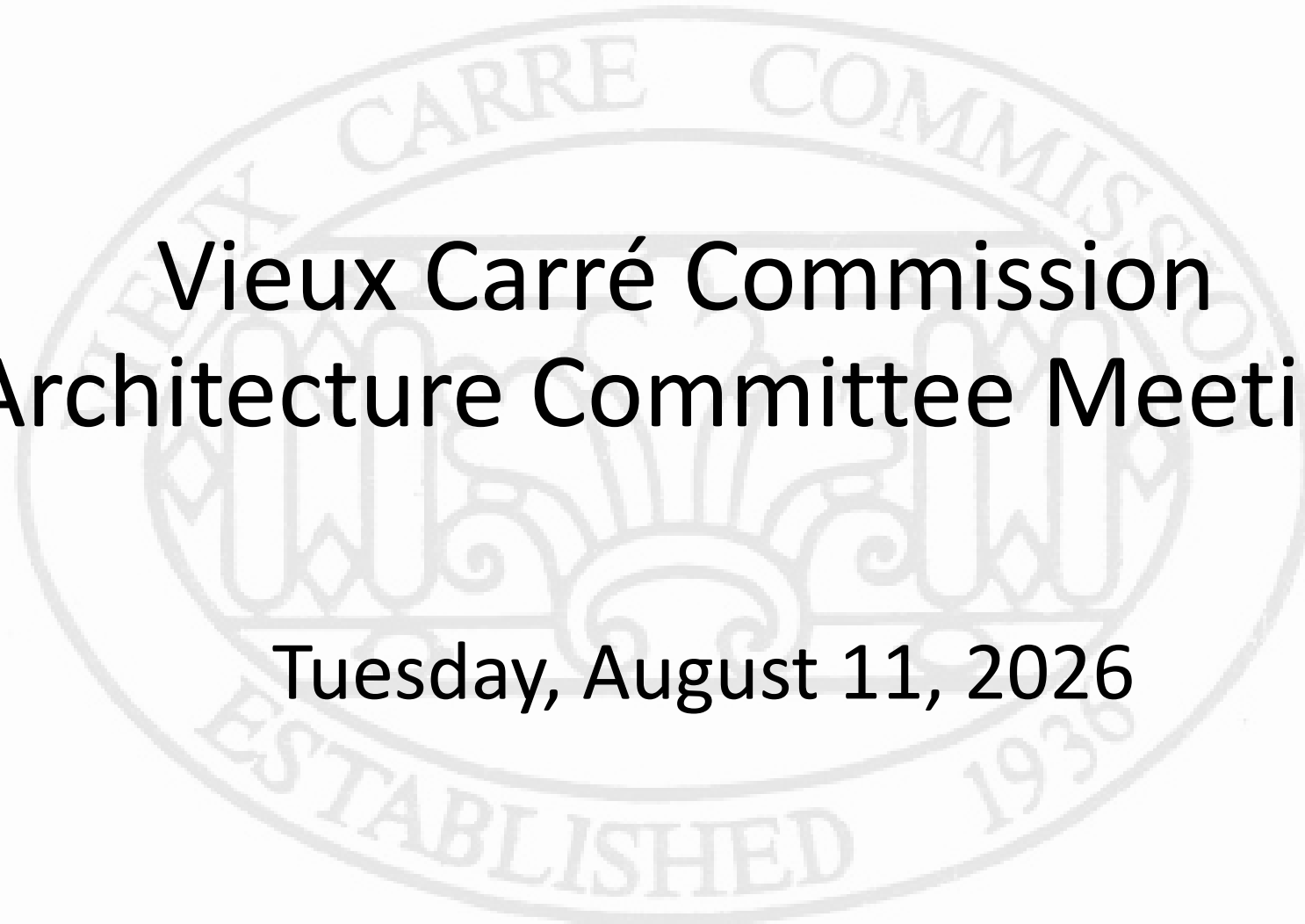




Vieux Carré Commission Architecture Committee Meeting

Tuesday, August 11, 2026



Old Business





1140 Royal – Before 1895
VCC Architectural Committee

August 11, 2026



Lance Zaal
1140 Royal Street
New Orleans, LA 70116

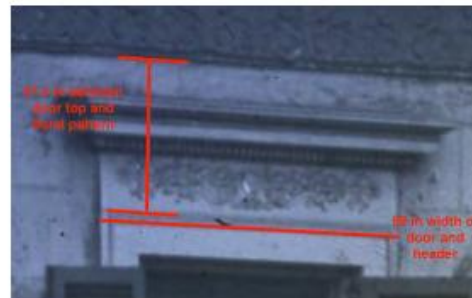
10 December 2025

Greetings, Esteemed Vieux Carré Commission:

Please find the enclosed long overdue proposal to restore the elaborate 19-th century architectural design elements that once adorned this historic property. The project consists of four elements to be completed by Jeff Poree' Plastering LLC :

1. Gallery Headers

The ten headers above the windows from Royal to Governor Nicholls streets were once decorative and elaborate works of art that existed before circa 1885 and were removed between 1917 and 1920, during French Quarter's tenement period when the home served as tenements (and various businesses on the first floor). An elaborate floral pattern adorned the open vertical area of the header, which has been recreated using enhanced historic photos.

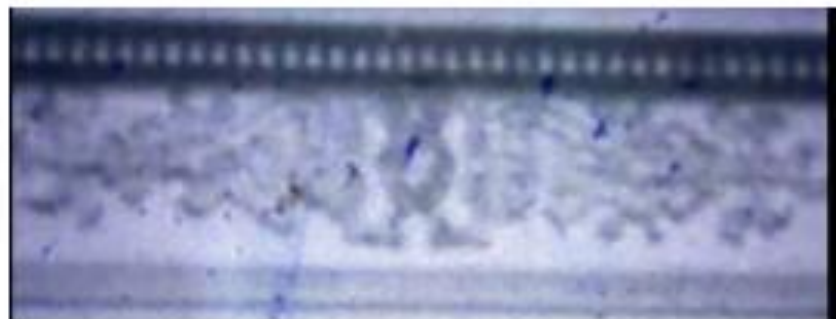


Recreated floral pattern





Recreated floral pattern



Governor Nicholls & Royal Street sides



Courtyard side on Governor Nicholls





HAUNTED HOUSE—FRENCH QUARTER.



THE HAUNTED HOUSE, NEW ORLEANS, LA.



The Haunted House,
Corner of Royal and Hospital Streets.



11—The Haunted House, New Orleans, La.

JUN 15 1909

1140 Royal

VCC Architectural Committee

August 11, 2026





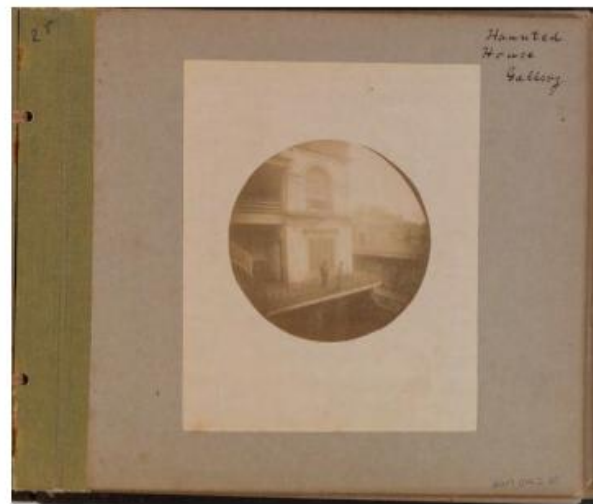
1140 Royal
VCC Architectural Committee

August 11, 2026



2. Courtyard Window Header

In addition to the headers along the present day gallery windows on the second floor, a large header above the second floor window facing the courtyard was present, as was the continuation of the floral frieze pattern with rosette to complete the second floor design.



3. Horizontal floral patterns

Three historic floral patterns are missing and will be restored. The two on Governor Nicholls Street flanking the existing center piece were removed sometime between 1969 and 1974, as pre-1969 photos show the pattern. The third segment of the floral pattern extends to the courtyard and the frame where it existed remains – but the pattern is not.



1140 Royal

VCC Architectural Committee

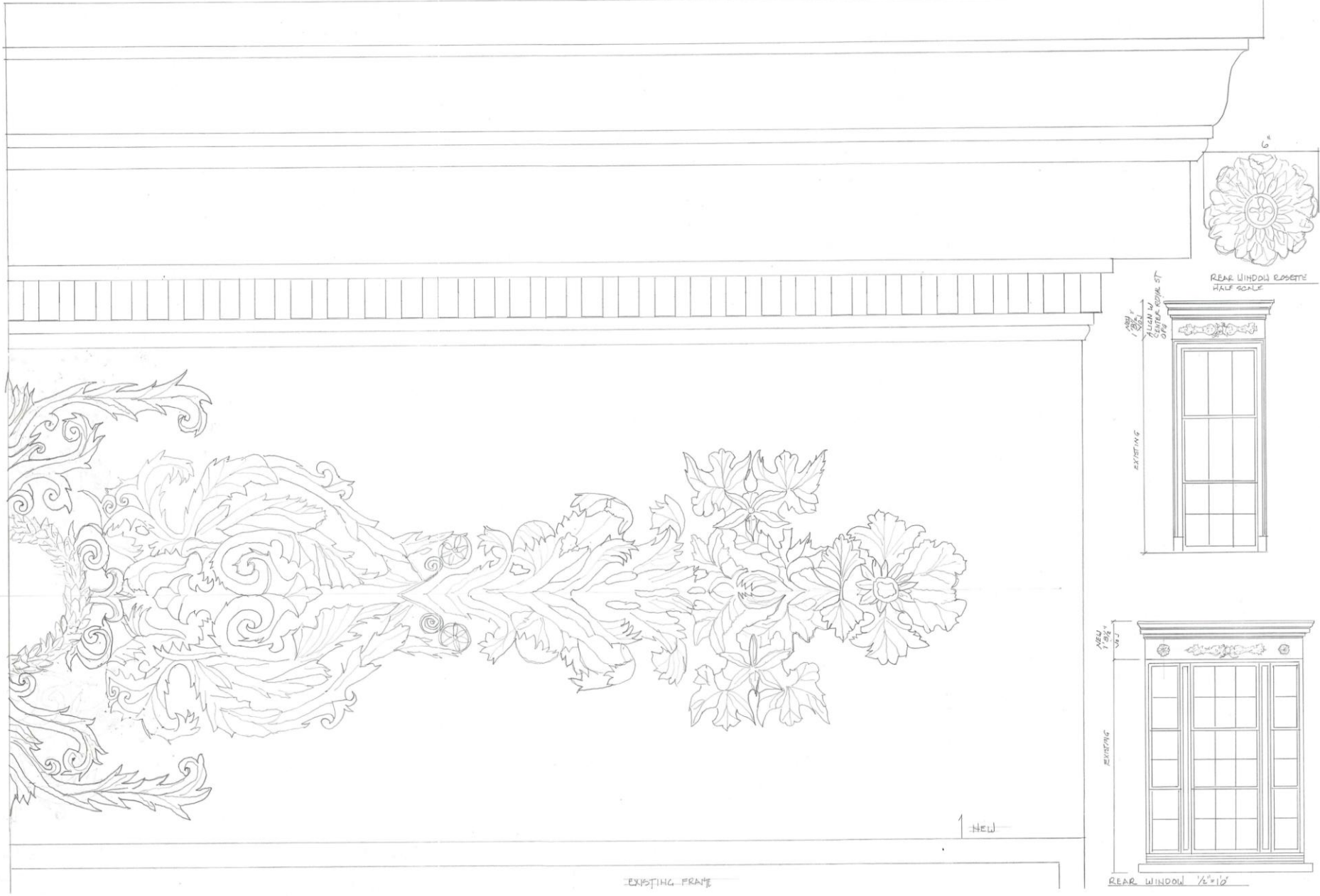
From 1838 lawsuit

August 11, 2026





Koch and Wilson Architects
A Professional Corporation (504) 581-7023
1100 Jackson Avenue, New Orleans, LA 70130
architects@kochandwilson.com



Project	
1140 ROYAL ST	
Proj No:	
Revised	2/24/2020 3/24/2020 7/25/2024 10/24/2024
Drawn	
Check	
Scale	
Sheet Title	Drawn
Sheet	0010

1140 Royal
VCC Architectural Committee

August 11, 2026



Jeff Poree' plastering llc
 4437 St. Louis Street New Orleans, La. 70119 ph 504-944-2855
 Cell 504-473-8413 Jporeeplastering@gmail.com

Proposal

DATE: December 4, 2025
 TO: Mr. Lance Zaal
 1140 Royal St
 New Orleans, La.

JOB: Residence of Mr. Lance

Hi Lance,

We propose to furnish all labor, materials, and scaffolding necessary to:

-Restore the floral freeze pattern on the horizontal band above the two missing sections of the second floor on Governor Nicholls Street and extending around the corner of the building to the courtyard side, by copying existing pattern and reapplying them. This includes the installation of three rosettes on Governor Nicholls: two decaying rosettes to be replaced and one previously removed in the past

-Create and install ten headers above the exterior gallery windows according to early 20th and 19th century designs, including recreation of floral pattern in each header

-Restore single larger header above kitchen window facing the courtyard to historic standards (and floral freeze pattern above it)

The Scope of work will include renting of a large lift machine to use to reach the existing floral patterned stucco repeating band located above the second floor.

We will make a mold on the wall to cast in our shop, and at a later date install those pieces which are approximately two-foot square, again using the lift.

Inside the home is a window header that will serve as the model for the new exterior headers that are a model of the original headers, along with all of the photos and historic photos provided by the homeowner.

We will obtain measurements and cross sections to fabricate in "man made stone" the components of the headers to be installed on site from the lift machine.

The floral freeze sections at a contract amount of Fourteen thousand dollars & 00/100..... \$ 14,000.00

Headers (10) with historic floral patterns at a contract amount of twenty-one thousand

1140 Royal

VCC Architectural Committee

August 11, 2026





1140 Royal

VCC Architectural Committee

August 11, 2026





1140 Royal

VCC Architectural Committee

August 11, 2026





1140 Royal

VCC Architectural Committee

August 11, 2026







1140 Royal
VCC Architectural Committee

August 11, 2026



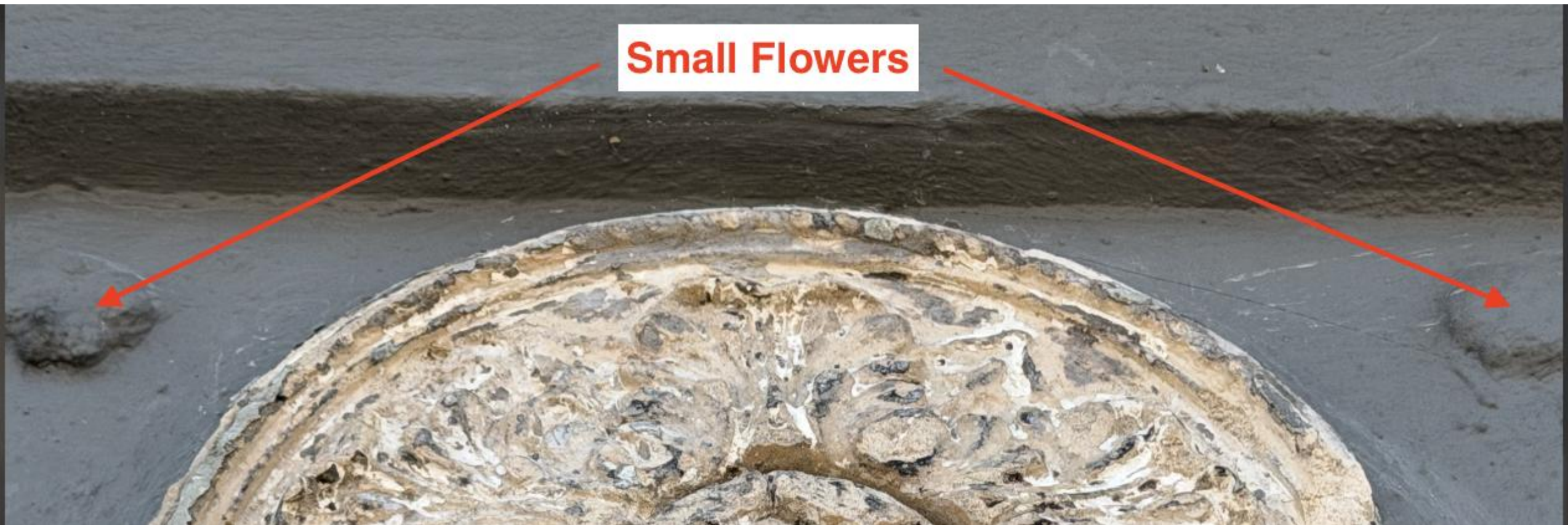


1140 Royal

VCC Architectural Committee

August 11, 2026









1140 Royal

VCC Architectural Committee

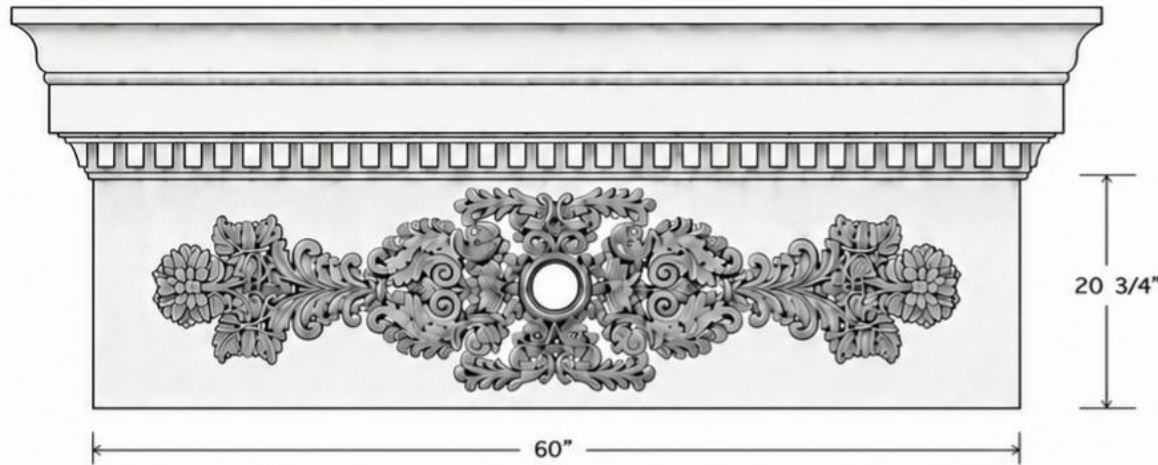
August 11, 2026



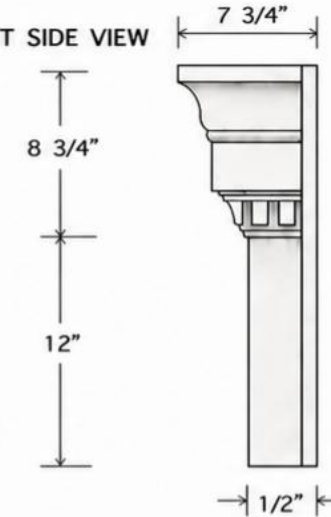
DECORATIVE MANTEL / CORNICE ATTACHMENT DETAIL – ANCHORING FROM INSIDE THE PIECE

ALL ATTACHMENTS CONCEALED – NO HOLES OR FASTENERS ON TOP SURFACE

FRONT ELEVATION

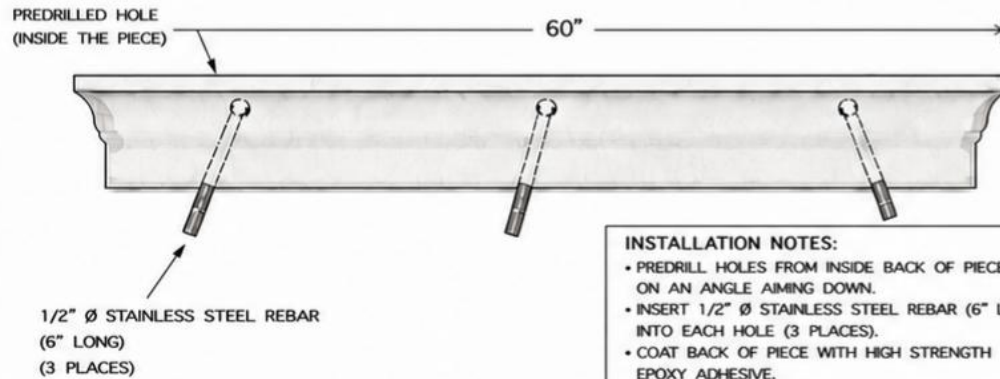


RIGHT SIDE VIEW



NOTE:
12" LOWER PANEL
IS FLAT AND THIN -
ATTACHES FLUSH
TO WALL.

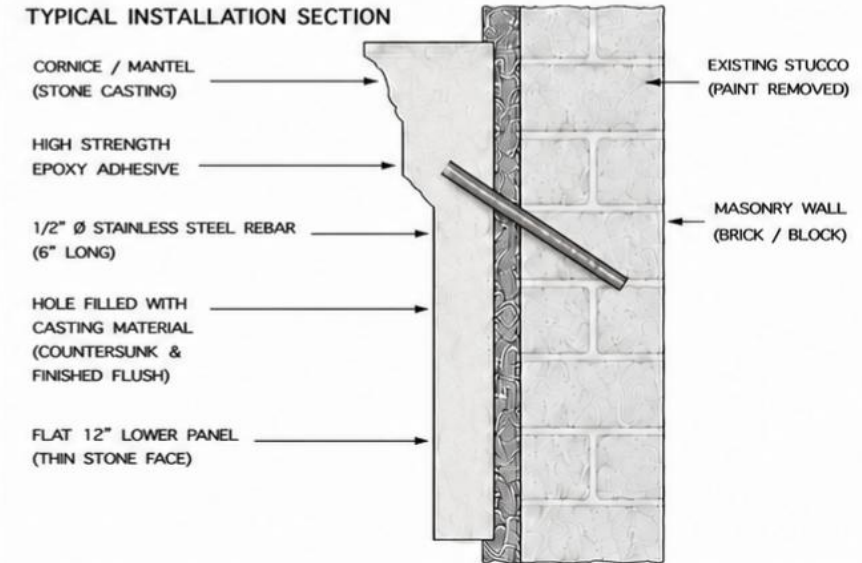
REAR VIEW (INSIDE THE PIECE)



INSTALLATION NOTES:

- PREDRILL HOLES FROM INSIDE BACK OF PIECE ON AN ANGLE AIMING DOWN.
- INSERT 1/2" Ø STAINLESS STEEL REBAR (6" LONG) INTO EACH HOLE (3 PLACES).
- COAT BACK OF PIECE WITH HIGH STRENGTH EPOXY ADHESIVE.
- PRESS PIECE AGAINST PREPARED MASONRY WALL (PAINT REMOVED), SURFACE CLEAN AND ROUGHENED.
- COUNTERSINK REBAR AND FILL HOLES WITH CASTING MATERIAL TO DISGUISE.
- ALL WEIGHT CARRIED BY STAINLESS STEEL REBAR (MECHANICAL FASTENERS).

TYPICAL INSTALLATION SECTION



NOTES:

- ALL DIMENSIONS ARE NOMINAL
- MATERIAL: CAST STONE

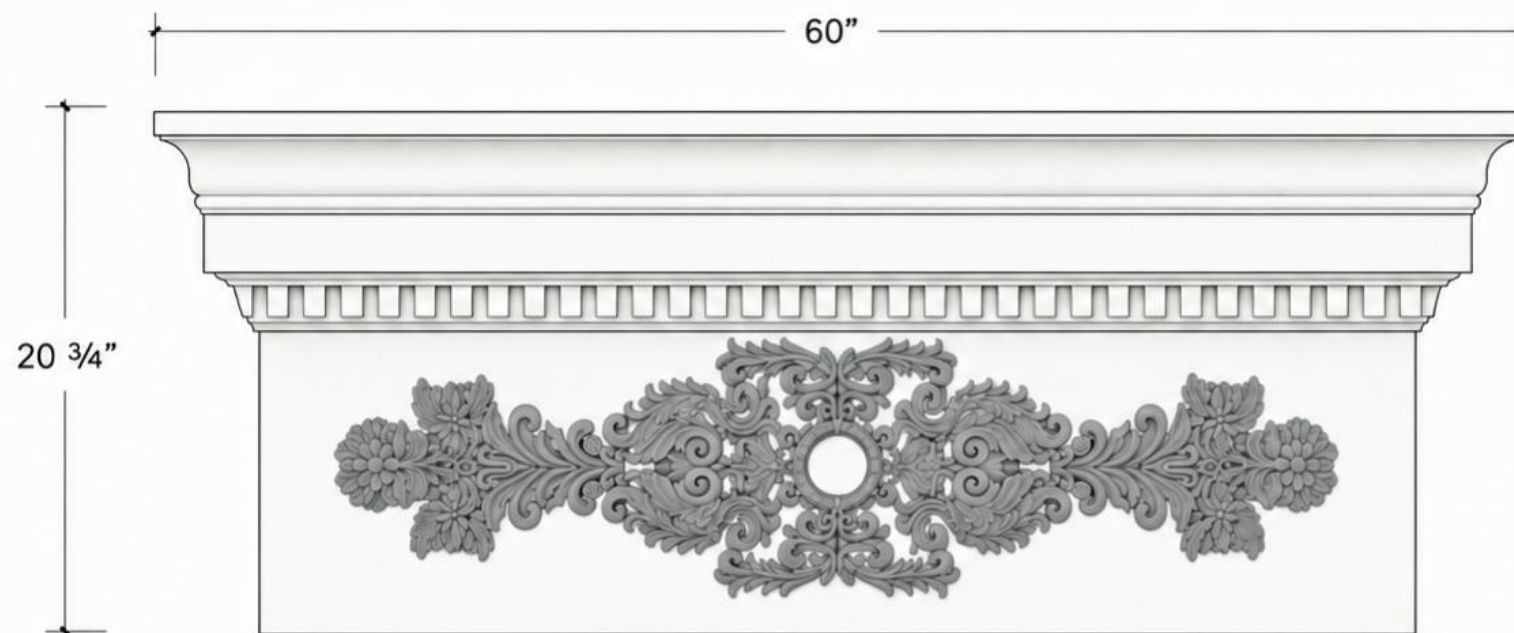
- FINISH: PRIMED AND PAINTED
SHERWIN - WILLIAMS SW7659 GRIS

• SCALE: 1" = 1'-0"

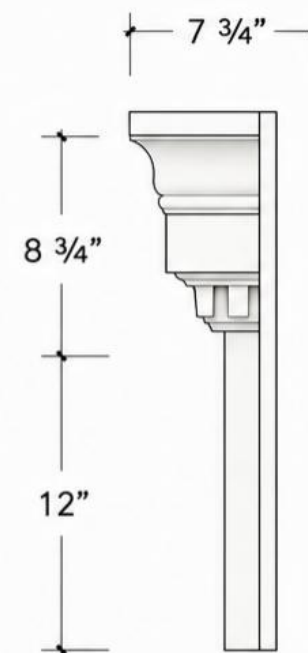
DRAWN BY: ARCHITECTURAL DRAFTING

DATE: MAY 12, 2025

SHEET: 1 OF 1



FRONT ELEVATION



RIGHT SIDE VIEW

NOTES:

- ALL DIMENSIONS ARE NOMINAL
- MATERIAL: PAINT GRADE WOOD
- FINISH: PRIMED AND PAINTED
SHERWIN-WILLIAMS SW7659 GRIS
- SCALE: 1" = 1'-0"

DECORATIVE MANTEL / CORNICE

FRONT ELEVATION & RIGHT SIDE VIEW

DRAWN BY: ARCHITECTURAL DRAFTING

DATE: MAY 12, 2025

SCALE: 1" = 1'-0"

SHEET: 1 OF 1

1140 Royal

VCC Architectural Committee

August 11, 2026

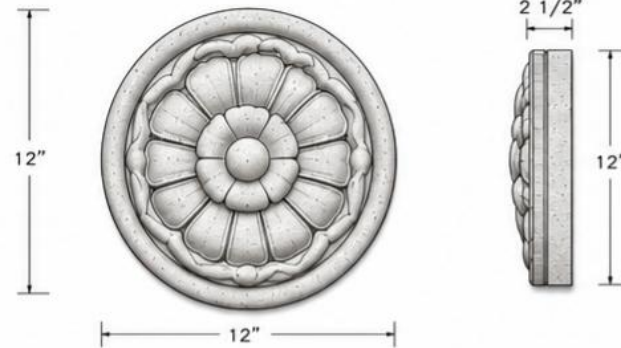


CORNER ROSETTES & FLORAL FRIEZE

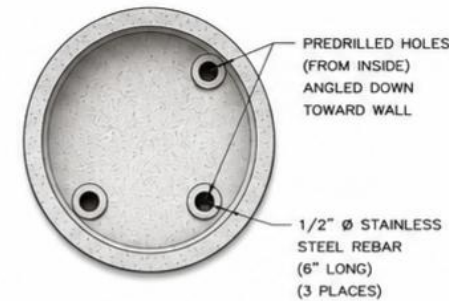
ATTACHMENT DETAILS

ALL ATTACHMENTS CONCEALED – NO HOLES OR FASTENERS ON FRONT SURFACE

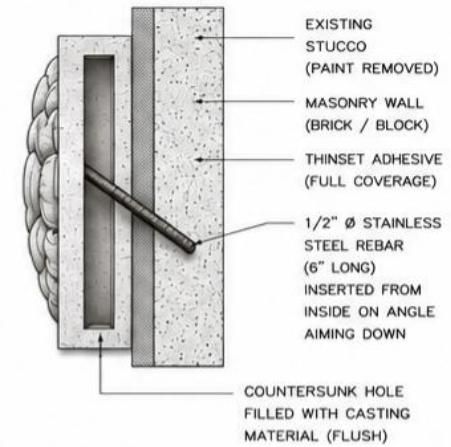
CORNER ROSETTE
12" DIAMETER



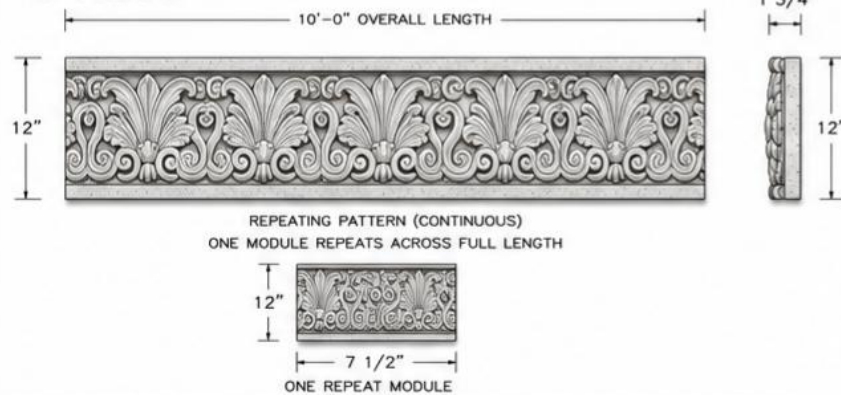
ROSETTE – REAR VIEW (INSIDE PIECE)



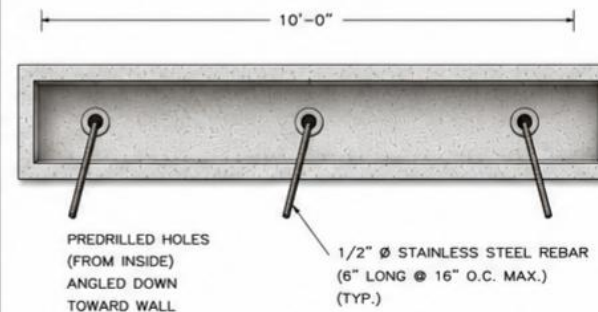
ROSETTE – INSTALLATION SECTION (CUT AWAY)



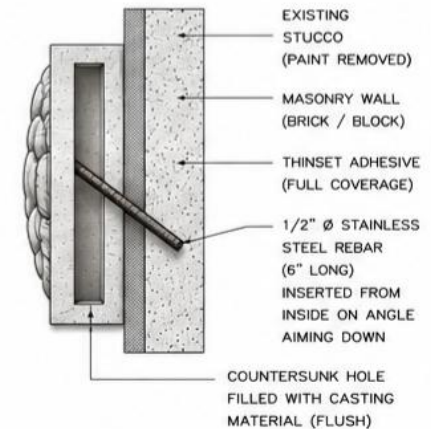
FLORAL FRIEZE
10'-0" LENGTH



FRIEZE – REAR VIEW (INSIDE PIECE)



FRIEZE – INSTALLATION SECTION (CUT AWAY)



INSTALLATION NOTES

- DRILL 1/2" Ø HOLES FROM INSIDE BACK OF PIECE ON ANGLE AIMING DOWN.
- INSERT 1/2" Ø STAINLESS STEEL REBAR (6" LONG MIN.) INTO EACH HOLE.
- COAT ENTIRE BACK SURFACE WITH THINSET ADHESIVE.
- PRESS PIECE AGAINST PREPARED MASONRY WALL (PAINT REMOVED, SURFACE CLEAN AND ROUGHENED).
- COUNTERSINK REBAR HOLES AND FILL FLUSH WITH CASTING MATERIAL TO DISGUISE.
- ALL ANCHORS AND REPAIRS ARE CONCEALED WITHIN THE PIECE – NO HOLES OR FASTENERS ON FRONT SURFACE.

MATERIALS & FINISH

- CAST STONE
- STAINLESS STEEL REBAR (TYPE 304 OR 316)
- THINSET ADHESIVE (EXTERIOR GRADE)
- FINISH: PRIMED AND PAINTED
SHERWIN-WILLIAMS SW7659 GRIS

DRAWN BY: ARCHITECTURAL DRAFTING

DATE: MAY 12, 2025

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

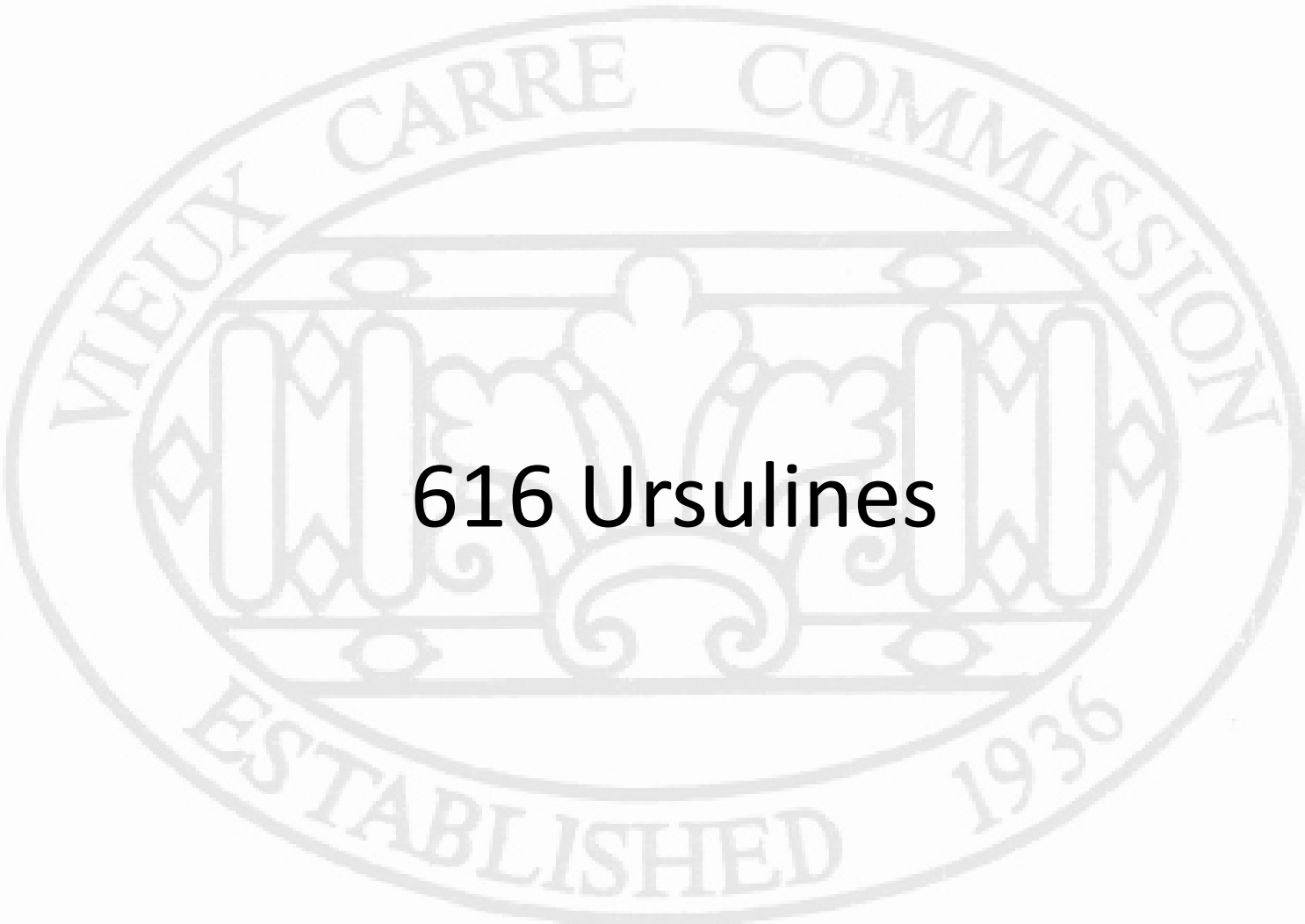
SHEET: 1 OF 1



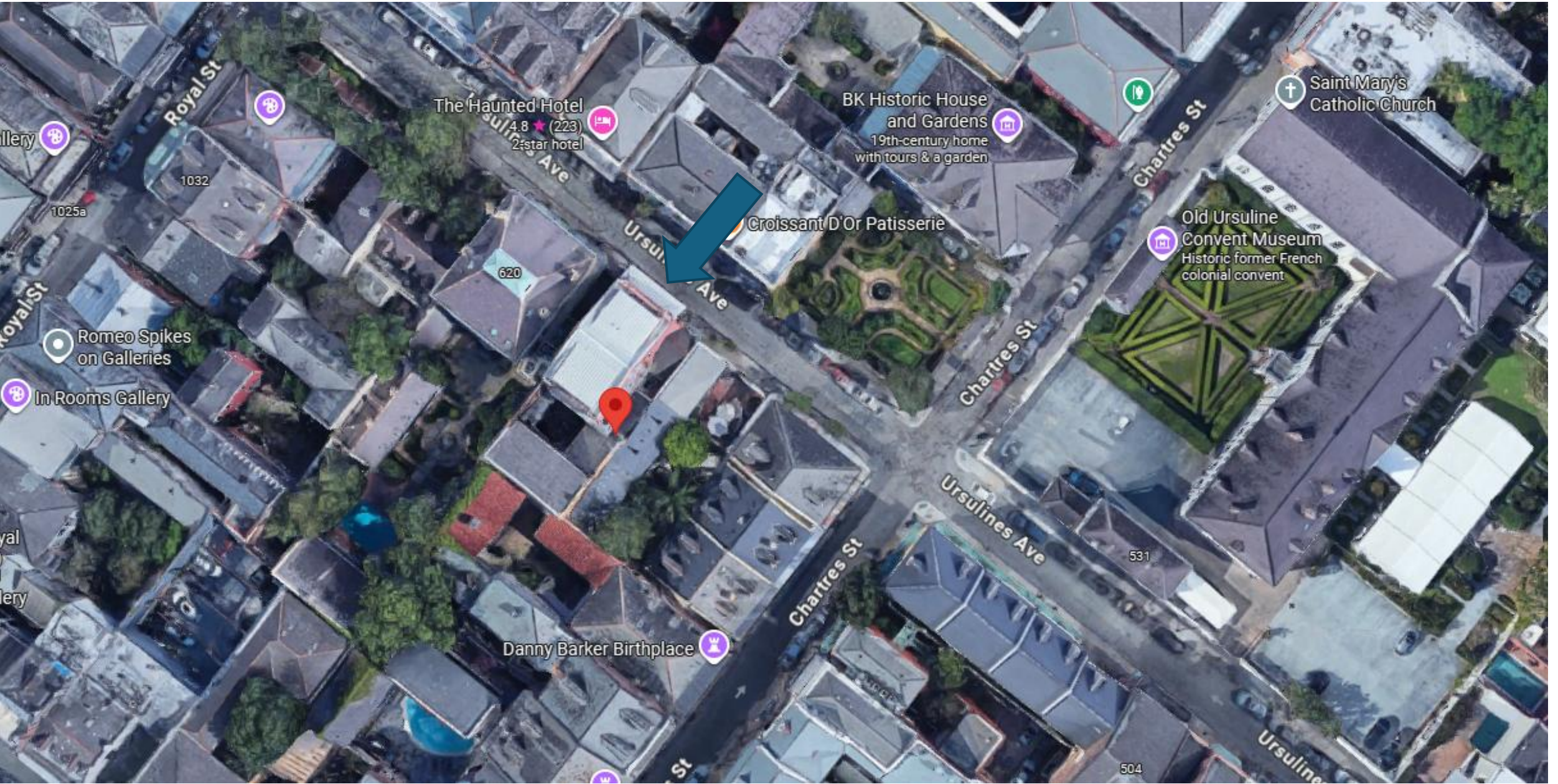
1140 Royal
VCC Architectural Committee

August 11, 2026



The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis. The shield is flanked by two vertical bars, each topped with a diamond. The entire shield is enclosed within a decorative border. The text "VIEUX CARRE COMMISSION" is arched across the top, and "ESTABLISHED 1936" is arched across the bottom.

