTION THRU MAIN BUILDING AT BACK ADDITION
A201 A503 1/2" = 1'-0"

MARAIS
CONSULTANTS
2018 JENA STREET | NEW ORLEANS, LA | 504.350.2644

ENGINEERING FIELD REPORT

PROJECT: 908 Saint Peter Street, New Orleans, LA

DATE: 10/2/2023

OBSERVATIONS:
On October 2, 2023, I visited the structure at 908-910 Saint Peter Street with the Architect of Record to inspect the integrity of the structure after some work had been completed by the contractor. I observed the following:

- The contractor had installed several CMU block piers. In some locations, I noted spread block footings below the stacks, but I could not confirm that these were installed at all locations. The blocks were not grouted and I could confirm if they had been filled. There were no termite shields installed between the CMU and the sill. In some locations, the sill was shimmed with wood blocks, which are compressible. Non-compressible shims should be used.
- In addition to the block piers, the contractor had used 8x8 pieces of wood to support the sill. These may be temporary supports as they were currently in the process of cleaning up the site.
- The left and right exterior walls had been reframed with 2x6 studs @ 16" o.c. Blocking was installed about 1/3 and 2/3 of the height of the wall. OSB sheathing was added to the exterior of the walls.
- No strapping had been added at the top of the walls to the rafters to resist uplift.
- The beam that supports the far end of the attic framing that runs perpendicular to the street has significant rot/termite damage and is not sufficiently connected to the wall on the right side.
- The front wall (wood-framed) of the rear building has significant termite damage and the top plate has failed in several locations.
- The mortar in the brick masonry walls in the rear building (left and rear walls) has deteriorated.
- The rear lean-to framing is in poor condition and select framing members will need to be replaced or reinforced. Additionally, the sill on the rear left side is not sufficiently supported by the nearest pier.

RECOMMENDATIONS

1. If the new piers are in fact needed, the block piers should be re-constructed per code and per VCC recommendations. This includes a concrete footing, mortar, filling, and termite shields.
2. The wood blocks that are in contact with the ground should be removed and replaced with a block pier if support in that location is needed.
3. Add hurricane clips from top plate to rafters throughout.
4. Add temporary support for attic framing in front room and add permanent support during renovation.

5. Reframe front wall of rear building, keeping window locations in place.
6. Tuckpoint walls in rear building (left and rear walls are brick masonry).
7. Tuckpoint existing brick masonry piers throughout property.
8. In rear lean-to, reinforce framing as needed and add support for sill.

ATTACHMENTS: Photos are attached.

REPORT BY: Jennifer Snape, PE

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

PHOTOS

Figure 1: CMU Block Pier

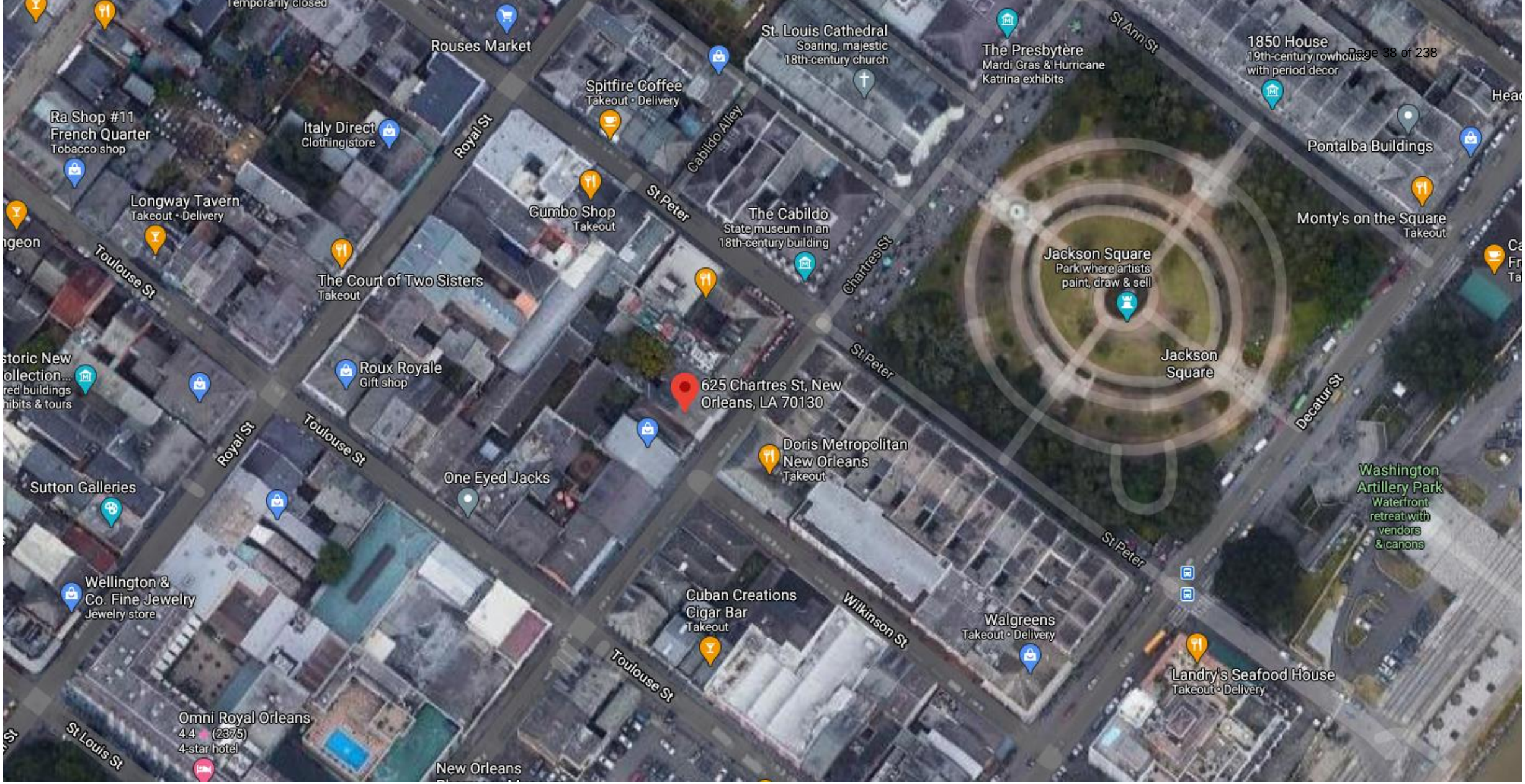
Figure 2: Wood support at rear wall

Figure 3: New wall framing and unsupported attic beam

Figure 4: Front wall of rear building where top plate has failed and wall framing has significant termite damage

Figure 5: Rear left sill below lean-to area

625 Chartres



625 Chartres

VCC Architectural Committee

November 7, 2023

625 Chartres

VCC Architectural Committee

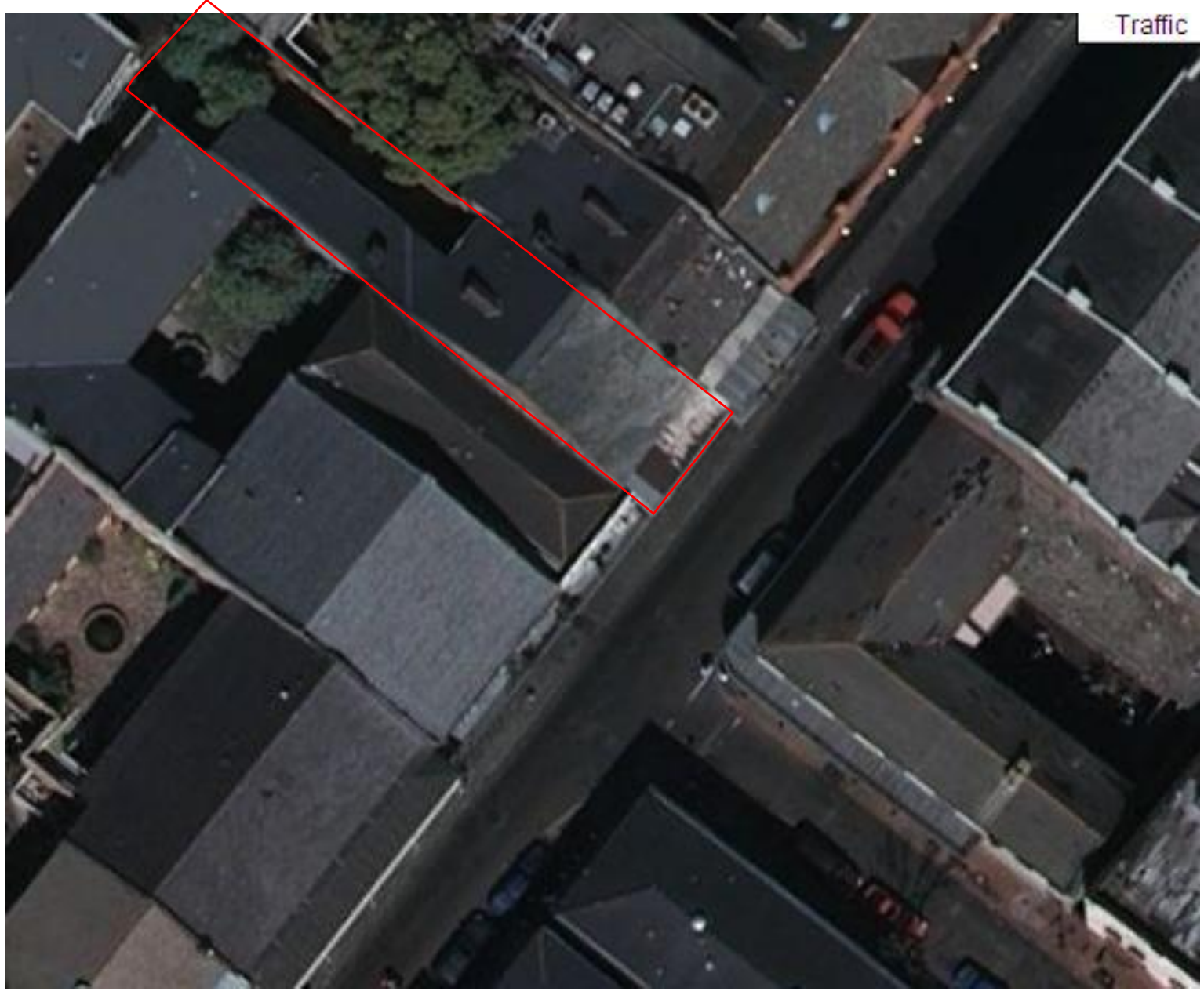
November 7, 2023

625 Chartres

625 Chartres

VCC Architectural Committee

November 7, 2023



625 Chartres – 2010

625 Chartres

VCC Architectural Committee

November 7, 2023

625 Chartres – previous conditions

625 Chartres – previous conditions

625 Chartres – previous conditions

625 Chartres


08 08 2023


08 08 2023

625 Chartres


08 08 2023


08 08 2023


08 08 2023


08 08 2023


TECHOS CON EXTRACCION INCOTOL
GAF
08 08 2023


08 08 2023


08 08 2023


08 08 2023


08 08 2023


08 08 2023


08 08 2023


08 08 2023


08 08 2023

625 Chartres

VCC Architectural Committee

November 7, 2023


08 08 2023


08_08_2023


08 08 2023


DEWALT
Aug 7, 2023 at 10:43:06 AM


Aug 7, 2023 at 10:40:58 AM
29.956968° N 90.064201° W


Aug 7, 2023 at 10:41:00 AM
29.956968° N 90.064201° W


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


Aug 4, 2023 at 1:20:43 PM
29.957273° N 90.064441° 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.

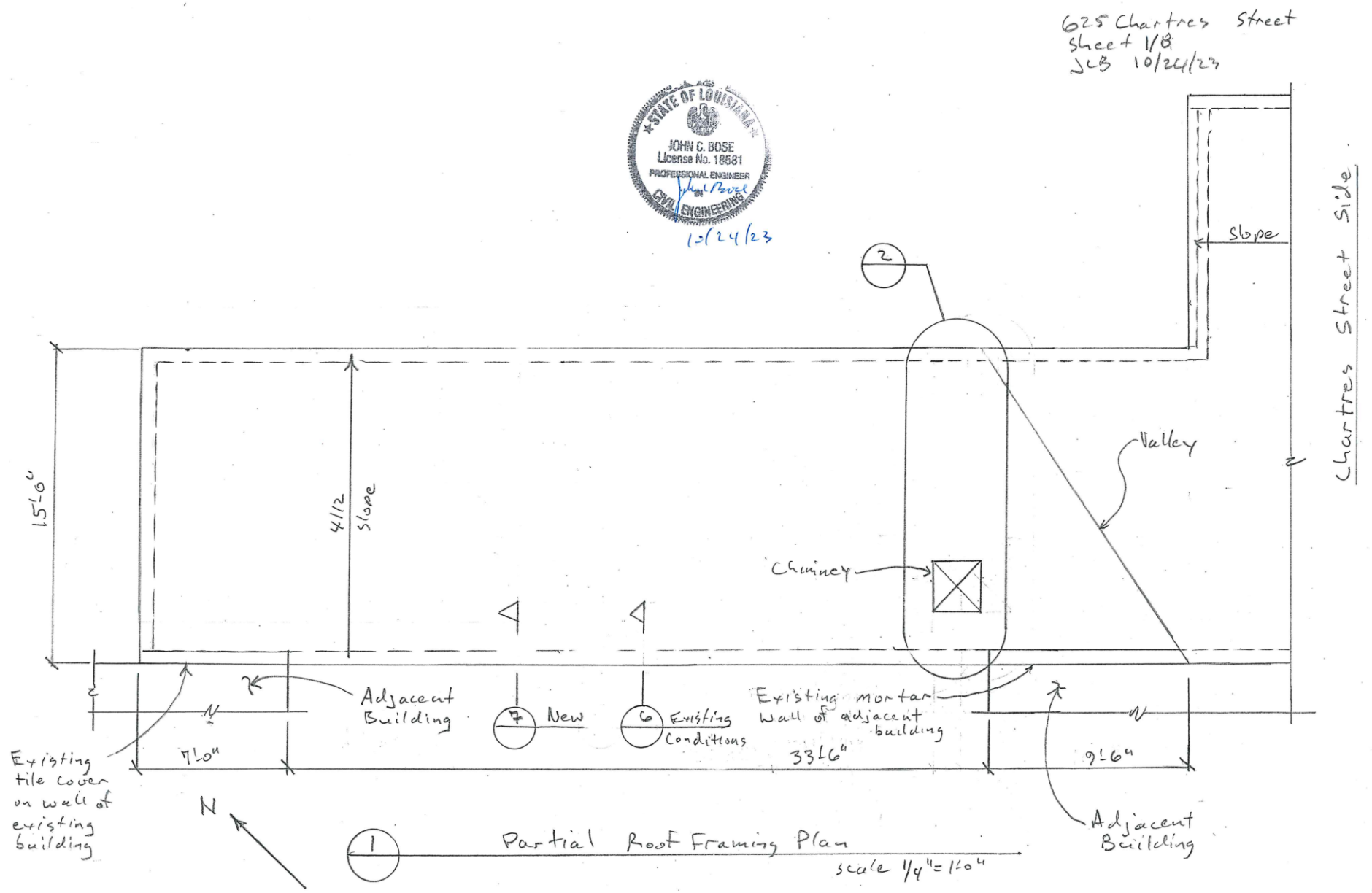
Sincerely,

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

Encl (2)

C:\BACK TO F DRIVE\1A LIBRARY\625 CHARTRES - TOUZET.DOCX

STATE OF LOUISIANA
JOHN C. BOSE
License No. 18581
PROFESSIONAL ENGINEER
CIVIL ENGINEERING

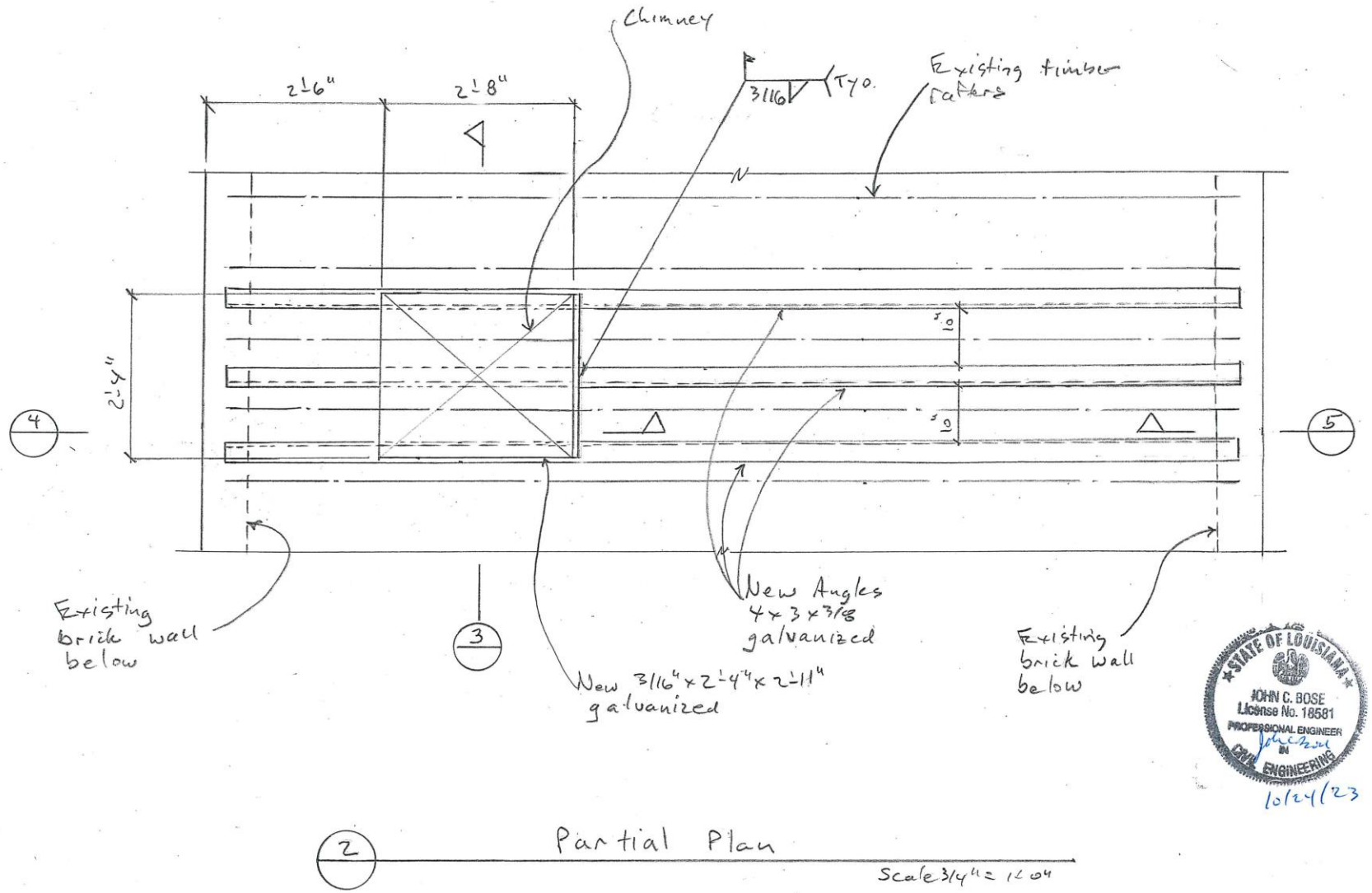


625 Chartres

VCC Architectural Committee

November 7, 2023

625 Chartres
sheet 2/8
JCB 10/24/23



2 Partial Plan

Scale 3/4" = 1'-0"

