Vieux Carré Commission Meeting

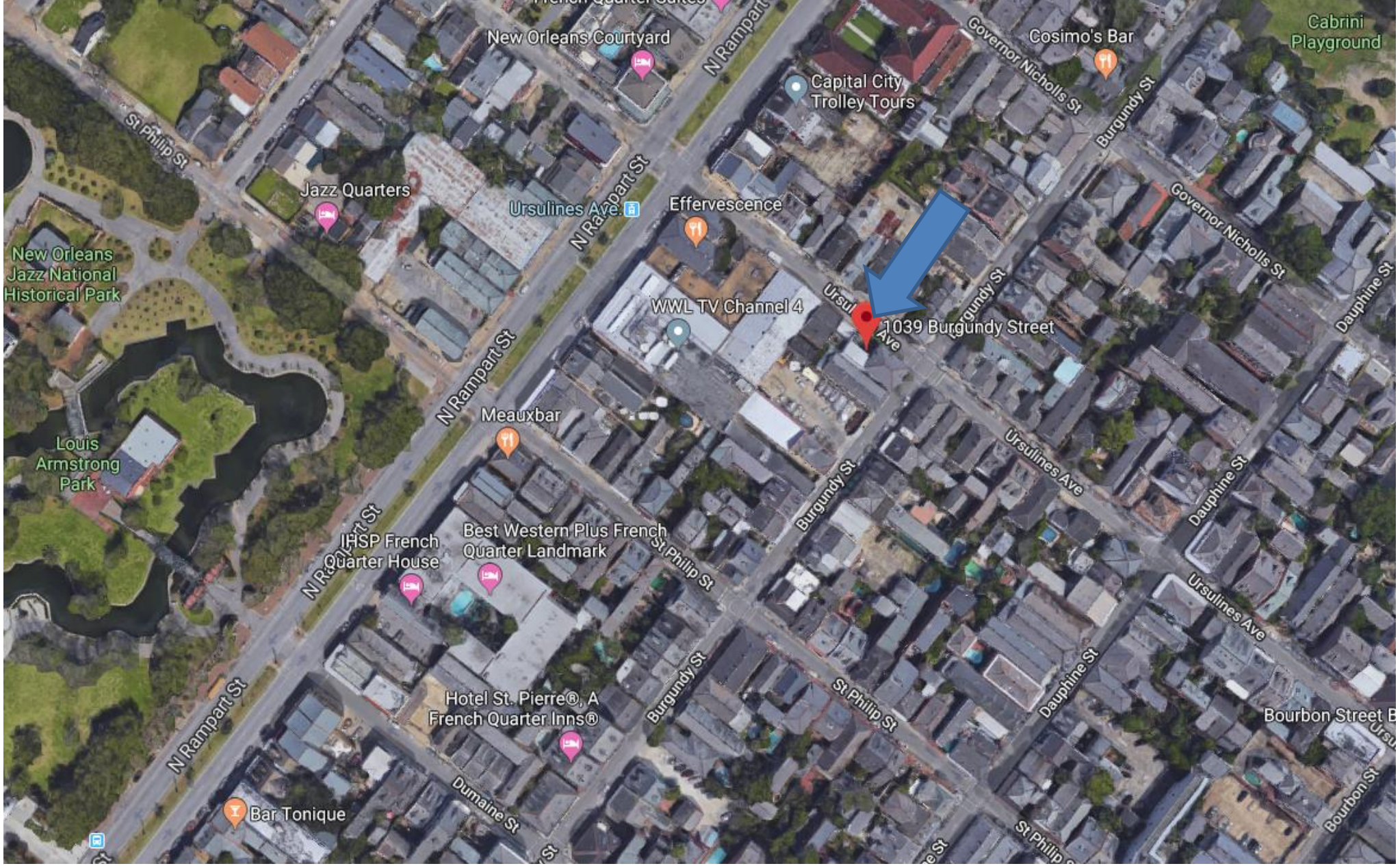
Wednesday, August 17, 2022

Chairperson’s Report

Director’s Report

New Business

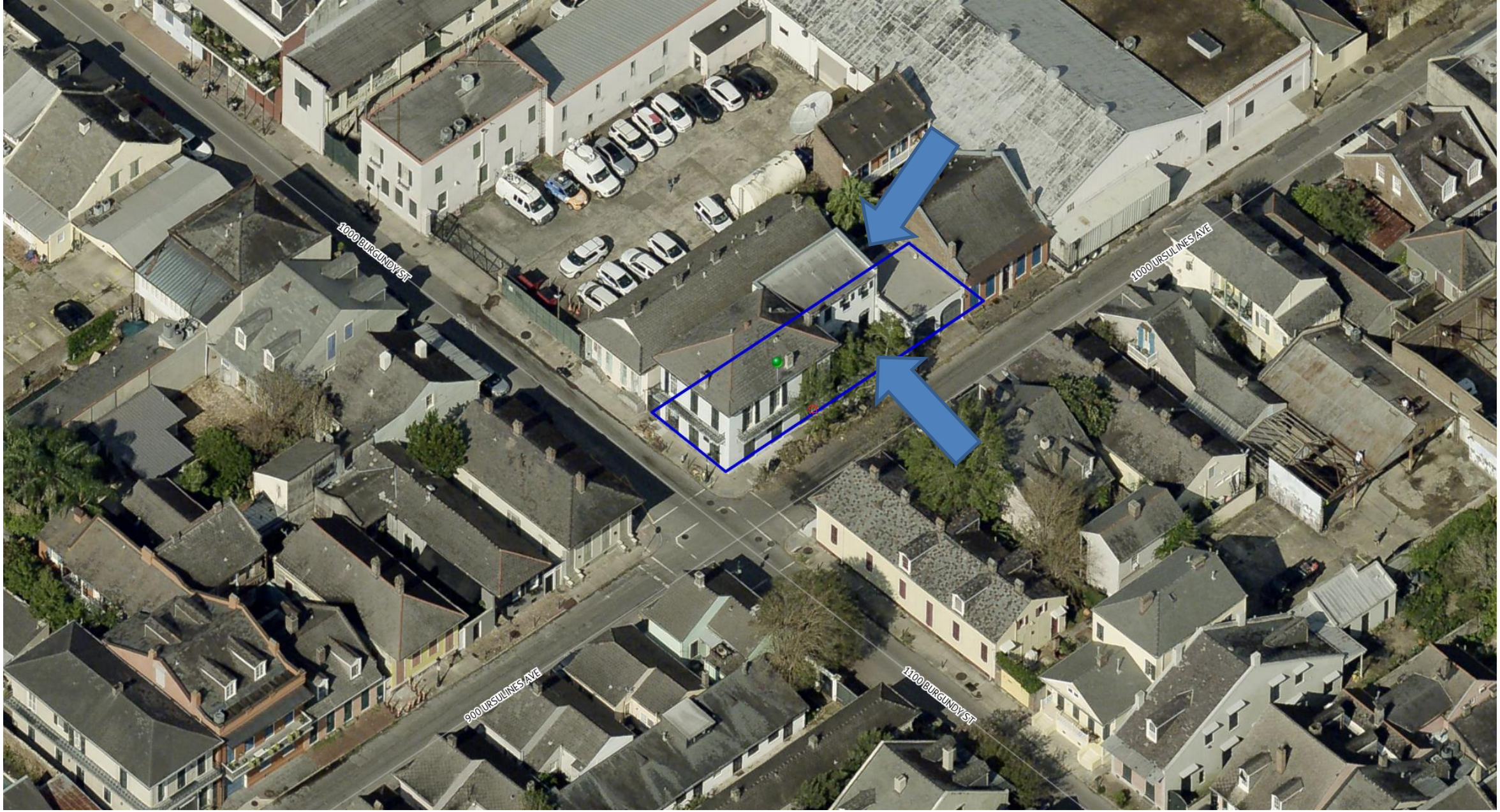
1039 Burgundy



1039 Burgundy

VCC Architectural Committee

June 16, 2022



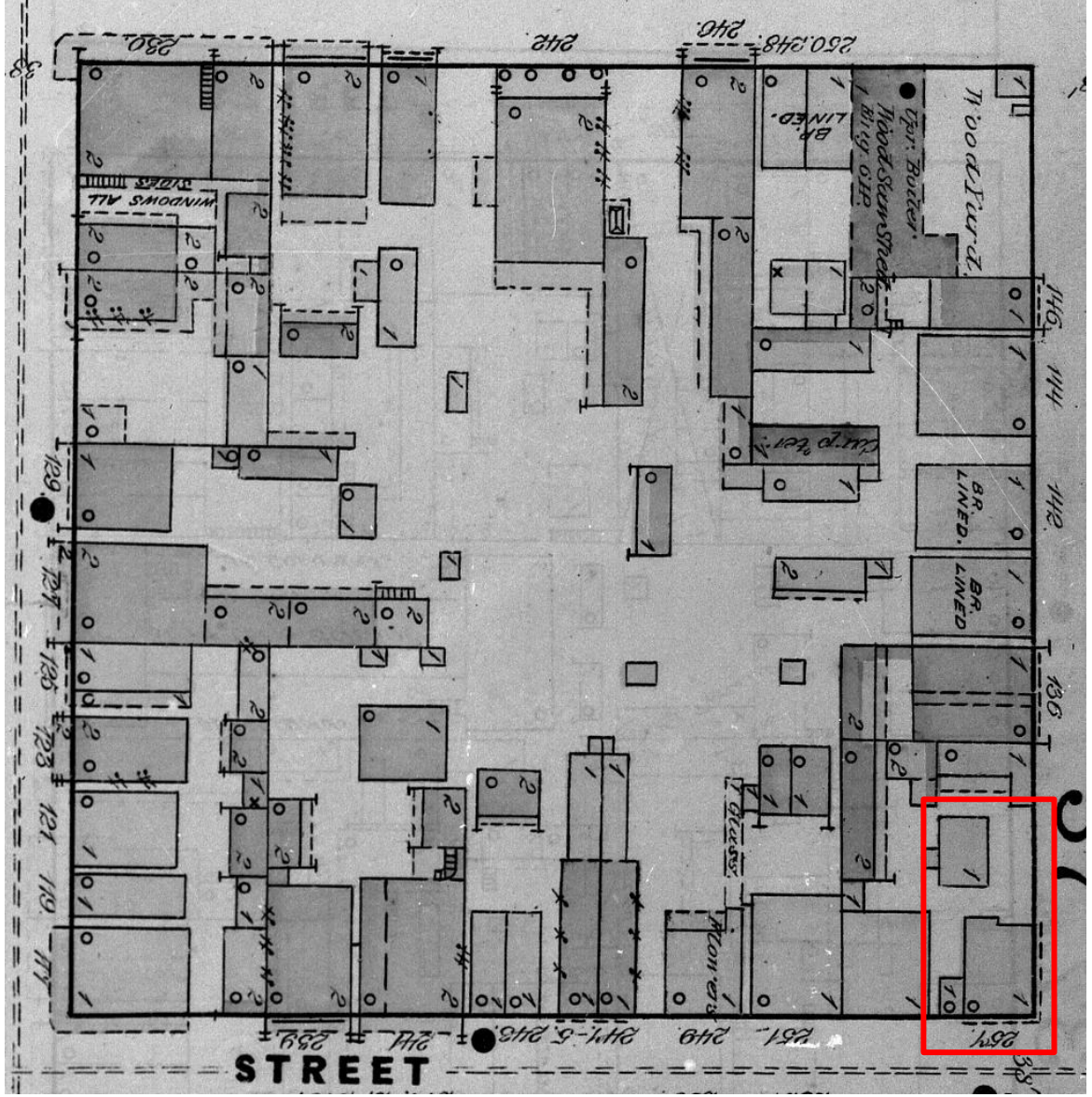
1039 Burgundy

VCC Architectural Committee

June 16, 2022

1039 Burgundy – 1964

1039 Burgundy – 1945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BR. LINED.
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Wood Stem Steel
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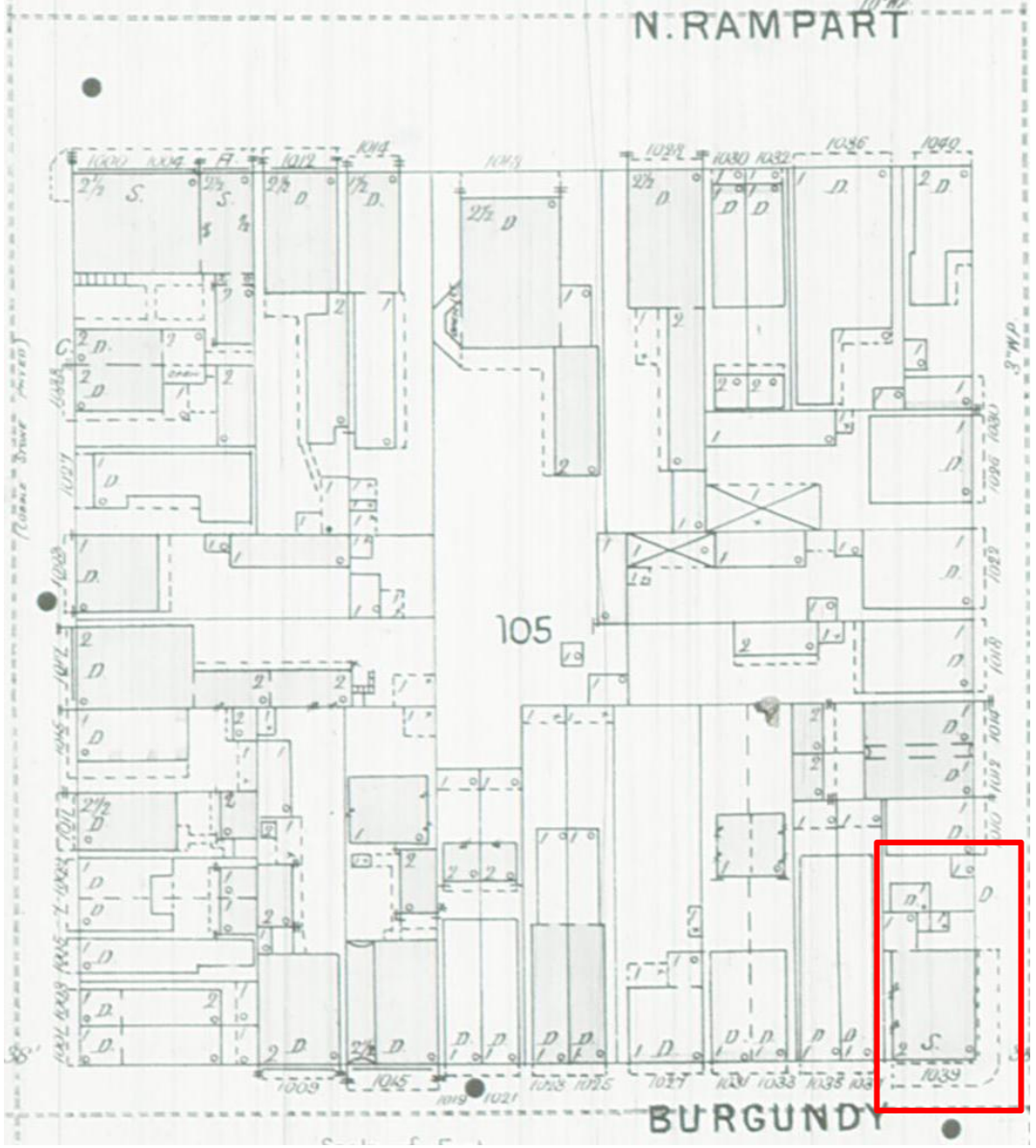
1876


N. RAMPART
BURGUNDY
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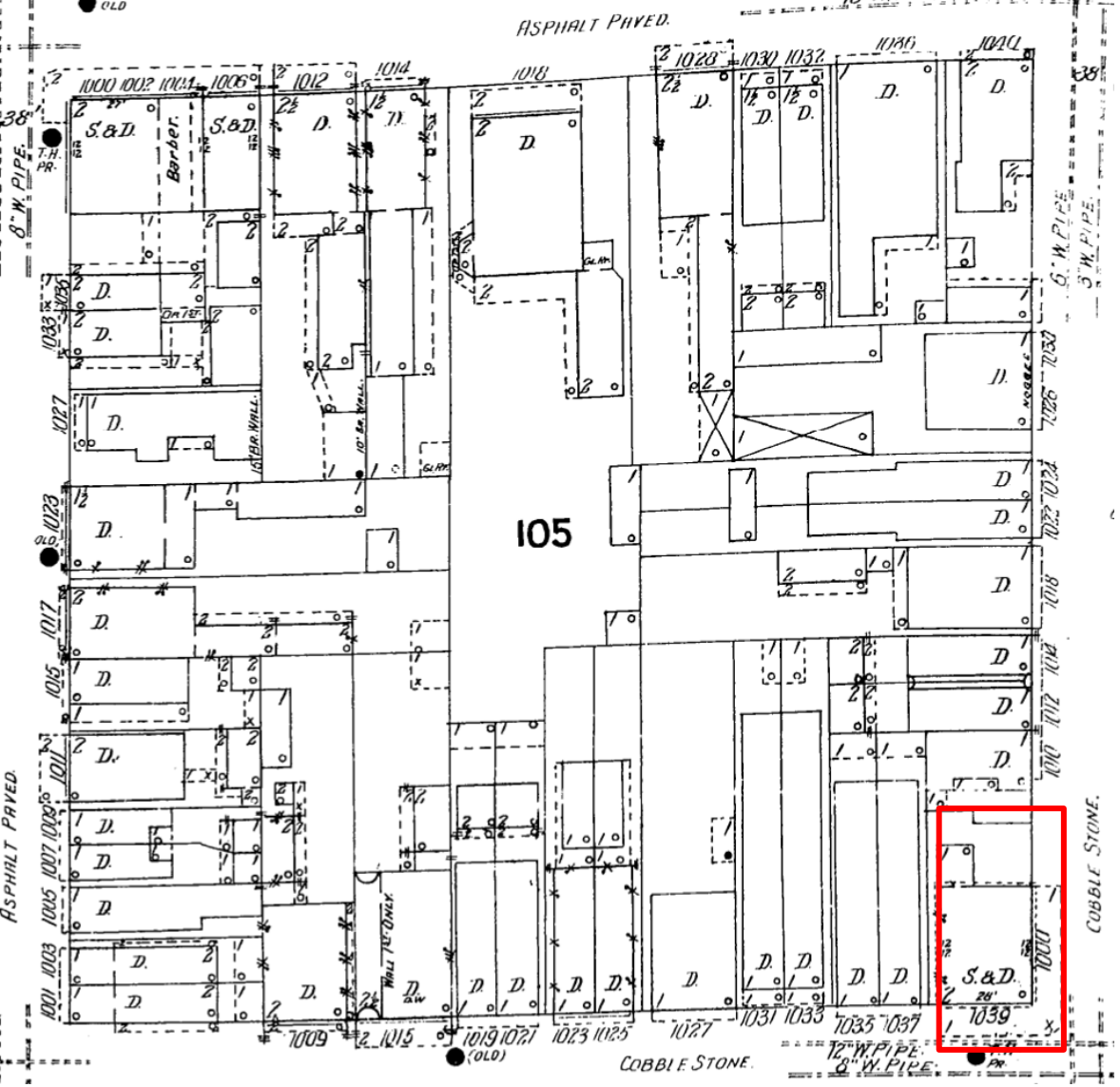
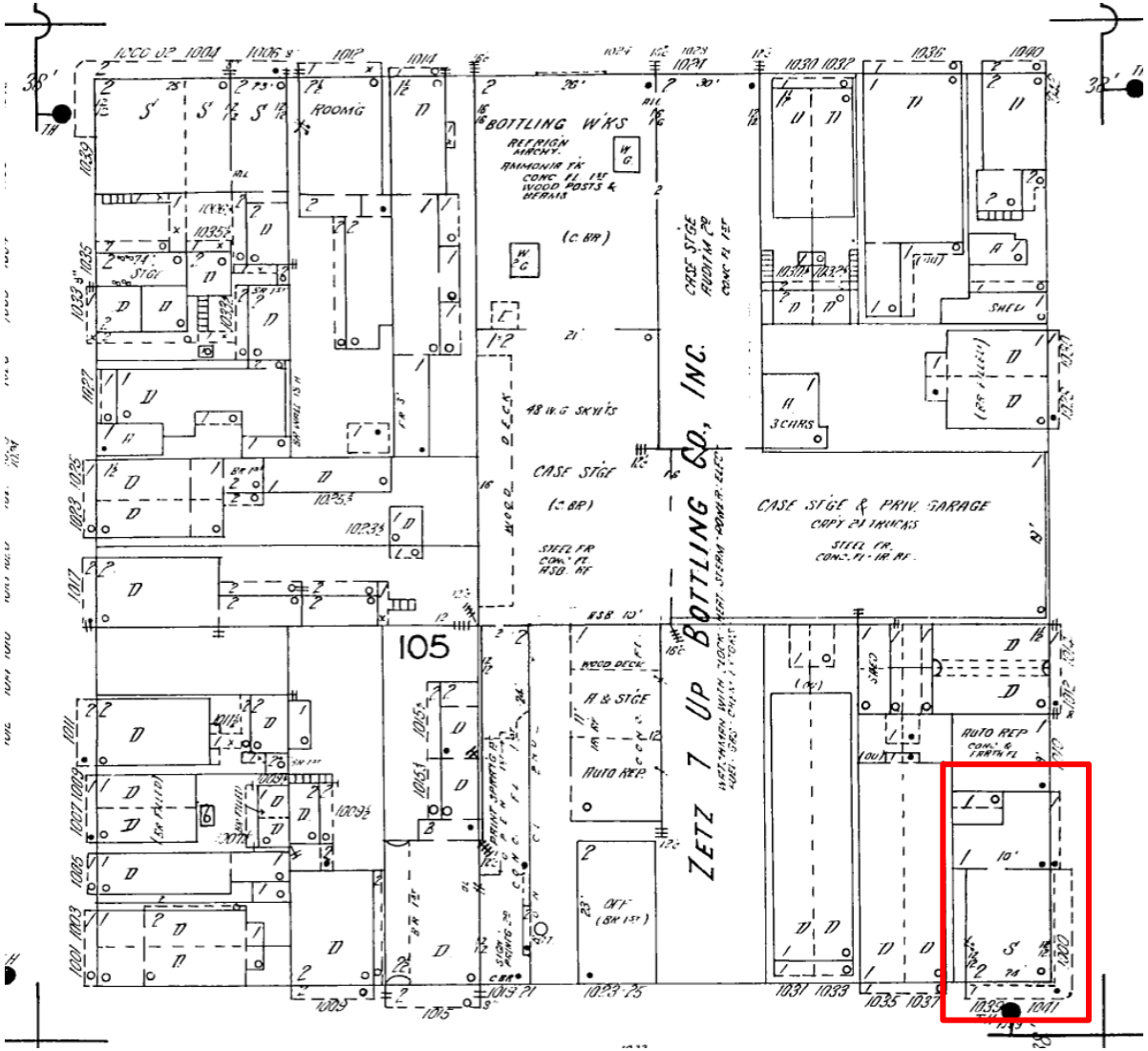
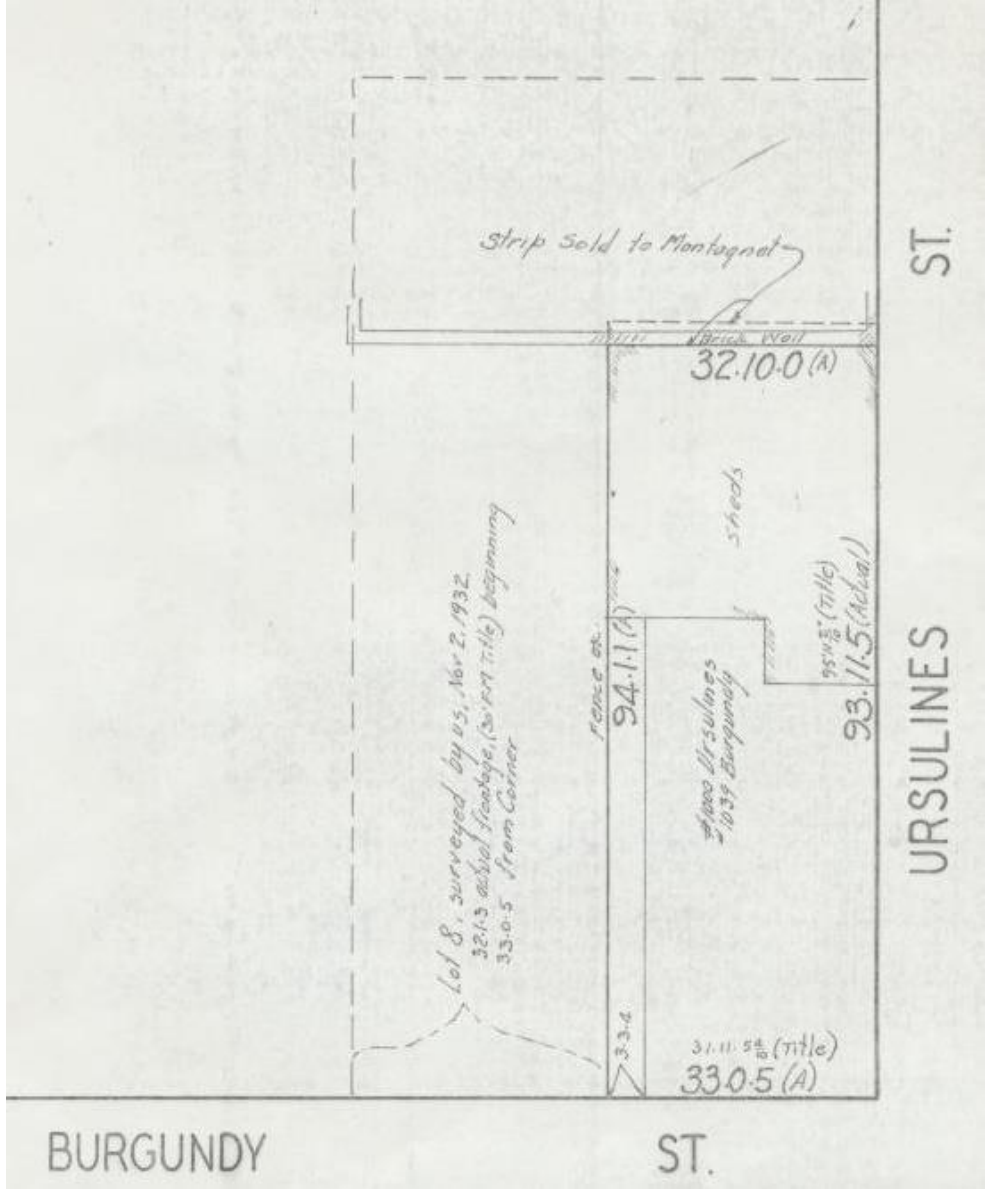


