



# Vieux Carré Commission Meeting

Wednesday, September 21, 2022



# Chairperson's Report



# Director's Report



# Other Business





# 628-32 Dumaine Madame John's Legacy



628-32 Dumaine

Vieux Carré Commission

August 17, 2022





FRENCH QUARTER ETCHINGS—  
WILLIAM WOODWARD, NEW ORLEANS, 1938  
PLATE 33  
632 RUE DUMAINE (DUMAINE STREET)  
"MADAME JOHN'S LEGACY - IN 1902

628-32 Dumaine

Vieux Carré Commission

August 17, 2022







628-32 Dumaine

Vieux Carré Commission

August 17, 2022





628-32 Dumaine

Vieux Carré Commission

August 17, 2022





628-32 Dumaine – HABS Drawings

Vieux Carré Commission

August 17, 2022







628-32 Dumaine – HABS Drawing

Vieux Carré Commission

August 17, 2022





628-32 Dumaine

Vieux Carré Commission

August 17, 2022







628-32 Dumaine

Vieux Carré Commission

August 17, 2022





628-32 Dumaine

Vieux Carré Commission

03 22 2021

August 17, 2022







628-32 Dumaine

Vieux Carré Commission

03 22 2021

August 17, 2022







628-32 Dumaine

Vieux Carré Commission

August 17, 2022







628-32 Dumaine

Vieux Carré Commission

August 17, 2022







628-32 Dumaine

Vieux Carré Commission

August 17, 2022







628-32 Dumaine

Vieux Carré Commission

09 15 2022

August 17, 2022







628-32 Dumaine

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09 15 2022

August 17, 2022







628-32 Dumaine

Vieux Carré Commission

09 15 2022

August 17, 2022





628-32 Dumaine

Vieux Carré Commission

August 17, 2022







628-32 Dumaine

Vieux Carré Commission

August 17, 2022



# MADAME JOHN'S LEGACY

at

632 DUMAINE ST.  
NEW ORLEANS, LA 70116

31 AUGUST 2020



628-32 Dumaine – Contract Drawings

Vieux Carré Commission

Ehlinger & Associates P.C., Architects  
Architect's Project #1741  
STATE PROJECT NO. 01-107-06B-11; F. 01003711  
& 01-107-18-02, F.01004019 (SUPPLEMENT)  
STATE ID: S 00399; S16077 STATE CODE: 1-36-022

August 17, 2022



MMG 08-14-20  
MUM 08-08-19



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Ehlinger & Associates, P.C.  
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2000 My Garden, Suite 10, New Orleans, Louisiana 70002-4608 • (504) 534-1900

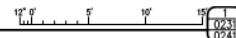


MADAME JOHN'S LEGACY	
RENOVATIONS	
1741	SHEET NO.
0241	
DATE: 31 AUG. 2020	

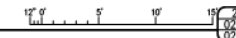
**NOTE!**  
ALL DIMENSIONS, NOTES, GRAPHIC SYMBOLS & JUXTAPOSITION OF ELEMENTS SHOWN ON THE DRAWINGS ON THIS SHEET APPLY TO ALL DRAWINGS ON ALL OTHER SHEETS UNLESS OTHERWISE NOTED. DIFFERENCES ONLY IN SUCCEEDING DRAWINGS ARE NOTED. ALL "TYPICAL" NOTES SHOWN ON SUCCEEDING DRAWINGS APPLY TO ALL OTHER DRAWINGS WITH LIKE OR SIMILAR CONDITIONS



**EXIST. & DEMO NORTH ELEVATION**  
MAIN HOUSE



**EXIST. & DEMO SOUTH ELEVATION**  
MAIN HOUSE



**EXIST. & DEMO WEST ELEVATION**  
MAIN HOUSE

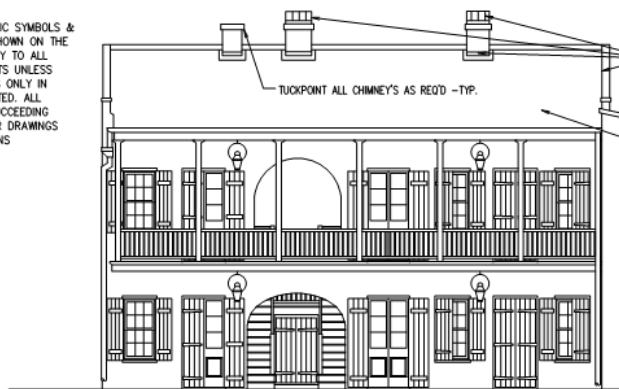


**EXIST. & DEMO EAST ELEVATION**  
MAIN HOUSE



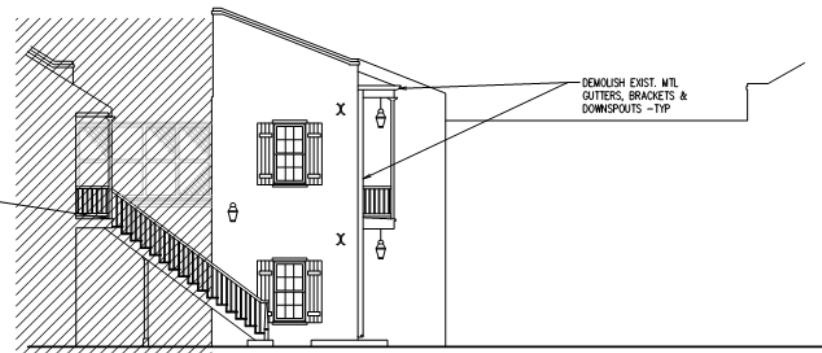
**NOTE!**

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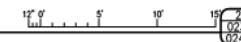
**EXIST & DEMO NORTH ELEVATION**

SLAVE QUARTERS



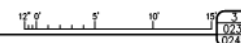
**EXIST & DEMO EAST ELEVATION**

SLAVE QUARTERS



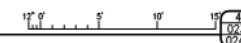
**EXIST. NORTH ELEVATION**

KITCHEN - NO WORK ON THIS BUILDING -TYP.



**EXIST. WEST ELEVATION**

KITCHEN - NO WORK ON THIS BUILDING -TYP.



MADAME JOHNS LEGACY	
RENOVATIONS	
1741	SHEET NO.
0242	
DATE: 31 AUG. 2020	

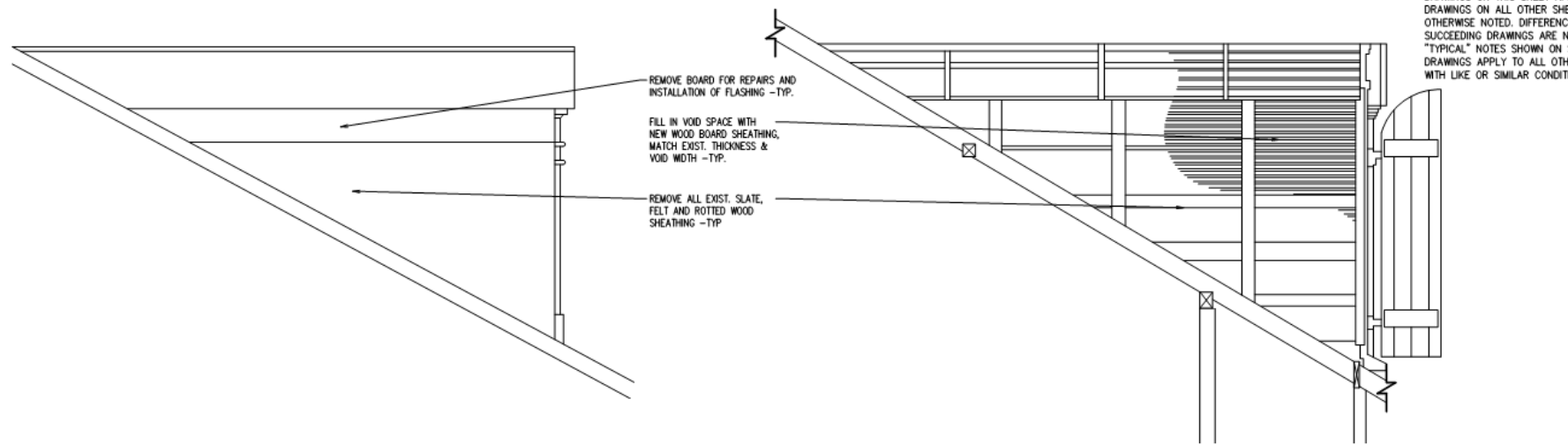


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a professional corporation • architects • planners • construction managers  
1000 North Central Avenue, Suite 1000, Birmingham, Alabama 35203-1000  
205.334.1000

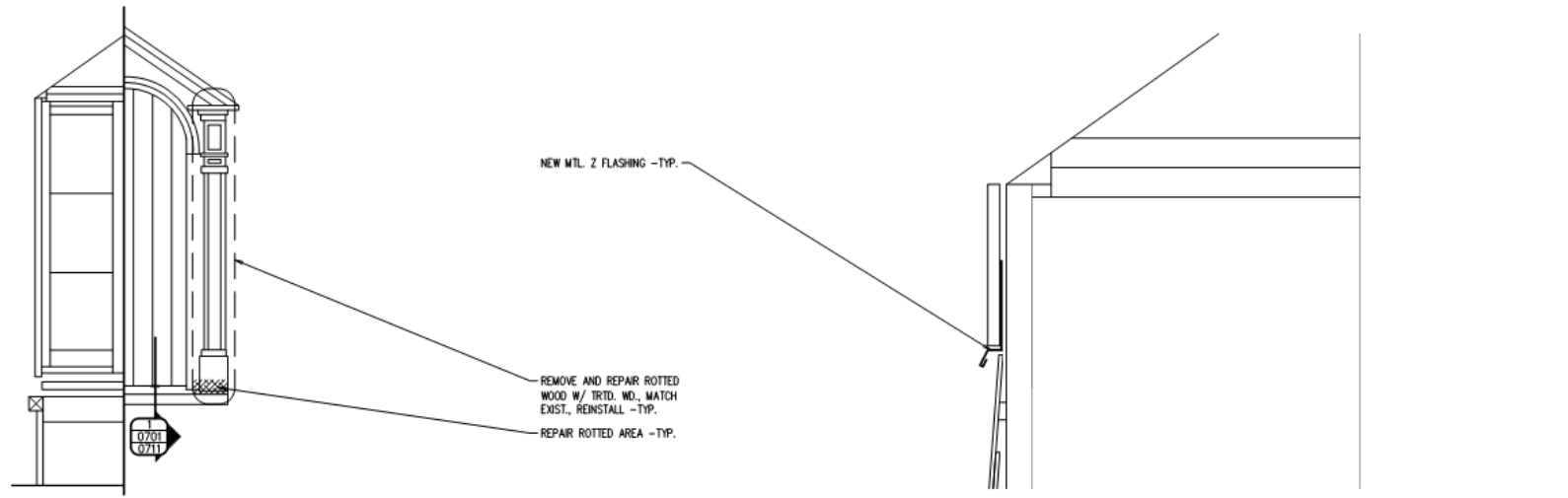






**DORMER DEMO**  
SIDE ELEVATION

**DORMER DEMO**  
FRAMING



**DORMER ELEVATION**  
FRONT

**DORMER DETAIL**  
Z FLASHING

**NOTE!**  
ALL DIMENSIONS, NOTES, GRAPHIC SYMBOLS & JUXTAPOSITION OF ELEMENTS SHOWN ON THE DRAWINGS ON THIS SHEET APPLY TO ALL DRAWINGS ON ALL OTHER SHEETS UNLESS OTHERWISE NOTED. DIFFERENCES ONLY IN SUCCEEDING DRAWINGS ARE NOTED. ALL "TYPICAL" NOTES SHOWN ON SUCCEEDING DRAWINGS APPLY TO ALL OTHER DRAWINGS WITH LIKE OR SIMILAR CONDITIONS



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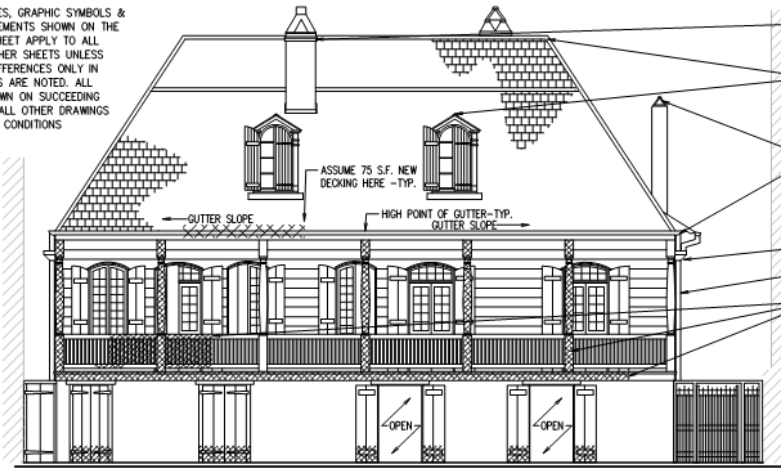
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a professional corporation • architects • planners • construction managers  
2500 hanna boulevard, mobile, alabama 36688-4885 • (251) 534-1900  
3109 my avenue s.e., suite 6, huntsville, alabama 35895 • (256) 534-1900



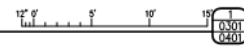
MADAME JOHNS LEGACY RENOVATIONS	
1741	SHEET NO.
<b>0275</b>	
DATE: 31 AUG. 2020	



**NOTE!**  
ALL DIMENSIONS, NOTES, GRAPHIC SYMBOLS & Juxtaposition of elements shown on the drawings on this sheet apply to all drawings on all other sheets unless otherwise noted. Differences only in succeeding drawings are noted. All "TYPICAL" notes shown on succeeding drawings apply to all other drawings with like or similar conditions



**NORTH ELEVATION**  
MAIN HOUSE



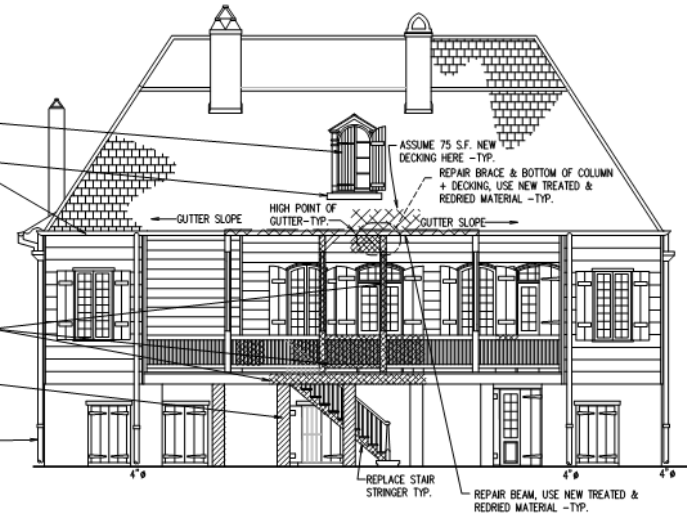
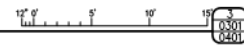
**PAINT NOTE!**  
CLEAN, PREP AND PAINT ALL WD. AS SPEC'D INCLUDING BUT NOT LIMITED TO: SOFFITS, WALLS, COLUMNS, WINDOWS, DOORS, SHUTTERS, BALUSTRADE, BEAMS, FASOIA, STAIRS, HANDRAILS, MOLDING. COLORS AS SELECTED BY ARCHITECT. -TYP.

**NOTE!**  
PAINT PATCHED STUCCO AS SPEC'D -TYP.

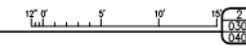
**NOTE!**  
ASSUME 27 SQ. OF NEW SLATE TO MATCH EXIST. 1/4\"/>



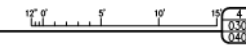
**WEST ELEVATION**  
MAIN HOUSE



**SOUTH ELEVATION**  
MAIN HOUSE



**EAST ELEVATION**  
MAIN HOUSE



MHC 08-17-20  
MLM 03-27-18



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2,600 professional corporation architects • interior designers • landscape architects  
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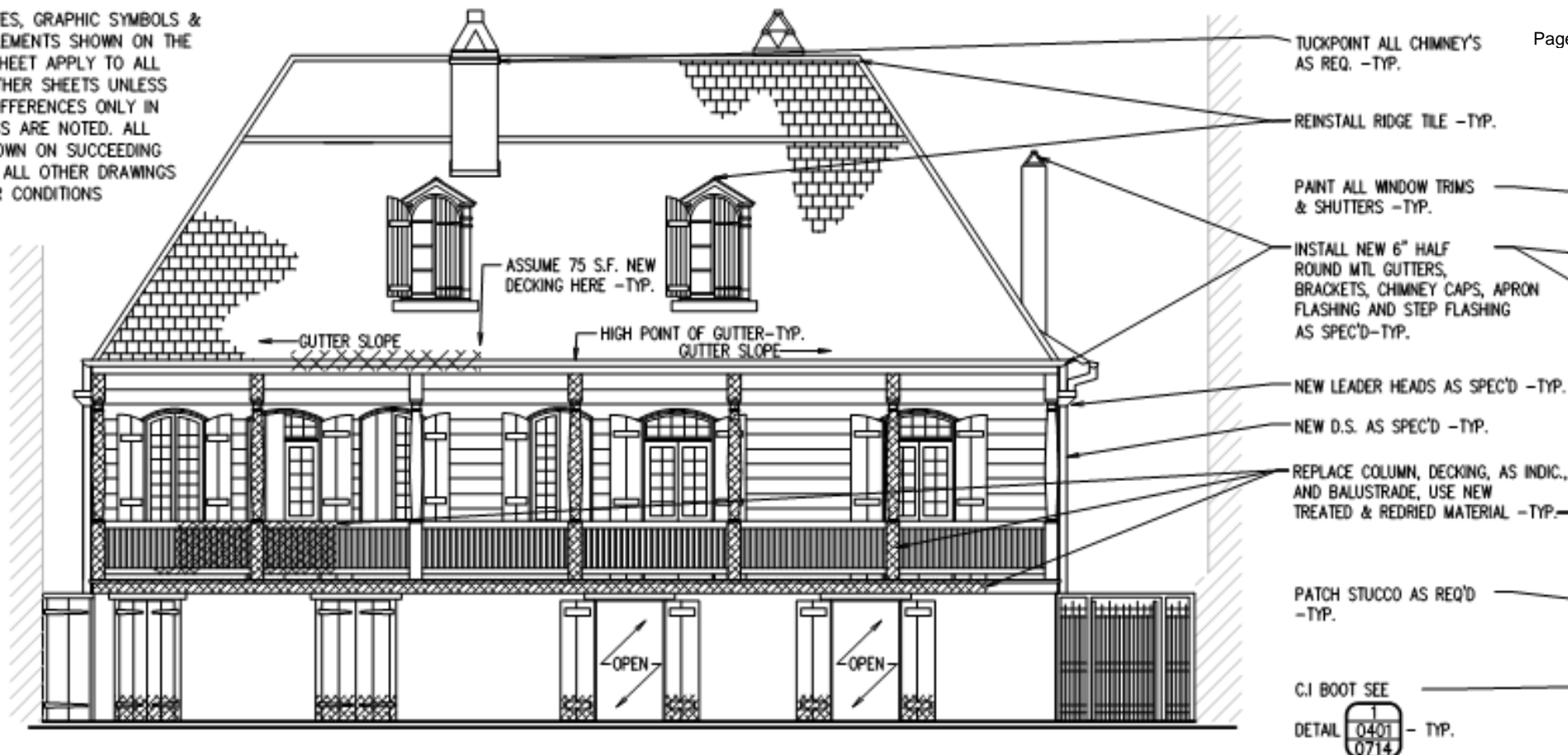


MADAME JOHNS LEGACY  
RENOVATIONS  
1741 | SHEET NO.  
**0401**  
DATE: 31 AUG. 2020



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**NORTH ELEVATION**  
MAIN HOUSE

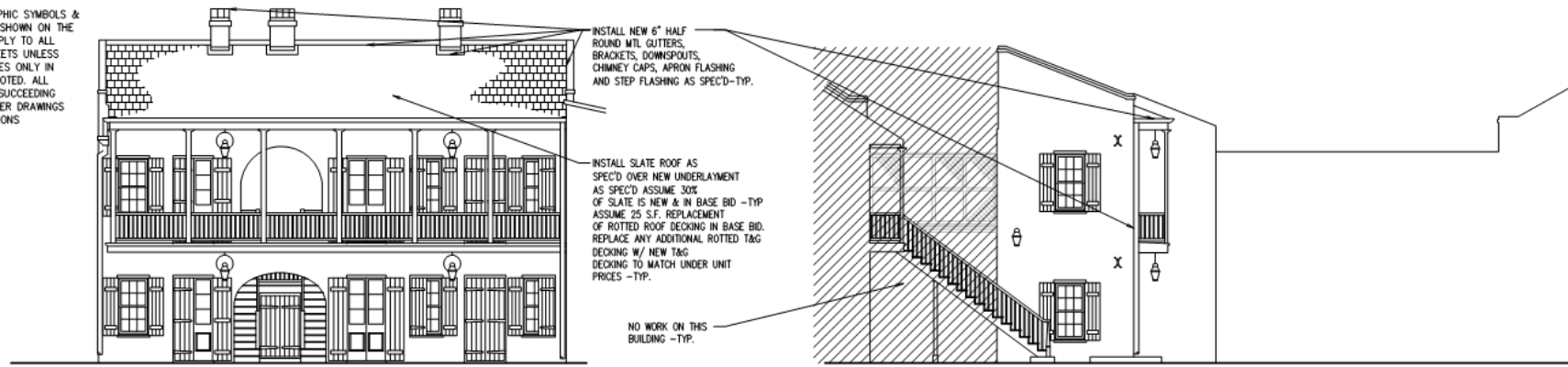


## PAINT NOTE!

CLEAN, PREP AND PAINT ALL WD. AS SPEC'D INCLUDING BUT NOT LIMITED TO: SOFFITS, WALLS, COLUMNS, WINDOWS, DOORS, SHUTTERS, BALUSTRADE, BEAMS, FASCIA, STAIRS, HANDRAILS, MOLDING. COLORS AS SELECTED BY ARCHITECT. -TYP



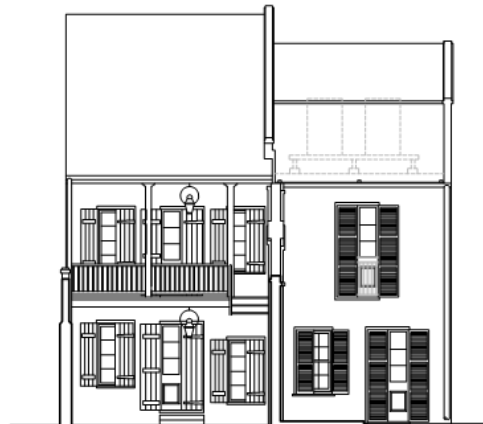
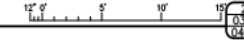
**NOTE:**  
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**NORTH ELEVATION**  
SLAVE QUARTERS



**EAST ELEVATION**  
SLAVE QUARTERS



**NORTH ELEVATION**  
KITCHEN - NO WORK ON THIS BLDG - TYP.



**WEST ELEVATION**  
KITCHEN - NO WORK ON THIS BLDG - TYP.



MNG 08-20-20  
MM 08-10-18



Professional Engineer  
No. 12345  
State of Louisiana  
Ehlinger & Associates, P.C.

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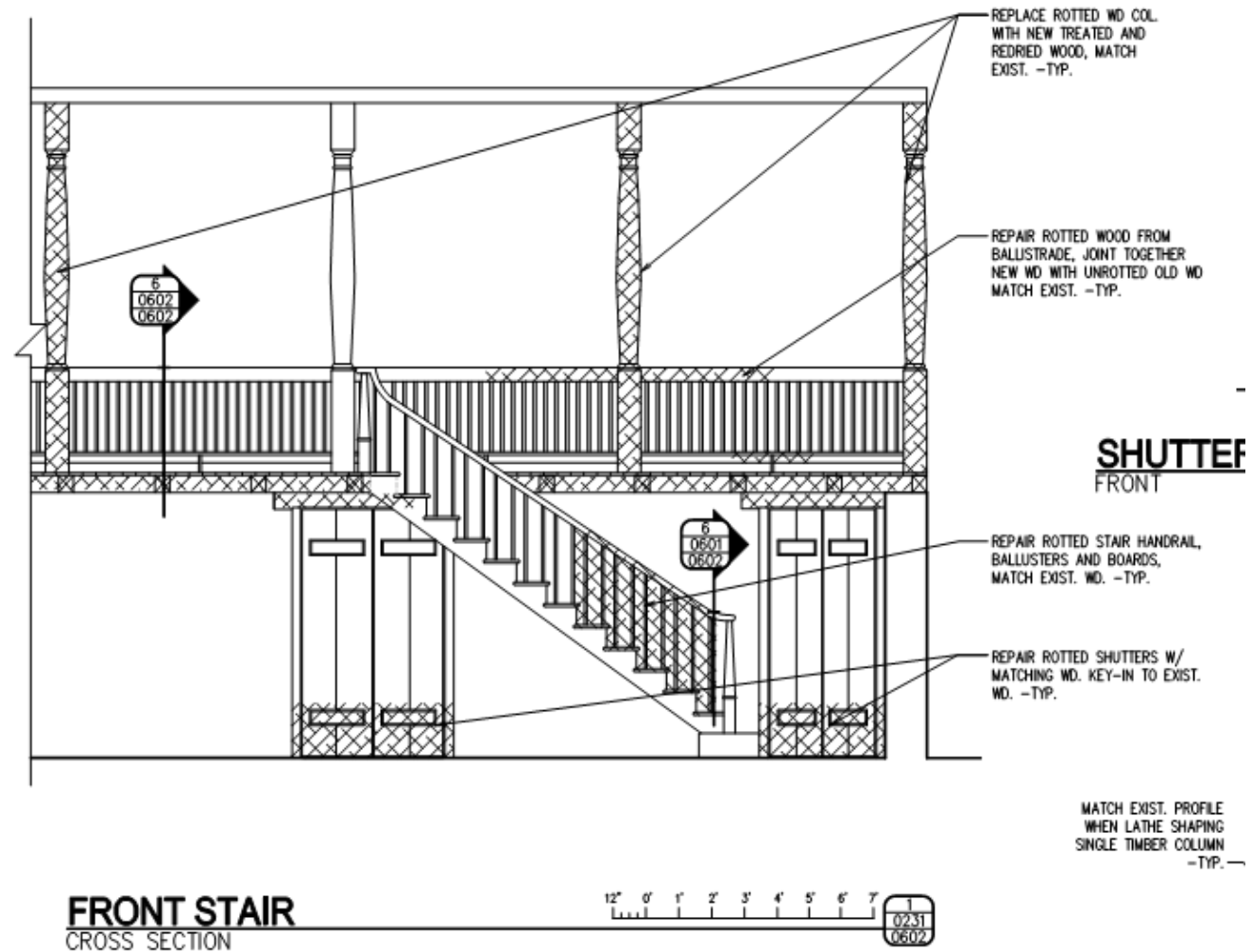
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MADAME JOHNS LEGACY  
RENOVATIONS  
1741 SHEET NO.  
**0402**  
DATE: 31 AUG. 2020



**NOTE!**  
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JUXTAPOSITION OF ELEMENTS SHOWN ON THE  
DRAWINGS ON THIS SHEET APPLY TO ALL  
DRAWINGS ON ALL OTHER SHEETS UNLESS  
OTHERWISE NOTED. DIFFERENCES ONLY IN  
SUCCEEDING DRAWINGS ARE NOTED. ALL  
"TYPICAL" NOTES SHOWN ON SUCCEEDING  
DRAWINGS APPLY TO ALL OTHER DRAWINGS  
WITH LIKE OR SIMILAR CONDITIONS



628-32 Dumaine – Contract Drawings

Vieux Carré Commission

August 17, 2022



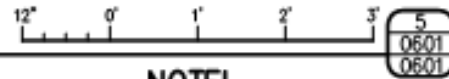
REPAIR ROTTED SHUTTERS W/  
MATCHING WD. KEY-IN TO EXIST.  
WD. -TYP.

MATCH EXIST. PROFILE  
WHEN LATHE SHAPING  
SINGLE TIMBER COLUMN  
-TYP.

MORTISE & TENON NEW WOOD  
TO NEW COLUMNS,  
MATCH EXIST. -TYP.

TOUCH EXISTING COLUMN  
TO MATCH OUT, VERIFY DIMENSIONS -TYP.

## COLUMN FRONT BALCONY

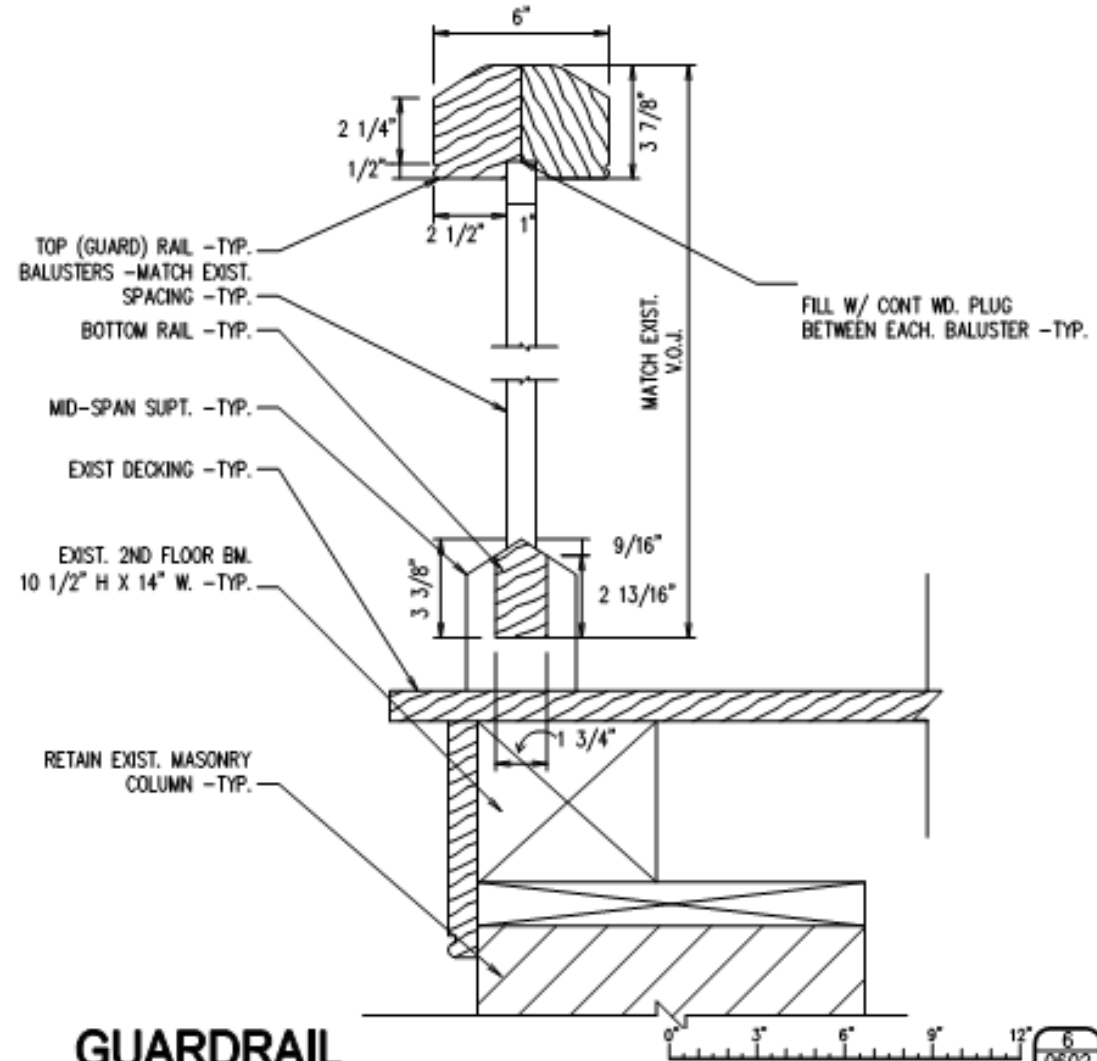


NOTE!  
VERIFY ALL DIMENSIONS

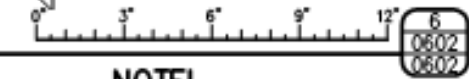
## SECTION CUT

NOTE!  
VERIFY ALL DIMENSIONS

Page 32 of 311

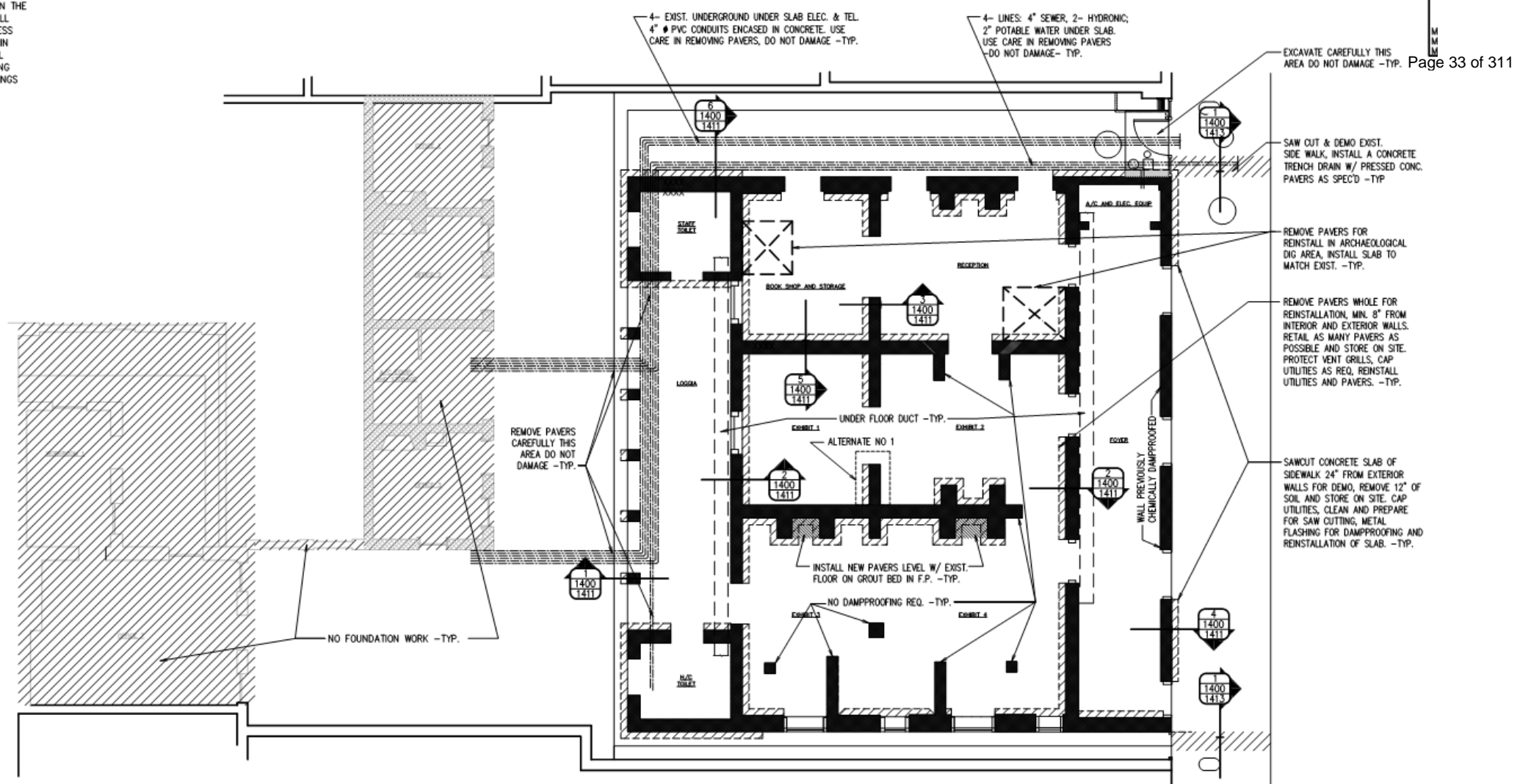


## GUARDRAIL FRONT BALCONY



NOTE!  
VERIFY ALL DIMENSIONS

ON THE  
ALL  
LESS  
1" IN  
ALL  
XING  
WINGS



# **CHEMICAL DAMP-PROOFING - OPTION A** PAVER REMOVAL & REINSTALLATION



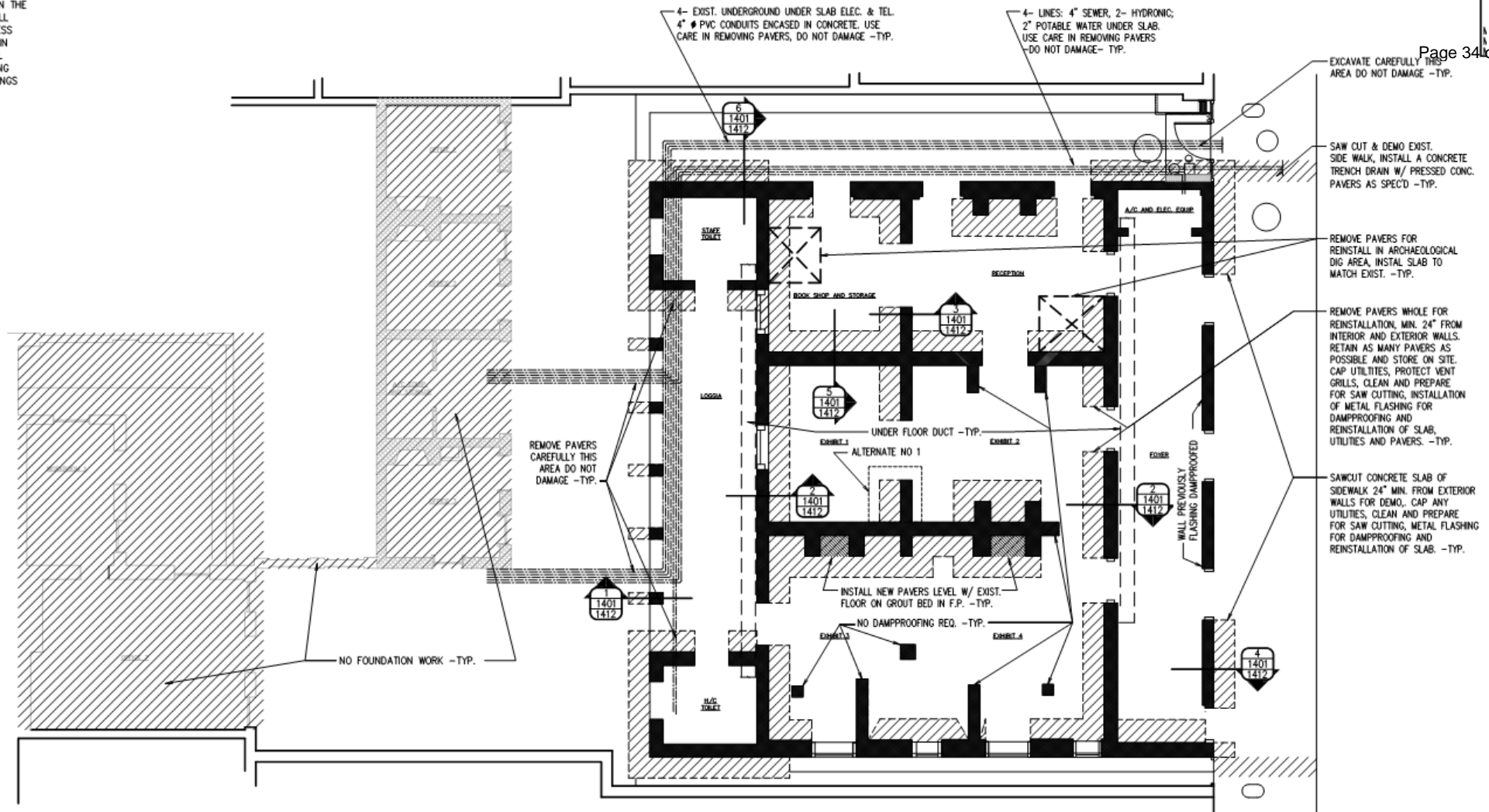
628-32 Dumaine – Contract Drawings

Vieux Carré Commission

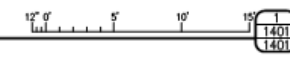
August 17, 2022



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**FLASHING DAMP-PROOFING -OPTION B**  
PAVER REMOVAL & REINSTALLATION



