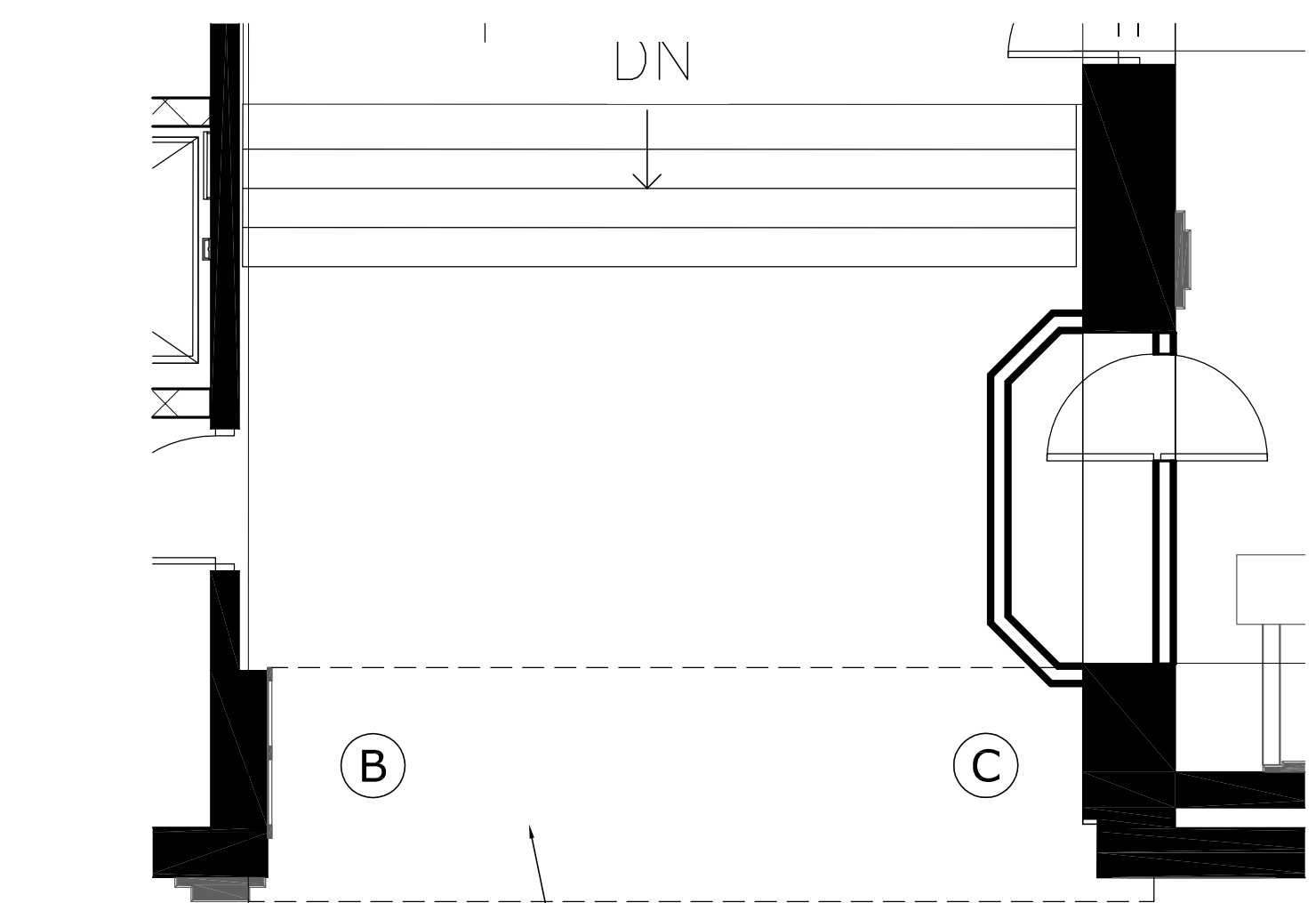


1 ELEVATION AT RAMPART STREET ENTRANCE
SCALE: 1/4" = 1' - 0"

2 SECTION AT RAMPART STREET ENTRANCE
SCALE: 1/4" = 1' - 0"



3 PARTIAL REFLECTIVE CEILING PLAN
SCALE: 1/4" = 1' - 0"

RESTORATION INTENT:

1. MATERIALS AND FEATURES FROM THE RESTORATION PERIOD WILL BE RETAINED AND PRESERVED. THE REMOVAL OF MATERIALS OR ALTERATION OF FEATURES, SPACES, AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE THE PERIOD WILL NOT BE UNDERTAKEN.
2. EACH PROPERTY WILL BE RECOGNIZED AS A PHYSICAL RECORD OF ITS TIME, PLACE, AND USE. WORK NEEDED TO STABILIZE, CONSOLIDATE AND CONSERVE MATERIALS AND FEATURES FROM THE RESTORATION PERIOD WILL BE PHYSICALLY AND VISUALLY COMPATIBLE, IDENTIFIABLE UPON CLOSE INSPECTION, AND PROPERLY DOCUMENTED FOR FUTURE RESEARCH.
3. MATERIALS, FEATURES, SPACES, AND FINISHES THAT CHARACTERIZE OTHER HISTORICAL PERIODS WILL BE DOCUMENTED PRIOR TO THEIR ALTERATION OR REMOVAL.
4. DISTINCTIVE MATERIALS, FEATURES, FINISHES AND CONSTRUCTION TECHNIQUES OR EXAMPLES OF CRAFTSMANSHIP THAT CHARACTERIZE THE RESTORATION PERIOD WILL BE PRESERVED.
5. DETERIORATED FEATURES FROM THE RESTORATION PERIOD WILL BE REPAIRED RATHER THAN REPLACED. WHERE THE SEVERITY OF DETERIORATION REQUIRES REPLACEMENT OF A DISTINCTIVE FEATURE, THE NEW FEATURE WILL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, AND, WHERE POSSIBLE, MATERIALS.
6. REPLACEMENT OF MISSING FEATURES FROM THE RESTORATION PERIOD WILL BE SUBSTANTIATED BY DOCUMENTARY AND PHYSICAL EVIDENCE. A FALSE SENSE OF HISTORY WILL NOT BE CREATED BY ADDING CONJECTURAL FEATURES, FEATURES FROM OTHER PROPERTIES, OR BY COMBINING FEATURES THAT NEVER EXISTED TOGETHER HISTORICALLY.
7. CHEMICAL OR PHYSICAL TREATMENTS, IF APPROPRIATE, WILL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE. TREATMENTS THAT CAUSE DAMAGE TO HISTORIC MATERIALS WILL NOT BE USED.
8. ARCHEOLOGICAL RESOURCES AFFECTED BY A PROJECT WILL BE PROTECTED AND PRESERVED IN PLACE. IF SUCH RESOURCES MUST BE DISTURBED, MITIGATION MEASURES WILL BE UNDERTAKEN.
9. DESIGNS THAT WERE NEVER EXECUTED HISTORICALLY WILL NOT BE CONSTRUCTED.

GENERAL NOTES:

1. ALL RESTORATION WORK OF THE TERRA COTTA IS TO BE EXECUTED WITH CARE, QUALITY, AND CRAFTSMANSHIP OF A HIGH STANDARD APPROPRIATE TO THE HISTORIC IMPORTANCE OF THE BUILDING. RESTORATION WORK IS TO BE COVERED BY AND MEET THE HISTORIC PRESERVATION STANDARDS SET FORTH BY THE NATIONAL PARK SERVICE AND THE STATE OF LOUISIANA.
2. THE DRAWINGS AND PHOTOS ARE DIAGRAMMATIC ONLY TO CONVEY THE GENERAL SCOPE OF WORK AND DIRECTION. IT IS THE RESPONSIBILITY OF THE BIDDING PARTIES TO VISIT THE SITE AND VERIFY ACTUAL CONDITIONS AND JOINT LOCATIONS PRIOR TO SUBMITTING A BID. DO NOT SCALE FROM THE DRAWINGS.
3. THE DRAWINGS AND PHOTOS ARE TWO DIMENSIONAL REPRESENTATIONS OF THREE DIMENSIONAL OBJECTS AND DO NOT SHOW ALL SURFACES. PERFORM WORK ON ALL SURFACES OF PROJECTIONS, REVEALS, ORNAMENT, AND OTHER ELEMENTS ASSOCIATED WITH AREAS ON WHICH WORK IS INDICATED.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL DETAIL REQUIREMENTS RELATED TO ALL ASPECTS OF RESTORATION AND DISASSEMBLY OF TERRA COTTA.
5. RAKE AND POINT 100% OF TERRA COTTA TO TERRA COTTA AND TERRA COTTA TO STONE/BRICK JOINTS.
6. CLEAN 100% OF TERRA COTTA.
7. REMOVE 100% OF PAINT ON TERRA COTTA PER SPECS.
8. PATCH 100% OF CRACKED TERRA COTTA PER SPECS.
9. PATCH 100% OF ALL CHIPPED, FLAKED, PIECES MISSING PER SPECS.
10. IDENTIFY ALL TERRA COTTA REQUIRING REPLACEMENT PRIOR TO WORK - NOTIFY ARCHITECT.
11. REMOVE ALL VEGETATION FROM ALL TERRA COTTA PER SPECS, FILL & REPAIR AS NECESSARY TO MATCH EXISTING.
12. REPAIR / REPLACE TERRA COTTA TO MATCH EXISTING DETAILS & GLAZING TYPE & COLOR.