1908



1940

1039 Burgundy – service ell not present



1934

1964

1039 Burgundy – service ell not present

1039 Burgundy

VCC Architectural Committee

June 16, 2022

1039 Burgundy

VCC Architectural Committee

June 16, 2022

1039 Burgundy

VCC Architectural Committee

June 16, 2022

1039 Burgundy

VCC Architectural Committee

June 16, 2022

1039 Burgundy

VCC Architectural Committee

June 16, 2022

1039 Burgundy

VCC Architectural Committee

June 16, 2022

1039 Burgundy

VCC Architectural Committee

June 16, 2022

1039 Burgundy

VCC Architectural Committee

June 16, 2022

1039 Burgundy

VCC Architectural Committee

June 16, 2022

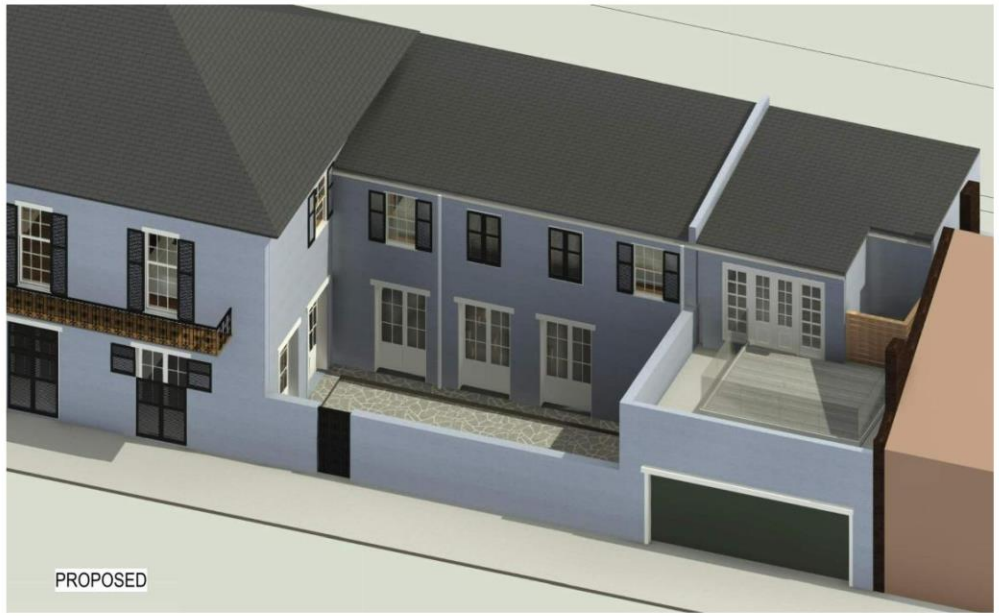
1039 Burgundy

VCC Architectural Committee

June 16, 2022

1039 Burgundy

1039 Burgundy



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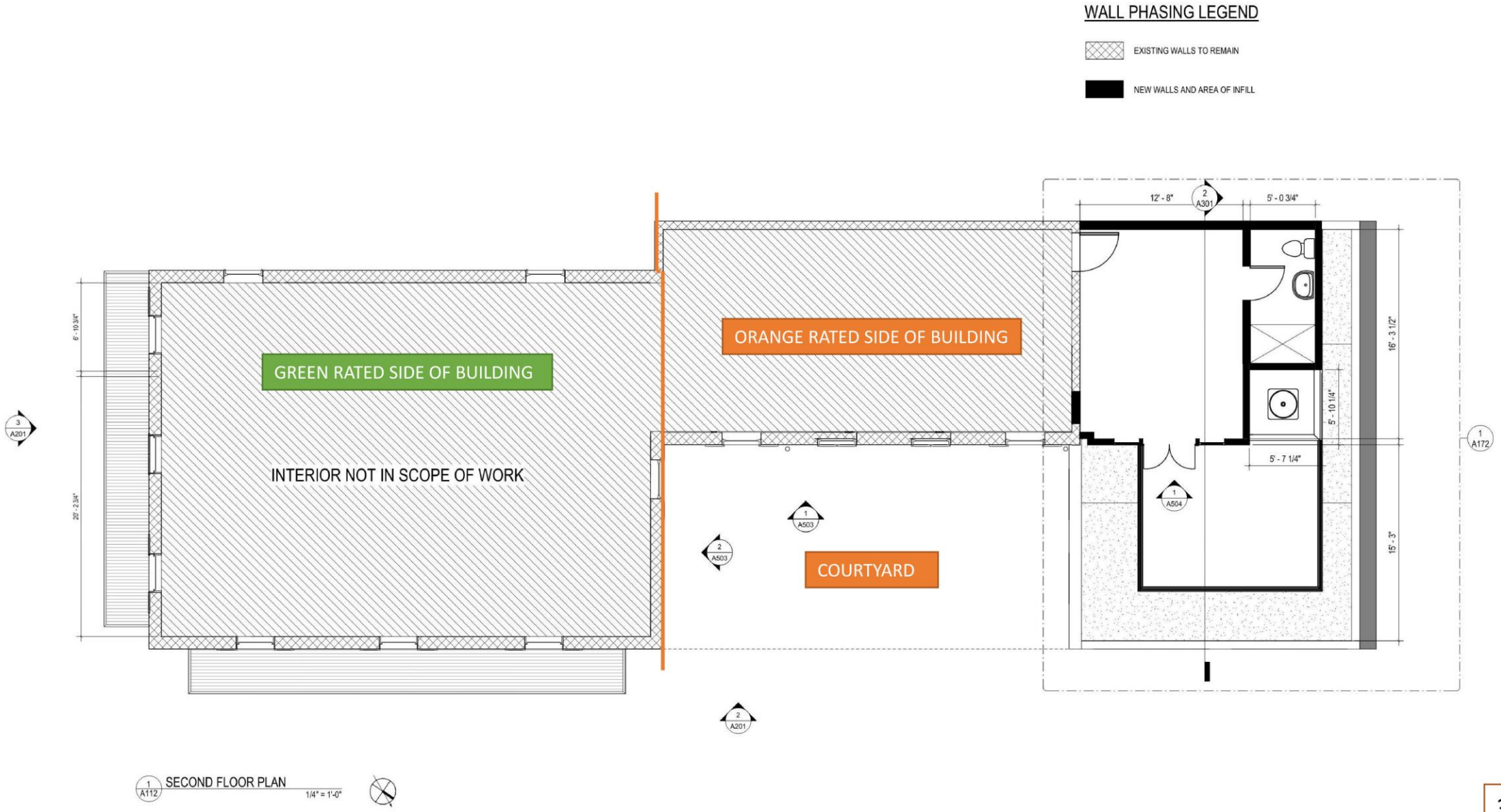
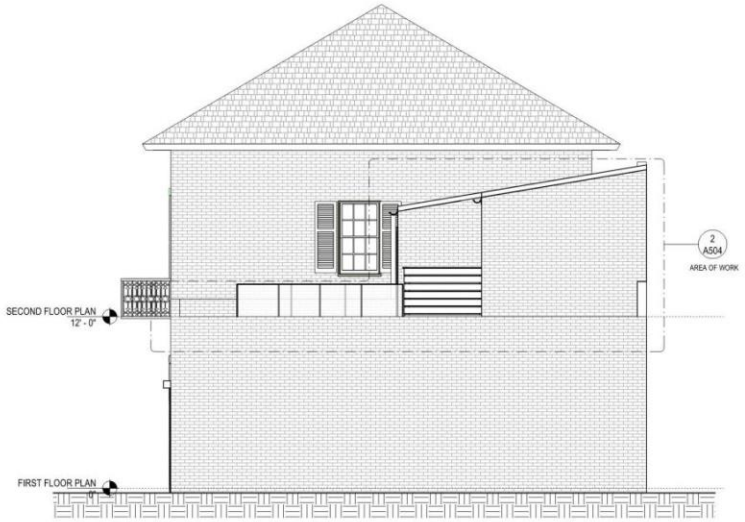


1039 Burgundy

VCC Architectural Committee

June 16, 2022



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

3 A201 EAST ELEVATION 1/4" = 1'-0"

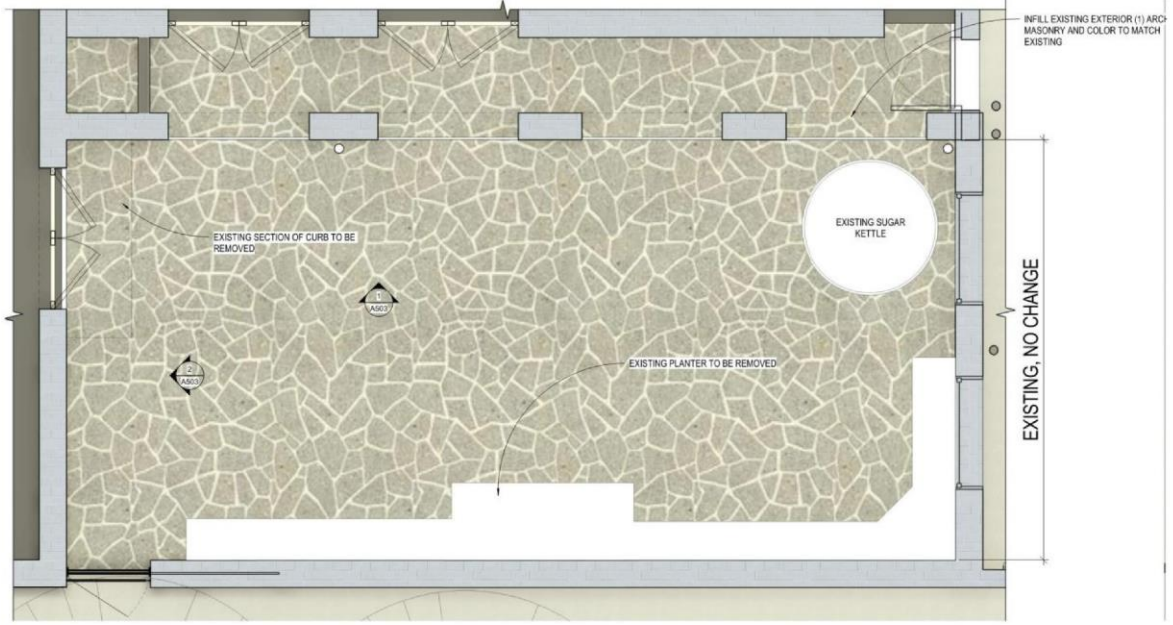
2 A201 NORTH ELEVATION 1/4" = 1'-0"

1039 Burgundy

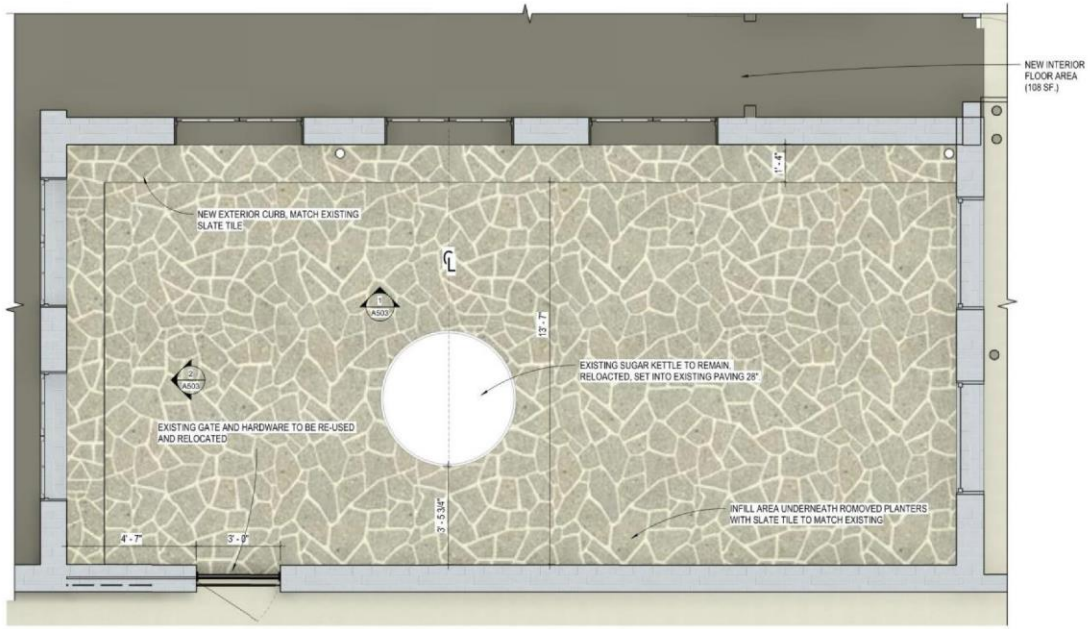
VCC Architectural Committee

June 16, 2022

EXISTING



PROPOSED

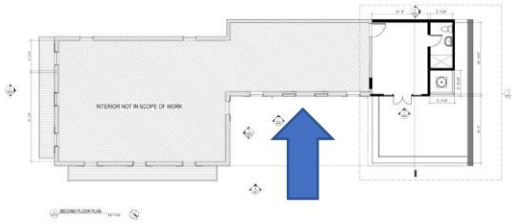


1039 Burgundy

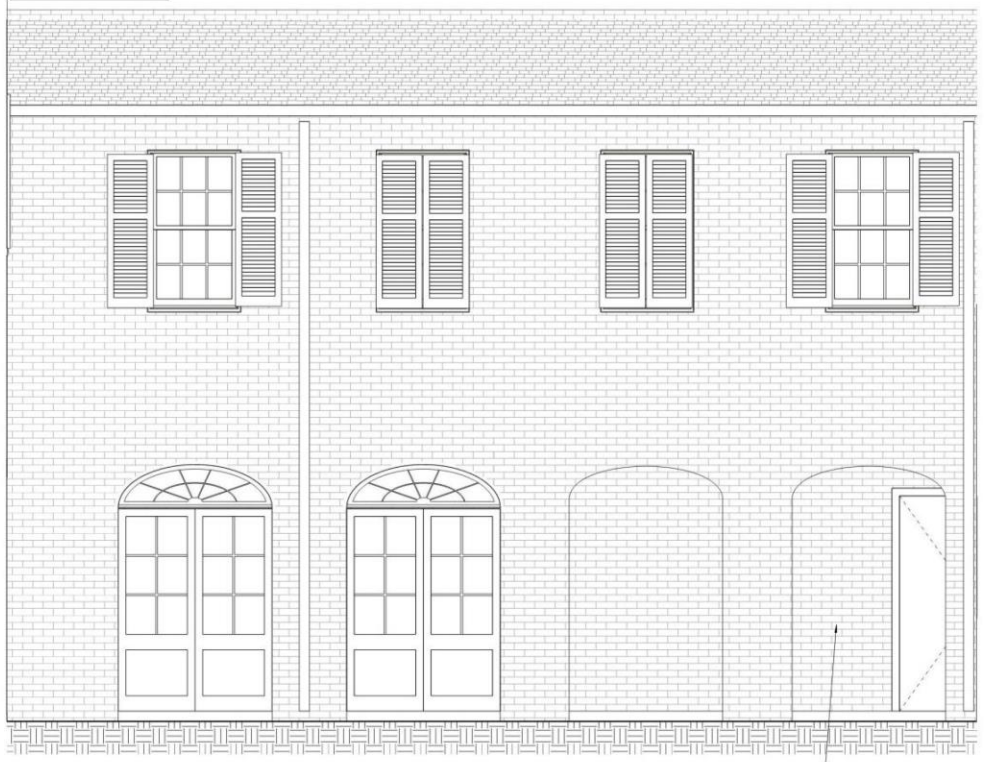
VCC Architectural Committee

June 16, 2022

North Courtyard Wall



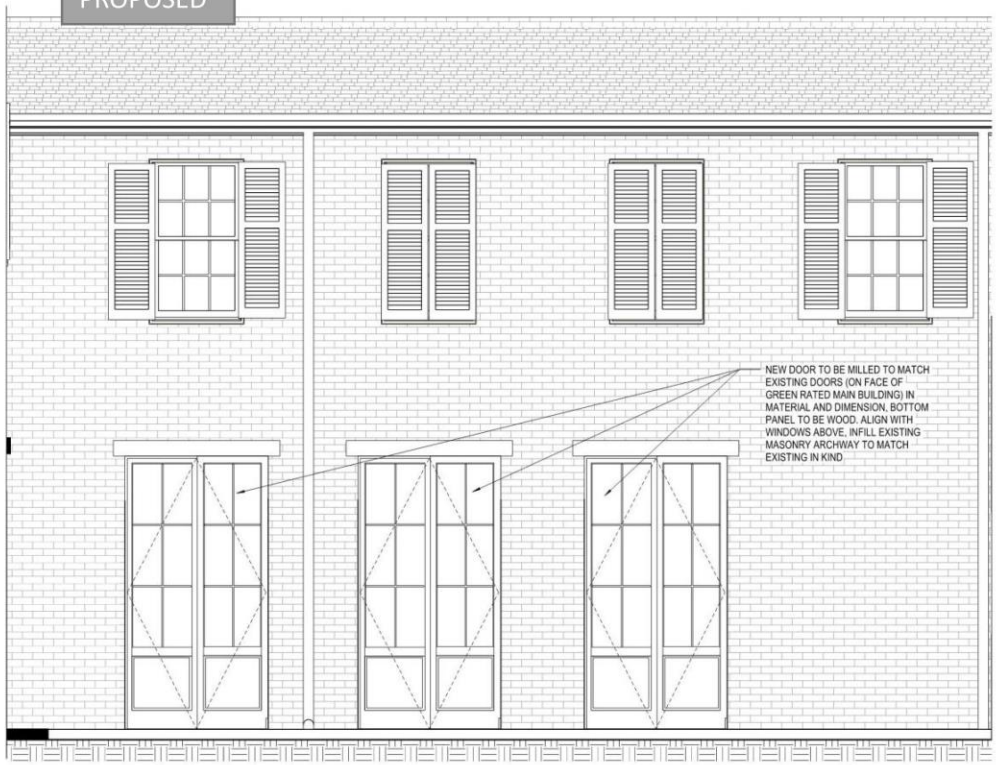
EXISTING



NORTH COURTYARD
ELEVATION - EXISTING
2 A502
1/2" = 1'-0"

(1) EXISTING ARCHWAY TO BE INFILLED WITH MASONRY TO MATCH EXISTING IN KIND, VCC APPROVED MORTAR MIX

PROPOSED



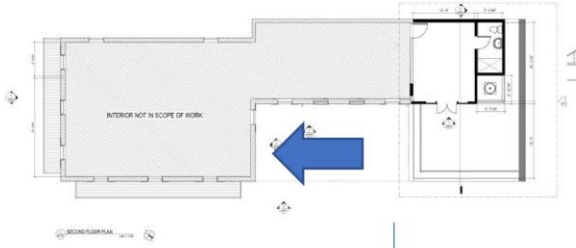
NORTH COURTYARD
ELEVATION - PROPOSED
1 A503
1/2" = 1'-0"

1039 Burgundy

VCC Architectural Committee

June 16, 2022

West Courtyard Wall



WEST COURTYARD ELEVATION - EXISTING
1 A502
1/2" = 1'-0"

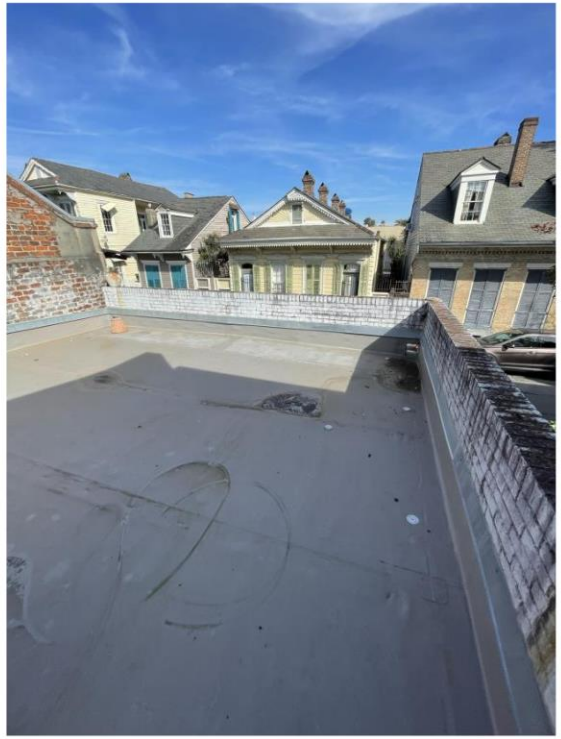
EXISTING DOOR TO BE REMOVED, INFILL EXISTING MASONRY TO MATCH EXISTING, EXISTING CURB UNDERNEATH TO BE REMOVED

