

Vieux Carré Commission Architecture Committee Meeting

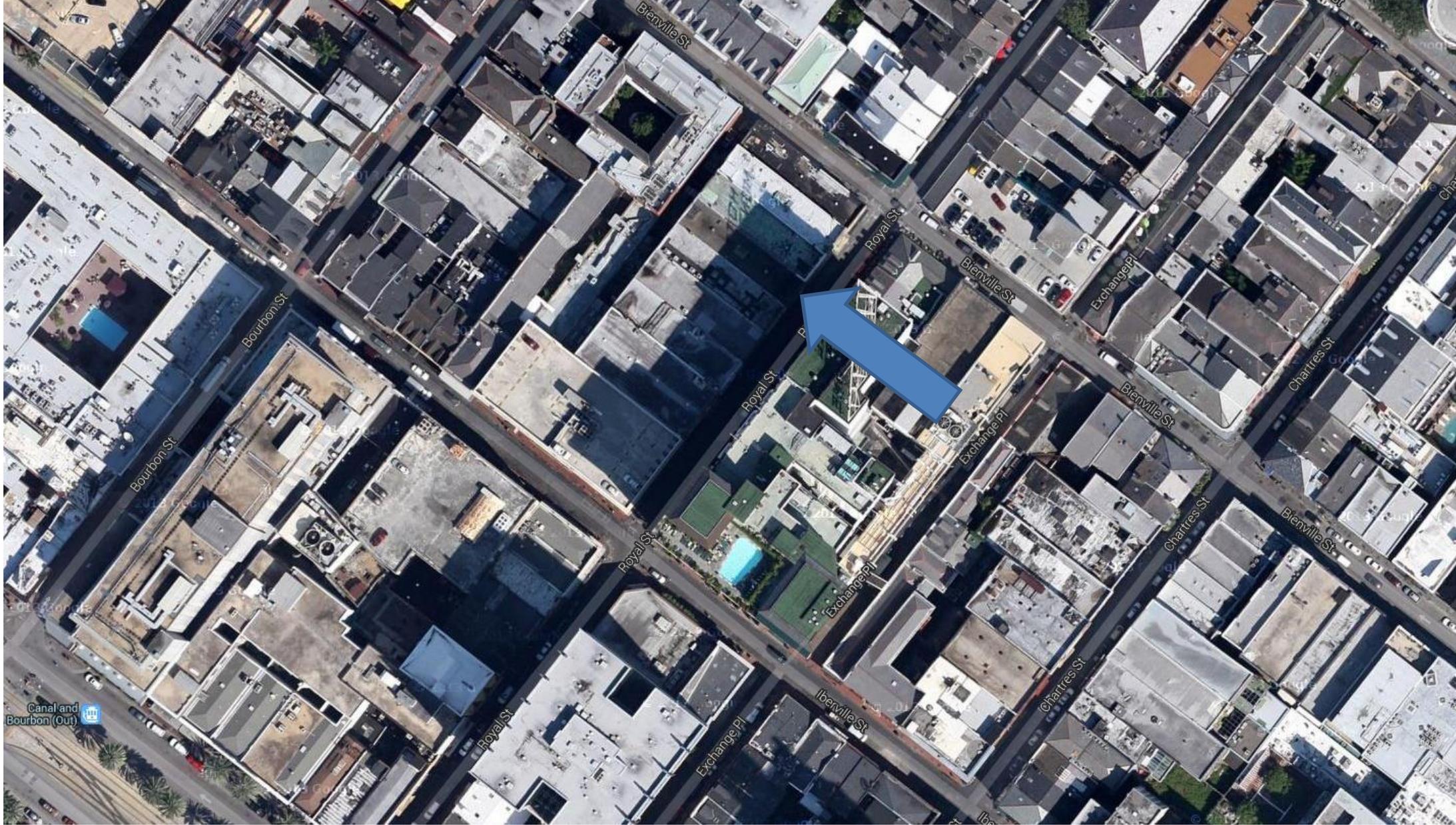
Tuesday, July 29, 2025



Old Business



229 Royal



229 Royal

VCC Architectural Committee

July 29, 2025





229 Royal, 1963

VCC Architectural Committee

July 29, 2025





229 Royal, 1975

VCC Architectural Committee

July 29, 2025





229 Royal

VCC Architectural Committee

July 29, 2025





229 Royal

VCC Architectural Committee

11 29 2022

July 29, 2025





229 Royal

VCC Architectural Committee

July 29, 2025





229 Royal

VCC Architectural Committee

July 29, 2025





229 Royal – Neighboring Storefront at 233 Royal

VCC Architectural Committee

July 29, 2025





229 Royal – Neighboring Storefront at 233 Royal

VCC Architectural Committee

01 27 2025

July 29, 2025



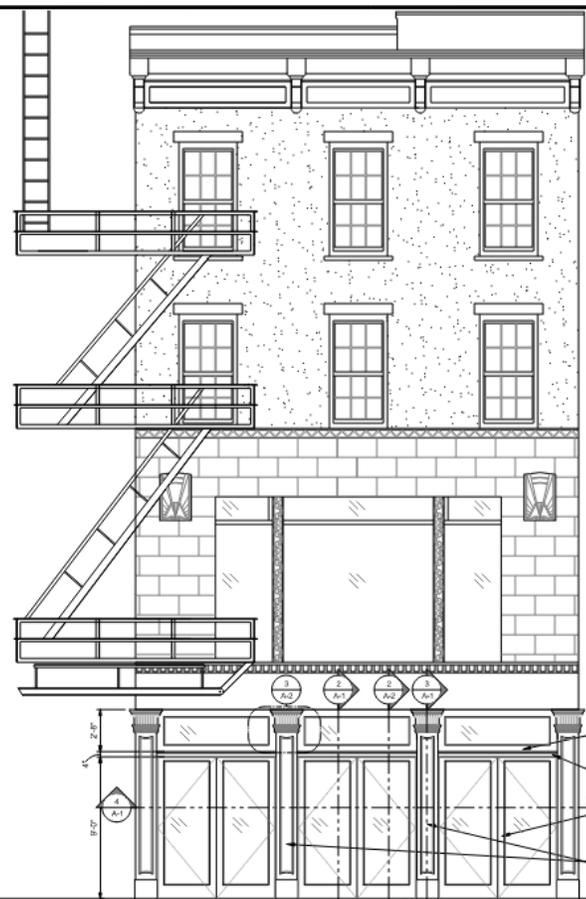


229 Royal – Neighboring Storefront at 233 Royal

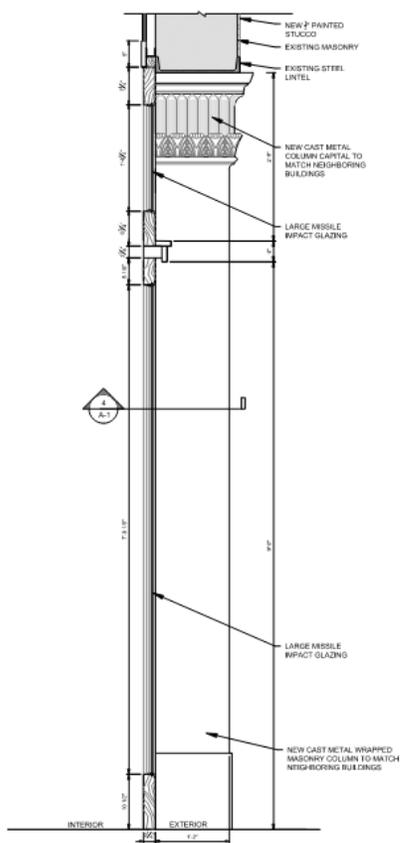
VCC Architectural Committee

July 29, 2025

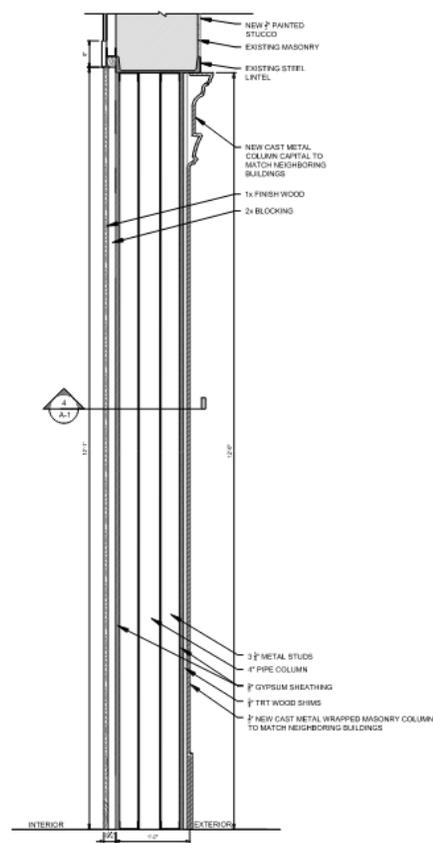




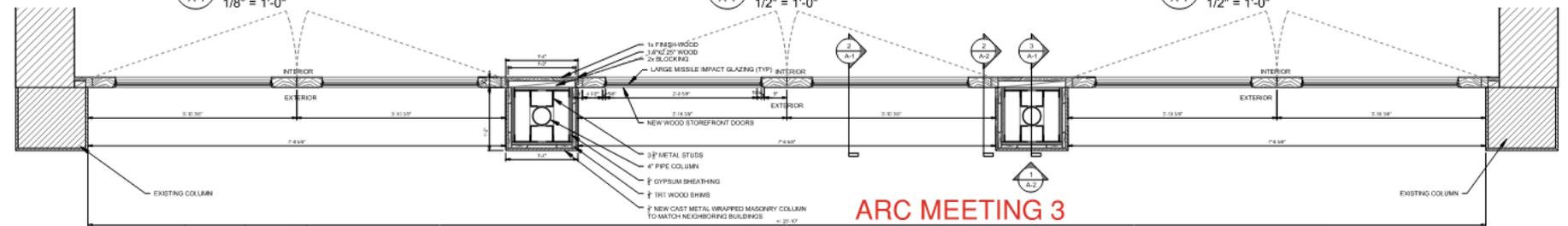
1 Proposed Elevation-Revised
A-1 1/8" = 1'-0"



2 Proposed Storefront Section
A-1 1/2" = 1'-0"



3 Proposed Column Section
A-1 1/2" = 1'-0"



4 Proposed Storefront Section
A-1 1/2" = 1'-0"

ARC MEETING 3

terrell-fabacher architects, l.l.c.
1000 South Jefferson Davis Parkway, Suite 211
New Orleans, Louisiana 70125
504.586.9020

tfa

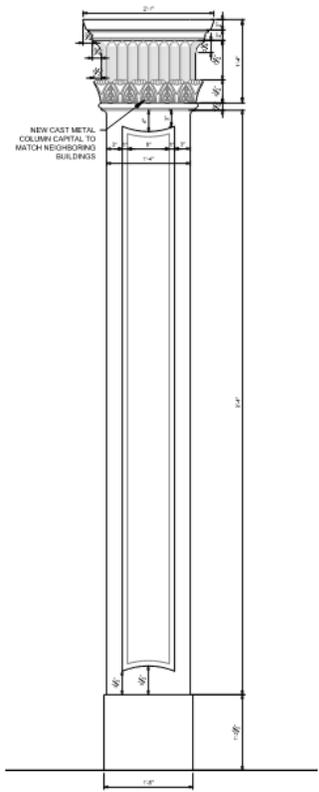
STOREFRONT ALTERATION
OF
229 ROYAL STREET
New Orleans, Louisiana

NO.	REVISIONS
1	2/11/2025

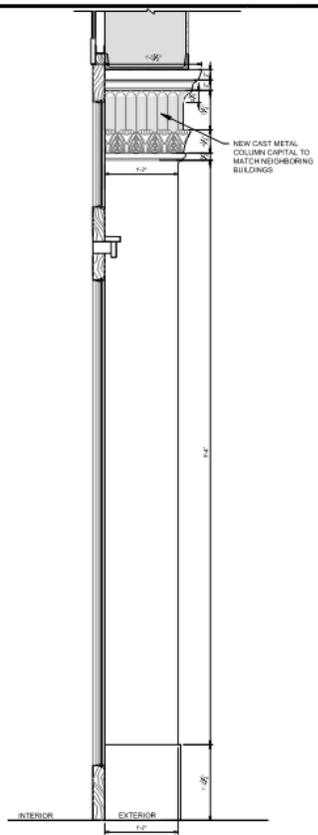
CHECKED BY: _____
DRAWN BY: _____
DATE: 5/21/2025
JOB NO: _____

A-1
SHEET 1 OF 2

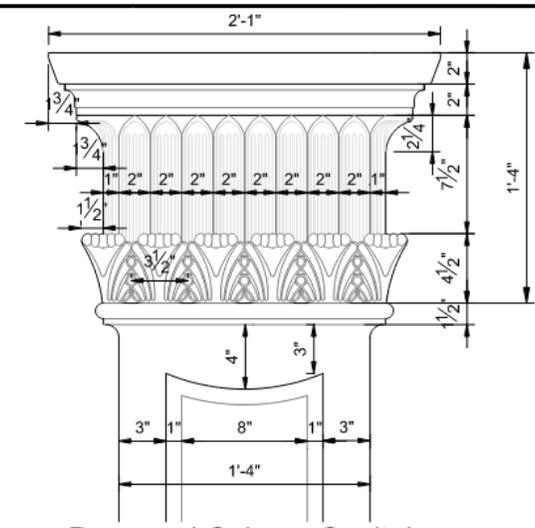




1
A-2
Proposed Column Elevation
1/8" = 1'-0"



2
A-2
Proposed Side Column Elevation
1/8" = 1'-0"



2
A-2
Proposed Column Capital
1 1/2" = 1'-0"

terrell-fabacher architects, l.l.c.
1050 south Jefferson Davis Parkway, suite 241
New Orleans, Louisiana 70120
504.586.0828

tfa

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**STOREFRONT ALTERATION
OF
229 ROYAL STREET
New Orleans
Louisiana**

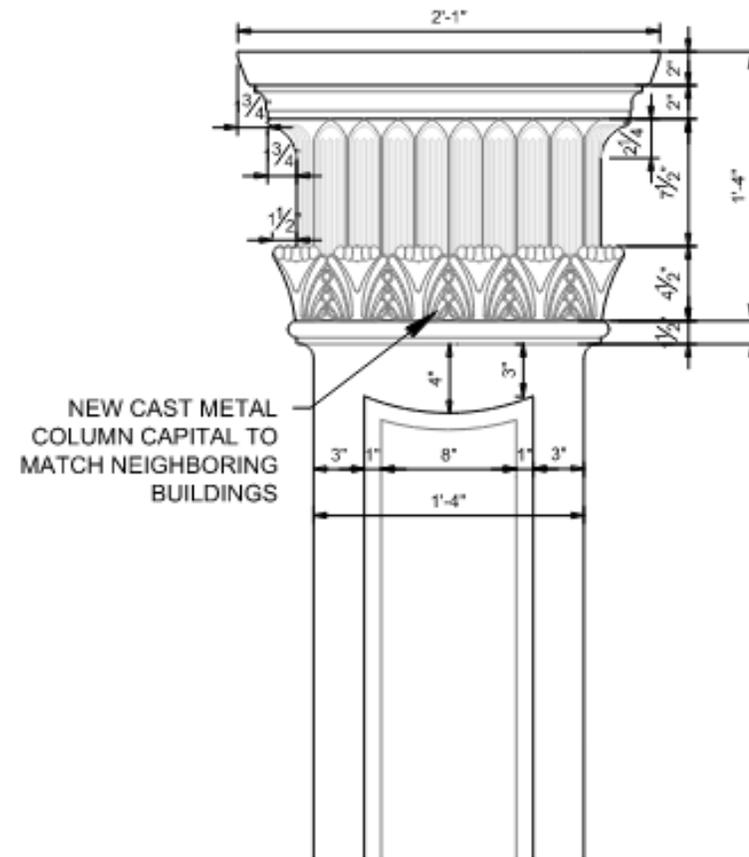
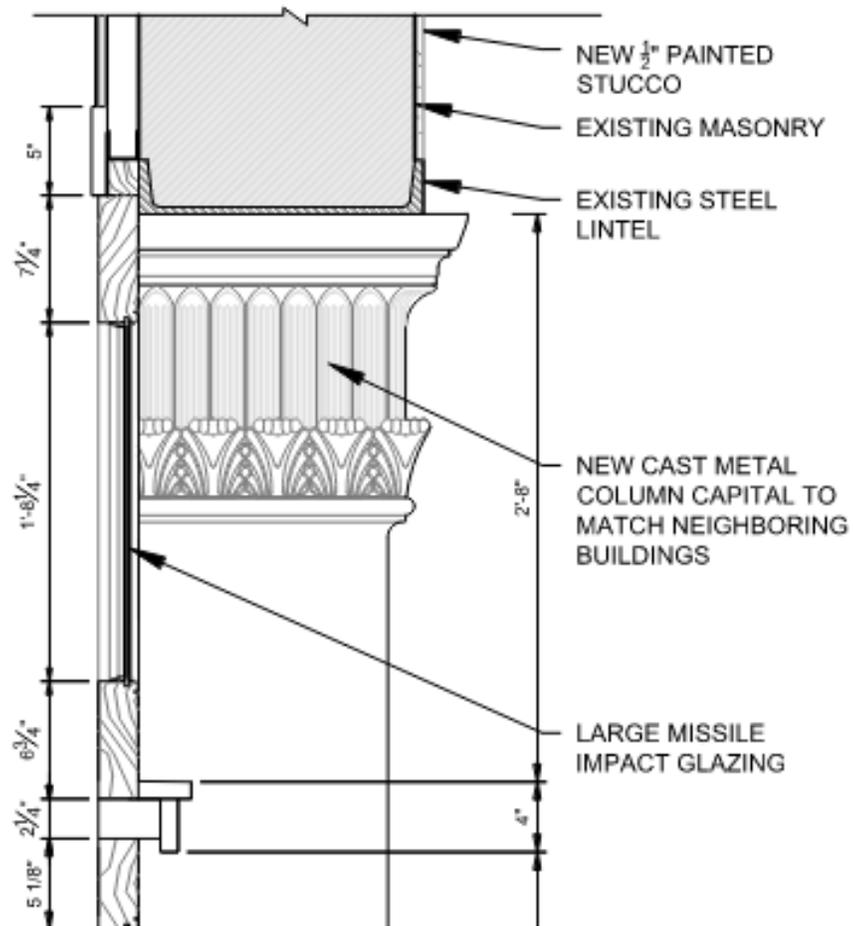
NO.	REVISIONS
1	ISSUES

CHECKED BY: _____
 DRAWN BY: _____
 DATE: 5/24/23
 SHEET NO. _____

A-2
SHEET 1 OF 1

ARC MEETING 3







1014 St Philip



1014 St Philip

VCC Architectural Committee

July 29, 2025





1014 St Philip

VCC Architectural Committee

July 29, 2025





1014 St Philip

VCC Architectural Committee

July 29, 2025





1014 St Philip



1014 St Philip





1014 St Philip
VCC Architectural Committee

July 29, 2025





1014 St Philip





1014 St Philip
VCC Architectural Committee

July 29, 2025





1014 St Philip





1014 St Philip

VCC Architectural Committee

July 29, 2025





1014 St Philip

VCC Architectural Committee

July 29, 2025





1014 St Philip

VCC Architectural Committee

July 29, 2025





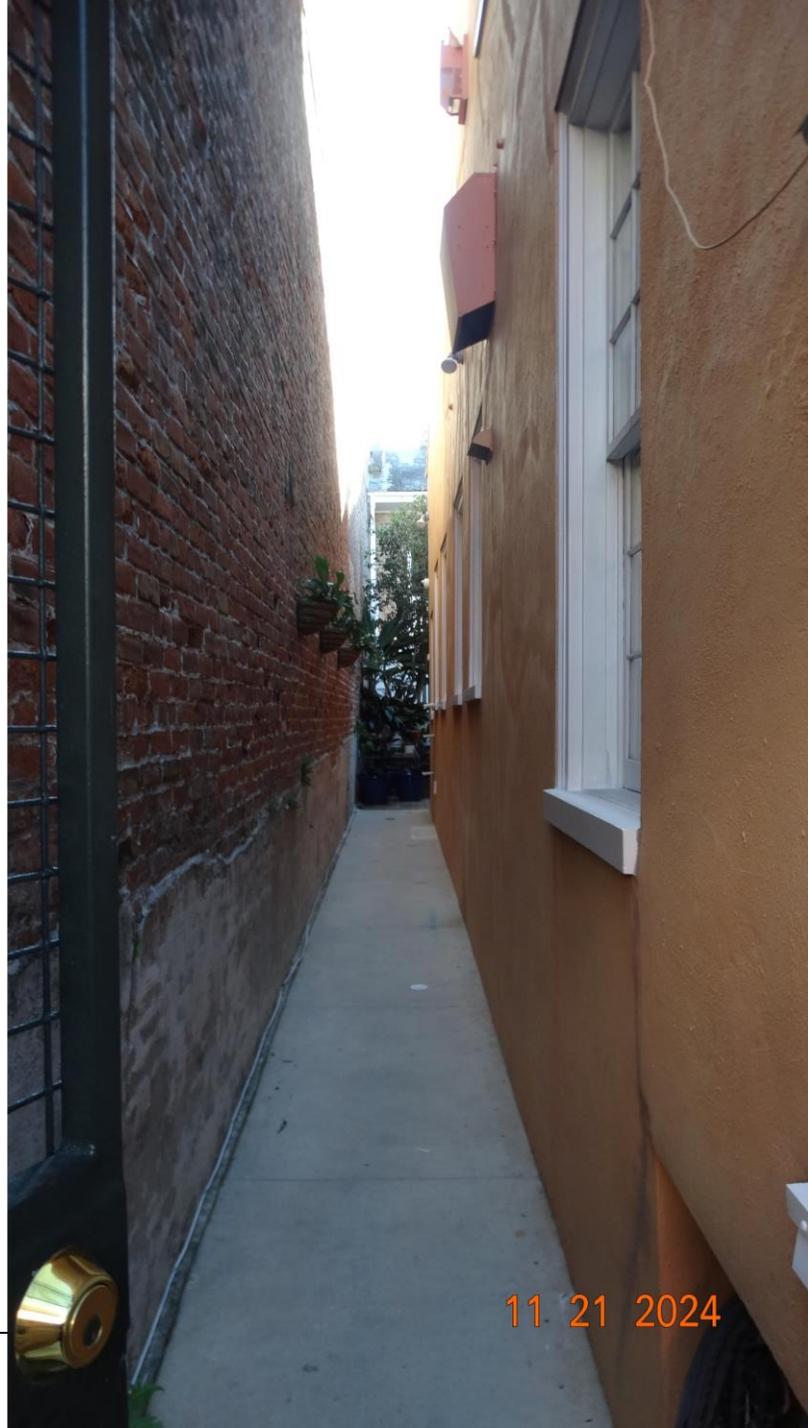
11 21 2024

1014 St Philip

VCC Architectural Committee

July 29, 2025





1014 St Philip

VCC Architectural Committee

11 21 2024

July 29, 2025



1014 St. Philip - Water Feature

Project #: 511022.00

1014 St. Philip Street
New Orleans, LA 70116

NOT FOR CONSTRUCTION

10/31/2024



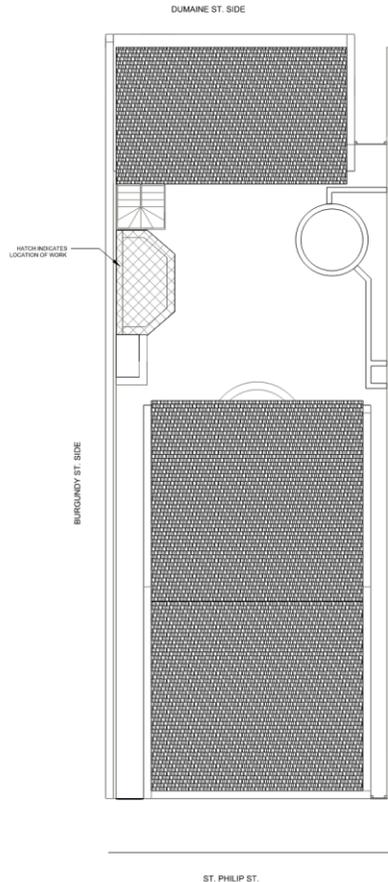
WILLIAMS ARCHITECTS
824 BARONNE STREET
NEW ORLEANS, LA 70113
504-566-0888
WILLIAMSARCHITECTS.COM

PROJECT DESCRIPTION:

SMALL RENOVATION TO FOUNTAIN IN HISTORIC FRENCH QUARTER COURT YARD. NO INTERIOR WORK.

GENERAL	
T100	COVER

ARCHITECTURAL	
A100.0	EXISTING PHOTOS & AXONOMETRIC VIEW
A100.1	WATER FEATURE - EXISTING/DEMO PLANS
A100.2	WATER FEATURE - NEW CONSTRUCTION



① SITE PLAN
1/8" = 1'-0"





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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 warrant that I am a duly licensed professional providing project construction administrative services on this project.

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1014 St. Philip - Water Feature
1014 St. Philip Street
New Orleans, LA 70116

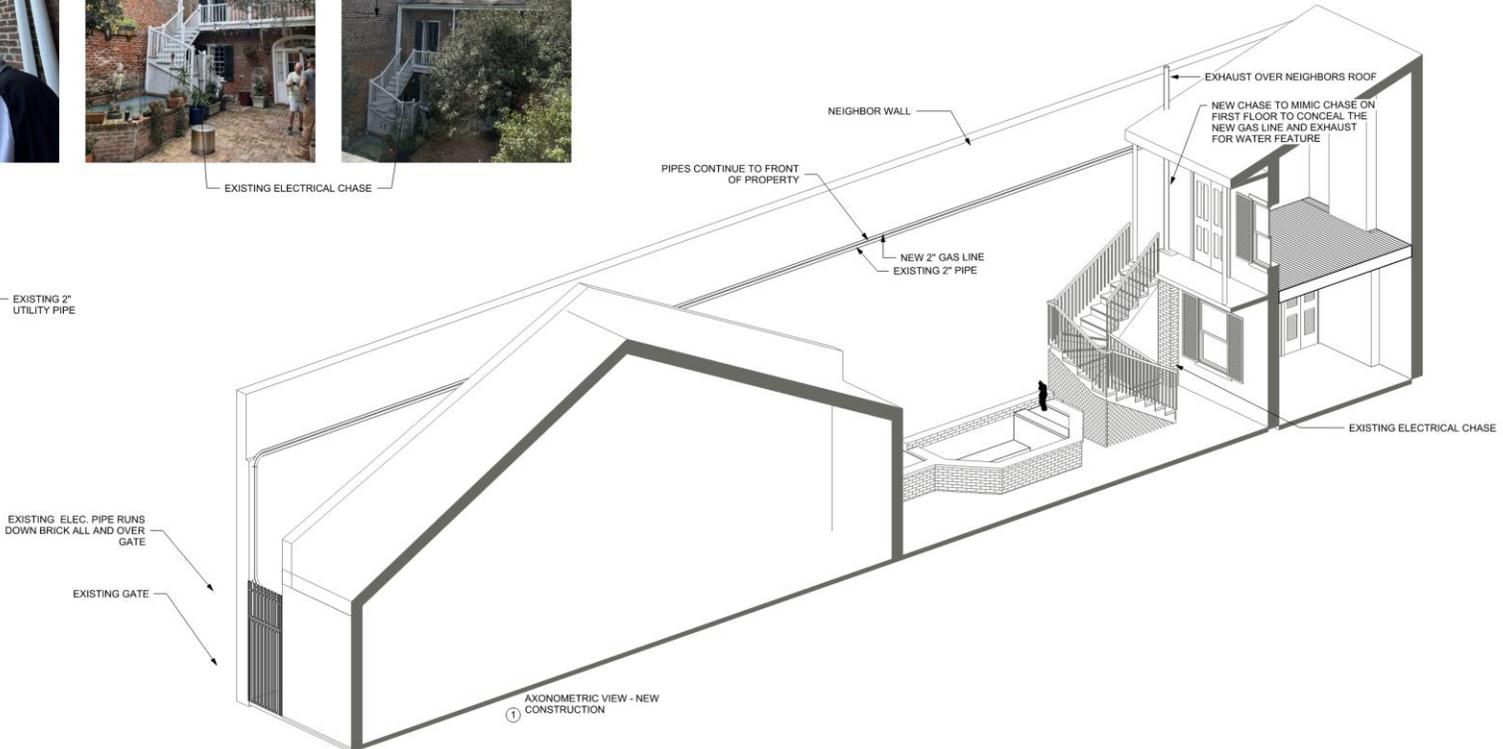
NOT FOR CONSTRUCTION

-REVISIONS-		
No.	Date	Scope

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SCALE: 1/8" = 1'-0"
JOB No. 511022.00
DATE 10/14/19
SHEET NAME
EXISTING PHOTOS & AXONOMETRIC VIEW

SHEET NO.