A PHOTO 0579
GENERAL ELEVATION OF SIDE ENTRANCE, RAMPART STREET



D PHOTO 1856
DETAIL OF SCULPTURAL TERRA COTTA AND ENGRAVING ABOVE SIDE ENTRANCE



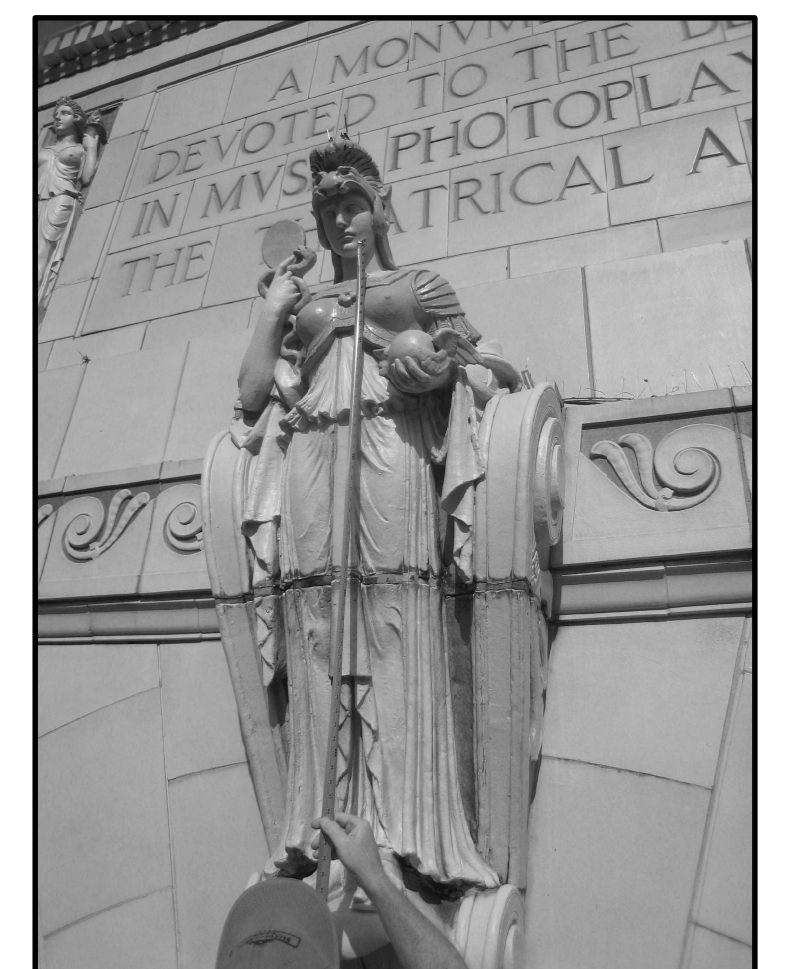
H PHOTO 1868
TERRA COTTA RIDGE CAPS ON ROOF PARAPET - NOTE CLEAN OFF ALL ROOFING MATERIALS AND ALL STAINS



