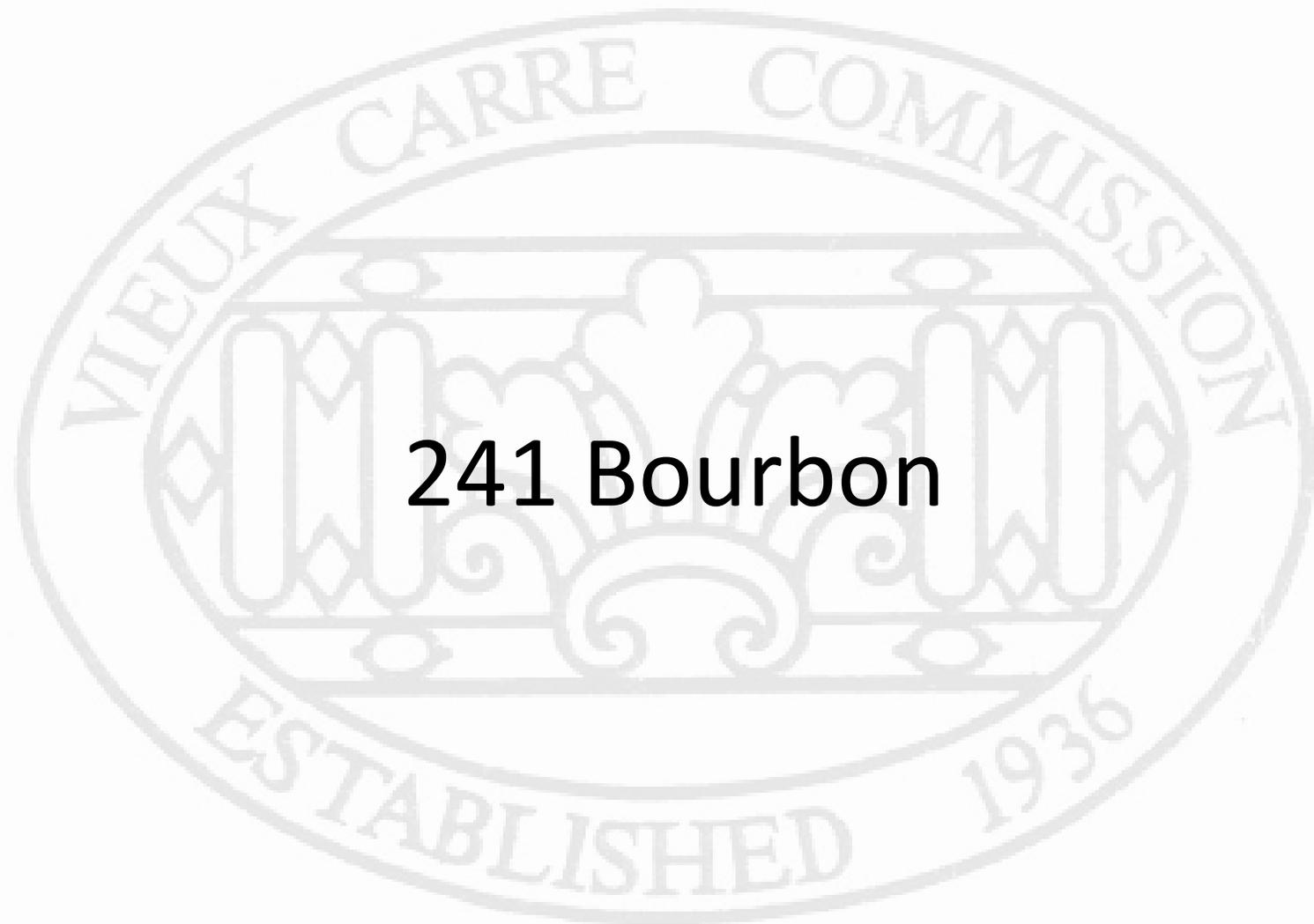


# Vieux Carré Commission Architecture Committee Meeting

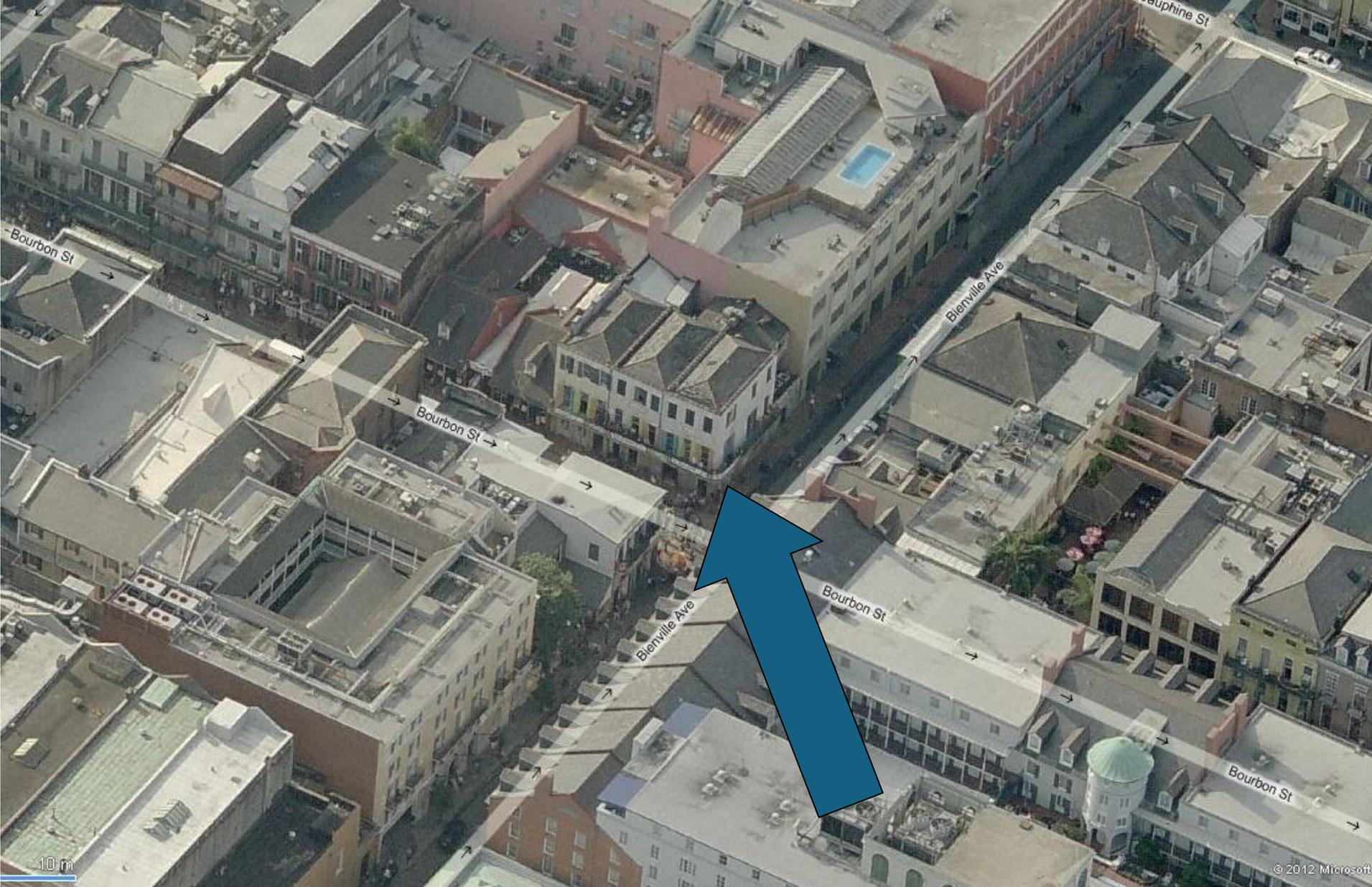
Tuesday, November 25, 2025



# Old Business



**241 Bourbon**



235-41 Bourbon

VCC Architectural Committee

November 25, 2025





235-41 Bourbon - 1963  
VCC Architectural Committee

November 25, 2025





235-41 Bourbon - 1965  
VCC Architectural Committee

November 25, 2025

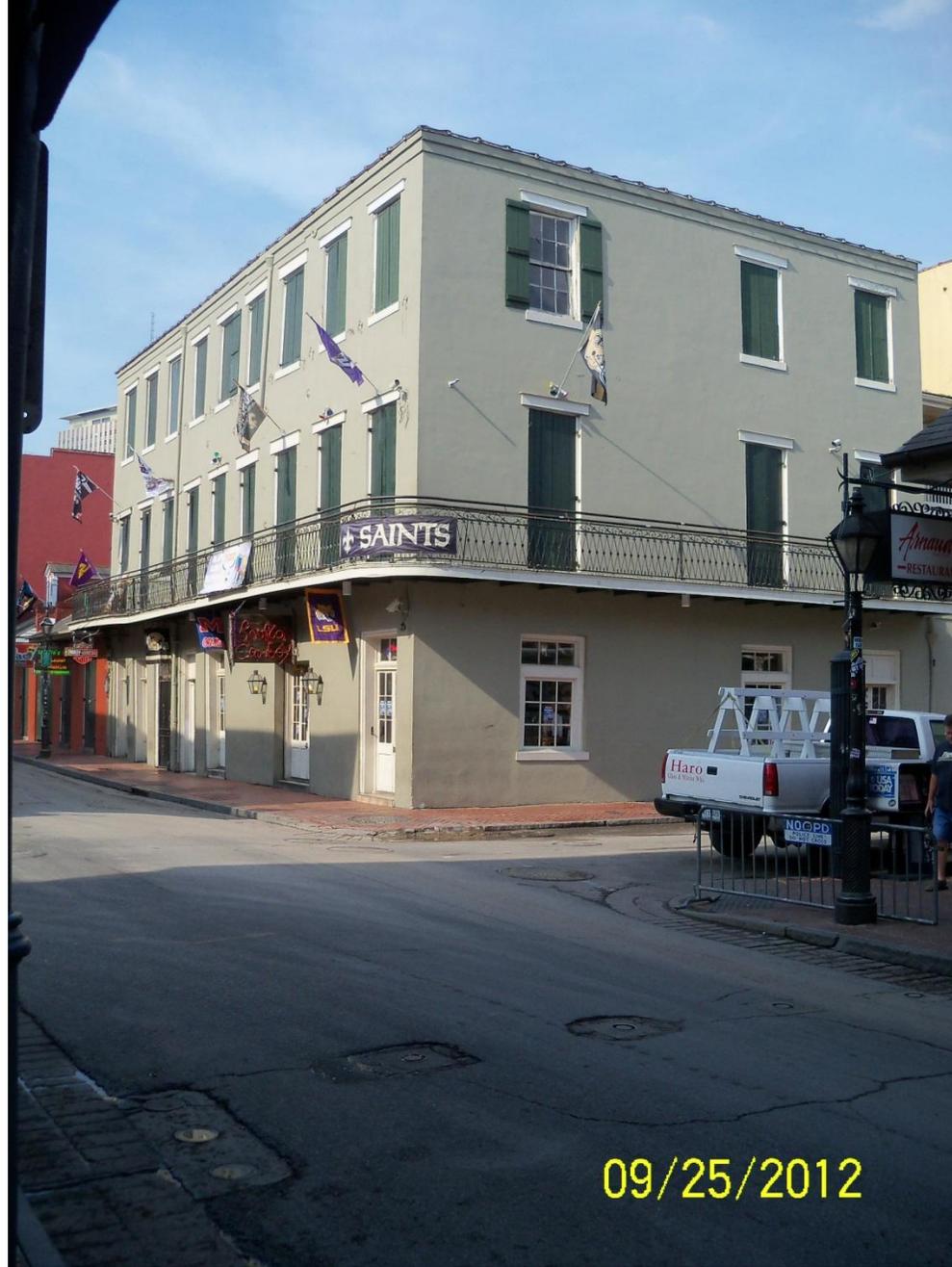




235-41 Bourbon - 2008  
VCC Architectural Committee

November 25, 2025





235-41 Bourbon

VCC Architectural Committee

November 25, 2025





235-41 Bourbon

VCC Architectural Committee

November 25, 2025





235-41 Bourbon

VCC Architectural Committee

09 07 2022

November 25, 2025





235-41 Bourbon

VCC Architectural Committee

November 25, 2025





235-41 Bourbon

VCC Architectural Committee

10 08 2025

November 25, 2025





235-41 Bourbon

VCC Architectural Committee

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235-41 Bourbon

VCC Architectural Committee



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November 25, 2025





235-41 Bourbon

VCC Architectural Committee

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235-41 Bourbon

VCC Architectural Committee

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November 25, 2025





235-41 Bourbon

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10 08 2025

November 25, 2025





235-41 Bourbon

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235-41 Bourbon

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10 08 2025

November 25, 2025





235-41 Bourbon

VCC Architectural Committee

November 25, 2025





235-41 Bourbon

VCC Architectural Committee

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November 25, 2025





235-41 Bourbon

VCC Architectural Committee

November 25, 2025





235-41 Bourbon

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235-41 Bourbon

VCC Architectural Committee

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235-41 Bourbon

VCC Architectural Committee

10 14 2025

November 25, 2025





235-41 Bourbon

VCC Architectural Committee

November 25, 2025



November 11, 2025

Mackenzie Laxton  
Williams Architects  
824 Baronne St.  
New Orleans, LA 70113

Re: 241 Bourbon St. First Floor Masonry Perimeter Wall Structural Condition Assessment

To Whom It May Concern,

This letter report is to address the existing structural condition of the perimeter masonry load bearing wall at the first floor of 241 Bourbon St., New Orleans, LA. The site was visited by the undersigned professional engineer on October 1, 2025 and observed the conditions noted below.

Structural Observations

- 1) The perimeter load bearing masonry wall is primarily load bearing its self-weight from the 3 story multi-wythe masonry wall on the Bourbon St elevation. The floor framing is spanning parallel to the Bourbon St. elevation and bearing on the Conti St. elevation.
- 2) The exposed jambs of each existing opening will be adjusted for final opening widths NOT exceeding 4'-2". The existing lintels at each existing opening shall be shored with temporary 4x4 wood posts prior to widening any openings.
- 3) Tuck point all masonry jambs with VCC approved mortar and account for a 3" flange width of a C12x25 (50 ksi) which will be added as a support column to each jamb of the remaining 24" wide multi-wythe masonry load bearing pilaster column per the architect's elevations. Details of the connection are shown in stamped plans issued by this office but will entail threaded rods vertically spaced through the ~24" wide multi-wythe masonry load bearing pilaster columns to properly support the self-weight of the façade walls and/or the floor framing loading on the Conti Street elevation.
- 4) Once the channels are secured in place after the tuck-pointing repairs, the existing steel W shape lintels will be welded to the new top plate of the C12 jamb channels. Only new openings will receive a temporary shoring lintel and new W shape beam steel lintels that match the existing steel lintels.

Project 241 Bourbon St Renovations  
Project No: 25102



- 5) None of the new steel Channel columns will be exposed and will be encapsulated by trim and the new opening jamb framing in any case.
- 6) There are (3) new openings, and (2) existing openings.
- 7) The existing structure per our visual observations are structurally sound in their current condition. No additional shoring is required at this time, until the structural modifications described above commence. Our structural plans indicate the shoring requirements.

If you have any questions about our proposed remedies, please contact our office.

Thank you,

A handwritten signature in black ink, appearing to read "Johann Palacios".

Johann Palacios, PE, SECB, LEED AP  
President / CEO



11/11/2025





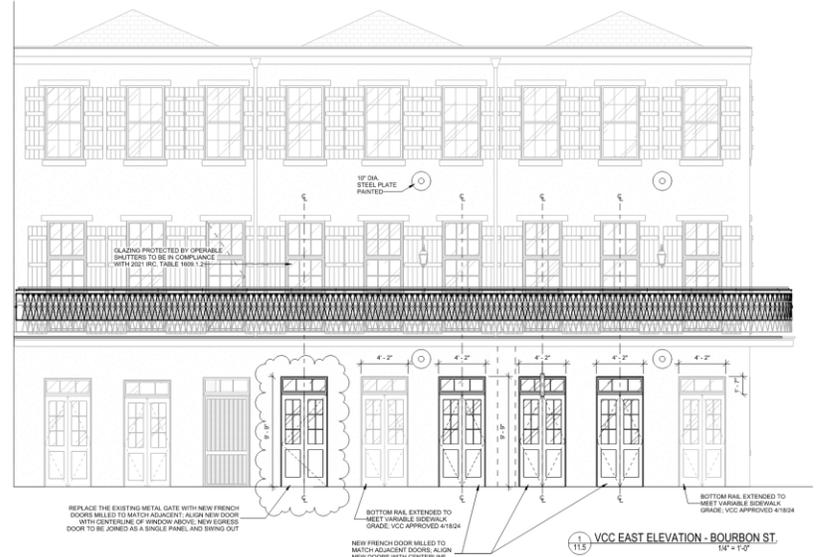
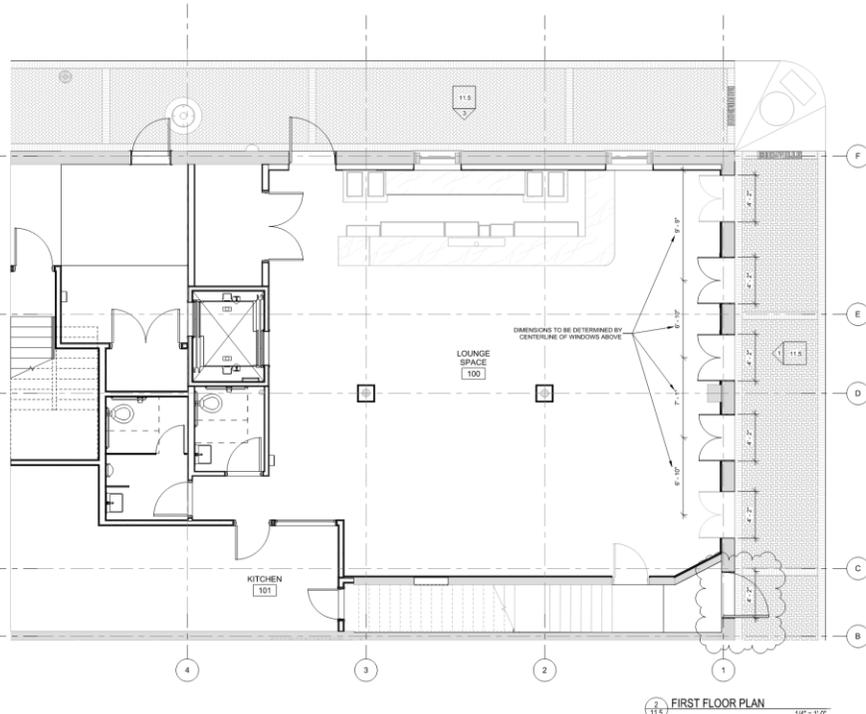
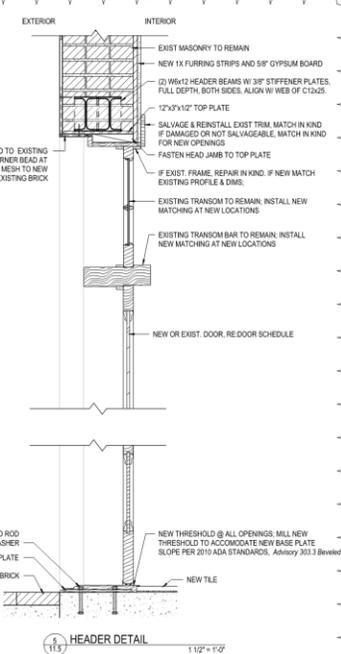
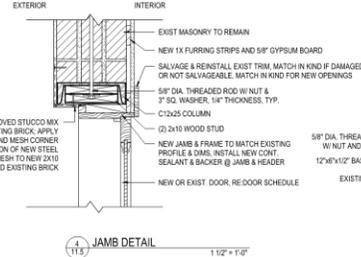
Photograph 1: Bourbon St first floor side elevation to be tuck pointed.



Photograph 2: 241 Bourbon St. first floor elevation to be tuck pointed.

**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
  - 6-8 flat 1/2" x 1/2" x 1/2" pieces 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



WILLIAMS ARCHITECTS  
824 MARIONNE STREET  
NEW ORLEANS, LA 70113  
504-566-0888  
WILLIAMSARCHITECTS.COM

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JAMES C. WILLIAMS ARCHITECTS LLC

These drawings and specifications have been prepared to the best of our professional knowledge and best efforts with suitable regard for the requirements.

I shall not be held responsible for any construction administrative services on this project.

**CONSTRUCTION DOCUMENTS**  
 235, 237, 239, 241 Bourbon St, New Orleans, LA 70112

**-REVISIONS-**

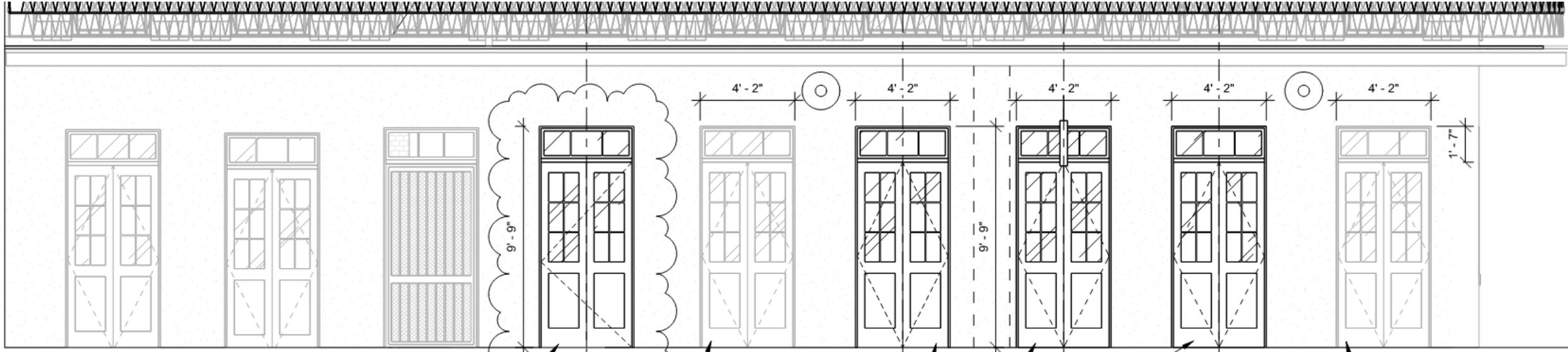
No.	Date	Scope
20	7/22/2025	VCC - NEW DOORS

DRAWING  
BOURBON ST. FACADE  
REVISIONS

DRAWING BY: MLL  
SCALE: As indicated  
JOB No.: 522018  
DATE: 8/14/2025  
Sheet No.:

11.5





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

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

1  
11.5 VCC EAST ELEVATION - BOURBON ST.  
1/4" = 1'-0"



**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**

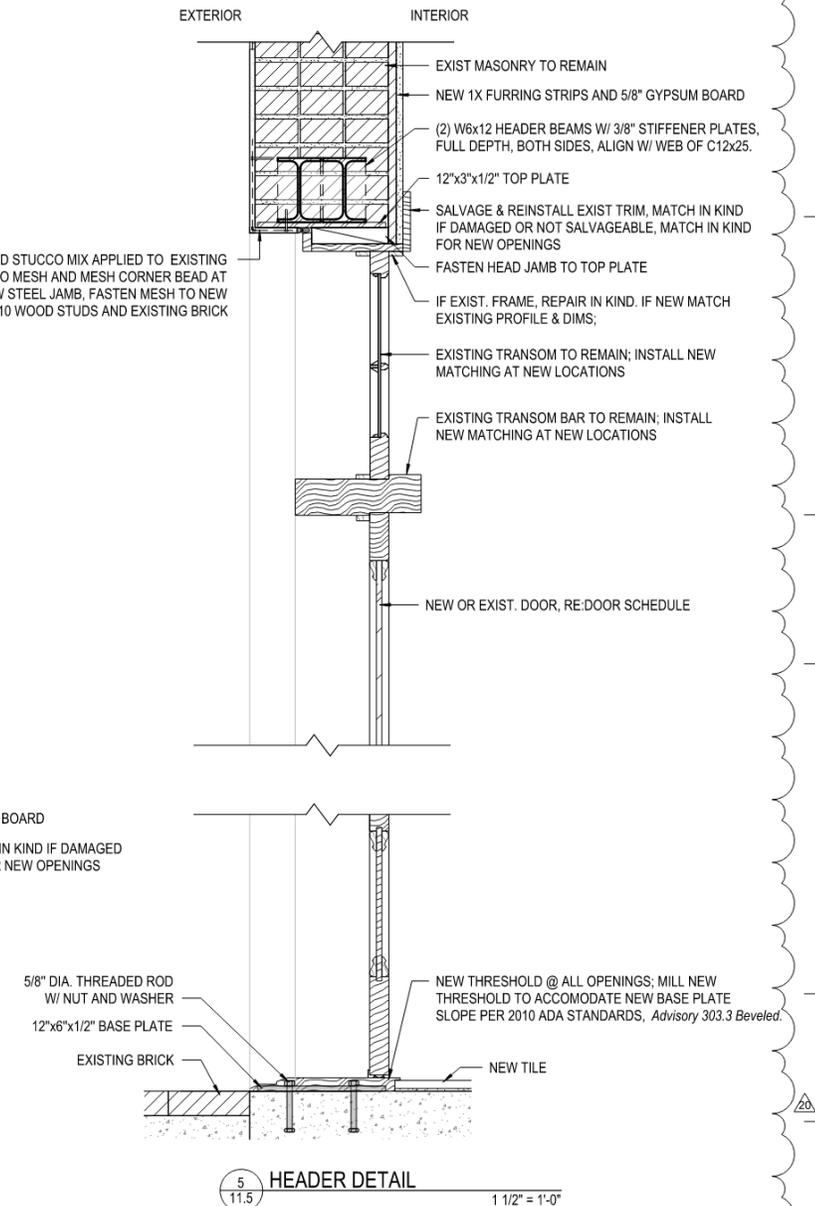
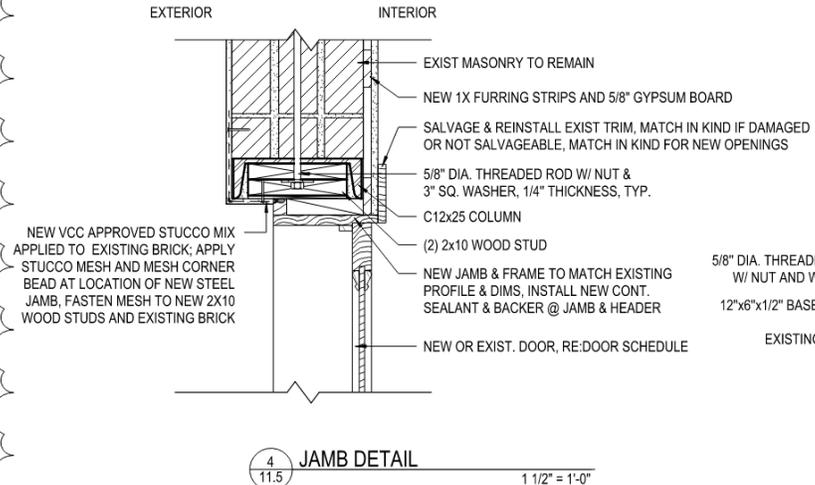
The approved VCC stucco mix for the **scratch coat and the brown coat** (Refer to *Stucco*, page 06-05) for 18th and 19th century historic masonry is:

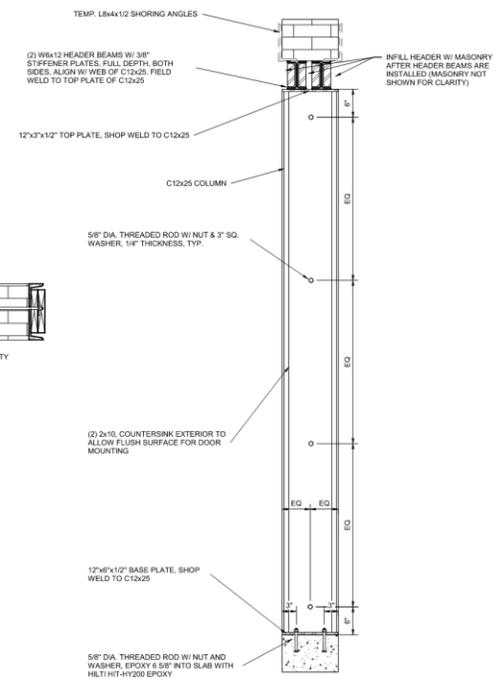
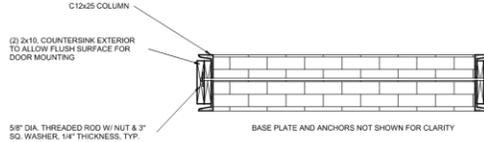
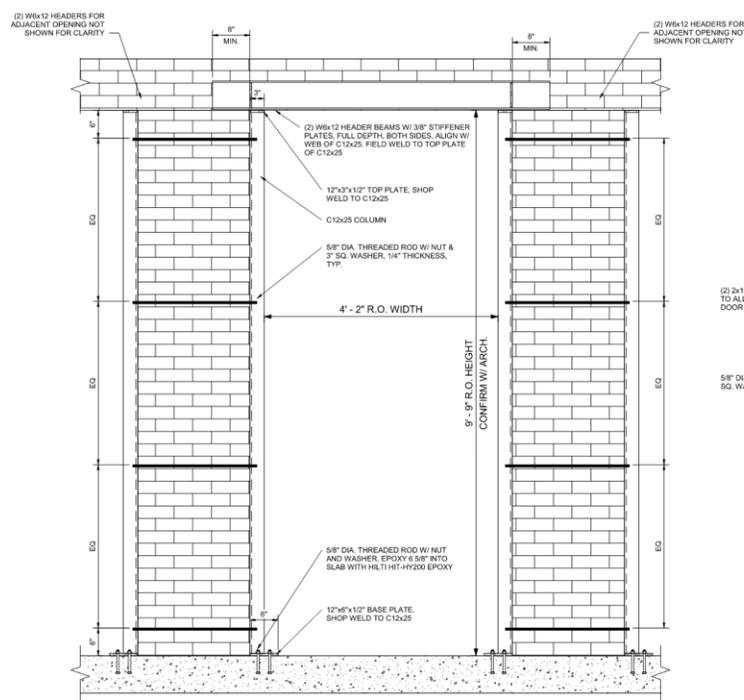
- 1 Part (maximum) Portland cement
- 3 Parts Lime
- 9 Parts Sand
- 6 lbs / cubic yards of hair or fiber
- Enough potable water to form a workable mix

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





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.

**5.8 STRUCTURAL STEEL**

1. Unless noted otherwise, fabrication and erection of structural steel shall be in accordance with AISC specifications, latest edition.
2. 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. 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 sealed 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 F1852 High strength bolts. Washers shall be installed under nuts of fasteners.
5. Unless noted otherwise, all steel 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, F1852, and A490) shall be tensioned to meet slip critical requirements even if the joint is designed as a "Slip-Not" 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 THEMEC 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 THEMEC 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, cementitious 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



# AS-BUILT



**WILLIAMS ARCHITECTS**  
 104 SHADYBROOK STREET  
 NEW ORLEANS, LA 70113  
 504-566-0889  
 WILLIAMSARCHITECTS.COM

These drawings and specifications have been prepared by me or under my close personal supervision and to the best of my professional knowledge and belief comply with applicable codes and all requirements.

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

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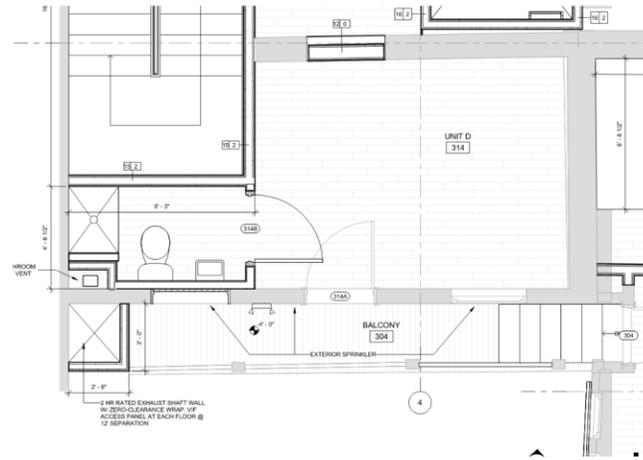
**CONSTRUCTION DOCUMENTS**  
 235, 237, 239, 241 Bourbon St, New Orleans, LA  
 70112

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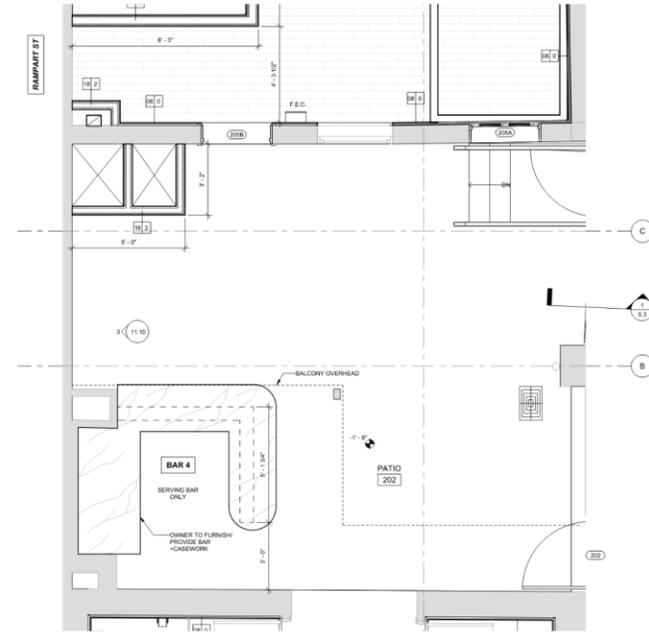
- EXISTING - TO REMAIN
- NEW WALLS

**GENERAL NOTES**

1. ALL INTERIOR PARTITION DIMENSIONS ARE FACE TO FACE TO FINISH SURFACES.
2. ALL EXISTING DIMENSIONS ARE APPROXIMATE, TO BE VERIFIED IN FIELD.
3. ALL EXISTING LEVELS AND ELEVATIONS ARE APPROXIMATE, TO BE VERIFIED IN FIELD.
4. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY IN FIELD VERSUS DRAWING OF EXISTING CONDITIONS AND DIMENSIONS.
5. REMOVE EXISTING MECHANICAL SYSTEM, INCLUDING BUT NOT LIMITED TO EQUIPMENT, ASSOCIATED DUCTWORK, AND GRILLE REGISTERS THROUGHOUT BUILDING.
6. REMOVE EXISTING PLUMBING FIXTURES AS NOTED ON PLANS ONLY.
7. REMOVE ALL NAILS IN FLOORS, PATCH AS REQUIRED.
8. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED FOR THE CONSTRUCTION OF NEW WORK.
9. PROTECT EXISTING DOORS AND WINDOWS TO REMAIN UNLESS NOTED OTHERWISE.
10. PROTECT EXISTING FINISHES TO REMAIN UNLESS NOTED OTHERWISE.
11. PATCH OPENINGS IN WALLS, CEILING, AND FLOORS RESULTING FROM DEMOLITION WORK WITH MATCHING AND LIKE MATERIALS UNLESS NOTED OTHERWISE.
12. REMOVE EXISTING ABANDONED ELECTRICAL, LIGHTING, MECHANICAL, AV DEVICES AS REQUIRED TO COMPLETE THE NEW WORK. PATCH AND REPAIR WALLS AND CEILING AS REQUIRED FOR A FLUSH APPEARANCE.



11 ENLARGED FIRST FLOOR PLAN - UNITS A, B, D  
 1/2" = 1'-0"



11 ENLARGED SECOND FLOOR PLAN - PATIO  
 1/2" = 1'-0"

-REVISIONS-		
No.	Date	Scope

DRAWING  
 ENLARGED SECOND FLOOR  
 PLAN AND THIRD  
 DRAWING BY MLL  
 SCALE As Indicated  
 JOB No. 2019  
 DATE 8/14/2024  
 Sheet No.

3.5

235-41 Bourbon  
 VCC Architectural Committee

November 25, 2025



PER PLANS



WILLIAMS ARCHITECTS  
124 BROADWAY STREET  
NEW ORLEANS, LA 70113  
504-566-0808  
WILLIAMSARCHITECTS.COM

These drawings and specifications have been prepared by me or under my direct personal supervision and to the best of my professional knowledge and belief comply with applicable codes and requirements.

