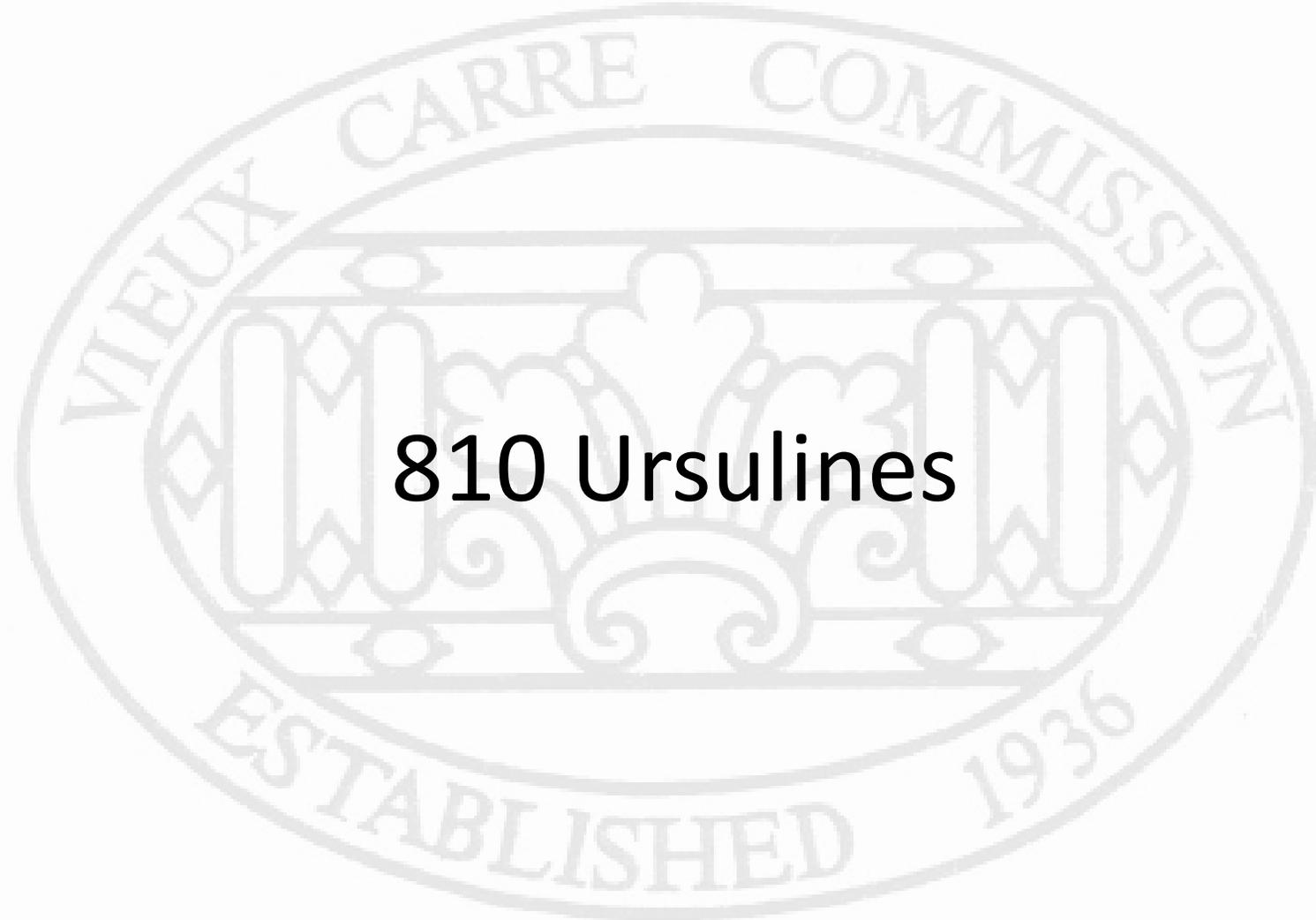


Vieux Carré Commission Architecture Committee Meeting

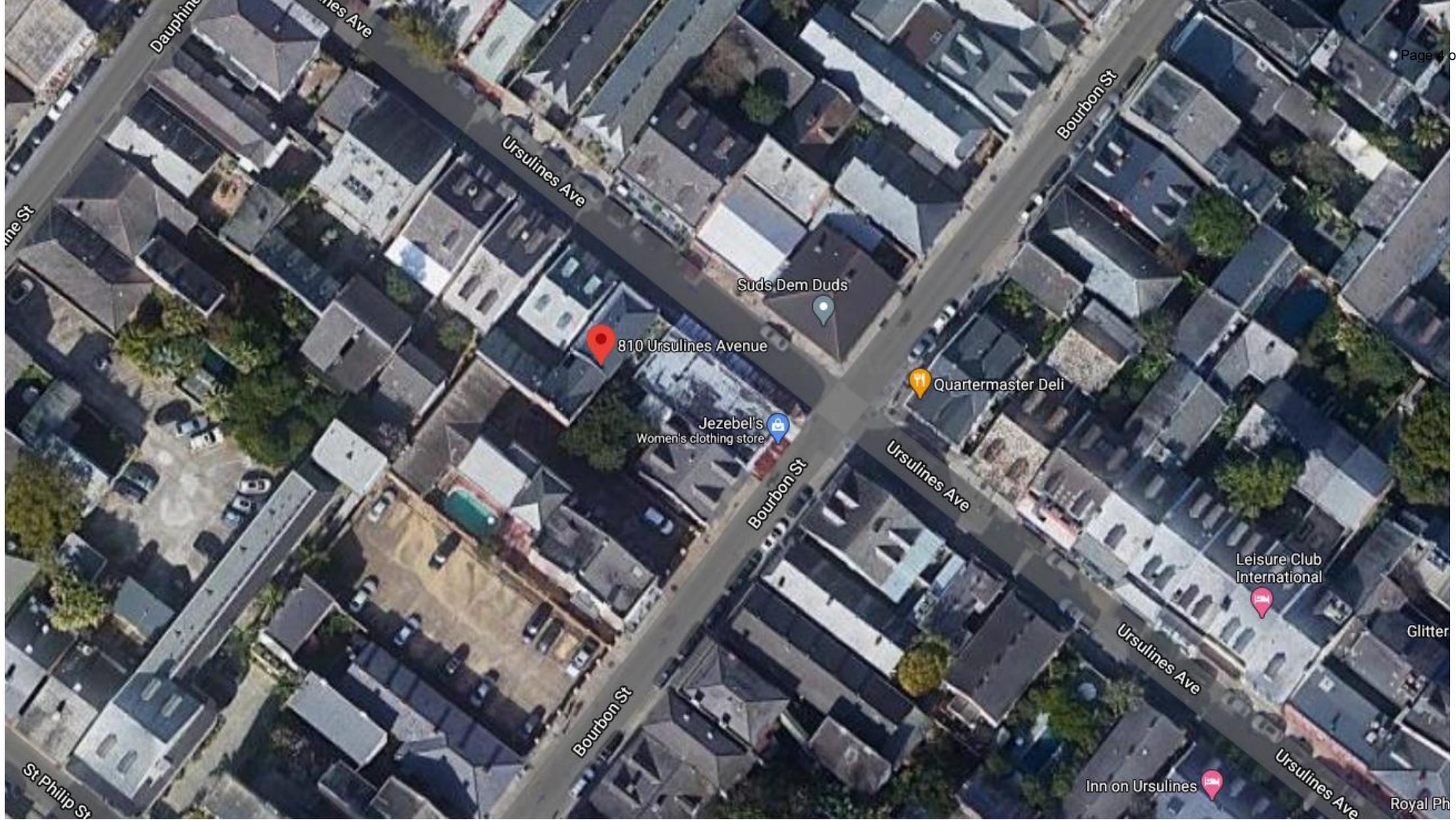
Tuesday, October 7, 2025



New Business



810 Ursulines



810 Ursulines

VCC Architectural Committee

October 7, 2025





810 Ursulines - 1963

VCC Architectural Committee

October 7, 2025





810 Ursulines – ca. 1950

VCC Architectural Committee

October 7, 2025





810 Ursulines

VCC Architectural Committee

October 7, 2025





810 Ursulines

VCC Architectural Committee

October 7, 2025





810 Ursulines

VCC Architectural Committee

October 7, 2025





PHOTO - UNDERSIDE OF DECK

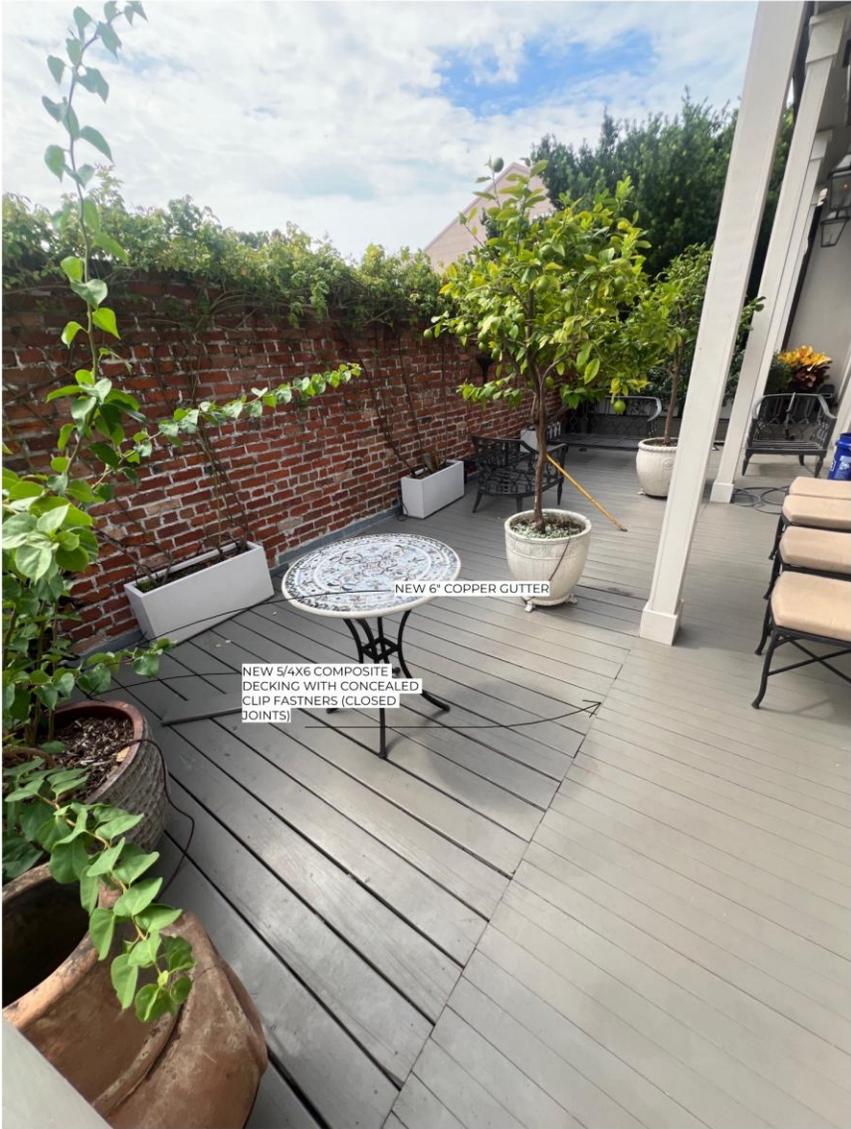


PHOTO - TOP OF DECK





PHOTO - UNDERSIDE OF DECK

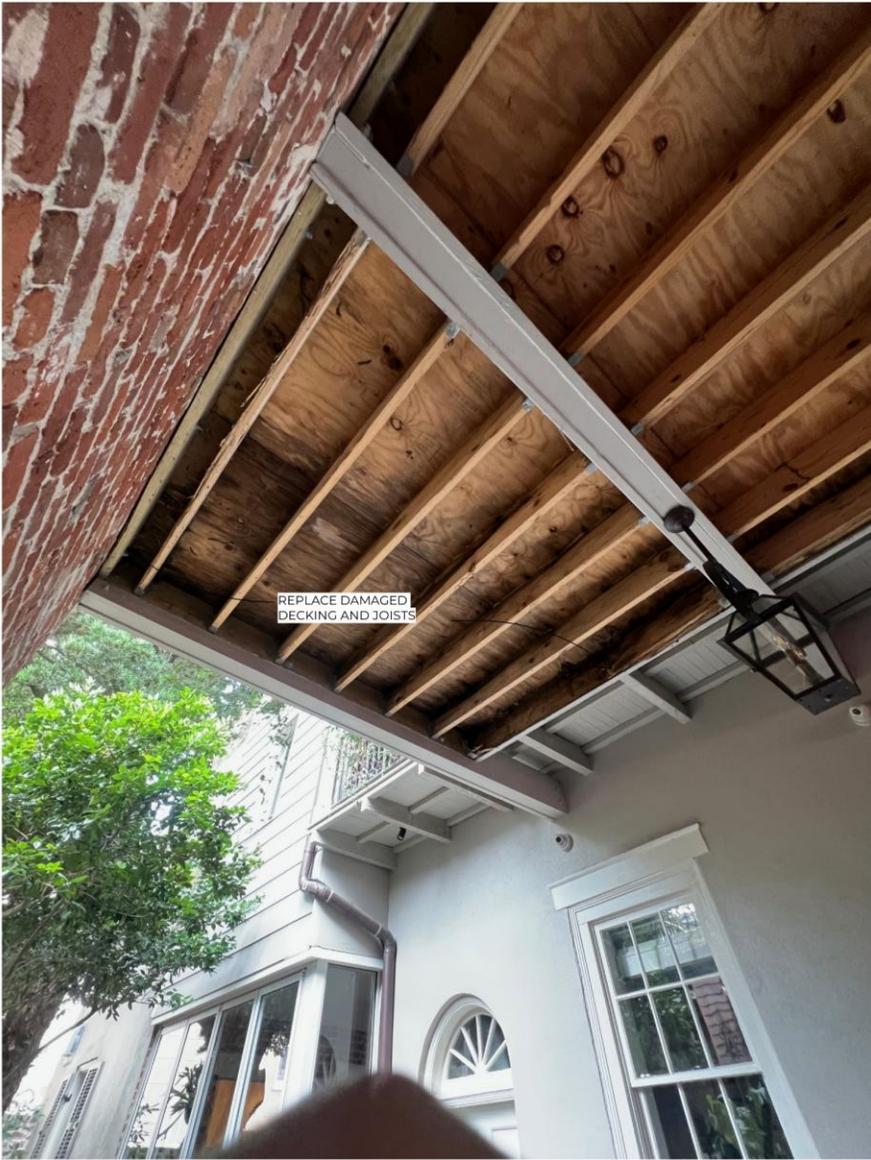
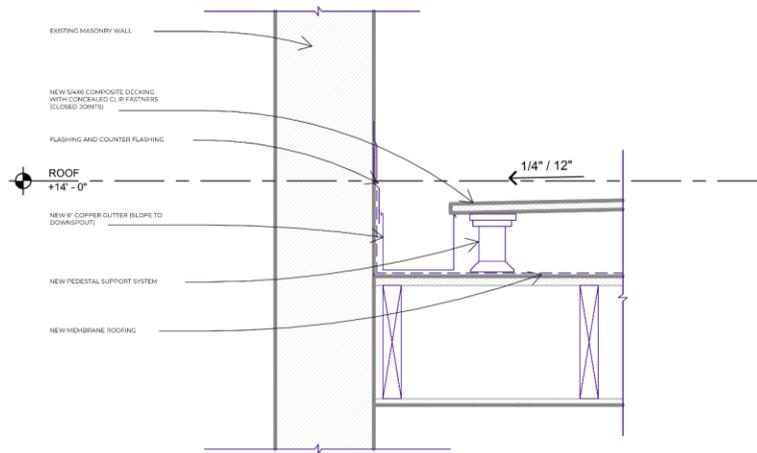
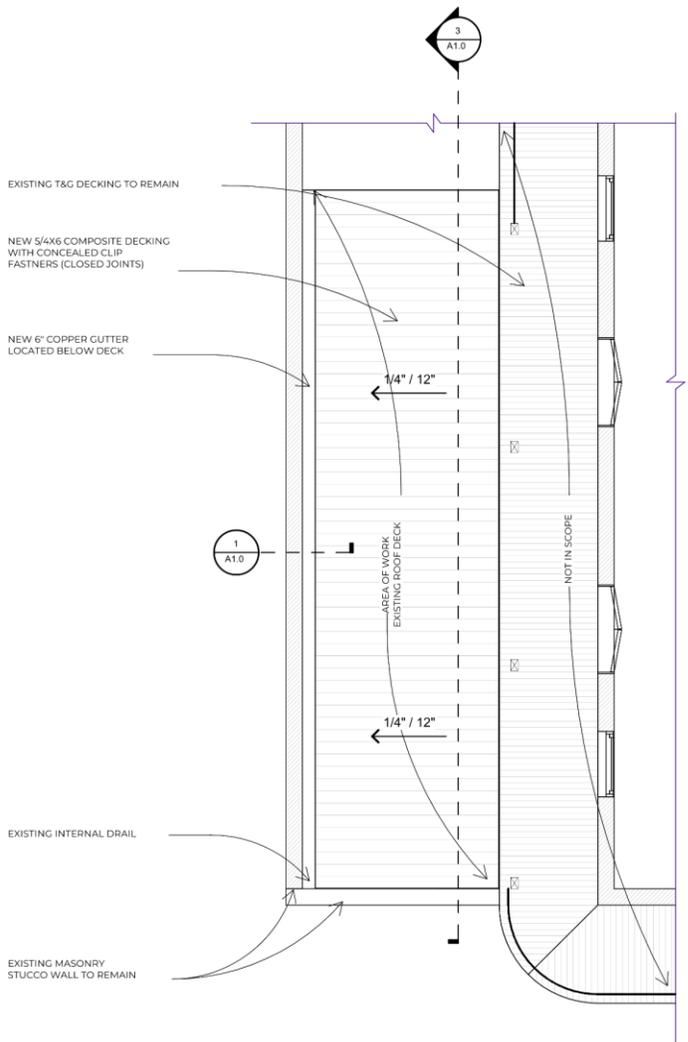