WEST COURTYARD ELEVATION - PROPOSED
2 A503
1/2" = 1'-0"

1039 Burgundy

VCC Architectural Committee

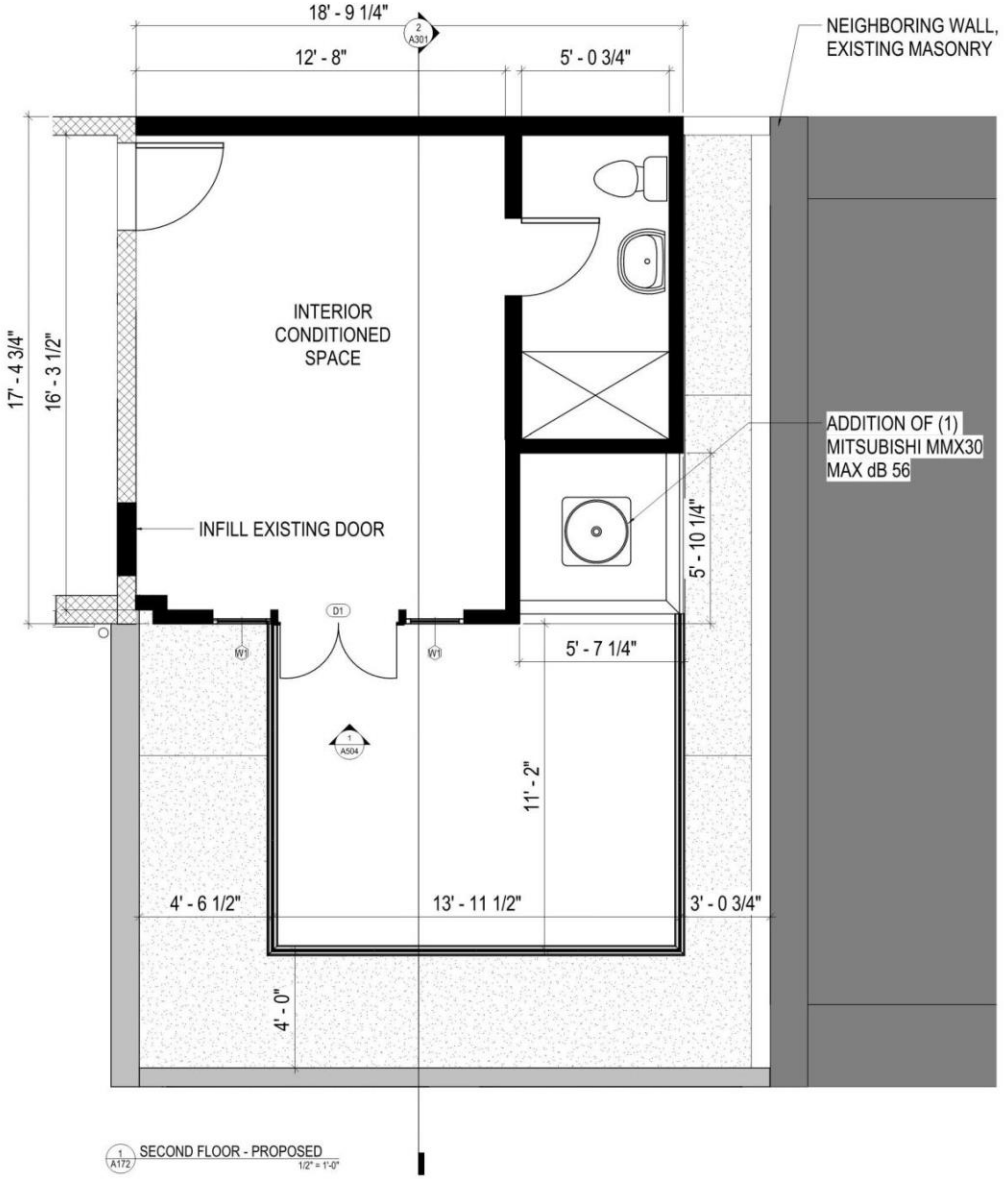
June 16, 2022



WALL PHASING LEGEND

EXISTING WALLS TO REMAIN

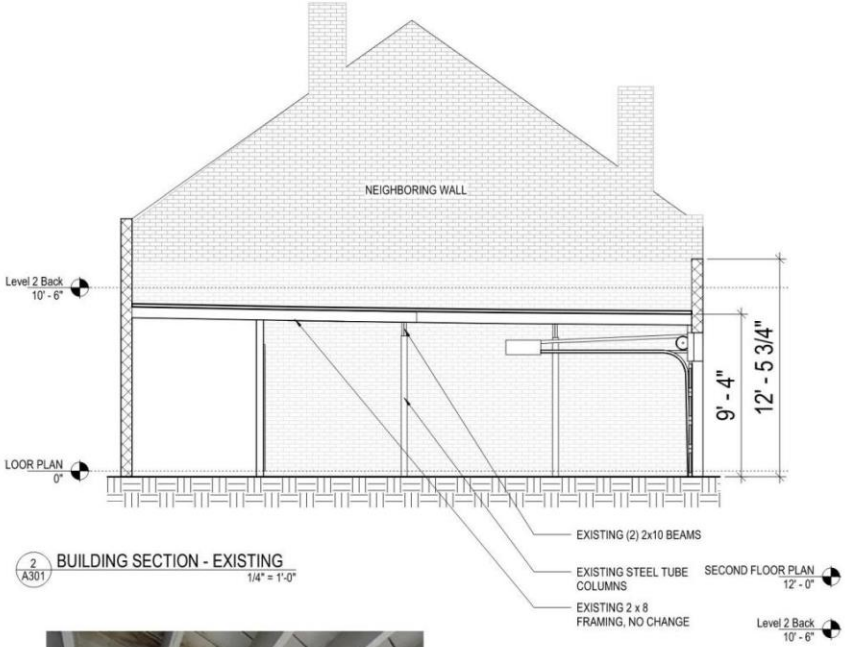
NEW WALLS AND AREA OF INFILL



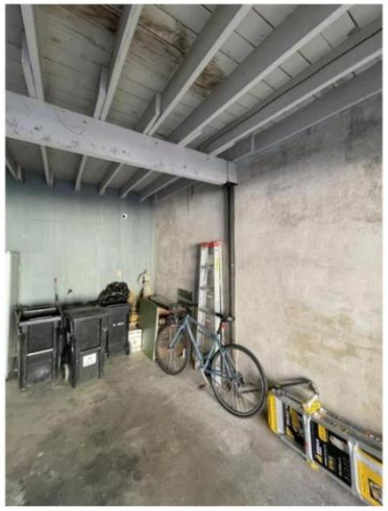
1039 Burgundy

VCC Architectural Committee

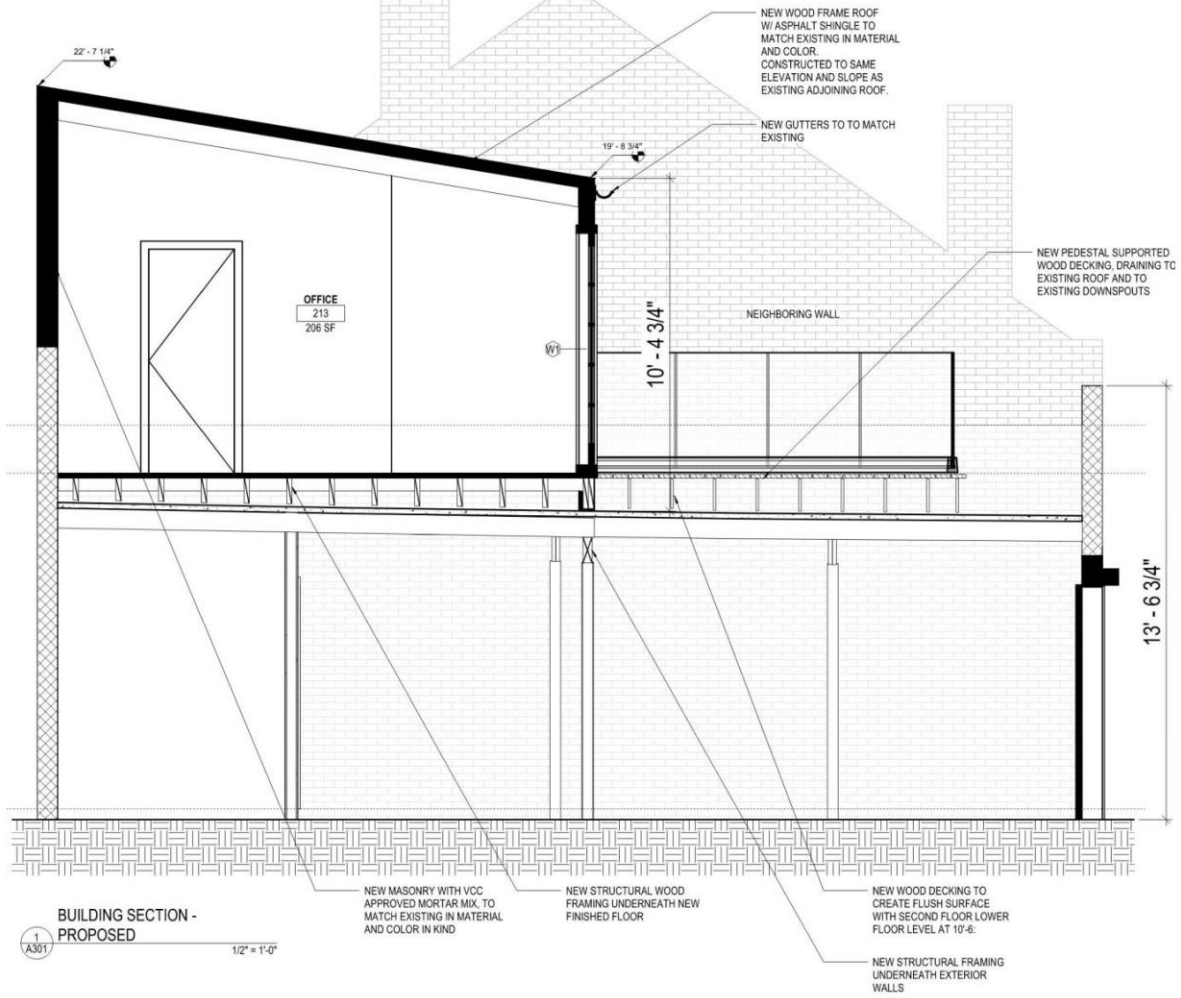
June 16, 2022



2 A301 BUILDING SECTION - EXISTING
1/4" = 1'-0"



GARAGE INTERIOR



1 A301 BUILDING SECTION - PROPOSED
1/2" = 1'-0"

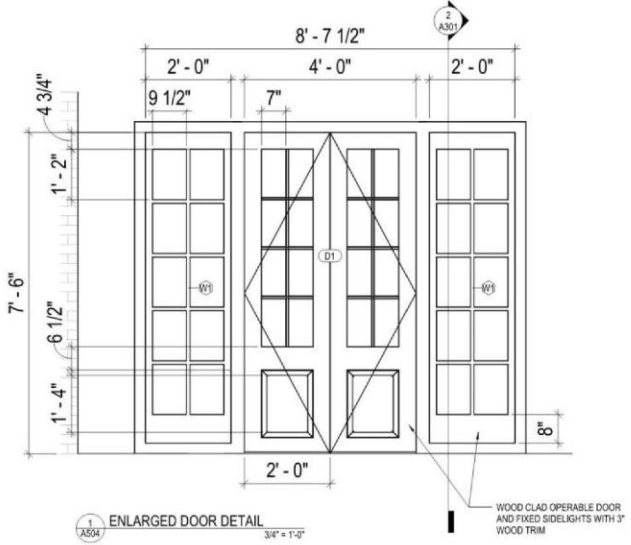
WALL PHASING LEGEND

EXISTING WALLS TO REMAIN

NEW WALLS AND AREA OF INFILL

NOTE

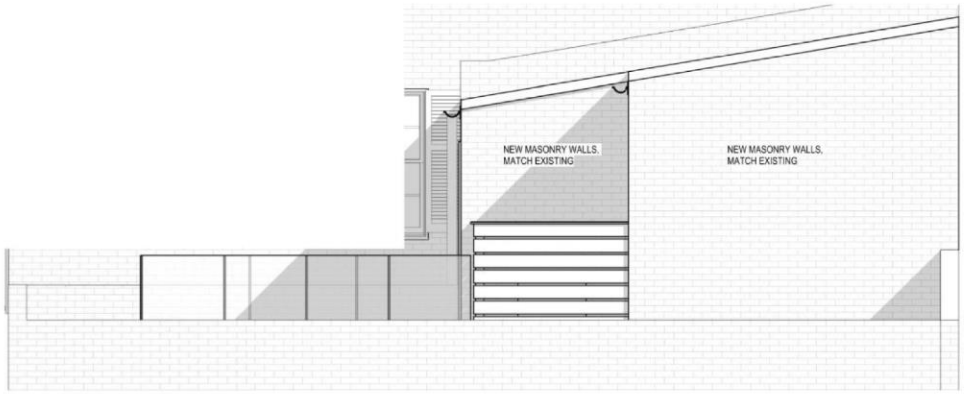
ALL STAMPED STRUCTURAL DRAWING TO BE SUBMITTED TO VCC FOR APPROVAL.



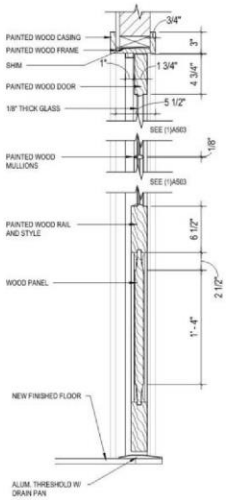
1 A504 ENLARGED DOOR DETAIL 3/4" = 1'-0"

NOTE

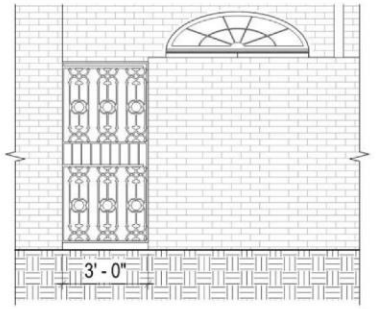
WINDOW AND DOOR MODEL AND MANUFACTURER TO BE SUBMITTED TO VCC FOR APPROVAL



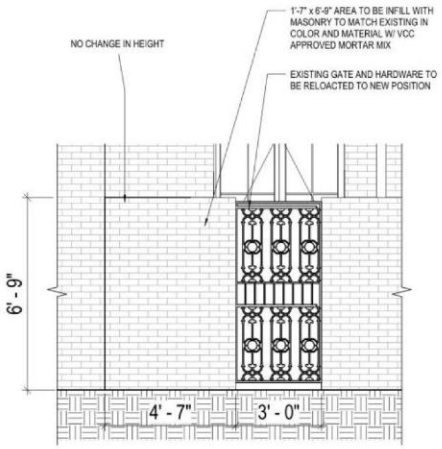
2 A504 WEST ELEVATION - PROPOSED 1/2" = 1'-0"



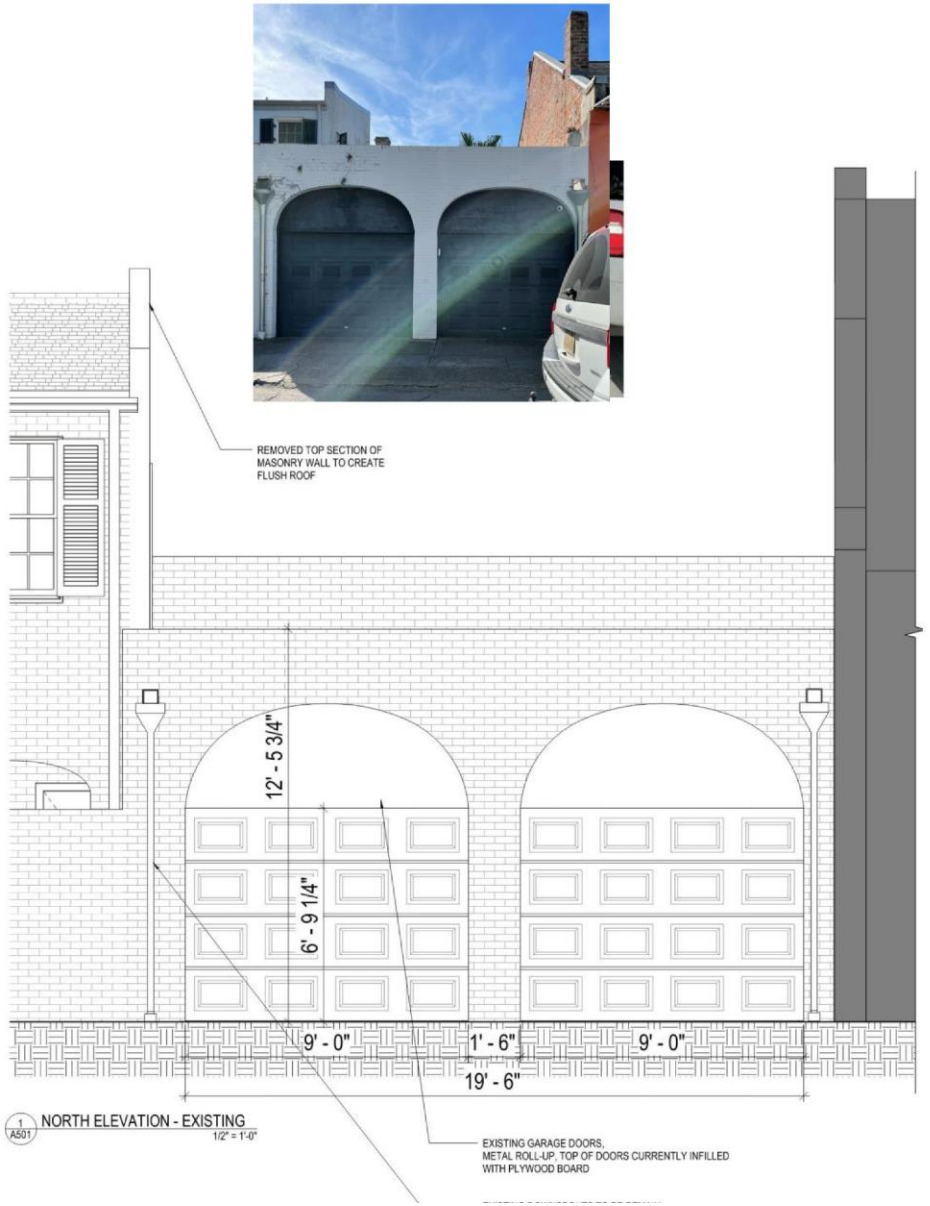
5 A504 D1 HEAD JAMB SILL DETAILS 1 1/2" = 1'-0"



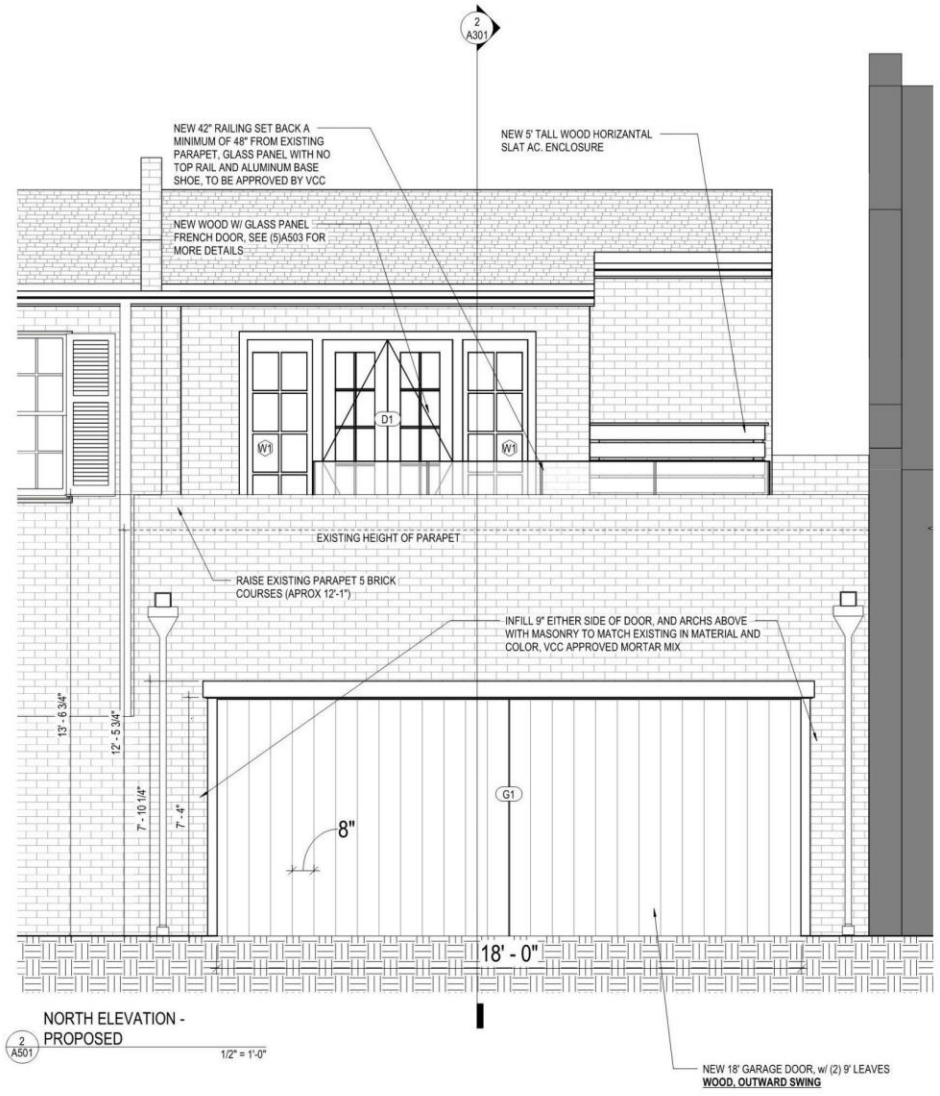
3 A504 COURTYARD ENTRY GATE FROM SIDEWALK - EXISTING 1/2" = 1'-0"



