

Vieux Carré Commission Architecture Committee Meeting

Tuesday, October 21, 2025



Old Business



221 Royal



221 Royal

VCC Architectural Committee

October 21, 2025





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October 21, 2025





221 Royal

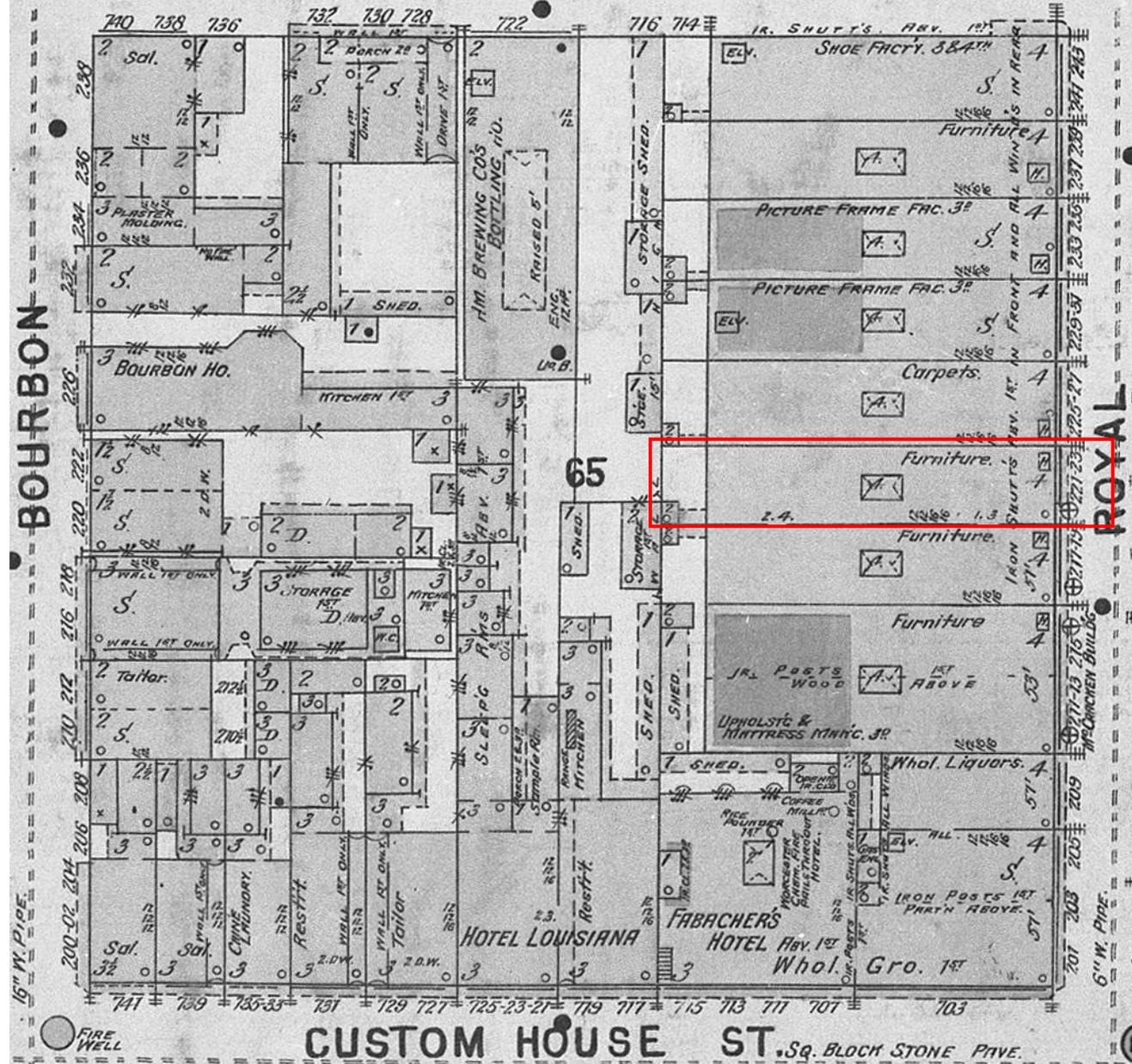
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October 21, 2025



BIENVILLE ST.

Sq. BLOCK STONE

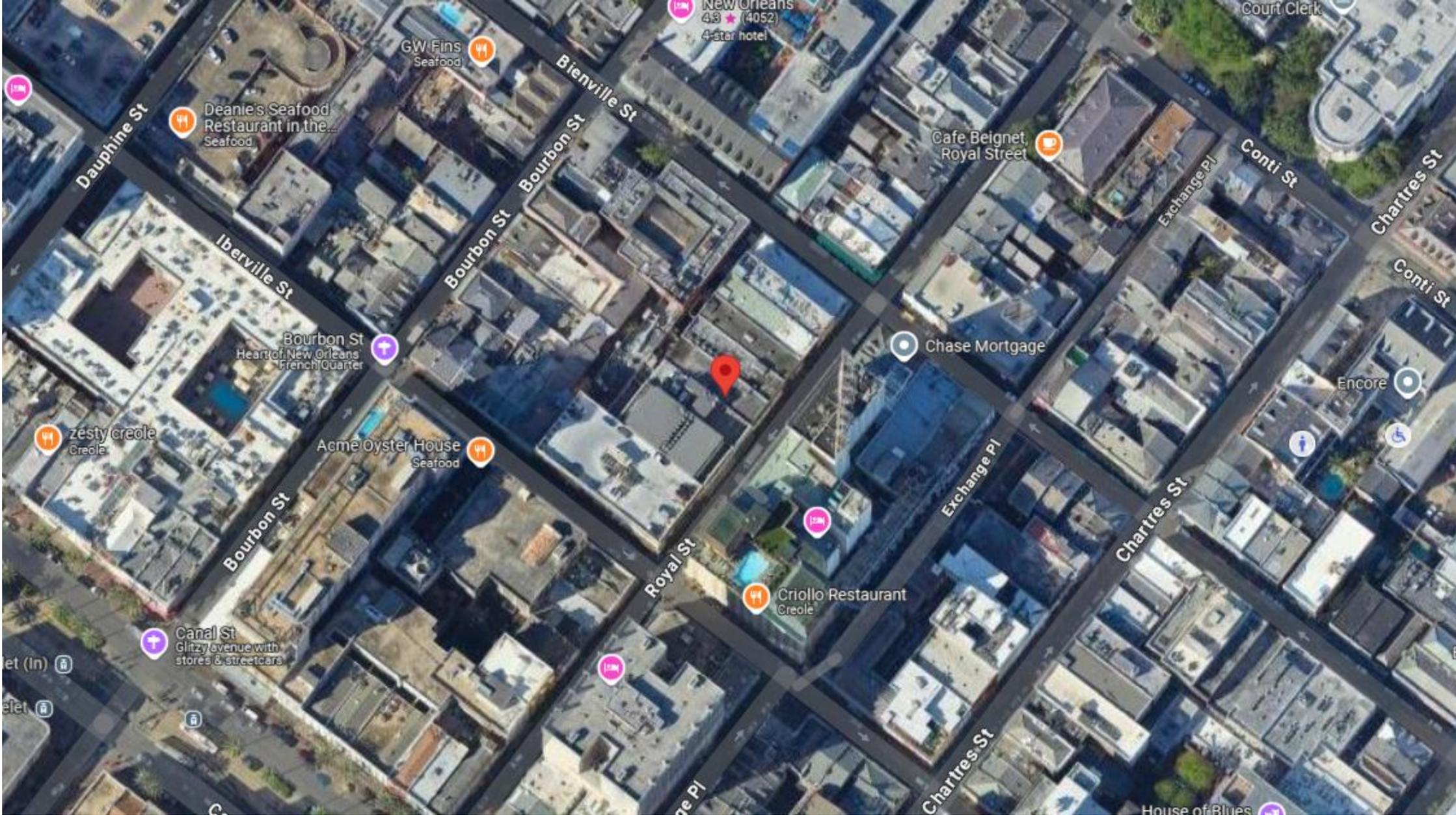


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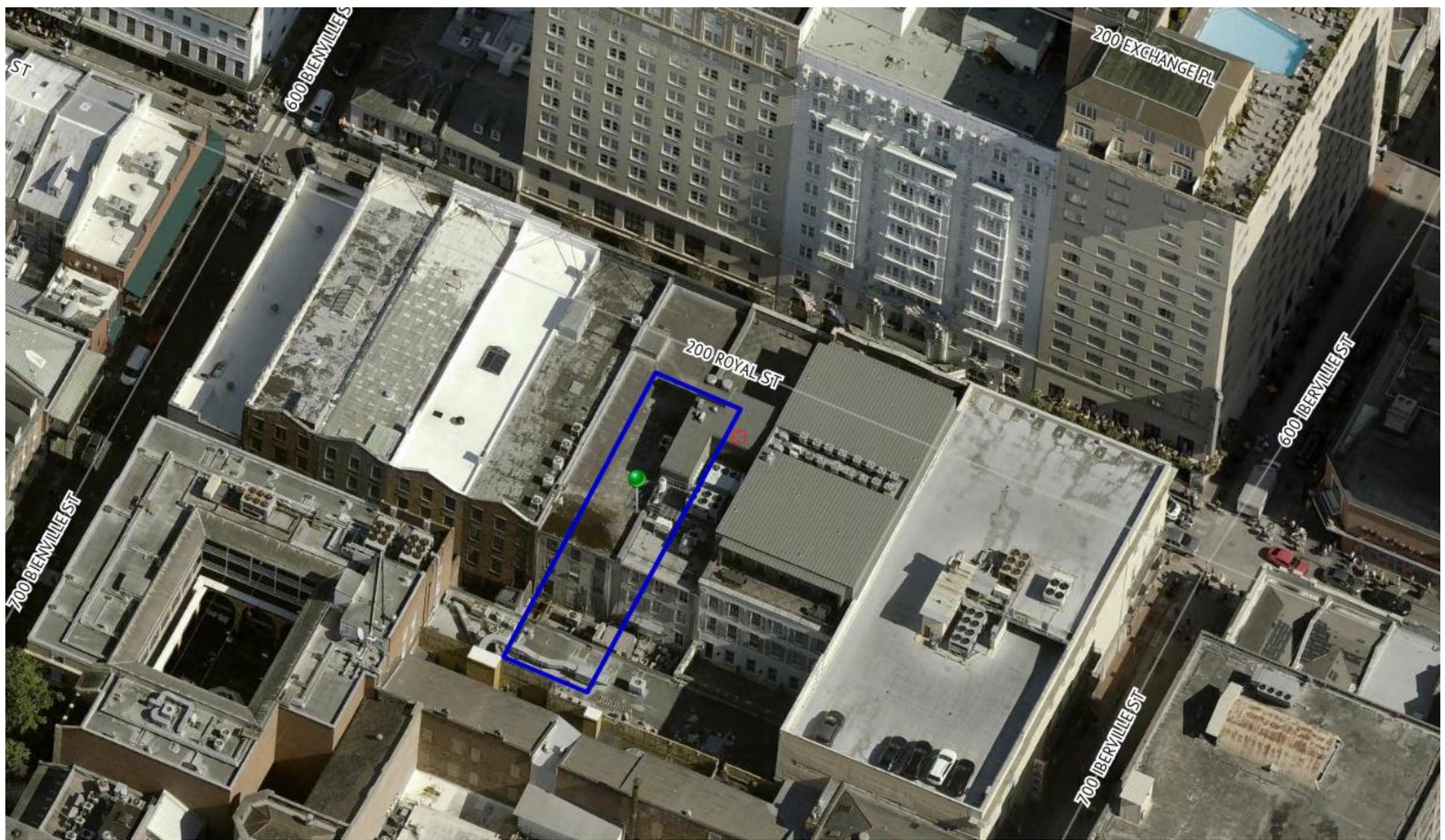


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October 21, 2025



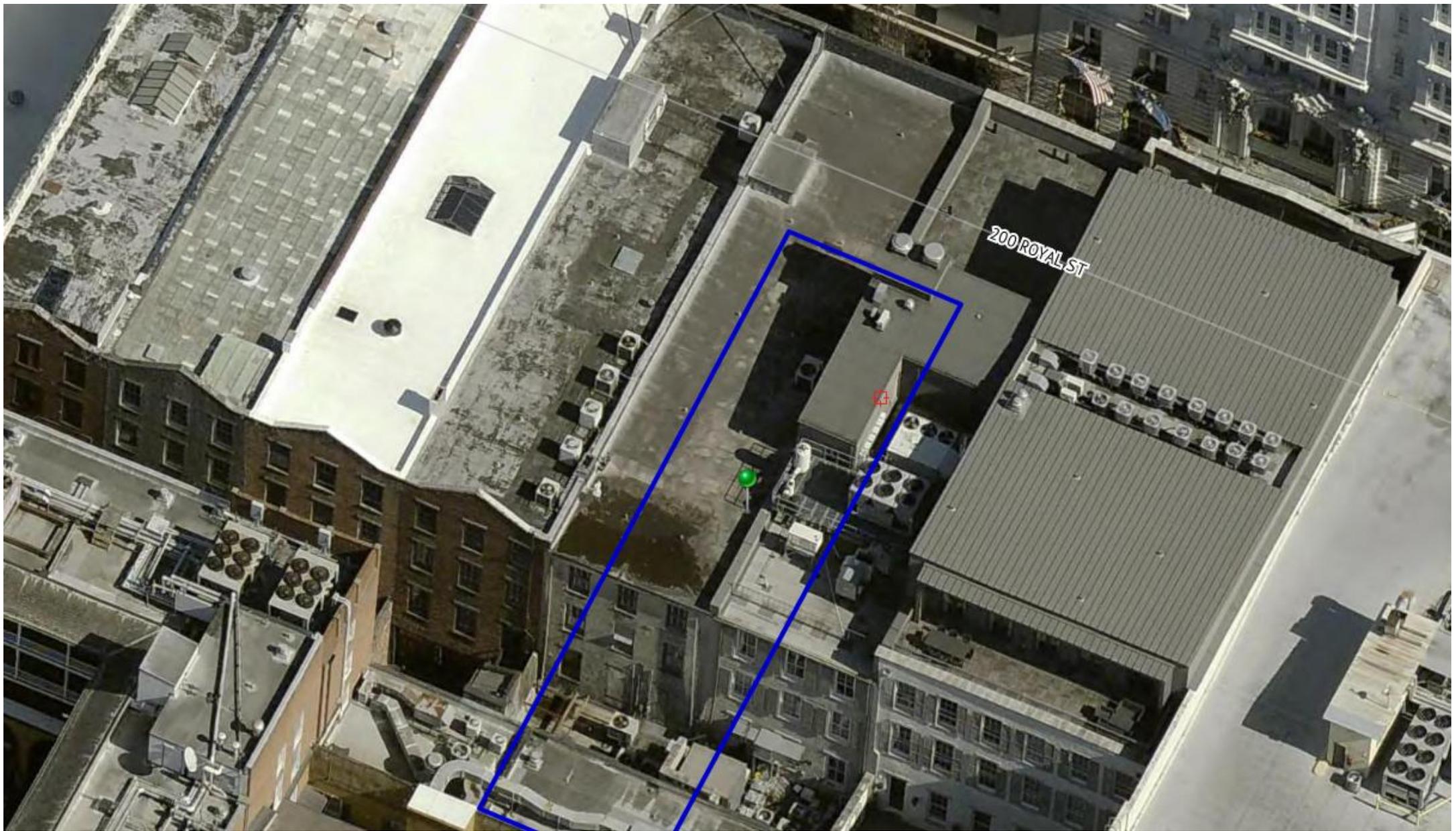


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October 21, 2025





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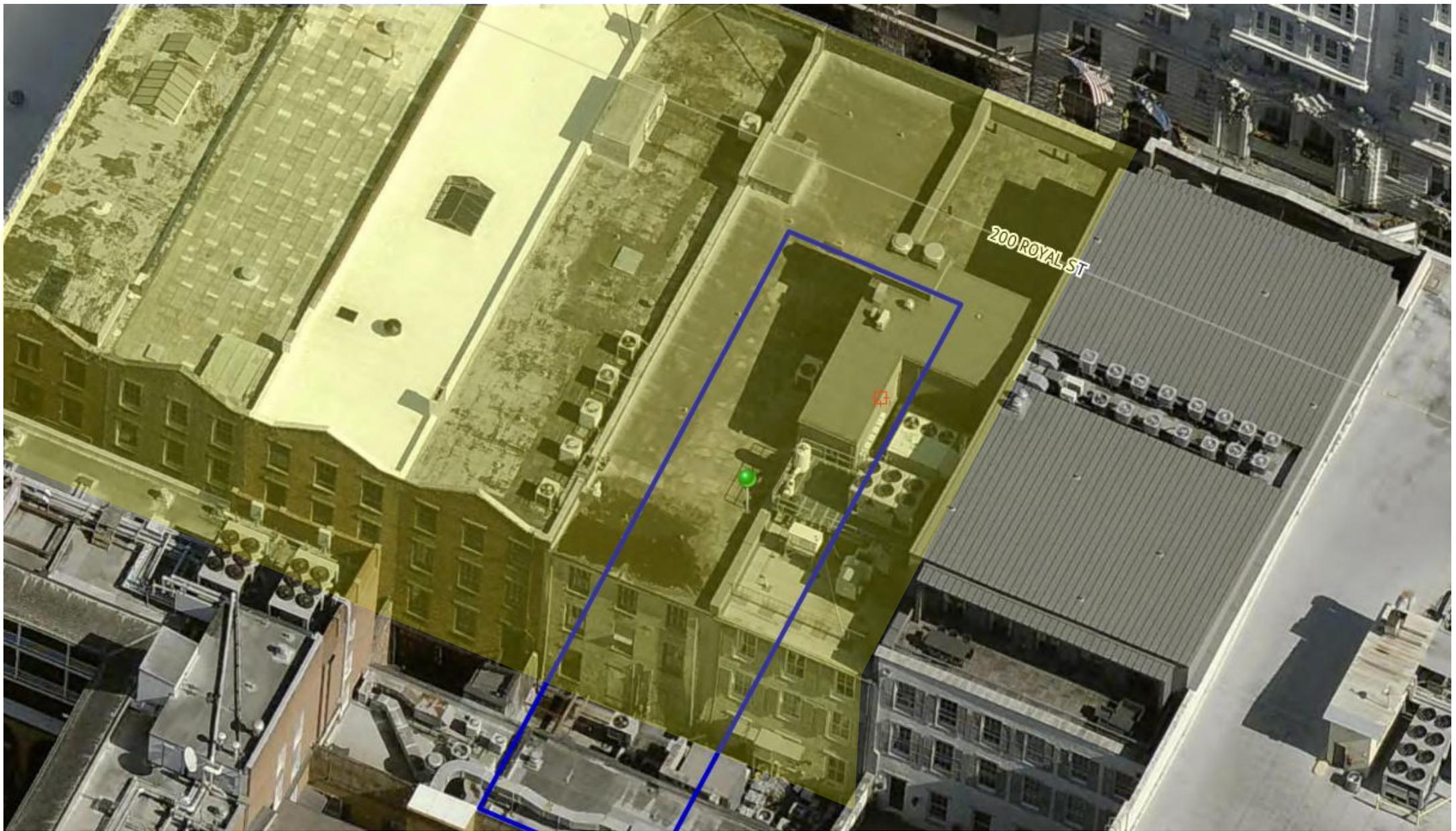


221 Royal – six sister buildings

VCC Architectural Committee

October 21, 2025





221 Royal – six sister buildings

VCC Architectural Committee

October 21, 2025





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October 21, 2025



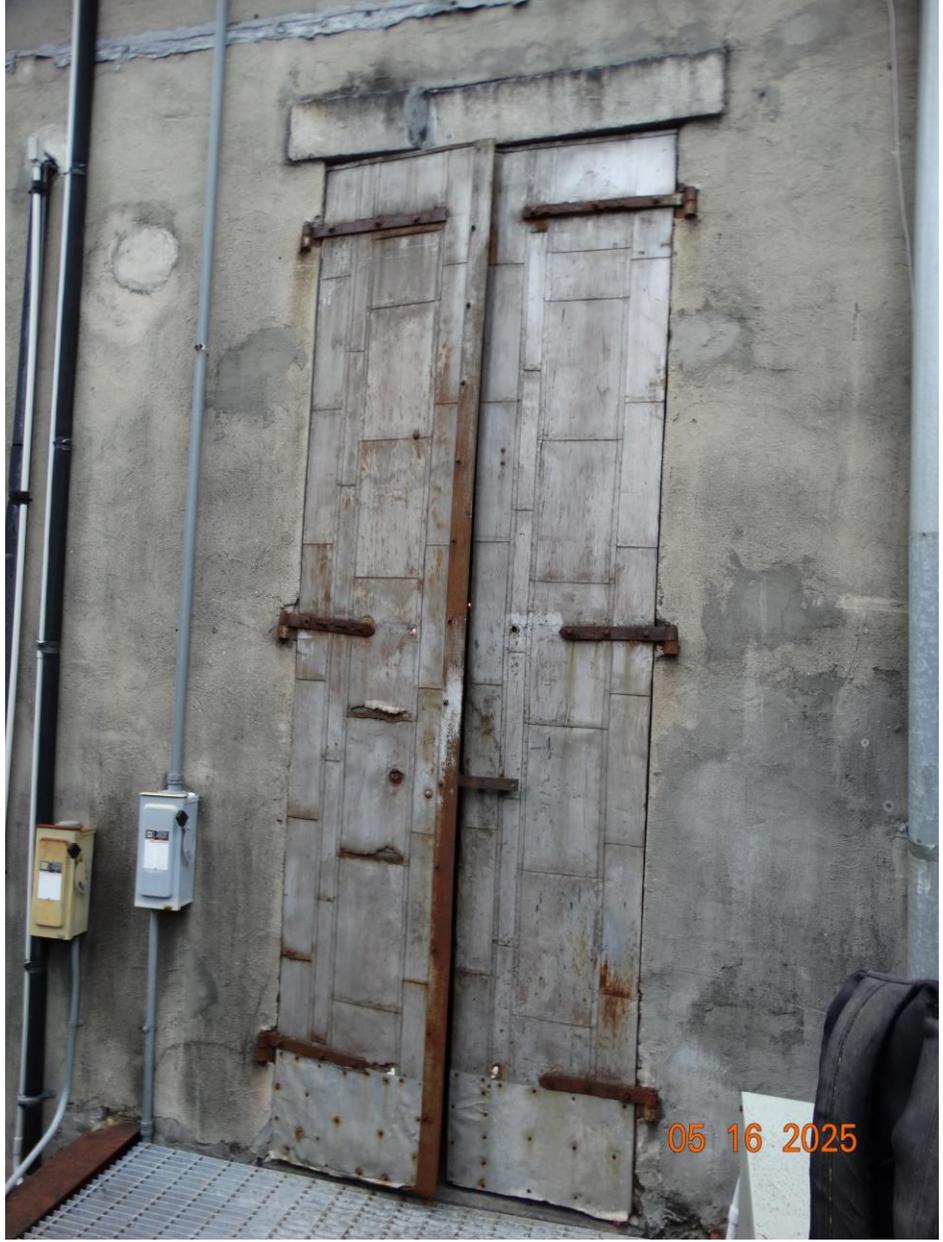


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221 Royal – restoration of sister building

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August 25, 2025

Erin B. Vogt, MArch
Vieux Carré Commission
Office of Business & External Services
1300 Perdido St., 7th Floor
New Orleans, LA 70112

Reference: 221 Royal St.
New Orleans, La

On August 19, 2025, Axis Engineering, LLC (AE) submitted structural drawings for a renovation to an existing building located at the above reference address to LKHarmon Architects. During the plan review stage one structural issues arose concerning the added exterior balconies due to the added dead and live loads to the foundation and framing of the existing building.

The structural foundation and framing of the existing building have been reviewed and analyzed for the additional dead and live loading of the added exterior balconies, after investigating the existing structure has been found suitable to accept the added balcony loads. It is recommended that periodic inspections be made on this property as a matter of good maintenance practice on a building of this age to ensure that any and all issues that arise in the future are remediated promptly.

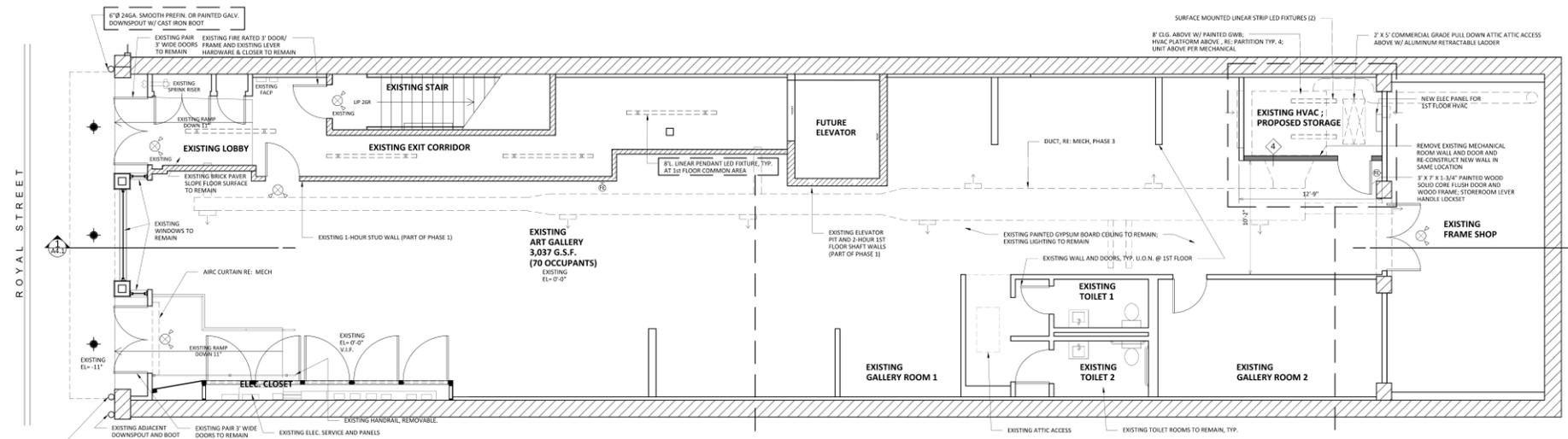
Any further information may be provided upon request. If there are any questions or comments regarding this letter, please do not hesitate to contact our office.

Sincerely,



James B. Heaslip II, P.E.





PROPOSED 1st FLOOR PLAN
 SC: 1/4" = 1'-0"

NOTE: ALL CONSTRUCTION IS NEW UNLESS NOTED AS "EXISTING" IN LEGEND AND/OR FLOOR PLANS

FIRST FLOOR PHASE 2 SCOPE THIS PERMIT APPLICATION

FLOOR PLAN LEGEND

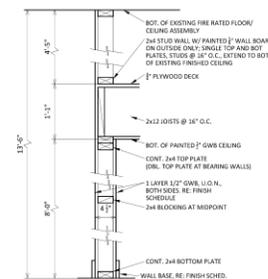
- DEMOLISH
- EXISTING SOLID MASONRY WALL TO REMAIN, 2-HOUR RATED MIN.
- NEW NON-RATED, LOAD-BEARING STUD WALL, TYPE 4; RE: PARTITION TYPES 1/A1
- EXISTING FIRE RATED WALLS TO REMAIN
- EXISTING PORTABLE FIRE EXTINGUISHER - MINIMUM RATING OF 1-A-10-B-C
- EXISTING EMERGENCY LIGHT FIXTURE WITH BATTERY BACKUP
- EXISTING COMBINATION UNIT - EMERGENCY LIGHT WITH BATTERY BACKUP AND ILLUMINATED EXIT SIGN

GENERAL NOTES

1. FLOOR PLANS ARE DIMENSIONED TO FACE OF FINISH UNLESS NOTED OTHERWISE.
2. ALL ITEMS ARE NEW UNLESS NOTED AS "EXISTING"

PROJECT DATA

1. AREA:
 - 1st FLOOR 3,578 G.S.F.
 - 2nd FLOOR 3,172 G.S.F.
 - 3rd FLOOR 3,230 G.S.F.
 - 4th FLOOR 3,230 G.S.F.
 - TOTAL BUILDING AREA 13,210 G.S.F.
2. CITY OF NEW ORLEANS ZONING CLASSIFICATION VCC-2
3. LIFE SAFETY CODE NFPA 101 2015 CLASSIFICATION:
 - CH. 39, EXISTING BUSINESS OCCUPANCY, @ 1ST FLOOR
 - CH. 30, NEW APARTMENTS, @ UPPER FLOORS (2-4)
4. IBC 2021 CLASSIFICATION:
 - GROUP B, BUSINESS OCCUPANCY @ 1st FLOOR
 - GROUP R2, APARTMENTS @ UPPER FLOORS
5. BUILDING CONSTRUCTION TYPE III-B
6. THE BUILDING IS FULLY EQUIPPED WITH A SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13. MODIFY THE EXISTING SPRINKLER SYSTEM TO CONFORM TO NEW FLOOR PLAN; SPRINKLER MODIFICATIONS SHALL BE DESIGNED BY SPRINKLER SUBCONTRACTOR IN COORDINATION WITH THE G.C.; SHOP DRAWINGS SHALL BE PRODUCED BY THE SPRINKLER SUB AND SUBMITTED TO AND APPROVED BY THE LA OSFM PRIOR TO THE COMMENCEMENT OF SPRINKLER WORK.
7. THE BUILDING IS EQUIPPED WITH A FIRE ALARM SYSTEM; MODIFY THE EXISTING FIRE ALARM SYSTEM TO CONFORM TO THE NEW FLOOR PLAN. FIRE ALARM MODIFICATIONS SHALL BE DESIGNED BY THE FIRE ALARM SUBCONTRACTOR IN COORDINATION WITH THE G.C.; SHOP DRAWING SHALL BE PRODUCED BY THE F.A. SUB AND SUBMITTED TO AND APPROVED BY THE LA OSFM PRIOR TO THE COMMENCEMENT OF FIRE ALARM WORK.



TYPICAL NEW NON - RATED LOAD-BEARING PARTITION
 SC: 1" = 1'-0"

EXTERIOR KEYNOTES

1. REPAIR MASONRY CRACK PER STRUCTURAL
2. PAINT EXISTING FRONT AND REAR FACADES, INCLUDING STUCCO, WOOD WINDOWS, PILASTERS, WOOD DOORS, AND TRIM. SEAL WINDOW OPENINGS.
3. EXISTING CORNICE LOW PROFILE STANDING SEAM METAL, REMOVE AND REPLACE DAMAGED METAL AS NECESSARY TO MATCH EXISTING; REMOVE AND REPLACE EXISTING FLASHING TO MATCH EXISTING; PATCH / REPAIR STUCCO AS NECESSARY TO MATCH EXISTING



SITE PLAN
 SC: 1/8" = 1'-0"

ARCH full bleed D (24.00 x 36.00 inches)

221-23 ROYAL STREET RENOVATION: PHASE 2 New Orleans, LA 70130	LKHarmont Architects A Professional Architectural Corporation 625W Aircooke Boulevard New Orleans Louisiana 70124 504.485.5870 harmont@lkharmontarchitects.com	8.12.2025 V.C.C. APPL. 8.29.2025 REV. 9.25.2025 REV. 10.2.2025 V.C.C. 10.30.2025 V.C.C. 10.30.2025 V.C.C.	A1.0 LKH#1225
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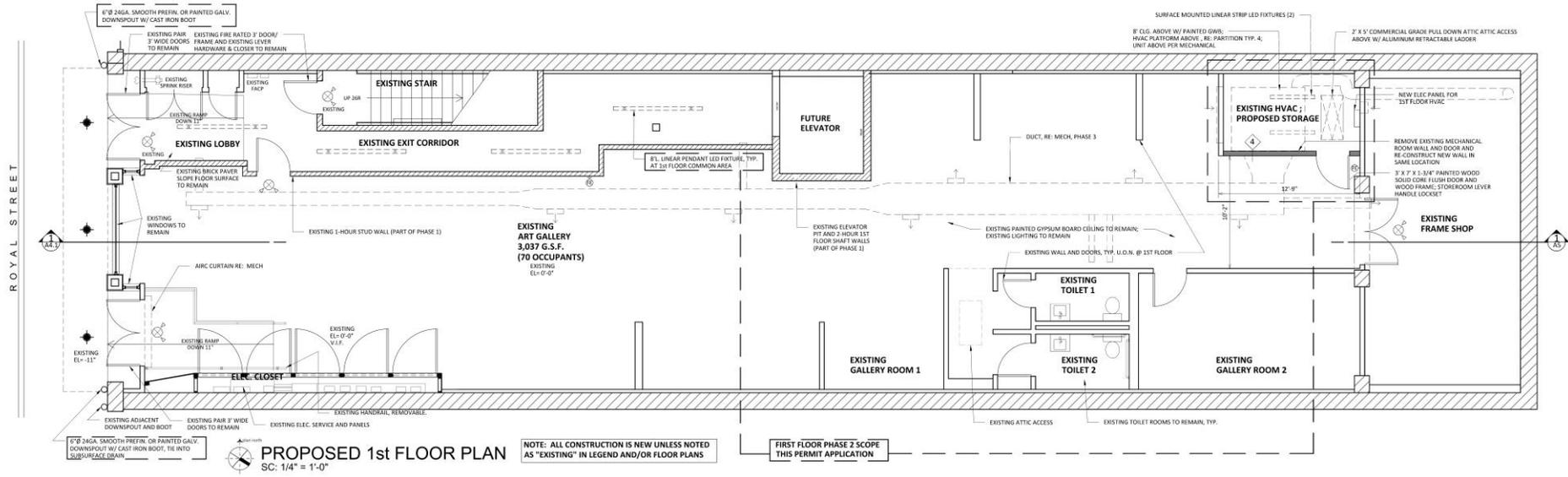
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ARCH full bleed D (24.00 x 36.00 inches)

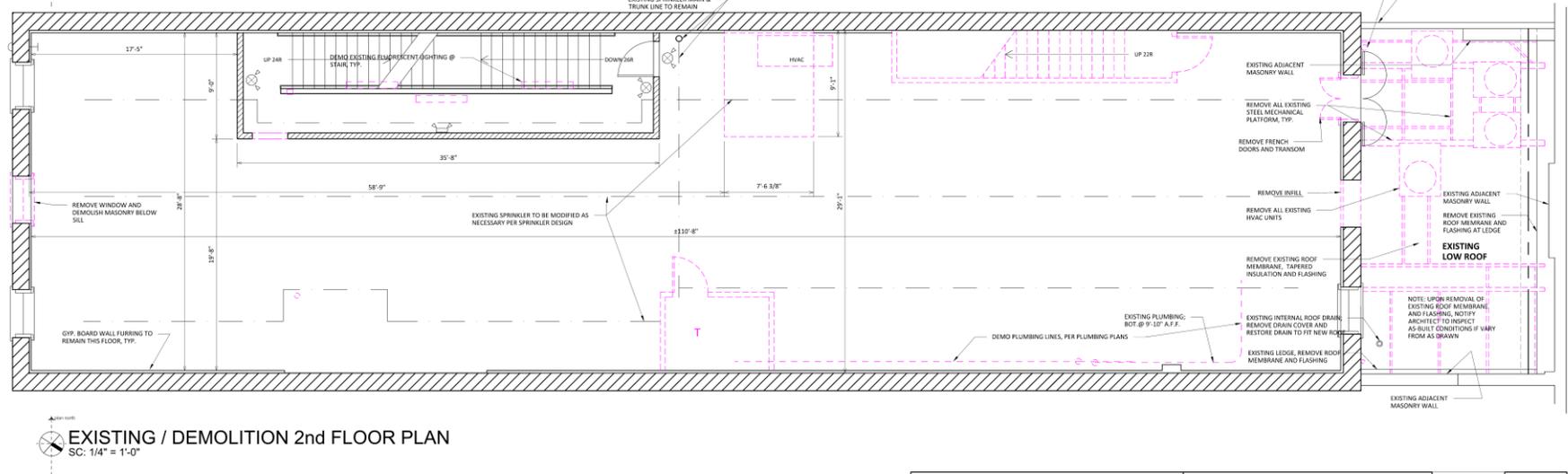
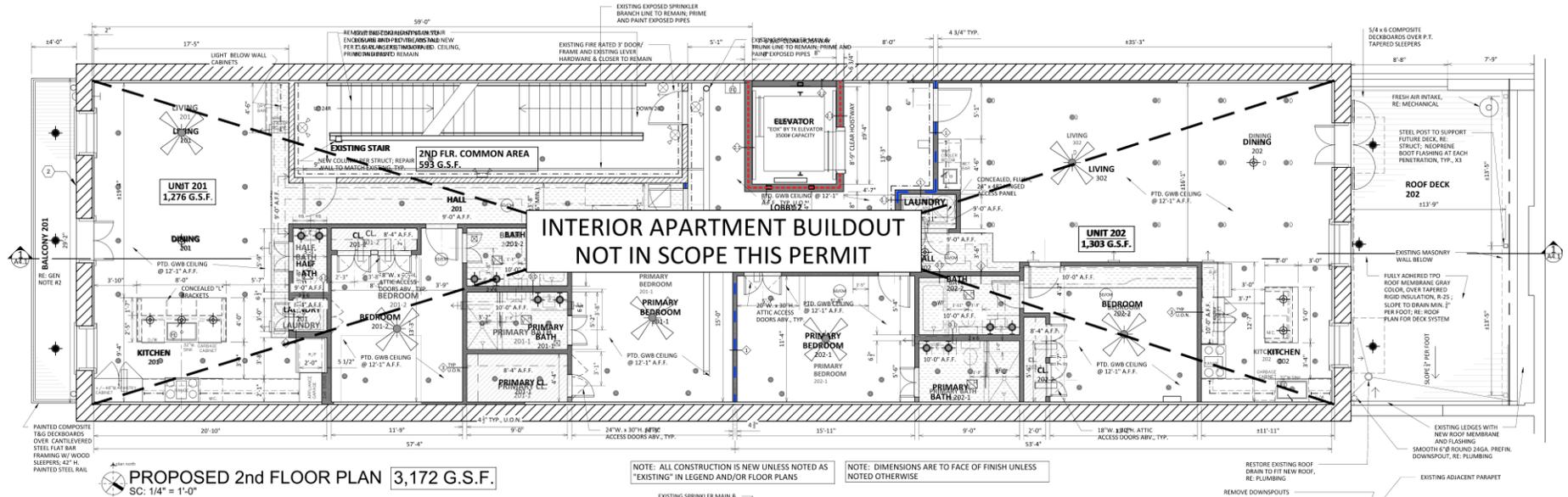
221-23 ROYAL STREET RENOVATION: PHASE 2 New Orleans, LA 70130	 LKHarmen Architects A Professional Architectural Corporation 6258 Argozine Boulevard New Orleans, Louisiana 70124 504.485.8870 harmen@lkharmenarchitects.com	8.12.2025 V.C.C. APPL. 8.22.2025 REV. 9.22.2025 REV. 10.2.2025 V.C.C. 10.30.2025 V.C.C. 10.14.2025 V.C.C.	A2.1 LKH#1225
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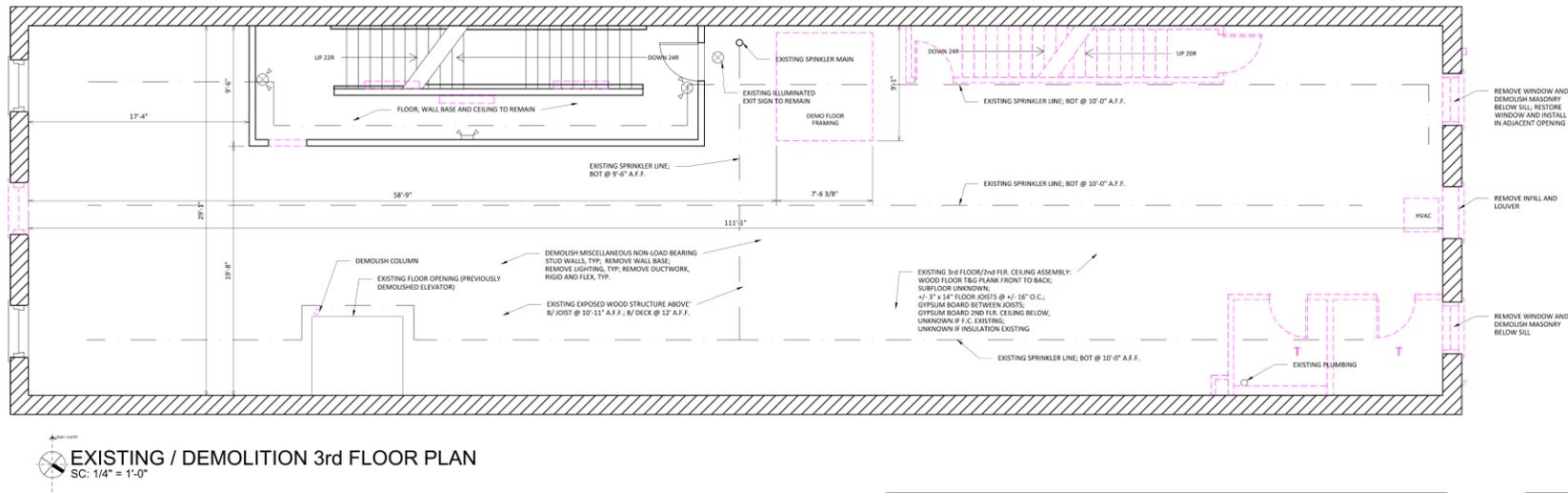
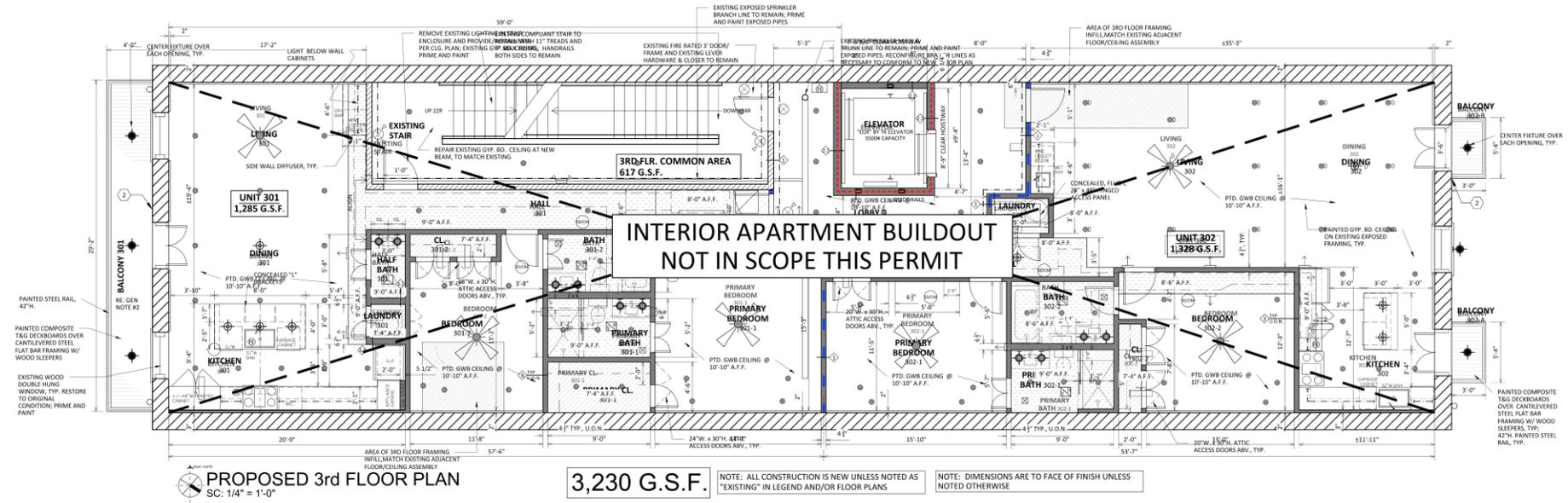
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221-23 ROYAL STREET RENOVATION: PHASE 2 New Orleans, LA 70130	LKHarmon Architects A Professional Architectural Corporation 6258 Argozine Boulevard New Orleans, Louisiana 70124 504.465.5870 harmon@lkharmearchitects.com	8.13.2025 V.C.C. APPL. 8.29.2025 REV. 9.22.2025 REV. 10.2.2025 V.C.C. 10.13.2025 V.C.C.	A2.2 LKH#1225
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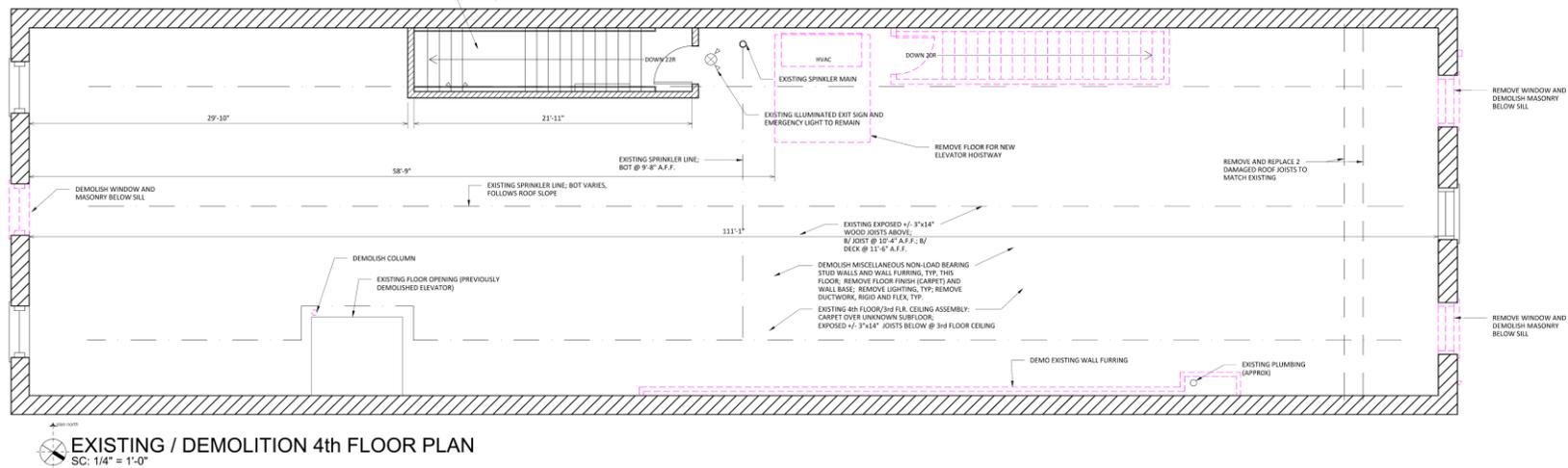
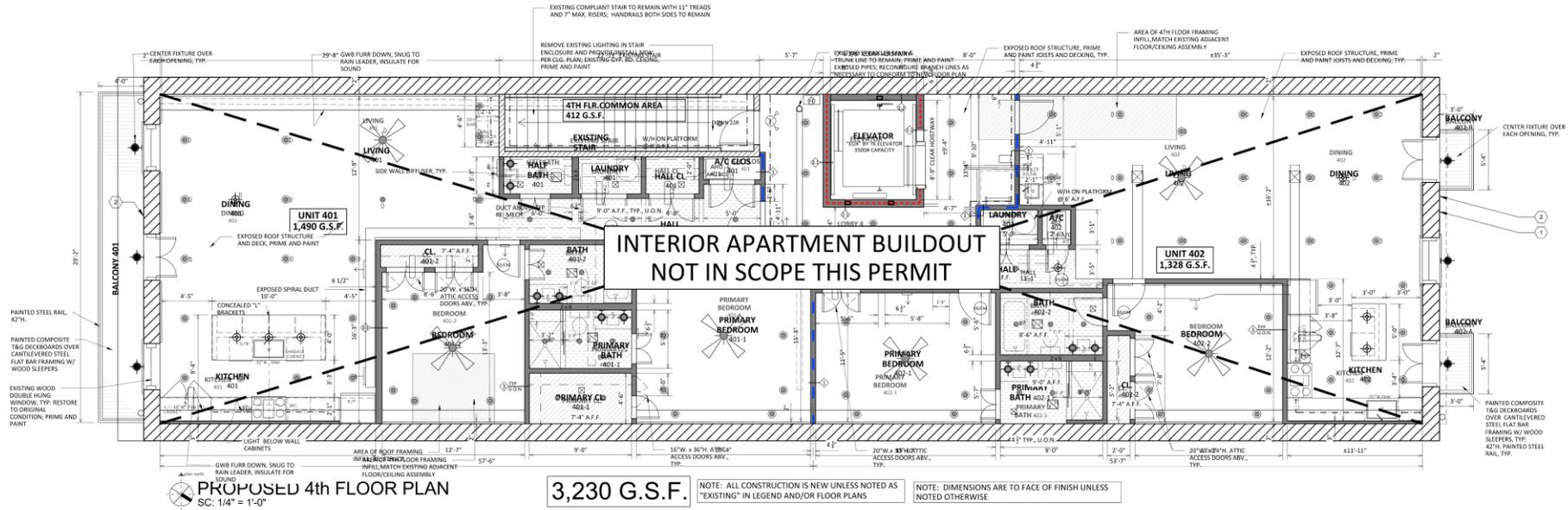
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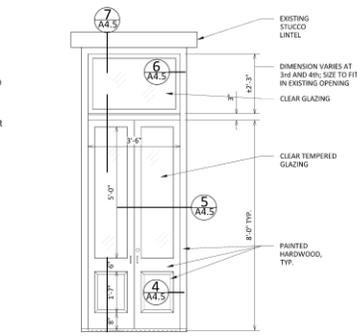
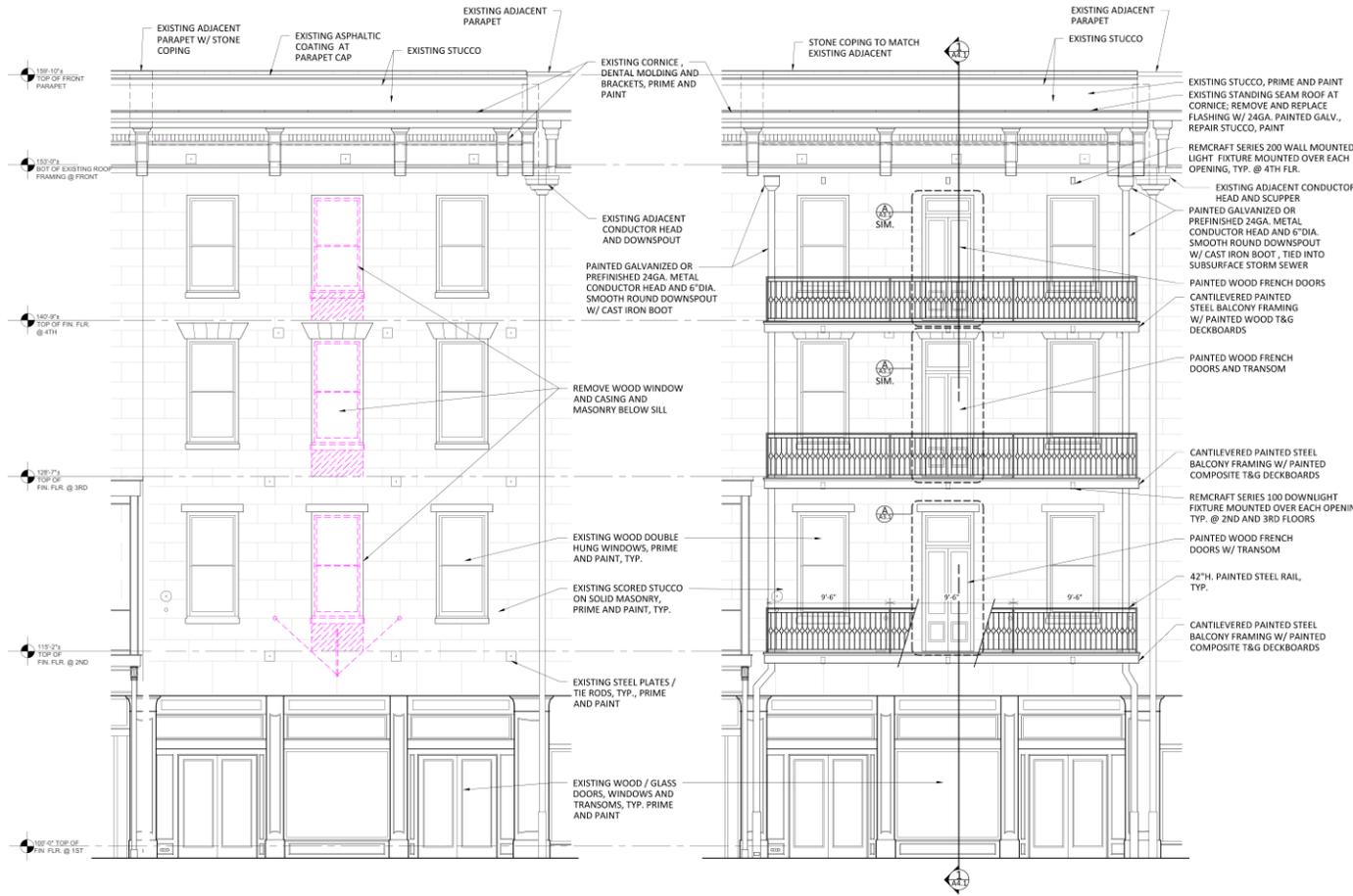