PHOTO - UNDERSIDE OF DECK



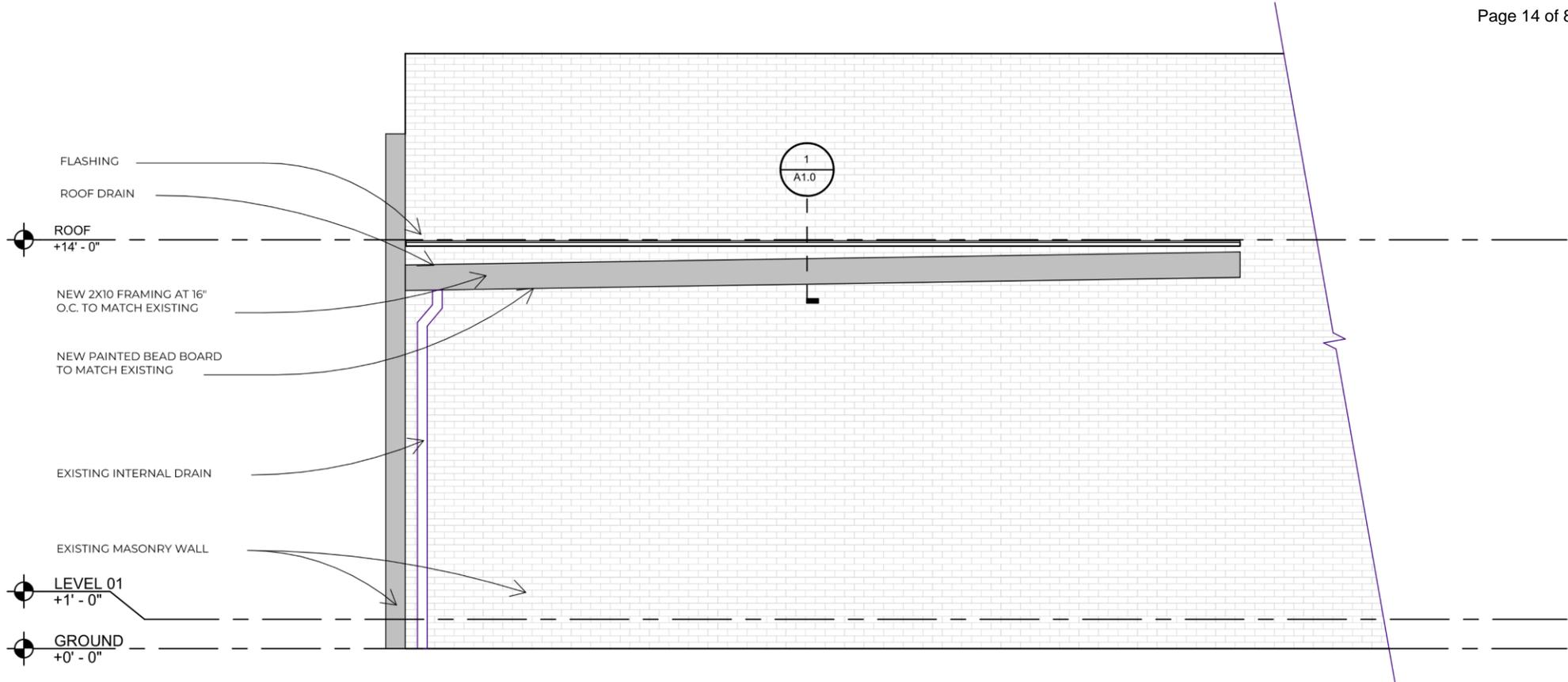


1 GUTTER DETAIL
SCALE: 1 1/2" = 1'-0"



2 DECK PLAN
SCALE: 1/4" = 1'-0"



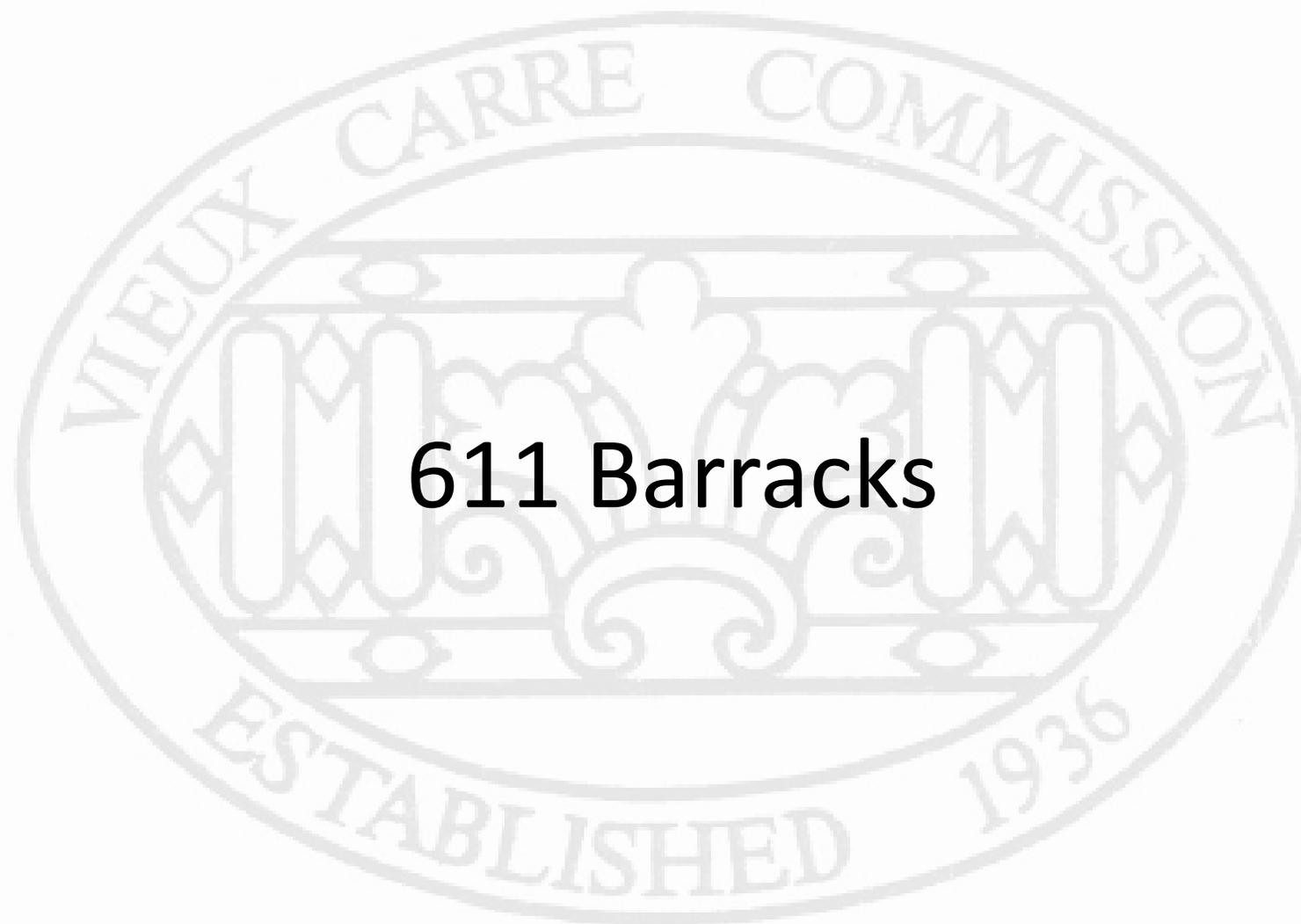


3

BUILDING SECTION

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





611 Barracks



611 Barracks

VCC Architectural Committee

October 7, 2025





611 Barracks

VCC Architectural Committee

October 7, 2025





611 Barracks

VCC Architectural Committee

October 7, 2025





611 Barrack
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07 22 2022





611 Barracks

VCC Architectural Committee

October 7, 2025





611 Barracks

VCC Architectural Committee

October 7, 2025



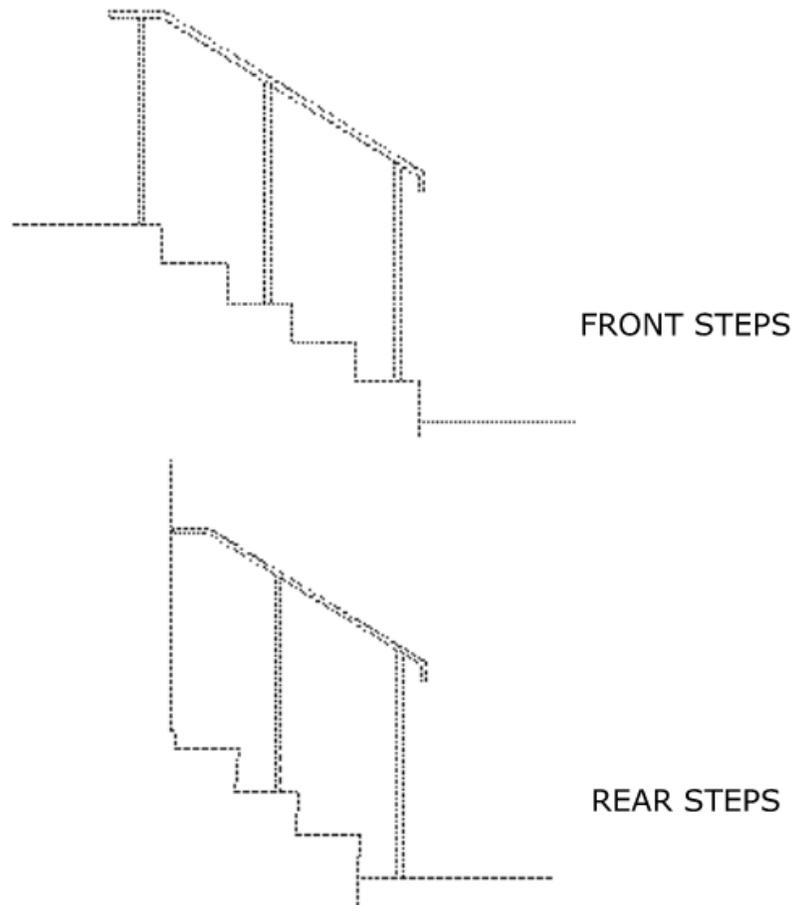


611 Barracks

VCC Architectural Committee

October 7, 2025





PROFILES OF PROPOSED SAFETY HANDRAILS
CARBONI RESIDENCE
611 BARRACKS ST.



