Vieux Carré Commission Meeting

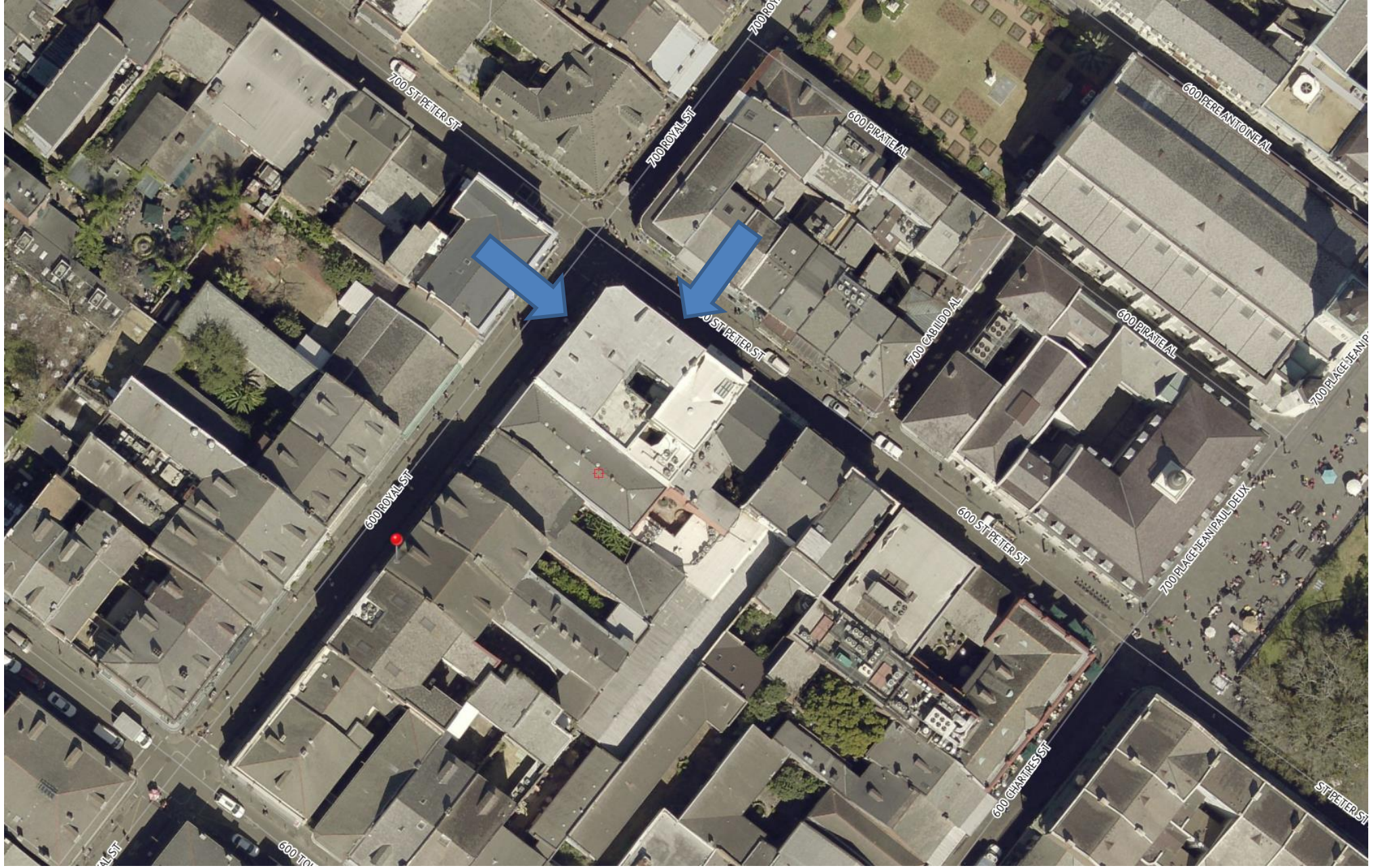
Wednesday, April 17, 2024

Chairperson’s Report

Director’s Report

New Business

640 Royal



636-40 Royal

Vieux Carre Commission

April 17, 2024



636-40 Royal - 1890



636-40 Royal



636-40 Royal

Vieux Carre Commission

April 17, 2024


CARIMI
CONSTRUCTION & DEVELOPMENT
504-339-9494
Atelier
WOODWORKS
(985) 373-4944
CARIMI
504-339-9494
CARIMI
504-339-9494
IMAGE GALLERY
FINE PHOTOGRAPHY & PRINTS
LOCAL ART
WHAT TO SEE & DO IN NEW ORLEANS
~ ALL ~
FRAMED
PIECES
50% OFF
CLEARANCE
MASK
T-SHIRT
10 02 2019

636-40 Royal



636-40 Royal

Vieux Carre Commission

April 17, 2024



636-40 Royal – Courtyard Before Renovation



636-40 Royal – Courtyard Before Renovation

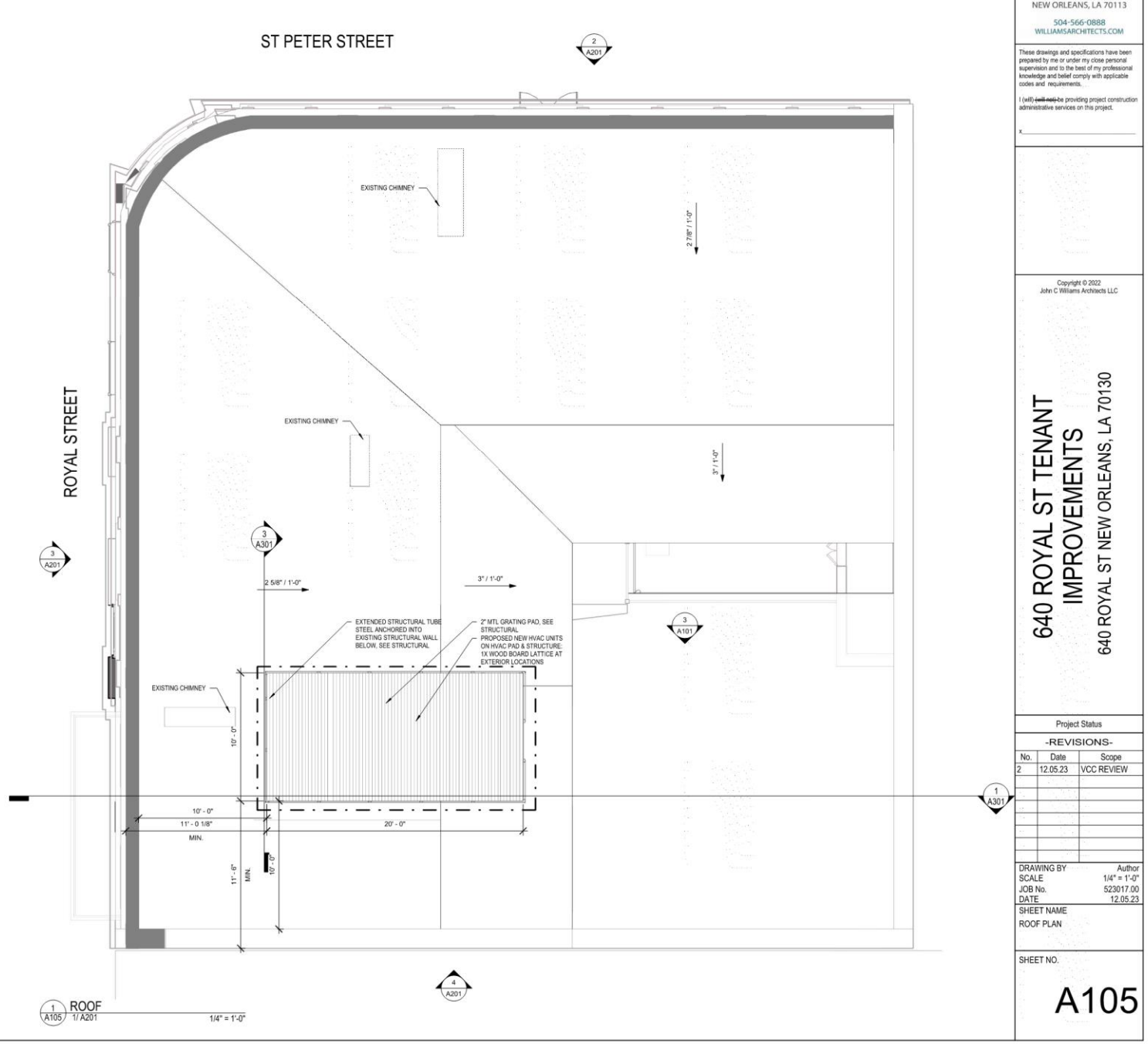


636-40 Royal



636-40 Royal


01 10 2024



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504-566-0888
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These drawings and specifications have been prepared by me or under my close personal supervision and to the best of my professional knowledge and belief comply with applicable codes and requirements.

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

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640 ROYAL ST TENANT IMPROVEMENTS

640 ROYAL ST NEW ORLEANS, LA 70130

Project Status

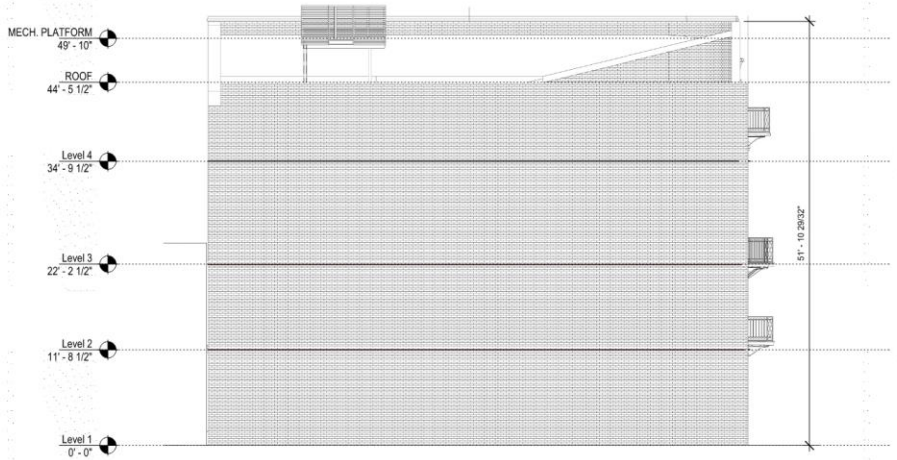
-REVISIONS-

No.	Date	Scope
2	12.05.23	VCC REVIEW

DRAWING BY	Author
SCALE	1/4" = 1'-0"
JOB No.	523017.00
DATE	12.05.23

SHEET NAME
ROOF PLAN

SHEET NO.
A105



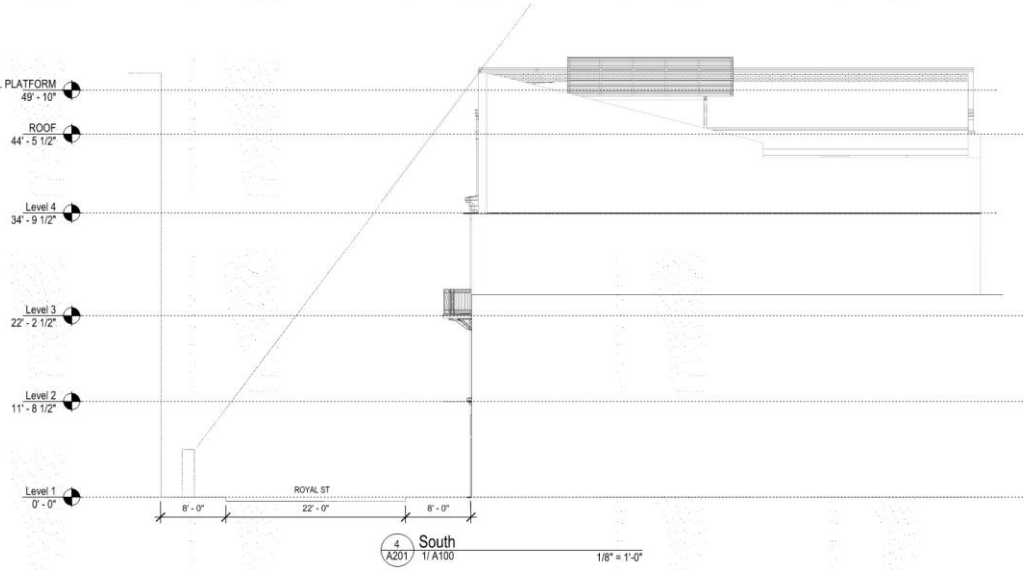
1 A201 East 1/ A100 1/8" = 1'-0"



2 A201 North 1/ A100 1/8" = 1'-0"



3 A201 West 1/ A100 1/8" = 1'-0"



4 A201 South 1/ A100 1/8" = 1'-0"

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640 ROYAL ST TENANT IMPROVEMENTS

640 ROYAL ST NEW ORLEANS, LA 70130

Project Status

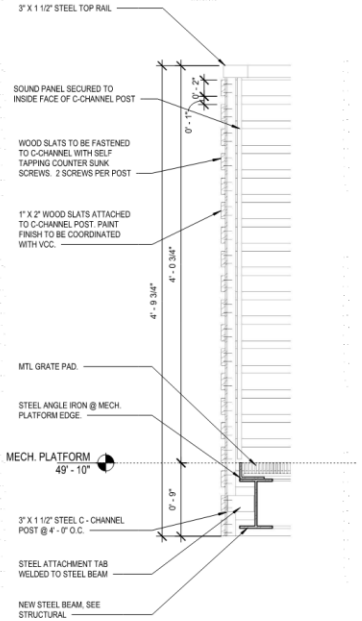
-REVISIONS-

No.	Date	Scope

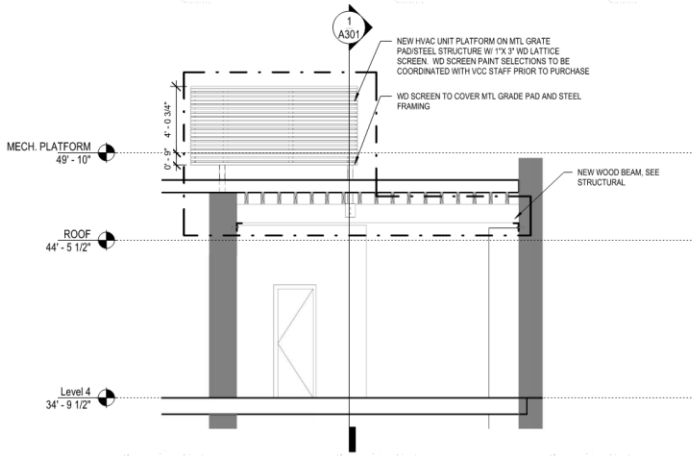
DRAWING BY	Author
SCALE	1/8" = 1'-0"
JOB No.	523017.00
DATE	12.05.23

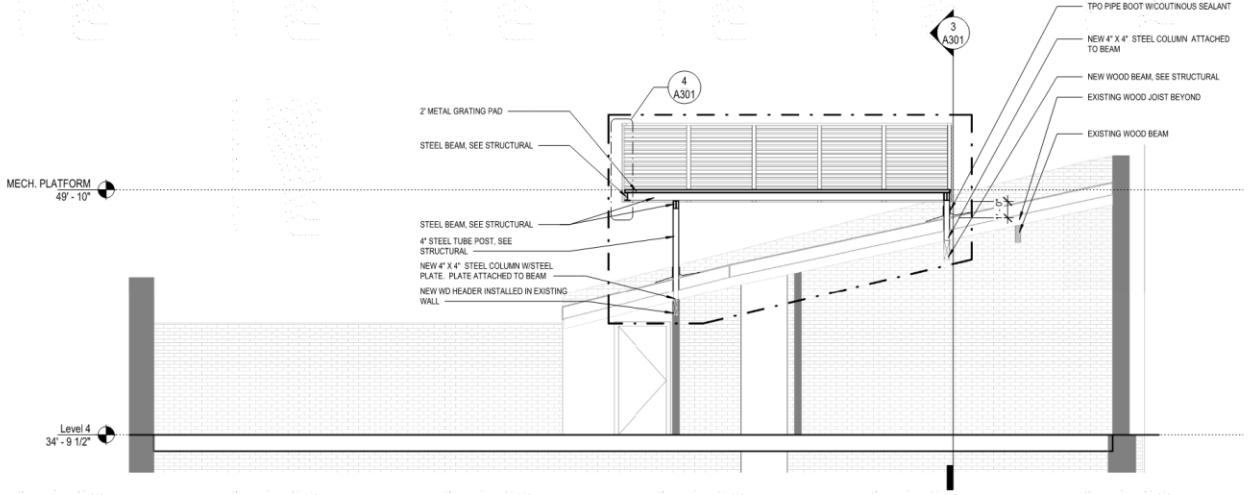
SHEET NAME
EXTERIOR ELEVATIONS

SHEET NO.
A201



4 A301 Section 1 - Callout 1
1/ A301 1 1/2" = 1'-0"





3 Section 3

1 Section 1

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x_____

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640 ROYAL ST TENANT IMPROVEMENTS

640 ROYAL ST NEW ORLEANS, LA 70130

Project Status

-REVISIONS-

No.	Date	Scope

DRAWING BY	Author
SCALE	As indicated
JOB No.	523017.00
DATE	12.05.23

SHEET NAME
BUILDING SECTIONS

SHEET NO.
A301















636-40 Royal



do not scale drawings

640 ROYAL ST TENANT IMPROVEMENTS

Project #: 523017.00

640 ROYAL ST NEW ORLEANS, LA 70130

VCC

03.12.24

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824 BARONNE STREET
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PROJECT SUMMARY

OWNER IMPROVEMENTS TO EXISTING BUILDING LOCATED AT **640 ROYAL STREET**. THE WORK WILL INCLUDE THE ADDITION OF A NEW HVAC ROOF TOP UNIT AND A MECHANICAL CHASE. WORK WILL INCLUDE EGRESS MODIFICATIONS TO TWO EXISTING DOORS ON LEVEL 1.

PROJECT DIRECTORY:

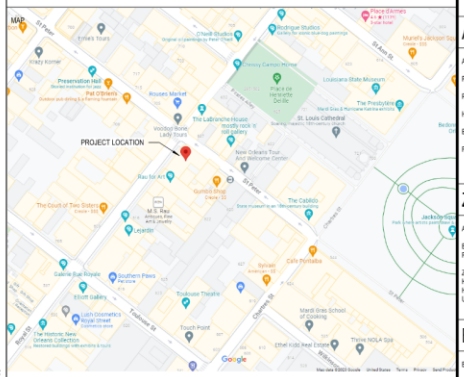
OWNER CONTACT:

CAHN ENTERPRISES, INC.
JAMES CAHN
PRESIDENT
901 TCHOUPITOULAS ST.
NEW ORLEANS, LA 70130
504-525-2028

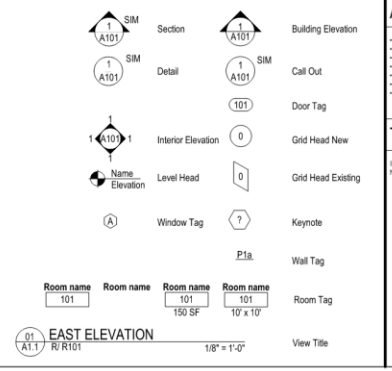
ARCHITECTS:

WILLIAMS ARCHITECTS
824 BARONNE STREET
NEW ORLEANS, LA 70113
504.566.0888
JCWILLIAMS@WILLIAMSARCHITECTS.COM

PROJECT LOCATION



SYMBOL LEGEND



SHEET INDEX

SHEET #	SHEET NAME	ISSUE DATE	REVISION DATE	REVISION
00 General				
G000	TITLE	03.12.24	12.05.23	2
06 Architectural				
A100	SITE PLAN	12.05.23	12.05.23	2
A101	FIRST FLOOR PLAN	12.05.23	12.05.23	2
A102	SECOND FLOOR PLAN	12.05.23	12.05.23	2
A103	THIRD FLOOR PLAN	12.05.23	12.05.23	2
A104	FOURTH FLOOR PLAN	12.05.23	12.05.23	2
A105	ROOF PLAN	12.05.23	03.15.24	4
A201	EXTERIOR ELEVATIONS	12.05.23		
A301	BUILDING SECTIONS	12.05.23	03.15.24	4
A311	WALL SECTIONS	12.05.23		

ABBREVIATION KEY

AHJ	AUTHORITY HAVING JURISDICTION
PNT	PAINT
PT	PRESSURE TREATED
HM	HOLLOW METAL
EQ	EQUAL
FEC	FIRE EXTINGUISHER CABINET

ZONING BRIEF

APPLICABLE ZONING ORDINANCE: CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

BUILDING ADDRESS: 636-38-40 ROYAL ST
PROPERTY DESCRIPTION: SQ 42 LOT 7 ROYAL AND ST PETER 64X60 636-38-40 ROYAL STREET

ZONING: VCC-2
HDLC DISTRICT: VIEUX CARRÉ COMMERCIAL DISTRICT
HDLC FULL/PARTIAL CONTROL: FULL
USE: MU-HC

BUILDING SUMMARY

BUILDING HEIGHT: 51' - 11"

BUILDING AREA: 4082 SQFT

SITE AREA: 4082 SQFT

OCCUPANCY CLASSIFICATION: B BUSINESS

APPLICABLE CODES

- 2021 INTERNATIONAL BUILDING CODE WITH AMENDMENTS (IBC)
- 2015 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS (IPC)
- 2015 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS (IMC)
- NATIONAL ELECTRICAL CODE WITH AMENDMENTS
- 2015 NATIONAL FIRE PROTECTION ASSOCIATION 101 LIFE SAFETY CODE (NFPA)
- ASHRAE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (ADAAG)

TYPE OF CONSTRUCTION

IBC 2021: N.A. NO NEW CONSTRUCTION
NFPA 2015: N.A. NO NEW CONSTRUCTION

GENERAL NOTES

SEE OTHER SHEETS FOR ADDITIONAL NOTES & SPECIFIC CONSTRUCTION NOTES.

1. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE PROJECT SITE AND BECOME GENERALLY FAMILIAR WITH THE PROJECT AND WITH THE IMPACT OF THE NEW WORK ON EXISTING CONDITIONS. ANY AREAS OF CONCERN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMITTING A PROPOSAL. NO ADDITIONAL CHARGE TO THE OWNER WILL BE APPROVED WHICH IS ATTRIBUTABLE TO THE CONTRACTOR'S FAILURE TO MEET THIS REQUIREMENT.
2. WORK ONLY FROM THE WRITTEN DIMENSIONS SHOWN. DO NOT SCALE DRAWINGS. DETAIL DIMENSIONS TAKE PRECEDENCE OVER PLAN DIMENSIONS.
3. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS, INCLUDING STRUCTURAL, AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT DEVIATIONS FROM THE DRAWINGS TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
4. THE GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA CLEAN AND SAFE AND PROTECT ADJACENT AREAS OUTSIDE THE WORK AREA FROM THE WORK OF THIS CONTRACT. REMOVE AND LEGALLY DISPOSE OF DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM CONSTRUCTION OPERATIONS.
5. THE GENERAL CONTRACTOR IS FULLY RESPONSIBLE FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE PROJECT DESCRIBED IN THESE DRAWINGS AND NOTES, AND IS TO COMPLY WITH THE INTENT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
6. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE OWNER.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH HIS SUBCONTRACTORS. ANY CONFLICTS WITH THEIR WORK, EQUIPMENT PLACEMENT, ETC. ARE TO BE RESOLVED PRIOR TO INSTALLATION OF THE WORK.
   A) THE CONTRACTOR SHALL COORDINATE AND LOCATE ELECTRICAL DEVICES, DATA AND PHONE RECEPTACLES, SWITCHES, ETC. TO AVOID CONFLICTS WITH CASEWORK, DOORS AND OTHER TRADES.
   B) THE CONTRACTOR SHALL VERIFY & COORDINATE, WITH ALL TRADES, THE SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT, EQUIPMENT PADS, OR BASES AS WELL AS POWER, WATER AND DRAIN INSTALLATIONS BEFORE PROCEEDING WITH THE WORK.
   C) THE CONTRACTOR SHALL PROVIDE COORDINATION DRAWINGS FOR PROPER PLACEMENT OF ALL TRADES WORK. ALL CONCERNS, SPACE LIMITATIONS OR STRUCTURAL CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL CASEWORK, MILLWORK AND SPECIALTY ITEMS TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
9. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
10. LOCATION AND DIMENSIONS SHALL BE PER ARCHITECTURAL DRAWINGS. DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE THE START OF WORK. FURNISHINGS INDICATED ON ARE FOR REFERENCE AND COORDINATION.
11. VARIATIONS FROM THE WORK DUE TO AVAILABILITY OF MATERIALS, FIELD CONDITIONS, EQUIPMENT SPECS, ETC. SHALL BE MADE ONLY WITH THE APPROVAL OF THE ARCHITECT.
12. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES AND IN ACCORDANCE WITH THE AGENCIES HAVING JURISDICTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS FOR THE WORK.
13. IT IS THE INTENT OF THE DOCUMENTS TO PROVIDE FOR COMPLETE FINISHED WORK. ALL MISCELLANEOUS COMPONENTS, PARTS, ANCHORS, AND OTHER INCIDENTAL ITEMS REQUIRED FOR COMPLETE ASSEMBLY, FUNCTIONING AND OPERATION OF AN ITEM OR SYSTEM SHALL BE PROVIDED. THE CONTRACTOR SHALL INCLUDE ALL COMPONENTS THAT ARE NORMALLY INCIDENTAL TO THE WORK, THOSE COMPONENTS WHICH ARE NOT SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATION, BUT WHICH ARE REQUIRED AS ESSENTIAL AESTHETICS OR FUNCTIONAL COMPONENT OF THE WORK, SHALL BE INCLUDED AS IF IT WERE DRAWN OR SPECIFIED.
14. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE IN A TIMELY MANNER, AT NO ADDITIONAL COST TO THE OWNER, ACCURATE AND COMPLETE DRAWINGS, SKETCHES, AND PHOTOGRAPHS SUFFICIENT TO CLEARLY DESCRIBE DISCREPANCIES, CONFLICTS AND CONCEALED OR OTHERWISE UNANTICIPATED EXISTING CONDITIONS ENCOUNTERED THAT AFFECT THE NEW CONSTRUCTION.
15. APPLY FOR AND SECURE ALL PERMITS AND COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS FOR SAFETY AND PROTECTION OF ADJACENT BUILDINGS AND OCCUPIED AREAS, DUST CONTROL, UTILITY DISCOVERED HAZARDS AND DISPOSAL. CONTACT APPROPRIATE AGENCIES PRIOR TO ANY BELOW GRADE EXCAVATIONS. NOTIFY OWNER AND PROTECT FROM DISTURBANCE ANY DISCOVERY OF SUSPECTED HAZARDOUS MATERIALS.
16. EXISTING CONDITIONS INDICATED ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH ANY WORK. IF CONDITIONS VARY GREATLY FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH WORK.
17. PROTECT ADJACENT PROPERTY AND PERSONS FROM THE WORK. WORKING OUTSIDE THE DESIGNATED LIMITS IS PROHIBITED UNLESS APPROVED BY THE CLIENT/USER.
   A) DO NOT BLOCK DRIVEWAYS, FIRE EXITS AND FIRE EXIT ROUTES
   B) LIMIT NOISE TO NORMAL CONSTRUCTION OPERATIONS.
18. TO ESTABLISH THE COMPLETE SCOPE OF ITS WORK AND TO AFFECT CLOSE COORDINATION WITH THE OTHER TRADES, EACH TRADE SHALL VISIT THE SITE AND COMPLETELY REVIEW THE DRAWINGS NOT ONLY FOR ITS RESPECTIVE TRADE, BUT THE WORK OF OTHER RELATED TRADES AS WELL.
19. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY POINTS OF ACCESS TO THE SITE AND BUILDING AND TO VERIFY MINIMUM CLEARANCES AVAILABLE FOR USE IN TRANSPORTING NECESSARY CONSTRUCTION MACHINERY, EQUIPMENT, MATERIALS AND COMPONENTS INTO THE BUILDING AND ON THE SITE.
20. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND SERVICES AGAINST INTERRUPTION DUE TO THIS WORK. NECESSARY DISRUPTIONS MUST BE COORDINATED IN ADVANCE OF NEED.
21. VERIFY PROPERTY LINES, CONDITIONS, SERVICES AND DIMENSIONS BEFORE COMMENCING THE WORK.
22. KEEP THE CONSTRUCTION AREA CLEAN AND SAFE AND PROTECT ADJACENT AREAS OUTSIDE THE WORK AREA FROM CONSTRUCTION ACTIVITIES, AND PROVIDE ALL NECESSARY PROTECTION OF THIS OWN WORK UNTIL TURNED OVER TO THE OWNER.
23. PROVIDE A MINIMUM, 6' HIGH FENCING AND METAL POSTS FOR PROTECTION OF AREAS DURING OPERATIONS AND FOR SECURITY CONTROL. PROVIDE OTHER PEDESTRIAN AND PUBLIC PROTECTION REQUIRED BY THE REGULATORY AGENCIES.
24. PROVIDE INTERIOR AND EXTERIOR BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF AREA BEING WORKED IN AND ADJACENT AREAS. CEASE OPERATIONS AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE TO CONTINUE OPERATIONS.
25. PROVIDE SECURITY AND FACILITIES TO PROTECT SITE AREA, EXISTING FACILITY AND EQUIPMENT FROM UNAUTHORIZED ENTRY, VANDALISM OR THEFT DURING THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SECURITY OF HIS/HER OWN EQUIPMENT AND TOOLS.
27. THE COST FOR CONNECTION TO AND POWER LINES FROM AVAILABLE POWER SOURCE SHALL BE AT CONTRACTOR'S SOLE EXPENSE.
28. PROVIDE TEMPORARY VENTILATION AS REQUIRED TO PROTECT WORKERS.
29. CONNECT TO EXISTING WATER SOURCE FOR TEMPORARY WATER SERVICE. IF UTILITY IS CAPPED, COORDINATE WITH CLIENT/USER.
30. PROVIDE TEMPORARY SANITARY FACILITIES.
31. CONTRACTOR SHALL PROVIDE ALL SHORING AND STABILIZING BRACING AS REQUIRED TO PROTECT FROM STRUCTURAL FAILURE OR COLLAPSE.
32. MAINTAIN FIRE SAFETY/CONTROL AT ALL TIMES.

GENERAL DEMOLITION NOTES

SEE OTHER SHEETS FOR ADDITIONAL NOTES & SPECIFIC CONSTRUCTION NOTES.

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

PROJECT DIRECTORY

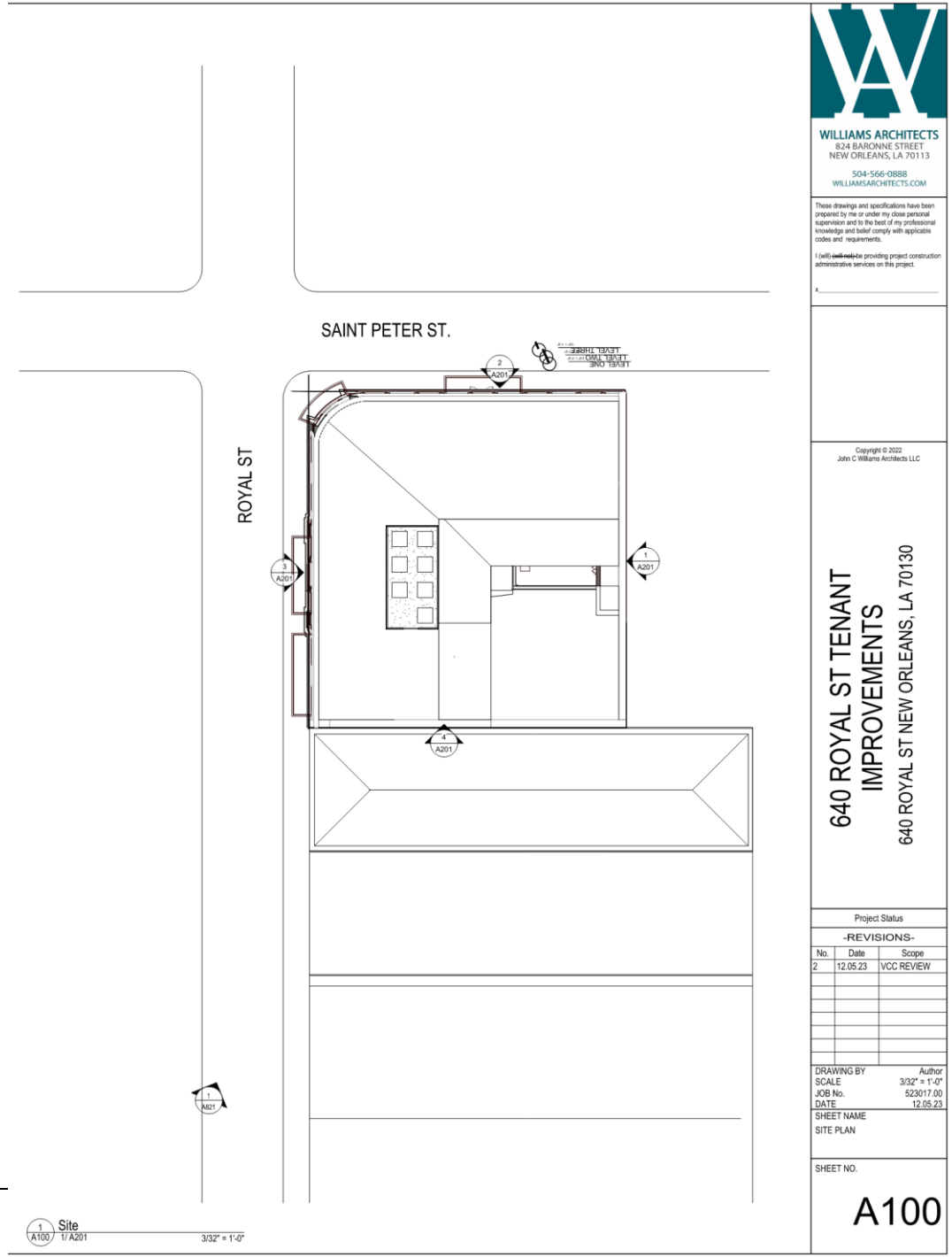
Client Name
Point of Contact Name
Address 1
Address 2
Telephone
Email

Consultant Name
Point of Contact Name
Address 1
Address 2
Telephone
Email

Consultant Name
Point of Contact Name
Address 1
Address 2
Telephone
Email

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3/15/2024 4:36:13 PM C:\Users\kmitchell\OneDrive - John C. Williams Architects\640 Royal St_(22_Pivotal Eng.rvt



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504-566-0888
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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.

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x_____

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640 ROYAL ST TENANT IMPROVEMENTS

640 ROYAL ST NEW ORLEANS, LA 70130

Project Status

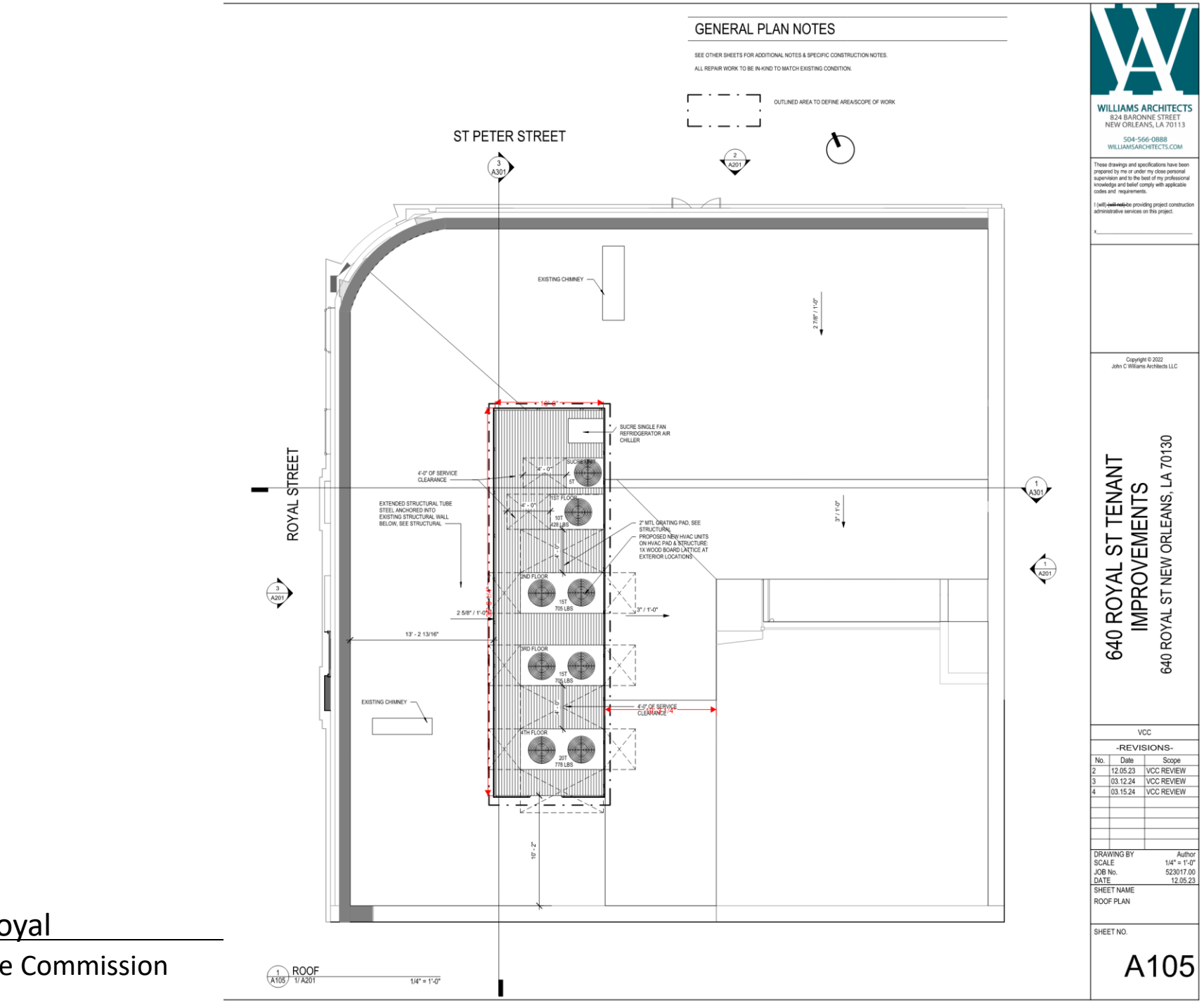
-REVISIONS-

No.	Date	Scope
2	12.05.23	VCC REVIEW

DRAWING BY	Author
SCALE	3/32" = 1'-0"
JOB No.	523017.00
DATE	12.05.23

SHEET NAME
SITE PLAN

SHEET NO.
A100



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VCC

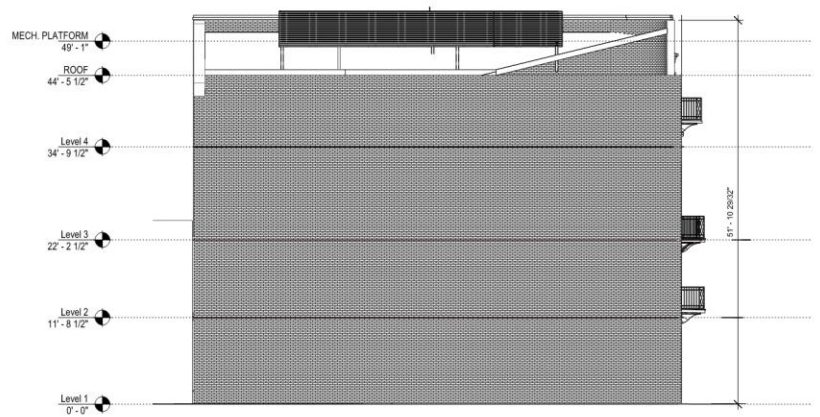
-REVISIONS-

No.	Date	Scope
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3	03.12.24	VCC REVIEW
4	03.15.24	VCC REVIEW

DRAWING BY	Author
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JOB No.	523017.00
DATE	12.05.23

SHEET NAME
ROOF PLAN

SHEET NO.
A105



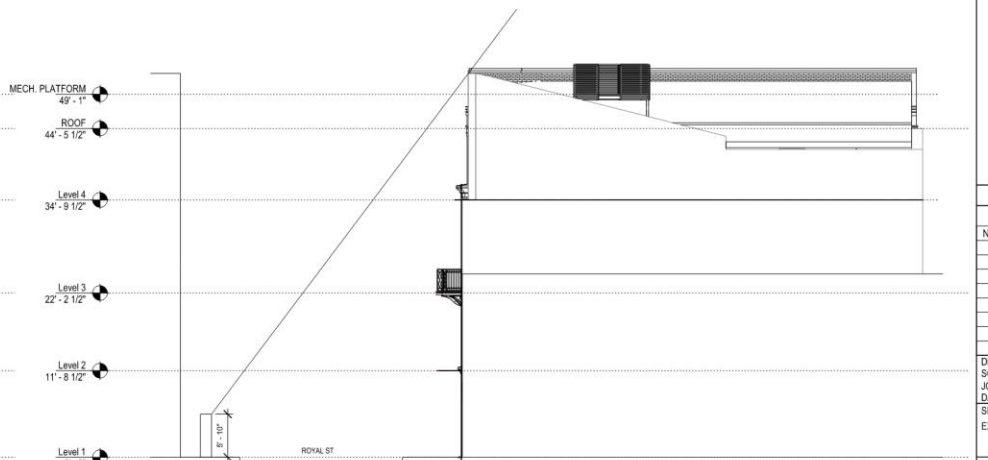
1 A201 East 1/ A100 1/8" = 1'-0"