4 A504 COURTYARD ENTRY GATE FROM SIDEWALK - PROPOSED 1/2" = 1'-0"



1 A501 NORTH ELEVATION - EXISTING
1/2" = 1'-0"

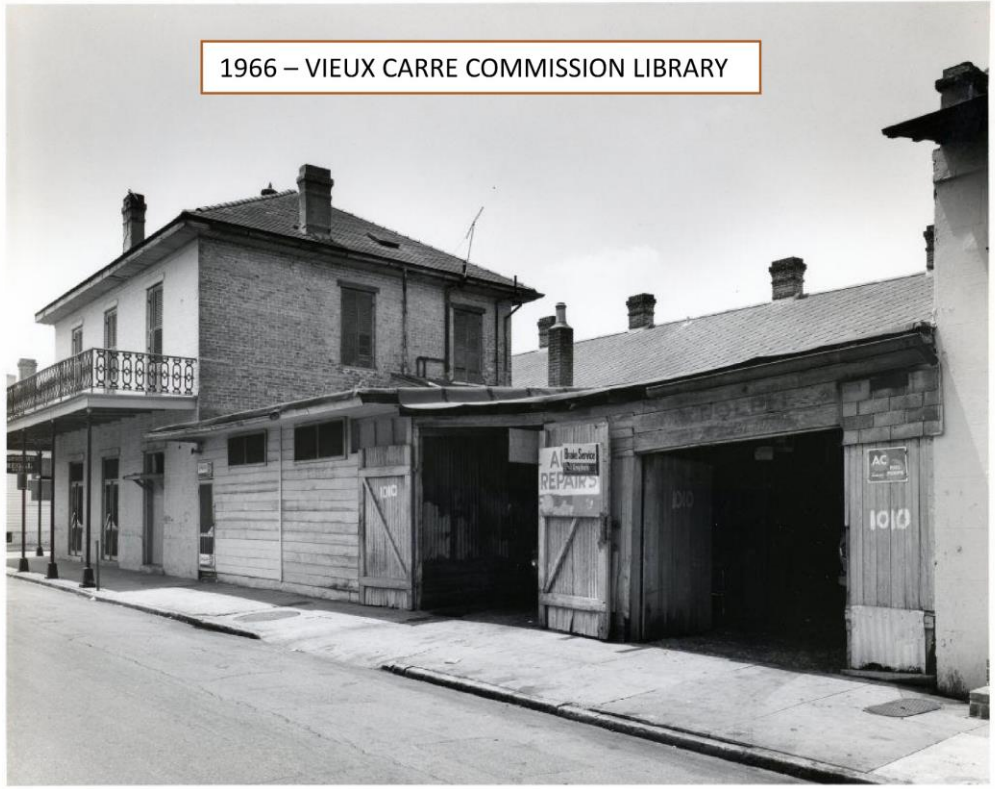


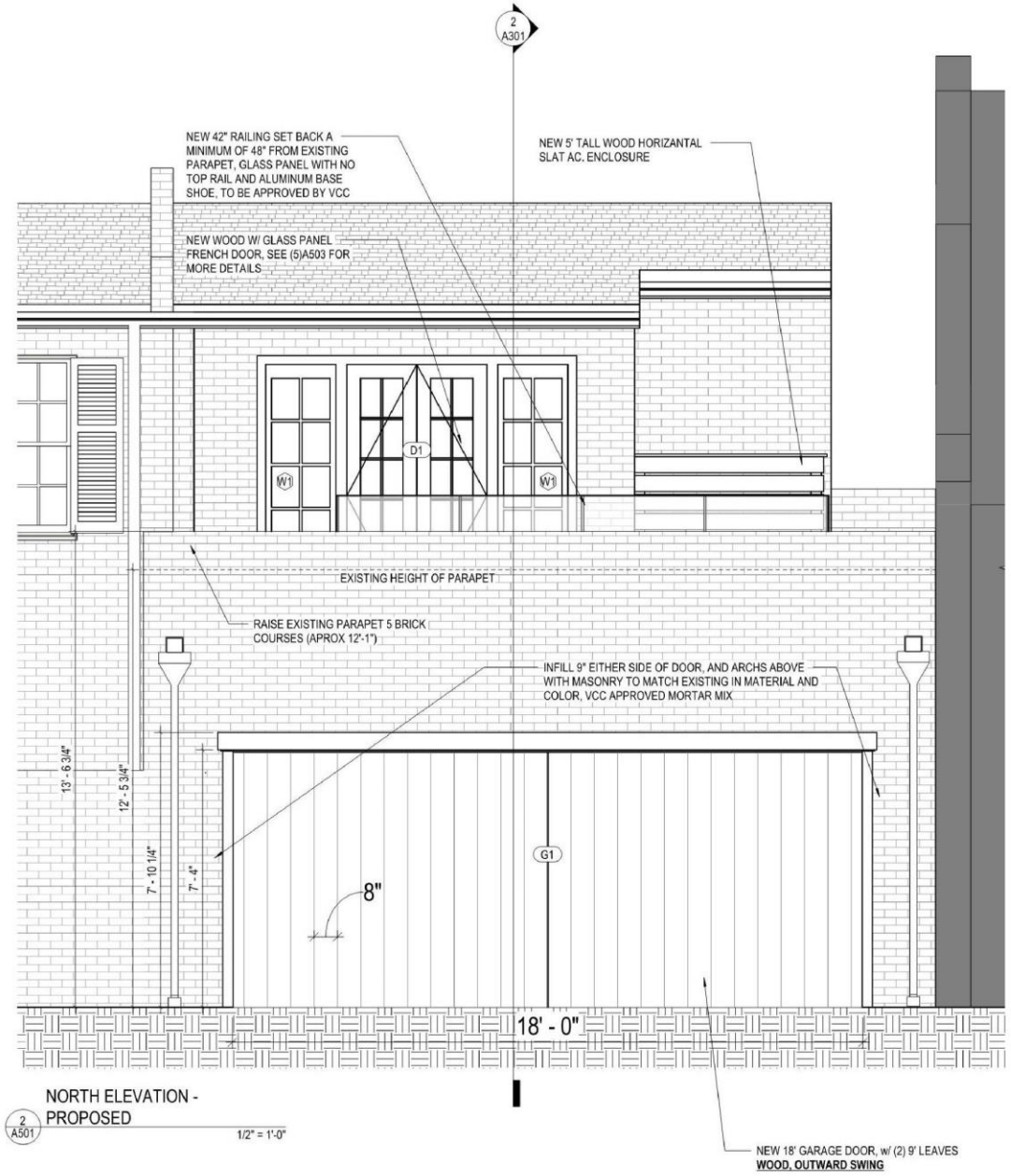
2 A501 NORTH ELEVATION - PROPOSED
1/2" = 1'-0"