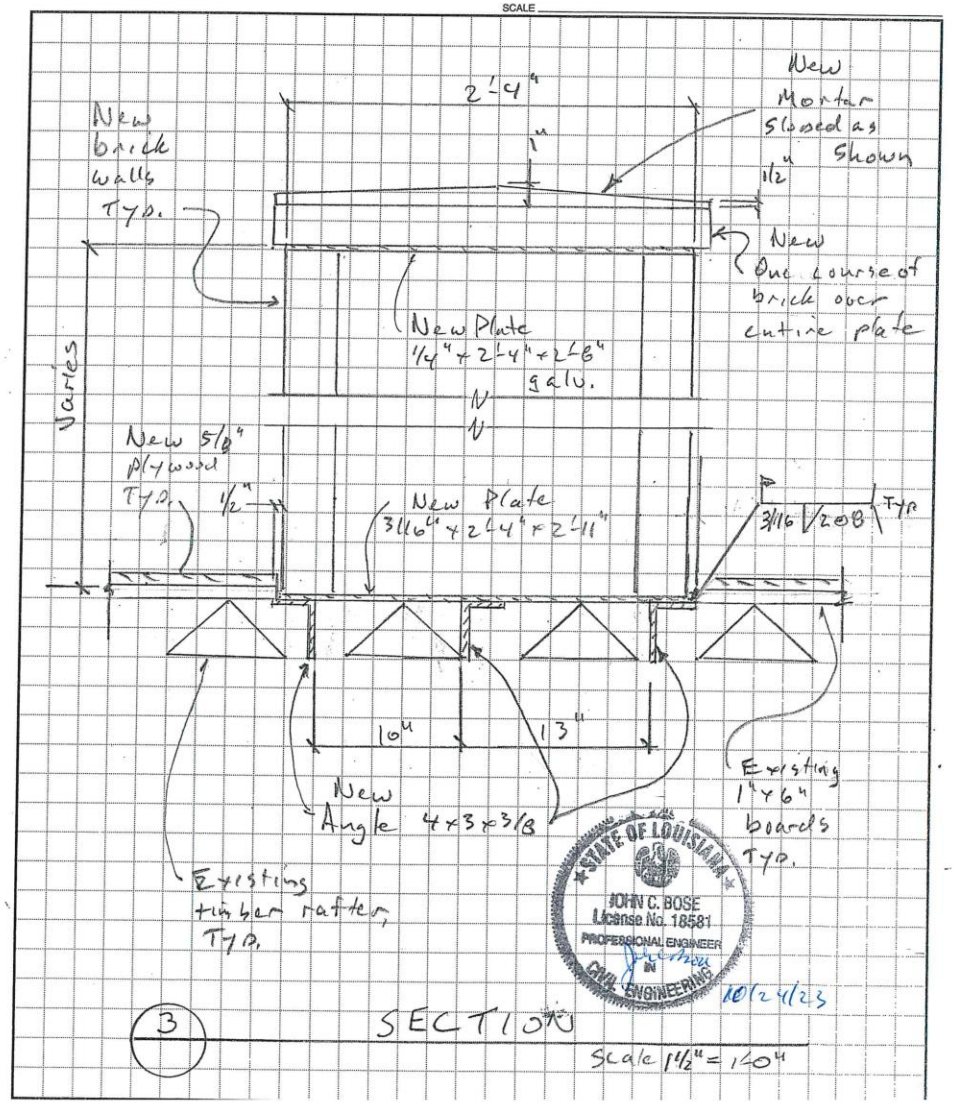
625 Chartres

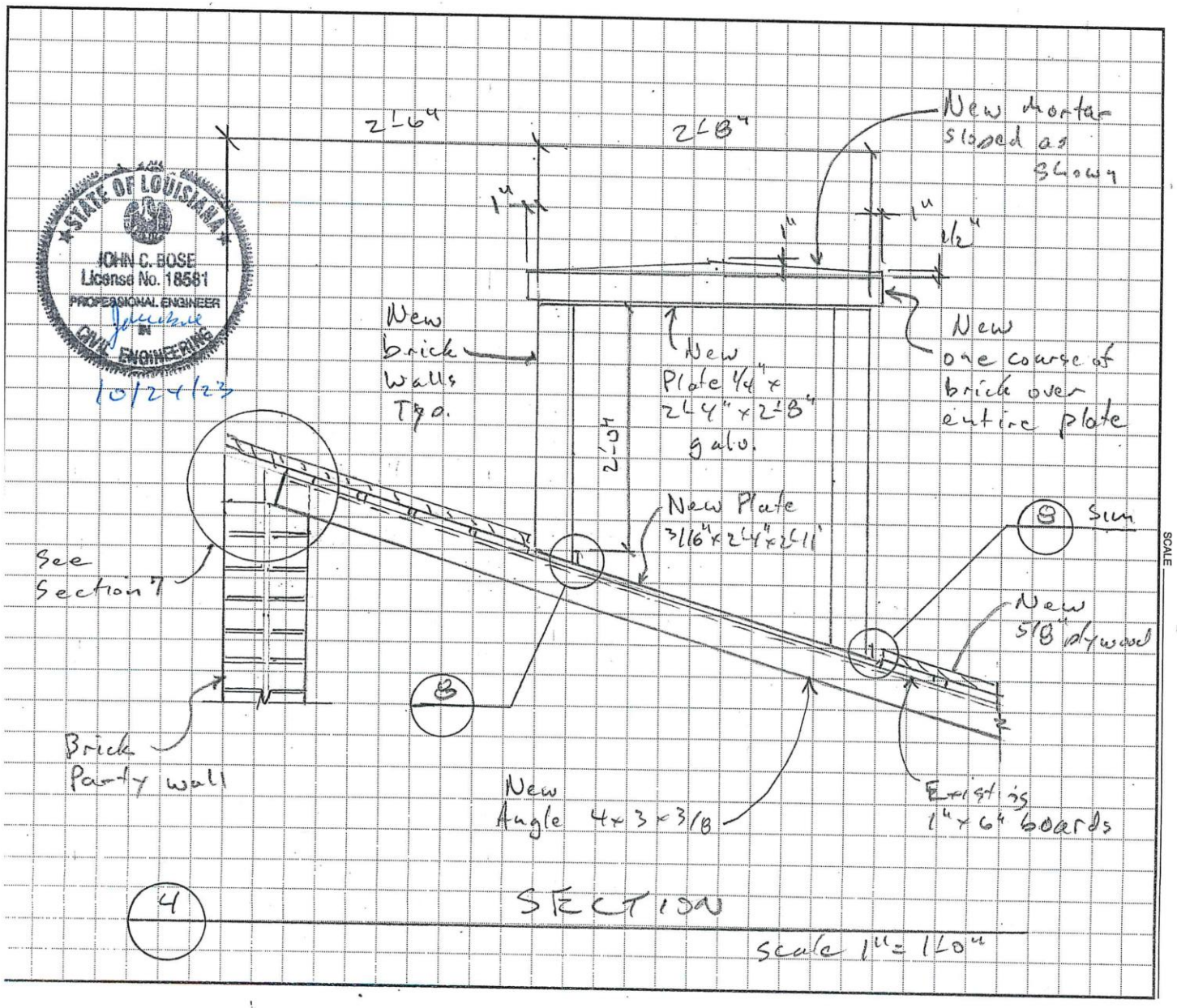
VCC Architectural Committee

November 7, 2023

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

JOB 625 Chartres Street
SHEET NO. 3 OF 8
CALCULATED BY JCB DATE 10/24/23
CHECKED BY DATE
SCALE



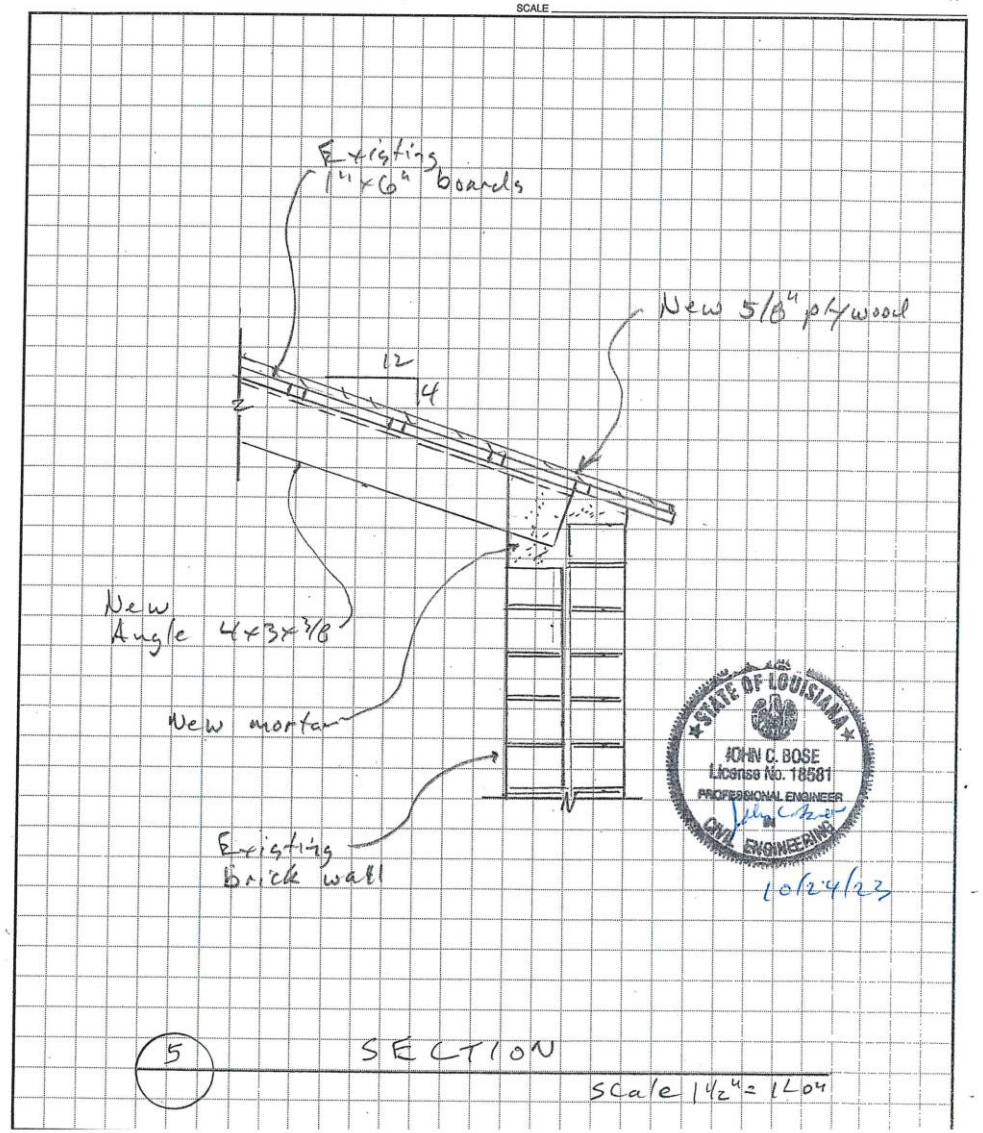


John C. Bose
Consulting Engineer, LLC
2113 Octavia Street
New Orleans, Louisiana 70115
504-866-9941

JOB 625 chartres
SHEET NO. 4 OF 8
CALCULATED BY JCB DATE 10/24/23
CHECKED BY DATE
SCALE

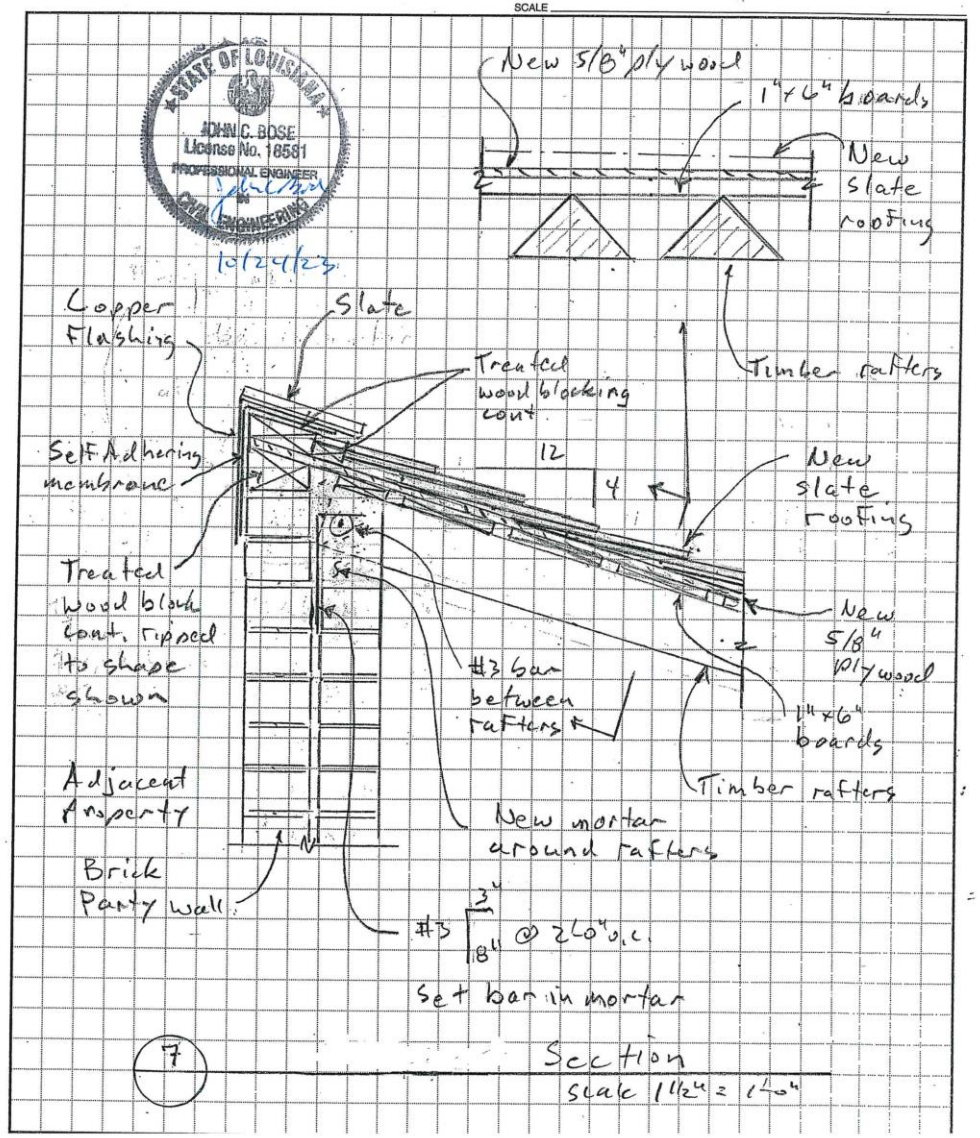
John C. Bose
Consulting Engineer, LLC
2113 Octavia Street
New Orleans, Louisiana 70115
504-866-9941

JOB 625 Chartres
SHEET NO. 5 OF 8
CALCULATED BY JCB DATE 10/24/23
CHECKED BY DATE
SCALE



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

JOB: 625 Chartres
SHEET NO. 7 OF 8
CALCULATED BY JCB DATE 10/24/23
CHECKED BY DATE
SCALE



914 N Rampart

914 N Rampart

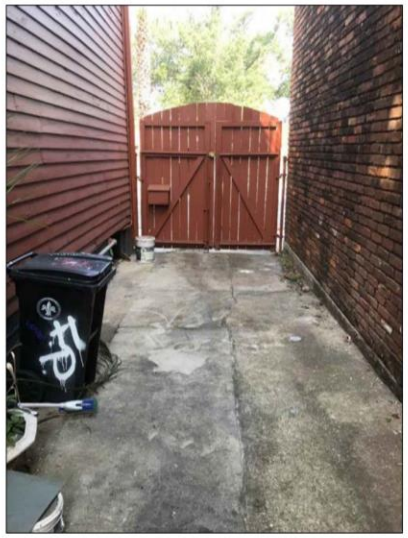
VCC Architectural Committee

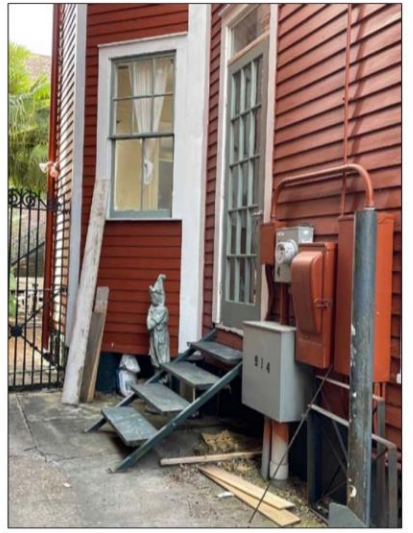
November 7, 2023

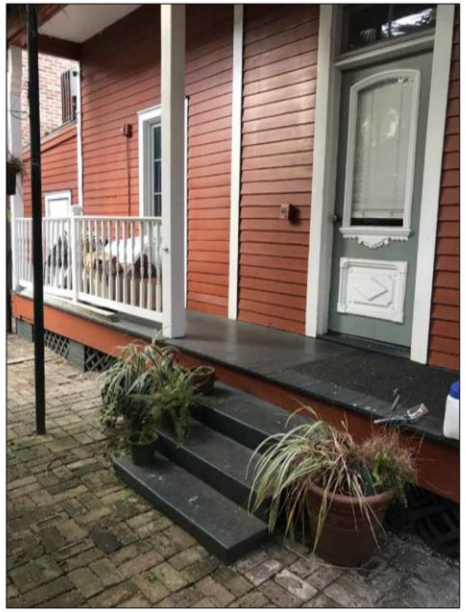
914 N Rampart

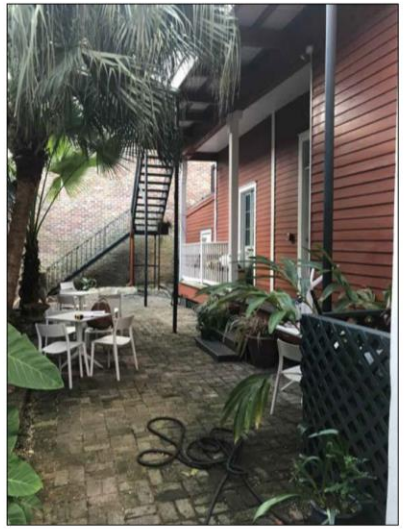
914 N Rampart

914 N Rampart







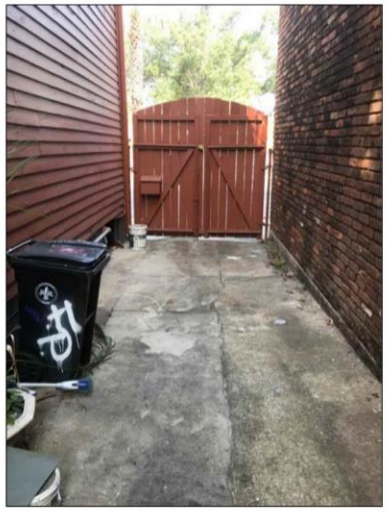


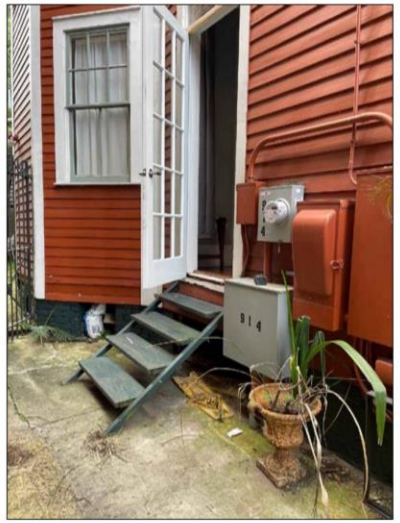
914 N Rampart

VCC Architectural Committee

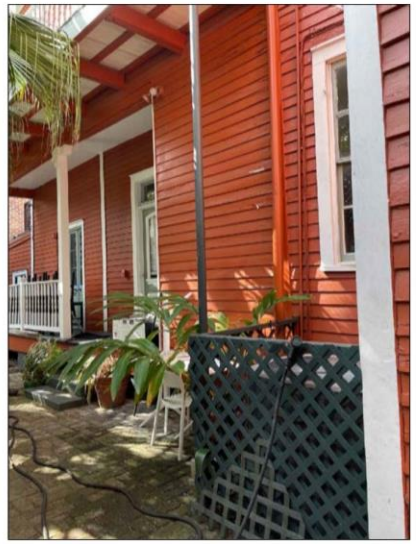
November 7, 2023

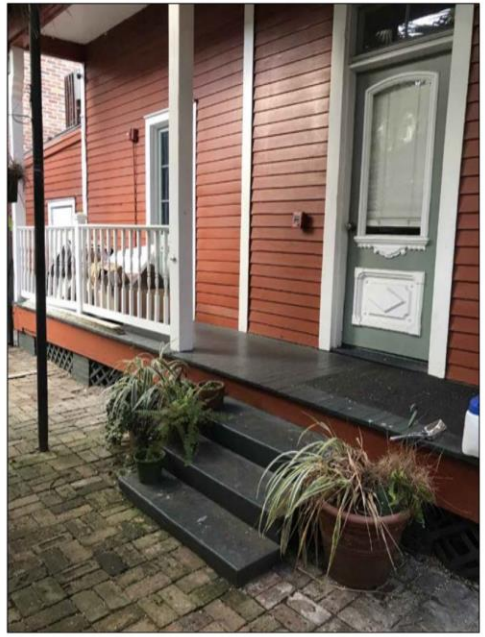
914 N Rampart

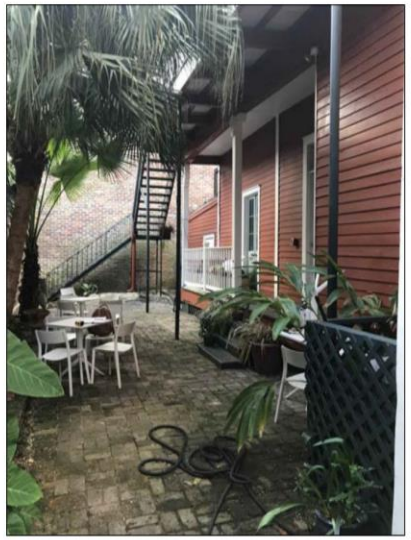




914 N Rampart



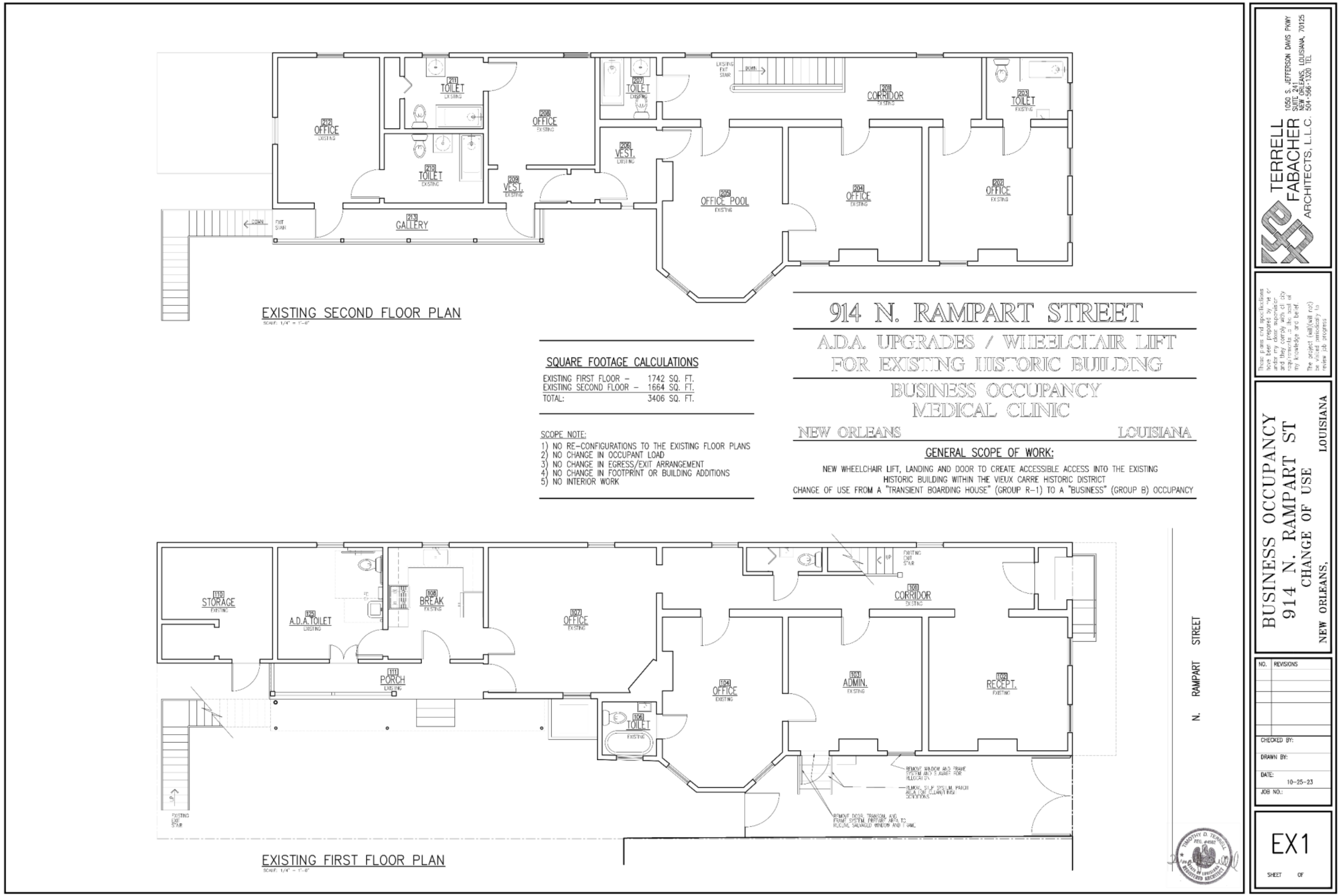




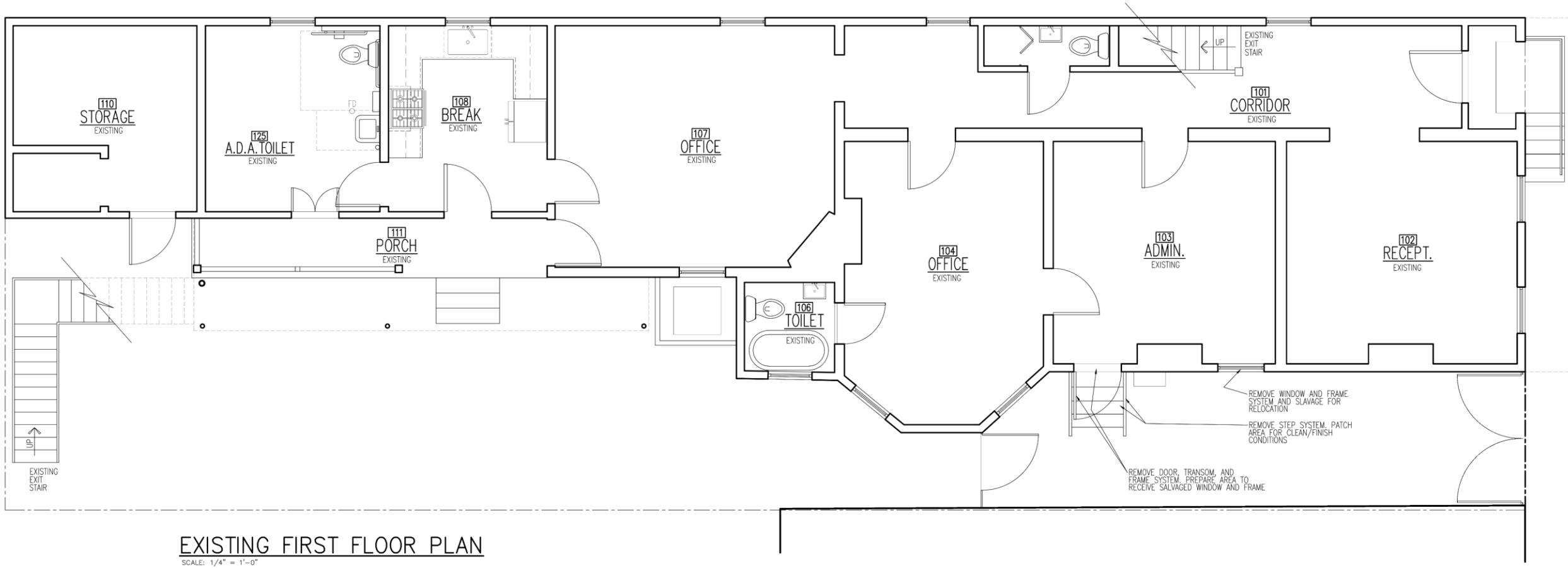
914 N Rampart

VCC Architectural Committee

November 7, 2023



914 N Rampart



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

914 N Rampart

VCC Architectural Committee

November 7, 2023

914 N Rampart

VCC Architectural Committee

November 7, 2023

EXISTING SIDE ELEVATION

SCALE: 1/4" = 1'-0"

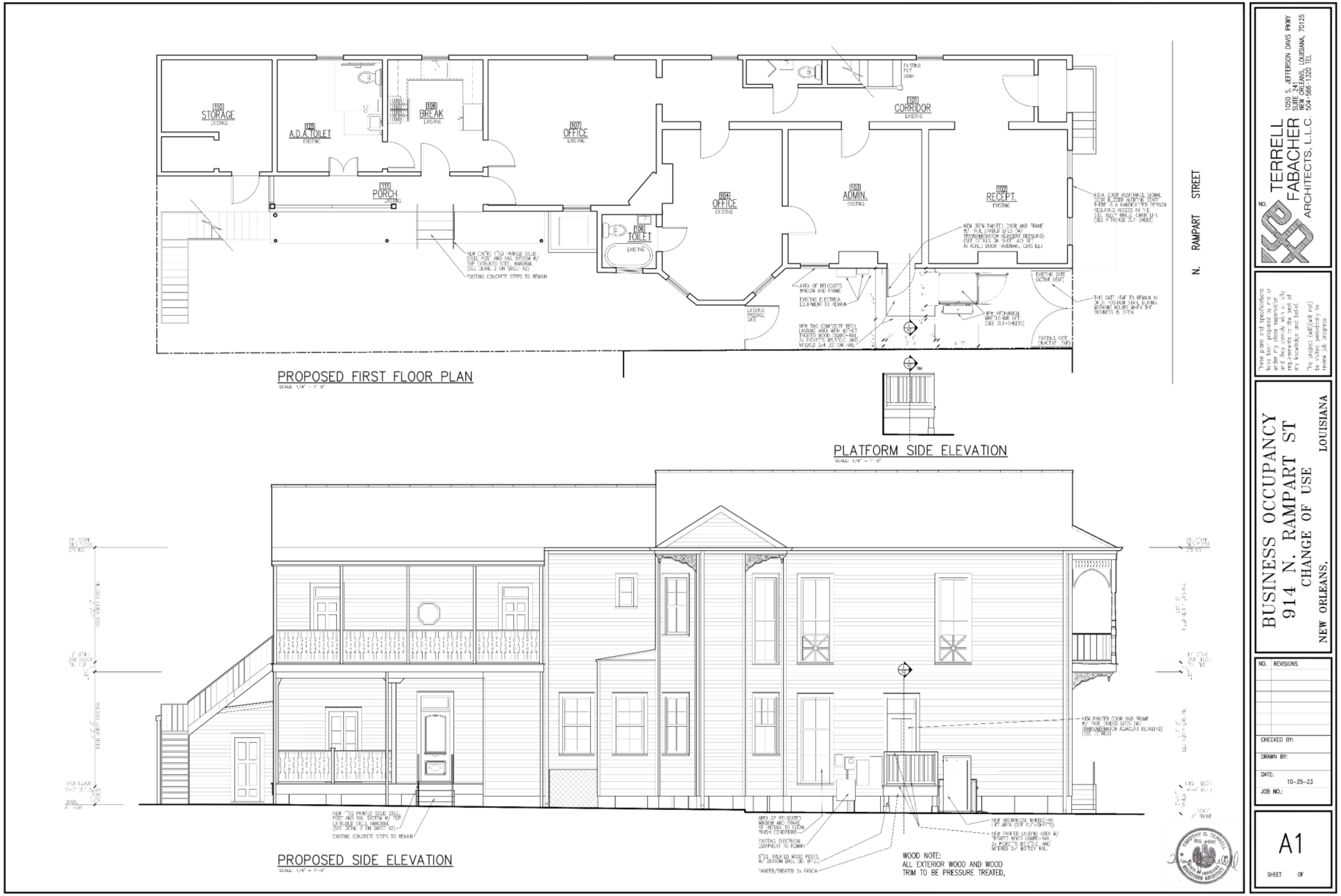
TIMOTHY D. TEARRELL
REG. #4562
STATE OF LOUISIANA
REGISTERED ARCHITECT

914 N Rampart

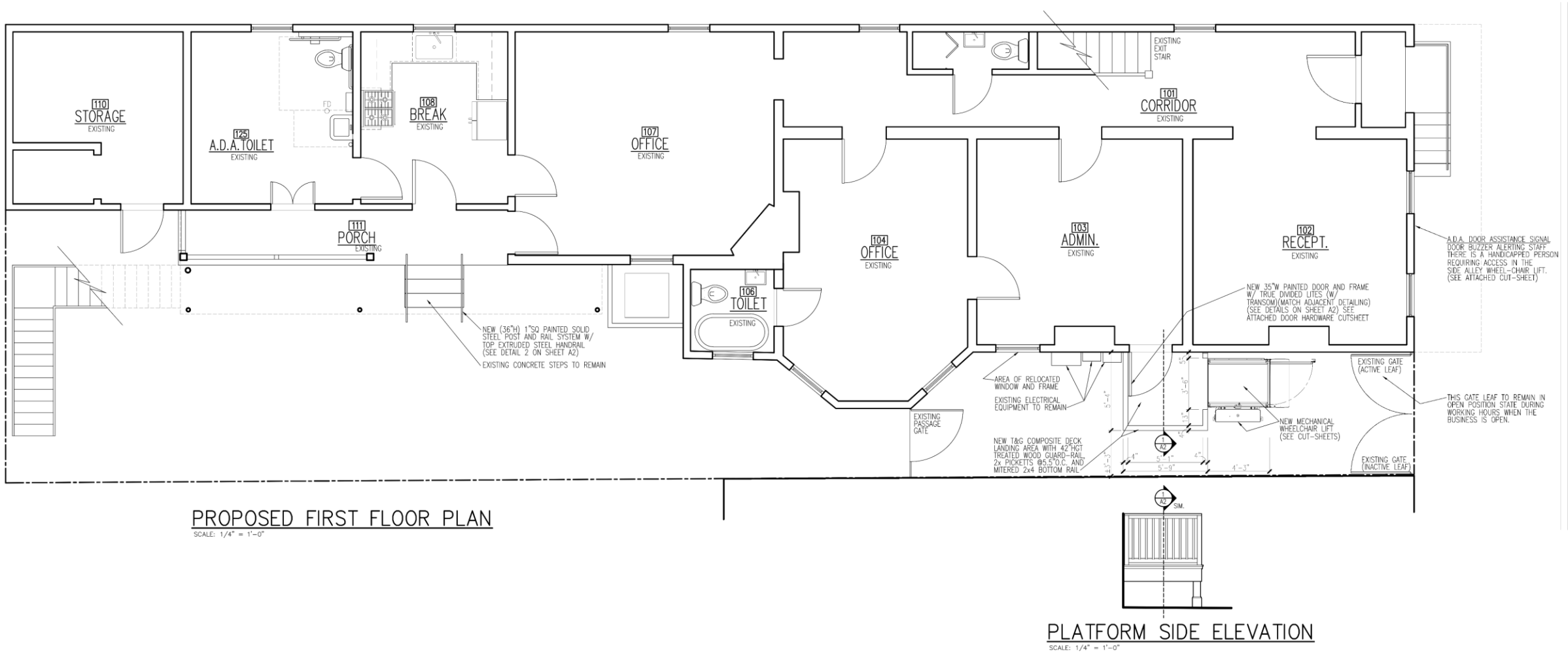
VCC Architectural Committee

November 7, 2023

VIEUX CARRE COMMISSION
ESTABLISHED 1936



914 N Rampart



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

PLATFORM SIDE ELEVATION

SCALE: 1/4" = 1'-0"

