Vieux Carré Commission
Architecture Committee Meeting

Tuesday, April 11, 2023

New Business

1231 Bourbon

1231 Bourbon

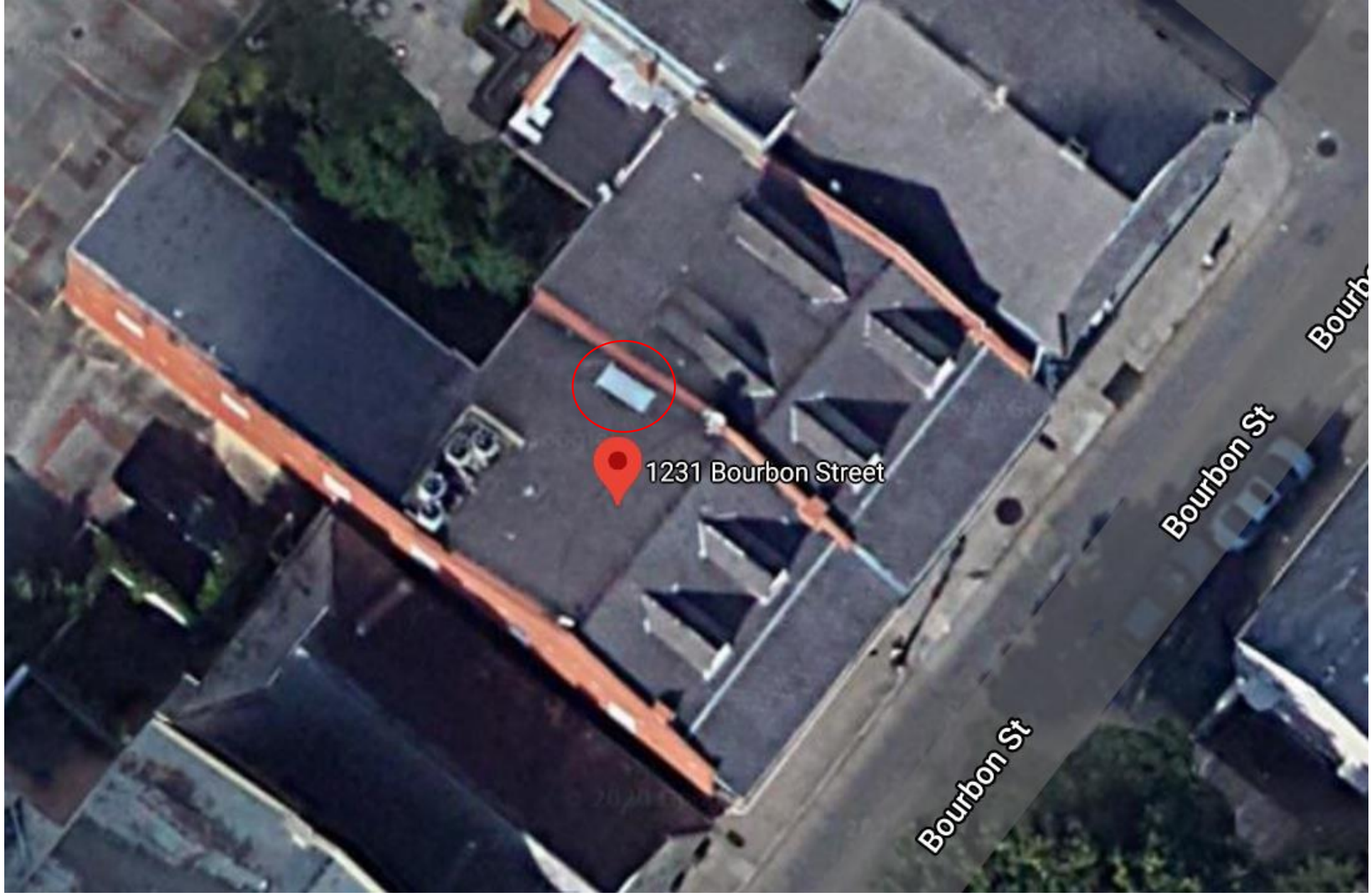
VCC Architectural Committee

April 11, 2023

1231 Bourbon

VCC Architectural Committee

April 11, 2023



1231 Bourbon

VCC Architectural Committee

April 11, 2023

1231 Bourbon

1231 Bourbon

VCC Architectural Committee

April 11, 2023

1231 Bourbon

VCC Architectural Committee

April 11, 2023

1231 Bourbon

1231 Bourbon

VCC Architectural Committee

April 11, 2023

1231 Bourbon – 1943

1231 Bourbon

1231 Bourbon

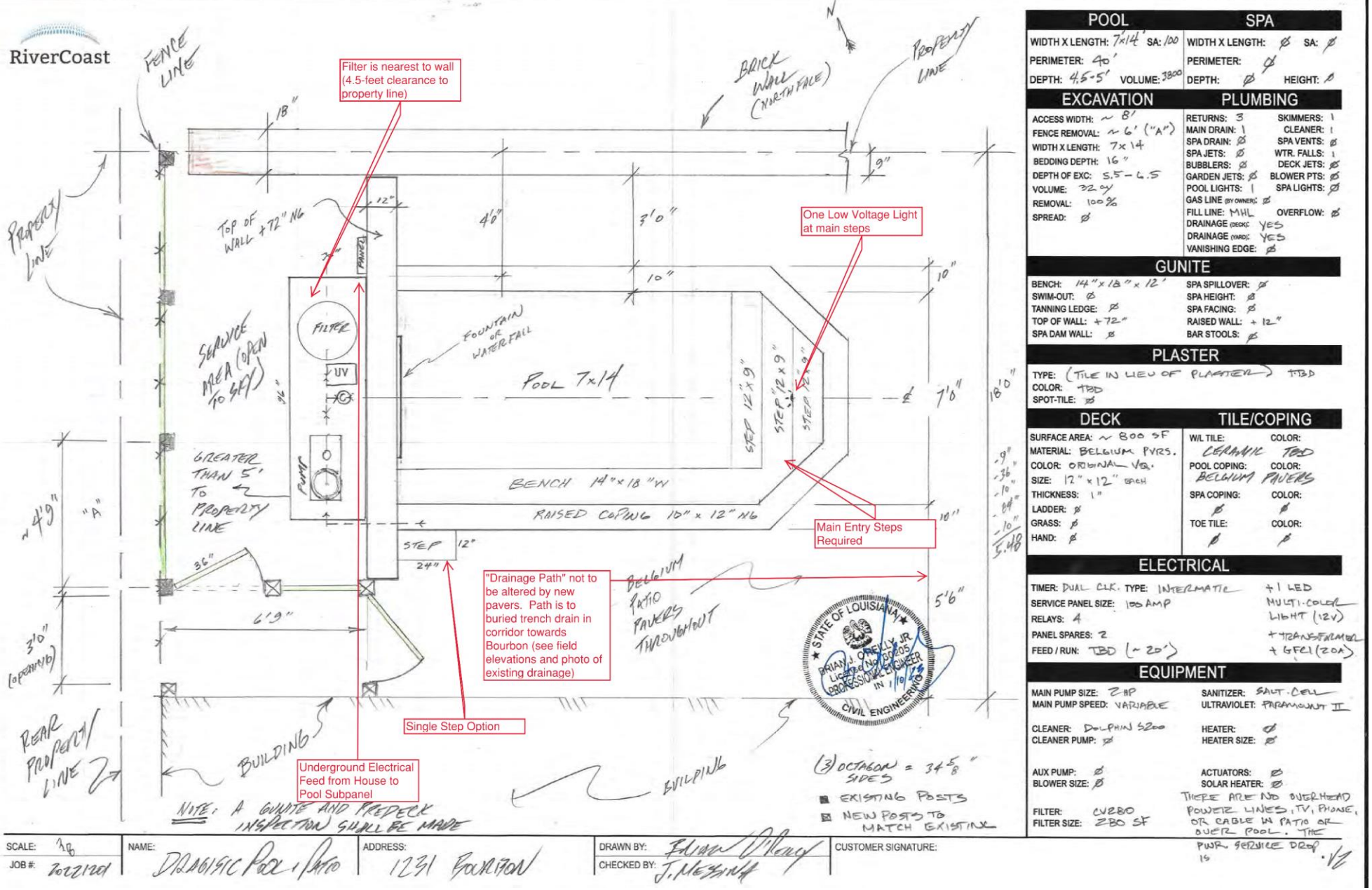
VCC Architectural Committee

April 11, 2023

1231 Bourbon

VCC Architectural Committee

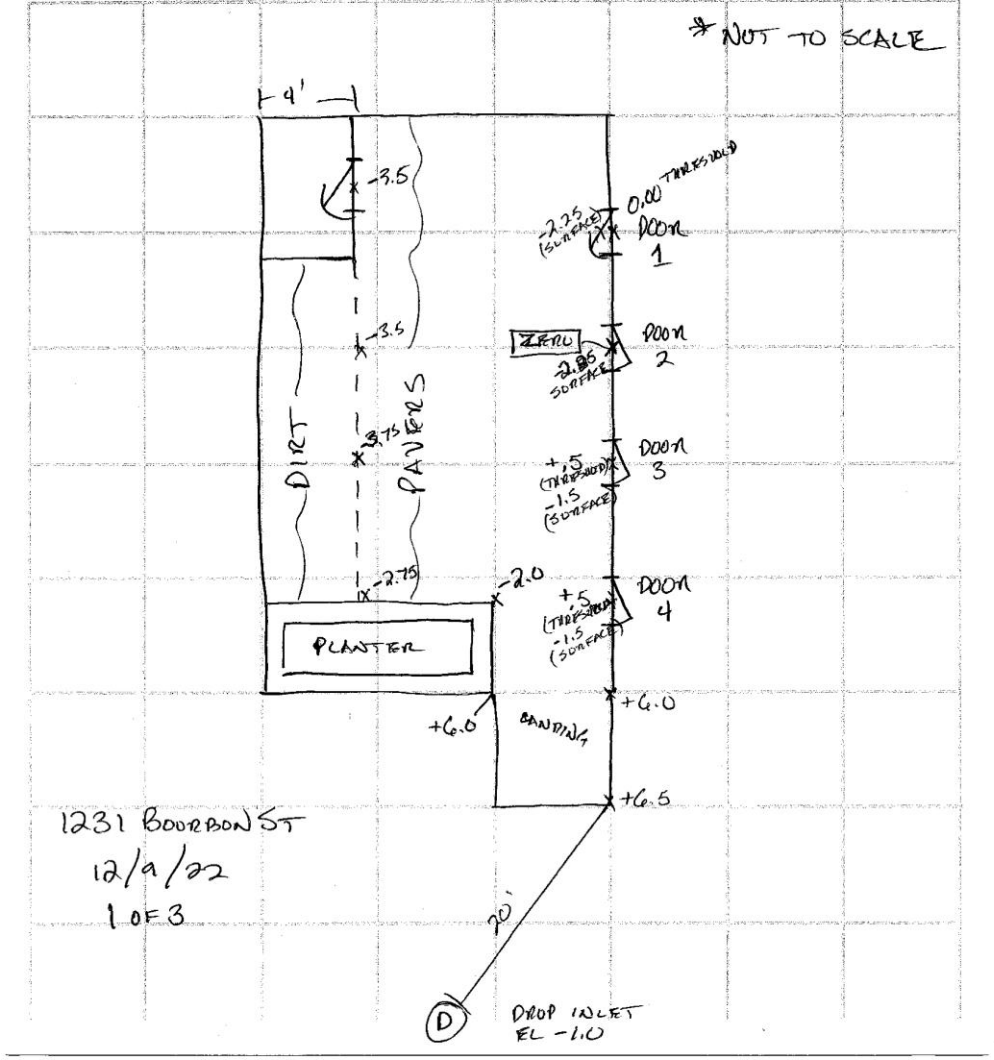
April 11, 2023

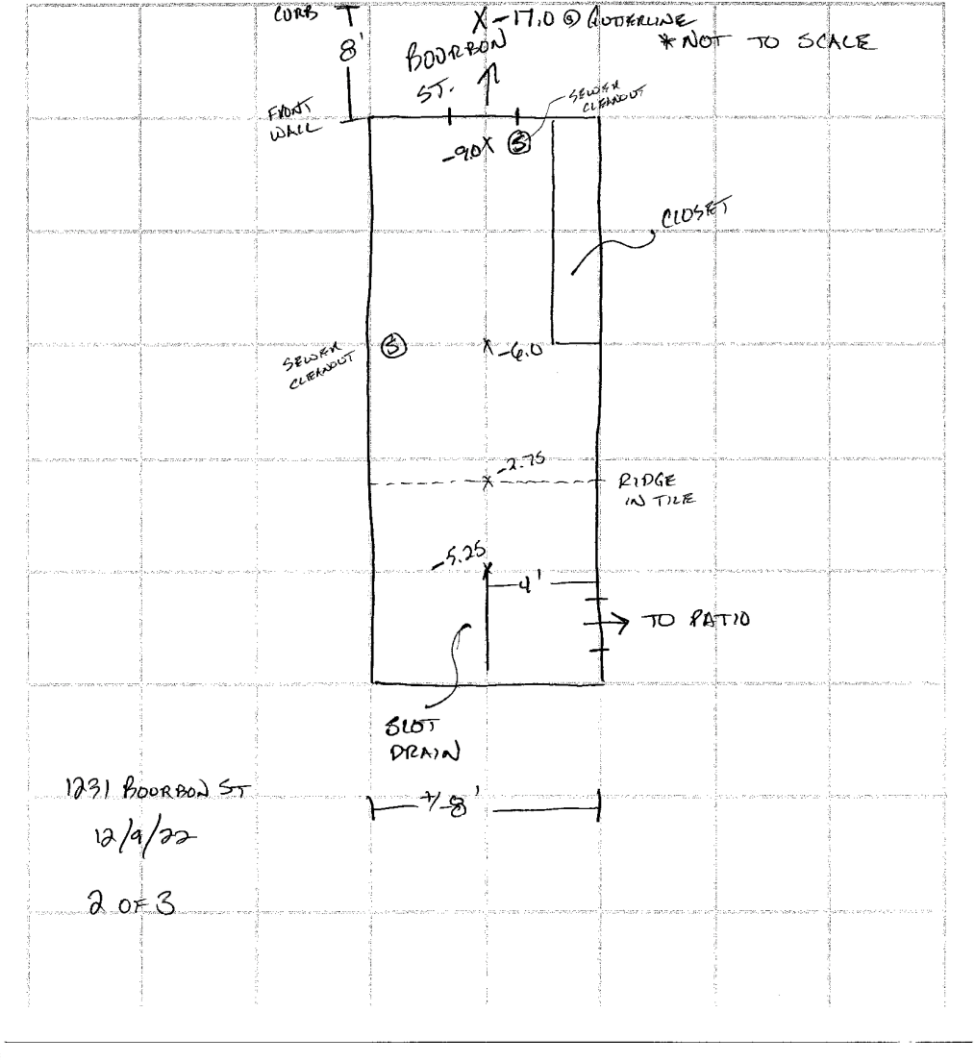


1231 Bourbon

VCC Architectural Committee

April 11, 2023

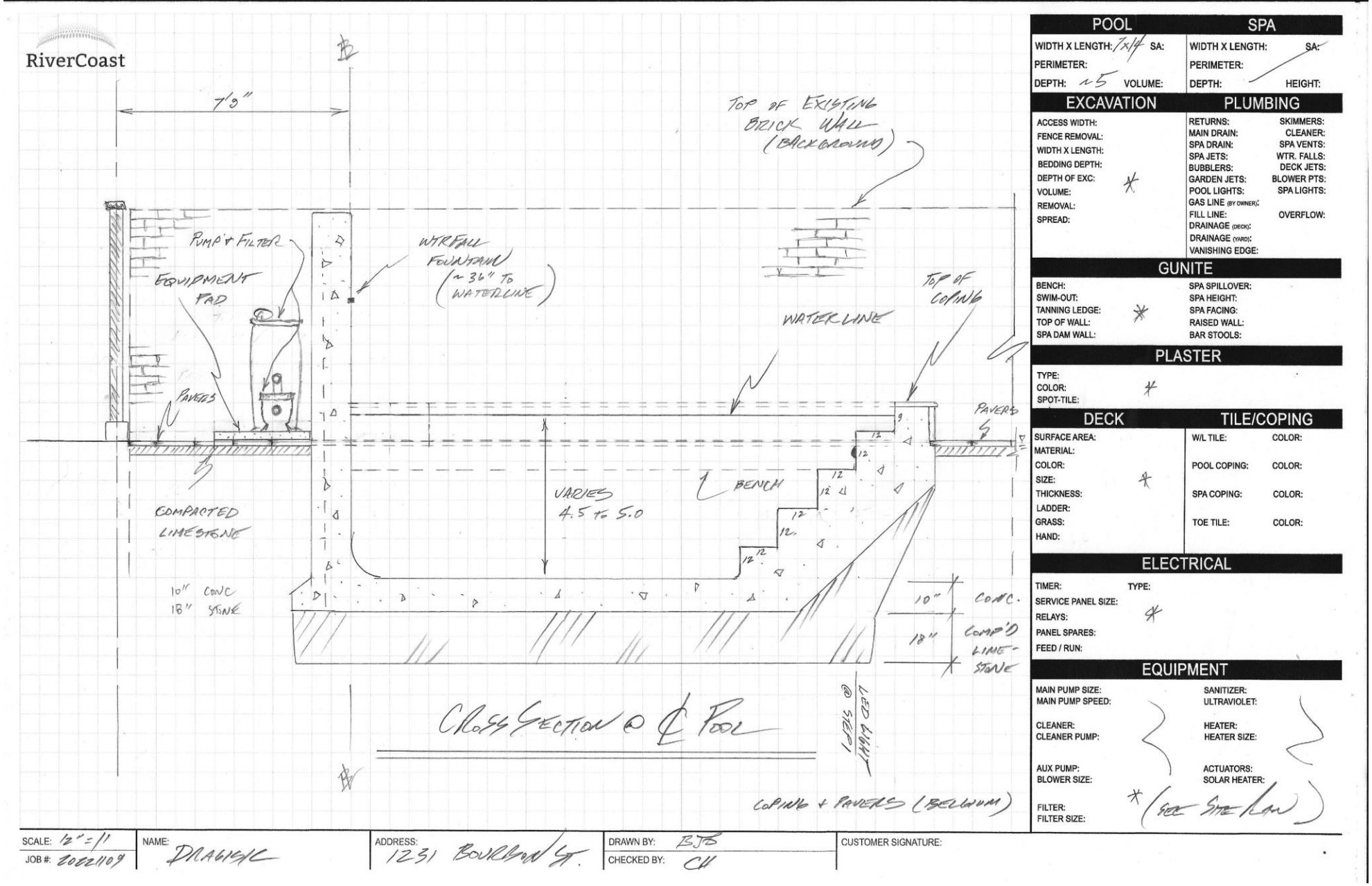




1231 Bourbon

VCC Architectural Committee

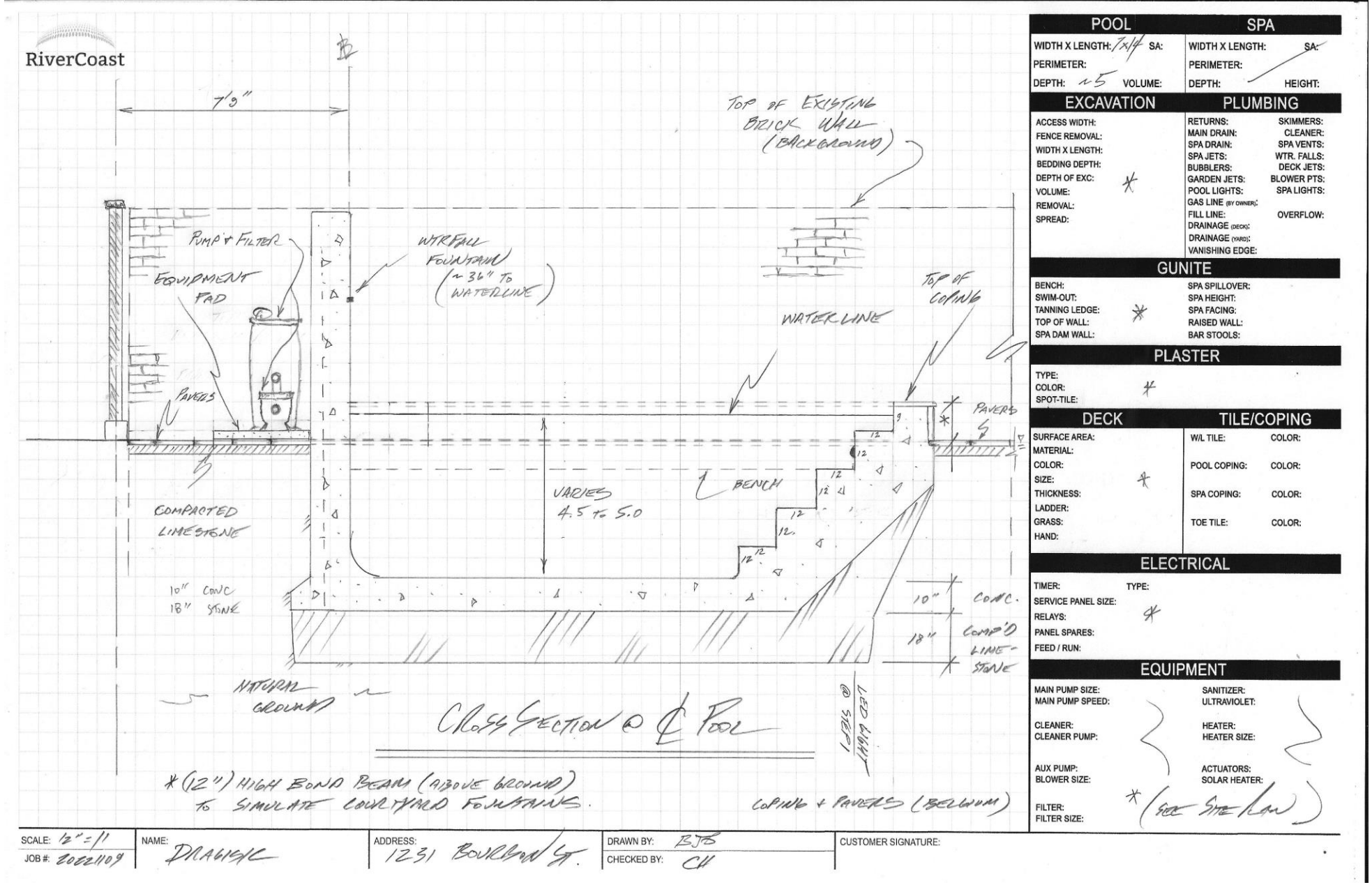
April 11, 2023



1231 Bourbon

VCC Architectural Committee

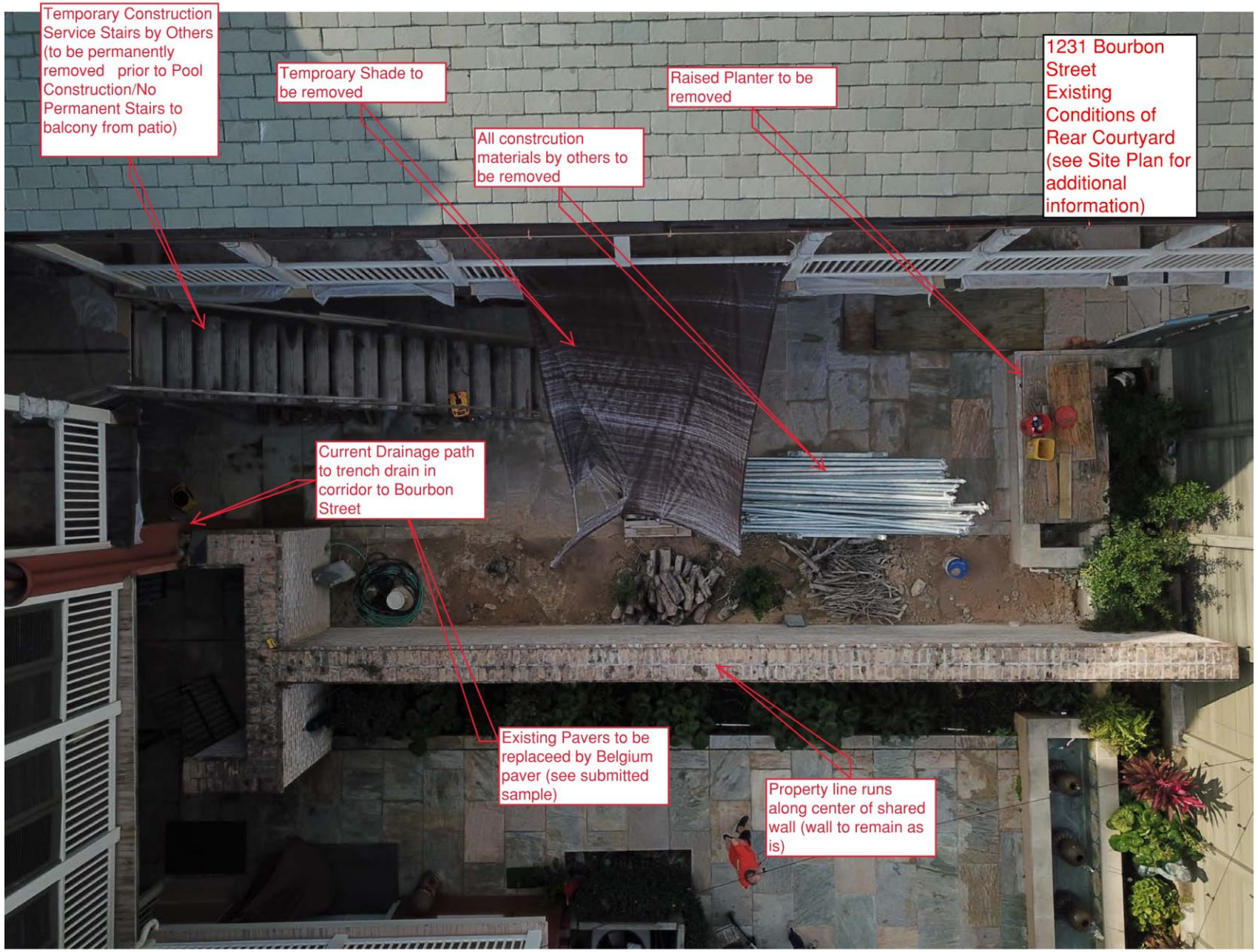
April 11, 2023



1231 Bourbon

VCC Architectural Committee

April 11, 2023



1231 Bourbon

VCC Architectural Committee

April 11, 2023

1231 Bourbon

VCC Architectural Committee

April 11, 2023

1231 Bourbon

VCC Architectural Committee

April 11, 2023

1231 Bourbon

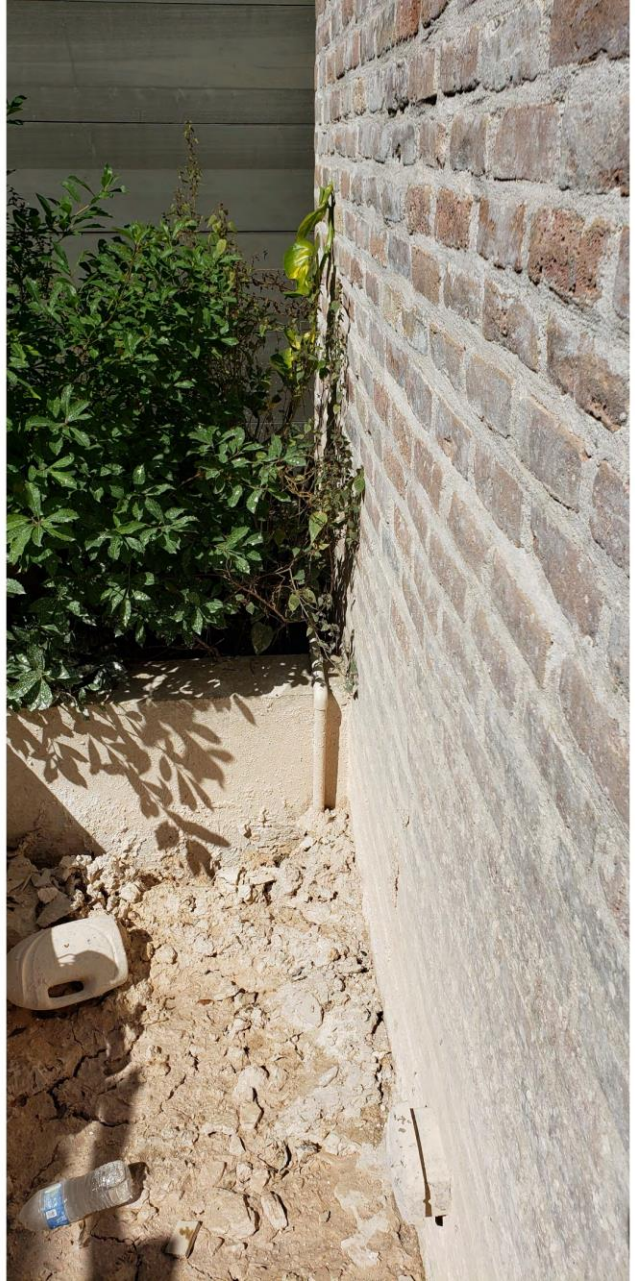
VCC Architectural Committee

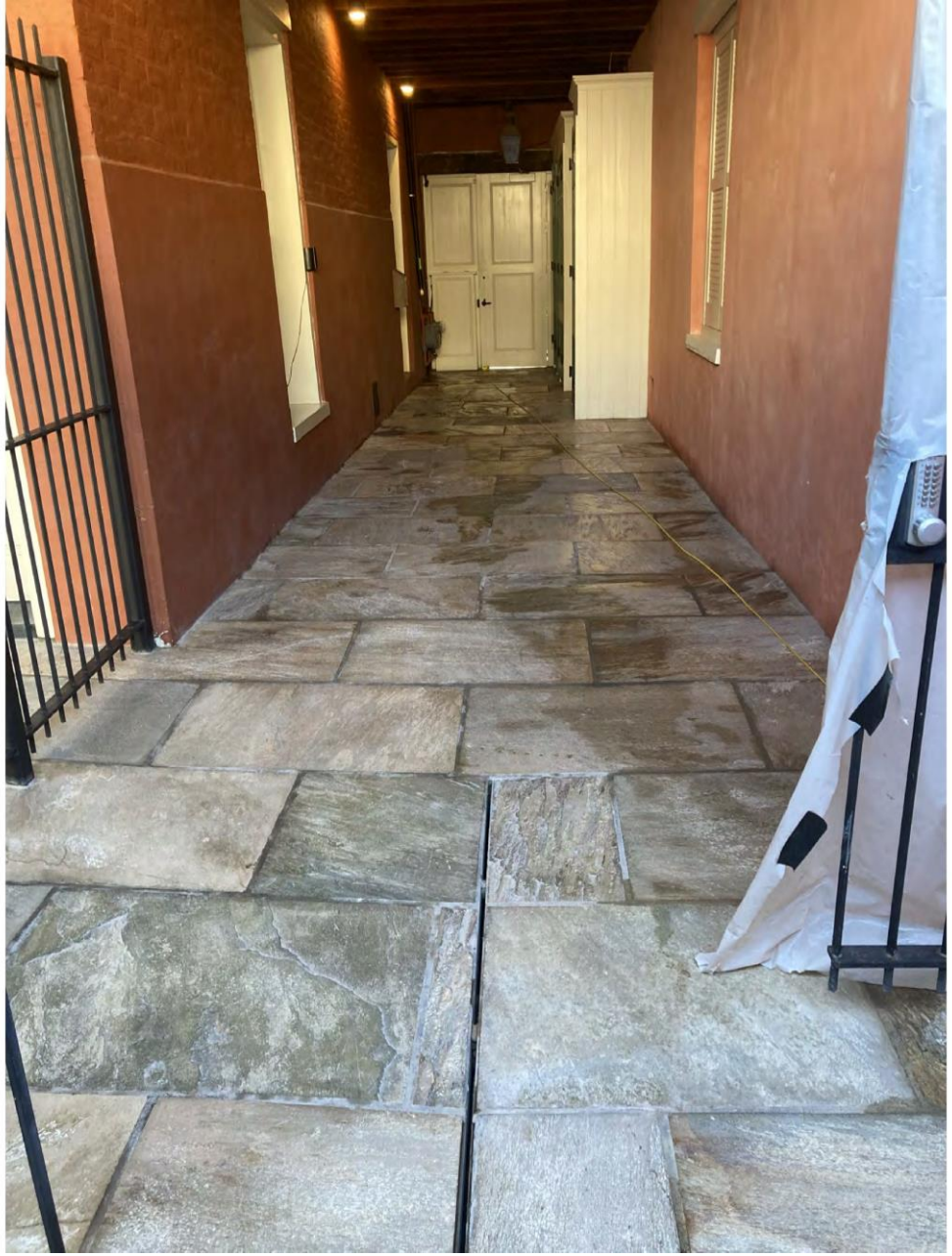
April 11, 2023

1231 Bourbon

VCC Architectural Committee

April 11, 2023

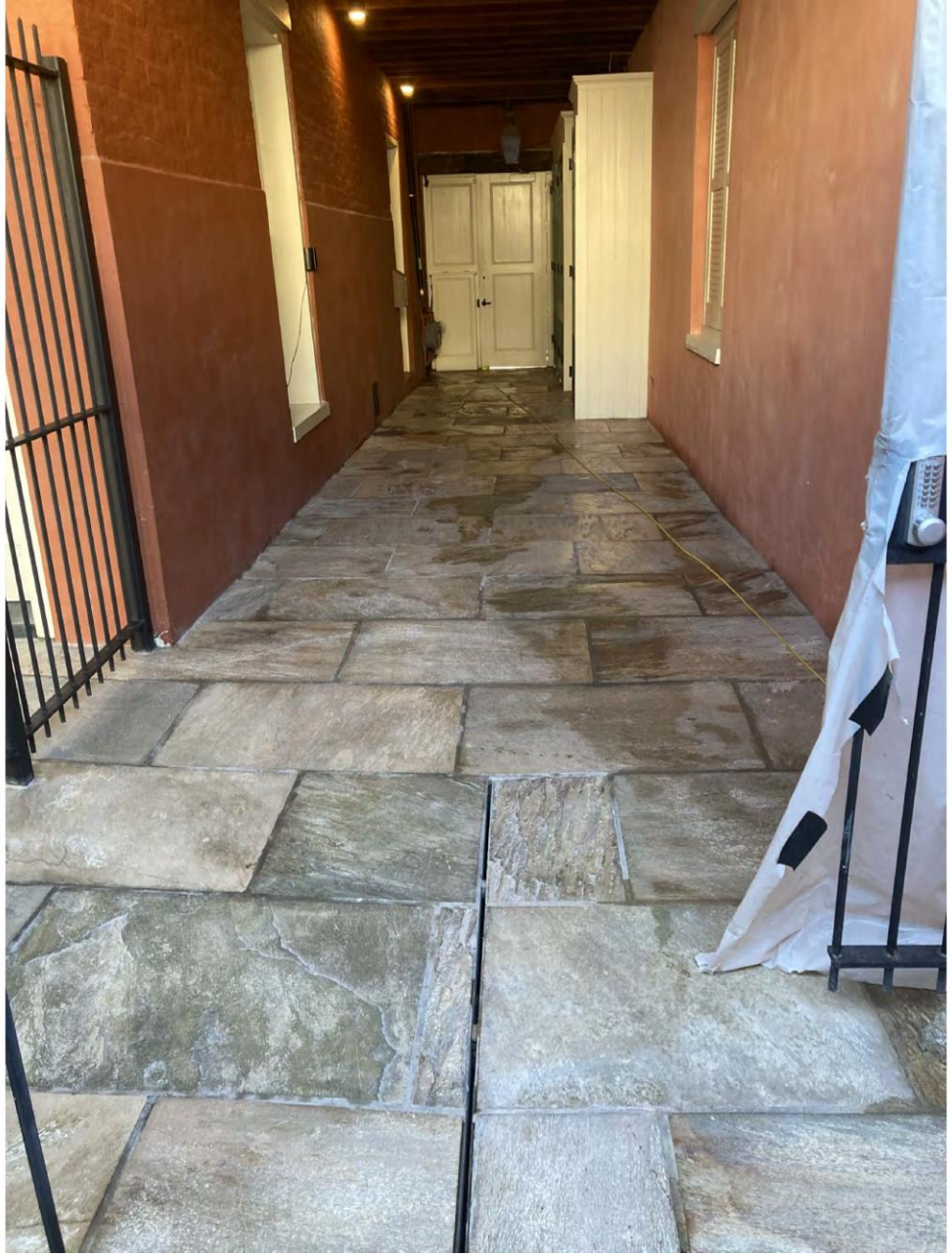




1231 Bourbon

VCC Architectural Committee

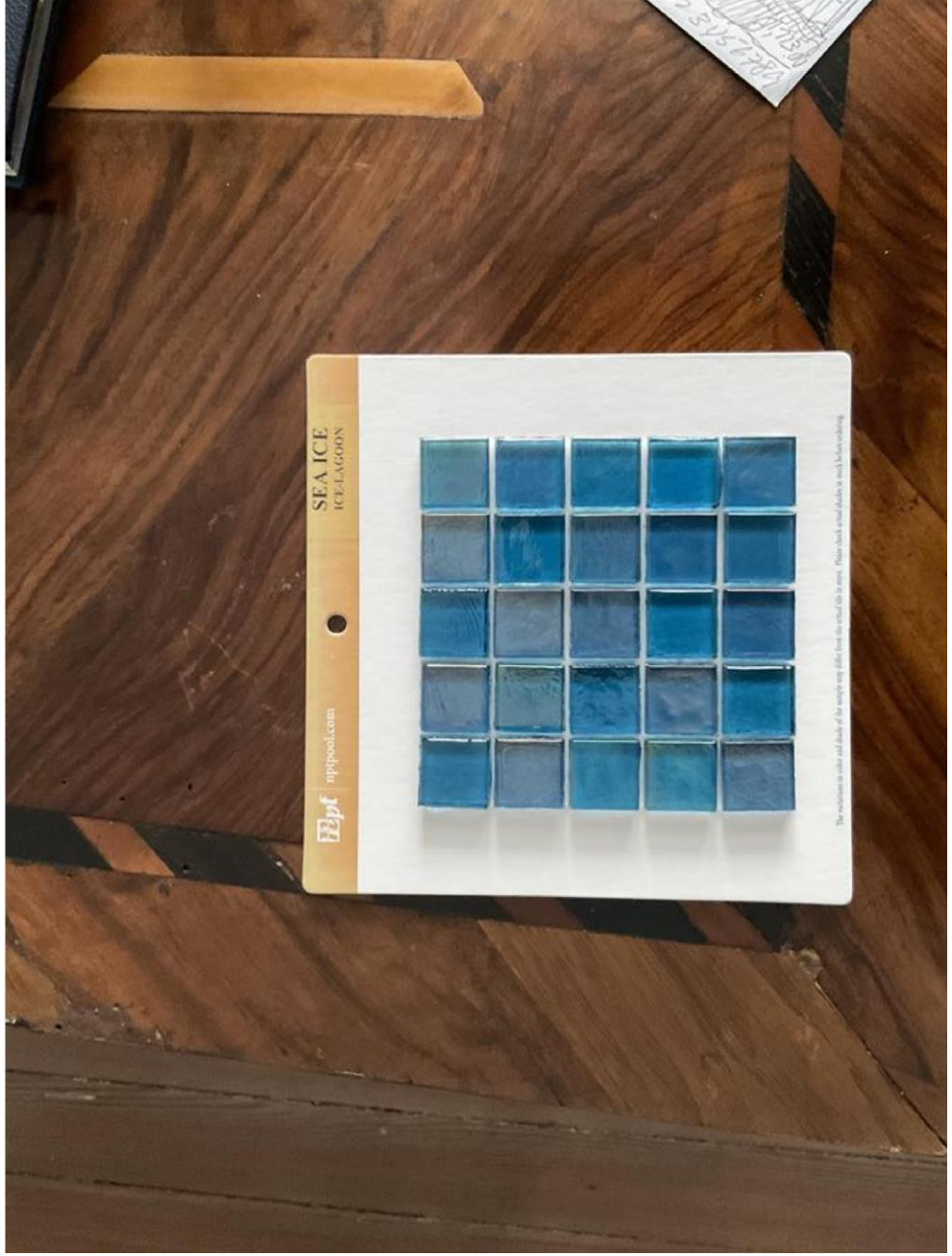
April 11, 2023



1231 Bourbon

VCC Architectural Committee

April 11, 2023



1231 Bourbon

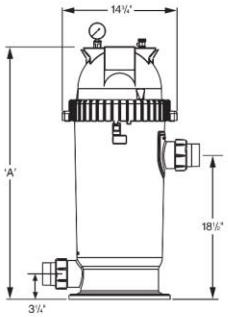
VCC Architectural Committee

April 11, 2023

Jandy® Pro Series by ZODIAC®

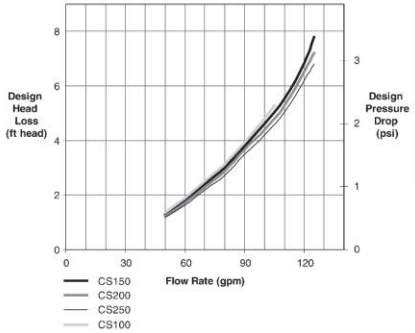
Technical Specifications

CS Series Filters



Part No.	Description	Size
CS100	CS Cartridge Filter	100 Sq. Ft.
CS150	CS Cartridge Filter	150 Sq. Ft.
CS200	CS Cartridge Filter	200 Sq. Ft.
CS250	CS Cartridge Filter	250 Sq. Ft.