A100.0



do not scale drawings
7/15/2025 1:25:23 PM P:\511022.00\1014 St. Philip\Drawings\Fountain_2024\Edmondson_Fountain.rvt

1014 St Philip

VCC Architectural Committee

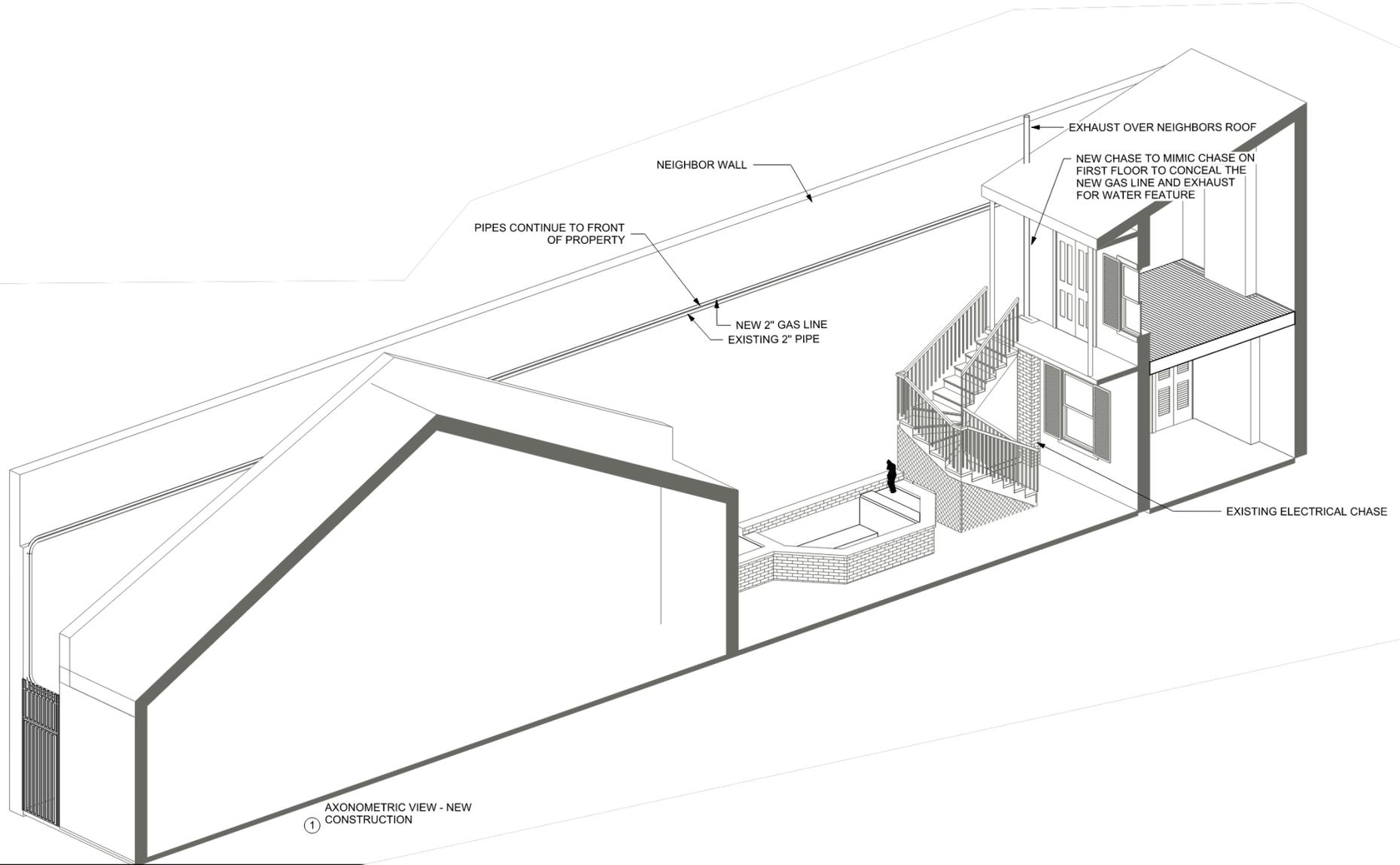
July 29, 2025



EXISTING 2" UTILITY PIPE

EXISTING ELEC. PIPE RUNS DOWN BRICK WALL AND OVER GATE

EXISTING GATE



AXONOMETRIC VIEW - NEW CONSTRUCTION
①



EXISTING 2" UTILITY PIPE



2" UTILITY PIPE

BRICK LEDGE

2" UTILITY PIPE



EXISTING ELECTRICAL CHASE



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1014 St. Philip - Water Feature
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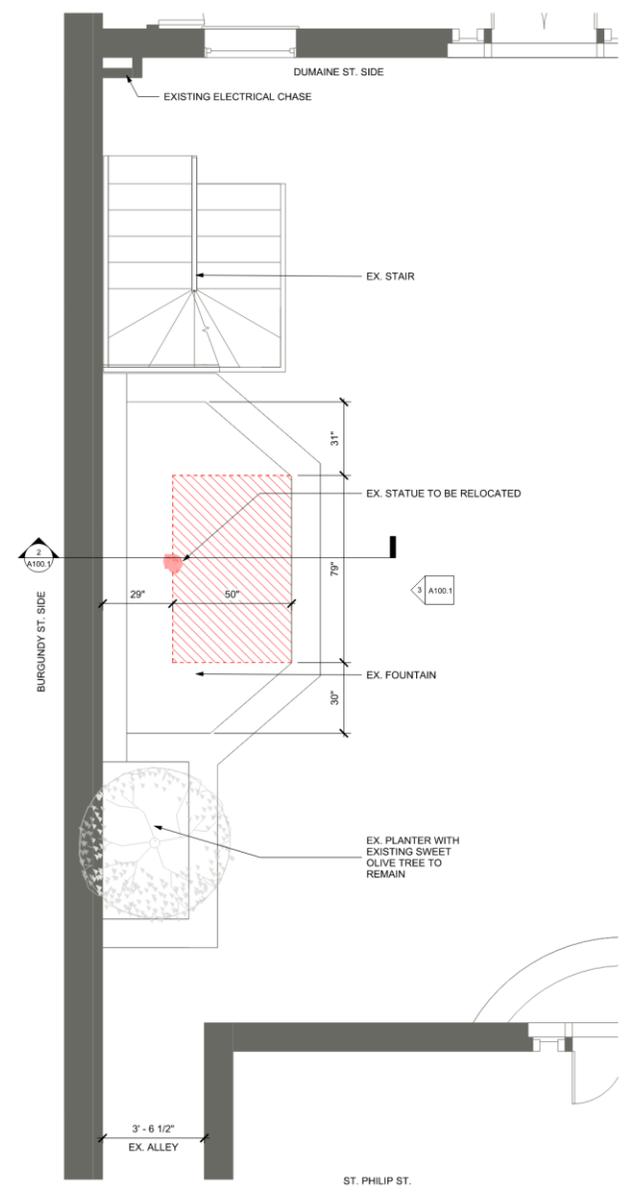
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 DATE: 2/4/2023

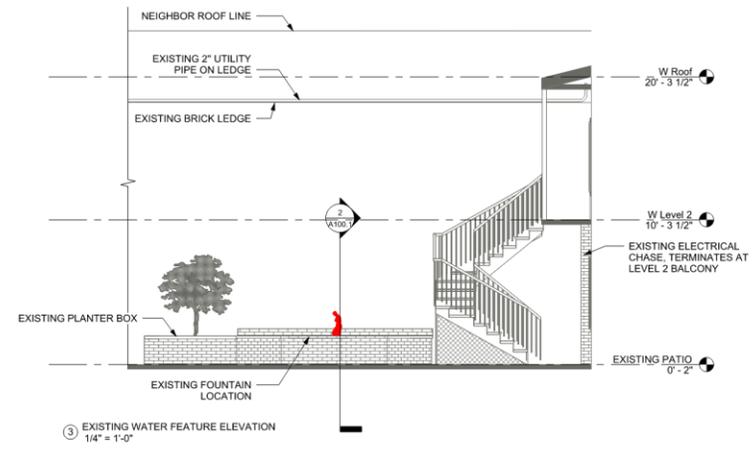
SHEET NAME
 WATER FEATURE -
 EXISTING/DEMO PLANS

SHEET NO.

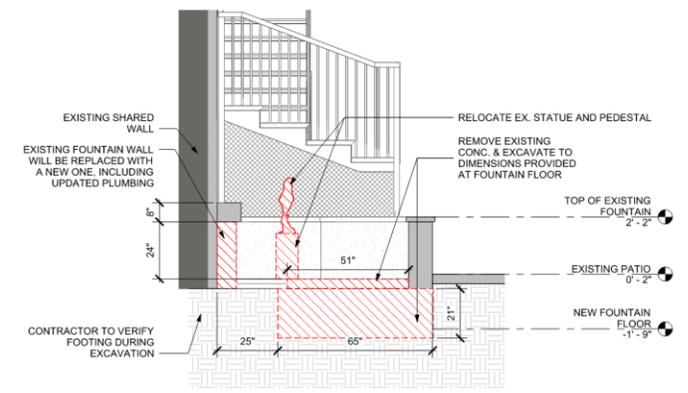
A100.1



① EXISTING WATER FEATURE
 1/2" = 1'-0"



③ EXISTING WATER FEATURE ELEVATION
 1/4" = 1'-0"



② SECTION THRU WATER FEATURE -
 DEMOLITION
 1/2" = 1'-0"

SECTION LEGEND
 EXISTING TO REMAIN
 DEMOLITION



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1014 St. Philip - Water Feature
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 New Orleans, LA 70116

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No.	Date	Scope

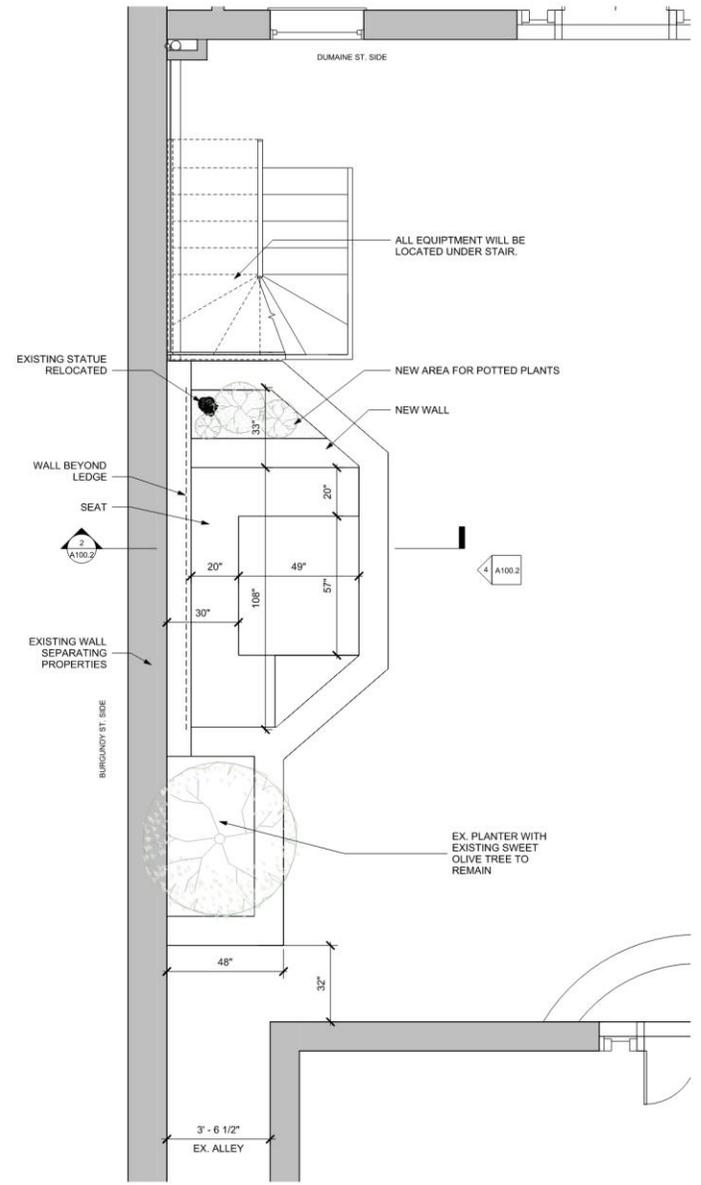
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 DATE: 10/20/24
 SHEET NAME: WATER FEATURE - NEW CONSTRUCTION

SHEET NO.

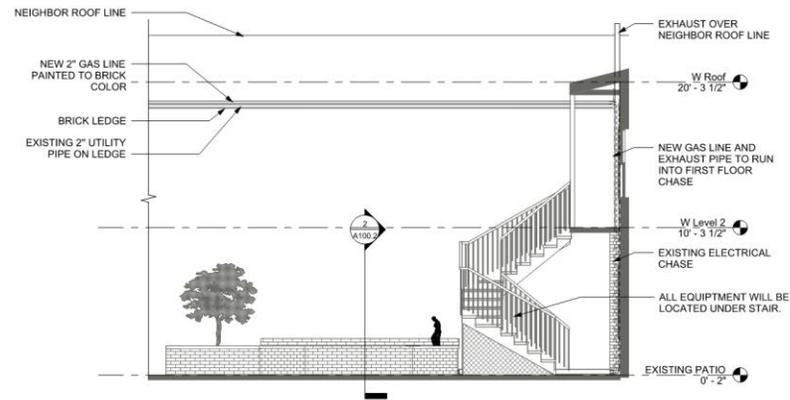
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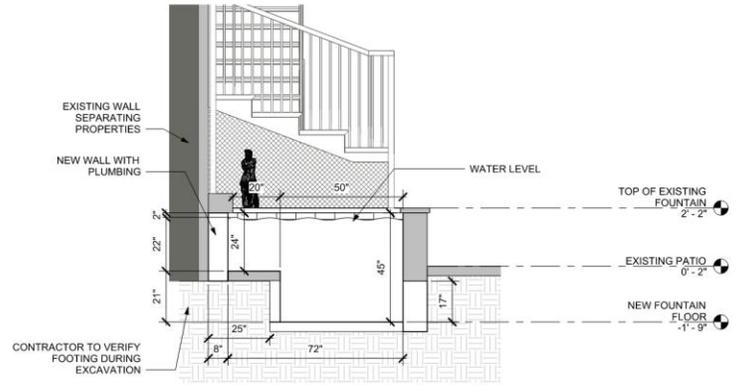
SECTION LEGEND
 [Grey Box] EXISTING TO REMAIN
 [White Box] NEW CONSTRUCTION



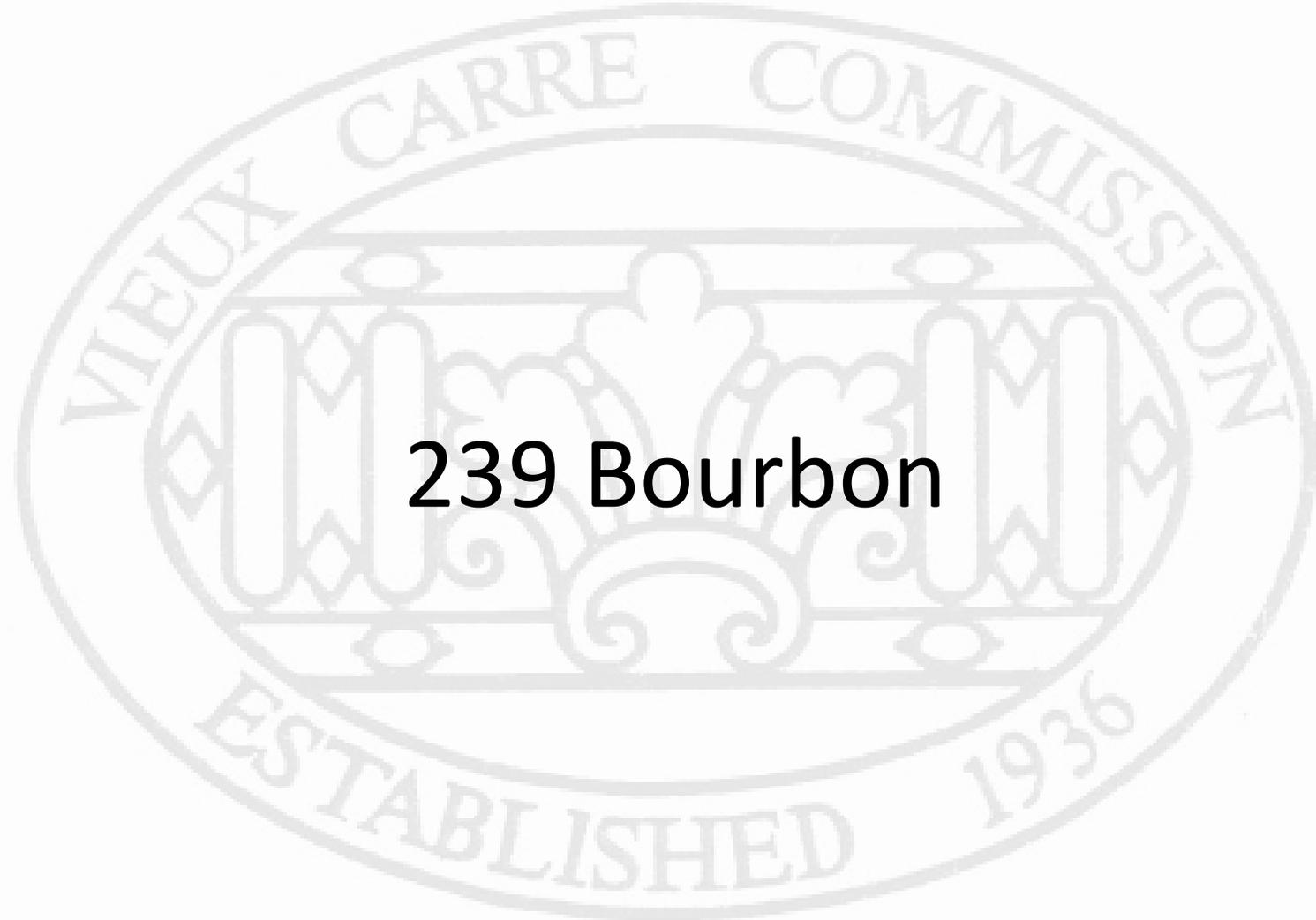
① PROPOSED WATER FEATURE PLAN
 1/2" = 1'-0"



④ WATER FEATURE ELEVATION
 1/4" = 1'-0"



② SECTION THRU WATER FEATURE - NEW CONSTRUCTION
 1/2" = 1'-0"



239 Bourbon



235-41 Bourbon

VCC Architectural Committee

July 29, 2025





235-41 Bourbon - 1963

VCC Architectural Committee

July 29, 2025





235-41 Bourbon - 1965

VCC Architectural Committee

July 29, 2025

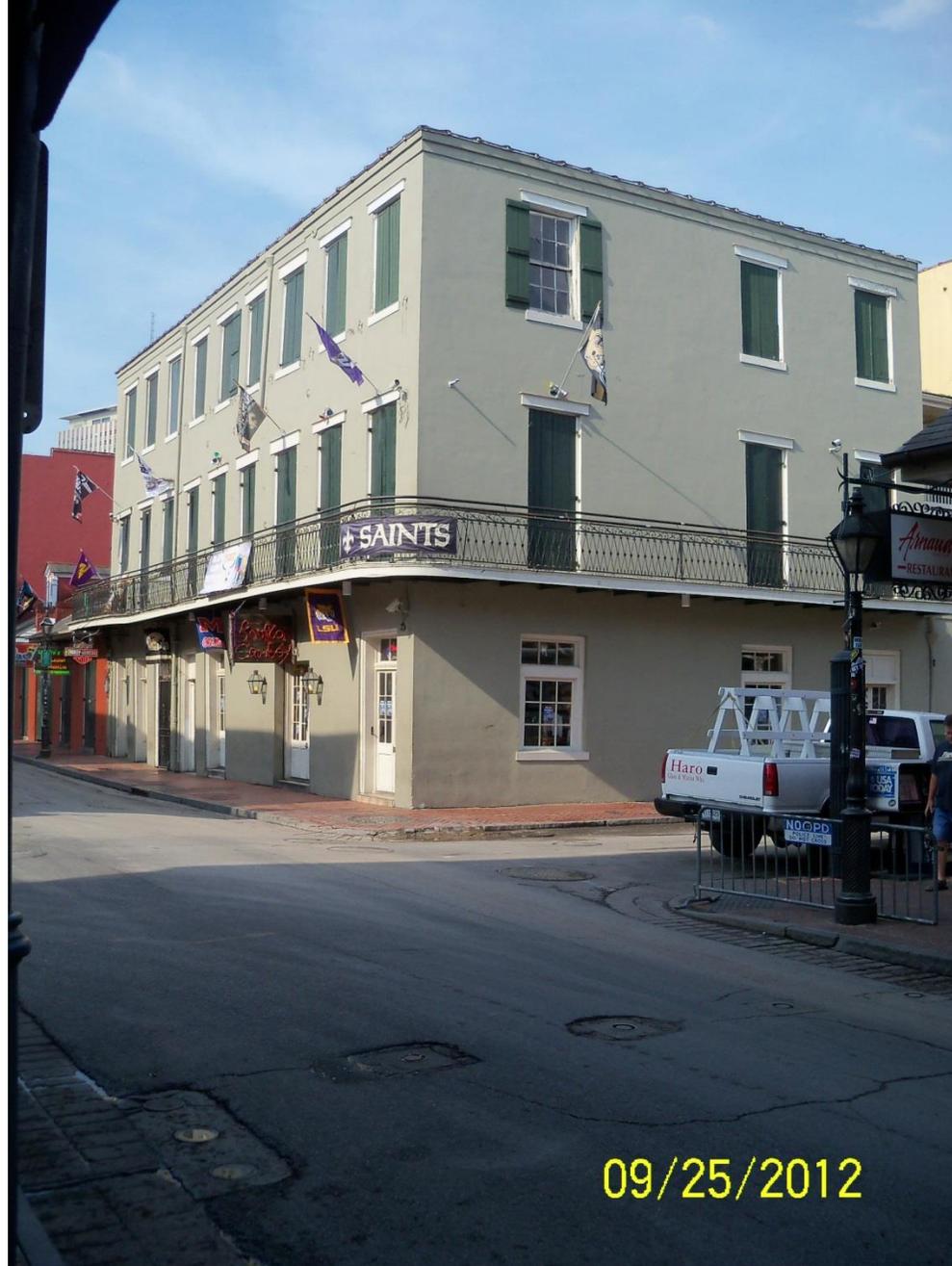




235-41 Bourbon - 2008
VCC Architectural Committee

July 29, 2025





235-41 Bourbon

VCC Architectural Committee

July 29, 2025





235-41 Bourbon - unknown
VCC Architectural Committee

July 29, 2025





235-41 Bourbon

VCC Architectural Committee

01 14 2019

July 29, 2025





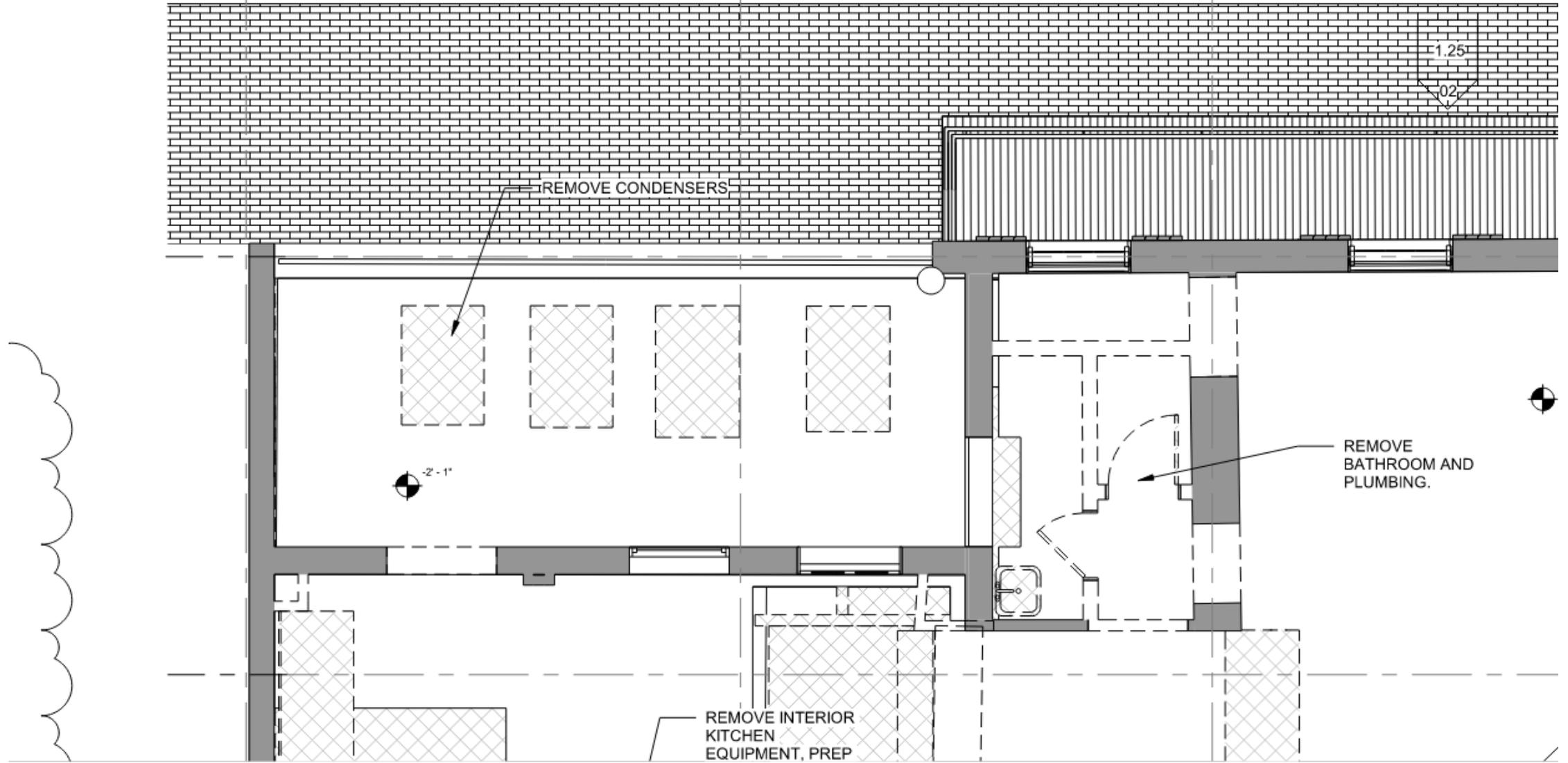
235-41 Bourbon

VCC Architectural Committee

10 19 2022

July 29, 2025





OPTION 1 - IRON RAILING
MOUNTED ON PARAPET

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I have not held an applicable general contractor administration license on this project.