914 N Rampart

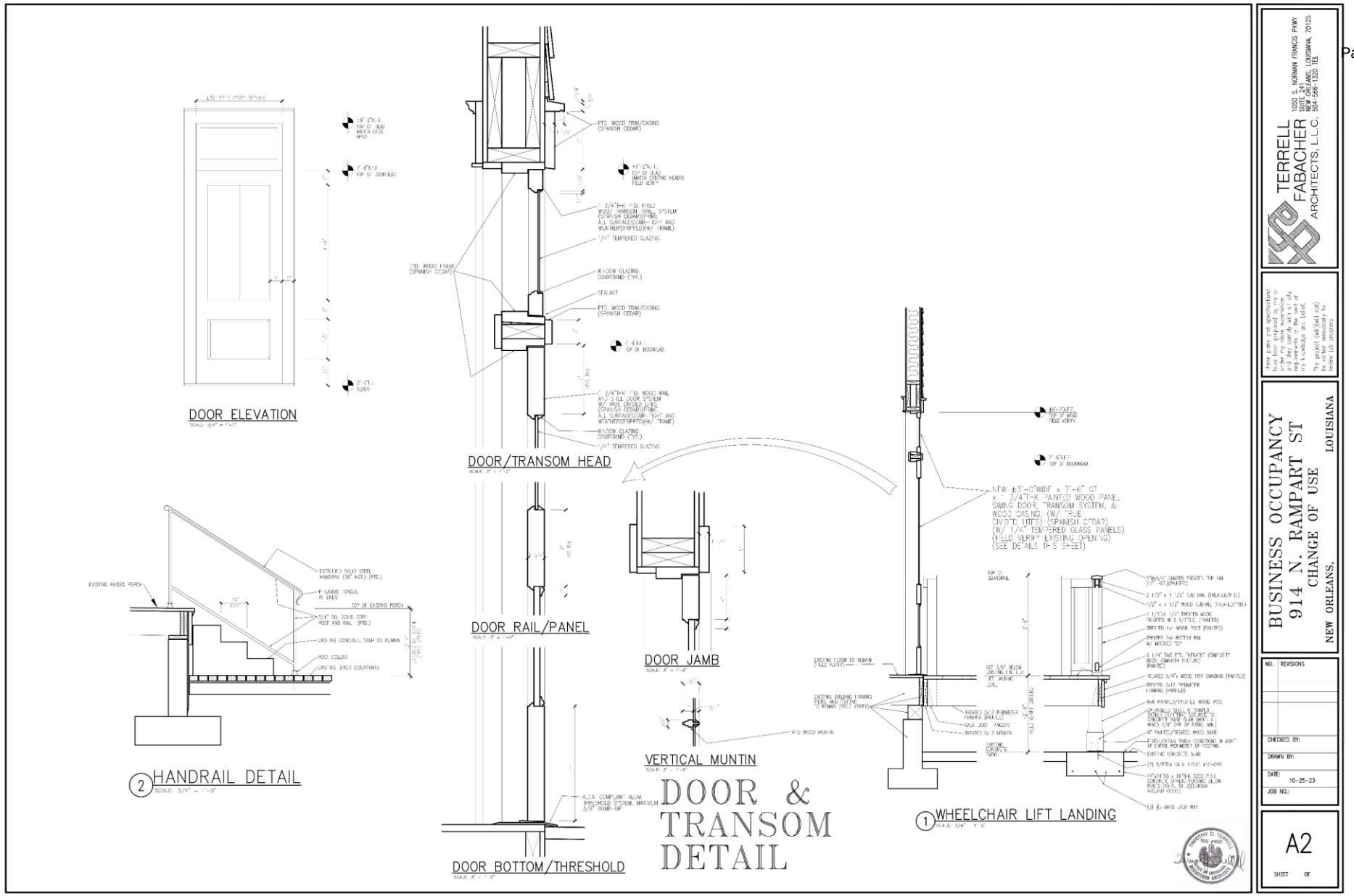
VCC Architectural Committee

November 7, 2023

914 N Rampart

VCC Architectural Committee

November 7, 2023



914 N Rampart

VCC Architectural Committee

November 7, 2023

UNENCLOSED STRAIGHT-THRU PLATFORM W/PLATFORM GATE (NO PIT)

VPL-3300B SERIES VERTICAL PLATFORM LIFT

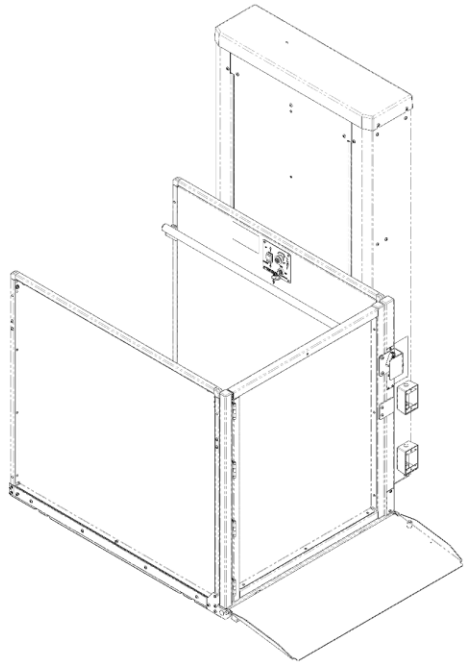
TECHNICAL DATA/SPECIFICATIONS *

RATED LOAD:	750 lbs maximum.
INPUT POWER SOURCE:	
-DC BATTERY POWERED UNIT:	110-120 Volt 3 Amp 60 Hz battery charger.
DRIVE:	
-DC BATTERY POWERED UNIT:	1/2 hp motor, 1750 rpm, 24 VDC, continuous duty.
INTERMEDIATE REDUCTION:	Dual 4L style Poly-V belts and pulleys, 3.94:1 pulley reduction.
FINAL DRIVE:	1" dia. ACME screw w/bronze nut and bronze safety back up nut.
MOTOR CONTROLLER:	
-DC BATTERY POWERED UNIT:	24 VDC Relay control.
SPEED:	
-DC BATTERY POWERED UNIT:	10 feet per minute maximum

PERFORMANCE STANDARDS

USA FOOD & DRUG ADMINISTRATION: CLASS II, 510(K) Exempt, File No. 890.3930, Product Code: PCE
ASME A18.1 (Section 2) Safety Standards for Platform Lifts and Stairway Chairlifts *
CSA B355 Lifts for Persons with Physical Disabilities *
CSA B44.1/ASME A17.5 Elevator and Escalator Electrical Equipment *

*** For complete technical specifications and performance standards years of compliance please see: ILS-01100 "VPL-3353B Commercial Vertical Platform Lift Technical Specification"**



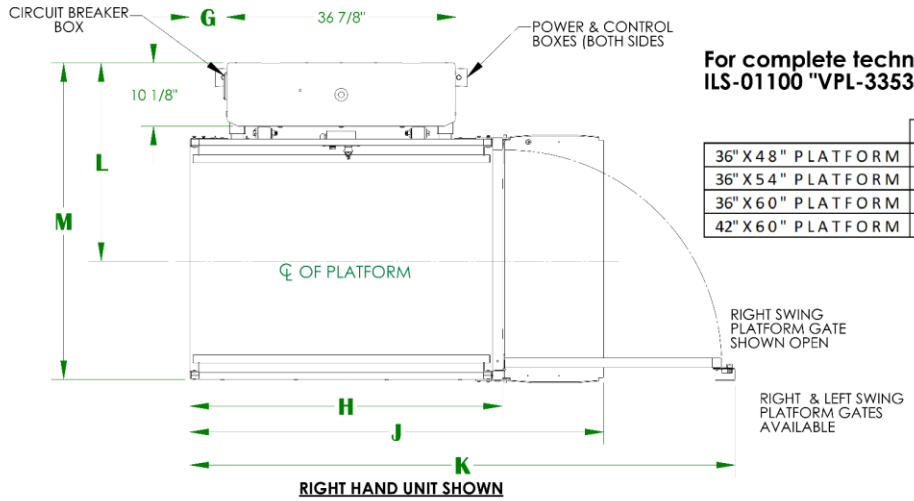
ILS-01102
SHEET 1 OF 3
REV. 4 (7504)(10/15/21)(JMH)

Bruno Independent Living Aids, Inc., 1780 Executive Drive, P.O. Box 84, Oconomowoc, WI 53066
Phone (800) 882-8183 Fax (262) 953-5501

BRUNO® for your independence

UNENCLOSED STRAIGHT-THRU PLATFORM W/PLATFORM GATE (NO PIT)

VPL-3300B SERIES VERTICAL PLATFORM LIFT

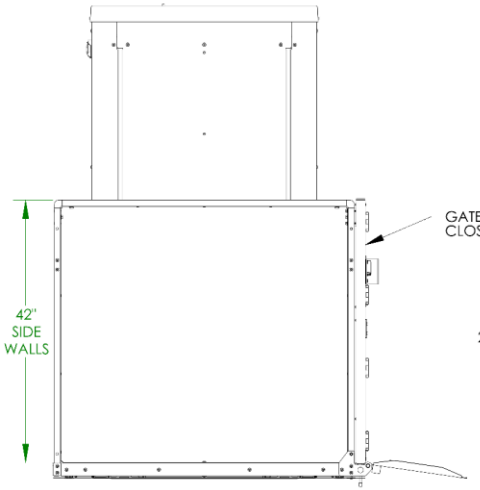


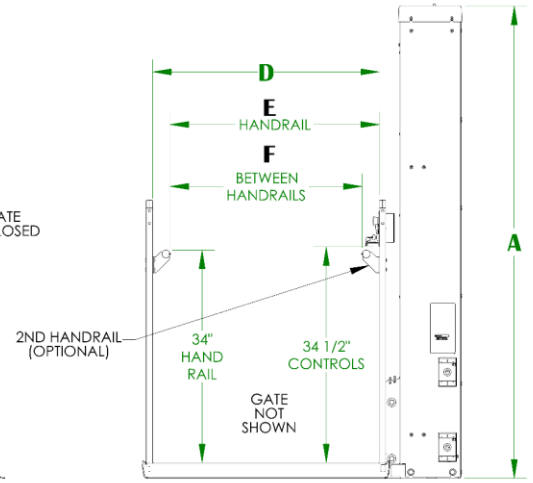
RIGHT HAND UNIT SHOWN

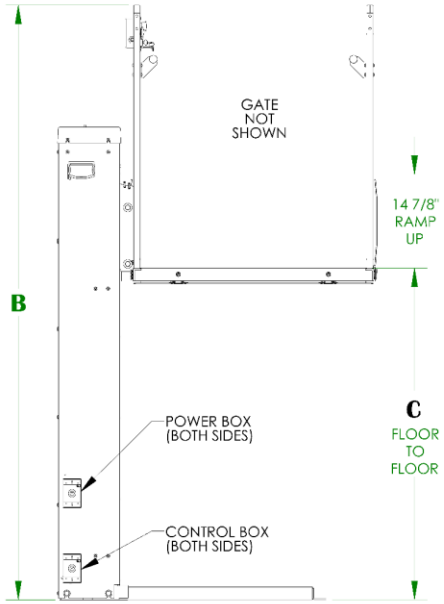
For complete technical specifications please see
ILS-01100 "VPL-3353B Commercial Vertical Platform Lift Technical Specification"

	D	E	F	G	H	J	K	L	M
36" X 48" PLATFORM	36-1/4"	33-1/2"	30-3/4"	5-3/4"	49-15/16"	66-1/8"	87-3/16"	31-9/16"	50-13/16"
36" X 54" PLATFORM	36-1/4"	33-1/2"	30-3/4"	8-3/4"	55-15/16"	72-1/8"	93-3/16"	31-9/16"	50-13/16"
36" X 60" PLATFORM	36-1/4"	33-1/2"	30-3/4"	11-3/4"	61-15/16"	78-1/8"	99-3/16"	31-9/16"	50-13/16"
42" X 60" PLATFORM	42-1/4"	39-1/2"	36-3/4"	11-3/4"	61-15/16"	78-1/8"	105-3/16"	34-9/16"	56-13/16"

	A	B	C MIN	C MAX
VPL-3353B	75-9/16"	95"	11"	53"







ILS-01102
SHEET 2 OF 3
REV. 4 (7504)(10/15/21)(JMH)

NOTES: 1) ACCESS RAMP & PLATFORM GATE CAN BE MOUNTED ON EITHER SIDE OF THE PLATFORM
2) SEE ILS-00938 FOR LANDING GATE DETAIL/ALIGNMENT

Bruno Independent Living Aids, Inc., 1780 Executive Drive, P.O. Box 84, Oconomowoc, WI 53066
Phone (800) 882-8183 Fax (262) 953-5501

BRUNO® for your independence

914 N Rampart

UNENCLOSED STRAIGHT-THRU PLATFORM W/PLATFORM GATE (NO PIT)

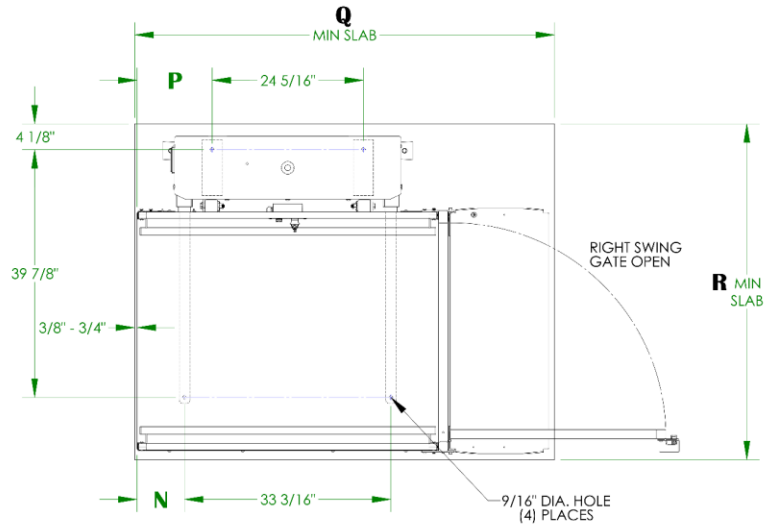
VPL-3300B SERIES VERTICAL PLATFORM LIFT
ANCHOR POINT LOCATIONS/SLAB DETAIL

TECHNICAL SPECIFICATIONS *

FLOOR ATTACHMENT:
VPL MUST BE FASTENED TO CONCRETE SLAB USING FOUR (4) 1/2" (3/8" BOLT) X MINIMUM 2-1/2" LONG CONCRETE ANCHORS SUITABLE FOR THE ENVIRONMENT. FOLLOW SELECTED CONCRETE ANCHOR MANUFACTURERS GUIDELINES AND APPLICABLE CODES.

FLOOR REQUIREMENTS:
4" THICK 3500 PSI MINIMUM COMPRESSIVE STRENGTH, REINFORCED CONCRETE SLAB.

*** For complete technical specifications please see ILS-01100 "VPL-3353B Commercial Vertical Platform Lift Technical Specification"**



UNITS WITH STRAIGHT THROUGH PLATFORM WITH PLATFORM GATE

	N	P	Q	R
36" X 48" PLATFORM	7-5/8"	12-1/16"	67-1/2"	54"
36" X 54" PLATFORM	10-5/8"	15-1/16"	73-1/2"	54"
36" X 60" PLATFORM	13-5/8"	18-1/16"	79-1/2"	54"
42" X 60" PLATFORM	13-5/8"	18-1/16"	79-1/2"	60"

ILS-01102
SHEET 3 OF 3
REV. 4 (7504)(10/15/21)(JMH)

Bruno Independent Living Aids, Inc., 1780 Executive Drive, P.O. Box 84, Oconomowoc, WI 53066
Phone (800) 882-8183 Fax (262) 953-5501

800 458 7300

A. Rifkin Co.
Established 1892

Home Products Industries GSA Products Catalogs Videos About Us Contract Sewing

$0.00

Home > Non-Bag Items > Big Bell™ MAX A.D.A. Door Signal

914 N Rampart

Products / Mechanical Locks / **S Series Grade 2 Tubular Lock**

S Series Grade 2 Tubular Lock

Used for interior doors, S Series locks focus on popular functions, levers and finishes to offer a cost effective solution for rental spaces.

Looking for more information? Connect with an Allegion team member for help.

Connect with Allegion Team (/en/contact-us.html)

Overview

S Series are interior-use, Grade 2 locks featuring both keyed and non-keyed functions. They are ideal for light commercial applications like small hotels and office tenant space, as well as apartment buildings. Heat treated locking components add strength while Schlage solid levers in plated zinc are engineered for long life and optimum durability. The four popular lever designs are ADA compliant with options for tactile warning.

ADA Compliant (/en/solutions/by-requirement/accessibility-fire-life-safety.html)

Commercial (/en/solutions/by-market/commercial-solutions.html)

Medium Duty

BAA (Buy America Act) (/content/dam/allegion-us-2/web-files/allegion/information-documents/Allegion_BAA_Compliance_Catalog_101523.pdf)

Fire Rated (/en/solutions/by-requirement/accessibility-fire-life-safety.html)

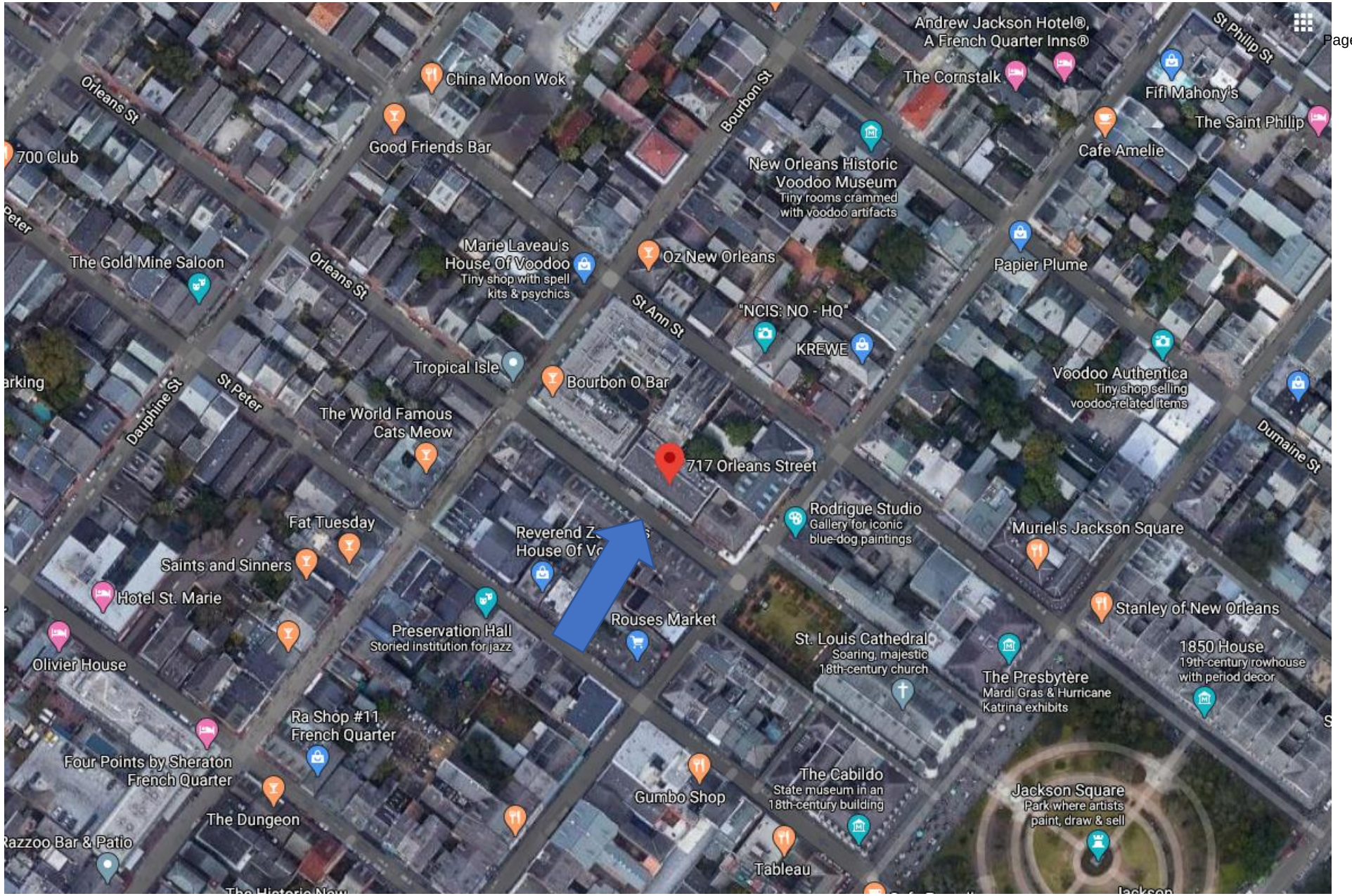
Multifamily (/en/solutions/by-market/multifamily.html)

Mechanical Locks

For frequently asked questions, educational resources and technical product materials visit the Mechanical Locks 101 page.

https://commercial.schlage.com/en/products/mechanical-locks/s-series-grade-2-tubular-locks.html