CS Filter Head Loss Curves



Specifications and Dimensions, CS Series Filters				
Model No.	**CS100**	**CS150**	**CS200**	**CS250**
Filter Area	100 ft²	150 ft²	200 ft²	250 ft²
Design Flow Rate	1 gpm/ft²	.85 gpm/ft²	.625 gpm/ft²	.5 gpm/ft²
Maximum Flow	100 gpm	125 gpm	125 gpm	125 gpm
Six (6) Hour Capacity	36,000 gallons	45,000 gallons	45,000 gallons	45,000 gallons
Eight (8) Hour Capacity	48,000 gallons	60,000 gallons	60,000 gallons	60,000 gallons
Normal Start Up Pressure	6-15 psi	6-15 psi	6-15 psi	6-15 psi
Max. Working Pressure	50 psi	50 psi	50 psi	50 psi
Cartridges Required	1	1	1	1
Shipping Weight	28 lbs.	28 lbs.	34 lbs.	36 lbs.
Height ('A')	32⅜"	32⅜"	42½"	42½"

www.ZodiacPoolSystems.com

©2011 Zodiac Pool Systems, Inc. SA6259 0611
ZODIAC® is a registered trademark of Zodiac International, S.A.S.U., used under license.

There's no need to sacrifice your pump's power.

The ideal replacement for high energy-consuming single-speed pumps up to 1.5 HP, the 115v/230v dual voltage VS FloPro™ 1.85 is ***the only*** variable-speed pump on the market that offers the same performance at both voltages.

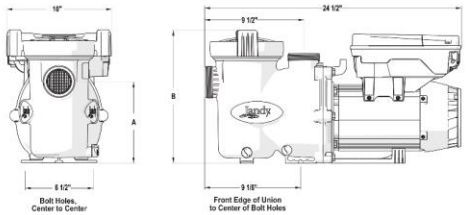
- **115v/230v Dual Voltage**
  With the ability to provide the same head pressure and flow rates at both 115v and 230v, the VS FloPro 1.85 eliminates the need for expensive main power rewiring without compromising performance.
- **Add iQPUMP01 for Instant Automation**
  Two auxiliary relays can be used to control other pool equipment, such as booster pumps and salt chlorinators, for easier installation and operation. No need for additional timeclocks!

- **Lower Electricity Costs**
  Save over $850[1] per year in energy costs! The variable-speed motor allows for dramatic energy savings and quieter operation.
- **Our Quietest Variable-Speed Pump**
  Over 40% quieter[2] than other Jandy variable-speed pumps, the VS FloPro 1.85 HP features proprietary sound dampening motor technology allowing it to operate with noticeably less noise.
- **Choose Your Own Controller**
  Designed to work with the following Jandy® control systems for complete programmability and customization (controller sold separately):
  - › Jandy AquaLink® Automation Systems
  - › iQPUMP01 with iAquaLink® App Control
  - › JEP-R Controller
- **Additional Features**
  - › Adjustable base for seamless direct replacement of a variety of other pumps in the aftermarket
  - › Zero Clearance TEFC Motor for cool, quiet operation in tight spaces
  - › 2" unions included or utilize 2" internal threads
  - › Easy Controller Setup auto detects connection to an automation system or a traditional controller, eliminating the need to adjust settings manually
  - › RS485 Quick Connect Port for faster installation and maintenance
  - › Dry Contact Relay Control
  - › Tool-free lid for easy debris removal
  - › Ergonomic easy-transport handle

ADJUSTABLE BASE CONFIGURATIONS[3]

Base	Fits	'A' Dimension	'B' Dimension
No Base	Hayward® Super Pump® Pentair® SuperFlo® Sta-Rite® SuperMax®	7 3/4"	12 3/4"
Small Base	Hayward Super II™ Jandy PlusHP and MaxHP Pumps	8 7/8"	13 7/8"
Small Base w/ Spacers	Pentair WhisperFlo® Sta-Rite Dyna-Glas™	9 1/8"	14 1/8"
Small Base + Large Base	Sta-Rite Max-E-Pro® Sta-Rite Dura-Glas® Sta-Rite Dura-Glas II Sta-Rite Max-E-Glas®	10 3/4"	15 3/4"

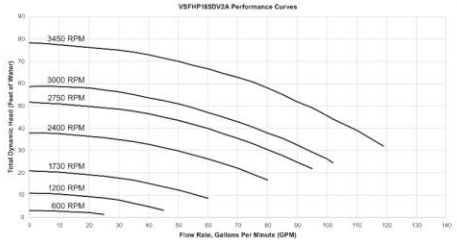
DIMENSIONS



SPECIFICATIONS

Model No.	THP	WEF[4]	Voltage	Max Watts	Amps	Union Size	Rec. Pipe Size[5]	Carton Weight	Overall Length
VSFHP185DV2A	1.85	8.5	230 VAC 115 VAC	1,700W 1,800W	7.5 15.5	2" × 2"	1 1/2" – 2 1/2"	53 lbs.	24 1/2"

PERFORMANCE



[1] Based on a 22,500 gallon pool with two turnovers per day at an energy cost of $0.195/kWh vs. comparable single speed pumps; when tested in accordance with the applicable requirements of 10 CFR 429.
[2] When compared to the average dB reading of other Jandy variable-speed pumps at 3450 RPM from 6 ft., based on third-party independent lab sound testing.
[3] Small base with spacers included with all FloPro pumps. Large base is optional part R0546400.
[4] WEF = weighted energy factor in kgal/kWh. WEF is a performance-based metric adopted by the Department of Energy to characterize the energy performance of dedicated-purpose pool pumps. Department of Energy 10 CFR Parts 429 and 431.
[5] Always follow local building and safety codes for pipe sizing and guidelines.

Jandy.com | 1.800.822.7933

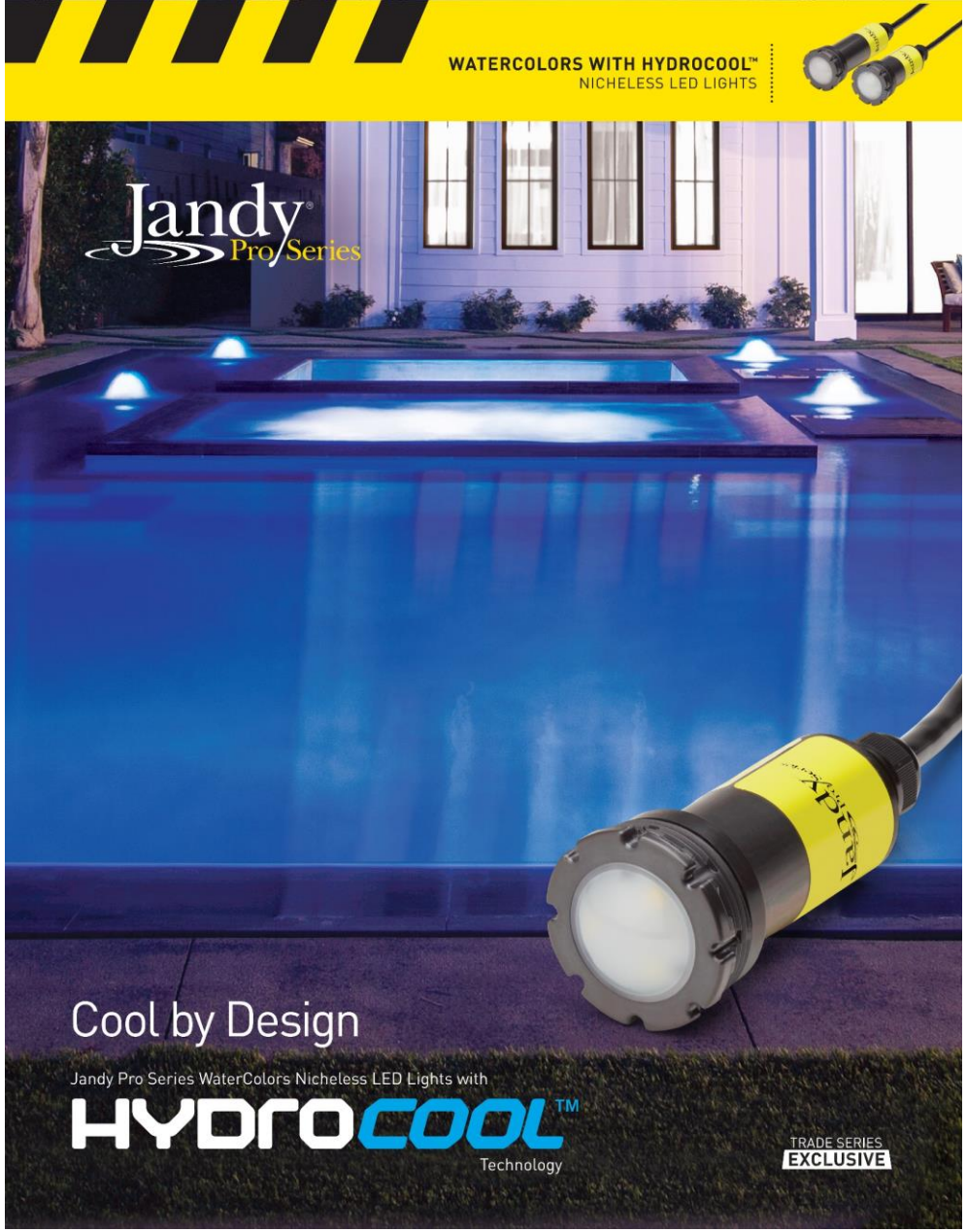
©2021 Zodiac Pool Systems LLC. All rights reserved. ZODIAC® is a registered trademark of Zodiac International, S.A.S.U., used under license. All other trademarks are the property of their respective owners. 9967_SL

Intertek

1231 Bourbon

VCC Architectural Committee

April 11, 2023



Technical Details

INCLUDED ACCESSORIES

Every light includes a construction cover, robust installation tool and white and gray cosmetic trim rings.

Construction Cover | Installation Tool | White Cosmetic Trim Ring | Gray Cosmetic Trim Ring

SMALLER SIZE, MORE FLEXIBILITY

Up to eight inches shorter than our previous models, HydroCool™ lights are only 4½" (6W) or 5½" (12W and 24W) in length to fit even the narrowest walls for ultimate design flexibility.

MULTI-COLOR AND WHITE LIGHT OPTIONS

Color options for use with all major automation systems. In addition to Daylight White (5000K), Warm White (2700K) lights provide incandescent-like lighting and meet Dark Sky Community requirements.

Jandy® WaterColors | P-Series | H-Series | S-Series | Warm White | Daylight White

WATTAGE SELECTOR GUIDE

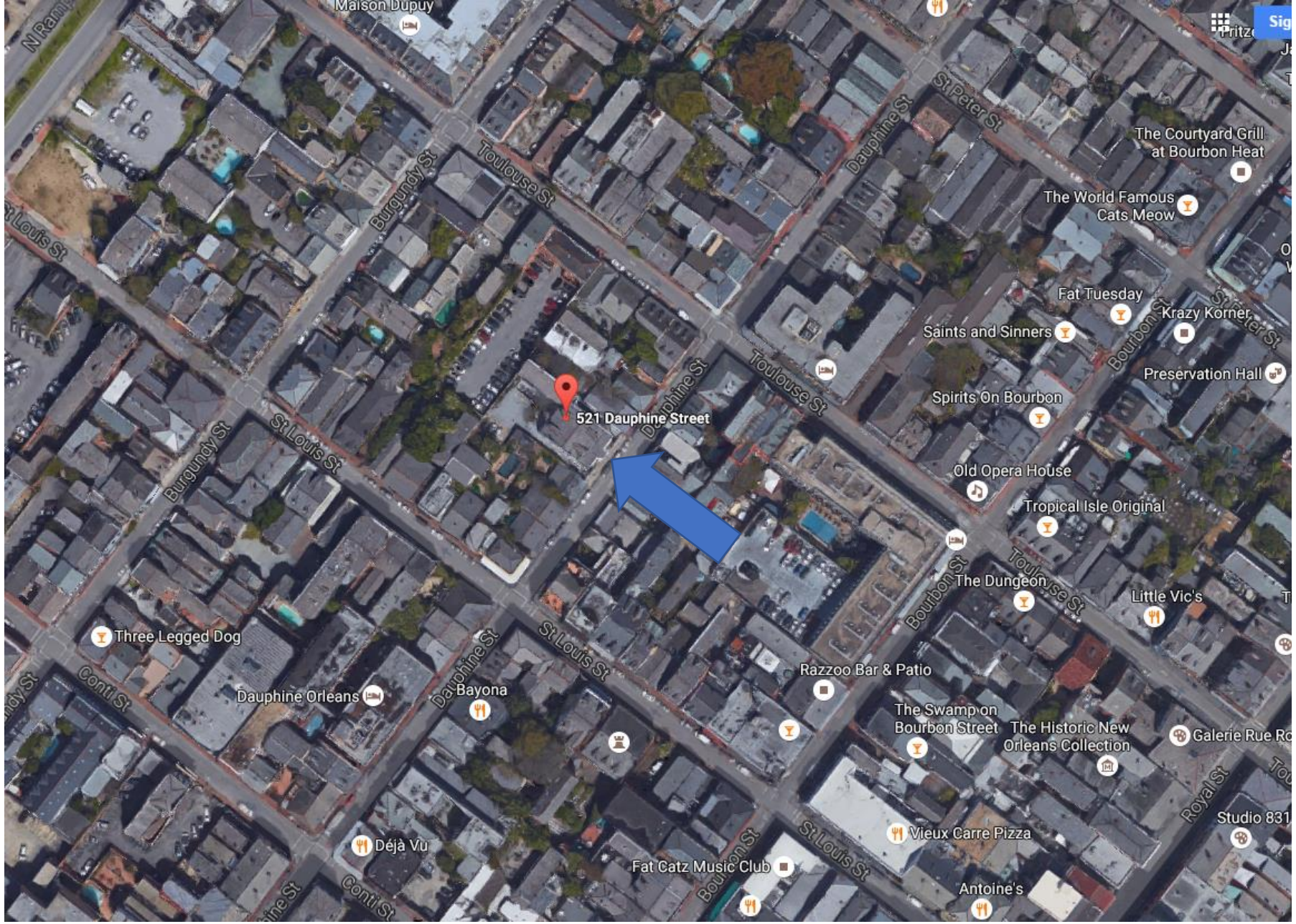
POOL FINISH	ILLUMINATION DISTANCE: Color Lights	ILLUMINATION DISTANCE: White Lights	RECOMMENDED POWER (Watts)
Light	Up to 12 ft	Up to 16 ft	6
	12 – 20 ft	16 – 24 ft	12
	20 ft +	24 ft +	24
Medium	Up to 10 ft	Up to 14 ft	6
	10 – 16 ft	14 – 22 ft	12
	16 ft +	22 ft +	24
Dark	Up to 8 ft	Up to 12 ft	6
	8 – 12 ft	12 – 20 ft	12
	12 ft +	20 ft +	24

Visit Jandy.com for part numbers and full list of available models

USA Jandy.com | 1.800.822.7933
Canada Jandy.ca | 1.888.647.4004

©2018 Zodiac Pool Systems LLC. ZODIAC® is a registered trademark of Zodiac International, S.A.S.U., used under license.
All other trademarks used herein are the property of their respective owners. 3367

521 Dauphine



521 Dauphine

VCC Architectural Committee

April 11, 2023

521 Dauphine, ca. 1939

521 Dauphine, ca. 1950

521 Dauphine

VCC Architectural Committee

April 11, 2023

521 Dauphine

521 Dauphine

VCC Architectural Committee

April 11, 2023

521 Dauphine

521 Dauphine

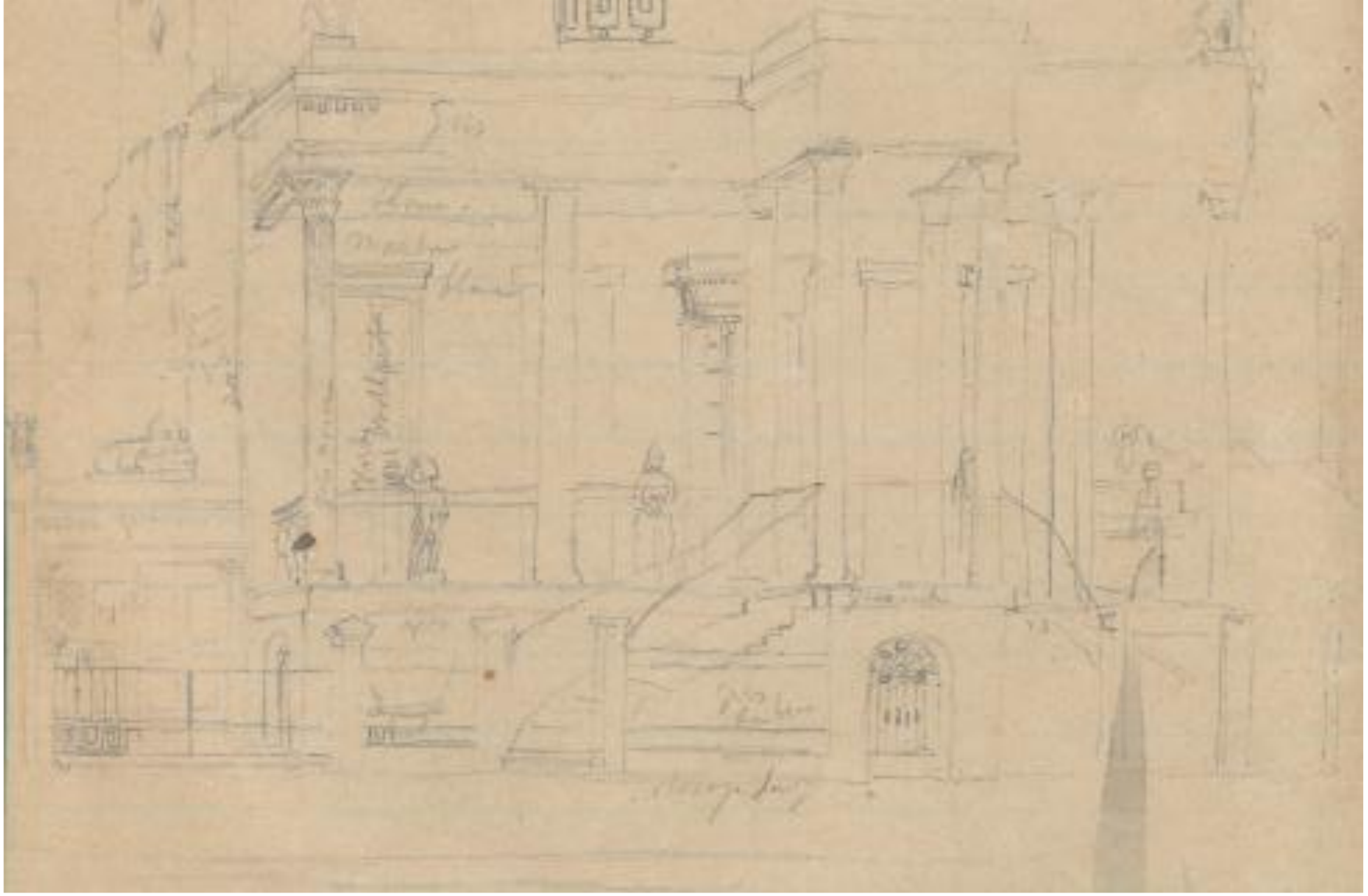
VCC Architectural Committee

April 11, 2023

521 Dauphine

521 Dauphine

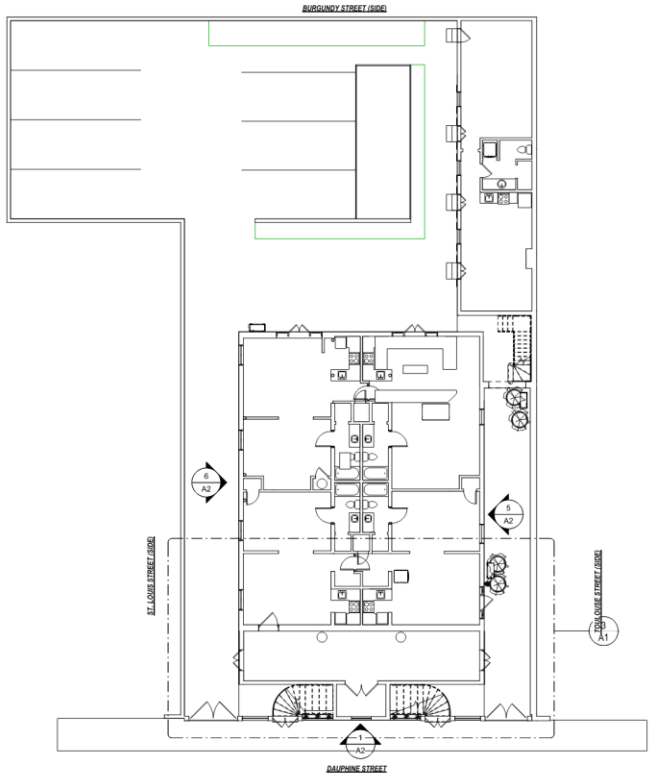
521 Dauphine, ca. 1939



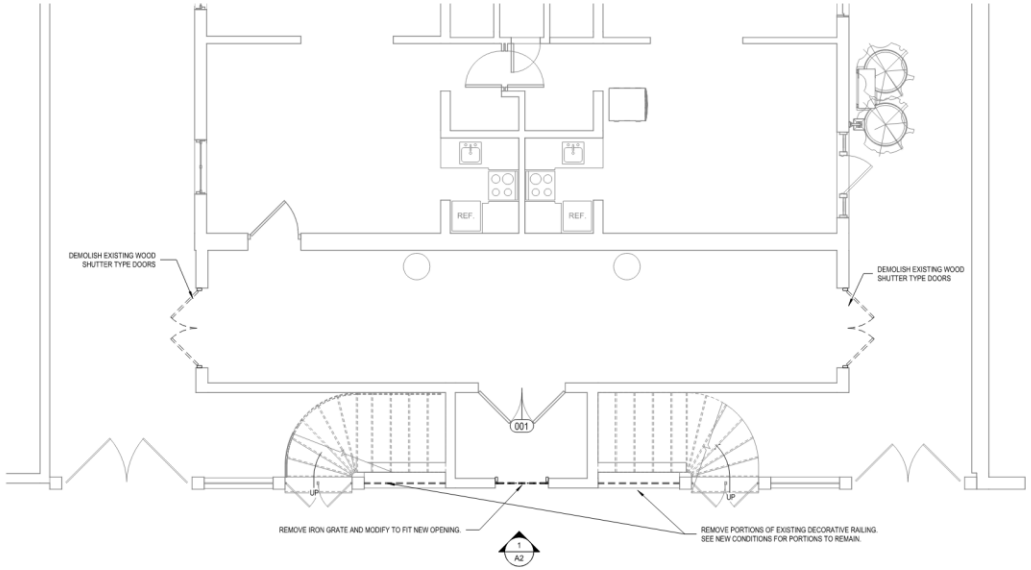
521 Dauphine, 1858 sketch

MINOR ALTERATIONS TO 521 DAUPHINE STREET

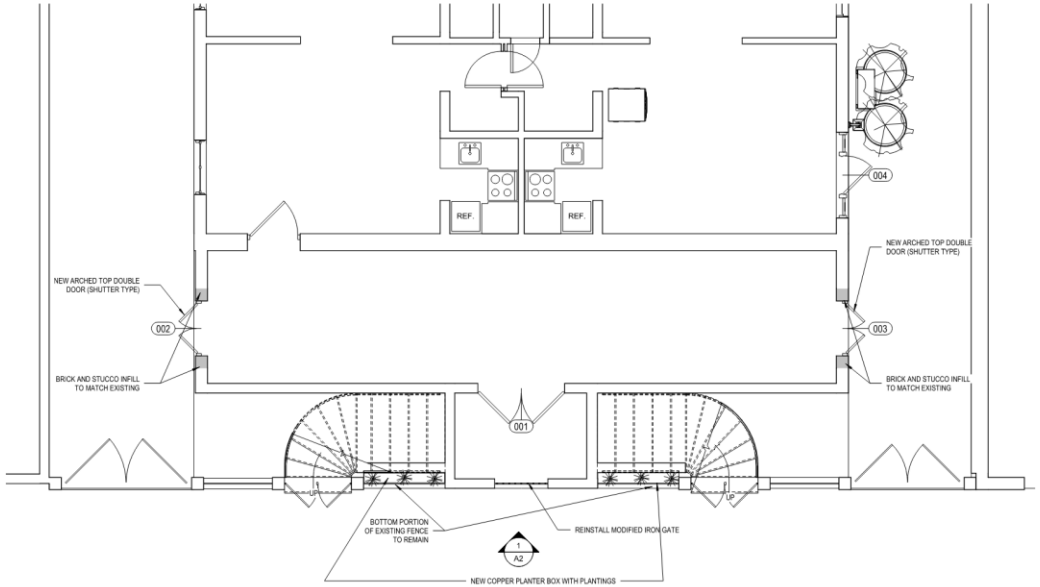
PROJECT DIRECTORY	PROJECT INFORMATION
OWNER / TENANT 521 DAUPHINE STREET, LLC 521 DAUPHINE ST NEW ORLEANS, LA 70112 CONTACT: CAROLYN ZELLER (cmz608@yahoo.com)	PROJECT ADDRESS 521 DAUPHINE STREET NEW ORLEANS, LA 70112 PROJECT DESCRIPTION: 1. CHANGES TO FRONT FENCE. 2. ALTERATIONS OF FRONT GROUND FLOOR OPENING. 3. ALTERATIONS TO SIDE ENTRANCES LEADING TO UNDER FRONT PORCH.
ARCHITECT WINK ARCHITECTURE, LLC 3210 DUMAINE ST. NEW ORLEANS, LA 70119 TEL: (504) 251-4370 CONTACT: DANIEL WINKERT (info@winkarchitecture.com)	MAJOR APPLICABLE CODES AND REGULATIONS (NOT LIMITED TO THE FOLLOWING): • INTERNATIONAL EXISTING BUILDING CODE, 2015 ED. • INTERNATIONAL BUILDING CODE, 2015 ED. • INTERNATIONAL PLUMBING CODE, 2015 ED. • INTERNATIONAL MECHANICAL CODE, 2015 ED. • NFPA 101: LIFE SAFETY CODE , 2015 ED. • NATIONAL ELECTRICAL CODE (NFPA-70)
GENERAL CONTRACTOR TBD	
	PROPERTY INFORMATION SQUARE: 90 LOT: 1 MUNICIPAL DISTRICT: 3 BOUNDING STREETS: DAUPHINE, ST. LOUIS, BURGUNDY, TOULOUSE STREETS HISTORIC DISTRICT: VIEUX CARRE HISTORIC DISTRICT
	FLOOD ZONE: X CONSTRUCTION TYPE: IIIB



1 SITE PLAN
3/32" = 1'-0"



3 PARTIAL GROUND FLOOR PLAN - DEMO
1/4" = 1'-0"



2 PARTIAL GROUND FLOOR PLAN - NEW
1/4" = 1'-0"

wink architecture
3210 Dumaine St New Orleans LA 70119
info@winkarchitecture.com
504.251.4370

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

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

x

DANIEL E. WINKERT No. 5472 STATE OF LOUISIANA LICENSED ARCHITECT

03/24/2023

Copyright © 2023
Wink Architects LLC

MINOR ALTERATIONS TO 521 DAUPHINE STREET

New Orleans, LOUISIANA 70112

-REVISIONS-

No.	Date	Scope

DRAWING
COVER AND PLANS

SCALE As indicated
JOB No. 2302.00
DATE 03.24.2023

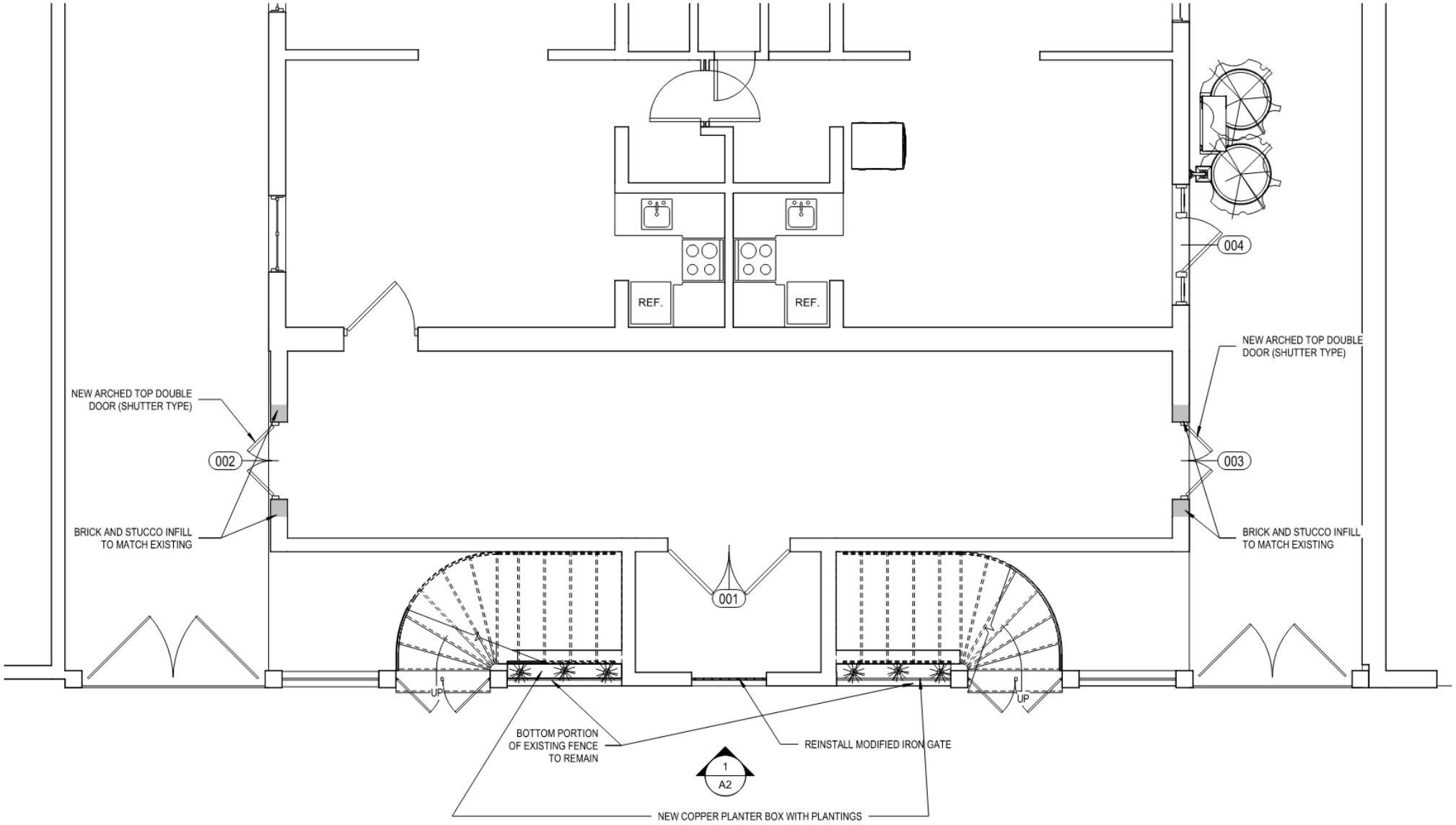
Sheet No.

A1

521 Dauphine

VCC Architectural Committee

April 11, 2023



2 PARTIAL GROUND FLOOR PLAN - NEW

1/4" = 1'-0"

521 Dauphine

VCC Architectural Committee

April 11, 2023

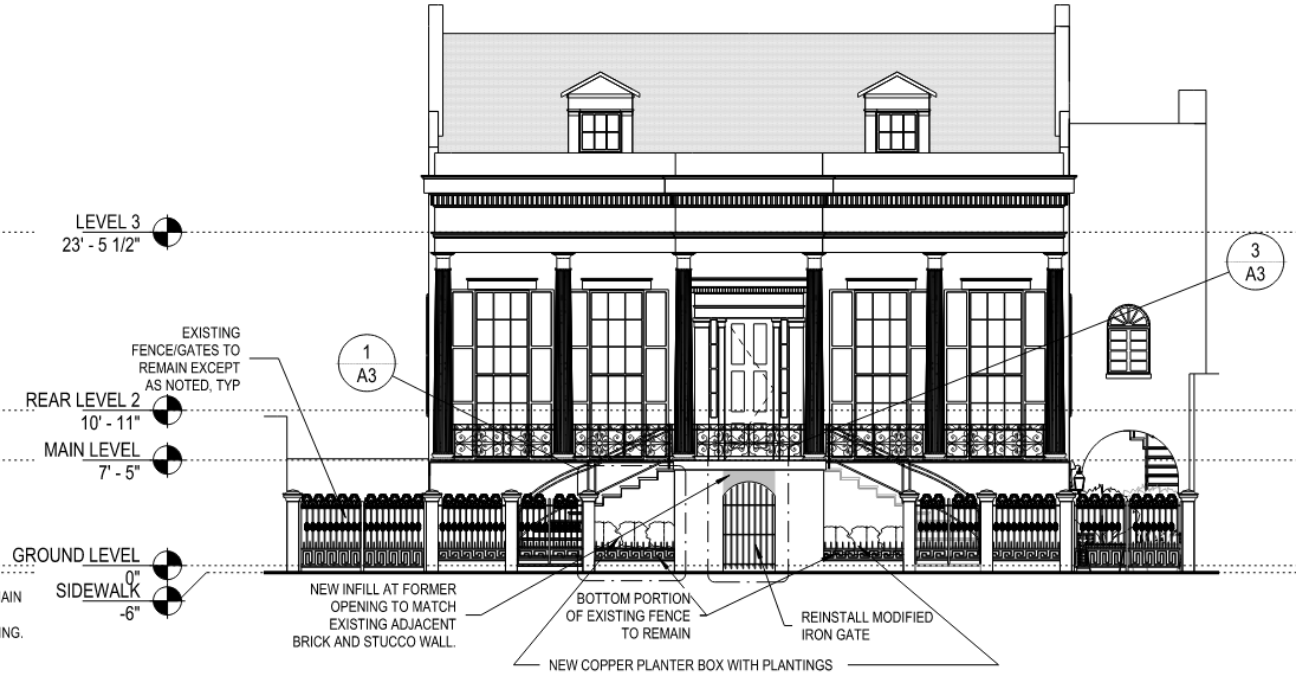
521 Dauphine

VCC Architectural Committee

April 11, 2023

1 FRONT (DAUPHINE ST) ELEVATION - DEMOLITION

1/8" = 1'-0"



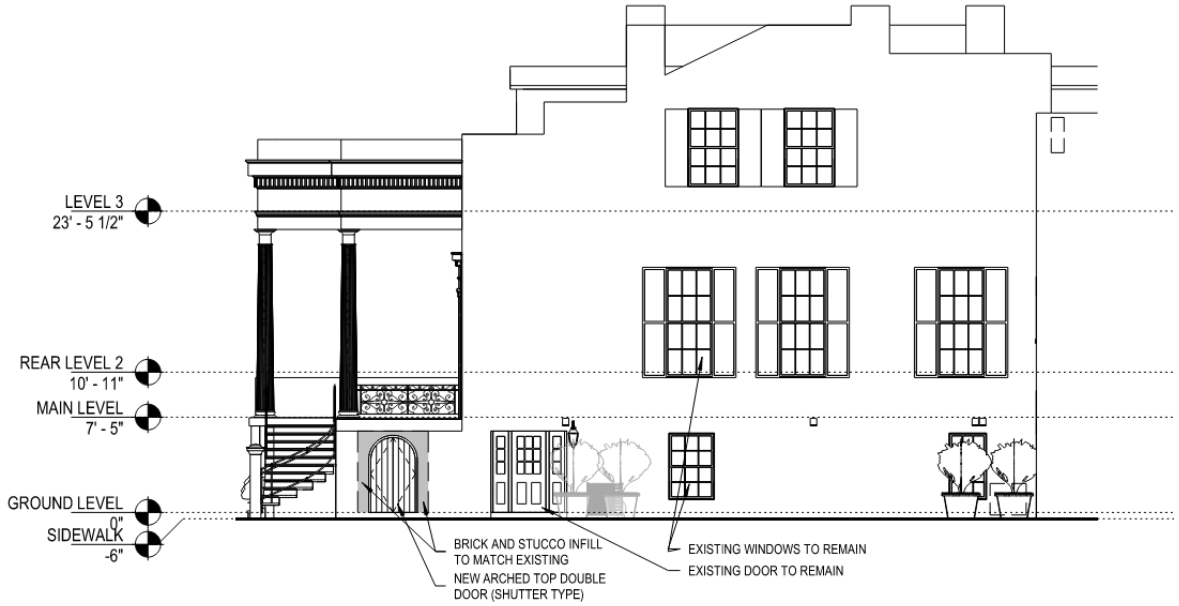
2 FRONT (DAUPHINE ST) ELEVATION

1/8" = 1'-0"

521 Dauphine

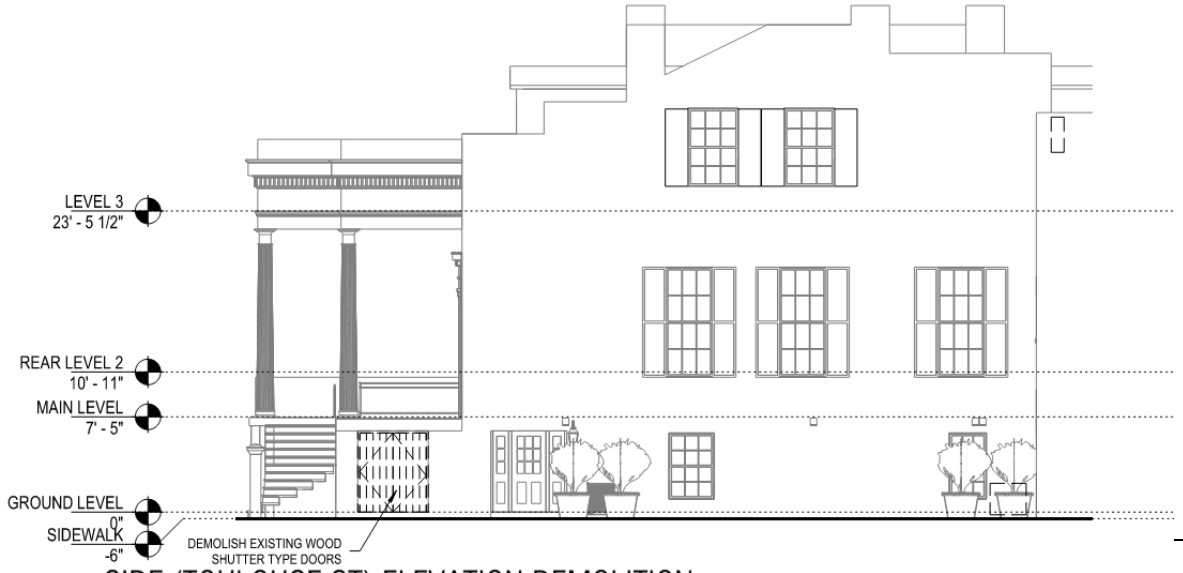
VCC Architectural Committee

April 11, 2023



3 SIDE (TOULOUSE ST) ELEVATION

1/8" = 1'-0"