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

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CONSTRUCTION DOCUMENTS  
235, 237, 239, 241 Bourbon St., New Orleans, LA  
70112

-REVISIONS-		
No.	Date	Scope

DRAWING:  
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DRAWING BY: MLL  
SCALE: As Indicated  
JOB No.: 52018  
DATE: 8/14/2025  
Sheet No.:

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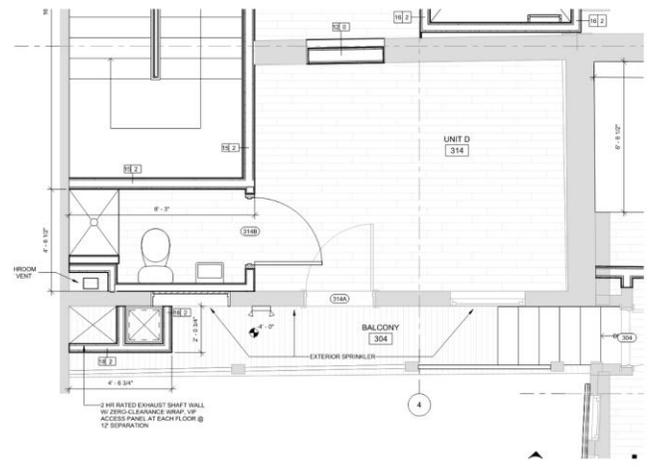
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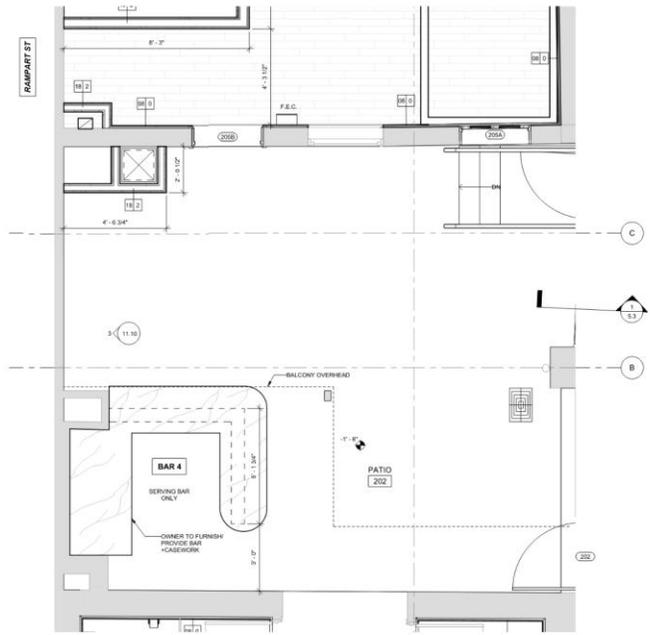
NEW WALLS

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ENLARGED FIRST FLOOR PLAN - UNITS A, B, D  
1/2" = 1'-0"

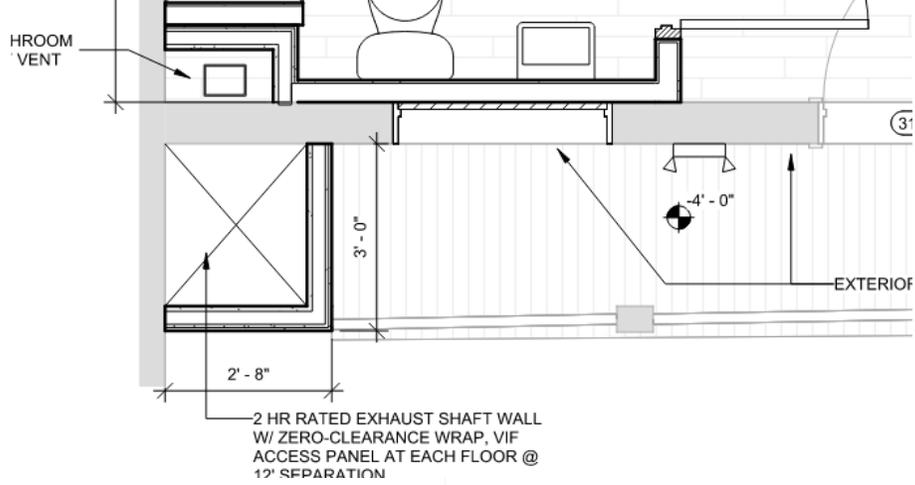


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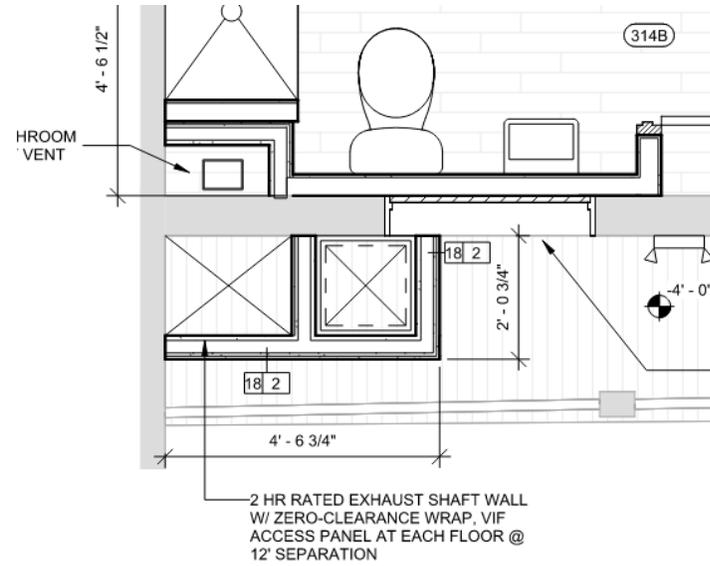
235-41 Bourbon  
VCC Architectural Committee

November 25, 2025

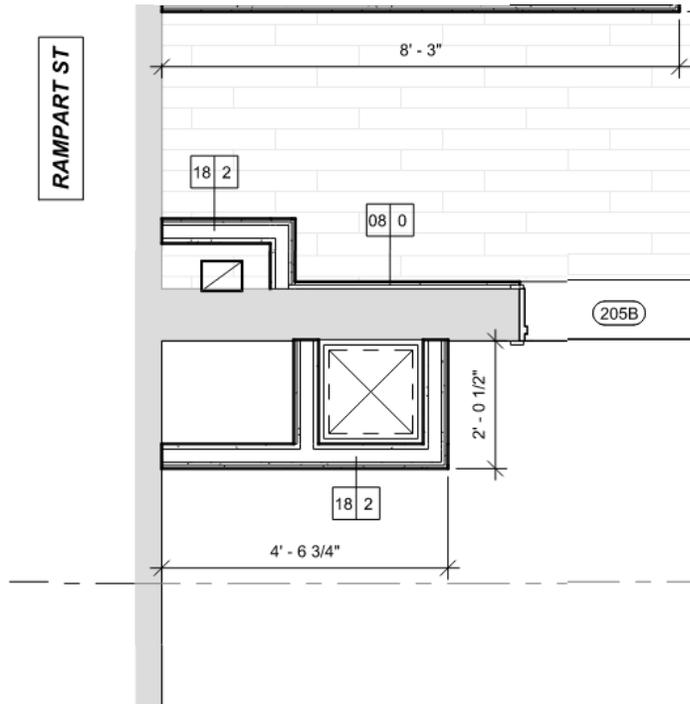
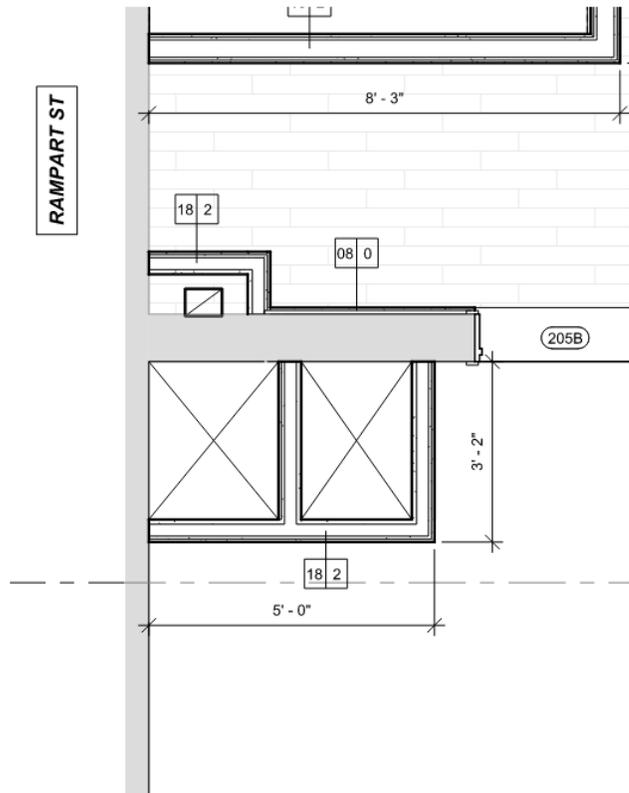




**AS-BUILT**



**PER PLANS**



NOVEMBER 25, 2025





08/19/2024



10/08/2025



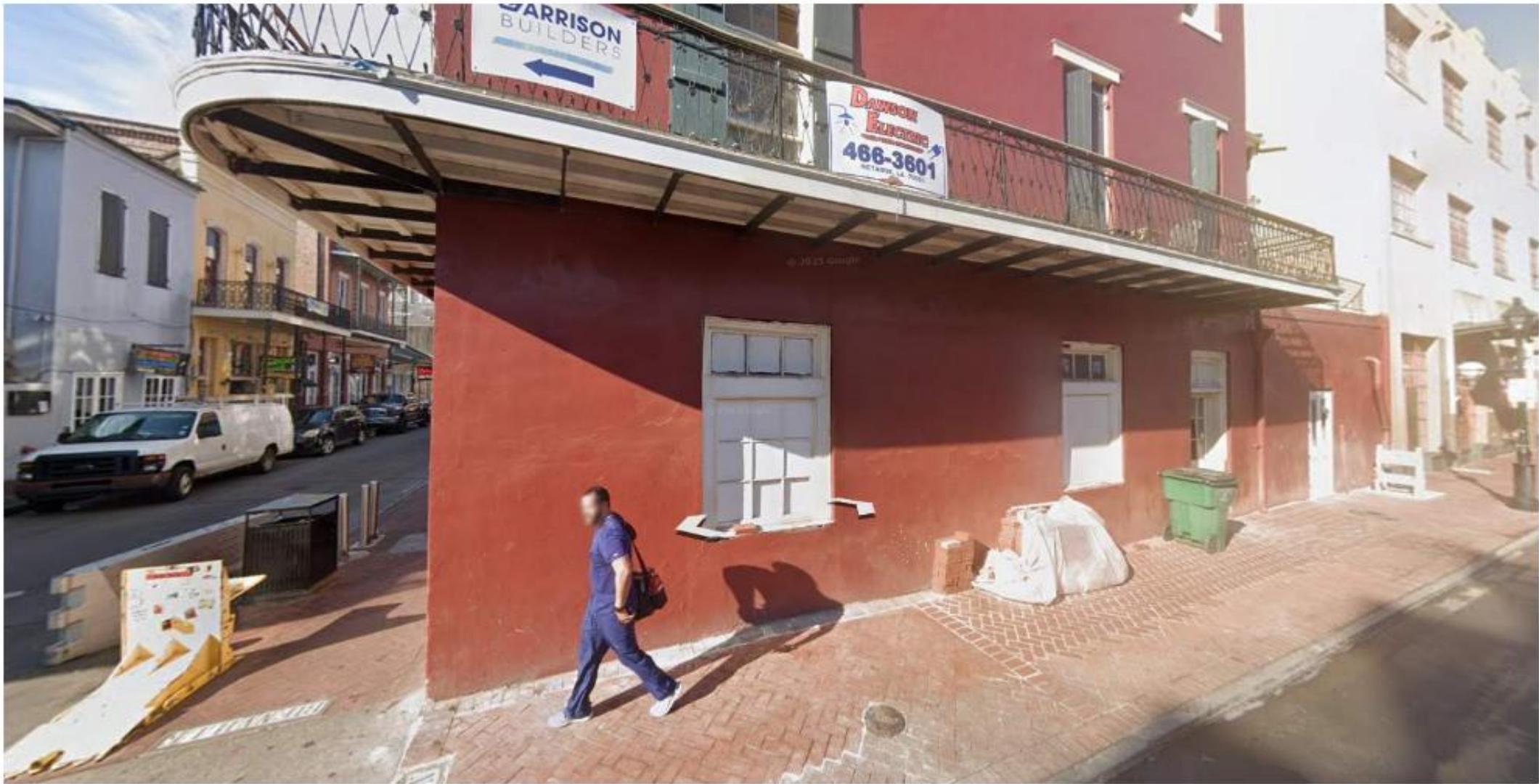
03/11/2025

235-41 Bourbon

VCC Architectural Committee

November 25, 2025





Sept 2025

235-41 Bourbon

VCC Architectural Committee

November 25, 2025





235-41 Bourbon

VCC Architectural Committee

November 25, 2025





235-41 Bourbon

VCC Architectural Committee

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235-41 Bourbon

VCC Architectural Committee

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235-41 Bourbon

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November 25, 2025





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November 25, 2025



235-41 Bourbon

VCC Architectural Committee



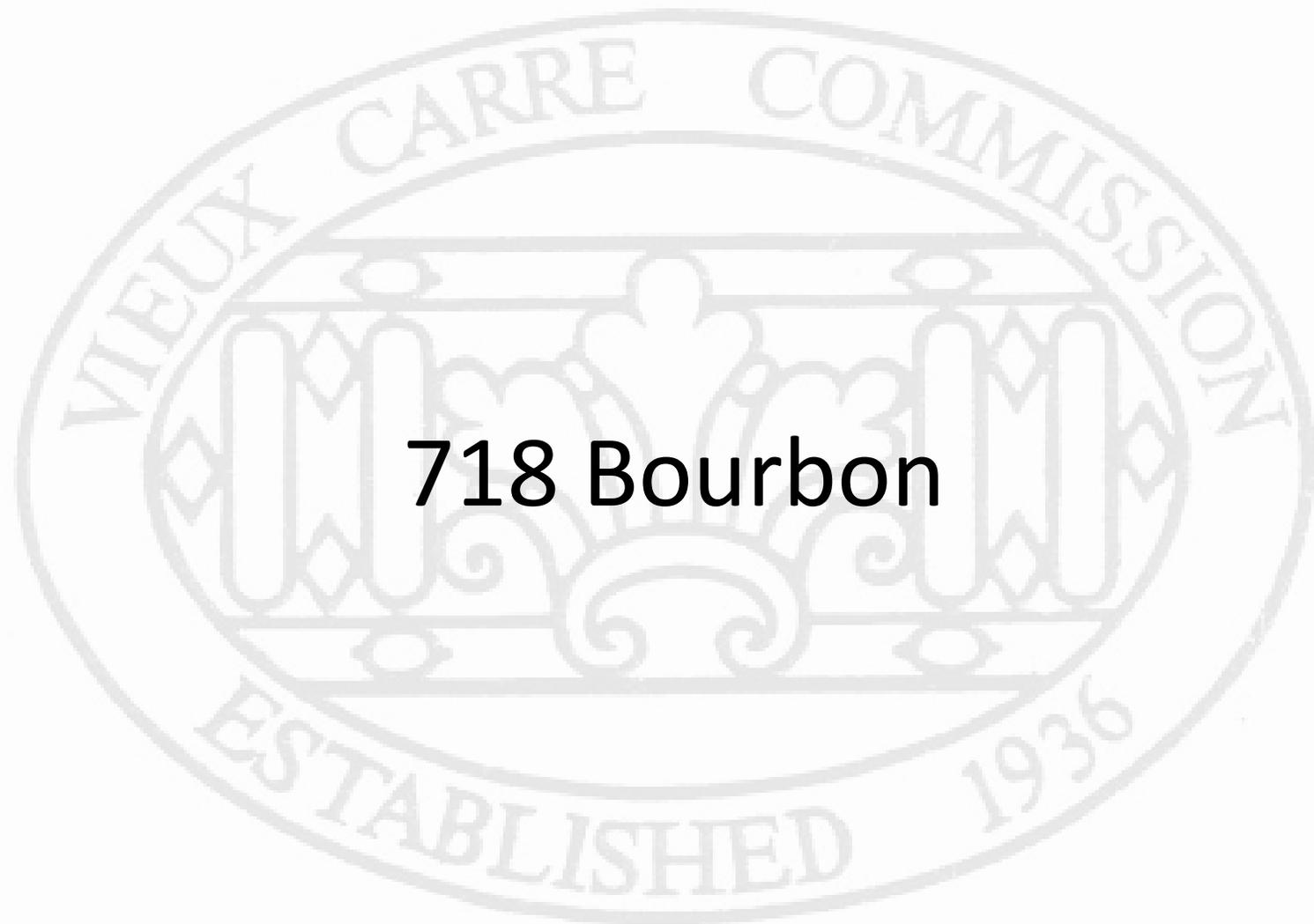
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November 25, 2025

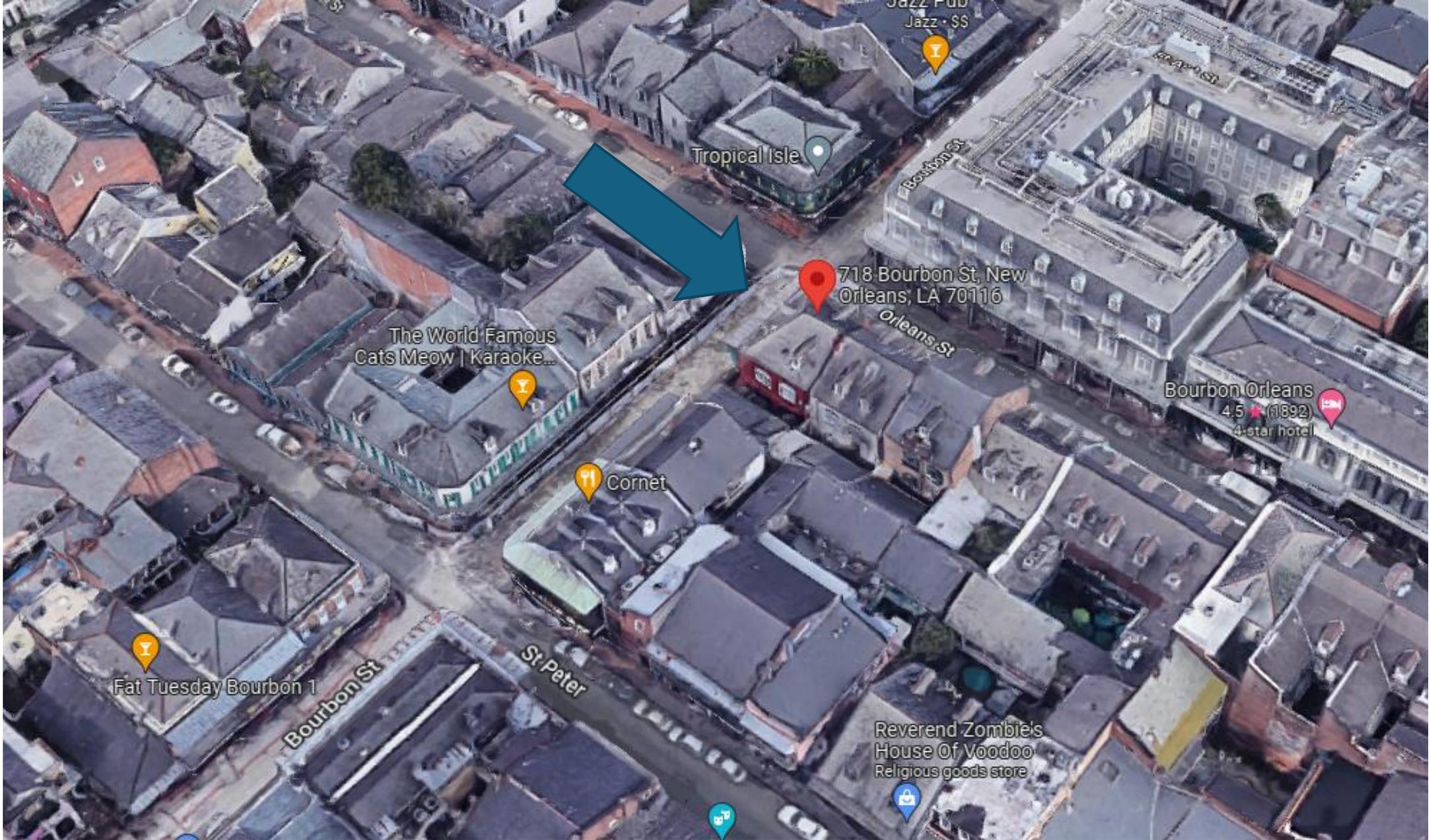




# New Business



**718 Bourbon**



718-20 Bourbon

VCC Architectural Committee

November 25, 2025





718-20 Bourbon

VCC Architectural Committee

November 25, 2025





718-20 Bourbon

VCC Architectural Committee

November 25, 2025





718-20 Bourbon

VCC Architectural Committee

November 25, 2025





718-20 Bourbon

VCC Architectural Committee

November 25, 2025





718-20 Bourbon

VCC Architectural Committee

November 25, 2025





718-20 Bourbon

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718-20 Bourbon

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718-20 Bourbon

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718-20 Bourbon

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November 25, 2025





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VCC Architectural Committee

November 25, 2025





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November 25, 2025



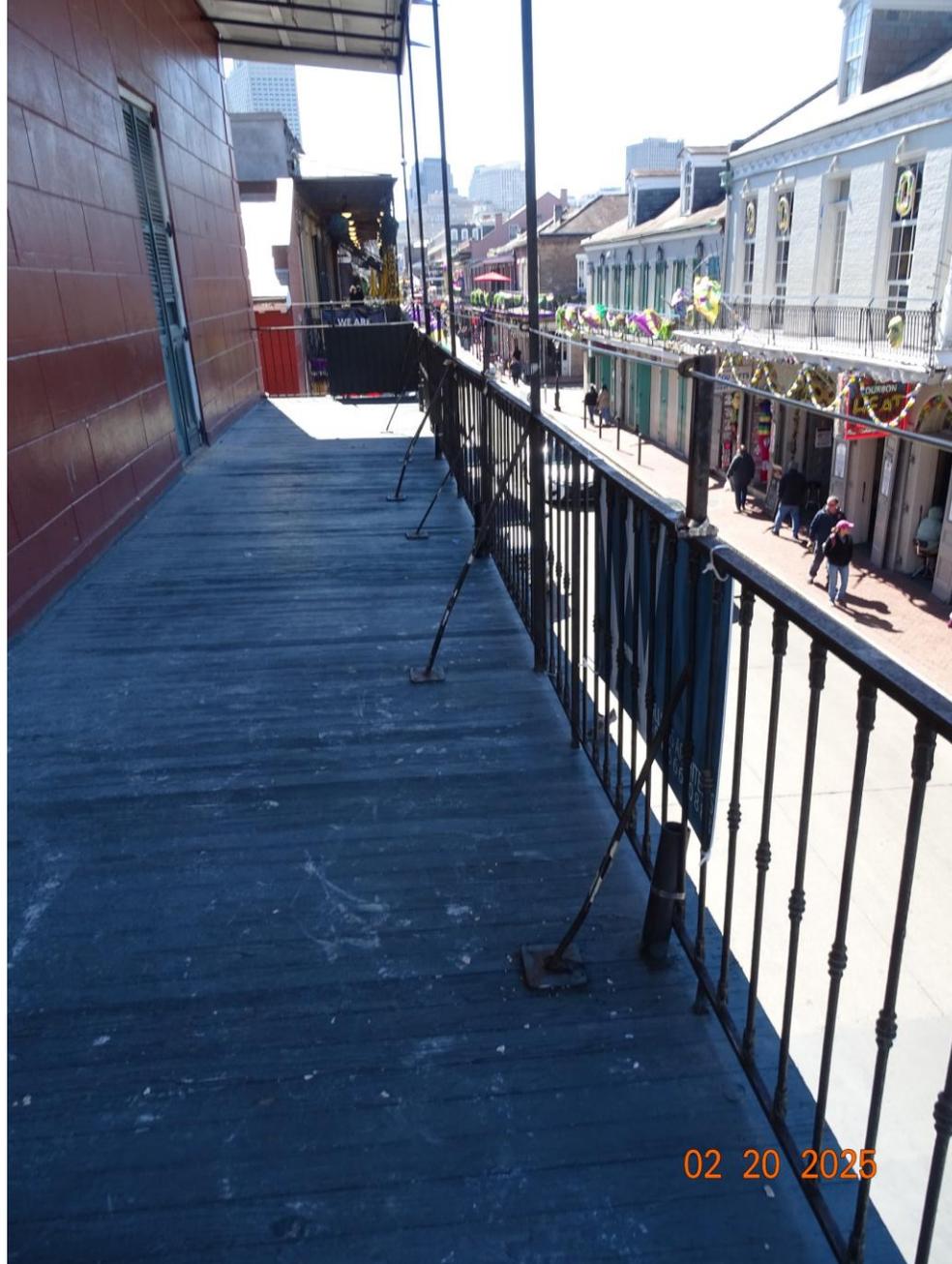


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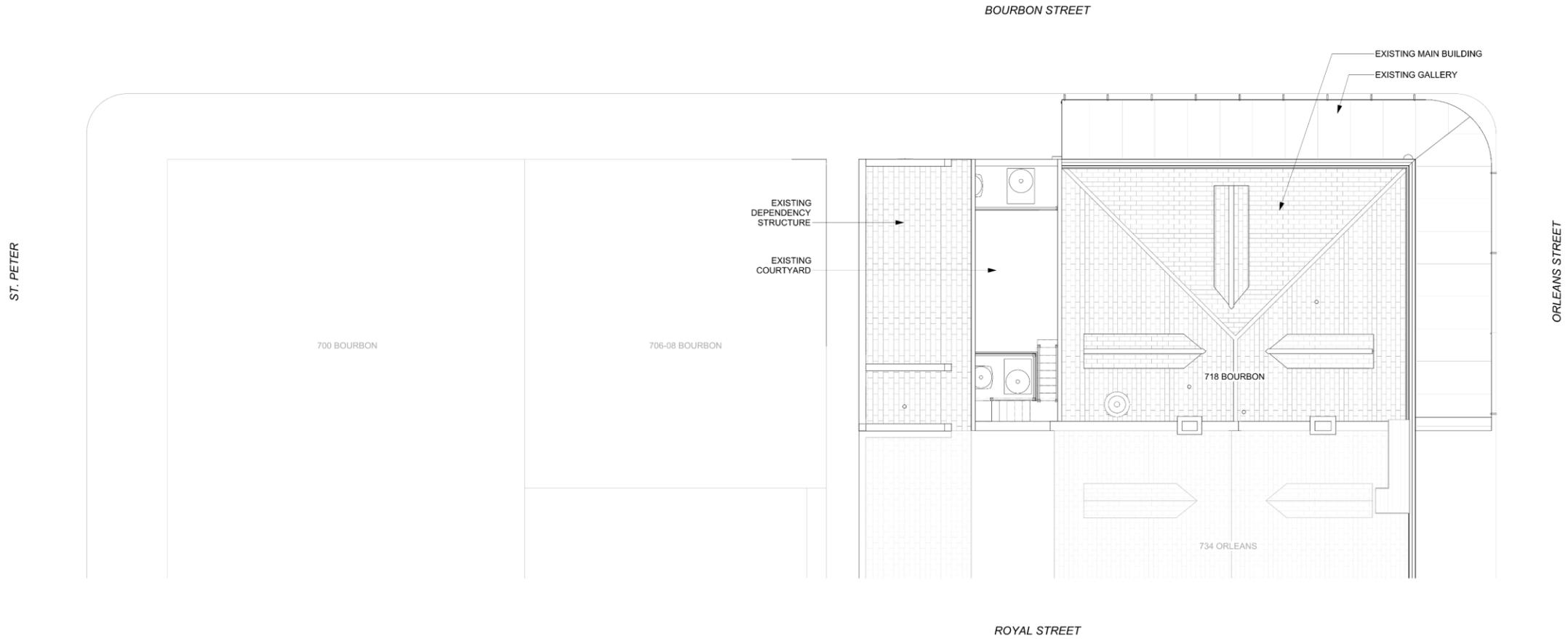


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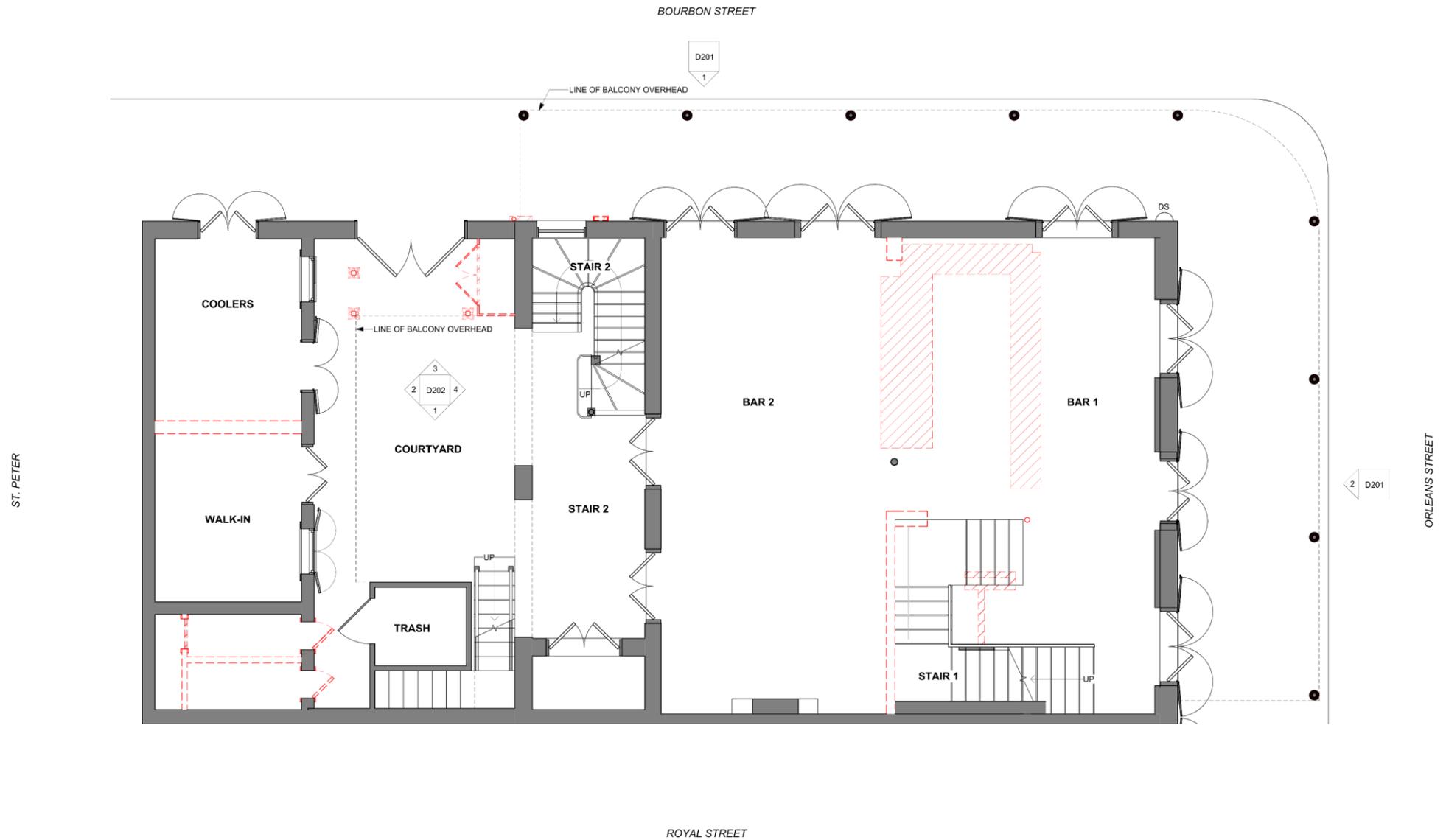
1 SITE PLAN - EXISTING  
 G100 1/8" = 1'-0" 

# 718-20 Bourbon

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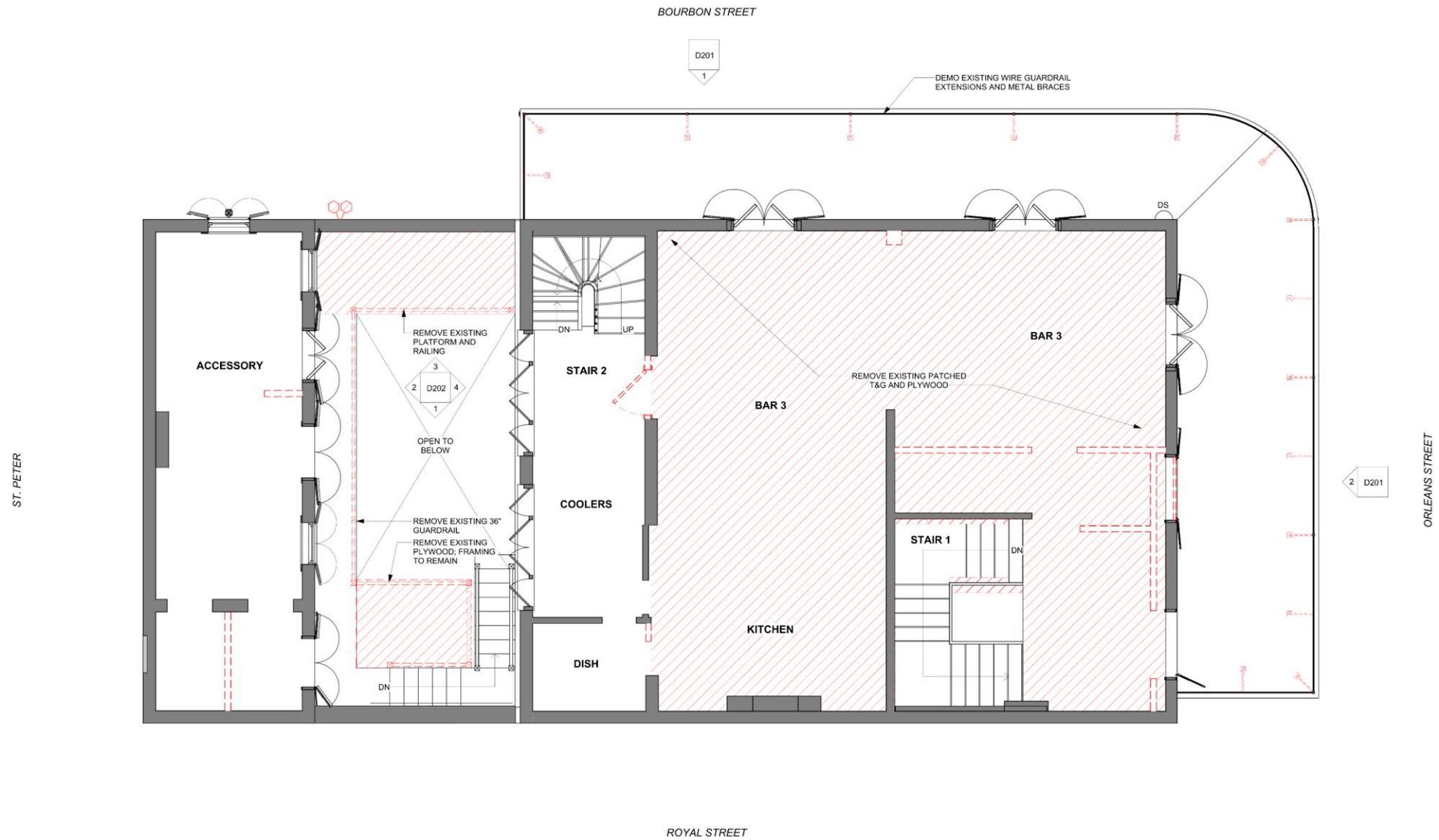
1 D101 FIRST FLOOR PLAN - DEMO  
1/4" = 1'-0"

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1 SECOND FLOOR PLAN - DEMO  
 D102 1/4" = 1'-0"

718-20 Bourbon

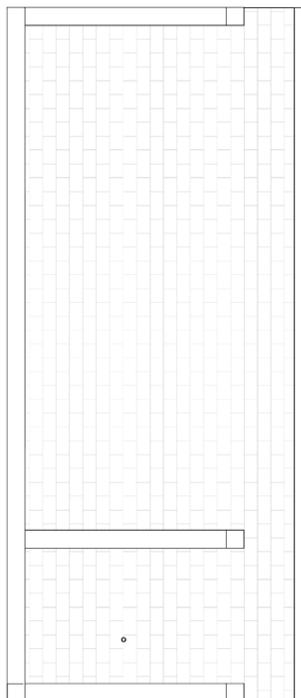
VCC Architectural Committee

November 25, 2025

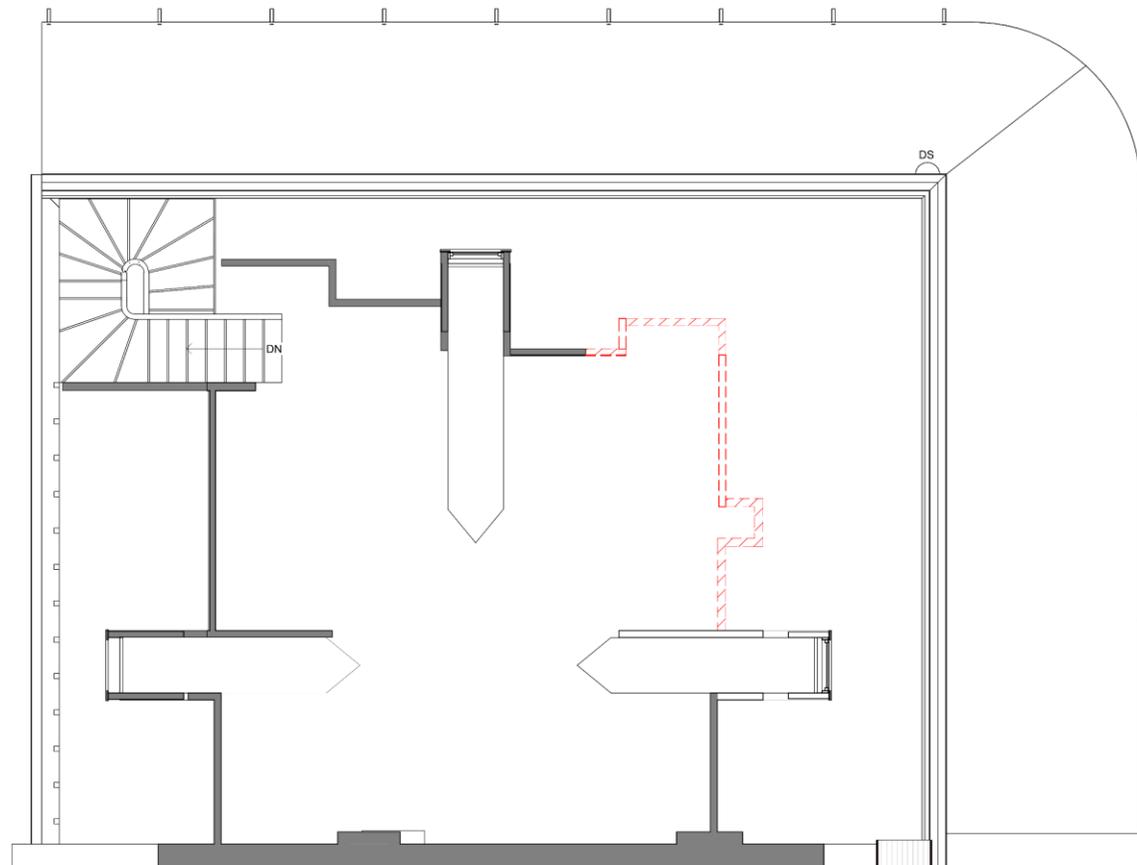


BOURBON STREET

D201  
1



ST. PETER



2  
D201

ORLEANS STREET

ROYAL STREET

1  
D103

THIRD FLOOR PLAN - DEMO

1/4" = 1'-0"

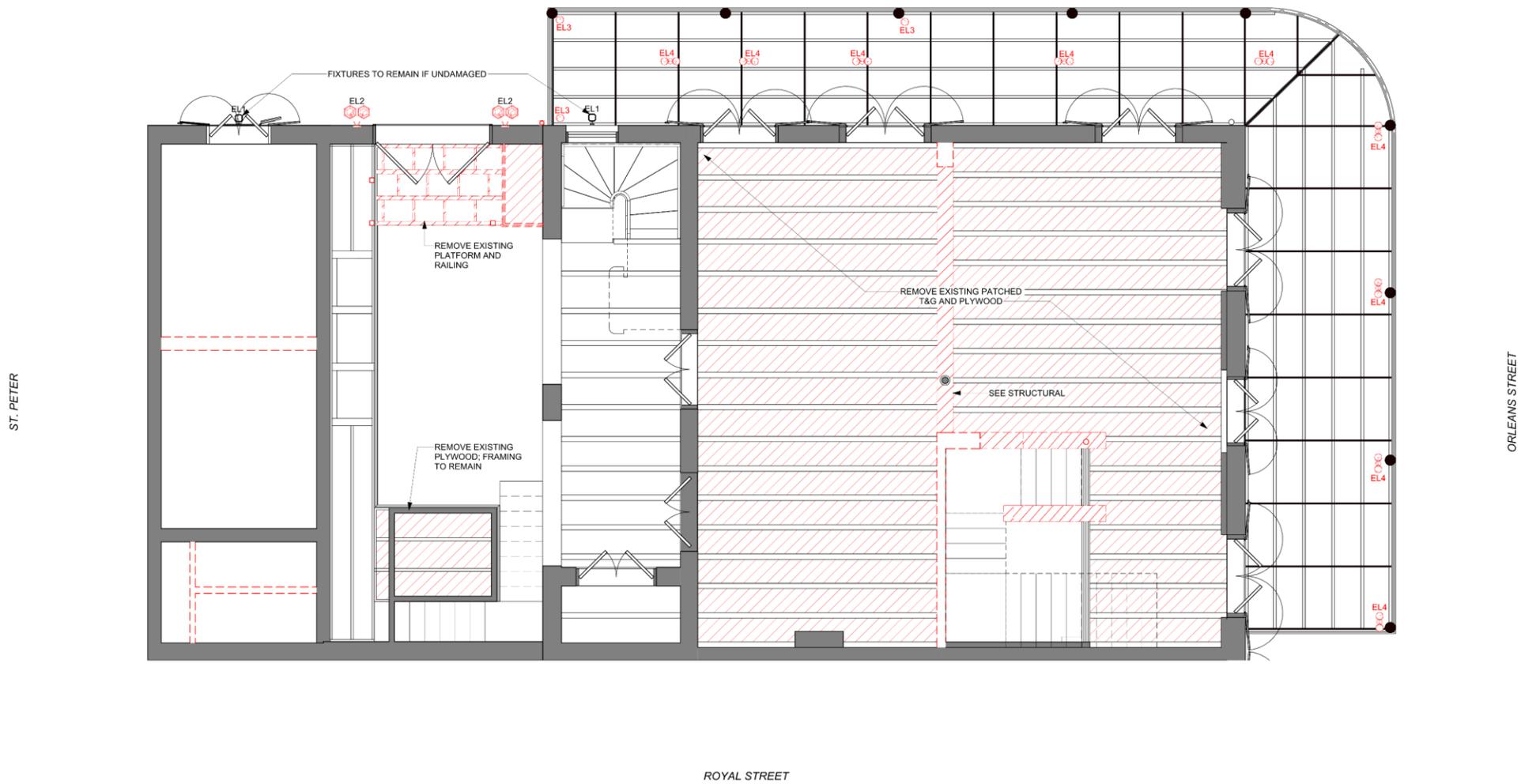


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1 D151 FIRST FLOOR REFLECTED CEILING PLAN - DEMO 1/4" = 1'-0"



11/5/2025 9:55:44 AM Autodesk Docs/718 Bourbon/5/2025 - 718 Bourbon S1.rvt

**ELEVATION GRAPHICS LEGEND - DEMOLITION**

 DEMO

**ARCHITECTURAL GENERAL NOTES - DEMOLITION**

1. REMOVE REMAINING DAMAGED SHEATHING, FRAMING, FLOORING, ETC.
2. REMOVE EXISTING BAR. REMOVE EXISTING FOOD SERVICE EQUIPMENT.
3. DEMO ALL DEPENDENCY RAILING.
4. DEMO EXISTING CABLE GUARDRAIL EXTENSION AND BRACING AT MAIN BALCONY
5. REMOVE DEBRIS FROM THE COURTYARD TRASH ENCLOSURE BELOW CONDENSER PLATFORM
6. REMOVE PORTION OF DEPENDENCY BALCONY - INCLUDING POSTS, PURLINS, AND DECKING

**M/E/P GENERAL NOTES - DEMOLITION**

1. DEMO ALL DAMAGED WIRING AND CONDUIT.
2. DEMO EXISTING LIGHT FIXTURES.
3. DEMO ALL DAMAGED ELECTRICAL EQUIPMENT, FIXTURES, CONDUIT AND WIRING AS NEEDED.
4. ELECTRICAL MAIN POWER DISCONNECT SWITCH TO REMAIN
5. DEMO ALL DAMAGED MECHANICAL EQUIPMENT, AHUS, ALL DUCTS, FURNACES, AND CONDENSERS.
7. DEMO ALL DAMAGED PLUMBING EQUIPMENT, FIXTURES, AND PIPING AS NEEDED.



