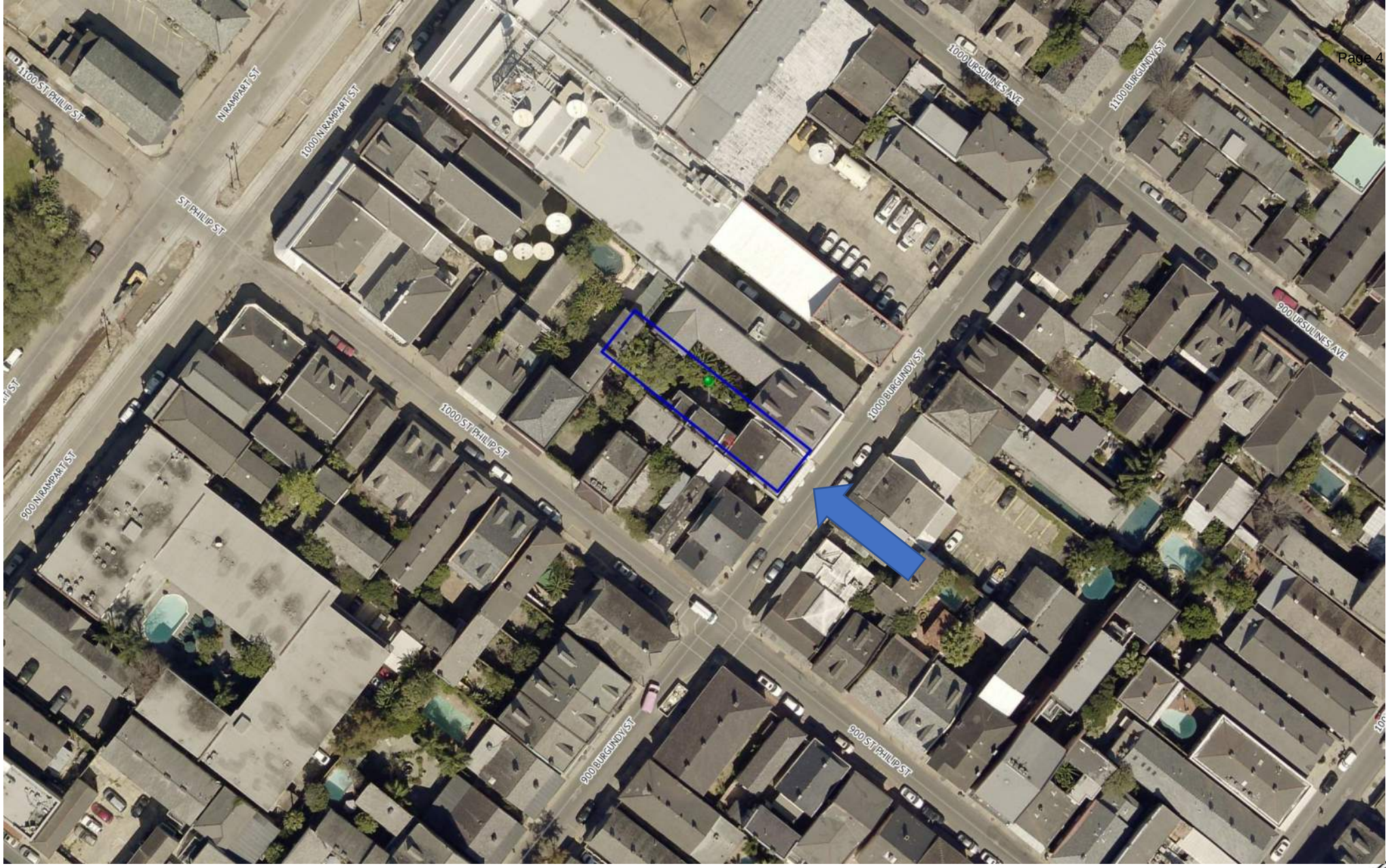
Vieux Carré Commission Architecture Committee Meeting

Tuesday, February 28, 2023

Old Business

1009 Burgundy



1009 Burgundy

VCC Architecture Committee

February 28, 2023



1009 Burgundy



1009 Burgundy



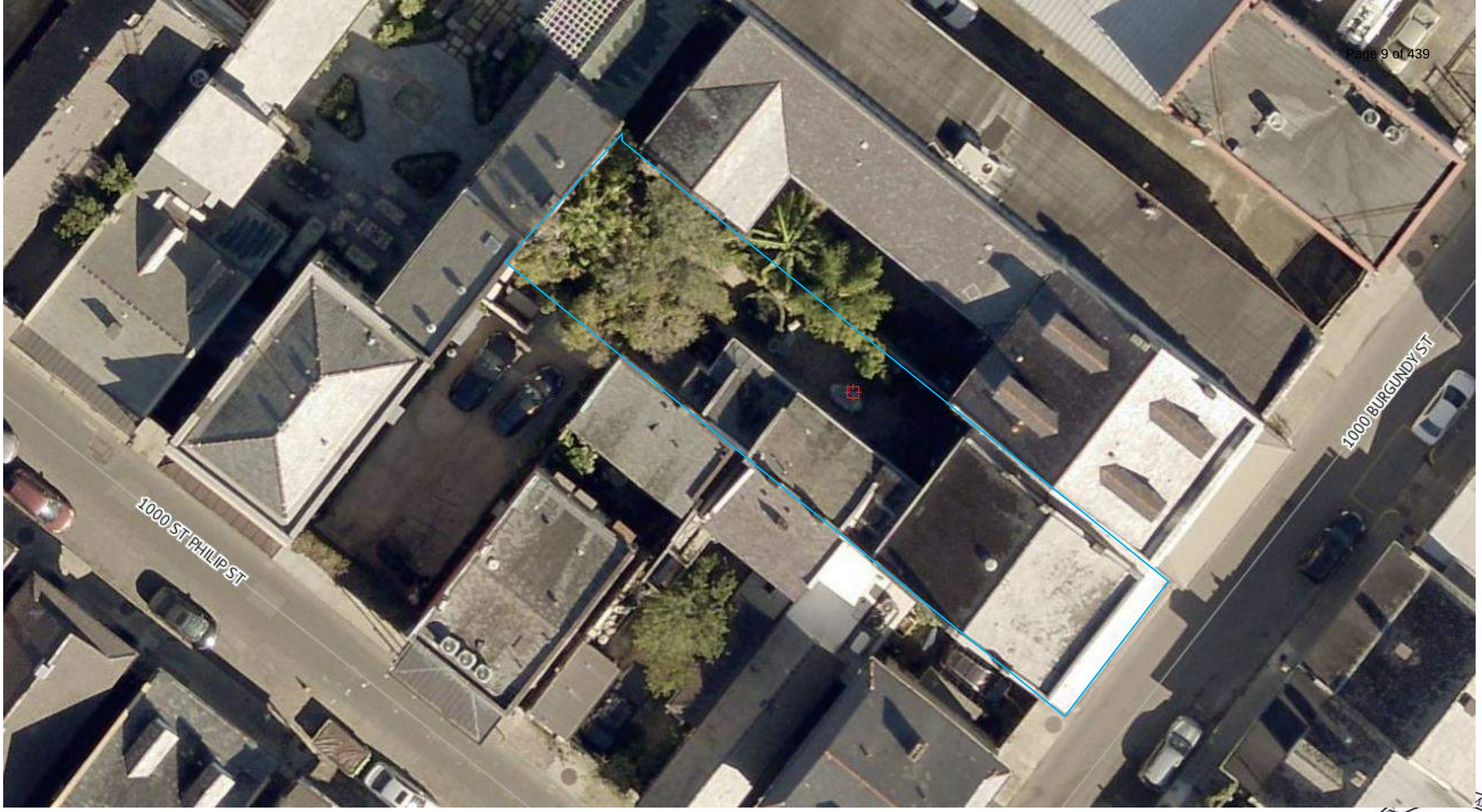
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1009 Burgundy

VCC Architecture Committee

February 28, 2023



1009 Burgundy

VCC Architecture Committee

February 28, 2023



1009 Burgundy



1009 Burgundy



1009 Burgundy



1009 Burgundy



1009 Burgundy



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1009 Burgundy



1009 Burgundy



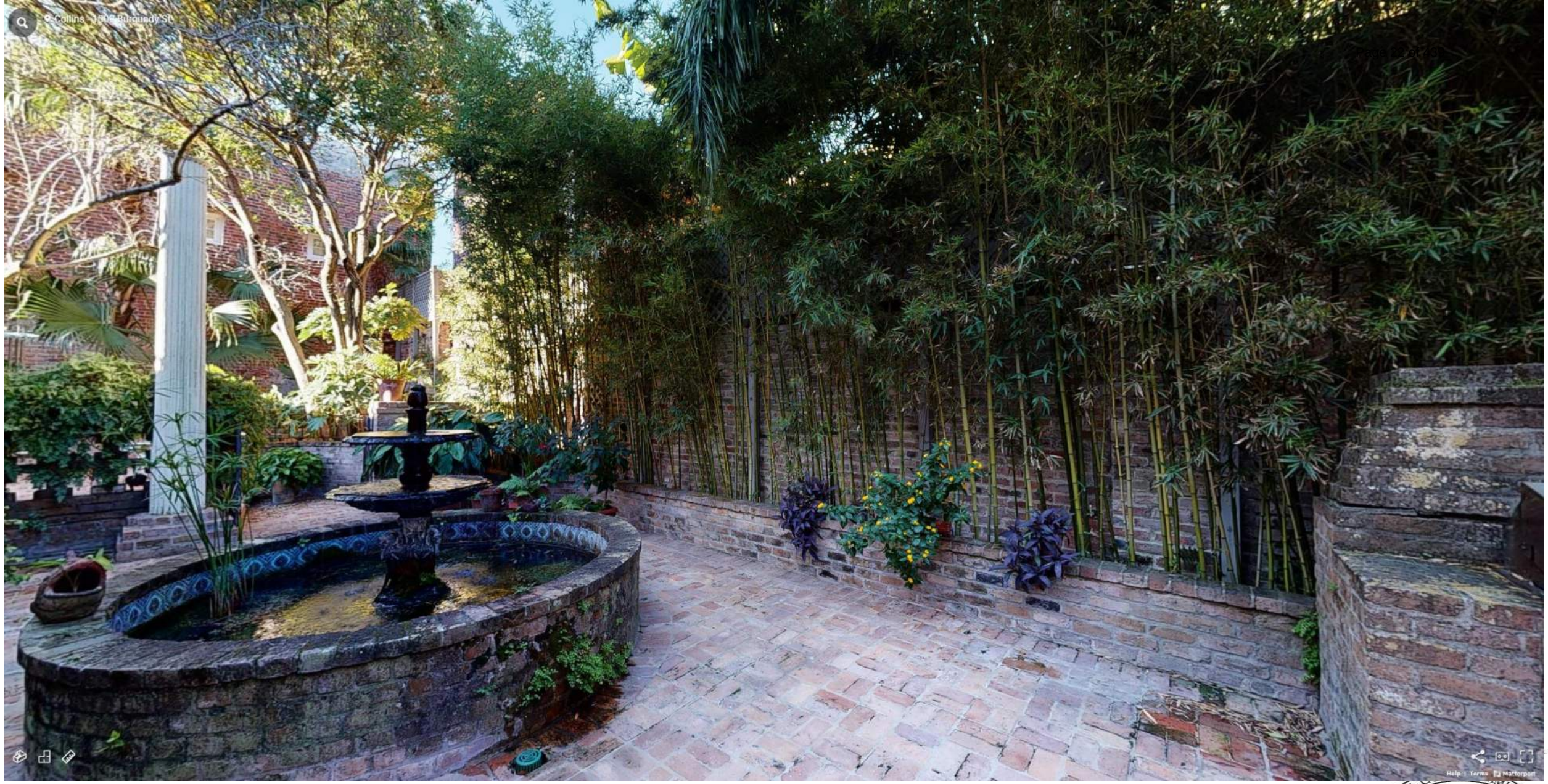
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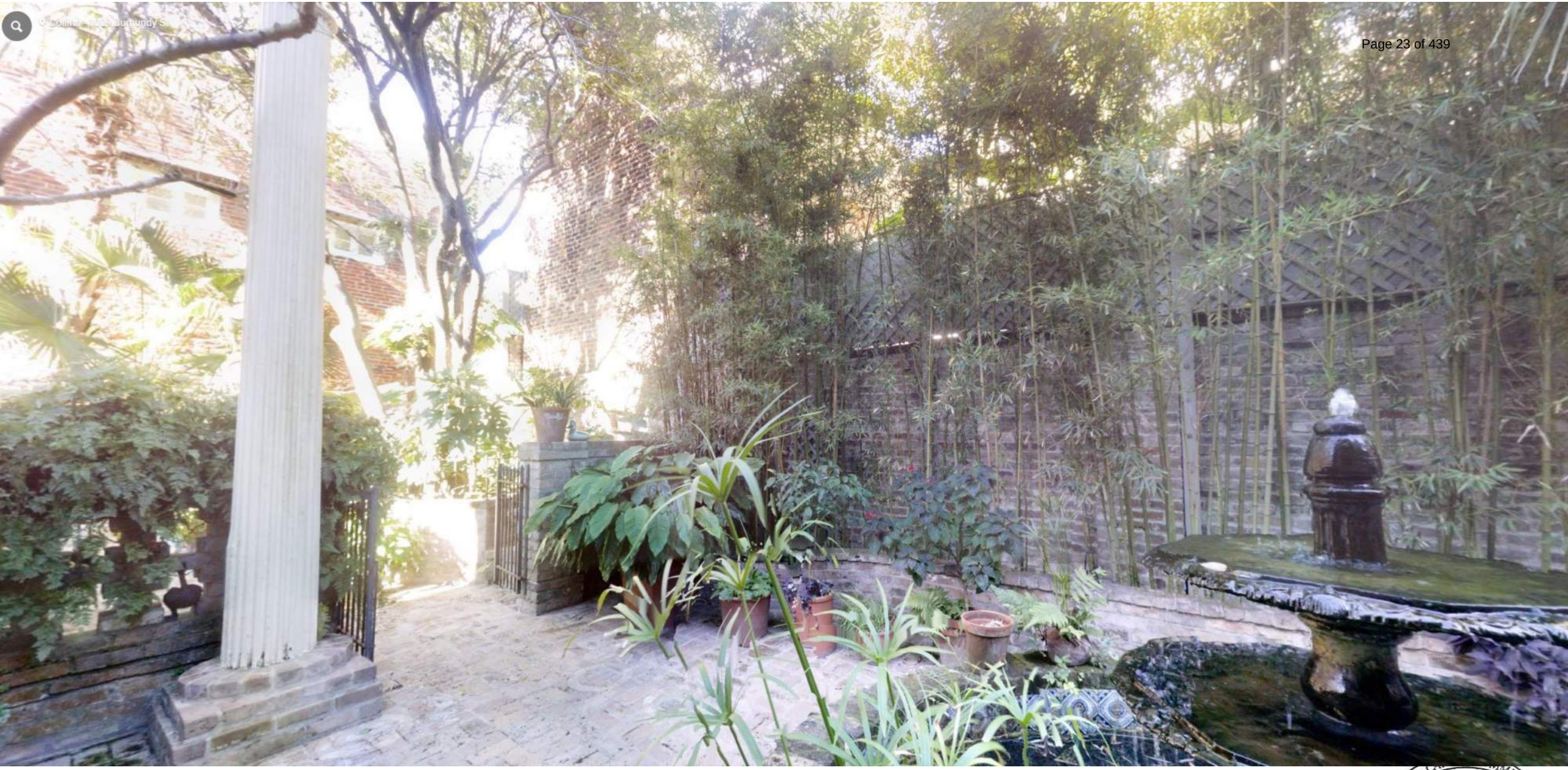
1009 Burgundy



1009 Burgundy

VCC Architecture Committee

February 28, 2023



1009 Burgundy

VCC Architecture Committee

February 28, 2023



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VCC Architecture Committee

February 28, 2023



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VCC Architecture Committee

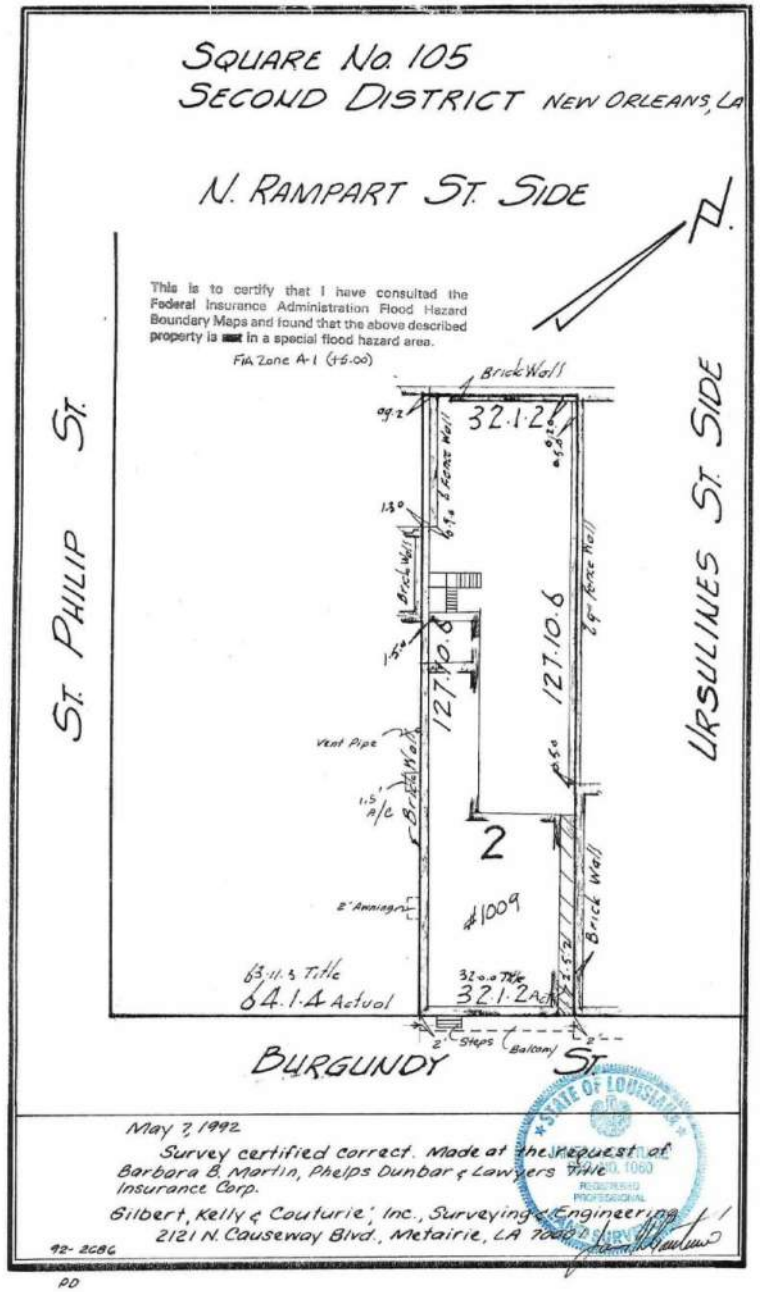
February 28, 2023



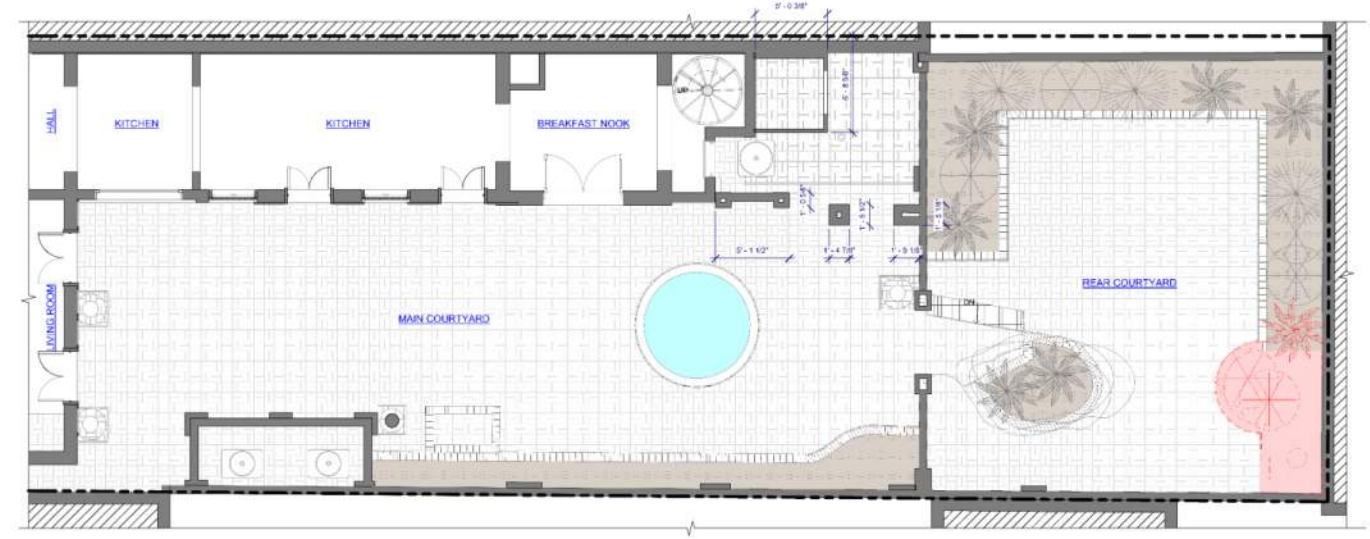
1009 Burgundy

VCC Architecture Committee

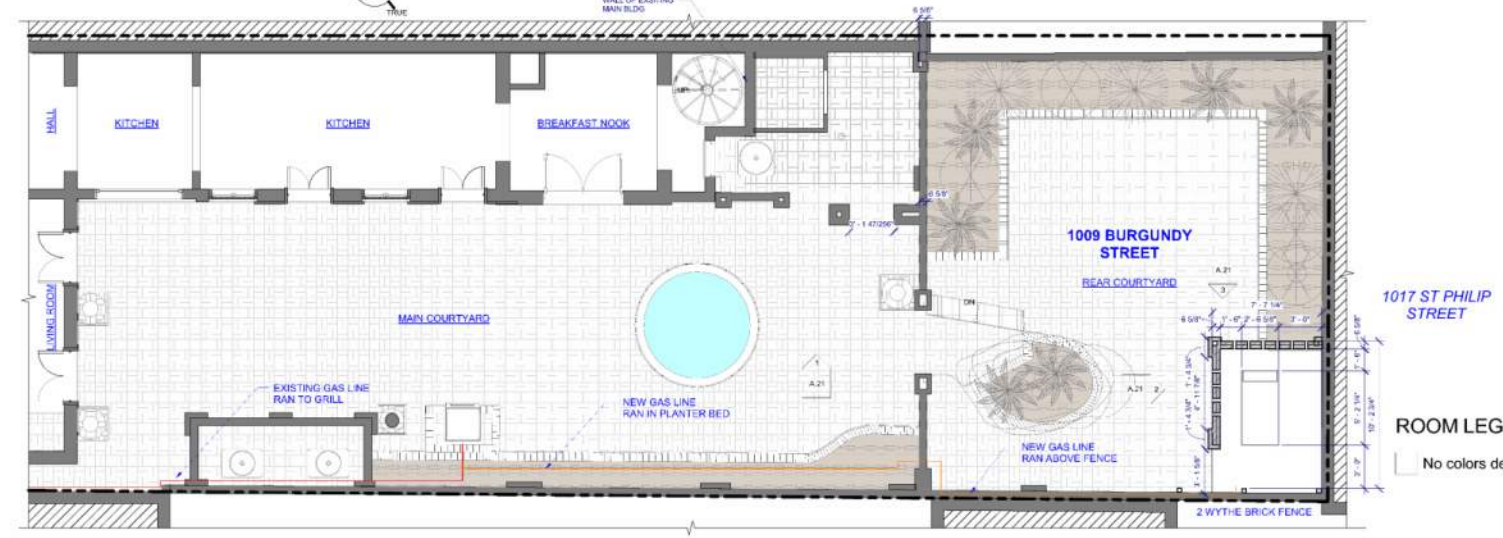
February 28, 2023


SQUARE No. 105
SECOND DISTRICT NEW ORLEANS, LA
N. RAMPART ST. SIDE
This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found that the above described property is [redacted] in a special flood hazard area.
FIA Zone A-1 (+5.00)
ST. PHILIP ST.
URSULINES ST. SIDE
Brick Wall
32.1.2
127.10.6
2
#1009
63.11.3 Title
64.1.4 Actual
32.0.0 Title
32.1.2 Actual
Vent Pipe
2' Steps
Balcony
BURGUNDY ST.
May 7, 1992
Survey certified correct. Made at the request of Barbara B. Martin, Phelps Dunbar & Lawyers Title Insurance Corp.
Gilbert, Kelly & Couturie', Inc., Surveying & Engineering
2121 N. Causeway Blvd., Metairie, LA 70001
92-2086
PD

1 SURVEY
NTS



1 DEMO FLOOR PLAN - FIRST FLOOR - REVISED
1/4" = 1'-0"



2 CONSTRUCTION FLOOR PLAN - FIRST FLOOR - REVISED
1/4" = 1'-0"

ROOM LEGEND
No colors defined

GENERAL NOTES - FLOOR PLANS

"ALL DIMS STUD TO STUD"

1. ALL DIMENSIONS ARE GIVEN FROM STUD FACE TO STUD FACE UNLESS OTHERWISE NOTED.
2. EXTERIOR WOOD WALLS ARE 2x6 UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 2x6 STUDS UNLESS OTHERWISE NOTED. (PLUMBING WALLS ARE 2x8 STUDS) WITH 5/8" GYPSUM WALL BOARD EACH SIDE UNLESS OTHERWISE NOTED. SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
3. ALL FURNITURE & ARTWORK NIC TO BE SUPPLIED & INSTALLED BY OWNER.
4. INSULATE ALL BEDROOM, BATHROOM, & POWDER ROOM WALLS W/ SOUND PROOF INSULATION.

NOT FOR CONSTRUCTION

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KEYNOTE A101...

#	KEYNOTE DESCRIPTION
01.01	TEST

GENERATOR CLEARANCE REQ.

1. 3'-0" FROM PROPERTY LINE
2. 1'-6" FROM THE HOUSE & SIDES
3. 3'-0" FROM SHRUBS BUSHES AND TREES
4. 5'-0" FROM DOORS, WINDOWS, AND FRESH AIR INTAKES
5. 3'-0" IN FRONT OF GENERATOR FOR SERVICING ROOM
6. 3'-0" IN FRONT OF CONDENSING UNIT
7. 1'-0" ON SIDES OF CONDENSING UNIT

VCC SUBMITTAL

No.	Description	Date

COLLINS RESIDENCE - STORAGE BLDG.

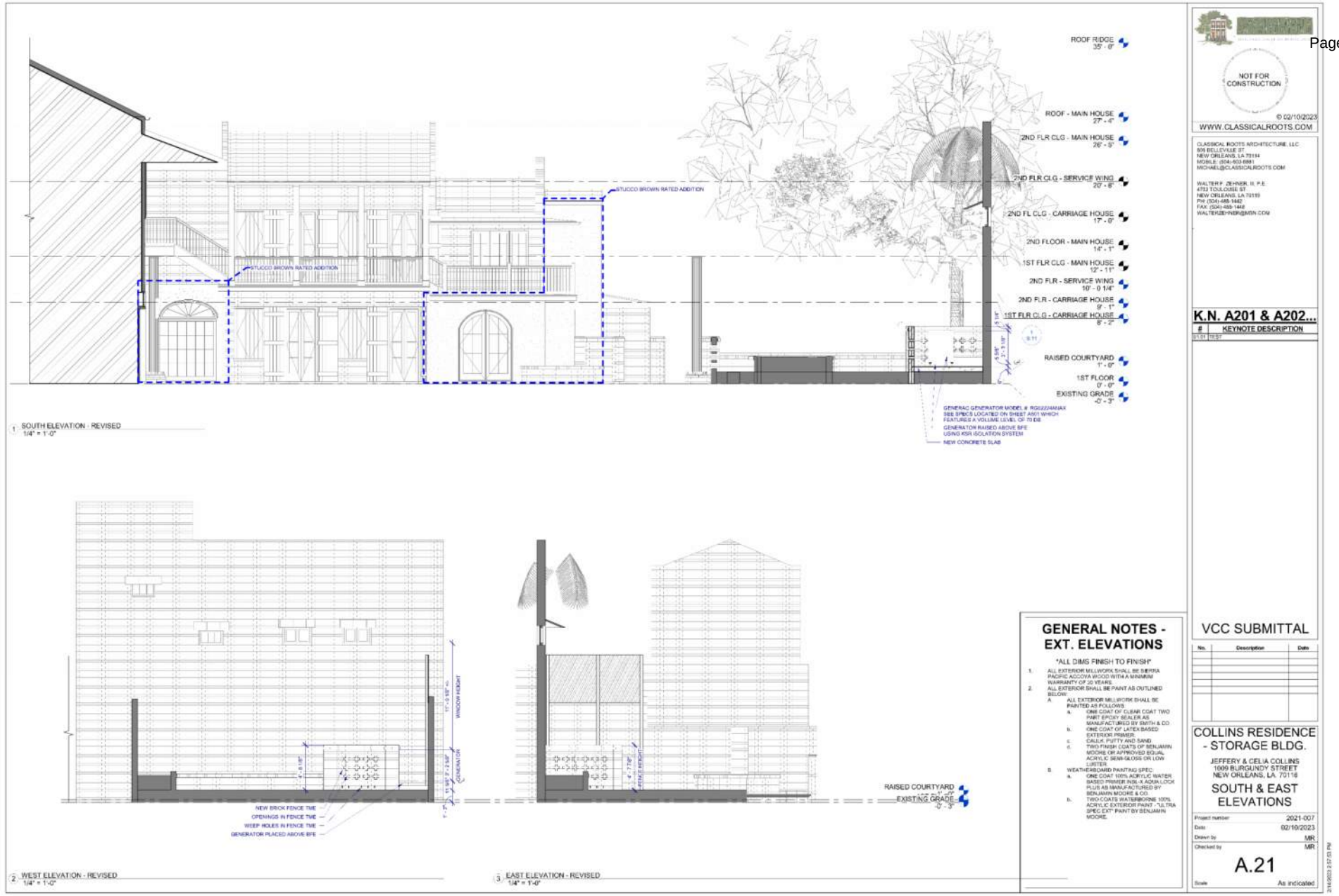
JEFFERY & CELIA COLLINS
1009 BURGUNDY STREET
NEW ORLEANS, LA. 70116

FLOOR PLANS

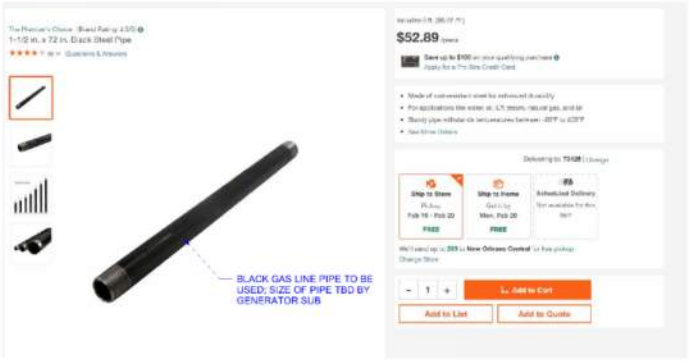
Project number	2021-007
Date	02/10/2023
Drawn by	MR
Checked by	MR

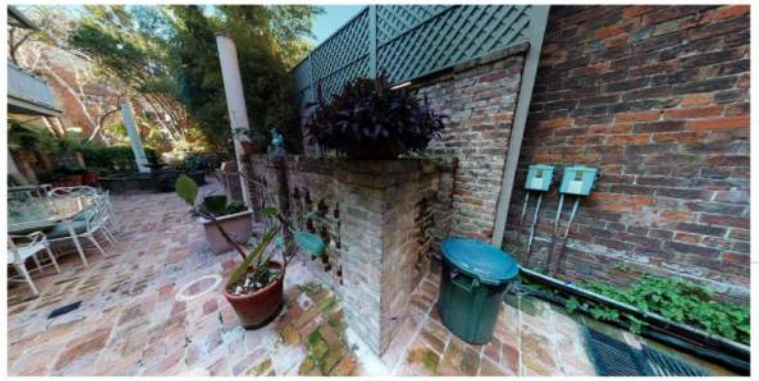
A.11

Scale: As indicated



1009 Burgundy





Building Codes

Table 1 presents fire resistance ratings for various masonry wall assemblies, as taken from the 2006 International Building Code Table 720.1(2)[Bld. 1]. Note that for item numbers 1.1-1 through 1.1-3, 1-2.1, and 2-1.1 through 2-1.2, the required thickness of clay brick masonry is the equivalent thickness, t_e. The thickness is the volume of clay in a unit divided by the face area. Table 2 presents fire resistance ratings for brick veneer/steel stud wall assemblies as taken from Table 721.4.1(2) of the same code.

TABLE 1
Fire Resistance Ratings (Periods) for Various Walls and Partitions

Material	Item Number	Construction	Minimum Finished Thickness, Face-to-Face, in. (mm)			
			4 hr	3 hr	2 hr	1 hr
1. Brick of clay or shale[a]	1-1.1	Solid brick of clay or shale[c]	8.0 (192)	4.9 (124)	3.8 (97)	2.7 (69)
	1-1.2	Hollow brick, not filled	9.2 (727)	4.3 (109)	3.4 (86)	2.3 (59)
	1-1.3	Hollow brick unit wall, grouted solid or filled with perlite vermiculite or expanded shale aggregate	6.6 (168)	5.5 (140)	4.4 (112)	3.5 (76)
	1-2.1	4 in. (102 mm) nominal thick units at least 75 percent solid backed with hat-shaped metal furring channels ½ in. (25 mm) thick formed from 0.021 in. (0.53 mm) sheet metal attached to the brick wall at 24 in. (610 mm) o.c. with approved fasteners, and ½ in. (12.7 mm) Type X gypsum wallboard attached to the metal furring strips with 1 in. (25.4 mm) long Type S screws spaced at 8 in. (203 mm) o.c.	—	—	—	1[f] (027)	—
2. Combination of clay brick and load-bearing hollow clay tile[a]	2-1.1	4 in. (102 mm) solid brick and 4 in. (102 mm) tile (at least 40 percent solid)	—	—	8 (203)	—	—
	2-1.2	4 in. (102 mm) solid brick and 8 in. (203 mm) tile (at least 40 percent solid)	12 (305)	—	—	—	—
10. Exterior or interior walls[d,e]	10-1.1[f]	2¼ x 3½ in. (57 x 95 mm) clay face brick with cored holes over ½ in. (12.7 mm) gypsum sheathing on exterior surface of 2 x 4 in. (51 x 102 mm) wood studs at 16 in. (406 mm) o.c. and two layers ⅝ in. (15.9 mm) Type X gypsum wallboard on interior surface. Sheathing placed horizontally or vertically with vertical joints over studs nailed 8 in. (152 mm) on center with 1¾ in. (44 mm) by No. 11 gage by ⅜ in. (11.1 mm) head galvanized nails. Inner layer of wallboard placed horizontally or vertically and nailed 8 in. (203 mm) on center with 6d cooler or wallboard nails. Outer layer of wallboard placed horizontally or vertically and nailed 8 in. (203 mm) on center with 8d cooler or wallboard nails. All joints staggered with vertical joints over studs. Outer layer joints taped and finished with compound. Nail heads covered with joint compound. 8 (0.335 in. (8.89 mm) (dia. 26 galvanized sheet gage) corrugated galvanized steel wall ties 7½ x 1¾ in. (190.1 x 165 mm) attached to each stud with two 8d cooler or wallboard nails every sixth course of bricks.	—	—	—	10 (254)	—

1. For units in which the net cross-sectional area of cored brick in any plane parallel to the surface containing the cores is at least 75 percent of the gross cross-sectional area measured in the same plane.
2. Thickness shown for brick and clay tile are nominal thicknesses unless otherwise indicated. In which case thicknesses are net. Thickness shown for clay masonry is equivalent thickness defined by Equation 2. Where all cells are solid grouted or filled with silicone-treated perlite loose fill insulation, vermiculite loose fill insulation, or expanded clay, shale or slate lightweight aggregate, the equivalent thickness shall be the thickness of the brick using specified dimensions. Equivalent thickness may also include the thickness of applied plaster and lath or gypsum wallboard, where specified.
3. Shall not be used for non-bearing purposes only.
4. Nailing with equivalent holding power and penetration shall be permitted to be used as alternate fasteners to nails for attachment to wood framing.
5. For all of the construction with gypsum wallboard described in this table, gypsum base for veneer plaster of the same size, thickness and core type shall be permitted to be substituted for gypsum wallboard, provided attachment is identical to that specified for the wallboard, and the joints on the face layer are reinforced and the entire surface is covered with a minimum of ¼ in. (7.0 mm) gypsum veneer plaster.
6. For properties of cooler or wallboard nails, see ASTM C514, ASTM C547 or ASTM F1667.
7. The design stress of studs shall be reduced to 75 percent of allowable F'c with the maximum not greater than 70 percent of the calculated stress with studs having a slenderness ratio ℓu/d 33.

BRICK WALL FIRE RESISTANCE

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VCC SUBMITTAL

No.	Description	Date

COLLINS RESIDENCE
- STORAGE BLDG.

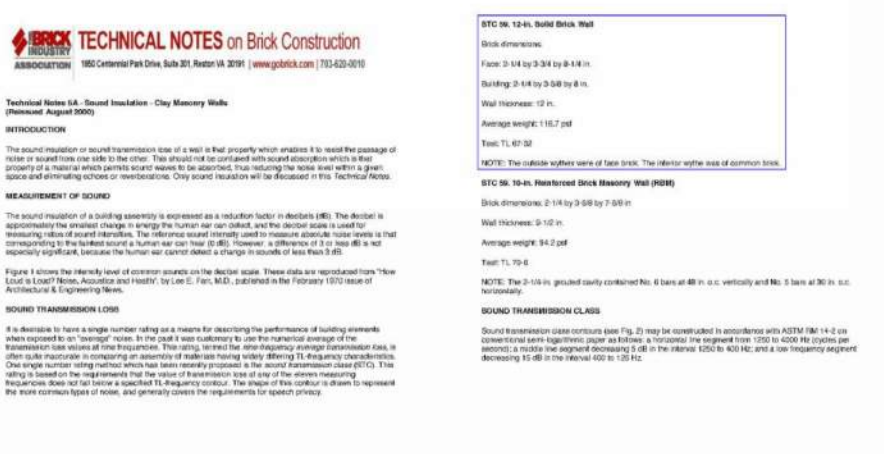
JEFFERY & CELIA COLLINS
1009 BURGUNDY STREET
NEW ORLEANS, LA. 70116

SPECS -
GENERATOR &
GAS LINE

Project number 2021-007
Date 02/10/2023
Drawn by MR
Checked by MR

A.50

Scale



TECHNICAL NOTES on Brick Construction

BRICK INDUSTRY ASSOCIATION 1850 Centennial Park Drive, Suite 301, Reston VA 20191 | www.gobrick.com | 703-620-0010

Technical Notes 5A - Sound Insulation - Clay Masonry Walls
(Reissued August 2000)

INTRODUCTION

The sound insulation or sound transmission loss of a wall is that property which enables it to resist the passage of noise or sound from one side to the other. This should not be confused with sound absorption which is that property of a material which permits sound waves to be absorbed, thus reducing the noise level within a given space and eliminating echoes or reverberations. Only sound insulation will be discussed in this Technical Notes.

MEASUREMENT OF SOUND

The sound insulation of a building assembly is expressed as a reduction factor in decibels (dB). The decibel is approximately the smallest change in energy the human ear can detect, and the decibel scale is used for measuring ratios of sound intensities. The reference sound intensity used to measure absolute noise levels is that corresponding to the faintest sound a human ear can hear (0 dB). However, a difference of 3 or less dB is not especially significant, because the human ear cannot detect a change in sounds of less than 5 dB.

Figure 1 shows the intensity level of common sounds on the decibel scale. These data are reproduced from "How Loud is Loud? Noise, Acoustics and Health", by Lee E. Farr, M.D., published in the February 1970 issue of Architectural & Engineering News.

SOUND TRANSMISSION LOSS

It is desirable to have a single number rating as a means for describing the performance of building elements when exposed to an "average" noise. In the past it was customary to use the numerical average of the transmission loss values at nine frequencies. This rating, termed the *nine-frequency average transmission loss*, is often quite inaccurate in comparing an assembly of materials having widely differing TL-frequency characteristics. One single number rating method which has been recently proposed is the *sound transmission class* (STC). This rating is based on the requirements that the value of transmission loss of any of the eleven measuring frequencies does not fall below a specified TL-frequency contour. The shape of this contour is drawn to represent the more common types of noise, and generally covers the requirements for speech privacy.

STC 59. 12-in. Solid Brick Wall

Brick dimensions:

Face: 3-1/4 by 3-3/4 by 8-1/4 in.

Building: 2-1/4 by 3-5/8 by 8 in.

Wall thickness: 12 in.

Average weight: 116.7 psf

Test: TL 67-32

NOTE: The outside wythes were of face brick. The interior wythe was of common brick.

STC 59. 10-in. Reinforced Brick Masonry Wall (RBM)

Brick dimensions: 2-1/4 by 3-5/8 by 7-5/8 in.

Wall thickness: 9-1/2 in.

Average weight: 94.2 psf

Test: TL 70-8

NOTE: The 2-1/4-in. grouted cavity contained No. 6 bars at 48 in. o.c. vertically and No. 5 bars at 30 in. o.c. horizontally.

SOUND TRANSMISSION CLASS

Sound transmission class contours (see Fig. 2) may be constructed in accordance with ASTM E90-61T on conventional semi-logarithmic paper as follows: a horizontal line segment from 1250 to 4000 Hz (cycles per second); a middle line segment decreasing 5 dB in the interval 1250 to 400 Hz; and a low frequency segment decreasing 15 dB in the interval 400 to 125 Hz.

Decibel Level Comparison Chart

Environmental Noise	*dBA*
Jet engine at 100'	140
Pain Begins	*125*
Pneumatic chipper at ear	120
Chain saw at 3'	110
Power mower	107
Subway train at 200'	95
Walkman on 5/10	94
Level at which sustained exposure may result in hearing loss	*80-90*
City Traffic	85
Telephone dial tone	80
Chamber music, in a small auditorium	75-85
Vacuum cleaner	75
Normal conversation	60-70
Business Office	60-65
Household refrigerator	55
Suburban area at night	40
Whisper	25
Quiet natural area with no wind	20
Threshold of hearing	0

Note: dBA = Decibels, A weighted

Hearing Health Foundation Noise Level Comparison Chart



SOUND SHIELD INFORMATION

-SOUND SHIELD IS ONLY FOR COMMERCIAL KOHLER UNITS.
-WE DO NOT NEED A WHOLE HOUSE GENERATOR.
-WE ONLY HAVE A 22KW WHICH IS COMPARABLE TO COMMERCIAL UNIT.



2022.10.14_1009 Burgundy_Generac_RG02224ANAX_Sound Enclosure



2022.10.14_1009 Burgundy_Generac_RG02224ANAX_Sound Enclosure

Michael Reid

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VCC SUBMITTAL

No.	Description	Date

COLLINS RESIDENCE
- STORAGE BLDG.

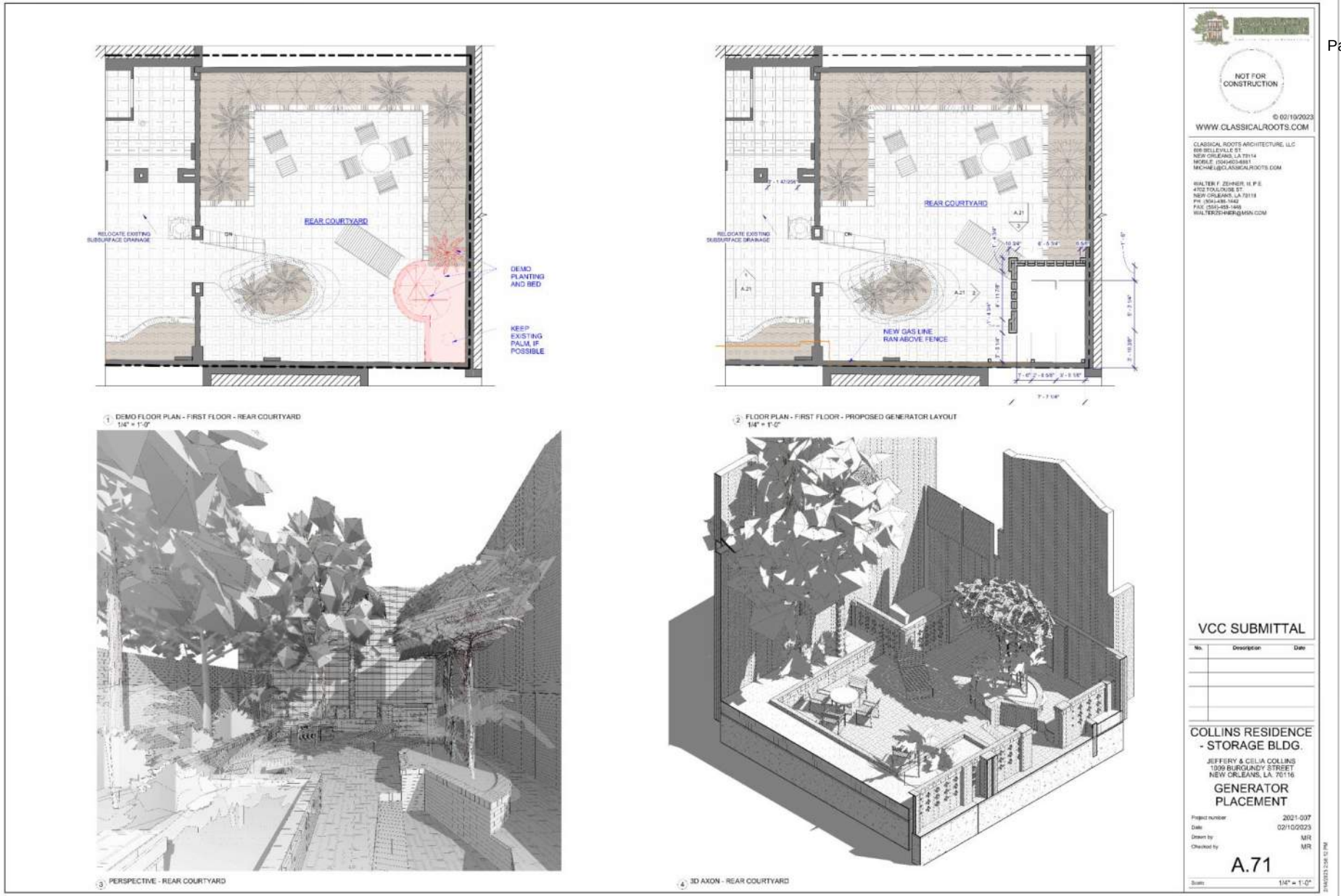
JEFFERY & CELIA COLLINS
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NEW ORLEANS, LA. 70116

SOUND LEVEL INFORMATION

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Date	02/10/2023
Drawn by	MR
Checked by	MR

A.52

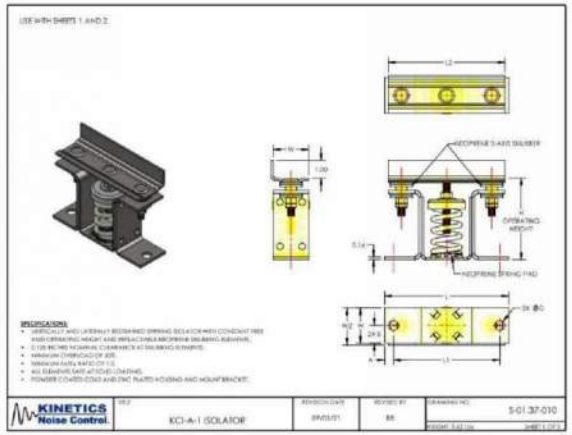
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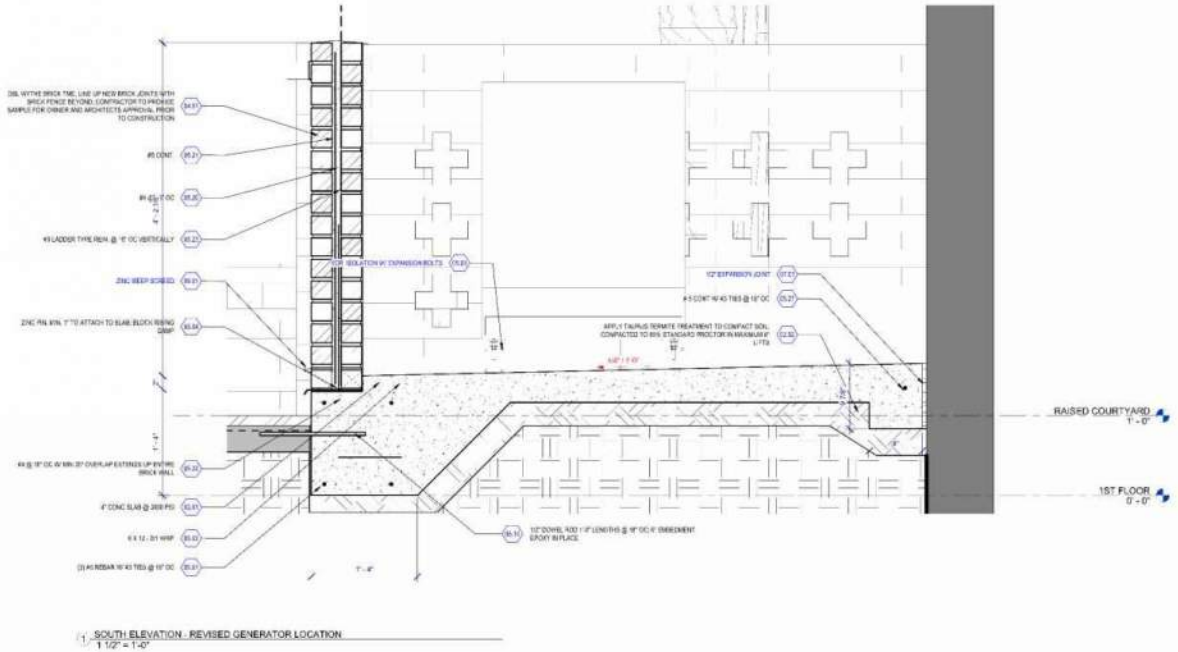


1009 Burgundy

VCC Architecture Committee

February 28, 2023





1 SOUTH ELEVATION - REVISED GENERATOR LOCATION
1 1/2" = 1'-0"

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KEYNOTE S101...

#	KEYNOTE DESCRIPTION
01.01	TEST
04.02	STEP OUT BRICK
05.03	ADP. ISOLATION W/ EXPANSION BOLTS
06.06	1/4" S.S. PLATE W/ COUNTERSUNK 1/2" X 12" THREADED ROD @ 36" OC
06.07	2 X 9 @ 12" OC
06.02	2 X 8 LEDGER W/ 5/8" LAG BOLTS EXPOXIED INTO BRICK @ 12" OC STAGGERED
07.01	1/2" EXPANSION JOINT
07.02	3 PLY BUILT UP ROOF, GAF OR APPROVED EQUAL ON 1"ND WOOD INV TAPER, SEE DETAIL 1/A321
08.07	SHEET ROOFING
12.01	THYSSAR ISOLATION CURB W/ THEATRE PACKAGE, SEE SHEET A502 FOR SPECS
13.02	12"ATRIAC GENERATOR MODEL # RG022240ANAX SEE SPECS LOCATED ON SHEET A501 WHICH FEATURES A VOLUME LEVEL OF 70 DB.

VCC SUBMITTAL

No.	Description	Date

COLLINS RESIDENCE
- STORAGE BLDG.
JEFFERY & CELIA COLLINS
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NEW ORLEANS, LA. 70116

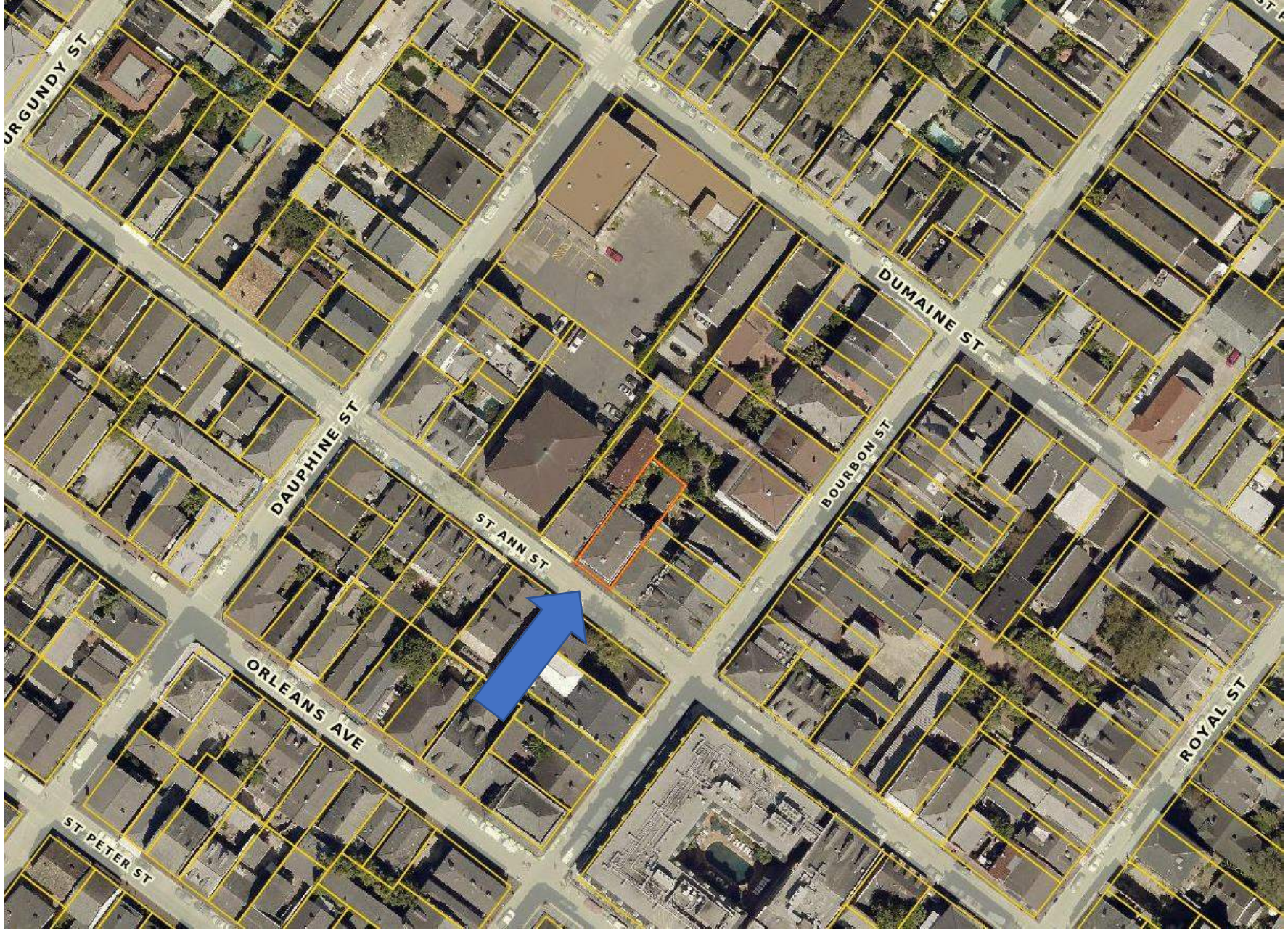
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Project number	2021-007
Date	02/10/2023
Drawn by	MR
Checked by	WZ

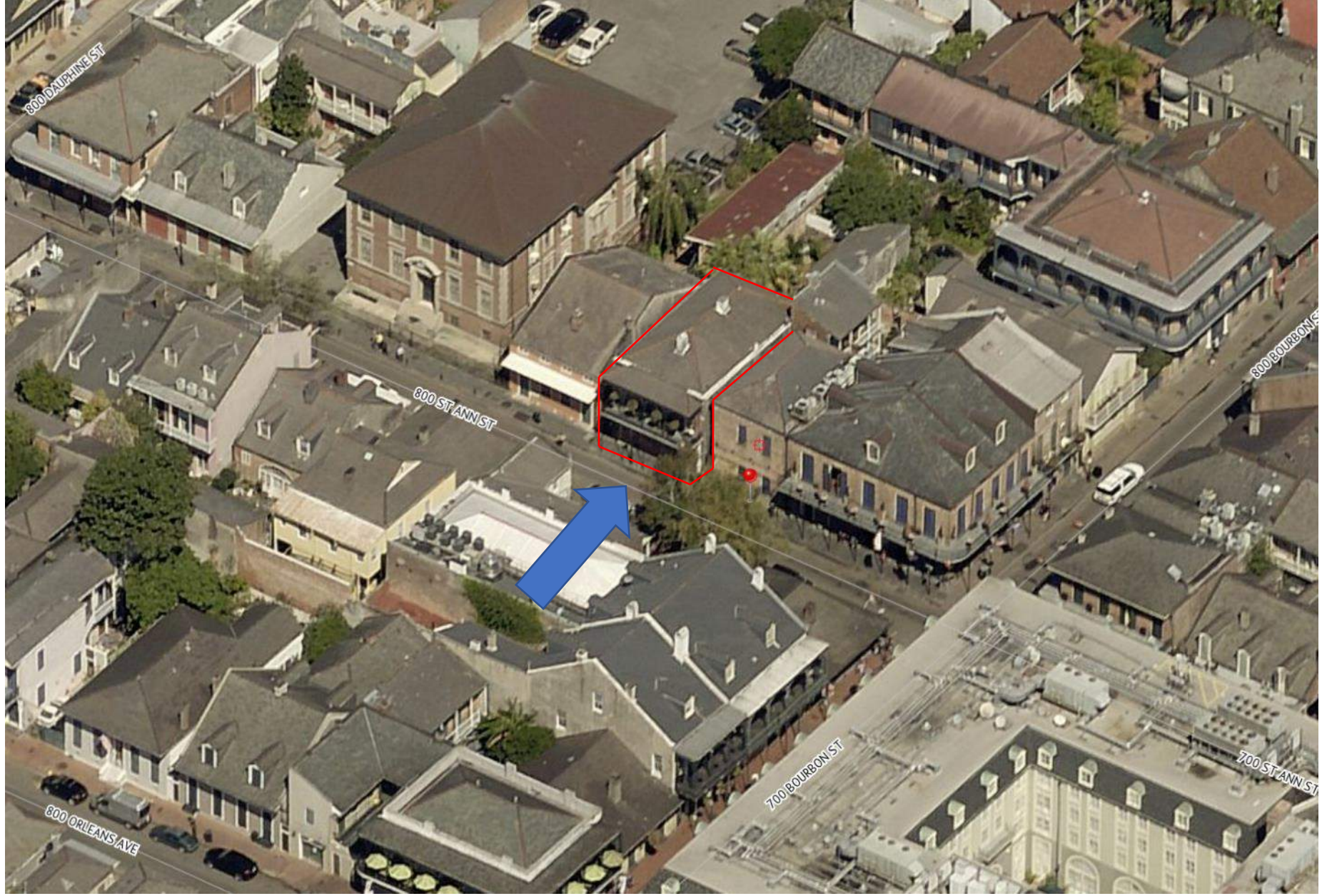
S.11

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

815 St Ann


URGUNDY ST
DUMAINE ST
DAUPHINE ST
BOURBON ST
ST ANN ST
ORLEANS AVE
ROYAL ST
ST PETER ST

815 St. Ann



815 St. Ann

Vieux Carré Commission

February 28, 2023



815 St. Ann – ca. 1950



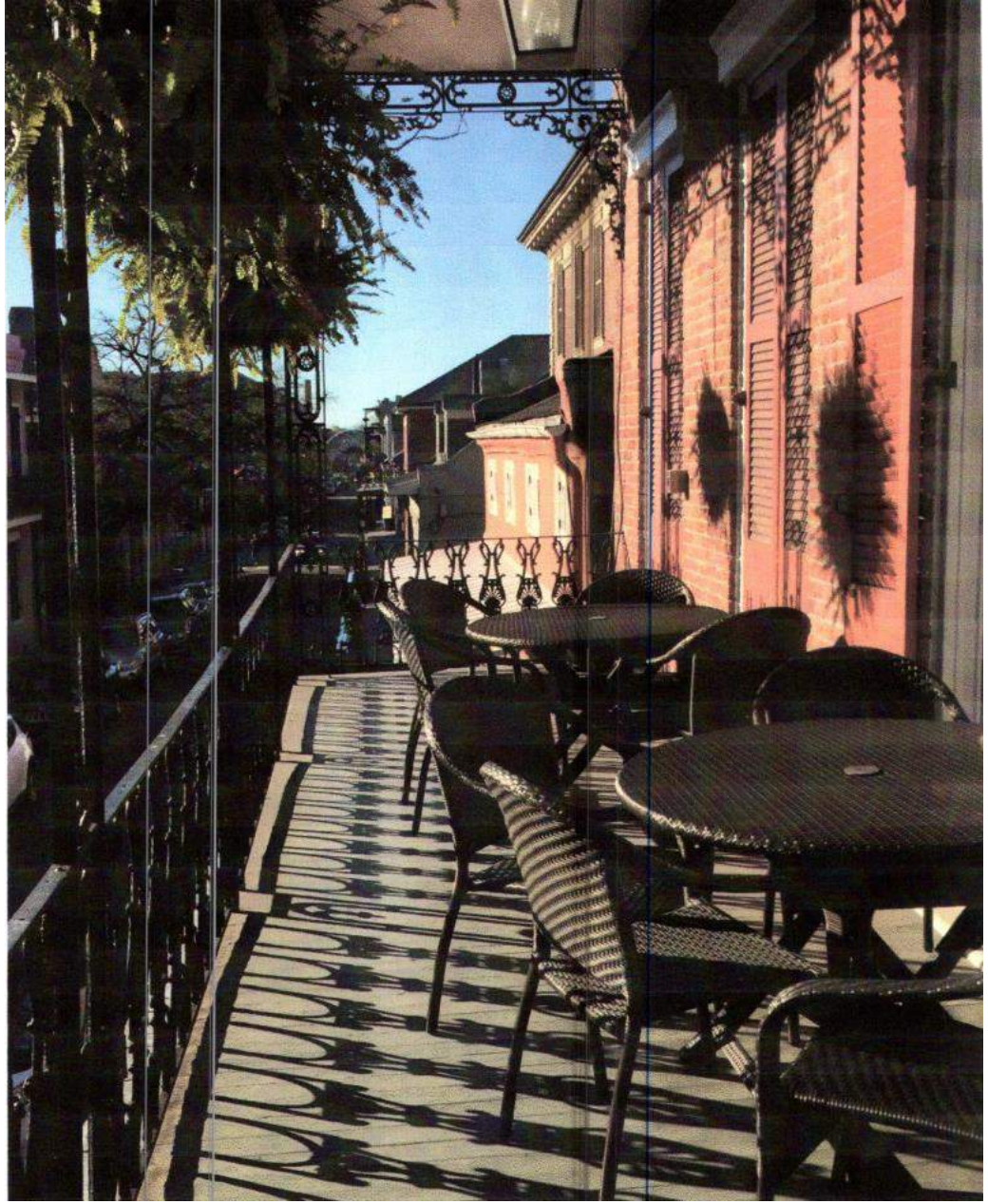
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815 St. Ann - 1974

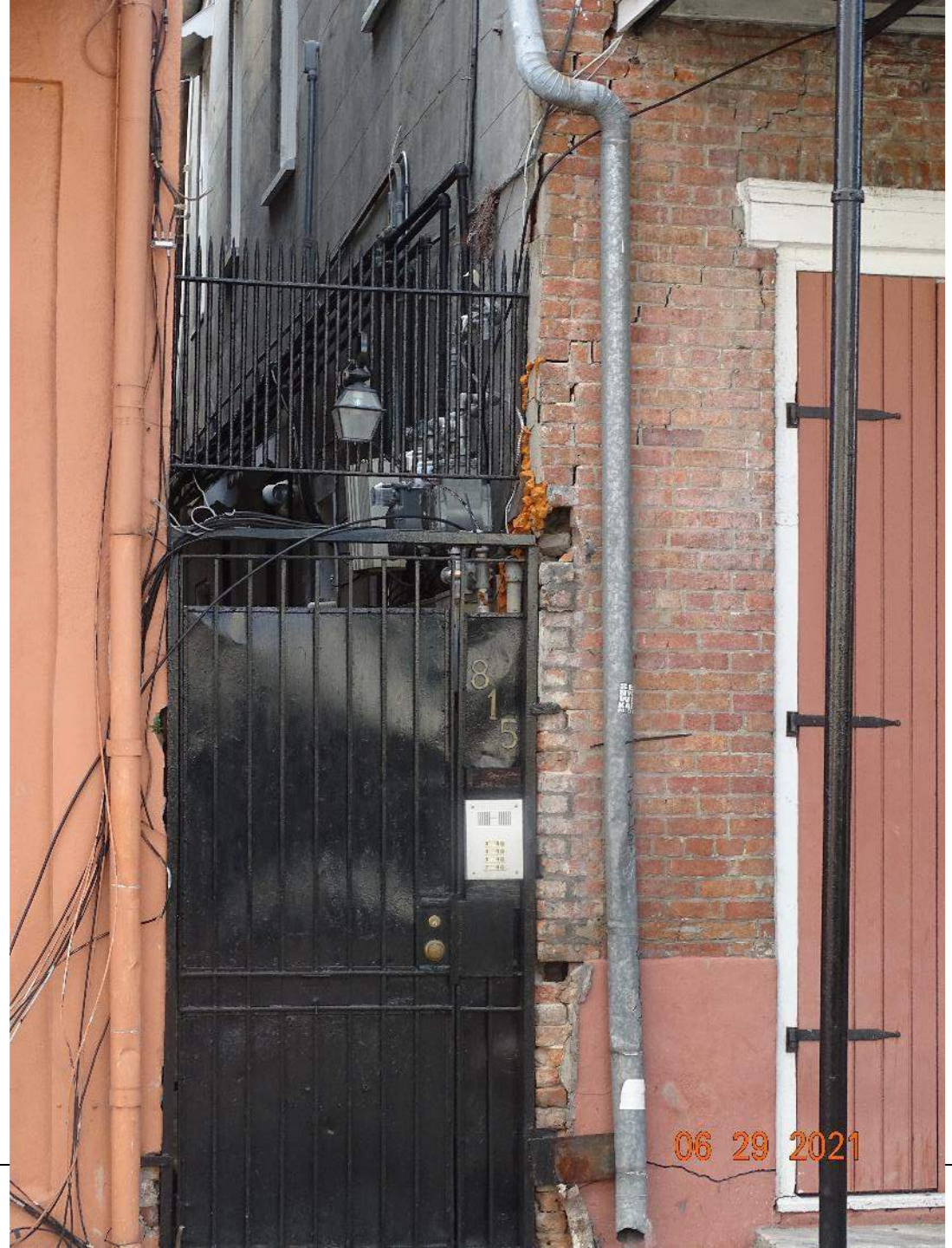


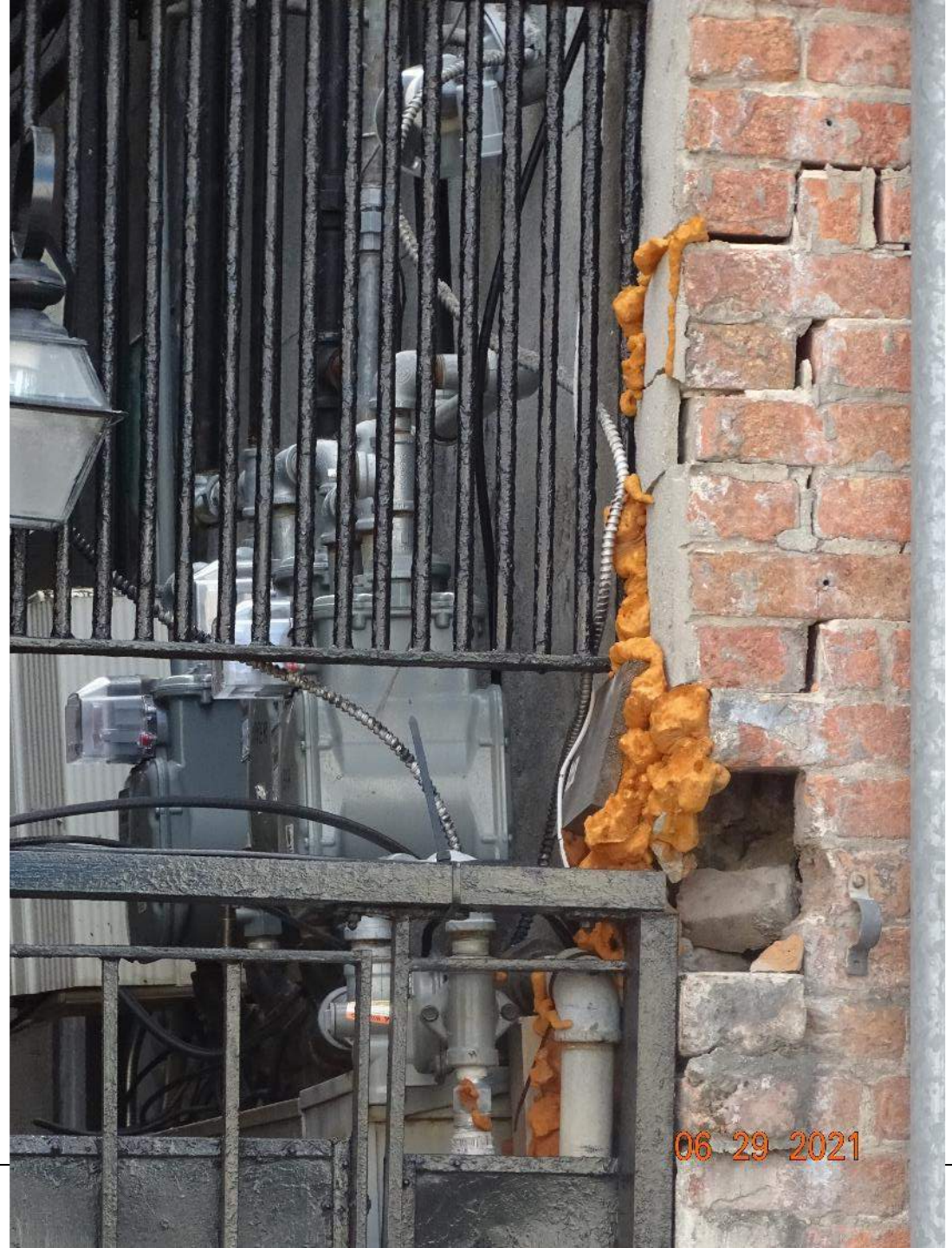
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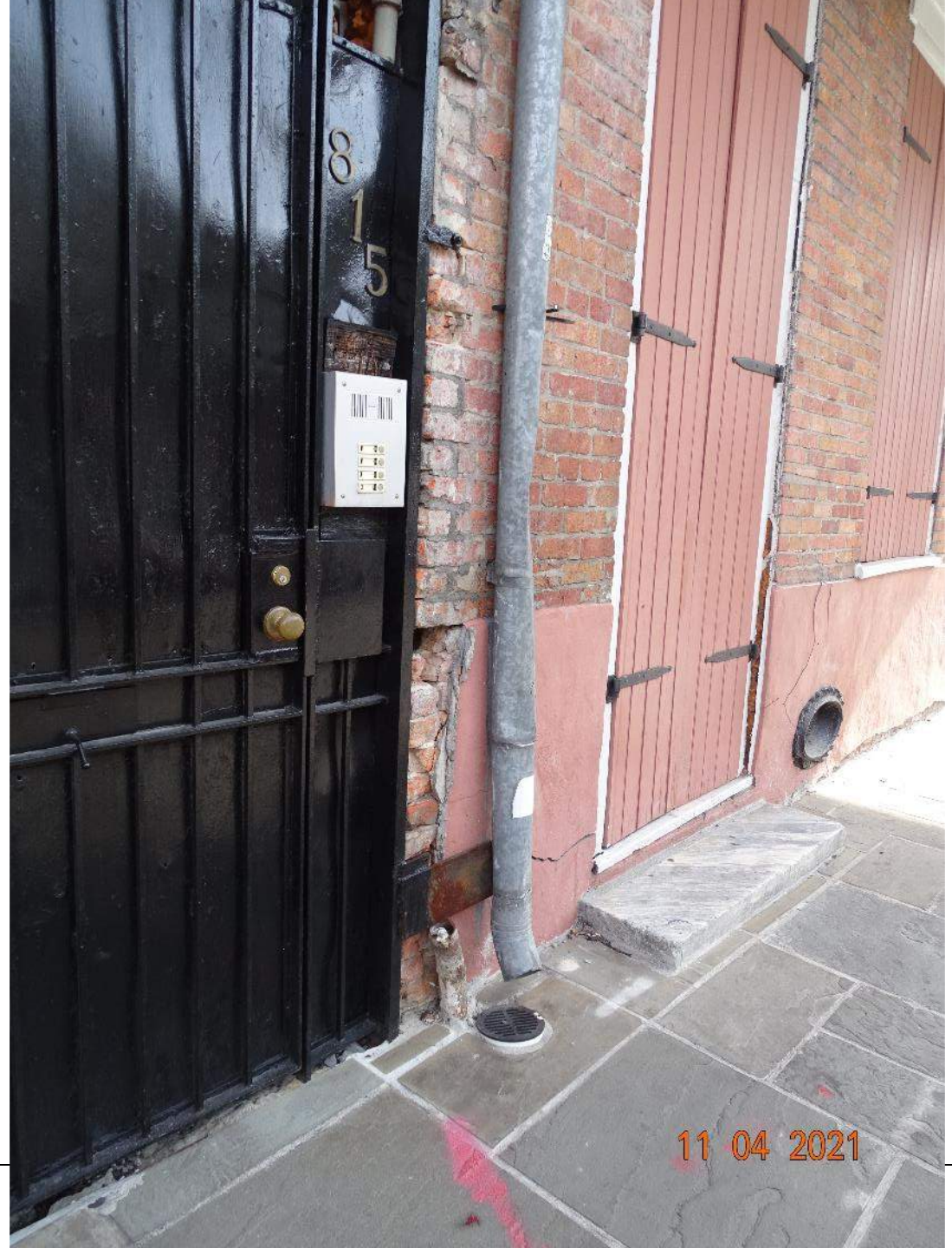




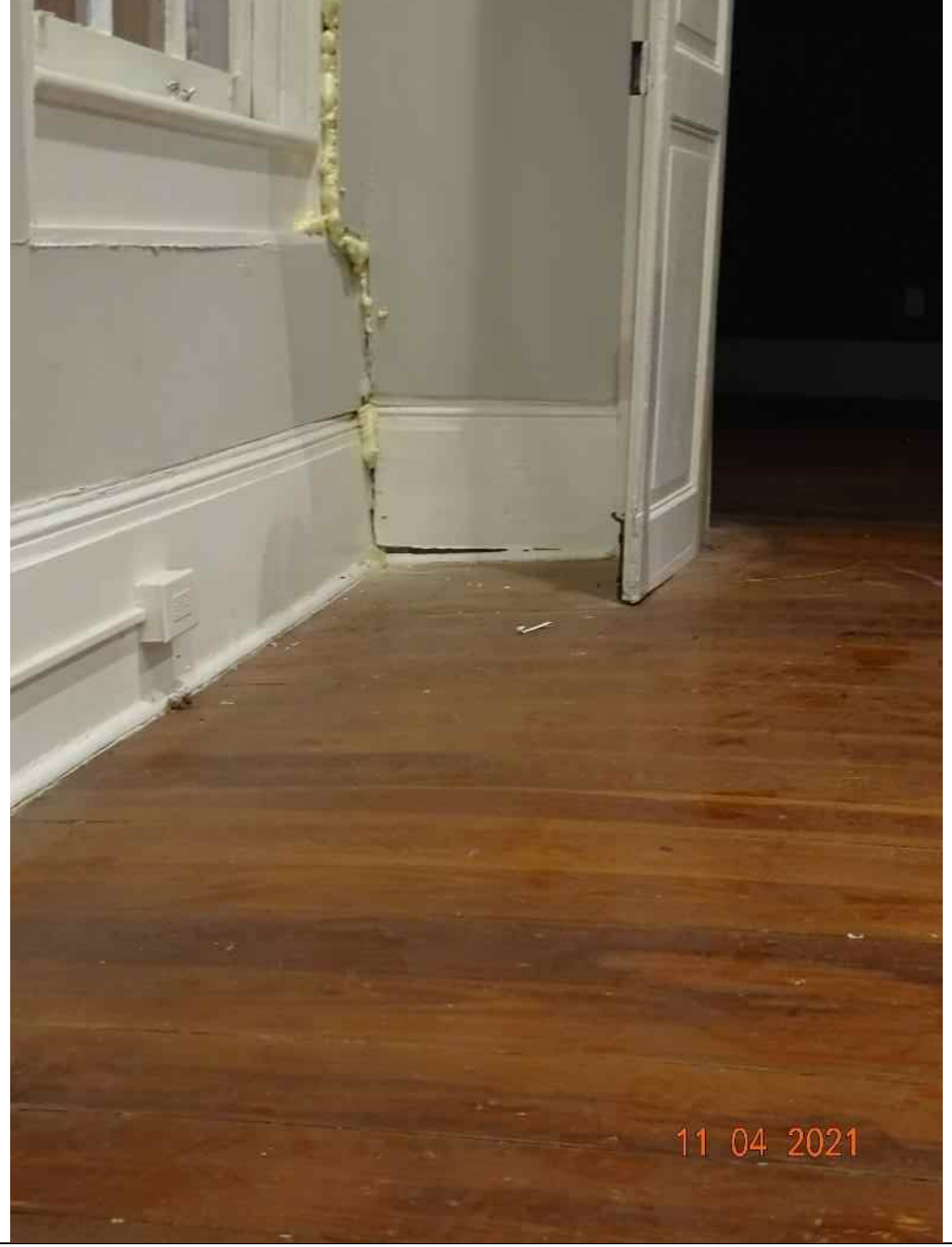
815 St. Ann


815
06 29 2021


06 29 2021



815 St. Ann



815 St. Ann – 1st Floor Interior



815 St. Ann – 1st Floor Interior



815 St. Ann – 1st Floor Interior



815 St. Ann – 1st Floor Interior



815 St. Ann – 1st Floor Interior



815 St. Ann – 1st Floor Interior



815 St. Ann – 1st Floor Interior



815 St. Ann – 1st Floor Interior



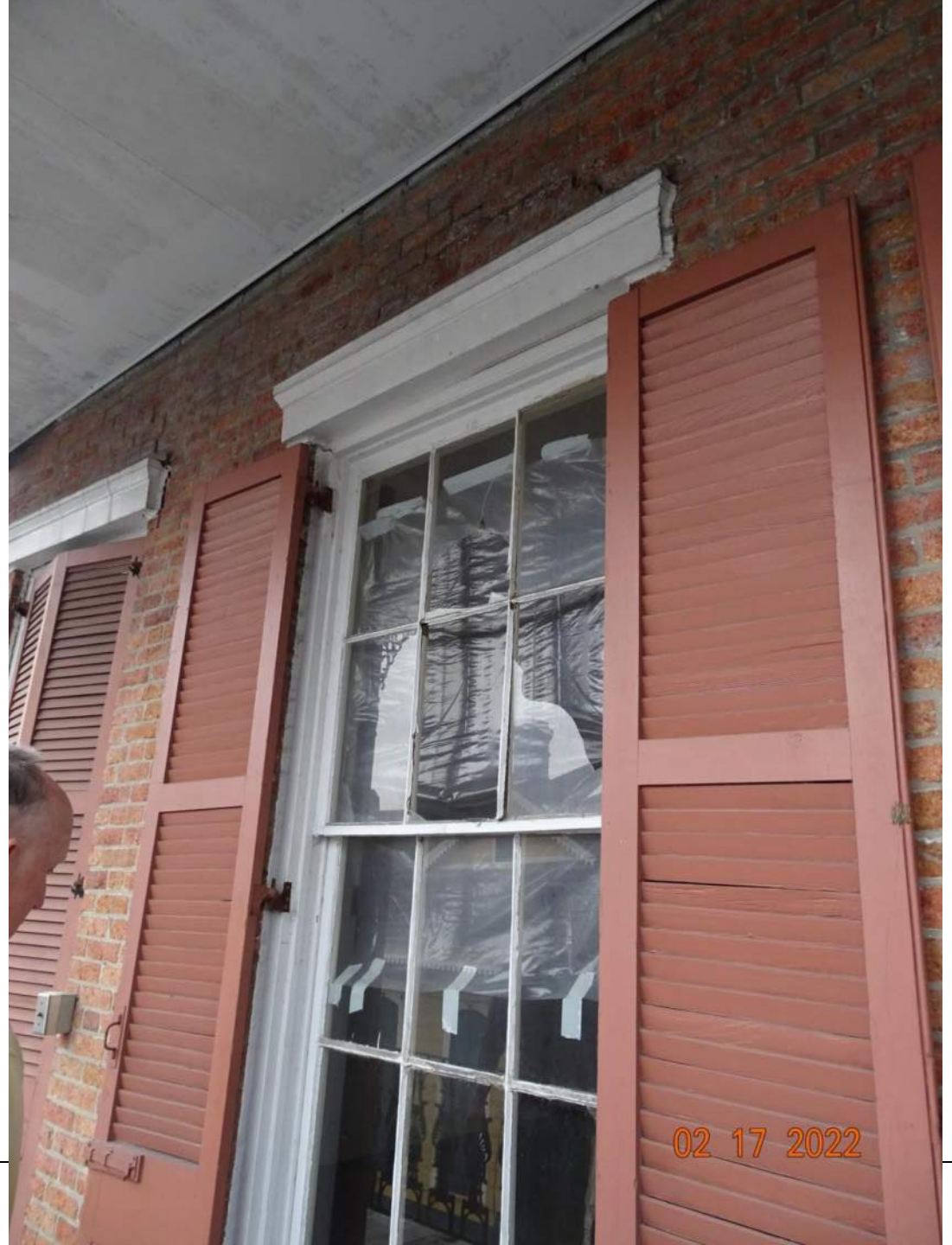
815 St. Ann – 1st Floor Interior



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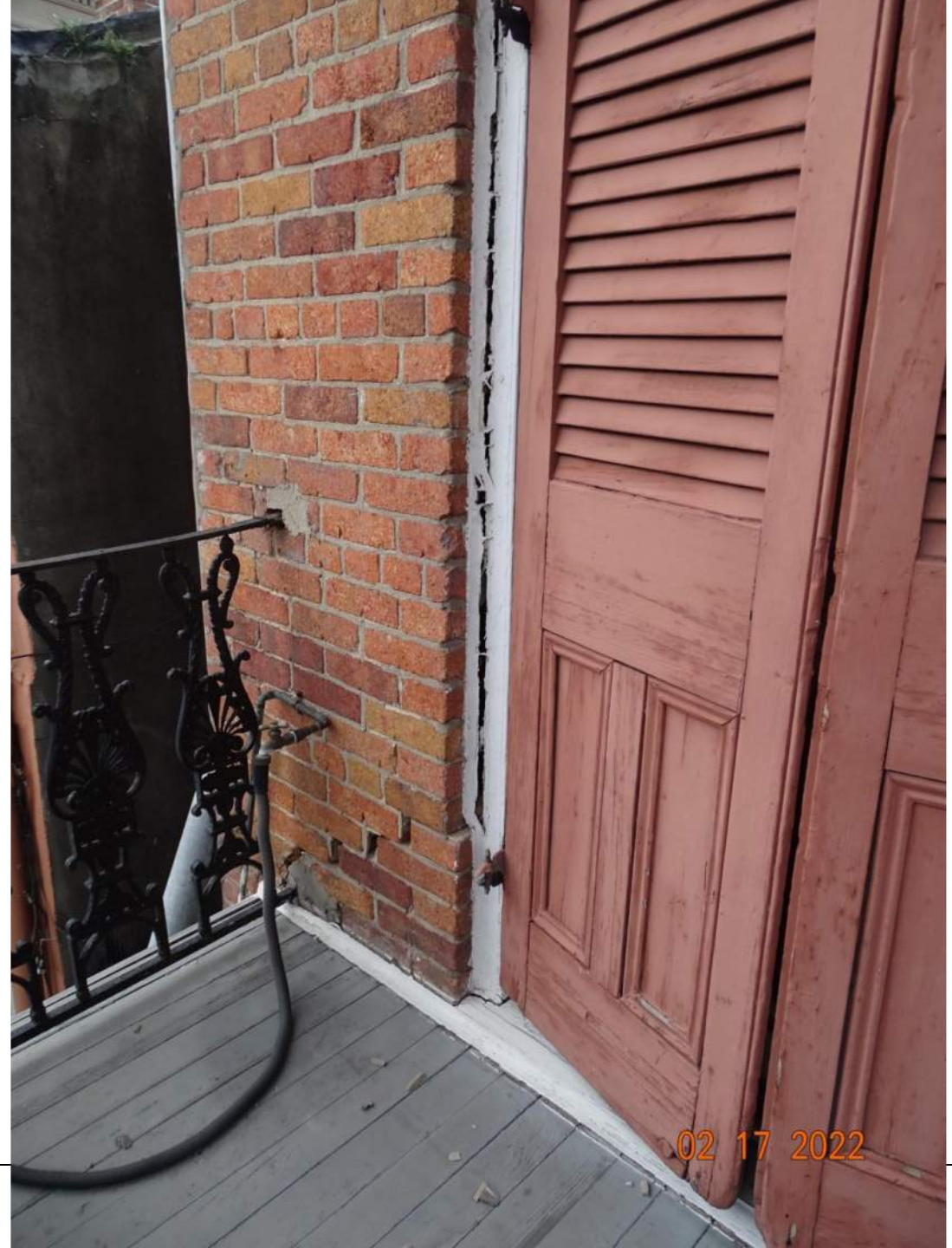
815 St. Ann – 2nd Floor Exterior



815 St. Ann – 2nd Floor Exterior



815 St. Ann – 2nd Floor Exterior



815 St. Ann – 2nd Floor Exterior



815 St. Ann – 2nd Floor Exterior


04 18 2022



Photo 1: DAMAGED FOOTING



Photo 3: DAMAGED/MISSING FOOTING



Photo 2: DAMAGED/MISSING FOOTING.



Photo 4: DAMAGED FOOTING.



Photo 5: CLOSE UP OF DAMAGED BRICK OF FORMER FOOTING.



Photo 6: CLOSE UP OF DMAGED BRICK IN FORMER FOOTING.



Photo 7: CLOSE UP OF DAMAGED AND DISPLACED BRCIK IN FOOTING.