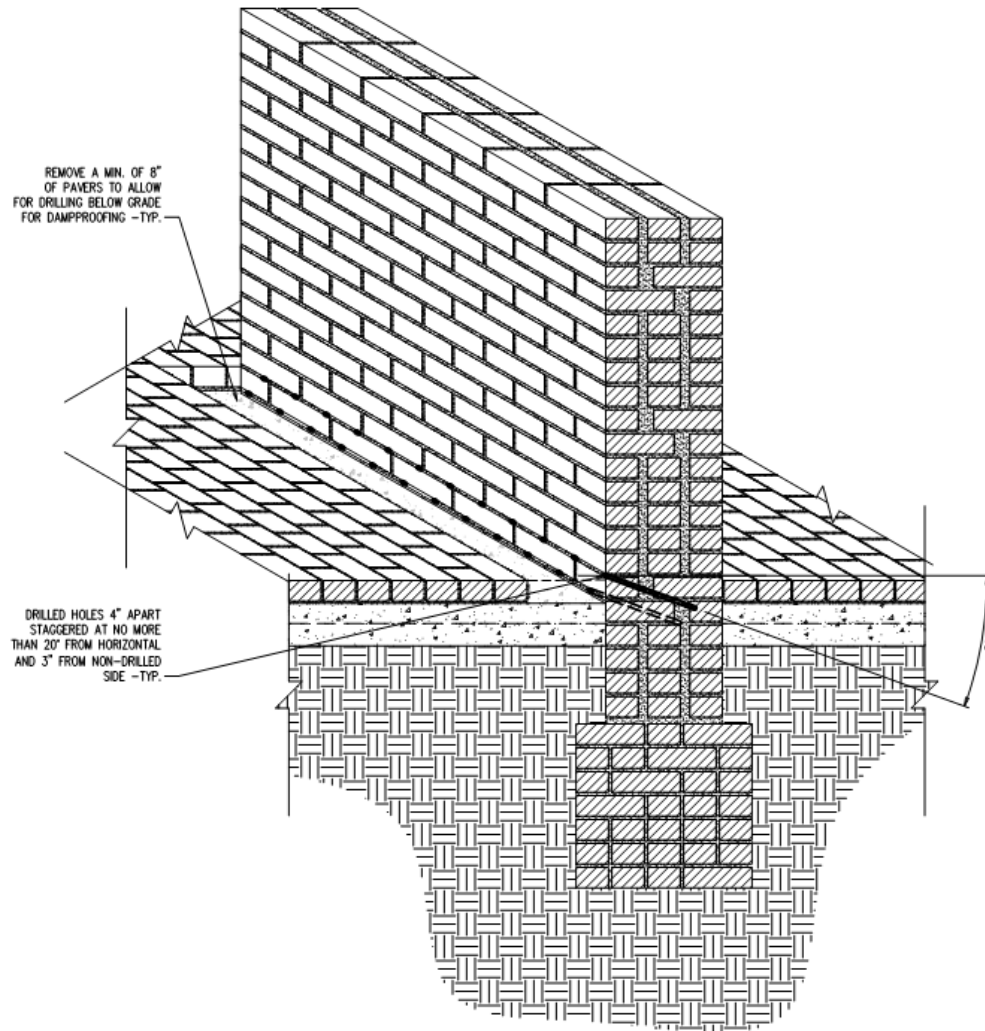
628-32 Dumaine – Contract Drawings

Vieux Carré Commission

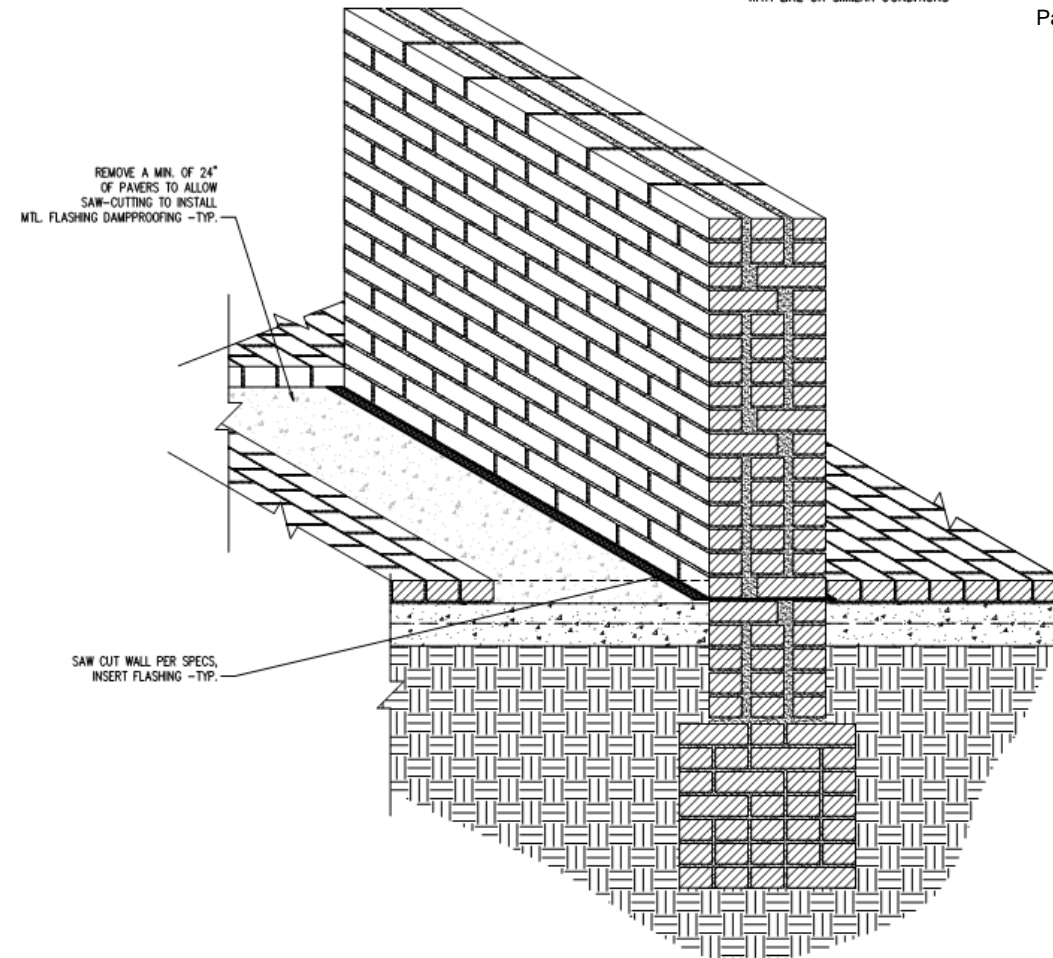
August 17, 2022







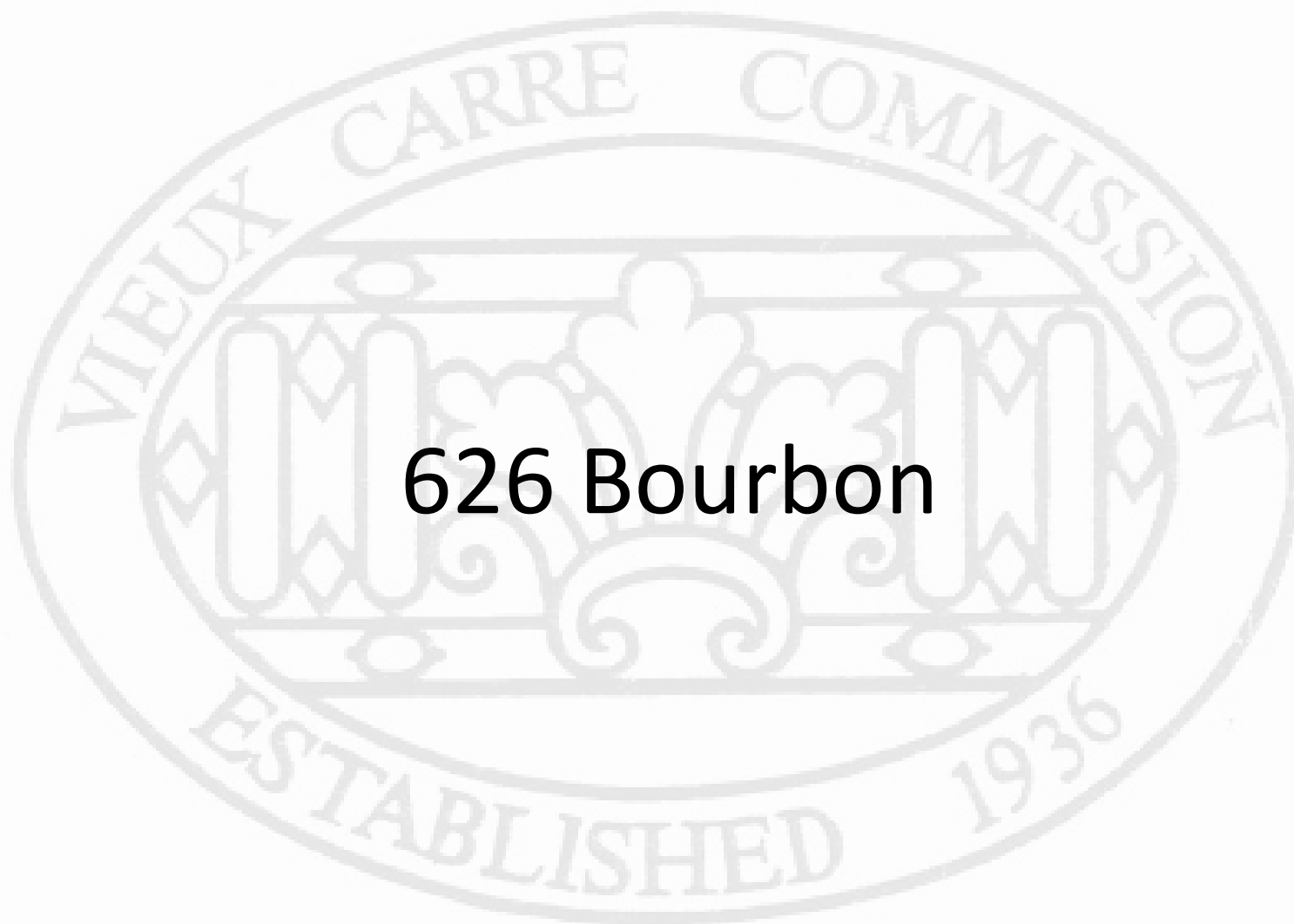
**TYPICAL CROSS SECTION**  
CHEMICAL DAMP-PROOFING



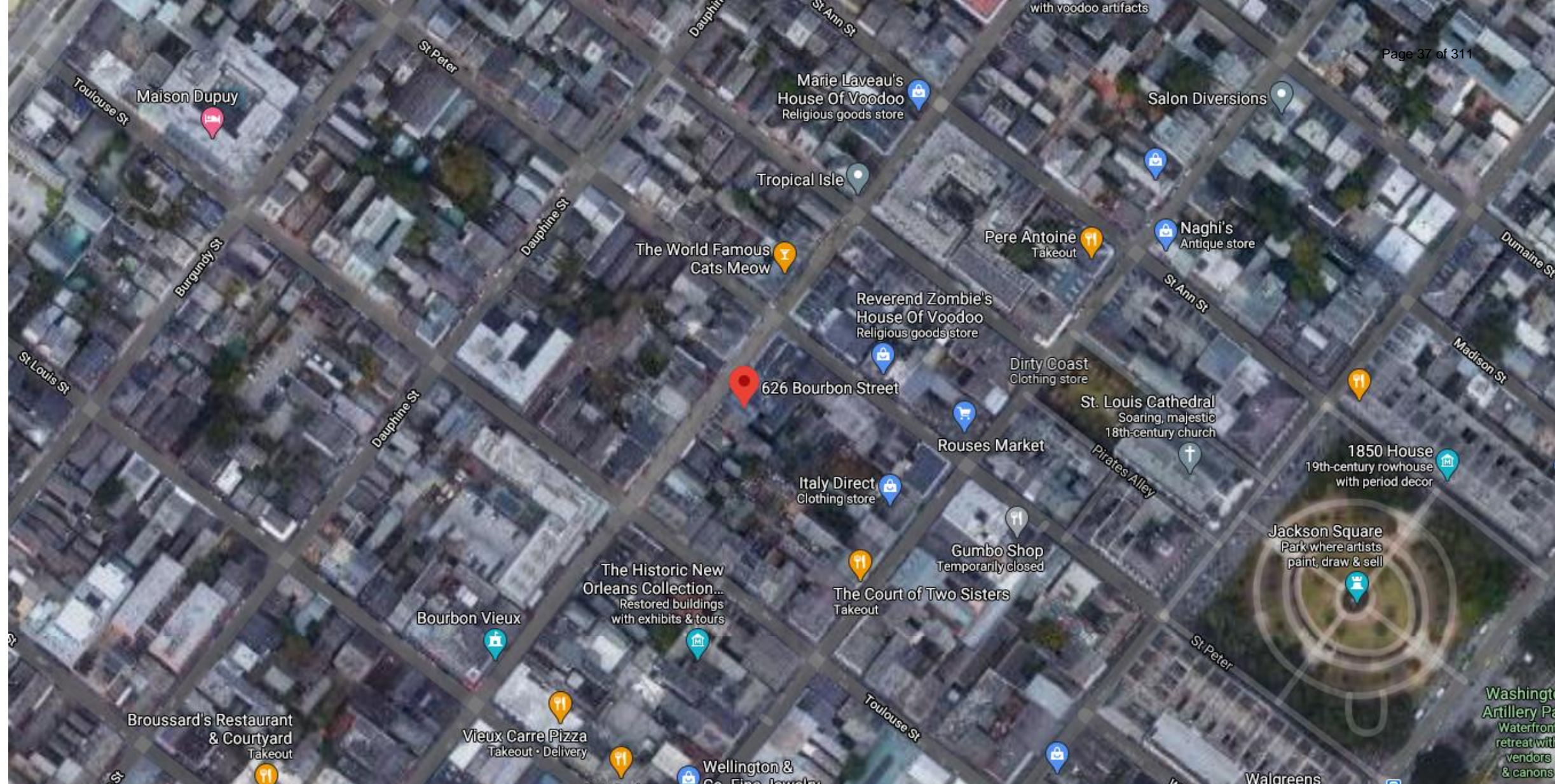
**TYPICAL CROSS SECTION**  
FLASHING DAMP-PROOFING



626 Bourbon







## 626 Bourbon

Vieux Carré Commission

August 17, 2022







626 Bourbon

Vieux Carré Commission

August 17, 2022







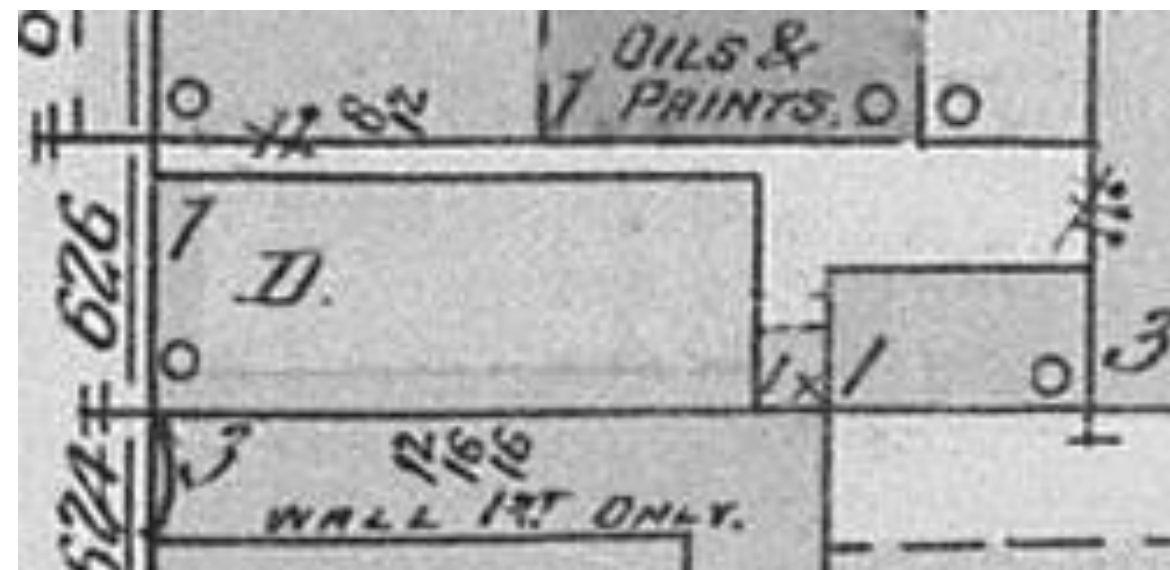
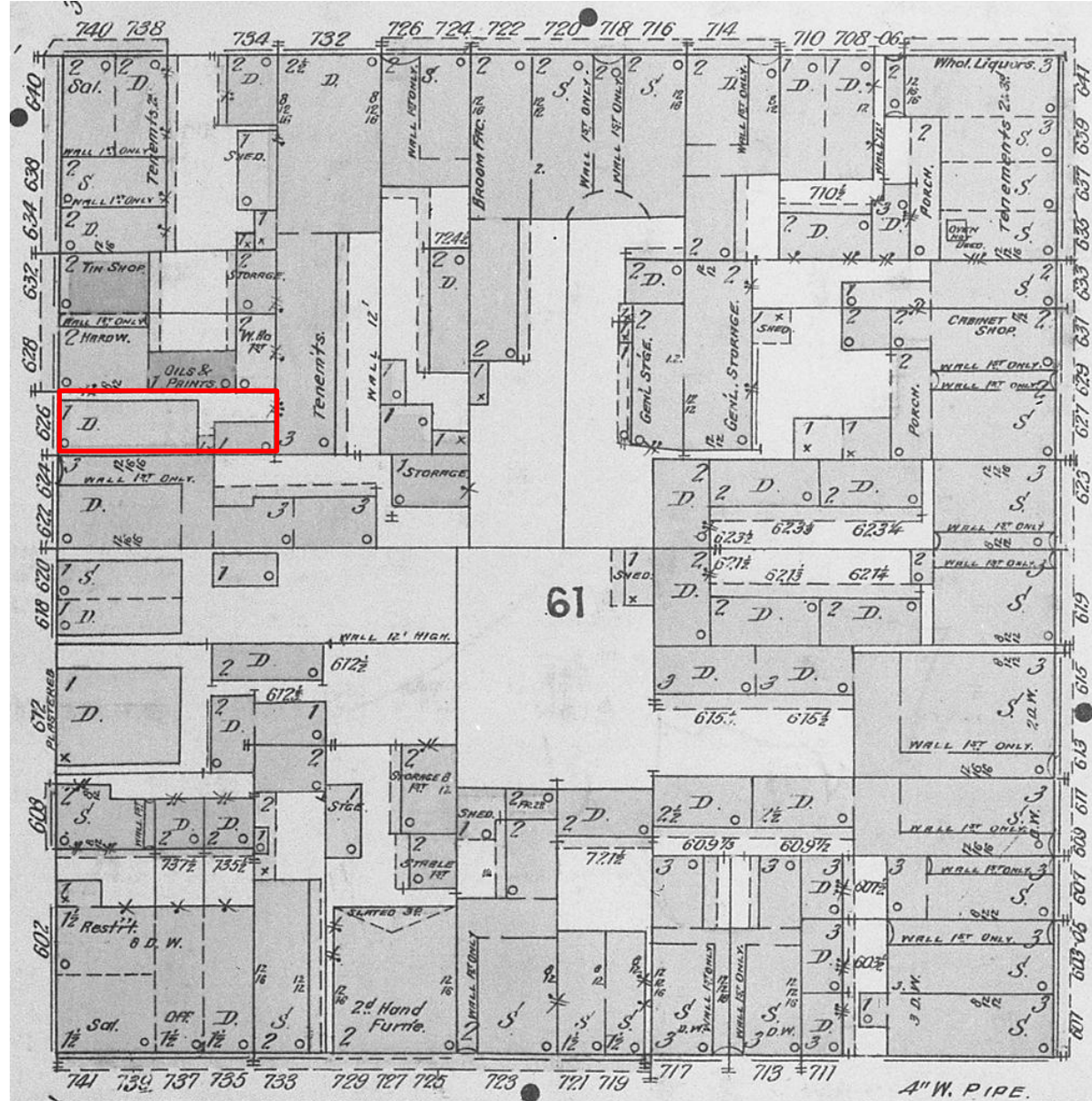
626 Bourbon

Vieux Carré Commission

August 17, 2022





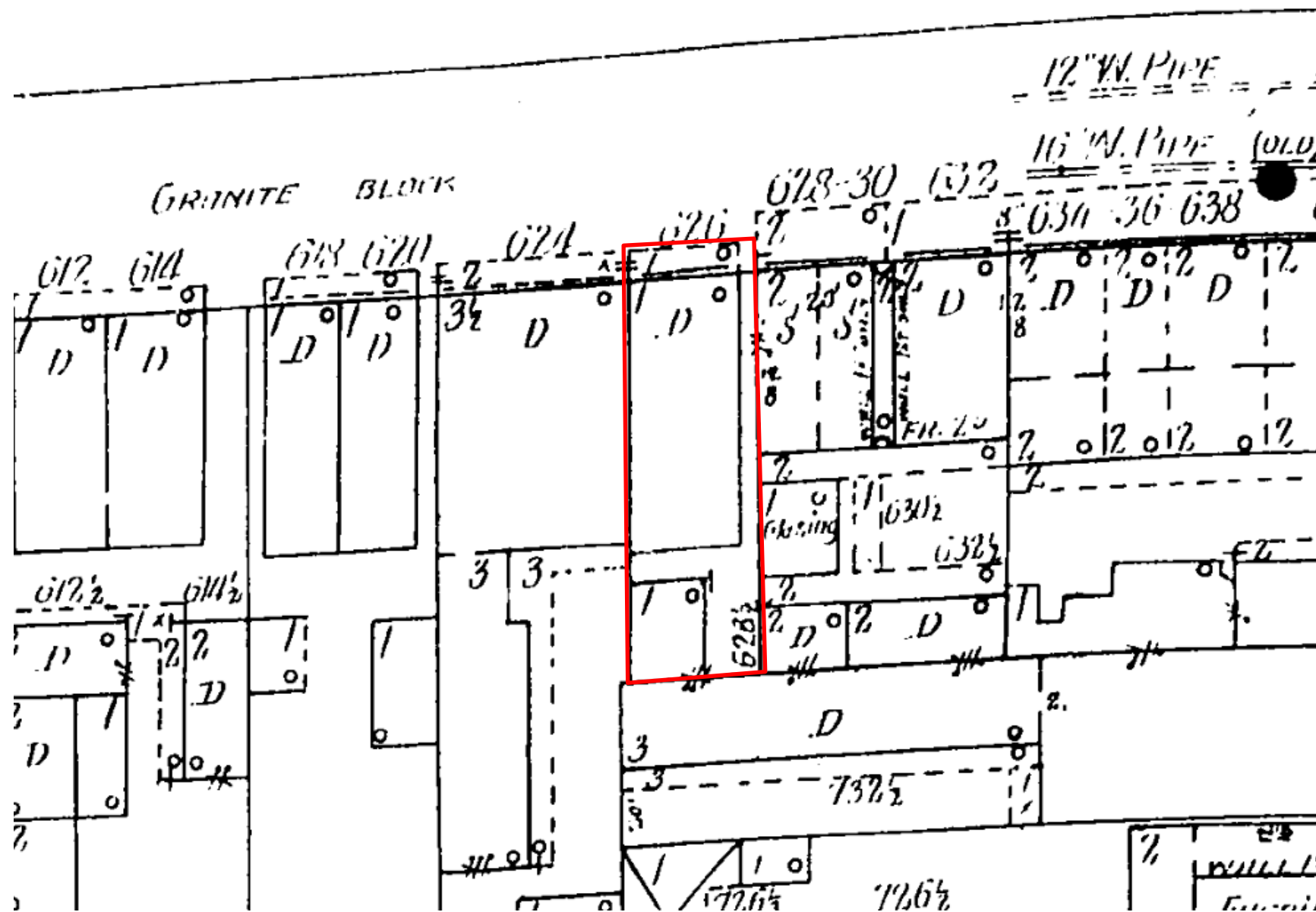


626 Bourbon – 1896 Sanborn

Vieux Carré Commission

August 17, 2022



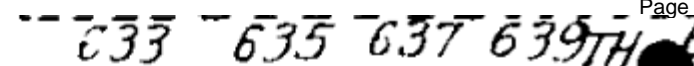


626 Bourbon – 1908 Sanborn

Vieux Carré Commission

August 17, 2022





## Vieux Carré Commission





626 Bourbon – c. 1950

Vieux Carré Commission

August 17, 2022





626 Bourbon – 1964

Vieux Carré Commission

August 17, 2022







626 Bourbon

Vieux Carré Commission

August 17, 2022





626 Bourbon – 2013

Vieux Carré Commission

August 17, 2022







626 Bourbon

Vieux Carré Commission

August 17, 2022





626 Bourbon – 2017 Stop Work Order

Vieux Carré Commission

August 17, 2022







626 Bourbon – 2017 Stop Work Order

Vieux Carré Commission

August 17, 2022







626 Bourbon – 2017 Stop Work Order

Vieux Carré Commission

August 17, 2022







626 Bourbon – 2017 Stop Work Order

Vieux Carré Commission

August 17, 2022







10 03 2017

626 Bourbon – 2017 Stop Work Order

Vieux Carré Commission

August 17, 2022







626 Bourbon – 2017 Stop Work Order

Vieux Carré Commission

August 17, 2022







626 Bourbon – 2017 Stop Work Order

Vieux Carré Commission

August 17, 2022







626 Bourbon – 2017 Stop Work Order

Vieux Carré Commission

August 17, 2022







626 Bourbon – 2017 Stop Work Order

Vieux Carré Commission

August 17, 2022







626 Bourbon – 2017 Stop Work Order

Vieux Carré Commission

August 17, 2022







626 Bourbon – 2017 Stop Work Order

Vieux Carré Commission

August 17, 2022







626 Bourbon – 2020

Vieux Carré Commission

August 17, 2022







626 Bourbon -- 2020

Vieux Carré Commission

August 17, 2022







626 Bourbon – 2020

Vieux Carré Commission

August 17, 2022





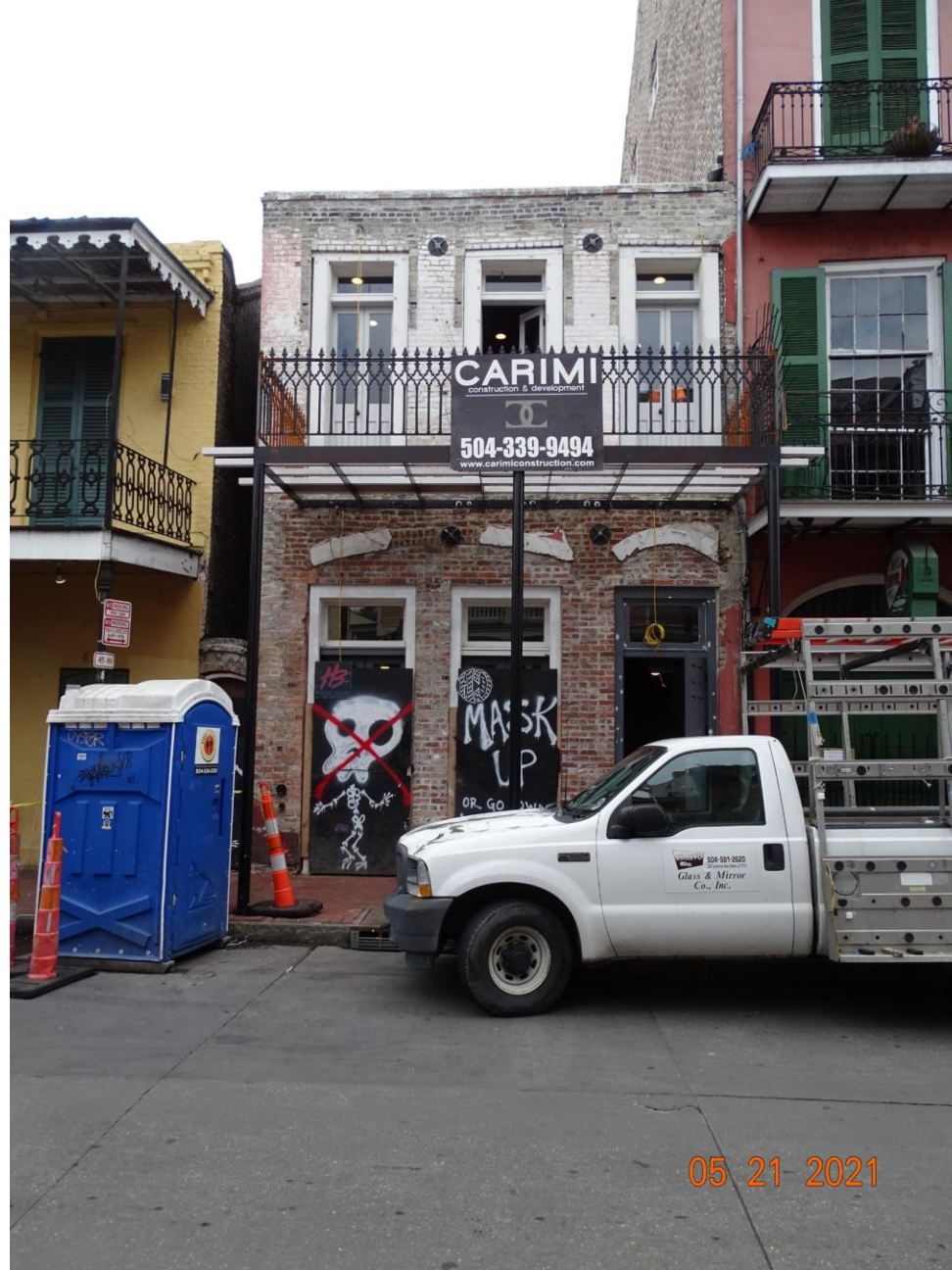
626 Bourbon – 2020

Vieux Carré Commission

August 17, 2022







626 Bourbon – 2021

Vieux Carré Commission

August 17, 2022





626 Bourbon – 2021

Vieux Carré Commission

August 17, 2022







626 Bourbon – 2022

Vieux Carré Commission

August 17, 2022





626 Bourbon

Vieux Carré Commission

August 17, 2022







626 Bourbon

Vieux Carré Commission

August 17, 2022





626 Bourbon – c. 1950

Vieux Carré Commission

August 17, 2022







626 Bourbon – 1964

Vieux Carré Commission

August 17, 2022





626 Bourbon

Vieux Carré Commission

August 17, 2022







626 Bourbon – 2022

Vieux Carré Commission

August 17, 2022

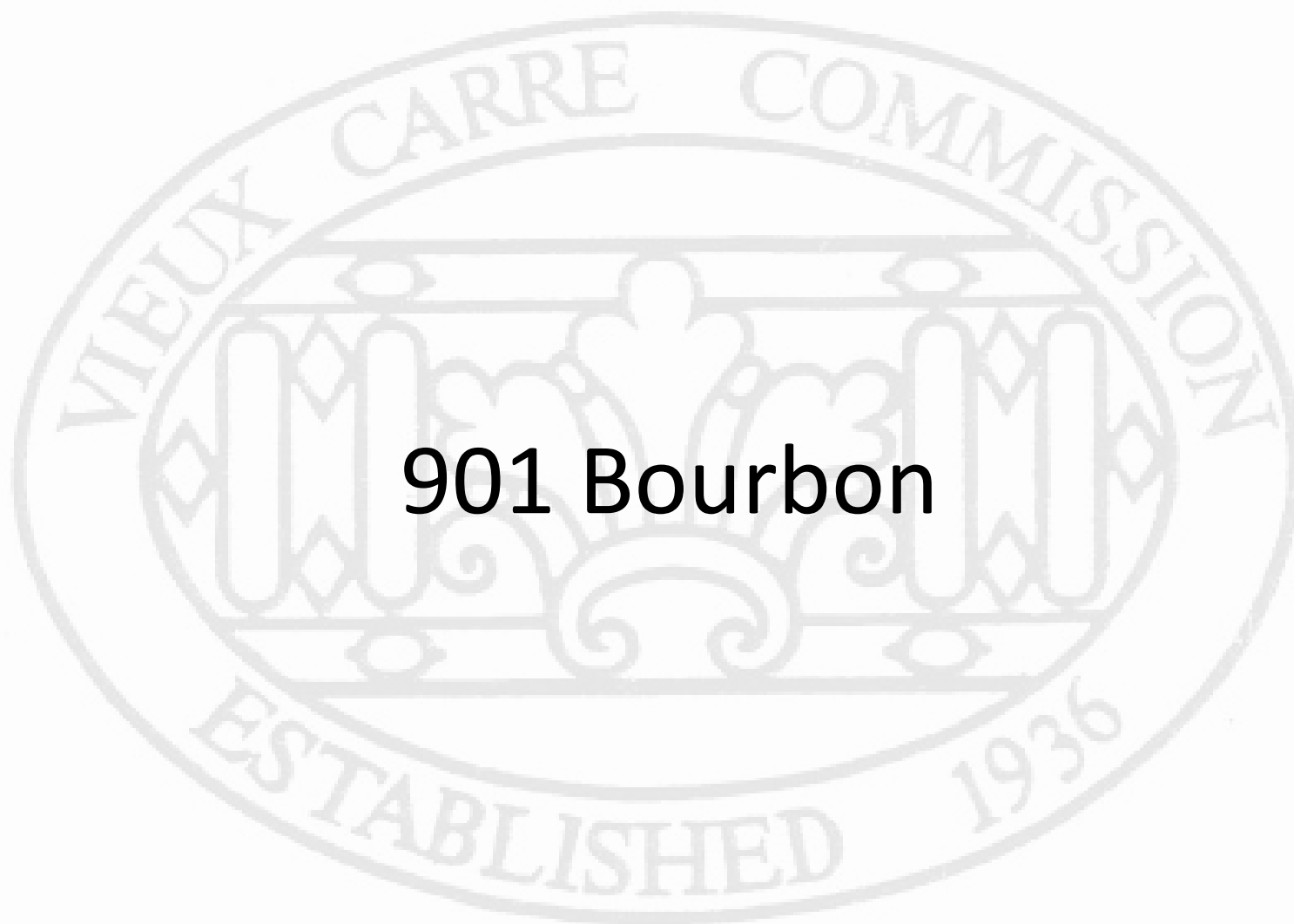


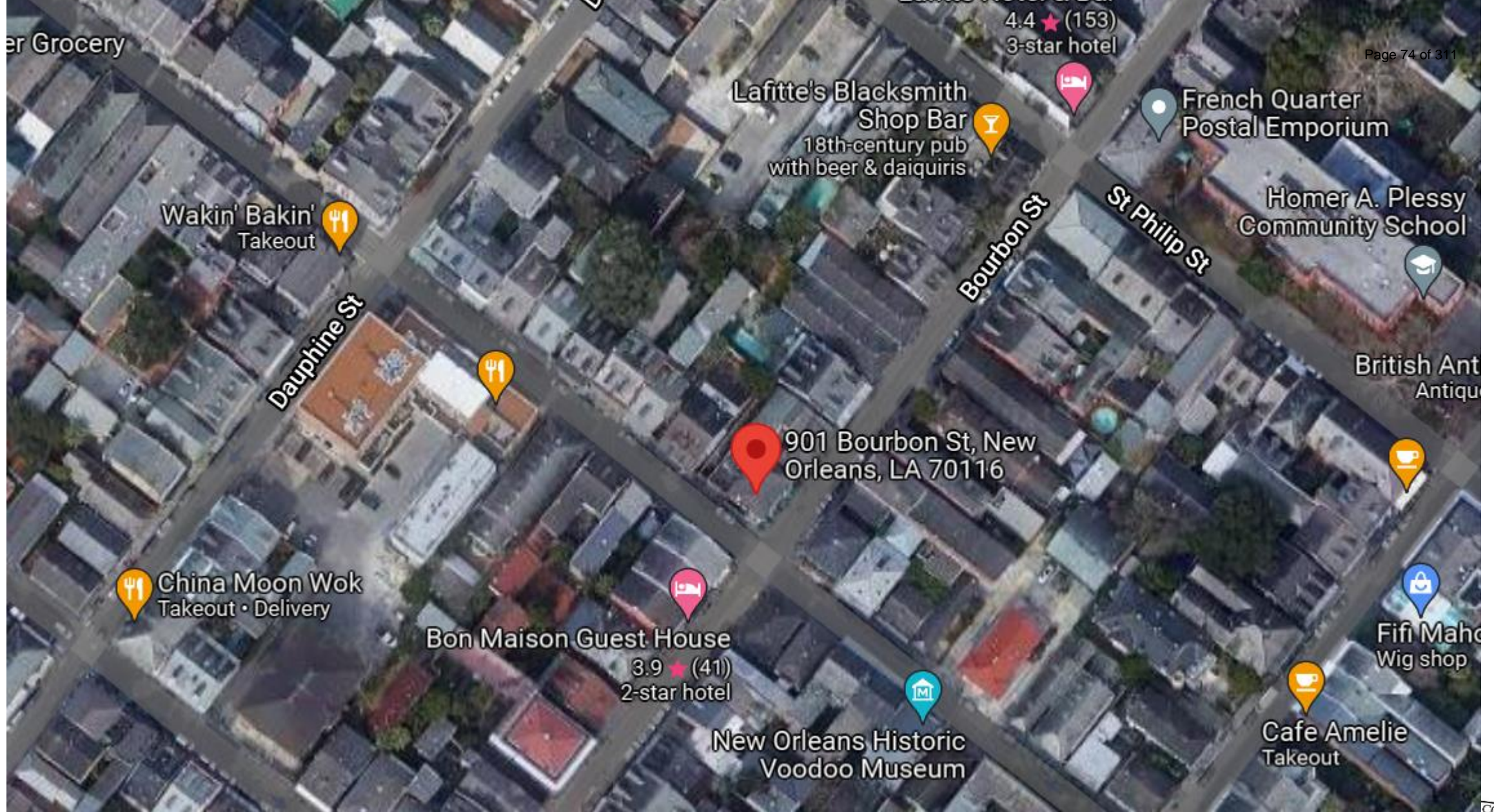
# Old Business





**901 Bourbon**





901 Bourbon

Vieux Carré Commission

September 21, 2022







901 Bourbon – ca. 1950

Vieux Carré Commission

September 21, 2022





901 Bourbon - 1962

Vieux Carré Commission

September 21, 2022







901 Bourbon - 1975

Vieux Carré Commission

September 21, 2022







901 Bourbon

Vieux Carré Commission

10 22 2021

September 21, 2022







901 Bourbon

Vieux Carré Commission

10 22 2021

September 21, 2022







901 Bourbon

Vieux Carré Commission

September 21, 2022







901 Bourbon

Vieux Carré Commission

01 08 2020

September 21, 2022







901 Bourbon

Vieux Carré Commission

03 14 2016

September 21, 2022







901 Bourbon

Vieux Carré Commission

September 21, 2022







901 Bourbon

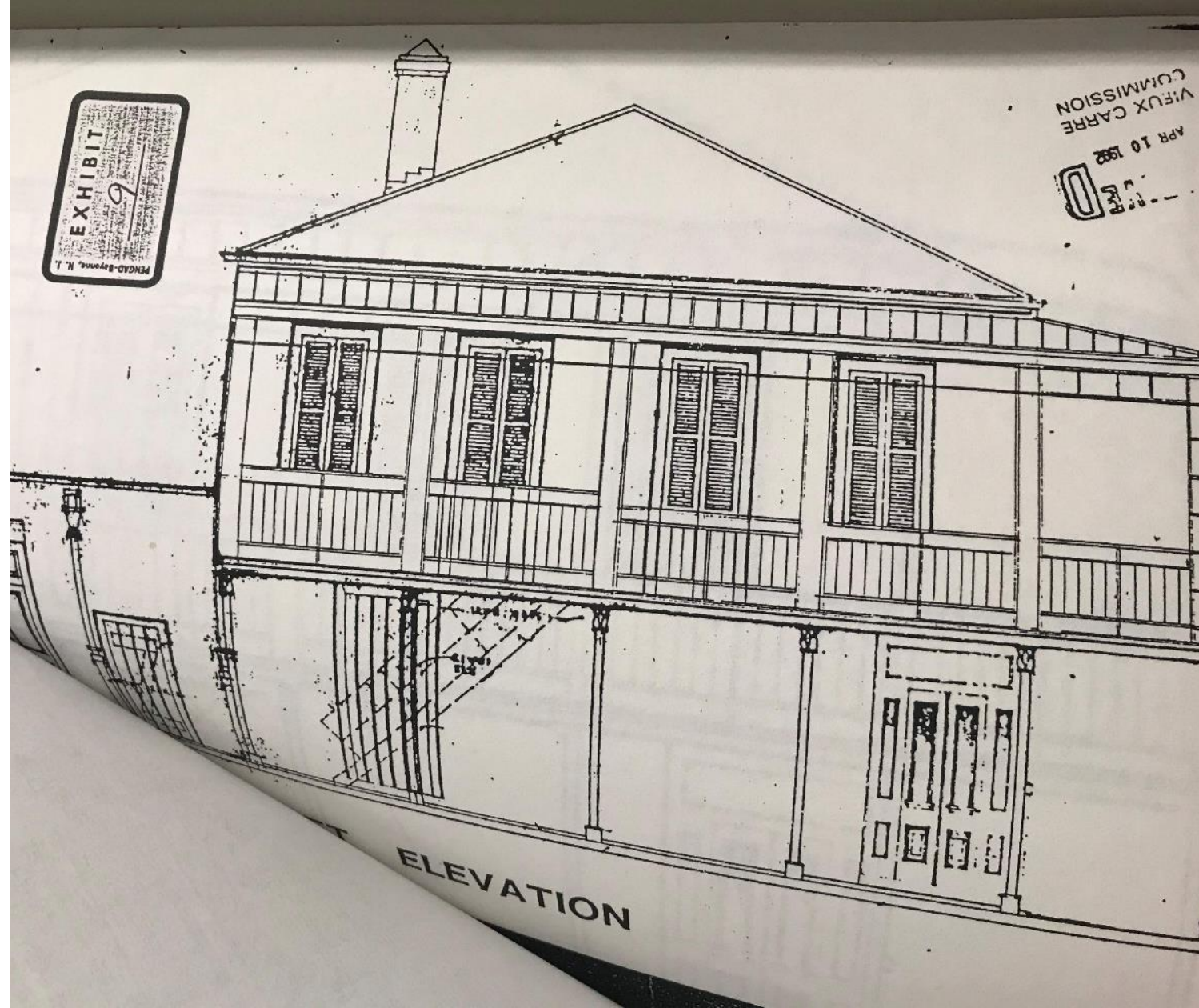
Vieux Carré Commission

05 16 2022

September 21, 2022





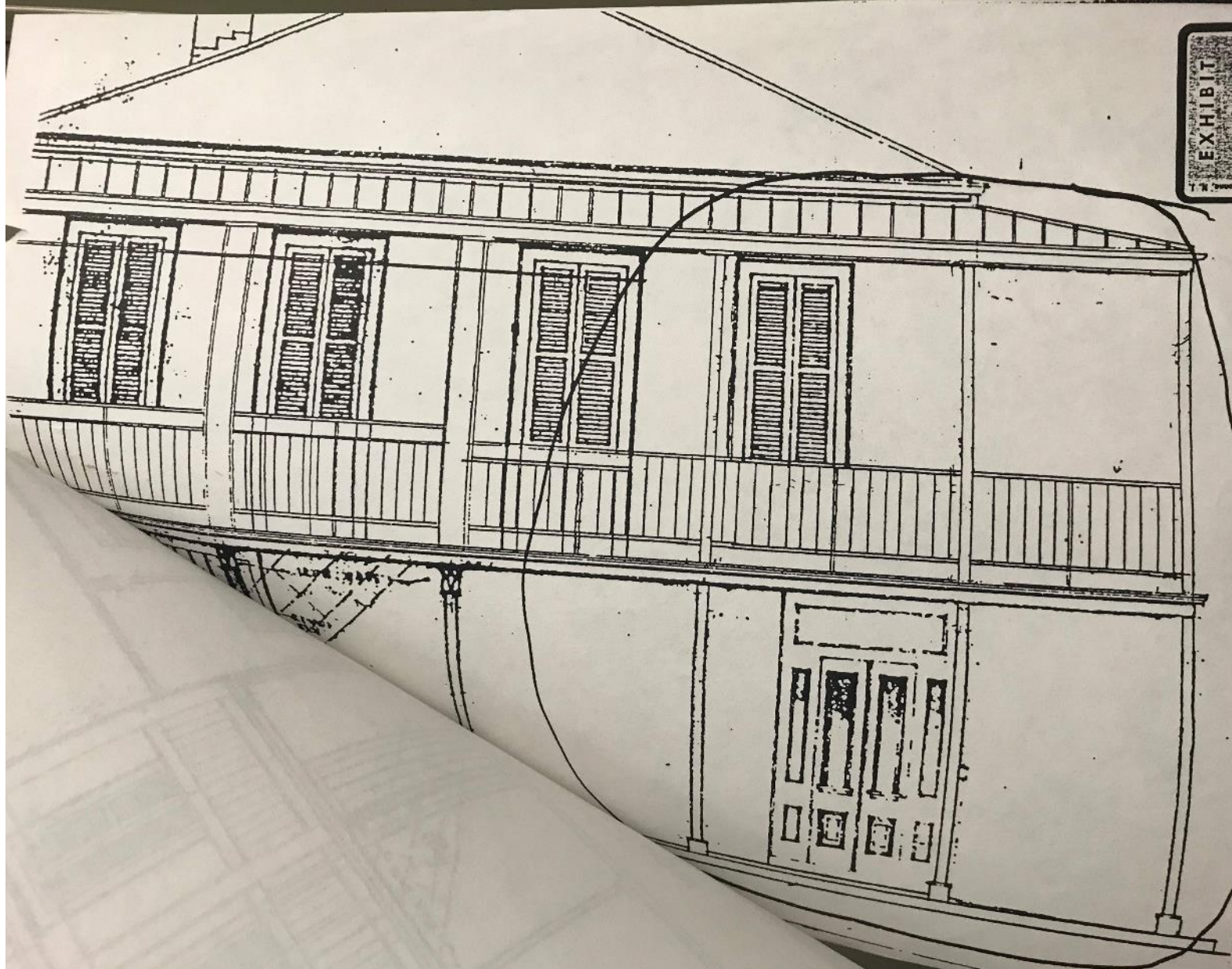


901 Bourbon – 1992 Proposal

Vieux Carré Commission

September 21, 2022





## 901 Bourbon – 1992 Proposal

Vieux Carré Commission

September 21, 2022





THIS REQUEST IS FOR APPROVAL BY THE VIEUX CARRE COMMISSION TO ADD A ROOF TO THE EXISTING GALLERY AT 901 BOURBON ST AS SHOWN IN THE PROPOSED IMAGES. FURTHER DESIGN DETAILS TO BE SUBMITTED FOR REVIEW ONCE PRELIMINARY APPROVAL IS GRANTED.



**1** **EXISTING BUILDING**  
SCALE: NTS



**2 PROPOSED GALLERY ADDITION - SCHEME A**  
SCALE: NTS



**3 PROPOSED GALLERY ADDITION - SCHEME B**  
SCALE: NTS

DESIGN  
COLLABORATION

ARCHITECTURE+  
306 PINE ST  
NEW ORLEANS, LA 70118  
PH: 504 . 908 . 6364  
FAX: 504 . 314 . 8263

**WOOD ENTERPRISES**  
901 BOURBON ST  
NEW ORLEANS LA 70116

JOB  
**901BOUR**  
DATE:  
**10-11-2021**  
REVISIONS:

SEAL

SHEET

**A01**





901 Bourbon

2

## PROPOSED GALLERY ADDITION - SCHEME A

SCALE: NTS

Vieux Carré Commission

September 21, 2022





THIS REQUEST IS FOR APPROVAL BY THE VIEUX CARRE COMMISSION TO ADD A ROOF TO THE EXISTING GALLERY AT 901 BOURBON ST AS SHOWN IN THE PROPOSED IMAGES. FURTHER DESIGN DETAILS TO BE SUBMITTED FOR REVIEW ONCE PRELIMINARY APPROVAL IS GRANTED.



### 3 EXISTING BUILDING



**1 EXISTING BUILDING / GALLERY**  
SCALE: 1/8" = 1'-0"



**2 EXISTING BUILDING /GALLERY**  
SCALE: 1/8" = 1'-0"



**DESIGN  
COLLABORATIVE, LLC.**

ARCHITECTURE+  
308 PINE ST  
NEW ORLEANS, LA 70116  
PH: 504.908.6384  
FAX: 504.394.8283

**WOOD ENTERPRISES**  
901 BOURBON ST  
NEW ORLEANS LA 70116

JOB  
**901BOUR**  
DATE  
**11-16-2021**  
REVISIONS:

SEAL  
**PRELIMINARY  
NOT FOR CONSTRUCTION**

SHEET  
**A02**

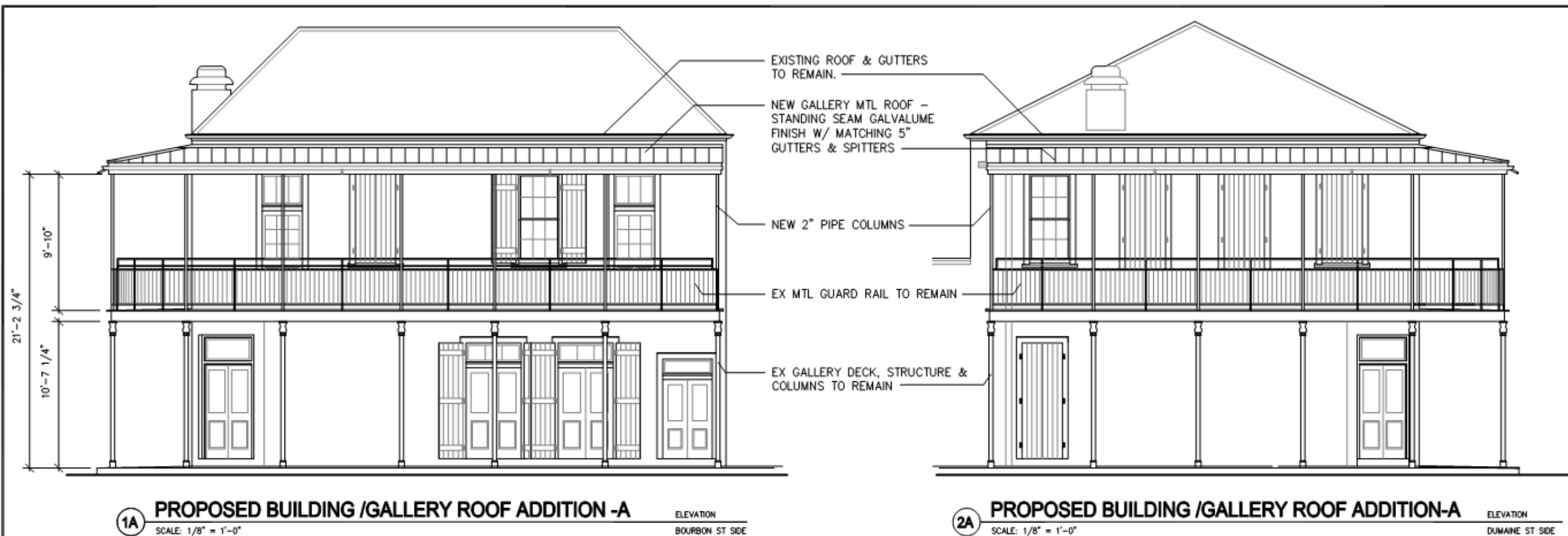


901 Bourbon

Vieux Carré Commission

September 21, 2022



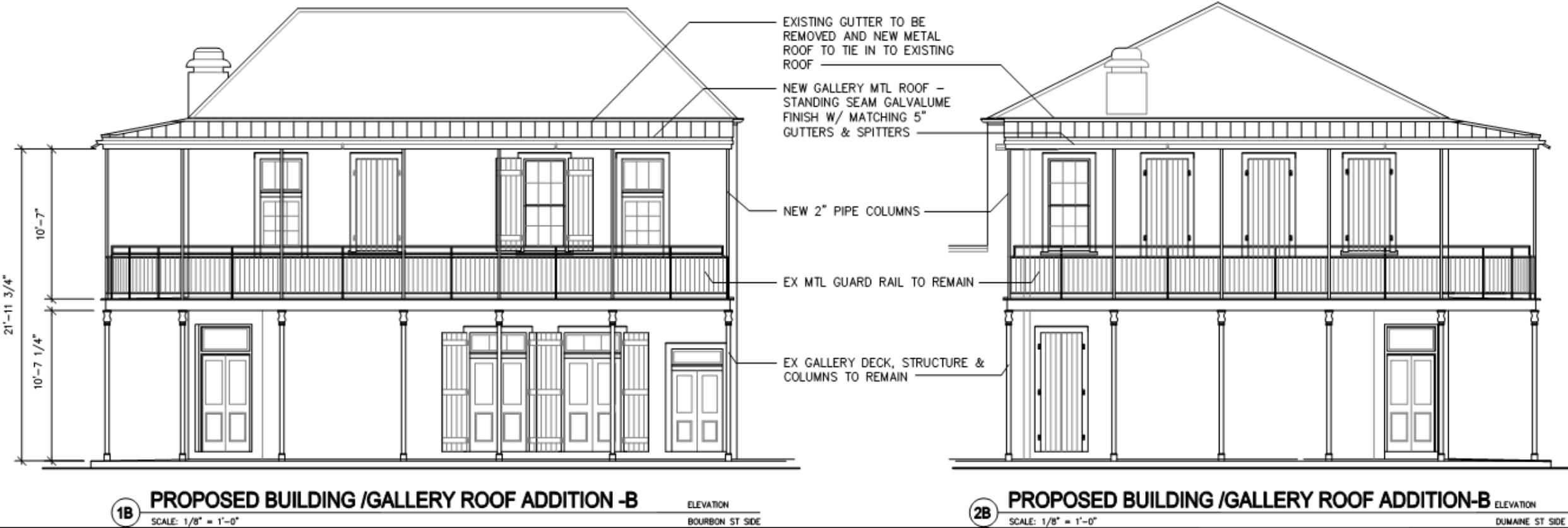


901 Bourbon

Vieux Carré Commission

September 21, 2022





901 Bourbon

Vieux Carré Commission

September 21, 2022







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**DESIGN COLLABORATIVE, LLC.**

ARCHITECTURE+

308 PINE ST  
NEW ORLEANS, LA 70110  
PH: 504.506.6384  
FAX: 504.314.8283

**WOOD ENTERPRISES**

901 BOURBON ST  
NEW ORLEANS LA 70116

JOB: 901BOUR

DATE: 11-18-2021

REVISIONS:

SEAL

NOT FOR CONSTRUCTION

SHEET

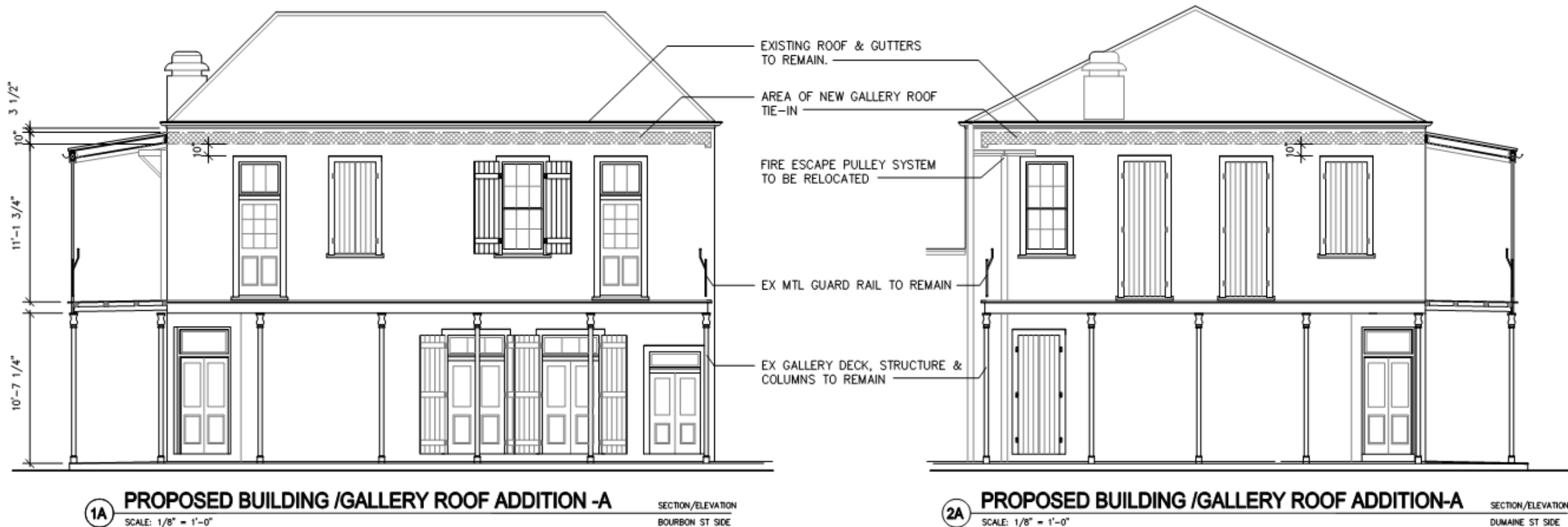
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901 Bourbon

Vieux Carré Commission

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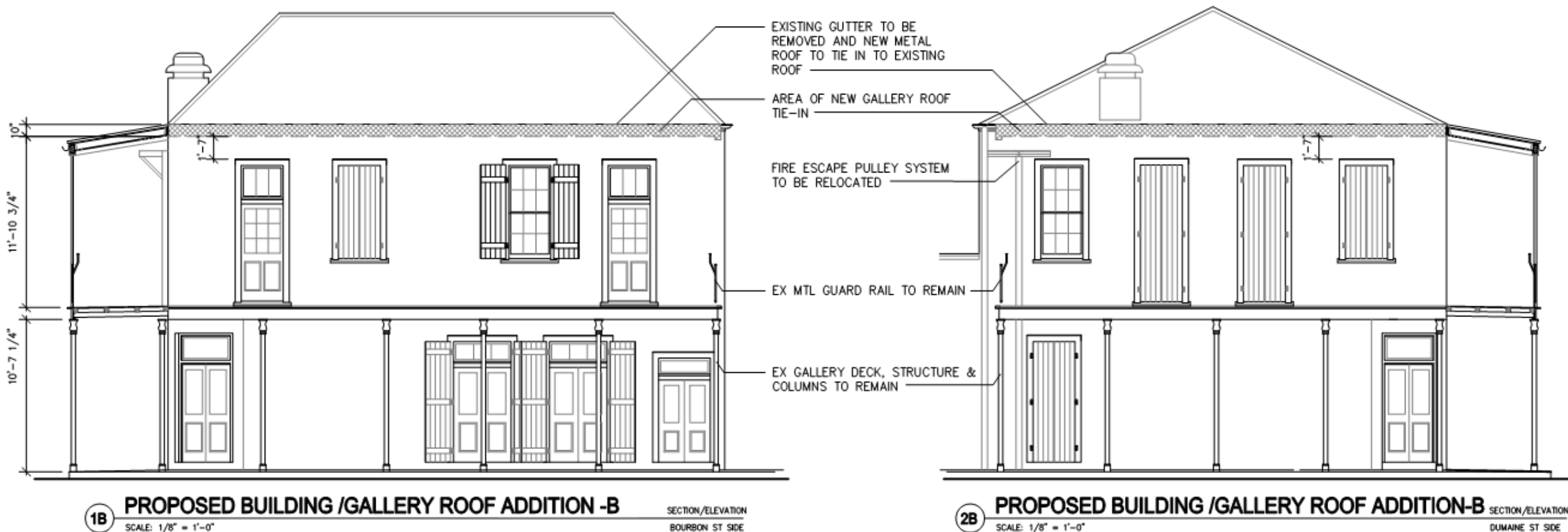
901 Bourbon

Vieux Carré Commission

September 21, 2022







901 Bourbon

Vieux Carré Commission

September 21, 2022





**Project: Cafe Lafitte in Exile**  
RWA Project No: 22-029

September 13, 2022

From: David Woolworth, *Roland, Woolworth & Associates*  
To: Richard Bollock, *Bullock & Ham Attorneys*

**Subject: Review of CSTI Letter 901 Bourbon**

Richard Bullock:

I have reviewed the CSTI report dated December 14, 2021 that estimates the increase in sound level emitted from Cafe Lafitte in Exile at 901 Bourbon St. in New Orleans, potentially affecting the residents, that would result from the addition of a roof over the gallery. The calculations are reasonable, however the assumptions that drive the calculated increase in sound are speculative.

This report will address the assumptions made to clarify operations and design elements that impact the sound level from the gallery, based on affidavits from the owners and operators. If there is still a concern about sound from the new gallery roof after reviewing this material, we recommend that CSTI provide field measurements to generate a more accurate estimate.

**Increase in Number of Patrons on the Gallery and How Often it is Used**

The CSTI report assumes a 50% increase in patrons due to draw, and it also assumes that rain will increase its usage by 30%. Several items need to be considered:

- The hours for access to the gallery are only when the Martini Bar is open upstairs. The hours have been and will remain: Thursday & Friday 6pm to 2am, Saturday 1pm to 2am, and Sunday 1pm to 11pm. (Beaux Church (BC), (6,17))
- During hours of operation, the greatest use is typically between 9pm and 10pm; typically at peak usage less than half the tables are occupied, each with two stools. Given 6 tables total, 5 tables along Bourbon St and one on Dumaine St. spread along 58' + of linear balcony yields about 10' per table spacing. If we double peak crowd (100% increase), we go from 6 people to 12 people, spread in couples on 10' centers. It is difficult to see this density of people resulting in a "cocktail party effect" (BC (7,8,9)).
  - For reference, indoor party planning utilizes 4 sqft to 6 sqft per person for a high density event, certainly conducive to the cocktail party effect. If we assume 12 people (100% increase at peak time) over 60'x6.5', we get 32.5 sqft/person, which would be considered spread out.
- The usable balcony (gallery) space will be reduced to ~3/4 of its current size due to the existence of a fire escape on the Dumaine Street side, thereby reducing available space for patrons and also limiting sound from the balcony that affects Dumaine St, arguably more of a concern than Bourbon St., which has other sound sources (BC (4) and see below under "Other Sound Sources").
- The balcony currently utilizes umbrellas to protect the patrons from sun and rain. Given that each table is protected, and a 100% increase in peak attendance will occupy each table, the proposed increase of use due to rain is not a concern.

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- It is arguable that during severe weather umbrellas are insufficient to protect the patrons relative to a roof. It is also arguable that the environmental sound during severe weather and moderate rain will mask voices on the balcony at the receivers.
- If the patrons on the gallery increase by 50%, it is suggested that this increases the sound level by 2dBA; this is true for continuous sound sources, such as a generator or a pump. The assumption here is that everyone is talking continuously at the same sound level and at the same time, or for a particular receiver, in the same direction at the same time at the same sound level. Note that the actual sound levels from the patrons has not been identified, or the relative sound levels of the downstairs bar and other local sound sources.
- The above items do not consider the increase in usage during Mardi Gras and Southern Decadence Festival. These events are considered to be an exception to typical operations. (BC (6,7)).

**The increase in peak patrons of 50% increases from 6 people to 8-9 people, ~43+ sqft/person. Effectively the gallery is not a crowded space, and it is not expected that the cocktail party effect will be a concern given typical peak crowd of six to nine people spaced apart in pairs minimum 10'.**

**The use of the deck is limited by the hours of operation, already offers protection from sun and rain, and in severe weather, rain noise will be significant, masking the patrons' voices.**

#### Outdoor Loudspeakers, Doors and Windows

- No loudspeakers are used outside in accordance with Sec. 66-209 of the New Orleans Municipal Ordinance. (BC (10)) This, along with a closed door policy on the gallery runs counter to the speculation of "significant increases in music projected to the deck".
- No doors or windows are open onto Dumaine St, and the gallery doors are only used for entry and egress on Bourbon St side of the gallery, facing the Clover Grill. (BC (13)). The assumption that the sound level outdoors will increase 3 to 10 dBA is based on the music inside being loud enough to make a significant donation above the current outdoor sound. Given that the sound level in the martini bar is meant to facilitate "intimate conversation", such an assumption requires measurement based evidence. (BC (12)).
- The upstairs sound levels are noticeably lower than the downstairs to facilitate conversation. Given that the downstairs leaves the door open at corner and sometimes along Bourbon St, this is the dominant sound source at the corner; the occasional opening and shutting of the doors upstairs are considered to have a lesser impact particularly given the lower sound levels of the martini bar. CSTI has not identified the relative impact of these two sound sources. (BC (12,13)).

#### Other Local Sound Sources

- The lower part of Cafe Lafitte in Exile plays videos and music at a higher sound level than the martini bar upstairs. The ground level corner door to the street is open most of the time. This is the dominant sound from Cafe Lafitte in Exile.
  - It should be noted here that the owner/operator has sworn that the upstairs gallery has not been the recipient of a noise complaint for the 50 years of the establishment. (Thomas Wood (4)).
  - Given that the CSTI report cites complaints about bass music from 901 Bourbon, we can assume from the above statement and other information in this report that the complaint is from the lower part of Cafe Lafitte in Exile with louder programming and an open door.
- Other businesses on the same block have late/irregular hour and generate sound, and have been in operation for 15 years. These businesses include Clover Grill, NOLA Poboy, and Lafitte's Blacksmith Shop. Lafitte's Blacksmith Shop is a comparable venue to the downstairs of Cafe Lafitte in Exile in



regard to sound generated and sits at the other end of the block. Crowds regularly congregate in front of Lafitte's Blacksmith Shop as well.

- Brass bands play regularly outside Lafitte's Blacksmith Shop. It should be noted that brass bands can easily be heard clearly in a 1 block radius, and produce a considerable amount of impulsive sounds.

**The above sound sources should be evaluated subjectively and objectively (measured) to get a better understanding of the relative impact of gallery patrons at Lafitte's in Exile and the proposed roof in comparison.**

#### Reflections from the Gallery Roof Underside

- We are in agreement that a hard flat underside to the gallery roof will increase sound by 2dB, however at this writing we do not have the final design and the underside can potentially be altered to be sound absorptive, which would eliminate the additive sound from the reflection, as well as act as a barrier to sound traveling upward.

#### Summary

1. The report from CSTI is mathematically correct, however the assumptions are speculative and the assumptions are addressed in this report. An increase 2-3 dB from the current levels might be experienced during peak times (9pm -10pm). Given that 10pm is considered quieter hours, this should be reasonable.
2. It is not clear where the estimate of 30% increase in use due to protection from rain is sourced, however several points in this report should reduce or eliminate this estimate.
3. The CSTI report does not reference the actual sound levels in the area or the actual (relative) sound levels created by the patrons, or the other sound sources in the immediate vicinity. This makes it hard to determine the impact of any sound level increase of the patrons, and whether this is significant at all.
4. A complete set of observations in patron flow and corresponding sound level measurements of Cafe Lafitte in Exile and the surrounding late night businesses may provide more useful information to determine the impact of increased patronage of the gallery.

The affidavits referenced in this report are attached, along with a short list of qualifications.

It has been a pleasure working with you; please reach out if you have any further questions.

Respectfully submitted,



David S. Woolworth

Principal  
Roland, Woolworth, & Associates, LLC



14 December 2021

Ms. Mamie Gasperecz, Chairperson  
Vieux Carré Commission  
1300 Perdido St, 7th Floor  
New Orleans, LA 70112

Subject: 901 Bourbon Street Bar Roof Deck Noise Effects  
CSTI Project No. 6834-0

Dear Ms. Gasperecz,

CSTI acoustics conducted an assessment of the acoustical effects of the roof proposed for the deck of the bar located at 901 Bourbon Street. The primary concern is with possible sound-level increases at residences in the vicinity of the bar. There are a number of possible effects, and these are discussed in the following sections. Many of the effects are from the expected increased use of the deck as a result of the roof. Although the exact increase in patrons is difficult to quantify, we assume that the primary purpose of the roof is to allow more people to use the deck more of the time.

#### **Roof Sound Reflections**

The roof will reflect sound headed towards the sky back down to the deck and street, where it will scatter in all directions including towards the residences. We estimate that the roof will increase the sound directed towards the neighborhood by about 50%, resulting in a sound-level increase of about 2 dBA in the adjacent community.

#### **Added People**

The roof will result in a nicer deck experience, which will draw more people to use the deck. If the use of the deck increases by about 50%, this will increase the sound level from the patrons by about 2 dBA.

#### **Doors Opening**

Currently, music is played inside the bar. This sound is projected outside whenever doors and windows are open. With more use of the deck, the door to the deck will open more, resulting in more of the sound from inside the bar (voices and music) getting outside to the deck and the surrounding community. We estimate this effect to be about 1 dBA on average (it will be 0 dBA when the doors are shut but 3 to 10 dBA when the doors are open).

#### **Raised Voices**

When people speak in a room, they automatically increase the level of their voice in response to increased background sound levels. This is sometimes referred to as the "cocktail party effect". As discussed above, sound levels on the deck may increase by about 5 dBA due to the sound reflections, increased number of patrons, and increased sound from inside the bar. In response, the people on the deck may raise their voices by up to 3 dBA in response to the increased sound level around them.

#### **Rain**

With no current roof, the deck use is limited during rain. Data shows that there are typically about 56 "rainy days" in New Orleans each year and about 108 days each

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901 Bourbon

Vieux Carré Commission

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September 21, 2022

year with some precipitation. Even when it is not raining, the deck use will be limited when furniture is wet from past rain or when there is a threat of rain. Adding the roof will allow use of the deck on these days, potentially increasing the use of the deck (and the corresponding sound projection into the community) by up to 30%.

#### **Operations**

As the deck is used more, it is likely to be considered a more integral part of the bar. This may result in music being played on the deck or doors and windows being left open to allow patrons on the deck to enjoy the music played inside. Also, a common technique of bars on Bourbon Street is to play music loud enough through open doors and windows to be heard on the street to attract passersby to enter the bar.

#### **Bass Sounds**

A common complaint of residents in the Vieux Carre is low-frequency music (heavy bass), because this penetrates homes and is audible as a thumping sound inside. This range of music is often created by subwoofers but can also be produced by large regular speakers. There have already been complaints about bass music from 901 Bourbon Street in the community. With the proposed addition of the roof, the deck area is more likely to be treated as an integral part of the bar, and the music inside the bar is more likely to be projected to the deck and the community beyond, even if no speakers are placed on the deck itself.

#### **Summary**

The effects described above (roof reflections, added people, doors opening, and raised voices) are cumulative, so the total increase in community noise from the bar (voices and music) is expected to be up to 8 dBA. This would be perceived as about a 75% increase in the sound level.

In addition, the deck may be used up to 30% more due to the rain protection it offers.

In addition, there may be significant increases in music projected to the deck and beyond if the deck is treated as a regular part of the bar. This may include the low-frequency bass sounds that are especially annoying in the community.

#### **Experience of CSTI Acoustics**

CSTI acoustics is experienced at measuring community noise in the Vieux Carre. We have also worked with the City of New Orleans on their noise ordinance and assessed noise impacts from bars and other music venues. Mr. Arno Bommer is a 1982 graduate of MIT and is Board Certified by the Institute of Noise Control Engineering.

If you have any questions, please give us a call.

Sincerely,

**COLLABORATION IN SCIENCE AND TECHNOLOGY INC.**



Arno S. Bommer  
[arno@cstiacooustics.com](mailto:arno@cstiacooustics.com)



- Resident since 2004 (18 years)
- Share 2 walls with 901 Bourbon Street (immediately adjacent to 807 Dumaine Street)
- 807 Dumaine is in the Vieux Carré **RESIDENTIAL** district
- According to the NOLA pva, **the entire 900 block of Bourbon is in the Vieux Carré RESIDENTIAL district**
  - **City Council priority should be protecting “quality of life” for RESIDENTS**
- I am **NOT OPPOSED** to the current structure of the Lafite’s in Exile bar – it was there when I purchased my property. **I am opposed to any modifications to the current Lafite’s in Exile which would significantly alter my quality of life as their neighbor!**
- Approving 901 Bourbon Street gallery roof addition (includes Dumaine portion of gallery) would:
  1. **Make my residence less livable** (and valuable) due to independent sound specialist projected **75% increase in sound level**
    - Current “boom, ba boom, ba boom base” already a nuisance for my residence – can only dread any increase
    - any increase in sound level is unacceptable for a Residential district
  2. Increased 901 Bourbon customer traffic would **further decrease already rarely available parking** along Dumaine Street
    - Current NOLA Poboy “parklet” at 908 Bourbon has already reduced parking for this area by 3 cars



3. Be more dangerous for pedestrian traffic on Bourbon Street as pedestrians stop in the middle of the street oblivious to any car/motorcycle/buggy traffic, to interact with an even larger “gaggle” on a roofed 901 Bourbon Street gallery
4. More 901 Bourbon customers would make walking on Bourbon Street (and Dumaine Street) sidewalks even more treacherous due to increased use of 901 Bourbon business current sidewalk tables and chairs which already frequently block pedestrian traffic. Already a significant challenge to walk dogs safely.
5. No evident ENFORCEMENT of many current ordinance violations (i.e. **NO carrying open glass containers in Vieux Carré**)
  - See New Orleans Code of Ordinances, Chapter 54-Criminal Code, Article VI – Offenses Against Property, Div 4 – Offenses against peace and order, Sec 54-404 Carrying of opened glass containers in certain areas
6. Strongly argue that the 901 Bourbon Gallery Roof **would violate all historic architectural charm of this area of the Vieux Carré** (immediately next door to my residence of 18 years). This precedent would suggest that I and others in the Vieux Carré can make architectural and historical changes to our properties?

The 900 block of Bourbon Street already has numerous food/beverage options. (Lafite’s, Clover Grill, NOLA Poboy, Lafite’s in Exile)

As an 18 year resident of the property adjoined by 2 walls to 901 Bourbon Street, **I strongly oppose any approval for a gallery roof on 901 Bourbon Street!**

901 Bourbon

Vieux Carré Commission

September 21, 2022







*Home Finders International* INC.

828 RUE ST. LOUIS-NEW ORLEANS, LOUISIANA 70112-(504) 529-4371

ST. BERNARD OFFICE  
5807 EAST JUDGE PEREZ DRIVE  
VIOLET, LOUISIANA 70092  
(504) 682-3228

July 19, 2022

Vieux Carre' Commission  
1300 Perdido St.. 7<sup>th</sup> Floor  
New Orleans, LA 70112

RE: Complaints regarding LaFitte in Exile

Dear Gentlemen:

I am the owner of 741 Dumaine St., 900 Bourbon St. and 906 Bourbon St. I also own 13 other buildings in this French Quarter. I understand that my neighbor, Tom Wood, has applied to put a cover on his balcony located on the corner of Bourbon and Dumaine St. I have never had a complaint regarding any of his customers nor the operation of his bar. He has been in operation for 45 years. I urge you to approve his application.

Very truly yours,

(Miss) Darleen M. Jacobs

DMJ/mab

901 Bourbon

Vieux Carré Commission

September 21, 2022



**French Sector, LLC**  
330 Carondelet Street  
Suite 400  
New Orleans, Louisiana 70130

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**(504) 581-2355**

August 3, 2022


Re: 901 Bourbon Street Gallery Roof Addition

To Whom It May Concern:

Please be advised, as property owners at 735-7 Dumaine Street, I fully support the proposed roof addition to Lafitte in Exile at the referenced property as per the submitted & approved documents to the Vieux Carré Architectural committee on December 7, 2021.

We have owned our property at 735-7 Dumaine Street since May 2014 and Lafitte in Exile has been a good neighbor thenceforward. I, nor any of our tenants, have any complaints from their business actions. Once again, I fully support the proposed roof addition.

Sincerely,



David A. O'Flynn  
French Sector, LLC

*State of Louisiana  
Parish of Orleans*

*Sworn to and subscribed before me, Notary,  
this 3<sup>rd</sup> day of August, 2022*



ROBERT E. TARCZA  
ATTORNEY/NOTARY PUBLIC  
BAR NO. 12655  
PARISH OF ORLEANS, LOUISIANA  
MY COMMISSION IS ISSUED FOR LIFE

901 Bourbon

Vieux Carré Commission

September 21, 2022





Dear Mr. Albrecht,

I am writing this letter in support for the roof addition to the existing gallery at 901 Bourbon Street Cafe Lafitte in Exile Bar to provide shade and rain protection to his clients.

As a resident of the French Quarter, I support this addition and I would appreciate the approval from the Vieux Carre Commission on this matter.

Thank you for your consideration,

Kimberly Gill

[Sent from Yahoo Mail for iPhone](#)

Dear Sir

I'm writing this letter in support of a roof addition to the Gallery at 901 Bourbon Street. This would enhance the property and provide more comfort for customers. I hope that the Vieux Carre Commission will vote in favor of this project.

Best Regards

John Gill

1202 Burgundy Street

N.O. LA 70116

901 Bourbon

Vieux Carré Commission

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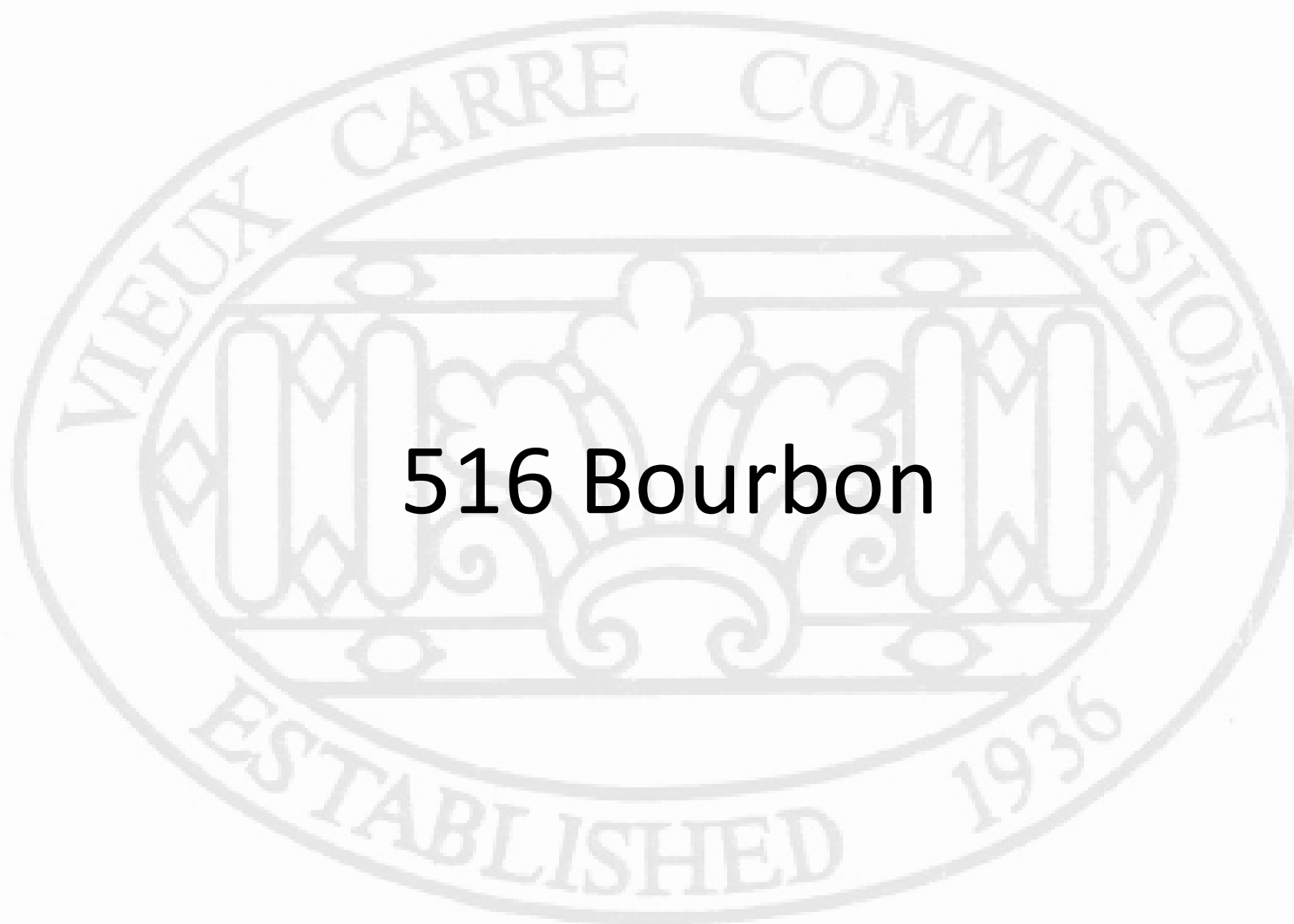


The seal of the Vieux Carre Commission is an oval emblem. The outer ring contains the text "VIEUX CARRE COMMISSION" at the top and "ESTABLISHED 1936" at the bottom. The center of the seal features a stylized fleur-de-lis, which is a heraldic symbol consisting of three stylized leaves or petals arranged in a symmetrical pattern.