**ORLEANS ST ELEVATION - DEMO**  
1/4" = 1'-0"



**BOURBON ST ELEVATION - DEMO**  
1/4" = 1'-0"



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**718 BOURBON STREET RENOVATION**  
718 BOURBON ST. NEW ORLEANS, LA 70116

**-REVISIONS-**

No.	Date	Scope

DRAWING BY: MLL  
SCALE: 1/4" = 1'-0"  
JOB No: 522009  
DATE: 09/26/2025

SHEET NAME  
EXTERIOR ELEVATIONS - DEMO

SHEET NO.

**D201**

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November 25, 2025



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**ELEVATION GRAPHICS LEGEND - DEMOLITION:**

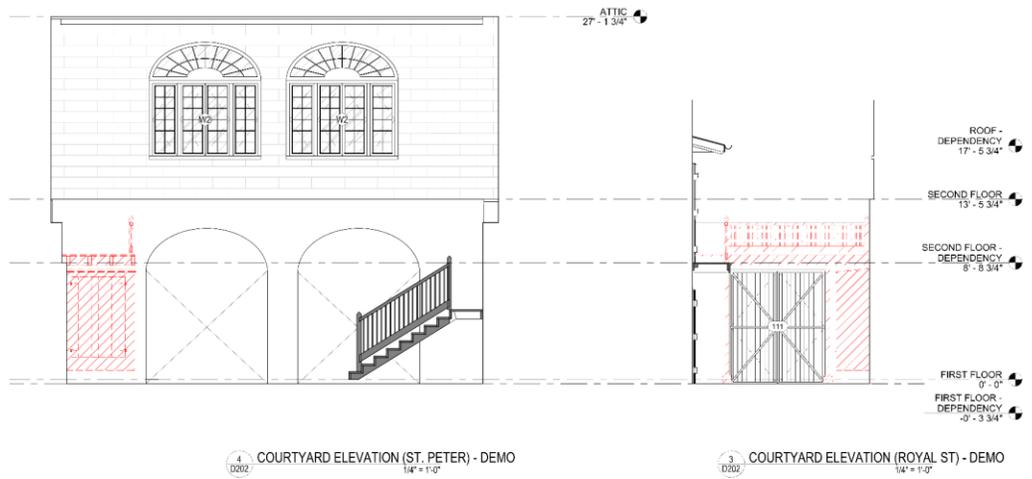
 DEMO

**ARCHITECTURAL GENERAL NOTES - DEMOLITION:**

1. REMOVE REMAINING DAMAGED SHEATHING, FRAMING, FLOORING, ETC.
2. REMOVE EXISTING BAR, REMOVE EXISTING FOOD SERVICE EQUIPMENT.
3. DEMO ALL DEPENDENCY RAILING.
4. DEMO EXISTING CABLE GUARDRAIL, EXTENSION AND BRACING AT MAIN BALCONY.
5. REMOVE DEBRIS FROM THE COURTYARD TRASH ENCLOSURE BELOW CONDENSER PLATFORM
6. REMOVE PORTION OF DEPENDENCY BALCONY - INCLUDING POSTS, PURLINS, AND DECKING

**MEP GENERAL NOTES - DEMOLITION:**

1. DEMO ALL DAMAGED WIRING AND CONDUIT.
2. DEMO EXISTING LIGHT FIXTURES.
3. DEMO ALL DAMAGED ELECTRICAL EQUIPMENT, FIXTURES, CONDUIT AND WIRING AS NEEDED.
4. ELECTRICAL MAIN POWER DISCONNECT SWITCH TO REMAIN.
5. DEMO ALL DAMAGED MECHANICAL EQUIPMENT, AHUs, ALL DUCTS, FURNACES, AND CONDENSERS.
6. DEMO ALL DAMAGED PLUMBING EQUIPMENT, FIXTURES, AND PIPING AS NEEDED.



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**-REVISIONS-**

No.	Date	Scope

DRAWING BY: MLL  
 SCALE: 1/4" = 1'-0"  
 JOB No: 522009  
 DATE: 09/26/2025

SHEET NAME:  
**COURTYARD ELEVATIONS - DEMO**

SHEET NO.

**D202**

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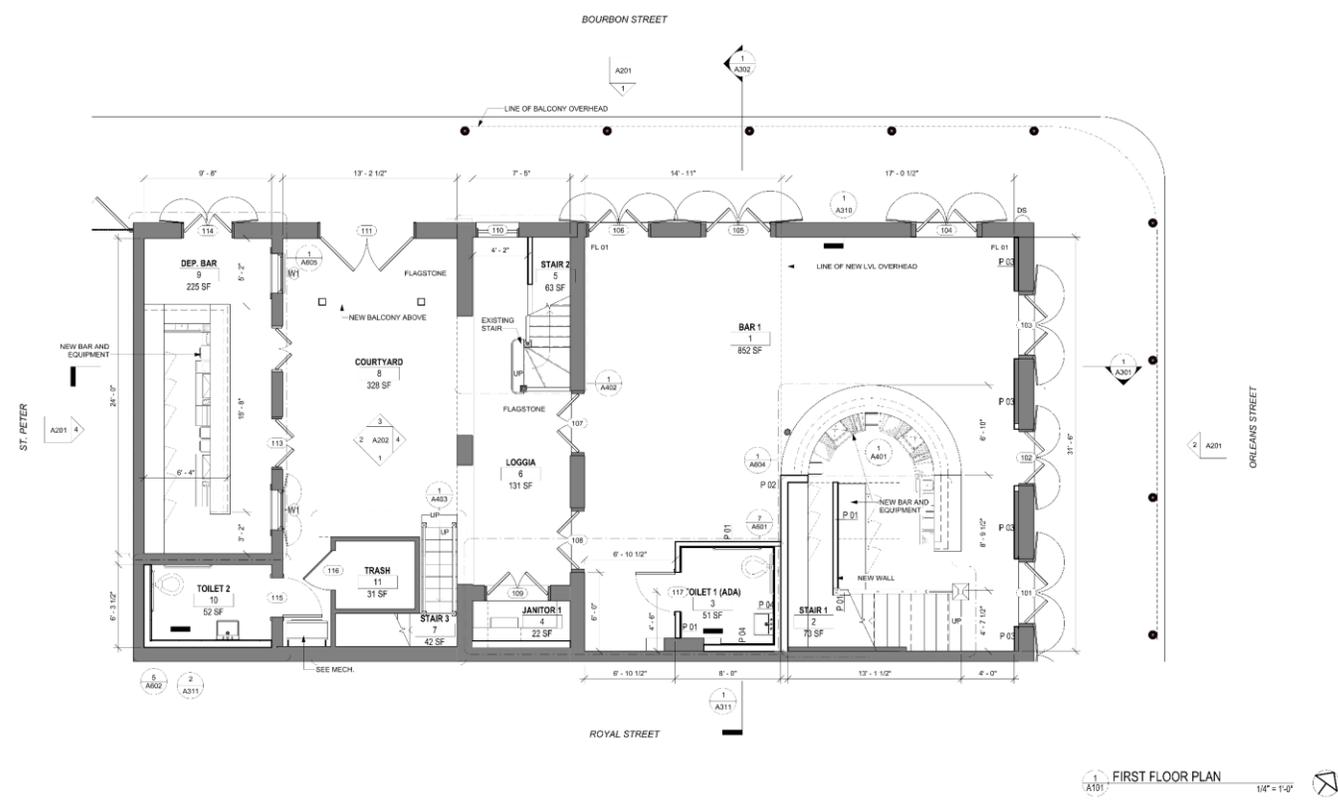
11/9/2025 9:53:52 AM Autodesk Docs/718 Bourbon/522009 - 718 Bourbon SH.M

**FLOOR PLAN GRAPHICS LEGEND:**

- EXISTING
- NEW

**GENERAL NOTES FLOOR PLAN:**

1. REFERENCE A700 FOR PARTITION TYPES AND DETAILS.
2. REFERENCE A800 FOR DOOR AND WINDOW SCHEDULES AND DETAILS.
3. REFERENCE DEMOLITION NOTES AND SHEETS FOR DEMO SCOPE OF WORK.
4. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TO FINISHED FACE OF WALL.
5. COORDINATE UTILITY ENTRANCES WITH STRUCT & MEP PLANS.
6. PROTECT ALL EXISTING HISTORIC MATERIALS, DOORS, WINDOWS, BASEBOARD, STAIR COMPONENTS, MANTLES, AND OTHER HISTORIC SURFACES TO REMAIN.
7. SALVAGE AND STORE ANY HISTORIC MATERIALS REMOVED DURING DEMO FOR REUSE OR TO MATCH EXISTING WITH NEW REPLACEMENT.
8. REFERENCE LIFE SAFETY PLANS FOR REQUIRED FIRE RATINGS AND NFPA SPRINKLER PROTECTION LOCATIONS.
9. COORDINATE ALL SPRINKLER SYSTEM AND FIRE ALARM SYSTEM TYPES WITH ARCHITECT AND MEP ENGINEER. SPRINKLER AND ALARM SYSTEMS TO BE PROVIDED FOR SUBMISSION TO CSFM PRIOR TO CONSTRUCTION.



A101 FIRST FLOOR PLAN 1/4" = 1'-0"



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**-REVISIONS-**

No.	Date	Scope

DRAWING BY: MLL  
 SCALE: 1/4" = 1'-0"  
 JOB No: 522009  
 DATE: 09/28/2025

SHEET NAME:  
**FIRST FLOOR PLAN**

SHEET NO.:

**A101**

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November 25, 2025



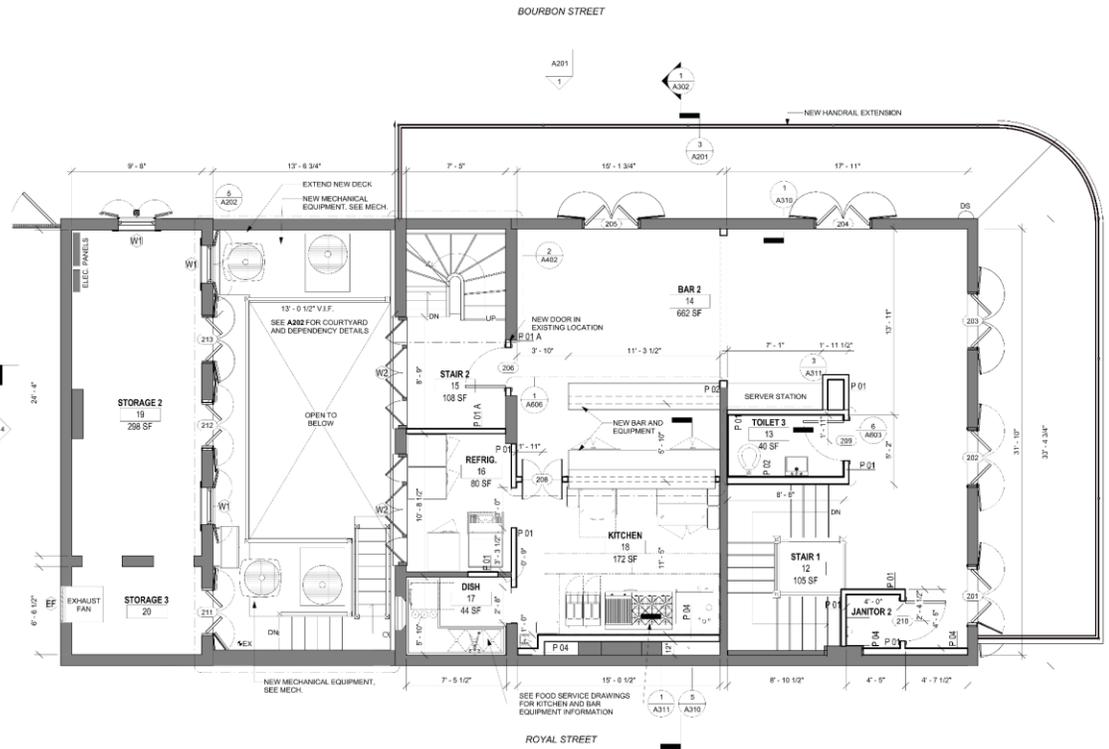
do not scale drawings

FLOOR PLAN GRAPHICS LEGEND:

- EXISTING
- NEW

GENERAL NOTES FLOOR PLAN:

1. REFERENCE A700 FOR PARTITION TYPES AND DETAILS.
2. REFERENCE A800 FOR DOOR AND WINDOW SCHEDULES AND DETAILS.
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9. COORDINATE ALL SPRINKLER SYSTEM AND FIRE ALARM SYSTEM TYPES WITH ARCHITECT AND MEP ENGINEER. SPRINKLER AND ALARM SYSTEMS TO BE PROVIDED FOR SUBMISSION TO CSFM PRIOR TO CONSTRUCTION.



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



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-REVISIONS-

No.	Date	Scope

DRAWING BY: MLL  
 SCALE: 1/4" = 1'-0"  
 JOB No.: 522009  
 DATE: 09/26/2025

SHEET NAME: SECOND FLOOR PLAN

SHEET NO.:

**A102**

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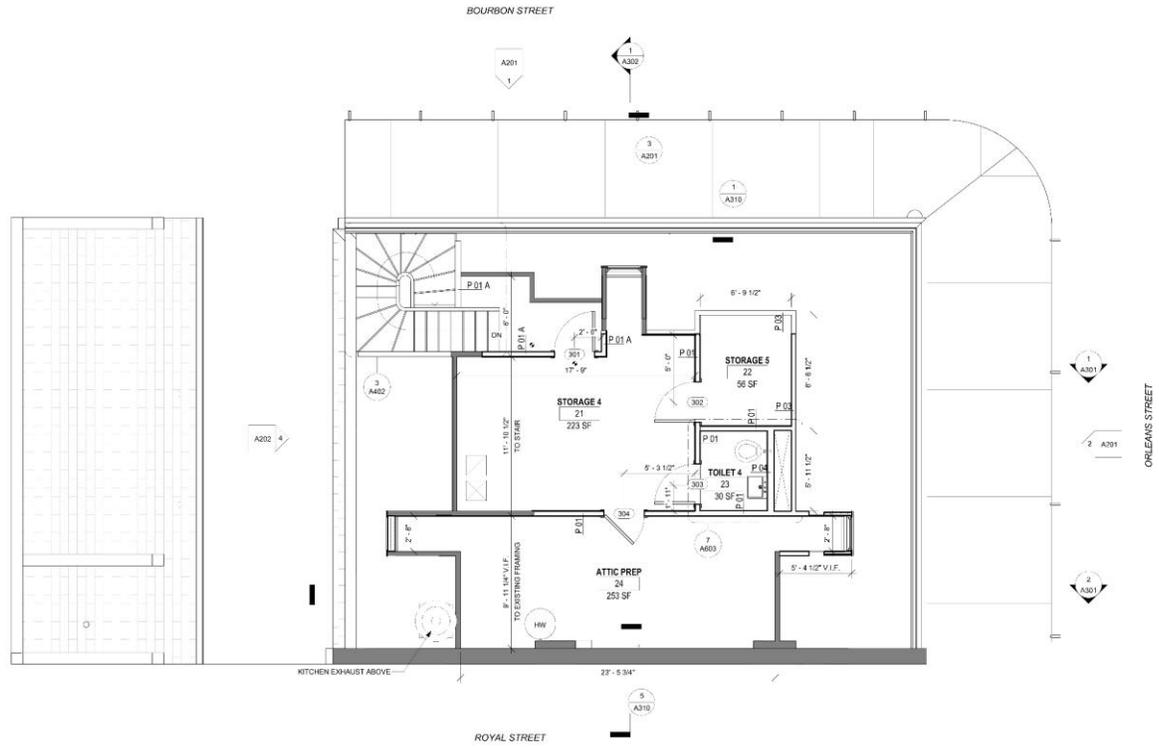
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**FLOOR PLAN GRAPHICS LEGEND:**

- EXISTING
- NEW

**GENERAL NOTES FLOOR PLAN:**

1. REFERENCE A700 FOR PARTITION TYPES AND DETAILS.
2. REFERENCE A800 FOR DOOR AND WINDOW SCHEDULES AND DETAILS.
3. REFERENCE DEMOLITION NOTES AND SHEETS FOR DEMO SCOPE OF WORK.
4. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TO FINISHED FACE OF WALL.
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8. REFERENCE LIFE SAFETY PLANS FOR REQUIRED FIRE RATINGS AND NFPA SPRINKLER PROTECTION LOCATIONS.
9. COORDINATE ALL SPRINKLER SYSTEM AND FIRE ALARM SYSTEM TYPES WITH ARCHITECT AND MEP ENGINEER. SPRINKLER AND ALARM SYSTEMS TO BE PROVIDED FOR SUBMISSION TO OSFM PRIOR TO CONSTRUCTION.



1 THIRD FLOOR PLAN  
A103 1/4" = 1'-0"



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No.	Date	Scope

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JOB No: 522009  
DATE: 09/26/2025

SHEET NAME:  
**THIRD FLOOR PLAN**

SHEET NO:  
**A103**

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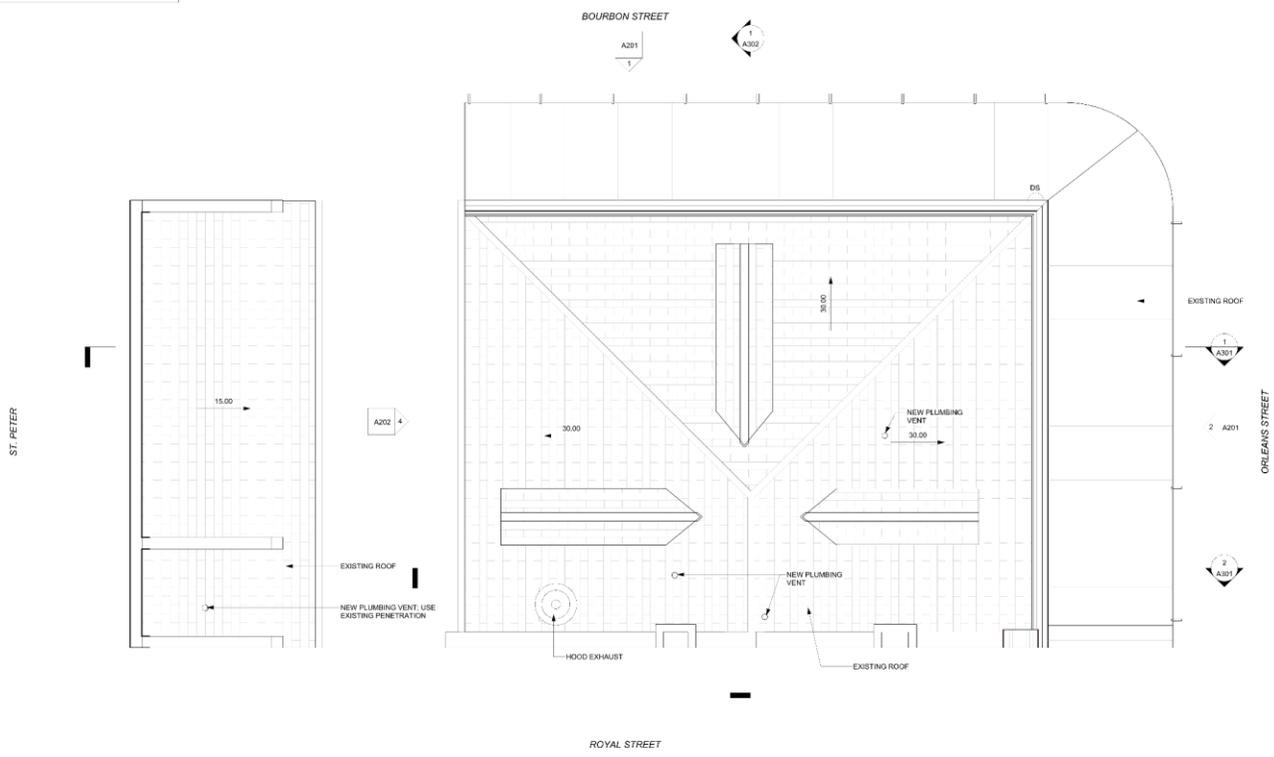
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- EXISTING
- NEW

GENERAL NOTES FLOOR PLAN:

1. REFERENCE A700 FOR PARTITION TYPES AND DETAILS.
2. REFERENCE A800 FOR DOOR AND WINDOW SCHEDULES AND DETAILS.
3. REFERENCE DEMOLITION NOTES AND SHEETS FOR DEMO SCOPE OF WORK.
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1 A104 ROOF PLAN

1/4" = 1'-0"



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No.	Date	Scope

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 SCALE: 1/4" = 1'-0"  
 JOB No.: 522009  
 DATE: 09/26/2025

SHEET NAME: ROOF PLAN

SHEET NO.: A104

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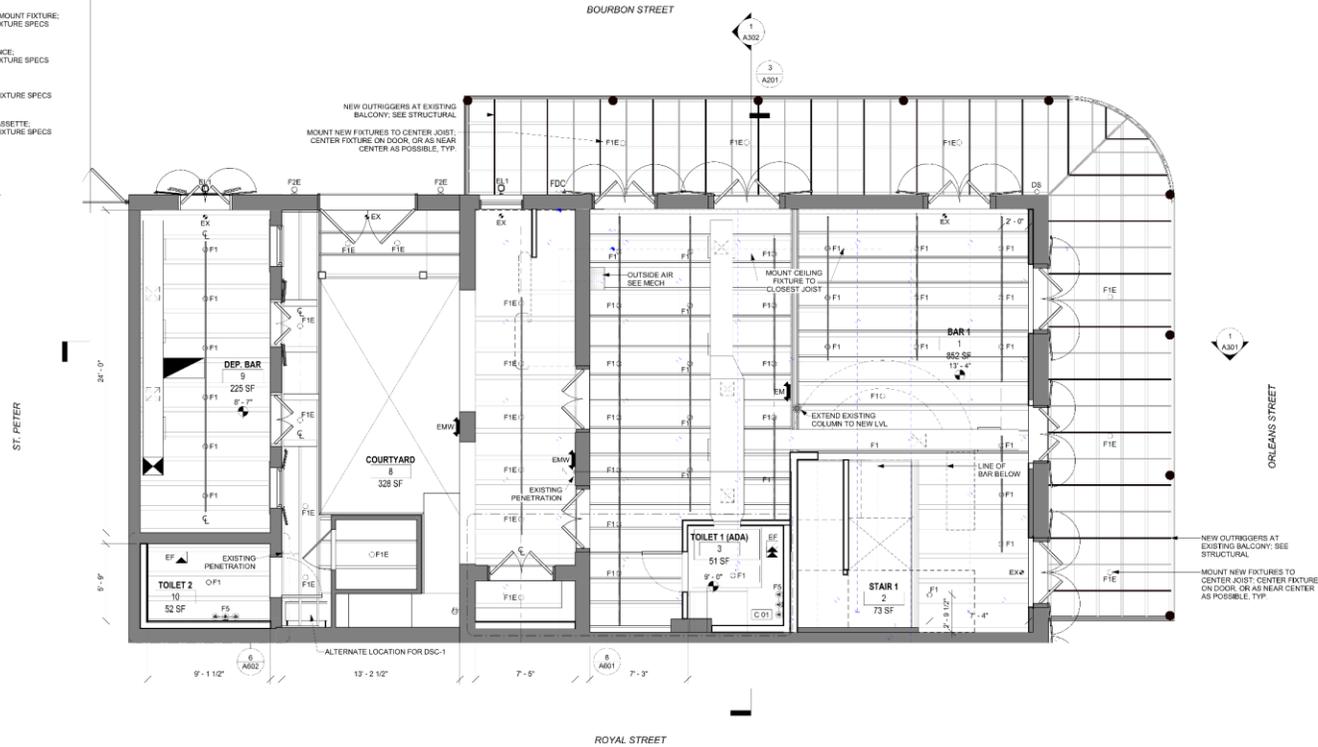
**FLOOR PLAN GRAPHICS LEGEND:**

- EXISTING
- NEW

**RCP LEGEND:**

- EL1 EXISTING EXTERIOR WALL-MOUNT FIXTURE
- EL2 EXISTING EXTERIOR WALL-MOUNT FIXTURE
- EL3 EXISTING EXTERIOR CEILING-MOUNT FIXTURE
- EL4 EXISTING EXTERIOR CEILING-MOUNT FIXTURE
- F1E NEW EXTERIOR CEILING-MOUNT FIXTURE; SEE ELECTRICAL FOR FIXTURE SPECS
- F1 NEW INTERIOR CEILING-MOUNT FIXTURE; SEE ELECTRICAL FOR FIXTURE SPECS
- F2E NEW EXTERIOR WALL-MOUNT FIXTURE; SEE ELECTRICAL FOR FIXTURE SPECS
- F3 NEW INTERIOR CEILING-MOUNT FIXTURE; SEE ELECTRICAL FOR FIXTURE SPECS
- F5 NEW WALL-MOUNT SCONCE; SEE ELECTRICAL FOR FIXTURE SPECS
- EF NEW EXHAUST FAN; SEE MECHANICAL FOR FIXTURE SPECS
- VRF NEW CEILING-MOUNT CASSETTE; SEE MECHANICAL FOR FIXTURE SPECS
- EX NEW EXIT SIGNAGE
- EM NEW EMERGENCY LIGHT

**GENERAL RCP NOTES:**  
COORDINATE ALL NEW ELECTRICAL FIXTURES WITH MECHANICAL SYSTEMS



1 A151 FIRST FLOOR REFLECTED CEILING PLAN  
1/4" = 1'-0"



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**-REVISIONS-**

No.	Date	Scope

DRAWING BY: MLL  
SCALE: 1/4" = 1'-0"  
JOB No: 522009  
DATE: 08/26/2025

SHEET NAME:  
FIRST FLOOR RCP

SHEET NO.

**A151**

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November 25, 2025



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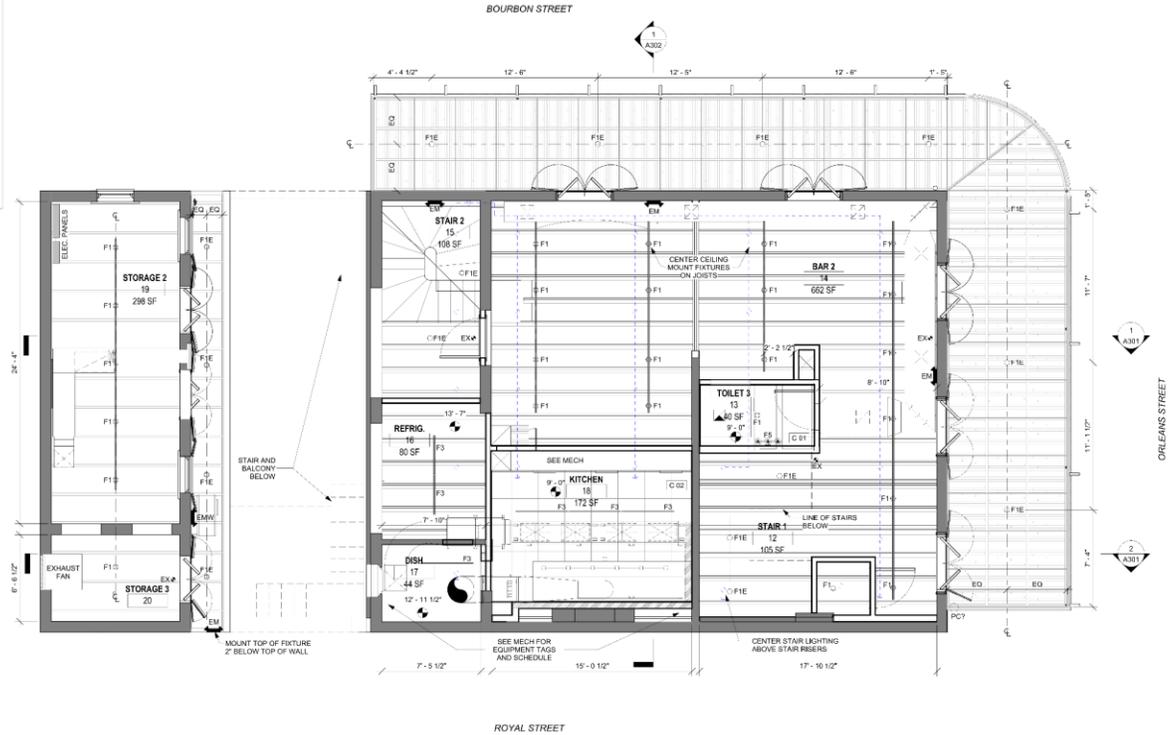
**FLOOR PLAN GRAPHICS LEGEND:**

- EXISTING
- NEW

**RCP LEGEND:**

- EL1 ○ EXISTING EXTERIOR WALL-MOUNT FIXTURE
- EL2 ⦿ EXISTING EXTERIOR WALL-MOUNT FIXTURE
- EL3 ○ EXISTING EXTERIOR CEILING-MOUNT FIXTURE
- EL4 ○○ EXISTING EXTERIOR CEILING-MOUNT FIXTURE
- F1E ○ NEW EXTERIOR CEILING-MOUNT FIXTURE:  
SEE ELECTRICAL FOR FIXTURE SPECS
- F1 ○ NEW INTERIOR CEILING-MOUNT FIXTURE:  
SEE ELECTRICAL FOR FIXTURE SPECS
- F2E — NEW EXTERIOR WALL-MOUNT FIXTURE:  
SEE ELECTRICAL FOR FIXTURE SPECS
- F3 — NEW INTERIOR CEILING-MOUNT FIXTURE:  
SEE ELECTRICAL FOR FIXTURE SPECS
- F5 \*\*\* NEW WALL-MOUNT SCONCE:  
SEE ELECTRICAL FOR FIXTURE SPECS
- EF ▲ NEW EXHAUST FAN:  
SEE MECHANICAL FOR FIXTURE SPECS
- VRF ▨ NEW CEILING-MOUNT CASSETTE:  
SEE MECHANICAL FOR FIXTURE SPECS
- EX ⚡ NEW EXIT SIGNAGE
- EM ↗ NEW EMERGENCY LIGHT

**GENERAL RCP NOTES:**  
COORDINATE ALL NEW ELECTRICAL  
FIXTURES WITH MECHANICAL SYSTEMS



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



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I warrant that the drawings and specifications constitute an accurate and complete representation of the work to be performed.

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**REVISIONS-**

No.	Date	Scope

DRAWING BY MLL  
SCALE 1/4" = 1'-0"  
JOB No. 522009  
DATE 09/26/2025  
SHEET NAME  
SECOND FLOOR RCP

SHEET NO.

**A152**

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 do not scale drawings

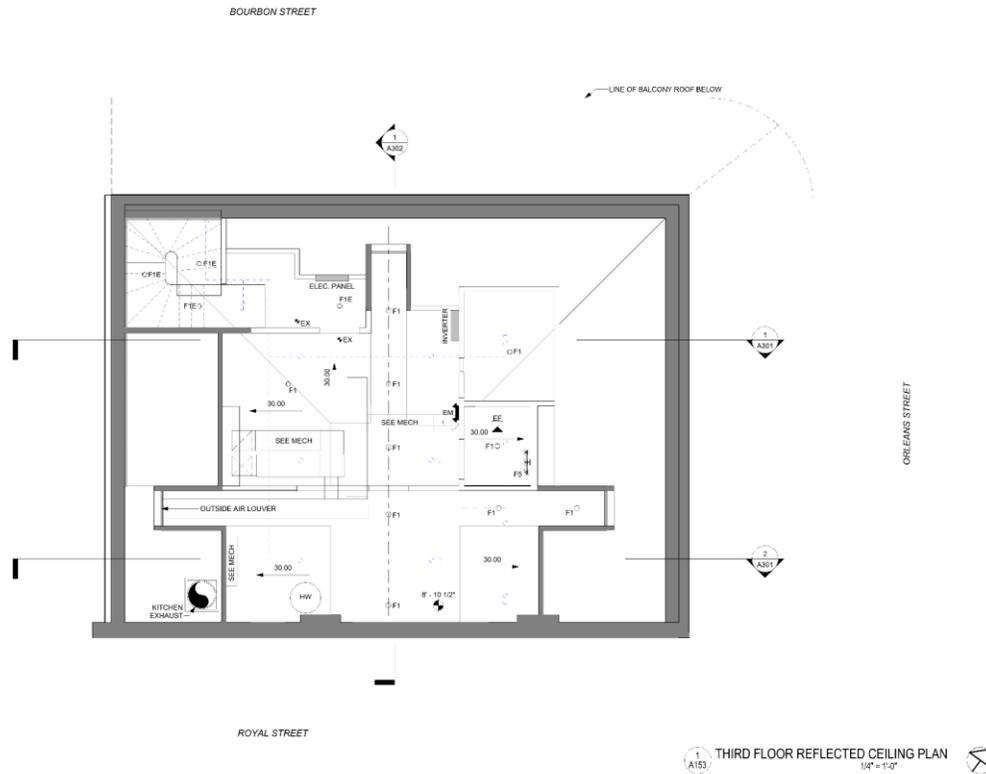
**FLOOR PLAN GRAPHICS LEGEND:**

- EXISTING
- NEW

**RCP LEGEND:**

- EL1  EXISTING EXTERIOR WALL-MOUNT FIXTURE
- EL2  EXISTING EXTERIOR WALL-MOUNT FIXTURE
- EL3  EXISTING EXTERIOR CEILING-MOUNT FIXTURE
- EL4  EXISTING EXTERIOR CEILING-MOUNT FIXTURE
- F1E  NEW EXTERIOR CEILING-MOUNT FIXTURE. SEE ELECTRICAL FOR FIXTURE SPECS
- F1  NEW INTERIOR CEILING-MOUNT FIXTURE. SEE ELECTRICAL FOR FIXTURE SPECS
- F2E  NEW EXTERIOR WALL-MOUNT FIXTURE. SEE ELECTRICAL FOR FIXTURE SPECS
- F3  NEW INTERIOR CEILING-MOUNT FIXTURE. SEE ELECTRICAL FOR FIXTURE SPECS
- F5  NEW WALL-MOUNT SCONCE. SEE ELECTRICAL FOR FIXTURE SPECS
- EF  NEW EXHAUST FAN. SEE MECHANICAL FOR FIXTURE SPECS
- VRF  NEW CEILING-MOUNT CASSETTE. SEE MECHANICAL FOR FIXTURE SPECS
- EX  NEW EXIT SIGNAGE
- EM  NEW EMERGENCY LIGHT

**GENERAL RCP NOTES:**  
 COORDINATE ALL NEW ELECTRICAL FIXTURES WITH MECHANICAL SYSTEMS



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These drawings and specifications have been prepared by me or under my close personal supervision and to the best of my professional knowledge and belief comply with applicable codes and requirements.

I understand and agree to provide prompt construction administration services on this project.

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**PHASE 3 - RENOVATION**  
**718 BOURBON STREET RENOVATION**  
 718 BOURBON ST., NEW ORLEANS, LA 70116

**-REVISIONS-**

No.	Date	Scope

DRAWING BY: Author  
 SCALE: 1/4" = 1'-0"  
 JOB No.: 52209  
 DATE: 09/28/2025

SHEET NAME:  
**THIRD FLOOR RCP**

SHEET NO.

**A153**

PHASE 3 - RENOVATION 09/28/2025

718-20 Bourbon

VCC Architectural Committee

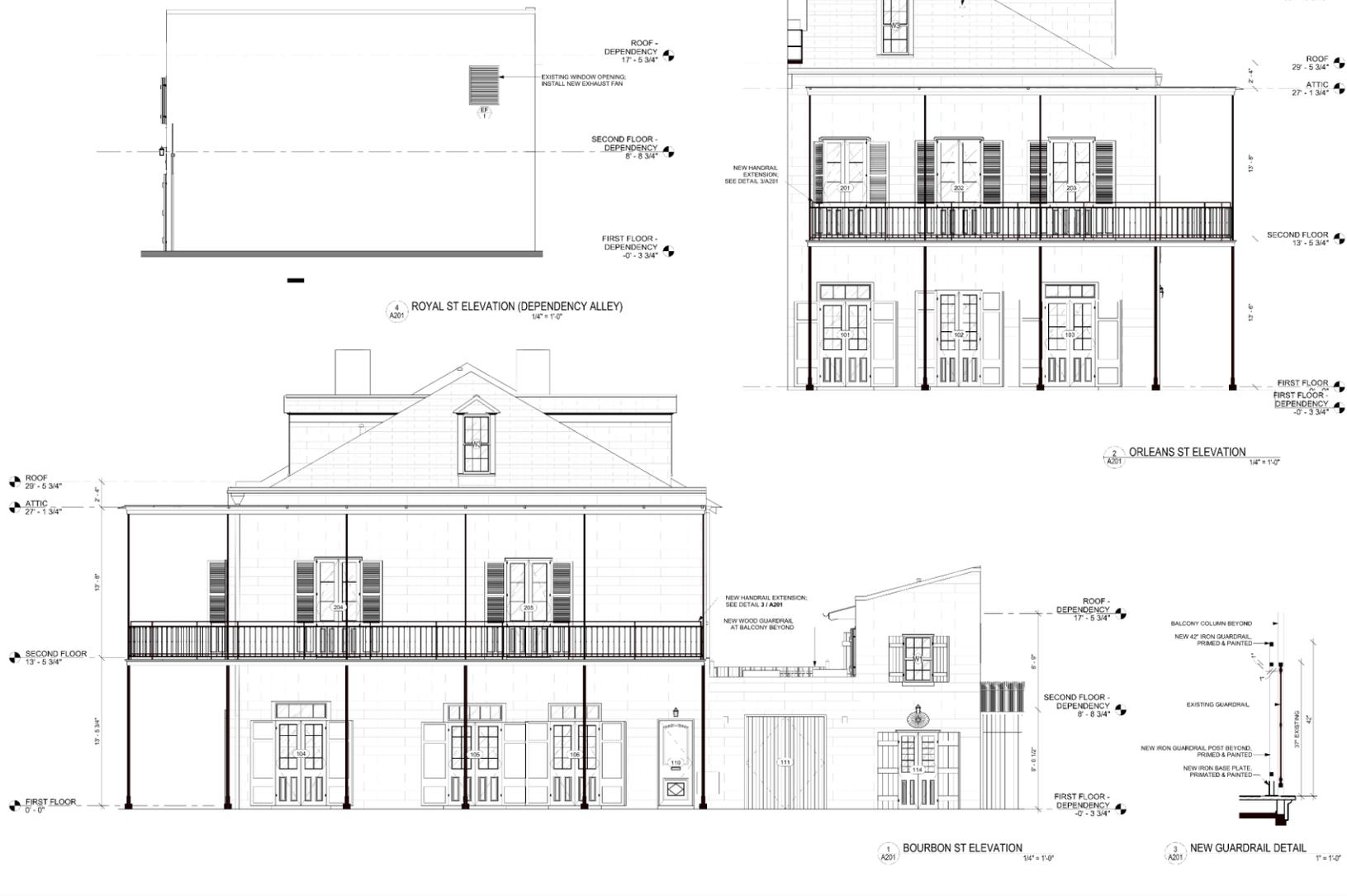
November 25, 2025



11/26/2025 5:14:10 AM Autodesk Docs/718 Bourbon/2025-718 Bourbon St.vt

**ELEVATION GRAPHICS LEGEND:**

- EXISTING
- NEW



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 I will remain available providing project contract administrative services on this project.

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**-REVISIONS-**

No.	Date	Scope

DRAWING BY: MLL  
 SCALE: As indicated  
 JOB No: 20209  
 DATE: 09/26/2025

SHEET NAME:  
**EXTERIOR ELEVATIONS**

SHEET NO.

**A201**

PHASE 3 - RENOVATION 09/26/2025

718-20 Bourbon

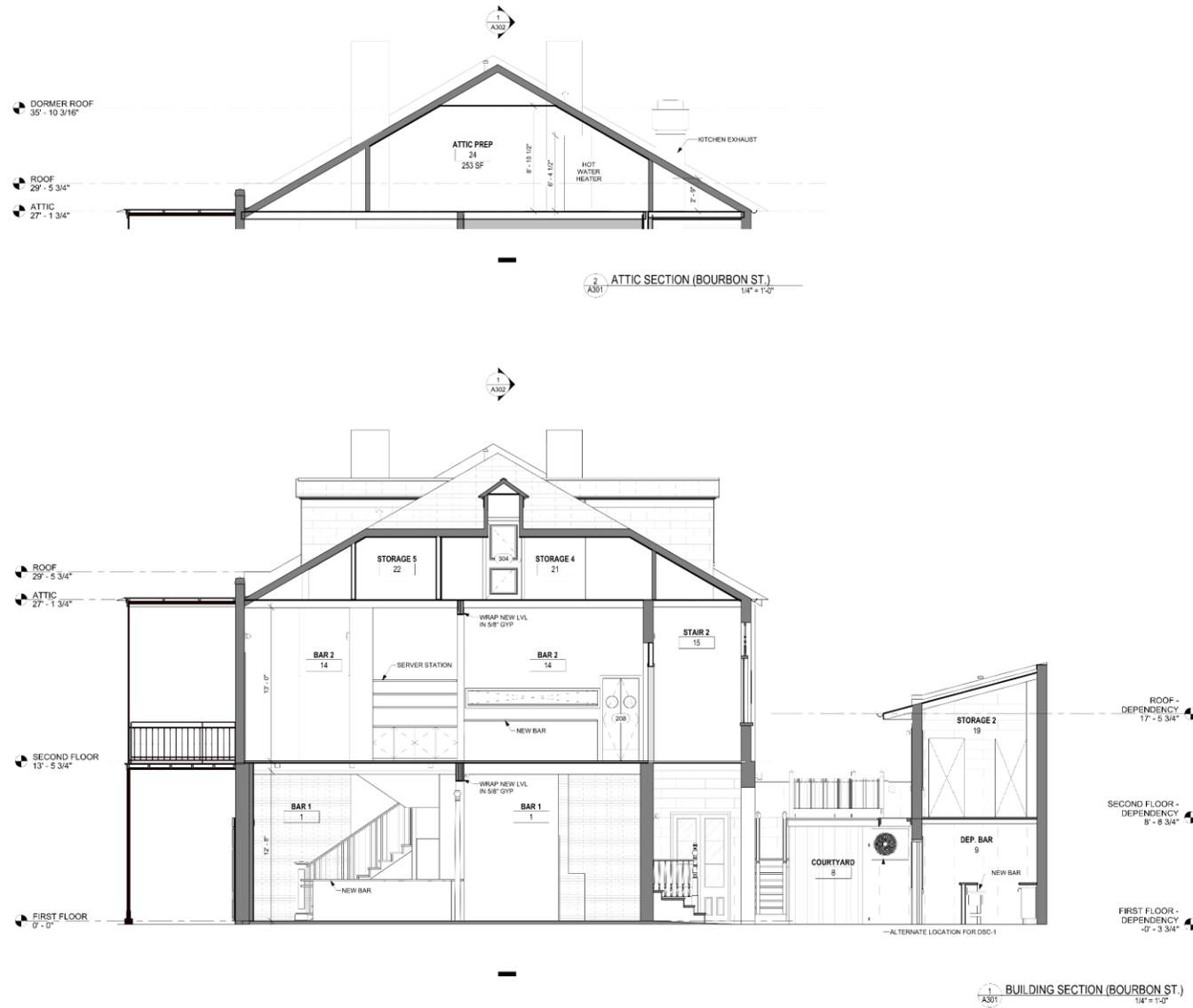
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November 25, 2025





do not scale drawings  
11/20/25 5:54:19 AM Autodesk Docs // 718 Bourbon St 2025 - 718 Bourbon St.rvt



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I (or I) will make good to project completion all reasonable services on this project.

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**718 BOURBON STREET RENOVATION**  
718 BOURBON ST., NEW ORLEANS, LA 70116

-REVISIONS-

No.	Date	Scope

DRAWING BY: MLL  
SCALE: 1/4" = 1'-0"  
JOB NO.: 220209  
DATE: 09/26/2025

SHEET NAME  
BUILDING SECTION

SHEET NO.  
**A301**

PHASE 3 - RENOVATION 09/26/2025

718-20 Bourbon

VCC Architectural Committee

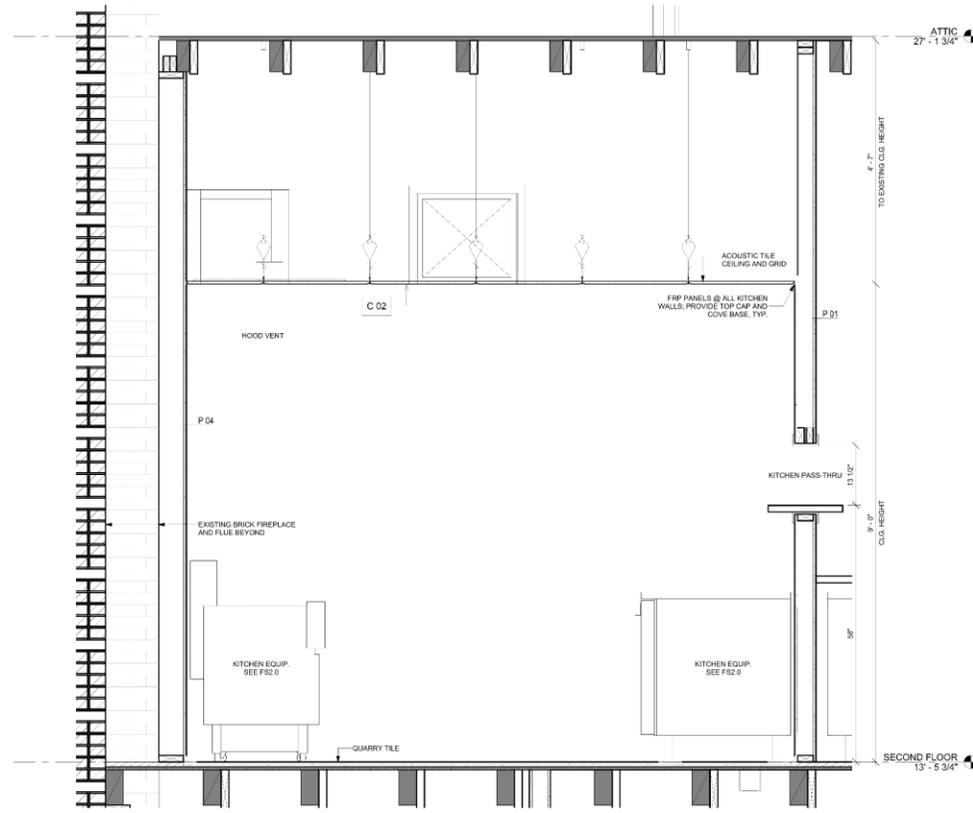
November 25, 2025



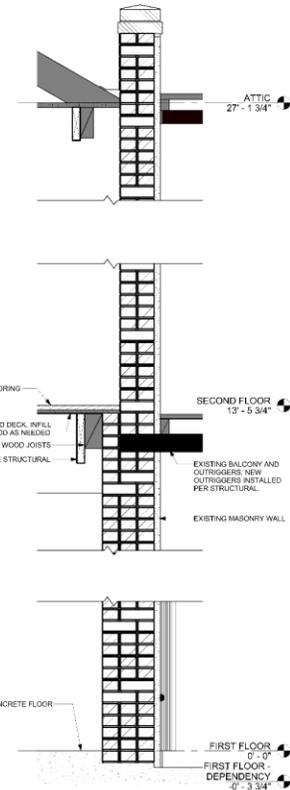


do not scale drawings

1/15/2025 9:42:21 AM Autodesk Docs 718 Bourbon/202509 - 718 Bourbon St.rvt



SECTION DETAIL THRU KITCHEN  
A310 1/4" = 1'-0"



SECTION DETAIL THRU RESTAURANT, TYP.  
A310 1/4" = 1'-0"



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I will be available to provide project consultation and to include services on this project.

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# PHASE 3 - RENOVATION 718 BOURBON STREET RENOVATION 718 BOURBON ST., NEW ORLEANS, LA 70116

-REVISIONS-

No.	Date	Scope

DRAWING BY MLL  
SCALE 1" = 1'-0"  
JOB No. 52209  
DATE 09/26/2025

SHEET NAME  
WALL SECTIONS

SHEET NO.

# A310

PHASE 3 - RENOVATION 09/26/2025

# 718-20 Bourbon

## VCC Architectural Committee

# November 25, 2025



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**FOR REFERENCE:**

2015 Life Safety Code, NFPA 101:

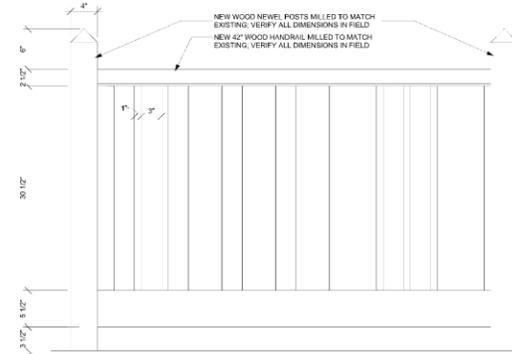
**7.2.2.4.1.6**

Existing stairs, existing ramps, stairs within dwelling units and within guest rooms, and ramps within dwelling units and guest rooms shall be permitted to have a handrail on one side only.

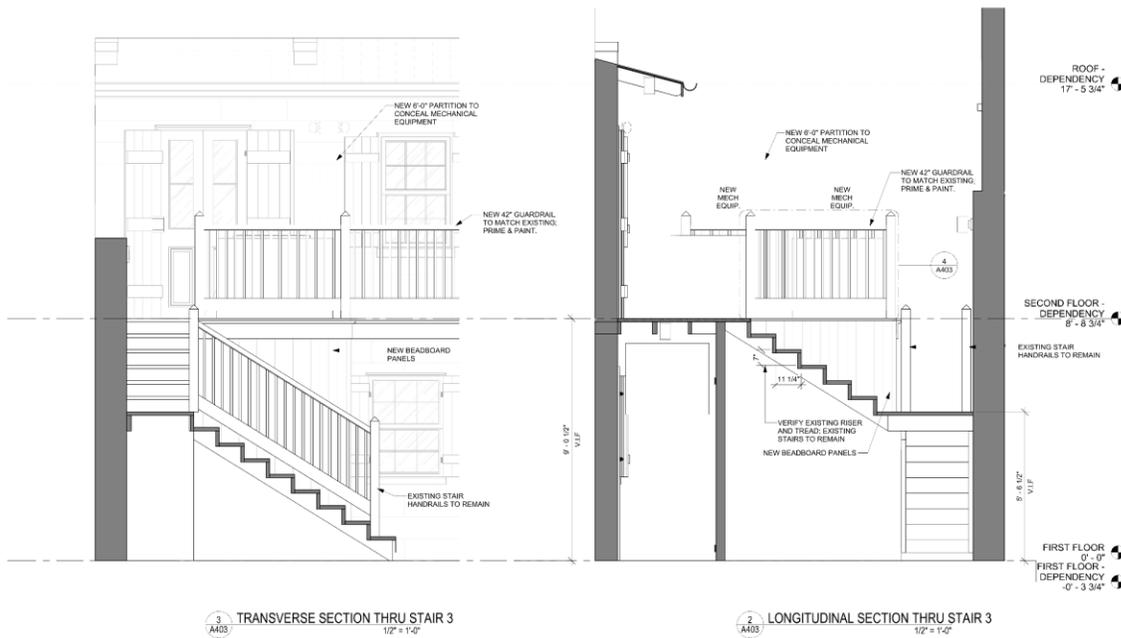
2021 International Existing Building Code:

**1203.9 Stairway railings.**

Grand stairways shall be accepted without complying with the handrail and guard requirements. Existing handrails and guards at stairways shall be permitted to remain, provided they are not structurally dangerous.

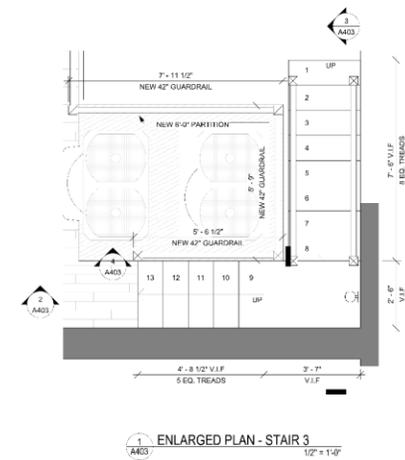


NEW DEPENDENCY GUARDRAIL  
1'-1 1/2" x 1'-0"



TRANSVERSE SECTION THRU STAIR 3  
1/2" = 1'-0"

LONGITUDINAL SECTION THRU STAIR 3  
1/2" = 1'-0"



ENLARGED PLAN - STAIR 3  
1/2" = 1'-0"



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I am not providing project construction administration services on this project.

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**718 BOURBON STREET RENOVATION**  
718 BOURBON ST., NEW ORLEANS, LA 70116

**-REVISIONS-**

No.	Date	Scope

DRAWING BY: MLL  
SCALE: As indicated  
JOB No.: S22009  
DATE: 08/28/2025  
SHEET NAME:  
STAR DETAILS - STAR 3

SHEET NO.

**A403**

PHASE 3 - RENOVATION 09/26/2025

718-20 Bourbon

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November 25, 2025



11/5/2025 9:43:33 AM Autodesk Docs: 718 Bourbon St - 718 Bourbon St.rvt

## DOOR SCHEDULE

DOOR SCHEDULE - EXISTING						
TYPE	MARK	HEIGHT	WIDTH	PHASE	COMMENTS	SHUTTER TYPE FIRE RATING
<b>FIRST FLOOR - DEPENDENCY</b>						
D	111	8'-7"	7'-5"	EXISTING	EXISTING WOOD BARN DOOR	-
B	113	7'-2"	4'-0"	EXISTING	EXISTING WOOD FRENCH DOOR, HALF LITE	S1
B	114	7'-2"	4'-0"	EXISTING	EXISTING WOOD FRENCH DOOR, HALF LITE	S2
F	116	7'-0"	3'-0"	EXISTING	EXISTING UTILITY DOOR	-
<b>FIRST FLOOR</b>						
A	101	9'-6"	5'-2"	EXISTING	EXISTING WOOD FRENCH DOOR, HALF LITE W/ SHUTTERS	S1
B	102	9'-6"	5'-2"	EXISTING	EXISTING WOOD FRENCH DOOR, HALF LITE W/ SHUTTERS	S1
A	103	9'-6"	5'-2"	EXISTING	EXISTING WOOD FRENCH DOOR, HALF LITE W/ SHUTTERS	S1
A	104	9'-6"	5'-5"	EXISTING	EXISTING WOOD FRENCH DOOR, HALF LITE W/ SHUTTERS	S1
A	105	9'-4"	5'-8 1/2"	EXISTING	EXISTING WOOD FRENCH DOOR, HALF LITE W/ SHUTTERS	S1
A	106	9'-4"	4'-10"	EXISTING	EXISTING WOOD FRENCH DOOR, HALF LITE W/ SHUTTERS	S1
B	107	8'-5"	4'-11 1/2"	EXISTING	EXISTING WOOD FRENCH DOOR, HALF LITE	-
B	108	8'-0"	4'-11"	EXISTING	EXISTING WOOD FRENCH DOOR, HALF LITE	-
B	109	9'-2"	5'-0"	EXISTING	EXISTING WOOD FRENCH DOOR, HALF LITE	-
C	110	7'-10 1/2"	3'-3"	EXISTING	EXISTING SINGLE WOOD DOOR	-
<b>SECOND FLOOR - DEPENDENCY</b>						
B	213	7'-0 1/2"	3'-7"	EXISTING	EXISTING WOOD FRENCH DOOR, HALF LITE	S2
<b>SECOND FLOOR</b>						
B	201	9'-2"	4'-8"	EXISTING	EXISTING WOOD OPENING, INSTALL NEW DOOR IN EXISTING FRAME	S3
B	202	9'-2"	4'-6"	EXISTING	EXISTING WOOD OPENING, INSTALL NEW DOOR IN EXISTING FRAME	S3
B	203	9'-3"	4'-10"	EXISTING	EXISTING WOOD FRENCH DOOR, HALF LITE W/ SHUTTERS	S3
B	204	9'-2"	4'-9"	EXISTING	EXISTING WOOD FRENCH DOOR, HALF LITE W/ SHUTTERS	S3
B	205	9'-11"	4'-11"	EXISTING	EXISTING WOOD FRENCH DOOR, HALF LITE W/ SHUTTERS	S3

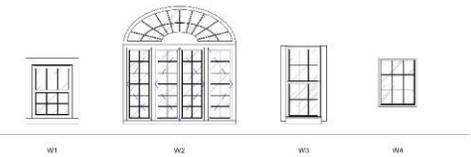
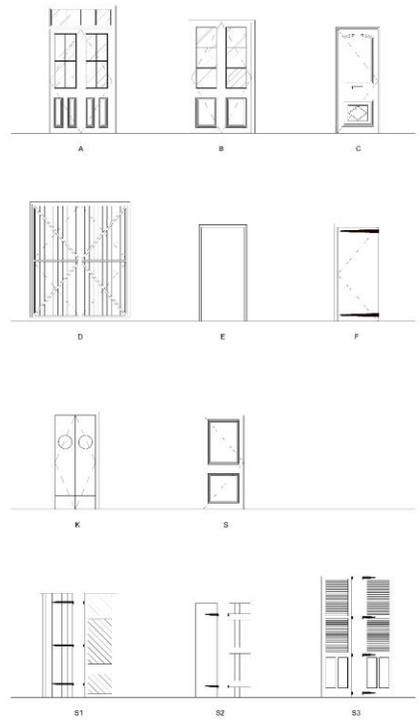
DOOR SCHEDULE - NEW CONSTRUCTION						
TYPE	MARK	HEIGHT	WIDTH	PHASE	COMMENTS	SHUTTER TYPE FIRE RATING
<b>FIRST FLOOR - DEPENDENCY</b>						
B	112	7'-2"	3'-6"	NEW CONSTRUCTION	EXISTING OPENING, INSTALL NEW TYPE B DOORS IN EXISTING FRAME	S2
S	115	7'-0"	3'-0"	NEW CONSTRUCTION	NEW SINGLE WOOD DOOR, CLOSING AND STOPPER HARDWARE	-
<b>FIRST FLOOR</b>						
S	117	7'-0"	3'-0"	NEW CONSTRUCTION	NEW SINGLE WOOD DOOR	-
<b>SECOND FLOOR - DEPENDENCY</b>						
B	211	7'-2 1/4"	3'-6 1/2"	NEW CONSTRUCTION	EXISTING OPENING, INSTALL NEW TYPE B DOORS IN EXISTING FRAME	
B	212	7'-7"	3'-5"	NEW CONSTRUCTION	EXISTING OPENING, INSTALL NEW TYPE B DOORS IN EXISTING FRAME	
<b>SECOND FLOOR</b>						
B	201	9'-3"	4'-10"	NEW CONSTRUCTION	NEW WOOD FRENCH DOOR W/ HALF LITE MILLED TO MATCH EXISTING ADJACENT, INSTALL IN EXISTING OPENING	S3
B	202	9'-3"	4'-10"	NEW CONSTRUCTION	NEW WOOD FRENCH DOOR W/ HALF LITE MILLED TO MATCH EXISTING ADJACENT, INSTALL IN EXISTING OPENING	S3
S	206	8'-0"	3'-0"	NEW CONSTRUCTION	NEW SINGLE WOOD DOOR - FIRE RATED	- 1 HR
K	208	7'-0"	3'-0"	NEW CONSTRUCTION	NEW DOUBLE SWING KITCHEN DOOR	-
S	209	7'-0"	3'-0"	NEW CONSTRUCTION	NEW SINGLE WOOD DOOR	-
S	210	7'-0"	3'-0"	NEW CONSTRUCTION	NEW SINGLE WOOD DOOR	-
<b>ATTIC</b>						
S	301	6'-8"	3'-0"	NEW CONSTRUCTION	NEW SINGLE WOOD DOOR - FIRE RATED	- 1 HR
S	302	6'-8"	3'-0"	NEW CONSTRUCTION	NEW SINGLE WOOD DOOR	-
S	303	6'-8"	3'-0"	NEW CONSTRUCTION	NEW SINGLE WOOD DOOR	-
S	304	6'-8"	3'-0"	NEW CONSTRUCTION	NEW SINGLE WOOD DOOR	-

## WINDOW SCHEDULE

WINDOW SCHEDULE						
TYPE	MARK	HEIGHT	WIDTH	PHASE	COMMENTS	SHUTTER TYPE
<b>FIRST FLOOR - DEPENDENCY</b>						
W1	W1	4'-0"	3'-0"	EXISTING	EXISTING DOUBLE HUNG WINDOW; REPAIR SASHES AS NEEDED	S2
<b>FIRST FLOOR</b>						
W1	W1	4'-0"	3'-0"	EXISTING	EXISTING DOUBLE HUNG WINDOW; REPAIR SASHES AS NEEDED	S2
<b>SECOND FLOOR - DEPENDENCY</b>						
W1	W1	4'-5"	2'-8 3/4"	EXISTING	EXISTING DOUBLE HUNG WINDOW; REPAIR SASHES AS NEEDED	S2
W1	W1	4'-4"	2'-9 1/4"	EXISTING	EXISTING DOUBLE HUNG WINDOW; REPAIR SASHES AS NEEDED	S2
W1	W1	4'-4 1/4"	2'-9 1/2"	EXISTING	EXISTING DOUBLE HUNG WINDOW; REPAIR SASHES AS NEEDED	S2
EF	EF-1	3'-5"	2'-7"	EXISTING	NEW EXHAUST FAN	-
<b>SECOND FLOOR</b>						
W2	W2	5'-5"	8'-4"	EXISTING	EXISTING ARCHED CASEMENT WINDOW; REPAIR IN KIND	-
W2	W2	5'-5"	8'-4"	EXISTING	EXISTING ARCHED CASEMENT WINDOW; REPAIR IN KIND	-
IL	IL-1	2'-8"	2'-0"	NEW CONSTRUCTION	NEW INTAKE LOUVER	-
<b>ATTIC</b>						
W3	W3	5'-6"	2'-8"	EXISTING	EXISTING DOUBLE HUNG DORMER WINDOW; REPAIR SASHES AS NEEDED	-
W3	W3	5'-0"	2'-8"	EXISTING	EXISTING DOUBLE HUNG DORMER WINDOW; REPAIR SASHES AS NEEDED	-
W3	W3	5'-0"	2'-8"	EXISTING	NEW DOUBLE HUNG DORMER WINDOW, COMPLETED IN PHASE 1	-
IL	IL-2	3'-0"	2'-6"	NEW CONSTRUCTION	NEW INTAKE LOUVER	-

### DOOR & WINDOW SCHEDULE GENERAL NOTES:

- REMOVE AND STORE ALL WINDOWS AND DOORS AND REPAIR FRAMES AS NEEDED.
- REMOVE ALL HARDWARE.
- ALL DOORS TO RECEIVE NEW, VCC APPROVED LOCKING HARDWARE AND HINGES, RE-SET ALL DOORS TO PROPERLY CLOSE AND LATCH
- INSTALL NEW WEATHER STRIPPING AT ALL DOORS
- ALL DOORS TO BE PRIMED AND PAINTED
- REPAIR GLAZING AS NEEDED
- REPAIR OR REPLACE ALL SHUTTER HARDWARE AND LOCKS
- ALL SHUTTERS TO BE PRIMED AND PAINTED
- RE-SET ALL SHUTTERS TO CLOSE AND LATCH PROPERLY



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I will not make a profit, and I will not be responsible for any construction or other errors on this project.

PHASE 3 RENOVATION

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718 BOURBON STREET RENOVATION  
718 BOURBON ST. NEW ORLEANS, LA 70116

### -REVISIONS-

No	Date	Scope

DRAWING BY: MLL  
SCALE: 1/4" = 1'-0"  
JOB No: 522009  
DATE: 08/26/2025

SHEET NAME:  
WINDOW & DOOR SCHEDULE

SHEET NO.

**A800**

PHASE 3 - RENOVATION 08/26/2025

718-20 Bourpon

VCC Architectural Committee

November 25, 2025





do not scale drawings

### GENERAL NOTES

(THIS SHEET ONLY)

1. THE GC SHALL COORDINATE THE MECHANICAL CONTRACTOR AND THE STRUCTURAL CONTRACTOR FOR ALL FLOOR/CEILING PENETRATIONS TO AVOID CONFLICTS WITH EXISTING FLOOR/CEILING JOISTS OR OTHER STRUCTURAL ELEMENTS.
2. THE LOCATIONS OF THE VARIABLE REFRIGERANT FLOW HEADS (VRF) ARE SCHEMATIC. CONTRACTOR SHALL COORDINATE THE MECHANICAL CONTRACTOR TO INSTALL THE HEADS AS CLOSE TO THE INDICATED LOCATIONS AS POSSIBLE.

### KEY NOTES

(THIS SHEET ONLY)

- ◇ CONTRACTOR SHALL ROUTE AN OUTSIDE AIR DUCT TO THE RETURN PLenum OF AHU-1. THE OUTSIDE AIR DUCT CAN BE A 14" x 12x12 OR 20x8. CONTRACTOR SHALL FIELD VERIFY AND COORDINATE OUTSIDE AIR DUCT INTAKE AND ROUTING LOCATION WITH ARCHITECT.
- ◇ NOT USED.
- ◇ CONTRACTOR SHALL COORDINATE ALL EXHAUST AIR DISCHARGES TO MAINTAIN ALL REQUIRED CLEARANCES FROM OUTSIDE AIR INTAKES INCLUDING OPERABLE WINDOWS AND JOCKS. MAINTAIN DISCHARGE AS HIGH AS PRACTICAL ON WALL.
- ◇ BRANCH BOX FOR FIRST FLOOR VRF - CONTRACTOR SHALL COORDINATE FINAL LOCATION WITH OWNER AND EQUIPMENT SUPPLIER.



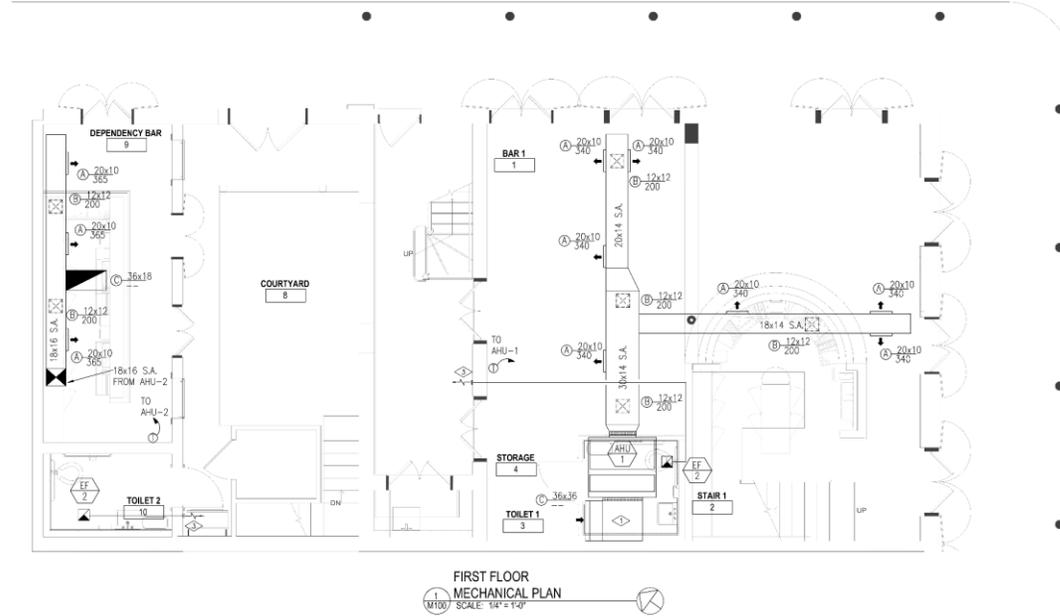
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 504-566-8888  
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I am a duly licensed professional engineer and I am providing project construction administration services on this project.



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 718 BOURBON ST. NEW ORLEANS, LA 70116



REVISIONS		
No.	Date	Scope

DRAWING BY: JEA  
 SCALE: AS NOTED  
 JOB No.: 24-002  
 DATE: 09/26/2025

SHEET NAME: FIRST FLOOR MECHANICAL PLAN  
 SHEET NO.:

**M100**

**pivotal**  
 engineering  
 CIVIL ENVIRONMENTAL  
 ELECTRICAL MECHANICAL  
 1515 POYDRAS ST., STE. 1150  
 NEW ORLEANS, LA 70112  
 504.799.3653



do not scale drawings

### GENERAL NOTES

(THIS SHEET ONLY)

1. THE GC SHALL COORDINATE THE MECHANICAL CONTRACTOR AND THE STRUCTURAL CONTRACTOR FOR ALL FLOOR/CEILING PENETRATIONS TO AVOID CONFLICTS WITH EXISTING FLOOR/CEILING JOISTS OR OTHER STRUCTURAL ELEMENTS.
2. ALL FLOOR/CEILING PENETRATIONS SHALL BE PROTECTED WITH FIRE DAMPERS. DAMPERS SHALL BE LABELED AND ACCESS TO DAMPERS SHALL BE PROVIDED.
3. CONTRACTOR SHALL FIELD VERIFY AND COORDINATE ALL EQUIPMENT LOCATIONS WHILE MAINTAINING ALL REQUIRED MAINTENANCE AND SERVICE CLEARANCES.

### KEY NOTES

(THIS SHEET ONLY)

- <> 18x16 RETURN AIR FOR AHU-4 DOWN FROM 3RD FLOOR, 1600CFM. COVER OPENING WITH 1 1/2" HARDWARE CLOTH. OFFSET AS REQUIRED AND TERMINATE LEVEL WITH BOTTOM OF JOIST.
- <> 18x16 SUPPLY AIR FROM AHU-4 DOWN FROM 3RD FLOOR, 1800 CFM.
- MFG. TITUS 300PL OR SIMILAR, 20x10, 500 CFM EACH.
- MOUNT OSC-1 AS HIGH AS PRACTICAL ON WALL WITH MFG SUPPLIED WALL BRACKET.
- PROVIDE ACCESS FOR SERVICE AND MAINTENANCE FOR AHU-2.
- EF-1 SHALL RUN CONTINUOUSLY DURING OCCUPIED HOURS VIA TIME CLOCK.
- PROVIDE ARCHITECTURAL SCREENING WHERE REQUIRED. CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND OWNER ON TYPE, SIZE AND LOCATION.
- EF-2 4" DISCHARGE TO FOLLOW ROUTING OF PREVIOUSLY EXISTING EXHAUST FAN IN THIS AREA. CONTRACTOR TO DETERMINE EXACT ROUTING IN FIELD. TERMINATE EXHAUST DISCHARGE WITH NEW ROOFJACK AND HIGH WIND CAP.



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



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#### REVISIONS

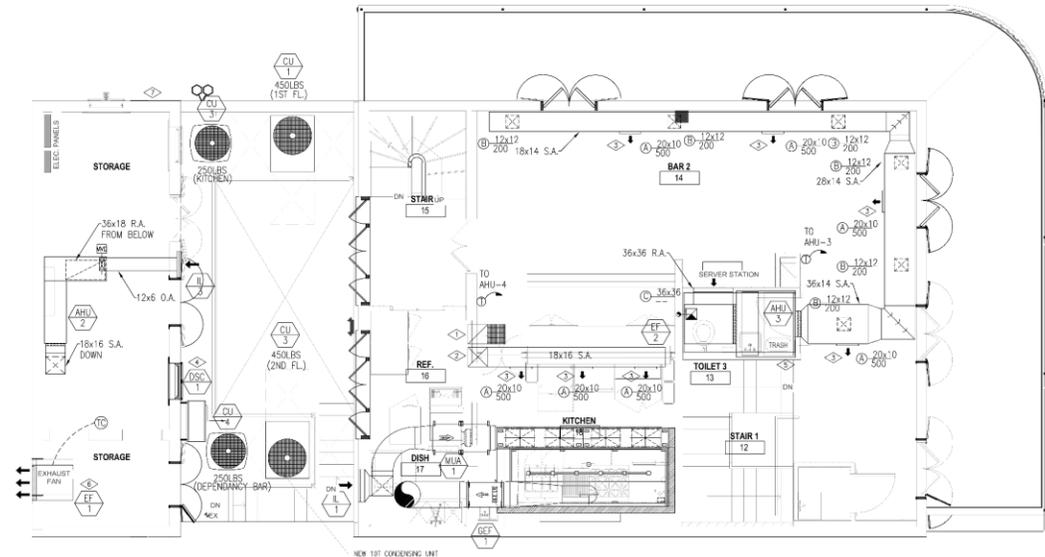
No.	Date	Scope

DRAWING BY: JEA  
 SCALE: AS NOTED  
 JOB No: 24-002  
 DATE: 09/26/2025

SHEET NAME: SECOND FLOOR MECHANICAL PLAN

SHEET NO.

