

**THE SAENGER
THEATRE RENEWAL
PROJECT**

142 North Rampart Street
New Orleans, LA

Client
Saenger Theatre Redevelopment Company
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1040 Houston TX 77027

Architect
**MARTINEZ+JOHNSON
ARCHITECTURE**

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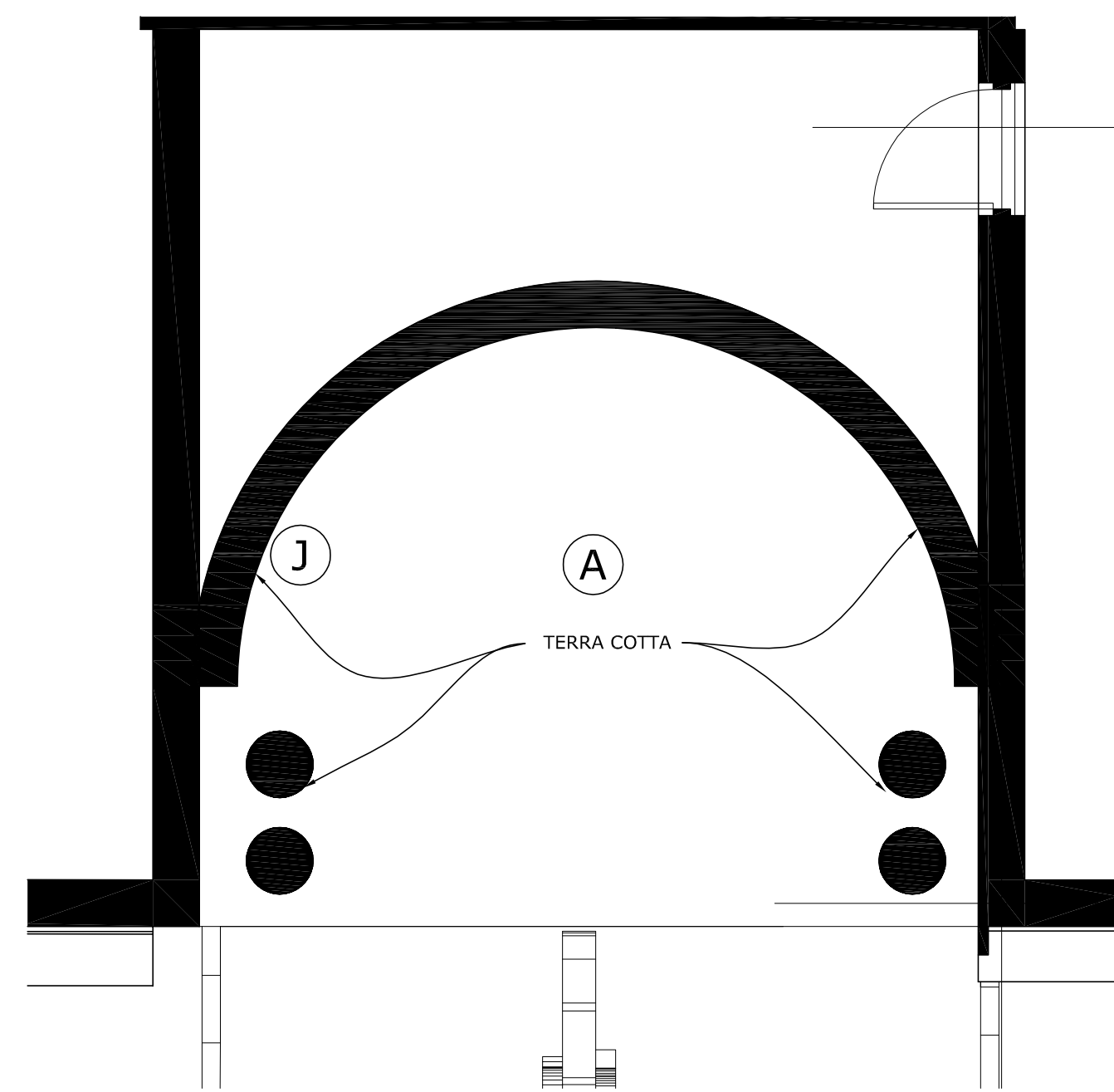
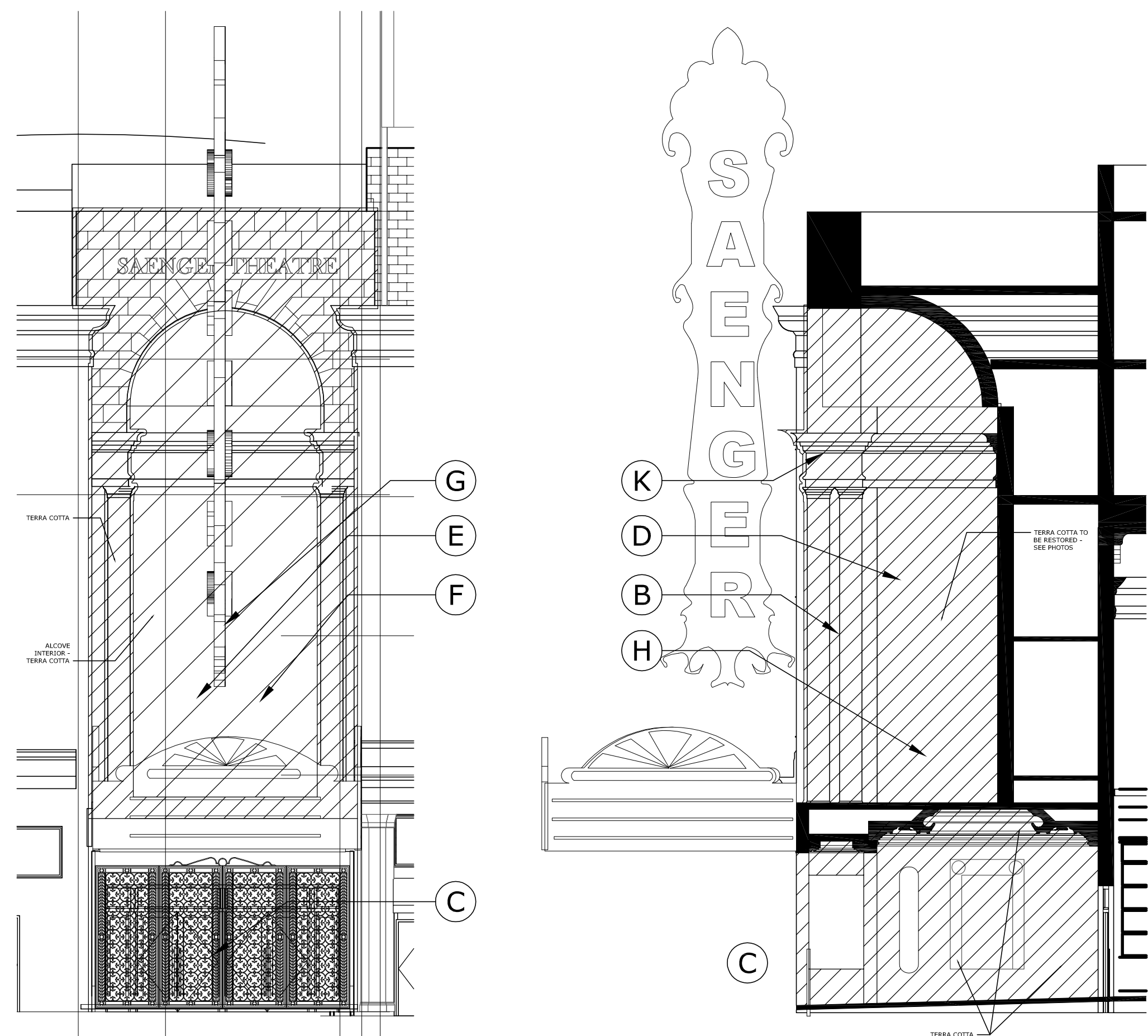
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3 CANAL ST. ENTRANCE REFLECTED CEILING PLAN
SCALE: 1/4" = 1' - 0"