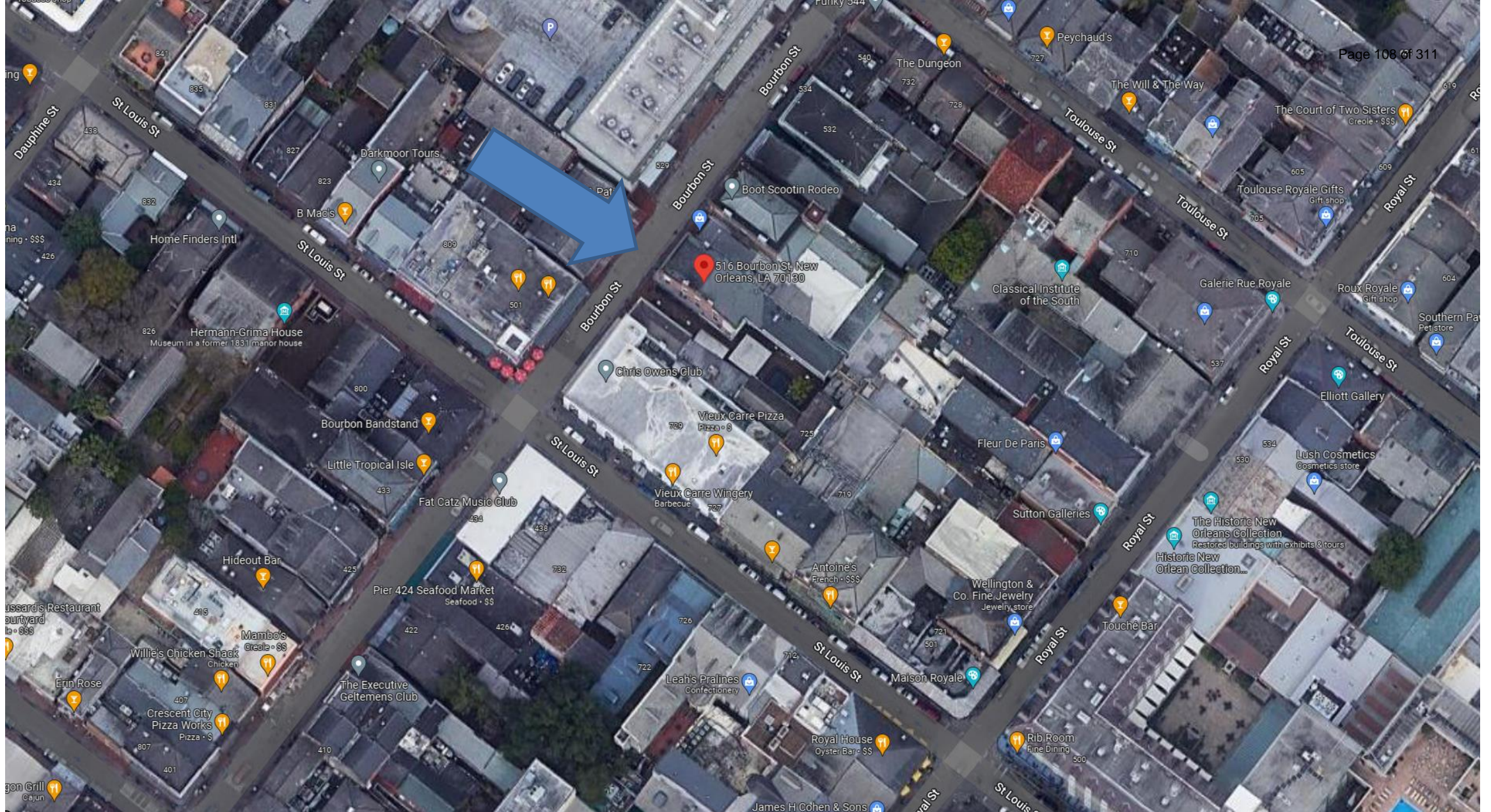
**New Business**



**516 Bourbon**







516 Bourbon

Vieux Carré Commission

August 17, 2022







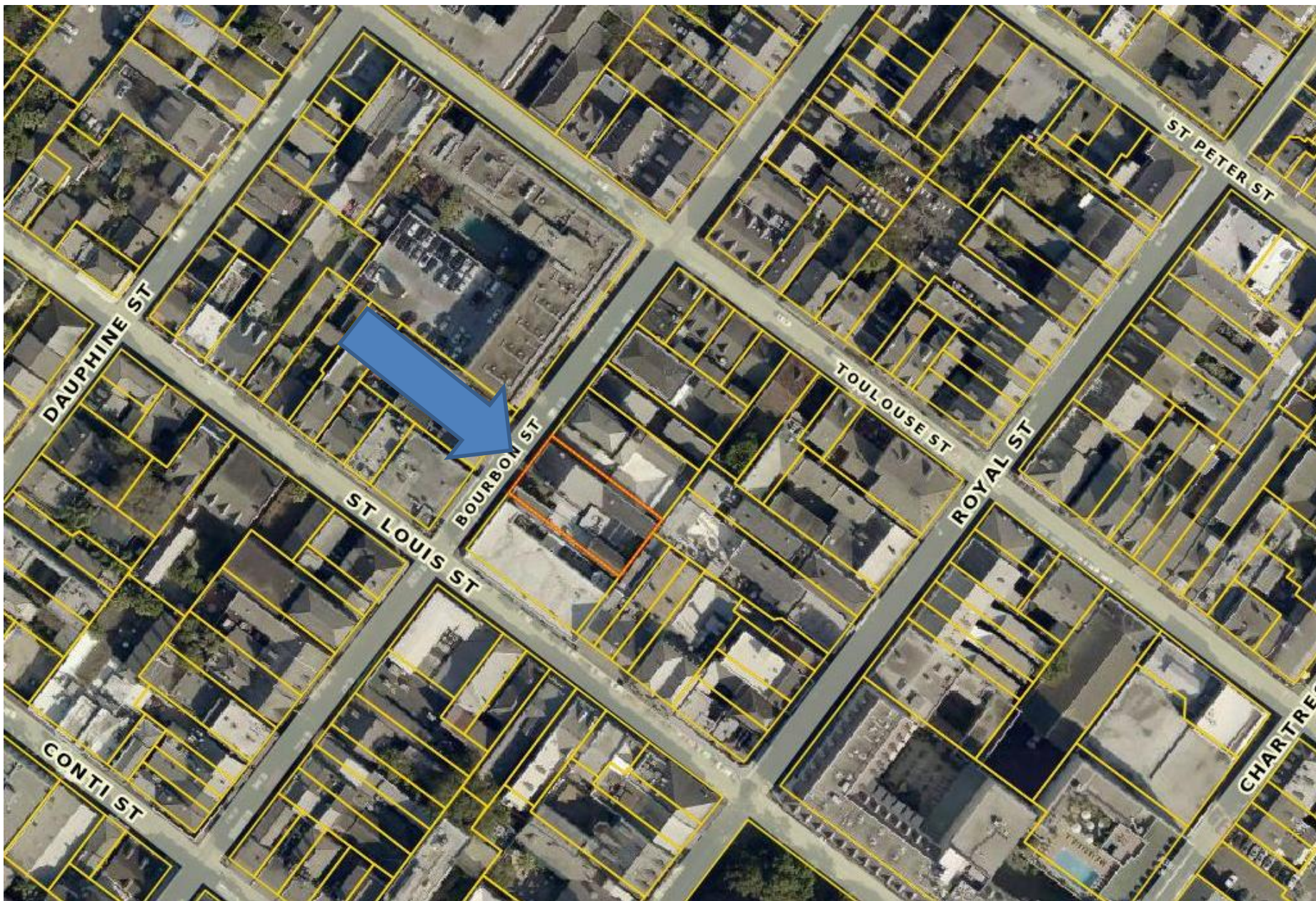
516 Bourbon

Vieux Carré Commission

August 17, 2022







516 Bourbon

Vieux Carré Commission

August 17, 2022







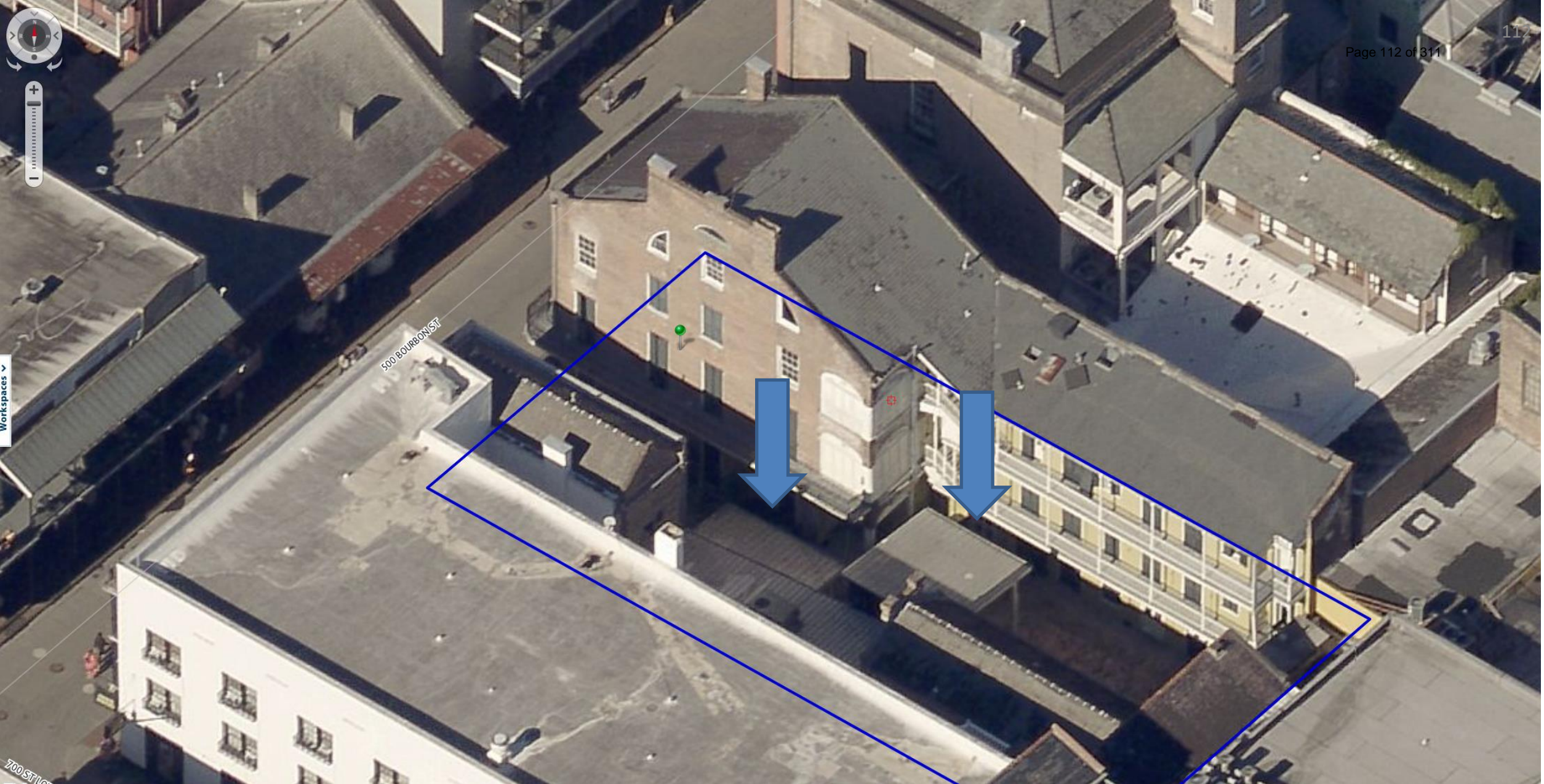
516 Bourbon

Vieux Carré Commission

August 17, 2022







516 Bourbon

Vieux Carré Commission

August 17, 2022







516 Bourbon

Vieux Carré Commission

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August 17, 2022







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August 17, 2022







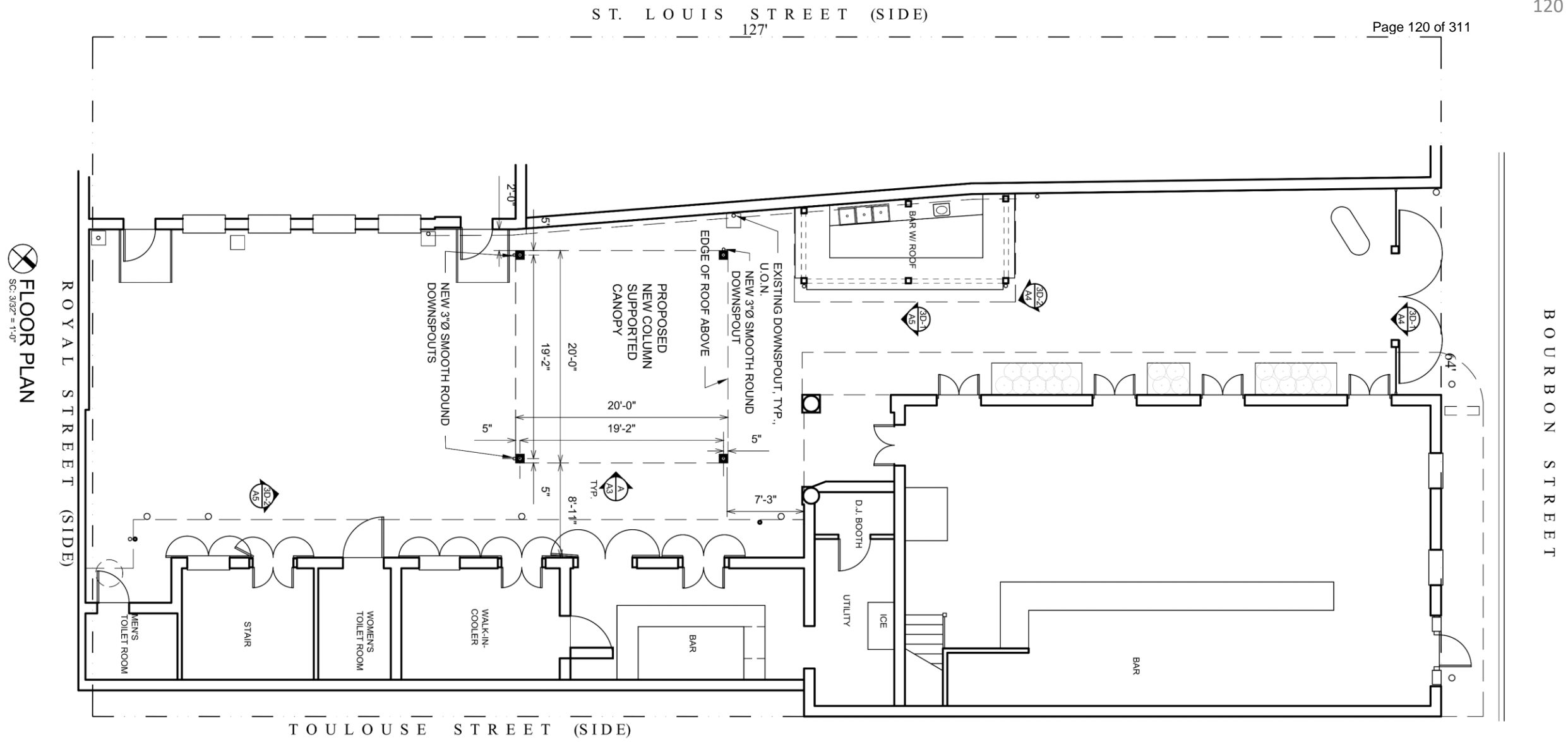
516 Bourbon

Vieux Carré Commission

August 17, 2022





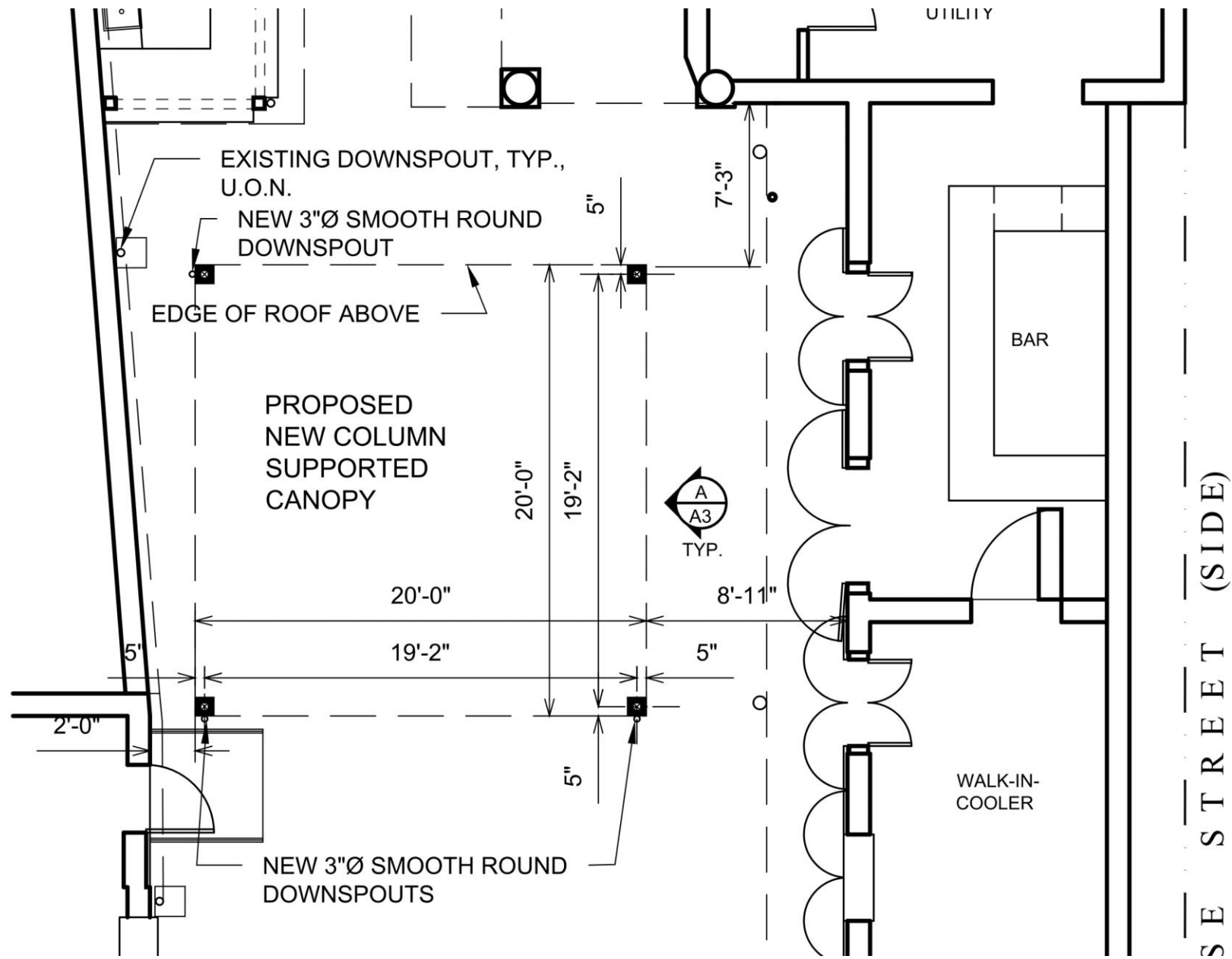


516 Bourbon

Vieux Carré Commission

August 17, 2022





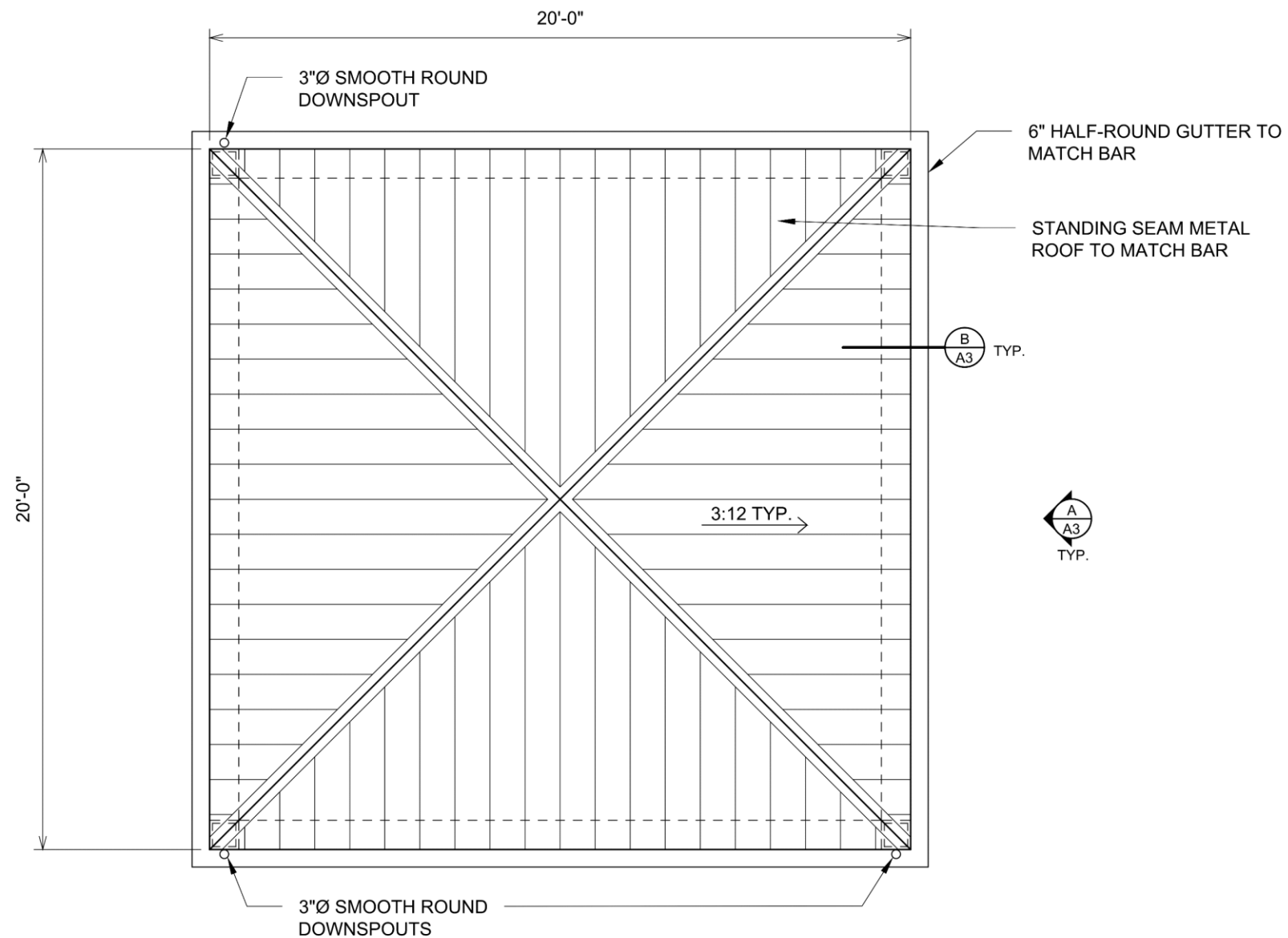
516 Bourbon

Vieux Carré Commission

August 17, 2022







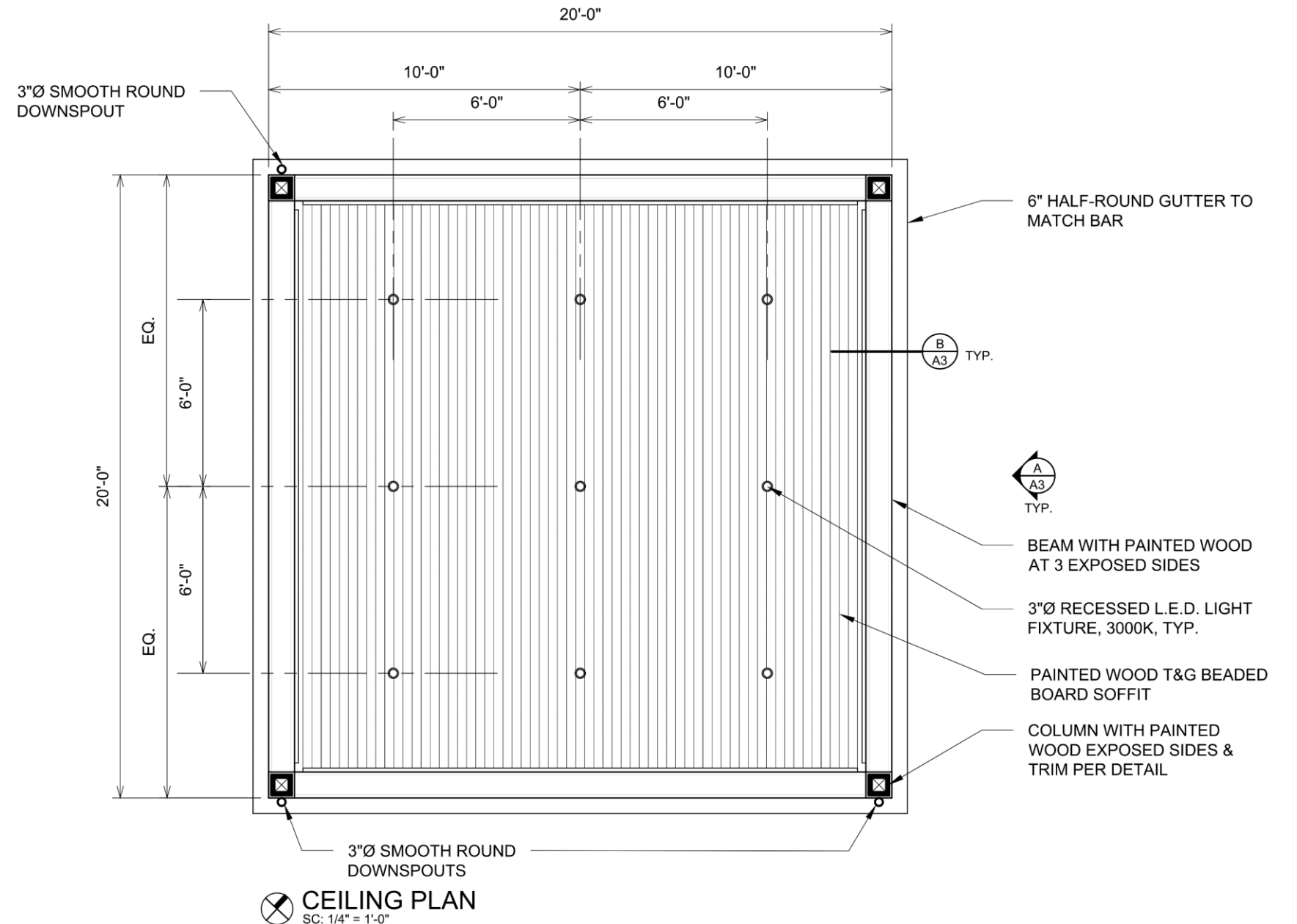
 **ROOF PLAN**  
SC: 1/4" = 1'-0"

516 Bourbon

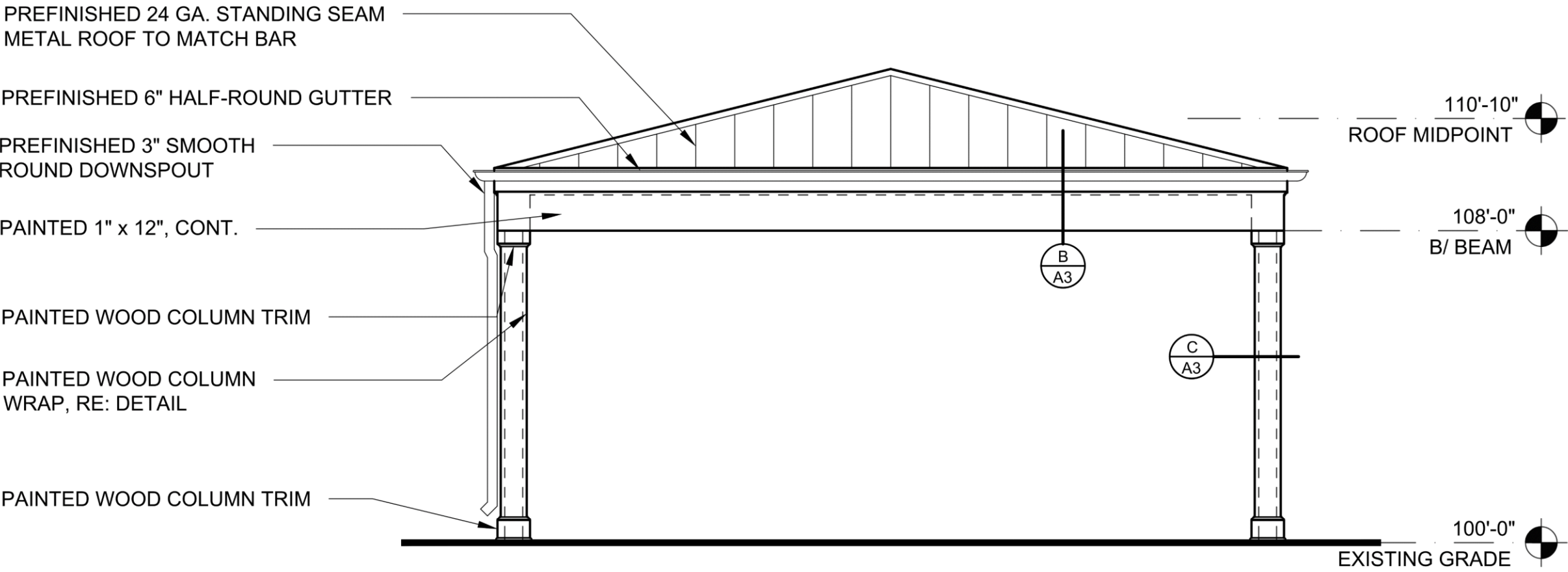
Vieux Carré Commission

August 17, 2022







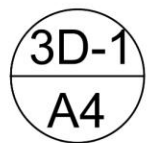


**TYPICAL ELEVATION**  
SC: 1/4" = 1'-0"









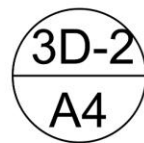
## VIEW FROM SIDEWALK

516 Bourbon

Vieux Carré Commission

August 17, 2022





## VIEW FROM FRONT

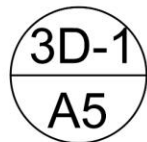
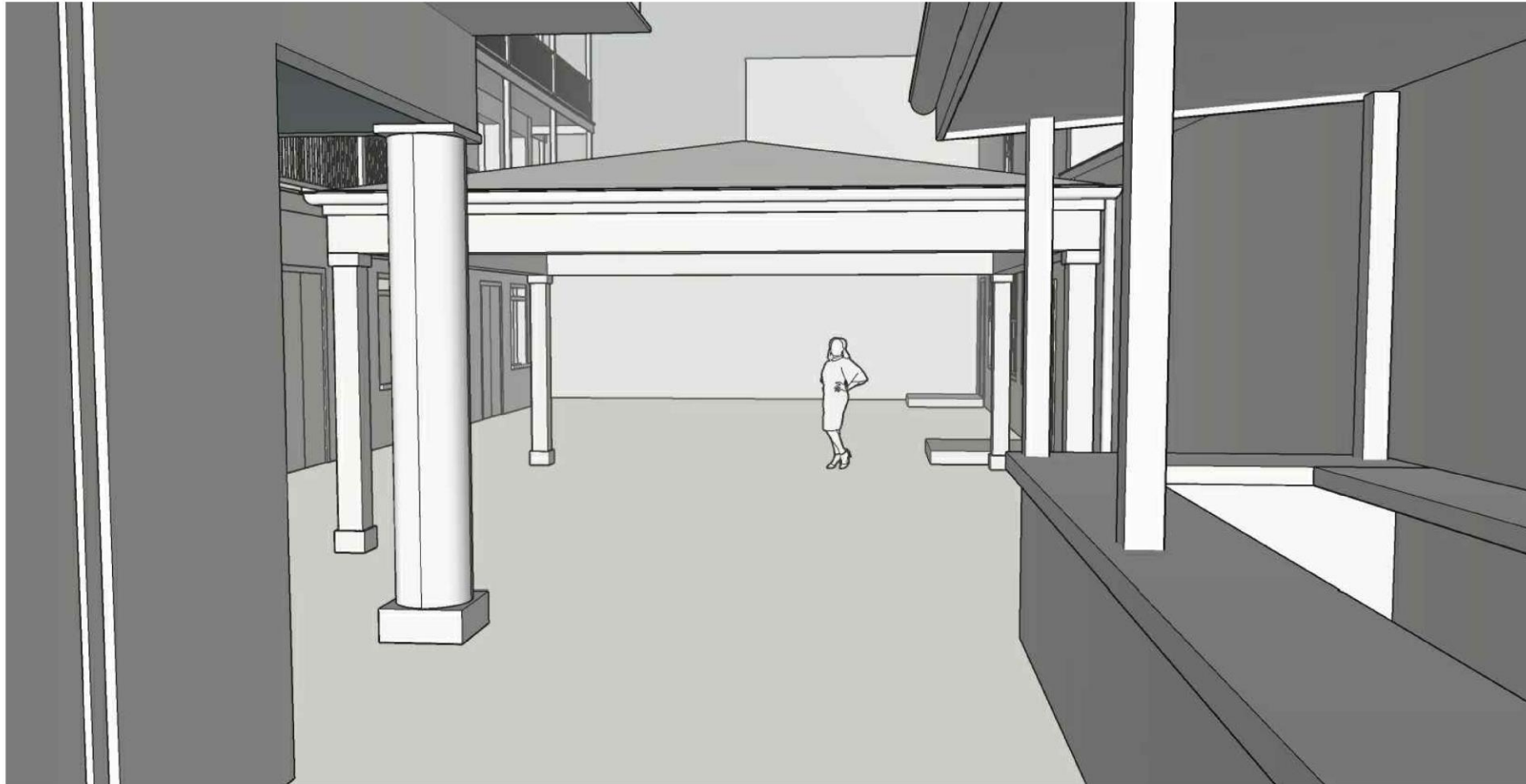
516 Bourbon

Vieux Carré Commission

August 17, 2022







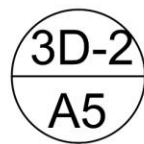
## VIEW FROM FRONT

516 Bourbon

Vieux Carré Commission

August 17, 2022





## VIEW FROM REAR

516 Bourbon

Vieux Carré Commission

August 17, 2022





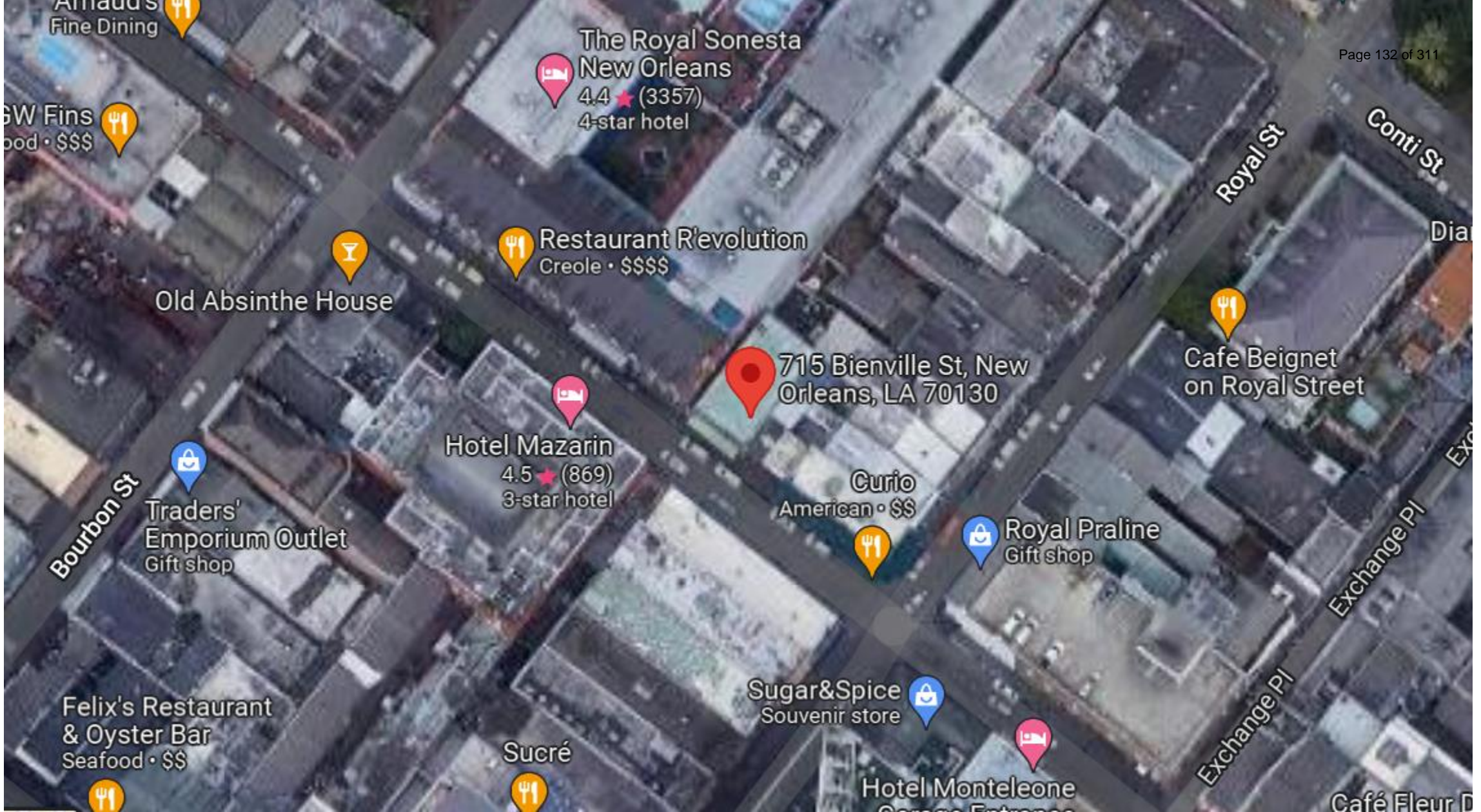
# Change of Use Hearings



The seal of the Vieux Carre Commission is an oval emblem. The outer ring contains the text "VIEUX CARRE COMMISSION" at the top and "ESTABLISHED 1936" at the bottom. The center of the seal features a stylized, symmetrical design with vertical bars and decorative flourishes.

**715 Bienville**





715 Bienville

Vieux Carré Commission

August 17, 2022





715 Bienville

Vieux Carré Commission

August 17, 2022







715 Bienville – 1980

Vieux Carré Commission

August 17, 2022





715 Bienville – 1980

Vieux Carré Commission

August 17, 2022







715 Bienville

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August 17, 2022







715 Bienville

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August 17, 2022







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August 17, 2022







715 Bienville

Vieux Carré Commission

August 17, 2022







715 Bienville

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August 17, 2022







715 Bienville

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August 17, 2022





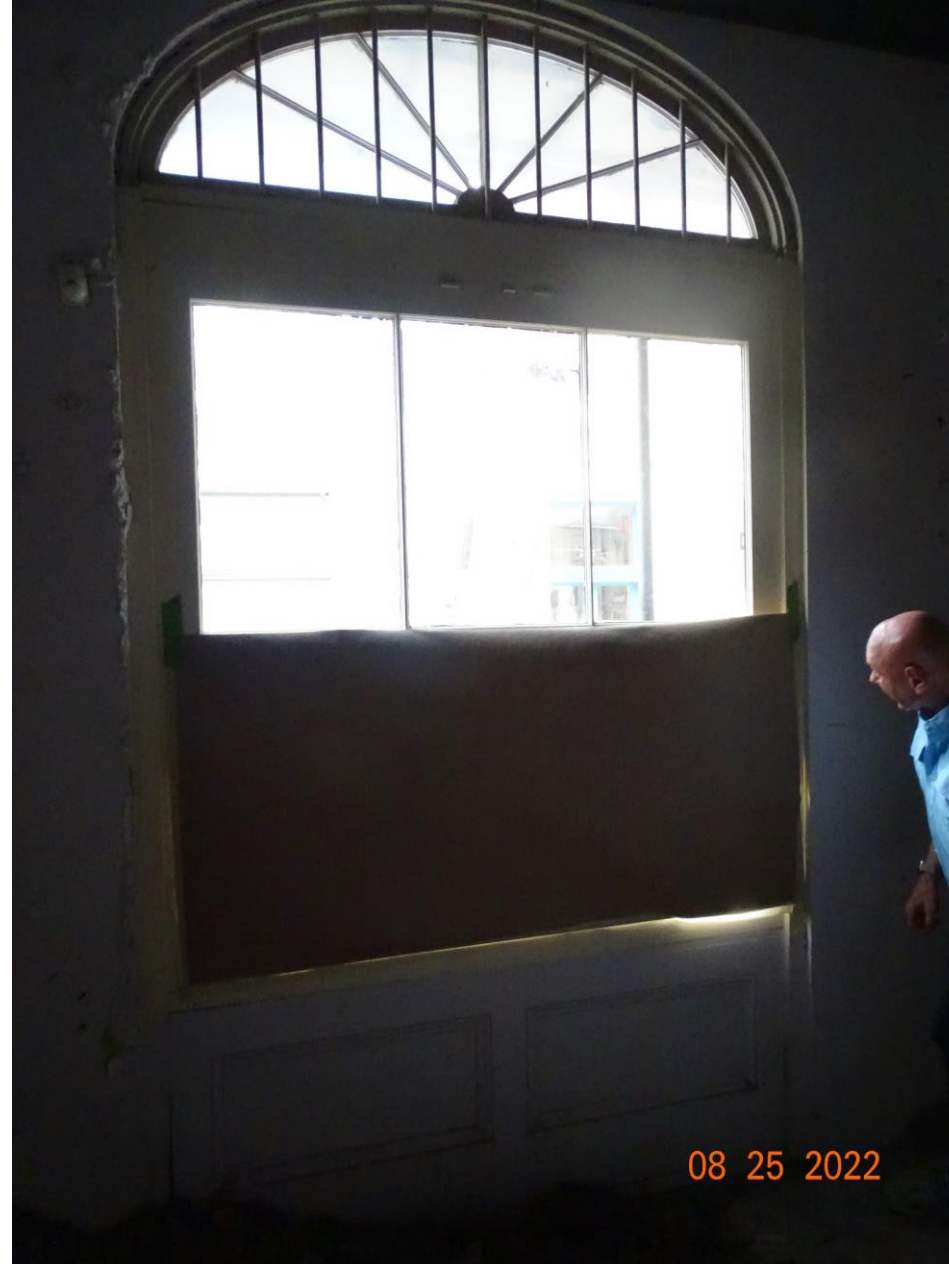


715 Bienville

Vieux Carré Commission

August 17, 2022





715 Bienville

Vieux Carré Commission

August 17, 2022





1/2" = 1'-0" AUGUST 17, 2022 7:15 BIENVILLE RENOVATION, 10118 BIENVILLE STREET, NEW ORLEANS, LA 70112

3 EXISTING ROOF PLAN

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

2 SECOND FLOOR DEMO PLAN

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

1 FIRST FLOOR DEMO PLAN

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

C. SPENCER SMITH, AIA  
ARCHITECTS, A LIMITED LIABILITY COMPANY  
10118 BIENVILLE STREET NEW ORLEANS, LA 70112  
PHONE 504.566.0585 FAX 504.566.0587

FOR CONTRACT  
FOR CONSTRUCTION  
REVISIONS  
DATE  
PROJECT  
SHEET

RENOVATION OF 715 BIENVILLE  
715 BIENVILLE STREET  
NEW ORLEANS, LA 70130

D.101  
EXISTING  
CONDITIONS



715 Bienville

Vieux Carré Commission

August 17, 2022

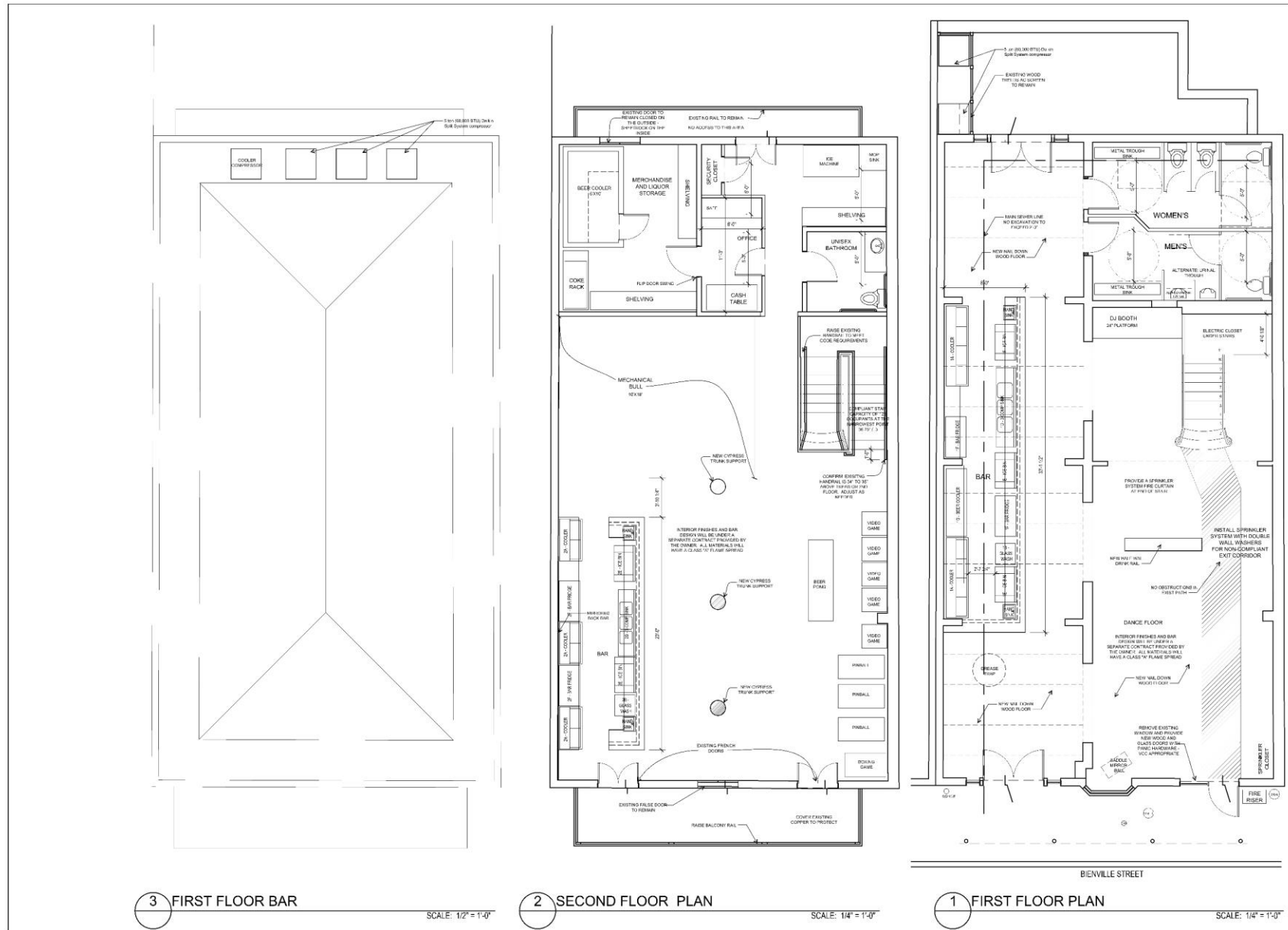


**C. SPENCER SMITH, AIA**  
ARCHITECTS, A LIMITED LIABILITY COMPANY  
1018 BIENVILLE STREET NEW ORLEANS, LA 70112  
PHONE 504.566.0595 C FAX 504.566.0597

NO. 1018  
FOR CONTRACT  
FOR CONSTRUCTION  
REVISIONS  
DATE  
CUST. FILE

**RENOVATION OF 715 BIENVILLE**  
715 BIENVILLE STREET  
NEW ORLEANS, LA 70130

**A.101**  
REPAIR  
PLANS



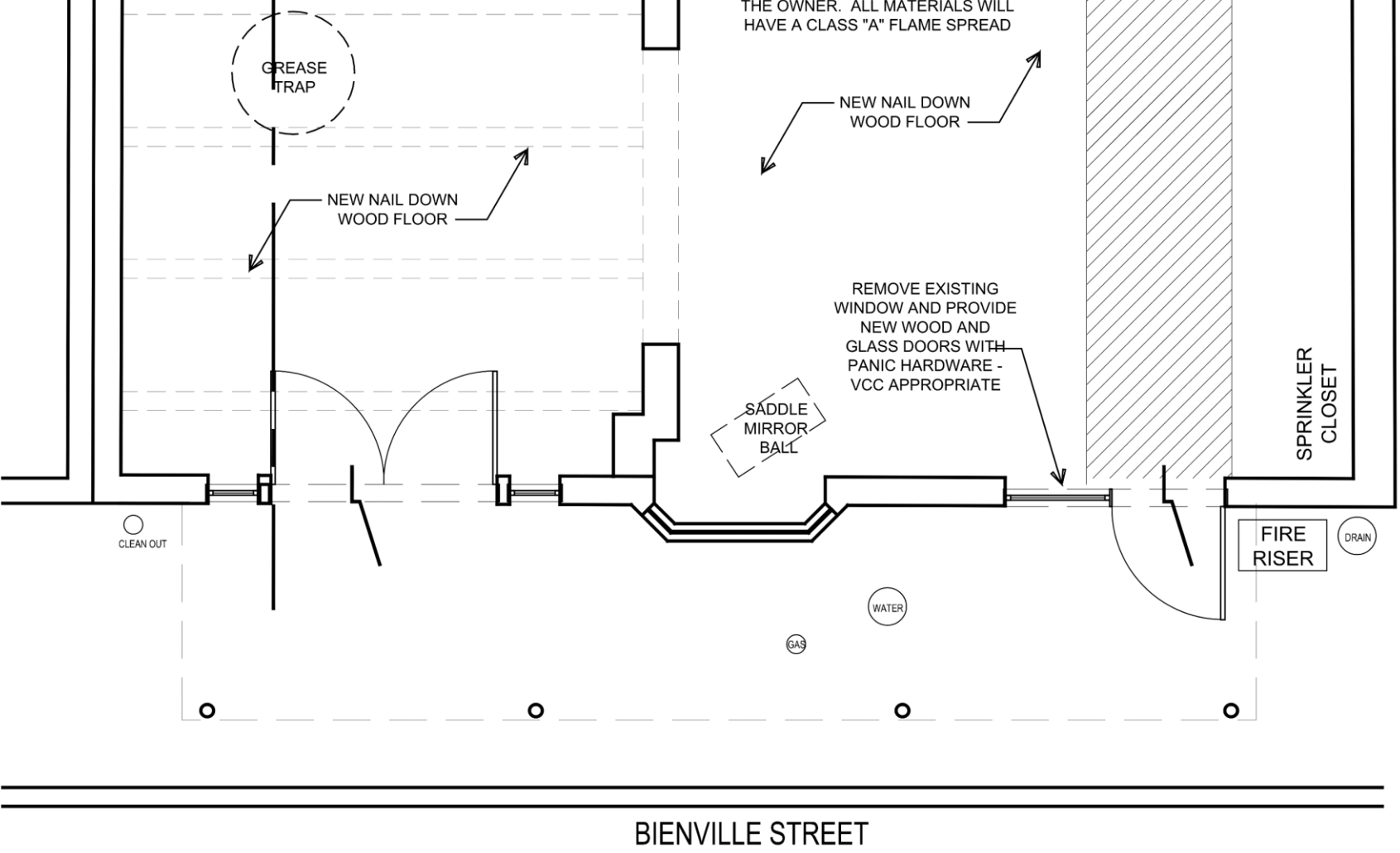
715 Bienville

Vieux Carré Commission

August 17, 2022







1 FIRST FLOOR PLAN

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

715 Bienville

Vieux Carré Commission

August 17, 2022





1 FRONT ELEVATION - 1987  
PHOTOGRAPH FROM FEBRUARY 1987 FROM VCC ARCHIVES  
SHOWING DOUBLE DOORS INSTEAD OF EXISTING WINDOW



2 FRONT ELEVATION - CURRENT  
NO CHANGES EXCEPT REPLACING WINDOW WITH DOUBLE DOOR  
ALL LIGHTING TO REMAIN THE SAME - NO NEW LIGHTING