5 SIDE (TOULOUSE ST) ELEVATION DEMOLITION

1/8" = 1'-0"

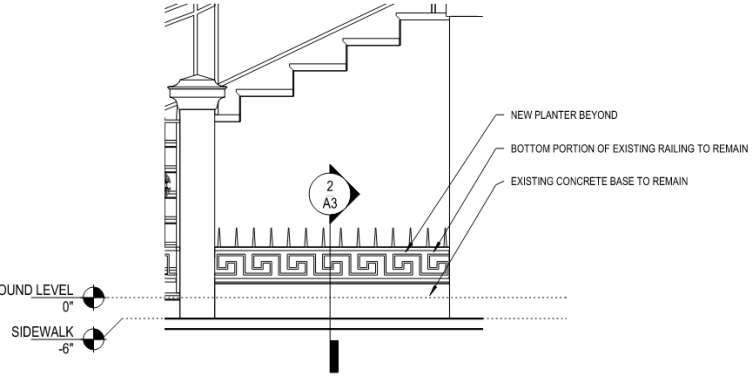
4 SIDE (ST LOUIS ST) ELEVATION
1/8" = 1'-0"

6 SIDE (ST LOUIS ST) ELEVATION - DEMOLITION
1/8" = 1'-0"

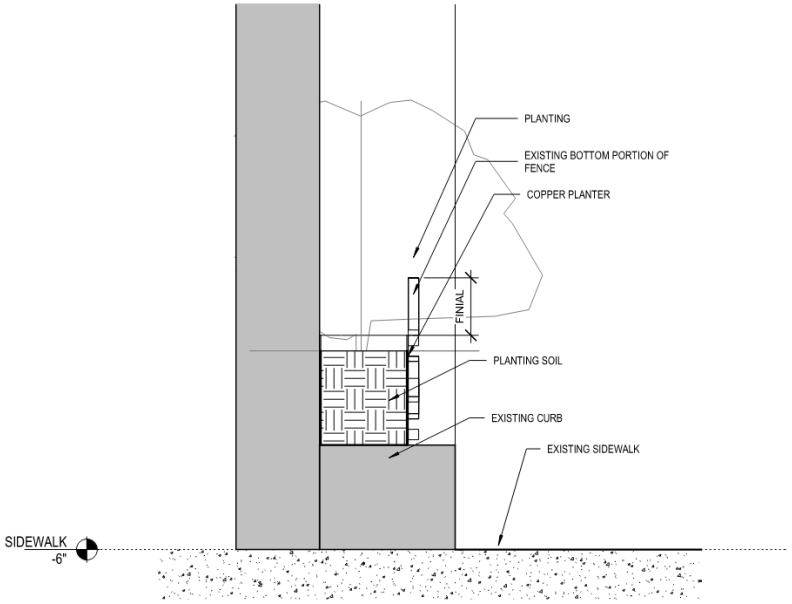
521 Dauphine

VCC Architectural Committee

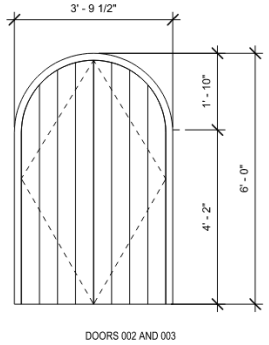
April 11, 2023



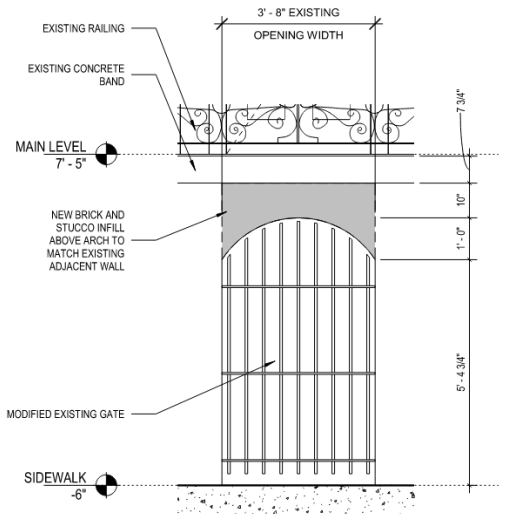
1 ENLARGED ELEVATION AT DAUPHINE STREET PLANTER
1/2" = 1'-0"



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



NEW DOOR TYPES



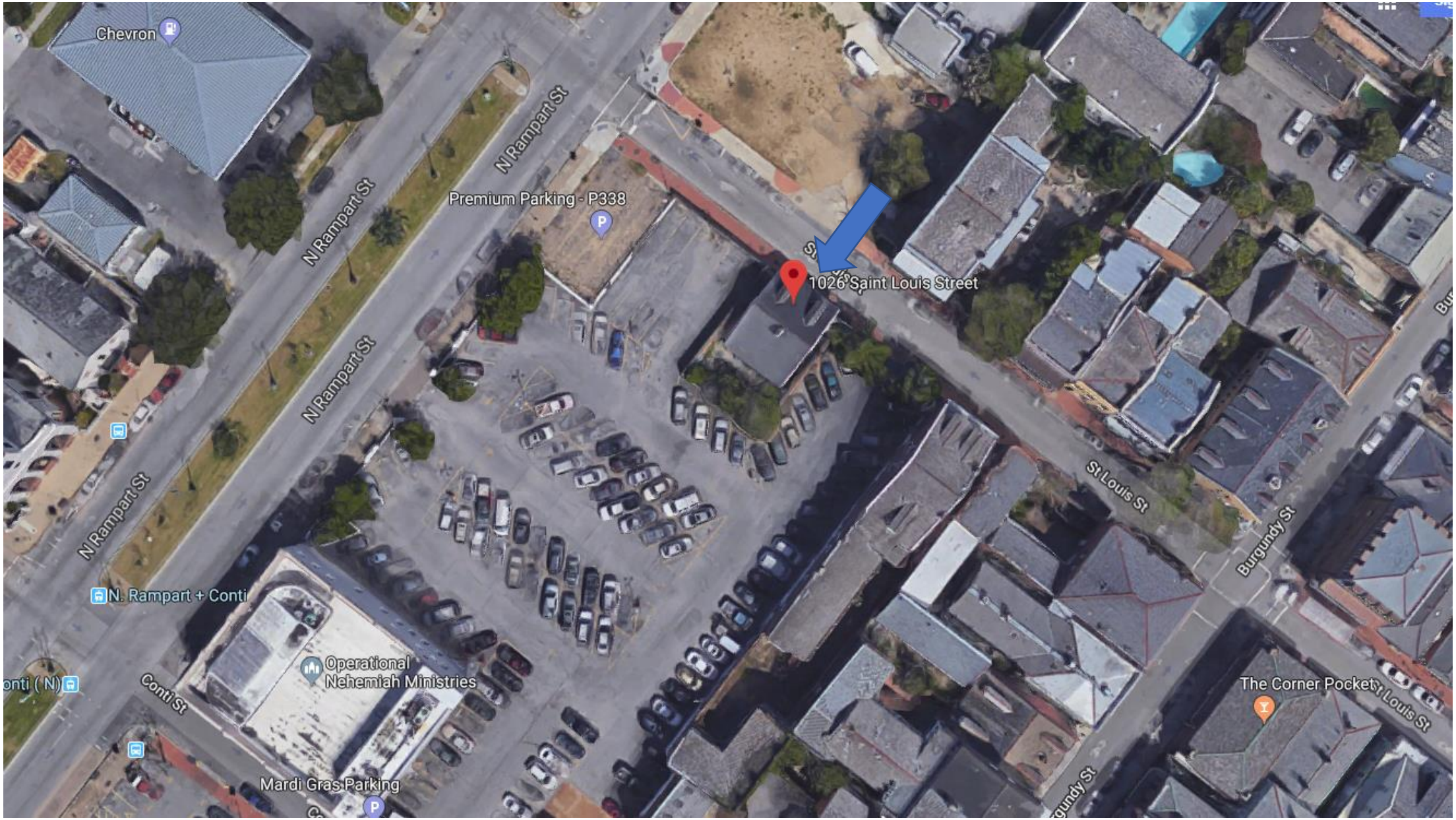
3 DAUPHINE STREET GATE ELEVATION
1/2" = 1'-0"

521 Dauphine

VCC Architectural Committee

April 11, 2023

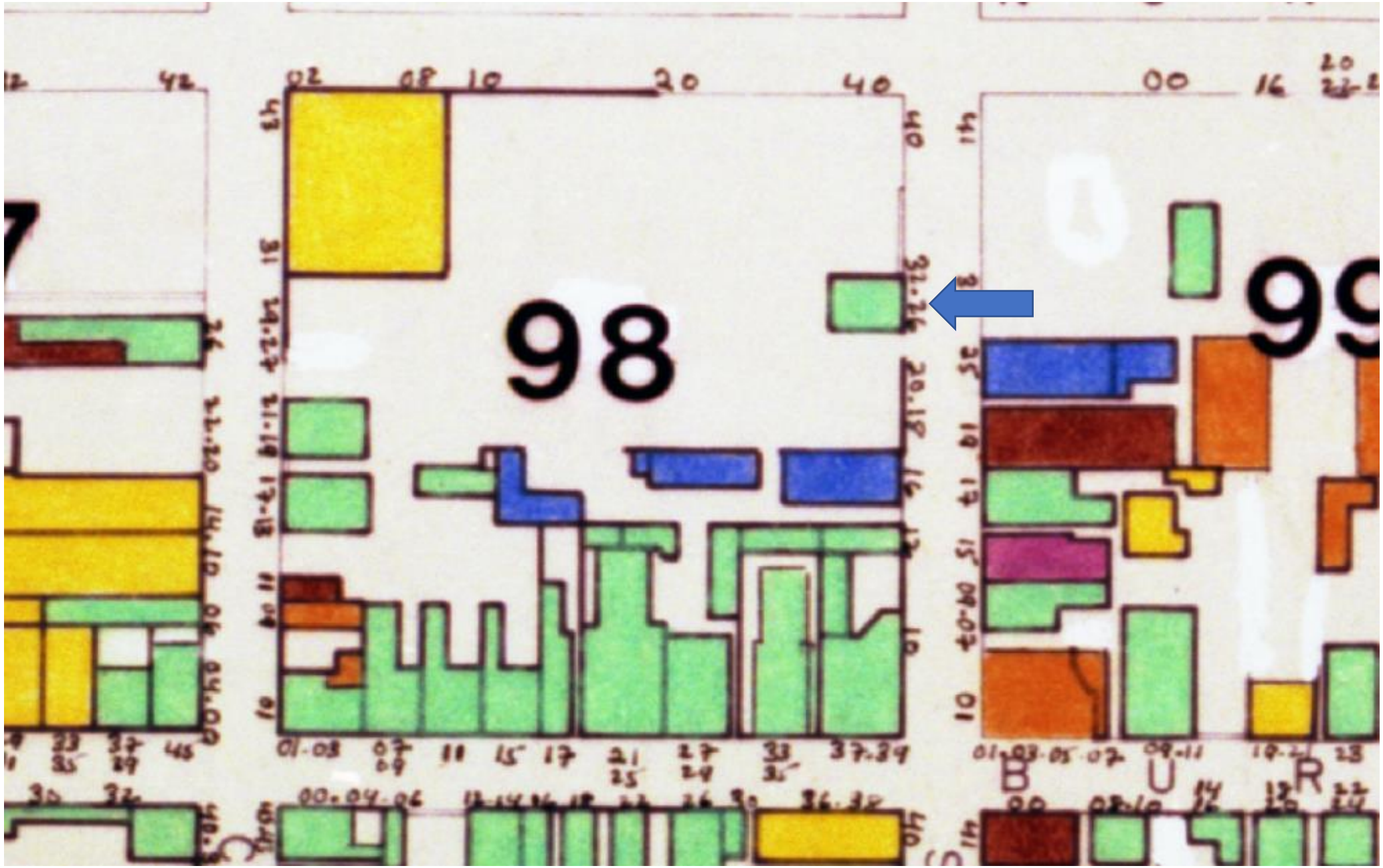
1026 St Louis



1026 St. Louis

VCC Architectural Committee

April 11, 2023



1026 St. Louis

VCC Architectural Committee

April 11, 2023

1026 St. Louis – ca. 1940

1026 St. Louis

1026 St. Louis

VCC Architectural Committee

April 11, 2023

1026 St. Louis – From N. Rampart

1026 St. Louis

VCC Architectural Committee

April 11, 2023

1026 St. Louis

VCC Architectural Committee

April 11, 2023

1026 St. Louis

VCC Architectural Committee

April 11, 2023

1026 St. Louis

VCC Architectural Committee

April 11, 2023

The Jewel - Phase 5

COURTYARD

OWNER
John Stubbs
631 Burgundy Street
New Orleans, LA 70113
(202) 276-5646
Contact: John Stubbs
Email: john@jewelnola.com

ARCHITECT
Trapolin•Peer | Architects, APC
850 Tchoupitoulas Street
New Orleans, LA 70130
(504) 523-2772
Contact: Ashley Kind=g, AIA, LEED AP
Email: aking@trapolinpeer.com

INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME	ISSUE DATE
A000	TITLE SHEET	03/28/23
A101	COURTYARD PLAN	03/28/23

PROJECT INFO

PROPERTY DESCRIPTION

PROPERTY ADDRESS
1026 ST. LOUIS STREET
NEW ORLEANS, LA 70112

ZONING DISTRICT
VCC-2
VIEUX CARRE COMMERCIAL DISTRICT

FUTURE LAND USE
MU-HC
MIXED-USE HISTORIC CORE

LOCAL HISTORIC DISTRICTS
VIEUX CARRE

NATIONAL REGISTER OF HISTORIC PLACES
VIEUX CARRE

OCCUPANCY

PRIMARY USE:
BUSINESS (COMMERCIAL RESTURANT)

APPLICABLE CODES

(NOT LIMITED TO THE FOLLOWING)

NFPA 101 LIFE SAFETY CODE	2015
INTERNATIONAL BUILDING CODE	2015
INTERNATIONAL EXISTING BUILDING CODE	2015
INTERNATIONAL MECHANICAL CODE	2015
INTERNATIONAL PLUMBING CODE	2015
INTERNATIONAL ELECTRICAL CODE	2015
AMERICANS WITH DISABILITIES ACT ADA-ABA STANDARDS	2010

SITE AND BUILDING AREA

SITE AREA
2,263 SF

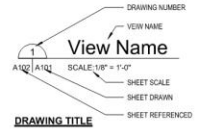
EXISTING GROSS BUILDING AREA

FIRST FLOOR	1,230 SF
SECOND FLOOR	1,012 SF
TOTAL GROSS BUILDING AREA	2,242 SF

EXISTING NET BUILDING AREA

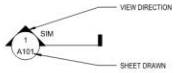
FIRST FLOOR	1,117 SF
SECOND FLOOR	600 SF
TOTAL NET BUILDING AREA	1,717 SF

VICINITY MAP

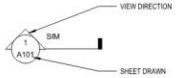


DRAWING TITLE

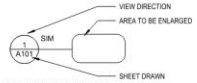
ELEVATION TAG



BUILDING SECTION TAG



WALL SECTION TAG



DETAIL REFERENCE TAG

FLOOR / ROOF ASSEMBLY TAG

CEILING TAG

DOOR TAG

ROOM TAG

WINDOW TAG

WALL PARTITION TAG

ABBREVIATIONS

AD	AREA DRAIN
ALUM	ALUMINUM
B.O.S.	BOTTOM OF STEEL
CONC.	CONCRETE
CONT.	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DBL	DOUBLE
DR	DOOR
DS	DOWNSPOUT
ELEC	ELECTRICAL
EOS	EDGE OF SLAB
EXIST	EXISTING
EXT	EXTERIOR
FEC	FIRE EXTINGUISHER CABINET
FECR	FIRE EXTINGUISHER CABINET (RECESSED)
FFE	FINISH FLOOR ELEVATION
FOS	FACE OF STUD
GA	GALVANIZED
GYP. BD.	GYPSUM BOARD
HR	HOUR
INSUL	INSULATION
INT	INTERIOR
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MOD. BIT	MODIFIED BITUMEN
MTL	METAL
OAD	OVERFLOW AREA DRAIN
OC	ON CENTER
ODS	OVERFLOW DOWNSPOUT
ORD	OVERFLOW ROOF DRAIN
OS	OVERFLOW SCUPPER
PREFIN	PREFINISHED
PTD	PAINTED
RD	ROOF DRAIN
REF	REFERENCE
SCHED	SCHEDULE
SIM	SIMILAR
SIP	STRUCTURALLY INSULATED PANEL
STL	STEEL
STRUCT	STRUCTURAL
TOS	TOP OF STEEL
TYP	TYPICAL
WD	WOOD
WIN	WINDOW

PHASE LEGEND

- EXISTING CONSTRUCTION
- PROPOSED CONSTRUCTION
- DEMOLISHED
- UNOCCUPIED

TRAPOLINPEER ARCHITECTS

CONSTRUCTION DOCUMENTS

The Jewel - Phase 5
COURTYARD

OWNER
John Stubbs
631 Burgundy Street
New Orleans, LA 70113
(202) 276-5646

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

CONTRACTOR

NOT FOR CONSTRUCTION

REVISION #	DESCRIPTION	DATE

© TRAPOLIN-PEER ARCHITECTS, APC

PROJECT NUMBER
CN18876

ISSUE DATE
03/28/23

TITLE SHEET

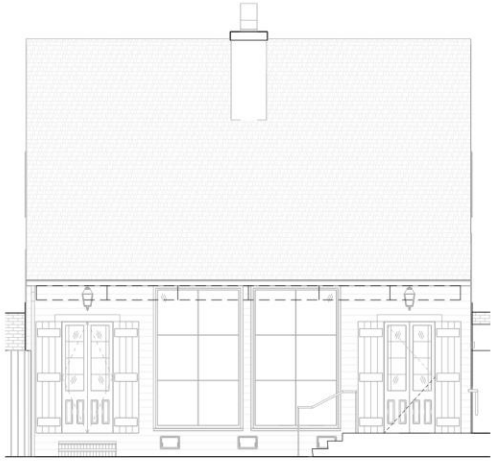
A000

OPTION 01: RETRACTABLE WIRE SUN SHADE

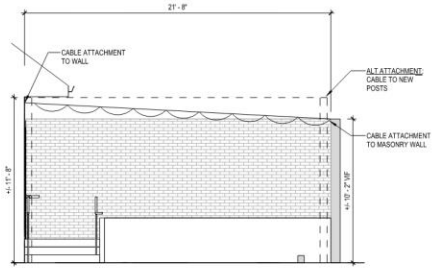
BOD OPTIONS: INFINITY CANOPY, SHADE FX, AWNING WORKS INC

OPTION 02: RETRACTABLE ROOF

BOD OPTIONS: AWNING WORKS INC, ROLL A COVER

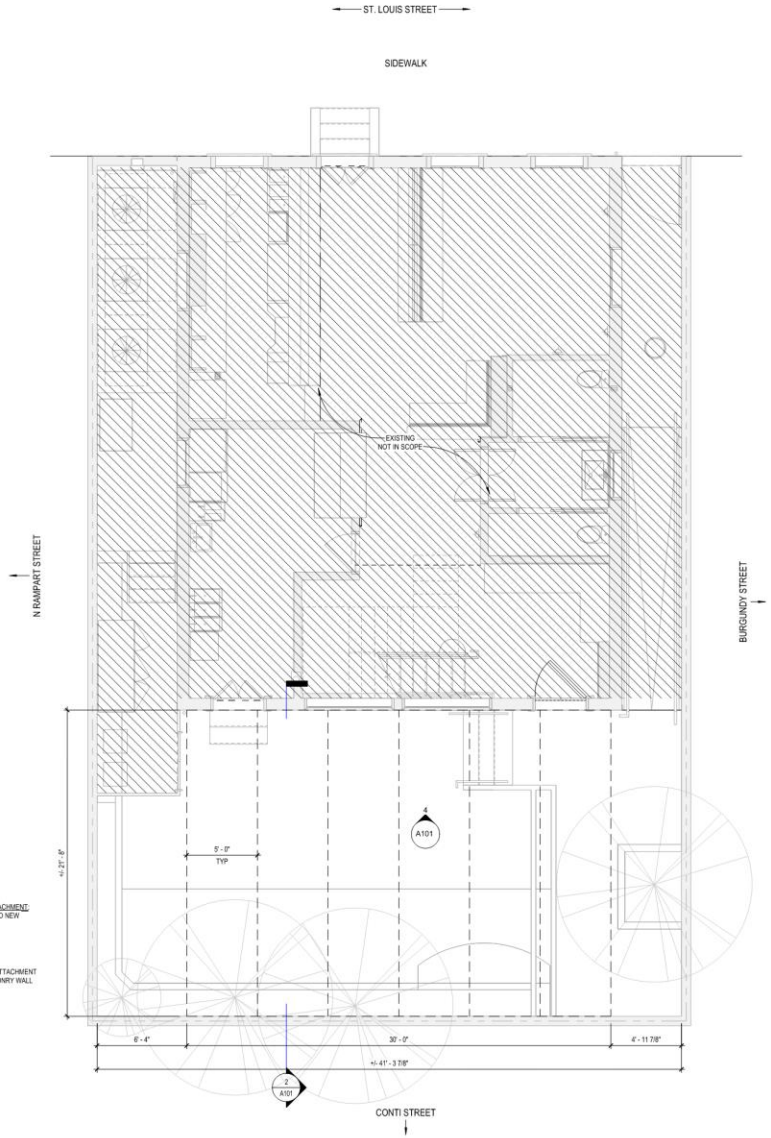


4 COURTYARD ELEVATION
A101 SCALE: 1/4" = 1'-0"



OPTION 01 SHOWN

2 COURTYARD SECTION
A101 SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN - PHASE 5
A101 SCALE: 1/4" = 1'-0"

TRAPOLINPEER
ARCHITECTS

CONSTRUCTION DOCUMENTS

The Jewel - Phase 5
COURTYARD

OWNER
John Stubbs
631 Burgundy Street
New Orleans, LA 70113
(202) 276-5646

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

CONTRACTOR

NOT FOR CONSTRUCTION

REVISION #	DESCRIPTION	DATE

© TRAPOLIN-PEER ARCHITECTS, APC

PROJECT NUMBER
CN18876

ISSUE DATE
03/28/23

COURTYARD PLAN

A101

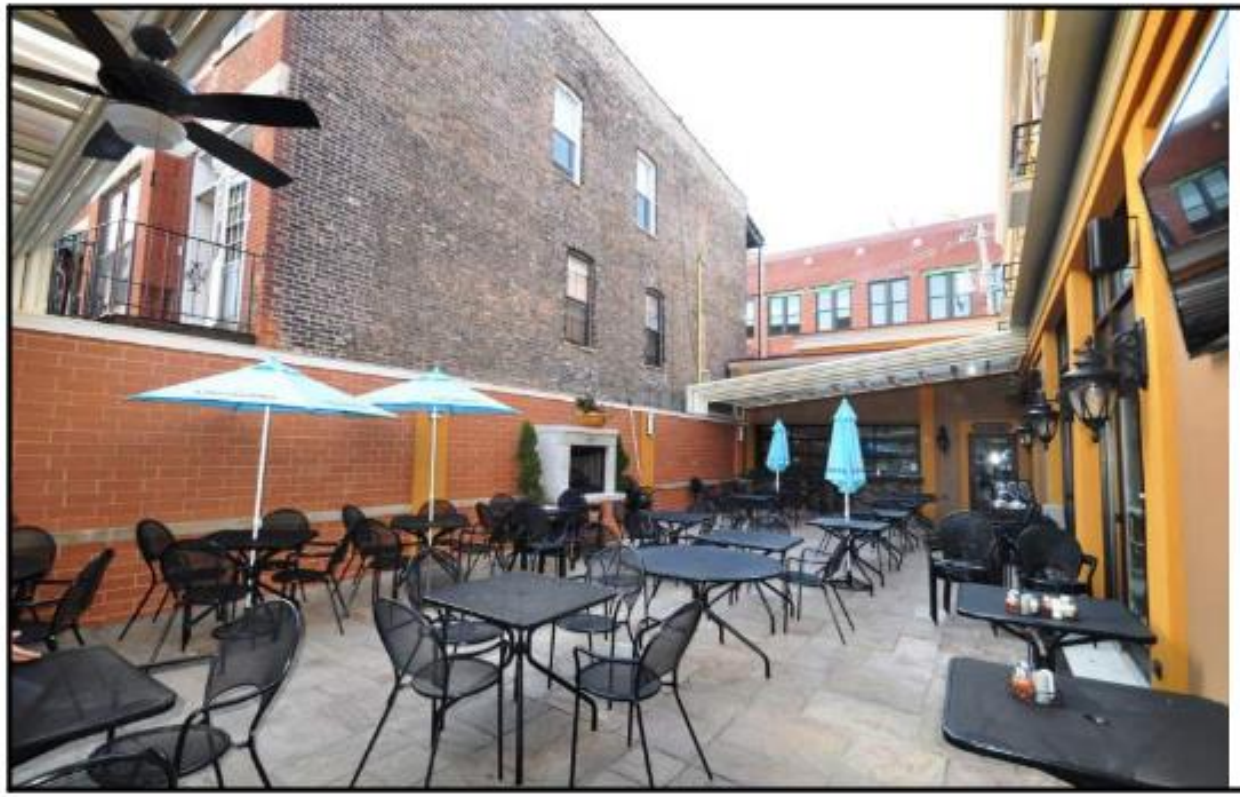
1026 St. Louis

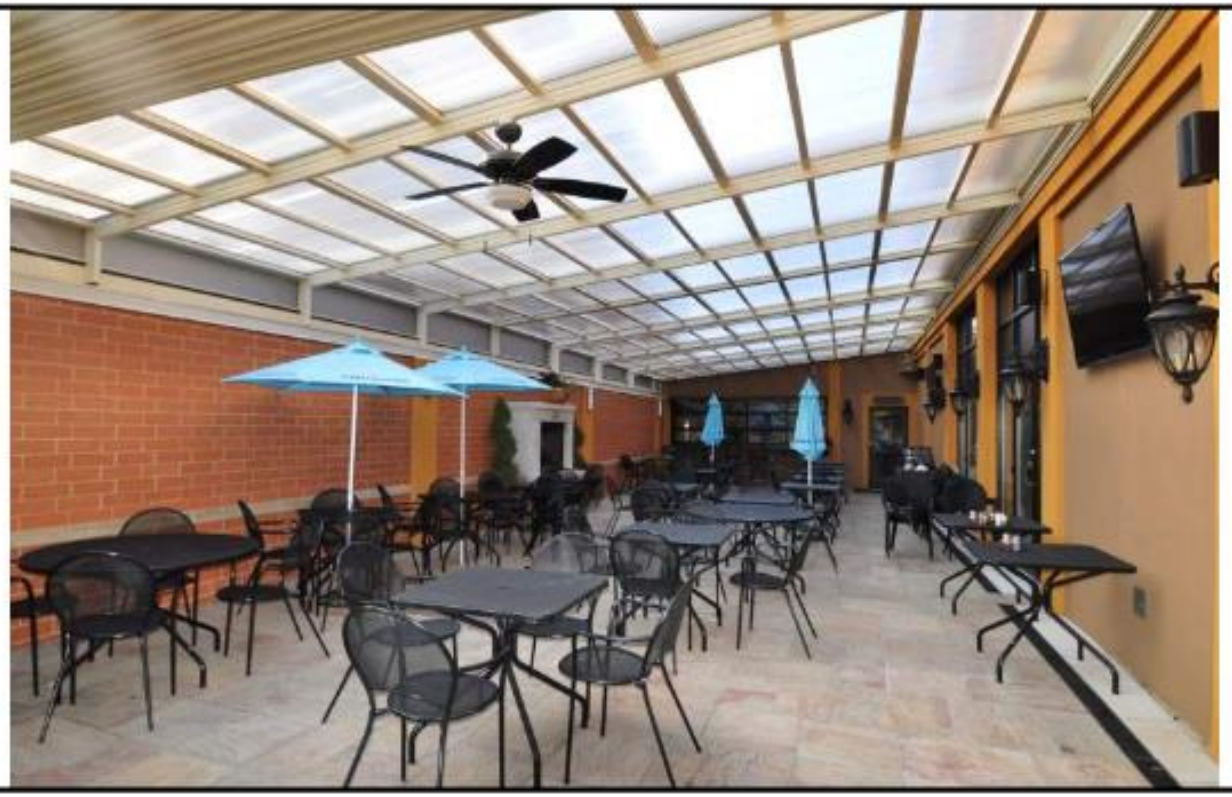
VCC Architectural Committee

April 11, 2023

OPTION 01: RETRACTABLE WIRE SUN SHADE

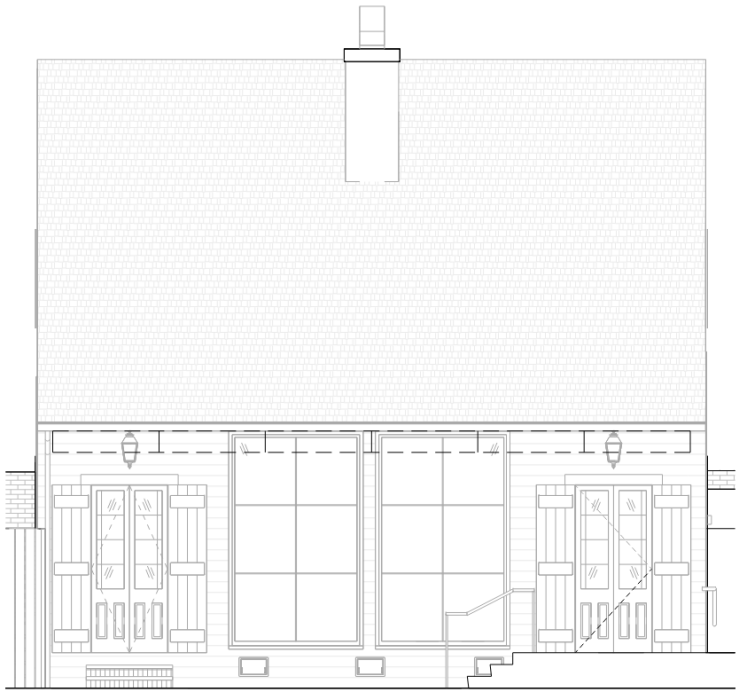
BOD OPTIONS: INFINITY CANOPY, SHADE FX, AWNING WORKS INC



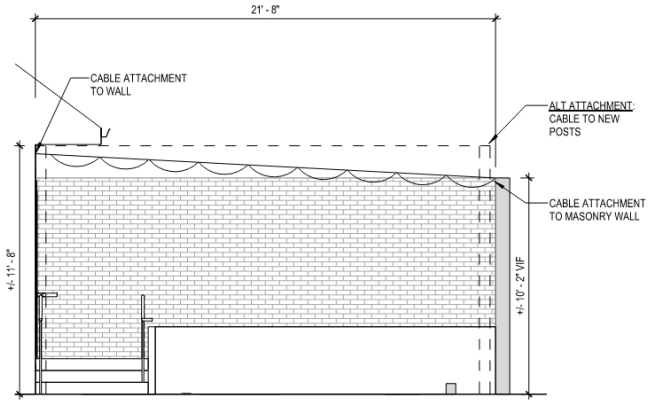


OPTION 02: RETRACTABLE ROOF

BOD OPTIONS: AWNING WORKS INC, ROLL A COVER

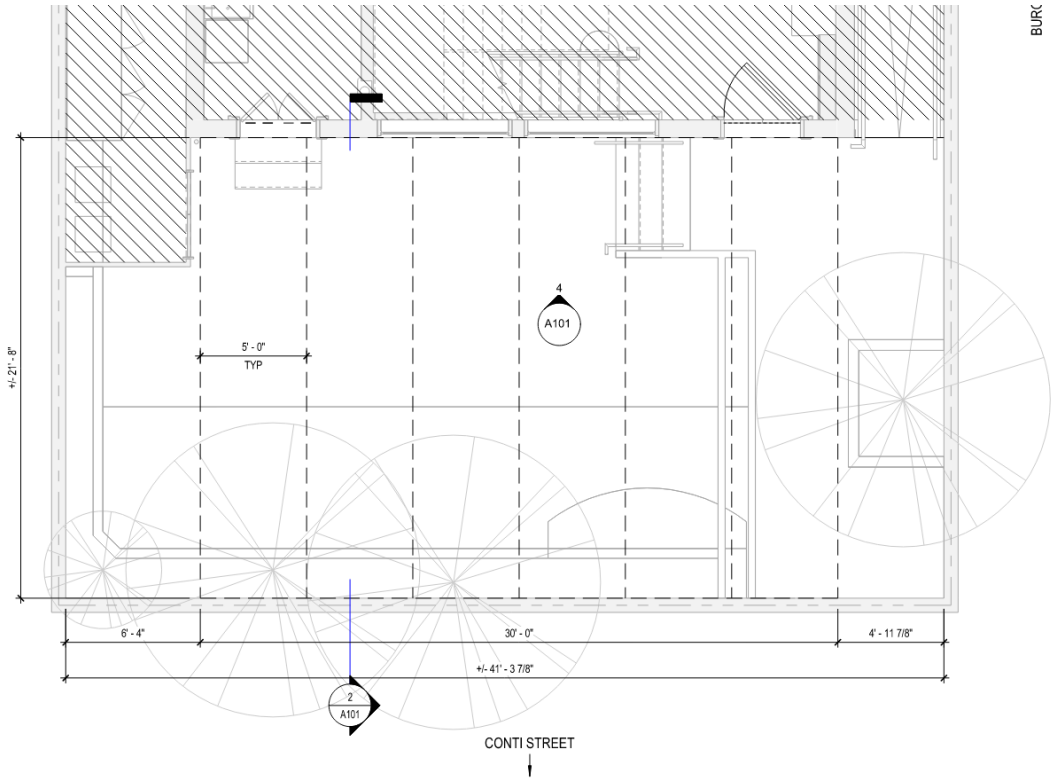


4 COURTYARD ELEVATION
A101 SCALE: 1/4" = 1'-0"



OPTION 01 SHOWN

2 COURTYARD SECTION
A101 SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN - PHASE 5
A101 SCALE: 1/4" = 1'-0"

1026 St. Louis

VCC Architectural Committee

April 11, 2023

1026 St. Louis – Mechanical Alley

VCC Architectural Committee

April 11, 2023

map: Auto (Oblique) | Feb 2021 - Mar 2021 | image 5 of 8 | 02/20/2021

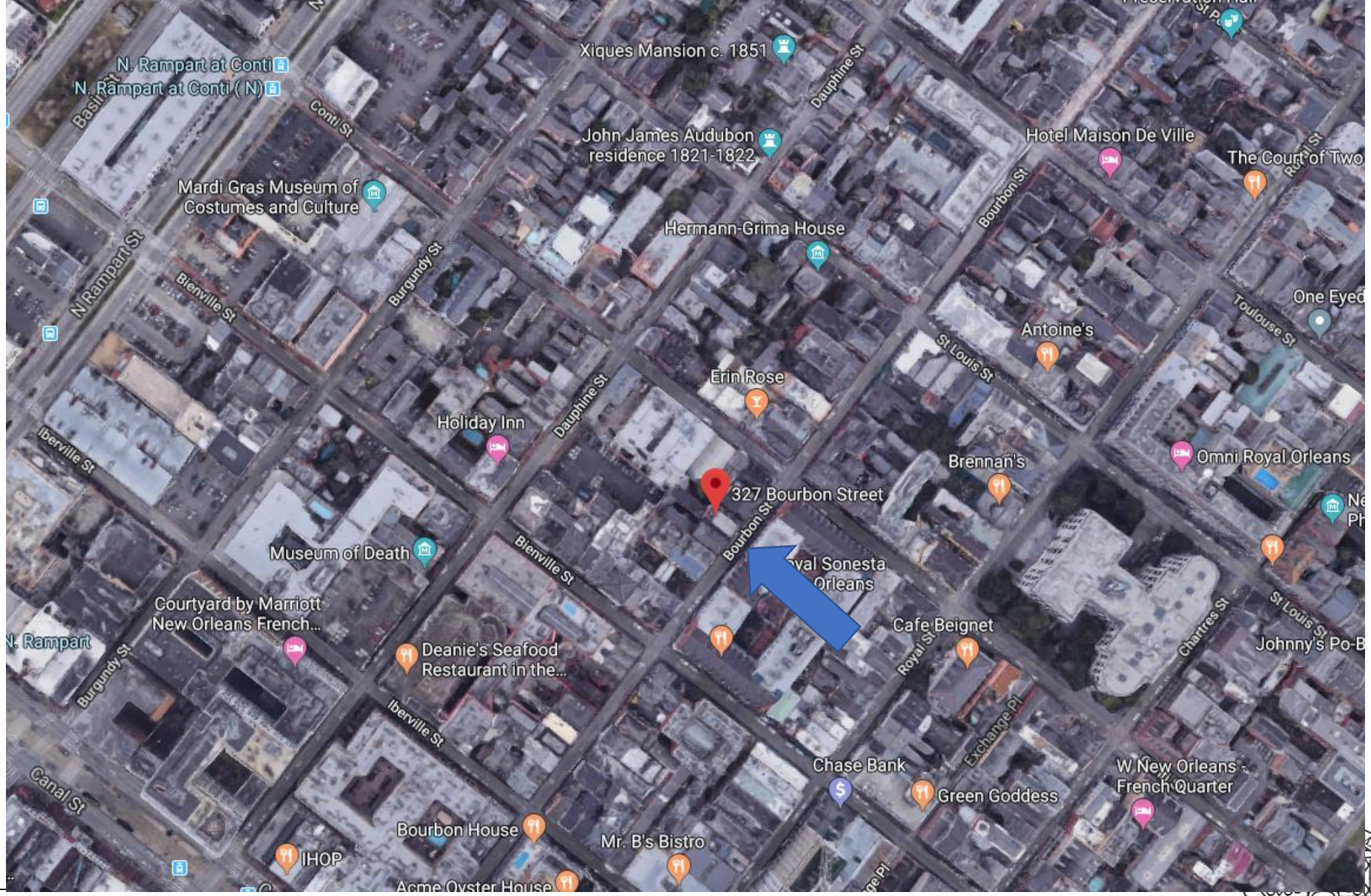
map: Auto (Oblique) | Feb 2021 - Mar 2021 | image 1 of 7 | 02/20/2021

1026 St. Louis

VCC Architectural Committee

April 11, 2023

327 Bourbon


N. Rampart at Conti
N. Rampart at Conti (N)
Basin St
Conti St
Xiques Mansion c. 1851
Dauphine St
John James Audubon residence 1821-1822
Hotel Maison De Ville
The Court of Two
Mardi Gras Museum of Costumes and Culture
Hermann-Grima House
Bourbon St
N Rampart St
Bienville St
Burgundy St
Toulouse St
One Eyed
Antoine's
St Louis St
Erin Rose
Holiday Inn
Dauphine St
Iberville St
Brennan's
Omni Royal Orleans
327 Bourbon Street
Bourbon St
Museum of Death
Bienville St
val Sonesta Orleans
Courtyard by Marriott New Orleans French...
Cafe Beignet
Royal St
Chartres St
St Louis St
Johnny's Po-B
N. Rampart
Burgundy St
Deanie's Seafood Restaurant in the...
Iberville St
Exchange Pl
Chase Bank
W New Orleans - French Quarter
Canal St
Green Goddess
Bourbon House
Mr. B's Bistro
IHOP
Acme Oyster House