**M200**



SECOND FLOOR MECHANICAL PLAN  
 1/2007 SCALE: 1/4" = 1'-0"

**pivotal**  
 engineering  
 CIVIL ENVIRONMENTAL  
 ELECTRICAL MECHANICAL  
 1515 PONDRAIS ST., STE. 1150  
 NEW ORLEANS, LA 70112  
 504.799.3553



do not scale drawings

### GENERAL NOTES

(THIS SHEET ONLY)

1. THE GC SHALL COORDINATE THE MECHANICAL CONTRACTOR AND THE STRUCTURAL CONTRACTOR FOR ALL FLOOR/CEILING PENETRATIONS TO AVOID CONFLICTS WITH EXISTING FLOOR/CEILING JOISTS OR OTHER STRUCTURAL ELEMENTS.
2. ALL FLOOR/CEILING PENETRATIONS SHALL BE PROTECTED WITH FIRE DAMPERS. DAMPERS SHALL BE LABELED AND ACCESS TO DAMPERS SHALL BE PROVIDED.

### KEY NOTES

(THIS SHEET ONLY)

- ◇ IL-2 INSTALLED IN EXISTING DORNER WINDOW FRAME
- ◇ CONTRACTOR SHALL COORDINATE EXACT LOCATION OF OUTSIDE AIR INTAKE WITH ARCHITECT AND OWNER.
- ◇ LOCATION OF DS-1 IS SCHEMATIC IN NATURE. CONTRACTOR TO COORDINATE EXACT LOCATION WITH ARCHITECT AND OWNER. DS-1 CAN BE LOCATED ANYWHERE IN THE ATTIC AREA.
- ◇ EF-2 4" Ø CHARGE TO FOLLOW ROUTING OF PREVIOUSLY EXISTING EX-HAUST FAN IN THIS AREA. CONTRACTOR TO DETERMINE EXACT ROUTING IN FIELD. TERMINATE EXHAUST DISCHARGE WITH NEW ROOFJACK AND HIGH WIND CAP.



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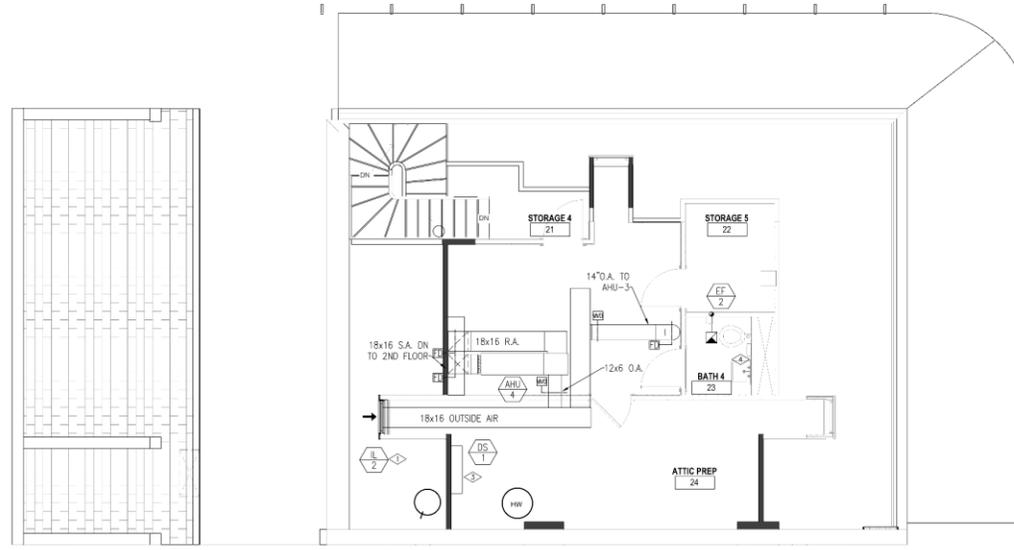
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I will not be providing project construction administrative services on this project.

\_\_\_\_\_



718 BOURBON STREET  
 718 BOURBON ST., NEW ORLEANS, LA 70116



THIRD FLOOR  
 MECHANICAL PLAN  
 M300 SCALE: 1/4" = 1'-0"

**pivotal**  
 engineering  
 CIVIL ENVIRONMENTAL  
 ELECTRICAL MECHANICAL  
 1015 PONDRAIS ST., STE. 1150  
 NEW ORLEANS, LA 70112  
 504.799.3653

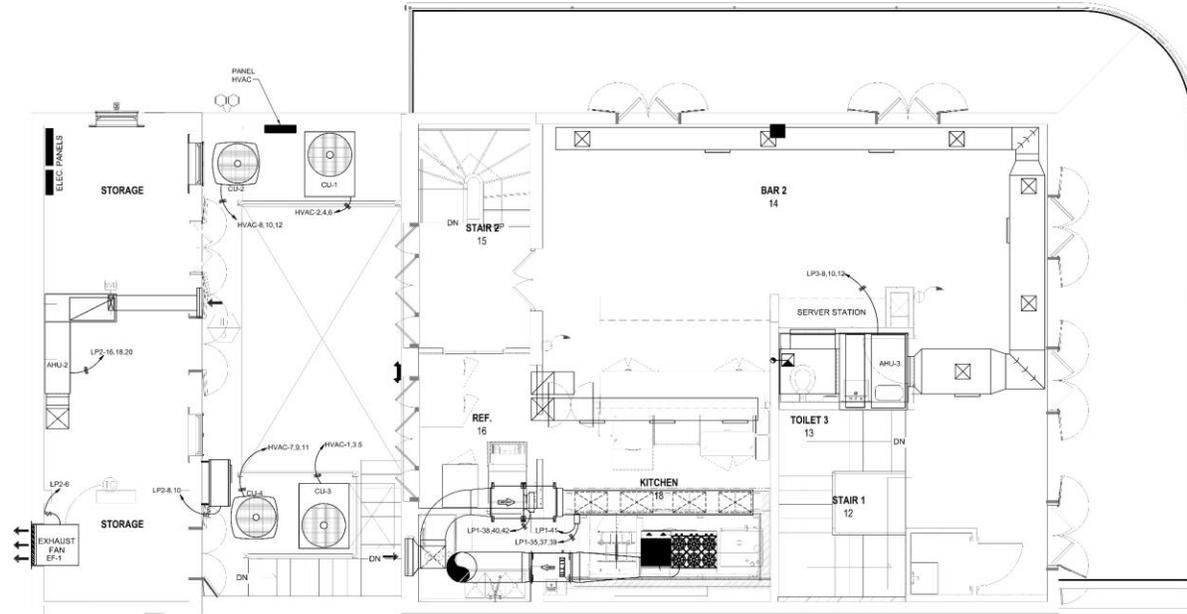
-REVISIONS-		
No.	Date	Scope

DRAWING BY: JEA  
 SCALE: AS NOTED  
 JOB No.: 24-002  
 DATE: 09/26/2025

SHEET NAME:  
 THIRD FLOOR  
 MECHANICAL  
 DOAS PLAN  
 SHEET NO.:

**M300**





1 SECOND FLOOR MECHANICAL POWER PLAN  
E-3.2 SCALE: 1/4" = 1'-0"

WILLIAMS ARCHITECTS  
824 BARONNE STREET  
NEW ORLEANS, LA 70113  
504-566-0888  
WILLIAMSARCHITECTS.COM

These drawings and specifications have been prepared by me or under my direct personal supervision and to the best of my professional knowledge and belief comply with applicable codes and requirements.

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



718 BOURBON STREET  
718 BOURBON ST., NEW ORLEANS, LA 70116

-REVISIONS-

No.	Date	Scope

DRAWING BY: JEA  
SCALE: AS NOTED  
JOB No: 522009  
DATE: 06/27/2025

SHEET NAME:  
SECOND FLOOR  
MECHANICAL  
POWER PLAN

SHEET NO.

pivotal  
engineering  
CIVIL ENVIRONMENTAL  
ELECTRICAL MECHANICAL  
1515 POYDRAS ST., STE. 1150  
NEW ORLEANS, LA 70112  
504.799.3653

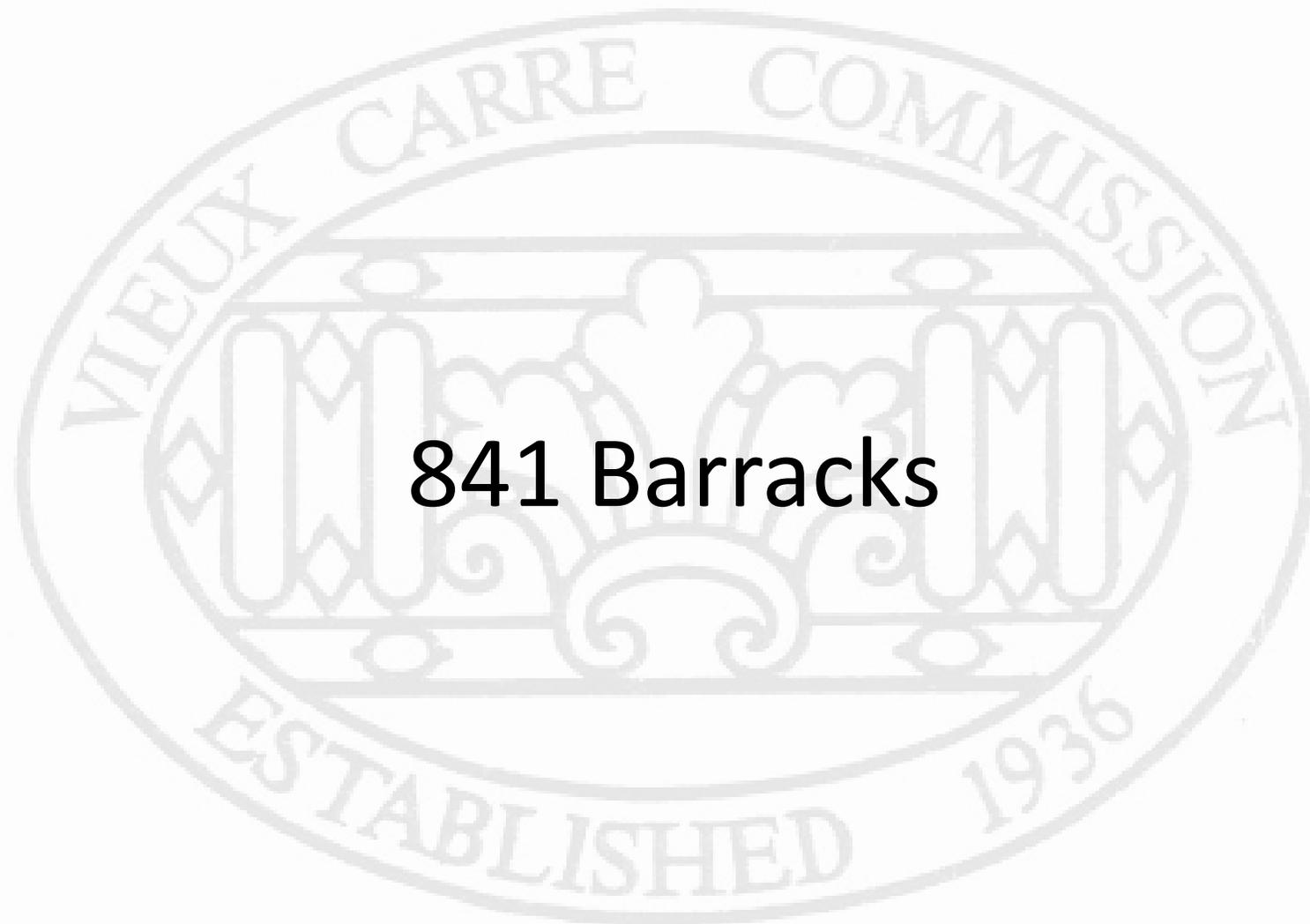
E-3.2

718-20 Bourbon

VCC Architectural Committee

November 25, 2025





# 841 Barracks

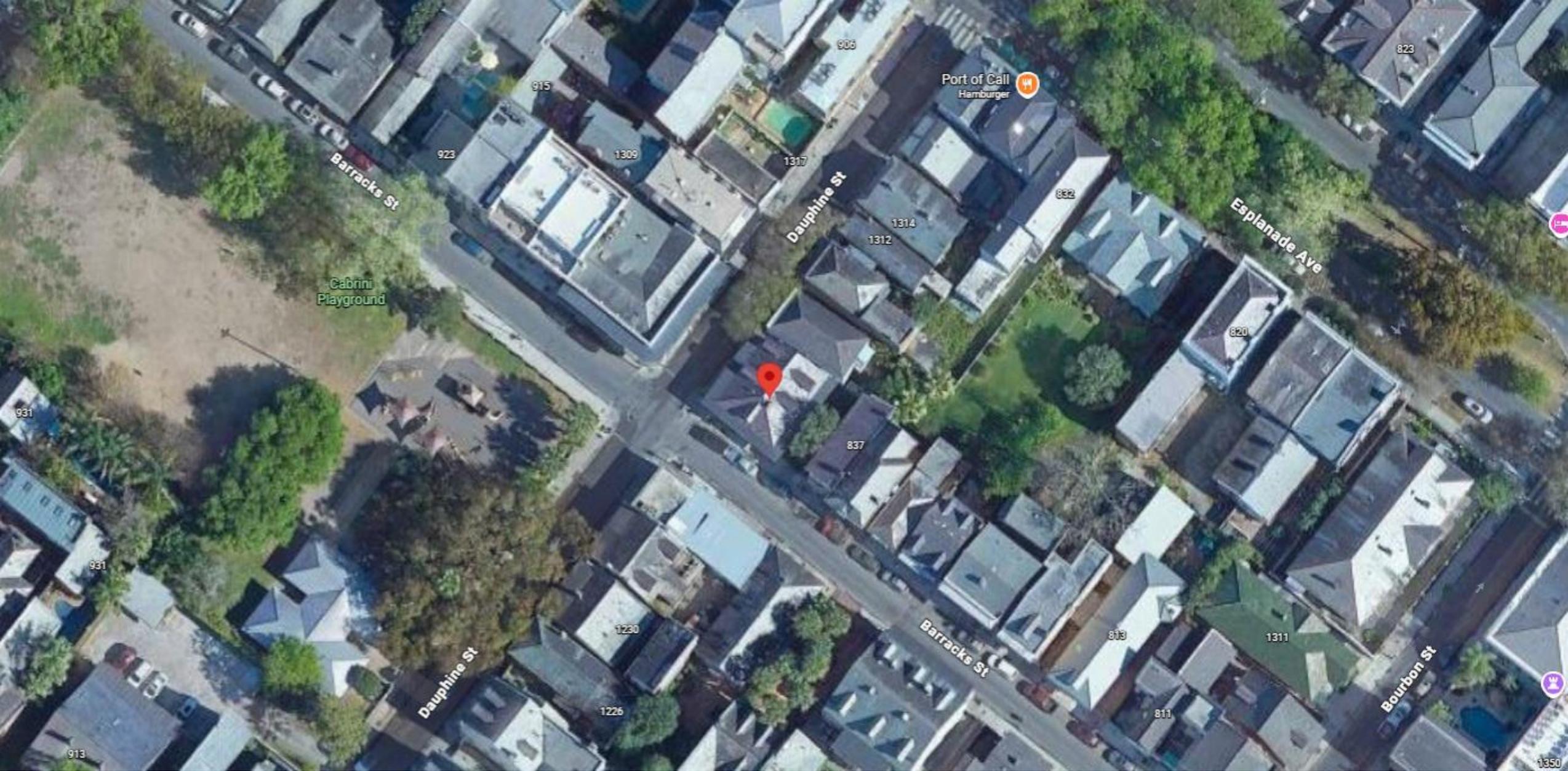


841 Barracks

VCC Architectural Committee

November 25, 2025





# 841 Barracks

VCC Architectural Committee

November 25, 2025





841 Barracks

VCC Architectural Committee

November 25, 2025





841 Barracks

VCC Architectural Committee

November 25, 2025





841 Barracks

VCC Architectural Committee

November 25, 2025



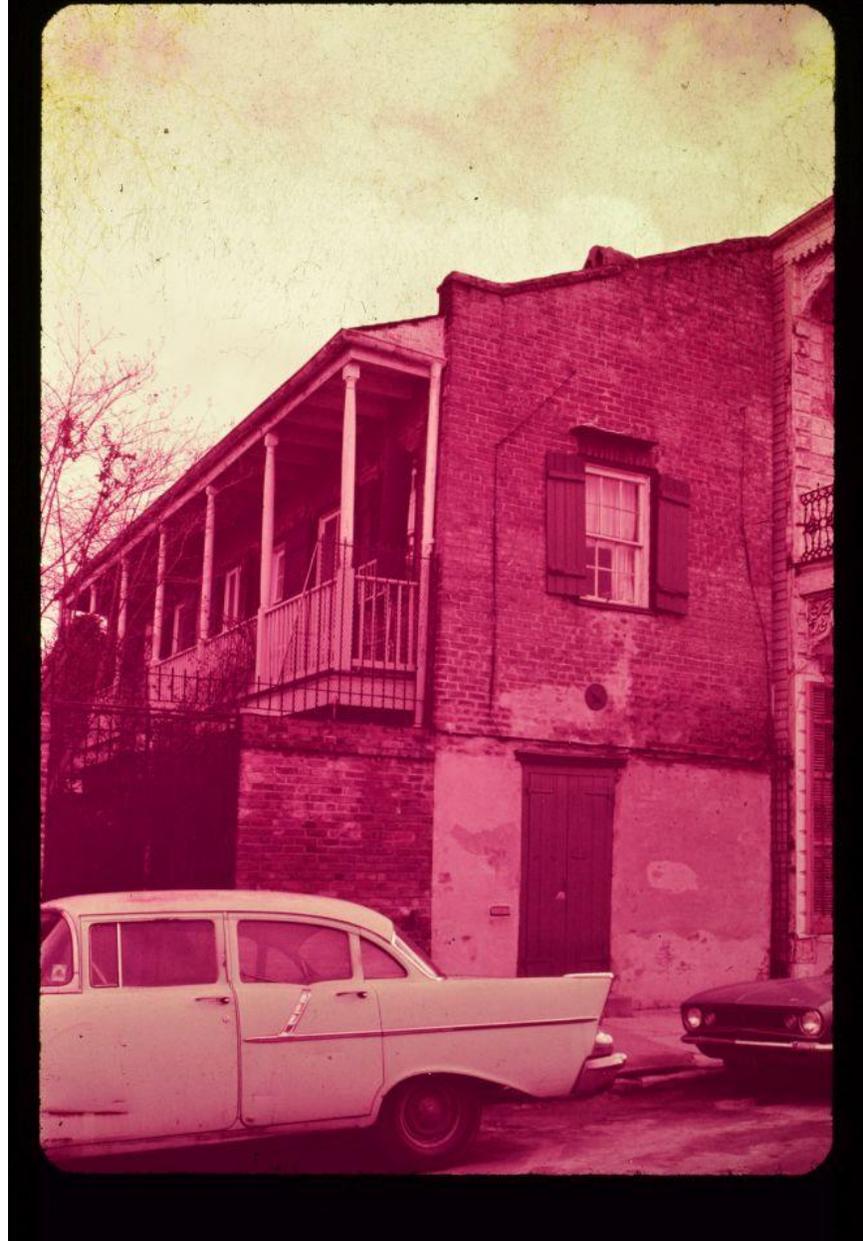


## 841 Barracks

VCC Architectural Committee

November 25, 2025





## 841 Barracks

VCC Architectural Committee

November 25, 2025





841 Barracks

VCC Architectural Committee

November 25, 2025





841 Barracks

VCC Architectural Committee

November 25, 2025





841 Barracks

VCC Architectural Committee

November 25, 2025



To: Mike Lee

Property Address: 841 Barracks st  
New Orleans, La 70116

Ref# 2157

**Objective:**

**To tuck point and repair masonry wall on second floor courtyard balcony. Repair bricks above header, interior chase and firebox repair**

The labor and material price for this project is \$20,050.00

The scope of work includes:

Grind out all existing mortar on approximately 528 sq ft of exterior balcony masonry wall

Tuck-point above mentioned masonry wall

Demo 5ft x 32 inches above opening closest to the street on second floor balcony

Remove failed structural header and replace

Re-lay bricks above opening

Demo 6ft x 32 inches above window on second floor balcony closest to neighboring property

Remove failed header and replace

Re-lay bricks above opening

Demo jamb beside opening, removing Portland cement infill

Lay new jamb up to door casing, toothed out and tied into existing structure

Grind out all existing mortar on approximately 32sq ft of interior masonry chase and firebox legs

Tuck point above mentioned masonry chase

Tooth out structurally separated brick approximately 7ft 4 inches

Perform major structural repair to masonry chase and firebox legs

Haul away debris

All worked performed with custom engineered VCC approved historically appropriate mortar mix

## ENGINEERING FIELD REPORT



Barracks Street frontage of the dependency so that the sidewalk slopes away from the building and water cannot collect by the foundation. We also recommend monitoring of the structure for additional movement. Separately from the work proposed under the current permit application for the lintels and tuckpointing of the front wall, we have begun discussing options for stabilization of the building with the owner and will continue to work on a plan with them.

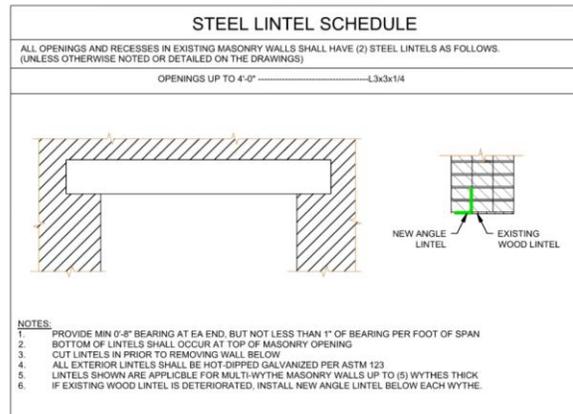
*Investigation described within consists only of visual observations of those features of the structure that were exposed and accessible. No destructive or non-destructive testing was conducted by this office in order to determine the structural integrity of the existing wood framing whether the items could be readily visually inspected or not. Neither my investigation nor this report should be considered to warrant or guarantee the structure or its components. Future investigation, observations, or occurrences may reveal other conditions of note or may indicate changes in the conditions mentioned above.*

**ADDRESS: 841 Barracks Street, New Orleans, LA 70116**  
**DATE: September 23, 2025**

On September 10, 2025, Marais representative, Trevor Paitz, P.E. visited 841 Barracks Street in New Orleans. The site visit was in response to the Vieux Carre Commission's request for a drawing detail for the new lintels at rear dependency. This permit sparked concern of a substantial lean of the rear dependency toward the neighboring property at 833 Barracks Street.

### Permitted Work (Lintels):

The scope of work for the masonry contractor was to install new lintels at two openings in the front wall of the dependency, opposite of the lean. The detail for the lintel at the opening is shown below.



We do not believe that the masonry scope of work that was applied for in the permit will cause greater movement of the structure to occur.

### Story Drift of Rear Dependency:

Historic photos (Photos 1 through 3) are attached to this report. While it is not completely apparent from the photos, the dependency does appear to be trending toward the neighboring property at 833 Barracks Street at the time of the photographs. According to measurements during the site visit, the rear wall of the dependency appears to be out of plumb approximately one inch every three feet of vertical height for the first six feet.

We believe the cause of the lean is due to settlement from a geotechnical failure of the soils below the historic masonry foundation and that the building will continue to lean, unless some efforts are made to prevent the movement from occurring. If no corrective action is taken to prevent the ongoing displacement, the continued movement could threaten the stability of the structure and lead to partial or complete collapse. We recommend, in the short term, that the sidewalk be repoured on the



PHOTOS

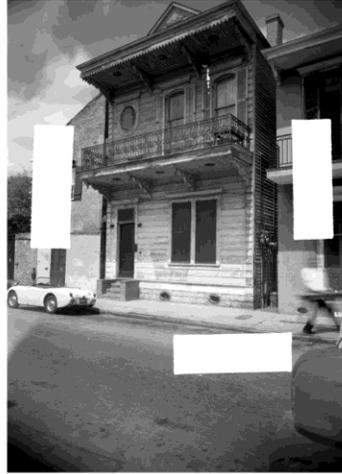


Photo 1: 833 Barracks Street Taken on 4/9/1963

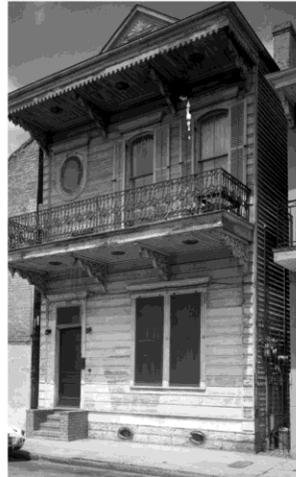


Photo 2: 833 Barracks Street Taken on 4/9/1963

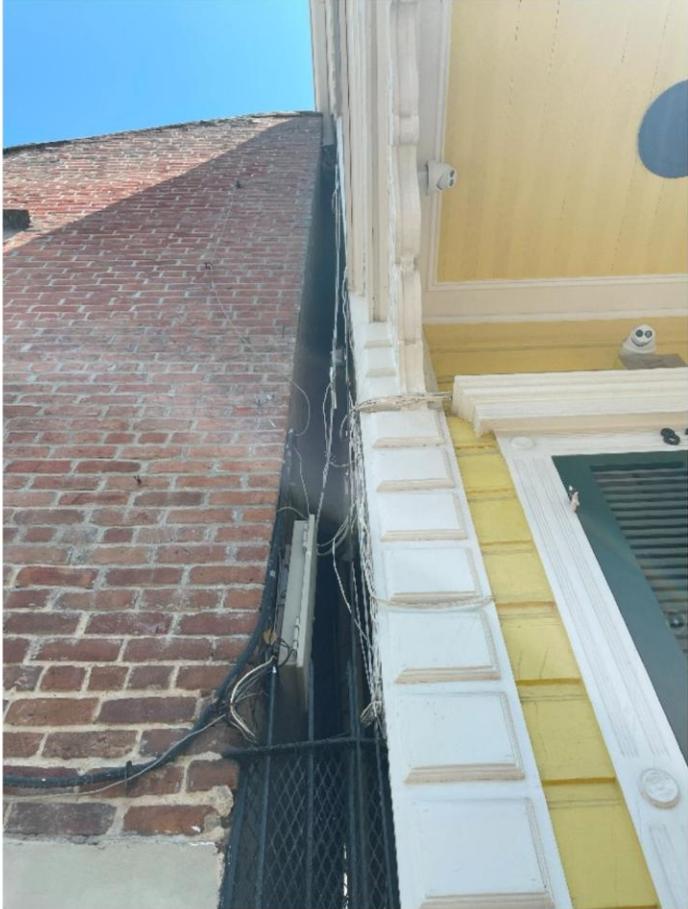


Photo 3: 833 Barracks Street Taken on 11/7/2010



Photo 4: 833 Barracks Street Taken on 9/10/2025

**841 Barracks Street – Structural Inspection  
September 12, 2025**

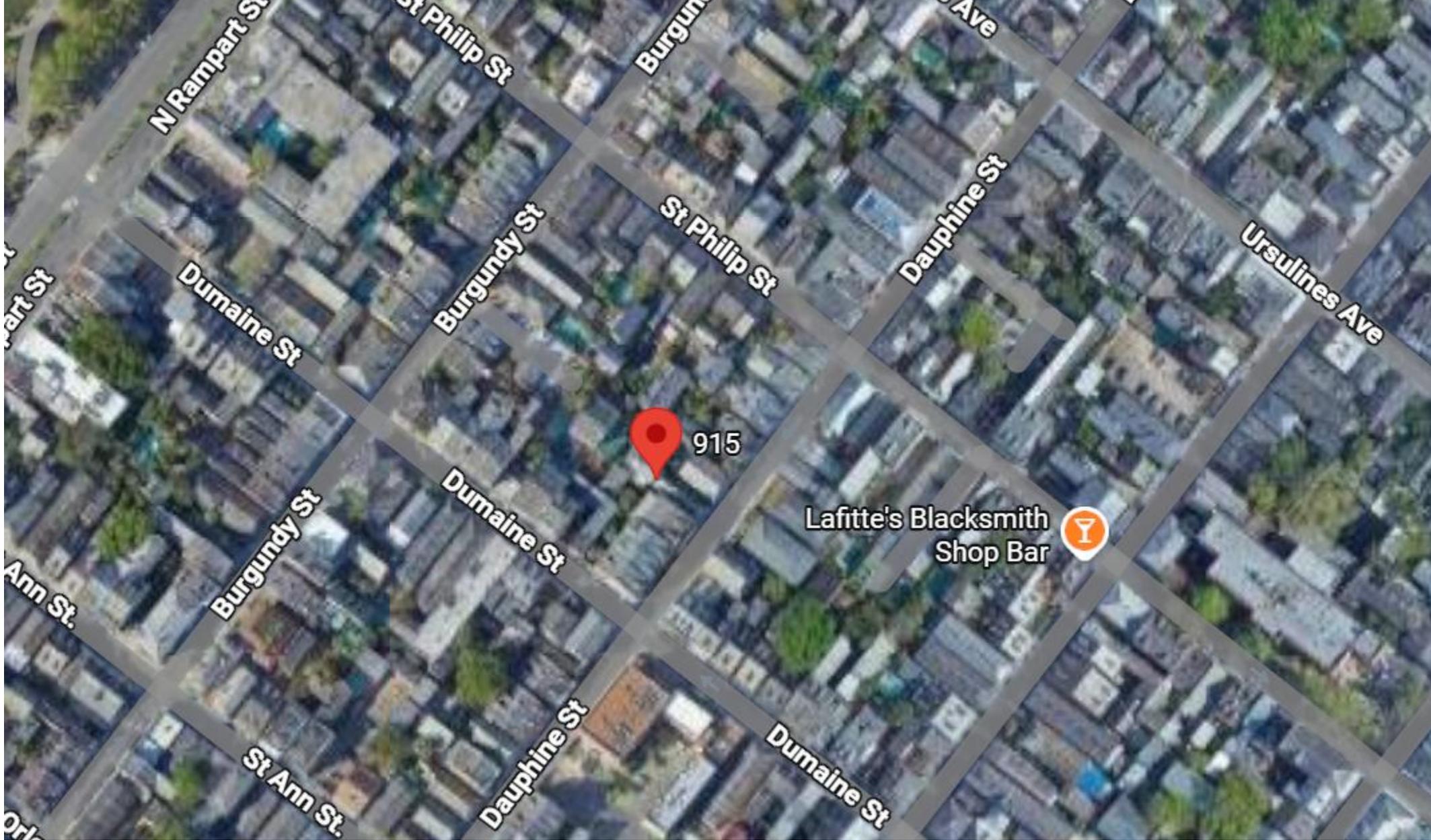


**Photo 5: 833 Barracks Street Taken on 9/10/2025**





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November 25, 2025



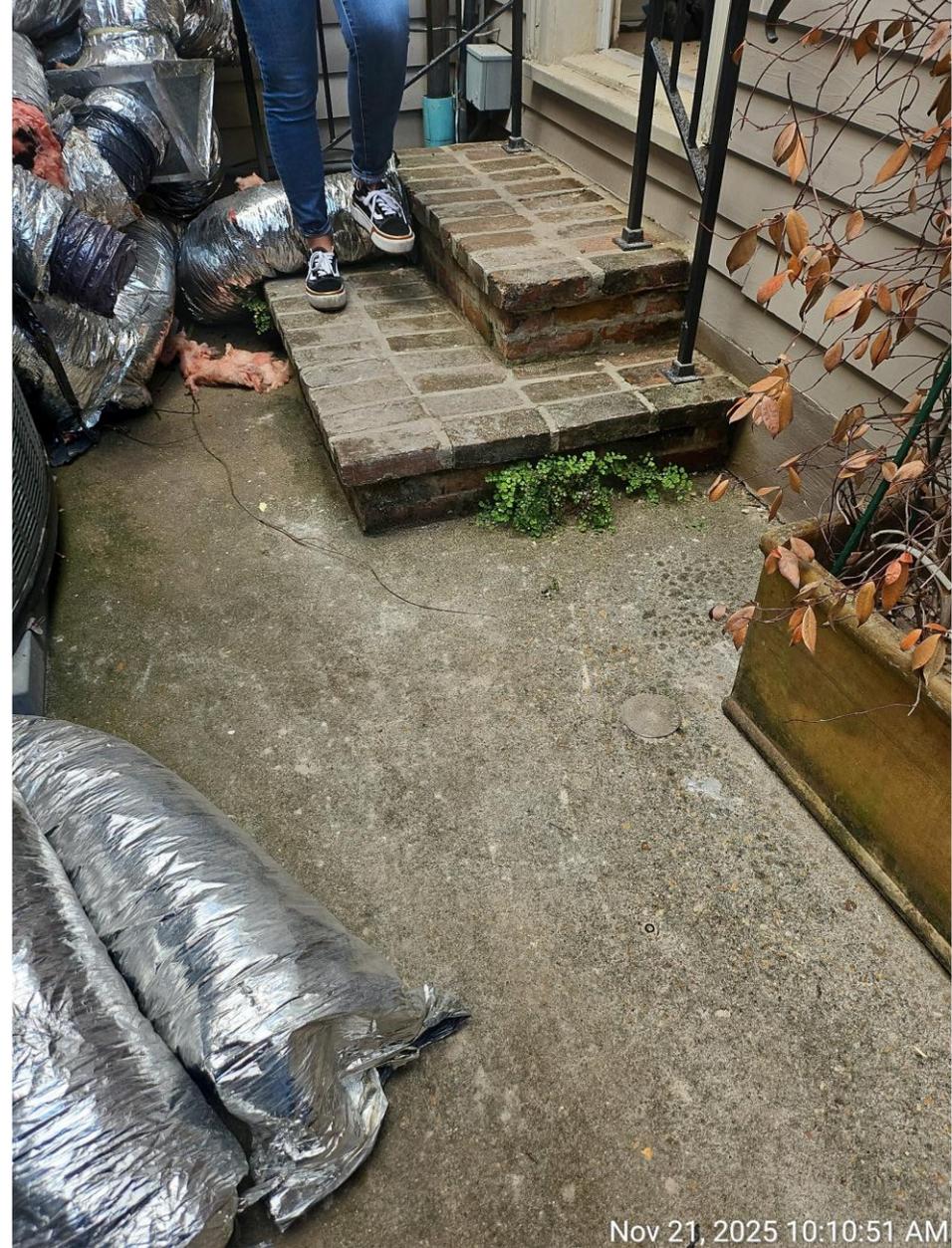
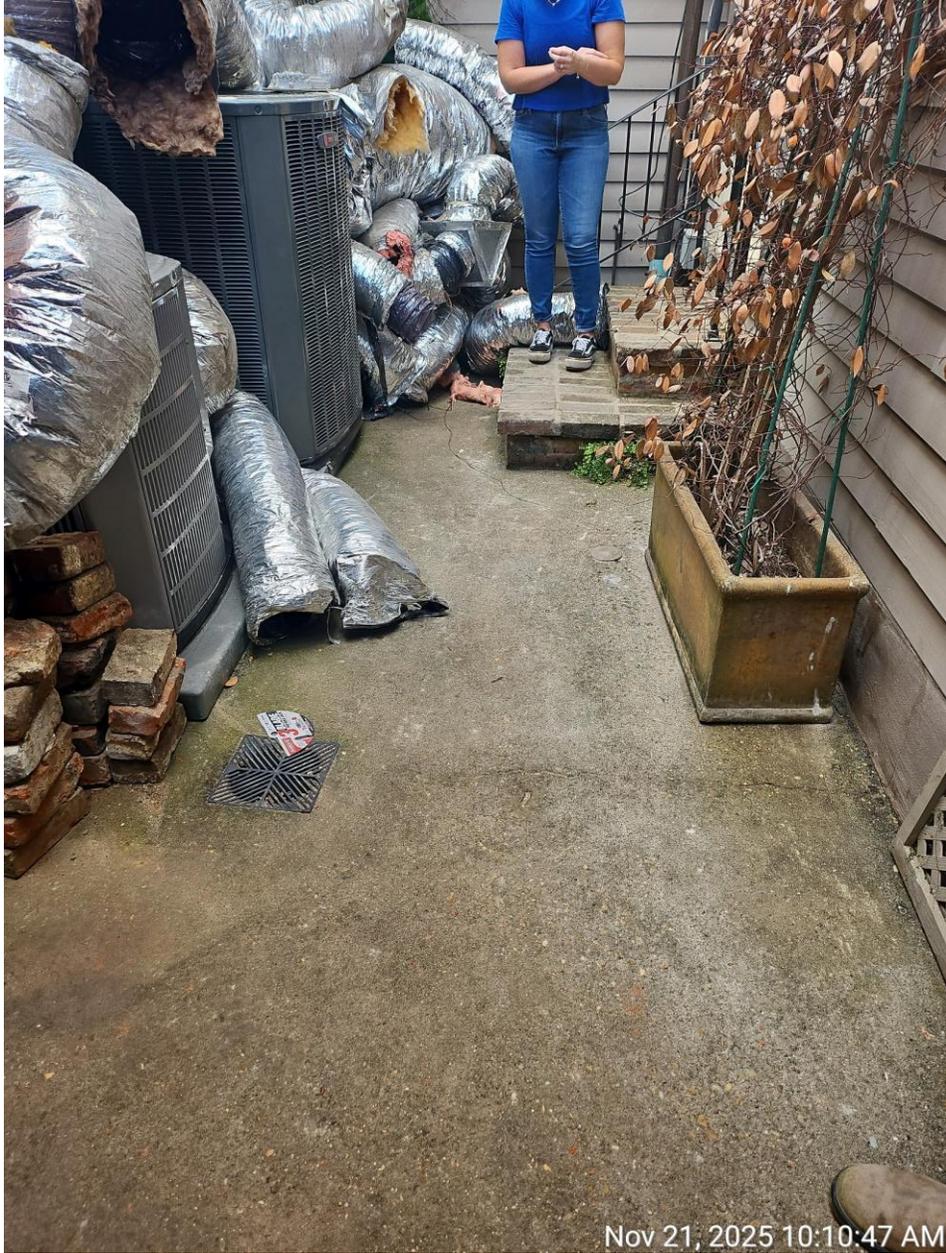


915 Dauphine

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November 25, 2025





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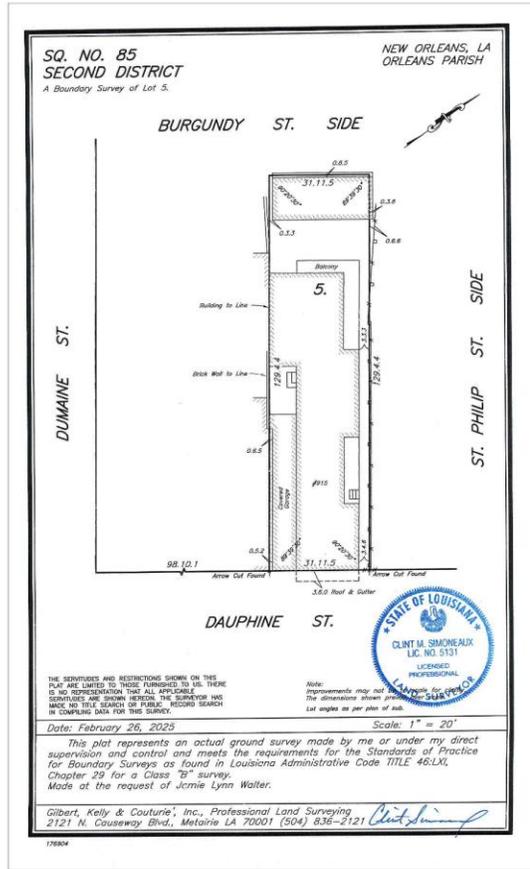
915 Dauphine

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November 25, 2025







U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

**ELEVATION CERTIFICATE**  
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 8-19

Copy all pages of this Elevation Certificate and all attachments to (1) community official, (2) insurance agent/broker, and (3) building owner.

**SECTION A - PROPERTY INFORMATION**

A1. Building Owner's Name: JEMIE LYNN WALTER  
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 915 DAUPHINE STREET  
City: NEW ORLEANS State: LA ZIP Code: 70116  
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: DISTRICT RECORD Lot 5, Square 85  
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential  
A5. Latitude/Longitude: Lat. 29.842243 Long. -90.244433 Horizontal Datum: [ ] NAD 1983 [X] WGS 84  
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).  
A7. Building Diagram Number: 8  
A8. For a building with a crawlspace or enclosure:  
a) Square footage of crawlspace or enclosure: 1392 sq. ft.  
b) Is there at least one permanent flood opening on two different sides of each enclosed area? Yes [X] No [ ] N/A  
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: 13 Engineered flood openings: 0  
d) Total net open area of non-engineered flood openings in A8.c: 2055 sq. ft.  
e) Total net area of engineered flood openings in A8.c (attach documentation - see Instructions): 0.02 sq. ft.  
f) Sum of A8.d and A8.e rated area (if applicable - see Instructions): N/A sq. ft.  
A9. For a building with an attached garage:  
a) Square footage of attached garage: N/A sq. ft.  
b) Is there at least one permanent flood opening on two different sides of the attached garage? Yes [ ] No [X] N/A  
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: N/A Engineered flood openings: N/A  
d) Total net open area of non-engineered flood openings in A9.c: N/A sq. ft.  
e) Total rated area of engineered flood openings in A9.c (attach documentation - see Instructions): N/A sq. ft.  
f) Sum of A9.d and A9.e rated area (if applicable - see Instructions): N/A sq. ft.

**SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

B1.a. MFP Community Name: CITY OF NEW ORLEANS B1.b. MFP Community Identification Number: 223933  
B2. County Name: ORLEANS B3. State: LA B4. Map Panel No.: 220100229 B5. Surface: F  
B6. FIRMS Index Date: 8/22/2016 B7. FIRMS Panel Effective/Revision Date: 8/22/2016  
B8. Flood Zone(s): X B9. Base Flood Elevation(s) (BFE) (Zone AD, use Base Flood Depth): NONE  
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:  
[X] FIRM [ ] Community Determined [ ] Other:  
B11. Indicate elevation datum used for BFE in Item B9: [X] NAVD 1988 [ ] NAVD 1984 [ ] Other Source:  
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes [X] No [ ]  
Designation Date: [ ] CBRS [ ] OPA  
B13. Is the building located northeast of the Limit of Moderate Waves Action (LMAWA)? Yes [X] No [ ]

FEMA Form FF-208-FY-22-102 (formerly 086-0-33) (10/22) Page 2 of 19

**ELEVATION CERTIFICATE**  
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 8-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 915 DAUPHINE STREET  
City: NEW ORLEANS State: LA ZIP Code: 70116  
FOR INSURANCE COMPANY USE  
Policy Number: \_\_\_\_\_  
Company NAIC Number: \_\_\_\_\_

**SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. Building elevations are based on: [ ] Construction Designer [ ] Building Under Construction [X] Finished Construction  
A new Elevation Certificate will be required when construction of the building is complete.  
C2. Elevations - Zones A1-A30, AE, AH, AD, A (with BFE), VE, V1-A30, V (with BFE), AR, AR1, AR2, AR3, AR4, AR5, AR6, AR7, AR8, AR9, AR10, AR11, AR12, AR13, AR14, AR15, AR16, AR17, AR18, AR19, AR20, AR21, AR22, AR23, AR24, AR25, AR26, AR27, AR28, AR29, AR30, AR31, AR32, AR33, AR34, AR35, AR36, AR37, AR38, AR39, AR40, AR41, AR42, AR43, AR44, AR45, AR46, AR47, AR48, AR49, AR50, AR51, AR52, AR53, AR54, AR55, AR56, AR57, AR58, AR59, AR60, AR61, AR62, AR63, AR64, AR65, AR66, AR67, AR68, AR69, AR70, AR71, AR72, AR73, AR74, AR75, AR76, AR77, AR78, AR79, AR80, AR81, AR82, AR83, AR84, AR85, AR86, AR87, AR88, AR89, AR90, AR91, AR92, AR93, AR94, AR95, AR96, AR97, AR98, AR99, AR100, AR101, AR102, AR103, AR104, AR105, AR106, AR107, AR108, AR109, AR110, AR111, AR112, AR113, AR114, AR115, AR116, AR117, AR118, AR119, AR120, AR121, AR122, AR123, AR124, AR125, AR126, AR127, AR128, AR129, AR130, AR131, AR132, AR133, AR134, AR135, AR136, AR137, AR138, AR139, AR140, AR141, AR142, AR143, AR144, AR145, AR146, 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MATERIAL & PRODUCT ID LIST						
ID	SPECIFICATION DIVISION	SPECIFICATION SECTION	DESCRIPTION	SPEC DATA	SUBMITTAL AND/OR SHOP DRAWINGS REQ	NOTES
02 EXIST	02 - EXISTING CONDITIONS	02 01 00 - MAINTENANCE OF EXISTING CONDITIONS	EXISTING ARCHITECTURAL FEATURES	N/A	YES	CONTRACTOR SHALL ACCESS EXISTING MATERIALS PRIOR TO COMMENCEMENT OF WORK AND NOTIFY OWNER AND ARCHITECT OF ANY DEFICIENCIES PRIOR TO COMMENCEMENT OF WORK. SUBMITTING TO ARCHITECT PRIOR TO EACH OAC MEETING. CONDITIONS WHICH COULD ALTER THE MEANS OF EXECUTING THE ANTICIPATED SCOPE AND INTEGRITY OF WORK TO BE COMPLETED.
04 BRICK-1	04 - MASONRY	04 21 13 - CLAY UNIT MASONRY	SALVAGED BRICK	MFR: GFEN TYPE: 19TH-CENTURY SALVAGED "LAKE BRICK" GRADE: MN BOND: RUNNING MORTAR: VCC APPROVED MORTAR MIX MORTAR JOINTS: CONCAVE	YES	-
05 METL-RAIL	05 - METALS	05 73 00 - DECORATIVE METAL RAILINGS	DECORATIVE METAL RAILING	MFR: CUSTOM SIZE: SEE DRAWING 1047.1	YES	DETAIL DRAWING SUBMITTED TO VCC
07 FCS-710	07 - THERMAL AND MOISTURE PROTECTION	07 40 00 - ROOFING AND SIDING PANELS	FIBER CEMENT SHIRT BOARD	PRODUCT: SMOOTH TRM BOARD SIZE: 10' FINISH: PAINTED	YES	DETAIL DRAWING SUBMITTED TO VCC
07 DOWNSPT-1	07 - THERMAL AND MOISTURE PROTECTION	07 70 00 - ROOF AND WALL SPECIALTIES AND ACCESSORIES	DOWNSPOUT	MFR: GFEN PRODUCT: COPPER ROUND SIZE: 3" FINISH: COPPER	YES	-
07 GUTR-1	07 - THERMAL AND MOISTURE PROTECTION	07 70 00 - ROOF AND WALL SPECIALTIES AND ACCESSORIES	GUTTER	MFR: GFEN PRODUCT: COPPER ROUND SIZE: 6" FINISH: COPPER	YES	-
07 METL-ROOF	07 - THERMAL AND MOISTURE PROTECTION	07 41 13 - STANDING SEAM METAL ROOF PANELS	STANDING SEAM METAL ROOF	MFR: BERROUGE PRODUCT: TEE PANEL CONFORMANCE: 12.75" FINISH: "AGED BRONZE" SMOOTH FASTENERS: CONCEALED GAUGE: 24 SEAM: 1" SNAP ON WITH EXTRUDED VINYL WEATHERSEAL	YES	PHYSICAL SAMPLE SUBMITTED TO VCC
08 HDWR-G	08 - OPENINGS	08 00 00	GATE PULL FOR ENTRY	MFR: HDWR TYPE: CABT IRON GATE PULL FINISH: VINYLASE IRON	YES	PRODUCT SPEC SHEET SUBMITTED TO VCC
09 STUCCO-1	09 - FINISHES	09 24 00 - CEMENT PLASTERING	STUCCO MIX APPLIED TO CMU BLOCK	MFR: HDWR TYPE: MIX ALL VCC REQUIREMENTS FOR SCRATCH, BROWN AND FINISH COATS OF STUCCO COLOR: TBD	YES	-
09 TILE-000-1	09 - FINISHES	09 30 00 - TILING	CERAMIC TILE	MFR: FRECLAY TILE PRODUCT: NATURAL PRESS COLOR: TERRA VERTE GLOSS DIMENSIONS: 2' x 4' THICKNESS: 2" THICK GROUT: TBD	YES	PHYSICAL SAMPLE SUBMITTED TO VCC
09 TILE-000-2	09 - FINISHES	09 30 00 - TILING	ZELLIGE TILE	MFR: EL TILE PRODUCT: ZEL LIKE MOSAIC COLOR: TYPIC GREEN DIMENSIONS: 4" x 4" THICKNESS: 2" THICK GROUT: TBD	YES	-
13 SPOUT-1	13 - SPECIAL CONSTRUCTION	13 12 13 - EXTERIOR FOUNTAINS	FOUNTAIN SPOUT	MFR: FIN GARDEN & HOME PRODUCTS PRODUCT: ACANTHUS LEAF SCUPPER FINISH: BRONZE	YES	PRODUCT SPEC SHEET SUBMITTED TO VCC
13 POOL-1	13 - SWIMMING POOLS	13 11 00 - SWIMMING POOLS	ALL POOL EQUIPMENT	VANES	YES	PRODUCT SPEC SHEETS SUBMITTED TO VCC
22 WTR-HTR	22 - PLUMBING	22 10 00 - PLUMBING PIPING	TANKLESS WATER HEATER	MFR: NAVEN PRODUCT: NRE-2 SERIES TANKLESS WATER HEATER VENT TYPE: NON-EXTRACT (OUTDOOR)	YES	PRODUCT SPEC SHEET SUBMITTED TO VCC
22 WTR-FLT-R	22 - PLUMBING	22 32 00 - DOMESTIC WATER FILTRATION EQUIPMENT	WHOLE HOUSE WATER FILTRATION SYSTEM	MFR: PURIONICS PRODUCT: PERMANATOR ISEN C WHOLE HOUSE WATER FILTER & SOFTENER COMBO	YES	PRODUCT SPEC SHEET SUBMITTED TO VCC
26 EL-FN-000-1	26 - ELECTRICAL	26 50 00 - EXTERIOR LIGHTING	ENTRY PENDANT	MFR: BEVELD PRODUCT: WILLIAMSBURG PENDANT W/ ROUND YOKE MODEL: 18W1 ELECTRIC SIZE: 16" H x 10.25" W x 9" D FINISH: COPPER MOUNTING HEIGHT: VIF	YES	PRODUCT SPEC SHEET SUBMITTED TO VCC
26 EL-FN-000-2	26 - ELECTRICAL	26 50 00 - EXTERIOR LIGHTING	COURTYARD PENDANT	MFR: BEVELD PRODUCT: WILLIAMSBURG PENDANT W/ ROUND YOKE MODEL: 18W1 ELECTRIC SIZE: 14" H x 10.25" W x 9" D FINISH: COPPER MOUNTING HEIGHT: VIF	YES	PRODUCT SPEC SHEET SUBMITTED TO VCC
26 EL-FN-000-3	26 - ELECTRICAL	26 50 00 - EXTERIOR LIGHTING	GARAGE PENDANT	MFR: BEVELD PRODUCT: WARBHOUSE DIS HFC PENDANT W/ STEM MODEL: 18W1S ELECTRIC SIZE: 7" H x 4" W x 14" D FINISH: COPPER MOUNTING HEIGHT: VIF	YES	PRODUCT SPEC SHEET SUBMITTED TO VCC
26 EL-SCN-000-1	26 - ELECTRICAL	26 50 00 - EXTERIOR LIGHTING	ENTRY SCIENCE	MFR: BEVELD PRODUCT: GOVERNOR CARriage FLUSH MOUNT WALL SCIENCE MODEL: GOVCFM ELECTRIC SIZE: 21" H x 9" W x 8.5" D FINISH: COPPER MOUNTING HEIGHT: VIF	YES	PRODUCT SPEC SHEET SUBMITTED TO VCC
26 EL-SCN-000-2	26 - ELECTRICAL	26 50 00 - EXTERIOR LIGHTING	SIDE YARD SCIENCE	MFR: BEVELD PRODUCT: GOVERNOR CARriage FLUSH MOUNT WALL SCIENCE MODEL: GOVCFM ELECTRIC SIZE: 17" H x 7.25" W x 8.5" D FINISH: COPPER MOUNTING HEIGHT: VIF	YES	PRODUCT SPEC SHEET SUBMITTED TO VCC
26 EL-SCN-000-3	26 - ELECTRICAL	26 50 00 - EXTERIOR LIGHTING	COURTYARD SCIENCE	MFR: BEVELD PRODUCT: GOVERNOR FLUSH MOUNT WALL SCIENCE MODEL: GOVFM ELECTRIC SIZE: 24" H x 9" W x 8.5" D FINISH: COPPER MOUNTING HEIGHT: VIF	YES	PRODUCT SPEC SHEET SUBMITTED TO VCC
32 FENCE-1	32 - SITE IMPROVEMENTS	32 31 20 - WOOD FENCES AND GATES	HORIZONTAL PLANK WOOD FENCE	MFR: CUSTOM PRODUCT: CUSTOM CEDAR HORIZONTAL PLANKS & POSTS SIZE: DRAWING 204.1 FINISH: PAINTED; COLOR TO BE SELECTED BY ARCHITECT	YES	DETAIL DRAWING SUBMITTED TO VCC
32 FENCE-2	32 - SITE IMPROVEMENTS	32 31 20 - WOOD FENCES AND GATES	VERTICAL PLANK WOOD FENCE	MFR: CUSTOM PRODUCT: CUSTOM CEDAR VERTICAL PLANKS W/ CAP & POSTS SIZE: DRAWING 204.1 FINISH: PAINTED; COLOR TO BE SELECTED BY ARCHITECT	YES	DETAIL DRAWING SUBMITTED TO VCC
32 GATE-1	32 - SITE IMPROVEMENTS	32 31 20 - WOOD FENCES AND GATES	VERTICAL PLANK WOOD GATE	MFR: CUSTOM PRODUCT: CUSTOM CEDAR VERTICAL PLANKS W/ CAP & POSTS SIZE: DRAWING 204.1 FINISH: PAINTED; COLOR TO BE SELECTED BY ARCHITECT	YES	DETAIL DRAWING SUBMITTED TO VCC
32 PAVR-1	32 - SITE IMPROVEMENTS	32 10 00 - PAVING	PAVERS	MFR: NATURAL STONE RESOURCES PRODUCT: INDIAN BLUESTONE (THERMAL) COLOR: BLUE, GREEN, GRAY DIMENSIONS: 10" x 10" THICKNESS: 3/4" FINISH: GAUGED GROUT: TBD	YES	PHYSICAL SAMPLE SUBMITTED TO VCC
32 PAVR-2	32 - SITE IMPROVEMENTS	32 10 00 - PAVING	POOL COPING	MFR: NATURAL STONE RESOURCES PRODUCT: INDIAN BLUESTONE (THERMAL) COLOR: BLUE, GREEN, GRAY DIMENSIONS: 12" x 12" THICKNESS: 3/4" FINISH: GAUGED GROUT: TBD	YES	PHYSICAL SAMPLE SUBMITTED TO VCC

**OWNERS**

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504.232.1934

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED. ALL UNITS ARE IN INCHES AND FRACTIONS THEREOF UNLESS OTHERWISE SPECIFIED.

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

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915 Dauphine

VCC Architectural Committee

November 25, 2025





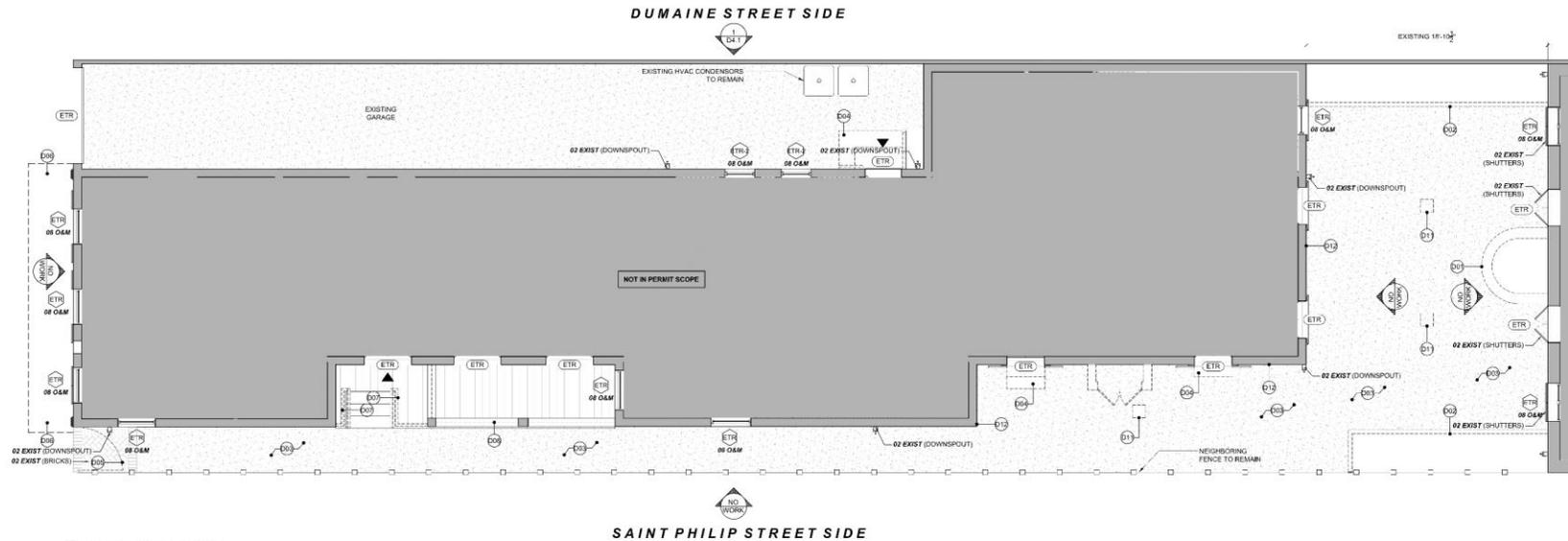
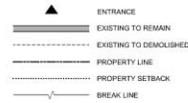
**GENERAL DEMOLITION NOTES**

- PERFORM DEMOLITION WORK IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS, CODES AND ORDINANCES OF LOCAL, STATE AND FEDERAL AUTHORITIES, AND IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLIC UTILITY CORPORATIONS HAVING JURISDICTION OVER THE WORK.
- ANSI A10.6, "SAFETY REQUIREMENTS FOR DEMOLITION" SHALL GOVERN EXCEPT AS OTHERWISE SPECIFIED HEREIN. WHERE THE REQUIREMENTS SPECIFIED HEREIN OR CONTAINED IN THE ANSI STANDARD DIFFER FROM THE APPLICABLE RULES, REGULATIONS AND CODES, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN THE WORK UNDER THIS CONTRACT.
- THE OWNER ASSUMES NO RESPONSIBILITY FOR THE CONDITION OF THE STRUCTURES TO BE DEMOLISHED. EXAMINE THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK TO THE EXTENT POSSIBLE.
- PROVIDE AND MAINTAIN TEMPORARY PROTECTION OF EXISTING STRUCTURES DESIGNATED TO REMAIN, WHERE DEMOLITION, REMOVAL OF NEW WORK IS BEING DONE, MATERIALS HANDLED OR BEING MOVED.
- PROVIDE WARNING SIGNS AND ALL OTHER ITEMS AS REQUIRED FOR THE PROPER PROTECTION OF WORKMEN, THE PUBLIC AND ADJACENT CONSTRUCTION.
- DO NOT CLOSE OR OBSTRUCT STREETS OR SIDEWALKS WITHOUT THE PROPER PERMITS. CONDUCT OPERATIONS WITH THE MINIMUM TRAFFIC INTERFERENCE.
- PROVIDE ADEQUATE FIRE PROTECTION IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT REQUIREMENTS.
- MAKE NECESSARY EXPLORATIONS AND PROBES TO ASCERTAIN REQUIRED PROTECTIVE MEASURES BEFORE PROCEEDING WITH DEMOLITION AND REMOVAL WORK. GIVE PARTICULAR ATTENTION TO SHORING AND BRACING REQUIREMENTS SO AS TO PREVENT ANY DAMAGE TO EXISTING CONDITIONS.
- DO NOT CLOSE OR OBSTRUCT WALKWAYS, PASSAGEWAYS OR STAIRWAYS WITHOUT THE AUTHORIZATION OF THE OWNER. DO NOT STORE OR PLACE MATERIALS IN PASSAGEWAYS, STAIRS OR OTHER MEANS OF EGRESS.
- WHERE NECESSARY, DEMOLISH MASONRY WALLS IN SMALL SECTIONS, TO PREVENT THE COLLAPSE OF ANY CONSTRUCTION. INSTALL TEMPORARY SHORES, STRUTS AND BRACING.
- DEMOLITION AND REMOVAL WORK SHALL BE AS SHOWN ON THE DRAWINGS AND PERFORMED AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. DO ALL SUCH WORK WITH DUE CARE, SHORING AND BRACING AS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY SUCH WORK OR PARTS OF THE EXISTING STRUCTURE AND BUILDING SERVICES. CONTRACTOR TO TAKE PRECAUTIONS TO GUARD AGAINST EQUIPMENT TO REMAIN. CONTRACTOR SHALL BE LIABLE FOR SUCH MOVEMENT OR COLLAPSE.
- THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, FITTING AND PATCH WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY, AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS, AS SHOWN UPON OR REASONABLY IMPLIED BY THE DRAWINGS AND NOTES.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL FLOOR CUTOUTS AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL WORK.
- THE GENERAL CONTRACTOR SHALL PHOTO SURVEY ALL INTERIOR FINISHES, INCLUDING BUT NOT LIMITED TO DOORS, DOOR TRIM, WINDOWS, WINDOW TRIM, INCLUDING BASEBOARDS, CORNER BEADS, FINISHED FLOORS AND CEILING PRIOR TO THE COMMENCEMENT OF WORK, IF THEY SHALL REMOVE EXISTING AND INSTALL NEW SURFACES TO THE SATISFACTION OF THE ARCHITECT.

**DEMOLITION KEYNOTES**

- SITE & EXTERIOR**
- D01 REMOVE EXISTING FOUNTAIN
  - D02 REMOVE BRICK PLANTERS
  - D03 REMOVE CONCRETE IN NOTED AREA
  - D04 REMOVE EXISTING STAIRS
  - D05 REMOVE FRONT SECURITY GATE
  - D06 REMOVE NON-ORIGINAL RECESSED CAN LIGHT IN ROOF OVERHANG. PATCH WOOD PANELING.
  - D07 REMOVE DECORATIVE RAILING
  - D08 REMOVE SCREENING AND ALL RELATED FINISHING.
  - D09 REMOVE METAL ROOF AND ALL RELATED SHEATHING.
  - D10 REMOVE PORTION OF WALL AND SIDING TO ACCOMMODATE NEW WINDOW. SEE 1/4A.1
  - D11 REMOVE DRAIN COVER. MAINTAIN ALL SUBSURFACE DRAINAGE
  - D12 REMOVE BOTTOM PORTION OF SIDING TO EXPOSE EXISTING FOUNDATION/STRUCTURE. SEE 5/4A.1 FOR NEW SHIRT DETAIL.
- OPENINGS**
- D20 SALVAGE EXISTING DOOR AND CASING FOR REUSE. REFER TO A2.1/A2.2 FOR NEW LOCATIONS
  - D21 REMOVE PORTION OF WALL AND PREP FOR NEW OPENING
  - D22 REMOVE EXISTING WINDOW AND PREP FOR NEW WINDOW IN SAME LOCATION. SEE 1/4A.1 FOR NEW WINDOW.

**CLARIFICATION OF GRAPHICS**



1 DEMOLITION PLAN: SITE  
D2.1 1/4" = 1'-0"

**OWNERS**

JAMIE LYNN WALTER  
915 Dauphine Street  
New Orleans, Louisiana 70116

**ARCHITECT**

MZ ARCHITECTURE AND DESIGN, LLC  
8221 South Claiborne Ave. Ste 204  
New Orleans, Louisiana 70125  
504.434.0319

**GENERAL CONTRACTOR**

HNHAS DEVELOPMENT  
1229 St. Thomas Street, Suite A  
New Orleans, LA 70130  
504.232.1934

ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

DATE: 11/25/2025

SCALE: AS SHOWN

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



**DEMOLITION PLAN: SITE**

DATE: NOVEMBER 21, 2025

**D1.1**

VCC PERMIT PROJECT NO. 2588









**GENERAL PLAN NOTES**

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN CONTRACT DOCUMENTS. THE CONTRACTOR SHALL OBTAIN CLARIFICATION BEFORE PROCEEDING WITH THE WORK AFFECTED BY DISCREPANCIES. FAILURE TO NOTIFY THE ARCHITECT WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO COMPLETE THE WORK AS INDICATED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL CORRECT THE WORK RESULTING FROM FAILURE TO COORDINATE DISCREPANCIES WITHOUT THE ARCHITECT'S APPROVAL AT THEIR COST.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. EXISTING DIMENSIONS ARE TO THE FINISHED FACE WHILE ALL MODIFIED DIMENSIONS ARE SHOWN TO CENTERLINE OF COLUMNS AND TO FACE OF STUD, UNLESS OTHERWISE NOTED. ELEVATIONS AND SECTIONS ARE SHOWN RELATIVE TO FINISH FLOOR LEVELS WHICH ARE REFERENCED TO BUILDING ELEVATIONS ABOVE SEA LEVEL.
4. ALL PENETRATIONS THROUGH ROOF, WALL AND FLOOR WATERPROOFING ENCLOSURES TO BE FULLY SEALED AS PER MANUFACTURER'S RECOMMENDATIONS.
5. ALL PENETRATIONS IN FIRE RATED WALLS AND FLOOR ASSEMBLIES TO BE PROVIDED WITH FULLY CONCEALED AND APPROVED FIRE SAFING AND STOPPING WITH FIRE RATED EQUIVALENT OF THE SURROUNDING MATERIAL.
6. ALL EXPOSED FINISHES, DEVICES AND HARDWARE TO MATCH ARCHITECT'S SAMPLE.
7. ALL FASTENERS TO BE CONCEALED, UNLESS OTHERWISE NOTED. LOCATIONS OF ALL EXPOSED FASTENERS, FIXTURES, DEVICES AND EQUIPMENT TO BE VERIFIED BY ARCHITECT PRIOR TO INSTALLATION. ALL EXPOSED JOINTS TO BE LOCATED BY ARCHITECT.
8. PROVIDE BLOCKING AND ANCHORAGE AS NEEDED FOR PROPER INSTALLATION OF NEW WORK INCLUDING ACCESSORIES.
9. DETAILS SHOWN ARE INTENDED TO DESCRIBE SCOPE AND PROFILE. WHERE DETAILS HAVE NOT BEEN PROVIDED, THE WORK IS INTENDED TO BE SIMILAR IN CHARACTER TO THOSE AREAS DETAILED. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
10. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND GOVERNING AUTHORITIES, FEDERAL AND LOCAL STANDARDS, AND SHALL MEET OR EXCEED INDUSTRY STANDARD FOR EACH TRADE.
11. ALL NEW INTERIOR GLAZING SHALL BE SAFETY GLASS PER APPLICABLE CODES.
12. WIND BORNE DEBRIS PROTECTION FOR GLAZED OPENINGS TO BE PROVIDED PER RCSD 2-2.2 AND 2021.
13. MARK THE LOCATION OF ALL PARTITIONS PRIOR TO INSTALLATION FOR REVIEW BY ARCHITECT.
14. ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. STARTING OF WORK INDICATES INSTALLER'S ACCEPTANCE OF SUBSTRATE.

**PROJECT PLAN NOTES**

1. PERMIT FOR INTERIOR SCOPE OF WORK PREVIOUSLY FILED UNDER PERMIT #25-22103-RNVS
2. ALL EXTERIOR WINDOWS AND DOORS ARE EXISTING TO REMAIN, UNLESS OTHERWISE NOTED. WINDOW TYPE A TO MATCH EXISTING ADJACENT WINDOW (ETR-1).

**CLARIFICATION OF GRAPHICS**

- ▲ ENTRANCE
- ▬ EXISTING TO REMAIN
- ▬ NEW
- - - OVERHEAD
- HIDDEN LINES
- PROPERTY LINE
- PROPERTY SETBACK
- BREAK LINE



**OWNERS**

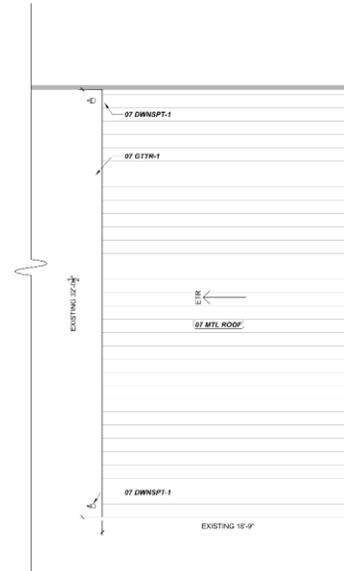
JAMIE LYNN WALTER  
915 Dauphine Street  
New Orleans, Louisiana 70116

**ARCHITECT**

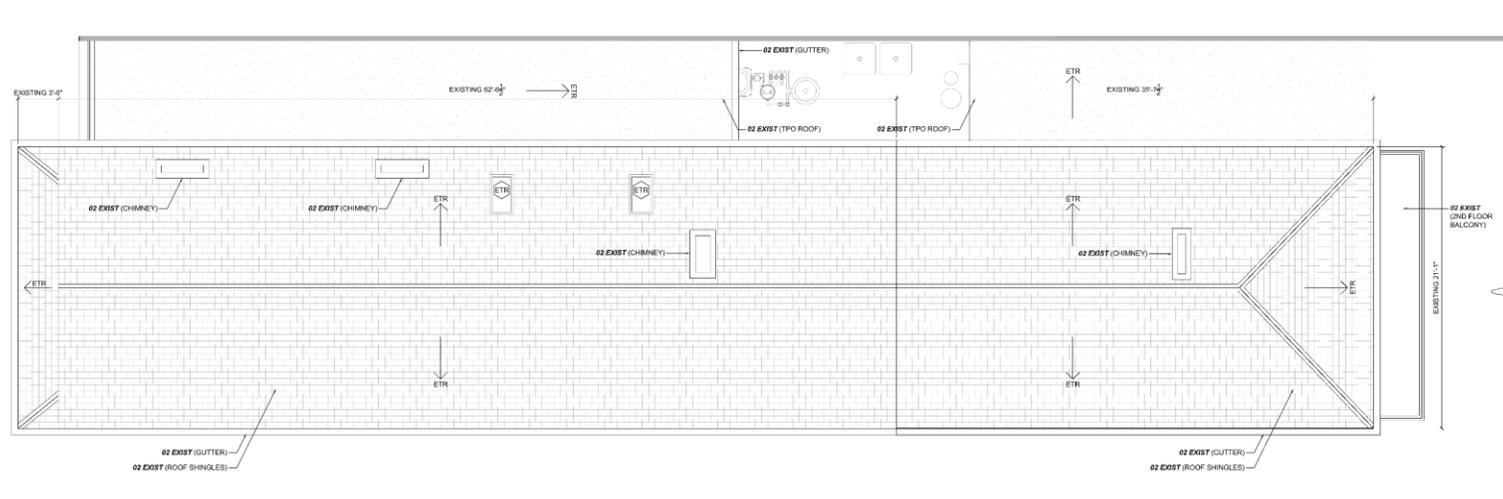
MZ ARCHITECTURE AND DESIGN, LLC  
6221 South Claiborne Ave. Ste. 204  
New Orleans, Louisiana 70125  
504.434.0319

**GENERAL CONTRACTOR**

INRAB DEVELOPMENT  
1229 St. Thomas Street, Suite A  
New Orleans, LA 70130  
504.232.1934



**2 MODIFIED FINISHES PLAN: FIRST FLOOR BACK HOUSE**  
A2.2 1/4" = 1'-0"



**1 MODIFIED PLAN: SECOND FLOOR MAIN HOUSE**  
A2.2 1/4" = 1'-0"

ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED AND INDICATED BY THE ARCHITECT.

NO.	DATE	REVISION

CONTRACT NO. 2025-0117, ARCHITECT'S FILE NO. 2025-0117  
THIS SET OF DRAWINGS IS THE PROPERTY OF MZ ARCHITECTURE AND DESIGN, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF ANY PART OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.