715 Bienville

Vieux Carré Commission

August 17, 2022





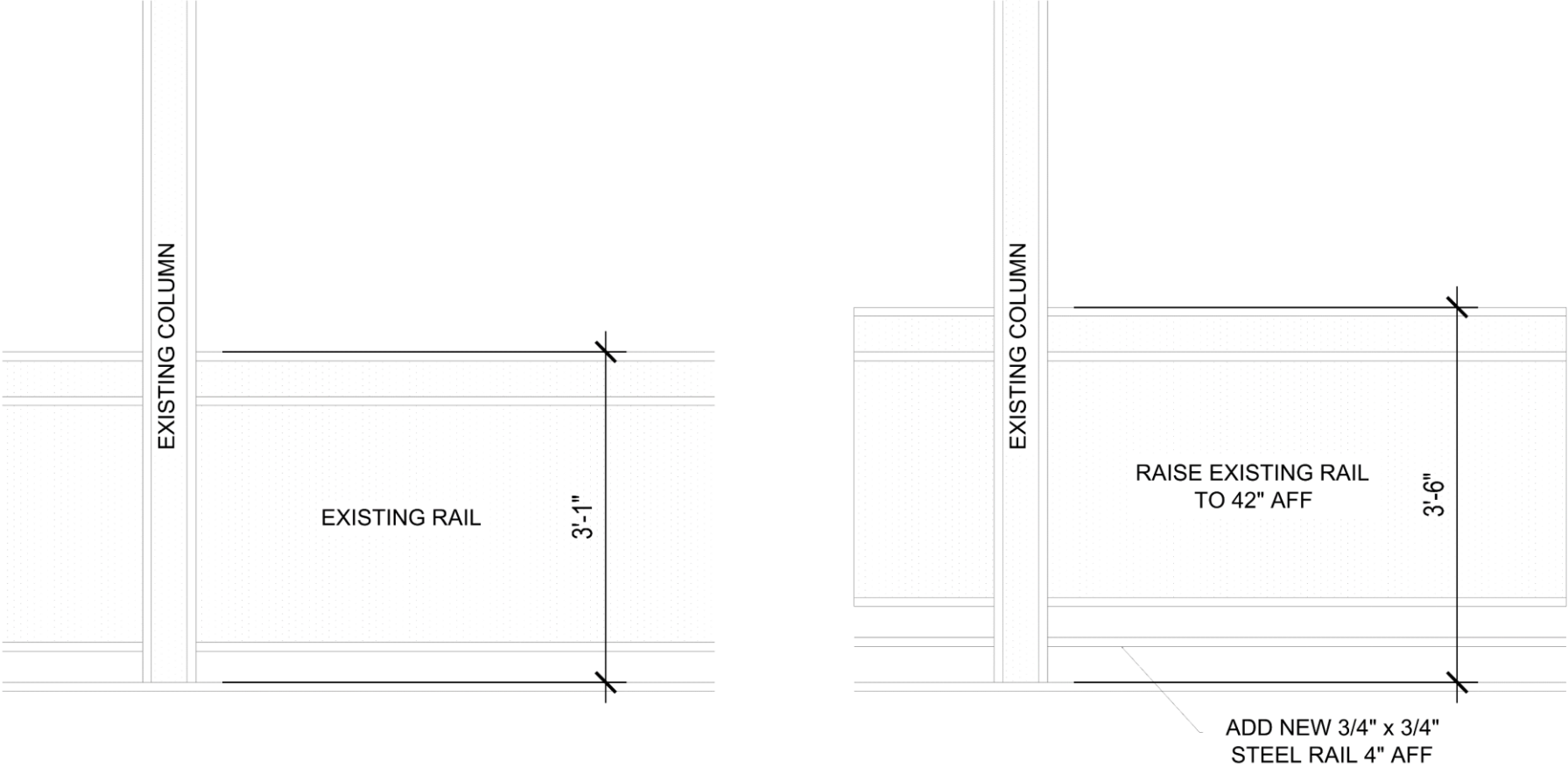


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1 FRONT ELEVATION

SCALE: 3/8" = 1'-0"



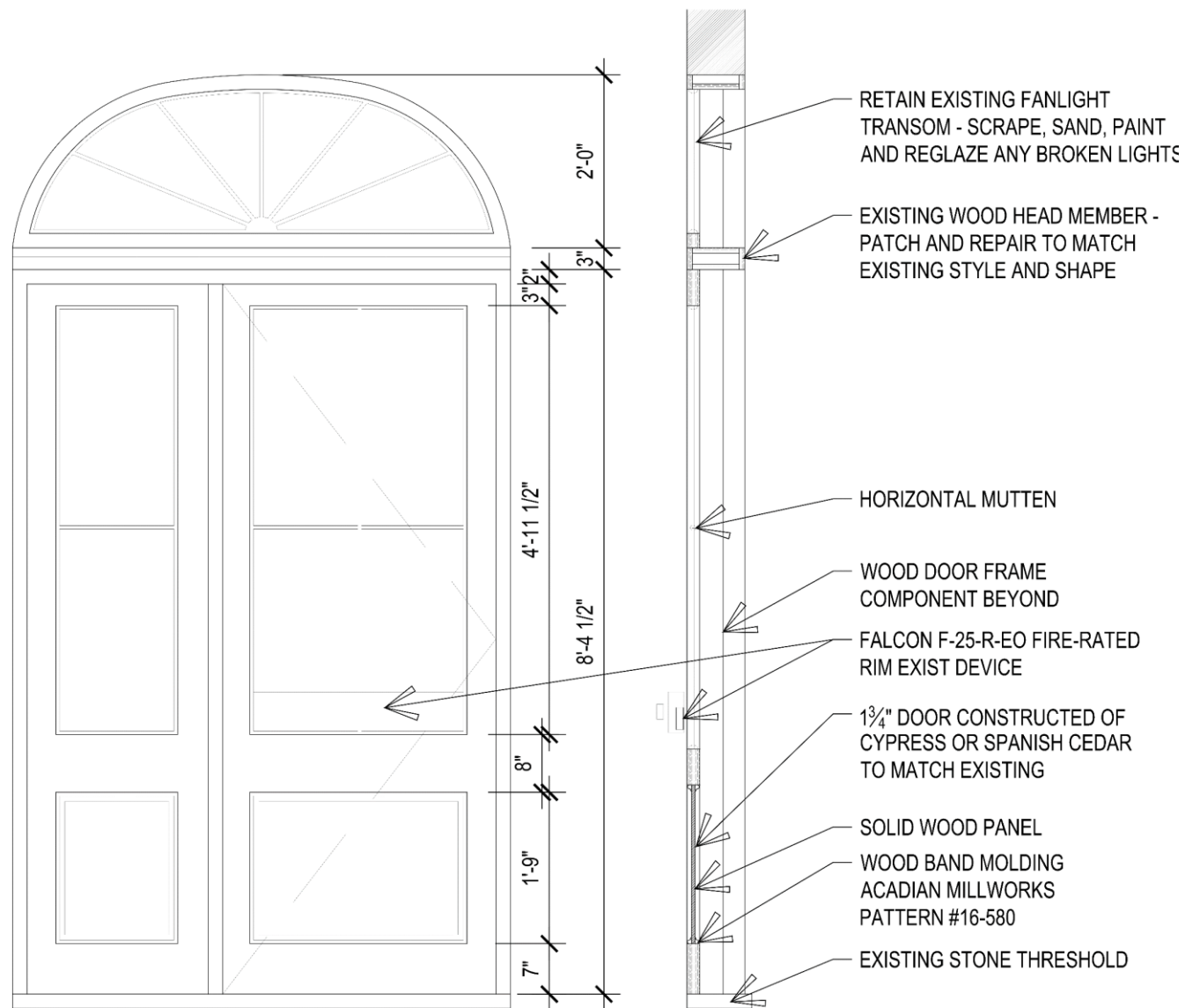


3 FRONT RAIL DETAIL

SCALE: 3/4" = 1'-0"







Architectural pushpads



24/25 Series

Selling features	• Maximum flexibility in a variety of applications	•
	• Wide range of features and options	•
Applications	• Patent pending deadlocking technology	•
	• Frequent traffic	•
Device options	• Offices, churches, hospitality, retail, education, healthcare	•
	• Interior, exterior, new construction, retro-fit	•
Device options	• Rim, SV, CV, M	•
	• 6 functions /9 finishes	•
	• 4 lever designs	•
	• 10-year warranty	•



25-R Series  
Rim device

Panic exit hardware

The Falcon 25-R Series rim device meets the demanding requirements of high traffic installations with a single-point, rim type latch and a streamlined touch bar design. This device can also be electrified for maximum ease of use and accessibility.



Single door application

Device	Door size	Door strike	Door stile (in)	Min door opening width
25-R	3'	299	4"	2' 7 1/2"
		264	3 1/4"	2' 7 3/8"
		1439	3 1/4"	2' 6 3/4"
		1606	3 3/8"	2' 7 1/8"
25-R	4'	299	4"	3' 1 1/2"
		264	3 7/8"	3' 1 3/8"
		1439	3 1/4"	3' 3/4"
		1606	3 3/8"	3' 1 1/8"

Double door application

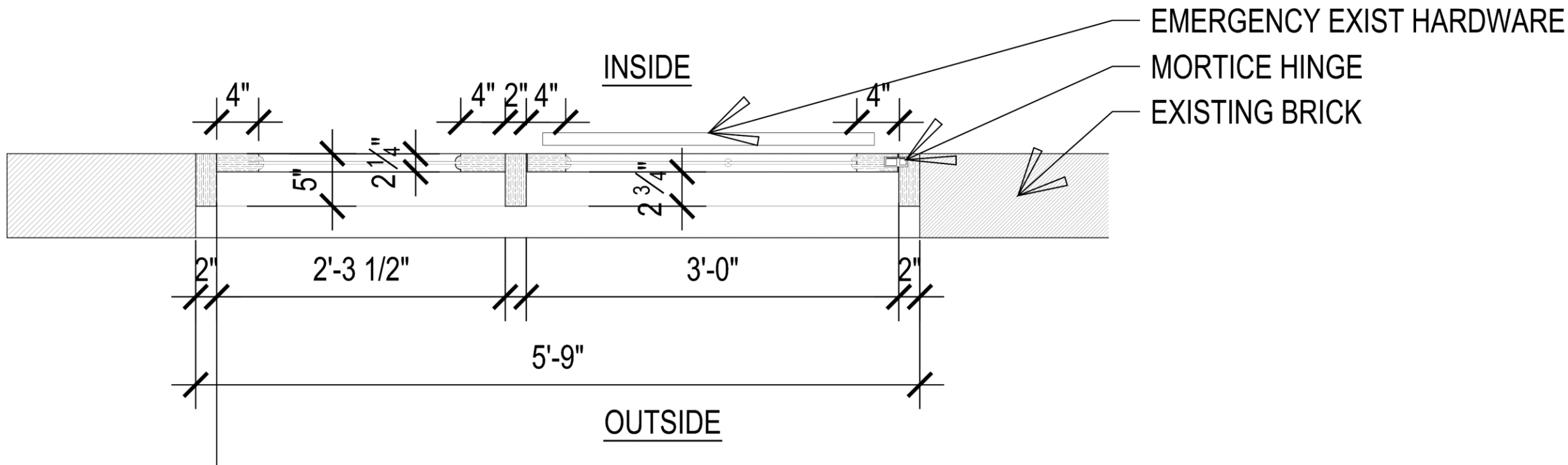
Device	Door size	Strike x mullion	Door stile (in)	Min door opening width
25-R	3'	299 x 2923	4 1/8"	2' 7 1/2"
		299 x 4023	4 3/8"	2' 7 1/2"
		264 x 2923	4"	2' 7 3/8"
		264 x 4023	4 1/4"	2' 7 3/8"
		1439 x 2923	3 7/8"	2' 7 1/4"
		1439 x 4023	4 1/8"	2' 7 1/4"
		1606 x 2923	4 1/4"	2' 7 1/8"
		1606 x 4023	4 1/2"	2' 7 1/8"
25-R	4'	299 x 2923	4 1/8"	3' 1 1/4"
		299 x 4023	4 3/8"	3' 1 1/4"
		264 x 2923	4"	3' 1 3/8"
		264 x 4023	4 1/4"	3' 1 3/8"
		1439 x 2923	3 7/8"	3' 1 1/4"
		1439 x 4023	4 1/8"	3' 1 1/4"
		1606 x 2923	4 1/4"	3' 1 1/8"
		1606 x 4023	4 1/2"	3' 1 1/8"
25-Vx 25-R	3'	1609	3 1/2"	2' 7 3/8" for 3 1/2" Min stile
25-Vx 25-R	4'	1609	3 1/2"	3' 1 3/8" for 3 1/2" Min stile

Specifications

Hand:	Non-handed
Finishes:	US3 (605); US4 (606); US10 (612); US11 (643e); US15 (619); US19 (622); US26 (625); US26D (626); US32 (629); US32D (630); US28 (628), 313AN (710) (see page 17 for finishes)
Strikes:	299 strike standard (see page 15 for additional info)
Latchbolt:	Stainless steel, 1/4" throw
Deadlocking latchbolt:	Standard
Dogging feature:	Half turn hex dogging standard. No threaded parts to wear out.
Cylinder dogging:	Specify "CD" prefix. Uses 1 1/8" long mortise cylinder with standard cam.
Stock sizes:	See chart to left. Cut to size in the field.
Doors:	1 1/2" thick, wood or metal. Specify thickness if other than 1 3/4".
Projections:	2 1/4" maximum, 2" dogged.
Mounting height:	40 1/4" from CL to finished floor.
Electric functions:	Can be interfaced with building security systems. Latch retraction, FSA/FSE trim, security monitoring, delayed egress and exit alarm available (EL fail-secure only). Subject to code requirements, state and local (see pages 33-40 for details).
Fasteners:	All mounting screws are concealed, sheet metal screws and machine screws standard.
Sex bolts:	Recommended when device is used with hollow core wood, composite or light gauge hollow metal doors. For EO device, specify 8 - 425 (#10-24) SNB. For devices with trim, specify 2 - 425 (#10-24) SNB.
ANSI:	Certified ANSI A156.3-2001 grade 1 standards.
Center case & working parts:	Center case is heavy wrought and sintered metal parts.
Shim kits:	For glass lite applications; 1/4" thick, specify SK25-RM.
579 Strike retrofit kit:	Consult factory.







3

## FIRST FLOOR DOOR TO REPLACE WINDOW

SCALE: 1" = 1'-0"

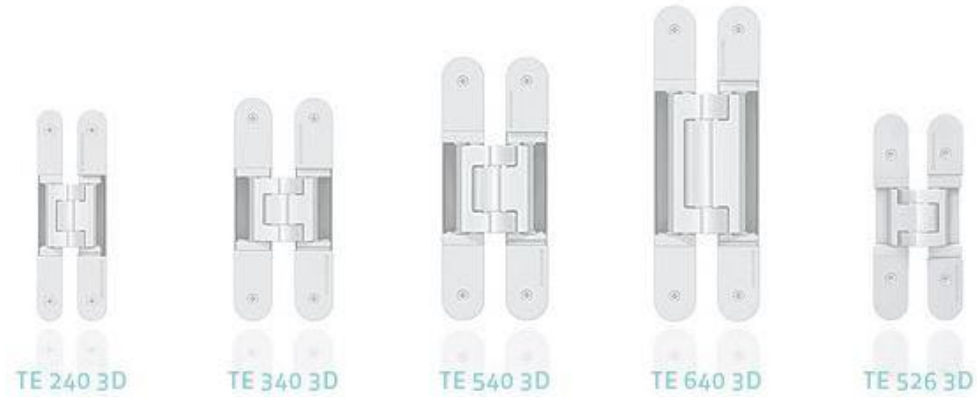
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Vieux Carré Commission

August 17, 2022





THE REVOLUTIONARY CONCEALED HINGE SYSTEM

- OVERVIEW
  - HINGE MODELS
  - INSTALLATION
  - DOWNLOADS
  - F A Q
  - FIND A DEALER
- System Features
  - TE 240 3D
  - TE 340 3D
  - TE 540 3D
  - TE 540 3D A8
  - TE 541 3D FVZ
  - TE 640 3D
  - TE 640 3D A8
  - TE 645 3D
  - TE 526 3D
  - TE 527 3D
  - TE 626 3D A8
  - TECTUS ENERGY
  - Discontinued Models

IMAGE GALLERY



for specification, pricing, and installation support  
contact a **TECTUS®** dealer

## TECTUS® TE 640 3D

general info

finishes

installation

downloads

Download TE 640 3D Data Sheet

## Specs

Capacity: w/2 installed: **440 lbs** [200 kg]Height: **9.4"** [240mm]Widths: frame: **1.26"** [32mm] / leaf: **1.26"** [32]Depth: frame: **1.38"** [35mm] / leaf: **1.44"** [36.5]Min. Door Thickness: **1-9/16"** [40mm] [chart](#)

Router Bit Diameter: 24mm

## Features

For wood, casing, steel and alu frames

Opening Throw 90°+180°(download dxf)

Opening Throw from 0°-5°(download dxf)

UL Listed : 20 minutes

Continuously Adjustable in 3 Dimensions

Side: + / - 3 mm

Height : + / - 3 mm

Depth : + / - 1 mm



715 Bienville

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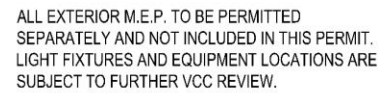
August 17, 2022







FOR BID \_\_\_\_\_ 00.00.2020  
FOR CONTRACT \_\_\_\_\_  
FOR PERMIT \_\_\_\_\_  
FOR CONSTRUCTION \_\_\_\_\_  
REVISIONS \_\_\_\_\_ DATE \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
CAD FILE \_\_\_\_\_ 12PROJVAL.0402.DWG



SCALE: 3/8" = 1'-0"



## A.103

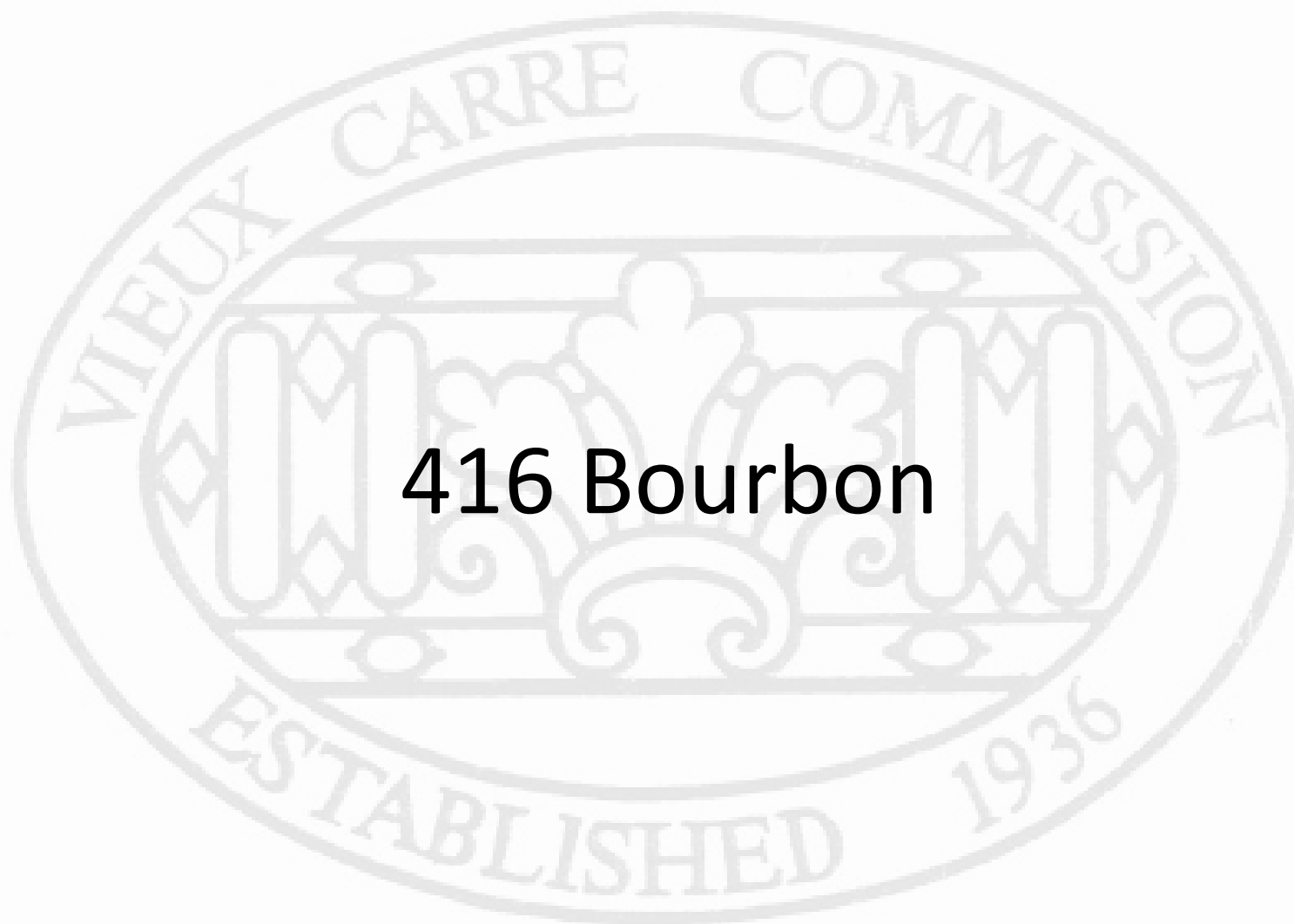
### REPAIR PLANS

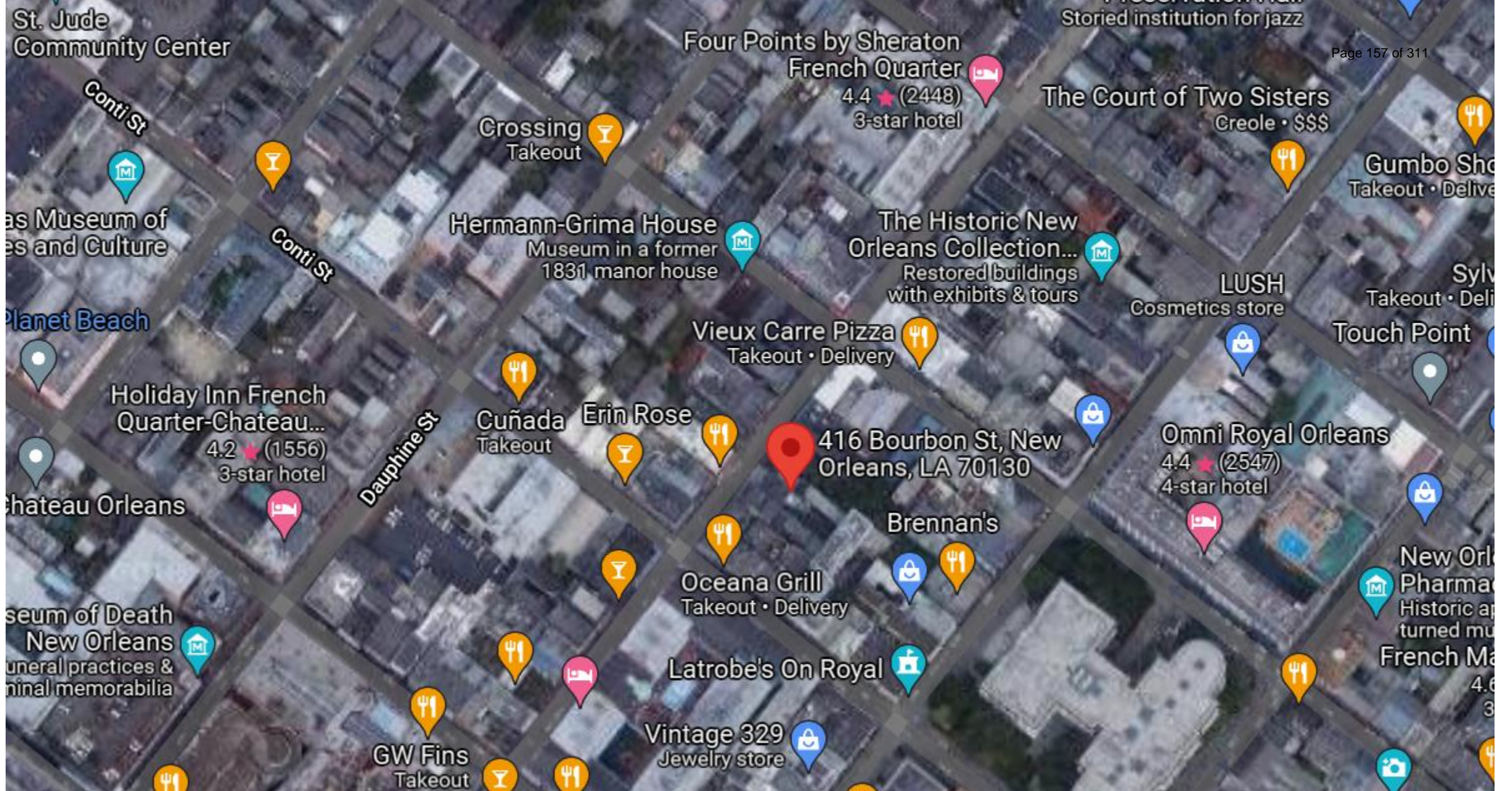
# Appeals and Violations





**416 Bourbon**





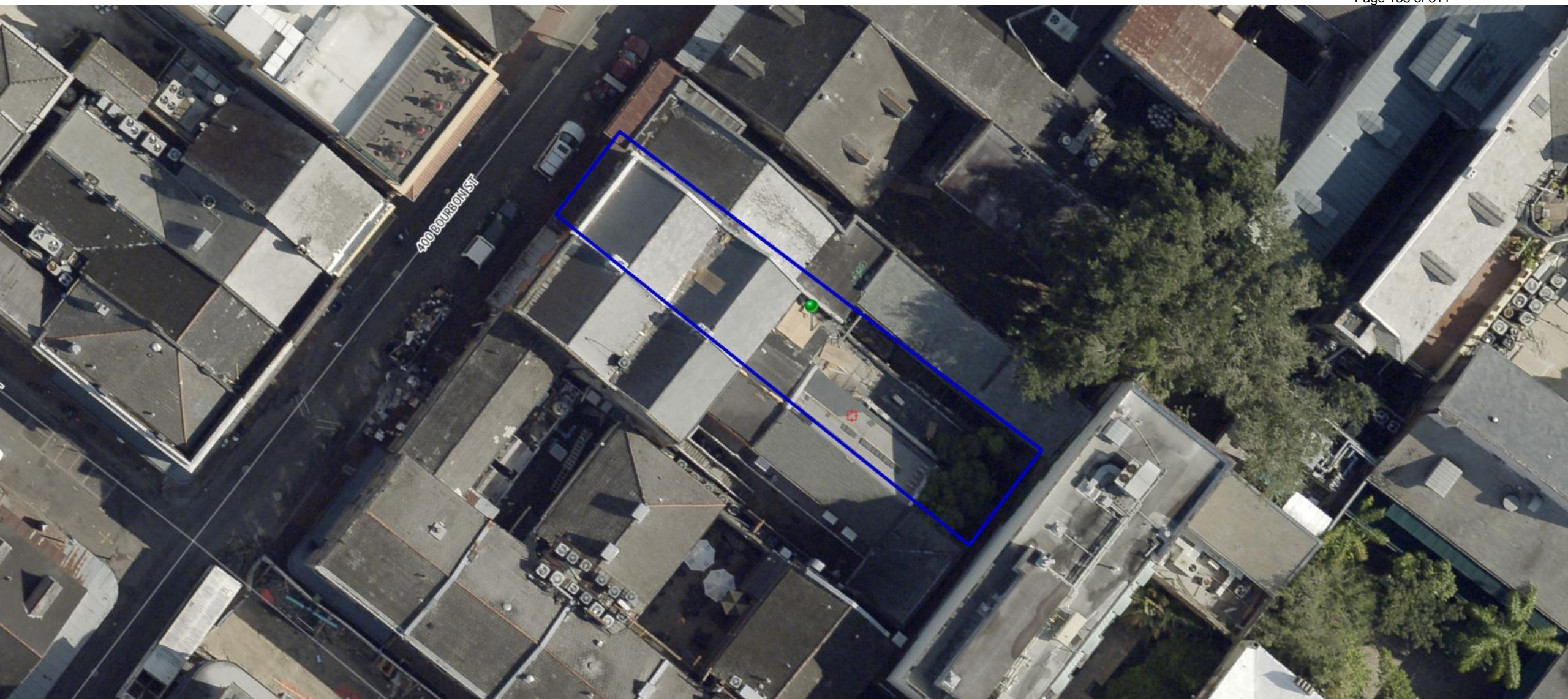
416 Bourbon

Vieux Carré Commission

August 17, 2022







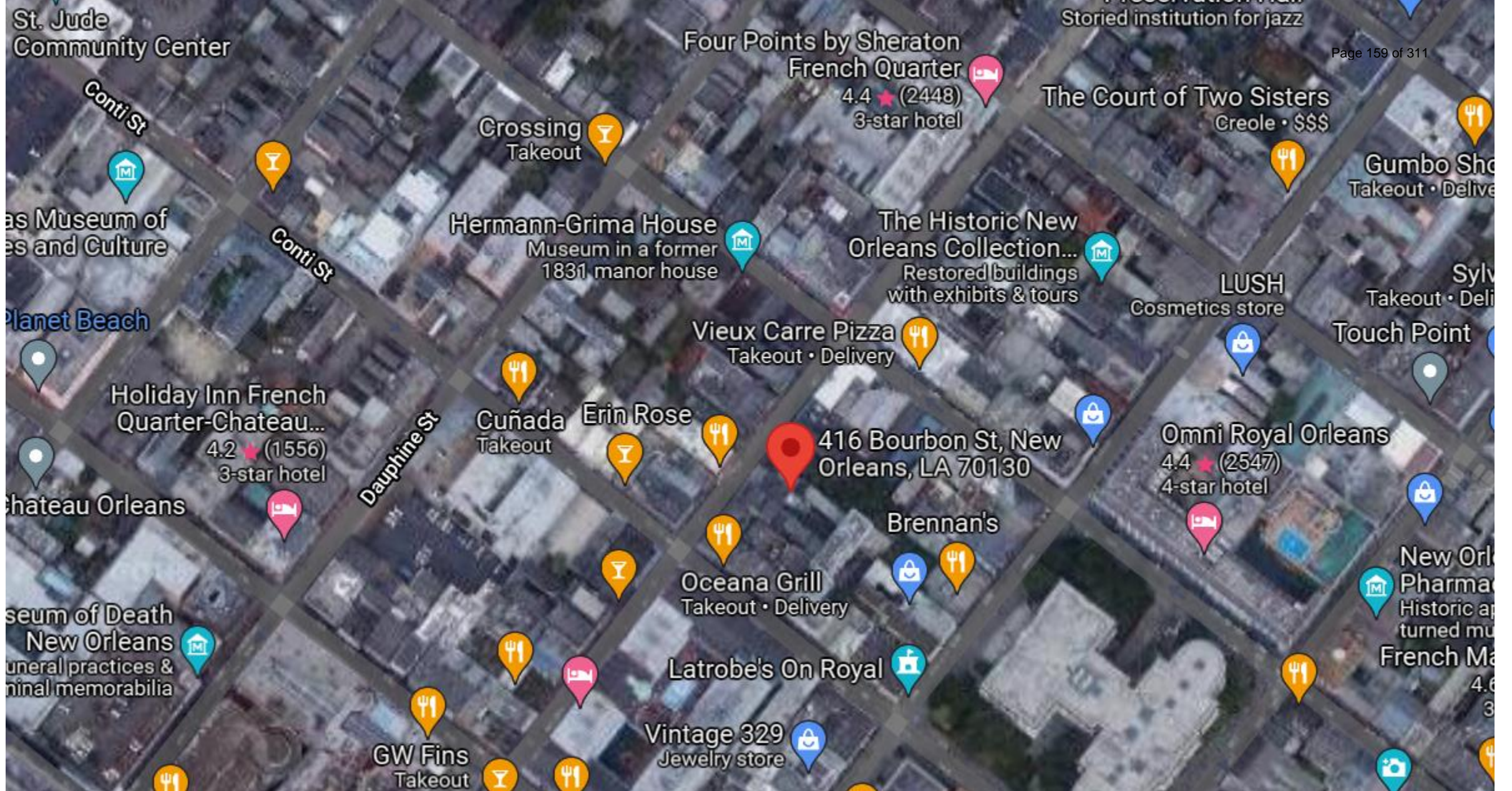
416 Bourbon

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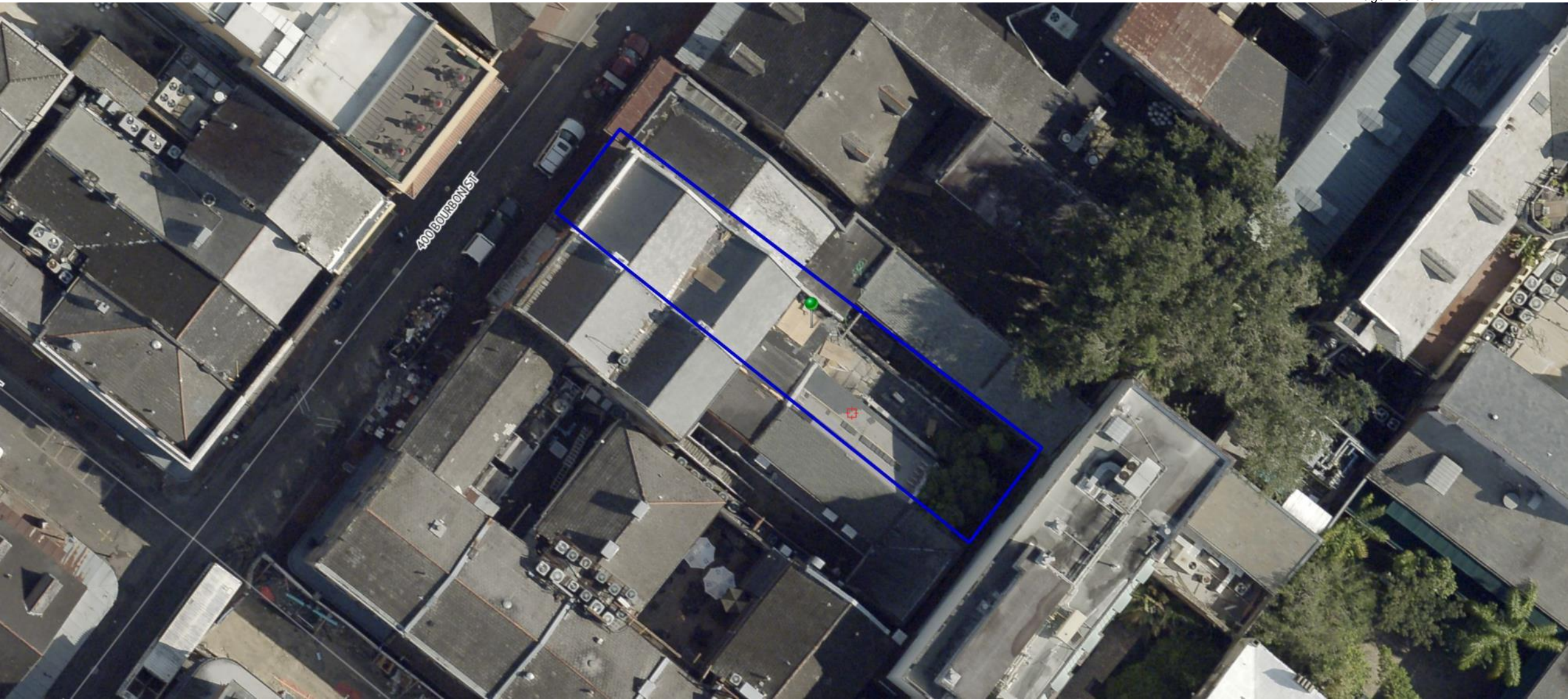
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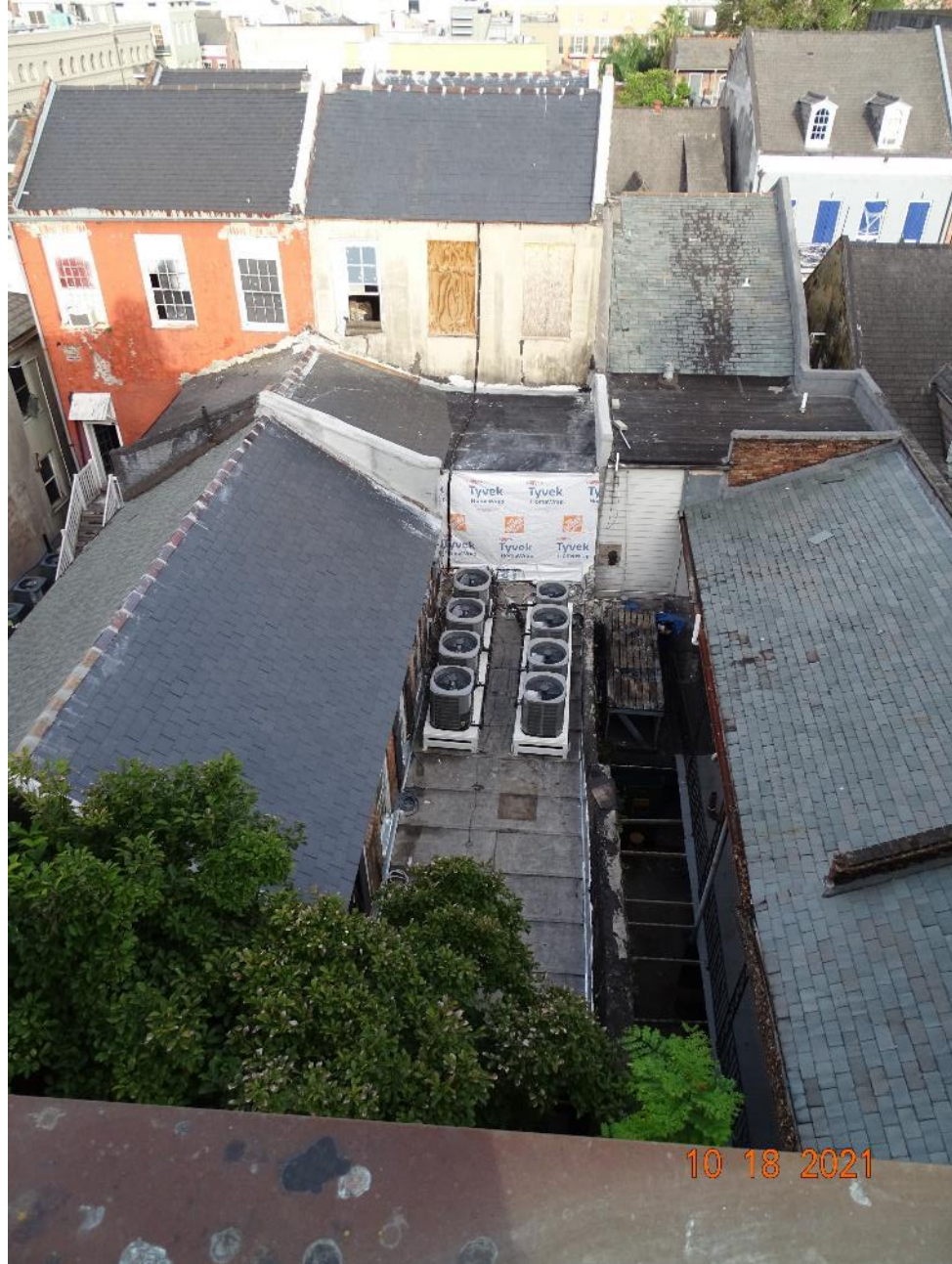
416 Bourbon

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August 17, 2022







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August 17, 2022







416 Bourbon – 1981

Vieux Carré Commission



August 17, 2022







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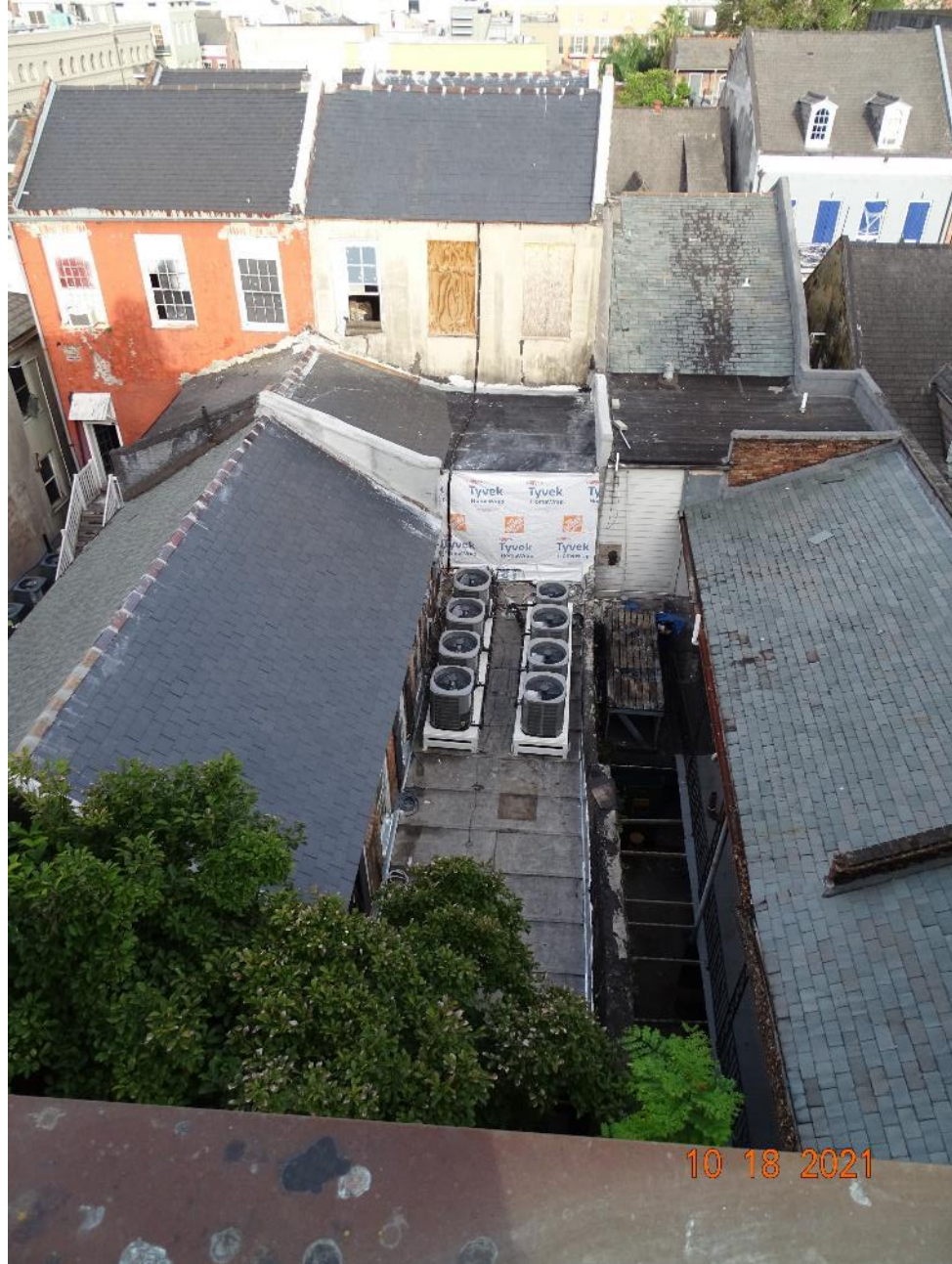
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416 Bourbon

Vieux Carré Commission

August 17, 2022





# CONSTRUCTION DOCUMENTS

416 BOURBON ST EXTERIOR RENOVATION

416 BOURBON ST  
NEW ORLEAN LA 70130

**PROPERTY DESCRIPTION**  
1. 50.03 LOT 1 15 BOURBON  
2. 23X128

**PROJECT DESCRIPTION**  
EXTERIOR RENOVATIONS RELATED TO VCC FLAHS

**ZONING DISTRICT:** VCC - VIEUX CARRE ENTERTAINMENT DISTRICT  
OVERLAY: VIEUX CARRE HEIGHT INTERIM ZONING DISTRICT

**NO. OF STORIES:** 3

**CONSTRUCTION TYPE:**  
SICIFIC: NPFA  
TYPE: B-5 COMMON TERMINOLOGY: UNPROTECTED ORDINARY

**APPLICABLE CODES:**  
2015 IBC  
2015 INTERNATIONAL MECHANICAL CODE  
2014 NATIONAL ELECTRIC CODE  
2015 ADA ADA GUIDELINES

**ARCHITECT:**  
M3 DESIGN GROUP LLC  
608 MARIE ST  
NEW ORLEANS, LA 70119  
MILES MANTON LUTHER  
MILES@M3-DESIGN-GROUP.COM  
504-584-9643

**STRUCTURAL/CIVIL ENGINEER:**  
KCM/SENZ, LLC  
1204 ST. COMPTON AV. A.P. 302  
NEW ORLEANS, LA 70130  
NINA MANTON  
KCM.RENO@KCM.COM  
504-584-9643

## PROJECT INFORMATION

- THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT.
- 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.
- 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.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR WALKING THROUGH AND ADVISING THE ARCHITECT OF READILY APPARENT DISCREPANCIES OR CONDITIONS WHICH ADVERSELY AFFECT CONSTRUCTIBILITY OF THE WORK. 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 OWNERS REPRESENTATIVE TO AVOID CONFLICTS OR DISCREPANCIES.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES. ALL PERMIT FEES SHALL BE PAID BY CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL UTILITY DEPOSITS, IMPACT FEES AND CONNECTION FEES REQUIRED.