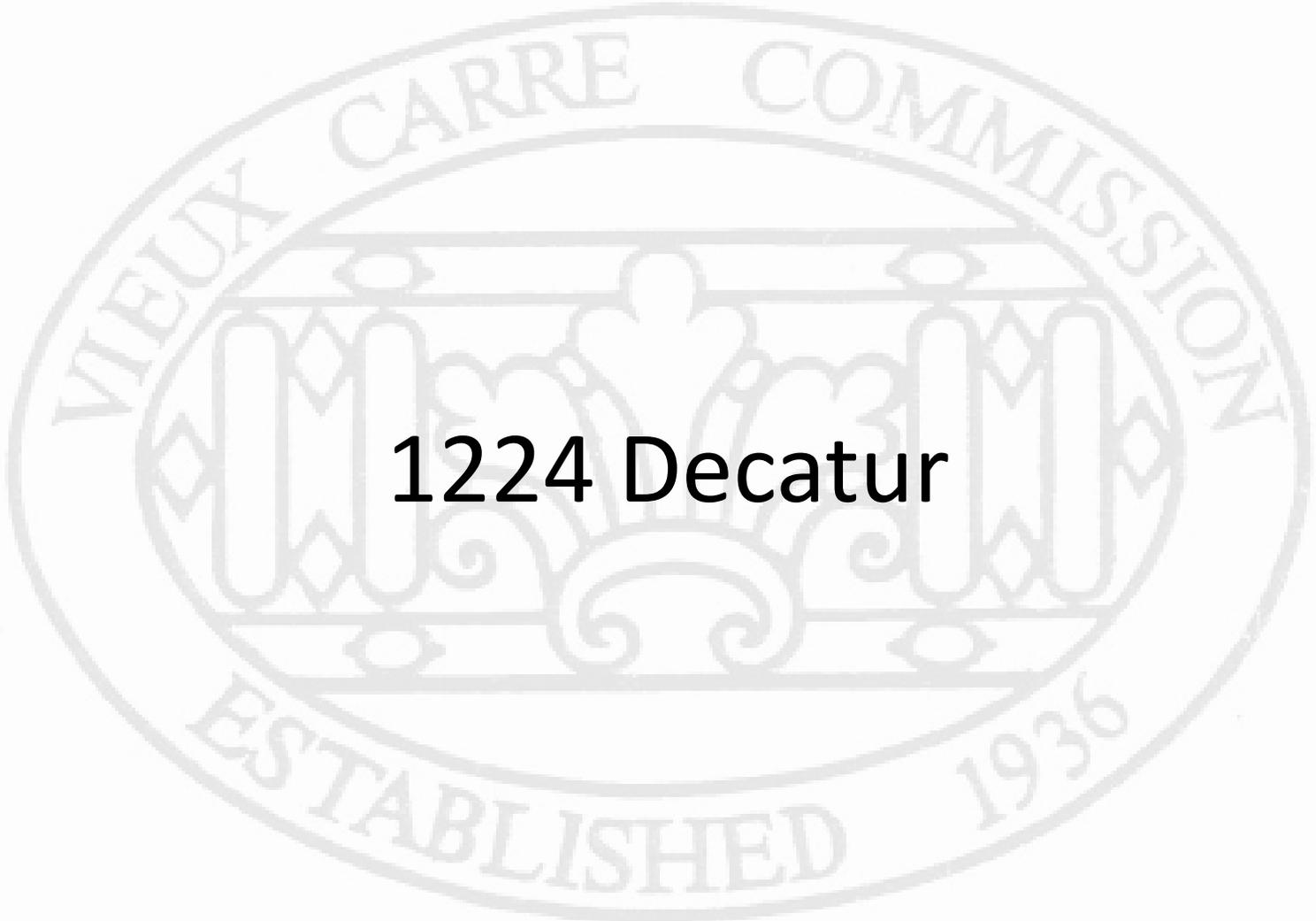
611 Barracks – Example Rail
VCC Architectural Committee