616 Ursulines



616 Ursulines

VCC Architectural Committee

August 11, 2026



616 Ursulines

VCC Architectural Committee



August 11, 2026





616 Ursulines

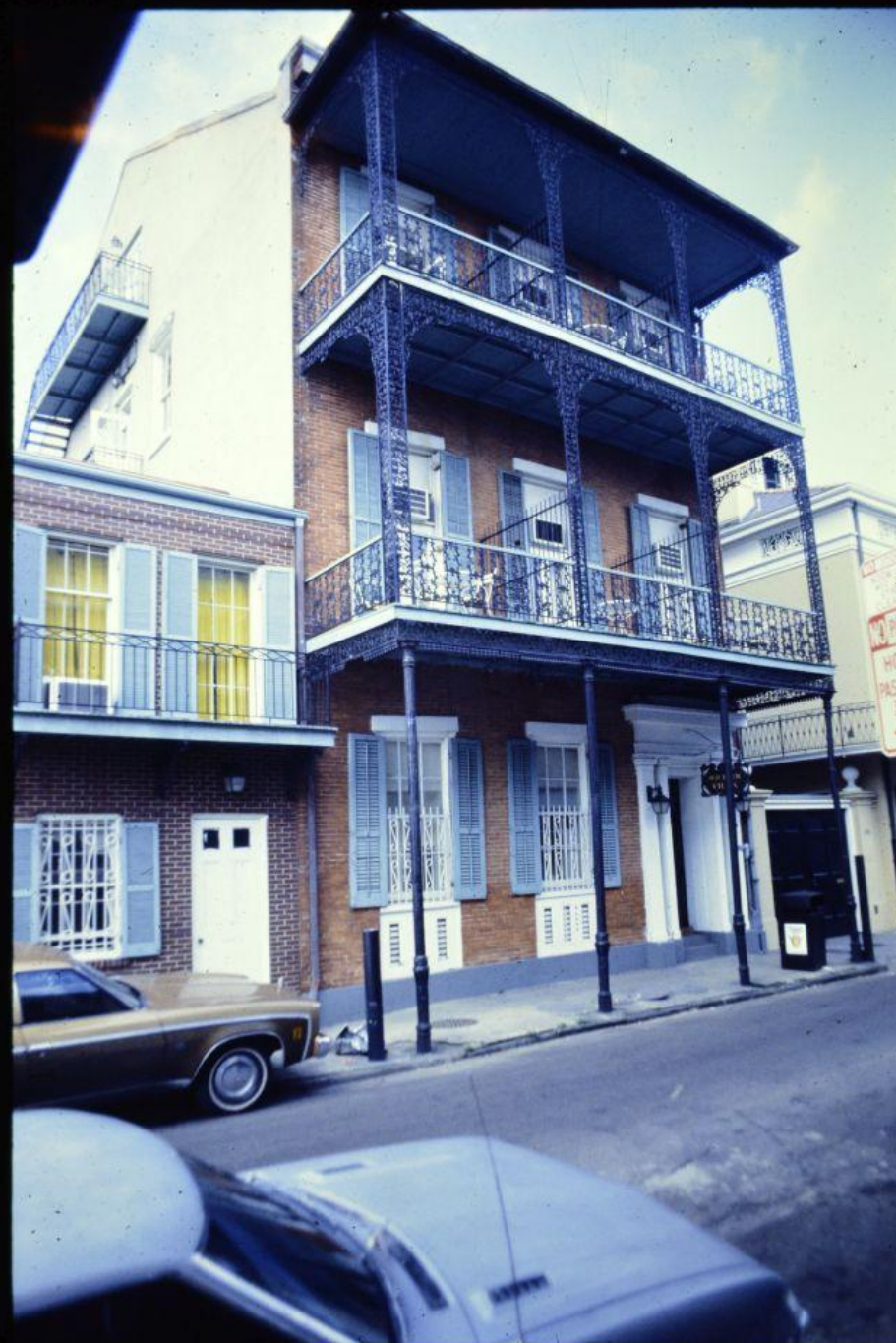
VCC Architectural Committee

August 11, 2026



616 Ursulines, 1978

VCC Architectural Committee



August 11, 2026





616 Ursulines

VCC Architectural Committee

03 04 2026

August 11, 2026





616 Ursulines

VCC Architectural Committee

August 11, 2026





616 Ursulines

VCC Architectural Committee

03 04 2026

August 11, 2026





616 Ursulines – Mechanical – Mock Up

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August 11, 2026



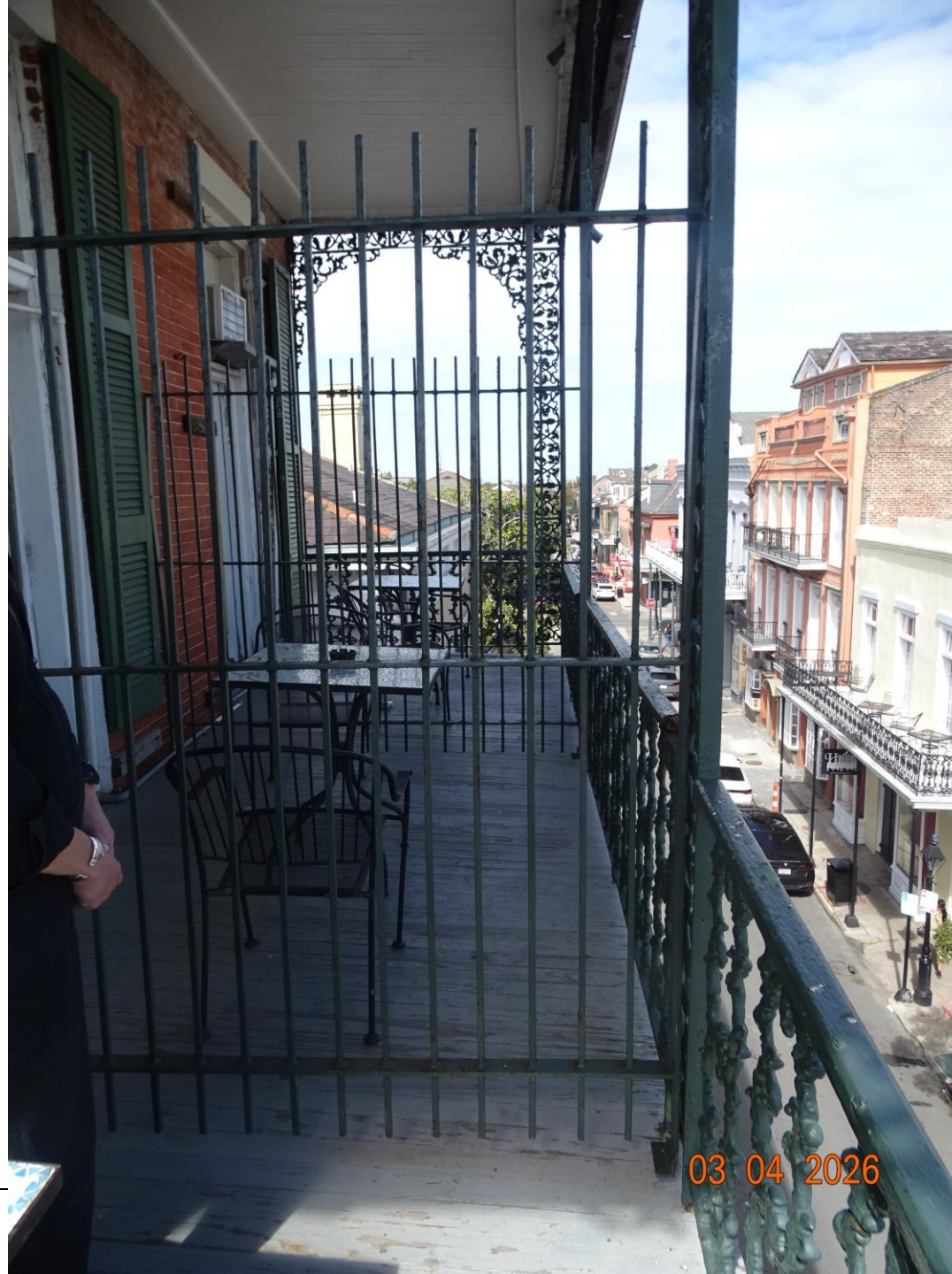


616 Ursulines

VCC Architectural Committee

August 11, 2026



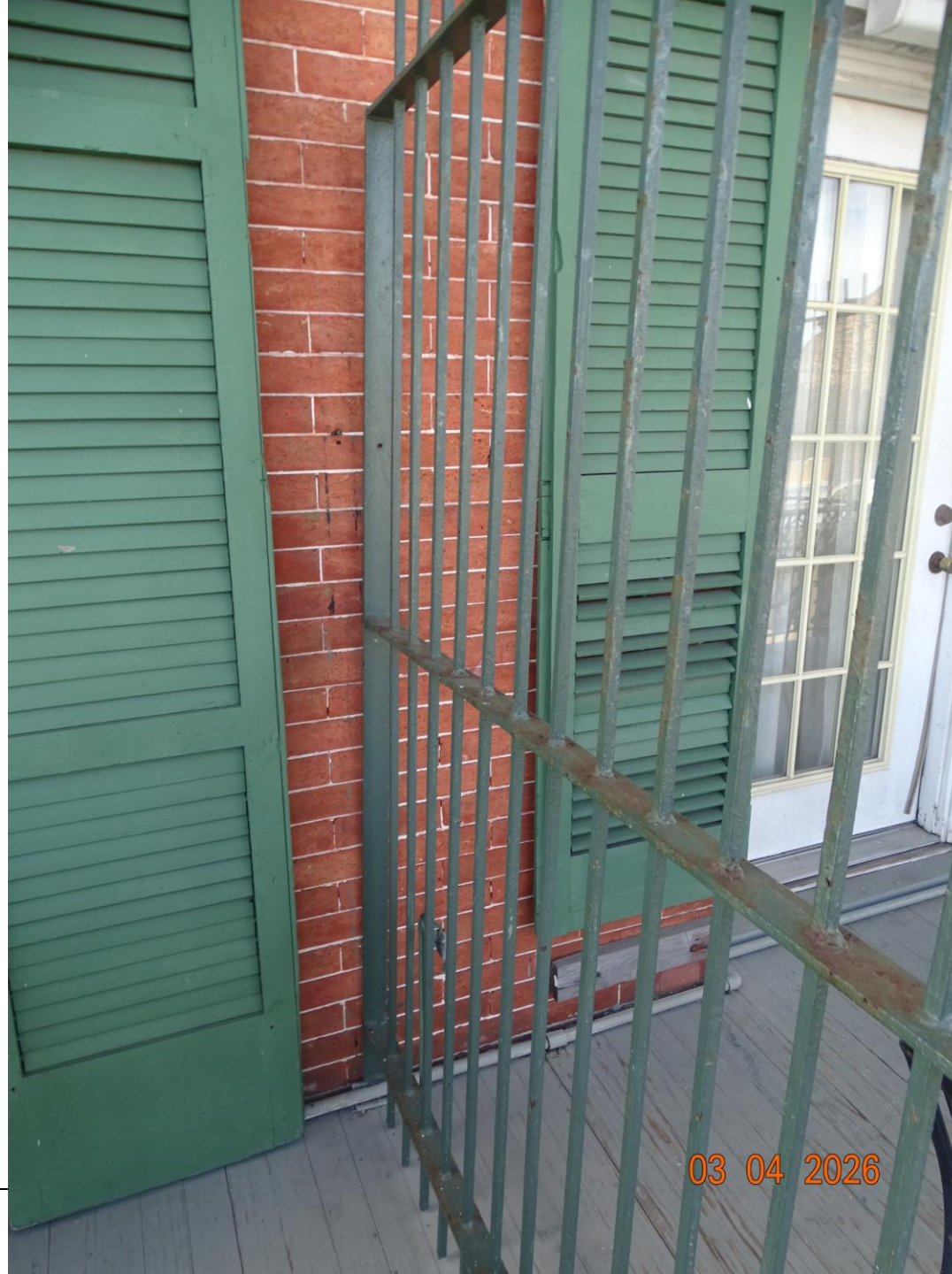


616 Ursulines

VCC Architectural Committee

August 11, 2026



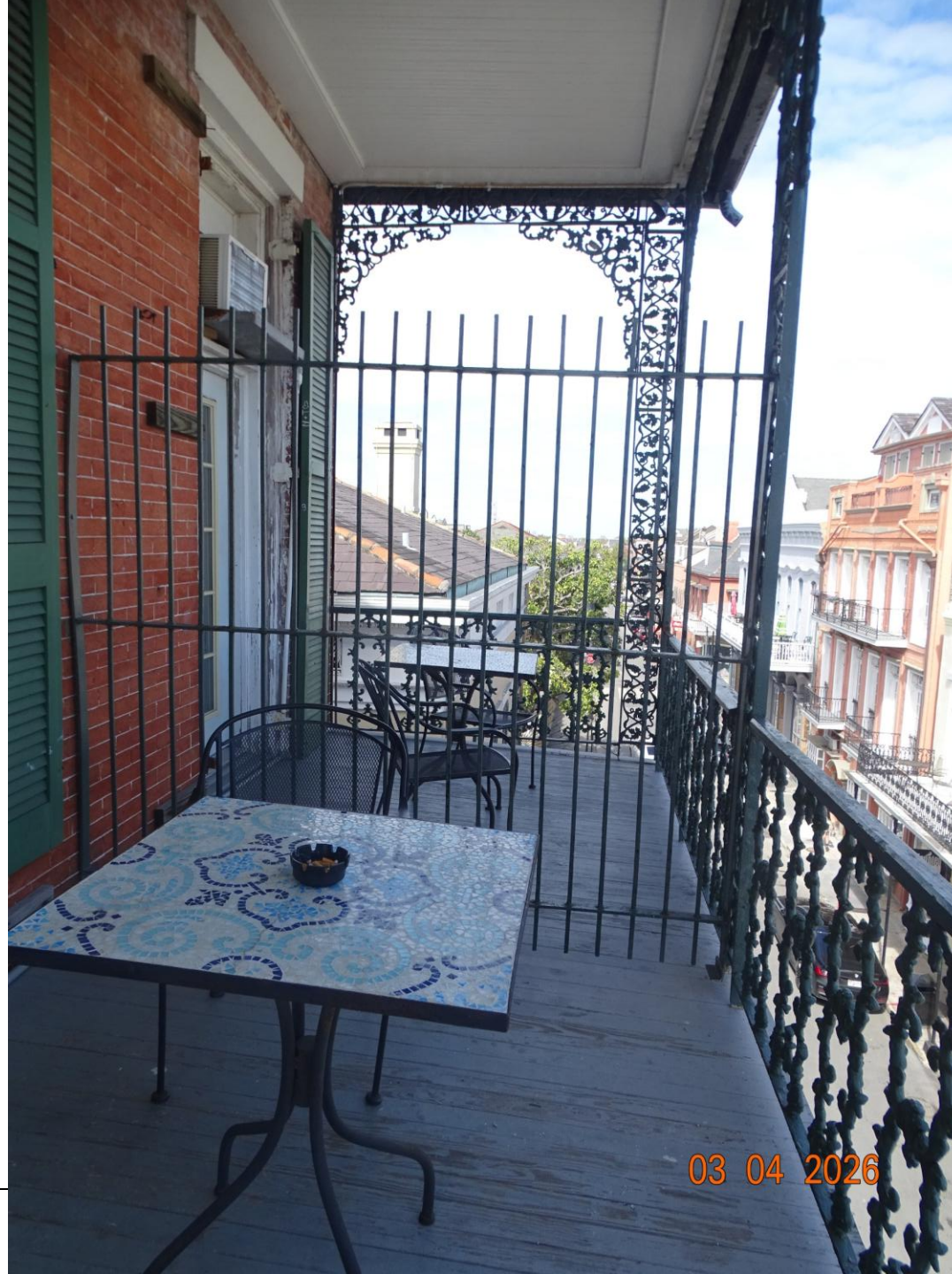


616 Ursulines

VCC Architectural Committee

August 11, 2026





616 Ursulines

VCC Architectural Committee

03 04 2026

August 11, 2026



616 Ursulines

VCC Architectural Committee



03 04 2026

August 11, 2026



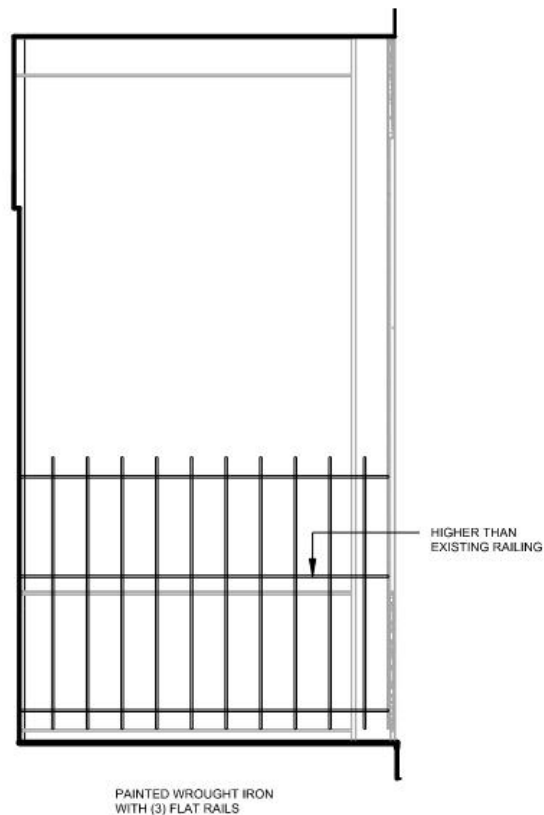
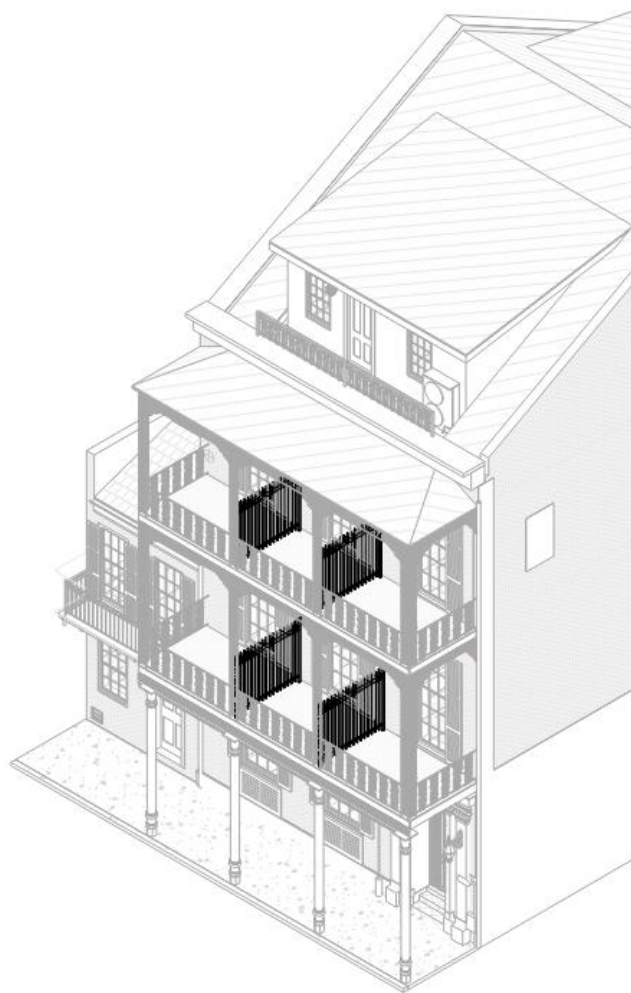
616 Ursulines

VCC Architectural Committee



August 11, 2026





STUDIO WEST

616 Ursulines

VCC Architectural Committee

HOTEL VILLA CONVENTO

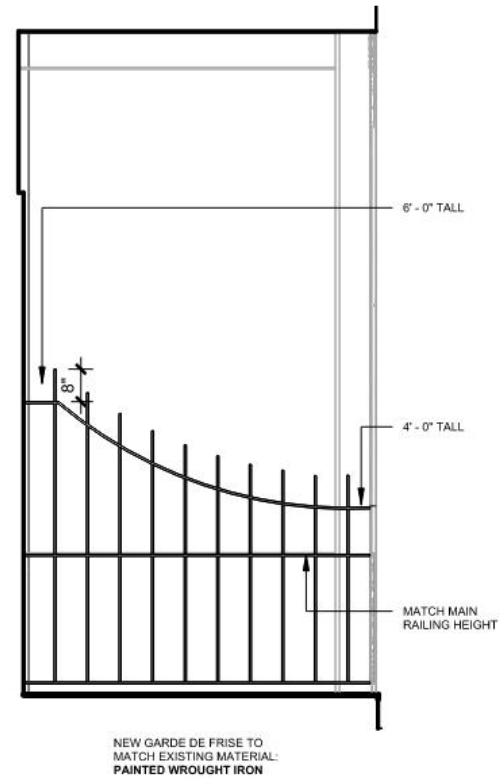
ISSUE DATE | 7/23/2026

EXISTING GARDE DE FRISE

SK 04



August 11, 2026



EXAMPLE @ 621 ST. LOUIS STREET



EXAMPLE @ 1011 DECATUR STREET

STUDIO WEST

616 Ursulines

VCC Architectural Committee

HOTEL VILLA CONVENTO

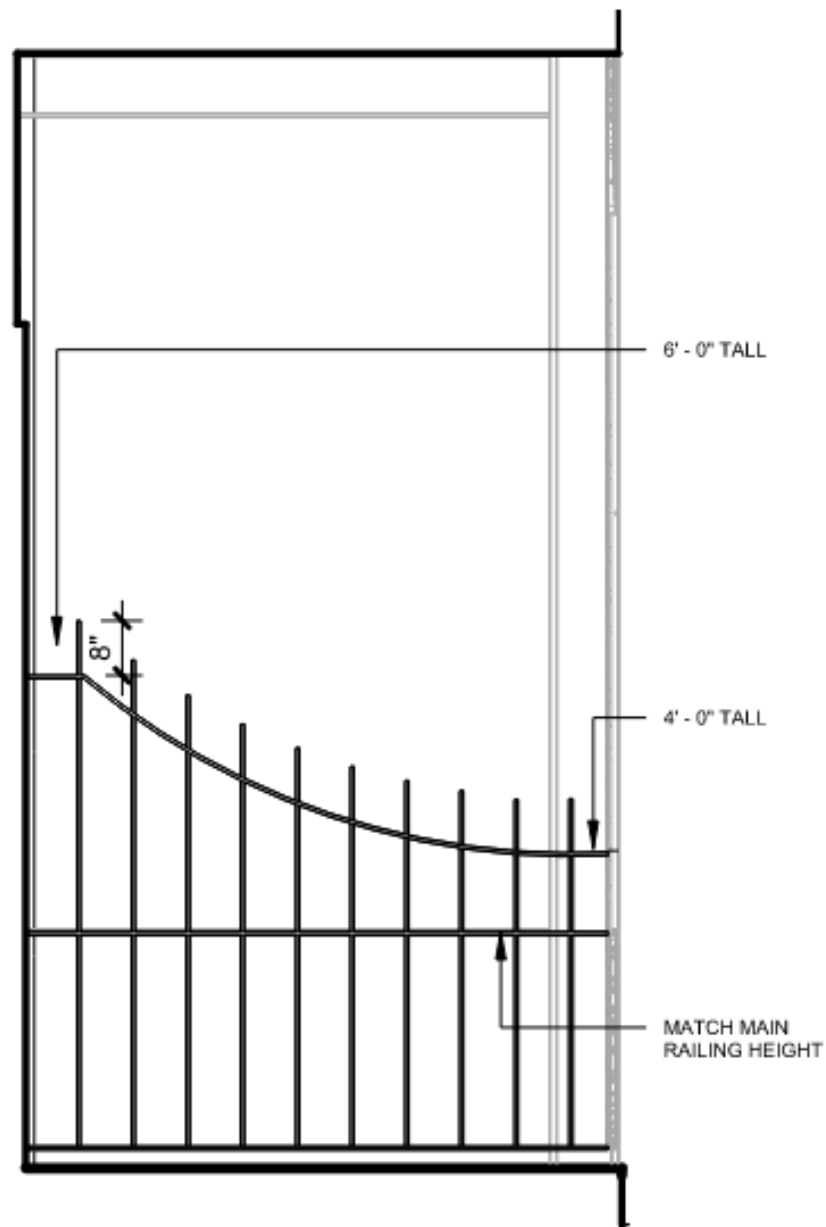
ISSUE DATE | 7/23/2026

NEW GARDE DE FRISE

SK 05

August 11, 2026





NEW GARDE DE FRISE TO
MATCH EXISTING MATERIAL:
PAINTED WROUGHT IRON

616 Ursulines

VCC Architectural Committee

August 11, 2026





EXAMPLE @ 621 ST. LOUIS STREET



EXAMPLE @ 1011 DECATUR STREET

616 Ursulines

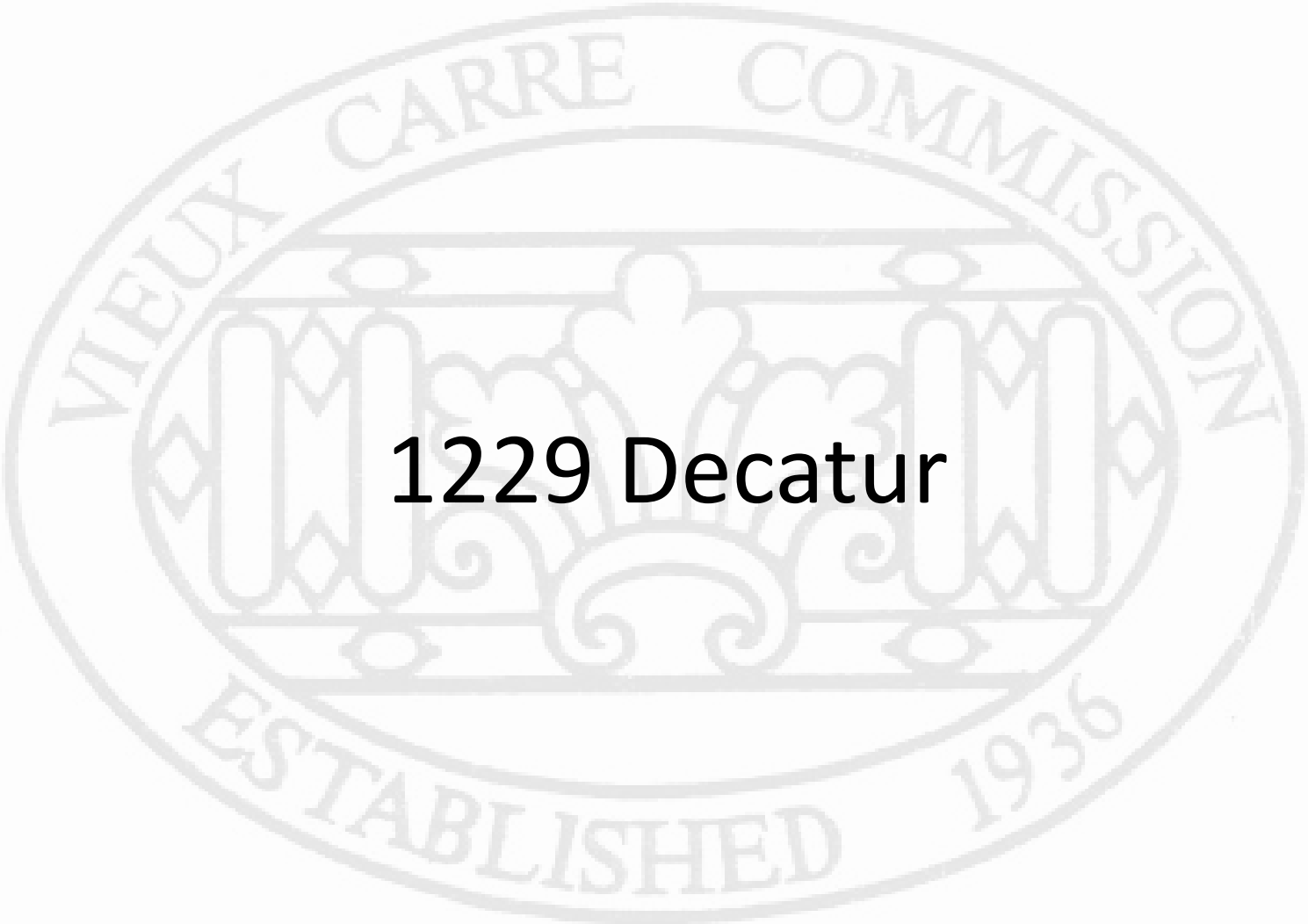
VCC Architectural Committee

August 11, 2026

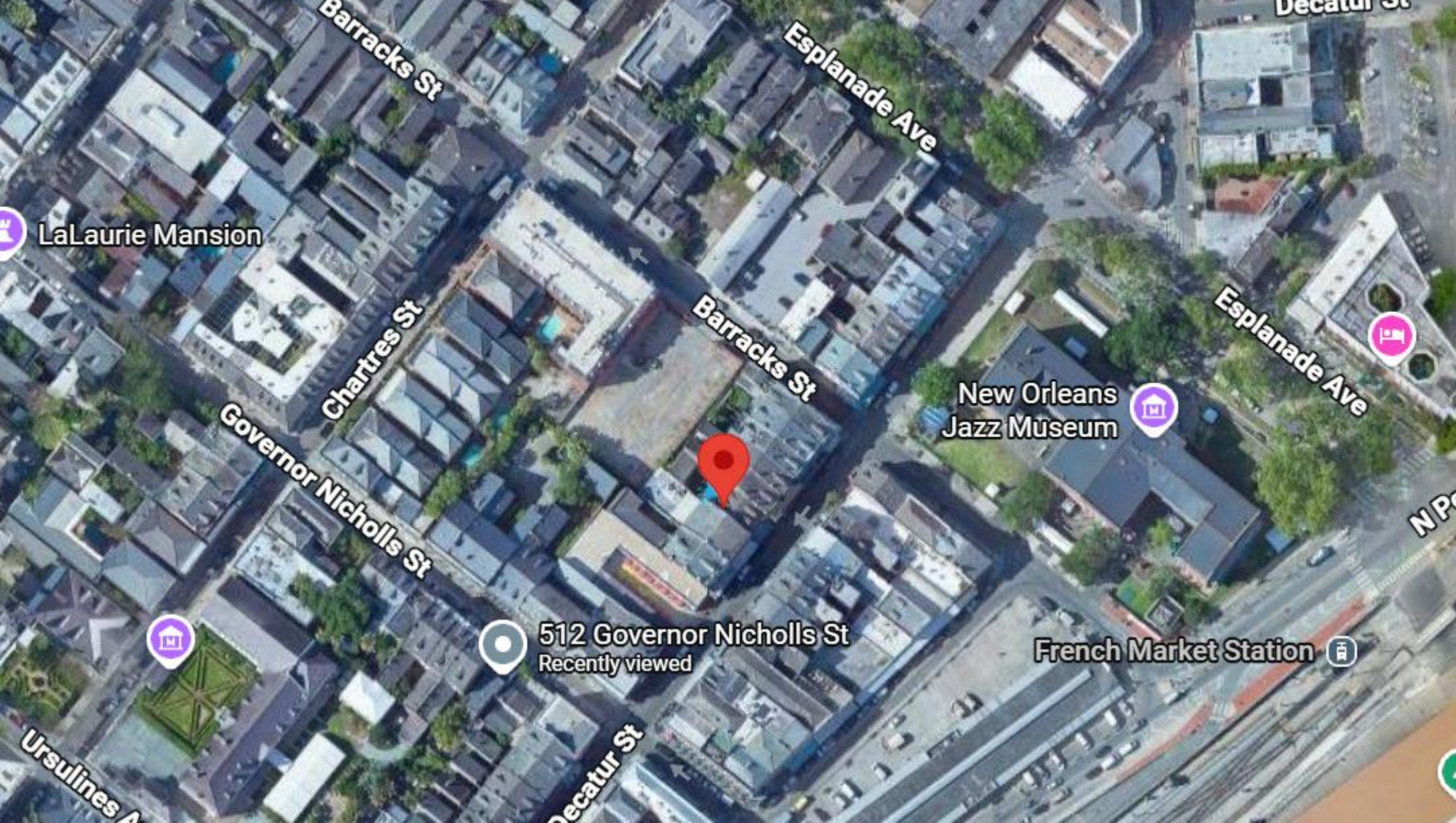




New Business

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scrollwork base. The shield is flanked by two vertical bars with diamond-shaped details. The entire shield is set within a circular border. The text "VIEUX CARRE COMMISSION" is written in a serif font along the top arc of the border, and "ESTABLISHED 1936" is written along the bottom arc.

1229 Decatur



1229 Decatur





1229 Decatur

VCC Architectural Committee

August 11, 2026



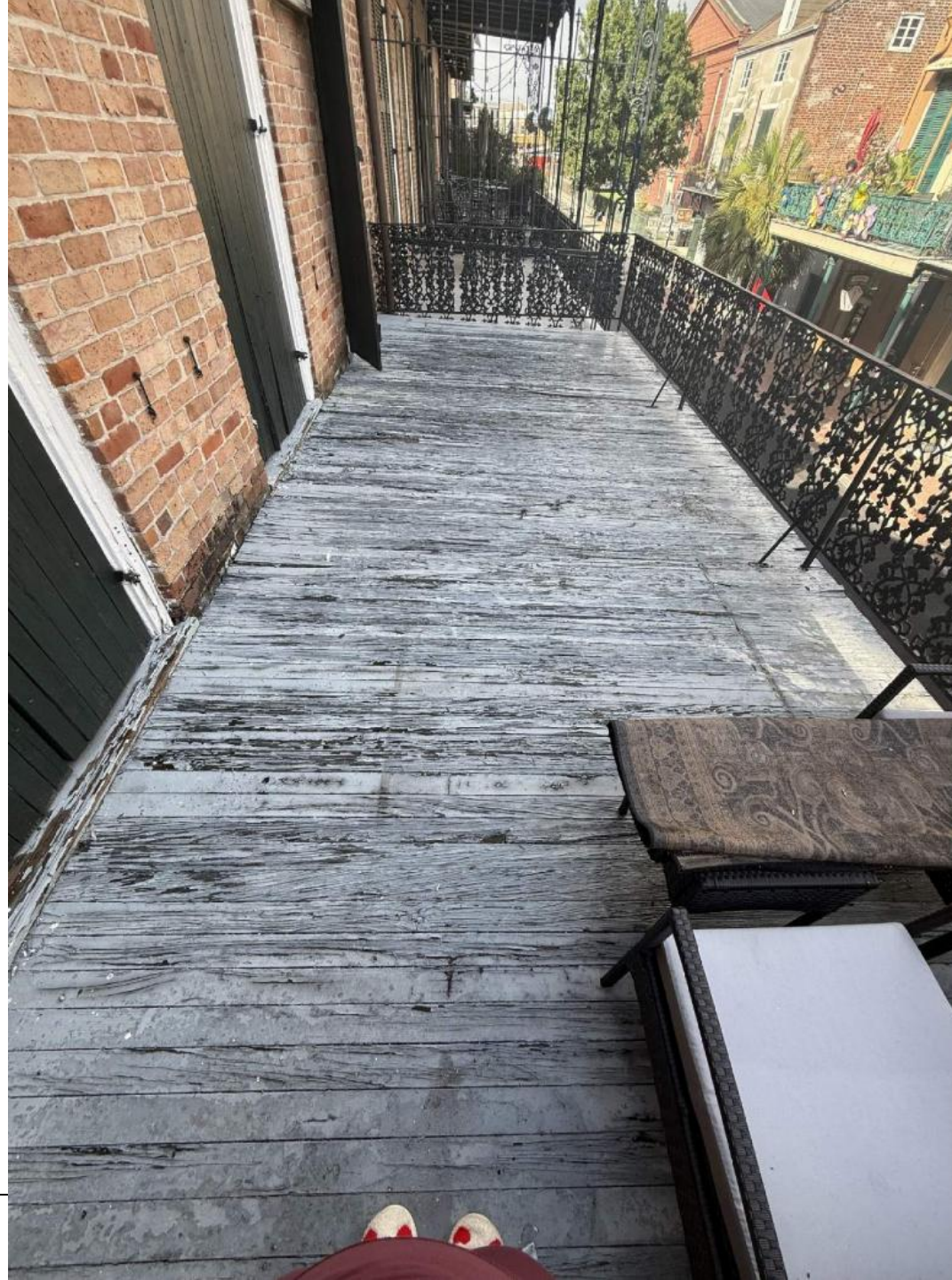


1229 Decatur

VCC Architectural Committee

August 11, 2026





1229 Decatur

VCC Architectural Committee

August 11, 2026



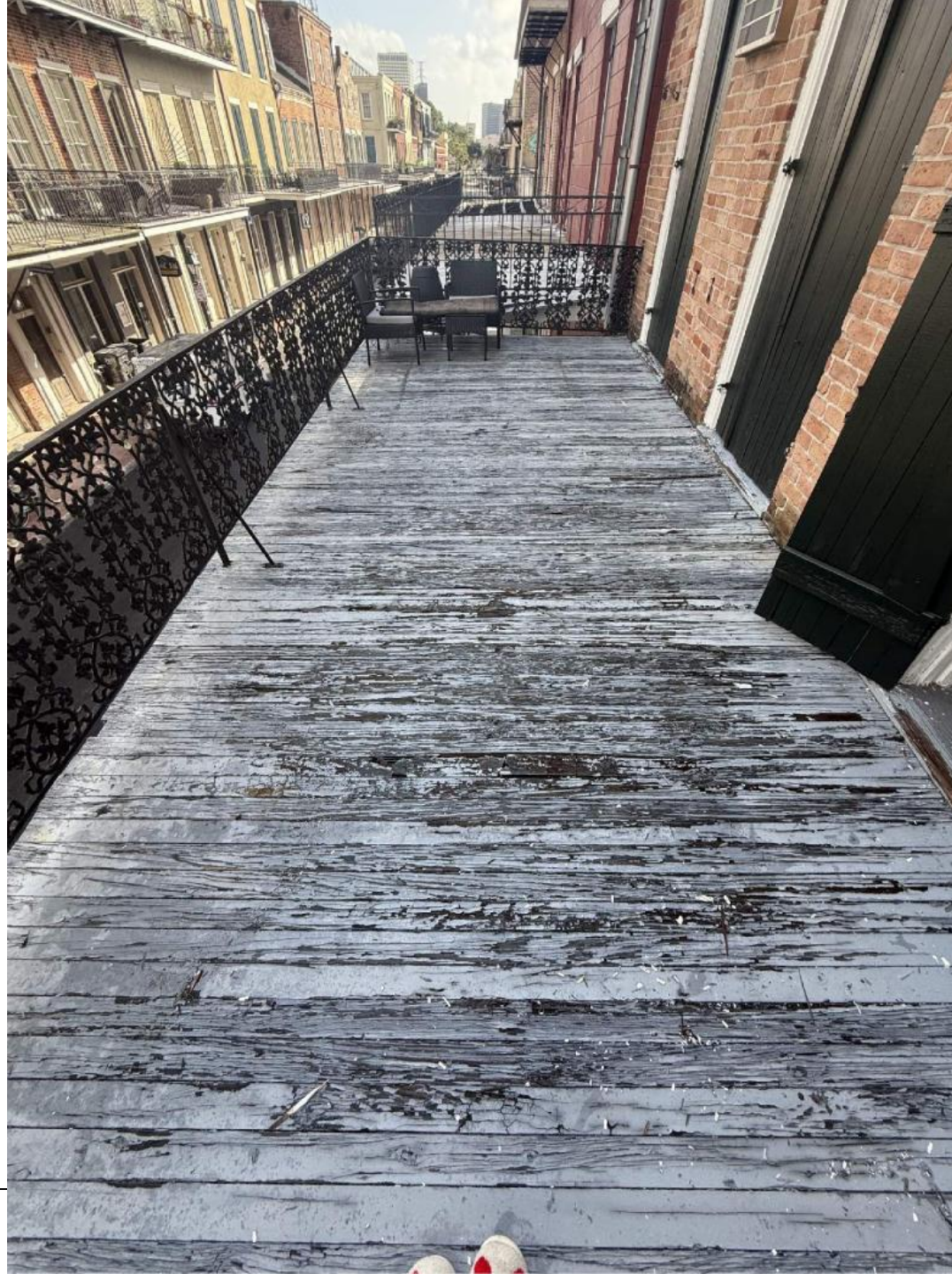


1229 Decatur

VCC Architectural Committee

August 11, 2026





1229 Decatur

VCC Architectural Committee

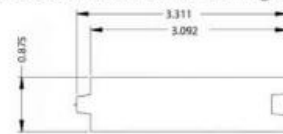
August 11, 2026





Replace wood gallery decking with Aeratis, Traditions- Paint Ready T&G porch flooring to be painted on all side to match current decking colors.

Aeratis Traditions T&G Porch Flooring Dimensions



Lengths: 12', 16', or 20'
Width: 3-1/8" (3.092)
Thickness: 7/8"



1229 Decatur

VCC Architectural Committee



1229 Decatur- Gallery Decking

August 11, 2026





713 St Louis/ 519 Royal



719 St. Louis

VCC Architectural Committee

August 11, 2026



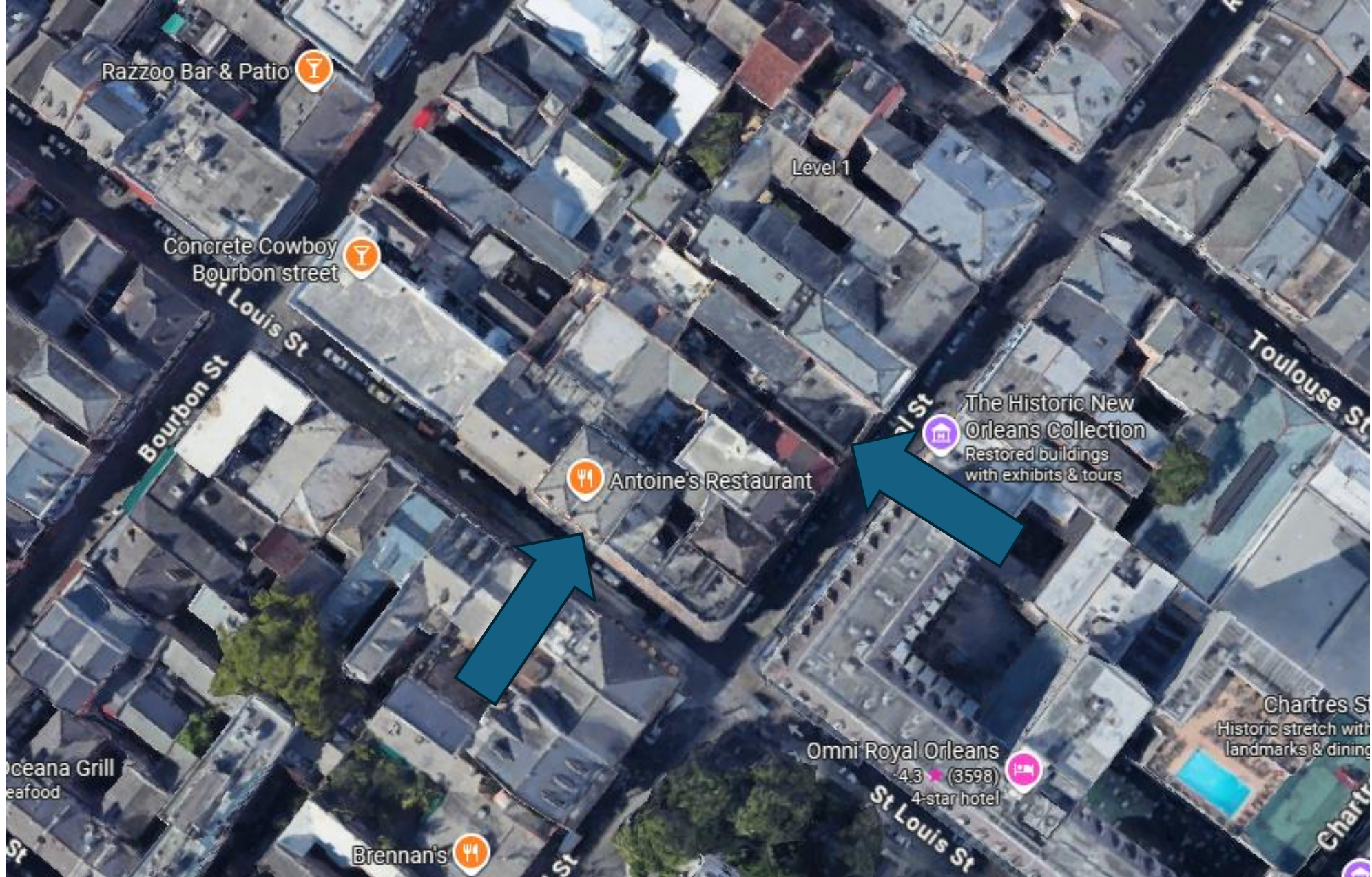


719 St. Louis

VCC Architectural Committee

August 11, 2026



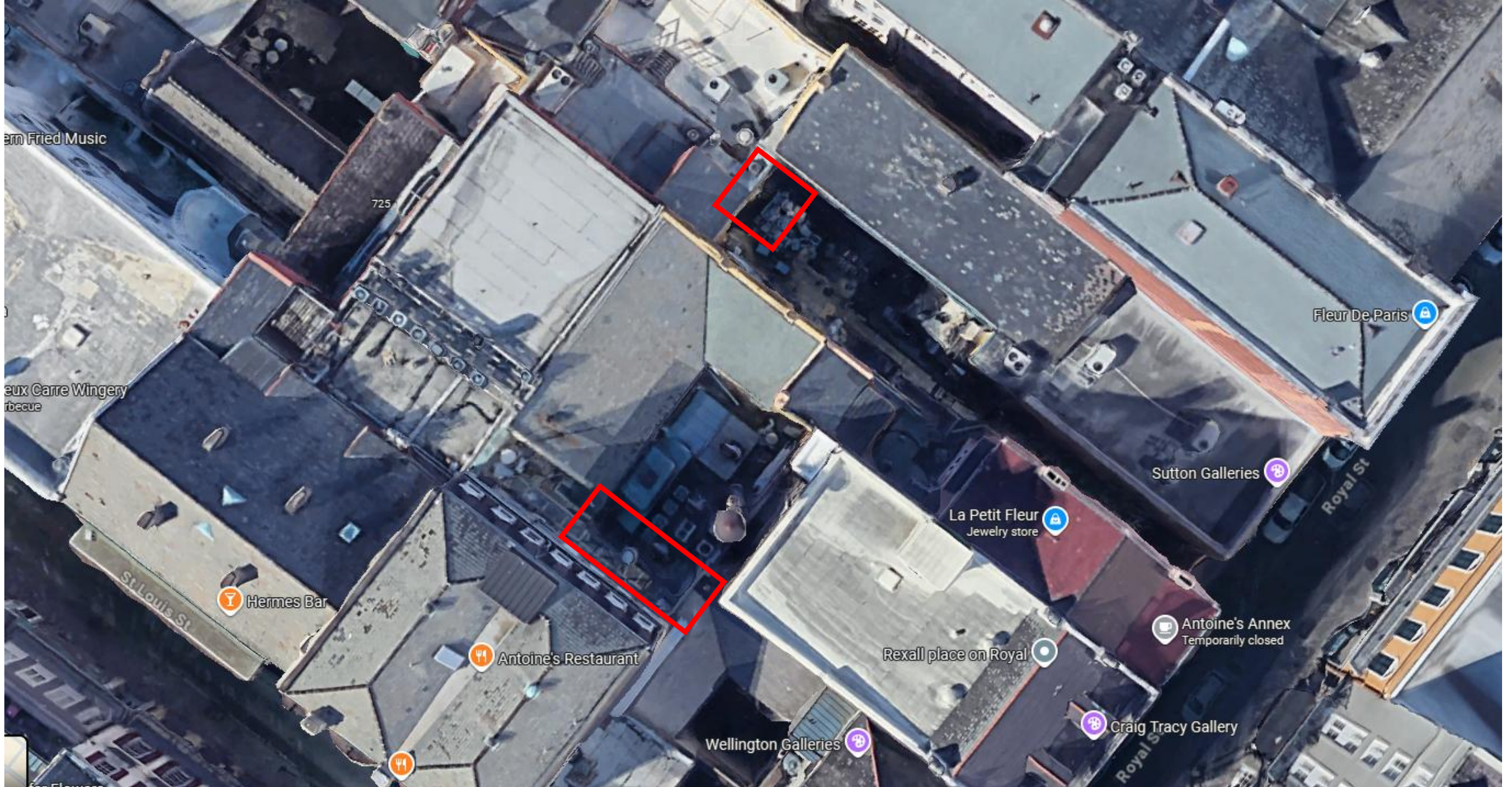


719 St. Louis/519 Royal St.

VCC Architectural Committee

August 11, 2026





719 St. Louis – Areas of exterior work

VCC Architectural Committee

August 11, 2026





719 St. Louis – Areas of exterior work





719 St. Louis – Area in need of rail



719 St. Louis – Area in need of rail



719 St. Louis – Area in need of rail

VCC Architectural Committee

August 11, 2026





719 St. Louis – Area in need of rail



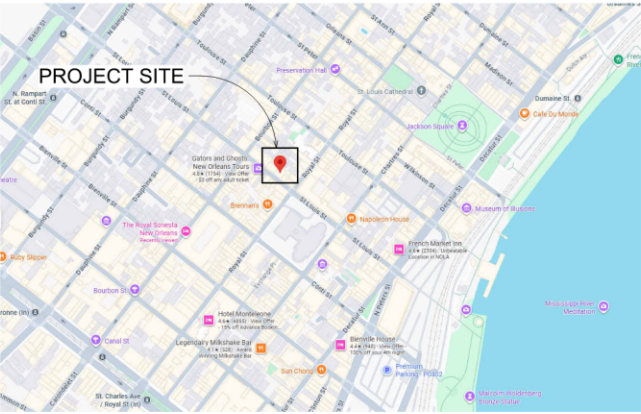
719 St. Louis – Location of new stairs



719 St. Louis – Location of new stairs

GENERAL NOTES:

1. THE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING REGULATORY AGENCIES. CONSTRUCTION WORK SHALL NOT BEGIN UNTIL ALL REQUIRED REGULATORY APPROVALS HAVE BEEN ISSUED.
2. THE CONTRACTOR SHALL NOT SUBMIT A FINAL PRICE OR EXECUTE A CONTRACT WITH THE OWNER UNTIL ALL CHANGES REQUIRED BY THE REGULATORY AGENCIES HAVE BEEN INCLUDED IN THE CONTRACT PRICE.
3. ALL MATERIALS AND WORK SHALL BE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, AND APPROVALS REQUIRED BY PUBLIC AUTHORITIES HAVING JURISDICTION OVER THE WORK. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL GOVERN. NO WORK SHALL BE CONCEALED UNTIL APPROVED BY THE AUTHORITY HAVING JURISDICTION.
4. ALL EXTERIOR WORK, INCLUDING STAIRS, RAILINGS, GUARDS, DOORS, AND ROOF-MOUNTED ITEMS, SHALL BE APPROVED BY THE VIEUX CARRE COMMISSION PRIOR TO FABRICATION. THE CONTRACTOR SHALL SUBMIT MATERIALS AND FINISHES FOR REVIEW BY THE VIEUX CARRE COMMISSION AND THE OFFICE OF THE STATE FIRE MARSHAL, AS REQUIRED.
5. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO PROVIDE FOR COMPLETE AND FINISHED WORK. EACH TRADE SHALL FULLY REVIEW THE DRAWINGS FOR ITS OWN WORK AND FOR RELATED WORK BY OTHER TRADES. THE CONTRACTOR SHALL COORDINATE AND PROVIDE ALL MISCELLANEOUS COMPONENTS AND PARTS NOT SHOWN IN THE CONTRACT DOCUMENTS BUT REQUIRED TO COMPLETE THE WORK.
6. THE CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW AND COORDINATE ALL ARCHITECTURAL, ELECTRICAL, AND MECHANICAL WORK TO CONFIRM THAT ALL COMPONENTS ACHIEVE THEIR INTENDED USE AND MAINTAIN THE CEILING HEIGHTS SHOWN. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN TRADES AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF EQUIPMENT ARE PROVIDED.
7. INCIDENTAL WORK AND COMPONENTS REQUIRED AS AN ESSENTIAL, FUNCTIONAL, OR OPERATIONAL ITEM OR SYSTEM SHALL BE PROVIDED TO COMPLETE ANY ASSEMBLY AND TO COMPLETE THE FULL SCOPE OF WORK.
8. ALL WORK ILLUSTRATED IN THESE CONTRACT DOCUMENTS SHALL BE NEW CONSTRUCTION UNLESS OTHERWISE NOTED AS EXISTING TO REMAIN.
9. THE CONTRACTOR SHALL SUBCONTRACT ONLY WITH SUPPLIERS, FABRICATORS, AND INSTALLERS WHO CAN DEMONSTRATE THE KNOWLEDGE, EXPERIENCE, AND PROVEN CAPABILITY TO FULLY PERFORM ALL ASPECTS OF THE WORK.
10. ALL PRODUCTS SHALL BE INSTALLED IN COMPLIANCE WITH INDUSTRY STANDARDS AND WITH THE MANUFACTURER'S LATEST PUBLISHED SPECIFICATIONS AND INSTALLATION REQUIREMENTS.
11. SUBSTITUTIONS SHALL BE APPROVED IN WRITING BY THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. ANY WORK OR MATERIAL REQUIRED BY A SUBSTITUTION SHALL BE COORDINATED WITH ALL AFFECTED TRADES AND PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL CONFIRM IN WRITING THAT THE SUBSTITUTION WILL NOT IMPACT PROJECT COST OR SCHEDULE, WHERE REQUIRED. SUBSTITUTIONS SHALL ALSO BE APPROVED IN WRITING BY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
12. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VISIT THE SITE WITH THE OWNER AND ARCHITECT AND SHALL NOTE THE EXISTING CONDITIONS AFFECTING THE WORK. THE CONTRACTOR SHALL EXAMINE ADJOINING WORK TO CONFIRM THAT NO CONDITION EXISTS THAT WOULD PREVENT COMPLETION OF THE WORK. IF THE CONTRACTOR OBSERVES FIELD CONDITIONS DIFFERING FROM THOSE SHOWN IN THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED IN WRITING IMMEDIATELY SO THAT ACTION MAY BE TAKEN PRIOR TO PROCEEDING. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY WORK UNDERTAKEN WITHOUT NOTIFYING THE ARCHITECT AND RECEIVING APPROVAL.
13. THE CONTRACTOR SHALL FIELD VERIFY THE ACTUAL LOCATIONS AND CONDITIONS OF ALL EXISTING CONSTRUCTION AFFECTING THE WORK, CONDITIONS INDICATED ON THE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO PROCEEDING.
14. IF, DURING CONSTRUCTION, THE CONTRACTOR UNCOVERS AN UNUSUAL CONDITION CREATING A SUBSTANTIAL COMPLICATION THAT COULD NOT HAVE BEEN FORESEEN AT THE OUTSET, THE OWNER, ARCHITECT, CONTRACTOR, AND AFFECTED SUBCONTRACTORS SHALL MEET TO DETERMINE A FAIR AND EQUITABLE RESOLUTION AS EACH ISSUE OCCURS.
15. ASBESTOS ABATEMENT, LEAD PAINT REMOVAL, AND THE REMOVAL OF OTHER HAZARDOUS MATERIALS ARE NOT INCLUDED IN THIS CONTRACT. SHOULD THE CONTRACTOR ENCOUNTER THE PRESENCE OR SUSPECTED PRESENCE OF HAZARDOUS MATERIALS, THE CONTRACTOR SHALL STOP WORK IN THE AFFECTED AREA AND NOTIFY THE OWNER FOR INSTRUCTIONS PRIOR TO CONTINUING.
16. THE CONTRACTOR SHALL PROTECT ALL MATERIALS, CONSTRUCTION, UTILITIES, AND FACILITIES FROM DAMAGE, INCLUDING DAMAGE CAUSED BY WORKERS, THEFT, AND WEATHER. DAMAGED COMPONENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
17. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL SAFETY BARRIERS DURING CONSTRUCTION TO PROTECT THE PUBLIC FROM INJURY AND TO PREVENT UNAUTHORIZED ACCESS TO THE BUILDING AND SITE.
18. AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT REVIEWS OF THESE CONDITIONS. SITE REVIEW BY THE ARCHITECT IS NOT INTENDED TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
19. THE BUILDING SHALL BE MAINTAINED IN A WEATHERPROOF AND SECURE CONDITION THROUGHOUT THE WORK.
20. FIRE-RATED ASSEMBLIES SHALL BE CONSTRUCTED IN COMPLIANCE WITH PUBLISHED UL LISTINGS AND CLASSIFICATIONS. JOINTS IN FIRE-RATED ASSEMBLIES SHALL BE STAGGERED BOTH HORIZONTALLY AND VERTICALLY.
21. ERECT AND INSTALL ALL WALLS LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT, AND IN PROPER ALIGNMENT.
22. UPON COMPLETION OF THE PROJECT, CLEAN AND POLISH GLASS, HARDWARE, AND OTHER ITEMS WITH FACTORY FINISHES. REMOVE DUST WITH TREATED DUST CLOTHS OR VACUUM CLEANERS. WASTE AND REFUSE CAUSED BY THE WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY THE CONTRACTOR. CLEAN THE SITE AT THE END OF THE PROJECT AND REMOVE DUST, DEBRIS, OILS, STAINS, FINGERPRINTS, AND LABELS FROM ALL EXPOSED SURFACES, INCLUDING GLAZING.
23. DELEGATED DESIGN: WHERE THE CONTRACT DOCUMENTS INDICATE THAT AN ELEMENT OR SYSTEM IS SUBJECT TO DELEGATED DESIGN, THE CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF LOUISIANA TO DESIGN THAT ELEMENT OR SYSTEM IN ACCORDANCE WITH THE PERFORMANCE CRITERIA AND DESIGN LOADS INDICATED. SHOP DRAWINGS AND STRUCTURAL CALCULATIONS SHALL BEAR THE SEAL AND SIGNATURE OF THAT ENGINEER AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION. REVIEW BY THE ARCHITECT IS FOR GENERAL CONFORMANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY AND DOES NOT RELIEVE THE CONTRACTOR OR THE DELEGATED ENGINEER OF RESPONSIBILITY FOR THE ADEQUACY, SAFETY, OR CODE COMPLIANCE OF THE DELEGATED DESIGN. DELEGATED DESIGN ITEMS ON THIS PROJECT INCLUDE, BUT ARE NOT LIMITED TO: EXTERIOR METAL EGRESS STAIRS, ASSOCIATED GUARDS AND HANDRAILS, AND THE FREESTANDING BALLASTED GUIDE RAIL.



ARCHITECT:

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ALBERT ARCHITECTURE & URBAN DESIGN, APLLC
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504. 827. 0056
INFO@ALBERT-ARCHITECTURE.COM

STRUCTURAL :

JOHN C. BOSE, CONSULTING ENGINEER
A PROFESSIONAL LIMITED LIABILITY COMPANY
2113 OCTAVIA STREET
NEW ORLEANS, LOUISIANA 70115
504. 866. 9941

OWNER:

ANTOINE'S RESTAURANT
C/O RICK BLOUNT
713 ST LOUIS ST.
NEW ORLEANS, LA 70130

CONTRACTOR:

ANTOINE'S RESTAURANT
REPAIRS

713 St Louis St, New Orleans, LA 70130

DRAWING INDEX:

A0.0	COVER SHEET
A0.1	DEMO PLANS
A1.1	FLOOR PLANS - EGRESS DIAGRAM
A2.0	ENLARGED PLANS

PROJECT INFORMATION /
ZONING / CODE INFORMATION

APPLICABLE CODES
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2020 NATIONAL ELECTRICAL CODE
NFPA 101 LIFE SAFETY CODE, 2015 EDITION
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

PROJECT DESCRIPTION
EGRESS IMPROVEMENTS AT JAPANESE ROOM AND TWELFTH NIGHT REVELERS SUITE DINING ROOM. WORK INCLUDES NEW EXTERIOR METAL EXIT STAIR FROM 2ND FLOOR TO GRADE, NEW HOLLOW METAL DOORS, NEW METAL HANDRAILS AND GUARDS AT EGRESS PATHS, AND (1) SMOKE CONTROL CURTAIN AT KITCHEN ACCESS.
IEBC LEVEL 2 ALTERATION. NO CHANGE OF OCCUPANCY. NOT A SUBSTANTIAL IMPROVEMENT.

EXISTING BUILDING DESCRIPTION	
STORIES	4 (MAJORITY OF BUILDING IS 2 STORIES)
SPRINKLER	YES
FIRE ALARM	YES
CONSTRUCTION TYPE	III-B (UNPROTECTED)
OCCUPANCY TYPE	MIXED USE - SEPARATED, ASSEMBLY A-2 - RESIDENTIAL R-2 - COMMERCIAL B

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LA 70130

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A0.0

COVER SHEET

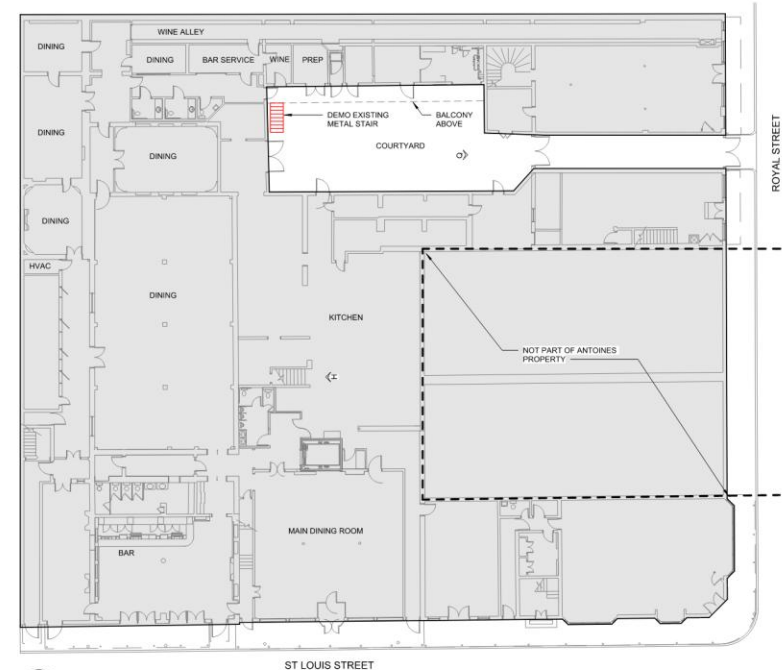




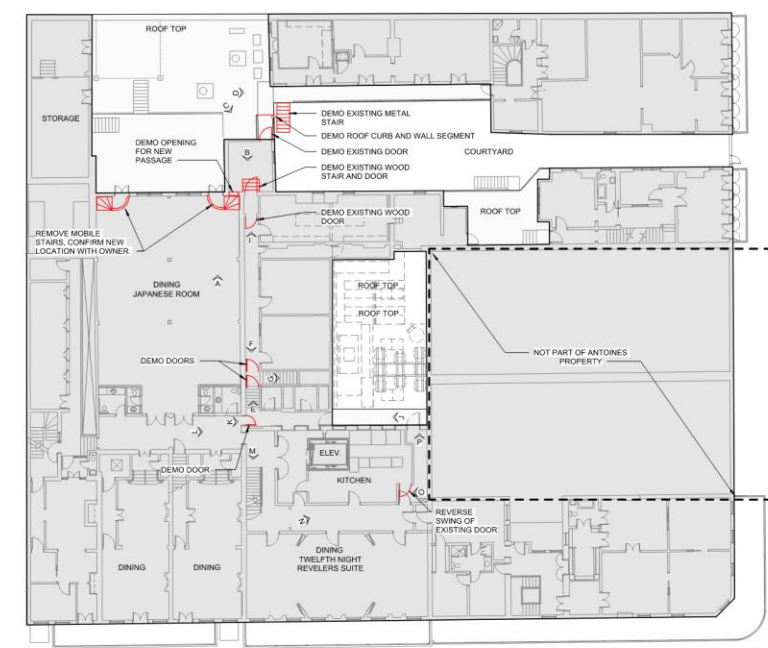
3
A0.1
EXISTING CONDITION PHOTOS
3/4" = 1'-0"

FLOOR PLAN GRAPHIC LEGEND

	INTERIOR BUILDING AREA
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONSTRUCTION
	NEW OR CONFIRMED EXISTING EXIT SIGN



1
A0.1
DEMO - 1ST FLOOR
1/16" = 1'-0"



2
A0.1
DEMO - 2ND FLOOR
1/16" = 1'-0"

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DEMO PLANS



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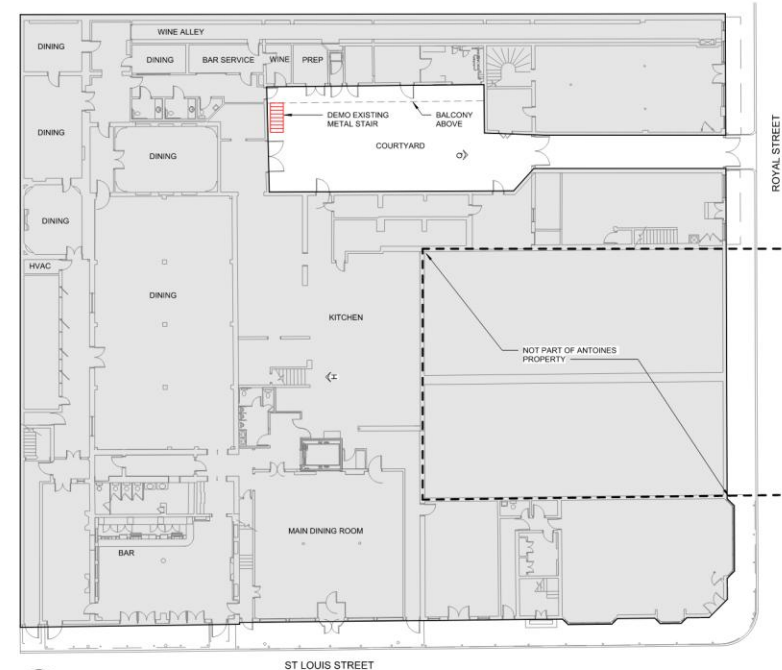
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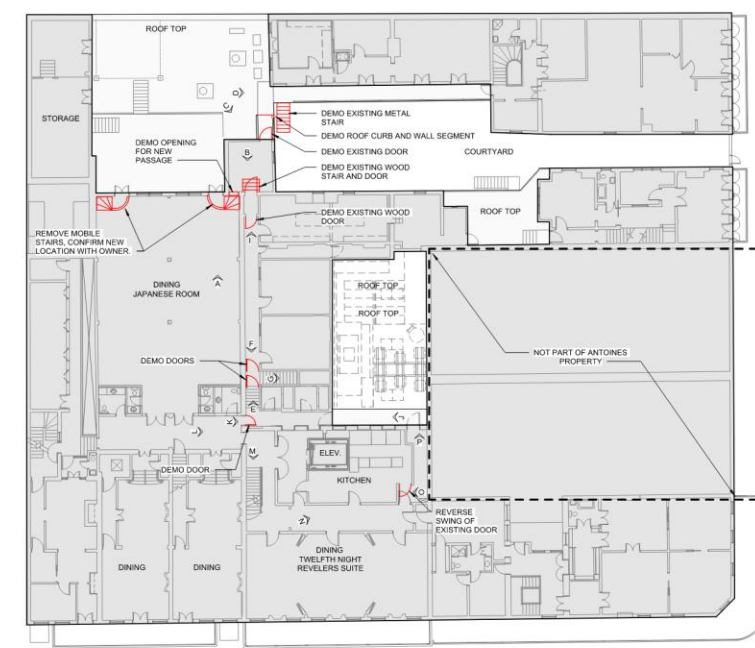
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A0.1
EXISTING CONDITION PHOTOS
3/4" = 1'-0"

FLOOR PLAN GRAPHIC LEGEND

	INTERIOR BUILDING AREA
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONSTRUCTION
	NEW OR CONFIRMED EXISTING EXIT SIGN



1
A0.1
DEMO - 1ST FLOOR
1/16" = 1'-0"



2
A0.1
DEMO - 2ND FLOOR
1/16" = 1'-0"

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^A JAPANESE ROOM LOCATION OF NEW PASSAGE
RELOCATE EXIT SIGN TO NEW PASSAGE



^B STAIR AND DOOR TO BE DEMOLISHED.
LOCATION OF NEW PASSAGE FROM JAPANESE ROOM



^C STAIR TO BE DEMOLISHED
^D



^I DOOR TO BE DEMOLISHED, REPLACE WITH HM DOOR AND FRAME, PROVIDE NEW EXIT SIGN.



^J LOCATION OF NEW METAL RAIL AND NEW EXIT SIGN.



^K EXIT CORRIDOR, EXIT SIGNAGE TO BE ADDED.
DEMO DOOR



^L DEMO DOOR

3 EXISTING CONDITION PHOTOS
A0.1 3/4" = 1'-0"

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D

STAIR TO BE
DEMOLISHEDWOOD GUARD RAIL
TO BE INFILL

E

NEW SMOKE
CURTAIN TO CLOSE
OFF STAIR TO
KITCHEN

F

DOORS IN
CORRIDOR TO
BE REMOVED.

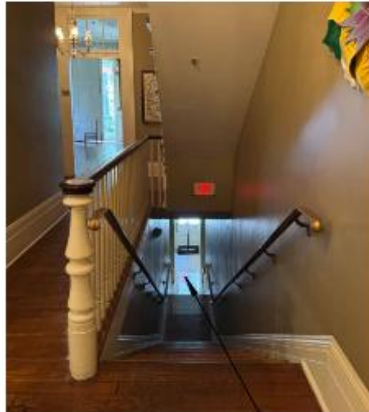
G

STAIR TO
KITCHEN

H

STAIR FROM
KITCHEN TO
CORRIDOR

M

STAIR TO STREET
LEVEL EXIT

N

NEWLY DESIGNATED EXIT
DOOR, EXIT SIGNAGE TO BE
ADDED AND DOOR HARDWARE
COMPLIANCE TO BE
CONFIRMED.

O

KITCHEN DOOR
SWING TO BE
REVERSED.

P

EXIT SIGNAGE TO
BE ADDED.

Q

FLOOR PLAN GRAPHIC LEGEND

	INTERIOR BUILDING AREA
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONSTRUCTION
	NEW OR CONFIRMED EXISTING EXIT SIGN

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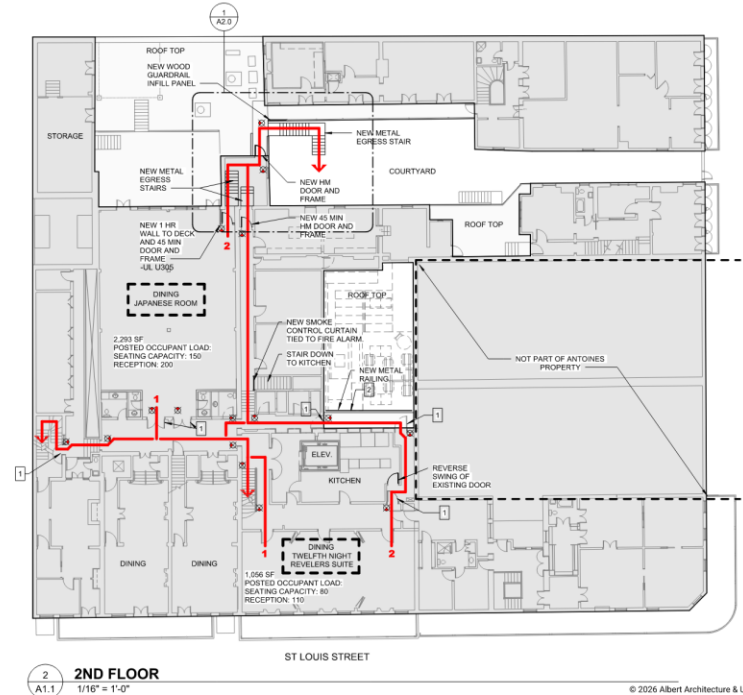
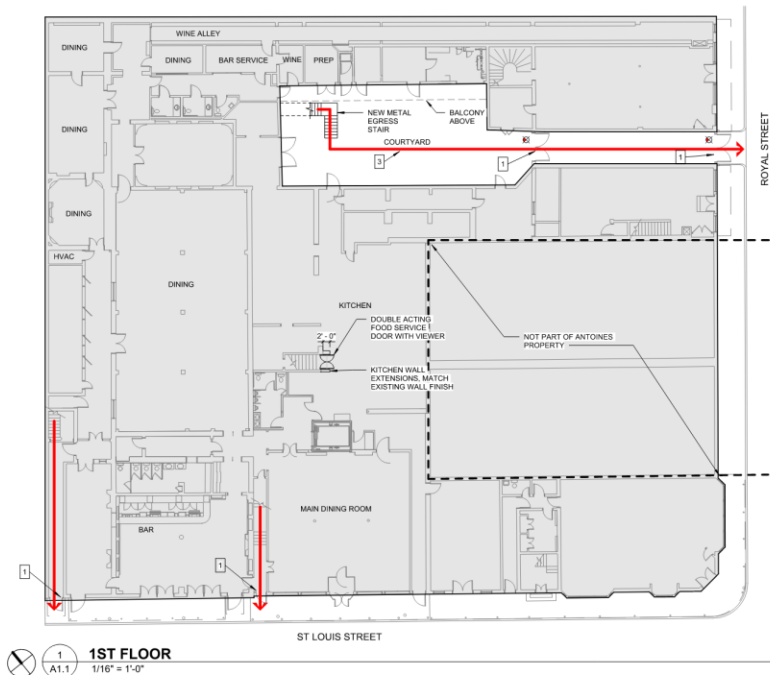
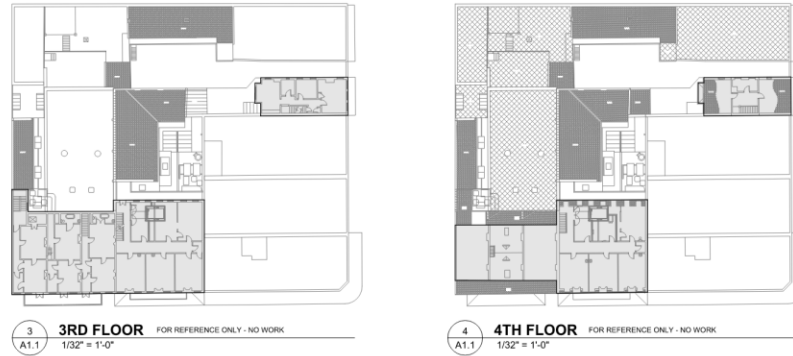
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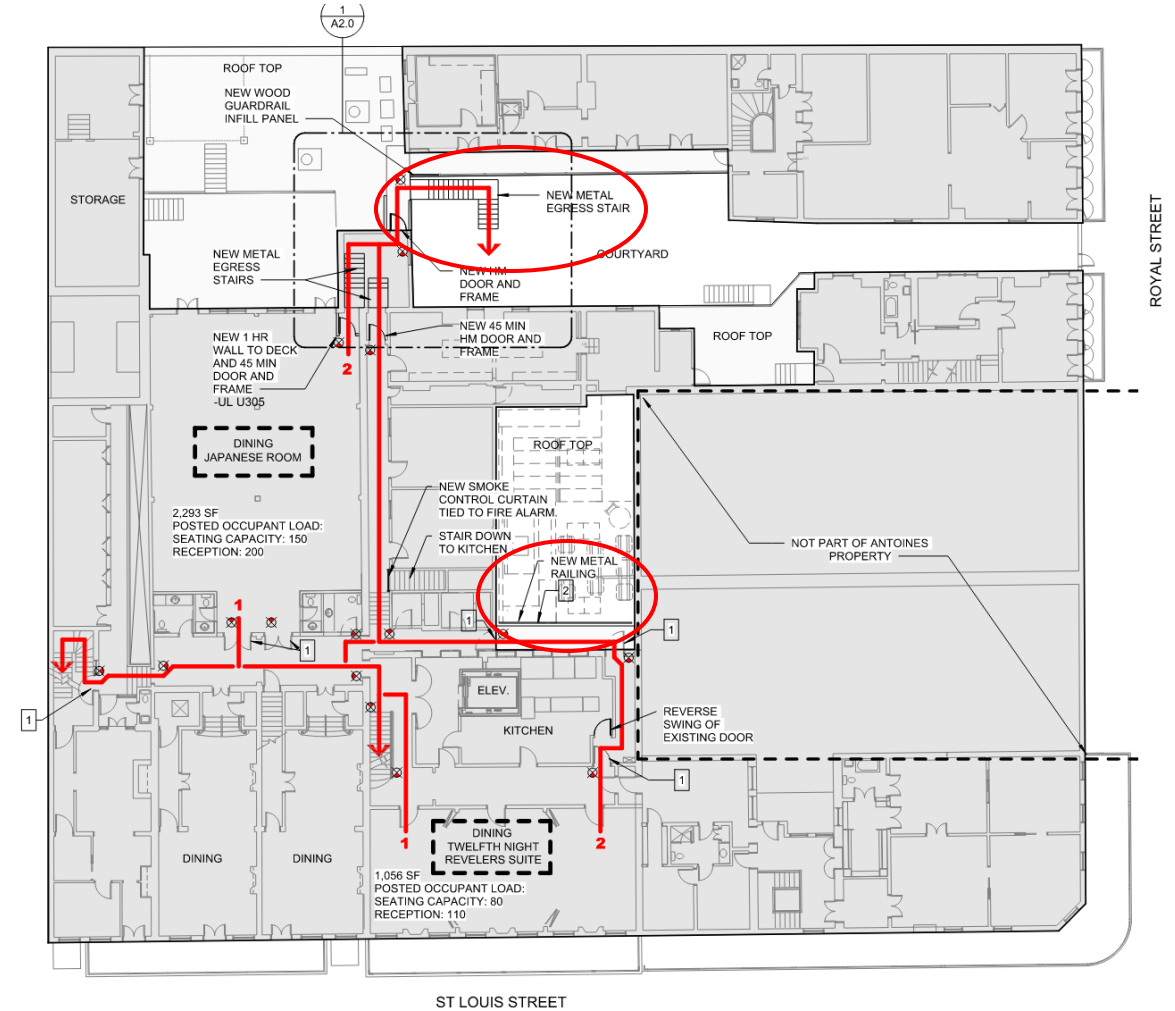
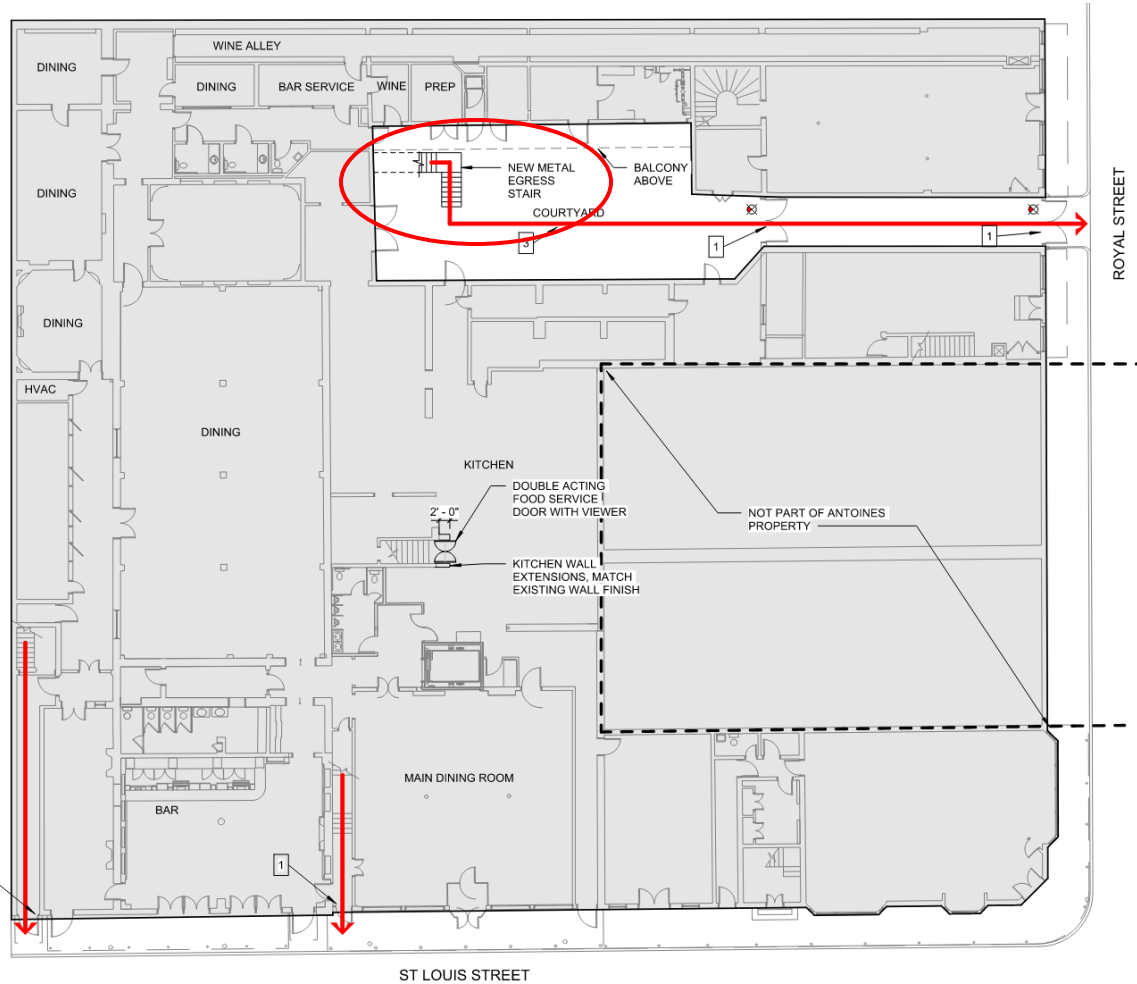
A1.1

FLOOR PLANS - EGRESS
DIAGRAM

- KEY NOTES**
- EXISTING DOORS IN THE MEANS OF EGRESS: CONTRACTOR TO FIELD VERIFY THAT ALL EXISTING DOORS SERVING THE EGRESS PATH SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE REQUIRED, ARE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT, AND, WHERE RATED OR OTHERWISE REQUIRED, ARE PROVIDED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE AND POSITIVE LATCHING HARDWARE IN OPERABLE CONDITION. CONTRACTOR TO NOTIFY ARCHITECT OF ANY NON-COMPLYING CONDITION PRIOR TO PROCEEDING.
 - BALLASTED GUIDE RAIL, FREE-STANDING BALLASTED RAIL PROVIDED TO GUIDE OCCUPANTS ALONG THE PATH OF EGRESS TRAVEL. ELEVATION CHANGE DOES NOT EXCEED 30". GUARD NOT REQUIRED. RAIL IS NOT A REQUIRED HANDRAIL OR GUARD AND IS NOT A FALL PROTECTION ELEMENT. NO PENETRATION OF EXISTING ROOF MEMBRANE PERMITTED. PROVIDE PROTECTIVE BASE PADS COMPATIBLE WITH EXISTING MEMBRANE AND ACCEPTABLE TO ROOFING MANUFACTURER. SUBMIT SHOP DRAWINGS AND BALLAST LAYOUT FOR REVIEW.
 - EGRESS PATH TO REMAIN CLEAR - ALL STORED MATERIALS, FURNITURE, EQUIPMENT, CARTS, WASTE CONTAINERS, AND MISCELLANEOUS ITEMS SHALL BE REMOVED FROM THE EXIT DISCHARGE, EXIT ACCESS, AND ALL REQUIRED MEANS OF EGRESS. REQUIRED EGRESS WIDTH SHALL BE MAINTAINED CLEAR AND UNOBSTRUCTED TO THE PUBLIC WAY AT ALL TIMES. NO STORAGE SHALL BE PERMITTED WITHIN THE MEANS OF EGRESS DURING OR AFTER CONSTRUCTION. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH OWNER.

**PROJECT IS FOCUSED ON IMPROVING EGRESS
FROM JAPANESE ROOM AND TWELFTH NIGHT
REVELERS SUITE**





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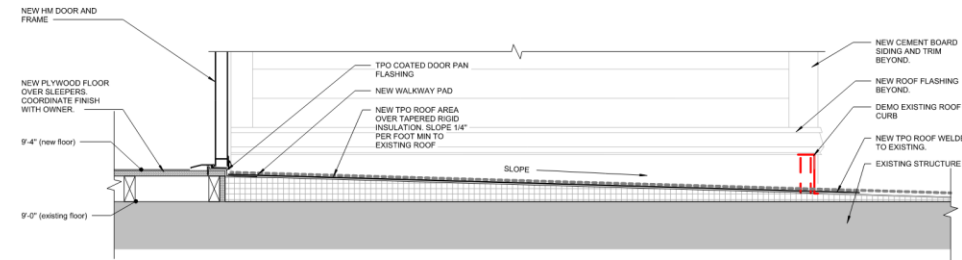
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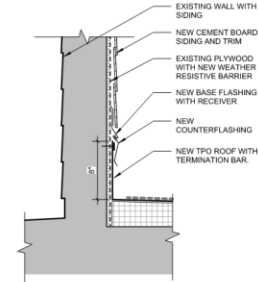
DOOR SCHEDULE		MARK	LOCATION	SIZE	DOOR	FRAME	RATING	FINISH	HARDWARE
101	STAIR VESTIBULE	3'-0" X 7'-0" X 1 1/2"			HM FLUSH, 16 GA	HM, 16 GA WELDED	45 MIN "1"	FACTORY PRIME, FIELD PAINT	HW-1
102	STAIR VESTIBULE	3'-0" X 7'-0" X 1 1/2"			HM FLUSH, 16 GA	HM, 16 GA WELDED	45 MIN "1"	FACTORY PRIME, FIELD PAINT	HW-1
103	EXTERIOR	3'-0" X 6'-8" X 1 1/2"			HM FLUSH, 16 GA, GALVANNEAL A60	HM, 14 GA WELDED, GALVANNEAL A60	—	FACTORY PRIME, FIELD PAINT	HW-2

HARDWARE SCHEDULE
HW-1 101, 102 — FIRE EXIT HARDWARE, HINGES (NRP), CLOSER, SMOKE GASKETING AT HEAD AND JAMB, DOOR BOTTOM SEAL, ADA THRESHOLD, KICK PLATE, WALL OR OVERHEAD STOP, NO MECHANICAL DOGGING, FIRE LABEL AND SIGNAGE PER NFPA 80.
HW-2 103 — RIM EXIT DEVICE WITH KEY-OPERATED NIGHT LATCH TRIM, LOCKED FROM EXTERIOR, FREE EGRESS AT ALL TIMES, STAINLESS HINGES (NRP), EXTERIOR-DUTY CLOSER WITH PARALLEL ARM, HEAVY-DUTY OVERHEAD STOP, KICK PLATE, THRESHOLD WITH LIP AND BACK DAM (1/2" MAX HEIGHT, BEVELED), FULL PERIMETER WEATHERSTRIPPING, DOOR SWEEP.

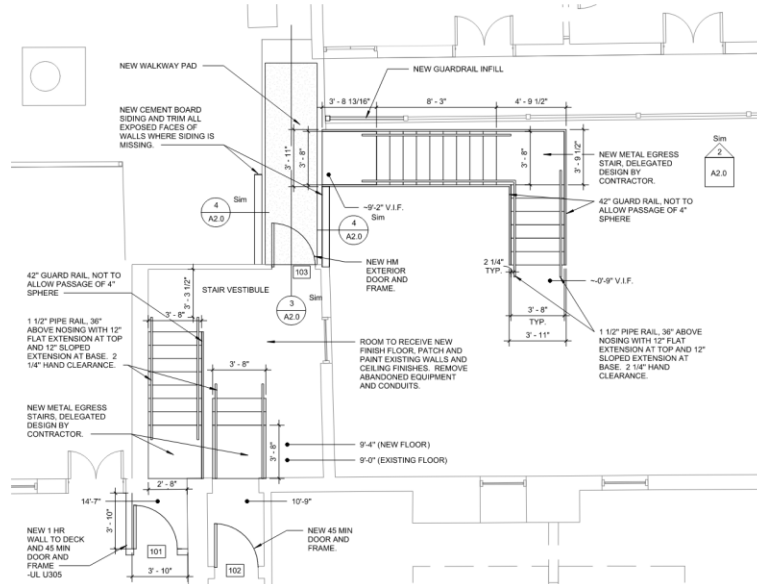
5 **DOOR SCHEDULE**
1/4" = 1'-0"



3 **2ND FLOOR ROOF SECTION**
1 1/2" = 1'-0"



4 **ROOF WALL DETAIL**
1 1/2" = 1'-0"



1 **2ND FLOOR - ENLARGED PLAN**
1/4" = 1'-0"



2 **2ND FLOOR - GUARDRAIL INFILL**
1/4" = 1'-0"



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ENLARGED PLANS

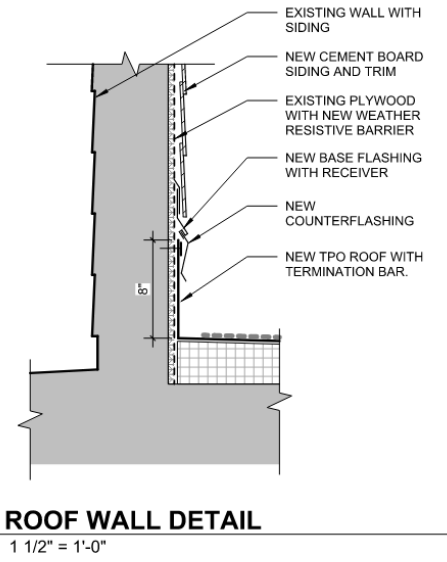
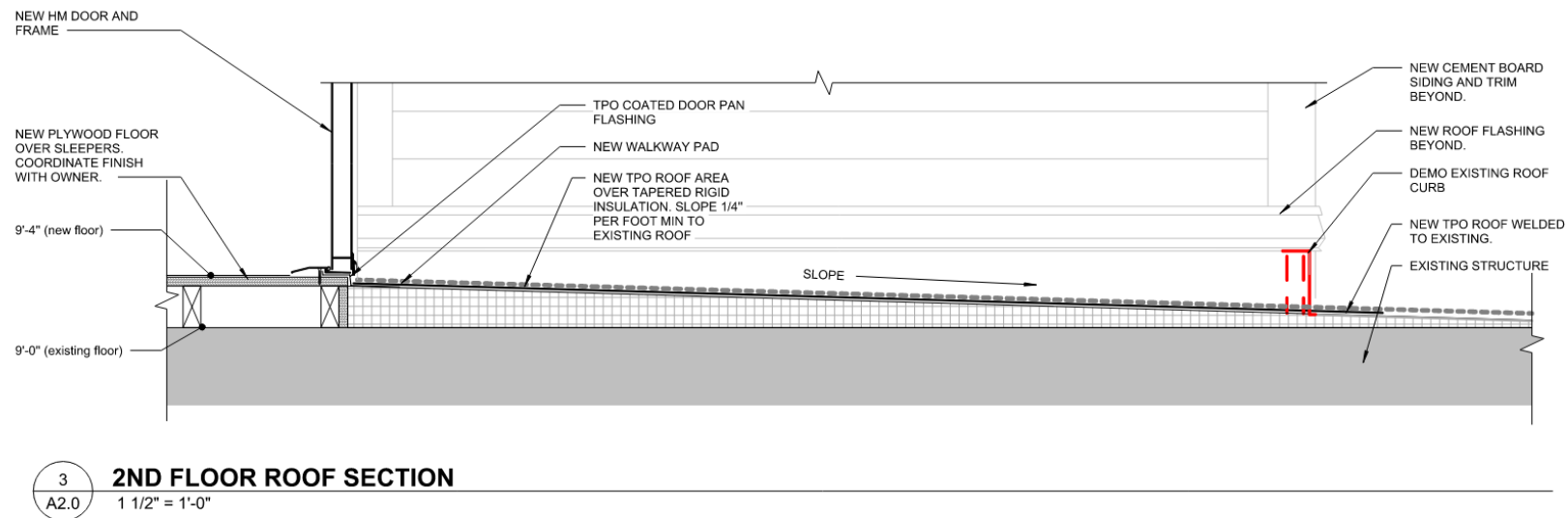
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1036-40 Esplanade



1036 Esplanade Ave.

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1036 Esplanade Ave. – 1939

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1036 Esplanade Ave. – 1964

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1036 Esplanade Ave.

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1036-40 Esplanade Ave. – undated

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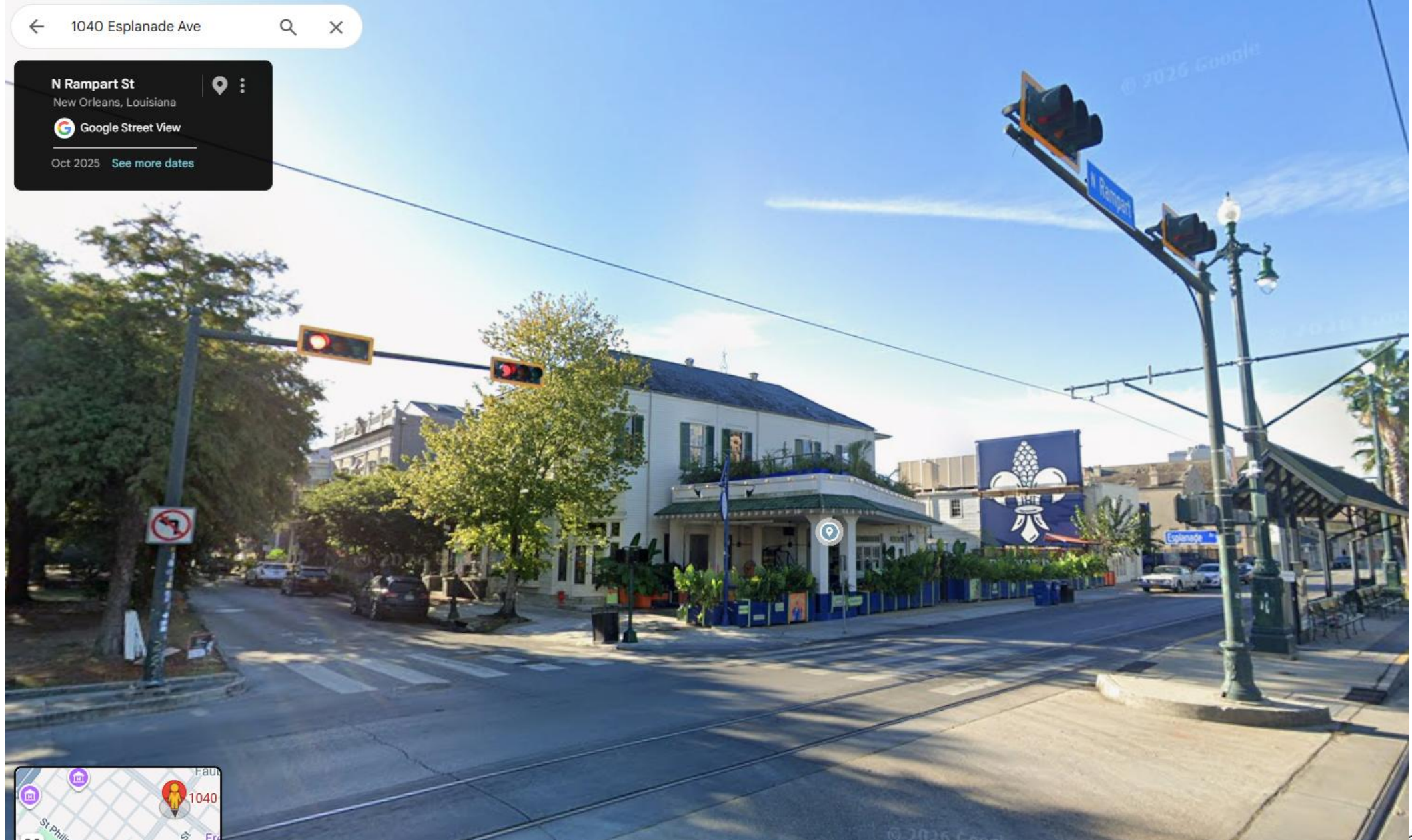


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IMAGE 1 SHOWING NANAWALL ON ESPLANADE AVE.
WITHOUT DIVIDED LITES



IMAGE 2 SHOWING NANAWALL ON N. RAMPART ST.
WITHOUT DIVIDED LITES



IMAGE 1 SHOWING NANAWALL ESPLANADE AVE. WITH
DIVIDED LITES



IMAGE 2 SHOWING NANAWALL ON N. RAMPART ST WITH
DIVIDED LITES

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ESPLANADE AVE.

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PROJECT#:

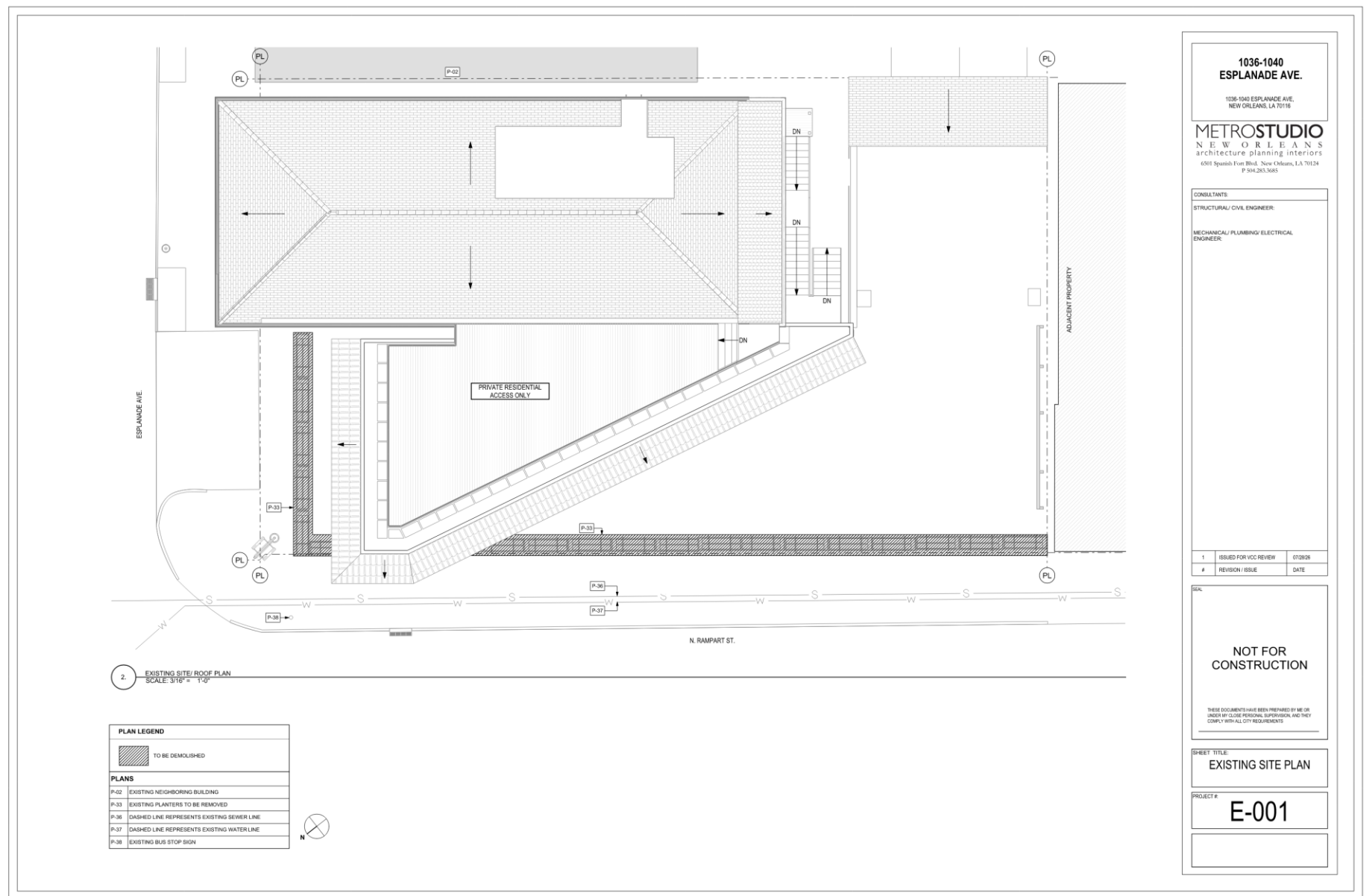
G-104

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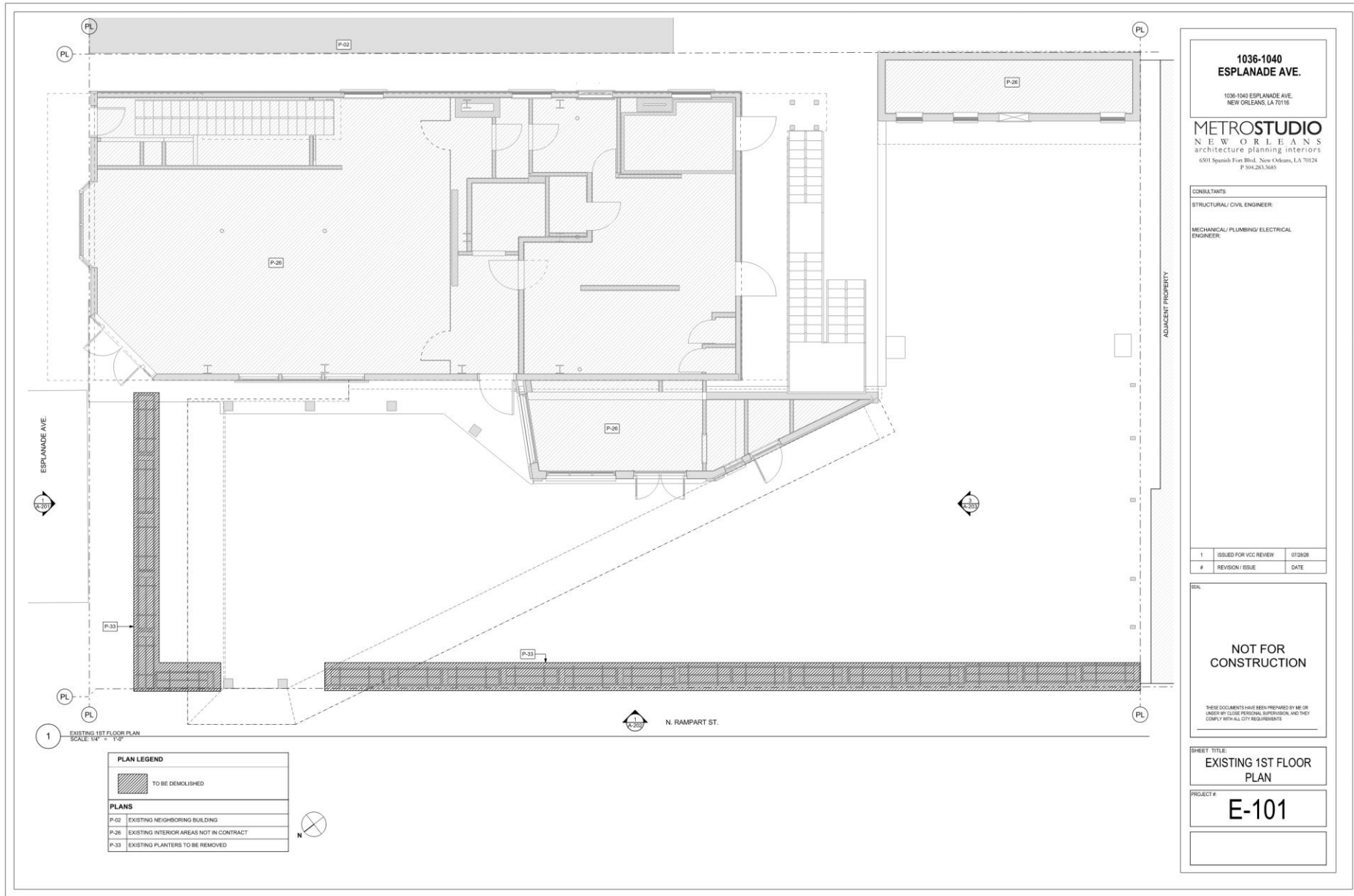


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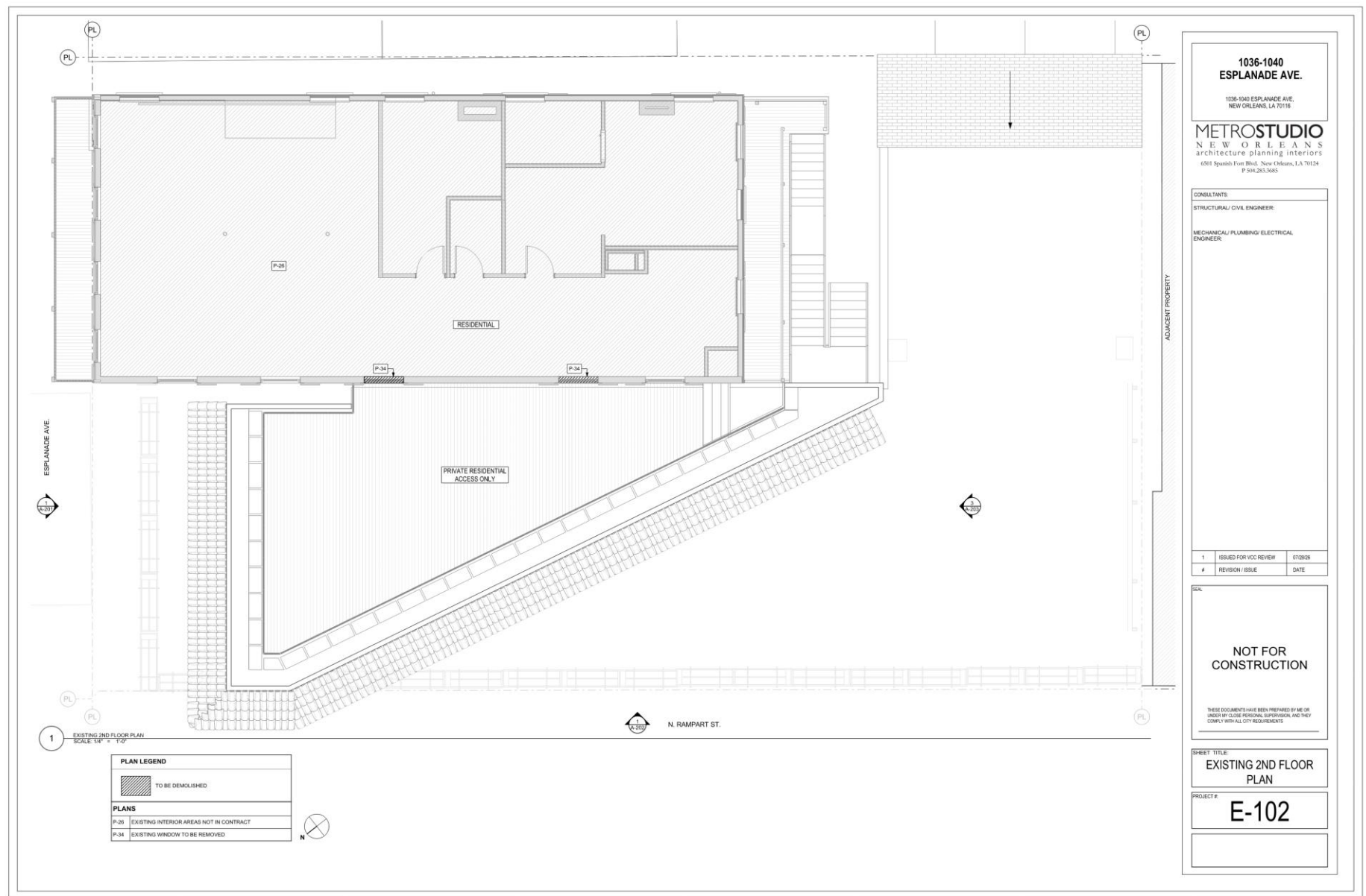


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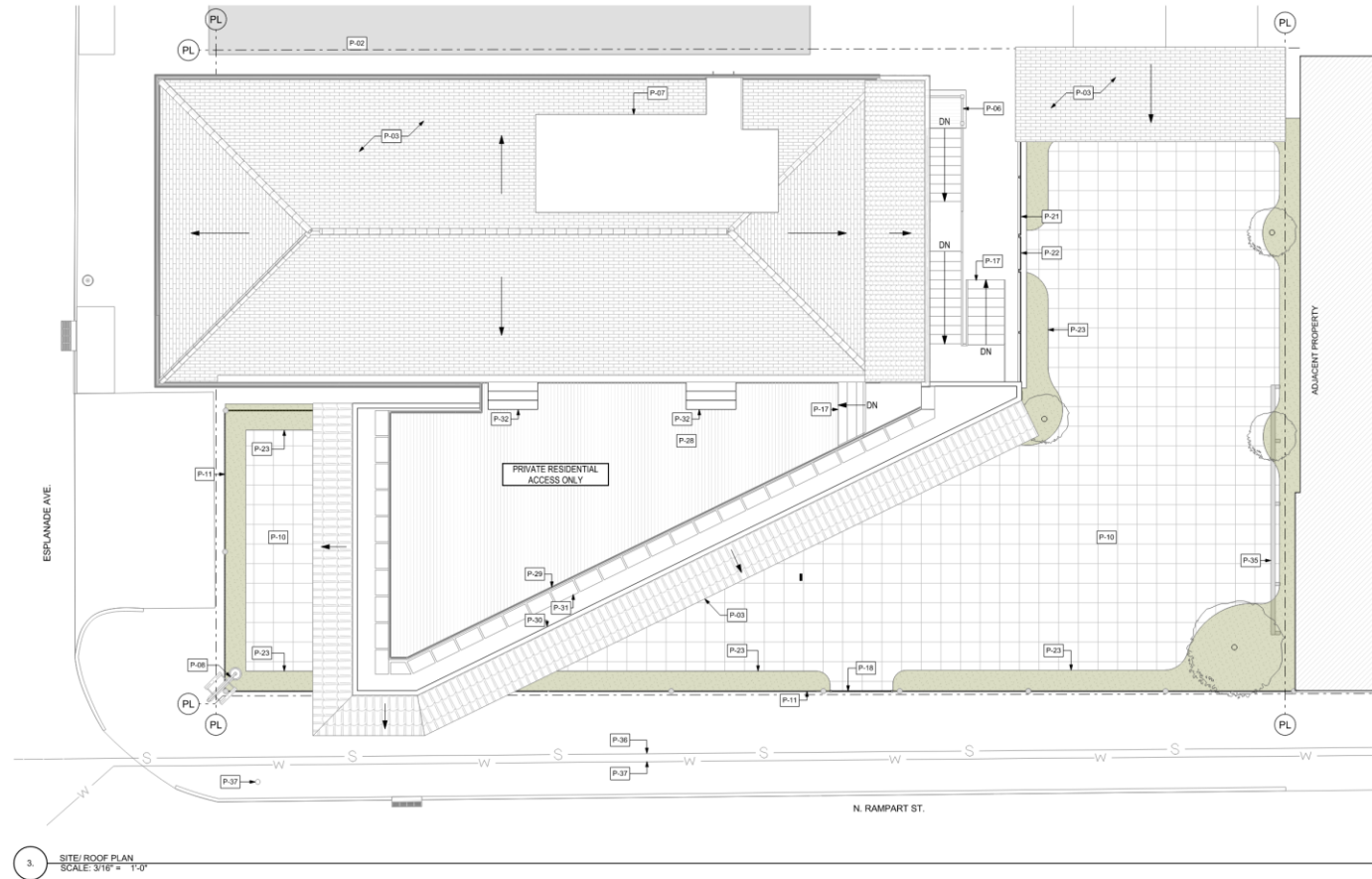


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PLAN LEGEND	
	EXTERIOR PAVERS
	LANDSCAPING

PLANS	
P-02	EXISTING NEIGHBORING BUILDING
P-03	EXISTING ROOF TO REMAIN
P-06	EXISTING RAILING TO REMAIN
P-07	EXISTING MECHANICAL GEAR AND PLATFORM TO REMAIN
P-08	EXISTING SIGN TO REMAIN
P-10	NEW EXTERIOR FLOOR TILE. SEE FINISH SCHEDULE AND LEGEND FOR MORE INFO
P-11	NEW CAST IRON METAL PICKET FENCE. SEE DETAILS

P-15	EXISTING ROOF DECK TO REMAIN
P-17	EXISTING STAIRS TO REMAIN
P-18	NEW CAST IRON METAL PICKET GATE TO MATCH ADJACENT FENCE. SEE DETAILS
P-21	NEW WOOD FENCE. SEE DETAILS FOR MORE INFO
P-22	NEW GATE TO MATCH ADJACENT WOOD FENCE. SEE DETAILS FOR MORE INFO
P-23	NEW PLANTING BED
P-28	EXISTING DECK
P-29	EXISTING RAILING

P-30	EXISTING PARAPET WALL
P-31	EXISTING PLANTER BOXES
P-32	NEW STAIRS
P-35	EXISTING BILLIARD TO REMAIN
P-36	DASHED LINE REPRESENTS EXISTING SEWER LINE
P-37	DASHED LINE REPRESENTS EXISTING WATER LINE

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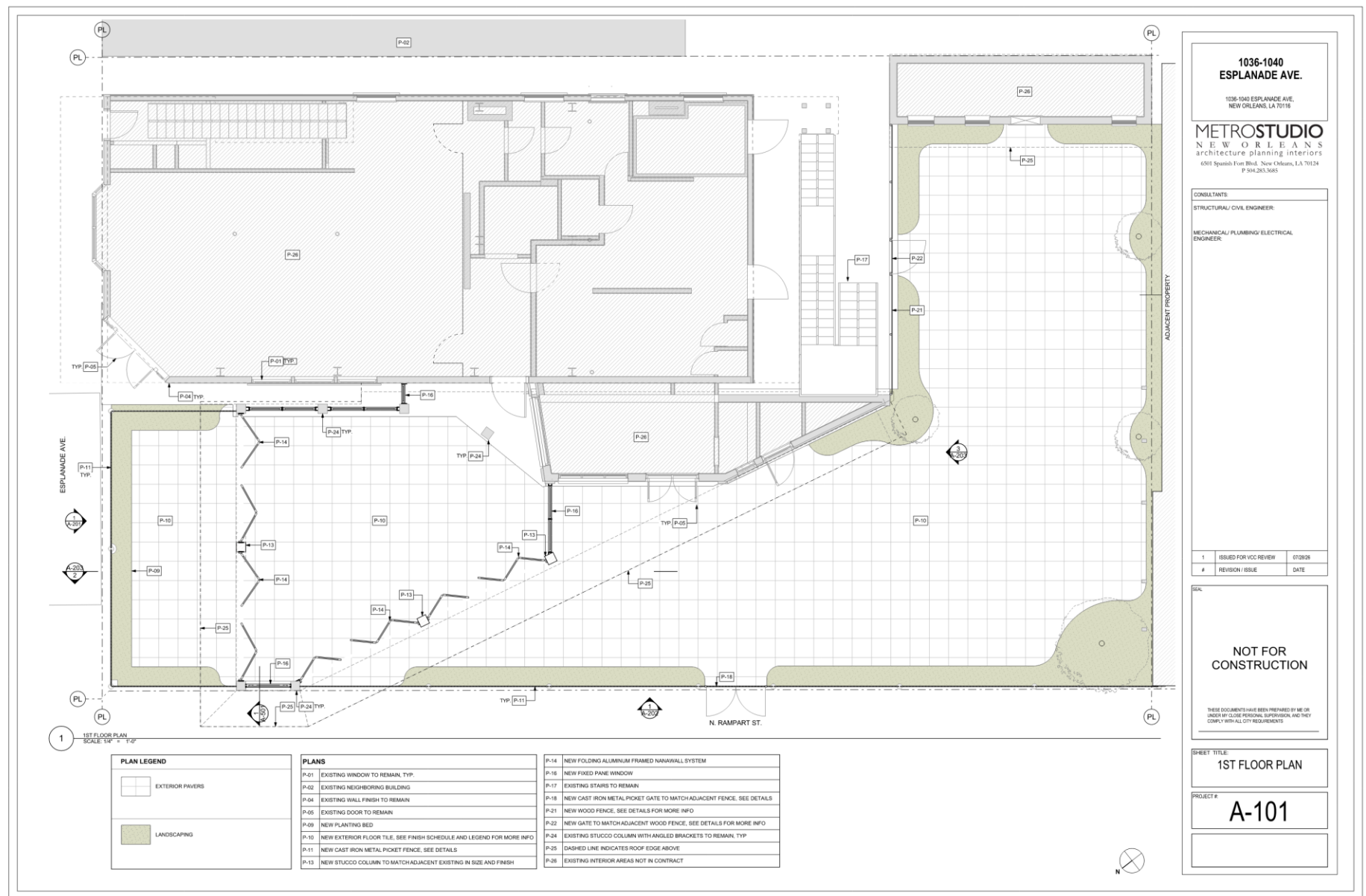
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A-100

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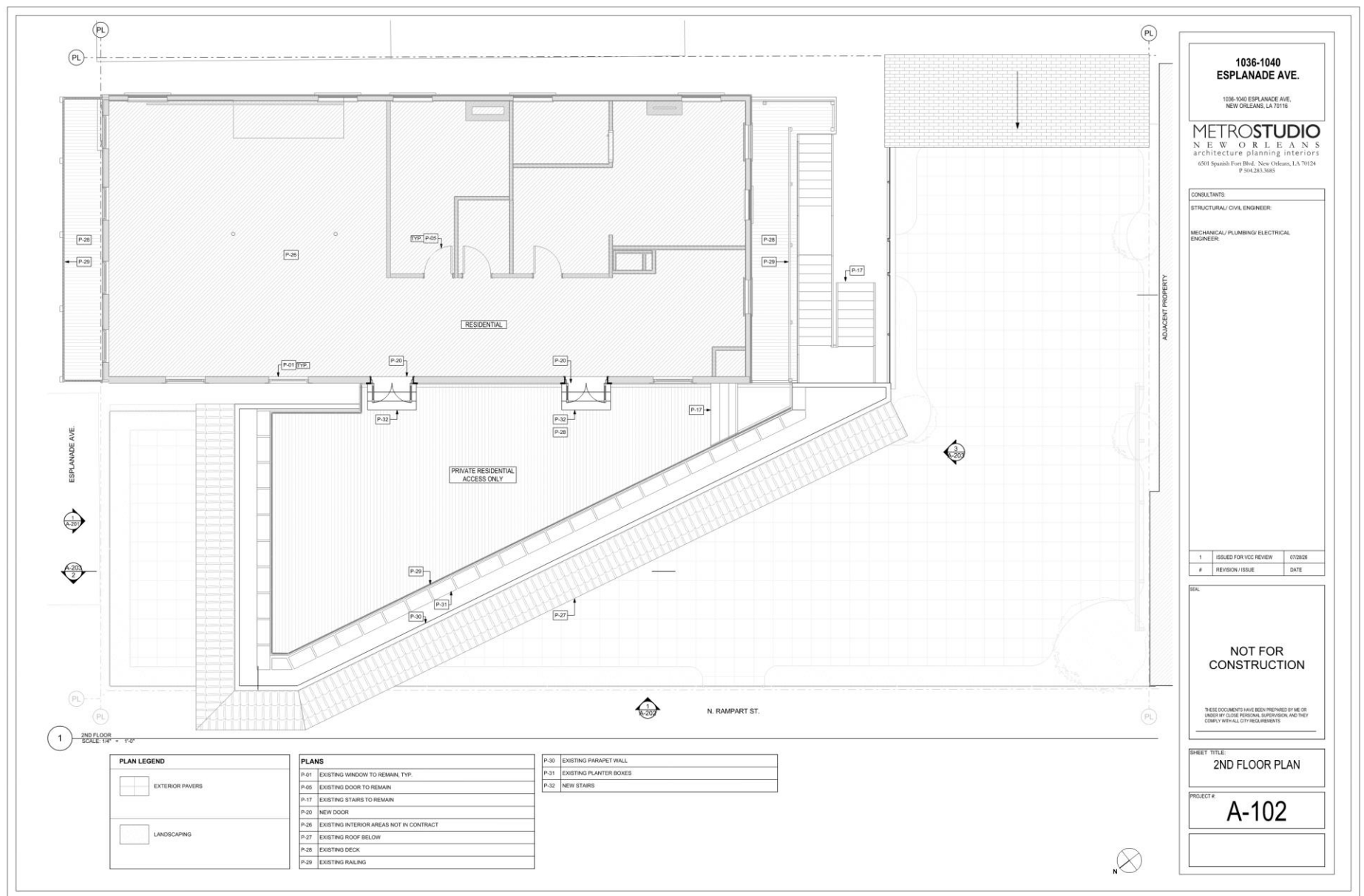


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1 EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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

ELEVATIONS/SECTIONS	
E-01	EXISTING NEIGHBORING BUILDING
E-02	EXISTING ROOF TO REMAIN
E-03	EXISTING WINDOW TO REMAIN, TYP.
E-04	EXISTING DOOR TO REMAIN
E-05	EXISTING WALL FINISH TO REMAIN
E-06	EXISTING RAILING TO REMAIN
E-07	EXISTING MECHANICAL GEAR AND PLATFORM TO REMAIN
E-13	EXISTING STUCCO COLUMN WITH ANGLED BRACKETS TO REMAIN, TYP.
E-14	NEW FOLDING ALUMINUM FRAMED NANAWALL SYSTEM
E-15	NEW FIXED PANE CLEARSTORY WINDOWS, TYP.
E-16	NEW BEAM, PAINTED. SEE STRUCTURE FOR SIZING
E-24	EXISTING PLANTER TO BE REMOVED

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EXTERIOR ELEVATIONS

PROJECT #:
A-201

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



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

ELEVATIONS/ SECTIONS	
E-01	EXISTING NEIGHBORING BUILDING
E-02	EXISTING ROOF TO REMAIN
E-03	EXISTING WINDOW TO REMAIN, TYP.
E-04	EXISTING DOOR TO REMAIN
E-05	EXISTING WALL FINISH TO REMAIN
E-06	EXISTING RAILING TO REMAIN
E-07	EXISTING MECHANICAL DEAR AND PLATFORM TO REMAIN
E-13	EXISTING STUCCO COLUMN WITH ANGLED BRACKETS TO REMAIN, TYP.
E-14	NEW FOLDING ALUMINUM FRAMED NANAWALL SYSTEM
E-15	NEW FIXED PANE CLEARSTORY WINDOWS, TYP.
E-17	NEW FIXED PANE WINDOW
E-18	NEW BEAM, PAINTED. SEE STRUCTURE FOR SIZING
E-21	NEW FRENCH DOOR AT EXISTING WINDOW OPENING
E-22	NEW SHUTTER TO MATCH STYLE OF EXISTING ADJACENT SHUTTERS. NEW SHUTTERS TO MATCH NEW DOOR HEIGHT.
E-23	EXISTING WINDOW TO BE REMOVED
E-24	EXISTING PLANTER TO BE REMOVED

1036-1040
ESPLANADE AVE.

1036-1040 ESPLANADE AVE,
NEW ORLEANS, LA 70118

METROSTUDIO
NEW ORLEANS
architecture planning interiors
6501 Spanish Fort Blvd., New Orleans, LA 70124
P 504.263.3465

CONSULTANTS:

STRUCTURAL/ CIVIL ENGINEER:

MECHANICAL/ PLUMBING/ ELECTRICAL
ENGINEER:

1	ISSUED FOR VCC REVIEW	07/26/26
#	REVISION/ ISSUE	DATE

SEAL:

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CONSTRUCTION**

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COMPLY WITH ALL CITY REQUIREMENTS

SHEET TITLE:
EXTERIOR ELEVATIONS

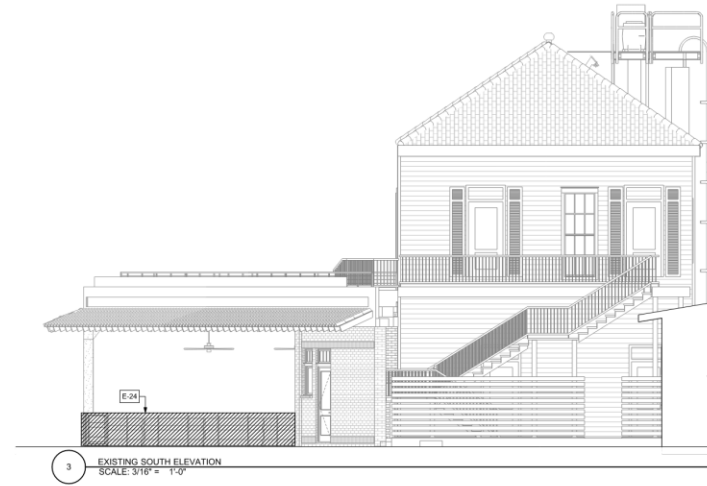
PROJECT #:
A-202

1036-40 Esplanade Ave.

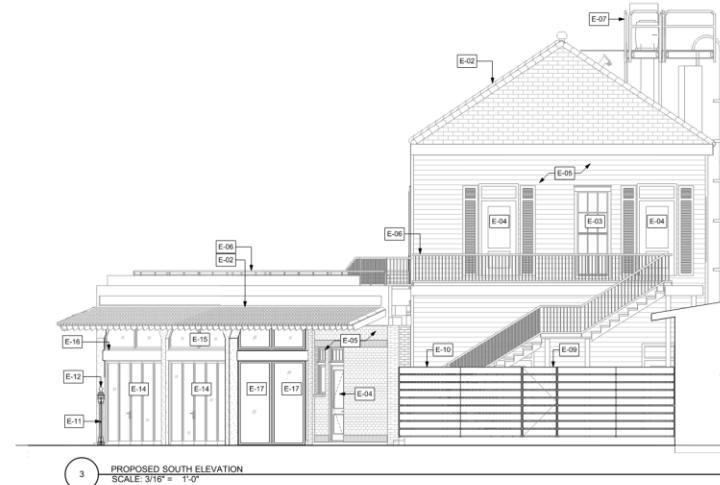
VCC Architectural Committee

August 11, 2026





ELEVATIONS/ SECTIONS	
E-02	EXISTING ROOF TO REMAIN
E-03	EXISTING WINDOW TO REMAIN, TYP.
E-04	EXISTING DOOR TO REMAIN
E-05	EXISTING WALL FINISH TO REMAIN
E-06	EXISTING RAILING TO REMAIN
E-07	EXISTING MECHANICAL GEAR AND PLATFORM TO REMAIN
E-09	NEW GATE TO MATCH ADJACENT WOOD FENCE. SEE DETAILS FOR MORE INFO
E-10	NEW WOOD FENCE. SEE DETAILS FOR MORE INFO
E-11	NEW CAST IRON METAL PICKET FENCE. SEE DETAILS
E-12	NEW STUCCO FENCE COLUMN. SEE DETAILS FOR MORE INFO
E-13	EXISTING STUCCO COLUMN WITH ANGLED BRACKETS TO REMAIN, TYP.
E-14	NEW FOLDING ALUMINUM FRAMED NANAWALL SYSTEM
E-15	NEW FIXED PANE CLEARSTORY WINDOWS, TYP.
E-17	NEW FIXED PANE WINDOW
E-16	NEW BEAM PAINTED. SEE STRUCTURE FOR SIZING
E-24	EXISTING PLANTER TO BE REMOVED



**1036-1040
ESPLANADE AVE.**

1036-1040 ESPLANADE AVE,
NEW ORLEANS, LA 70116

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CONSULTANTS:

STRUCTURAL/ CIVIL ENGINEER:

MECHANICAL/ PLUMBING/ ELECTRICAL
ENGINEER:

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SHEET TITLE:

EXTERIOR ELEVATIONS

PROJECT#:

A-203

1036-40 Esplanade Ave.

VCC Architectural Committee

August 11, 2026





1 PROPOSED NORTH ELEVATION (W/ FENCE)
SCALE: 3/16" = 1'-0"



2 PROPOSED WEST ELEVATION (W/ FENCE)
SCALE: 3/16" = 1'-0"

ELEVATIONS/ SECTIONS	
E-01	EXISTING NEIGHBORING BUILDING
E-02	EXISTING ROOF TO REMAIN
E-03	EXISTING WINDOW TO REMAIN, TYP.
E-04	EXISTING DOOR TO REMAIN
E-05	EXISTING WALL FINISH TO REMAIN
E-06	EXISTING RAILING TO REMAIN
E-07	EXISTING MECHANICAL, GEAR AND PLATFORM TO REMAIN
E-11	NEW CAST IRON METAL PICKET FENCE, SEE DETAILS
E-13	EXISTING STUCCO COLUMN WITH ANGLED BRACKETS TO REMAIN, TYP.
E-14	NEW FOLDING ALUMINUM FRAMED NANAWALL SYSTEM
E-15	NEW FIXED PANE CLEARSTORY WINDOWS, TYP.
E-17	NEW FIXED PANE WINDOW
E-16	NEW BEAM, PAINTED, SEE STRUCTURE FOR SIZING
E-18	NEW CAST IRON METAL PICKET GATE TO MATCH ADJACENT FENCE, SEE DETAILS
E-21	NEW FRENCH DOOR AT EXISTING WINDOW OPENING
E-22	NEW SHUTTER TO MATCH STYLE OF EXISTING ADJACENT SHUTTERS, NEW SHUTTERS TO MATCH NEW DOOR HEIGHT

1036-1040
ESPLANADE AVE.

1036-1040 ESPLANADE AVE,
NEW ORLEANS, LA 70118

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CONSULTANTS:

STRUCTURAL/ CIVIL ENGINEER:

MECHANICAL/ PLUMBING/ ELECTRICAL
ENGINEER:

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SHEET TITLE:

EXTERIOR ELEVATIONS
(W/ FENCE)

PROJECT #:

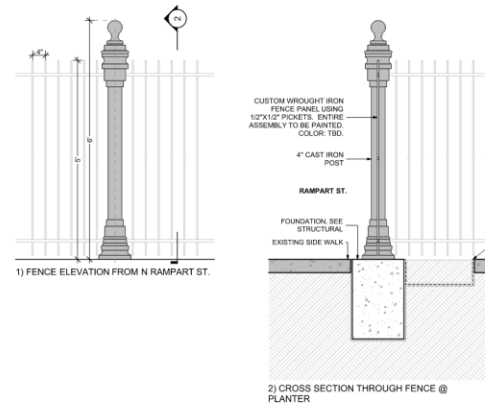
A-204

1036-40 Esplanade Ave.

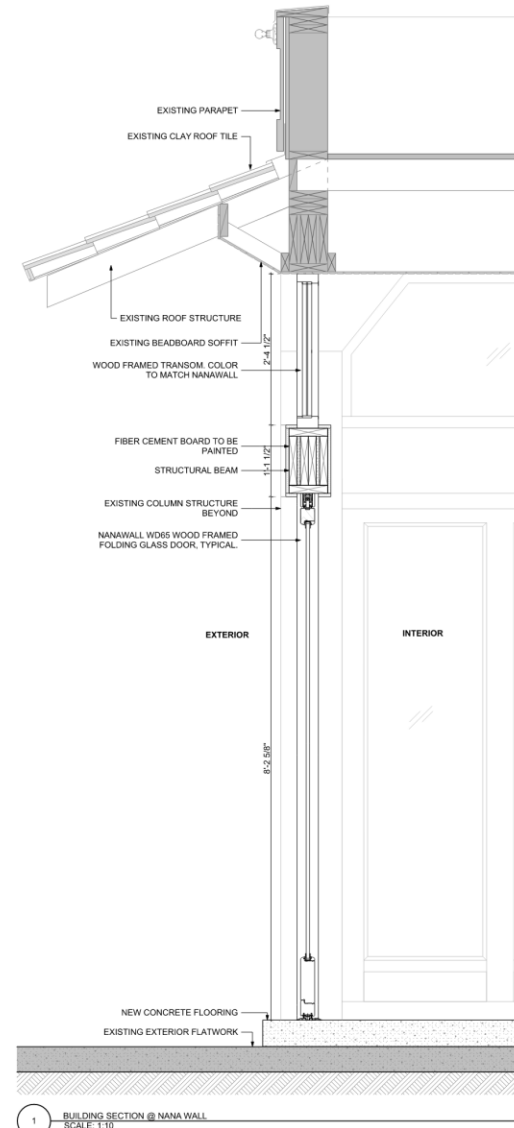
VCC Architectural Committee

August 11, 2026





1 FENCE DETAILS
SCALE: 3/4" = 1'-0"



1036-1040
ESPLANADE AVE.

1036-1040 ESPLANADE AVE.
NEW ORLEANS, LA 70116

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CONSULTANTS:

STRUCTURAL/CIVIL ENGINEER:

MECHANICAL/PLUMBING/ELECTRICAL
ENGINEER:

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SHEET TITLE:

EXTERIOR DETAILS

PROJECT #:

A-501

1036-40 Esplanade Ave.

VCC Architectural Committee

August 11, 2026





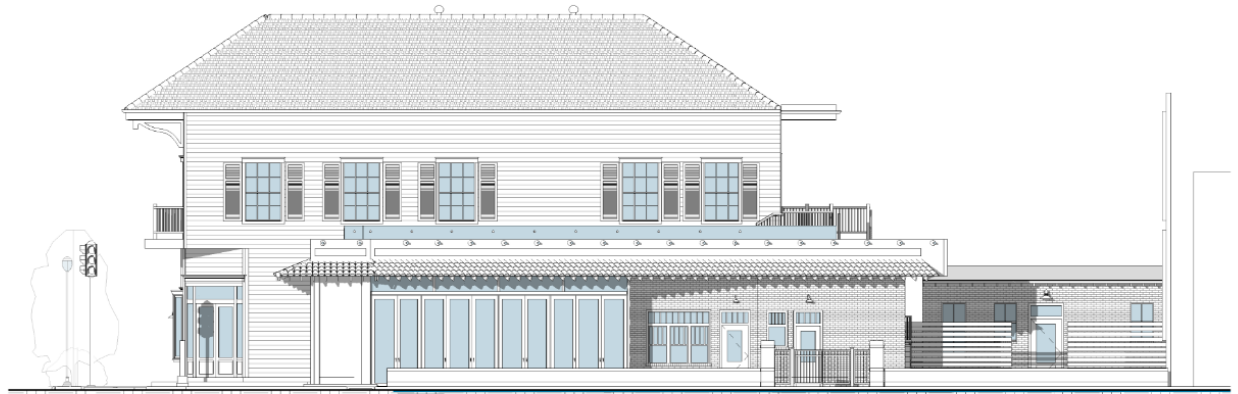
④ EXISTING ESPLANADE AVE ELEV
3/32" = 1'-0"



③ EXISTING RAMPART ELV
3/32" = 1'-0"



⑧ PROPOSED ESPLANADE AVE ELEV
3/32" = 1'-0"



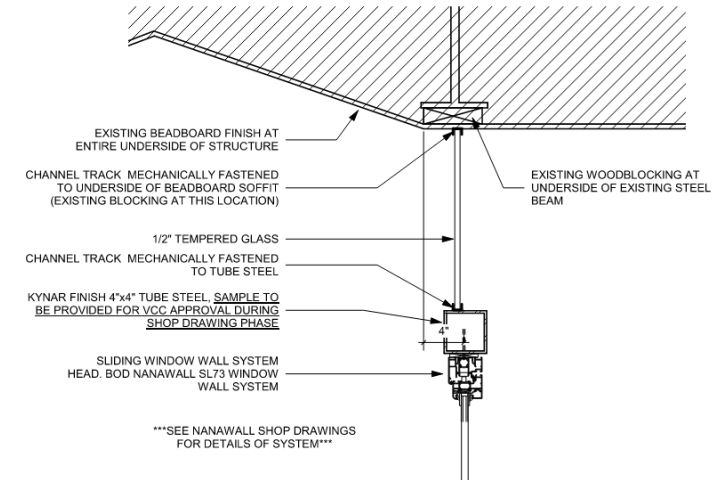
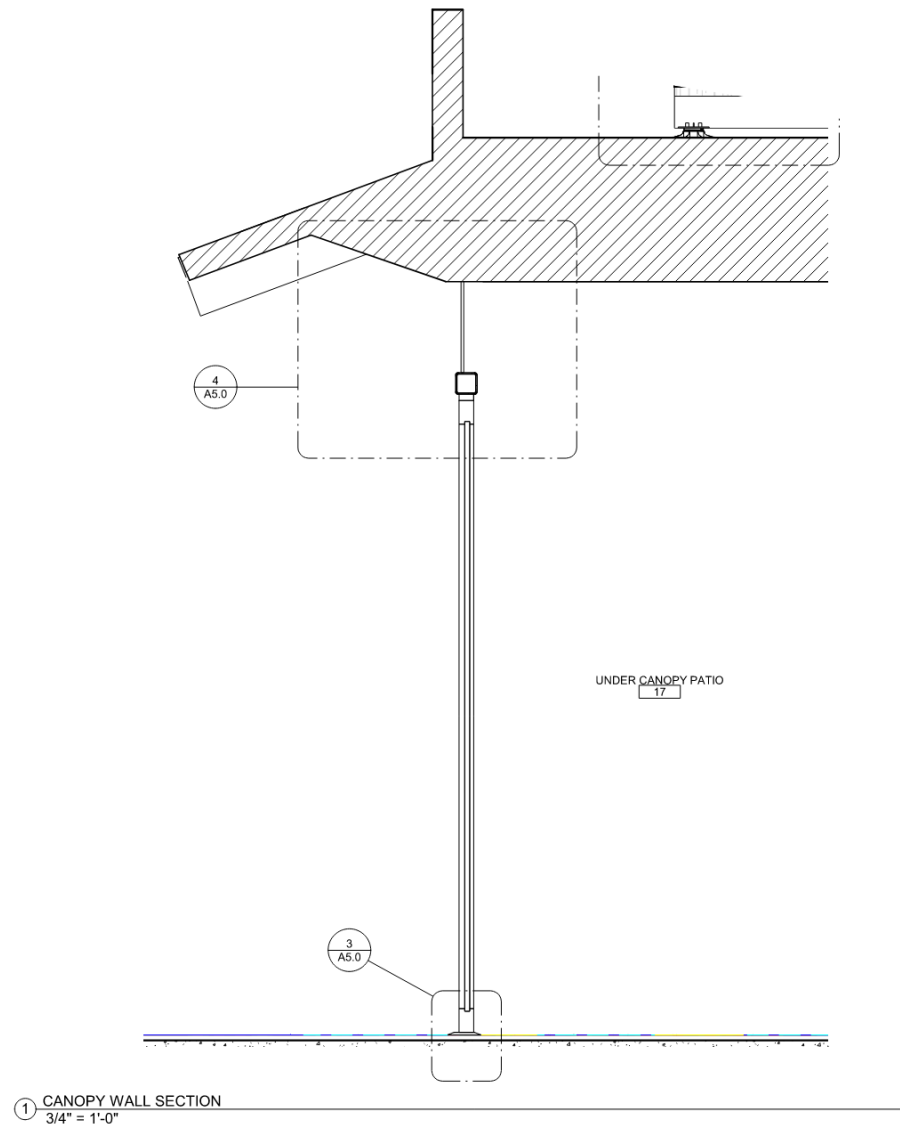
⑪ PROPOSED RAMPART ELEV
3/32" = 1'-0"

1036-40 Esplanade Ave. – previously approved Nanawall

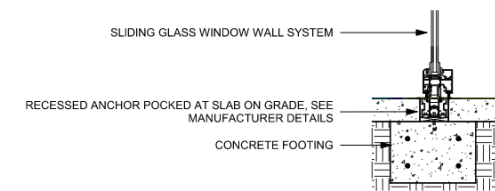
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4 ENLARGED SECTION AT WINDOW WALL HEAD
1 1/2" = 1'-0"



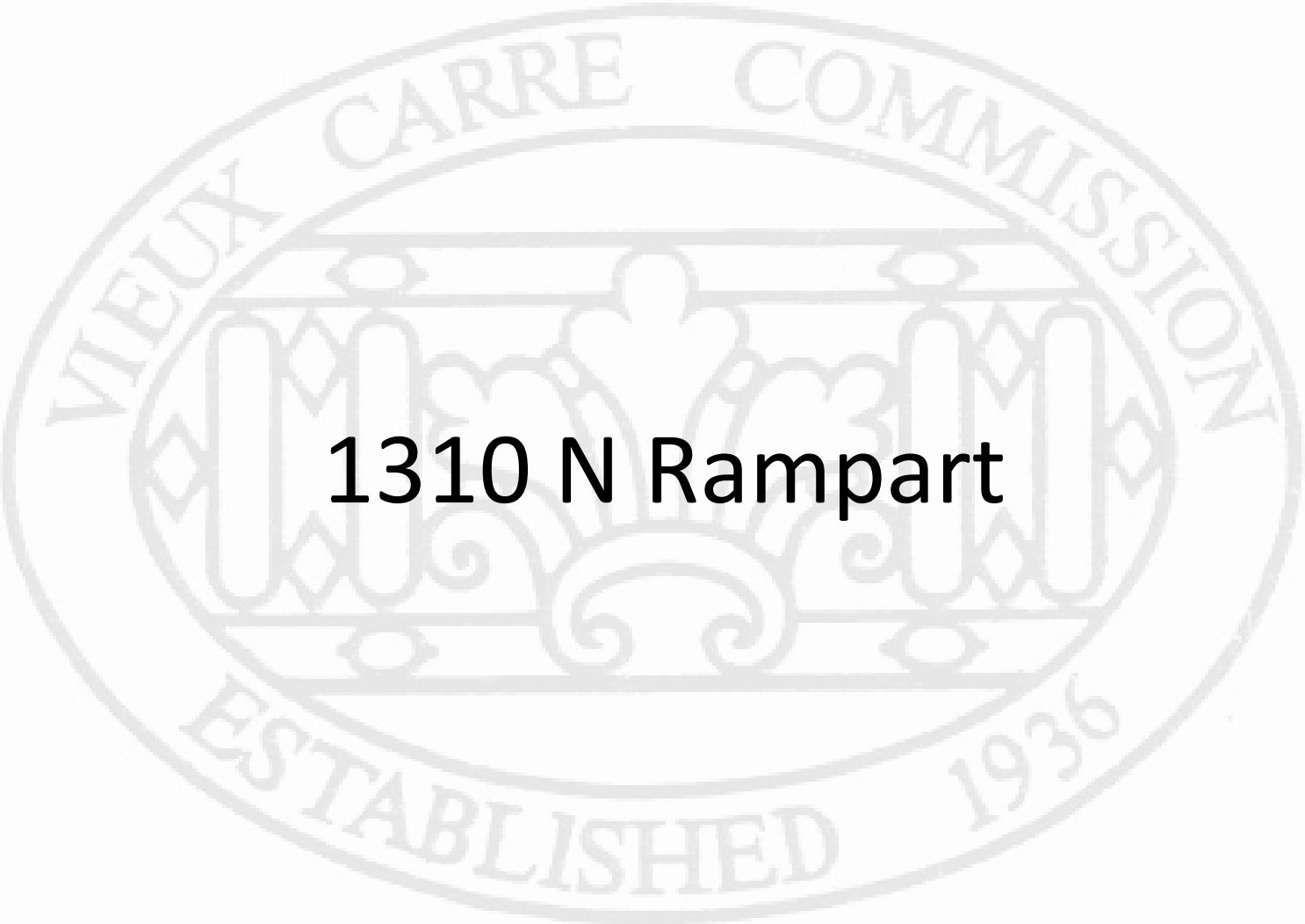
3 ENLARGED SECTION AT WINDOW WALL @ SLAB
1 1/2" = 1'-0"

1036-40 Esplanade Ave. – previously approved Nanawall

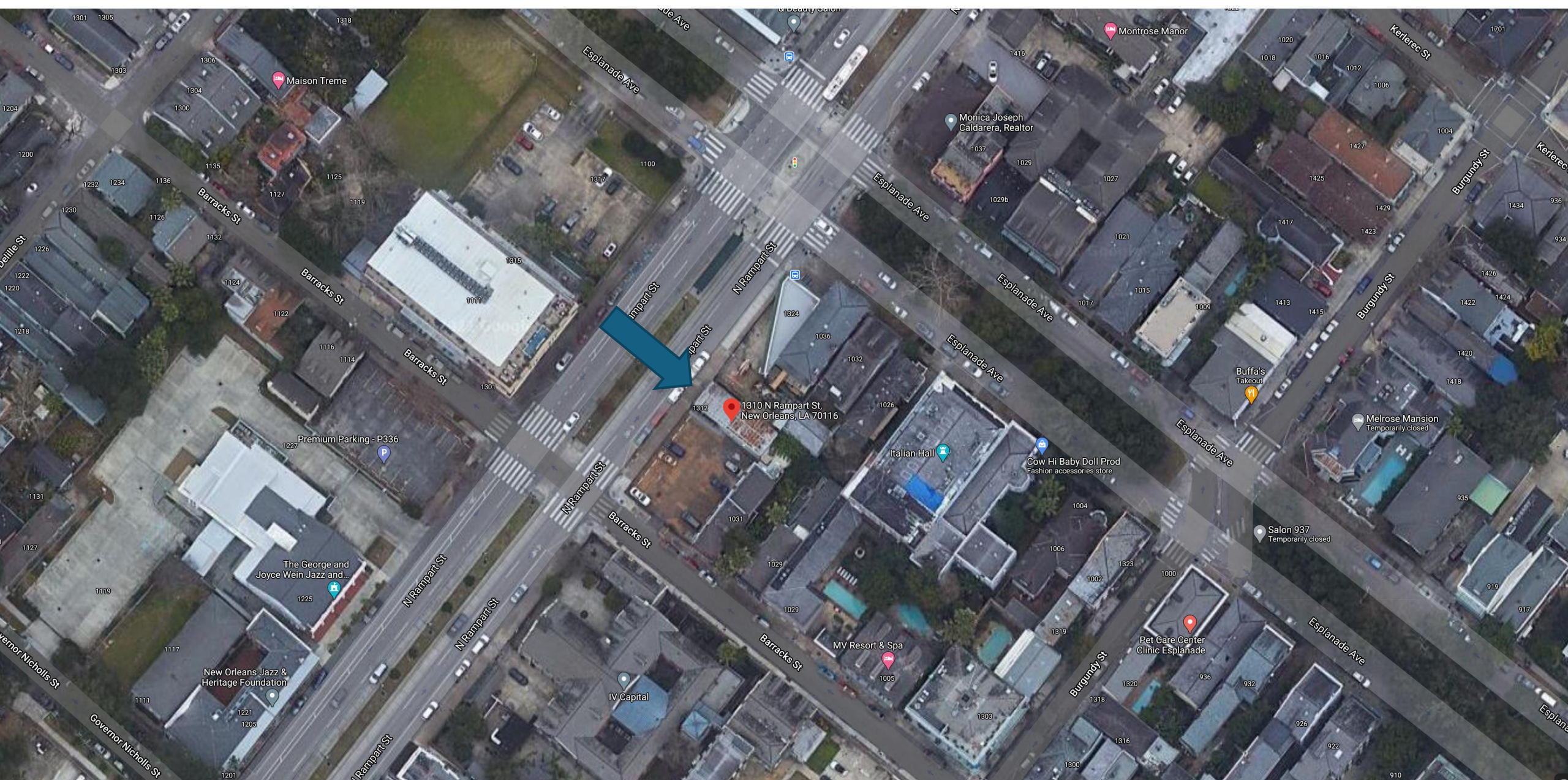
VCC Architectural Committee

August 11, 2026



The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a fleur-de-lis at the top, a scroll at the bottom, and a central shield with a fleur-de-lis. The shield is flanked by two vertical bars. The text "VIEUX CARRE COMMISSION" is written in a semi-circle at the top, and "ESTABLISHED 1936" is written in a semi-circle at the bottom.

1310 N Rampart



1310 N Rampart

VCC Architectural Committee

August 11, 2026





1310 N Rampart

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August 11, 2026





1310 N Rampart

VCC Architectural Committee

August 11, 2026





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1310 N Rampart

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1310 N Rampart

VCC Architectural Committee

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August 11, 2026





1312-1310
N. RAMPART ST.

NEW ORLEANS, LA 70116

ISSUED FOR VCC REVIEW
07/28/2026

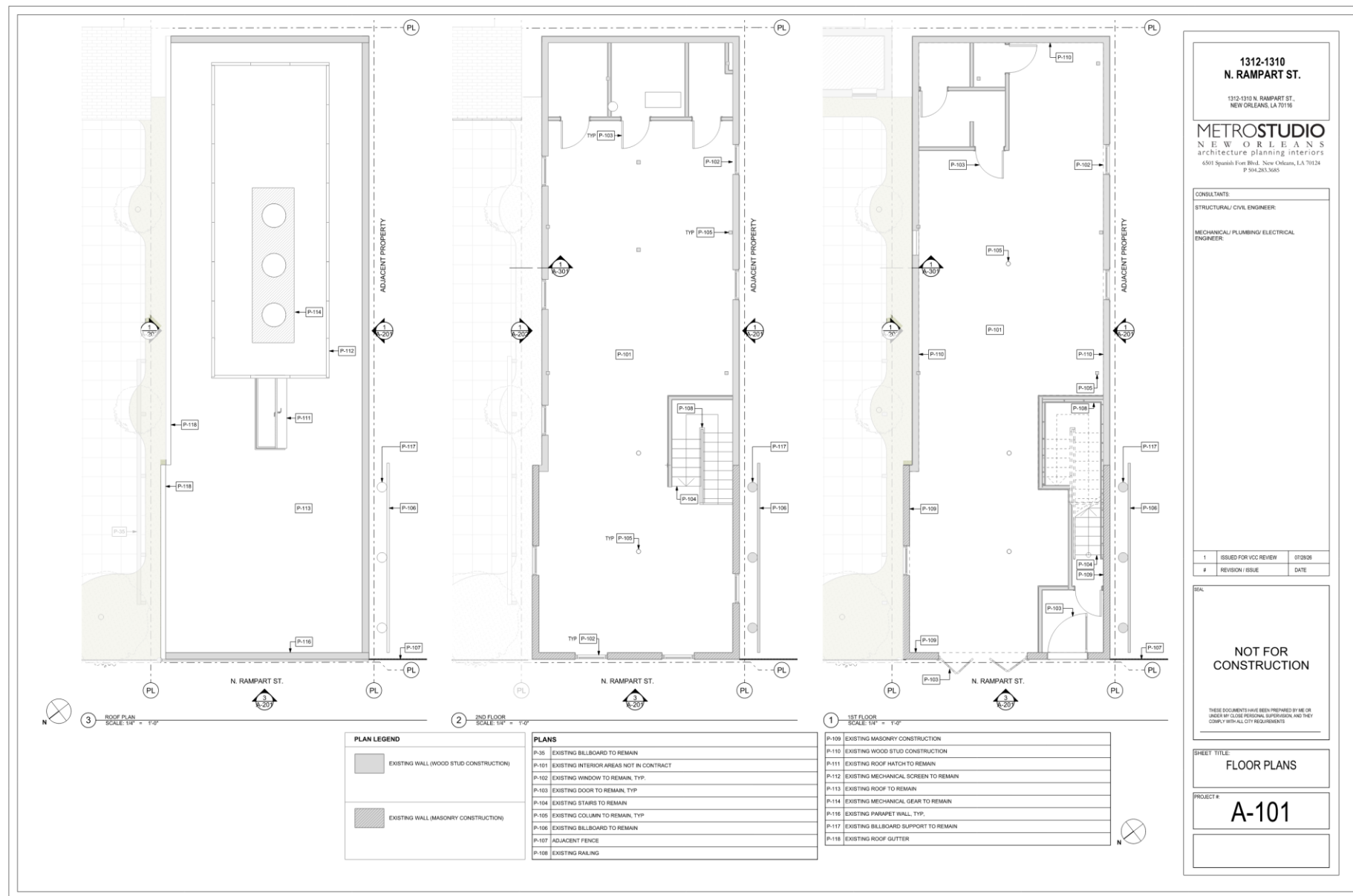
METROSTUDIO
NEW ORLEANS
architecture planning interiors
6501 SPANISH FORT BLVD. NOLA
504.283.3685 // METROSTUDIO.NET

1310 N Rampart

VCC Architectural Committee

August 11, 2026



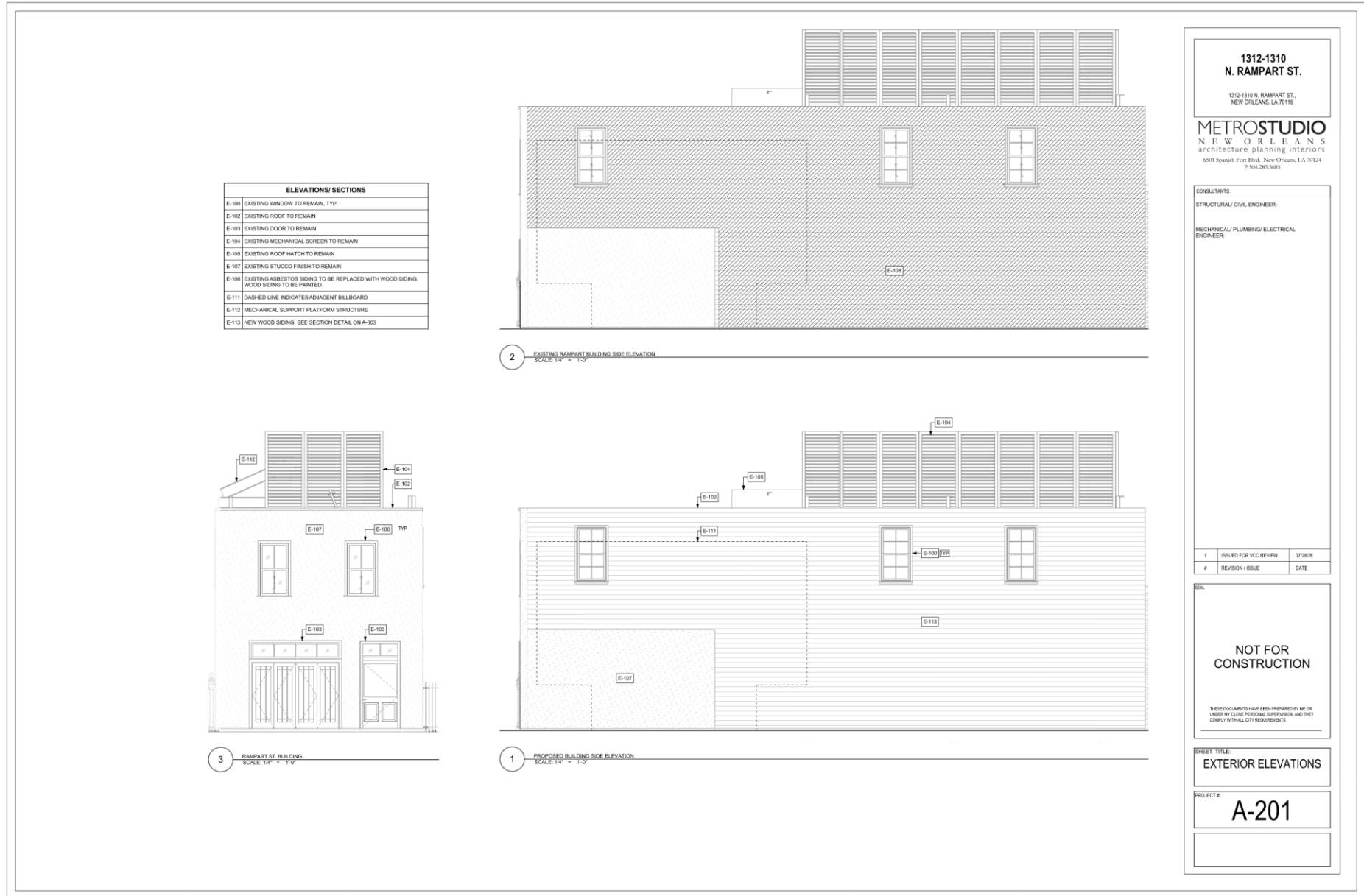


1310 N Rampart

VCC Architectural Committee

August 11, 2026



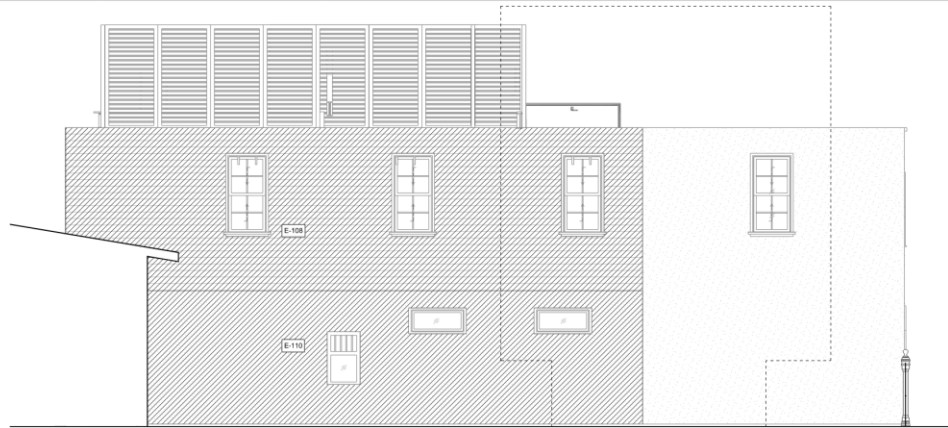


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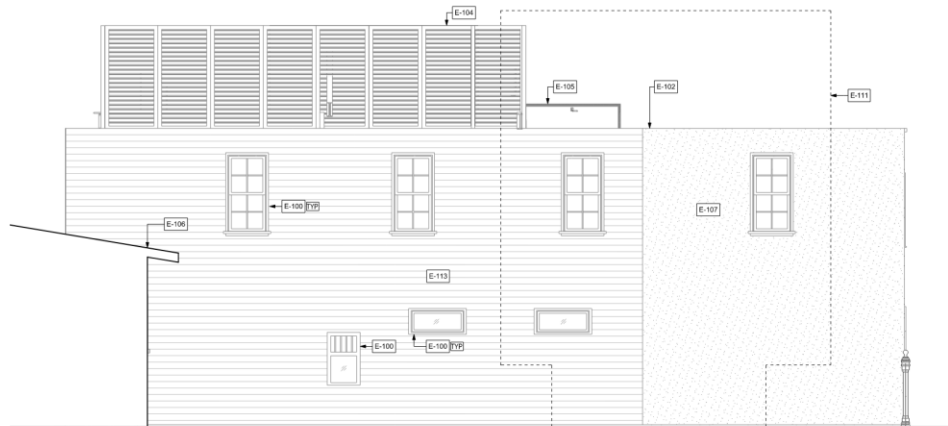
VCC Architectural Committee

August 11, 2026





2 EXISTING N. RAMPART HABANA ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED N. RAMPART HABANA ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATIONS/ SECTIONS	
E-100	EXISTING WINDOW TO REMAIN, TYP.
E-102	EXISTING ROOF TO REMAIN
E-104	EXISTING MECHANICAL SCREEN TO REMAIN
E-105	EXISTING ROOF HATCH TO REMAIN
E-106	ADJACENT SHED UNIT
E-107	EXISTING STUCCO FINISH TO REMAIN
E-108	EXISTING ASBESTOS SIDING TO BE REPLACED WITH WOOD SIDING. WOOD SIDING TO BE PAINTED.
E-110	EXISTING STUCCO FINISH TO BE REMOVED
E-111	DASHED LINE INDICATES ADJACENT BILLBOARD
E-113	NEW WOOD SIDING. SEE SECTION DETAIL ON A-303

1312-1310
N. RAMPART ST.

1312-1310 N. RAMPART ST.,
NEW ORLEANS, LA 70116

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NEW ORLEANS
architecture planning interiors
6501 Spanish Fort Blvd., New Orleans, LA 70124
P 504.263.3605

CONSULTANTS:

STRUCTURAL/ CIVIL ENGINEER:

MECHANICAL/ PLUMBING/ ELECTRICAL
ENGINEER:

1	ISSUED FOR VCC REVIEW	07/28/26
#	REVISION / ISSUE	DATE

SEA:

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CONSTRUCTION**

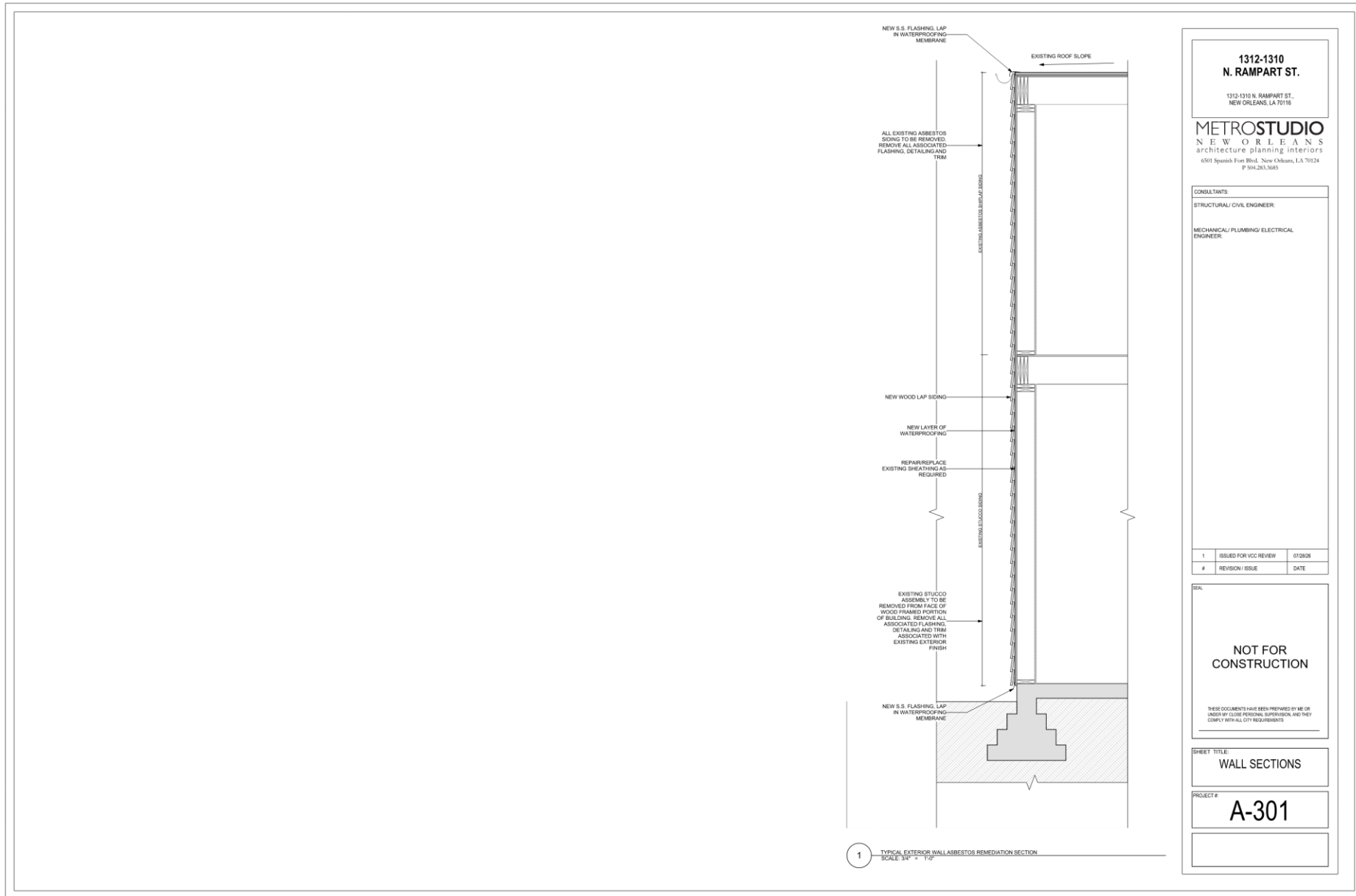
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SHEET TITLE:

EXTERIOR ELEVATIONS

PROJECT #:

A-202

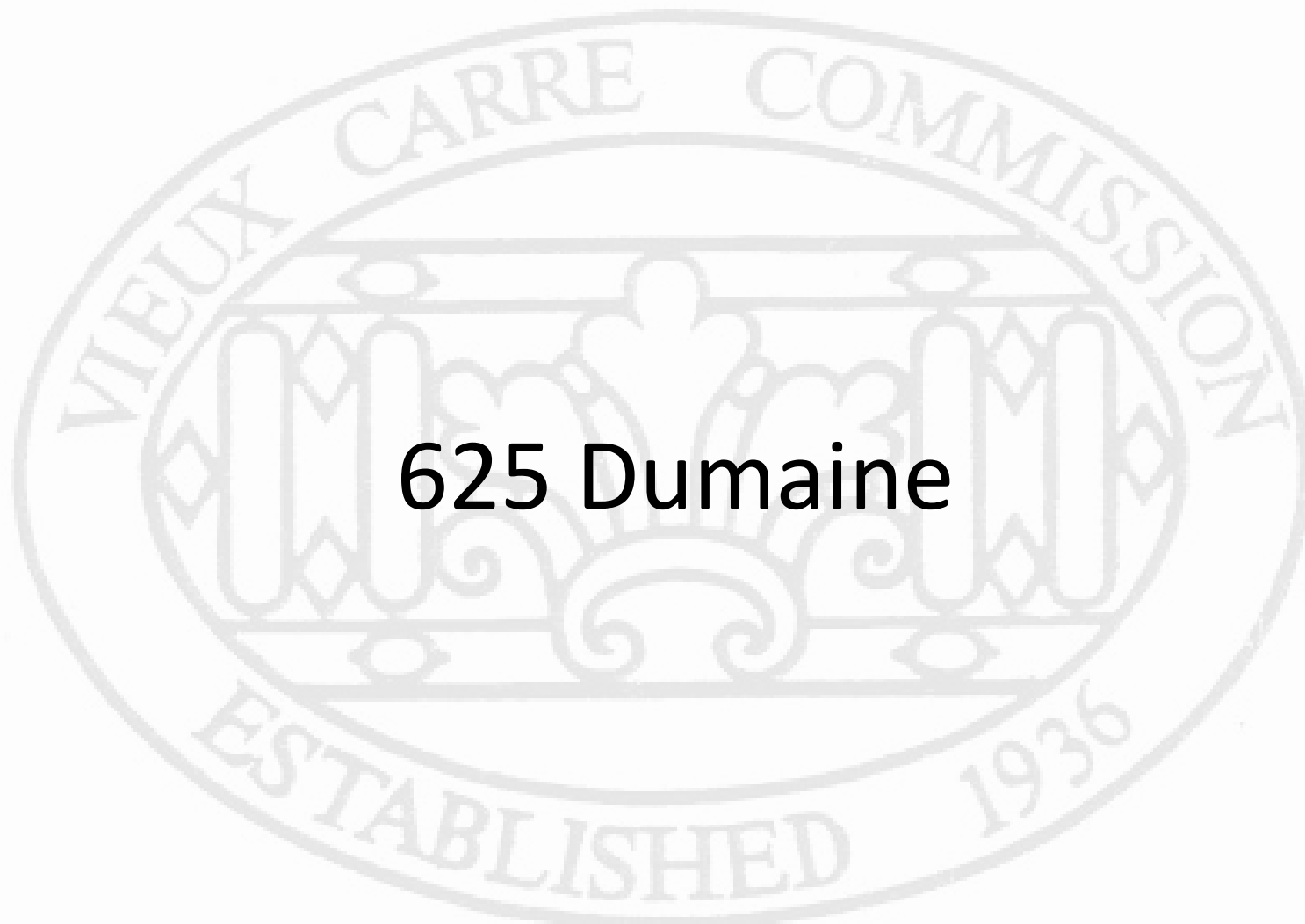


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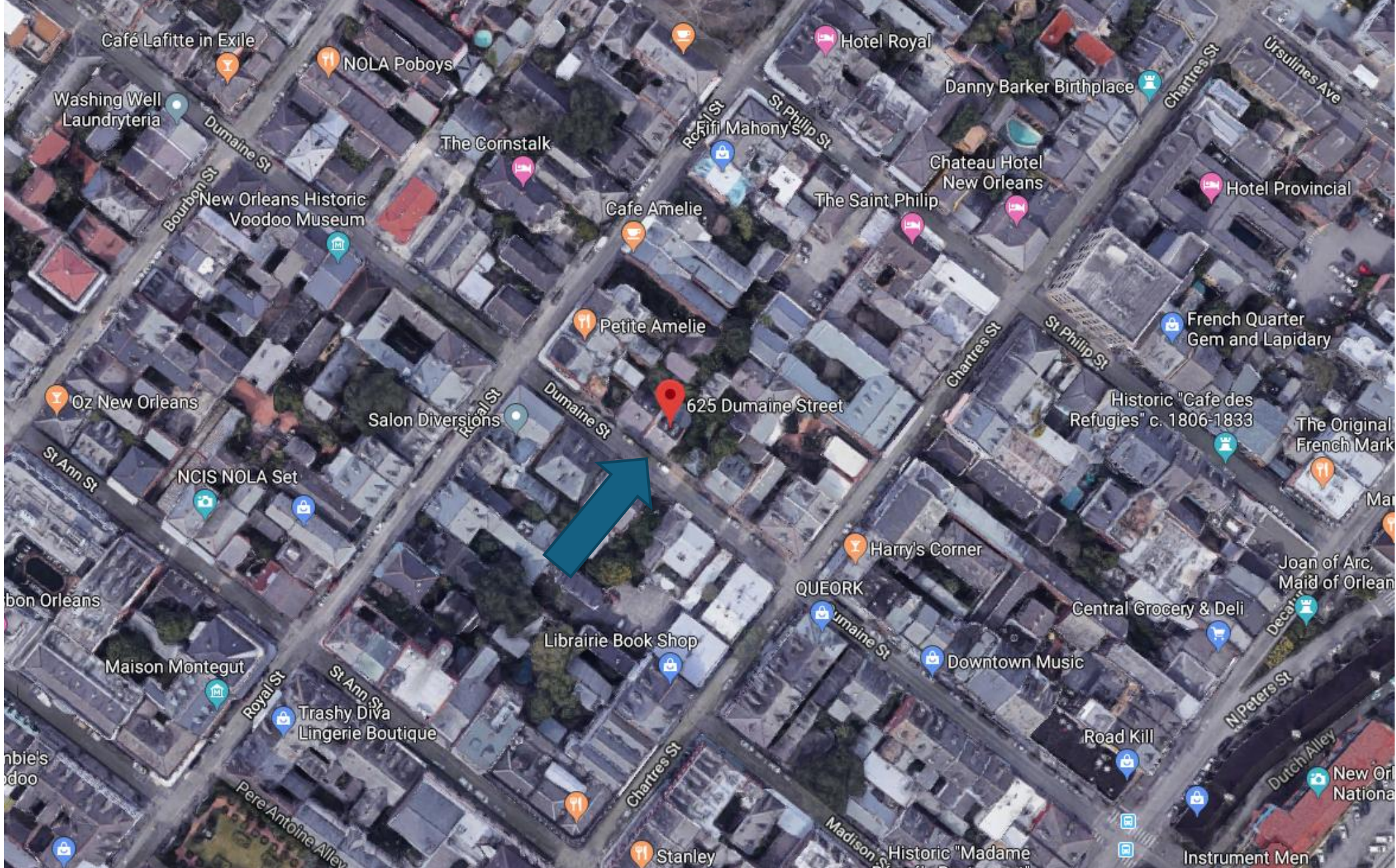
VCC Architectural Committee

August 11, 2026





625 Dumaine



625 Dumaine





625 Dumaine

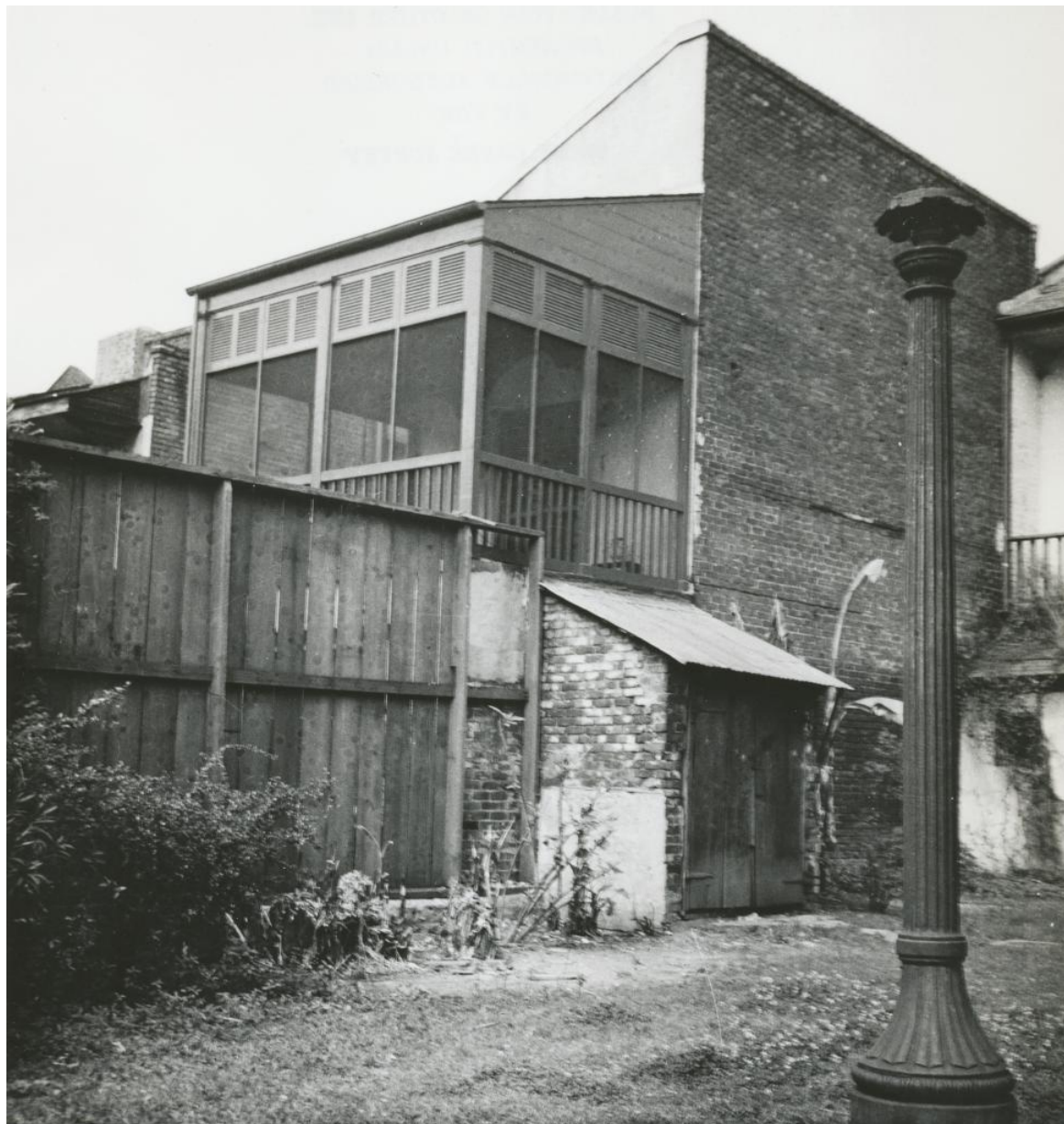


625 Dumaine

VCC Architectural Committee

August 11, 2026





625 Dumaine



625 Dumaine



625 Dumaine

VCC Architectural Committee

August 11, 2026





625 Dumaine

VCC Architectural Committee

05 08 2023

August 11, 2026



625 DUMAINE STREET NEW ORLEANS, LA 70116 PERMIT SET 28 JULY 2026

PROJECT INFORMATION		ABBREVIATIONS		CODE ANALYSIS		DRAWING INDEX											
Project Title and Address 625 DUMAINE STREET NEW ORLEANS, LA 70116		ABV ABOVE A.C.T. ACUSTICAL CEILING TILE A.F.F. ABOVE FINISH FLOOR ADD ADDITIONAL ADJ ADJUSTABLE ALT ALTERNATE ALUM ALUMINUM ANOD ANODIZED APPROX APPROXIMATE ARCH ARCHITECTURAL AVG AVERAGE BM BEAM BW BETWEEN BLKG BITUMINOUS BLND BLOCKING BD BOARD BLDG BUILDING BLD BUILDING LINE CAB CABINET CPY CARPET CLO CLOSET C.L. CENTER LINE CHG CHANGE CLOS CLOSET COL COLUMN CONC CONCRETE C.M.U. CONCRETE MASONRY UNIT CONN CONNECTION CONSTR CONSTRUCTION CONT CONTIGUOUS, CONTINUE C.J. CONTROL JOINT CORR CORROSION CTR CENTER DET. DETAIL DIA DIAMETER D.I.F. DETERMINE IN FIELD DIST DISTANCE DR DOOR DN DOWN DS DOWNSPOUT DWG DRAWING EA EACH ELEC ELECTRIC ELV ELEVATION		ELEV ELEVATOR EQ EQUAL EQIP EQUIPMENT EXH EXHAUST EXIST EXISTING EXP EXPANSION E.J. EXPANSION JOINT EXT EXTERIOR E.G. EXTERIOR GRADE FT FEET OR FOOT F.E.C. FIRE EXTINGUISHER CABINET FIN. FINISH, FINISHED FIXT FIXTURE FL FLOOR FD FLOOR DRAIN FLUOR FLUORESCENT FTG FOOTING FTN FOUNDATION GA GAGE, GAUGE GALV GALVANIZED GEN GENERAL G.C. GENERAL CONTRACTOR GL GLASS, GLAZE GFI GROUND FAULT INTERCEPTOR GYP GYPSPUM GYP BD GYPSPUM BOARD HB HOSE BIB HWDR HARDWARE HGT HEIGHT H.M. HOLLOW METAL HR HOUR IN INCH OR INCHES INSUL INSULATION INT INTERIOR IT JOINT LAM LAMINATED LAV LAVATORY LT LIGHT LOC LOCATION LKR LOCKER L.P. LOW POINT		MFR MANUFACTURER M.O. MASONRY OPENING MAX MAXIMUM MECH MECHANICAL MTL METAL MIN MINIMUM MISC MISCELLANEOUS MOUNT MOUNTED MULL MULLION NOM NOMINAL N.I.C. NOT IN CONTRACT NTS NOT TO SCALE NO NUMBER O.C. ON CENTER OPNG OPENING OPP OPPOSITE PTD PAINTED PR PAIR PRL PANEL PNT PAVEMENT PERF PERFORATED PLAS PLASTER P.LAM PLASTIC LAMINATE PL GL PLATE GLASS PLMB PLUMBING P.VYND PLYWOOD POL POLISHED PT POINT P.L. POUNDS P.F. POUNDS PER SQ. FT. P.F. POUNDS PER SQ. IN. PREFAB PREFABRICATED PREFIN PREFINISHED P.L. PROPERTY LINE P.T. PRESSURE TREATED QTY QUANTITY RAD RADIUS REF REFERENCE REFR REFRIGERATION RELOC RELOCATED REQD REQUIRED RESIL RESILIENT RCP REFLECTED CEILING PLAN R.D. ROOF DRAIN RM ROOM R.O. ROUGH OPENING RV ROOF VENT SB SETBACK SCHD SCHEDULED SHT SHEET SHT MTL SHEET METAL SLP SLOPE S.C. SOLID CORE SPEC SPECIFICATIONS SF SQUARE FEET SS STAINLESS STEEL STD STANDARD SD SMOKE DETECTOR STL STEEL STOR STORAGE STR STREET STRUCT STRUCTURAL S.A. SUPPLY AIR SUSP SUSPENDED, SUSPENSION TEL TELEPHONE T.G. TEMPERED GLASS T.V. TELEVISION THK THICKNESS THRS THRESHOLD THRUJ THROUGH T & G TONGUE & GROOVE T.O. TOP OF TYP TYPICAL UGD UNDERGROUND U.N.O. UNLESS NOTED OTHERWISE V.C.T. VINYL COMPOSITION TILE V.T. VERTICAL, VERTICALLY VEST VESTIBULE V.F. VEERIFY IN FIELD V.T.R. VENT THROUGH ROOF VOL VOLUME WC WATER CLOSET WF WATER FLANGE W F WOOD WH WATER HEATER		DESCRIPTION: INTERIOR RENOVATION OF THE STREET FRONT COTTAGE - SINGLE DWELLING UNIT REPLACEMENT OF EXTERIOR OVERHEAD DOWNLIGHTS WITH NEW GAS LIGHTS ZONING CLASSIFICATION: VCR-2 VIEUX CARRE RESIDENTIAL DISTRICT LOCAL HISTORIC DISTRICT: VIEUX CARRE USE AND OCCUPANCY CLASSIFICATION: DWELLING, MULTI-FAMILY FLOOD ZONE: FLOOD ZONE X APPLICABLE CODES: ADOPTED & AMENDED CODES AND REFERENCES: CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE 2021 INTERNATIONAL BUILDING CODE (IBC) 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE (IRC) 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) PROJECT SIZE: EXISTING CONDITIONED SPACE - STREET FRONT COTTAGE <table><tr><td>FIRST FLOOR</td><td>1,410 SF</td></tr><tr><td>SECOND FLOOR</td><td>888 SF</td></tr><tr><td>TOTAL CONDITIONED SPACE</td><td>2,298 SF</td></tr></table>		FIRST FLOOR	1,410 SF	SECOND FLOOR	888 SF	TOTAL CONDITIONED SPACE	2,298 SF	GENERAL TS1.1 TITLE SHEET ARCHITECTURAL EX1.0 SITE PLAN EX1.1 EXISTING FIRST FLOOR PLAN EX1.2 EXISTING SECOND FLOOR PLAN D1.1 FIRST AND SECOND FLOOR DEMOLITION PLANS A1.1 FIRST FLOOR KEY AND DIMENSIONED PLANS A1.2 SECOND FLOOR KEY AND DIMENSIONED PLANS A3.1 EXTERIOR ELEVATION - DUMAINE STREETSCAPE A8.1 INTERIOR DOOR SCHEDULE AND ELEVATIONS A11.1 FIRST AND SECOND FLOOR REFLECTED CEILING/LIGHTING PLANS AE1.1 FIRST AND SECOND FLOOR POWER PLANS	
FIRST FLOOR	1,410 SF																
SECOND FLOOR	888 SF																
TOTAL CONDITIONED SPACE	2,298 SF																

VICINITY MAPS - CITY

MAP FROM: GOOGLE.COM

PROJECT DIRECTORY

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Nelson Boothe
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tara@leedbetter.com

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Tara Ledbetter, FAIA
Tara Ledbetter
TSD

GRAPHIC SYMBOLS



LEE LEDBETTER
& ASSOCIATES
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NO DATE ISSUE
PHASE: PERMIT SET

PROJECT NO: 2603
DATE: 28 JULY 2026

TITLE SHEET
TS1.1

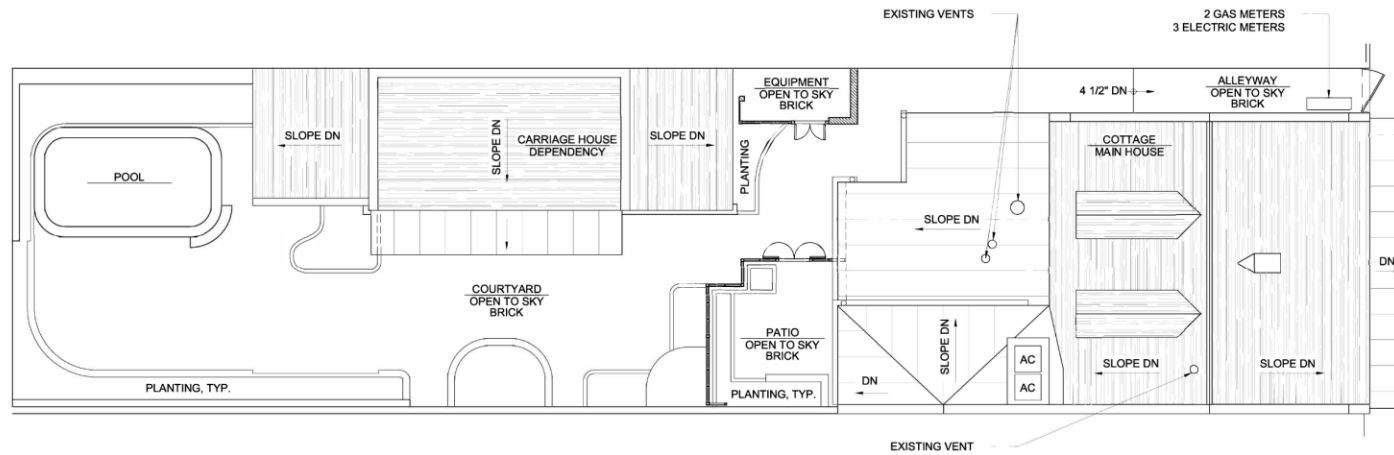


GENERAL NOTES

1) DRAWINGS WITH NOTES OR DIMENSIONS LABELED "TYPICAL" SHALL APPLY TO SITUATIONS THAT ARE THE SAME OR SIMILAR TO THESE SPECIFICALLY KEYED.

625 DUMAINE STREET

139



DUMAINE STREET



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NO.	DATE	ISSUE
1		PERMIT SET

PROJECT NO.: 2603
DATE: 28 JULY 2026

EXISTING SITE PLAN
EX1.0

625 Dumaine

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August 11, 2026



GENERAL NOTES

1) DRAWINGS WITH NOTES OR DIMENSIONS LABELED "TYPICAL" SHALL APPLY TO SITUATIONS THAT ARE THE SAME OR SIMILAR TO THESE SPECIFICALLY KEYED.

PLAN KEY

- EXISTING WALL
FLOOR AIR SUPPLY
WALL AIR SUPPLY / RETURN - ARROW
INDICATES DIRECTION OF AIR FLOW
LIGHT SWITCH
WALL DUPLEX RECEPTACLE
WALL QUADRUPLUX RECEPTACLE
THERMOSTAT
ALARM
DOORBELL
DATA/TELEPHONE
WALL SCONCE
RECESSED DOWNLIGHT
SURFACE-MOUNT FIXTURE
PENDANT FIXTURE
CEILING FAN
CEILING AIR SUPPLY
SMOKE DETECTOR
CEILING SPEAKER

LEE LEDBETTER
& ASSOCIATES

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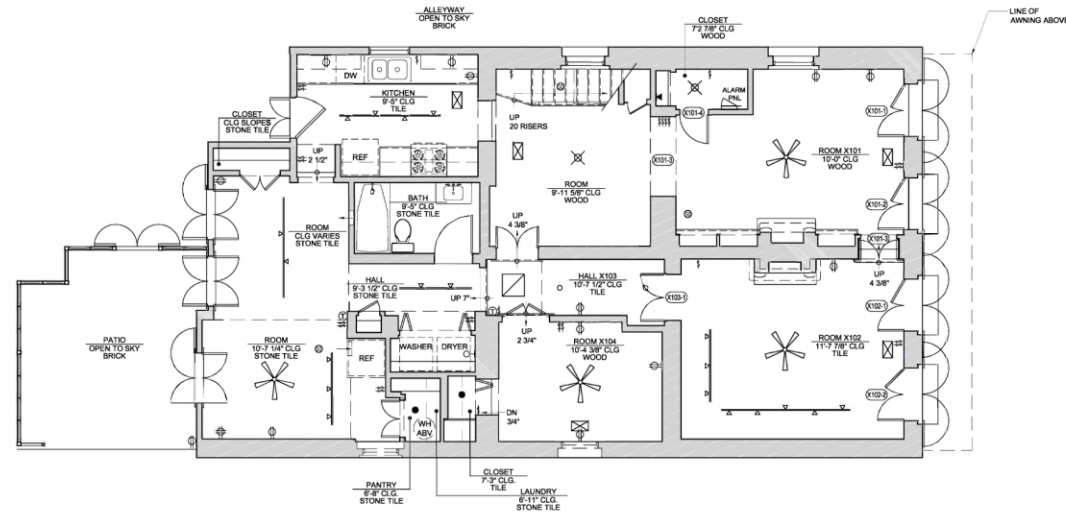
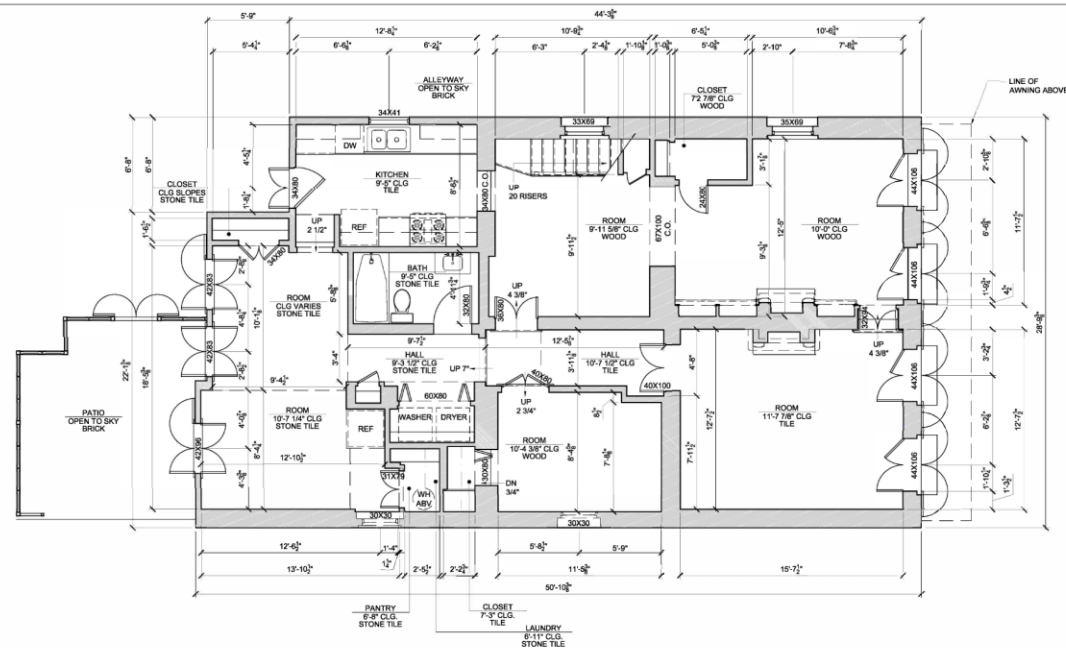
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PHASE: PERMIT SETPROJECT NO.: 2603
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EXISTING FIRST FLOOR PLAN

EX1.1

1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"2 EXISTING FIRST FLOOR PLAN - DIMENSIONED
SCALE: 1/4" = 1'-0"

625 Dumaine

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August 11, 2026

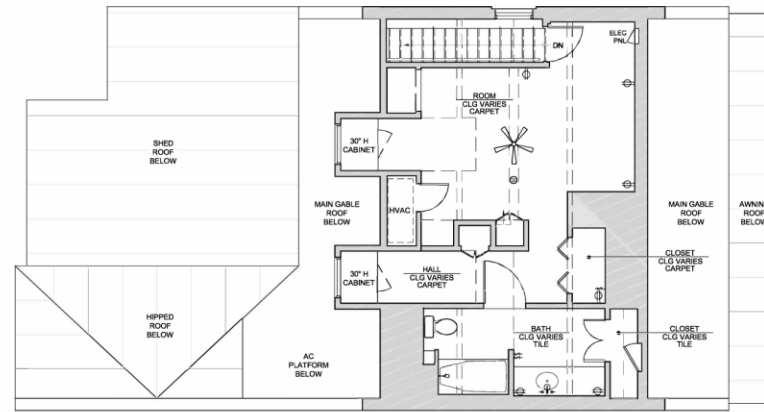


GENERAL NOTES

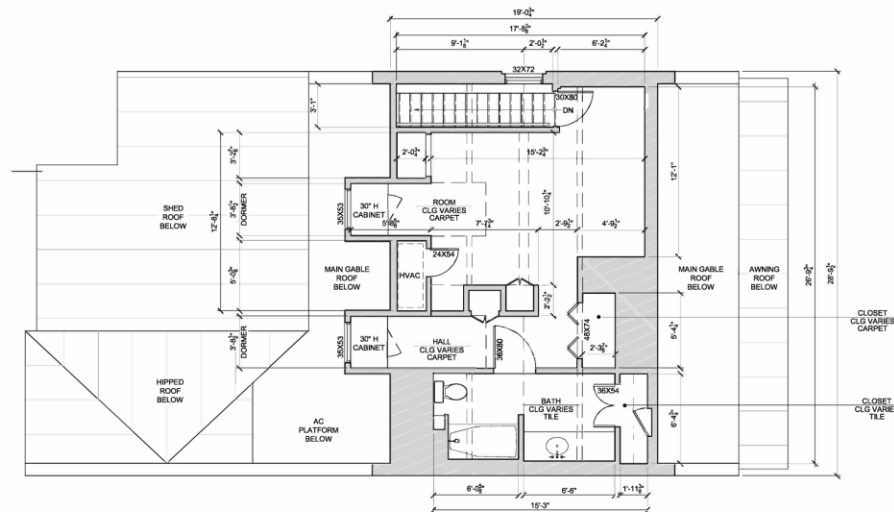
1) DRAWINGS WITH NOTES OR DIMENSIONS LABELED "TYPICAL" SHALL APPLY TO SITUATIONS THAT ARE THE SAME OR SIMILAR TO THESE SPECIFICALLY KEYED.