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

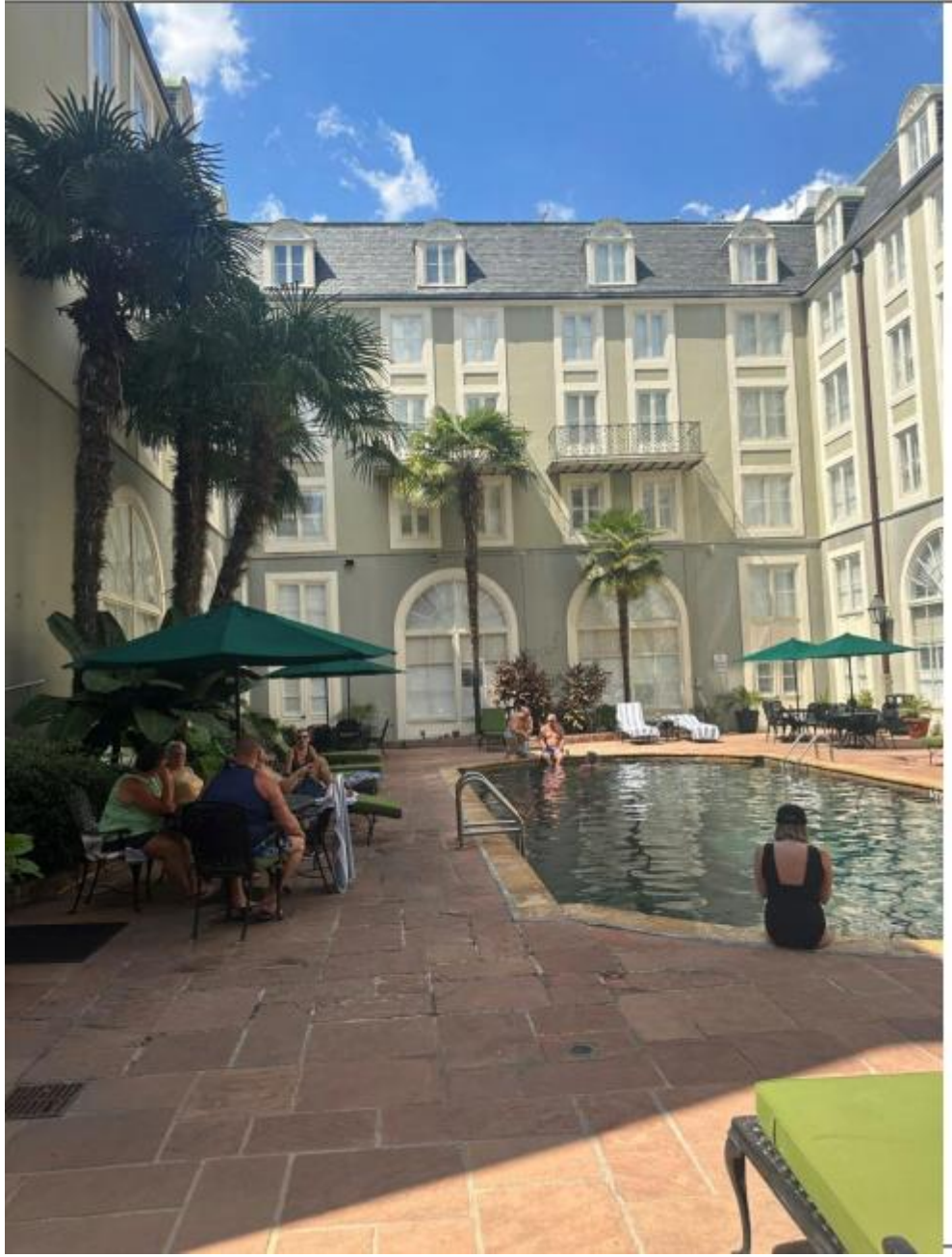
717 Orleans

717 Orleans – ca. 1900

717 Orleans – ca. 1940s

717 Orleans

717 Orleans



717 Orleans

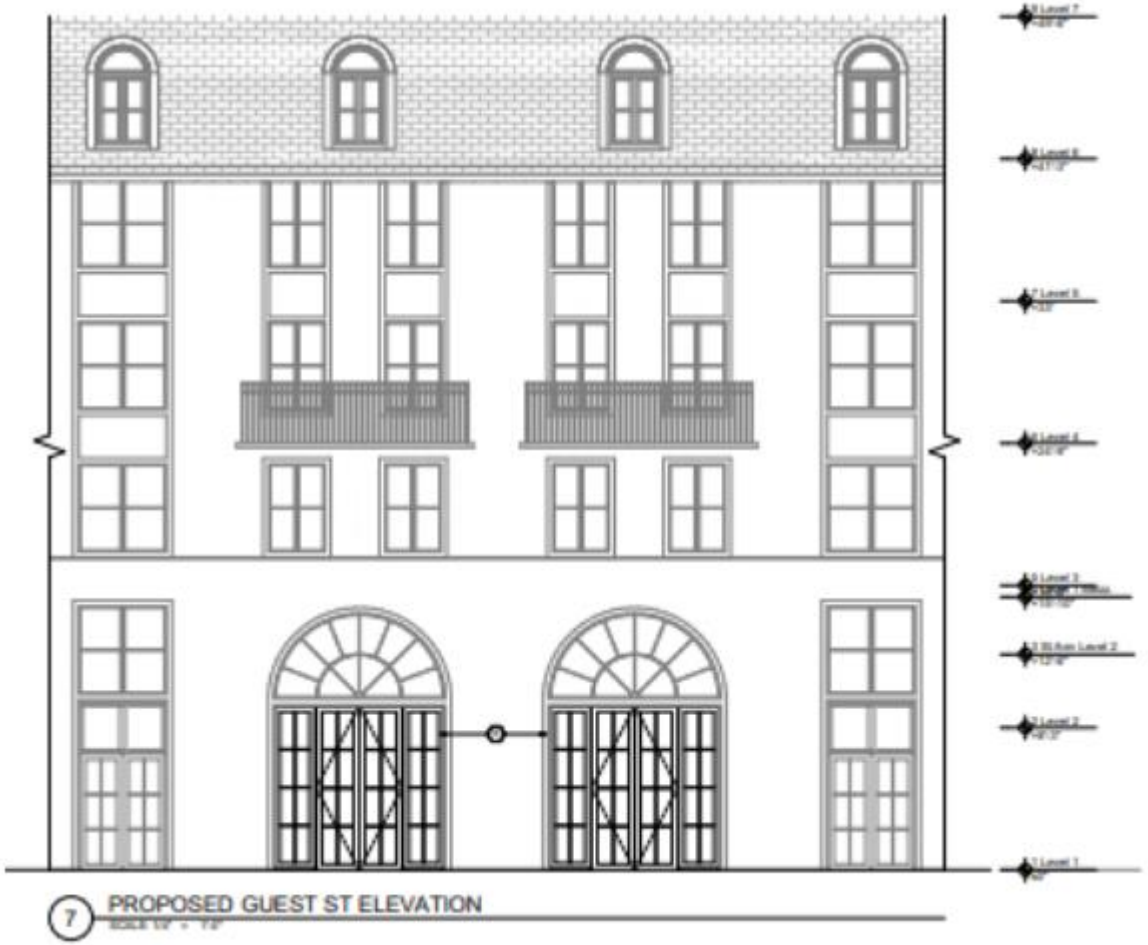
717 Orleans

717 Orleans

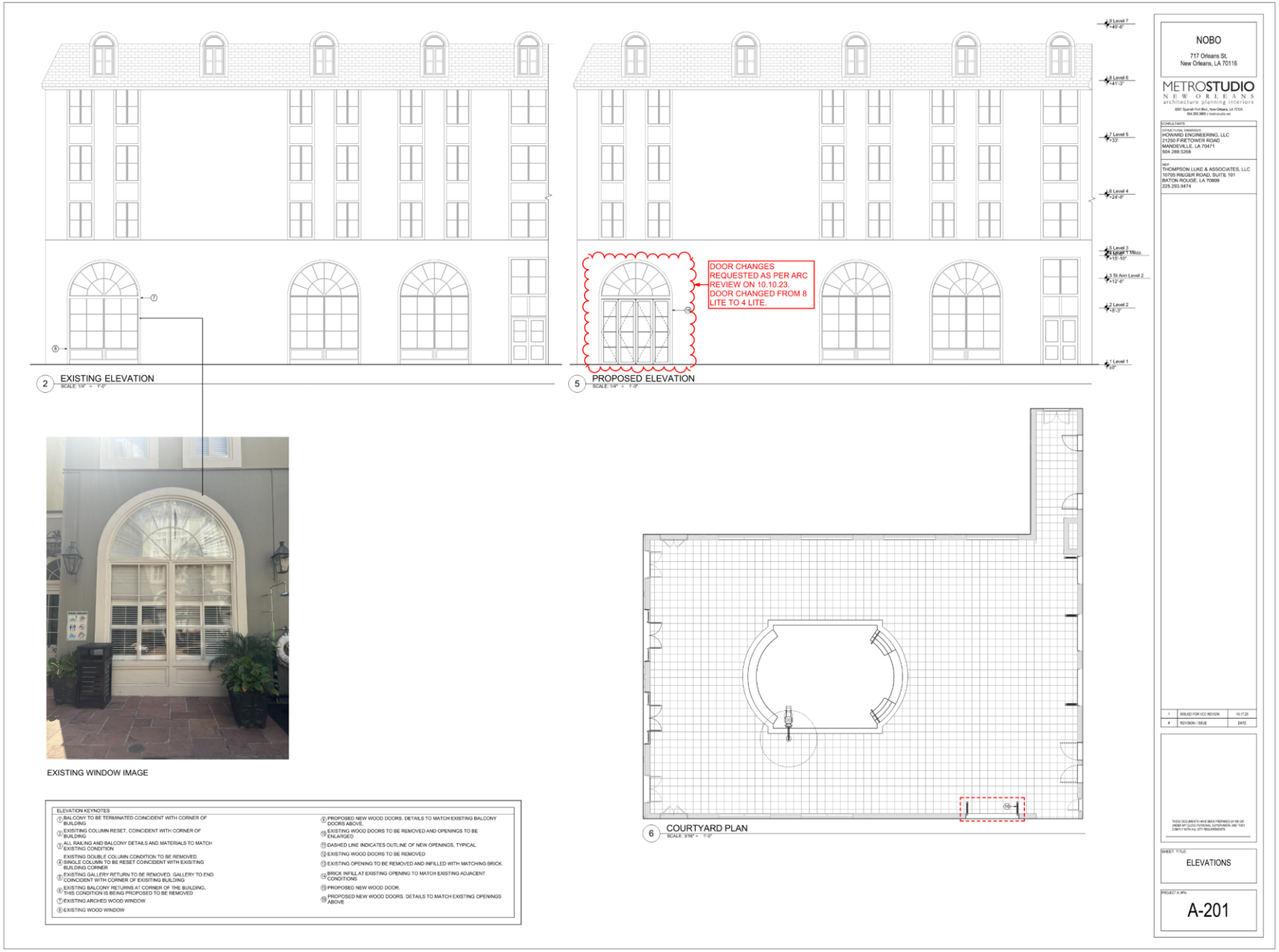
717 Orleans – Previous Proposal

VCC Architectural Committee

November 7, 2023



717 Orleans – Previous Proposal


2 EXISTING ELEVATION
SCALE: 1/4" = 1'-0"
5 PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"
DOOR CHANGES REQUESTED AS PER ARC REVIEW ON 10.10.23. DOOR CHANGED FROM 8 LITE TO 4 LITE.
EXISTING WINDOW IMAGE
6 COURTYARD PLAN
SCALE: 3/16" = 1'-0"
ELEVATION KEYNOTES
1 BALCONY TO BE TERMINATED COINCIDENT WITH CORNER OF BUILDING
2 EXISTING COLUMN RESET, COINCIDENT WITH CORNER OF BUILDING
3 ALL RAILING AND BALCONY DETAILS AND MATERIALS TO MATCH EXISTING CONDITION
EXISTING DOUBLE COLUMN CONDITION TO BE REMOVED.
4 SINGLE COLUMN TO BE RESET COINCIDENT WITH EXISTING BUILDING CORNER
5 EXISTING GALLERY RETURN TO BE REMOVED. GALLERY TO END COINCIDENT WITH CORNER OF EXISITING BUILDING.
6 EXISTING BALCONY RETURNS AT CORNER OF THE BUILDING, THIS CONDITION IS BEING PROPOSED TO BE REMOVED
7 EXISTING ARCHED WOOD WINDOW
8 EXISTING WOOD WINDOW
9 PROPOSED NEW WOOD DOORS. DETAILS TO MATCH EXISTING BALCONY DOORS ABOVE.
10 EXISTING WOOD DOORS TO BE REMOVED AND OPENINGS TO BE ENLARGED
11 DASHED LINE INDICATES OUTLINE OF NEW OPENINGS, TYPICAL.
12 EXISTING WOOD DOORS TO BE REMOVED
13 EXISTING OPENING TO BE REMOVED AND INFILLED WITH MATCHING BRICK.
14 BRICK INFILL AT EXISTING OPENING TO MATCH EXISTING ADJACENT CONDITIONS
15 PROPOSED NEW WOOD DOOR.
16 PROPOSED NEW WOOD DOORS. DETAILS TO MATCH EXISTING OPENINGS ABOVE
NOBO
717 Orleans St,
New Orleans, LA 70116
METROSTUDIO
NEW ORLEANS
architecture planning interiors
HOWARD ENGINEERING, LLC
21250 FIRETOWER ROAD
MANDEVILLE, LA 70471
504.269.5268
THOMPSON LUKE & ASSOCIATES, LLC
10705 RIEGER ROAD, SUITE 101
BATON ROUGE, LA 70809
225.293.9474
1 ISSUED FOR VCC REVISION 10.17.23
REVISION / ISSUE DATE
ELEVATIONS
A-201

3 EXISTING ELEVATION

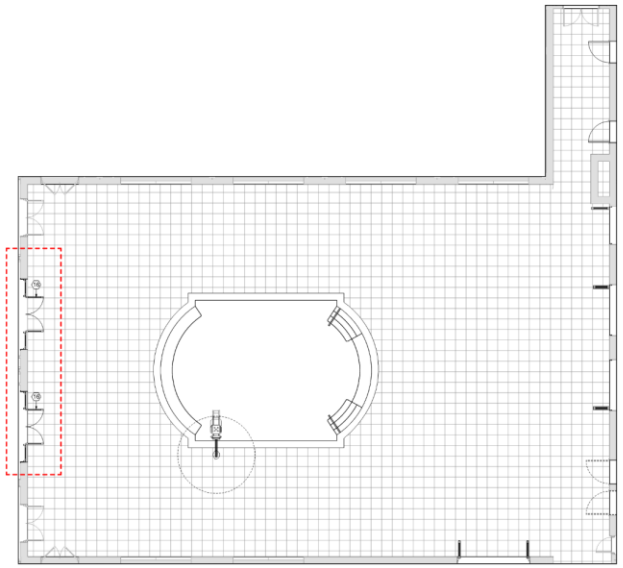
EXISTING WINDOWS

ELEVATION KEYNOTES

① BALCONY TO BE TERMINATED COINCIDENT WITH CORNER OF BUILDING
② EXISTING COLUMN RESET, COINCIDENT WITH CORNER OF BUILDING
③ ALL RAILING AND BALCONY DETAILS AND MATERIALS TO MATCH EXISTING CONDITION
④ EXISTING DOUBLE COLUMN CONDITION TO BE REMOVED. SINGLE COLUMN TO BE RESET COINCIDENT WITH EXISTING BUILDING CORNER
⑤ EXISTING GALLERY RETURN TO BE REMOVED. GALLERY TO END COINCIDENT WITH CORNER OF EXISTING BUILDING
⑥ EXISTING BALCONY RETURNS AT CORNER OF THE BUILDING. THIS CONDITION IS BEING PROPOSED TO BE REMOVED
⑦ EXISTING ARCHED WOOD WINDOW
⑧ EXISTING WOOD WINDOW
⑨ PROPOSED NEW WOOD DOORS. DETAILS TO MATCH EXISTING BALCONY DOORS ABOVE.
⑩ EXISTING WOOD DOORS TO BE REMOVED AND OPENINGS TO BE ENLARGED
⑪ DASHED LINE INDICATES OUTLINE OF NEW OPENINGS. TYPICAL.
⑫ EXISTING WOOD DOORS TO BE REMOVED
⑬ EXISTING OPENING TO BE REMOVED AND INFILLED WITH MATCHING BRICK.
⑭ BRICK INFILL AT EXISTING OPENING TO MATCH EXISTING ADJACENT CONDITIONS
⑮ PROPOSED NEW WOOD DOOR.
⑯ PROPOSED NEW WOOD DOORS. DETAILS TO MATCH EXISTING OPENINGS ABOVE

6 PROPOSED ELEVATION

DOOR CHANGES REQUESTED AS PER ARC REVIEW ON 10.10.23. DOORS CHANGED FROM 8 LITE TO 4 LITE.



7 COURTYARD PLAN

NOBO
717 Orleans St,
New Orleans, LA 70116

METROSTUDIO
NEW ORLEANS
architecture planning interiors

HOWARD ENGINEERING, LLC
21250 FIRETOWER ROAD
MANDEVILLE, LA 70471
504.289.5268

THOMPSON LUKE & ASSOCIATES, LLC
10705 RIEGER ROAD, SUITE 101
BATON ROUGE, LA 70809
225.293.9474

1	ISSUED FOR VCC REVIEW	11.17.23
#	REVISION / ISSUE	DATE

ELEVATIONS

A-202

717 Orleans – Current Proposal

VCC Architectural Committee

November 7, 2023


9 Level 7
+49'-6"
8 Level 6
+41'-3"
7 Level 5
+33'
6 Level 4
+24'-9"
5 Level 3
+16'-6"
4 Level 1 Mezz.
+15'-10"
3 St Ann Level 2
+12'-6"
2 Level 2
+8'-3"
1 Level 1
±0"
16
6
PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"
DOOR CHANGES REQUESTED AS PER ARC REVIEW ON 10.10.23. DOORS CHANGED FROM 8 LITE TO 4 LITE.


4 EXISTING ELEVATION
SCALE: 1/4" = 1'-0"
2 PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"
DOOR OPENINGS CHANGED TO ALLIGN WITH OPENINGS ABOVE. TYPICAL DOOR DESIGN CHANGED TO MATCH EXISTING BALCONY DOORS ABOVE.
TYPICAL EXISTING DOOR
ELEVATION KEYNOTES
1 BALCONY TO BE TERMINATED COINCIDENT WITH CORNER OF BUILDING
2 EXISTING COLUMN RESET, COINCIDENT WITH CORNER OF BUILDING
3 ALL RAILING AND BALCONY DETAILS AND MATERIALS TO MATCH EXISTING CONDITION
4 EXISTING DOUBLE COLUMN CONDITION TO BE REMOVED. SINGLE COLUMN TO BE RESET COINCIDENT WITH EXISTING BUILDING CORNER
5 EXISTING GALLERY RETURN TO BE REMOVED. GALLERY TO END COINCIDENT WITH CORNER OF EXISTING BUILDING
6 EXISTING BALCONY RETURNS AT CORNER OF THE BUILDING. THIS CONDITION IS BEING PROPOSED TO BE REMOVED
7 EXISTING ARCHED WOOD WINDOW
8 EXISTING WOOD WINDOW
9 PROPOSED NEW WOOD DOORS. DETAILS TO MATCH EXISTING BALCONY DOORS ABOVE.
10 EXISTING WOOD DOORS TO BE REMOVED AND OPENINGS TO BE ENLARGED
11 DASHED LINE INDICATES OUTLINE OF NEW OPENINGS, TYPICAL.
12 EXISTING WOOD DOORS TO BE REMOVED
13 EXISTING OPENING TO BE REMOVED AND INFILLED WITH MATCHING BRICK.
14 BRICK INFILL AT EXISTING OPENING TO MATCH EXISTING ADJACENT CONDITIONS
15 PROPOSED NEW WOOD DOOR.
16 PROPOSED NEW WOOD DOORS. DETAILS TO MATCH EXISTING OPENINGS ABOVE
6 COURTYARD PLAN
SCALE: 3/16" = 1'-0"
NOBO
717 Orleans St,
New Orleans, LA 70116
METROSTUDIO
NEW ORLEANS
architecture planning interiors
HOWARD ENGINEERING, LLC
21250 FIRETOWER ROAD
MANDEVILLE, LA 70471
504.289.5268
THOMPSON LUKE & ASSOCIATES, LLC
10705 RIEGER ROAD, SUITE 101
BATON ROUGE, LA 70809
225.293.9474
1 ISSUED FOR VCC REVIEW 10.17.23
REVISION / ISSUE DATE
ELEVATIONS
A-203

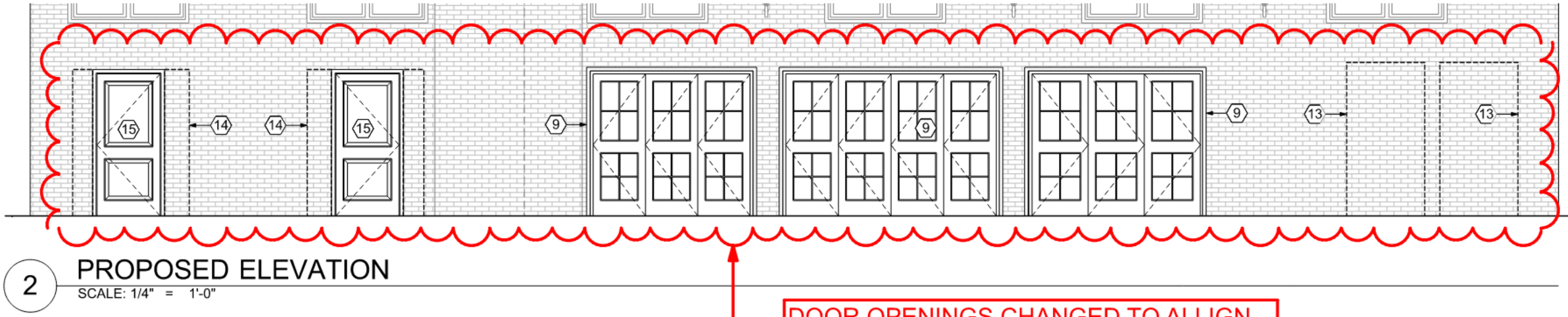
4 EXISTING ELEVATION
SCALE: 1/4" = 1'-0"

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

717 Orleans – Current Proposal

VCC Architectural Committee

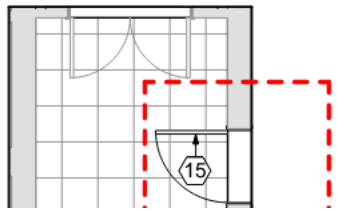
November 7, 2023

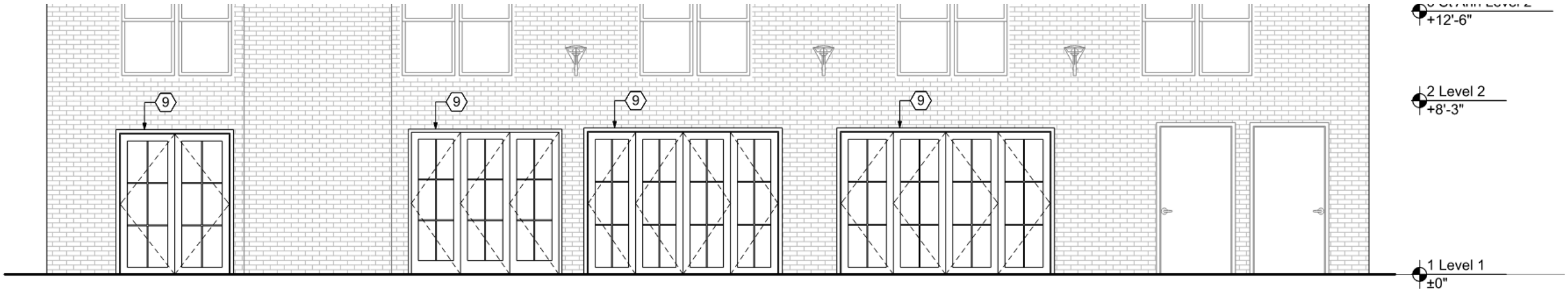


2 PROPOSED ELEVATION

SCALE: 1/4" = 1'-0"

DOOR OPENINGS CHANGED TO ALLIGN WITH OPENINGS ABOVE, TYPICAL. DOOR DESIGN CHANGED TO MATCH EXISTING BALCONY DOORS ABOVE.





2 PROPOSED POOL ELEVATION
SCALE: 1/4" = 1'-0"

New Business

921 Chartres

921 Chartres

921 Chartres

VCC Architectural Committee

November 7, 2023

921 Chartres

921 Chartres

VCC Architectural Committee

November 7, 2023

921 Chartres

VCC Architectural Committee

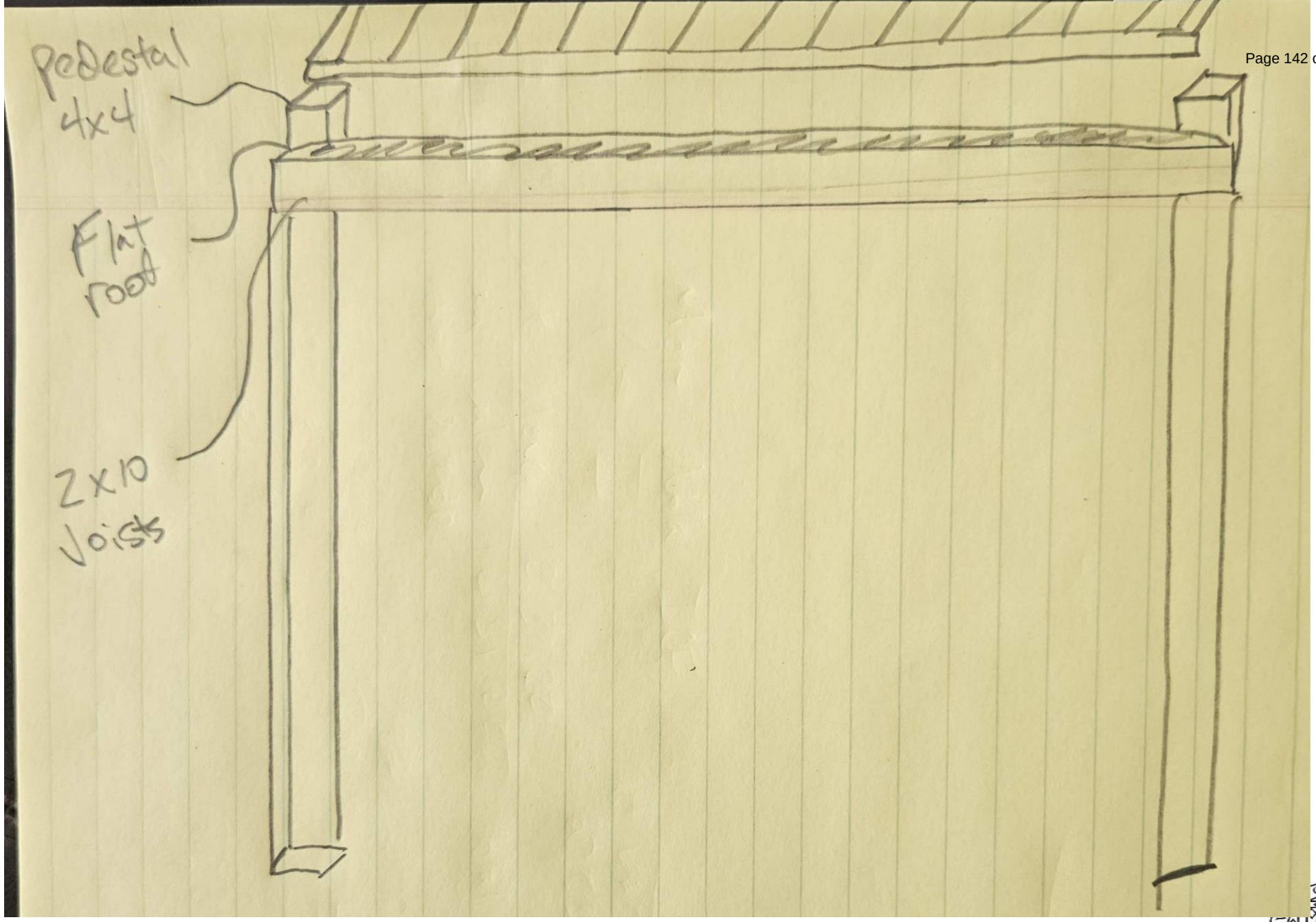
November 7, 2023

921 Chartres

921 Chartres


619
917
931

921 Chartres


Pedestal
4x4
Flat
roof
2x10
Joists

July 21, 2023

Contract

Here is an estimate for your property located at 921 Chartres St. , New Orleans, La.