327 Bourbon

327 Bourbon

VCC Architecture Committee

April 11, 2023

327 Bourbon - 2018

VCC Architectural Committee

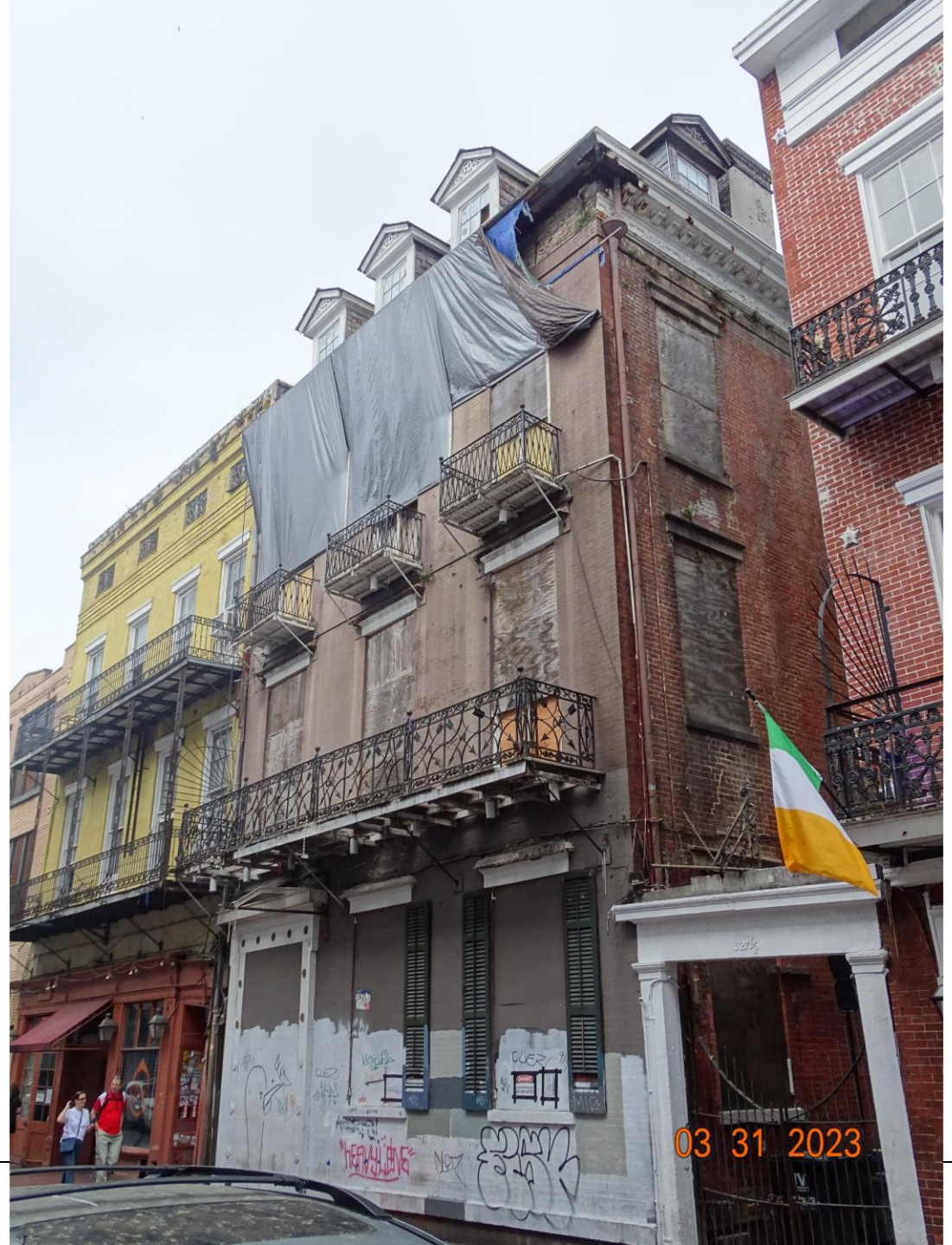
April 11, 2023

327 Bourbon – November, 2020

327 Bourbon

VCC Architecture Committee

April 11, 2023



327 Bourbon

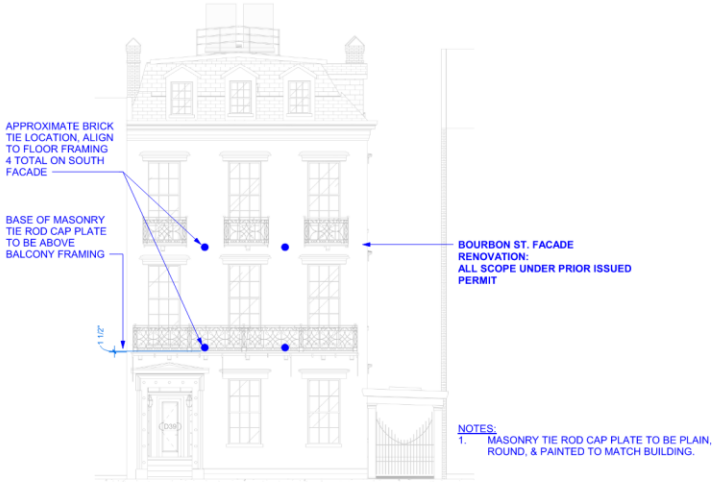
VCC Architecture Committee

April 11, 2023

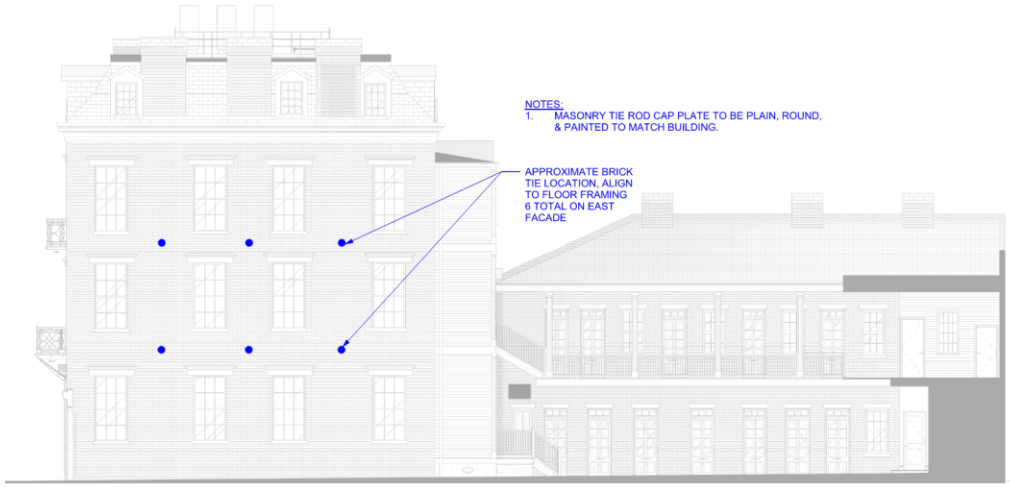
327 Bourbon

VCC Architecture Committee

April 11, 2023



1 | PLAN SOUTH ELEVATION PROPOSED
1/8" = 1'-0"



2 | PLAN EAST ELEVATION PROPOSED
1/8" = 1'-0"

KEY PLAN - ELEVATION PROPOSED

AP DESIGN GROUP
CIVIL / STRUCTURAL ENGINEERING
admin@ap-eng.com
504-410-5322

STATE OF LOUISIANA
JOSHUA P. JUNEAU
License No. 44521
PROFESSIONAL ENGINEER
03/30/2023

327 BOURBON ST
NEW ORLEANS, LA
70130

No.	Description	Date

PROPOSED BRICK TIE LOCATIONS

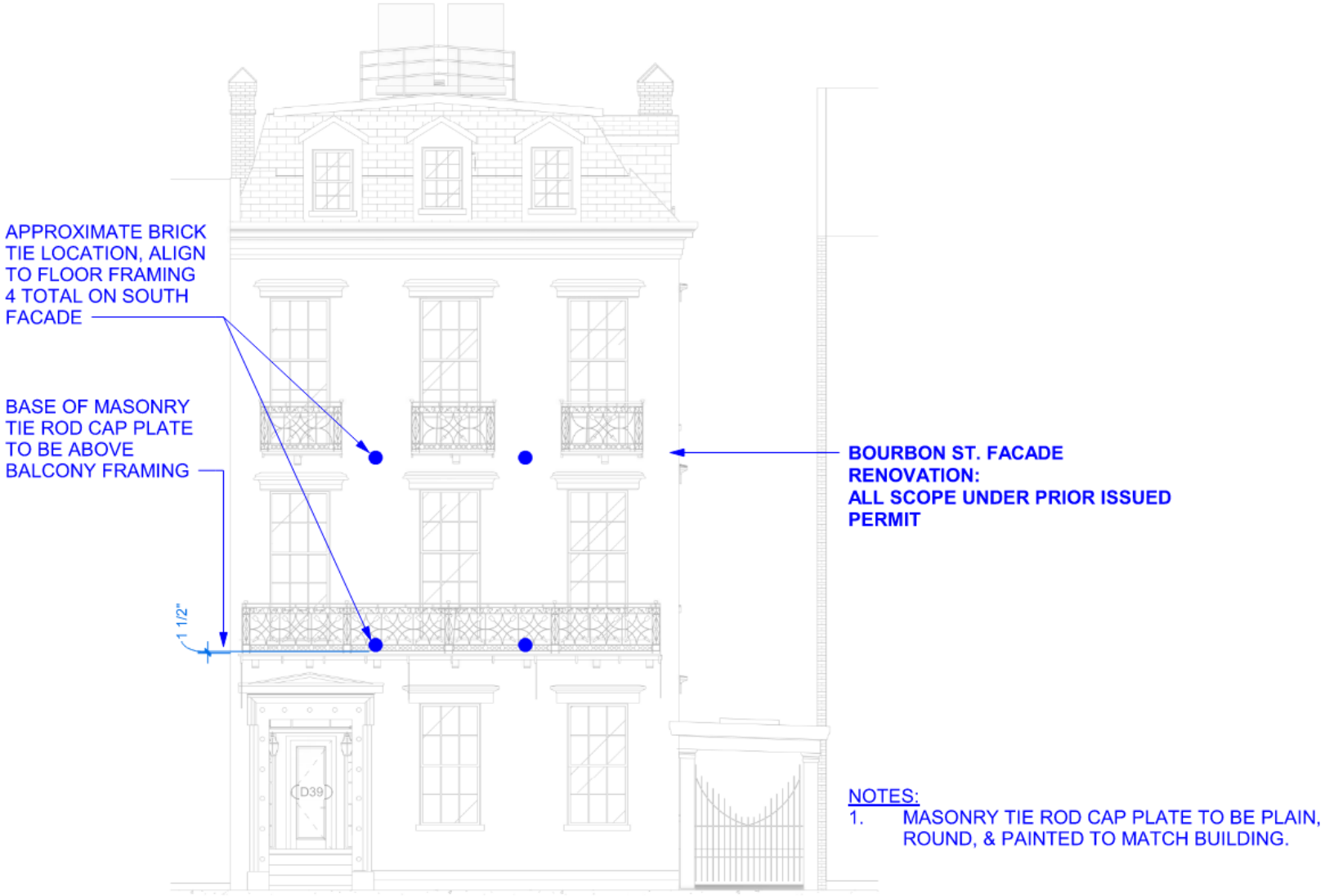
Project number	21_113
Date	03-22-23
Drawn by	JPJ
Checked by	JPJ

S6.0

327 Bourbon

VCC Architecture Committee

April 11, 2023



NOTES:

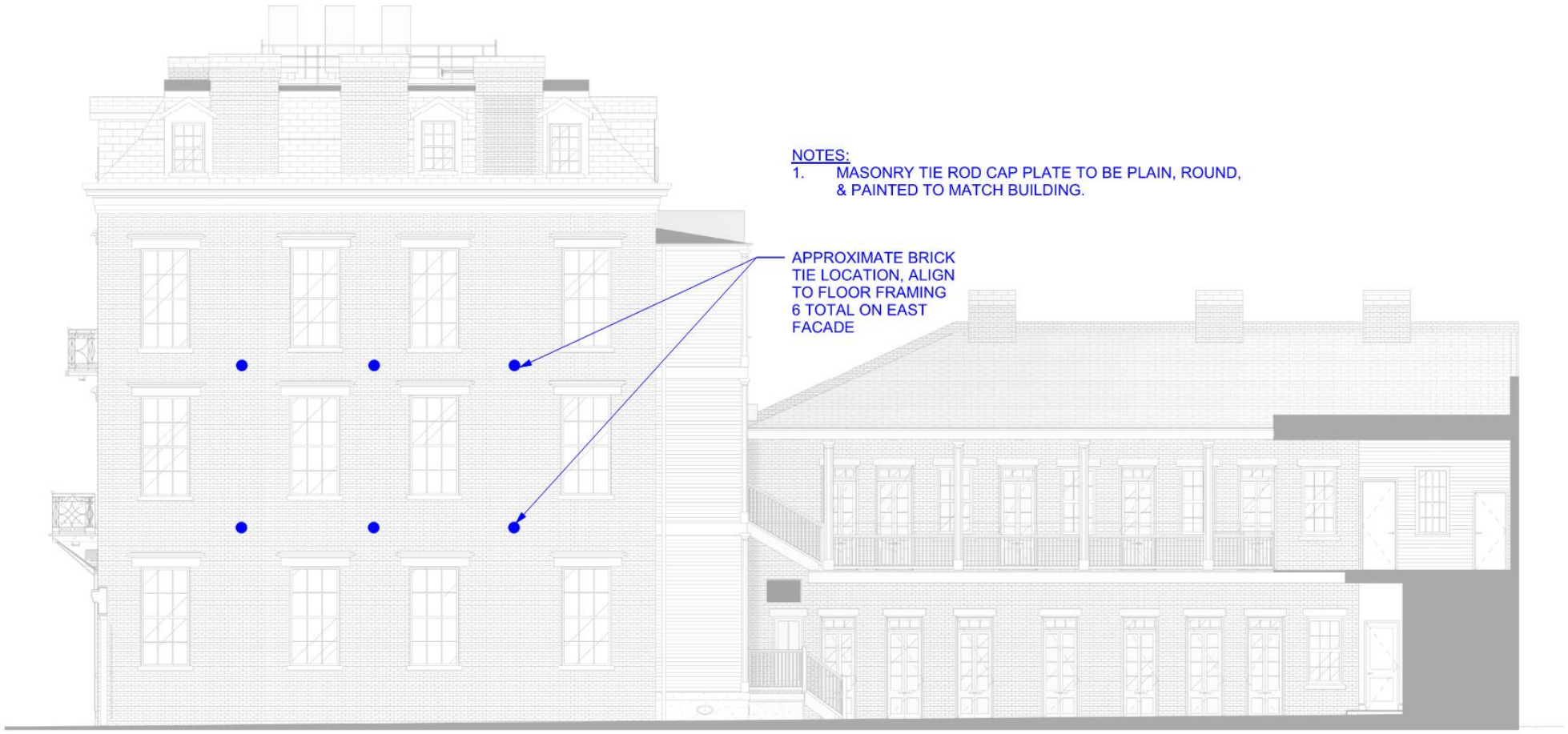
1. MASONRY TIE ROD CAP PLATE TO BE PLAIN, ROUND, & PAINTED TO MATCH BUILDING.

1 PLAN SOUTH ELEVATION PROPOSED
1/8" = 1'-0"

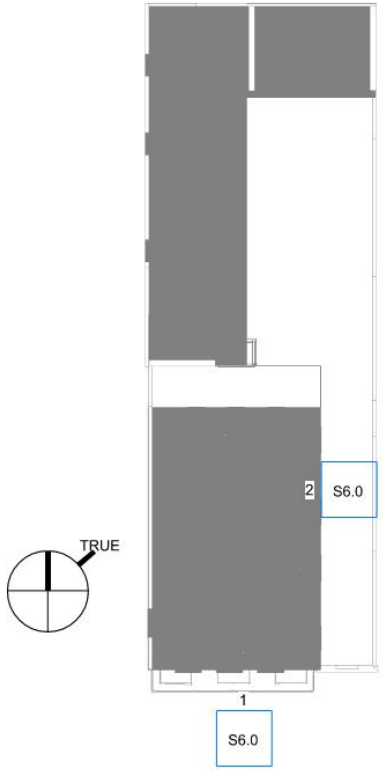
327 Bourbon

VCC Architecture Committee

April 11, 2023



2 PLAN EAST ELEVATION PROPOSED
1/8" = 1'-0"

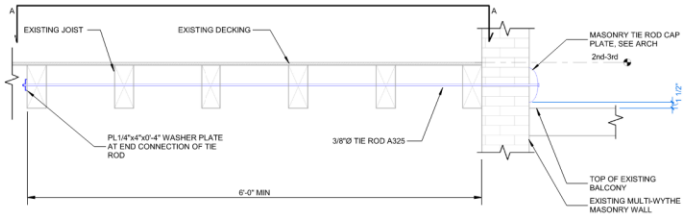


KEY PLAN - ELEVATION PROPOSED

327 Bourbon

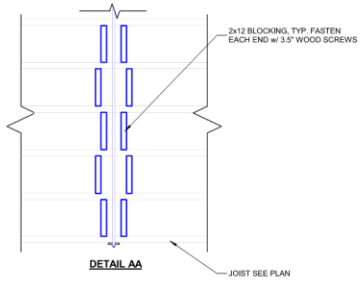
VCC Architecture Committee

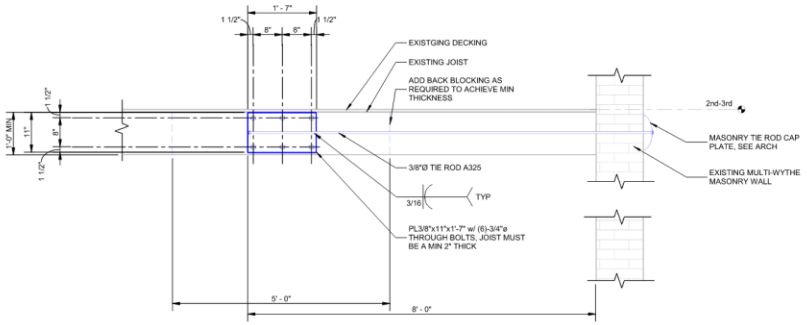
April 11, 2023



NOTES:
1. MASONRY TIE ROD CAP PLATE TO BE PLAIN, ROUND, & PAINTED TO MATCH BUILDING.

1 MASONRY TIE BACK SOUTH ELEVATION
3/4" = 1'-0"





NOTES:
1. MASONRY TIE ROD CAP PLATE TO BE PLAIN, ROUND, & PAINTED TO MATCH BUILDING.

3 MASONRY TIE BACK EAST ELEVATION
3/4" = 1'-0"

AP DESIGN GROUP
CIVIL / STRUCTURAL ENGINEERING
admin@ap-eng.com
504-410-5322

STATE OF LOUISIANA
JOSHUA P. JUNEAU
License No. 44521
PROFESSIONAL ENGINEER
03/30/2023

327 BOURBON ST
NEW ORLEANS, LA
70130

No.	Description	Date

MASONRY TIES

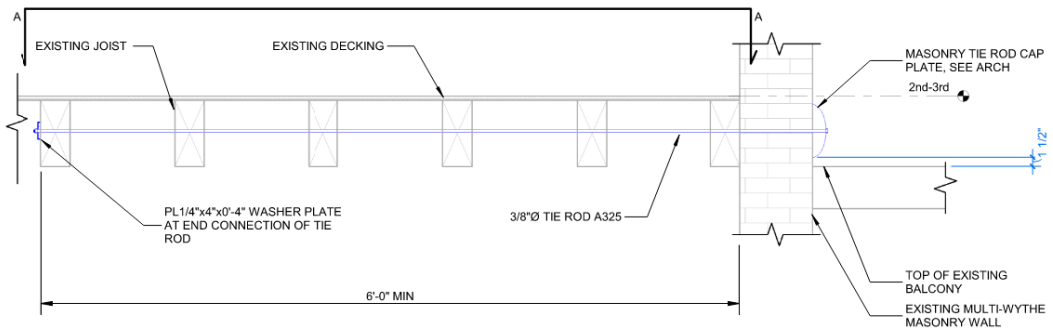
Project number	21_113
Date	03-22-23
Drawn by	JPJ
Checked by	JPJ

S6.1

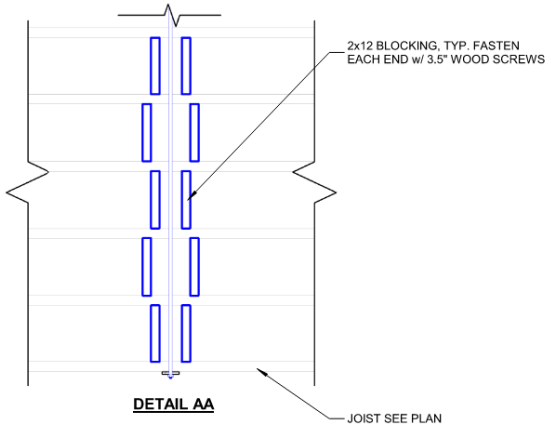
327 Bourbon

VCC Architecture Committee

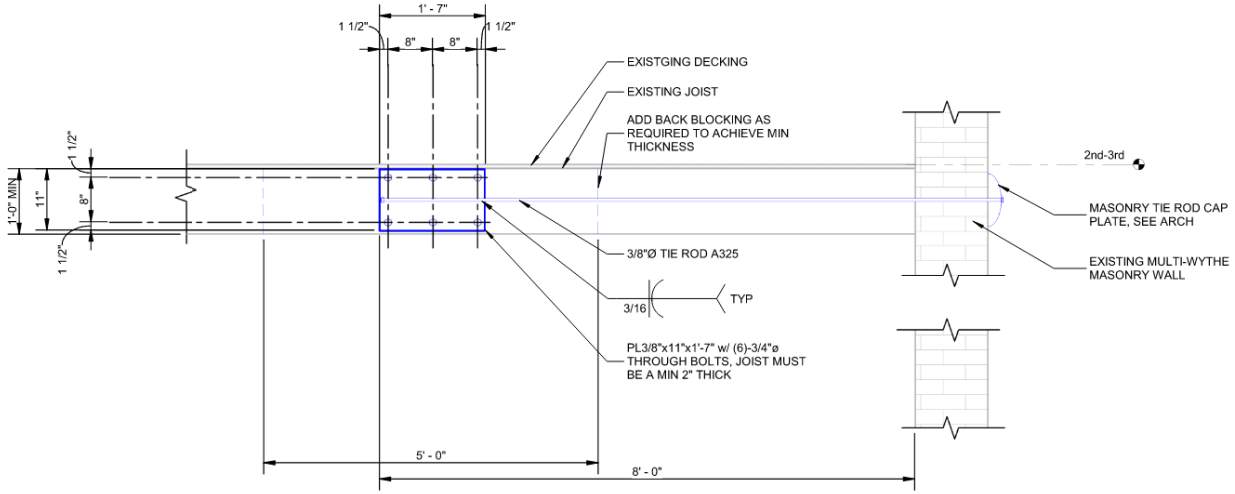
April 11, 2023



NOTES:
1. MASONRY TIE ROD CAP PLATE TO BE PLAIN, ROUND, & PAINTED TO MATCH BUILDING.



1 MASONRY TIE BACK SOUTH ELEVATION
3/4" = 1'-0"



NOTES:
1. MASONRY TIE ROD CAP PLATE TO BE PLAIN, ROUND, & PAINTED TO MATCH BUILDING.

3 MASONRY TIE BACK EAST ELEVATION
3/4" = 1'-0"

1ST FLOOR NORTH WALL

Brick point

Possibly need to fill in left side opening to the left

Lintel repair

1ST FLOOR WEST WALL

Brick point behind electrical panel wall

327 Bourbon – Interior Conditions

2ND FLOOR EAST WALL

Brick pointing

Lintel repair

2ND FLOOR NORTH WALL

Brick pointing

Lintel repair

3RD FLOOR NORTH WALL

Brick pointing

Lintel repair

3RD FLOOR WEST WALL

Brick pointing

Brick/Wood infill

327 Bourbon – Interior Conditions

4TH FLOOR SOUTH WALL

Brick pointing

Lintel repair

4TH FLOOR EAST WALL

Brick pointing

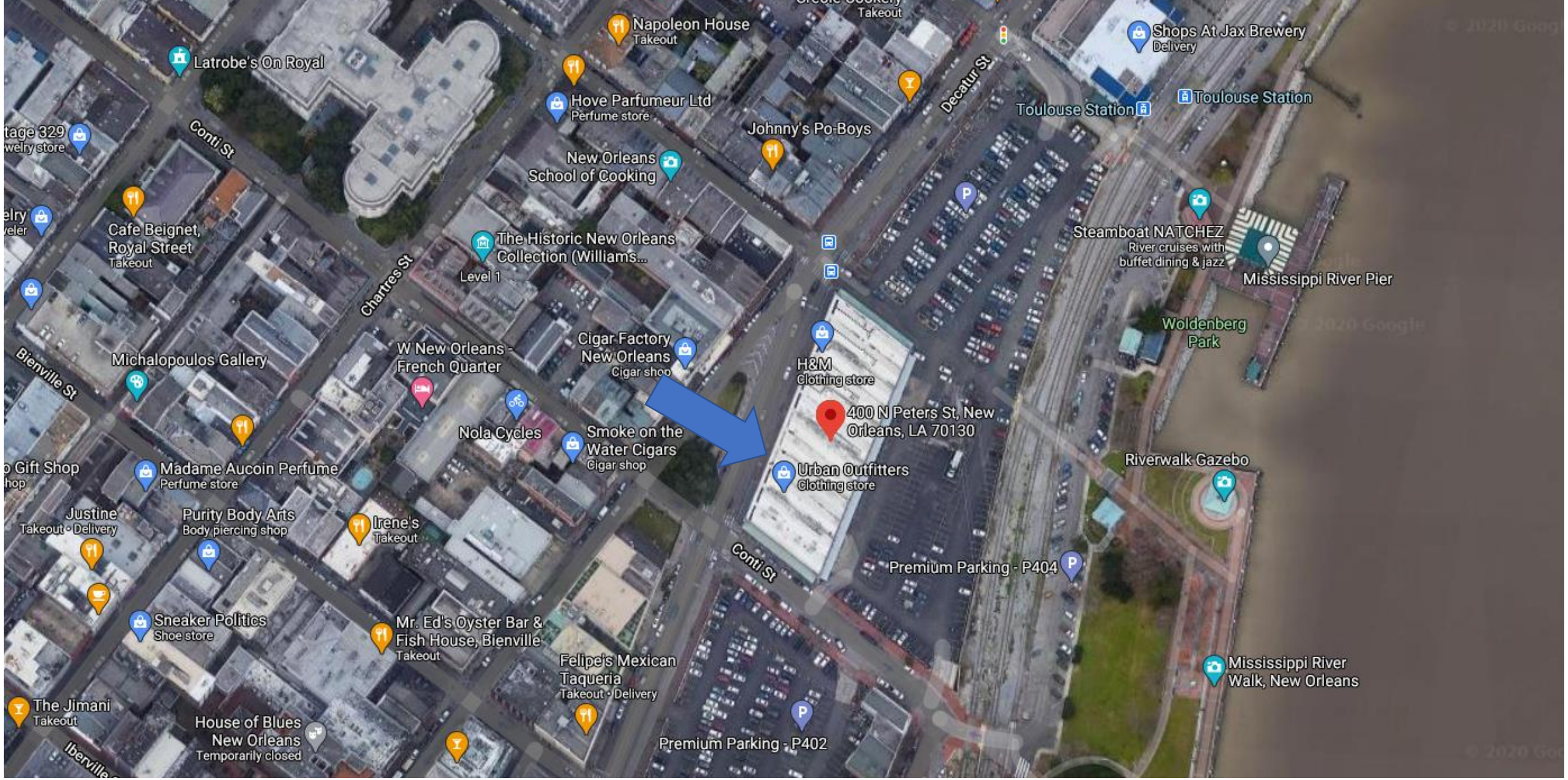
Lintel repair

327 Bourbon – Interior Conditions

VCC Architecture Committee

April 11, 2023

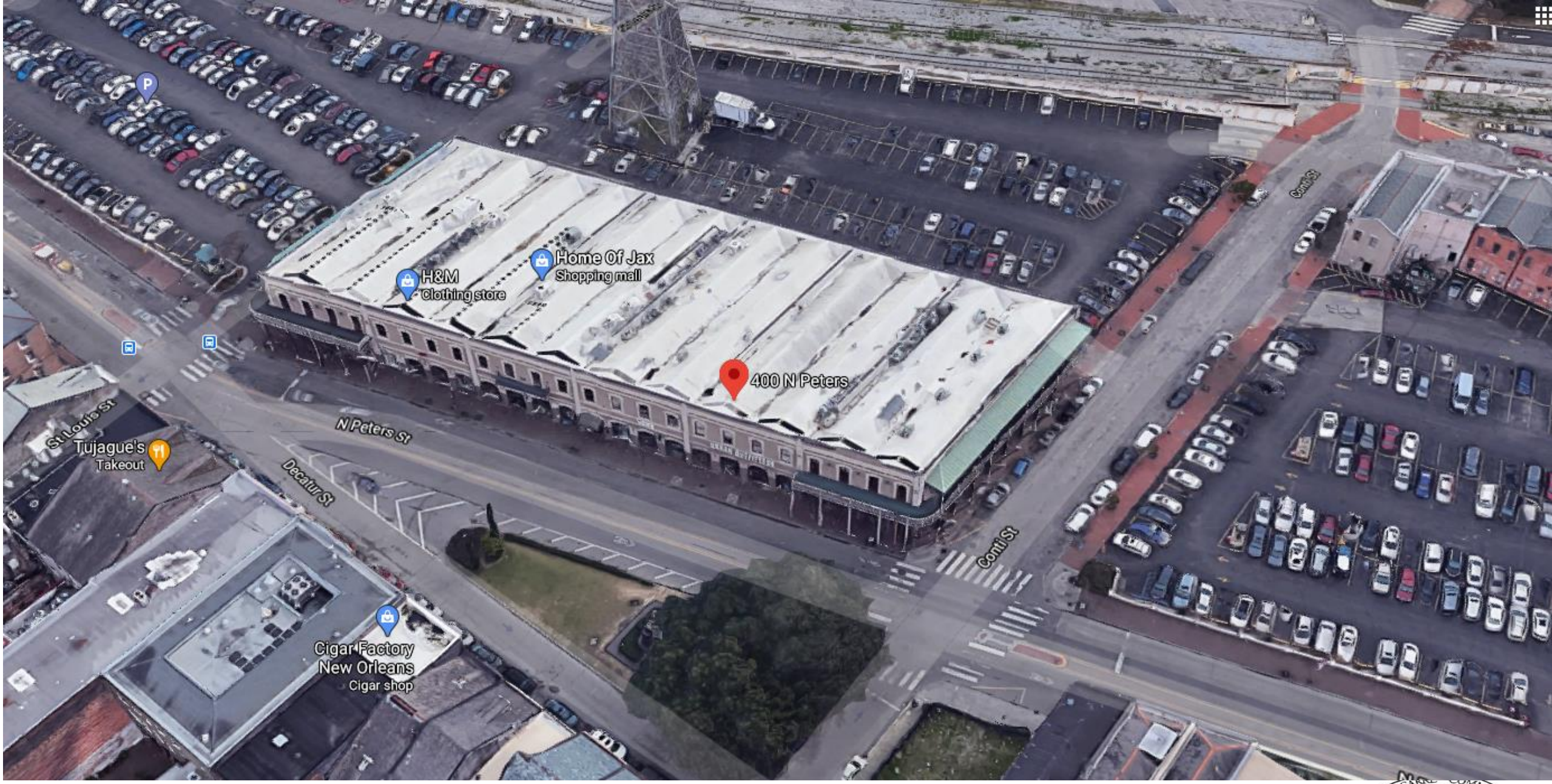
400 N Peters



400 N Peters

VCC Architectural Committee

April 11, 2023



400 N Peters

VCC Architectural Committee

April 11, 2023

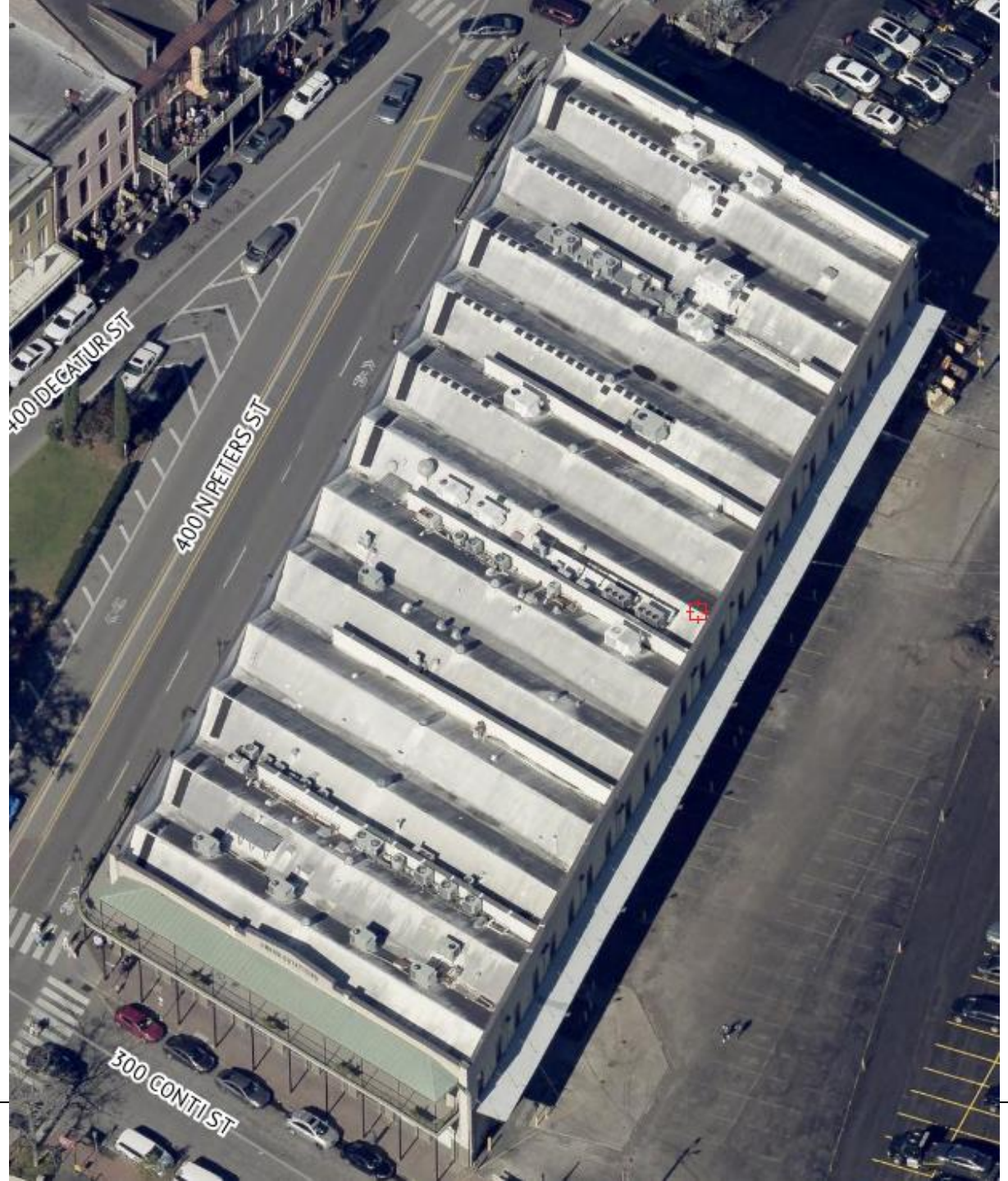
400 N Peters, 1939

400 N Peters, 1964

400 N Peters

VCC Architectural Committee

April 11, 2023



400 N Peters

VCC Architectural Committee

April 11, 2023

400 N Peters

VCC Architectural Committee

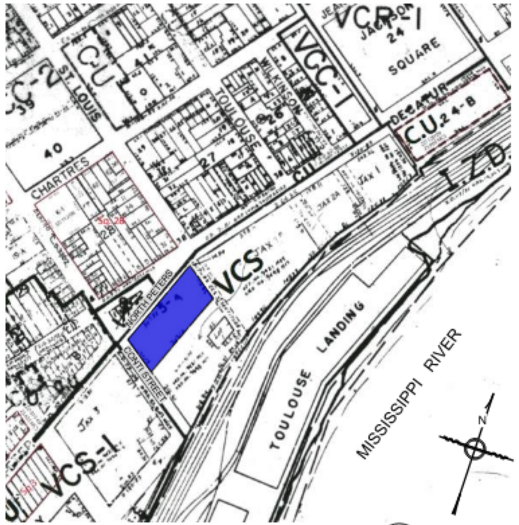
April 11, 2023

JAX Brewery Marketplace
ROOF

400 North Peters Street
New Orleans, Louisiana

400 N. PETERS ROOFING

400 N. PETERS, NEW ORLEANS, LOUISIANA 70130
LOT 1 BLOCK 5A DISTRICT 1B
SQ.. 5A CLAY N PETERS CONTI AND ST LOUIS
NEIGHBORHOOD CONSERVATION DISTRICT
ZONING: VCS
BOUNDING STREETS: CONTI, ST. LOUIS, N. PETERS, RIVER
Ordinance: New Orleans, Code of Ordinances,
Part II - Code, Chapter 166 - Vieux Carre, Sec. 166-2
EXISTING HISTORIC - SPRINKLERED BUILDING



LOCATION MAP

2 SIMPLIFIED ROOF IMAGE

NOTES: GENERAL:

PERMITS, CODES, AND ORDINANCES:
THE CONTRACTOR SHALL OBTAIN AND PAY FOR THE CITY BUILDING PERMIT ALONG WITH ANY OTHER BUILDING PERMITS AND INSPECTIONS THAT MAY BE REQUIRED. ALL WORK SHALL SATISFY ALL CURRENT LOCAL, STATE, AND NATIONAL CODES CURRENTLY IN EFFECT FOR THE JURISDICTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO, INTERNATIONAL RESIDENTIAL CODE, NATIONAL ELECTRIC CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, LOCAL ZONING & DEPT. OF PUBLIC WORKS REQUIREMENTS, ENTERGY UTILITY SERVICE PROVISION REQUIREMENTS (OBTAIN REFERENCES LISTED ON SITE SURVEY BELOW). THE CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION UNTIL THE INSPECTORS HAVE GIVEN APPROVAL FOR WORK COMPLETE.

MECHANICAL WORK, TO BE COORDINATED WITH ARCHITECT AND ELECTRICAL CONTRACTOR.

ELECTRICAL SERVICE SIZE, LOCATION, AND DISTRIBUTION ARE EXISTING. ELECTRICAL SERVICE CHANGES ARE NOT PART OF THIS WORK, ANY CHANGES TO BE COORDINATED WITH OWNER, AND ENTERGY.

THE CONTRACTOR IS RESPONSIBLE FOR ANY ISSUES THAT EFFECT SITE STORM DRAINAGE MANAGEMENT AND CITY REQUIREMENTS TO THAT EFFECT. THE CONTRACTOR IS TO PERFORM WORK THAT SATISFIES ANY CITY REQUIREMENTS RELATED TO STORM WATER MANAGEMENT, DISPOSAL OF CONSTRUCTION MATERIALS OR WASTE. WORK TO BE PERFORMED TO INSURE THE SITE AREA DRAINAGE IS NOT IMPACTED.

COORDINATION:

SOME OVERLAP AND INTERFACE WITH SEPARATE CONTRACTORS MAY BE REQUIRED. THE GENERAL CONTRACTOR SHALL COORDINATE THE SCHEDULE OF THE WORK AND AVAILABILITY TO THE JOB WITH THE OTHER CONTRACTOR(S). EXERCISE CARE NOT TO DAMAGE SEPARATE CONTRACTORS' WORK. TAKE CARE TO SCHEDULE SITE WORK TO ALLOW VEHICULAR ACCESS TO SITE FOR ALL CONTRACTOR'S REQUIRED WORK. RESPONSIBILITY TO REPAIR ANY DAMAGES SHALL BE RESOLVED BETWEEN THE GENERAL CONTRACTOR AND SEPARATE CONTRACTOR.

ALLOWANCES:

ALLOWANCES: SOME ALLOWANCES TO ACCOMMODATE FOR DISCOVERY. SEE NOTES ON UNCOVERED DETERIORATION, MECHANICAL , ELECTRICAL FOR ALLOWANCES.