October 7, 2025

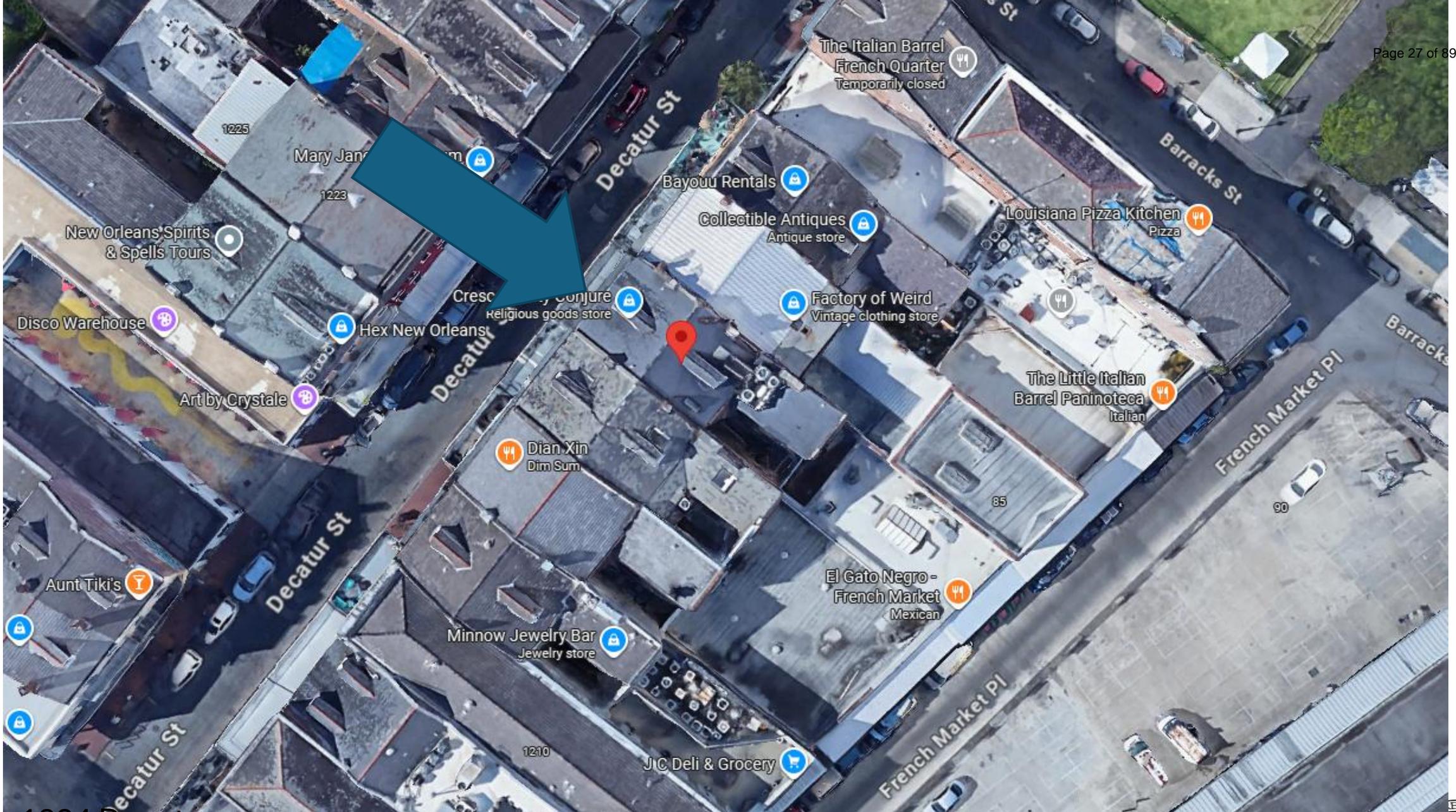




Appeals and Violations

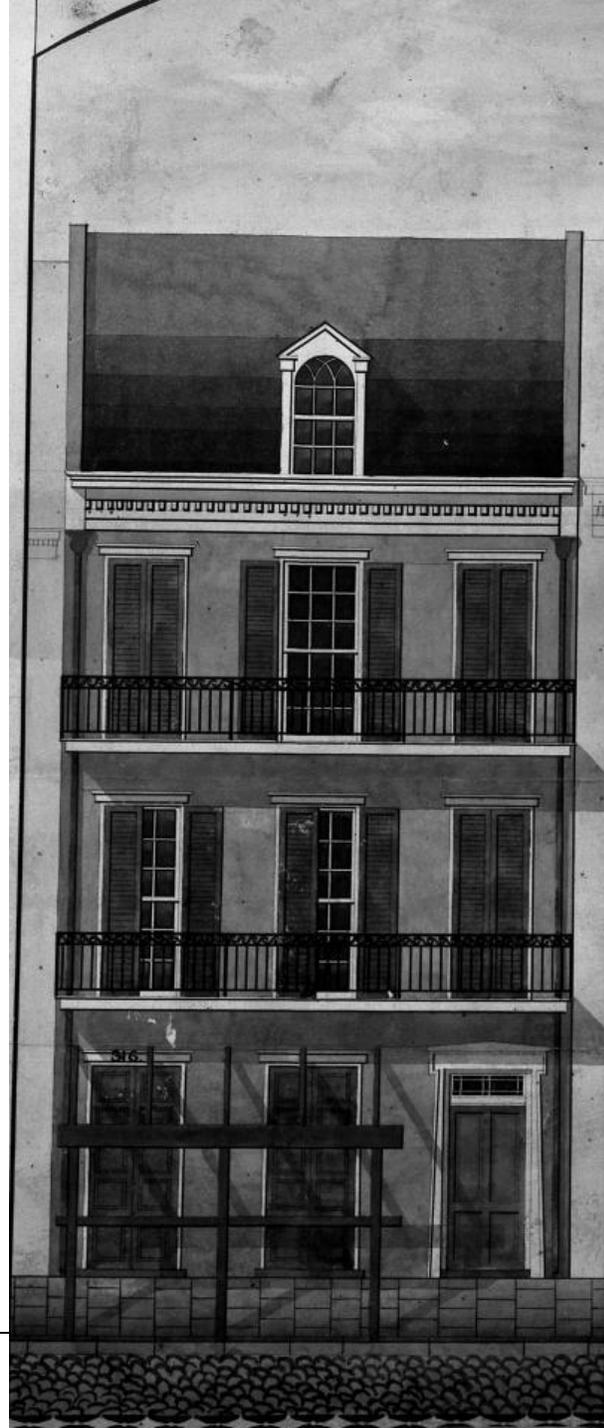


1224 Decatur



1224 Decatur





1224 Decatur- Plan Book Drawing

VCC Architectural Committee

October 7, 2025





1224 Decatur - 1948

VCC Architectural Committee

October 7, 2025





1224 Decatur - 2013
 VCC Architectural Committee

03 11 2013

October 7, 2025





1224 Decatur – 2014 French Market Place





1224 Decatur

VCC Architectural Committee

October 7, 2025





1224 Decatur

VCC Architectural Committee

09 01 2023

October 7, 2025





1224 Decatur

VCC Architectural Committee

09 01 2023

October 7, 2025





1224 Decatur

VCC Architectural Committee

01 19 2024

October 7, 2025





1224 Decatur

VCC Architectural Committee

04 07 2025

October 7, 2025





1224 Decatur

VCC Architectural Committee

12 30 2020

October 7, 2025





1224 Decatur

VCC Architectural Committee

October 7, 2025



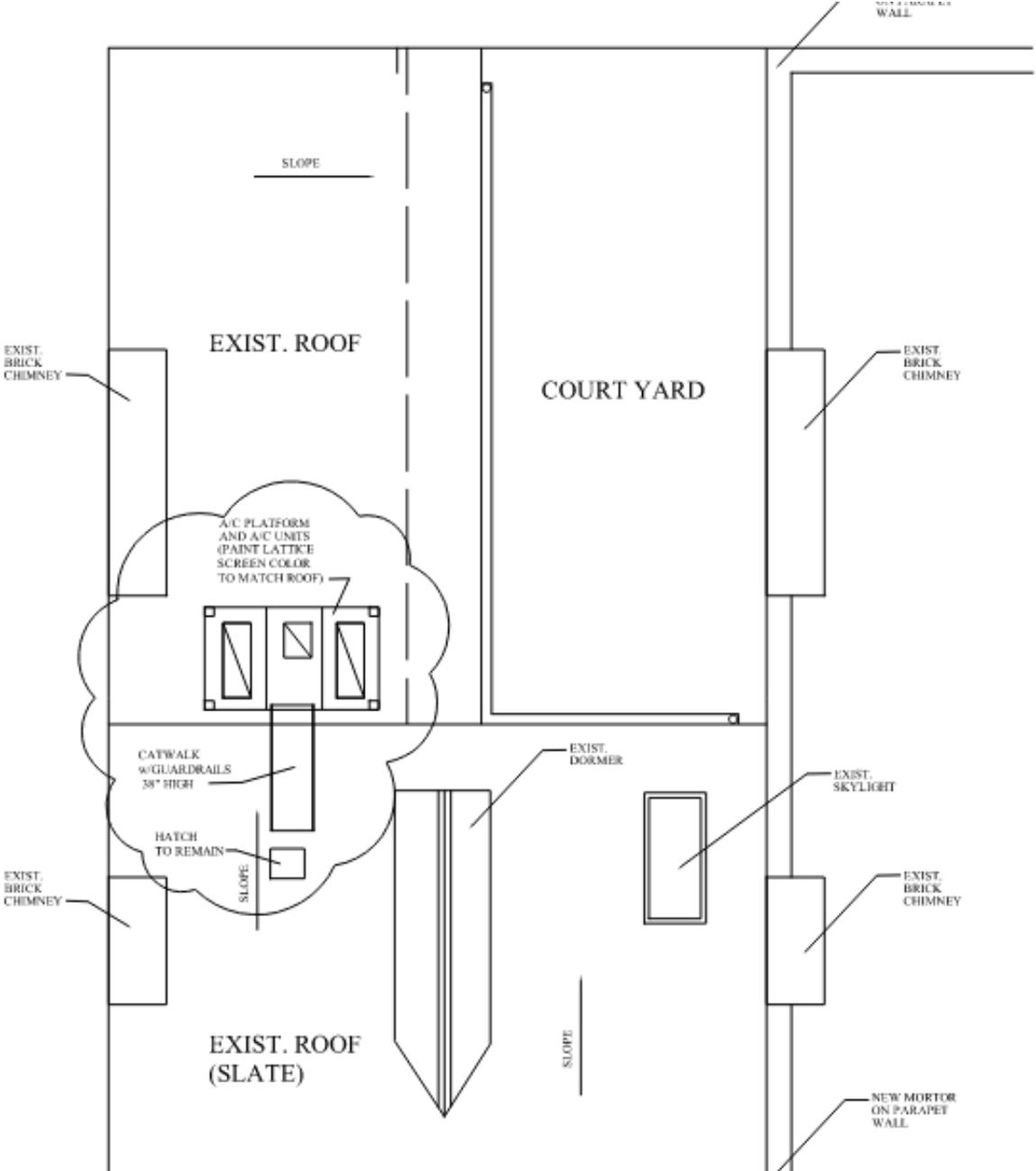


1224 Decatur

VCC Architectural Committee

October 7, 2025



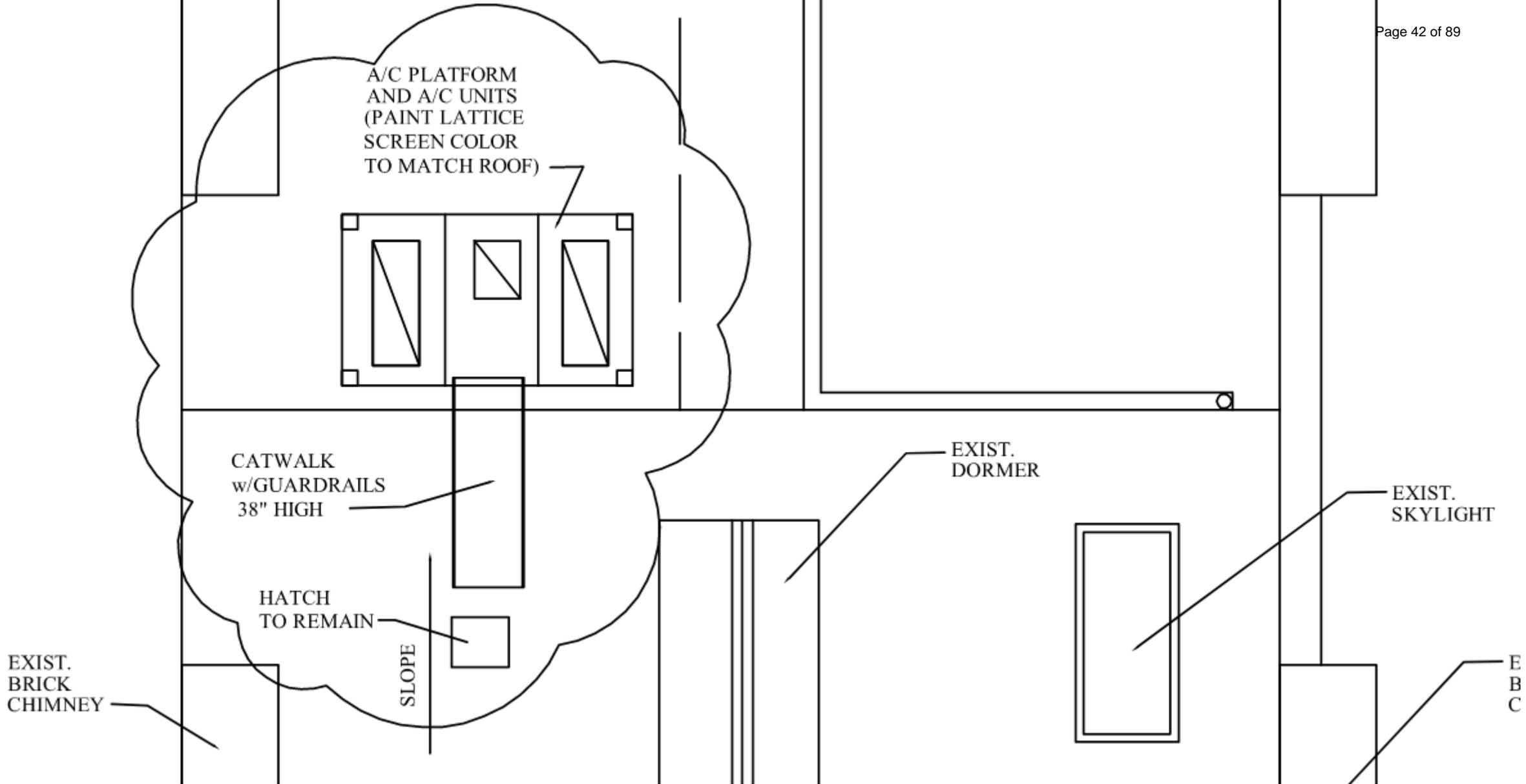


1224 Decatur

VCC Architectural Committee

October 7, 2025





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

2 A/C PLATFORM
SCALE: 3/8" = 1'-0"

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

4 GALLERY SECTION
SCALE: 3/8" = 1'-0"

5 WINDOW ELEVATION
SCALE: 3/8" = 1'-0"

NEW WOOD TRIM ON DORMER TO MATCH EXISTING ALL DORMERS

EXISTING ROOF

REPLACE DAMAGED CORNICE AND PAINT

EXIST. DOWNSPOUT REPLACE MISSING PARTS

EXIST. WINDOW HEADER VERIFY CONDITION REPLACE IF REQUIRED

EXIST. MASONRY WALL

EXIST MASONRY WALL SEE SH7 ELEVATION FOR WORK

NEW CEDAR WOOD FRAME PAINT TO MATCH ALL EXISTING WINDOWS

EXIST. BALCONY RAILING TO REMAIN CLEAN AND PAINT

REPLACE WOOD TRIM AND FASCIA CLEAN AND PAINT

1 1/2" T&G DECKING TO REPLACE AS NEEDED

STEEL PLATE TO REMAIN PAINT AS NEEDED

3x4 BEADED PURLINS TO REPLACE

EXIST. BALCONY RAILING TO REMAIN CLEAN AND PAINT

1 1/2" T&G DECKING TO REPLACE AS NEEDED

REPLACE WOOD TRIM AND FASCIA CLEAN AND PAINT

3x4 BEADED PURLINS TO REPLACE

STEEL PLATE TO REMAIN PAINT AS NEEDED

CLEAN AND PAINT CAST IRON COLUMN

EXIST MASONRY WALL SEE SH7 ELEVATION FOR WORK

EXISTING SIDEWALK TO REMAIN

DECATUR STREET

4"x2" TTD WD. TOP RAIL

LATTICE FENCE ON GALV 4x4

4"x4" GALV. TUBE STL. COL.

2"x2" TTD WD. BOTTOM RAIL

4x9 GALV. STEEL PLATE

A/C UNIT 9 TON AC UNIT UNIT SIZE 30"x30"

GALV. MTL. GRATE ON 3 GALV. CHANNEL BOLT TO TUBE STL.

LATTICE FENCE ON GALV 4x4

ANCHORED INTO EXIST. RAFTERS AND BLOCKING BETWEEN RAFTERS

EXIST. ROOF

ANCHORED INTO EXIST. RAFTERS AND BLOCKING BETWEEN RAFTERS

EXIST. BALCONY RAILING TO REMAIN CLEAN AND PAINT

1 1/2" T&G DECKING TO REPLACE AS NEEDED

REPLACE WOOD TRIM AND FASCIA CLEAN AND PAINT

3x4 BEADED PURLINS TO REPLACE

STEEL PLATE TO REMAIN PAINT AS NEEDED

EXIST MASONRY WALL SEE SH7 ELEVATION FOR WORK

STATE OF LOUISIANA
THOMAS M. SMITH
License No. 21980
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

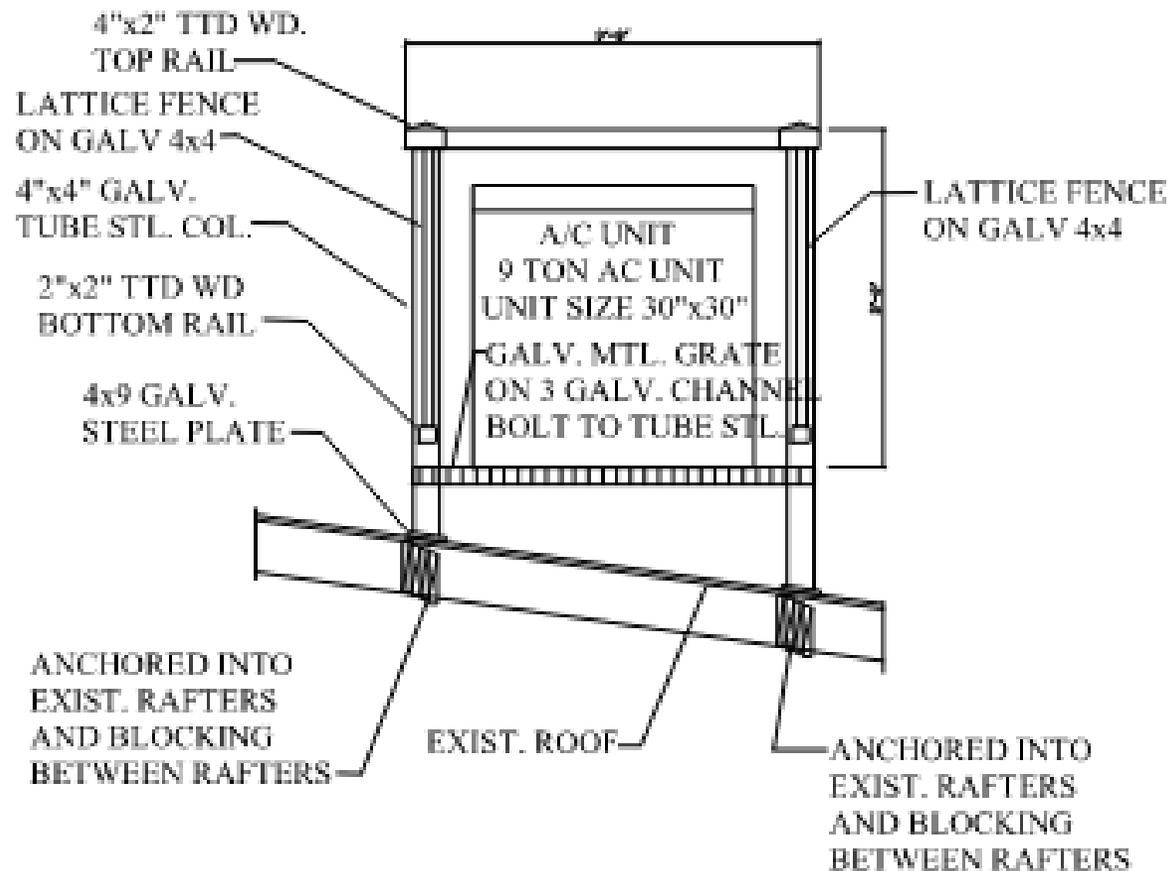
THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL ORLEANS PARISH, STATE AND FEDERAL REQUIREMENTS.