**MODIFIED PLAN:  
ROOF**

DATE: NOVEMBER 21, 2025

**A2.3**  
VCC PERMIT  
PROJECT NO.: 3106







**OWNERS**

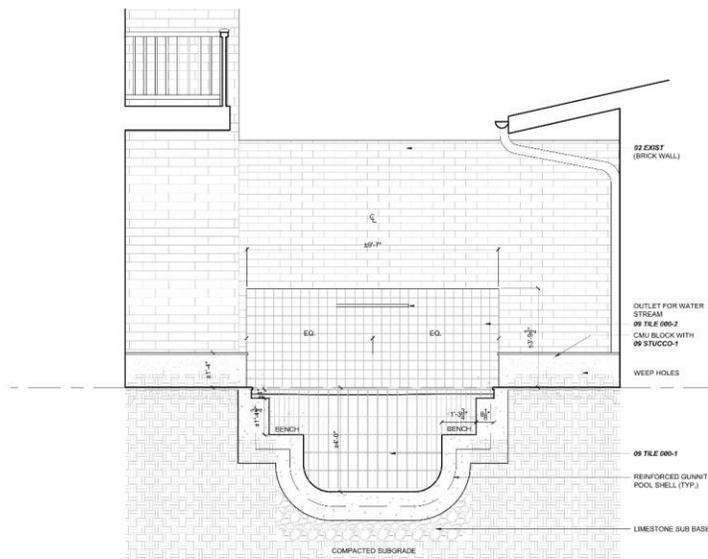
JAMIE LYNN WALTER  
915 Dauphine Street  
New Orleans, Louisiana 70116

**ARCHITECT**

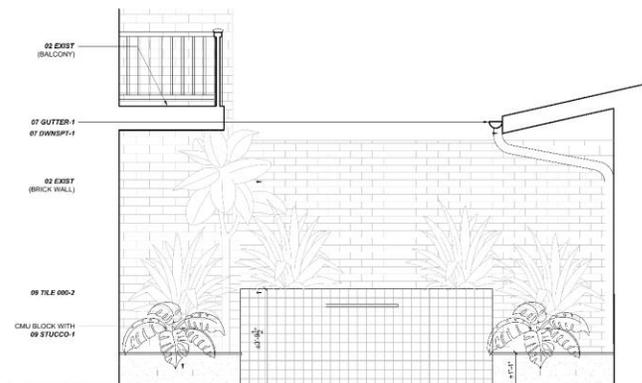
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8221 South Claiborne Ave. Ste 204  
New Orleans, Louisiana 70125  
504.434.0318

**GENERAL CONTRACTOR**

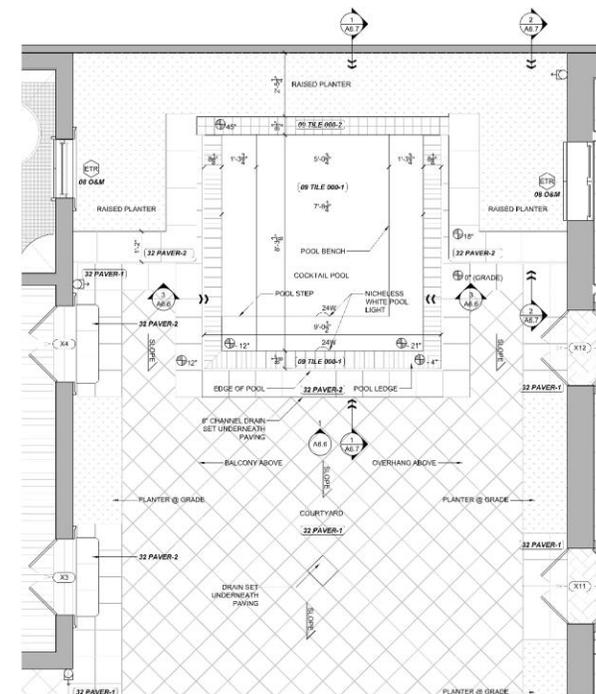
RHAB DEVELOPMENT  
1229 St. Thomas Street, Suite A  
New Orleans, LA 70130  
504.232.8934



**3 COCKTAIL POOL SECTION**  
A6.6 1/2" = 1'-0"



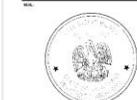
**1 COCKTAIL POOL ELEVATION**  
A6.6 1/2" = 1'-0"



**2 ENLARGED PLAN - COURTYARD**  
A6.6 1/2" = 1'-0"

DATE	REVISION
NOV 21 2025	ISSUED FOR PERMIT

FOR THE CITY OF NEW ORLEANS: THE CITY ENGINEER HAS REVIEWED THIS PLAN AND APPROVES THE SAME FOR THE CITY OF NEW ORLEANS. THIS REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



**COURTYARD ENLARGED PLAN & SECTIONS**

NOVEMBER 21, 2025

**A6.6**

VCC PERMIT PROJECT NO.: 2508

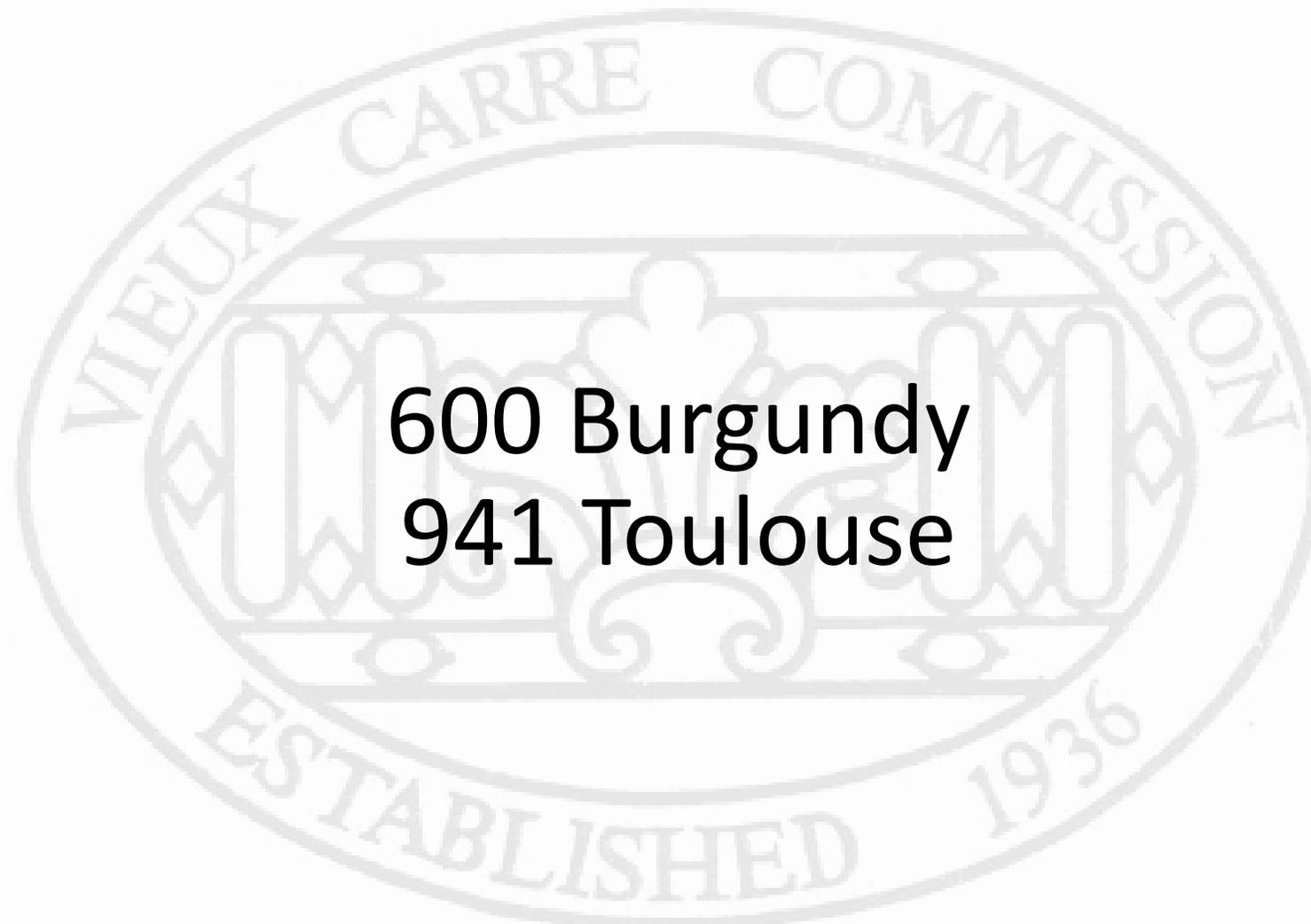




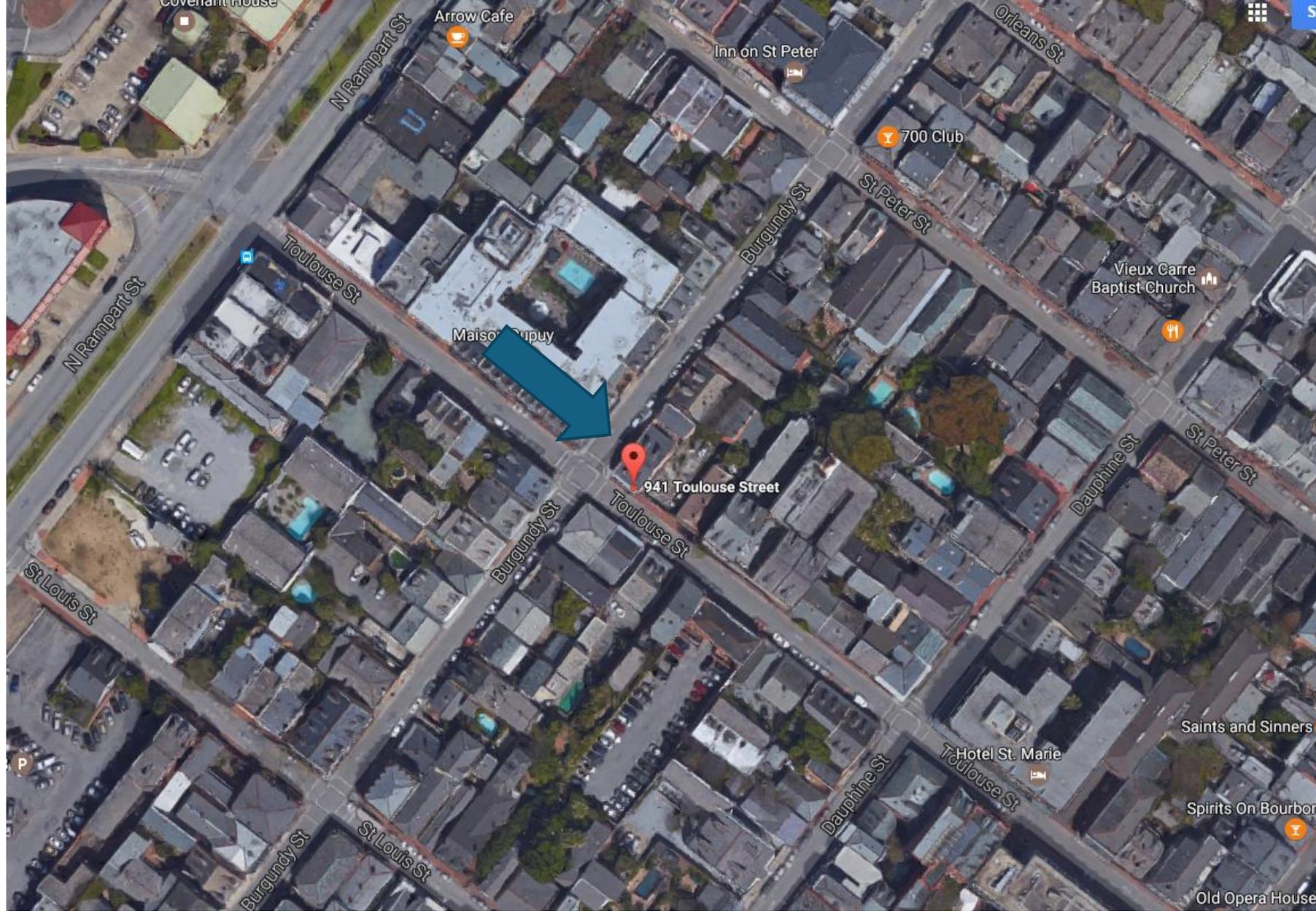








**600 Burgundy  
941 Toulouse**



941 Toulouse

VCC Architectural Committee

November 11, 2025





941 Toulouse

VCC Architectural Committee

November 11, 2025





941 Toulouse - 1983

VCC Architectural Committee

November 11, 2025





941 Toulouse - 2014

VCC Architectural Committee

November 11, 2025





941 Toulouse

VCC Architectural Committee

November 11, 2025





941 Toulouse

VCC Architectural Committee

November 11, 2025





941 Toulouse

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November 11, 2025





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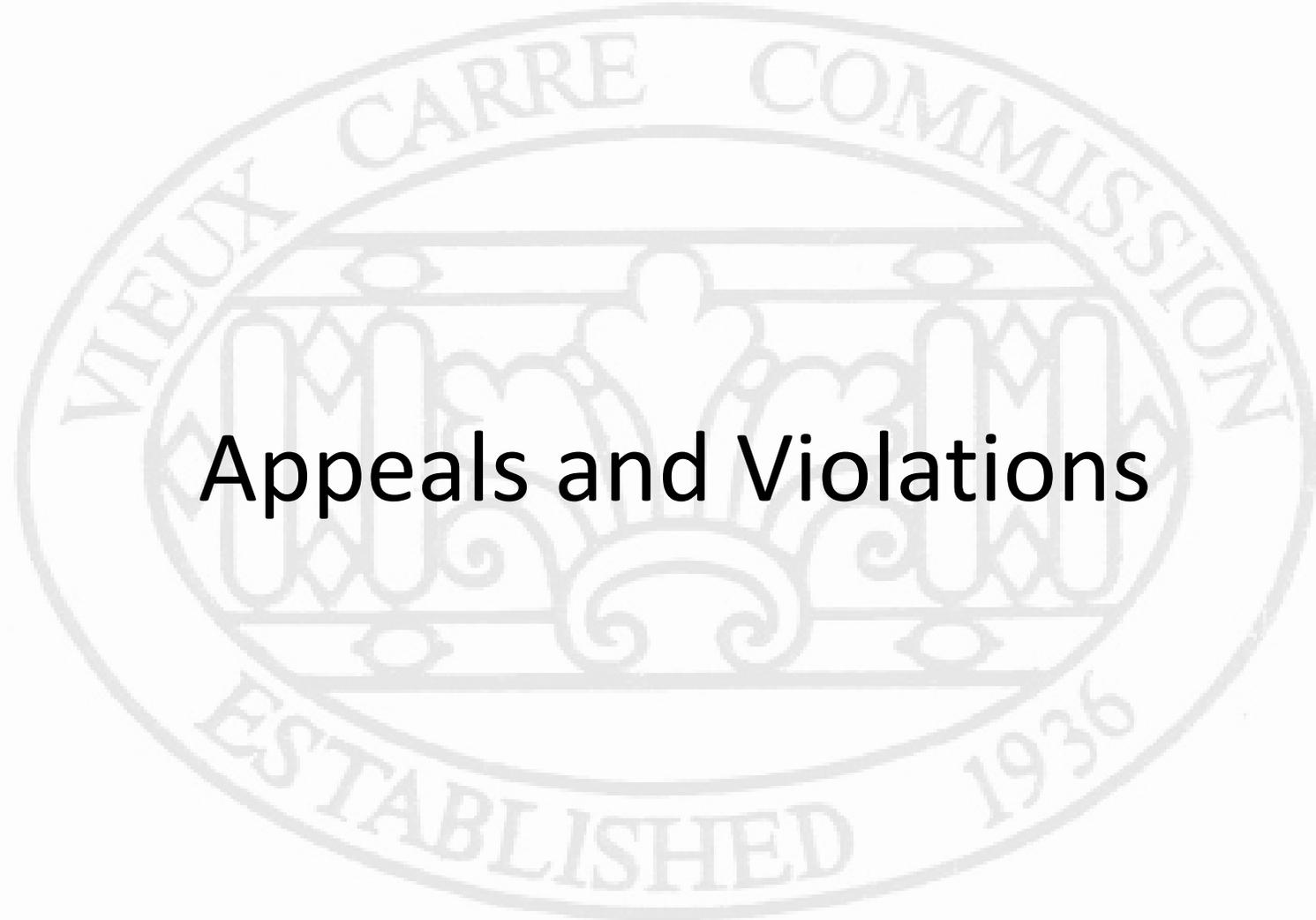
11 03 2025

November 11, 2025





**828 Bourbon**  
**Applicant Requests Deferral**



# Appeals and Violations



**740 Royal**



740 Royal

VCC Architectural Committee

November 25, 2025





740 Royal, 1964

VCC Architectural Committee

November 25, 2025





740 Royal

VCC Architectural Committee

November 25, 2025





740 Royal

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November 25, 2025





740 Royal

VCC Architectural Committee

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November 25, 2025





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VCC Architectural Committee

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VCC Architectural Committee

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VCC Architectural Committee

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VCC Architectural Committee

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November 25, 2025





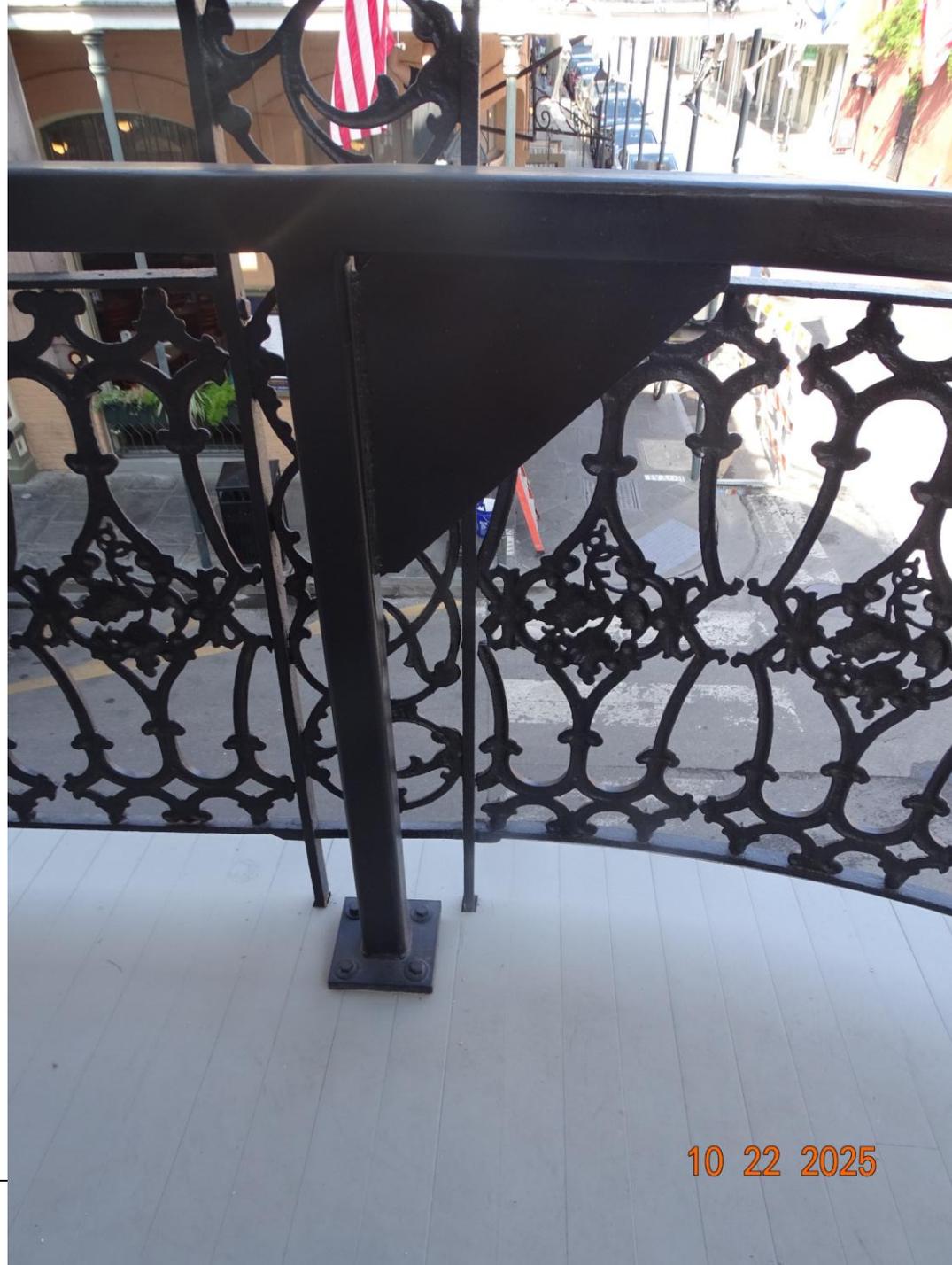
740 Royal

VCC Architectural Committee

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November 25, 2025





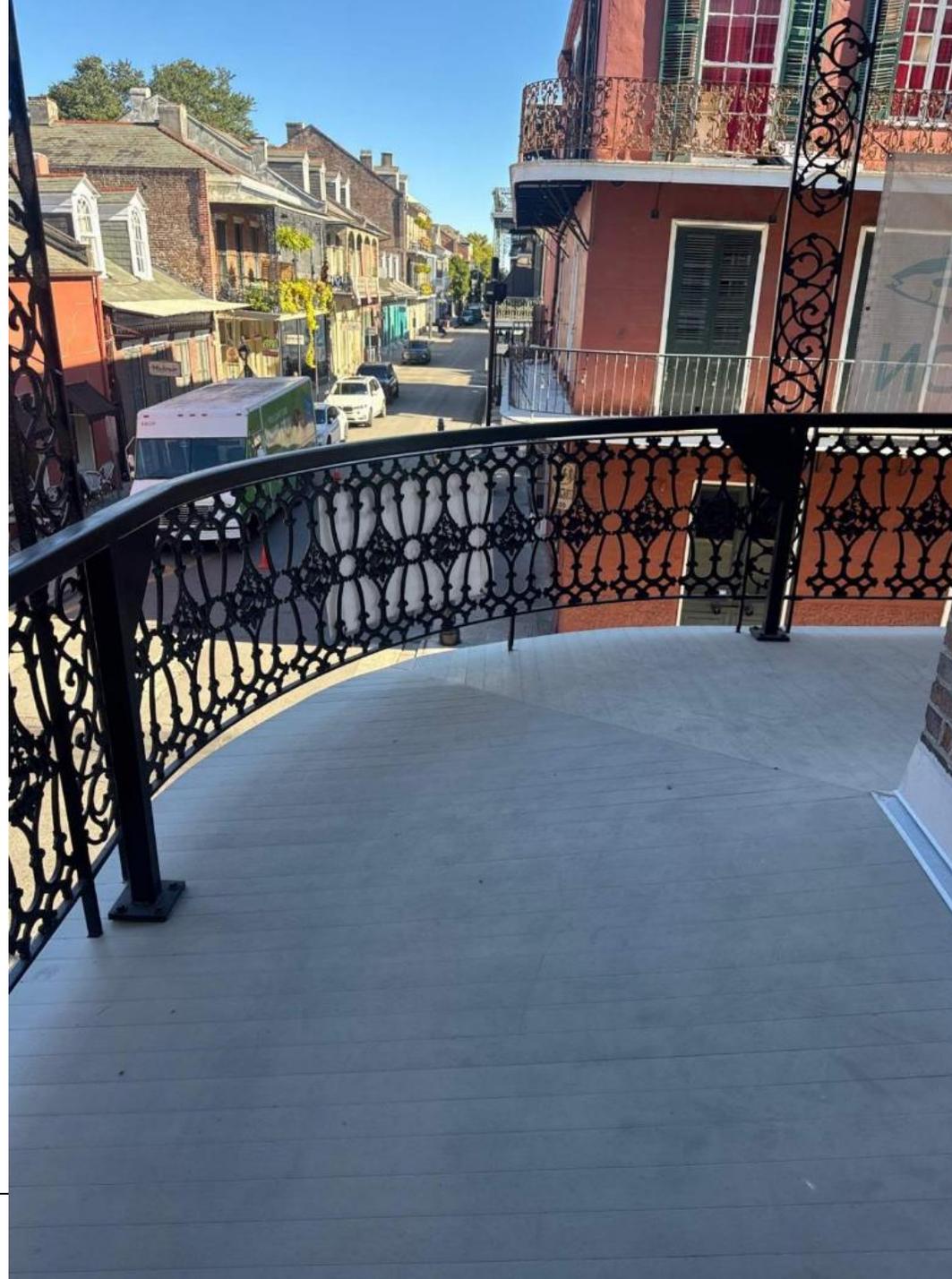
740 Royal

VCC Architectural Committee

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VCC Architectural Committee

November 25, 2025





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November 25, 2025





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10 22 2025

November 25, 2025



SMACNA GUIDELINES FOR COUNTER FLASHING SIZE EMPHASIZE A MINIMUM 4-INCH LAP OVER THE BASE FLASHING AND A MINIMUM 9-INCH VERTICAL HEIGHT FROM THE FINISHED ROOF TO THE TOP EDGE OF THE COUNTER FLASHING.





740 Royal

VCC Architectural Committee

November 25, 2025





740 Royal

VCC Architectural Committee

November 25, 2025





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VCC Architectural Committee

November 25, 2025





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November 25, 2025





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VCC Architectural Committee

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November 25, 2025





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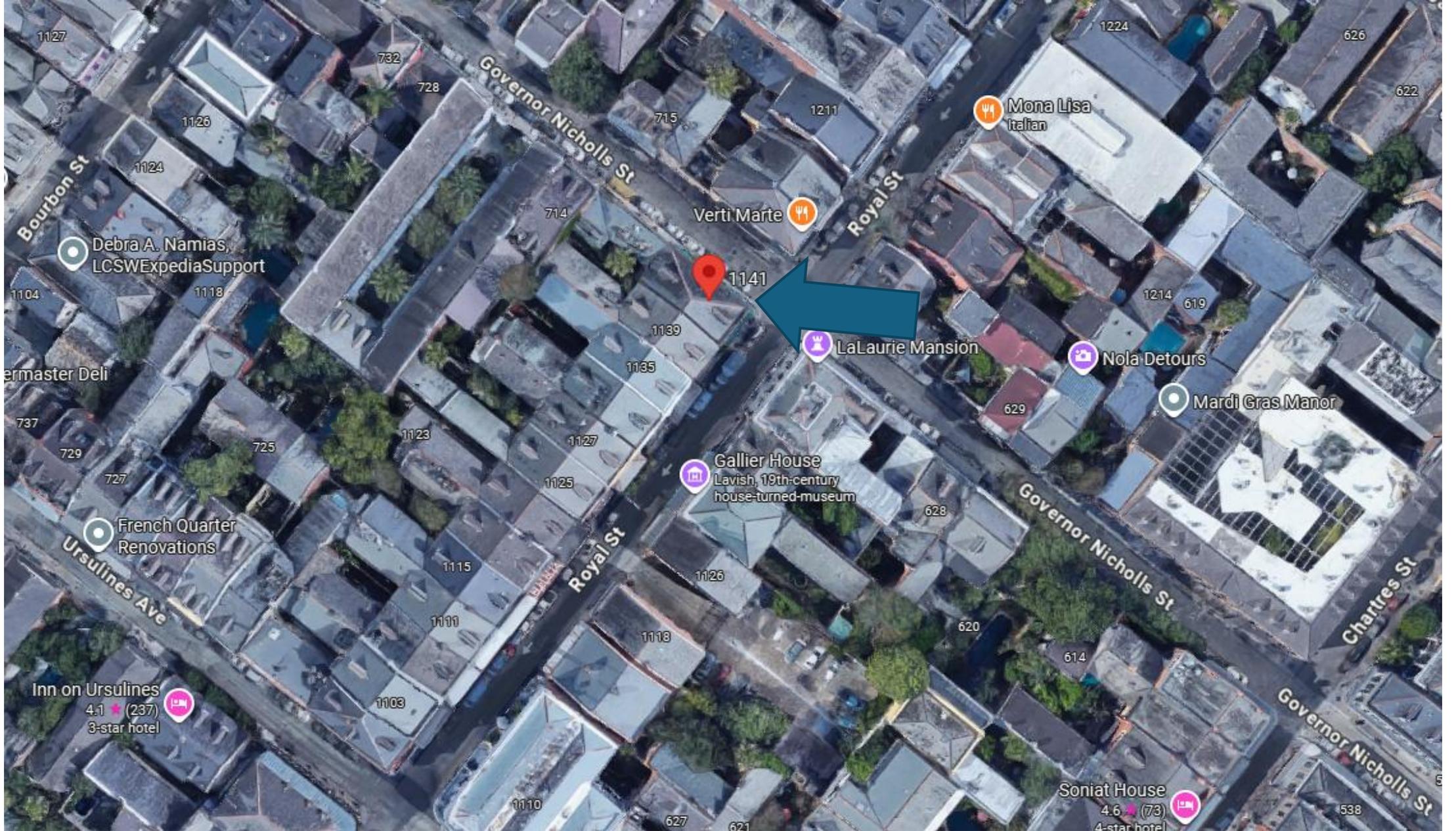
VCC Architectural Committee

November 25, 2025





**1141 Royal**



## 1141 Royal

VCC Architectural Committee

November 25, 2025





1141 Royal, 1963

VCC Architectural Committee

November 25, 2025





1141 Royal, 1963

VCC Architectural Committee

November 25, 2025





1141 Royal

VCC Architectural Committee

November 25, 2025





1141 Royal

VCC Architectural Committee

November 25, 2025





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VCC Architectural Committee

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November 25, 2025





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November 25, 2025





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November 25, 2025





1141 Royal – Example Door From Applicant – 536 Gov. Nicholls

VCC Architectural Committee

November 25, 2025





1141 Royal – Example Door From Applicant – 828 Chartres

VCC Architectural Committee

November 25, 2025





1141 Royal – Example Door From Applicant – 541 Madison

VCC Architectural Committee

November 25, 2025





1141 Royal – Example Door From Applicant – 700 Gov. Nicholls

VCC Architectural Committee

November 25, 2025





907 Decatur



907 Decatur

VCC Architectural Committee

November 25, 2025





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VCC Architectural Committee

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November 25, 2025





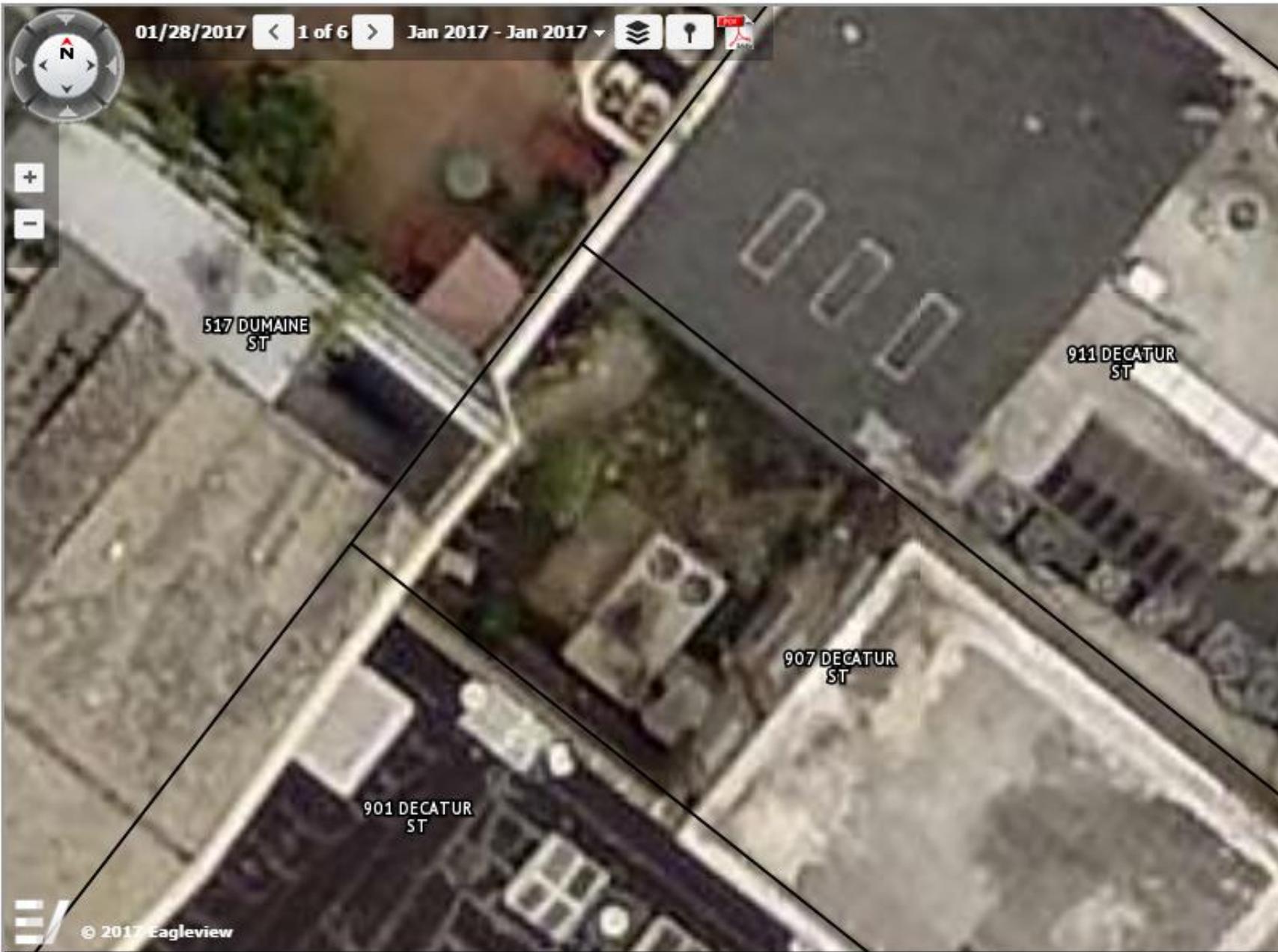
907 Decatur

VCC Architectural Committee

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November 25, 2025



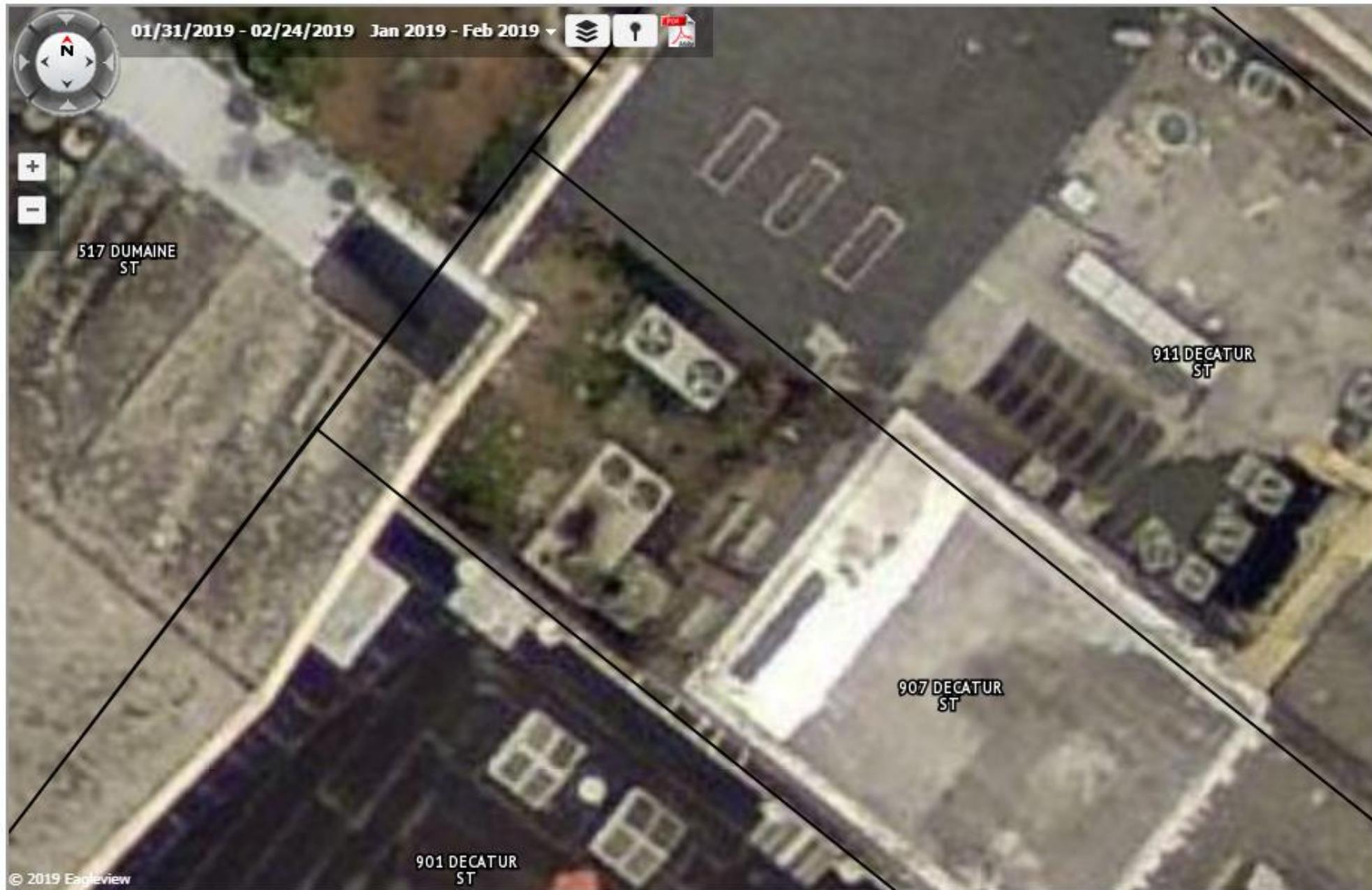


907 Decatur – Courtyard Mechanical 01/28/2017

VCC Architectural Committee

November 25, 2025



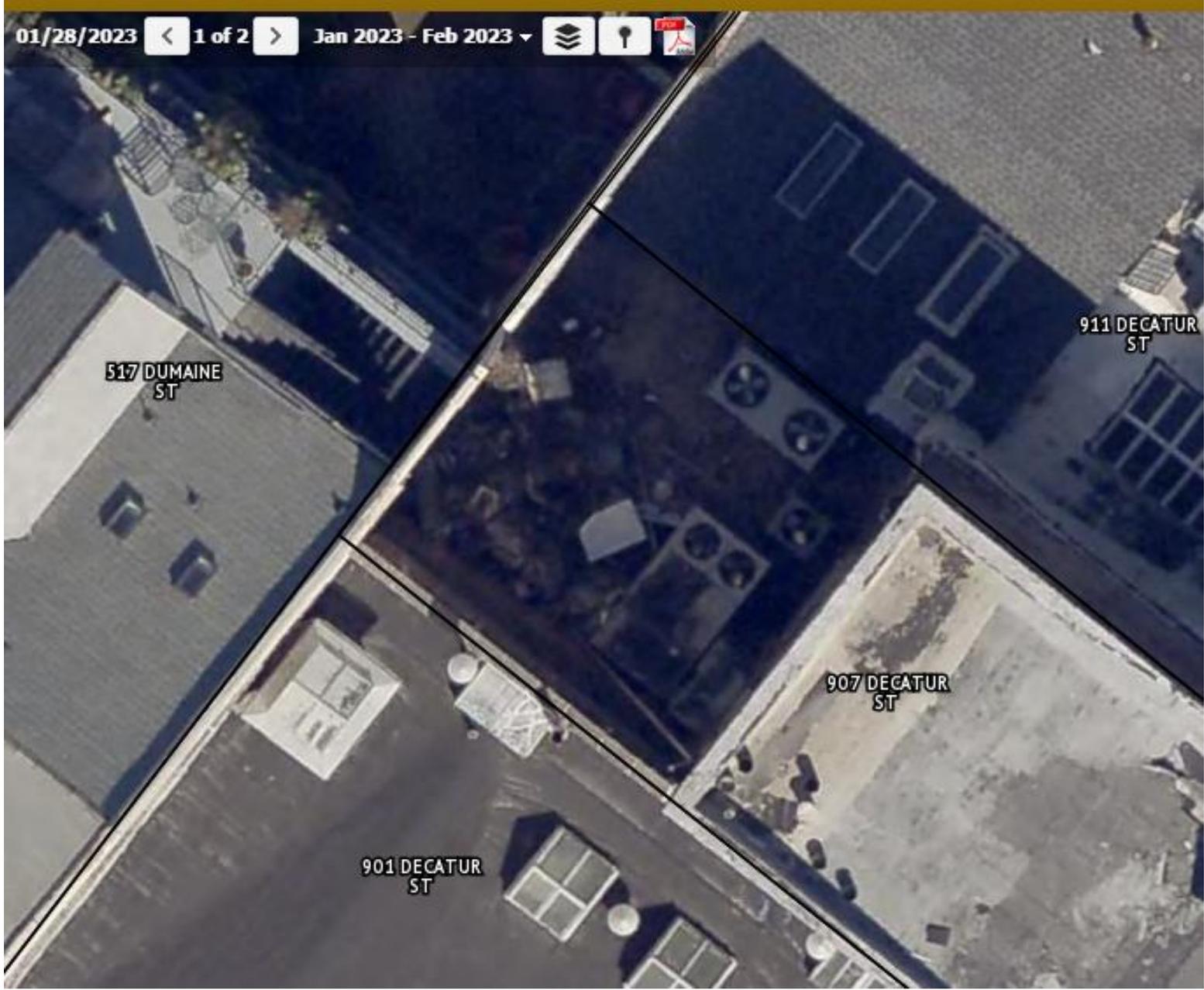


907 Decatur – Courtyard Mechanical 01/31/2019

VCC Architectural Committee

November 25, 2025





907 Decatur – Courtyard Mechanical 01/28/2023

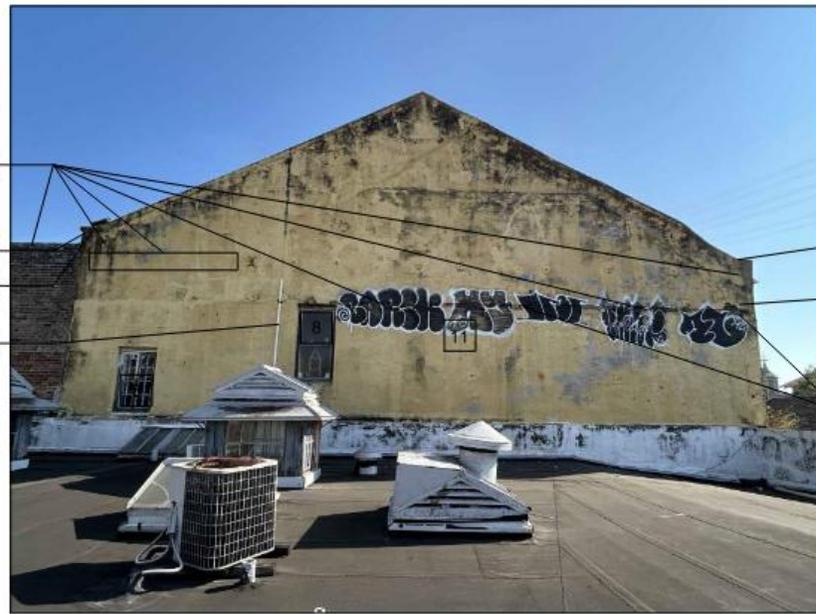
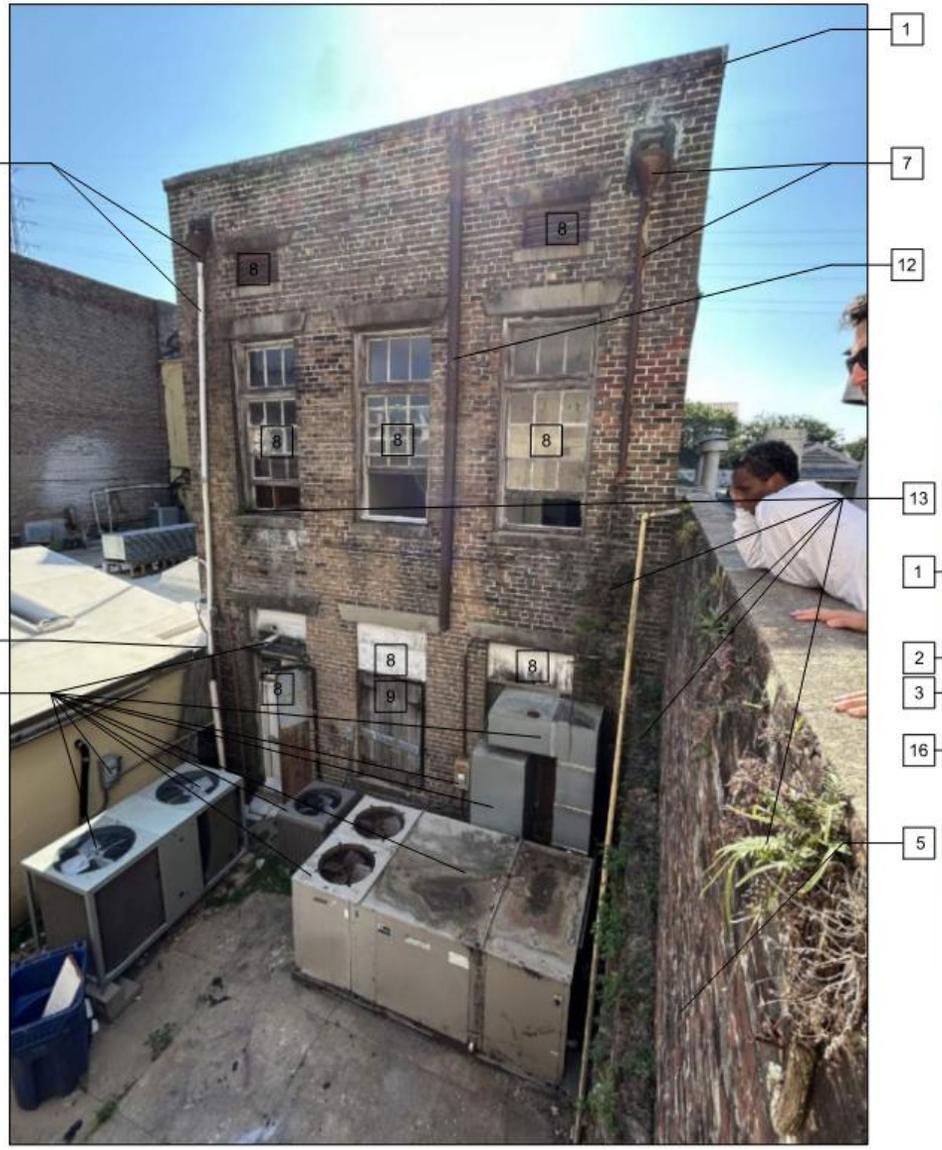
VCC Architectural Committee