FACADE REPAIRS

Project #: 520081

815 SAINT ANN ST.
NEW ORLEANS, LA 70116

02/03/2023

WILLIAMS ARCHITECTS
824 BARONNE STREET
NEW ORLEANS, LA 70113
504-566-0888
WILLIAMSARCHITECTS.COM

PROJECT DIRECTORY

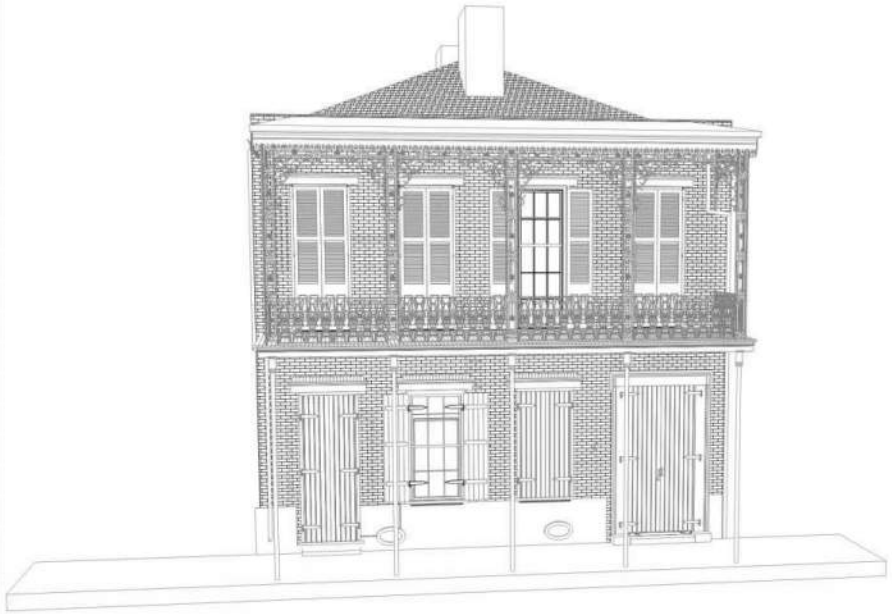
Property Owner:
Sandra L Sachs
2930 Northeast 40th St
Fort Lauderdale, FL 33308
(310)980-8889

Owner's Attorney:
Robert J. Stilberto
3636 S. I-10 Service Rd. W. Ste 210
Metairie, LA 70001-6478
(504)529-1600
RobertJ@GeRUD.com

Structural Engineer:
Jamie L. Saxon
Mophy Makofsky, Inc.
330 N. Norman C. Francis Pkwy
New Orleans, LA 70119
(504)488-1317 Ext. 1187
j_saxon@mmk-eng.com

SHEET INDEX:

ARCHITECTURAL:
G000 – TITLE
G002 – GENERAL INFO
A100 – SITE PLAN
D101 – FIRST FLOOR PLAN – DEMOLITION
D102 – SECOND FLOOR PLAN – DEMOLITION
A101 – FIRST FLOOR PLAN REPAIRED
A102 – SECOND FLOOR PLAN REPAIRED
A103 – ROOF PLAN
A201 – SAINT ANN ELEVATION
A202 – ELEVATIONS
A211 – SAINT ANN ELEVATION REPAIRED
A221 – SAINT ANN ELEVATION WITHOUT GALLERY
A301 – BUILDING SECTION WITH SHORING DIAGRAM
A321 – SECTION DETAILS
A322 – SECTION DETAILS CONT.
A323 – PARAPET
A811 – DOOR DETAILS
A821 – WINDOW DETAILS
STRUCTURAL:
S1.1
SKS1





3 G000 Title sheet

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do not scale drawings



SCOPE OF WORK:

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2. GALLERY TO REMAIN IN PLACE AND BE ATTACHED TO RECONSTRUCTED FACADE.
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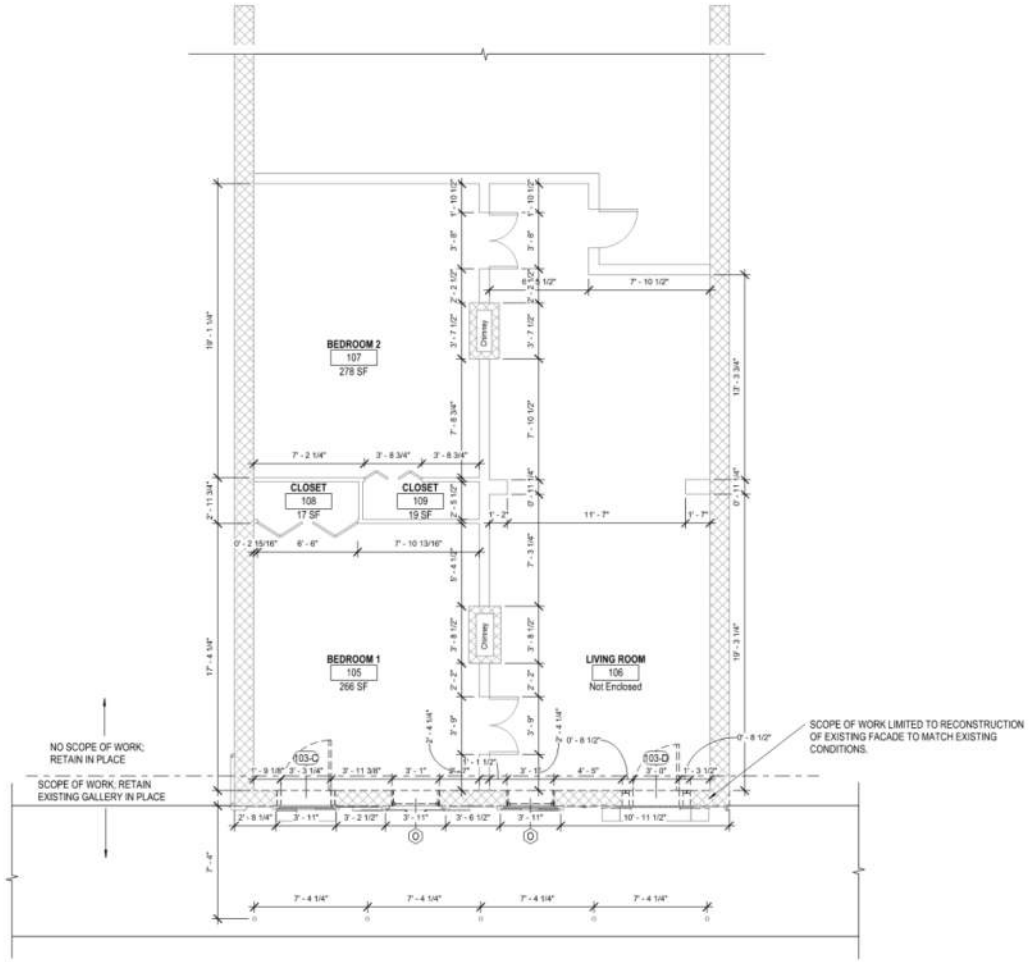
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1 D101 LEVEL 1 4/ A201

1/4" = 1'-0"

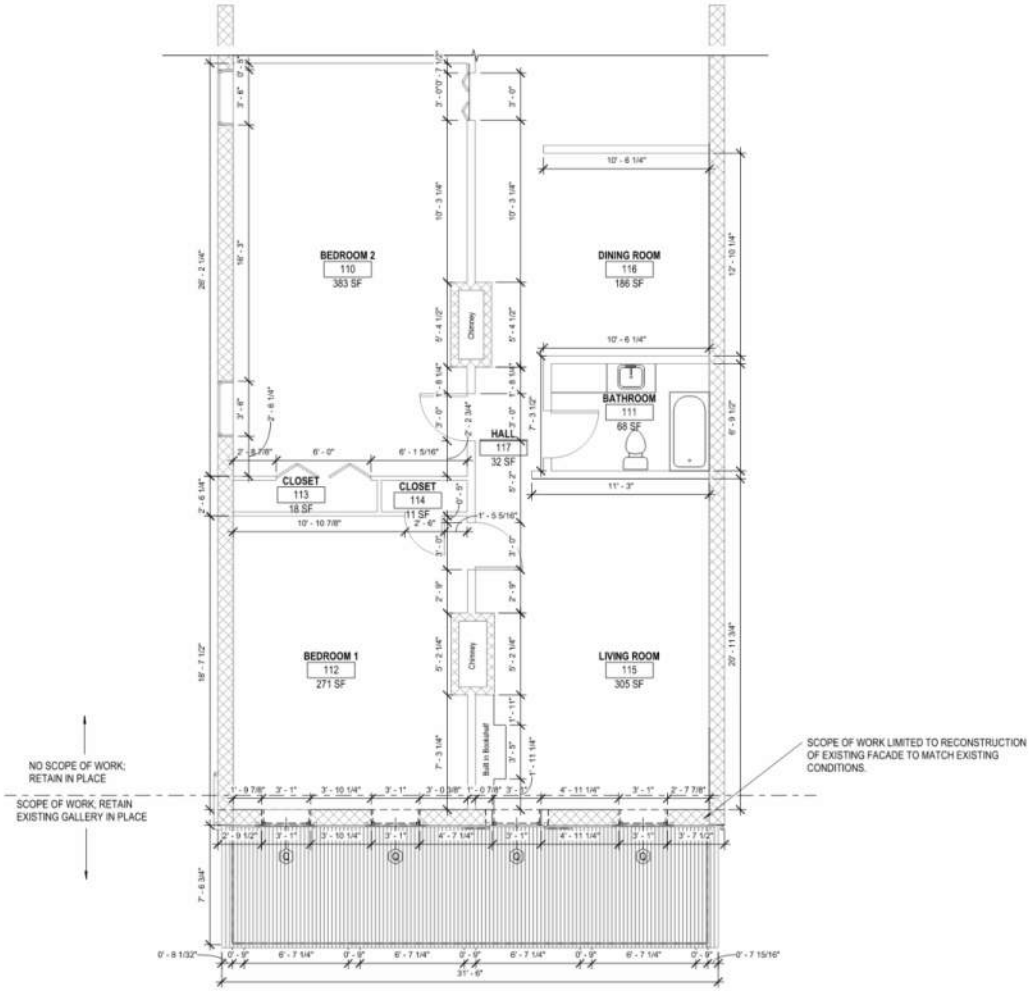
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1 D102 Level 2 Demo
4/ A201
1/4" = 1'-0"

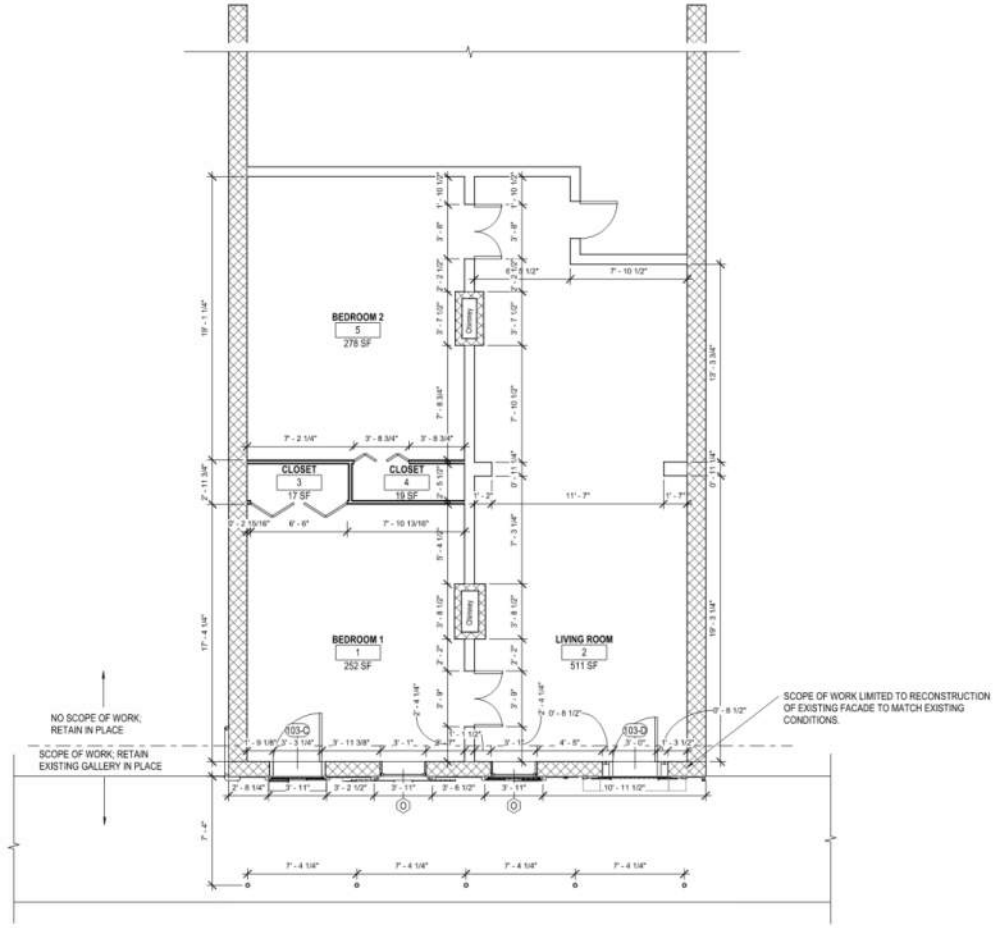
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1 A101 LEVEL 1 4/ A201 1/4" = 1'-0"

BARONNE STREET

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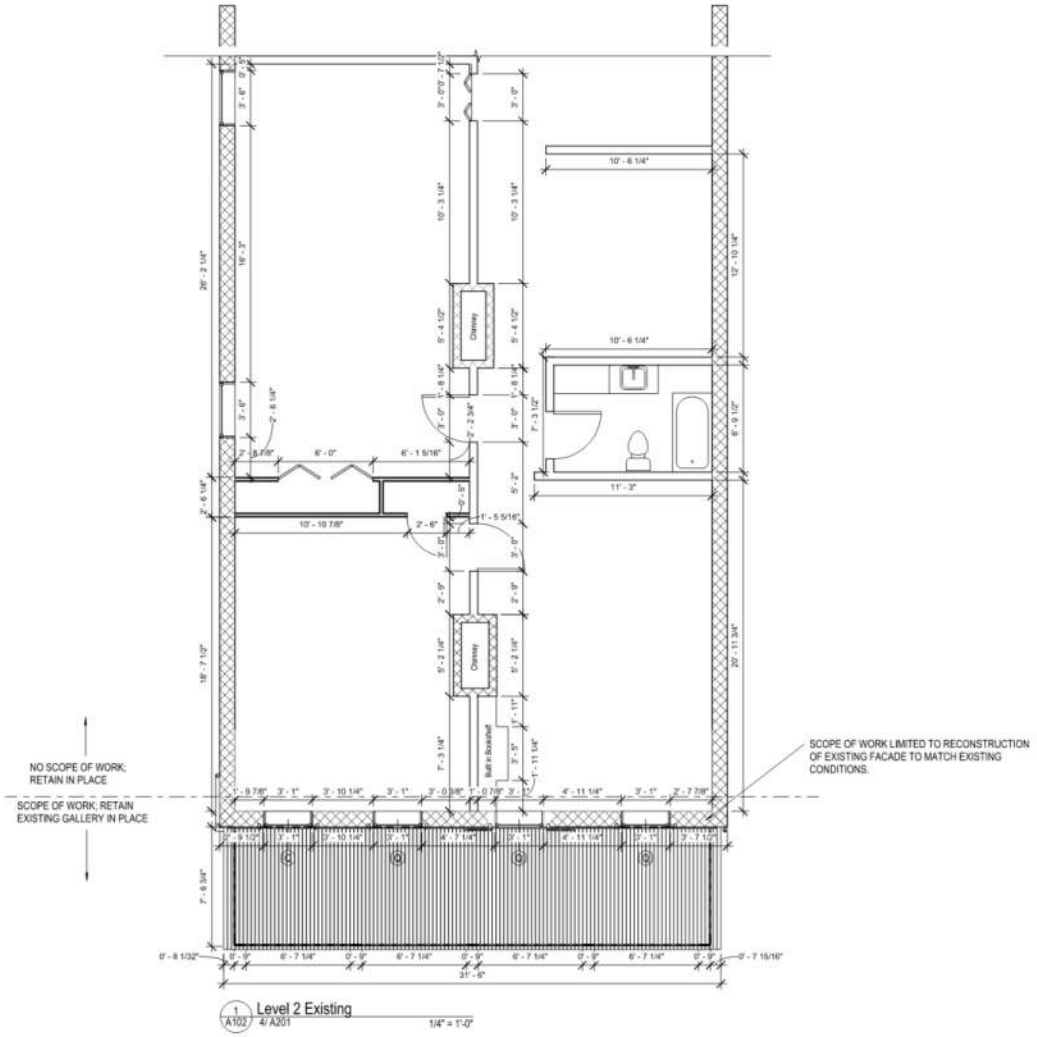
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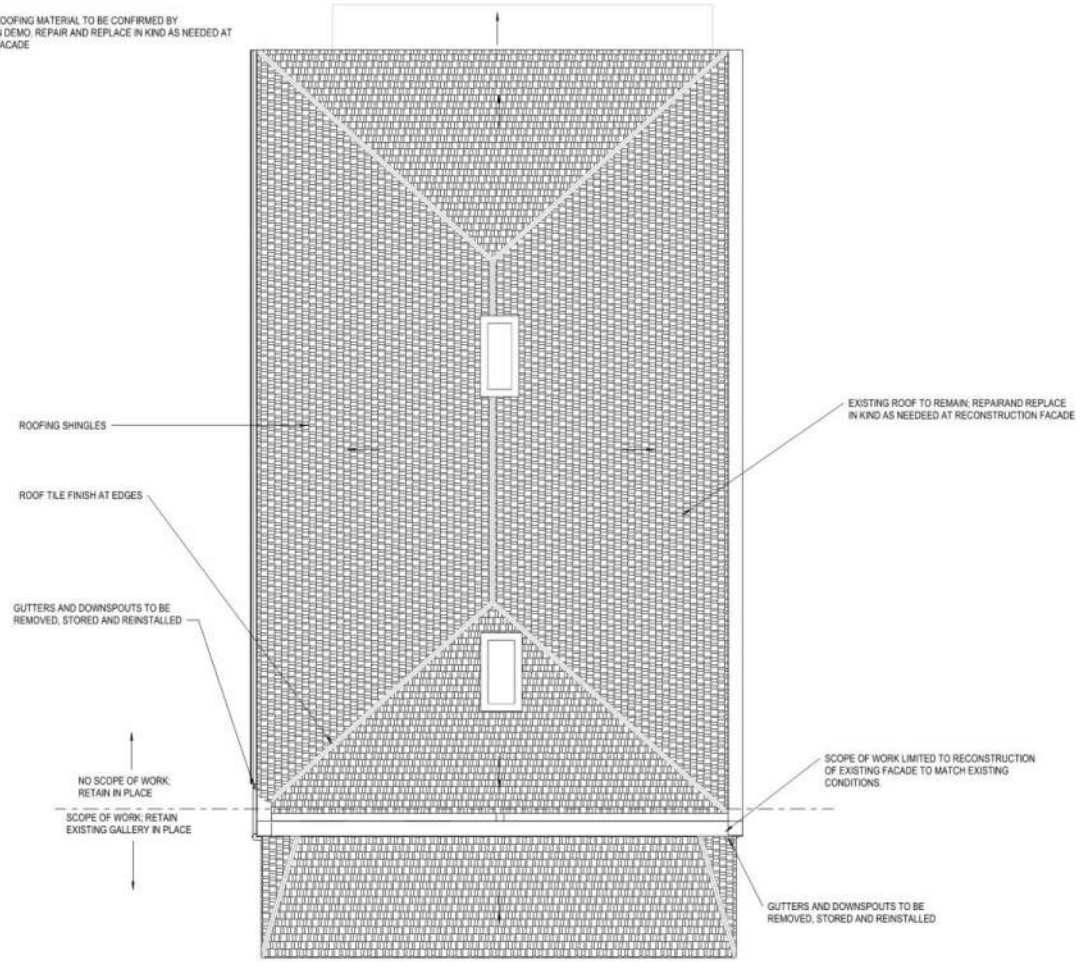
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1 / A103 Roof plan
4/ A201 1/4" = 1'-0"

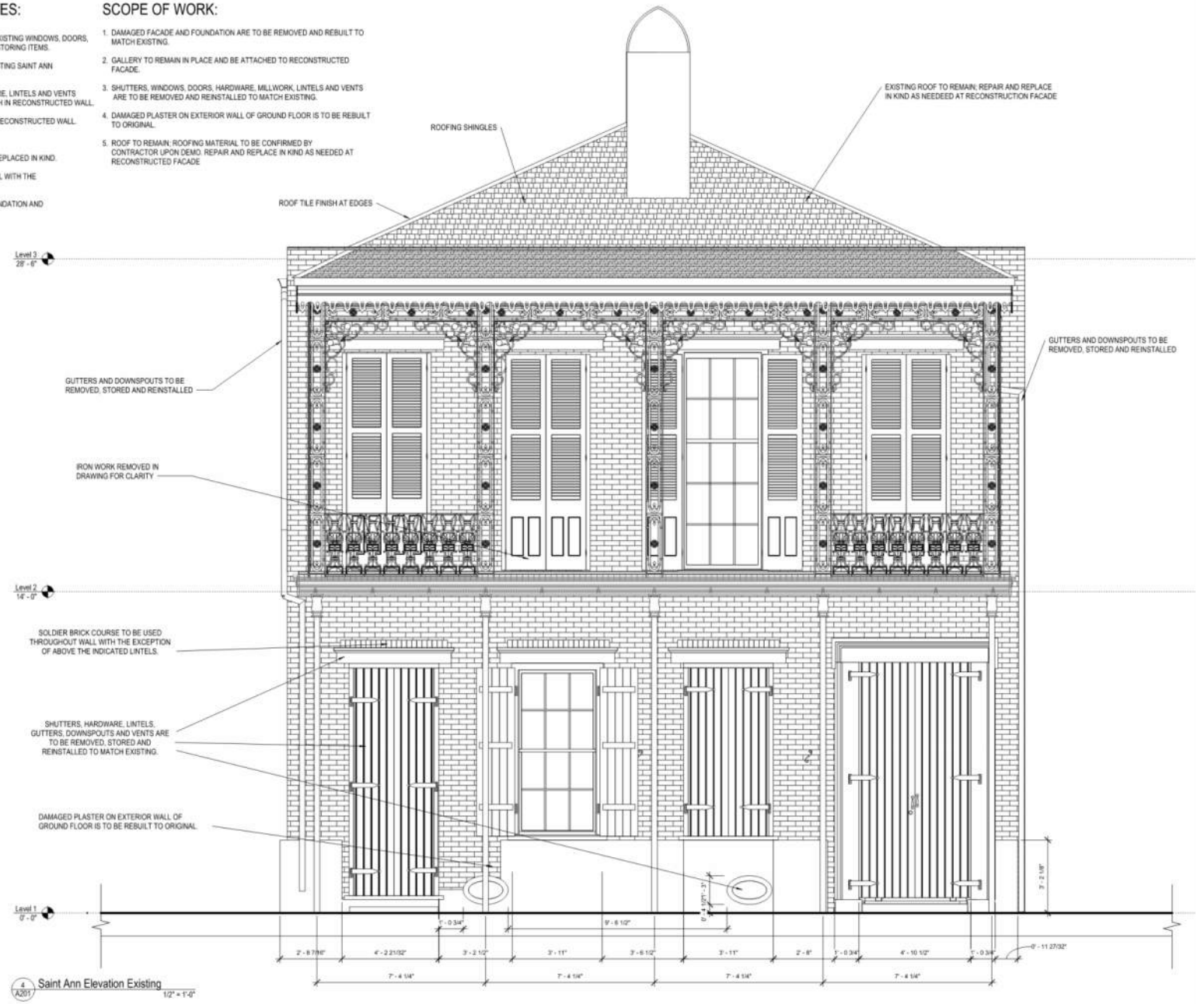
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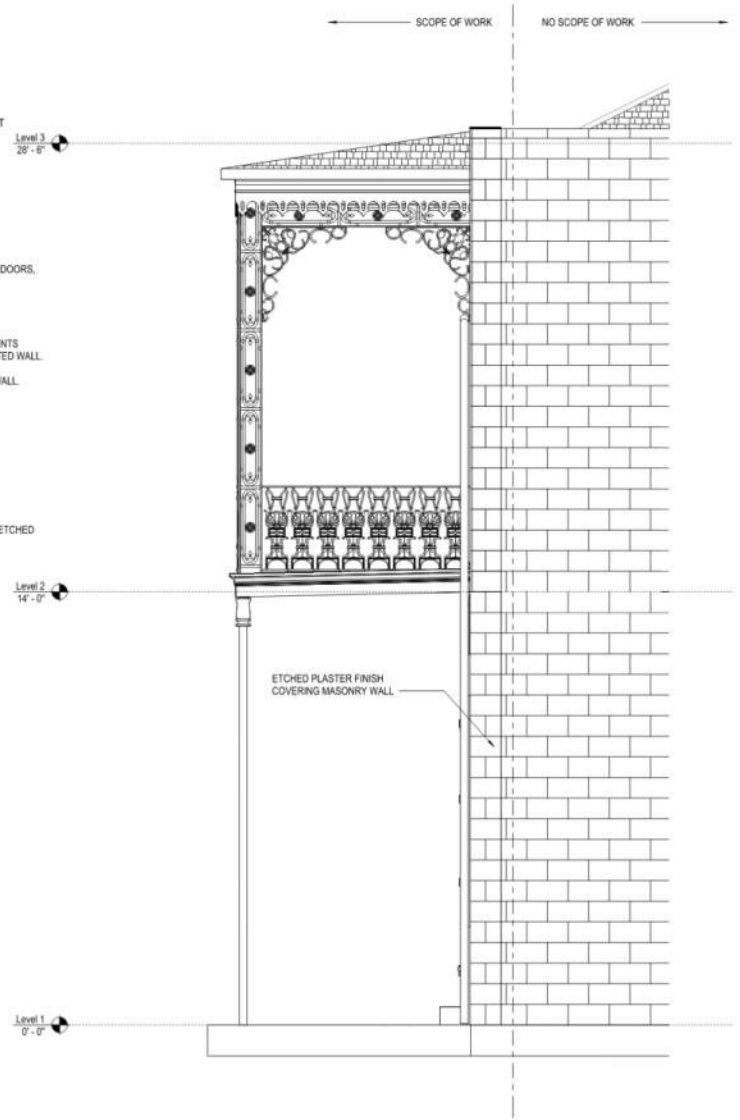
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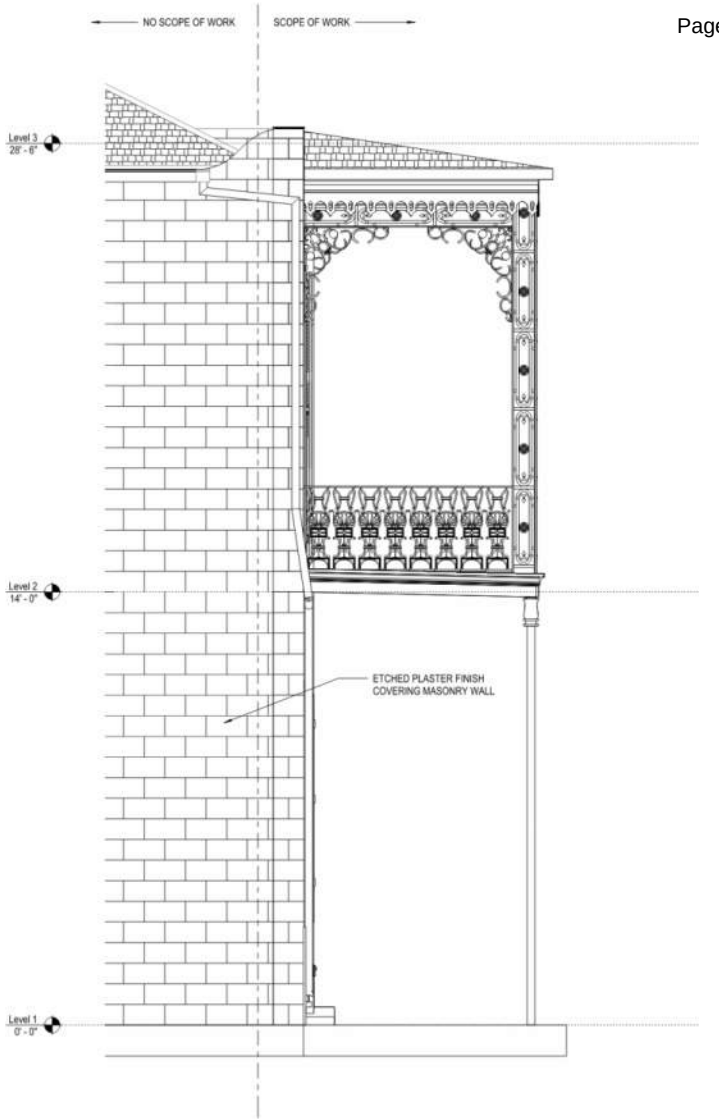
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3 A202 Bourbon Side Elevation call out
1/2" = 1'-0"



4 A202 Dauphine Side Elevation call out
1/2" = 1'-0"

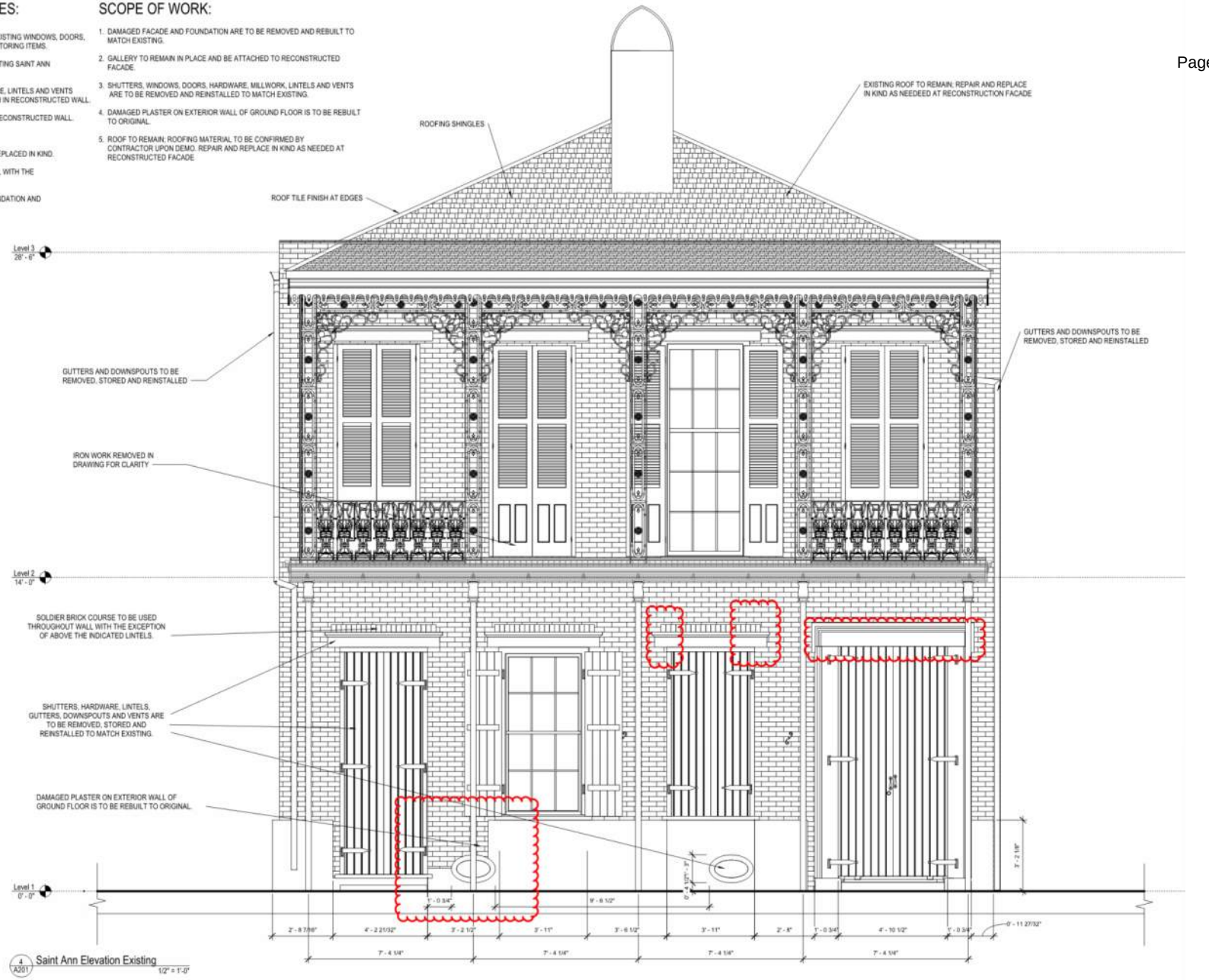
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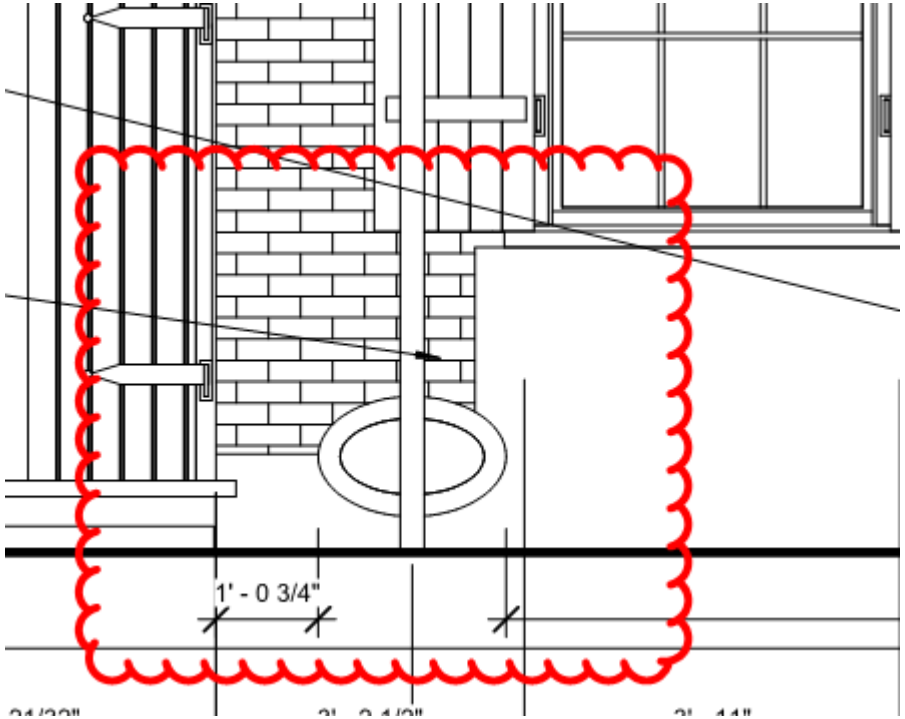
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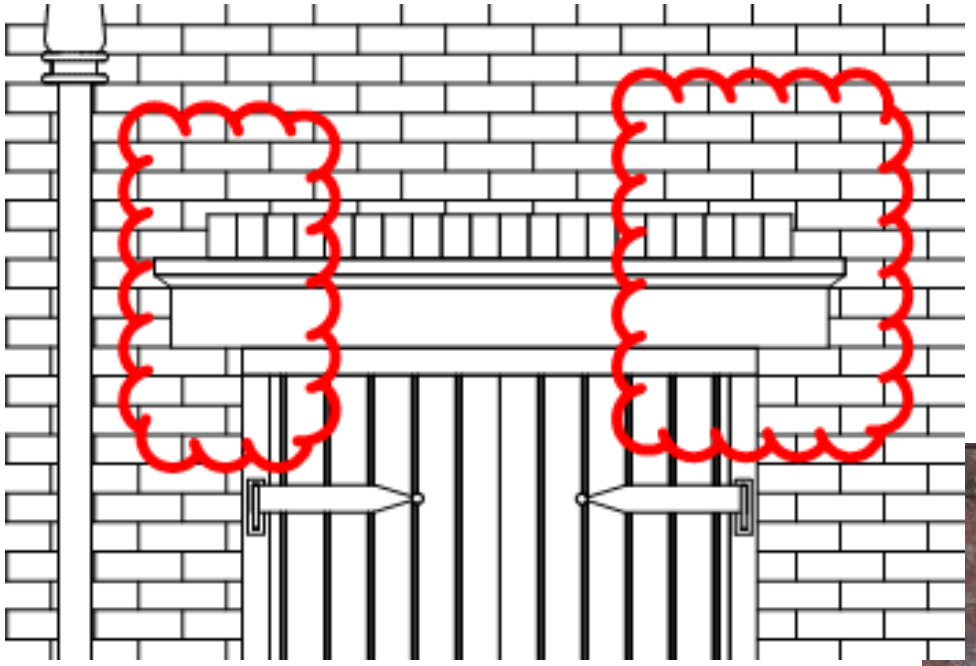
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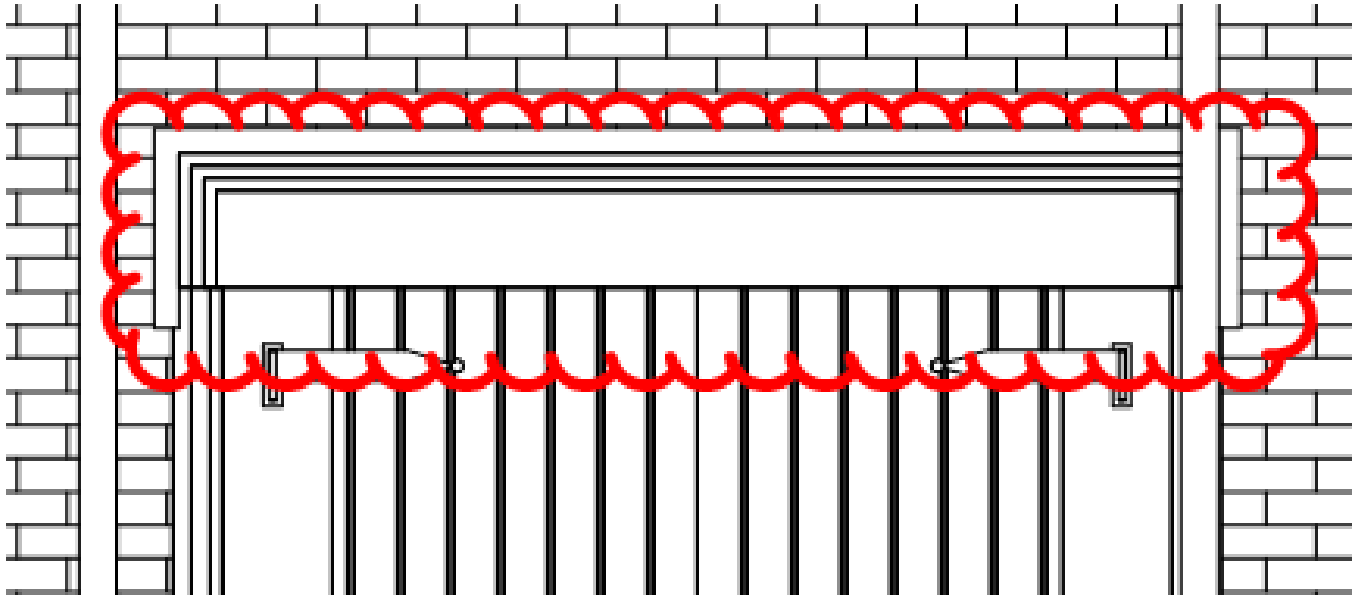



1' - 0 3/4"











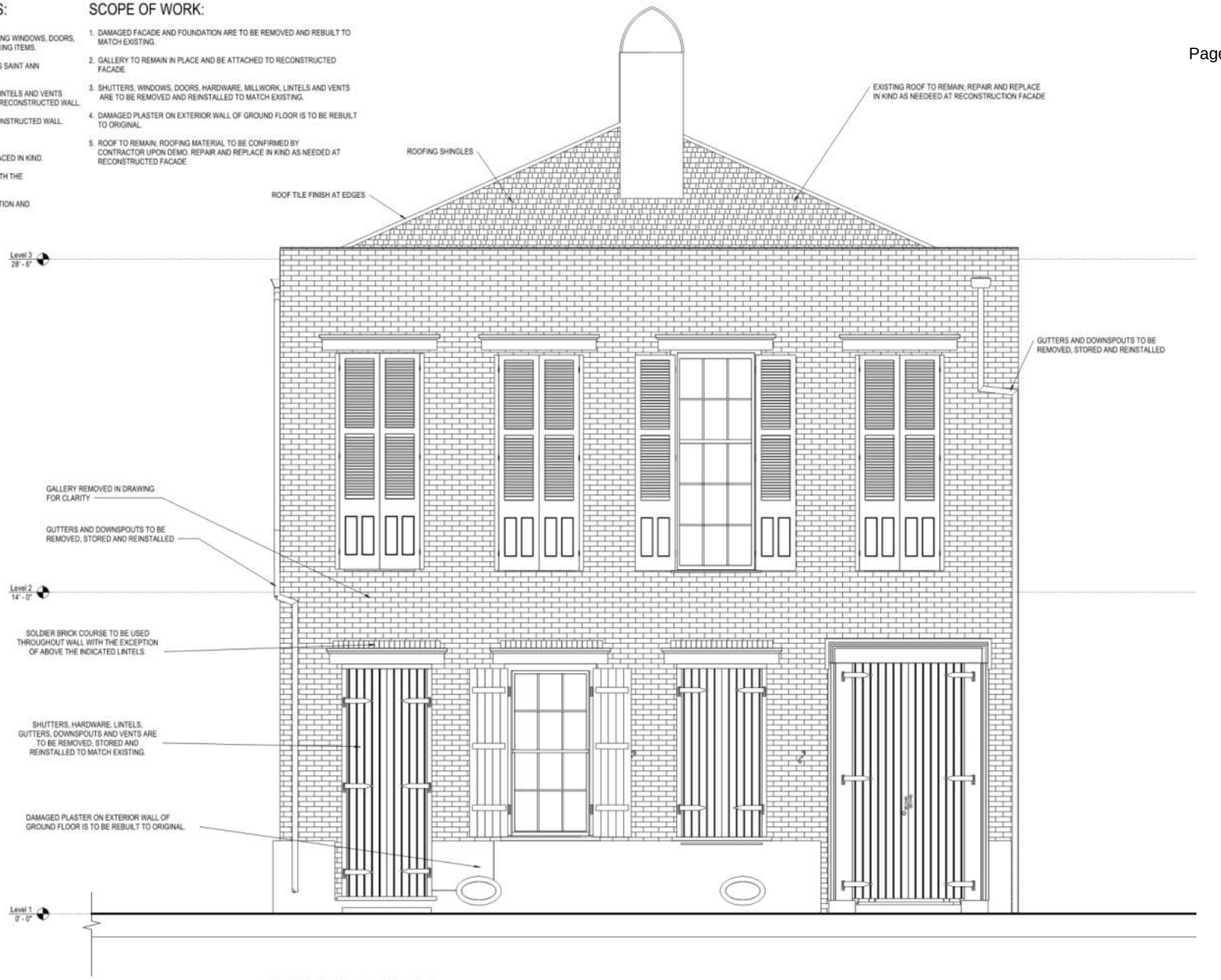
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1/A221 Saint Ann Elevation without Gallery
1/2" = 1'-0"

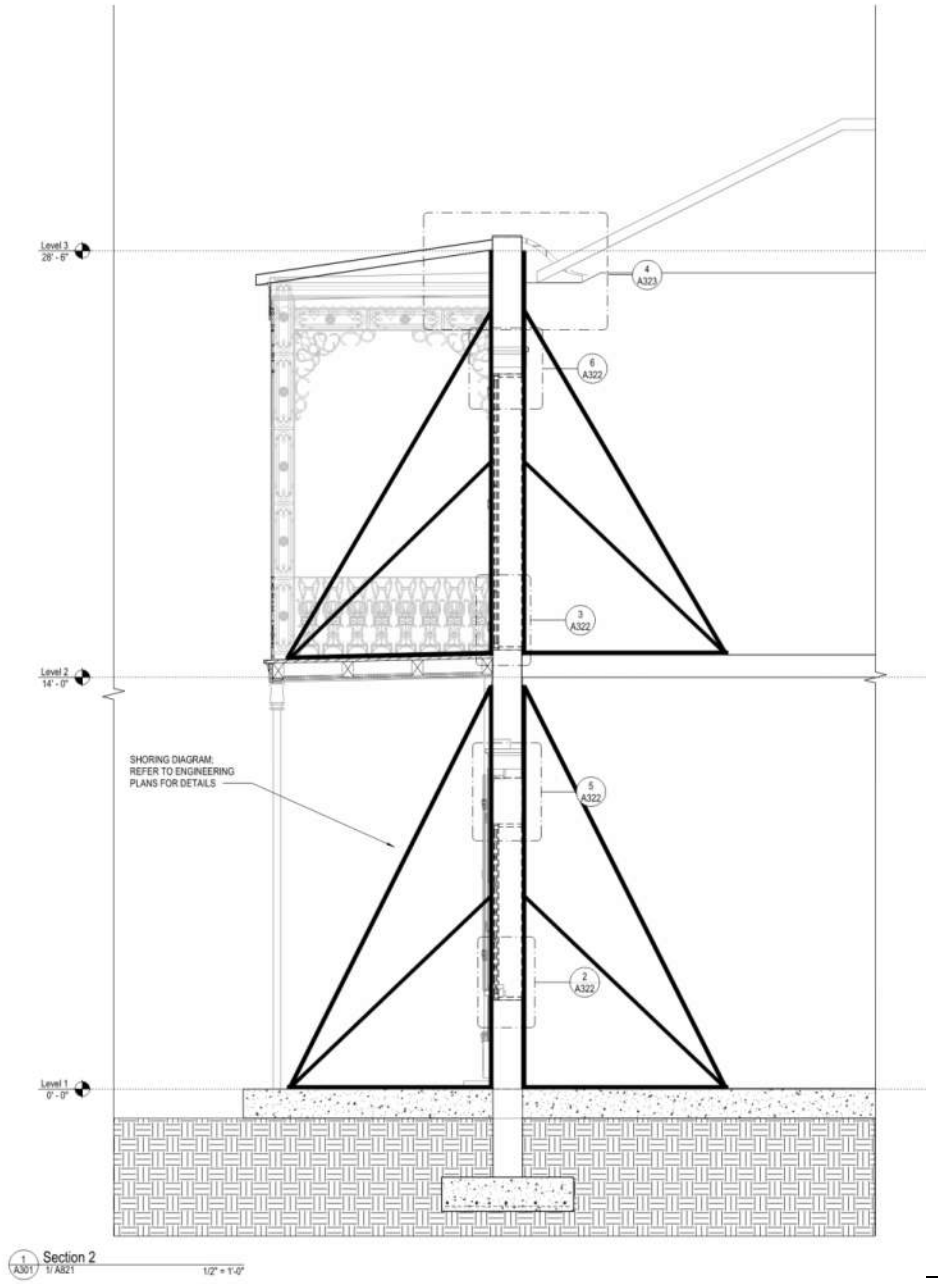
GENERAL CONSTRUCTION NOTES:

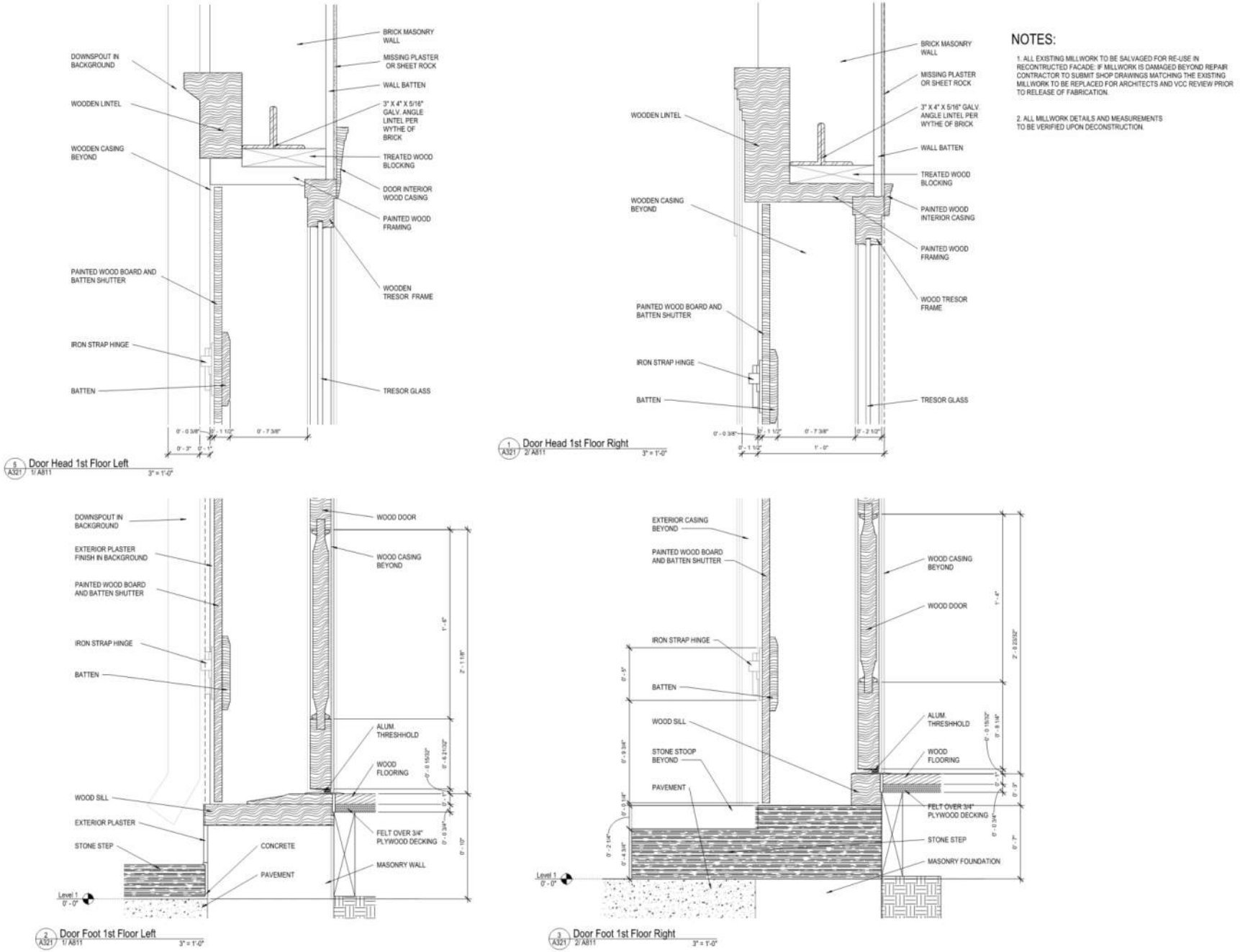
GENERAL NOTE: GENERAL CONTRACTOR TO VERIFY ALL EXISTING WINDOWS, DOORS, LINTELS AND SHUTTERS ON SITE BEFORE REMOVING AND STORING ITEMS.

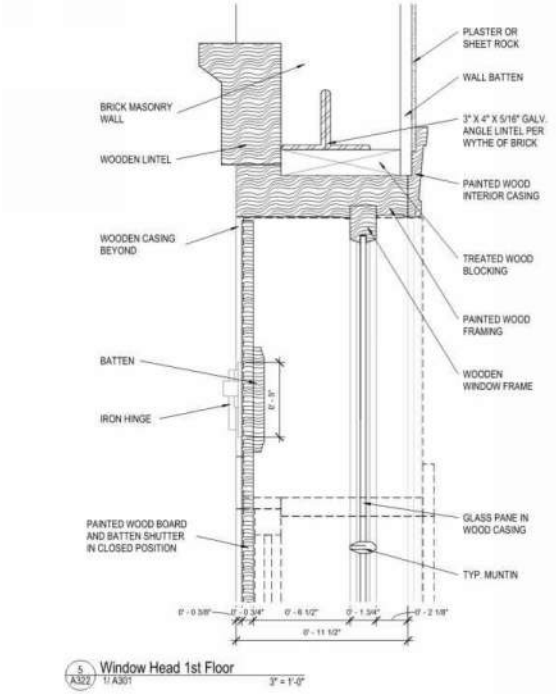
1. SCOPE OF WORK LIMITED TO RECONSTRUCTION OF EXISTING SAINT ANN FACADE TO MATCH EXISTING CONDITIONS.
2. ALL MILLWORK, SHUTTERS, DOORS, WINDOWS, HARDWARE, LINTELS AND VENTS ARE TO BE STORED ON SITE AND REINSTALLED TO MATCH IN RECONSTRUCTED WALL.
3. BRICKS OF DECONSTRUCTED WALL ARE TO BE USED IN RECONSTRUCTED WALL.
4. ALL BRICKS ARE TO BE STORED ON SITE.
5. ALL BRICKS UNFIT FOR RESCONSTRUCTION ARE TO BE REPLACED IN KIND.
6. SOLDIER BRICK COURSE TO BE USED THROUGHOUT WALL WITH THE EXCEPTION OF ABOVE THE INDICATED LINTELS.
7. REFER TO ENGINEERING PLANS FOR ROOF, LINTEL, FOUNDATION AND SHORING DETAILS.

SCOPE OF WORK:

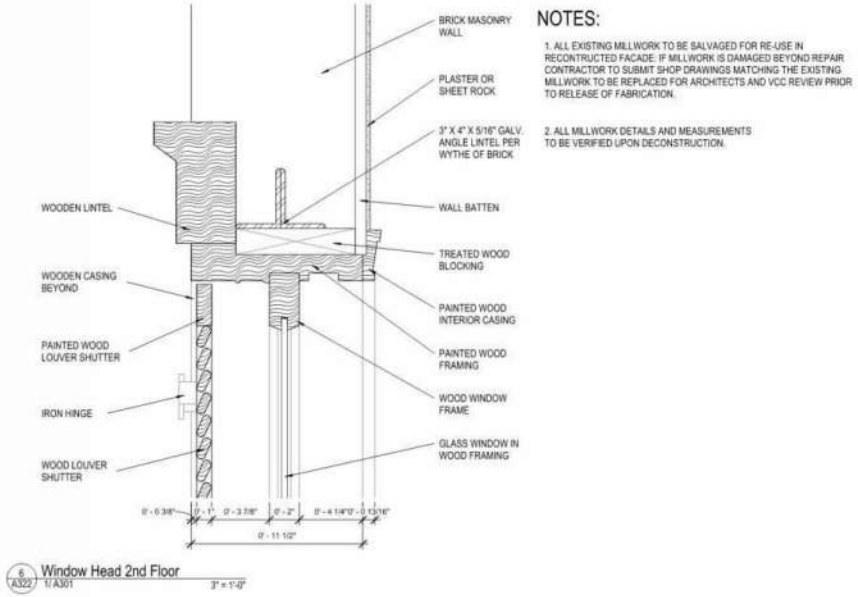
1. DAMAGED FACADE AND FOUNDATION ARE TO BE REMOVED AND REBUILT TO MATCH EXISTING.
2. GALLERY TO REMAIN IN PLACE AND BE ATTACHED TO RECONSTRUCTED FACADE.
3. SHUTTERS, WINDOWS, DOORS, HARDWARE, MILLWORK, LINTELS AND VENTS ARE TO BE REMOVED AND REINSTALLED TO MATCH EXISTING.
4. DAMAGED PLASTER ON EXTERIOR WALL OF GROUND FLOOR IS TO BE REBUILT TO ORIGINAL.
5. ROOF TO REMAIN; ROOFING MATERIAL TO BE CONFIRMED BY CONTRACTOR UPON DEMO. REPAIR AND REPLACE IN KIND AS NEEDED AT RECONSTRUCTED FACADE




DOWNSPOUT IN BACKGROUND
WOODEN LINTEL
WOODEN CASING BEYOND
PAINTED WOOD BOARD AND BATTEN SHUTTER
IRON STRAP HINGE
BATTEN
BRICK MASONRY WALL
MISSING PLASTER OR SHEET ROCK
WALL BATTEN
3" X 4" X 5/16" GALV. ANGLE LINTEL PER WYTHE OF BRICK
TREATED WOOD BLOCKING
DOOR INTERIOR WOOD CASING
PAINTED WOOD FRAMING
WOODEN TRESOR FRAME
TRESOR GLASS
Door Head 1st Floor Left
Door Head 1st Floor Right
NOTES:
1. ALL EXISTING MILLWORK TO BE SALVAGED FOR RE-USE IN RECONTRUCTED FACADE: IF MILLWORK IS DAMAGED BEYOND REPAIR CONTRACTOR TO SUBMIT SHOP DRAWINGS MATCHING THE EXISTING MILLWORK TO BE REPLACED FOR ARCHITECTS AND VCC REVIEW PRIOR TO RELEASE OF FABRICATION.
2. ALL MILLWORK DETAILS AND MEASUREMENTS TO BE VERIFIED UPON DECONSTRUCTION.
WOOD TRESOR FRAME
EXTERIOR PLASTER FINISH IN BACKGROUND
EXTERIOR CASING BEYOND
WOOD DOOR
WOOD CASING BEYOND
ALUM. THRESHHOLD
WOOD FLOORING
STONE STOOP BEYOND
PAVEMENT
FELT OVER 3/4" PLYWOOD DECKING
STONE STEP
CONCRETE
MASONRY WALL
MASONRY FOUNDATION
Level 1
Door Foot 1st Floor Left
Door Foot 1st Floor Right



5 A322 Window Head 1st Floor 1/ A301 3" = 1'-0"

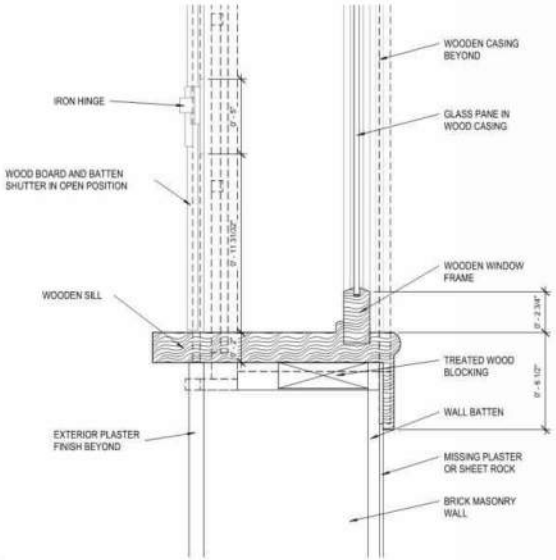


6 A322 Window Head 2nd Floor 1/ A301 3" = 1'-0"

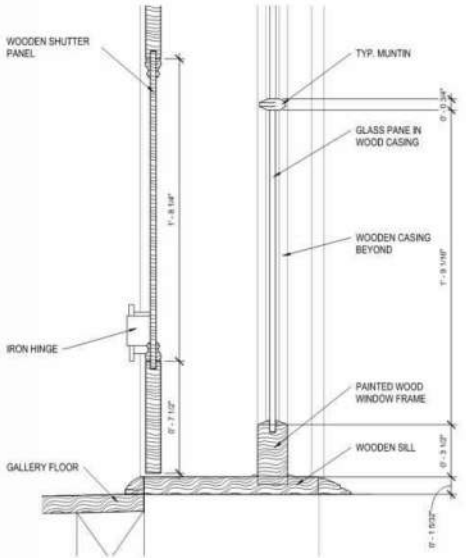
NOTES:

1. ALL EXISTING MILLWORK TO BE SALVAGED FOR RE-USE IN RECONTRUCTED FACADE. IF MILLWORK IS DAMAGED BEYOND REPAIR CONTRACTOR TO SUBMIT SHOP DRAWINGS MATCHING THE EXISTING MILLWORK TO BE REPLACED FOR ARCHITECTS AND VCC REVIEW PRIOR TO RELEASE OF FABRICATION.

2. ALL MILLWORK DETAILS AND MEASUREMENTS TO BE VERIFIED UPON DECONSTRUCTION.



2 A322 Window Sill 1st Floor 1/ A301 3" = 1'-0"

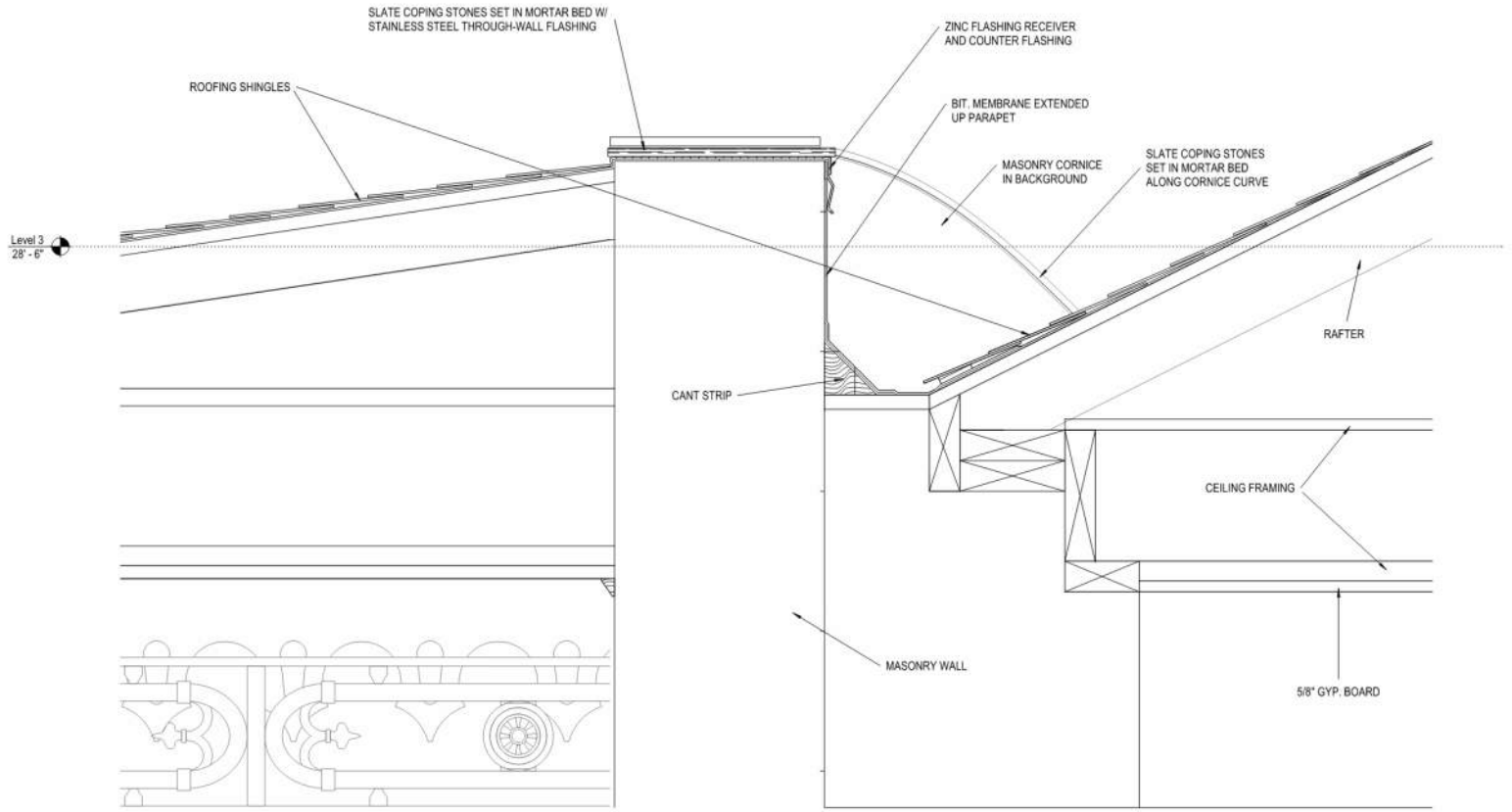


3 A322 Window Sill 2nd Floor 1/ A301 3" = 1'-0"

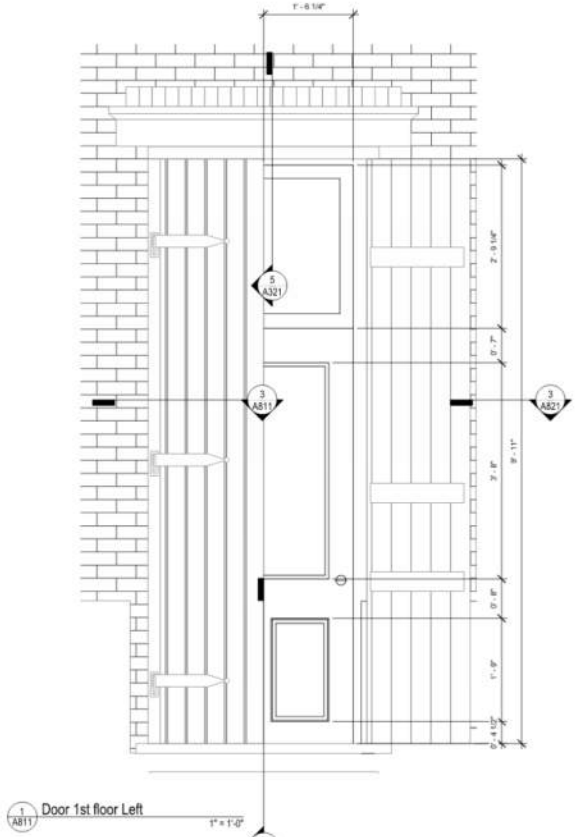
NOTES:

1. CORNICE TO BE SALVAGED AND RECONECTED AS IS TO RECONTRUCTED FACADE.

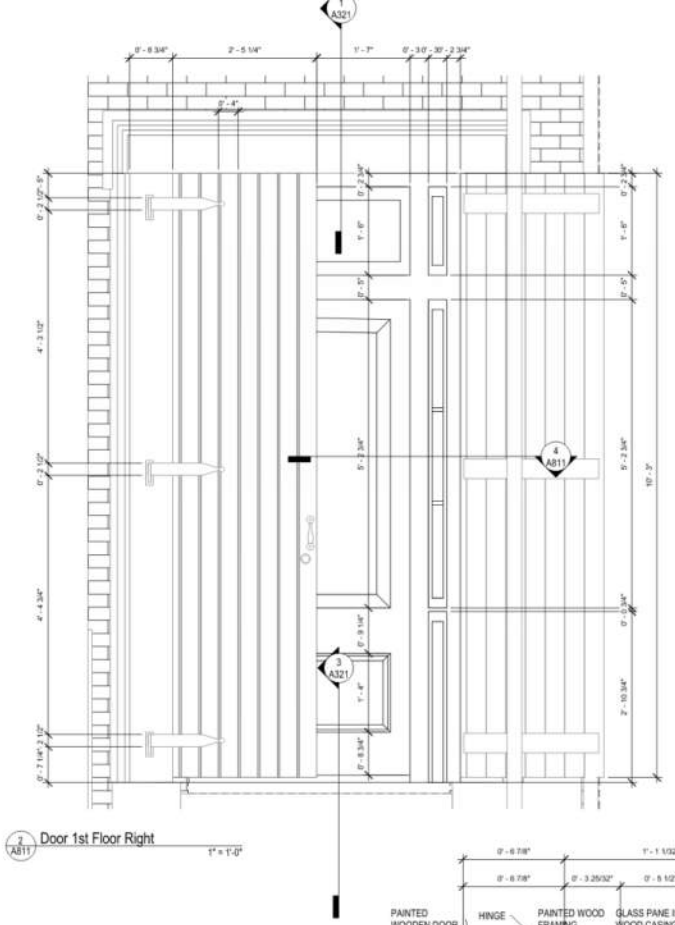
2. DETAILS, MEASUREMENTS AND MATERIALS TO BE VERIFIED UPON DECONSTRUCTION.



4 / A323 Parapet 1/ A301 3" = 1'-0"



1 A811 Door 1st floor Left 1" = 1'-0"

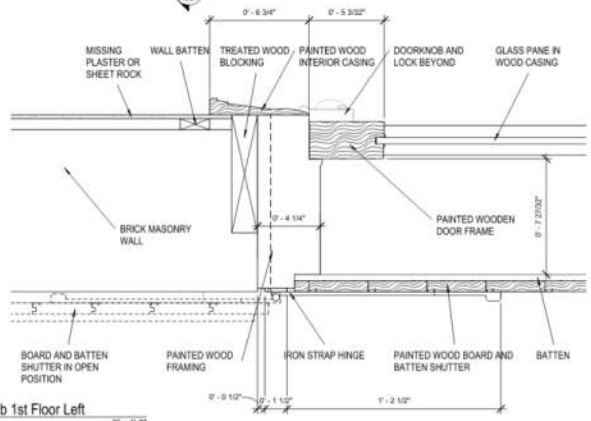


2 A811 Door 1st Floor Right 1" = 1'-0"

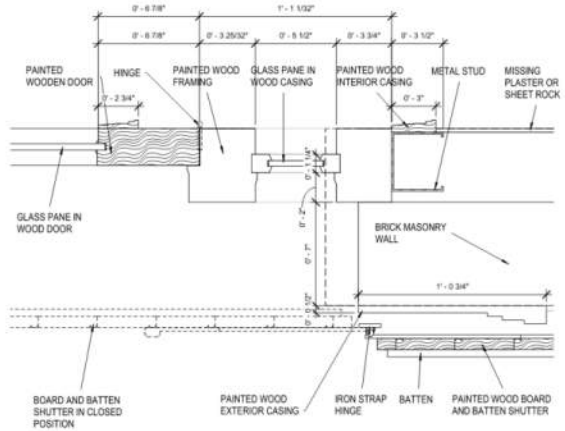
NOTES:

1. ALL EXISTING MILLWORK TO BE SALVAGED FOR RE-USE IN RECONTRUCTED FACADE: IF MILLWORK IS DAMAGED BEYOND REPAIR CONTRACTOR TO SUBMIT SHOP DRAWINGS MATCHING THE EXISTING MILLWORK TO BE REPLACED FOR ARCHITECTS AND VCC REVIEW PRIOR TO RELEASE OF FABRICATION.

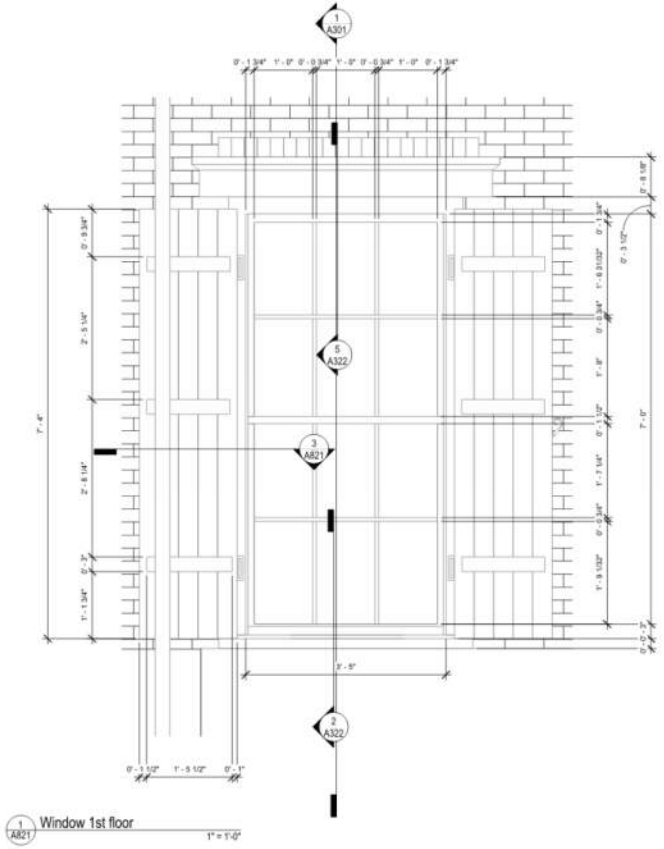
2. ALL MILLWORK DETAILS AND MEASUREMENTS TO BE VERIFIED UPON DECONSTRUCTION.



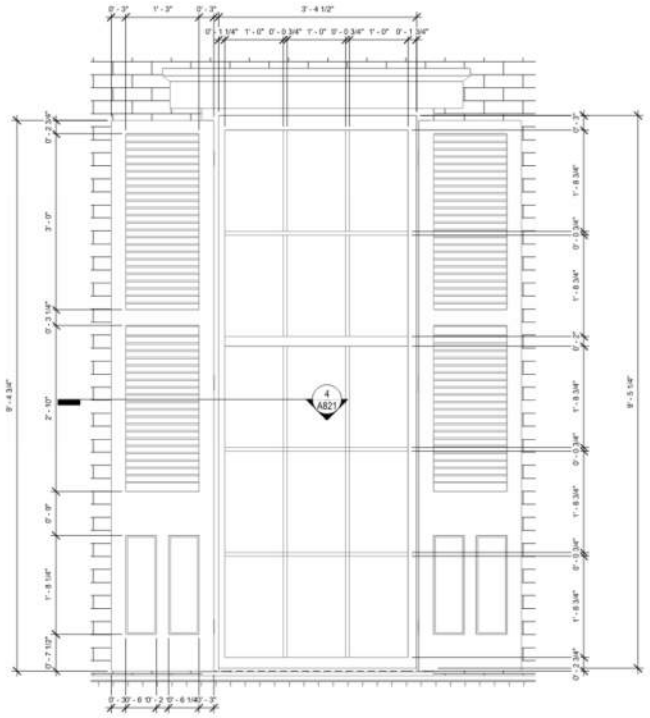
3 A811 1/ A811 Door Jamb 1st Floor Left 3" = 1'-0"



4 A811 2/ A811 Door Jamb 1st Floor Right 3" = 1'-0"



1 A821 Window 1st floor 1" = 1'-0"

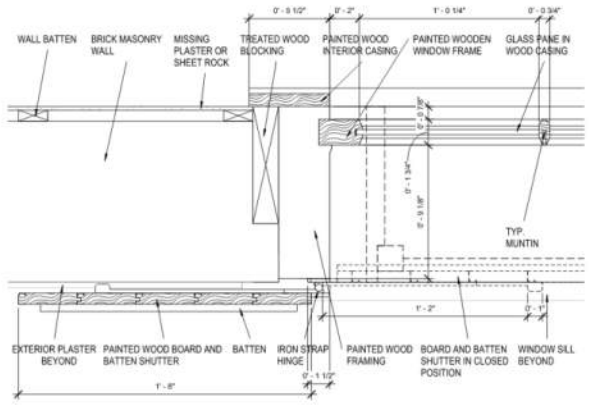


2 A821 Window 2nd Floor 1" = 1'-0"

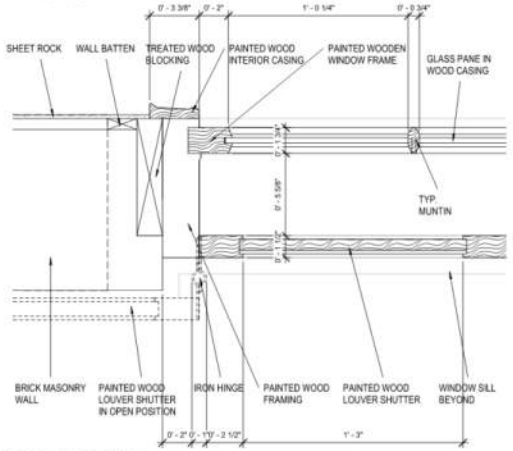
NOTES:

1. ALL EXISTING MILLWORK TO BE SALVAGED FOR RE-USE IN RECONTRUCTED FACADE. IF MILLWORK IS DAMAGED BEYOND REPAIR CONTRACTOR TO SUBMIT SHOP DRAWINGS MATCHING THE EXISTING MILLWORK TO BE REPLACED FOR ARCHITECTS AND VCC REVIEW PRIOR TO RELEASE OF FABRICATION.

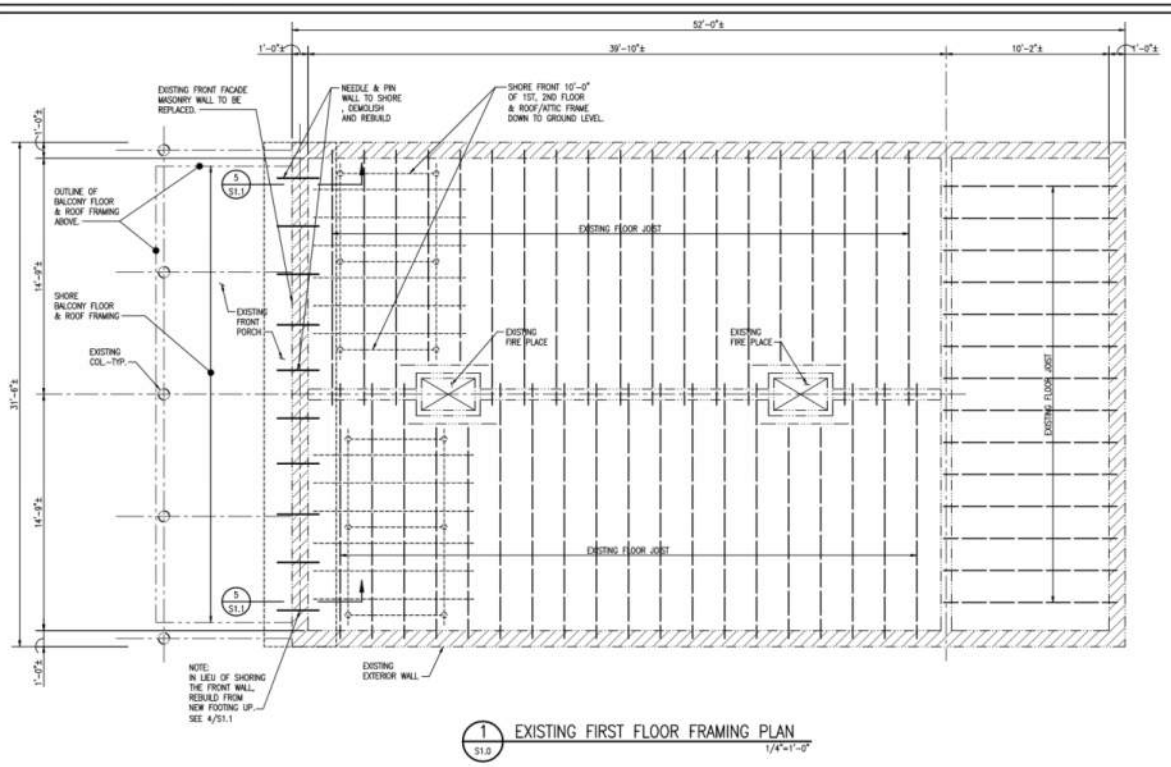
2. ALL MILLWORK DETAILS AND MEASUREMENTS TO BE VERIFIED UPON DECONSTRUCTION.



3 A821 Window Jamb 1st Floor 1/ A811 3" = 1'-0"



4 A821 Window Jamb 2nd Floor 2/ A821 3" = 1'-0"



1 S1.0 EXISTING FIRST FLOOR FRAMING PLAN 1/4"=1'-0"

1 S1.1 GENERAL NOTES

1. EXISTING CONDITIONS:
ALL DIMENSIONS AND CONDITIONS TYING INTO OR GOVERNED BY EXISTING CONSTRUCTION ARE APPROXIMATE AND ARE NOT PURPORTED TO BE CORRECT. ALL SUCH DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE PREPARATION OF SHOP DRAWINGS. FIRST SUBMITTAL OF SHOP DRAWINGS MUST CONTAIN CORRECT CONDITIONS AND DIMENSIONS OBTAINED FROM THE FIELD. IF CONDITIONS AND DIMENSIONS VARY GREATLY FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PREPARATION OF SHOP DRAWINGS.
2. EXISTING UTILITIES:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY CONFLICTS OR POTENTIAL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
3. DAMAGE TO EXISTING CONSTRUCTION:
ALL WORK SHALL BE DONE IN A MANNER WHICH WILL NOT DAMAGE ADJACENT EXISTING CONSTRUCTION WHICH IS TO REMAIN.
4. CONCRETE:
A. ACI 301-11 SPECIFICATIONS
B. NORMAL WEIGHT CONCRETE: 150 PCF
C. COMPRESSIVE STRENGTH AT 28 DAYS: 4,000 PSI
5. REINFORCING CLEARANCES REQUIRED ARE AS FOLLOWS:
ACI 117 STANDARDS. UNLESS SPECIFICALLY NOTED OR SHOWN ON THE DRAWINGS, REINFORCING CLEARANCES SHALL BE AS FOLLOWS:
A. SLABS: ¾" CLEAR TOP & BOTTOM FORMED, 1" CLEAR BOTTOM, ¾" CLEAR TOP ON GRADE.
B. BEAMS: 1½" CLEAR BOTTOM FORMED, 3" CLEAR BOTTOM CAST ON EARTH, 1½" CLEAR SIDES AND TOP FORMED, 3" CLEAR SIDES EARTH FORMED, 1½" CLEAR TOP.
C. COLUMNS: 1½" CLEAR, TYPICAL.
D. WALLS: 1½" CLEAR, TYPICAL.
6. REINFORCING DETAILS FOR STRUCTURALLY SUPPORTED CONCRETE:
ACI 315 STANDARDS. UNLESS SPECIFICALLY NOTED OR SHOWN ON THE DRAWINGS, BAR LAPS AND CONFIGURATIONS SHALL BE AS FOLLOWS:
A. TOP BARS: HOOK AT NON-CONTINUOUS ENDS. LAP 30 DIAMETERS AT MID-SPAN. FOR REINFORCING NOTED ON THE CONSTRUCTION DOCUMENTS AS CONTINUOUS, SEE NOTE "F".
B. BOTTOM BARS: LAP 6" AT CENTER OF SUPPORT.
C. TEMPERATURE BARS IN SLAB AND INTERMEDIATE HORIZONTAL BARS IN WALLS AND BEAMS: TENSION LAP SPLICES, SEE TABLE BELOW.
D. SLAB TOP REINFORCING SUPPORT BARS: SLAB TOP REINFORCING BARS LESS THAN 6 FEET IN LENGTH SHALL HAVE 2-#4 CONT. SUPPORT BARS AND SLAB TOP REINFORCING BARS GREATER THAN 6 FEET IN LENGTH SHALL HAVE #4 SUPPORT BARS EQUALLY SPACED AT NO MORE THAN 4'-0" O.C.
E. CORNER BARS: PROVIDE CORNER BARS AT EACH OUTSIDE CORNER FOR EACH HORIZONTAL BAR IN WALLS AND BEAMS. CORNER BARS SHALL LAP WITH HORIZONTAL BARS. PROVIDE "U" BARS AT WALL ENDS. LAP #3 TO #6 BARS 30" EACH WAY AND LAP #7 TO #11 BARS 48" EACH WAY. HOOK INSIDE BARS IN WALLS AT ENDS.
F. LAP SPLICE TABLE FOR FULLY CONTINUOUS REINFORCING:

	LOCATION	LAP SPLICES (INCHES) BAR SIZE							
		#3	#4	#5	#6	#7	#8	#9	#10 #11
SLABS	TOP	15	24	36	48	78	96	117	140 165
	OTHER	12	19	28	37	60	74	90	108 127
OTHER	TOP	24	32	40	48	70	80	91	102 113
	OTHER	19	25	31	37	54	62	70	79 87

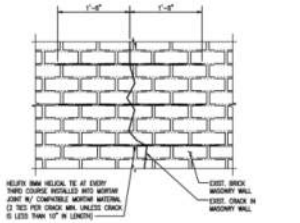
8. REINFORCING STEEL:
A. BARS – ASTM A615, GRADE 60

12. DESIGN LOADS AND OTHER PERTINENT DESIGN INFORMATION:
A. BUILDING CODE: INTERNATIONAL BUILDING CODE 2012 / ASCE 7-10
B. FLOOR LIVE LOADS:
1. RESIDENTIAL AREAS: 40 PSF
2. CORRIDORS AT RESIDENTIAL AREAS: 40 PSF
3. FIRST FLOOR AND PUBLIC AREAS: 100 PSF
4. FIRST FLOOR (SERVICES BUILDING): 125 PSF
5. ATTIC: 20 PSF
6. MECHANICAL: 20 PSF
C. ROOF LIVE LOAD
1. 20 PSF
D. ROOF SNOW LOAD
1. GROUND SNOW LOAD (Pg): 0 PSF
E. WIND LOAD
1. BASIC WIND SPEED: 145 MPH
2. RISK CATEGORY:
A. MAIN BUILDING: II
B. SERVICES BUILDING: I
3. WIND EXPOSURE CATEGORY: B
4. INTERNAL PRESSURE COEFFICIENT: ±0.18
5. EDGE WIDTH "a": 7 FEET
6. COMPONENTS AND CLADDING PRESSURES:

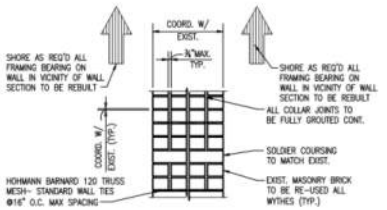
CHAPEL, ADMINISTRATION AND BAND BUILDING
COMPONENTS AND CLADDING DESIGN PRESSURES (PSF)

EWA (FT²) \ ZONE	1	2	3	4	5	OVER HANG
≤10	+63 -98	+63 -134	+63 -178	+43 -43	+43 -78	+43 -86
20	+60 -92	+60 -128	+60 -178	+43 -43	+43 -78	+43 -84
50	+55 -86	+55 -120	+55 -178	+40 -41	+40 -68	+40 -80
100	+51 -82	+51 -114	+51 -178	+37 -39	+37 -63	+37 -78
200	+47 -76	+47 -106	+47 -178	+34 -38	+34 -57	+34 -78
≥500	+43 -70	+43 -98	+43 -178	+31 -35	+31 -47	+31 -78

NOTES:
1.) EWA IS THE EFFECTIVE WIND AREA OF A STRUCTURAL COMPONENT.
2.) FOR ZONE DEFINITIONS, SEE ASCE 7-10 FIGURES 30.4-1 AND 30.4-2A.
3.) PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE SURFACES, RESPECTIVELY.

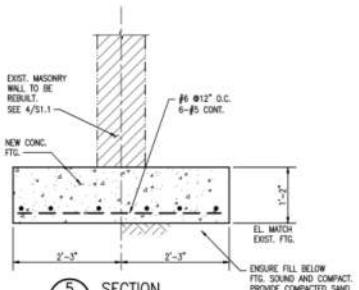


3 S1.1 DETAIL – TYP. EXISTING BRICK WALL VERTICAL AND DIAGONAL CRACK REPAIR 1"=1'-0"



NOTES: UNLESS NOTED OTHERWISE:
1. ALL MASONRY WYTHES & COURSES TO BE KEYED INTO EXIST. MASONRY WALL– SEE ELEVATIONS.
2. BRICK COURSING, MORTAR JOINTS, ETC. TO MATCH EXISTING.
3. REBUILD WALL TO DEPTH REQUIRED TO ACHIEVE SOLID BEARING ON EXISTING SOUND MASONRY.
4. ALL MORTAR SHALL BE FORMULATED TO BE COMPATIBLE WITH THE EXISTING MORTAR.

4 S1.1 DETAIL – MULTI WYTHE MASONRY REBUILDING 3/4"=1'-0"



5 S1.1 SECTION 3/4"=1'-0"

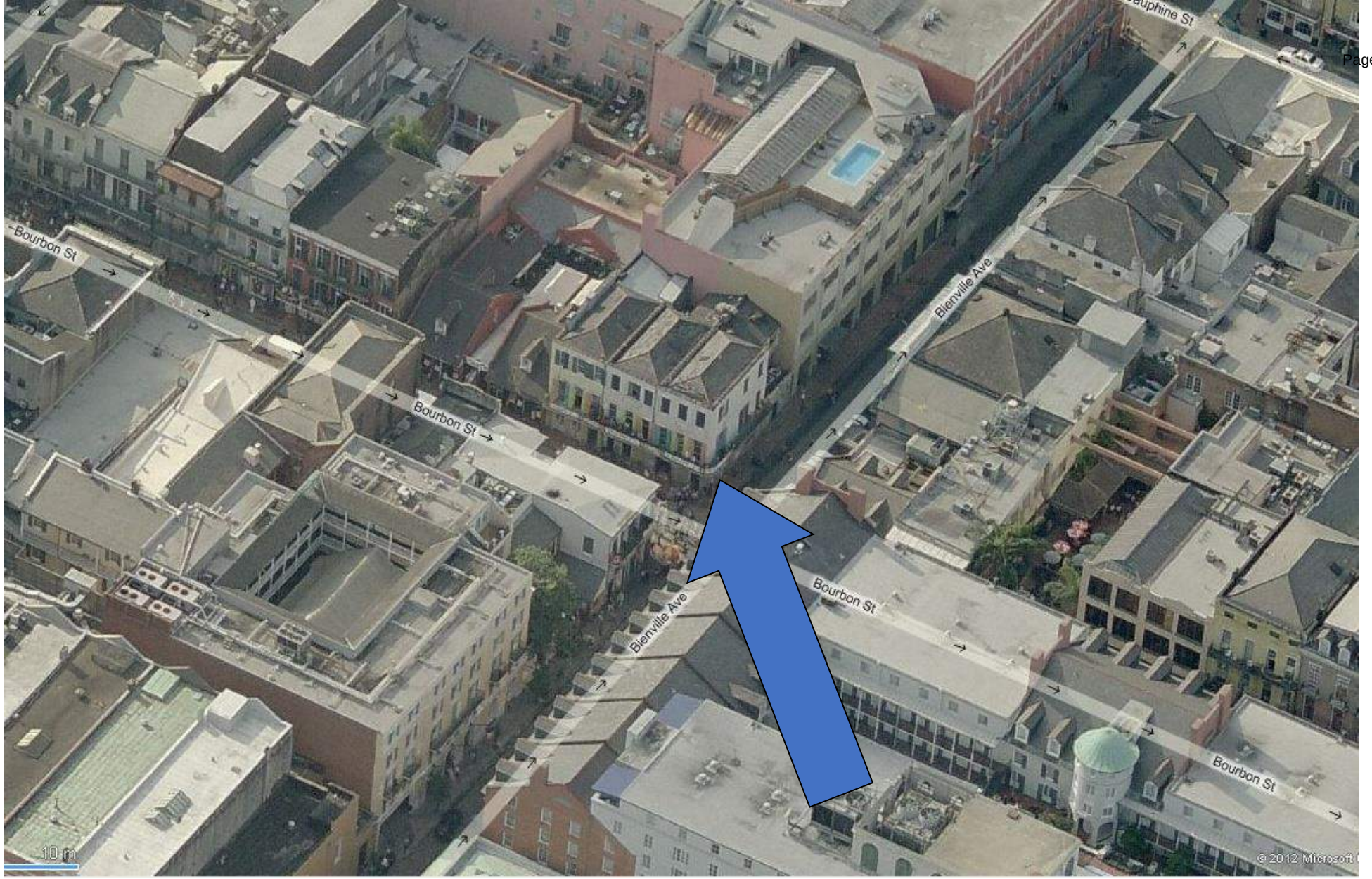


NOTE:
PROVIDE ABOVE WALL SHORING EACH SIDE OF EACH WINDOW AND DOOR. SHOWN ONE SIDE FOR CLARITY ONLY.