8/22/2025
9/16/2025

TYPICAL SECTIONS
1224 DECATUR STREET
NEW ORLEANS, LA 70116

SHEET
09





2 A/C PLATFORM

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

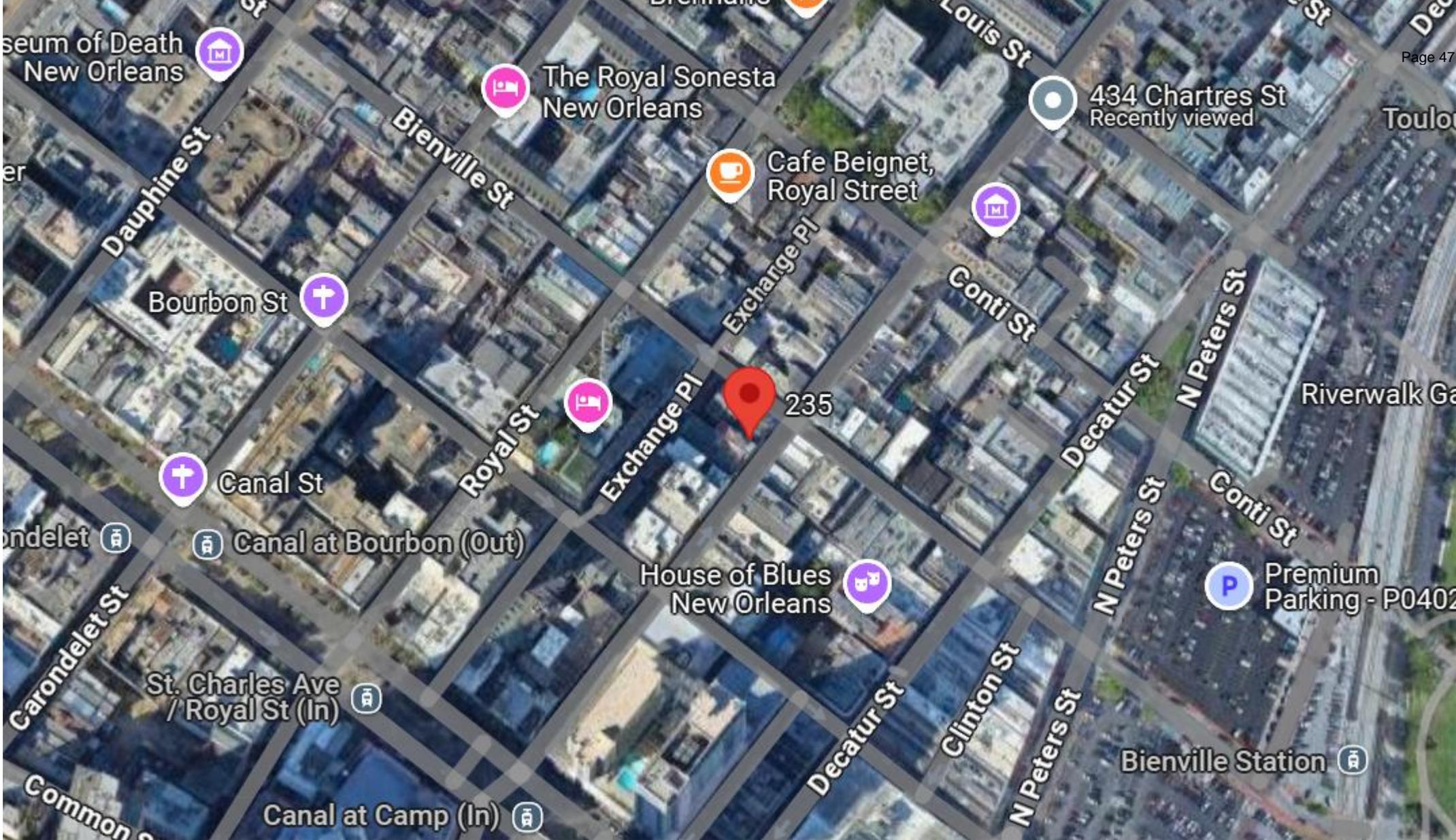


235 Chartres



235 Chartres





235 Chartres





235 Chartres

VCC Architectural Committee

October 7, 2025





235 Chartres

VCC Architectural Committee

October 7, 2025



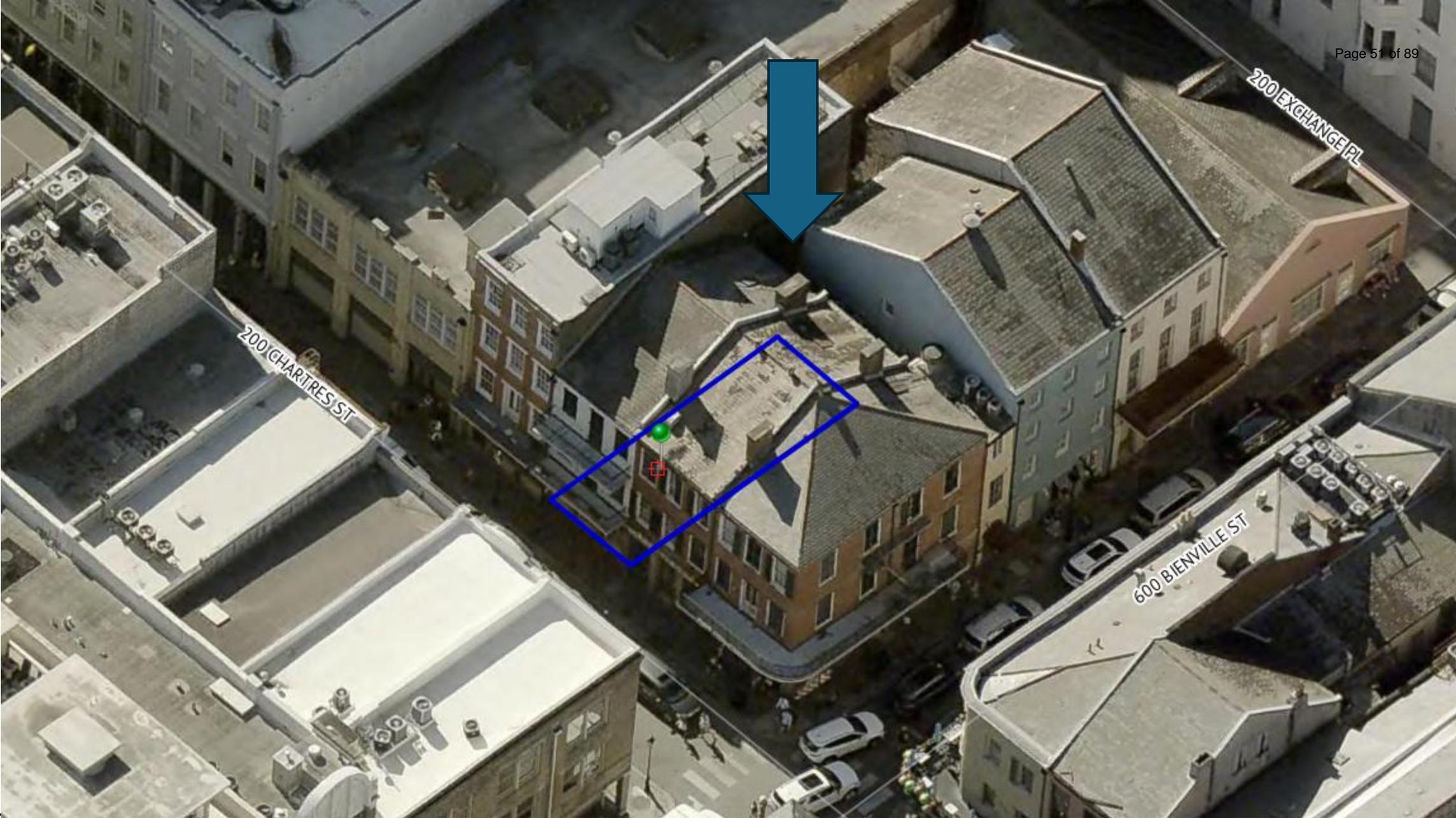


235 Chartres

VCC Architectural Committee

October 7, 2025





235 Chartres

VCC Architectural Committee

October 7, 2025



EQUIPMENT SCHEDULE

ITEM NO.	DESCRIPTION	QTY.	SIZE	MODEL NUMBER
1	SEMI-RIGID	1	60" X 18" X 12"	BRAND: VIKING
2	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
3	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
4	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
5	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
6	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
7	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
8	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
9	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
10	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
11	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
12	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
13	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
14	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
15	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
16	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
17	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
18	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
19	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
20	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
21	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
22	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
23	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
24	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
25	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
26	12" SINK	1	12" X 12" X 12"	BRAND: VIKING
27	12" SINK	1	12" X 12" X 12"	BRAND: VIKING

EQUIPMENT NOTES

- COMMERCIAL EQUIPMENT SHALL BE INSTALLED PER IBC SECTION 504.11 AND NFPA 96.
- WALK-IN COOLERS SHALL BE INSTALLED PER IBC SECTION 2603.4.1.3.
- ALL COOKING EQUIPMENT SHALL HAVE CHASTERS.
- PROVIDE A 2" AIR GAP AT 3-COMPARTMENT SINK. SEE MACHINE AND PREP SINKS.

HOLDING BAR NOTES

HOLDING BAR REQUIREMENTS: PER THE NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE 38.3.2.C. FOOTNOTE 12: A HOLDING BAR CANNOT EXCEED 15% OF THE FLOOR AREA OF THE PUBLIC SEATING AREA OF THE RESTAURANT.

PROPOSED SEATING AREA:
 FIRST FLOOR = 380 S.F. X 15% = 56.5 S.F. HOLDING BAR = 56 S.F.
 SECOND FLOOR = 464 S.F. X 15% = 69.6 S.F. HOLDING BAR = 53 S.F.

WALL INDEX

- EXISTING SOLID MASONRY WALL
- NON-RATED PARTITION (SEE PARTITION TAG)
- 2-HR FIRE RATED WALL

1 Proposed First Floor Plan
scale: 3/8" = 1'-0"

2 Proposed Second Floor Plan
scale: 3/8" = 1'-0"

3 Proposed Third Floor Plan
scale: 3/8" = 1'-0"

terrell-fabacher architects, l.l.c.

17191 Metairie, Suite 100
New Orleans, Louisiana 70113
504.586.1320

THESE PARTS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION. THEY COMPLY WITH ALL CITY ORDINANCES, KNOWLEDGE AND BELIEF. THIS PROJECT WILL NOT BE UNDERSPECIFIED TO REVIEW.

NEW RESTAURANT
235 CHARTRES STREET
NEW ORLEANS, LOUISIANA

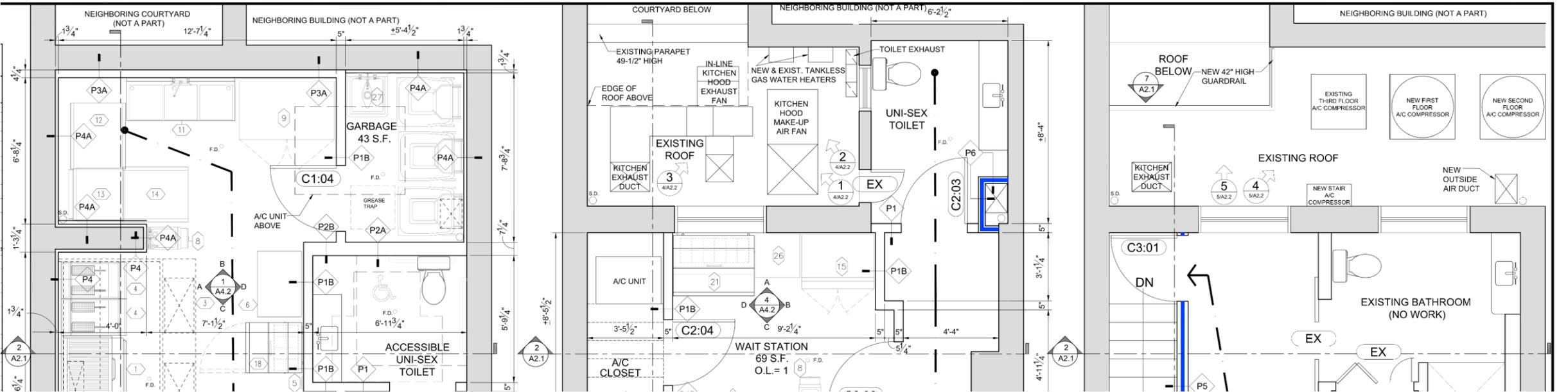
NO. REVISIONS

CHECKED BY:
DRAWN BY:
DATE: 06/30/2025
JOB NO.:

A1.1

SHEET OF



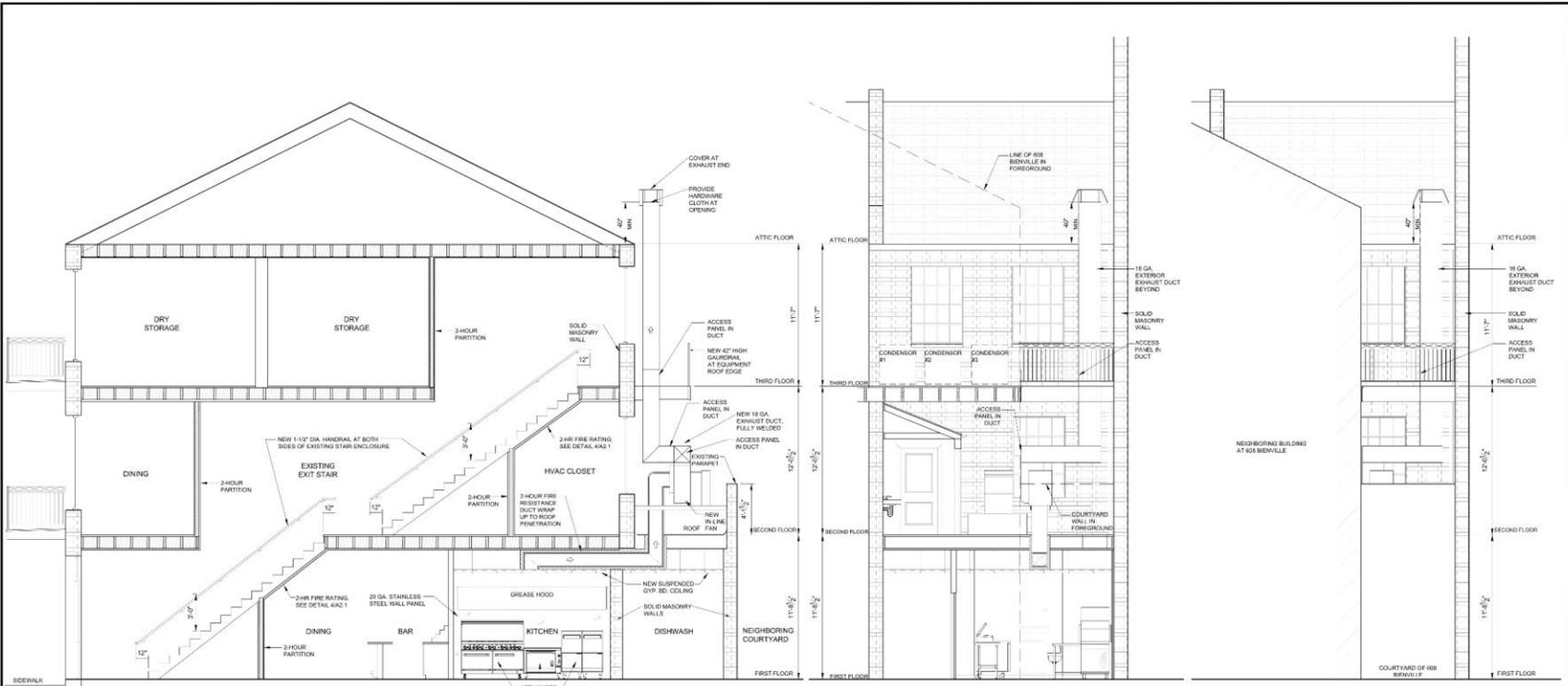


235 Chartres

VCC Architectural Committee

October 7, 2025





1 SECTION A
A2.2 scale: 1/4" = 1'-0"

2 EXCHANGE PLACE ELEVATION
A2.2 scale: 1/4" = 1'-0"

3 EXCHANGE PLACE ELEVATION
A2.2 scale: 1/4" = 1'-0"

- KITCHEN HOOD/EXHAUST NOTES:**
1. PROVIDE PROTECTION ON WALL FROM BOTTOM OF THE HOOD TO THE FLOOR, IN THE SAME MANNER AS REQUIRED FOR HOOD AND DUCT PROTECTION FOR ALL WALL MOUNTED EXHAUST HOODS.
 2. PROVIDE CONTINUOUS DUCT ENCLOSURE IN ALL BUILDINGS WHERE VERTICAL FIRE BARRIERS, FIRE RATED FLOOR/CEILING ASSEMBLIES ARE PENETRATED BY EXHAUST DUCTS. THE DUCTS SHALL BE ENCLOSED IN A CONTINUOUS FIRE BARRIER EXTENDING FROM THE FIRST PENETRATED FIRE BARRIER AND ANY SUBSEQUENT FIRE BARRIERS OR CONCEALED SPACES TO THE EXTERIOR, MAINTAINING THE RATING OF THE HIGHEST FIRE BARRIER.
 3. PROVIDE WALL PROTECTION FOR EXHAUST DUCTS EXITING A BUILDING THROUGH COMBUSTIBLE OR LIMITED COMBUSTIBLE WALLS TO TERMINATE ABOVE THE ROOF LINE.
 4. PROVIDE A DISCONNECTING MEANS FOR ALL ROOFTOP FAN MOTORS.
 5. COURSE AND JAMES REQUIRES PROTECTION SHALL NOT BE MOVED, MODIFIED, OR DISASSEMBLED WITHOUT THE EVALUATION OF THE FIRE EXTINGUISHING SYSTEM BY THE SYSTEM INSTALLER OR SERVICE AGENT.
 6. PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN COOKING AREAS. USE TABLE OR APPLIANCE COOKING AREAS MAY USE COMBUSTIBLE COOKING MEDIA (VEGETABLE OIL, ANIMAL OILS) AND FAT TO BE LISTED AND LABELED FOR "CLASS K" FIRES.
 7. CLEANING SCHEDULE ENOUGH TO PERMIT THOROUGH CLEANING SHALL BE PROVIDED AT 12" INTERVALS FOR ALL HORIZONTAL GREASE EXHAUST DUCTS.
 8. ADEQUATE ACCESS FOR CLEANING SHALL BE PROVIDED ON EACH FLOOR FOR ALL VERTICAL GREASE EXHAUST DUCTS. ACCESS PANELS TO MATCH THE FIRE RESISTANT RATING OF THE DUCT ENCLOSURE.



4 EXISTING SECOND FLOOR ROOF
A2.2 scale: 1/4" = 1'-0"



5 EXISTING THIRD FLOOR ROOF
A2.2 scale: 1/4" = 1'-0"



terrell-fabacher architects, l.l.c.

tfa

1700 Josephine Avenue
New Orleans, Louisiana 70113
504.566.1320

I, the undersigned, certify that the specifications have been prepared by me or under my direct supervision. They comply with all city requirements to the best of my knowledge and belief. My signature on this project (with full seal) shall be required periodically to review.

NEW RESTAURANT
235 CHARTRES STREET
NEW ORLEANS, LOUISIANA

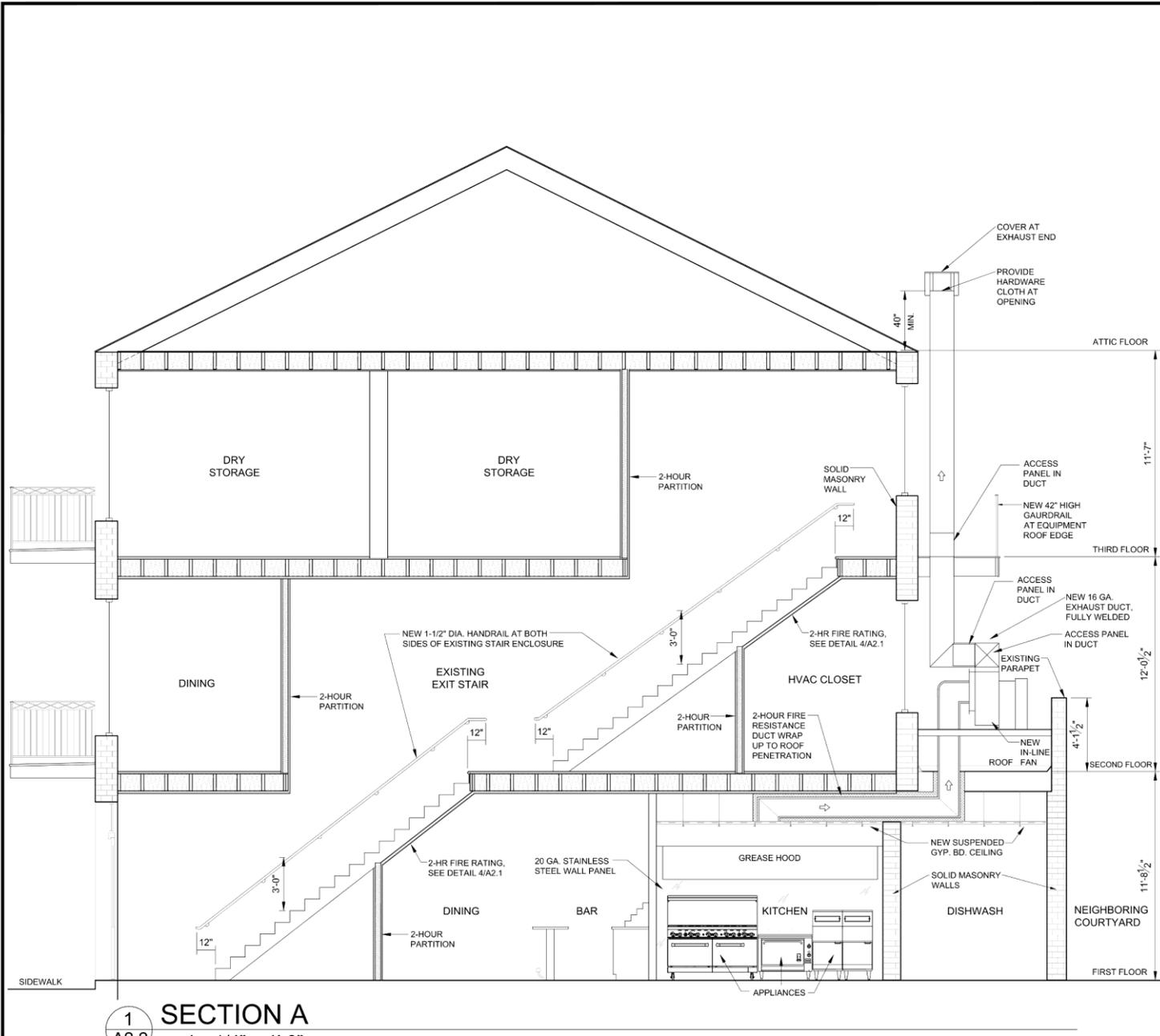
NO. REVISIONS

CHECKED BY: _____
DRAWN BY: _____
DATE: 06/30/2025
JOB NO.: _____

A2.2

SHEET OF _____



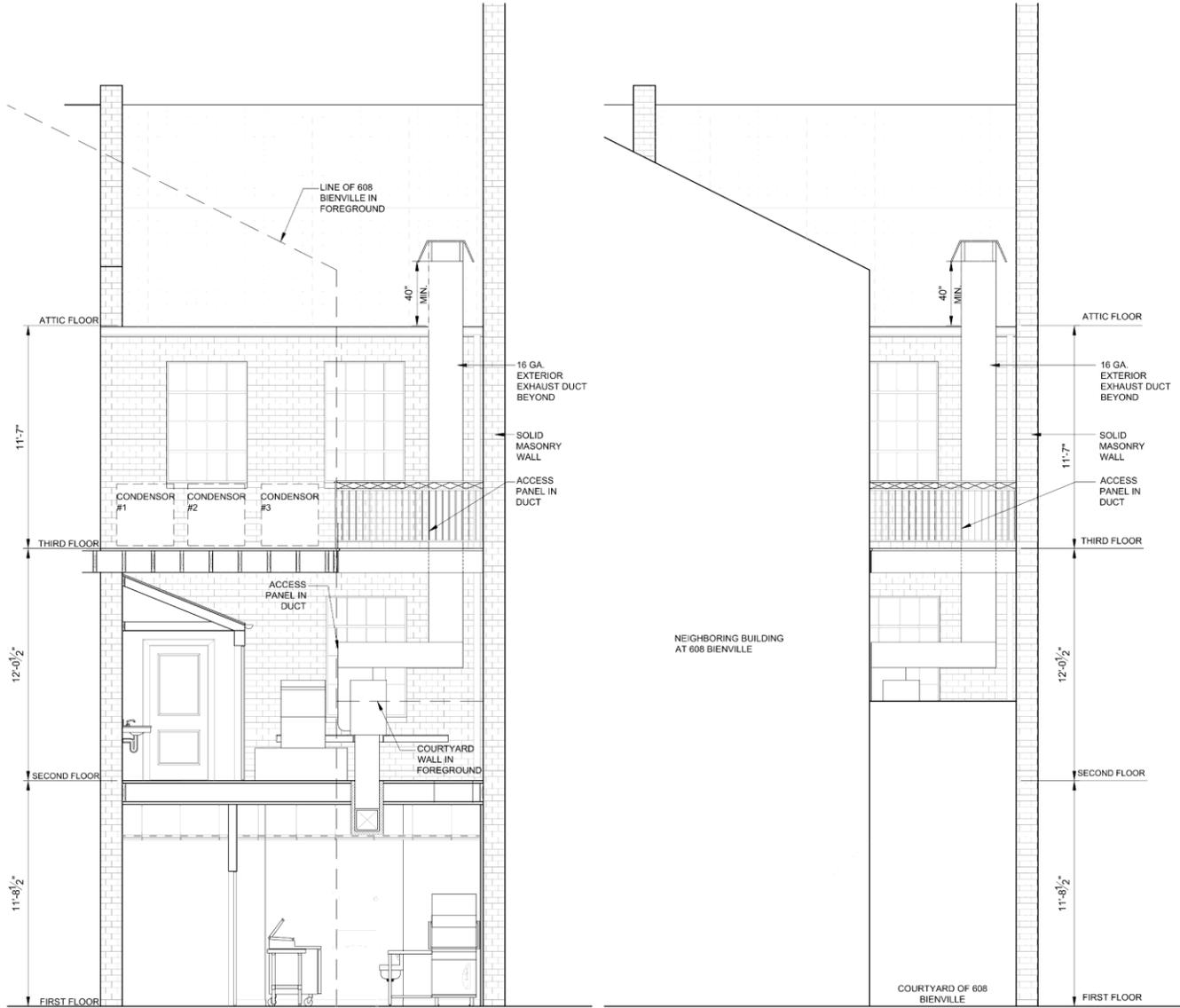


235 Chartres

VCC Architectural Committee

October 7, 2025





2 EXCHANGE PLACE ELEVATION
A2.2 scale: 1/4" = 1'-0"

3 EXCHANGE PLACE ELEVATION
A2.2 scale: 1/4" = 1'-0"





1



2



3

4 EXISTING SECOND FLOOR ROOF
A2.2 scale: 1/4" = 1'-0"

235 Chartres

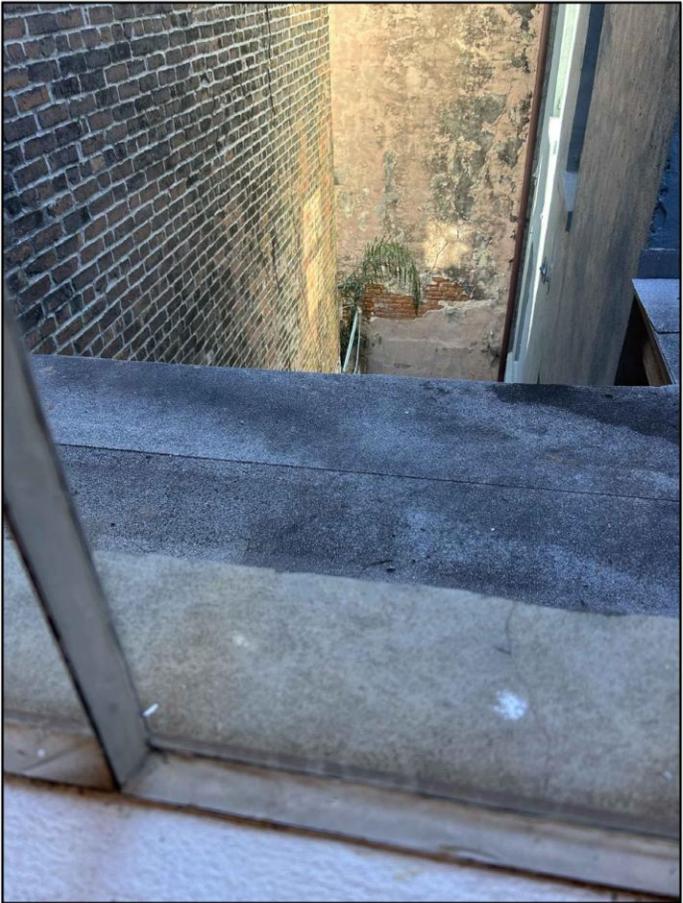
VCC Architectural Committee

October 7, 2025





4



5

5
A2.2

EXISTING THIRD FLOOR ROOF

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





235 Chartres

VCC Architectural Committee

October 7, 2025





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October 7, 2025





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October 7, 2025





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VCC Architectural Committee

October 7, 2025





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October 7, 2025





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VCC Architectural Committee

October 7, 2025





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VCC Architectural Committee

October 7, 2025





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VCC Architectural Committee

October 7, 2025





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October 7, 2025





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October 7, 2025





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October 7, 2025





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October 7, 2025





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October 7, 2025





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VCC Architectural Committee

October 7, 2025





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October 7, 2025





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VCC Architectural Committee

October 7, 2025





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VCC Architectural Committee

October 7, 2025





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October 7, 2025





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October 7, 2025





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VCC Architectural Committee

October 7, 2025





235 Chartres

VCC Architectural Committee

October 7, 2025





235 Chartres

VCC Architectural Committee

October 7, 2025





235 Chartres

VCC Architectural Committee

October 7, 2025



1 First Floor Demolition Plan
scale: 3/8" = 1'-0"

2 Second Floor Demolition Plan
scale: 3/8" = 1'-0"

3 Third Floor Demolition Plan
scale: 3/8" = 1'-0"

REMOVE PLUMBING FIXTURES
REMOVE NON-LOAD BEARING INTERIOR PARTITION
REMOVE DOOR
RETAIN STAIR
REMOVE WOODEN BENCH

EXISTING ROOF
REMOVE PLUMBING FIXTURES
REMOVE WALL
REMOVE DOOR
REMOVE DOORS
REMOVE NON-LOAD BEARING INTERIOR PARTITION
RETAIN STAIR
REMOVE WALL
UP
DN
REMOVE DOORS
REMOVE RAILING
RETAIN STAIR
EXISTING BALCONY

EXISTING ROOF
NO WORK
RETAIN STAIR
REMOVE GUARDRAIL
STOVE TO BE REMOVED
NO WORK
EXISTING BALCONY

terrell-fabacher architects, i.l.c.
tfa
1700 Magazine Street
New Orleans, Louisiana 70113
504.581.1330

I have prepared these plans and specifications in accordance with the professional seal and signature of the architect. I am a duly licensed professional architect in the State of Louisiana. I am not providing any warranty or guarantee for the project. The project will not be completed until the project is fully completed.

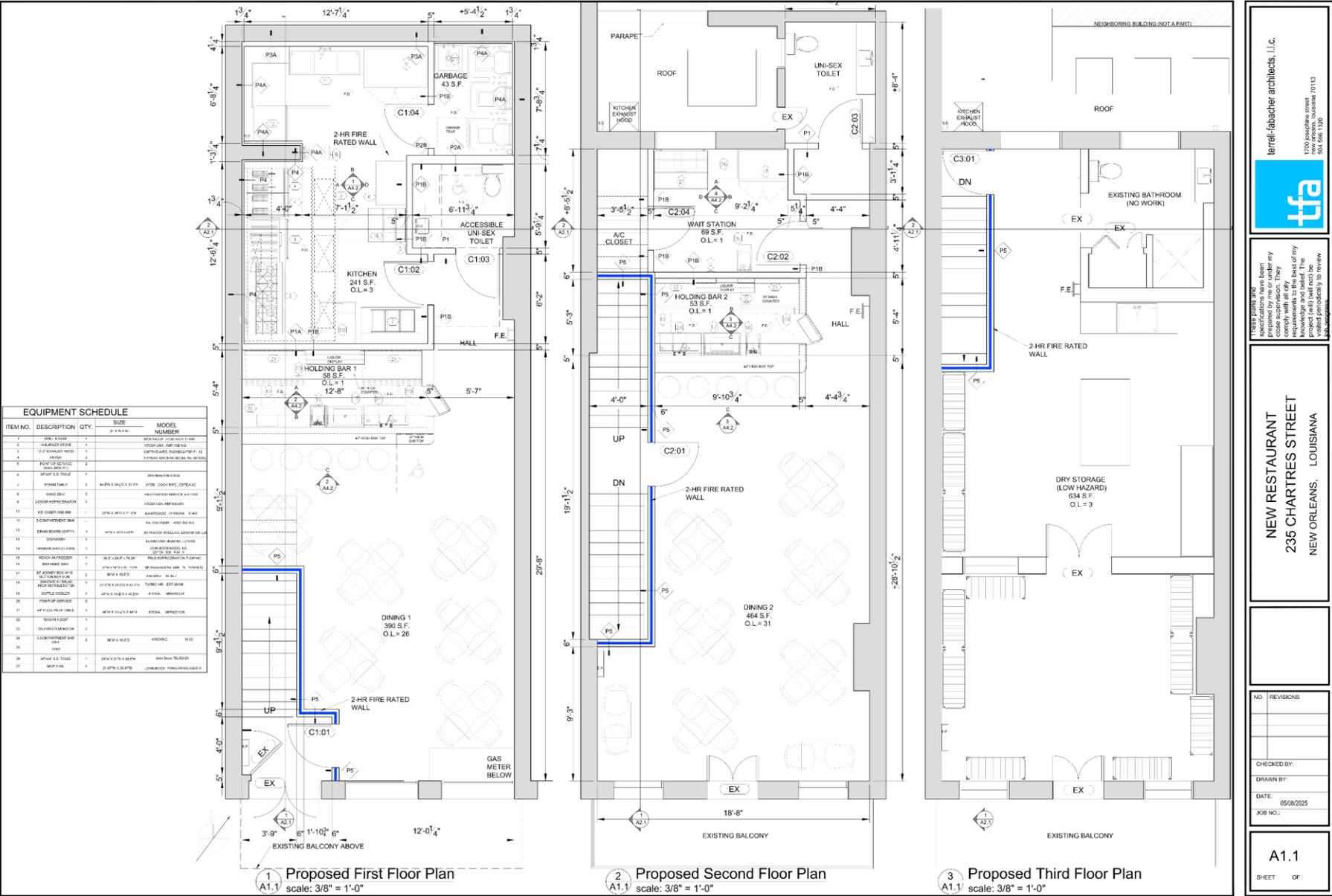
NEW RESTAURANT
235 CHARTRES STREET
NEW ORLEANS, LOUISIANA

NO.	REVISIONS

CHECKED BY:
DRAWN BY:
DATE: 05/08/2025
JOB NO.:

D1.1
SHEET OF





terrell-fabacher architects, l.l.c.

1709 Isabelle Street
New Orleans, Louisiana 70113
504.586.1300

NEW RESTAURANT
235 CHARTRES STREET
NEW ORLEANS, LOUISIANA

NO. REVISIONS

CHECKED BY:

DRAWN BY:

DATE: 05/08/2025

JOB NO.:

A1.1
SHEET OF



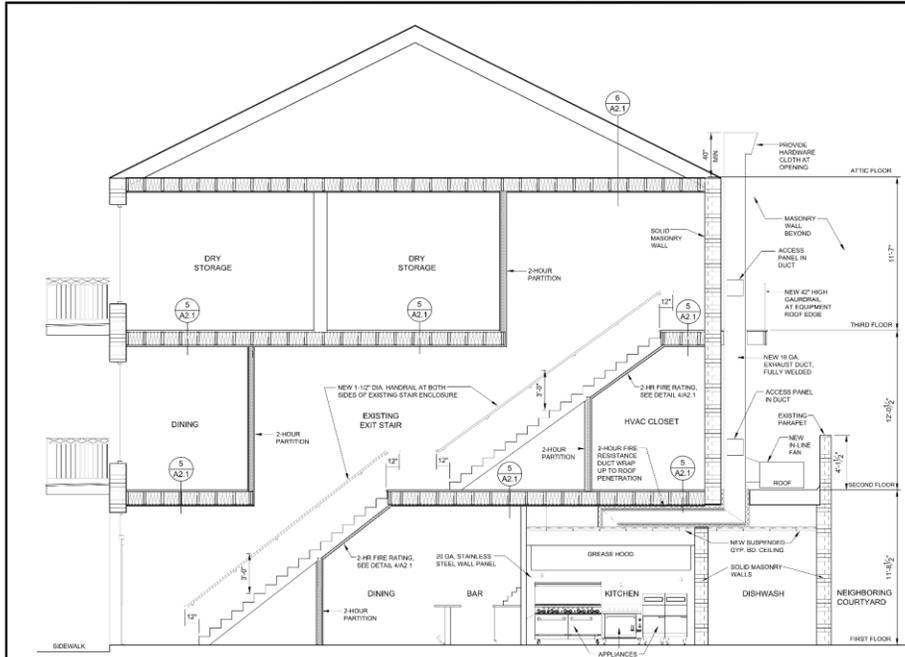
terrell-fabacher architects, i.l.c.
1700 Magazine Street
New Orleans, Louisiana 70113
504.586.1300

tfa

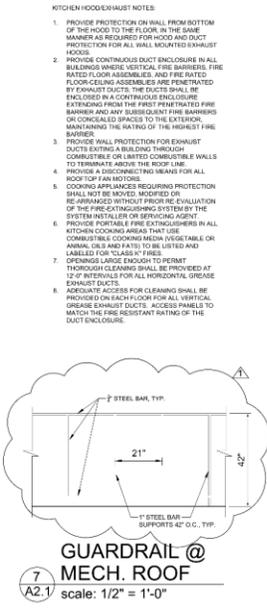
These plans and specifications were prepared by me or under my close supervision. They are a true and correct representation to the best of my knowledge and belief. The project will not be completed until I am satisfied with the results.

**NEW RESTAURANT
235 CHARTRES STREET
NEW ORLEANS, LOUISIANA**

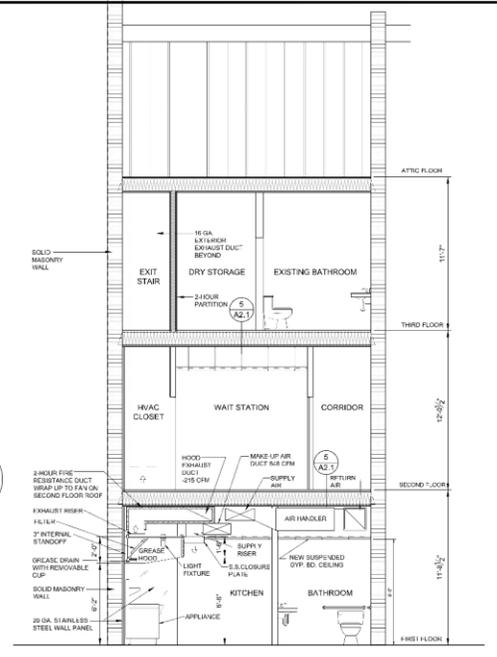
NO.	REVISIONS
1	09/29/2025
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DATE: 06/30/2025	
JOB NO.:	
A2.1	
SHEET OF	



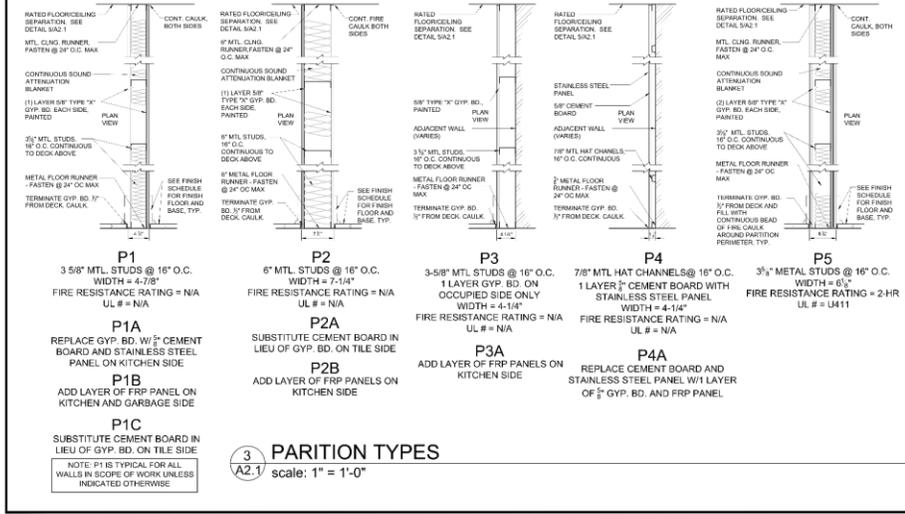
1 SECTION A
A2.1 scale: 1/4" = 1'-0"