2 A201 North 1/ A100 1/8" = 1'-0"



3 A201 West 1/ A100 1/8" = 1'-0"



4 A201 South 1/ A100 1/8" = 1'-0"

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VCC

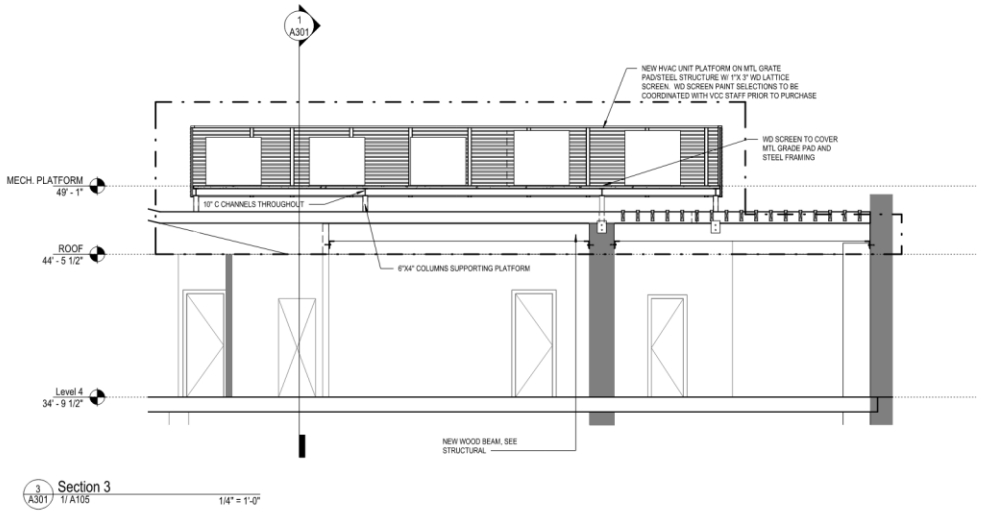
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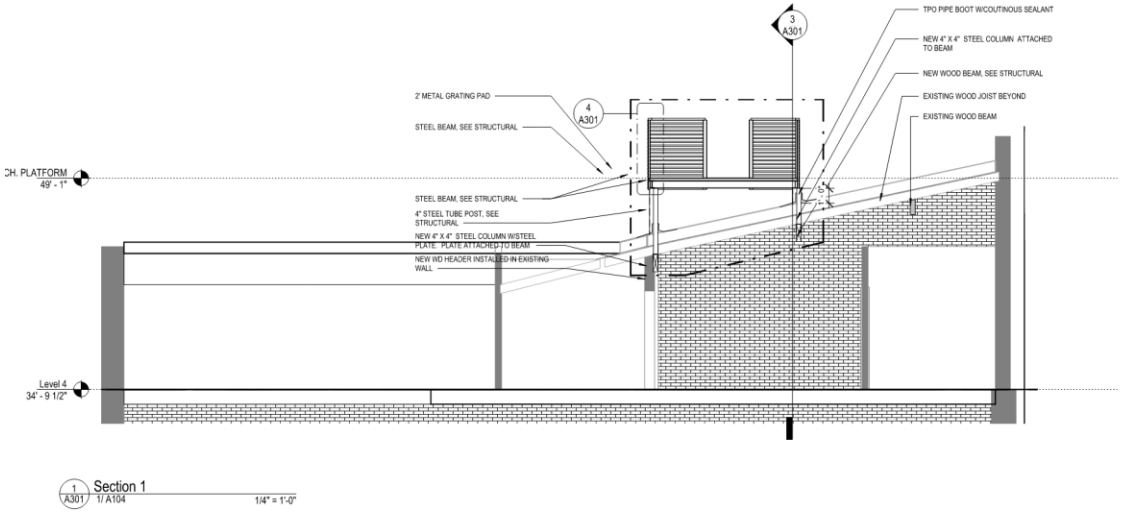
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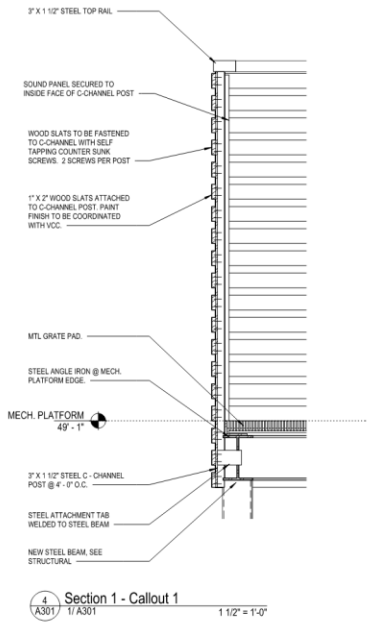
DRAWING BY	Author
SCALE	1/8" = 1'-0"
JOB No.	523017.00
DATE	12.05.23

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NO.
A201







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VCC

-REVISIONS-

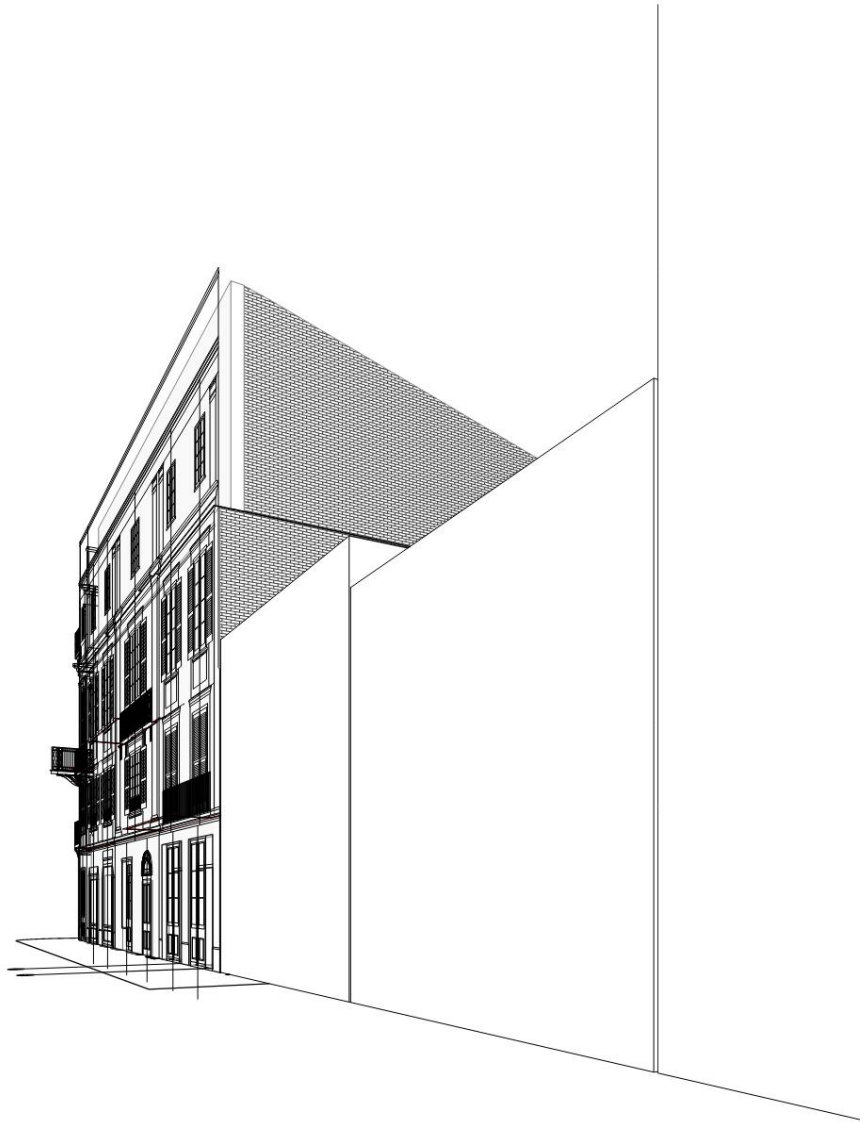
No.	Date	Scope
2	12.05.23	VCC REVIEW
3	03.12.24	VCC REVIEW
4	03.15.24	VCC REVIEW

DRAWING BY	Author
SCALE	As indicated
JOB No.	523017.00
DATE	12.05.23

SHEET NAME
BUILDING SECTIONS

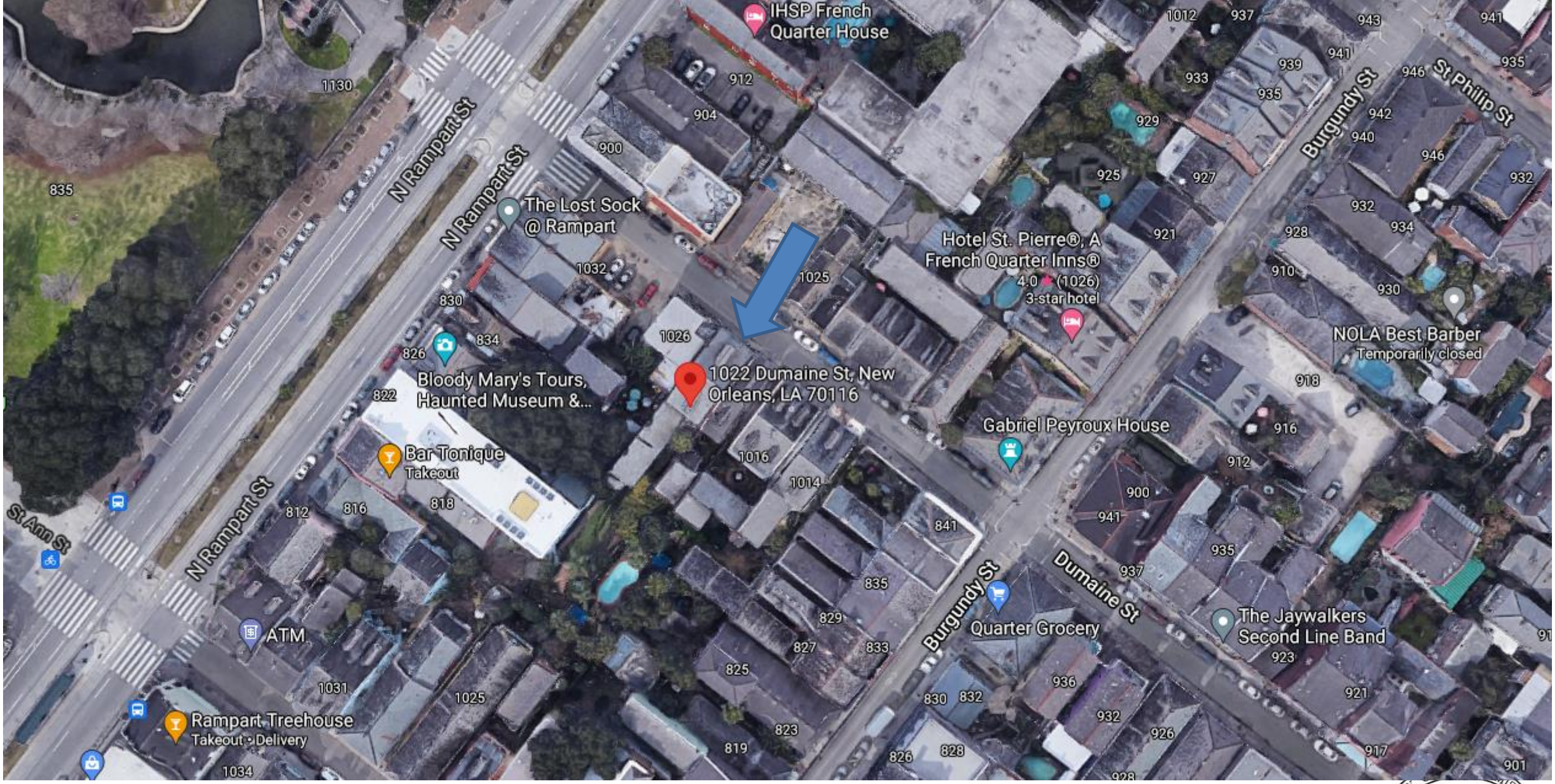
SHEET NO.
A301





1 A821 3D VIEW @ 618 ROYAL ST

1022 Dumaine



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Vieux Carre Commission

April 17, 2024



1022 Dumaine



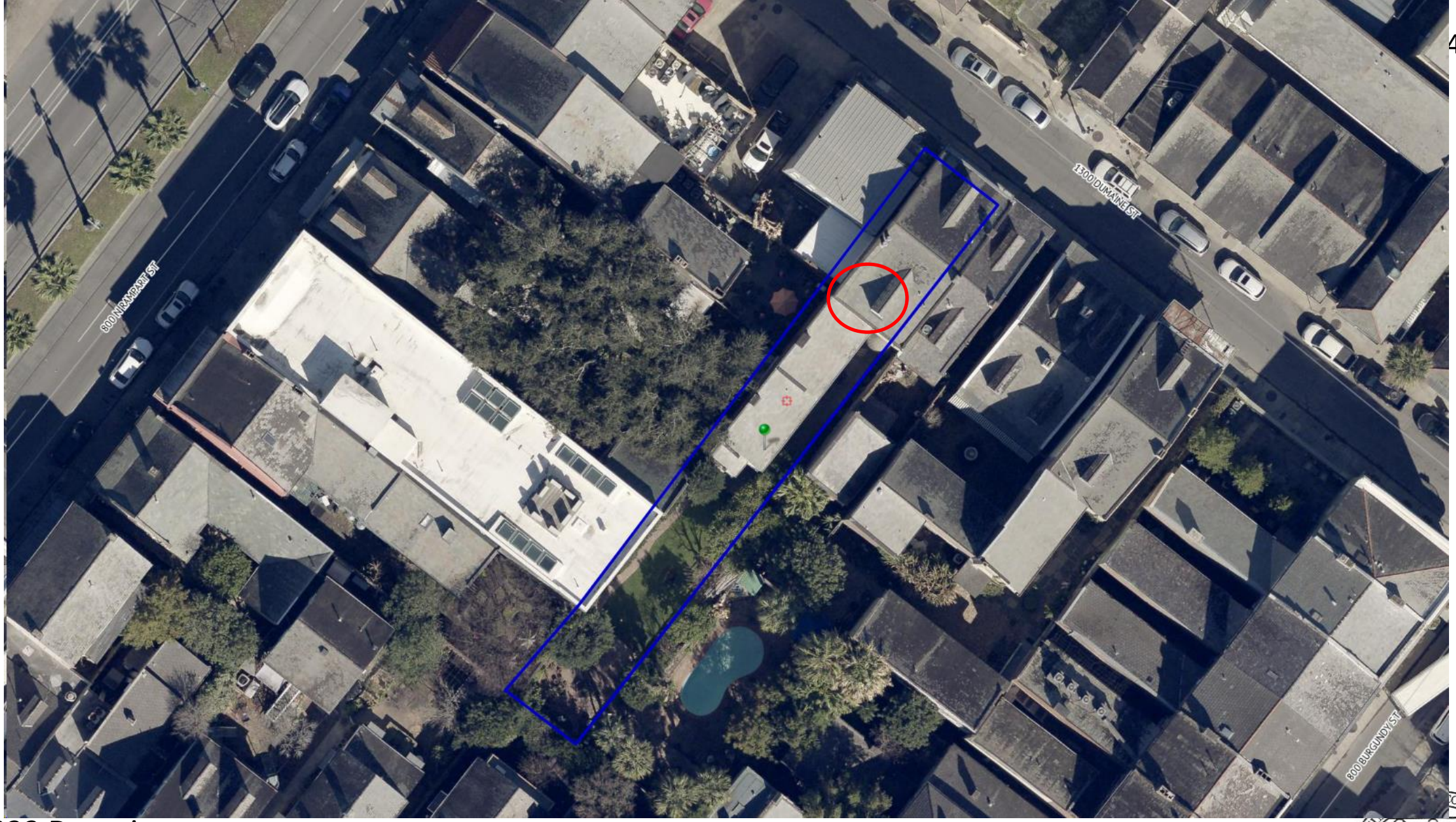
1022 Dumaine



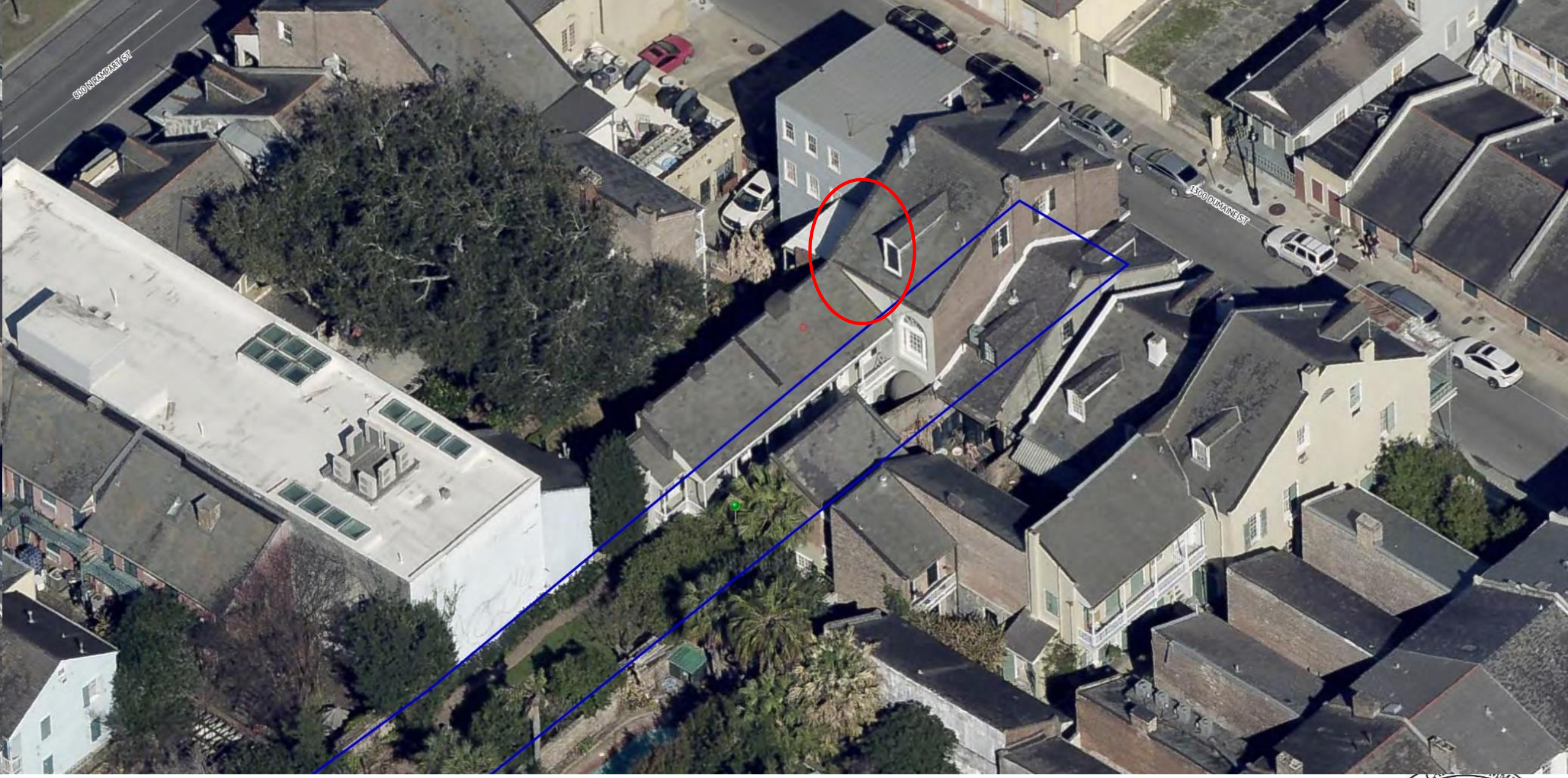
1022 Dumaine



1022 Dumaine



1022 Dumaine



1022 Dumaine

Vieux Carre Commission

April 17, 2024



1022 Dumaine

Vieux Carre Commission

April 17, 2024



1022 Dumaine



1022 Dumaine



1022 Dumaine



1022 Dumaine



1022 Dumaine



1022 Dumaine



1022 Dumaine

GENERAL STRUCTURAL NOTES

I. GENERAL

A. Contractor Responsibility - Construction documents represent the finished structure. Contractor is responsible for construction means, methods, sequences and safety precautions, including but not limited to shoring and temporary bracing.

B. Omissions & Conflicts - Omissions or conflicts between various elements of the construction documents should be brought to the attention of the design team. If certain features are not fully delineated in the construction documents, their construction shall be of the same character as for similar conditions that are delineated.

C. Existing Conditions - The Contractor shall verify the existing conditions and dimensions in the field. The Contractor shall report any discrepancies between the drawings and the actual existing conditions and dimensions to the Engineer.

II. DESIGN BASIS

A. Applicable Codes and Standards
International Building Code 2021
ASCE 7-2016

B. Design Loads

Mechanical Platform
Live Load 50 psf
Dead Load 10 psf

Roof
Live Load 20 psf
Dead Load 16 psf

Attic
Live Load 30 psf
Dead Load 5 psf

Wind Load

The criteria is based on ASCE 7-2016 Minimum Design Loads for Buildings and Other Structures:

Basic Wind Velocity 143 mph
Risk Category II
Exposure B

III. MATERIALS

A. STRUCTURAL STEEL

All detailing, fabrication and erection of structural steel shall conform to AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings, the AWS D1.1 Structural Welding Code and meet the following requirements:
Steel Channels, Angles, Rods and Plates: ASTM A 36, yield strength 36 ksi except where noted otherwise in sections.
Pipe - ASTM A53 Grade B.
Welding Materials - E70XX.

All welding by certified welders and in accordance with AWS D1.1, structural welding code. All electrodes used for submerged arc and shielded metal arc welding shall be compatible with the structural steel as specified in AWS and AISC.

Mechanical Platform
All structural steel shall be hot dipped galvanized.
McNichols GW-100 1" x 3/16" Grating - Hot Dipped Galvanized.