1039 Burgundy

VCC Architectural Committee

June 16, 2022



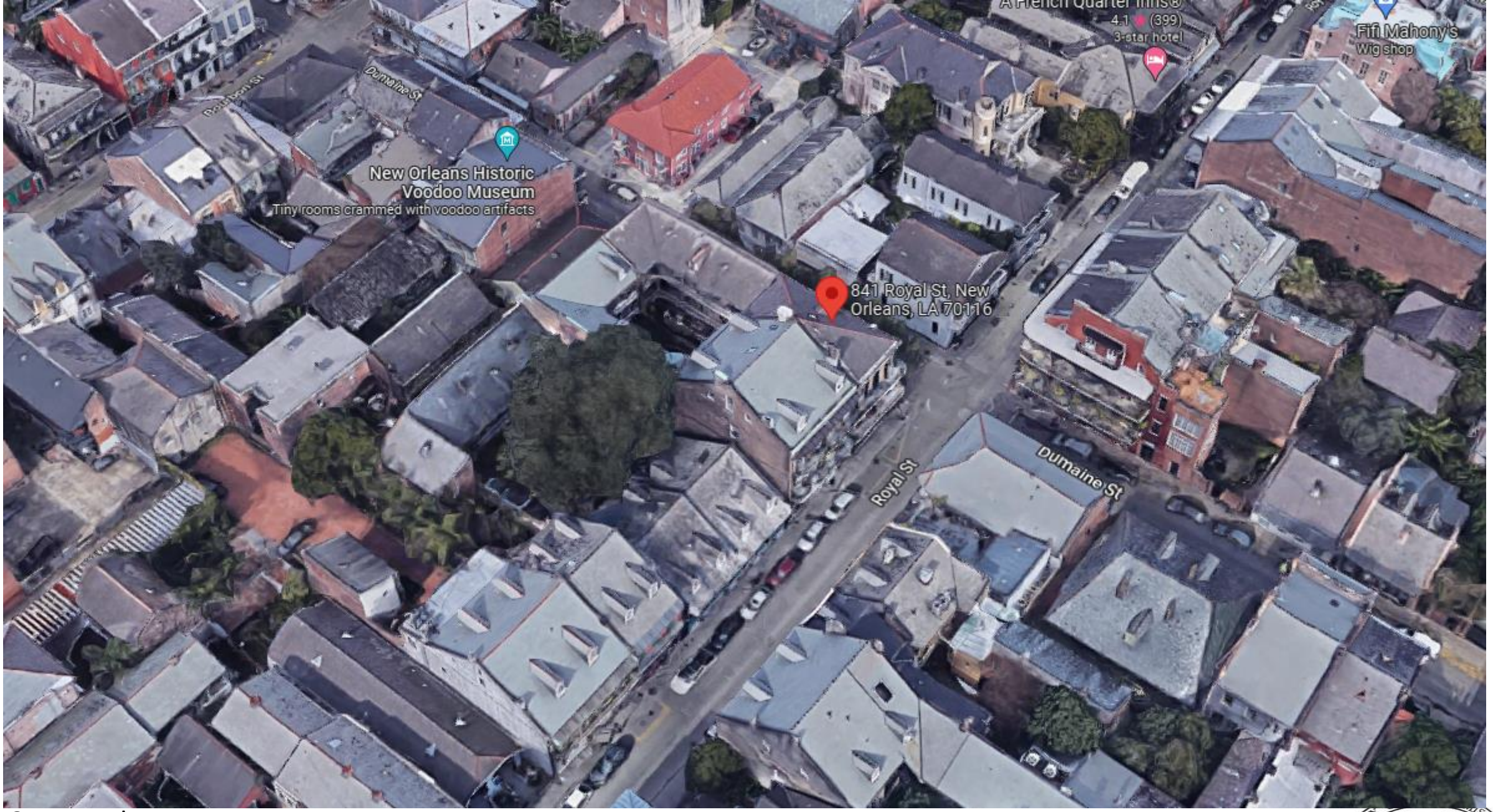


1039 Burgundy

VCC Architectural Committee

June 16, 2022

841 Royal



841 Royal

Vieux Carré Commission

August 17, 2022

841 Royal, 1945

Vieux Carré Commission

August 17, 2022

841 Royal, 1964

841 Royal, 1963

841 Royal

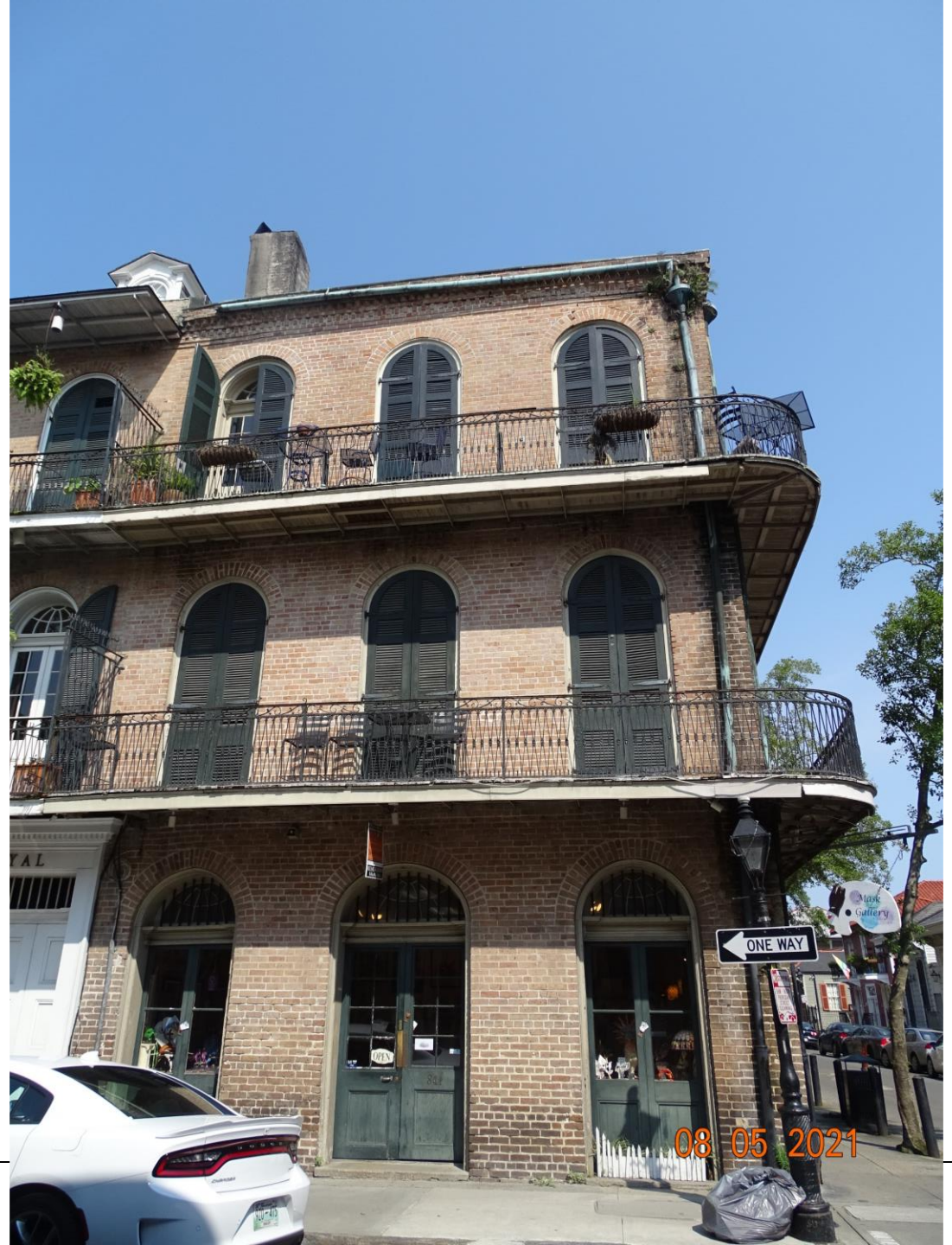
Vieux Carré Commission

August 17, 2022

841 Royal

Vieux Carré Commission

August 17, 2022



841 Royal

Vieux Carré Commission

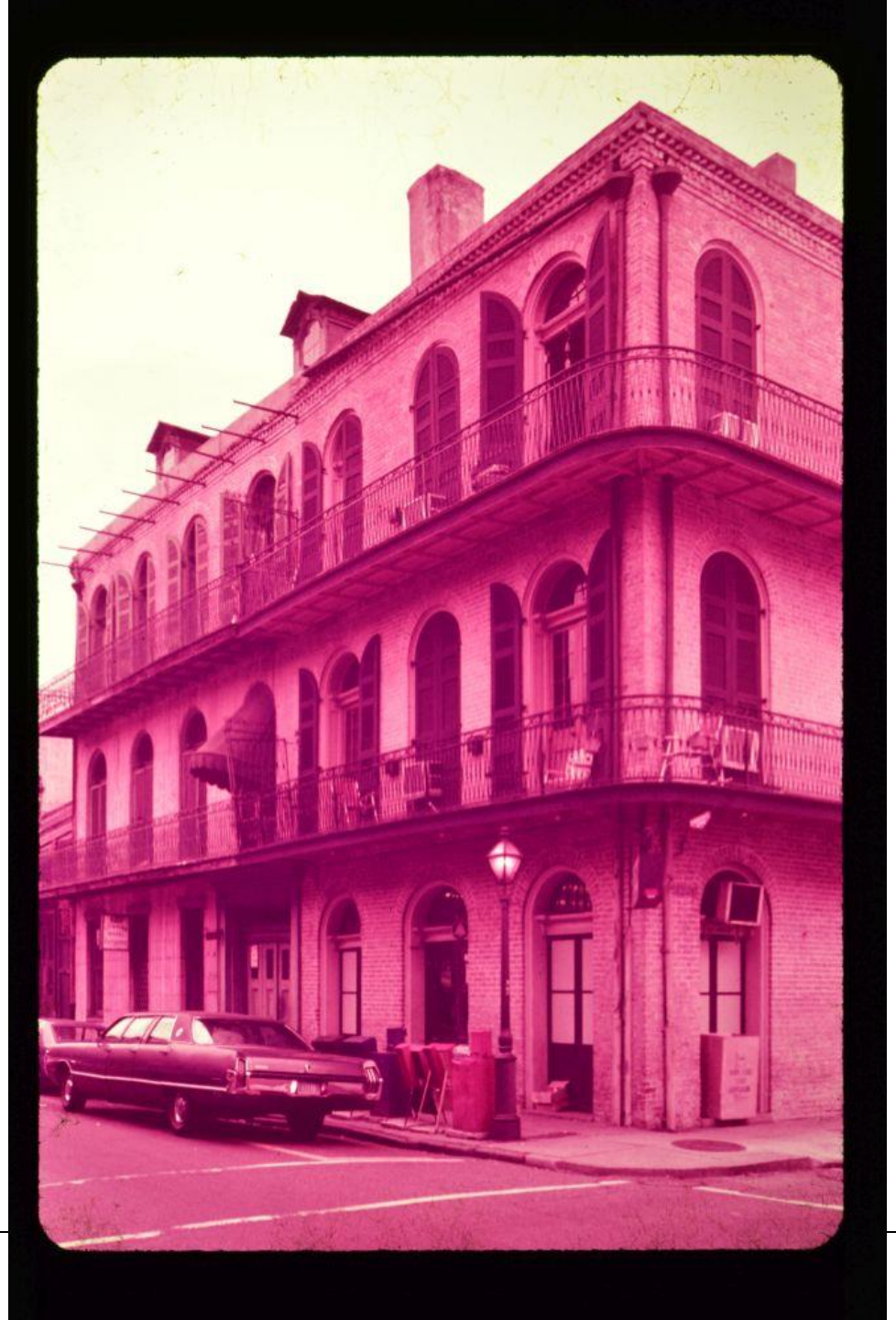
August 17, 2022

837 & 841 Royal, 1964

837 & 841 Royal, Unknown Date

Vieux Carré Commission

August 17, 2022

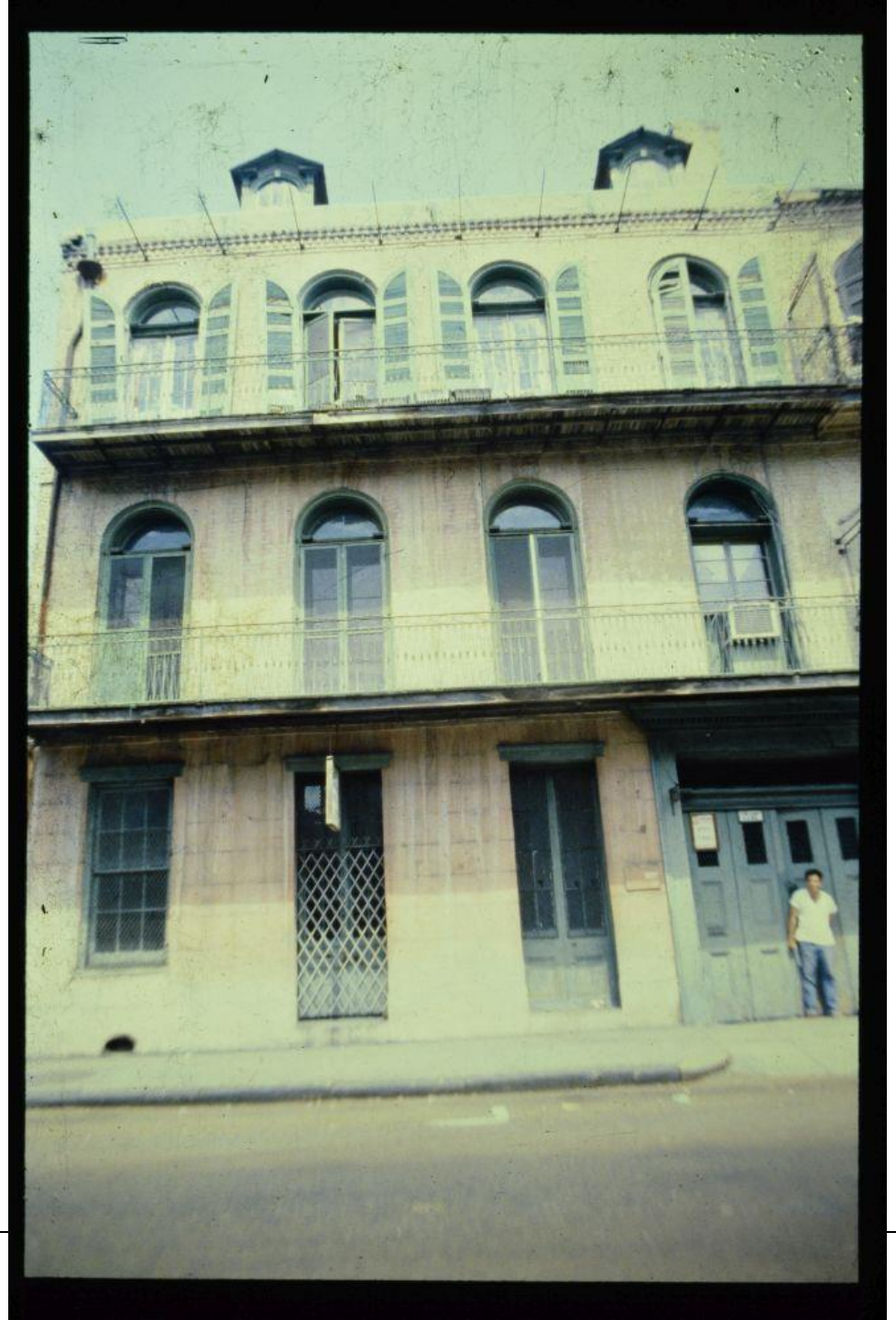


837 & 841 Royal, 1975

Vieux Carré Commission

August 17, 2022

837 & 841 Royal, 1987



837 & 841 Royal, 1990

Vieux Carré Commission

August 17, 2022

841 Royal

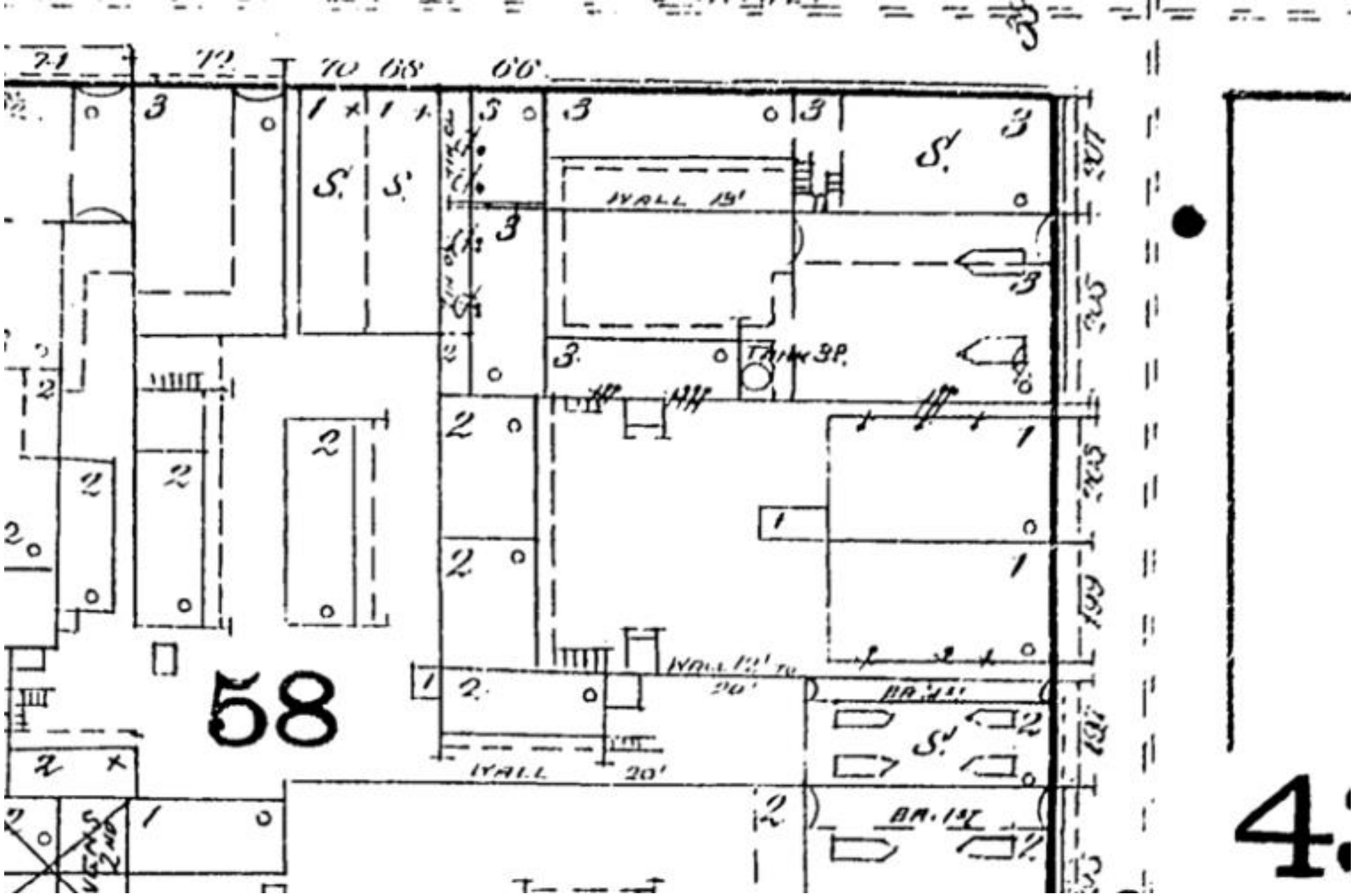
Vieux Carré Commission

August 17, 2022

841 Royal

Vieux Carré Commission

August 17, 2022

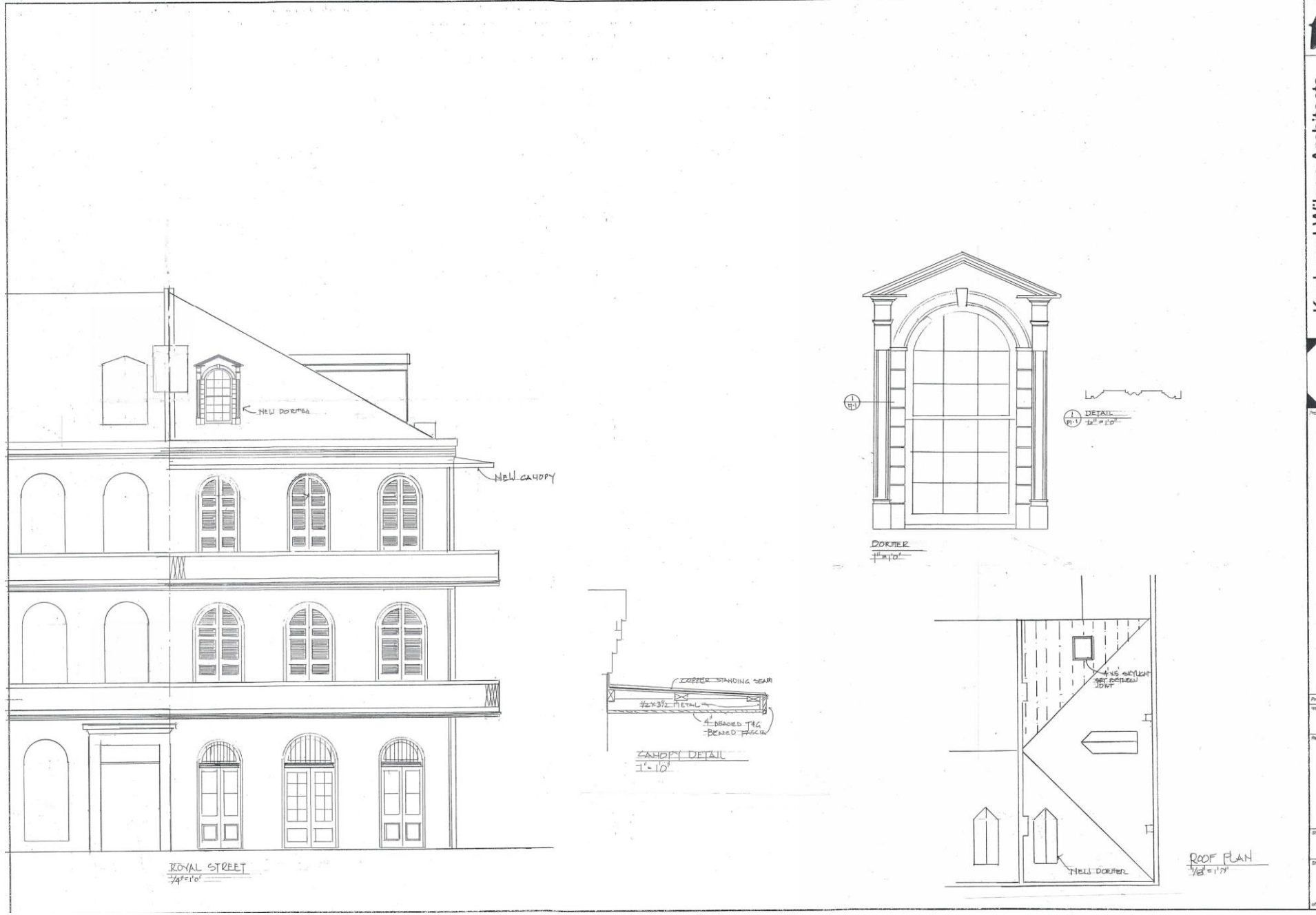


841 Royal, 1885 Sanborn

841 Royal

Vieux Carré Commission

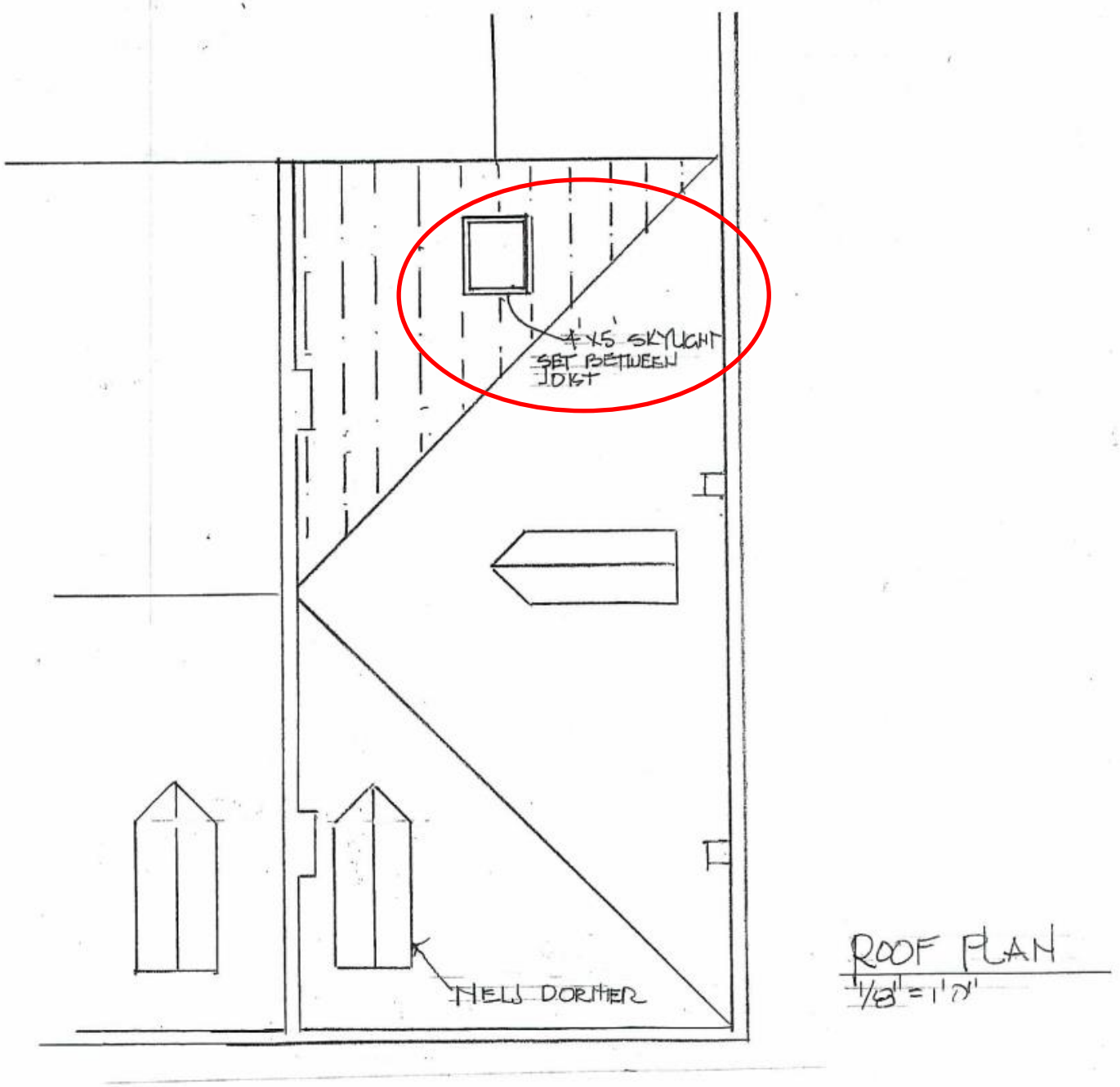
August 17, 2022



841 Royal

Vieux Carré Commission

August 17, 2022



841 Royal

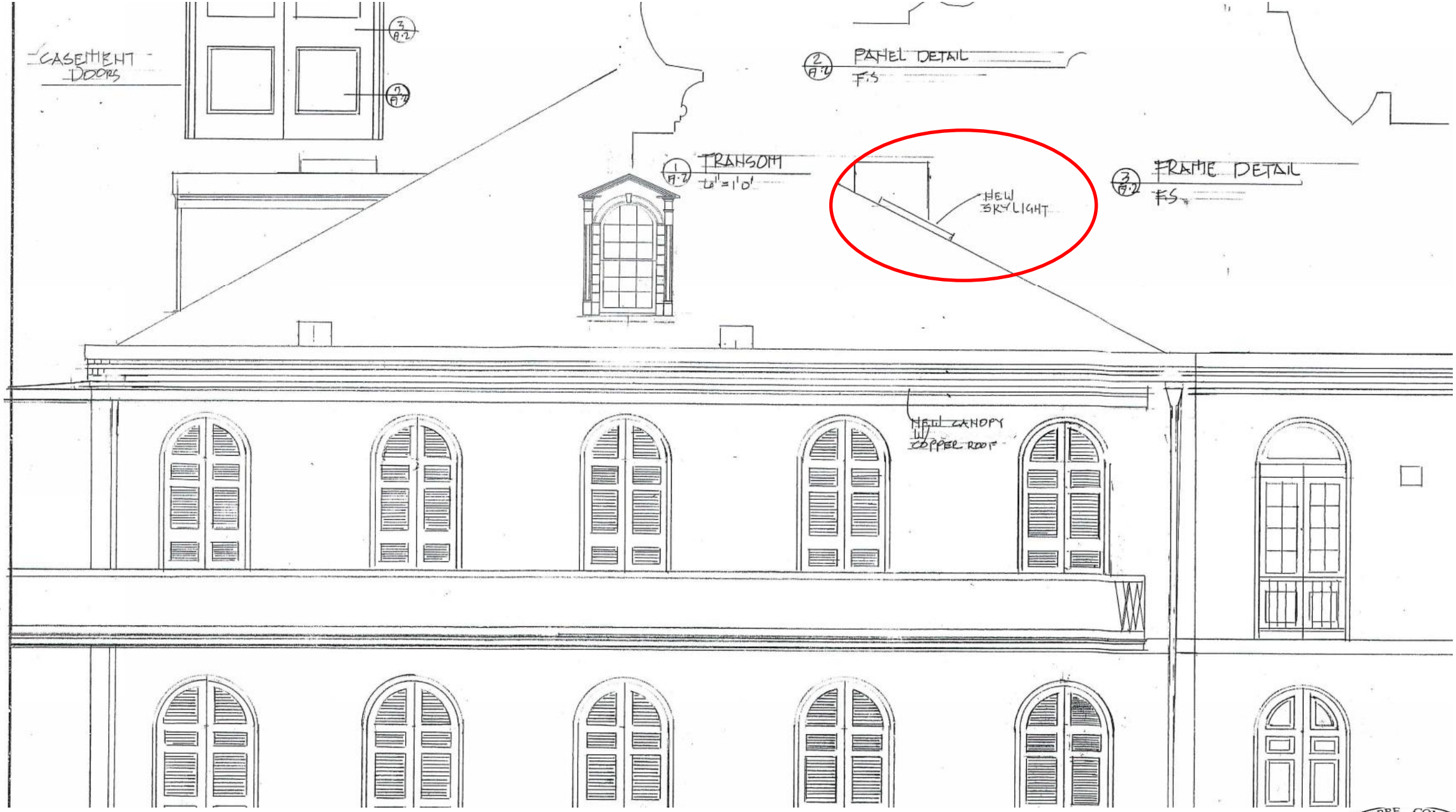
Vieux Carré Commission

August 17, 2022

841 Royal

Vieux Carré Commission

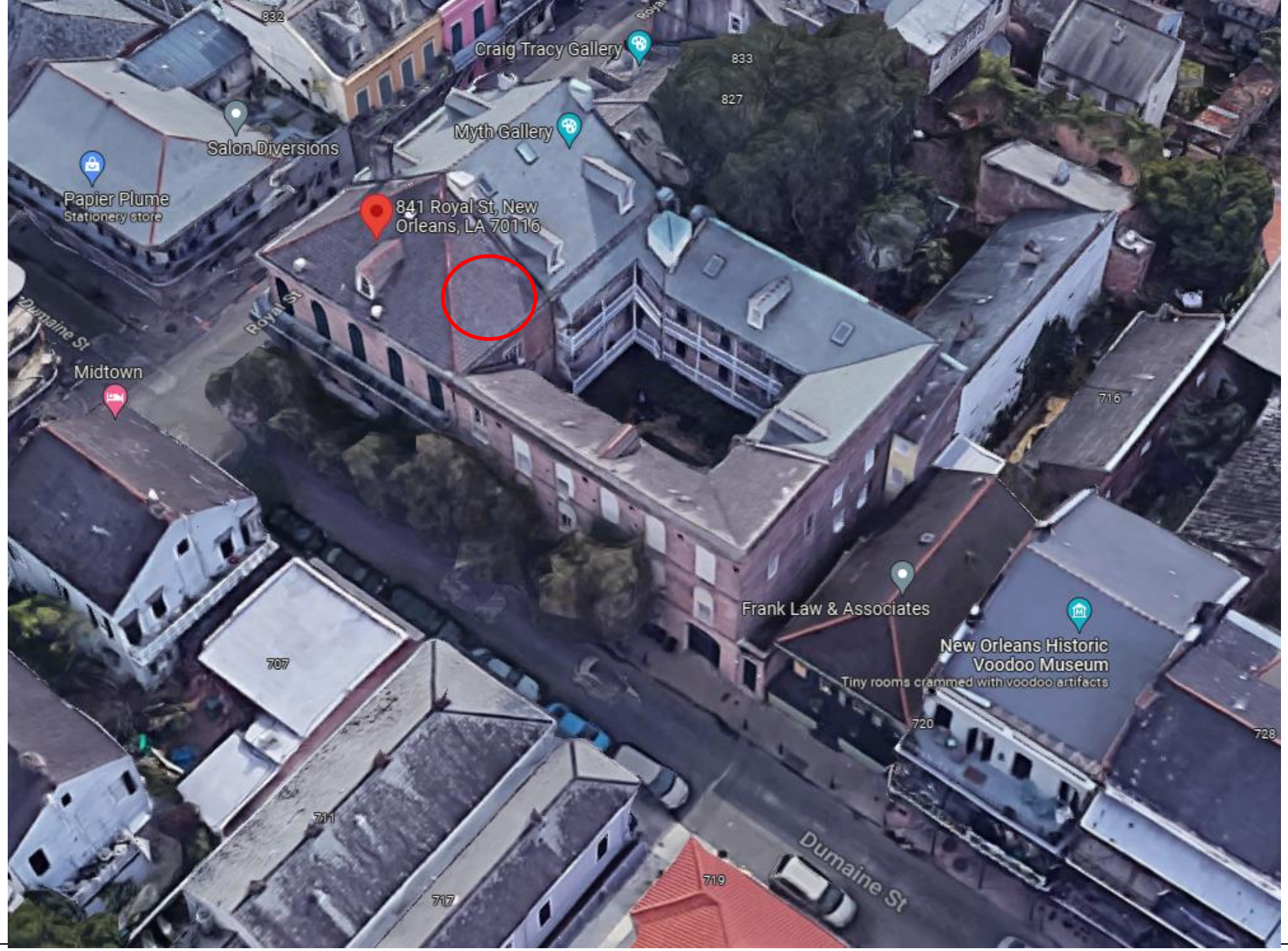
August 17, 2022



841 Royal

Vieux Carré Commission

August 17, 2022



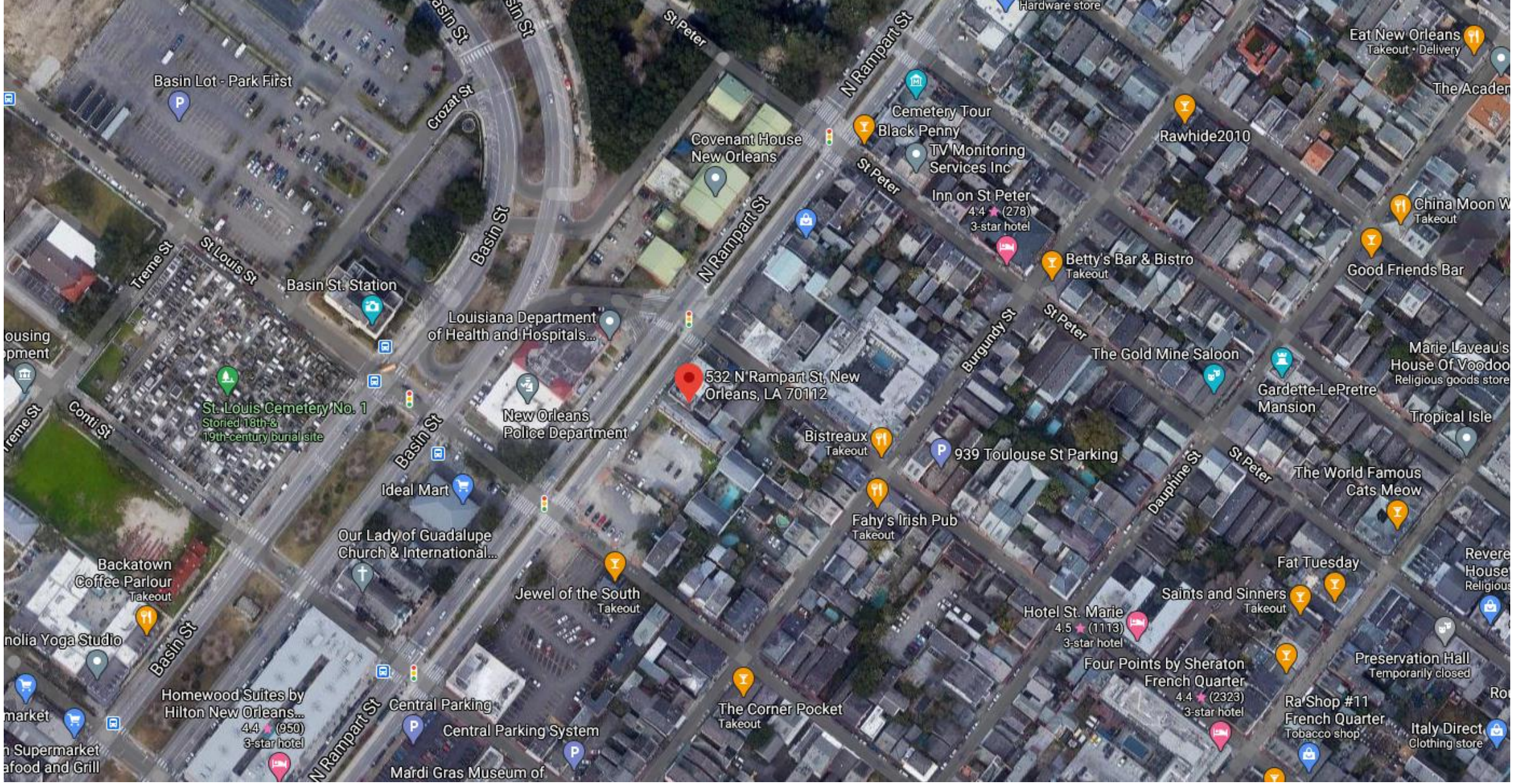
841 Royal

Vieux Carré Commission

August 17, 2022

Appeals and Violations

532-534 N Rampart



532 N Rampart

Vieux Carré Commission

August 17, 2022

532 N Rampart

Vieux Carré Commission

August 17, 2022

532 N Rampart

Vieux Carré Commission

August 17, 2022

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Vieux Carré Commission

August 17, 2022

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Vieux Carré Commission

August 17, 2022

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Vieux Carré Commission

August 17, 2022

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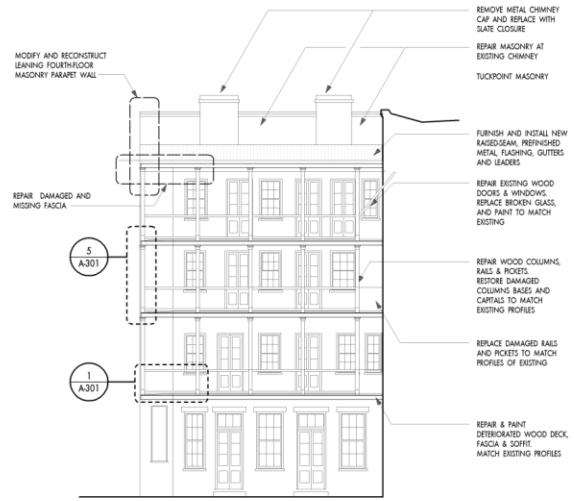
Vieux Carré Commission

August 17, 2022

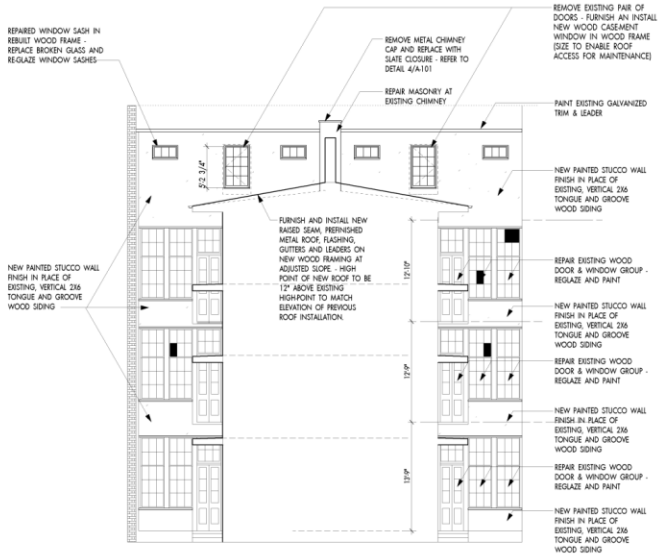
532 N Rampart

Vieux Carré Commission

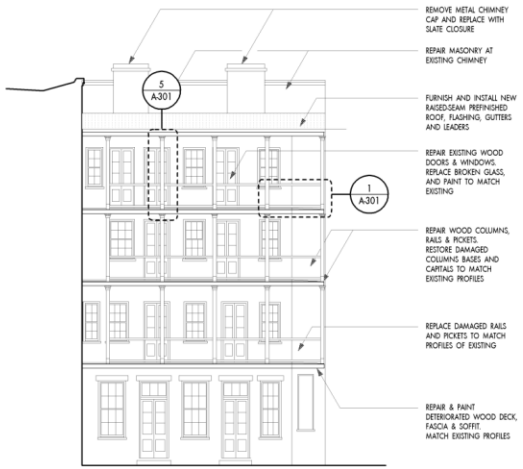
August 17, 2022



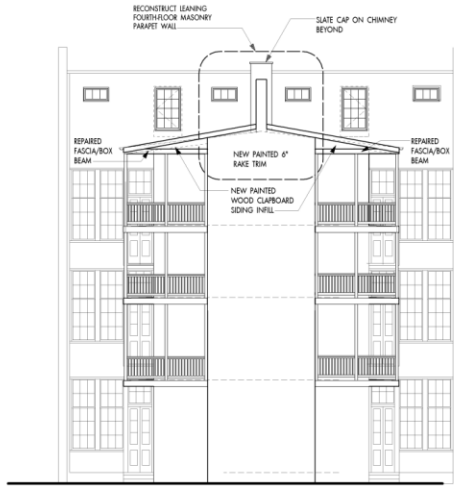
4 ELEVATION TO COURTYARD AT TOULOUSE STREET (SIDE)
1/8" = 1'-0"



3 ELEVATION AT WOOD WALL TO COURTYARD
1/8" = 1'-0"



2 ELEVATION TO COURTYARD AT ST. LOUIS STREET (SIDE)
1/8" = 1'-0"



1 ELEVATION TO BURGUNDY STREET (REAR)
1/8" = 1'-0"

SCOPE OF WORK

THE PROJECT IS REPAIRS TO THE REAR PORTION OF THE EXISTING FOUR STORY MASONRY & WOOD MULTI-FAMILY DWELLING TO REPAIR WIND-DAMAGED MASONRY PARAPET & ROOFING, AND TO MAKE THE STRUCTURE WEATHERTIGHT THROUGH REPAIR OF DETERIORATED MASONRY, SIDING, DOORS, WINDOWS & GLAZING.