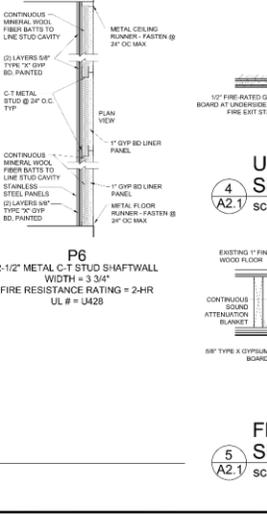
7 GUARDRAIL @ MECH. ROOF
A2.1 scale: 1/2" = 1'-0"



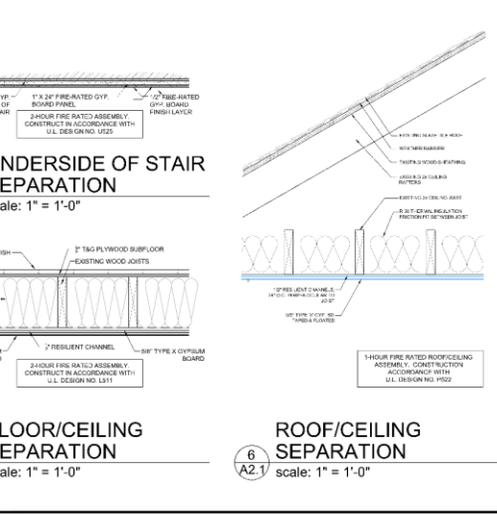
2 SECTION B
A2.1 scale: 1/4" = 1'-0"



3 PARTITION TYPES
A2.1 scale: 1" = 1'-0"



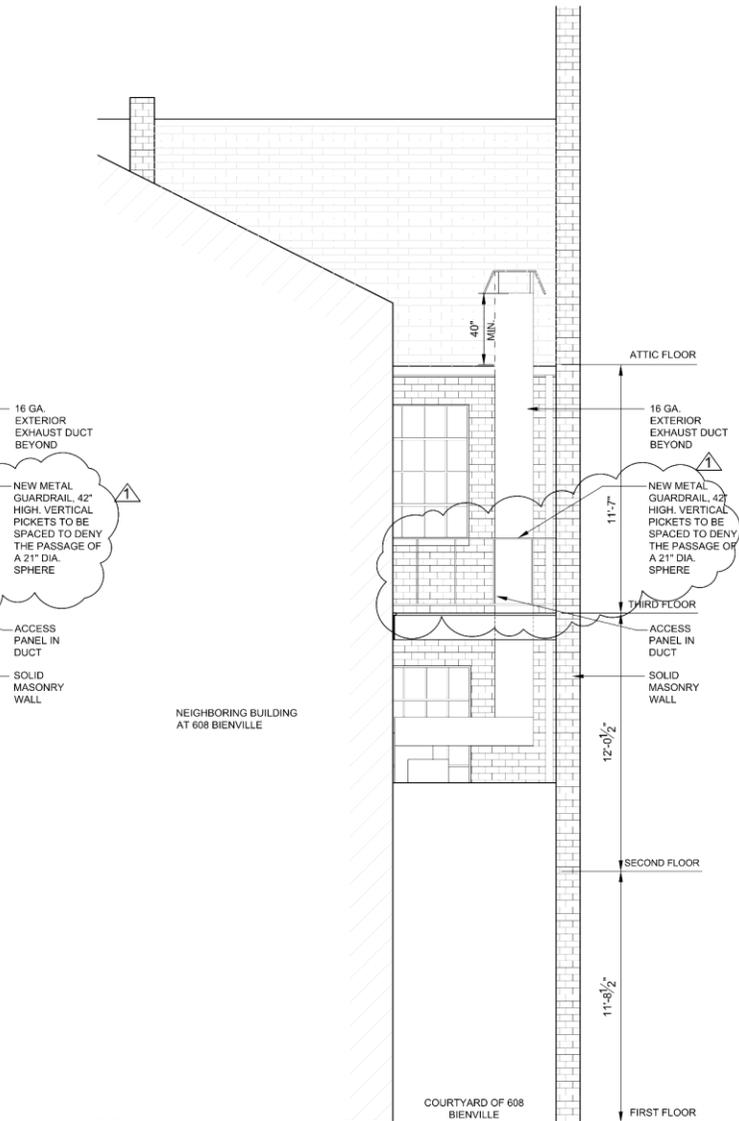
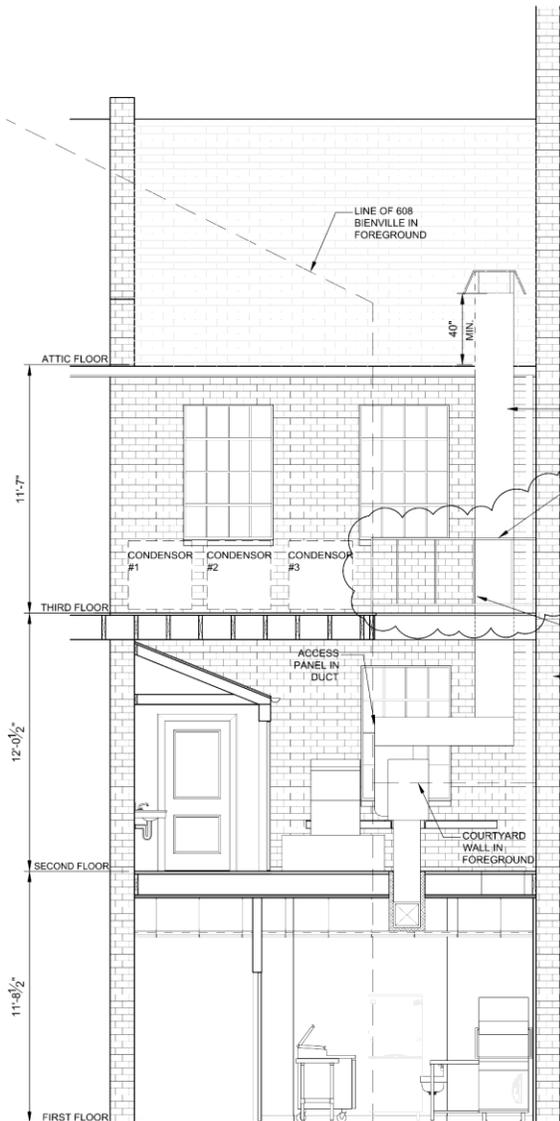
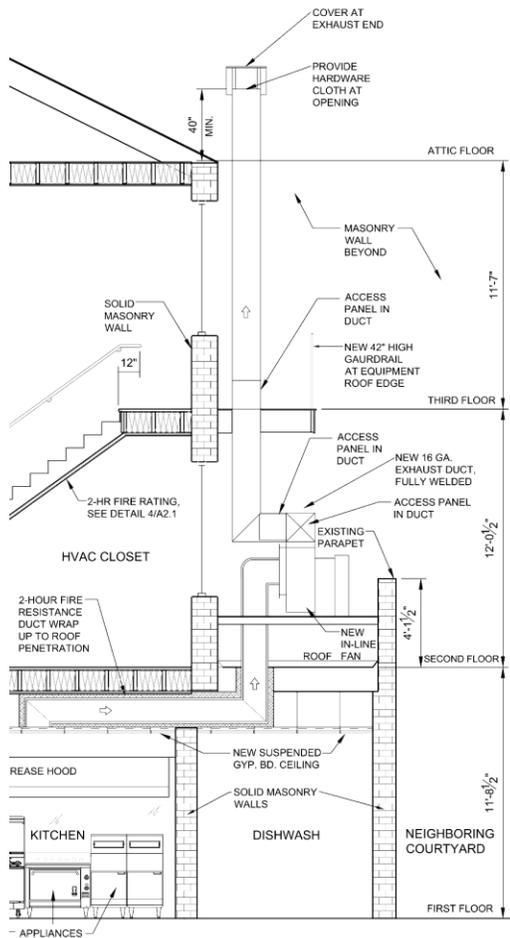
4 UNDERSIDE OF STAIR SEPARATION
A2.1 scale: 1" = 1'-0"



5 FLOOR/CEILING SEPARATION
A2.1 scale: 1" = 1'-0"

6 ROOF/CEILING SEPARATION
A2.1 scale: 1" = 1'-0"





2 EXCHANGE PLACE ELEVATION
A2.2 scale: 1/4" = 1'-0"

3 EXCHANGE PLACE ELEVATION
A2.2 scale: 1/4" = 1'-0"



CEILING LEGEND

			APPROXIMATE FLOOR TO CEILING HEIGHT IN GIVEN LOCATION
			CEILING SUPPLY REGISTER
			CEILING RETURN REGISTER
			2nd LAY-IN FIXTURE
			2nd LAY-IN FIXTURE

FIXTURE SCHEDULE

FIXTURE	TYPE	MANUFACTURER/MODEL #
F1	LED INTERIOR SURFACE MOUNT LIGHT	
F2	2x4" FLUORESCENT LAY-IN	PROVIDE CLEANABLE LENS AND MIN. 30 FOOT CANDLES FROM A DISTANCE OF 3' FROM ABOVE FLOOR
F3	2x2" FLUORESCENT LAY-IN	PROVIDE CLEANABLE LENS AND MIN. 30 FOOT CANDLES FROM A DISTANCE OF 3' FROM ABOVE FLOOR
F4	LED PENDANT	
F5	EXIT SIGN	
F6	EMERGENCY LIGHT	
F7	EXTERIOR LIGHTING	
F8	BATHROOM SCONCE	

1 First Floor Reflected Ceiling Plan
scale: 3/8" = 1'-0"

2 Second Floor Reflected Ceiling Plan
scale: 3/8" = 1'-0"

terrell-fabacher architects, l.l.c.

17101 parkway, suite 200
new orleans, louisiana 70113
504.586.1320

THESE DRAWINGS SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION. THEY COMPLY WITH ALL CITY ORDINANCES, KNOWLEDGE AND SKILL. THE PROJECT WILL BE REVIEWED AND APPROVED BY ME AND MY ASSOCIATES TO REVIEW.

NEW RESTAURANT
235 CHARTRES STREET
NEW ORLEANS, LOUISIANA

NO. REVISIONS

CHECKED BY:

DRAWN BY:

DATE: 05/08/2025

JOB NO.:

A3.1

SHEET OF





September 29, 2025

Mr. Kirk Fabacher, NCARB
Terrell-Fabacher Architects, LLC
1700 Josephine Street, Suite 201
New Orleans, LA, 70113

Re: 235 Chartres Street (No.25096)
New Orleans, LA 70130
Existing Rear Addition Structural Review

Dear Mr. Fabacher,

Pursuant to your request, a review was conducted at the above referenced address on September 25, 2025. The review was conducted by the creator of this report.

Overview

Review the existing rear addition structural elements to determine if they were sufficiently constructed and connected to be left in place and used for continued service. The existing addition has been in place for some time and has been renovated at one point with portion under renovation currently.

Structure

The structures of the addition are masonry and wood load bearing walls supporting wood floor joist and roof rafters both spaced approximately 16" on center. The floors are decked with plywood decking and wood floors with the roof also decked with roofing or water proofing material over the top as a weather barrier. Portions of the addition are being used as mechanical platforms with the highest roof area built more as a traditional wood mechanical platform. The joist and rafters bearing on the wall systems are connected via joist hanger connection clips.

All visible connections appeared to be in adequate condition and able to be placed in continued used. The visible structural members and the facades which covered the non-visible portions all appear to be in sufficient and adequate condition to also be placed into continued use. Area of the addition not under current renovations were reviewed for decencies and were used as the basis of the adequate condition for non-visible structural members.

Some areas of the 2nd floor roof were found to be holding water. It is recommended this ponding/pooling condition we correct to avoid future building envelope issues. Drains were noted to be present for water to be routed to.



Conclusion

Overall, we found the rear existing addition structural system to be in good condition and sound, based on our review. Structurally the section of building is ready to be closed in and placed into full-service use.

Thank you,

Joshua Juneau, PE



September 29, 2025

Disclaimer and Limitation of Liability

This report was prepared by AP Design Group, LLC for the exclusive use of the Client and the specific project identified. It reflects our professional opinion based on visual observations, accessible conditions, and information provided at the time of evaluation. No destructive testing or investigation of concealed elements was performed unless explicitly noted.

The scope of this report does not include a full code compliance review, safety certification, or assessment of components not directly observed. This report also does not guarantee the future performance of any structural element, including components not directly addressed herein.

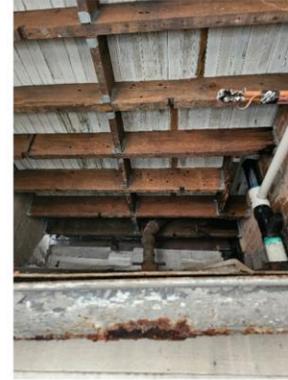
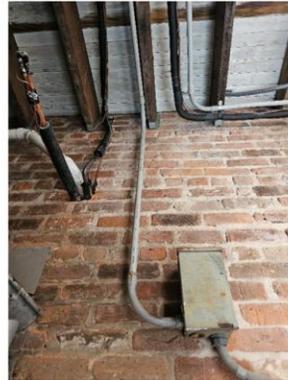
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The images below are examples of conditions seen during the site review:



2

3