1 SKS1 FRONT ELEVATION
NTS

STATE OF LOUISIANA
JAMIE L. SAXON
REG. No. 30529
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
09-30-22

241 Bourbon



235-41 Bourbon

VCC Architecture Committee

February 28, 2023



235-41 Bourbon - 1963



235-41 Bourbon - 1965

VCC Architecture Committee

February 28, 2023



235-41 Bourbon - 2008

VCC Architecture Committee

February 28, 2023



235-41 Bourbon

VCC Architecture Committee

February 28, 2023



235-41 Bourbon

VCC Architecture Committee

February 28, 2023



235-41 Bourbon

VCC Architecture Committee

February 28, 2023



235-41 Bourbon

VCC Architecture Committee

February 28, 2023



235-41 Bourbon - unknown



235-41 Bourbon - 2009



235-41 Bourbon

VCC Architecture Committee

February 28, 2023


04 04 2016



235-41 Bourbon



235-41 Bourbon

VCC Architecture Committee

February 28, 2023



235-41 Bourbon

VCC Architecture Committee

February 28, 2023



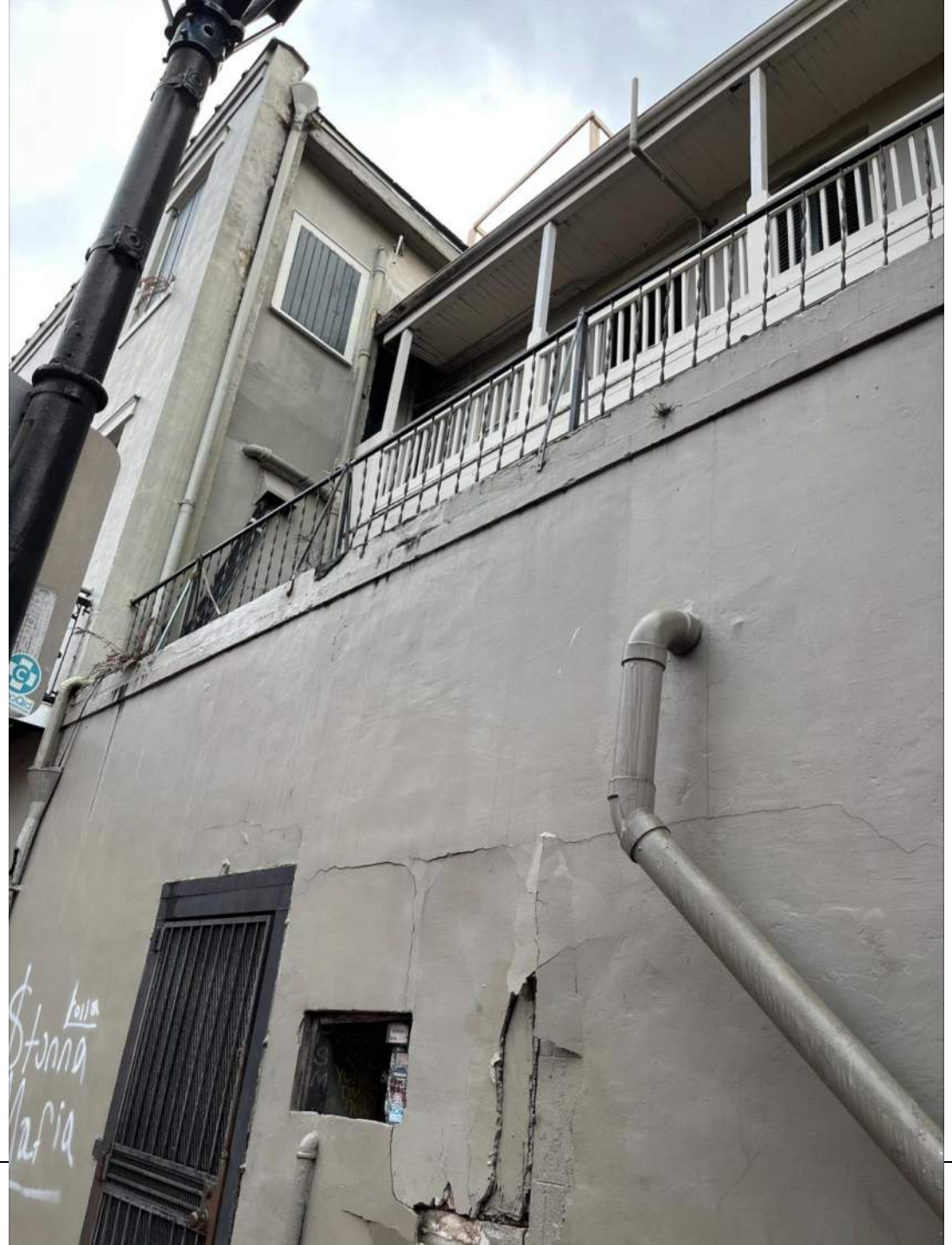
235-41 Bourbon



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VCC Architecture Committee

February 28, 2023



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VCC Architecture Committee

February 28, 2023



CURRENT



PROPOSED
BIENVILLE ST



PROPOSED
BIENVILLE ST
AND BOURBON

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

REF. A1.25, A7.1

23
VC

WILLIAMS ARCHITECTS
824 BARONNE STREET
NEW ORLEANS, LA 70113
504-566-0888
WILLIAMSARCHITECTS.COM

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SAM LEVISON AIA, NCARB, LEED AP BD+C:
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SLEVISON@WILLIAMSARCHITECTS.COM

STRUCTURAL
PACE GROUP, LLC
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504-754-5272

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KAPOYSER@WDGNOLA.COM



PERMIT SET

235, 237, 239, 241 Bourbon St, New Orleans, LA
70112

COVER SHEET
JOB No. 522018
DATE 11/01/2022

1.1

235-41 Bourbon

VCC Architecture Committee

February 28, 2023

PROJECT DIRECTORY

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JOHN MILYNCZAK
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SURVEYOR

KLS GROUP
5145 STONEY ST.
ELMWOOD, LA 70123
TEL: (504) 682 0661

PROJECT INFO

PROJECT ADDRESS
235-241 BOURBON STREET
NEW ORLEANS, LA 70112
DISTRICT: 2ND
SQUARE: 66
LOT: 6A7

PROJECT DESCRIPTION
PARTIAL RENOVATION OF 235-241 BOURBON ST. INTERIOR DEMOLITION WILL INCLUDE NOTED WALLS/ PARTITIONS, FINISHES. LEVEL 1 WILL MAINTAIN AS A LOUNGE WITH A KITCHEN. LEVEL TWO WILL MAINTAIN AS A LOUNGE WITH COURTYARD SPACE. LEVEL 3 WILL BE CONVERTED TO SHORT TERM RENTAL UNITS.

BUILDING AREA	INTERIOR	COURTYARD / BALCONIES
FIRST LEVEL	2,883 SF	0
SECOND LEVEL	3,344 SF	776 SF
THIRD LEVEL	3,464 SF	560 SF
TOTAL	9,791 SF	1,376 SF

PRIMARY USE
GROUND FLOOR: BAR, RESTAURANT SPECIALITY
SECOND FLOOR: RESTAURANT SPECIALITY
THIRD FLOOR: COMMERCIAL, MULTIFAMILY (SHORT TERM RENTAL - COMMERCIAL)

MAJOR APPLICABLE CODES AND REGULATIONS
(NOT LIMITED TO THE FOLLOWING)

INTERNATIONAL BUILDING CODE, 2015 EDITION WITH THE CITY OF NEW ORLEANS AMENDMENTS
INTERNATIONAL MECHANICAL CODE, 2015 EDITION
INTERNATIONAL FUEL GAS CODE, 2015 EDITION
NATIONAL ELECTRIC CODE, 2014 EDITION
NFPA LIFE SAFETY CODE, 2015
AMERICANS WITH DISABILITIES ACT: ADAAG SEPTEMBER 2010

ZONING CLASSIFICATION
VCE - VIEUX CARRE ENTERTAINMENT DISTRICT

BOUNDING STREETS
BOURBON ST. / BIENVILLE ST.

SITE AREA
4,044 SF

STORMWATER MANAGEMENT PLAN
NOT REQUIRED PER CITY OF NEW ORLEANS ORDINANCE SECTION 121-4 POST CONSTRUCTION - NEW CONSTRUCTION IS LESS THAN 5,000SF OF IMPERVIOUS SURFACE AND SITE IS LESS THAN 1 ACRE

FLOOD ZONE/FIRE ZONE
X

OCCUPANCY CLASSIFICATION
(IBC)
MIXED, SEPARATED — 1 HR
GROUP A-2 FOOD AND DRINK
GROUP R-1 (SHORT TERM (GARDING)
(NFPA)
SEPARATED — 1 HR
APARTMENT BUILDING
NEW MERCANTILE

CONSTRUCTION TYPE
(IBC, 2015) TYPE III-B
(NFPA 2015) 5000)

FIRE PROTECTION
FULLY SPRINKLERED

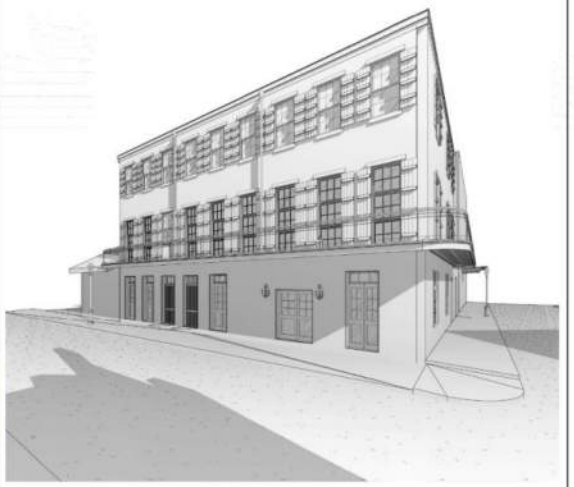
STRUCTURAL FRAME	0 HR
BEARING WALLS	
EXTERIOR	0HR
INTERIOR	0 HR
NONBEARING WALLS AND PARTITIONS	
EXTERIOR	2 HR (+0) R 2 HR (+0) W 1 HR (N-S / E-W) W
INTERIOR	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR
HAZARD OF CONTENTS (NFPA)	ORDINARY



PROJECT VIEW OF NEW MECH UNITS, VCC



Section 7 Copy 1
1/8" = 1'-0"



PROJECT INDEX

1.0 COVER SHEET
1.2 INFORMATION SHEET
1.4 STANDARDS
1.5 STANDARDS

LS2.1 LIFE SAFETY - FIRST FLOOR PLAN
LS2.2 LIFE SAFETY - SECOND FLOOR PLAN
LS2.3 LIFE SAFETY - THIRD FLOOR PLAN

1.0 SITE PLAN
1.21 FIRST FLOOR PLAN - DEMOLITION
1.22 SECOND FLOOR PLAN - DEMOLITION
1.23 THIRD FLOOR PLAN - DEMOLITION
1.25 EXTERIOR ELEVATIONS - DEMOLITION
1.26 COURTYARD ELEVATIONS - DEMOLITION
1.31 FIRST FLOOR PLAN - RCP - DEMOLITION
1.32 SECOND FLOOR PLAN - RCP - DEMOLITION
1.33 THIRD FLOOR PLAN - RCP - DEMOLITION
2.1 FIRST FLOOR PLAN
2.2 SECOND FLOOR PLAN
2.3 THIRD FLOOR PLAN
3.1 DOOR, WINDOW, PARTITION SCHEDULE
4.1 ROOF PLAN
4.2 ROOF DETAILS
5.1 EXTERIOR ELEVATIONS
5.2 COURTYARD ELEVATIONS
5.3 BUILDING SECTIONS
7.2 ELEVATOR
7.3 STAIRS
7.3 STAIRS
7.4 STAIRS
7.5 RAMPS
8.1 INTERIOR ELEVATIONS
9.1 RESTROOMS
9.2 FIRST FLOOR PLAN - EQUIPMENT PLAN
9.3 SECOND FLOOR PLAN - EQUIPMENT PLAN
9.4 THIRD FLOOR PLAN - EQUIPMENT PLAN
10.1 FIRST FLOOR PLAN - RCP
10.2 SECOND FLOOR PLAN - RCP
10.3 THIRD FLOOR PLAN - RCP

S000 GENERAL NOTES
S100 FOUNDATION PLAN
S101 FLOOR FRAMING PLANS
S102 SECOND FLOOR PLAN
S103 THIRD FLOOR PLAN
S104 ROOF FRAMING PLANS
S200 ELEVATOR PIT TYPICAL DETAILS
S201 DETAILS
S202 DETAILS
S205 TYPICAL MASONRY DETAILS

E000 ELECTRICAL NOTES AND LEGENDS
E201 ELECTRICAL RCP - LEVEL 1
E202 ELECTRICAL RCP - LEVEL 2
E203 ELECTRICAL RCP - LEVEL 3
E301 ELECTRICAL FLOOR PLAN - LEVEL 1
E302 ELECTRICAL FLOOR PLAN - LEVEL 2
E303 ELECTRICAL FLOOR PLAN - LEVEL 3
E304 ELECTRICAL ROOF - ROOF PLAN
E501 ELECTRICAL ONE LINE
E503 PANEL SCHEDULES
E505 PANEL SCHEDULES
E601 ELECTRICAL DETAILS

FP201 FIRE PROTECTION PLAN - LEVEL 1
FP202 FIRE PROTECTION PLAN - LEVEL 2
FP203 FIRE PROTECTION PLAN - LEVEL 3

M000 MECHANICAL NOTES AND LEGENDS
M001 MECHANICAL SCHEDULES
M002 MECHANICAL SCHEDULES & DETAILS
M101 MECHANICAL FLOOR PLAN - LEVEL 1
M102 MECHANICAL FLOOR PLAN - LEVEL 2
M103 MECHANICAL FLOOR PLAN - LEVEL 3
M104 MECHANICAL ROOF PLAN
M200 KITCHEN EQUIPMENT
M201 KITCHEN EQUIPMENT
M202 KITCHEN EQUIPMENT
M203 KITCHEN EQUIPMENT
M204 KITCHEN EQUIPMENT

P000 PLUMBING NOTES AND LEGENDS
P101 WASTE & VENT PLAN - LEVEL 1
P102 WASTE & VENT PLAN - LEVEL 2
P103 WASTE & VENT PLAN - LEVEL 3
P201 DOMESTIC WATER PLAN - LEVEL 1
P202 DOMESTIC WATER PLAN - LEVEL 2
P203 DOMESTIC WATER PLAN - LEVEL 3

WILLIAMS ARCHITECTS
824 BARONNE STREET
NEW ORLEANS, LA 70113
504-566-5888
WILLIAMSARCHITECTS.COM

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 administration services on this project.

Project Status

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PERMIT SET
235, 237, 239, 241 Bourbon St, New Orleans, LA 70112

-REVISIONS-

No.	Date	Scope

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INFORMATION SHEET

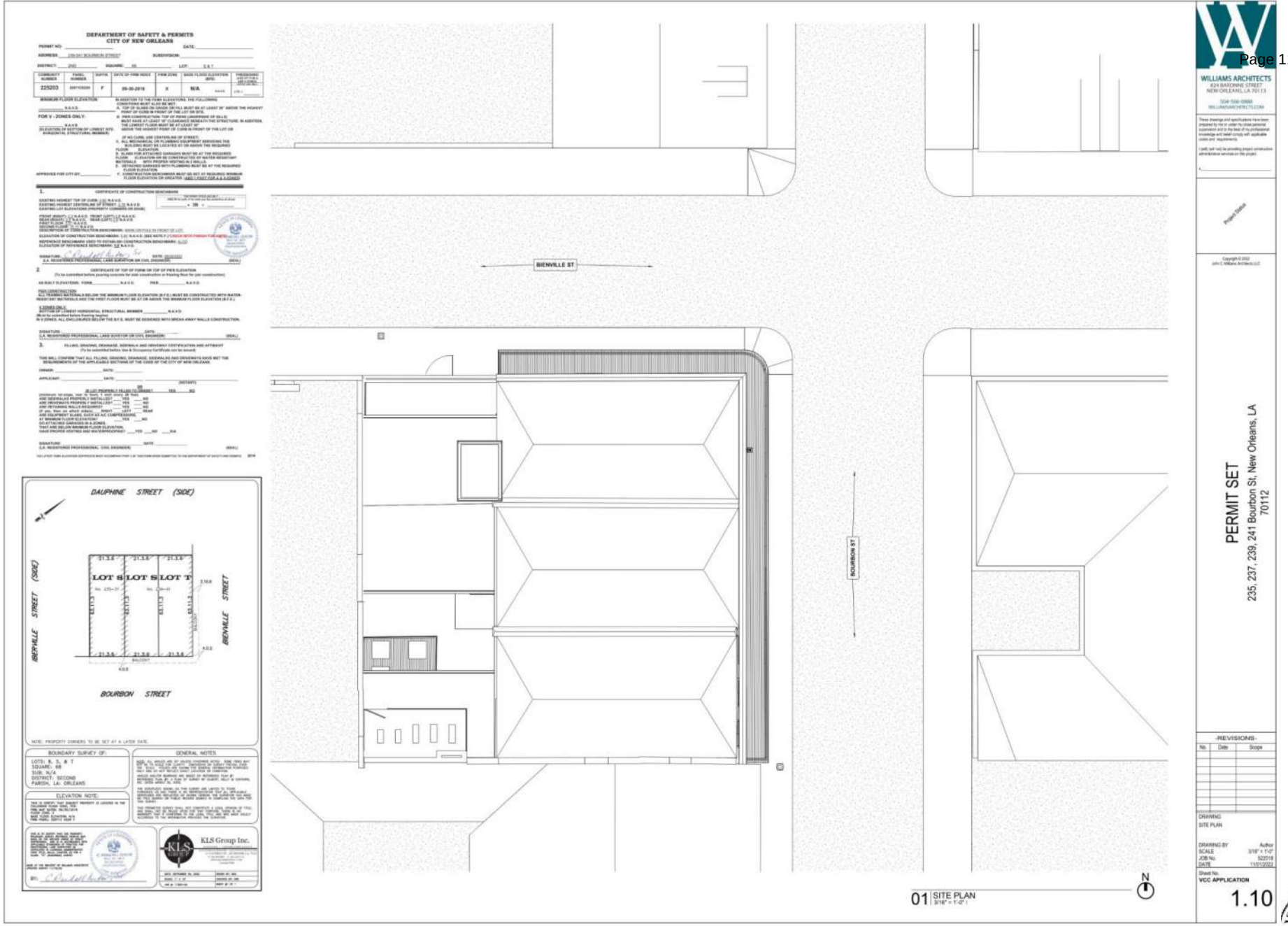
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Sheet No.
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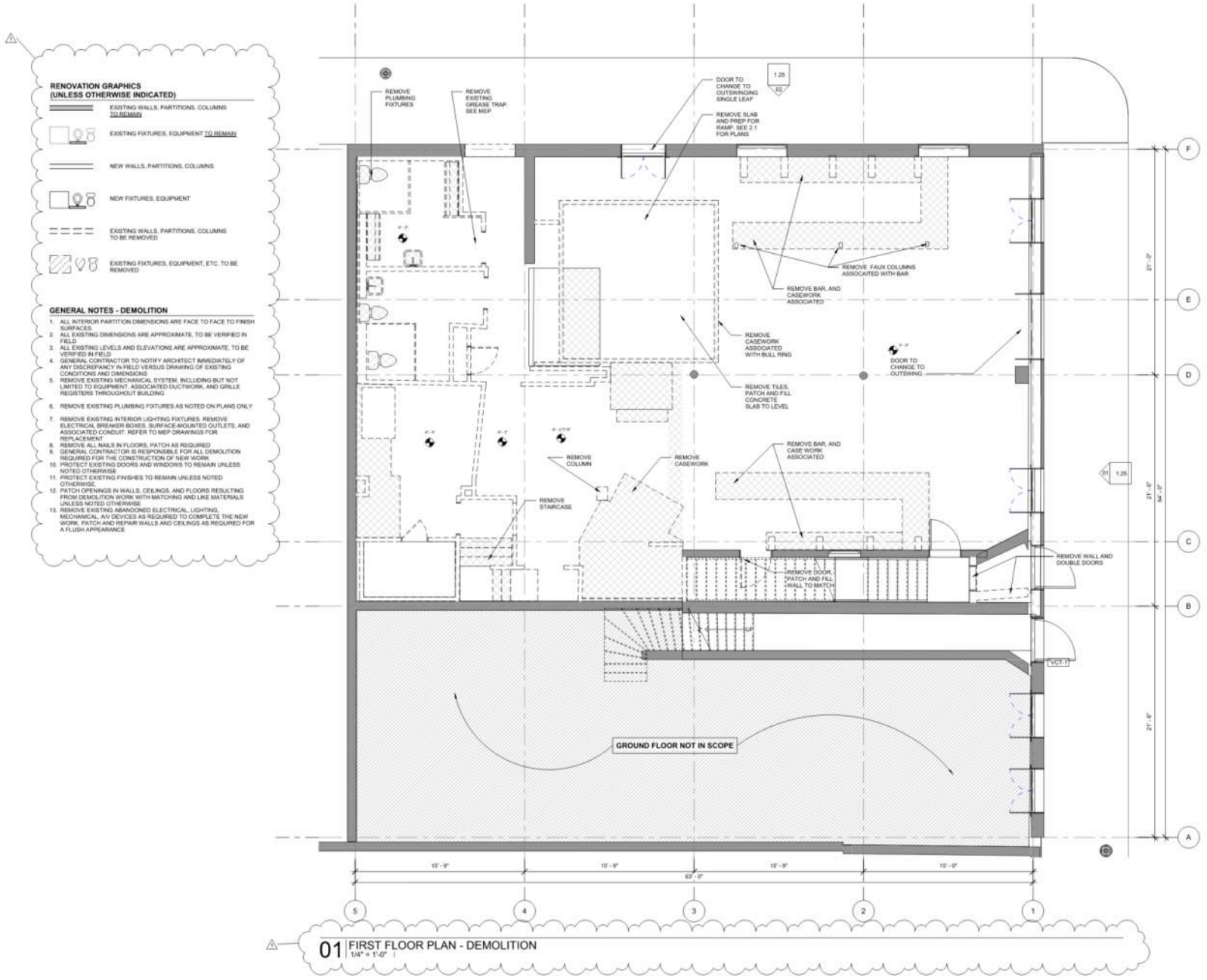
February 28, 2023

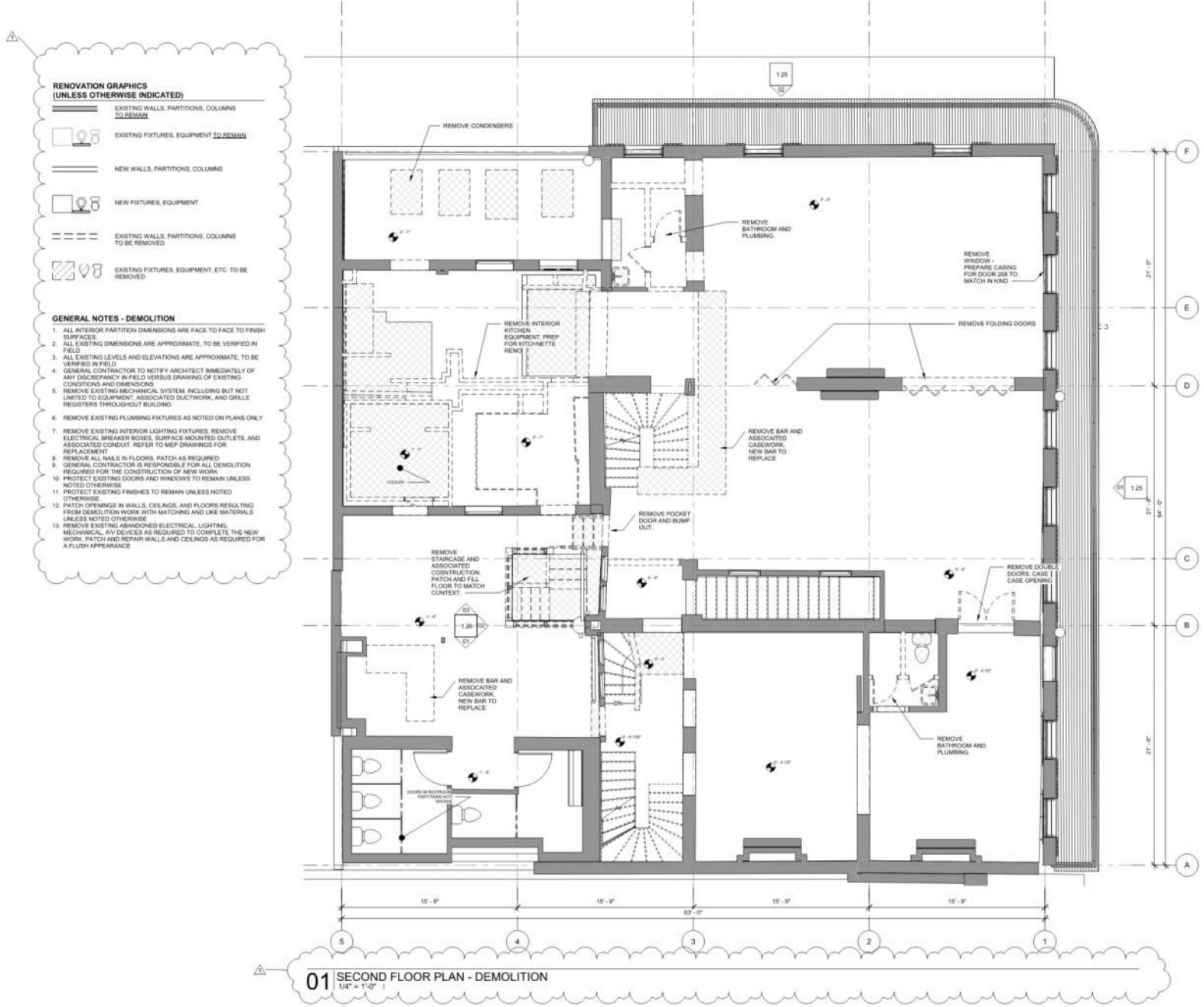


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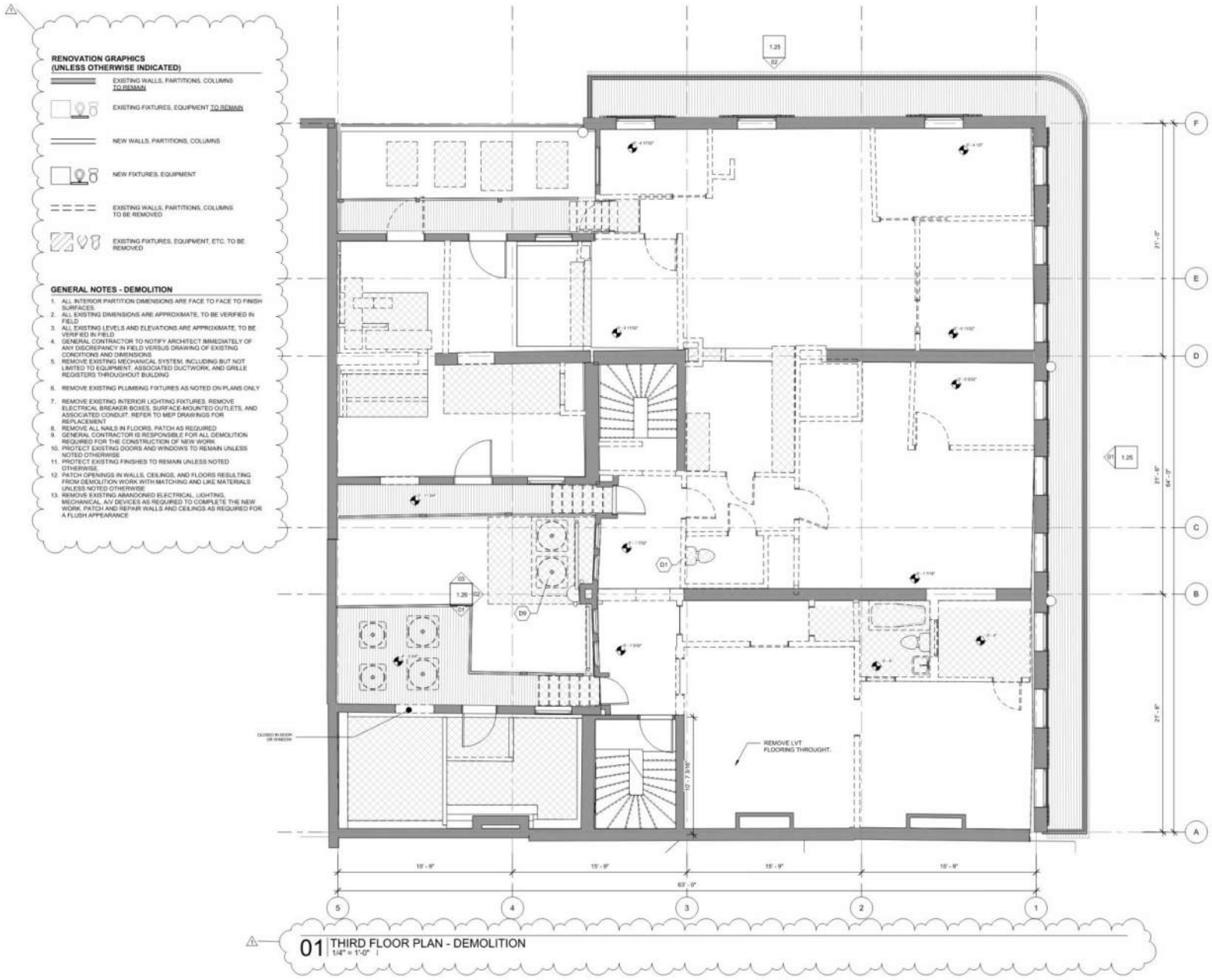

RENOVATION GRAPHICS
(UNLESS OTHERWISE INDICATED)
EXISTING WALLS, PARTITIONS, COLUMNS TO REMAIN
EXISTING FIXTURES, EQUIPMENT TO REMAIN
NEW WALLS, PARTITIONS, COLUMNS
NEW FIXTURES, EQUIPMENT
EXISTING WALLS, PARTITIONS, COLUMNS TO BE REMOVED
EXISTING FIXTURES, EQUIPMENT, ETC. TO BE REMOVED
GENERAL NOTES - DEMOLITION
1. ALL INTERIOR PARTITION DIMENSIONS ARE FACE TO FACE TO FINISH SURFACES.
2. ALL EXISTING DIMENSIONS ARE APPROXIMATE, TO BE VERIFIED IN FIELD
3. ALL EXISTING LEVELS AND ELEVATIONS ARE APPROXIMATE, TO BE VERIFIED IN FIELD
4. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY IN FIELD VERSUS DRAWING OF EXISTING CONDITIONS AND DIMENSIONS
5. REMOVE EXISTING MECHANICAL SYSTEM, INCLUDING BUT NOT LIMITED TO EQUIPMENT, ASSOCIATED DUCTWORK, AND GRILLE REGISTERS THROUGHOUT BUILDING
6. REMOVE EXISTING PLUMBING FIXTURES AS NOTED ON PLANS ONLY
7. REMOVE EXISTING INTERIOR LIGHTING FIXTURES, REMOVE ELECTRICAL BREAKER BOXES, SURFACE-MOUNTED OUTLETS, AND ASSOCIATED CONDUIT. REFER TO MEP DRAWINGS FOR REPLACEMENT
8. REMOVE ALL NAILS IN FLOORS, PATCH AS REQUIRED
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED FOR THE CONSTRUCTION OF NEW WORK
10. PROTECT EXISTING DOORS AND WINDOWS TO REMAIN UNLESS NOTED OTHERWISE
11. PROTECT EXISTING FINISHES TO REMAIN UNLESS NOTED OTHERWISE.
12. PATCH OPENINGS IN WALLS, CEILINGS, AND FLOORS RESULTING FROM DEMOLITION WORK WITH MATCHING AND LIKE MATERIALS UNLESS NOTED OTHERWISE
13. REMOVE EXISTING ABANDONED ELECTRICAL, LIGHTING, MECHANICAL, A/V DEVICES AS REQUIRED TO COMPLETE THE NEW WORK. PATCH AND REPAIR WALLS AND CEILINGS AS REQUIRED FOR A FLUSH APPEARANCE
REMOVE PLUMBING FIXTURES
REMOVE EXISTING GREASE TRAP. SEE MEP
DOOR TO CHANGE TO OUTSWINGING SINGLE LEAF
REMOVE SLAB AND PREP FOR RAMP. SEE 2.1 FOR PLANS
REMOVE FAUX COLUMNS ASSOCAITED WITH BAR
REMOVE BAR, AND CASEWORK ASSOCIATED
REMOVE CASEWORK ASSOCIATED WITH BULL RING
DOOR TO CHANGE TO OUTSWING
REMOVE TILES, PATCH AND FILL CONCRETE SLAB TO LEVEL
REMOVE COLUMN
REMOVE CASEWORK
REMOVE BAR, AND CASE WORK ASSOCIATED
REMOVE STAIRCASE
REMOVE WALL AND DOUBLE DOORS
REMOVE DOOR, PATCH AND FILL WALL TO MATCH
GROUND FLOOR NOT IN SCOPE
VCT-1
63' - 0"
01 FIRST FLOOR PLAN - DEMOLITION
1/4" = 1'-0"



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February 28, 2023



02 NORTH ELEVATION, BIENNVILLE ST. - DEMOLOTION
1/4" = 1'-0"

RENOVATION GRAPHICS
(UNLESS OTHERWISE INDICATED)

EXISTING WALLS, PARTITIONS, COLUMNS TO REMAIN

EXISTING FIXTURES, EQUIPMENT TO REMAIN

NEW WALLS, PARTITIONS, COLUMNS

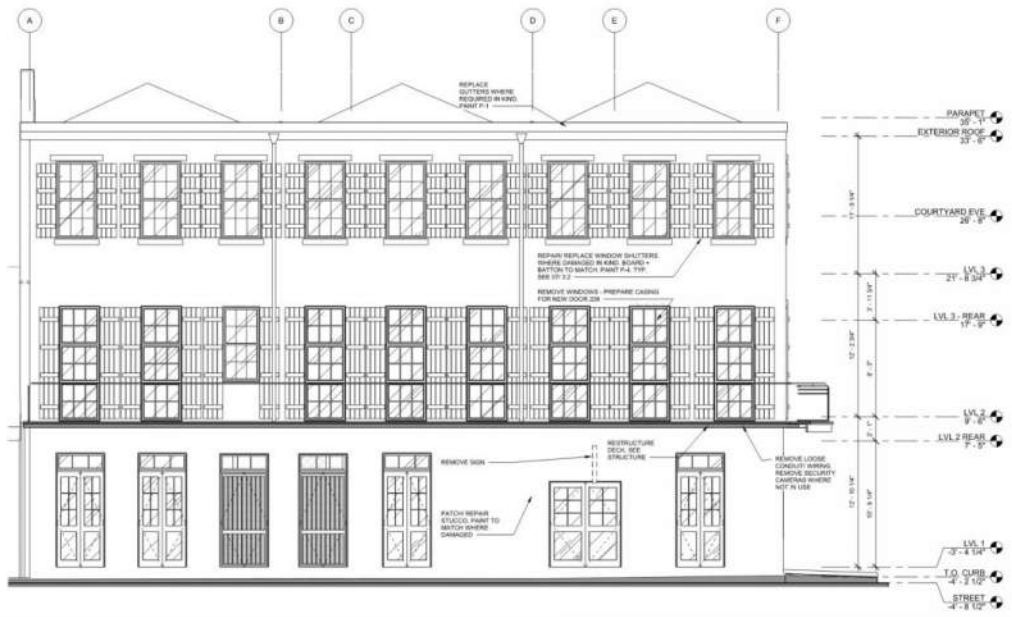
NEW FIXTURES, EQUIPMENT

EXISTING WALLS, PARTITIONS, COLUMNS TO BE REMOVED

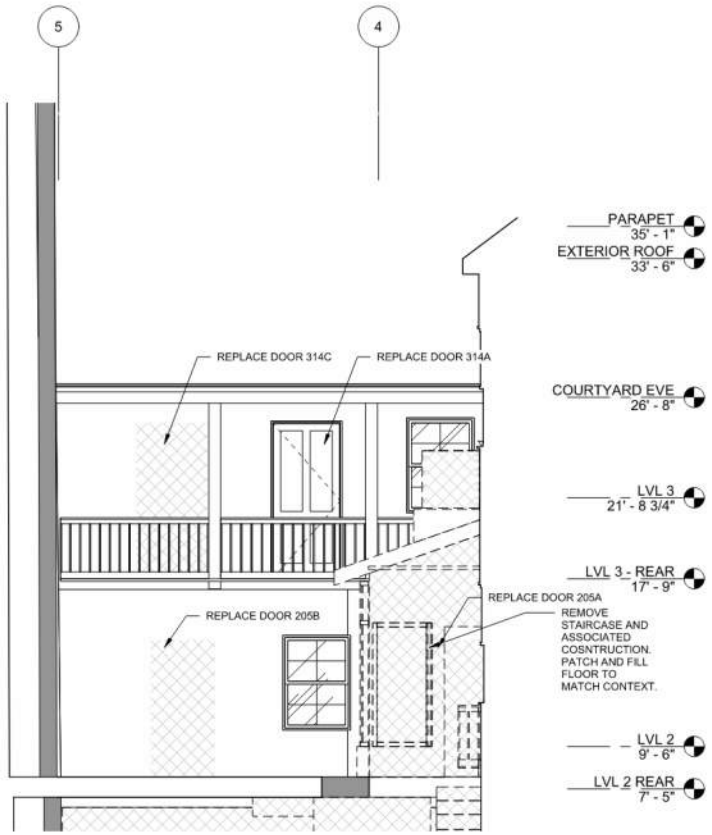
EXISTING FIXTURES, EQUIPMENT, ETC. TO BE REMOVED

GENERAL NOTES - DEMOLITION

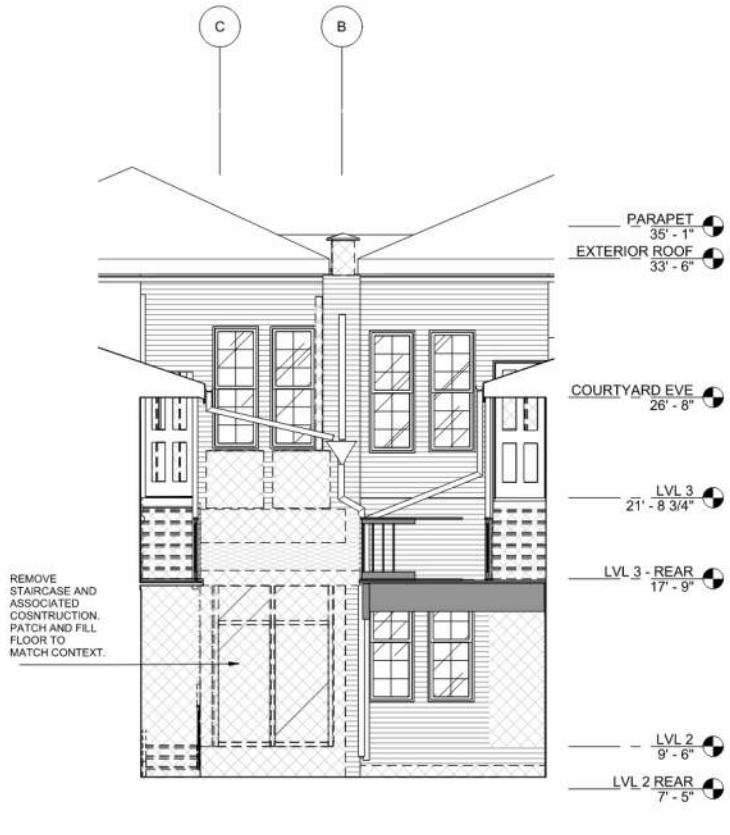
1. ALL INTERIOR PARTITION DIMENSIONS ARE FACE TO FACE TO FINISH SURFACES.
2. ALL EXISTING DIMENSIONS ARE APPROXIMATE, TO BE VERIFIED IN FIELD.
3. ALL EXISTING LEVELS AND ELEVATIONS ARE APPROXIMATE, TO BE VERIFIED IN FIELD.
4. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY IN FIELD VERSUS DRAWING OF EXISTING CONDITIONS AND DIMENSIONS.
5. REMOVE EXISTING MECHANICAL SYSTEM, INCLUDING BUT NOT LIMITED TO EQUIPMENT, ASSOCIATED DUCTWORK, AND GRILLE REGISTERS THROUGHOUT BUILDING
6. REMOVE EXISTING PLUMBING FIXTURES AS NOTED ON PLANS ONLY
7. REMOVE EXISTING INTERIOR LIGHTING FIXTURES, REMOVE ELECTRICAL BREAKER BOXES, SURFACE-MOUNTED OUTLETS, AND ASSOCIATED CONDUIT. REFER TO M&P DRAWINGS FOR REPLACEMENT
8. REMOVE ALL WALLS IN FLOORS, PATCH AS REQUIRED.
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED FOR THE CONSTRUCTION OF NEW WORK.
10. PROTECT EXISTING DOORS AND WINDOWS TO REMAIN UNLESS NOTED OTHERWISE
11. PROTECT EXISTING FINISHES TO REMAIN UNLESS NOTED OTHERWISE
12. PATCH OPENINGS IN WALLS, CEILINGS, AND FLOORS RESULTING FROM DEMOLITION WORK WITH MATCHING AND LIKE MATERIALS UNLESS NOTED OTHERWISE
13. REMOVE EXISTING ABANDONED ELECTRICAL, LIGHTING, MECHANICAL, A/V DEVICES AS REQUIRED TO COMPLETE THE NEW WORK. PATCH AND REPAIR WALLS AND CEILINGS AS REQUIRED FOR A FLUSH APPEARANCE



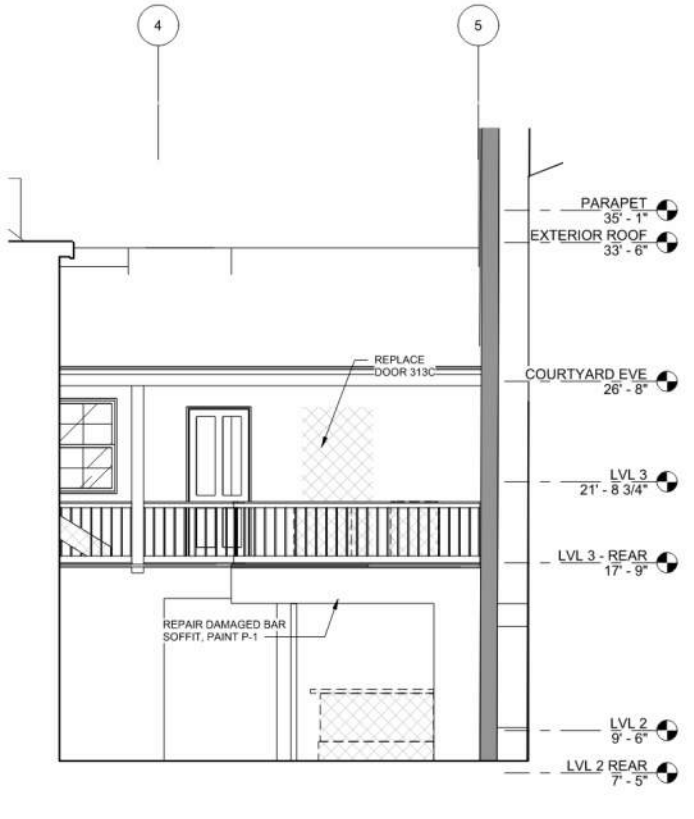
01 EAST ELEVATION, BOURBON ST. - DEMOLITION
1/4" = 1'-0"



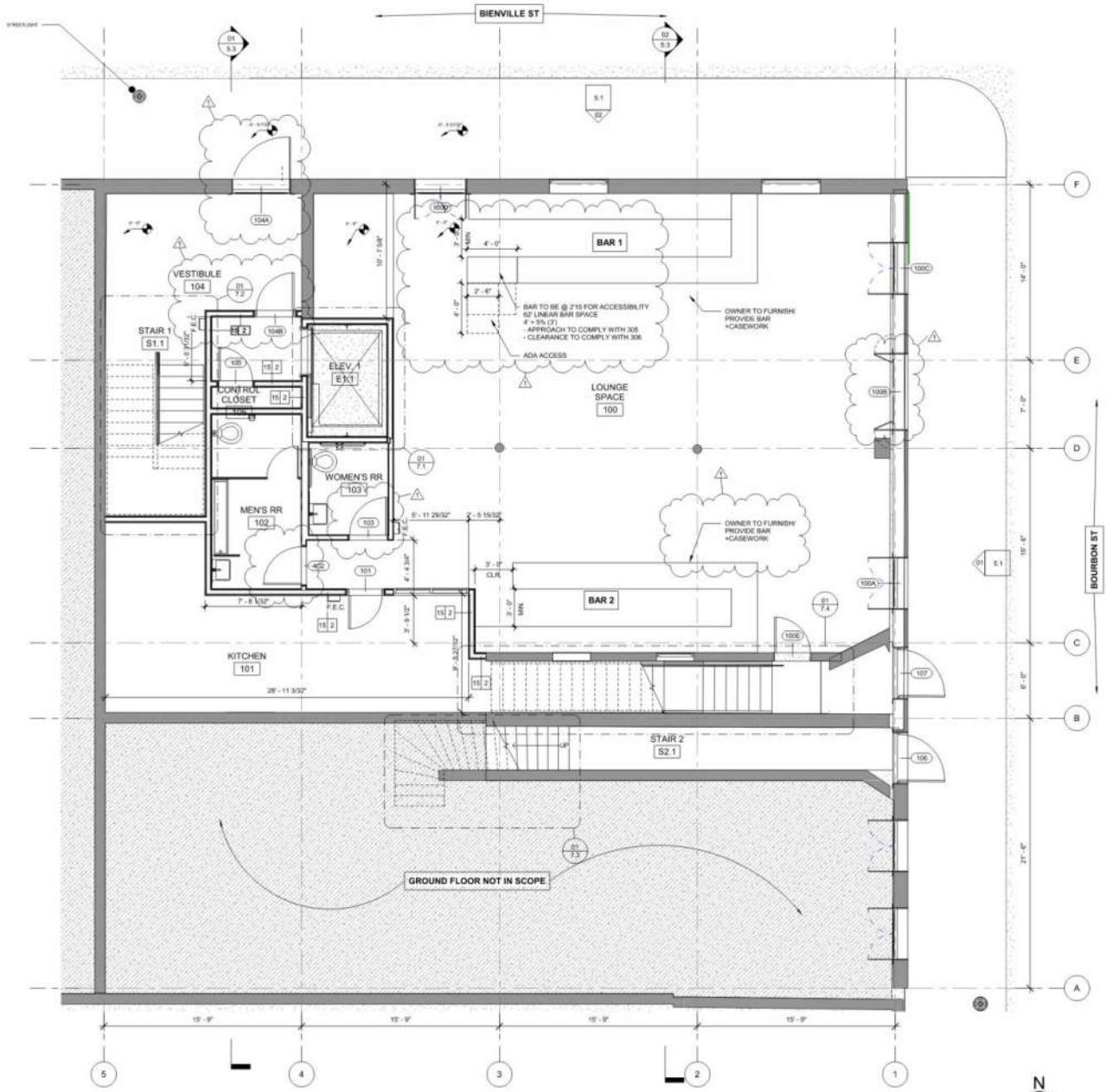
03 NORTH ELEVATION, COURTYARD - DEMOLITION
1/4" = 1'-0"



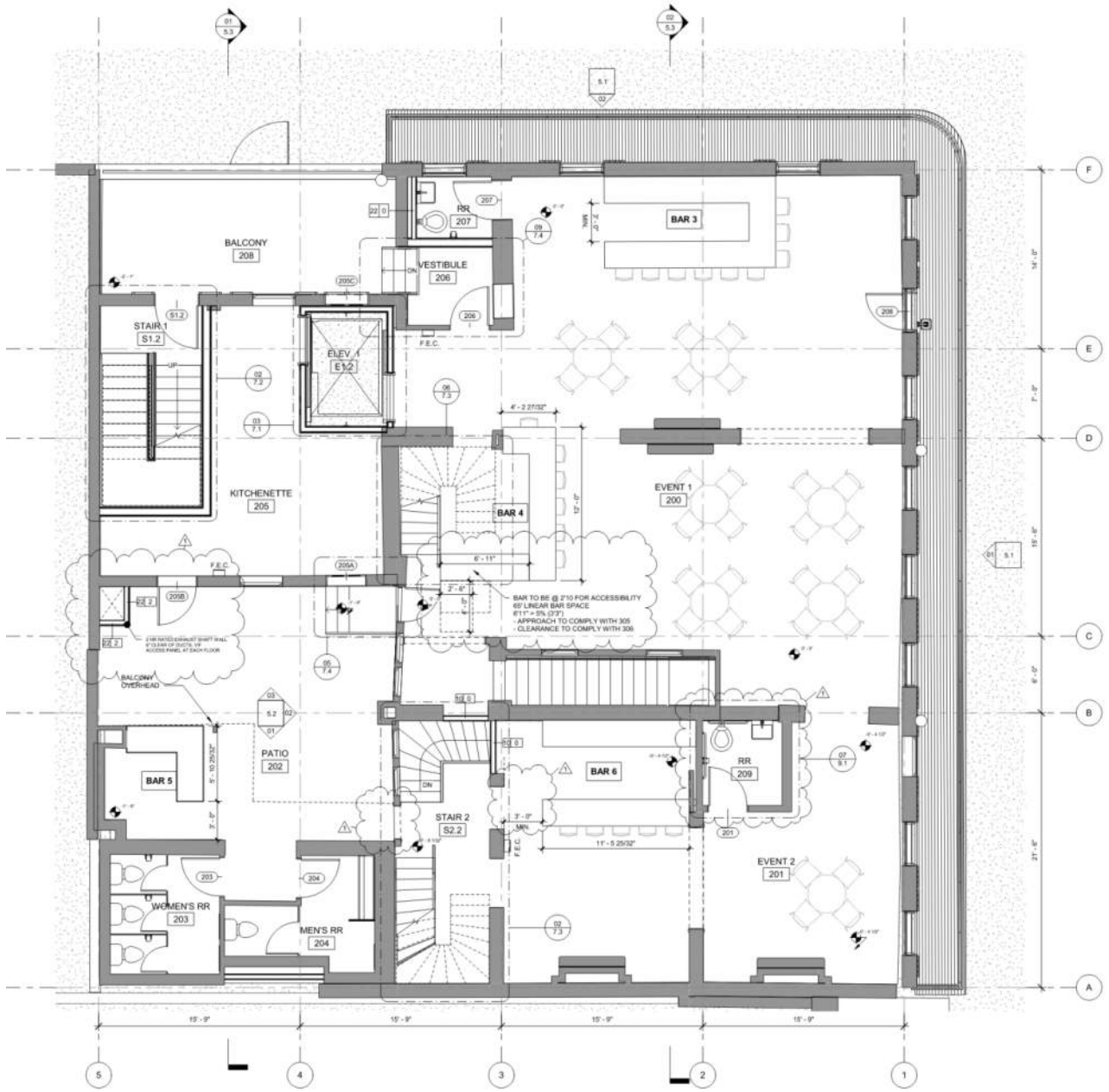
02 EAST ELEVATION, COURTYARD - DEMOLITION
1/4" = 1'-0"



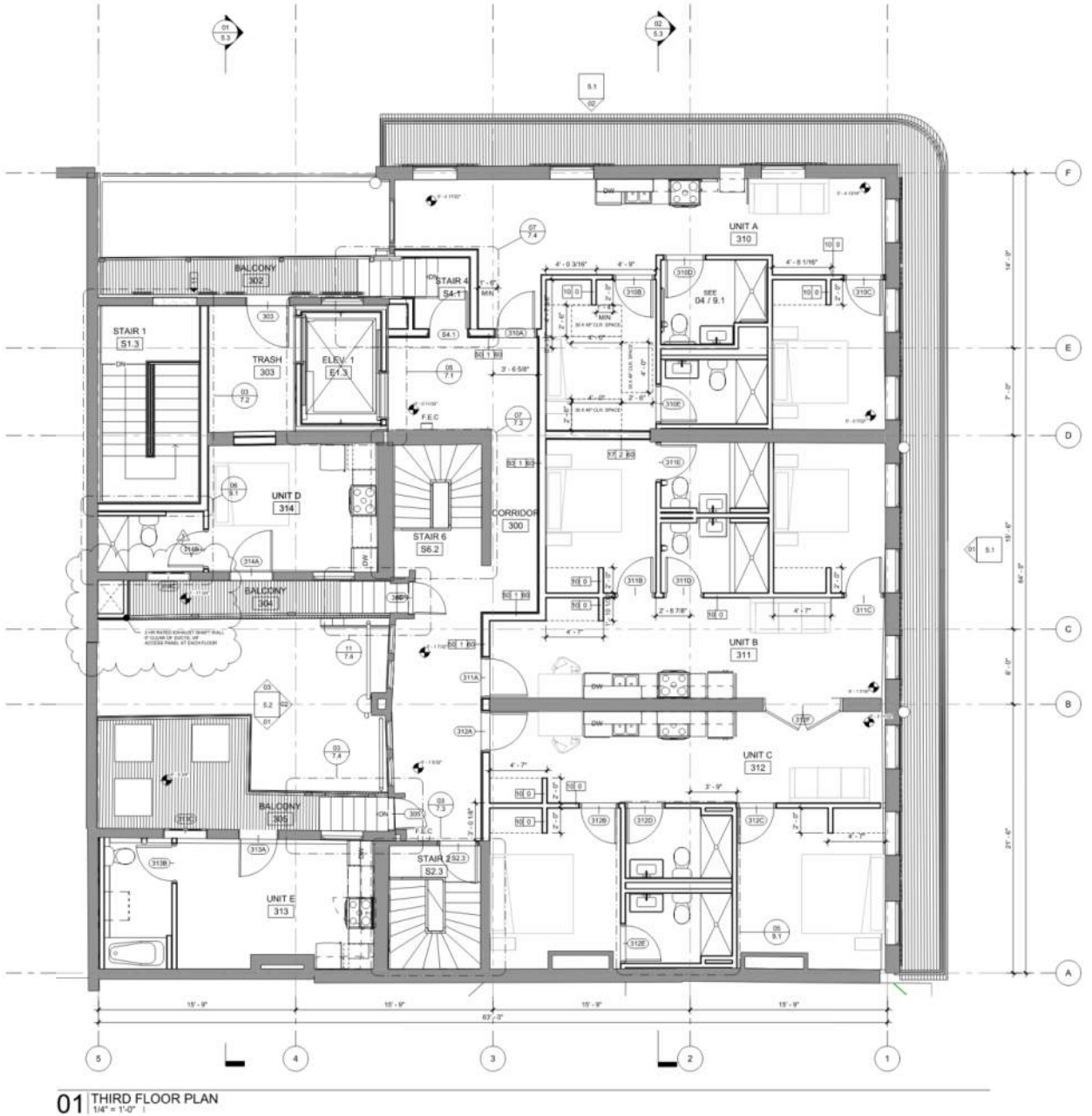
01 SOUTH ELEVATION, COURTYARD - DEMOLITION
1/4" = 1'-0"



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



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

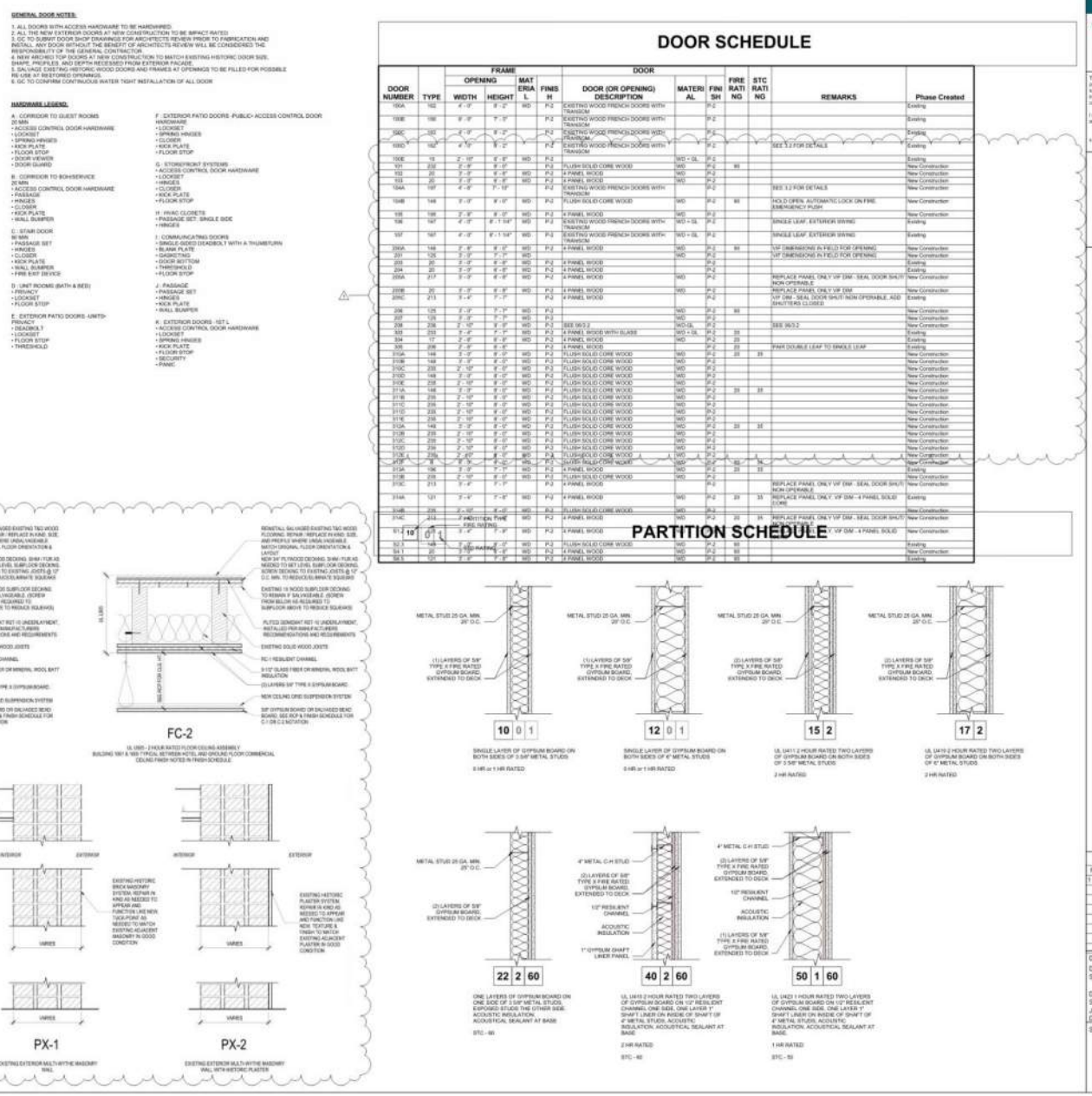


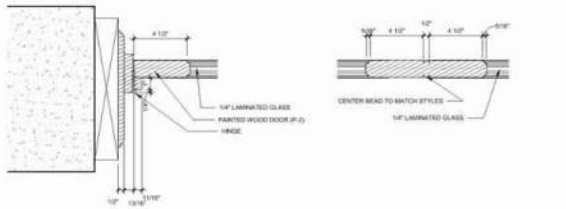
01 THIRD FLOOR PLAN
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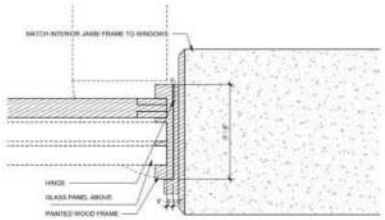
February 28, 2023


GENERAL DOOR NOTES:
HARDWARE LEGEND:
DOOR SCHEDULE
PARTITION SCHEDULE
FC-1
FC-2
PX-1
PX-2
WILLIAMS ARCHITECTS
PERMIT SET
235, 237, 239, 241 Bourbon St, New Orleans, LA 70112
-REVISIONS-
DRAWING
DOOR, WINDOW, PARTITION SCHEDULE
Sheet No.
3.1

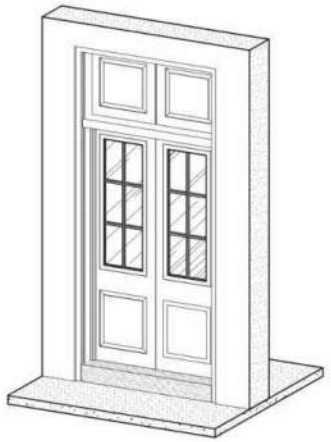


04 OUTSWING JAMB DETIAL - PROPOSED

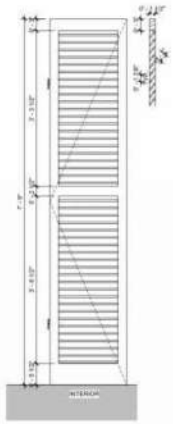
03 CENTERL DETAIL - PROPOSED



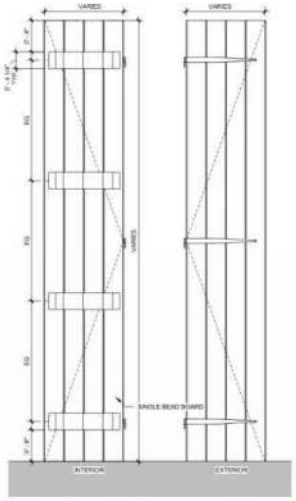
06 SECTION THROUGH DOOR JAMB



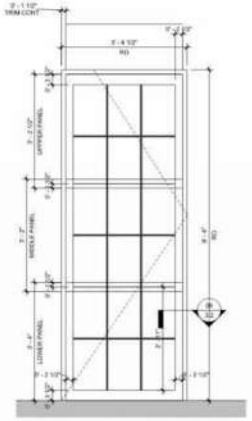
02 100D DOOR AXON - EXISTING



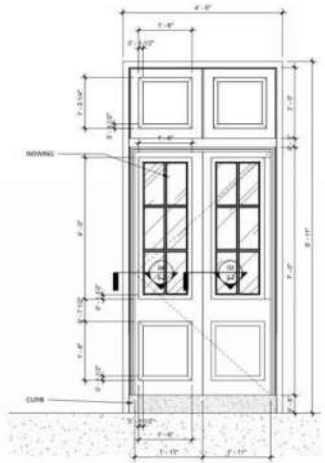
08 LOUVERED SHUTTER



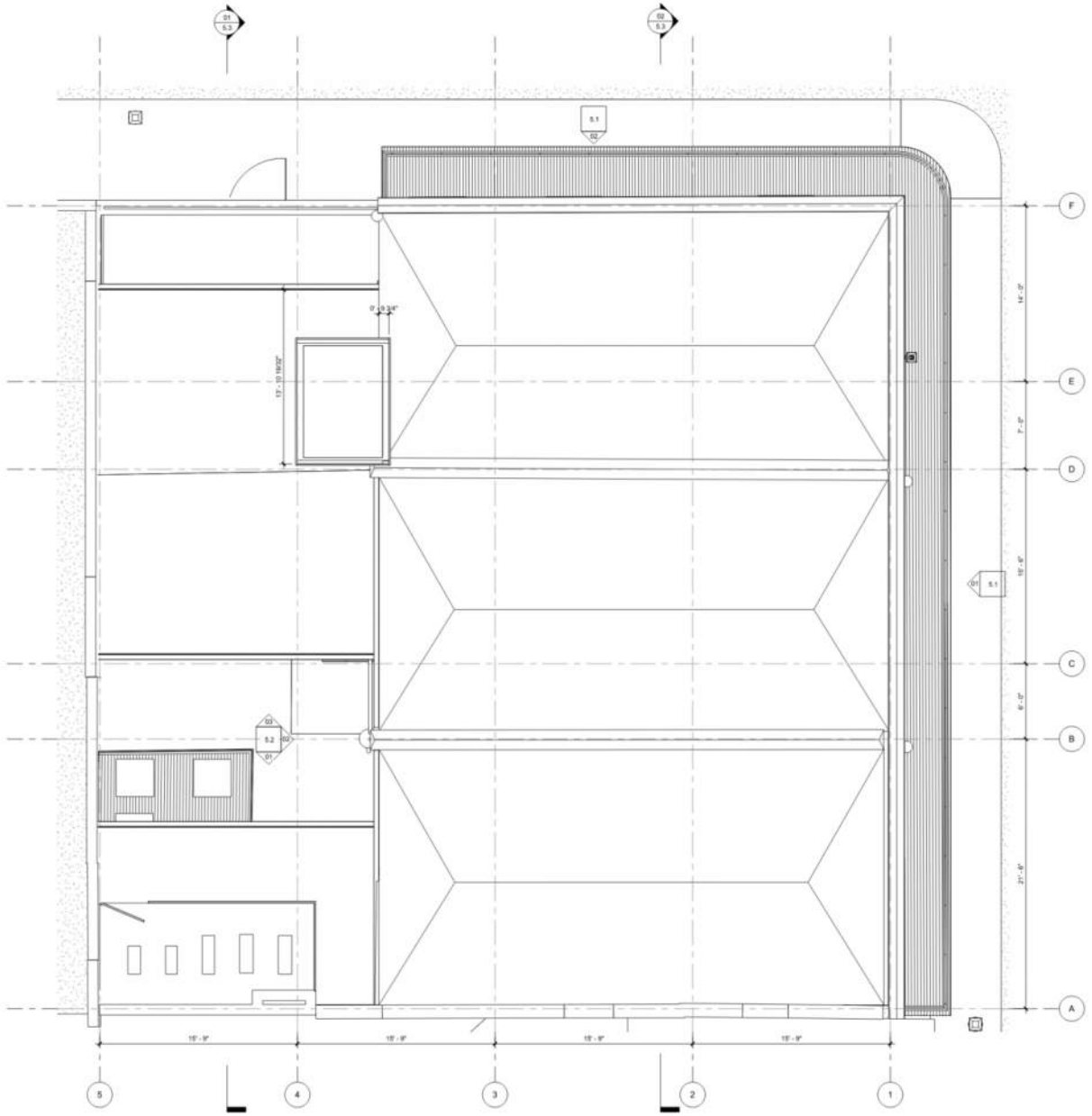
07 BOARD & BATTEN SHUTTER



05 ELEVATION DOOR 208



01 104A DOOR ELEVATIONS - EXISTING

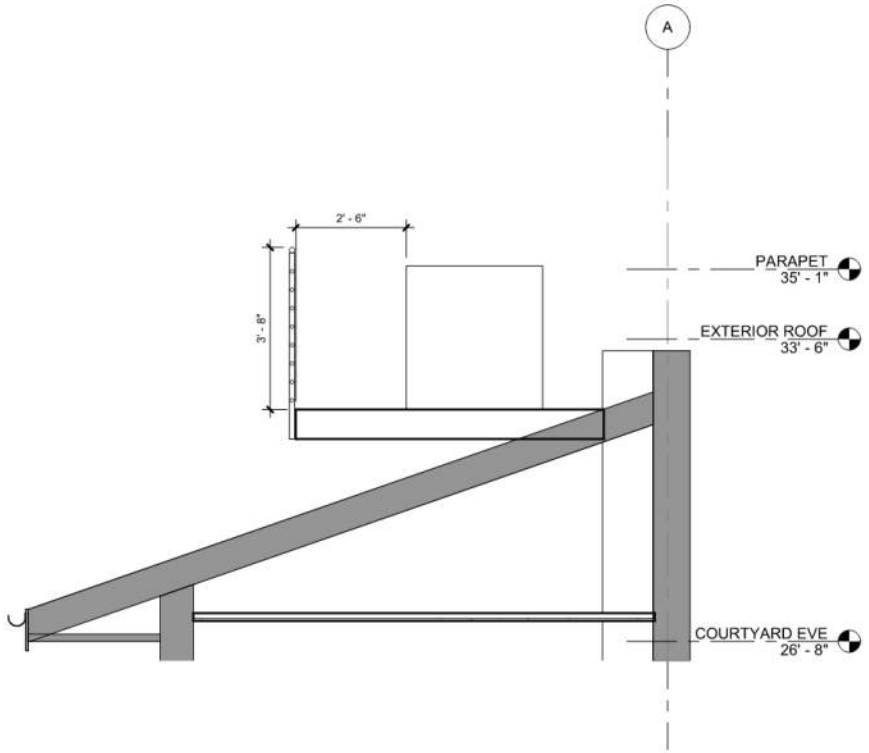


01 ROOF PLAN
1/4" = 1'-0"

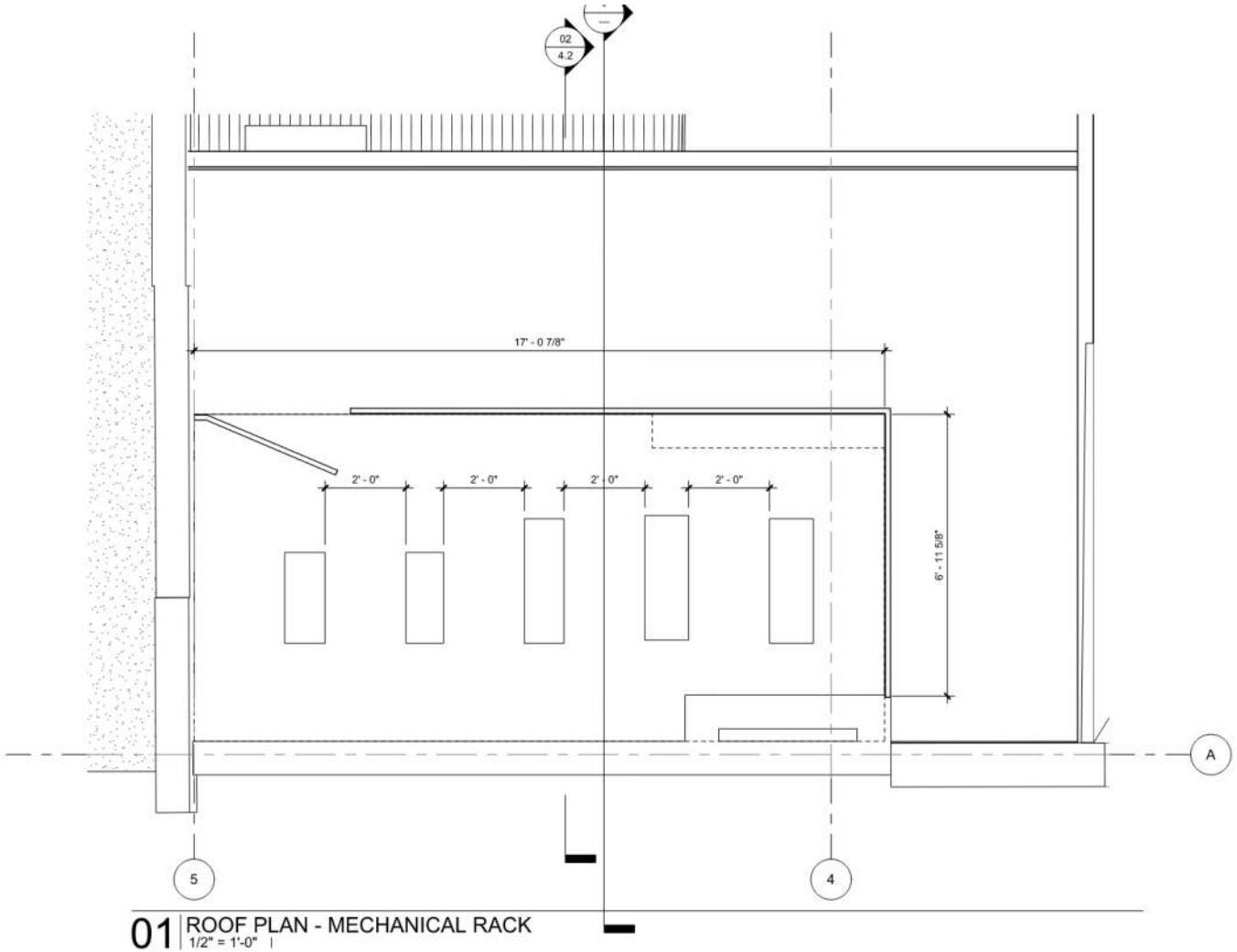
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February 28, 2023



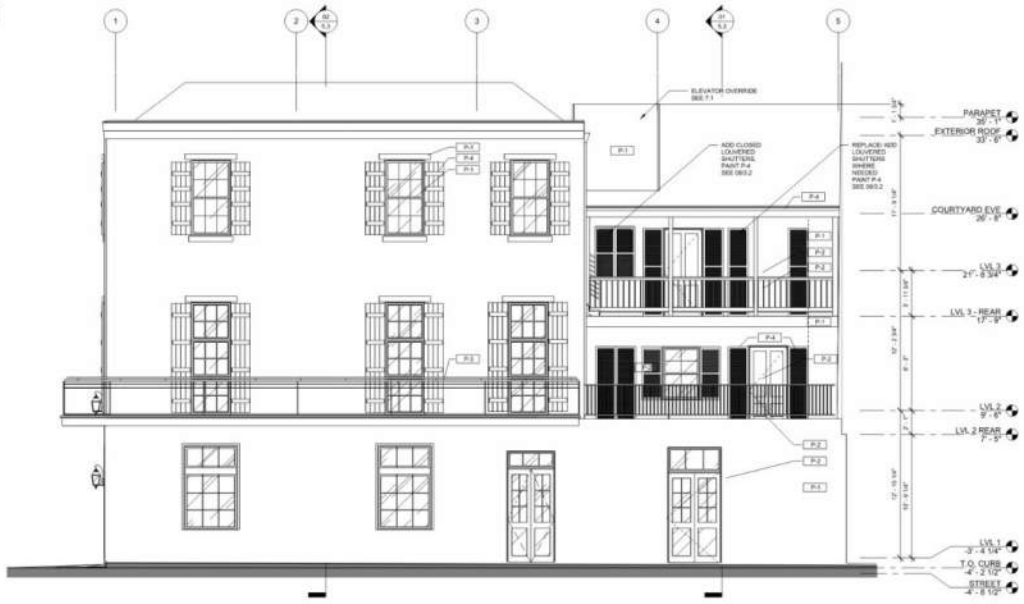
02 SECTION THRU MECHANICAL RACK
1/2" = 1'-0"



01 ROOF PLAN - MECHANICAL RACK
1/2" = 1'-0"

TAG	MATERIAL	PRODUCT	STYLE, NAME	NOTES	FINISH
P-1	PAINT	BENJAMIN MOORE	GETTYSBURG GRAY	HC-107	SATIN
P-2	PAINT	BENJAMIN MOORE	ACADIA WHITE	OC-38	SATIN
P-3	PAINT	BENJAMIN MOORE	BLACK SATIN	2131-10	SATIN
P-4	PAINT	BENJAMIN MOORE	ESSEX GREEN	HC-188	SEMI GLOSS

REMOVE ALL IMPERMISSIBLE SIGNAGE, FURNITURE TO PREPARE FOR PAINTING BY WASHING USING A LOW WATER PRESSURE (400 PSI MAX) AND/OR SANDING (ROTARY SANDERS CANNOT BE USED), MAKING MINOR MILLWORK AND MASONRY REPAIRS AS NECESSARY TO MATCH EXISTING CONDITIONS (MASONRY MIX MUST BE SOFT, WITH MAXIMUM PORTLAND CEMENT CONTENT NOT TO EXCEED 1 PART TO 12) AND TO PAINT AS FOLLOWS TO MATCH EXISTING CONDITIONS.



02 NORTH ELEVATION - BIENVILLE ST.
1/4" = 1'-0"



01 EAST ELEVATION - BOURBON ST.
1/4" = 1'-0"

WILLIAMS ARCHITECTS
624 BARONNE STREET
NEW ORLEANS, LA 70113
504-586-0888
WILLIAMSARCHITECTS.COM

PERMIT SET
235, 237, 239, 241 Bourbon St, New Orleans, LA 70112

-REVISIONS-

No.	Date	Scope

DRAWING
EXTERIOR ELEVATIONS

DRAWING BY	Author
SCALE	1/4" = 1'-0"
JOB No.	522018
DATE	11/01/2022

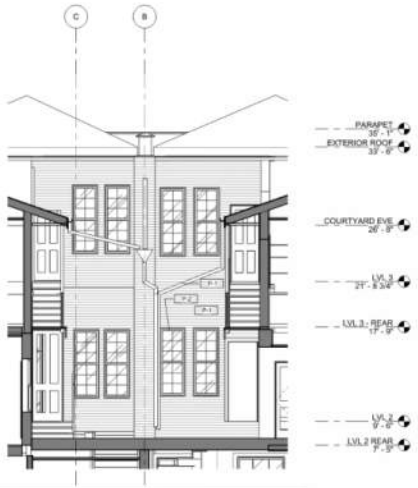
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TAG	MATERIAL	PRODUCT	STYLE. NAME	NOTES	FINISH
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P-2	PAINT	BENJAMIN MOORE	ACADIA WHITE	OC-38	SATIN
P-3	PAINT	BENJAMIN MOORE	BLACK SATIN	2131-10	SATIN
P-4	PAINT	BENJAMIN MOORE	ESSEX GREEN	HC-188	SEMI GLOSS

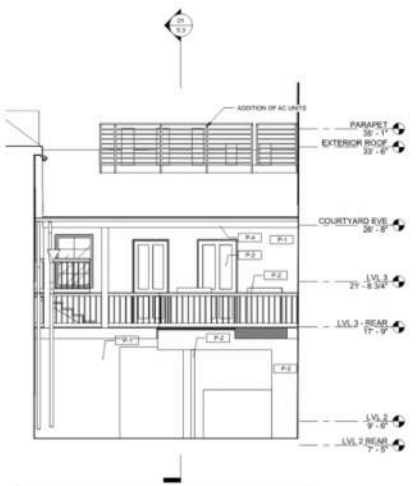
REMOVE ALL IMPERMISSIBLE SIGNAGE, FURNITURE TO PREPARE FOR PAINTING BY WASHING USING A LOW WATER PRESSURE (400 PSI MAX) AND/OR SANDING (ROTARY SANDERS CANNOT BE USED), MAKING MINOR MILLWORK AND MASONRY REPAIRS AS NECESSARY TO MATCH EXISTING CONDITIONS (MASONRY MIX MUST BE SOFT, WITH MAXIMUM PORTLAND CEMENT CONTENT NOT TO EXCEED 1 PART TO 12) AND TO PAINT AS FOLLOWS TO MATCH EXISTING CONDITIONS.



03 NORTH ELEVATION, COURTYARD



02 EAST ELEVATION, COURTYARD



01 SOUTH ELEVATION, COURTYARD



WILLIAMS ARCHITECTS
824 BARONNE STREET
NEW ORLEANS, LA 70113
504-566-0888
WILLIAMSARCHITECTS.COM

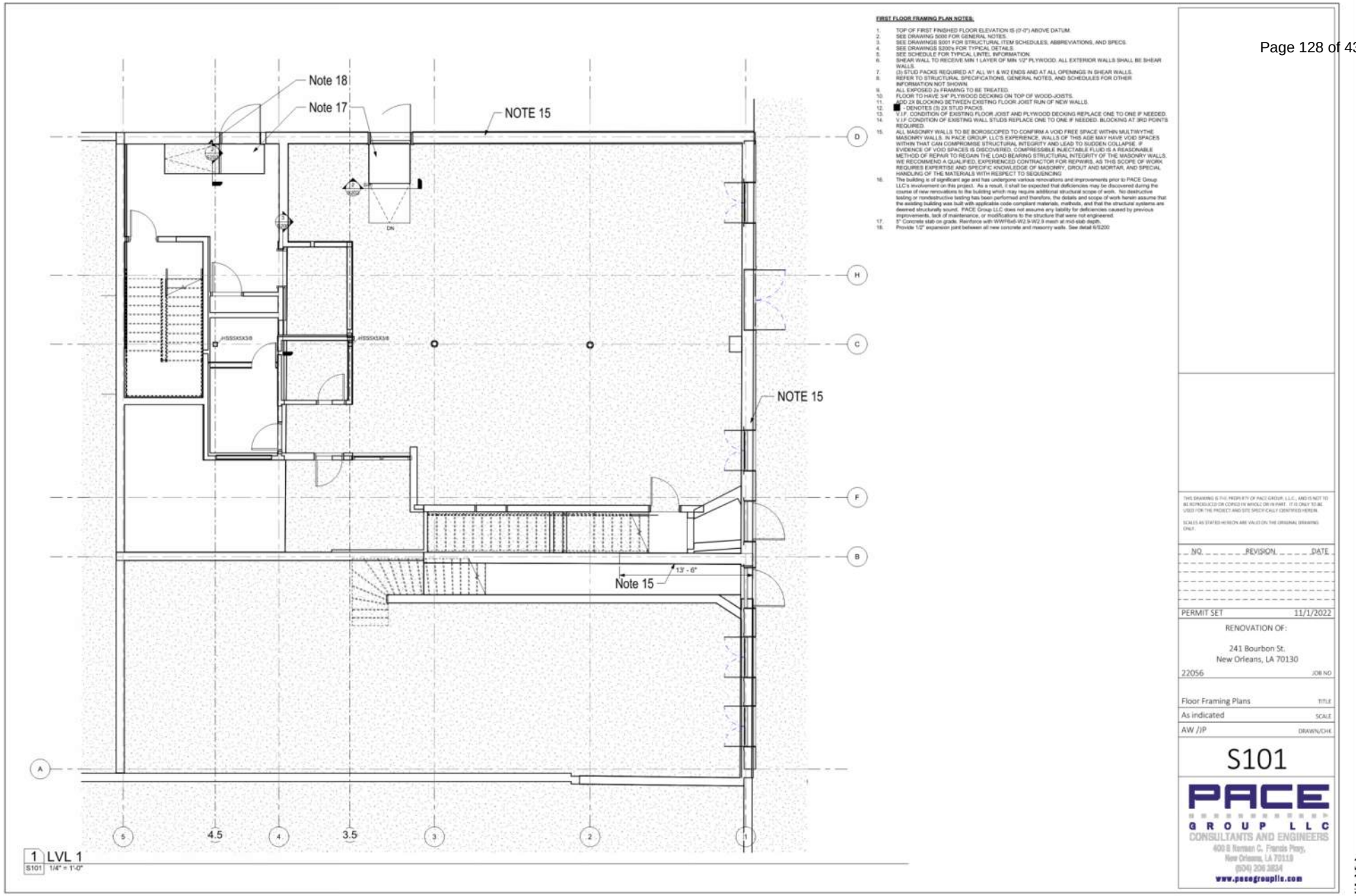
PERMIT SET
235, 237, 239, 241 Bourbon St, New Orleans, LA 70112

-REVISIONS-

No.	Date	Scope
1	01/27/2023	Revision 1

DRAWING
BUILDING SECTIONS

DRAWING BY	Author
SCALE	1/4" = 1'-0"
JOB No.	S22018
DATE	11/01/2022
Sheet No.	5.3



FIRST FLOOR FRAMING PLAN NOTES:

1. TOP OF FIRST FINISHED FLOOR ELEVATION IS (0'-0") ABOVE DATUM.
2. SEE DRAWING S000 FOR GENERAL NOTES.
3. SEE DRAWINGS S001 FOR STRUCTURAL ITEM SCHEDULES, ABBREVIATIONS, AND SPECS.
4. SEE DRAWINGS S200's FOR TYPICAL DETAILS.
5. SEE SCHEDULE FOR TYPICAL LINTEL INFORMATION.
6. SHEAR WALL TO RECEIVE MIN 1 LAYER OF MIN 1/2" PLYWOOD. ALL EXTERIOR WALLS SHALL BE SHEAR WALLS.
7. (3) STUD PACKS REQUIRED AT ALL W1 & W2 ENDS AND AT ALL OPENINGS IN SHEAR WALLS.
8. REFER TO STRUCTURAL SPECIFICATIONS, GENERAL NOTES, AND SCHEDULES FOR OTHER INFORMATION NOT SHOWN.
9. ALL EXPOSED 2x FRAMING TO BE TREATED.
10. FLOOR TO HAVE 3/4" PLYWOOD DECKING ON TOP OF WOOD JOISTS.
11. ADD 2X BLOCKING BETWEEN EXISTING FLOOR JOIST RUN OF NEW WALLS.
12. ■ - DENOTES (3) 2X STUD PACKS.
13. V.I.F. CONDITION OF EXISTING FLOOR JOIST AND PLYWOOD DECKING REPLACE ONE TO ONE IF NEEDED.
14. V.I.F CONDITION OF EXISTING WALL STUDS REPLACE ONE TO ONE IF NEEDED. BLOCKING AT 3RD POINTS REQUIRED.
15. ALL MASONRY WALLS TO BE BOROSCOPED TO CONFIRM A VOID FREE SPACE WITHIN MULTIWYTHE MASONRY WALLS. IN PACE GROUP, LLC'S EXPERIENCE, WALLS OF THIS AGE MAY HAVE VOID SPACES WITHIN THAT CAN COMPROMISE STRUCTURAL INTEGRITY AND LEAD TO SUDDEN COLLAPSE. IF EVIDENCE OF VOID SPACES IS DISCOVERED, COMPRESSIBLE INJECTABLE FLUID IS A REASONABLE METHOD OF REPAIR TO REGAIN THE LOAD BEARING STRUCTURAL INTEGRITY OF THE MASONRY WALLS. WE RECOMMEND A QUALIFIED, EXPERIENCED CONTRACTOR FOR REPAIRS, AS THIS SCOPE OF WORK REQUIRES EXPERTISE AND SPECIFIC KNOWLEDGE OF MASONRY, GROUT AND MORTAR, AND SPECIAL HANDLING OF THE MATERIALS WITH RESPECT TO SEQUENCING.
16. The building is of significant age and has undergone various renovations and improvements prior to PACE Group LLC's involvement on this project. As a result, it shall be expected that deficiencies may be discovered during the course of new renovations to the building which may require additional structural scope of work. No destructive testing or nondestructive testing has been performed and therefore, the details and scope of work herein assume that the existing building was built with applicable code compliant materials, methods, and that the structural systems are deemed structurally sound. PACE Group LLC does not assume any liability for deficiencies caused by previous improvements, lack of maintenance, or modifications to the structure that were not engineered.
17. 5" Concrete slab on grade. Reinforce with WWF6x6-W2.9-W2.9 mesh at mid-slab depth.
18. Provide 1/2" expansion joint between all new concrete and masonry walls. See detail 6/S200

THIS DRAWING IS THE PROPERTY OF PACE GROUP, L.L.C., AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.

SCALES AS STATED HEREON ARE VALID ON THE ORIGINAL DRAWING ONLY.

NO.	REVISION	DATE

PERMIT SET	11/1/2022

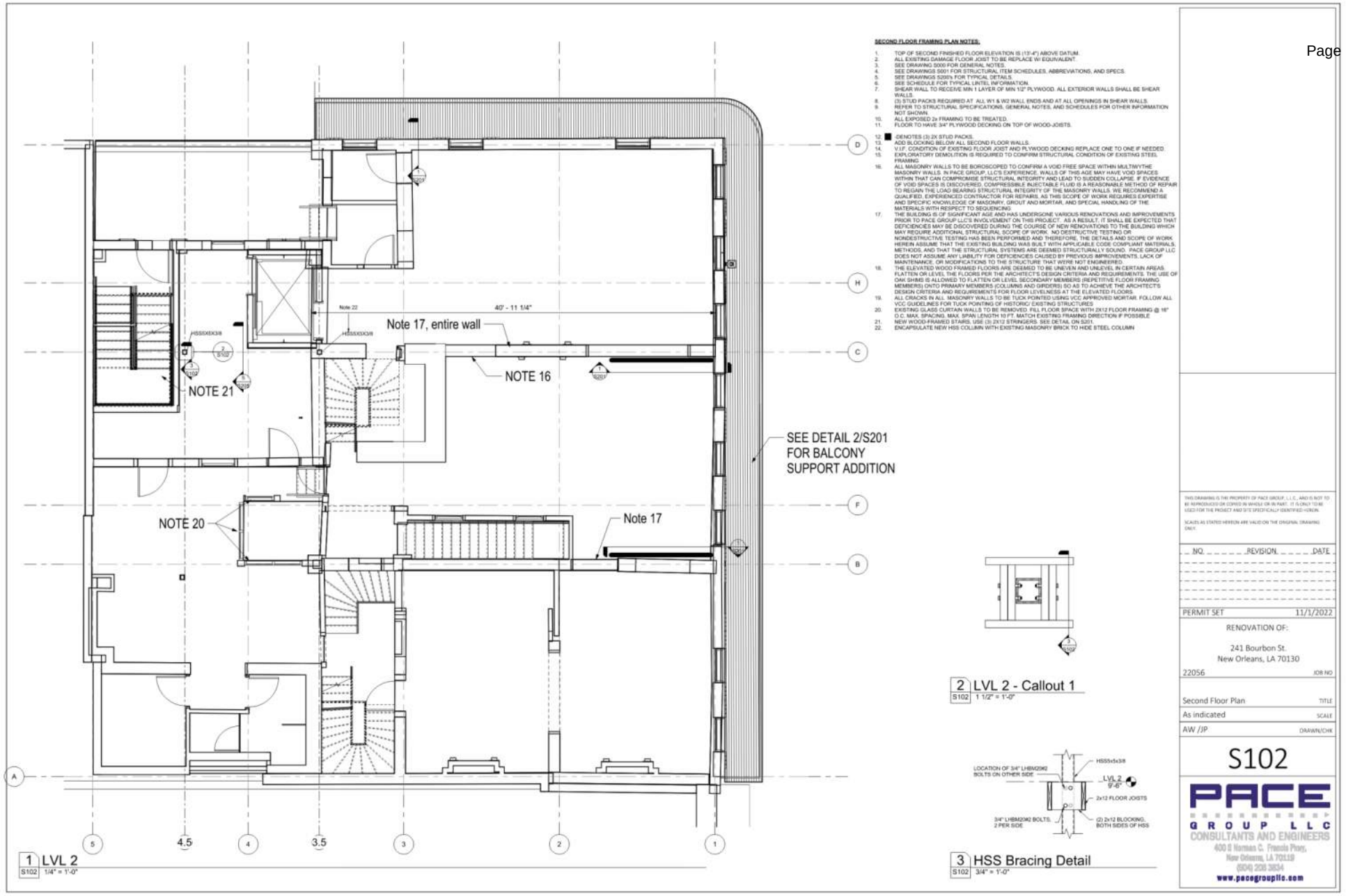
RENOVATION OF:

241 Bourbon St.
New Orleans, LA 70130

22056	JOB NO
Floor Framing Plans	TITLE
As indicated	SCALE
AW /JP	DRAWN/CHK

S101

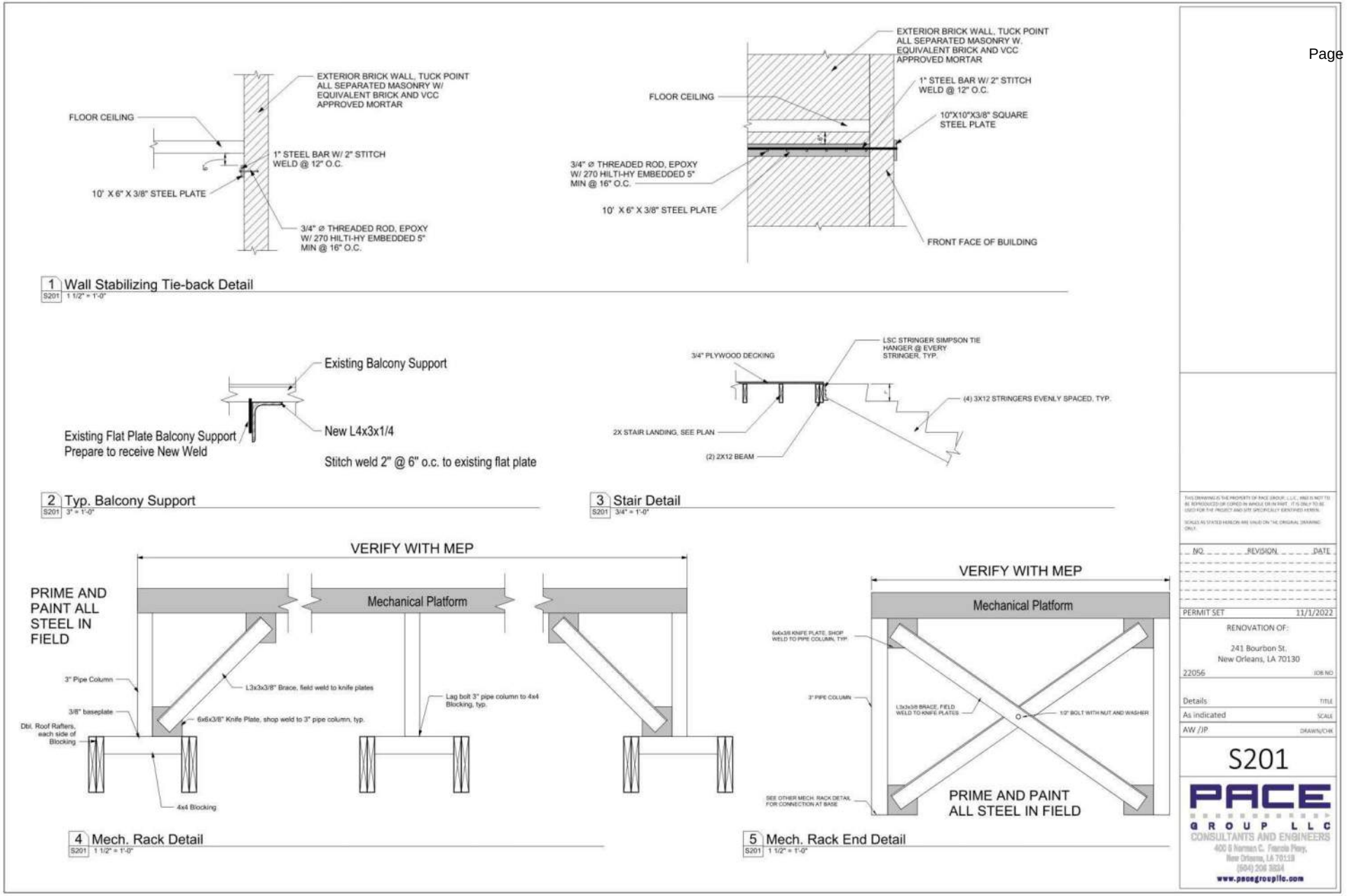
PACE
GROUP LLC
CONSULTANTS AND ENGINEERS
400 E Harrison C. Francis Pkwy,
New Orleans, LA 70119
(504) 206 3834
www.pacegroupllc.com



235-41 Bourbon

VCC Architecture Committee

February 28, 2023


EXTERIOR BRICK WALL, TUCK POINT ALL SEPARATED MASONRY W/ EQUIVALENT BRICK AND VCC APPROVED MORTAR
FLOOR CEILING
1" STEEL BAR W/ 2" STITCH WELD @ 12" O.C.
10' X 6" X 3/8" STEEL PLATE
3/4" Ø THREADED ROD, EPOXY W/ 270 HILTI-HY EMBEDDED 5" MIN @ 16" O.C.
EXTERIOR BRICK WALL, TUCK POINT ALL SEPARATED MASONRY W. EQUIVALENT BRICK AND VCC APPROVED MORTAR
FLOOR CEILING
1" STEEL BAR W/ 2" STITCH WELD @ 12" O.C.
10"X10"X3/8" SQUARE STEEL PLATE
3/4" Ø THREADED ROD, EPOXY W/ 270 HILTI-HY EMBEDDED 5" MIN @ 16" O.C.
10' X 6" X 3/8" STEEL PLATE
FRONT FACE OF BUILDING
1 Wall Stabilizing Tie-back Detail
S201 1 1/2" = 1'-0"
Existing Balcony Support
Existing Flat Plate Balcony Support
Prepare to receive New Weld
New L4x3x1/4
Stitch weld 2" @ 6" o.c. to existing flat plate
2 Typ. Balcony Support
S201 3" = 1'-0"
3/4" PLYWOOD DECKING
LSC STRINGER SIMPSON TIE HANGER @ EVERY STRINGER, TYP.
(4) 3X12 STRINGERS EVENLY SPACED, TYP.
2X STAIR LANDING, SEE PLAN
(2) 2X12 BEAM
3 Stair Detail
S201 3/4" = 1'-0"
VERIFY WITH MEP
PRIME AND PAINT ALL STEEL IN FIELD
Mechanical Platform
3" Pipe Column
3/8" baseplate
Dbl. Roof Rafters, each side of Blocking
L3x3x3/8" Brace, field weld to knife plates
6x6x3/8" Knife Plate, shop weld to 3" pipe column, typ.
Lag bolt 3" pipe column to 4x4 Blocking, typ.
4x4 Blocking
4 Mech. Rack Detail
S201 1 1/2" = 1'-0"
VERIFY WITH MEP
Mechanical Platform
6x6x3/8 KNIFE PLATE, SHOP WELD TO PIPE COLUMN, TYP.
3" PIPE COLUMN
L3x3x3/8 BRACE, FIELD WELD TO KNIFE PLATES
1/2" BOLT WITH NUT AND WASHER
SEE OTHER MECH. RACK DETAIL FOR CONNECTION AT BASE
PRIME AND PAINT ALL STEEL IN FIELD
5 Mech. Rack End Detail
S201 1 1/2" = 1'-0"
NO. REVISION DATE
PERMIT SET 11/1/2022
RENOVATION OF:
241 Bourbon St.
New Orleans, LA 70130
22056 JOB NO
Details TITLE
As indicated SCALE
AW /JP DRAWN/CHK
S201
PACE GROUP LLC
CONSULTANTS AND ENGINEERS
400 B Norman C. Francis Pkwy.
New Orleans, LA 70119
(504) 208 9934
www.pacegroupllc.com

730 St Peter



730-732 St Peter

VCC Architecture Committee

February 28, 2023



730-732 St Peter

VCC Architecture Committee

February 28, 2023



730-732 St Peter – 1860 plan book



730-732 St Peter – 1930s – 40s?