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

-REVISIONS-

No.	Date	Scope

DRAWING
BIENVILLE BALCONY

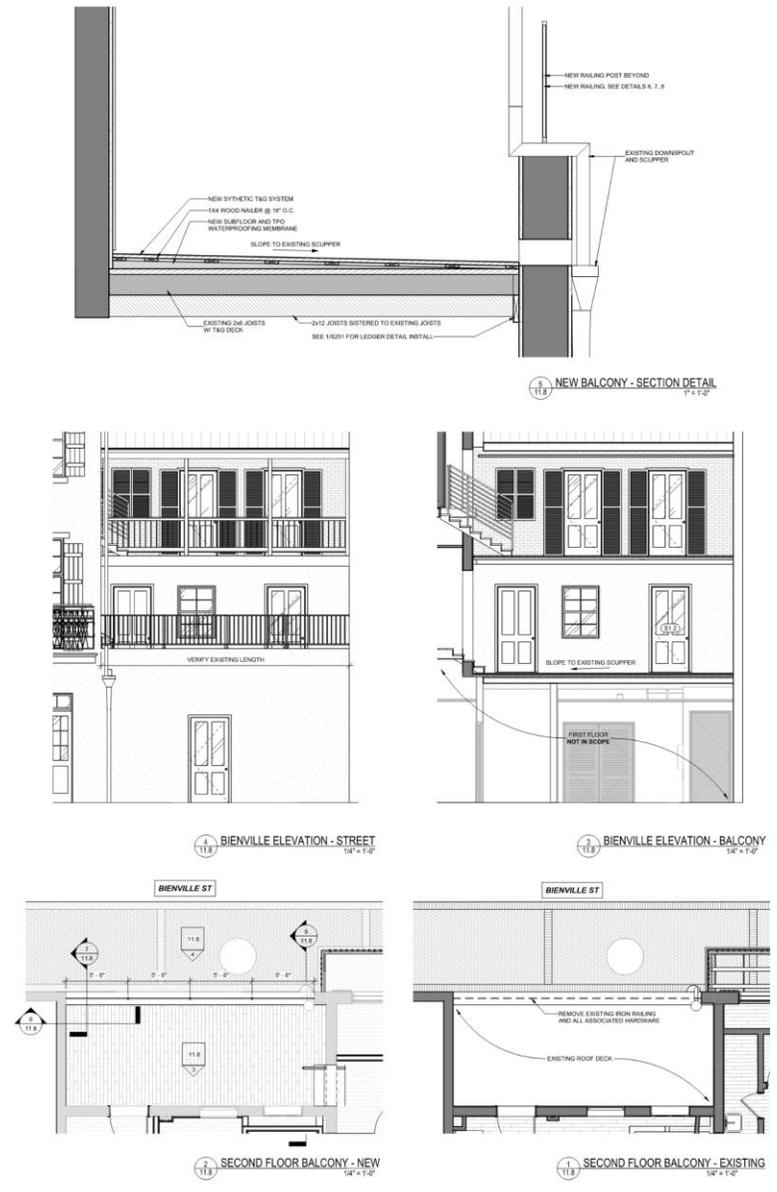
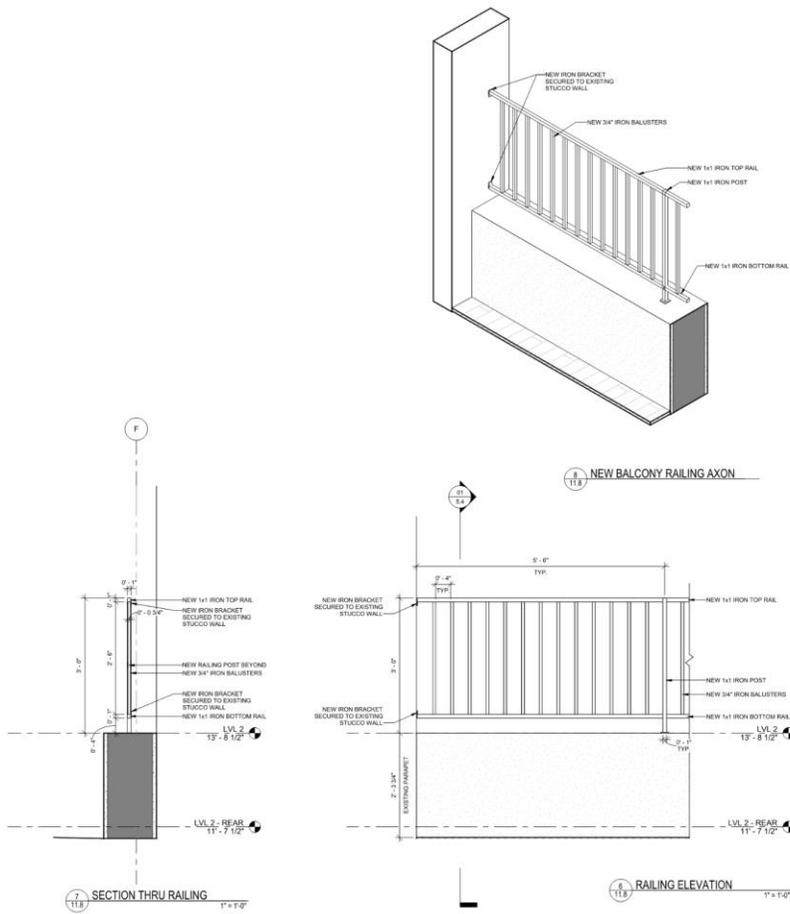
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DATE 04/15 11/16/2014
Sheet No.

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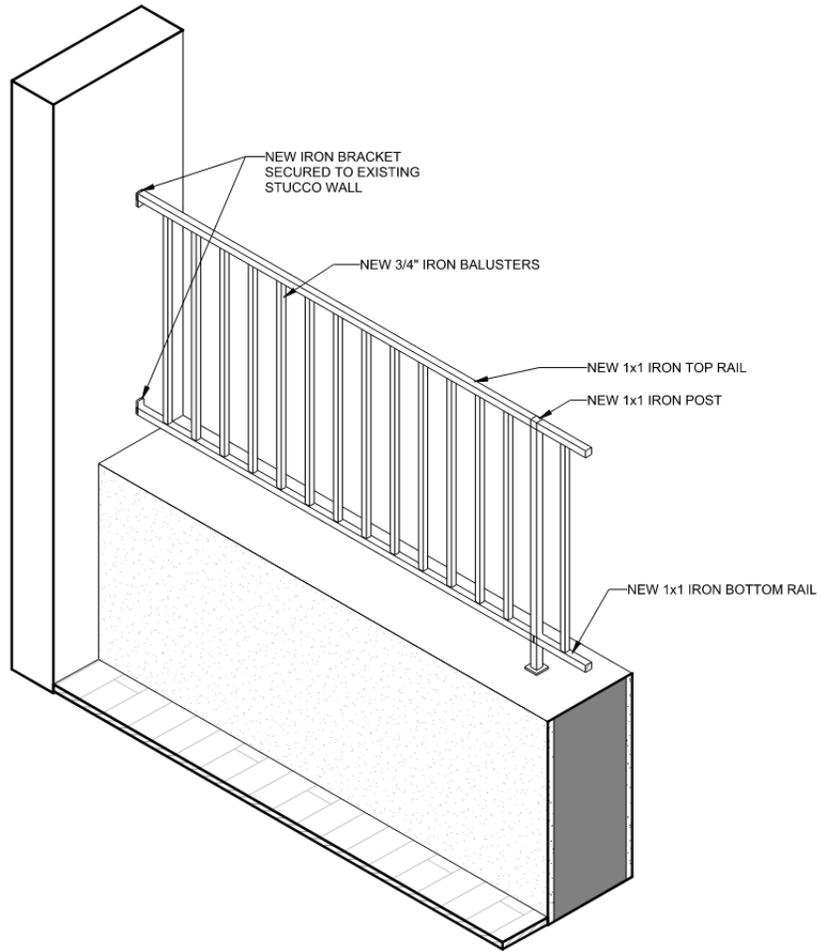


235-41 Bourbon
VCC Architectural Committee

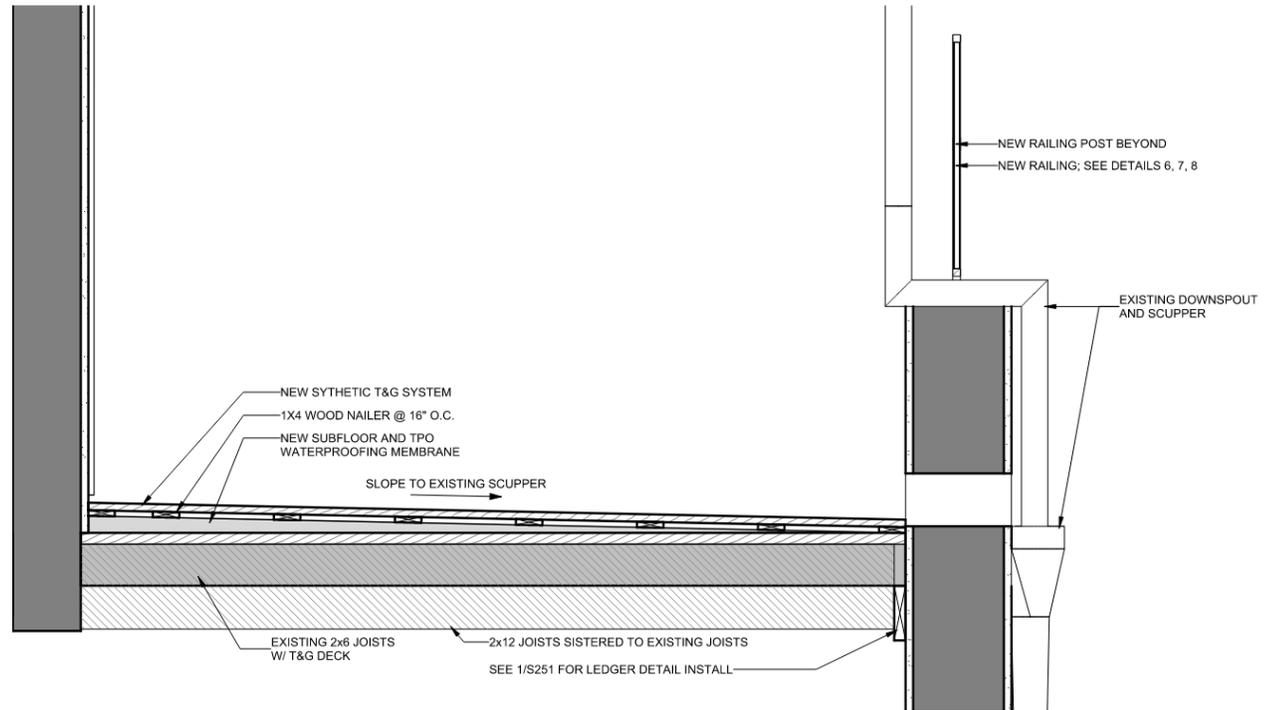
July 29, 2025



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8
11.8 NEW BALCONY RAILING AXON



5
11.8 NEW BALCONY - SECTION DETAIL
1" = 1'-0"



OPTION 2 - WOOD GUARDRAIL
MOUNTED ON BALCONY DECKING



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NEW ORLEANS, LA 70113
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CONSTRUCTION DOCUMENTS
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70112

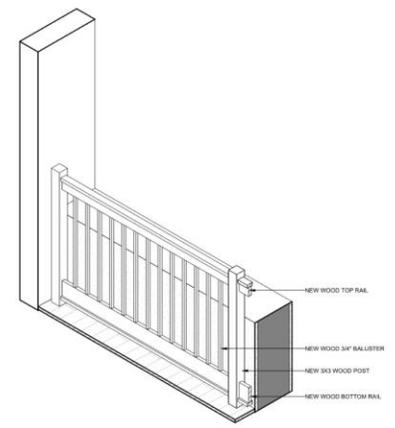
-REVISIONS-

No.	Date	Scope

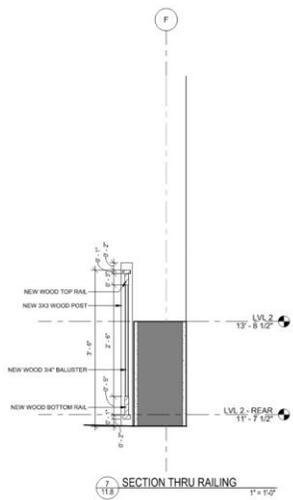
DRAWING
BIENVILLE BALCONY

DRAWING BY: MLL
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JOB No: 522018
DATE: 11/19/2024
Sheet No:

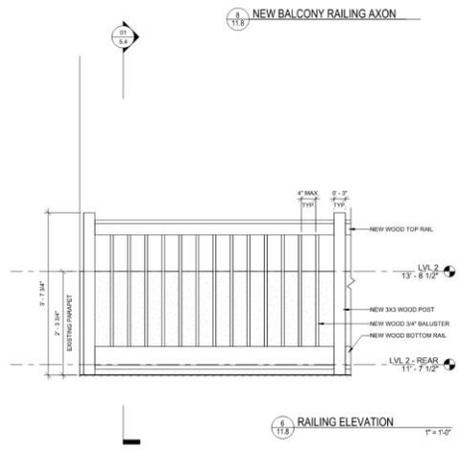
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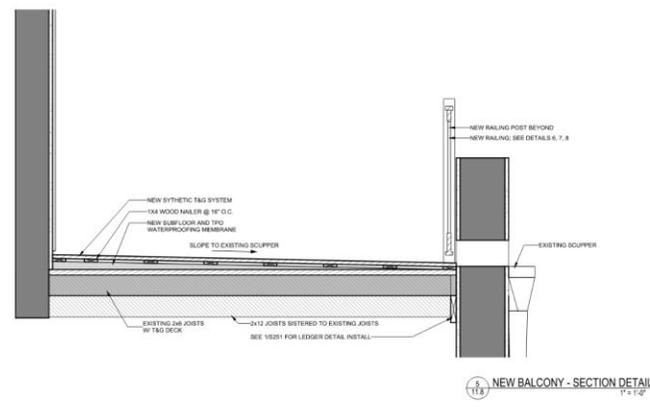
NEW BALCONY RAILING AXON



SECTION THRU RAILING



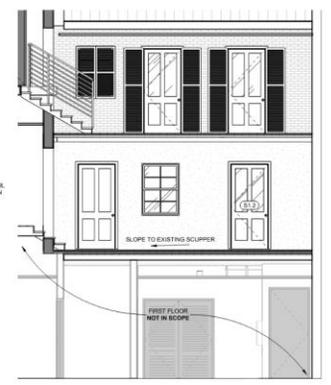
RAILING ELEVATION



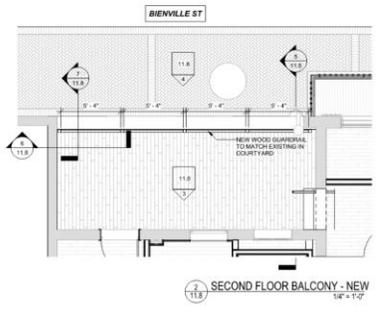
NEW BALCONY - SECTION DETAIL



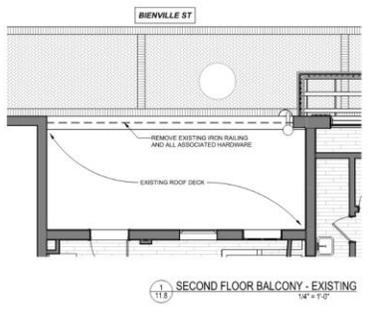
BIENVILLE ELEVATION - STREET



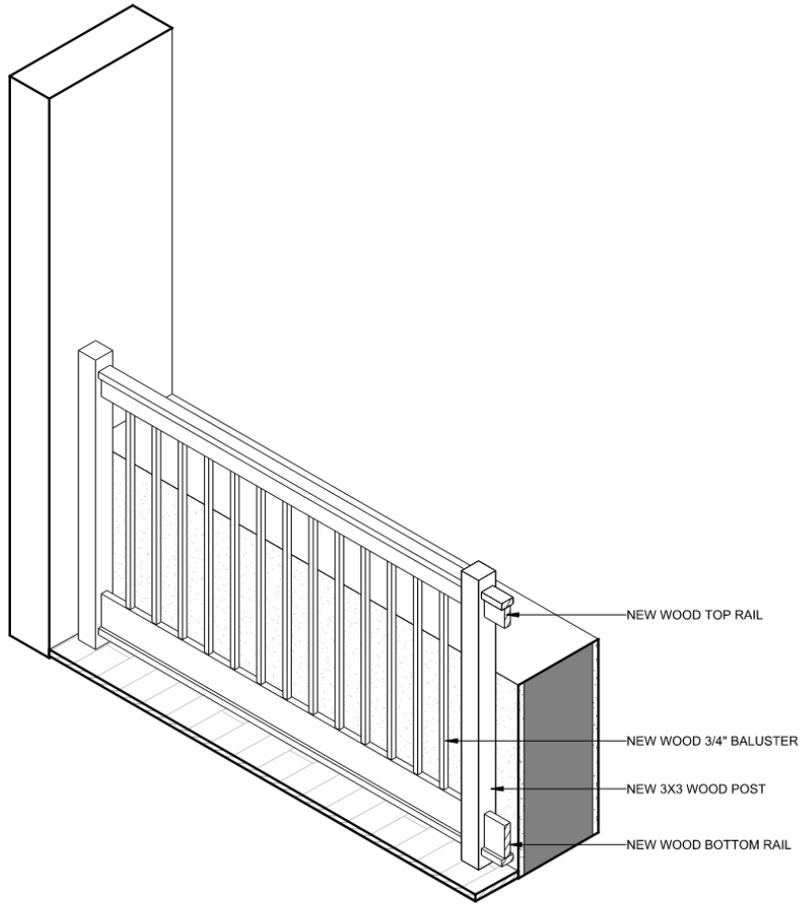
BIENVILLE ELEVATION - BALCONY



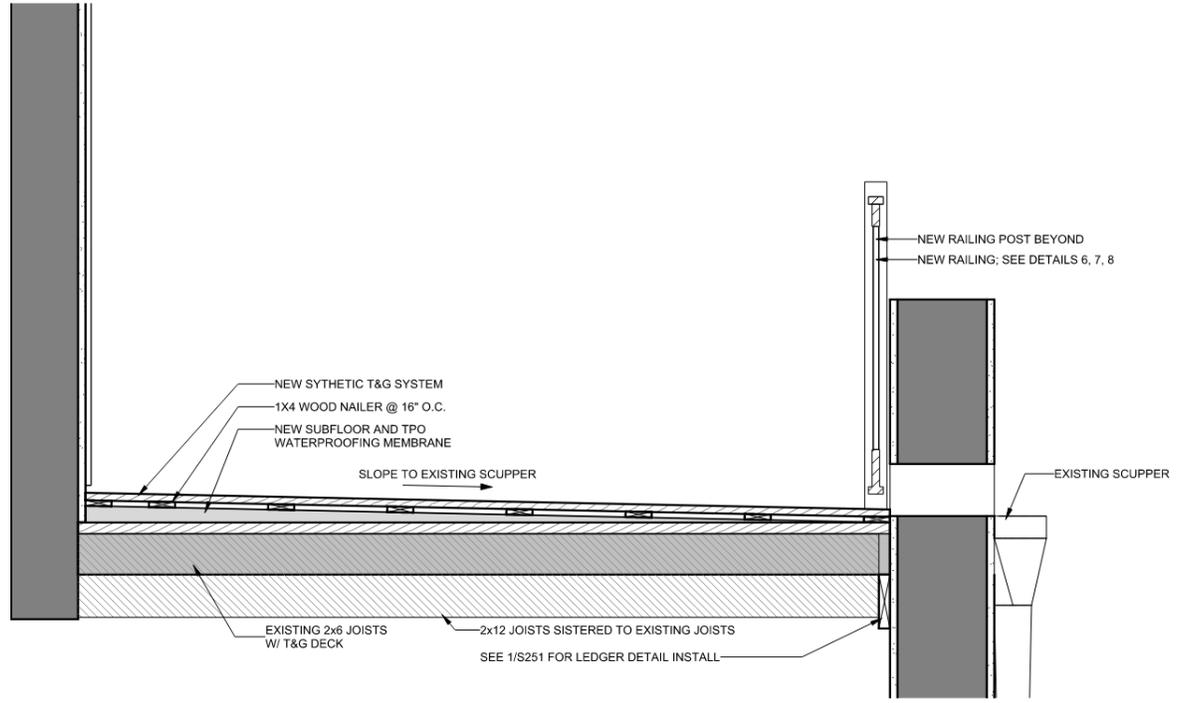
SECOND FLOOR BALCONY - NEW



SECOND FLOOR BALCONY - EXISTING



8
11.8 NEW BALCONY RAILING AXON



5
11.8 NEW BALCONY - SECTION DETAIL
1" = 1'-0"