## GENERAL NOTES - PROJECT

### VIEUX CARRE COMMISSION APPROVED STANDARD MORTAR & STUCCO DETAILS.

#### MORTAR

##### PREPACKAGED MIXES ARE NOT PERMITTED.

NO MORE THAN:

- 1 PART PORTLAND CEMENT, TO
- 3 PARTS LIME, AND
- 3 PARTS SAND, AND

ENOUGH WATER TO FORM A WORKABLE MIX.

THE RESULTING MORTAR SHOULD RANGE IN COLOR FROM WHITE TO BEIGE BUT SHOULD NOT BE GREY IN COLOR. WHEN REPORTING, ALL MORTAR TO BE TOOLED TO MATCH EXISTING JOINT PROFILES. CONSULT WITH VCC STAFF IF EXISTING JOINT PROFILE IS INDETERMINATE.

#### STUCCO

##### PREPACKAGED MIXES ARE NOT PERMITTED.

BASE COAT CONSISTS OF 2 COATS, DOUBLED UP WITH 5/8" TOTAL THICKNESS. PROPORTIONED AS FOLLOWS:

- NO GREATER THAN 1 1/2 PART PORTLAND CEMENT, TO
- 3 PARTS LIME, AND
- 3 PARTS SAND, AND

ENOUGH WATER TO FORM A WORKABLE MIX.

FINISH COAT IS 1/4" IN TOTAL THICKNESS PROPORTIONED AS FOLLOWS:

- NO MORE THAN 1 PART PORTLAND CEMENT, TO
- 3 PARTS LIME, AND
- 3 PARTS SAND, AND

ENOUGH WATER TO FORM A WORKABLE MIX.

THE RESULTING MIX SHOULD RANGE IN COLOR FROM WHITE TO BEIGE BUT SHOULD NOT BE GREY IN COLOR. NOTE: RATIO OF PORTLAND CEMENT NOT TO EXCEED 1:12. AN INCORRECT MORTAR CAN DAMAGE AN HISTORIC BUILDING AND ITS MATERIALS.

#### WHEN REPOINTING MASONRY

THERE ARE NUMEROUS JOINT PROFILE TYPES, OR SHAPES, OF MORTAR JOINTS, EACH PRODUCING DIFFERENT SHADOW LINES AND HIGHLIGHTS. WHEN REPOINTING AN AREA OF MASONRY, IT IS IMPORTANT TO TOOL THE MORTAR TO MATCH THE EXISTING JOINT PROFILE FOR A CONSISTENT APPEARANCE.

## GENERAL NOTES - VCC STUCCO & MORTAR DETAILS

- CONTRACT DRAWINGS MAY VARY FROM ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL CORRECT DIMENSIONS OF ALL MATERIALS TO CARRY OUT THE INTENT OF THE CONTRACT DRAWINGS. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN FIELD BEFORE ORDERING ANY MATERIALS. CONTRACTOR SHALL NOTIFY ARCHITECT PROMPTLY OF ANY CRITICAL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- THE REPLACEMENT OF THE ROOF SHALL BE CONDUCTED IN SUCH A MANNER AS TO PROTECT THE EXISTING BUILDING AND ALL OF ITS CONTENTS IN THEIR ENTIRETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED DURING THE PERFORMANCE OF THEIR CONTRACTED WORK.
- FIELD VERIFY, SIZE AND LOCATION OF ALL EXISTING MECHANICAL UNITS, ROOF CURBS, ROOF DRAINS, SCUPPERS, SKYLIGHTS AS WELL AS ANY AND ALL OTHER PENETRATIONS OR ROOF ACCESSORIES AND INSTALL NEW ROOF AS REQUIRED TO ACCOMMODATE ACCESSORIES AND CREATE A TIGHT SEAL OVER ENTIRE ROOF.
- LOCATIONS OF NEW ROOFING AND DRICKETING ARE SHOWN FOR DESIGN INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRECISE LOCATION AND PROVIDE THESE ELEMENTS AS REQUIRED TO PROVIDE A PROPERLY SLOPED AND WATER TIGHT SYSTEM IN WHICH WATER IS NOT RETAINED ON THE ROOF.
- FIELD VERIFY LOCATION AND QUANTITY OF EXISTING DOWNSPUTS AND ROOF DRAINS. PROVIDE DOWN SPUTS AT ALL EXISTING LOCATIONS AND AT ALL OVERFLOW SCUPPERS.
- CONFIRM THAT ALL ROOF DRAINS ARE IN WORKING ORDER AND DRAINING AT AN APPROPRIATE FLOW RATE. REPAIR AND CLEAR ANY OBSTRUCTED, DAMAGED OR LEAKY DRAINAGE. PROVIDE NEW ROOF DRAIN STRAINERS.

#### BAIS OF DESIGN FOR ROOFING SYSTEMS

ICE AND WATER SHIELD UNDERLAYMENT - GRADE ICE WATER SHIELD OR EQUAL.

SLATE ROOFING TILE - 6X12 SLATE TO BE ATTACHED WITH COPPER NAILS.

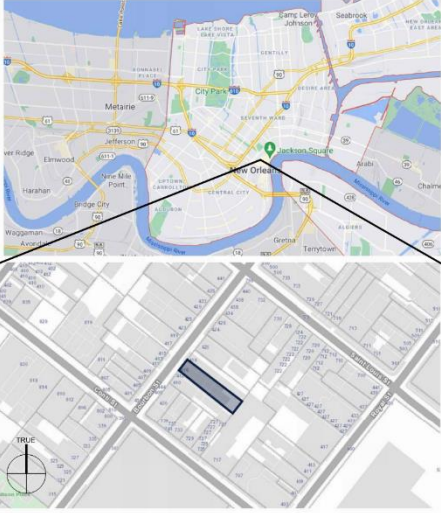
SHAKE PLY TPO ROOFING MEMBRANE - FIRESTONE ULTIMATE FLEX ADHED

#### HAZARDOUS MATERIALS:

- ALL DEMOLITION WORK IS TO BE PERFORMED IN ACCORDANCE WITH AN APPROVED ASBESTOS WORK PLAN FROM THE STATE OF LOUISIANA & OSHA SAFETY REQUIREMENTS.
- CURRENT AREA(S) HAVE NOT BEEN TESTED AND HAVE NOT BEEN IDENTIFIED FOR ABATEMENT. ANY CHANGE CHANGE IN PROJECT SCOPE WILL NEED TO BE IDENTIFIED AND THE CORRESPONDING CONSULTANT PRIOR TO THE COMMENCEMENT OF WORK BY THE GENERAL CONTRACTOR.

## GENERAL NOTES - ROOF

## VICINITY MAP:



SHEET LIST					
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date	Current Revision Description
A1.0	TITLE SHEET	12/26/21			
A1.1	EXISTING CONDITIONS - EXTERIOR	12/26/21			
A1.2	EXISTING CONDITIONS PHOTOS - INTERIOR	12/26/21			
A2.0	EXISTING FLOOR PLANS + DEMO	12/26/21			
A2.1	EXISTING EXTERIOR ELEVATIONS + DEMO	12/26/21			
A3.0	PROPOSED FLOOR PLANS	12/26/21			
AS.1	ROOF PLAN	12/26/21			
AS.0	PROPOSED EXTERIOR ELEVATIONS	12/26/21			
AS.1	ENLARGED REAR FACADE	12/26/21			
AS.1	FENESTRATION	12/26/21			
DET-C-2.1	COURTYARD DRAINAGE PLAN	12/26/21			

SCOPE TAG SCHEDULE	
REF #	SCOPE
1	INSPECT & REPAIR LOOSE BRICK AND MORTAR. SEE STRUCTURAL ENGINEERS REPORT
2	REMOVE ALL VEGETATION GROWING FROM MASONRY WALLS
3	PROVIDE NEW HEAD TRIM. SEE ENLARGED DETAIL
4	PROVIDE NEW SHUTTERS. SEE ENLARGED DETAILS
5	REMOVE HVAC WINDOW UNITS. RESTORE WINDOWS IN LIKE AND KIND IF IN NEED OF REPAIR. PROVIDE SHOP DRAWING IF FULL REPLACEMENT
6	REMOVE ALL BLACKOUT MATERIAL ON WINDOW GLAZING
7	PAINT ALL FACES/EDGES OF FRAMING AND CASING
8	REPAIR MISSING BALCONY EDGE TRIMWORK. REPLACE WITH LIKE AND KIND
9	REMOVE NON-VCC APPROVED LIGHTS. SEE AS.1 FOR REPLACEMENT SELECTION
10	REWORK EXISTING WIRING. REMOVE AND COMBINE RUNS AS NECESSARY
11	REPAIR SHUTTER
12A	REPLACEMENT OF EXISTING HVAC EQUIPMENT
12B	REMOVE EXISTING HVAC EQUIPMENT
13	DOCUMENT EXISTING REAR INFL BUILDING
14	PROVIDE NEW 12 ROUND COPPER & GUTTERS
15	REMOVE EXISTING TREE. INFL SURFACE WITH MATCHING COURTYARD MATERIAL
15A	NEW SLATE ROOF
15B	PROVIDE NEW MEMBRANE ROOF
16	RECAP AND INSPECT CHIMNEY
17	RE-ROOF AND FLASH VALLEY
18A	MASONRY REPAIR. SEE VCC WALL REPAIR NOTES & STRUCTURAL CONSULTANT'S REPORT
18B	REMOVE MASONRY. SEE STRUCTURAL CONSULTANT FOR DETAILS
19	REMOVE EXISTING WINDOW/DOOR AND REFRAME FOR NEW WINDOW OPENINGS. REMOVE EXTERIOR CLADDING FOR NEW CLADDING INSTALL
20	REMOVE EXISTING SKYLIGHT
21	REMOVE ALL PVC CONDENSING LINES. NO EXTERIOR PVC PIPING IS ALLOWED IN THE VCC
22	NEW MECHANICAL UNITS INSTALLED ON ROOF PLATFORM
23	REMOVE PLYWOOD COVERING WINDOWS

ROYAL ST

SAINT LOUIS ST

CONTI ST

BOURBON ST



1 KEY PLAN - TITLE SHEET

1" = 1'-0"

NON-PERMITTED  
INFILL ADDITION

416 BOURBON ST EXTERIOR RENOVATION

416 BOURBON ST  
NEW ORLEANS LA 70130

21\_569

DATE

\* TYPE (SEE CHANGE LOG)



M3 DESIGN GROUP  
3330 MARIE ST. (NO. 12) 70131 (504) 584-9646  
www.m3designgroup.com

CONSTRUCTION DOCUMENTS

ISSUED 12/26/21

A1.0

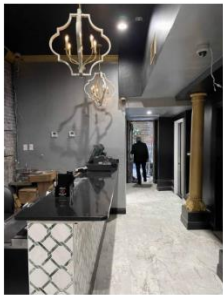
TITLE SHEET

416 Bourbon

Vieux Carré Commission

August 17, 2022





1 - INTERIOR PHOTO  
INFILL ADDITION  
LOOKING TOWARDS REAR OF STRUCTURE



4 - INTERIOR PHOTO  
INFILL ADDITION  
LOOKING PLAN WEST



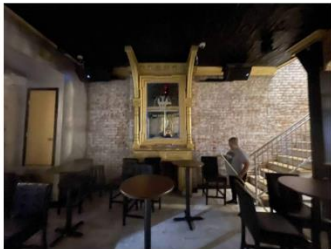
3 - INTERIOR PHOTO  
INFILL ADDITION  
LOOKING TOWARDS FRONT OF STRUCTURE



2 - INTERIOR PHOTO  
INFILL ADDITION  
LOOKING PLAN EAST



4 - INTERIOR PHOTO  
FRONT ROOM  
LOOKING TOWARDS REAR OF STRUCTURE



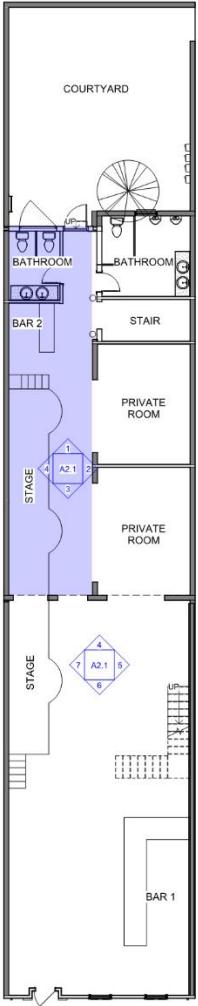
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FRONT ROOM  
LOOKING PLAN EAST



7 - INTERIOR PHOTO  
FRONT ROOM  
LOOKING PLAN WEST



6 - INTERIOR PHOTO  
FRONT ROOM  
LOOKING TOWARDS FRONT OF STRUCTURE



1ST FLOOR

1ST FLOOR - CURRENT Copy 1 Copy 1  
1/8" = 1'-0"

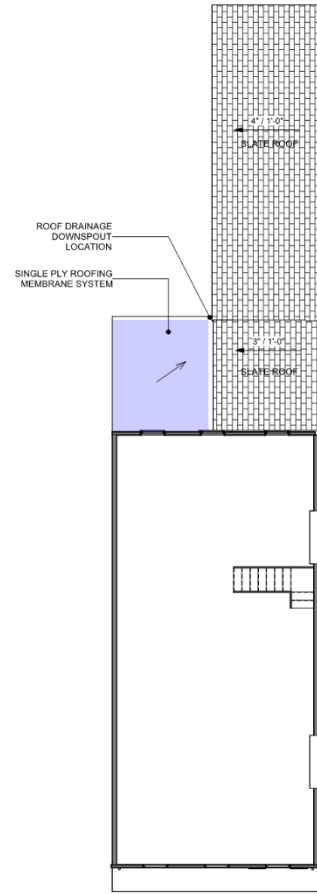
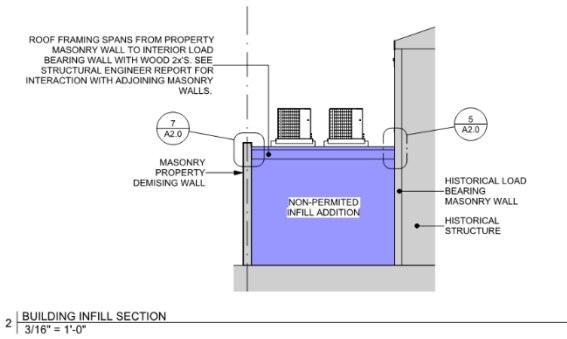
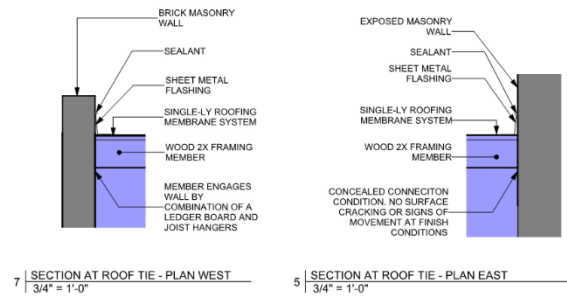
416 Bourbon

Vieux Carré Commission

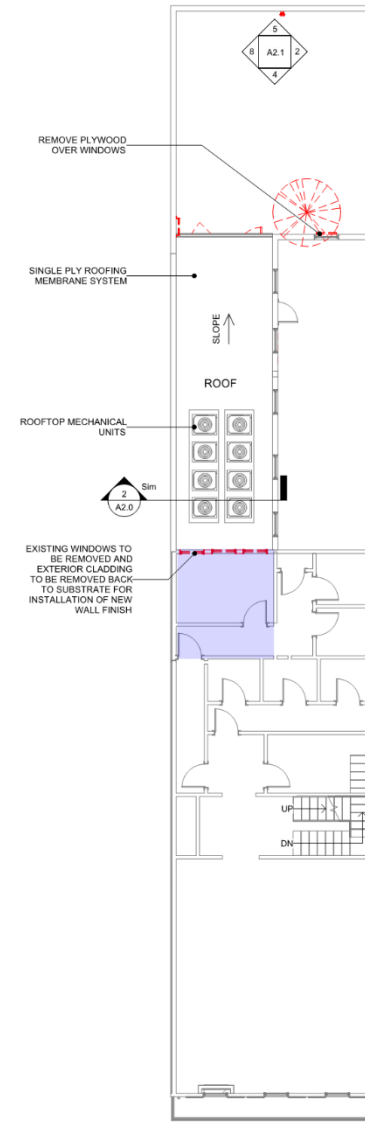
August 17, 2022



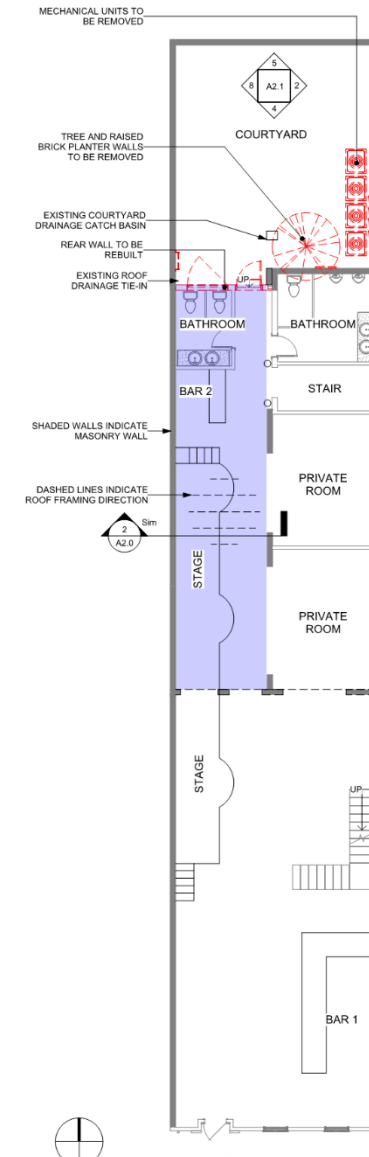




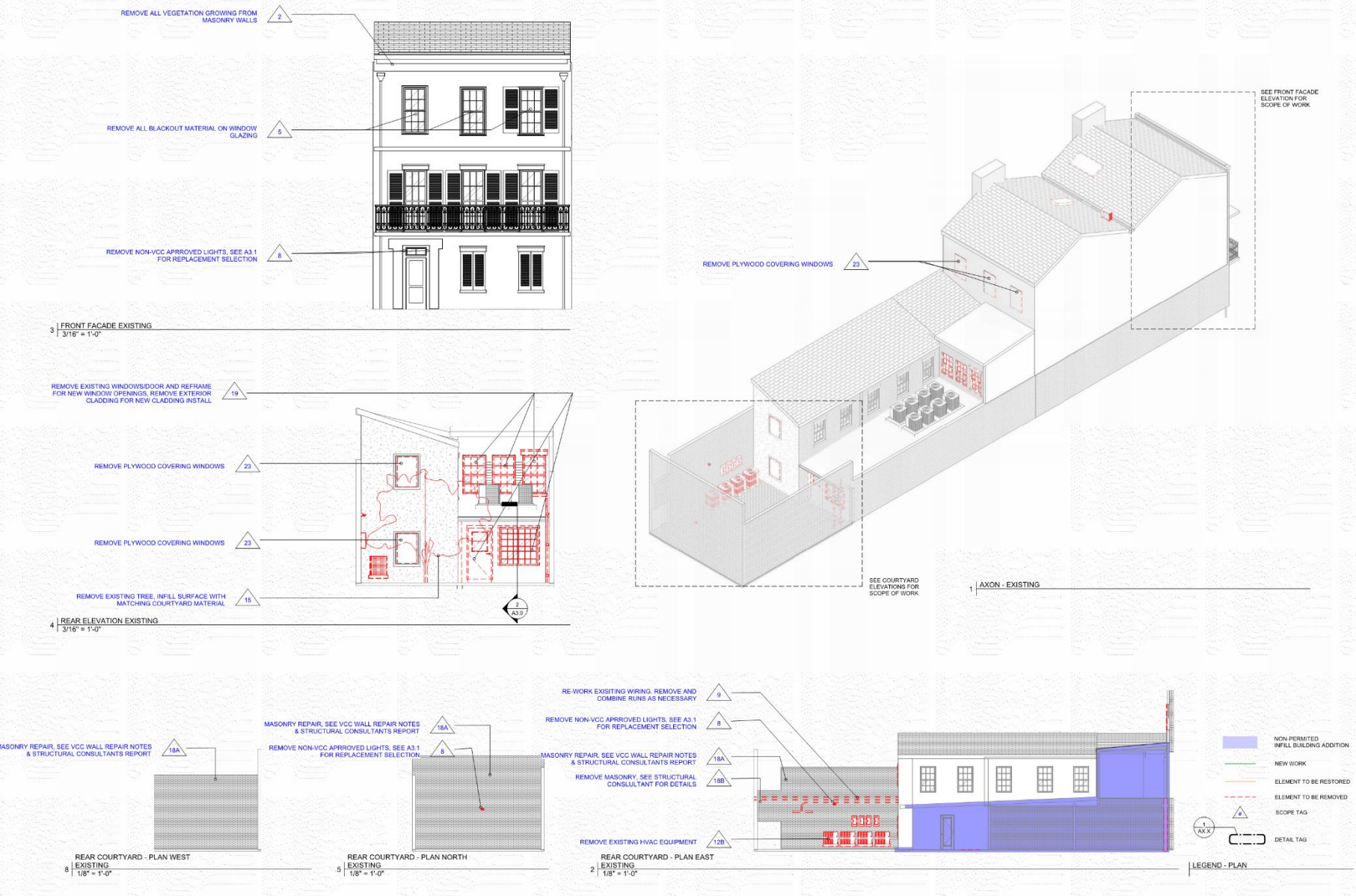
3 | 3RD FLOOR  
1/8" = 1'-0"



4 | 2ND FLOOR Copy 1  
1/8" = 1'-0"



1 | 1ST FLOOR - CURRENT Copy 1  
1/8" = 1'-0"

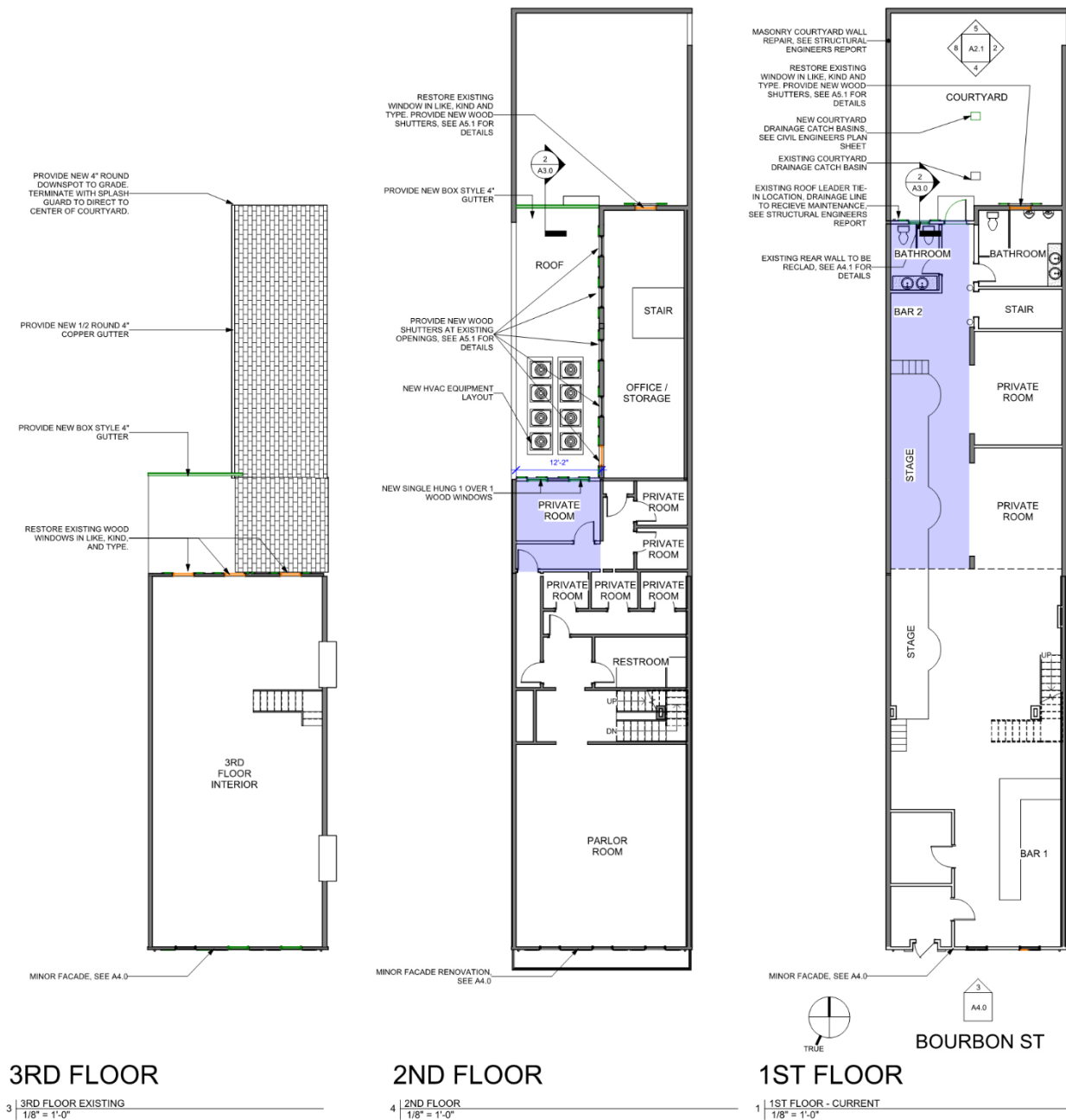




# 416 Bourbon

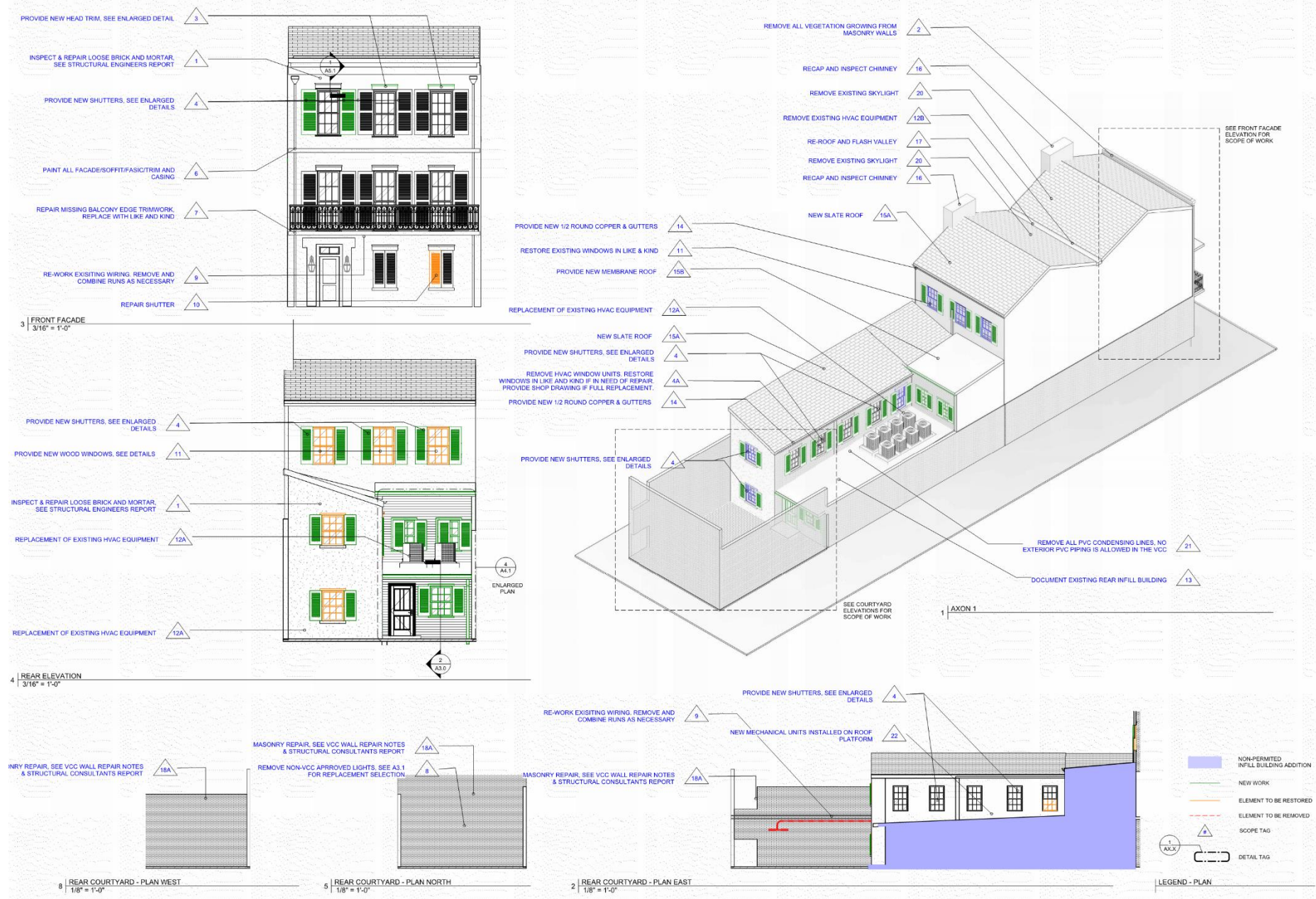
Vieux Carré Commission

August 17, 2022

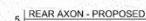












M3 DESIGN GR

3328 BANKS ST. NO. 1A 70619

CONSTRUCTION DOO

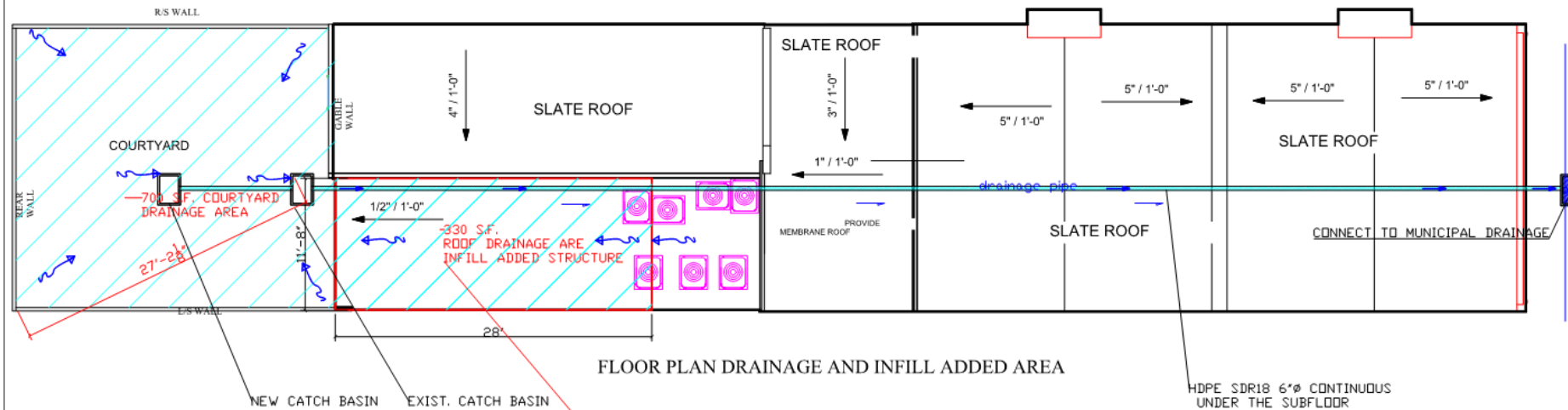
ISSUED

A4.

ENLARGED RE  
FACADE





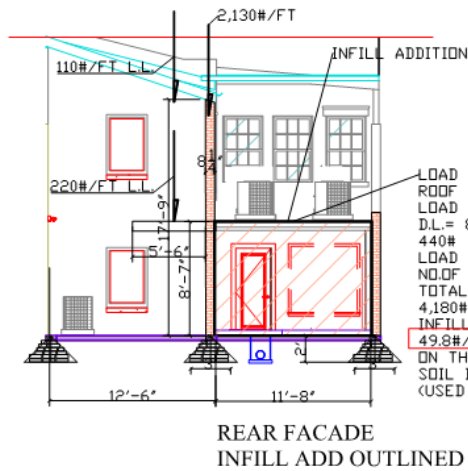


FLOOR PLAN DRAINAGE AND INFILL ADDED AREA

LOADS FROM THE EXISTING STRUCTURE  
IMPOSED ON THE BRICK WALL: 2,460# / L.F.  
LOADS FROM INFILL ADDED: 49.8 # / L.F.  
TOTAL LOAD: 2,510# / L.F.  
TOTAL BEARING PRESSURE ON THE SOIL:  
836# / S.F., VS. 950 P.S.F. O.K.

DRAINAGE AREA COURTYARD AND  
INFILL ADDED: 1,030 S.F.  
ALL AREAS WERE PREVIOUSLY PAVED.  
COEFFICIENT OF RUNOFF PAVED:  
"DESIGN" SEELYE, 18.02 FOR C=RUNOFF/RAINFALL  
PAVEMENTS: 0.90 - 1.00  
 $Q(\text{run=roof}) = 0.0288 \text{ c.f.s. (330 S.F. AREA INFILL ADDED, 3.4"/HR RAIN)}$   
THE PAVEMENT 700 S.F. AREA HAS THE SAME RUNOFF COEFFICIENTS  
HENCE THE RUNOFF CALCULATED WOULD BE THE SAME WITH THE ROOF  
EQUIVALENT TO THE PAVEMENT:  
 $Q = 0.0601 \text{ C.F.S.}$

HDPE SDR18 6"Ø CONTINUOUS  
UNDER THE SUBFLOOR  
TO THE MUNICIPAL CONNECTION AT THE STREET  
DRAIN  
SLOPE MIN. 0.01'/' OR TO MATCH THE INLET AT  
THE STREET AND THE MIN. DEPTH AT THE  
COURTYARD INLET. ALSO COORDINATE THE POSITION  
OF THE PIPE UNDER THE SUBFLOOR.  
THE HDPE PIPE IS CONTINUOUS AND THE MATERIAL  
IS NOT PRONE TO CLOGGING, AND THE PIPE IS  
ALWAYS FUNCTIONAL AND FLEXIBLE. IT CAN BE  
PRESSURE WASHED AND KEPT OPEN. THIS IS  
THE MOST EFFICIENT MATERIAL TO BE USED FOR  
THIS PURPOSE.



REAR FACADE  
INFILL ADD OUTLINED

0 FIELD TRAIL VERIFY 10 20

0921-C-2.1

DATE: 09/20/21  
12/28/21  
SCALE:  
BRICKWORK  
DRAINAGE  
COPING, TILES  
DRAWN BY:  
C.M.  
SHEET





Sep 2, 2022 10:33:23 AM  
411 Bourbon Street  
New Orleans  
Orleans Parish  
Louisiana

416 Bourbon

Vieux Carré Commission

August 17, 2022







Sep 2, 2022 10:33:40 AM  
411 Bourbon Street  
New Orleans  
Orleans Parish  
Louisiana

416 Bourbon

Vieux Carré Commission

August 17, 2022







Sep 2, 2022 10:33:52 AM  
411 Bourbon Street  
New Orleans  
Orleans Parish  
Louisiana

416 Bourbon

Vieux Carré Commission

August 17, 2022







Sep 2, 2022 10:34:11 AM  
411 Bourbon Street  
New Orleans  
Orleans Parish  
Louisiana

416 Bourbon

Vieux Carré Commission

August 17, 2022





Sep 2, 2022 10:34:20 AM  
411 Bourbon Street  
New Orleans  
Orleans Parish  
Louisiana

416 Bourbon

Vieux Carré Commission

August 17, 2022







Sep 2, 2022 10:34:35 AM  
416 Bourbon Street  
New Orleans  
Orleans Parish  
Louisiana

416 Bourbon

Vieux Carré Commission

August 17, 2022







Sep 2, 2022 10:34:45 AM  
416 Bourbon Street  
New Orleans  
Orleans Parish  
Louisiana

416 Bourbon

Vieux Carré Commission

August 17, 2022







416 Bourbon

Vieux Carré Commission

Sep 2, 2022 10:34:52 AM  
416 Bourbon Street  
New Orleans  
Orleans Parish  
Louisiana

August 17, 2022





416 Bourbon

Vieux Carré Commission

August 17, 2022







Sep 2, 2022 10:35:09 AM  
416 Bourbon Street  
New Orleans  
Orleans Parish  
Louisiana

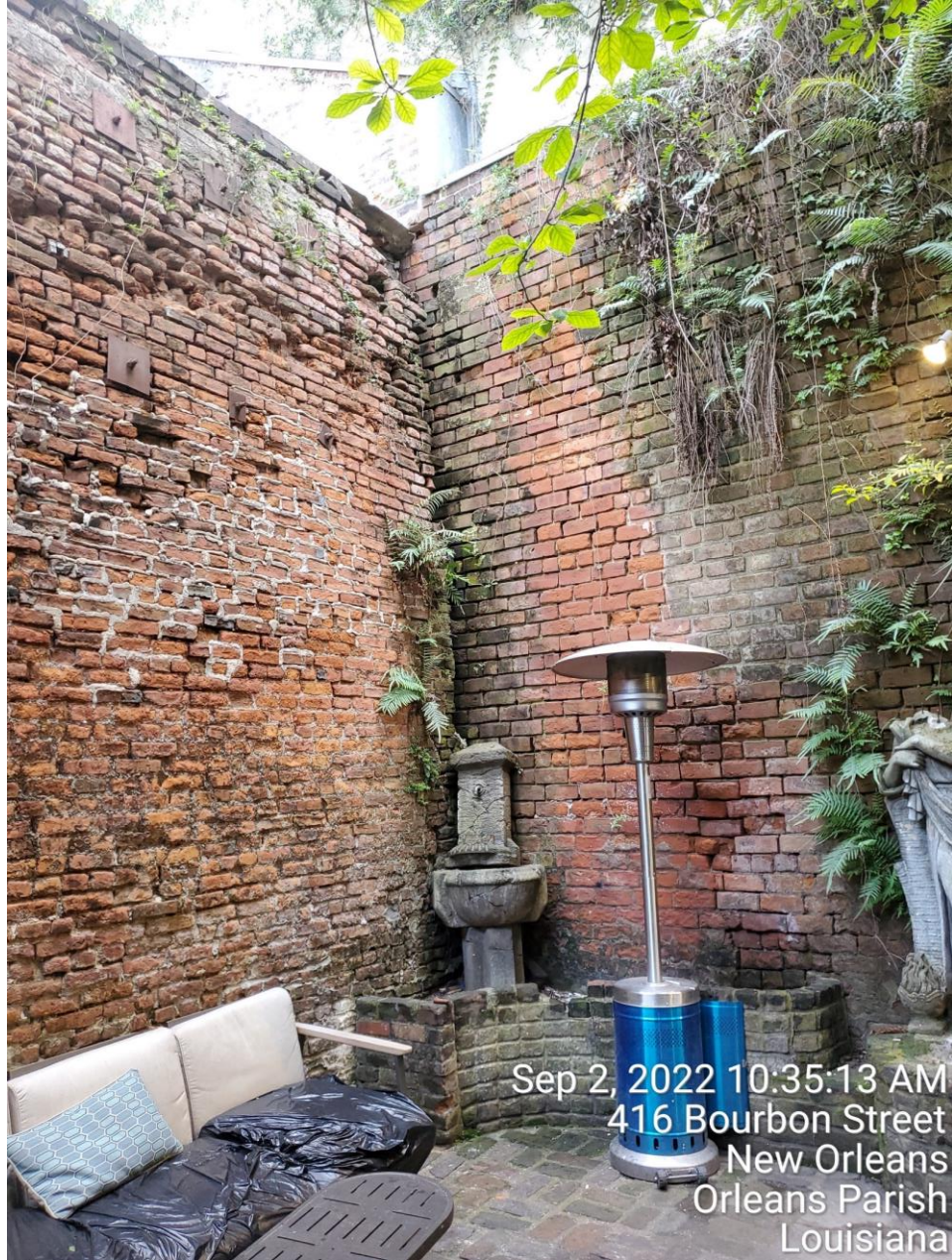
416 Bourbon

Vieux Carré Commission

August 17, 2022







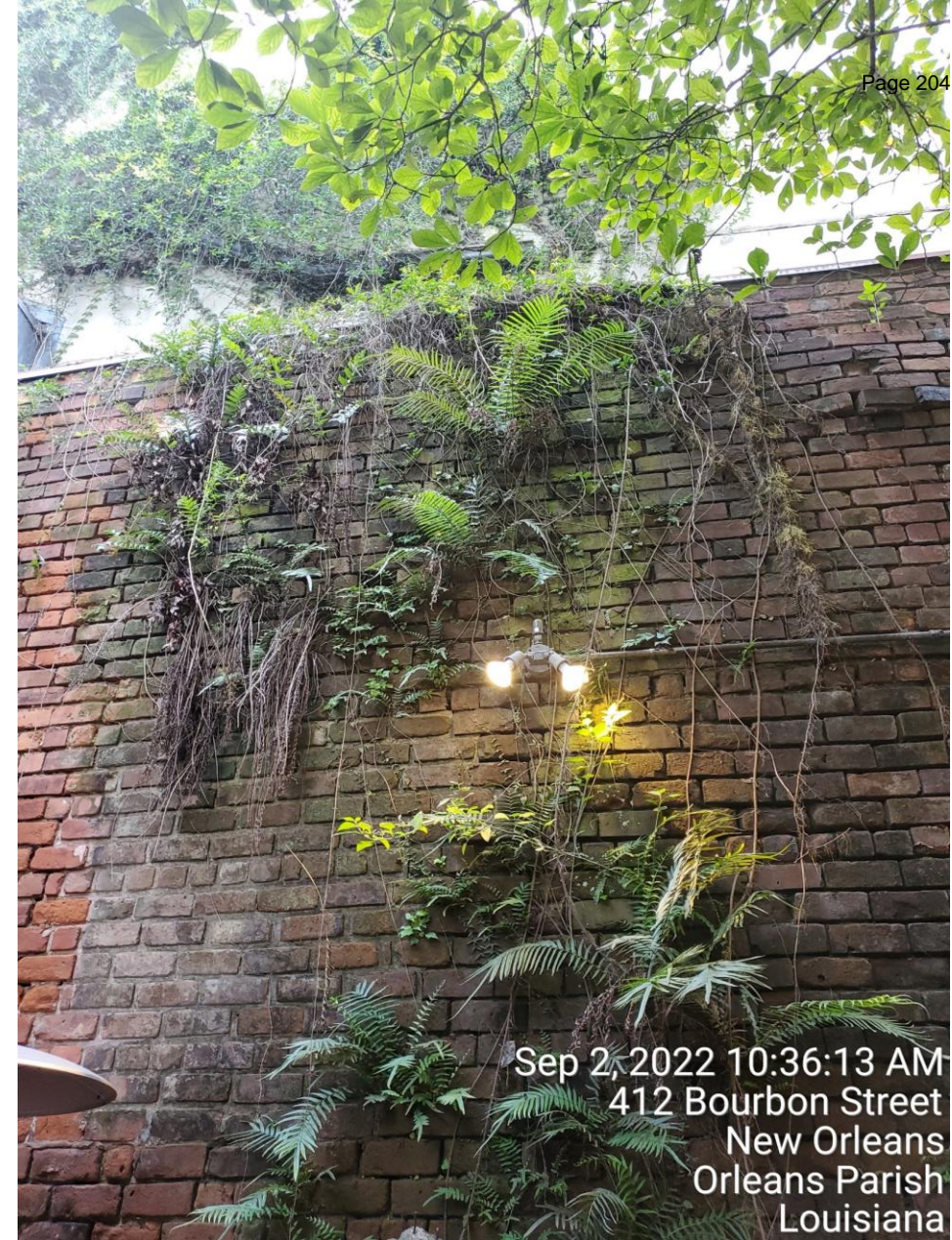
416 Bourbon

Vieux Carré Commission

August 17, 2022







416 Bourbon

Vieux Carré Commission

August 17, 2022







416 Bourbon – courtyard wall at 418 Bourbon

Vieux Carré Commission

August 17, 2022







416 Bourbon – courtyard wall at 418 Bourbon

Vieux Carré Commission

August 17, 2022







416 Bourbon – courtyard wall at 418 Bourbon

Vieux Carré Commission

August 17, 2022







416 Bourbon – courtyard wall at 418 Bourbon

Vieux Carré Commission

August 17, 2022







416 Bourbon – courtyard wall at 418 Bourbon

Vieux Carré Commission

August 17, 2022







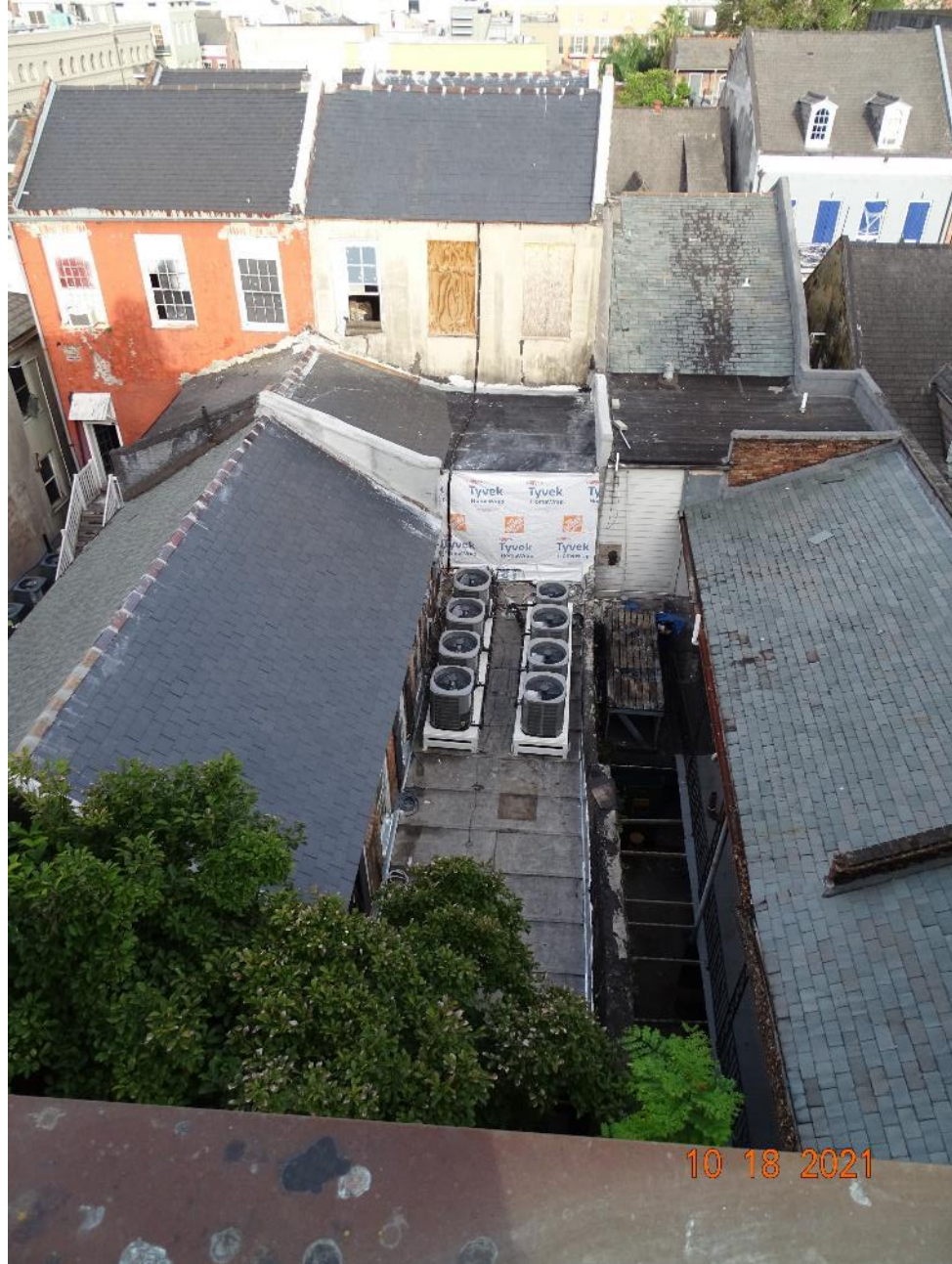
416 Bourbon – courtyard wall at 418 Bourbon

Vieux Carré Commission

August 17, 2022







416 Bourbon

Vieux Carré Commission

August 17, 2022







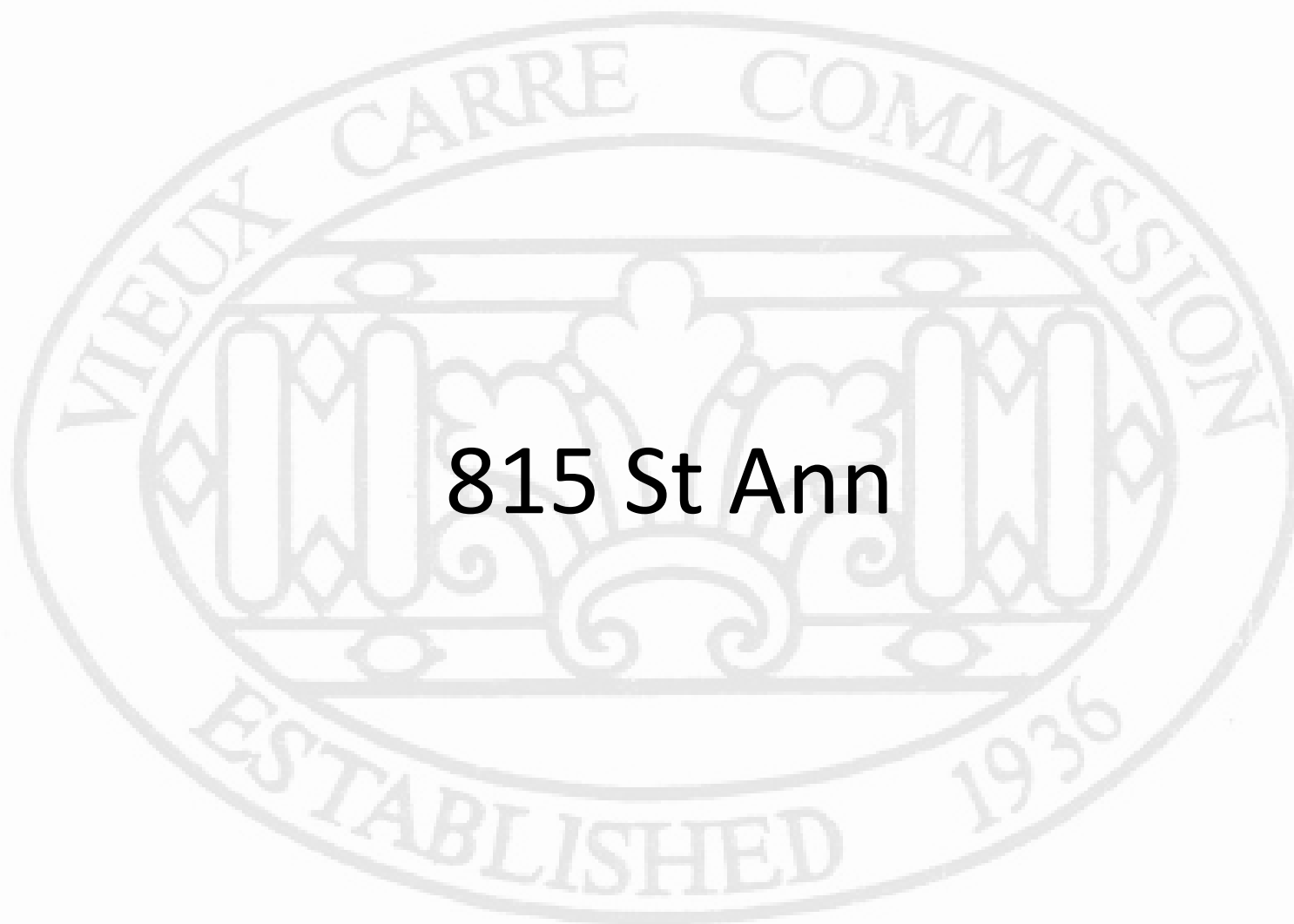
416 Bourbon

Vieux Carré Commission

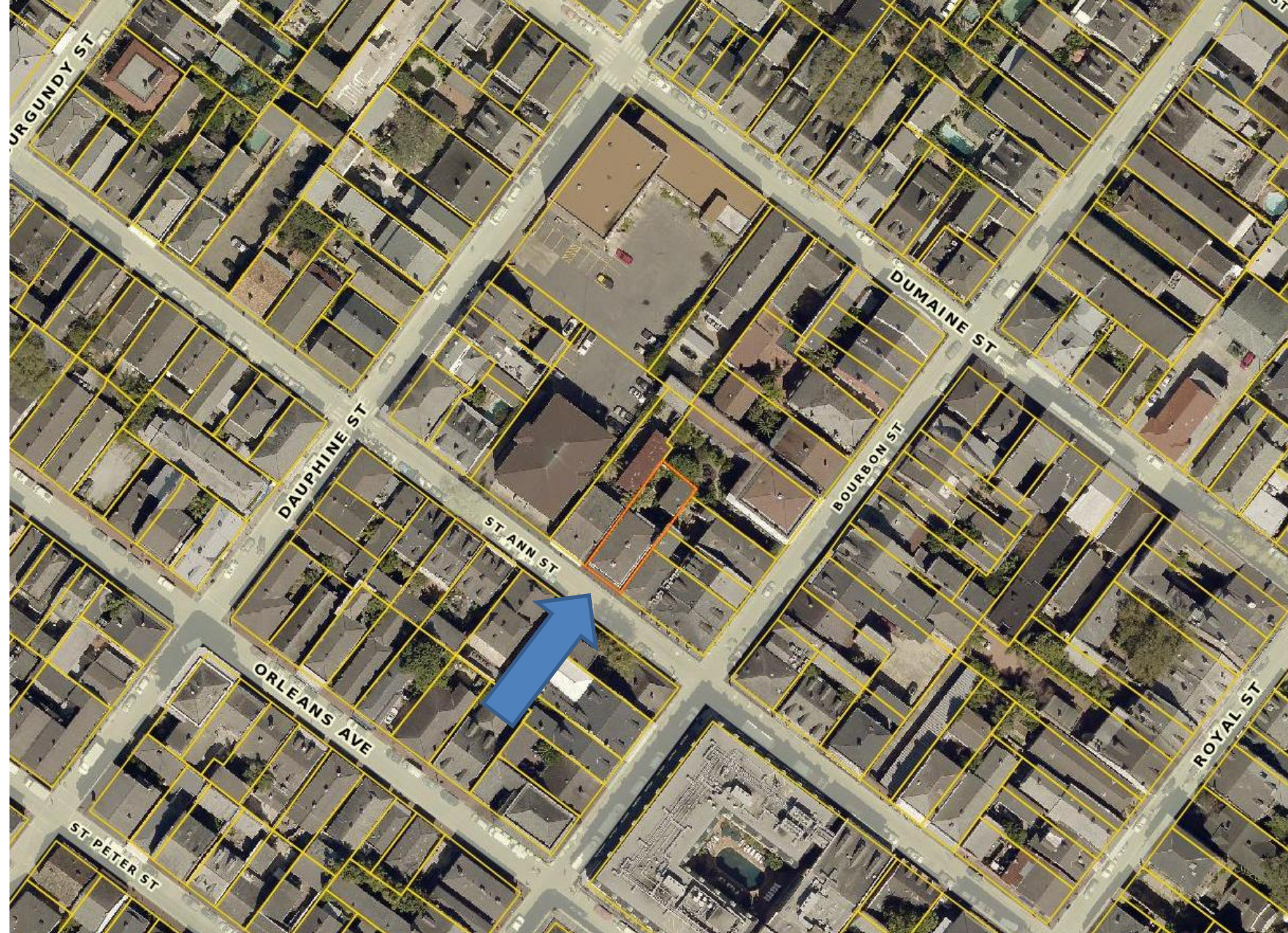
August 17, 2022



815 St Ann







815 St. Ann







815 St. Ann



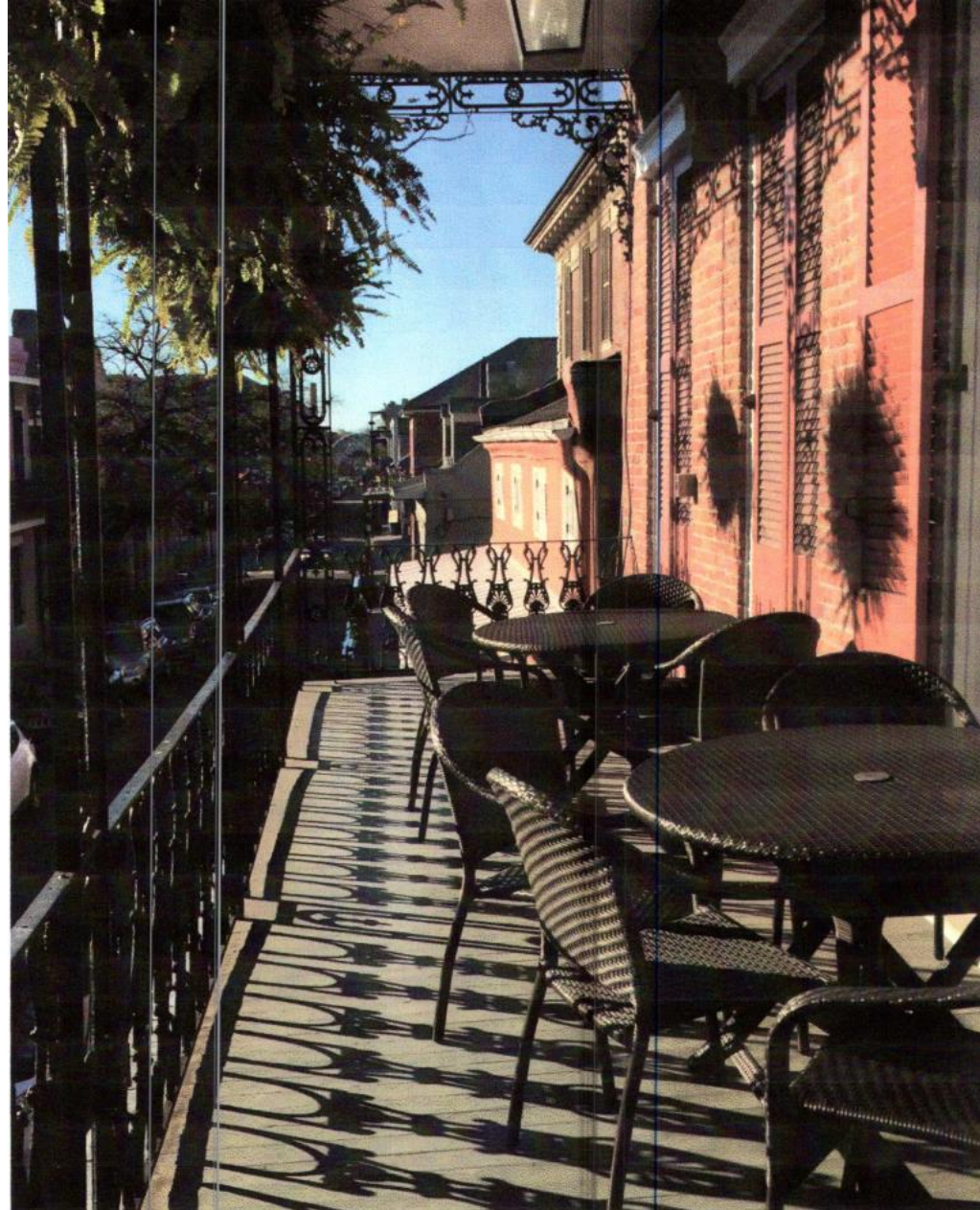


815 St. Ann



815 St. Ann - 1974





815 St. Ann

Vieux Carré Commission

August 17, 2022







815 St. Ann

Vieux Carré Commission

August 17, 2022







815 St. Ann

Vieux Carré Commission

August 17, 2022







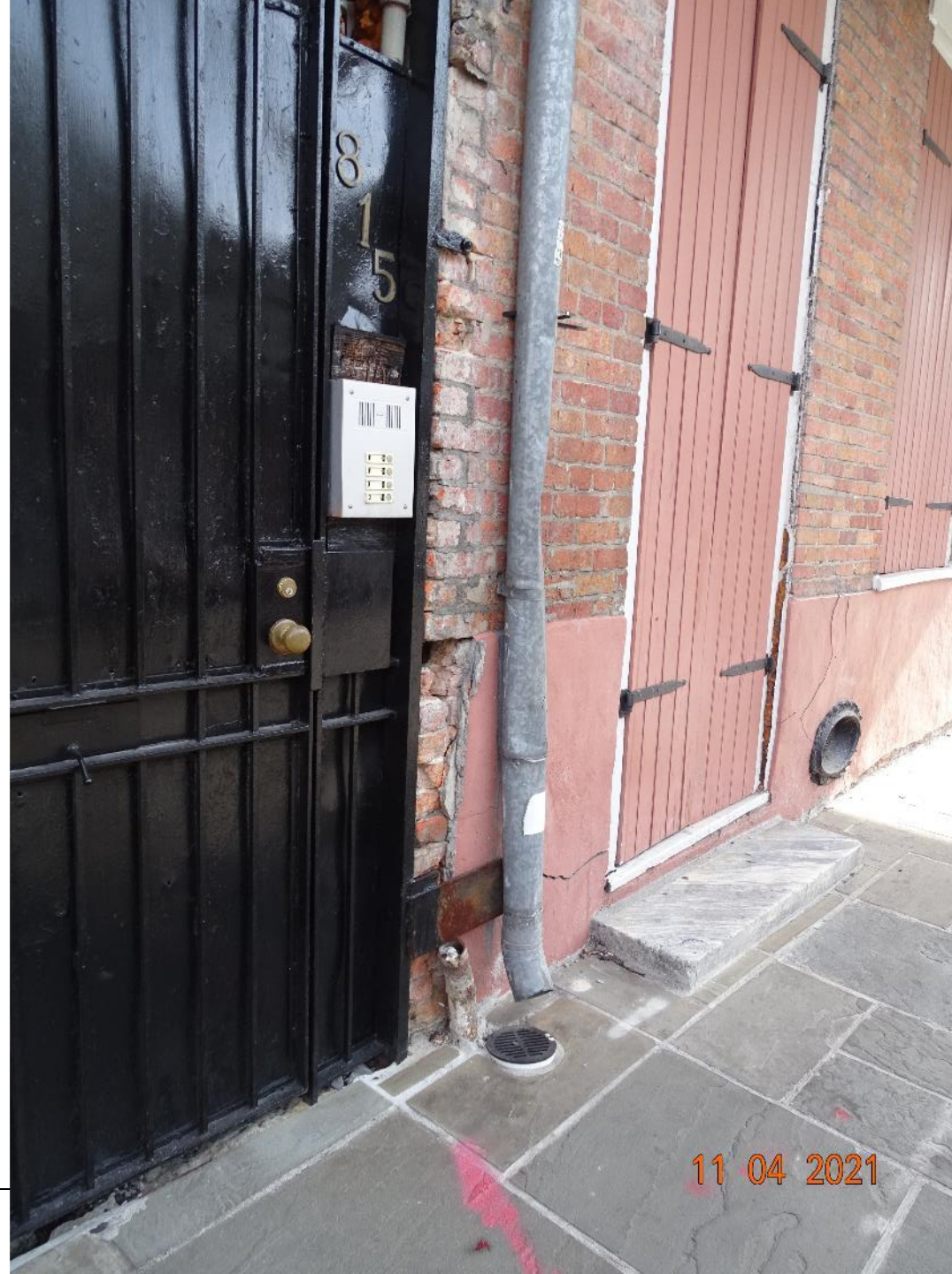
815 St. Ann

Vieux Carré Commission

August 17, 2022







815 St. Ann

Vieux Carré Commission

August 17, 2022







815 St. Ann

Vieux Carré Commission

August 17, 2022







815 St. Ann – 1<sup>st</sup> Floor Interior



815 St. Ann – 1<sup>st</sup> Floor Interior  
Vieux Carré Commission

11 04 2021

August 17, 2022







815 St. Ann – 1<sup>st</sup> Floor Interior



11 04 2021

815 St. Ann – 1<sup>st</sup> Floor Interior

Vieux Carré Commission

August 17, 2022







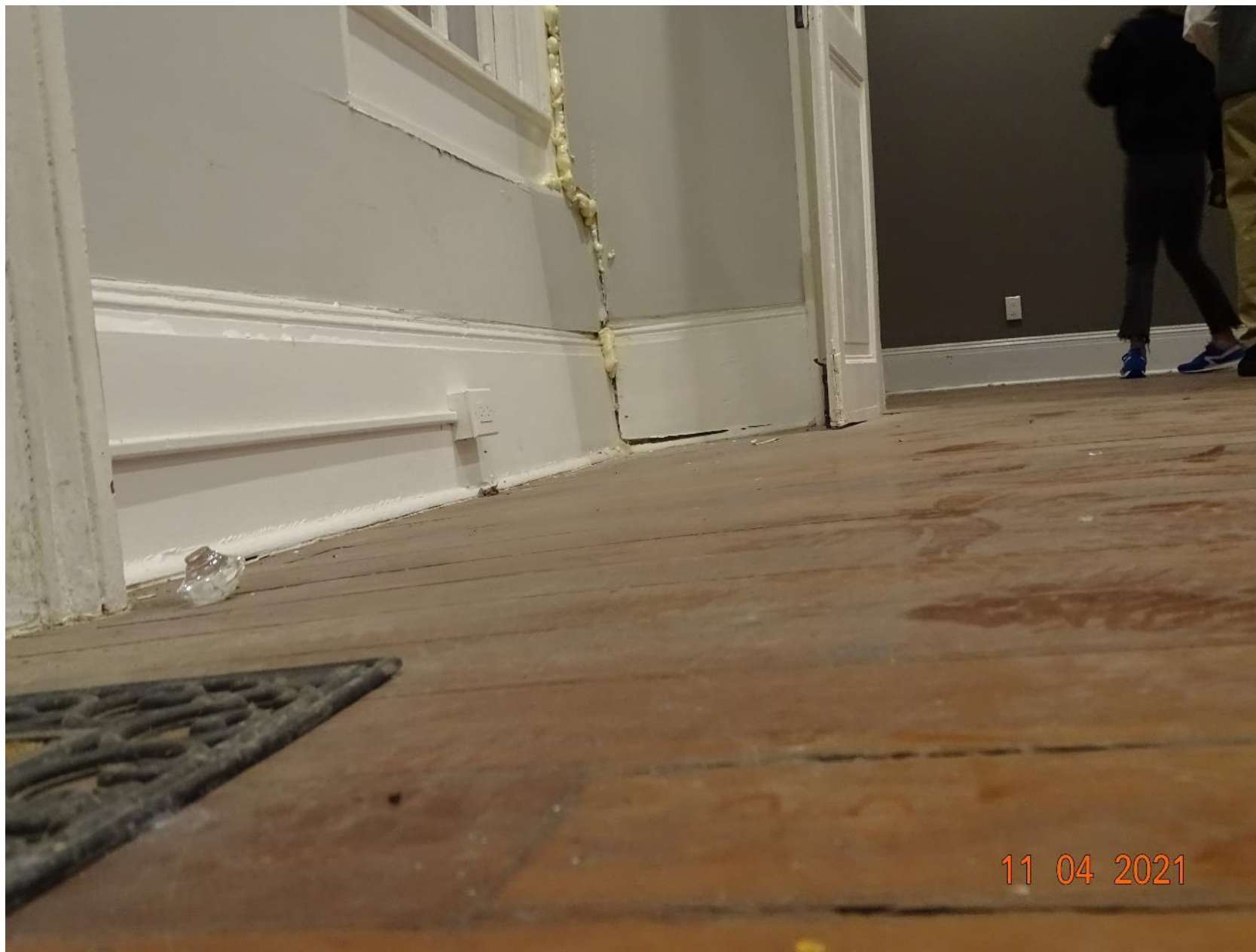
11 04 2021

815 St. Ann – 1<sup>st</sup> Floor Interior

Vieux Carré Commission

August 17, 2022





815 St. Ann – 1<sup>st</sup> Floor Interior





815 St. Ann – 1<sup>st</sup> Floor Interior  
Vieux Carré Commission

11 04 2021

August 17, 2022



815 St. Ann – 1<sup>st</sup> Floor Interior  
Vieux Carré Commission



11 04 2021

August 17, 2022







815 St. Ann – 1<sup>st</sup> Floor Interior



815 St. Ann – 1<sup>st</sup> Floor Interior





815 St. Ann – 1<sup>st</sup> Floor Interior





815 St. Ann – 1<sup>st</sup> Floor Interior





815 St. Ann – 1<sup>st</sup> Floor Interior

815 St. Ann – 1<sup>st</sup> Floor Interior  
Vieux Carré Commission



02 17 2022

August 17, 2022







815 St. Ann – 1<sup>st</sup> Floor Interior  
Vieux Carré Commission

02 17 2022

August 17, 2022





815 St. Ann – 1<sup>st</sup> Floor Interior





815 St. Ann – 1<sup>st</sup> Floor Interior





815 St. Ann – 1<sup>st</sup> Floor Interior

Vieux Carré Commission

August 17, 2022





815 St. Ann – 2<sup>nd</sup> Floor Interior  
Vieux Carré Commission



August 17, 2022





815 St. Ann – 2<sup>nd</sup> Floor Interior

Vieux Carré Commission

August 17, 2022







815 St. Ann – 2<sup>nd</sup> Floor Interior



11 04 2021

815 St. Ann – 2<sup>nd</sup> Floor Interior

Vieux Carré Commission

August 17, 2022





815 St. Ann – 2<sup>nd</sup> Floor Exterior  
Vieux Carré Commission



August 17, 2022





815 St. Ann – 2<sup>nd</sup> Floor Exterior

Vieux Carré Commission

02 17 2022

August 17, 2022







815 St. Ann – 2<sup>nd</sup> Floor Exterior





815 St. Ann – 2<sup>nd</sup> Floor Exterior  
Vieux Carré Commission

02 17 2022

August 17, 2022







815 St. Ann – 2<sup>nd</sup> Floor Exterior





815 St. Ann

Vieux Carré Commission

August 17, 2022







815 St. Ann

Vieux Carré Commission

August 17, 2022





Established 1840  
PHONE 504-488-2671 \* FAX 504-482-2862  
3319 ORLEANS AVENUE \* P.O. BOX 19737  
NEW ORLEANS, LA 70179-0737  
[www.abrybrothers.com](http://www.abrybrothers.com)  
LA CONTRACTORS LICENSE NO. 26319

May 18, 2021

William Wolf  
Yazoo Restorations, LLC  
7611 Maple St  
New Orleans, LA 70118

An initial inspection was conducted at: **815 St. Ann Street NOLA 70116**

As per your request, a visual inspection was conducted at the above address. The purpose of the inspection was to develop a cost estimate for structural shoring at the site.

We are pleased to quote a cost range of \$65,000.00 to \$68,000.00.

The price is based on the following scope of work:

- ❖ Shoring the interior framing from the ground up to the roof, the balcony and the balcony roof to allow removal of the front masonry wall. The removal is to be done by others.
- ❖ Installing a new foundation under the removed wall.

The quote **does not include** the demo or removal of the wall or any finishes that need to be replaced. It **does not include** rebuilding of the wall.

If you should require further information and/or a contract to make the necessary repairs, please let us know.

Thank you for contacting **ABRY BROTHERS, INC.** for your raising/shoring/leveling requirements.

Sincerely,

H. Greg Abry

815 St. Ann

Vieux Carré Commission

August 17, 2022



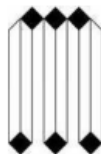












**MORPHY, MAKOFSKY, INC.**  
CONSULTING ENGINEERS  
336 N. Norman C. Francis Parkway  
New Orleans, LA 70119  
P:504/488-1317 F:504/488-0924  
www.mmi-eng.com

Jamie L. Saxon  
Jonathan A. Sofranko  
H. Stephan Bernick

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June 27, 2022

John Williams  
Williams Architects  
824 Baronne Street  
New Orleans, LA 70113

RE: 815 St Ann Street  
New Orleans, La.

Dear Mr. Williams,

We are writing this letter to explain that the front façade wall will need to be rebuilt. The existing building is two stories tall with wood framing at the 1st, 2nd and roof levels. The exterior walls are multi-wythe, load bearing, clay masonry brick walls. The front of the building abuts onto St. Ann Street. The floor joists appear to span in the direction parallel with the street.

At the time of our inspection, Tuesday, October 27, 2020, we could see displacement of the front façade wall and cracking in the masonry wall. The footing was damaged due to the ongoing construction. See attached photos. The lower section of the wall has the outer wythe of masonry tilting outwards, the inner wythes tilt inwards and the masonry towards the Dauphine Street side has cracked and begun to separate. The front wall has actually buckled which occurred when the footing under the front wall was undermined and likely rotated. Above the second floor we can also see significant horizontal movement across the wall resulting in large cracks above and adjacent to the windows. In addition, the front wall is separating from the side and central walls.

In consideration that the lower half of the wall needs to be removed to allow for the total replacement of the footing and rebuilding of the lower section of the wall. To shore the front wall needle beams need to be placed thru the wall above the windows of the first level. This will remove a significant portion of the wall. All the masonry below these needle beam will need to be replaced as it has suffered damage and the wythes have separated. The upper wall also has significant issues. The sections at each end have significant cracks above the second level windows and thru the outer jambs each side. These sections of masonry have moved outwards. These sections cannot be safely shored and need to be rebuilt. See attached elevation with notes.

When considering that wall sections are removed to allow for needle beam installation, the lower half of the wall below the needle beams has to be rebuilt, the two outer masonry piers at the second level and corresponding section of masonry above this outer windows will also be replaced, then only the upper interior piers and masonry above the two second level windows is left in place. This is an insignificant portion of the wall that would remain. Also the shoring for this small section would be above the area of footing and wall replacement, making it a very dangerous area to work.

815 St. Ann

Vieux Carré Commission

August 17, 2022





In view of this extent of work, the entire front façade will need to be removed and rebuilt. This also provides the safest means of restoration of the front façade when you consider that this wall is on the property line and close to a very busy part of the French Quarter.

Morphy Makofsky, Inc.

Yours truly

*Jamie L. Saxon.*  
Jamie Saxon, P.E.





Photo 1: DAMAGED FOOTING



Photo 3: DAMAGED/MISSING FOOTING



Photo 2: DAMAGED/MISSING FOOTING.



Photo 4: DAMAGED FOOTING.

815 St. Ann

Vieux Carré Commission

August 17, 2022







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 BRICK IN FOOTING.





815 St. Ann

Vieux Carré Commission

August 17, 2022







434-40 Bourbon



440 Bourbon

Vieux Carré Commission

August 17, 2022







440 Bourbon

Vieux Carré Commission

August 17, 2022







440 Bourbon – 1940s-50s

Vieux Carré Commission

August 17, 2022







440 Bourbon – 1940s-50s

Vieux Carré Commission

August 17, 2022





440 Bourbon – c. 1959

Vieux Carré Commission

August 17, 2022







440 Bourbon – c. 1959

Vieux Carré Commission

August 17, 2022





440 Bourbon

Vieux Carré Commission

August 17, 2022







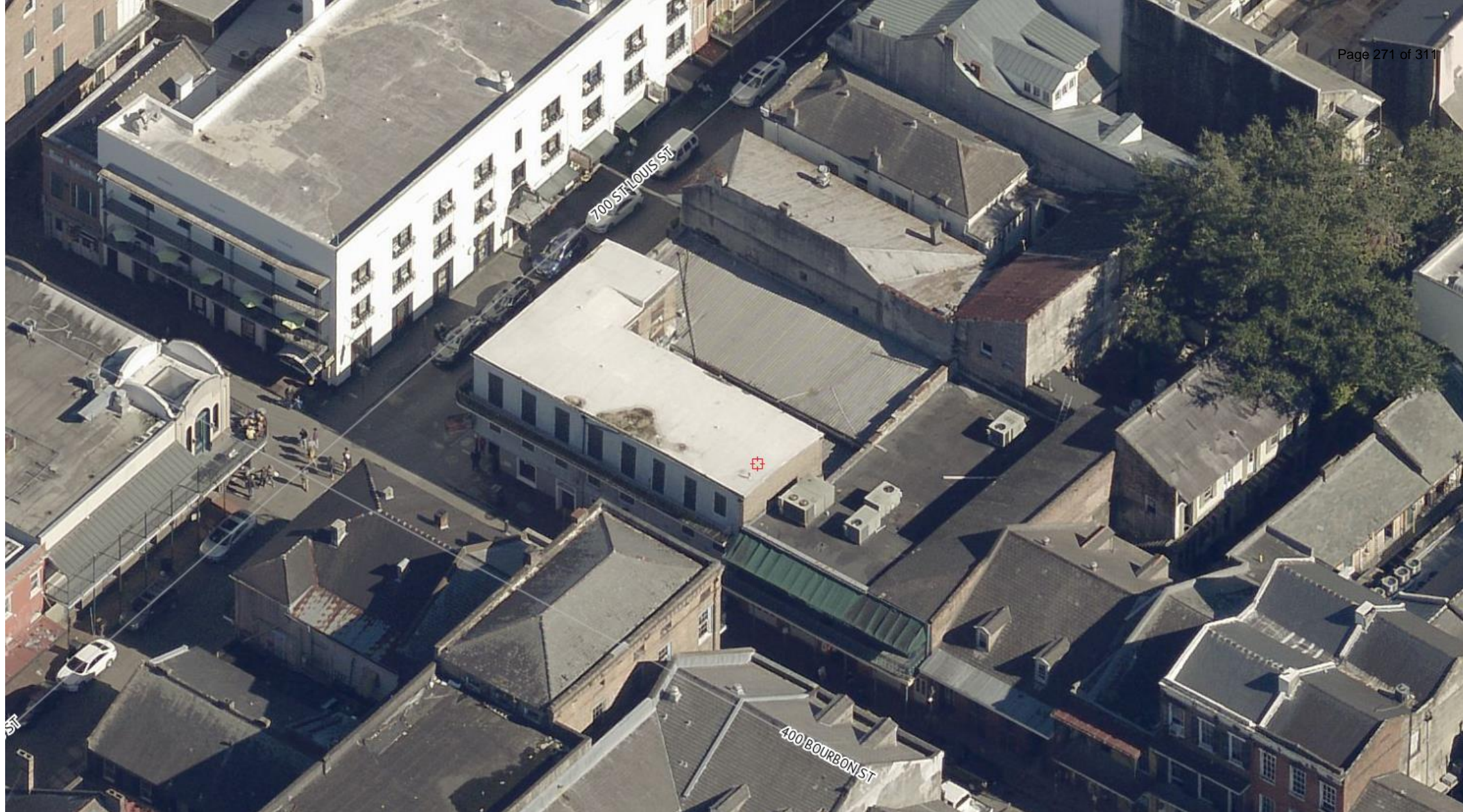
440 Bourbon

Vieux Carré Commission

August 17, 2022







440 Bourbon

Vieux Carré Commission

August 17, 2022







440 Bourbon

Vieux Carré Commission

August 17, 2022







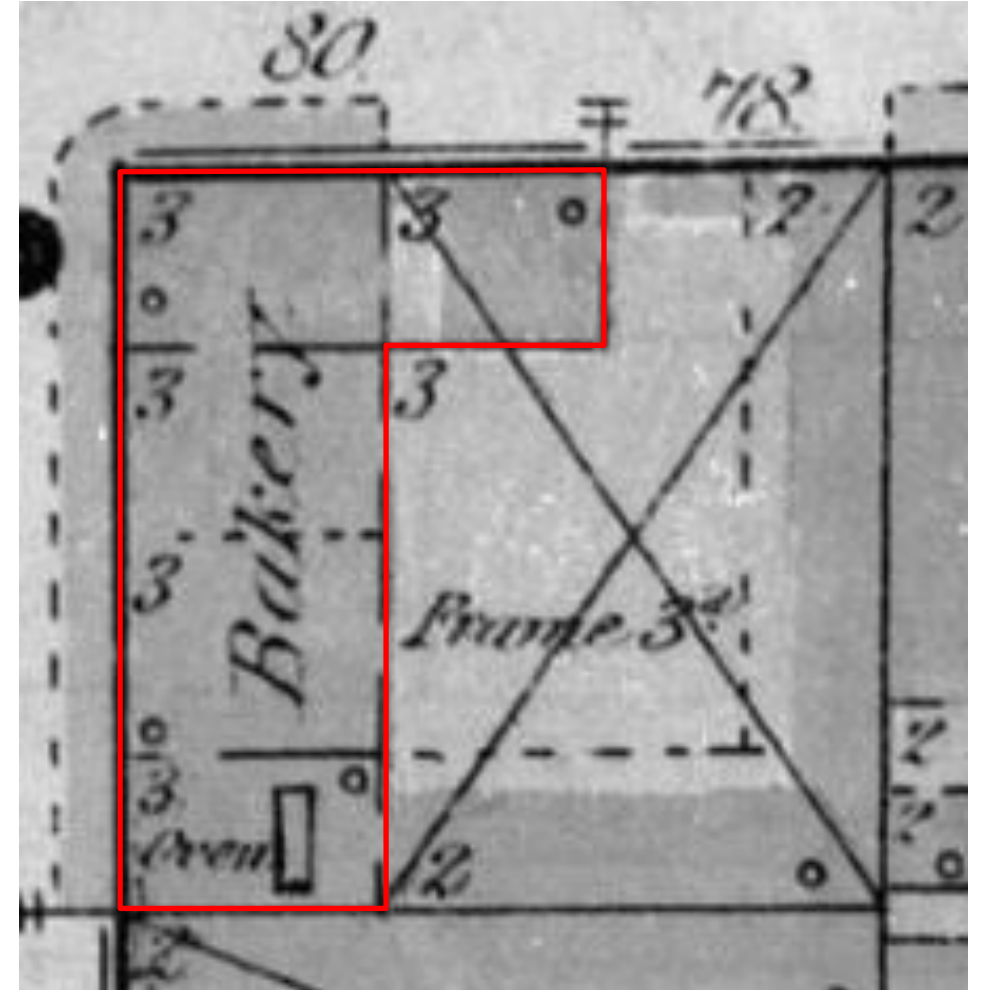
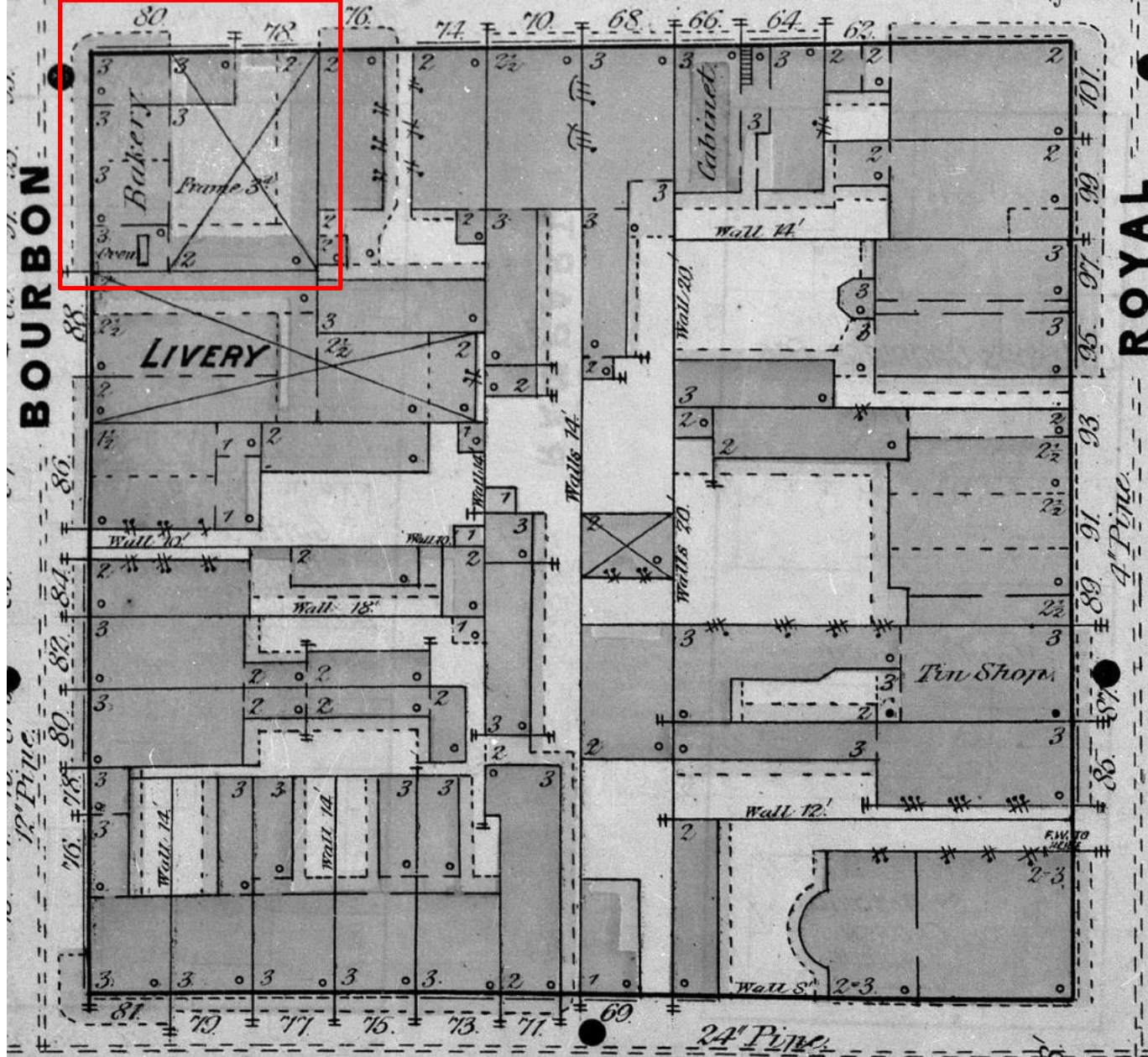
440 Bourbon