730-732 St Peter – 1950s?



730-732 St Peter – 1963



1941



1975

730-732 St Peter



1994



01.2009

730-732 St Peter







Current

730-732 St Peter



730-732 St Peter

VCC Architecture Committee

February 28, 2023



730-732 St Peter

VCC Architecture Committee

February 28, 2023



730-732 St Peter

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February 28, 2023

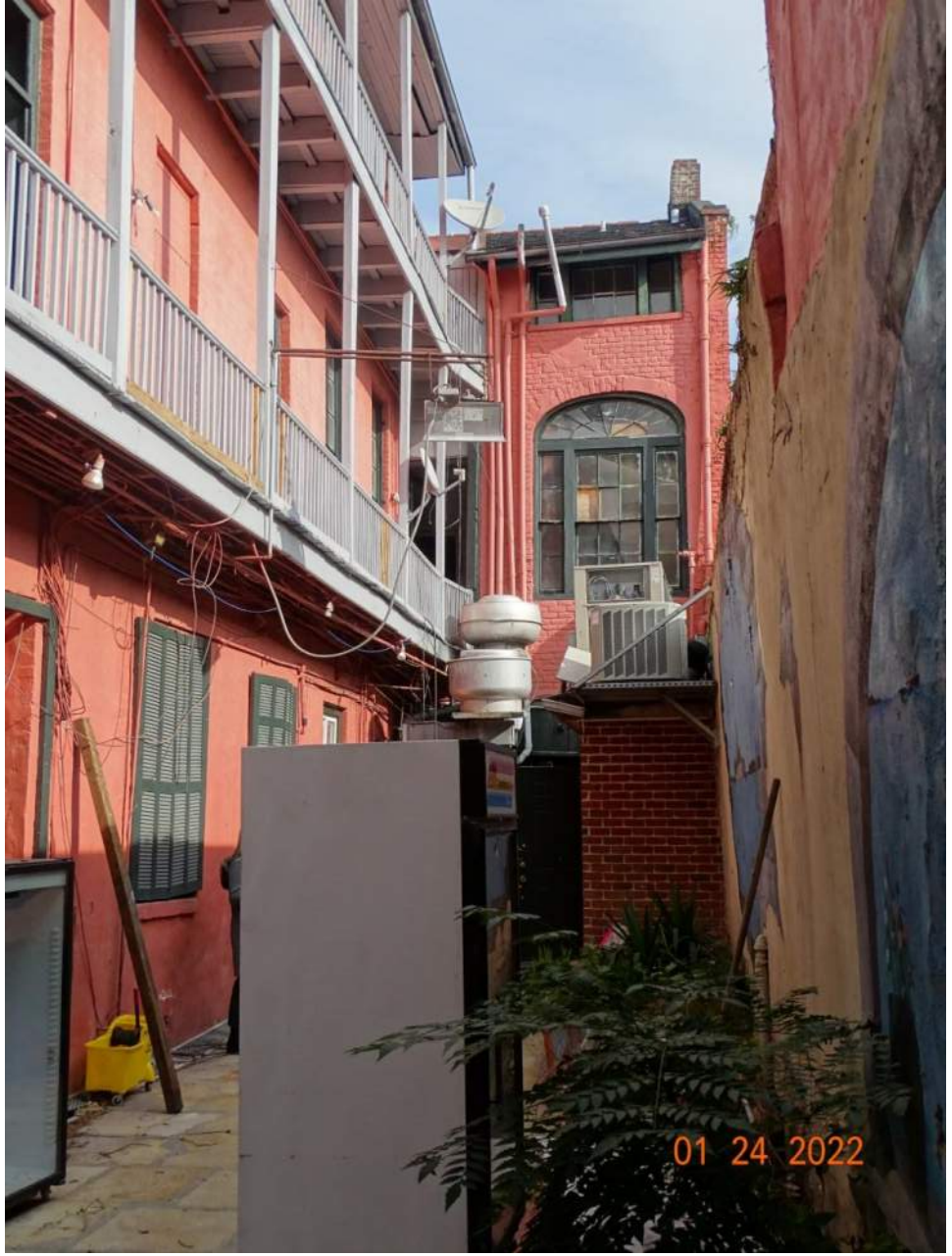


730-732 St Peter

VCC Architecture Committee

February 28, 2023


01 24 2022



730-732 St Peter

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VCC Architecture Committee

February 28, 2023



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February 28, 2023



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February 28, 2023



730-732 St Peter

VCC Architecture Committee

February 28, 2023



730-732 St Peter

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February 28, 2023


01 24 2022



730-732 St Peter

VCC Architecture Committee

February 28, 2023



730-732 St Peter

VCC Architecture Committee

February 28, 2023



730-732 St Peter

VCC Architecture Committee

February 28, 2023



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VCC Architecture Committee

February 28, 2023



730-732 St Peter

VCC Architecture Committee

February 28, 2023



730-732 St Peter

VCC Architecture Committee

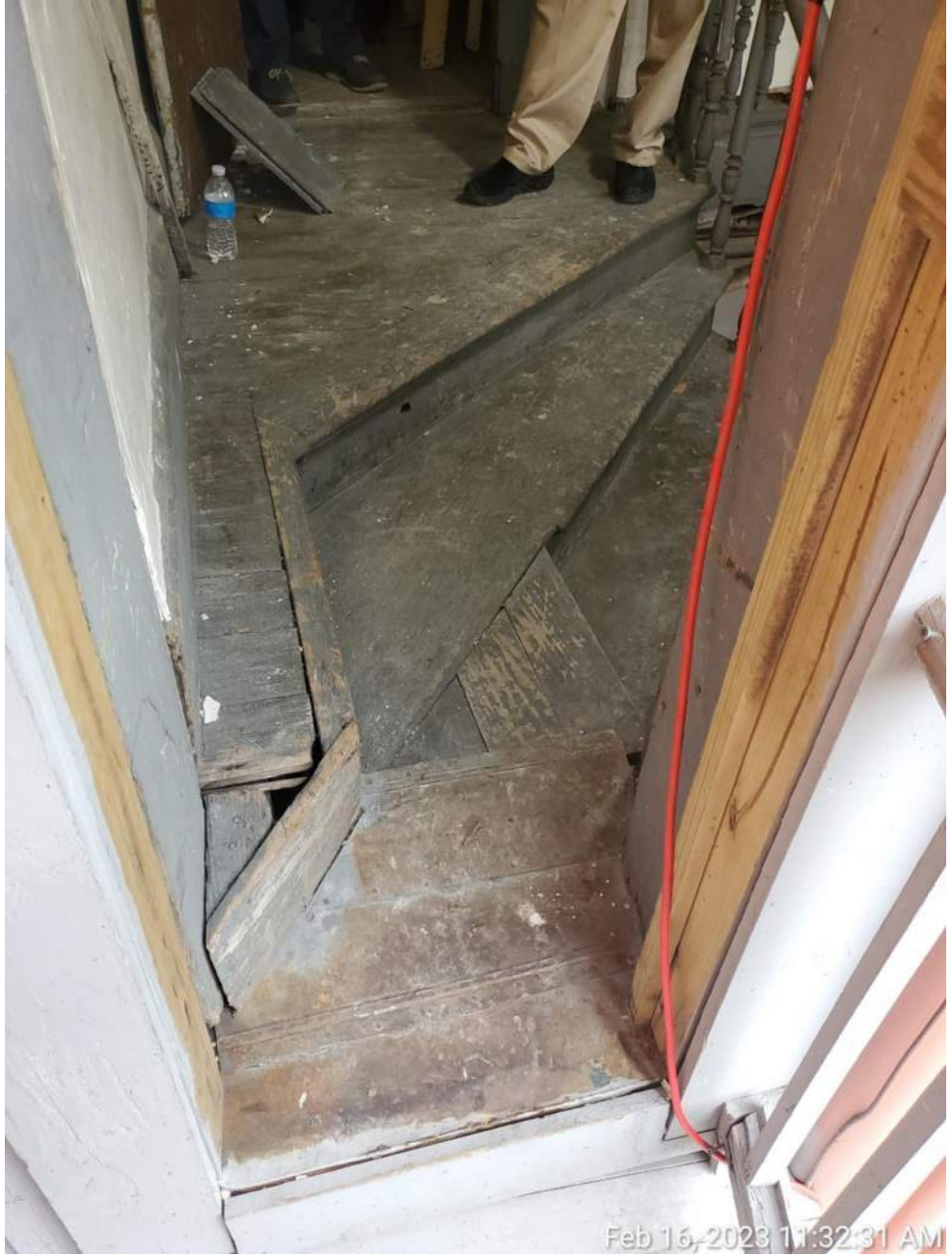
February 28, 2023



730-732 St Peter

VCC Architecture Committee

February 28, 2023



730-732 St Peter

VCC Architecture Committee

February 28, 2023



730-732 St Peter

VCC Architecture Committee

February 28, 2023



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February 28, 2023



730-732 St Peter

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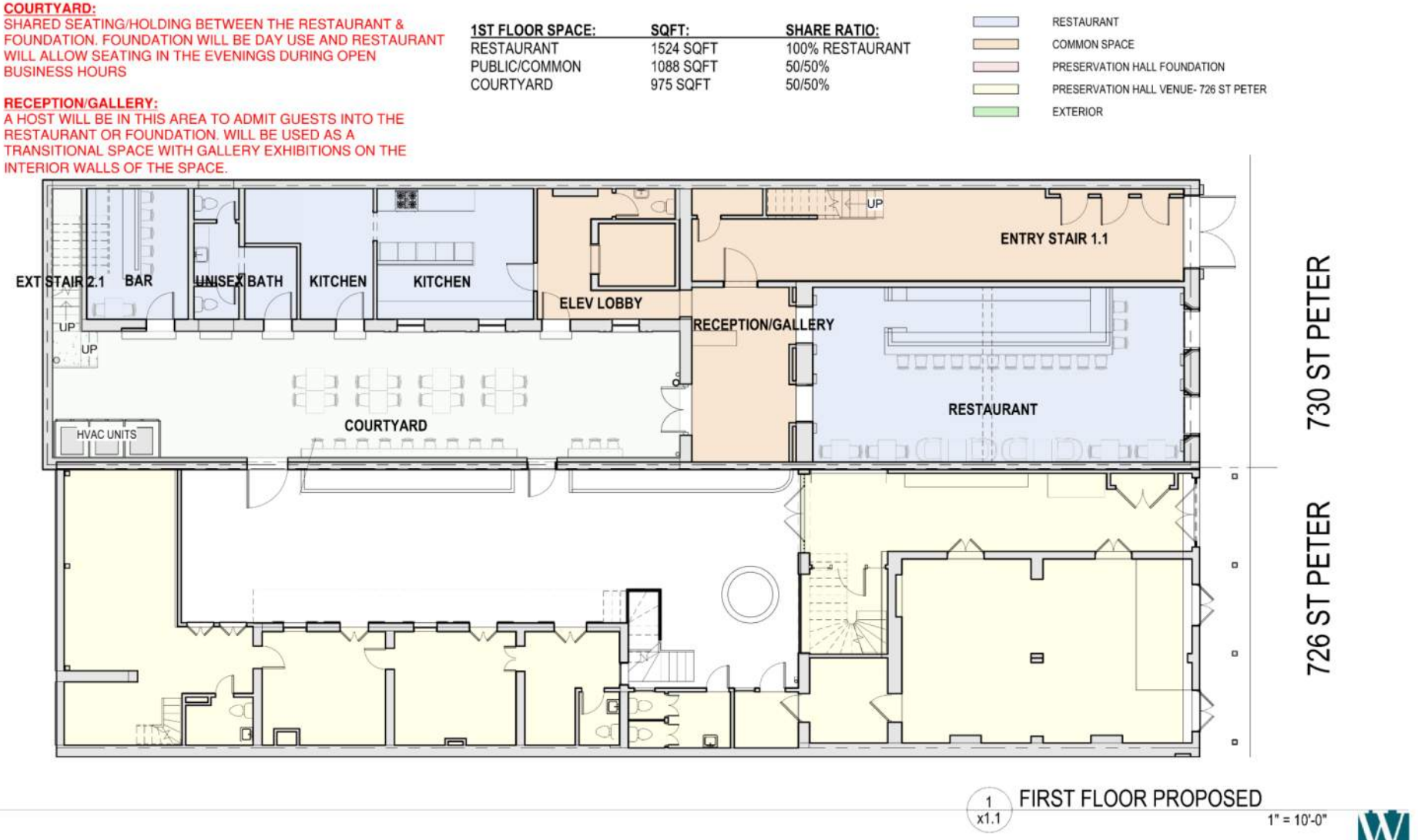
February 28, 2023

RESTAURANT:
RESTAURANT - STANDARD; WILL OPERATE AS SUCH

COURTYARD:
SHARED SEATING/HOLDING BETWEEN THE RESTAURANT & FOUNDATION. FOUNDATION WILL BE DAY USE AND RESTAURANT WILL ALLOW SEATING IN THE EVENINGS DURING OPEN BUSINESS HOURS

RECEPTION/GALLERY:
A HOST WILL BE IN THIS AREA TO ADMIT GUESTS INTO THE RESTAURANT OR FOUNDATION. WILL BE USED AS A TRANSITIONAL SPACE WITH GALLERY EXHIBITIONS ON THE INTERIOR WALLS OF THE SPACE.

1ST FLOOR SPACE:	SQFT:	SHARE RATIO:
RESTAURANT	1524 SQFT	100% RESTAURANT
PUBLIC/COMMON	1088 SQFT	50/50%
COURTYARD	975 SQFT	50/50%



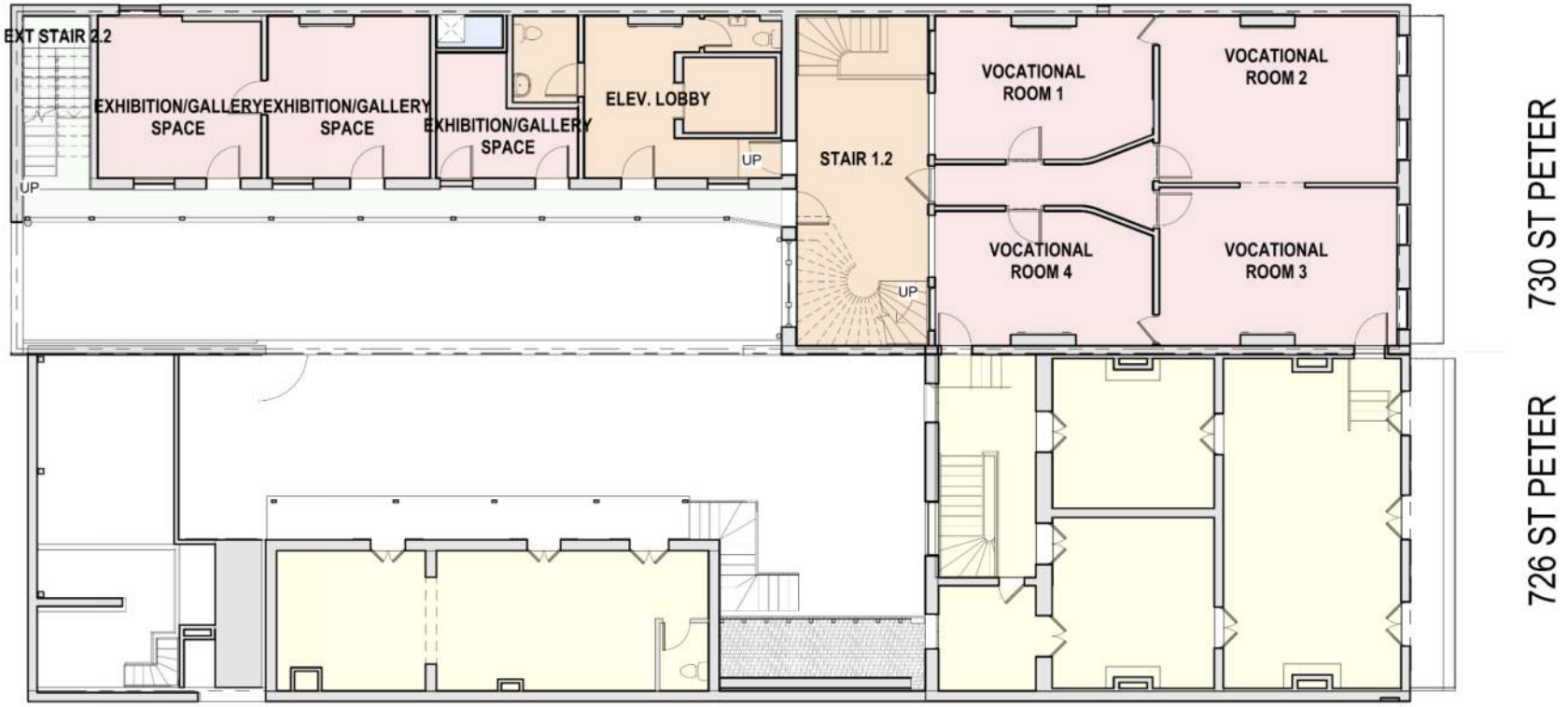
1 x1.1 FIRST FLOOR PROPOSED
1" = 10'-0"

EXHIBITION/GALLERY SPACE:
WILL OPERATE AS LIVING GALLERIES WITH DISPLAYS & EXHIBITION ITEMS ON INTERIOR FACES OF WALLS. PODCAST RECORDING W/ CULTURAL BEARERS, ONE-ON-ONE MEETING/TEACHING SPACE FROM EXPERIENCED MUSICIANS, LIVE WORKING OFFICES WILL TAKE PLACE IN THESE AREAS ON BOTH FLOORS.

VOCATIONAL ROOMS:
ALL ROOMS WILL HOST EXHIBITION PIECES ON THE WALLS OF THE SPACES. WITHIN THESE SPACES WILL HOST EDUCATIONAL EVENTS, MUSICIAN MENTORSHIP, PROFESSIONAL DEVELOPMENT, FINANCIAL & HEALTHCARE LITERACY CLASSES, STAFF TRAINING, ALONG WITH SPECIAL EVENTS FOR FUNDRAISING EVENTS OR RESTAURANT EVENTS

2ND FLOOR SPACES:	SQFT'AGE:	SHARED:
RESTAURANT	18 SQFT (CHASE)	100% RESTAURANT
PUBLIC/COMMON	694 SQFT	50/50% SHARED
PH FOUNDATION	1874 SQFT	100% PHF
EXT BALCONY/STAIR	310 SQFT	100% PHF

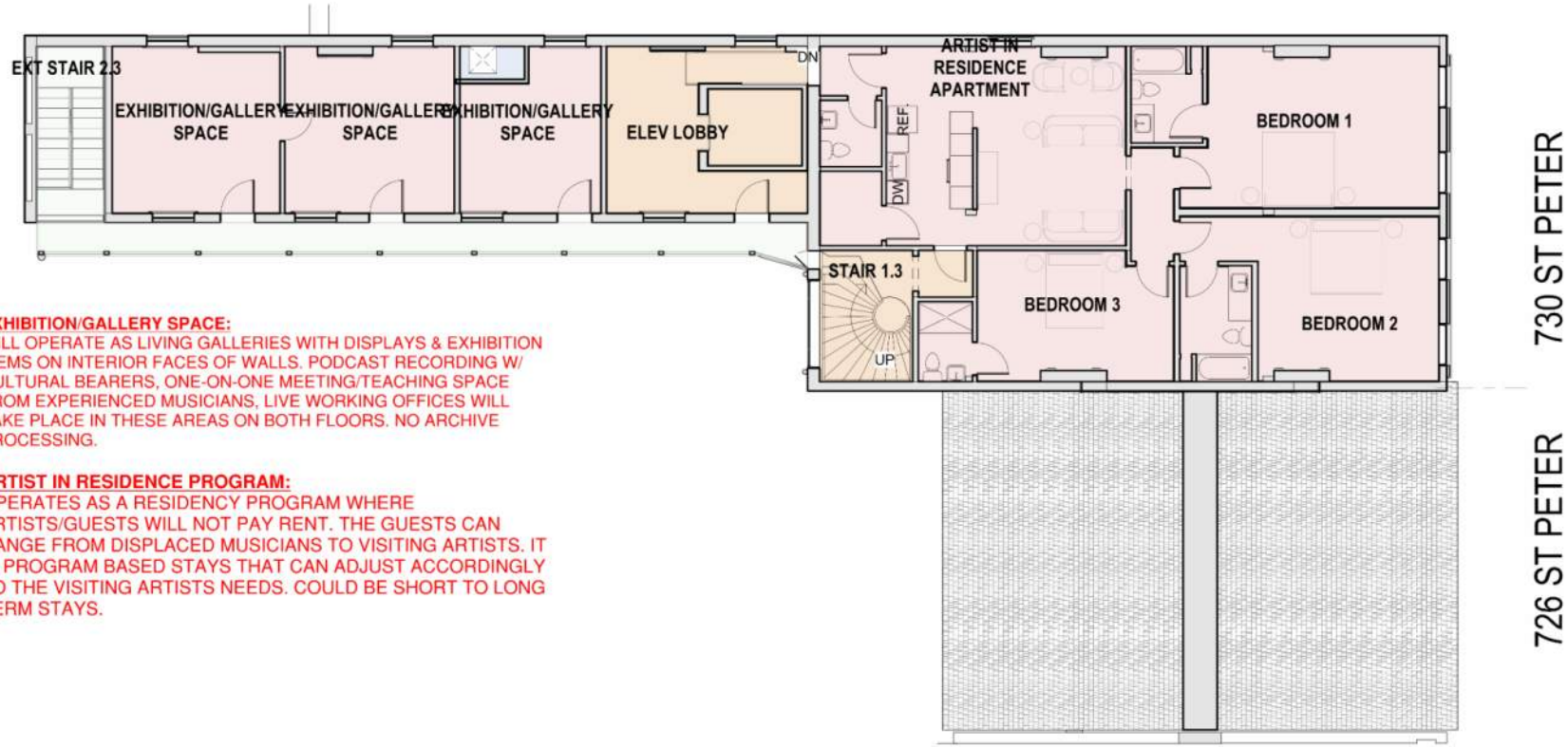
RESTAURANT
COMMON SPACE
PRESERVATION HALL FOUNDATION
PRESERVATION HALL VENUE- 726 ST PETER
EXTERIOR



1 x1.2 SECOND FLOOR PROPOSED
1" = 10'-0"

3RD FLOOR SPACE:	SQFT'AGE:	SHARED:
RESTAURANT	18 SQFT (CHASE)	100% PINCUS
PUBLIC/COMMON	398 SQFT	100% PHF
PH FOUNDATION	2206 SQFT	100% PHF
EXT BALCONY/STAIR	310 SQFT	100% PHF

RESTAURANT
COMMON SPACE
PRESERVATION HALL FOUNDATION
PRESERVATION HALL VENUE- 726 ST PETER
EXTERIOR



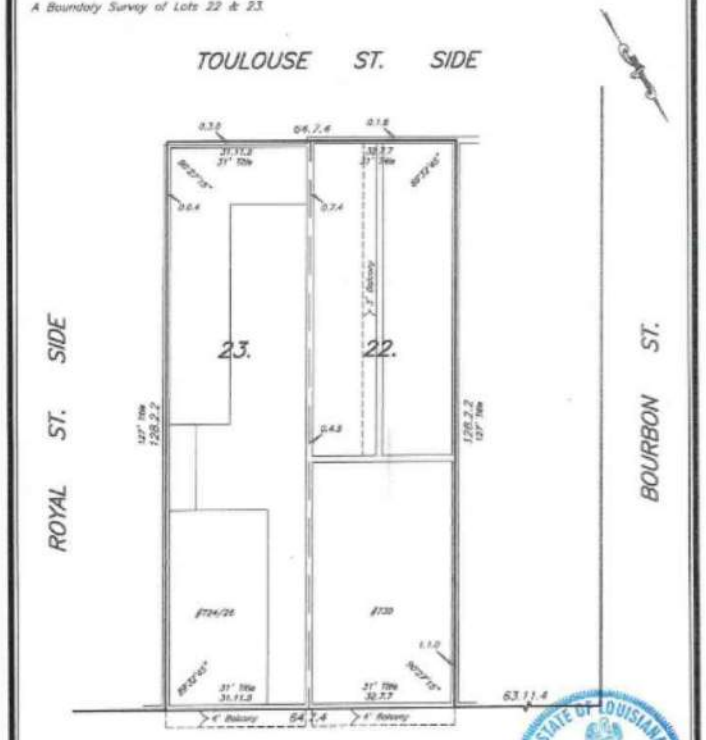
EXHIBITION/GALLERY SPACE:
WILL OPERATE AS LIVING GALLERIES WITH DISPLAYS & EXHIBITION ITEMS ON INTERIOR FACES OF WALLS. PODCAST RECORDING W/ CULTURAL BEARERS, ONE-ON-ONE MEETING/TEACHING SPACE FROM EXPERIENCED MUSICIANS, LIVE WORKING OFFICES WILL TAKE PLACE IN THESE AREAS ON BOTH FLOORS. NO ARCHIVE PROCESSING.

ARTIST IN RESIDENCE PROGRAM:
OPERATES AS A RESIDENCY PROGRAM WHERE ARTISTS/GUESTS WILL NOT PAY RENT. THE GUESTS CAN RANGE FROM DISPLACED MUSICIANS TO VISITING ARTISTS. IT IS PROGRAM BASED STAYS THAT CAN ADJUST ACCORDINGLY TO THE VISITING ARTISTS NEEDS. COULD BE SHORT TO LONG TERM STAYS.

1 x1.3 THIRD FLOOR PROPOSED
1" = 10'-0"

SQ. NO. 61
SECOND DISTRICT
NEW ORLEANS, LA
ORLEANS PARISH

A Boundary Survey of Lots 22 & 23.



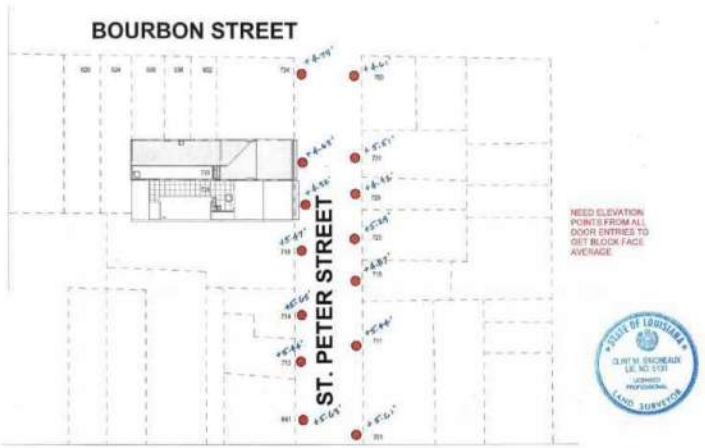
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

Notes:
Improvements may not be to scale for clarity.
The dimensions shown prevail over scale.
Lot angles as per plan of sub.

Date: January 30, 2023 Scale: 1" = 20'

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:LXI, Chapter 29 for a Class "C" survey.
Made at the request of Williams Architects.

Gilbert, Kelly & Couturie', Inc., Professional Land Surveying
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121



1 CITY BLOCK PLAN - FIRST FLOOR ELEVATIONS
1" = 40'-0"

JANUARY 30, 2023 ELEVATION SPOTS

WILLIAMS ARCHITECTS
524 BARONNE STREET
NEW ORLEANS, LA 70113

RENOVATION - RESTAURANT & PHF
730-32 St Peter St, New Orleans, LA 70116

-REVISIONS-

No.	Date	Scope

DRAWING
SURVEY

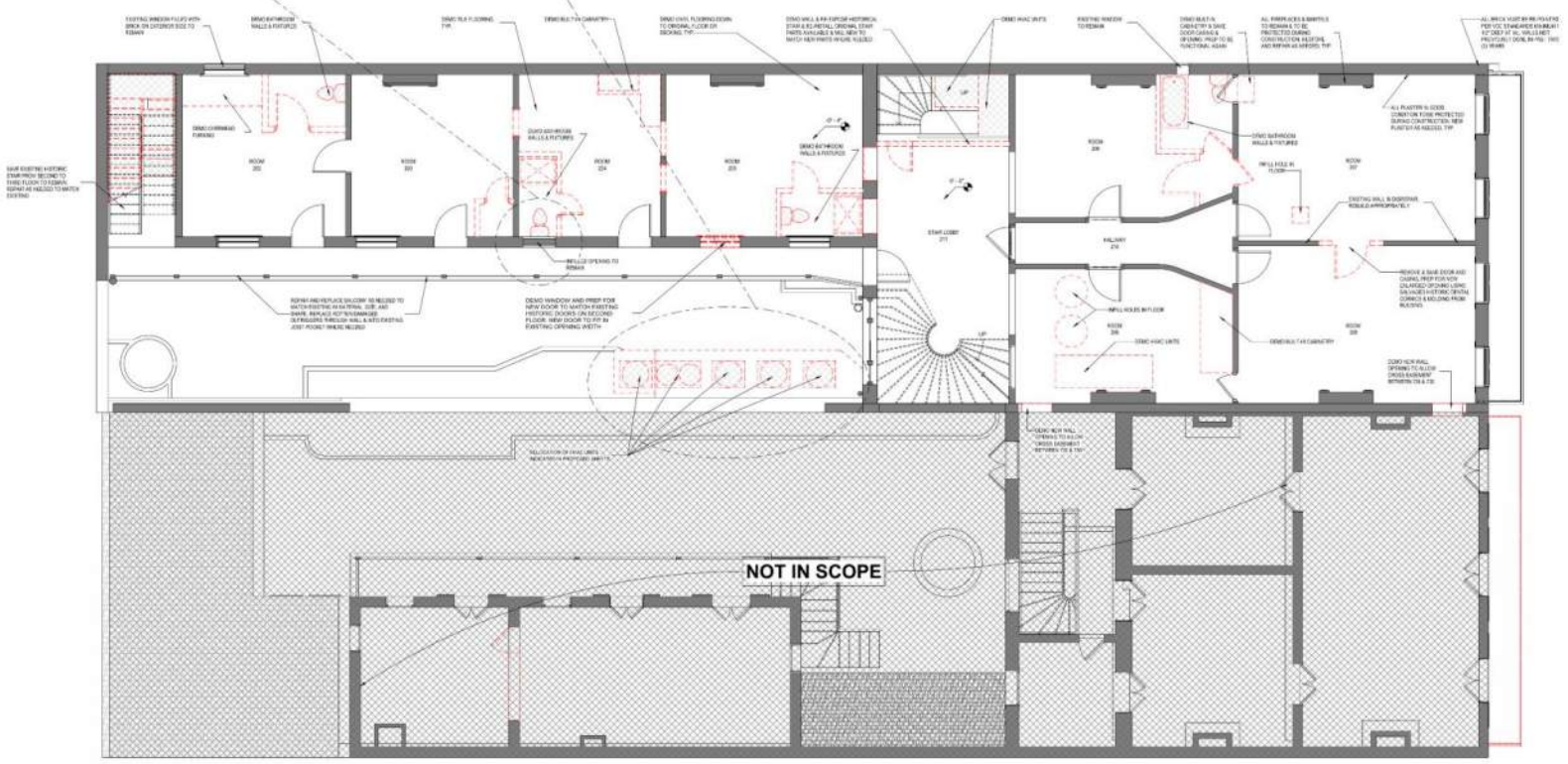
DRAWING BY
SCALE
JOB No.
DATE

G001


NOT IN SCOPE
FIRST FLOOR PLAN - DEMO
WILLIAMS ARCHITECTS
RENOVATION - RESTAURANT & PHF
730-32 St Peter St, New Orleans, LA 70116
-REVISIONS-
DRAWING
FIRST FLOOR PLAN - DEMOLITION
AD111







SECOND FLOOR PLAN - DEMO

WILLIAMS ARCHITECTS
524 BARONNE STREET
NEW ORLEANS, LA 70113

RENOVATION - RESTAURANT & PHF
730-32 St Peter St, New Orleans, LA 70116

-REVISIONS-

No.	Date	Scope

DRAWING
SECOND FLOOR PLAN - DEMOLITION

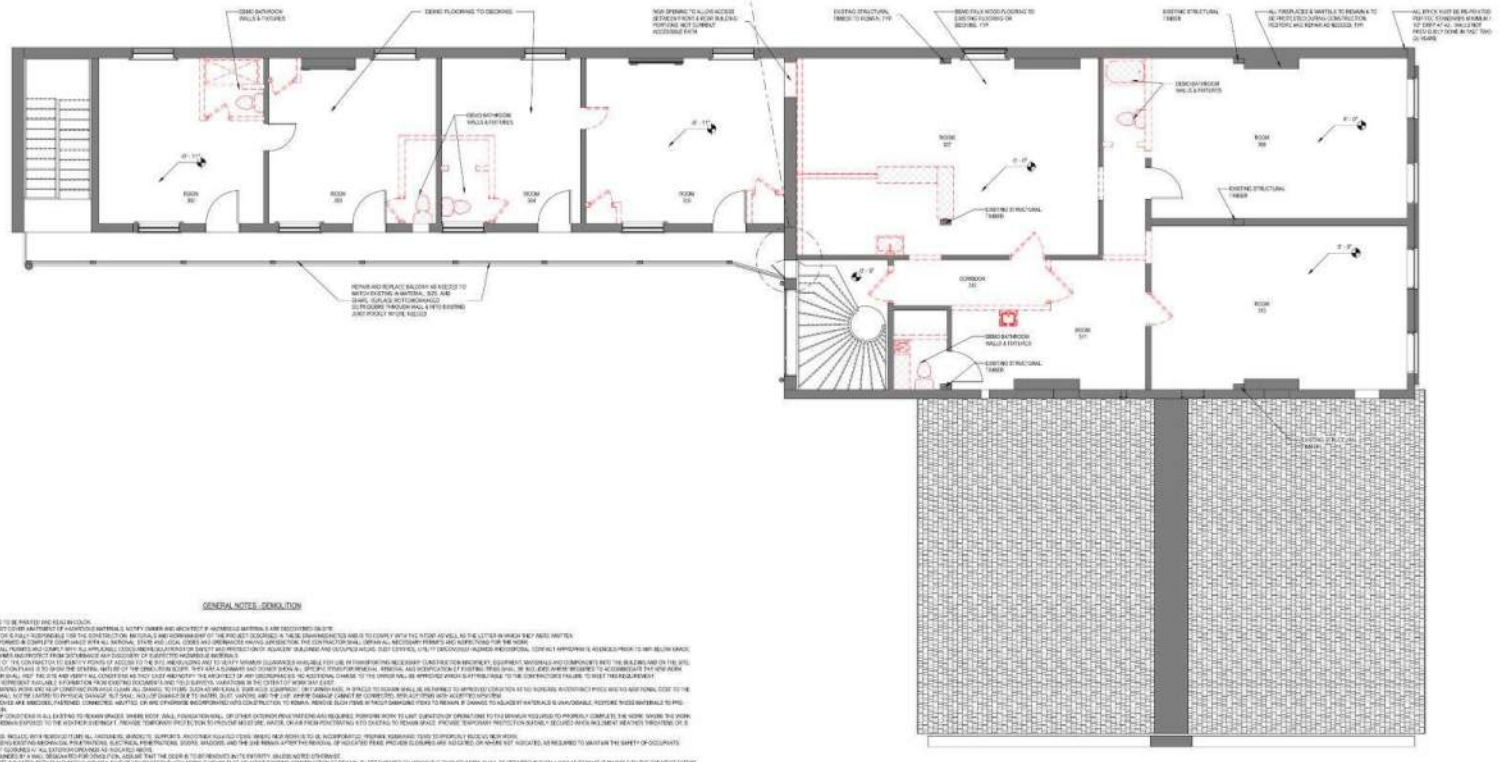
DRAWING BY ADO
SCALE 1/4" = 1'-0"
JOB No. 018007.02
DATE 02.14.2023

Sheet No.
AD112

730

VCC





GENERAL NOTES - DEMOLITION

THIRD FLOOR PLAN - DEMO

WILLIAMS ARCHITECTS
624 BARONNE STREET
NEW ORLEANS, LA 70113

RENOVATION - RESTAURANT & PHF
730-32 St Peter St, New Orleans, LA 70116

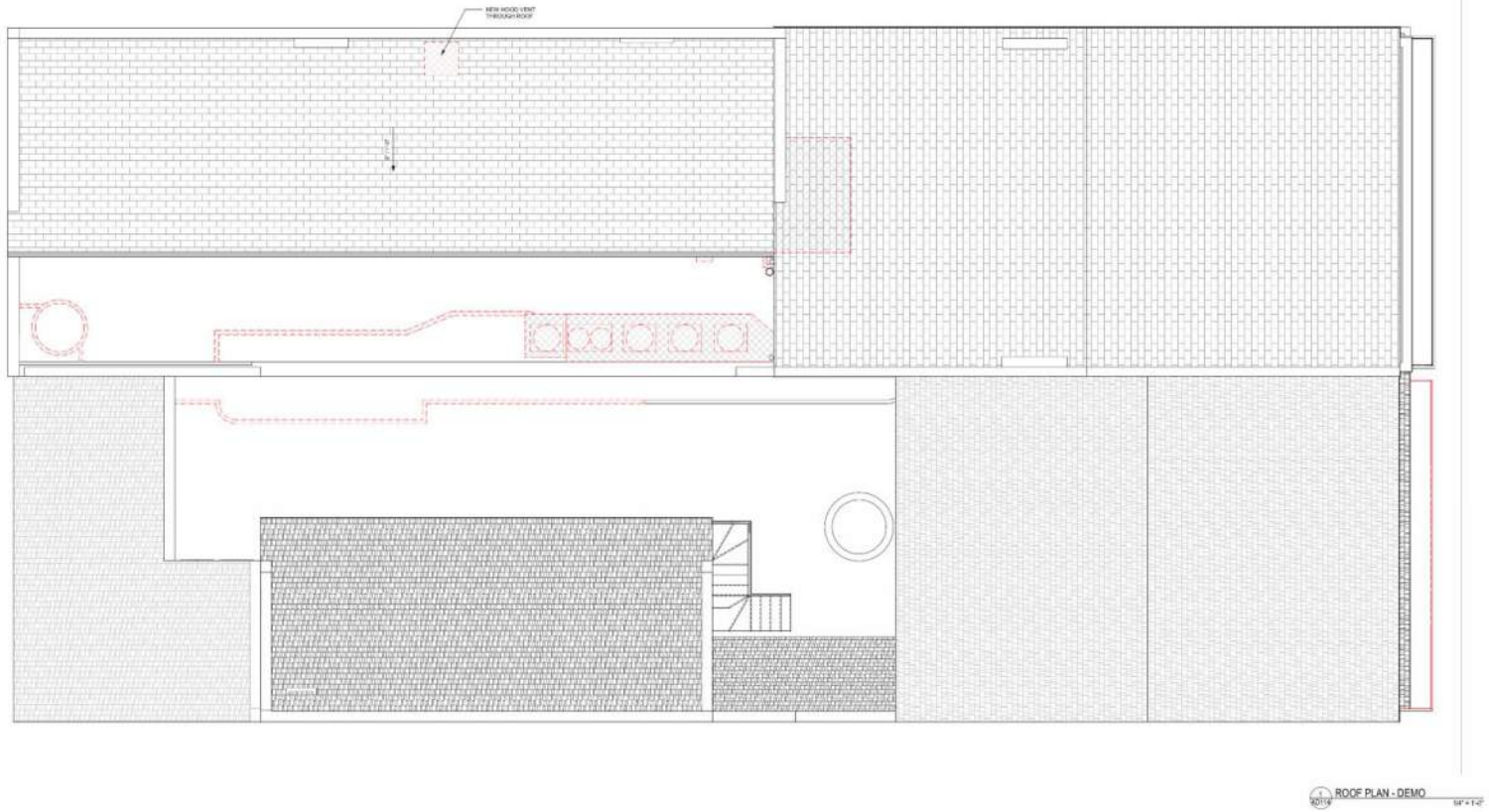
-REVISIONS-

No.	Date	Scope

DRAWING: THIRD FLOOR PLAN - DEMOLITION
DRAWING BY: ADO
SCALE: As indicated
JOB No: 019007.02
DATE: 02/14/2023
Sheet No.

AD113

GENERAL NOTES - DEMOLITION



ROOF PLAN - DEMO

WILLIAMS ARCHITECTS
524 BARONNE STREET
NEW ORLEANS, LA 70113

RENOVATION - RESTAURANT & PHF
730-32 St Peter St, New Orleans, LA 70116

-REVISIONS-

No.	Date	Scope

DRAWING
ROOF PLAN - DEMO

DRAWING BY ADO
SCALE As indicated
JOB No. 018007.02
DATE 02/14/2023

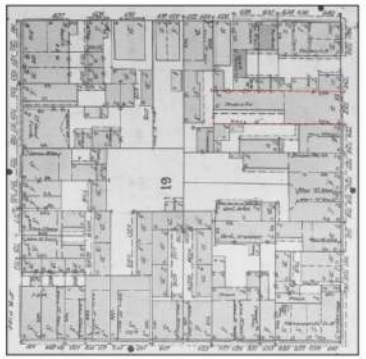
Sheet No.
AD114

730
VCC


WILLIAMS ARCHITECTS
RENOVATION - RESTAURANT & PHF
730-32 St Peter St, New Orleans, LA 70116
ELEVATION - BOURBON STREET SIDE - EXISTING
ELEVATION -ST. PETER SIDE - EXISTING
ELEVATION - ROYAL ST. SIDE - EXISTING
AD201



1876

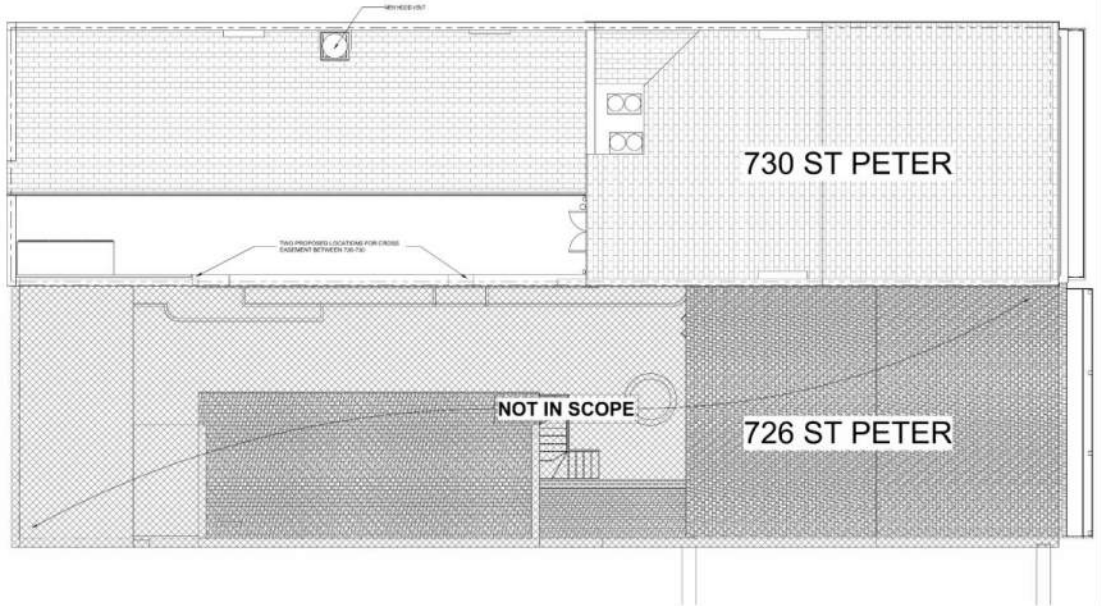


1896



1908

ALL SANDBORNE MAPS DATING FROM 1876 TO 1908 DO NOT INDICATE ANY BUILT STRUCTURES WITHIN THE COURTYARD OPEN AREA, SUCH AS CISTERNS OR FOUNTAINS, WHILE THE MAPS DO INDICATE PREVIOUS LOCATION OF BALCONY ON 2ND FLOOR OF 730



ARCHITECTURAL SITE PLAN

WILLIAMS ARCHITECTS
624 BARONNE STREET
NEW ORLEANS, LA 70113

RENOVATION - RESTAURANT & PHF
730-32 St Peter St, New Orleans, LA 70116

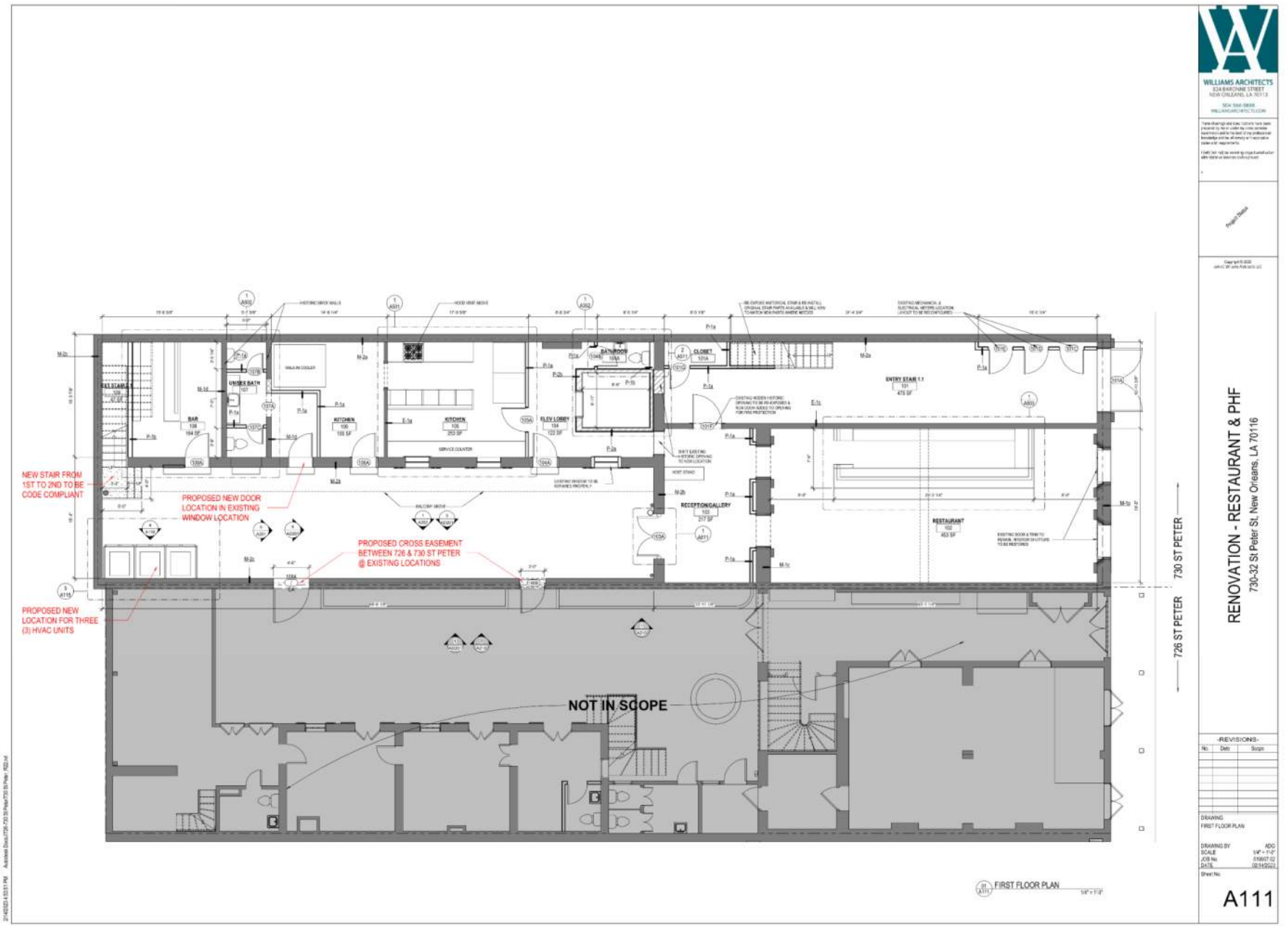
-REVISIONS-

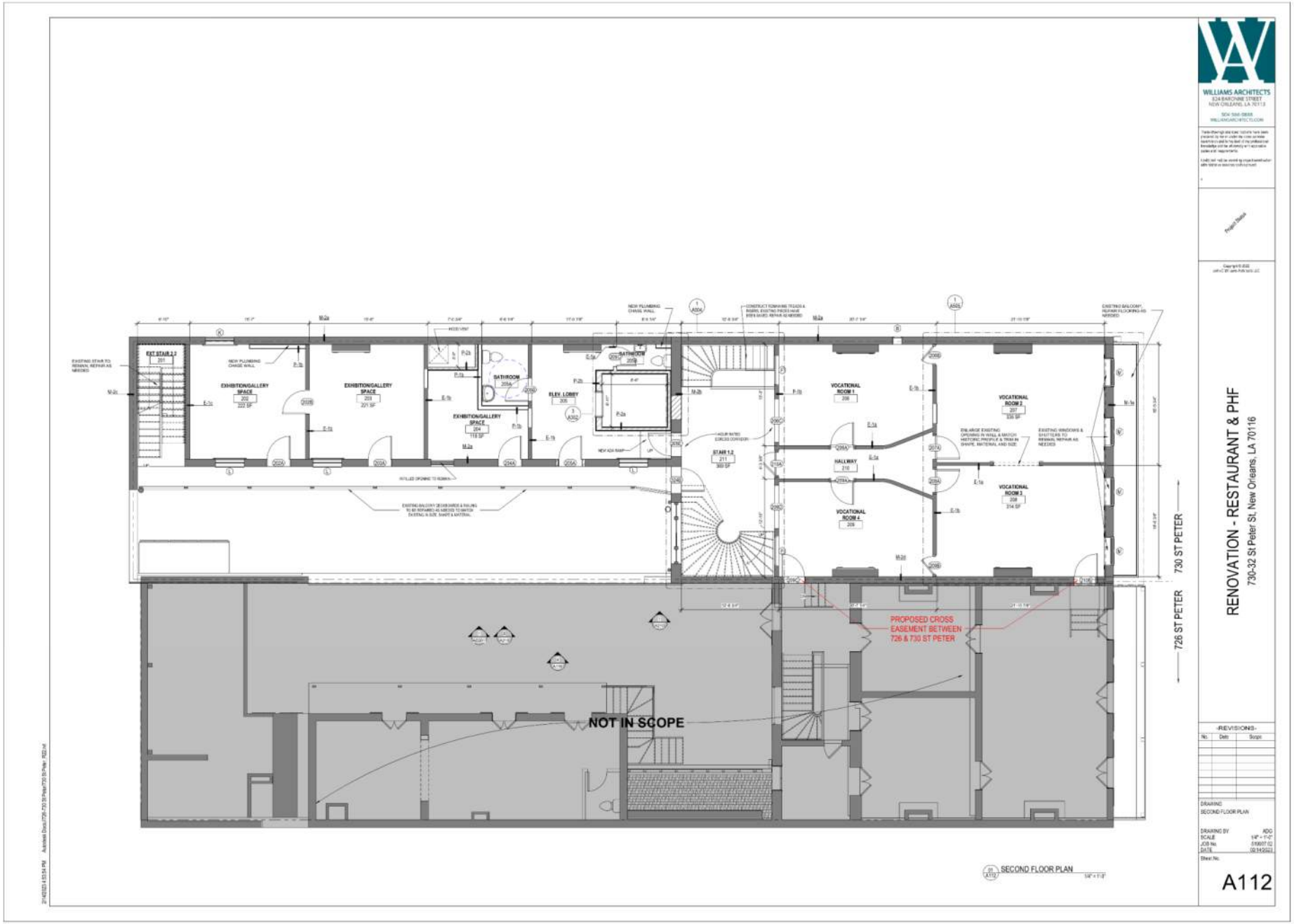
DRAWING
SITE PLAN

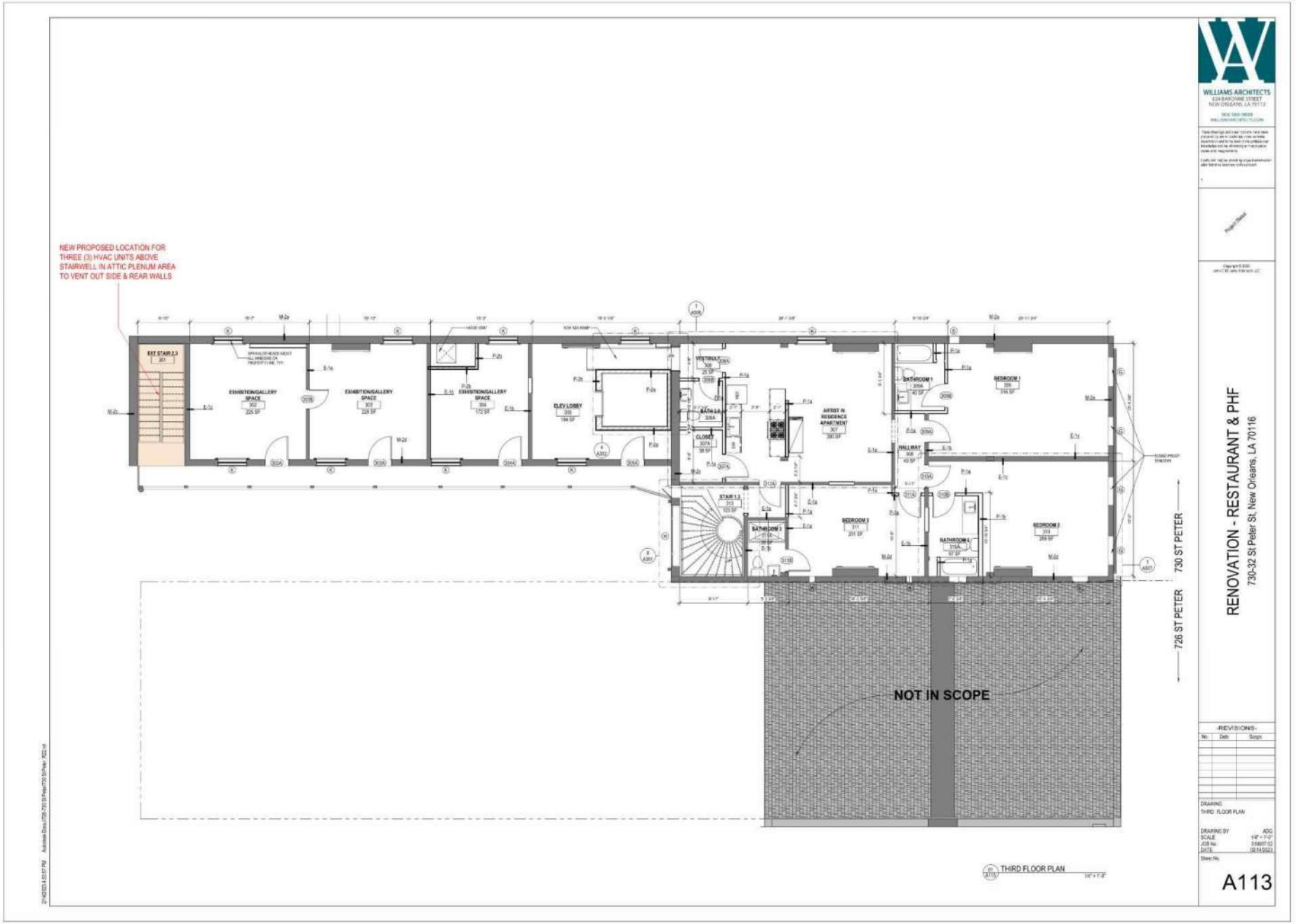
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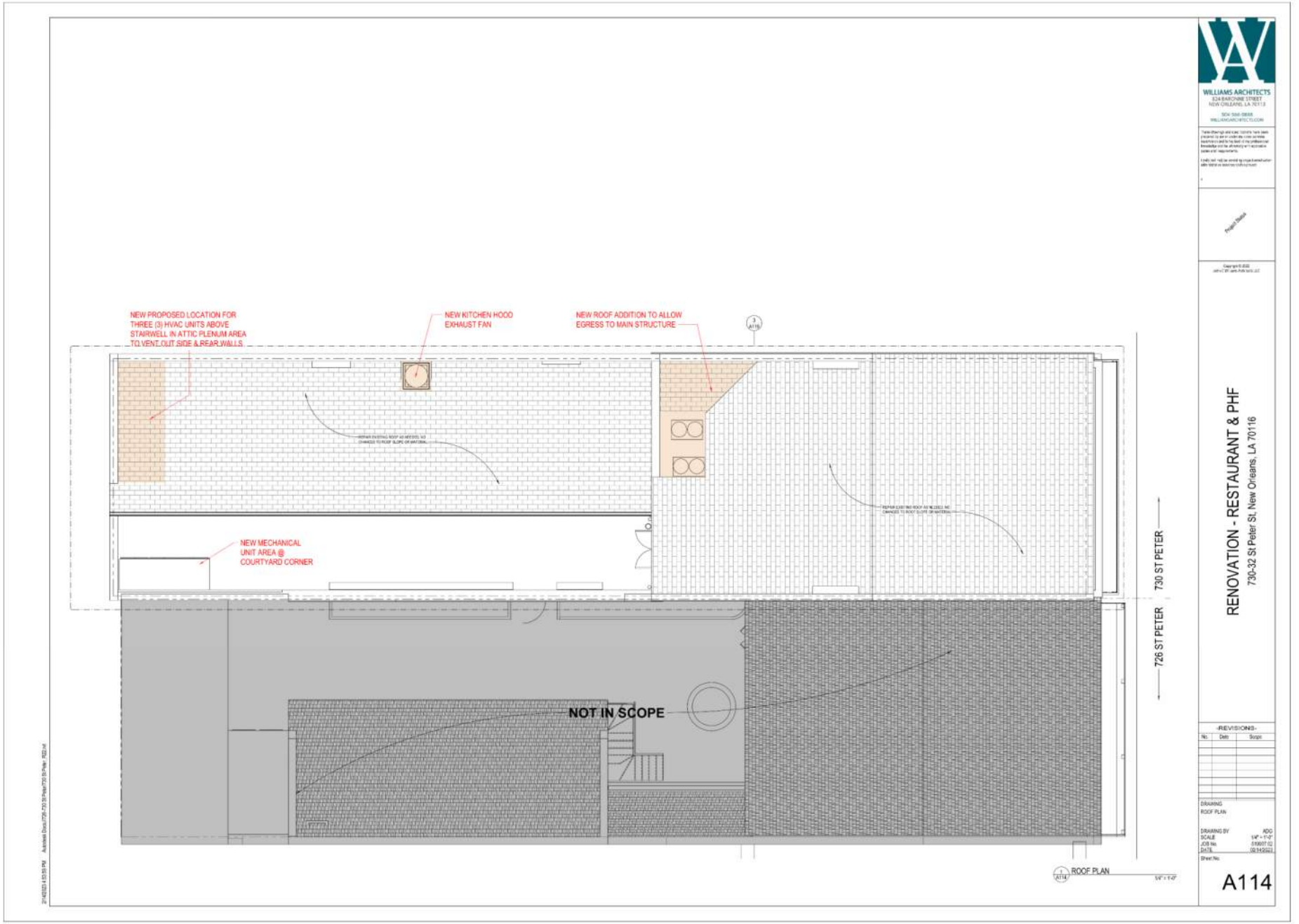
730

VCC


NEW STAIR FROM 1ST TO 2ND TO BE CODE COMPLIANT
PROPOSED NEW DOOR LOCATION IN EXISTING WINDOW LOCATION
PROPOSED CROSS EASEMENT BETWEEN 726 & 730 ST PETER @ EXISTING LOCATIONS
PROPOSED NEW LOCATION FOR THREE (3) HVAC UNITS
NOT IN SCOPE
726 ST PETER
730 ST PETER
FIRST FLOOR PLAN
WILLIAMS ARCHITECTS
RENOVATION - RESTAURANT & PHF
730-32 St Peter St, New Orleans, LA 70116
-REVISIONS-
DRAWING
FIRST FLOOR PLAN
A111

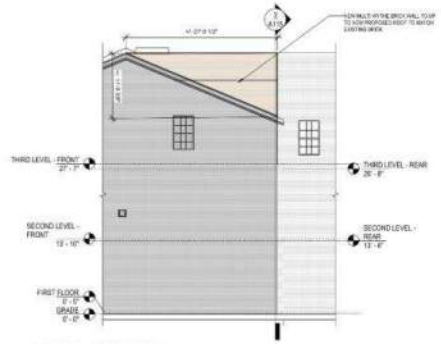

WILLIAMS ARCHITECTS
324 BARONNE STREET
NEW ORLEANS, LA 70113
RENOVATION - RESTAURANT & PHF
730-32 St Peter St, New Orleans, LA 70116
730 ST PETER
726 ST PETER
PROPOSED CROSS EASEMENT BETWEEN 726 & 730 ST PETER
NOT IN SCOPE
EXHIBITION/GALLERY SPACE
VOCATIONAL ROOM 1
VOCATIONAL ROOM 2
VOCATIONAL ROOM 3
VOCATIONAL ROOM 4
HALLWAY
BATHROOM
ELEV. LOBBY
STAIR 1.2
EXT STAIR 2.2
SECOND FLOOR PLAN
-REVISIONS-
DRAWING:
SECOND FLOOR PLAN
A112


NEW PROPOSED LOCATION FOR THREE (3) HVAC UNITS ABOVE STAIRWELL IN ATTIC PLENUM AREA TO VENT OUT SIDE & REAR WALLS
NOT IN SCOPE
726 ST PETER
730 ST PETER
THIRD FLOOR PLAN
WILLIAMS ARCHITECTS
RENOVATION - RESTAURANT & PHF
730-32 St Peter St, New Orleans, LA 70116
-REVISIONS-
DRAWING
THIRD FLOOR PLAN
A113

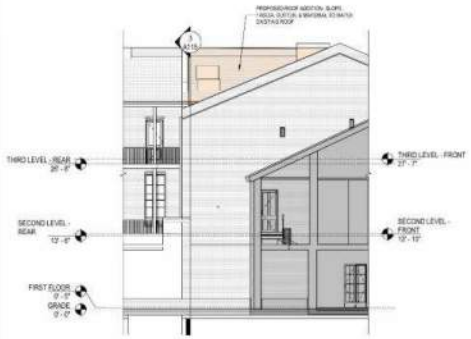

NEW PROPOSED LOCATION FOR THREE (3) HVAC UNITS ABOVE STAIRWELL IN ATTIC PLENUM AREA TO VENT OUT SIDE & REAR WALLS
NEW KITCHEN HOOD EXHAUST FAN
NEW ROOF ADDITION TO ALLOW EGRESS TO MAIN STRUCTURE
NEW MECHANICAL UNIT AREA @ COURTYARD CORNER
NOT IN SCOPE
730 ST PETER
726 ST PETER
ROOF PLAN
WILLIAMS ARCHITECTS
324 BARONNE STREET
NEW ORLEANS, LA 70113
RENOVATION - RESTAURANT & PHF
730-32 St Peter St, New Orleans, LA 70116
-REVISIONS-
No. Date Scope
DRAWING
ROOF PLAN
DRAWING BY ADD
SCALE 1/4" = 1'-0"
JOB No. 516007.02
DATE 02.14.2023
Sheet No.
A114



STREET VIEW
*ROOF ADDITION WILL NEVER BE VISIBLE FROM STREET



ELEVATION - ROOF OPTION 1 - BOURBON STREET SIDE



ELEVATION - ROOF OPTION 1 - ROYAL STREET SIDE



ROOF ADDITION VIEW - OPTION

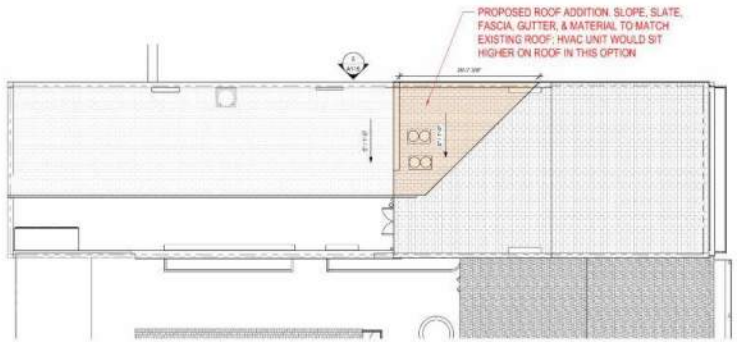
ROOF ADDITION OPTION 1 - SAME HEIGHT, SAME SLOPE



SECTION - ROOF OPTION 1



THIRD FLOOR - OPTION 1



ROOF PLAN - OPTION 1

WILLIAMS ARCHITECTS
824 BARONNE STREET
NEW ORLEANS, LA 70113

RENOVATION - RESTAURANT & PHF
730-32 St Peter St, New Orleans, LA 70116

-REVISIONS-

No.	Date	Scope

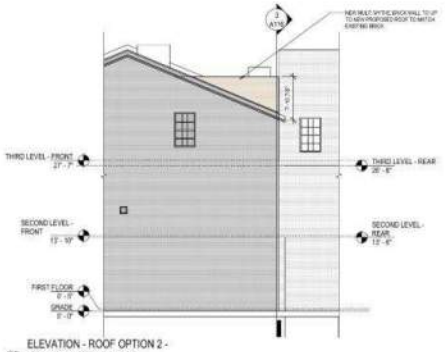
DRAWING
ROOF ADDITION - OPTION 1

DRAWING BY TN
SCALE 1/8" = 1'-0"
JOB No. 018007.02
DATE 02.14.2023

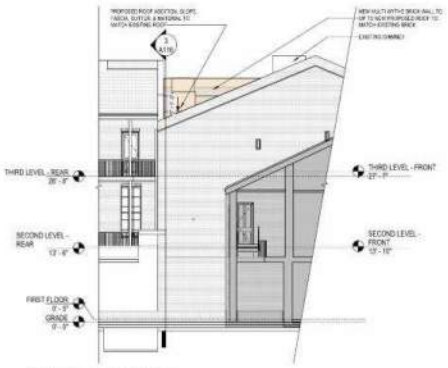
Sheet No.
A115



STREET VIEW
*ROOF ADDITION WILL NEVER BE VISIBLE FROM STREET



ELEVATION - ROOF OPTION 2 - BOURBON STREET SIDE



ELEVATION - ROOF OPTION 2 - ROYAL STREET SIDE



ROOF ADDITION VIEW - OPTION 2

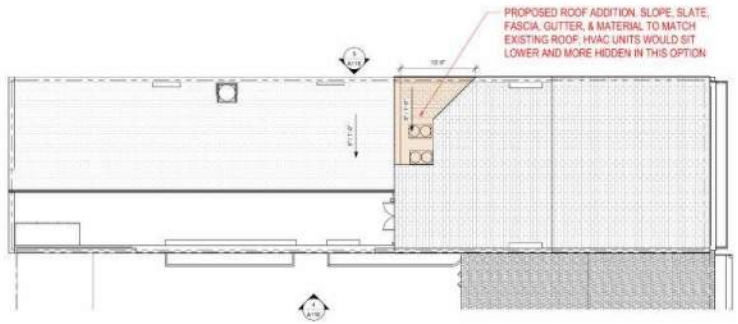
ROOF ADDITION OPTION 2 - REDUCED HEIGHT, SAME SLOPE



SECTION - ROOF OPTION 2



THIRD FLOOR - OPTION 2



ROOF PLAN - OPTION 2

WILLIAMS ARCHITECTS
524 BARONNE STREET
NEW ORLEANS, LA 70113
504.586.0808
WILLIAMSARCHITECTS.COM

RENOVATION - RESTAURANT & PHF
730-32 St Peter St, New Orleans, LA 70116

-REVISIONS-

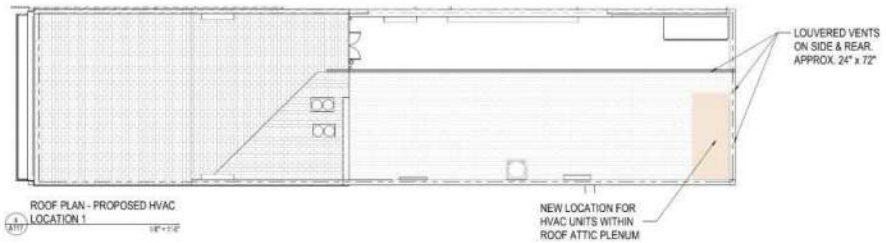
No.	Date	Scope

DRAWING
ROOF ADDITION - OPTION 2

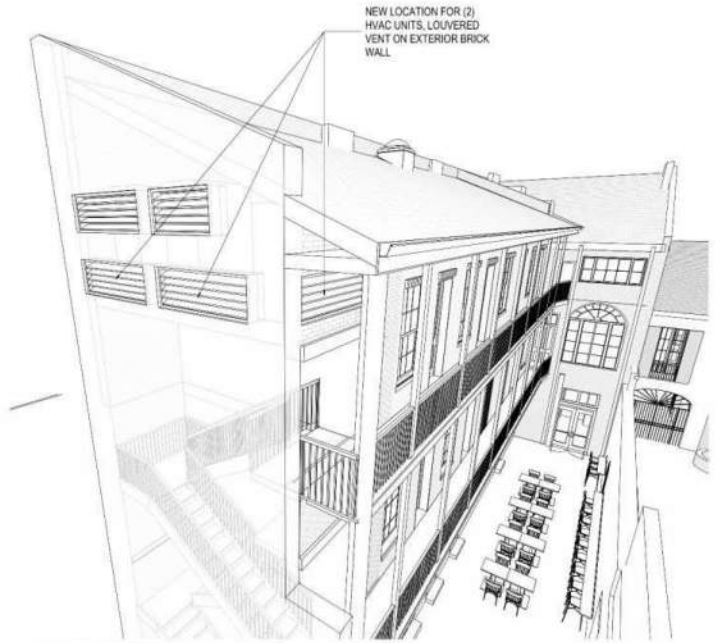
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SCALE 1/8" = 1'-0"
JOB No. 019937.02
DATE 02.14.2023

Sheet No.
A116

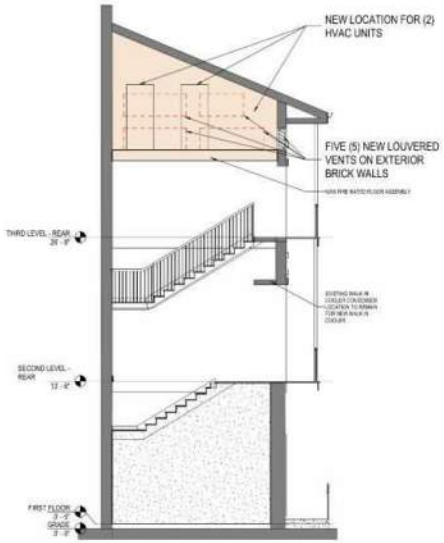
PROPOSED MECHANICAL UNIT LOCATION FOR TWO (2) UNITS, SIX OR SEVEN (6-7) IN TOTAL



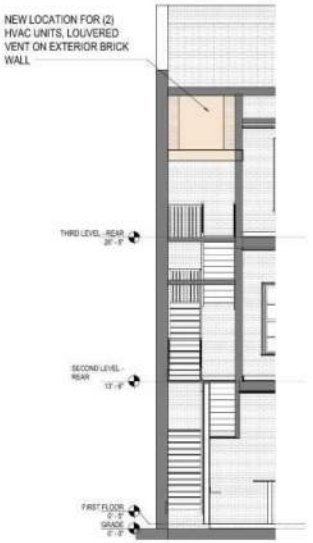
ROOF PLAN - PROPOSED HVAC LOCATION 1



3D VIEW - PROPOSED HVAC LOCATION 1



SECTION - PROPOSED HVAC LOCATION 1



SECTION - HVAC RELOCATION 1

WILLIAMS ARCHITECTS
624 BARONNE STREET
NEW ORLEANS, LA 70113

RENOVATION - RESTAURANT & PHF
730-32 St Peter St, New Orleans, LA 70116

-REVISIONS-

No.	Date	Scope

DRAWING
PROPOSED HVAC LOCATION - 1

DRAWING BY TN
SCALE As indicated
JOB No. 519037.02
DATE 02/14/2023

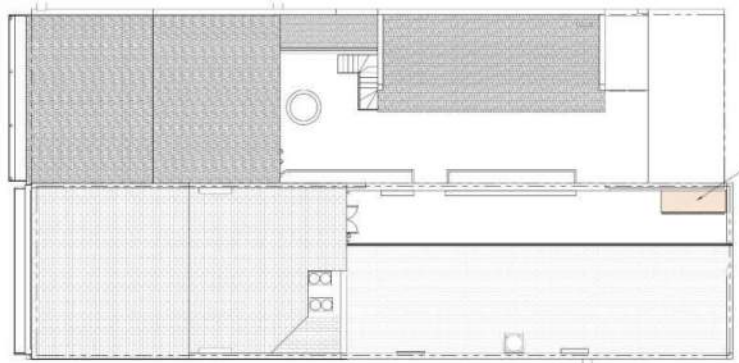
Sheet No.

A117

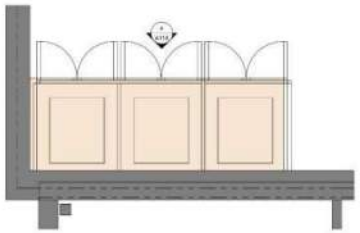
730

VCC

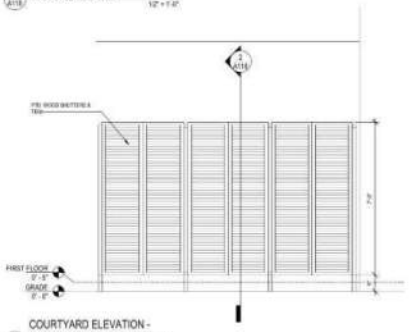
PROPOSED MECHANICAL UNIT LOCATION FOR TWO (2) UNITS, SIX OR SEVEN (6-7) IN TOTAL



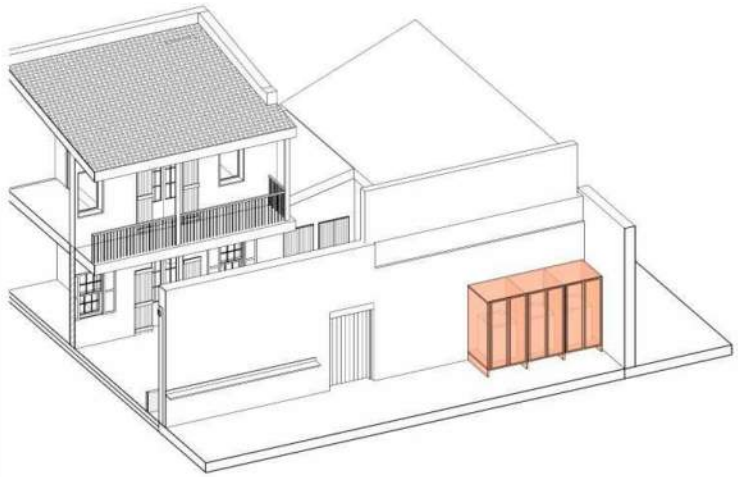
ROOF PLAN - PROPOSED HVAC LOCATION 2



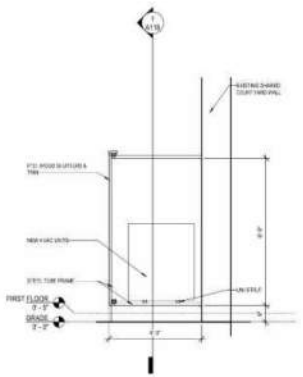
ENLARGED PLAN - PROPOSED HVAC LOCATION 2



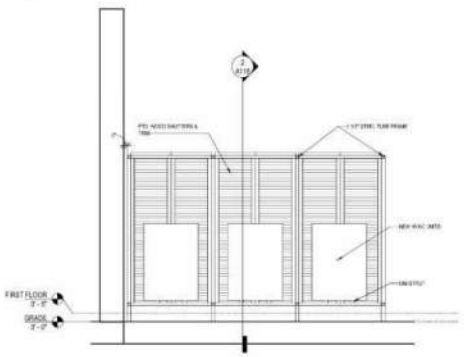
COURTYARD ELEVATION - PROPOSED HVAC LOCATION 2



3D VIEW - PROPOSED HVAC LOCATION 2



SECTION B - PROPOSED HVAC LOCATION 2



SECTION A - PROPOSED HVAC LOCATION 2

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624 BARONNE STREET
NEW ORLEANS, LA 70113

RENOVATION - RESTAURANT & PHF
730-32 St Peter St, New Orleans, LA 70116

-REVISIONS-

No.	Date	Scope

DRAWING
PROPOSED HVAC LOCATION - 2

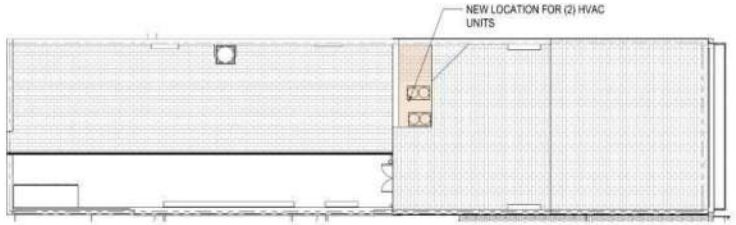
DRAWING BY TN
SCALE As indicated
JOB No. 518007.02
DATE 02.14.2023

Sheet No.

A118

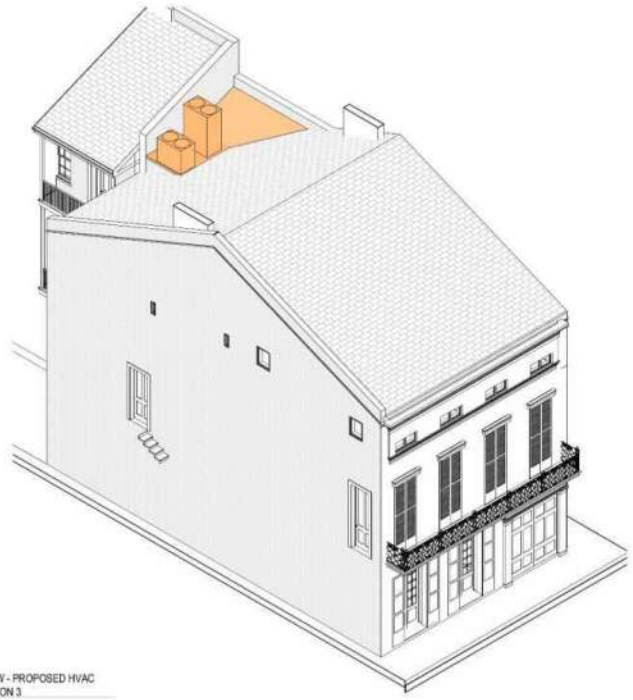
730

VCC

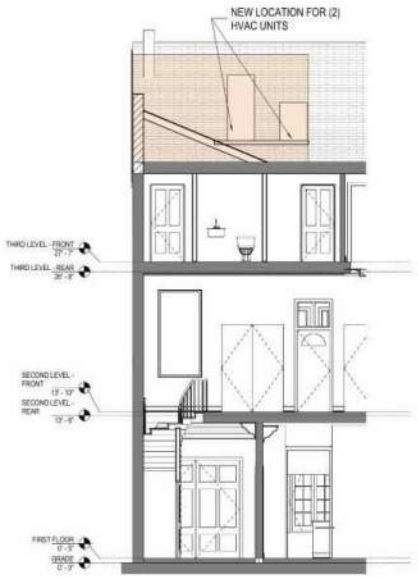


ROOF PLAN - PROPOSED HVAC LOCATION 3

PROPOSED MECHANICAL UNIT LOCATION FOR TWO (2) UNITS, SIX OR SEVEN (6-7) IN TOTAL



3D VIEW - PROPOSED HVAC LOCATION 3



SECTION - PROPOSED HVAC LOCATION 3

WILLIAMS ARCHITECTS
624 BARONNE STREET
NEW ORLEANS, LA 70113

RENOVATION - RESTAURANT & PHF
730-32 St Peter St, New Orleans, LA 70116

-REVISIONS-

No.	Date	Scope

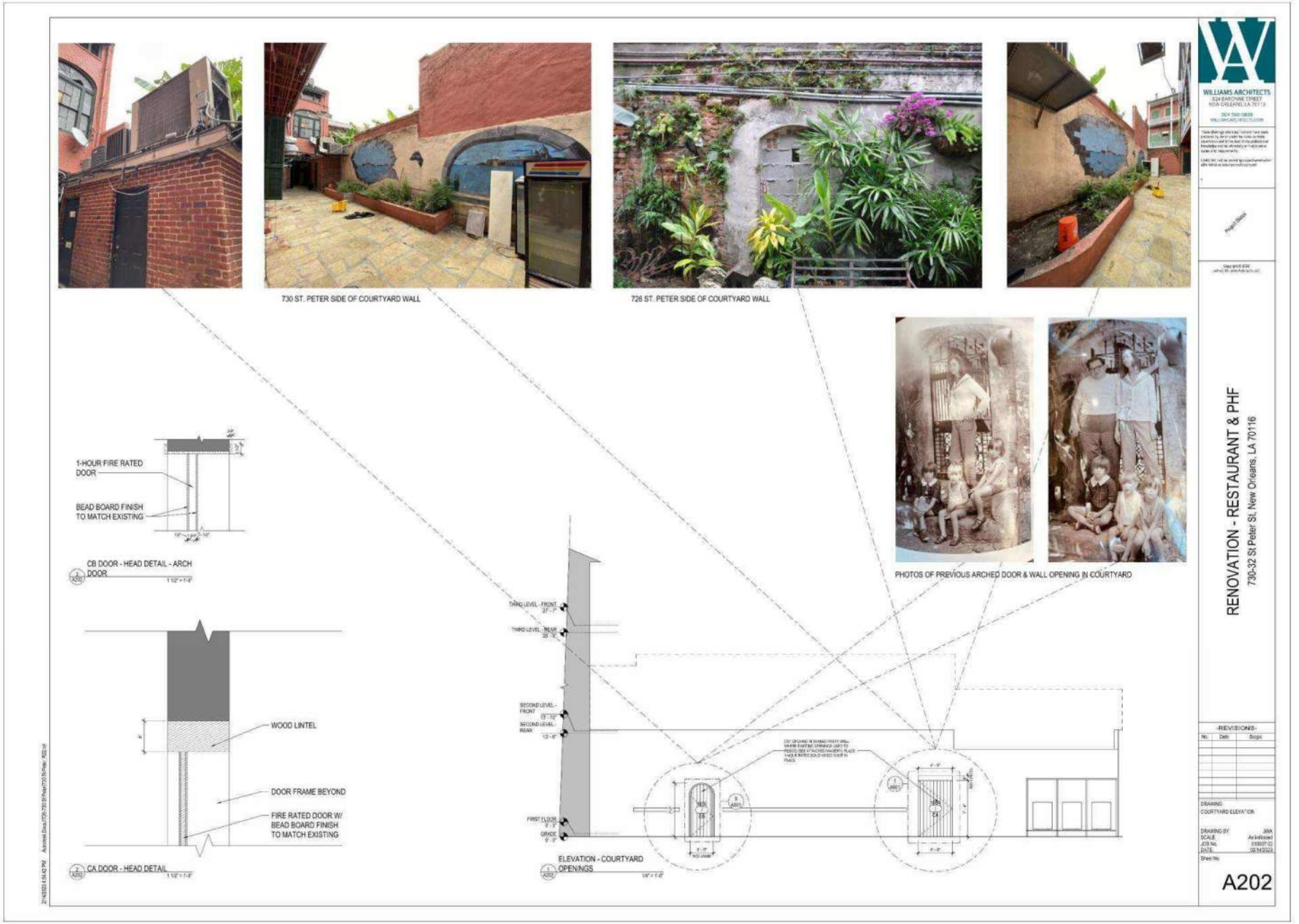
DRAWING
PROPOSED HVAC LOCATION - 3

DRAWING BY TH
SCALE As indicated
JOB No. 518007.02
DATE 02/14/2023

Sheet No.