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TYP. NEW FRENCH DOOR ENLARGED ELEVATION
 A3.1 SC: 1/2" = 1'-0"

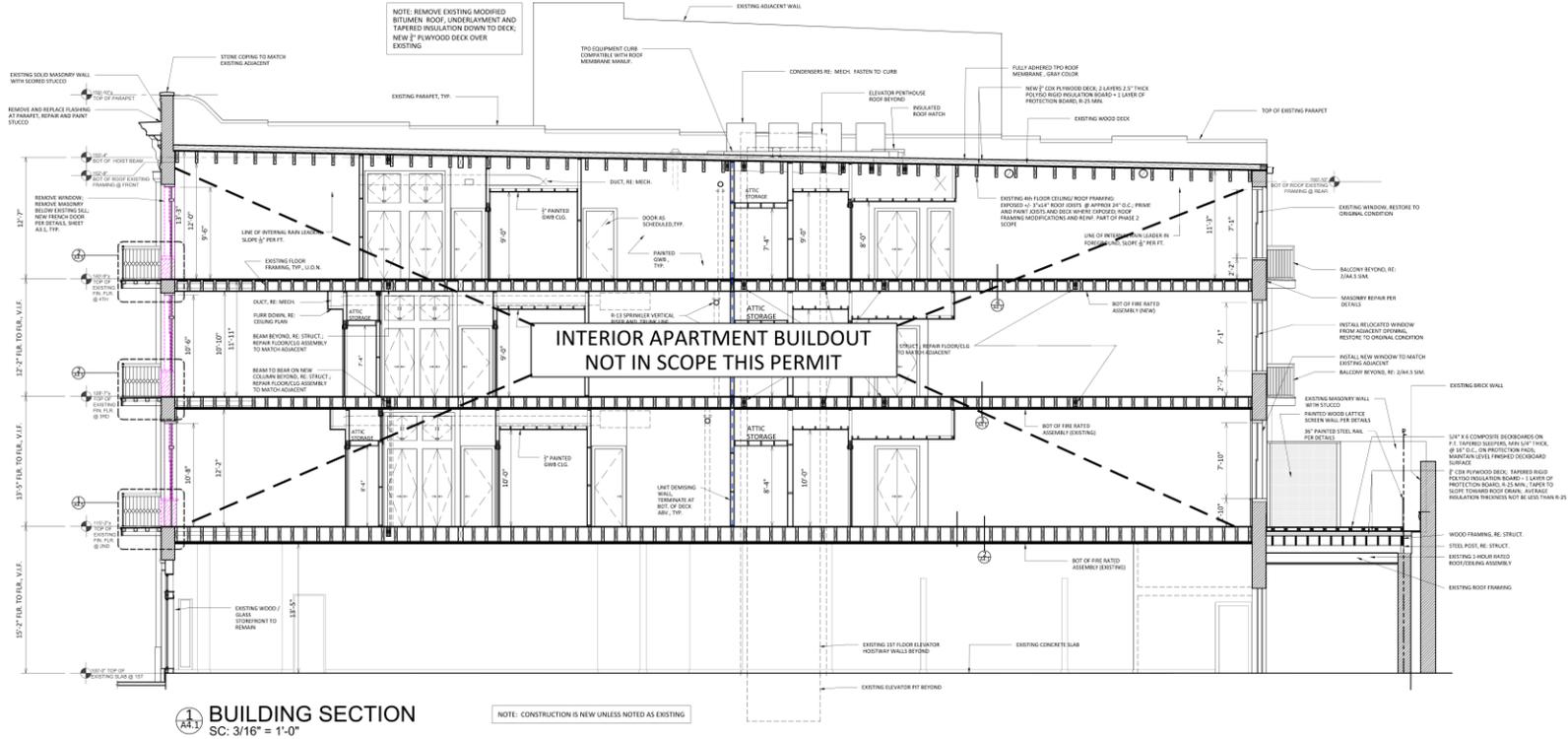
EXISTING / DEMOLITION FRONT ELEVATION
 SC: 1/4" = 1'-0"

PROPOSED FRONT ELEVATION
 SC: 1/4" = 1'-0"

ARCH full bleed D (24.00 x 36.00 Inches)

221-23 ROYAL STREET RENOVATION: PHASE 2 New Orleans, LA 70130	LKHarmont Architects A Professional Architectural Corporation 6258 Argozine Boulevard New Orleans, Louisiana 70124 504.485.5870 harmont@lkharmontarchitects.com	8.12.2025 V.C.C. APPL. 8.29.2025 REV. 9.25.2025 REV. 10.7.2025 V.C.C. 10.10.2025 V.C.C. 10.13.2025 V.C.C.	A3.1 LKH#1225
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1 BUILDING SECTION
 SC: 3/16" = 1'-0"

NOTE: CONSTRUCTION IS NEW UNLESS NOTED AS EXISTING

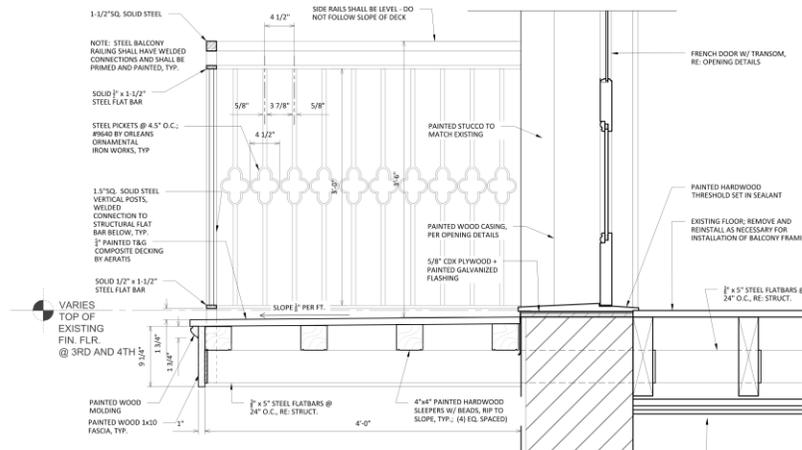
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<p>221-23 ROYAL STREET RENOVATION: PHASE 2 New Orleans, LA 70130</p>	<p>LKHarmou Architects A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans, Louisiana 70124 504.485.6870 harmou@lkharmouarchitects.com</p>	<p>8.12.2025 V.C.C. APPL</p>	<p>A4.1 LKH#1225</p>
		<p>8.29.2025 REV.</p>	
		<p>10.10.2025 V.C.C.</p>	
		<p>10.14.2025 V.C.C.</p>	
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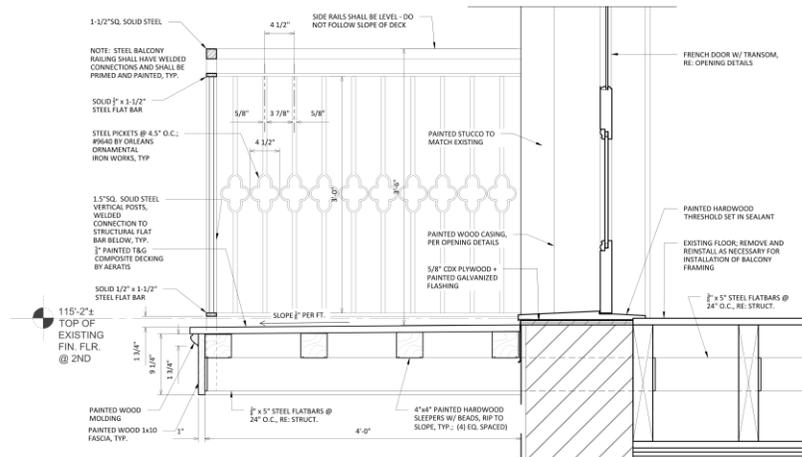
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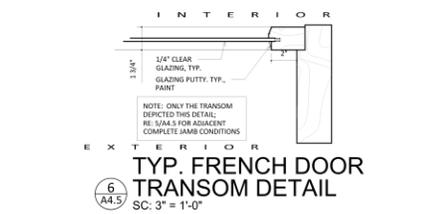




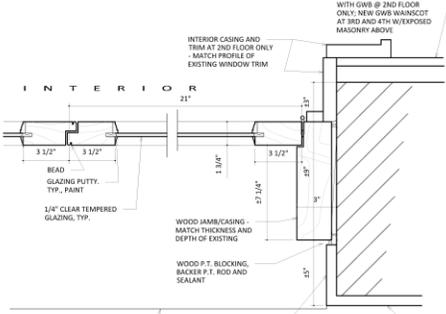
FRONT BALCONY DETAIL
TYP. 3rd/4th FLOORS
SC: 1-1/2" = 1'-0"



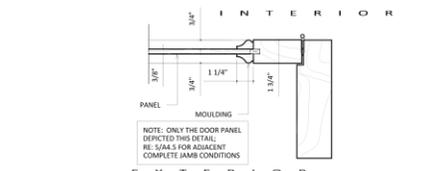
FRONT BALCONY DETAIL
2nd FLOOR
SC: 1-1/2" = 1'-0"



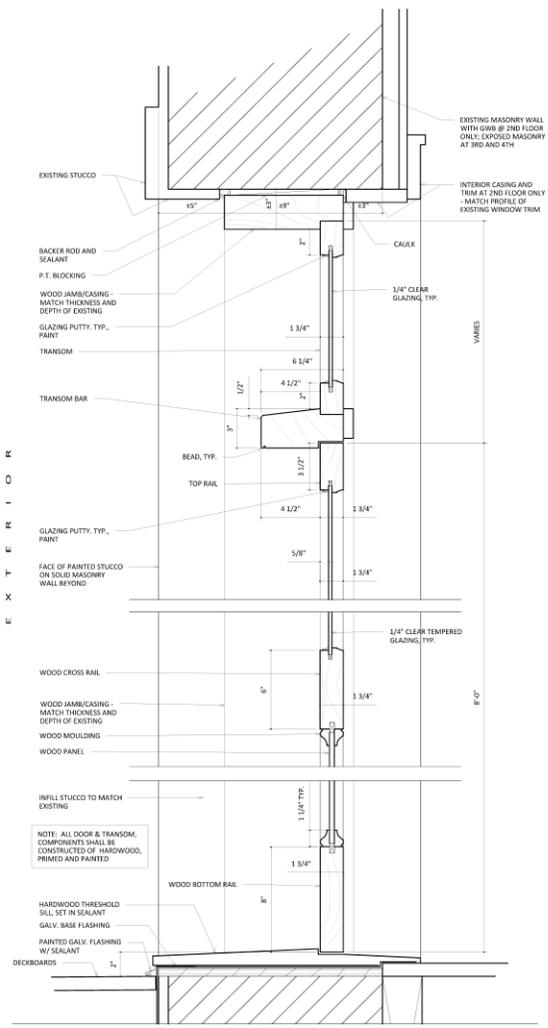
TYP. FRENCH DOOR
TRANSOM DETAIL
SC: 3" = 1'-0"



TYP. FRENCH DOOR
JAMB DETAIL @ GLASS
SC: 3" = 1'-0"



TYP. FRENCH DOOR
PANEL DETAIL
SC: 3" = 1'-0"

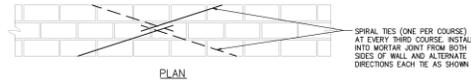


TYP. NEW FRENCH DOOR / TRANSOM
VERTICAL SECTION DETAIL
SC: 3" = 1'-0"

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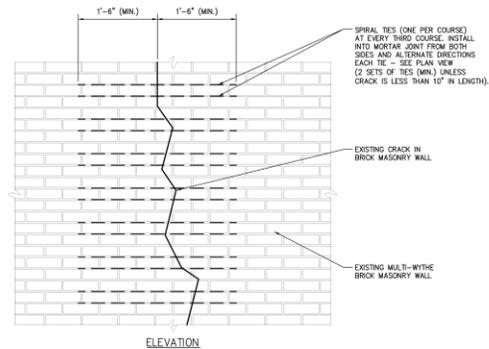
221-23 ROYAL STREET RENOVATION: PHASE 2 New Orleans, LA 70130	LKHarm Architects A Professional Architectural Corporation 6250 Armande Boulevard New Orleans, Louisiana 70124 504.485.8970 harmco@lkharmarchitects.com	8.12.2025 V.C. APL 8.29.2025 REV. 9.25.2025 REV. 10.2.2025 V.C. 10.13.2025 V.C.	A4.5 LKH#1225
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PLAN

SPIRAL TIES (ONE PER COURSE) AT EVERY THIRD COURSE. INSTALL INTO MORTAR JOINT FROM BOTH SIDES OF WALL AND ALTERNATE DIRECTIONS EACH TIE AS SHOWN



ELEVATION

SPIRAL TIES (ONE PER COURSE) AT EVERY THIRD COURSE. INSTALL INTO MORTAR JOINT FROM BOTH SIDES AND ALTERNATE DIRECTIONS EACH TIE - SEE PLAN VIEW (2 SETS OF TIES (MIN.) UNLESS CRACK IS LESS THAN 10" IN LENGTH).

EXISTING CRACK IN BRICK MASONRY WALL

EXISTING MULTI-WYTHE BRICK MASONRY WALL

NOTE (UNLESS NOTED OTHERWISE).

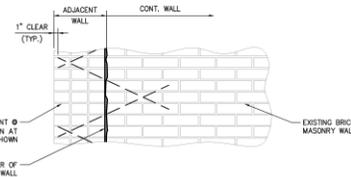
1. IN EXTERIOR WALLS WHERE CRACKING OCCURS IN STUCCO FINISH, DETERMINE JOINT LOCATIONS USING HAND TOOLS. USE CAUTION NOT TO DAMAGE ADJACENT FINISHES.
2. WHERE REQUIRED, PATCH FINISH IN LIKE KIND AND WORKMANSHIP AS ORIGINAL ADJACENT FINISHES.
3. AFTER INSTALLATION OF TIES AND PRIOR TO INSTALLATION OF STUCCO FINISH (WHERE REQUIRED), GROUT INJECT C.I.F. INTO CRACK TO FILL CRACK AND VOIDS COMPLETELY.

MULTI-WYTHE BRICK WALL REPAIR DETAIL

SCALE: 1" = 1'-0"

DETAIL NOTES:

1. HELIFIX REPAIR AT INTERSECTING WALL:
 - 1.1 PRE-DRILL HOLES AT APPROXIMATELY 30° ANGLE AT LOCATION OF HELIFIX REINFORCING. LOCATE ALL HOLES IN NEAREST HORIZONTAL MORTAR JOINT.
 - 1.2 PREPARE HOLES BY FLUSHING WITH WATER, INJECT HOLES WITH HELIFIX REBONDING GROUT.
 - 1.3 PLACE HELIFIX HELIBAR JOINT REINFORCING, SPACED AT 24" O.C. (MAX.) VERTICAL, 6" O.C. (MAX.) HORIZONTAL, 2 VERTICAL ROWS, CENTERED ON CONTIGUOUS WALL.
 - 1.4 EACH VERTICAL ROW OF REINFORCING BARS TO ALTERNATE DIRECTION AS SHOWN.
2. REINFORCING TO EXTEND 16" (MIN.) CLEAR PAST CRACK EACH SIDE WHERE POSSIBLE.
3. FILL CRACK AND HOLES SOLID WITH COMPATIBLE MORTAR.



CRACK REPAIR AT CORNER DETAIL

SCALE: 1" = 1'-0"

EXISTING DETERIORATED MASONRY WALL



REPOINTING NOTES (HISTORIC MASONRY):

REMOVE THE EXISTING MORTAR WITH A HAND TOOL TO MINIMIZE DAMAGE TO ADJACENT MASONRY. ACHIEVE THE APPROPRIATE MORTAR MIX AND HARDNESS, APPLY THE MORTAR AND TOOL IT TO MATCH THE HISTORIC JOINT STYLE AND APPEARANCE. AS A RESULT, IT IS GENERALLY RECOMMENDED THAT A REPOINTING PROJECT BE LIMITED TO THE AREA OF DETERIORATION RATHER THAN AN ENTIRE WALL OR BUILDING, UNLESS DETERIORATION IS PREVALENT.

TO ACHIEVE THE BEST RESULTS, REPOINTING WORK IS BEST COMPLETED WHEN THE TEMPERATURE RANGES BETWEEN 40°F AND 90°F FOR AT LEAST TWO DAYS AFTER THE INSTALLATION OF THE MORTAR TO HELP IT BOND TO THE MASONRY. MORTAR SHOULD BE PLACED IN JOINTS OF NO MORE THAN 3/8-INCH THICK AND ALLOWED TO HARDEN. THE FINAL LAYER SHOULD BE TOOLED TO MATCH THE HISTORIC JOINT PROFILE. (REFER TO JOINT PROFILES IN THE VEUX CARRE COMMISSION - GUIDELINES FOR MASONRY & STUCCO, PAGE 06-4.)

VCC APPROVED MORTAR MIX:

THE APPROVED VCC MORTAR MIX FOR 18TH AND 19TH CENTURY HISTORIC MASONRY:
 1 PART (MAXIMUM) PORTLAND CEMENT
 3 PARTS LIME
 9 PARTS SAND
 ENOUGH POTABLE WATER TO FORM A WORKABLE MIX

REPOINTING OF BRICK WALLS DETAIL

SCALE: N.T.S.

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

AXIS ENGINEERING
 CIVIL / STRUCTURAL
 2500 N. CAUSEWAY BLVD., #400, METairie, LA 70002
 504.383.0800 OFFICE | INFO@AXISENGR.COM EMAIL

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL LOCAL, REGIONAL AND NATIONAL REQUIREMENTS. I AM NOT OBSERVING THE WORK.

REGISTERED: JAMES B. BEASLEY AS PROJECT # 15113
 LICENSE NUMBER: 31593

221-23 ROYAL STREET
 RENOVATION: PHASE 2
 New Orleans, LA 70130

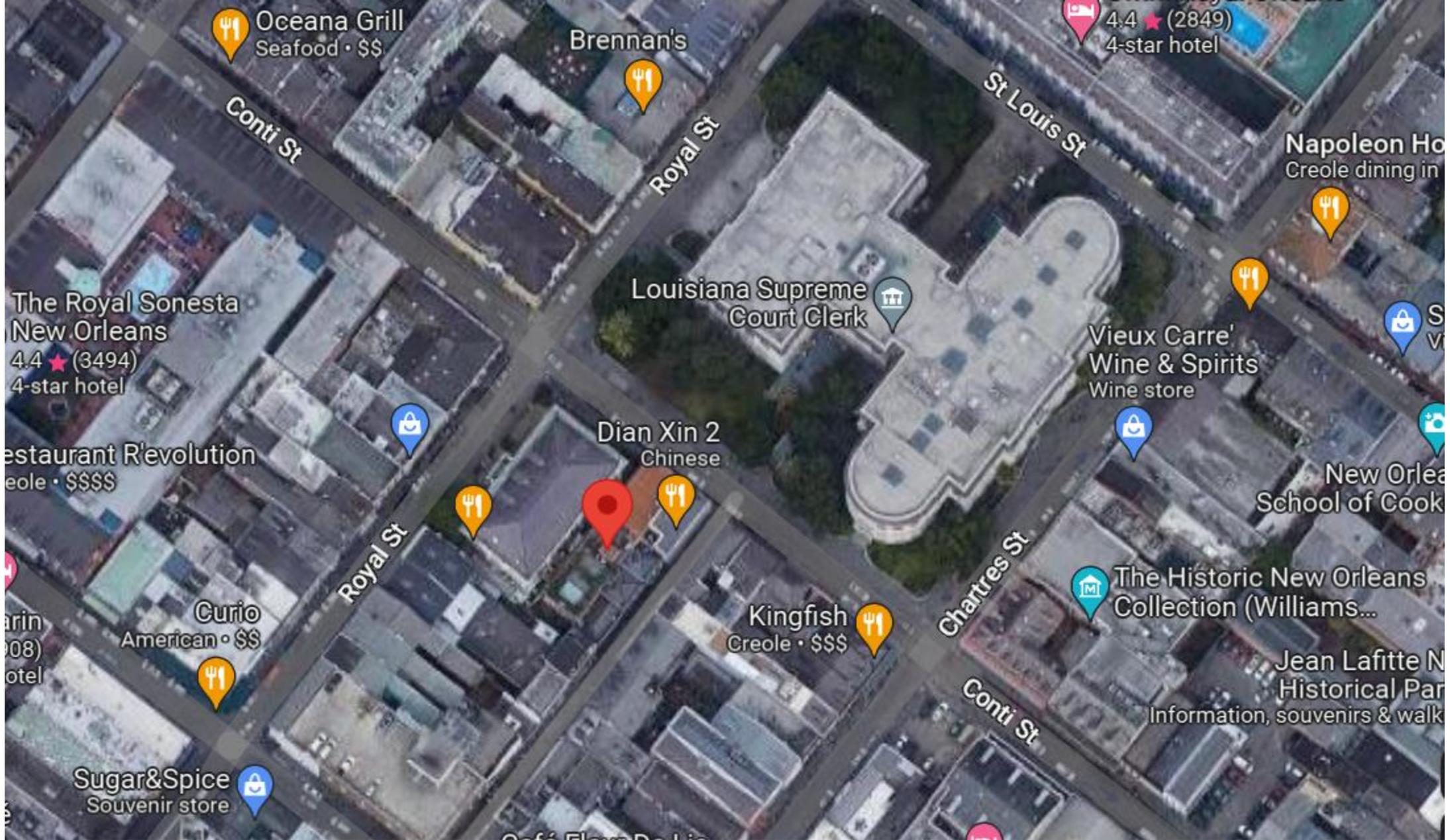
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 New Orleans Louisiana 70124
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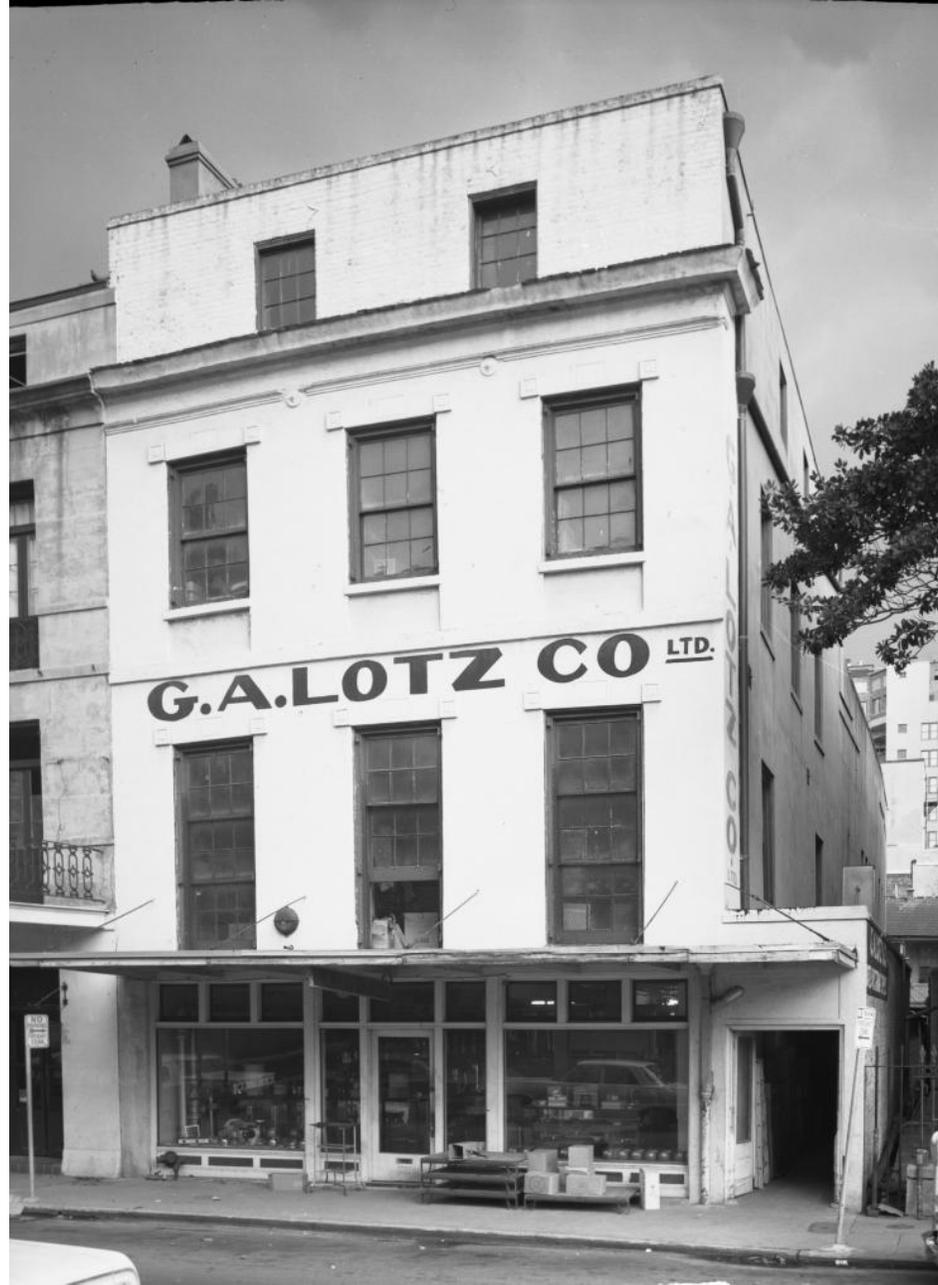


622 Conti



622 Conti





622 Conti

VCC Architectural Committee

October 21, 2025





622 Conti

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622 Conti

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622 Conti





622 Conti

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622 Conti

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622 Conti

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I will not be held responsible for providing project construction administration services on this project.

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SUCRE FRENCH QUARTER
622 CONTI STREET
NEW ORLEANS, LA 70130

Project Status

-REVISIONS-

No. Date Scope

No.	Date	Scope

DRAWING BY: MC
SCALE: 1/4" = 1'-0"
JOB No. 525016
DATE 04/22/25

SHEET NAME
EXTERIOR ELEVATION - NORTH
EAST - EXISTING AND DEMO

SHEET NO.

EX201

do not scale drawings

10/7/2025 4:50:35 PM P:\525016\00 - 622 Conti S\Drawings\03_Rev\11/02/25 Conti.rvt





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I will not be providing project construction administrative services on the project.

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SUCRE FRENCH QUARTER
622 CONTI STREET
NEW ORLEANS, LA 70130

Project Status

-REVISIONS-		
No.	Date	Scope

DRAWING BY MC
SCALE 1/4" = 1'-0"
JOB No. 525016
DATE 04/22/25
SHEET NAME
EXTERIOR ELEVATIONS - NORTH
EAST - PROPOSED

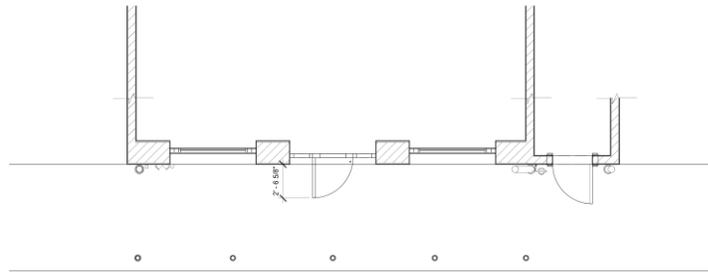
SHEET NO.

A201

do not scale drawings
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do not scale drawings
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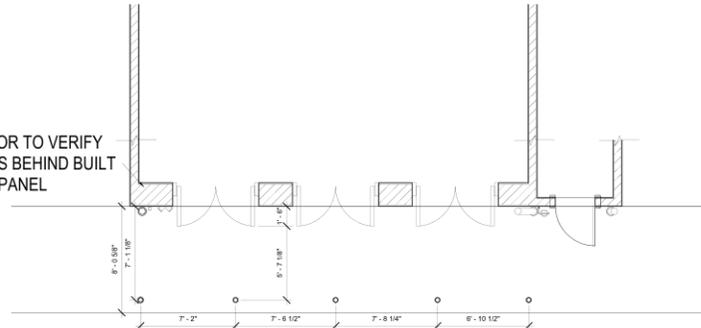


1 FIRST FLOOR - EXISTING
A101 1/1 A201 1/4" = 1'-0"

CONTI STREET

CONTI STREET

CONTRACTOR TO VERIFY DIMENSIONS BEHIND BUILT IN ACCESS PANEL



2 FIRST FLOOR - PROPOSED
A101 1/1 A201 1/4" = 1'-0"

CONTI STREET



WILLIAMS ARCHITECTS
824 BARONNE STREET
NEW ORLEANS, LA 70113
504-565-0888
WILLIAMSARCHITECTS.COM

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I will not be held liable providing project construction administration services on this project.

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John C. Williams Architects LLC

SUCRE FRENCH QUARTER
622 CONTI STREET
NEW ORLEANS, LA 70130

Project Status

-REVISIONS-

No.	Date	Scope

DRAWING BY MC
SCALE 1/4" = 1'-0"
JOB No. 525016
DATE 4/29/2025
SHEET NAME
FIRST FLOOR PLAN

SHEET NO.

A101





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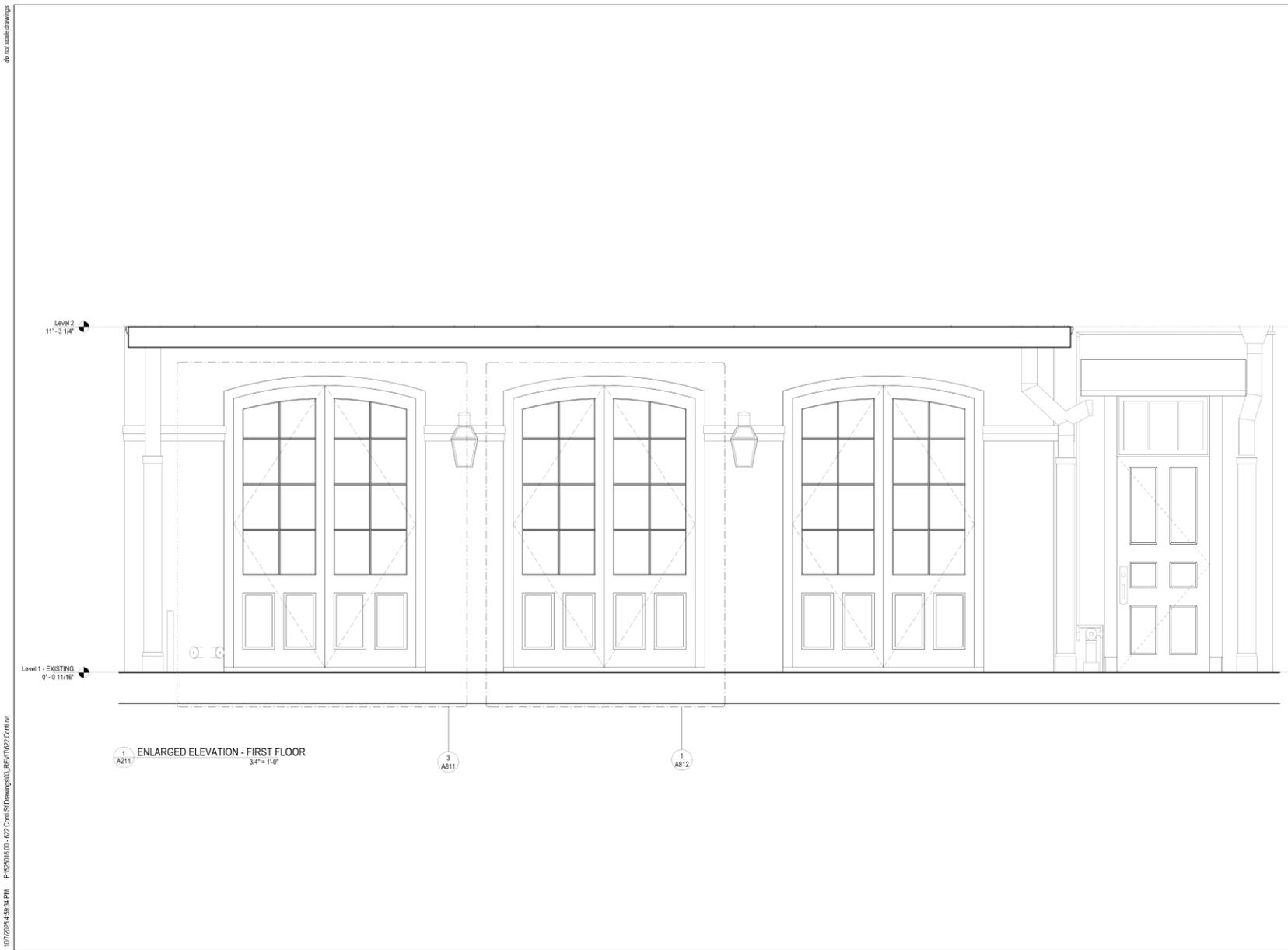
SUCRE FRENCH QUARTER
622 CONTI STREET
NEW ORLEANS, LA 70130

Project Status		
-REVISIONS-		
No.	Date	Scope

DRAWING BY: MC
SCALE: 3/4" = 1'-0"
JOB No.: 525016
DATE: 04/29/25
SHEET NAME:
ENLARGED EXTERIOR
ELEVATION - PROPOSED

SHEET NO.