ALL WORK SHALL BE PERFORMED INACCORDANCE WITH VCC GUIDELINES

MASONRY REPAIR:

1. REPAIR EXISTING DETERIORATED MASONRY CONSTRUCTION IN CONFORMANCE WITH VCC GUIDELINES FOR MASONRY REPAIR

2. MODIFY AND RECONSTRUCT LEANING FOURTH-FLOOR MASONRY PARAPET WALL

3. REPAIR MASONRY AT EXISTING CHIMNEYS

4. SOUND MASONRY FOR LOOSE BRICK. REPAIR LOOSE BRICK AND REPLACE MISSING BRICK

5. TUCKPOINT MASONRY AT AREAS OF CRACKED AND DETERIORATED MORTAR AND AREAS REQUIRING REPAIR AND REPLACMENT OF BRICK

CHIMNEY CAPS:

1. REMOVE METAL CHIMNEY CAPS AND REPLACE WITH V.C.C. - APPROVED SLATE CLOSURE

ROOFING, FLASHING GUTTERS AND DOWNSPOUTS:

1. REMOVE AND LEGALLY DISPOSE OF DESIGNATED PORTIONS OF ROOFING. REFER TO ROOF PLAN, A-101.

2. FURNISH AND INSTALL NEW, RAISED-SEAM PREFINISHED METAL ROOF, FLASHING, GUTTERS AND LEADERS WHERE INDICATED

DOORS WINDOWS & GLAZING:

1. REPAIR EXISTING WOOD DOORS & WINDOWS WHERE INDICATED.

2. REPLACE MISSING DOOR & WINDOW COMPONENTS WITH NEW LEAVES AND SASHES TO MATCH EXISTING.

3. REPLACE MISSING DOOR & WINDOW ELEMENTS WHICH ARE DETERIORATED BEYOND REPAIR

4. REPLACE BROKEN GLASS AND RE-GLAZE DOOR LEAVES AND WINDOW SASHES

5. REMOVE 2 PAIRS OF FRENCH DOORS FROM ATTIC TO SLAVE-QUARTER ROOF. 9THIS IS REQUIRED DUE TO MODIFICATION OF ROOF SLOPE) REPLACE DOORS WITH NEW, WOOD, IN-SWINGING CASEMENT WINDOWS WITH GLASS (ITE PROPORTIONS, STICKING AND SASH PROFILES TO MATCH EXISTING ADJACENT WINDOW SASHES

WOOD COLUMNS, RAILS & PICKETS:

1. REPAIR WOOD COLUMNS, RAILS & PICKETS. RESTORE DAMAGED COLUMNS BASES AND CAPITALS TO MATCH EXISTING PROFILES.

2. REPLACE DAMAGED RAILS AND PICKETS TO MATCH PROFILES OF EXISTING

3. PAINT BENJAMIN MOORE, BM OC-95 NAVAHO WHITE

WOOD DECK, FASCIA & SOFFIT:

1. REPAIR DETERIORATED WOOD DECK FASCIA & SOFFIT. MATCH EXISTING PROFILES.

2. REPLACE DAMAGED RAILS AND PICKETS TO MATCH PROFILES AND MATERIALS OF EXISTING

3. PAINT BENJAMIN MOORE, BM OC-95 NAVAHO WHITE

REPLACE VERTICAL TONGUE & GROOVE WOOD WITH PORTLAND CEMENT STUCCO:

1. REMOVE EXISTING DETERIORATED VERTICAL 5/4" X 5 1/2 TONGUE AND GROOVE FLOORING BOARDS EMPLOYED AS VERTICAL SIDING

2. REPAIR EXISTING WOOD STUD FRAMING AND SUPPLEMENTARY GROUNDS AND BLOCKING, EXTERIOR PLYWOOD SHEATHING AND VAPOR RETARDER.

3. FURNISH AND INSTALL 7/8" PORTALAND CEMENT STUCCO WALL FINISH OVER EXPANDED METAL LATH.

3. PAINT SIDING BENJAMIN MOORE, BM OC-95 NAVAHO WHITE

JOHN E. BENDERNAGEL REG. NO. 4316 STATE OF LOUISIANA REGISTERED ARCHITECT

WHEN DULY STAMPED AND SIGNED, THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, TO THE BEST OF MY KNOWLEDGE & BELIEF THEY COMPLY WITH APPLICABLE BUILDING LAWS. I WILL OBSERVE THE WORK.

JOHN E. BENDERNAGEL, ARCHITECT

EXTERIOR REPAIRS

532-534 N. RAMPART STREET

NEW ORLEANS, LOUISIANA, 70112

BENDERNAGEL ARCHITECTS, L.L.C.
5530 ATLANTA STREET · NEW ORLEANS, LA 70115 · (504) 431-6209
bendernagelarchitects.com

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PROJECT #2020 - 12

VCC

3/22/2022

A-201

EXTERIOR ELEVATIONS

MARCH 21, 2022

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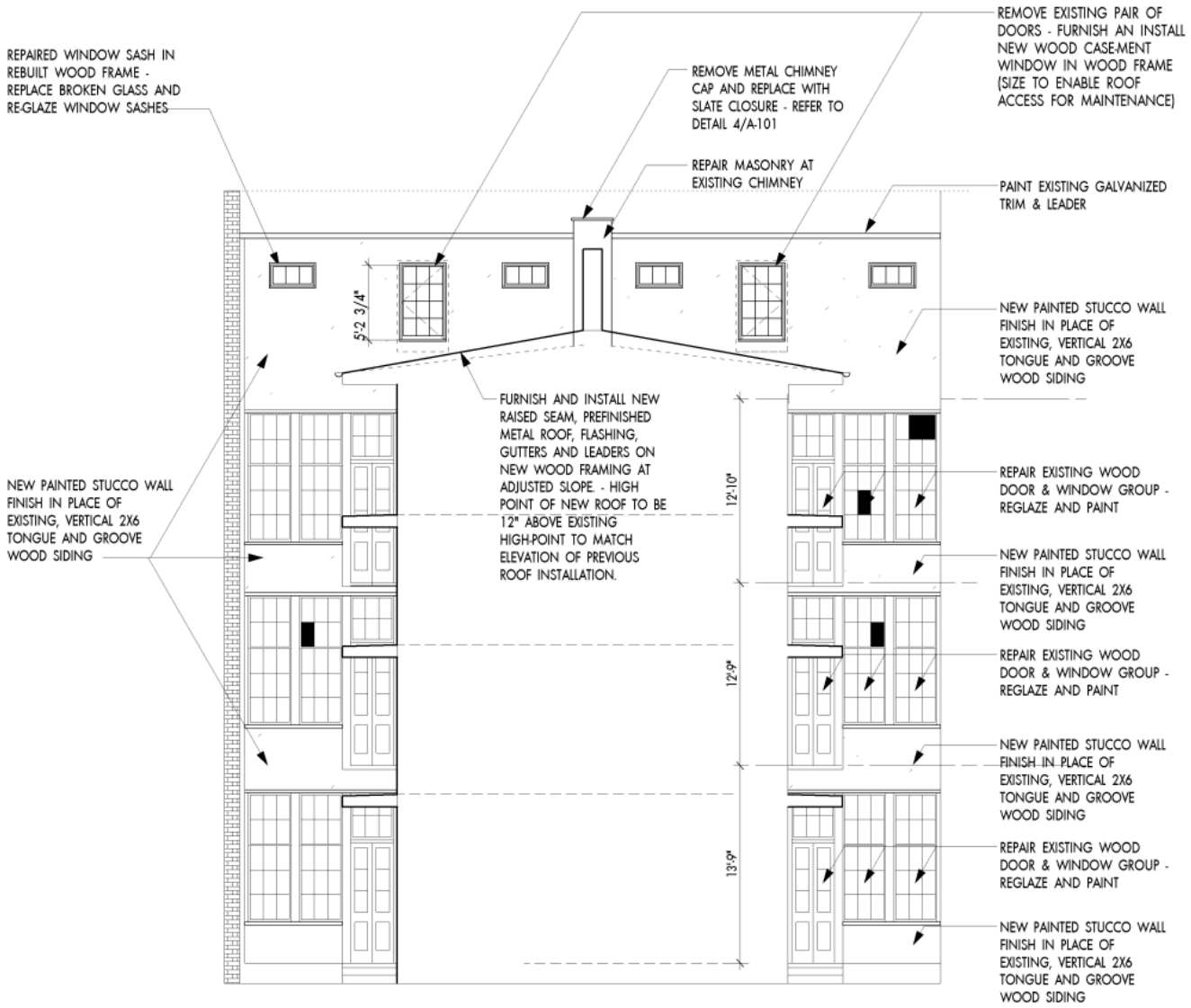

3 ELEVATION AT WOOD WALL TO COURTYARD
1/8" = 1'-0"

532 N Rampart

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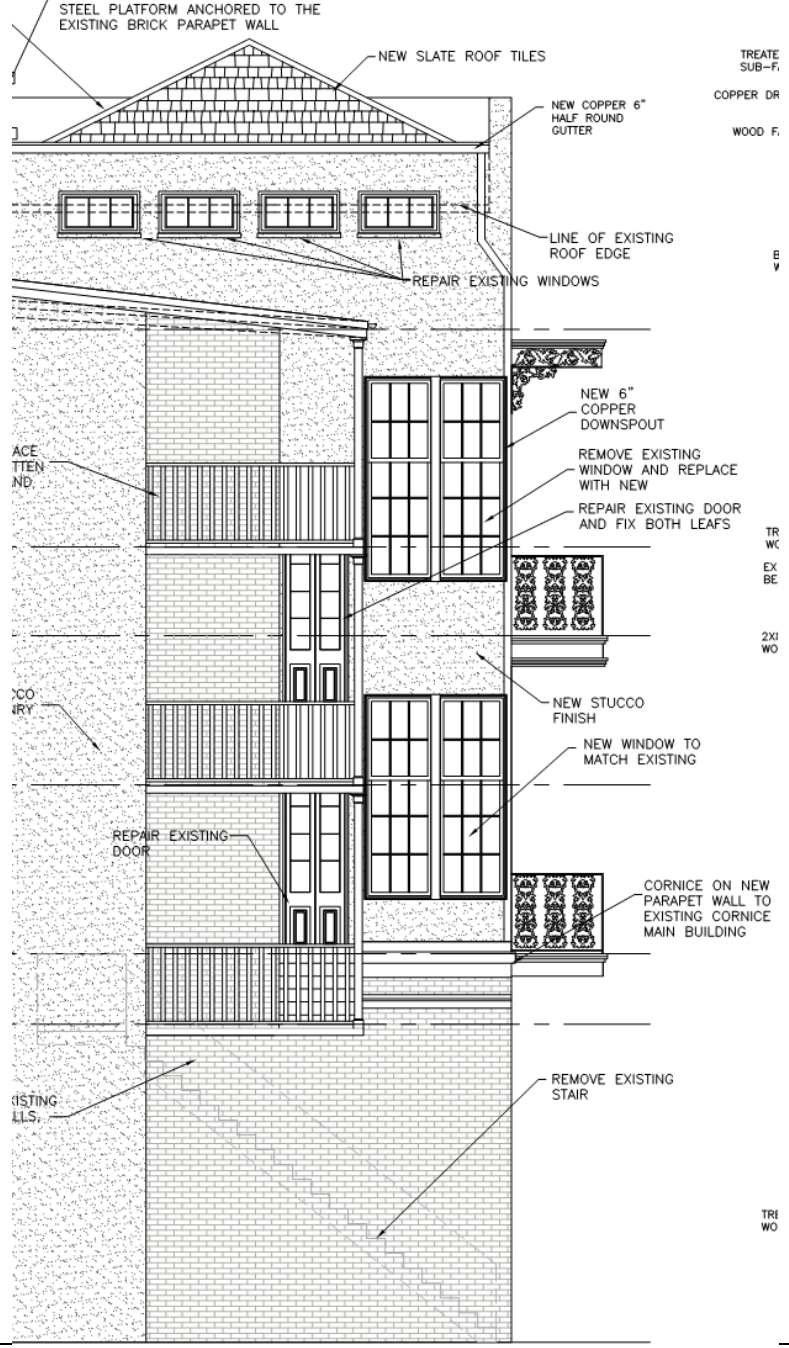

532 N Rampart – 540 N Rampart Approved Plans

Vieux Carré Commission

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ugust 17, 2022

434-440 Bourbon

440 Bourbon

Vieux Carré Commission

August 17, 2022

440 Bourbon

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440 Bourbon – 1940s-50s

440 Bourbon – 1940s-50s

440 Bourbon – c. 1959

440 Bourbon – c. 1959

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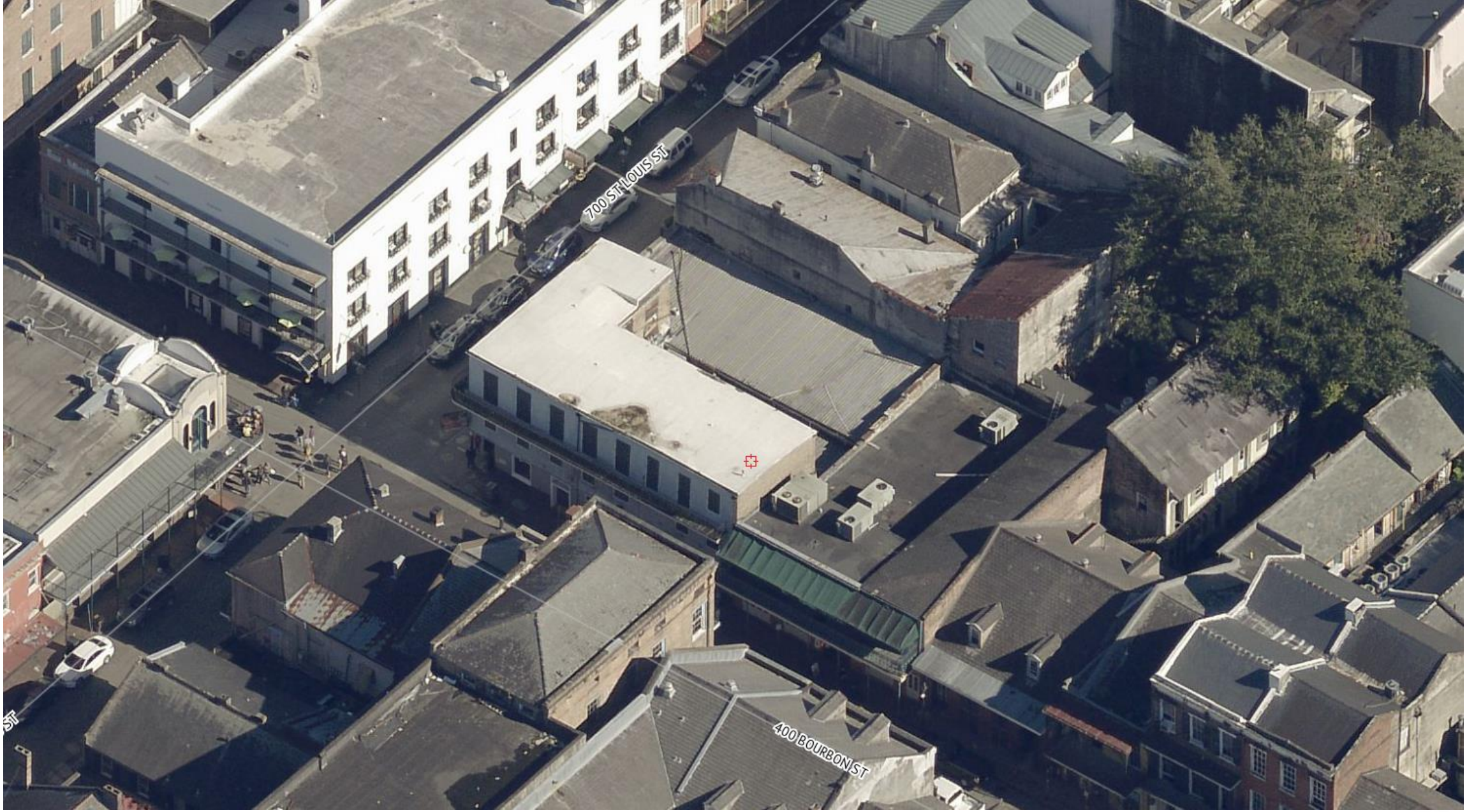