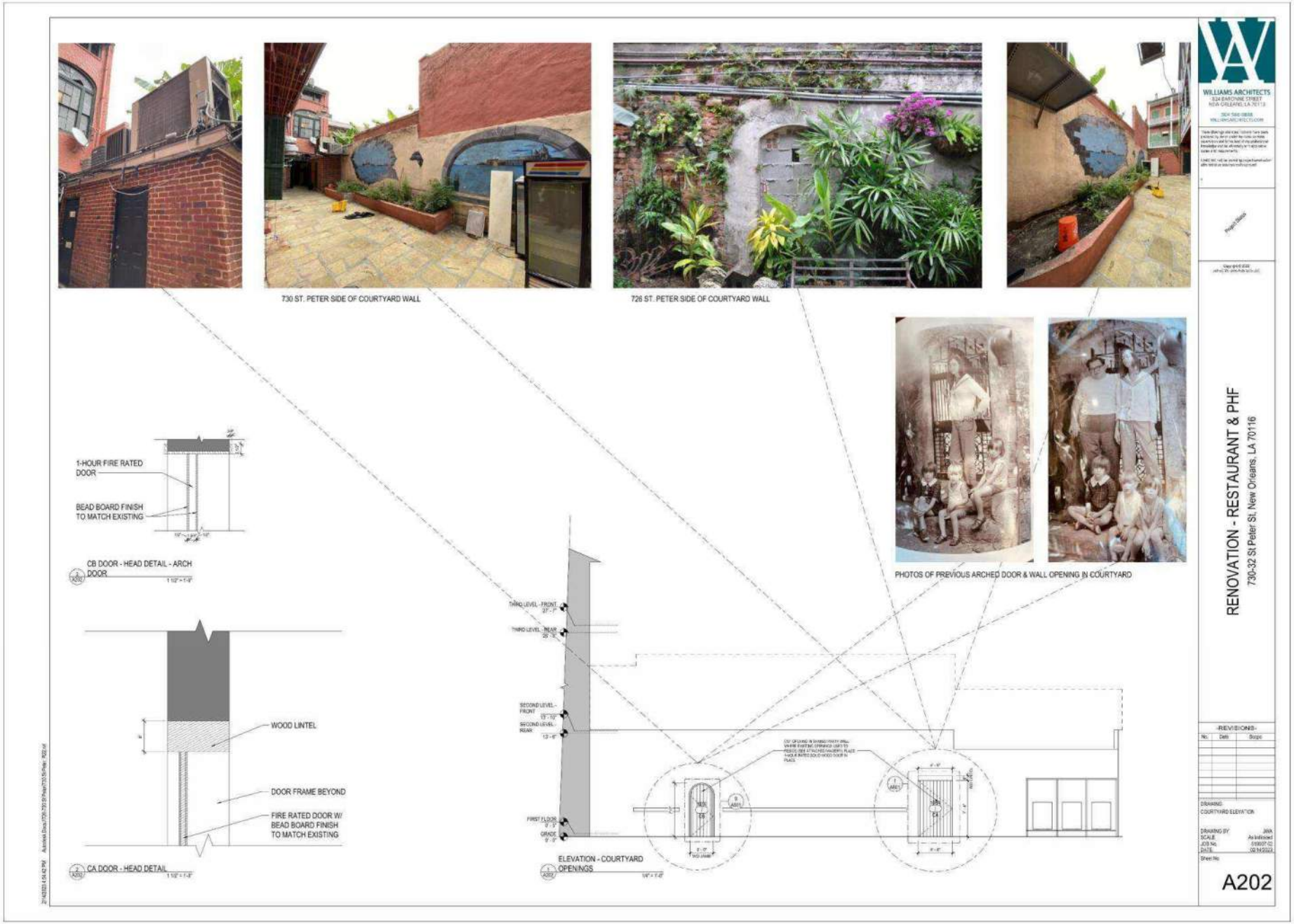
A119


PROPOSED NEW BALCONY FOR MECH EQUIPMENT IN PREVIOUS EXISTING BALCONY LOCATION TO HOLD THREE (3) OF 6 HVAC UNITS
THIRD LEVEL - REAR
SECOND LEVEL - REAR
THIRD LEVEL - FRONT
SECOND LEVEL - FRONT
FIRST FLOOR
GRADE
ELEVATION - ROYAL STREET SIDE
ELEVATION - COURTYARD B
ARCHED BREEZEWAY PHOTO (1941)
WILLIAMS ARCHITECTS
RENOVATION - RESTAURANT & PHF
730-32 St Peter St. New Orleans, LA 70116
-REVISIONS-
DRAWING
PROPOSED EXTERIOR ELEVATIONS
A201


730 ST. PETER SIDE OF COURTYARD WALL
726 ST. PETER SIDE OF COURTYARD WALL
PHOTOS OF PREVIOUS ARCHED DOOR & WALL OPENING IN COURTYARD
1-HOUR FIRE RATED DOOR
BEAD BOARD FINISH TO MATCH EXISTING
CB DOOR - HEAD DETAIL - ARCH DOOR
WOOD LINTEL
DOOR FRAME BEYOND
FIRE RATED DOOR W/ BEAD BOARD FINISH TO MATCH EXISTING
CA DOOR - HEAD DETAIL
ELEVATION - COURTYARD OPENINGS
WILLIAMS ARCHITECTS
RENOVATION - RESTAURANT & PHF
730-32 St Peter St, New Orleans, LA 70116
-REVISIONS-
DRAWING: COURTYARD ELEVATION
A202

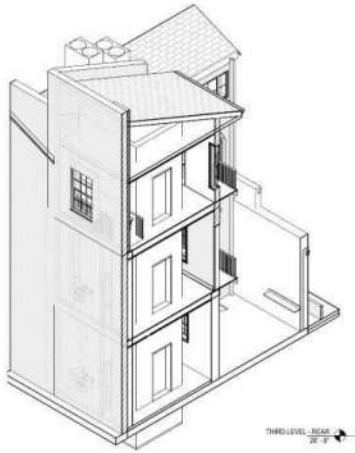
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VCC

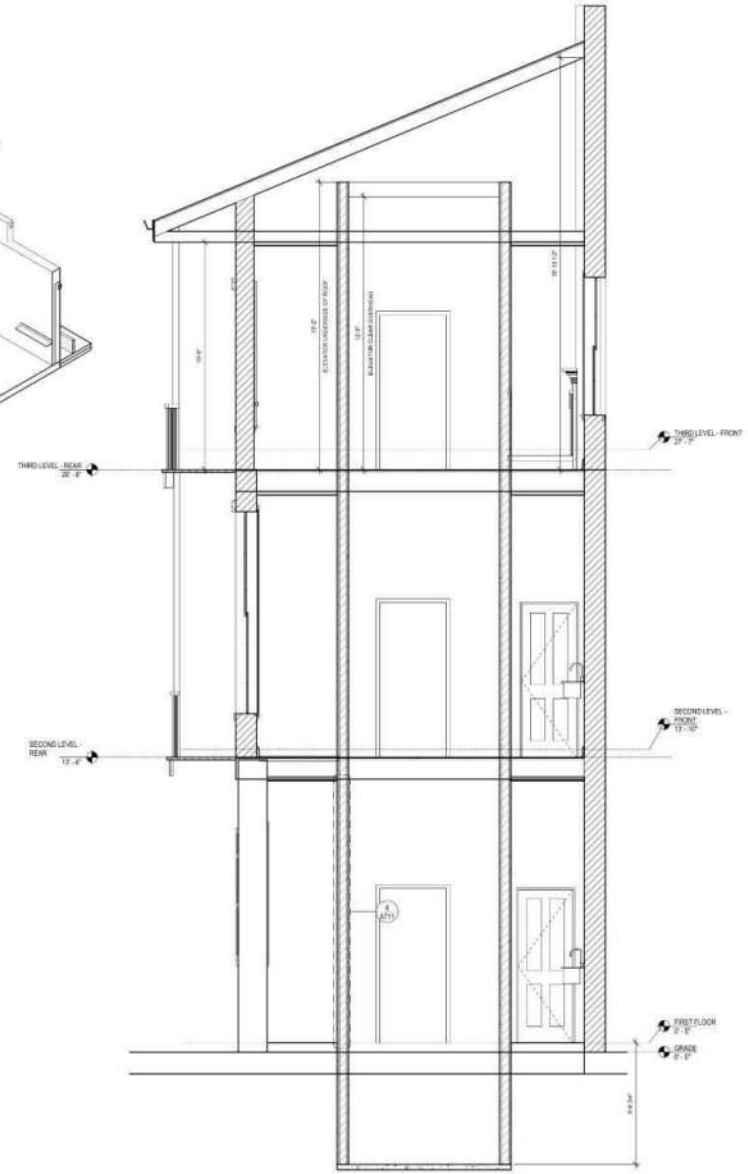

730 ST. PETER SIDE OF COURTYARD WALL
726 ST. PETER SIDE OF COURTYARD WALL
PHOTOS OF PREVIOUS ARCHED DOOR & WALL OPENING IN COURTYARD
1-HOUR FIRE RATED DOOR
BEAD BOARD FINISH TO MATCH EXISTING
CB DOOR - HEAD DETAIL - ARCH DOOR
WOOD LINTEL
DOOR FRAME BEYOND
FIRE RATED DOOR W/ BEAD BOARD FINISH TO MATCH EXISTING
CA DOOR - HEAD DETAIL
ELEVATION - COURTYARD OPENINGS
WILLIAMS ARCHITECTS
RENOVATION - RESTAURANT & PHF
730-32 St Peter St, New Orleans, LA 70116
-REVISIONS-
DRAWING: COURTYARD ELEVATION
A202

730

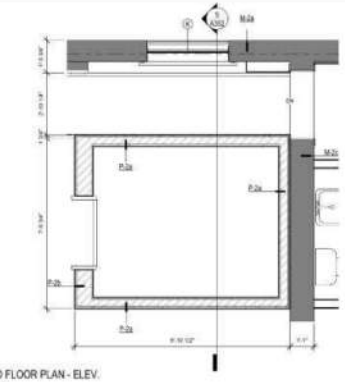
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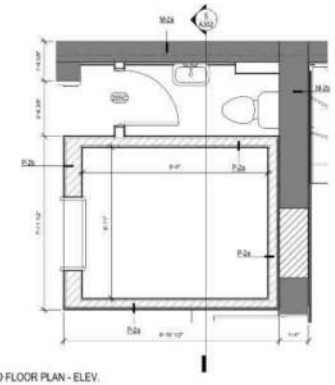
3D VIEW - ELEVATOR SHAFT



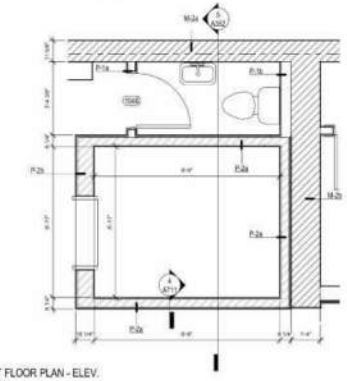
SECTION - ELEV. SHAFT



THIRD FLOOR PLAN - ELEV. SHAFT



SECOND FLOOR PLAN - ELEV. SHAFT



FIRST FLOOR PLAN - ELEV. SHAFT

WILLIAMS ARCHITECTS
624 BARONNE STREET
NEW ORLEANS, LA 70113

RENOVATION - RESTAURANT & PHF
730-32 St Peter St, New Orleans, LA 70116

-REVISIONS-

No.	Date	Scope

DRAWING
PROPOSED ELEVATOR DETAILS

DRAWING BY	TN
SCALE	1/2" = 1'-0"
JOB No	0180107.02
DATE	02.14.2022

Sheet No

A352

937 Dumaine



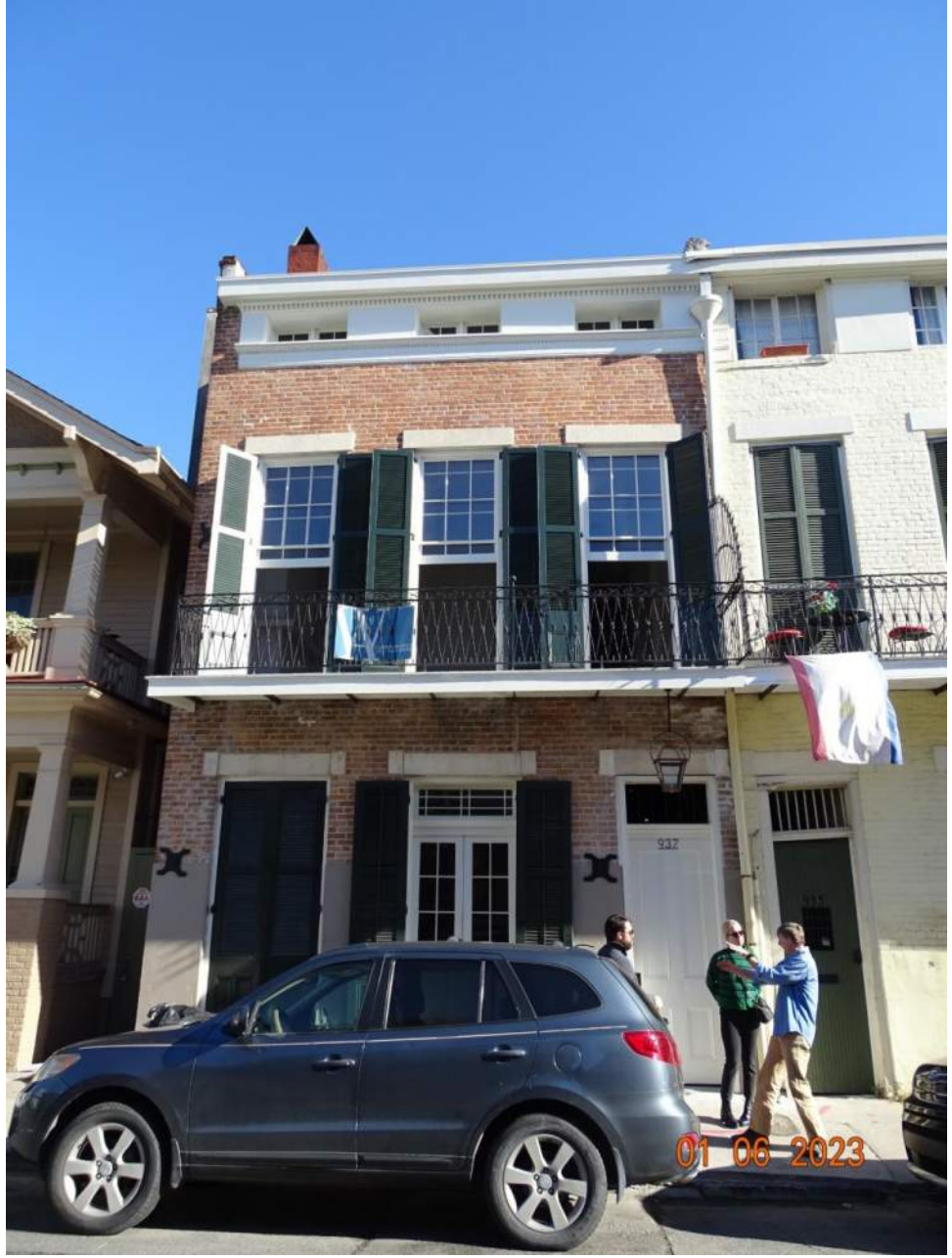
937 Dumaine

Vieux Carré Commission

February 28, 2023



937 Dumaine



937 Dumaine



937 Dumaine









937 Dumaine

Vieux Carré Commission

February 28, 2023



937 Dumaine

Vieux Carré Commission

February 28, 2023



937 Dumaine

Vieux Carré Commission

February 28, 2023



937 Dumaine

Vieux Carré Commission

February 28, 2023



937 Dumaine

Vieux Carré Commission

February 28, 2023



937 Dumaine

Vieux Carré Commission

February 28, 2023



937 Dumaine



937 Dumaine

Vieux Carré Commission

February 28, 2023

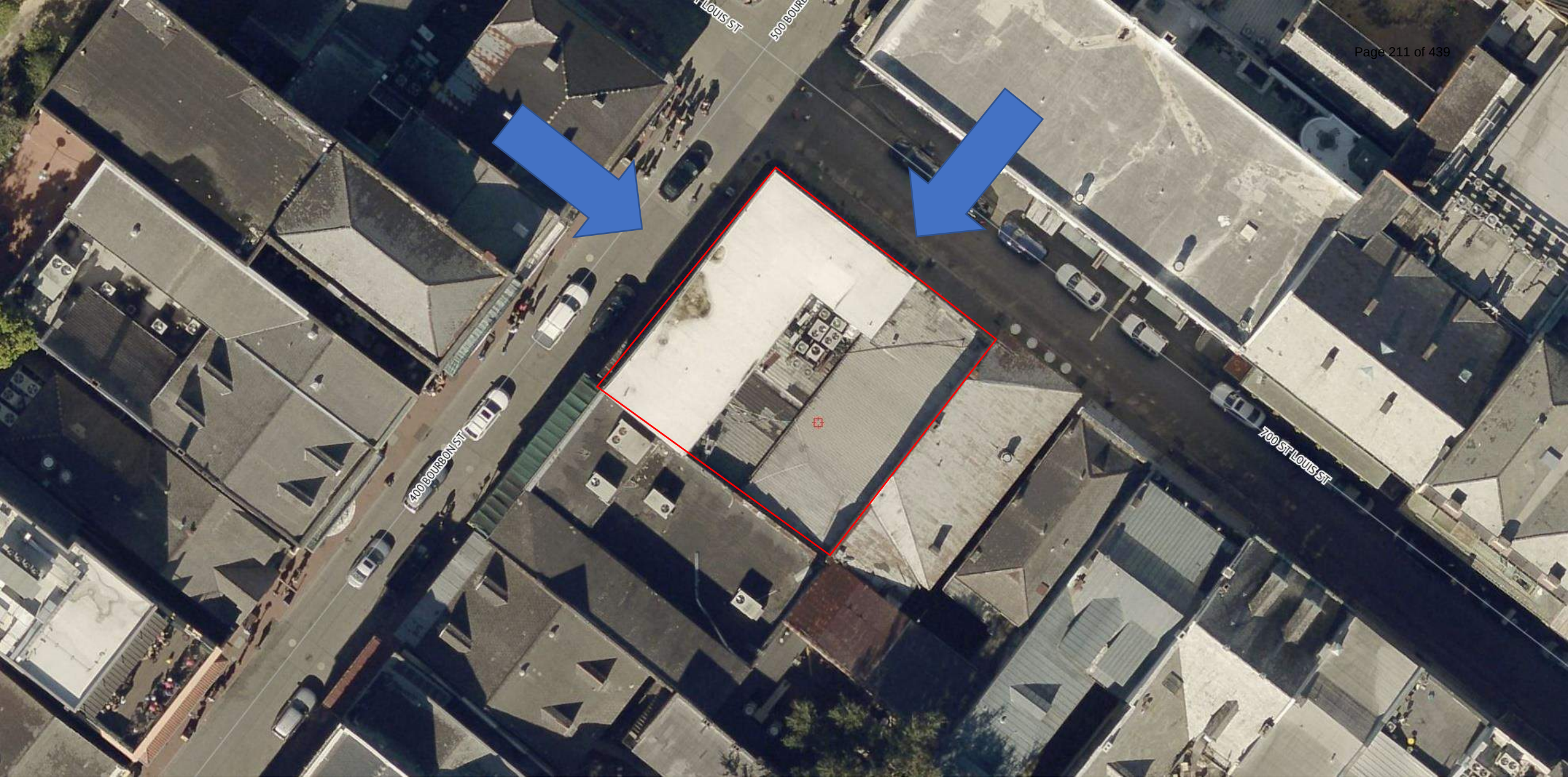
434-40 Bourbon, 732 St. Louis



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon – 1940s-50s



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023





440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023

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

MOUTON LONG TURNER ARCHITECTS
601 Papworth Avenue
Suite 200
Metairie, LA 70005
504.838.8001
www.moutonlong.com

PROPOSED SCOPE OF WORK

1. ADD 2 FLOORS TO THE 1 STORY PORTION OF THE BUILDING ON THE ST. LOUIS ST. SIDE.
2. NEW GALLERIES ON THE 2ND AND 3RD FLOOR LEVELS (ONLY ON THE ST. LOUIS ST. PORTION.)
3. THIS PORTION WILL BE 3 STORIES OF ALL NEW CONSTRUCTION (FOUNDATION TO ROOF).
4. THERE WILL BE NO OCCUPANCY OF THE ROOFTOP OTHER THAN FOR MAINTENANCE.

ZONING

ZONING: VCE
MAXIMUM HEIGHT: 50'
MAXIMUM F.A.R: O
SETBACKS: NONE
PERMITTED USES: LIVE ENTERTAINMENT, SHORT TERM RENTALS

BUILDING AREAS/ HEIGHT

EXISTING:

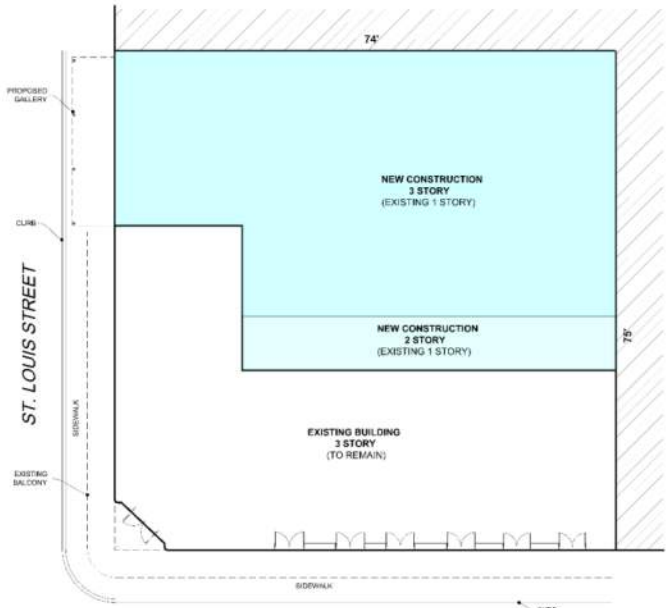
GROUND FLOOR	5550 SF	
2ND FLOOR	2340 SF	
3RD FLOOR	2340 SF	
TOTAL	**10,230 SF**	**32'-8" +/- HIGH**

NEW:

GROUND FLOOR	5550 SF	
2ND FLOOR	5550 SF	
3RD FLOOR	5106 SF	
TOTAL	**16,206 SF**	**41'-6" +/- HIGH (TOP OF PARAPET)**
		46'-8" +/- HIGH (TOP OF STAIR)

LEGAL DESCRIPTION

SQ 63
LOT 12
PARCEL AREA 5550 SF
74' X 75'



SITE PLAN
SCALE: 1/8"= 1'-0"

PROPOSED ALTERATIONS TO:
732 ST. LOUIS ST.
NEW ORLEANS, LA

Issued

Revisions
01/9/23 - REVISED CLASSIFICATION OF WORK
01/16/23 - ADDITIONAL DETAILING

01/9/23 | 22-1709

VCC1.0



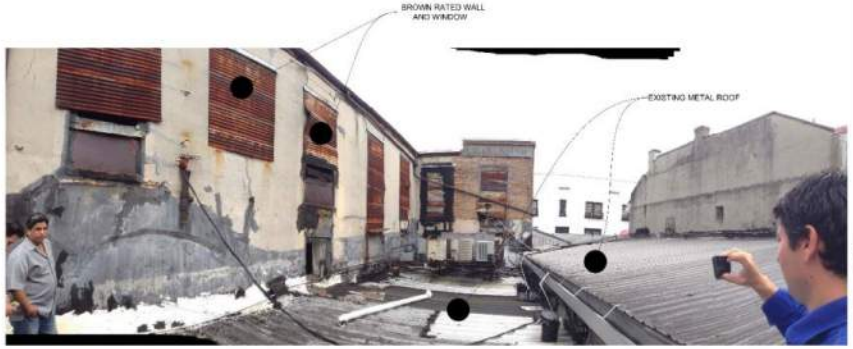
AERIAL VIEW - EXISTING



AERIAL VIEW - EXISTING



ST. LOUIS ST SCAPE - EXISTING



ROOF TOP VIEW - EXISTING

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

RALPH HENRY LONG JR
1/9/23

PROPOSED ALTERATIONS TO:
732 ST. LOUIS ST.
NEW ORLEANS, LA

Issued

Revisions
1 1/13/23 CLARIFICATION OF ALTERATIONS
2 2/1/23 ADDITIONAL DETAILING

01/9/23 22-1709

VCC2.0



ST. LOUIS ST. VIEW - EXISTING



ST. LOUIS ST. VIEW - EXISTING



CORNER VIEW - EXISTING



BOURBON ST. VIEW - EXISTING

MOUTON LONG TURNER
ARCHITECTS
601 Papworth Avenue
Suite 200
Metairie, LA 70005
504 838 8031
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1/9/23

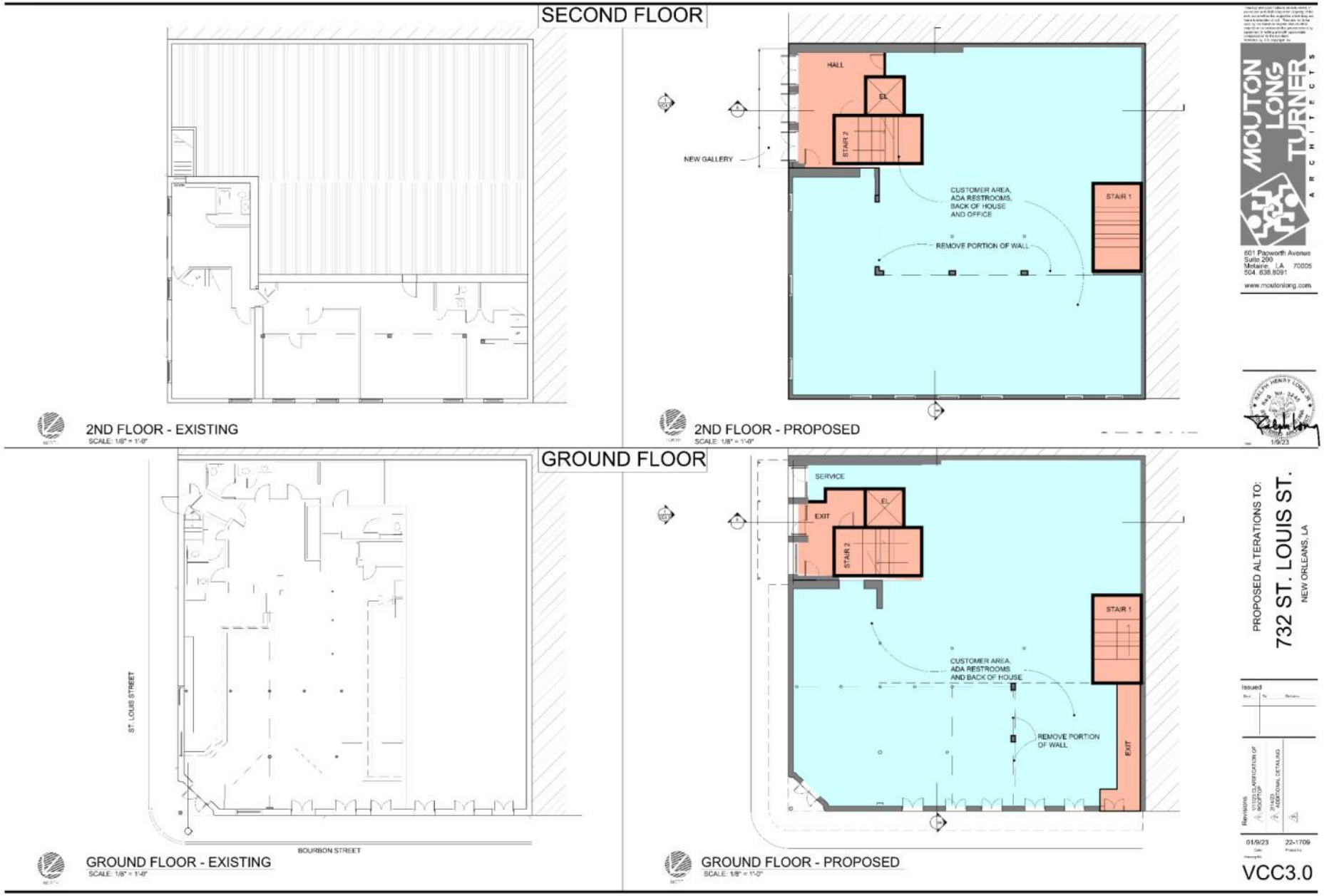
PROPOSED ALTERATIONS TO:
732 ST. LOUIS ST.
NEW ORLEANS, LA

Issued

Revisions

01/9/23 22-1709

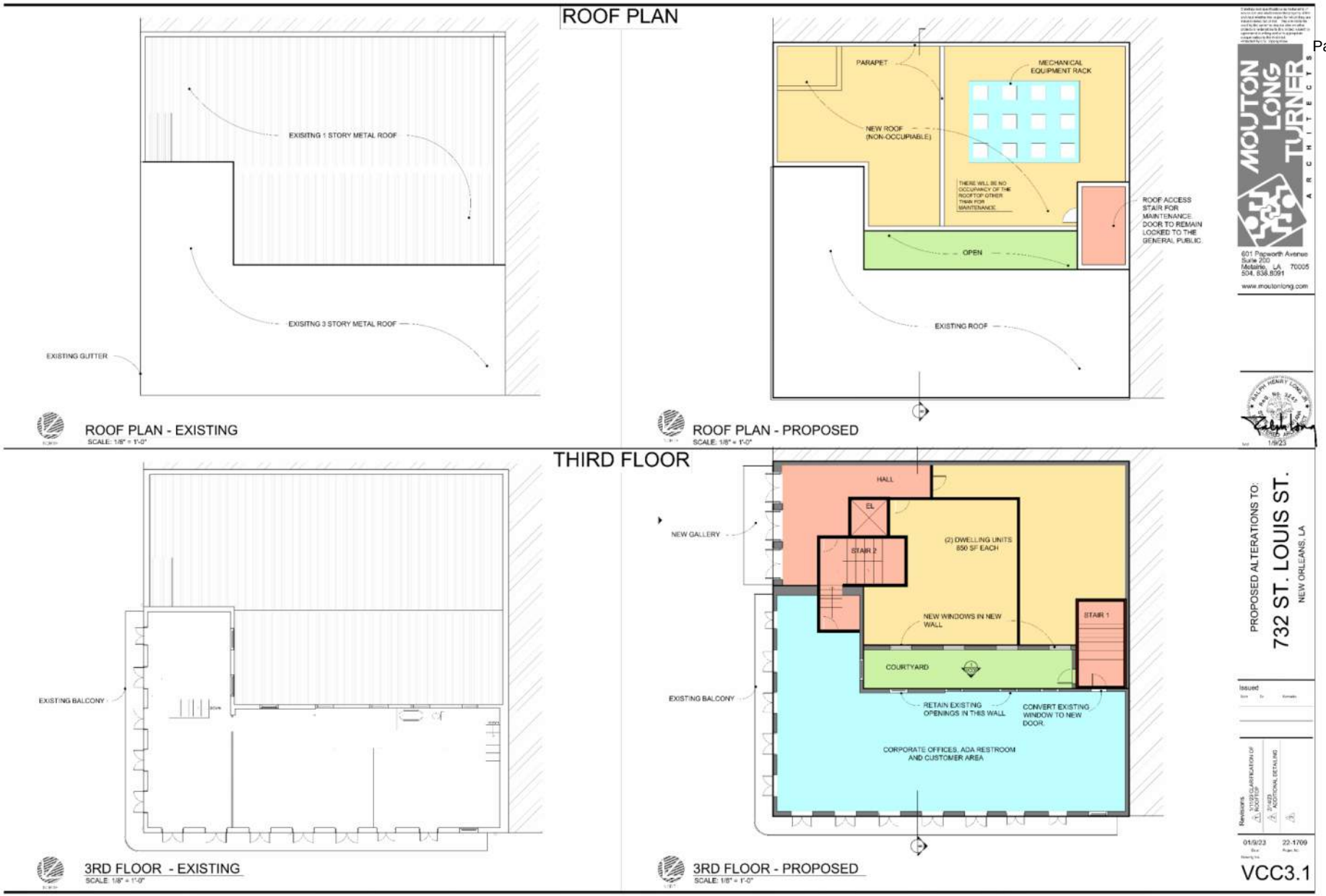
VCC2.1



440 Bourbon

Vieux Carré Commission

February 28, 2023

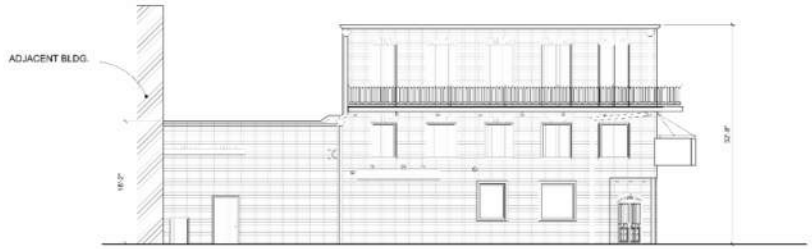


440 Bourbon

Vieux Carré Commission

February 28, 2023

ST. LOUIS ST. ELEVATIONS



ST. LOUIS ST. ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

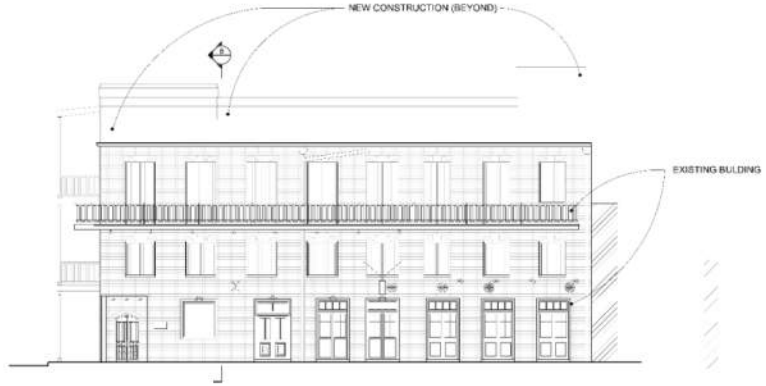


ST. LOUIS ST. ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

BOURBON ST. ELEVATIONS



BOURBON ST. ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



BOURBON ST. ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

MOUTON LONG TURNER
ARCHITECTS
601 Papworth Avenue
Suite 200
Metairie, LA 70005
504 838 8091
www.moutonlong.com

RALPH HENRY LONG JR
1/9/23

PROPOSED ALTERATIONS TO:
732 ST. LOUIS ST.
NEW ORLEANS, LA

Issued

Revisions
1 CLARIFICATION OF SCOPE 01/9/23
2 ADDITIONAL DETAILING 2/14/23

01/9/23 22-1709

VCC4.0

440 Bourbon

Vieux Carré Commission

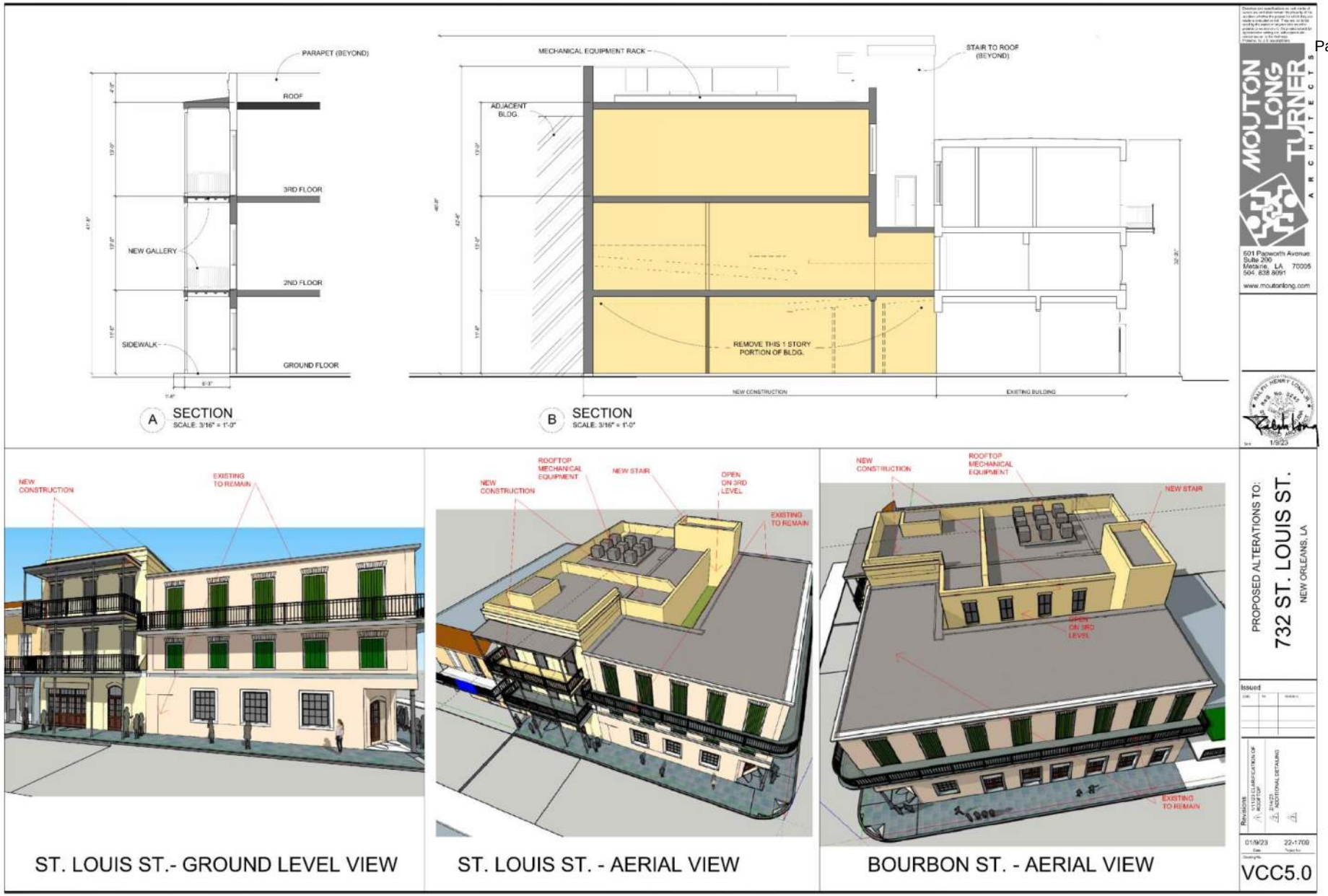
February 28, 2023



440 Bourbon

Vieux Carré Commission

February 28, 2023



440 Bourbon

Vieux Carré Commission

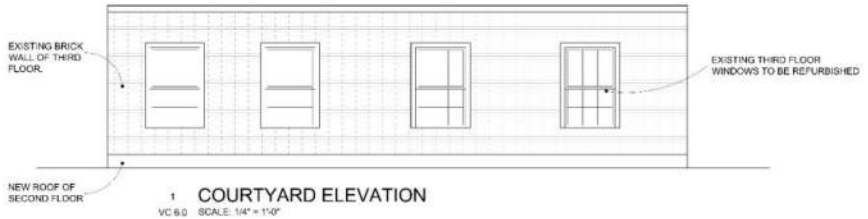
February 28, 2023



ST. LOUIS ST. - WEST SIDE OF BLOCK



ST. LOUIS ST. - EAST SIDE OF BLOCK



1 COURTYARD ELEVATION
VC 6.0 SCALE: 1/4" = 1'-0"

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Suite 200
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1/9/23

PROPOSED ALTERATIONS TO:
732 ST. LOUIS ST.
NEW ORLEANS, LA

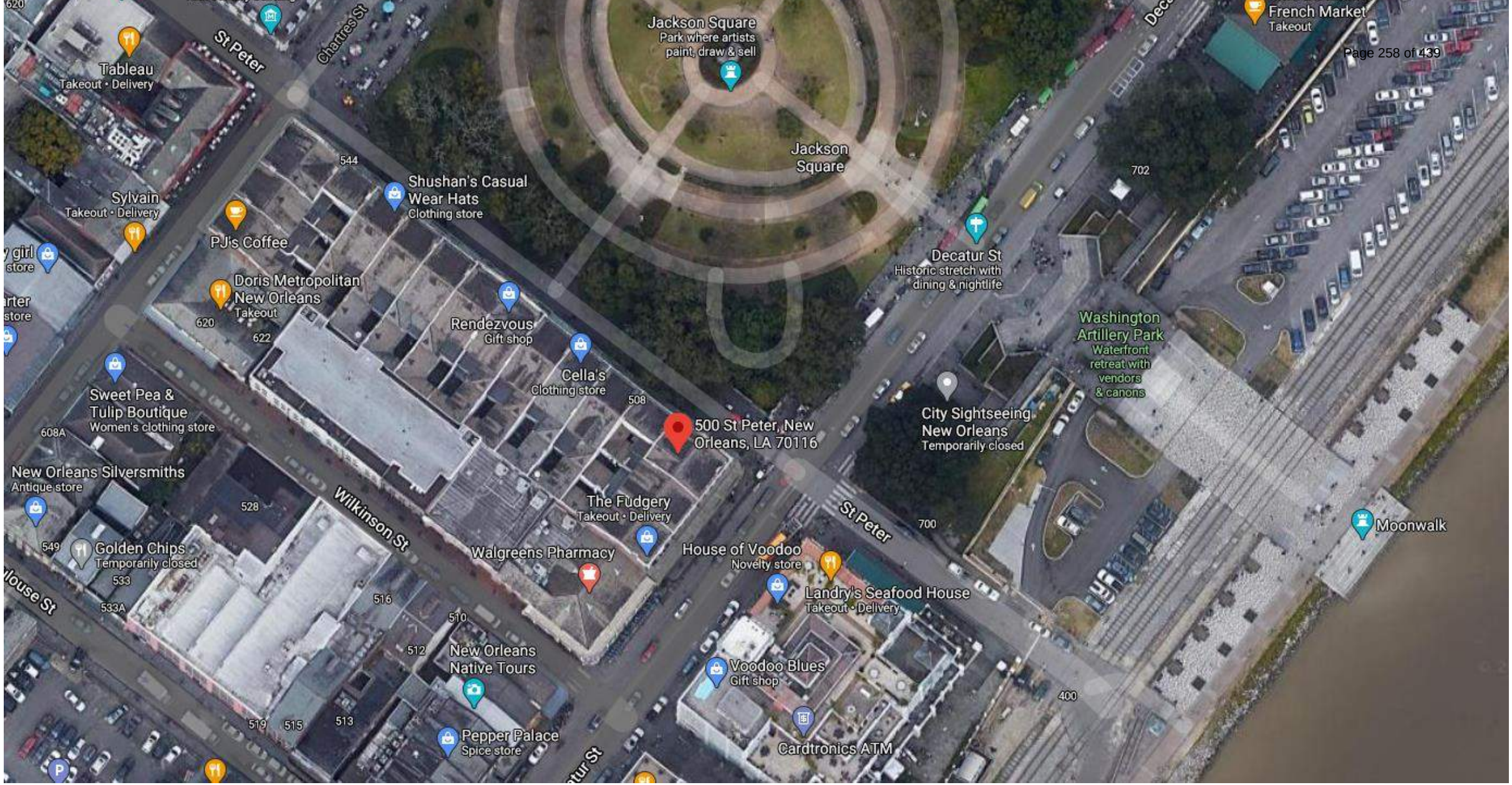
Issued

Revisions
1 01/31/23 CLARIFICATION OF SCOPE
2 [illegible] ADDITIONAL DETAILING

01/9/23 22-1709

VCC6.0

500-40 St Peter



500 St Peter

Vieux Carré Commission

February 28, 2023



500 St Peter

Vieux Carré Commission

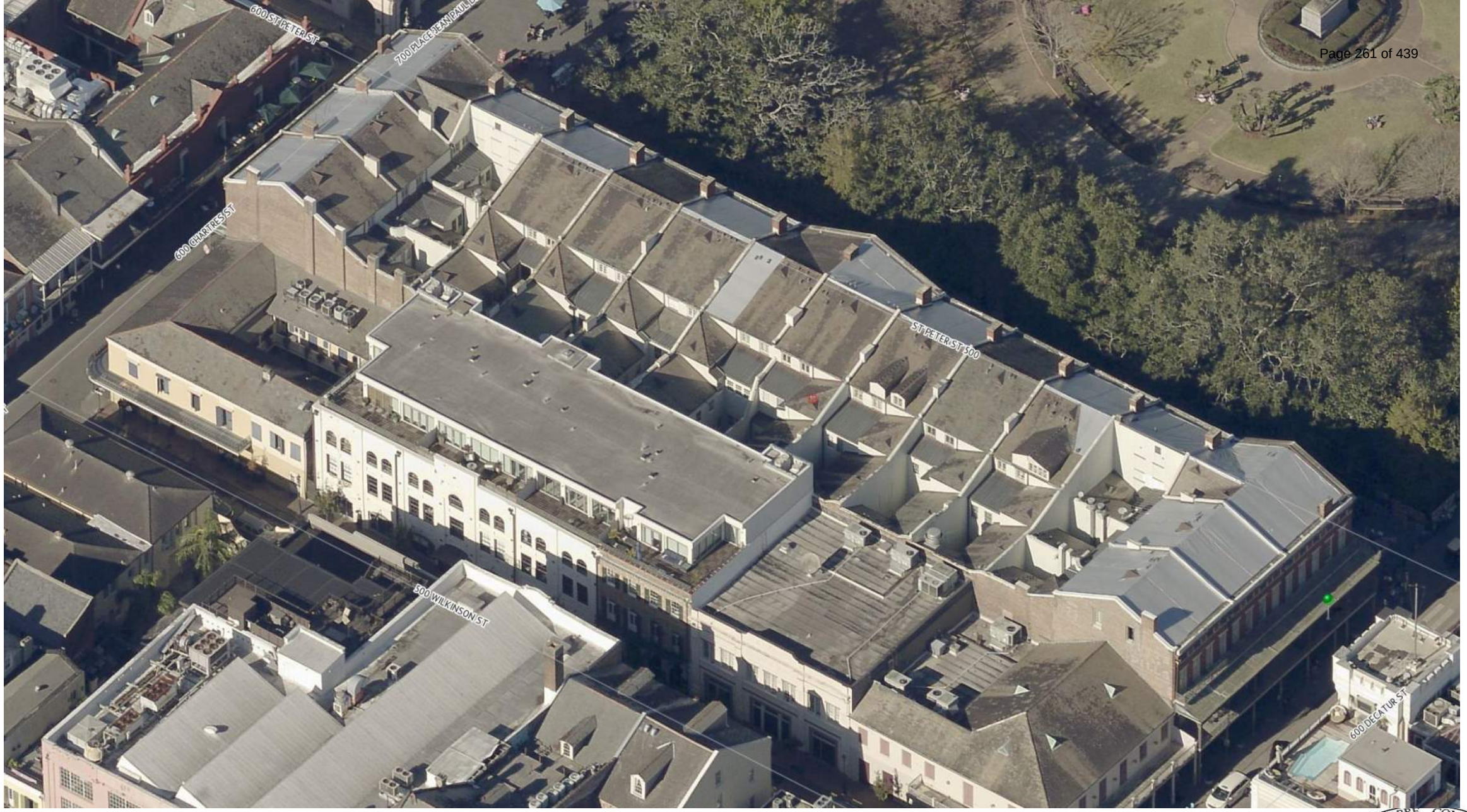
February 28, 2023



500 St Peter

Vieux Carré Commission

February 28, 2023



500 St Peter

Vieux Carré Commission

February 28, 2023

MEMORANDUM

To:	Blake Kidder	**Date:**	1/24/2023
From:	Lorey Flick	**Project Name:**	FMC UPB
cc:		**Project Number:**	21026
Re:	UPB Stair Fan		

Current Condition:
Various portions of the stair halls show evidence of moisture damage. Previous attempts to remedy the situation appear to have made matters worse as the fans are intended to operate only based on temperature in the attic and not maintaining constant air movement in the stair.

Condition A:
The grille and fan are not connected. There is an opening in the ceiling allowing moisture through and condensation at the penetration. The fan was not operational at time of inspection and was set to run at a dry bulb temperature of 85 degrees in the attic, not humidity.



Figure 1: Fans located at grille but not connected

Condition B:
Another scenario involves the fan not near the grille and is simply exhausting the attic. The opening does not adequately exhaust the intended space, the stair. Attics, in general are dusty places. In this case, a significant amount of dust has settled on attic side of grille.

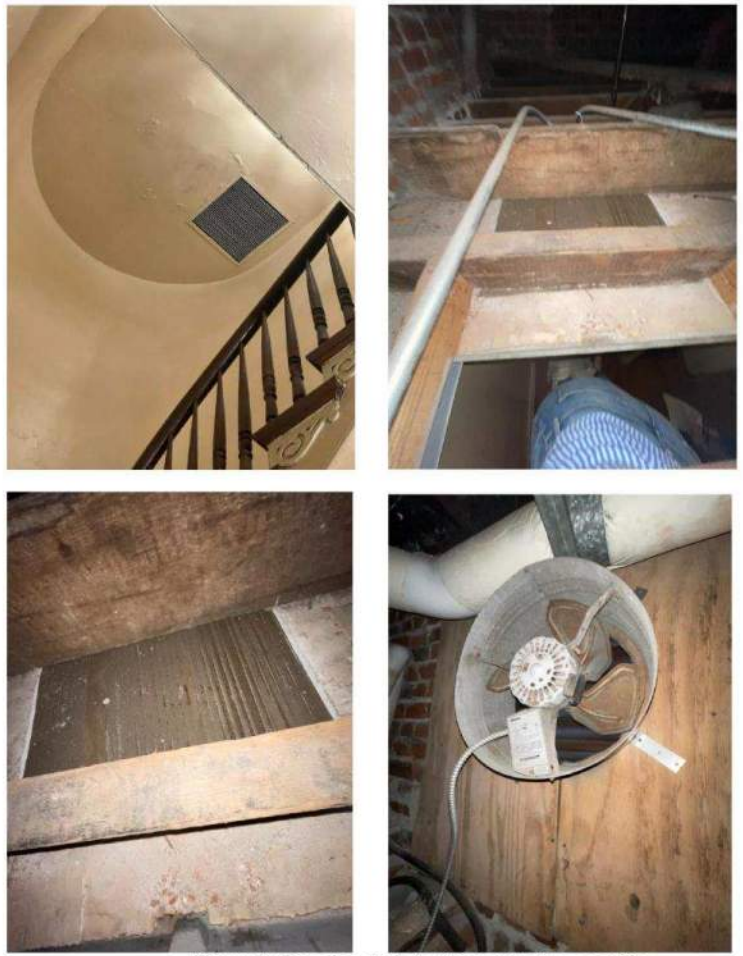


Figure 2: Fans located at attic vent not near grille

Proposed Solution:

It's imperative that the vented attic remain sealed and closed off from the spaces below. This can only be achieved if the exhaust grille is hard connected to the fan. Given the various existing impediments, we recommend the use of insulated plenums and flex duct to connect the two. This will have to be confirmed in each stair.

We recommend installing upblast or sidewall exhaust fans at each townhouse hard ducted to the grilles. Seal opening to avoid air leaks and re-insulate the space from the attic. The fans can run based on humidistat at the grille or in the stair.

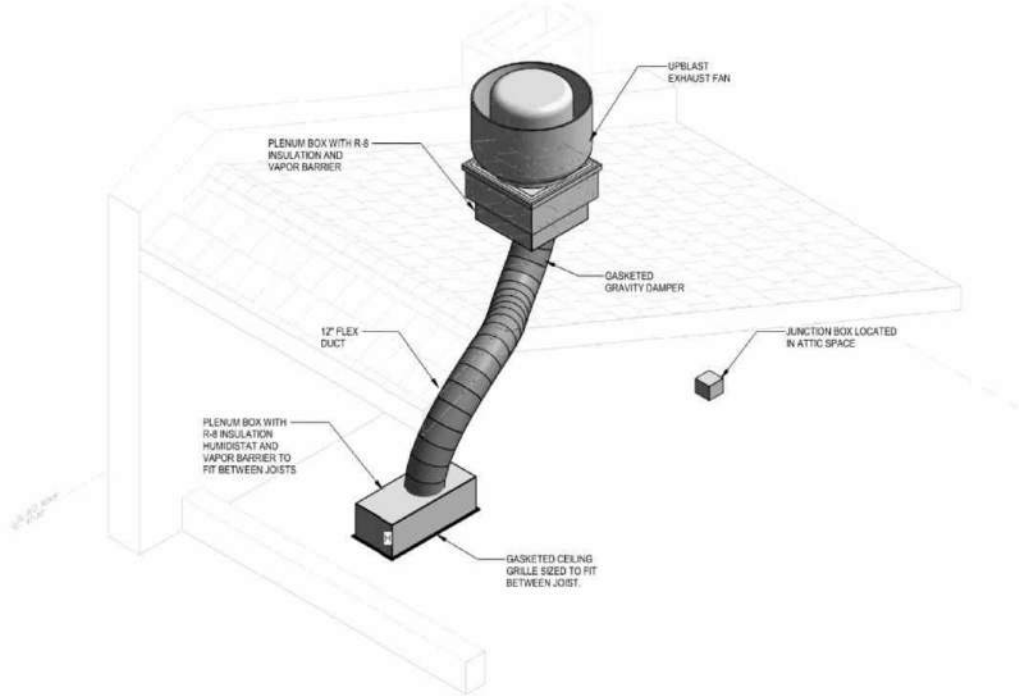


Figure 3: Upblast Exhaust Fan



Figure 4: Proposed fan locations

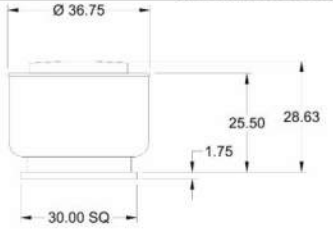
GREENHECK
Building Value in Air.

FOR USE IN MAIN STAIR

Cut Sheet - Not for Submittal
Printed Date: 01/23/2023
Mark: ACH 15
Model: CUBE-200-VGD-5

Model: CUBE-200-VGD-5

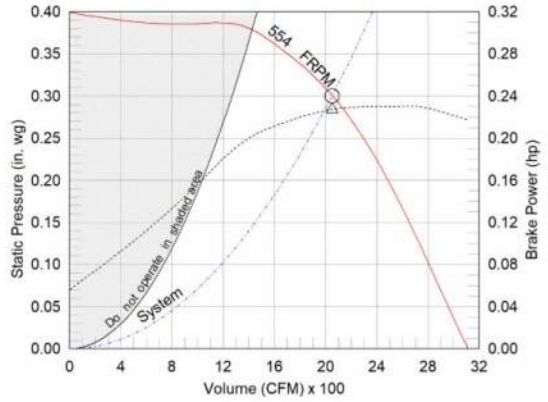
Belt Drive Upblast Centrifugal Roof Exhaust Fan



Dimensional	
Quantity	1
Weight w/o Acc's (lb)	101
Weight w/ Acc's (lb)	115
Max T Motor Frame Size	184
Standard Curb Cap Size (in.)	30 x 30
Roof Opening (in.)	26.5 x 26.5

Performance	
Requested Volume (CFM)	2,050
Actual Volume (CFM)	2,050
Total External SP (in. wg)	0.3
Fan RPM	554
Operating Power (hp)	0.23
Elevation (ft)	10
Airstream Temp.(F)	70
Air Density (lb/ft3)	0.075
Drive Loss (%)	13.1
Tip Speed (ft/min)	3,098
Static Eff. (%)	49
Misc Fan Data	
Fan Eff. Index (FEI)	-
Outlet Velocity (ft/min)	702

OVERALL HEIGHT MAY BE GREATER DEPENDING ON MOTOR, ADAPTER, AND/OR HINGE BASE.



△ Operating Bhp point
○ Operating point at Total External SP
Fan curve
System curve
Brake horsepower curve

Motor	
Motor Mounted	Yes
Size (hp)	1/2
Voltage/Cycle/Phase	208/60/3
Enclosure	ODP
Motor RPM	1725
Efficiency Rating	NEMA Premium
Windings	1
NEC FLA* (Amps)	2.4
Min. Circuit Ampacity (MCA)	3.09
Max. Overcurrent Protection (MOP)	15
Short Circuit Current Rtg (SCCR)	50 kAIC

Notes:
All dimensions shown are in units of in.
*NEC FLA, MCA and MOP are for reference only – based on tables 430.248 or 430.25 of National Electric Code 2020. Actual motor FLA may vary, for sizing thermal overload, consult factory. MCA and MOP values shown only account for the motor, not accessories (damper actuator, field supplied VFD, etc).
LwA - A weighted sound power level, based on ANSI S1.4
dBA - A weighted sound pressure level, based on 11.5 dB attenuation per Octave band at 5 ft - dBA levels are not licensed by AMCA International
Sones - calculated using ANSI/AMCA 301 at 5 ft
Sound value does not include carrier frequencies associated with motor controller
The motor provided on this fan is inverter ready and meets NEMA MG1 Part 31.4.4.2

Sound Power by Octave Band

Sound Data	62.5	125	250	500	1000	2000	4000	8000	LwA	dBA	Sones
Inlet	68	70	64	58	53	51	46	38	61	50	5.5

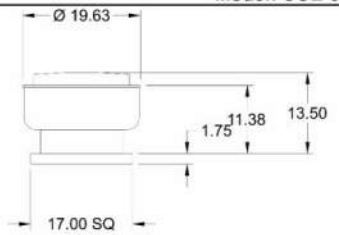
GREENHECK
Building Value in Air.

FOR USE IN SMALL STAIR LEADING TO ATTIC APTS

Cut Sheet - Not for Submittal
Printed Date: 01/23/2023
Mark: ACH 15
Model: CUE-070-VG

Model: CUE-070-VG

Direct Drive Upblast Centrifugal Roof Exhaust Fan

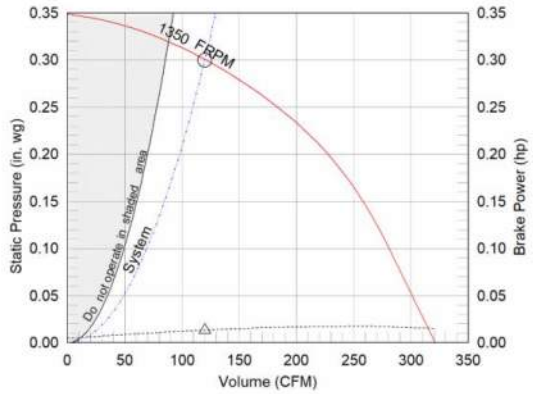


Dimensional	
Quantity	1
Weight w/o Acc's (lb)	22
Weight w/ Acc's (lb)	24
Standard Curb Cap Size (in.)	17 x 17
Roof Opening (in.)	13.5 x 13.5

Performance	
Requested Volume (CFM)	120
Actual Volume (CFM)	120
Total External SP (in. wg)	0.3
Fan RPM	1350
Operating Power (hp)	0.01
Elevation (ft)	10
Airstream Temp.(F)	70
Air Density (lb/ft3)	0.075
Tip Speed (ft/min)	2,872
Static Eff. (%)	42

Misc Fan Data	
Fan Eff. Index (FEI)	-
Outlet Velocity (ft/min)	308

OVERALL HEIGHT MAY BE GREATER DEPENDING ON MOTOR, ADAPTER, AND/OR HINGE BASE.



△ Operating Bhp point
○ Operating point at Total External SP
Fan curve
System curve
Brake horsepower curve

Motor	
Motor Mounted	Yes
Size (hp)	1/15
Voltage/Cycle/Phase	230/60/1
Enclosure	TENV
Motor RPM	1725
Efficiency Rating	High
Windings	1
FLA (Amps)	0.65
Min. Circuit Ampacity (MCA)	1
Max. Overcurrent Protection (MOP)	15
Short Circuit Current Rtg (SCCR)	5 kA

Notes:
All dimensions shown are in units of in.
*NEC FLA, MCA and MOP are for reference only – based on tables 430.248 or 430.25 of National Electric Code 2020. Actual motor FLA may vary, for sizing thermal overload, consult factory. MCA and MOP values shown only account for the motor, not accessories (damper actuator, field supplied VFD, etc).
LwA - A weighted sound power level, based on ANSI S1.4
dBA - A weighted sound pressure level, based on 11.5 dB attenuation per Octave band at 5 ft - dBA levels are not licensed by AMCA International
Sones - calculated using ANSI/AMCA 301 at 5 ft

Sound Power by Octave Band

Sound Data	62.5	125	250	500	1000	2000	4000	8000	LwA	dBA	Sones
Inlet	63	63	57	42	34	32	31	28	52	40	2.5



EXISTING MOISTURE DAMAGE WITHIN STAIR CORRIDORS



1 OVERALL ROOF PLAN - EXHAUST LOCATIONS
CC1.00 SCALE: 1/16" = 1'-0"

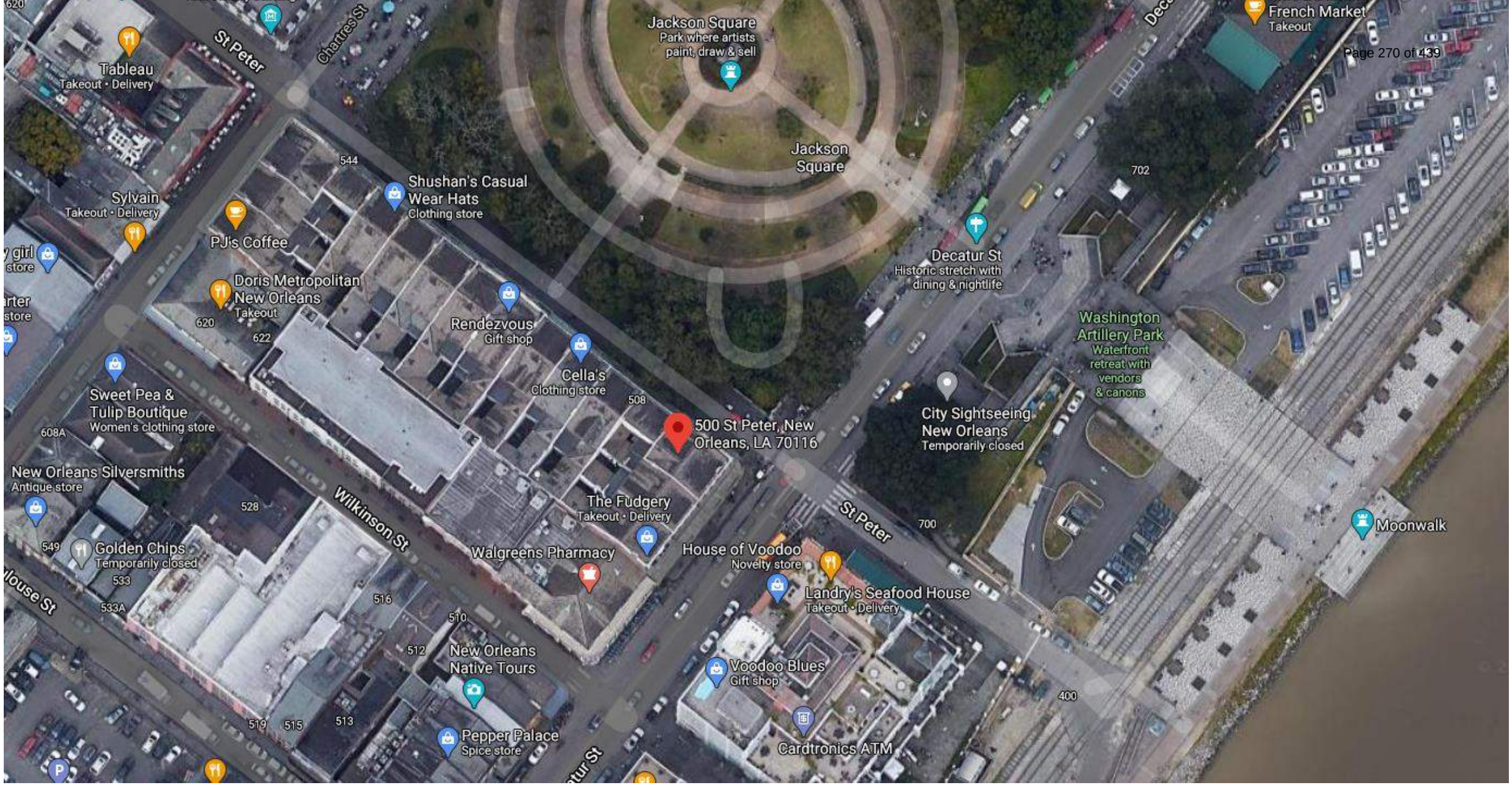
500 St Peter

Vieux Carré Commission

February 28, 2023

New Business

518 St Peter



500 St Peter

Vieux Carré Commission

February 28, 2023



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February 28, 2023



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February 28, 2023

PLAN LEGEND

NOS - NOT IN SCOPE

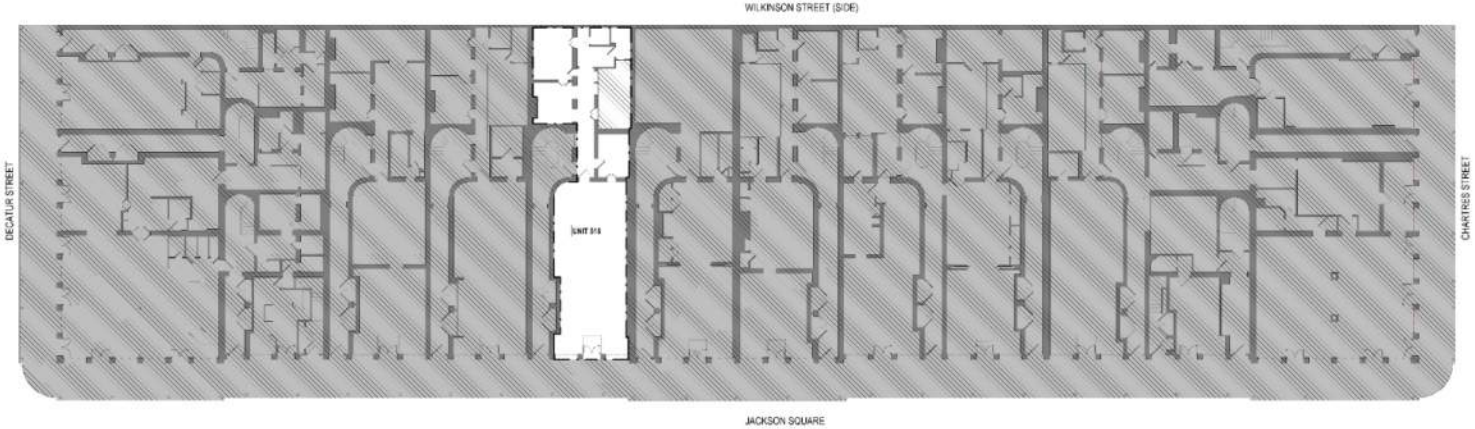
EXTERIOR COURTYARD - OPEN TO AIR ABOVE

KEY PLAN

PLAN NORTH

GENERAL CONSTRUCTION NOTES

1. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO PROTECT AND MAINTAIN MATERIALS ADJACENT TO OR IN CONTACT WITH CONSTRUCTION SCOPE THROUGHOUT THE DURATION OF CONSTRUCTION. PROTECTION GENERALLY INVOLVES THE LEAST DEGREE OF INTERVENTION AND IS PREPARATORY TO OTHER WORK. PROTECTION INCLUDES THE MAINTENANCE OF MATERIALS AND FEATURES IN THE CONSTRUCTION SCOPE, AS WELL AS ENSURING THAT THE PROPERTY IS PROTECTED BEFORE AND DURING CONSTRUCTION. AN OVERALL EVALUATION OF THE PHYSICAL CONDITION OF THE QUALIFYING HISTORIC FEATURES FROM THE CONSTRUCTION SCOPE SHOULD BEGIN PRIOR TO THE START OF WORK.



1 OVERALL PLAN - FIRST FLOOR 518
G0.18 SCALE: 1/16" = 1'-0"

TRAPOLINPEER ARCHITECTS

PERMIT

FMC UPB TENANT 524 UPGRADES

RENOVATION

524 ST. PETER STREET
NEW ORLEANS, LA 70116

ISSUED FOR
FRENCH MARKET CORPORATION
516 ST. PETERS STREET
NEW ORLEANS, LA 70116
(504) 636-6400

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

CONTRACTOR
Company Name
Street Address
City, State
Phone Number

NOT FOR CONSTRUCTION

REVISION #	DESCRIPTION	DATE

© TRAPOLIN-PEER ARCHITECTS, APC
PROJECT NUMBER
CN22187-2
ISSUE DATE
02/14/2023

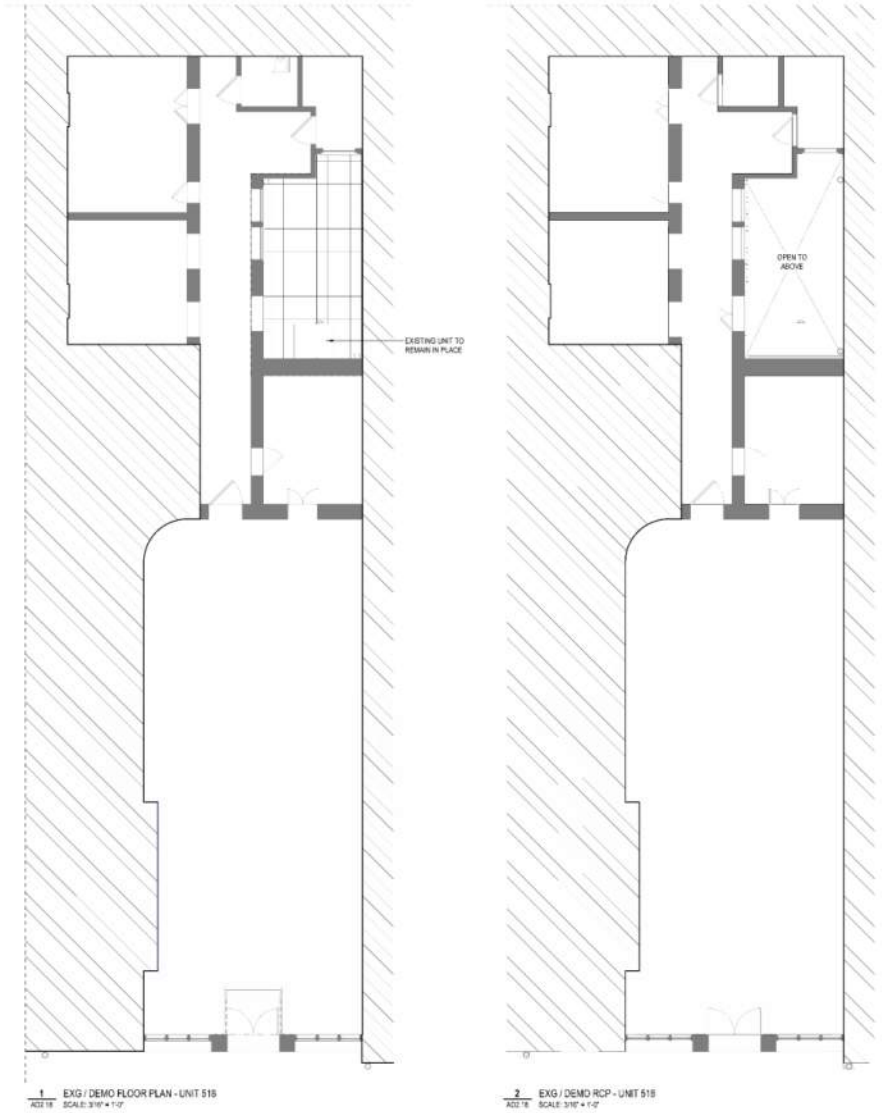
OVERALL PLAN

G0.18

500 S

Vieux C

COMMISSION
ESTABLISHED 1936



1 EXG / DEMO FLOOR PLAN - UNIT 518
AD2.18 SCALE: 3/16" = 1'-0"

2 EXG / DEMO RCP - UNIT 518
AD2.18 SCALE: 3/16" = 1'-0"

PHASE LEGEND

EXISTING CONSTRUCTION

DEMOLISHED CONSTRUCTION

AREA TO BE REMOVED



KEY PLAN

PLAN NORTH

GENERAL NOTES - EXG / DEMO

1. CONTACT ARCHITECT AND MEP ENGINEER TO MEET ONSITE PRIOR TO STARTING DEMOLITION FOR AN ONSITE MEETING.
2. REFER TO MEP PLANS FOR SPECIFIC MEP DEMOLITION INSTRUCTIONS.
3. SEAL OFF ALL PENETRATIONS PRIOR TO START OF WORK INCLUDING BUT NOT LIMITED TO EXISTING RETURN AND SUPPLY AIR VENTS.
4. REMOVE ALL ELECTRICAL EQUIPMENT, LIGHTING AND ASSOCIATED CONDUIT.
5. REMOVE ALL PLUMBING EQUIPMENT AND ASSOCIATED PIPING.
6. CONTRACTOR SHALL PERFORM EXPLORATORY DEMOLITION AT CEILING AND WALLS PER ARCHITECT AND MEP RECOMMENDATIONS TO DETERMINE CONCEALED CONDITIONS AND TO VERIFY SYSTEM ASSEMBLIES.
7. DEMOLISH PORTIONS OF THE EXISTING SLAB AS REQUIRED TO INSTALL UNDER PLUMBING AND ELECTRICAL EQUIPMENT INCLUDING ALL ASSOCIATED CONDUIT.

INTERIOR PARTITIONS:

1. THE PLAN INDICATES EXISTING GYPSUM BOARD INCLUDING ALL PARTITIONS, BASEBOARDS, MIRRORS, GLASS, WALL COVERING, ETC. THAT MAY BE PART OF OR APPLIED TO EXISTING PARTITION FACE THAT ARE TO BE REMOVED UNLESS SPECIFICALLY IDENTIFIED TO REMAIN ON THE DRAWING. CONTRACTOR TO REMOVE PARTITIONS FULL HEIGHT.
2. CONTRACTOR IS RESPONSIBLE FOR SURVEYING OF THE EXISTING CONDITIONS AND SHALL BE INCLUDED IN THE PRICE. THE DEMOLITION OF ALL INTERIOR PARTITIONS AND FINISHES AS REQUIRED IN ORDER TO SUCCESSFULLY EXECUTE THE NEW WORK.

TRAPOLINPEER ARCHITECTS

PERMIT

FMC UPB TENANT 524 UPGRADES

RENOVATION

524 ST. PETER STREET
NEW ORLEANS, LA 70116

OWNER
FRENCH MARKET CORPORATION
516 ST. PETERS STREET
NEW ORLEANS, LA 70116
(504) 636-6409

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

CONTRACTOR
Company Name
Street Address
City, State
Phone Number

NOT FOR CONSTRUCTION

REVISION #	DESCRIPTION	DATE

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PROJECT NUMBER
CN22187-2

ISSUE DATE
02/14/2023

EXISTING / DEMO PLANS

AD2.18

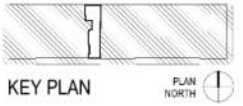
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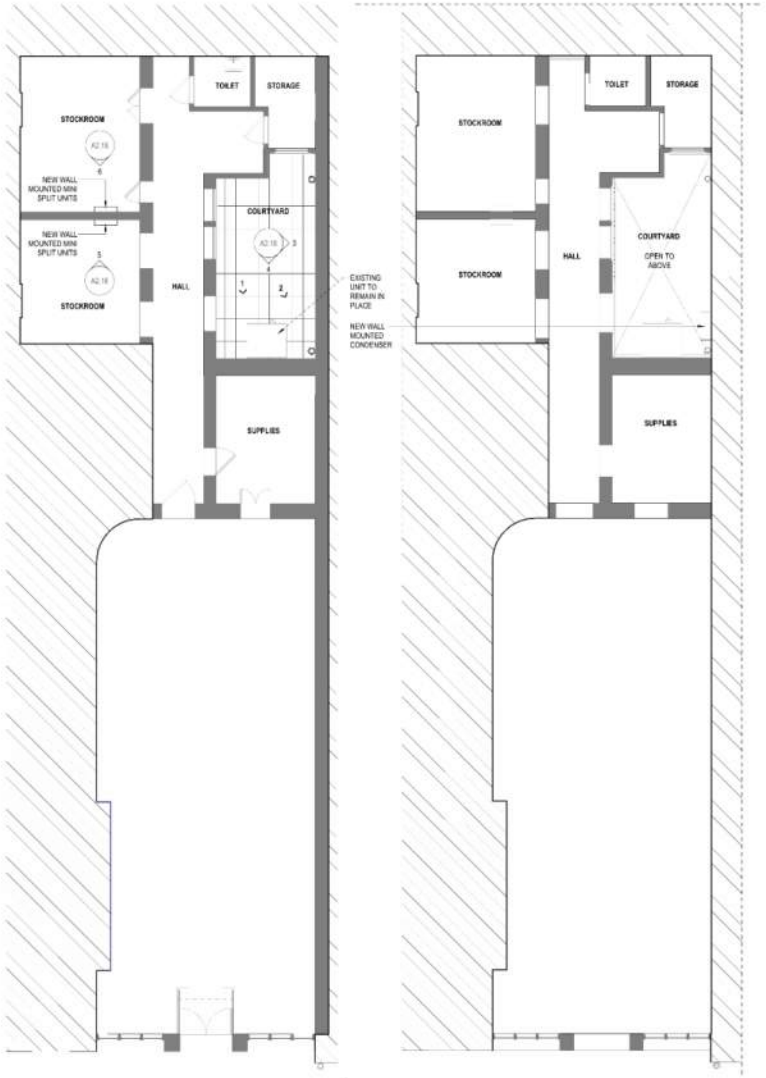
Vieux C

COMMISSION
SHED 1936

GENERAL NOTES - PLAN / RCP

1. ALL PARTITION DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
2. ALL WALL SWITCHES ARE TO BE LOCATED 6" FROM NEAREST DOOR CASING AND 44" A.F.F. UNLESS OTHERWISE NOTED.
3. FLOOR PLANS INCLUDE PARTITION DESIGNATION AND DIMENSIONS. DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD OR TO CENTERLINE OF COLUMNS. OUTER DIMENSIONS ARE TO FACE OF WALL.
4. CONTRACTOR IS RESPONSIBLE FOR INFILLING WITH CONCRETE NUMEROUS SMALL PIPE AND ELECTRICAL PENETRATIONS THAT OCCUR AT FIRST FLOOR NOT INDICATED ON THE PLAN.
5. EXTEND ALL METAL STUDS TIGHT TO UNDERSIDE OF HORIZONTAL CONSTRUCTION ABOVE, UNLESS OTHERWISE NOTED. COORDINATE WITH MECHANICAL AND ELECTRICAL TRADES FOR INSTALLATION OF SLEEVES, CONDUIT, DAMPERS AND OTHER BUILT-IN ITEMS WHERE RATED WALLS JOIN TO OTHER RATED MATERIALS OR FINISHES USE U.L. APPROVED RATED JOINT FILLER.
6. CEILING HEIGHTS NOTED ON THE DRAWINGS FOR ROOMS OR AREAS IS THE HEIGHT FROM FINISHED FLOOR SURFACE TO FINISHED CEILING HEIGHT(S) OR WHERE NO FINISHED CEILING IS CALLED FOR, THE CEILING HEIGHTS NOTED IS THE MINIMUM REQUIRED HEADROOM CLEARANCE FROM FINISHED FLOOR TO UNDERSIDE (LOW POINT) OF PIPES, DUCTS, CONDUIT, LIGHT FIXTURES AND SIMILAR EXPOSED OR SUSPENDED ITEMS OR EQUIPMENT.
7. ALL REFERENCE TAGS NOT SHOWING A REFERENCE MARK INDICATE AREA OF PENDING INFORMATION OR AWAITING ADDITIONAL INFORMATION BEFORE COMPLETION.
8. CABINET LOCATIONS INDICATED ON FLOOR PLANS AS "FE CABINET."
9. PROVIDE ADDITIONAL BLOCKING AND REINFORCING TO ACCOMMODATE ALL MOUNTED MILLWORK, CABINETRY, PLUMBING FIXTURES OR COUNTERTOPS SHOWN.
10. ALL AREAS NOTED "AREA NOT IN SCOPE" IS EXISTING AND NOT APART OF THE SCOPE OF WORK.





1 FLOOR PLAN - UNIT 518 SCALE: 3/16" = 1'-0"

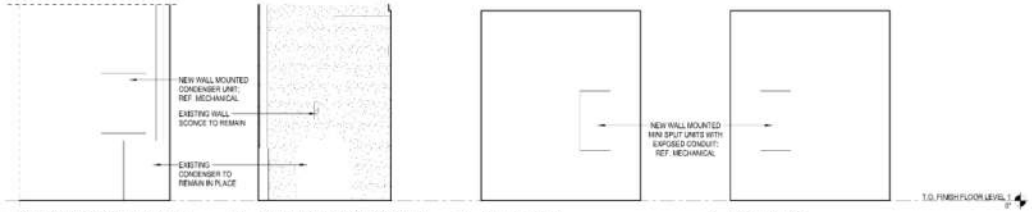
2 RCP - UNIT 518 SCALE: 3/16" = 1'-0"



EXISTING CONDENSER TO REMAIN IN PLACE

EXISTING CONDITION - IMAGE 1

EXISTING CONDITION - IMAGE 2



3 EXT ELEV - MECHANICAL EQUIPMENT 1 SCALE: 1/4" = 1'-0"

4 EXT ELEV - MECHANICAL EQUIPMENT 2 SCALE: 1/4" = 1'-0"

5 INT ELEV - BOH 2 SCALE: 1/4" = 1'-0"

6 INT ELEV - BOH 1 SCALE: 1/4" = 1'-0"

TRAPOLINPEER ARCHITECTS

PERMIT

FMC UPB TENANT 524 UPGRADES RENOVATION

524 ST. PETER STREET
NEW ORLEANS, LA 70116

ISSUED
FRENCH MARKET CORPORATION
516 ST. PETERS STREET
NEW ORLEANS, LA 70116
(504) 636-6400

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

CONTRACTOR
Company Name
Street Address
City, State
Phone Number

NOT FOR CONSTRUCTION

REVISION #	DESCRIPTION	DATE

G:\TRAPOLIN-PEER ARCHITECTS, APC

PROJECT NUMBER
CN22187-2

ISSUE DATE
03/14/2023

FLOOR PLANS / REFLECTED CEILING PLANS

A2.18

500 S

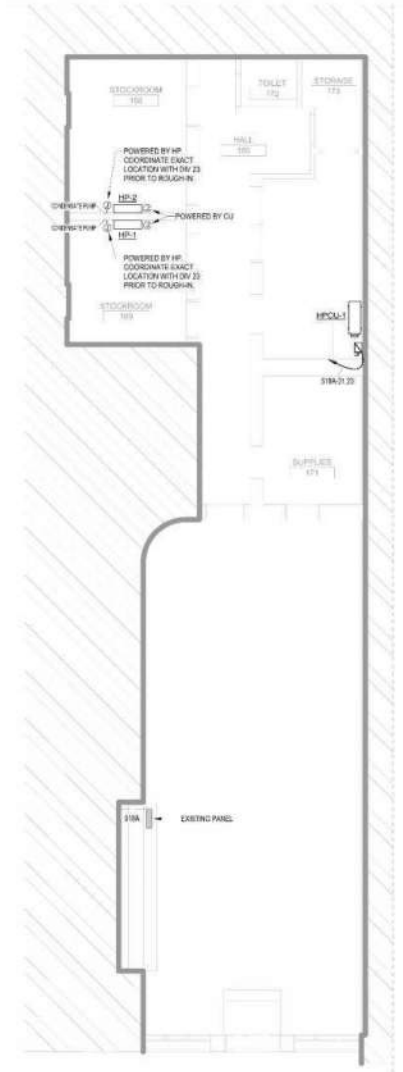
Vieux C

UNIT 518 ELECTRICAL-MECHANICAL EQUIPMENT CONNECTION SCHEDULE

GENERAL NOTES:

1. PROVIDE FUSES IN ALL FUSED DISCONNECT SWITCHES SIZED PER MANUFACTURER.
2. MAKE ALL FINAL CONNECTIONS TO MECHANICAL EQUIPMENT PER MANUFACTURER.
3. PROVIDE 120 VOLT CONTROL POWER TO TRANSFORMERS AS REQUIRED. COORDINATE LOCATIONS WITH DIVISION 23.
4. COORDINATE EXACT LOCATIONS OF ALL ELECTRICAL EQUIPMENT WITH OTHER TRADES PRIOR TO ROUGH-IN AND MAINTAIN NEC CLEARANCES AT ALL TIMES. NOTIFY THE ARCHITECT OF ANY CONFLICTS PRIOR TO ROUGH-IN.
5. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH LOAD NAME, PANEL, AND CIRCUIT NUMBER, AND SHALL BE INDEPENDENTLY SUPPORTED FROM THE EQUIPMENT BEING SERVED.

LOAD NAME	CIRCUITING INFORMATION							DISCONNECT SWITCH INFORMATION				COMMENTS
	PANEL	CIRCUIT NUMBER	VOLTAGE	PHASE	LOAD	FLA (AMPS)	CONDUIT/WIRE SIZE (AWG)	SWITCH SIZE	NO. OF POLES	ENCLOSURE TYPE	FURNISHED BY (DIVISION)	
CONDENSATE PUMP			208 V	1	16 VA	0.15	3/4" EMT CONDUIT WITH 2#12 AND #12 GROUND	N/A	2	N/A	N/A	POWERED BY HP. SEE MECHANICAL SCHEDULE.
CONDENSATE PUMP			208 V	1	16 VA	0.15	3/4" EMT CONDUIT WITH 2#12 AND #12 GROUND	N/A	2	N/A	N/A	POWERED BY HP. SEE MECHANICAL SCHEDULE.
HP-1			208 V	1	21 VA	0.11	3/4" EMT CONDUIT WITH 2#12 AND #12 GROUND	N/A	2	N/A	N/A	POWERED BY CU. SEE MECHANICAL SCHEDULE.
HP-2			208 V	1	21 VA	0.11	3/4" EMT CONDUIT WITH 2#12 AND #12 GROUND	N/A	2	N/A	N/A	POWERED BY CU. SEE MECHANICAL SCHEDULE.
HPCU-1	518A	21,23	208 V	1	3644 VA	17.5	3/4" EMT CONDUIT WITH 2#10 AND #10 GROUND	30 A	2	NEMA 3R	26	PROVIDE NEW CIRCUIT BREAKER IN EXISTING PANEL.



1 POWER - FLOOR PLAN - UNIT 518
3/16" = 1'-0"

Branch Panel: 518A

Location:
Supply From:
Mounting: SURFACE
Enclosure: NEMA 1

Volts: 208Y/120
Phases: 3
Wires: 4

A.I.C. Rating: MATCH EXISTING
Mains Type: MLO
Mains Rating: 150.0 A
Available Short Circuit Current:

General Notes:
1. EXISTING PANELBOARD. PROVIDE CIRCUIT BREAKERS AS SHOWN FOR NEW CIRCUITS.
2. PROVIDE LOAD MEASUREMENTS AND SUBMIT TO ENGINEER. SEE SPECIFICATIONS FOR DETAILS.

CKT	Circuit Description	Note	Trip	Pole	A	B	C	Pole	Trip	Note	Circuit Description	CKT
1	EXISTING CIRCUIT		20 A	1	0.0 kVA 0.0 kVA			1	20 A		EXISTING CIRCUIT	2
3	EXISTING CIRCUIT		20 A	1		0.0 kVA 0.0 kVA		1	20 A		EXISTING CIRCUIT	4
5	EXISTING CIRCUIT		20 A	1			0.0 kVA 0.0 kVA	1	20 A		EXISTING CIRCUIT	6
7	EXISTING CIRCUIT		20 A	1	0.0 kVA 0.0 kVA			1	15 A		EXISTING CIRCUIT	8
9	EXISTING CIRCUIT		20 A	2		0.0 kVA 0.0 kVA		1	15 A		EXISTING CIRCUIT	10
11							0.0 kVA 0.0 kVA	1	15 A		EXISTING CIRCUIT	12
13	EXISTING CIRCUIT		60 A	2	0.0 kVA 0.0 kVA			1	15 A		EXISTING CIRCUIT	14
15						0.0 kVA 0.0 kVA		2	20 A		EXISTING CIRCUIT	16
17	EXISTING CIRCUIT		60 A	2			0.0 kVA 0.0 kVA					18
19					0.0 kVA 0.0 kVA			1	15 A		EXISTING CIRCUIT	20
21	HPCU-1		30 A	2		1.8 kVA 0.0 kVA		1	15 A		EXISTING CIRCUIT	22
23							1.8 kVA					24
25												26
27												28
29												30
	Total Load:				0.0 kVA	1.8 kVA	1.8 kVA					
	Total Amps:				0.0 A	17.5 A	17.5 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
HVAC	3644 VA	120.00%	4666 VA	
				Total Conn. Load: 3.6 kVA
				Total Est. Demand: 4.56 kVA
				Total Conn. Current: 10.1 A
				Total Est. Demand Current: 12.6 A

Notes:

POWER GENERAL NOTES

1. SEE ARCHITECTURAL PLANS FOR EXPOSED RECEPTACLE LOCATIONS - ROUTE EXPOSED CONDUIT (EMT) IN ALL FINISHED SPACES WHERE CONDUCTORS ARE NOT CONCEALED BEHIND WALLS OR CEILINGS.
2. PROVIDE GFCI PROTECTION FOR RECEPTACLES IN ALL KITCHEN, BATHROOM, LAUNDRY, AND OUTDOOR SPACES.
3. REFER TO MECHANICAL-ELECTRICAL EQUIPMENT SCHEDULE FOR POWER REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT.
4. PROVIDE IN-USE HEAVY DUTY WEATHERPROOF COVER FOR ALL DEVICES DESIGNATED WITH A WP. TAYMAC CATMX3200 AND MX6290.
5. EXTEND EXISTING CIRCUITRY FOR EQUIPMENT TO REMAIN IN SPACE TO NEW PANEL LOCATION.
6. PROVIDE HOUSEKEEPING PADS FOR ALL FLOOR MOUNTED AND GRADE MOUNTED ELECTRICAL EQUIPMENT. MINIMUM REQUIREMENTS: 4" HIGH, 4% AIR ENTRAINED, POLYFIBER REINFORCED CONCRETE. 4" WIDER AND 4" LONGER THAN EQUIPMENT TO BE PLACED ON IT. REFER TO ELECTRICAL DETAIL DRAWINGS FOR TRANSFORMER, GENERATOR, OR SWITCHGEAR PADS THAT MAY EXCEED THESE REQUIREMENTS.
7. CIRCUIT NUMBERS AT DEVICES CORRESPOND TO PANELBOARD BREAKERS (SEE PANELBOARD SCHEDULE). BRANCH CIRCUITS SHALL BE SIZED ACCORDING TO THE CIRCUIT BREAKER RATING, UNLESS INDICATED OTHERWISE ON THE ELECTRICAL EQUIPMENT SCHEDULE.