B PHOTO 0583
LEFT WALL OF RAMPART ST. ENTRANCE NOTE THERE IS A HIDDEN TERRA COTTA WALL BEHIND THE STUCCO



E PHOTO 1634
DAMAGED TILE IN CEILING OF RAMPART ST. ENTRANCE, REMOVE PAINT AND RESTORE ORIGINAL GLAZING AND ROSETTES AND KEYS



I PHOTO 1877
SCULPTURAL DETAIL ABOVE RAMPART ST. ENTRANCE - CLEAN AND TUCKPOINT, RESTORE



C PHOTO 1436
RAMPART ST. ENTRANCE AND TICKET BOOTH - NOTE ORIGINAL TERRA COTTA CEILING, RESTORE



F PHOTO 1635
RESIN MEDALLION TO BE REPLACED IN RAMPART ST. ENTRANCE CEILING - TO MATCH EXISTING LOCATED ABOVE THE EXISTING TICKET BOOTH



J PHOTO 1874
SCULPTURAL DETAIL ABOVE RAMPART ST. ENTRANCE - CHECK FOR CONDITION AND SECURITY



G PHOTO 0585
RAMPART ST. ENTRANCE CEILING - NOTE BAD PATCHES, REPAIR TO MATCH EXISTING



K PHOTO 1851
CRACKS IN CORNICE AT SOUTHERN CORNER OF RAMPART ST. FACADE - CHECK HANGERS, REPAIR AND REPLACE AS NECESSARY

THE SAENGER THEATRE RENEWAL PROJECT
142 North Rampart Street
New Orleans, LA

Client
Saenger Theatre Redevelopment Company
200 West Loop South, Suite 1040
Houston TX 77027

Architect
MARTINEZ+JOHNSON ARCHITECTURE
1412 Eye St. NW
Washington, DC 20005
202.333.4480

Structural Engineer
Lundy & Franke Engineering
540 Helmer Road, San Antonio TX 78232
210.979.7900

Theatre Consultant
Schuler Shook
123 Third Street North #210
Minneapolis, MN 55401
612.339.9598

Acoustical Engineer
Akustiks
93 North Main Street South
Norwalk, CT 06854
202.299.1904

MEP Engineer
JBA Consulting Engineers, Inc.
3525 N. Cassinway Blvd., Suite 500
Metairie, LA 70002
504.830.0139

Civil Engineer
Linfield, Hunter, & Junius, Inc.
3608 18th Street Suite 200
Metairie, LA 70002
504.833.5300

Architectural Historian
EHT Traceries, Inc.
1121 Fifth Street NW
Washington, DC 20001
202.393.1199

Terra Cotta Restoration by:
Jahncke & Burns Architects, LLC
3516 Magazine Street
New Orleans, LA 70115
504.899.6271

THESE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, COLLECTIVELY, THE "DOCUMENTS", INCLUDING WITHOUT LIMITATION ELECTRONIC VERSIONS THEREOF AND THE IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY, ARE AND SHALL REMAIN THE PROPERTY OF MARTINEZ & JOHNSON ARCHITECTURE PC, AS DEFINED BY APPLICABLE CONTRACTUAL AGREEMENTS ("THE AGREEMENTS") AND AS PROTECTED BY THE COPYRIGHT STATUTES OF THE UNITED STATES. USE OF THE DOCUMENTS SHALL BE STRICTLY LIMITED TO THE PROJECT FOR WHICH THEY WERE PREPARED AND DEVELOPED ("THE PROJECT") FOR THE TERM OF THE AGREEMENTS. NO PART OF THE DOCUMENTS SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT, OR BY ANY OTHER PERSONS FOR ANY PURPOSES, OTHER THAN THE COMPLETION OF THE PROJECT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF MARTINEZ & JOHNSON ARCHITECTURE PC. THE DOWNLOADING, OPENING, OR VIEWING OF ELECTRONIC VERSIONS OF THE DOCUMENTS OR VISUAL CONTACT WITH ANY PRINTED FORM THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

7502

DATE:	No.:	ISSUE:
02.19.10	1	PERMIT SET
04.02.10	2	GMP CONTRACT SET
11.11.10	-	CONTRACT SET

DATE:	No.:	REVISION:

SHEET TITLE:
RAMPART STREET ENTRANCE - TERRA COTTA NOTES

AT-02