IV. MISCELLANEOUS

1. No change in size or dimension of structural members shall be made without the written approval of the professional of record.
2. The contractor is responsible for limiting the amount of construction load imposed upon structural framing. Construction loads shall not exceed the design capacity of the framing at the time the loads are imposed.
3. The structure is designed to function as a unit upon completion. The contractor is responsible for furnishing all temporary bracing and/or support that may be required as the result of the contractor's construction methods and/or sequences.
4. The contractor shall inform the professional of record in writing of any deviation from the contract documents. The contractor shall not be relieved of the responsibility of such deviation by the professional of record review of shop drawings, product data, etc., unless the contractor has specifically informed the professional of record of such deviation at the time of submission, and the professional of record has given written approval to the specific deviation.

V. QUALITY CONTROL

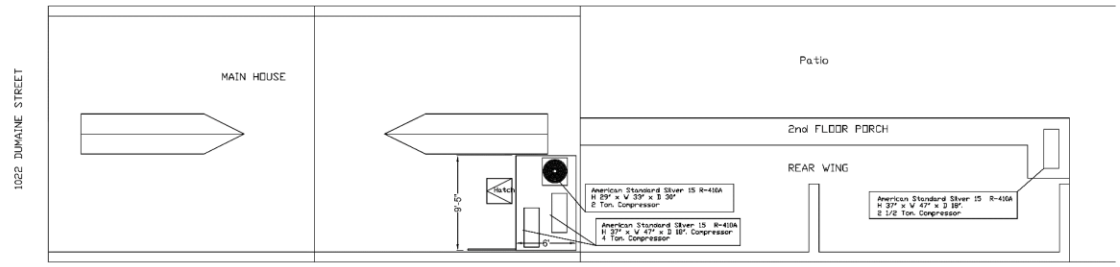
A. The following work requires tests and/or inspections for specific requirements see specification.

1. Structural Steel Welding

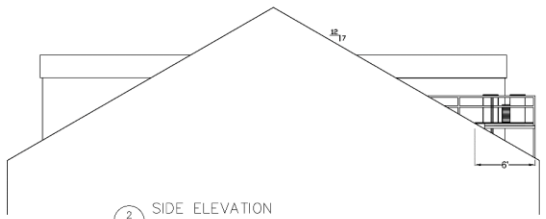
B A partial listing of required structural submittals follows. Consult the specification for a complete listing of submittal requirements.

1. Structural Steel

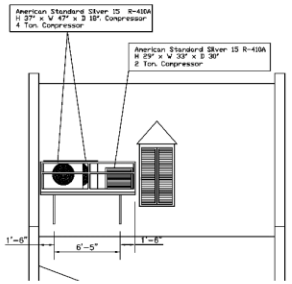
C. No work shall be done without testing laboratory/inspectors knowledge.



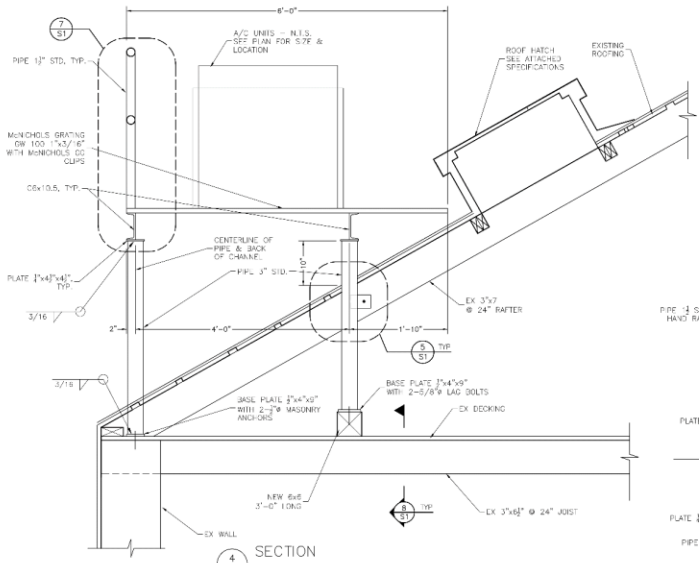
1 S1 ROOF PLAN/MECHANICAL PLATFORM PLAN
3/16" = 1'-0"



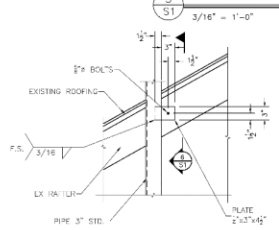
2 S1 SIDE ELEVATION
3/16" = 1'-0"



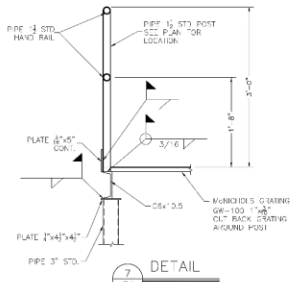
3 S1 REAR ELEVATION
3/16" = 1'-0"



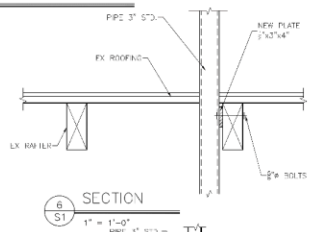
4 S1 SECTION
1" = 1'-0"



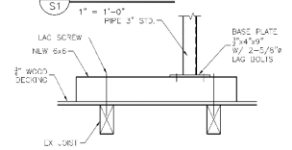
5 S1 DETAIL
1" = 1'-0"



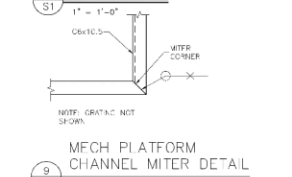
7 S1 DETAIL
1" = 1'-0"



6 S1 SECTION
1" = 1'-0"



8 S1 SECTION
1" = 1'-0"



9 S1 MECH PLATFORM CHANNEL MITER DETAIL
1 1/2" = 1'-0"

REVISIONS:

STATE OF LOUISIANA
JOHN C. BOSE
Reg. No. 18581
Registered Professional Engineer in
CIVIL ENGINEERING

John C. Bose

JOHN C. BOSE, CONSULTING ENGINEER
A PROFESSIONAL LIMITED LIABILITY COMPANY
2113 OCTAVIA STREET
NEW ORLEANS, LOUISIANA 70115
(504) 866-9941

ROOFTOP MECH EQUIPMENT
1022 DUMAINE STREET
NEW ORLEANS, LA

Date: 3/25/24
Scale: AS NOTED
Drafted: HVG
Job No.

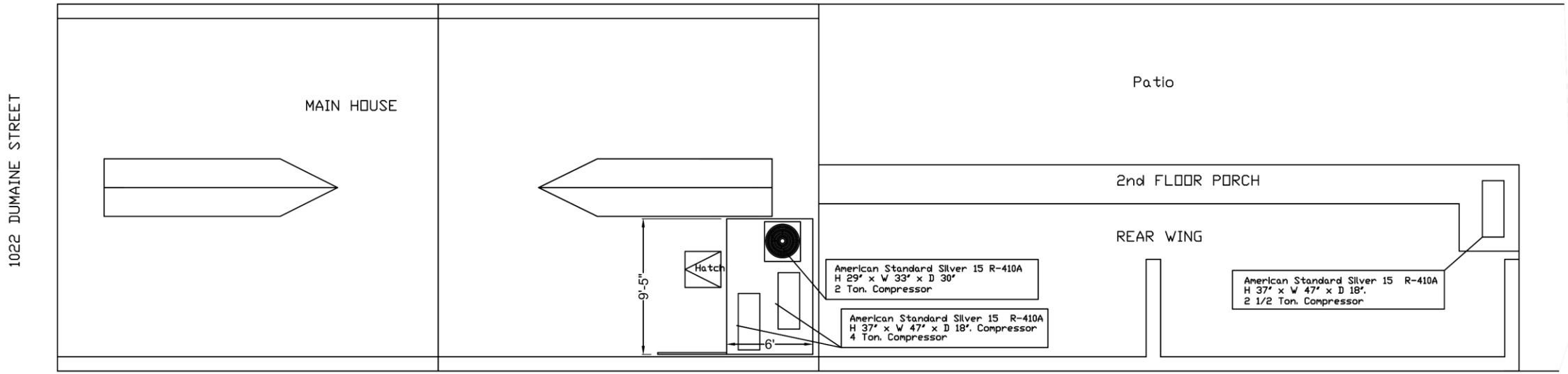
S1
1 of 1

1022 Dumaine

Vieux Carre Commission

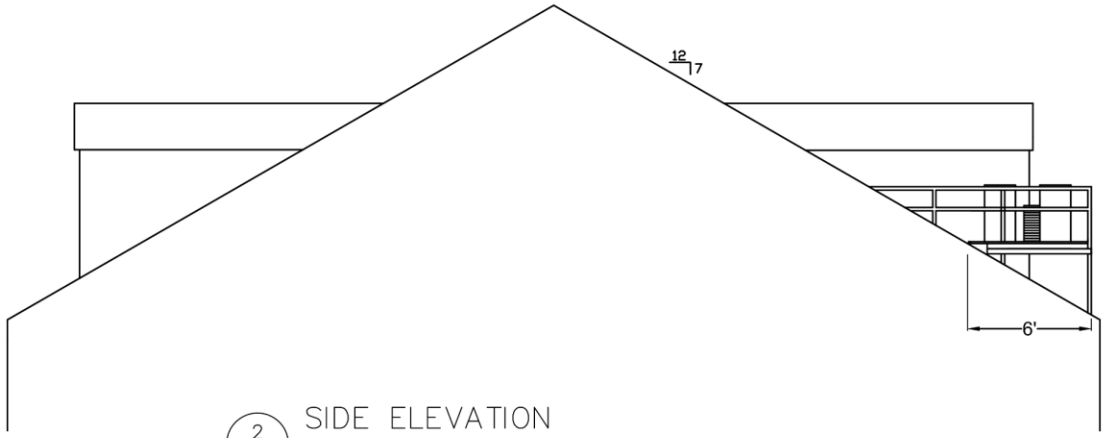
April 17, 2024

VIEUX CARRE COMMISSION ESTABLISHED 1936



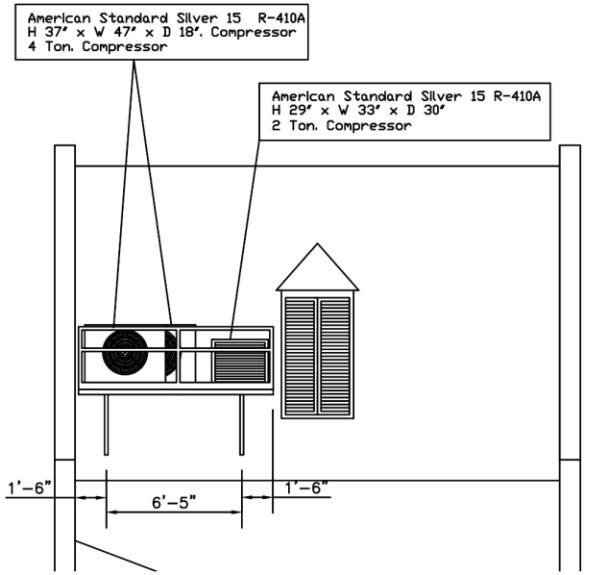
1 S1 ROOF PLAN/MECHANICAL PLATFORM PLAN

3/16" = 1'-0"



2 S1 SIDE ELEVATION

3/16" = 1'-0"



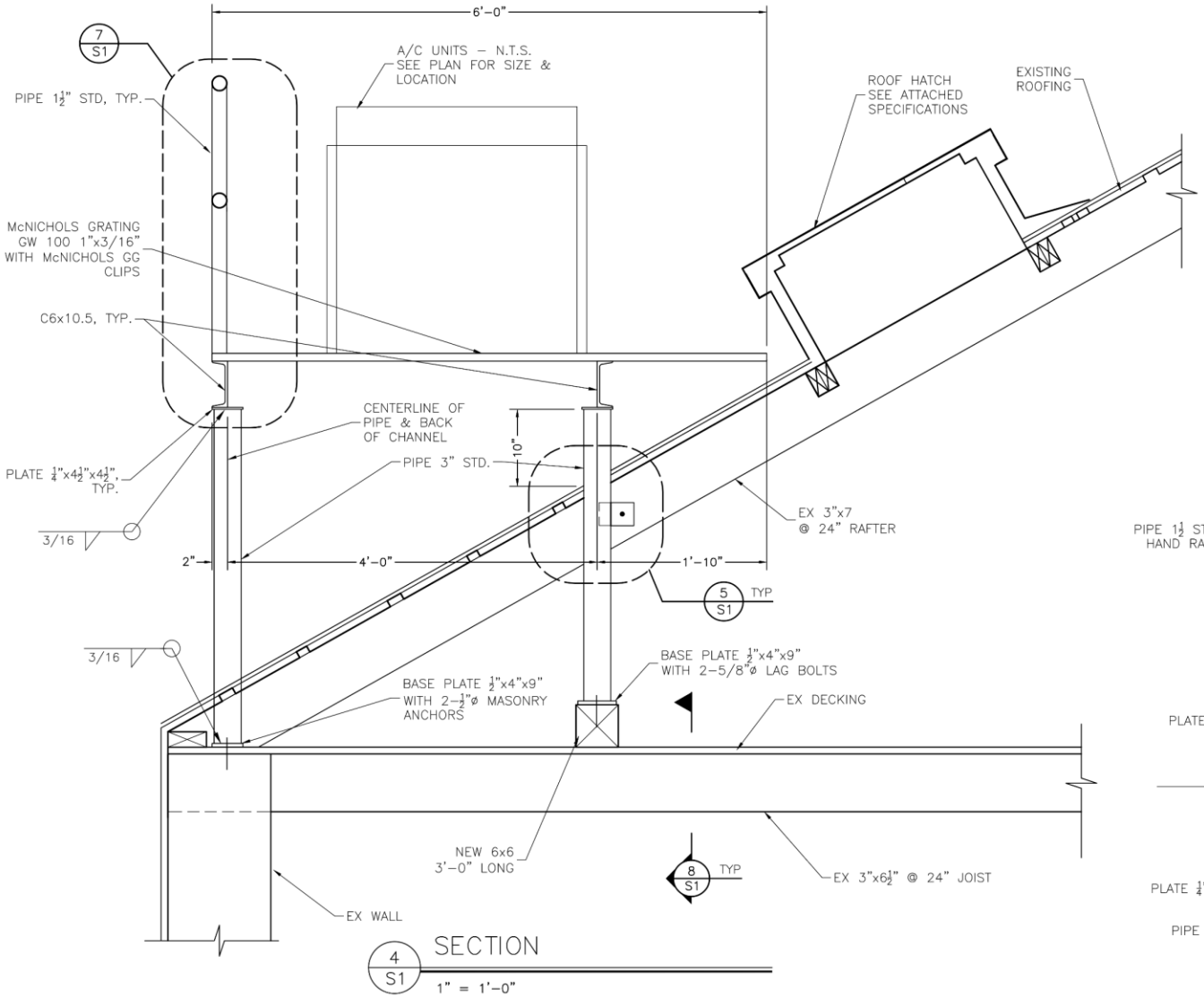
3 S1 REAR ELEVATION

3/16" = 1'-0"

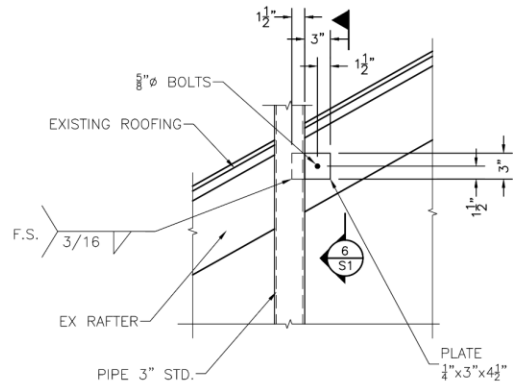
1022 Dumaine

Vieux Carre Commission

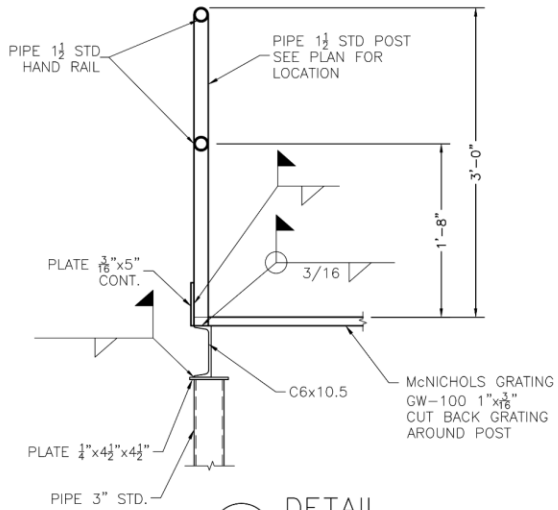
April 17, 2024



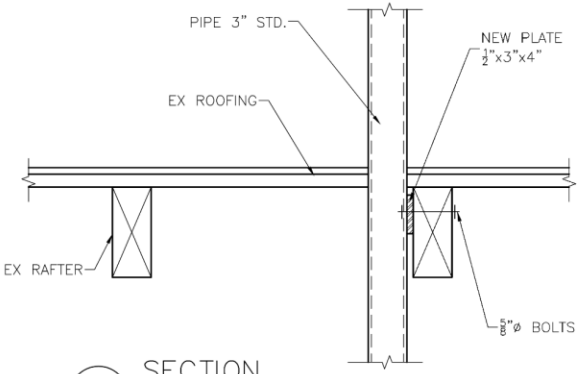
4 S1 SECTION
1" = 1'-0"



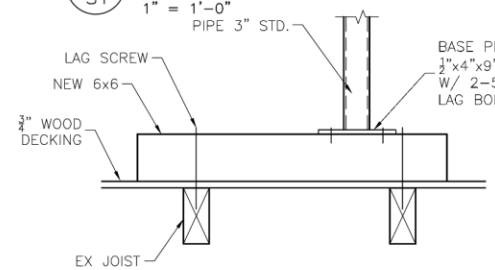
5 S1 DETAIL
1" = 1'-0"



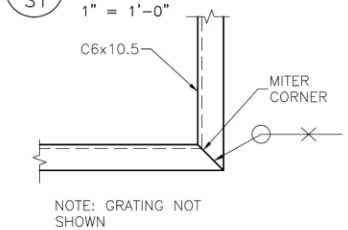
7 S1 DETAIL
1" = 1'-0"



6 S1 SECTION
1" = 1'-0"



8 S1 SECTION
1" = 1'-0"

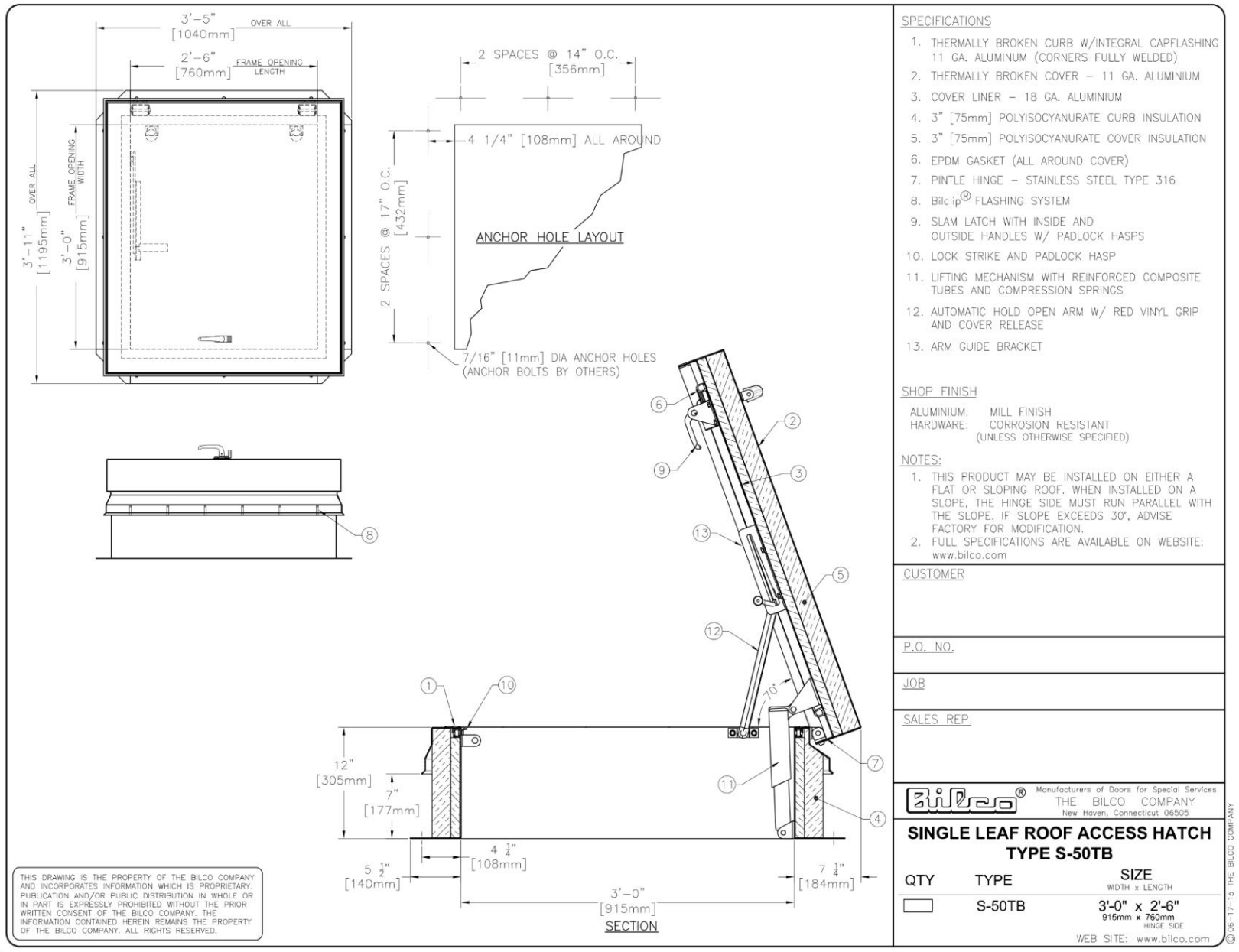


9 S1 MECH PLATFORM
CHANNEL MITER DETAIL
1 1/2" = 1'-0"

1022 Dumaine

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April 17, 2024



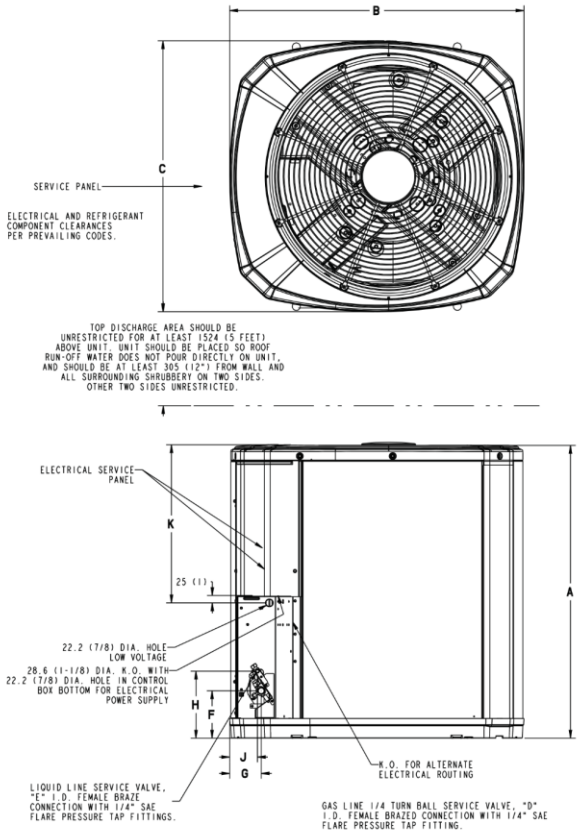
1022 Dumaine

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April 17, 2024

American Standard
HEATING & AIR CONDITIONING

Outline Drawing



Model	Base	A	B	C	D	E	F	G	H	J	K
4A7A5024N	3	730 (28-3/4)	829 (32-5/8)	756 (29-3/4)	3/4	3/8	127 (5)	76 (3)	197 (7-3/4)	60 (2-3/8)	508 (20)

Sound Power Level									
Model	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power(dB)							
		63 Hz*	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4A7A5024N	73	79	69	67	70	70	64	59	53
Note: Rated in accordance with AHRI Standard 270–2008 *For Reference Only									

American Standard
HEATING & AIR CONDITIONING

Outline Drawing

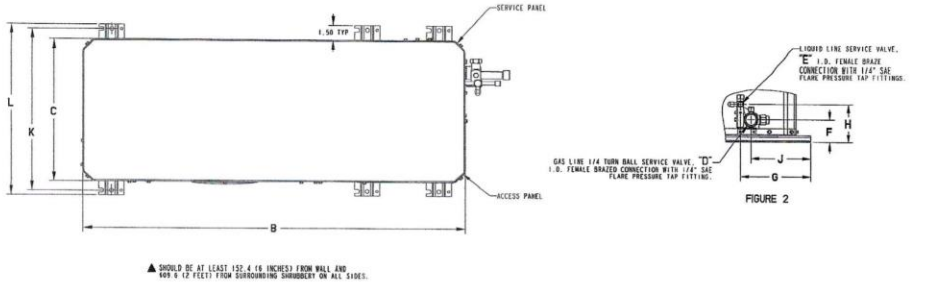


FIGURE 2

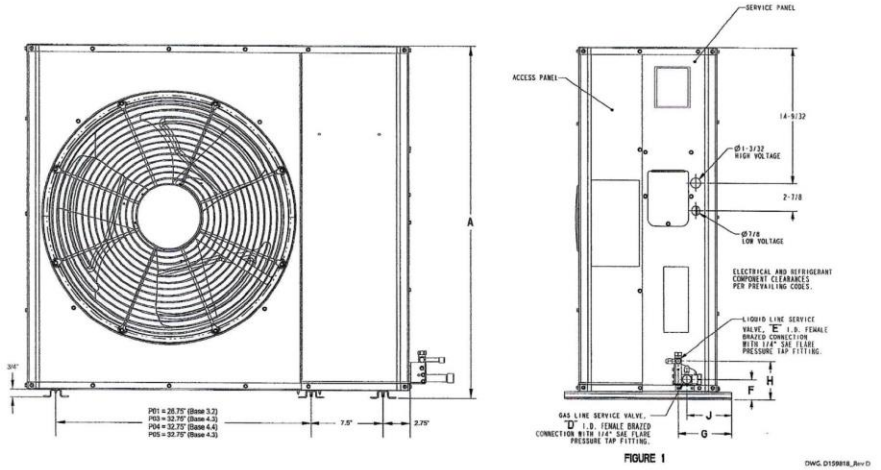


FIGURE 1

DWG. D150818_Rev D

Model	Base	A	B	C	D	E	F	G	H	J
4A7L5048N	4.4	1086 (42-3/4)	1194 (47)	445 (17-1/2)	22 (7/8)	10 (3/8)	60 (2-3/8)	187 (7-11/32)	101 (3-31/32)	159 (6-1/4)

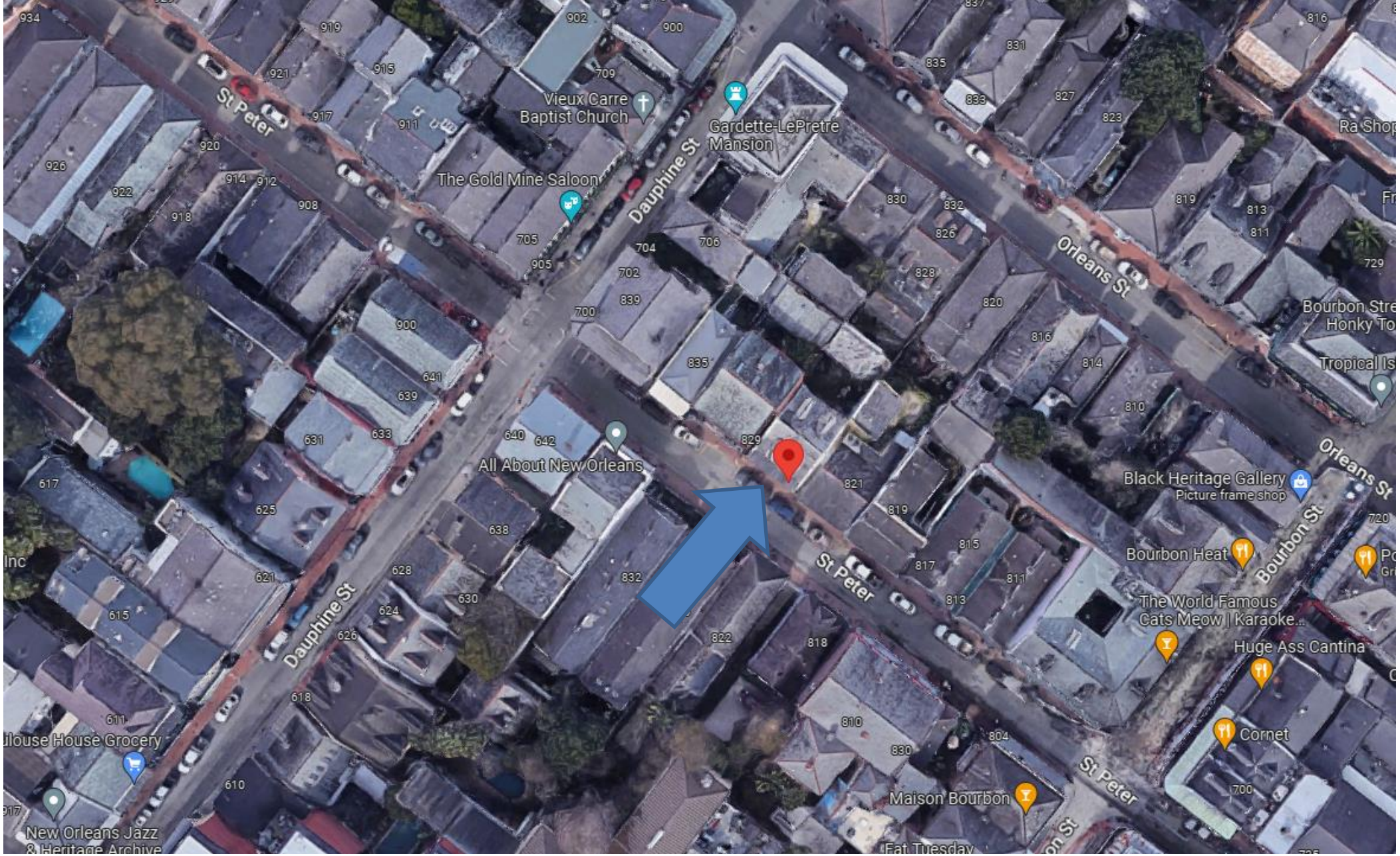
SOUND POWER LEVEL									
Model	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power [dB]							
		63 Hz*	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4A7L5048N	74	75	80	77	70	68	62	54	48
Note: Rated in accordance with AHRI Standard 270-2008 *For reference only									

MODEL	Sound Pressure [dB(A)]			
	3 ft	5 ft	10 ft	15 ft
4A7L5048N	67	62	56	53

Note: Rated in accordance with AHRI Standard 275

Appeals and Violations

827-29 St Peter


St Peter
Vieux Carre Baptist Church
Gardette-LePretre Mansion
Dauphine St
The Gold Mine Saloon
Orleans St
All About New Orleans
Black Heritage Gallery
Picture frame shop
Bourbon Heat
Bourbon St
The World Famous Cats Meow | Karaoke...
Huge Ass Cantina
Cornet
Maison Bourbon
Fat Tuesday
New Orleans Jazz & Heritage Archive

827 St. Peter



827 St. Peter, 1963



827 St. Peter

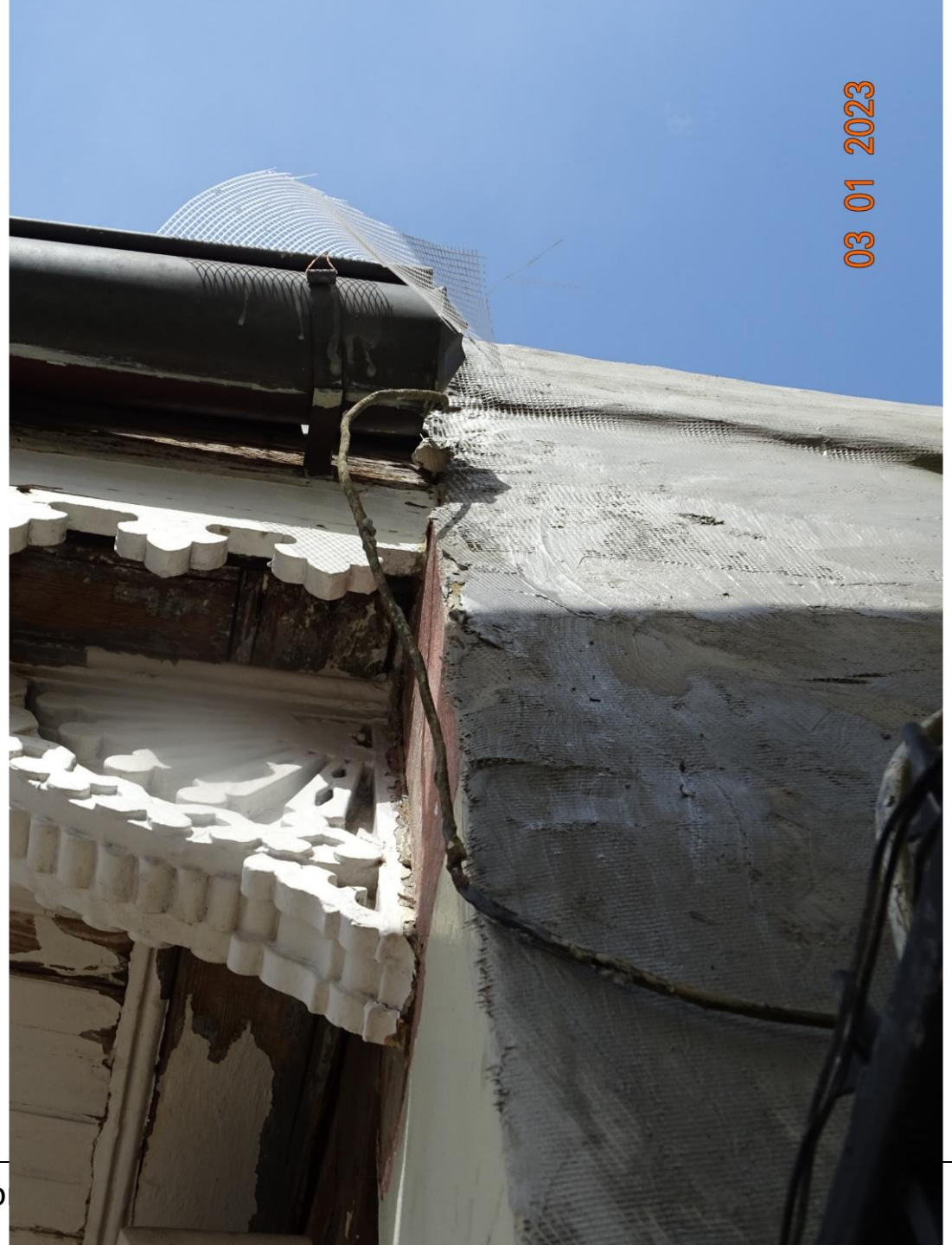




827 St

Vieux Ca

Bourbon elevation





827 St. Peter

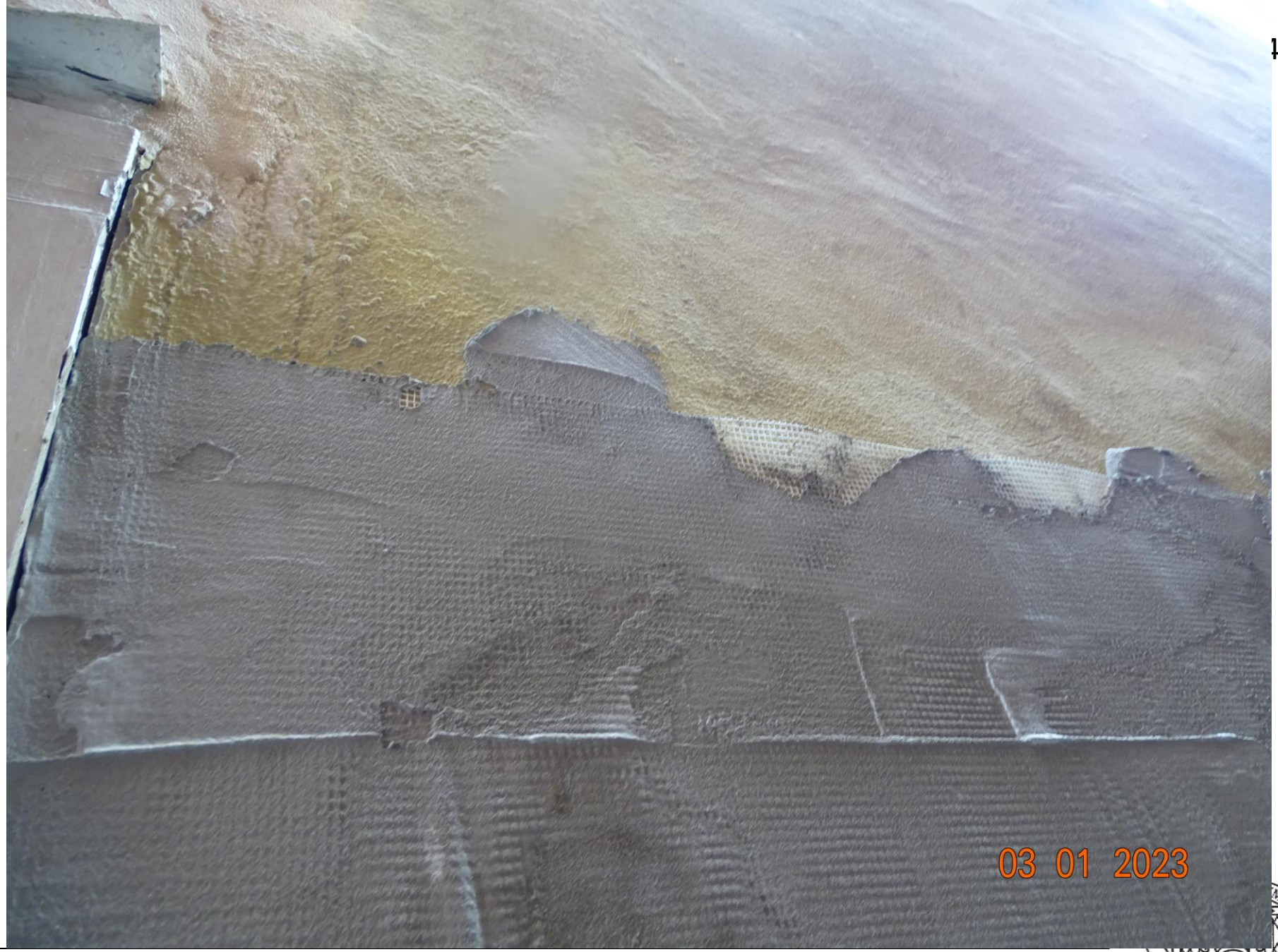
Bourbon elevation





827 St. Peter

Dauphine elevation



827 St. Peter



827 St. Peter


KEEP FROM FREEZING
WARNING
AVISO
Senergy Wall Systems Component Material
VERSABOND
PROFESSIONAL THIN-SET MORTAR
CUSTOM
03 01 2023

827 St. Peter



827 St. Peter

Vieux Carre Commission

April 17, 2024

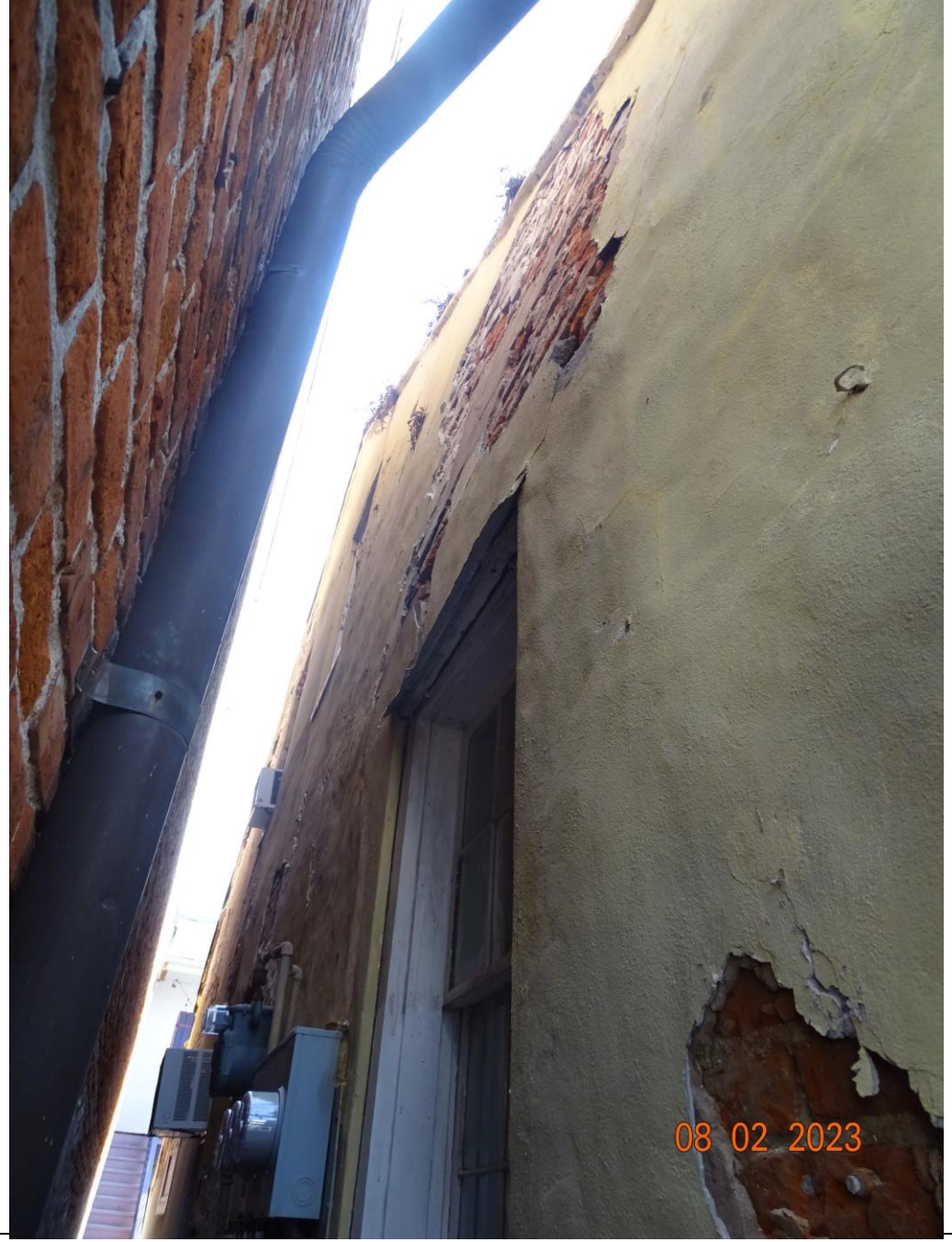


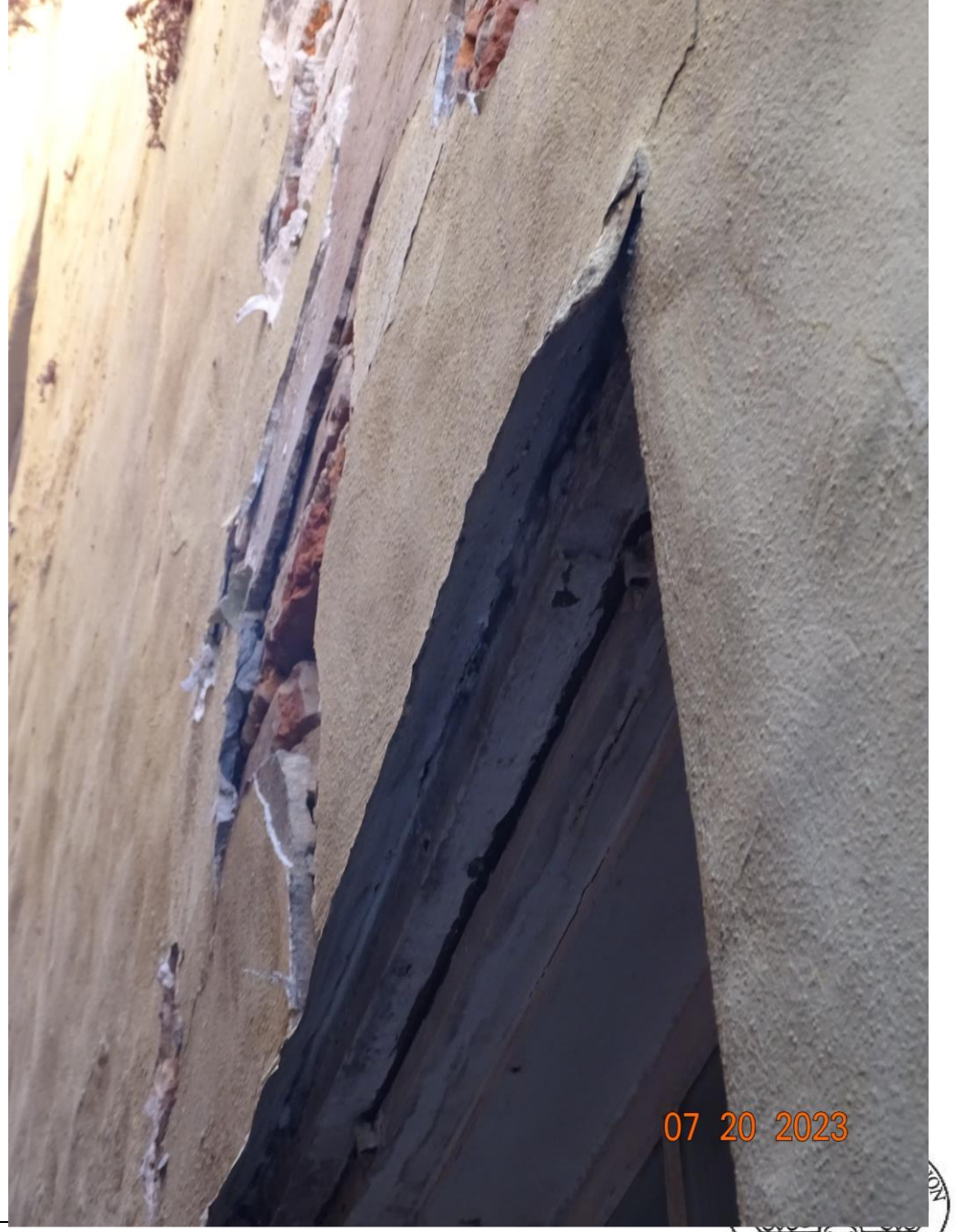


Dauphine elevation section with no thin-set mortar or mesh

827 St. Peter

Dauphine elevation





827 St. Peter

Vieux Carre Commission

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Dauphine elevation



St. Peter elevation

827 St. Peter



827 St.

Vieux Carr

VIEUX CARRE COMMISSION
ESTABLISHED 1936



827 St. Peter



827 St. Peter



827 St. Peter





827 St. Peter

Vieux Carre Commission

Gurtler Bros.
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Engineering and Inspections

• Home and Commercial Building Inspections
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• Construction Management

622 City Park Avenue
New Orleans, LA 70119
(504) 486-8500
(504) 486-8777 Fax
www.gurtlerbros.com
inspections@gurtlerbros.com

February 9, 2024

23-1949

Ms. Rosanna Lopez
Via email to invernorose@gmail.com

Subject: 827-29 St. Peter Street
New Orleans, Louisiana

Dear Ms. Lopez:

At your request, we conducted a visual inspection of the subject property on December 5, 2023, specifically to evaluate the structural integrity of the exterior walls at this property.

The subject property consists of a front building that faces St. Peter Street and a detached rear dependency building. These buildings have multiple-wythe load bearing exterior masonry walls.

It is our understanding that you engaged Mr. Damond Lockhart to repair the stucco on this property. We also understand that Mr. Lockhart did not obtain a building permit prior to the commencement of his work and a Stop Work Order and Notice of Violation was issued to you on March 1, 2023, by the Vieux Carré Commission (VCC). The VCC subsequently issued Building Permit No. 23-09135-VCPNT to Mr. Lockhart on May 2, 2023, to "repair stucco work previously started in deviation of previously issued permit…" and outlines specific means and methods of repair including removal of the "existing thin set mortar and mesh."

At the time of this inspection, we noted the thin set mortar and mesh in several areas on the outside faces of the walls on the front building. There was exposed brickwork near the front and middle of the left wall of the front building, with some considerable mortar joint and brickwork deterioration noted.

Stucco also had been completed on the front wall of the dependency, and Mr. Lockhart advised us that there was no skim coat under this stucco. We noted some scattered minor cracking at this stucco.

The outside faces of the walls of both of the buildings were observed to be generally plumb, and we noted no excessive deflection or other signs of structural distress in these walls. In our opinion, the exterior masonry walls at this property walls are structurally sound and can be repaired satisfactorily in accordance with the provisions of the Building Permit issued by the VCC.

Please advise us if you have any questions regarding this report or need further assistance. This report is an instrument of professional service and is the property of Gurtler Bros. Consultants, Inc. This Inspection and Report do not, in any way, constitute a guarantee, a warranty of merchantability or fitness for a particular purpose, an express or implied warranty, or an insurance policy. This report is strictly and solely a professional opinion of the subject property based on the observations made on the day of our Inspection.

Any third-party use of this report is prohibited. The scope of this report is limited to the above items.



Yours very truly,

GURTLER BROS. CONSULTANTS, INC.

Friedrich W. L. Gurtler, P. E.
Vice-President
Louisiana Professional Engineer License #25374

Attachments: Photographs

On Site Photos

PHOTOS

1:



Front building - general view of the upper right corner of the front wall



Front building - general view of the center of the front wall



Front building - general view of the left side of the front wall



Front building - general view of the right wall



Front building - representative view of mesh applied on the right wall



Front building - another view of the mesh visible through on the right wall



Front building - another view of the applied mesh on the right wall



Front building - General view of the left wall



Front building - representative view of deteriorated mortar and brickwork on the front of the left wall



Front building - close-up view of deteriorated mortar and brickwork on the front of the left wall



Front building - general view of the upper part of the left wall



Front building - representative view of the exposed brickwork near the center of the left wall



Front building - another view of the exposed brickwork near the middle of the left wall



Front building - general view of recent repairs to the rear of the left wall



Front building - general view of the left wall from the left rear corner



Rear dependency building - general view of the front wall

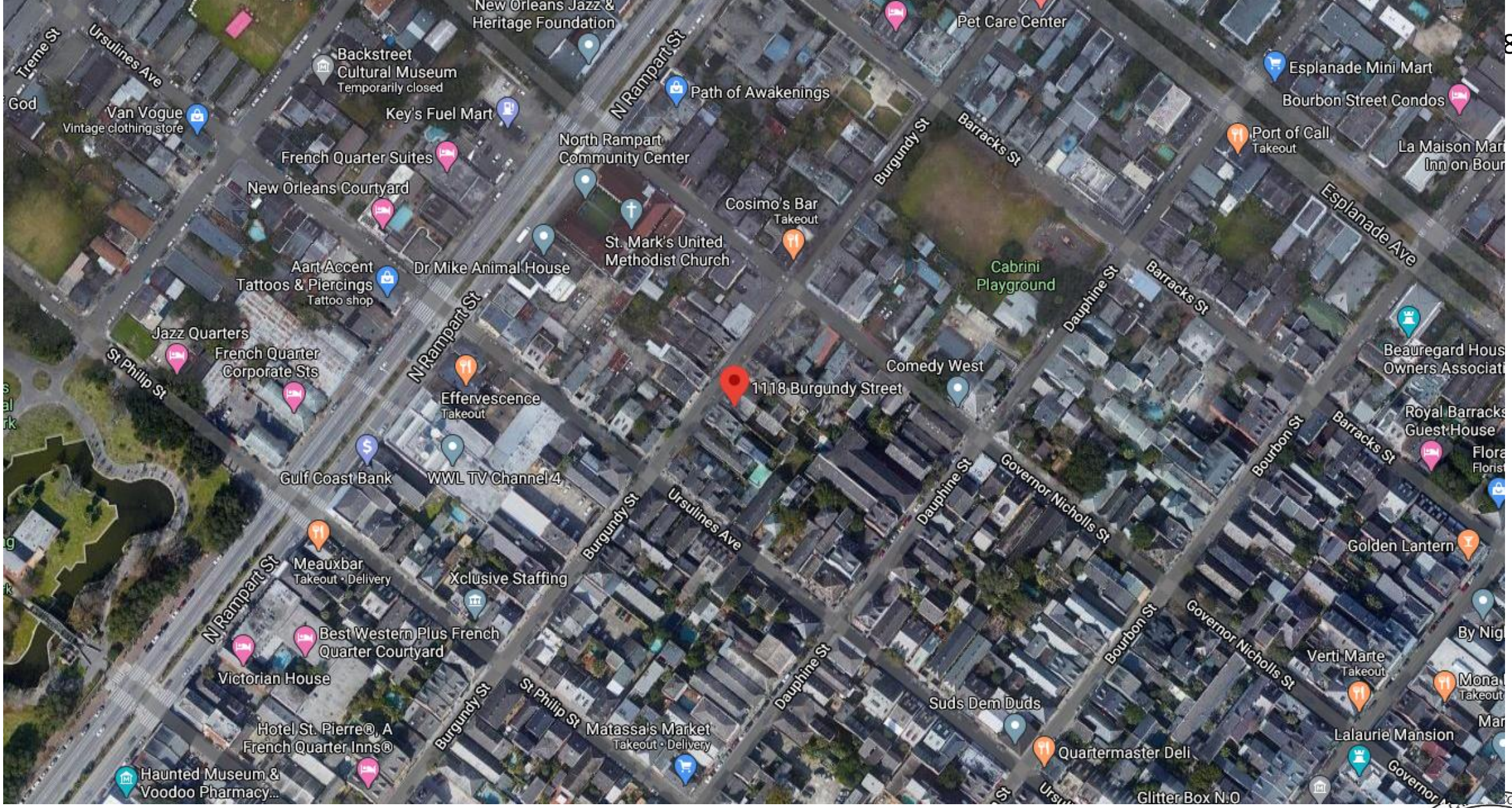


Rear dependency building - representative view of scattered stucco cracks on the front wall