TRAPOLINPEER ARCHITECTS

100% CONSTRUCTION DOCUMENTS

FMC UPB TENANT UPGRADES RENOVATION

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NEW ORLEANS, LA 70116

OWNER
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www.trapolinpeer.com

CONTRACTOR

STATE OF LOUISIANA
STEVEN PRITO
12/14/23
PROFESSIONAL ENGINEER

REVISION #	DESCRIPTION	DATE

PROJECT NUMBER
CN22187-1

ISSUE DATE
02/14/2023

POWER FLOOR PLAN

E2.01

SYNERGY CONSULTING ENGINEERS
805 Howard Ave., Suite 101, New Orleans, LA 70113
www.synergy-mep.com

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500 S

Vieux C

Job Name:	
Tag#	

DAIKIN

Submittal Data Sheet	2MXS18NMVJU
2 Port, 1.5-Ton Outdoor Heat Pump	



12 YEAR PARTS LIMITED WARRANTY*

Complete warranty details available from your local dealer or at www.daikincomfort.com. To receive the 12-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec. *If product is installed in a commercial application, limited warranty period is 5 years.*

Efficiency

	SEER	EER	HSPF
Non-Ducted	18.9	12.5	10.7
Ducted	14	9.5	8.2
Mixed	16.45	11	9.45

Performance

Cooling (Btu/hr)	
Rated	18,000
Operating Range	14°F – 115°F
Rated Cooling Conditions:	Indoor: 80°F DB/67°F WB Outdoor: 95°F DB/75°F WB
Heating (Btu/hr)	
Rated	18,900
Operating Range	5°F – 60°F
Rated Heating Conditions:	Indoor: 70°F DB/60°F WB Outdoor: 47°F DB/43°F WB

Outdoor Specifications

Compressor	Hermetically Sealed Swing Type			
Refrigerant	R-410A			
Refrigerant Oil	PVE (FVC50K)			
Airflow Rate (cfm)	**Cooling**		**Heating**	
	H	2,150	**H**	2,150
	M	2,150	**M**	2,150
	L	1,953	**L**	1,953
Sound Power Level (dBA)	50 / 51			
Dimensions (H × W × D) (in)	28-15/16 × 34-1/4 × 12-5/8			
Weight (Lbs)	123			

Electrical

	208/60/1	230/60/1
System MCA	15.8	15.8
System MFA	20	20
Compressor RLA	14.0	14.0
Outdoor fan motor FLA	.37	.37
Outdoor fan motor W	56	56

MFA: Max. fuse amps **MCA**: Min. circuit amps (A) **FLA**: Full load amps (A)
RLA: Rated load amps (A) **W**: Fan motor rated output (W)

Piping

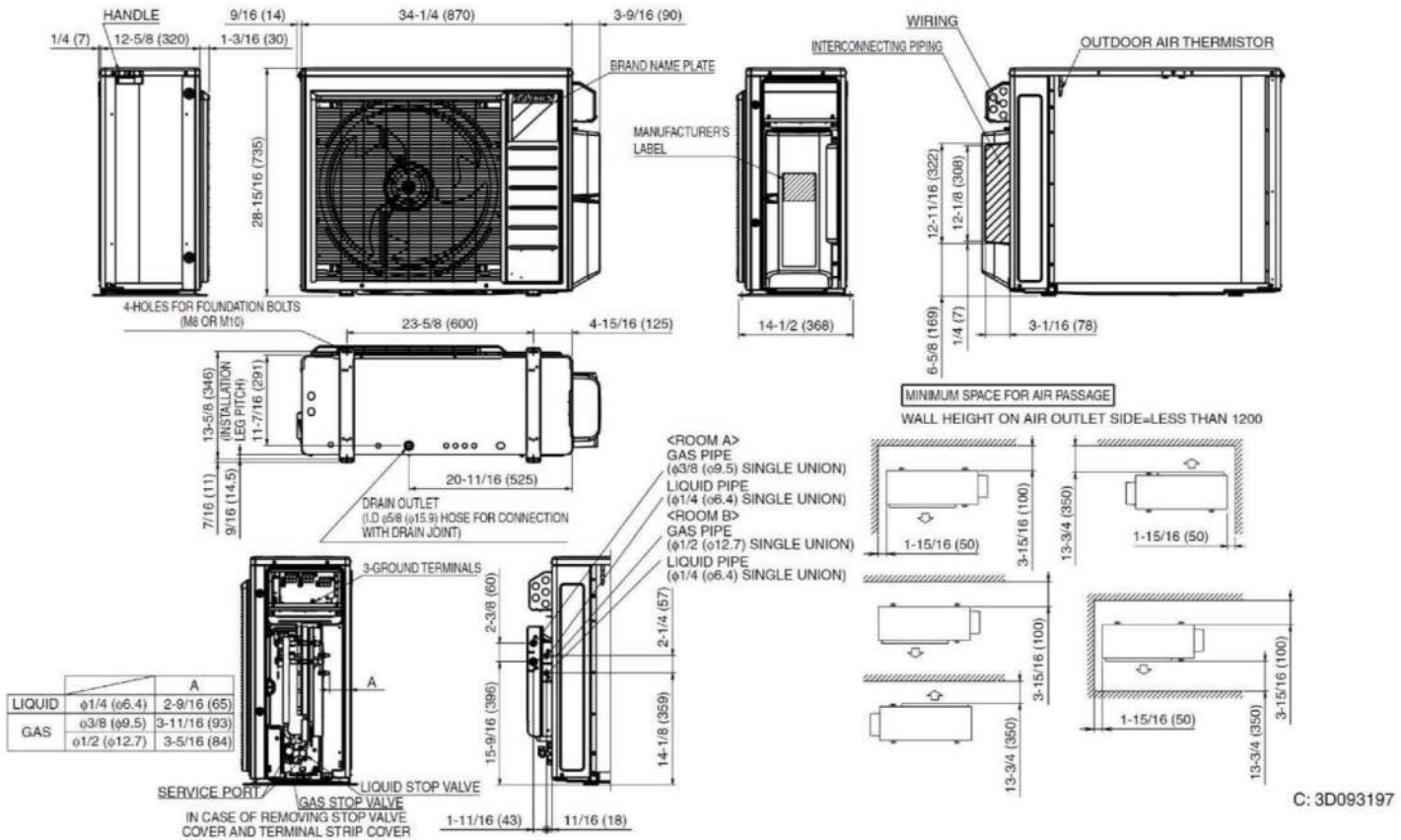
Liquid (in)	¼ x 2
Gas (in)	3/8 x 1, ½ x 1
Drain (in)	11/16
Max. Interunit Piping Length (ft)	164
Max. Interunit Height Difference (ft)	49.25
Chargeless (ft)	98.4
Additional Charge of Refrigerant (oz/ft)	.21

Daikin North America LLC 5151 San Felipe, Suite 500 Houston, TX 77056
(Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without incurring any obligations)

Submittal Creation Date: June 2017

DAIKIN

2MXS18NMVJU Dimensional Data

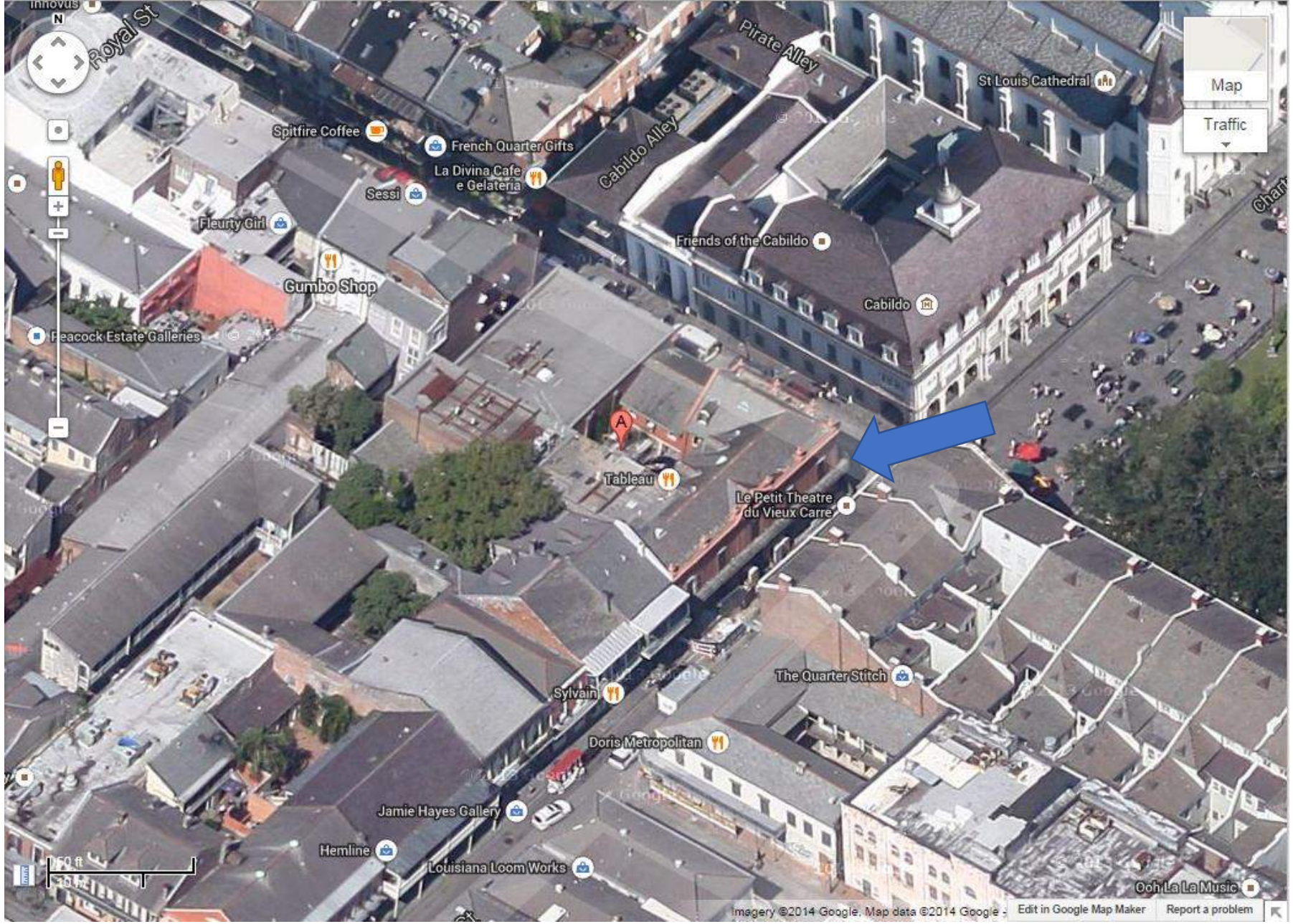


		A
LIQUID	ϕ1/4 (ø6.4)	2-9/16 (65)
GAS	ø3/8 (ϕ9.5)	3-11/16 (93)
	ø1/2 (ϕ12.7)	3-5/16 (84)

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Submittal Creation Date: June 2017

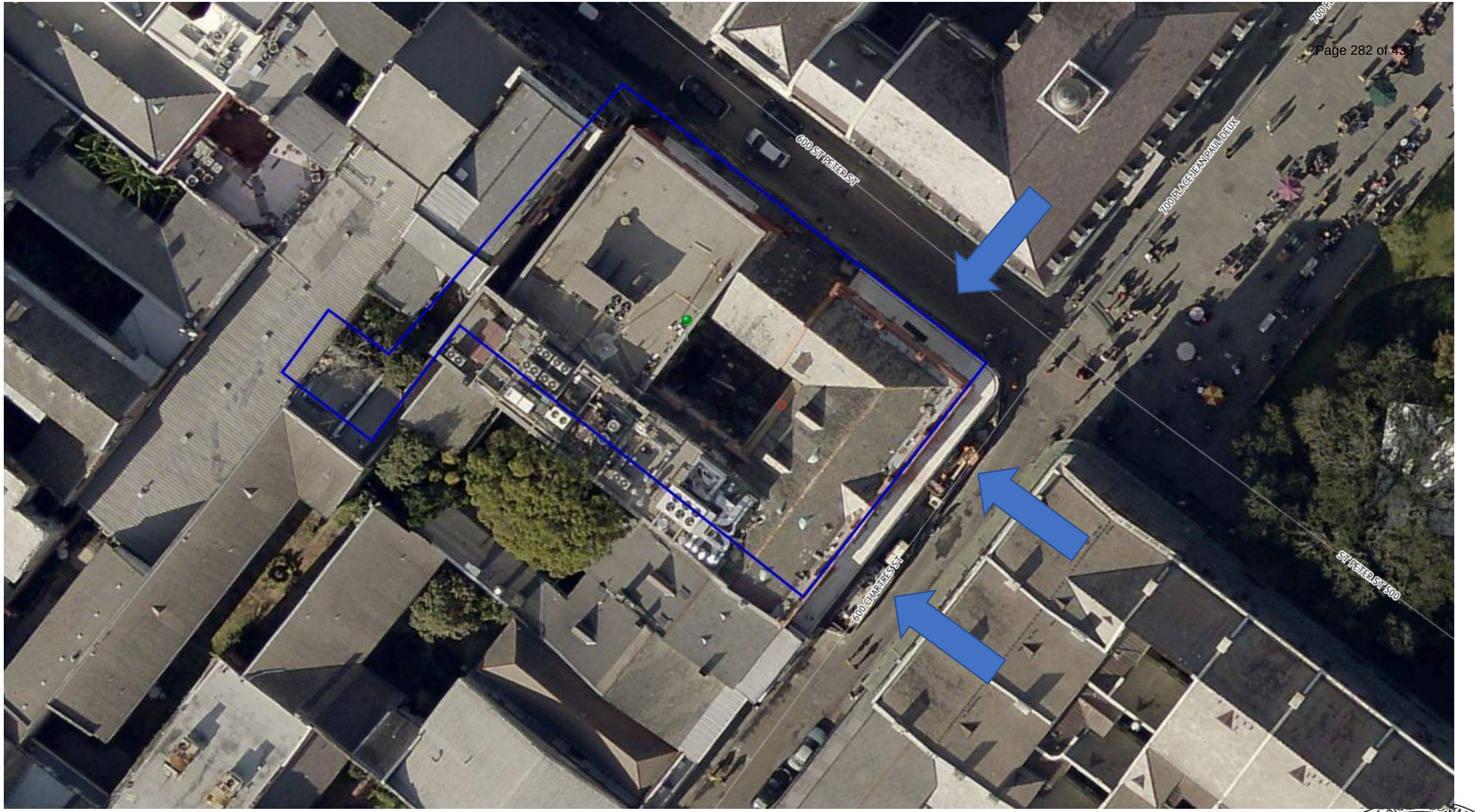
616 St Peter


Royal St
Pirate Alley
Cabildo Alley
St Louis Cathedral
Map
Traffic
Spitfire Coffee
French Quarter Gifts
La Divina Cafe e Gelateria
Sessi
Fleurty Girl
Gumbo Shop
Friends of the Cabildo
Cabildo
Peacock Estate Galleries
A
Tableau
Le Petit Theatre du Vieux Carre
The Quarter Stitch
Sylvain
Doris Metropolitan
Jamie Hayes Gallery
Hemline
Louisiana Loom Works
Ooh La La Music
50 ft
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Report a problem

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PERE ANTOINE AL
PIRATE AL
CABILDO AL
PLACE JEAN PAUL DEUX
ROYAL ST
ST PETER
TOULOUSE ST
CHARTRES ST
WILKINSON ST
DECATUR ST

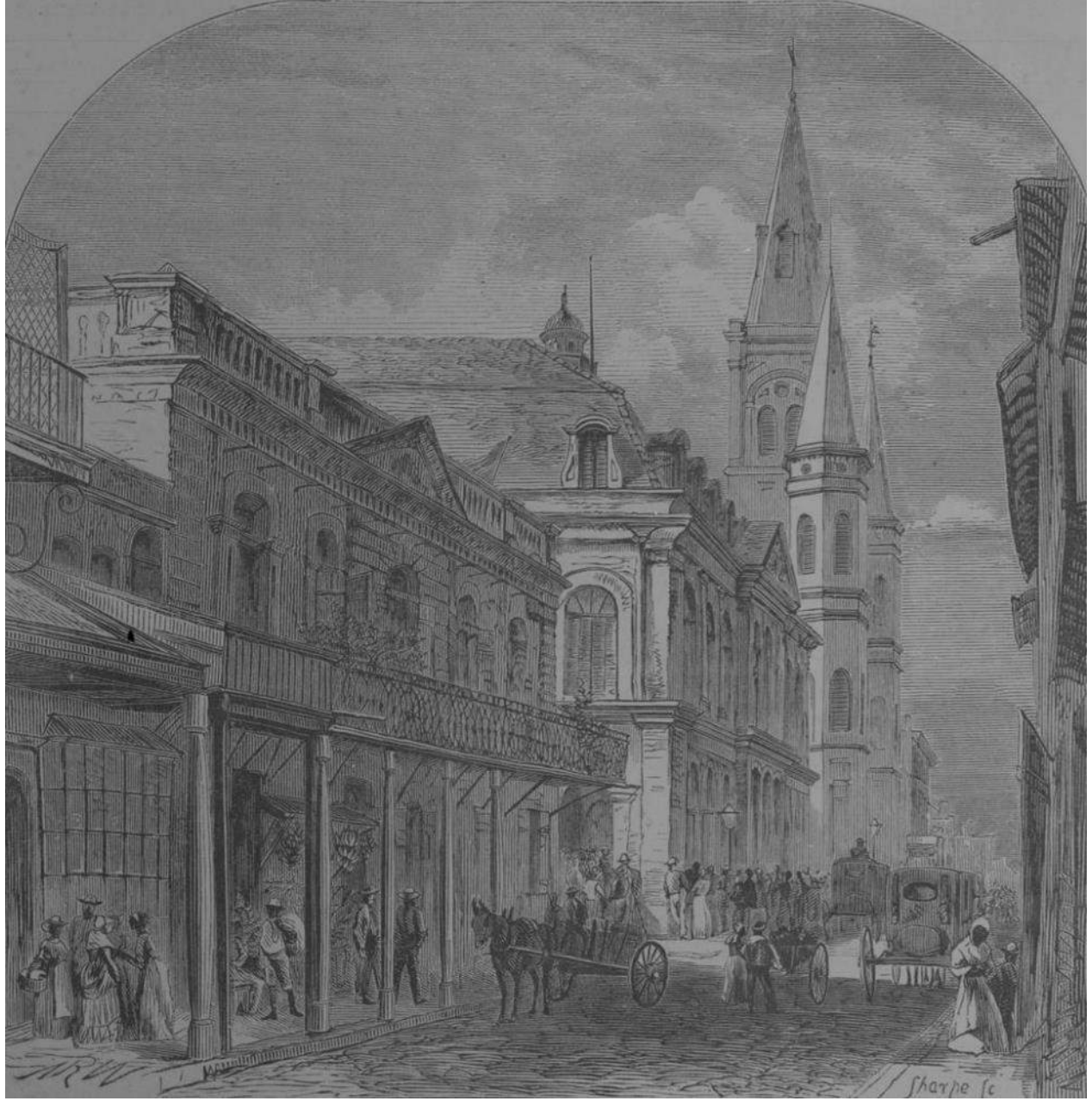
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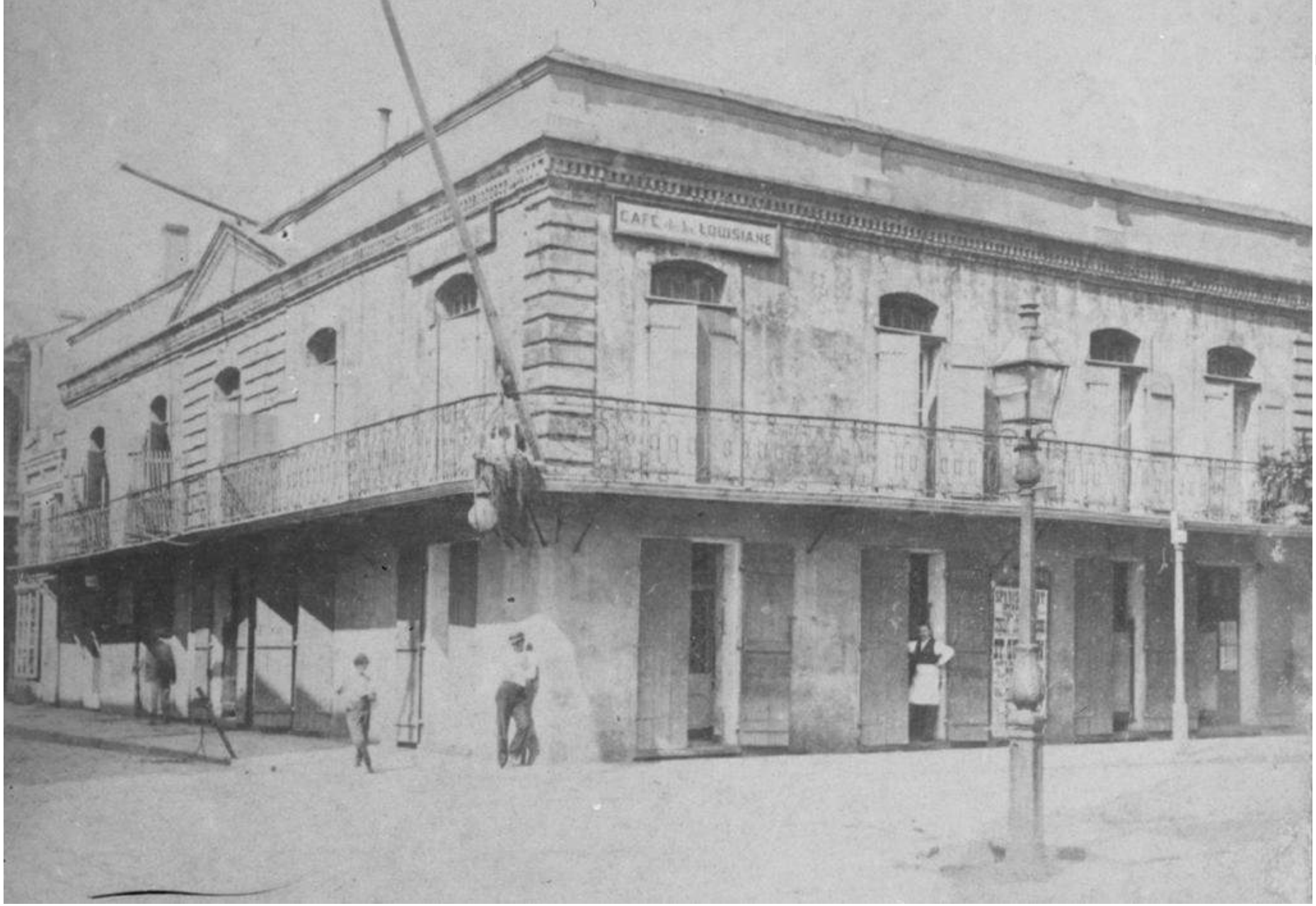
616 St. Peter

Vieux Carré Commission

July 21, 2021



616 St. Peter, 1872



616 St. Peter - 1885



616 St. Peter, circa 1900



616 St. Peter – 1940



616 St. Peter – 1930



616 St. Peter – 1960



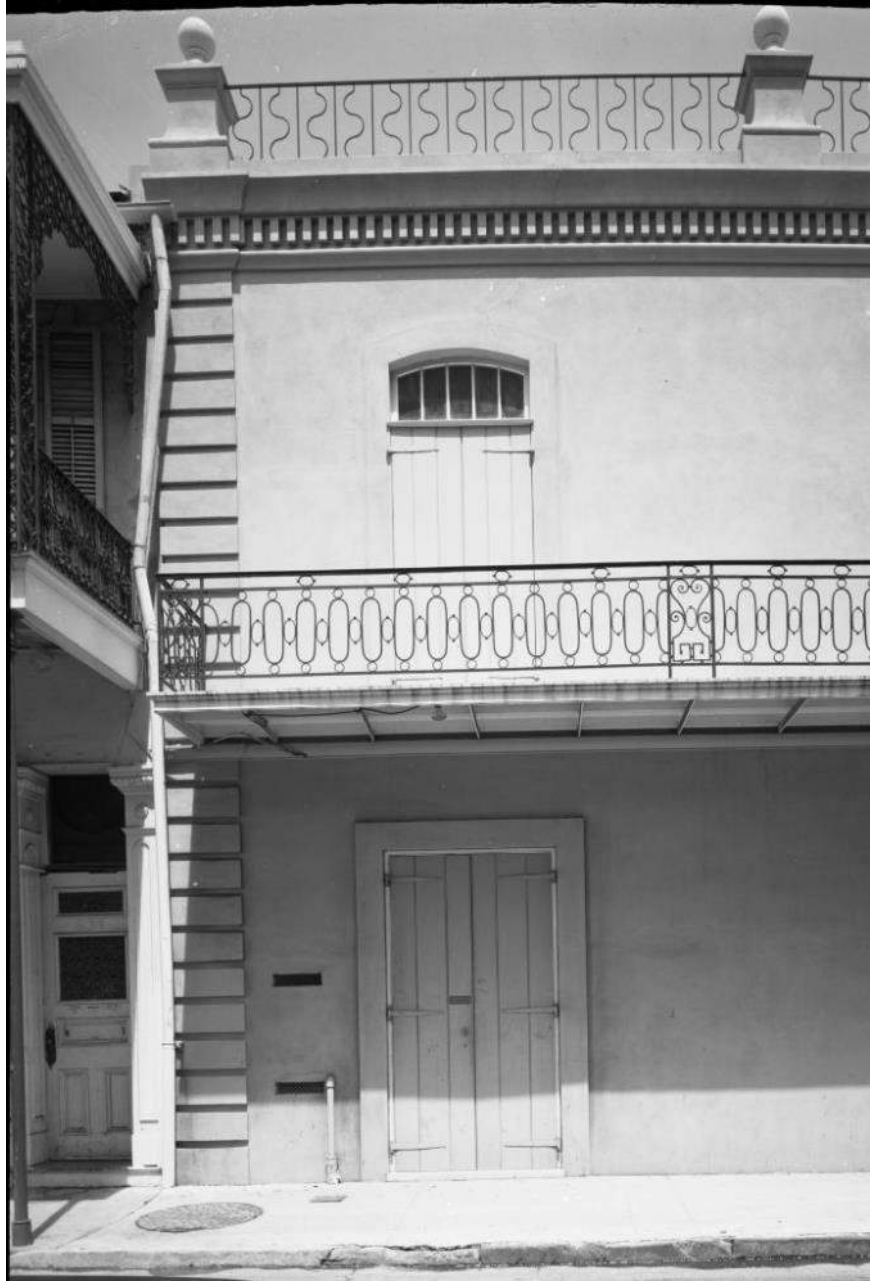
616 St. Peter, 1962

Vieux Carré Commission

July 21, 2021



616 St. Peter, 1963



616 St. Peter, 1964



616 St. Pet

Vieux Carré C



616 St. Pet

Vieux Carré C



616 St. Peter

Vieux Carré Commission

July 21, 2021



616 St. Peter

Vieux Carré Commission

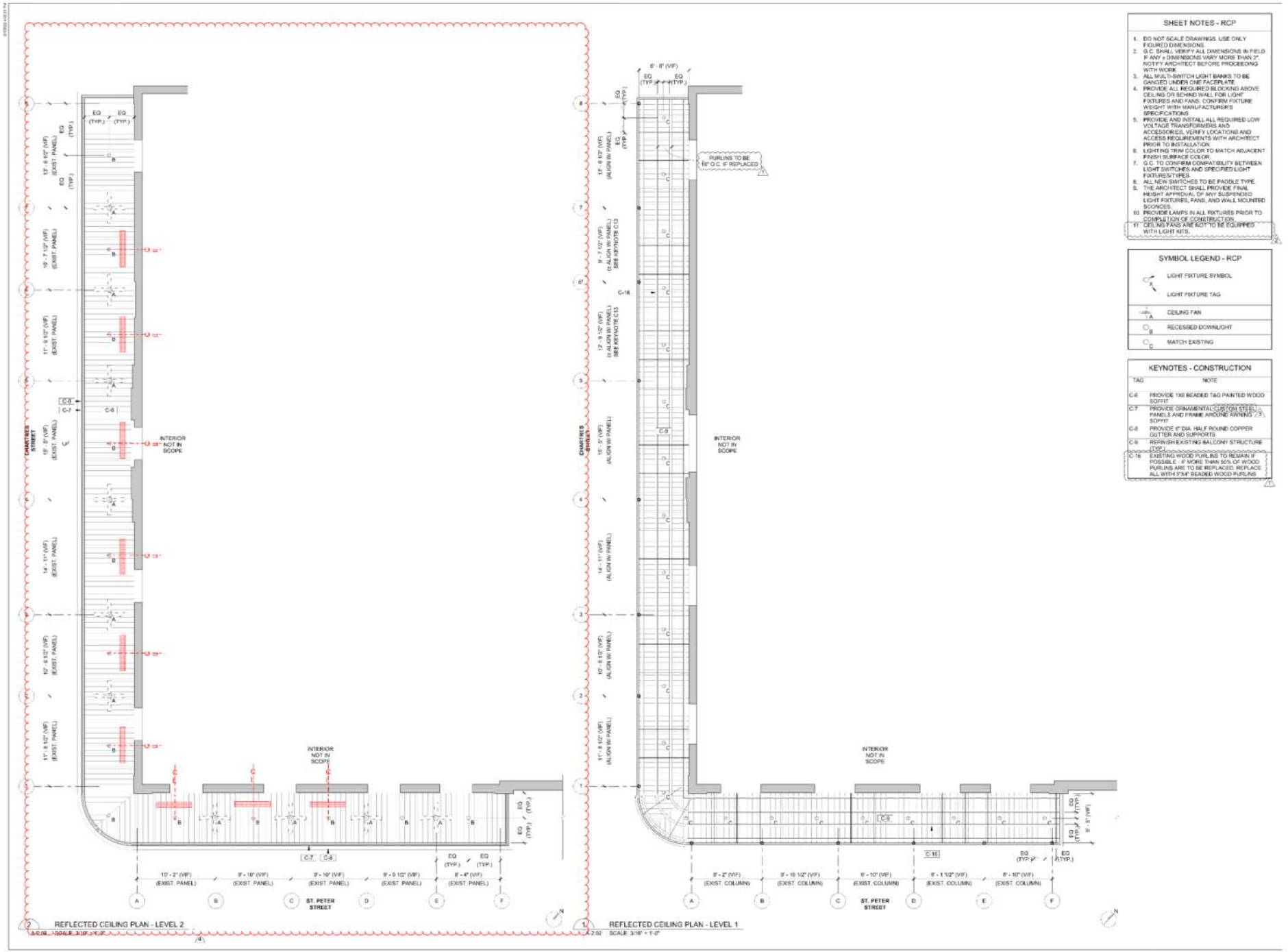
July 21, 2021



616 St. Peter - mockup

Vieux Carré Commission

July 21, 2021



SHEET NOTES - RCP

1. DO NOT SCALE DRAWINGS. USE ONLY FIGURED DIMENSIONS.
2. G.C. SHALL VERIFY ALL DIMENSIONS IN FIELD. IF ANY a DIMENSIONS VARY MORE THAN 2", NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK.
3. ALL MULTI-SWITCH LIGHT BANKS TO BE GANGED UNDER ONE FACEPLATE.
4. PROVIDE ALL REQUIRED BLOCKING ABOVE CEILING OR BEHIND WALL FOR LIGHT FIXTURES AND FANS. CONFIRM FIXTURE WEIGHT WITH MANUFACTURER'S SPECIFICATIONS.
5. PROVIDE AND INSTALL ALL REQUIRED LOW VOLTAGE TRANSFORMERS AND ACCESSORIES. VERIFY LOCATIONS AND ACCESS REQUIREMENTS WITH ARCHITECT PRIOR TO INSTALLATION.
6. LIGHTING TRIM COLOR TO MATCH ADJACENT FINISH SURFACE COLOR.
7. G.C. TO CONFIRM COMPATIBILITY BETWEEN LIGHT SWITCHES AND SPECIFIED LIGHT FIXTURES/TYPES.
8. ALL NEW SWITCHES TO BE PADDLE TYPE.
9. THE ARCHITECT SHALL PROVIDE FINAL HEIGHT APPROVAL OF ANY SUSPENDED LIGHT FIXTURES, FANS, AND WALL MOUNTED SCONCES.
10. PROVIDE LAMPS IN ALL FIXTURES PRIOR TO COMPLETION OF CONSTRUCTION.
11. CEILING FANS ARE NOT TO BE EQUIPPED WITH LIGHT KITS.

SYMBOL LEGEND - RCP

A	LIGHT FIXTURE SYMBOL / LIGHT FIXTURE TAG
A	CEILING FAN
B	RECESSED DOWNLIGHT
C	MATCH EXISTING

KEYNOTES - CONSTRUCTION

TAG	NOTE
C-6	PROVIDE 1X6 BEADED T&G PAINTED WOOD SOFFIT
C-7	PROVIDE ORNAMENTAL CUSTOM STEEL PANELS AND FRAME AROUND AWNING SOFFIT
C-8	PROVIDE 6" DIA. HALF ROUND COPPER GUTTER AND SUPPORTS
C-9	REFINISH EXISTING BALCONY STRUCTURE (TYP.)
C-16	EXISTING WOOD PURLINS TO REMAIN IF POSSIBLE - IF MORE THAN 50% OF WOOD PURLINS ARE TO BE REPLACED, REPLACE ALL WITH 3"X4" BEADED WOOD PURLINS

FOR PERMIT

TABLEAU AWNING

EXTERIOR AWNING ADDITION
616 ST. PETER STREET, NEW ORLEANS, LA 70116

TRAPOLIN · PEER | ARCHITECTS
A PROFESSIONAL CORPORATION | 650 TCHOUPITOULAS | NEW ORLEANS, LA 70130 | T (504) 523 2772 | F (504) 523 3081 | WWW.TRAPOLINPEER.COM

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605 CANAL STREET
NEW ORLEANS, LA 70130

GENERAL CONTRACTOR
RYAN GOOTTEE GENERAL CONTRACTORS
1100 RIDGEWOOD DRIVE
METAIRIE, LA 70001

KEY/ISSUE		
1	VCC	07.02.2019
2	VCC	07.08.2019
3	VCC	01.31.2022
4	VCC	02.01.2023

INTERPOINT DATA
PROJECT CNT0948
DRAWN STAFF
CHECKED P. TRAPOLIN

ISSUE DATE
07.08.2019

TITLE
FLOOR PLANS - REFLECTED CEILING

SHEET
A-2.02



FOR PERMIT

TABLEAU AWNING

EXTERIOR AWNING ADDITION
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1100 RIDGEWOOD DRIVE
METAIRIE, LA 70001

KEY NOTE		
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3	VCC	01.31.2022
4	VCC	02.01.2023

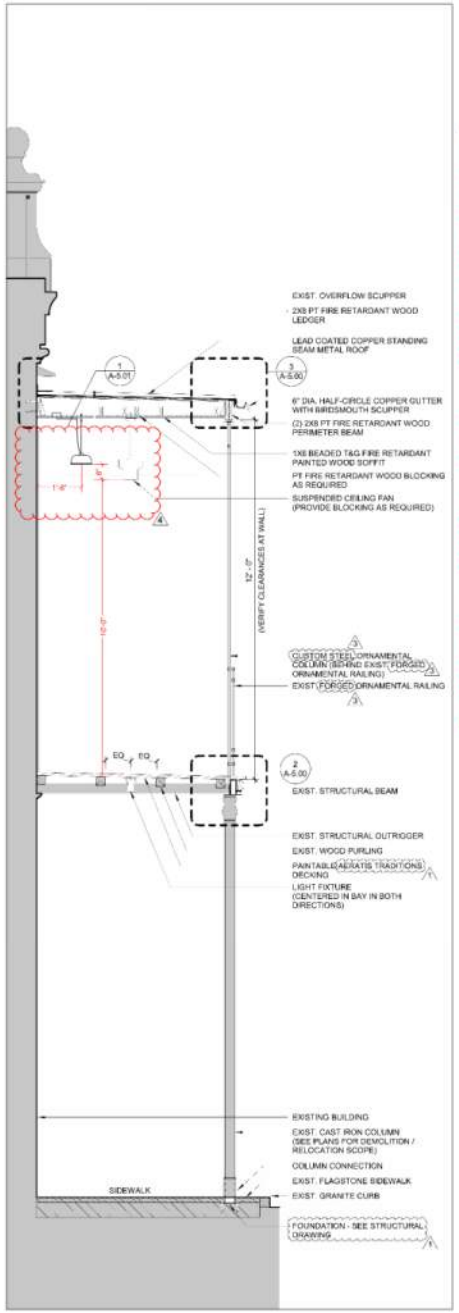
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PROJECT 0N17846
DRAWN STAFF
CHECKED P. TRAPOLIN

ISSUE DATE
07.08.2019

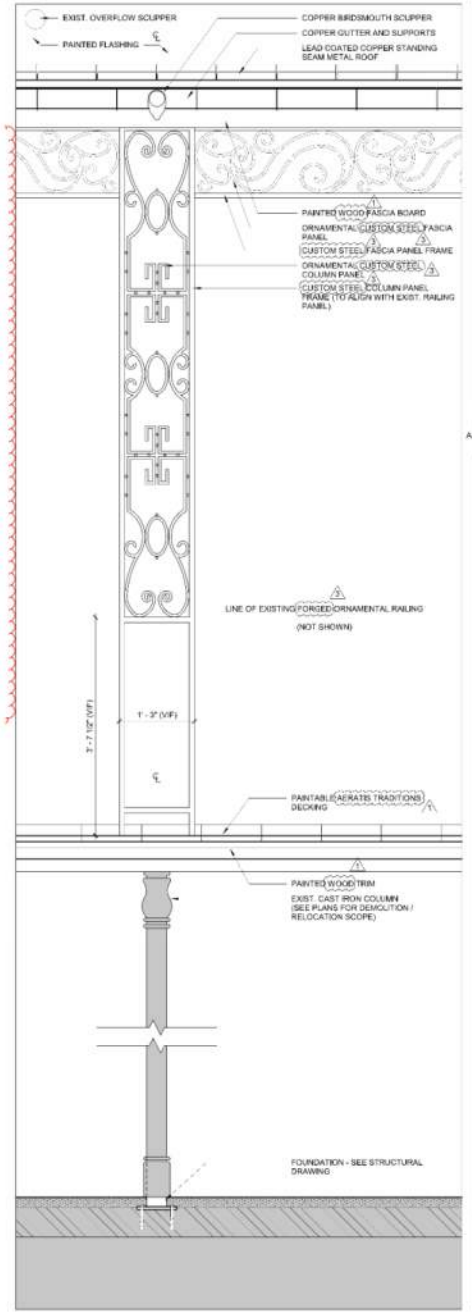
TITLE
BUILDING ELEVATIONS & SECTIONS

SHEET
A-4.00

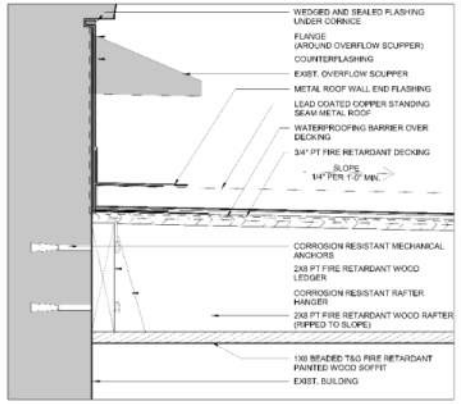
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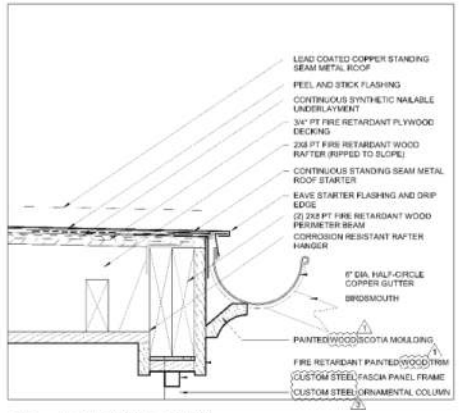
10 SECTION - TYP. AWNING AND BALCONY
A-4.00 A-5.00 SCALE: 1/2" = 1'-0"



7 DETAIL ELEVATION - TYP. BALCONY TO AWNING COLUMN
A-4.00 A-5.00 SCALE: 1" = 1'-0"



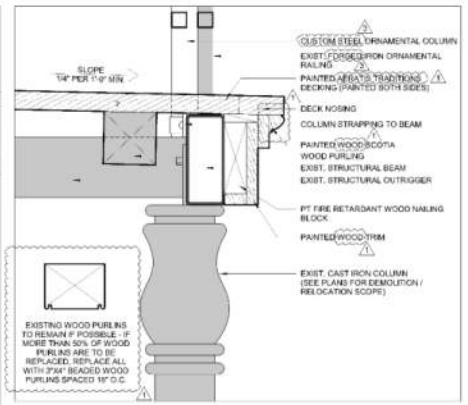
6 DETAIL - AWNING @ BUILDING
A-5.00 A-5.00 SCALE: 3" = 1'-0"



3 DETAIL - AWNING @ COLUMN
A-5.00 A-5.00 SCALE: 3" = 1'-0"



4 DETAIL ELEVATION - TYP. EXIST. FORGED RAILING PANEL
A-5.00 SCALE: 3" = 1'-0"



2 DETAIL - BALCONY @ COLUMN
A-5.00 A-5.00 SCALE: 3" = 1'-0"

TABLEAU AWNING

EXTERIOR AWNING ADDITION
616 ST. PETER STREET, NEW ORLEANS, LA 70116

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GENERAL CONTRACTOR
RYAN GOOTTEE GENERAL CONTRACTORS
1100 RIDGEWOOD DRIVE
METAIRIE, LA 70001

REV'S	BY	DATE
1	VCC	07.02.2019
3	VCC	01.31.2022
4	VCC	02.01.2023

INTERCEPT DATA
PROJECT ON17048
DRAWN STAFF
CHECKED P. TRAPOLIN
ISSUE DATE
07.08.2019

TITLE
WALL SECTIONS & EXTERIOR DETAILS

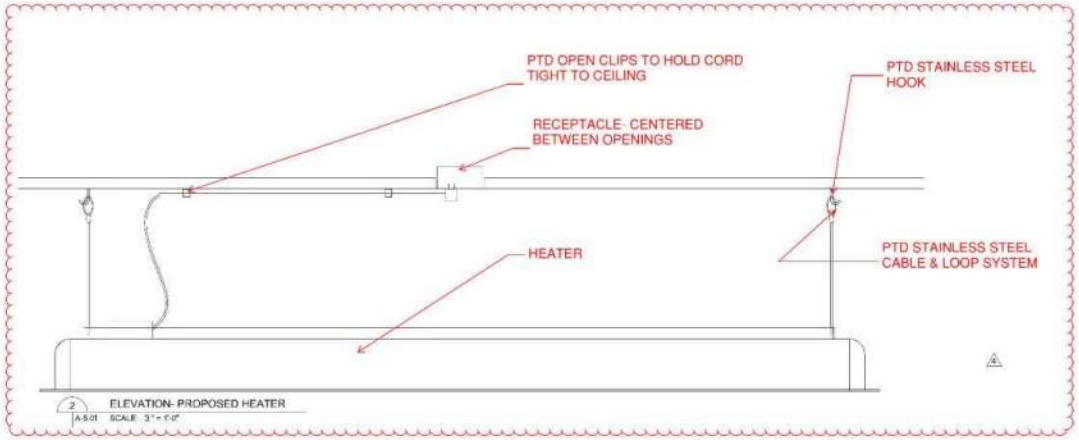
SHEET
A-5.00



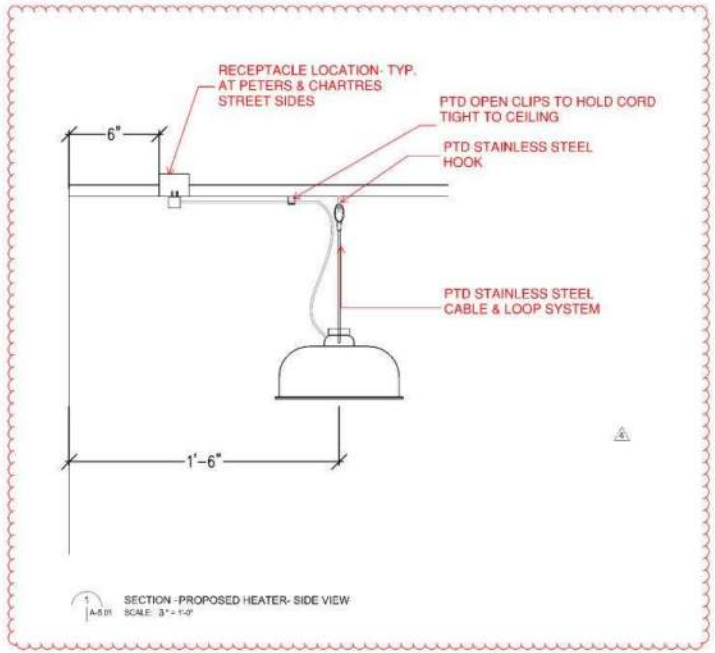
MOCK UP INSTALL WITH FLAT BAR HANGERS- FRONT VIEW



MOCK UP INSTALL WITH FLAT BAR HANGERS- SIDE VIEW



2 A-5.01 ELEVATION- PROPOSED HEATER
SCALE: 3" = 1'-0"



1 A-5.01 SECTION -PROPOSED HEATER- SIDE VIEW
SCALE: 3" = 1'-0"

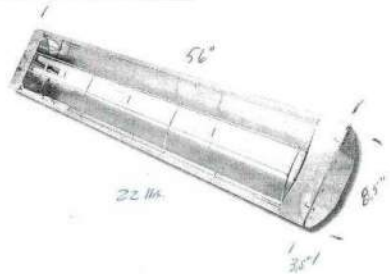
BROMIC HEATING

COBALT SMART-HEAT™ ELECTRIC HEATER
BY BROMIC

Model # BH0920003

INSTALLATION, INSTRUCTION AND SERVICE MANUAL

SUITABLE FOR ELECTRIC HEATER MODELS:
COBALT 2000W, 3000W, 4000W- AND COBALT 6000W

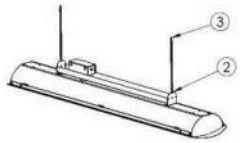


⚠ IMPORTANT

READ THIS MANUAL CAREFULLY. SEE INSIDE COVER FOR IMPORTANT INFORMATION ABOUT THIS MANUAL. KEEP INSTRUCTION WITH APPLIANCE FOR FUTURE REFERENCE.

CHAIN SUSPENSION (SOLD SEPARATELY)

1. Heater must be installed with heater surface 96" (8') above the floor level. If required, cut down length of chain to ensure correct installation height.
2. Attach chains to heater with "S" hooks. Crimp "S" hooks closed after assembly.
3. Prepare ceiling structure for heater. Attach chains to ceiling structure & suspend heater.
4. Make electrical connection from heater to power supply. If required fix suply power cord to ceiling chain with cable ties.



www.bromic.com/heating 7

FOR PERMIT

TABLEAU AWNING
EXTERIOR AWNING ADDITION
616 ST. PETER STREET, NEW ORLEANS, LA 70116

TRAPOLIN • PEER | ARCHITECTS
A PROFESSIONAL CORPORATION | 650 TCHOUPITOULAS | NEW ORLEANS, LA 70130 | T (504) 523 3775 | F (504) 523 3851 | WWW.TRAPOLINPEER.COM

OWNER
DICKIE BRENNAN & CO
605 CANAL STREET
NEW ORLEANS, LA 70130

GENERAL CONTRACTOR
RYAN GOOTTEE GENERAL CONTRACTORS
1100 RIDGEWOOD DRIVE
METAIRIE, LA 70001

PETER M. TRAPOLIN 24946 REGISTERED ARCHITECT STATE OF LOUISIANA

REVISIONS
4 VCC 02.01.2023

WEBPOST DATA
PROJECT CNTRNB
DRAWN STAFF
CHECKED GV

ISSUE DATE
2/1/2023

TITLE
REFLECTED CEILING & PROPOSED HEATER DETAILS

SHEET
A-5.01

HISTORIC DISTRICT LANDMARKS COMMISSION
ESTABLISHED 1936

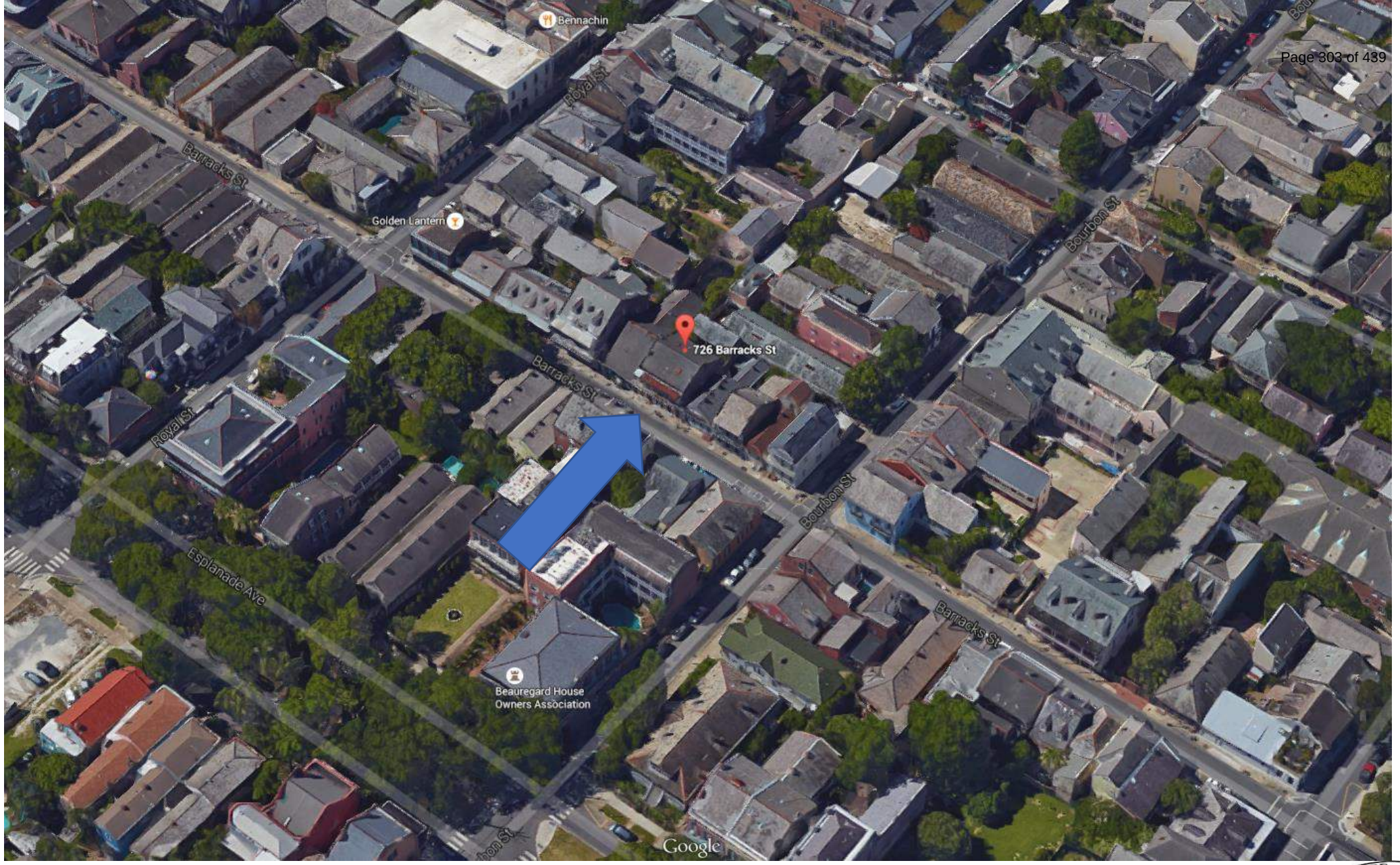


616 St. Peter

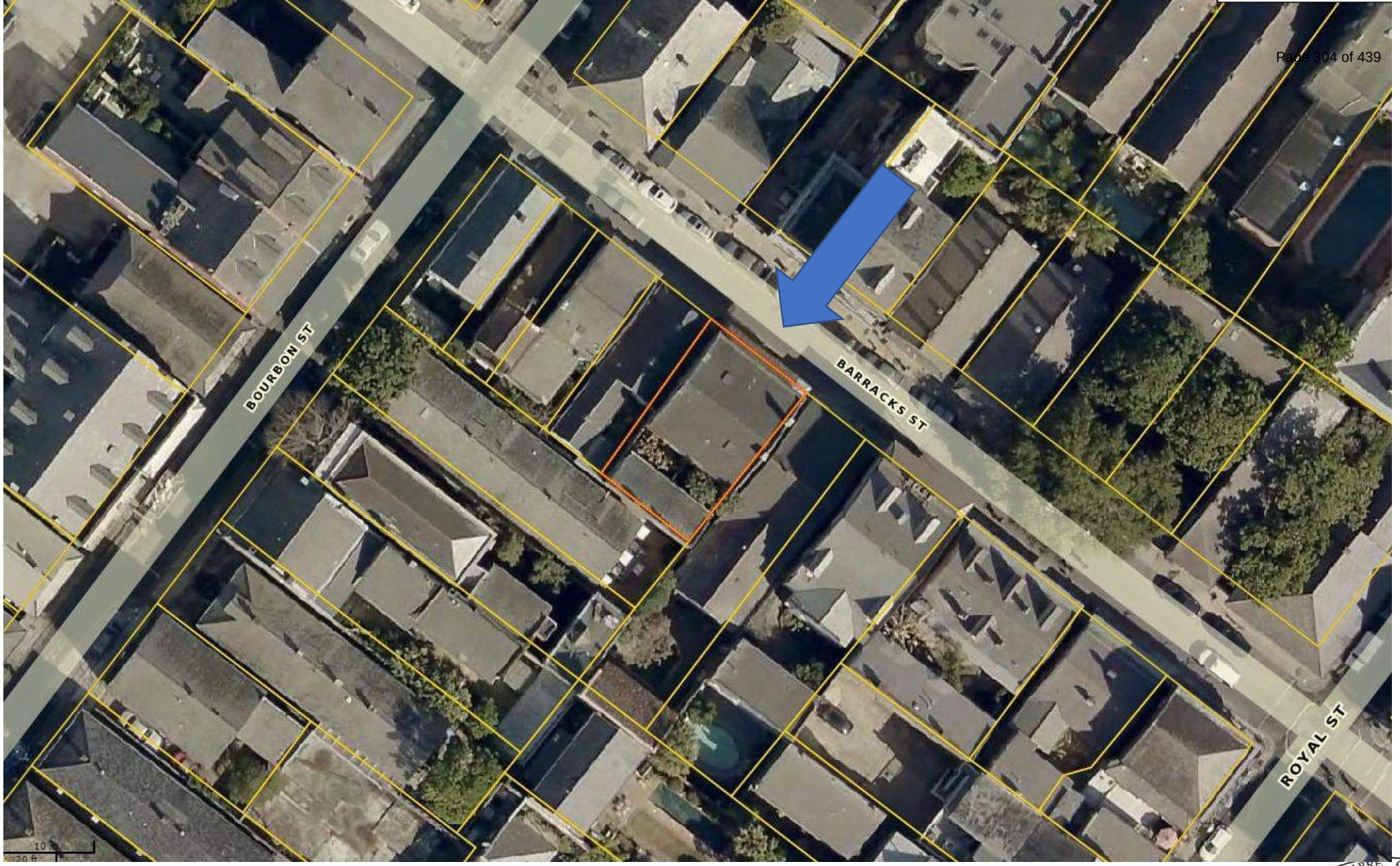
Vieux Carré Commission

July 21, 2021

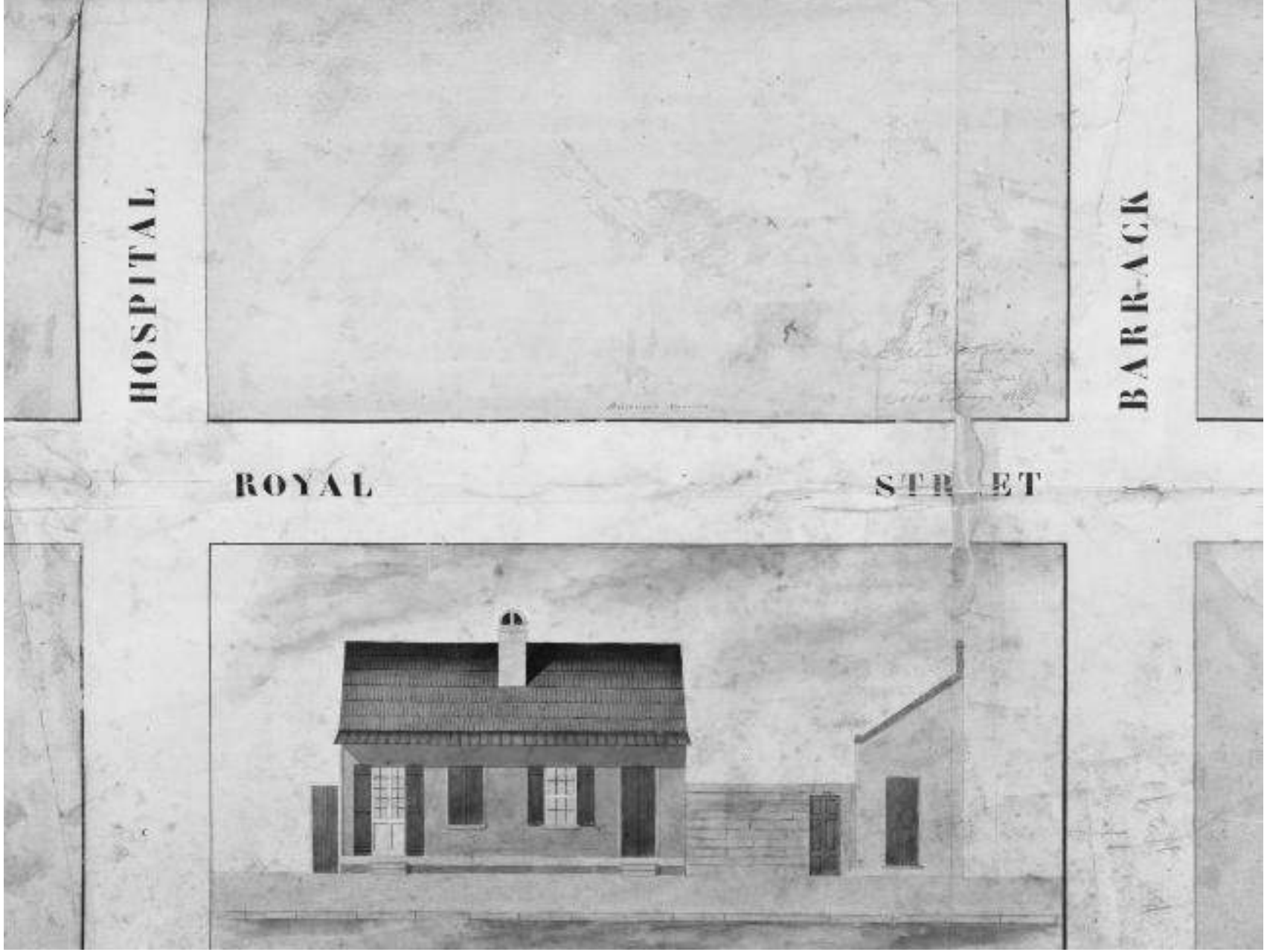
726-728 Barracks



726-28 Barracks



726-28 Barracks



726-28 Barracks: 1853



726-28 Barracks: 1963





726-28 Barracks: 1976



726-28 Barracks: 2008



726-28 Barracks

No cap flashing in June 2021





726-28 Barracks

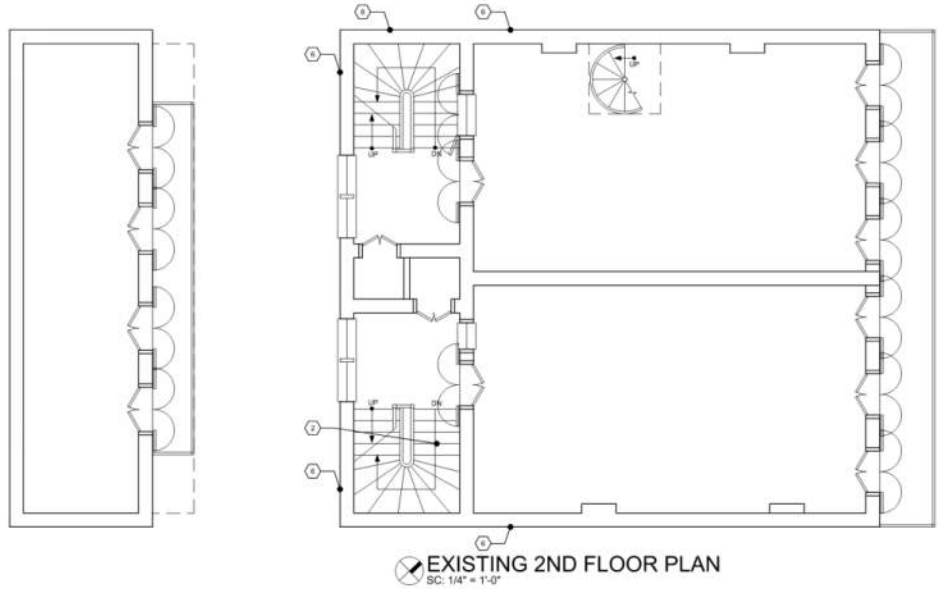
Vieux Carré Commission

February 28, 2023

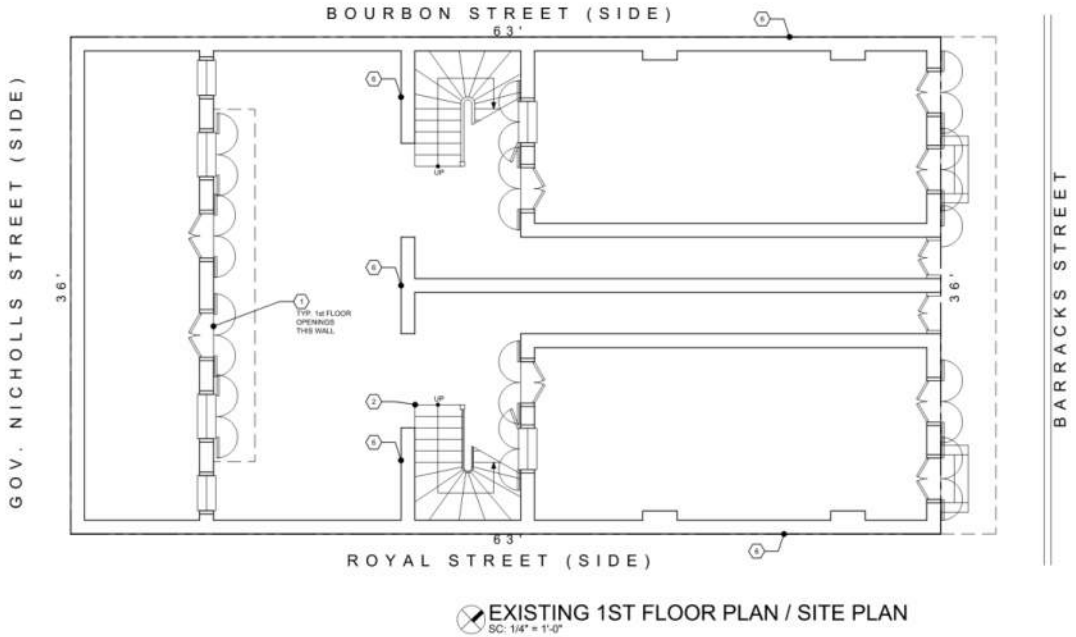
Vents




Vents



EXISTING 2ND FLOOR PLAN
SC: 1/4" = 1'-0"



EXISTING 1ST FLOOR PLAN / SITE PLAN
SC: 1/4" = 1'-0"

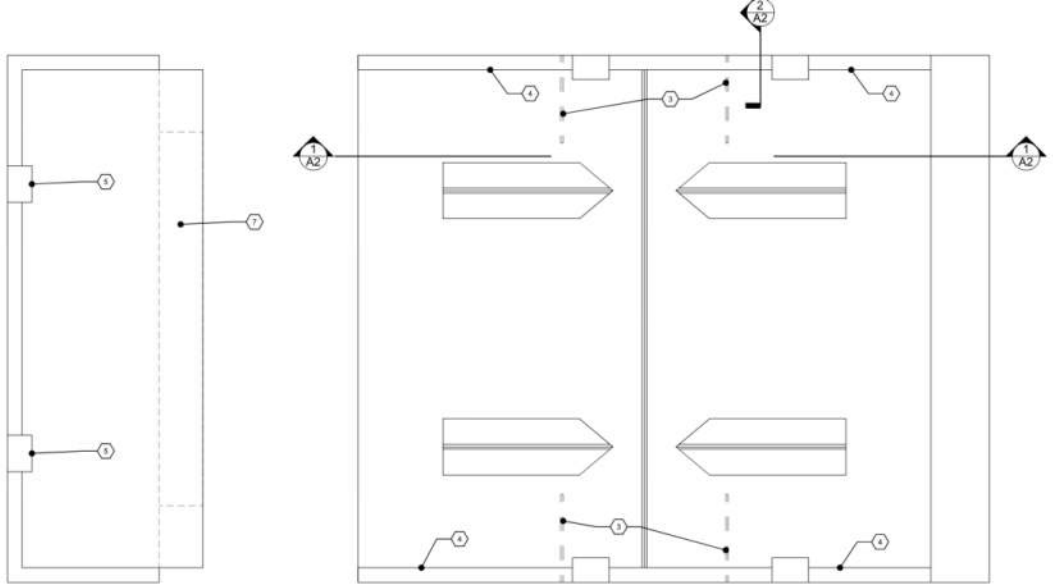
KEYNOTES

1. REMOVE EXISTING MORTAR AT LINTELS TYP. WITH MANUAL METHOD. TUCKPOINT USING V.C.C. MORTAR MIX.
2. REPAIR / REBUILD WOOD STAIR TO MATCH INTACT EXISTING WOOD STAIR ON BOURBON STREET SIDE UNIT.
3. INSTALL TIE RODS & 6 x 6 x 1/4" PLATES WITH SOLID WOOD BLOCKING BETWEEN JOISTS PER DETAIL FORTHCOMING FROM STRUCTURAL ENGINEER.
4. REMOVE EXISTING COPPER AND GALVANIZED CAP FLASHING & RE-INSTALL NEW COPPER CAP FLASHING AT BOTH PARAPETS OF MAIN BUILDING PER DETAIL 2/A2.
5. RE-POINT MASONRY CHIMNEY USING V.C.C. MORTAR MIX. REMOVE EXISTING ASPHALTIC COATING.
6. RE-POINT MASONRY WALLS USING V.C.C. MORTAR MIX.
7. REPLACE MISSING SLATE TILES AT EAVE AREA.
8. REMOVE VEGETATION FROM BRICK.
9. INFILL GABLE VENT WITH BRICKS TO MATCH EXISTING ANN USING V.C.C. MORTAR MIX.

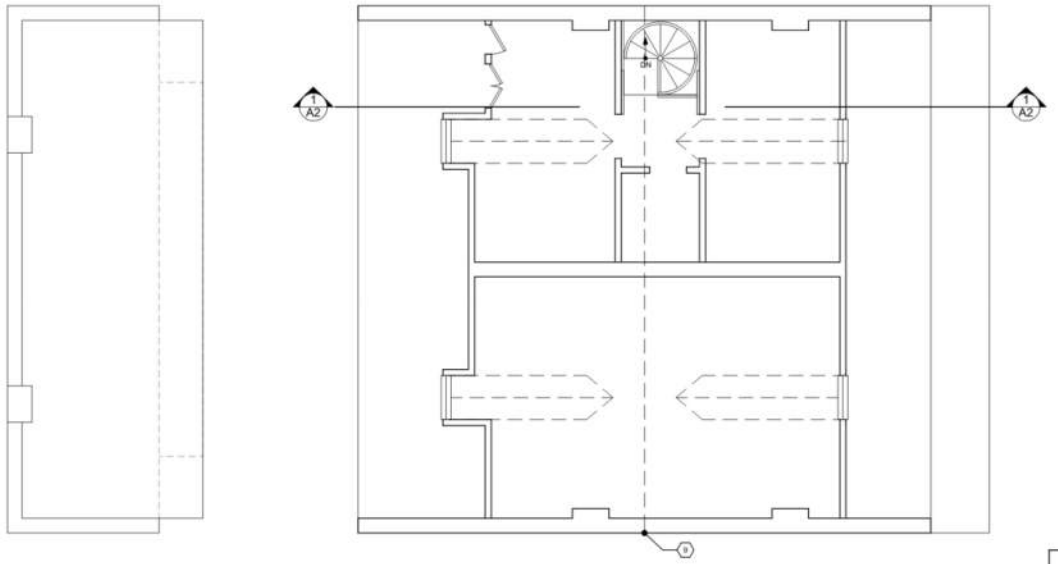


PHOTO OF TYP OPENINGS AT SERVICE BUILDING

MODIFICATIONS TO 726–8 BARRACKS STREET New Orleans, Louisiana 70116	LKHarmon Architects A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans Louisiana 70124 504.465.5870 harmon@lkharmonarchitects.com	1.17.2022	A1 LKH #7622



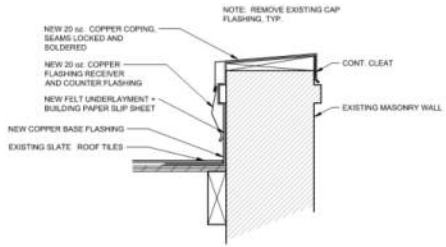
EXISTING ROOF PLAN
SC: 1/4" = 1'-0"



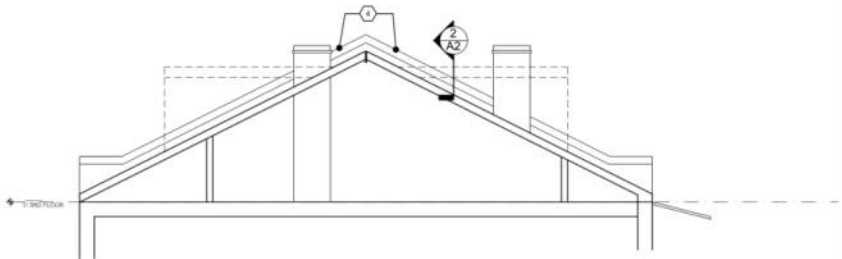
EXISTING 3RD FLOOR PLAN
SC: 1/4" = 1'-0"

KEYNOTES

1. REMOVE EXISTING MORTAR AT LINTELS TYP. WITH MANUAL METHOD. TUCKPOINT USING V.C.C. MORTAR MIX.
2. REPAIR / REBUILD WOOD STAIR TO MATCH INTACT EXISTING WOOD STAIR ON BOURBON STREET SIDE UNIT.
3. INSTALL TIE RODS & 6 x 6 x 1/4" PLATES WITH SOLID WOOD BLOCKING BETWEEN JOISTS PER DETAIL FORTHCOMING FROM STRUCTURAL ENGINEER.
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5. RE-POINT MASONRY CHIMNEY USING V.C.C. MORTAR MIX. REMOVE EXISTING ASPHALTIC COATING.
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7. REPLACE MISSING SLATE TILES AT EAVE AREA.
8. REMOVE VEGETATION FROM BRICK.
9. INFILL GABLE VENT WITH BRICKS TO MATCH EXISTING ANN USING V.C.C. MORTAR MIX.



PARAPET DETAIL @ NEW CAP FLASHING
SC: 1-1/2" = 1'-0"



DIAGRAMMATIC SECTION A-A
SC: 1/4" = 1'-0"

MODIFICATIONS TO
726-8 BARRACKS STREET
New Orleans, Louisiana 70116

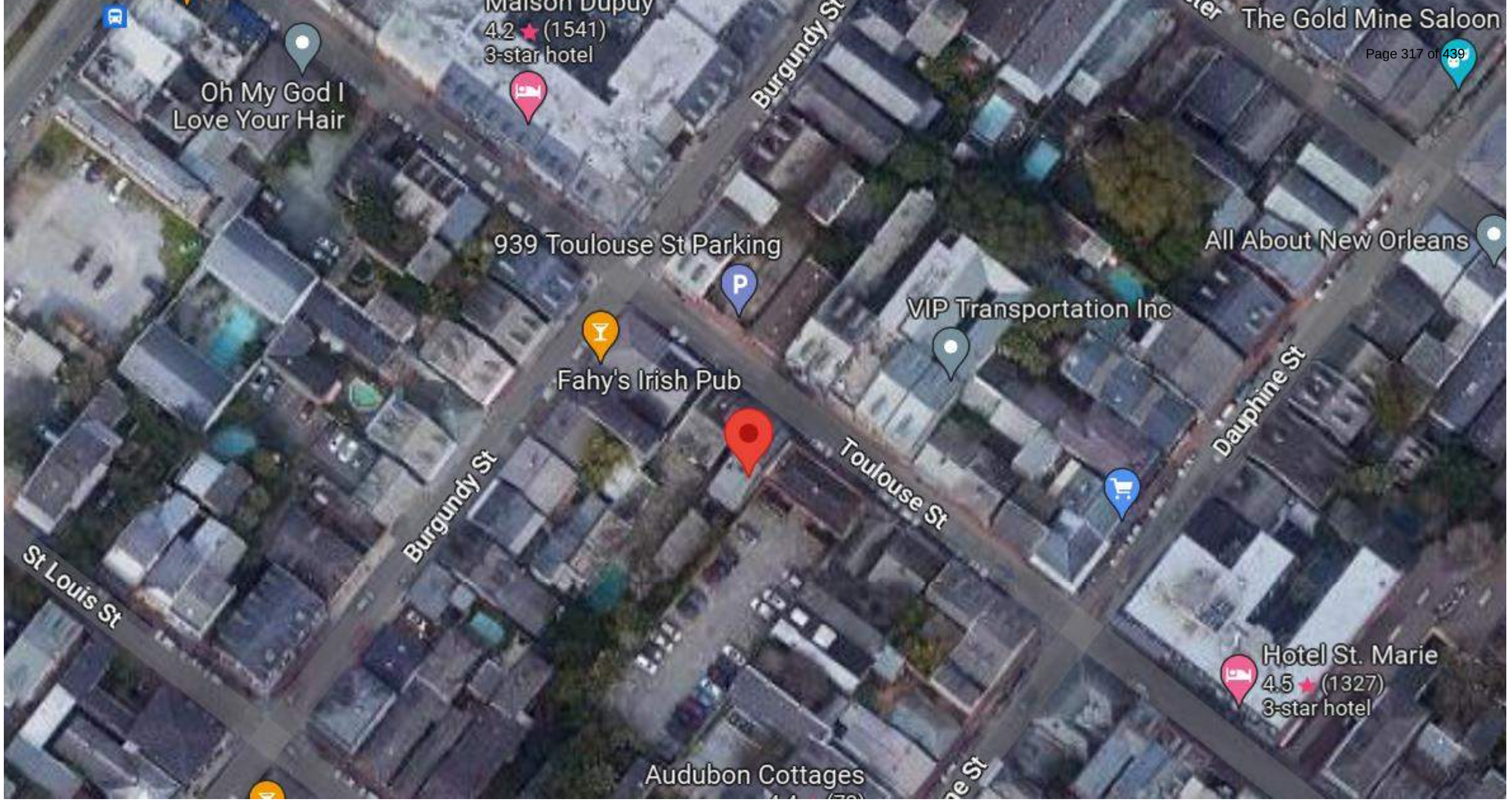
LKHarmon Architects
A Professional Architectural Corporation
6238 Argonne Boulevard
New Orleans Louisiana 70124
504.485.5870 harmon@lkharmonarchitects.com

1.17.2022

A2

LKH #7622

926 Toulouse



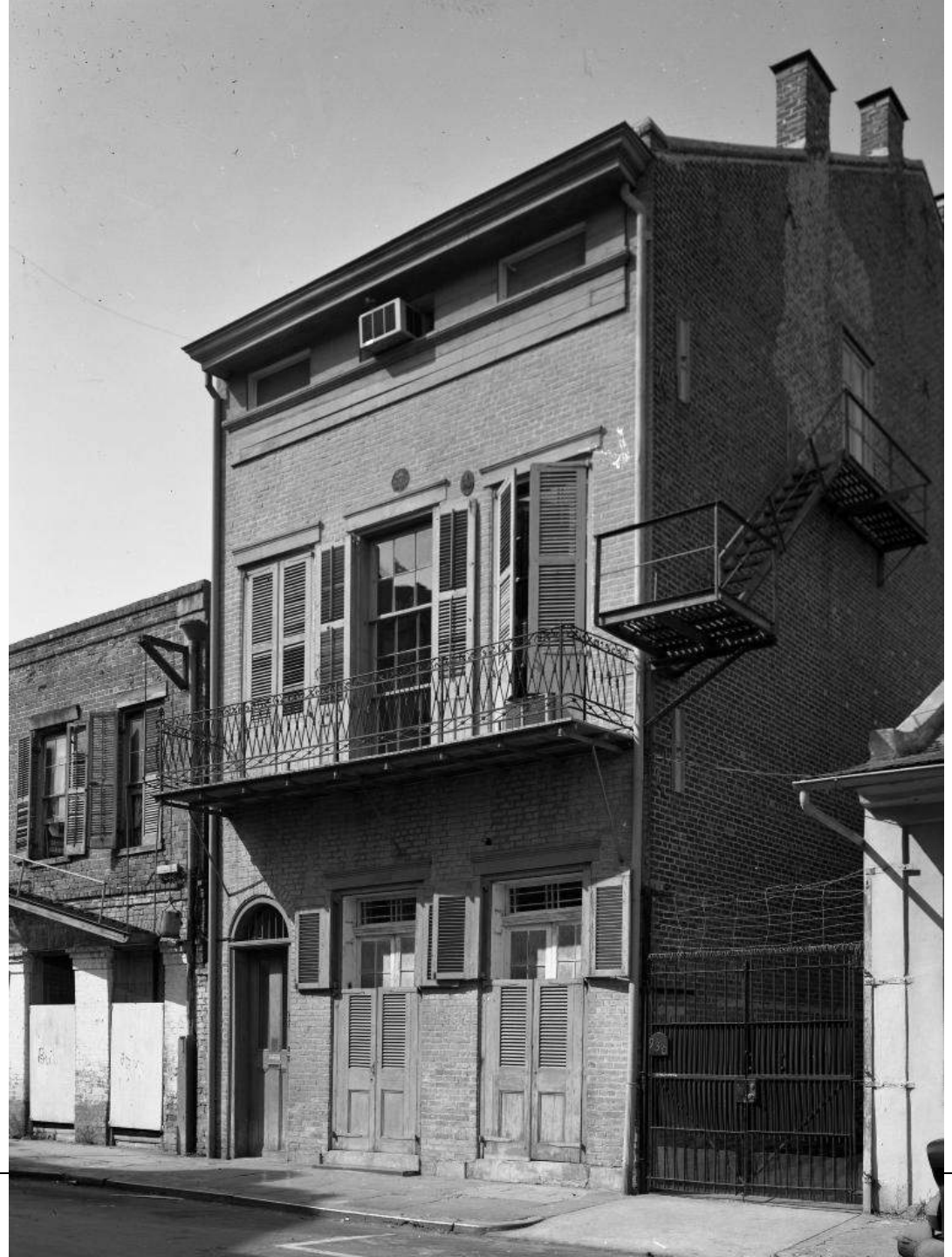
926 Toulouse

Vieux Carré Commission

February 28, 2023



926 Toulouse, ca. 1940



926 Toulouse, 1964



926 Toulouse

Vieux Carré Commission

February 28, 2023



926 Toulouse



926 Toulouse



926 Toulouse



926 Toulouse



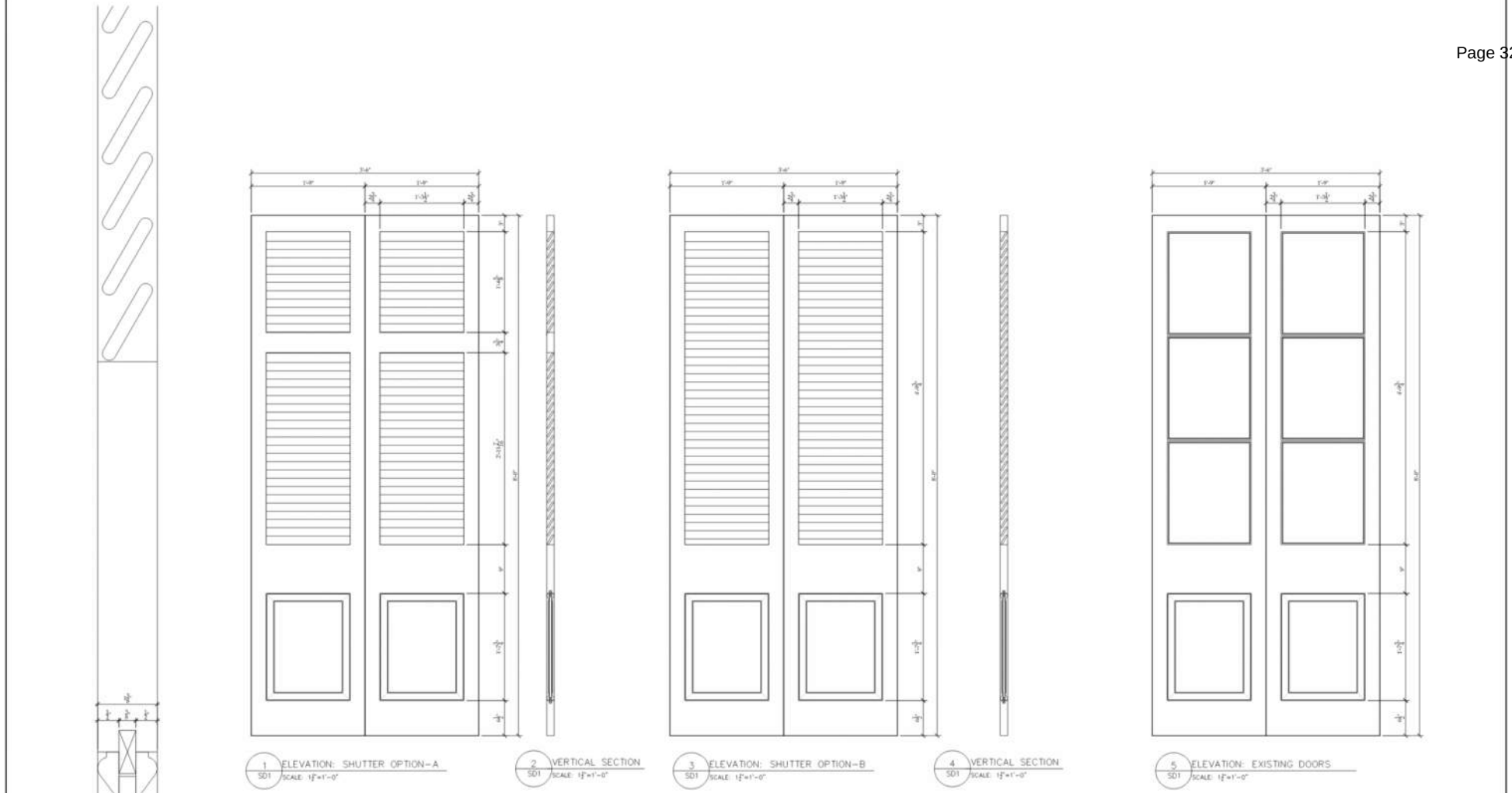
926 Toulouse



926 Toulouse

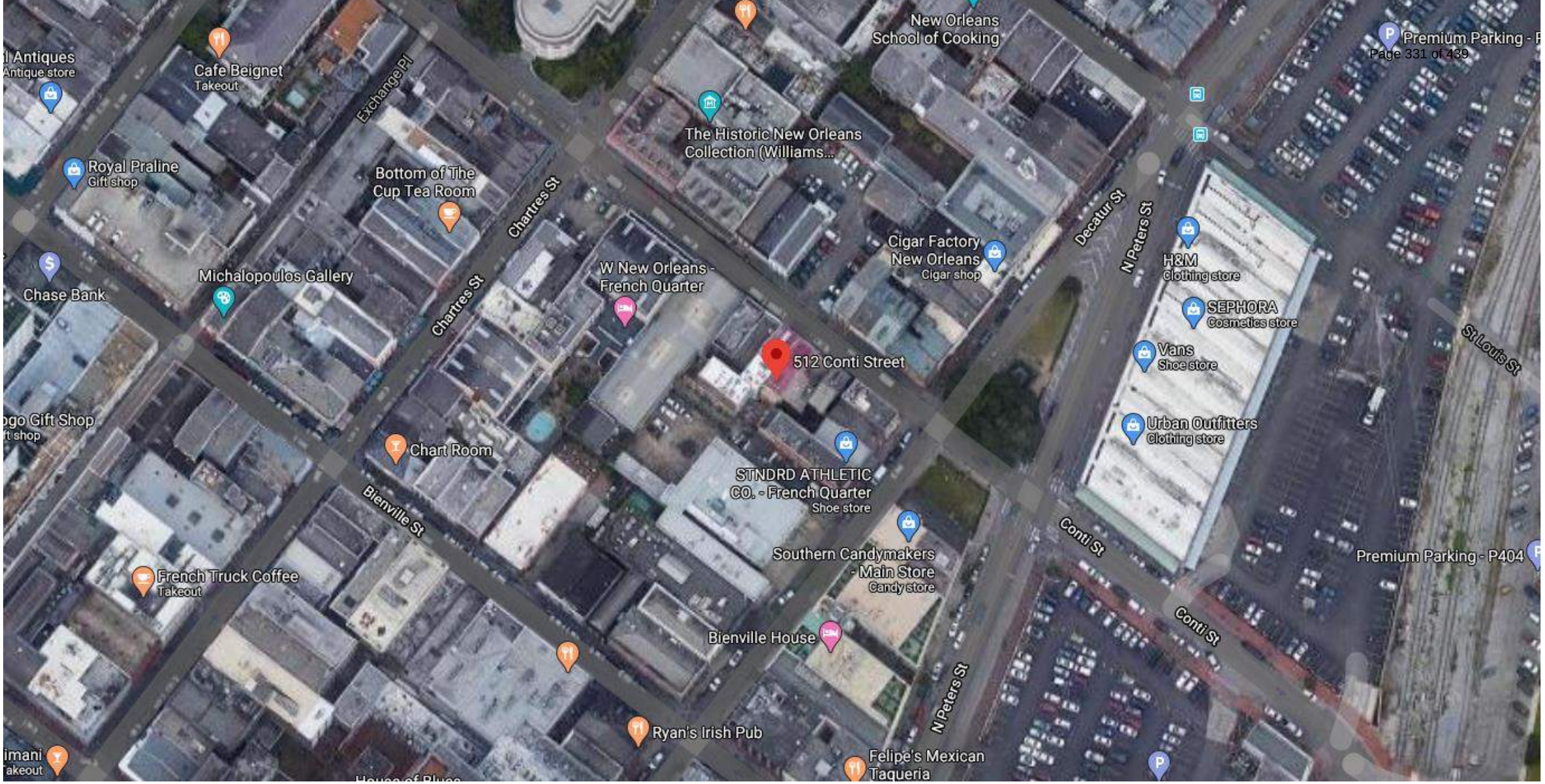


926 Toulouse


1 SD1 ELEVATION: SHUTTER OPTION-A
SCALE: 1"=1'-0"
2 SD1 VERTICAL SECTION
SCALE: 1"=1'-0"
3 SD1 ELEVATION: SHUTTER OPTION-B
SCALE: 1"=1'-0"
4 SD1 VERTICAL SECTION
SCALE: 1"=1'-0"
5 SD1 ELEVATION: EXISTING DOORS
SCALE: 1"=1'-0"
6 SD1 DETAIL SECTION
FULL SCALE
RITA JUSTER
Toulouse Street
New Orleans, La.
Gus Hartdegen & Sons
Architectural Millwork
Circular Wood Stairs---Cabinet Making
2620 Marietta Street
Kenner, LA 70062
504/256-8115
24 JAN 2023
SHUTTER OPTION ELEVATIONS
SD-1

Appeals and Violations

512-16 Conti



512-16 Conti

Vieux Carré Commission

February 28, 2023



512-16 Conti



512-16 Conti





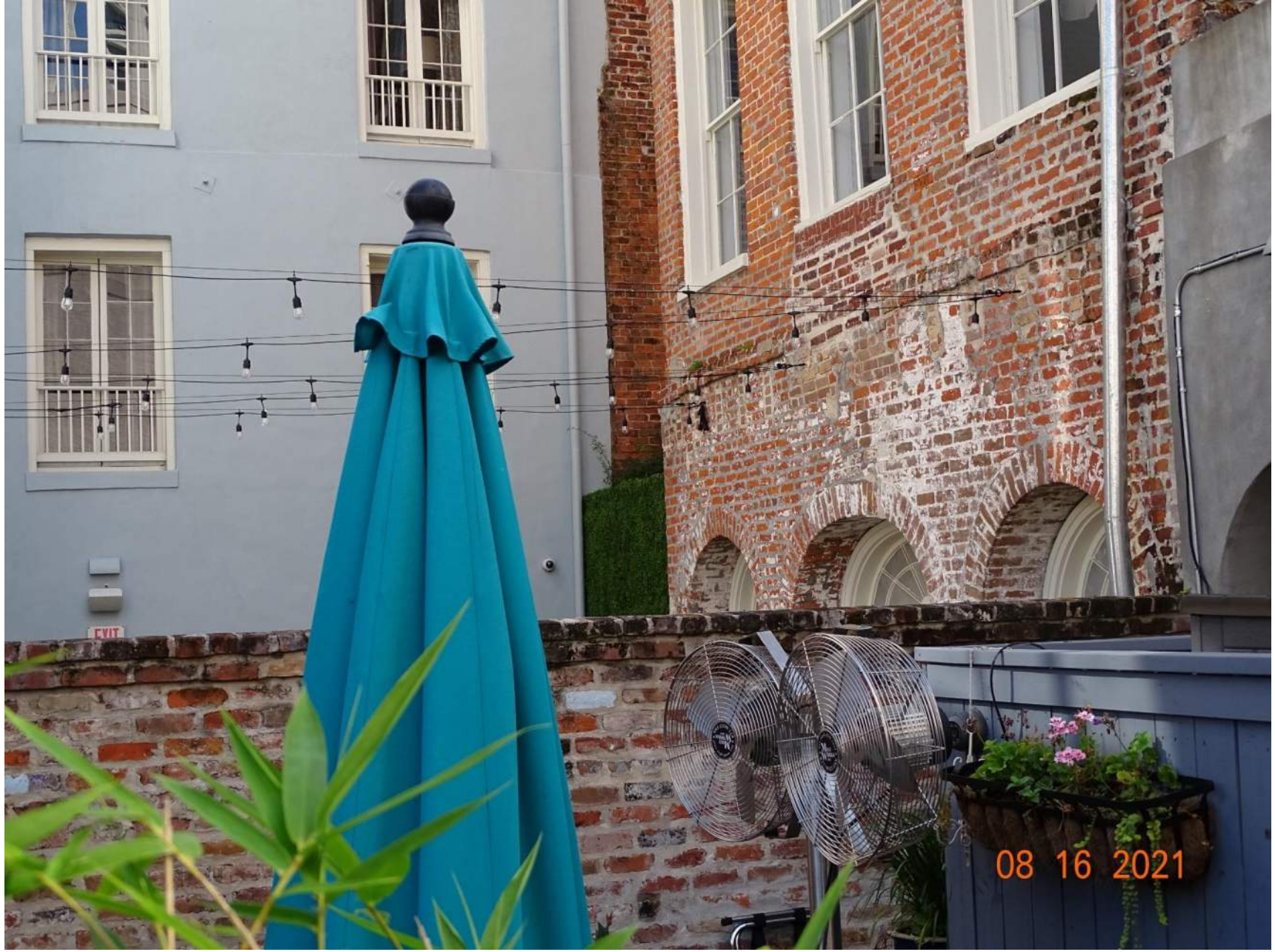
512-16 Conti – 2018



512-16 Conti



512-16 Conti



512-16 Conti

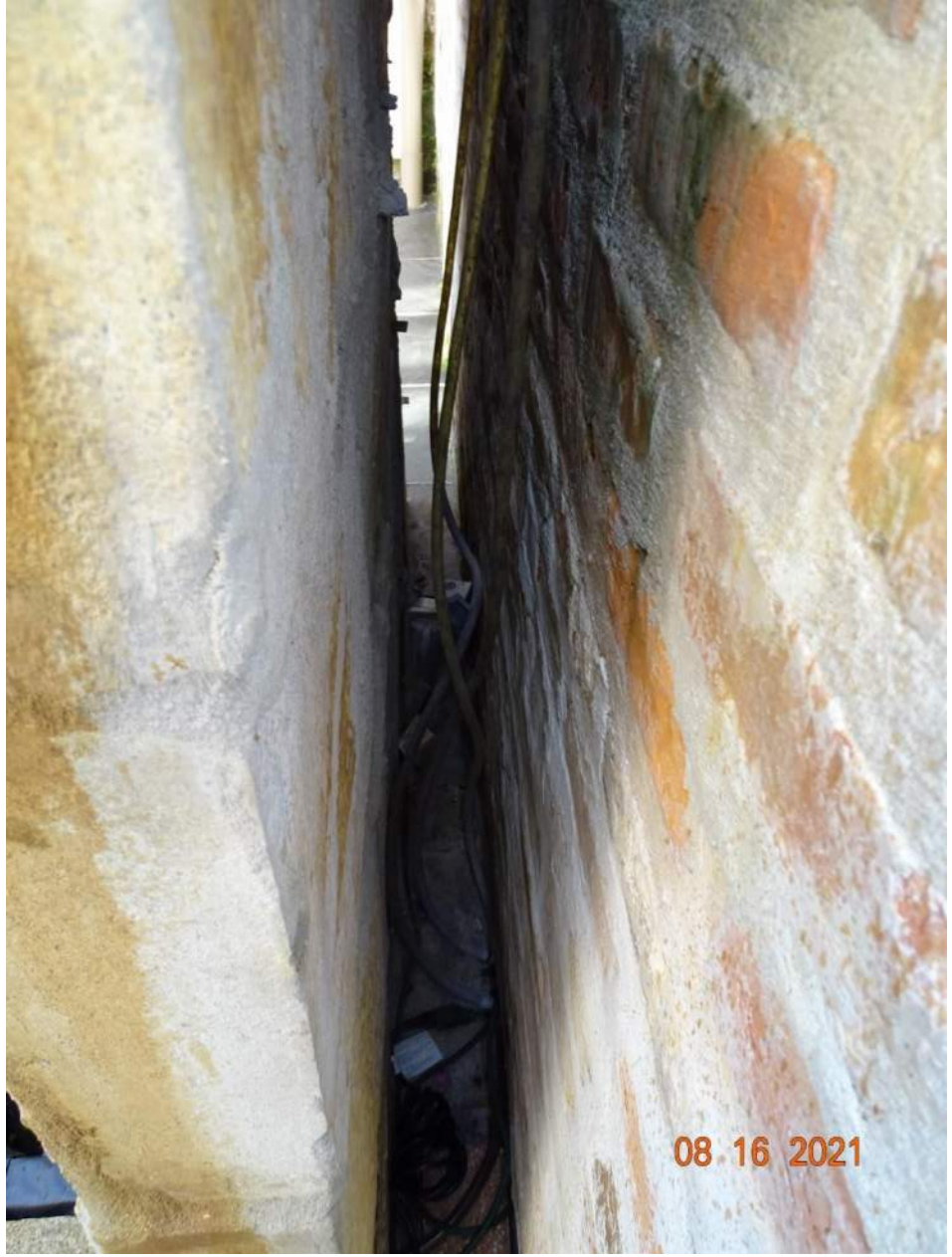

08 16 2021

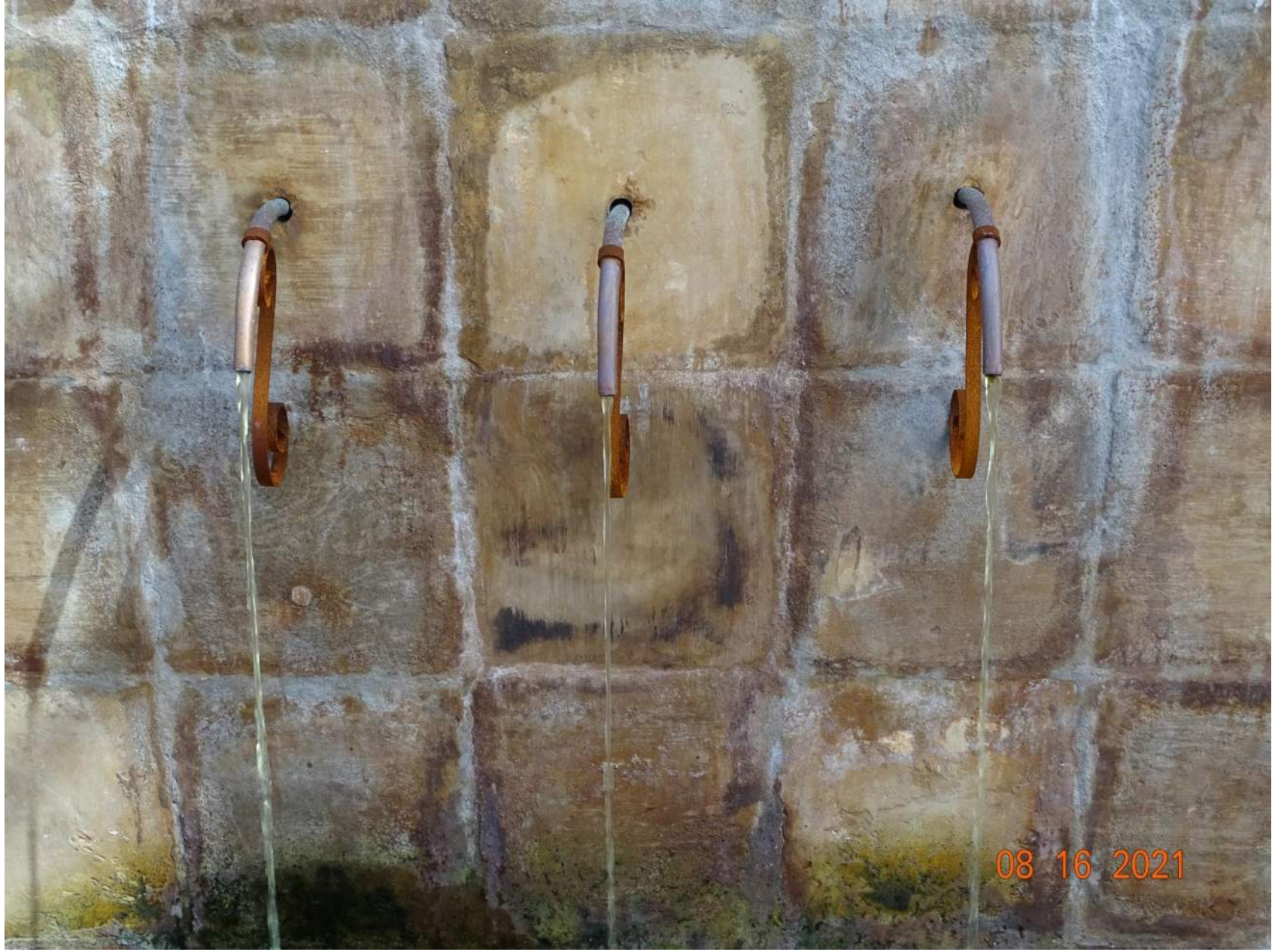


512-16 Conti


08 16 2021


08 16 2021


08 16 2021


08 16 2021



512-16 Con

Vieux Carré C



512-16 Con

Vieux Carré C



512-16 Conti



512-16 Con

Vieux Carré C



512-16 Con

Vieux Carré C



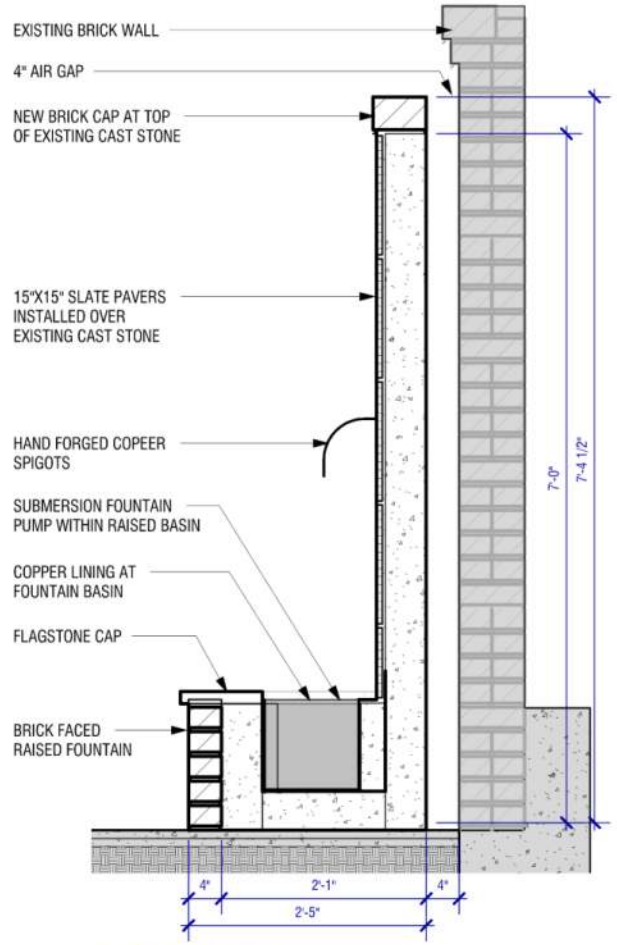
512-16 Con

Vieux Carré C

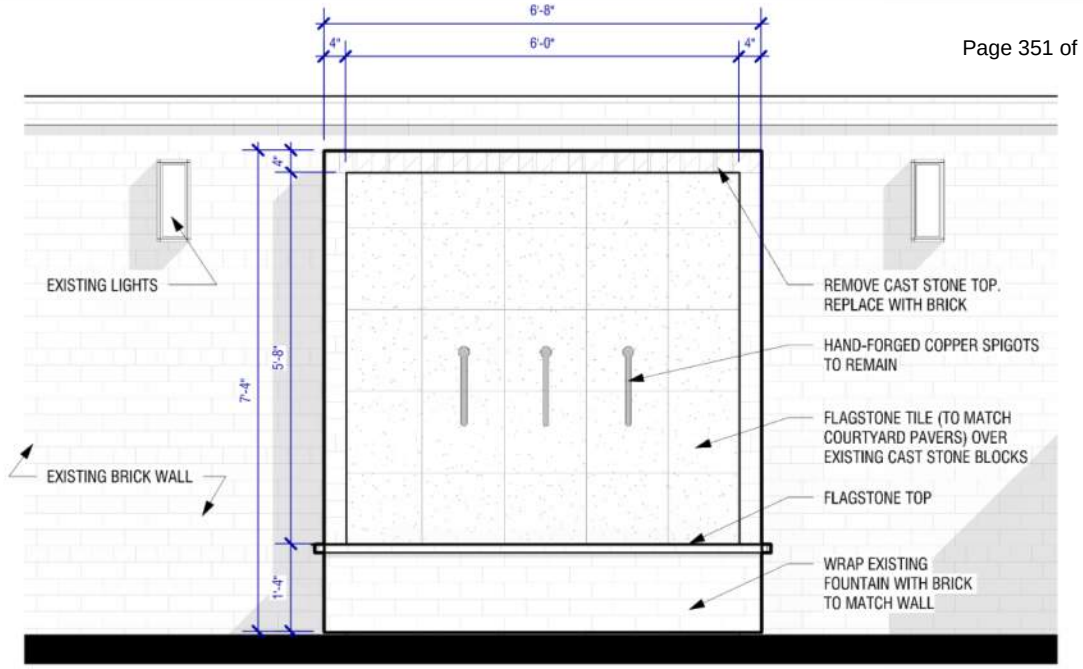


512-16 Con

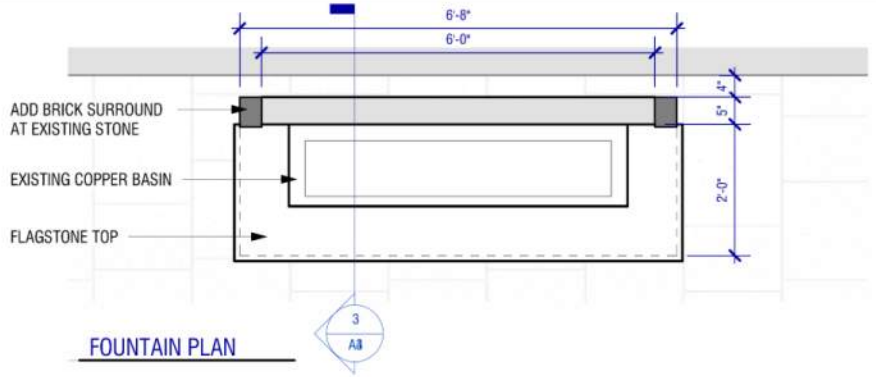
Vieux Carré C



FOUNTAIN SECTION



PROPOSED FOUNTAIN DESIGN OPTION 2



FOUNTAIN PLAN

512 RESTARAUNT

COURTYARD

512 CONTI STREET, SUITE 100
New Orleans, LA
512 CONTI LLC

DATE: 2/7/2023 6:07:07 PM
SHEET TITLE:
WA PROJECT NO: 20-006
DRAWN BY: SJW

FOUNTAIN PROPOSAL

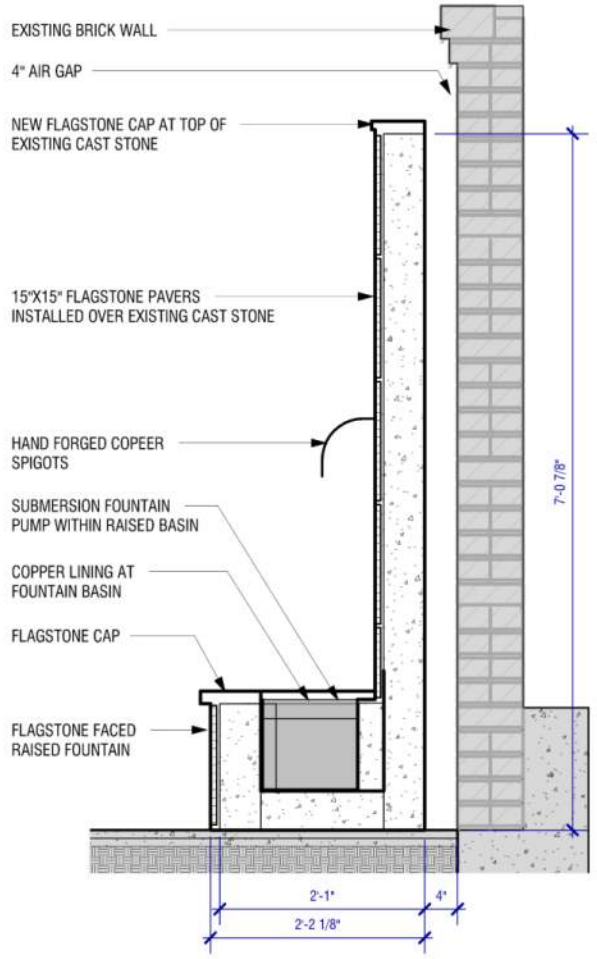
SEAL

SCALE: As indicated

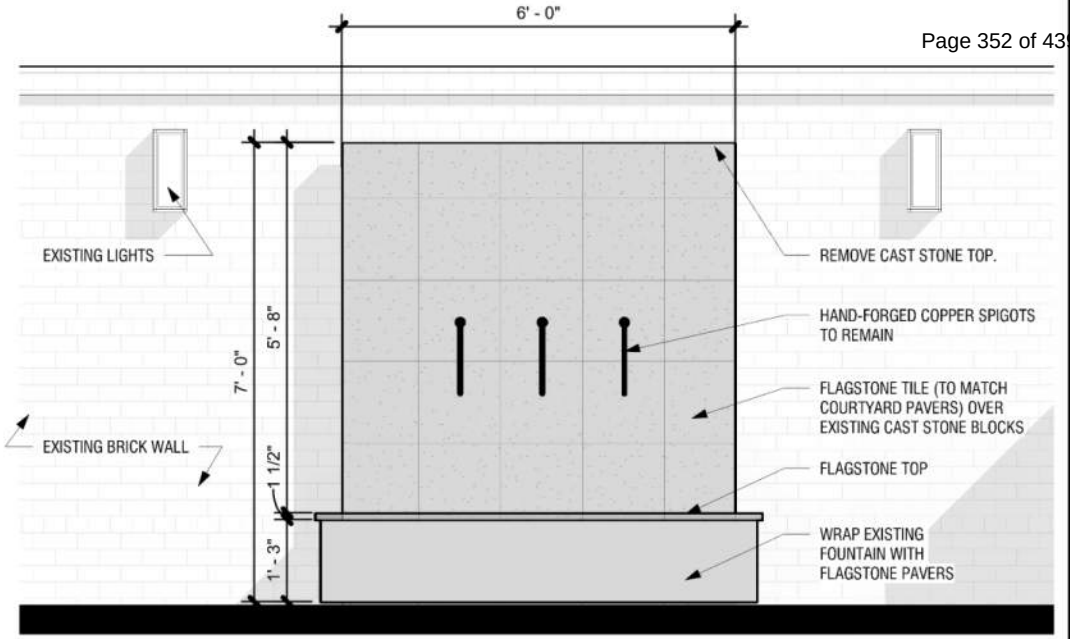
A3

512-

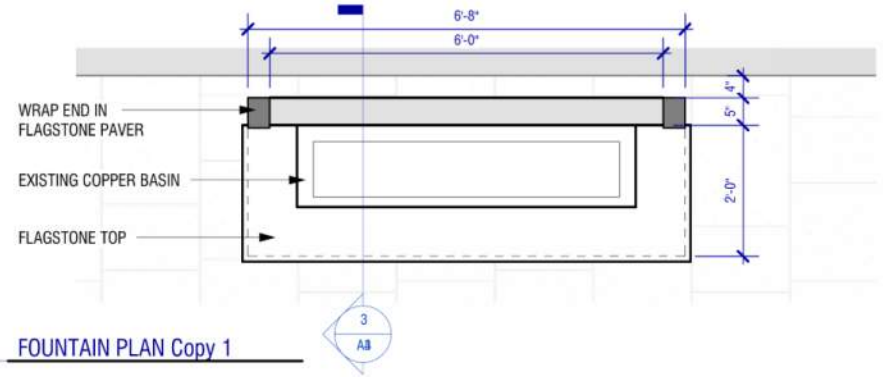
Vieu



FOUNTAIN SECTION Copy 1



PROPOSED FOUNTAIN DESIGN OPTION 1



FOUNTAIN PLAN Copy 1

512 RESTARAUNT

COURTYARD

512 CONTI STREET, SUITE 100
New Orleans, LA
512 CONTI LLC

SEAL

DATE: 2/7/2023 6:07:08 PM
SHEET TITLE:

WA PROJECT NO: 20-006
DRAWN BY:

COURTYARD FOUNTAIN PROPOSAL

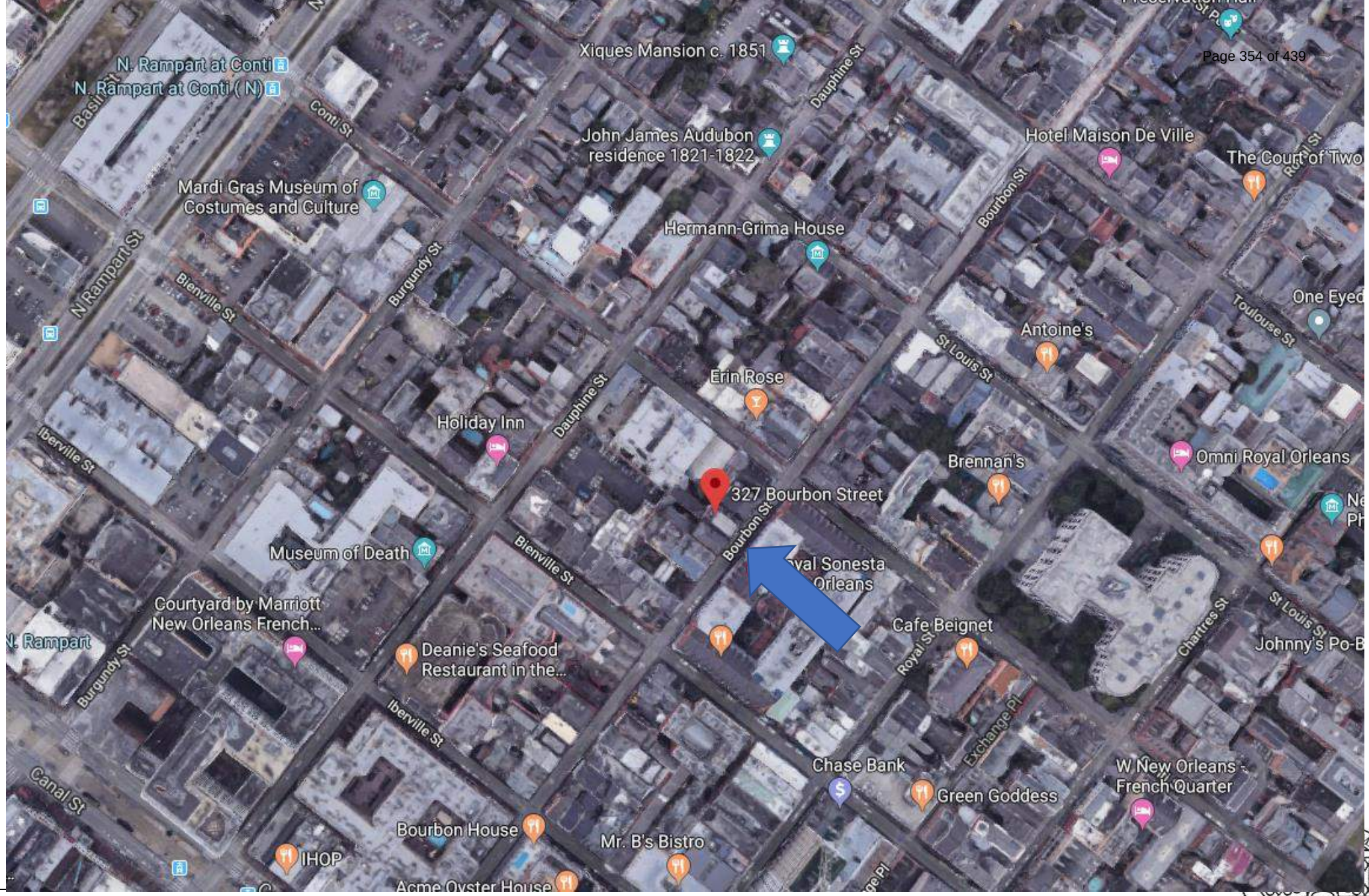
SCALE: As indicated

A4

512-

Vieu

327 Bourbon



327 Bourbon

VCC Architecture Committee

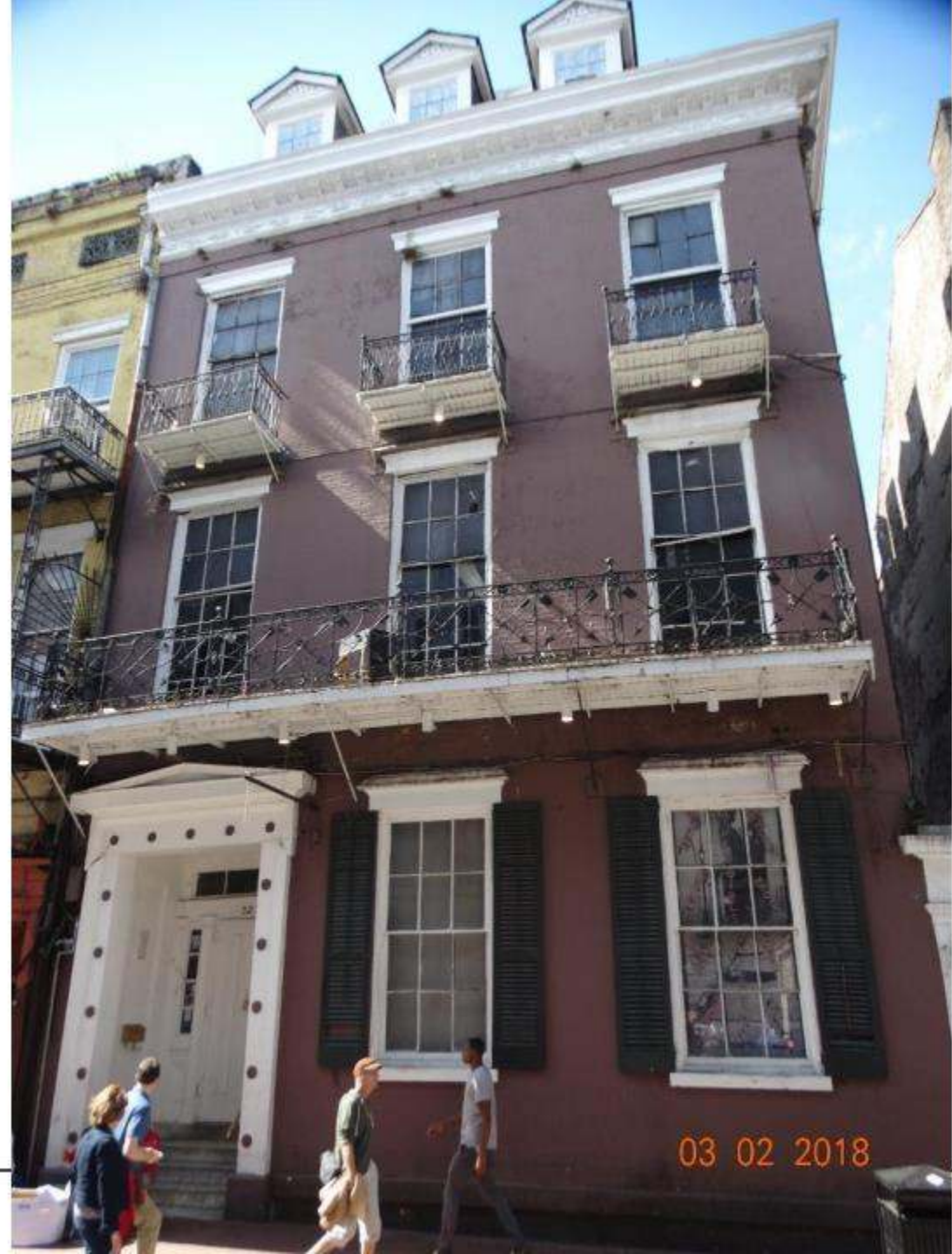
February 28, 2023



327 Bourbon

VCC Architecture Committee

February 28, 2023



327 Bourbon - 2018

VCC Architectural Committee

February 23, 2021



327 Bourbon – November, 2020



327 Bourbon

VCC Architecture Committee

February 28, 2023



327 Bourbon

VCC Architecture Committee

February 28, 2023



327 Bourbon - 1945

VCC Architecture Committee

February 28, 2023



327 Bourbon - 1945

VCC Architecture Committee

February 28, 2023


11 07 2019



327 Bourbon

VCC Architecture Committee

February 28, 2023



327 Bourbon



327 Bourbon

VCC Architecture Committee

February 28, 2023



327 Bourbon

VCC Architecture Committee

February 28, 2023

90% CONSTRUCTION DOCUMENTS

327 BOURBON RESTORATION & RENOVATION

327 BOURBON ST
NEW ORLEANS, LA 70130

PROPERTY DESCRIPTION
SQ 69 LOT 6 OR A BOURBON 43X128

PROJECT DESCRIPTION
RESTORATION OF AN EXISTING VACANT 4 STORY PRIMARY BUILDING AND 2 STORY REAR SERVICE BUILDING INTO AN 'ADULT LIVE VENUE'. INCLUDES INTERIOR, EXTERIOR, AND COUTYARD. HISTORICAL TAX CREDIT PROJECT.

CITY OF NEW ORLEANS, RELATED BUILDING PERMIT REF CODES:
PRIMARY PERMIT FPRDHY
INTERIOR AND SELECTIVE DEMO IJDHYUJ
ROOF REPLACEMENT G7T3PZ
FRONT FACADE RENOVATION 6GB1CK

OWNER
KARNO 327 BOURBON REAL ESTATE LLC
4928 JAMES ST
METAIRIE, LA 70003

ZONING USE TYPE: ADULT LIVE PERFORMANCE VENUE

ZONING DISTRICT: VCE - VIEUX CARRé ENTERTAINMENT DISTRICT
OVERLAY DISTRICT: VIEUX CARRE HEIGHT INTERIM ZONING DISTRICT

PROPOSED DEVELOPMENT:
EXISTING: 9,770 SF
NEW: 1,000 SF (REAR ADDITION TO THE MAIN STRUCTURE)
BUILDING SQUARE FOOTAGE (TOTAL): 10,770 SQ. FT.

NO. OF STORIES: 4 (MAIN STRUCTURE) , 2 (REAR STRUCTURE)
PROJECT ON FLOOR: ALL

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:
YES, NFPA 13 / YES (MONITORED)

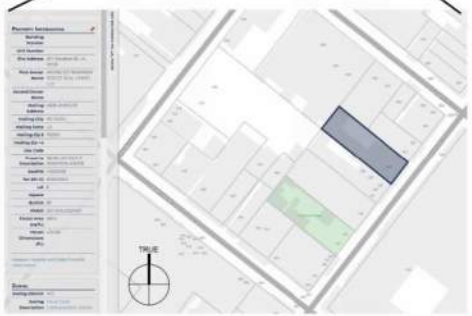
APPLICABLE CODES:
2021 IRC OR 2021 IBC WITH NEW ORLEANS CODE ADOPTIONS
2021 INTERNATIONAL MECHANICAL CODE
2021 LOUISIANA STATE PLUMBING CODE
2021 NATIONAL ELECTRIC CODE
2010 ADA ADAA GUIDELINES

ARCHITECT:
M3 DESIGN GROUP LLC
3328 BANKS ST.
NEW ORLEANS, LA 70119
MYLES M MARTIN LIC#7597
MYLES@M3-DESIGN-GROUP.COM
504-345-8950

MEP ENGINEER:
SALAS O'BRIEN
1592 MAGAZINE ST, NEW ORLEANS, LA 70130
TOM WARD, PE
TOM.WARD@SALASOBRIEN.COM
540.662.3651 (O) | 504.312.0975 (M)

STRUCTURAL/CIVIL ENGINEER:
ICMUSENG LLC
1204 ST CHARLES AVE AP 302
NEW ORLEANS, LA 70130
IVAN MANDICH
ICMUSENG@AOL.COM
504-554-9043

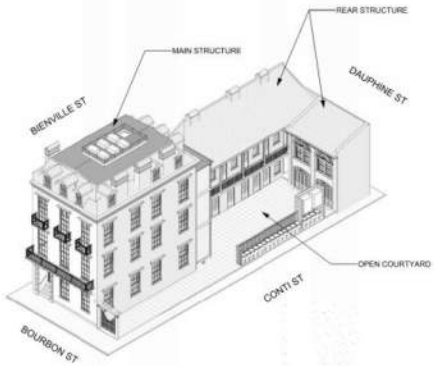




PROJECT INFORMATION

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



1 AXON



LEGEND - PLAN

LEGEND - HATCH

#	TYPE (SEE CHANGE LOG)	DATE

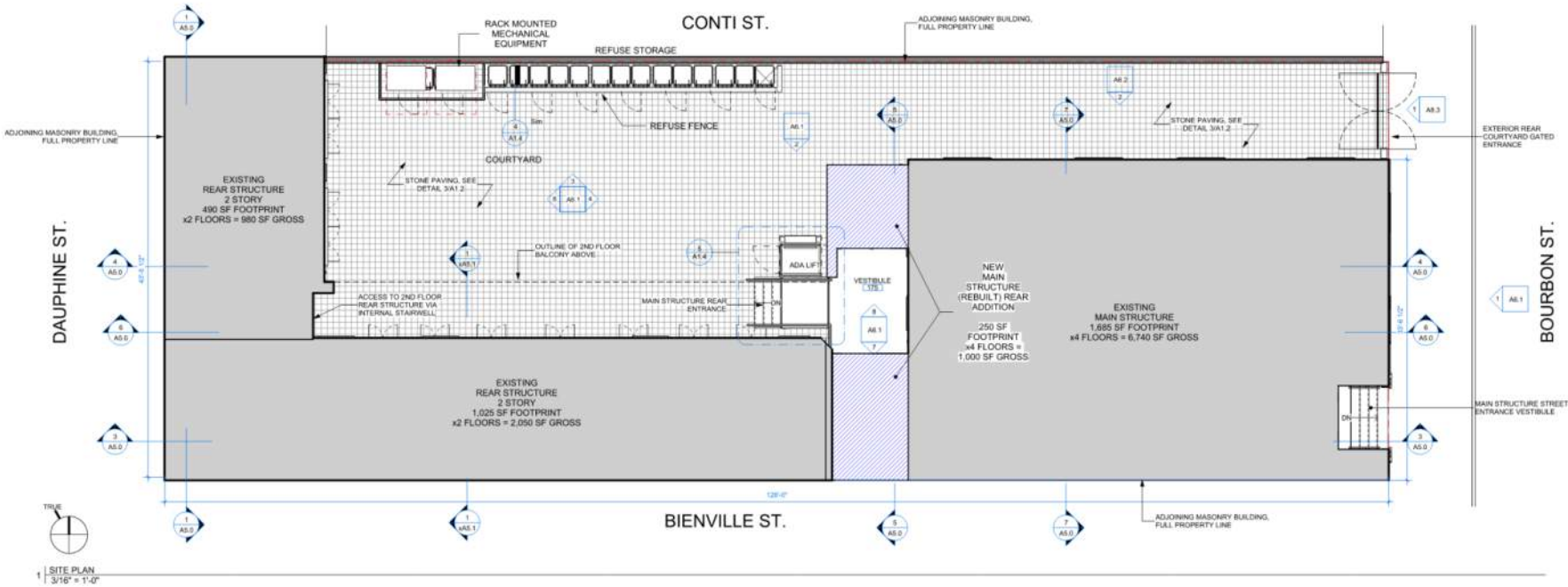
21_113

327 BOURBON RESTORATION & RENOVATION
327 BOURBON ST
NEW ORLEANS, LA 70130

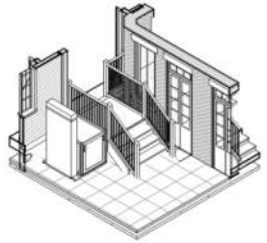
M3 DESIGN GROUP

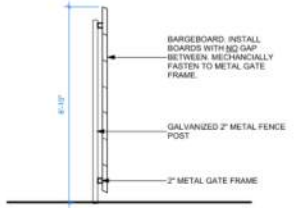
PERMIT SET
ISSUED 02/03/23

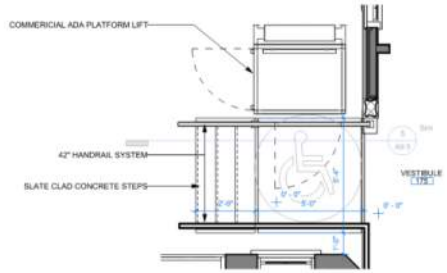
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TITLE SHEET



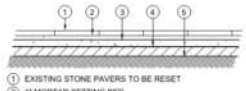
1 SITE PLAN
3/16" = 1'-0"



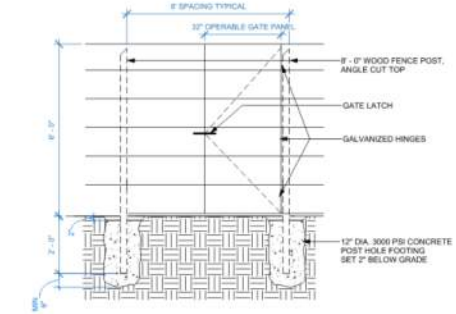




5 ENLARGED ADA REAR ENTRANCE
3/8" = 1'-0"



STONE PAVER DETAIL



4 REFUSE FENCE DETAIL
1/2" = 1'-0"

21_113

327 BOURBON RESTORATION & RENOVATION

327 BOURBON ST
NEW ORLEANS, LA 70130

#	TYPE (SEE CHANGE LOG)	DATE

MILES M. MARTIN LIC. NO. 37597 STATE OF LOUISIANA REGISTERED ARCHITECT

M3 DESIGN GROUP

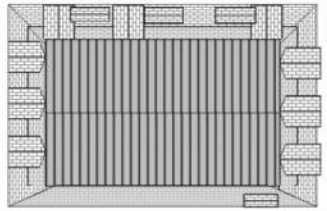
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ISSUED 02/03/23

A1.4

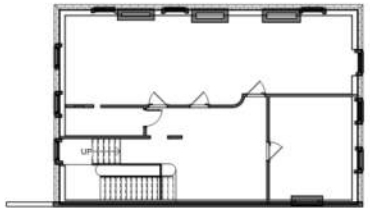
SITE PLAN

VIEUX CARRE COMMISSION ESTABLISHED 1936



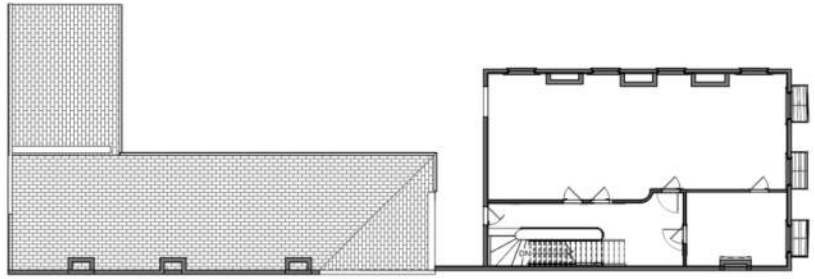
ROOF PEAK

5 | ROOF - EXISTING
1" = 10'-0"



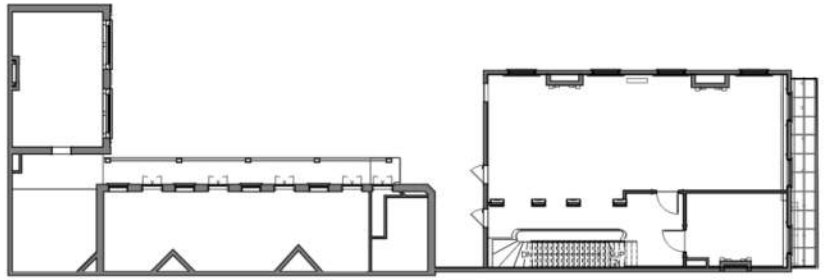
4TH FLOOR

4 | 4TH FLOOR - EXISTING
1" = 10'-0"



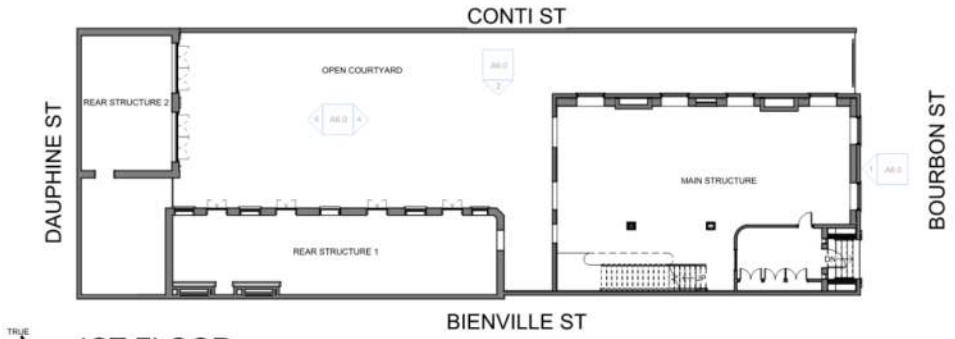
3RD FLOOR

3 | 3RD FLOOR - EXISTING
1" = 10'-0"



2ND FLOOR

2 | 2ND FLOOR PLAN - EXISTING
1" = 10'-0"



TRUE

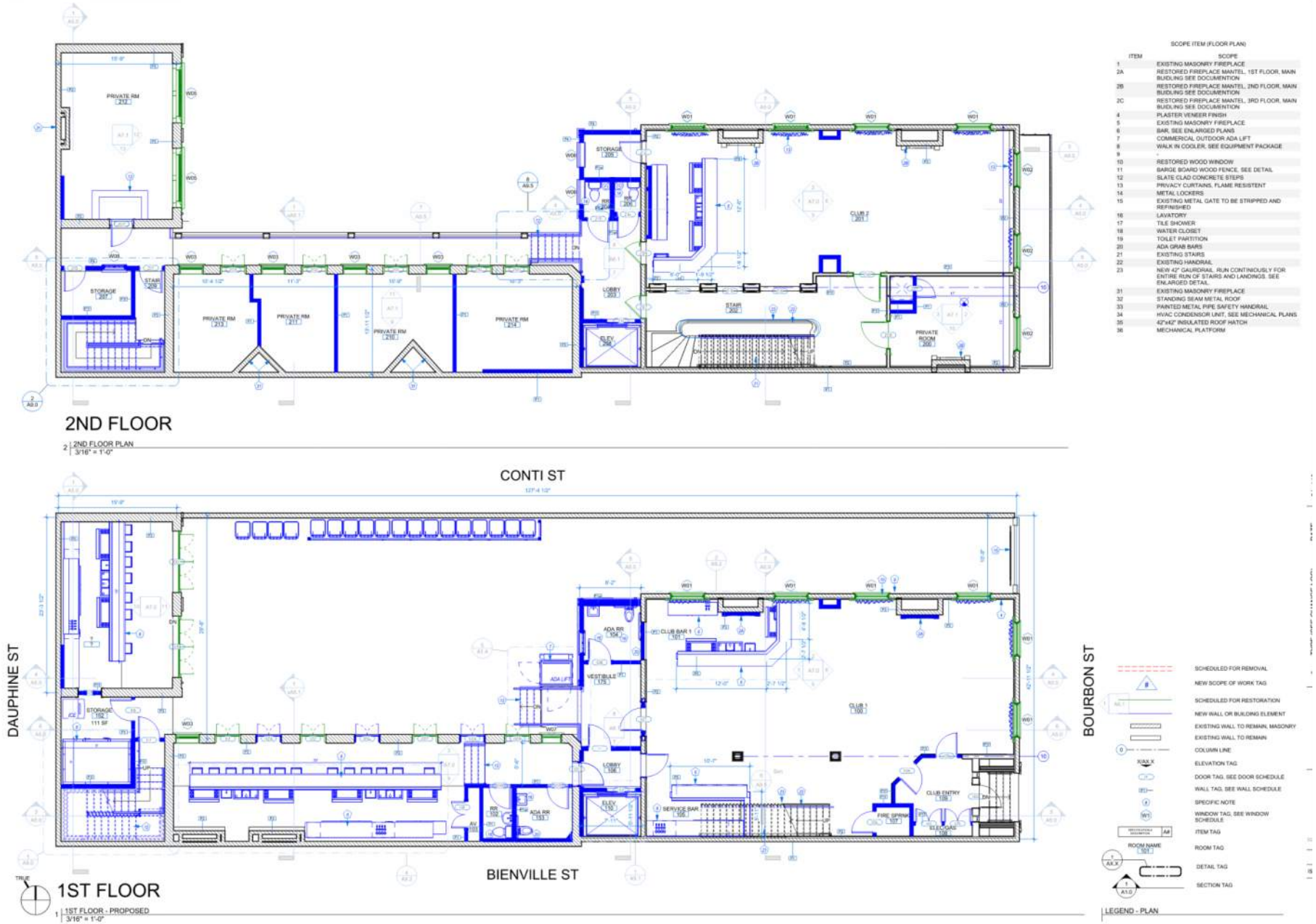
1ST FLOOR

1 | 1ST FLOOR - EXISTING
1" = 10'-0"

327 Bourbon

VCC Architecture Committee

February 28, 2023



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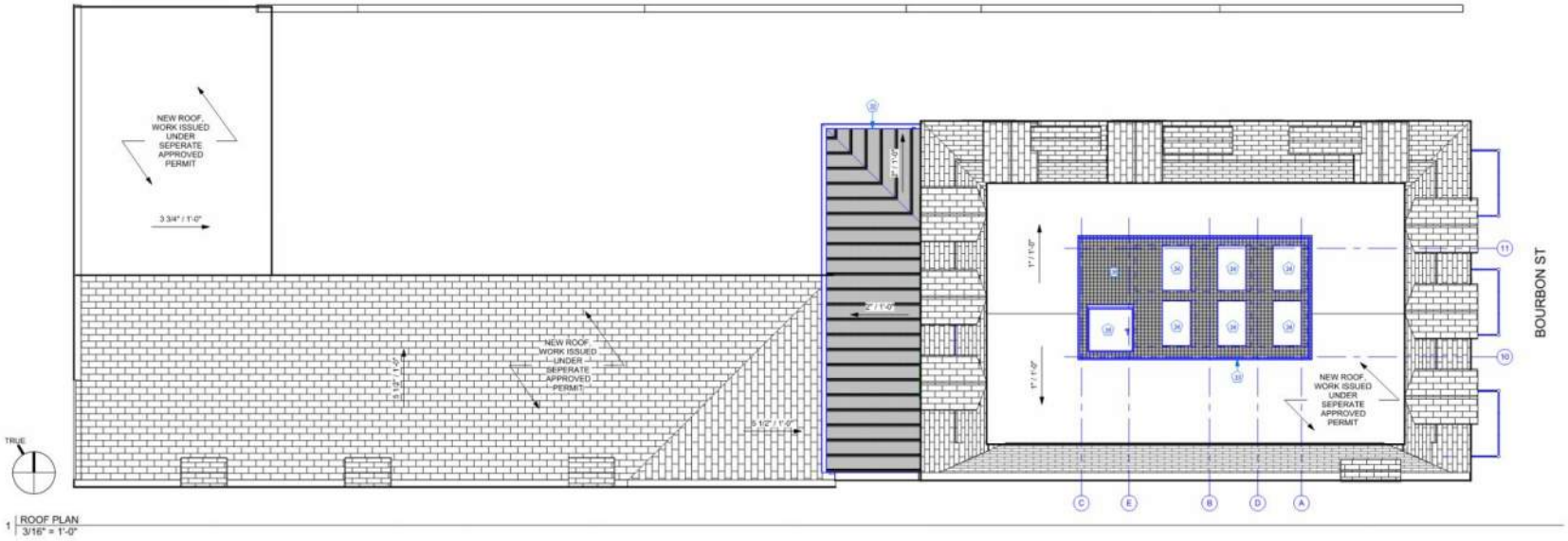
February 28, 2023



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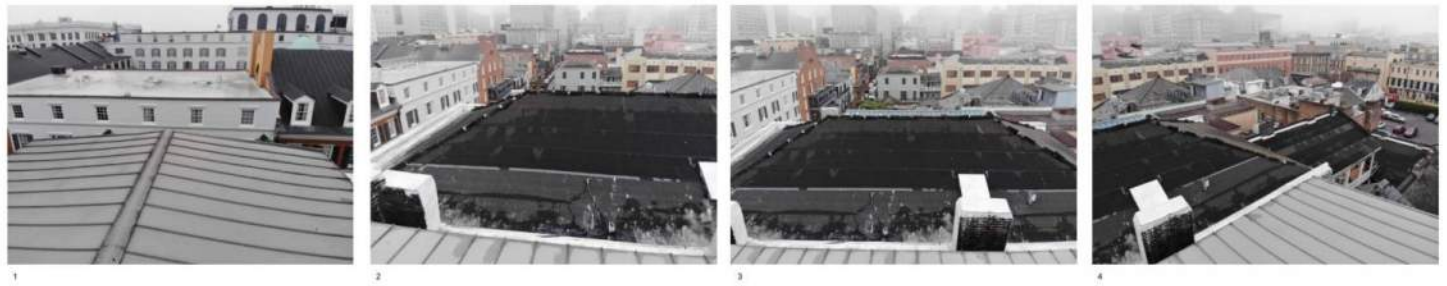
VCC Architecture Committee

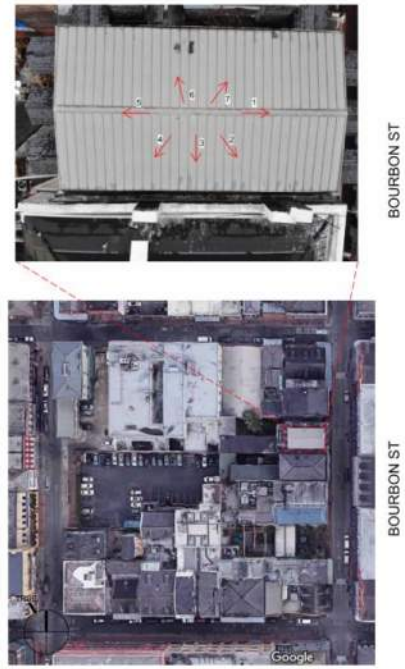
February 28, 2023



SCOPE ITEM (FLOOR PLAN)

ITEM	SCOPE
1	EXISTING MASONRY FIREPLACE
2A	RESTORED FIREPLACE MANTEL, 1ST FLOOR, MAIN BUIDLING SEE DOCUMENTION
2B	RESTORED FIREPLACE MANTEL, 2ND FLOOR, MAIN BUIDLING SEE DOCUMENTION
2C	RESTORED FIREPLACE MANTEL, 3RD FLOOR, MAIN BUIDLING SEE DOCUMENTION
4	PLASTER VENEER FINISH
5	EXISTING MASONRY FIREPLACE
6	BAR, SEE ENLARGED PLANS
7	COMMERICAL OUTDOOR ADA LIFT
8	WALK IN COOLER, SEE EQUIPMENT PACKAGE
9	-
10	RESTORED WOOD WINDOW
11	BARGE BOARD WOOD FENCE, SEE DETAIL
12	SLATE CLAD CONCRETE STEPS
13	PRIVACY CURTAINS, FLAME RESISTENT
14	METAL LOCKERS
15	EXISTING METAL GATE TO BE STRIPPED AND REFINISHED
16	LAVATORY
17	TILE SHOWER
18	WATER CLOSET
19	TOILET PARTITION
20	ADA GRAB BARS
21	EXISTING STAIRS
22	EXISTING HANDRAIL
23	NEW 42" GAURDRAIL. RUN CONTINIOUSLY FOR ENTIRE RUN OF STAIRS AND LANDINGS. SEE ENLARGED DETAIL.
31	EXISTING MASONRY FIREPLACE
32	STANDING SEAM METAL ROOF
33	PAINTED METAL PIPE SAFETY HANDRAIL
34	HVAC CONDENSOR UNIT, SEE MECHANICAL PLANS
35	42"x42" INSULATED ROOF HATCH
36	MECHANICAL PLATFORM





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1



2



3



4



5



6

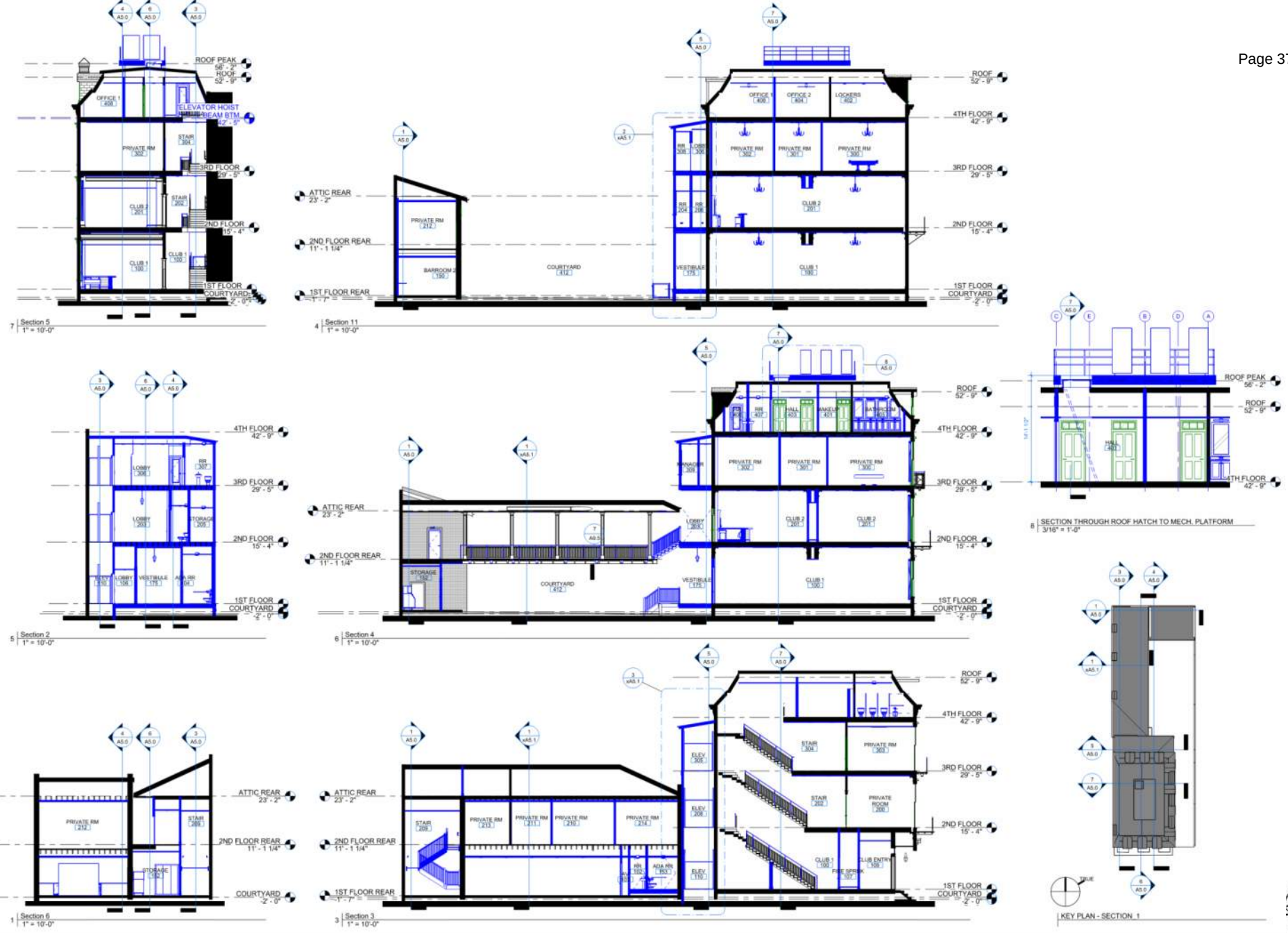


7

327 Bourbon

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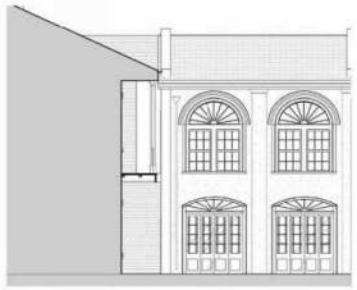
February 28, 2023



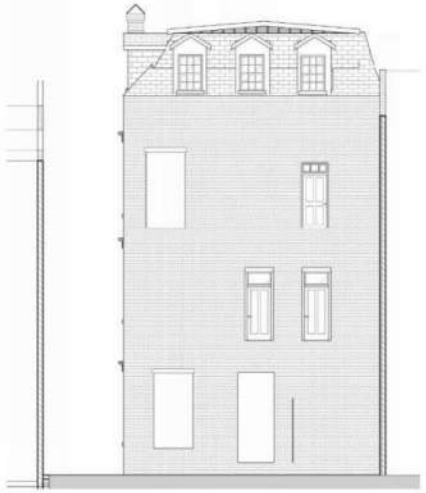
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6 | PLAN SOUTH REAR COURTYARD ELEVATION
1/8" = 1'-0"



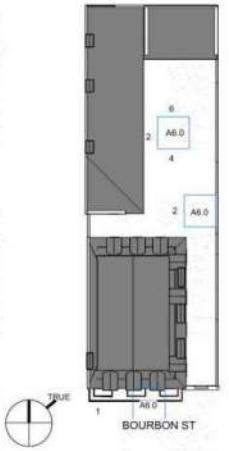
4 | PLAN NORTH ELEVATION
1/8" = 1'-0"



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



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



KEY PLAN - ELEVATION

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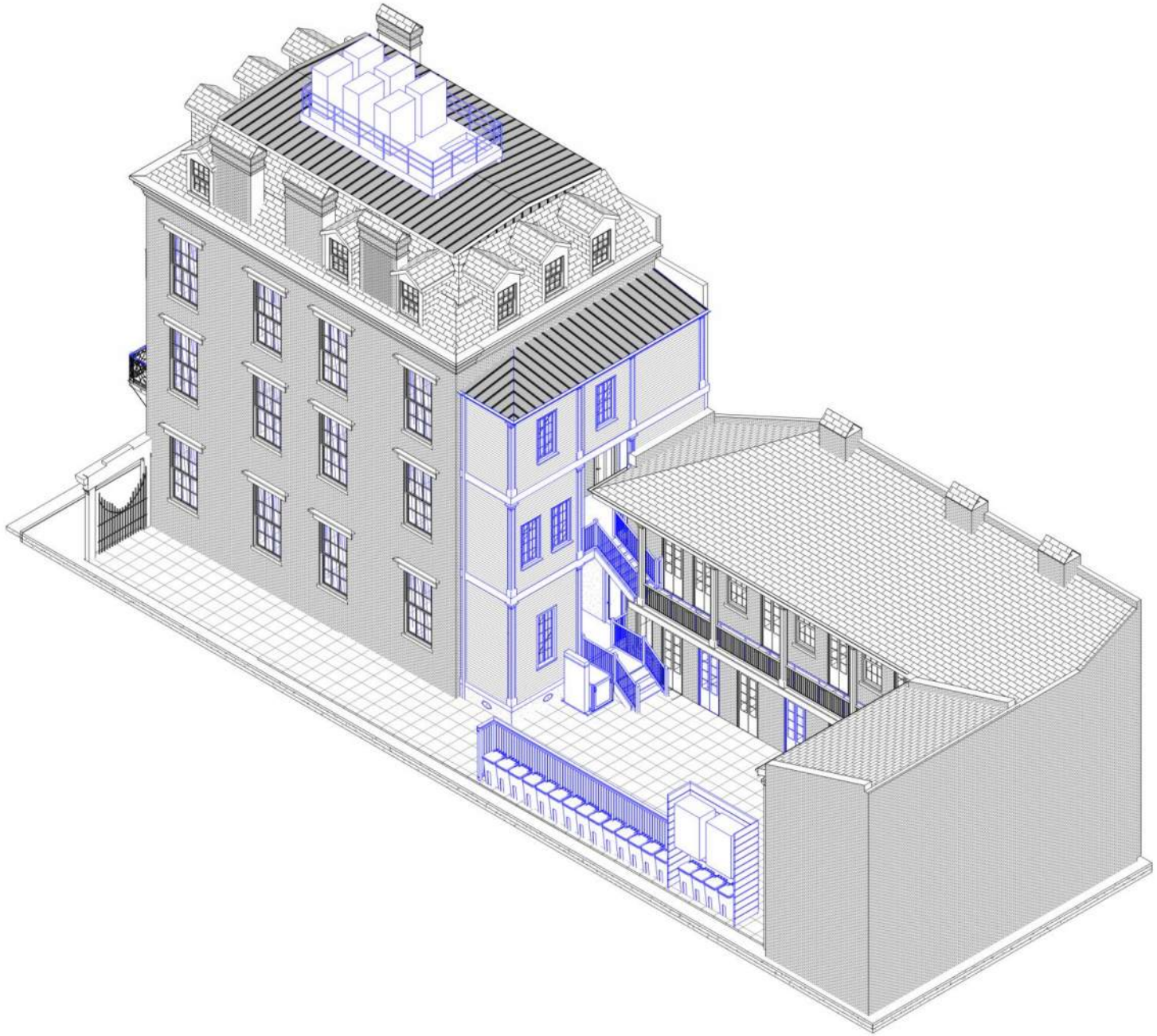
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PROPOSED WORK

LEGEND - PERSPECTIVE

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327 Bourbon – View from Dauphine



327 Bourbon – View from Dauphine

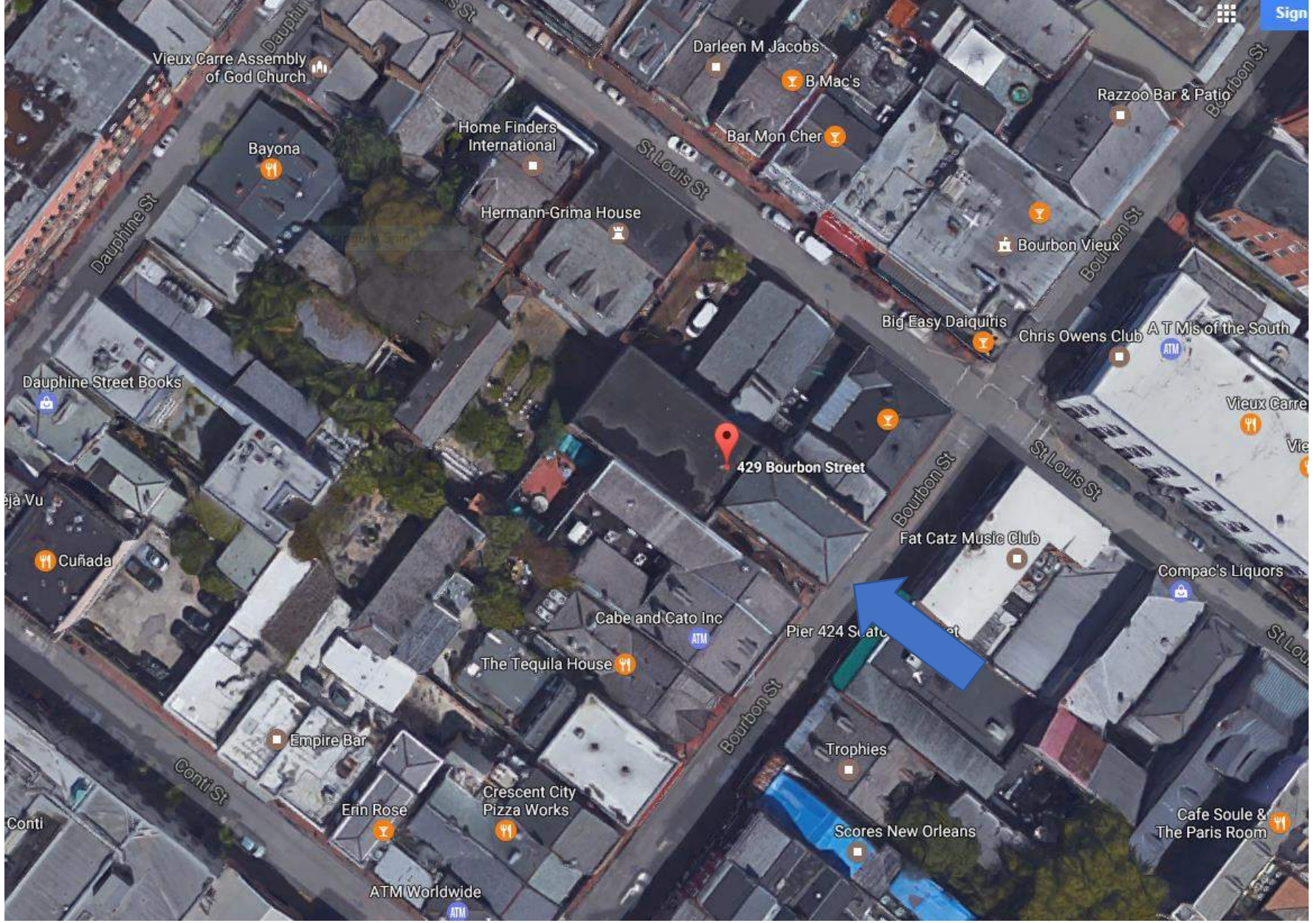
429-433 Bourbon



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February 28, 2023



429-433 Bourbon

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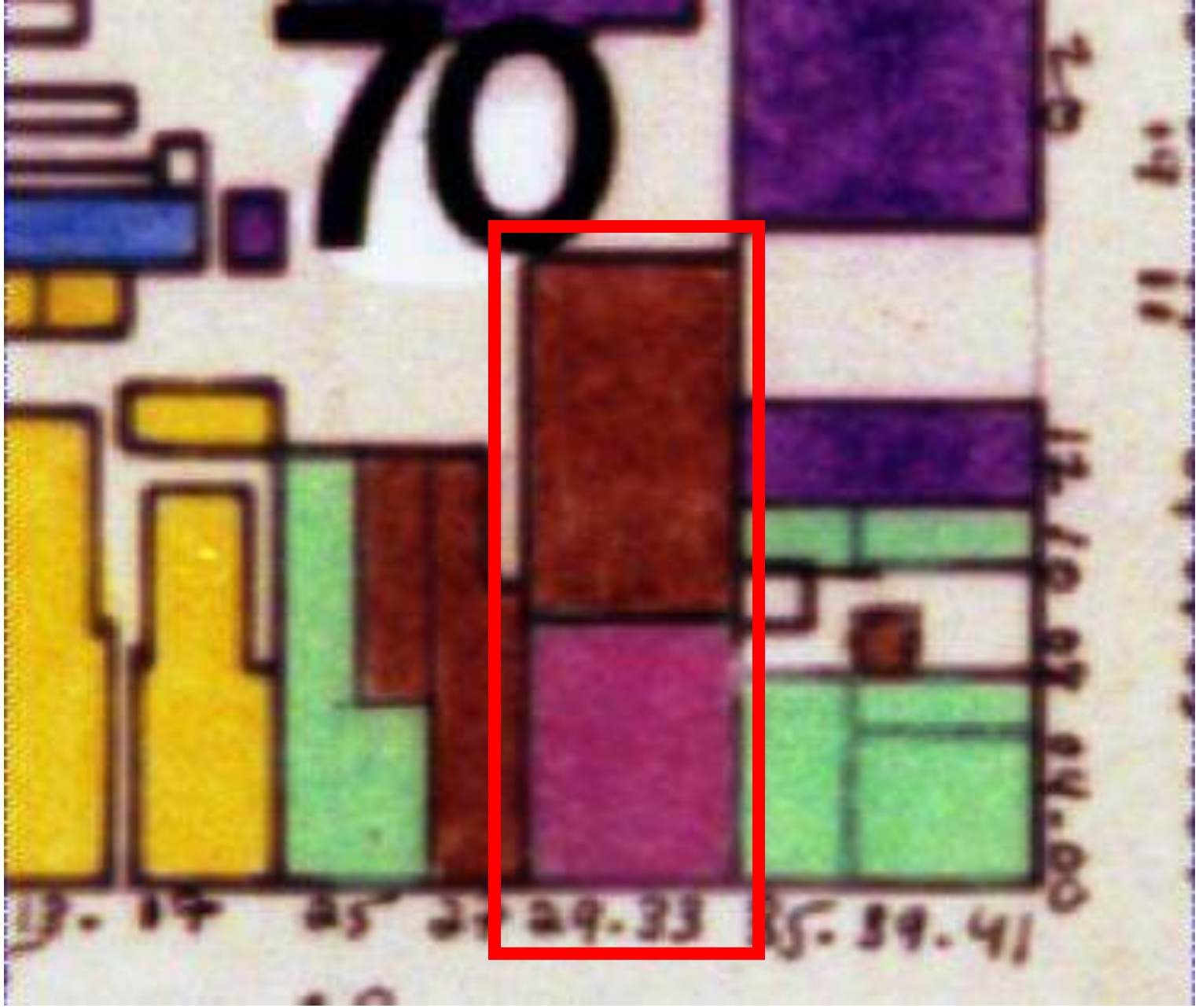
February 28, 2023



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February 28, 2023


70
29.33
39.41



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February 28, 2023



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February 28, 2023


02 11 2022


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02 11 2022

EXTERIOR AND STRUCTURAL REPAIRS TO 429-33 BOURBON STREET NEW ORLEANS, LA

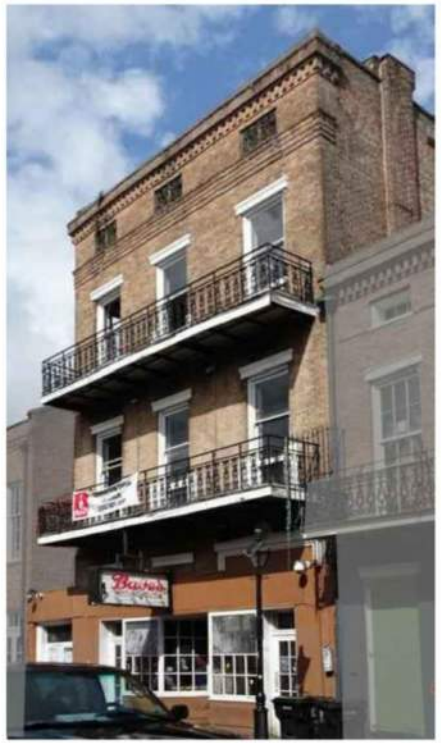


PHOTO
SCALE: N.T.S.

PROJECT DATA:

1. SUBMITTOR	MOUTON LONG TURNER ARCHITECTS
2. SUBMITTOR ADDRESS	601 PAPWORTH AVENUE SUITE 200 METAIRIE, LA 70005 (504) 838-8091
3. PROJECT NAME	429-33 BOURBON ST. EXTERIOR REPAIRS
4. PROJECT ADDRESS	429-33 BOURBON STREET NEW ORLEANS, LA
5. PROJECT DESCRIPTION	EXTERIOR REPAIRS
6. OCCUPANCY	VACANT
7. TOTAL GROSS AREA	(1) 5393 SF (2) 4860 SF (3) 4860 SF (4) 1906 SF **17,019 SF (+/-)**
8. GROSS RENOVATED AREA OF ROOF	4,860 SF (+/-)
9. BUILDING HEIGHT:	4 STORIES

ZONING

ZONING: VCE
MAXIMUM HEIGHT: 50'
MAXIMUM F.A.R: 0
SETBACKS: NONE
PERMITTED USES: RETAIL, BAR, LIVE ENTERTAINMENT, SHORT TERM RENTALS

LEGAL DESCRIPTION

SQ 70
LOT 6
41'X128'

CODE DATA

IEBC 2015
NRCA ROOFING AND WATERPROOFING MANUAL

SCOPE OF WORK

SITE:
1. **NO WORK**

EXTERIOR WALLS:
1. REMOVE ALL SIGN BRACKETS AND SIGNS.
2. REMOVE ABANDONED WIRING AND PIPING ATTACHED TO THE EXTERIOR WALLS.
3. REMOVE NON-APPROVED LIGHT FIXTURES AND SECURITY CAMERAS.
4. REPAIR MILLWORK TO MATCH EXISTING

ROOF:
1. REPAIR AND REPLACE ROOF, FLASHING, PARAPET CAPS, GUTTERS AND DOWNSPOUTS.
2. INSPECT ROOF FRAMING LUMBER AND REPAIR/ REPLACE AS NECESSARY.

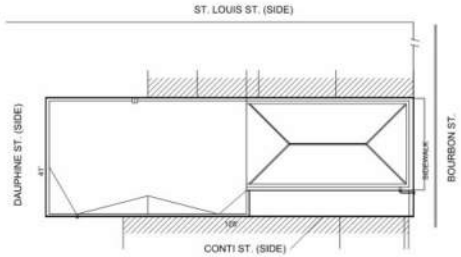
STRUCTURAL/ MASONRY:
NOTE: REMOVE INTERIOR FINISHES ON EXTERIOR WALLS THAT MAY BE CONCEALING STRUCTURAL CRACKS OR OTHER HIDDEN ISSUES TO PROVIDE FOR VISUAL INSPECTION.

1. REPAIR SECTIONS OF WALLS IN DANGER OF COLLAPSE.
2. REPAIR CRACKS IN MASONRY WALLS.
3. REPAIR CHIMNEYS
4. REPAIR PARAPETS.
5. PROPERLY CLEAN EXTERIOR AND REMOVE VEGETATION GROWING FROM WALLS.
6. TUCK POINT DETERIORATED MORTAR WITH APPROVED MATERIALS TO RESTORE WATER TIGHTNESS OF EXTERIOR WALLS.
7. REMOVE GRAFFITI BY APPROVED METHODS FOR HISTORIC BUILDINGS.
8. SEE STRUCTURAL ENGINEERING DRAWINGS FOR DETAILS AND SPECS FOR SHORING, BRACING, TIE BACKS, AND BRICK WALL REPAIRS.

MILLWORK/ WINDOWS AND DOORS:
1. REPAIR/ REPLACE/ AND PAINT MEMBERS OF EXTERIOR CEILINGS AND BALCONIES IN POOR CONDITION.
2. REPAIR/ REPLACE/ AND PAINT WINDOW SASHES, MOLDINGS, AND TRIM IN POOR CONDITION OR MISSING TO BE OPERABLE AND WATERTIGHT.
3. REPLACE MISSING/ BROKEN WINDOW GLAZING WITH APPROVED MATERIALS.
4. REMOVE AND REPLACE ACRYLIC AND/ OR NON-APPROVED GLAZING.
5. REPAIR, REPLACE, EXTERIOR DOORS WITH MATCHING STYLE AND MATERIALS.
6. G.C. SHALL INSPECT EACH WINDOW WITH THE MILLWORK CONTRACTOR TO DETERMINE IF THE WINDOW CAN BE SALVAGED AND REPAIRED OR IS NEED OF TOTAL REPLACEMENT.

IRONWORK
1. REMOVE RUST, REPAIR, PRIME, AND PAINT EXISITNG IRON RAILINGS, EXPOSED SUPPORTS, AND OTHER METALS EXPOSED TO THE EXTERIOR.

NOTE:
SCOPE OF WORK IS LIMITED TO BUILDING EXTERIOR ONLY (OTHER THAN WORK RELATED TO STRUCTURAL REPAIRS)
- NO INTERIOR WORK
- NO CHANGE OF EXITS
- NO MECHANICAL WORK
- NO PLUMBING WORK
- NO GAS WORK



NORTH

SITE PLAN
SCALE: 1"=20'-0"

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY SHALL COMPLY WITH ALL LOCAL CODE AND CITY REQUIREMENTS.
SIGNED:
DATE: 01.31.23
LICENSE NO. 5245

MOUTON LONG TURNER ARCHITECTS
601 Papworth Avenue
Suite 200
Metairie, LA 70005
504. 838.8091
www.moutonlong.com

EXTERIOR AND STRUCTURAL REPAIRS TO 429-33 BOURBON STREET NEW ORLEANS, LA

Issued

Revisions

1/31/23 | 22-1767

CV

AERIAL PHOTOS ARE FOR REFERENCE ONLY. SEE SCOPE OF WORK ON COVER SHEET AND NOTES ON OTHER DRAWINGS.



BOURBON ST. SIDE



ST.LOUIS ST. SIDE



ST. LOUIS ST. SIDE AND REAR



DAUPHINE ST. SIDE

MOUTON LONG TURNER
ARCHITECT
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EXTERIOR AND STRUCTURAL REPAIRS
TO
429-33 BOURBON STREET
NEW ORLEANS, LA

Issued

Date	No.	Remarks

Revisions

1/31/23 | 22-1767

A1.0









NOTE:
THESE PHOTOS REPRESENT EXAMPLES OF AREAS OF CONCERNTHAT ARE TYPICAL THROUGHOUT THE BBUILDING AND APPLY EQUALLY TO THE REMAINDER OF THE BUILDING.







MOUTON LONG TURNER
ARCHITECTS
601 Papworth Avenue
Suite 200
Metairie, LA 70005
504. 838.8091
www.moutonlong.com

RALPH HENRY LONG JR.
STATE OF LOUISIANA
REGISTERED ARCHITECT
01/31/23

EXTERIOR AND STRUCTURAL REPAIRS
TO
429-33 BOURBON STREET
NEW ORLEANS, LA

Issued

Date	No.	Remarks

Revisions

1/31/23	22-1767
Date	Project No.

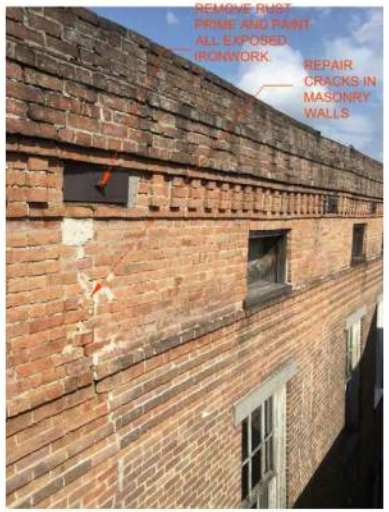
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429-433 Bourbon

VCC Architecture Committee

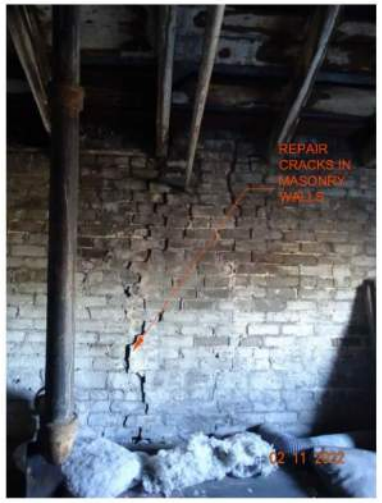
February 28, 2023


PROPERLY CLEAN THE BUILDING EXTERIOR AND REMOVE VEGETATION GROWING FROM WALLS.
REPAIR PORTIONS OF WALLS IN DANGER OF COLLAPSE
05 03 2022


REMOVE RUST, PRIME AND PAINT ALL EXPOSED IRONWORK.
REPAIR CRACKS IN MASONRY WALLS


REPLACE ROOF SYSTEM ON THIS LOWER ROOF


REPAIR CRACKS IN MASONRY WALLS
02 11 2022

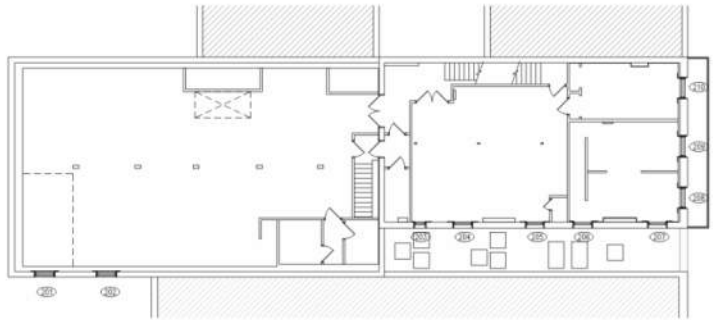

REPAIR CRACKS IN MASONRY WALLS
02 11 2022


REPAIR ROOF FRAMING LUMBER AS REQUIRED
02 11 2022

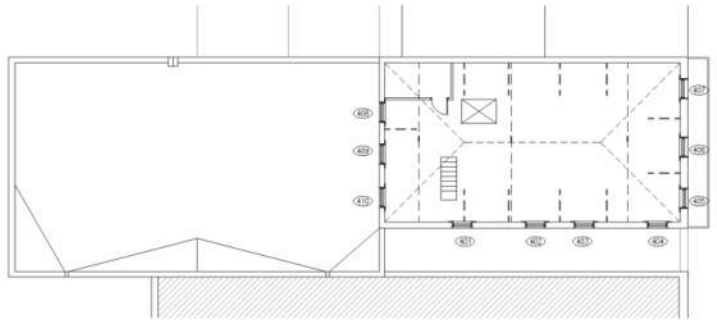

REPAIR CRACKS IN MASONRY WALLS


REMOVE FINISHES COVERING STRUCTURAL MEMBERS SO THEY CAN BE INSPECTED FOR DAMAGE

FLOOR PLANS ARE FOR REFERENCE ONLY. NO NEW WORK IS SHOWN HERE.

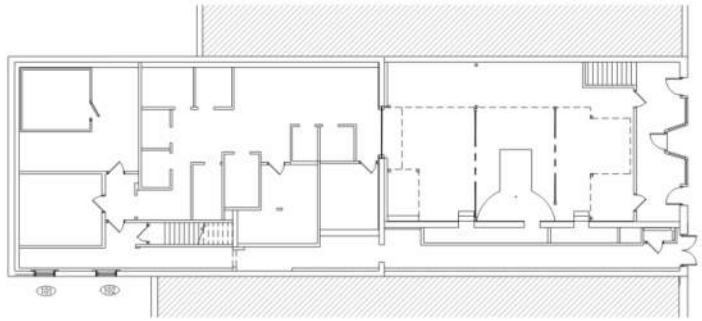


2 A3.0 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

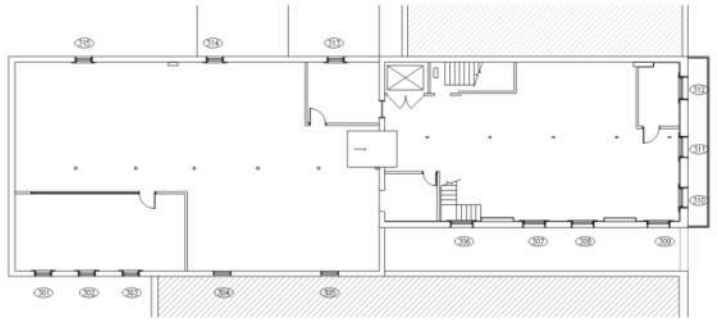


4 A3.0 FOURTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

NOTE: MEZZANINE LEVEL PLAN IS NOT SHOWN HERE.



1 A3.0 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



3 A3.0 THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

MOUTON LONG TURNER
ARCHITECTS
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EXTERIOR AND STRUCTURAL REPAIRS
TO
429-33 BOURBON STREET
NEW ORLEANS, LA

Issued

Date	No.	Remarks

Revisions

1/31/23 — Date
22-1767 — Project No.
A2.0 — Drawing No.

429-433 Bourbon

VCC Architecture Committee

February 28, 2023

ROOFING AND PARAPET NOTES:

1. MASONRY

- COMPLETE TUCKING-POINTING AT PARAPET TOP AND EXTERIOR OF WALL ON ALL SIDES OF BUILDING
- COORDINATE WITH ROOFER TO COUNTER-FLASH VALLEY GUTTERS AT PARAPETS AS NECESSARY.

2. ROOFING

- REMOVE ALL LAYERS OF EXISTING ROOF TO DECK.
- HAUL AWAY DEBRIS AND DISPOSE OF PROPERLY
- REMOVE THE FLASHINGS FROM THE PARAPETS AND VALLEYS.
- REPLACE ANY ROTTED / DAMAGED DECKING AND ANY ROTTED.
- RE-DECK ENTIRE SURFACE WITH 5/8" CDX PLYWOOD DECKING
- INSTALL THE ATLAS WEATHERMASTER POLYSEAL HIGH TEMPERATURE WATER BARRIER UNDERLAYMENT ON THE ENTIRE ROOF.
- INSTALL A NEW, 12"X18" SEMI-WEATHERING GRAY GREEN SLATE ROOF ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS
- INSTALL NEW, 16 OUNCE COPPER FLASHING AROUND THE DORMER
- INSTALL NEW, 16 OUNCE COPPER THROUGHOUT THE VALLEYS AND UP PARAPET.
- THIS COPPER SHALL BE COUNTER-FLASHING BY THE MASON
- INSTALL NEW COPPER CAP FLASHING ON ALL PARAPETS
- ENLARGE THE THROUGH-WALL SCUPPER OPENINGS AS MUCH AS POSSIBLE.
- SEAL ALL SEAMS WITH A SILICONE SEALANT

ROOF INSTALLTION

1. INSPECT SUBSTRATE AND REPORT UNSATISFACTORY CONDITIONS IN WRITING. BEGINNING WORK MEANS ACCEPTANCE OF SUBSTRATE. COORDINATE INSTALLATION WITH OTHER TRADES, INCLUDING CARPENTRY, FLASHING AND PENETRATING WORK.
2. COMPLY WITH NRCA ROOFING AND WATERPROOFING MANUAL AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. CLEAN, PRIME AND PREPARE SUBSTRATE PER MFRS SPEC.
4. RESTORE OR REPLACE DAMAGED COMPONENTS. PROTECT WORK FROM DAMAGE.
5. ROOFING CONTRACTOR SHALL MAKE PROPOSAL TO OWNER OF APPROPRIATE ROOFING, FLASHING, AND DRAINAGE SYSTEMS FOR THIS APPLICATION.

SLATE ROOF SCOPE

1. RE-ROOF EXISTING ROOF WITH SLATE TILES PER SPEC BELOW. RE-ROOFING TO INCLUDE BUT NOT LIMITED TO ALL FLASHING, COPING, GUTTERS, DOWNSPOUTS, ETC. INSPECT EXISTING ROOF DECK AND REPLACE ANY ROTTING OR DAMAGED ROOF DECK AS REQUIRED. INSTALL SLATE ROOFING PER MANUFACTURER INSTRUCTIONS.
2. PROVIDE NEW ICE AND WATER SHIELD BY GRACE INDUSTRIES UNDERNEATH SHINGLES.
3. WATERPROOF EXISTING PARAPET (TOP AND BACK SIDES) PER VCC REQUIREMENTS AND ALL RELATED MATERIALS REQUIRED FOR A COMPLETE WATERPROOF INSTALLATION.
4. REUSE EXISTING RIDGE CAP, REPLACE ANY DAMAGED TILES TO MATCH EXISTING
5. ALL FLASHING TO BE COPPER (SEE "ALTERNATE")

SLATE ROOFING SPEC

FURNISH AND INSTALL SLATE ROOFING SYSTEM, INCLUDING ALL FLASHING, WATERPROOFING, AND RELATED MATERIALS REQUIRED FOR A COMPLETE, WATERPROOF INSTALLATION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL PROVIDE A NO DOLLAR LIMIT MFG. WARRANTY.

PROVIDE CLASS A FIRE RATING W/ LIFETIME TRANSFERABLE WARRANTY AND 130 MPH LTD. WIND WARRANTY. INSTALL PER MFR. RECOMMENDATIONS AND CODE TO MEET WINDSPEED REQUIREMENTS. COLOR SELECTION PER V.C.C. DIRECTION

VERMONT SEMI-WEATHERING GRAY/GREEN

ALL ROOFING AND ROOFING SYSTEMS SHALL MEET MINIMUM WIND LOAD CRITERIA

SHEET METAL WORK

1. FURNISH AND INSTALL GRAVEL STOPS, FLASHING, PARAPET CAP, DOWNSPOUTS, AND GUTTERS AS REQUIRED FOR A WATERTIGHT SYSTEM.
2. ALL FLASHING TO BE COPPER (SEE "ALTERNATE")
3. COMPLY WITH SMACNA SHEET METAL MANUAL RECOMMENDATIONS. COMPLY WITH ACCESSORY MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE INSTALLATION WITH ROOFING SYSTEM TO ENSURE WEATHERTIGHT PERFORMANCE.
4. ANCHOR SECURELY TO STRUCTURE TO WITHSTAND INWARD AND OUTWARD LOADS.
5. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.

*ALTERNATE:
SUBSTITUTE GALVANIZED METAL OR COLORED METAL FLASHINGS AND PARAPET CAPS.

MEMBRANE ROOFING SYSTEM

FURNISH AND INSTALL MEMBRANE ROOFING SYSTEM OVER RIGID INSULATION BOARD INCLUDING ALL FLASHING, BACK FLASHING, CANT STRIPS, CRICKETS, INSULATION, WATERPROOFING OF EXISTING BRICK PARAPET (TOP, BACK, AND SIDES); AND RELATED MATERIALS FOR A COMPLETE WATERPROOF INSTALLATION.CONTRACTOR SHALL PROVIDE A 15 YEAR NO DOLLAR LIMIT MFRS. WARRANTY.

PERFORMANCE REQUIREMENTS SET FORTH BELOW:

1. SPECIFIED ROOFING SYSTEMS (AS SHOWN):

HEAT-WELDABLE SINGLE-PLY 60 MIL ROOFING SYSTEM, INSTALLED ON APPROVED ROOF DECK HAVING A SLOPE OF 1/4" PER FT. ROOFING SHALL HAVE A SOLAR REFLECTANCE INDEX (SRI) EQUAL TO OR GREATER THAN 78. MATERIALS SHALL BE AS FOLLOWS

A. ROOFING SYSTEM AS MANUFACTURED BY ONE OF THE MANUFACTURES LISTED BELOW TO COMPLY WITH ASTM D-6878, AND FMG I-90 FOR WIND UPLIFT:
   1. DUROLAST ROOFING
   2. CARLISE SYNTEC
   3. JOHNS MANVILLE
   4. GAF INDUSTRIES

B. FASTENERS: METAL FASTENERS AND PLATES AS PER MANUFACTURER.

C. ACCESSORIES: PRE-FABRICATED CURBS, FLASHING, CORNERS, TERMINATION BARS, PIPE FLASHING, VENT FLASHING ETC. AS PER MANUFACTURER.