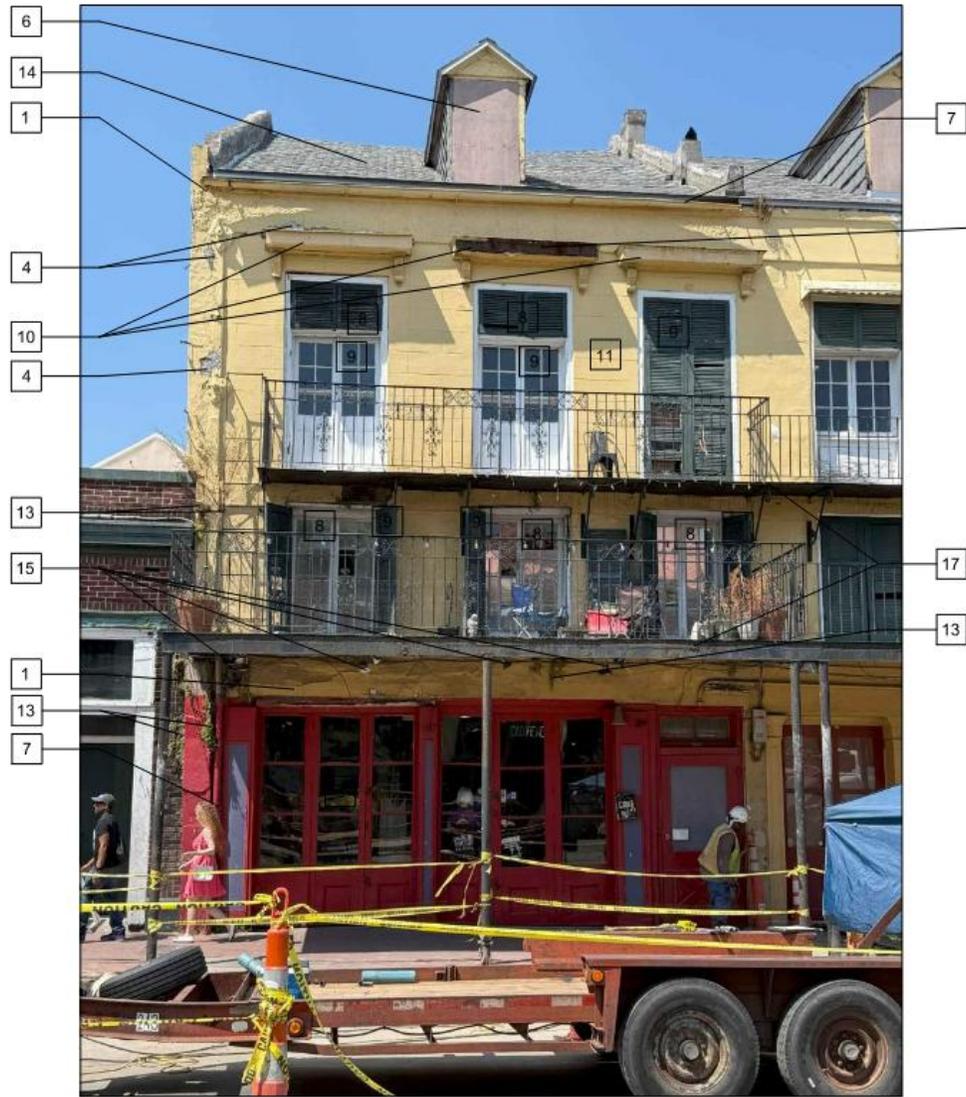
November 25, 2025





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**WCED-3DC/P**  
3" Round Ceiling and Pendant Cylinder

**DoB**  
Approved by

**WCED-3D**  
3" Round Ceiling and Pendant Cylinder

**DoB**  
Approved by

**3" LED Cylinder**

**DESCRIPTION**  
The WCED-3D 3" Round Cylinders are suitable for Wet location and IP53 rated for outdoor use. These cylinders come in two versions, called "C" and pendant "P". The "C" version is a ceiling mount cylinder with a non-adjustable down light and a 6" down light. The fixtures are offered in 3000K and 1700 LED. The "P" version is a pendant mount cylinder with a non-adjustable down light and a 6" down light. The fixtures are offered in 3000K and 1700 LED. The "P" version is a pendant mount cylinder with a non-adjustable down light and a 6" down light. The fixtures are offered in 3000K and 1700 LED.

**DESIGN FEATURES**  
Features:  
• All aluminum construction, powder coat painted in white, black or silver finish for finish, architectural applications.  
• 80 or 90 CFM with color temperatures 3000K, 3500K or 4000K.  
• Wet location, IP53 rated.  
• Dimming with most LED dimmers or 0-10V dimmers.  
• Optional Emergency Drivers are available.

**Mounting**  
• Mount completely assembled fixture directly on existing ceiling. The ceiling mount model consists of a canopy for in a 2" finished joist.

**United Warranty**  
• 5000 Module & Product 3 years

**Listing**  
• ICC-ES ETL Listing

TEL: 856-234-2211 FAX: 856-234-0881 www.lumitech.com

**WCED-3D**  
3" Round Ceiling and Pendant Cylinder

**DoB**  
Approved by

**WCED-3D**  
3" Round Ceiling and Pendant Cylinder

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TEL: 856-234-2211 FAX: 856-234-0881 www.lumitech.com

**1 NEW UNDER GALLERY LIGHTING**  
NO SCALE

**3 NEW DORMER WINDOWS**  
NO SCALE

**5 NEW TIE-ROD DETAIL**  
1/2" = 1'-0"

**2 NEW SCONCE LIGHTING**  
NO SCALE

**4 TYPICAL LINTEL REPAIR**  
NO SCALE

**TYP DETAIL - ST LINTEL FOR NEW OPENING IN (E) BRICK WALL**  
NOTE

**TYP DETAIL - CONC LINTEL FOR NEW OPENING IN (E) BRICK WALL**  
NOTE

**EXTERIOR SCOPE OF WORK**

- DEMOLITION BY REQUEST: HAVE A STRUCTURAL ENGINEER ACCESS THE STUCCO COVERED BRICK MASONRY PARTY WALL OF THE EXPOSED WALL ON THE DAMIAN STREET ELEVATION CLOSEST TO DECATUR STREET. THE WALL APPEARS TO BE PULLING AWAY FROM THE BUILDING AT THE REAR PORTION OF THE BUILDING AND HAS NORTHWEST DETENTION AT THE FRONT PORTION OF THE WALL. THERE IS ALSO A STEEL LINTEL ABOVE THE FIRST FLOOR OPENING ON DECATUR STREET THAT APPEARS TO FAILING. THE REAR FLAT ROOF FRAMING OF THE BUILDING IS ALSO IN A STATE OF DECAY. SEE PROPOSED STRUCTURAL REPORT INTERVENTIONS. TYPICAL LINTEL REPAIR DETAIL SHEET 12. AND THE FOLLOWING STRUCTURAL NOTES TO REMEDY THESE DEFICIENCIES PER VCC APPROVAL. THE STRUCTURAL REMEDIATION ITEMS OF TIEBOLDS, LINTEL REPAIR, REAR BEAM REPAIRS AND CORNER CONNECTIONS, OR INDEPENDENTLY SINCE THEY ARE NOT STRUCTURALLY DEPENDENT UPON ONE ANOTHER.
  - REARER AND LOCATION OF TIEBOLDS: WE RECOMMEND USING TWO TO THREE TIEBOLDS, EQUALLY SPACED, FOR THE WALL IN THE AREA NOTED ON THE PHOTOGRAPH. THE TIEBOLDS SHOULD BE 1/2" DIA. STEEL TIEBOLDS WITH A DIAMETER OF 1/2" AND APPEARANCE TO MATCH THE EXISTING TIEBOLDS. EACH TIEBOLD SHOULD BE DRILLED THROUGH THE EXISTING WALL APPROXIMATELY FOUR FEET INTO THE BUILDING—ENOUGH TO ENGAGE THE CEILING FLOOR DIAPHRAGM AND PROVIDE ADEQUATE RESTRAINT. THE TIEBOLDS SHOULD BE DRILLED INTO THE EXISTING WOOD FRAMING AVAILABLE FOR CONNECTION. SEE DETAIL 12C.
  - LINTEL REPAIR APPROACH: A TYPICAL DETAIL FOR CUTTING OR REPAIRING A MASONRY WALL LINTEL IS ATTACHED TO SHEET 12C FOR REFERENCE. SEE LINTEL REPAIR DETAILS. THE CONTRACTOR CAN FOLLOW THE SAME BASIC SEQUENCE FOR REPAIR.
    - OPEN 18" SQUARE ABOVE THE LINTEL TO INSTALL TEMPORARY SHORING (SHEETS, PINS) TO RELIEVE LOAD FROM THE WALL ABOVE.
    - REMOVE THE BRICK, INSTALL THE NEW LINTEL AND RE-BRICK THE REMOVED SECTION, ENSURING THE WALL IS FULLY RE-SHOTTED SOLID WITH CORNER TIEBOLDS.
    - WOOD BEAM AT LOAD BEARING WALL: THE REPAIR WILL BE SIMILAR TO THE LINTEL PROCESS, BUT SINCE NO NEW OPENING IS REQUIRED, FULL FINISHING MAY NOT BE NECESSARY. HOWEVER, WE RECOMMEND SHORING ALL LOAD-BEARING ELEMENTS SUPPORTED BY THE WALL FROM THE FLOOR ABOVE THE BEAM DOWN BEFORE BEGINNING WORK. THIS WILL REMOVE LOADS FROM THE AREA OF THE WALL, ALLOWING SAFE REMOVAL AND REPLACEMENT OF THE NECESSARY BRICK AND BEAM COMPONENTS.
- HAZARDOUS CONDITION: ARREST IN PORTION OF THE BUILDING THAT IS THREATENING TO FALL AND DAMAGE THE PROPERTY OR PUBLIC.
- BUILDING NOT WATER-TIGHT: EXAMINE LOCATIONS OF POSSIBLE WATER INFILTRATION AND MAKE AREA WATER-TIGHT AS NEEDED PER CONDITION. EXISTING WALLS, ROOFS, FOUNDATIONS, FLOORS, AND FINISHES ARE TO BE EXAMINED.
- STUCCO: VISUALLY EXAMINE AND SOUND OUT AREAS OF DAMAGED, DETERIORATED AND/OR DEFORMED STUCCO AND REMOVE ALL UNBOUND AND UNBONDED STUCCO ADJACENT TO SPALLING OR CRACKS UNTIL SOUND, BOUNDED STUCCO IS REACHED. RE-STUCCO OVER SOUND OR REPAIRED MASONRY SUBSTRATE WITH NEW COAT STUCCO OR VCC-APPROVED REPLACEMENT MATCH EXISTING THICKNESS AND TREATMENT TO MAKE WATER-TIGHT.
- WALLS: VISUALLY EXAMINE WEATHERBOARD/WALL MATERIAL DAMAGE/ DETERIORATION/DEFORMATION PRESENT ON BUILDING. REMOVE AND REPLACE DAMAGED WEATHERBOARD/WALL MATERIAL AS NECESSARY. REMOVE UNBOUND MASONRY SUBSTRATE AND TIE-IN A NEW MASONRY UNIT TO MATCH EXISTING SIZE, TEXTURE AND INSTALLATION PATTERN. ONLY TUCK POINT REMAINING EXPOSED MASONRY. AT REPAIRING WALL LOCATIONS WITH VCC-APPROVED MORTAR TO MATCH EXISTING GROUT WITH AND DEPTH. NO PORTLAND CEMENT BASED PRODUCTS ALLOWED. NEW BRICK TO BE PLASTERED OR PAINTED TO MATCH SURROUNDING.
- DORMER: DORMER DAMAGE/ DETERIORATION/DEFORMATION PRESENT IN THE BUILDING. REPAIR DAMAGED ROOF SLATE SHEDDING ON EXISTING DORMER. REMOVE AND REPLACE DAMAGED REPAIR/REPLACE DETERIORATED FACIA BOARDS, CORNER BRIMS AND GABLES TO MATCH EXISTING. REMOVE EXCESS ROOFING OVERHANGS. REPAIR GUTTERS WHICH WERE MISSING TO MATCH EXISTING SLOPE/SALUTE DOUBLE HUNG WOOD WINDOWS. SEE DETAIL 3A2. EXAMINE AND REPAIR ANY DETERIORATED SLATE ROOFING TO MAKE WATER-TIGHT.
- GUTTERS/DOWNSPOUTS: REPAIR EXISTING GUTTER ON THE DECATUR STREET ELEVATION AND CAP END AT PROPERTY LINE. INSTALL A NEW PAINTED GALVANIZED STEEL DOWNSPOUT ON THE DAMIAN STREET SIDE OF THE DECATUR STREET ELEVATION OF THE BUILDING TO BE INTO EXISTING DOWN SPOUT ROOF. REMOVE EXISTING CONDUCTOR HANG AND DOWNSPOUT ON THE CHARLES STREET ELEVATION, AND REPLACE WITH NEW PAINTED GALVANIZED STEEL TO MATCH EXISTING.
- WINDOWS & TRIM: PREP, PRIME AND REPAIR EXISTING WOOD WINDOWS AND TRIM. ANY DAMAGED MEMBERS TO BE REPAIR/REPLACED TO MATCH EXISTING. USE PROFILE AND WOOD SPECIES. ANY CRACKED OR MISSING GLAZING TO BE REPLACED TO MATCH EXISTING. REMOVE PAINT FROM GLAZING. PROVIDE WATER TIGHT CONNECTIONS.
- REPAIR THE SECOND FLOOR WINDOWS ON THE DECATUR STREET ELEVATION BY REMOVING DETERIORATED WOOD. REMOVE AND REPLACE DETERIORATED WOOD WINDOW TRIM ON THE DAMIAN STREET ELEVATION. REPAIR EXISTING VENTS ON THE CHARLES STREET ELEVATION AS NEEDED. REPAIR THE SECOND FLOOR WINDOWS ON THE DAMIAN STREET AS NEEDED. REPAIR WINDOWS ON FIRST FLOOR OF THE CHARLES STREET ELEVATION TO MAKE WATER TIGHT. RETAIN EXISTING VENTS AND PIPING SERVING HVAC CONDENSERS IN COURTYARD.
- SHUTTERS: WOOD SHUTTERS ON THE SECOND AND THIRD FLOOR OF THE DECATUR STREET ELEVATION ARE IN VARIOUS STATES OF DISrepair OR MISSING. REPAIR MISSING DOWNERS ON EXISTING SHUTTERS TO ORIGINAL CONDITIONS. DETACHED SHUTTERS TO BE REATTACHED TO BUILDING. THIRD FLOOR SHUTTERS IN THE CENTRAL BAY AND BAY CLOSEST TO DAMIAN STREET TO BE FABRICATED TO MATCH SHUTTER IN BAY CLOSEST TO ST. PHILIP STREET. PAINT SHUTTERS TO MATCH EXISTING COLOR.
- AWNINGS: COVER THE THIRD FLOOR FINISHES/FRAMINGS ON THE DECATUR STREET ELEVATION ARE METAL STUCCO BRACKETING AND BRACING SUPPORTED BY BRACKETS IN A VARIOUS STATES OF DETERIORATION. THE BAY CLOSEST TO DAMIAN STREET HAS BEEN BADLY REPAIRED WITH WHAT APPEARS TO BE CONCRETE BRACKETS. THE BRICKS HAVE BEEN REPAIRED WITH THE ORIGINAL HISTORIC FABRIC BUT IS RUBBING THROUGH THE AWNING CLOSEST TO ST. PHILIP STREET IS IN BEST SHAPE OF THE THREE AND HAS MINOR STAINING AND RUBBING. REMOVE THE CONCRETE BRACKETS AND ANY NON-ORIGINAL MATERIALS FROM THE AWNINGS. FABRICATE NEW SHEET METAL FOR THE DETERIORATED PORTIONS OF THE AWNING AND CAST NEW STUCCO HOLDING TO MATCH EXISTING.
- PAINTING: ALL EXISTING PAINTED SURFACES TO BE PREP, PRIME AND RE-PAINTED WITH TWO COATS OF HIGH QUALITY PAINT. SHEPHERD WILMARS OR EQUAL. REMOVE ALL EXISTING EXTERIOR CALK AND BACKER RODS AND RE-CALK ENTIRE EXTERIOR FACIAD OF BUILDING. FRONT REAR SIDES TO ADHERE WATER TIGHT CONDITIONS. NOTE: NO SPRAY PAINTING IS ALLOWED ON EXTERIOR OF BUILDING. ELASTOMERIC COATINGS ARE NOT PERMITTED. ALL EXTERIOR COATING SHALL COMPLY WITH THE SECRETARY OF THE INTERIORS STANDARDS. REMOVE ALL INSTANCES OF SPRAY FOAM. PROVIDE SPECIFIC COATING APPROVAL. ALL FINAL PAINT COLORS TO BE PRE-APPROVED BY THE VCC.
- MECHANICAL/ELECTRICAL: EXISTING MECHANICAL/ELECTRICAL EQUIPMENT: MAINLY CONDENSERS OF HVAC AIR CONDENSERS, ASSESS CURRENTLY IN THE COURTYARD OF THE PROPERTY. RETAIN EXISTING MECHANICAL EQUIPMENT IN COURTYARD PER VCC APPROVAL. REMOVE ABANDONED VENTILATION PIPES.
- PLANT GROWTH: REMOVE ALL PLANT GROWTH INCLUDING ROOTS FROM EXTERIOR SURFACES OF BUILDING. CAREFULLY REMOVE FROM MORTAR JOINTS AND PLASTER WORK, EXPOSING AREAS OF MASONRY AND PLASTER TO BE REPAIRED AND/OR REPLACED.
- ROOF: THE EXISTING ROOF ON THE PITCHED-ROOF PORTION OF THE BUILDING IS SHEATHED WITH SLATE. RETAIN THE EXISTING SLATE AND REPAIR AS NEEDED TO MAKE WATER PROOF. ON THE LOW SLOPE PORTION OF THE REAR ADDITION IS A FLAT ROOF OF UNKNOWN MATERIAL. IN A STATE OF DETERIORATION. REMOVE THE EXISTING FLAT ROOF. REPAIR ROOF AS NEEDED AND INSTALL A LIGHT GREY TPO ROOF.
- LIGHTING: THERE ARE A SERIES OF FLOODLIGHTS UNDER THE GALLERY ON THE DECATUR STREET ELEVATION. REMOVE EXISTING FLOODLIGHTS UNDER THE GALLERY AND INSTALL NEW LIGHTING PER CUTSHEETS PER VCC APPROVAL.
- WIRE & CONDUITS: REMOVE ABANDONED SURFACE MOUNTED MASONRY, FASTENERS, WIRES, AND CONDUITS FROM EXISTING BUILDING SURFACES. PATCH ALL REMAINING HOLES WITH LIKE MATERIALS TO MATCH EXISTING. REMOVE EXISTING CONDUIT FROM EXISTING BUILDING SURFACES AND PAINTED TO MATCH BUILDING COLOR. EXTERIOR EXISTING A NEW WIRING TO BE RUN IN NEW CONDUIT IN A NEAT ORGANIZED MANNER WHICH WILL BE PAINTED TO MATCH BUILDING COLOR. ALL NEW LOOSE WIRE/CABLES TO BE RUN INSIDE BUILDING.
- BALCONIES: RETAIN & REPAIR EXISTING METAL BALCONY FLOORING. DAMAGED AREAS TO BE DEMOLISHED AND REMOVED. AREA TO BE REMOVED TO BE CUT FROM FLOORING. AREAS OF REPAIR TO BE REPAIRED WITH NEW SHEET METAL TO MATCH GAUGE AND STRENGTH. AREAS OF REPAIR TO BE BROOMED OUT AND FREE FROM TRIPPING HAZARDS. BALCONY GALLERY DETAIL TO REPAIR TWO FINISH COATS OF PREMIUM PAINT. CLEAN EXISTING METAL OUTDRIGGERS, BEAMS AND METAL. GALVANIZE FREE OF OIL AND GREASE. HAND SCRAPE ALL UNBOUND OR FREELYING REPAIR. TIEBOLDS, LINTEL COMPONENTS AS REQUIRED TO MATCH EXISTING PATTERN AND CONNECTIONS. FINISH WITH A RUBBER INHIBITOR AND PAINT ENTIRE ASSEMBLY AND OTHER METAL ITEMS. NO SPRAY PAINTING SHALL BE ALLOWED ON EXTERIOR OF THE BUILDING. ALL FINAL PAINT COLORS TO BE PRE-APPROVED BY THE VCC.

terrell-fabacher architects, i.l.c.

1700 Jackson Street, Suite 201  
New Orleans, Louisiana 70113  
504.586.1200

These plans and specifications have been prepared by me or under my direct supervision. I am a duly licensed professional engineer in the State of Louisiana. I hereby certify that I am a duly licensed professional engineer in the State of Louisiana. I hereby certify that I am a duly licensed professional engineer in the State of Louisiana.

**VIOLATION REMEDIATION**  
907 DECATUR STREET  
NEW ORLEANS, LOUISIANA

NO. REVISIONS  
1 11/04/2025

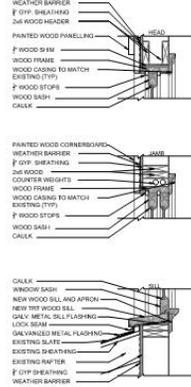
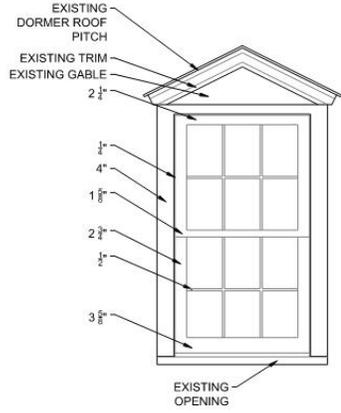
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DATE: 10/28/2025  
JOB NO.:

**A2**  
SHEET 2 OF 2



# 1 NEW UNDER GALLERY LIGHTING

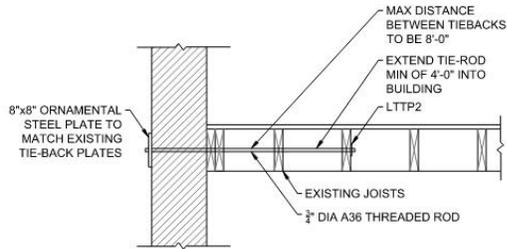
NO SCALE



\*CONTRACTOR TO CONFIRM SIZES OF TRIM AND DORMER WINDOW PROFILE TO MATCH EXISTING TO REPLACE IN KIND.

# 3 NEW DORMER WINDOWS

NO SCALE



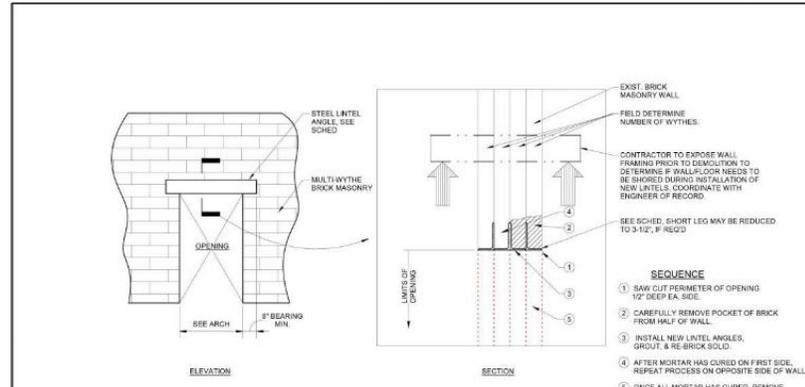
# F NEW TIE-ROD DETAIL

907 Decatur

VCC Architectural Committee

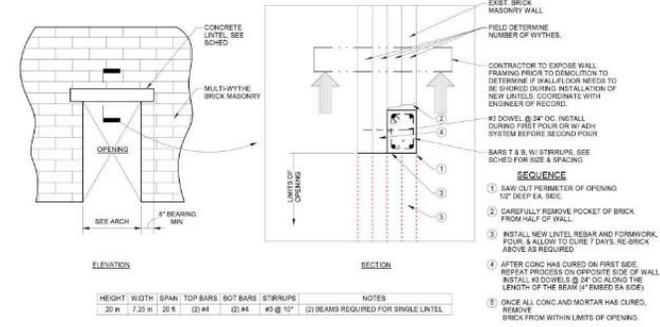
# 2 NEW SCONCE LIGHTING

NO SCALE



## 1 TYP DETAIL - STL LINTEL FOR NEW OPENING IN (E) BRICK WALL

NTS



## 2 TYP DETAIL - CONC LINTEL FOR NEW OPENING IN (E) BRICK WALL

NTS

5  
S010  
3/8" = 1'-0"

### TYP DETAIL - BRICK LINTEL SCHEDULE

SPAN	# B & T'S	# B - T'S
≤ 4'-0"	L4x4x14	L4x4x14
6'-0"	L4x4x30	L4x4x14
8'-0"	L6x4x30	L4x4x12
10'-0"	L6x4x12	L6x4x30

NOTES: UNLESS NOTED OTHERWISE:  
1. CONTACT SIZE: F  
A. WALL IS THICKER THAN DOUBLE WYTHE  
B. OPENING IS LARGER THAN 10'-0"

# 4 TYPICAL LINTEL REPAIR

NO SCALE

**AP DESIGN GROUP**  
CIVIL & STRUCTURAL ENGINEERS  
504-410-5322 ADMIN@AP-ENG.COM

DATE	JOB #	TITLE	SHEET
2025-27-10	25083	LINTEL REPAIR DETAILS	1 OF 1



November 25, 2025



September 12, 2025

Mr. Kirk Fabacher  
Terrell Fabacher Architects, LLC  
(504) 566 1320  
[kirkfabacher@gmail.com](mailto:kirkfabacher@gmail.com)

Re: 907 Decatur St  
New Orleans, LA 70116  
Structural Opinion on Load-Bearing Masonry Wall Condition

Dear Mr. Fabacher,

Pursuant to your request, an inspection was conducted at the above address on September 10, 2025. This inspection was performed by the author of this report. Our comments are based solely on visual observations; no special equipment was used.

#### Scope

APDG conducted a limited structural observation focused on the condition of the left load-bearing masonry wall, its associated framing connections, and select structural elements visible at the time of our visit, including a steel lintel and the rear flat roof framing. The inspection was visual in nature, with limited access in certain areas, particularly within the attic. No other structural elements were evaluated during this visit.

#### Structure Overview

The subject property is a two-story historic building consisting of masonry load-bearing walls with wood framing at each level. Based on the age of construction, the foundation is presumed to be soil-supported.

#### Overview of Deficiencies and Recommendations

Our observations identified several areas of structural concern:

- Left Load-Bearing Wall:
  - When facing the building from the street, the left exterior masonry wall appears to be pulling away from the building framing at the rear portion of the structure. The separation appears to be large enough to allow rain to enter the masonry wall. This will exacerbate mortar failure.
    - No tie backs were noted in the rear portion of the wall which is the area that is pulling away from the building. This may be the reason why the wall is failing
    - Another culprit, as witnessed below in a different portion of the building, the roof/attic framing was heavily damaged due to rot/termite damage. There is a possibility that this is occurring in this location as well.
  - Evidence of mortar deterioration was also observed at the front portion of the building from the interior.
  - A wood sill beam, located at the second floor ceiling height, appears to be in poor condition and may be failing, allowing the masonry above it to settle/compress. The beam appears
- Other areas of concern:
  - Steel Lintel at front opening: A steel lintel at the front of the building shows signs of deterioration and failure.

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907 Decatur

VCC Architectural Committee

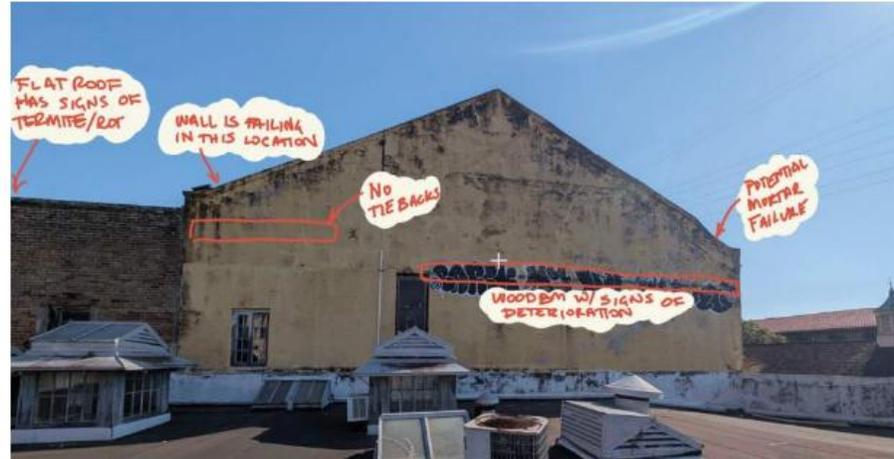
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November 25, 2025

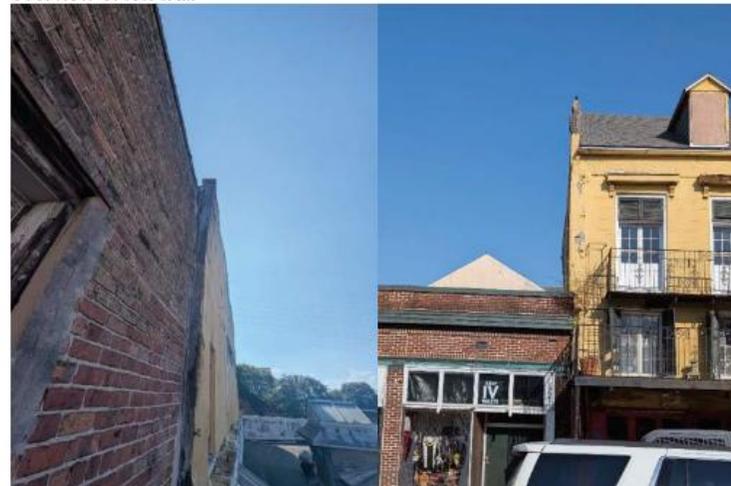




- o Rear Flat Roof Framing: The wood framing at the flat roof portion of the rear building section is in a state of advanced deterioration, with evidence of termite activity, rot, or both. Portions of the roof decking in this area also appear to be failing. Access to the attic was limited, and this was the only portion of roof framing that could be directly observed.



overview of left wall



Left masonry wall pulling away from structure photographed from back and front





deteriorating wood beam at second floor ceiling level



(left) deteriorating mortar at front left of building photographed from interior  
(right) heavily damaged roof framing at flat roof in rear of building



deteriorating steel lintel at front opening





### Recommended Repairs

- **Left Load-Bearing Wall (Rear Portion)**
  - Provide access to the attic in this area to confirm the adequacy of the wood framing and determine whether sound framing members are present to accept tiebacks.
  - Remove plaster from the interior face of the wall to allow inspection of the underlying mortar condition.
  - Where mortar deterioration is extensive, the recommended approach is to:
    - Shore and brace all load-bearing elements supported by the wall from the affected level down to the first floor. (Shoring may be provided by this office or another structural engineer.)
    - Unstack the brick wall from the top down, re-stacking with proper mortar to match VCC requirements.
  - The existing wood sill beam currently provides no structural benefit and may be detrimental to the wall. We recommend removing this beam through a controlled process, with shoring in place as appropriate.
- **Steel Lintel (Front Elevation)**
  - Although this is not a primary load-bearing wall, it supports significant self-weight.
  - Shore the surrounding masonry where possible, and, if necessary, pin portions of the masonry above to relieve the lintel.
  - Remove and replace the deteriorated lintel with a new steel lintel designed for the imposed loads.
- **Rear Flat Roof Framing**
  - Remove and replace deteriorated lumber and decking. Member sizes can be specified upon request.
  - Further investigation is advised, as attic access was limited during the initial assessment. Opening additional areas of the roof framing will provide a more complete understanding of the extent of damage and needed repairs.

### Shoring and Bracing

It is imperative that the structure be shored for vertical loads and braced for lateral loads throughout construction.

### Conclusion

Based on our limited visual observations, the structure exhibits multiple areas of deterioration that require further investigation and repair. The left load-bearing masonry wall is of primary concern due to separation from the building framing and possible underlying mortar and framing deficiencies. Additional deficiencies were noted at the steel lintel and the rear flat roof framing.

We recommend that the building be opened up for further investigation to confirm the assumptions outlined above. If these conditions are verified, then repair efforts should proceed in a phased manner: first, shore and brace affected elements to stabilize the structure; and second, undertake the controlled removal and replacement of deteriorated components as referenced above.

Please feel free to contact us if you require additional investigation, design specifications, or oversight during the repair process.





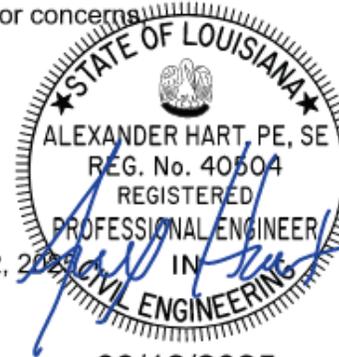
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Joshua Juneau P.E.  
 Alex Hart P.E., S.E.

Please reach out if you have any further questions or concerns.

Alex Hart, PE, SE

September 12, 2025



09/12/2025



09/12/2025

**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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