01
5.4

235-41 Bourbon

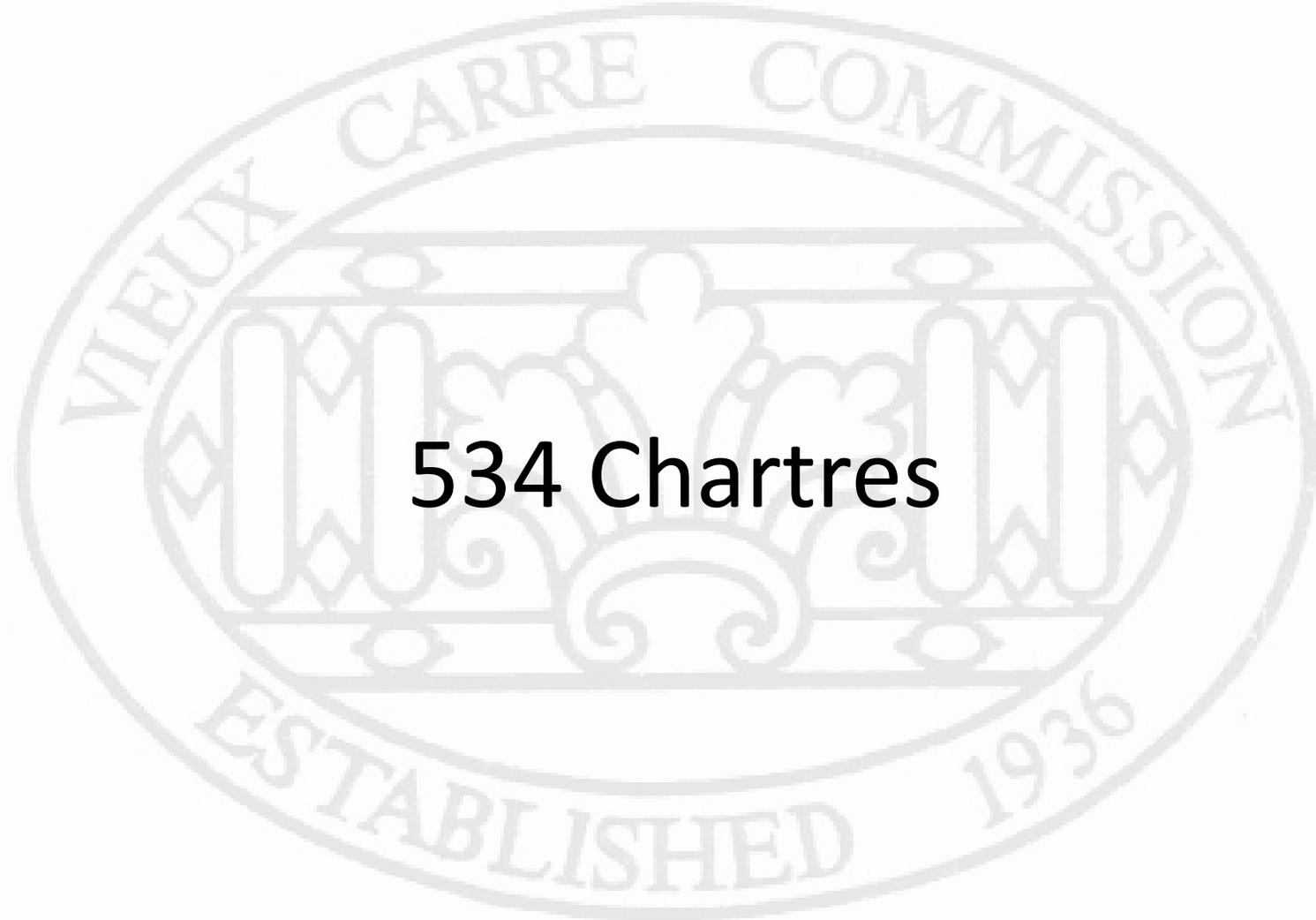
VCC Architectural Committee

July 29, 2025





New Business



534 Chartres

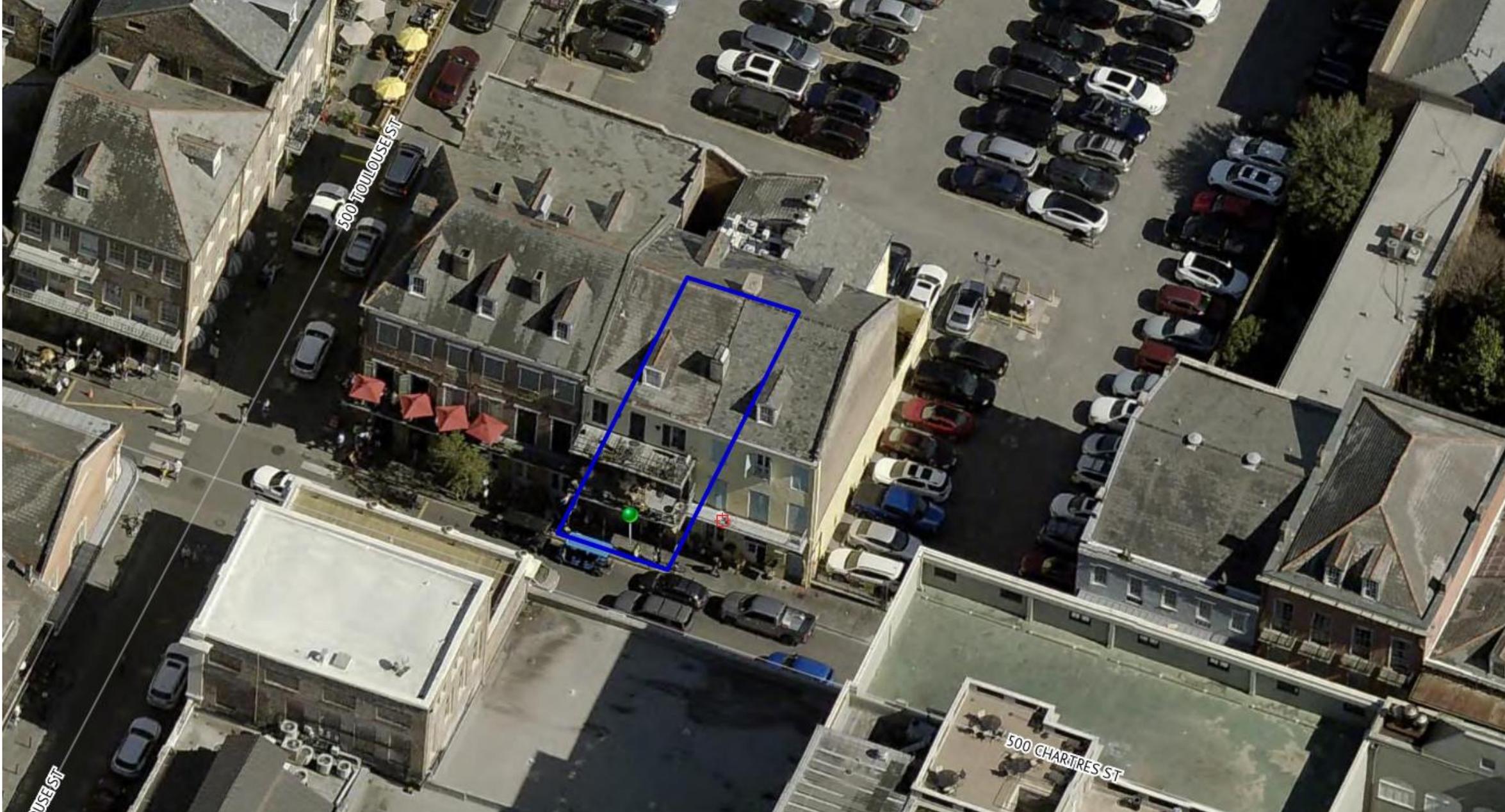


534 Chartres

VCC Architectural Committee

July 29, 2025



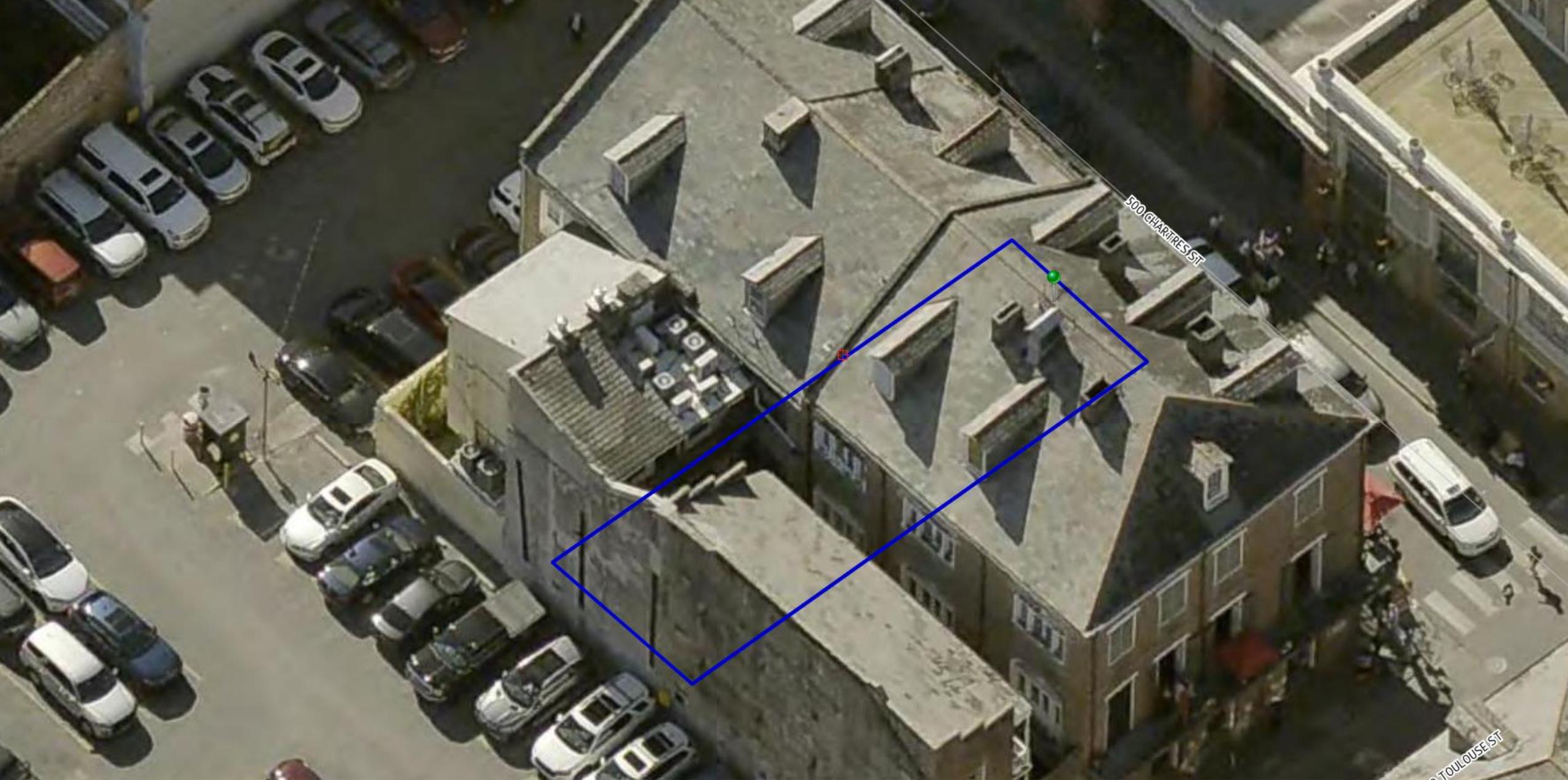


534 Chartres

VCC Architectural Committee

July 29, 2025





534 Chartres

VCC Architectural Committee

July 29, 2025



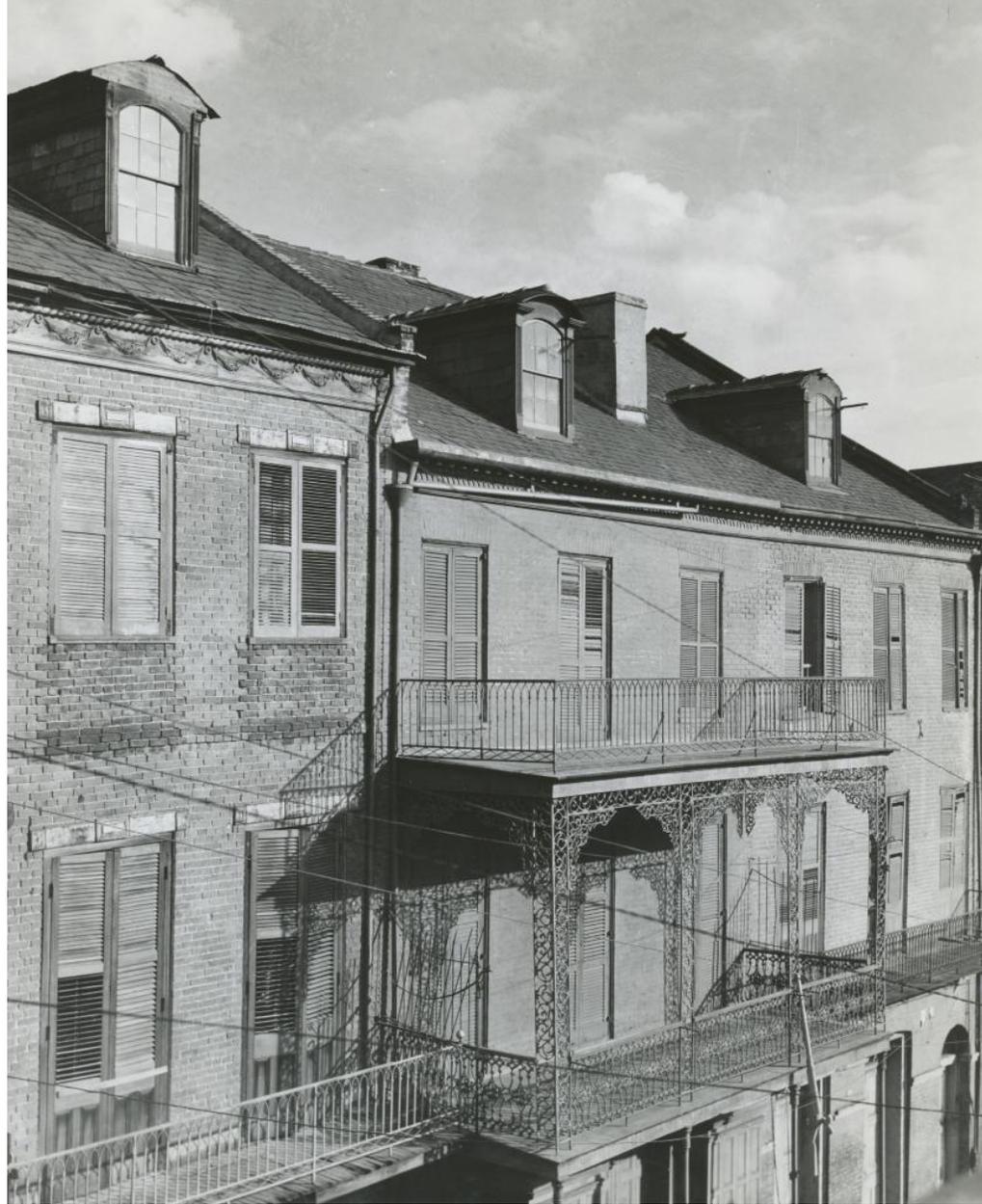


534 Chartres

VCC Architectural Committee

July 29, 2025





534 Chartres

VCC Architectural Committee

July 29, 2025





534 Chartres

VCC Architectural Committee

July 29, 2025





534 Chartres

VCC Architectural Committee

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VCC Architectural Committee

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534 Chartres

VCC Architectural Committee

July 29, 2025





534 Chartres

VCC Architectural Committee

July 29, 2025





534 Chartres

VCC Architectural Committee

July 29, 2025





534 Chartres

VCC Architectural Committee

July 29, 2025





534 Chartres

VCC Architectural Committee

July 29, 2025



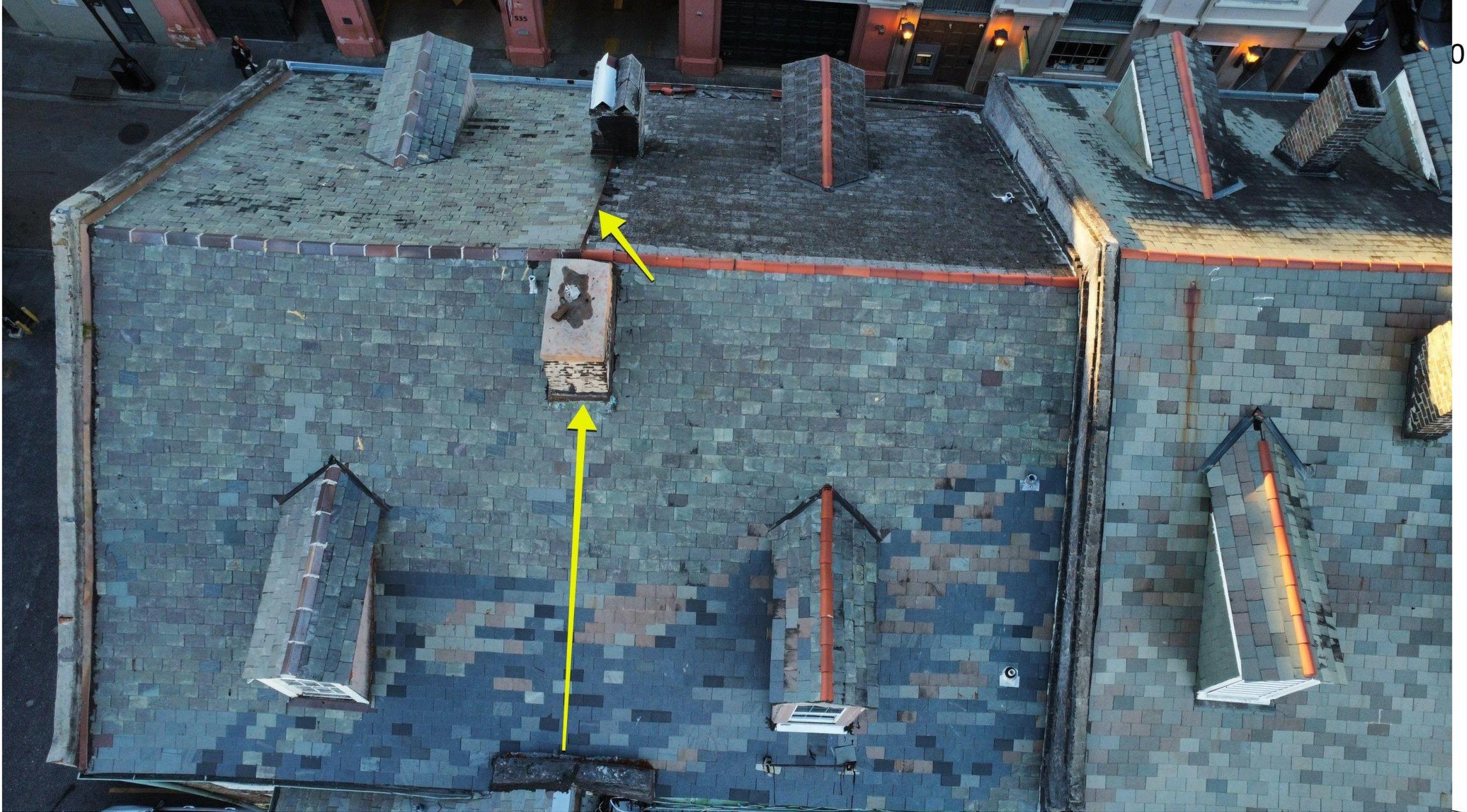


534 Chartres

VCC Architectural Committee

July 29, 2025





534 Chartres

VCC Architectural Committee

July 29, 2025

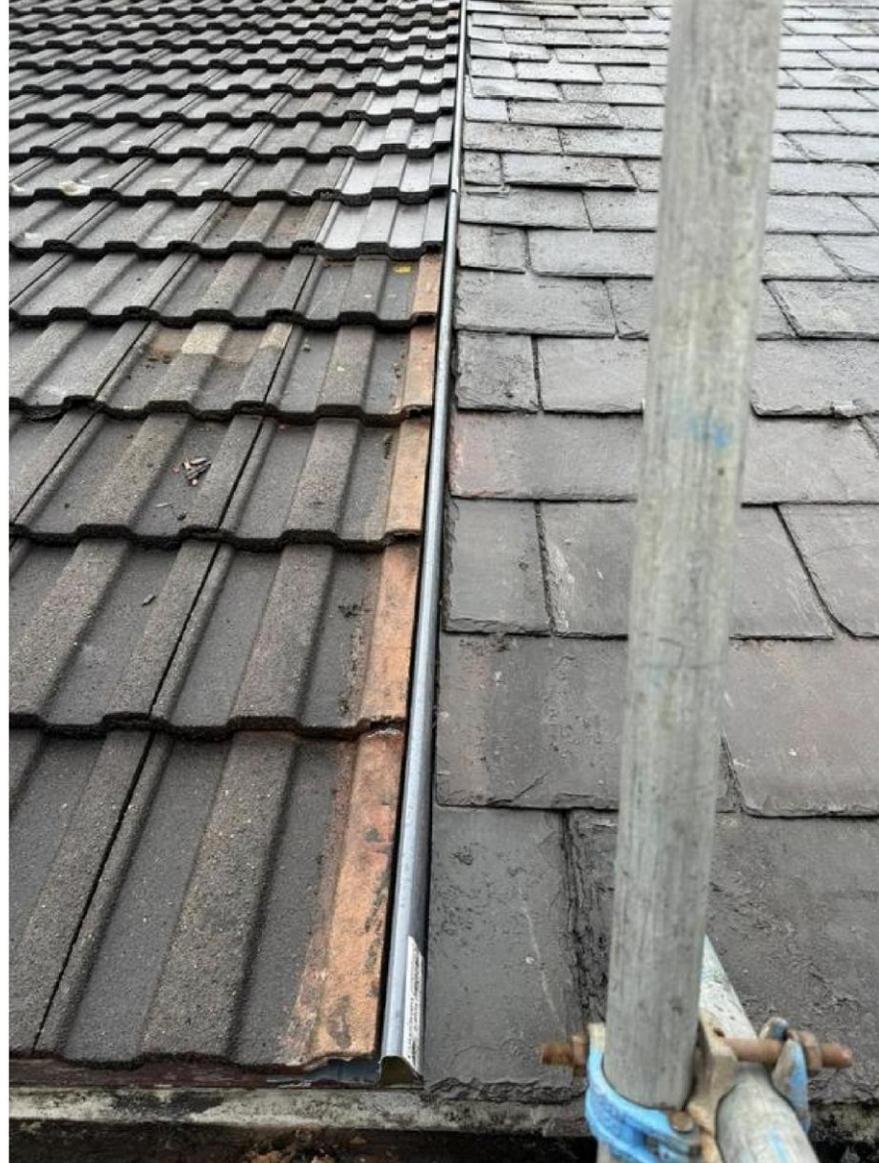


Proposed Repair & Flashing Details

Below are the visual references and repair notes addressing the city's questions:

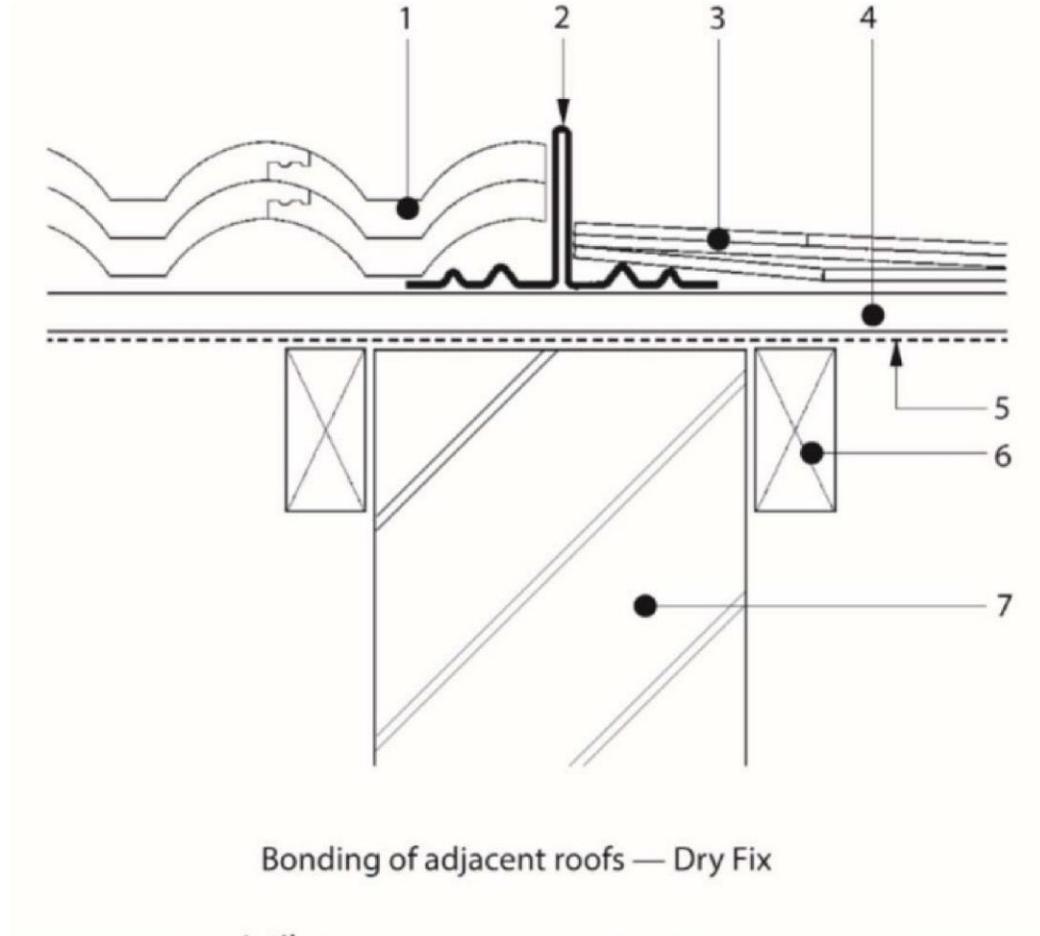
1. Dormer Repairs: The most deteriorated sections of the front and sides of the dormer will be removed and replaced with new wood. The dormer will then be painted white to match others on the property.
2. Roof Division: A custom bonding gutter flashing system using copper will be installed between the two roof types. Reference drawings and profiles are included below. These illustrations show the bonding method and dimensions of the component to be installed. They are for reference only and not required to be to scale.





Damaged dormer areas to be repaired with new wood and painted white.





Bonding of adjacent roofs — Dry Fix

- | | |
|------------------|-------------------|
| 1 tiles | 6 rafter |
| 2 bonding gutter | 7 party wall |
| 3 slates | 8 counter batten |
| 4 batten | 9 sarking board |
| 5 roof underlay | 10 mortar barrier |

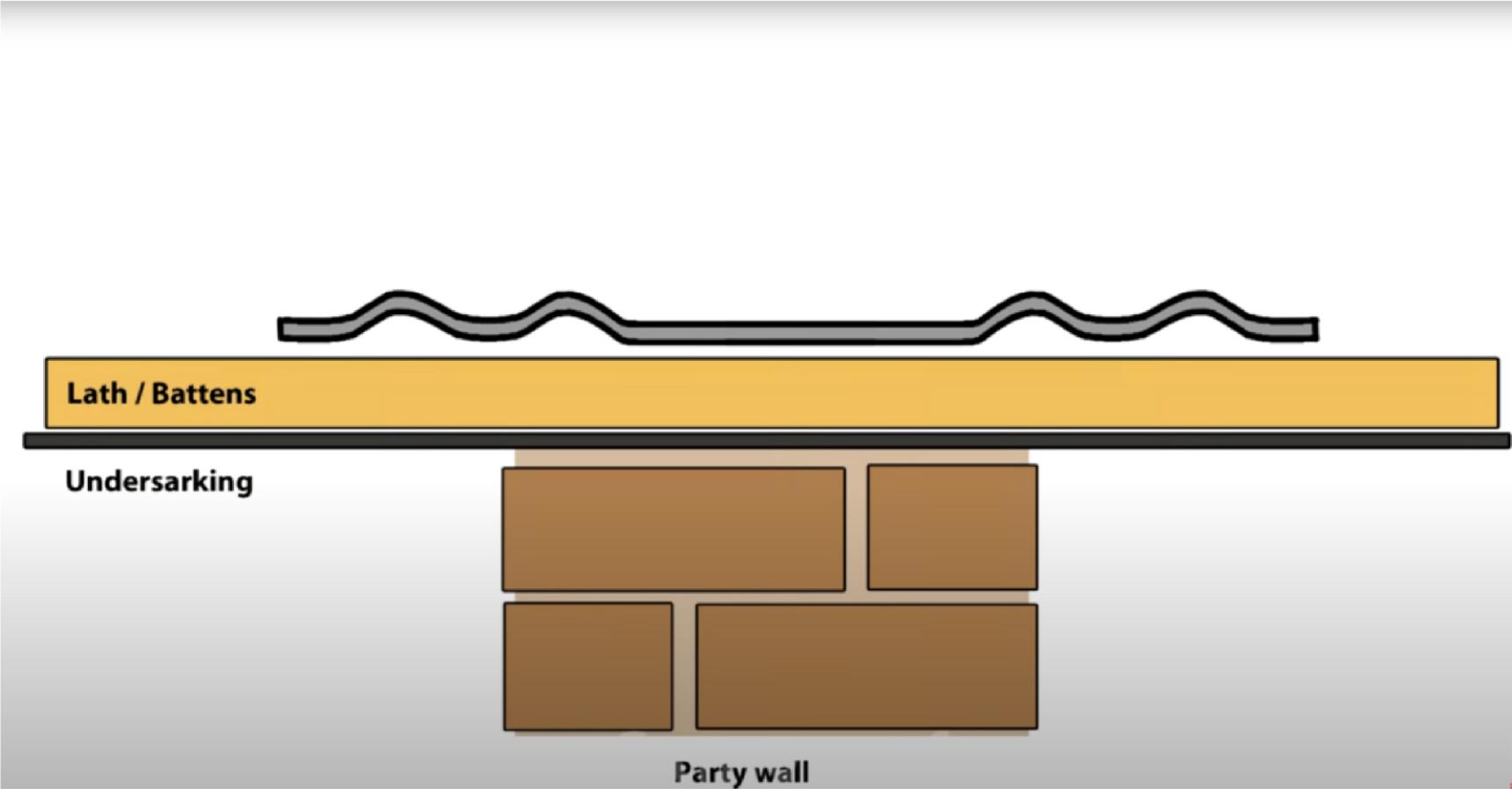
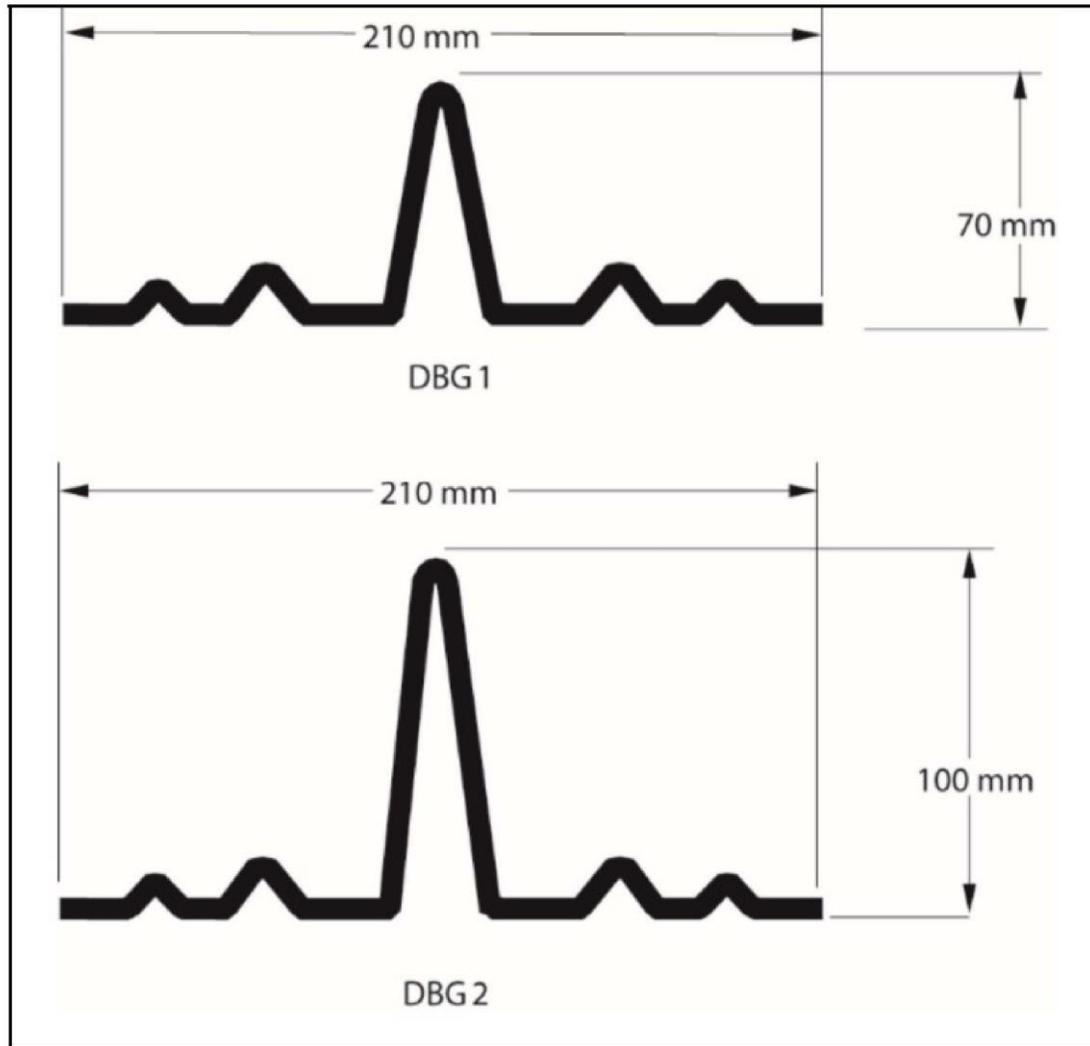


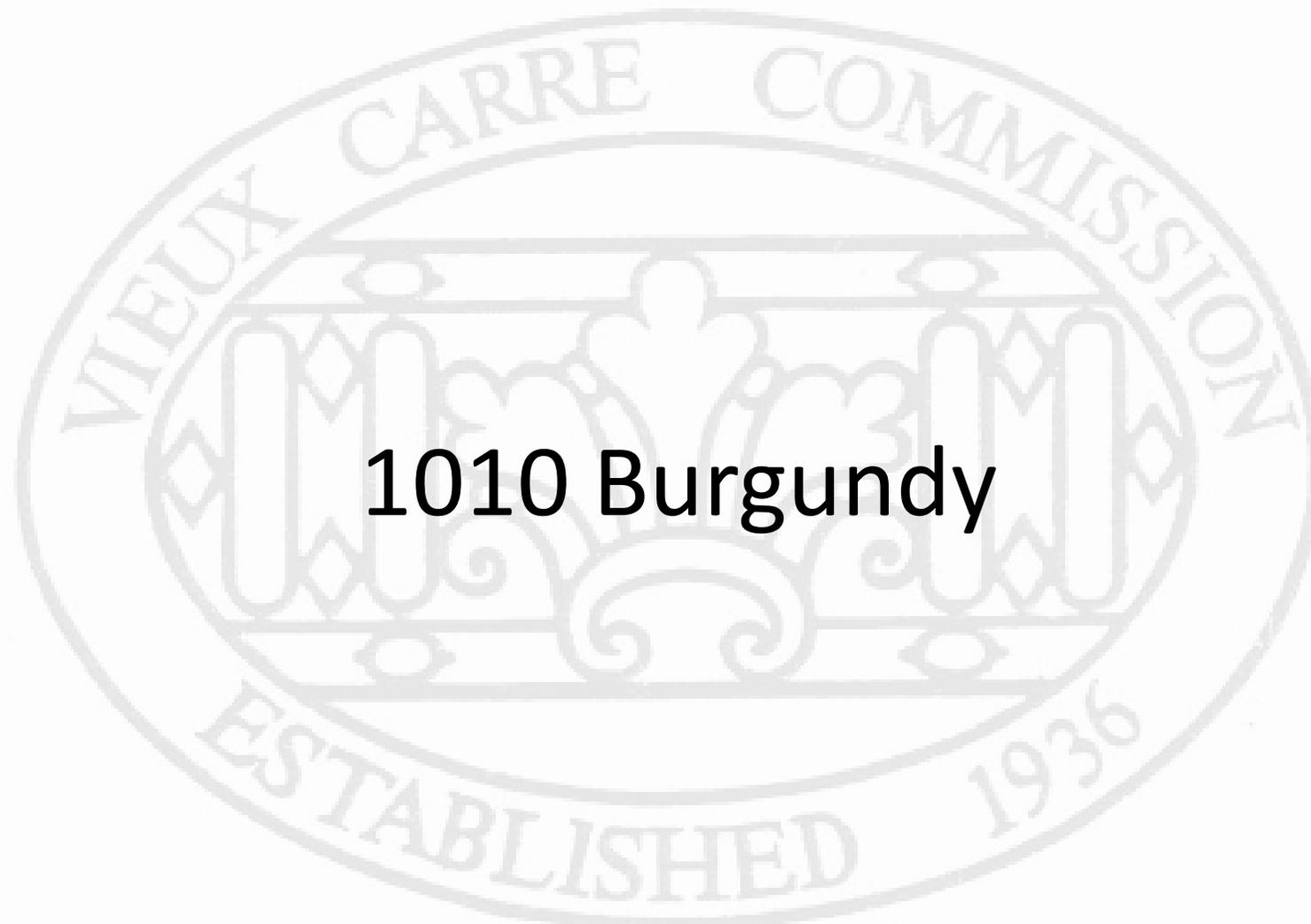
Figure 2 Dry Fix Bonding Gutter





We do not recommend installing a cricket in this area, as it would require access to a significant portion of the neighboring roof in order to properly install both the metal valley and the wall flashing along the parapet wall.





1010 Burgundy

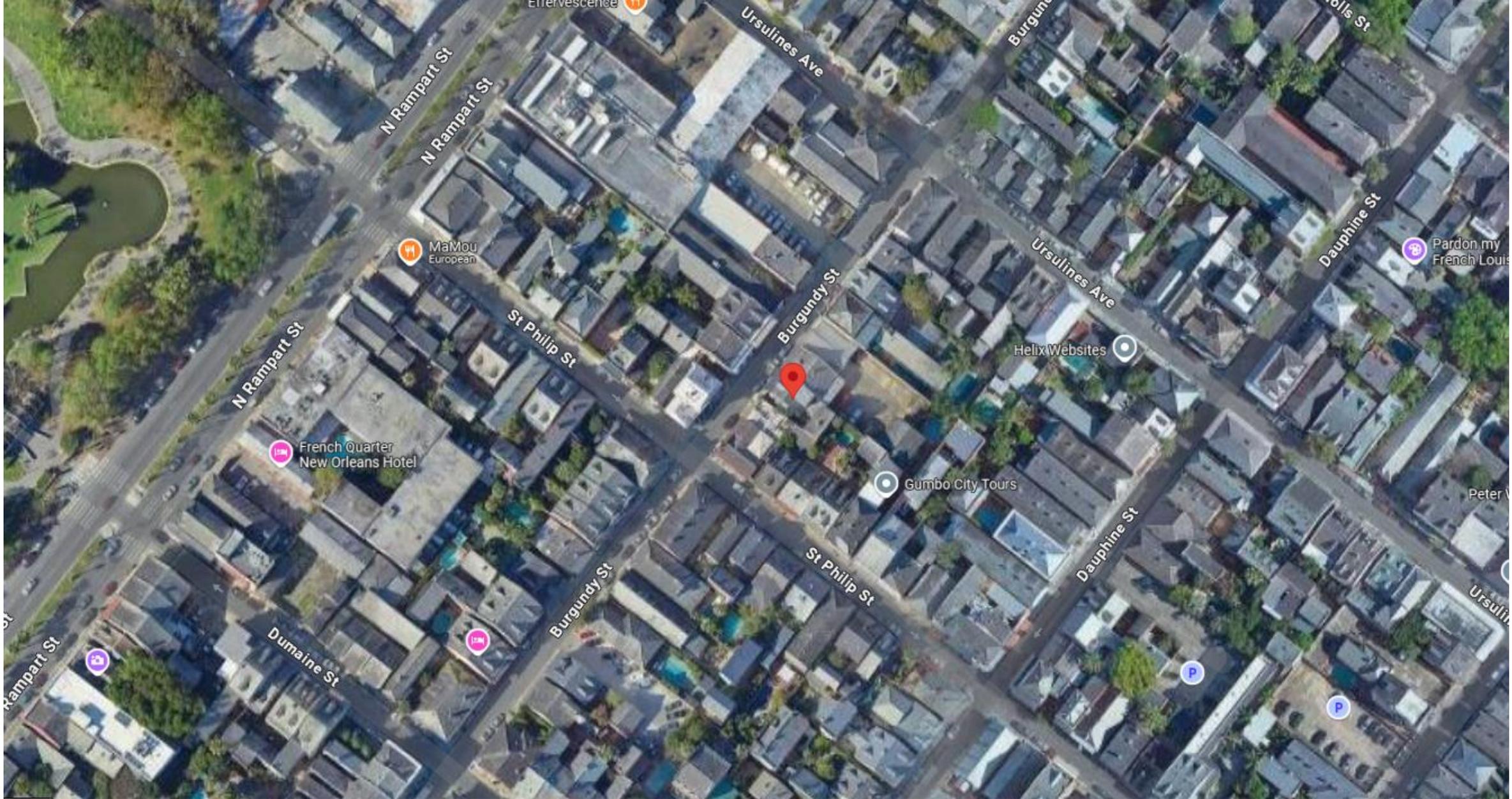


1010 Burgundy

VCC Architectural Committee

July 29, 2025





1010 Burgundy

VCC Architectural Committee

July 29, 2025





1010 Burgundy

VCC Architectural Committee

July 29, 2025





1010 Burgundy – ca. 1940s – 50s

VCC Architectural Committee

July 29, 2025





1010 Burgundy – 1963

VCC Architectural Committee

July 29, 2025





1010 Burgundy

VCC Architectural Committee

July 29, 2025





1010 Burgundy – 2016

VCC Architectural Committee

July 29, 2025





1010 Burgundy

VCC Architectural Committee

July 29, 2025





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VCC Architectural Committee

July 29, 2025





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VCC Architectural Committee

July 29, 2025





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July 29, 2025





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VCC Architectural Committee

July 29, 2025





1010 Burgundy

VCC Architectural Committee

July 29, 2025





1010 Burgundy

VCC Architectural Committee

July 29, 2025





1010 Burgundy

VCC Architectural Committee

July 29, 2025





1010 Burgundy

VCC Architectural Committee

July 29, 2025





1010 Burgundy

VCC Architectural Committee

July 29, 2025





1010 Burgundy

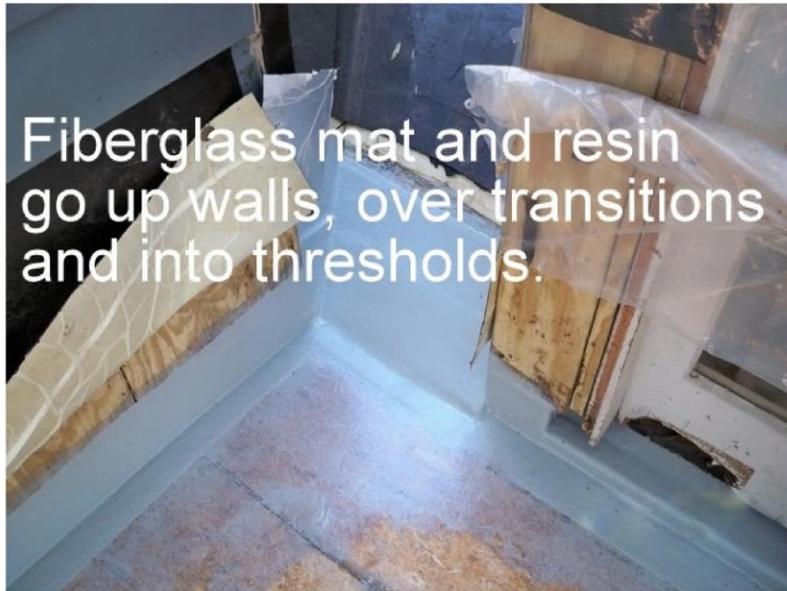
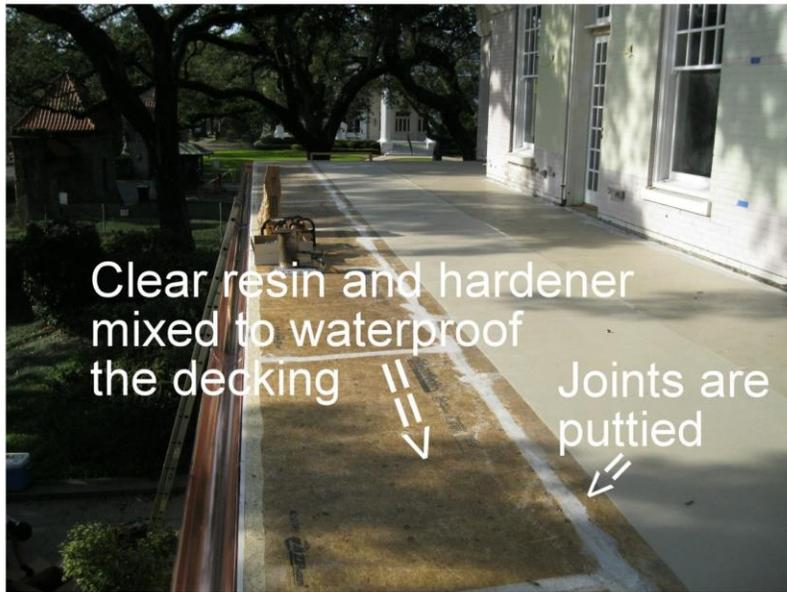
VCC Architectural Committee

July 29, 2025



Description	Total
<p>Job: 1010 Burgundy St Active leak - back left corner near the entrance, corresponds to section of flat roof above 6/12 Leak in the rear slave quarter - just above the French doors.</p> <p>To go out and check the roofs, most of which are in poor condition and need replaced. Rear flat roof is completely reliant upon roof cement at walls and balcony. ties into walls. It ties into galvanized metal balcony roof and is reliant upon roof cement. Right side balcony roof is rusted out galvanized roof which needs replaced. There is a rusted out galvanized flashing behind the slate which extends beyond the balcony. This flashing is heavily oxidized and will eventually need replaced. Slate will need to be pulled, door reset and railings moved in order to replace balcony roof. There is going to be rotten wood. Front left parapet improperly flashed and reliant upon roof cement. Walls will eventually need to be reflashed. Gutters are old and heavily rusted. 6/12/25 Customer called about leak in slave quarter above french doors. We will go out and check rear roof, but it is not included in the this estimate.</p> <p>Estimates for budgets purposes. Final scope and invoice may change once removal begins.</p> <p>1) To replace middle flat roof with new TPO roof system. \$4,750-\$5,000 There will be carpentry work needed by the railings, the wall, the left corner etch which is not included. A/C Platform may need to be replaced or units removed and reinstalled. Additionally, need to discuss a plan for the balcony tie in to the TPO as this does not include replacement of balcony roof.</p> <p>2) Replace right side balcony with new TPO roof. \$ 4,000-\$4,250 To remove slate and existing roof, install new fiberglass balcony roof and blocks. In conjunction with carpenter to handle railings and doors.</p>	<p>11,950.00</p>









520 St Louis

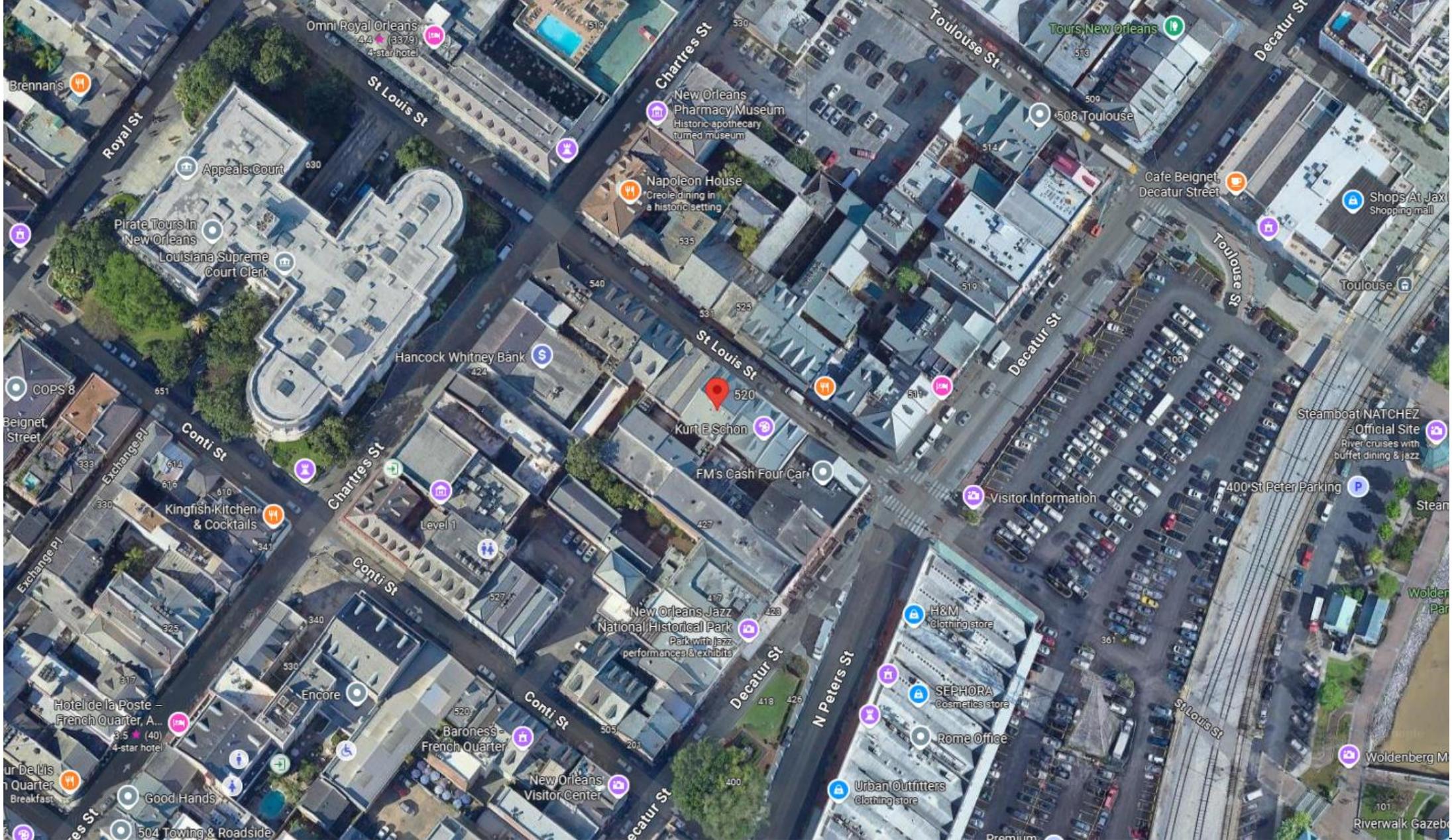


520 St. Louis

VCC Architectural Committee

July 29, 2025



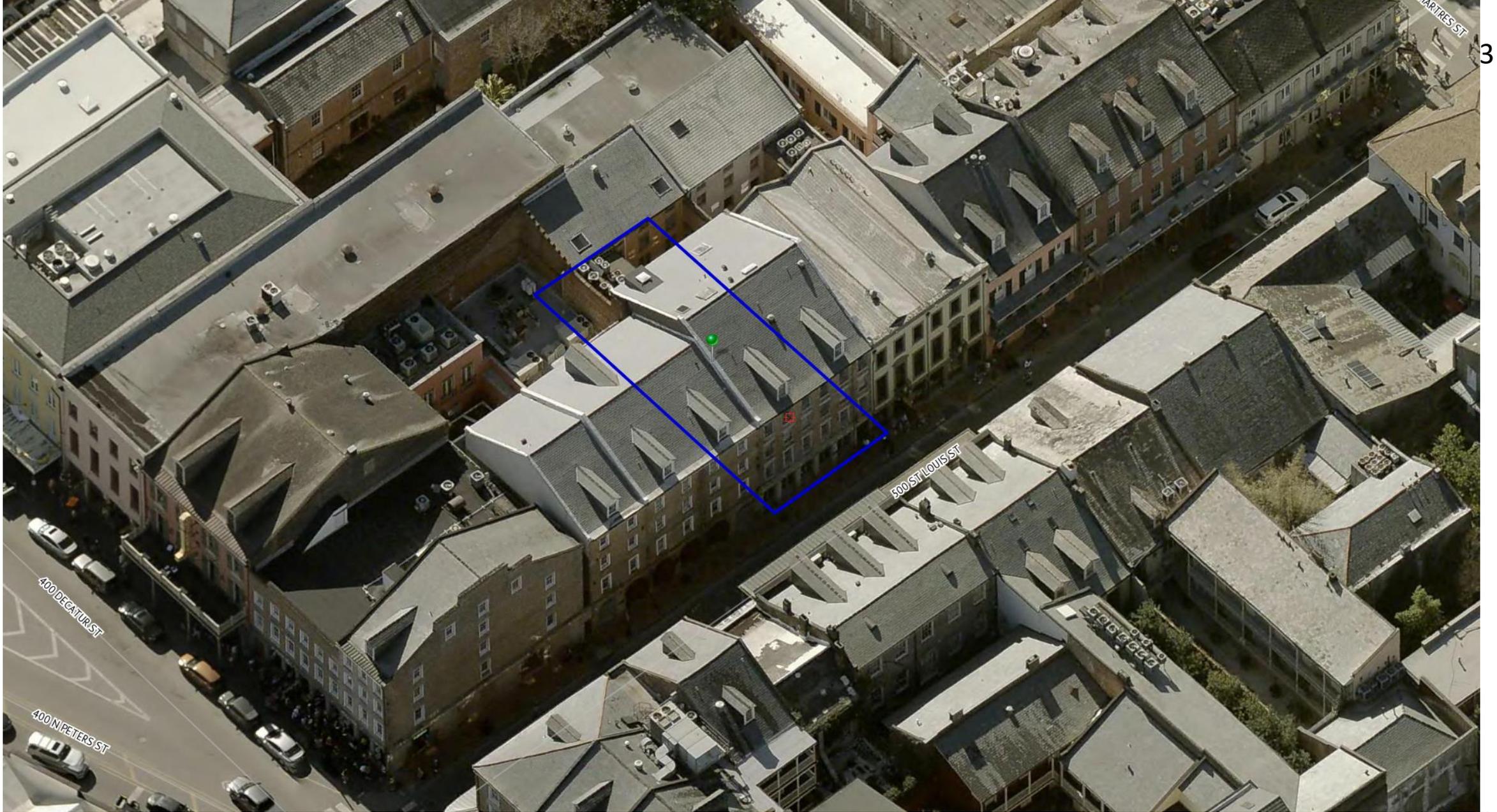


520 St. Louis

VCC Architectural Committee

July 29, 2025



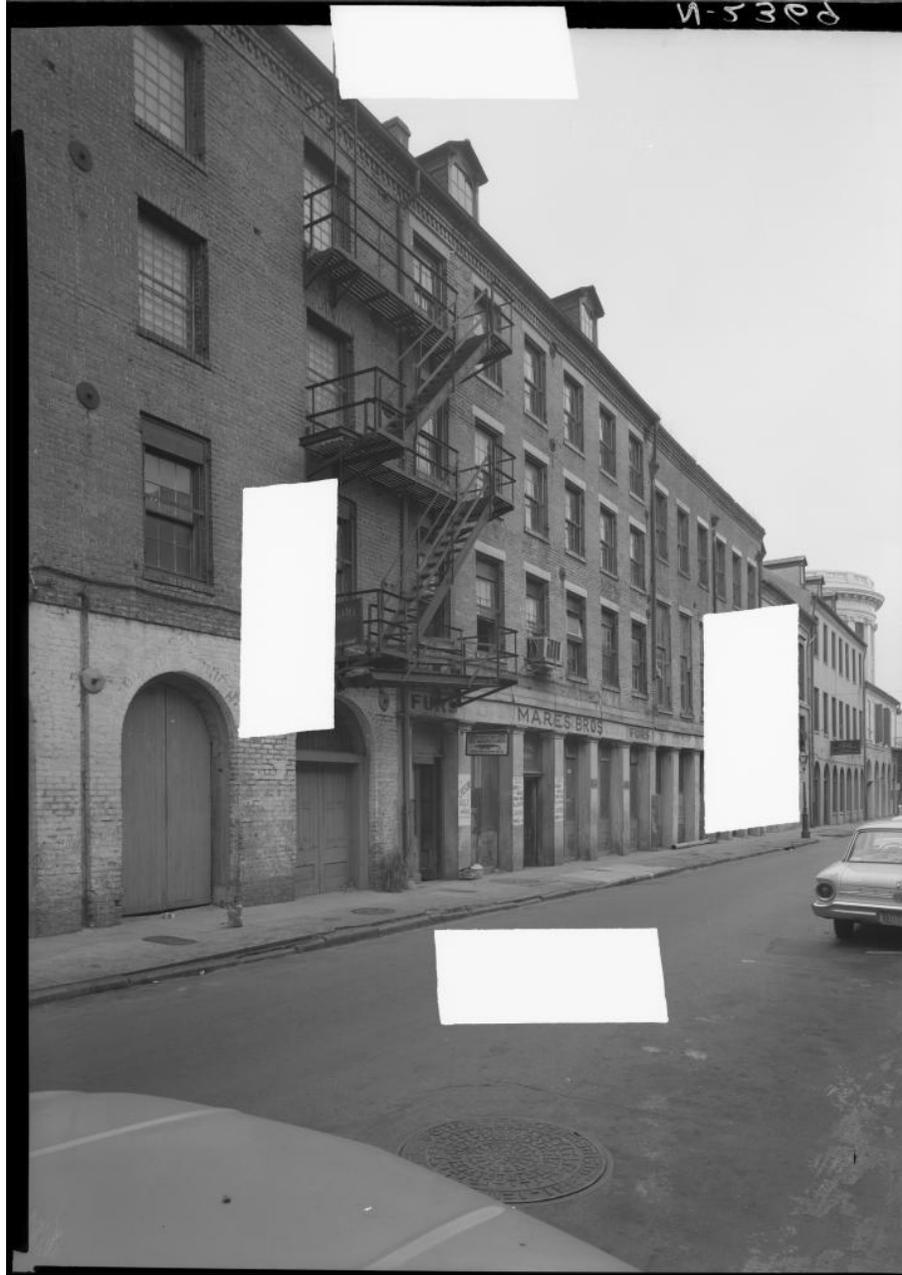


520 St. Louis

VCC Architectural Committee

July 29, 2025





520 St. Louis

VCC Architectural Committee

July 29, 2025





520 St. Louis

VCC Architectural Committee

July 29, 2025





520 St. Louis

VCC Architectural Committee

July 29, 2025





520 St. Louis

VCC Architectural Committee

July 29, 2025





520 St. Louis

VCC Architectural Committee

July 29, 2025





520 St. Louis

VCC Architectural Committee

July 29, 2025





520 St. Louis

VCC Architectural Committee

July 29, 2025





520 St. Louis

VCC Architectural Committee

July 29, 2025





520 St. Louis

VCC Architectural Committee

July 29, 2025





520 St. Louis

VCC Architectural Committee

July 29, 2025





July 15, 2025

Rene J. Alcebo
Custom House of New Orleans
PO Box 70541
New Orleans, LA 70172

**RE: Kurt E. Schon, LTD Building
520 St. Louis Street
New Orleans, LA 70130
Observation and Report of Findings**

Dear Mr. Alcebo:

In accordance with your request, we completed a limited visual observation and reviewed available documents to assess the building's overall condition. Specifically, the connection of the exterior wall to the roof framing that recently fell during repairs to the gutter system. We completed our work and have the following observations and conclusions.

General Building Description

This building is a historic property most likely over 150 years old. The building is a four-story, mixed use masonry and wooden frame structure. Given the building's age and geographical location (close proximity to the Mississippi River) we opine, more probably than not, that it is supported on a concrete or masonry corbel foundation, resting on the shallow underlying soils. While we only viewed the structure from the exterior (via a lift) and through the opening created by the partial collapse of the exterior wall, we are certain the lower floors are of similar construction. The perimeter and load bearing walls are constructed of brick masonry. The masonry walls are load bearing both for lateral and gravity loading. These are the primary supports for the entire structure. The interior floor and roof are framed of wood. The wooden floor and roof members are pocketed and mortised into the brick walls.

Observations

At the time of our site visit, the fallen debris had been cleared from the street, but the opening created at the top of the wall where the roof framing intersects the exterior wall was only partially covered by a tarpaulin and open to the exterior. When viewed from a lift, we were able to see into the attic of the structure including the roof and ceiling framing as well as wythes of the masonry wall.

We observed severe deterioration from wood boring insects (most probably termites or similar insect) and also long term deterioration of the grout between the brick courses. We observed both the ceiling beams and the rafter beam ends protruded into the areas of missing brick indicating that they were previously mortised into the wall as well. We also found flat bar that, based on adjacent building construction, was used to support the gutter system protruding from inside the building through the missing brick. Additionally, we found layers of horizontal wooden members inside the remaining brick that was heavily deteriorated. We are unsure the purpose of these wooden members as they did not appear to be headers for the window or the ceiling framing.

Recommendation and Conclusions

Currently both the wall and the roof framing are in critical condition and if not repaired immediately, further collapse and damage to the structure (and potentially adjacent building and the general public) is imminent. As mentioned in the general description, The wall and framing hold a symbiotic relationship and if either fail, the other is no longer supported. This is evidenced by the recent failure of the brick wall once the roof framing was deteriorated and no longer able to supply its originally intended service, the wall was primed for failure. It appears that the metal flat bar protruding through and holding the brick was holding the wall together instead of the intended purpose of only supporting the gutters. Now that the brick wall is partially collapsed and the roof framing is no longer supported, the wall is now acting as a cantilevered member due to the lack of the lateral support of the framing, similarly the framing is also cantilevered off an interior wall or support of some kind. Neither the wall nor the framing was designed for this condition and while stable currently, if any outside force acts on either, further collapse shall be expected. Such outside forces could be wind (tropical or common thunder), vibration from street traffic or rain (due to deterioration of mortar or increased weight). The following repairs shall be constructed immediately.

We recommend that the course of brick above the 4th floor window should be removed in its entirety. We also recommend that the deteriorated horizontal wooden members be removed at this time as well. While this work is underway, the ceiling and roof framing shall be shored from the inside, as required, during the masonry demolition. Once the framing is shored and the masonry is removed, the damaged ceiling and roof framing shall be either replaced in kind or a new framing member shall be installed adjacent to the deteriorated member (sistering). If a new framing member is sistered to existing framing, the new member shall be 2x as long as the deteriorated section (i.e. if 2ft is deteriorated, a 6ft long new member shall be installed) or a new member shall be installed the full length to the ridge, or to a load bearing framing support inside the building. Once the framing is installed, the new masonry wall shall be installed and replaced in kind.

C:\Users\Alan\Dropbox\HD Design\Jobs\2025\045 510 520 St. Louis\Documents\2025.07.15 Report.docx



The decorative cornice shall be replaced in accordance with local requirements and, based off historical images, shall be a replica of the adjacent buildings cornice. While we cannot stress how important it is to install this work post haste to prevent further loss, we still recommend the work be completed in a safe and secure manner.

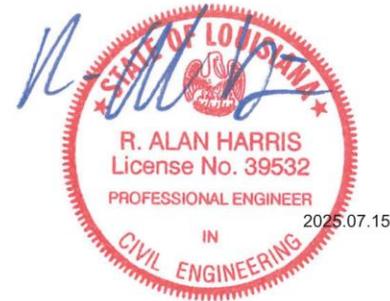
As always, the work should be completed by a licensed and competent contractor familiar with this type of construction and in accordance with all applicable local, state, and federal laws—including those pertaining to historic preservation and structural safety.

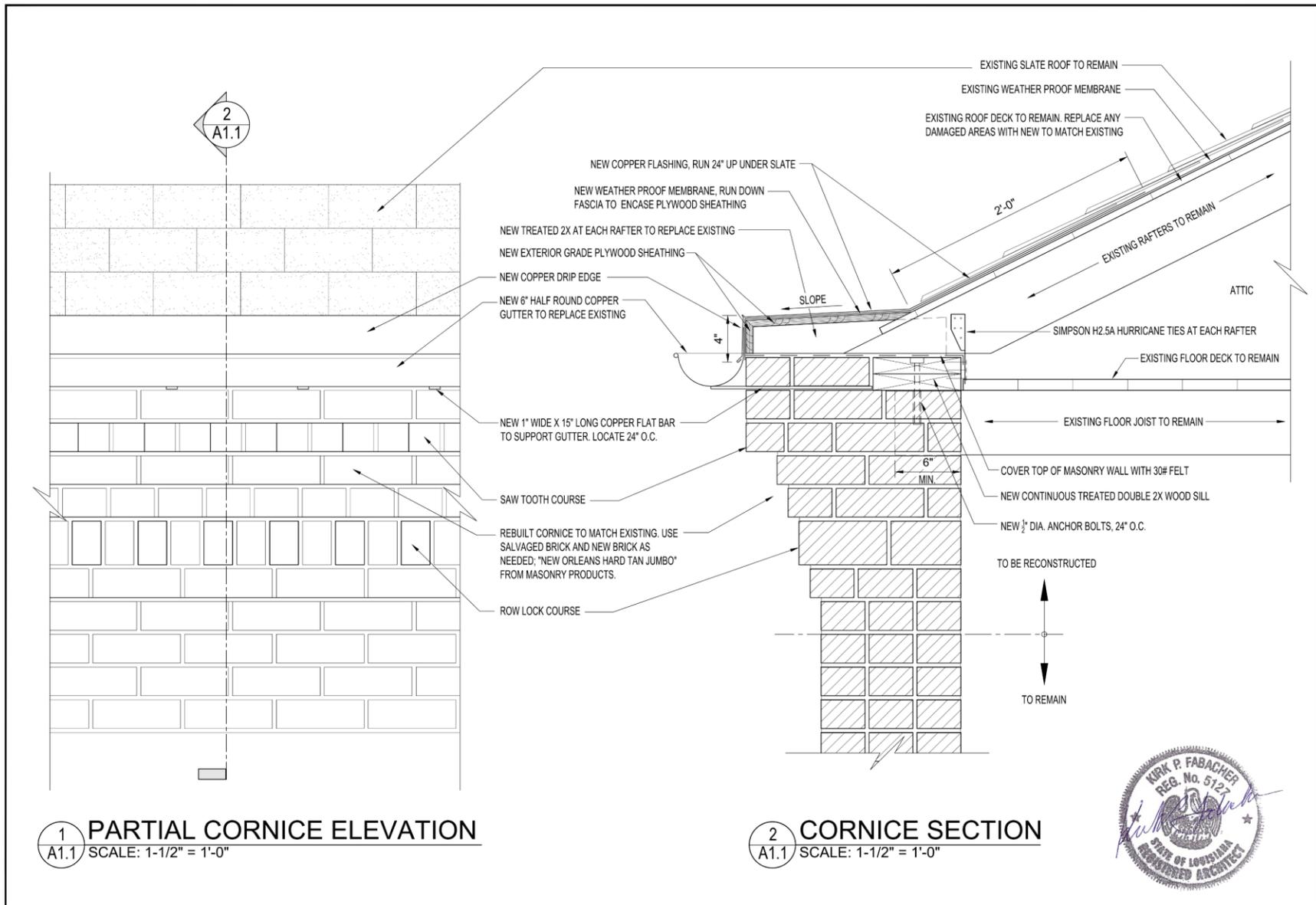
Thank you for the opportunity to provide this information to you. We reserve the right to amend and supplement this report as more information becomes available. Please do not hesitate to contact our office should you need further assistance.

Respectfully,



R. Alan Harris, P.E.
HD Design | Harris Development & Design, LLC





terrell-fabacher architects, l.l.c.
 1700 Macerine St., Suite 201
 New Orleans, Louisiana 70113
 (504) 486-1828

These plans and specifications were prepared by me or under my close supervision. They comply with the laws of this state to the best of my knowledge and belief. The project will (will not) be substantially different from what is shown here.

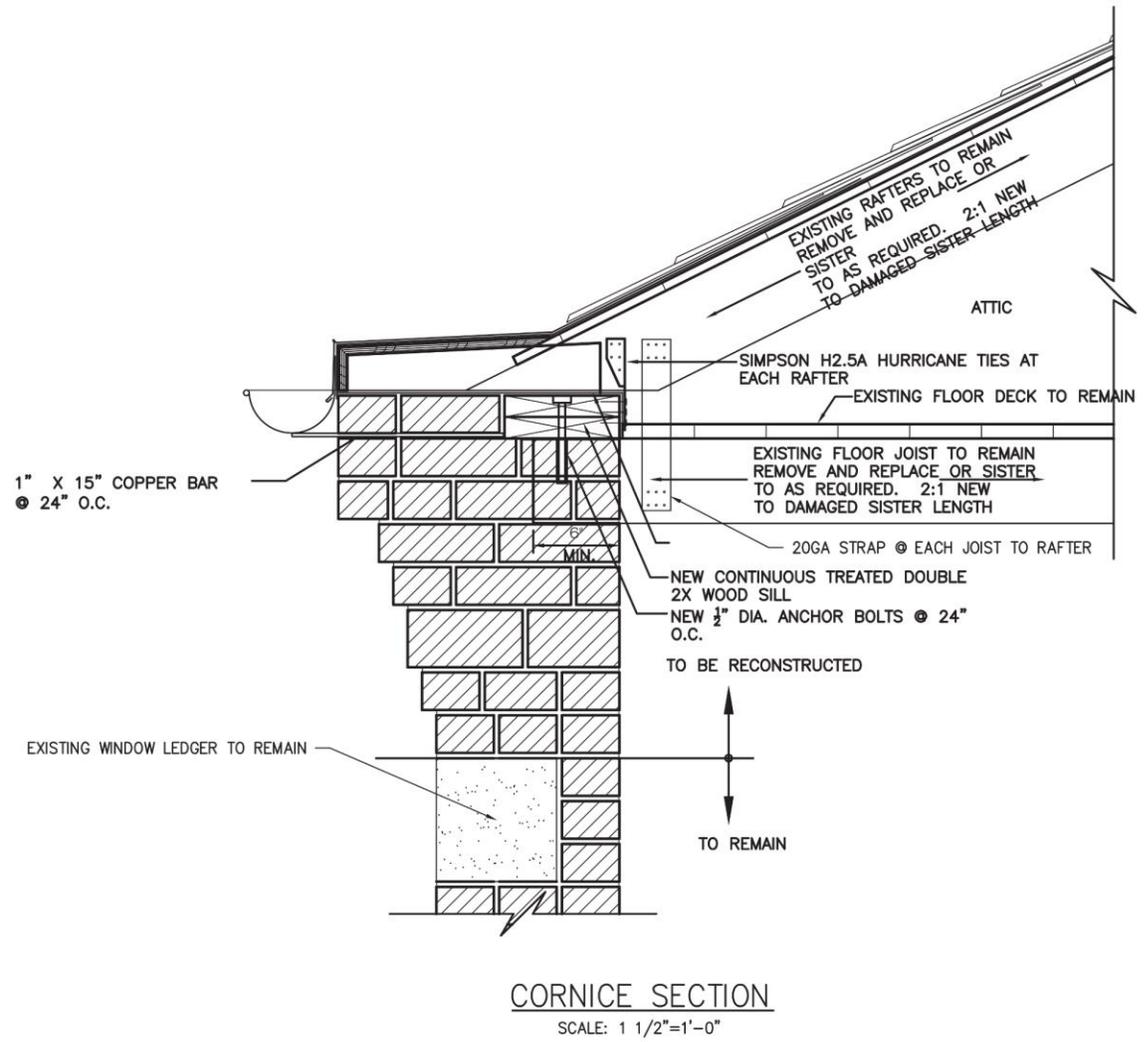
520 ST. LOUIS STREET
 MASONRY CORNICE REPAIR
 NEW ORLEANS, LOUISIANA

NO.	REVISIONS

CHECKED BY:
 DRAWN BY:
 DATE: 07/24/2025
 JOB NO.:

A1.1
 SHEET OF





MARK	DESCRIPTION	DATE	BY
A.	FOR APPROVAL	7/24/25	RAH

HD DESIGN
Harris Development & Design, LLC
www.hddesign.com • 504.383.8817
101 Poydras Street, Suite 1400, New Orleans, LA 70112

NEW ORLEANS **TERRELL FABACHER ARCHITECTS** LOUISIANA
RENOVATION
520 ST. LOUIS STREET
CORNICE SECTION

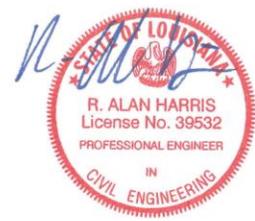
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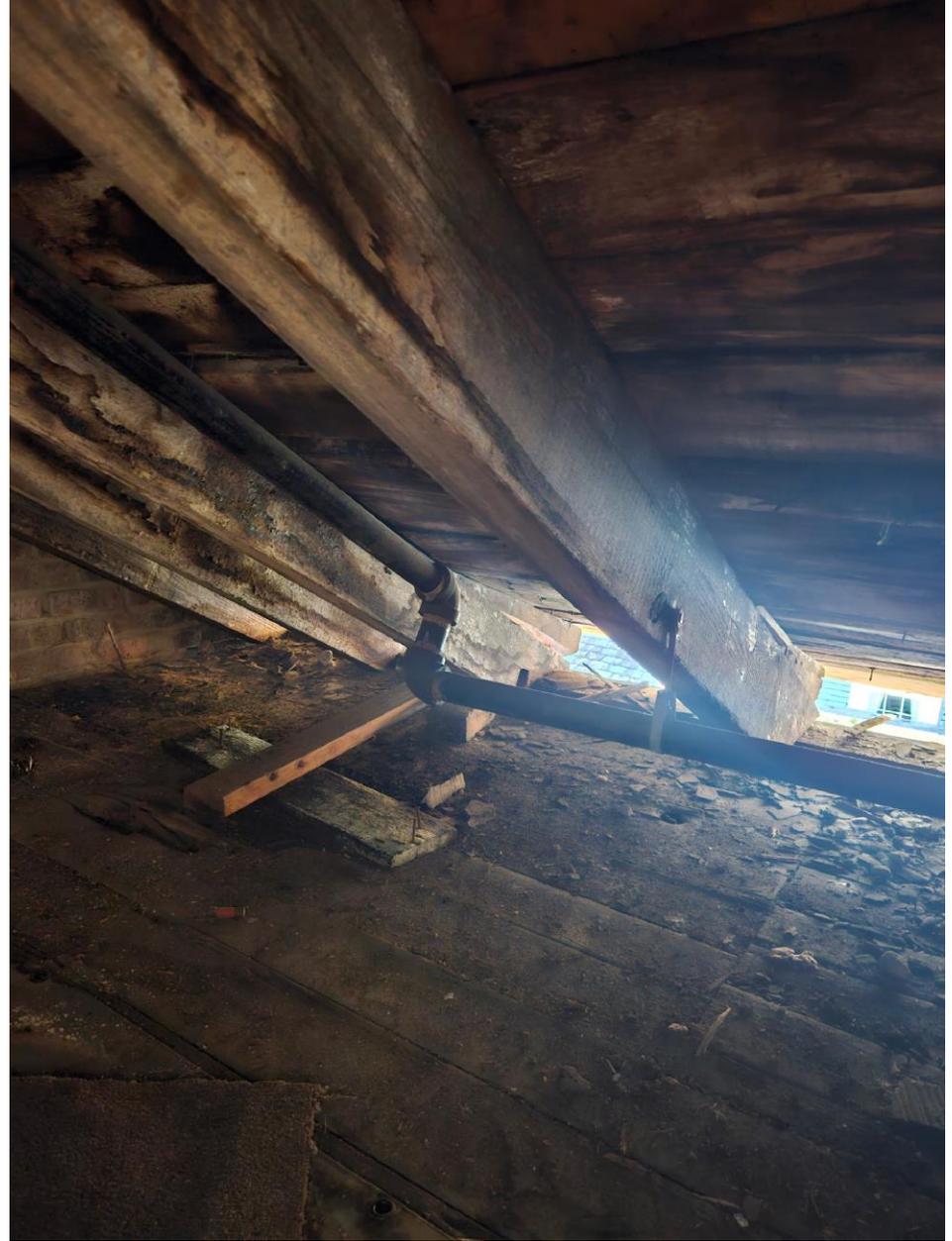
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RAH

DATE
7/24/25

HD DESIGN PROJECT #
2025-045

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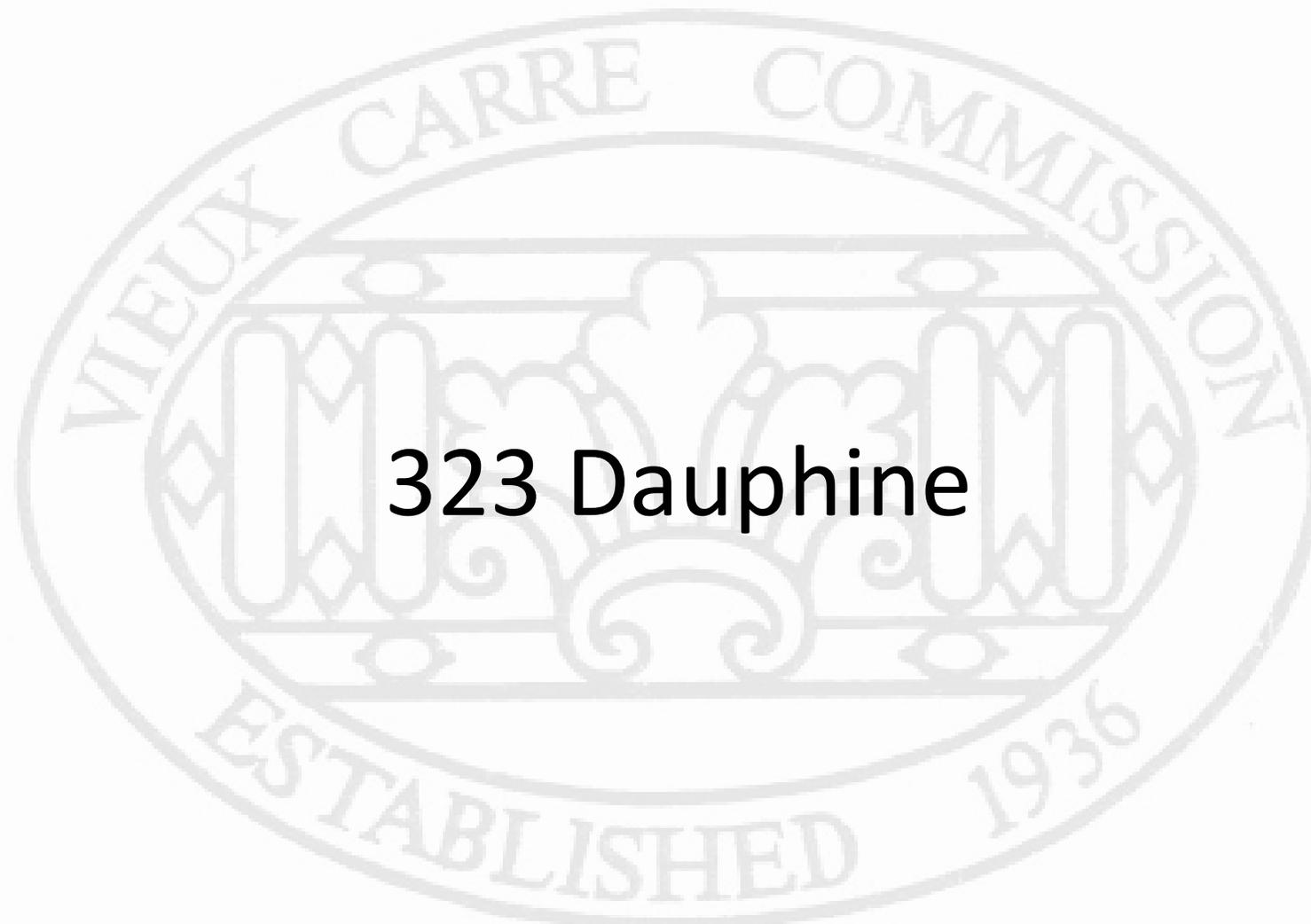


520 St. Louis

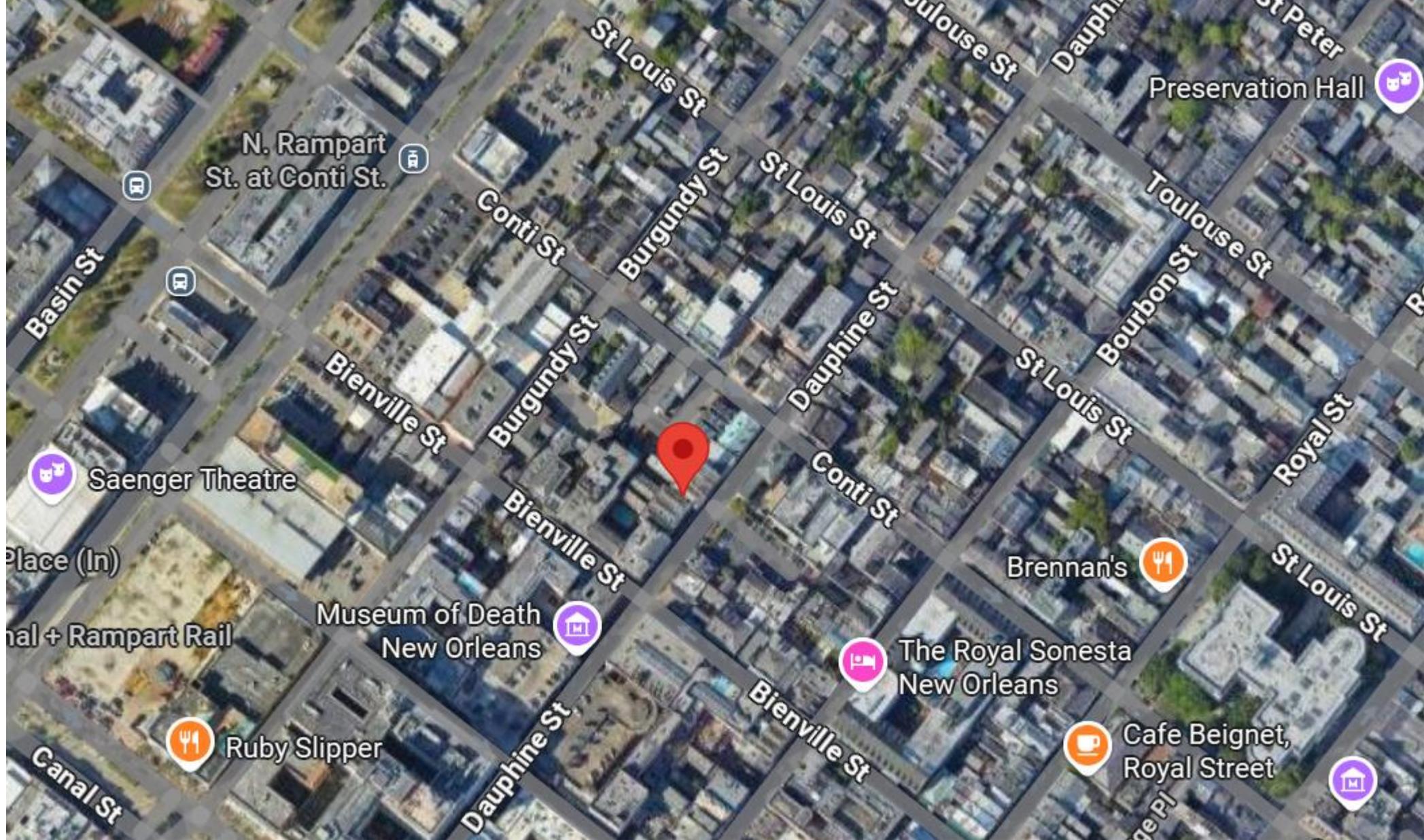
VCC Architectural Committee

July 29, 2025





323 Dauphine



323 Dauphine

VCC Architectural Committee

July 29, 2025





323 Dauphine, 1964

VCC Architectural Committee

July 29, 2025





323 Dauphine, 1964

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323 Dauphine, 1972

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323 Dauphine, 1972

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323 Dauphine, 1972

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323 Dauphine, 1980

VCC Architectural Committee



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323 Dauphine

VCC Architectural Committee

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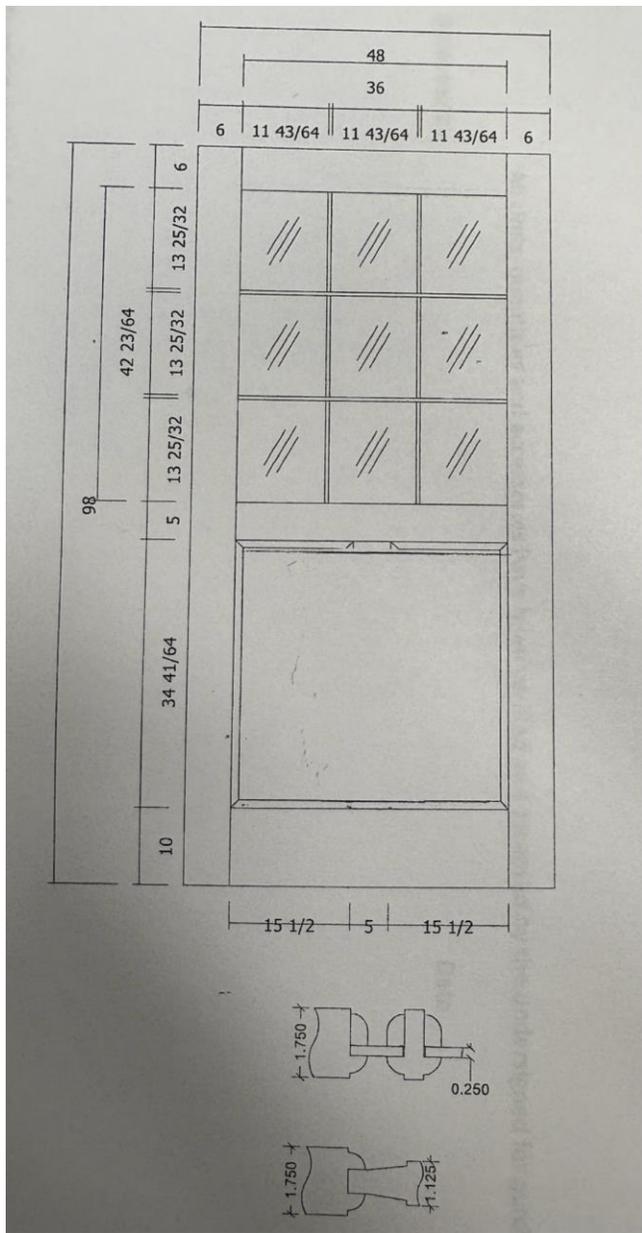


323 Dauphine

VCC Architectural Committee

July 29, 2025





323 Dauphine

VCC Architectural Committee

RIGHT HAND (

July 29, 2025





323 Dauphine

VCC Architectural Committee

July 29, 2025





Estimate

Date	REP	Estimate #
7/10/2025	VH	4274

101 PRODUCTION DRIVE
SUITE 3C
SLIDELL, LA 70460

PROJECT
Grenoble House Hotel

Name / Address	Ship To
NOLA HOTEL GROUP 3636 S I-10 SERVICE RD W SUITE 200 METAIRIE, LA 70001	Grenoble House Hotel 323 Dauphine Street New Orleans, La 70112 504-325-2271

Item	Description	Qty	Rate	Total
	OPTION #2-DOOR REPLACEMENT/HARDWARE			
LUMP SU...	Replace existing front entrance door with a single door. Door to be custom designed to replicate picture sent to customer from the VCC. Door to be same design and material, 9-glass over 1 panel wooden door. Hardware items from existing door to be used and new fixtures to be supplied by customer, approved by the VCC. CDH (Champion Door and Hardware) will install the new door and weather stripping to close all gaps in opening. CDH will put back existing address letters to retain architectural purposes.	1	3,787.00	3,787.00
INSTALLA...	Option #2- Labor	1	1,850.00	1,850.00

Subtotal		\$5,637.00
Sales Tax (10.25%)		\$388.17
Total		\$6,025.17

323 Dauphine

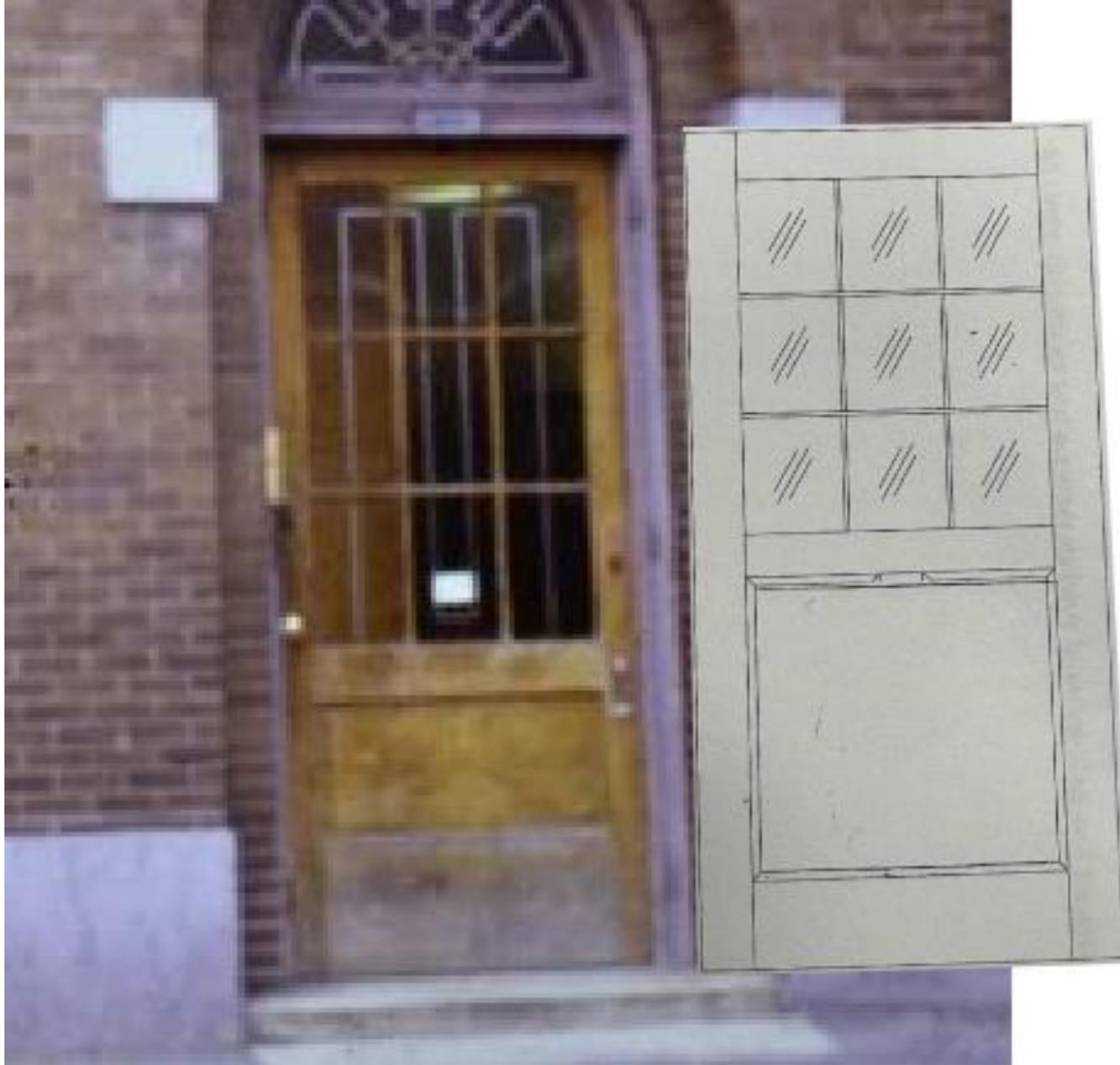
VCC Architectural Committee

Phone #

985-445-1441

July 29, 2025



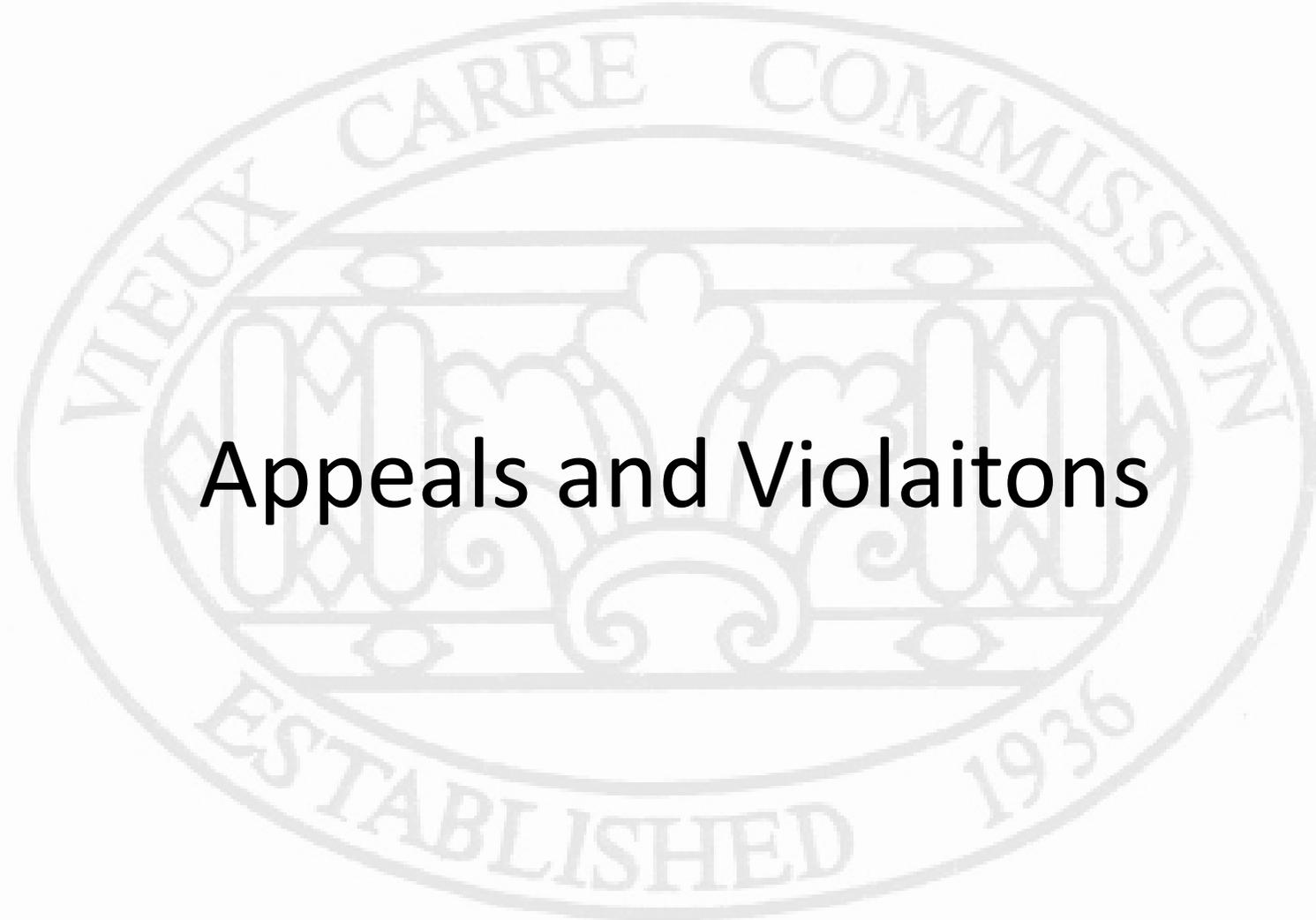


323 Dauphine – Side by Side

VCC Architectural Committee

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Appeals and Violations



729, 733, 737 Conti



729-31 Conti

VCC Architectural Committee

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729-37 Conti

VCC Architectural Committee

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VCC Architectural Committee

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Vieux Carré Commission

1300 Perdido St, 7th Floor
New Orleans, LA 70112
(504) 658-1420



Permit No. 24-11200-VCGEN

**The Vieux Carré Commission hereby grants permission
for the approved work specified below.**

Issued in accordance with Chapter 166 of the 1995 Code of the City of New Orleans, this permit is only for the work which meets Commission guidelines, policies, and specifications. This permit must be posted on the site, along with any approved plans and specifications, so as to be visible from the street.

Address:	729 Conti St	Phone:	(504) 605-3699
Applicant:	Webre Consulting		
Owner:	Cajun Cuisine 1 LLC		
Contractor:	Webre Consulting		

Work approved:

Per typical details and attached materials stamped VCC approved 04/17/2024:

Replace wooden balcony rails at rear of main building and service ell to address life safety and code compliance issues.
Install new trim at columns. Replace balcony decking as needed to address life safety issues, per attached detail sheet.
Back prime and paint all work to match existing in color and finish.

NOTE: Permit issued in response to violations but does not address all violations on the property. Outstanding life safety related violations remain, including mechanical equipment and hood vent crossing rear property line. Property may be return to administrative adjudication if permit application 23-14503-VCGEN is allowed to expire unresolved. Work shall commence within 30 days from the date of permit issuance. Work must be completed no more than 60 days after work begins. Owner will call VCC for final inspection upon completion of work. Penalty fees may apply because of improper or unauthorized work.

All work must conform to the VCC policies & guidelines. All repair/replacement work shall match existing in color, size, material, detail, profile and exposure. Failure to exactly match materials, details, profiles, exposures, and/or VCC mortar specified in the permit and associated attachments will result in a VCC Stop Work Order, VCC violation, and mandated repair of improper work.

All work must conform to standard VCC policies & guidelines.

Estimated cost: not stated ebvogt 4/17/2024

This permit expires six (6) months from date of issuance and may be renewed if work is proceeding satisfactorily.

A permit may still be required from the City of New Orleans, Department of Safety and Permits. A Vieux Carré surcharge will be assessed against all city building permits which also require a Vieux Carré Commission permit. This project will be inspected on a regular basis by the Vieux Carré Commission staff to guarantee that the work executed conforms to this permit. The Vieux Carré Commission periodically must be granted access to the property for inspections and must be contacted to perform final inspections upon completion of the work.

I, the undersigned, understand that the work must be executed exactly as specified on this permit. If it is determined that changes are necessary, I will apply for those modifications prior to the commencement of any work on those changes.

I certify that I have the authority of the current property owner(s) to perform the "permitted" work.

Signature: Wesley Gillen Print Name: Wesley Gillen

Approved: Raymond J. Bhatt Date: Issued by email 04/17/2024
Director

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VCC Architectural Committee

July 29, 2025





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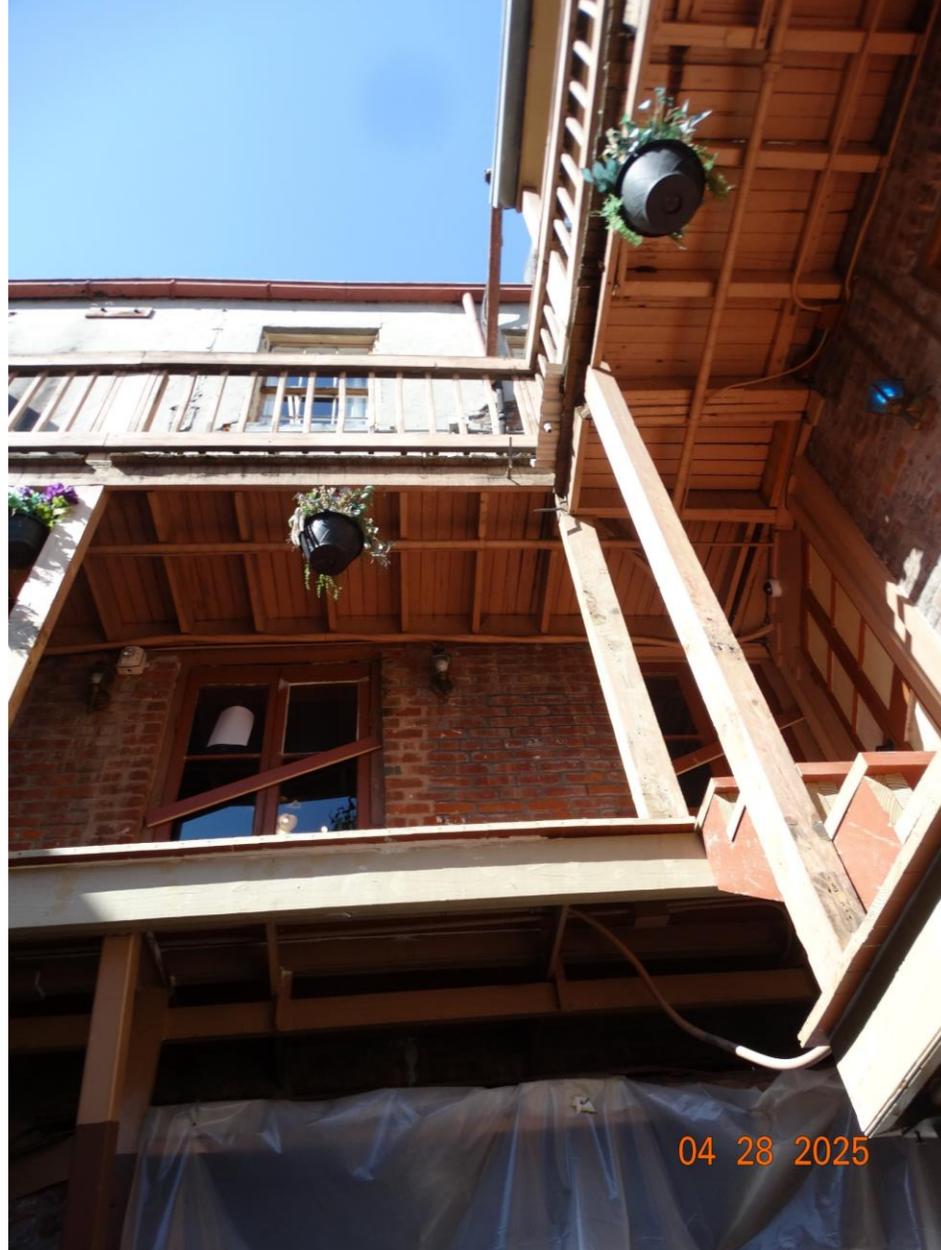


729-37 Conti

VCC Architectural Committee

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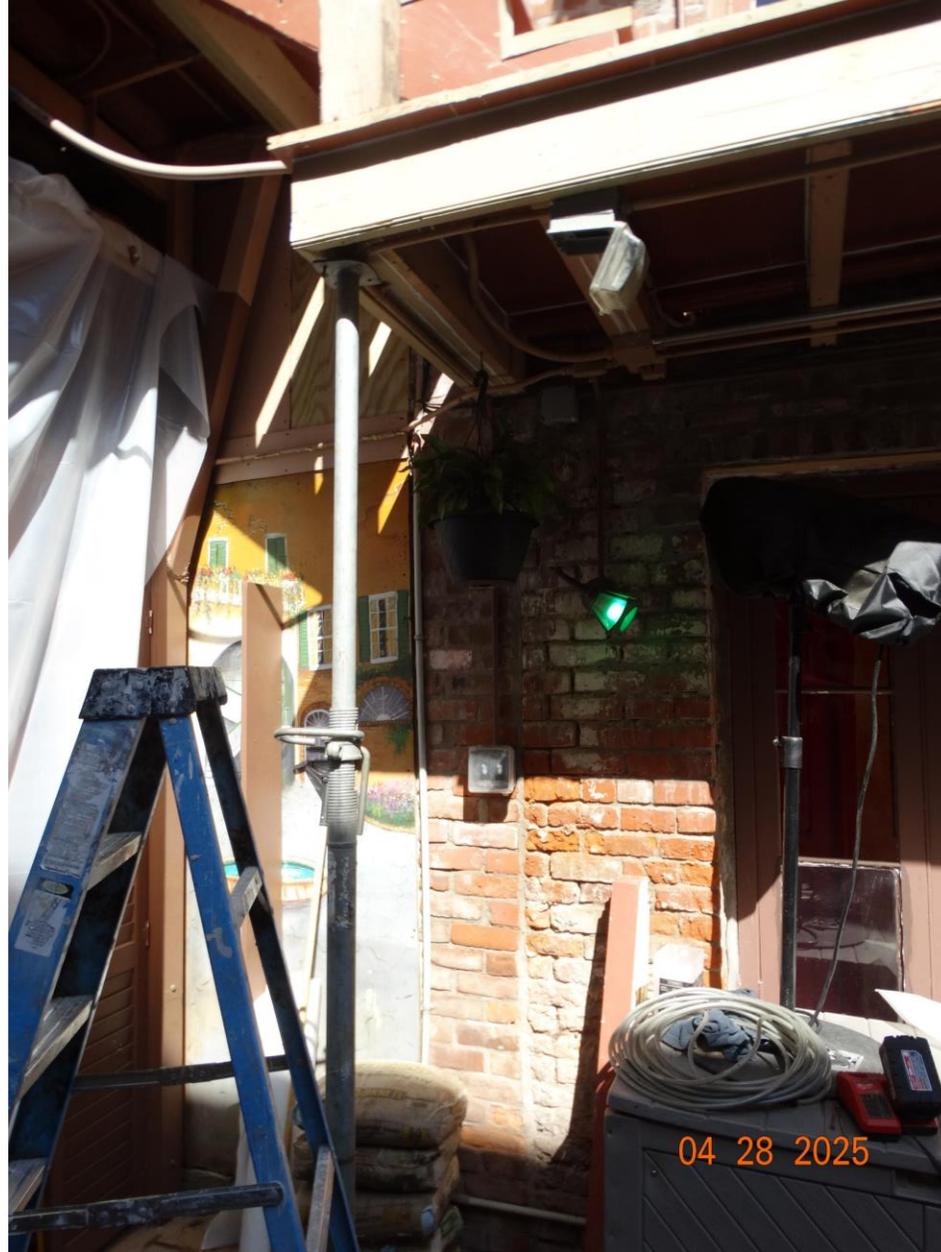


729-37 Conti

VCC Architectural Committee

July 29, 2025





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VCC Architectural Committee

July 29, 2025





729-37 Conti

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VCC Architectural Committee

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7/17/2025 5:02:34 PM

OCEANA GRILL COURTYARD BALCONY REPAIRS

729, 733 & 737 CONTI STREET, NEW ORLEANS, LA 70130

VCC SUBMITTAL SET

ISSUE DATE: 06/30/25

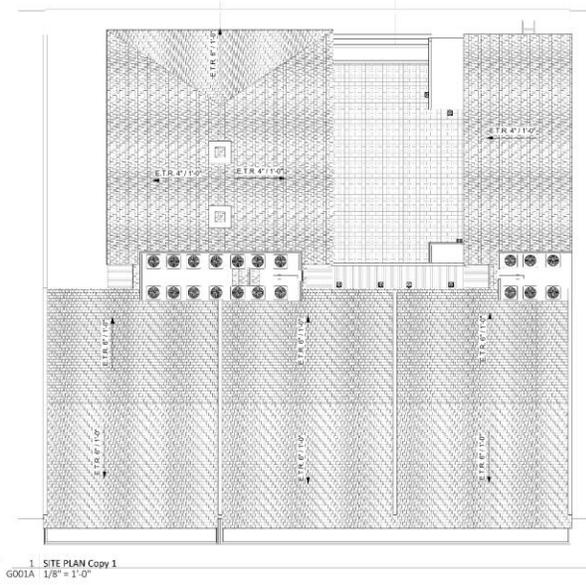
REVISION DATE: XX/XX/XX

SHEET INDEX - PHASE 1

Sheet No.	Sheet Name	Issue Date	Drawing Type	Current Rev.	Rev. Date	Rev. Descr.
0 - General						
G001A	TITLE SHEET	06/30/25	0 - General			
5 - Demo						
AD100	DRAWING ELEVATIONS DEMO	06/30/25	5 - Demo			
6 - Architectural						
A101A	FIRST & SECOND FLOOR PLANS	06/30/25	6 - Architectural			
A102A	THIRD FLOOR PLAN	06/30/25	6 - Architectural			
A110A	ENLARGED PLANS	06/30/25	6 - Architectural			
A300A	ELEVATIONS - COURTYARD	06/30/25	6 - Architectural			
A400A	VCC DETAILS	06/30/25	6 - Architectural			

STRUCTURAL

#	TITLE
T1.0	TITLE SHEET
G1.0	GENERAL NOTES
G1.1	GENERAL NOTES
G1.2	DESIGN CRITERIA NOTES
G1.3	WOOD NOTES
G1.4	SYMBOLS AND ABBREVIATIONS
S2.0	FIRST FLOOR REPAIR PLAN
S2.1	SECOND FLOOR BALCONY REPAIR PLAN
S2.2	THIRD FLOOR BALCONY REPAIR PLAN
S2.3	ENLARGED FIRST FLOOR REPAIR PLAN
S2.4	ENLARGED SECOND FLOOR BALCONY REPAIR PLAN
S2.5	ENLARGED THIRD FLOOR BALCONY REPAIR PLAN
S2.6	ELEVATION A
S2.7	ELEVATION B
S2.8	ELEVATION C
S3.0	FRAMING DETAILS AND NOTES



SCOPE OF WORK

SCOPE LIMITED TO REPAIRS OF EXISTING COURTYARD BALCONIES. ALL ITEMS THAT ARE REPLACED WILL BE PER VCC APPROVED DETAILS. ANY REPAIR WORK TO JOISTS THAT WAS COMPLETED PRIOR TO THE PERMIT APPROVAL WILL BE REMOVED AND SCOPE IS COVERED IN THE DOCUMENTS. ALL OTHER VIOLATIONS WILL BE ADDRESSED IN THE NEXT SET OF PERMIT DOCUMENTS.

PROJECT INFO.

HISTORIC DISTRICT
VIEUX CARRE

BUILDING HEIGHT
PROPOSED - E.T.R.

ZONING DISTRICT
VCC-2 | VIEUX CARRE COMMERCIAL DISTRICT

SCOPE FOOTPRINT
EXISTING AIRCONDITIONED SQ. FT. ----- E.T.R. SF
PROPOSED ADDITIONAL AIRCON. SQ. FT. ----- N/A SF
PROPOSED NON-AIRCONDITIONED SQ. FT. ----- N/A SF
TOTAL ----- E.T.R. SF

CONSTRUCTION TYPE
IBC - III
NFPA - III (200)

APPLICABLE CODES
2021 LOUISIANA BUILDING CODE
2015 LOUISIANA LIFE SAFETY CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 LOUISIANA MECHANICAL CODE
2021 LOUISIANA PLUMBING CODE
2021 LOUISIANA ENERGY CODE
2020 LOUISIANA ELECTRICAL CODE

OCCUPANCY TYPE
IRC: A-2 (ASSEMBLY, RESTAURANT)

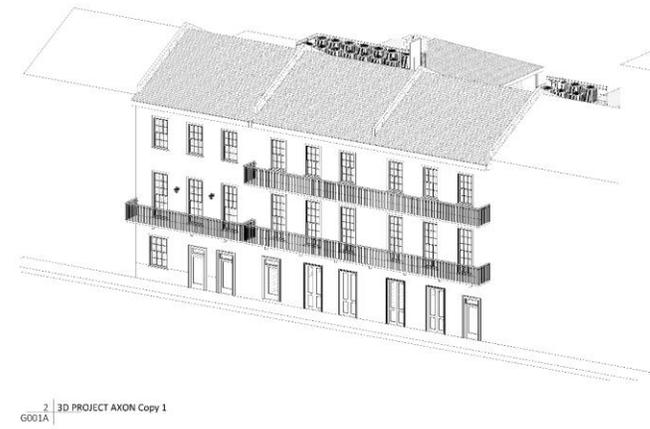
NO. OF STORIES
PROPOSED - 3 (E.T.R.)

CONTACT INFO.

OWNER
CAJUN CUISINE 1, LLC
729 Conti St
New Orleans, LA 70130
ATTN: Rami Sader
504.525.3661
rami@oceanagrill.com

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STRUCTURAL ENGINEER
Carubba Engineering
3408 Hessemer Avenue
Metairie, LA 70002
ATTN: John Lambertson
504.888.1490
john@carubbaengineering.com



OCEANA GRILL
REPAIRS
729-737 CONTI STREET
NEW ORLEANS, LA 70130



"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 will be available to provide project support within administrative business hours of the project.
Mark Heck
•REVISIONS•
No. Description Date

DRAWING
TITLE SHEET
SCALE As indicated
ISSUED 06/30/25
SHEET NO.

G001A

729-37 Conti

VCC Architectural Committee

July 29, 2025



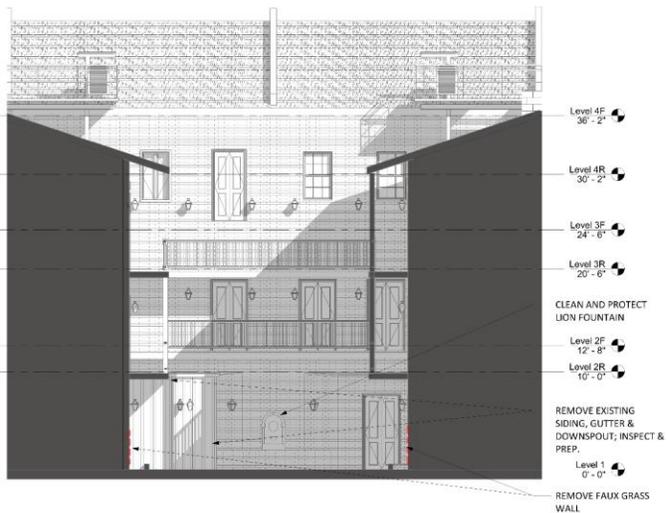
7/7/2025 5:08:40 PM



1 COURTYARD 1 - EXISTING
AD100 3/16" = 1'-0"

2 COURTYARD 2 - EXISTING
AD100 3/16" = 1'-0"

NOTE: BALCONY REPAIRS ARE SUBMITTED UNDER A SEPARATE PERMIT.



3 COURTYARD 3 - EXISTING
AD100 3/16" = 1'-0"

OCEANA GRILL
 REPAIRS
 729-737 CONTI STREET
 NEW ORLEANS, LA 70130

PROJECT NO. 25-014



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I hereby certify that the preceding project constitutes substantial completion of the project.

Mark Henry
 Mark Henry, P.E.

•REVISIONS•

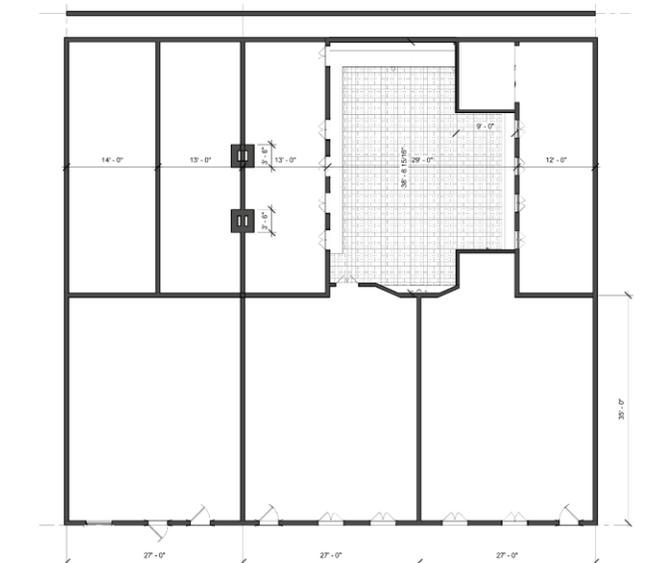
No.	Description	Date

DRAWING
 ELEVATIONS DEMO

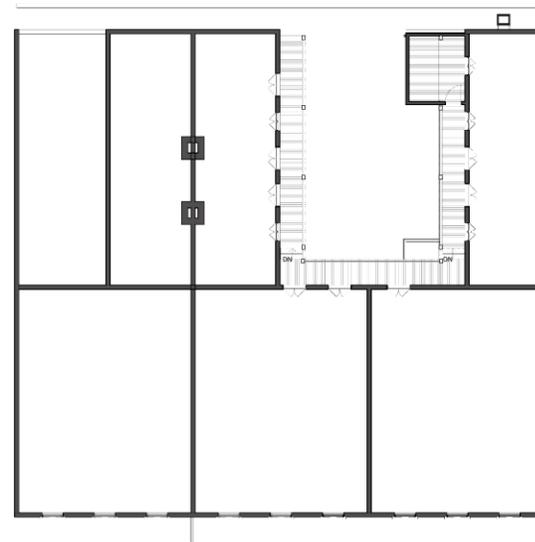
SCALE 3/16" = 1'-0"
 ISSUED 06/11/25
 SHEET NO.

AD100





1 Level 1 Copy 1
A101A 1/8" = 1'-0"



2 Level 2R Copy 1
A101A 1/8" = 1'-0"

**OCEANA GRILL
REPAIRS**
729-737 CONTI STREET
NEW ORLEANS, LA 70130

PROJECT NO. 25-014



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

Paul H. Carr
Professional Engineer

•REVISIONS•
No. Description Date

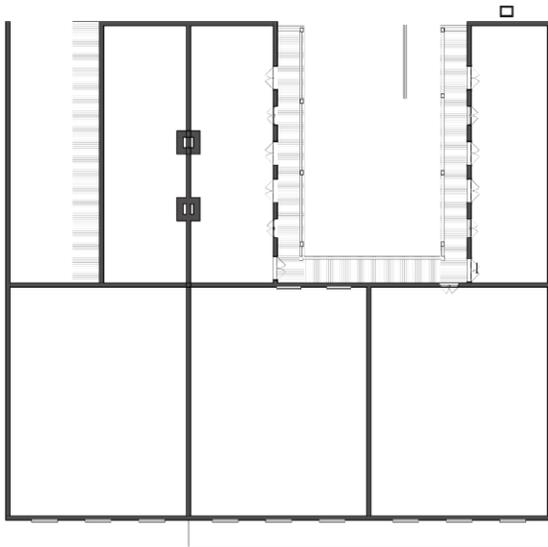
No.	Description	Date

DRAWING
FIRST & SECOND FLOOR
PLANS
SCALE 1/8" = 1'-0"
ISSUED 06/30/25
SHEET NO.

A101A



7/7/2025 5:09:42 PM



1 Level 3R Copy 1
A102A 1/8" = 1'-0"

**OCEANA GRILL
REPAIRS**
729-737 CONTI STREET
NEW ORLEANS, LA 70130

PROJECT NO. 25-014



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

Mark H. Hester
•REVISIONS•
No. Description Date

No.	Description	Date

DRAWING
THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"
ISSUED 06/30/25
SHEET NO.

A102A

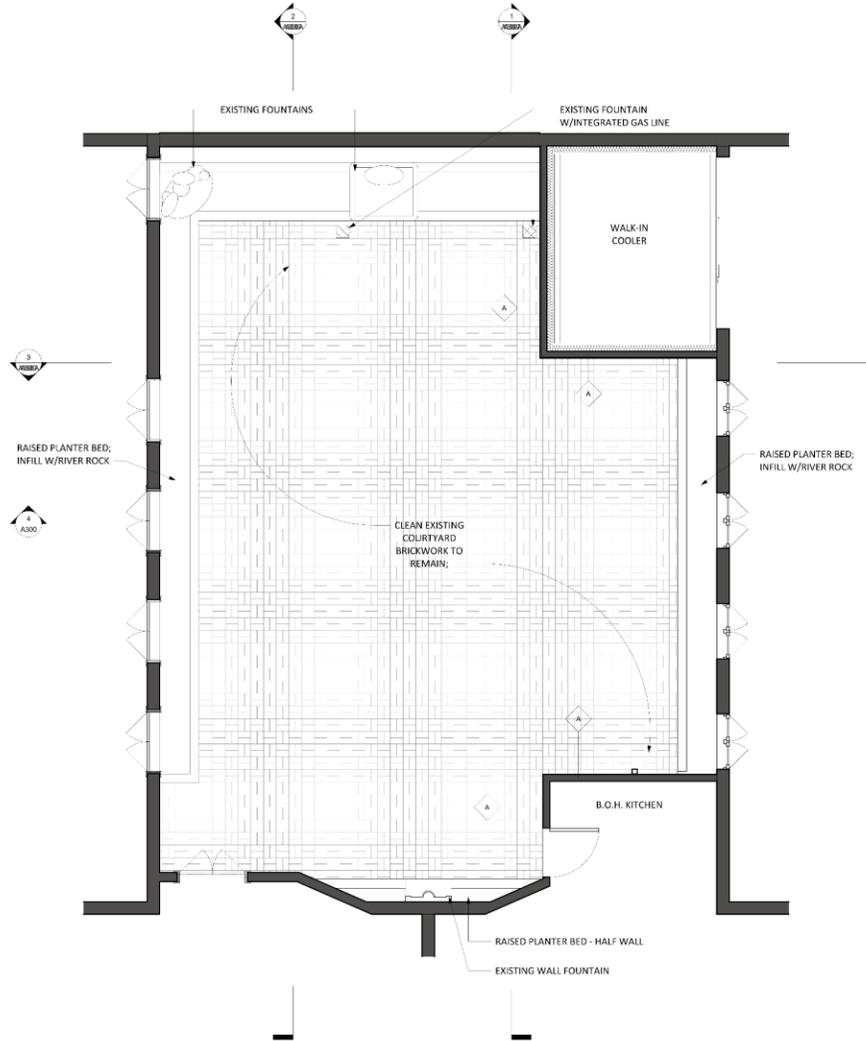
729-37 Conti

VCC Architectural Committee

July 29, 2025



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1 COURTYARD PLAN - EXISTING
A110A | 3/8" = 1'-0"

**OCEANA GRILL
REPAIRS**
729-737 CONTI STREET
NEW ORLEANS, LA 70130

PROJECT NO. 25-014



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 will maintain the project until completion and will advise the client of any changes.

Mark Henry
Professional Engineer

•REVISIONS•
No. Description Date

No.	Description	Date

DRAWING
ENLARGED PLANS

SCALE 3/8" = 1'-0"
ISSUED 06/30/25
SHEET NO.

A110A



7/7/2025 5:00:46 PM



OCEANA GRILL
REPAIRS
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NEW ORLEANS, LA 70130

PROJECT NO. 25-014



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 hereby certify that I am a duly licensed professional engineer in the State of Louisiana.

•REVISIONS•

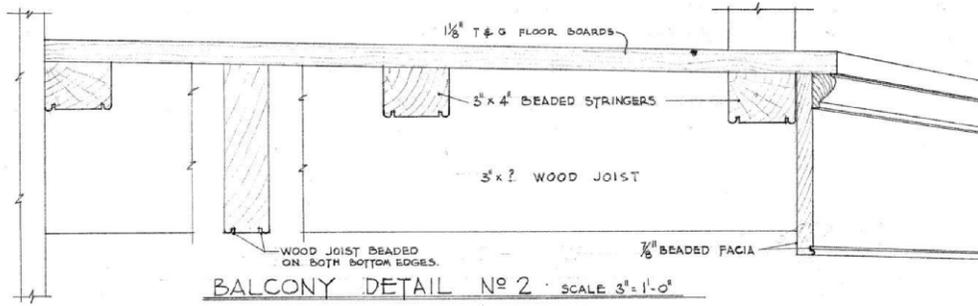
No.	Description	Date

DRAWING
ELEVATIONS - COURTYARD
SCALE 3/16" = 1'-0"
ISSUED 06/30/25
SHEET NO.

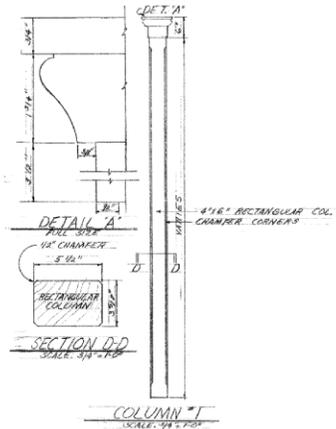
A300A



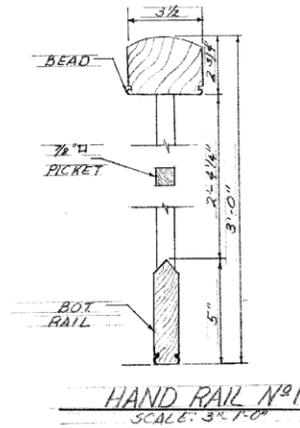
7/7/2025 5:09:46 PM



BALCONY DETAIL No 2 SCALE 3/4" = 1'-0"



1 VCC COLUMN DETAIL A400A N.T.S.



2 VCC HANDRAIL DETAIL A400A N.T.S.

OCEANA GRILL
REPAIRS
729-737 CONTI STREET
NEW ORLEANS, LA 70130

PROJECT NO 25-014



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 ordinances.

I will be providing project construction administrative services on this project.

John H. ...

REVISIONS

No.	Description	Date

DRAWING VCC DETAILS
SCALE 1 1/2" = 1'-0"
ISSUED 06/30/25
SHEET NO.

A400A

729-37 Conti

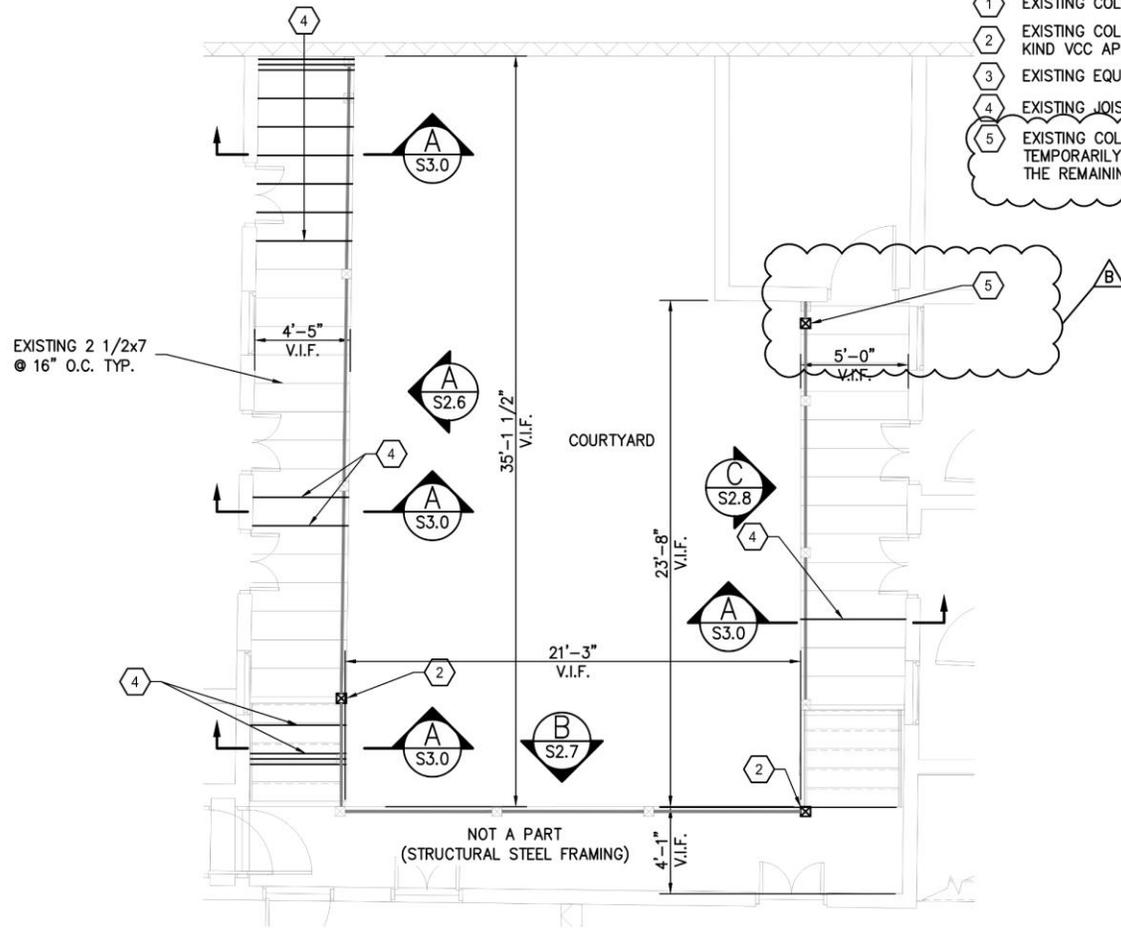
VCC Architectural Committee

July 29, 2025



KEYNOTE LEGEND

- ① EXISTING COLUMN TO BE REMOVED
- ② EXISTING COLUMN TO BE REPLACED IN KIND VCC APPROVED DETAIL
- ③ EXISTING EQUIPMENT TO BE RELOCATED
- ④ EXISTING JOIST TO BE REPAIRED
- ⑤ EXISTING COLUMN TO BE REPLACED TEMPORARILY AND WILL BE ADDRESSED IN THE REMAINING VIOLATIONS PERMIT



ENLARGED SECOND FLOOR BALCONY REPAIR PLAN
SCALE: 3/16"=1'-0"

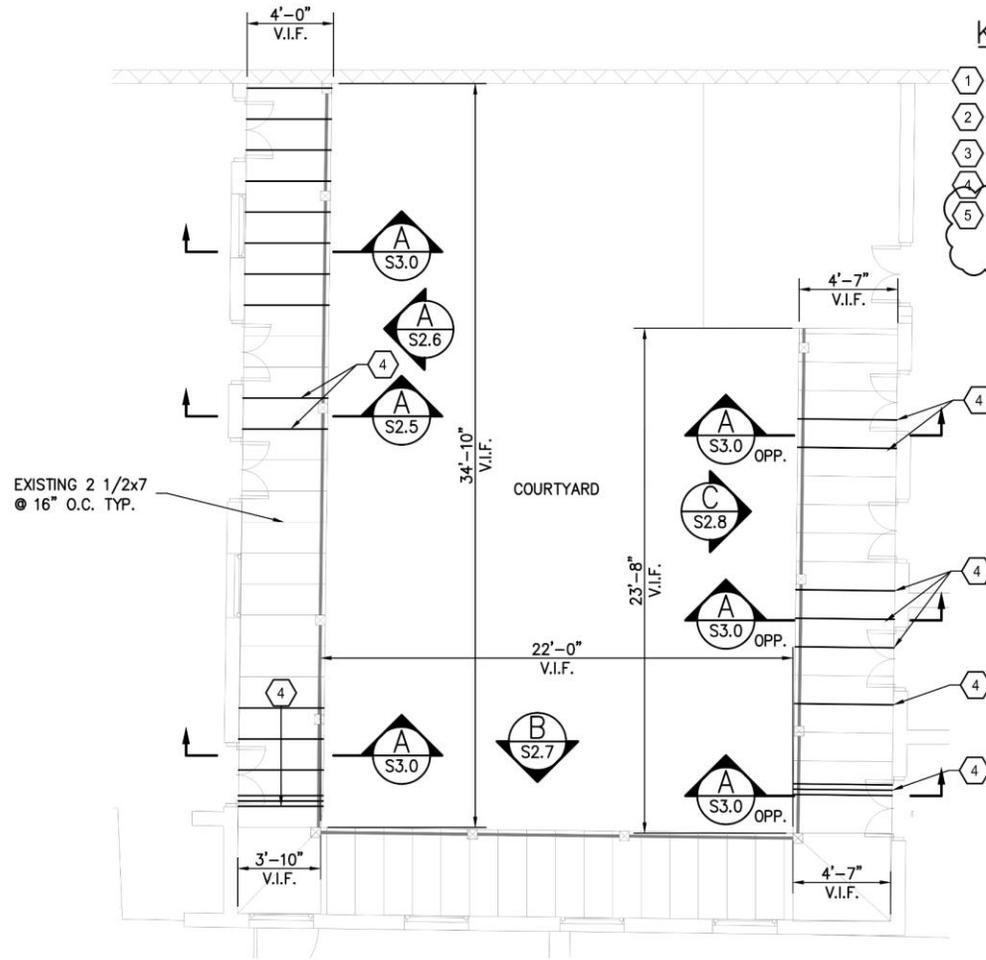
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B <td>FOR APPROVAL</td> <td>6/24/25</td> <td>MTD</td>	FOR APPROVAL	6/24/25	MTD

CARUBBA ENGINEERING
 CIVIL-STRUCTURAL INDUSTRIAL-MARINE
 3400 Hesper Avenue
 Metairie, LA 70002
 Phone: 504.885.1490
 www.carubba-engineering.com

NEW ORLEANS LOUISIANA
OCEANA GRILL
 RENOVATION
 729, 733, 739 CONTI STREET
 ENLARGED SECOND FLOOR BALCONY REPAIR PLAN

DRAWN	PR
CHECKED	MTD
DATE	5/5/25
CD PROJECT NO.	2025 - 032
SHEET	S2.4





KEYNOTE LEGEND

- 1 EXISTING COLUMN TO BE REMOVED
- 2 EXISTING COLUMN TO BE REPLACED IN KIND VCC APPROVED DETAIL
- 3 EXISTING EQUIPMENT TO BE RELOCATED
- 4 EXISTING JOIST TO BE REPAIRED
- 5 EXISTING COLUMN TO BE REPLACED TEMPORARILY AND WILL BE ADDRESSED IN THE REMAINING VIOLATIONS PERMIT

MARK	DESCRIPTION	DATE	BY
B	FOR APPROVAL	6/24/25	MTD
A	FOR APPROVAL	5/5/25	MTD

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DRAWN PR	
CHECKED MTD	
DATE 5/5/25	
CD PROJECT NO. 2025 - 032	
SHEET	
S2.5	

ENLARGED THIRD FLOOR BALCONY REPAIR PLAN

SCALE: 3/32"=1'-0"





KEYNOTE LEGEND

- ① EXISTING COLUMN TO BE REMOVED
- ② EXISTING COLUMN TO BE REPLACED IN KIND VCC APPROVED DETAIL
- ③ EXISTING EQUIPMENT TO BE RELOCATED
- ④ EXISTING JOIST TO BE REPAIRED
- ⑤ EXISTING COLUMN TO BE REPLACED TEMPORARILY AND WILL BE ADDRESSED IN THE REMAINING VIOLATIONS PERMIT

MARK	DESCRIPTION	DATE	BY
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A	FOR APPROVAL	5/5/25	MTD

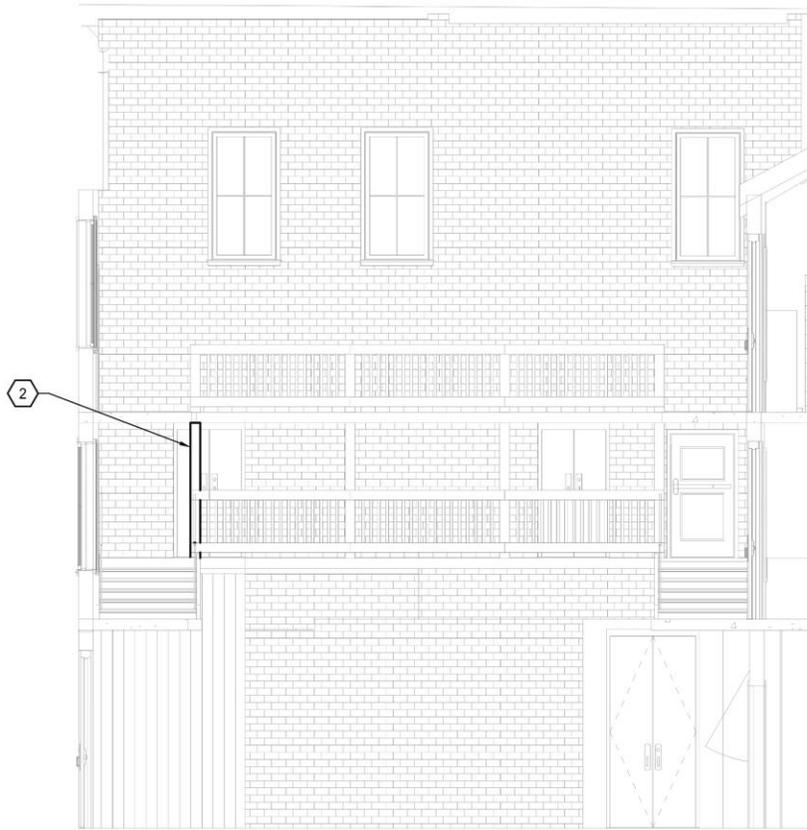
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ENGINEERING
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Metairie, LA
70002
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www.carubbaengineering.com

NEW ORLEANS LOUISIANA
OCEANA GRILL
RENOVATION
729, 733, 739 CONTI STREET
ELEVATION A

DRAWN PR
CHECKED MTD
DATE 5/5/25
CD PROJECT NO. 2025 - 032
SHEET S2.6

ELEVATION A
SCALE: 3/16"=1'-0"





ELEVATION B
SCALE: 3/16"=1'-0"

KEYNOTE LEGEND

- ① EXISTING COLUMN TO BE REMOVED
- ② EXISTING COLUMN TO BE REPLACED IN KIND VCC APPROVED DETAIL
- ③ EXISTING EQUIPMENT TO BE RELOCATED
- ④ EXISTING JOIST TO BE REPAIRED
- ⑤ EXISTING COLUMN TO BE REPLACED TEMPORARILY AND WILL BE ADDRESSED IN THE REMAINING VIOLATIONS PERMIT

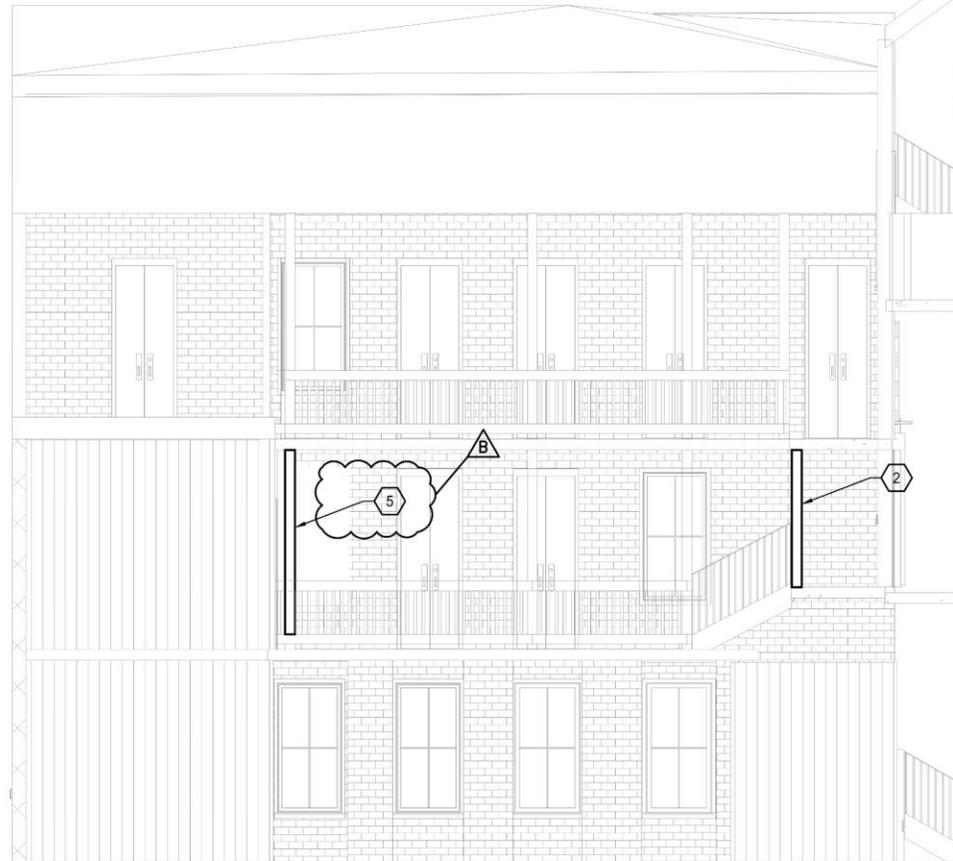
MARK	DESCRIPTION	DATE	BY
B	FOR APPROVAL	6/24/25	MTD
A	FOR APPROVAL	5/5/25	MTD

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NEW ORLEANS	LOUISIANA
OCEANA GRILL RENOVATION 729, 733, 739 CONTI STREET ELEVATION B	
DRAWN PR	
CHECKED MTD	
DATE 5/5/25	
CD PROJECT NO. 2025 - 032	
SHEET	S2.7



KEYNOTE LEGEND

- 1 EXISTING COLUMN TO BE REMOVED
- 2 EXISTING COLUMN TO BE REPLACED IN KIND VCC APPROVED DETAIL
- 3 EXISTING EQUIPMENT TO BE RELOCATED
- 4 EXISTING JOIST TO BE REPAIRED
- 5 EXISTING COLUMN TO BE REPLACED TEMPORARILY AND WILL BE ADDRESSED IN THE REMAINING VIOLATIONS PERMIT



ELEVATION C
SCALE: 3/16"=1'-0"

MARK	DESCRIPTION	DATE	BY
B	FOR APPROVAL	6/24/25	MTD
A	FOR APPROVAL	5/5/25	MTD

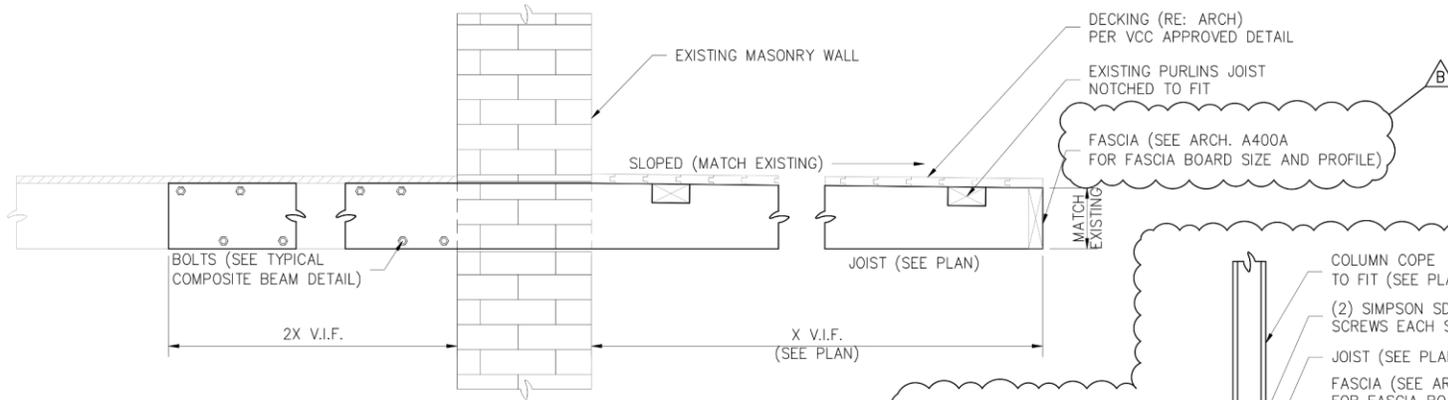


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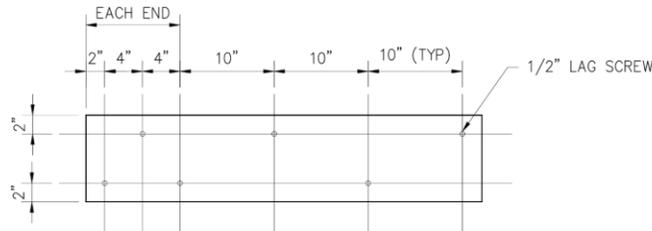
NEW ORLEANS LOUISIANA
OCEANA GRILL
RENOVATION
729, 733, 739 CONTI STREET
ELEVATION C

DRAWN PR
CHECKED MTD
DATE 5/5/25
CEI PROJECT NO. 2025 - 032
SHEET S2.8

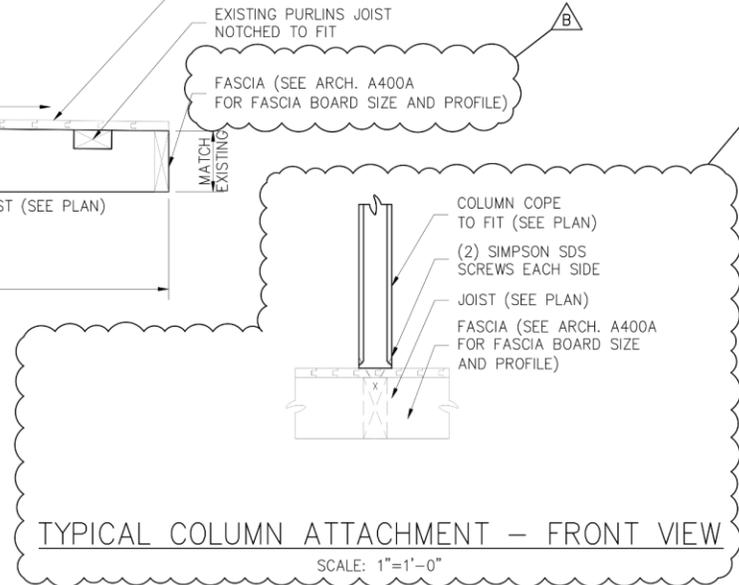




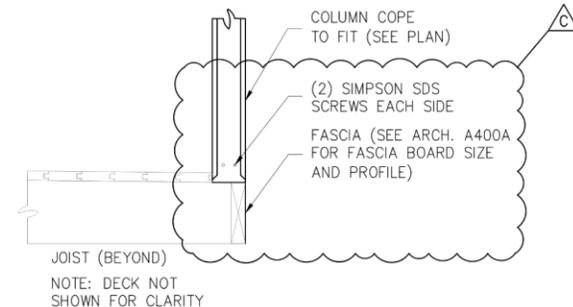
SECTION A
SCALE: 1" = 1'-0" S2.4 | S3.0



TYPICAL COMPOSITE BEAM FASTENING PATTERN
SCALE: 1" = 1'-0"



TYPICAL COLUMN ATTACHMENT - FRONT VIEW
SCALE: 1" = 1'-0"



TYPICAL COLUMN ATTACHMENT - SIDE VIEW
SCALE: 1" = 1'-0"

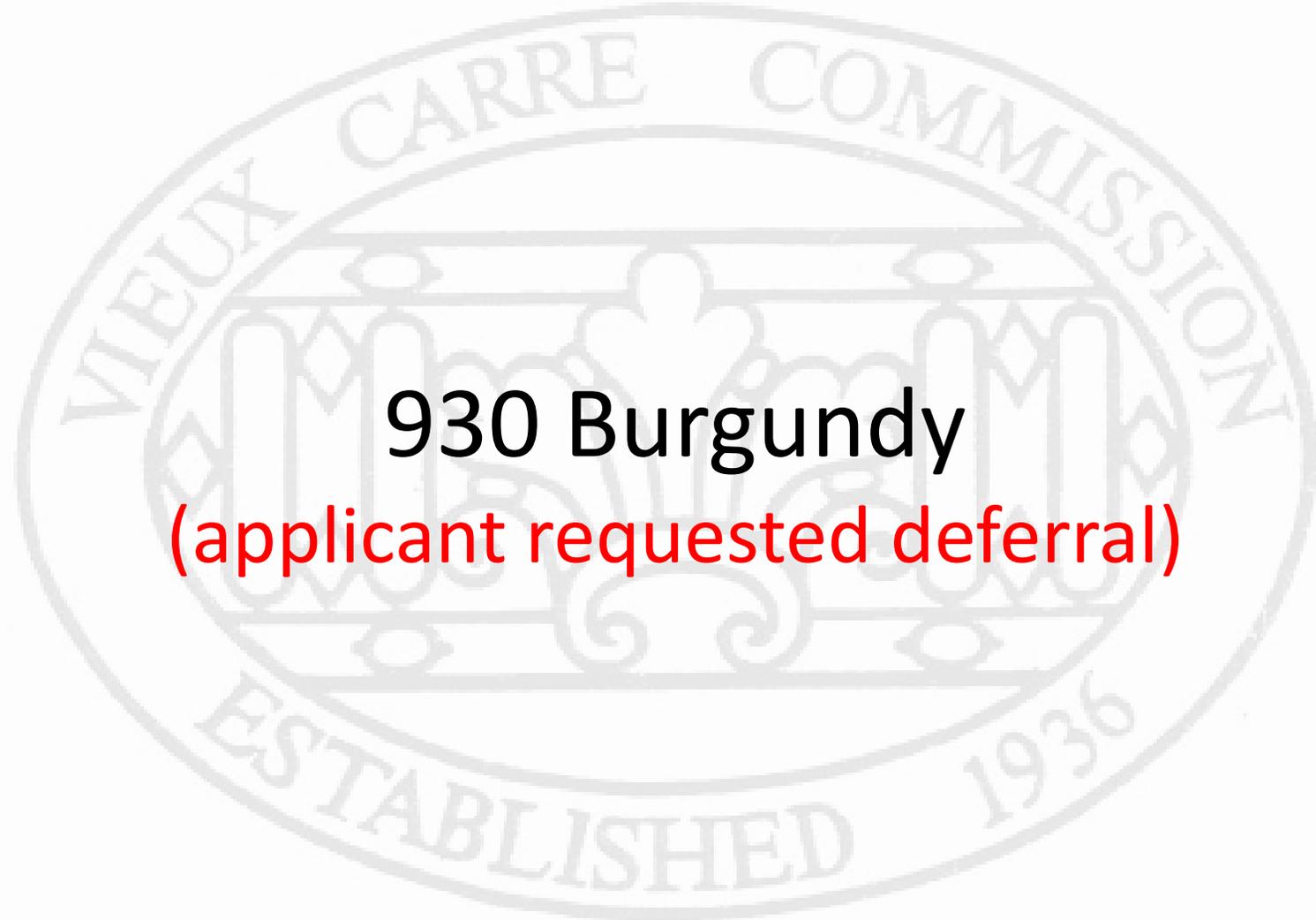
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B	FOR APPROVAL	6/24/25	MTD
A	FOR APPROVAL	5/5/25	MTD

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NEW ORLEANS LOUISIANA
OCEANA GRILL
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729, 733, 739 CONTI STREET
SECTIONS AND DETAILS

DRAWN	PK
CHECKED	MTD
DATE	5/5/25
CEI PROJECT NO.	2025 - 032
SHEET	S3.0





930 Burgundy
(applicant requested deferral)