Rear dependency building - another view of stucco cracks on the front wall

1118 Burgundy



1118 Burgundy

Vieux Carre Commission

April 17, 2024



1118 Burgundy



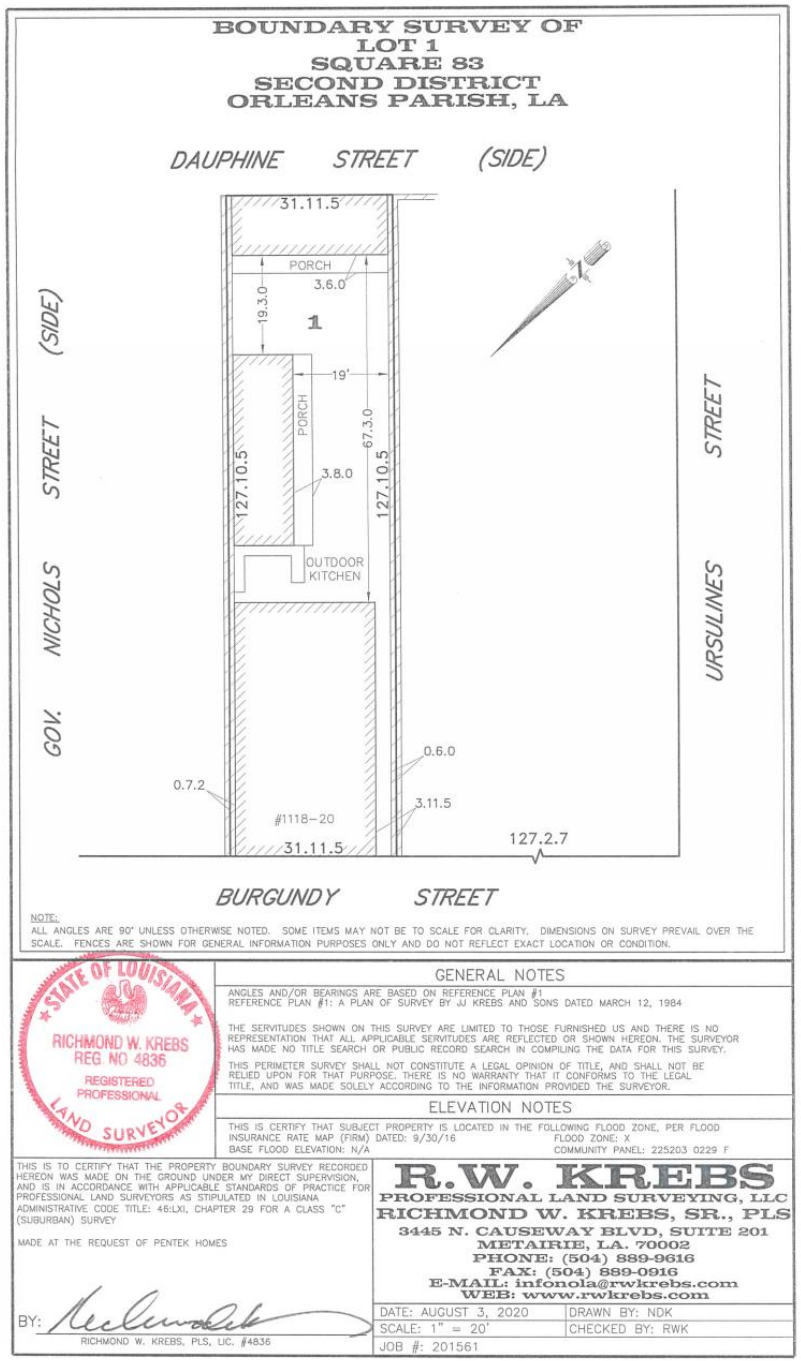
1118 Burgundy



1118 Burgundy



1118 Burgundy



1118 Burgundy

Vieux Carre Commission

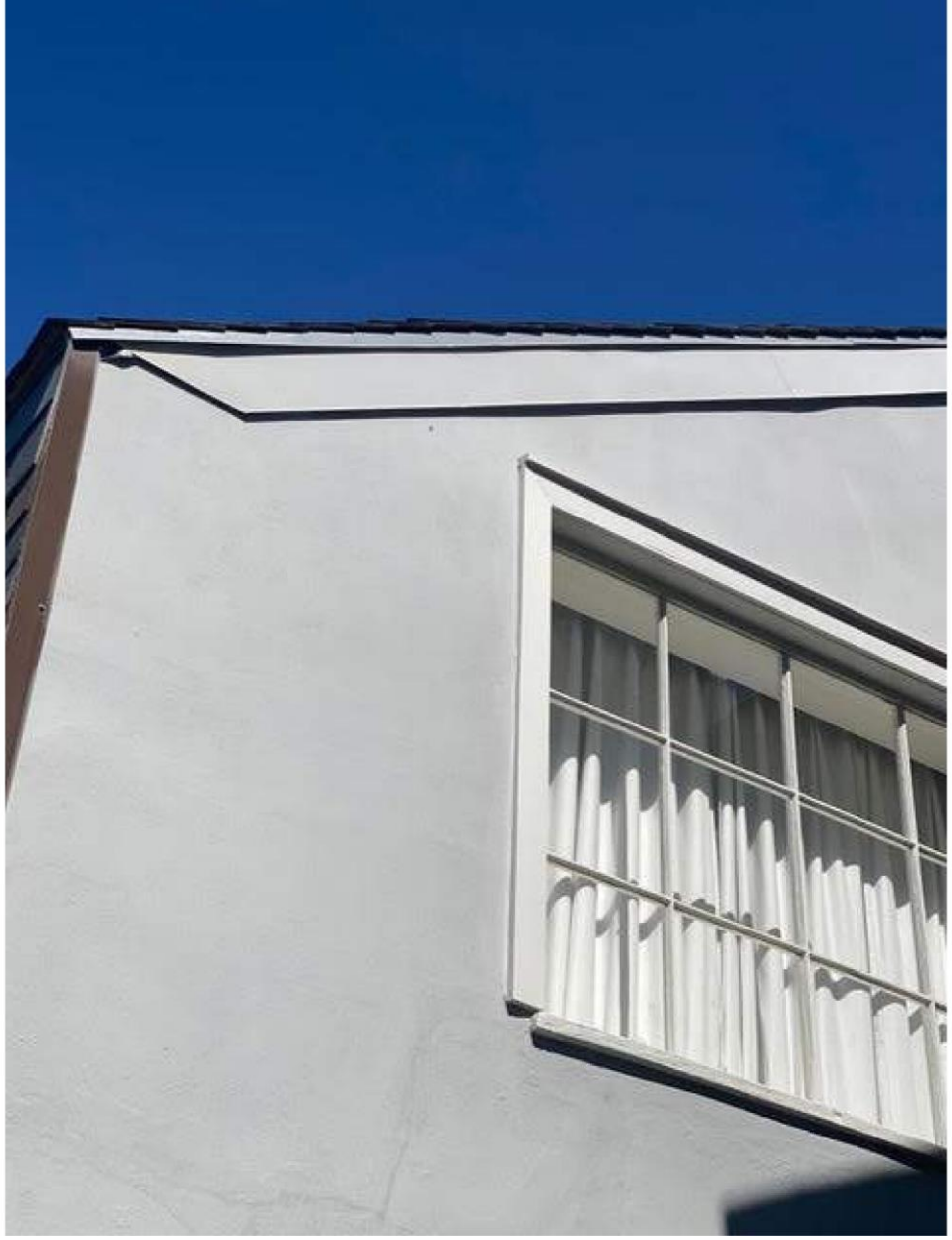
April 17, 2024

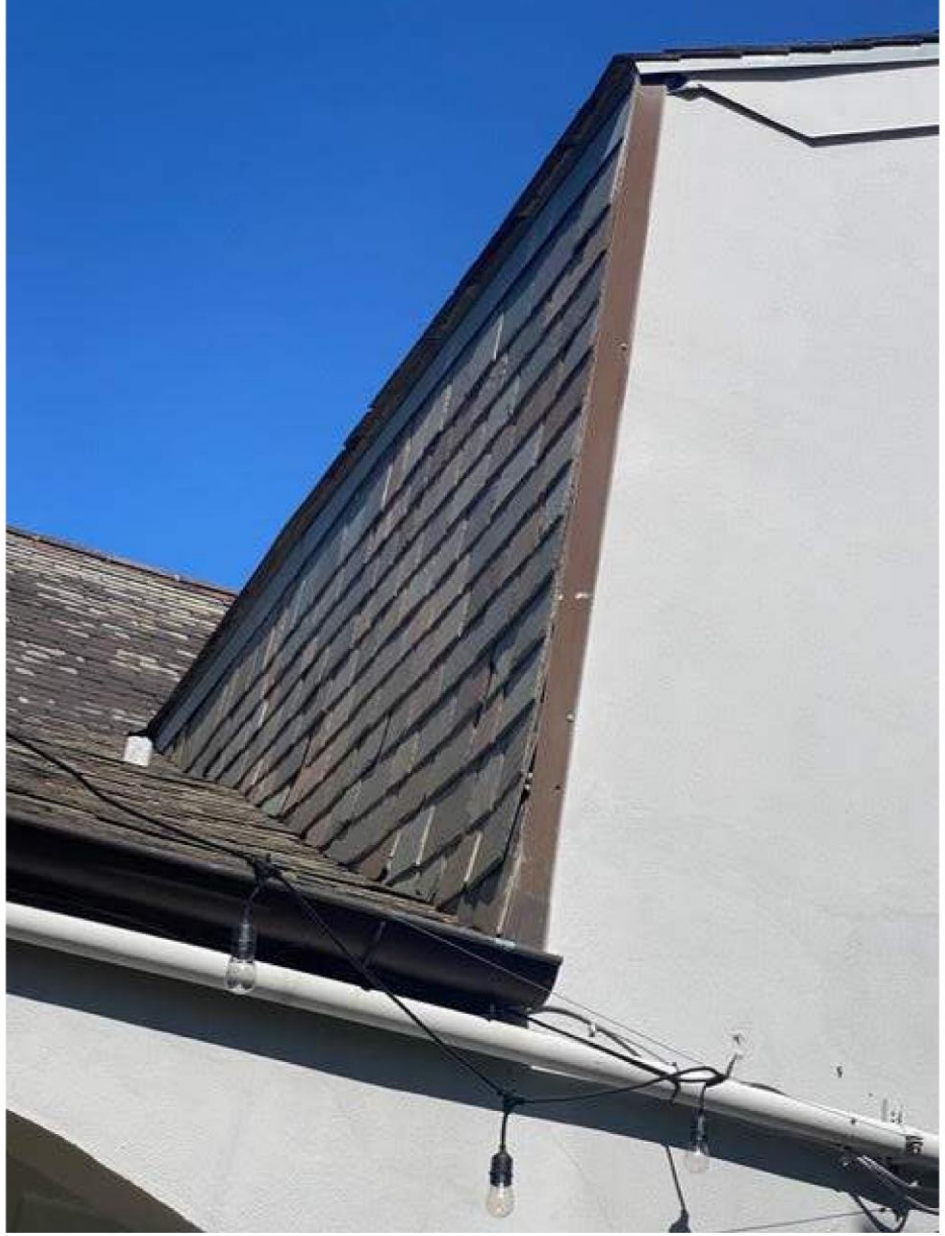


1118 Burgundy – unpermitted exterior kitchen

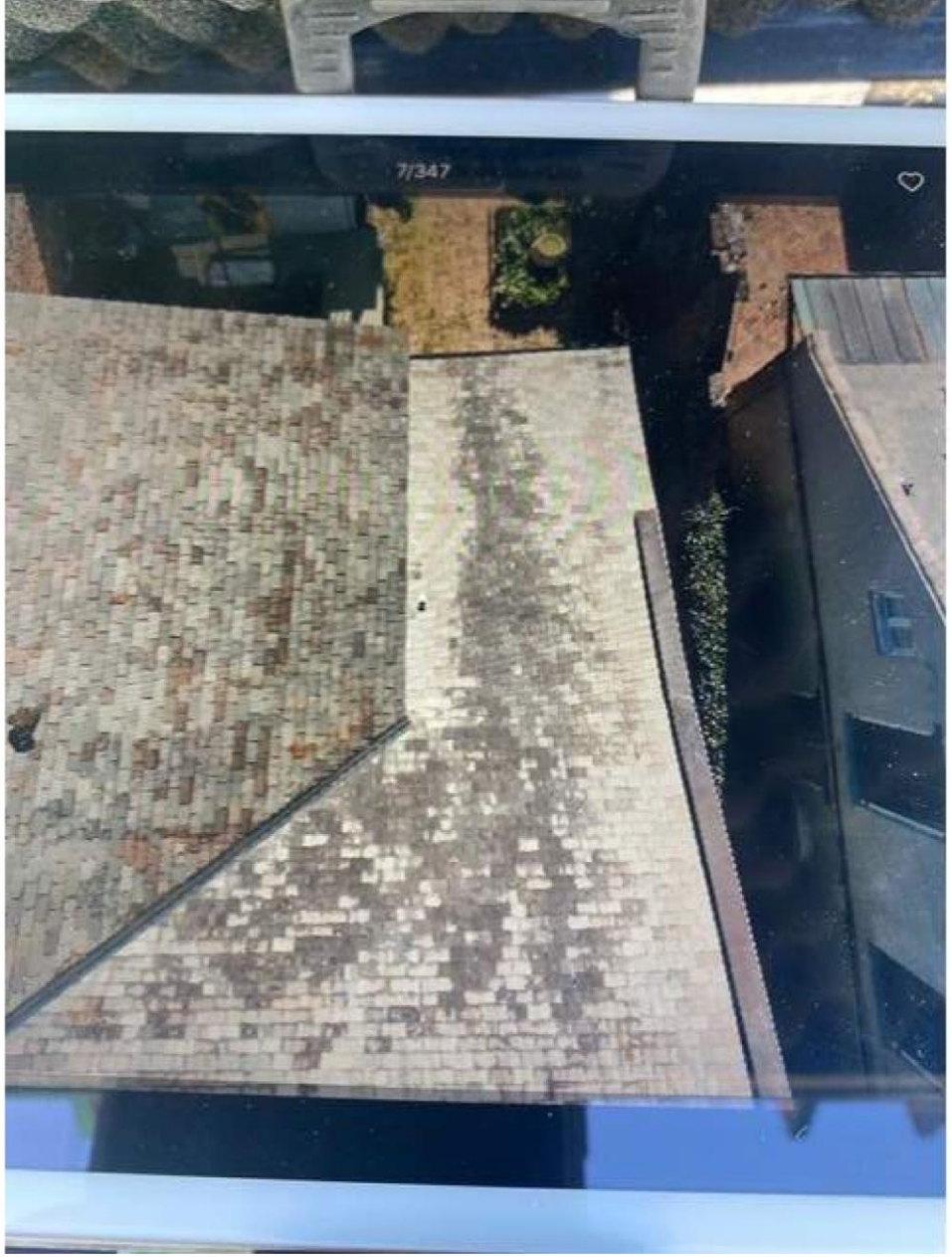


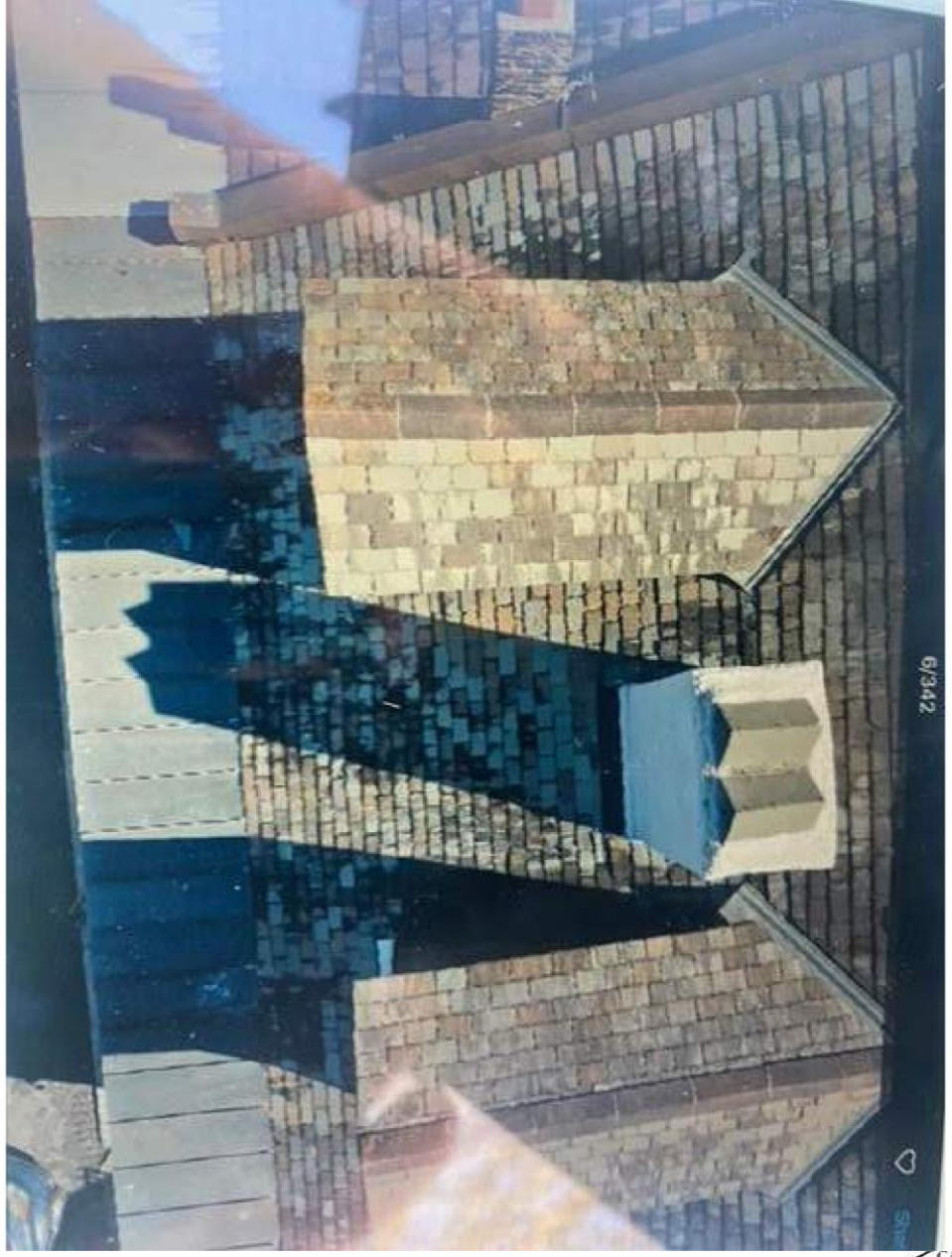
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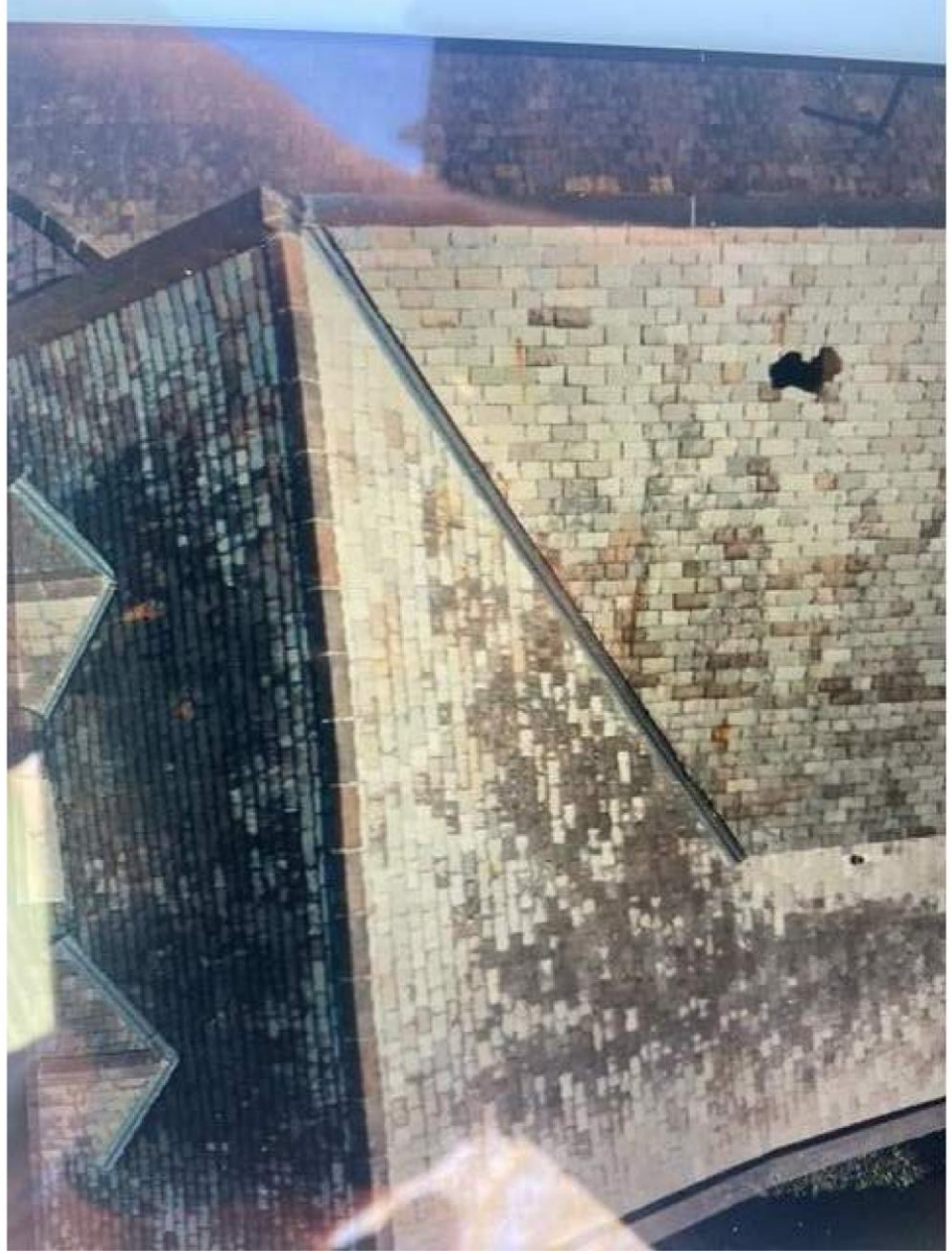




1118 Burgundy


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1118 Burgundy

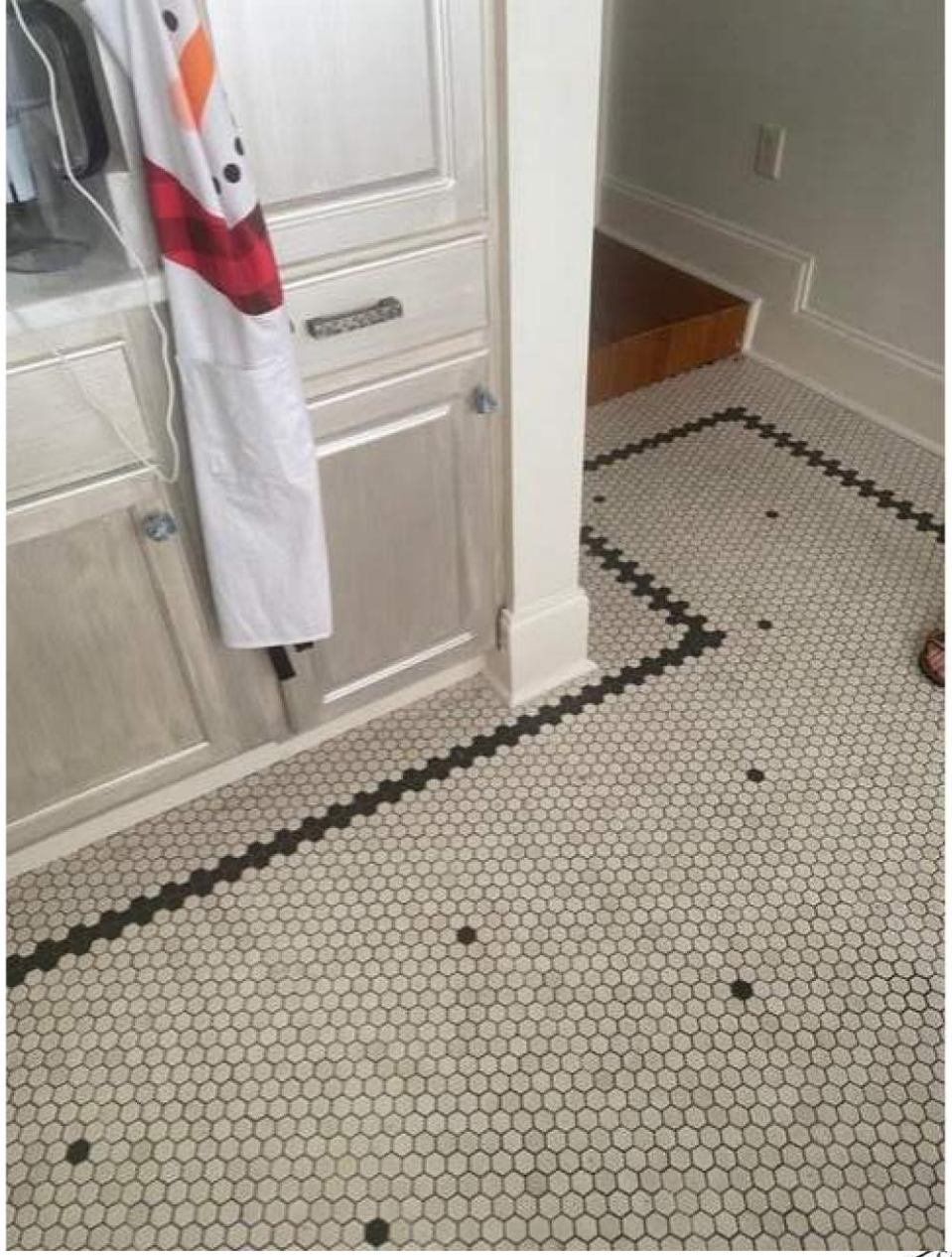

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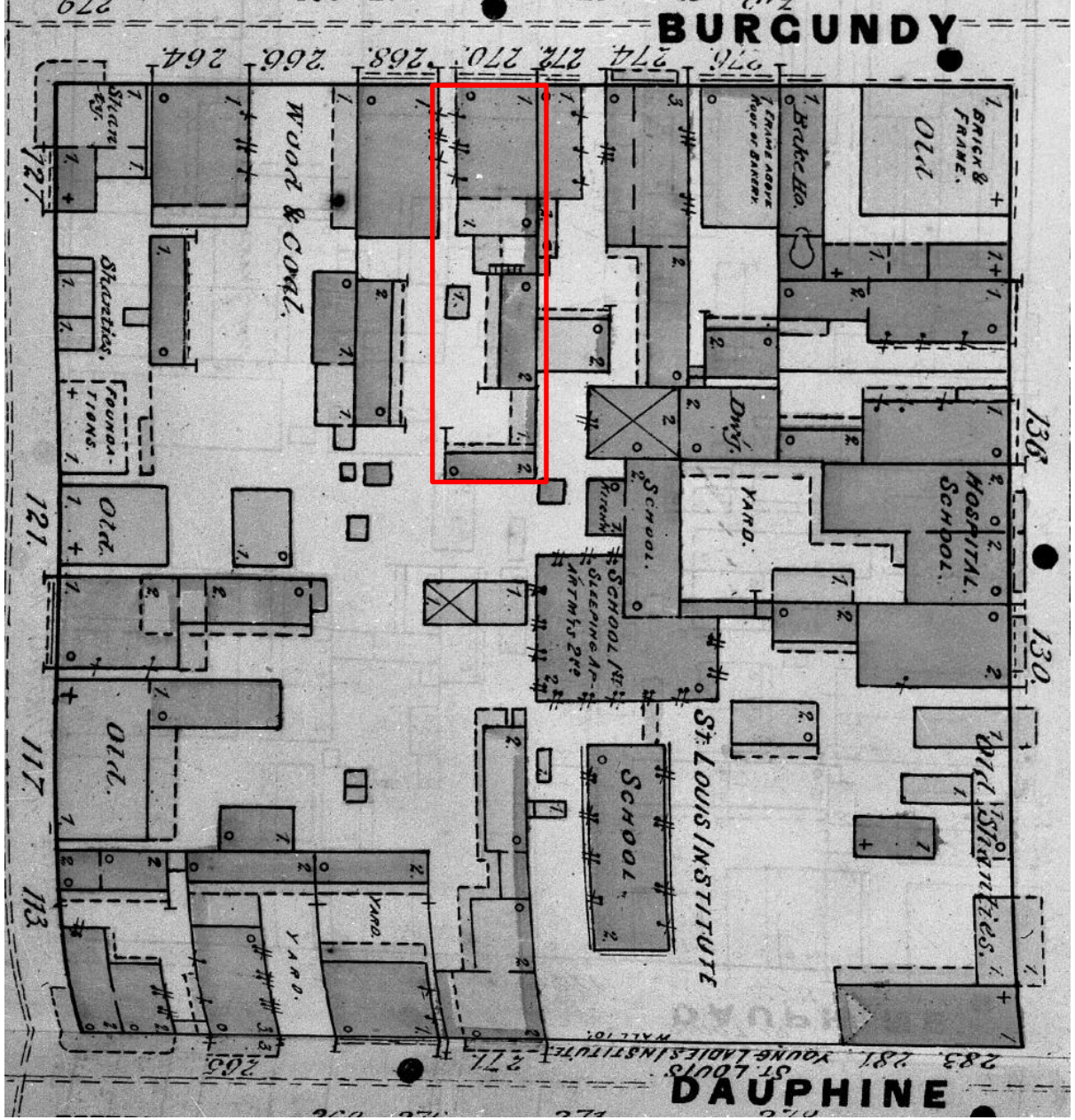