PLAN KEY

	EXISTING WALL
	FLOOR AIR SUPPLY
	WALL AIR SUPPLY / RETURN - ARROW
	INDICATES DIRECTION OF AIR FLOW
	LIGHT SWITCH
	WALL DUPLEX RECEPTACLE
	WALL QUADRUPEX RECEPTACLE
	THERMOSTAT
	ALARM
	DOORBELL
	DATA/TELEPHONE
	WALL SCONCE
	RECESSED DOWNLIGHT
	SURFACE-MOUNT FIXTURE
	PENDANT FIXTURE
	CEILING FAN
	CEILING AIR SUPPLY
	SMOKE DETECTOR
	CEILING SPEAKER



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



2 EXISTING SECOND FLOOR PLAN - DIMENSIONED
SCALE: 1/4" = 1'-0"



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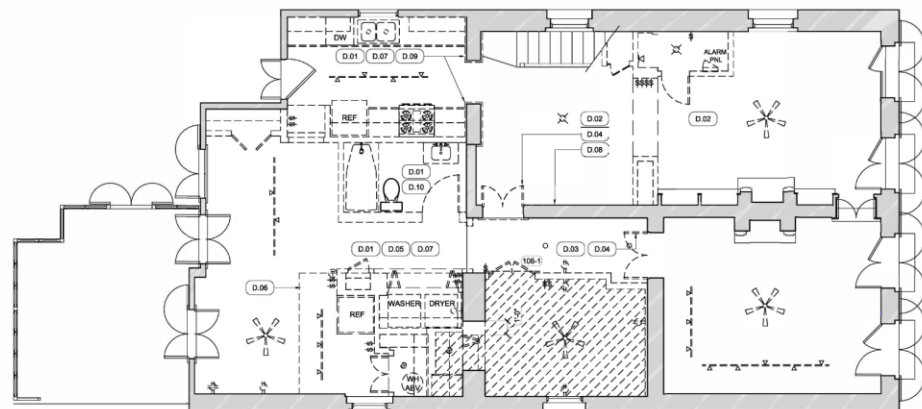
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PROJECT NO.: 2803
DATE: 28 JULY 2026

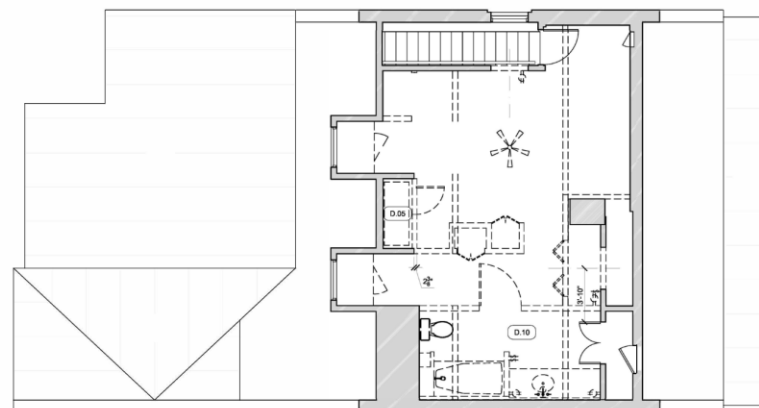
EXISTING SECOND FLOOR
PLAN

EX1.2





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



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

DEMOLITION PLAN NOTES

- 1) IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. IMMEDIATELY NOTIFY ARCHITECT AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.
- 2) REFER TO DIMENSIONS ON THE FLOOR PLANS, SCHEDULES AND ACTUAL SIZES OF WINDOW AND DOOR UNITS TO VERIFY DIMENSIONS NEEDED FOR OPENINGS INDICATED.
- 3) COORDINATE ALL DEMOLITION WORK WITH SCOPE OF PROPOSED WORK.
- 4) REMOVE AND RETAIN EXISTING LIGHT FIXTURES FOR REUSE.
- 5) PROTECT ALL FINISHES THAT WILL REMAIN AS NEEDED.
- 6) VERIFY THAT ELECTRICAL AND PLUMBING IN AREAS WHERE WORK WILL OCCUR HAVE BEEN DISCONNECTED AND CAPPED BEFORE START OF SELECTIVE DEMOLITION OPERATIONS.
- 7) SURVEY CONDITION OF BUILDING PRIOR TO SELECTIVE DEMOLITION OCCURRING AND PROVIDE TEMPORARY SUPPORT AS NEEDED TO PREVENT DAMAGE OR COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE BUILDING DEMOLITION OPERATIONS.
- 8) WHERE NEW WALLS ARE PROPOSED, REMOVE FLOOR, WALL AND CEILING FINISHES AS NEEDED TO ALLOW PROPOSED FRAMING TO CONNECT DIRECTLY TO EXISTING FRAMING.
- 9) WHERE WOOD TRIM IS NOTED BE REMOVED AND RETAINED BUT IS DAMAGED, PROVIDE POPLAR WOOD TRIM MATCHING EXISTING TRIM SIZES AND PROFILES AS NEEDED.
- 10) CONTRACTOR SHALL NOTIFY ARCHITECT/OWNER PRIOR TO REMOVAL OF ANY ITEM IF CONTRACT DOCUMENTS DO NOT SPECIFICALLY ADDRESS ITEM OR IF CONTRACTOR IS UNSURE IF ITEM IS TO BE REMOVED, REMOVED AND REINSTALLED OR RETAINED.
- 11) REMOVE DETACH ITEMS FROM EXISTING CONSTRUCTION AND DISPOSE OF THEM OFF-SITE UNLESS INDICATED TO BE SALVAGED OR REINSTALLED. REMOVE ALL CONSTRUCTION DEBRIS INCLUDING ITEMS FROM STUD BAYS, AND ATTIC. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE AND DO NOT BURN DEMOLISHED MATERIALS.
- 12) REMOVE AND RETAIN DETACH ITEMS FROM EXISTING CONSTRUCTION, IN A MANNER TO PREVENT DAMAGE, PREPARE FOR REUSE, AND REINSTALL WHERE INDICATED.
- 13) UNLESS OTHERWISE INDICATED, DEMOLITION WASTE BECOMES PROPERTY OF CONTRACTOR.
- 14) OWNER WILL OCCUPY PORTIONS OF THE SITE ADJACENT TO DEMOLITION AREA. CONDUCT SELECTIVE DEMOLITION SO OWNER'S OPERATIONS WILL NOT BE INTERRUPTED. NOTIFY ARCHITECT AND OWNER OF INTERRUPTION OF UTILITY SERVICES AND INDICATE HOW LONG UTILITY SERVICES WILL BE INTERRUPTED. MAINTAIN EXISTING ELECTRICAL SYSTEMS AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

KEYNOTES

- D.01 REMOVE DROPPED CEILING. BE CAREFUL NOT TO FURTHER DAMAGE THE EXISTING BEAD BOARD AT THE UPPERMOST CEILING.
- D.02 PROTECT EXISTING WOOD FLOORING.
- D.03 REMOVE AND SALVAGE DOOR, FRAME, HARDWARE AND CASINGS. DOOR NUMBER REMAIN IN HANDLES WHEN THE SALVAGED DOOR IS TO BE REUSED.
- D.04 REMOVE AND SALVAGE DOOR, FRAME, HARDWARE AND CASINGS.
- D.05 REMOVE ALL MECHANICAL DUCTS AND ASSOCIATED SOFFITS AND ALL MECHANICAL EQUIPMENT.
- D.06 REMOVE FLOOR TILE AT NEW PRIMARY CLOSET AREA. SALVAGE IF POSSIBLE. REMOVE CLEANLY SO THAT ADJACENT TILE TO REMAIN IS NOT AFFECTED.
- D.07 REMOVE AND SALVAGE APPLIANCES.
- D.08 REMOVE CHAIR RAIL.
- D.09 REMOVE WOOD FLOORING AT BRICK WALL. REMOVE CAREFULLY SO AS NOT TO FURTHER DAMAGE THE PLASTER AND BRICK.
- D.10 REMOVE ABANDONED PLUMBING PIPES.

PLAN KEY

- EXISTING WALL TO REMAIN
- - - EXISTING TO BE REMOVED
- /// EXISTING WOOD FLOORING TO BE REMOVED. SALVAGE FOR REUSE



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DEMOLITION PLANS

D1.1



GENERAL NOTES

- 1) CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS AND NEW AND EXISTING CONDITIONS. DIMENSIONS SHOWN MAY NEED TO BE ADJUSTED BASED ON ACTUAL FIELD CONDITIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- 2) THESE NOTES ARE NOT INTENDED TO LIMIT THE RESPONSIBILITIES OF THE CONTRACTOR AS OUTLINED ELSEWHERE IN THE CONTRACT DOCUMENTS.
- 3) CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPROVALS FROM AUTHORITIES HAVING JURISDICTION (AHS).
- 4) NOTIFY APPLICABLE SPECIAL INSPECTORS, AUTHORITIES HAVING JURISDICTION AND UTILITIES PRIOR TO COVERING UP WORK REQUIRING INSPECTION.
- 5) COORDINATE CONSTRUCTION STAGING LOCATION WITH THE OWNER AND OBTAIN ALL NECESSARY CITY APPROVALS FOR STAGING.
- 6) ALL DIMENSIONS ARE TO THE FACE OF FINISH, UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
- 7) DRAWINGS WITH NOTES OR DIMENSIONS LABELED "TYPICAL" SHALL APPLY TO SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY KEYED.
- 8) PROVIDE ALL WORK INDICATED UNLESS SPECIFICALLY INDICATED AS "NOT IN CONTRACT" (NIC), "BY OTHERS" (FBO), "BY OWNER" OR "EXISTING".
- 9) CONTRACT DOCUMENTS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. PROVIDE PRODUCTS COMPLETE WITH ACCESSORIES, TRIM, FINISH, FASTENERS, AND OTHER ITEMS NEEDED FOR A COMPLETE INSTALLATION AND INDICATED USE AND EFFECT.
- 10) EACH CONTRACTOR SHALL KEEP THE SITE CLEAN AND ORDERLY AT THE END OF EACH WORK DAY.
- 11) REPAIR ANY DAMAGE CAUSED BY WORK INCLUDED UNDER THIS CONTRACT IN A TIMELY FASHION.
- 12) EACH CONTRACTOR IS RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE WORK OF THEIR SUB-CONTRACTORS AND THE WORK OF OTHER CONTRACTORS ON THE PROJECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL WORK IS FULLY COORDINATED.
- 10) CONTACT LOUISIANA ONE CALL AT 811 PRIOR TO AN EXCAVATION, TRENCHING, OR DIGGING. LOCATE UTILITIES PRIOR TO BEGINNING CONSTRUCTION. REPORT CONFLICTS WHICH SUBSTANTIALLY CHANGE OR PROHIBIT THE WORK.
- 11) UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL DELIVER TO THE OWNER A COPY OF THE CERTIFICATE OF OCCUPANCY, LIEN WAGER, WARRANTIES, GUARANTEES AND EQUIPMENT OPERATION MANUALS.
- 12) WHERE SIZE, CAPACITY, MODEL, STYLE, OR OTHER PERTINENT INFORMATION IS NOT INDICATED ON THE DRAWINGS, FURNISH EQUIPMENT, FIXTURES OR MATERIALS OF SIZE AND QUALITY WHICH WILL ADEQUATELY SERVICE THE FACILITY AS REQUIRED. WHERE THESE ITEMS ARE VISIBLE IN THE FINAL WORK, OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING.
- 13) WHERE A MATERIAL IS NOTED TO BE "BY OTHERS" OR "BY OWNER", CONTRACTOR SHALL PROVIDE ALL WORK NECESSARY FOR THE ITS INSTALLATION, UNLESS NOTED OTHERWISE. WHERE MATERIAL AND INSTALLATION IS NOTED TO BE "BY OTHERS", CONTRACTOR SHALL COORDINATE ITS WORK AND WORK BY OTHERS.



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PROPOSED FIRST FLOOR PLAN

A1.1



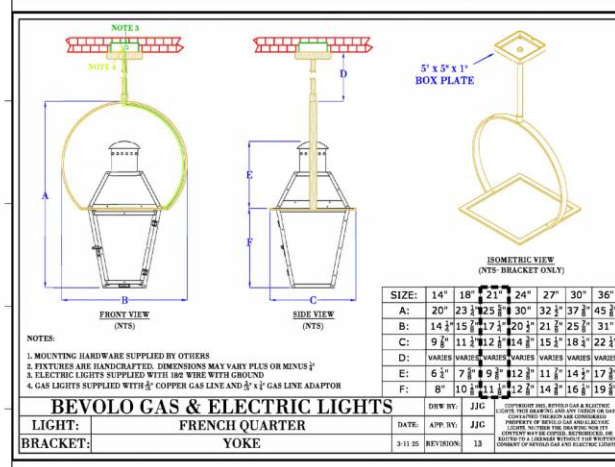
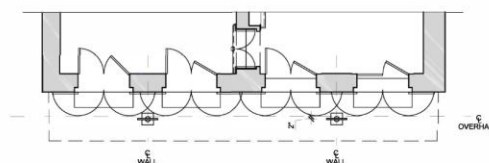
1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 PROPOSED FIRST FLOOR PLAN - DIMENSIONED
SCALE: 1/4" = 1'-0"



PLAN KEY

- EXISTING WALL
- PROPOSED WALL
- PROPOSED PARTIAL HEIGHT WALL

2 FRONT ELEVATION WITH OPEN SHUTTER
SCALE: NTS1 GAS LAMP CUT SHEET
SCALE: NTS3 STREET ELEVATION WITH PROPOSED GAS LAMPS
SCALE: 1/4" = 1'-0"4 PARTIAL PLAN
SCALE: 1/4" = 1'-0"

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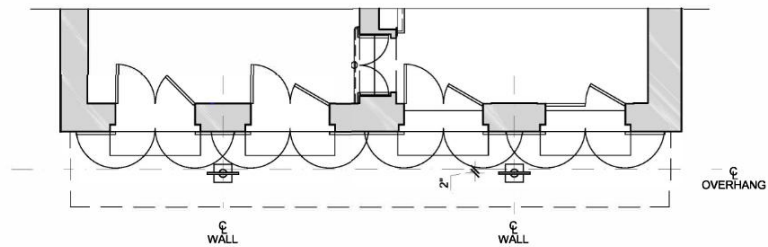
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DATE: 28 JULY 2026

STREET ELEVATION
A3.1





3 STREET ELEVATION WITH PROPOSED GAS LAMPS
SCALE: 1/4" = 1'-0"



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

625 Dumaine

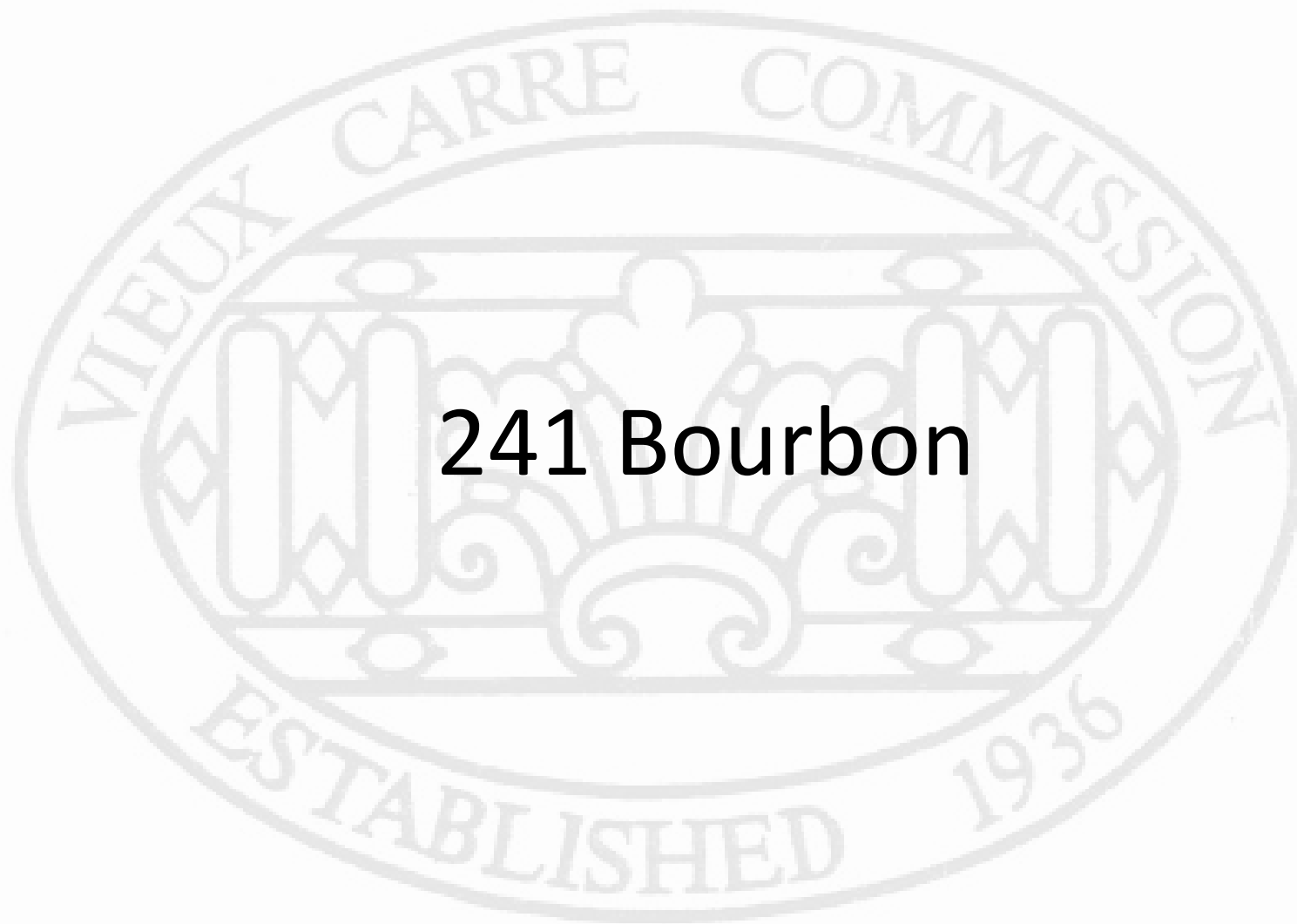
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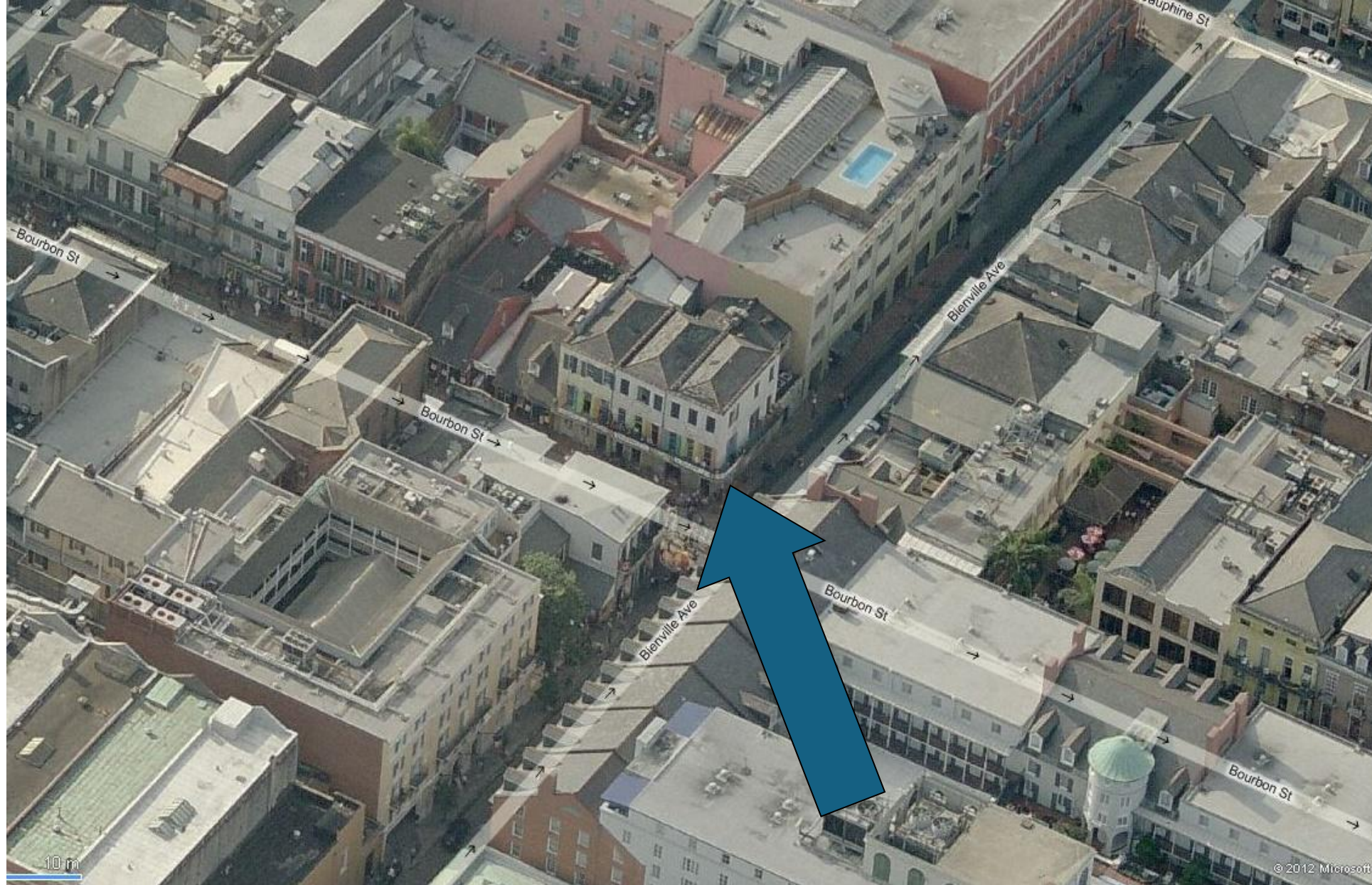




Appeals and Violations



241 Bourbon



235-41 Bourbon

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235-41 Bourbon - 1963
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235-41 Bourbon - 1965
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235-41 Bourbon - 2008
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235-41 Bourbon - 2009
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235-41 Bourbon - 2010

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235-41 Bourbon – 2010 Repairs in Progress

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235-41 Bourbon – 2011

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235-41 Bourbon – 2013
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235-41 Bourbon – Prior to Window Replacement

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11 18 2025

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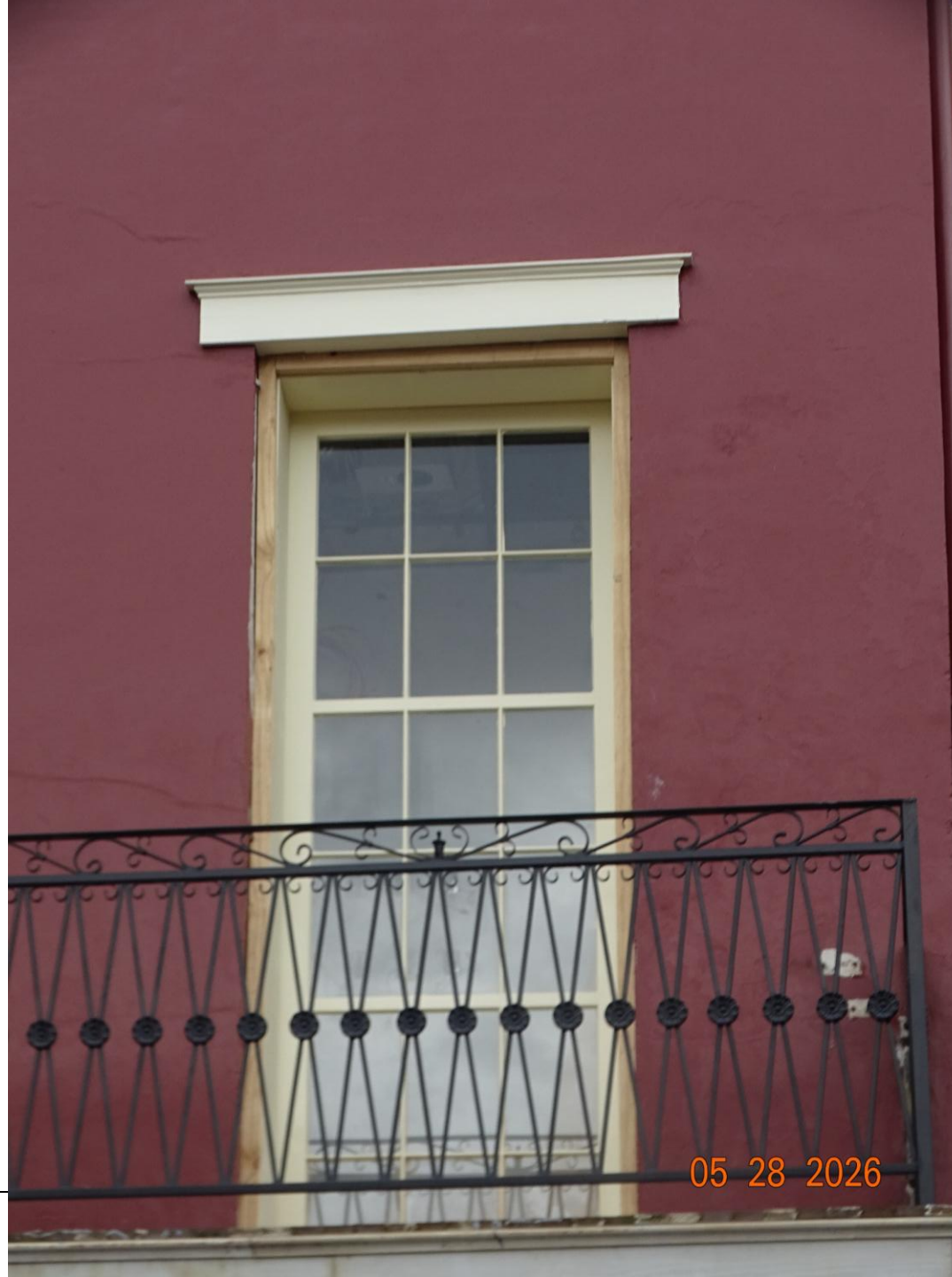
235-41 Bourbon

VCC Architectural Committee

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235-41 Bourbon – Courtyard Wall rebuilt and windows replaced

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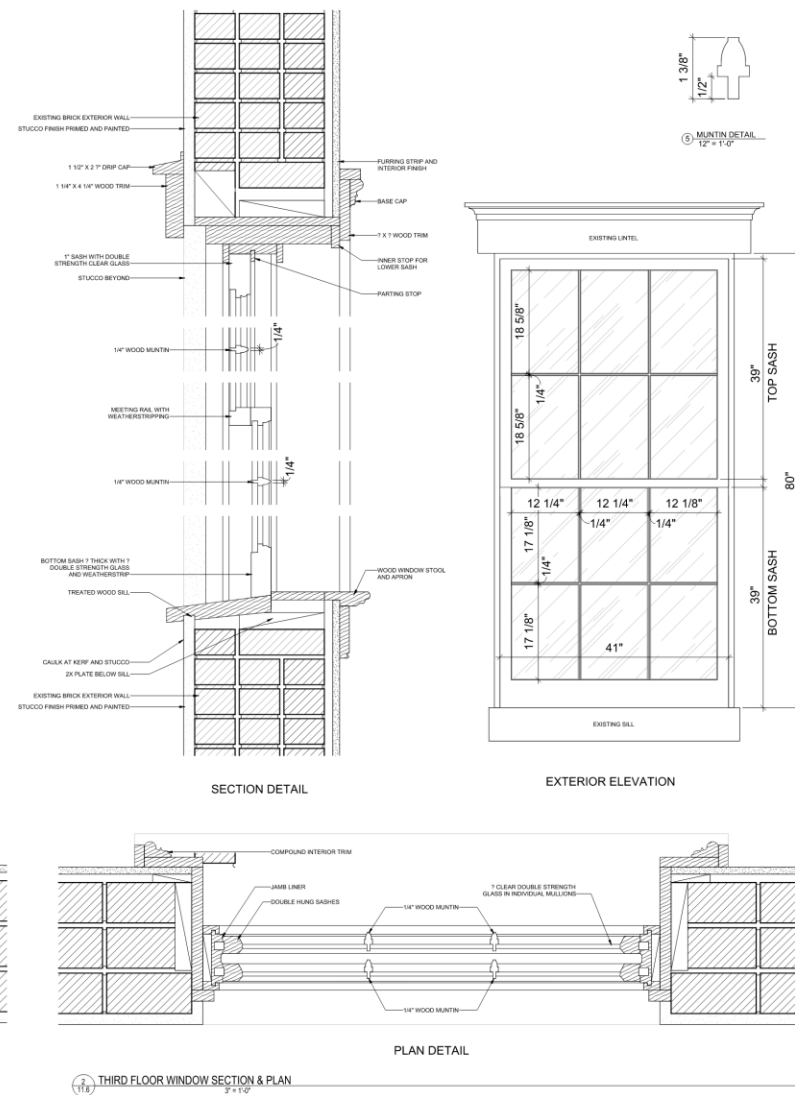
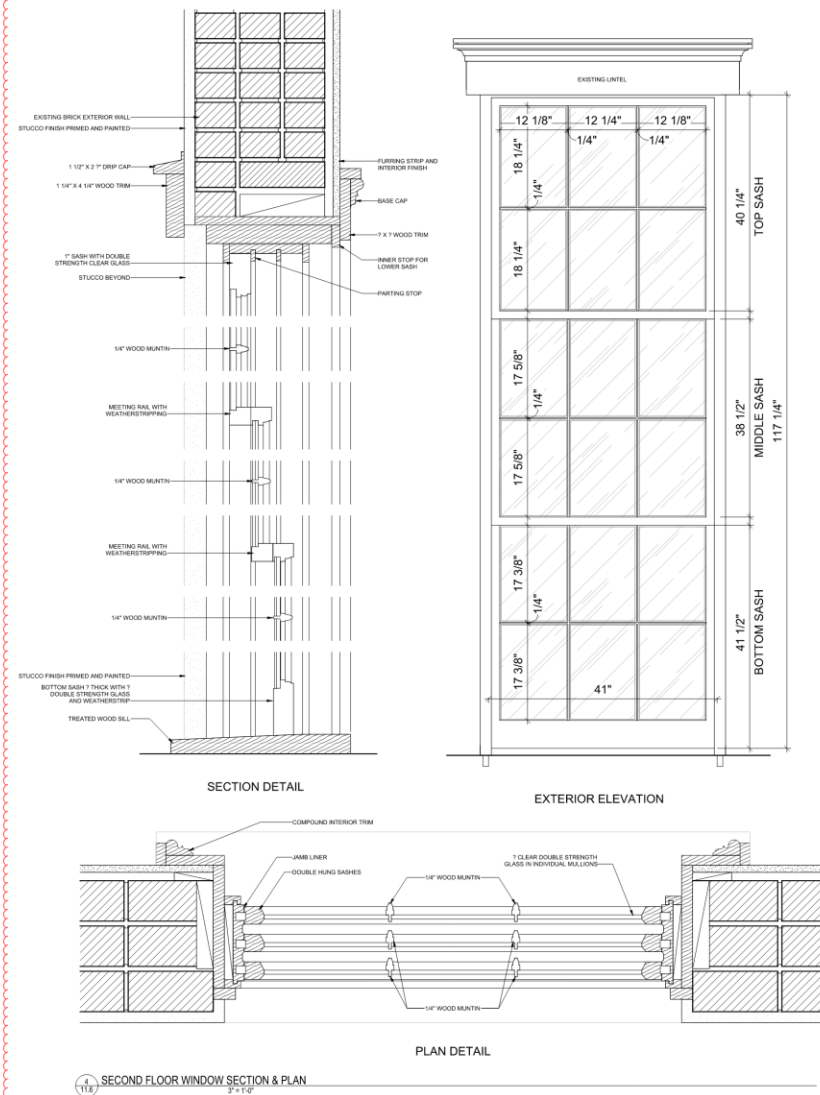
August 11, 2026



-REVISIONS-		
No.	Date	Scope
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NEW WINDOW DETAILS	
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SCALE	As indicated
JOB No.	522018
DATE	3/19/2026
Sheet No.	

11.6





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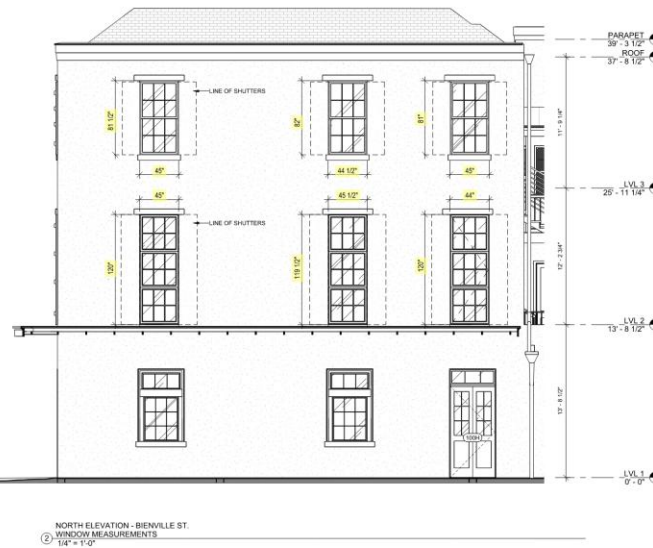
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CONSTRUCTION DOCUMENTS -
REVISED
235, 237, 239, 241 Bourbon St. New Orleans, LA
70112

REVISIONS		
No.	Date	Scope
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WINDOW DOCUMENTATION

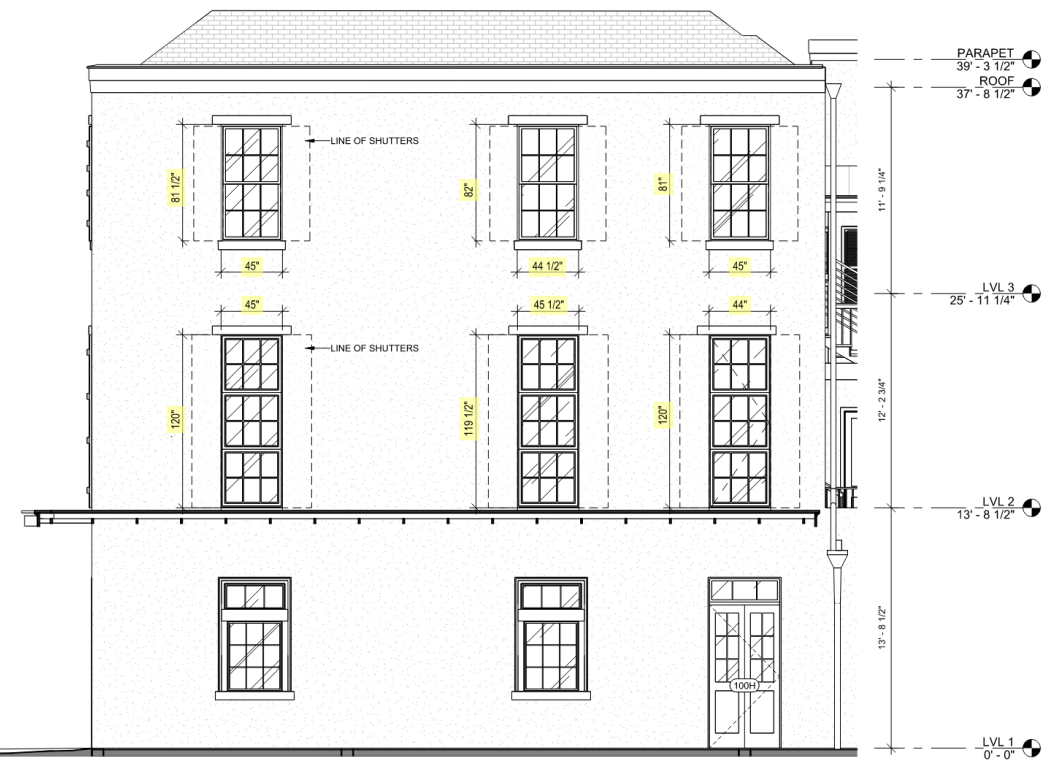
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EAST ELEVATION - BOURBON ST.

① WINDOW MEASUREMENTS
1/4" = 1'-0"



NORTH ELEVATION - BIENVILLE ST.

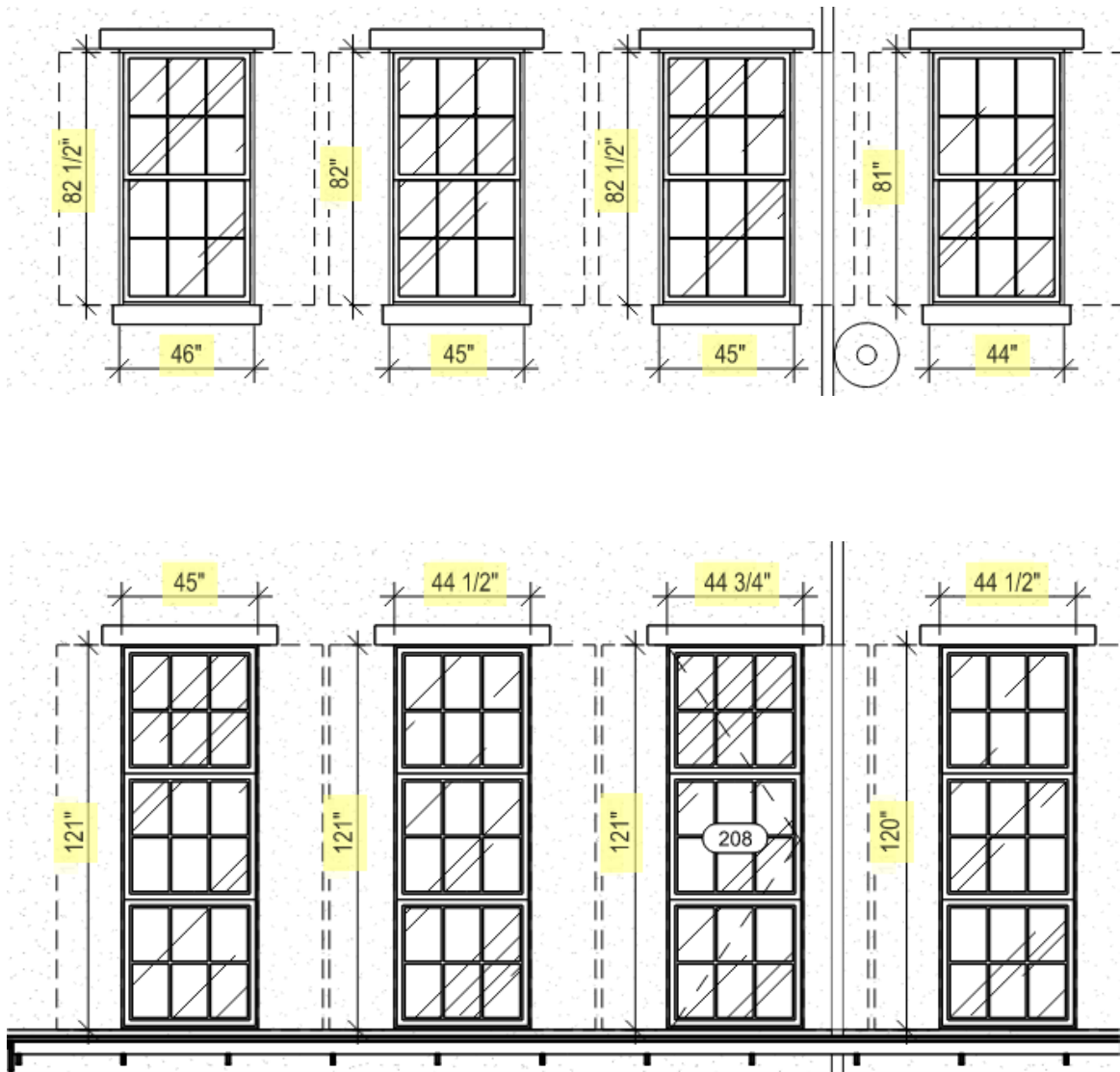
② WINDOW MEASUREMENTS
1/4" = 1'-0"

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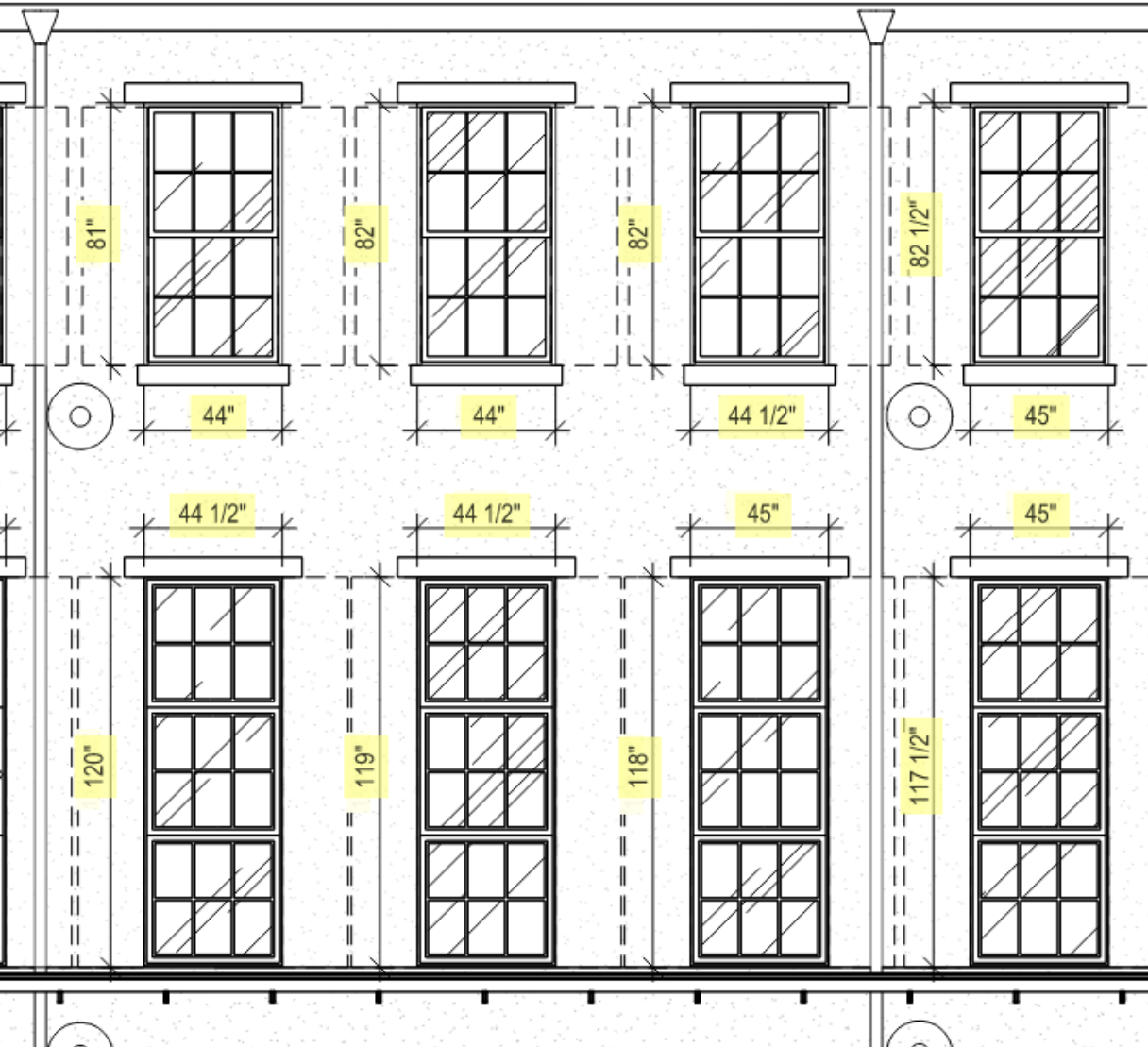


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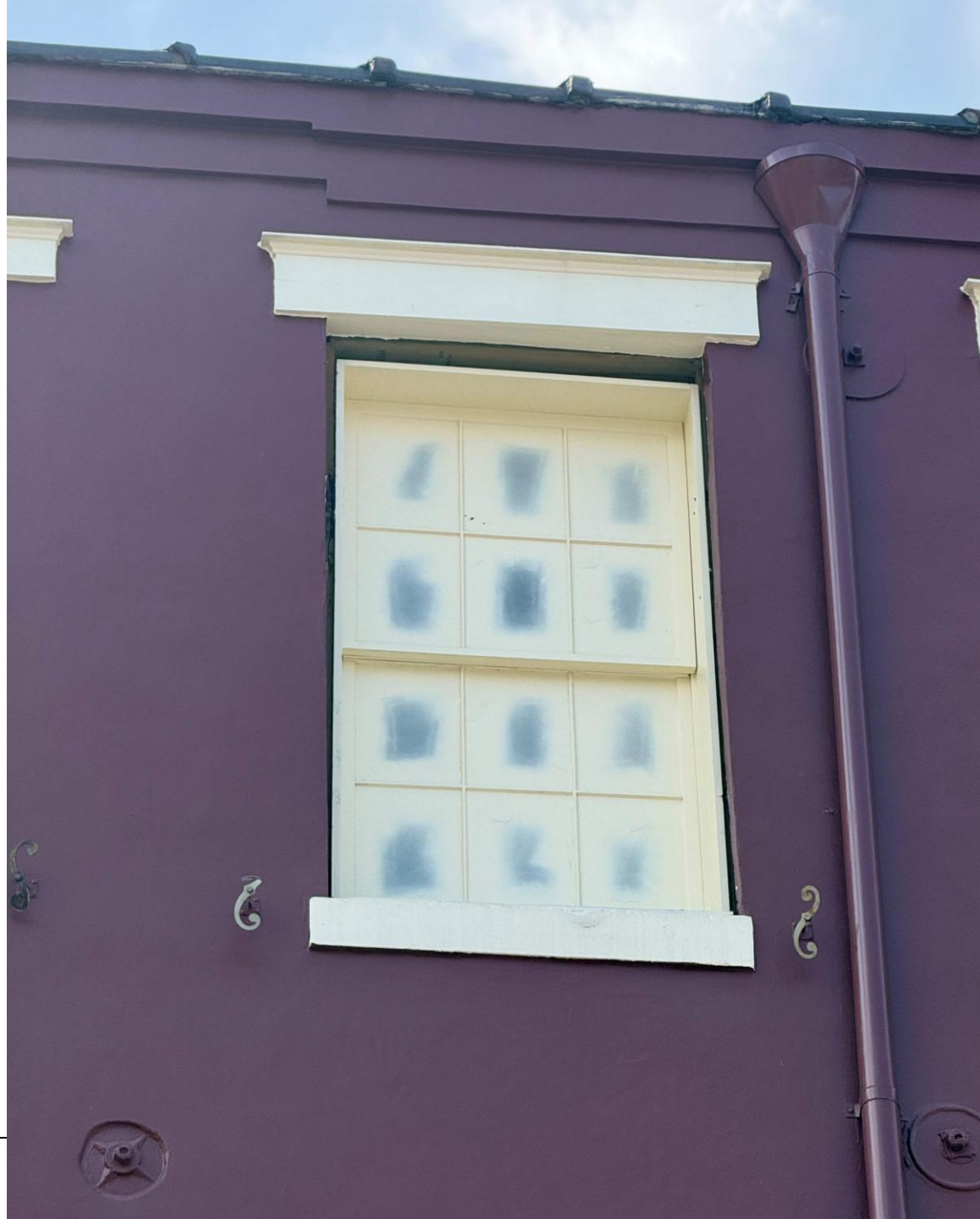