440 Bourbon

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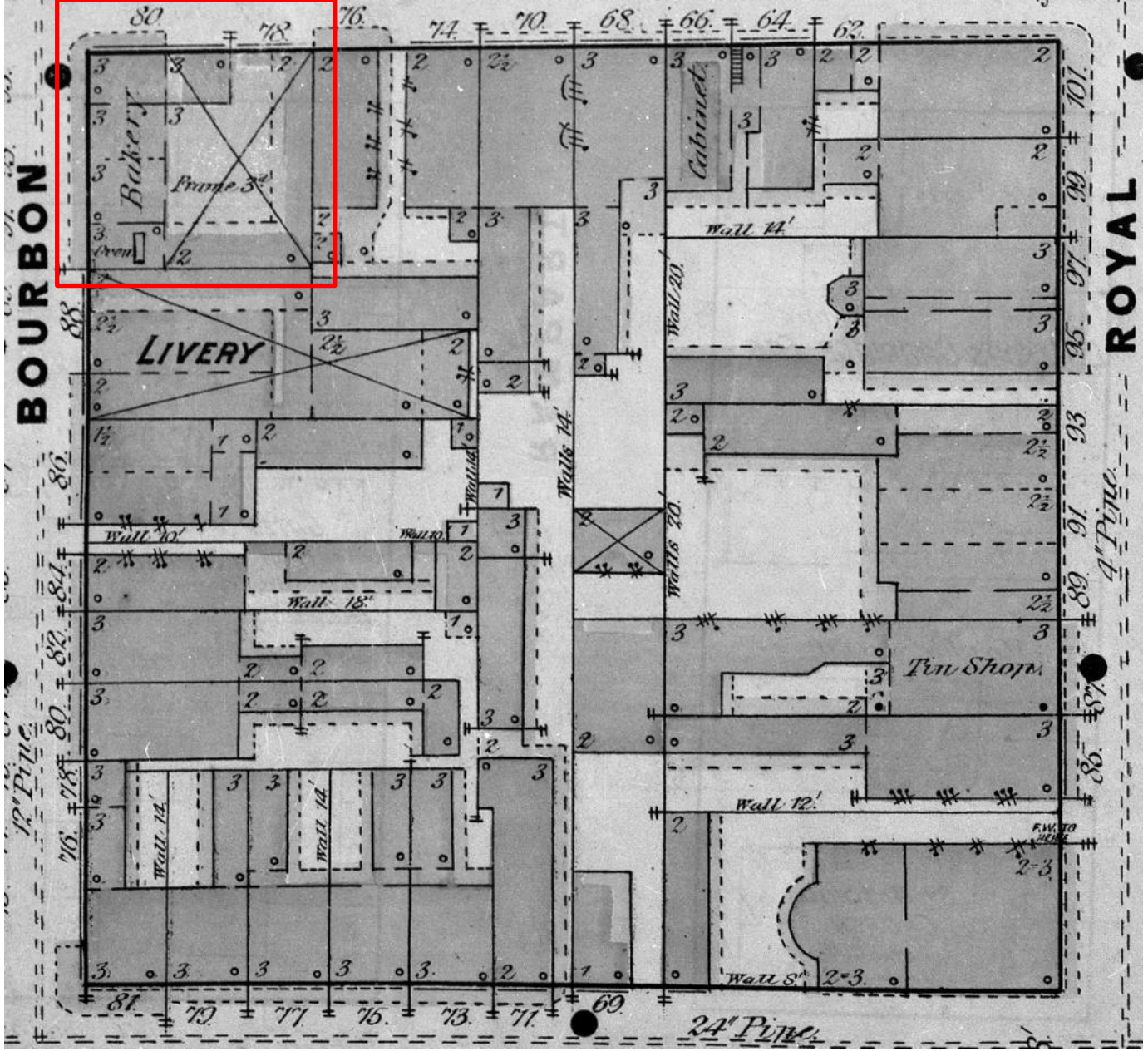
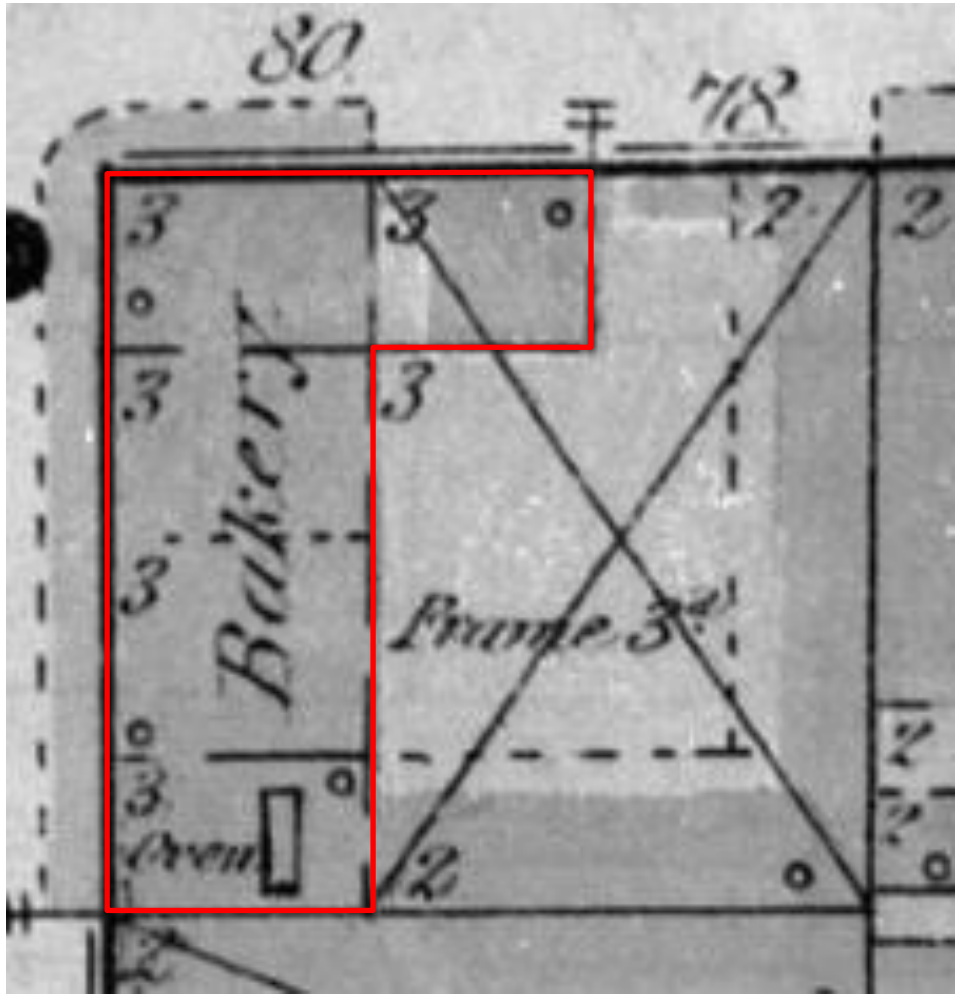
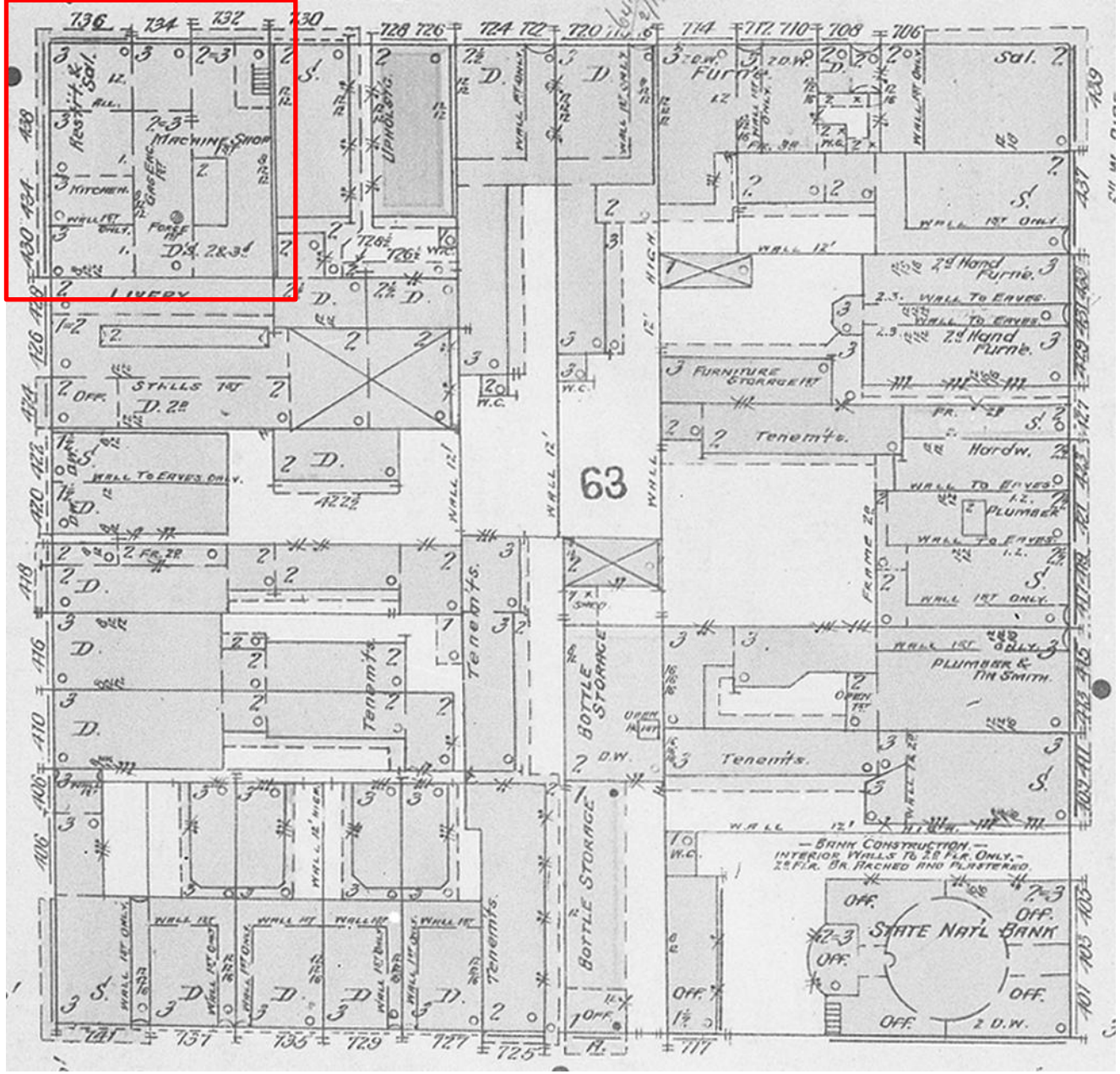
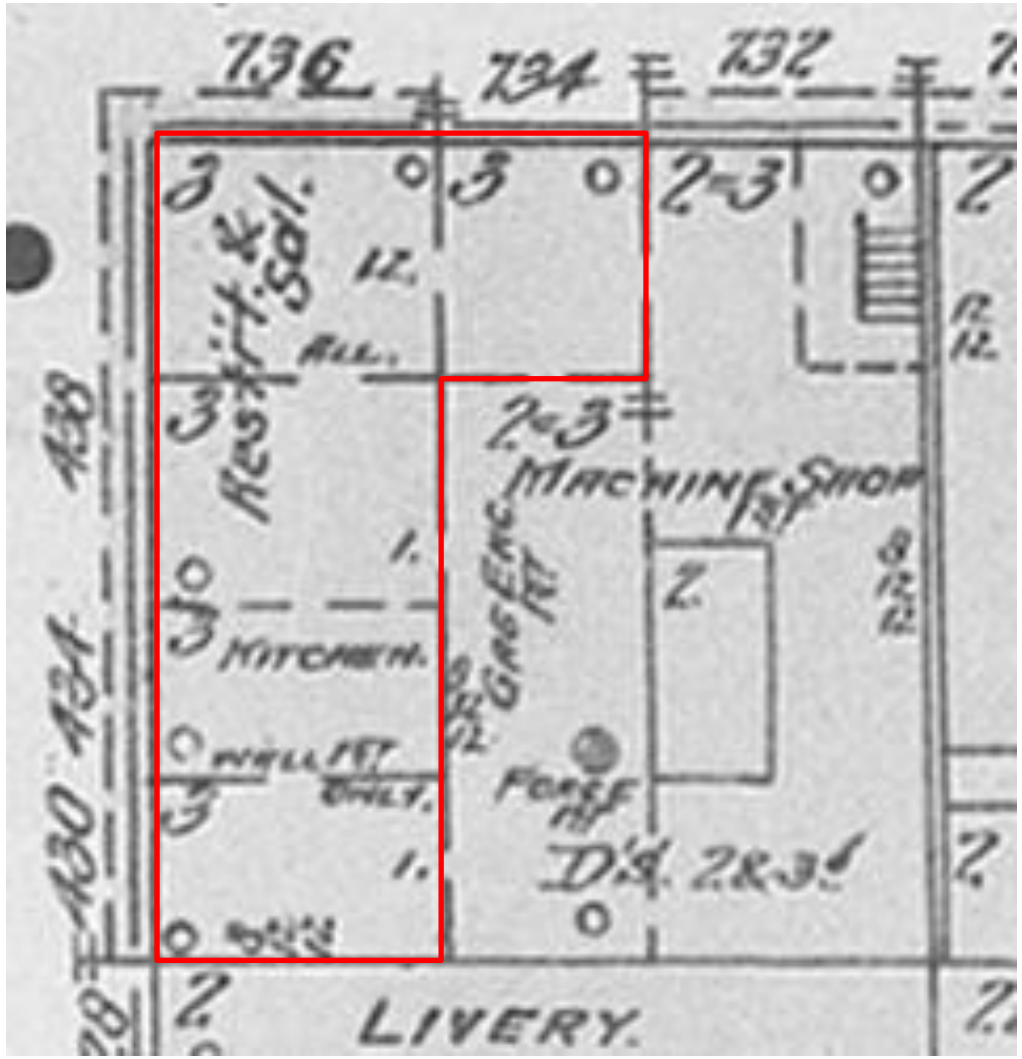


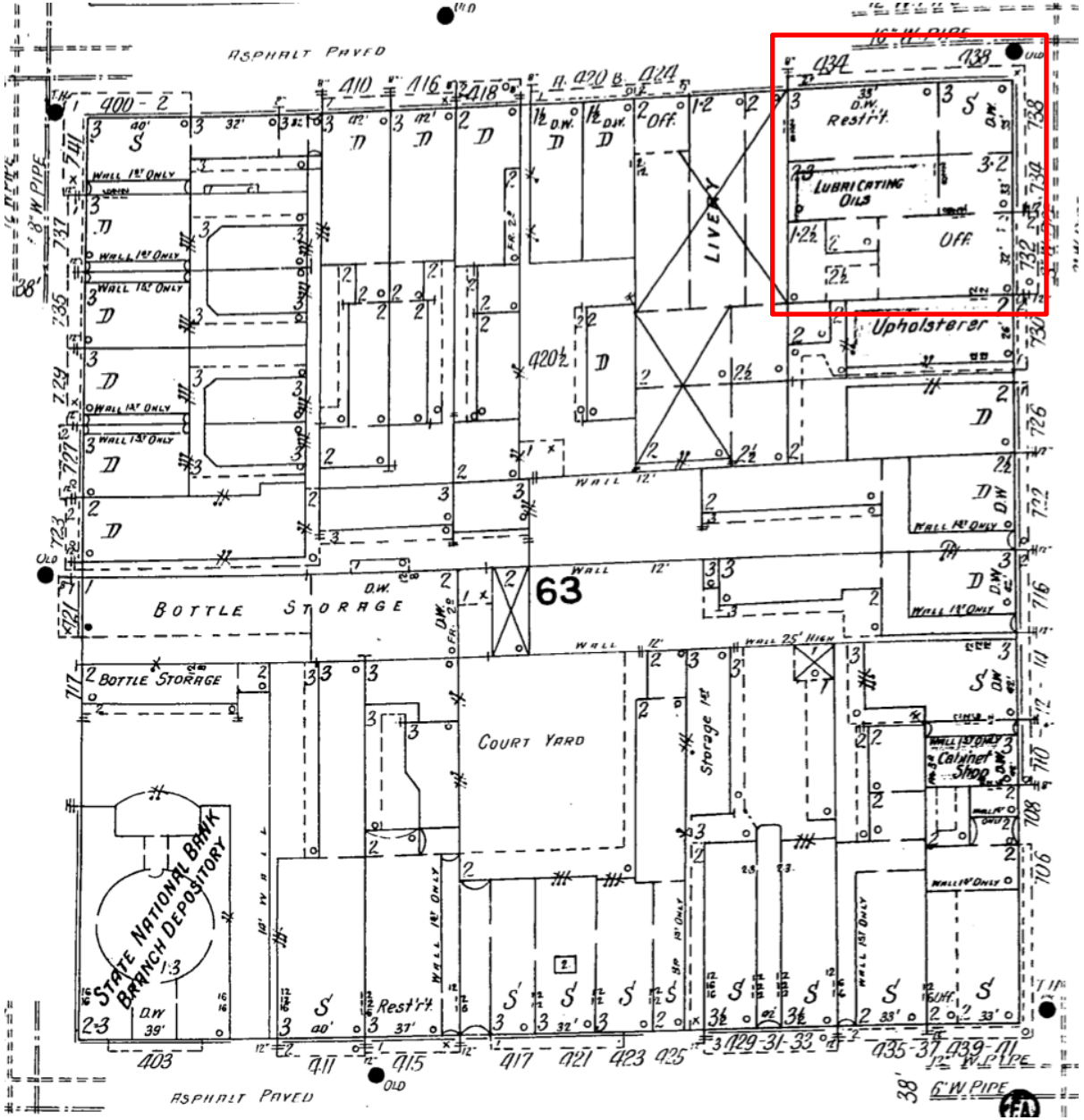


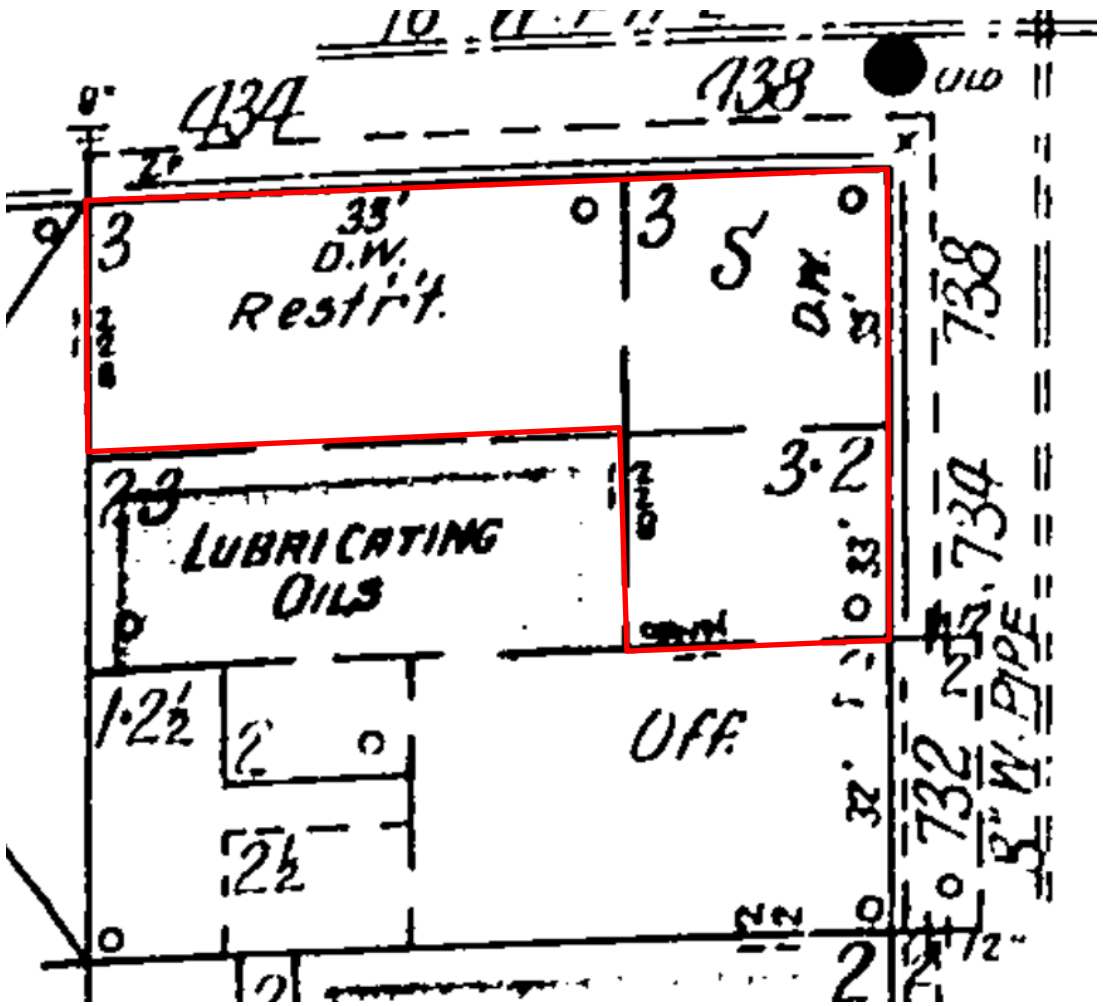
440 Bourbon – 1876 Sanborn



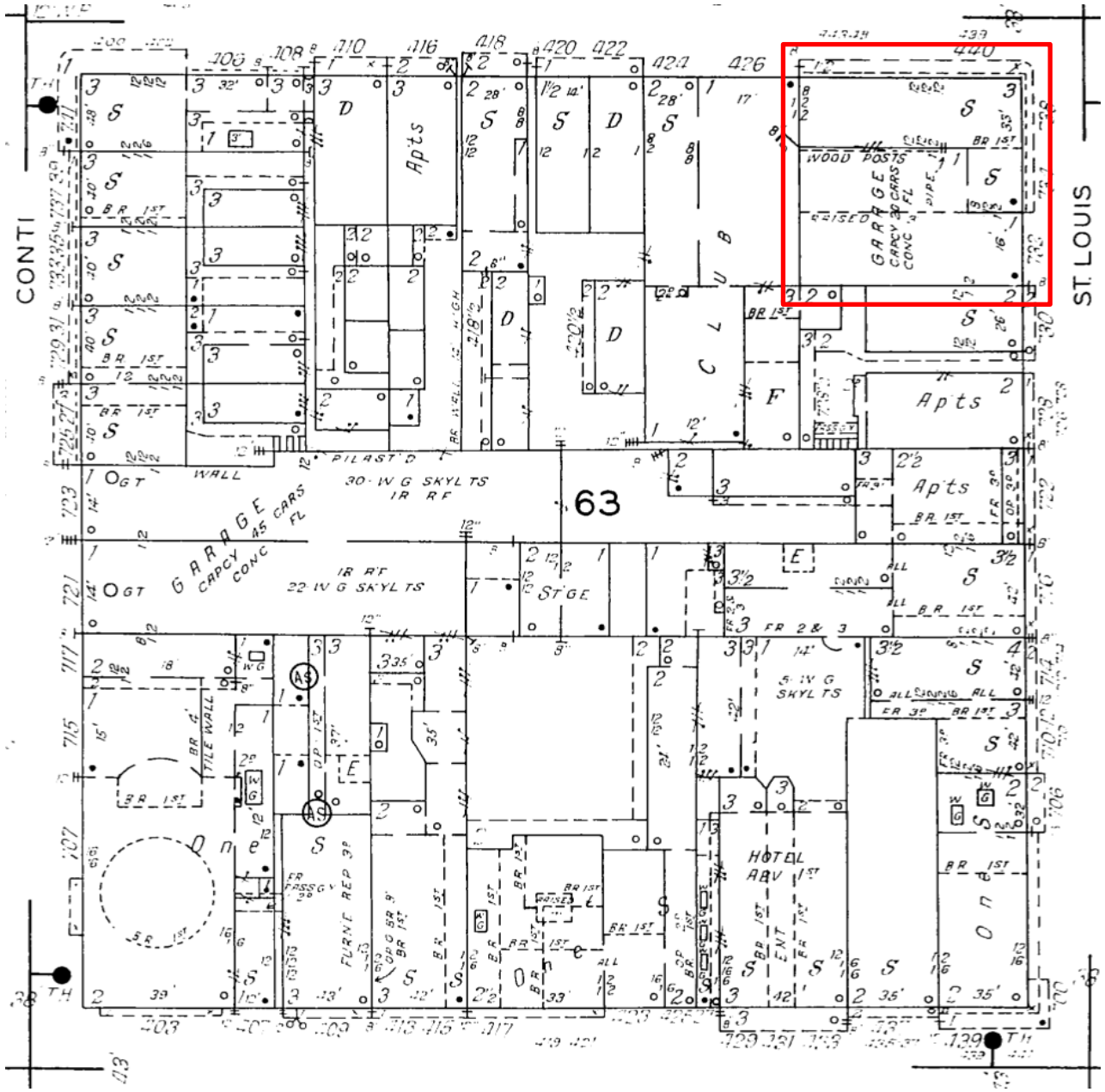


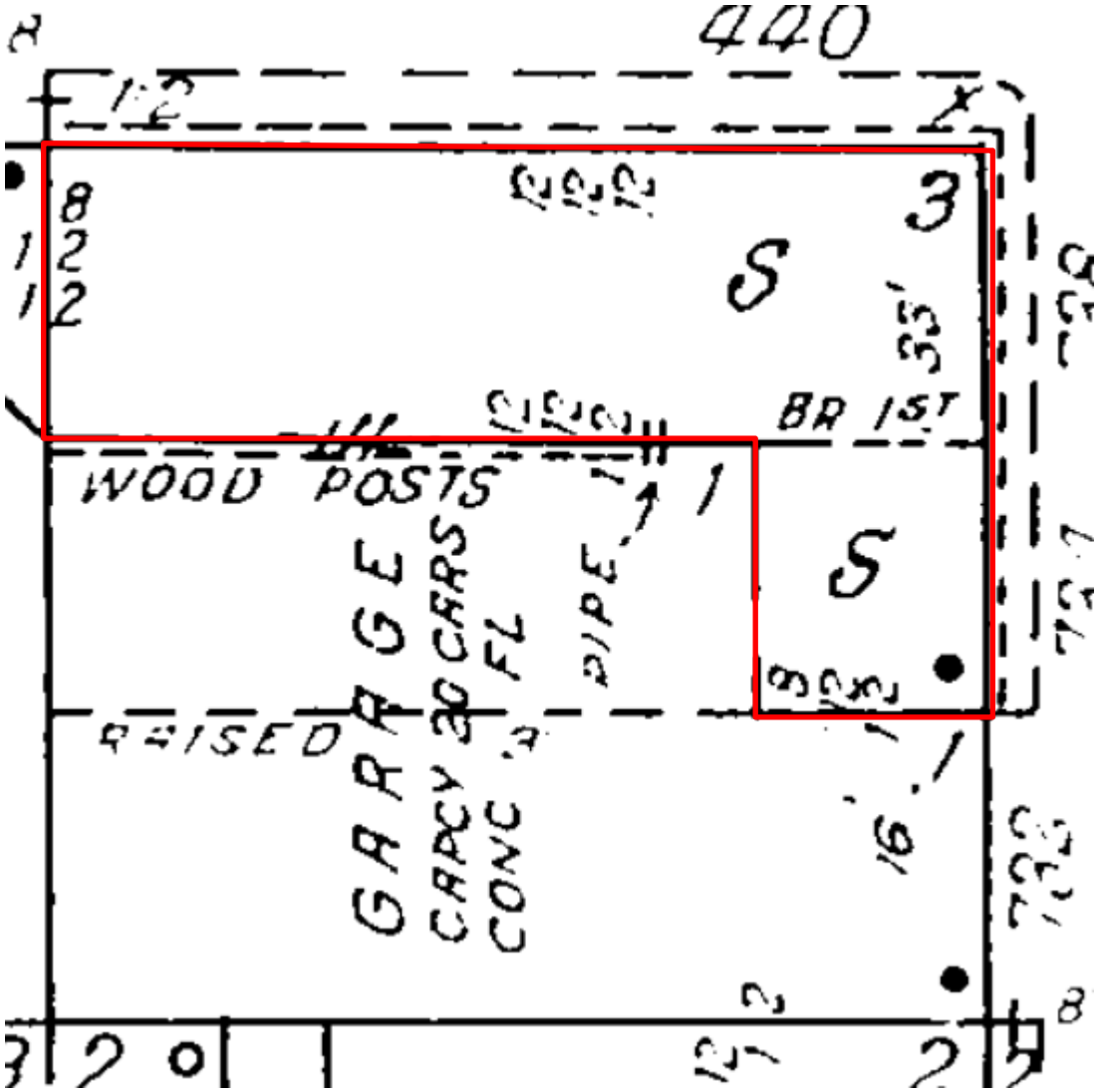
440 Bourbon – 1896 Sanborn





440 Bourbon – 1908 Sanborn





440 Bourbon – 1940 Sanborn

440 Bourbon – entresol level

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440 Bourbon – entresol level

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FOR CONCEPTUAL APPROVAL ONLY

PROPOSED GALLERY ADDITION

440 BOURBON ST.

NEW ORLEANS, LOUISIANA

SPECIAL CONDITIONS

THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS & SECURE FROM THE ARCHITECT ADDITIONAL INFORMATION, IF NECESSARY, THAT MAY BE REQUISITE TO A CLEAR AND FULL UNDERSTANDING OF THE WORK.