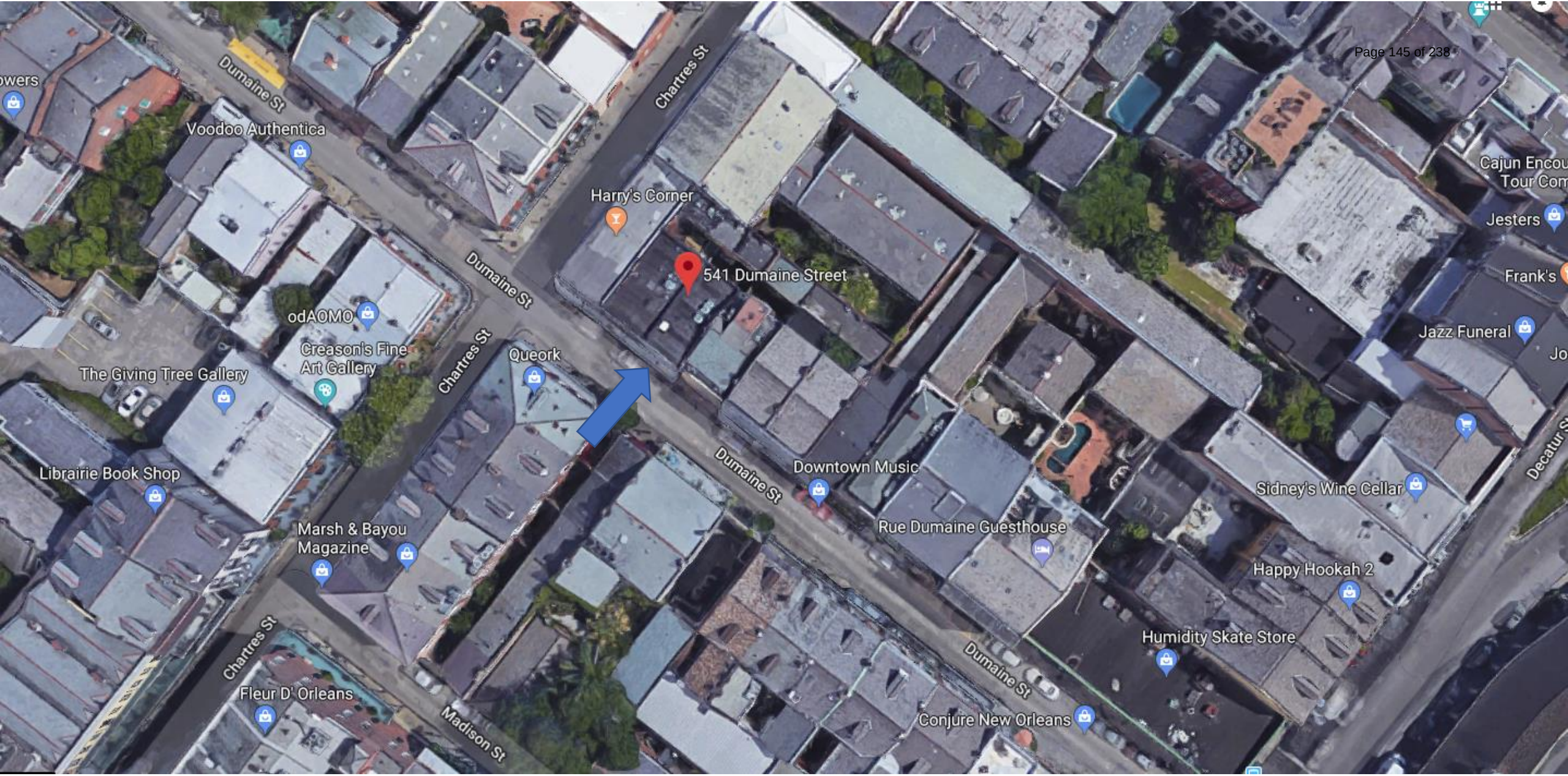
Exterior Repairs:

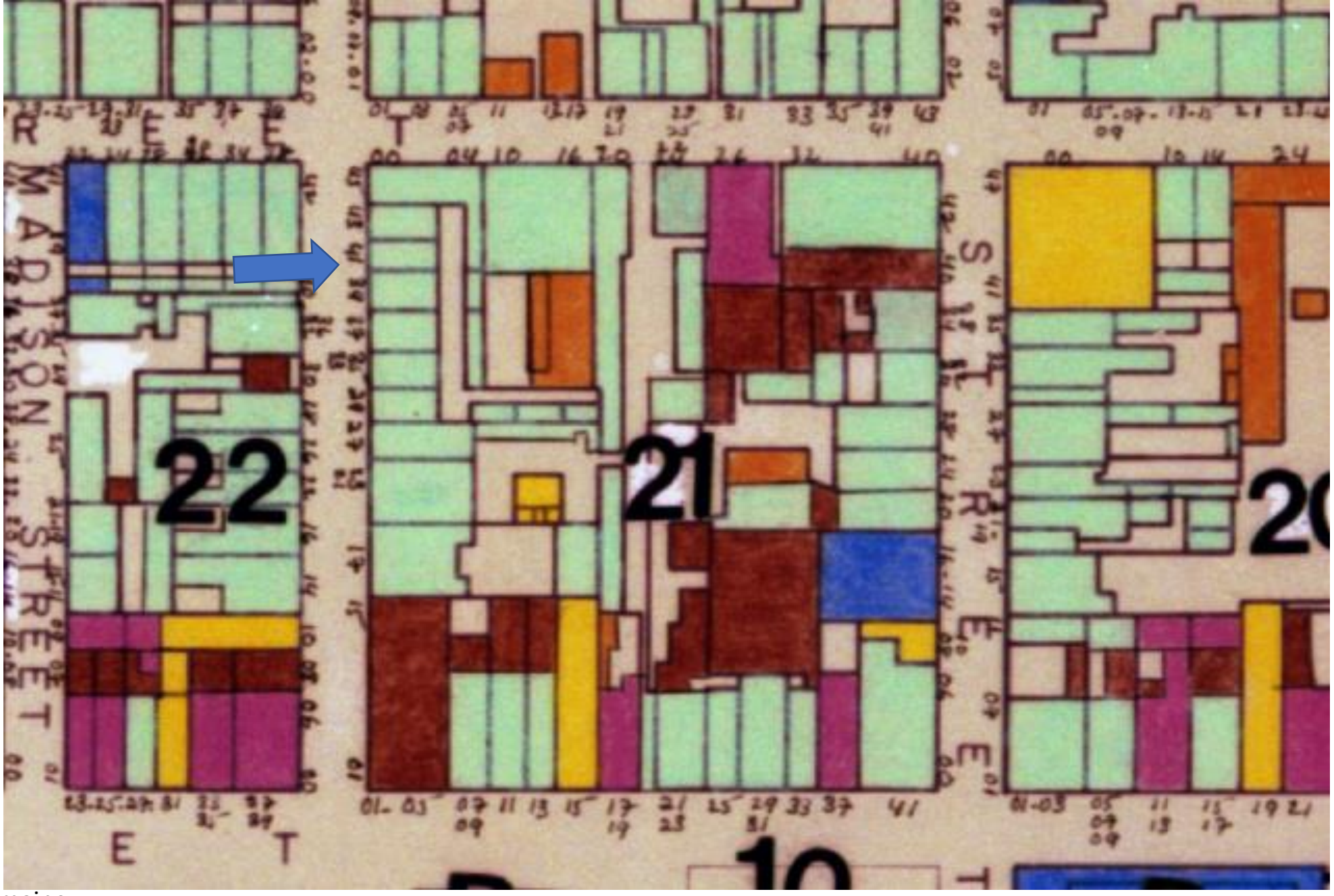
Install composite deck treads to ac compressor service area already existing with a flat roof. This is to give a solid surface to walk on and to prevent damage to the tar flat roof

Materials and labor: Materials 750.00 Labor 250.00
Total: $1,000.00

Thank you
Earl Larrieu
214-5026

541 Dumaine


Dumaine St
Chartres St
Voodoo Authentica
Harry's Corner
541 Dumaine Street
Cajun Encou
Tour Com
Jesters
Frank's
Jazz Funeral
odAOMO
Creason's Fine
Art Gallery
The Giving Tree Gallery
Queork
Librairie Book Shop
Marsh & Bayou
Magazine
Downtown Music
Rue Dumaine Guesthouse
Sidney's Wine Cellar
Happy Hookah 2
Humidity Skate Store
Fleur D' Orleans
Madison St
Conjure New Orleans


MARIGNY STREET
22
21
20
E T


03 22 2018


1602832
1602781
03 26 2018


J CHARTRES ST


09 17 2021


09 17 2021


10 06 2023


10 06 2023


10 06 2023


06 28 2023


NO PARKING
TO
CORNER
ANYTIME
06 02 2023

SCOPE OF WORK

A REMOVE ALL PLANT GROWTH, REPAIR OR REPLACE AND PAINT EXISTING PLASTER

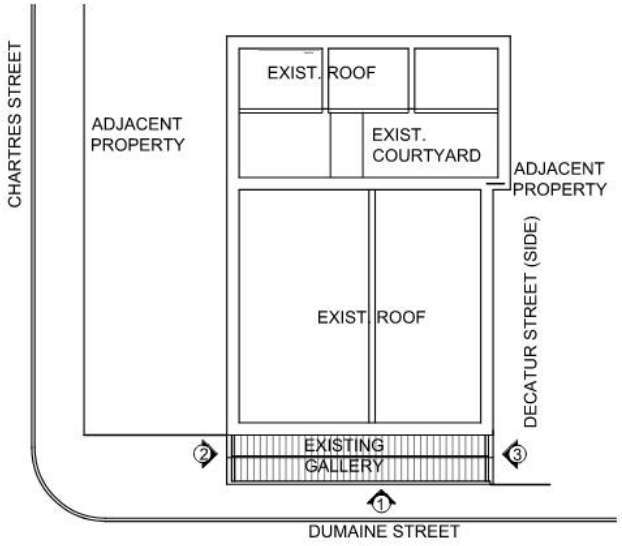
B REPAIR EXISTING BRICK LINTELS AS PER DETAILS

C REPAIR OR REPLACE AND PAINT EXISTING GALLERY AND BALCONY TO MATCH

D REPAIR AND PAINT EXISTING DOORS, WINDOWS AND FRAMES - REMOVE ALL NON CONFORMING HARDWARE

E RETAIN ALL EXISTING LIGHT FIXTURES AND SECURITY CAMERAS

INDEX OF DRAWINGS



SITE PLAN
Scale:N.T.S

GENERAL NOTES

1 ALL WORK TO CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES INCLUDING NEW ORLEANS BUILDING CODE (IRC), VIEUX CARRE COMMISSION GUIDELINES AND OSHA

2 ALL PLASTER AND MASONRY PATCHES AND WORK TO MATCH EXISTING WITH APPROVED VIEUX CARRE COMMISSION MORTAR MIX

3 ALL GALLERY AND BALCONY DECKS TO BE TREATED WOOD-ALL WOOD TRIM AND FASCIAS TO MATCH EXISTING PROFILES

4 ALL DOOR AND WINDOW AND FRAME REPAIRS TO MARTCH EXISTING PROFILES

5 ALL NEW PAINT AND PRIMER TO MATCH EXOIISTING COLORS AS APPROVED BY VCC

6 CONTRACTORS ARE RESPONSIBLE FOR ALL CONSTRUCTIONS MEANS AND METHODS, SCHEDULES, SAFETY PROGRAMS AND ALL EQUIPMENT

7 CONTRACTORS TO VERIFY ALL EXISTING CONDITIONS, INCLUDING ALL DEMOLISHED AREAS-REPORT ANY NEW DAMAGE AND CHANGES TO THE ARCHITECT AND OWNER

KEY NOTES

2A REMOVE DETERIORATED BALCONY AND GALLERY DECK, SLEEPERS, FASCIAS AND TRIM

2B REMOVE DETERIORATED PLASTER AND CUT OUT ALL PLASTER CRACKS AND INSPECT MASONRY BEYOND FOR DAMAGE

2C REMOVE ALL VEGETATION FROM PLASTER AND MASONRY- AND INJECT HERBICIDE IN MORTAR

2D REMOVE ALL NONCONFORMING DOOR HARDWARE AND PADLOCKS REMOVE ALL PLYWOOD FROM TRANSOMS

5A REPAIR DETERIORATED BRICK AND ALL DAMAGED LINTLES WITH VCC MORTAR MIX TO MATCH

6A INSTALL NEW TREATED TONGUE AND GROOVE WOOD DECK AND SLEEPERS TO MATCH EXISTING

6B INSTALL NEW WOOD FASCIAS AND TRIM TO MATCH EXISTING

7A CAULK ALL REPAIRED DOORS AND WINDOWS AND FRAMES

7B INSTALL GALVANIZED METAL Z FLASHING AT BALCONY AND GALLERY DECKS AND DOOR SILLS

8A REPAIR EXISTING WOOD DOORS, FRAMES AND TRIM TO MATCH ADD TREATED WOOD THRESHOLDS IN CAULKING BED ADD WOOD DOOR SWEEP TRIM AT BOTTOM OF DOORS

8B REPAIR EXISTING WOOD WINDOWS, FRAMES AND TRIM TO MATCH

8C REPAIR OR REPLACE ALL DAMAGED HARDWARE TO MATCH EXISTING

9A REPAIR EXISTING CEMENT PLASTER WITH VCC PLASTER MIXTURE TO MATCH FINISH AND TEXTURE

9B PRIME AND PAINT EXISTING AND REPAIRED CEMENT PLASTER TO MATCH EXISTING COLORS

9C PRIME AND PAINT REPAIRED DOORS AND WINDOWS AND FRAMES TO MATCH EXISTING COLORS

9D PRIME AND PAINT NEW WOOD DECK, SLEEPERS, FASCAS AND TRIM TO MATCH EXISTING COLORS

9E PRIME AND PAINT EXISTING STEEL AND WROUGHT IRON GALLERY AND BALCONY STRUCTURES AND RAILINGS TO MATCH WITH RUST RETARDANT PAINT

13A RETAIN EXISTING LIGHT FIXTURES AT GALLERY AND BALCONY

13B RETAIN EXISTING SECURITY CAMERAS AND SYSTEM

1.FRONT VIEW

2. FACADE LEFT

3. FACADE RIGHT

DONALD MAGINNIS ARCHITECT INC.
1111 ST MARY ST.,
NEW ORLEANS, LA 70130
504.523.2901 (tel.)
dsmarchit@aol.com

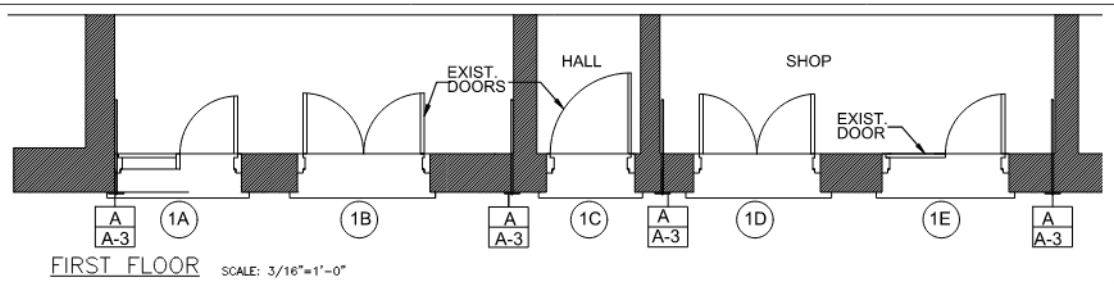
FACADE REPAIRS
541–543 DUMAINE
NEW ORLEANS, LA 70112

REVISIONS

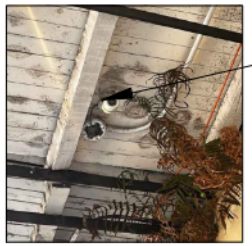
NO.	BY	DATE
		8-15-2023

DRAWING INFO
SHEET: ENTRY
SCALE: N.T.S
DRAWN BY: JT

A-1
OF 4



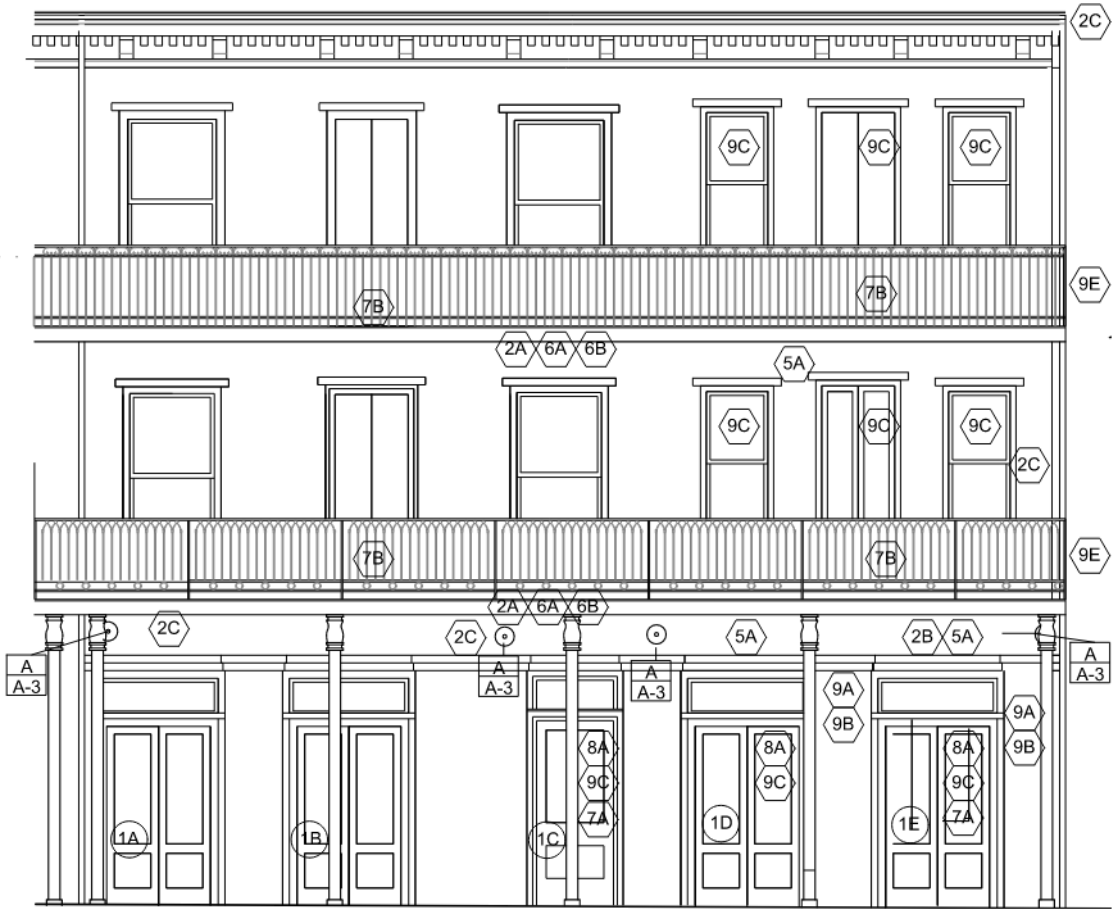
FIRST FLOOR SCALE: 3/16"=1'-0"



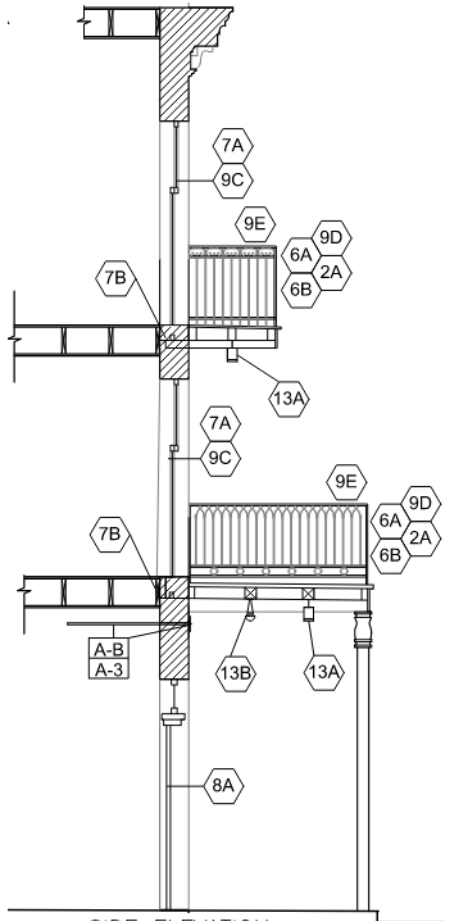
SECURITY CAMERA (LEFT)

13B

SECURITY CAMERA (RIGHT)



FRONT ELEVATION SCALE: 3/16"=1'-0"



SIDE ELEVATION SCALE: 3/16"=1'-0"

DONALD MAGINNIS ARCHITECT INC.
1111 ST MARY ST., NEW ORLEANS, LA 70130
504.523.2901 (tel.)

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

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

FACADE REPAIRS
541-543 DUMAINE
NEW ORLEANS, LA 70112

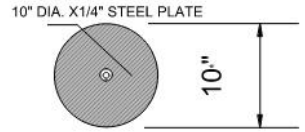
REVISIONS

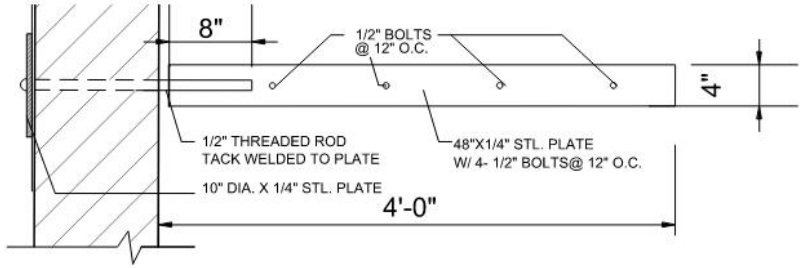
NO.	BY	DATE
		8-15-2023

DRAWING INFO
SHEET: ENTRY
SCALE: 1/8"=1'-0"
DRAWN BY: JT

A-2
OF 4

FRONT ELEVATION SCALE: 3/16"=1'-0"





A/A3 WALL PLATE ELEVATION DETAIL SCALE: 1"=1'-0"

B/A3 WALL PLATE DETAIL SCALE: 1"=1'-0"

01

02

03

04

05

MASONRY AND PLASTER DETAILS

1A

1B

1C

1D

1E

DOOR ELEVATIONS

DONALD MAGINNIS ARCHITECT INC.

1111 ST MARY ST.,
NEW ORLEANS, LA 70130

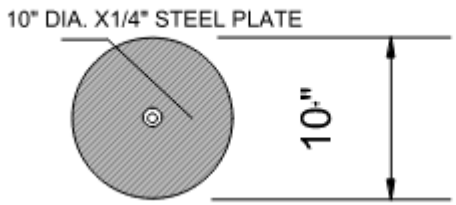
504.523.2901 (tel.)

FACADE REPAIRS
541-543 DUMAINE
NEW ORLEANS, LA 70112

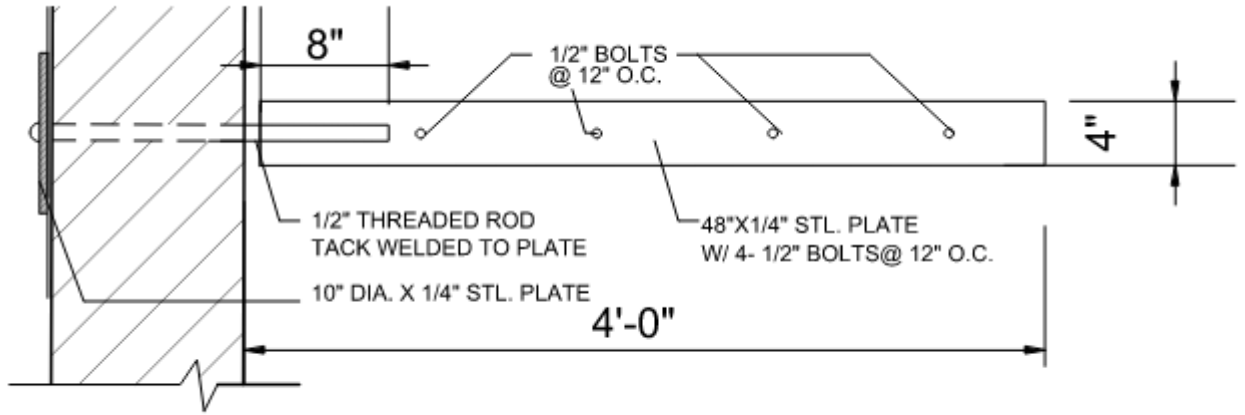
NO. BY
REVISIONS
DATE
8-15-2023

SHEET
DRAWING INFO
SCALE
ENTRY
FA
DRAWN BY:

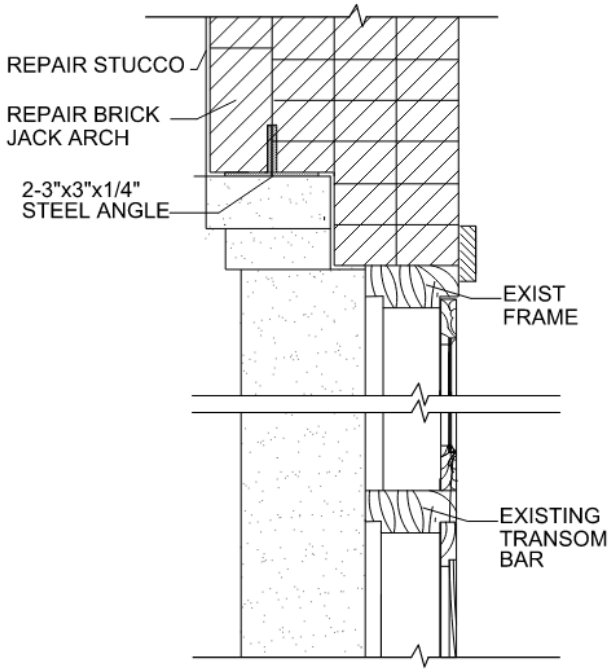
A-3
OF 4



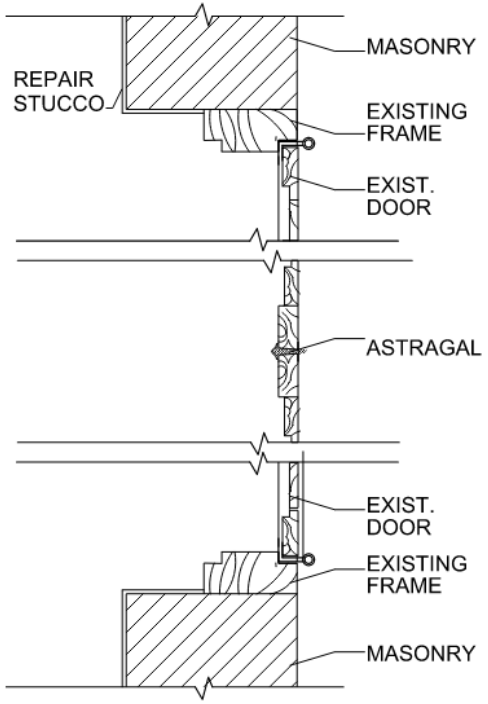
A/A3 WALL PLATE ELEVATION DETAIL SCALE: 1"=1'-0"



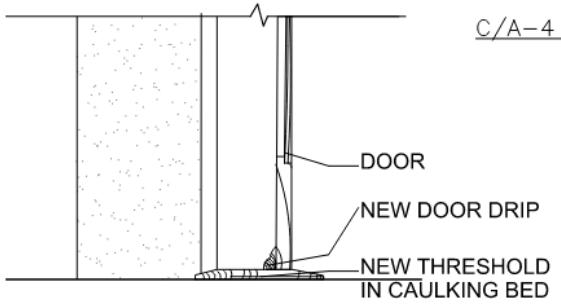
B/A3 WALL PLATE DETAIL SCALE: 1"=1'-0"



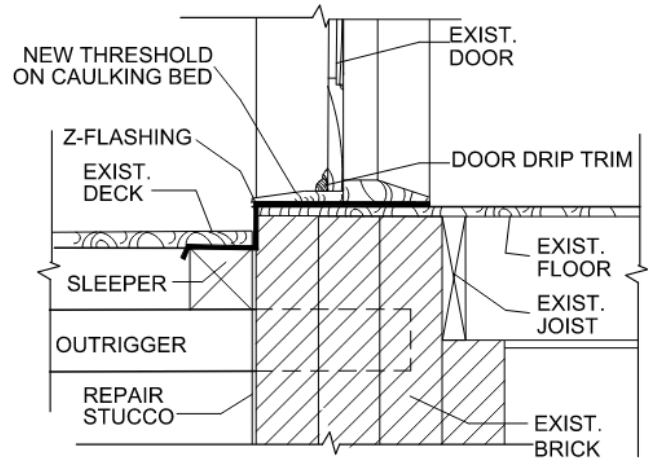
A/A-4 HEAD AND TRANSOM DETAIL
SCALE: 1 ½"=1'-0"



C/A-4 JAMB DETAIL
SCALE: 1 ½"=1'-0"



B/A-4 FIRST FLOOR THRESHOLD DETAIL
SCALE: 1 ½"=1'-0"



B/A-4 SECOND FLOOR THRESHOLD DETAIL
SCALE: 1 ½"=1'-0"

DONALD MAGINNIS ARCHITECTS INC.
1111 ST MARY ST.,
NEW ORLEANS, LA 70130
504.523.2901 (tel.)
damarchi@aol.com

FACADE REPAIRS
541-543 DUMAINE
NEW ORLEANS, LA 70112

REVISIONS

NO.	BY	DATE
		8-15-2023

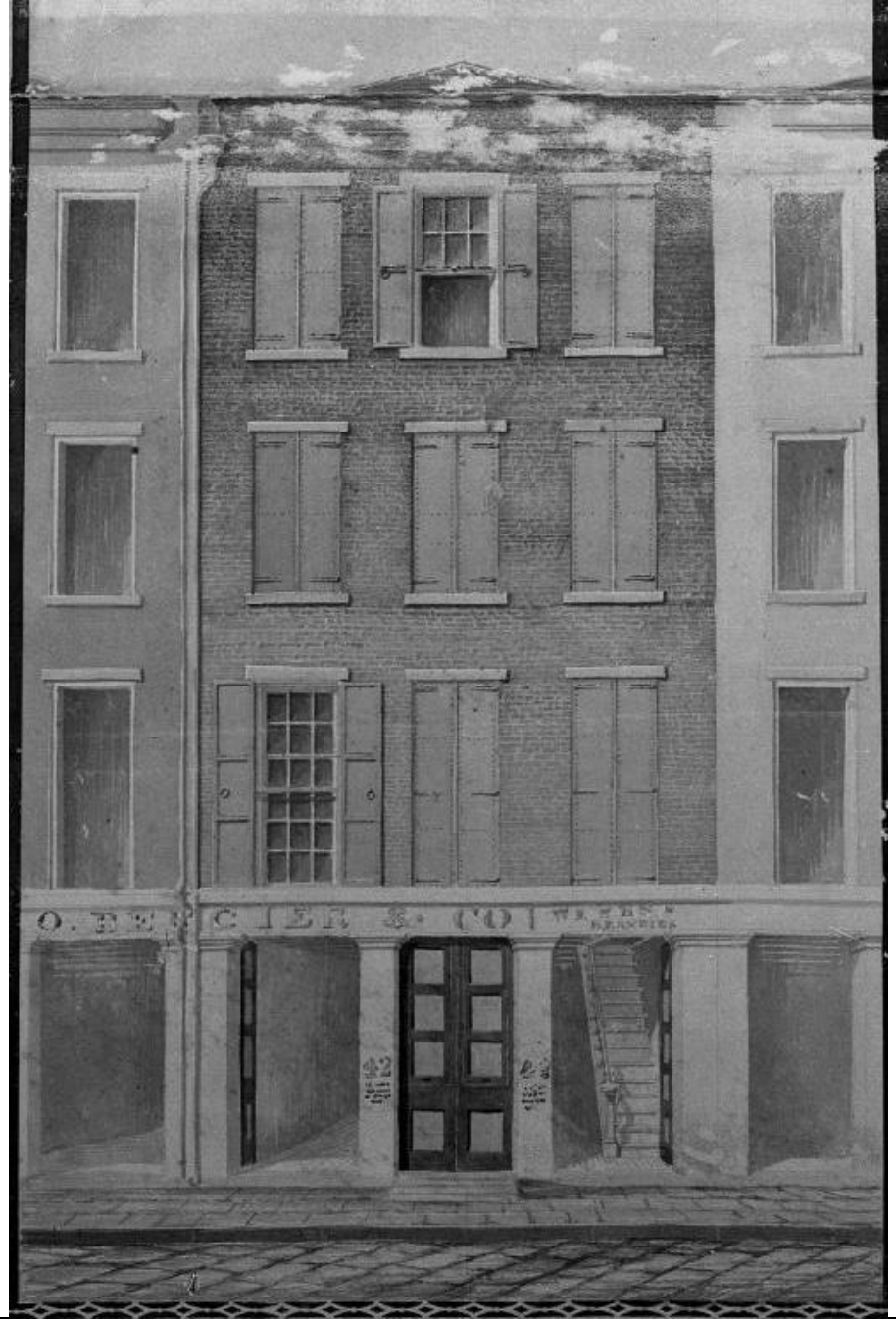
DRAWING INFO
SHEET: ENTRY
SCALE: VARIES
DRAWN BY: JT

A-4
OF 4

224 Decatur


224 Decatur St
Acme Oyster House
Hotel Monteleone
W New Orleans - French Quarter
Canal at Bourbon (Out)
Canal at Royal (Out)
New Orleans Marriott
W Marriott New Orleans
US Custom House
Canal at Decatur (Out)
Audubon Butterfly Garden and Insectarium
Canal at S. Peters (In)
Canal at N. Peters (Out)
The Ruby Slipper Cafe
Tiffany & Co
Saks Fifth Avenue
Audubon Aquarium of the Americas
Bienville Station
Woldenberg Park
Exchange Pl
Conti St
Bienville St
Decatur St
N Peters St
Canal St
Iberville St
Chartres St
Clinton St
N Front St
Camp St
Dorsiere St
Magazine St
S Peters St

224 Decatur



224 Decatur

224 Decatur - 1963

224 Decatur

224 Decatur

224 Decatur

224 Decatur

VCC Architectural Committee

November 7, 2023

224 Decatur

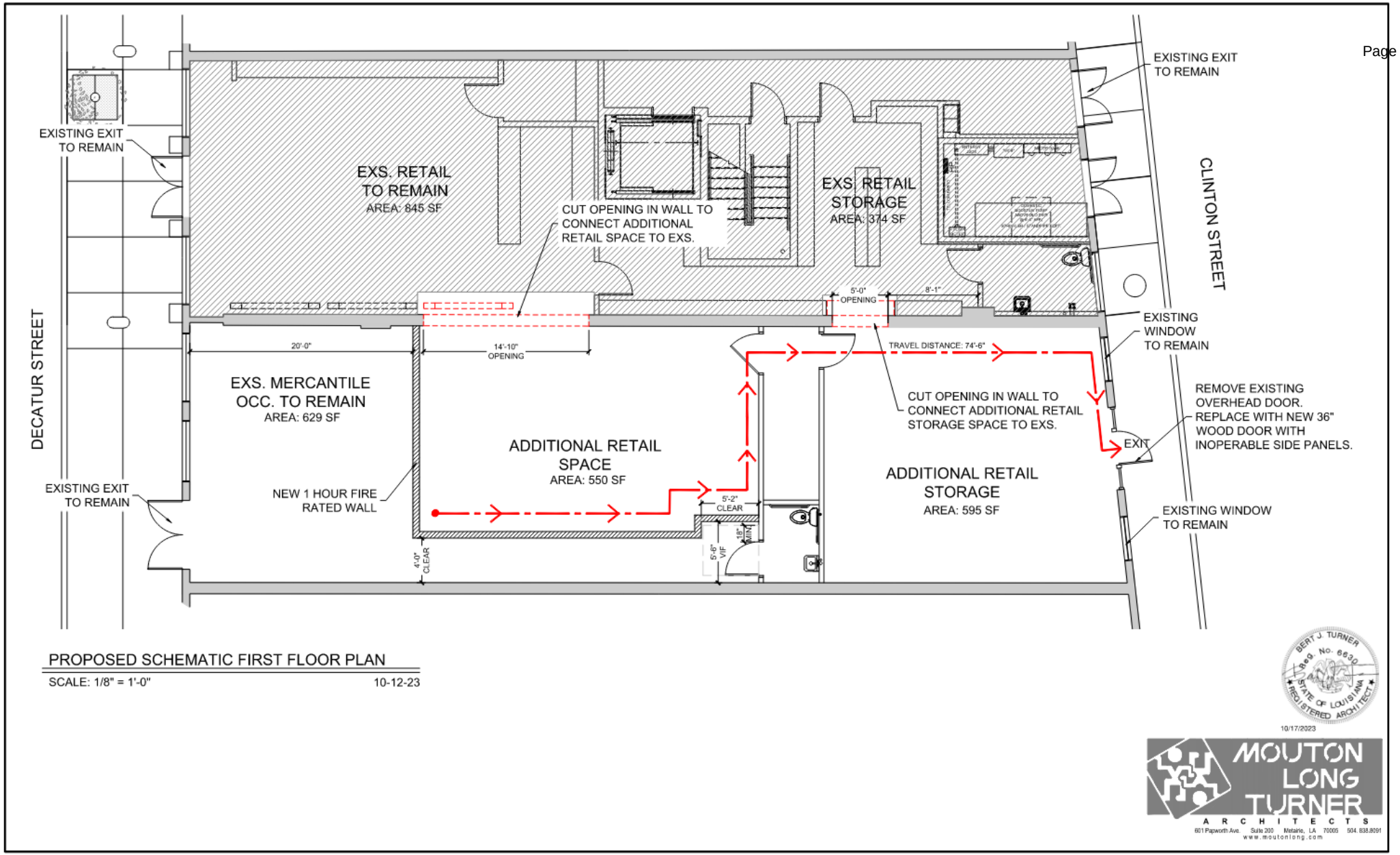
224 Decatur

VCC Architectural Committee

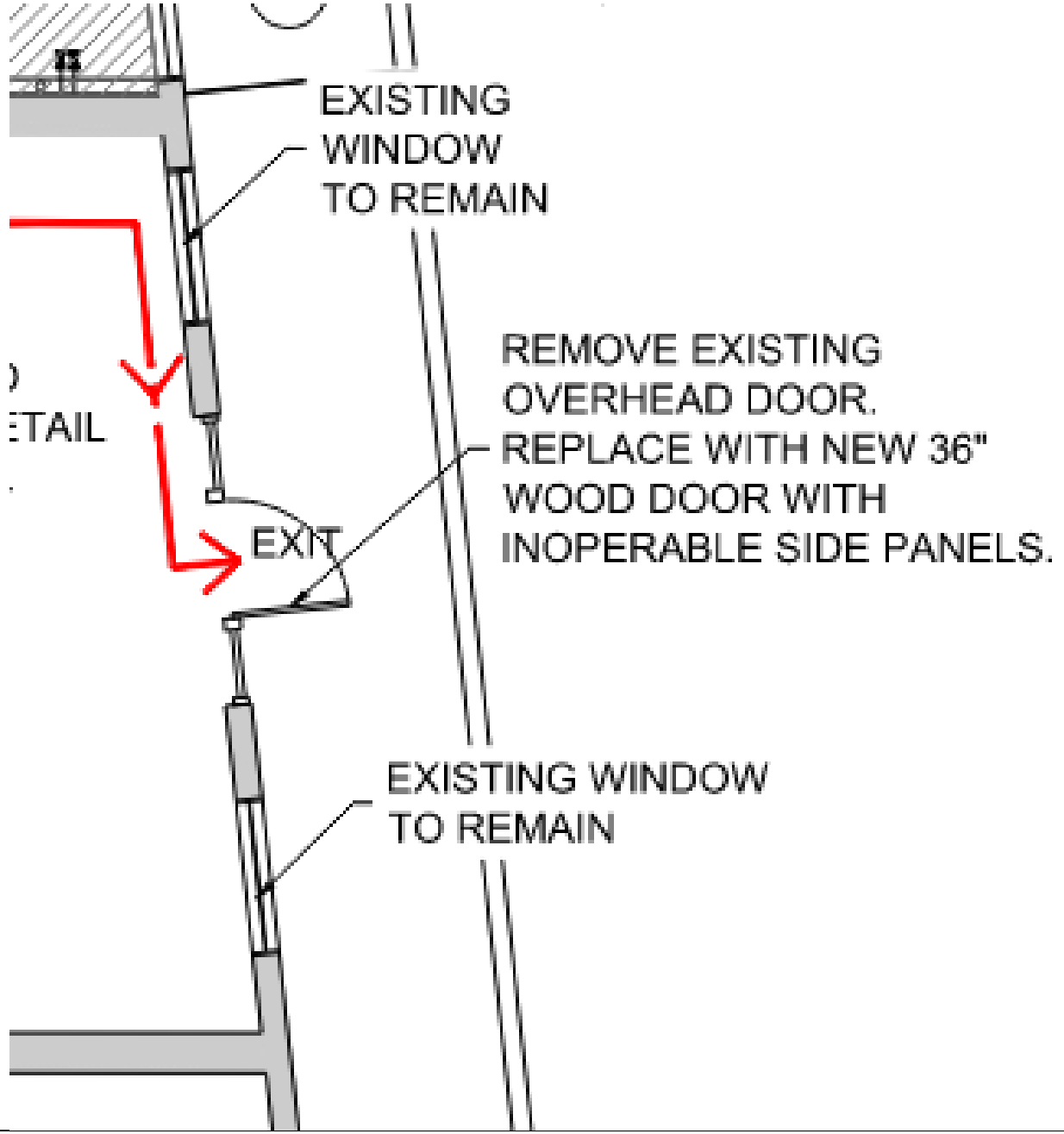
November 7, 2023

224 Decatur – Clinton Elevation, 1975

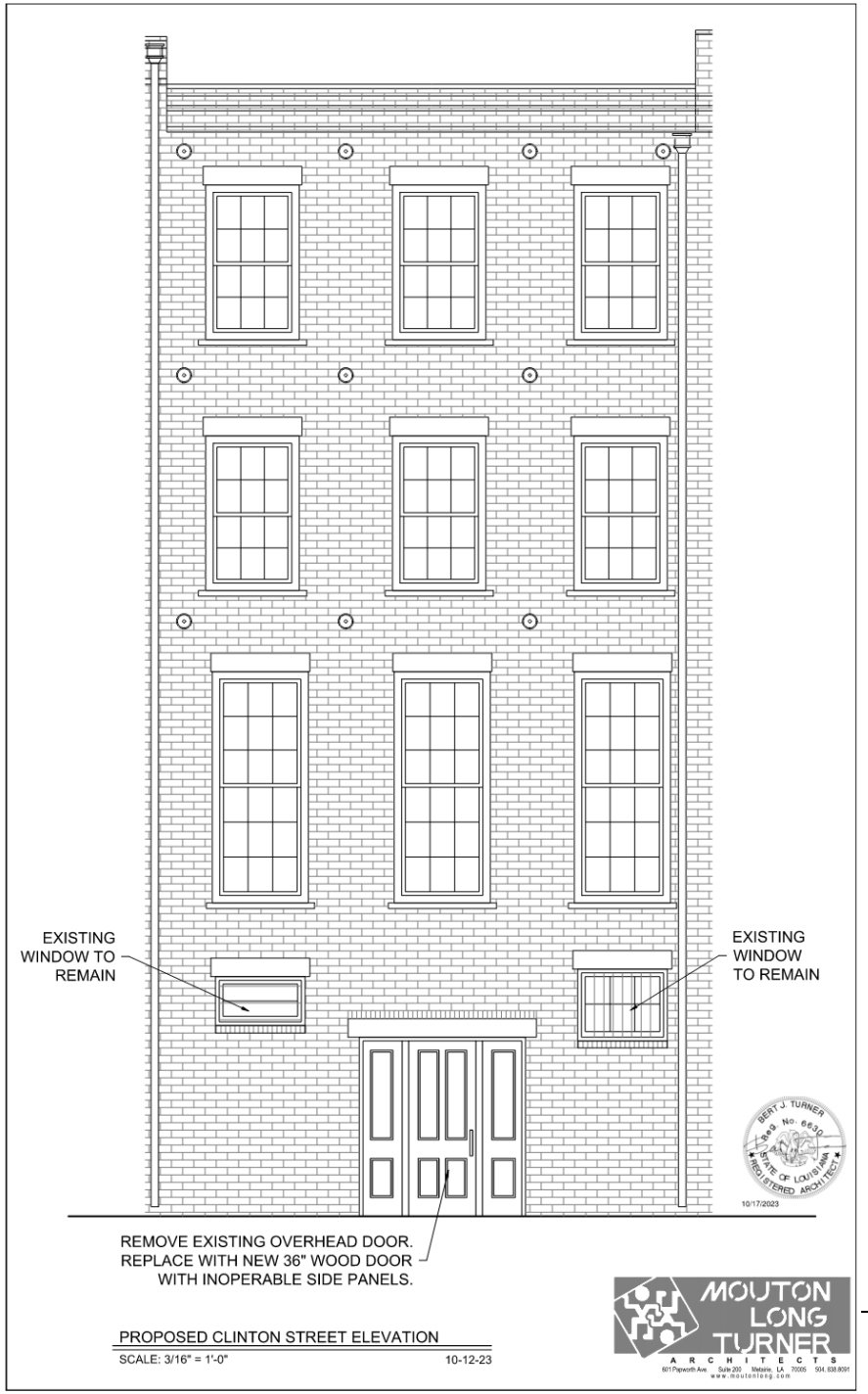
224 Decatur – Clinton Elevation, 1975


EXISTING EXIT
TO REMAIN
EXS. RETAIL
TO REMAIN
AREA: 845 SF
CUT OPENING IN WALL TO
CONNECT ADDITIONAL
RETAIL SPACE TO EXS.
EXS. RETAIL
STORAGE
AREA: 374 SF
EXISTING EXIT
TO REMAIN
CLINTON STREET
DECATUR STREET
5'-0"
OPENING
8'-1"
EXISTING
WINDOW
TO REMAIN
20'-0"
14'-10"
OPENING
TRAVEL DISTANCE: 74'-6"
EXS. MERCANTILE
OCC. TO REMAIN
AREA: 629 SF
CUT OPENING IN WALL TO
CONNECT ADDITIONAL RETAIL
STORAGE SPACE TO EXS.
REMOVE EXISTING
OVERHEAD DOOR.
REPLACE WITH NEW 36"
WOOD DOOR WITH
INOPERABLE SIDE PANELS.
EXIT
ADDITIONAL RETAIL
SPACE
AREA: 550 SF
EXISTING EXIT
TO REMAIN
NEW 1 HOUR FIRE
RATED WALL
5'-2"
CLEAR
ADDITIONAL RETAIL
STORAGE
AREA: 595 SF
EXISTING WINDOW
TO REMAIN
4'-0"
CLEAR
5'-6"
VIF
18"
MIN
PROPOSED SCHEMATIC FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
10-12-23
BERT J. TURNER
Reg. No. 6630
STATE OF LOUISIANA
REGISTERED ARCHITECT
10/17/2023
MOUTON
LONG
TURNER
ARCHITECTS
601 Papworth Ave. Suite 200 Metairie, LA 70005 504.838.8091
www.moutonlong.com

224 Decatur


EXISTING
WINDOW
TO REMAIN
REMOVE EXISTING
OVERHEAD DOOR.
REPLACE WITH NEW 36"
WOOD DOOR WITH
INOPERABLE SIDE PANELS.
EXIT
EXISTING WINDOW
TO REMAIN

224 Decatur



224 Decatur

VCC Architectural Committee

November 7, 2023

BERT J. TURNER
Reg. No. 6630
STATE OF LOUISIANA
REGISTERED ARCHITECT
10/17/2023

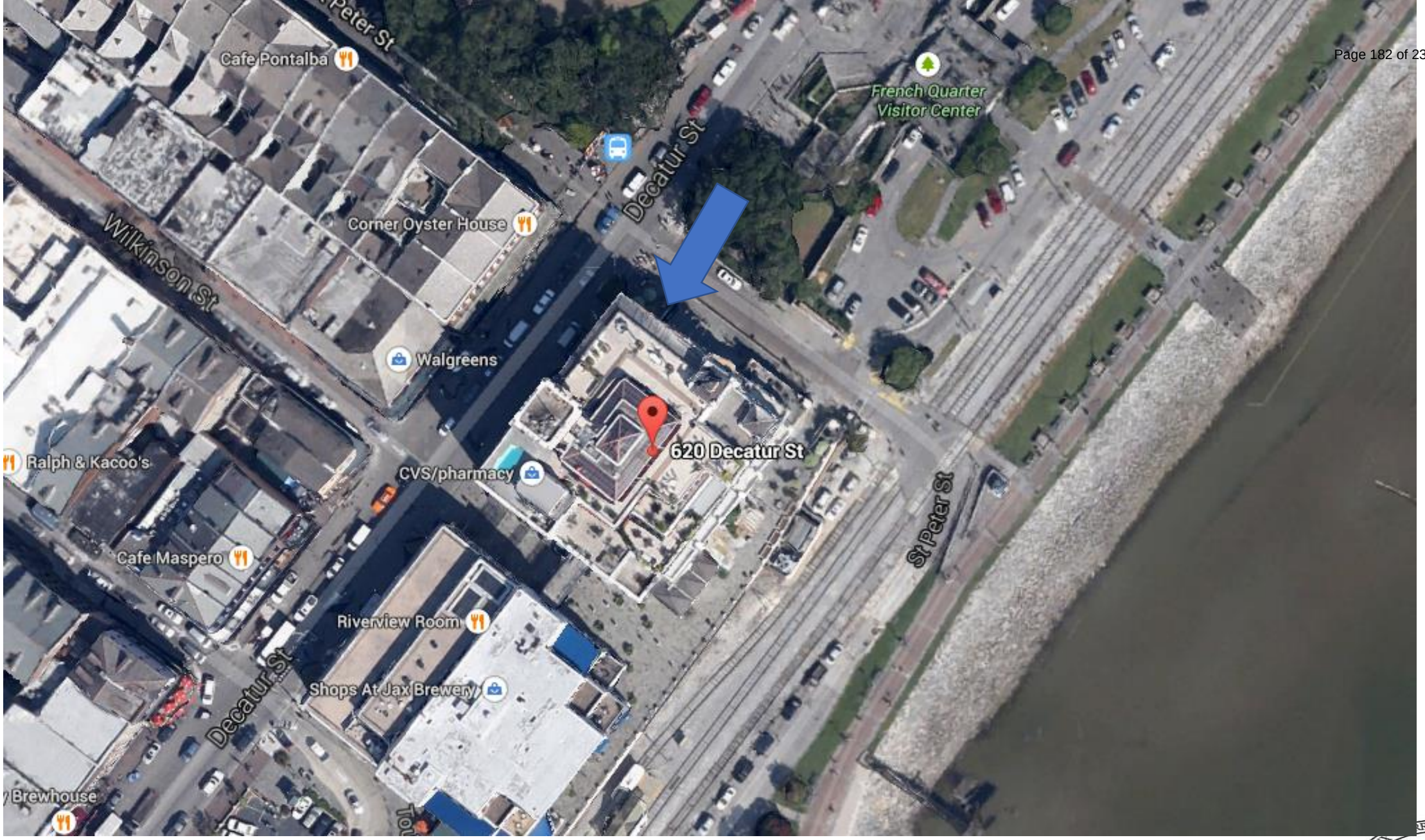
PROPOSED CLINTON STREET ELEVATION

SCALE: 3/16" = 1'-0" 10-12-23

MOUTON LONG TURNER
ARCHITECTS
601 Papworth Ave. Suite 200 Metairie, LA 70005 504.838.8091
www.moutonlong.com

Appeals and Violations

620 Decatur


Cafe Pontalba
Corner Oyster House
Walgreens
Ralph & Kacoo's
CVS/pharmacy
Cafe Maspero
Riverview Room
Shops At Jax Brewery
Brewhouse
Wilkinson St
Decatur St
St Peter St
French Quarter Visitor Center
620 Decatur St