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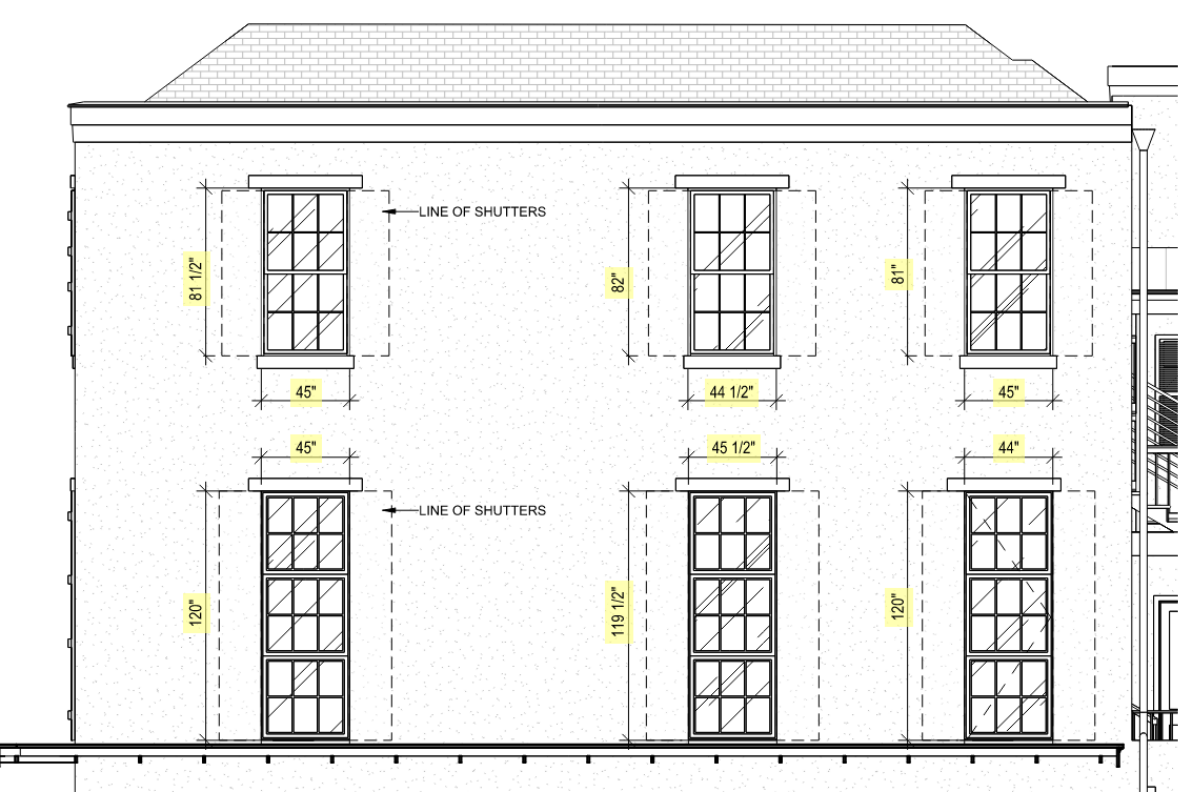


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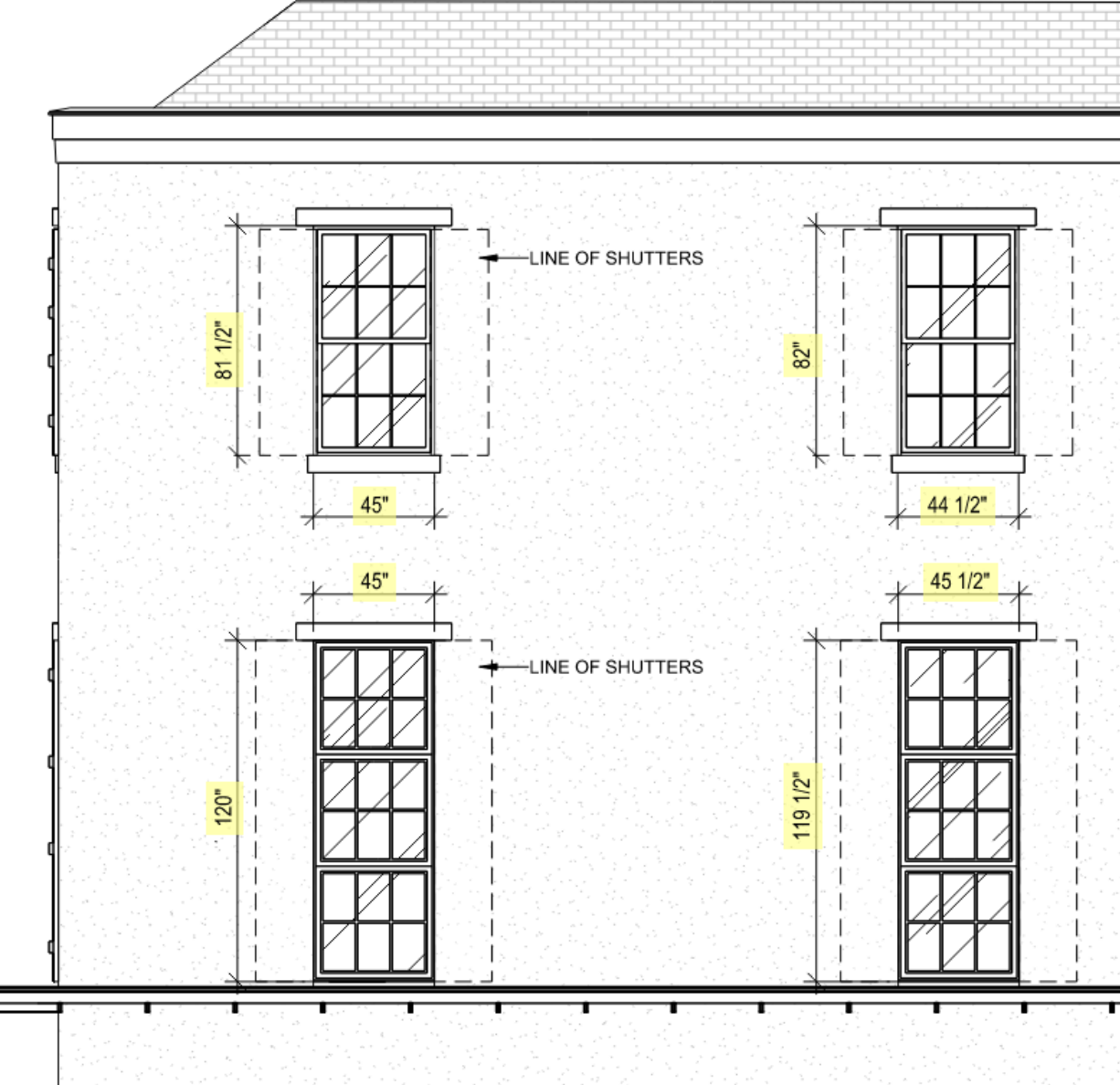


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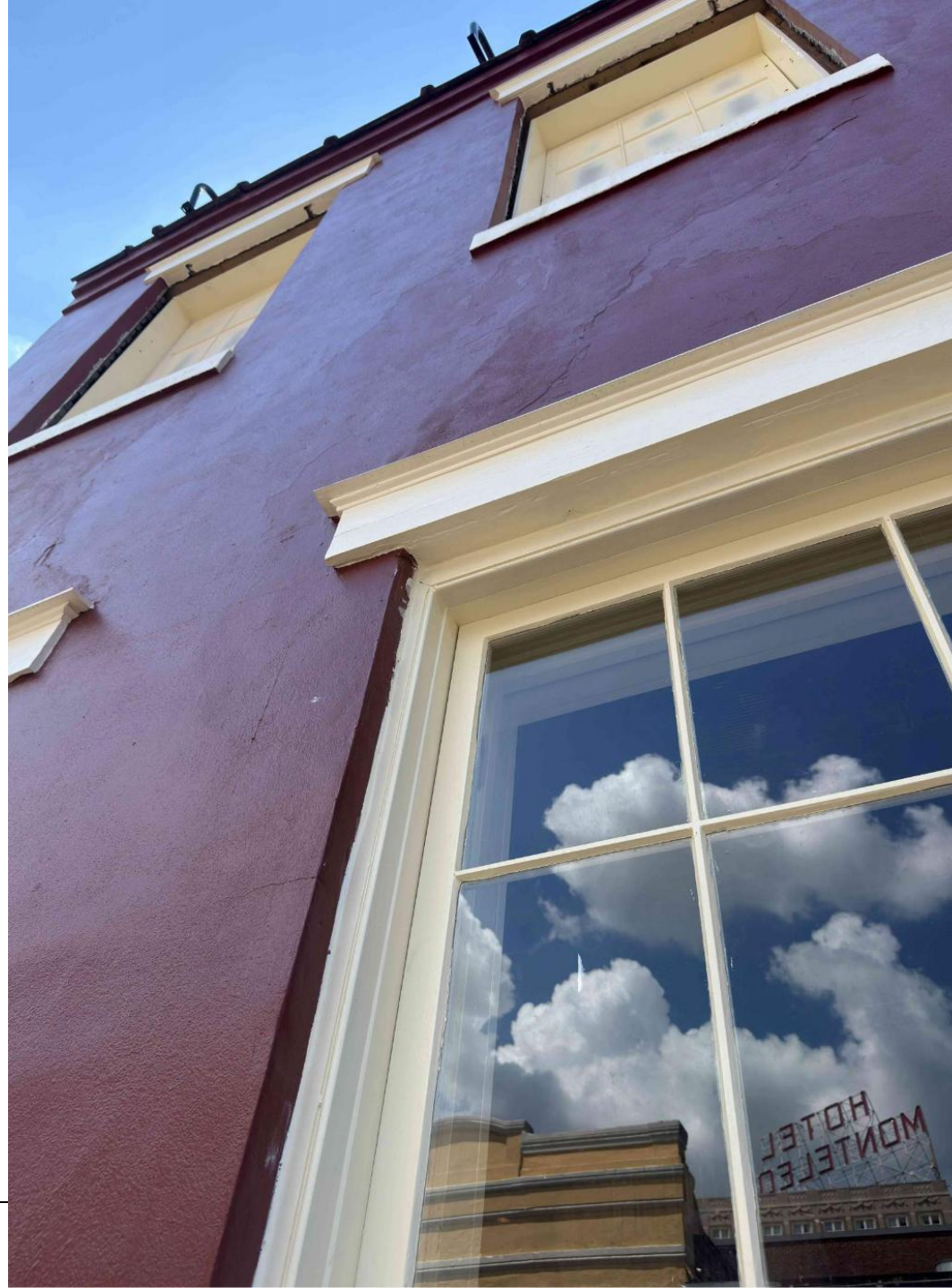


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235-41 Bourbon – (Window/door)

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August 11, 2026



235-41 Bourbon – (Window/door)
VCC Architectural Committee



August 11, 2026



235-41 Bourbon – (Window/door)
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August 11, 2026



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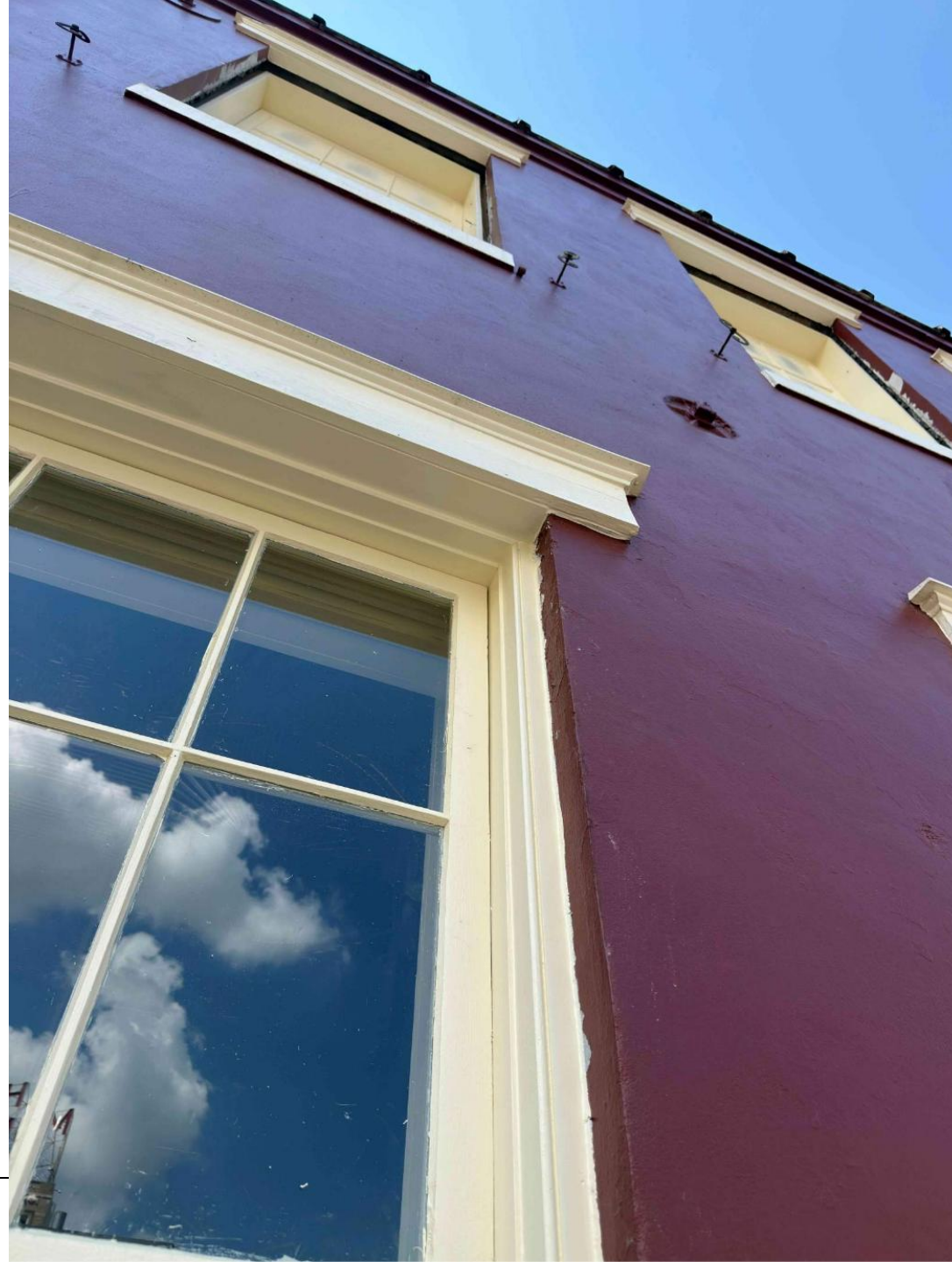


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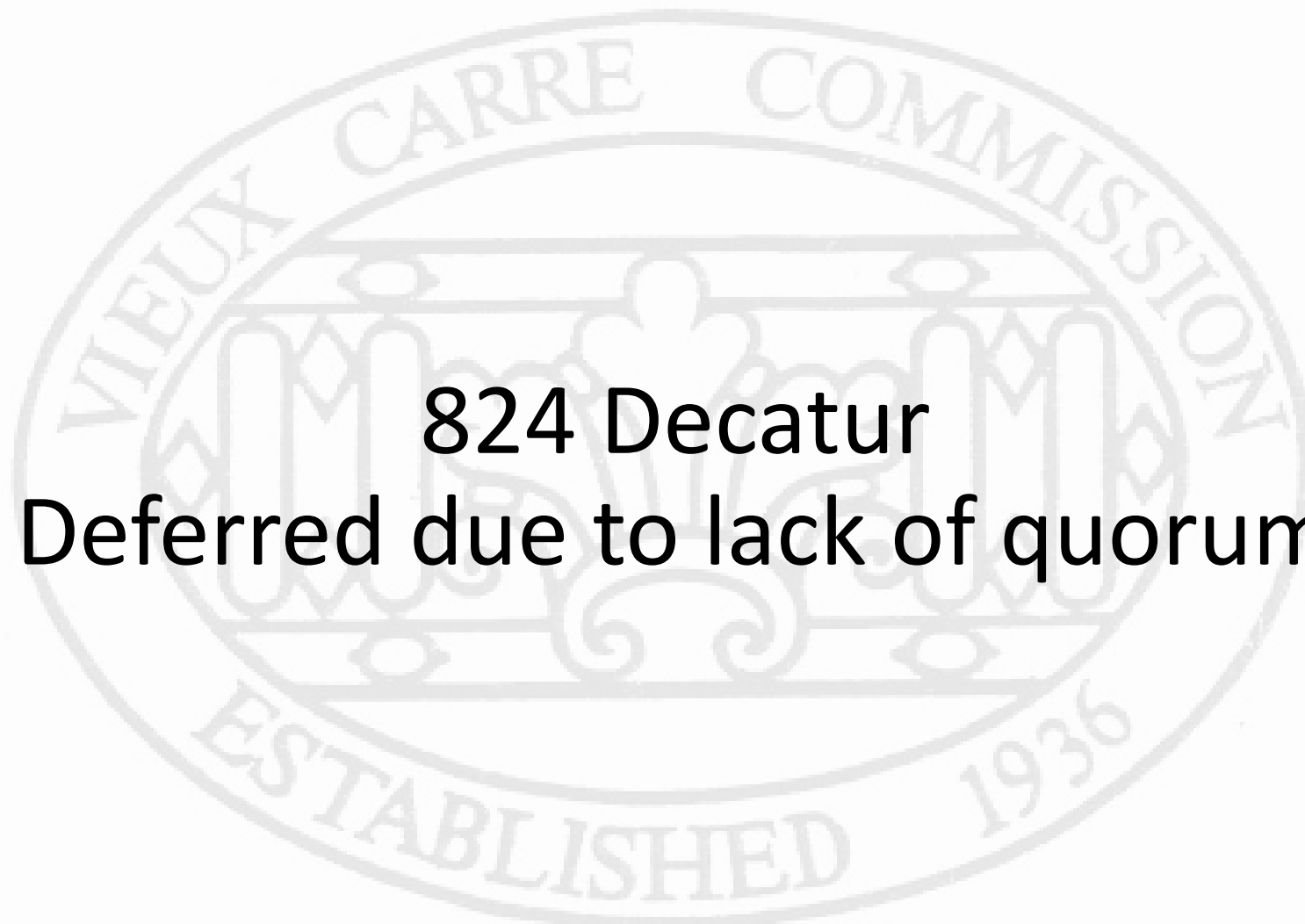


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824 Decatur
Deferred due to lack of quorum



832 Esplanade

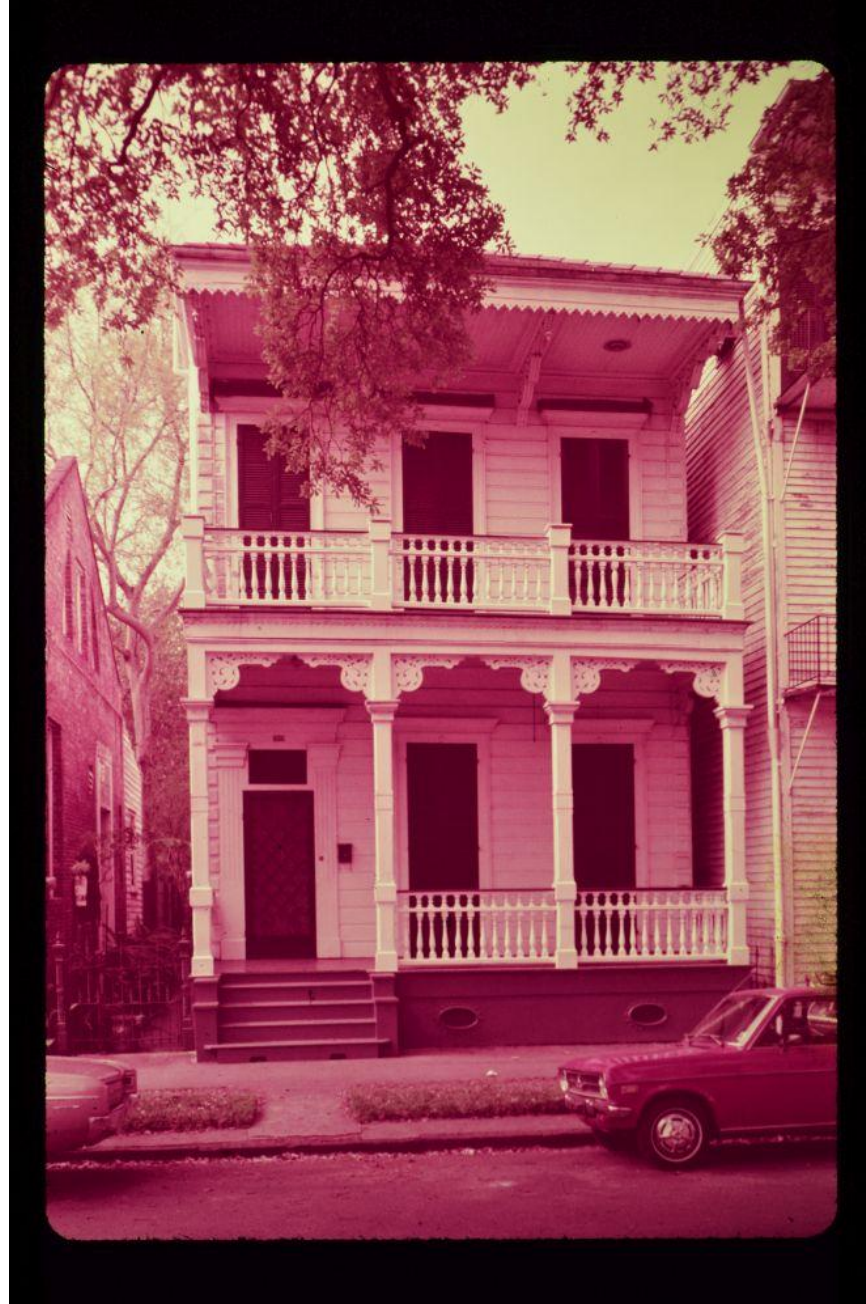


832 Esplanade

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832 Esplanade – 1975

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832 Esplanade

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August 11, 2026











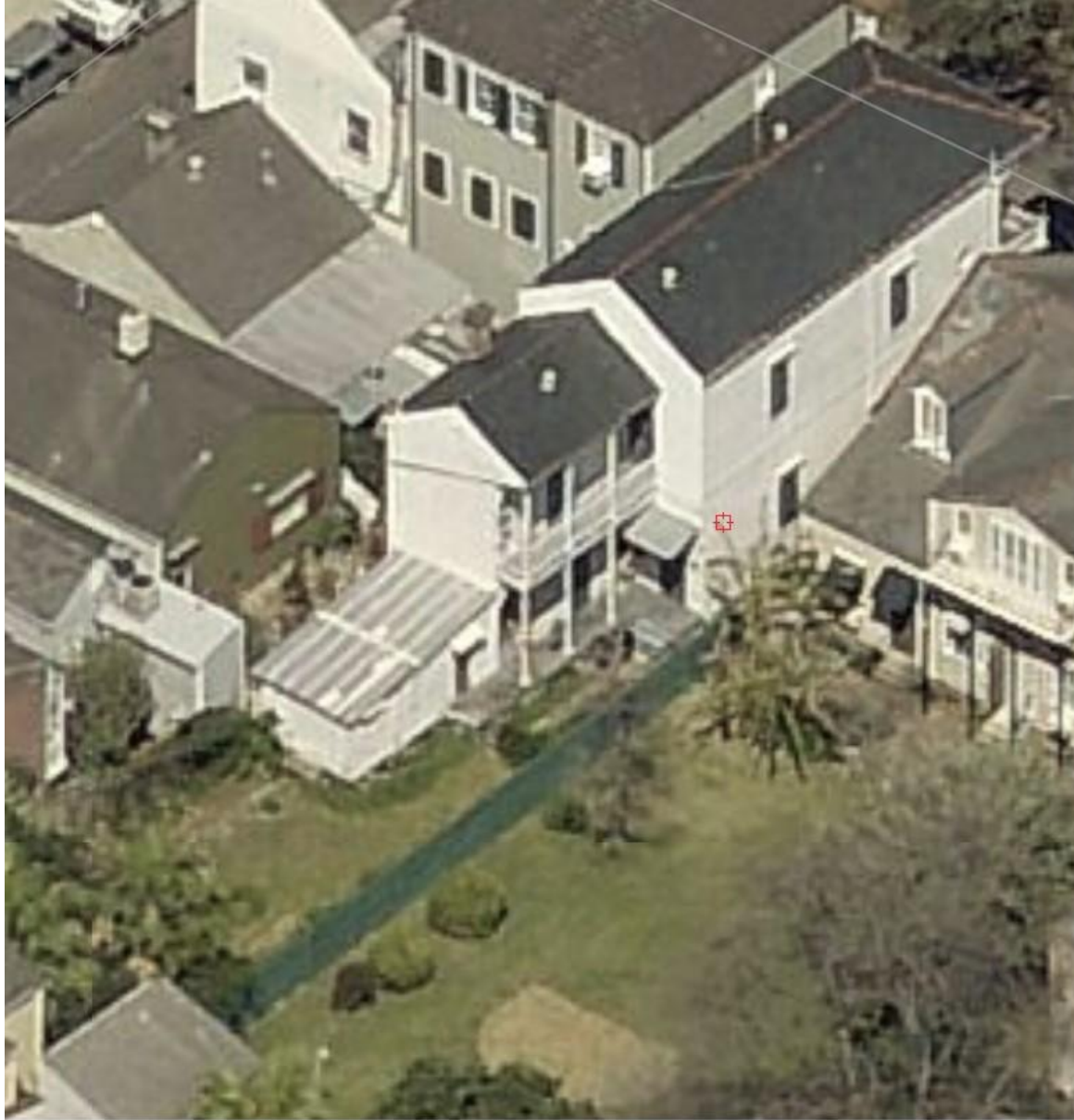




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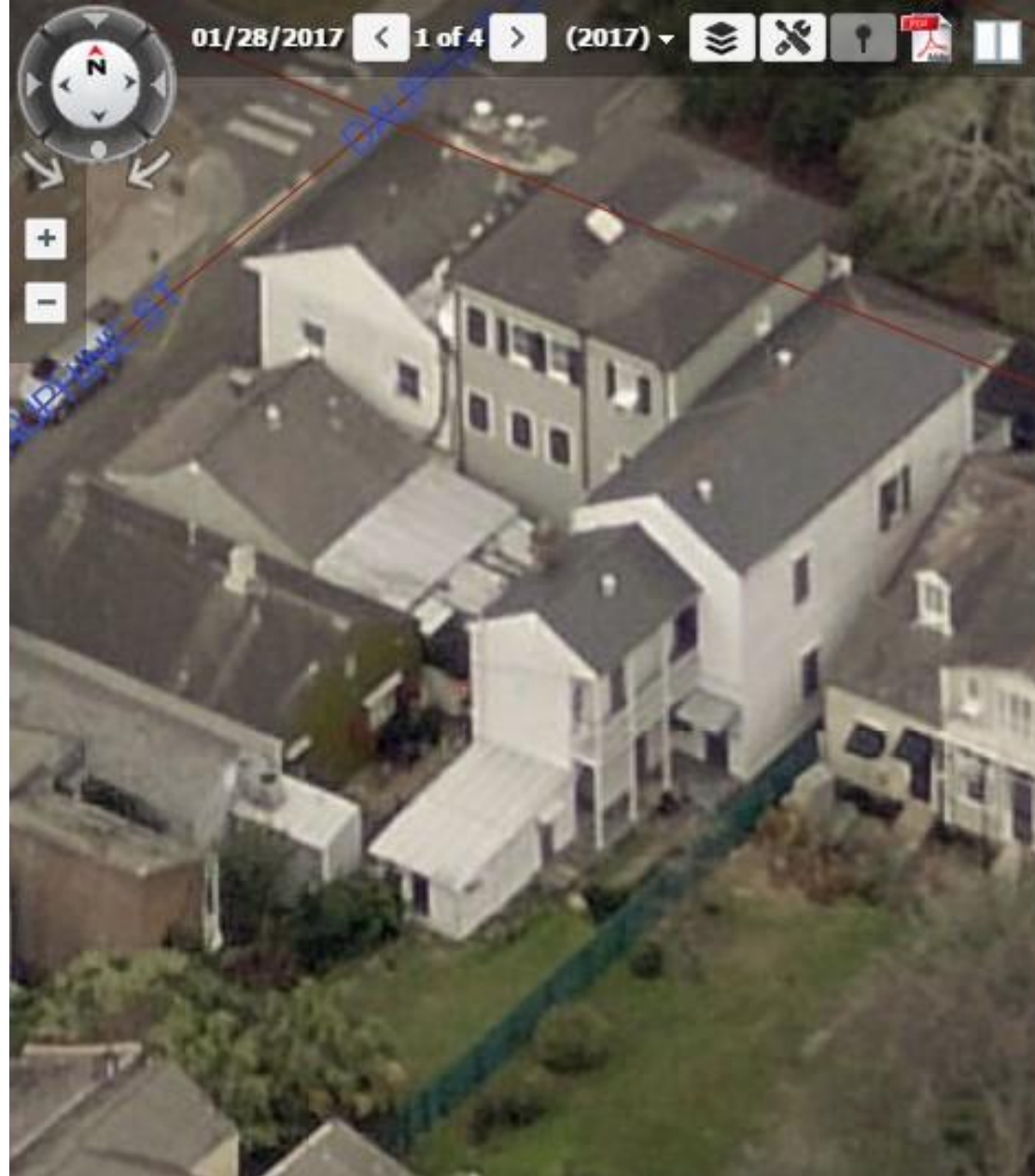
03/04/2016

832 Esplanade – prior conditions

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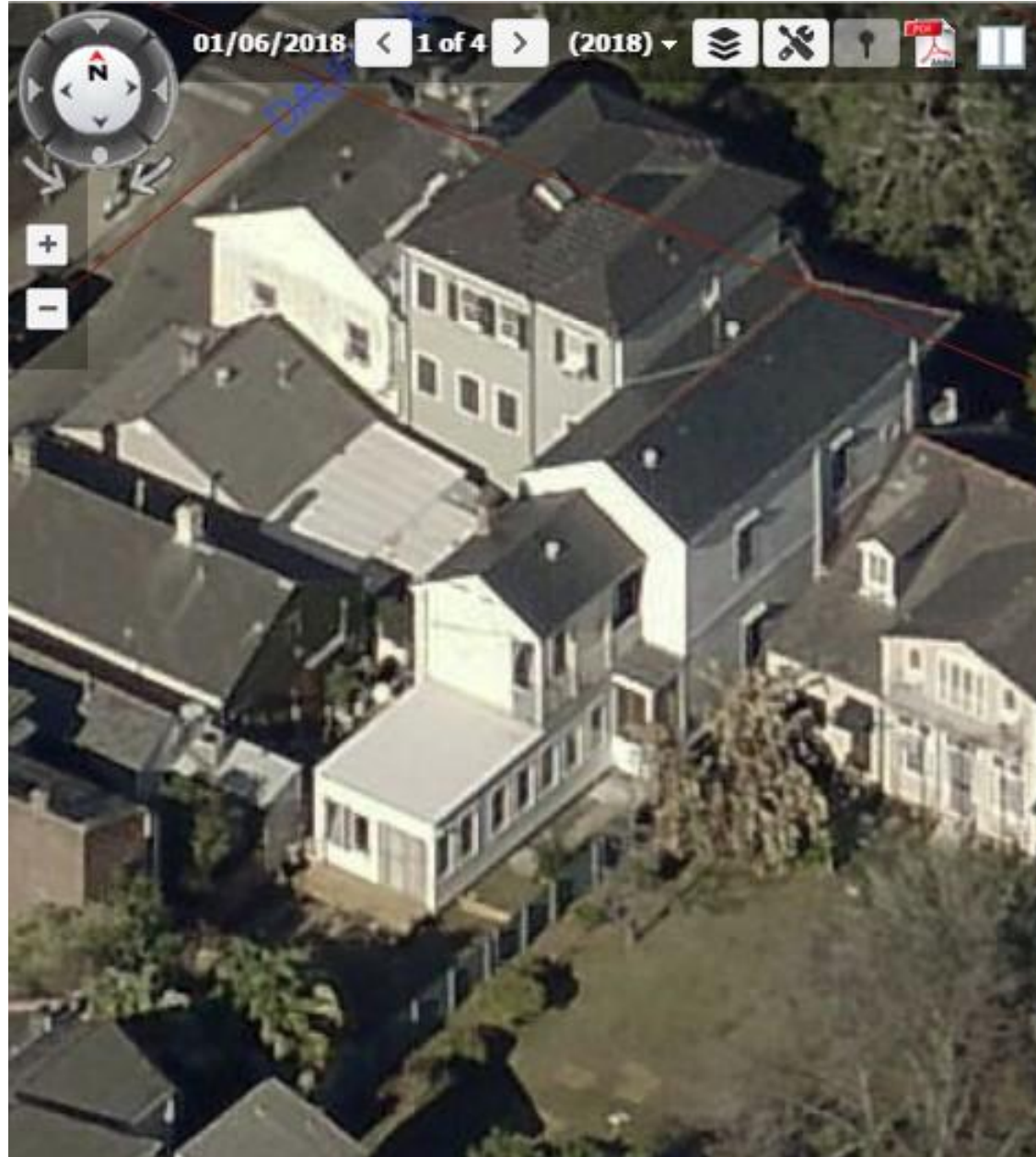


832 Esplanade – prior conditions

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832 Esplanade – modification of addition, first floor enclosure

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August 11, 2026





Feb 2019 - Feb 2019 ◀ image 3 of 3 ▶ 02/08/2019

832 Esplanade – gallery enclosure

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832 Esplanade

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832 Esplanade

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August 11, 2026





832 Esplanade – current conditions

VCC Architectural Committee

August 11, 2026





832 Esplanade

VCC Architectural Committee

August 11, 2026





832 Esplanade

VCC Architectural Committee

August 11, 2026





832 Esplanade

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August 11, 2026





832 Esplanade

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832 Esplanade

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832 Esplanade

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832 Esplanade

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August 11, 2026





832 Esplanade

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August 11, 2026





832 Esplanade

VCC Architectural Committee

August 11, 2026





Apr 2, 2026 10:17:01 AM

832 Esplanade

VCC Architectural Committee

August 11, 2026





832 Esplanade

VCC Architectural Committee

August 11, 2026





832 Esplanade

VCC Architectural Committee

August 11, 2026





832 Esplanade

VCC Architectural Committee

August 11, 2026





832 Esplanade

VCC Architectural Committee

August 11, 2026





832 Esplanade

VCC Architectural Committee

August 11, 2026





832 Esplanade

VCC Architectural Committee

August 11, 2026





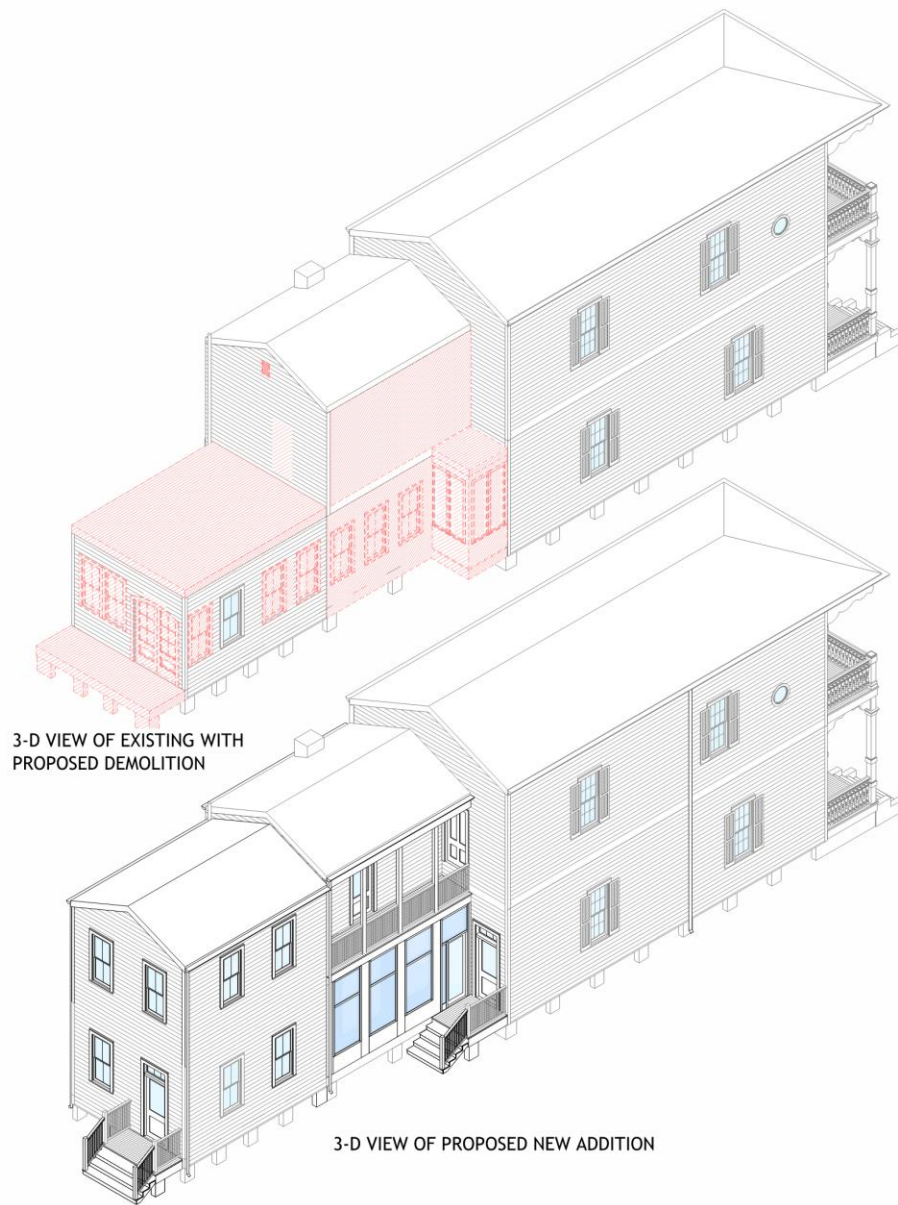
Apr 2, 2026 10:31:29 AM

832 Esplanade

VCC Architectural Committee

August 11, 2026





RENOVATION AND ADDITION
832 Esplanade Avenue
New Orleans, LA 70117



LKH Harmon Architects
A Professional Architectural Corporation
6228 Argonne Boulevard
New Orleans, Louisiana 70124
504.485.3810 lori.hannon@lkhharmonarchitects.com

SCHEME X

5.12.2025 V.C.C.
6.5.2026 REV
7.9.2026 REV

A1.0

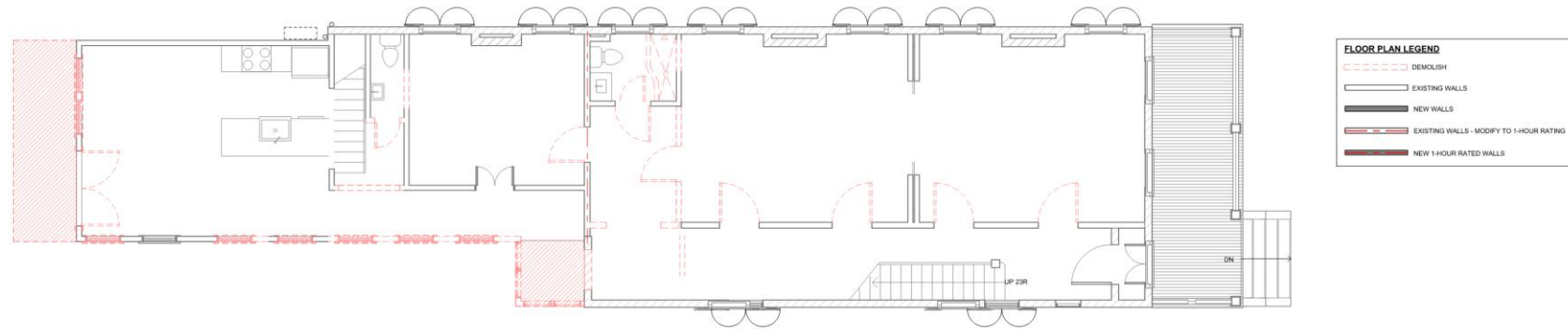
LKH #5525

832 Esplanade

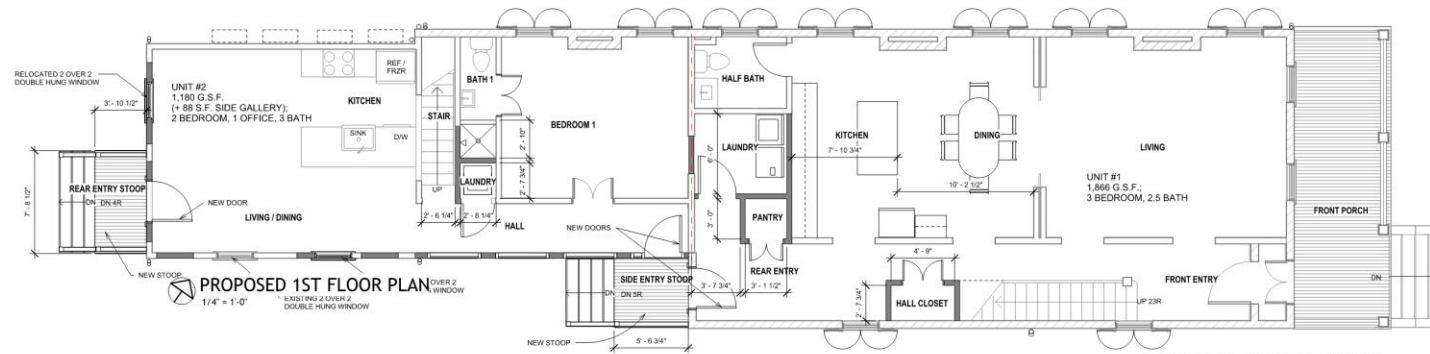
VCC Architectural Committee

August 11, 2026





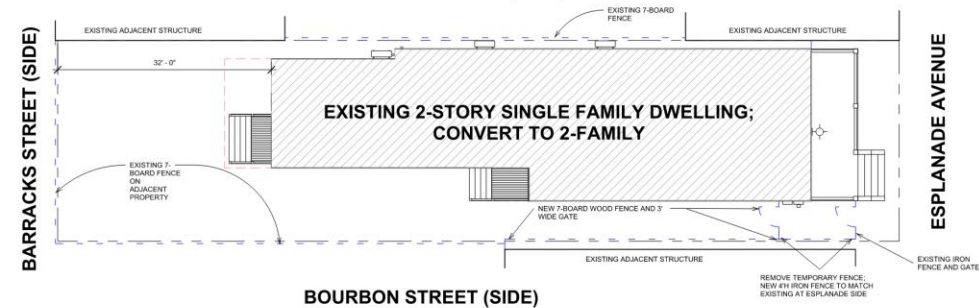
EXISTING / DEMOLITION 1ST FLOOR PLAN
1/4" = 1'-0"



PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

DAUPHINE STREET (SIDE)

KEYNOTE LEGEND	
Key Value	Keynote Text
1.01	REMOVE REAR DECK; INSTALL NEW STOOP PER DETAIL 1/A2.3
1.02	REPAIR DETERIORATED RAIL BALUSTERS AND 2ND FLOOR BALCONY FRAMING, DECKBOARDS AND FASCIA AS NECESSARY TO MATCH EXISTING, PER DETAIL 3/A2.3 AND PHOTO C ON SHEET A3.
1.03	REMOVE INFILL AT EXISTING 2ND FLOOR SIDE GALLERY; EXPOSE EXISTING COLUMNS AND RESTORE TO ORIGINAL CONDITION; INSTALL NEW 42" RAILING, NEW T&G DECKING OVER WATERPROOF ROOF MEMBRANE.
1.04	EXISTING CMU PIERS TO REMAIN, RE: PHOTO B ON SHEET A3.
1.06	NEW BLACK ALUMINUM FIXED WINDOWS, DOOR/ SIDELITE WITH CLEAR INSULATED GLASS.
1.07	NEW 2ND FLOOR ADDITION WITH PAINTED WOOD LAP SIDING TO MATCH EXISTING
1.08	REMOVE INFILL; 2 NEW DOORS/ TRANSOMS PER ELEVATIONS; INSTALL NEW WOOD FRAMED STOOP AND CMU PIER FOUNDATION, RE: DETAIL 1/A2.3 FOR SIMILAR CONDITION.
1.09	NEW WALL MOUNTED MINI-SPLIT CONDENSERS.
1.10	RETAIN EXISTING EXPOSED PVC PLUMBING
1.11	RETAIN EXISTING WALL MOUNTED MINI-SPLIT CONDENSER. REMOVE UNUSED WIRING/CONDUIT AND REMAINING LOOSE WIRING/CONDUITS SHALL BE SECURED AND PAINTED TO MATCH WALL.
1.12	RETAIN EXISTING WALL MOUNTED GAS LANTERN, RE: PHOTO A, SHEET A2
1.13	RETAIN EXISTING PAINT, TYP. THROUGHOUT
1.14	INSTALL HALF ROUND GUTTERS AND/OR SMOOTH ROUND DOWNSPOUTS WHERE MISSING OR DAMAGED AND AT NEW CONSTRUCTION; PAINTED 24GA. GALVANIZED, MATCH EXISTING; INSTALL NEW 6" HALF-ROUND GUTTERS AND 4" SMOOTH DOWNSPOUTS AT NEW ROOF, PER ROOF PLAN.
1.15	RETAIN EXISTING 2 OVER 2 DOUBLE-HUNG WOOD WINDOW.
1.16	NEW PAINTED WOOD PANE OVER PANEL WOOD DOOR WITH 3 LITE TRANSOM, CLEAR GLAZING, TYP.
1.17	RE-INSTALL SHUTTERS THAT HAVE BEEN REMOVED WITHOUT APPROVAL
1.20	NEW ROOF TO MATCH EXISTING SLOPE AND MATERIAL W/ NEW PAINTED WOOD FASCIA TO MATCH EXISTING ADJACENT
1.21	2'-10" X 5'-10" 2 OVER 2 PAINTED WOOD WINDOWS WITH TRUE DIVIDED LITES. REMOVE AND RELOCATE INTO NEW POSITIONS AS INDICATED.
1.24	4.5" PAINTED WOOD CORNER TRIM, TYP.
1.26	SMOOTH PAINTED HARDIE BOARD EXTERIOR WALL CLADDING OR SMOOTH PAINTED STUCCO



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

RENOVATION AND ADDITION
832 Esplanade Avenue
New Orleans, LA 70117



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SCHEME X

6.12.2024 V.C.C.
6.5.2024 REV.
7.9.2024 REV.

A1.1

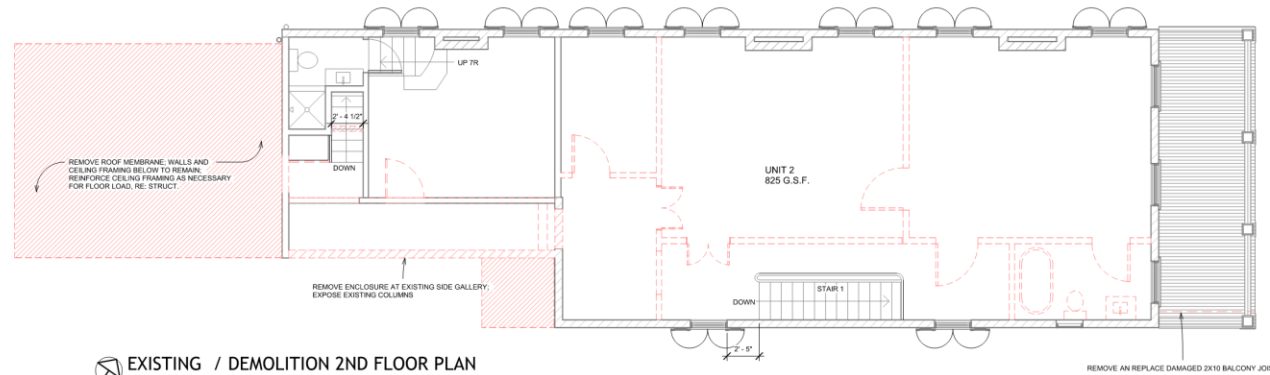
LKH #5525

832 Esplanade

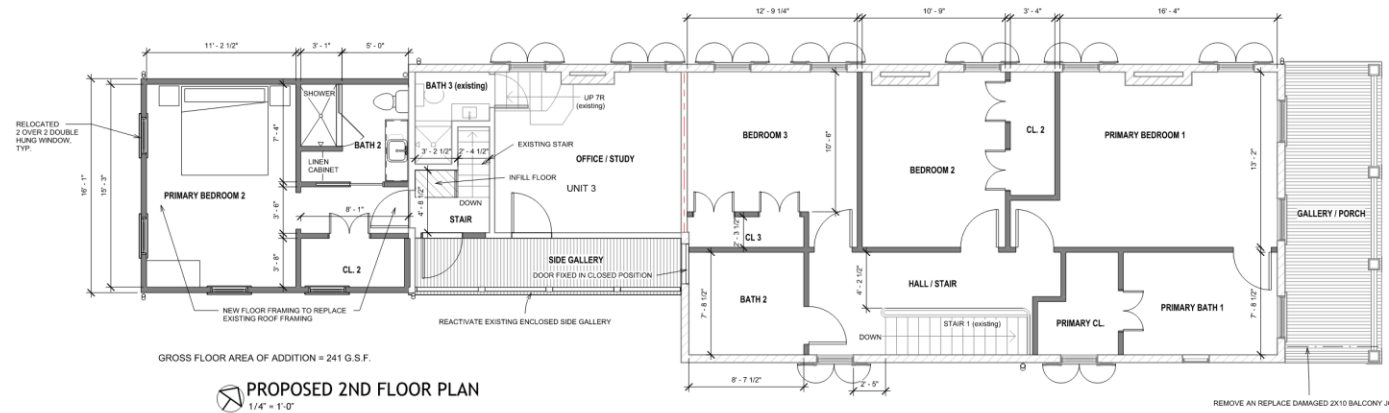
VCC Architectural Committee

August 11, 2026





EXISTING / DEMOLITION 2ND FLOOR PLAN
1/4" = 1'-0"



GROSS FLOOR AREA OF ADDITION = 241 G.S.F.

PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

RENOVATION AND ADDITION
832 Esplanade Avenue
New Orleans, LA 70117



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60280 Argonne Boulevard
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SCHEME X

1.12.2006 V.C.C.
6.5.2006 REV
7.9.2006 REV

A1.2

LKH #5525

832 Esplanade

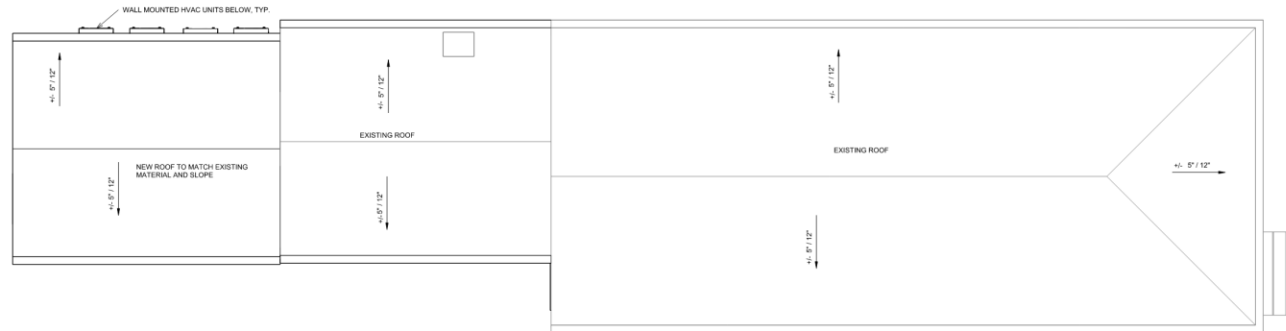
VCC Architectural Committee

August 11, 2026





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



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

RENOVATION AND ADDITION
832 Esplanade Avenue
New Orleans, LA 70117



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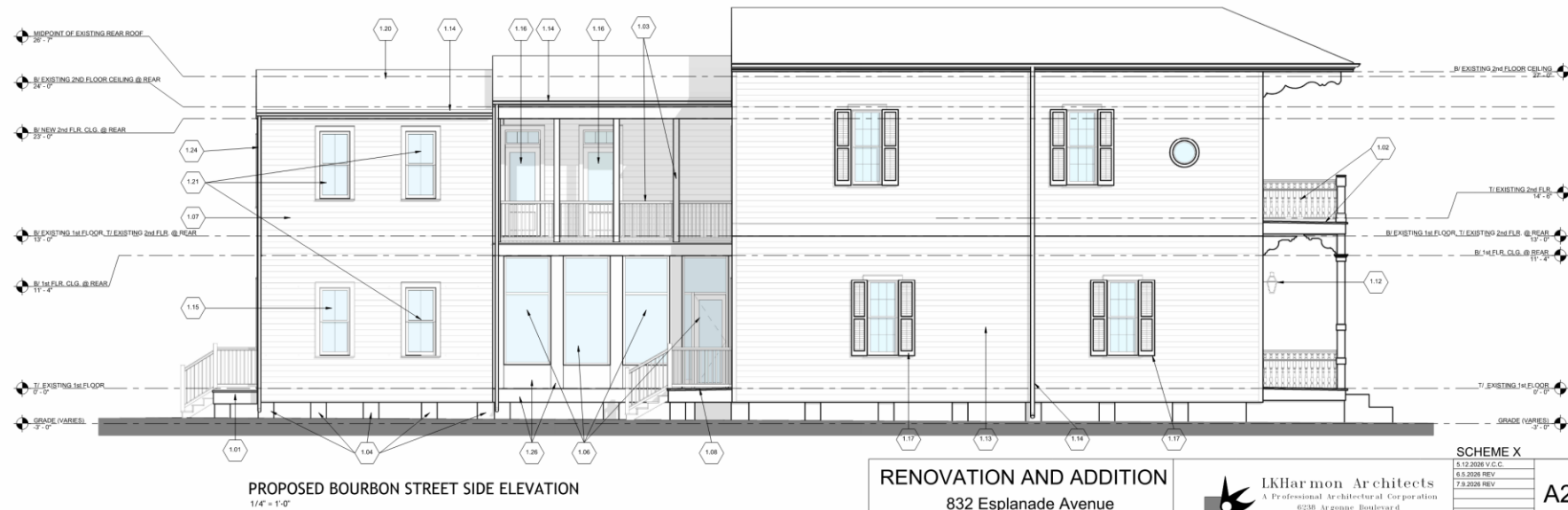
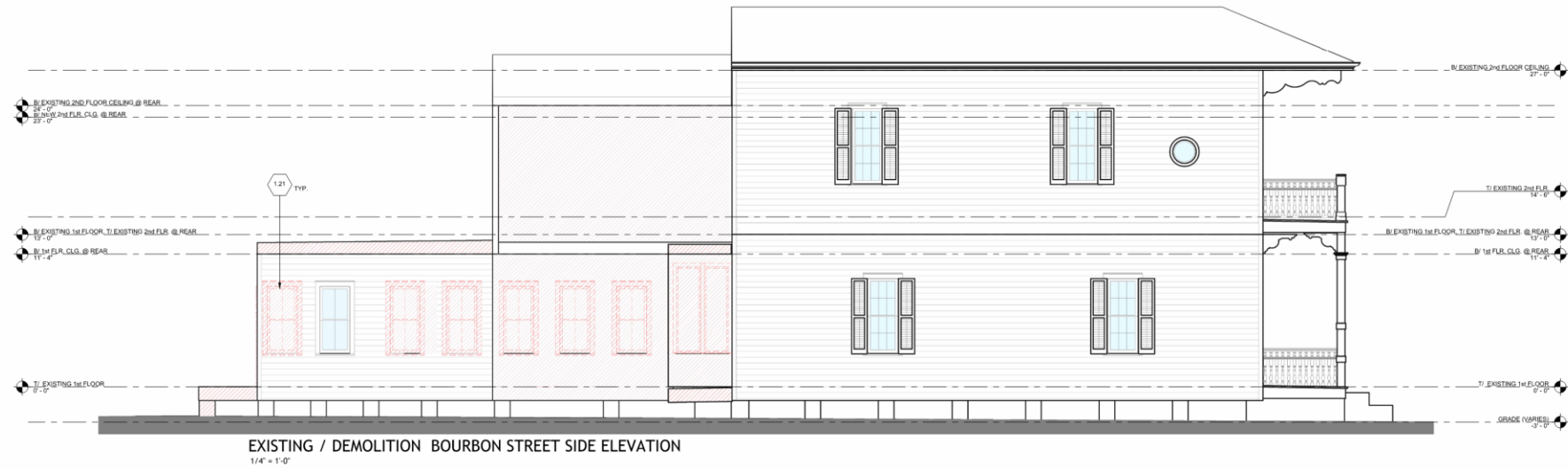
SCHEME X

5.12.2008 V.C.C.
6.5.2006 REV
7.9.2006 REV

A1.3

LKH #5525





RENOVATION AND ADDITION
832 Esplanade Avenue
New Orleans, LA 70117



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504.485.3519 info@lkharmarchitects.com

SCHEME X	
5.12.2026 V.C.C.	A2.1
6.5.2026 REV	
7.9.2026 REV	
	LKH #5525

832 Esplanade

VCC Architectural Committee

August 11, 2026





RENOVATION AND ADDITION
832 Esplanade Avenue
New Orleans, LA 70117



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504.485.3870 info@lkharm.com lkharm.com

SCHEME X

5.12.2008 V.C.C.

6.5.2008 REV

7.8.2008 REV

A2.2

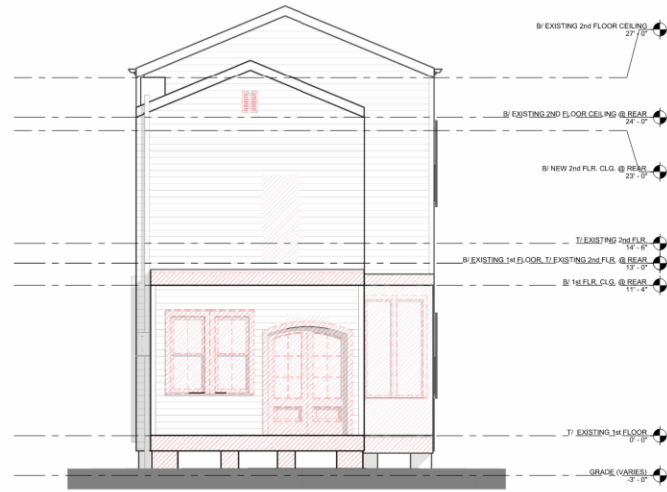
LKH #5525

832 Esplanade

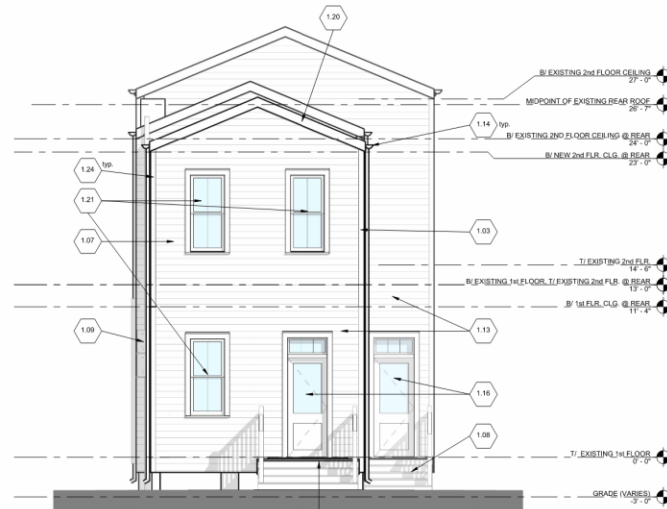
VCC Architectural Committee

August 11, 2026

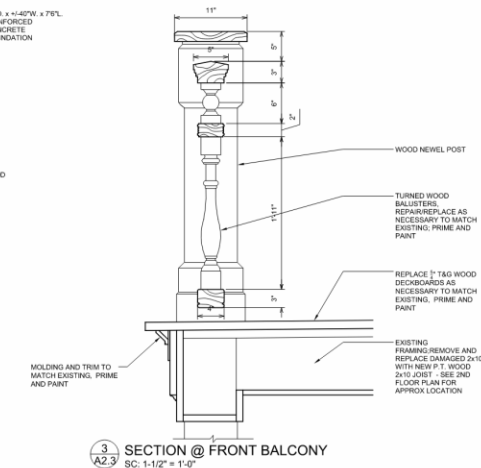
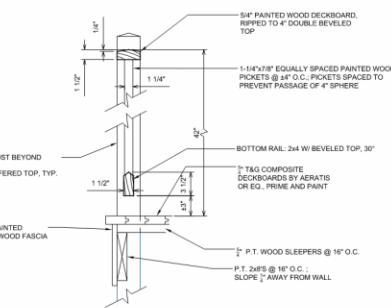
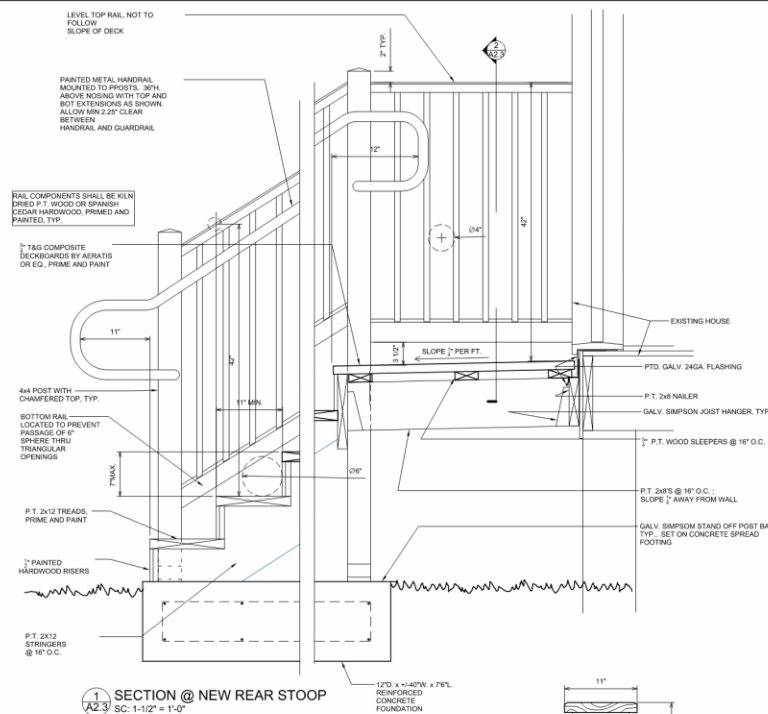




EXISTING / DEMOLITION REAR ELEVATION
1/4" = 1'-0"



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



RENOVATION AND ADDITION
832 Esplanade Avenue
New Orleans, LA 70117



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SCHEME X

5.12.2020 V.C.C.
6.5.2026 REV
7.9.2026 REV

A2.3

LKH #5525





PHOTO A (EXISTING GAS LANTERN)



PHOTO B (EXISTING REAR ADDITION)



PHOTO C (EXISTING FRONT BALCONY RAIL)

RENOVATION AND ADDITION
 832 Esplanade Avenue
 New Orleans, LA 70117



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SCHEME X

5.10.2025 V.C.C.
 6.5.2025 REV
 7.9.2025 REV

A3.0

LKH #5525

832 Esplanade

VCC Architectural Committee

August 11, 2026





832 Esplanade – interior at service ell and addition, redfin.com



832 Esplanade – interior at service ell and addition, redfin.com



832 Esplanade – interior at service ell and addition, redfin.com



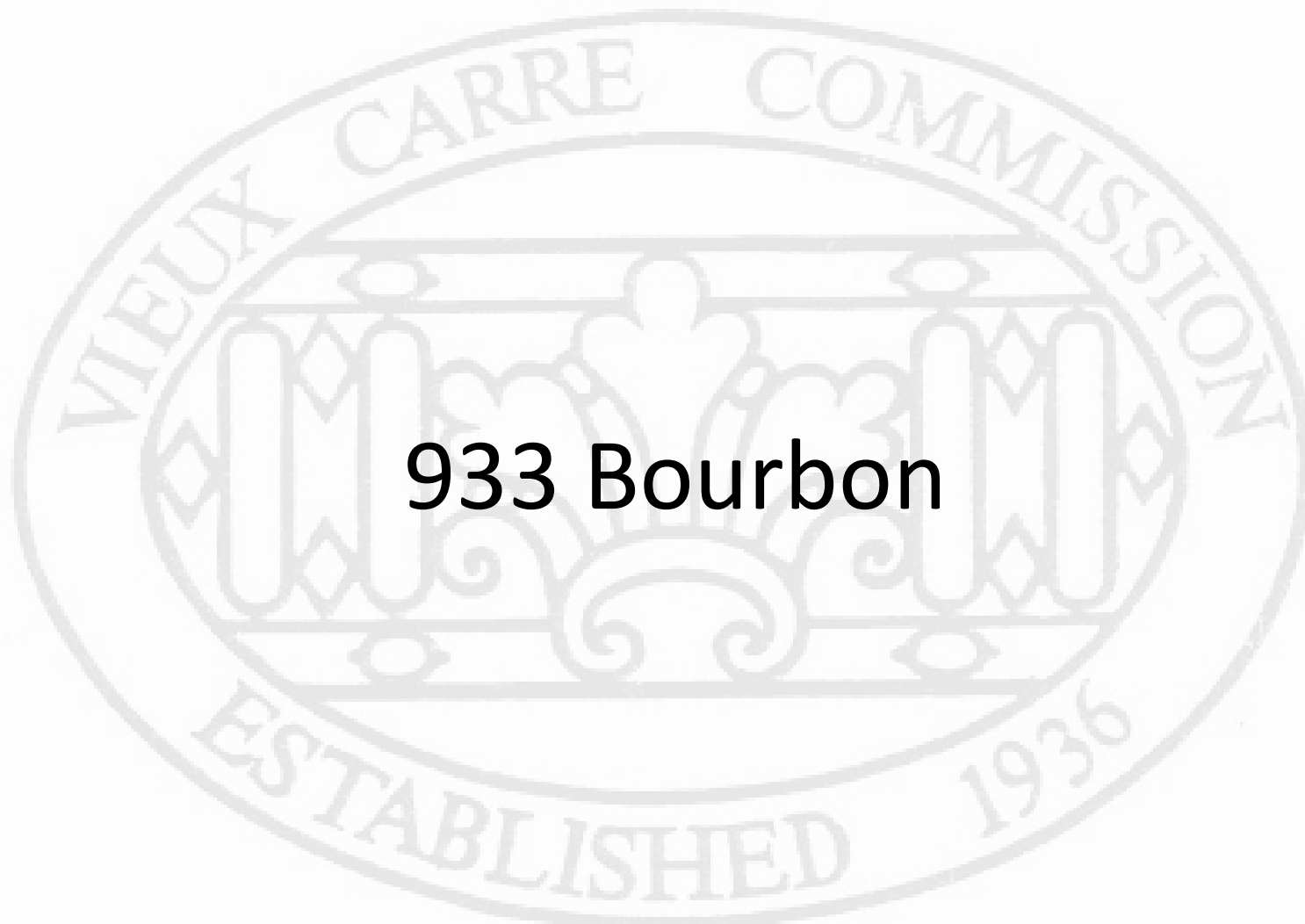
832 Esplanade – interior at service ell and addition, redfin.com



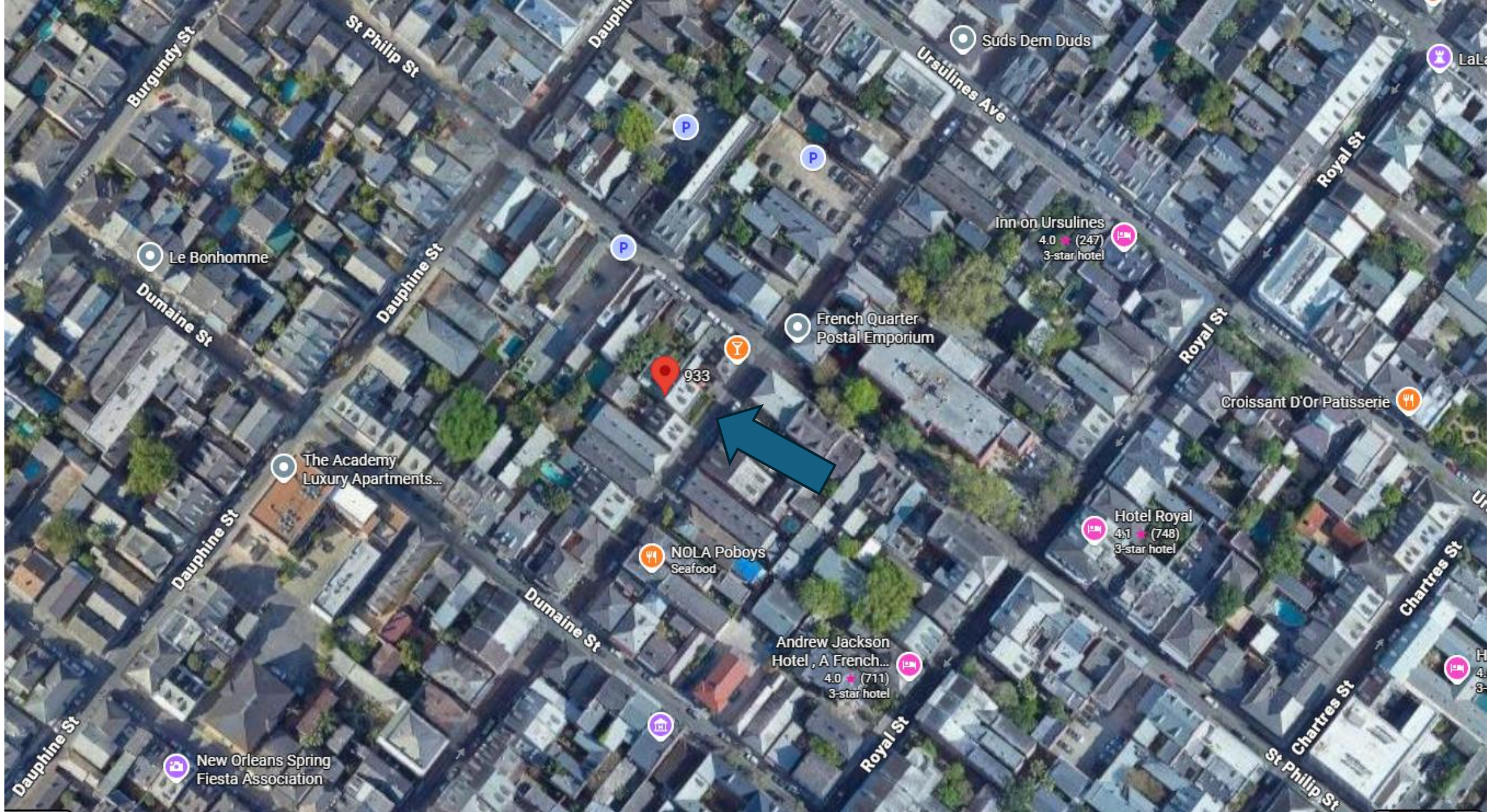
832 Esplanade – interior at service ell and addition, realtor.com



832 Esplanade – interior at service ell and addition, realtor.com



933 Bourbon



933-35 Bourbon

VCC Architectural Committee

August 11, 2026





933-35 Bourbon – 1964
VCC Architectural Committee

August 11, 2026





933-35 Bourbon – 1962

VCC Architectural Committee

August 11, 2026



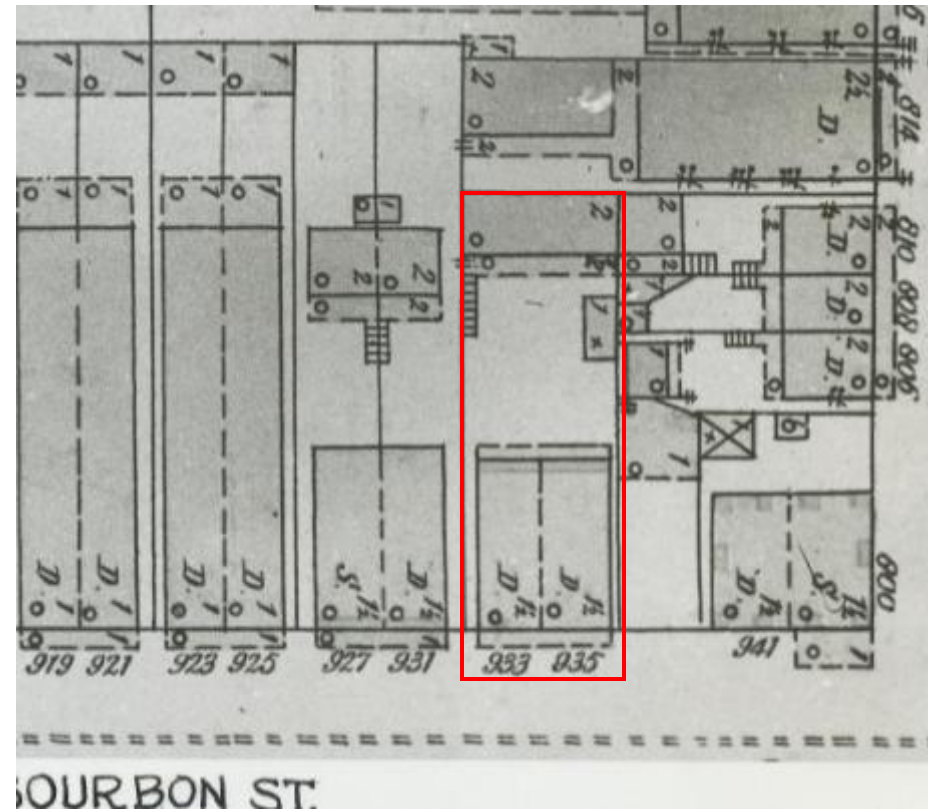


933-35 Bourbon

VCC Architectural Committee

August 11, 2026



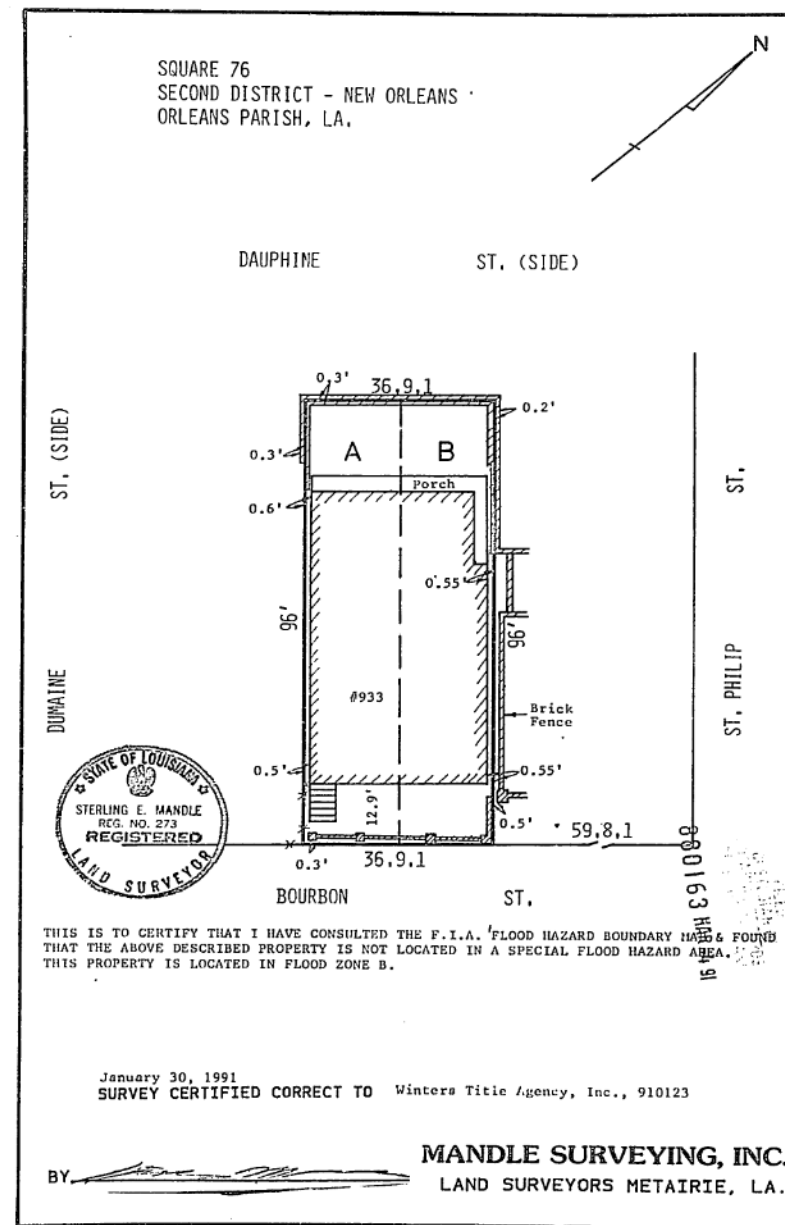


933-35 Bourbon -- 1896

VCC Architectural Committee

August 11, 2026



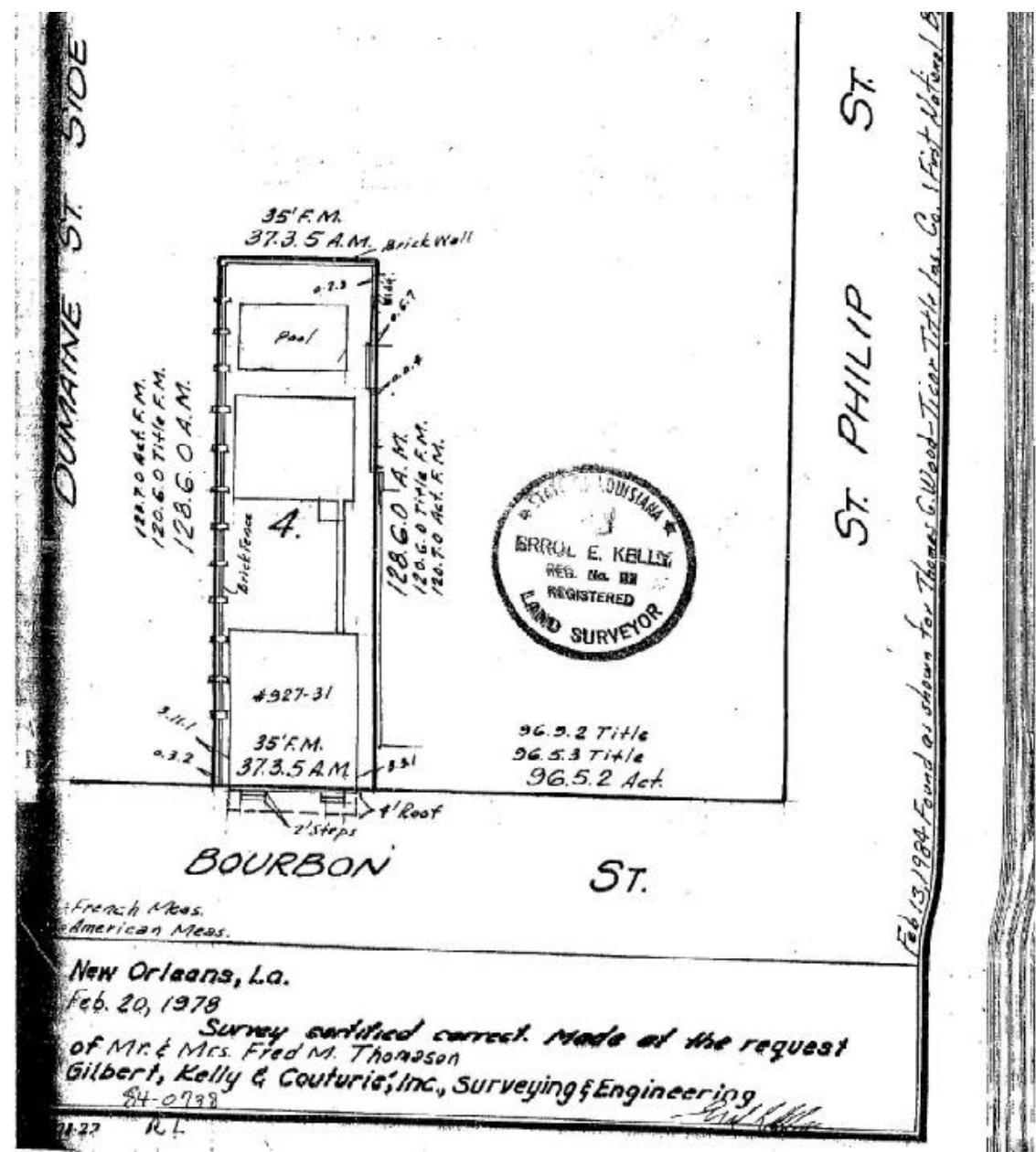


933-35 Bourbon

VCC Architectural Committee

August 11, 2026





933-35 Bourbon – 927 Bourbon survey

VCC Architectural Committee

August 11, 2026



CIVIL DISTRICT COURT FOR THE PARISH OF ORLEANS

STATE OF LOUISIANA

NO. 2015-7653

DIVISION: "L-6"

NOLA BOURBON, LLC.

VERSUS

JORGE RODRIGUEZ-FRANCO AND LILLIAN BENITEZ

FILED: _____

DEPUTY CLERK

JUDGMENT

Plaintiff's Petition for Permanent Injunction was remanded by the Fourth Circuit on April 18, 2018, and the matter was heard in its entirety. The matter was taken under advisement and the parties were permitted to submit post trial memorandum. This court not renders Judgment as follows:

The parties were represented by:

Scott M. Galante (#26890)
Lauren B. Griffin (#37032)
650 Poydras Street – Suite 2615
New Orleans, Louisiana 70130
Attorney for plaintiff, Nola Bourbon, LLC.

Vincent J. Booth (#18565)
138 North Cortez Street
New Orleans, Louisiana 70119
Attorney for defendants, Jorge Rodriguez-Franco and Lillian Benitez

IT IS ORDERED, ADJUDGED AND DECREED that there be Judgment entered in favor of plaintiff, Nola Bourbon, LLC, and against defendants, Jorge Rodriguez-Franco and Lillian Benitez.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that defendants are hereby permanently enjoined from:

- 1) Improperly dismantling, tampering, and/or removing the air conditioning compressors located in the common alleyway;
- 2) Denying and/or restricting Nola Bourbons access to the common alleyway;

VERIFIED

Barbara Gaude

2020 JUL 16 A 09:25

3) Blocking and/or obstructing Nola Bourbon's rear gate in any way; and

4) Blocking and/or obstructing drainage from Plaintiff's property into the common alleyway.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Plaintiff's claims for damages, attorneys' fees, and costs are hereby DENIED.

ORDERED, READ AND SIGNED, this 30th day of June, 2020. New Orleans, Louisiana.


JUDGE KERN A. REESE
DIVISION "L"



CIVIL DISTRICT COURT FOR THE PARISH OF ORLEANS

STATE OF LOUISIANA

NO. 2015-7653

DIVISION: "L-6"

NOLA BOURBON, LLC.

VERSUS

JORGE RODRIGUEZ-FRANCO AND LILLIAN BENITEZ

FILED: _____

DEPUTY CLERK

REASONS FOR JUDGMENT

This Court rendered Judgment on September 13, 2017, granting plaintiff, Nola Bourbon, LLC's, Petition for Preliminary and Permanent Injunction. That Judgment permanently enjoined defendants, Jorge Rodriguez-Franco and Lillian Benitez from: (1) preventing plaintiff, Nola Bourbon, access to the common alleyway existing between 933 Bourbon Street and 927-931 Bourbon Street; (2) blocking, removing, or otherwise obstructing the drainage in the common alleyway; (3) removing the air conditioning equipment servicing the plaintiff's property, presently located in the common alleyway; and (4) preventing access to the air conditioning equipment in the common alleyway. The Fourth Circuit reversed and remanded the permanent injunction for a full trial on the merits, but declined to address the remainder of defendants' assignments of error.

This matter has now been tried before this Court on two separate occasions. This court has not heard any additional or new testimony, nor has it admitted any new or additional evidence though would impact its initial findings. Plaintiff's Petition for Permanent Injunction is hereby granted. Plaintiff's request for damages, attorneys' fees, and costs are hereby denied.

ORDERED, READ AND SIGNED, this 30th day of June, 2020. New Orleans, Louisiana.


JUDGE KERN A. REESE
DIVISION "L"





933-35 Bourbon

VCC Architectural Committee

03/31/2015

August 11, 2026







933-35 Bourbon

VCC Architectural Committee

August 11, 2026





933-35 Bourbon

VCC Architectural Committee

August 11, 2026



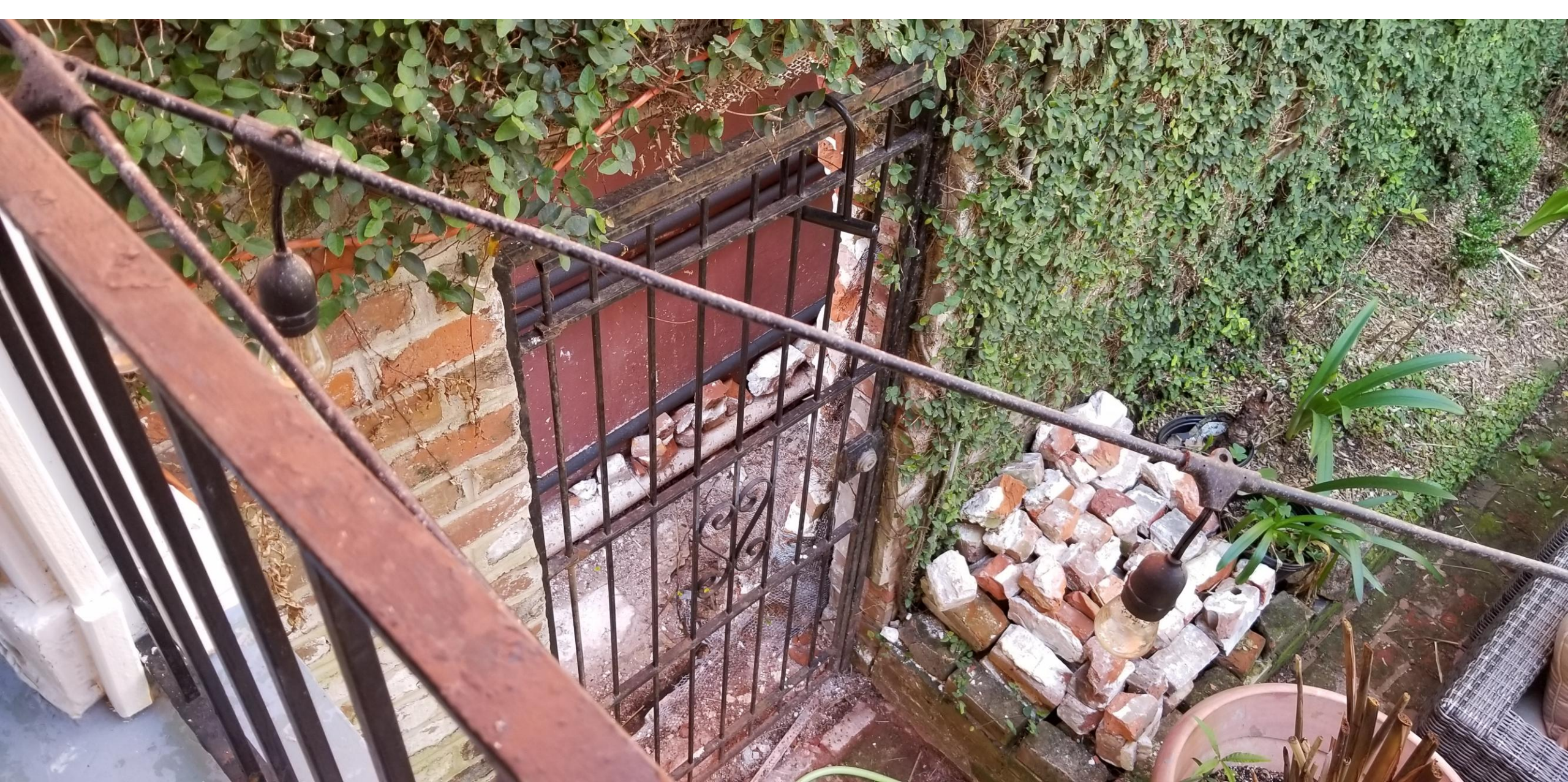




933-35 Bourbon -- 2018
VCC Architectural Committee

August 11, 2026





933-35 Bourbon -- 2018
VCC Architectural Committee

August 11, 2026





933-35 Bourbon

VCC Architectural Committee

August 11, 2026





933-35 Bourbon

VCC Architectural Committee

August 11, 2026





933-35 Bourbon

VCC Architectural Committee

August 11, 2026





933-35 Bourbon

VCC Architectural Committee

August 11, 2026





933-35 Bourbon

VCC Architectural Committee

August 11, 2026





933-35 Bourbon

VCC Architectural Committee

August 11, 2026





933-35 Bourbon

VCC Architectural Committee

August 11, 2026





933-35 Bourbon

VCC Architectural Committee

August 11, 2026





933-35 Bourbon

VCC Architectural Committee

August 11, 2026





933-35 Bourbon

VCC Architectural Committee

August 11, 2026





933-35 Bourbon – from applicant, undated

VCC Architectural Committee

August 11, 2026



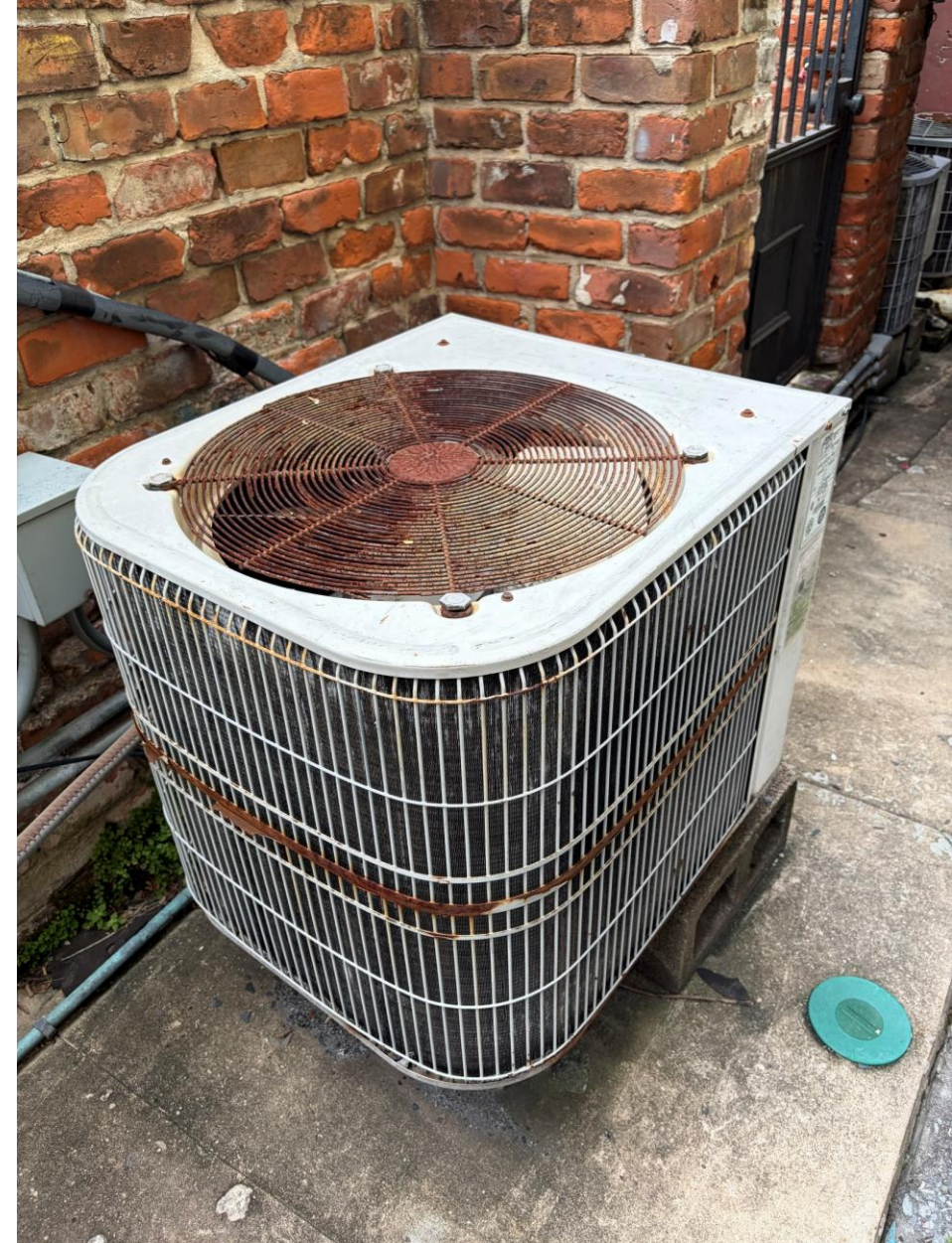


933-35 Bourbon – from applicant, undated

VCC Architectural Committee

August 11, 2026





933-35 Bourbon – from applicant, undated

VCC Architectural Committee

August 11, 2026





933-35 Bourbon – from applicant, undated

VCC Architectural Committee

August 11, 2026





933-35 Bourbon – from applicant, undated

VCC Architectural Committee

August 11, 2026





933-35 Bourbon – from applicant, undated

VCC Architectural Committee

August 11, 2026





933-35 Bourbon – from applicant, undated

VCC Architectural Committee

August 11, 2026





933-35 Bourbon – from applicant, undated

VCC Architectural Committee

August 11, 2026