A211



1 A211 ENLARGED ELEVATION - FIRST FLOOR
3/4" = 1'-0"

3 AB11

1 AB12

do not scale drawings
10/7/2025 4:59:34 PM P:\425016.00 - 622 Conti SLDrawings\03_REVT1622.Conti.rvt



LIFE SAFETY LEGEND

FIRE PROTECTION SYSTEMS:

AUTOMATIC SPRINKLERS:
 EXISTING NFPA 13

PATH OF TRAVEL:

EXIT ACCESS TRAVEL DISTANCE:
 IBC 101.2.2 NFPA 7.4
 A-2: 250 ASSY.EX: 250

COMMON PATH OF TRAVEL:
 IBC 1006.2.1 NFPA 7.6
 A-2: 75 ASSY.EX: 201/75

DEAD END LIMIT:
 IBC 1009.5 NFPA 7.6
 A-2: 20 ASSY.EX: 20

EMERGENCY EXIT SIGNS:

NEW
 EXISTING TO REMAIN

WALL RATINGS:

EXISTING SMOKE BARRIER TO REMAIN
 EXISTING 1-HR FIRE WALL/PARTITION TO REMAIN
 EXISTING 2-HR FIRE WALL/PARTITION TO REMAIN
 2-HR FIRE WALL/PARTITION UL #1403

OCCUPANCY TAG

ROOM NAME	ROOM NUMBER	AREA
ROOM NAME	ROOM NUMBER	AREA
CODE METHOD	CODE	
DESCRIPTION		

APPLICABLE CODES:
 2021 INTERNATIONAL BUILDING CODE (IBC) WITH CITY OF NEW ORLEANS AMENDMENTS
 2015 NFPA 101: LIFE SAFETY CODE
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN/ADAG/ABA

SEPARATION REQUIREMENTS:

SHAFT ENCLOSURES
 IBC 710.4 - 2 HR UNLESS CONNECTING - 4 STORIES, THEN 1 HR
 NFPA 8.6.5.1 - 2 HR UNLESS CONNECTING - 4 STORIES, THEN 1 HR
 EXIT ENCLOSURES
 IBC 1023.2 - 2 HR UNLESS CONNECTING - 4 STORIES, THEN 1 HR
 NFPA 7.1.3.2.1 - 1 HR

EXTERIOR STAIRS - N/A

EXIT ACCESS ENCLOSURES
 IBC 1009.3.1 - FOR SHAFT ENCLOSURES UNLESS - 3 STORIES

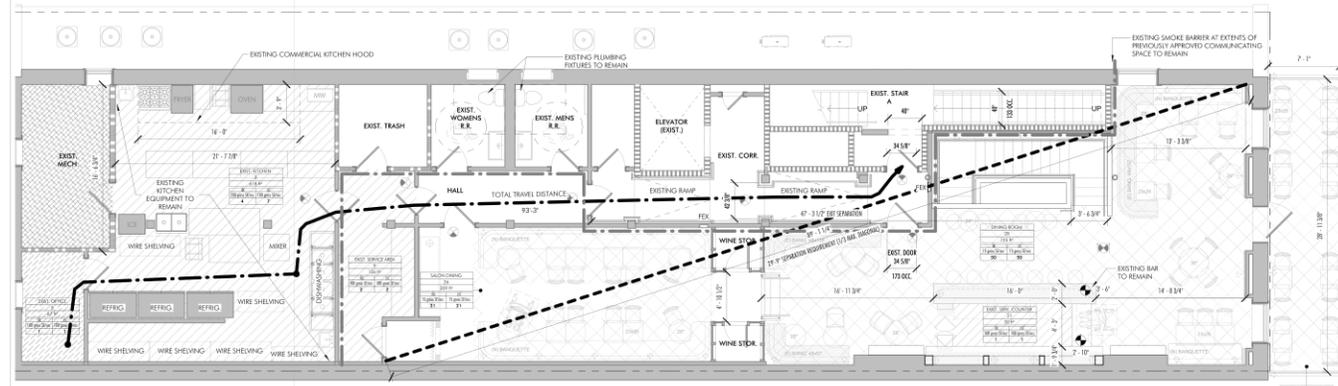
EGRESS REQUIREMENTS:

Number of Exits:

HOTEL IBC: A-2: 2
 NFPA: ASSEMBLY: 2

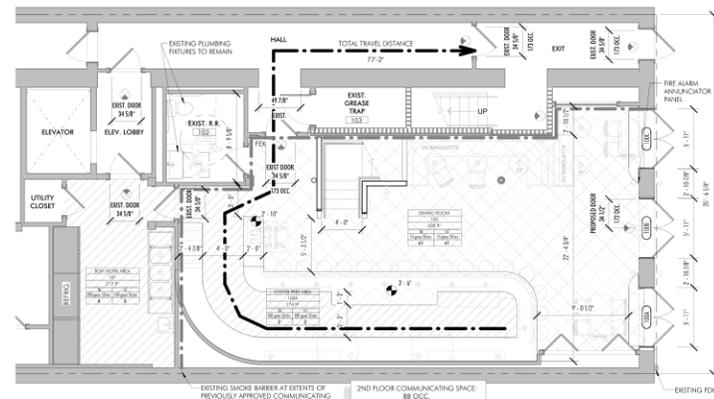
Occupant Load Factor Use

- ASSEMBLY (UNCONCENTRATED)
- BUSINESS
- BUSINESS (MERCANTILE)
- KITCHEN/SERVICE
- MECHANICAL



2 SECOND FLOOR LIFE SAFETY PLAN
 3/16 = 1/0'

OCCUPANCY TOTALS			
Occupancy	NFPA	IBC	
ASSEMBLY (UNCONCENTRATED)	41	41	
KITCHEN/SERVICE	3	2	
KITCHEN/SERVICE	2	2	
LEVEL 1	46	45	
ASSEMBLY (UNCONCENTRATED)	21	21	
ASSEMBLY (UNCONCENTRATED)	50	50	
ASSEMBLY (UNCONCENTRATED)	14	14	
BUSINESS	1	1	
KITCHEN/SERVICE	2	4	
KITCHEN/SERVICE	2	2	
KITCHEN/SERVICE	1	1	
LEVEL 2	96	93	
	142	138	



1 FIRST FLOOR LIFE SAFETY PLAN
 3/16 = 1/0'

#	ISSUED SET	DATE
1	SCHEMATIC DESIGN SET	06/02/2025
2	PERMIT SET	07/28/2025
3	PERMIT SET UPDATED	10/01/2025

PROJECT NAME:
622 CONTI

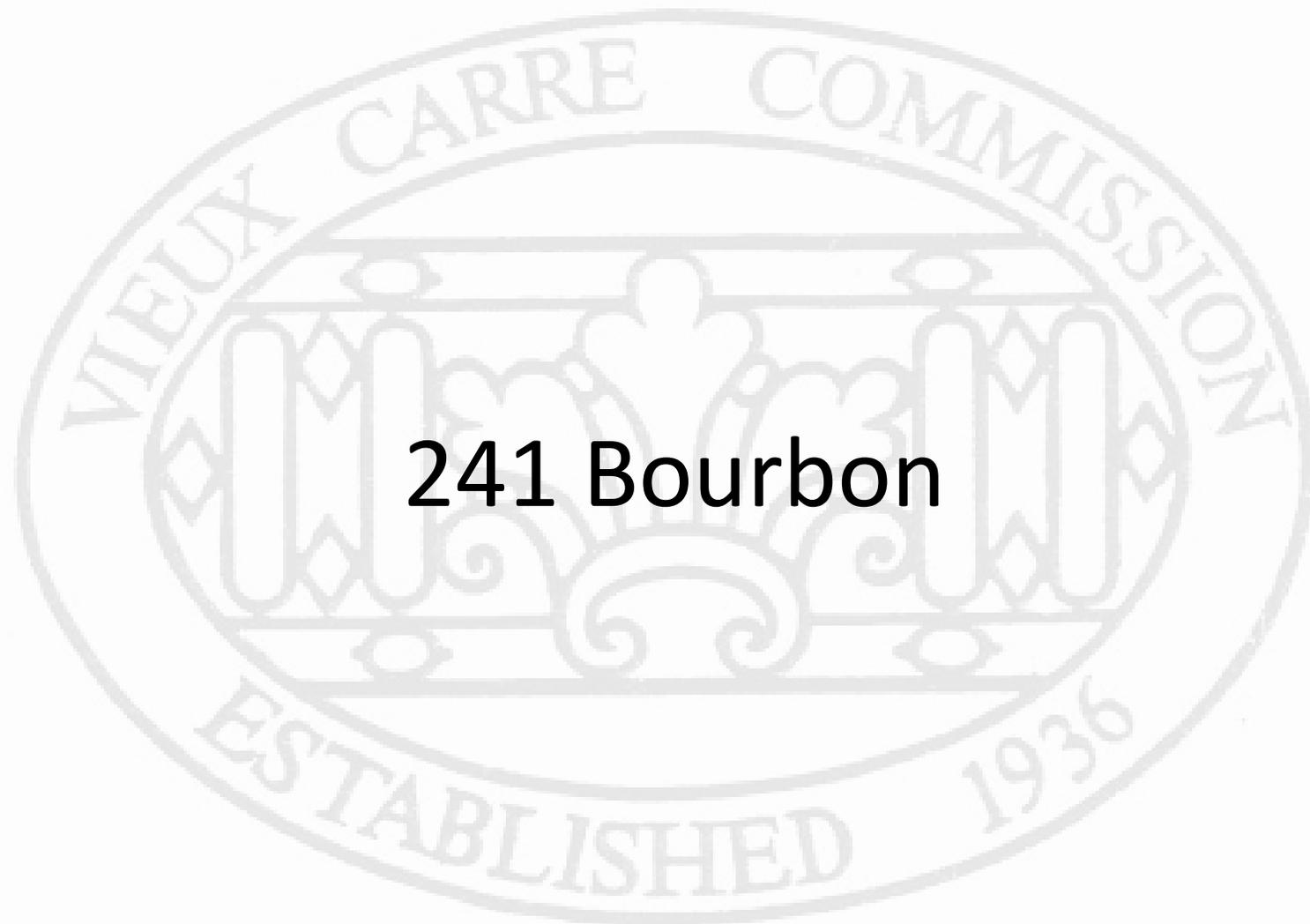
CLIENT:
622 CONTI STREET OPERATORS LLC

PROJECT ADDRESS:
**622 CONTI ST.
 NEW ORLEANS, LA 70130**

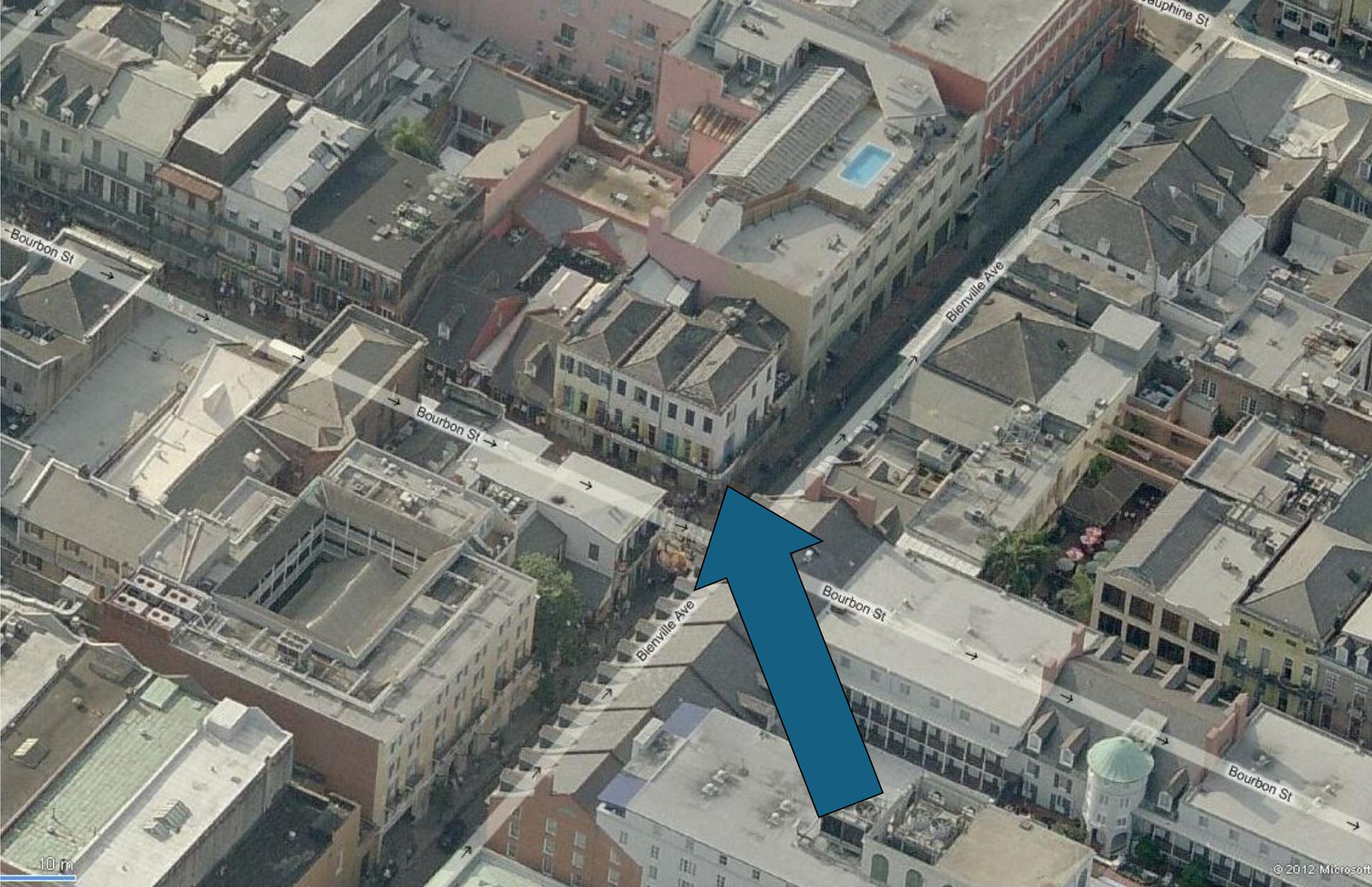
DRAWING NAME:
LIFE SAFETY PLANS

DATE:	10/01/25
PROJECT No:	25010
DRAWING BY:	Author
SCALE:	As indicated
DWG No:	G-1.01
Filename:	





241 Bourbon



235-41 Bourbon
VCC Architectural Committee

October 21, 2025





235-41 Bourbon - 1963
VCC Architectural Committee

October 21, 2025





235-41 Bourbon - 1965
VCC Architectural Committee

October 21, 2025

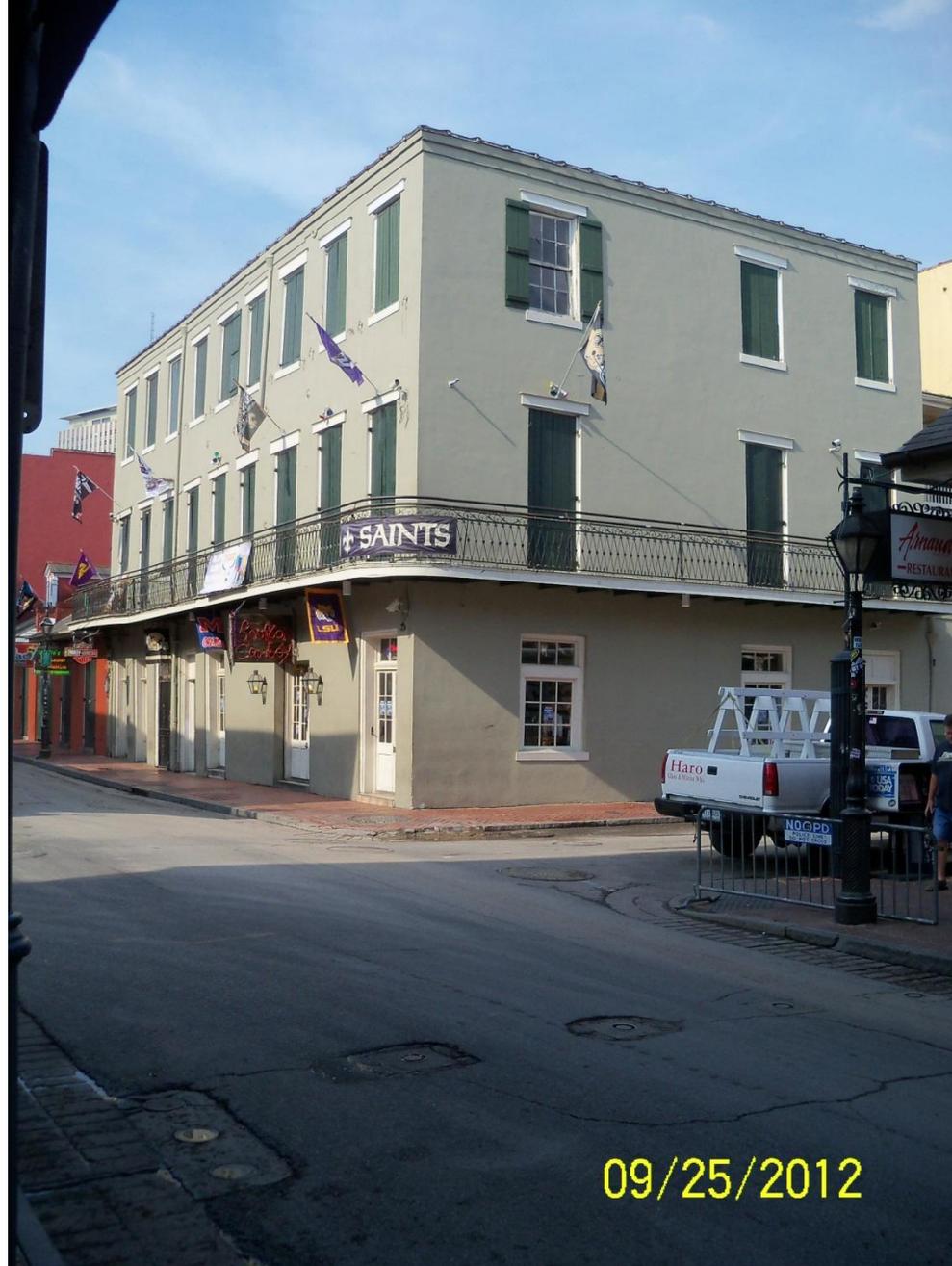




235-41 Bourbon - 2008
VCC Architectural Committee

October 21, 2025





235-41 Bourbon

VCC Architectural Committee

October 21, 2025





235-41 Bourbon

VCC Architectural Committee

October 21, 2025





235-41 Bourbon

VCC Architectural Committee

09 07 2022

October 21, 2025





235-41 Bourbon

VCC Architectural Committee

04 23 2025

October 21, 2025





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VCC Architectural Committee

October 21, 2025





235-41 Bourbon

VCC Architectural Committee

10 08 2025

October 21, 2025





235-41 Bourbon

VCC Architectural Committee

10 08 2025

October 21, 2025





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VCC Architectural Committee

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October 21, 2025





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10 08 2025

October 21, 2025





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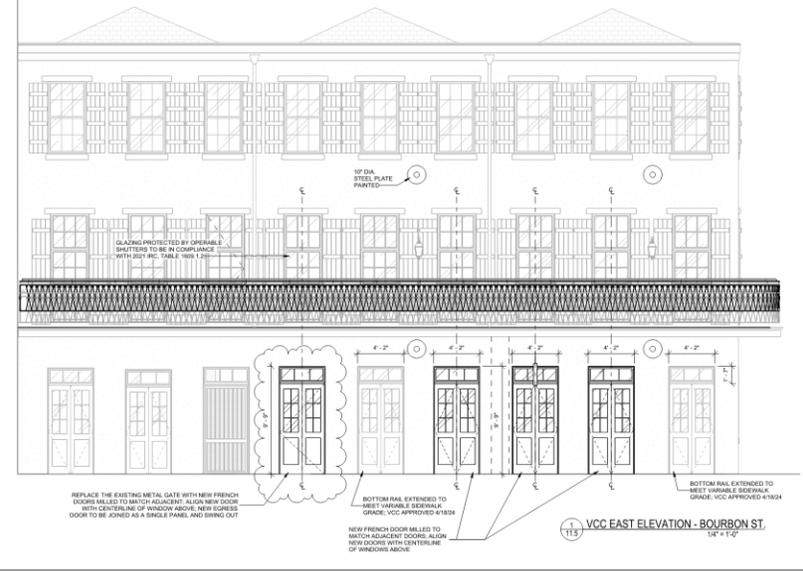
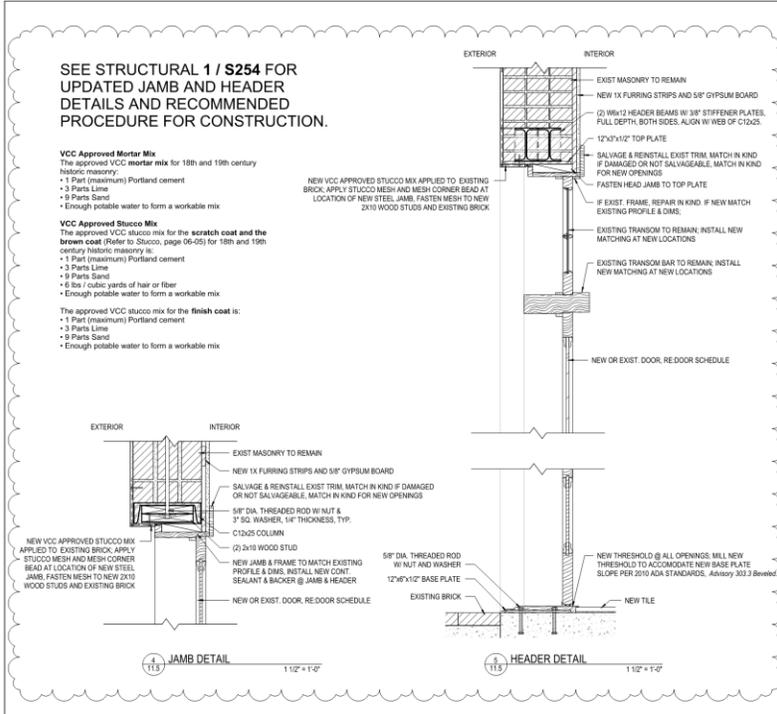
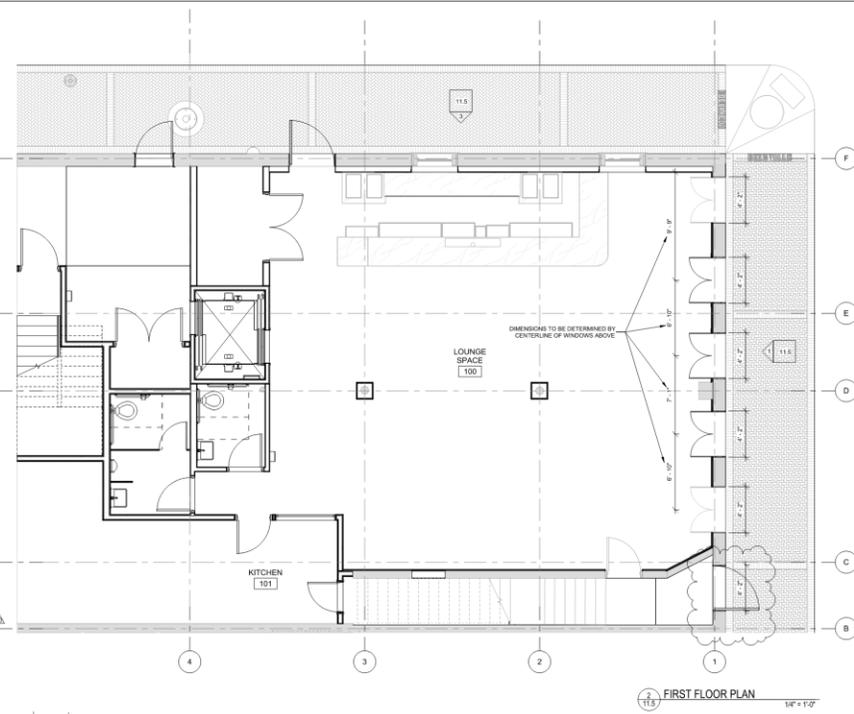
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CONSTRUCTION DOCUMENTS
235, 237, 239, 241 BOURBON ST., New Orleans, LA
70112

REVISIONS:		
No.	Date	Scope
20	7/22/2025	VCC - NEW DOORS

DRAWING: BOURBON ST. FACADE REVISIONS
DRAWING BY: MLL
SCALE: As indicated
JOB No.: 52218
DATE: 8/14/2025
Sheet No.:

11.5



235-41 Bourbon
VCC Architectural Committee

October 21, 2025

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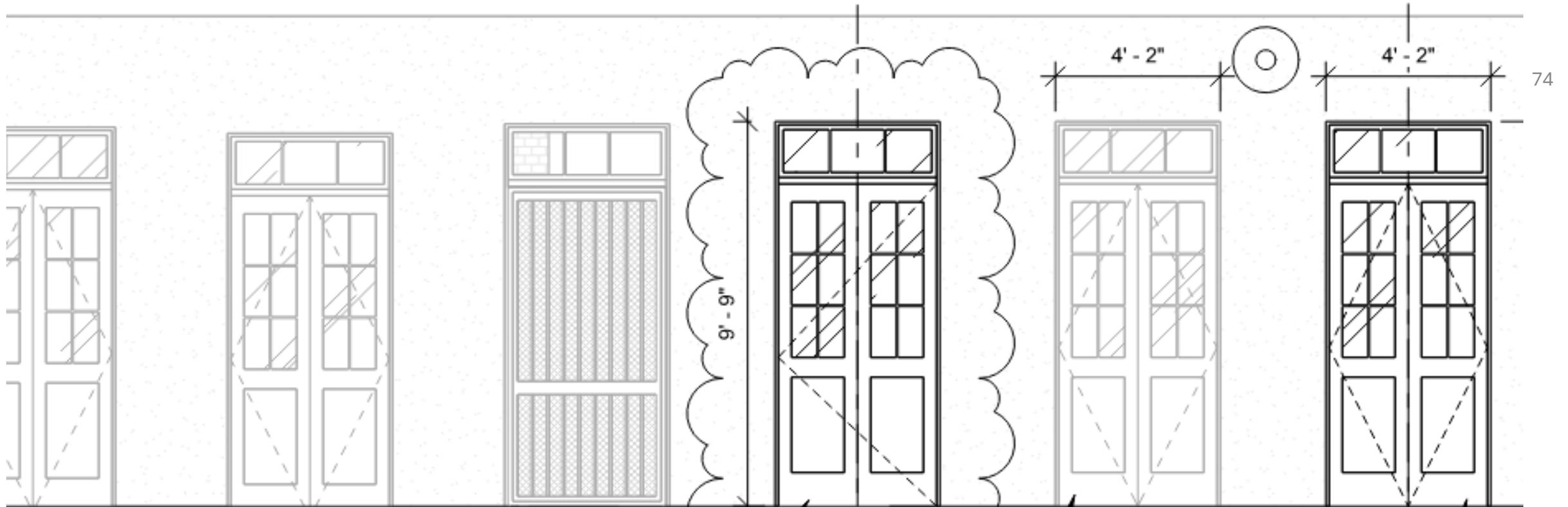
235-41 Bourbon

VCC Architectural Committee

09 07 2022

October 21, 2025





REPLACE THE EXISTING METAL GATE WITH NEW FRENCH DOORS MILLED TO MATCH ADJACENT; ALIGN NEW DOOR WITH CENTERLINE OF WINDOW ABOVE; NEW EGRESS DOOR TO BE JOINED AS A SINGLE PANEL AND SWING OUT

BOTTOM RAIL EXTENDED TO MEET VARIABLE SIDEWALK GRADE; VCC APPROVED 4/18/24

NEW FRENCH DOOR MILLED TO MATCH ADJACENT DOORS; ALIGN NEW DOORS WITH CENTERLINE OF WINDOWS ABOVE

**SEE STRUCTURAL 1 / S254 FOR
UPDATED JAMB AND HEADER
DETAILS AND RECOMMENDED
PROCEDURE FOR CONSTRUCTION.**

VCC Approved Mortar Mix

The approved VCC mortar mix for 18th and 19th century historic masonry:

- 1 Part (maximum) Portland cement
- 3 Parts Lime
- 9 Parts Sand
- Enough potable water to form a workable mix

VCC Approved Stucco Mix

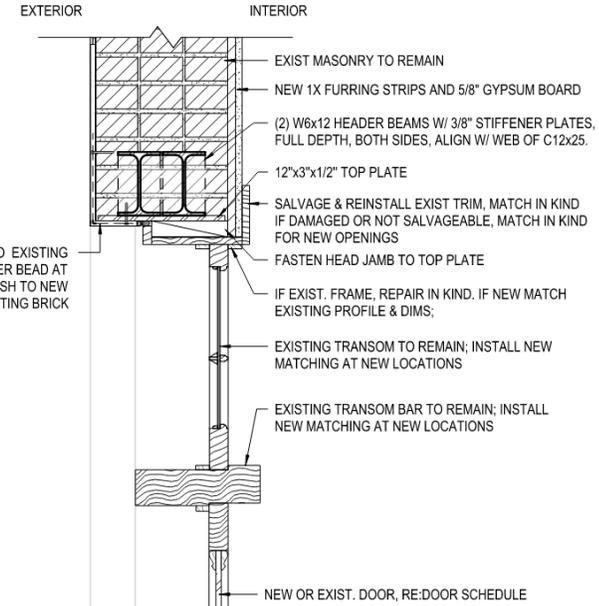
The approved VCC stucco mix for the **scratch coat and the brown coat** (Refer to *Stucco*, page 06-05) for 18th and 19th century historic masonry is:

- 1 Part (maximum) Portland cement
- 3 Parts Lime
- 9 Parts Sand
- 6 lbs / cubic yards of hair or fiber
- Enough potable water to form a workable mix

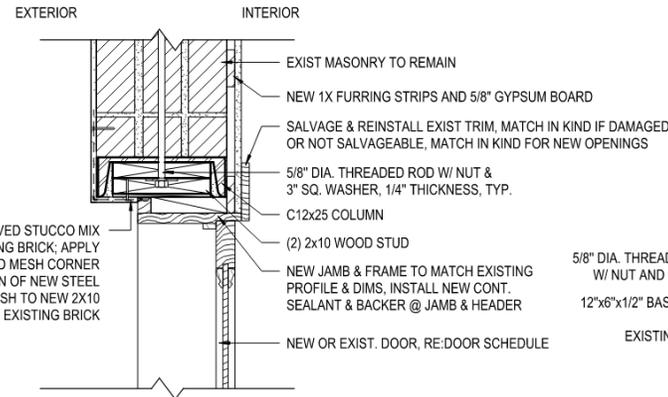
The approved VCC stucco mix for the **finish coat** is:

- 1 Part (maximum) Portland cement
- 3 Parts Lime
- 9 Parts Sand
- Enough potable water to form a workable mix

NEW VCC APPROVED STUCCO MIX APPLIED TO EXISTING BRICK; APPLY STUCCO MESH AND MESH CORNER BEAD AT LOCATION OF NEW STEEL JAMB, FASTEN MESH TO NEW 2X10 WOOD STUDS AND EXISTING BRICK



5 HEADER DETAIL
1 1/2" = 1'-0"

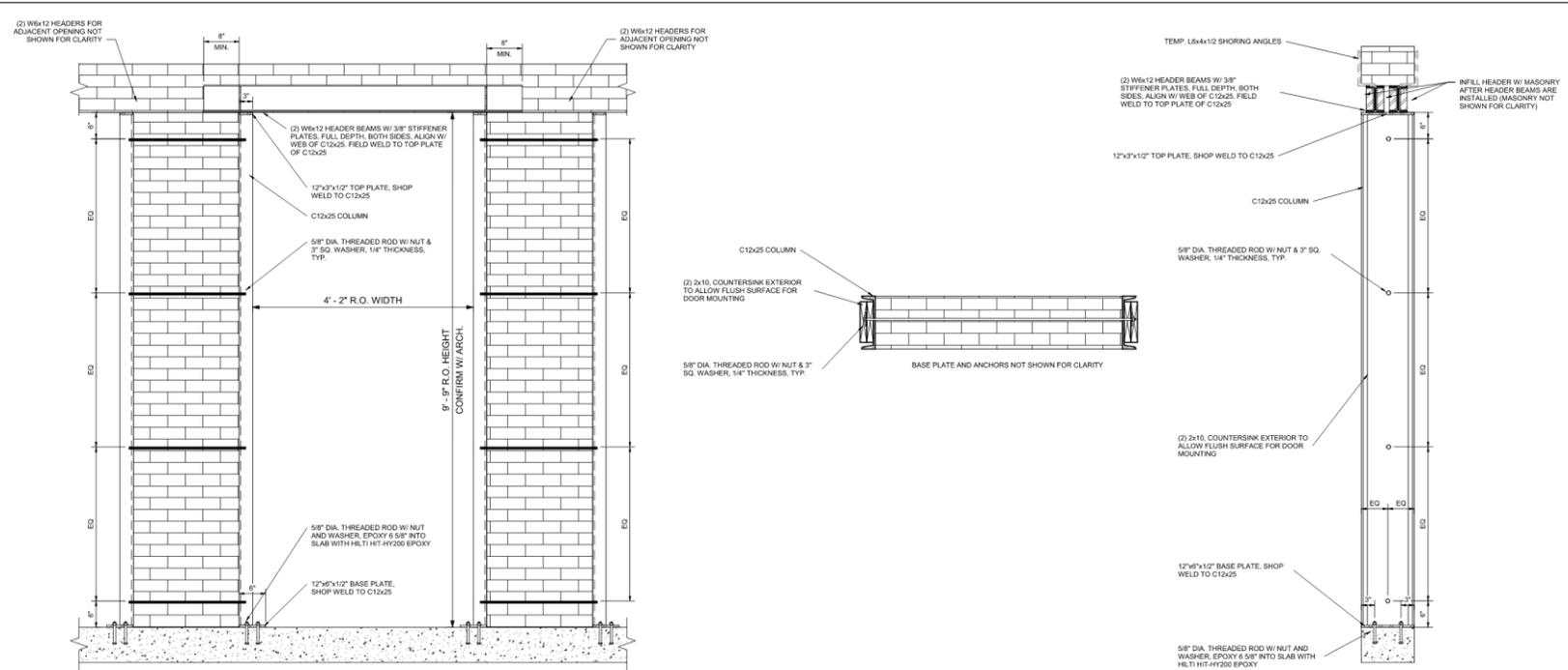


4 JAMB DETAIL
1 1/2" = 1'-0"

NEW VCC APPROVED STUCCO MIX APPLIED TO EXISTING BRICK; APPLY STUCCO MESH AND MESH CORNER BEAD AT LOCATION OF NEW STEEL JAMB, FASTEN MESH TO NEW 2X10 WOOD STUDS AND EXISTING BRICK

5/8" DIA. THREADED ROD W/ NUT AND WASHER
12"x6"x1/2" BASE PLATE
EXISTING BRICK
NEW THRESHOLD @ ALL OPENINGS; MILL NEW THRESHOLD TO ACCOMMODATE NEW BASE PLATE SLOPE PER 2010 ADA STANDARDS, *Advisory 303.3 Beveled.*





1 241 Bourbon St Front Opening Detail
S254 1" = 1'-0"

Recommended Procedure:

1. Shore with 6x6 wood posts (2 per existing steel lintels at each existing opening) for a total of 4 posts minimum per opening.
2. Install an L8x4x1/2" steel angle above the first course over the existing steel lintels at each opening, at the interior face of the perimeter wall AND the exterior face of the perimeter wall, to temporarily carry dead load at any opening. The angle shall be long enough to bear a minimum of 16" beyond the final opening width as determined by the architect. This steel angle shall be reused as only 1 opening is allowed to be shored and remedied as prescribed below at a time.
3. Cut back the masonry wall for the final approved opening widths at a single opening. Do not proceed to the next opening until a single opening is completely structurally remediated.
4. Tuck point the jambs of the opening.
5. Install 5/8" diameter threaded rods per the steel channel details into the masonry pilaster to remain.
6. Verify no cracks have manifested on the face of the masonry pilaster. If cracks have appeared, notify the EOR.
7. Install the C12x25 column jambs on each side of the pilaster and opening. Secure base plate to foundation with anchors as shown in detail(s).
8. Secure the washer and nuts within the webs of the C12x25.
9. Remove the 6x6 wood shoring posts.
10. Install new W6x12 steel beam lintels and weld to the top plate of the C12x25 jamb columns.
11. Remove L8x4x1/2" temporary steel angles to be reused at the next opening.
12. Repeat these steps starting with step 1 above on the next opening.
13. Only ONE opening shall be remedied at a time.

STRUCTURAL STEEL

1. Unless noted otherwise, fabrication and erection of structural steel shall be in accordance with AISC specifications, latest edition. Unless detailed otherwise or reactions are indicated, beam connections shall be selected to support one-half the total uniform load capacity shown in the ALLOWABLE UNIFORM LOAD TABLES in Part 2 of the AISC Steel Construction Manual, 13th Edition, for the given beam size, span and steel specification or for the beam reaction shown on the drawings, whichever is greater. The minimum beam connection shall not be smaller than those listed in Tables 10-1 and 10-2 of the AISC Steel Construction Manual, 13th Edition for the given beam depth, bolt diameter and weld specification.
2. The fabricator shall be responsible for the design and adequacy of all connections that are not designed or fully detailed on the Contract Documents. Shop drawings, depicting the configuration and fabrication details, along with calculation verified by a Registered Professional Engineer licensed to practice in the state in which the project is located, shall be submitted to the Structural Engineer of Record for review.
3. Unless otherwise noted, beam reactions shown on the Plans are design Service Level (ASD) gravity (Dead Load plus Live Load) shear loads. Any axial or other loads required must be considered in addition to the vertical reactions shown.
4. Unless detailed otherwise, all shop connections shall be welded. Unless detailed otherwise, all field connections shall be made using 3/4" dia. ASTM A325 or ASTM F1552 high strength bolts. Washers shall be installed under nuts of fasteners.
5. Unless noted otherwise, all fillet welds shall be 1/4". All welding of structural steel shall be done in accordance with the latest edition of AWS D1.1 corresponding to the AISC specification used and all welds including field welds shall be made by certified welders using E70XX electrodes.
6. Unless noted otherwise, all high-strength bolts (A325, F1552, and A490) shall be tensioned to meet slip critical requirements even if the joint is designed as a "Snug Tight" bearing connection. All joints shall be designed to be bearing type connections unless noted otherwise.
7. All steel members exposed to weather shall be hot-dip galvanized or painted with TMECC Epoxy System or similar system meeting the requirements for painting structural steel in the project specifications. All other steel members shall be furnished with a shop coat of TMECC red or gray oxide primer or similar system meeting the requirements for painting structural steel in the project specifications. All primers shall be compatible with top coatings specified.
8. All steel members that are to receive spray or trowel applied, continuous based, fire resisting coatings shall be furnished without prime coatings unless otherwise noted.
9. The General Contractor shall be responsible for including the costs for all miscellaneous steel in their bid regardless of whether or not those items are indicated on the structural drawings. These costs shall include, but are not limited to, miscellaneous steel items shown on Architectural, Civil, Mechanical, Plumbing, and Electrical drawings.
10. Bearing ends of all columns shall be square cut or milled to bear.
11. Field cutting, drilling, or other modification of structural steel components is not permitted without written approval of the Structural Engineer of Record. Where beam penetrations cannot be avoided or where cutting is required, the Contractor shall submit to the Structural Engineer of Record, all pertinent information including penetration shape, size, location, and method of cutting the openings.
12. All steel for Channels shall be 50 ksi. All steel for W-shapes shall be 50 ksi. All steel for angles & plates shall be 36 ksi.



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NO.	REVISION	DATE

Permit Set 10/3/2023
 RENOVATION OF:
 241 Bourbon St.
 New Orleans, LA 70130

22056 JOB NO.
 Front Opening Details TITLE
 1" = 1'-0" SCALE

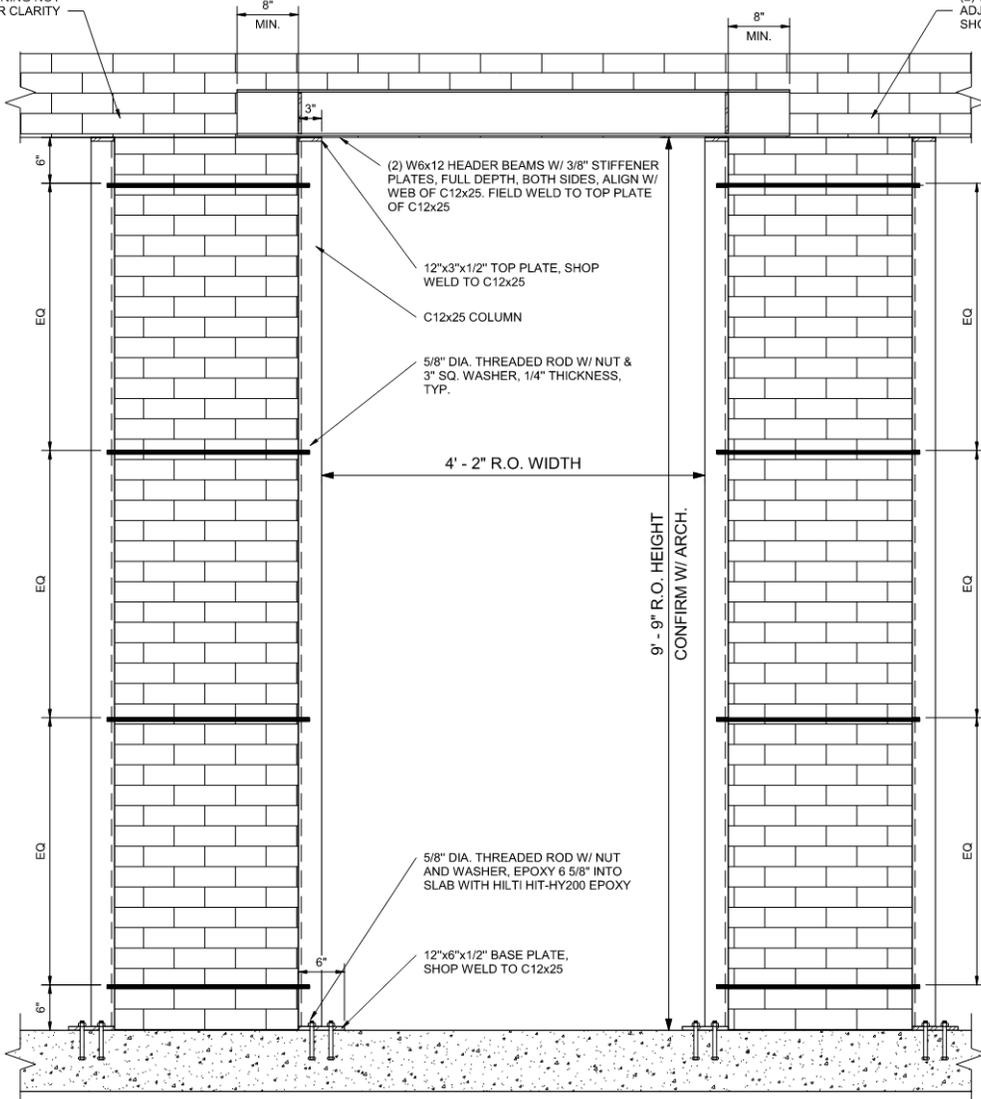
Author/Checker DRAWN/CHK

S254



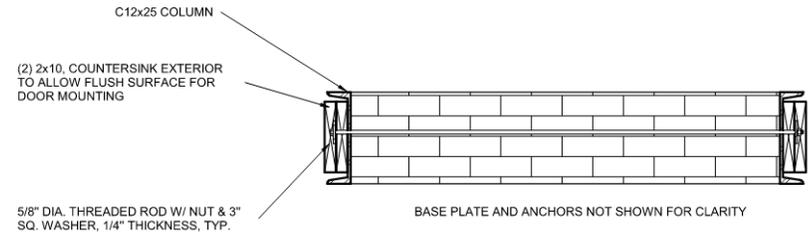
(2) W6x12 HEADERS FOR ADJACENT OPENING NOT SHOWN FOR CLARITY

(2) W6x12 HEADERS FOR ADJACENT OPENING NOT SHOWN FOR CLARITY



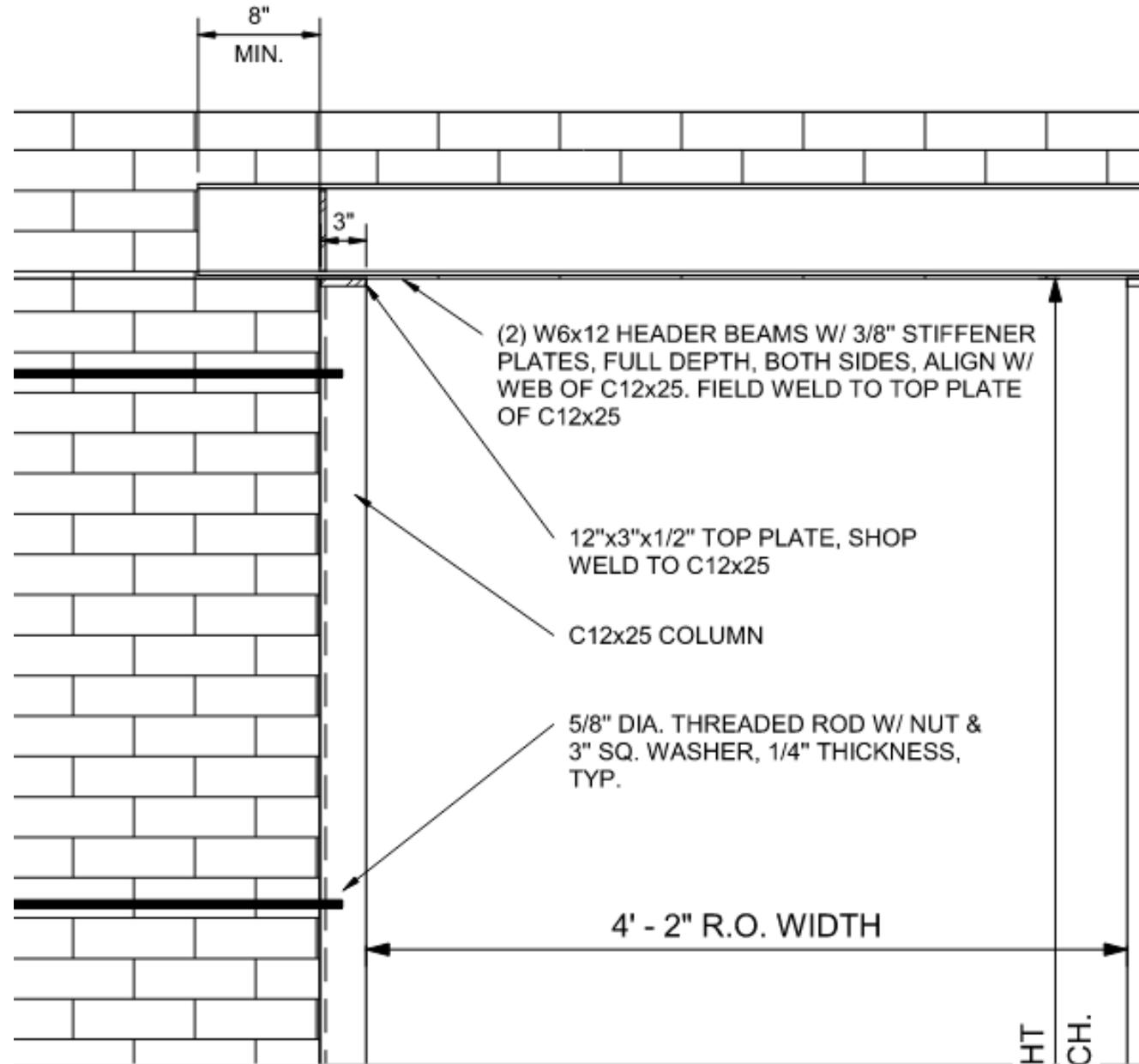
(2) W6x12 H STIFFENER SIDES, ALIC WELD TO T