ANY WORK OR MATERIAL WHICH IS NOT DIRECTLY OR INDIRECTLY NOTED IN THE SPECIFICATIONS AND DRAWINGS, BUT IS NECESSARY FOR THE PROPER CARRYING OUT OF THE OBVIOUS INTENTION IS TO BE UNDERSTOOD AS "IMPLIED" AND IS TO BE PROVIDED BY THE CONTRACTOR IN HIS PROPOSAL AS FULLY AS IF SPECIFICALLY DESCRIBED OR DELINEATED. ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS MUST BE REPORTED TO THE ARCHITECT FOR CORRECTION AND INTERPRETATION BEFORE THE WORK IS EXECUTED.

DURING THE BIDDING PERIOD, ANY DISCREPANCIES, CONFLICTS, AND/OR QUESTIONS OF INTERPRETATION IN THE DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT PROMPTLY FOR CLARIFICATION. THE ARCHITECT SHALL ISSUE WRITTEN ADDENDA TO BIDDERS CLARIFYING SUCH MATTERS. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ORAL INSTRUCTIONS. IT SHALL BE HELD THAT ALL BIDDERS HAVE EXAMINED ALL DOCUMENTS FOR PROPER COMPREHENSION IN THE DIVISION OF THE WORK, AND THEIR RELATIONSHIP TO OTHER CONTRACTORS OR SECTIONS OF THE WORK. NO ALLOWANCE SHALL BE MADE, AFTER THE BID OPENING, FOR MISUNDERSTANDING ON THE PART OF THE CONTRACTOR.

BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK, EACH CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND SHALL BE RESPONSIBLE FOR THE CORRECTION OF SAME. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED ON THE DRAWINGS. ANY DIFFERENCE WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION BEFORE PROCEEDING WITH THE WORK.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS & APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS & OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL AND STATE GOVERNING AUTHORITIES.

PREPARATION AND SAFETY

PERFORM ALL WORK IN A SAFE AND ORDERLY MANNER, AVOIDING HAZARDOUS CONDITIONS WHEREVER POSSIBLE.

PROVIDE ALL NECESSARY TEMPORARY SHORING AND BRACING REQUIRED TO INSURE SAFE AND STRUCTURALLY SOUND EXECUTION OF THE DEMOLITION, AND PROTECTION OF EXISTING CONSTRUCTION TO REMAIN.

ERECT SUITABLE BARRIERS AROUND HAZARDOUS DEMOLITION AREAS TO DETOUR PEDESTRIAN TRAFFIC AND PREVENT NORMAL ACCESS TO SUCH AREAS BY UNAUTHORIZED PERSONS.

PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE SAFETY CODES AND STANDARDS.

THE CONTRACTOR SHALL KEEP PREMISES CLEAN DURING CONSTRUCTION. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE AT ON SITE DURING CONSTRUCTION. FINAL CLEAN UP AND REPAIR IS PART OF THIS WORK.

RENOVATION NOTES

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR COORDINATING NEW WORK WITH EXISTING AND TO REPAIR ANY PART OF THE BUILDING DAMAGED DUE TO REMODELING WITH MATERIALS AND METHOD TO MATCH EXISTING.

WHERE EXISTING BEARING WALLS, BEAM OR ANY OTHER STRUCTURAL SUPPORT OF THE EXISTING BUILDING IS BEING REMOVED, CONTRACTOR SHALL DO ALL NECESSARY SHORING, NEEDLING, UNDERPINNING, ETC. AS REQUIRED TO MAINTAIN THE SAFETY OF THE STRUCTURE, WORKERS, AND THE GENERAL PUBLIC. NO STRUCTURAL MEMBERS SHALL BE CUT WITHOUT PRIOR APPROVAL.

WHEN ANY PART OF THE STRUCTURE IS OPEN TO THE EXTERIOR, PROTECT INTERIOR FROM WIND, STORM, RAIN, AND VANDALISM.

PROTECT PEDESTRIAN RIGHT OF WAY IN AREA OF WORK

USE ONLY NEW MATERIALS WITH UL LABEL WHERE APPLICABLE. (EXCEPT AS NOTED)

AS-BUILT VERIFICATION

THIS PROJECT INVOLVES WORKING WITH PREVIOUSLY CONSTRUCTED BUILDING COMPONENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS (LOCATIONS AND CONDITION OF WALLS, COLUMNS, BEAMS, MECHANICAL, ELECTRICAL, PLUMBING, ETC.) AND LAYOUT PLAN PRIOR TO PERFORMING ANY CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES AS TO ACTUAL CONDITIONS AS TO WHAT IS SHOWN HEREIN OR IF PLAN DOES NOT LAY OUT AS AS INTENDED, CONTACT ARCHITECT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED.

PROPOSED SCOPE OF WORK

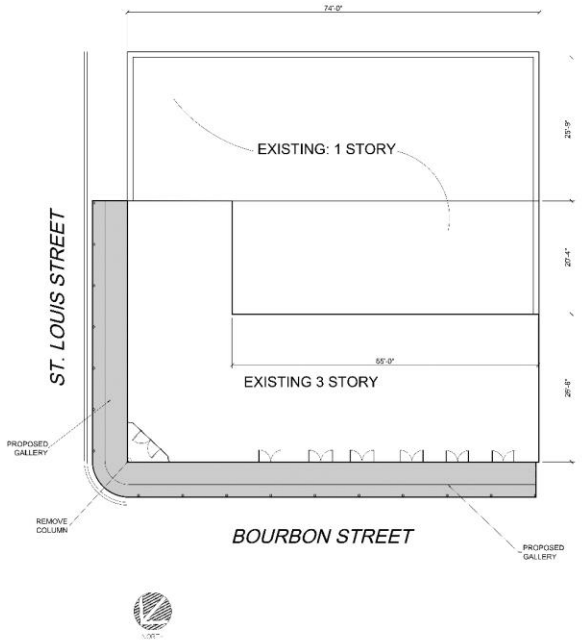
1. CONSTRUCT A NEW GALLERY ON 2ND FLOOR LEVEL AT THE BOURBON ST. AND ST. LOUIS ST. SIDES.
2. REMOVE THE CORNER COLUMN AT FRONT ENTRANCE, GROUND LEVEL.

BUILDING AREAS/ HEIGHT

EXISTING:

GROUND FLOOR	5445 SF	
2ND FLOOR	2340 SF	
3RD FLOOR	2340 SF	
TOTAL	**10,125 SF**	**32'-8" +/- HIGH**

SITE PLAN



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

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

RALPH HENRY LONG JR. Reg. No. 5245 STATE OF LOUISIANA
06/14/22

PROPOSED GALLERY ADDITION TO
440 BOURBON ST.
NEW ORLEANS, LA

Issued

Date	To	Reason

Revisions
1 06/14/22 VCC COMMENTS
2 8/2/22 GALLERY ADDITION

05/26/22 — Date
22-1709 — Project No.
Drawing No. VCC1

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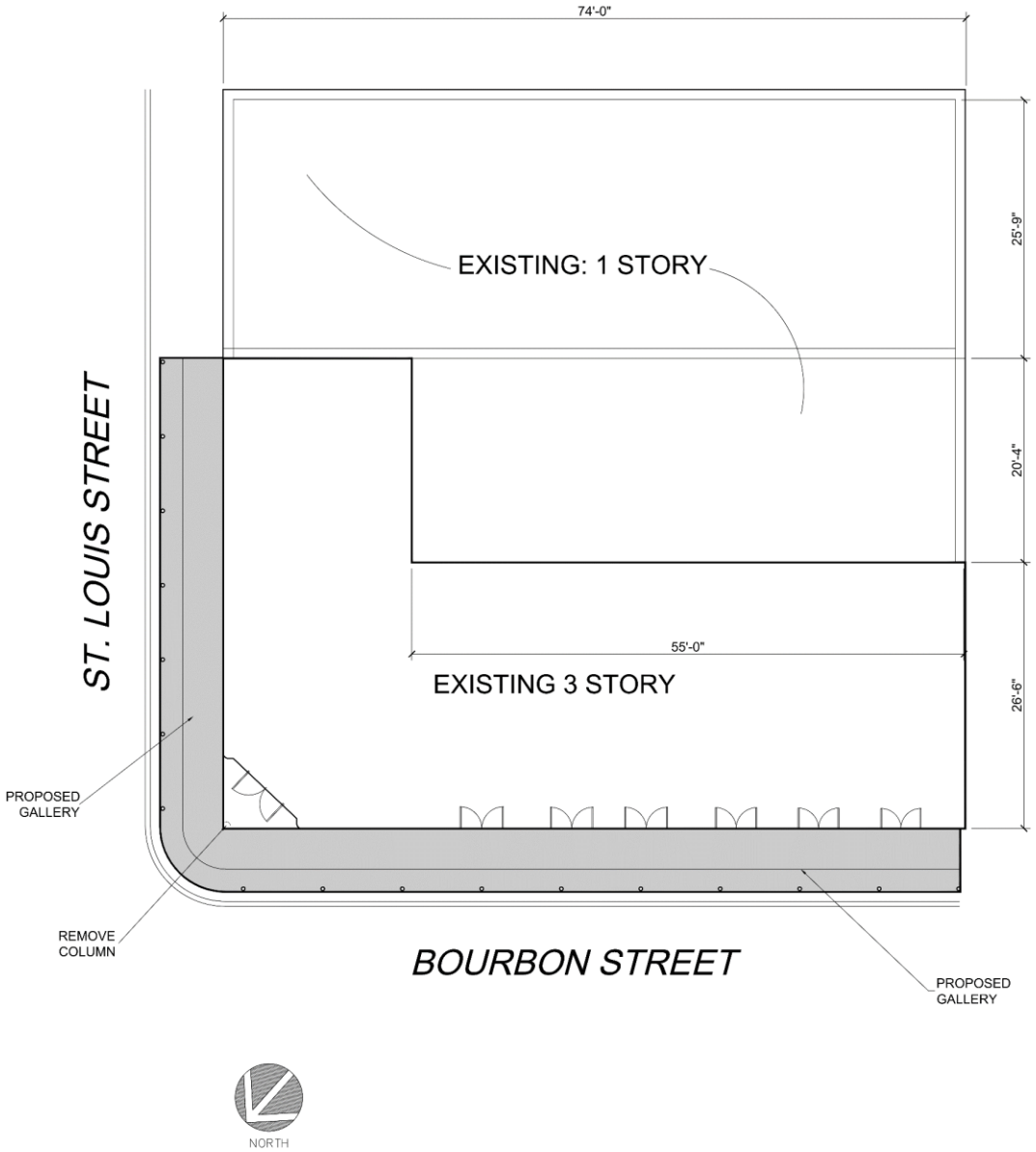

SITE PLAN

APPROX. SCALE: 1"= 20'-0"

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August 17, 2022

CORNER VIEW - EXISTING

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August 17, 2022

CORNER VIEW - PROPOSED

1. ADD GALLERY ON THE SECOND LEVEL. STYLE TO MATCH EXISTING BALCONY.
2. REMOVE CORNER COLUMN AT FRONT ENTRANCE.
3. CLEAN UP AND RESTORE EXISTING EXTERIOR FACADE.

BOURBON ST. VIEW - EXISTING

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Vieux Carré Commission

August 17, 2022

BOURBON ST. VIEW - PROPOSED

1. ADD GALLERY ON SECOND FLOOR LEVEL.
2. REMOVE CORNER COLUMN AT FRONT ENTRANCE.
3. CLEAN UP AND RESTORE EXISTING EXTERIOR FACADE.

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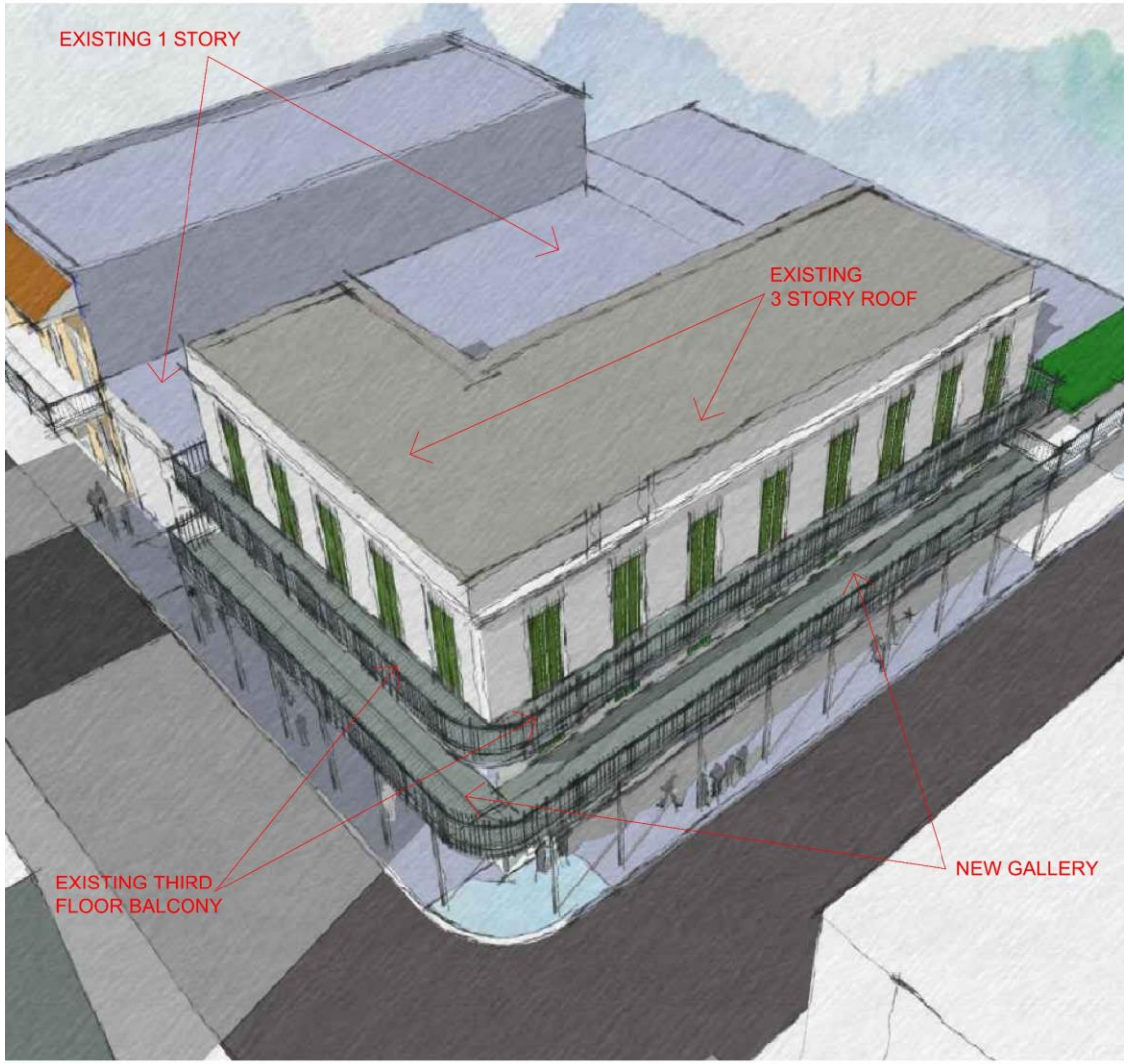
August 17, 2022

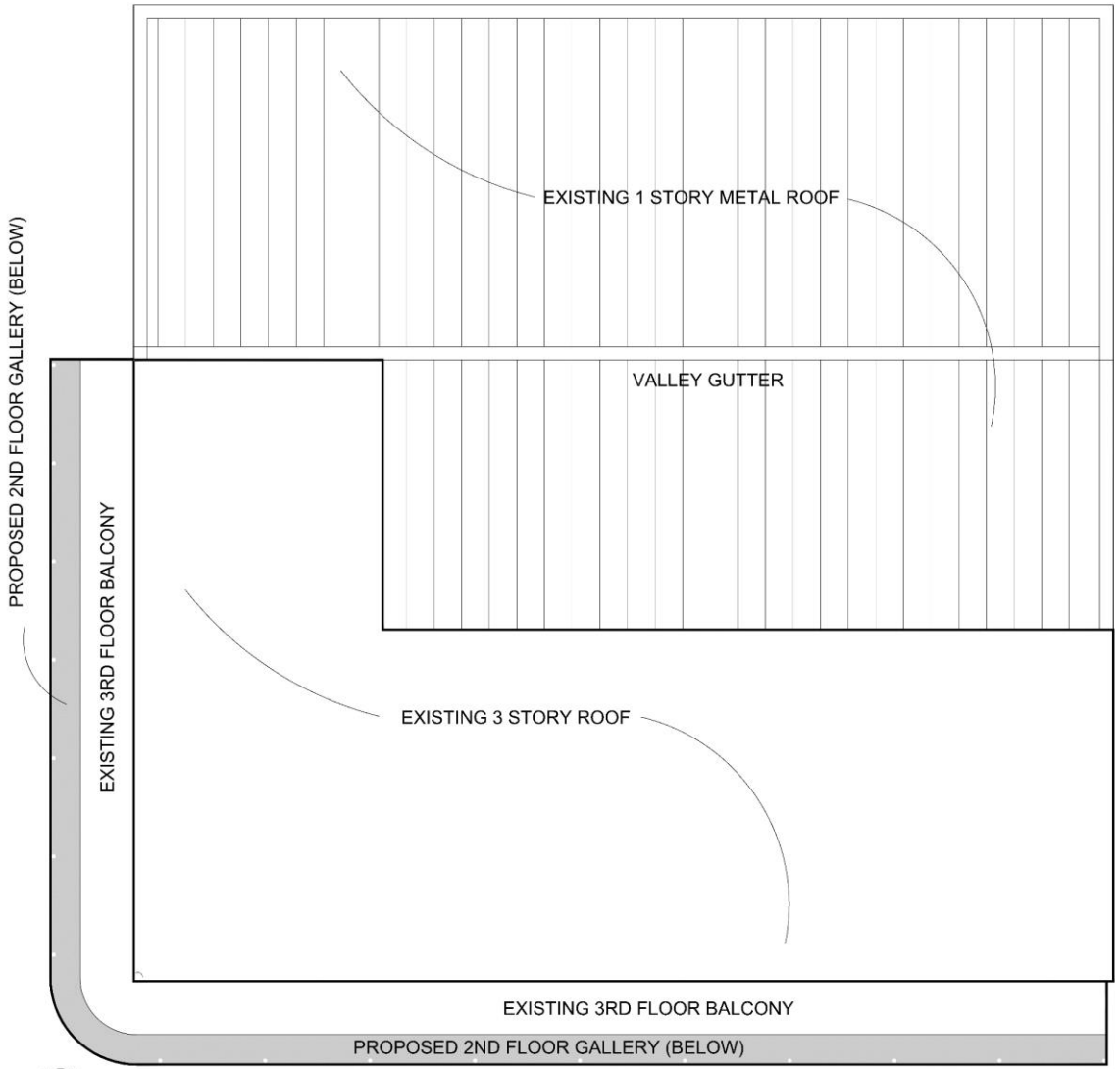


AERIAL VIEW OF ROOFTOPS

NORTH

ROOF PLAN - EXISTING

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



NORTH

ROOF PLAN - PROPOSED

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

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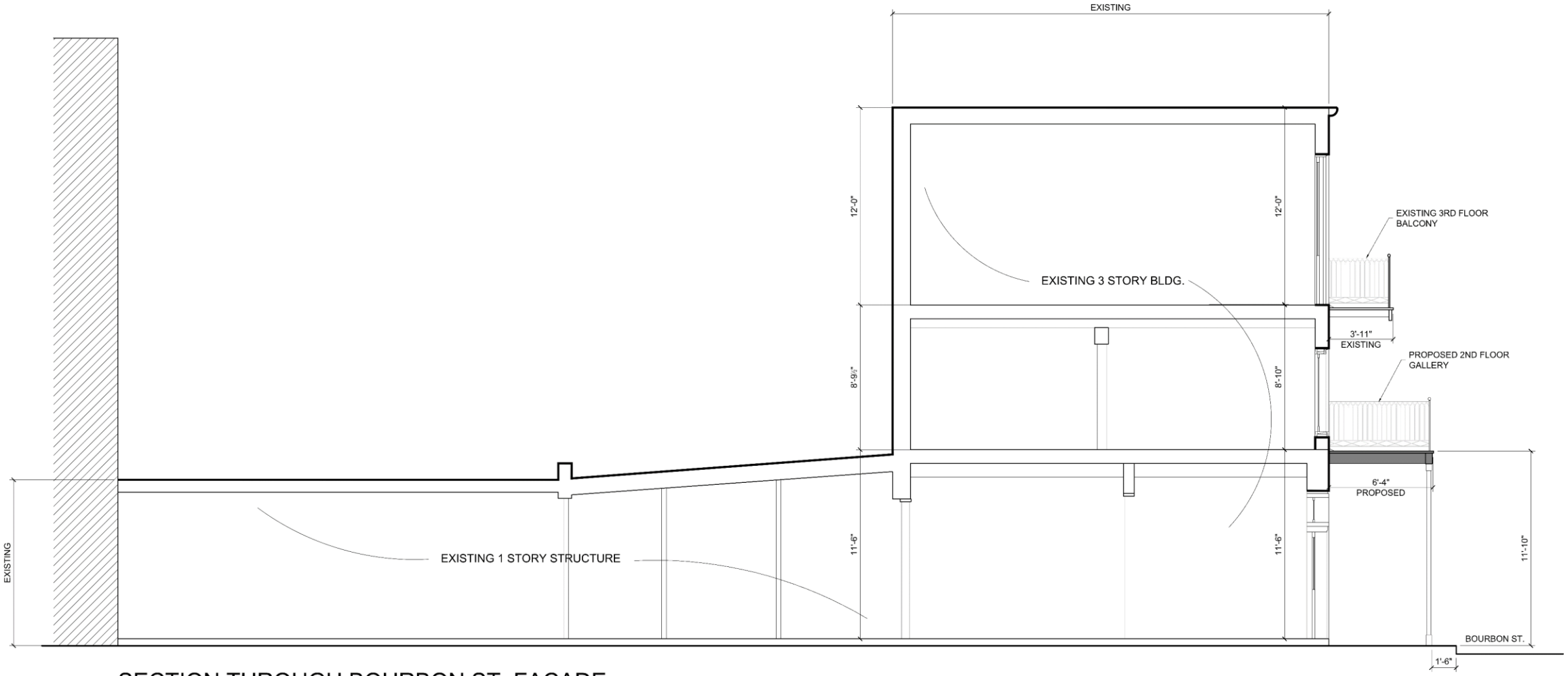

SECTION THROUGH BOURBON ST. FACADE

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

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