SCOPE OF WORK FOR THE ALCOVE ABOVE THE MARQUIS IS PRIMARILY CLEANING, REPOINTING, PATCHING AND RESTORING AS REQUIRED. NO APPARENT REPLACEMENTS REQUIRED. VERIFY ON SITE



A PHOTO 2099
GENERAL VIEW OF ALCOVE DOME - ALL DECORATIVE TERRA COTTA



K PHOTO 1931
SCULPTURAL FRIEZE ABOVE COLUMNS - REMOVE STAINS AND REPOINT, CHECK FOR SECURITY



B PHOTOS 2077-2078
CRACKS AND JOINT DAMAGE ON COLUMN SURFACES; GLAZING DELAMINATING FROM COLUMNS, RESTORE AND REPOINT

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

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



C PHOTO DSC01596
MAIN CANAL STREET ENTRANCE; NOTE DAMAGES TO THE TERRA COTTA ADJACENT TO THE MARQUIS



D PHOTO 2072
PEDIMENT IN CENTER OF ALCOVE; CLEAN AND REPOINT AS REQUIRED TO RESTORE TO ORIGINAL



E PHOTO DSC01949
OVERVIEW OF ALCOVE; REMOVE VEGETATION, PATCH AND REPAIR, CLEAN AND RESTORE



F PHOTO 0190
OVERVIEW OF ALCOVE; NOTE HOW PHOTO A RELATES TO THE FRONT



G PHOTO 2081
REAR WALL OF ALCOVE; NOTICE CRACK IN COLUMN BASE, PATCH AND REPAIR TO MATCH EXISTING



H PHOTO 2080
BLIND NICHE IN ALCOVE; CLEAN ALL ROOFING MATERIAL OFF TERRA COTTA



I PHOTO 2091
TERRA COTTA PENETRATIONS BEHIND MARQUEE; PATCH AND REPAIR, REMOVE ALL METAL STAINS AND RESTORE GLAZING TO ORIGINAL TO MATCH ADJACENT.



J PHOTO 2084
TERRA COTTA JOINTS ABOVE GLAZING; REPOINT AND REMOVE ALL STAINS, VERIFY CONDITION

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.

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 TERMS 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.

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

DATE:	No.:	REVISION: