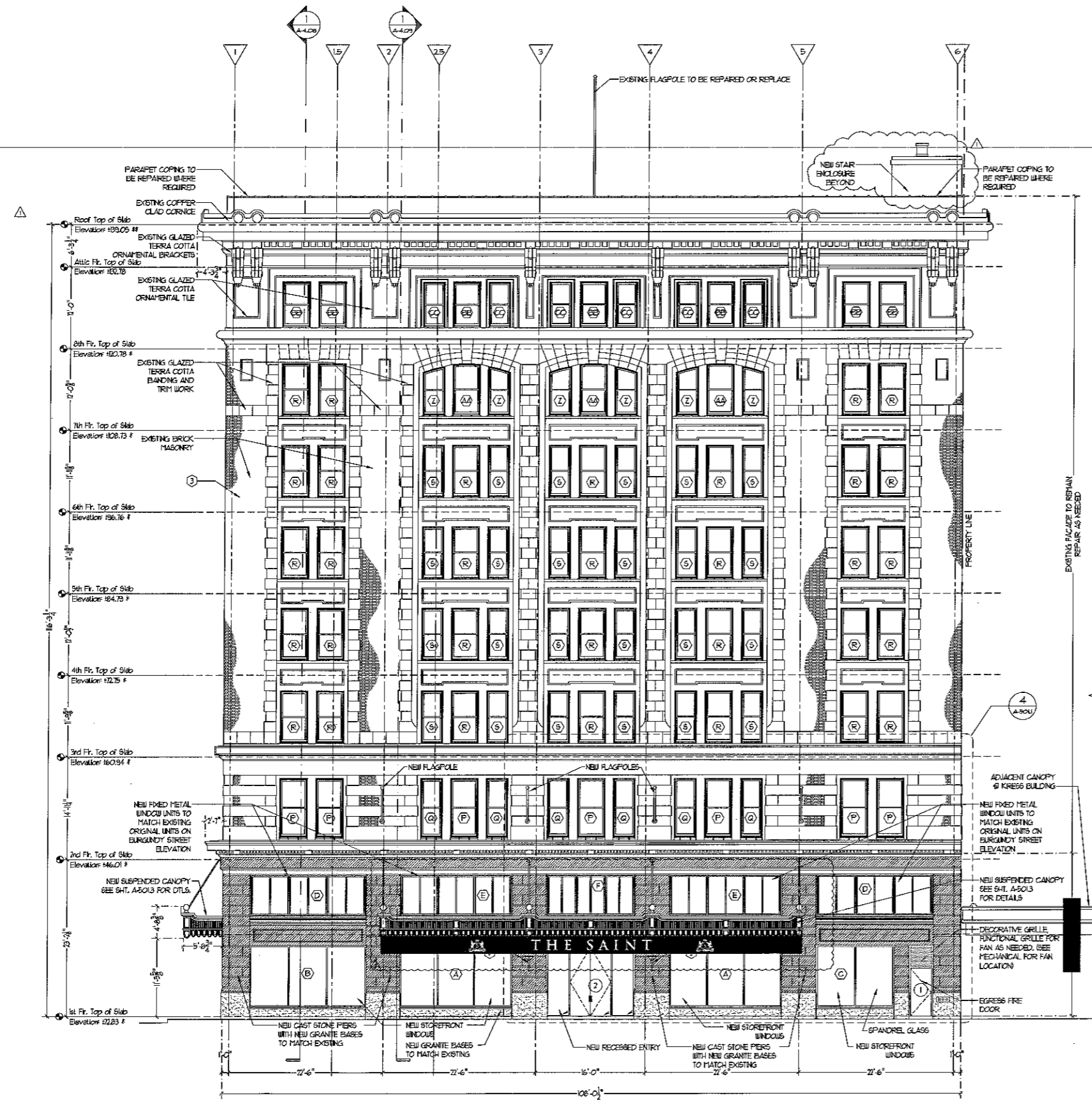


GENERAL NOTES: Exterior Restoration & Waterproofing

IMPORTANT: REFER TO CONTRACTOR FOR EXACT LOCATIONS OF ALL BELOW MENTIONED RESTORATION ISSUES.