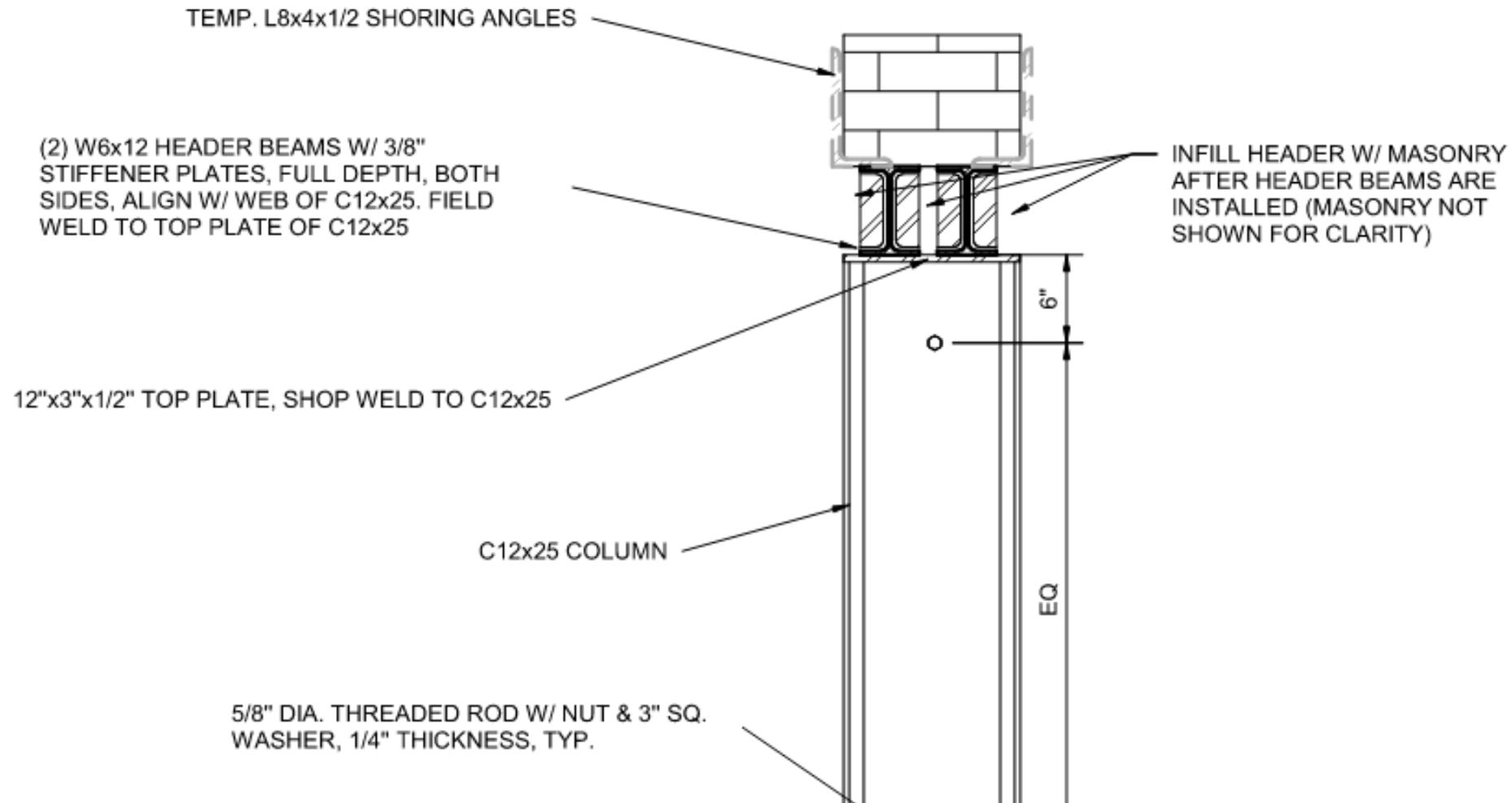
12"x3"x1/2" TC

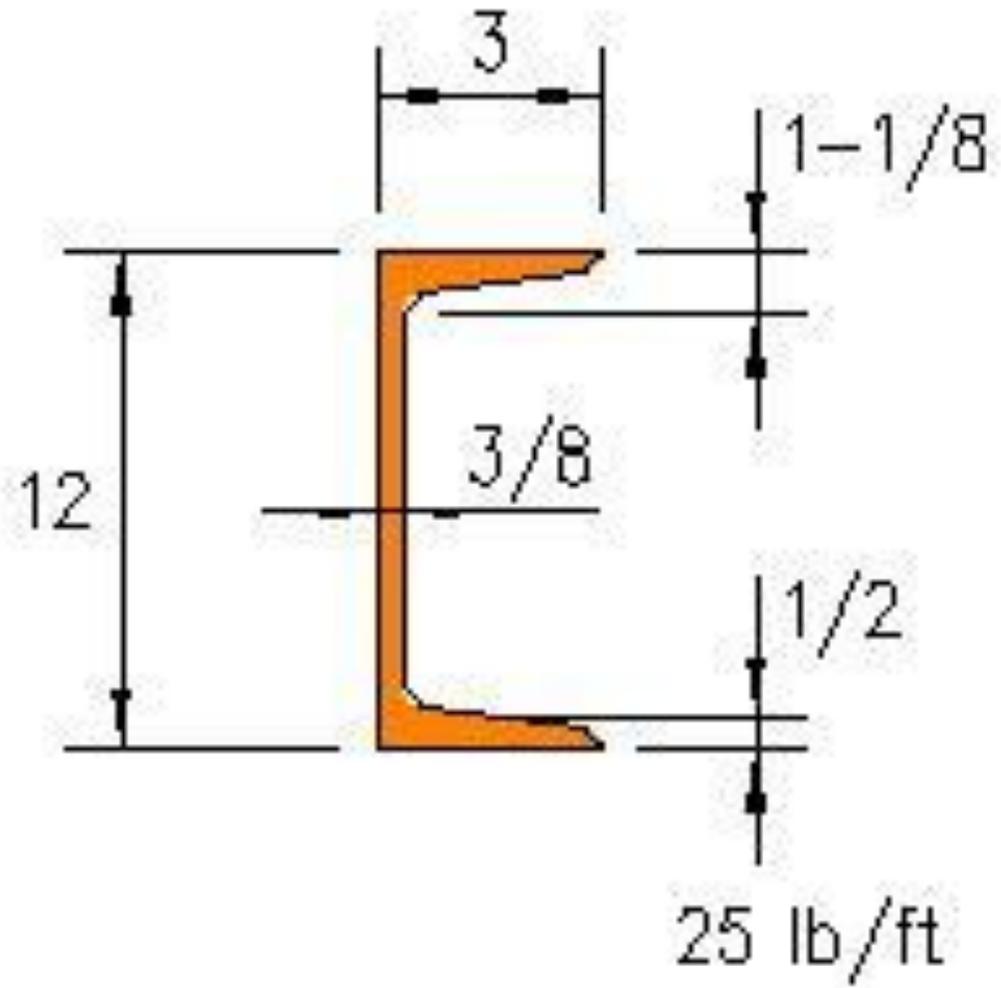


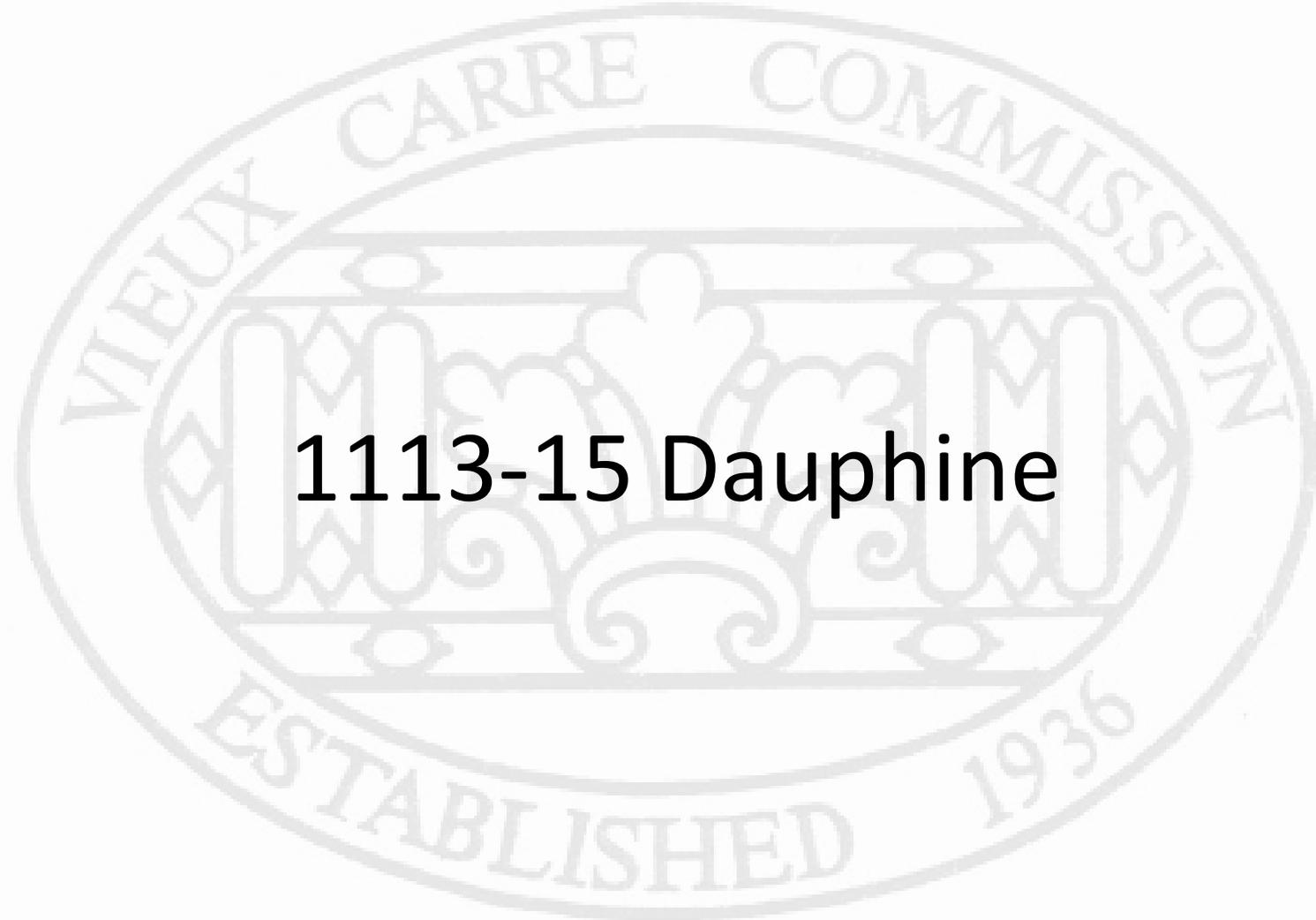
1 241 Bourbon St Front Opening Detail
S254 1" = 1'-0"











1113-15 Dauphine



1113 Dauphine





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October 21, 2025





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October 21, 2025





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October 21, 2025





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October 21, 2025





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October 21, 2025





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October 21, 2025



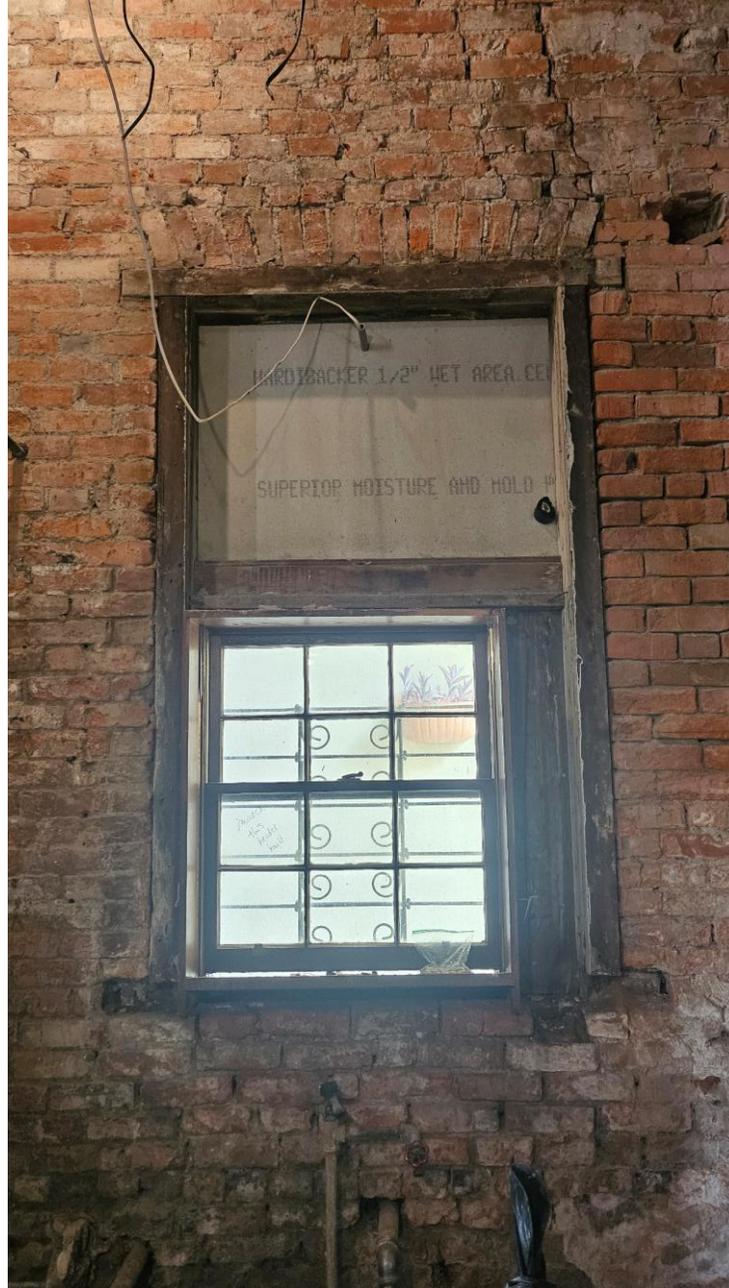


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October 21, 2025





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VCC Architectural Committee

October 21, 2025





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October 21, 2025





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October 21, 2025





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365 RUBBERIZED FLASHING CEMENT

TECHNICAL DATA SHEET



TYPICAL PHYSICAL & PERFORMANCE CHARACTERISTICS:

Weight Per Gallon	8.5 - 9.0 lb.
Adhesion Underwater	Excellent
Application Temperatures	40°F - 120°F

Approx. Shipping Weights:

(Note: All approx. weights include container)

10 fl. oz. tube (296 mL)	1 lb.
1 gallon (3.8L)	10 lb.
(4) 1 gallon containers/case	41 lb.
3 gallons (13.2 L)	33 lb.

VOC: <250 g/L (regulatory)

DESCRIPTION:

APOC® 365 Rubberized Flashing Cement is an extremely flexible, highly durable, long-lasting leak-repair designed to be applied in all-weather/seasons and in wet or dry applications. It can be used for patching spills, cracks, and seams in spudded gravel, mineral surfaced cap sheet and smooth surface asphalt roofs, as well as composition shingle roofs and in vertical applications. APOC 365 seals around chimneys, vent pipes, gravel guards, down spouts, cracks in concrete and more. APOC 365 exceeds performance requirements of ASTM D3409 and ASTM D4586, TYPE I and is Miami-Dade County Product Control Approved.

PREPARATION:

All surfaces must be clean and free of surface rust, dust and any other foreign matter or debris. For longevity and UV protection, it is recommended to protect repairs with the application of a reflective coating after they have cured for 30-90 days. Not for use on single ply membranes.

APPLICATION:

For easier application, apply when surface temperatures are between 0°F (-17°C) and 120°F (48°C). In colder weather, product should be stored at ambient temperatures 65°F (18°C) to 80°F (26°C) at least 24 hours prior to application. Apply with a trowel or putty knife. Work material to an even consistency over and into the area to be repaired. Apply cement 1/8" thick, two or three inches beyond the problem area. Next, reinforce the repair by embedding a layer of APOC reinforcing fabric into the repair. Brush fabric into cement ensuring it is fully saturated from the bottom side up. Finally, cover the fabric with an additional layer of cement. Form a feathered edge with cement where chimneys, vent pipes and other projections meet the roof line. Exterior use only.



TROWEL
Apply with a trowel

CLEAN-UP:

Tools are best cleaned with xylene, but paint thinner, mineral spirits or a citrus degreaser may be used.

PRECAUTIONS:

Do not handle until all safety precautions have been read and understood. Obtain special instructions before use. Keep away from heat, hot surfaces, sparks, open flames and other ignition sources. Do not eat, drink or smoke when using this product. Ground/bond container and receiving equipment. Use explosion-proof electrical/ventilating/lighting/intrinsically safe equipment. Use only non-sparking tools. Take precautionary measures against static discharge. Do not breathe mist/vapors/spray. Wear protective gloves, protective clothing, eye protection and face protection. Use in a well-ventilated area. Avoid release to the environment. Wash all exposed external body areas thoroughly after handling. Contaminated work clothing must not be allowed out of the workplace. KEEP OUT OF REACH OF CHILDREN. Contains bitumen, white spirits, crystalline silica, titanium dioxide and other solvents and additives. If exposed or concerned get medical advice. IF SWALLOWED Immediately call a POISON CENTER/doctor/physician/first aider. Do NOT induce vomiting. IF INHALED Remove person to fresh air and keep comfortable for breathing. IF ON SKIN: Wash with plenty of soap and water. IF ON SKIN (or hair): Take off immediately all contaminated clothing. Rinse skin with water/shower. IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. In case of fire: Use alcohol resistant foam or normal protein foam to extinguish. Collect spillage. Take off contaminated clothing and wash it before reuse. Store locked up. Store in a well-ventilated place. Keep container tightly closed. Keep cool. Dispose of contents/container to authorized hazardous or special waste collection point and in accordance with applicable local/national/regional/international regulations. SEE SAFETY DATA SHEET.

Gardner-Gibson, Inc.
4161 East 7th Avenue, Tampa, FL 33605
1.800.237.1155 | www.icpgroup.com | C25



365 RUBBERIZED FLASHING CEMENT

TECHNICAL DATA SHEET



STORAGE & HANDLING PRECAUTIONS:

When transporting this product, ensure that lid is tight and pail secure and upright. Do not allow pail to tumble as this may cause lid to loosen and leakage to occur. Do not transport on passenger seats or inside the passenger compartment of any vehicle. Store product in the cargo area of vehicle, and secure on top of 6 mil plastic sheeting to prevent damage due to accidental spills or loosening of lids. Do not store at temperatures above 110°F (43°C). Storage of materials should be in a cool, shaded area during hot weather. For ease of application, store as close as possible to room temperature during cold weather. Tightly seal container when not in use. This will help slow material evaporation, keep moisture out and preserve the product. Storing outdoors or in warm temperatures will significantly reduce shelf life.

WARRANTY AND DISCLAIMER:

APOC warrants product to be free of material defects for a period of 10 years, the "Warranty Period", from the date of purchase. Product must be applied in accordance with the proper application procedures, and for the intended use as stated on the label. Proper preparation and drying conditions must be observed to achieve correct results. Should a product not perform as stated, APOC shall, within its sole discretion and upon receipt of purchaser's timely written notice within the Warranty Period, provide replacement product to repair the affected area or prorate a portion of the purchase price of the defective product based on the claim period. This limited warranty does not cover labor or installation costs, consequential damages or incidental damages. Under no circumstances will the company be liable for any amount in excess of the product purchase price. Contact company below to request a refund with purchase receipt. There are no warranties which extend beyond the description on the face hereof. THIS LIMITED WARRANTY IS THE SOLE WARRANTY PROVIDED BY APOC TO THE PURCHASER. THERE IS NO IMPLIED WARRANTY OF MERCHANTABILITY OR IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE PROVIDED WITH THIS PRODUCT.

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SHEET DATE: 2/26/25



1107 DAUPHINE



1113-15 DAUPHINE WEST WALL -
LOCATION OF PROPOSED NEW DOOR BEHIND STATUE

STATUE TO BE REUSED AT NEW POOL



1113-15 DAUPHINE



FRONT FACADE DOORS



FRONT FACADE WINDOW



DOOR ON ALLEY SIDE (EAST)



COURTYARD DOOR PRIOR TO MEZZANINE
DEMO



DIAGRAMMATIC 3D - TO SHOW RELATIONSHIP OF MASSING OF BOTH PROPERTIES

PRELIMINARY
NOT FOR
CONSTRUCTION

WALKER ARCHITECTURE LLC
4009 BROADWAY STREET
NEW ORLEANS, LA 70119

RESIDENCE
1113-15 DAUPHINE STREET
NEW ORLEANS, LA 70116

DESIGN DEVELOPMENT
3 OCTOBER 2025

REV # | ISSUE PURPOSE | DATE

EXISTING
PHOTOGRAPHS
A003

SCALE:

PROJECT #: 25R

1113 Dauphine

VCC Architectural Committee

October 21, 2025





INTERIOR FRONT LEFT ROOM 1113 DAUPHINE PLASTER CRACKING AT FORMER OPENING LOCATION (TO BE REUSED FOR NEW DOOR ASSEMBLY)



PRELIMINARY
NOT FOR
CONSTRUCTION

KAREN ARCHITECTURE LLC
100 MARION STREET
NEW ORLEANS, LA 70117

RESIDENCE
1113 15 DAUPHINE STREET
NEW ORLEANS LA 70116

DESIGN DEVELOPMENT
3 OCTOBER 2025

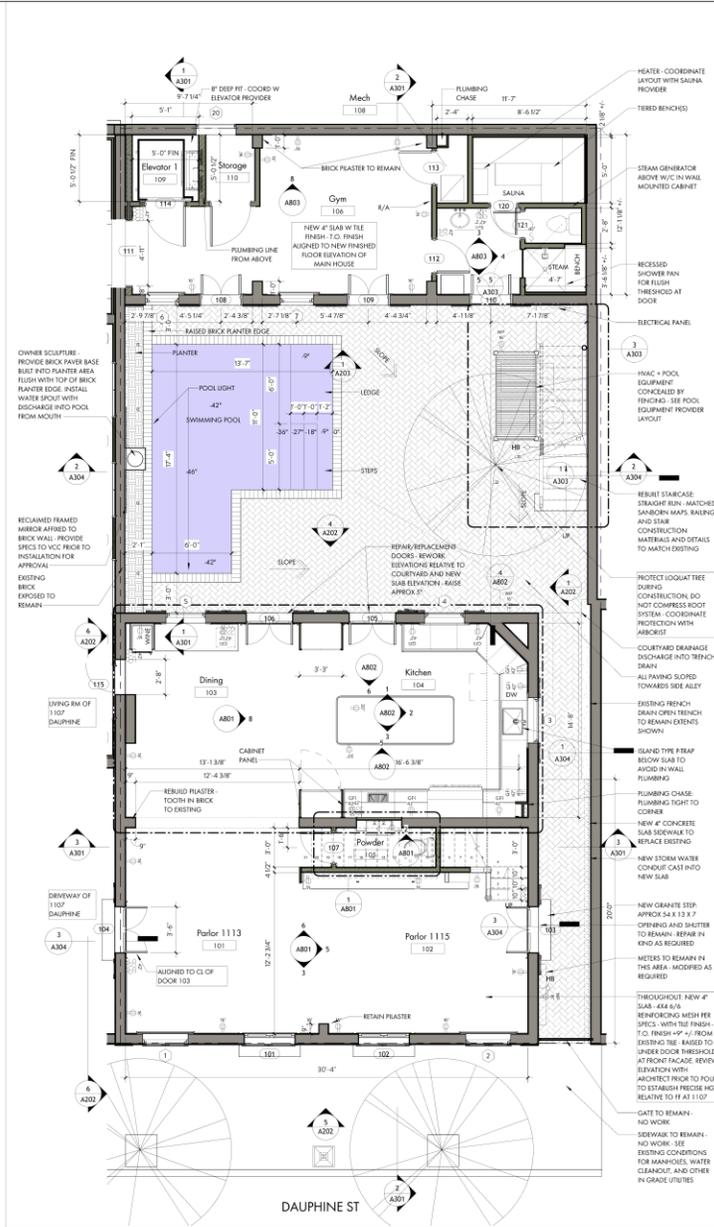
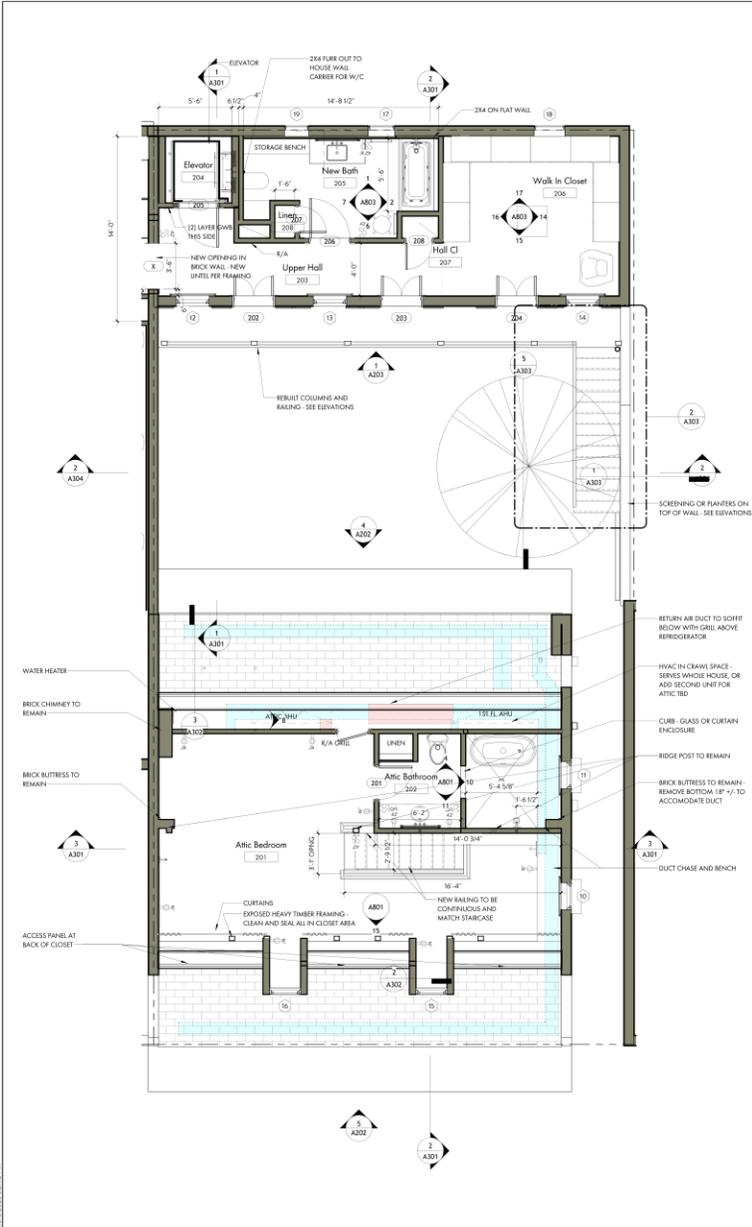
REV # | ISSUE PURPOSE | DATE

EXISTING
PHOTOGRAPHS
A004

SCALE:

PROJECT #: 2511





GENERAL PLAN NOTES

- BRICK MASONRY NOTES
 - ALL BRICK RESTORATION WORK TO BE DONE WITH RECLAIMED BRICKS FROM ON SITE
 - ALL MORTAR TO BE VCC AIR PER SPECIFICATIONS WHERE UNELS ARE BEING RESTORED OR REPAIRED
 - TEMPORARY BRACE WALLS AS REQUIRED
 - WHERE BRICK IS NOTED TO BE EXPOSED, EXISTING PAINT FINISHES SHALL BE REMOVED WITH PROSCOD OR OTHER APPROVED PAINT STRIPPER SYSTEM. TEST AREA SHALL BE DONE PRIOR TO APPLICATION. THESE AREAS SHALL BE PATCHED AND TUCK POINTED TO BEST MATCH EXISTING WALL CONDITIONS, AND FINISHED PER FINISH SCHEDULE
- ALL EXISTING ORIGINAL WOOD IN LENGTHS 4" OR GREATER SHALL BE RETAINED AND STORED ON SITE FOR REUSE. ABBRST NOTES
 - RETI FINISHING TO OCCUR AFTER DEMOLITION BUT WELL PRIOR TO CONSTRUCTION
 - SWIMMING POOL FINISH AS SHOWN ACCEPTABLE. CARE TO BE TAKEN TO BRACE BRICKS AND BRICKS WITHIN EXISTING ROOTS. ROOTS CLOSEST TO TREE SHOULD BE PROTECTED BY LEAVING EXISTING BRICK FINISHING IN PLACE
 - ROOTS THAT NEED TO BE CUT FOR POOL TO BE DONE WITH CLEAN CUT, ABRIST ADVISE BUILDER ON SITE PRIOR TO COMMENCING POOL WORK. WHEN BRICK FINISHING IS RELATED, INSTALL ON PERMEABLE SAND BASE WITH GEO-TEXTILE FABRIC ABOVE SOIL
 - INSTALL 1/4" DEEP ROOF WATER FEEDERS EACH BELOW A "REMOVAL" BRICK IN FINISH FOR FUTURE "FEEDING" OF TREE - COORDINATE DETAIL AND LOCATION WITH ABRIST
- CONDUIT
 - RUN MIN. 3" PVC EMPTY CONDUIT BELOW COURTYARD PAVES TO ALLOW FUTURE ELECTRICAL OR AV SYSTEMS TO BE ROUTED BETWEEN BUILDINGS
 - RUN MIN. 3" STORM DRAIN CONDUIT IN COURTYARD FOR FUTURE NETWORK OF AREA DRAINAGE # REFINED

PARTITION LEGEND



ROOM FINISH SCHEDULE

NUMBER	Name	FLOOR	WALL	CILING	BASE	DOOR
101	Parlor 1113	TRE 1	PL	WD		
102	Parlor 1115	TRE 1	PL	WD		
103	Storage	TRE 1	BR	WD		
104	Kitchen	TRE 1	BR	BB		
105	Powder	TRE 1	WP	BB		
106	Gym	TRE 2	PL-GWB	WD		
107	Pool Bathroom	TRE 2	PL	BB		
108	Mech	TRE 2	PL	BB		
109	Elevator 1	WOOD 1	N/A	N/A		
110	Storage	TRE 2	PL-GWB	BB		
201	Upper Hall	WOOD 1	PL	WD		
204	Elevator	N/A	N/A	N/A		
205	New Bath	TRE 3	PL	WD		
206	Walk In Closet	WOOD 1	PL	WD		
207	Hall CI	WOOD 1	GWB	BB		
208	Linon	TRE 3	GWB	BB		
209	Linon	WOOD 2	GWB	BB		
201	Attic Bedroom	WOOD 2	BR	WP		
202	Attic Bedroom	TRE 4	BR	WP		

- FLOOR FINISHES
- TRE 1: SEE SELECTIONS
 - TRE 2: SEE SELECTIONS
 - TRE 3: SEE SELECTIONS
 - TRE 4: SEE SELECTIONS
- WOOD: 1" WIDE SALVAGE HEART PINE, FELD FINISHED WOOD: 2" WIDE SALVAGE HEART PINE, FELD FINISHED
- WALL & CEILING FINISHES
- PL: PAINTED PLASTER, DIRECT AFFIXED TO BRICK
 - BR: WHITE MORTAR WALBED BRICK, WITH VCC MIX
 - GWB: 5/8" GYPSUM WALLBOARD PAINTED
 - WD: RPOSED UNDESIDE OF WOOD FLOORING + BATTERS
 - BB: 1/4" KIROCOE BEADED BOARD
 - WP: WALLPAPER: BREATHABLE NONWOVEN
- BASE
- B1: WOOD BASE WITH CHASE FOR ELECTRICAL CONDUIT
 - B2: WOOD BASE

PRELIMINARY NOT FOR CONSTRUCTION

KAREN ARCHITECTURE LLC 1000 PINEBERRY STREET NEW ORLEANS, LA 70112

RESIDENCE 1113 TO DAUPHINE STREET NEW ORLEANS LA 70116

DESIGN DEVELOPMENT 3 OCTOBER 2025

REV # | ISSUE PURPOSE | DATE

PROPOSED PLANS A101

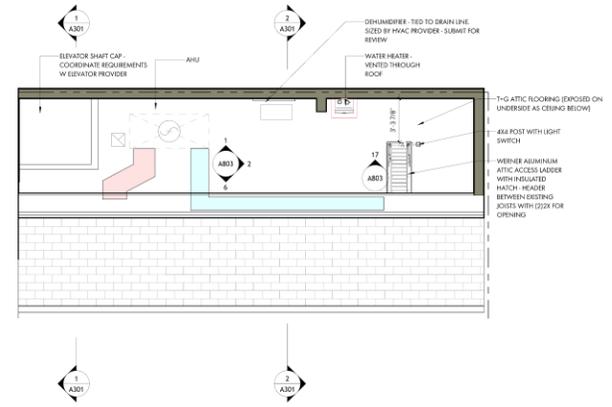
SCALE: 1/4" = 1'-0"

PROJECT # 2518



SHEET SIZE: A466

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1 DEPENDENCY ATTIC PLAN
1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

WATKINS ARCHITECTURE LLC
4009 PONDCHERRY STREET
NEW ORLEANS, LA 70117

RESIDENCE
1113-15 DAUPHINE STREET
NEW ORLEANS, LA 70116

DESIGN DEVELOPMENT
3 OCTOBER 2025

REV # | ISSUE PURPOSE | DATE

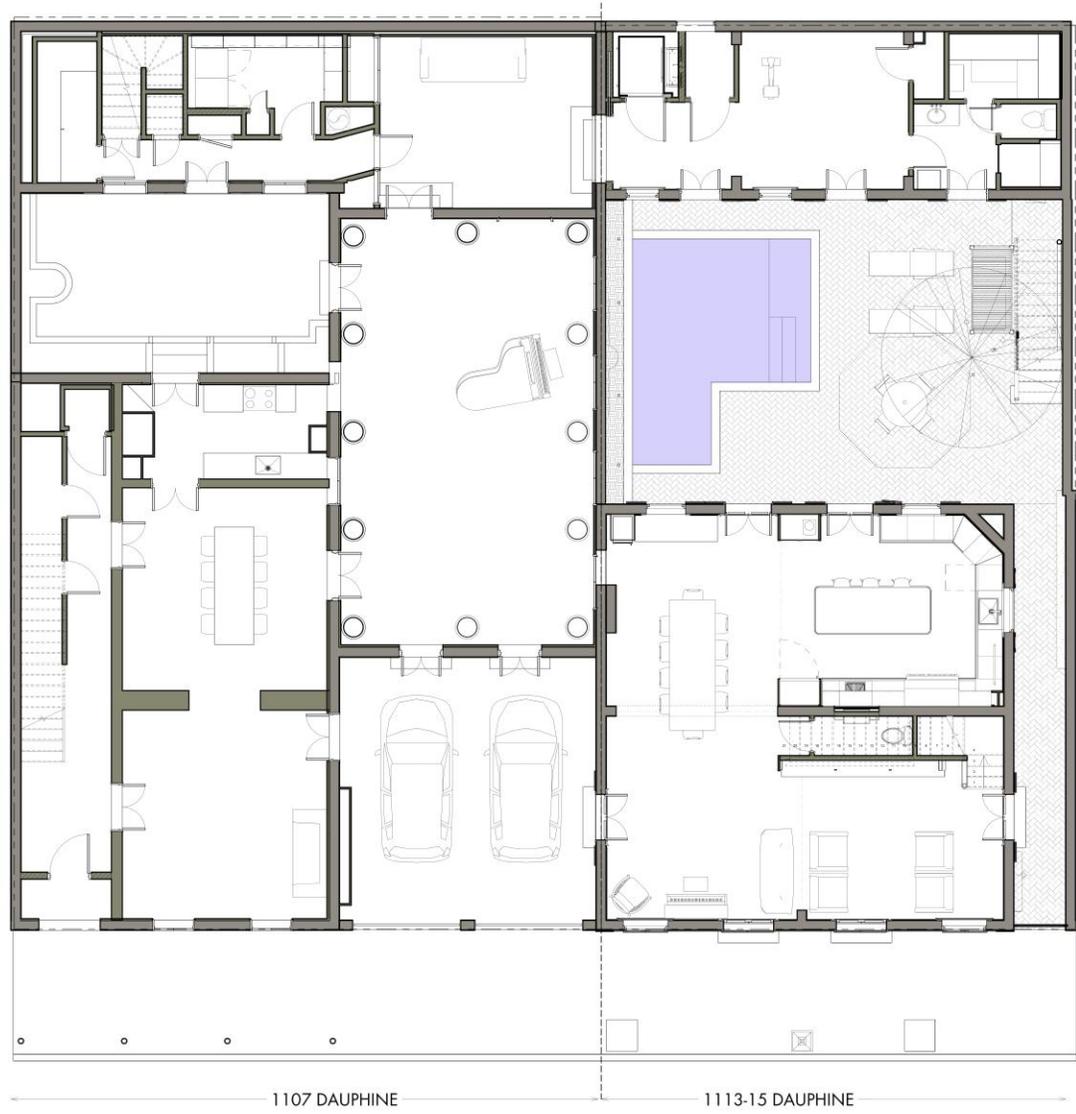
ATTIC PLAN
A102
SCALE: 1/4" = 1'-0"

PROJECT # | 25R



SHEET 1002-2406

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PRELIMINARY
NOT FOR
CONSTRUCTION

121

MARKEN ARCHITECTURE LLC
4009 BROADWAY STREET
NEW ORLEANS, LA 70119

RESIDENCE
1113-15 DAUPHINE STREET
NEW ORLEANS, LA 70116

DESIGN DEVELOPMENT
3 OCTOBER 2025

REV # | ISSUE PURPOSE | DATE

FIRST FLOOR
REFERENCE PLAN
A103

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



PROJECT # | 25R

1113 Dauphine

VCC Architectural Committee

October 21, 2025



PRELIMINARY
NOT FOR
CONSTRUCTION

MARKEN ARCHITECTURE LLC
4009 PONDCHRYST STREET
NEW ORLEANS, LA 70117

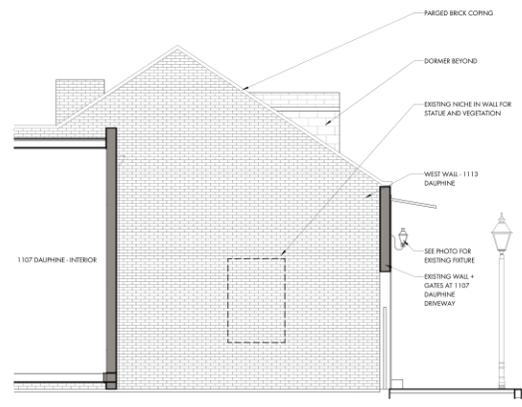
RESIDENCE
1113-15 DAUPHINE STREET
NEW ORLEANS, LA 70116

DESIGN DEVELOPMENT
3 OCTOBER 2025

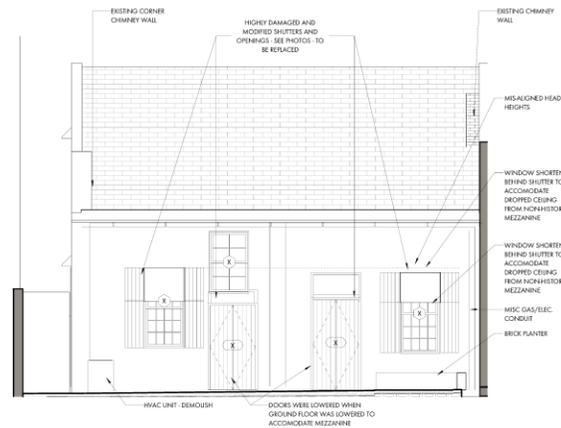
REV # ISSUE PURPOSE DATE

EXISTING
ELEVATIONS
A201
SCALE: 1/4" = 1'-0"

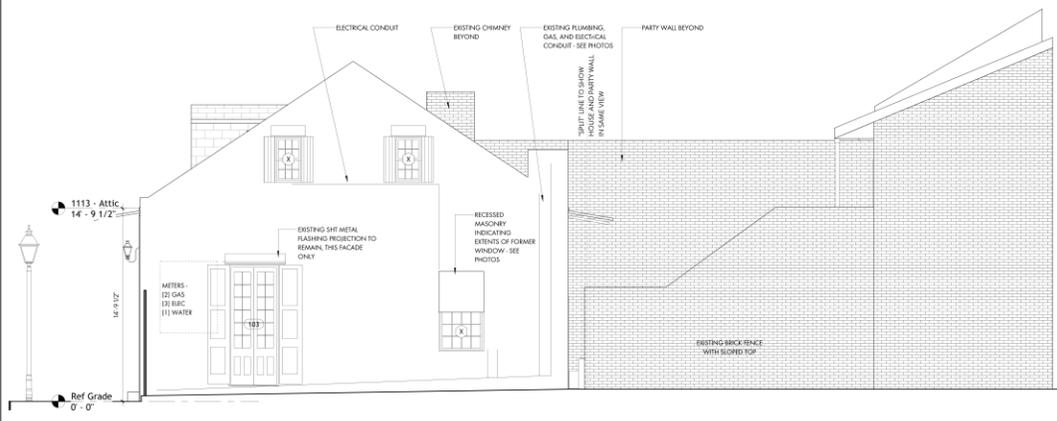
PROJECT #: 25R



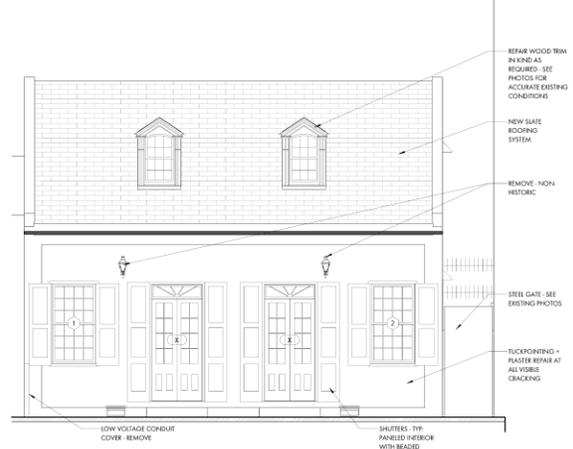
6 EXISTING WEST ELEVATION
1/4" = 1'-0"



4 EXISTING REAR ELEVATION
1/4" = 1'-0"



1 EXISTING EAST ELEVATION
1/4" = 1'-0"



5 EXISTING DAUPHINE ST. ELEVATION
1/4" = 1'-0"

1113 Dauphine

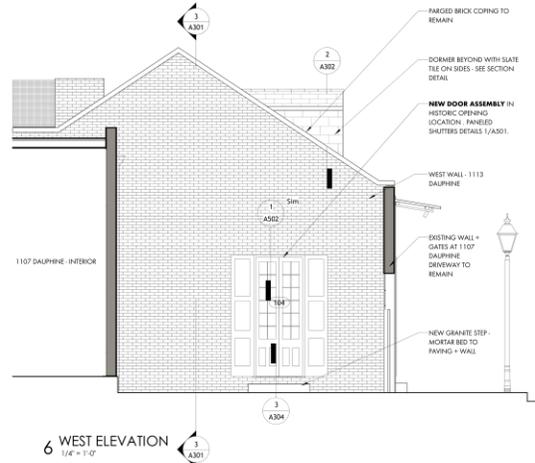
VCC Architectural Committee

October 21, 2025

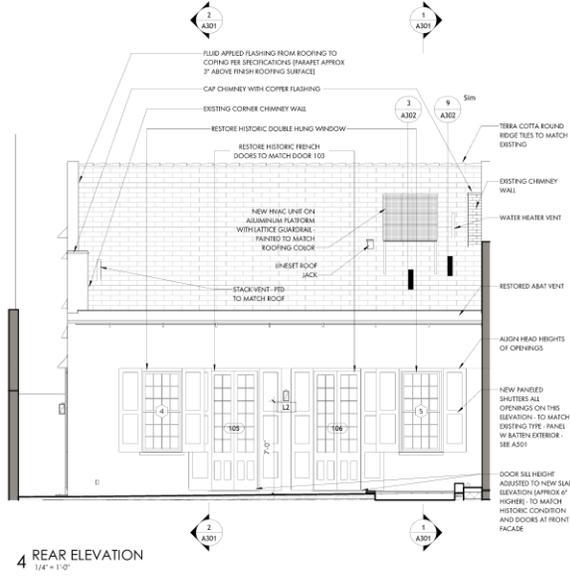


PRELIMINARY
NOT FOR
CONSTRUCTION

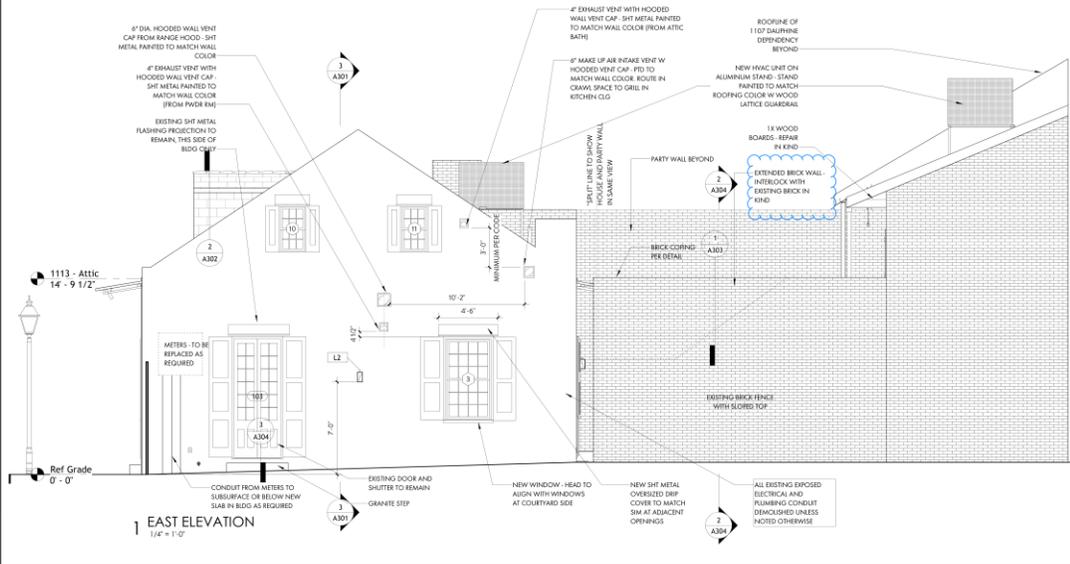
HARVEY ARCHITECTURE LLC
1409 BROADWAY STREET
NEW ORLEANS, LA 70119



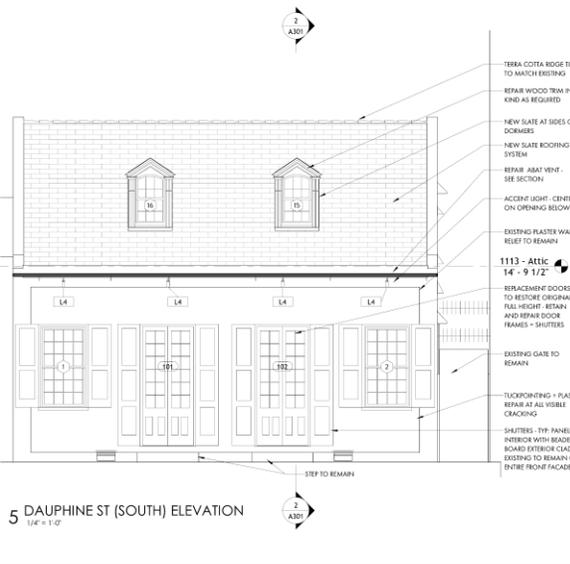
6 WEST ELEVATION
1/4" = 1'-0"



4 REAR ELEVATION
1/4" = 1'-0"



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



5 DAUPHINE ST (SOUTH) ELEVATION
1/4" = 1'-0"

RESIDENCE
1113 DAUPHINE STREET
NEW ORLEANS, LA 70119

DESIGN DEVELOPMENT
3 OCTOBER 2025

REV # | ISSUE PURPOSE | DATE

PROPOSED
ELEVATIONS
A202

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

PROJECT #: 2511





12

13

203 - believed to be original door

14 and 204



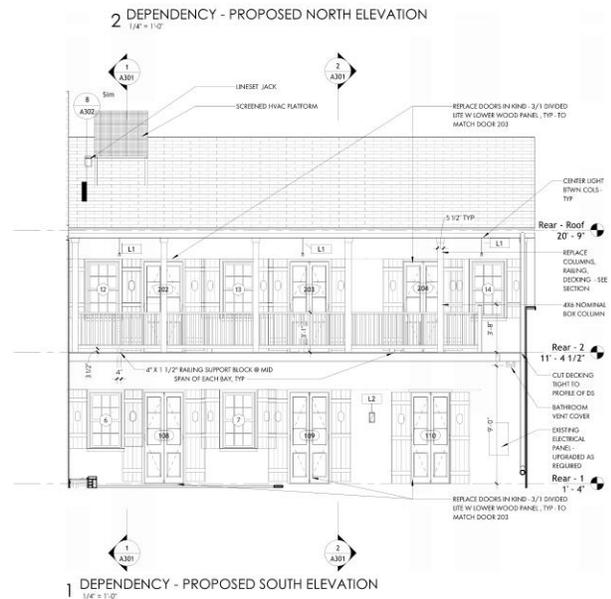
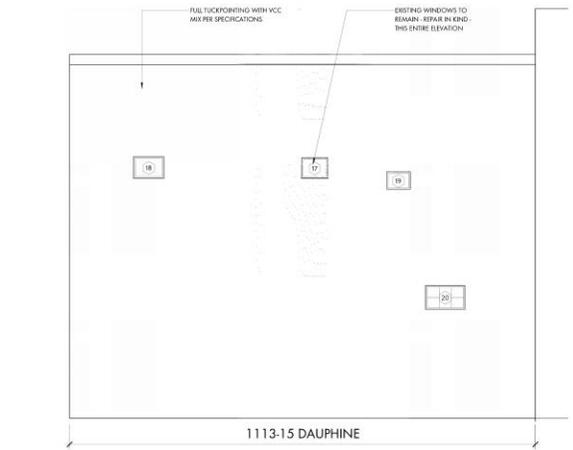
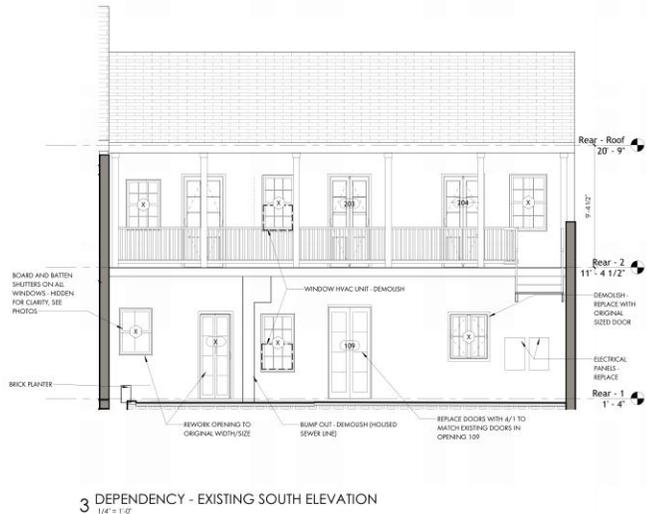
"X" - to be replaced by 6

"X" - to be replaced by 108

"X" - to be replaced by 7

109

"X" to be replaced by 110



PRELIMINARY
NOT FOR
CONSTRUCTION

MARKEN ARCHITECTURE LLC
4009 PONDCHRYSTLE STREET
NEW ORLEANS, LA 70117

RESIDENCE
1113-15 DAUPHINE STREET
NEW ORLEANS, LA 70116

DESIGN DEVELOPMENT
3 OCTOBER 2025

REV # ISSUE PURPOSE DATE

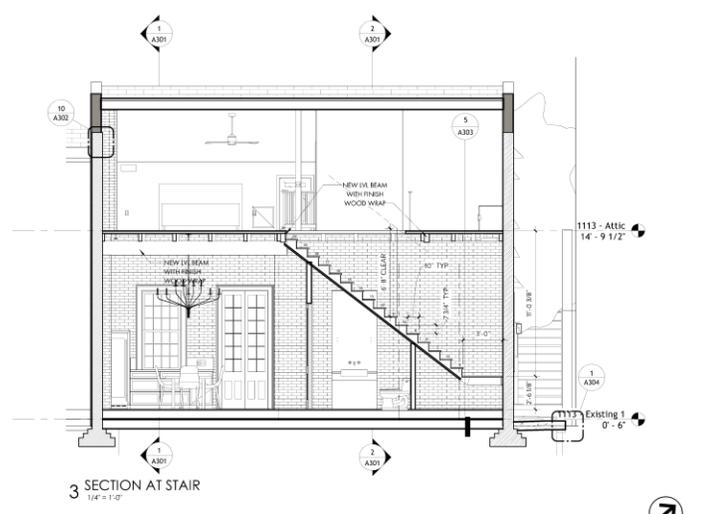
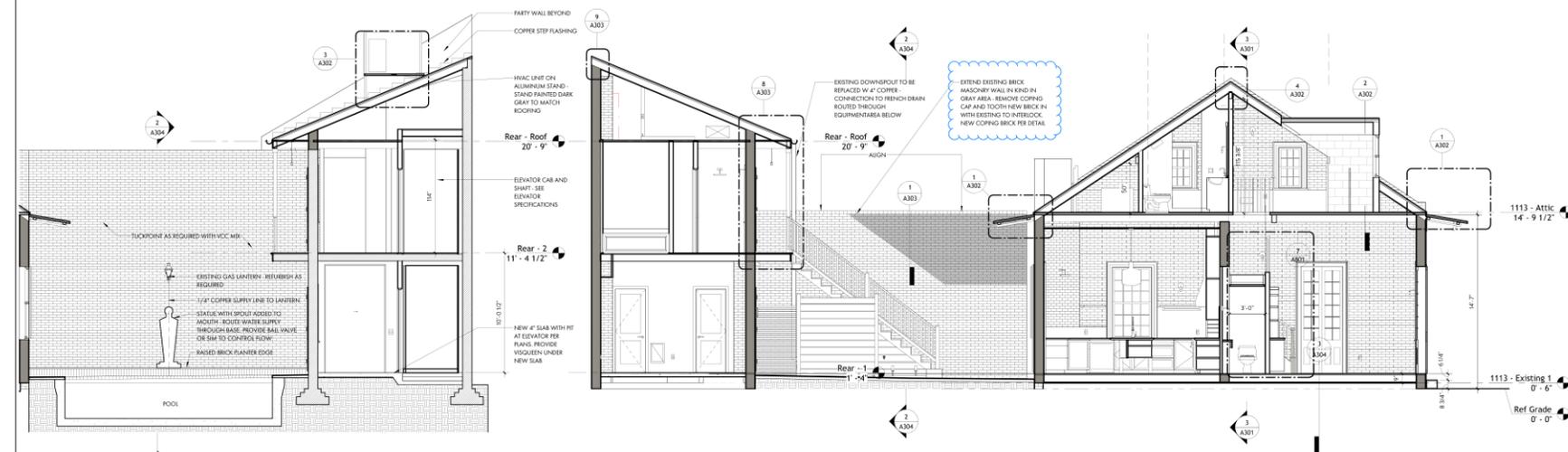
DEPENDENCY
ELEVATIONS
A203

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

PROJECT #: 25R



DATE: 02/25/24



PRELIMINARY NOT FOR CONSTRUCTION

HARDEN ARCHITECTURE LLC
100 BARRINGTON STREET
NEW ORLEANS, LA 70117

RESIDENCE
1113 75 DAUPHINE STREET
NEW ORLEANS, LA 70116

DESIGN DEVELOPMENT
3 OCTOBER 2025

REV # | ISSUE PURPOSE | DATE

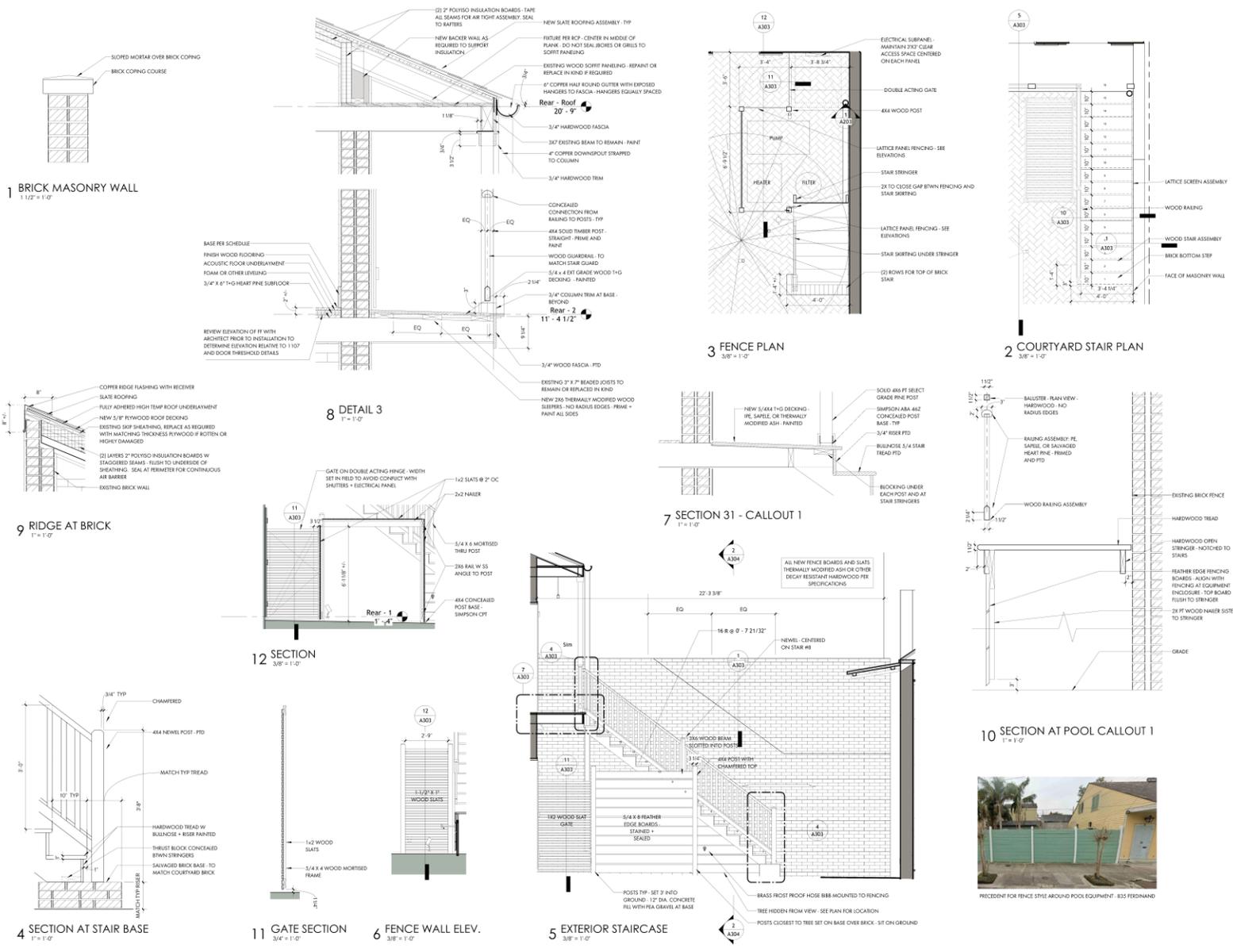
BUILDING SECTIONS
A301

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

PROJECT # 2511



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PRELIMINARY
NOT FOR
CONSTRUCTION

MAREN ARCHITECTURE LLC
8009 BOURBON STREET
NEW ORLEANS, LA 70116

RESIDENCE
1113 IS DAUPHINE STREET
NEW ORLEANS, LA 70116

DESIGN DEVELOPMENT
3 OCTOBER 2025

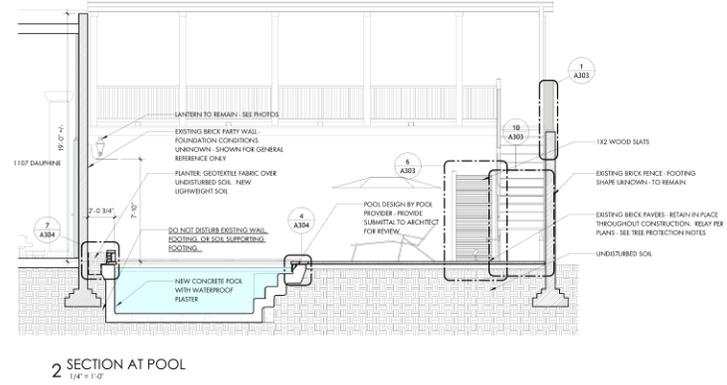
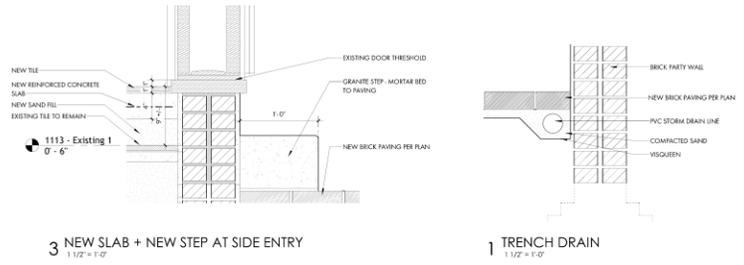
REV # | ISSUE PURPOSE | DATE

COURTYARD +
DEPENDENCY
EXTERIOR DETAILS
A303

SCALE: As Indicated

PROJECT # | 25R





PRELIMINARY
NOT FOR
CONSTRUCTION

WARRIEN ARCHITECTURE LLC
4009 ANDREWS DRIVE
NEW ORLEANS, LA 70117

RESIDENCE
1113-15 DAUPHINE STREET
NEW ORLEANS, LA 70116

DESIGN DEVELOPMENT
3 OCTOBER 2025

REV # | ISSUE PURPOSE | DATE

POOL + SITE
A304

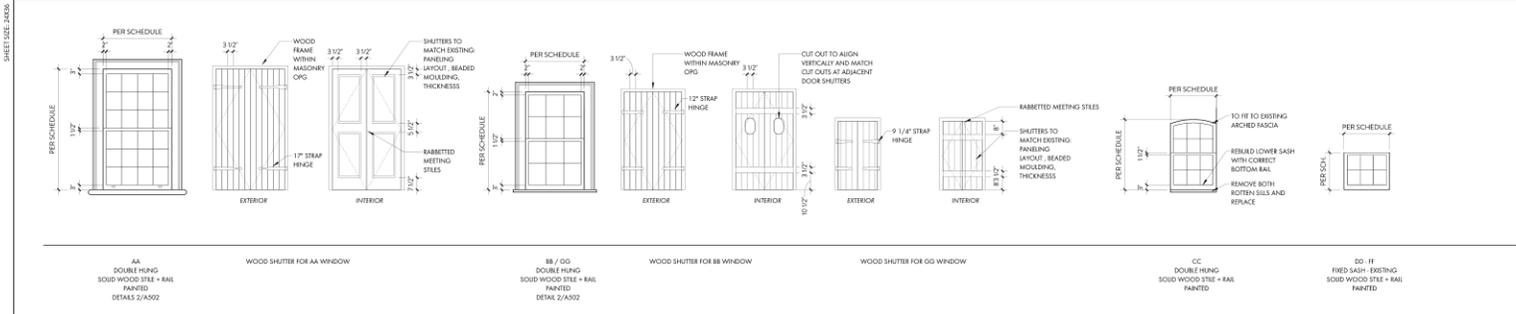
SCALE: As Indicated

PROJECT # | 25R



PRELIMINARY
NOT FOR
CONSTRUCTION

MARIN ARCHITECTURE, LLC
1000 BROADWAY STREET
NEW ORLEANS, LA 70119



2 WINDOW TYPES (INTERIOR SIDE SHOWN)
3/8" = 1'-0"

Door Schedule						
Door Mark	Type Mark	Door Size		Hardware		
		Width	Height	Material	Finish	Set No.
101	A	3'-10"	9'-0"			Retain frame, modify door and transom per dets. Shutter retained.
102	A	3'-10"	9'-0"			Retain frame, modify door and transom per dets. Shutter retained.
103	A	3'-6"	9'-0"			Existing door and shutter to be retained + repaired.
104	A	3'-6"	9'-0"			New door assembly.
105	A	3'-6"	9'-0"			New door assembly.
106	A	3'-6"	9'-0"			New door assembly.
107	G	2'-6"	8'-0"			New door assembly.
108	C	3'-0"	7'-0"			New door assembly.
109	C	3'-0"	7'-0"			New door assembly.
110	C	3'-0"	7'-0"			New door assembly.
111	D	5'-0"	9'-0"			
112	G	2'-6"	7'-0"			
113	G	2'-6"	7'-0"			
114	F	3'-0"	7'-0"			Modified Mirror in 1102 to become door.
115	H	4'-0"	9'-0"			
118	F	3'-0"	7'-0"			
119	I	2'-6"	4'-0"			
120	G	2'-6"	7'-0"			
121	G	2'-0"	7'-0"			Verify in Field Height.
201	G	2'-6"	6'-6"			
202	C	3'-0"	7'-0"			New door assembly.
203	C	3'-0"	7'-0"			Existing door to be repaired.
204	C	3'-0"	7'-0"			New door assembly.
205	F	3'-0"	7'-0"			
206	F	3'-0"	7'-0"			
207	G	2'-0"	7'-0"			
208	G	2'-0"	7'-0"			

Window Schedule						
Type Mark	Frame Mark	Frame Size		Head Height	Comments	Shutter
		Width	Height			
1	AA	3'-9"	6'-1 1/2"	9'-0"	Repair existing window. Restrict with weighted balance in modified jamb.	Existing to Remain
2	AA	3'-9"	6'-1 1/2"	9'-0"	Repair existing window. Restrict with weighted balance in modified jamb.	Existing to Remain
3	AA	3'-9"	6'-1 1/2"	9'-0"	New window assembly in historic rough opening. To match window "1-2"	New shutter per Window Types
4	AA	3'-0"	6'-1 1/2"	9'-0"	New window assembly in historic rough opening. To match window "1-2"	New shutter per Window Types
5	AA	3'-0"	6'-1 1/2"	9'-0"	New window assembly in historic rough opening. To match window "1-2"	New shutter per Window Types
6	BB	2'-6"	4'-4"	7'-1"	Existing window demolished. Replace in kind with double hung window per details.	New shutter per Window Types
7	BB	2'-6"	4'-4"	7'-1"	Existing window demolished. Replace in kind with double hung window per details.	New shutter per Window Types
10	GG	2'-0 1/2"	3'-6"	5'-6"	Existing window demolished. Replace in kind with double hung window per details.	New shutter per Window Types
11	GG	2'-0 1/2"	3'-6"	5'-6"	Existing window demolished. Replace in kind with double hung window per details.	New shutter per Window Types
12	BB	2'-6"	4'-4"	6'-11 3/4"	Existing window demolished. Replace in kind with double hung window per details.	New shutter per Window Types
13	BB	2'-6"	4'-4"	6'-11 3/4"	Existing window demolished. Replace in kind with double hung window per details.	New shutter per Window Types
14	BB	2'-6"	4'-4"	6'-11 3/4"	Existing window demolished. Replace in kind with double hung window per details.	New shutter per Window Types
15	CC	5'-4"	3'-7"	8'-6"	Dormer window to remain. Replace sill and rebuild lower sash to fit modified lower rail.	No shutter.
16	CC	2'-4"	3'-7"	6'-6"	Dormer window to remain. Replace sill and rebuild lower sash to fit modified lower rail.	No shutter.
19	DD	2'-0"	1'-8"	8'-7"	Window to remain. Repair sash and repaint.	No shutter.
18	FF	2'-4"	1'-8"	8'-8"	Window to remain. Repair sash and repaint.	No shutter.
19	DD	1'-10"	1'-4"	7'-6"	Window to remain. Repair sash and repaint.	No shutter.
20	DD	3'-4"	1'-10"	8'-10"	Window to remain. Repair sash and repaint.	No shutter.

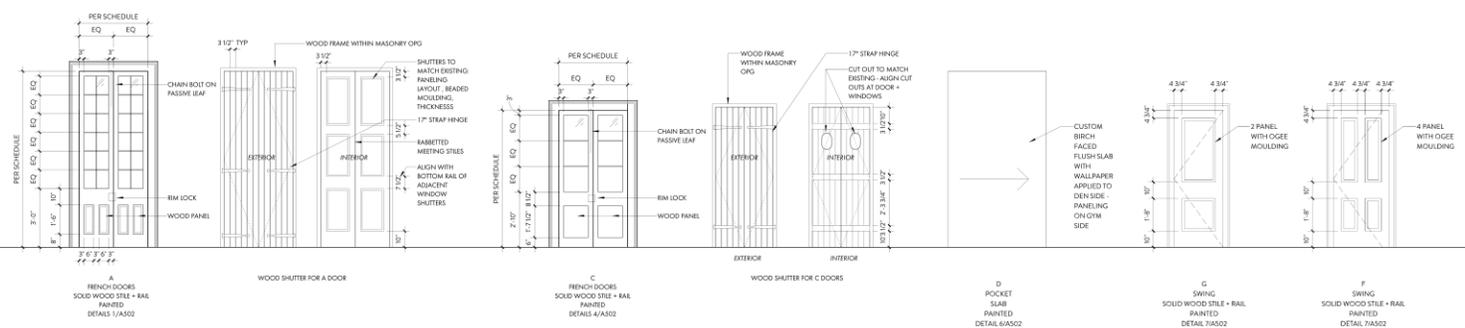
OPENING NOTES

- ALL SIZES OF EXISTING OPENINGS ARE BASED ON INITIAL FIELD VISIT PRIOR TO DEMOLITION. FINAL FRAME SIZES TO BE VERIFIED FOR CONSTRUCTION DOCUMENTS.
- REPLACE ALL KOTTEN OR TERMITE DAMAGED WOOD UNITS IN MASONRY WALLS IN KIND.
- DOOR NOTES
 - ALL NEW INTERIOR DOORS TO BE SOLID HARDWOOD STILE AND RAIL UNLESS NOTED OTHERWISE.
 - ALL DOOR UNDERCUTS SHALL BE Sanded SMOOTH AND FINISHED TO MATCH DOOR TO PREVENT MOISTURE DAMAGE.
- SHUTTER NOTES
 - ALL SHUTTERS SHALL BE EXTERIOR GRADE HARDWOOD PER SPECIFICATIONS.
 - ALL JOINTS SHALL BE MOISTURED AND FINISH TYPE.
 - ALL CUTS AND EDGES SHALL BE Sanded SMOOTH AND ADJUSTED TO OPENINGS IN THE FIELD AS NEEDED, PRIME AND PAINTED.
- SHUTTER HARDWARE NOTES
 - EACH SHUTTER SHALL HAVE OFFSET STRAP HINGES TO MATCH HISTORIC STILES TO ALLOW SHUTTERS TO FIT TIGHT TO EXISTING OR NEW JAMB WHEN IN CLOSED POSITION. HOUSE OF ANTIQUE HARDWARE PREFERRED TO MATCH TO CENTER OF TRIMMER JAMB.
 - EACH SHUTTER ON INSIDE SHALL HAVE CABIN HOOK TYPE BOLTS WITH BOLT ON EYE HOOK SECURED TO JAMB AND RECEIVE MOUNTED TO SHUTTER ON THE CLOSEST TO CENTER OF OPENING.
 - ALL HARDWARE SHALL HAVE BLACK FINISH AND BE EXTERIOR GRADE.
- WINDOW HARDWARE
 - DOUBLE HUNG WINDOWS SHALL HAVE SASH LOCK.
 - DOUBLE HUNG SASH HAVE COTTON ROPES AND SAVAGED WEIGHTS IN WEIGHT POCKETS SIZED AND BALANCED FOR EASY AND SMOOTH OPERATION. AT EXISTING HEAVY TIMBER JAMB, REMOVE JAMBS WITH (3) PIECE WOOD JAMB TO MATCH PROFILE OF EXISTING HEAVY TIMBER BUT WITH POCKET FOR WEIGHTS. DOUBLE HUNG WINDOWS HAVE HEAVY DUTY CAST IRON SASH LIFTS ON LOWER SASH WEATHERSTRIPPING.
 - ALL DOORS TO RECEIVE CONSERVATION TECHNOLOGIES SIBICOR WS-12 FACE SEALS AT HEADS AND JAMBS ATTACHED TO GROOVE IN STOP.

RESIDENCE
1113 DAUPHINE STREET
NEW ORLEANS LA 70116

DESIGN DEVELOPMENT
3 OCTOBER 2025

REV # ISSUE PURPOSE DATE



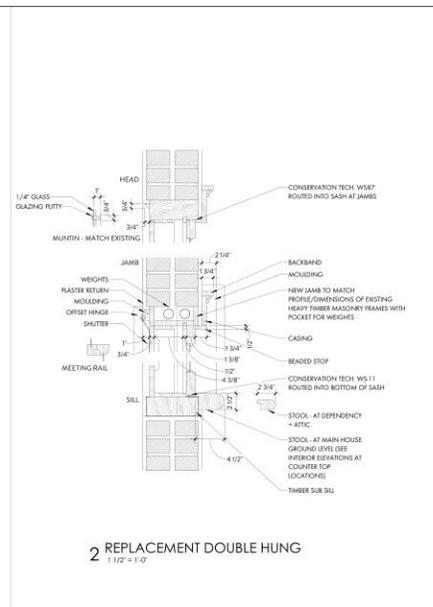
1 DOOR TYPES (INTERIOR SIDE SHOWN)
3/8" = 1'-0"

SCHEDULES
A501

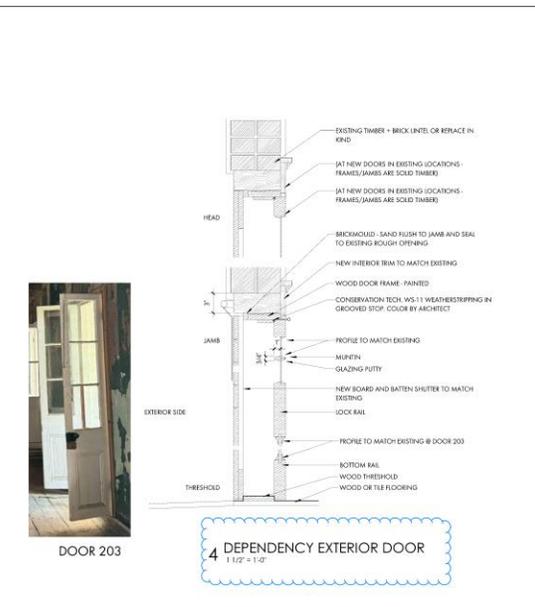
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PROJECT #: 25R

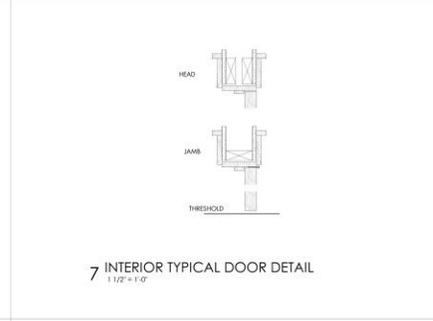




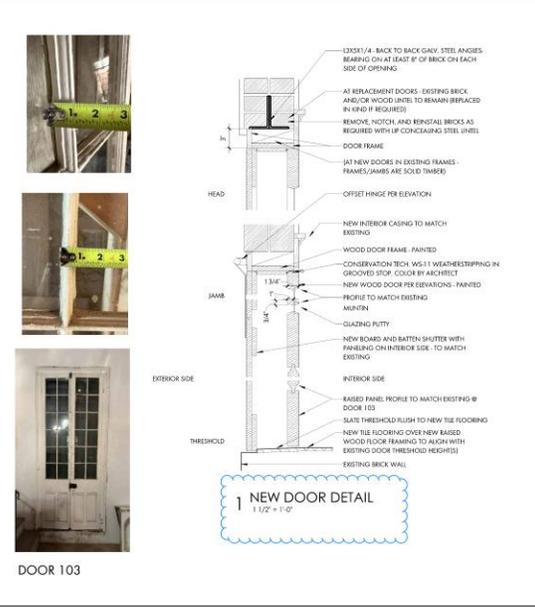
2 REPLACEMENT DOUBLE HUNG
1 1/2" x 1-0"



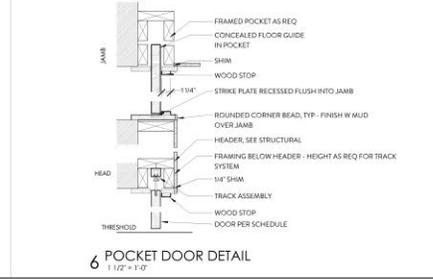
4 DEPENDENCY EXTERIOR DOOR
1 1/2" x 1-0"



7 INTERIOR TYPICAL DOOR DETAIL
1 1/2" x 1-0"



1 NEW DOOR DETAIL
1 1/2" x 1-0"



6 POCKET DOOR DETAIL
1 1/2" x 1-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

WARRIN ARCHITECTURE LLC
4000 BROADWAY STREET
NEW ORLEANS, LA 70117

RESIDENCE
1113-15 DAUPHINE STREET
NEW ORLEANS, LA 70116

DESIGN DEVELOPMENT
3 OCTOBER 2025

REV # ISSUE PURPOSE DATE

OPENING DETAILS

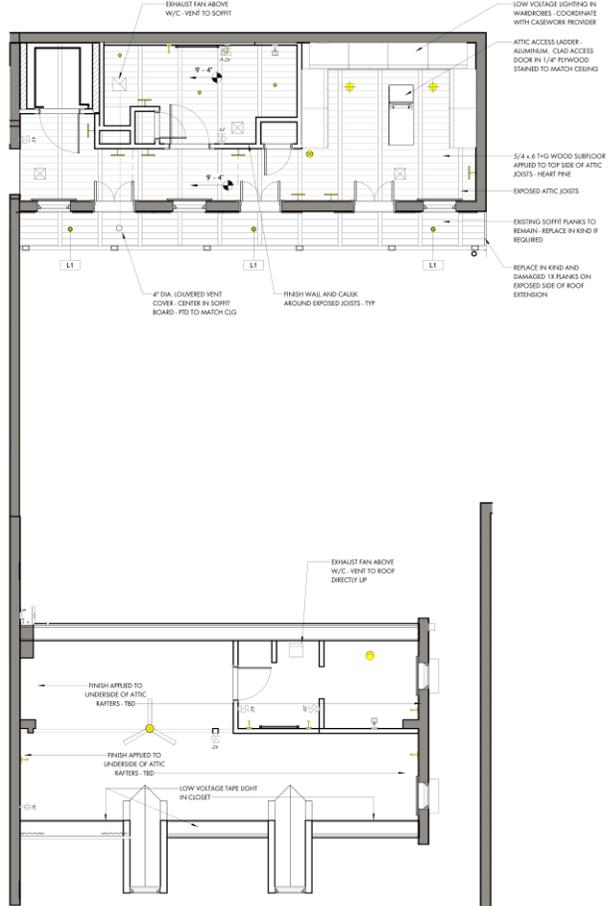
A502

SCALE: 1/2" = 1'-0"

PROJECT #: 25R



SHEET SIZE: 24x36
10/23/2025 3:52:00 PM



1 SECOND FLOOR AND ATTIC RCP
1/4" = 1'-0"



2 FIRST FLOOR RCP
1/4" = 1'-0"

GENERAL NOTES

1. CEILING HEIGHT TAGS SHOWN RELATIVE TO FLOOR OF CORRESPONDING SPACE
2. GRILLS IN WOOD CEILINGS FOR HVAC SYSTEMS OR OTHER SHALL HAVE DECORATIVE METAL OR WOOD GRILL COVER - SELECT WITH ARCHITECT
3. ALL EXTERIOR LIGHTING SHALL HAVE 2400-2700K COLOR TEMPERATURE AND CR 90+

RCP SHEET NOTES

MECHANICAL NARRATIVE

1. ALL SYSTEMS SHALL BE SIZED AND DESIGN BY OTHERS
2. PROVIDE LOAD CALCULATIONS FOR NEW SYSTEMS
3. NEW SYSTEMS SHALL BE SUBMITTED TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO PURCHASE
4.
 - A. NEW VARIABLE SPEED HEAT PUMP SYSTEM IN MAIN HOUSE SERVING DOWNSTAIRS - SEE 17 AHN - NEW VARIABLE SPEED DUCTED HEAT PUMP SYSTEM SHALL BE PROVIDED TO SERVE THE ATTIC SPACE - SEE 17 AHN BOTH AHU'S RUN FROM SINGLE EXTERIOR CONDENSER ON ROOF
 - B. NEW VARIABLE SPEED DUCTED HEAT PUMP SYSTEM IN DOWNSTAIRS - UNIT TIED TO CONDENSER ON ROOF

GRAPHIC LEGEND

- ⊕ HARDWIRES + INTERCONNECTED CARBON MONOXIDE + SMOKE ALARM
- ⊗ HARDWIRED + INTERCONNECTED SMOKE ALARM
- RETURN AIR
- ⊠ EXHAUST FAN - PANASONIC WHISPER WARM (SIZE PER MARK SPEC)
- ⊞ SUPPLY AIR GRILL
- ⊞ WALL SWITCH (IF INDICATES HEIGHT AFF TO CL OF FIXTURE) - ROCKER STYLE WHITE PLATE
- ⊞ DUPLEX RECEPTACLE (IF INDICATES HEIGHT AFF TO CL OF FIXTURE) - WHITE PLATE
- HANGING CEILING LIGHT
- ⊞ CEILING FAN
- ⊞ WALL SCOZZIE
- ⊞ 4\"/>

EXTERIOR LIGHTING

- L1 CEILING MOUNTED LIGHT
- L2 WALL MOUNTED SMALL ELECTRIC LANTERN
-
- L4 ACCENT SPOT LIGHT (STAKED IN GROUND, WALL MOUNT ON BGG WHERE SHOWN)

EXISTING GAS LANTERN IN COURTYARD - TO REMAIN

PRELIMINARY
NOT FOR
CONSTRUCTION

WVCC ARCHITECTURE LLC
1400 BUCKLEY STREET
NEW ORLEANS, LA 70115

RESIDENCE
1113-15 DAUPHINE STREET
NEW ORLEANS, LA 70116

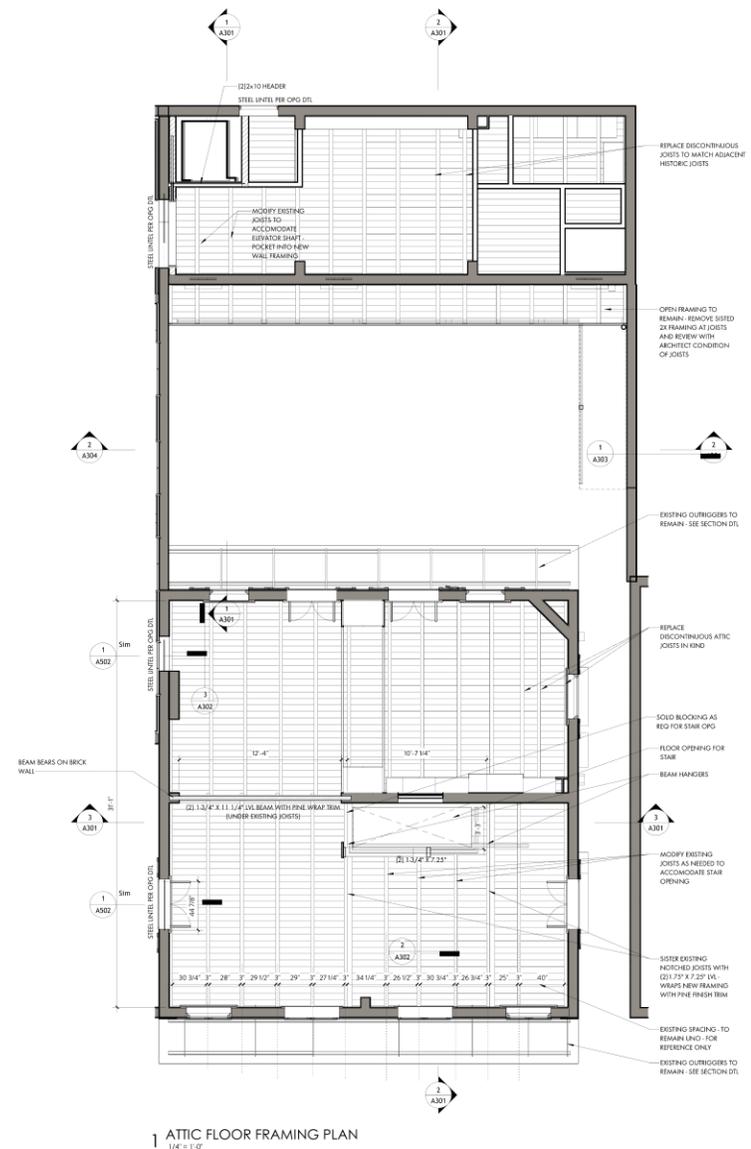
DESIGN DEVELOPMENT
3 OCTOBER 2025

REV # | ISSUE PURPOSE | DATE

REFLECTED CEILING
PLAN
A701
SCALE: 1/4" = 1'-0"

PROJECT #: 258





1 ATTIC FLOOR FRAMING PLAN
1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

WATSON ARCHITECTURE LLC
1000 ROBERT STREET
NEW ORLEANS, LA 70117

RESIDENCE
1113 15 DAUPHINE STREET
NEW ORLEANS LA 70116

DESIGN DEVELOPMENT
3 OCTOBER 2025

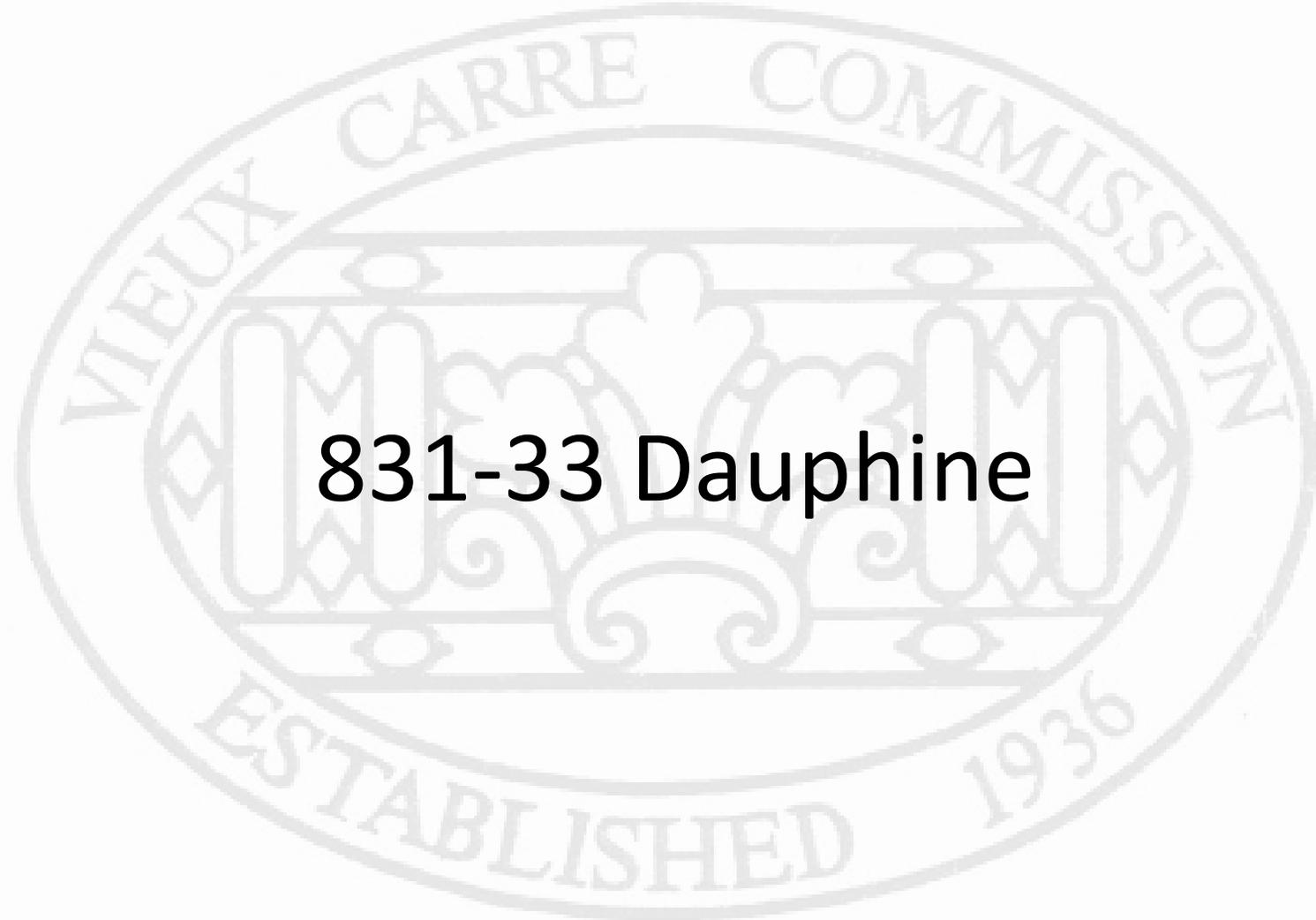
REV # | ISSUE PURPOSE | DATE

FRAMING PLAN
A702

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

PROJECT #: 258





831-33 Dauphine



134
134

831 Dauphine

VCC Architectural Committee

October 21, 2025





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October 21, 2025





831 Dauphine - 2005





831 Dauphine - 2008





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VCC Architectural Committee

October 21, 2025





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October 21, 2025













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VCC Architectural Committee

October 21, 2025





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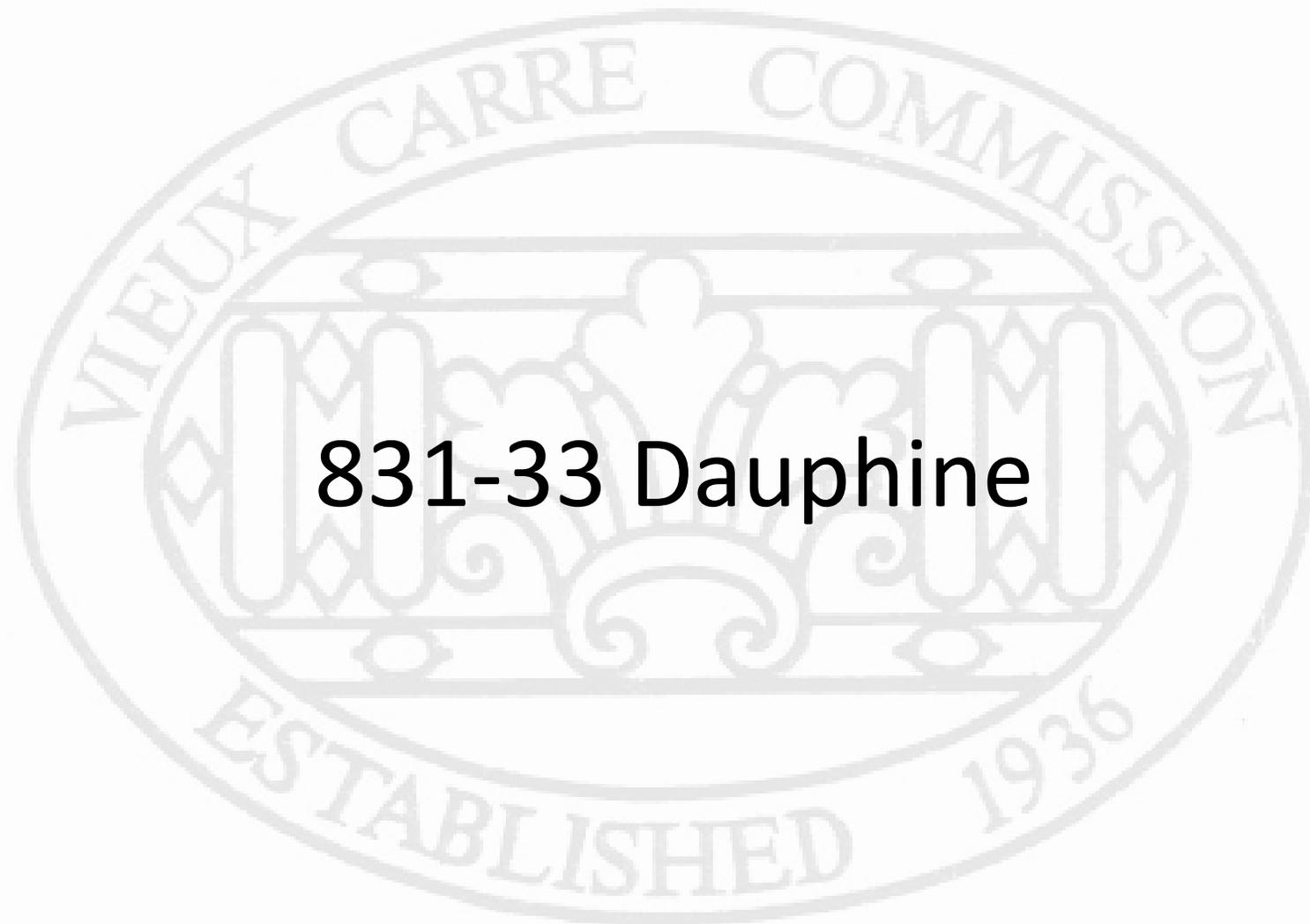
VCC Architectural Committee