D. ROOFING SYSTEM SHALL MEET THE ES-1 CERTIFICATION FOR LOW SLOPE ROOF SYSTEMS.

E. COLOR SHALL BE "DARK GREY". PROVIDE SAMPLES TO SUBMIT TO VCC.

2. WALKWAYS:

A. 34" WIDE WALKWAY ROLL, HOT AIR WELDED TO MEMBRANE. WIDTH AS PER MANUFACTURER.

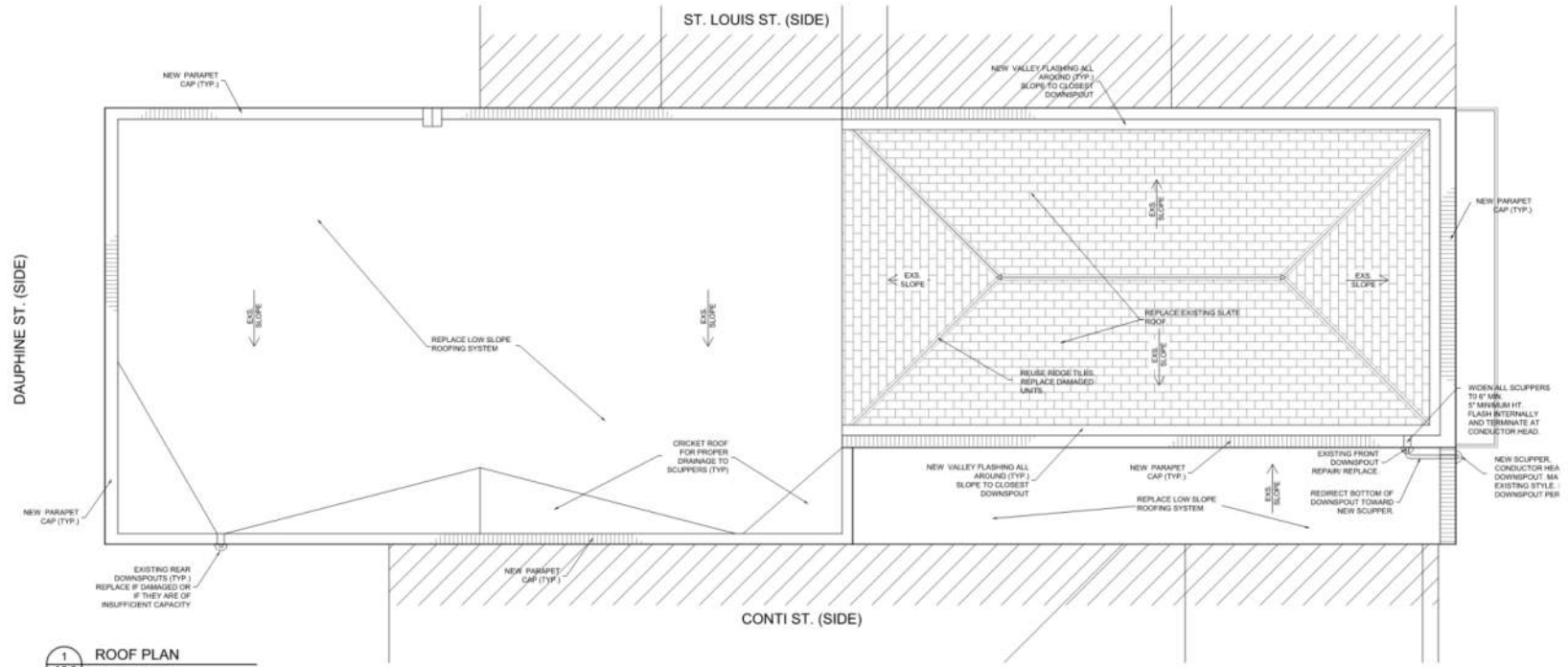
B. PROVIDE WALKWAY FROM ROOF ACCESS TO ANY MECHANICAL EQUIPMENT.

C. INSTALL WALKWAY ACCORDING TO WALKWAY PAD MANUFACTURER'S WRITTEN INSTRUCTION.

3. RIGID INSULATION:

PROVIDE REQUIRED LAYERS OF POLYISOCYANURATE INSULATION W/ COVER BOARD TO MEET A R-38 VALUE - THICKNESS AS REQUIRED. PROVIDE POSITIVE SLOPE TO ROOF DRAINS (3/8" PER FOOT MIN.) SEE ROOF PLAN. PROVIDE TOP LAYER PROTECTION MATERIAL AS PER MANUFACTURERS RECOMMENDATIONS.

ASSEMBLY TO COMPLY WITH UL 1256 OR FMG 4450.



1 A3.0 ROOF PLAN
SCALE: 3/16" = 1'-0"

MOUTON LONG TURNER ARCHITECTS
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RALPH HENRY LONG JR. No. 9245 STATE OF LOUISIANA REGISTERED ARCHITECT
01/31/23

EXTERIOR AND STRUCTURAL REPAIRS TO
429-33 BOURBON STREET
NEW ORLEANS, LA

Issued

Date	To	Remarks

Revisions

1/31/23 — Date
22-1767 — Project No.
A3.0 — Drawing No.

ANDERSON & BUUCK
CONSULTING ENGINEERS, LLC.

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

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

January 26, 2023

Mouton Long Turner
601 Papworth Avenue, Suite 200
Metairie, LA 70005

Attn: Ralph Long
ralph@moutonlong.com

RE: 433 Bourbon Street
New Orleans, LA

Dear Mr. Long:

This is to advise you that on January 10, 2023, we performed an inspection at the above referenced address for the purpose of assessing the existing condition of the overall structure, outlining structural concerns, and making recommendations for necessary repairs. The following is an outline of our findings with recommended repairs if applicable.

1. Interior brick cracks were evident on the inside face of the front corners of the building as shown in Photograph #1.

   Recommended Repair: Epoxy inject cracks with low modulus epoxy and stitch corners with steel straps above and below the adjacent window at each floor as shown in the attached Detail A.

2. Major brick cracking was visible on the interior of the front wall adjacent to the western most front window. This crack appears to translate from floor to floor. Examples of this crack at the third floor and attic are shown in Photographs #2 and #3 respectively. Additional investigation is needed after removal of finishes from walls to determine the extent of the cracks.

   Recommended Repair: Epoxy inject crack and stitch with two steel straps above and below the adjacent window at each floor as shown in the attached Detail B.

3. Center Column line and beam at the third floor of the front original structure has evident deflection towards the western wall as shown in Photograph #4. The west masonry wall has visible lateral deflection as can be seen in Photograph #5. These items lead us to the hypothesis that the front original structure is deficient in lateral strength. It should be noted that the deflection in the western wall is inconsistent and could be the cause of multiple factors.

   Recommended Repair: Reconstruct the central column line as shown in Detail C and install steel ties to the floor system at the west wall as shown in Detail D and at the East wall as shown in Detail E. Please also refer to Building Section 1 for a diagram of the proposed front lateral structure retrofit.

4. Center Column line and beam at the third floor of the rear structure has evident lateral and vertical deflection as depicted in Photograph #6. Localized cracks are visible on the terracotta block masonry walls at the newer rear addition as can be seen in Photographs #7 through #10. These items lead us to the hypothesis that the rear structure is deficient in strength.

   Recommended Repair: Reconstruct the central column line at shown in Detail C and install steel ties to the floor system at the East wall as shown in Detail D and at the West wall as shown in Detail E. Additionally, skim coat inside terracotta with plaster as per the attached Detail F. Please also refer to Building Section 2 for a diagram of the proposed rear lateral structure retrofit.

5. We suspect that moisture and termite damages could be an issue on some floor joists. Additional investigation is needed after partial demolition is complete to reveal all floor systems.

   Recommended Repair: Joist with significant damages shall be sistered with a light gauge metal joist as per the attached Detail G.

6. Masonry cracks were significant in the attic. Examples of these cracks can be seen in Photographs #11 and #12.

   Recommended Repair: Epoxy inject crack and stitch with three steel straps in attic as shown in the attached Detail B.

7. Steel brick ties in the attic make the space unusable and appear to be deficient..

   Recommended Repair: We suggest removing the existing ties and sistering steel to the rafters and collar braces as shown in Details H.1 and H.2 to provide a rigid roof structure to tie brick wall to brick wall.

8. The east facing masonry parapet is significantly leaning as depicted in Photograph #13.

   Recommended Repair: Deconstruct the damaged parapet with care and rebuild in kind. Stitch to adjacent wall with steel plate as shown in Detail J.

9. Both the gable roof at the front structure and the flat roof at the rear structure appear to have some deficiencies.

   Recommended Repair: The entirety of both roof systems shall be inspected and reconditioned as required by a waterproofing and roofing consultant retained by owner.

10. Exterior brick cracks are present in various locations, and we believe there is a potential for cracks behind plaster coatings, however it is not possible to confirm this without reveal.

    Recommended Repair: Epoxy inject cracks with low modulus epoxy and treat wall with waterproofing techniques recommended by a waterproofing consultant. We will provide Waterproofing Contractor recommendation under separate cover at the end of this report.

11. We believe there is a potential for interior brick cracks behind wall finishes, however it is not possible to confirm this without reveal.

    Recommended Repair: Epoxy inject cracks with low modulus epoxy.

The above findings are limited to what was accessible and visible at the time of our inspection and thus additional site visits shall be required after the partial demolition, to reveal all wall and floor surfaces, has been completed. Partial demolition shall be executed by others.

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

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

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

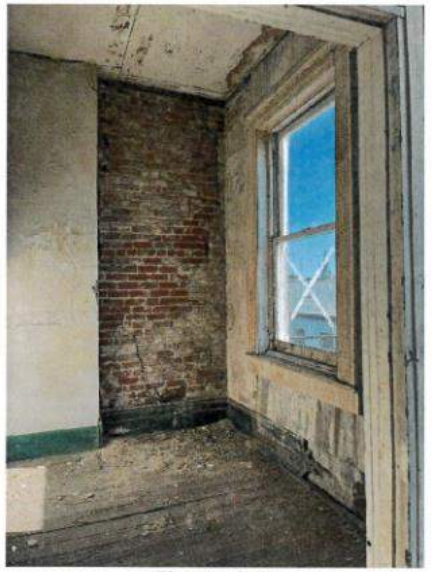
We hope the information provided meets your needs. Should you have any further questions, please do not hesitate to contact us. We thank you for this opportunity of being of service to you.

Respectfully submitted,

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

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

DJB:ss



Photograph #1



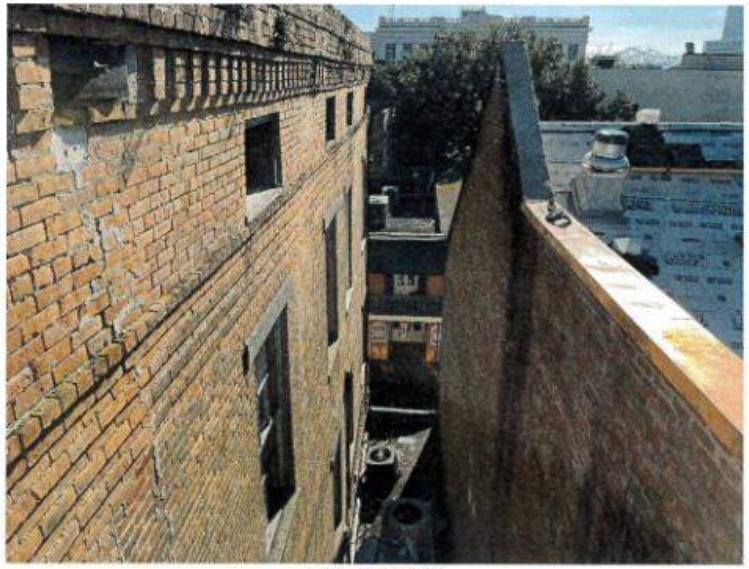
Photograph #2



Photograph #3



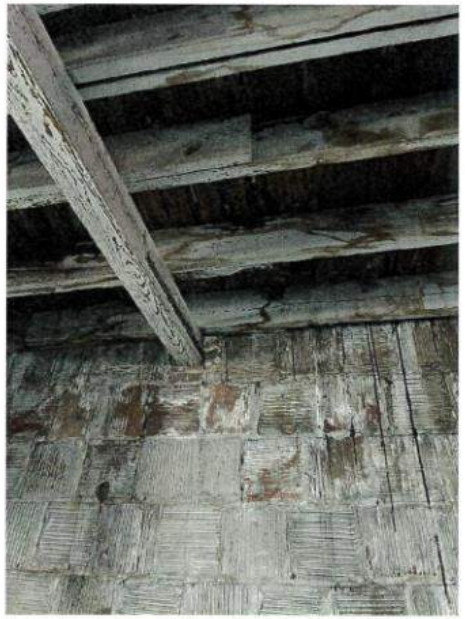
Photograph #4



Photograph #5



Photograph #6



Photograph #7



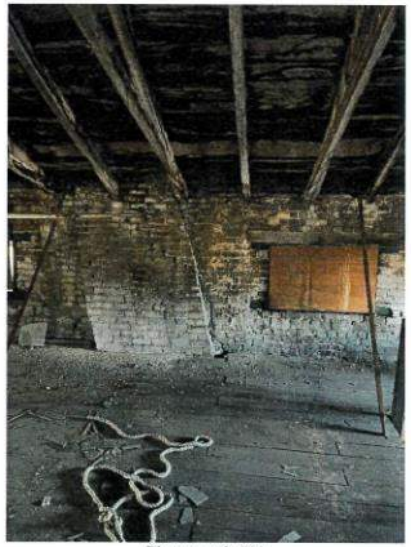
Photograph #8



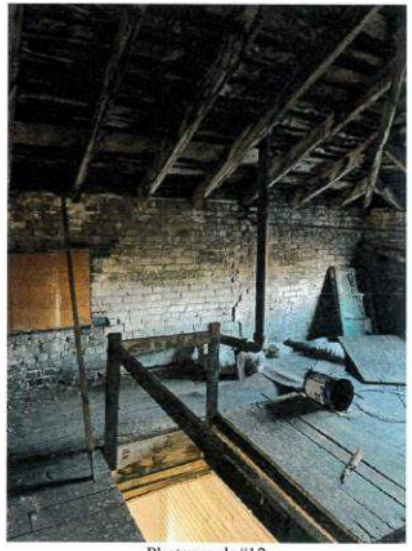
Photograph #9



Photograph #10



Photograph #11



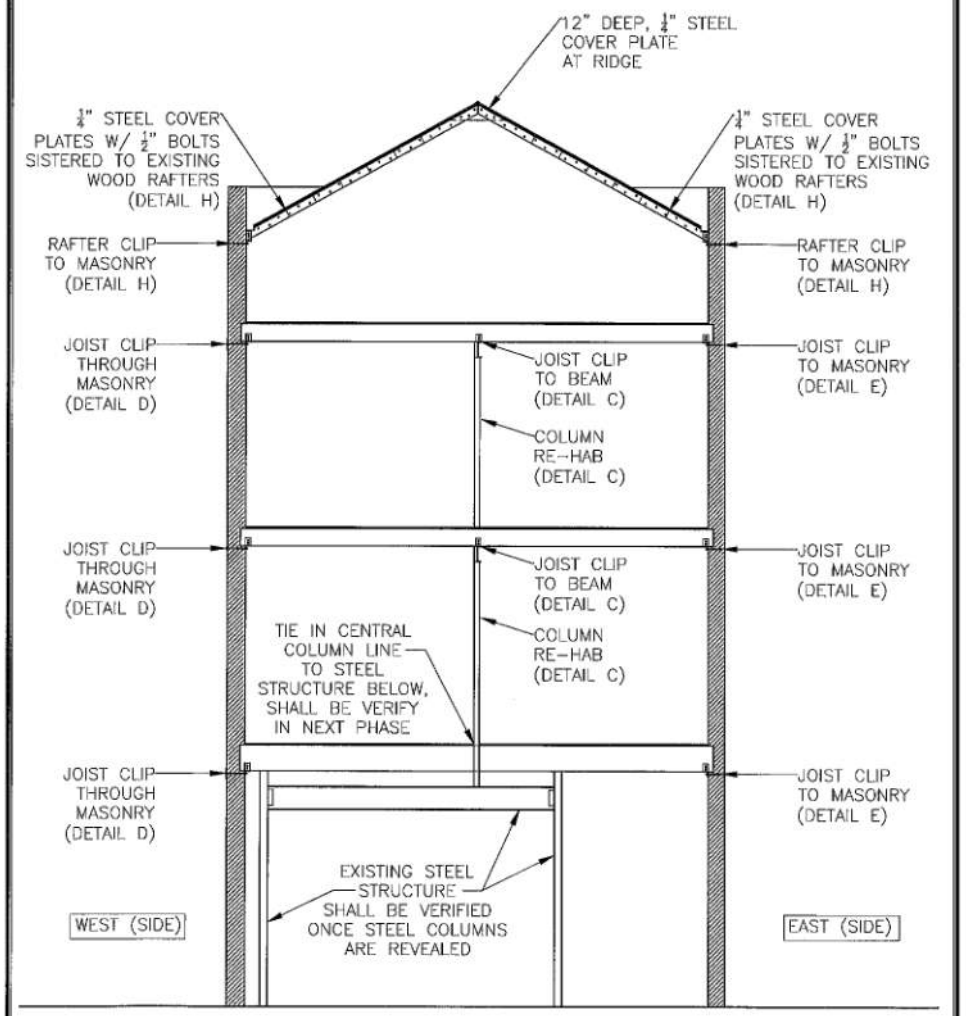
Photograph #12



Photograph #13

ANDERSON & BUUCK
CONSULTING ENGINEERS, INC.
432 North Anthony Street
New Orleans, Louisiana 70119
(504) 488-7797

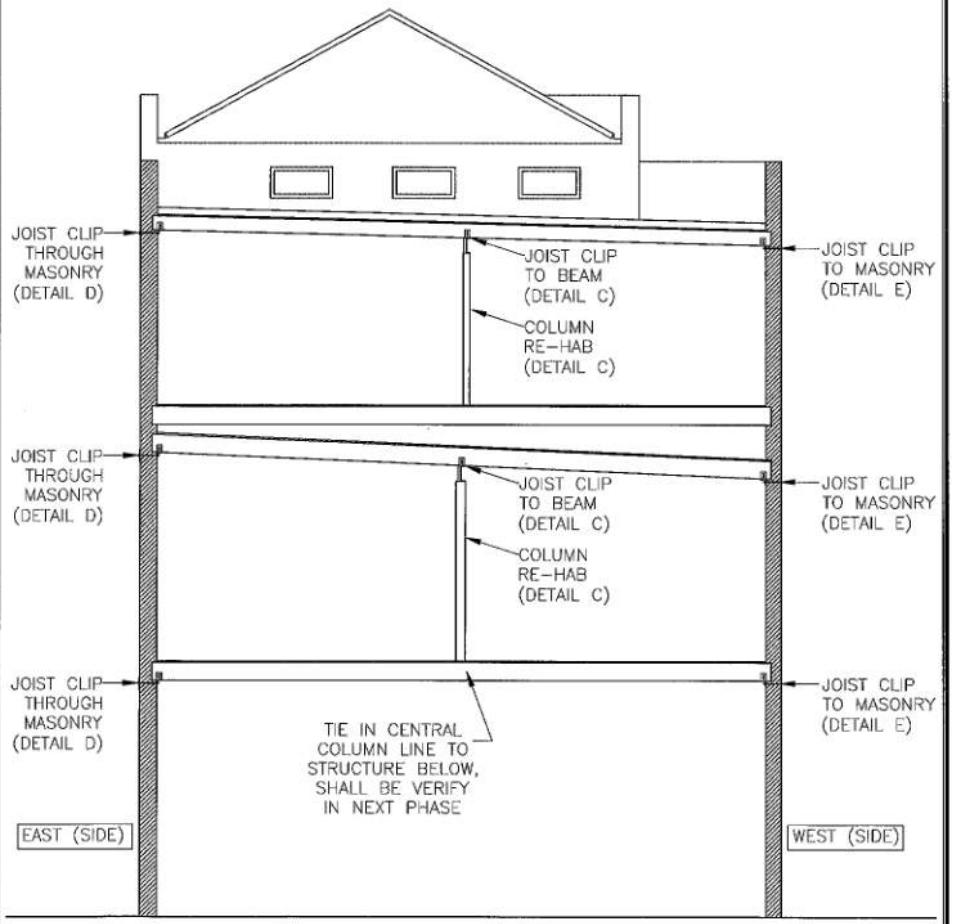
JOB 433 BOURBON ST., NEW ORLEANS, LA
BLDG. SECTION 1 - FRONT STRUC. RETROFIT
PREPARED BY D.J.B. CHECKED BY R.B.A.
FILE REPORT
SCALE AS SHOWN
SHEET NO. 1 OF 12
DATE 1-26-23



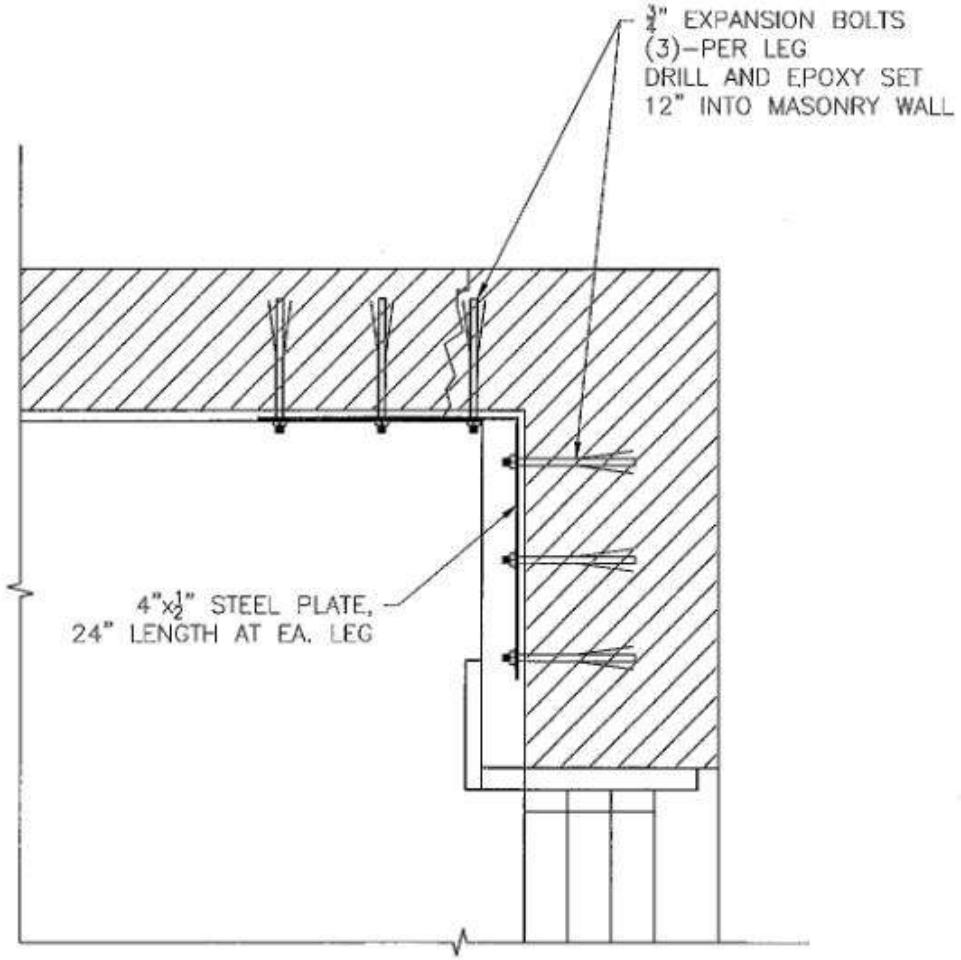
1 FRONT LATERAL STRUCTURE RETROFIT
NOT TO SCALE

ANDERSON & BUUCK
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432 North Anthony Street
New Orleans, Louisiana 70119
(504) 488-7797

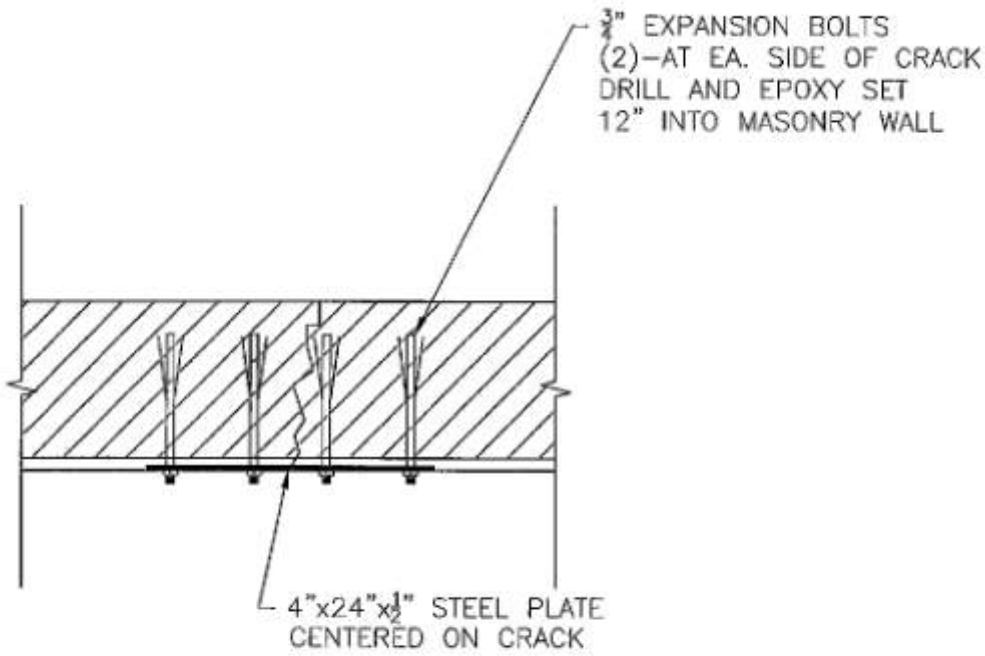
JOB 433 BOURBON ST., NEW ORLEANS, LA
BLDG. SECTION 2 - REAR STRUC. RETROFIT
PREPARED BY D.J.B. CHECKED BY R.B.A.
FILE REPORT
SCALE AS SHOWN
SHEET NO. 2 OF 12
DATE 1-26-23



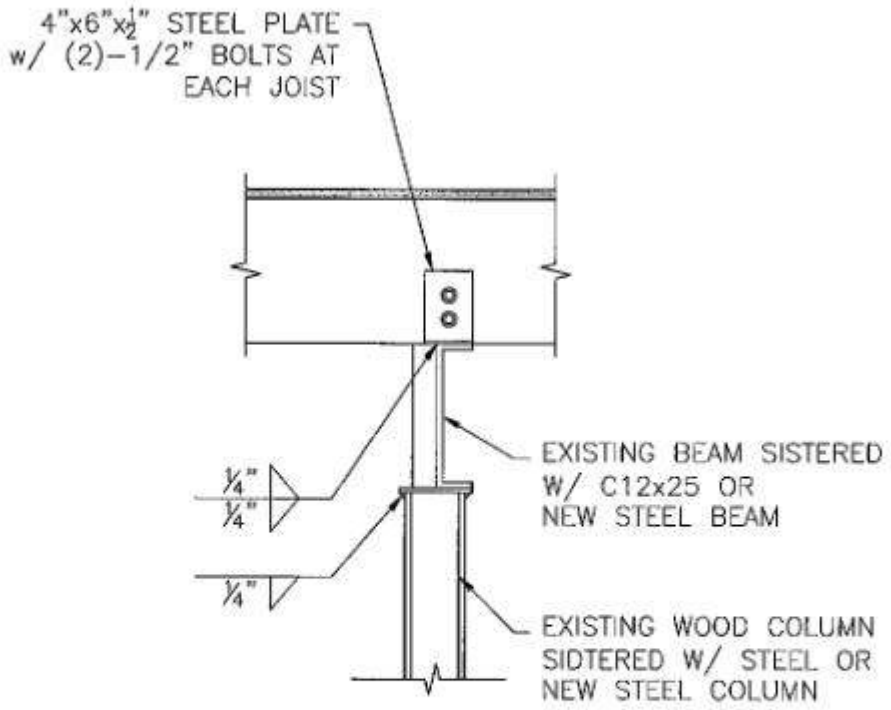
2 REAR LATERAL STRUCTURE RETROFIT
NOT TO SCALE



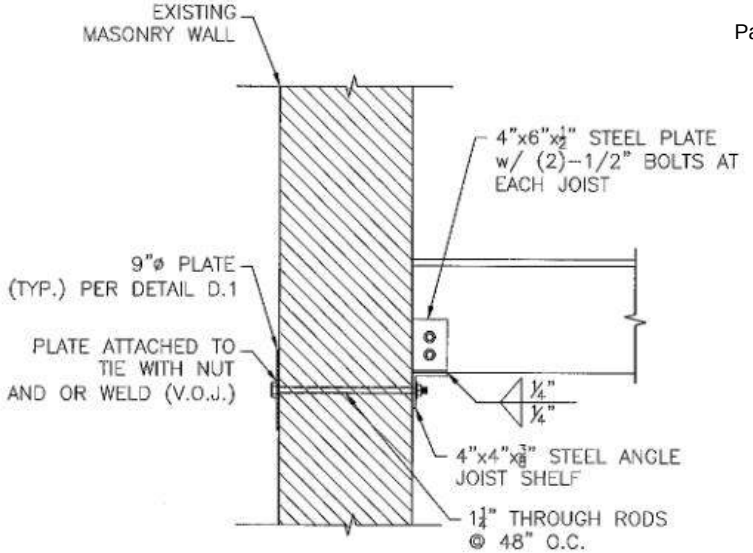
A MASONRY WALL CORNER REPAIR
SCALE: 3/4" = 1'-0"



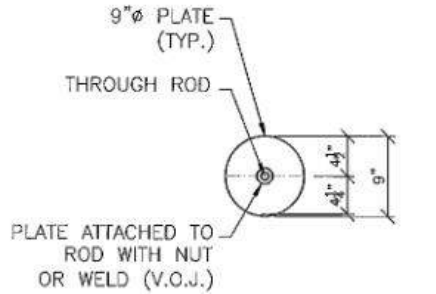
B MASONRY WALL TYPICAL REPAIR
SCALE: 3/4" = 1'-0"



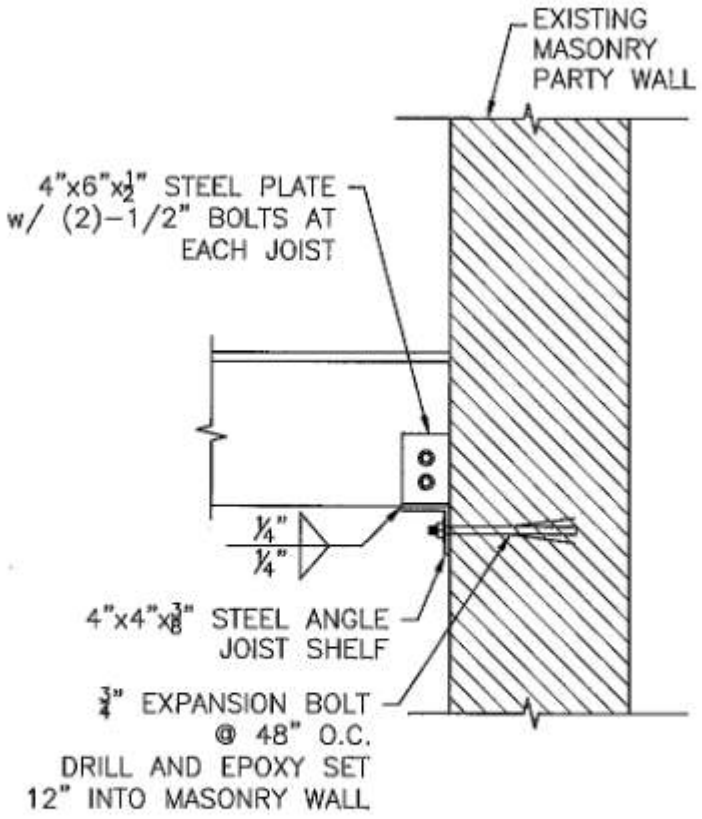
C **CENTRAL COLUMN / BEAM REBUILD**
SCALE: 1" = 1'–0"



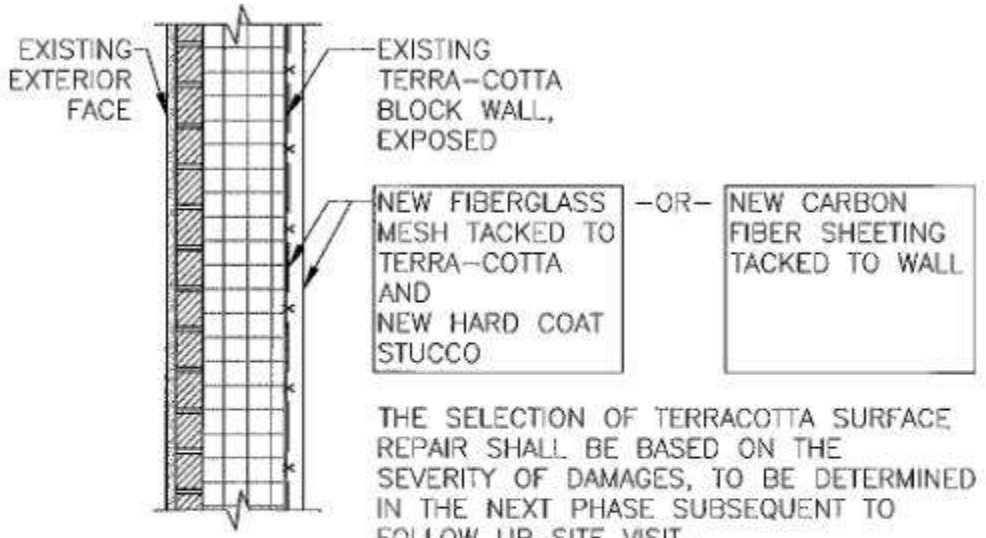
D **MASONRY WALL TIE AT OPEN WALL**
SCALE: 1" = 1'–0"



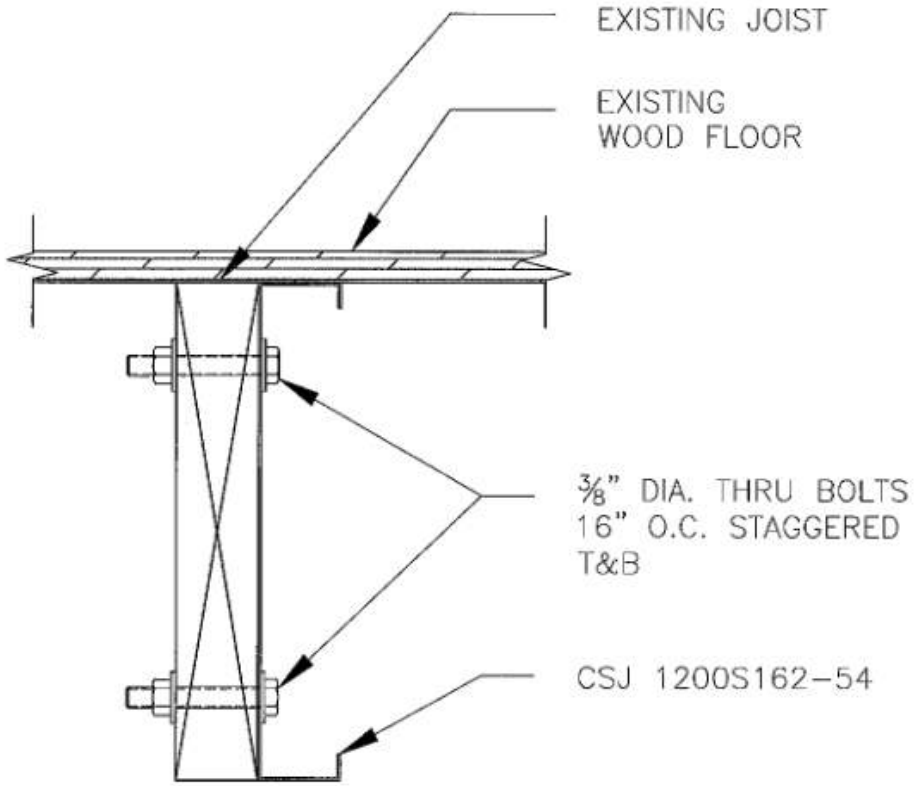
D.1 **TIE BACK PLATE**
SCALE: 1" = 1'–0"



E TIE BACK AT EAST WALL
SCALE: 1" = 1'-0"

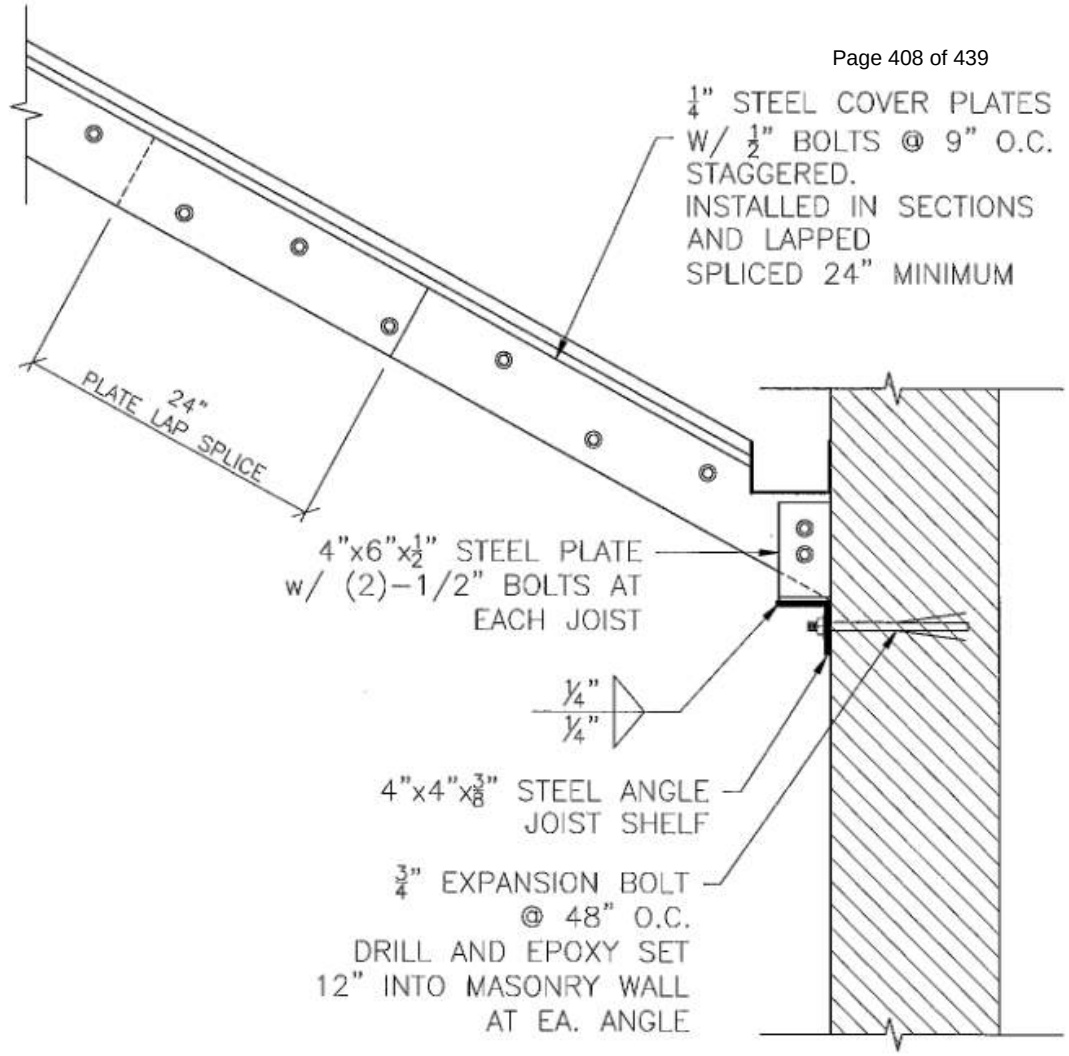


F TERRACOTTA MASONRY WALL TYPICAL REPAIR
SCALE: 3/4" = 1'-0"

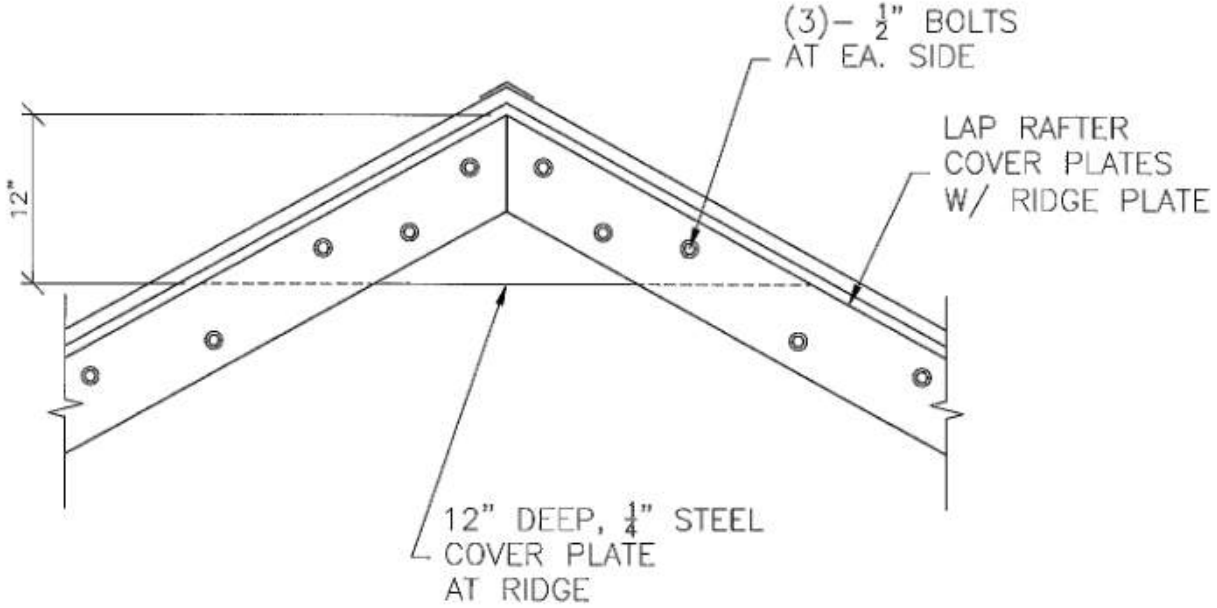


SISTER EXISTING JOIST AS REQUIRED.
(SHALL BE FIELD VERIFIED IN NEXT PHASE)

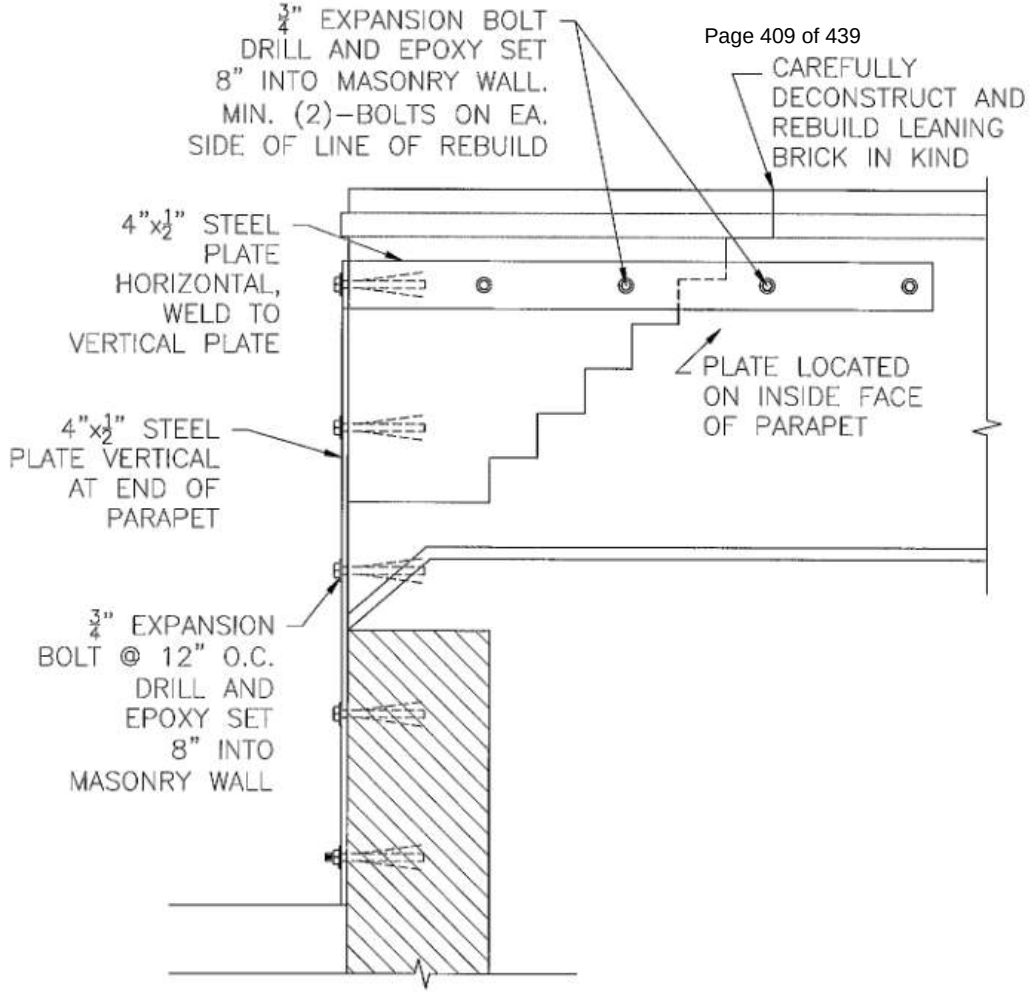
G JOIST REPAIR (TYP.)
SCALE: 3" = 1'-0"



H.1 ATTIC RESTRUCTURE - RAFTER TO MASONRY
SCALE: 1" = 1'-0"



H.2 ATTIC RESTRUCTURE - RIDGE
SCALE: 1" = 1'–0"



J PARAPET REPAIR
SCALE: 1" = 1'–0"



429-433 Bourbon

VCC Architecture Committee

February 28, 2023


02 11 2022


02 11 2022



429-433 Bourbon

VCC Architecture Committee

February 28, 2023

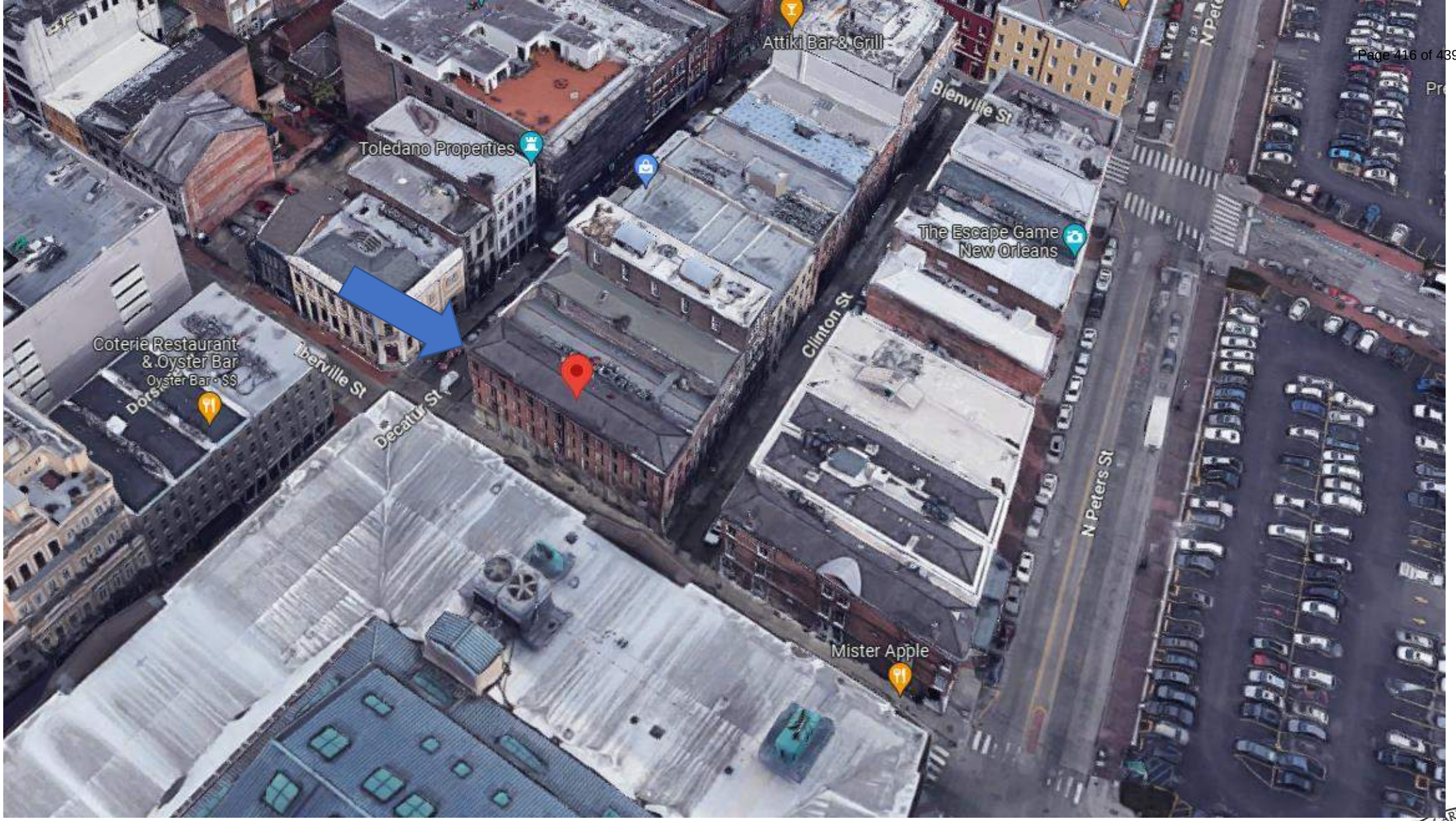


429-433 Bourbon

VCC Architecture Committee

February 28, 2023

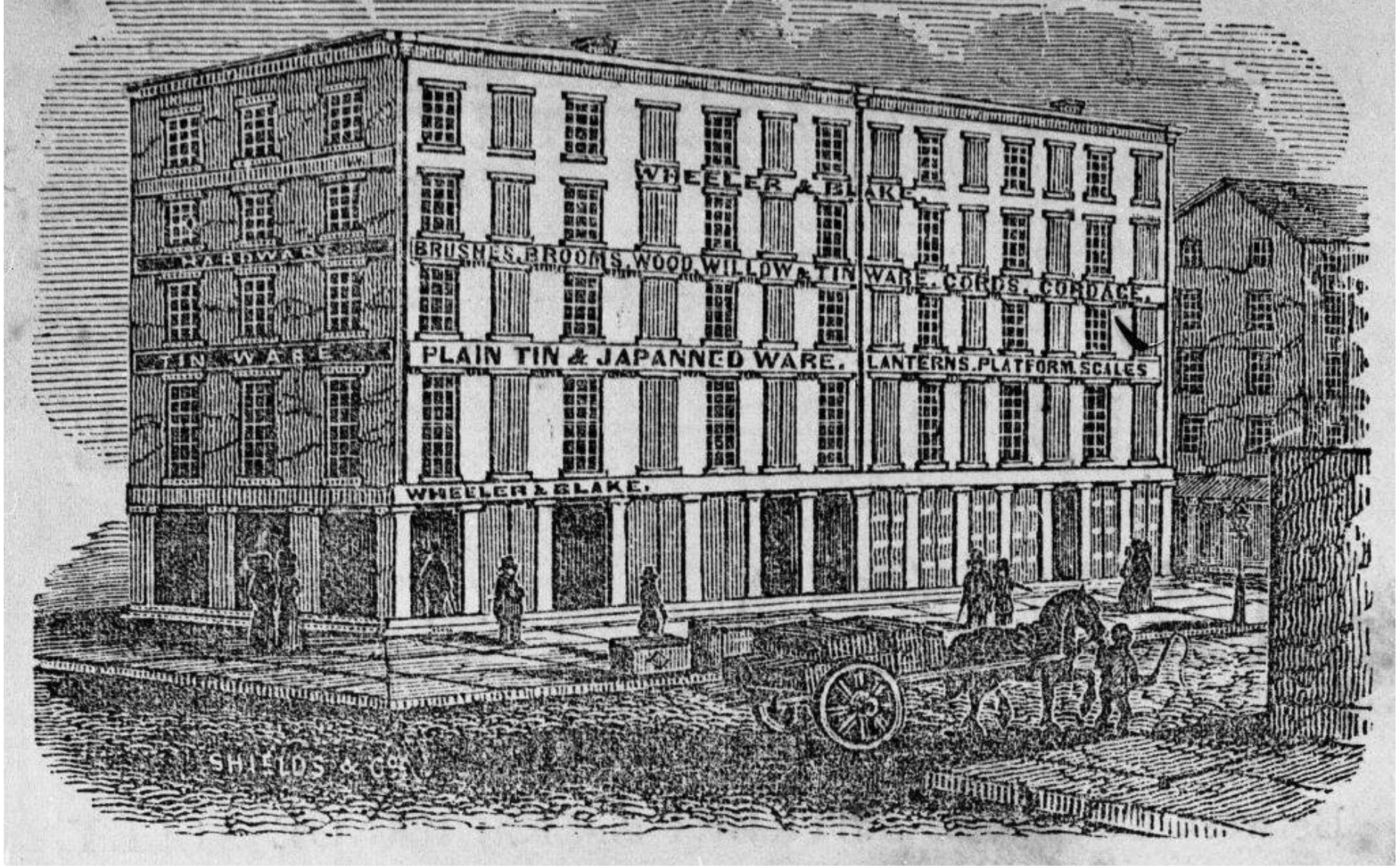
200 Decatur



200 Decatur

VCC Architecture Committee

February 28, 2023



200 Decatur, 1858 advertisement



200 Decatur, ca. 1900





200 Decatur

VCC Architecture Committee

February 28, 2023



200 Decatur

VCC Architecture Committee

February 28, 2023



200 Decatur

VCC Architecture Committee

February 28, 2023


YOUNGBOY NEVER BROKE AGAIN
I REST MY CASE
#STOPTHEVIOLENCE
YOUNGBOY NEVER BROKE AGAIN
I REST MY CASE
#STOPTHEVIOLENCE
YOUNGBOY NEVER BROKE AGAIN
I REST MY CASE
#STOPTHEVIOLENCE
PRIVATO
ACAB
FISHER
01 23 2023

200 Decatur



200 Decatur



200 Decatur



200 Decatur



200 Decatur



200 Decatur

EXTERIOR AND STRUCTURAL REPAIRS TO
200 DECATUR STREET
NEW ORLEANS, LA

MOUTON LONG TURNER ARCHITECTS
601 Papworth Avenue
Suite 200
Metairie, LA 70005
504. 838.8091
www.moutonlong.com



PHOTO
SCALE: N.T.S.

PROJECT DATA:

1. SUBMITTOR	MOUTON LONG TURNER ARCHITECTS
2. SUBMITTOR ADDRESS	601 PAPWORTH AVENUE SUITE 200 METAIRIE, LA 70005 (504) 838-8091
3. PROJECT NAME	200 DECATUR ST. EXTERIOR REPAIRS
4. PROJECT ADDRESS	200 DECATUR ST. NEW ORLEANS, LA
5. PROJECT DESCRIPTION	EXTERIOR REPAIRS
6. OCCUPANCY	VACANT
7. TOTAL GROSS AREA	(1) 2688 SF (2) 2688 SF (3) 2688 SF (4) 2688 SF **10,752 SF (+/-)**
8. BUILDING HEIGHT:	4 STORIES
9. OWNER:	200 LEVEE LLC 600 CANAL ST NEW ORLEANS, LA.

ZONING

ZONING: VCE-1

LEGAL DESCRIPTION

SQ 7
LOT 1
24'X112'

CODE DATA

IBC 2021

SCOPE OF WORK

SITE:
1. **NO WORK**

EXTERIOR WALLS:
1. REMOVE ALL SIGN BRACKETS AND SIGNS.
2. REMOVE ABANDONED WIRING AND PIPING ATTACHED TO THE EXTERIOR WALLS.
3. REMOVE NON-APPROVED LIGHT FIXTURES AND SECURITY CAMERAS.
4. REPAIR MILLWORK TO MATCH EXISTING

ROOF:
1. REPAIR AND REPLACE ROOF, FLASHING, PARAPET CAPS, GUTTERS AND DOWNSPOUTS.
2. INSPECT ROOF FRAMING LUMBER AND REPAIR/ REPLACE AS NECESSARY.

STRUCTURAL/ MASONRY/STUCCO:
NOTE: REMOVE INTERIOR FINISHES ON EXTERIOR WALLS THAT MAY BE CONCEALING STRUCTURAL CRACKS OR OTHER HIDDEN ISSUES TO PROVIDE FOR VISUAL INSPECTION.

1. REPAIR SECTIONS OF WALLS IN DANGER OF COLLAPSE.
2. REPAIR CRACKS IN MASONRY WALLS.
3. REPAIR CHIMNEYS AND CHIMNEY CAPS.
4. REPAIR PARAPETS.
5. PROPERLY CLEAN EXTERIOR AND REMOVE VEGETATION GROWING FROM WALLS.
6. TUCK POINT DETERIORATED MORTAR WITH APPROVED MATERIALS TO RESTORE WATER TIGHTNESS OF EXTERIOR WALLS.
7. REMOVE GRAFFITI BY APPROVED METHODS FOR HISTORIC BUILDINGS.
8. REPAIR DAMAGED STUCCO AND REPAINT ALL STUCCO.
9. SEE STRUCTURAL ENGINEERING DRAWINGS FOR DETAILS AND SPECS FOR SHORING, BRACING, TIE BACKS, AND BRICK WALL REPAIRS.

MILLWORK/ WINDOWS AND DOORS:
1. REPAIR/ REPLACE/ AND PAINT WINDOW SASHES, MOLDINGS, AND TRIM IN POOR CONDITION OR MISSING TO BE OPERABLE AND WATERTIGHT.
2. REPLACE MISSING/ BROKEN WINDOW GLAZING WITH APPROVED MATERIALS.
3. REMOVE AND REPLACE ACRYLIC AND/ OR NON-APPROVED GLAZING.
4. REPAIR EXTERIOR DOORS WITH MATCHING STYLE AND MATERIALS.
5. G.C. SHALL INSPECT EACH WINDOW WITH THE MILLWORK CONTRACTOR TO DETERMINE IF THE WINDOW CAN BE SALVAGED AND REPAIRED OR IS NEED OF TOTAL REPLACEMENT.

IRONWORK
1. REMOVE RUST, REPAIR, PRIME, AND PAINT EXISTING IRON AND OTHER METALS EXPOSED TO THE EXTERIOR.

NOTE:
SCOPE OF WORK IS LIMITED TO BUILDING EXTERIOR ONLY
- NO INTERIOR WORK EXCEPT STRUCTURAL REPAIRS.
- NO CHANGE OF EXITS
- NO MECHANICAL WORK
- NO PLUMBING WORK
- NO GAS WORK



SITE PLAN
SCALE: 1"=20'-0"

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY SHALL COMPLY WITH ALL LOCAL CODE AND CITY REQUIREMENTS.
SIGNED:
DATE: 01.31.23
LICENSE NO: 3345

RALPH HENRY LONG JR. No. 3345 STATE OF LOUISIANA REGISTERED ARCHITECT
01/31/23

EXTERIOR AND STRUCTURAL REPAIRS TO 200 DECATUR STREET NEW ORLEANS, LA

Issued

Date	To	Remarks

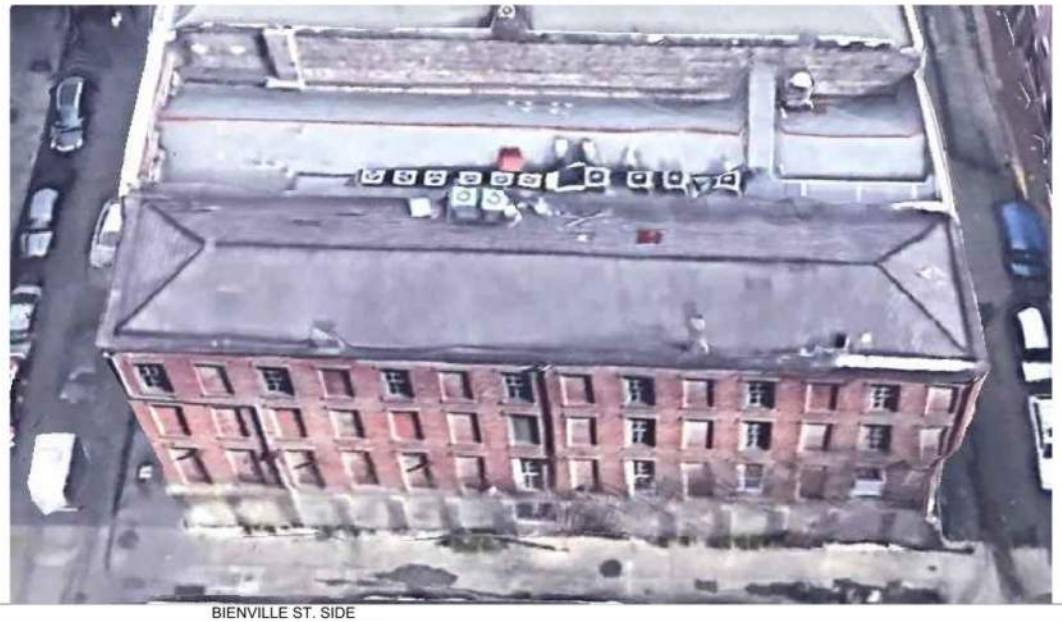
Revisions

1/31/23 | 22-1769
Date | Project No.
Drawing No.
CV

AERIAL PHOTOS ARE FOR REFERENCE ONLY. SEE SCOPE OF WORK ON COVER SHEET AND NOTES ON OTHER DRAWINGS.



DECATUR ST. SIDE



BIENVILLE ST. SIDE



CLINTON ST. SIDE/ REAR

MOUTON LONG TURNER
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RALPH HENRY LONG JR. No. 3275 STATE OF LOUISIANA REGISTERED ARCHITECT
01/31/23

EXTERIOR AND STRUCTURAL REPAIRS
TO
200 DECATUR STREET
NEW ORLEANS, LA

Issued

Date	By	Remarks

Revisions

1/31/23 | 22-1769

A1.0

* SEE "SCOPE OF WORK" ON CV FOR MORE INFORMATION



DECATUR ST. SIDE

PAINT ALL MILLWORK, IRON, AND STUCCO.





PAINT ALL MILLWORK, IRON, AND STUCCO.



DECATUR ST. / IBERVILLE CORNER

MOUTON LONG TURNER
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601 Papworth Avenue
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RALPH HENRY LONG JR. No. 3245 STATE OF LOUISIANA REGISTERED ARCHITECT 01/31/23

EXTERIOR AND STRUCTURAL REPAIRS TO 200 DECATUR STREET NEW ORLEANS, LA

Issued

Revisions

1/31/23 | 22-1769

A1.1

* SEE "SCOPE OF WORK" ON CV FOR MORE INFORMATION

PAINT ALL MILLWORK, IRON, AND STUCCO.



CLINTON STREET SIDE







MOUTON LONG TURNER
ARCHITECT
601 Papworth Avenue
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Metairie, LA 70005
504. 838.8091
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KELLY HENRY LONG JR.
NAR NO 9545
STATE OF LOUISIANA
REGISTERED ARCHITECT
01/31/23

EXTERIOR AND STRUCTURAL REPAIRS
TO
200 DECATUR STREET
NEW ORLEANS, LA

Issued

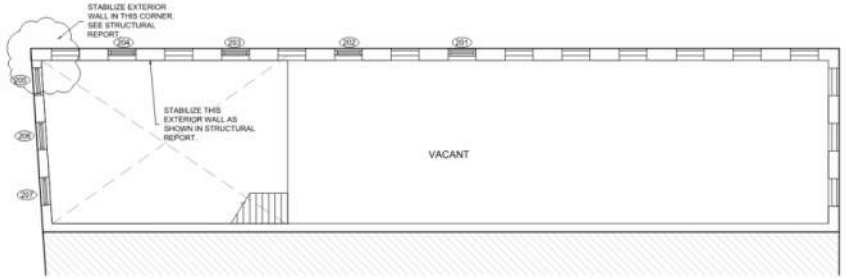
Date	To	Remarks

Revisions

1/31/23	22-1769
Date	Project No.

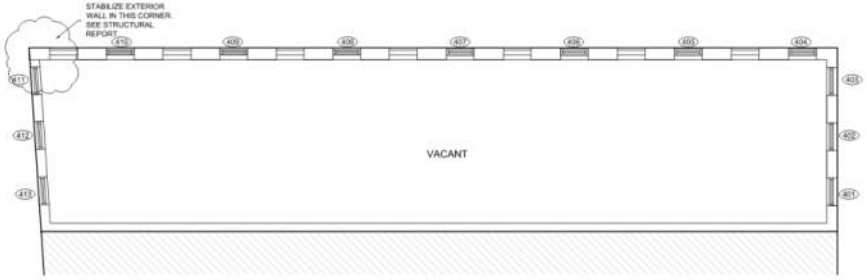
A1.3

FLOOR PLANS ARE FOR REFERENCE ONLY. NO NEW WORK IS SHOWN HERE.



2 A3.0 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

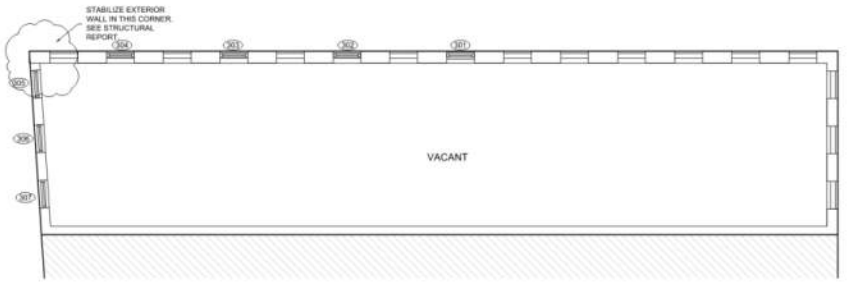
SEE STRUCTURAL ENGINEERING DRAWINGS FOR DETAILS AND SPECS FOR SHORING, BRACING, TIE BACKS, AND BRICK WALL REPAIRS.



4 A3.0 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 A3.0 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 A3.0 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

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EXTERIOR AND STRUCTURAL REPAIRS
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1/31/23 — Date
22-1769 — Project No.
A2.0 — Drawing No.

ROOFING AND PARAPET NOTES:

1. MASONRY

- COMPLETE TUCKING-POINTING AT PARAPET TOP AND EXTERIOR OF WALL ON ALL SIDES OF BUILDING
- COORDINATE WITH ROOFER TO COUNTER-FLASH VALLEY GUTTERS AT PARAPETS AS NECESSARY.

2. ROOFING

- REMOVE ALL LAYERS OF EXISTING ROOF TO DECK.
- HAUL AWAY DEBRIS AND DISPOSE OF PROPERLY
- REMOVE THE FLASHINGS FROM THE PARAPETS AND VALLEYS.
- REPLACE ANY ROTTED / DAMAGED DECKING AND ANY ROTTED.
- RE-DECK ENTIRE SURFACE WITH 5/8" CDX PLYWOOD DECKING
- INSTALL THE ATLAS WEATHERMASTER POLYSEAL HIGH TEMPERATURE WATER BARRIER UNDERLAYMENT ON THE ENTIRE ROOF.
- INSTALL A NEW, 12"X18" SEMI-WEATHERING GRAY GREEN SLATE ROOF ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS
- INSTALL NEW, 16 OUNCE COPPER FLASHING AROUND THE DORMER
- INSTALL NEW, 16 OUNCE COPPER THROUGHOUT THE VALLEYS AND UP PARAPET.
- THIS COPPER SHALL BE COUNTER-FLASHING BY THE MASON
- INSTALL NEW COPPER CAP FLASHING ON ALL PARAPETS
- ENLARGE THE THROUGH-WALL SCUPPER OPENINGS AS MUCH AS POSSIBLE.
- SEAL ALL SEAMS WITH A SILICONE SEALANT

ROOF INSTALLTION

1. INSPECT SUBSTRATE AND REPORT UNSATISFACTORY CONDITIONS IN WRITING. BEGINNING WORK MEANS ACCEPTANCE OF SUBSTRATE. COORDINATE INSTALLATION WITH OTHER TRADES, INCLUDING CARPENTRY, FLASHING AND PENETRATING WORK.
2. COMPLY WITH NRCA ROOFING AND WATERPROOFING MANUAL AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. CLEAN, PRIME AND PREPARE SUBSTRATE PER MFRS SPEC.
4. RESTORE OR REPLACE DAMAGED COMPONENTS. PROTECT WORK FROM DAMAGE.
5. ROOFING CONTRACTOR SHALL MAKE PROPOSAL TO OWNER OF APPROPRIATE ROOFING, FLASHING, AND DRAINAGE SYSTEMS FOR THIS APPLICATION.

SLATE ROOF SCOPE

1. RE-ROOF EXISTING ROOF WITH SLATE TILES PER SPEC BELOW. RE-ROOFING TO INCLUDE BUT NOT LIMITED TO ALL FLASHING, COPING, GUTTERS, DOWNSPOUTS, ETC. INSPECT EXISTING ROOF DECK AND REPLACE ANY ROTTING OR DAMAGED ROOF DECK AS REQUIRED. INSTALL SLATE ROOFING PER MANUFACTURER INSTRUCTIONS
2. PROVIDE NEW ICE AND WATER SHIELD BY GRACE INDUSTRIES UNDERNEATH SHINGLES.
3. WATERPROOF EXISTING PARAPET (TOP AND BACK SIDES) PER VCC REQUIREMENTS AND ALL RELATED MATERIALS REQUIRED FOR A COMPLETE WATERPROOF INSTALLATION.
4. REUSE EXISTING RIDGE CAP, REPLACE ANY DAMAGED TILES TO MATCH EXISTING
5. ALL FLASHING TO BE COPPER (SEE "ALTERNATE")

SLATE ROOFING SPEC

FURNISH AND INSTALL SLATE ROOFING SYSTEM, INCLUDING ALL FLASHING, WATERPROOFING, AND RELATED MATERIALS REQUIRED FOR A COMPLETE, WATERPROOF INSTALLATION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL PROVIDE A NO DOLLAR LIMIT MFG. WARRANTY.

PROVIDE CLASS A FIRE RATING W/ LIFETIME TRANSFERABLE WARRANTY AND 130 MPH LTD. WIND WARRANTY. INSTALL PER MFR. RECOMMENDATIONS AND CODE TO MEET WINDSPEED REQUIREMENTS. COLOR SELECTION PER V.C.C. DIRECTION

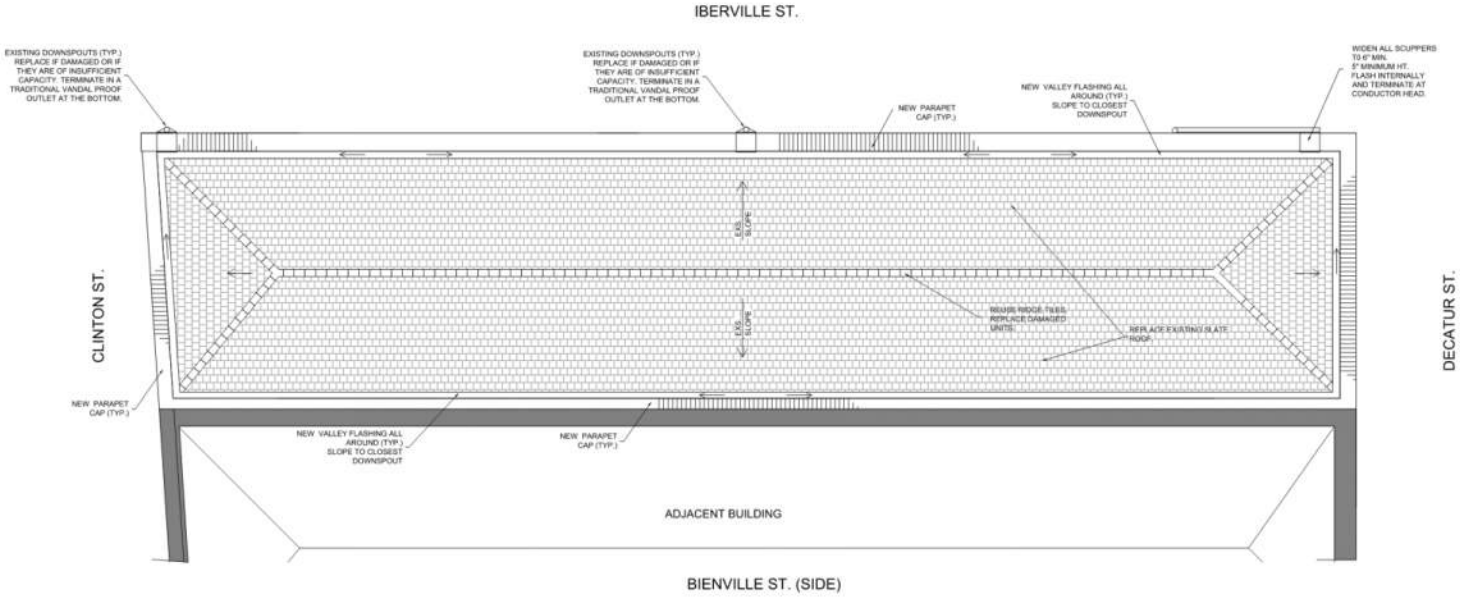
VERMONT SEMI-WEATHERING GRAY/GREEN

ALL ROOFING AND ROOFING SYSTEMS SHALL MEET MINIMUM WIND LOAD CRITERIA

SHEET METAL WORK

1. FURNISH AND INSTALL GRAVEL STOPS, FLASHING, PARAPET CAP, DOWNSPOUTS, AND GUTTERS AS REQUIRED FOR A WATERTIGHT SYSTEM.
2. ALL FLASHING TO BE COPPER (SEE "ALTERNATE")
3. COMPLY WITH SMACNA SHEET METAL MANUAL RECOMMENDATIONS. COMPLY WITH ACCESSORY MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE INSTALLATION WITH ROOFING SYSTEM TO ENSURE WEATHERTIGHT PERFORMANCE.
4. ANCHOR SECURELY TO STRUCTURE TO WITHSTAND INWARD AND OUTWARD LOADS.
5. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.

*ALTERNATE:
SUBSTITUTE GALVANIZED METAL OR COLORED METAL FLASHINGS AND PARAPET CAPS.



1 A3.0 ROOF PLAN
SCALE: 3/16" = 1'-0"

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RALPH HENRY LONG JR. No. 9245 STATE OF LOUISIANA REGISTERED ARCHITECT
01/31/23

EXTERIOR AND STRUCTURAL REPAIRS TO
200 DECATUR STREET
NEW ORLEANS, LA

Issued

Date	To	Remarks

Revisions

1/31/23 | 22-1769
Date | Project No.

A3.0
Drawing No.

ANDERSON & BUUCK
CONSULTING ENGINEERS, LLC.

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

PHONE: (504) 488-7797

E-MAIL: abeng@andersonbuuck.com

January 30, 2023

Mouton Long Turner
601 Papworth Avenue, Suite 200
Metairie, LA 70005

Attn: Ralph Long
ralph@moutonlong.com

RE: 200 Decatur Street
New Orleans, LA

Dear Ralph:

This is to advise you that on January 10, 2023, we performed an inspection for the purposes of assessing the existing condition of the overall structure, outlining structural concerns, and making recommendations for necessary repairs at the above referenced address. The following is an outline of our findings with recommended repairs if applicable.

1. Exterior masonry wall structural cracks were visible on the west facing wall and south facing wall as shown in Photograph #1 and Photograph #2. The west facing wall has lateral deflection visible to the naked eye towards the street. These items lead us to the hypothesis that the structure is deficient in lateral strength, especially in the southern most third of the building where a concrete floor was removed as can be in Photograph #3, ultimately removing lateral ties between east and west walls at that point.

   Recommended Repair: Epoxy inject cracks with low modulus epoxy, tie existing floor joist to masonry as shown in Detail A at west wall and as shown in Detail B at east facing party wall at each floor system. In the southernmost third of the building, where the concrete floor has been demolished, install wind frames as per the attached Building Section 1. We recommend one frame at each end of the space and two frames equally spaced between windows, thus a total of four frames would be required.

2. We suspect that moisture and termite damages could be an issue on some floor joists. Additional investigation is needed in the next phase, after all floor systems have been revealed from below and all areas of all floors have been made safely accessible.

   Recommended Repair: Joists with significant damages shall be sistered with a light gauge metal joist as per the attached Detail C.

3. The gable roof structure, we suspect, could have some deficiencies.

   Recommended Repair: The entirety of the roof system shall be inspected and reconditioned as required by a waterproofing and roofing consultant retained by owner. Rafters shall be clipped to the masonry wall as shown in Detail D to provide lateral ties at the top of the masonry wall.

4. We suspect that brick cracks could be present in locations not accessed during our inspection.

   Recommended Repair: Epoxy inject cracks with low modulus epoxy and treat exterior wall with waterproofing techniques as recommended by a waterproofing consultant. We will provide waterproofing contractor recommendation under separate cover at the end of this report.

5. At the time of our initial inspection differential settlements were visually evident at the corners of the building as depicted in Photograph #4. While this is not uncommon in the New Orleans area and some degree of differential settlement can be expected and accepted, further investigation will need to be carried out to determine if any remedial action is necessary to provide structural stability.

The above findings are limited to what was accessible and visible at the time of our inspection and thus an additional site visit shall be required in the next phase after a partial demolition to reveal all wall and floor surfaces has been completed. Partial demolition shall be executed by others.

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

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

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

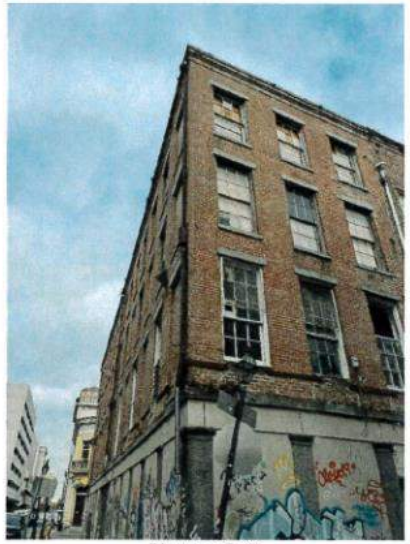
We hope the information provided meets your needs. Should you have any further questions, please do not hesitate to contact us. We thank you for this opportunity of being of service to you.

Respectfully submitted,

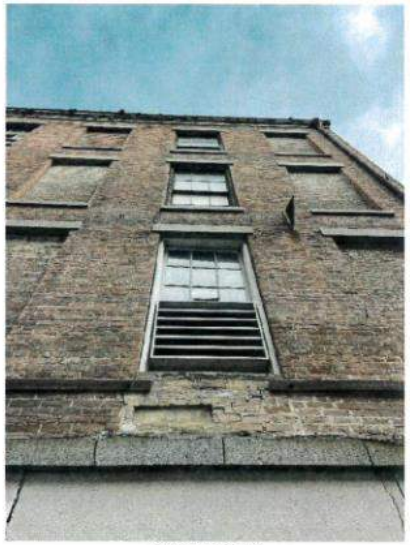
STATE OF LOUISIANA
DALTON J. BUUCK
License No. 47368
PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

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

RBA:ss



Photograph #1
Southwest Corner



Photograph #2
West Facing Wall at Rear Third



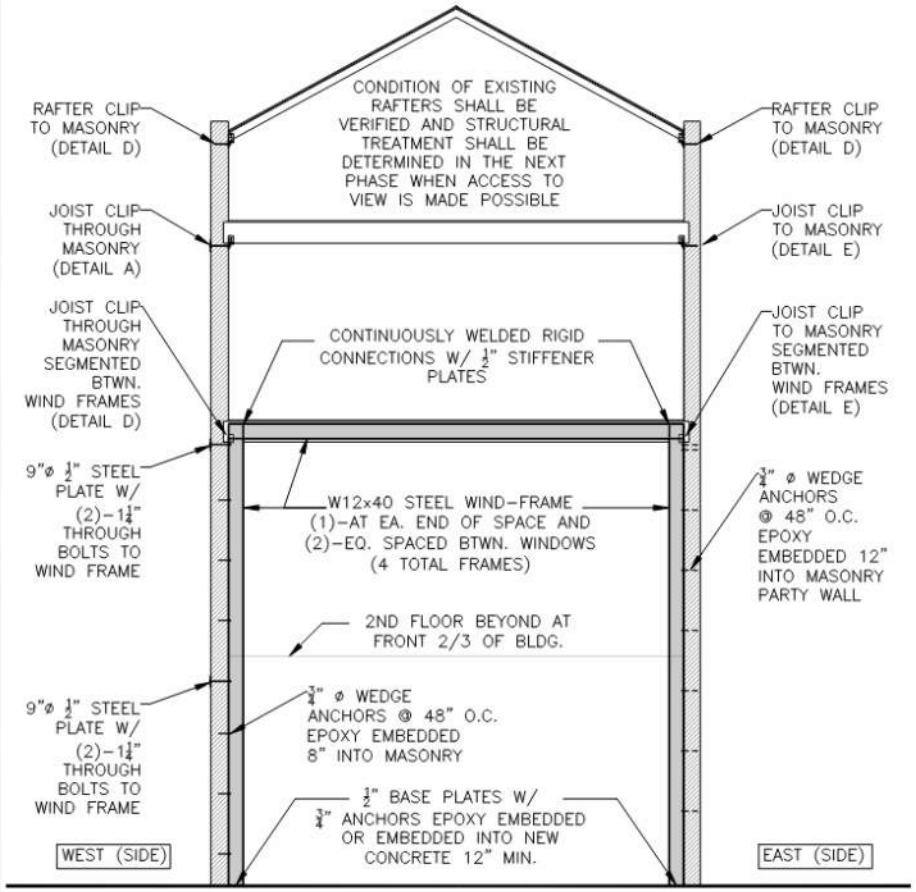
Photograph #3
Demolished Concrete Floor at Rear Third



Photograph #4
South Facing Wall

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(504) 488-7797

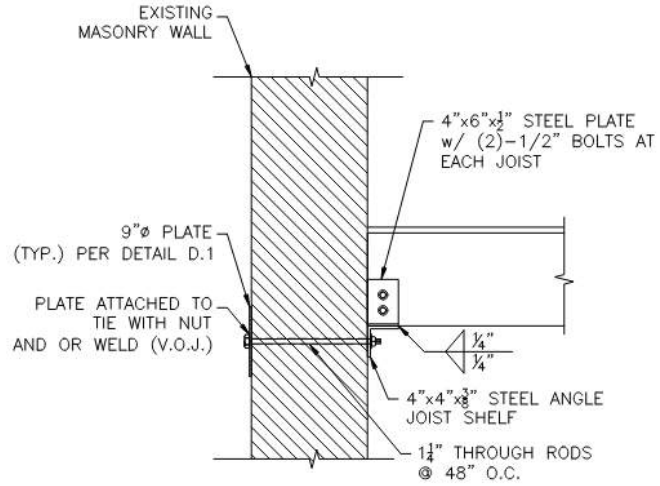
JOB 200 DECATUR ST., NEW ORLEANS, LA
BLDG. SECTION 1 - WIND FRAME RETROFIT
PREPARED BY D.J.B. CHECKED BY R.B.A.
FILE REPORT
SCALE AS SHOWN
SHEET NO. 1
OF 5
DATE 1-30-23



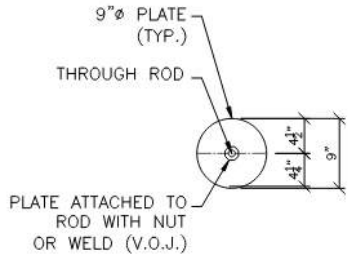
1 STRUCTURE RETROFIT AT SOUTHERN 1/3
NOT TO SCALE

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New Orleans, Louisiana 70119
(504) 488-7797

JOB 200 DECATUR ST., NEW ORLEANS, LA
MASONRY WALL TIE AT OPEN WALL
PREPARED BY D.J.B. CHECKED BY R.B.A.
FILE REPORT
SCALE AS SHOWN
SHEET NO. 2
OF 5
DATE 1-30-23



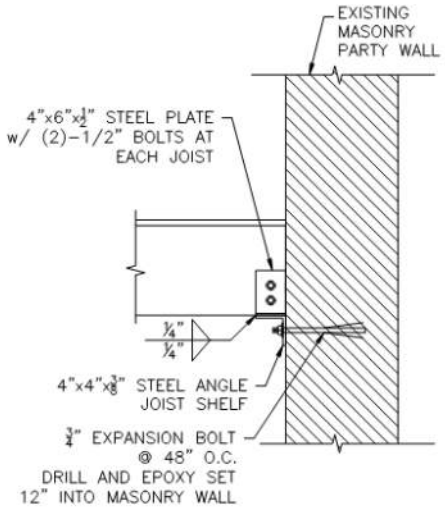
A MASONRY WALL TIE AT OPEN WALL
SCALE: 1" = 1'-0"



A.1 TIE BACK PLATE
SCALE: 1" = 1'-0"

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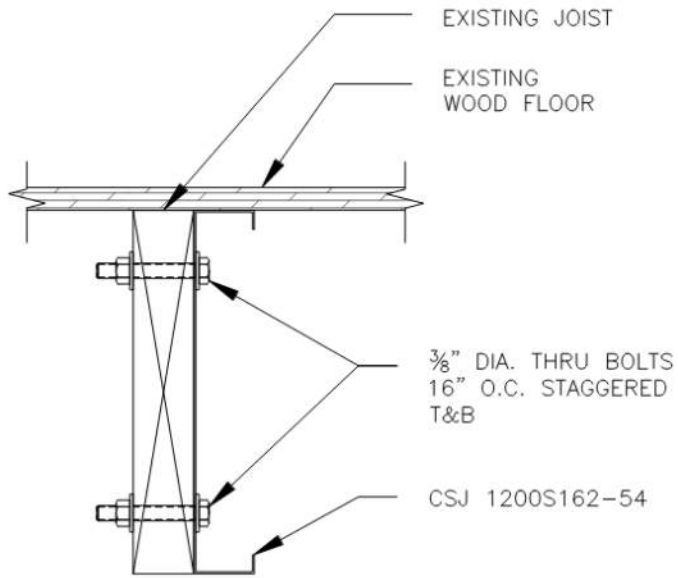
JOB 200 DECATUR ST., NEW ORLEANS, LA
MASONRY WALL TIES AT PARTY WALL
PREPARED BY D.J.B. CHECKED BY R.B.A.
FILE REPORT
SCALE AS SHOWN
SHEET NO. 3
OF 5
DATE 1-30-23



B TIE BACK AT PARTY WALL
SCALE: 1" = 1'-0"

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(504) 488-7797

JOB 200 DECATUR ST., NEW ORLEANS, LA
DAMAGED JOIST REPAIR
PREPARED BY D.J.B. CHECKED BY R.B.A.
FILE REPORT
SCALE AS SHOWN
SHEET NO. 4
OF 5
DATE 1-30-23

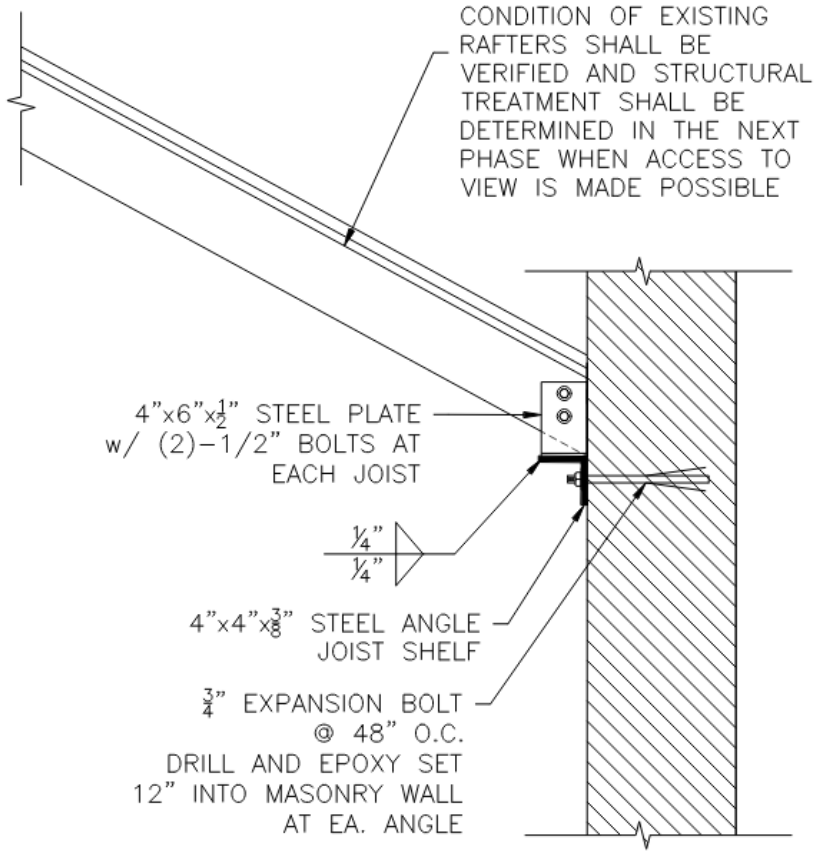


SISTER EXISTING JOIST AS REQUIRED.
(SHALL BE FIELD VERIFIED IN NEXT PHASE)

C JOIST REPAIR (TYP.)
SCALE: 3" = 1'-0"

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CONSULTING ENGINEERS, INC.
432 North Anthony Street
New Orleans, Louisiana 70119
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JOB 200 DECATUR ST., NEW ORLEANS, LA
ATTIC RE-STRUCTURE
PREPARED BY D.J.B. CHECKED BY R.B.A.
FILE REPORT
SCALE AS SHOWN
SHEET NO. 5
OF 5
DATE 1-30-23



D ATTIC RESTRUCTURE - RAFTER TO MASONRY
SCALE: 1" = 1'-0"