ST PETER ST
WILKINSON ST
CHARTRES ST
TOULOUSE ST
DECATUR ST
LOUIS ST

620 Decatur

Title: The Jackson Brewery, New Orleans (St. Peter corner Clay)
Date: [ca. 1892]

press x to cl

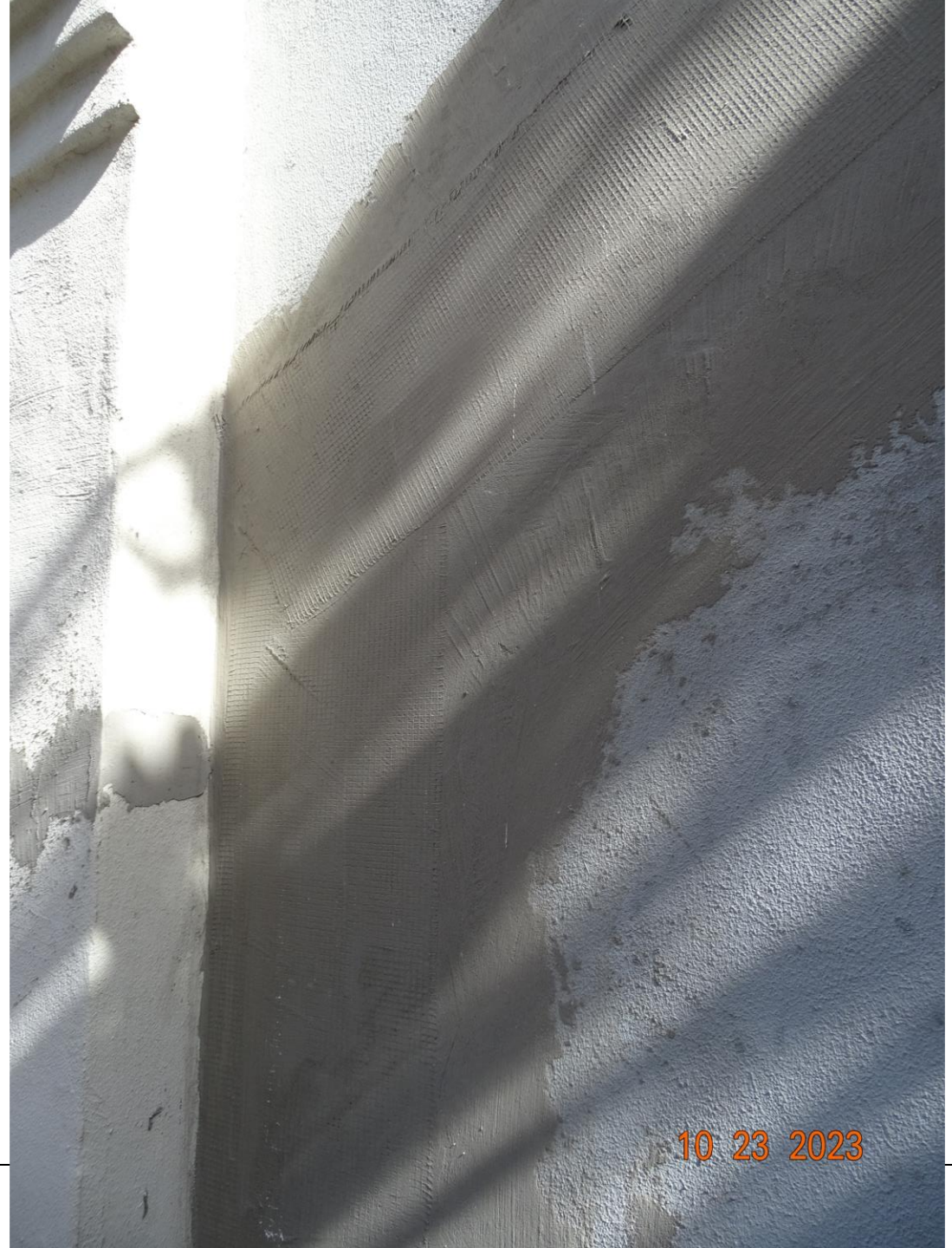
Title: Jax Brewery (616-632 Decatur corner St. Peter)
Date: after 1939
Negative Number: 2-005E-002
Courtesy of: *The Historic New Orleans Collection has been unable to identify or contact the current copyright owner. Publication may be restricted.*


Toulouse St
Toulouse St
Decatur St
*Wilkinson St
St Peter St
Decatur St

620 Decatur


Senergy
SENERFLEX
FINE
MaxiWhite
Sep 2025
WARNING
AVISO
Senergy
SENERFLEX
FINE
Dark
Sep 2025
10 23 2023


10 23 2023


10 23 2023

620 Decatur


10 23 2023


10 23 2023


10 23 2023

620 Decatur


JACKSON
BREWING
COMPANY
THE JACKSON BREWERY
Enjoy Fo·burg
in VO·burg
10 23 2023

620 Decatur


10 23 2023

620 Decatur

VCC Architectural Committee

November 7, 2023

Product Bulletin

MASTER® BUILDERS SOLUTIONS

StuccoBase

PACKAGING
36.3 kg (80 lbs) per bag

COVERAGE
Coverage may vary depending upon surface conditions and application technique.

7.43–8.36 m² (80–90 ft²) per 80 lb bag at a thickness of 3/8" to 1/2"

DESCRIPTION
Factory-blended mixture of Portland cement, reinforcing fibers, and other proprietary ingredients. Stuccobase is a concentrate which requires the addition of 90.7–108.9 kg (200–240 lbs) of plaster sand conforming to ASTM C144 or ASTM C897 and 18.9–22.7 liters (5–6 gallons) of potable water. StuccoBase conforms to ASTM C926, the standard specification for application of Portland cement-based stucco.

USES
For use with the Master Builders Solutions Stucco Wall Systems. Acceptable substrates include: PermaBase® Cement Board and other cement-boards conforming with ASTM C1325 (Type A-exterior); poured concrete/ unit masonry; ASTM C1177 type sheathings including eXP™ sheathing; GlasRoc® sheathing; Securock™ glass-mat sheathing; DensGlassTM exterior sheathing; GreenGlass sheathing and Weather Defense Platinum sheathing; gypsum sheathing (ASTM C79/ C1396), expanded polystyrene insulation board complying with ASTM C578 Type II with nominal 1.5 lbs/ft^3 density, Exposure I or exterior plywood (Grade C/D or better), or Exposure I OSB, to which an air/water-resistive membrane and lath are attached.

MIXING
1. Use mixer which is clean and free of foreign substances.
2. Add 18.9–22.7 L (5–6 gallons) of clean potable water to mixer per bag of StuccoBase.
3. Add one bag of StuccoBase.
4. Add one half 45.4–54.4 kg (100–120 lbs) of the required plaster sand (ASTM C144 or ASTM C897).
5. Mix for 3–4 minutes at normal mixing speed while adding the remainder 45.4–54.4 kg (100–120 lbs) of the plaster sand. Allow material to set for 2–4 minutes, then remix adding water to achieve desired consistency.

ADVANTAGES
Superior weathering properties; long-term durability
Proprietary formulation; improved moisture resistance and low water absorption
Fiber reinforced; resists shrinkage cracking when properly cured
Needs only addition of water and sand; easy to mix and use with consistent results
Concentrated for use with local sand; economical

SENERFLEX

COLORS
Available in a wide variety of standard and custom colors.

PACKAGING
5 gallon pail (19 liter pail)

COVERAGE PER PAIL
Coverage rates vary depending on porosity of substrates and application techniques.
145 to 155 ft^2 (13.5 - 14.4 m^2)

VOC
0.22-0.31 lbs/gal (26–37 g/l) less water and exempt solvents.

SHELF LIFE
Two (2) years when properly stored in original container.

DESCRIPTION Acrylic polymer, utilizes uniformly-sized 1.0 mm aggregate for a smooth, fine texture.

USES
Fine Finish provides enhanced protection for an aesthetically pleasing surface color and texture for Senergy Wall Systems, poured concrete or unit masonry, conventional stucco, properly prepared insulating concrete forms and interior veneer plaster or gypsum wallboard (primer required over interior surfaces).

ADVANTAGES
100% Acrylic polymer chemistry offering long-term durability and weather resistance.
Integral color Reducing maintenance and the need for recoating.
Repels water and resists wind-driven rain.
Seals existing, non-moving hairline cracks.
Doesn't blister, peel or flake.

TEST	METHOD	CRITERIA	RESULT
VOC	ASTM D3960 (based in part on EPA method 24)	Report Value	0.22-0.31 lbs/gal (26–37 g/l) less water and exempt solvents.
Surface Burning Characteristics	ASTM E 84	Report Value	Flame Spread < 25 Smoke Development < 450 (Class A)
Accelerated Weathering	ASTM G 23	No deleterious effects after 2000 hours.	Pass
Accelerated Weathering	ASTM G 53	No deleterious effects after 7500 hours.	Pass
Water Vapor Transmission	ASTM E96 Method B	Report Value	Finish with Alpha Base Coat and Flexguard 4: 15.1 Perms
Abrasion Resistance	ASTM D968	No Cracking or loss of film integrity at 528 qt. (500L) of sand	Finish not worn through after 725 qt. (686L) of falling sand
Water Resistance of Coating in 100% R.H.	ASTM D 2247	No deleterious effects after 14 days exposure	Pass
Salt Fog Resistance	ASTM B117	No deleterious effects after 300 hours	Pass
Tensile Bond	ASTM C297, E2134	15 psi minimum	> 15 psi

MIXING

Thoroughly mix with a paddle and low speed drill to a uniform workable consistency. A small amount of clean potable water may be added to adjust workability. Do not exceed 10 oz of water per 5-gallon pail.

- Additives are not permitted.
- Close container when not in use.
- Clean tools with soap and water immediately after use. Dried material can only be removed mechanically

SURFACE PREPARATION

Substrates must be clean, dry, sound and free of loose material, releasing agents, paint, efflorescence, contaminants and other coatings. Use of Master Builders Solutions Tinted Primer or Stucco Prime can improve color uniformity by minimizing substrate read-through in light colors, not used for adhesion assistance.

- Concrete: allow to cure a minimum of 28 days prior to application of Senergy primer or finish.
- Unit Masonry: allow to cure prior to application of Senergy primer or finish. When needed, apply a leveling coat of Alpha Genie Base Coat to provide a smooth surface and minimize the likelihood of mortar joint readthrough prior to application of finish.
- Stucco: allow to cure a minimum of 6 days prior to application of Senergy primer or finish.

APPLICATION

1. Apply Fine Finish directly to the substrate or primed substrate with a clean, stainless steel trowel. Apply and level finish during the same operation to minimum obtainable thickness consistent with uniform coverage.
2. Maintain a wet edge on finish by applying and texturing continually over the wall surface. Work finish to corners, joints or other natural breaks and do not allow material to set up within an uninterrupted wall area.
3. Float finish to achieve final texture

LIMITATIONS

1. Protect from rain and from temperatures less than 40°F (4°C) for a minimum of 24 hours and until dry.
2. Efflorescence of Portland cement-based substrates such as concrete, masonry units and stucco may cause staining or discoloration on the surface of applied finish. Efflorescence is neither caused nor prevented by Senergy finish.
3. Not for use on damp surfaces, below-grade applications or on surfaces subject to water immersion.
4. When temperatures less than 40°F (4°C) prevail, provide supplementary heat during installation and drying period for at least 24 hours after installation and until dry. Do not apply in ambient temperature above 100°F (38°C) or surface temperature above 120°F (49°C)
5. Do not apply Master Builders Solutions materials to frozen surfaces.
6. The use of dark colors with light reflective values (LRV) less than 20% is not recommended with EIFS that incorporate expanded polystyrene (EPS). EPS has a sustained service temperature limitation of approximately 165°F (74°C).
7. Samples of Fine Finish are available from Senergy for color approval only. Samples for job approval must be made in the field by the applicator and approved prior to ordering.

SHIPPING & STORAGE

- Protect materials during transportation to avoid physical damage. Store in a cool, dry place protected from freezing, extreme heat and direct sun. Store at no less than 40°F (4°C).
- Do not stack pallets.

518 Conti

518 Conti

VCC Architectural Committee

November 7, 2023

518 Conti

VCC Architectural Committee

November 7, 2023

518 Conti

VCC Architectural Committee

November 7, 2023

518 Conti

VCC Architectural Committee

November 7, 2023

518 Conti

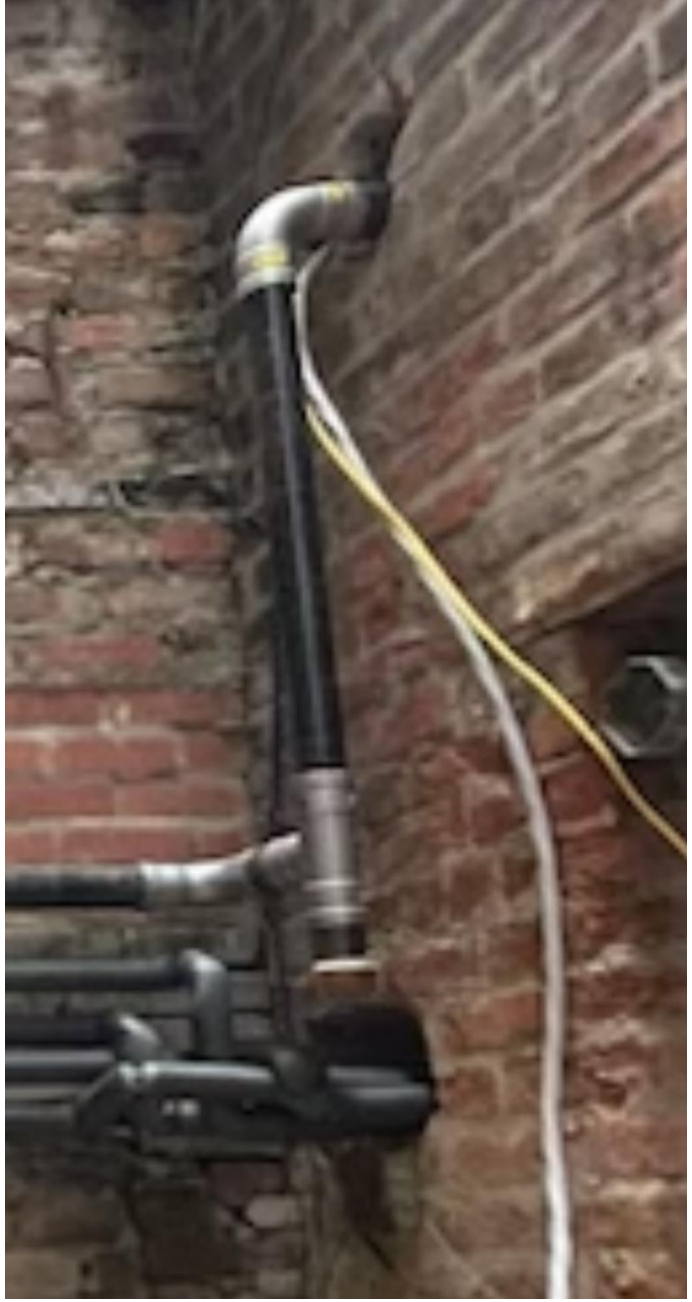
VCC Architectural Committee

November 7, 2023

518 Conti

VCC Architectural Committee

November 7, 2023



state WATER HEATERS

COMMERCIAL-GRADE

RESIDENTIAL GAS WATER HEATERS

PROLINE® XE CONDENSING TANKLESS WITH X3™ SCALE PREVENTION TECHNOLOGY

State has combined water heating and treatment in a product designed to revolutionize tankless water heating. Our new condensing gas tankless line features X3 Technology that extends life on the unit up to 3 times longer.

FEATURES:

X3 SCALE PREVENTION TECHNOLOGY (PATENT PENDING)

- No annual descaling required
- Extends life of unit up to 3 times longer
- Maintains like-new performance longer

ENERGY STAR® QUALIFIED

DURABLE HEAT EXCHANGER

- Primary heat exchanger is constructed of a commercial-grade copper that is more resilient to erosion. Copper is 25x better at heat transfer than stainless steel thus stabilizing outgoing water temperatures quicker.
- Secondary Heat Exchanger is made of Type 316L Stainless Steel to protect against corrosion

QUALIFIED AS LEAD FREE UNDER THE SAFE DRINKING WATER ACT

SAFETY FEATURES

- Exhaust & Water Temperature Safety Control
- Overheat Cut-Off Fuse
- Air-Fuel Ratio (AFR) Sensor

INTERNAL FREEZE PROTECTION SYSTEM

POWER DIRECT VENT DESIGN

- Category III or IV venting can be used
- Exhaust, 3" PVC up to 70'; 4" PVC up to 100'.
- Provides flexible venting with PVC, CPVC, polypropylene, or ABS Pipe for Intake and Exhaust (solid core only)

ACCESSORIES

- Pipe Cover
- Neutralizer Kit
- X3 Freeze Protection Kit
- Concentric Termination
- Recess Box

WARRANTY

- No hard water exclusions
- 15-year limited warranty on heat exchanger in residential applications
- 5-year limited warranty on all parts in residential applications
- 1-year limited warranty on heat exchanger and parts in commercial applications
- For complete information, consult written warranty or go to statewaterheaters.com

INDOOR

GTS-540X3-NIH

OUTDOOR

GTS-540X3-NEH

ENERGY STAR · Meets SCAQMD Rule 1146.2 · LOW-LEAD

AHRI CERTIFIED

ANSI Z21.10.3 • CSA 4.3

SOLID. STATE.

state WATER HEATERS

COMMERCIAL-GRADE

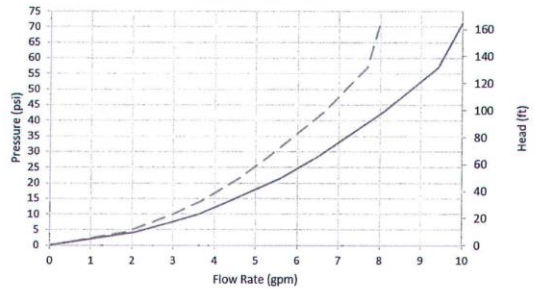
RESIDENTIAL GAS WATER HEATERS

CONDENSING TANKLESS WITH X3™ SCALE PREVENTION TECHNOLOGY

Model Number	Type	Gas Consumption Input		Supply Gas Pressure		UEF	Maximum GPM*	Hot/Cold Connections	Gas Connection	Dimensions in Inches				Approx. Shipping Weight (lbs)
		Minimum BTU/H	Maximum BTU/H	Minimum in. W.C.	Maximum in. W.C.					Height	Width	Depth	Height with Cartridge	
Indoor Models														
GTS-540X3-NIH	Natural	15,000	199,000	4.0	10.5	0.93	10	3/4" NPT	3/4" NPT	23-5/8	17-3/4	11-1/4	35-9/16	72.9
GTS-540X3-PIH	Propane*	13,000	199,000	8.0	14.0	0.93	10	3/4" NPT	3/4" NPT	23-5/8	17-3/4	11-1/4	35-9/16	72.9
Outdoor Models														
GTS-540X3-NEH	Natural	15,000	199,000	4.0	10.5	0.95	10	3/4" NPT	3/4" NPT	23-5/8	17-3/4	11-1/4	35-9/16	72.4
GTS-540X3-PEH	Propane	13,000	199,000	8.0	14.0	0.95	10	3/4" NPT	3/4" NPT	23-5/8	17-3/4	11-1/4	35-9/16	72.4

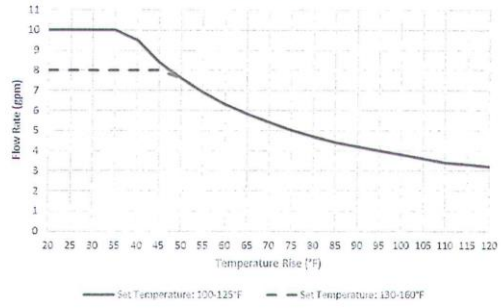
15-150 PSI Water Pressure. 40 PSI or above recommended for maximum flow.
*Current numbers based on factory testing; 0.5 GPM for activation; 0.4 GPM required for continuous fire after initial ignition.
Indoor models are certified from sea level to 10,100 ft. elevations. Outdoor models are certified from sea level to 6,000 ft. elevation.

540HX3 Pressure Drop



Max flow is 8 gpm when set temp above 125°F

540HX3 Capacity Chart

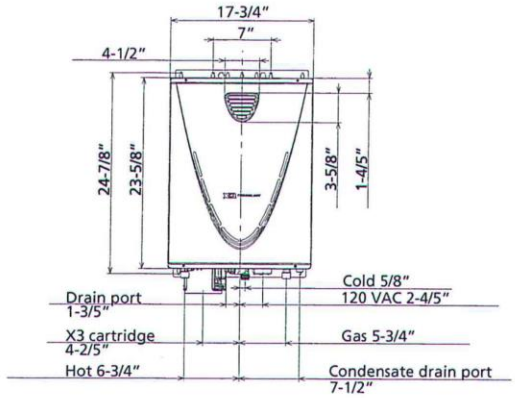


State WATER HEATERS

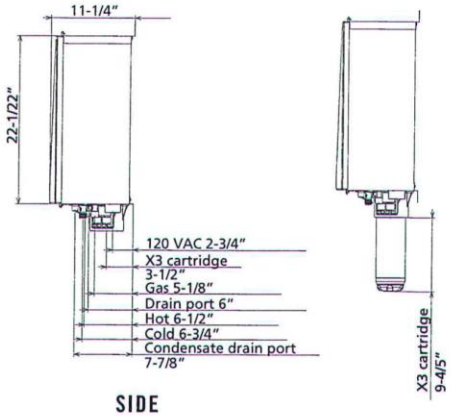
COMMERCIAL-GRADE

RESIDENTIAL GAS WATER HEATERS

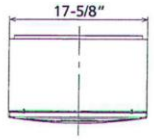
OUTDOOR DIMENSIONS



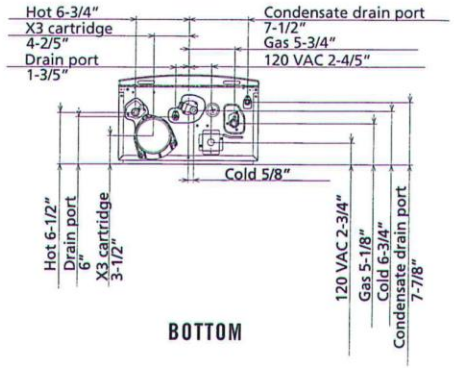
FRONT



SIDE



TOP



BOTTOM

518 Conti

VCC Architectural Committee

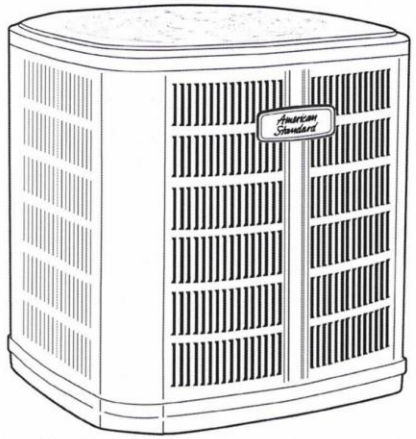
November 7, 2023

American Standard
HEATING & AIR CONDITIONING

Product Data

Split System Cooling

4A7A6018J1000A
4A7A6024J1000A
4A7A6030J1000A
4A7A6036J1000A
4A7A6042J1000A
4A7A6048J1000A
4A7A6049J1000A
4A7A6060J1000A
4A7A6061J1000A



Note: "Graphics in this document are for representation only. Actual model may differ in appearance."

American Standard
HEATING & AIR CONDITIONING

Product Specifications

Model No. [a]	4A7A6036J1000A	4A7A6042J1000A	4A7A6048J1000A
POWER CONNS. — V/PH/HZ [b]	208/230/1/60	208/230/1/60	208/230/1/60
MIN. BRCH. CIR. AMPACITY	18	21	24
BR. CIR. PROT. RTG. — MAX. (AMPS)	30	35	40
COMPRESSOR	DURATION™- SCROLL	DURATION™- SCROLL	DURATION™- SCROLL
RL AMPS — LR AMPS	13.6 — 79	16.7— 109	18.5 — 124
Outdoor Fan FL AMPS	0.64	0.64	1.05
Fan HP	1/8	1/8	1/5
Fan Dia (inches)	24	27.5	27.5
Coil	SPINE FIN™	SPINE FIN™	SPINE FIN™
Refrigerant R-410A	7 LBS., 11 OZ	8 LBS., 10 OZ	8 LBS., 10 OZ
LINE SIZE — IN. O.D. GAS [c]	7/8	7/8	7/8
LINE SIZE — IN. O.D. LIQ.	3/8	3/8	3/8
Charge Spec. Subcooling	8°F	8°F	8°F
Dimensions H x W X D Crated (IN.)	42 x 35.1 x 38.7	50.4 x 35.1 x 38.7	50.4 x 35.1 x 38.7
Weight — Shipping (lbs.)	246	302	306
Weight — Net (lbs.)	212	252	256
Optional Accessories:			
Anti-short Cycle Timer	TAYASCT501A	TAYASCT501A	TAYASCT501A
Evaporator Defrost Control	AY28X079	AY28X079	AY28X079
Rubber Isolator Kit	BAYISLT101	BAYISLT101	BAYISLT101
Extreme Condition Mount Kit	BAYECMT004	BAYECMT004	BAYECMT004
Start Kit	BAYKSKT263	BAYKSKT263	BAYKSKT263
Crankcase Heater Kit	BAYCCHT302	BAYCCHT302	BAYCCHT302
Seacoast Kit	BAYSEAC001	BAYSEAC001	BAYSEAC001
Low Ambient Kit	BAYLOAM103	BAYLOAM103	BAYLOAM103
Refrigerant Lineset [d]	TAYREFLN3*	TAYREFLN3*	TAYREFLN3*
Service Valve Panel Cover	AAYSVPANL0044AA	AAYSVPANL0046AA	AAYSVPANL0046AA

(a) Certified in accordance with the Unitary Air-conditioner equipment certification program which is based on AHRI standard 210/240.
(b) Calculated in accordance with N.E.C. Only use HACR circuit breakers or fuses.
(c) Standard line lengths — 60', Standard lift — 60' Suction and Liquid line. For Greater lengths and lifts refer to refrigerant piping software Pub#32-3312-0* (* denotes latest revision)..
(d) * = 15, 20, 25, 30, 40 and 50 foot lineset available.