October 21, 2025





New Business



831-33 Dauphine



154
154

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VCC Architectural Committee

October 21, 2025





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October 21, 2025













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VCC Architectural Committee

October 21, 2025





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October 21, 2025



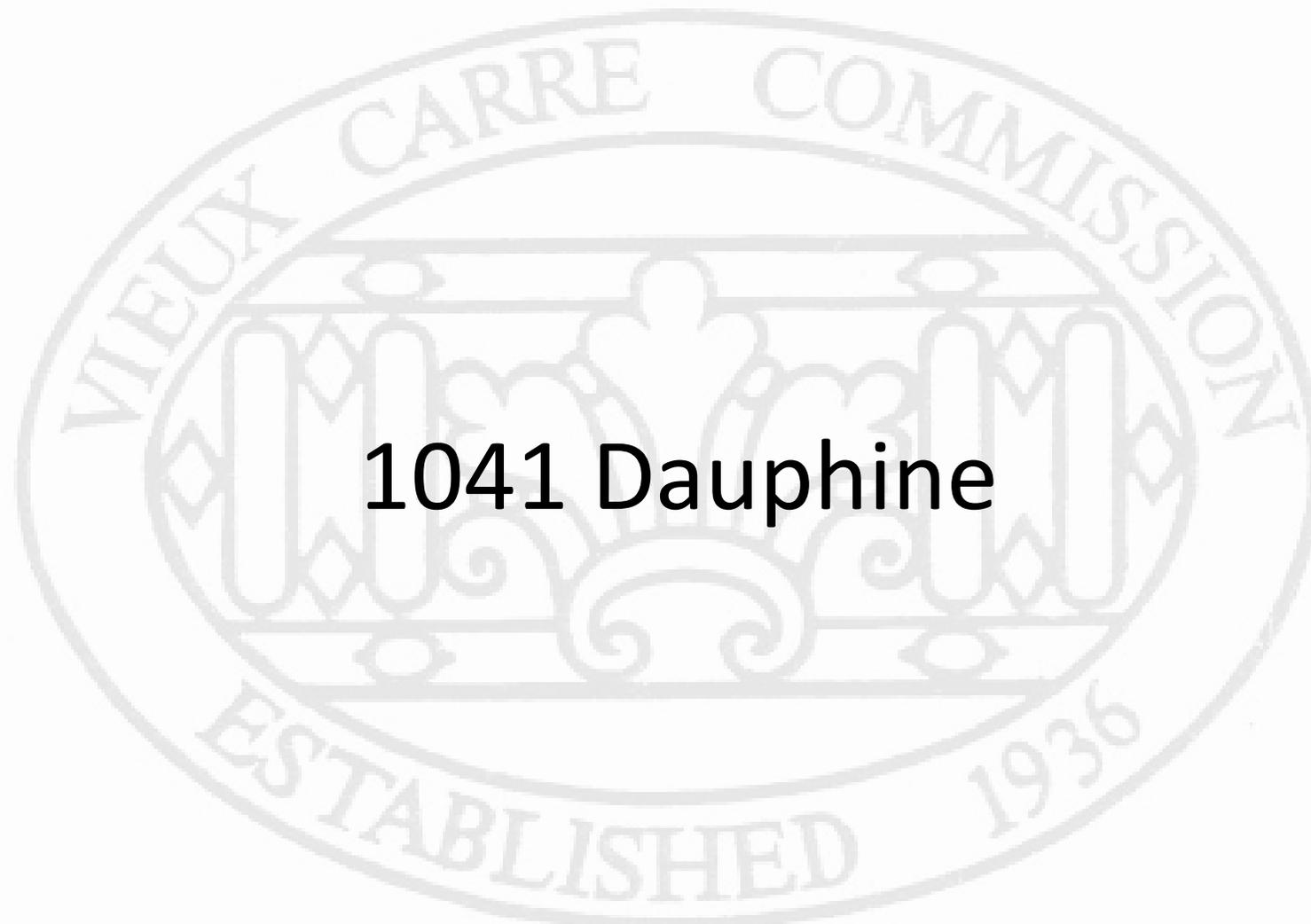


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VCC Architectural Committee

October 21, 2025





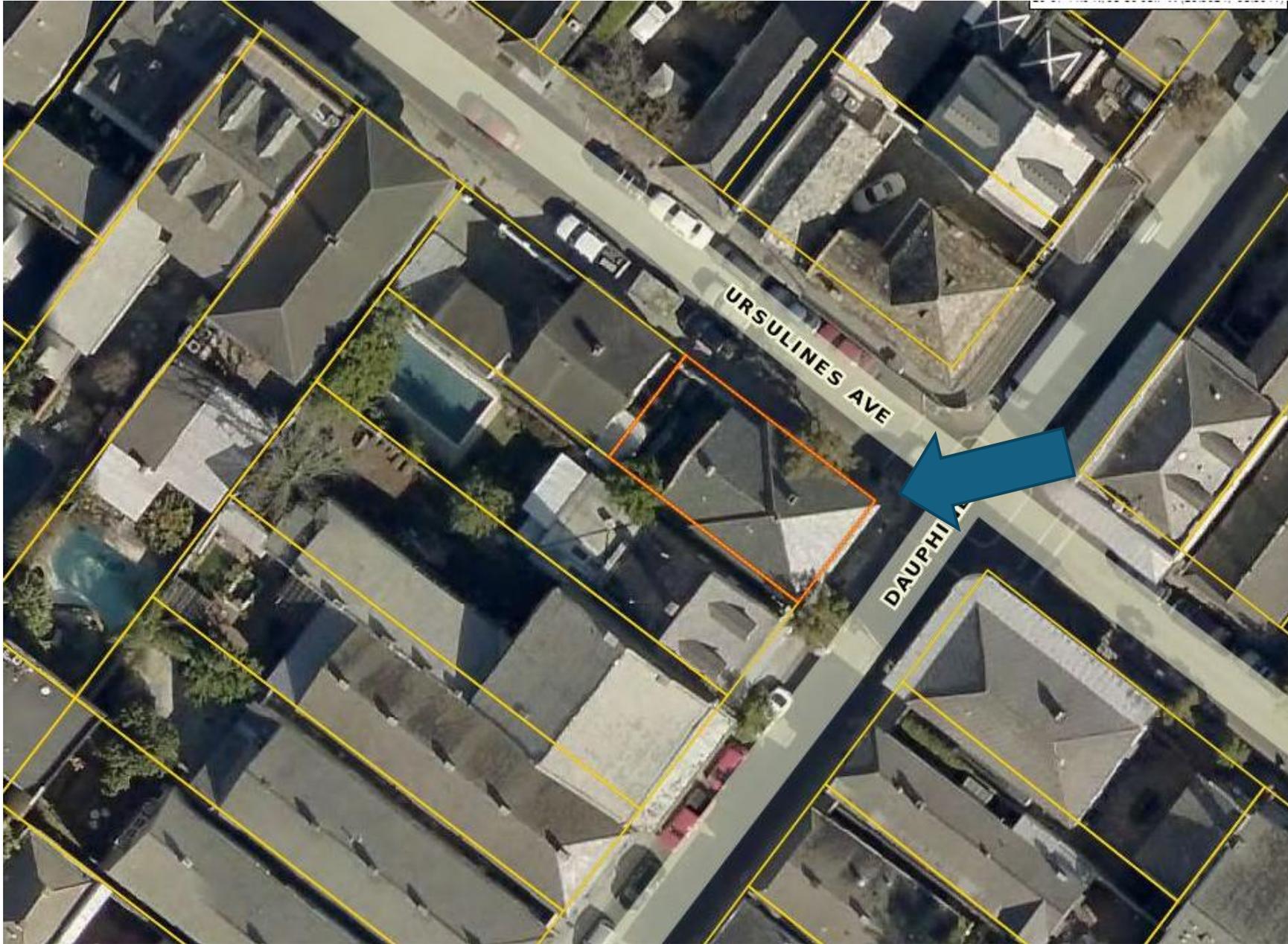
1041 Dauphine



1041-1043 Dauphine
VCC Architectural Committee

October 21, 2025





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VCC Architectural Committee

October 21, 2025





1041-1043 Dauphine

VCC Architectural Committee

October 21, 2025





1041-1043 Dauphine, ca. 1950

VCC Architectural Committee

October 21, 2025





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VCC Architectural Committee

October 21, 2025





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VCC Architectural Committee

October 21, 2025





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VCC Architectural Committee

October 21, 2025



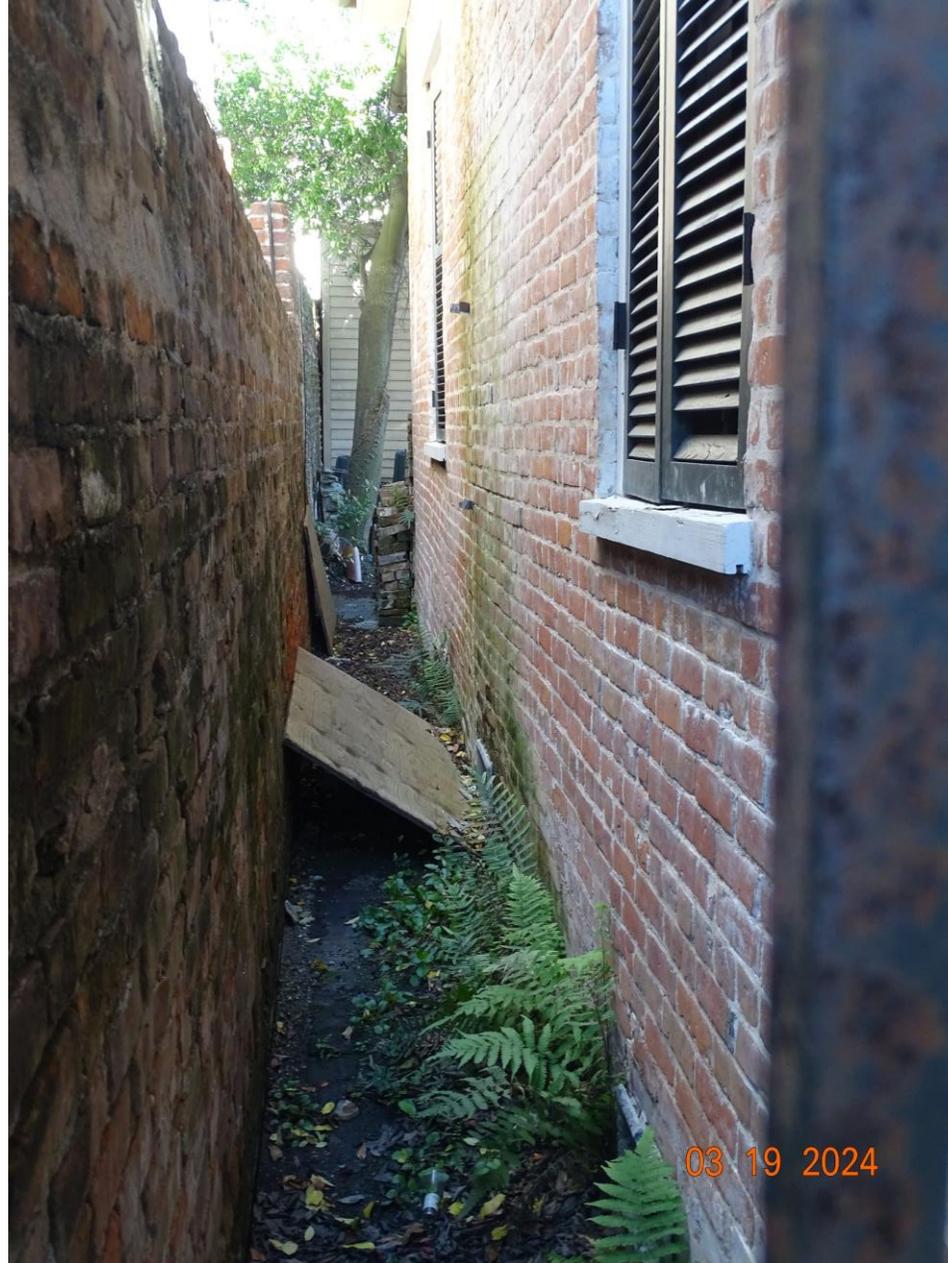


1041-1043 Dauphine

VCC Architectural Committee

October 21, 2025





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October 21, 2025





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October 21, 2025





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October 21, 2025



GENERAL NOTES:

- GENERAL CONTRACTOR TO PREPARE SCHEDULE FOR WORK TO BE APPROVED BY OWNER PRIOR TO THE INITIATION OF WORK.
- ALL CODES SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT INCLUDING, BUT NOT LIMITED TO, ALL APPLICABLE STATE AND LOCAL CITY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE SAFETY CODES.
- PERMITS ARE REQUIRED FOR THE PROJECT AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE OWNER WILL PAY FOR THE GENERAL BUILDING PERMIT. ALL OTHER PERMITS, LICENSES AND FEES ARE TO BE PAID FOR BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING THEIR OWN RESPECTIVE BUILDING PERMITS.
- GENERAL CONTRACTOR IS TO PAY FOR DUMPSITE PERMITS AS NECESSARY. ALL DEMOLITION DEBRIS SHALL BE TAKEN TO A LICENSED LANDFILL WITH PROOF PROVIDED TO THE OWNER. TRASH RECEPTACLE SHALL NOT BLOCK ENTRANCES OR PUBLIC RIGHT-OF-WAY.
- GENERAL CONTRACTOR TO COORDINATE WITH OWNER FOR PARKING AND STAGING ARRANGEMENTS. IF PUBLIC RIGHT-OF-WAY IS TO BE CLOSED FOR ANY REASON, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY STREET CLOSURE PERMITS.
- ALL CONTRACTORS SHALL BE LICENSED TO PERFORM WORK WITHIN THE MUNICIPALITY.
- THE SELECTED GENERAL CONTRACTOR SHALL VISIT THE SITE AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE OWNER AND ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR IS TO PROVIDE ALL WARRANTIES PROVIDED BY SUBCONTRACTORS OR THIRD PARTIES TO THE OWNER AND ARCHITECT AT PROJECT COMPLETION.
- GENERAL CONTRACTOR IS TO BE RESPONSIBLE FOR ALL INSPECTIONS AND APPROVALS.
- GENERAL CONTRACTOR TO SUBMIT CUT-SHEETS FOR FIXTURES, PRODUCTS OR MATERIALS THAT ARE DIFFERENT THAN SPECIFIED IN THE ORIGINAL DOCUMENTS FOR OWNER AND ARCHITECT APPROVAL PRIOR TO INSTALLATION. SUBSTITUTIONS MAY BE ACCEPTED. THE INFORMATION CONTAINED ON THE CONSTRUCTION DRAWINGS IS, IN ITSELF, INCOMPLETE AND VOID UNLESS USED IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS AND SPECIFICATIONS. TRADE PRACTICES OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE.
- DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT.
- ALL WORK SHALL BE COORDINATED BY THE CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATE ALL SPECIAL CONDITIONS, RISERS, GRAB BARS, HANDLES, RESSLES, REGLETS, FLASHING, STRUCTURAL FASTENERS, SLEEVES, ETC. DO NOT SCALE FROM DRAWING. USE DIMENSIONS AS SHOWN IN THE DOCUMENTS. IF A DIMENSION NEEDS TO BE VERIFIED, COORDINATE WITH ARCHITECT.
- DIMENSIONS INDICATED ON THE DRAWINGS ARE TAKEN FROM FACE OF FINISH WALL SURFACE (EXCLUDING TRIM TILE TO THE FACE OF DOORS AND WINDOW OPENINGS, U.N.D. UNLESS NOTED OTHERWISE).
- THE CONTRACTOR SHALL BRING ALL DISCREPANCIES THAT MAY OCCUR IN THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CORRECTIVE WORK REQUIRED DUE TO PROCEEDING WITHOUT CLARIFICATION FROM THE ARCHITECT.
- PATCH, REPAIR OR REPLACE ANY EXISTING MATERIALS OR SURFACES SCHEDULED TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. REPAIRS OR REPLACEMENTS MUST MATCH THE EXISTING MATERIAL IN TEXTURE, PROFILE, DIMENSION AND WHERE APPROPRIATE, SPECIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF ALL INTERIOR AND EXTERIOR SURFACES INCLUDING GLASS SURFACES, PRIOR TO OCCUPANCY OF THE SPACE BY THE OWNER. THE GENERAL CONTRACTOR, PRIOR TO OCCUPANCY, SHALL REMOVE ALL TRASH, CONSTRUCTION DEBRIS, MATERIALS, TOOLS, ETC.
- THE USE OF ANY AND ALL DRAWINGS, PLANS, SPECIFICATIONS, ETC., PREPARED BY STUDIO WEST DESIGN AND ARCHITECTURE, LLC, REMAINS THE PROPERTY OF STUDIO WEST DESIGN AND ARCHITECTURE, LLC AND SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. ANY REPRODUCTION OR DISTRIBUTION OF SUCH ITEMS IS EXPRESSLY LIMITED TO SUCH USE. ANY OTHER REPRODUCTION, REUSE OR DISCLOSURE BY ANY METHOD, IN WHOLE OR IN PART, OR FOR ANY OTHER PURPOSE OTHER THAN THAT AS A CONTRACT DOCUMENT, IS STRICTLY PROHIBITED.

ROUGH CARPENTRY NOTES:

- ROUGH FRAMING: PROVIDE ALL NECESSARY MATERIAL FOR ROUGH FRAMING INCLUDING WALL, CEILING, FLOOR AND ROOF FRAMING.
- ALL FRAMING LUMBER TO BE MINIMUM KD, NO. 2 GRADE.
- PROVIDE FRAMING AND ANCHOR BLOCKING, JOINT BELLWORK, HANDMADELS, EQUIPMENT, TOILET ACCESSORIES, SHELVING, AND CABINETS AS REQUIRED.
- INCLUDE ALL HARDWARE INCLUDING SIMPSON JOIST HANGERS, SHEATHING CLIPS, BRACKETS, TIES, ANCHOR BOLTS, NAILS AND SCREWS AS REQUIRED FOR A COMPLETE BUILDING FRAME.
- ALL FRAMING TO BE LEVEL AND PLUMB.
- COORDINATE RECESSED CAN LIGHT, ACCESS PANEL, AND AIR DUCT/VENT LOCATIONS WITH ELECTRICAL SUBCONTRACTORS AND ARCHITECT PRIOR TO FRAMING.
- CARPENTRY CONTRACTOR WILL BE RESPONSIBLE FOR ALL REQUIRED RE-FRAMING IF THE BUILT FRAMING CONFLICTS WITH THE LAYOUT OF THE ELECTRICAL EQUIPMENT.
- STRUCTURAL: PROVIDE ALL WOOD, AND MANUFACTURED LUMBER MEMBERS PER DRAWINGS. PROVIDE TEMPORARY SHORING AS REQUIRED. CONTRACTOR TO SOLE AND PROVIDE AND REQUIRE SHORING COMPONENTS AS DETERMINED BY A LICENSED STRUCTURAL ENGINEER.
- ALL WOOD CONSTRUCTION TO COMPLY WITH NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
- ALL NAILING AND FASTENING TO BE PER DRAWINGS AND APPLICABLE CODES.
- ALL SIZES ARE MINIMUM SIZE REQUIRED. MEMBER CAN BE MADE LARGER AS NEEDED WITH ARCHITECT'S APPROVAL.
- USE PRESSURE TREATED LUMBER WHERE LUMBER IS IN CONTACT WITH CONCRETE OR MASONRY OR BELOW BASE FLOOD ELEVATION.
- ALL INTERIOR PARTITIONS TO BE NOMINAL 2 X 4 WOOD STUDS AT 16 INCHES O.C. WITH 1/2 INCH GYPSUM BOARD EACH SIDE U.N.D.
- PROVIDE 3/4 TONGUE AND GROOVE PLYWOOD, WITH LOAD SPAN RATING COMPATIBLE WITH EXISTING JOIST SPACING, AT TOP OF EXISTING SECOND FLOOR CEILING JOINTS FOR MAINTENANCE ACCESS TO EQUIPMENT IN ATTIC.

FINISH CARPENTRY NOTES:

- EXTERIOR RUNNING TRIM MAY BE FABRICATED FROM WOOD SIZES INDICATED, TREATED AND KILN DRIED PINE OR HARDWOOD.
- INTERIOR FINISH TRIM SHALL BE PINE OR POPLAR WITH A MAXIMUM MOISTURE CONTENT OF 8 PERCENT.
- WOOD BEADBOARD CEILING SHALL MATCH EXISTING. HISTORIC BEADBOARD, PROVIDE 5/8" THICK BEAD BOARD PLANKS IN WIDTH TO MATCH EXISTING.
- TONGUE AND GROOVE SIDING TO BE KILN-DRIED 1/2" PINE COMMON SIDING PLANK.
- ALL FINISH CARPENTRY TO BE PROVIDED BY CONTRACTOR.

THERMAL ENVELOPE NOTES:

- FLASHING PROVIDING FLASHING AT ALL MATERIAL TRANSITIONS AND ALL EXTERIOR OPENINGS. PROVIDE HEAD, SIDE AND PAN FLASHING WITH SEALED END DAMS AND INTERIOR LIP AT ALL WINDOWS AND EXTERIOR DOORS.
- INSTALL FLASHING AND SHEET METAL IN COMPLIANCE WITH ARCHITECTURAL SHEET METAL FLASHING SPECIFICATIONS. ALUMINUM FLASHING SHALL CONFORM TO ASTM B 209 AND BE A MINIMUM OF 0.016 THICK STANDARD BUILDING SHEET OF 1/4" ANGLE FINISH.
- ALL FLASHING SHALL BE PREFINISHED STEEL, MINIMUM 22 GA. U.N.D.

ROOFING NOTES:

- EXISTING SLATE TILE LOCATIONS, PROVIDE NEW SLATE TILE TO MATCH EXISTING.
- REMOVE EXISTING GALVANIZED NAILS IN COPPER FLASHING AND REPLACE WITH COPPER NAILS.

EXTERIOR FINISHES NOTES:

- EXTERIOR PAINTING: PAINT THE FOLLOWING EXTERIOR SURFACES:
 - EXTERIOR WOOD AND TRIM: TWO COAT OIL BASED PRIMER, OIL-BASED TOP COAT. DRAB/TAPE. INTERMEDIATE PRIME COATING TO MATCH TOPCOAT.
 - EXTERIOR PLASTER AND PREVIOUSLY PAINTED MASONRY: UTILIZE AN EXTERIOR MINERAL SILICATE PASTE BASE COAT. ONE COAT UNGLAZED EXTERIOR MINERAL SILICATE PAINT. TOP COAT: ONE COAT UNGLAZED EXTERIOR MINERAL SILICATE PAINT.
 - EXTERIOR FERROUS METALS: TWO COATS OF ALKID ENAMEL, SEMI-GLOSS.
- DO NOT PAINT OVER UNLUBRICATED MASONRY.
- NEW EXTERIOR WOOD TRIM TO BE BACK AND END-FINISHED PRIOR TO INSTALLATION.
- FOLLOW PAINT MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.

MASONRY REPORTING NOTES:

- PROTECT NEIGHBORING BUILDING AND ADJACENT CONSTRUCTION THROUGH USE OF TARPIS AND TEMPORARY DUSTPROOFING DURING REPORTING.
- REMOVE AREAS OF SOFT MORTAR BY CUTTING OUT LOOSE OR DISINTEGRATED MORTAR IN JOINTS TO MINIMUM 1/2 INCH DEPTH OR UNTIL SOUND MORTAR IS REACHED.
- USE POWER TOOLS ONLY AFTER TEST CUTS DETERMINE NO DAMAGE TO MASONRY UNITS WILL RESULT.
- DO NOT DAMAGE MASONRY UNITS.
- WHEN CUTTING IS COMPLETE, REMOVE DUST AND LOOSE MATERIAL BY BRUSHING.
- PRE-MOISTEN JOINT AND APPLY MORTAR. RACK THICKLY IN MAXIMUM 1/4 INCH LAYERS. FORM A SMOOTH COMPACT CONCAVE JOINT TO MATCH EXISTING. MOST CURE FOR 72 HOURS.
- AT CONCLUSION OF REPORTING, BRUSH CLEAN MASONRY SURFACES WITH A DETERGENT TYPE PH NEUTRAL CLEANING AGENT IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SATURATE MASONRY WITH CLEAN WATER AND FLUSH LOOSE MORTAR AND DIRT.
- PROVIDE CITY OF NEW ORLEANS VCC APPROVED MORTAR MIX AT REPORTED JOINTS:
 - ONE PART PORTLAND CEMENT
 - THREE PARTS LIME
 - NINE PARTS SAND
 - WATER TO FORM A WORKABLE MIX.

PLASTER REPAIR NOTES:

- AT EXISTING PLASTER INDICATED TO BE REPAIRED, REPAIR DAMAGED PLASTER AS FOLLOWS: CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO SUBMITTING PROPOSAL.
 - REMOVE ALL DAMAGED PLASTER LOCATIONS AND REMOVE UNTIL SOUND BASE COAT IS REACHED.
 - AT CRACK LOCATIONS, CUT OUT PLASTER TO WIDTH OF 3/4" AND FALL. RESULTANT OPENING WITH NEW BASE COAT.
 - AFTER BASE COAT REPAIRS ARE COMPLETED, PROVIDE NEW FINISH COAT TO MATCH THE SURFACE PLANE AND TREATMENT OF EXISTING.
 - CLEAN ENTIRE WALL SURFACE AFTER REPAIR AND PREPARE FOR NEW PAINT.
- AT PORTIONS OF PLASTER THAT ARE REMOVED THROUGH REPAIR PROCESS ABOVE, REPLACE BASE AND FINISH COAT PER NEW ORLEANS VCC APPROVED STUCCO SYSTEM:
 - ONE PART PORTLAND CEMENT
 - THREE PARTS LIME
 - NINE PARTS SAND
 - SIX LBS/CUBIC YARD HAIR OR FIBER
 - ENOUGH WATER TO FORM A WORKABLE MIX
 - FINISH COAT: 1/4" TOTAL THICKNESS
 - ONE PART PORTLAND CEMENT
 - THREE PARTS LIME
 - NINE PARTS SAND
 - ENOUGH WATER TO FORM A WORKABLE MIX

STRUCTURAL REPAIR NOTES:

- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- THE BACK PLATE TO BE PAINTED TO MATCH WALL.

PLUMBING NOTES:

- CONTRACTOR TO SUBMIT CUT-SHEETS OF ALL CONTRACTOR PROVIDED PLUMBING FIXTURES TO ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE PLUMBING FIXTURES AS INDICATED IN DRAWINGS. INSTALL OWNER-FURNISHED PLUMBING FIXTURES.
- PROVIDE CHROME P-TRAPS AT ALL EXPOSED LAVATORIES.

ELECTRICAL NOTES:

- CONTRACTOR TO SUBMIT CUT SHEETS OF ALL CONTRACTOR PROVIDED LIGHTING FIXTURES TO ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE LIGHTING FIXTURES AS INDICATED IN DRAWINGS. install owner-furnished LIGHTING FIXTURES.

DOOR NOTES:

- ALL EXTERIOR WOOD WINDOWS TO BE REFINISHED IN PLACE. RESTORE OPERABLE SASHES AND REINSTALL WITH NEW WINDOW ROPE AS INDICATED TO PROVIDE FULL OPERATION. REPLACE BROKEN GLAZING PANEES. PROVIDE NEW GLAZING COMPOUND. PROVIDE NEW LOCKING HARDWARE AT TOP OF BOTTOM SASH IF MISSING.
- PROVIDE ALL LABOR AND MATERIAL REQUIRED FOR INSTALLATION OF DOORS AND WINDOW HARDWARE. CHALK ALL SEAMS. CONTRACTOR RESPONSIBLE FOR INSPECTING WINDOWS, DOORS AND SCREENS FOR BREAKAGE, DAMAGE OR MISSING PARTS AND FOR NOTIFYING OWNER OF ANY PROBLEMS.
- ALL GLAZING TO BE FULLY TEMPERED.
- EXTERIOR WOOD SHUTTERS: REMOVE EXISTING AND FABRICATE NEW. FUNCTIONING LOUVERS MATCHING EXISTING IN STYLE AND CONFIGURATION. IF AVAILABLE, CONTRACTOR MAY REMOVE, STRIP AND REPAIR BY REPLACEMENT OF WOOD MEMBERS AND LOUVER BLADES AS NECESSARY TO RESTORE FUNCTIONALITY. PAINT SHUTTERS PRIOR TO INSTALLATION AND REINSTALL ON NEW CAST IRON ACME HARDWARE. PROVIDE NEW SHUTTER HARDWARE AS FOLLOWS:
 - FULLY MORTISED HINGES: (2) AT EACH LEAF FOR WINDOWS, (3) AT EACH LEAF FOR DOORS.
 - CAST-IRON SLIDE BOLT: (1) AT INTERIOR CLOSED FACE OF EACH PAIR OF SHUTTERS.
 - CAST-IRON SILL FASTENERS: (1) AT EACH LEAF AT WINDOWS.
 - CAST-IRON TOP BOLT WITH FULL-CHAIN: (1) AT EACH LEAF AT DOORS.

1041 DAUPHINE ST.

1041 Dauphine St, New Orleans, LA 70116

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ISSUE DATE | 07 OCTOBER 2025
CONSTRUCTION DOCUMENTS
REVISIONS

GENERAL NOTES AND SPECIFICATIONS

G003



ELECTRICAL NOTES:

GENERAL REQUIREMENTS: ALL LIGHT FIXTURES SHALL BE FURNISHED AS INTEGRAL LED OR WITH SEPARATE FIELD RECESSED CANLIPS. REFER TO DRAWINGS FOR LIGHTING LAYOUT AND SWITCHING. PROVIDE ELECTRICAL OUTLETS AND SMOKE DETECTORS COMPLYING WITH REFERENCE BUILDING AND ELECTRICAL CODES.

SCOPE OF WORK FOR ELECTRICAL:

- 1. INSTALL NEW ELECTRIC METERS, DISCONNECT SWITCHES, & PANELBOARDS IN 300' YARD. SEE ELEVATIONS FOR LOCATIONS. POWER NEW RECEPTACLES AND LIGHT FIXTURE LOCATIONS FROM PANELBOARDS.
- 2. ALL NEW LIGHT FIXTURE SWITCHES SHALL HAVE NEW 3-WIRE NON-METALLIC SHEATHED CABLE INSTALLED FROM SWITCH TO FIXTURE.

GENERAL NOTES:

- 1. COMPLY WITH NEC REQUIREMENTS FOR ALL WORK.
- 2. PROVIDE NEW ELECTRICAL RECEPTACLES AND WIRING DEVICES AS INDICATED IN ARCHITECTURAL PLANS. NOT ALL REQUIRED POWER RECEPTACLES ARE INDICATED. PROVIDE DEDICATED POWER SUPPLY TO ALL NEW APPLIANCES.
- 3. PROVIDE NEW POWER RECEPTACLES AND SWITCHES. ALL SWITCHES TO BE NEW WHITE DECORA STYLE ROCKER AND DIMMER SWITCHES. ALL NEW RECEPTACLES TO BE WHITE DECORA STYLE 20A RECEPTACLES.
- 4. SEE DRAWINGS FOR LIGHT FIXTURE TYPES AND PROVISIONS.
- 5. CONTRACTOR TO COORDINATE WITH ALL OWNER SUPPLIED AND INSTALLED AUDIO/VIDEO, COMPUTER, NETWORK AND SECURITY LOCATIONS.
- 6. PROVIDE NEW EXISTING FIRE ALARM AND PREMISES SECURITY SYSTEM.
- 7. ELECTRICAL EQUIPMENT AND BREAKERS SHALL BE PROPERLY LABELED. PROVIDE BLANK-OFFS IN EXISTING PANELS FOR ANY SPACES IN PANELBOARD.
- 8. ALL WIRING TO BE NON-METALLIC SHEATHED CABLE (NM-C), UNLESS OTHERWISE INDICATED. PROVIDE METALLIC CONDUIT FOR ALL EXTERIOR WIRING AND PVC FOR ALL CABLE WITHIN CRAWLSPACE.
- 9. NO EXPOSED CONDUIT OR WIRING SHALL BE INSTALLED ON THE EXTERIOR SIDE OF EXTERIOR WALLS.
- 10. JOISTS, RAFTERS AND LOAD BEARING STUDS AND RAFTERS ARE NOT TO BE NOTCHED FOR INSTALLATION OF ELECTRICAL CONDUITS. FRAMING MEMBERS TO BE DRILLED AT MID-DEPTH WITH AS PERMITTED BY CODE AND MANUFACTURER'S INSTRUCTIONS.
- 11. MATERIALS AND EQUIPMENT SHALL BE NEW AND LISTED U.L. AND BEAR THEIR LABEL WHEREVER STANDARDS HAVE BEEN ESTABLISHED. THEIR LABEL SERVICE IS REGULARLY FURNISHED.
- 12. ELECTRICAL CONTRACTOR TO PROVIDE POWER AND FINAL CONNECTIONS AT ALL HVAC EQUIPMENT, WATER HEATERS, HARDWIRED APPLIANCES AND EXHAUST FANS.
- 13. ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE WATERPROOF.
- 14. ALL NEW INTERIOR LIGHTING TO BE DIMMABLE. PROVIDE 14 GA / 3 WIRE NON-METALLIC SHEATHED CABLE BETWEEN ALL EXISTING AND NEW SWITCH LOCATIONS AND LIGHT FIXTURES.
- 15. PROVIDE SEPARATE SWITCHES FOR FAN AND LIGHT CONTROL AT BATHROOM FAN/LIGHT UNITS.
- 16. PROVIDE GFI OUTLETS AND/OR CIRCUITS AT THE FOLLOWING LOCATIONS:
 - ALL BATHROOM RECEPTACLES
 - NON-DEDICATED SERVICE RECEPTACLES AT GRADE-LEVEL ACCESSORY STRUCTURES.
 - EXTERIOR RECEPTACLES. PROVIDE WEATHER-PROOF COVER.
 - WITHIN CRAWLSPACES.
 - RECEPTACLES ABOVE KITCHEN AND WET BAR COUNTERS AND WITHIN 6'-0" OF COUNTER.
- 17. PROVIDE EMPTY BACK-BOX AND CONDUIT FOR DATA CABLE AT ALL TV LOCATIONS INDICATED ON PLANS. INSTALL ADJACENT TO POWER OUTLET. ROUTE CONDUIT TO CRAWLSPACE.

HVAC NOTES:

GENERAL REQUIREMENTS: ALL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR IN ACCORDANCE WITH THESE PLANS AND IN COMPLIANCE WITH THE RELEVANT BUILDING AND MECHANICAL CODES AND IN ACCORDANCE WITH THE PRODUCT INSTALLATION INSTRUCTIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN WITH MODIFICATIONS AS SPECIFIED HEREIN. AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS (ASHRAE) HANDBOOK OF FUNDAMENTALS.

SCOPE OF WORK FOR HVAC:

- 1. CONDENSER EQUIPMENT: ALL CONDENSER UNITS TO BE INSTALLED ON MANUFACTURER STANDARD WALL SUPPORTS.
 - FIRST FLOOR: NEW 2 TON HEAT PUMP. SEAT SITE PLAN FOR LOCATION.
 - SECOND FLOOR: NEW 2 TON HEAT PUMP. SEAT SITE PLAN FOR LOCATION.
- 2. AIR HANDLING EQUIPMENT:
 - FIRST FLOOR: NEW VERTICAL AIR HANDLER IN ATTIC. SEE PLANS.
 - SECOND FLOOR: NEW VERTICAL AIR HANDLER IN ATTIC. SEE PLANS.
- 3. THERMOSTATS: PROVIDE NEW WITH NEW PROGRAMMABLE THERMOSTATS, HARDWIRED. PROVIDE W/ADJUSTABLE THERMOSTATS.

GENERAL NOTES:

- 1. IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO PAY FOR ALL NECESSARY FEES AND TO OBTAIN ALL NECESSARY PERMITS AND ASSOCIATED INSPECTIONS TO COMPLETE THE HVAC SYSTEM INSTALLATION.
- 2. MECHANICAL CONTRACTOR TO COORDINATE LOCATION OF ALL HVAC EQUIPMENT, SUPPLY REGISTERS, RETURN GRILLS, EXHAUST FANS AND BUILDING PENETRATIONS WITH THE GENERAL CONTRACTOR.
- 3. MECHANICAL CONTRACTOR SHALL VERIFY DESIGN CONDITION SPECIFICATIONS WITH THE GENERAL CONTRACTOR AND OWNER, AND SHALL REVIEW THE REQUIRED ACCA MANUAL J VERSION 6.1 HEATING AND COOLING CALCULATIONS.
- 4. DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW EVERY DETAIL. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE ACCEPTABLE WORKING INSTALLATION, AND COORDINATE ITS INSTALLATION WITH ALL OTHER TRADES AS REQUIRED.

5. THE CONTRACTOR SHALL VISIT THE JOB SITE, MEET WITH ALL RELATED TRADES, AND FAMILIARIZE HIMSELF WITH ANY AND ALL CONDITIONS RELATIVE TO HISHER WORK.

6. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE THAT MAY DELAY CONSTRUCTION.

7. CONDENSING UNITS SHALL BE LOCATED AND MOUNTED AS INDICATED ON THE PLANS.

8. AIR HANDLERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS AND THE RELEVANT BUILDING AND MECHANICAL CODES.

9. THE AIR HANDLER SHALL INCORPORATE A FILTER COMPARTMENT WITH EASY ACCESS. THE FILTER COMPARTMENT SHALL NOT BE OBSTRUCTED IN ANY WAY BY REFRIGERANT PIPING, CONDENSATE PIPING, OR ANY OTHER ITEM WHICH MAY PREVENT EASY REMOVAL AND INSTALLATION OF THE FILTER. AIRMAK 622 REQUIRES THE USE OF A REINFORCED FILTER TO BE SUPPLIED BY THE HVAC CONTRACTOR.

10. AIR HANDLER'S AUXILIARY DRAIN SHALL BE CONNECTED TO AN EMERGENCY FLOAT SWITCH THAT WILL SHUT DOWN THE SYSTEM IN ANY SITUATION THAT WILL CAUSE THE MAIN DRAIN NOT TO FUNCTION PROPERLY.

11. DUCT CONSTRUCTION AND INSTALLATION SHALL COMPLY WITH 2019 IECC MECHANICAL CODES AND SHALL HAVE A LEAK OF LESS THAN 3 PERCENT WHEN NORMALIZED OVER THE AIR CONDITIONED FLOOR AREA. NO DUCTS SHALL BE OBSTRUCTED IN ANY WAY BY REFRIGERANT PIPING. CONDENSATE CHANGES ARE IN COMPLIANCE WITH THE DUCT SIZES WITHOUT CONFIRMING THAT ANY AND ALL CHANGES ARE IN COMPLIANCE WITH THE 2019 IECC MECHANICAL CODES.

12. AIR CONDITIONING DUCT SYSTEM DESIGN FOR UNIT 4 AT LIBRARY AND COPY/PRINT SHALL UTILIZE FLEXIBLE WIRE REINFORCED DUCT WITH FOIL FACED R-6 INSULATION.

13. AIR CONDITIONING DUCT SYSTEM DESIGN FOR UNIT 3 AT OPEN OFFICE AND BREAK AREA SHALL UTILIZE SHEET METAL DUCTS WITH NEW CONDUIT WITH CONDUIT TO DIFFUSERS AND GRILLES. PROVIDE 33 LF OF LINEAR BAR GRILLE. PRICE LBP OR SIMILAR.

14. ALL CEILING-MOUNTED DIFFUSERS TO BE ALUMINUM FOUR WAY 12"x12" UNO.

15. KEEP ANY AND ALL FRESH AIR INTAKES A MINIMUM OF 10 FEET FROM EXHAUST FAN TERMINATION POINTS AND SANITARY SEWER VENT OUTLETS.

16. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A BALANCED AIR FLOW SYSTEM PER THE 2019 IECC MECHANICAL CODE AND/OR ANY OTHER RELEVANT CODE(S). ALL DISCREPANCIES WILL REQUIRE A ONE INCH UNDERCUT OF THE DOOR IN ADDITION TO A MEANS OF AIR TRANSFER TO THE HVAC AIR HANDLER; NOTE THAT DIFFERENTIAL PRESSURES BETWEEN ADJOINING SPACES INDUCED BY THE AIR HANDLER SHALL NOT EXCEED 3 PASCALES.

17. MECHANICAL CONTRACTOR SHALL PROVIDE A CONDENSATE DRAIN SYSTEM IN ACCORDANCE WITH THE 2009 IECC MECHANICAL CODES. THE CONDENSATE DRAIN IS TO EXTEND A MINIMUM OF 24 INCHES FROM THE FOUNDATION AND EXTERIOR WALL(S) OF THE BUILDING (SEE DETAIL).

18. ALL DUCT DIMENSIONS SHOWN ARE THE CLEAR INTERIOR DUCT DIMENSIONS. ASSUME THAT ALL RIGID DUCT BOARD(S) IS 1 1/2 INCHES THICK UNLESS OTHERWISE STATED. CONSTRUCT AND SUPPLY ALL DUCT WORK IN ACCORDANCE WITH THE 2019 IECC.

19. MECHANICAL CONTRACTOR SHALL FIELD VERIFY ALL CLEARANCES AND REQUIRED ACCESSIBILITY PRIOR TO THE FABRICATION OR INSTALLATION OF ANY HVAC EQUIPMENT. THE MECHANICAL CONTRACTOR SHALL PROVIDE A MEANS OF SECURING THE EXTERIOR HVAC COMPONENTS IN A MANNER THAT MEETS OR EXCEEDS THE RELEVANT CODES WITH REGARD TO WIND RESISTANCE. NOTE THAT A SEALED DRAWING BY A LICENSED STRUCTURAL ENGINEER IS REQUIRED IF THE AIR HANDLER IS TO BE SUSPENDED FROM THE ATTIC OR ROOF TRUSSES AND FOR ANY AND ALL EQUIPMENT MOUNTED ABOVE GROUND LEVEL.

20. MECHANICAL CONTRACTOR IS EXPECTED TO MAINTAIN A SET OF AS-BUILT DRAWINGS THAT REFLECT THE DETAILS OF THE INSTALLATION OF THE HVAC SYSTEM(S). THESE AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE BUILDER, ARCHITECT, ENGINEER OR OWNER AS REQUESTED AT THE COMPLETION OF THE PROJECT.

21. CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO COMPLETION OF THE BID AND ALLOW FOR ALL EXISTING CONDITIONS. NO CLAIMS FOR EXTRA COMPENSATION WILL BE RECOGNIZED IF DIFFICULTIES ARE ENCOUNTERED ARE SUCH THAT A SITE INSPECTION AND CONTRACT DOCUMENTS PRIOR TO THE EXECUTION OF THE CONTRACT SHOULD HAVE BEEN REVEALED.

22. MECHANICAL CONTRACTOR WILL BE RESPONSIBLE FOR THE SEALING OF ALL WALL, FLOOR OR CEILING PENETRATIONS IN AN APPROVED MANNER TO INSURE THE INTEGRITY OF THE FIRE RATINGS IN THOSE AREAS INVOLVED.

23. COORDINATE RETURN GRILL AND SUPPLY DIFFUSER LOCATIONS WITH CONTRACTOR AND FINISH TRIM CONTRACTORS.

24. MECHANICAL CONTRACTOR TO PROVIDE CONCRETE PAD FOR COMPRESSOR MOUNTED ON RAISED PLATFORMS AT GRADE, IF REQUIRED.

25. ALL NEW DUCTWORK SHALL BE FABRICATED OF PRIME FIRST QUALITY GALVANIZED SHEET METAL U.N.O. GALGUES OR METAL SPACING ETC. SHALL CONFORM TO THE LATEST VERSION OF THE ASHRAE CONSTRUCTION STANDARDS FOR DUCTWORK CONSTRUCTION.

26. ALL PORTIONS OF FLOOR SUPPLY REGISTERS TO BE A MAXIMUM OF 9 INCHES FROM WALL.

27. DUCT TOILET OR BATHROOM EXHAUST TO EXTERIOR PER CODE REQUIREMENTS. EXHAUST DUCT AT CLOTHES DRYER TO HAVE SMOOTH INSIDE WITH BACKDRAFT DAMPER. VENT TO BE CONSTRUCTED WITH A MIN. GROSS INCH RIGID METAL VENT SIZE TO MATCH DIAMETER OF THE APPLIANCE. EXHAUST VENT LENGTH NOT TO EXCEED 25 FEET AS CALCULATED PER CODE REQUIREMENTS.

28. ENSURE THAT EVERY ROOM (EXCEPT BATHS, KITCHENS, CLOSETS, PANTRIES AND LAUNDRY ROOMS) HAS ADEQUATE RETURN AIR FLOW THROUGH THE USE OF MULTIPLE RETURNS, TRANSFER GRILLES, OR JUMP DUCTS.

29. INSTALL AIR FILTERS AND AIR HANDLERS MUST MAINTAIN ADEQUATE PRESSURE AND AIR FLOW. AIR FILTER HOUSINGS MUST BE AIR-TIGHT TO PREVENT BYPASS OR LEAKAGE.

30. UPON INSTALLATION, SEAL ALL PERMANENT DUCTS AND VENTS TO MAXIMIZE CONTAMINATION DURING CONSTRUCTION. REMOVE ANY SEALS AFTER ALL PHASES OF CONSTRUCTION COMPLETE.

31. HEATING SYSTEM SHALL PROVIDE AND MAINTAIN A MINIMUM TEMPERATURE OF SIXTY-FIVE DEGREES FAHRENHEIT WHEN THE OUTSIDE TEMPERATURE IS TEN DEGREES BELOW ZERO FAHRENHEIT.

PLUMBING NOTES:

GENERAL REQUIREMENTS: ALL NEW PLUMBING PIPING SHALL BE CONTAINED INSIDE THE THERMAL ENVELOPE OR WITHIN THE EXISTING CRAWLSPACE. NO NEW PIPING SHALL RUN ON OUTSIDE WALLS.

SCOPE OF WORK FOR PLUMBING:

- 1. PROVIDE NEW WATER, SEWER AND GAS LINES SERVING NEW FIXTURES AND EQUIPMENT. SEE PLANS FOR NEW FIXTURE AND EQUIPMENT LOCATIONS. PROVIDE NEW HOT AND COLD WATER SUPPLY PIPING, SEWER WASTE LINES AND VENTS, AND GAS LINES TO NEW FIXTURES INDICATED IN PLANS.
- 2. ALL HOT WATER PIPING CONTAINED WITHIN INTERIOR WALLS SHALL BE INSULATED WITH A SLEEVE MEETING AN R-VALUE OF 4. INSULATE ALL WATER PIPING CONCEALED IN EXTERIOR WALLS.
- 3. WASTE LINES SHALL CONNECT TO EXISTING CITY SEWER. COORDINATE WITH EXISTING UTILITY LINES. PROVIDE NEW STACK VENTS THRU ROOF TO THE GREATEST EXTENT POSSIBLE.

GENERAL NOTES:

- 1. ALL WASTE AND VENT PIPING SHALL PVC, RATED FOR INSTALLED CONDITION.
 - 2. ALL GAS PIPING SHALL BE BLACK STEEL OR GALVANIZED STEEL APPROPRIATE FOR INSTALLED CONDITION. PROVIDE FLEXIBLE FITTINGS AT ALL APPLIANCE CONNECTIONS.
 - 3. HOT AND COLD WATER DISTRIBUTION PIPING SHALL BE COPPER. PEX IS NOT ACCEPTABLE. PROVIDE STAINLESS-STEEL BRANDED CONNECTIONS AT ALL APPLIANCE CONNECTIONS.
 - 4. INSULATE ALL NEW AND EXISTING WATER LINES IN ATTIC AND CRAWLSPACE.
- PLUMBING FIXTURES NOTED ON PLAN SHALL BE PROVIDED AS FOLLOWS:
- 1. DWELLING UNIT BATHTUBS: ACRYLIC SOAKING TUB, DURAVANT ARCHTEC ALCOVE WITH DANZE PARMA TUB AND SHOWER TRIM PACKAGE.
 - SEE: 60 BY 30 INCHES, WITH FRONT APRON.
 - 2. BATH AND RESTROOM LAVATOIRES: KOHLER CAXTON UNDER-MOUNT LAVATORY WITH DANZE AMAULI MINI-WIDESPREAD FAUCET, 3-HOLE.
 - PROVIDE DANZE PARMA WALL-MOUNTED BATHROOM FAUCET AT ROOM 104.
 - 3. WATER CLOSETS: KOHLER SANTA ROSA. FLUSH HANDING AS INDICATED ON DRAWINGS.
 - 4. KITCHEN AND BREAK ROOM SINKS: 24" S 18-1/4" S 9-5/16" UNDERMOUNT SINGLE-BOWL KITCHEN SINK WITH RACK, KOHLER STRIVE KADRUNA WITH DANZE PARMA CARE SINGLE HANDLE PULL-DOWN SPRAY KITCHEN FAUCET WITH SHARCKNOX TECHNOLOGY MODEL, 16-666865.
 - 5. SHOWER: DANZE PARMA SHOWER TRIM PACKAGE. PROVIDE 4" SQ. FLOOR DRAIN.
 - 6. PROVIDE STANDARD RECESSED HOT AND COLD WATER SUPPLY BOX AT WASHER/DRYER LOCATIONS.
 - 7. WATER HEATER: PROVIDE THREE NATURAL GAS TANKLESS WATER HEATERS SIZED FOR APPLICATION ONE EACH AT DWELLING UNITS AND ONE SERVING FIRST FLOOR OFFICE. COORDINATE INSTALLATION WITH OWNER PRIOR TO PROCEEDING WITH PLUMBING DESIGN AND INSTALLATION.
 - 8. PROVIDE FREEZE PROOF SPOGOTS AT EXTERIOR LOCATIONS.