SUBSTITUTIONS:

EQUAL BRAND PRODUCTS:
THE NAME OF A CERTAIN BRAND, MAKE, MANUFACTURER, OR DEFINITE SPECIFICATION IS TO DENOTE THE QUALITY STANDARD OF THE ARTICLE DESIRED, BUT DOES NOT RESTRICT CONTRACTOR TO THE SPECIFIC BRAND, MAKE, MANUFACTURER, OR SPECIFICATION NAMED. IT IS TO SET FORTH AND CONVEY THE GENERAL STYLE, TYPE CHARACTER, AND QUALITY OF ARTICLE DESIRED.

AVAILABILITY OF SPECIFIED ITEMS:
VERIFY THAT ALL SPECIFIED ITEMS WILL BE AVAILABLE IN TIME FOR INSTALLATION DURING ORDERLY AND TIMELY PROGRESS OF THE WORK. IN THE EVENT THAT SPECIFIED ITEMS WILL NOT BE SO AVAILABLE, NOTIFY THE ARCHITECT. COSTS OF DELAYS BECAUSE OF NON - AVAILABILITY OF SPECIFIED ITEMS, WHEN THE CONTRACTOR COULD HAVE AVOIDED SUCH DELAYS, WILL BE BACK - CHARGED AS NECESSARY AND SHALL NOT BE BORNE BY THE OWNER.

SUBMITTALS:

REVIEW OF SHOP DRAWINGS BY THE CONSULTANT WILL BE FOR GENERAL COMPLIANCE WITH CONTRACT DOCUMENTS. NO RESPONSIBILITY WILL BE ASSUMED BY THE CONSULTANT FOR CORRECTNESS OF DIMENSIONS, QUANTITIES OR DETAILS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD MEASUREMENTS. THE CONTRACTOR AND EACH SEPARATE CONTRACTOR SHALL SUBMIT WITH SUCH PROMPTNESS AS TO CAUSE NO DELAY IN THEIR OWN WORK OR IN THAT OF ANY OTHER CONTRACTOR, SHOP OR SETTING DRAWINGS, AND SCHEDULES REQUIRED FOR THE WORK OF THE VARIOUS TRADES. ALL SUBMITTALS SENT TO THE CONSULTANT FOR REVIEW SHALL FIRST BE REVIEWED BY THE GENERAL CONTRACTOR WITH FIELD DIMENSIONS VERIFIED, PRIOR TO THE CONSULTANT'S REVIEW.

SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES:
SHOP DRAWINGS SHALL BE ORIGINAL DRAWINGS PREPARED BY CONTRACTOR, SUBCONTRACTOR, SUPPLIER OR DISTRIBUTOR, WHICH ILLUSTRATE SOME PORTION OF THE WORK SHOWING FABRICATION, LAYOUT, SETTING OR ERECTION DETAILS. IDENTIFY DETAILS BY REFERENCE TO SHEET AND DETAIL NUMBERS SHOWN ON CONTRACT DOCUMENTS. SCALE REQUIRED: UNLESS OTHERWISE SPECIFICALLY DIRECTED BY THE ARCHITECT, MAKE ALL SHOP DRAWINGS ACCURATELY TO A SCALE SUFFICIENTLY LARGE TO SHOW ALL PERTINENT FEATURES OF THE ITEM AND ITS METHOD OF CONNECTION TO THE WORK. TYPE OF PRINTS REQUIRED: THE FIRST SUBMITTAL OF SHOP DRAWINGS TO THE CONSULTANT FOR REVIEW SHALL CONSIST OF MINIMUM TWO (2) BOND PRINTS WITH BLACK LINE ON WHITE BACKGROUND. DIGITAL SUBMITTAL IN DWG OR PDF FORMAT IS ENCOURAGED.

THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THE DRAWINGS OR FROM WRITTEN RECOMMENDATIONS CHANGES TO THE PLANS BY THE OWNER AND OR CONTRACTOR. THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING BUT NOT LIMITED TO ATTORNEY FEES, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR THE CONTINUITY OF THE OWNERS OR CONTRACTORS INSURANCE, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR FOR ANY OTHER PERSONS PERFORMING ANY WORK ON THE PROJECT, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK ACCORDING TO THE DRAWINGS,MANUFACTURERS INSTRUCTIONS,INSPECTION REPORTS, CODE OR PERMIT REQUIREMENTS.

PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL EXAMINE THE EXISTING CONDITIONS, JOINING SURFACES AND SUBSTRATES AND CORRECT ANY UNSATISFACTORY CONDITIONS BEFORE PROCEEDING WITH THE WORK. VERIFY THAT SUBSTRATE AND BASE PLIES/COATS ARE COMPATIBLE WITH THE NEW WORK. NOTIFY THE OWNER AND ARCHITECT PROMPTLY OF ANY MODIFICATIONS REQUIRED. WORK PERFORMED OVER ANY SURFACE CONSTITUTES ACCEPTANCE OF THAT SURFACE FOR THE SPECIFIED QUALITY OF THE WORK BEING PERFORMED THEREON. ANY CHANGES TO THE PLANS BY THE OWNER OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF PERSONS MAKING SUCH CHANGES.

NOTIFY THE ARCHITECT IF THE PROPOSED USE IS NOT IN ACCORDANCE WITH LOCAL STATE REQUIREMENTS AND PERMITTED USES, OR NEIGHBORHOOD REGULATIONS.

THIS WORK DOES NOT INCLUDE SITE ENGINEERING, SITE GRADING, SOIL INVESTIGATIONS, ENVIRONMENTAL INVESTIGATIONS, LANDSCAPING.

<u>PERMITS:</u> THE OWNER WILL APPLY FOR THE BUILDING PERMIT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL THE REQUIRED PERMITS, INSPECTIONS ETC. FOR ALL OF THE WORK ON THIS PROJECT, THE CONTRACTOR SHALL BE REQUIRED TO CONFORM TO ALL OF THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IRC- 2012)- LATEST EDITION, NFPA 101 LATEST EDITION, AND ANY OTHER GOVERNING CODES SPECIFIC TO THE LOCATION OF THE PROJECT.

<u>SUBSTANTIAL COMPLETION:</u> CONTRACTOR SHALL OBTAIN ALL THE REQUIRED INSPECTIONS FROM CODE, PERMIT AND OTHER REGULATING AGENCIES INCLUDING FINAL INSPECTION CERTIFIED BY AN APPROVED INSPECTION REPORT. PROCURE THE FINAL CERTIFICATE OF OCCUPANCY UPON COMPLETION OF THE PROJECT AND FORWARD SAME TO THE OWNER. THE CONTRACTOR SHALL CLEAN THE PREMISES, TEST APPLICABLE SYSTEMS, AND LEAVE READY FOR OCCUPANCY. TURN OVERALL WARRANTIES, EQUIPMENT DOCUMENTATION, OPERATING INSTRUCTIONS, PRODUCT GUARANTEES,AND EXTRA PARTS AND EXTRA MATERIALS. MAINTAIN AND PROVIDE AT THE COMPLETION OF THE JOB, A DETAILED PAINT AND FINISHES SCHEDULE IDENTIFYING THE SPECIFIC FLOORING, STONE, TILE, FINAL PAINT COLORS, AND PRODUCTS USED IN THE PROJECT.

<u>UNFORESEEN CONDITIONS:</u> IN THE EVENT UNFORESEEN CONDITIONS ARE ENCOUNTERED THAT AFFECT THE DESIGN OR FUNCTION OF THE PROJECT, THE CONTRACTOR SHALL INVESTIGATE FULLY AND SUBMIT AN ACCURATE DETAILED REPORT TO THE OWNER WITHOUT DELAY. WHILE AWAITING A RESPONSE THE CONTRACTOR SHALL RESCHEDULE OPERATIONS AS REQUIRED TO AVOID DELAY.

<u>EXISTING AND JOINING CONDITIONS:</u> THE CONTRACTOR SHALL CHECK, VERIFY AND MAINTAIN ALL DIMENSIONS, GRADES, LEVELS AND OTHER CONDITIONS BEFORE PROCEEDING WITH FABRICATION AND CONSTRUCTION. HE SHALL BE RESPONSIBLE TO COORDINATE THE WORK OF TRADES TO INSURE COMPATIBILITY AND COORDINATION TO ACHIEVE THE DESIGN INTENT. COORDINATE EXACT LOCATION OF EXISTING AND NEW FIXTURES WITH FINISHED ELEMENTS WHERE NECESSARY OR WHERE SPECIFICALLY INDICATED THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND DETAILED COMPONENT DESIGN AS REQUIRED FOR PROPER FABRICATION INSTALLATION AND COORDINATION WITH OTHER TRADES.

<u>TEMPORARY FACILITIES:</u> CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY FACILITIES, SERVICE UTILITIES, AND PROTECTION AS REQUIRED TO SAFELY EXECUTE ALL WORK, PROTECT ADJACENT CONSTRUCTION, WORKERS AND INHABITANTS. COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO PUBLIC UTILITIES. PROVIDE 24 -HOUR NOTIFICATION OF ANY DISCONTINUITY OF UTILITY SERVICES WITH THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND LEGALLY DISPOSE OF ALL MATERIALS FROM THE JOB SITE. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL.

THE CONTRACTOR SHALL FURNISH NECESSARY ENCLOSURES AND PERIMETER MARKING TO PROTECT THE WORK AREA AND IDENTIFY THE CONSTRUCTION LIMITS AS OFF LIMITS TO FOOT TRAFFIC AND ACCESS BY UNAUTHORIZED INDIVIDUALS. PROTECT ONGOING WORK AND STORED MATERIALS FROM POTENTIAL DAMAGE AND INTERFERENCE. STORE MATERIALS IN PROTECTED AREAS. PROTECT THE EXPOSED SPACE BELOW THE ROOF REMOVAL AND RE-WATERPROOFING AS REQUIRED TO AVOID MOISTURE PENETRATION TO EXISTING FINISHES AND FRAMING BELOW THE CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY STAIRS, LADDERS, HOISTS, CHUTES, AND SAFETY EQUIPMENT NECESSARY FOR THE PROPER ACCESS AND EXECUTION OF THE WORK.

ALL WORK, MATERIALS AND EQUIPMENT SHALL MEET THE LATEST REQUIREMENTS OF ALL APPLICABLE STATE AND LOCAL BUILDING CODES INCLUDING ZONING OR MUNICIPAL, NEIGHBORHOOD ORGANIZATION CODES. INSTALL ALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTION, RECOMMENDATIONS AND THE STANDARD OF RECOGNIZED AGENCIES AND ASSOCIATIONS. PROVIDE ALL ANCHORS, FASTENERS, AND ACCESSORIES FOR COMPLETE INSTALLATION. ALLOW FOR THERMAL EXPANSION/CONTRACTION AND BUILDING MOVEMENT. SEPARATE INCOMPATIBLE MATERIALS WITH SUITABLE MATERIALS OR SPACING. PREVENT CATHODIC CORROSION. PROTECT BETWEEN MATERIALS/STRUCTURE AS INDICATED AND/OR AS REQUIRED. PROTECT ALUMINUM IN CONTACT WITH MASONRY, GALVANIZED IN CONTACT WITH COPPER OR OTHER DISSIMILAR METALS. PROVIDE CONTROL JOINTS AT MATERIALS AND ISOLATION JOINTS BETWEEN MATERIALS AND STRUCTURE AS REQUIRED BY THE MANUFACTURER. AT JOINING MATERIALS, TOLERANCE STANDARDS SHALL BE ESTABLISHED BY THE MATERIAL WITH THE MOST STRINGENT STANDARDS. INSTALL MATERIALS AND PRODUCTS UNDER APPROPRIATE ENVIRONMENTS CONDITIONS (AIR TEMPERATURE, SURFACE TEMPERATURE, RELATIVE HUMIDITY, ETC) TO INSURE QUALITY, DURABILITY AND REQUIREMENTS TO OBTAIN MANUFACTURERS WARRANTY.MAINTAIN PROPER PROTECTION DURING DRYING/CURING.

FURNISH, INSTALL AND MAINTAIN FOR THE DURATION OF CONSTRUCTION, ALL REQUIRED SCAFFOLDS, TARPAULINS, BARRICADES, CANOPIES WARNING SIGNS, STEPS, BRIDGES, PLATFORMS, AND OTHER TEMPORARY CONSTRUCTION NECESSARY FOR PROPER COMPLETION OF THE WORK IN COMPLIANCE WITH ALL PERTINENT SAFETY AND OTHER REGULATIONS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN WATERTIGHT ENVELOPE THROUGH THE CONSTRUCTION WORK. DURING THE DEMOLITION OF THE EXISTING ROOF, FRAMING OF THE SECOND FLOOR AND RE-ROOF PROCESS, SPECIAL CARE AND PRECAUTIONS SHALL BE TAKEN TO MINIMIZE THE RISK OF DAMAGE TO THE PORTIONS OF THE INTERIOR EXPOSED. PROVIDE THE NECESSARY PROTECTION AGAINST WEATHER INTRUSION. THIS INCLUDES HAVING MATERIALS ON HAND TO CLOSE OFF ON SHORT NOTICE ANY OPEN AREAS. GENERALLY DO NOT REMOVE ANY MORE THAN CAN BE PUT BACK AND WATERPROOFED IN THE SCOPE OF THE DAYS WORK AND WITH CAREFUL CONSIDERATION OF THE WEATHER AT THE TIME OF THE WORK.

<u>CUTTING AND PATCHING:</u> INCLUDES ALL CUTTING AND PATCHING FOR NEW OPENINGS OR PENETRATIONS OF ANY KIND THROUGH FLOORS, WALLS, CEILINGS AND ROOFS. DO NOT CUT OR NOTCH ANY STRUCTURAL MEMBER TO REDUCE ITS LOAD CARRYING CAPACITY. ALL CUTTING IN EXISTING SLAB OR FOUNDATION SHALL HAVE APPROVAL OF THE STRUCTURAL ENGINEER FOR METHOD OF REMOVAL AND PATCH PRIOR TO WORK. PRIOR TO CUTTING ANY STRUCTURAL BEARING ELEMENTS, THE CONTRACTOR AND OR OWNER SHALL OBTAIN THE WRITTEN CONSENT OF THE STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ALL SHORING AND TEMPORARY SUPPORT CONDITIONS REQUIRED TO PROVIDE A SAFE AND STABLE STRUCTURE THROUGHOUT THE ENTIRE WORK OF THE PROJECT.

<u>INSURANCE:</u> ALL CONTRACTORS, SUBCONTRACTORS AND ANY VENDOR OR SERVICE PROVIDER ON THE PROJECT SHALL HAVE IN FULL FORCE WORKMAN COMPENSATION INSURANCE, LIABILITY AND PROPERTY DAMAGE INSURANCE, ACCEPTABLE TO THE OWNER AND THE AUTHORITIES HAVING JURISDICTION, THROUGHOUT THE ENTIRE SPAN OF THE WORK FROM START TO FINAL ACCEPTANCE. COORDINATE WITH THE OWNER TO CERTIFY WHO WILL CARRY BUILDERS RISK INSURANCE THAT WILL REMAIN IN EFFECT ON THE PROPERTY THROUGHOUT THE PERIOD OF CONSTRUCTION FROM START TO FINAL ACCEPTANCE.

OWNER TO APPROVE ALL INTERIOR FINISHES, MATERIALS, CABINETRY, HARDWARE, FURNISHINGS, AND OTHER SIMILAR EQUIPMENT. STANDARDS OF QUALITY, PERFORMANCE AND ACCEPTABLE MANUFACTURERS FOR PREFABRICATED SYSTEMS AND ITEMS.

THE CONTRACTOR SHALL, WITHOUT DELAY AND PRIOR TO FABRICATION OR INSTALLATION BRING TO THE ATTENTION OF THE OWNER AND ARCHITECT ANY DISCREPANCIES BETWEEN THE MANUFACTURERS SPECIFICATIONS OR RECOMMENDATIONS APPLICABLE CODE PROVISIONS, AND THE CONTRACT DOCUMENTS. UNAUTHORIZED CHANGES TO THE PLANS BY THE OWNER AND OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

<u>RECORD DRAWINGS:</u> THE CONTRACTOR SHALL PREPARE AND MAINTAIN A COMPLETE SET OF RECORD CONSTRUCTION DRAWINGS INDICATING ALL ACTUAL WORK, MODIFICATIONS AND REVISIONS TO THE WORK, DELINEATED ON THE CONSTRUCTION DRAWINGS AS WELL AS ANY CONCEALED CONSTRUCTION WORK, INCLUDE ANY OTHER INFORMATION WHICH WOULD BE HELPFUL TO THE OWNER.

<u>WARRANTIES:</u> UNLESS OTHERWISE INDICATED, THE CONTRACTOR IS TO PROVIDE A WRITTEN WARRANTY, THE SCOPE OF WHICH TO BE DETERMINED AND COORDINATED WITH THE OWNER.

<u>PROJECT CLOSEOUT :</u> UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN AND SUBMIT TO THE OWNER A CERTIFICATE OF SUBSTANTIAL COMPLETION FROM THE BUILDING DEPARTMENT.

PRODUCT DATA:
MANUFACTURER'S DRAWINGS: MODIFY DRAWINGS TO DELETE INFORMATION THAT IS NOT APPLICABLE TO THE PROJECT. SUPPLEMENT STANDARD INFORMATION TO PROVIDE ADDITIONAL INFORMATION APPLICABLE TO THE PROJECT. BROCHURES: MANUFACTURER'S CATALOG SHEETS, BROCHURES, DIAGRAMS, SCHEDULES, PERFORMANCE CHARTS, ILLUSTRATIONS AND OTHER STANDARD DESCRIPTIVE DATA: CLEARLY MARK EACH COPY TO IDENTIFY PERTINENT MATERIALS, PRODUCTS OR MODELS; SHOW DIMENSIONS AND CLEARANCES REQUIRED; SHOW PERFORMANCE CHARACTERISTICS AND CAPACITIES; SHOW WIRING DIAGRAMS AND CONTROLS. SUBMIT MATERIAL SAFETY DATA SHEET (MSDS) ON ALL PRODUCTS USED ON THIS PROJECT, WHICH ARE TOXIC OR HAZARDOUS. THIS INCLUDES ALL PRODUCTS SUCH AS CONCRETE, ASPHALT, PAINTING, ETC. MAINTAIN ONE (1) COPY OF EACH MSDS AT THE SITE DURING THE WORK. COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES AND LAWS WITH RESPECT TO USE OF, AND DISPOSAL OF MATERIALS.

CONTRACTOR'S RESPONSIBILITIES:
REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLES PRIOR TO SUBMISSION AND VERIFY FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, CATALOG NUMBERS AND SIMILAR DATA. CONTRACTOR SHALL VERIFY THAT PRODUCTS AND SYSTEMS CAN BE INSTALLED WITHOUT CONFLICT WITH MANUFACTURER'S INSTALLATION REQUIREMENTS; THAT ALL WARRANTIES AND GUARANTEES CAN BE PROVIDED, AND THAT ALL PRODUCTS TO BE USED IN THE WORK WILL PERFORM - GIVING LONG LIFE UNDER HARD USE. COORDINATE EACH SUBMITTAL WITH REQUIREMENTS OF WORK AND OF CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR DEVIATIONS IN SUBMITTALS FROM CONSULTANT'S REVIEW OF SUBMITTALS, UNLESS CONSULTANT GIVES WRITTEN ACCEPTANCE OF SPECIFIC DEVIATIONS. NOTIFY CONSULTANT IN WRITING AT TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM REQUIREMENTS OF CONTRACT DOCUMENTS. BEGIN NO WORK THAT REQUIRES SUBMITTALS UNTIL SUBMITTALS ARE RECEIVED WITH CONSULTANT'S OR HIS CONSULTING ENGINEER'S STAMP AND INITIALS INDICATING REVIEW. AFTER CONSULTANT'S OR ENGINEER'S REVIEW ALONG WITH OWNER APPROVAL, DISTRIBUTE COPIES.

SUBMITTALS:
SCHEDULE SUBMISSIONS AT LEAST FIFTEEN (15) DAYS BEFORE DATES REVIEWED SUBMITTALS WILL BE NEEDED. SUBMIT SAMPLES IN NUMBER AND SIZE SPECIFIED IN EACH SPECIFICATION SECTION. ACCOMPANY SUBMITTALS WITH TRANSMITTAL LETTER, IN DUPLICATE, CONTAINING THE FOLLOWING: DATE / REVISION DATE, PROJECT TITLE / NUMBER, CONTRACTOR'S CONTACT INFO, NUMBER OF EACH SHOP DRAWING, PROJECT DATUM, AND SAMPLE SUBMITTED, AND IDENTIFICATION OF DEVIATION FROM CONTRACT DOCUMENTS (IF ANY)

QUALITY ASSURANCE:

QUALIFICATION OF INSTALLERS: FOR ALL ASPECTS OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS PROVIDE AT LEAST ONE PERSON WHO SHALL BE THOROUGHLY TRAINED AND EXPERIENCED IN THE SKILLS OF THE PARTICULAR TRADE REQUIRED, WHO SHALL BE COMPLETELY FAMILIAR WITH THE REFERENCED STANDARDS, THE MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE SPECIFIC WORK, AND WHO SHALL PERSONALLY DIRECT ALL FABRICATION AND/OR INSTALLATION. CODES AND STANDARDS: COMPLY WITH ALL CURRENT CODES AND STANDARDS LISTED, AND COMPLY WITH ALL MANUFACTURERS' RECOMMENDATIONS. PROTECTION: USE ALL MEANS NECESSARY TO PROTECT WORK AND MATERIALS BEFORE, DURING AND AFTER INSTALLATION AND TO PROTECT THE WORK AND MATERIALS OF ALL OTHER TRADES. REPLACEMENT: IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY WITH THE APPROVAL OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER. IN INSTANCES WHERE TOLERANCES FOR DIFFERENT ELEMENTS OF THE ASSEMBLY ARE INDICATED IN THE SPECIFICATION TO BE DIFFERENT, THE MOST RESTRICTIVE TOLERANCE STANDARD SHALL GOVERN. SHOP DRAWINGS FOR EACH SUBCONTRACT SHALL SHOW THE INTERFACE WITH ADJACENT ASSEMBLIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THIS IN HIS REVIEW OF THE SHOP DRAWINGS PRIOR TO SUBMITTING FOR APPROVAL. THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE ASSEMBLY DETAILS BETWEEN THE VARIOUS TRADES PERFORMING THE WORK SHALL BE CONSIDERED A REQUIREMENT OF THIS CONTRACT. ANY CONFLICTS SHALL BE ADDRESSED TO THE ARCHITECT FOR REVIEW PRIOR TO THE START OF WORK ON THE ASSEMBLY. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED AND/OR RECOMMENDED BY THEIR MANUFACTURERS, UNLESS OTHERWISE SPECIFIED HEREIN. ANY CONFLICTS OF MANUFACTURER'S RECOMMENDATIONS AND INTENDED USE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ANY DISCREPANCIES WITH THE DRAWINGS / EXISTING CONDITIONS TO BE DISCUSSED WITH ARCHITECT PRIOR TO FABRICATION OF OR WORK ON ANY COMPONENT AFFECTED. USE ALL NECESSARY MEANS TO CONTROL DUST ON OR NEAR THE FINISH WORK. CONTROL THE SPREAD OF DUST (ESPECIALLY DUST CREATED THROUGH THE CUTTING OF CEMENTITIOUS PRODUCTS) THROUGHOUT THE PROJECT. COORDINATE THIS REQUIREMENT WITH ALL SUBCONTRACTORS. WATER DAMAGE CONTROL: USE ALL MEANS NECESSARY TO CONTROL ENTRANCE OF WATER INTO THE BUILDING THROUGHOUT THE COURSE OF CONSTRUCTION.

PREREQUISITES FOR SUBSTANTIAL COMPLETION:

PRIOR TO REQUESTING ARCHITECT'S INSPECTION FOR CERTIFICATION OF SUBSTANTIAL COMPLETION, AS REQUIRED BY THE GENERAL CONDITIONS (FOR EITHER THE ENTIRE WORK OR PORTIONS THEREOF), COMPLETE THE FOLLOWING AND LIST KNOWN EXCEPTIONS IN REQUEST. SUBMIT LAST PROGRESS PAYMENT REQUEST, SHOWING EITHER 100% COMPLETION OF THE WORK OR LIST ALL INCOMPLETE ITEMS AND ESTIMATE A VALUE FOR THAT LIST. ADVISE OWNER OF PENDING INSURANCE CHANGE - OVER REQUIREMENTS. SUBMIT SPECIAL GUARANTEES, WARRANTIES, WORKMANSHIP BONDS, MAINTENANCE AGREEMENTS, FINAL CERTIFICATIONS AND SIMILAR DOCUMENTS. OBTAIN AND SUBMIT OCCUPANCY PERMITS, OPERATING CERTIFICATES, FINAL INSPECTION / TEST CERTIFICATES, AND SIMILAR RELEASES ENABLING OWNER'S FULL AND UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES. SUBMIT RECORD DRAWINGS, MAINTENANCE MANUALS, AND SIMILAR FINAL RECORD INFORMATION. DELIVER SPARE PARTS, EXTRA STOCKS OF MATERIALS, AND SIMILAR PHYSICAL ITEMS TO OWNER. DISCONTINUE (OR CHANGE - OVER) AND REMOVE FROM THE PROJECT SITE TEMPORARY FACILITIES AND SERVICES, ALONG WITH CONSTRUCTION TOOLS AND FACILITIES, MOCK-UPS AND SIMILAR ELEMENTS. COMPLETE THE FINAL CLEANING. TOUCH-UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES.

Abbreviated Written Summary:

Briefly, and without force and effect upon the Contract Documents, work of the General Contractor shall include, but is not limited to the following. Specific extent of the work is defined by the Contract Documents.

Properly remove and dispose of the existing roofing, demo'd elements, equipment and support materials identified to be removed. Provide an 80 mil TPO roof membrane system on a cover board over 4" (2 layers staggered joints)of closed foam iso board insulation. Insulation to be mechanically fastened to the existing wood deck and into each roof rafter at a frequency to meet the zone requirements for wind uplift. Roof membrane to be fully adhered with approved adhesive to meet requirements for system by the manufacturer based on tested pull research to provide a minimum wind uplift capability for the roof and shall meet or exceed Field of Roof- FM1-150, Perimeter Requirement FM 1-255, Corner Requirement FM 1-360. Roof area calculations are to be based on 40' height, exposure D, Category III, wind speed min 150 MPH. Perimeter edge metal shall meet the criteria identified in FM 1-49 designed for the wind criteria. Contractor to submit calculations to confirm uplift capability based on the engineering minimum uplift numbers included in the drawings. The design of the roof assembly should be complete with Manufacturers materials including membrane, insulation, related adhesive design layouts, accessories, sheet metal flashings, and penetration adjustments required to accommodate the new system. A 20 year NDL warranty shall be provided on the installed system including all roofing components. The roofing system including both materials and installation shall be constructed to the standards required by the manufacturer and this specification, and shall be inspected and approved by the manufacturer prior to final acceptance by the owner. New flashing required at the base of parapet walls and the equipment curb platforms. Disconnect units as needed to complete the work and reconnect. All work to meet National Electric Code. Existing unit platforms to remain with modifications to accommodate condensate lines, conduit and services off roof are required for all equipment locations. Existing roof vents, vent fans, plumbing vents, A/C condensate line hoods, and other operational penetrations are to remain and be lifted, re-located, re-flashed as required into the new roofing system according to the NRCA published details and manufacturers approved details. New walk pads are to be provided as shown to provide access to the equipment. Existing curbs to support equipment, A/C units and new penetration hoods, boots etc. to meet NRCA and mfg. approved detailing- secure curbs directly over deck and provide flashing at roof penetrations. New flashing is required at any existing roof curbs structurally solid and correctly located to remain. Roofing, roofing components, decking and insulation installation shall meet FM1A -150 rating and 150 mph wind rating.
Coordination with tenants and building management is required in order to respond to emergencies and review and obtain approval for the proposed construction schedule.
Note that Soprema, Firestone and GAF are approved manufacturers of the roofing materials. Specification sections referencing each mfg. are intended to represent equal products. Bidding contractors have the option to use the manufacturer they choose for the work, however the intention is for the final roof to be composed entirely of components approved by the manufacturer issuing the guarantee.

The Contractor shall provide all labor, materials, equipment, supervision, coordination and permits to provide a complete and finished project as included in the Construction Documents. In addition, the price shall include all taxes, overhead and profit, testing within limits required, insurance, and other items which are required by the Specifications or Drawings.

SHEET INDEX

T-1	INDEX SURVEY / GENERAL NOTES
A-1	EXISTING ROOF PLAN / EXTERIOR ELEVATIONS
A-2	ROOF PLAN WITH DEMO AND NOTES
A-3	ROOF PLAN WITH WIND UPLIFT ZONES
A-4	ENLARGED PLAN 1,2,3,4,5
A-5	ENLARGED PLAN 6,7,8,9
A-6	ENLARGED PLAN 10,11,12
A-7	VALLEY GUTTER ROOF SECTION
A-8	TPO BASE BID - PARAPET WALL ELEVATIONS
A-9	SECTION/MOD'S TO EXISTING EQUIPMENT PLATFORMS
A-10	SECTION/MOD'S TO EXISTING EQUIPMENT PLATFORMS
A-11	SECTION/MOD'S TO EXISTING EQUIPMENT PLATFORMS
A-12	SECTION/MOD'S TO EXISTING EQUIPMENT PLATFORMS
A-13	END WALL DETAIL- METAL PANELS
A-14	SCUPPER DETAILS / COPING
A-15	DRAIN/ PITCHPOCKET DETAILS
A-16	ALTERNATE #1 SBS MODIFIED IN LIEU OF TPO
A-17	ALTERNATE #2 METAL PANELS IN LIEU OF TPO - PARAPET WALLS
P-1	PHOTOS, NOTES : 1A-2B
P-2	PHOTOS, NOTES : 2B-3B
P-3	PHOTOS, NOTES : 3A-3B
P-4	PHOTOS, NOTES : 4A-5B
P-5	PHOTOS, NOTES : 6A-6B
P-6	PHOTOS, NOTES : 6A-7A
P-7	PHOTOS, NOTES : 7A-7B
P-8	PHOTOS, NOTES : 8A-10B
P-9	PHOTOS, NOTES : 11A-12A
P-10	PHOTOS, NOTES : 12A-12B

Architects:
S. OLSON, ARCHITECT, LLC
sgolson@bellsouth.net
400 N.PETERS, SUITE 202, NEW ORLEANS, LA 70130 (p)504-561-7842

Project:
400 N. Peters - ROOF
400 NORTH PETERS STREET, NEW ORLEANS, LOUISIANA 70130

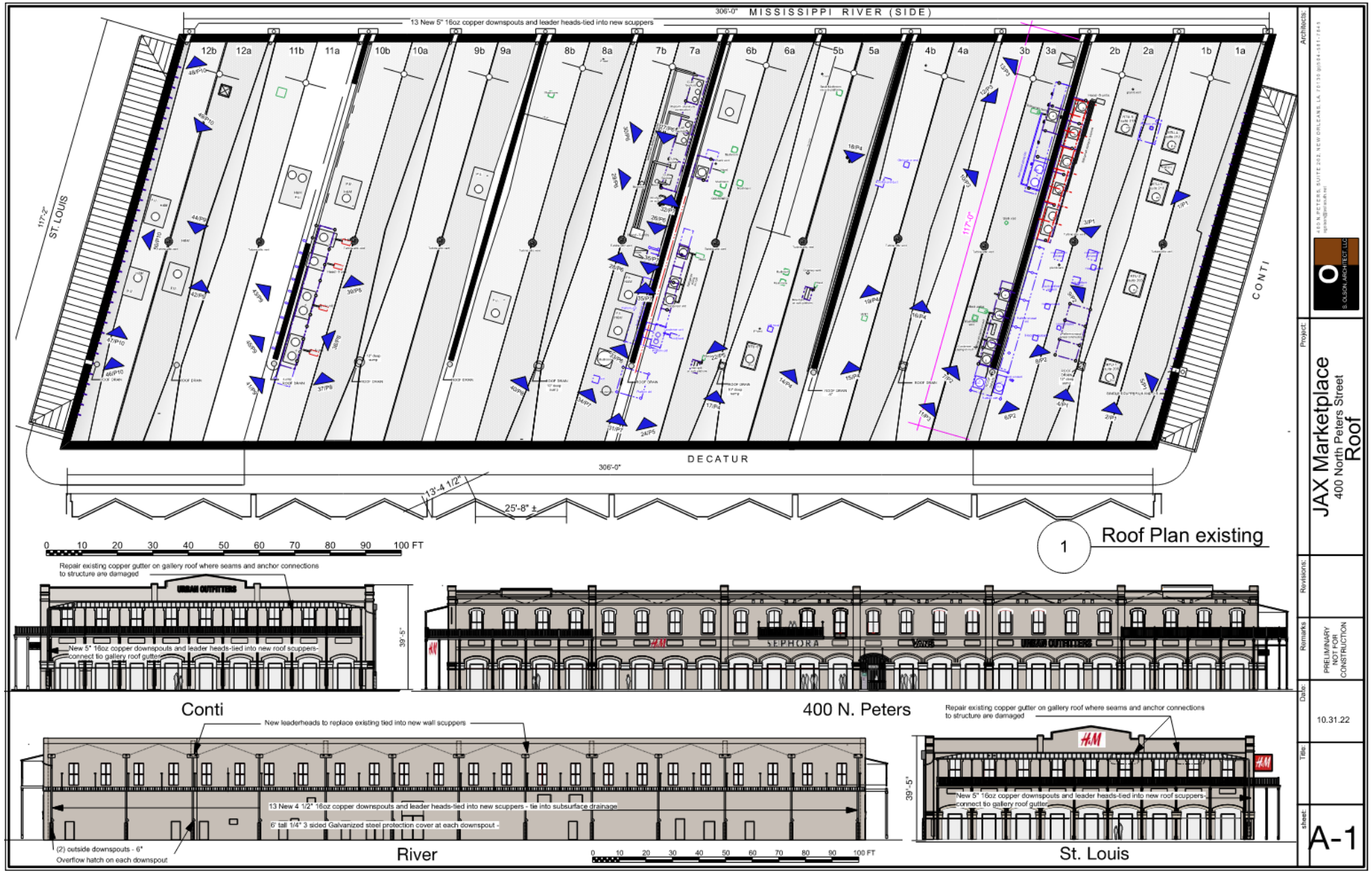
Revisions:

Remarks: PRELIMINARY NOT FOR CONSTRUCTION

Date: 10.30.22

Title:

sheet: T-1



400 N Peters

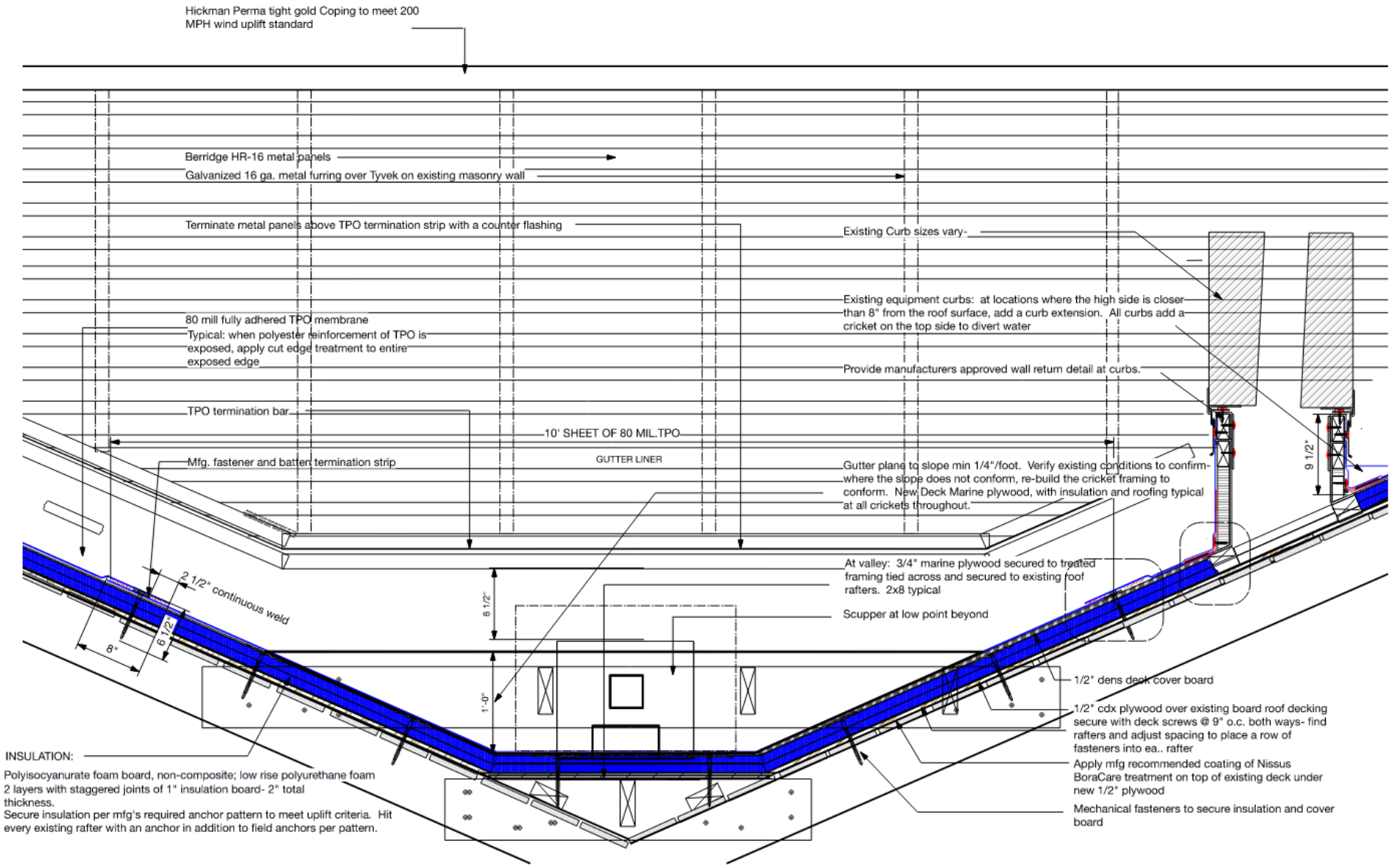
VCC Architectural Committee

April 11, 2023

400 N Peters

VCC Architectural Committee

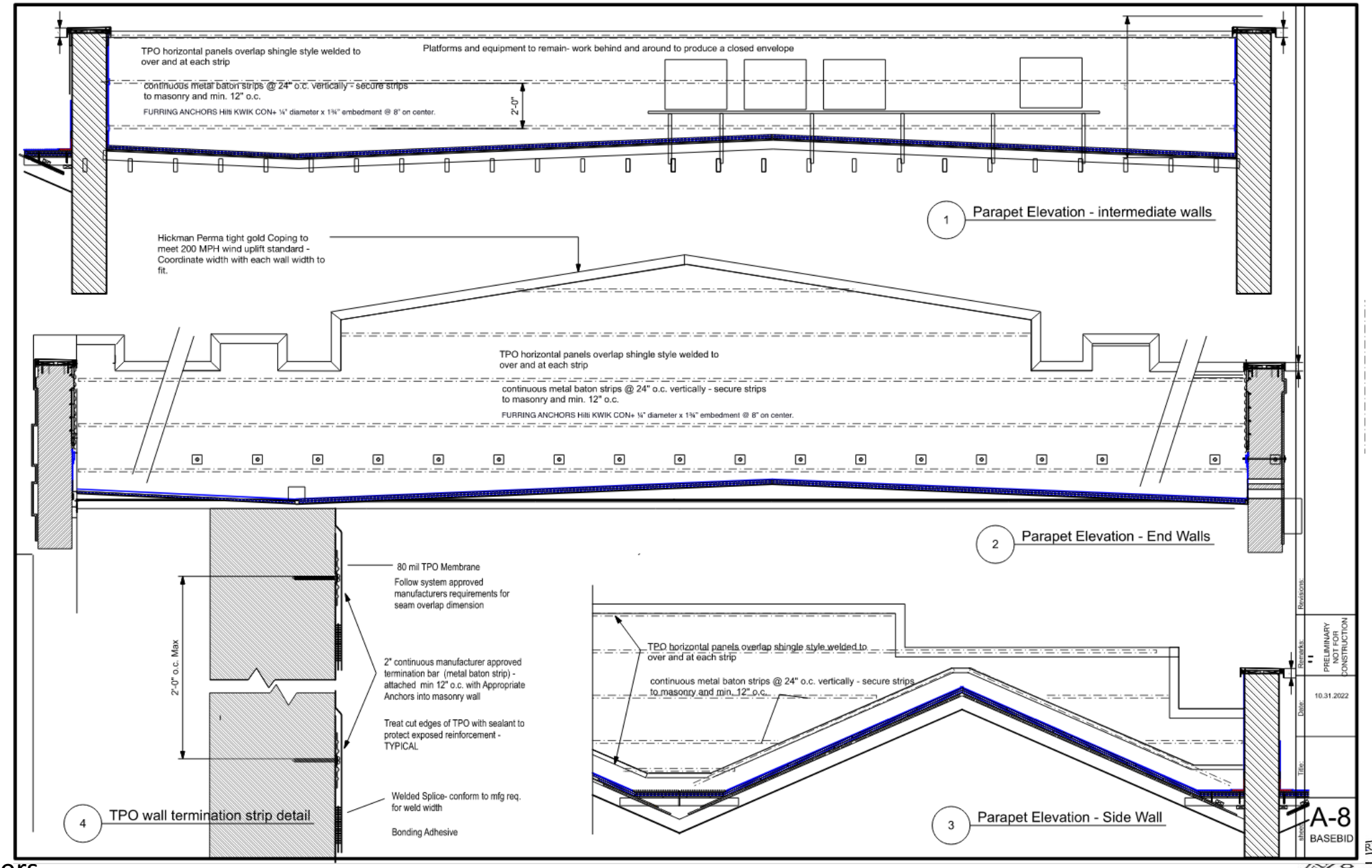
April 11, 2023



400 N Peters

VCC Architectural Committee

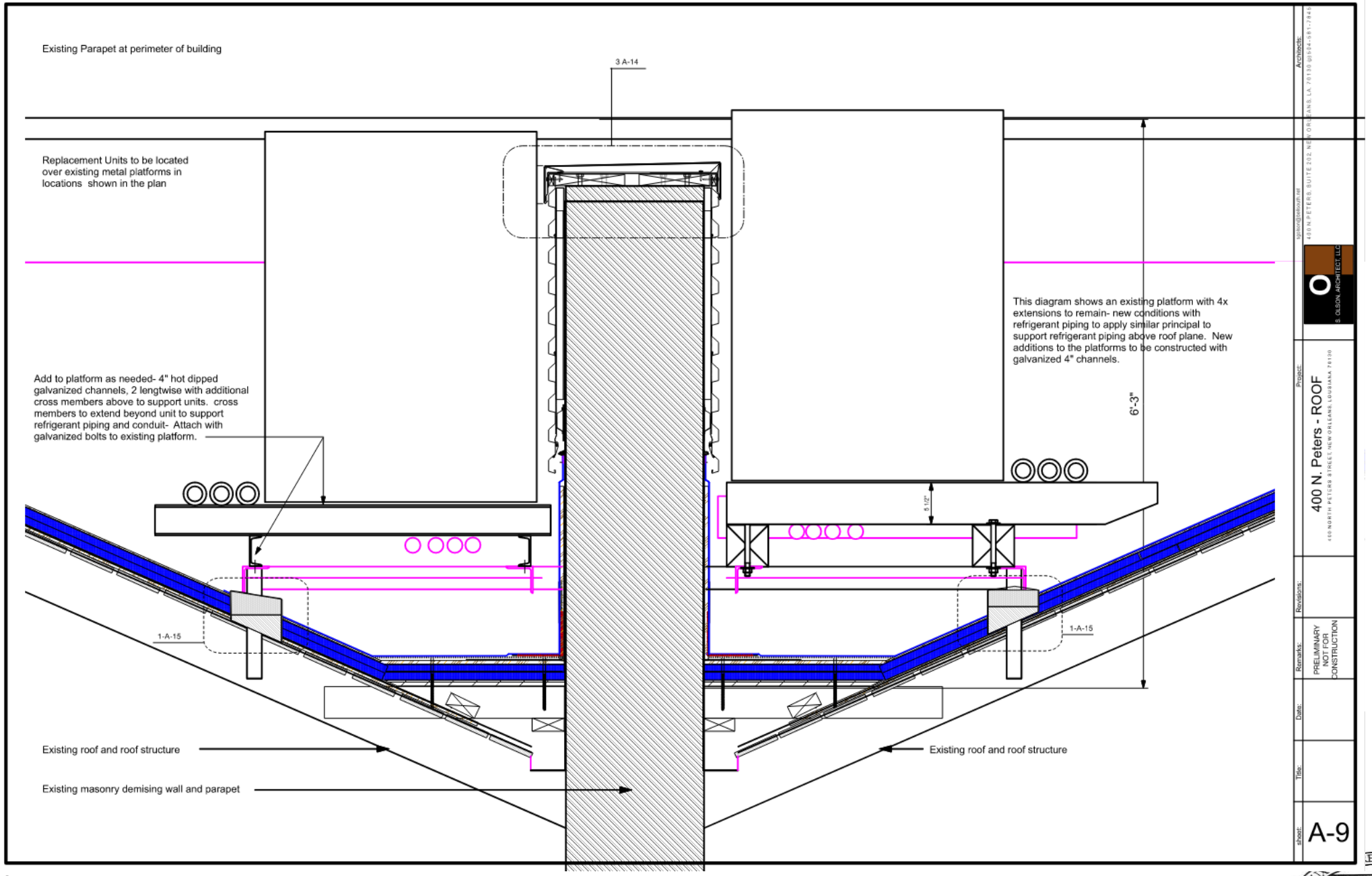
April 11, 2023



400 N Peters

VCC Architectural Committee

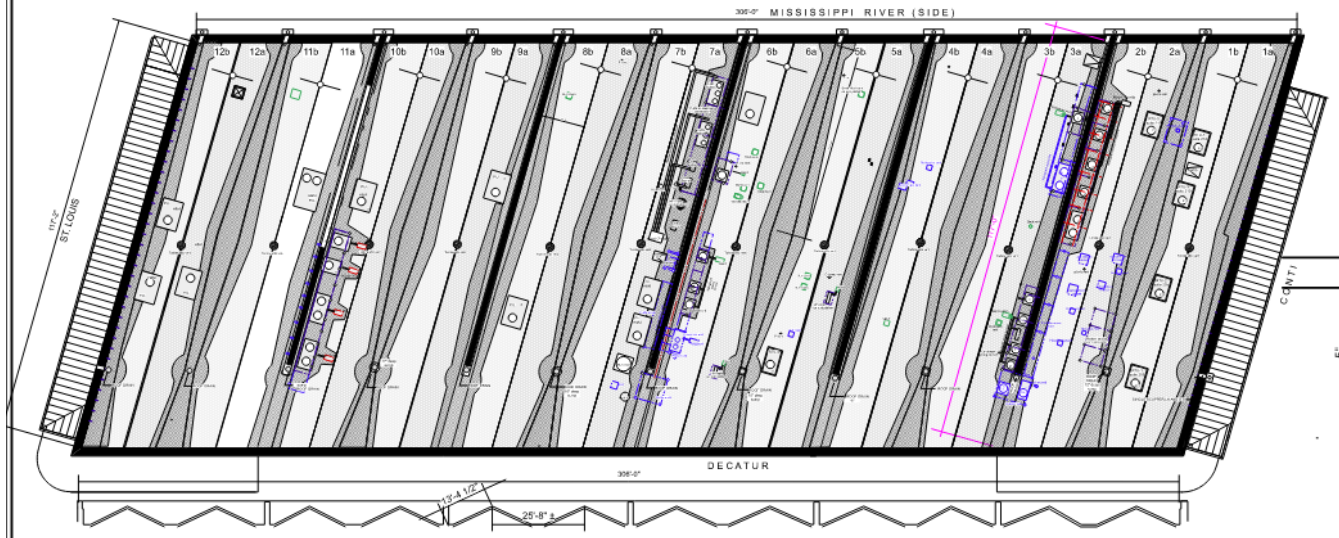
April 11, 2023



400 N Peters

VCC Architectural Committee

April 11, 2023



2 ROOF PLAN WITH PMMA APPLICATION AREAS

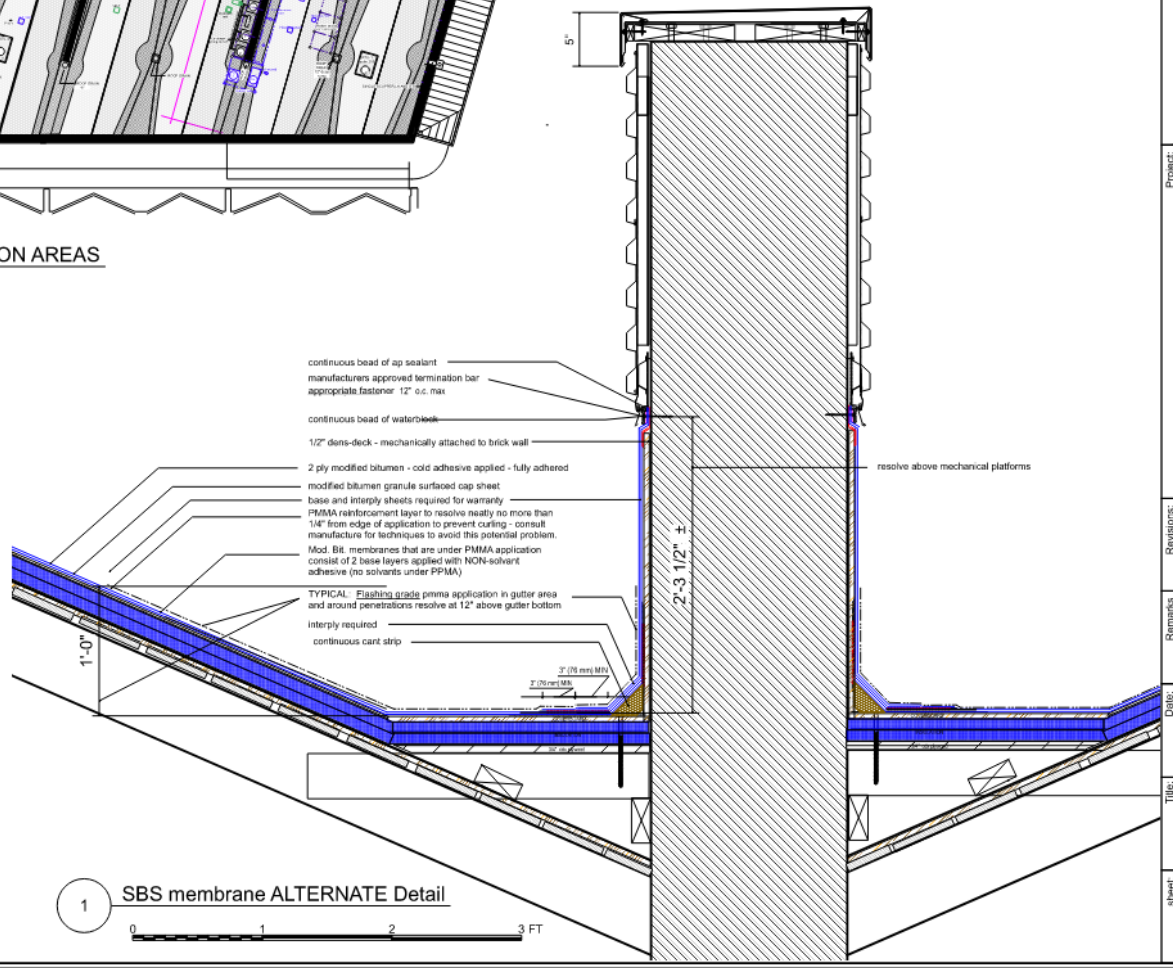
SBS - ALTERNATE

As an alternate, Provide a separate price to install a 2 ply modified bitumen SBS roof system in lieu of TPO option in base bid.

Insulation and sub membrane details similar with only modifications a result of manufacturer requirements specific to the SBS material

Provide A PMMA 3 layer application over the SBS roofing, in the valleys as shown in the detail and plan - Follow Manufacturers instructions to insure edge resolution meets the warranty and is applied to avoid edge curl. Install PMMA over 2 base layers

No open flame work is allowed. Roof membrane to be cold adhesive applied, manufacturer designed to conform to the uplift pressures and zones indicated.



1 SBS membrane ALTERNATE Detail

0 1 2 3 FT

Architects:
100 N PETERS, SUITE 202 NEW ORLEANS, LA 70130 (504)-561-7843
S. OLSON, ARCHITECT LLC

Project:
JAX Marketplace
400 North Peters Street
Roof

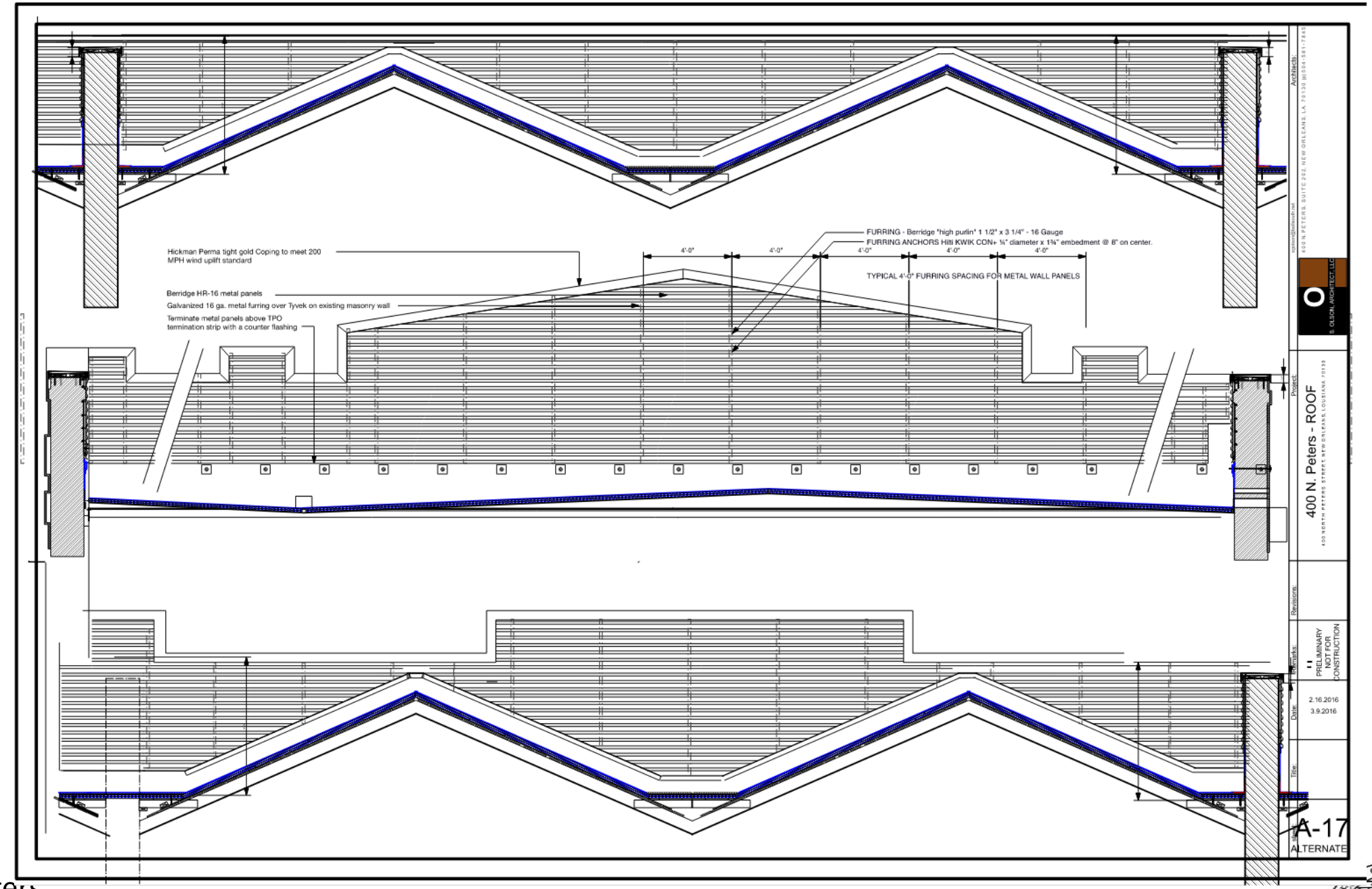
Revisions:

Remarks

Date: 10.31.22

Title:

sheet: A-16



400 N Peters

VCC Architectural Committee

April 11, 2023

WALL BASE BID: New TPO 60 mil membrane in 2' horizontal layers secured to wall with continuous termination bars- fully adheared 150 MPH wind load based on manufacturers calculations and associated uplift pressures for this project.

ALTERNATE #2 New HR-16 Berridge metal panels on walls secured to meet 150 MPH wind load based on manufacturers calculations and associated uplift pressures for this project.

Typical where curb height is less than 8" on high side. Add curb extender to compensate
Typical: add cricket on high side of curb

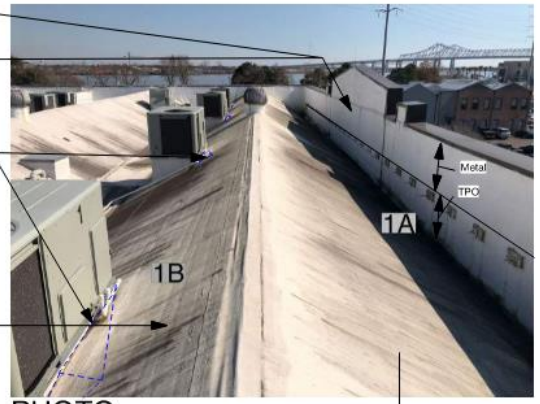
Remove empty support platform

Reroute condensate lines

Existing roof access hatch - clean with rust remover , prime and paint.

Typical: Remove existing EPDM roofing and insulation down to roof deck - Install new system per spec.

1 PHOTO



2 PHOTO

New 80 mil TPO on insulation w/ cover boards- see details

Re-build cricket at wall to provide proper slope to drain locations

New Scupper thru wall.

Existing un-used metal support platform to remain

Metal panels at walls

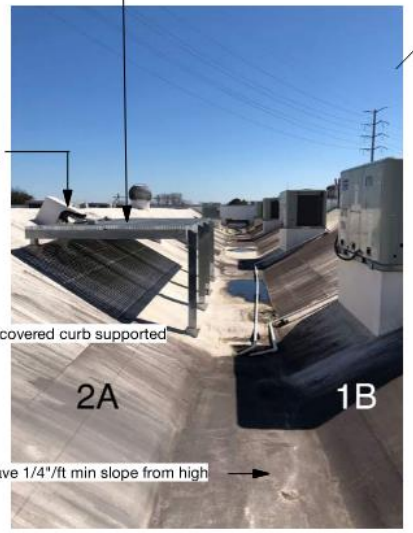
Remove unused penetration hood

Remove Unused covered curb supported platform

gutter plane to have 1/4"/ft min slope from high to low

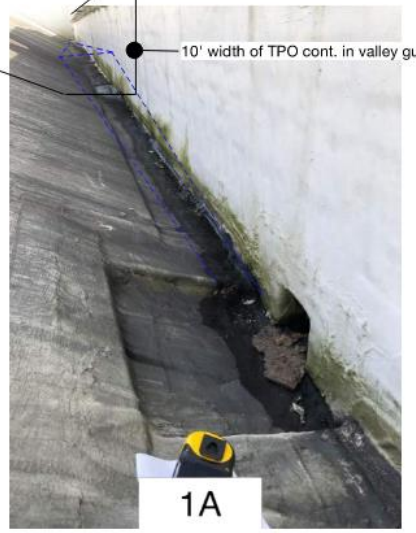
Note: some of the photographs show the same condition from different angles- quantities should be determined from the roof ID reference number , field observations and the architectural plans 1 and 2,

3 PHOTO



4 PHOTO

10' width of TPO cont. in valley gutter



5 PHOTO

Architects: S. OLSON ARCHITECT, LLC

Project: JAX Marketplace
400 North Peters Street
Roof

Revisions:

Remarks: Photographs shown for general reference to existing conditions

Date: 11.2.22

Title:

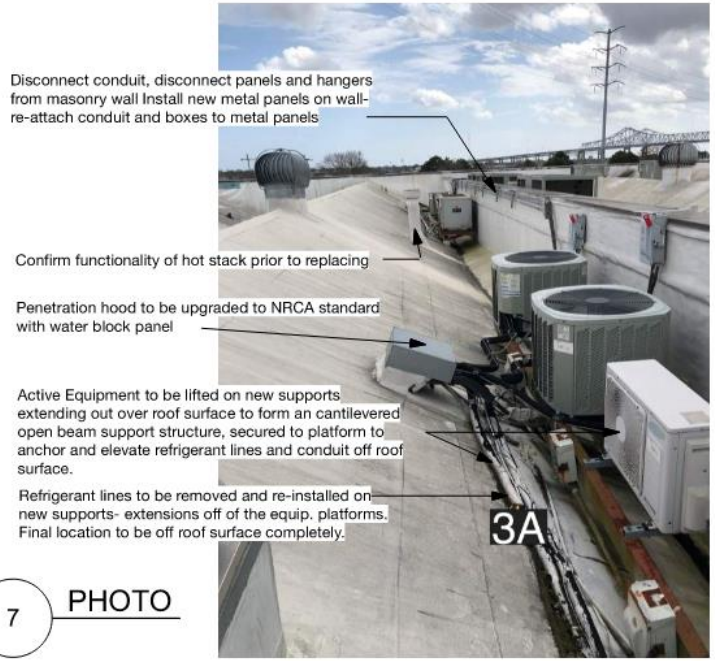
sheet: P-1

400 N Peters

VCC Architectural Committee

April 11, 2023

6 PHOTO



7 PHOTO

Note: some of the photographs show the same condition from different angles- quantities should be determined from the roof ID reference number , field observations and the architectural plans 1 and 2,

8 PHOTO

9 PHOTO

Architects:

Project: JAX Marketplace
400 North Peters Street
Roof

Revisions:

Remarks: Photographs shown for general reference to existing conditions

Date: 11.2.22

Title:

B

sheet: P-2

10 PHOTO

At existing operational equipment - configure refrigerant lines to be lifted and resolved permanently above roof surface

Disconnect conduit, electrical panels and hangers from masonry wall Install new membrane or metal wall panels re-attach conduit and boxes.

Refrigerant lines to be removed and re-installed on new supports.

Remove equipment not currently used along with support platforms that are no longer needed- including services and electrical box's

Refer to mechanical equipment schedule for scope of removal, replacement or reuse.

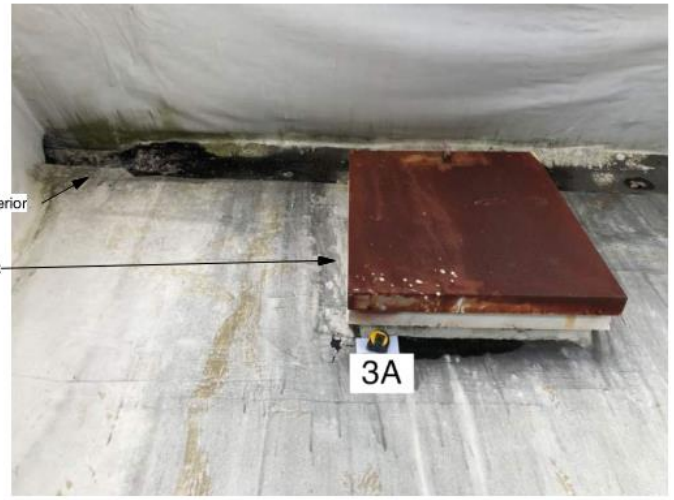
11 PHOTO

Note: some of the photographs show the same condition from different angles- quantities should be determined from the roof ID reference number , field observations and the architectural plans 1 and 2,

12 PHOTO

New gutter cricket and new scupper at exterior wall

Existing roof access hatch - clean with rust remover , prime and paint.



13 PHOTO

Architects:

102 N PETERS, SUITE 202, NEW ORLEANS, LA 70112 (504) 581-7845
www.olsonarchitect.net

B. OLSON ARCHITECT LLC

Project:

JAX Marketplace
400 North Peters Street
Roof

Revisions:

Remarks: Photographs shown for general reference to existing conditions

Date: 11.2.22

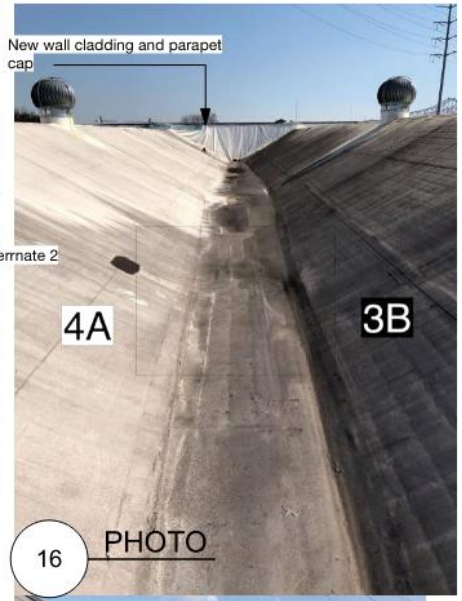
Title:

C

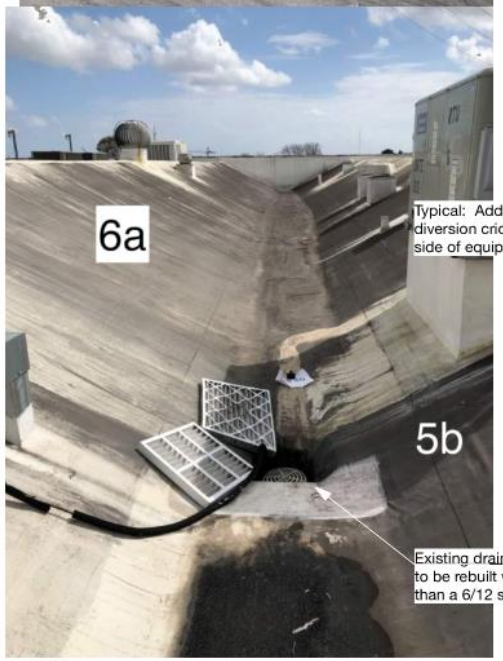
sheet: P-3

14 PHOTO

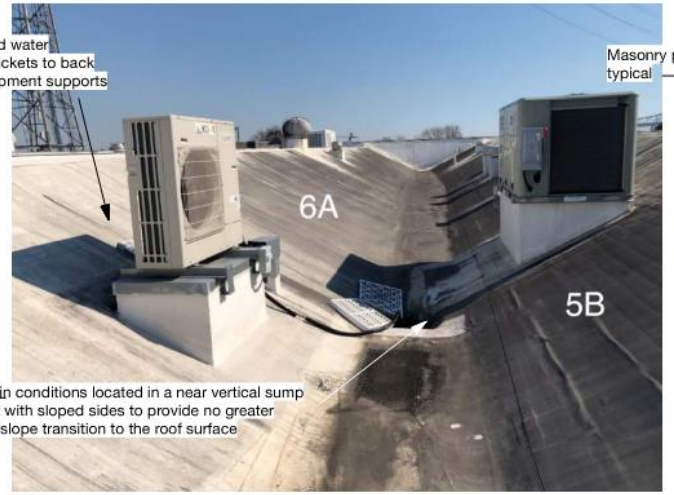
15 PHOTO



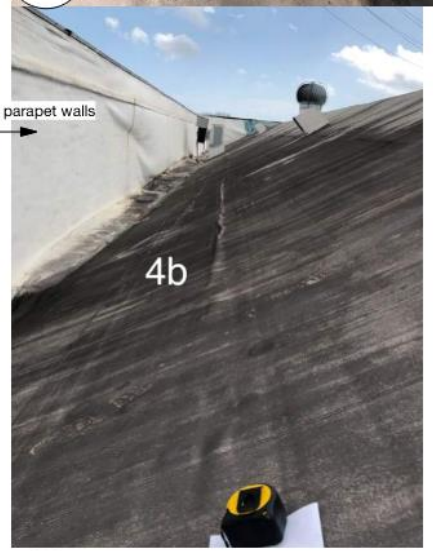
16 PHOTO



17 PHOTO



18 PHOTO



19 PHOTO

Note: some of the photographs show the same condition from different angles- quantities should be determined from the roof ID reference number , field observations and the architectural plans 1 and 2,

Architects: 439 N. PETERS, SUITE 202, NEW ORLEANS, LA 70130 (504) 561-7846 ejo@ejolson.net

S. OLSON ARCHITECTS LLC

Project: JAX Marketplace
400 North Peters Street
Roof

Revisions:

Remarks: Photographs shown for general reference to existing conditions

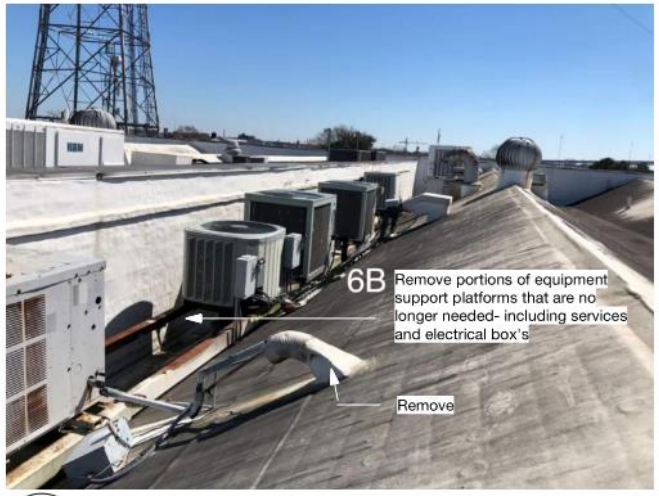
Date: 11.2.22

Title: D

sheet: P-4

20 PHOTO

21 PHOTO



22 PHOTO

23 PHOTO

24 PHOTO

Note: some of the photographs show the same condition from different angles- quantities should be determined from the roof ID reference number , field observations and the architectural plans 1 and 2,

Architects:

B. OLSON ARCHITECTS, LLC

Project:

JAX Marketplace
400 North Peters Street
Roof

Revisions:

Remarks: Photographs shown for general reference to existing conditions

Date: 11.2.22

Title:

sheet: P-5

25 PHOTO

26 PHOTO

27 PHOTO

28 PHOTO

29 PHOTO

30 PHOTO

Note: some of the photographs show the same condition from different angles- quantities should be determined from the roof ID reference number , field observations and the architectural plans 1 and 2,

Architects: S. OLSON, ARCHITECT LLC

Project: JAX Marketplace
400 North Peters Street
Roof

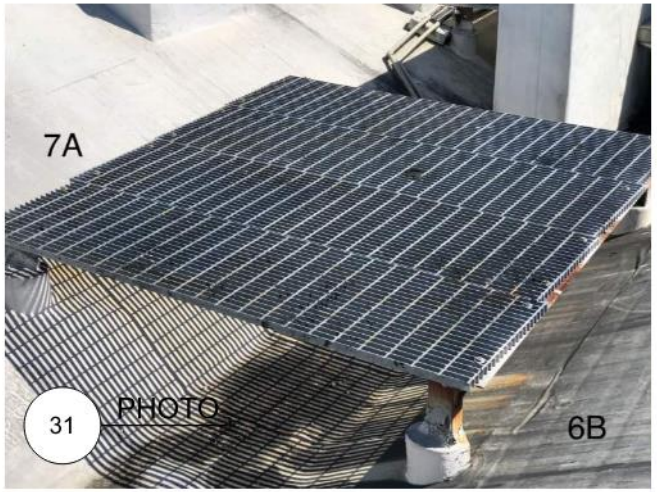
Revisions:

Remarks: Photographs shown for general reference to existing conditions

Date: 11.2.22

Title:

sheet: P-6



31 PHOTO

32 PHOTO

33 PHOTO

Note: some of the photographs show the same condition from different angles- quantities should be determined from the roof ID reference number , field observations and the architectural plans 1 and 2,

34 PHOTO

35 PHOTO

36 PHOTO

Architects:
4 DOUBLEBERRY SUITE 202, NEW ORLEANS, LA 70130 (504-381-7945
S. OLSON ARCHITECT LLC

Project:
JAX Marketplace
400 North Peters Street
Roof

Revisions:

Remarks: Photographs shown for general reference to existing conditions

Date: 11.2.22

Title:

sheet: G P-7

JAX Brewery Marketplace
STUCCO AND PAINTING

400 North Peters Street
New Orleans, Louisiana

400 N Peters, 1964

400 N Peters, 1964

400 N Peters

VCC Architectural Committee

April 11, 2023

400 N Peters

VCC Architectural Committee

April 11, 2023

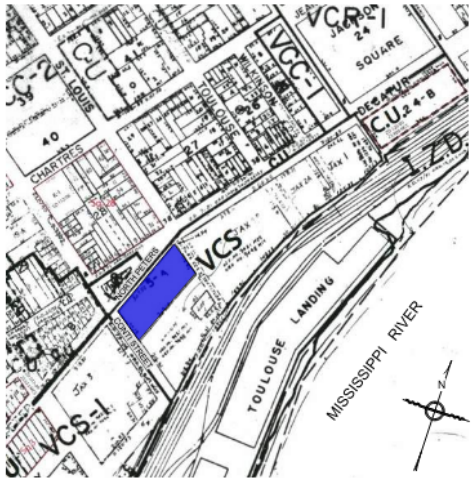
400 N Peters

VCC Architectural Committee

April 11, 2023

400 N. PETERS
PAINTING, WINDOWS AND STUCCO

400 N. PETERS, NEW ORLEANS, LOUISIANA 70130
LOT 1 BLOCK 5A DISTRICT 1B
SQ.. 5A CLAY N PETERS CONTI AND ST LOUIS
NEIGHBORHOOD CONSERVATION DISTRICT
ZONING: VCS
BOUNDING STREETS: CONTI, ST. LOUIS, N. PETERS, RIVER
Ordinance: New Orleans, Code of Ordinances,
Part II - Code, Chapter 166 - Vieux Carre, Sec. 166-2
EXISTING HISTORIC - SPRINKLERED BUILDING



LOCATION MAP

SHEET INDEX

A-1	INDEX , LOCATION / BRIEF SUMMARY OF WORK
A-2	ELEVATIONS WITH SCOPE NOTES
A-3	SPECIFICATIONS AND NOTES
A-4	SPECIFICATIONS AND NOTES
A-5	SPECIFICATIONS AND NOTES
A-6	SPECIFICATIONS AND NOTES
A-7	SPECIFICATIONS AND NOTES
A-8	SPECIFICATIONS, NOTES AND DETAILS
A-9	WINDOW DETAIL - REAR ELEVATION
A-10	WINDOW DETAIL - NORTH PETERS ELEVATION
A-11	
A-12	

Abbreviated Written Summary:

Briefly, And Without Force And Effect Upon The Contract Documents, Work Of The General Contractor Shall Include, But Is Not Limited To The Following. Specific Extent Of The Work Is Defined By The Contract Documents.

The Existing Building Facade On The St. Louis, North Peters, And Conti Elevations Consists Of Portland Cement Stucco Over Sheathing On Metal Studs And At Some Locations Stucco Over Brick. The Articulated Surface Includes Decorative Architrave Arched Moldings And Wood Windows Or Doors At The Facade Openings. The Ground Floor Arched Fenestration Is Enclosed With An Aluminum And Glass Storefront System, The Framing Of Which Is Currently Painted .
Two Main Galleries Are Constructed On Each The St. Louis/north Peters And Conti/north Peters Ends Of The Building. These Have Been Recently Renovated And Are Not Included In The Building Paint Scope. Nic Elements Include The Steel Columns, Handrail, Steel Outriggers, Wood Perlins, Aeratis Decking, Ceiling Under The Roof Overhang, Hanging Light Fixtures Under The Gallery And Under The Second Floor Ceiliing. The New Paint Cut Lines Will Occur At The Facade Surface Above And Below The Deck Connection To The Building. The Balcony Above Sephora Was Also Renovated And The NIC Items Are More Limited But Similar. Roofing And Flashing, Including A New Coping On The Parapet Walls Will Be Accomplished Under A Separate Contract.

The New Painting Work To Include New Paint On The Facade And Millwork, Including:
1. The Aluminum Window Framing In The Arches At The First Level: Patch Any Holes, Remove Existing Paint Down To Original Surface Metal, Prep For New Paint, Apply New Paint
2. The Stucco At The 3 Facades, Currently Painted With An Elastomeric Coating : Patch Cracks, Remove Extraneous Unused Elements, Wires And Screws, Prepare Surface And Re-paint
3. The Millwork Doors At The Second Level: Existing Pair Doors To Remain, Prep And Re Paint - Existing Hardware To Remain, Protect Accordingly.
4. The Steel Doors And Louvers On The Riverside Elevation: Clean, Prep And Re-paint. Existing Hardware To Remain
5. New Paint On New Stucco On The Riverside Elevation: Conform To Requirements Regarding Stucco Cure Times Prior To Painting
6. Miscellaneous Metal Work Including The Steel Gate At The Ground Floor Entrance To The Second Floor And The Metal Handrail On The Ramp Adjacent To H&m Along St Louis Are To Be Painted.
7. Typical: Protect All Attached Signage, Electrical Wiring, Electrical Devices, Downspouts, Cameras, And Operational Devices.

Windows:
1. Existing Openings With Doors To Remain
2. Existing Storefront At The Ground Floor To Remain
3. New Aluminum Windows A And B To Be Installed To Replace The Wood Windows On The North Peters And Riverside Elevations

New Stucco: At The Riverside Facade
1. Remove All Existing Stucco Down To Exposed Brick
2. Replace Stucco With New Vcc Approved Stucco In A 3 Coat System 7/8" In Thickness.

New Canopy Roofing- River Side:
1. Remove Existing Corregated Decking On Steel Frame
2. Replace With New 20 Ga. S- Deck Corregated Galvanized Steel Decking

The Contractor Shall Provide All Labor, Materials, Equipment, Supervision, Coordination And Permits To Provide A Complete And Finished Project As Included In The Construction Documents, In Addition, The Price Shall Include All Taxes, Overhead And Profit, Testing Within Limits Required, Insurance, And Other Items Which Are Required By The Specifications Or Drawings. Exercise Extreme Caution As The Building Fronts On A Public Street And Parking Area. Protection For Pedestrians And Tenants Is Critical To The Satisfactory Performance Of This Work.

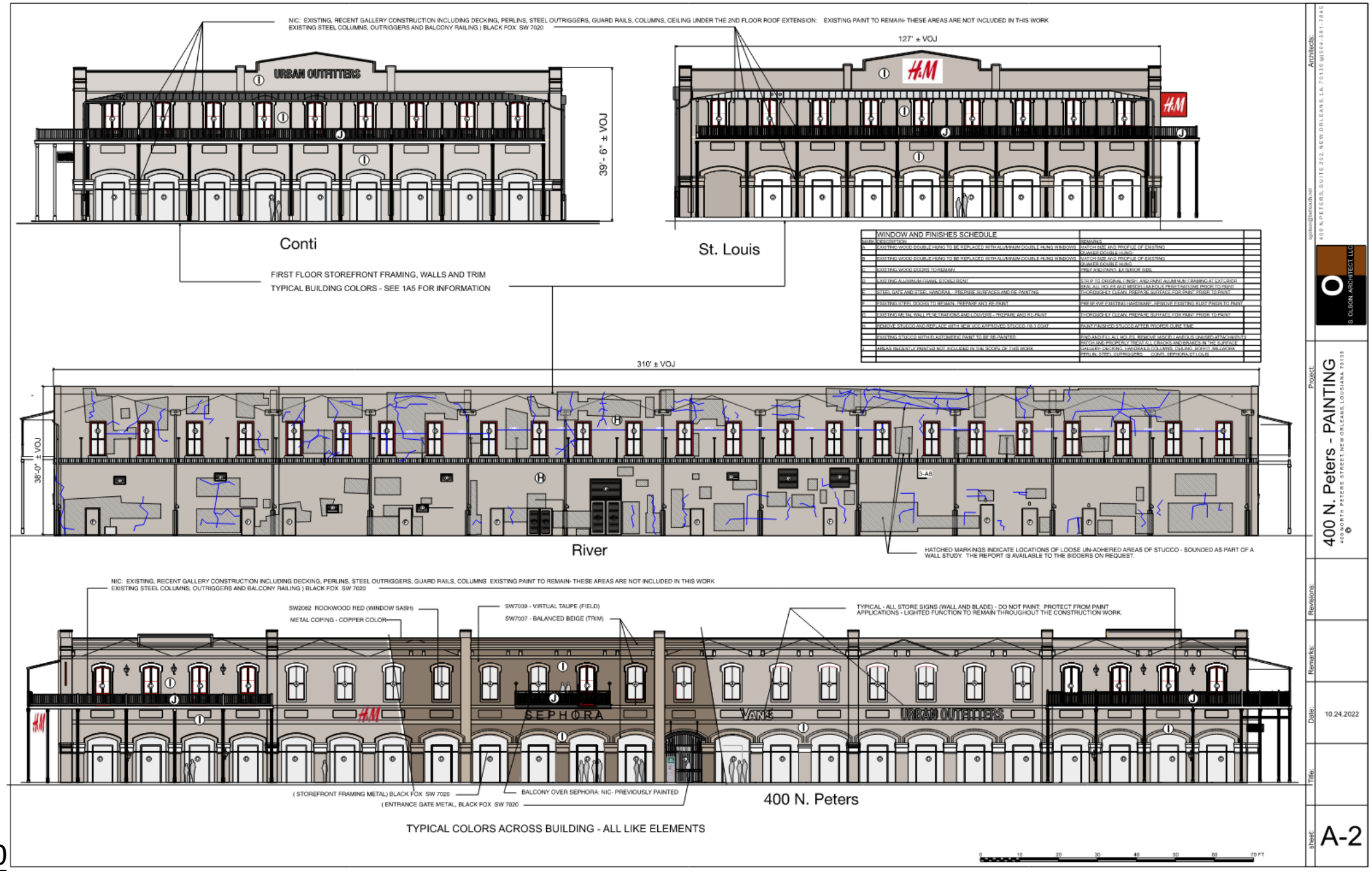
1 ST. LOUIS CORNER VIEW

2 RIVERSIDE BUILDING ELEVATION PHOTO

Architects:
400 N PETERS SUITE 202, NEW ORLEANS, LA 70130 (p)504-581-7846
spilson@bellsouth.net
S. OLSON, ARCHITECT LLC

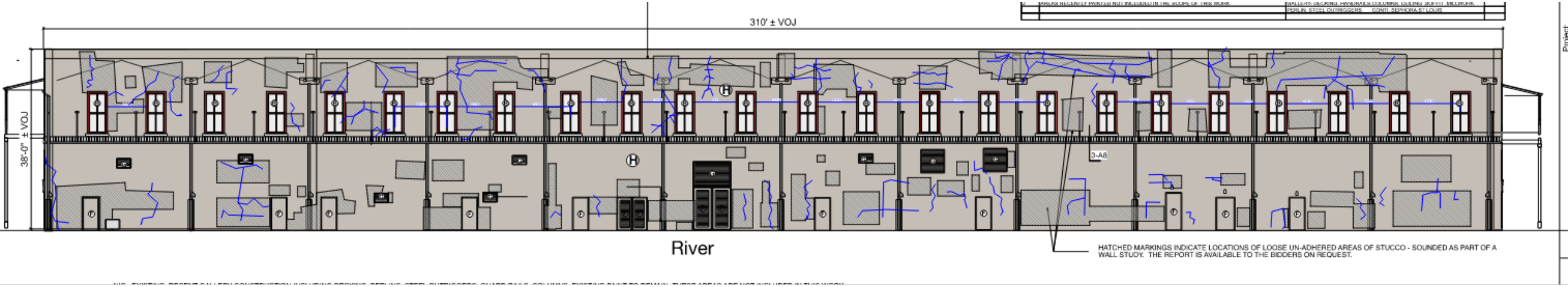
Project:
400 N. Peters - PAINTING
400 NORTH PETERS STREET, NEW ORLEANS, LOUISIANA 70130

Revisions:
Remarks:
Date: 10.24.2022
Title:
sheet: A-1



VCC Architectural Committee

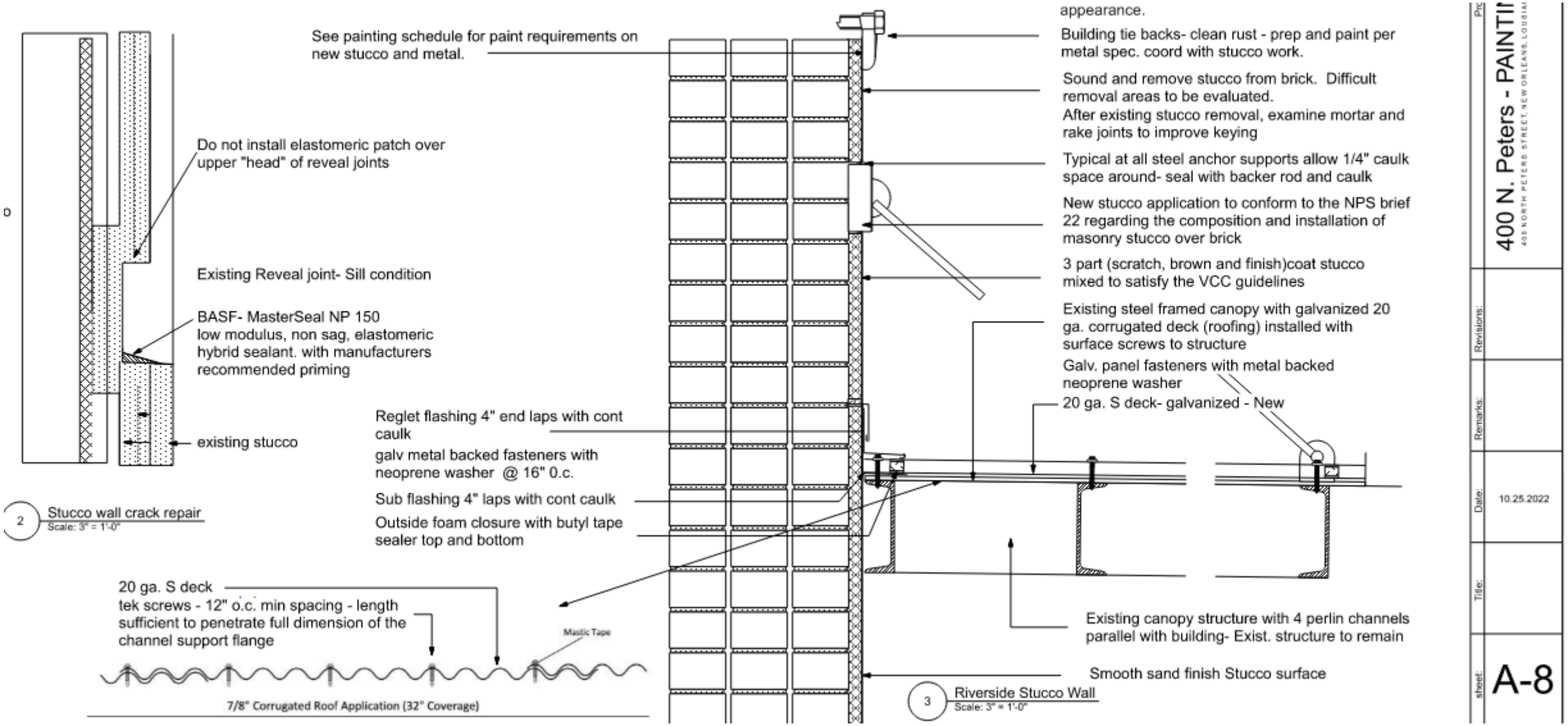
April 11, 2023



400 N Peters

VCC Architectural Committee

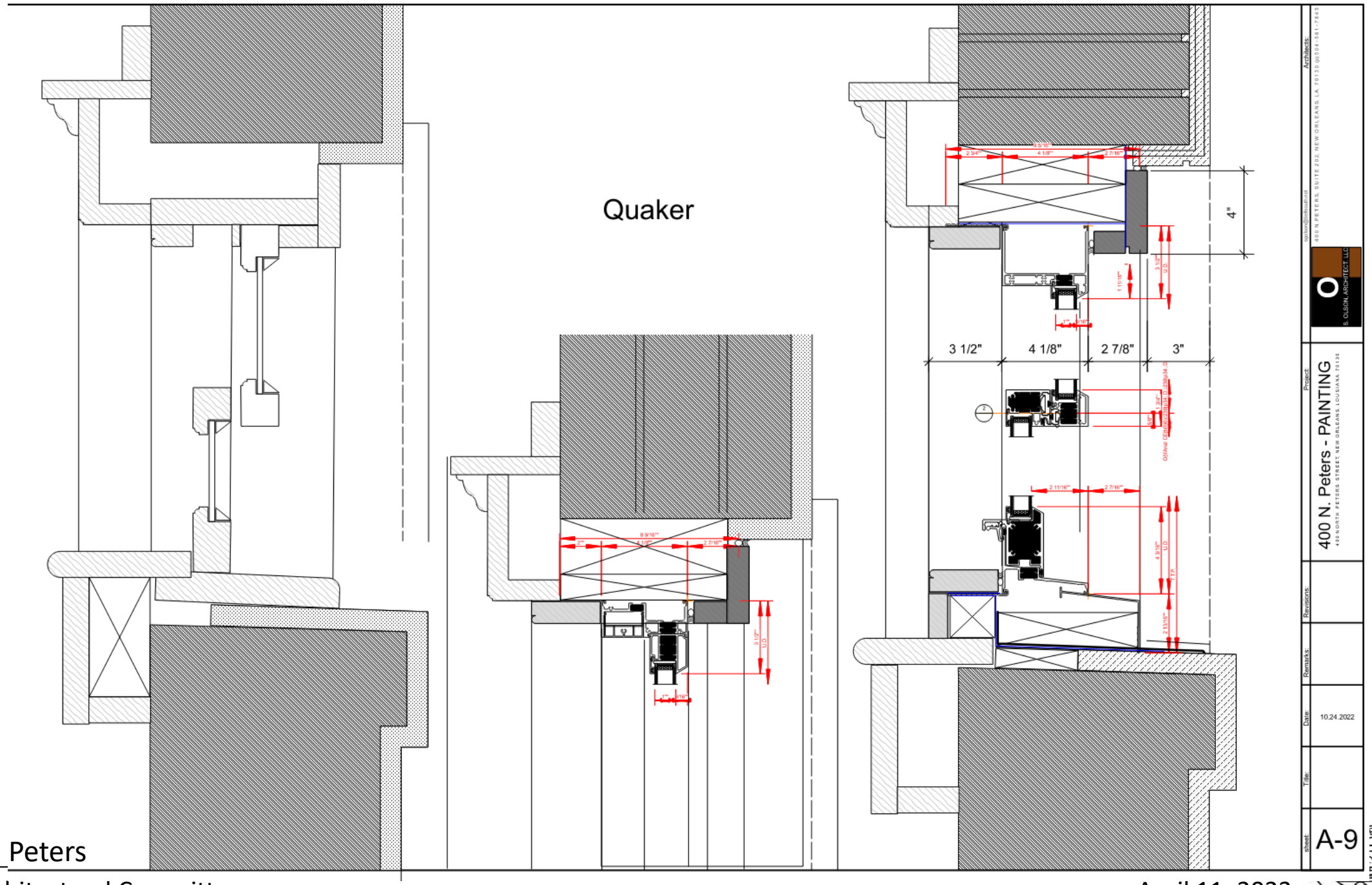
April 11, 2023



400 N Peters

VCC Architectural Committee

April 11, 2023



400 N Peters

VCC Architectural Committee

April 11, 2023

400 N Peters

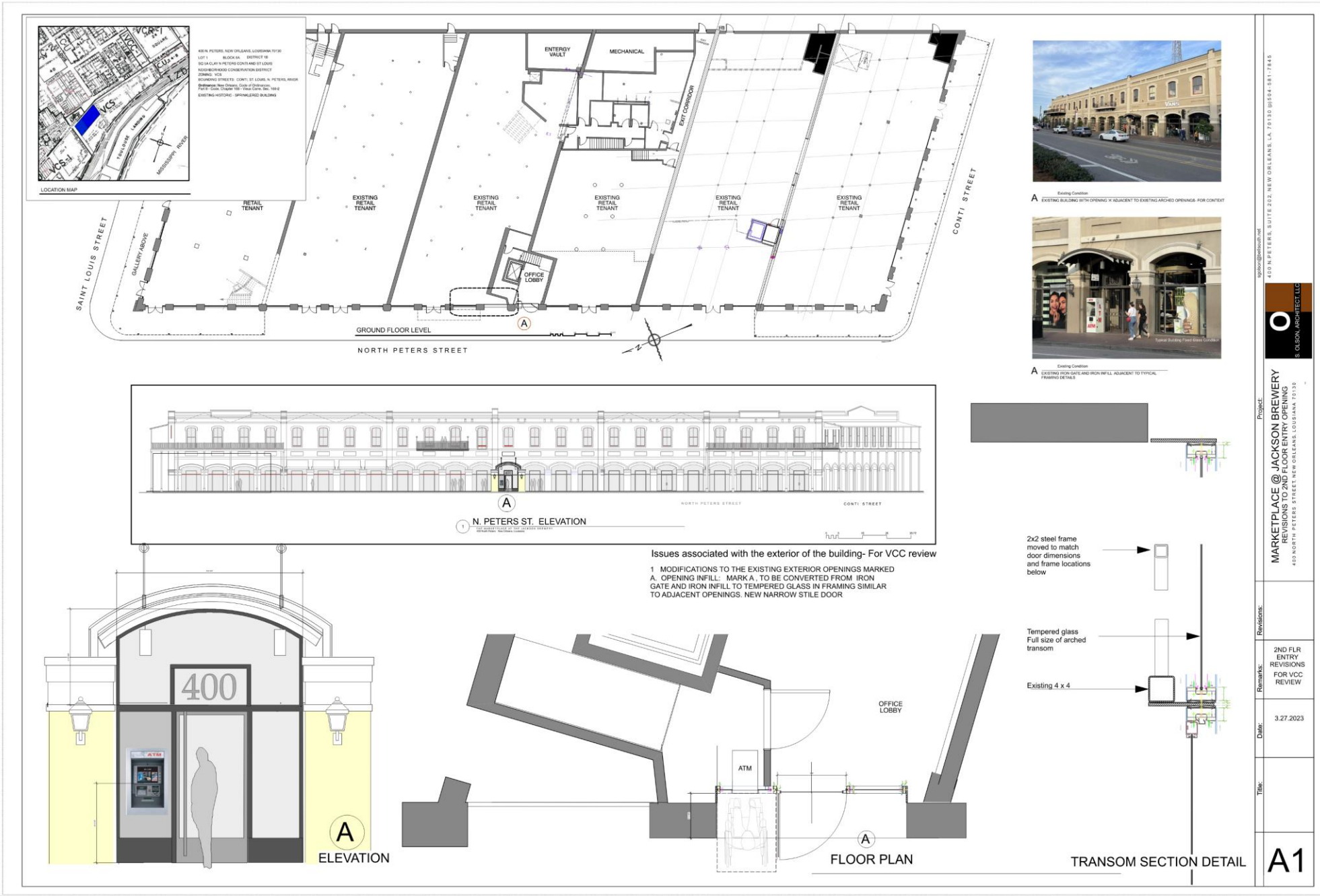
VCC Architectural Committee

April 11, 2023

400 N Peters

VCC Architectural Committee

April 11, 2023



400 N Peters

VCC Architectural Committee

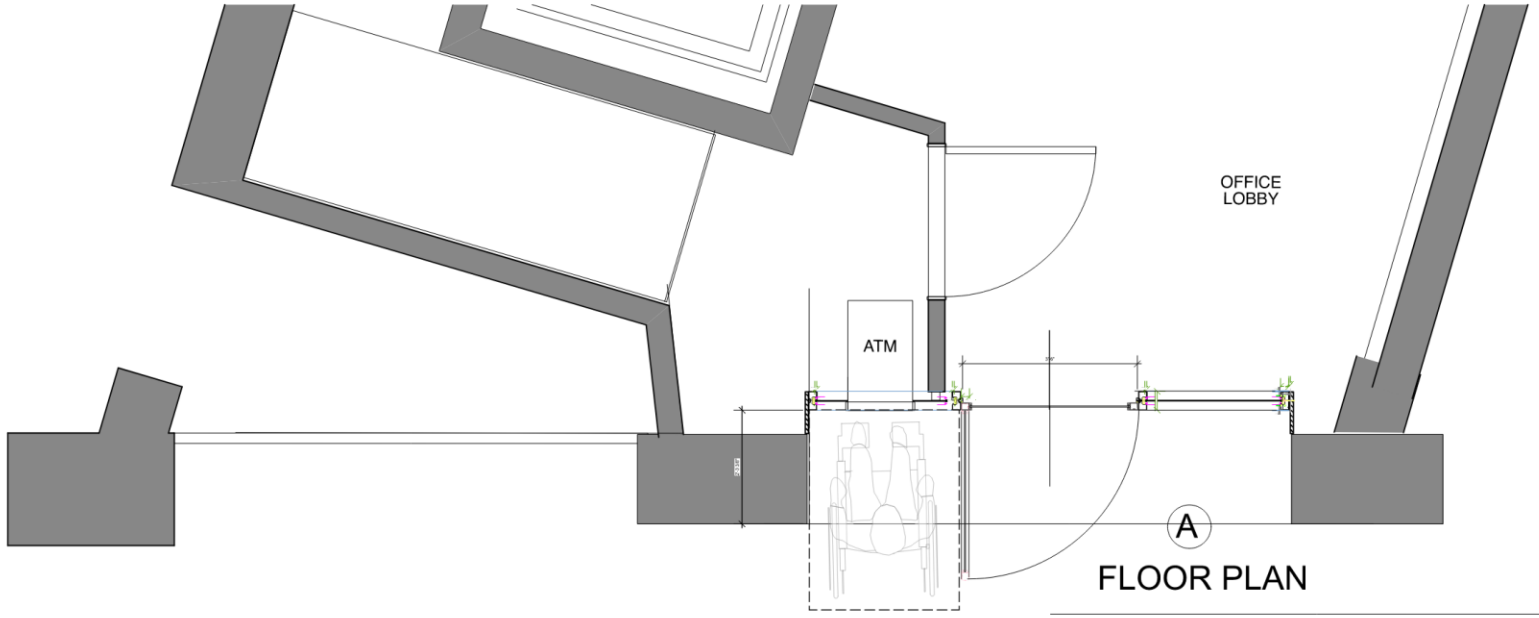
April 11, 2023

THE MARKETPLACE AT THE JACKSON BREWERY
400 North Peters New Orleans, Louisiana

Issues associated with the exterior of the building- For VCC review

1 MODIFICATIONS TO THE EXISTING EXTERIOR OPENINGS MARKED
A. OPENING INFILL: MARK A , TO BE CONVERTED FROM IRON GATE AND IRON INFILL TO TEMPERED GLASS IN FRAMING SIMILAR TO ADJACENT OPENINGS. NEW NARROW STILE DOOR

A
ELEVATION



A
FLOOR PLAN

400 N Peters

VCC Architectural Committee

April 11, 2023

1226 Chartres

1226 Chartres

1226 Chartres

1226 Chartres, ca. 1920s

1226 Chartres, 1964

1226 Chartres

VCC Architectural Committee

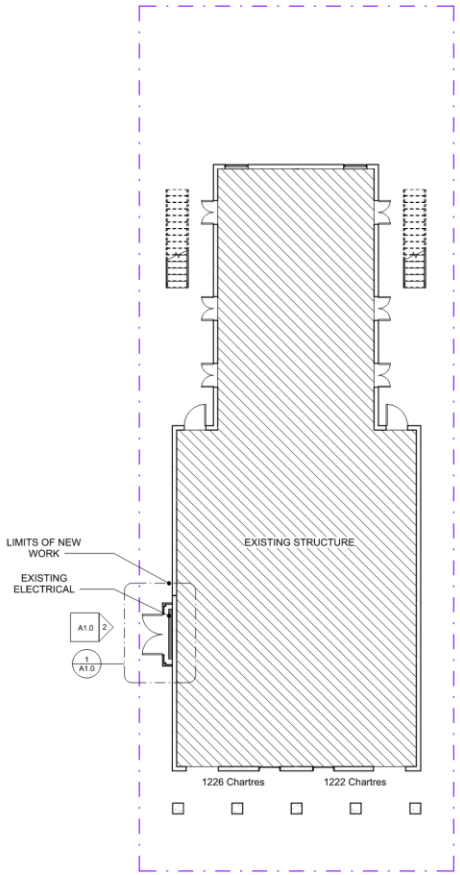
April 11, 2023

CONSTRUCTION DOCUMENTS

1226 CHARTRES ELECTRICAL CLOSET

1226 Chartres Electrical Closet
New Orleans, LA 20117

ZACH SMITH CONSULTING & DESIGN
530 S Norman C Francis Parkway Suite 102
New Orleans, LA 70119
zach@zachsmithconsulting.com
+1 (504) 383-3748



1 Site 1216 Chartes
1/8" = 1'-0"
TRUE

SHEET INDEX

Page Number	Sheet Number	Sheet Name	Sheet Issue Date
	A0.0	TITLE SHEET	03/21/23
	A1.0	PLANS & DETAILS	03/21/23

MEP VALUE OF WORK

MECHANICAL ENGINEER:
THE MECHANICAL SCOPE OF WORK IS LESS THAN $20,000 AND THEREFORE DOES NOT REQUIRE A MECHANICAL ENGINEER PER ORLEANS PARISH REQUIREMENTS. THIS WORK SHALL BE PERFORMED AS A PERFORMANCE SPECIFICATION AND THE GENERAL CONTRACTOR'S SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY DOCUMENTS TO PROPERLY MEET CODE AND INDICATED SCOPE REQUIREMENTS.

PLUMBING ENGINEER:
THE PLUMBING SCOPE OF WORK IS LESS THAN $20,000 AND THEREFORE DOES NOT REQUIRE A MECHANICAL ENGINEER PER ORLEANS PARISH REQUIREMENTS. THIS WORK SHALL BE PERFORMED AS A PERFORMANCE SPECIFICATION AND THE GENERAL CONTRACTOR'S SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY DOCUMENTS TO PROPERLY MEET CODE AND INDICATED SCOPE REQUIREMENTS.

ELECTRICAL ENGINEER:
THE ELECTRICAL SCOPE OF WORK IS LESS THAN $20,000 AND THEREFORE DOES NOT REQUIRE A MECHANICAL ENGINEER PER ORLEANS PARISH REQUIREMENTS. THIS WORK SHALL BE PERFORMED AS A PERFORMANCE SPECIFICATION AND THE GENERAL CONTRACTOR'S SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY DOCUMENTS TO PROPERLY MEET CODE AND INDICATED SCOPE REQUIREMENTS.

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT.
2. TO THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS: ALL CONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO MAKING ANY CHANGES TO THE CONSTRUCTION DOCUMENTS.
3. ALL DIMENSIONS ON THE FLOOR PLANS, UNLESS OTHERWISE NOTED, ARE TAKEN FROM INSIDE FACE OF STUDS OF EXTERIOR WALLS, CENTER OF STUDS OF NEW INTERIOR PARTITIONS, FACES OR CENTERLINE OF STRUCTURAL COLUMNS, AND FACES OF EXISTING WALLS.
4. THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING THE GENERAL CONTRACTOR FOR ALL WALL HUNG ITEMS TO BE INSTALLED THAT ARE NOT ON THE DRAWINGS.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE PUBLIC AND/OR WORK PERSONS ON THE JOB TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
6. WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS, ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING OR DEMOLISHING EXISTING CONSTRUCTION (INCLUDING UTILITIES) WHICH WILL INTERFERE WITH NEW WORK.
7. PRIOR TO THE SHUT-DOWN OR TYING INTO ANY UTILITY, APPROVAL SHALL BE OBTAINED FROM THE OWNER'S REPRESENTATIVE.
8. COORDINATE WITH OWNER'S REPRESENTATIVE THE LOCATION OF CONTRACTOR'S EQUIPMENT AND MATERIAL STORAGE.
9. THE CONSTRUCTION DRAWINGS CONTAIN INFORMATION FOR MULTIPLE CONTRACTORS. OWNER PROVIDED AND INSTALLED ITEMS ARE SHOWN FOR INFORMATIVE PURPOSES. THE GENERAL CONTRACTOR SHALL VERIFY OWNER PROVIDED AND INSTALLED ITEMS AND COORDINATE INSTALLATION WITH OWNER'S REPRESENTATIVE TO AVOID CONFLICTS OR DISCREPANCIES.
10. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES.
11. ALL PERMIT FEES SHALL BE PAID BY CONTRACTOR.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL UTILITY DEPOSITS, IMPACT FEES AND CONNECTION FEES REQUIRED.

GENERAL NOTES - PROJECT

PROJECT / CONTRACT INFORMATION

PROJECT DESCRIPTION
ADDITION OF NEW EXTERIOR CLOSET
AROUND EXISTING 600 AMP ELECTRICAL
PANEL OF AN EXISTING 2 STORY STRUCTURE

ARCHITECT:
ZACH SMITH
530 N NORMAN C FRANCIS PARKWAY, NEW
ORLEANS, LA 70119
504-383-3748

ZONING/CODE INFORMATION

ZONING DISTRICT: MU-2

OVERLAY DISTRICT:
SAMLL MULTI-FAMILY AFFORDABLE STR
RESIDENTIAL STR

HDLC DISTRICT: CENTRAL CITY

PROPOSED DEVELOPMENT:
BUILDING SQUARE FOOTAGE (TOTAL): 2960 SQ. FT.
PROPOSED WORK SQUARE FOOTAGE (TOTAL): 12.5 SQ. FT.

NO. OF STORIES: 2
BUILDING HEIGHT: 30'-5"

CONSTRUCTION TYPE:
IBC/IFC: NFPA: COMMON TERMINOLOGY:
TYPE III-B III (200) UNPROTECTED ORDINARY

OCCUPANCY TYPE:
IBC:
ASSEMBLY (A-2)
NFPA:
ASSEMBLY

SPRINKLERED / FIRE ALARM:
NO / NO

APPLICABLE CODES:
2021 IRC OR 2021 IBC WITH NEW ORLEANS CODE ADOPTIONS
2021 INTERNATIONAL MECHANICAL CODE
2021 LOUISIANA STATE PLUMBING CODE
2021 NATIONAL ELECTRIC CODE
2015 ADA ADDA GUIDELINES

PROJECT INFORMATION

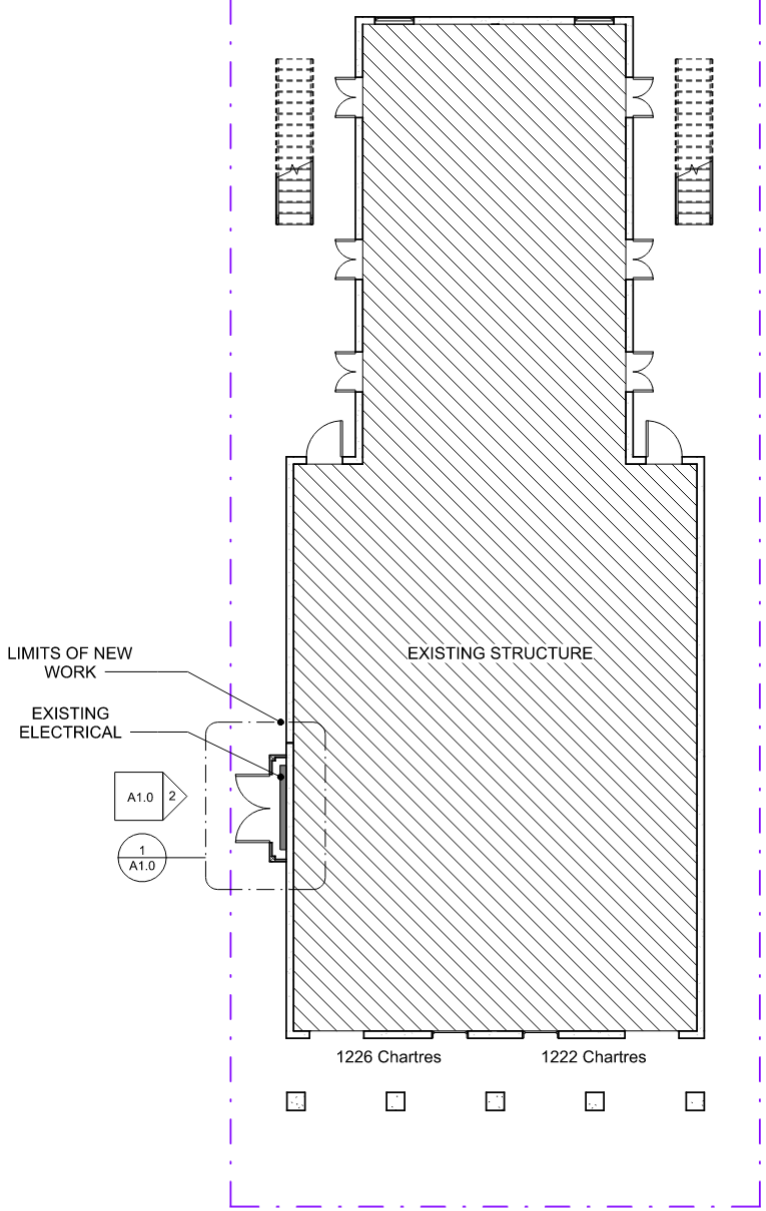
1226 CHARTRES ELECTRICAL CLOSET
1226 Chartres Electrical Closet
New Orleans, LA 20117

No.	Description	Date

TITLE SHEET

Project number	21005
Date	03/24/23
Drawn by	MG
Checked by	ZS

A0.0



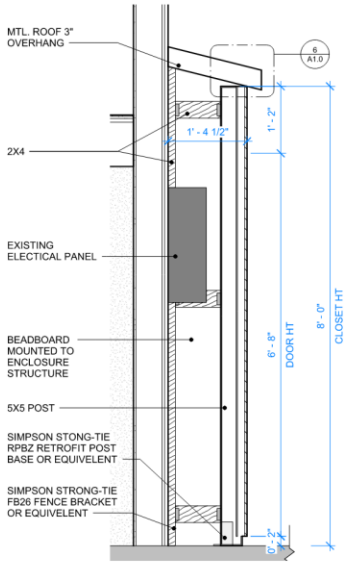
1 Site 1216 Chartes
1/8" = 1'-0"

TRUE

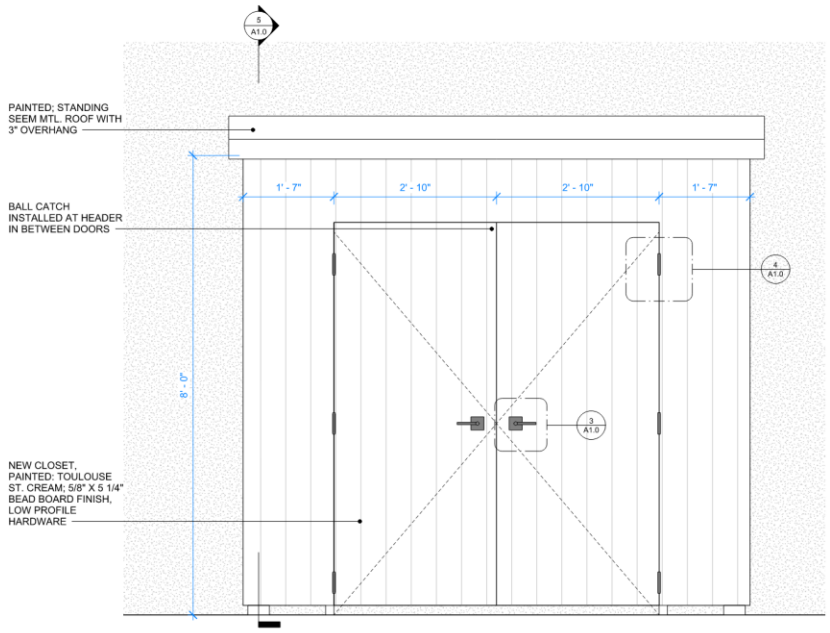
1226 Chartres

VCC Architectural Committee

April 11, 2023



5 ELECTRICAL PANEL CLOSET SECTION
1" = 1'-0"



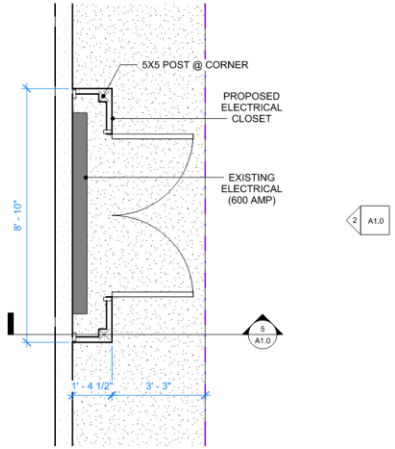
2 ELECTRICAL PANEL CLOSET
1" = 1'-0"

Baldwin Square Single Cylinder Keyed Entry Door Lever Set with Contemporary Square Rose Model:ENSQUCSR190

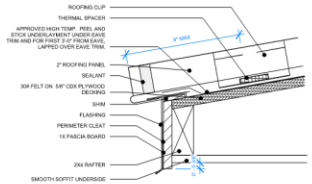
3 PROPOSED CLOSET HANDLES

Baldwin 4" Wide Plain Bearing 5/8" Radius Corner Mortise Door Hinge from the Estate Collection - Single Hinge Model:1140190I

4 PROPOSED CLOSET HINGES



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



6 METAL ROOFING EAVE DRIP DETAIL

ZACH SMITH CONSULTING & DESIGN
530 S Norman C Francis Parkway Suite 102
New Orleans, LA 70119
zach@zachsmithconsulting.com
+1 (504) 383-3748

1226 CHARTRES ELECTRICAL CLOSET
1226 Chartres Electrical Closet
New Orleans, LA 20117

No.	Description	Date

PLANS & DETAILS

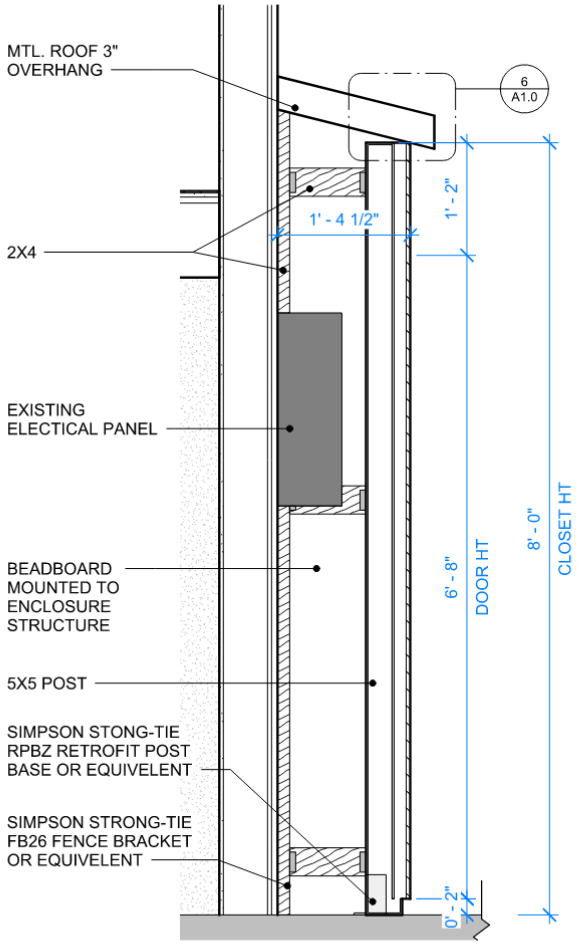
Project number	21005
Date	03/24/23
Drawn by	MG
Checked by	ZS

A1.0

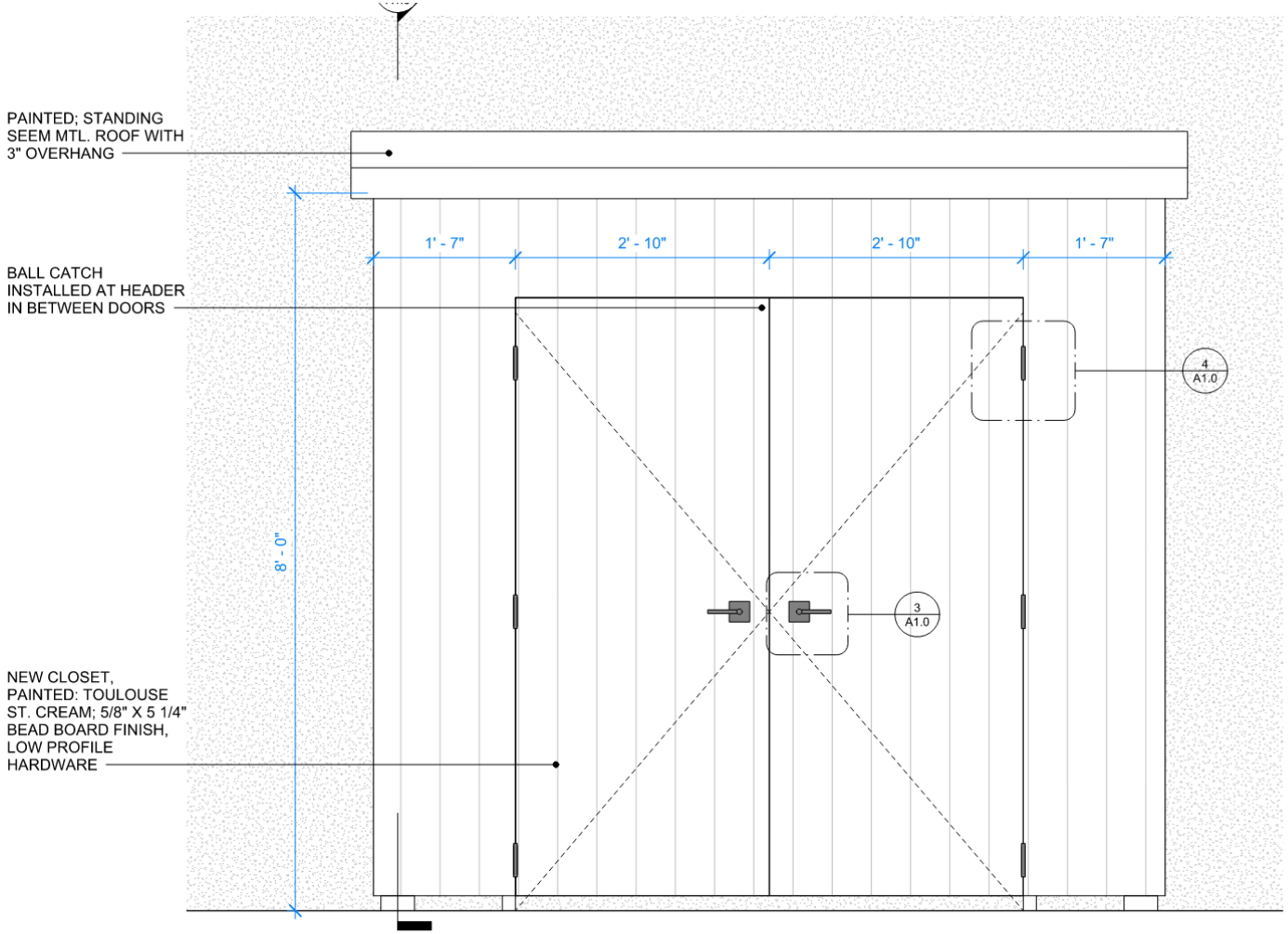
1226 Chartres

VCC Architectural Committee

April 11, 2023



5 ELECTRICAL PANEL CLOSET SECTION
1" = 1'-0"



2 ELECTRICAL PANEL CLOSET
1" = 1'-0"

1226 Chartres

VCC Architectural Committee

April 11, 2023

1220 Chartres

1220 Chartres

1220 Chartres

1220 Chartres, ca. 1920s

1220 Chartres, ca. 1950

1220 Chartres

VCC Architectural Committee

April 11, 2023

1220 Chartres

VCC Architectural Committee

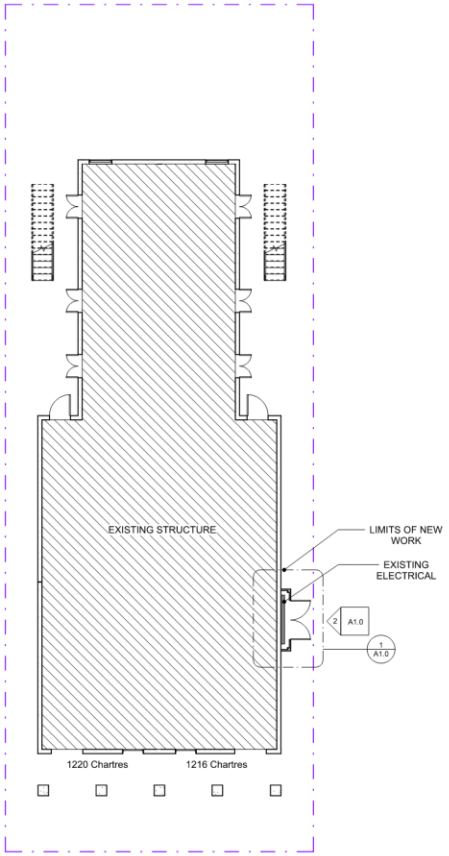
April 11, 2023

CONSTRUCTION DOCUMENTS

1220 CHARTRES ELECTRICAL CLOSET

1220 Chartres Electrical Closet
New Orleans, LA 20117

ZACH SMITH CONSULTING & DESIGN
530 S Norman C Francis Parkway Suite 102
New Orleans, LA 70119
zach@zachsmithconsulting.com
+1 (504) 383-3748



1 Site 1216 Chartres
1/8" = 1'-0"

TRUE

SHEET INDEX

Page Number	Sheet Number	Sheet Name	Sheet Issue Date
	A0.0	TITLE SHEET	03/21/23
	A1.0	PLANS & DETAILS	03/21/23

MEP VALUE OF WORK

MECHANICAL ENGINEER:
THE MECHANICAL SCOPE OF WORK IS LESS THAN $20,000 AND THEREFORE DOES NOT REQUIRE A MECHANICAL ENGINEER PER ORLEANS PARISH REQUIREMENTS. THIS WORK SHALL BE PERFORMED AS A PERFORMANCE SPECIFICATION AND THE GENERAL CONTRACTOR'S SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY DOCUMENTS TO PROPERLY MEET CODE AND INDICATED SCOPE REQUIREMENTS.

PLUMBING ENGINEER:
THE PLUMBING SCOPE OF WORK IS LESS THAN $20,000 AND THEREFORE DOES NOT REQUIRE A MECHANICAL ENGINEER PER ORLEANS PARISH REQUIREMENTS. THIS WORK SHALL BE PERFORMED AS A PERFORMANCE SPECIFICATION AND THE GENERAL CONTRACTOR'S SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY DOCUMENTS TO PROPERLY MEET CODE AND INDICATED SCOPE REQUIREMENTS.

ELECTRICAL ENGINEER:
THE ELECTRICAL SCOPE OF WORK IS LESS THAN $20,000 AND THEREFORE DOES NOT REQUIRE A MECHANICAL ENGINEER PER ORLEANS PARISH REQUIREMENTS. THIS WORK SHALL BE PERFORMED AS A PERFORMANCE SPECIFICATION AND THE GENERAL CONTRACTOR'S SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY DOCUMENTS TO PROPERLY MEET CODE AND INDICATED SCOPE REQUIREMENTS.

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT.
2. TO THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS: ALL CONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO MAKING ANY CHANGES TO THE CONSTRUCTION DOCUMENTS.
3. ALL DIMENSIONS ON THE FLOOR PLANS, UNLESS OTHERWISE NOTED, ARE TAKEN FROM INSIDE FACE OF STUDS OF EXTERIOR WALLS, CENTER OF STUDS OF NEW INTERIOR PARTITIONS, FACES OR CENTERLINE OF STRUCTURAL COLUMNS, AND FACES OF EXISTING WALLS.
4. THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING THE GENERAL CONTRACTOR FOR ALL WALL HUNG ITEMS TO BE INSTALLED THAT ARE NOT ON THE DRAWINGS.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE PUBLIC AND/OR WORK PERSONS ON THE JOB TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
6. WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS, ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING OR DEMOLISHING EXISTING CONSTRUCTION (INCLUDING UTILITIES) WHICH WILL INTERFERE WITH NEW WORK.
7. PRIOR TO THE SHUT-DOWN OR TYING INTO ANY UTILITY, APPROVAL SHALL BE OBTAINED FROM THE OWNER'S REPRESENTATIVE.
8. COORDINATE WITH OWNER'S REPRESENTATIVE THE LOCATION OF CONTRACTOR'S EQUIPMENT AND MATERIAL STORAGE.
9. THE CONSTRUCTION DRAWINGS CONTAIN INFORMATION FOR MULTIPLE CONTRACTORS. OWNER PROVIDED AND INSTALLED ITEMS ARE SHOWN FOR INFORMATIVE PURPOSES. THE GENERAL CONTRACTOR SHALL VERIFY OWNER PROVIDED AND INSTALLED ITEMS AND COORDINATE INSTALLATION WITH OWNER'S REPRESENTATIVE TO AVOID CONFLICTS OR DISCREPANCIES.
10. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES.
11. ALL PERMIT FEES SHALL BE PAID BY CONTRACTOR.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL UTILITY DEPOSITS, IMPACT FEES AND CONNECTION FEES REQUIRED.

GENERAL NOTES - PROJECT

PROJECT / CONTRACT INFORMATION

PROJECT DESCRIPTION
ADDITION OF NEW EXTERIOR CLOSET
AROUND EXISTING 600 AMP ELECTRICAL
PANEL OF AN EXISTING 2 STORY STRUCTURE

ARCHITECT:
ZACH SMITH
530 N NORMAN C FRANCIS PARKWAY, NEW
ORLEANS, LA 70119
504-383-3748

ZONING/CODE INFORMATION

ZONING DISTRICT: MU-2

OVERLAY DISTRICT:
SAMLL MULTI-FAMILY AFFORDABLE STR
RESIDENTIAL STR

HDLC DISTRICT: CENTRAL CITY

PROPOSED DEVELOPMENT:
BUILDING SQUARE FOOTAGE (TOTAL): 2960 SQ. FT.
PROPOSED WORK SQUARE FOOTAGE (TOTAL): 12.5 SQ. FT.

NO. OF STORIES: 2
BUILDING HEIGHT: 30'-5"

CONSTRUCTION TYPE:
IBC/IFC: NFPA: COMMON TERMINOLOGY:
TYPE III-B III (200) UNPROTECTED ORDINARY

OCCUPANCY TYPE:
IBC:
ASSEMBLY (A-2)
NFPA:
ASSEMBLY

SPRINKLERED / FIRE ALARM:
NO / NO

APPLICABLE CODES:
2021 IRC OR 2021 IBC WITH NEW ORLEANS CODE ADOPTIONS
2021 INTERNATIONAL MECHANICAL CODE
2021 LOUISIANA STATE PLUMBING CODE
2021 NATIONAL ELECTRIC CODE
2015 ADA ADDA GUIDELINES

PROJECT INFORMATION

1220 CHARTRES ELECTRICAL CLOSET
1220 Chartres Electrical Closet
New Orleans, LA 20117

No.	Description	Date

TITLE SHEET

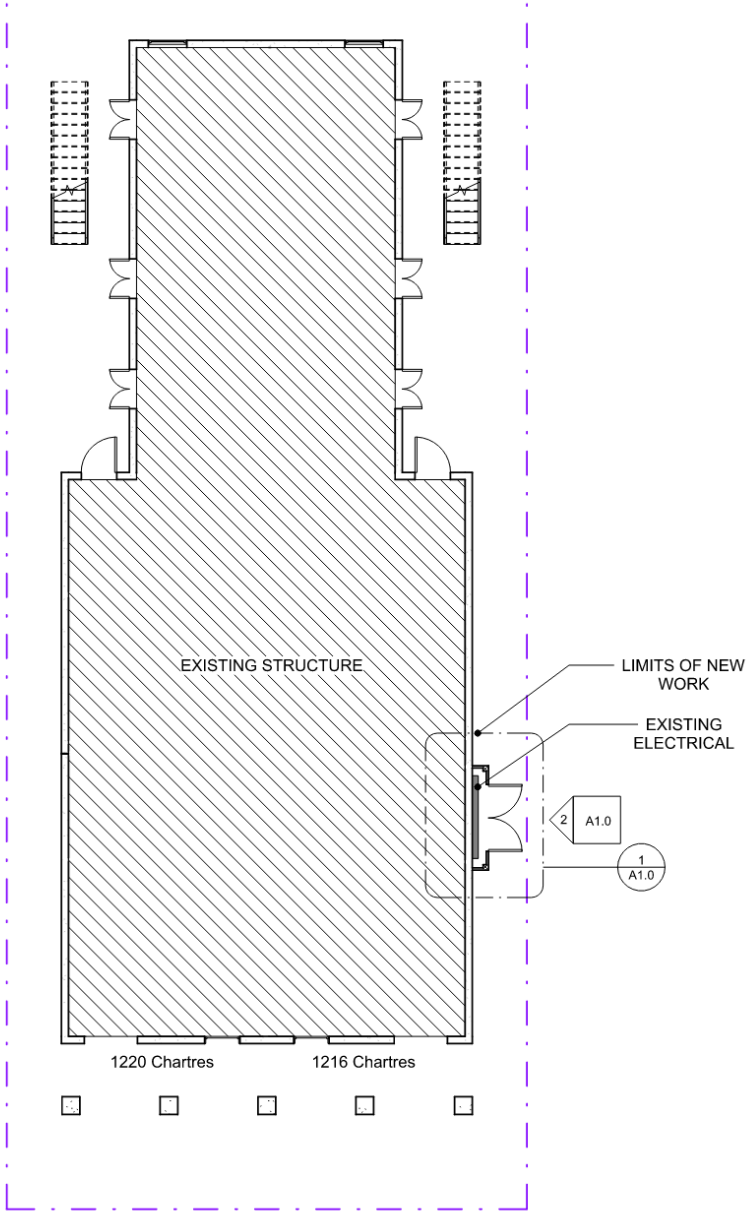
Project number	21005
Date	03/24/23
Drawn by	MG
Checked by	ZS

A0.0

1220 Chartres

VCC Architectural Committee

April 11, 2023



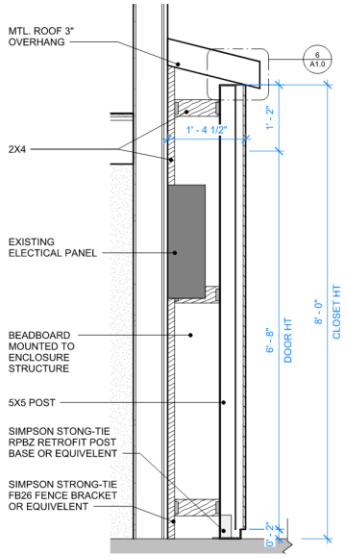
1 Site 1216 Chartes
1/8" = 1'-0"

TRUE

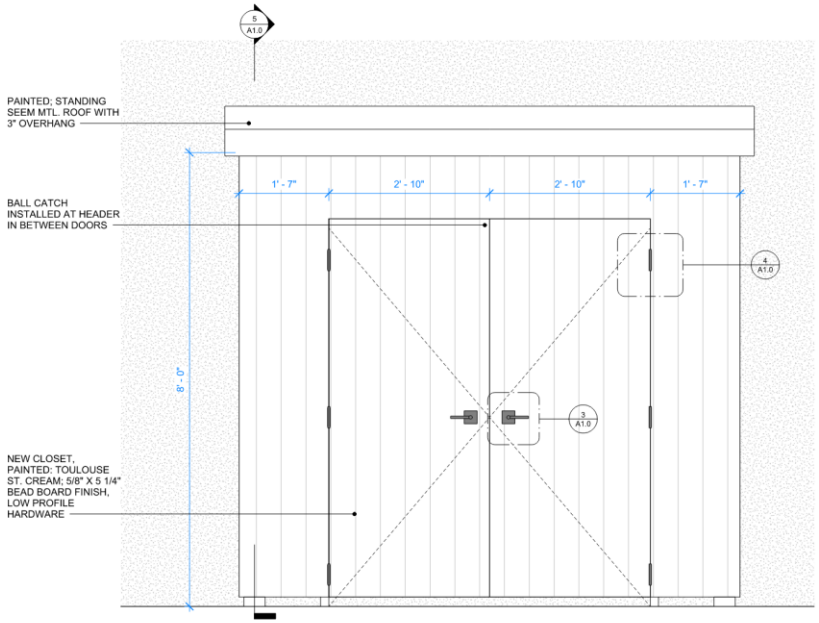
1220 Chartres

VCC Architectural Committee

April 11, 2023



5 ELECTRICAL PANEL CLOSET SECTION
1" = 1'-0"



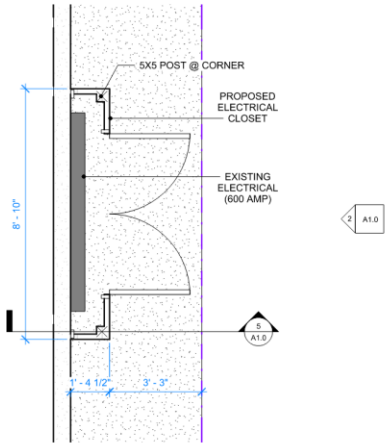
2 ELECTRICAL PANEL CLOSET
1" = 1'-0"

Baldwin Square Single Cylinder Keyed Entry Door Lever Set with Contemporary Square Rose Model:ENSQUCSR190

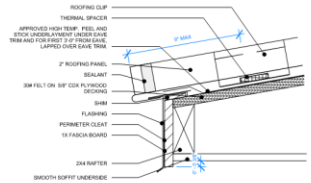
3 PROPOSED CLOSET HANDLES

Baldwin 4" Wide Plain Bearing 5/8" Radius Corner Mortise Door Hinge from the Estate Collection - Single Hinge Model:114019OI

4 PROPOSED CLOSET HINGES



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



6 METAL ROOFING EAVE DRIP DETAIL

ZACH SMITH CONSULTING & DESIGN
530 S Norman C Francis Parkway Suite 102
New Orleans, LA 70119
zach@zachsmithconsulting.com
+1 (504) 383-3748

1216 CHARTRES ELECTRICAL CLOSET
1216 Chartres Electrical Closet
New Orleans, LA 20117

No.	Description	Date

PLANS & DETAILS

Project number	21005
Date	03/24/23
Drawn by	MG
Checked by	ZS

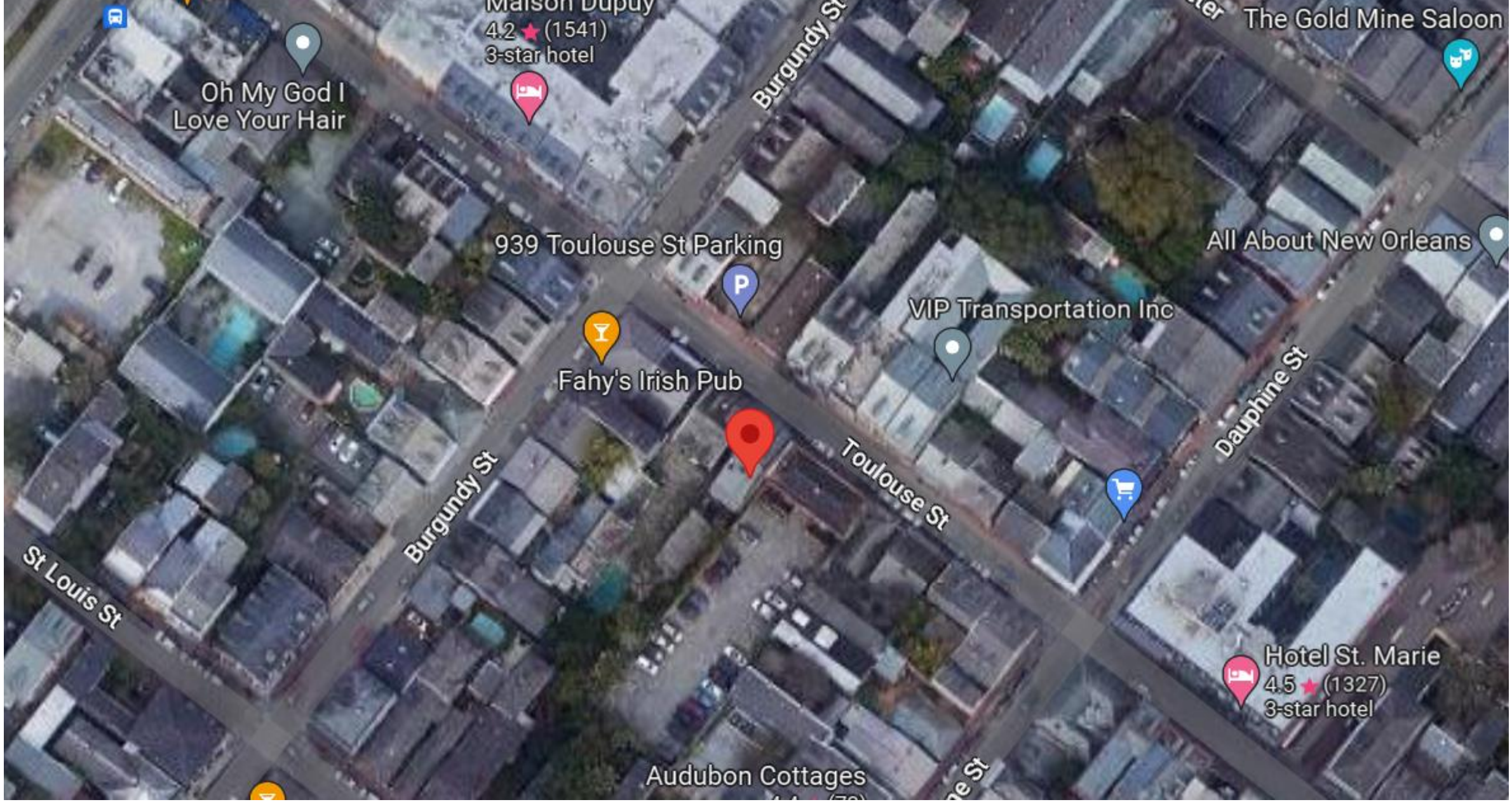
A1.0

1220 Chartres

VCC Architectural Committee

April 11, 2023

926 Toulouse



926 Toulouse

VCC Architectural Committee

April 11, 2023

926 Toulouse, ca. 1940

926 Toulouse, 1964

VCC Architectural Committee

April 11, 2023

926 Toulouse

VCC Architectural Committee

April 11, 2023

926 Toulouse

VCC Architectural Committee

April 11, 2023

926 Toulouse

VCC Architectural Committee

April 11, 2023

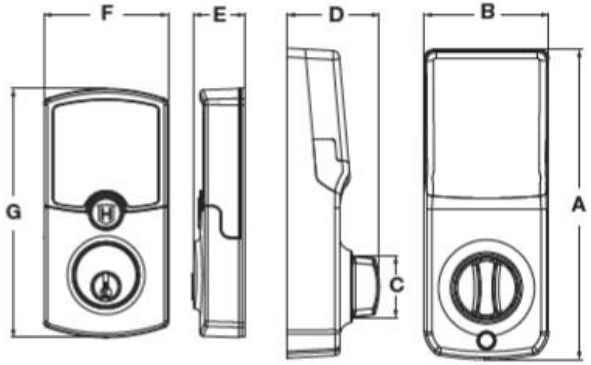
Array By Hampton®

Deadbolt Specifications

Cooper

Barrington

Finishes	119B Satin Nickel	125B Polished Chrome	150B Tuscan Bronze.
Cooper	•	•	•
Barrington	•	•	•

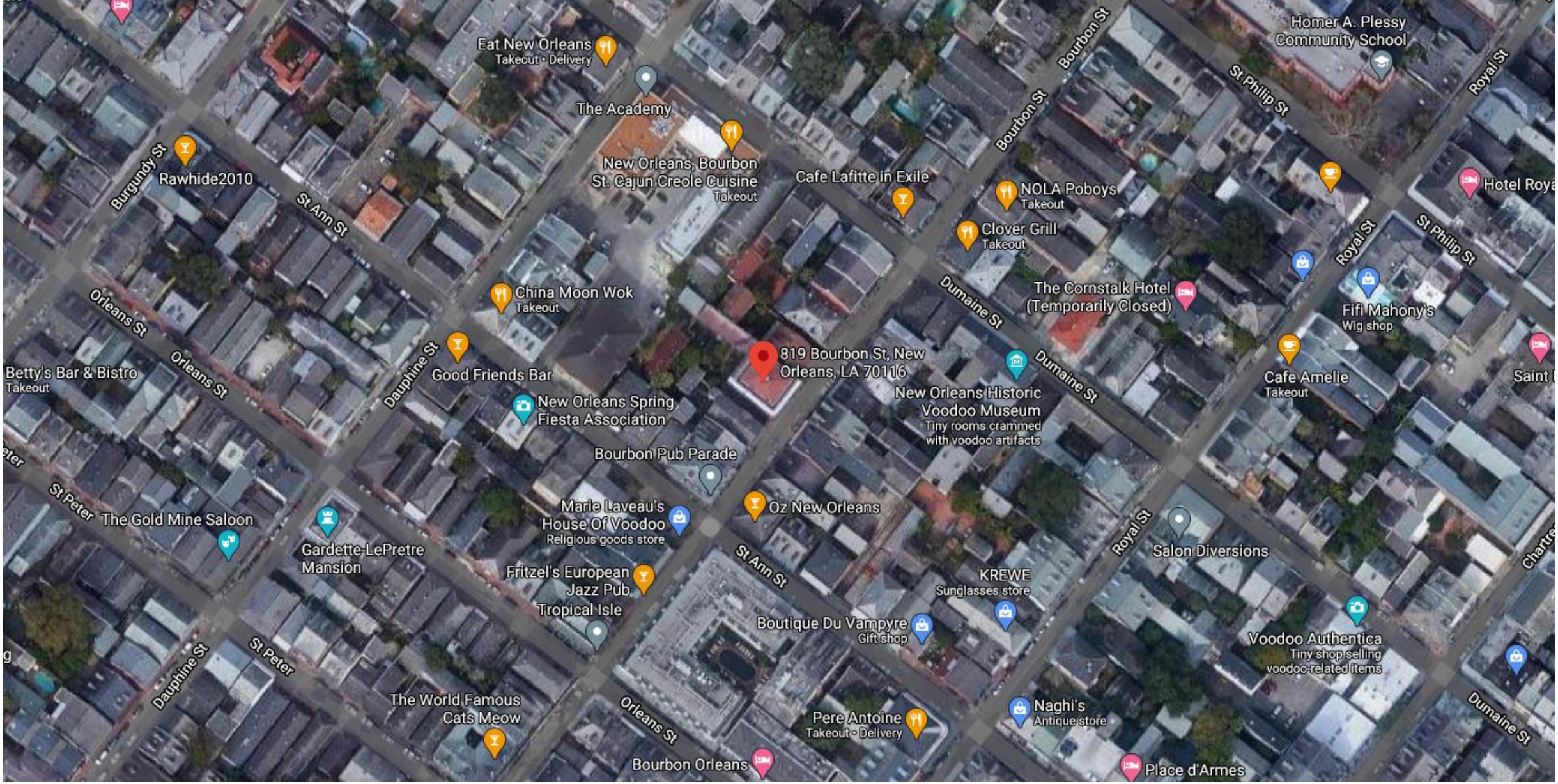


Styles	A (in)	B (in)	C (in)	D (in)	E (in)	F (in)	G (in)
Cooper	6.85	2.76	1.36	2.04	1.14	2.75	5.50
Barrington	6.85	2.76	1.36	2.04	1.14	3.00	5.55

Array By Hampton® Deadbolt Specifications & Options	
ANSI Grade:	Meets Grade 2 standards
Cylinder:	KW1, SC1 available, 5 pin
Keying:	Keyed Different. Master key, construction key available
Latch:	6-way Adjustable 2-3/8" and 2-3/4", round, square and drive-in
Strike:	2-3/4" Square corner with 2-3/4" reinforcement plate
Door Preparation:	Cross bore 2-1/8", edge bore 1", 1" x 2-1/4" latch mortise, backset 2-3/8" or 2-3/4"
Door Thickness:	1-3/8" to 1-3/4"
Faceplate:	2-1/4" round and square corner
Warranty:	Lifetime mechanical and finish, 1 year electronics

Appeals and Violations

819 Bourbon



819 Bourbon

VCC Architectural Committee

April 11, 2023

819 Bourbon

819 Bourbon

VCC Architectural Committee

April 11, 2023

819 Bourbon

VCC Architectural Committee

April 11, 2023

819 Bourbon

VCC Architectural Committee

April 11, 2023

819 Bourbon

VCC Architectural Committee

April 11, 2023

819 Bourbon

VCC Architectural Committee

April 11, 2023

819 Bourbon

819 Bourbon

VCC Architectural Committee

April 11, 2023

819 Bourbon

819 Bourbon

VCC Architectural Committee

April 11, 2023

819 Bourbon

VCC Architectural Committee

April 11, 2023

819 Bourbon

VCC Architectural Committee

April 11, 2023

819 Bourbon

VCC Architectural Committee

April 11, 2023

819 Bourbon

VCC Architectural Committee

April 11, 2023

819 Bourbon

VCC Architectural Committee

April 11, 2023

819 Bourbon

819 Bourbon

VCC Architectural Committee

April 11, 2023

819 Bourbon

VCC Architectural Committee

April 11, 2023

VESELY ENGINEERING INC.
Mechanical Engineering Design
1108 Elmeer Avenue
Metairie, La. 70005

Michael J. Vesely, P.E.

E-mail: mikevesely@msn.com
Telephone: (504) 616-6884

Jared Folks
Building Control Systems, LLC
878 Hickory St.
Harahan, La. 70123
Tel. 504-994-9714

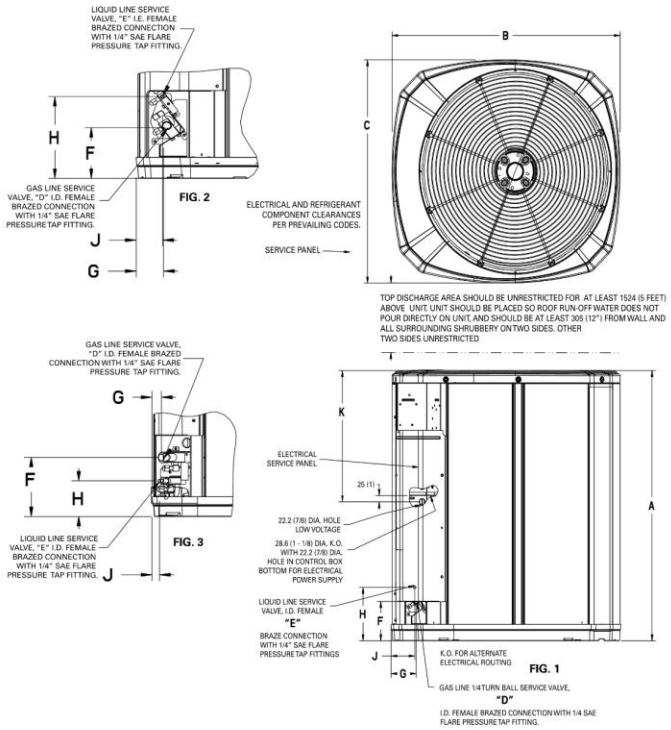
Subj: 819 Bourbon St.
Apts. 1, 2A, 2B and 2C
New Orleans, La. 70116 – Project 2301N

The pictures and drawings for the above project have been reviewed. The split a/c systems have been placed in the best position for maximum efficiency. The addition of any piping will reduce the overall efficiency of any of the split systems. The placement of lines underground will possibly add too much equivalent pipe length and render the split systems inoperable. There appears to be no other options for the Line Sets.

Michael J Vesely P.E

Michael J. Vesely, P.E.
La. License # 24075

American Standard®
HEATING & AIR CONDITIONING



Model	Base	A	B	C	D	E	F	G	H	J	K
4A7V0048A	4	1045 (41–1/8)	946 (37–1/4)	870 (34–1/4)	22–7/8	10–3/8	127 (5)	76 (3)	197 (7–3/4)	57 (2–1/4)	813 (32)

SOUND POWER LEVEL											
Model	Mode	Speed	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power [dB]							
				63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4A7V0048A	Cool	Min	57	70.7	52.5	51.7	55.3	53.4	43.6	35.1	41.6
	Cool	Max	74	75.5	73.6	72.0	72.8	68.7	63.9	58.3	52.1
Note: Rated in accordance with AHRI Standard 270–2008											

SPECIFICATIONS: NAXWEL18A112A* & NAXSEL18A112A*

Outdoor Unit	MCA	A	10
	MOCP	A	15
	Fan Motor Full Load Amperage	A	0.5
	Fan Motor Output	W	55
	Airflow Rate	CFM	1,243 / 1,229
	Refrigerant Control		LEV
	Defrost Method		Reverse cycle
	Heat Exchanger Type		Plate fin coil
	Blue Fin Coating on Heat Exchanger		Yes
	Sound Pressure Level, Cooling[1]	dB(A)	53
	Sound Pressure Level, Heating[2]	dB(A)	51
	Compressor Type		DC INVERTER-driven Twin Rotary
	Compressor Model		SNB130FQBMT
	Compressor Rated Load Amps	A	7.4
	Compressor Locked Rotor Amps	A	9.3
	Compressor Oil Type // Charge	oz.	FV50S // 11.8
	External Finish Color		Ivory Munsell 3Y 7.8/1.1
	Base Pan Heater		Optional
	Unit Dimensions	W: In. (mm)	31-1/2 (800)
		D: In. (mm)	11-1/4 (285)
		H: In. (mm)	21-5/8 (550)
	Package Dimensions	W: In. (mm)	38-9/16 (980)
		D: In. (mm)	16-9/16 (420)
		H: In. (mm)	39 (990)
	Unit Weight	Lbs. (kg)	81 (37)
	Package Weight	Lbs. (kg)	88 (40)
Outdoor Unit Operating Temperature Range	Cooling Air Temp (Maximum / Minimum)*	°F	115 / 32
	Cooling Thermal Lock-out / Re-start Temperatures**	°F	-1 / 3
	Heating Air Temp (Maximum / Minimum)	°F	75 / 5
	Heating Thermal Lock-out / Re-start Temperatures**	°F	-9 / -4
Refrigerant	Type		R410A
	Charge	Lbs, oz	2, 10
Piping	Gas Pipe Size O.D. (Flared)	In.(mm)	1/2 (12.7)
	Liquid Pipe Size O.D. (Flared)	In.(mm)	1/4 (6.35)
	Maximum Piping Length	Ft. (m)	65 (20)
	Maximum Height Difference	Ft. (m)	40 (12)
	Maximum Number of Bends		10

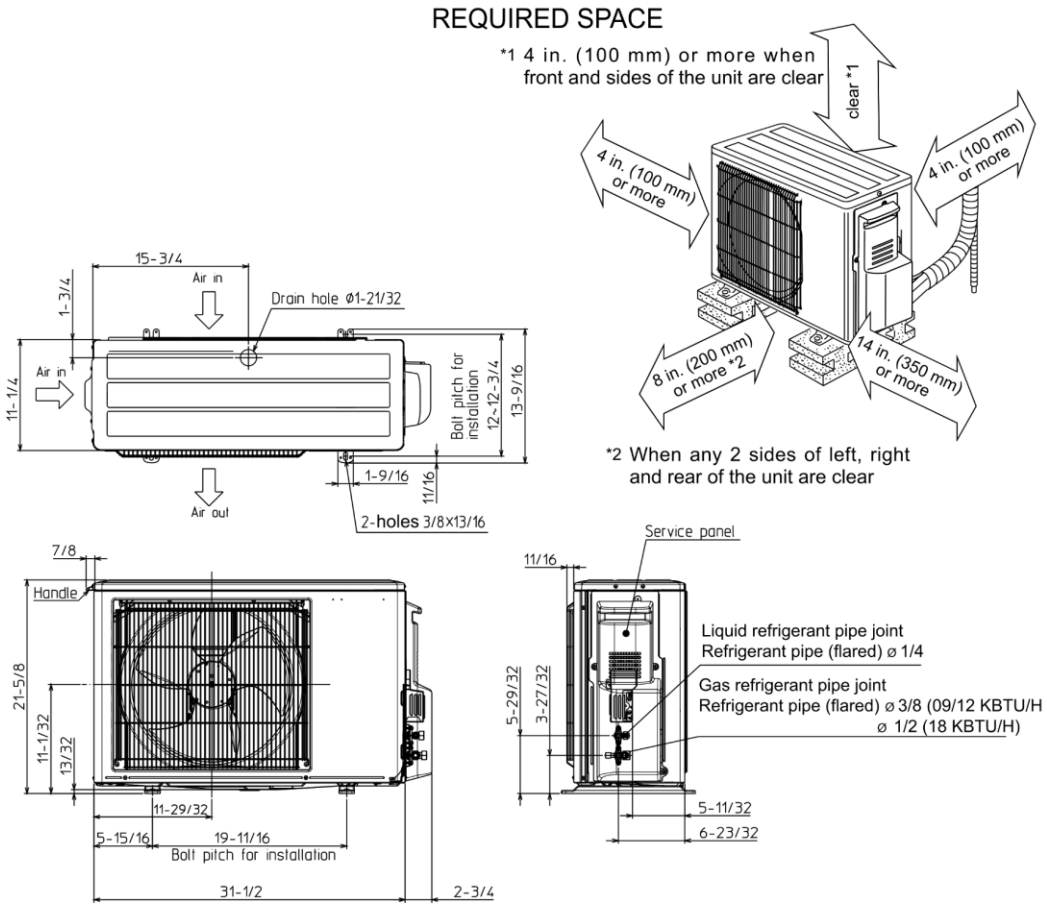
Notes

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed)	[1]Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
	[2]Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
	[3]Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB
Conditions	[4]Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB

*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
**System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.

DIMENSIONS: NAXSEL18A112A*

Unit: inch



819 Bourbon

VCC Architectural Committee

April 11, 2023

NAXMMX36A142AA
MULTI-ZONE INVERTER HEAT-PUMP SYSTEM

Job Name:
System Reference:

FEATURES

- Variable speed INVERTER-driven compressor
- Optional base pan heater
- Quiet outdoor unit operation as low as 56 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection

SPECIFICATIONS: NAXMMX36A142AA

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	35,400 / 34,400
	Capacity Range	Btu/h	9,500 - 36,400 / 9,500 - 34,400
	Rated Total Input	W	3,760 / 3,940
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	36,000 / 34,400
	Capacity Range	Btu/h	15,500 - 43,000 / 15,500 - 41,400
	Rated Total Input	W	3,020 / 3,100
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	22,200 / 20,300
	Rated Total Input	W	3,340 / 3,450
Connectable Capacity		Btu/h	12,000 - 42,000
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	25
	MCA	A	22.1
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor			INVERTER-driven Scroll Hermetic
Fan Motor (ECM)		F.L.A.	2.43
Sound Pressure Level	Cooling	dB(A)	54
	Heating	dB(A)	56
External Dimensions (H x W x D)		In mm	31-11/32 x 37-13/32 x 13 (796 x 950 x 330)
Net Weight		Lbs / kg	139 (63)
External Finish			Munsell 3.0Y 7.8/1.1
Refrigerant Pipe Size O.D.	Liquid (High Pressure)	In / mm	1/4 (12.7)
	Gas (Low Pressure)	In / mm	A: 1/2 (6.35) ; B,C,D: 3/8 (9.52) 230 (70)
Max. Refrigerant Line Length		Ft / m	230 (70)
Max. Piping Length for Each Indoor Unit		Ft / m	82 (25)
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	49 (15)
	If IDU is Below ODU	Ft / m	49 (15)
Connection Method			Flared/Flared
Refrigerant			R410A

* Rating Conditions per AHRI Standard:
Cooling | Indoor: 80º F (27º C) DB / 67º F (19º C) WB
Cooling | Outdoor: 95º F (35º C) DB / 75º F (24º C) WB

Heating at 47ºF | Indoor: 70º F (21º C) DB
Heating at 47ºF | Outdoor: 47º F (8º C) DB / 43º F (6º C) WB

Heating at 17º F | Indoor: 70º F (21º C) DB
Heating at 17º F | Outdoor: 17º F (-8º C) DB / 15º F (-9º C) WB

OPERATING RANGE:

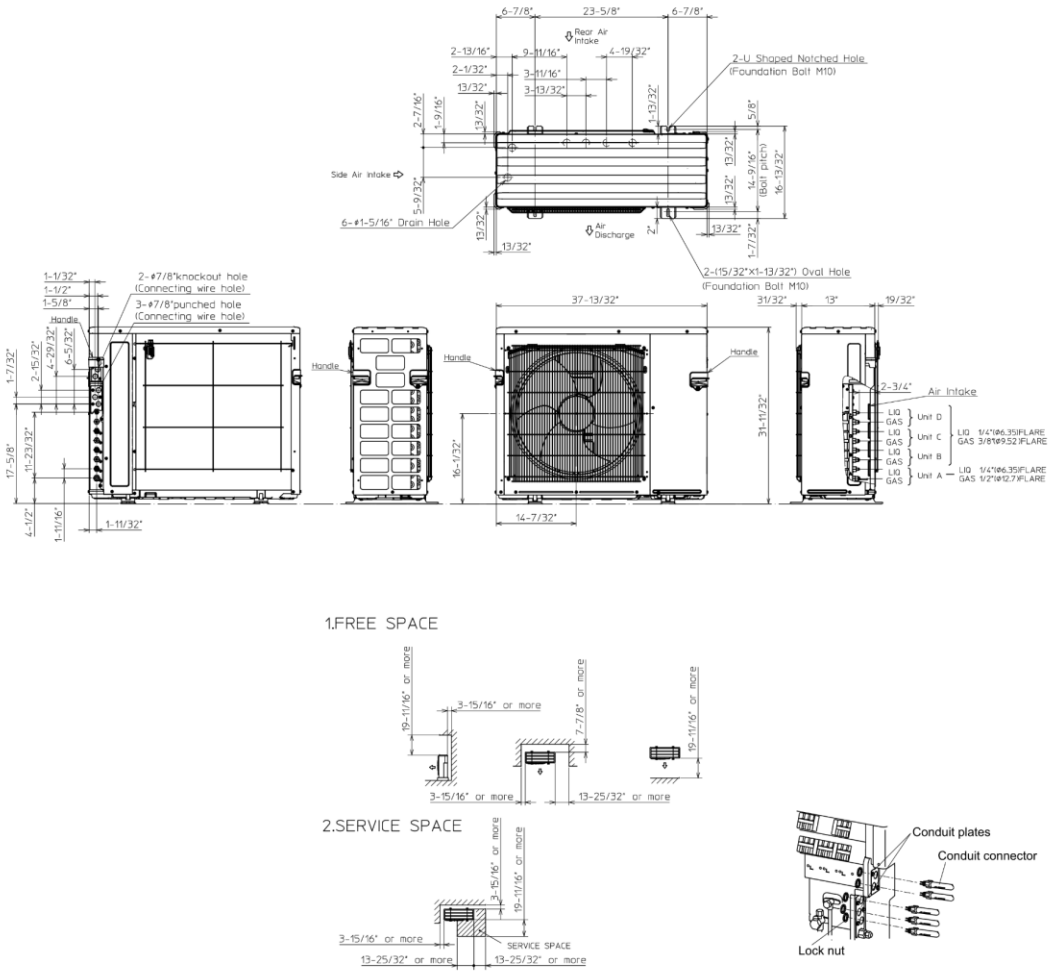
	Outdoor
Cooling	14 to 115° F (−10 to 46° C) DB
Heating	5 to 65° F (−15 to 18° C) WB

ENERGY EFFICIENCIES:

Indoor Unit Type	SEER	EER	HSPF	COP @ 47°F	COP @ 17°F
Non-ducted (09+09+09+09)	19.2	9.4	11.0	3.50	2.67
Ducted and Non-ducted	17.6	9.05	10.4	3.38	2.61
Ducted (09+09+09+09)	16.0	8.7	9.8	3.25	2.54

OUTDOOR UNIT DIMENSIONS: NAXMMX36A142AA

Unit: inch



819 Bourbon

VCC Architectural Committee

April 11, 2023