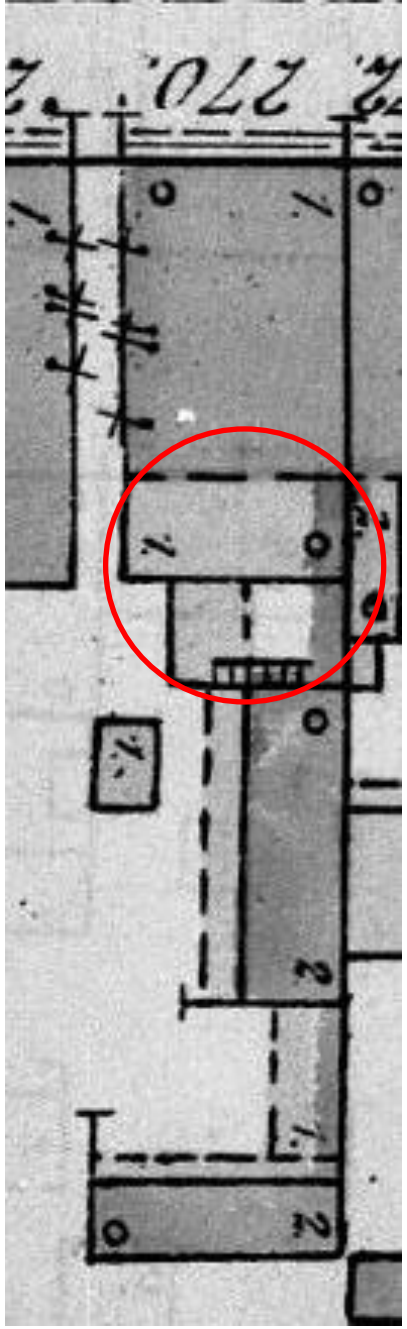
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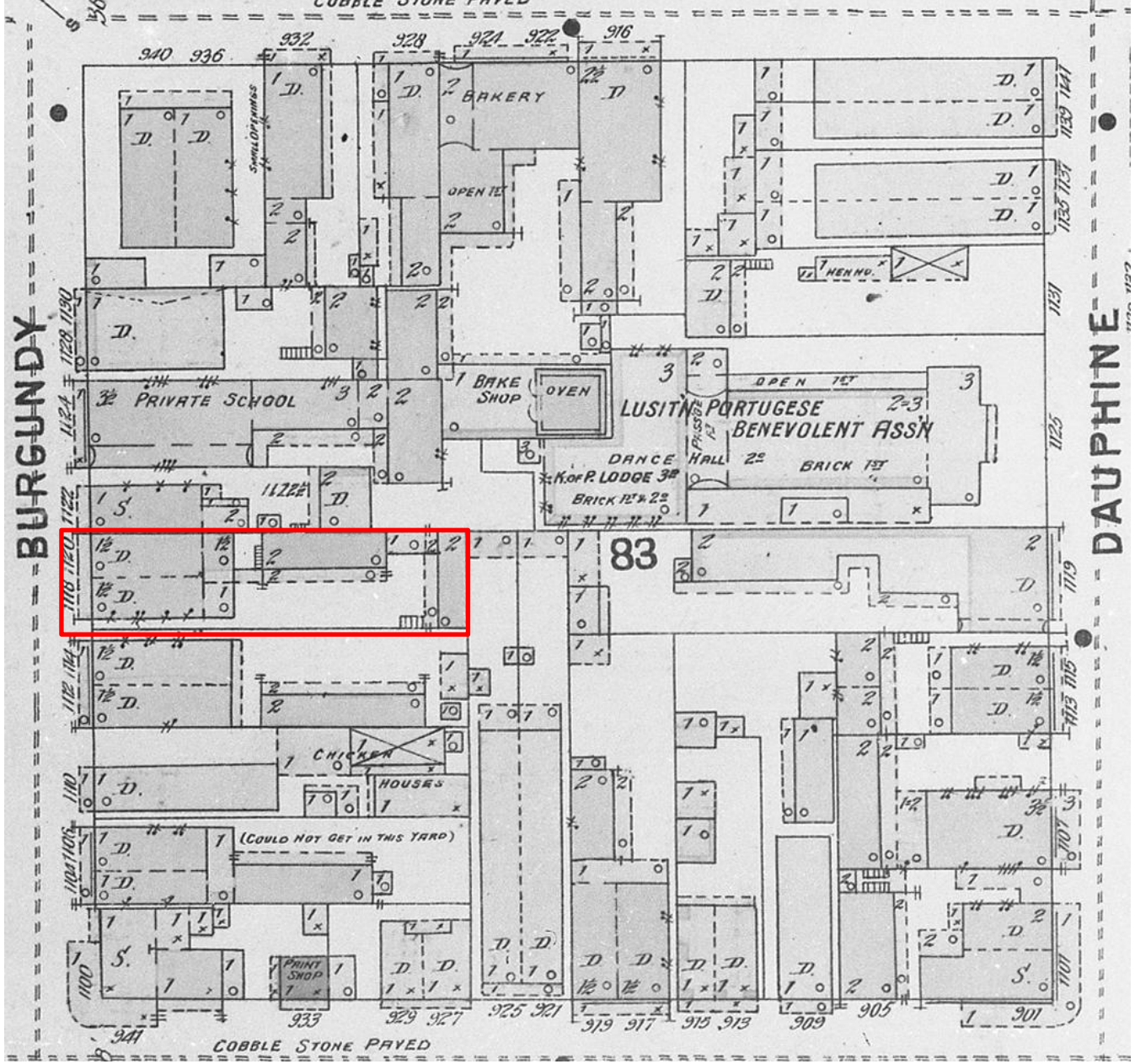


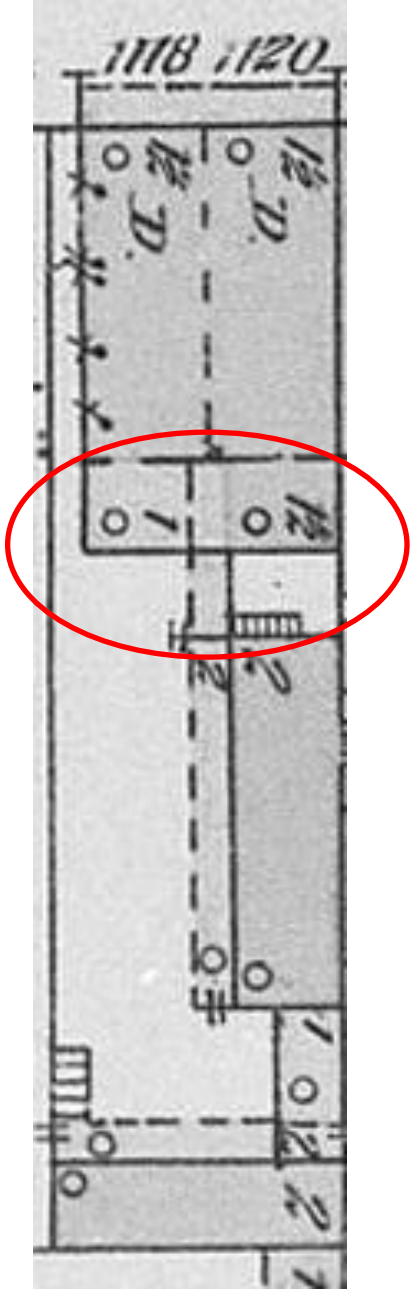
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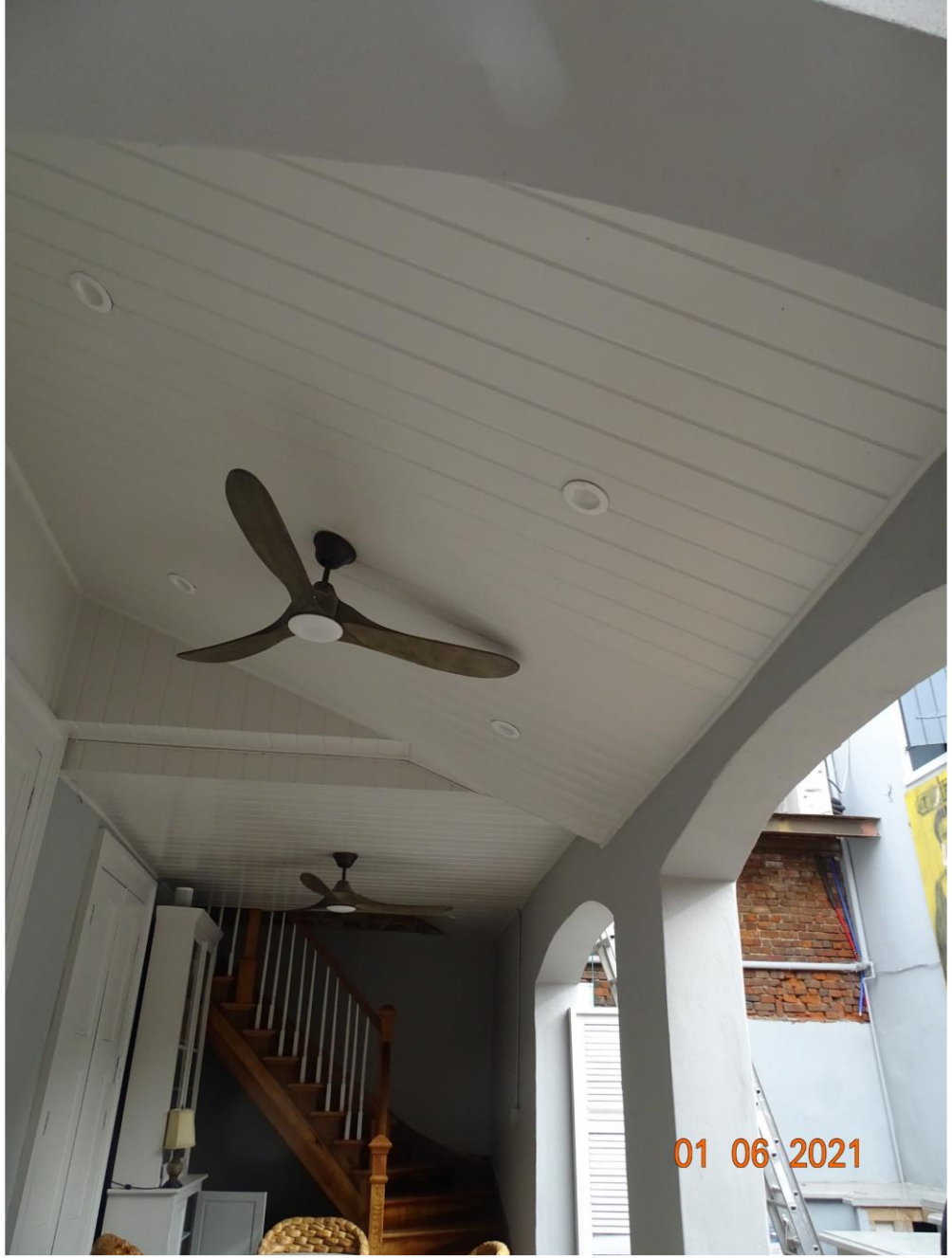
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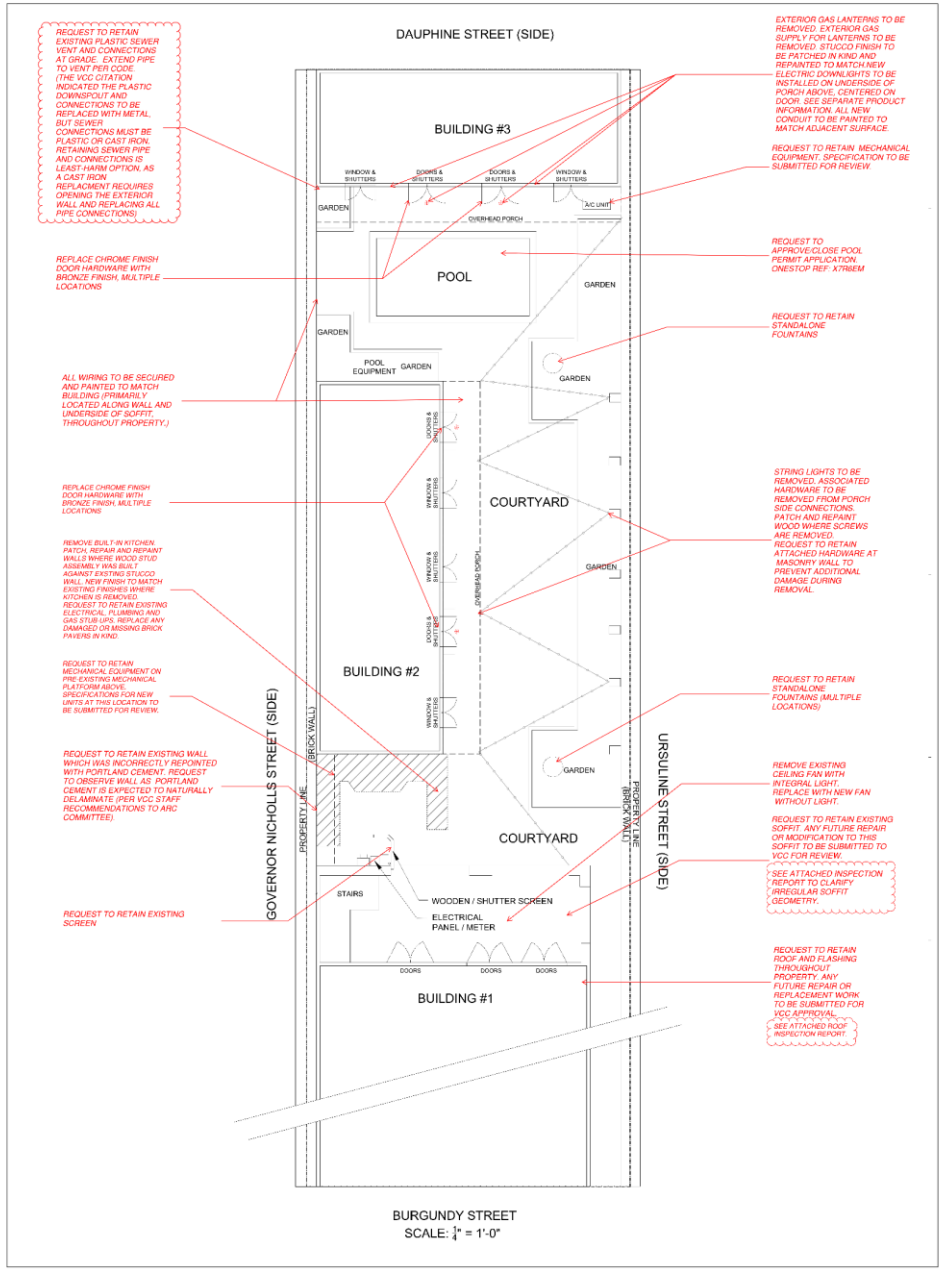
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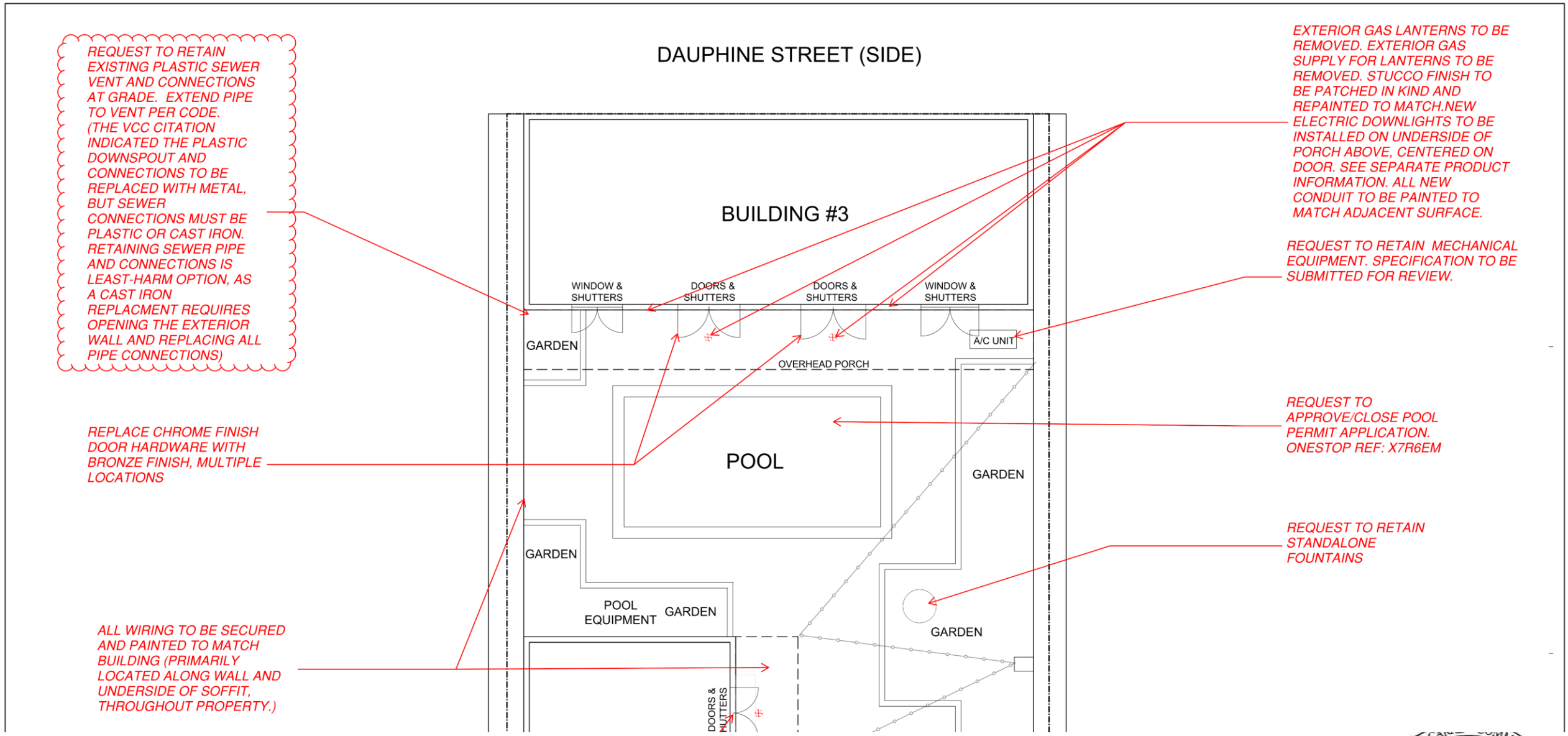


EXISTING / DEMOLITION PLAN

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Vieux Carre Commission

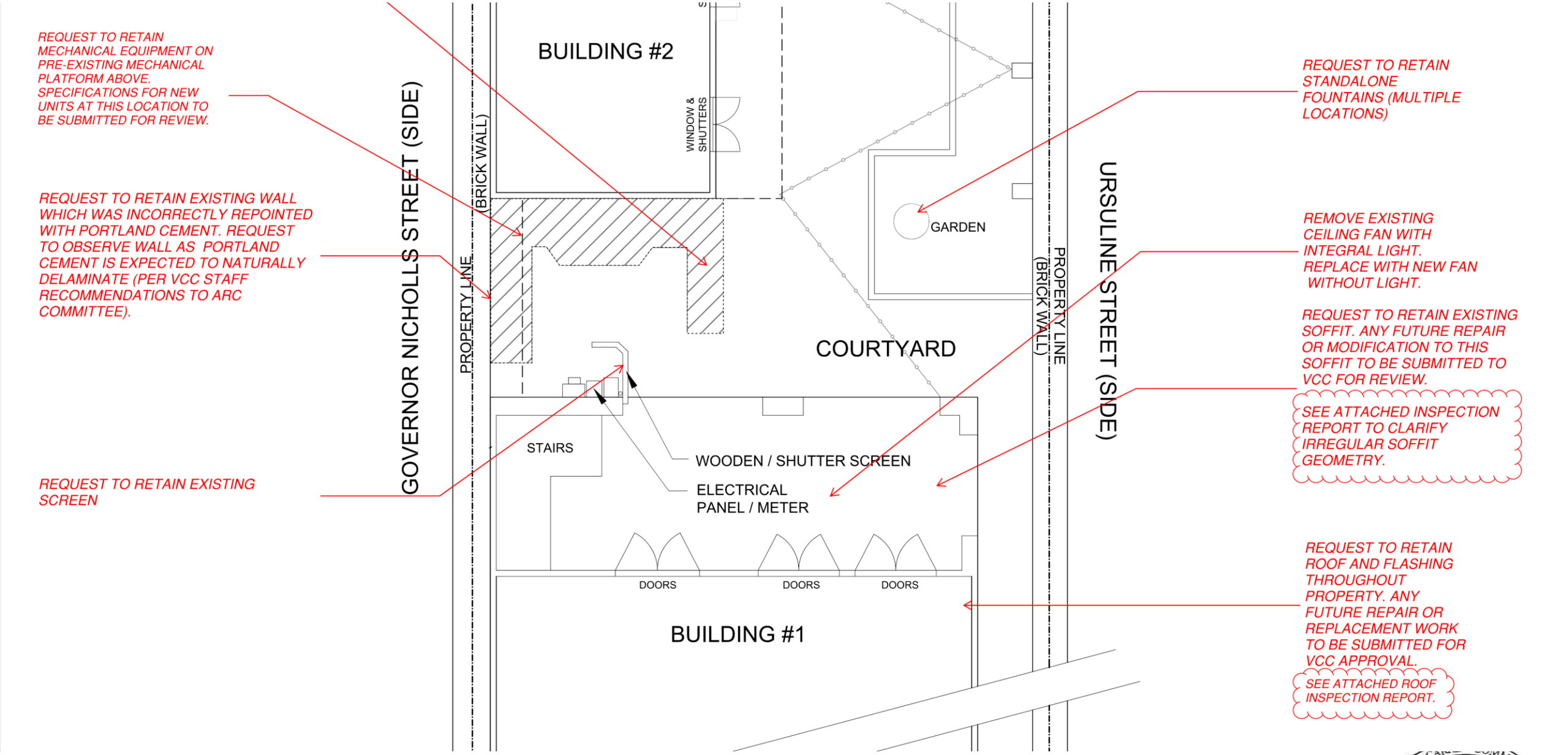
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