STUDIOWEST

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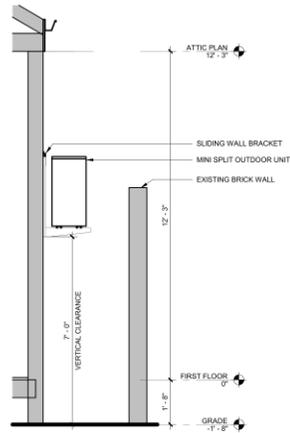
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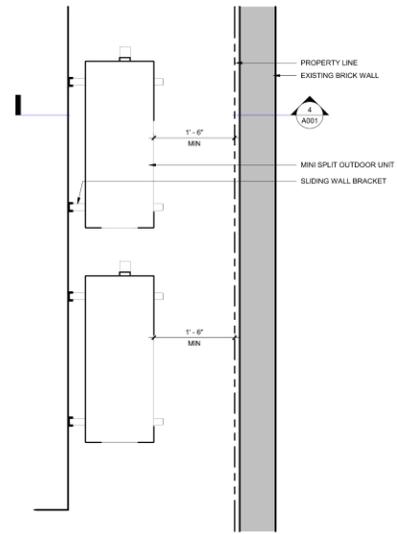
GENERAL NOTES AND SPECIFICATIONS - MECHANICAL AND ELECTRICAL

G004

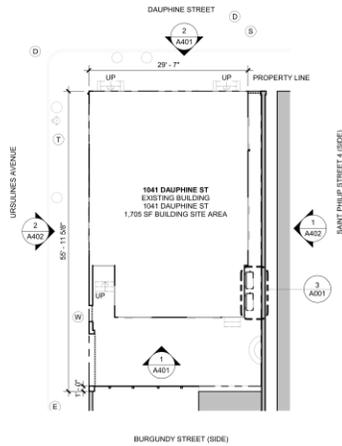




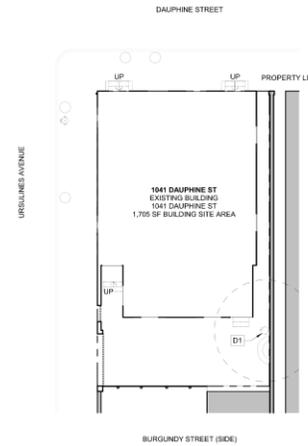
4 SECTION THRU HVAC UNIT
REF:001 1/2" = 1'-0"



3 ENLARGED HVAC PLAN
REF:001 1" = 1'-0"



2 SITE PLAN
REF:001 1" = 10'-0"



1 SITE PLAN DEMOLITION
REF:001 1" = 10'-0"

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GRAPHIC RENOVATION LEGEND - SITE

- PORTION OF AREA TO BE DEMOLISHED
- NOT IN SCOPE, EXCEPT AS NOTED TO MODIFY BUILDING SYSTEMS

CLARIFICATION OF REFERENCE DESIGNATIONS

- D1 REMOVE EXISTING TREE

UTILITY LEGEND

- W WATER
- S SEWER
- D DRAIN
- T TELECOM
- E TELECOM

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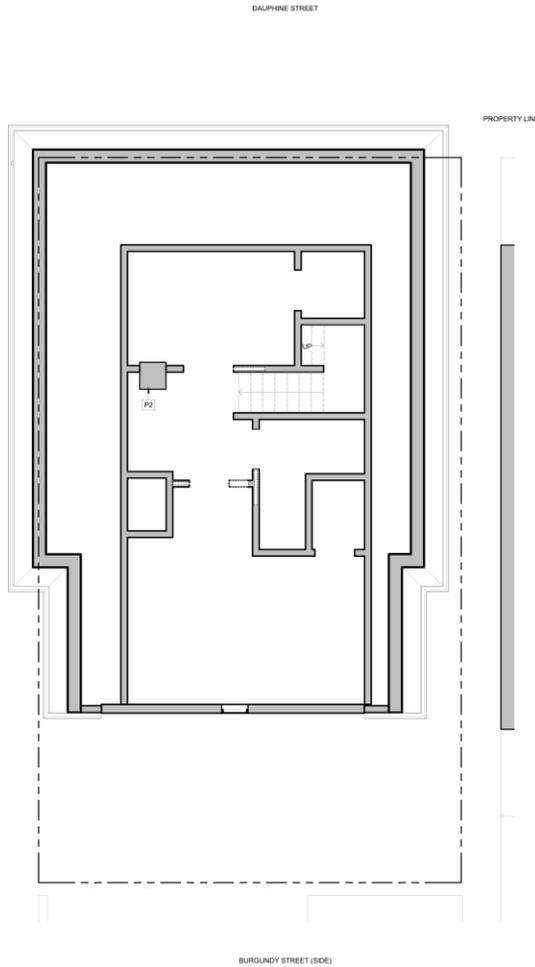
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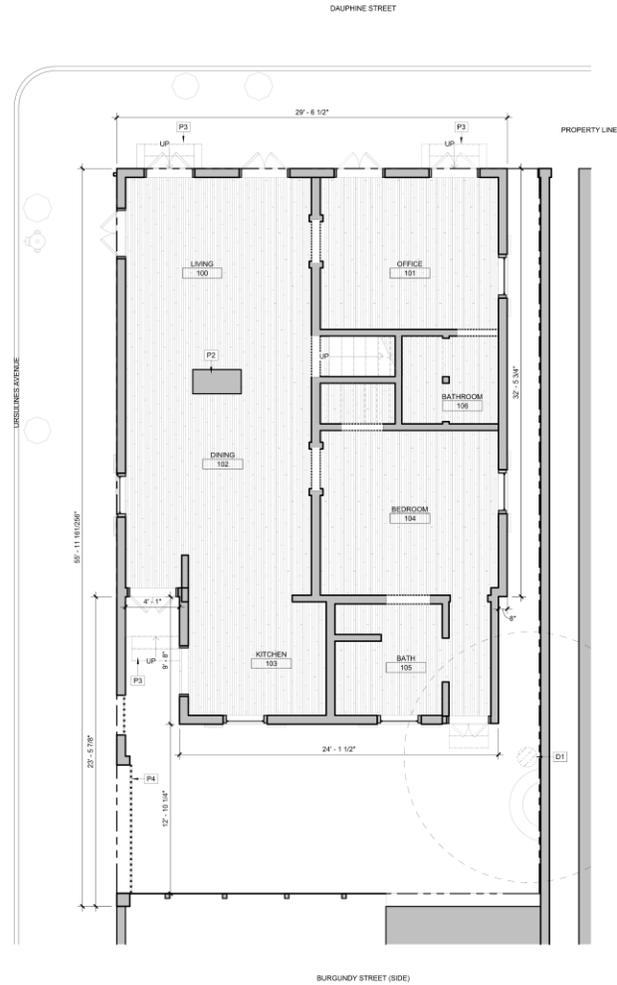
SITE PLANS

A001





2 SECOND PLAN - DEMOLITION
1/4" = 1'-0"



1 FIRST FLOOR PLAN - DEMOLITION
1/4" = 1'-0"

STUDIOWEST

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GRAPHIC RENOVATION LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING ELEMENTS TO BE DEMOLISHED
- PORTION OF AREA TO BE DEMOLISHED
- NOT IN SCOPE, EXCEPT AS NOTED TO MODIFY BUILDING SYSTEMS

CLARIFICATION OF REFERENCE DESIGNATIONS

- D1 REMOVE EXISTING TREE
- P2 EXISTING PREFRACE
- P3 EXISTING STAIRS
- P4 EXISTING GATE

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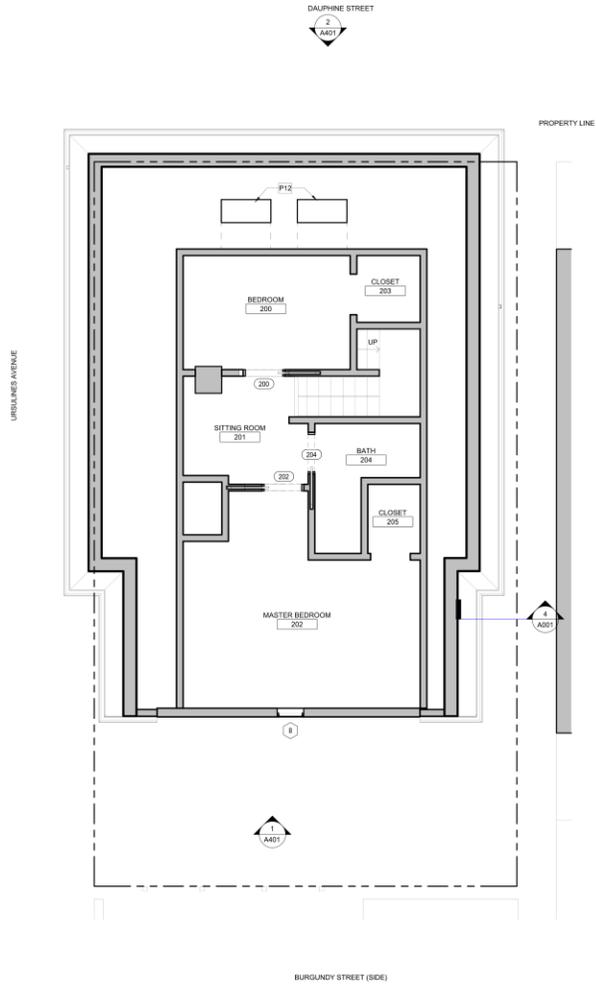
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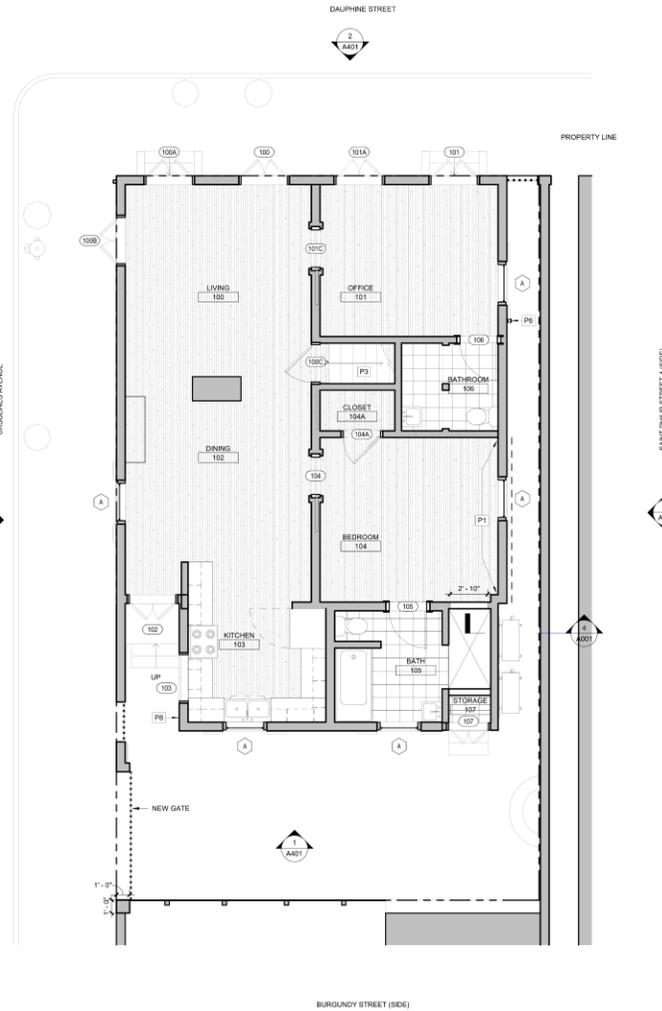
FLOOR PLANS - DEMOLITION

A101





2 ATTIC PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

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GRAPHIC RENOVATION LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING ELEMENTS TO BE DEMOLISHED
- PORTION OF AREA TO BE DEMOLISHED
- NOT IN SCOPE, EXCEPT AS NOTED TO MODIFY BUILDING SYSTEMS

GENERAL NOTES PERTAINING TO NEW WORK

1. UNLESS OTHERWISE INDICATED, ALL INTERIOR PARTITION DIMENSIONS ARE FACE TO FACE TO FINISH SURFACES.
2. ALL DIMENSIONS SHOWN AT EXISTING CONDITIONS ARE PLUS OR MINUS AND SHOULD BE VERIFIED, IF NECESSARY, ON THE PROJECT SITE.
3. FOR CLARIFICATION OF REFERENCE DESIGNATION FOR INTERIOR PARTITIONS, REFER TO SHEET A202.

CLARIFICATION OF REFERENCE DESIGNATIONS

- P1 PLASTER FINISH
- P3 EXISTING STAIRS
- P6 NEW DOWNSPOUT
- P8 ELECTRICAL SYSTEM
- P12 NEW AIR HANDLING UNITS

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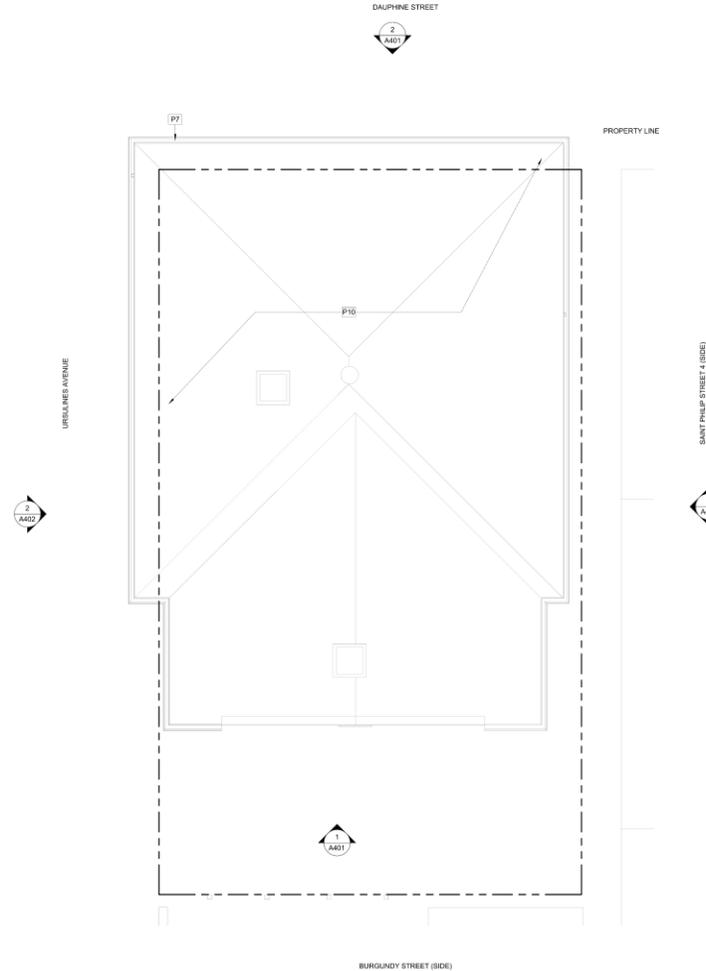
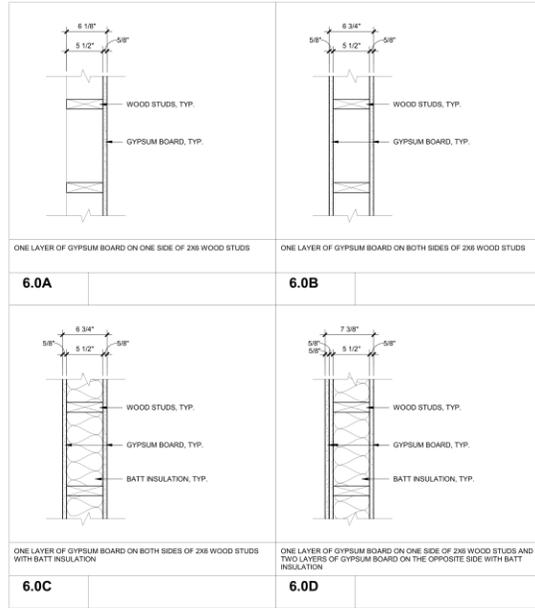
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FLOOR PLANS

A201





1 ROOF PLAN
1/4" = 1'-0"

STUDIOWEST

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GRAPHIC RENOVATION LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING ELEMENTS TO BE DEMOLISHED
- PORTION OF AREA TO BE DEMOLISHED
- NOT IN SCOPE, EXCEPT AS NOTED TO MOOPY BUILDING SYSTEMS

GENERAL NOTES PERTAINING TO NEW WORK

1. UNLESS OTHERWISE INDICATED, ALL INTERIOR PARTITION DIMENSIONS ARE FACE TO FACE TO FINISH SURFACES.
2. ALL DIMENSIONS SHOWN AT EXISTING CONDITIONS ARE PLUS OR MINUS AND SHOULD BE VERIFIED, IF NECESSARY, ON THE PROJECT SITE.
3. FOR CLARIFICATION OF REFERENCE DESIGNATION FOR INTERIOR PARTITIONS, REFER TO SHEET A202.

CLARIFICATION OF REFERENCE DESIGNATIONS

- P7 EXISTING COPPER GUTTER TO REMAIN
- P10 EXISTING SLATE ROOF

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FLOOR PLANS

A202



STUDIOWEST

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GRAPHIC RENOVATION LEGEND

-  EXISTING WALLS TO REMAIN
-  NEW WALLS
-  EXISTING ELEMENTS TO BE DEMOLISHED
-  PORTION OF AREA TO BE DEMOLISHED
-  NOT IN SCOPE, EXCEPT AS NOTED TO MODIFY BUILDING SYSTEMS

GENERAL NOTES PERTAINING TO REFLECTED CEILING PLANS

1. CONTRACTOR SHALL VERIFY AND COORDINATE THE LOCATION OF ALL FIXTURES/DEVICES INDICATED WITH THE MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, ALARM AND SPECIAL DEVICES, NOTIFY ARCHITECT OF DISCREPANCIES/CONFLICTS.
2. THE LOCATION OF ALL DEVICES TO BE INSTALLED IN FLOORS, ON WALLS AND CEILINGS, ASSOCIATED WITH MECHANICAL, ELECTRICAL, FIRE PROTECTION, SECURITY AND OTHER SUCH SYSTEMS INCLUDING ACCESS PANELS, NOT SPECIFICALLY INDICATED ON THE DRAWINGS BUT PART OF THE CONSTRUCTION CONTRACT, SHALL BE APPROVED BY THE ARCHITECT. FAILURE TO RECEIVE APPROVAL SHALL BE CAUSE FOR REMOVAL AND RELOCATION AT NO COST TO THE OWNER.
3. ALL SYMBOLS APPEARING IN THIS LISTING MAY NOT NECESSARILY BE SHOWN ON REFLECTED CEILING PLAN OR BE APPLICABLE TO THIS PROJECT.

-  GYPSUM BOARD CEILING
-  4" RECESSED DOWNLIGHT
-  PENDANT LIGHT
-  FAN

CLARIFICATION OF REFERENCE DESIGNATIONS

- PS (S) NEW SOFFIT LIGHTS

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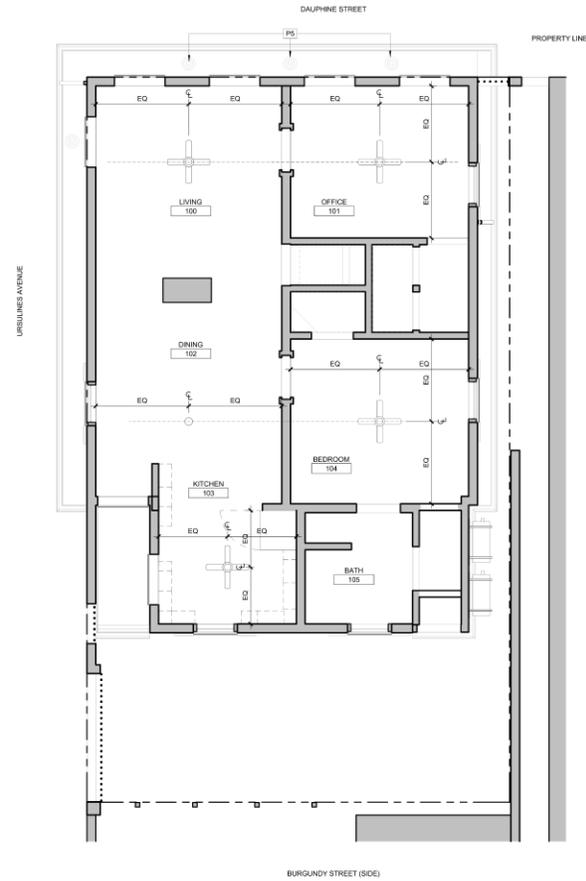
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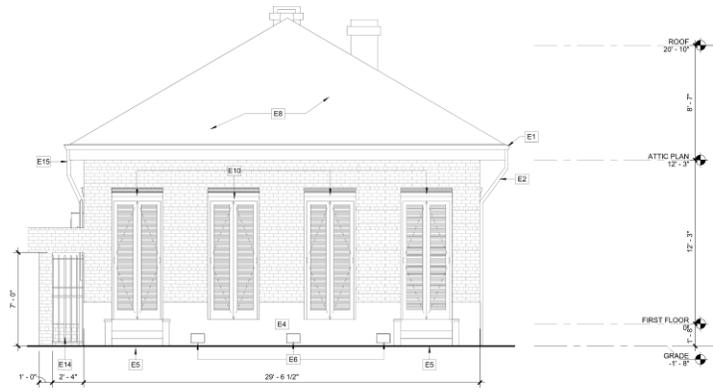
REFLECTED CEILING PLANS

A301

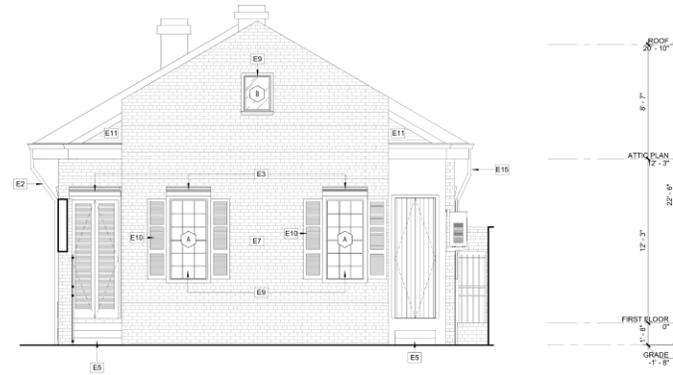


1 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"





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



1 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

GRAPHIC RENOVATION LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING ELEMENTS TO BE DEMOLISHED
- PORTION OF AREA TO BE DEMOLISHED
- NOT IN SCOPE, EXCEPT AS NOTED TO MODIFY BUILDING SYSTEMS

CLARIFICATION OF REFERENCE DESIGNATIONS

- E1 EXISTING COPPER GUTTER
- E2 EXISTING COPPER DOWNSPOUT
- E3 EXISTING OPENING, REPAIR EXISTING WOOD TRIM AND SHUTTERS, PROVIDE NEW WOOD TRIM CASING AT INTERIOR PER DETAIL, SEE PLAN FOR SCOPE OF NEW DOOR AND WINDOW LOCATIONS.
- E4 EXISTING PLASTER PARGE/COAT
- E5 EXISTING STAIRS
- E6 EXISTING CRAWL SPACE VENT
- E7 EXISTING BRICK
- E8 EXISTING SLATE ROOF TILES
- E9 NEW WOOD WINDOWS, SEE DETAIL 20400.
- E10 RESTORE EXISTING PAINTED WOOD HORIZONTAL LOUVERED SHUTTERS.
- E11 EXISTING WOOD SIDING
- E14 EXISTING METAL GATE
- E15 NEW COPPER DOWNSPOUT

1041 DAUPHINE ST.

1041 Dauphine St, New Orleans, LA 70116

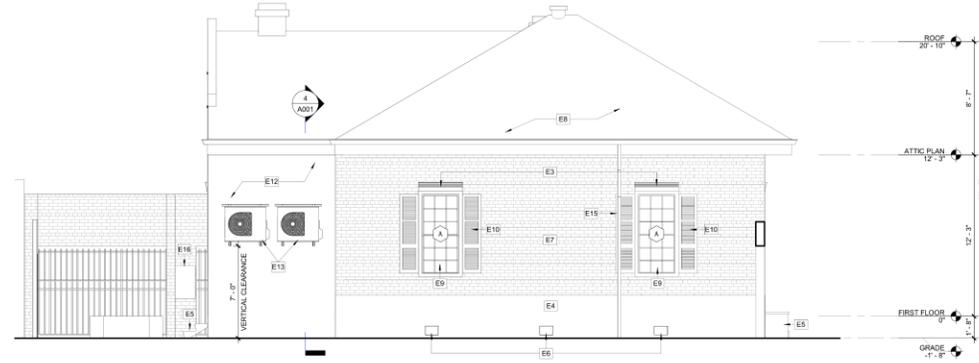
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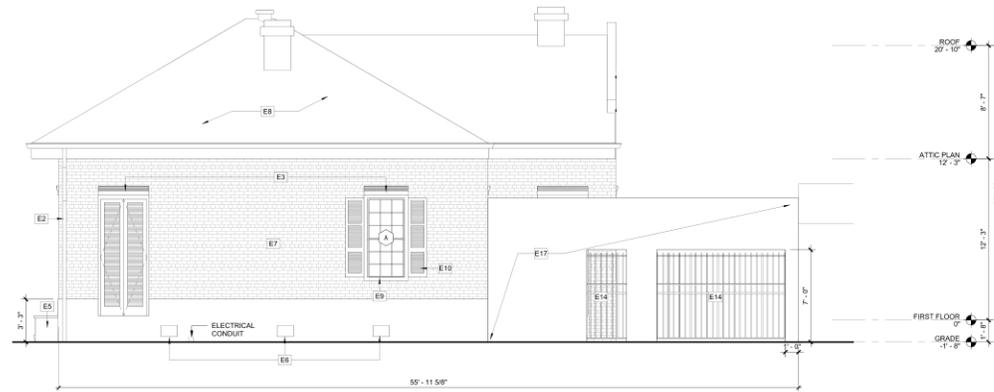
EXTERIOR ELEVATIONS

A401





1 EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

STUDIOWEST

2340 DAUPHINE STREET
NEW ORLEANS, LOUISIANA 70117

GRAPHIC RENOVATION LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING ELEMENTS TO BE DEMOLISHED
- PORTION OF AREA TO BE DEMOLISHED
- NOT IN SCOPE, EXCEPT AS NOTED TO MODIFY BUILDING SYSTEMS

CLARIFICATION OF REFERENCE DESIGNATIONS

- E2 EXISTING COPPER DOWNSPOUT
- E3 EXISTING OPENING, REPAIR EXISTING WOOD TRIM AND SHUTTERS. PROVIDE NEW WOOD TRIM CASING AT INTERIOR PER DETAIL. SEE PLAN FOR SCOPE OF NEW DOOR AND WINDOW LOCATIONS.
- E4 EXISTING PLASTER PARGECOAT
- E5 EXISTING STAIRS
- E6 EXISTING CRAWL SPACE VENT
- E7 EXISTING BRICK
- E8 EXISTING SLATE ROOF TILES
- E9 NEW WOOD WINDOWS. SEE DETAIL (2400)
- E10 RESTORE EXISTING PAINTED WOOD HORIZONTAL LOUVERED SHUTTERS.
- E11 EXISTING PLASTER
- E12 NEW (2) JAC UNITS
- E13 EXISTING METAL GATE
- E14 NEW COPPER DOWNSPOUT
- E15 NEW COPPER DOWNSPOUT
- E16 NEW ELECTRIC METER
- E17 PARGECOAT PLASTER PORTION OF EXISTING BRICK WALL.

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EXTERIOR ELEVATIONS

A402



FRAME AND DOOR SCHEDULE

- UNLESS OTHERWISE NOTED, ALL DOORS SHALL BE 1-3/4" THICK.
- FIRE RATING FOR DOOR IS INDICATED IN MINUTES.
- SEE BELOW FOR CLARIFICATION OF MATERIALS AND FINISHES.
- FOR DOOR HARDWARE SCHEDULE, SEE SECTION 08 07 1.
- GENERAL CONTRACTOR IS TO CONFIRM SIZING OF ALL NEW DOOR ASSEMBLIES TO BE INSTALLED IN EXISTING WALLS AND OPENINGS.

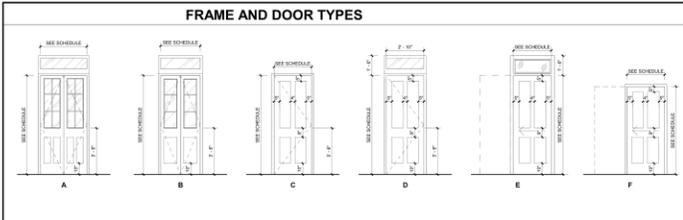
FRAME MATERIAL				DOOR MATERIAL			
WD - WOOD				WD - WOOD (STILE & RAIL)			
FRAME FINISH				DOOR FINISH			
PNT-XX - PAINT: SEE FINISH SCHEDULE				PNT-XX - PAINT: SEE FINISH SCHEDULE			
WD-01 - SOLID WOOD, SEE SPEC				WD-01 - SOLID WOOD, SEE SPEC			

FRAME AND DOOR SCHEDULE - NEW

DOOR NO.	TYPE	FRAME			DETAIL NO.	DOOR (OR OPENING) DESCRIPTION	MATERIAL		FIRE RATING	HARDWARE SET	COMMENTS
		WIDTH	HEIGHT	FINISH			FINISH				
100C	C	2'-10"	7'-8"	WD	PNT-G2	WOOD PANELED SWINGING, INTERIOR TYPE	WD	PNT-G2			
101C	E	2'-10"	7'-8"	WD	PNT-G2	WOOD PANELED SLIDING POCKET W/ TRANSOM	WD	PNT-G2			
104	E	2'-10"	7'-8"	WD	PNT-G2	WOOD PANELED SWINGING, INTERIOR TYPE	WD	PNT-G2			
104A	C	2'-10"	7'-8"	WD	PNT-G2	WOOD PANELED SWINGING, INTERIOR TYPE	WD	PNT-G2			
108	D	2'-10"	7'-8"	WD	PNT-G2	WOOD PANELED WITH TRANSOM, INTERIOR TYPE	WD	PNT-G2			
108	D	2'-10"	7'-8"	WD	PNT-G2	WOOD PANELED WITH TRANSOM, INTERIOR TYPE	WD	PNT-G2			
200	F	2'-10"	8'-8"	WD	PNT-G2	WOOD PANELED SLIDING POCKET	WD	PNT-G2			
202	F	2'-10"	8'-8"	WD	PNT-G2	WOOD PANELED SLIDING POCKET	WD	PNT-G2			
204	F	2'-10"	8'-8"	WD	PNT-G2	WOOD PANELED SLIDING POCKET	WD	PNT-G2			

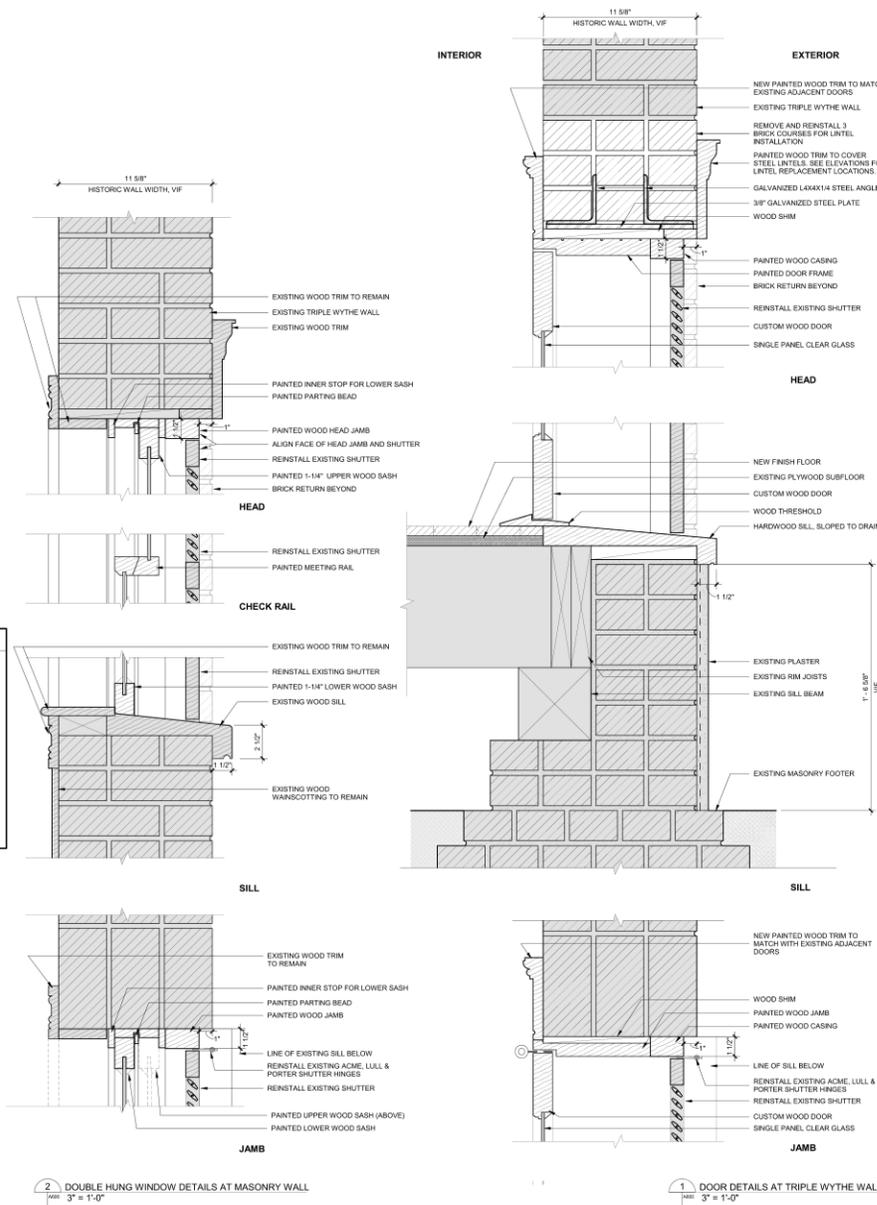
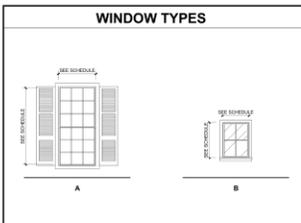
FRAME AND DOOR SCHEDULE - EXISTING

DOOR NO.	TYPE	FRAME			DETAIL NO.	DOOR (OR OPENING) DESCRIPTION	MATERIAL		FIRE RATING	HARDWARE SET	COMMENTS
		WIDTH	HEIGHT	FINISH			FINISH				
100	A	3'-6"	7'-8"	WD	PNT-G1	1/800 WOOD AND GLASS WITH TRANSOM, EXTERIOR TYPE	WD & GLASS	PNT-G1			
100A	A	3'-6"	7'-8"	WD	PNT-G1	1/800 WOOD AND GLASS WITH TRANSOM, EXTERIOR TYPE	WD & GLASS	PNT-G1			
100B	A	3'-6"	7'-8"	WD	PNT-G1	1/800 WOOD AND GLASS WITH TRANSOM, EXTERIOR TYPE	WD & GLASS	PNT-G1			
101	A	3'-6"	7'-8"	WD	PNT-G1	1/800 WOOD AND GLASS WITH TRANSOM, EXTERIOR TYPE	WD & GLASS	PNT-G1			
101A	A	3'-6"	7'-8"	WD	PNT-G1	1/800 WOOD AND GLASS WITH TRANSOM, EXTERIOR TYPE	WD & GLASS	PNT-G1			
102	A	3'-6"	7'-8"	WD	PNT-G1	1/800 WOOD AND GLASS WITH TRANSOM, EXTERIOR TYPE	WD & GLASS	PNT-G1			
103	A	3'-6"	7'-8"	WD	PNT-G1	1/800 WOOD AND GLASS WITH TRANSOM, EXTERIOR TYPE	WD & GLASS	PNT-G1			
107	B	3'-0"	7'-8"	WD	PNT-G1	1/800 PAIR WOOD AND GLASS SWINGING W/TRANSOM	WD & GLASS	PNT-G1			



WINDOW SCHEDULE

REFERENCE MARK	OPENING		GLAZING		MATERIAL	TYPE	MANUFACTURER	MODEL	COMMENTS
	WIDTH	HEIGHT	TYPE	TYPE					
A	2'-10"	8'-0"	WOOD	18" MG	WOOD	18" MG	MARVIN	CUSTOM FABRICATED, SAPELE WINDOWS.	DOUBLE HUNG
B	2'-0"	2'-8"	WOOD	18" MG	WOOD	18" MG			CASEMENT, INWARD SWING



2 DOUBLE HUNG WINDOW DETAILS AT MASONRY WALL
3" = 1'-0"

1 DOOR DETAILS AT TRIPLE WYTHE WALL
3" = 1'-0"

**CLARIFICATION OF SYMBOLS
GLASS TYPES**

MG MONOLITHIC GLAZING

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1041 Dauphine St, New Orleans, LA 70116

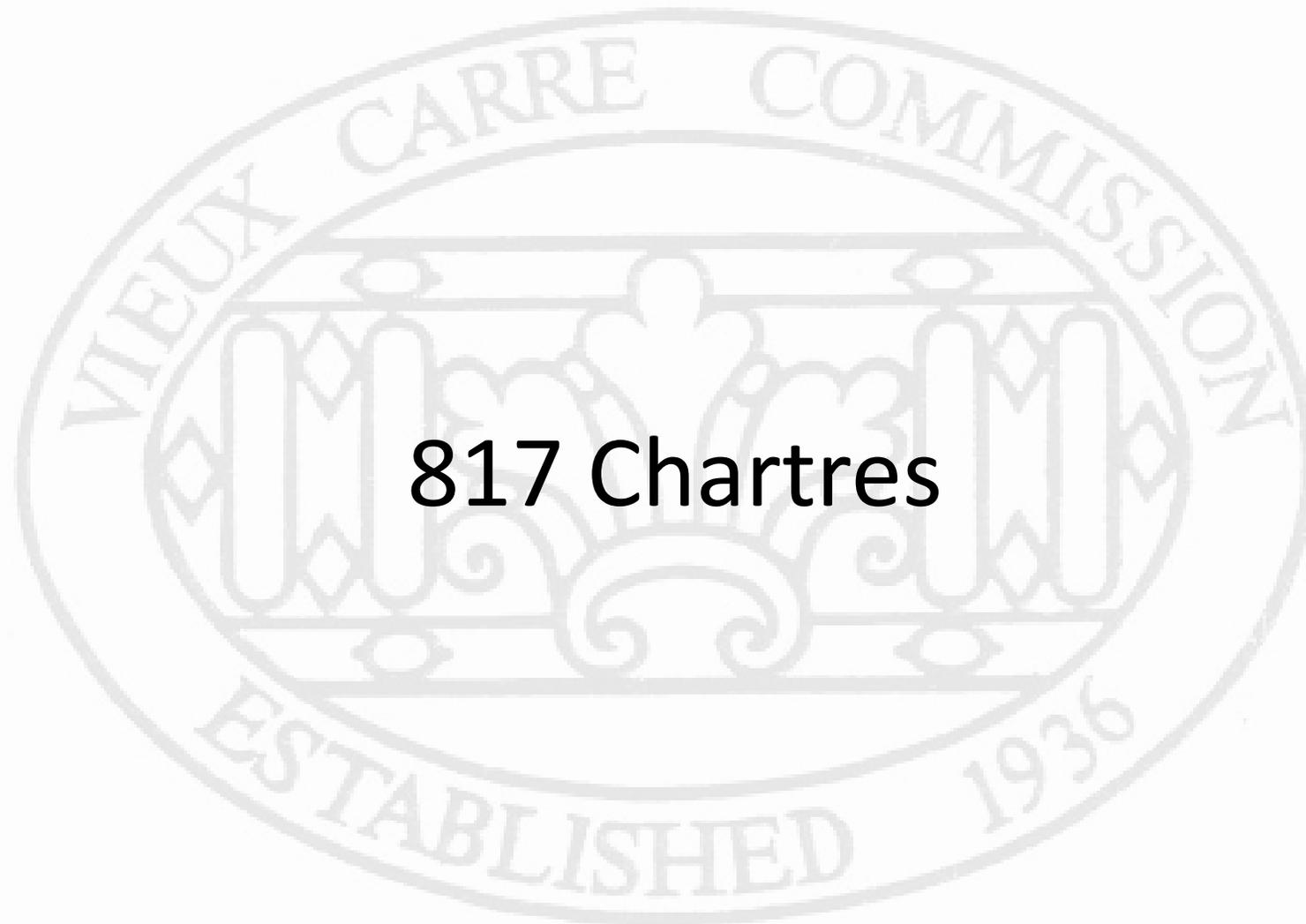
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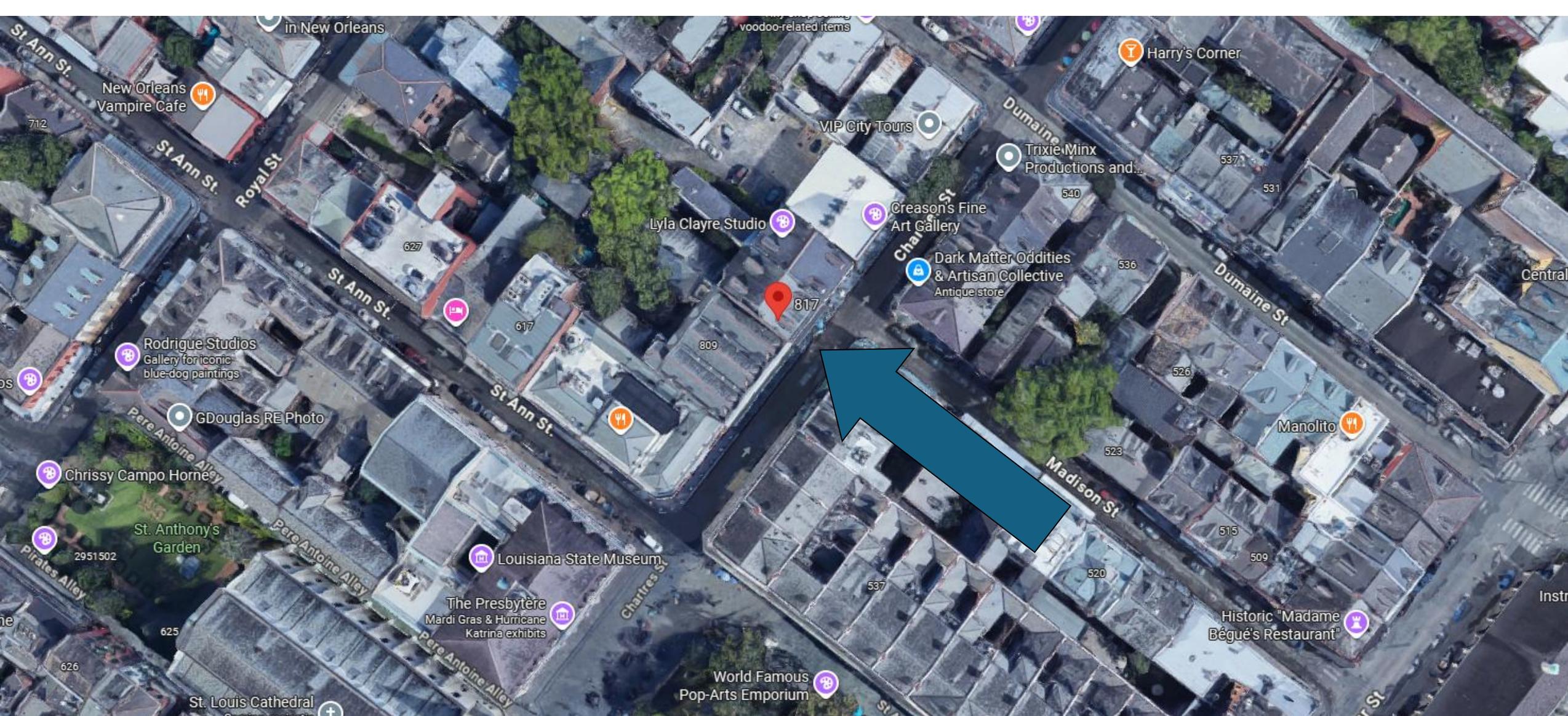
**WINDOW SCHEDULE &
DETAILS**

A600





817 Chartres



817-19 Chartres

VCC Architectural Committee

October 21, 2025





817-19 Chartres, 1931

VCC Architectural Committee

October 21, 2025





817-19 Chartres, 1975

VCC Architectural Committee

October 21, 2025





817-19 Chartres

VCC Architectural Committee

October 21, 2025





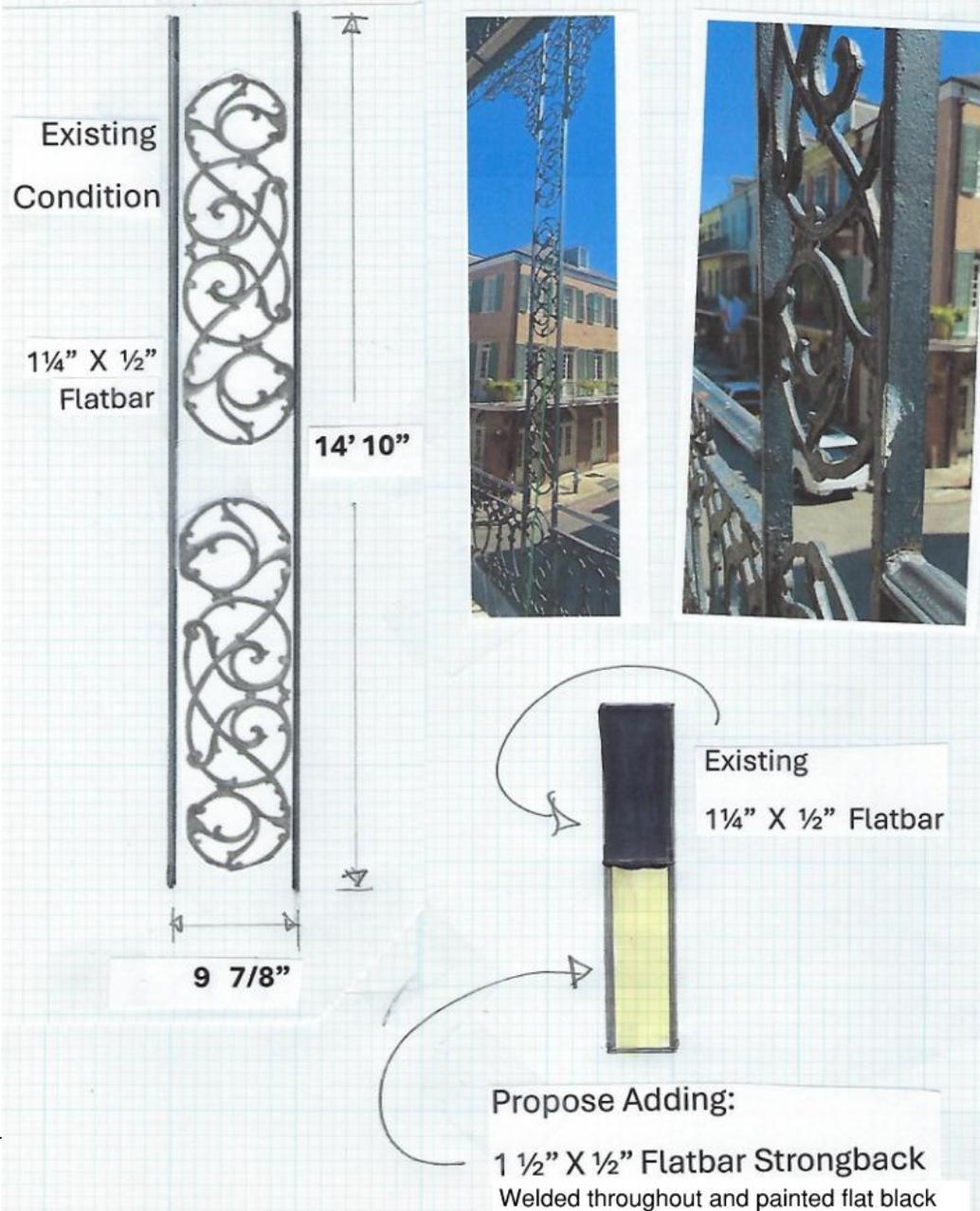
817-19 Chartres

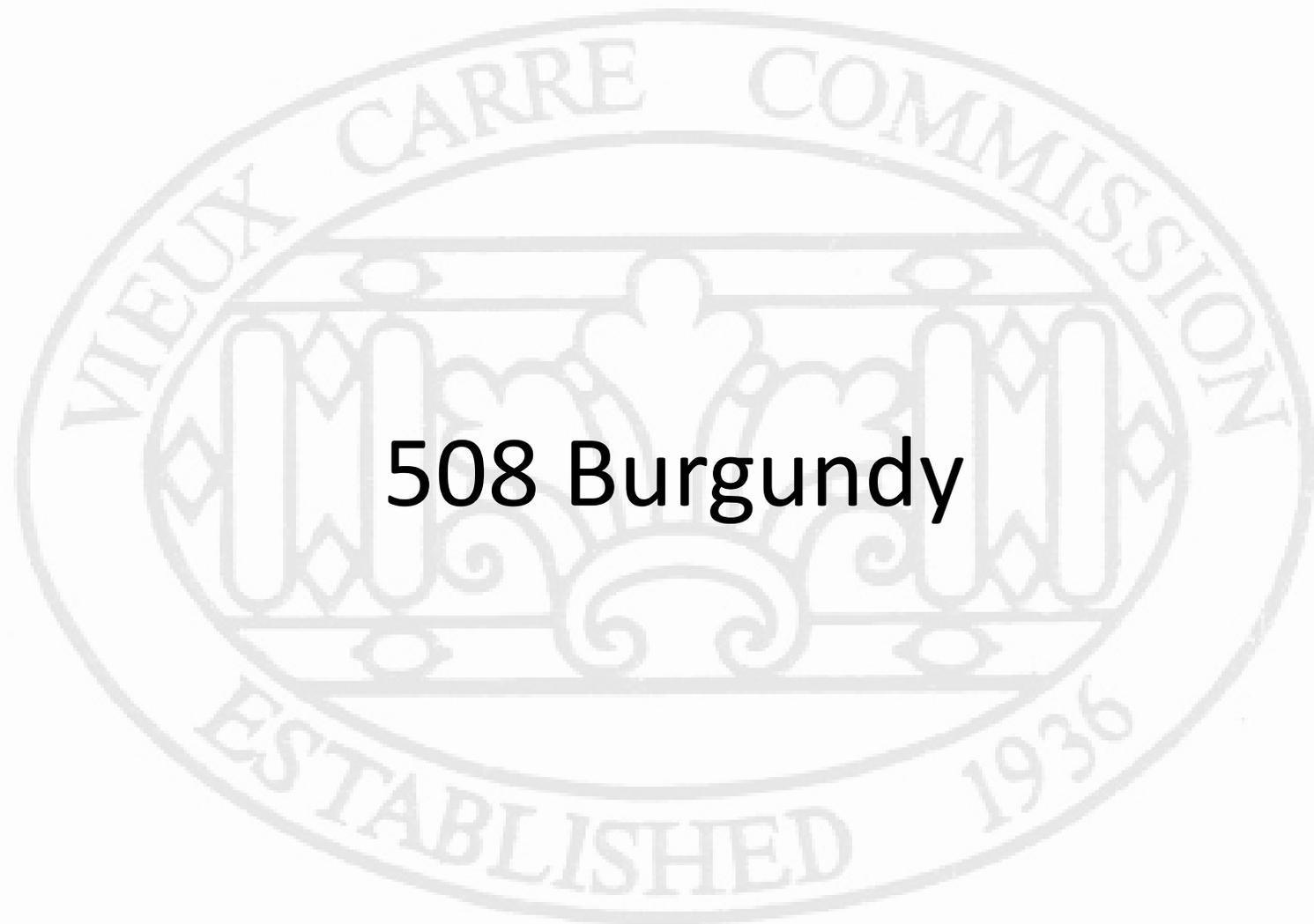
VCC Architectural Committee

October 21, 2025



2 Center Vertical Support Columns





508 Burgundy



508 Burgundy





508 Burgundy





508 Burgundy, 1963





508 Burgundy

VCC Architectural Committee

October 21, 2025





508 Burgundy

VCC Architectural Committee

October 21, 2025





508 Burgundy





508 Burgundy

VCC Architectural Committee

06 26 2025

October 21, 2025





Approximate locations
of solar panels.