- 1.) NOT USED.
- 2.) AFTER REMOVING ALL IN-FILL AND PANEL SYSTEMS COVERING WINDOWS, IF WINDOWS WERE REMOVED PRIOR TO INFILL OR COVERING, NEW UNITS WILL BE INSTALLED TO MATCH EXISTING ORIGINAL UNITS. EXISTING WOOD WINDOW SASHES AND SILLS TO BE REMOVED. EXISTING WOOD FRAMES TO BE RECLADDED WITH NEW ALUMINUM FRAMED AND SASHES. EXISTING MEZZANINE WINDOWS WILL BE SERVICED, CLEANED, AND REPAINTED OR REPLACED WITH LIKE WINDOWS AS SCHEDULED.
- 3.) CLEAN ALL EXTERIOR MASONRY AND TERRA COTTA WITH A MILD LIGHT DUTY RESTORATION CLEANER. SAMPLES WILL HAVE TO BE APPROVED BY THE STATE HISTORIC PRESERVATION OFFICE. NOTE THAT GLASS IS SCHEDULED TO REMAIN AND WILL HAVE TO BE PROTECTED. THE WATER PRESSURE USED TO REMOVE THE CLEANER CAN NOT EXCEED 300 PSI. THE CLEANER WILL BE PROSOCCO, DIEDRICH OR APPROVED EQUAL.
- 4.) REMOVE COATING ON ANY COATED TERRA COTTA AND GRANITE. DO NOT EXCEED 300 PSI TO REMOVE STRIPPER. ACCEPTABLE STRIPPER AS MANUFACTURED BY JAHN CORP OR APPROVED EQUAL.
- 5.) TUCKPOINT MASONRY JOINTS 100% IN THE COURTYARD AND ROOF LEVEL ELEVATIONS. TESTING SHALL BE PERFORMED TO MATCH EXISTING JOINTS PER STATE HISTORIC PRESERVATION GUIDELINES. JOINTS SHALL BE RAKED OUT BY HAND SO AS NOT TO DAMAGE EXISTING BRICK. THE DEPTH SHALL BE 2 1/2 TIMES THE WIDTH OF THE JOINT. AT REMAINING FACADES THE DETERIORATED MORTAR JOINTS WILL BE HAND RAKED AND REPOINTED AS NEEDED.
- 6.) A) REPAIR EXISTING BRICK WITH JAHN RESTORATION MORTARS. COLOR AND TEXTURE SHALL MATCH EXISTING PER APPROVAL OF THE STATE HISTORIC PRESERVATION OFFICE.
B) REPLACEMENT OF MISSING AND SEVERELY DAMAGED BRICK SHALL MATCH EXISTING MASONRY UNITS. REPLACEMENT BRICK MUST HAVE APPROVAL OF STATE HISTORIC PRESERVATION OFFICE PRIOR TO INSTALLATION.
- 7.) REMOVE MISCELLANEOUS NON-STRUCTURAL OR UNUSED METAL ANCHORS WHERE NEEDED. PATCH RESULTING OPENINGS WITH JAHN RESTORATION MORTARS OR APPROVED EQUAL. MATCHING COLOR OF ADJOINING MATERIAL.
- 8.) REMOVE TAR FROM TERRA COTTA FACE AND SKYWARD JOINTS. TESTING SHALL BE PERFORMED TO DETERMINE THE BEST MATERIALS. WATER PRESSURE NOT TO EXCEED 300 PSI.
- 9.) CUT OUT WINDOW PERIMETERS AND RE-CAULK WITH SIKA 2C TWO-PART SEALANT. COLOR TO BE SELECTED BY OWNER AND/OR ARCHITECT.
- 10.) REPLACE MISSING OR BADLY DAMAGED TERRA COTTA WITH NEW CAST STONE PIECES TO MATCH EXISTING IN PROFILE, TEXTURE AND COLOR.
- 11.) REPAIR CRACKED PIECES OF TERRA COTTA WITH JAHN INJECTION ADHESIVE MORTAR AND REBUILD MISSING CORNERS WITH JAHN RESTORATION MORTAR. NOTE: MUST BE CERTIFIED BY JAHN WITH COPY OF CERTIFICATES AT THE JOBSITE FOR STATE HISTORIC PRESERVATION OFFICE.
- 12.) CUT OUT TERRA COTTA JOINTS THAT ARE NOT SKYWARD JOINTS WHERE NEEDED AND AT VOIDS AND CREDIT CARD SIZE CRACKS. RE-TUCKPOINT TERRA COTTA JOINTS WITH APPROVED MORTAR THAT MATCHES EXISTING IN STRENGTH AND COLOR.
- 13.) CAULK SKYWARD TERRA COTTA JOINTS WITH SIKA 2C. COLOR TO BE SELECTED BY OWNERS.
- 14.) CUT OUT FORCED EXPANSION JOINTS IN MASONRY. SEAL WITH SIKA 2C AND APPLY SAND TO THE FACE OF THE CAULK TO MATCH EXISTING.
- 15.) CLEAN EXTERIOR EXPOSED LINTELS; APPLY METAL RUST INHIBITOR TO EXPOSED STEEL AND PAINT TO MATCH PER OWNERS APPROVAL.
- 16.) INSTALL NEW GALVANIZED STEEL LINTELS WHERE REQUIRED OR WHERE EXISTING STEEL LINTELS ARE RUSTED BEYOND REPAIR. INSTALL NEW FLASHING INTO LINTELS AND RELAY BRICK TO MATCH EXISTING UNITS.
- 17.) APPLY ONE FLOOD COAT OF PROSOCCO P.D. TO ALL MASONRY SURFACES ABOVE GRADE. NOTE: THIS IS A SLOXANE MATERIAL. NOTE: NO SILICONE OR ACRYLIC SEALERS WILL BE ALLOWED.
- 18.) PARAPET COPING TO BE REPAIRED WHERE REQUIRED OR RECONSTRUCTED WHERE NOTED.
- 19.) ALL EXISTING FLOORS TO RECEIVE A NEW FLOOR TOPPING TO LEVEL FLOORS AND TO PRODUCE A SMOOTH SURFACE TO RECEIVE FINISH MATERIALS SPECIFIED.
- 20.) FIRST FLOOR WILL REQUIRE A NEW TOPPING AS SPECIFIED BY THE STRUCTURAL ENGINEER.



Canal Street Elevation
A-4.01 | A-4.01

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

LEGEND:

- NEW TERRA COTTA OR REPAIR OR REPLACE CRACKED TERRA-COTTA
- NEW GRANITE

*NOTE: EXTENT OF TERRA-COTTA REPAIR TO BE INVESTIGATED AND VERIFIED IN FIELD
ALL BASE PANELS TO BE REPAIRED

KEYNOTES:

- 1) NOT USED
- 2) NEW LIGHT FIXTURES - AA
- 3) NEW 4'x8' SIGNAGE (SEE SHEET A-504 OR SIGNAGE CONSULTANT DRAWINGS FOR DETAILS)
- 4) NEW LIGHT FIXTURE - DD

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Revision	Date
1	09/08/2010
2	11/19/2010
3	12/22/2010

Revision Data

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Drawn By	BSE
Checked By	PMT
Issue Date	10 / 22 / 2011

Exterior Elevation
Canal Street