Vieux Carré Commission

August 17, 2022







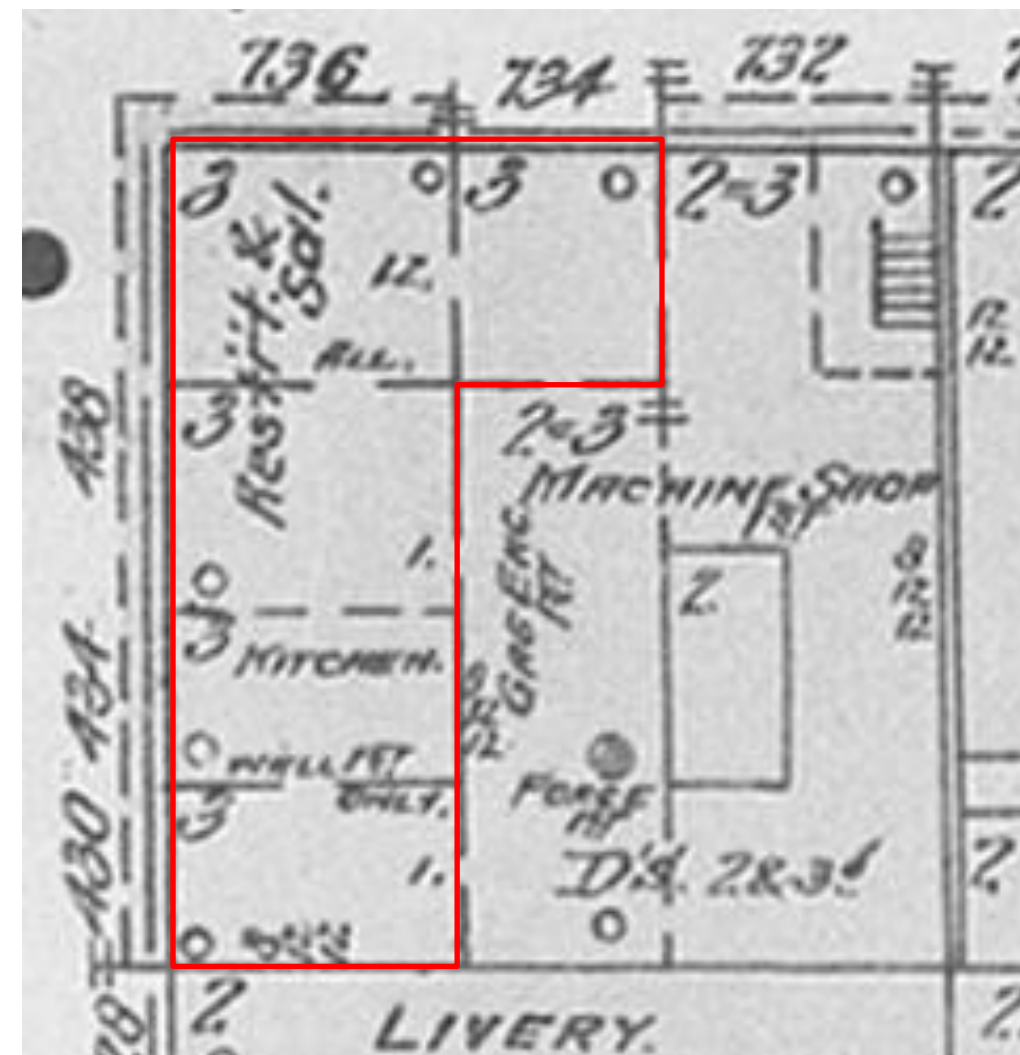
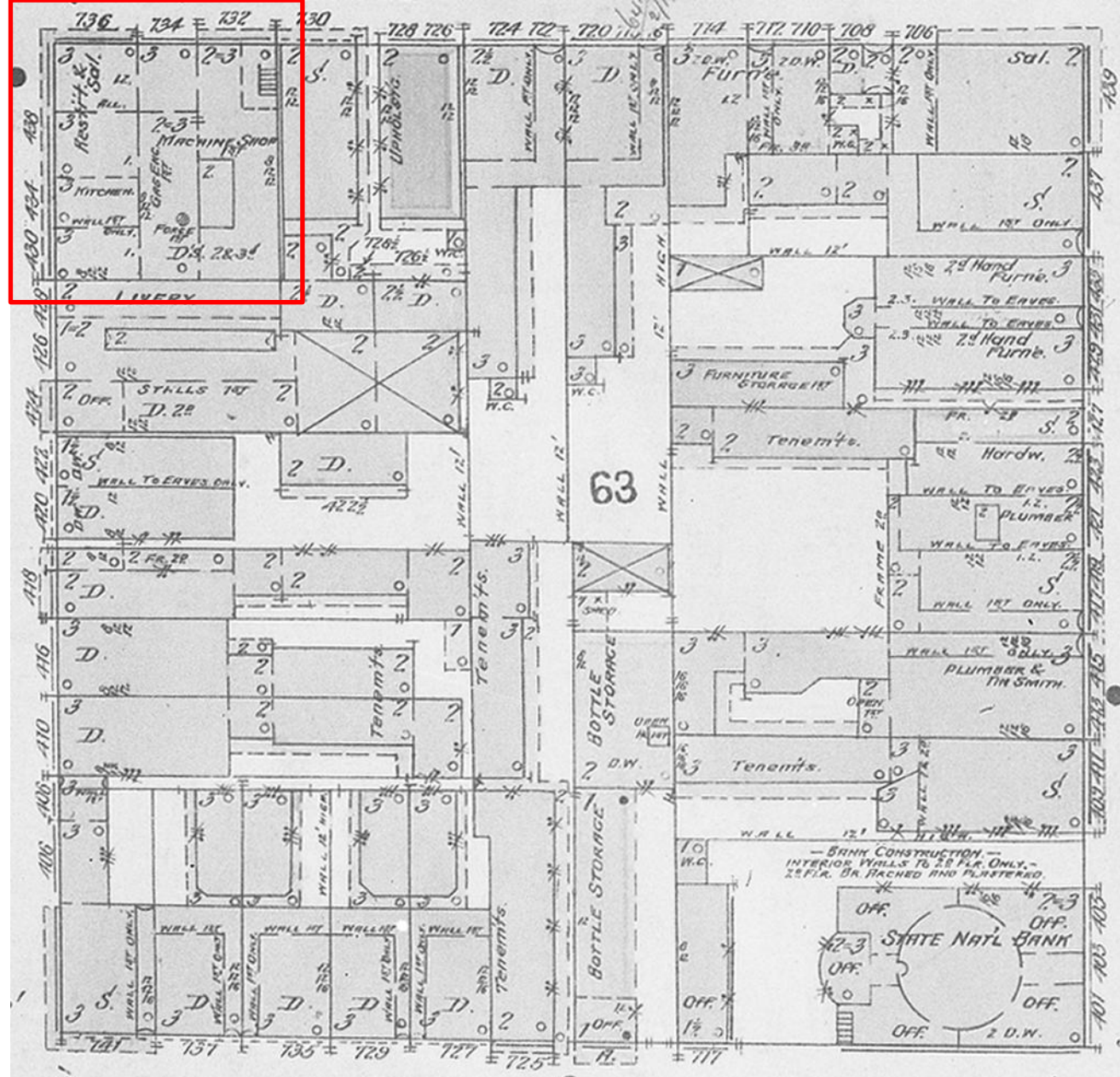
440 Bourbon – 1876 Sanborn

Vieux Carré Commission

August 17, 2022







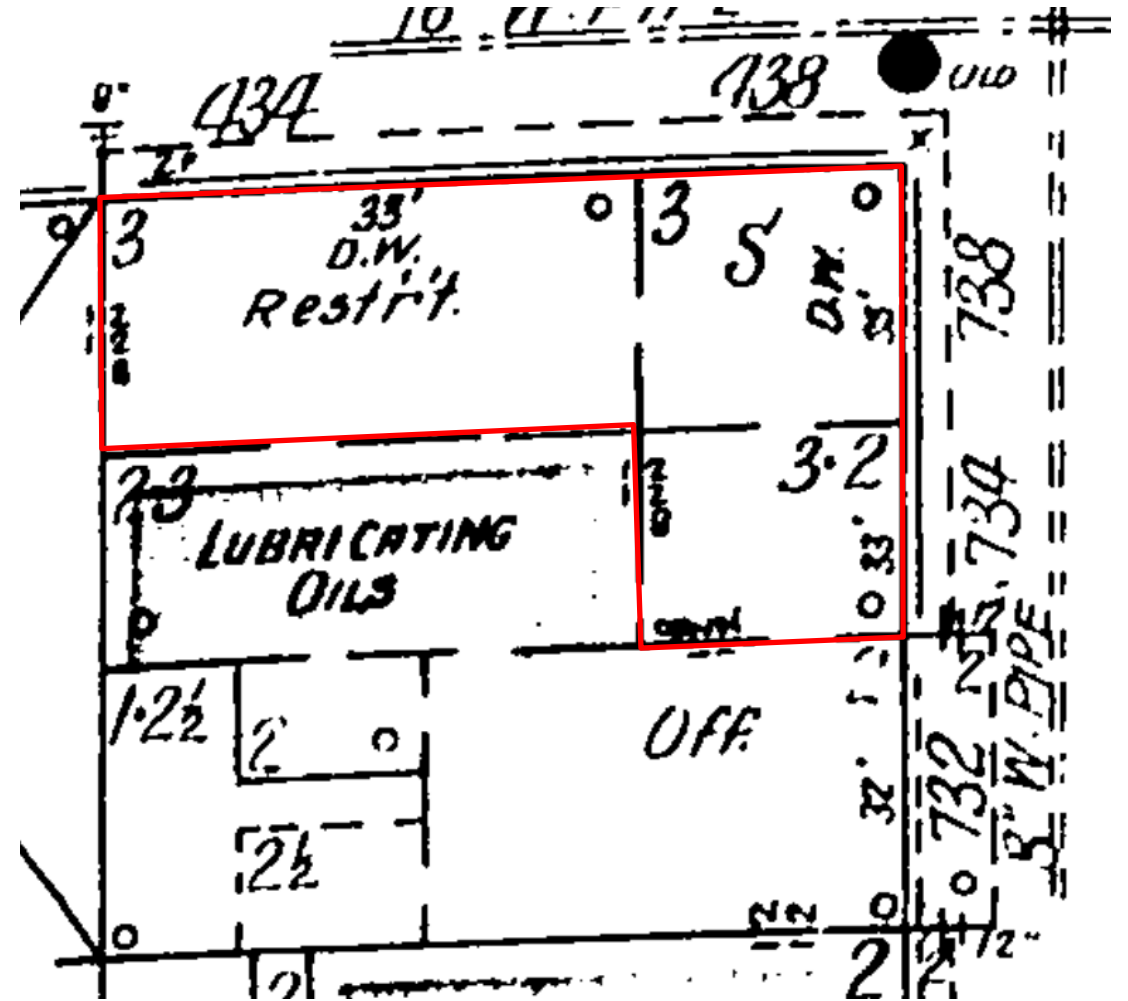
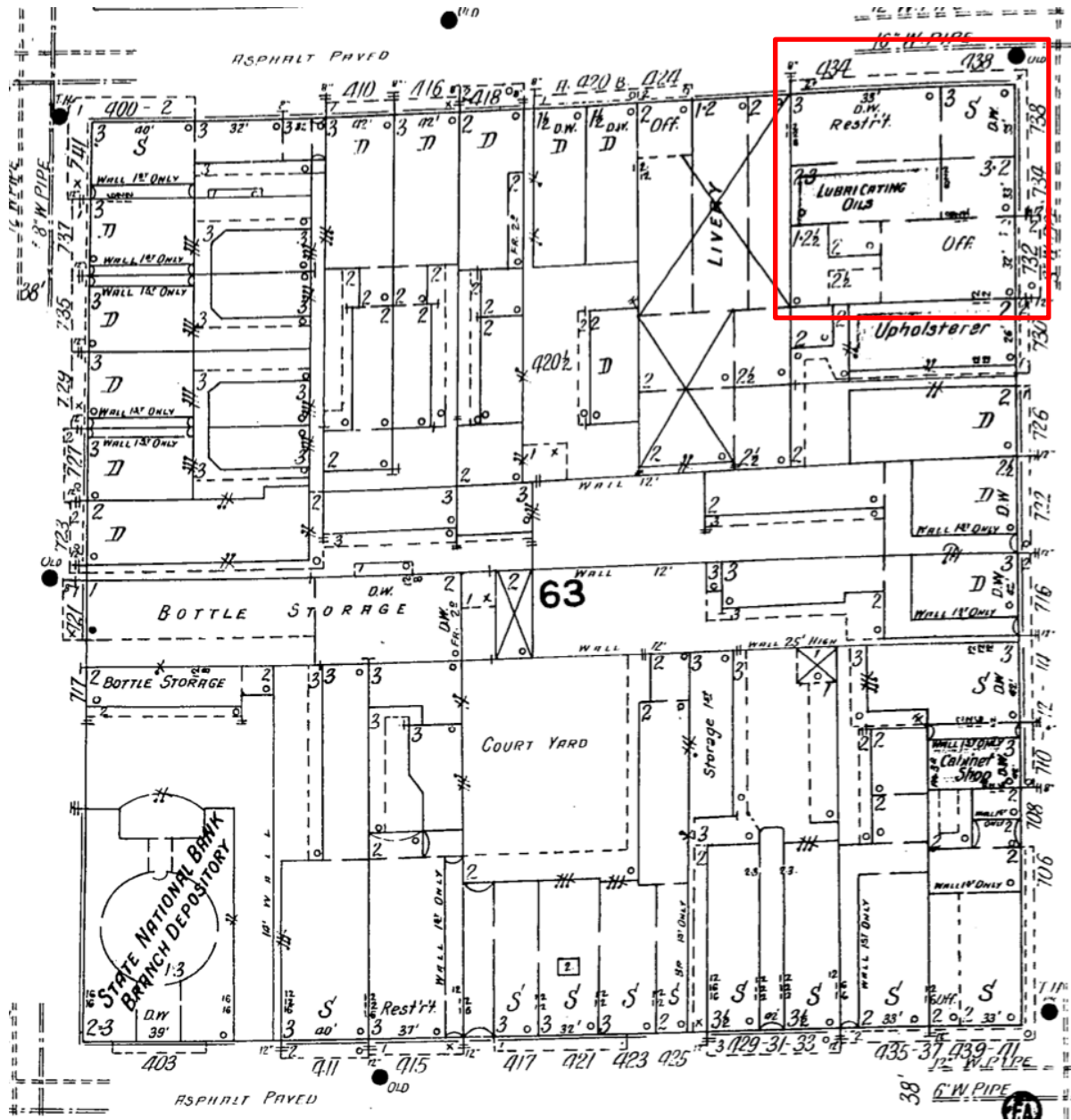
440 Bourbon – 1896 Sanborn

Vieux Carré Commission

August 17, 2022







440 Bourbon – 1908 Sanborn

Vieux Carré Commission

August 17, 2022



## Vieux Carré Commission





440 Bourbon – first floor

Vieux Carré Commission

August 17, 2022







440 Bourbon – entresol level

Vieux Carré Commission

August 17, 2022







440 Bourbon – entresol level

Vieux Carré Commission

August 17, 2022







440 Bourbon

Vieux Carré Commission

August 17, 2022







440 Bourbon

Vieux Carré Commission

August 17, 2022







440 Bourbon

Vieux Carré Commission

August 17, 2022







440 Bourbon

Vieux Carré Commission

August 17, 2022







440 Bourbon

Vieux Carré Commission

August 17, 2022







440 Bourbon

Vieux Carré Commission

August 17, 2022







440 Bourbon – third floor

Vieux Carré Commission

August 17, 2022







440 Bourbon – third floor

Vieux Carré Commission

August 17, 2022







440 Bourbon – third floor, courtyard side

Vieux Carré Commission

August 17, 2022







440 Bourbon – third floor

Vieux Carré Commission

August 17, 2022





440 Bourbon – third floor, courtyard side

Vieux Carré Commission

August 17, 2022







440 Bourbon

Vieux Carré Commission

August 17, 2022







440 Bourbon

Vieux Carré Commission

August 17, 2022







440 Bourbon

Vieux Carré Commission

August 17, 2022





440 Bourbon

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August 17, 2022





# FOR CONCEPTUAL APPROVAL ONLY

## PROPOSED EXTERIOR ALTERATIONS 440 BOURBON ST. NEW ORLEANS, LOUISIANA



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SPECIAL CONDITIONS	PROPOSED SCOPE OF WORK	SITE PLAN
<p>THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS &amp; SECURE FROM THE ARCHITECT ADDITIONAL INFORMATION IF NECESSARY, THAT MAY BE REQUISITE TO A CLEAR AND FULL UNDERSTANDING OF THE WORK.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS &amp; APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS &amp; OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.</p> <p>ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL AND STATE GOVERNING AUTHORITIES.</p>	<ol style="list-style-type: none"> <li>ADD 2 FLOORS TO THE REAR OF THE 1 STORY PORTION OF THE BUILDING ON THE ST. LOUIS ST. SIDE, WITH A NEW GALLERY ON THE 2ND FLOOR LEVEL AND A BALCONY ON THE 3RD FLOOR LEVEL ONLY ON THE REAR ST. LOUIS ST. PORTION.</li> <li>REMOVE THE CORNER COLUMN AT FRONT ENTRANCE, GROUND LEVEL.</li> <li>RESTORE EXISTING OPENINGS ON THE GROUND LEVEL WHICH HAVE BRICK FILL.</li> </ol>	<p><b>ST. LOUIS STREET</b></p> <p><b>BOURBON STREET</b></p> <p><b>SITE PLAN</b> APPROX. SCALE: 1" = 20'-0"</p> <p>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 CODES AND CITY REQUIREMENTS.</p> <p>SIGNED: <i>[Signature]</i> DATE: 08/30/22 VCC NO. 2025</p>
<p><b>PREPARATION AND SAFETY</b></p> <p>PERFORM ALL WORK IN A SAFE AND ORDERLY MANNER, AVOIDING HAZARDOUS CONDITIONS WHEREVER POSSIBLE.</p> <p>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.</p> <p>ERECT SUITABLE BARRIERS AROUND HAZARDOUS DEMOLITION AREAS TO DETOUR PEDESTRIAN TRAFFIC AND PREVENT NORMAL ACCESS TO SUCH AREAS BY UNAUTHORIZED PERSONS.</p> <p>PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE SAFETY CODES AND STANDARDS.</p> <p>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.</p>	<p><b>BUILDING AREAS/ HEIGHT</b></p> <p><b>EXISTING:</b> GROUND FLOOR 5445 SF 2ND FLOOR 2340 SF 3RD FLOOR 2340 SF <b>TOTAL 10,125 SF 32'-8" +/- HIGH</b></p> <p><b>NEW:</b> 2ND FLOOR 3101 SF 3RD FLOOR 3101 SF <b>TOTAL 6202 SF 37'-6" +/- HIGH (TOP OF REAR PORTION)</b></p>	
<p><b>RENOVATION NOTES</b></p> <p>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.</p> <p>WHERE EXISTING BEARING WALLS, BEAM OR ANY OTHER STRUCTURAL SUPPORT OF THE EXISTING BUILDING IS BEING REMOVED, CONTRACTOR SHALL DO ALL NECESSARY SHORING, BRACING, JACKING, ETC., AS REQUIRED TO MAINTAIN THE SAFETY OF THE STRUCTURE, WORKERS, AND THE GENERAL PUBLIC. NO STRUCTURAL MEMBERS SHALL BE CUT WITHOUT PRIOR APPROVAL.</p> <p>WHEN ANY PART OF THE STRUCTURE IS OPEN TO THE EXTERIOR, PROTECT INTERIOR FROM WIND, STORM, RAIN, AND VANDALISM.</p> <p>PROTECT PEDESTRIAN RIGHT OF WAY IN AREA OF WORK.</p> <p>USE ONLY NEW MATERIALS WITH UL LABEL WHERE APPLICABLE. (EXCEPT AS NOTED)</p>	<p><b>ZONING</b></p> <p>SQUARE 63 LOT 12 74' X 75'</p> <p><b>ZONING: VCE</b> MAX. HEIGHT: 50' MAX. F.A.R.: NONE MIN. PERMEABLE AREA: NONE</p>	
<p><b>AS-BUILT VERIFICATION</b></p> <p>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.</p>		



PROPOSED EXTERIOR ALTERATIONS TO  
**440 BOURBON ST.**  
NEW ORLEANS, LA

**ISSUED**

DATE: 05/26/22  
BY: [Signature]  
TO: [Signature]

**NOTATIONS**

1. RE-NEW VCC COMMENTS  
2. RE-DO GALLERY REMOVED

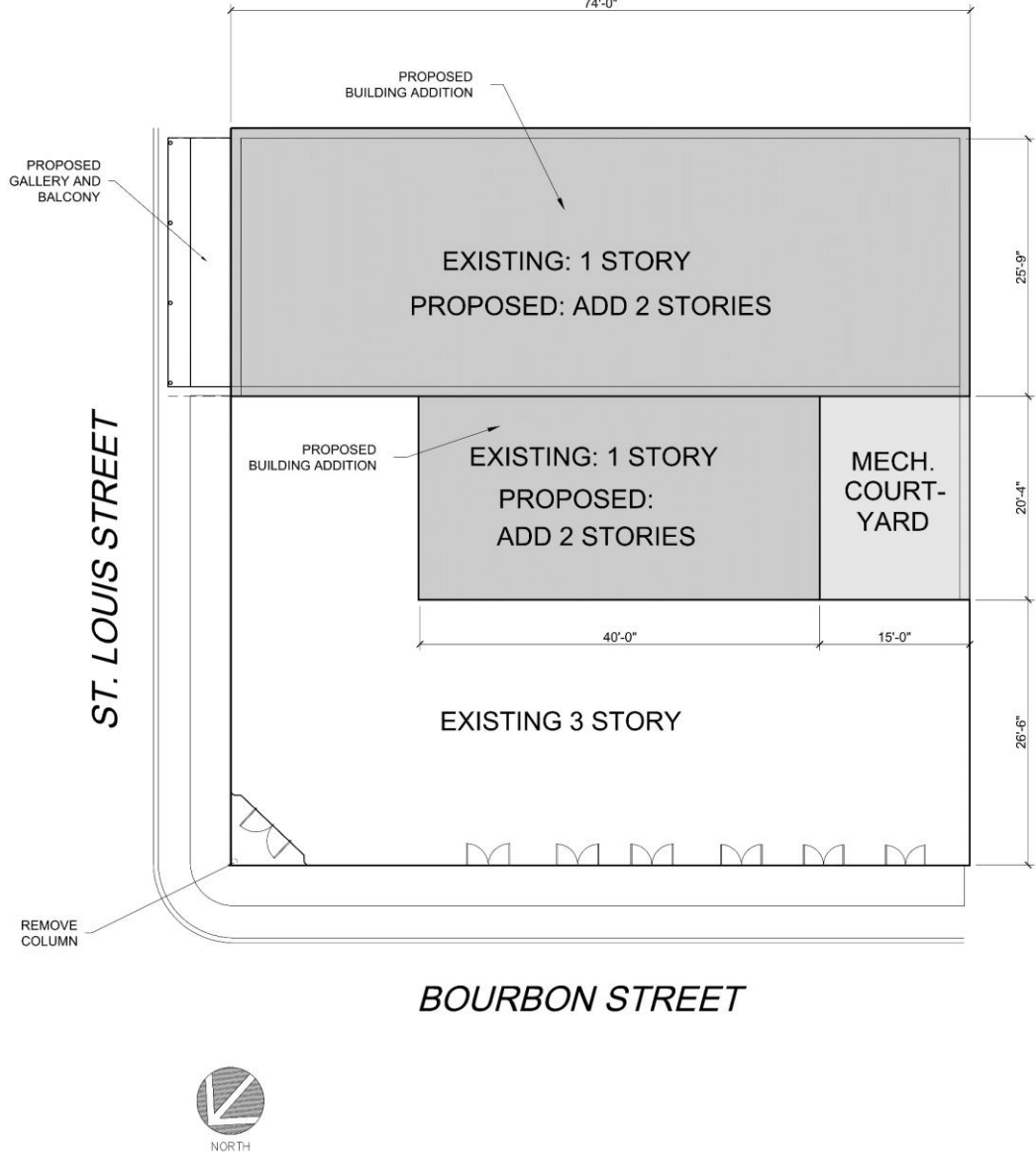
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VCC1

440 Bourbon

Vieux Carré Commission

August 17, 2022



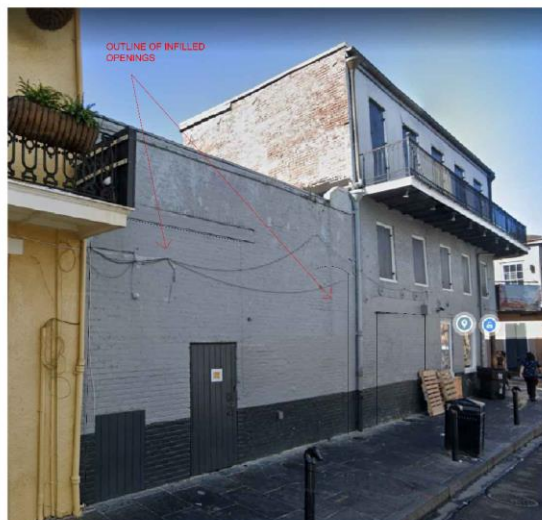


**SITE PLAN**  
APPROX. SCALE: 1"= 20'-0"

THESE PLANS AND SPECIFICATIONS HAVE BEEN  
PREPARED BY ME OR UNDER MY CLOSE SUPERVISION  
AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF,  
THEY COMPLY WITH ALL LOCAL CODES AND  
REGULATIONS.







ST. LOUIS ST. VIEW - EXISTING



CORNER VIEW - EXISTING



BOURBON ST. VIEW - EXISTING

**MOUTON LONG TURNER**  
ARCHITECTS

601 Poydras Avenue  
Suite 200  
Metairie, LA 70005  
504.838.8091  
www.moutonlong.com



ST. LOUIS ST. VIEW - PROPOSED

1. RESTORE EXISTING OPENINGS ON GROUND LEVEL.
2. NEW 3 STORY STRUCTURE
3. NEW GALLERY AND BALCONY.



CORNER VIEW - PROPOSED

1. REMOVE CORNER COLUMN AT FRONT ENTRANCE.
2. CLEAN UP AND RESTORE EXISTING EXTERIOR FACADE.



BOURBON ST. VIEW - PROPOSED

1. REMOVE CORNER COLUMN AT FRONT ENTRANCE.
2. CLEAN UP AND RESTORE EXISTING EXTERIOR FACADE.

PROPOSED EXTERIOR ALTERATIONS TO  
**440 BOURBON ST.**  
NEW ORLEANS, LA

Issued

Date: \_\_\_\_\_ Revisions: \_\_\_\_\_

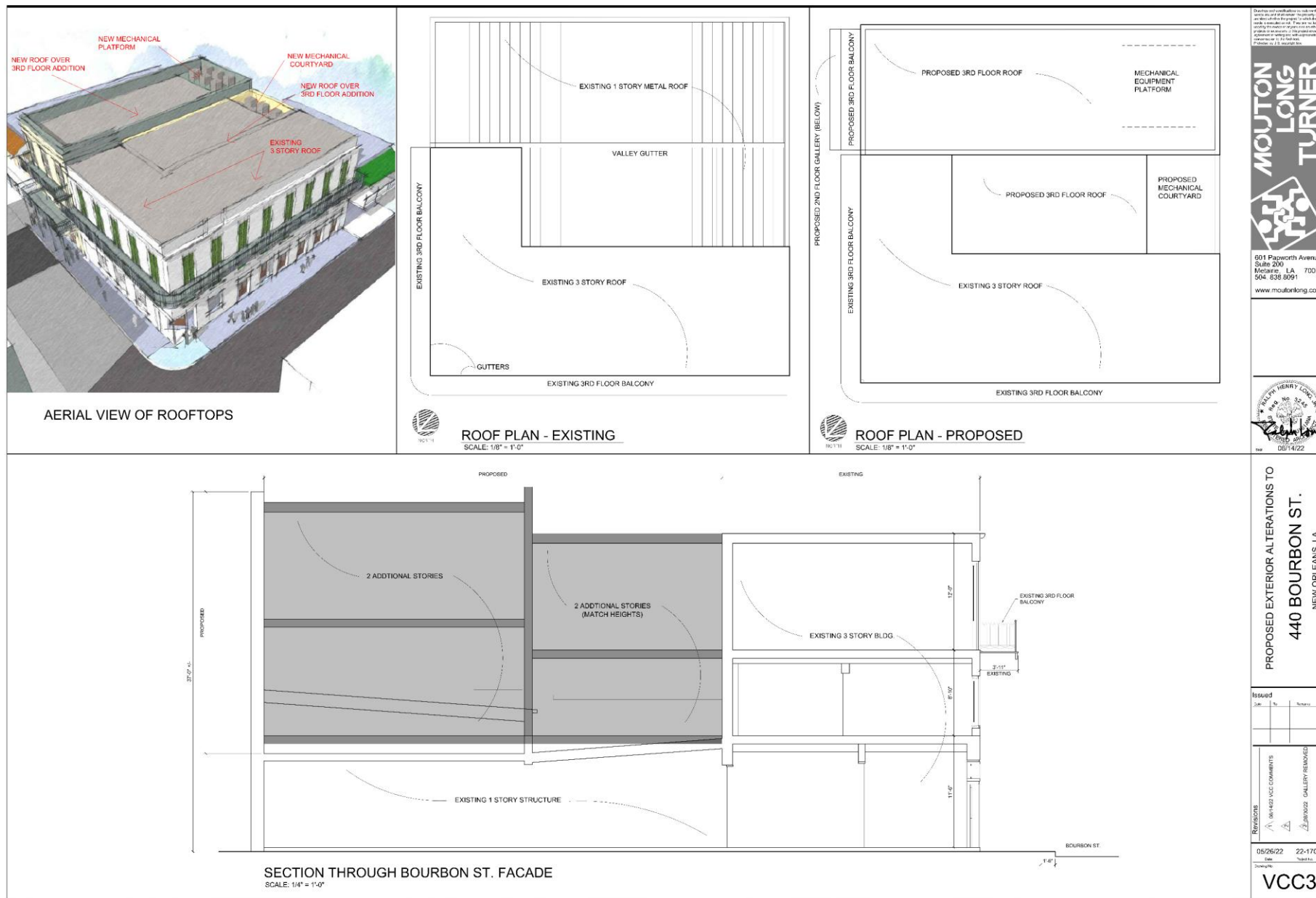
Revisions

05/28/22 22:1709

05/28/22 22:1709

VCC2





440 Bourbon

Vieux Carré Commission

August 17, 2022

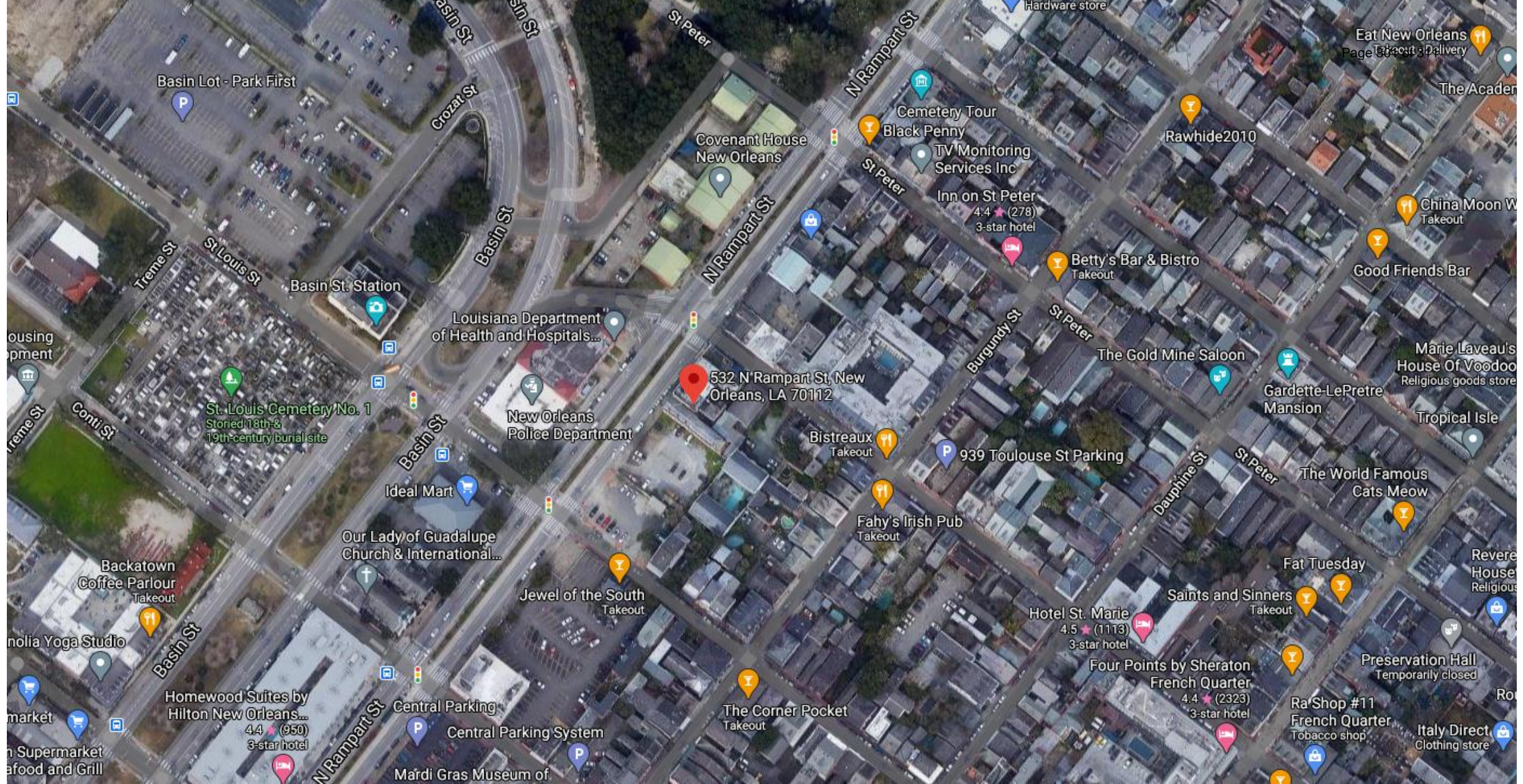






**532-534 N Rampart**





532 N Rampart

Vieux Carré Commission

August 17, 2022







532 N Rampart

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August 17, 2022





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August 17, 2022







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August 17, 2022







532 N Rampart

Vieux Carré Commission

05 01 2020

August 17, 2022





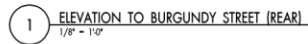


532 N Rampart

Vieux Carré Commission

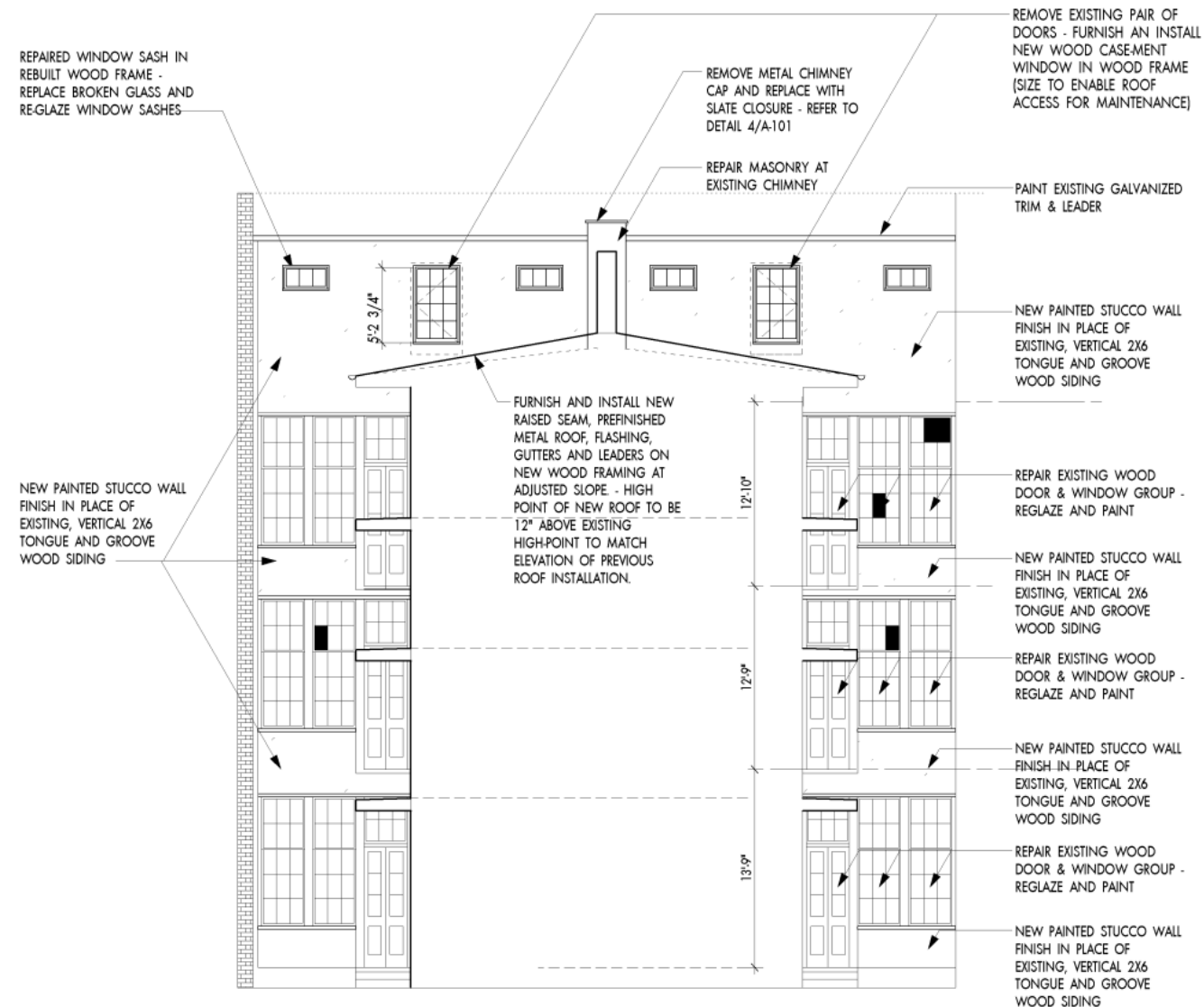
August 17, 2022





August 17, 2022





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ELEVATION AT WOOD WALL TO COURTYARD

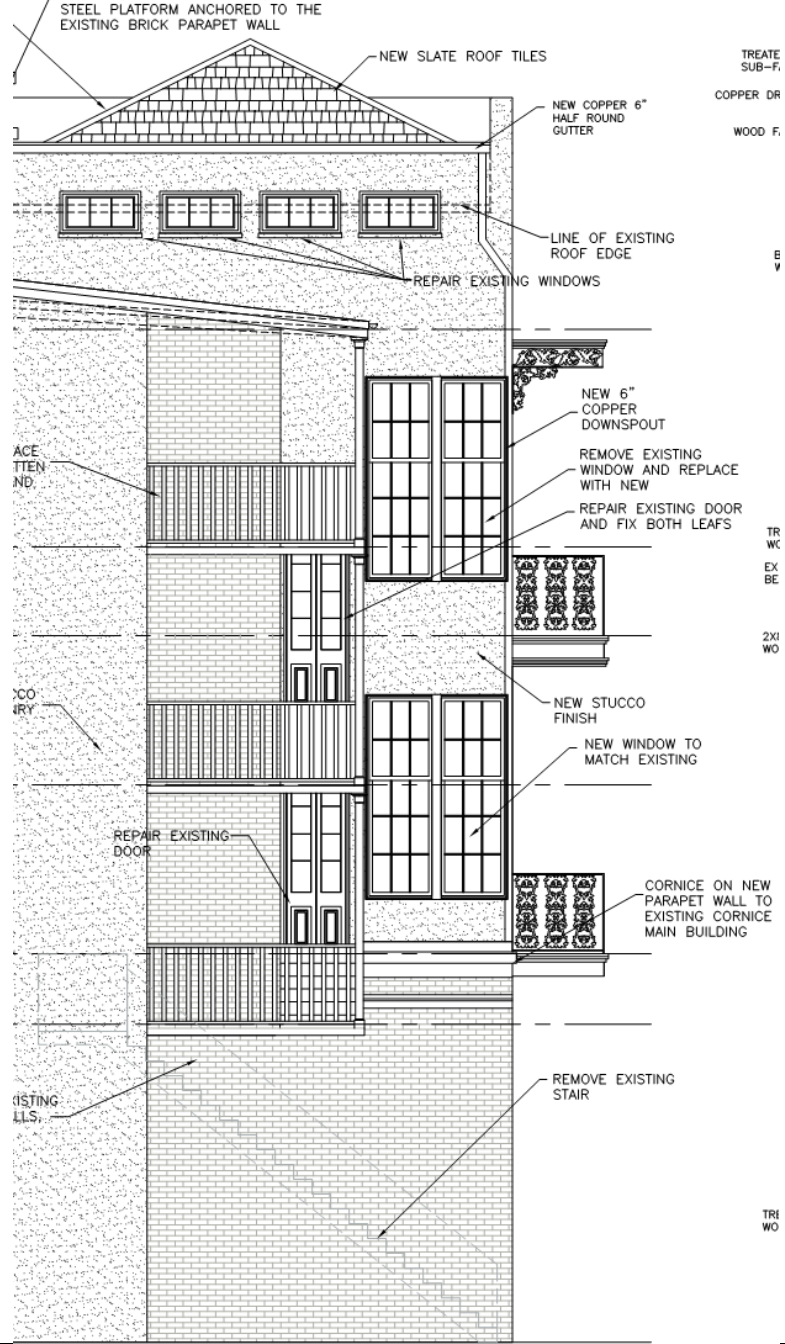
1/8" = 1'-0"

532 N Rampart

Vieux Carré Commission

August 17, 2022





532 N Rampart – 540 N Rampart Approved Plans

Vieux Carré Commission

ATTACHMENTS

August 17, 2022