06 26 2025

508 Burgundy

VCC Architectural Committee

October 21, 2025





508 Burgundy

VCC Architectural Committee

October 21, 2025







508 Burgundy



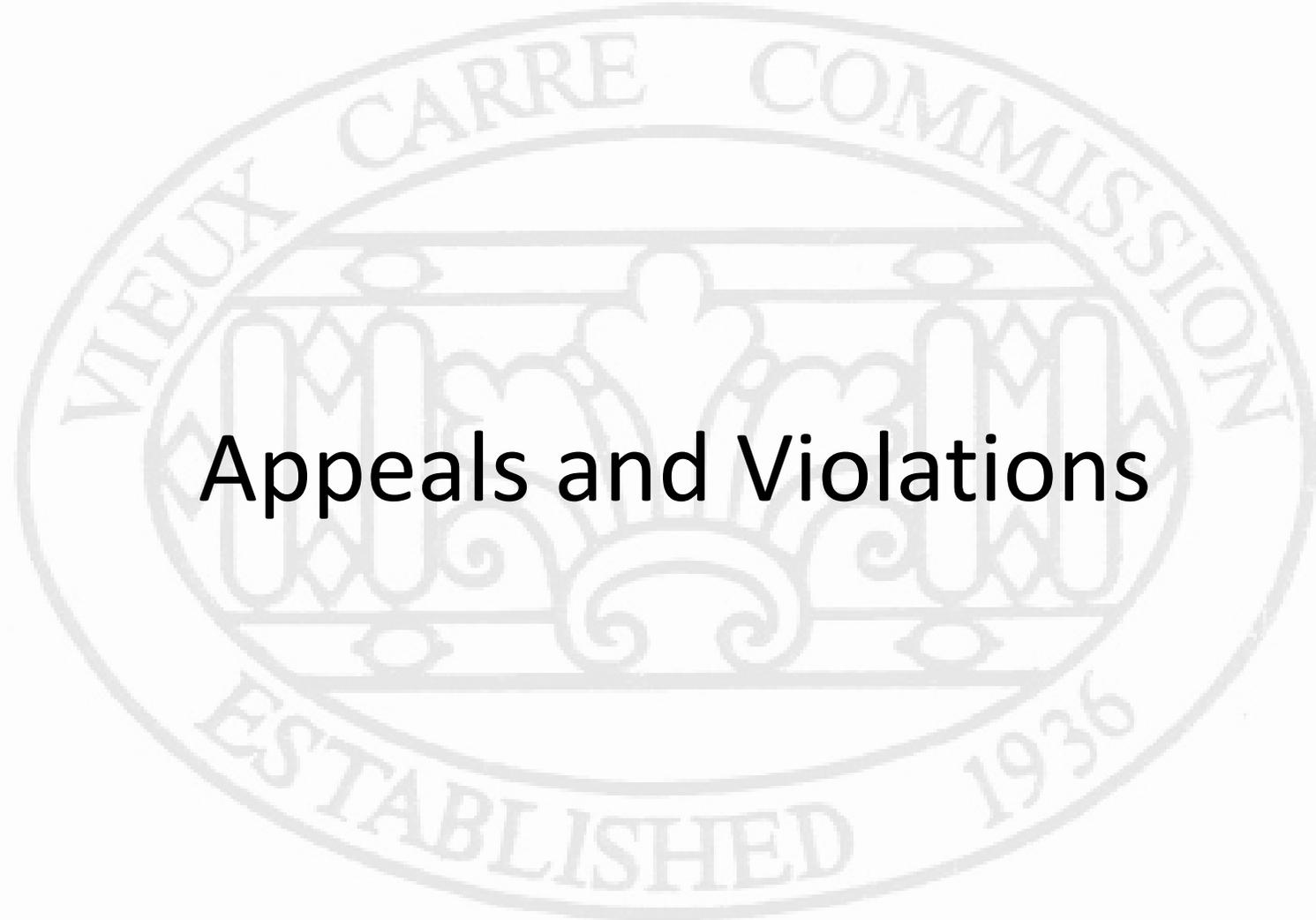


508 Burgundy

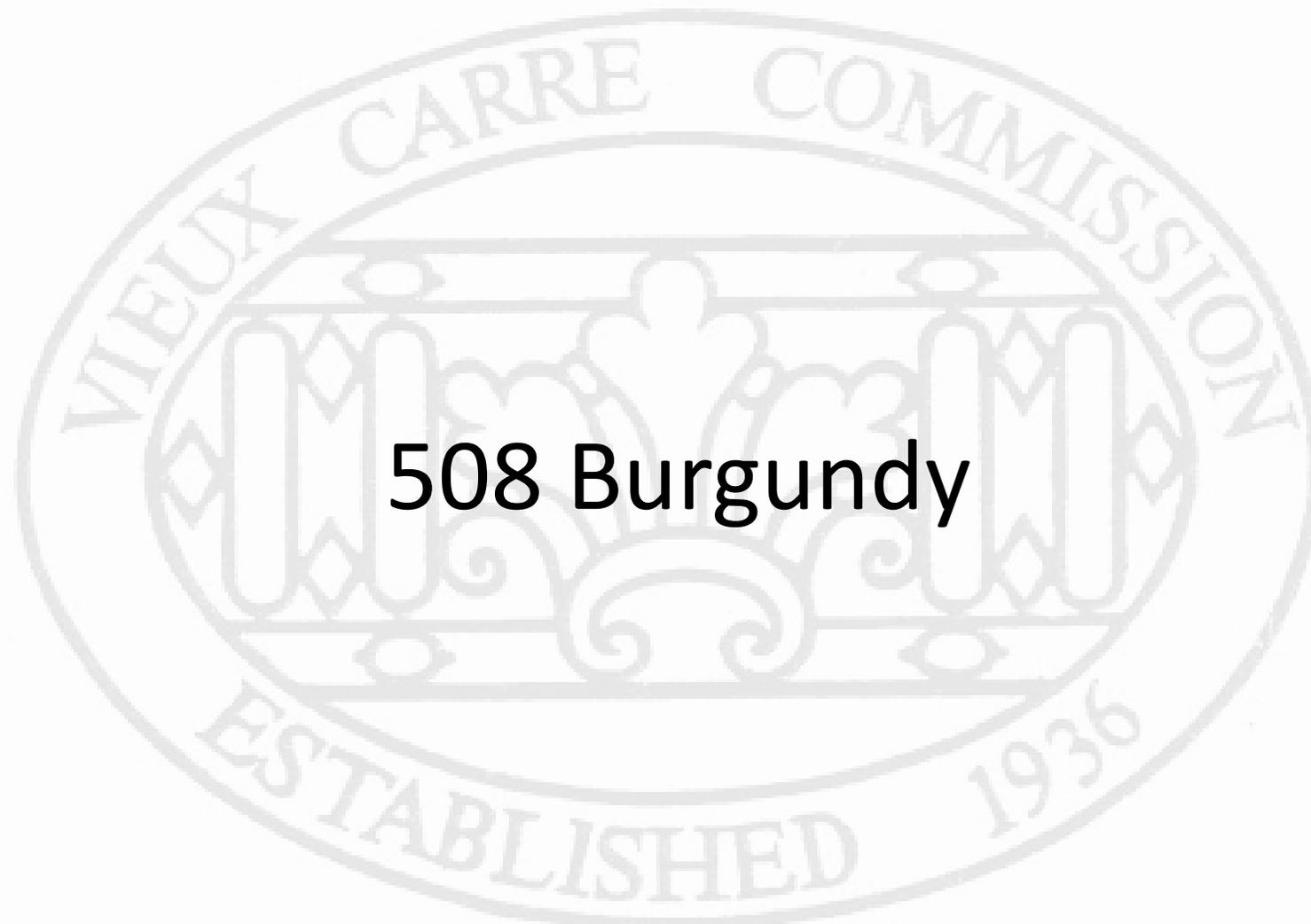
VCC Architectural Committee

October 21, 2025





Appeals and Violations



508 Burgundy



508 Burgundy





508 Burgundy





508 Burgundy, 1963

VCC Architectural Committee

October 21, 2025





508 Burgundy, 1975

VCC Architectural Committee

October 21, 2025





508 Burgundy, 1987

VCC Architectural Committee

October 21, 2025





508 Burgundy, 2008

VCC Architectural Committee

October 21, 2025





508 Burgundy, 2008

VCC Architectural Committee

October 21, 2025





June 2008

508 Burgundy, 2008





508 Burgundy, June 2015

VCC Architectural Committee

October 21, 2025





508 Burgundy

VCC Architectural Committee

03 27 2020

October 21, 2025





508 Burgundy

VCC Architectural Committee

06 26 2025

October 21, 2025





508 Burgundy

VCC Architectural Committee

06 26 2025

October 21, 2025





508 Burgundy

VCC Architectural Committee

06 26 2025

October 21, 2025





508 Burgundy

VCC Architectural Committee

06 26 2025

October 21, 2025





508 Burgundy

VCC Architectural Committee

06 26 2025

October 21, 2025





508 Burgundy

VCC Architectural Committee

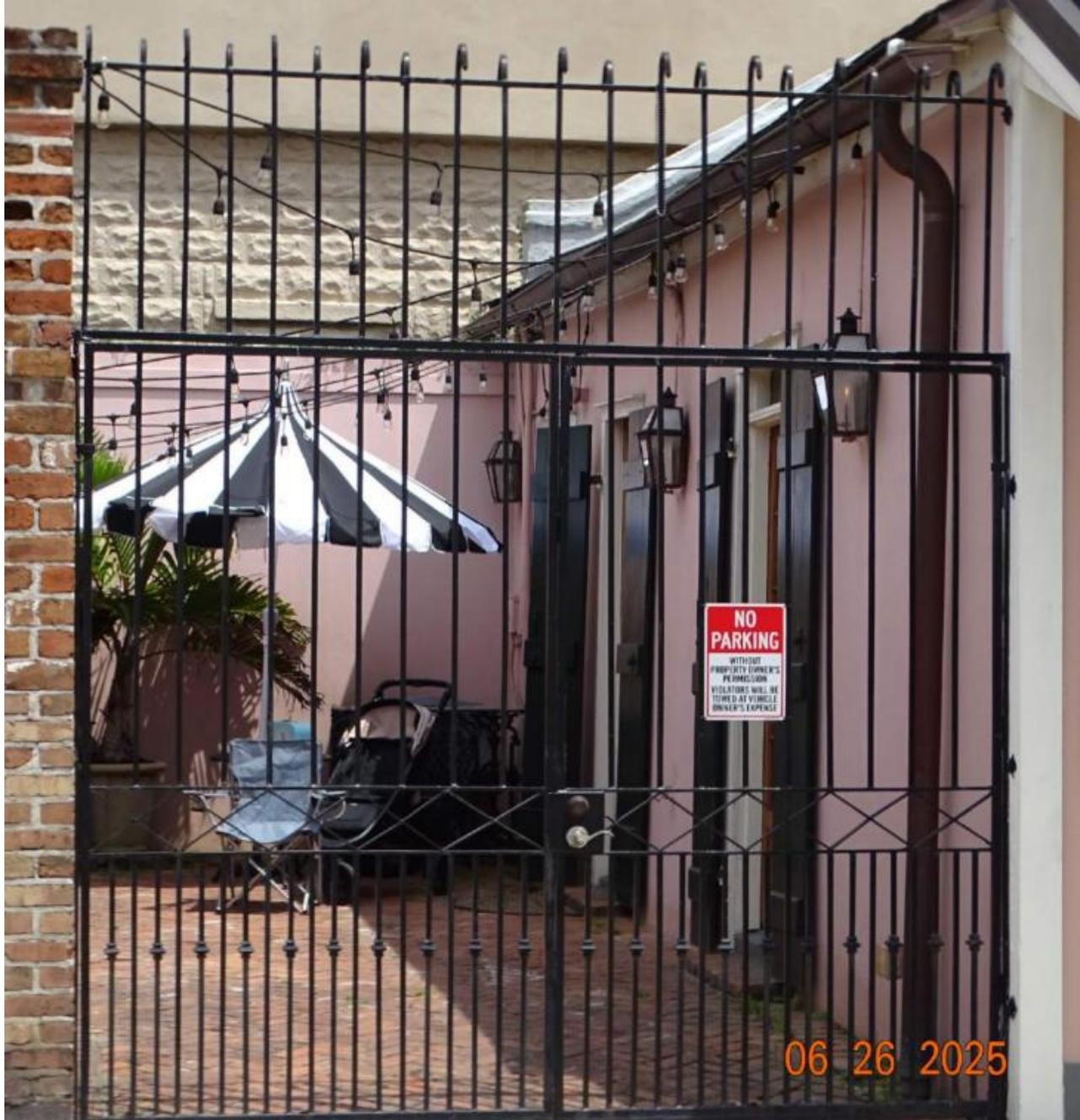
October 21, 2025





508 Burgundy





508 Burgundy

VCC Architectural Committee

06 26 2025

October 21, 2025





508 Burgundy





508 Burgundy

VCC Architectural Committee

October 21, 2025





1140 Royal

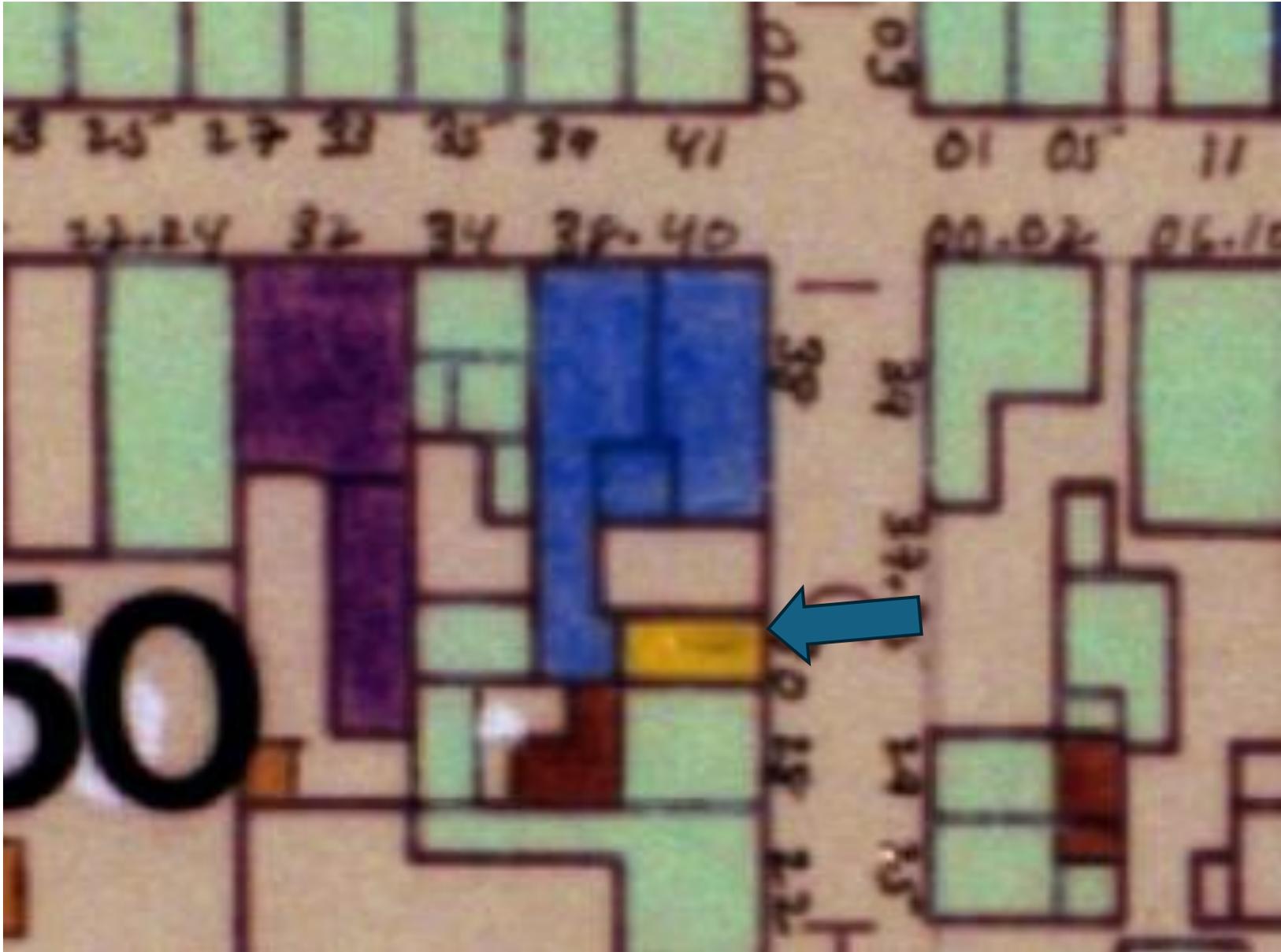


1140 Royal

VCC Architectural Committee

May 6, 2025





1140 Royal

VCC Architectural Committee

May 6, 2025





1140 Royal

VCC Architectural Committee

May 6, 2025





1140 Royal – Before 1895
VCC Architectural Committee

May 6, 2025





1140 Royal

VCC Architectural Committee

May 6, 2025





1140 Royal

VCC Architectural Committee

May 6, 2025



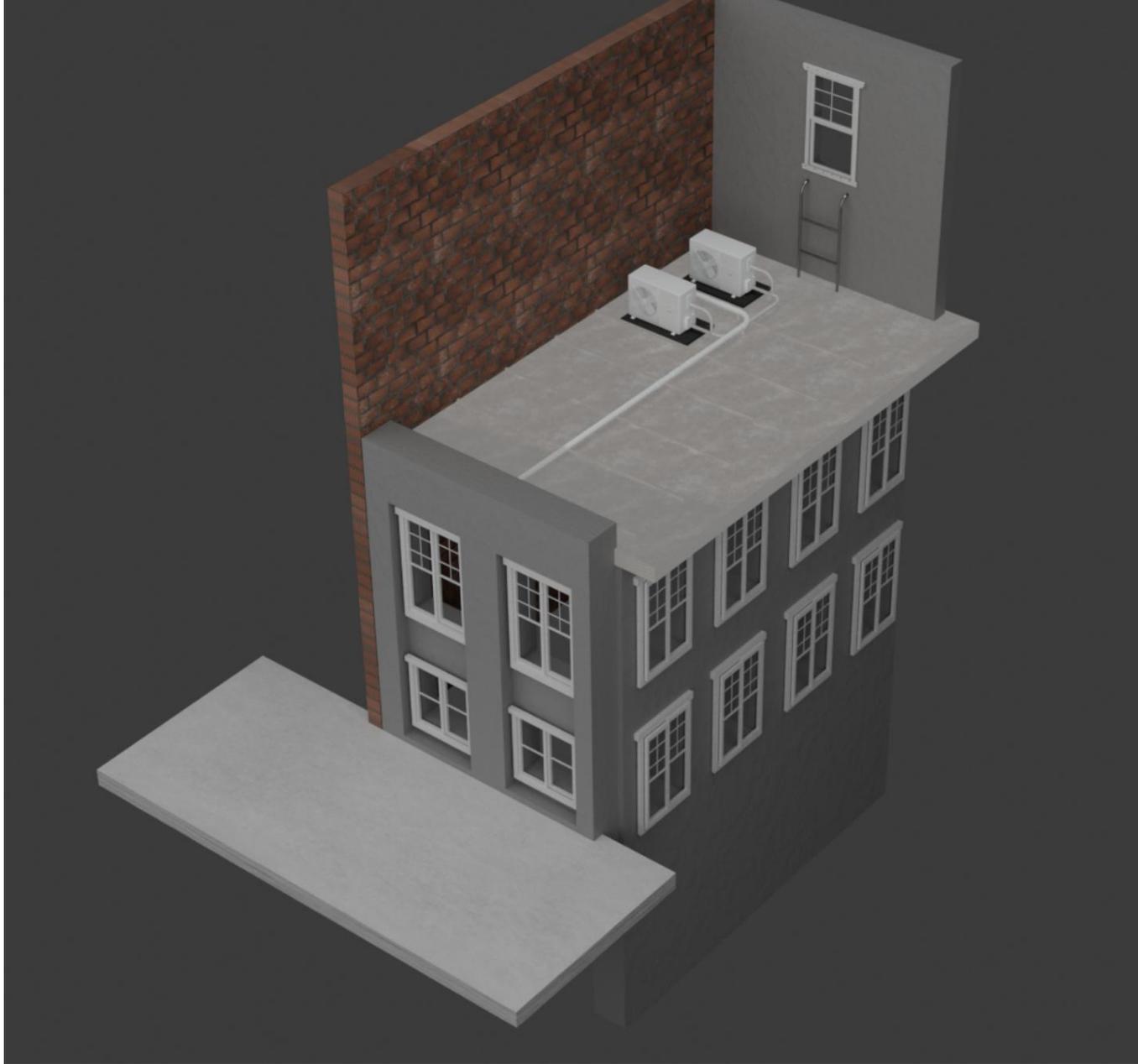


1140 Royal

VCC Architectural Committee

May 6, 2025

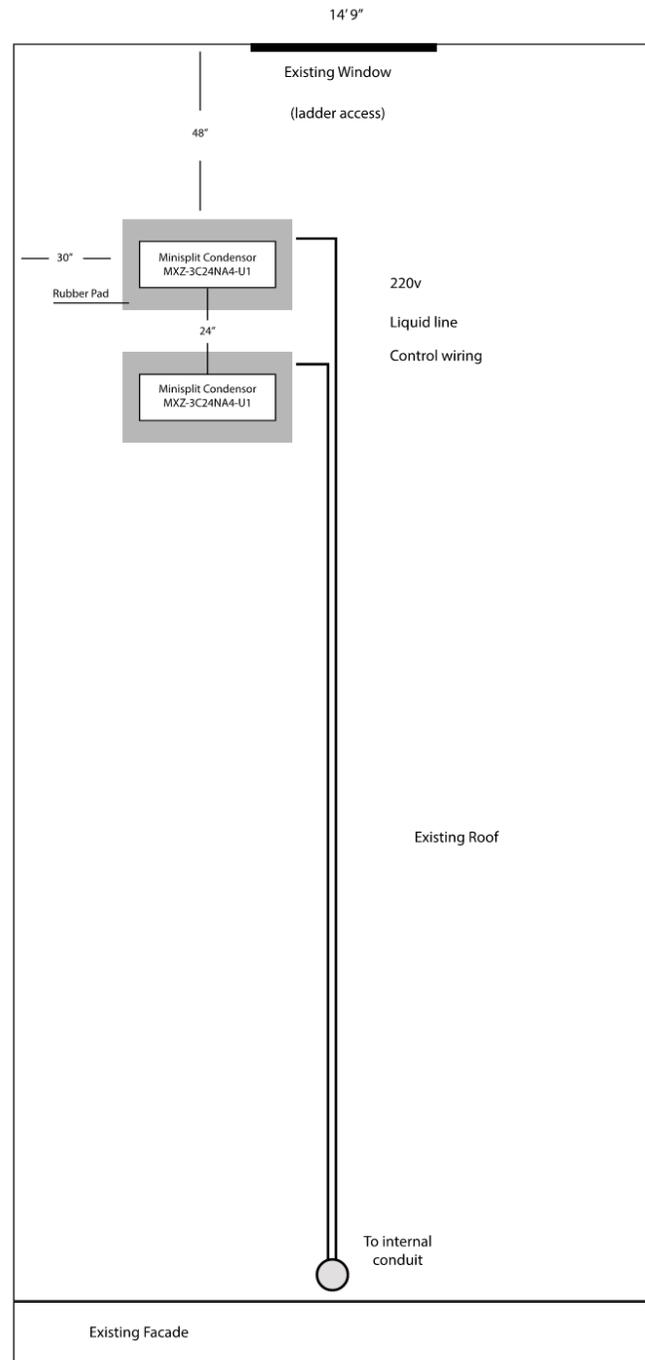




1140 Royal – Approved Design
VCC Architectural Committee

May 6, 2025







1140 Royal – As-Built
VCC Architectural Committee

09 08 2025

May 6, 2025





1140 Royal – As-Built
VCC Architectural Committee

May 6, 2025





1140 Royal – As-Built
VCC Architectural Committee

09 08 2025

May 6, 2025





1140 Royal – As-Built
VCC Architectural Committee

09 08 2025

May 6, 2025





1140 Royal – As-Built
VCC Architectural Committee

May 6, 2025





1140 Royal – As-Built
VCC Architectural Committee

May 6, 2025





1140 Royal – As-Built
VCC Architectural Committee

May 6, 2025





1140 Royal – As-Built
VCC Architectural Committee

10 10 2025

May 6, 2025





1140 Royal – Proposed Cover
VCC Architectural Committee

May 6, 2025





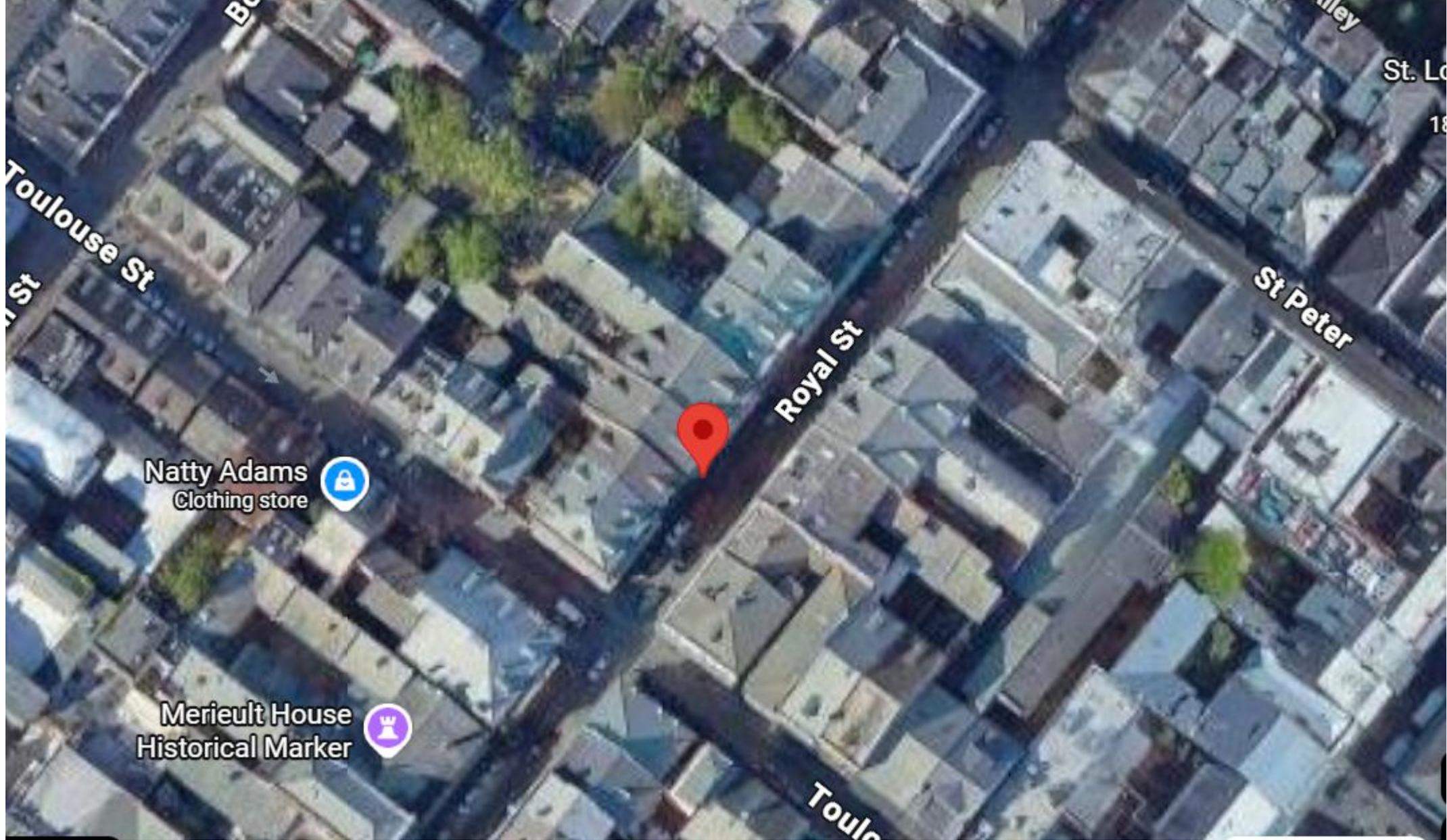
1140 Royal – Staff suggested alternative
VCC Architectural Committee

May 6, 2025





609-11 Royal



609-11 Royal

VCC Architectural Committee

May 6, 2025

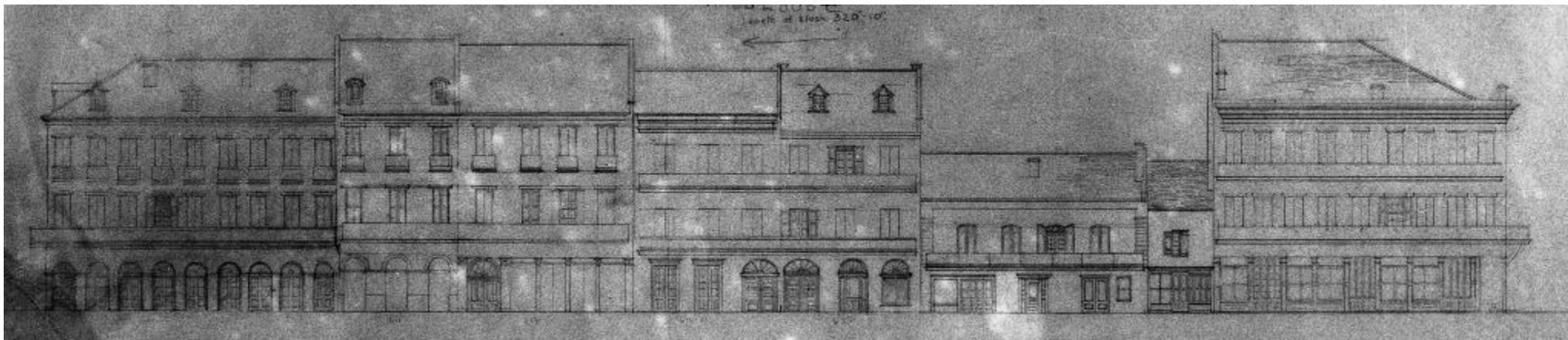




609-11 Royal
VCC Architectural Committee

May 6, 2025





609-11 Royal

VCC Architectural Committee

May 6, 2025





609-11 Royal

VCC Architectural Committee

May 6, 2025





609-11 Royal

VCC Architectural Committee

May 6, 2025



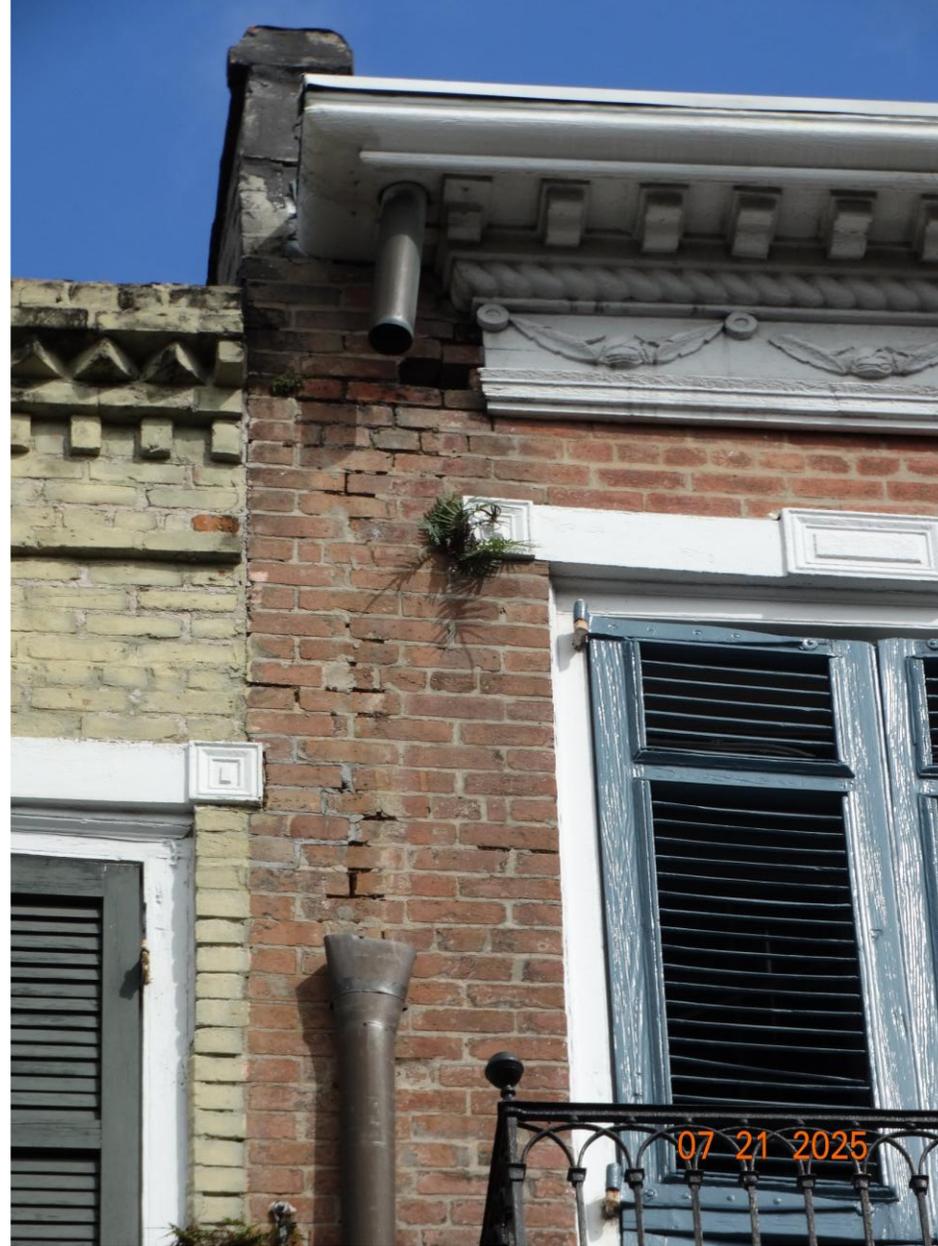


609-11 Royal

VCC Architectural Committee

May 6, 2025





609-11 Royal

VCC Architectural Committee

May 6, 2025





609-11 Royal

VCC Architectural Committee

May 6, 2025





Name: Brad Persons

Job site address: 609-611 Royal Street New Orleans, LA 70130

We hereby propose to perform all labor necessary for the completion of the following work:

- 1) Remove vegetation growing from front of building.
- 2) Re-point mortar deteriorated by water intrusion, as necessary.
- 3) Replace missing downspout head with 18" head to match existing on right side of building.
- 4) Replace 2 missing 4- inch copper downspout sections.
- 5) Install cast iron boot at base of downspout.
- 6) Replace missing trim from balcony fascia to match existing.

All trash will be removed from work site upon completion of job.

Workmanship guaranteed for seven (7) years.

Work performed as outlined for the total sum of

One Thousand Eight Hundred Dollars and no cents (\$1,800.00)

With payments to be made as follows: upon completion of job.

ACCEPTANCE OF PROPOSAL

The above price, and work to be performed, and conditions are satisfactory and are hereby accepted. You are authorized to do the work. Payment will be made as outlined above.

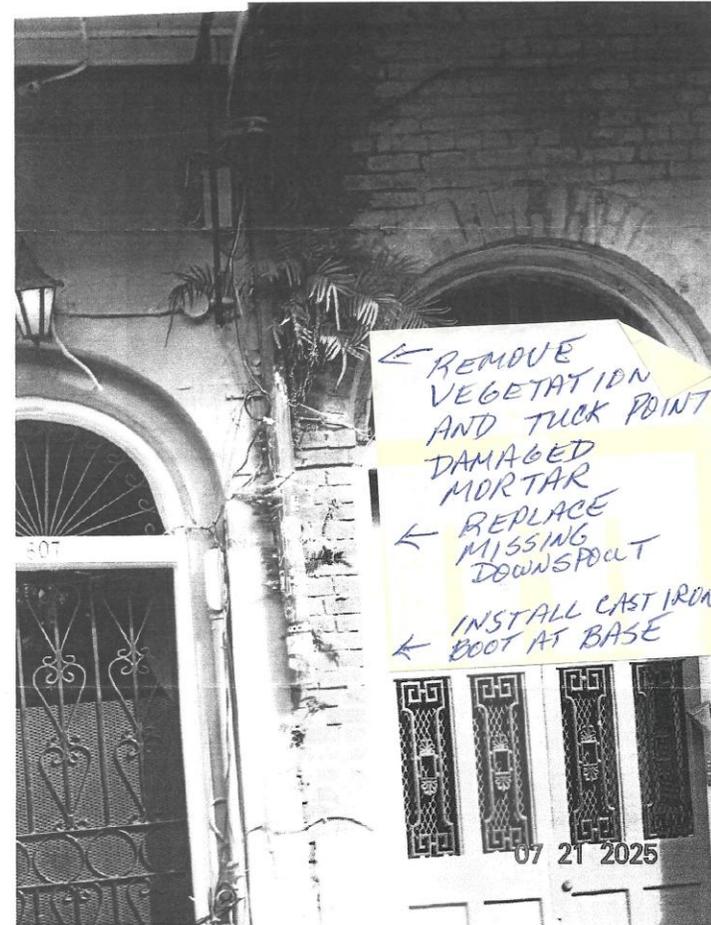
Date: October 8, 2025

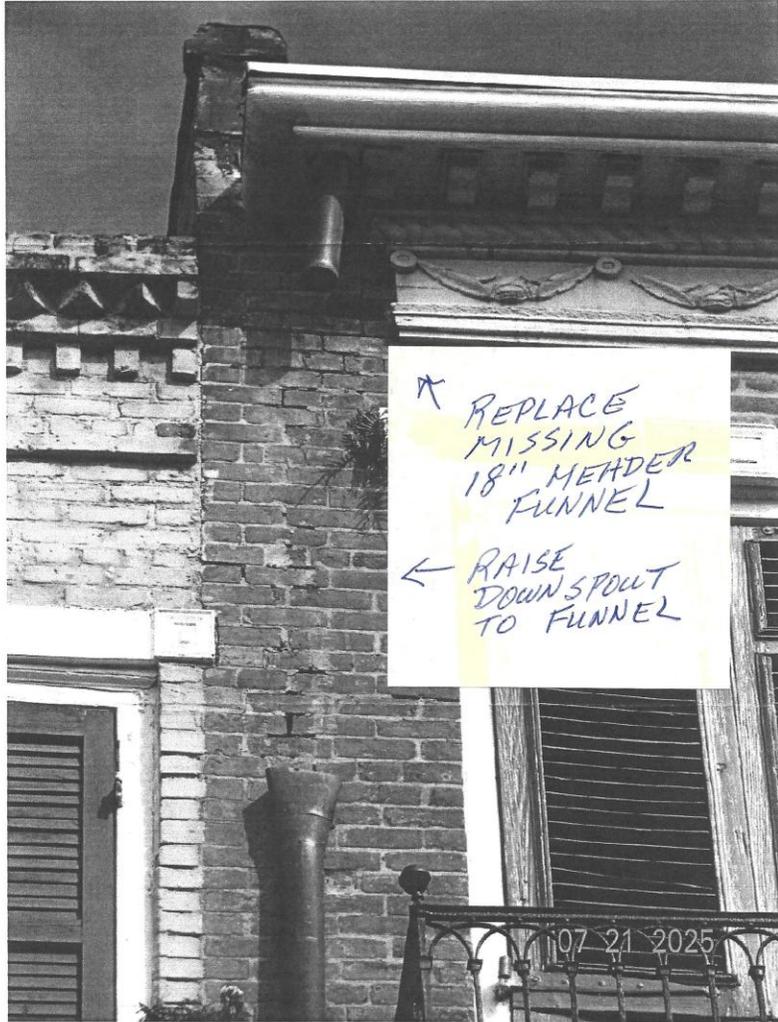
Accepted

Brad J Persons

Gus W. Mackey Jr.

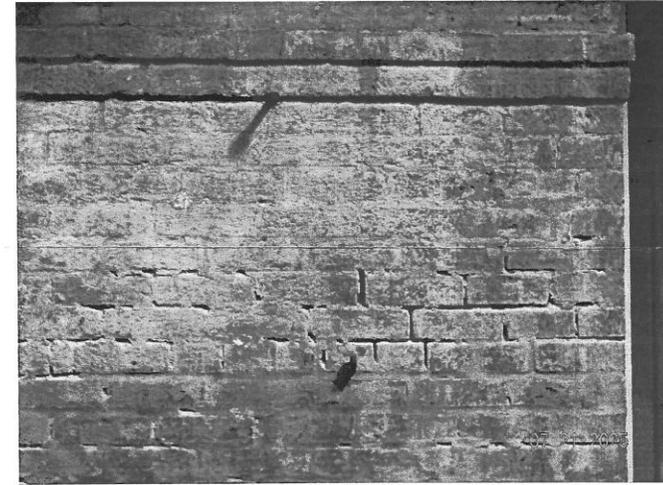
6009 Loraine St. * Metairie, LA 70003 * (504) 628-7724





↗ REPLACE
 MISSING
 18" MEASUR
 FUNNEL

 ← RAISE
 DOWNSPOUT
 TO FUNNEL



↑ TUCK POINT MORTAR
 WHERE NECESSARY



← REPLACE
 TRIM



CAST IRON DOWNSPOUT BASE
54" TALL
5" WIDE
5" DEEP