MITSUBISHI ELECTRIC
Heating and Cooling

Submittal Data:MXZ-4C36NA3-U1

Multi-Split Air Source Heat Pump System

Job Name:	Location:		
Purchaser:	Submitted By:		
Submitted To:	Reference: ☐	Approval: ☐	Construction: ☐
Engineer:	Date:	Application:	

Images provided for reference purposes only

- Variable speed INVERTER-driven compressor
- M-NET connection optional through outdoor unit (Part # listed below)
- Quiet outdoor unit operation as low as 54 dB(A)
- High pressure switch for additional protection
- Base pan heater optional (Part # listed below)

Performance:			Non-Ducted	Mixed	Ducted
Cooling at 95°F[1]	Rated Capacity	Btu/h	35,400	34,800	34,400
	Capacity Range	Btu/h	11,700 - 36,400	11,500 - 36,400	11,300 - 36,400
	Rated Power Input	W	3,760	3,850	3,940
	Power Input Range	W	730 - 3,960	865 - 3,960	1,000 - 3,960
	Moisture Removal	pints/h	NA	NA	NA
	Sensible Heat Factor		NA	NA	NA
Heating at 47°F[2]	Rated Capacity	Btu/h	36,000	35,200	34,400
	Capacity Range	Btu/h	18,300 - 43,000	18,800 - 43,000	19,300 - 43,000
	Rated Power Input	W	3,020	3,060	3,100
	Power Input Range	W	1,090 - 4,020	1,200 - 4,020	1,310 - 4,020
Heating at 17°F[3]	Maximum Capacity	Btu/h	26,600	26,600	26,600
	Rated Capacity	Btu/h	22,400	22,400	22,400
	Capacity Range	Btu/h	16,700 - 26,600	16,450 -26,600	16,200 - 26,600
	Maximum Power Input	W	3,440	3,490	3,540
	Rated Power Input	W	2,300	2,470	2,640
	Power Input Range	W	1,520 - 3,440	1,585 - 3,490	1,650 - 3,540
Heating at 5°F[4]	Maximum Capacity	Btu/h	24,000	24,000	24,000
	Maximum Power Input	W	3,320	3,280	3,240
Heating at -13°F[5]	Maximum Capacity	Btu/h	NA	NA	NA
	Maximum Power Input	W	NA	NA	NA

Efficiency:		Non-Ducted	Mixed	Ducted
SEER		19.20	17.60	16.00
EER[1]		9.40	9.05	8.70
HSPF (IV)		11.00	10.50	10.00
COP at 47°F[2]	Rated Capacity	3.50	3.37	3.25
COP at 17°F[3]	Maximum Capacity	2.27	2.24	2.20
COP at 5°F[4]	Maximum Capacity	2.12	2.14	2.17

Outdoor Operating Temperature Range:		
Cooling Operation Air Temp (Maximum / Minimum)* **(Comfort cooling only applications)**	°F (°C)	* 115 to 14 (46 to -10)
Cooling Operation Thermal Lock-out / Re-start Temperatures	°F (°C)	10.4 / 14 (-12 / -10)
Heating Operation Air Temp (Maximum / Minimum)	°F (°C)	65 to 5 (18 to -15)
Heating Operation Thermal Lock-out / Re-start Temperatures	°F (°C)	1.4 / 5.0 (-17 / -15)

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed) (* Windscreens required for cooling operations below 23°F (-5°C))

[1]**Cooling (Indoor // Outdoor) 80°F (26.6°C) DB, 67°F (19.4°C) WB // 95°F (35°C) DB, 75°F (23.9°C) WB**

[2]**Heating at 47°F (8.3°C) (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // 47°F (8.3°C) DB, 43°F (6.1°C) WB**

[3]**Heating at 17°F (-8.3°C) (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // 17°F (-8.3°C) DB, 15°F (-9.4°C) WB**

Rated conditions:

[4]**Heating at 5°F (-15°C) (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // 5°F (-15°C) DB, 4°F (-15.6°C) WB**

[5]**Heating at -13°F (25°C) (Indoor // Outdoor) 70°F (21.1°C) DB, 60°F (15.6°C) WB // -13°F (-25°C) DB, -15°F (-26.1°C) WB**

Note:

1. Mitsubishi Electric Sales Canada Inc. (MESCA) supports the use of only MESCA supplied and approved components and accessories for proper functioning of the unit(s). Use of non - MESCA supported components and accessories will affect warranty coverage. MESCA recommends (A) consideration of all applicable design and application parameters and requirements specific to any project.

2. Should any person change this document in any manner whatsoever without MESCA's written permission, the document shall be of no force and effect and any change shall be deemed to be a representation and warranty made by that person and not MESCA. That person, and not MESCA, shall assume full responsibility for the consequences of such changes. MESCA assumes no responsibility for any consequences in such cases.

Notes:

MITSUBISHI ELECTRIC
Heating and Cooling

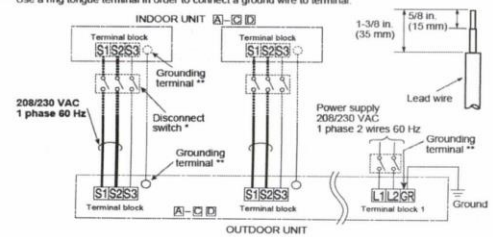
Submittal Data: MXZ-4C36NA3-U1

Electrical:		
Power Supply		208/230V, 1Ph, 60Hz
Voltage: Indoor - Outdoor, S1-S2	V AC	AC 208/230V
Voltage: Indoor - Outdoor, S2-S3	V DC	DC 12-24V
Short-circuit Current Rating (SCCR)	kA	5
Recommended Fuse/Breaker Size (Outdoor)	A	25
Recommended Wire Size (Indoor - Outdoor)	AWG	14
Outdoor Unit Specifications:		
MCA	A	23.1
MOCP	A	25
Fan Motor Output	W	2.43
Airflow Rate (Cooling/Heating)	CFM	2,287 / 2,382
Sound Pressure Level, Cooling1	dB(A)	54
Sound Pressure Level, Heating2	dB(A)	56
Refrigerant Control		LEV
Compressor Oil Type / Refrigerant Charge		FV50S / 6 lbs. 13 oz. (3.1 kg)
External Finish Color		Munsell 3.0Y 7.8/1.1
Unit Weight	Lbs. [kg]	139 [63]
Unit Dimensions	W: In. [mm]	37-13/32 [950]
	D: In.[mm]	13 [330]
	H: In. [mm]	31-11/32 [796]
Gas Pipe Size O.D. (Flared)	In.[mm]	A: 1/2; B,C,D: 3/8 [A: 12.72; B,C,D: 9.52]
Liquid Pipe Size O.D. (Flared)	In. [mm]	A,B,C,D: 1/4 [A,B,C,D: 6.35]
Total Piping Length	Ft. [m]	230 [70]
Maximum Height Difference, ODU above IDU	Ft. [m]	49 [15]
Maximum Height Difference, ODU below IDU	Ft. [m]	49 [15]
Farthest Piping Length from ODU to IDU	Ft. [m]	82 [25]
Maximum Number of Bends for IDU		70

Model No.	Description: (Optional Accessories)
CM-S-FR-NKMU	☐ Front Windscreen
WRE3	☐ Rear Windscreen
WSD3	☐ Side Windscreen
PAC-IF01MNT-E	☐ SYSTEM M-NET CONTROL INTERFACE
MAC-A454JP-E	☐ JOINT PIPE (3/8->1/2)
MAC-A455JP-E	☐ JOINT PIPE (1/2->3/8)
MAC-A456JP-E	☐ JOINT PIPE (1/2->5/8)
PAC-SG76RJ-E	☐ JOINT PIPE (3/8 -> 5/8)
PAC-645BH-E	☐ Base Heater

Notes:	SVZ Connections Rules:
Minimum of two Indoor units must be connected	Only 1 SVZ may be used on any system
Minimum installed capacity cannot be less than 12,000 Btu/h	When an SVZ is connected, total connected capacity must be less than 100%
System can operate with only one Indoor unit turned on	When an SVZ is connected, no P-Series Indoor units can be used (PCA,PLA, or PEAD)
May connect to any style Indoor unit or combination	
Information provided at 208/230V	
Refer "MXZ Connection Rules" additional info available within TIC	

Remark:
* A disconnect switch should be required. Check the local code.
** Use a ring tongue terminal in order to connect a ground wire to terminal.



D unit is for 4C36NA3 only

- **Connect wires to the matching numbers of terminals.**
- **Be sure to attach each screw to its correspondent terminal when securing the cord and/or the wire to the terminal block.**

CONNECTING WIRES AND CONNECTING GROUND WIRE
- Use solid conductor Min. AWG14 or stranded conductor Min. AWG14.
- Use double insulated copper wire with 600 V insulation.
- Use copper conductors only
- **Follow local electrical code.**

POWER SUPPLY CABLE AND GROUND WIRE
- Use solid or stranded conductor Min. AWG12.
- Use copper conductors only
- **Follow local electrical code.**

⚠ **WARNING:**
Use the indoor/outdoor unit connecting wire that meets the Standards to connect the indoor and outdoor units and fix the wire to the terminal block securely so that no external force is conveyed to the connecting section of the terminal block. An incomplete connection or fixing of the wire could result in a fire.

For future servicing, give extra length to the connecting wires.

MITSUBISHI ELECTRIC
Heating and Cooling

Outdoor Unit Outline and Dimensions:

Submittal Data: MXZ-4C36NA3-U1

Unit: inch (mm)

Page 3 of 3

Specifications are subject to change without notice.

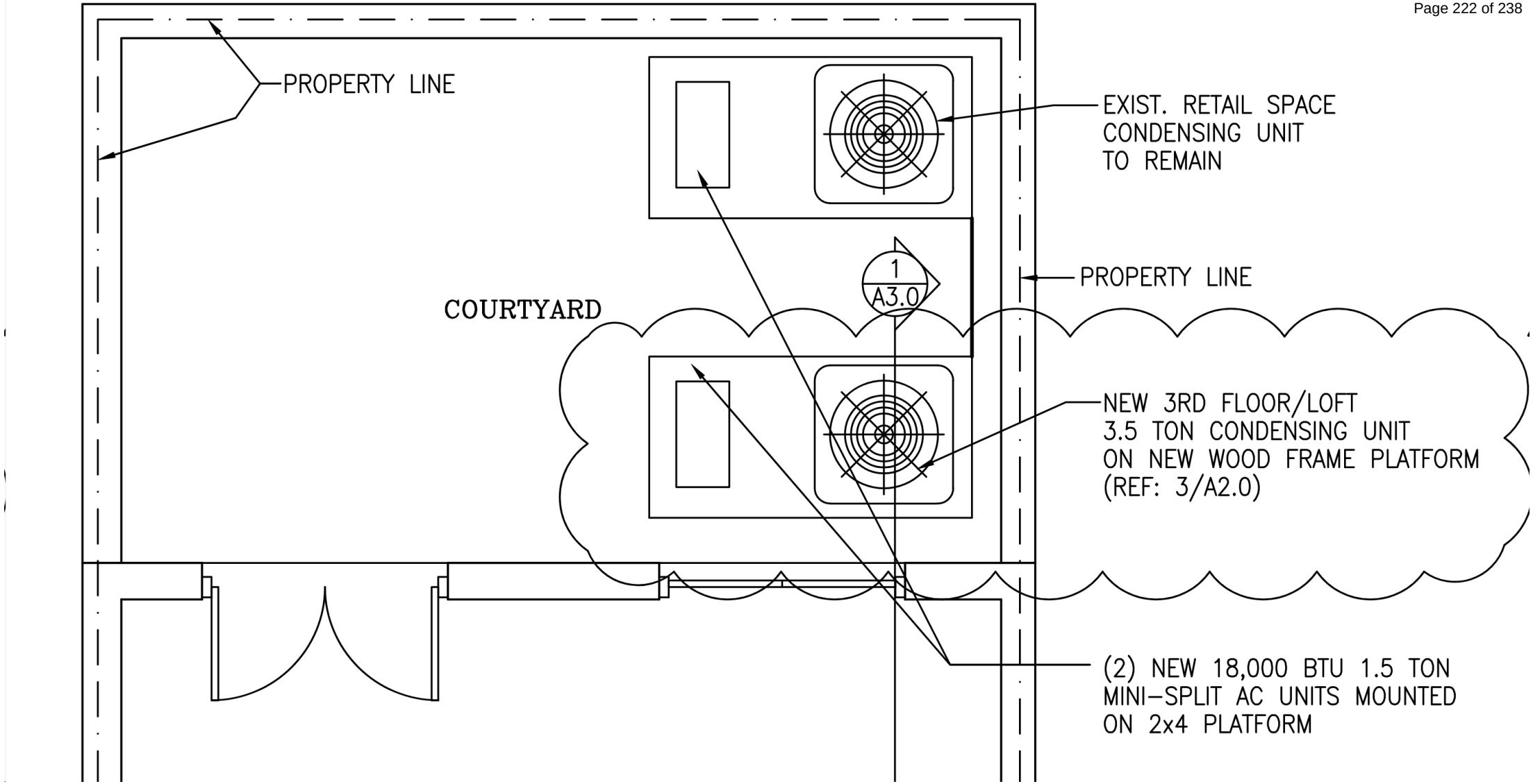
Form No. SB_MXZ-4C36NA3-U1_202207

MITSUBISHI ELECTRIC
Changes for the Better

www.MitsubishiElectric.ca

AHRI CERTIFIED

Intertek



518 Conti – permitted platform and equipment layout

VCC Property Report Response Plan
518 Conti Street

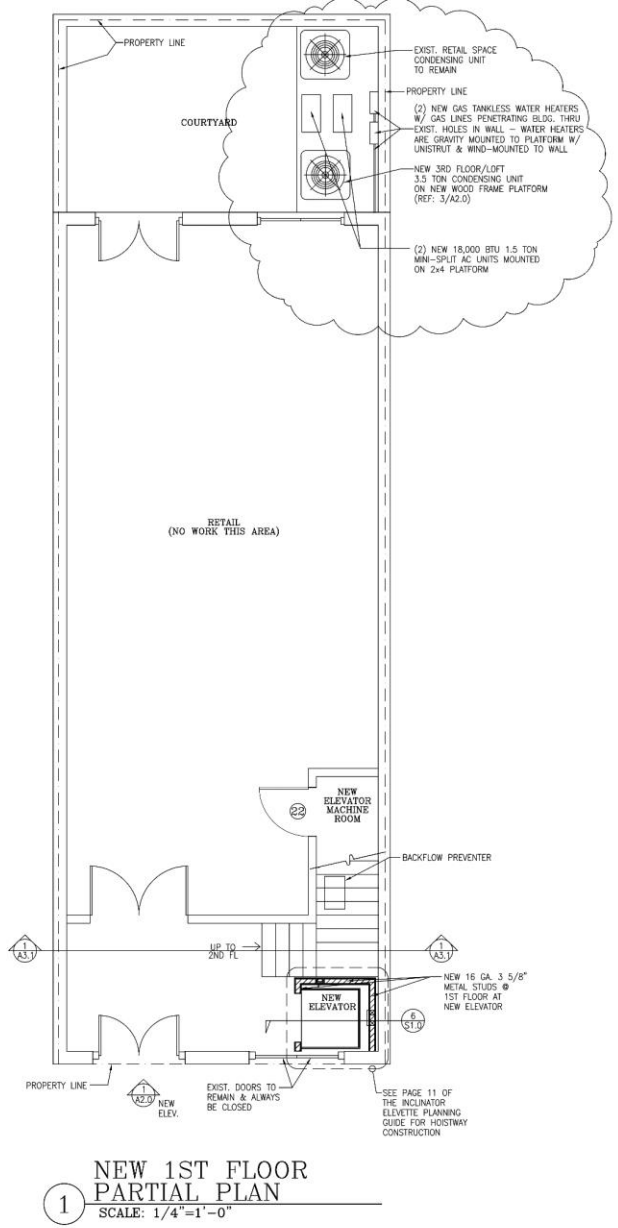
Permit #23-26643-VCGEN

Note 1: Responding to staff analysis inquiry, the mechanical platform has been updated to show as built conditions. The platform will contain 2 condeser units (including the existing commercial unit to be relocated) as shown and 2 minisplits and is 5'x12'.

Note 2: The platform was built using treat wood and in deck formation. Similar to a deck the wood will be sealed using a premium exterior waterguard and the proper amount of slope was used for drainage.

Permit #23-23252-VCGEN

Note 1: The best location was chosen after careful review by the contractor. Alternative locations would have required additional penetrations to the roof and building . Instead in locating the tankless water heaters on the existing mechanical platform, the contractors were able to utilize previously existing utiility penetrations holes from previous building owners. Addtionally, please note there is no gas required for the HVAC equipment. The noted gas line on the updated drawing is for the tankless units only.



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

518 Conti – proposed

VCC Architectural Committee

November 7, 2023

VCC Property Report Response Plan
518 Conti Street

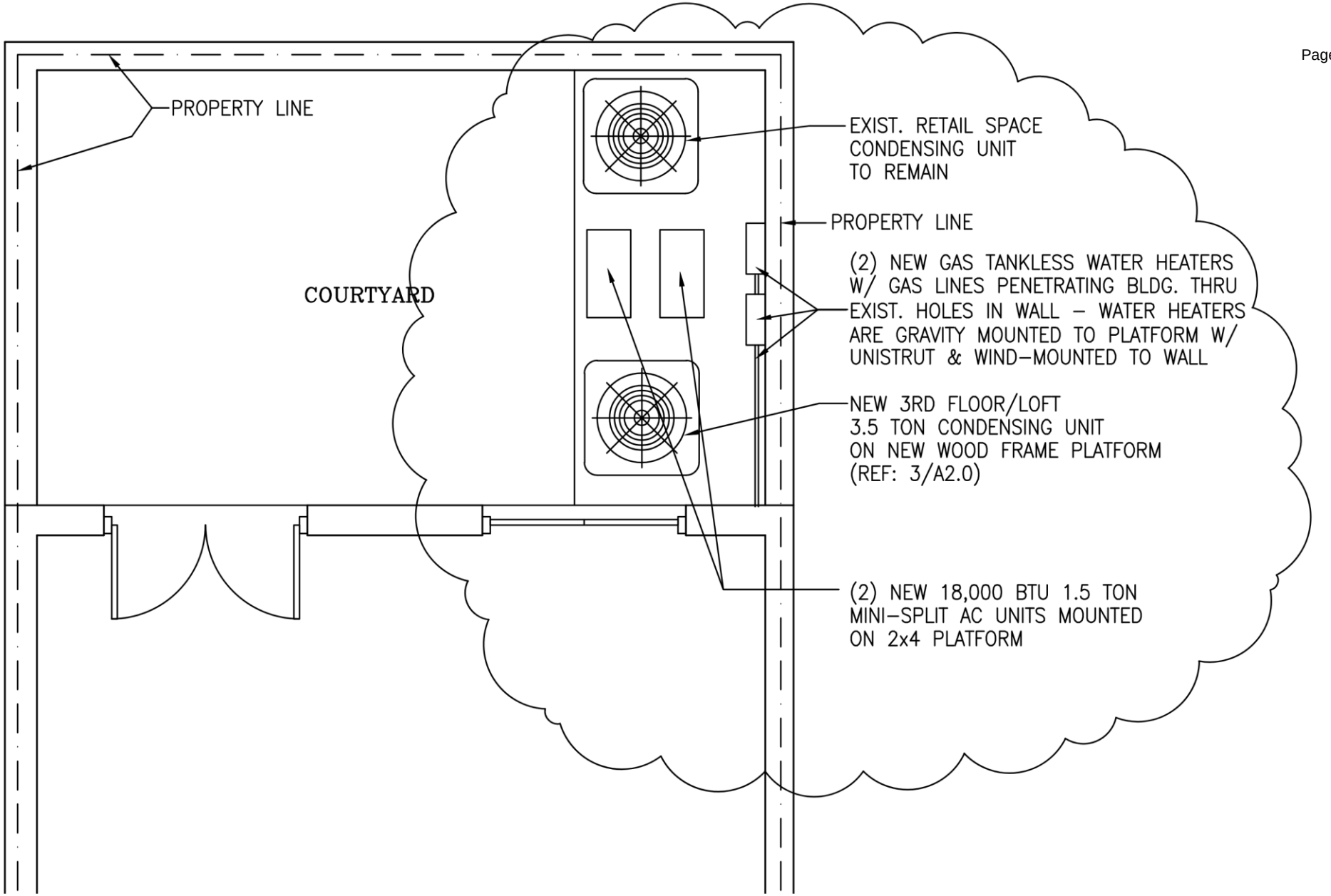
Permit #23-26643-VCGEN

Note 1: Responding to staff analysis inquiry, the mechanical platform has been updated to show as built conditions. The platform will contain 2 condeser units (including the existing commercial unit to be relocated) as shown and 2 minisplits and is 5'x12'.

Note 2: The platform was built using treat wood and in deck formation. Similar to a deck the wood will be sealed using a premium exterior waterguard and the proper amount of slope was used for drainage.

Permit #23-23252-VCGEN

Note 1: The best location was chosen after careful review by the contractor. Alternative locations would have required additional penetrations to the roof and building . Instead in locating the tankless water heaters on the existing mechanical platform, the contractors were able to utilize previously existing utiility penetrations holes from previous building owners. Addtionally, please note there is no gas required for the HVAC equipment. The noted gas line on the updated drawing is for the tankless units only.



518 Conti – proposed

1009 Bourbon

1009 Bourbon

VCC Architectural Committee

November 7, 2023

1009 Bourbon

1009 Bourbon

1009 Bourbon – 1951

1009 Bourbon – 1962

The installation of a metal security grille is not appropriate on the exterior of a window in the Vieux Carré. If a metal bar or grille is installed on the interior, it should be sized to fit the opening and aligned with frames and muntins with a simple barrier grille and no decoration.

WINDOW & DOOR SECURITY

Traditionally, one of the best means of securing a property in the Vieux Carré was to close its shutters or install night blinds. Closed louvered shutters provide an additional level of security and privacy while allowing a window to be opened for light and ventilation. More recently, re-glazing, particularly with tempered glass, has been used as a deterrent, providing a barrier that is difficult to break. An electronic security system that includes cameras and/or warning device, such as a motion sensor, can be installed at a door or window without altering the historic appearance of a building's exterior. When installing an exterior device, it should be as small and discrete as possible and wiring should be concealed and not mounted to the face of the building, and wireless.

Refer to *Security at Walls, Fences & Gates, Guidelines for Site Elements & Courtyards*, page 10-6; *Security Cameras, Guidelines for Lighting & Security Cameras*, page 11-10; and *Storefront Security, Guidelines for Storefronts*, page 13-10.

An exterior metal grille is only permitted at a doorway with an exterior vestibule at least 18-inches in depth. The VCC does not allow the installation of a metal grille on the exterior of any window or any door alcove with a depth of less than 18-inches. If a property owner would like to install a metal grille on a window or a door, it must be installed at the interior of the window sash or doorway and it is recommended that the bars or grille should be properly sized to fit the opening and align with the frame opening and muntin configuration.

Abandoned security tape on windows should be removed.

The security gate is sized to fit the opening and aligns with frames and muntins with a simple barrier grille and no decoration. The decorative fanlight transom remains visible.

WINDOW & DOOR SECURITY GUIDE

THE VCC RECOMMENDS:

- Utilizing historic security devices such as shutters and night blinds
- Minimizing the size, number and visibility of modern exterior security devices
- Removing an abandoned modern security device such as reflective metal security tape at a window

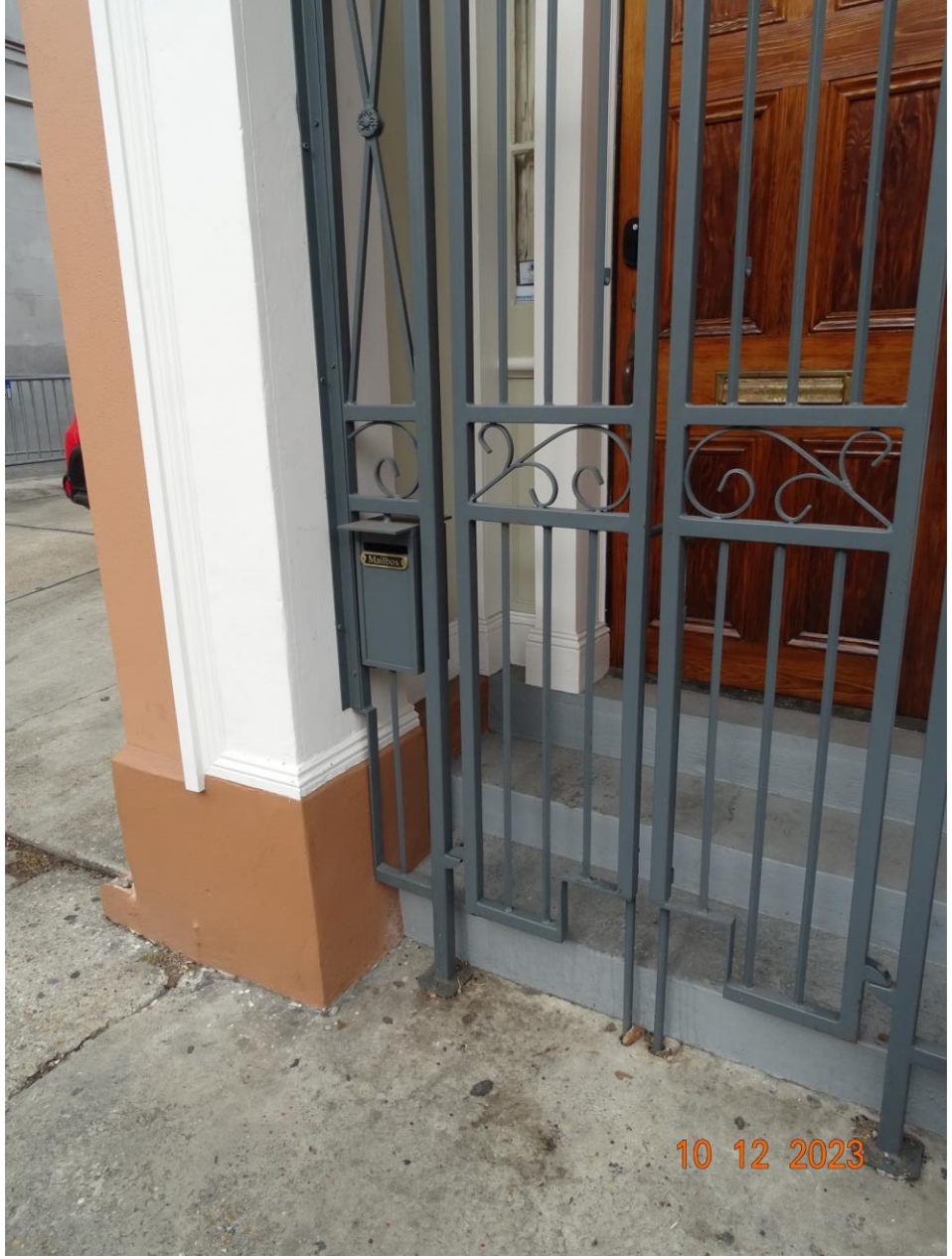
THE VCC DOES NOT ALLOW:

- Installing an exterior metal security grille on a window or door (except a door with an exterior vestibule or alcove at least 18-inches deep)
- Exposing exterior wiring, conduit or junction box associated with a security or similar device

Window & Door Security Review	
Install an appropriate or unobtrusive security device	**1** **2** **3** Staff
Install an exterior bar, grille or other security device	**1** **2** **3** Architectural Committee

1009 Bourbon

1009 Bourbon


Mailbox
10 12 2023

1009 Bourbon

1009 Bourbon

1009 Bourbon