

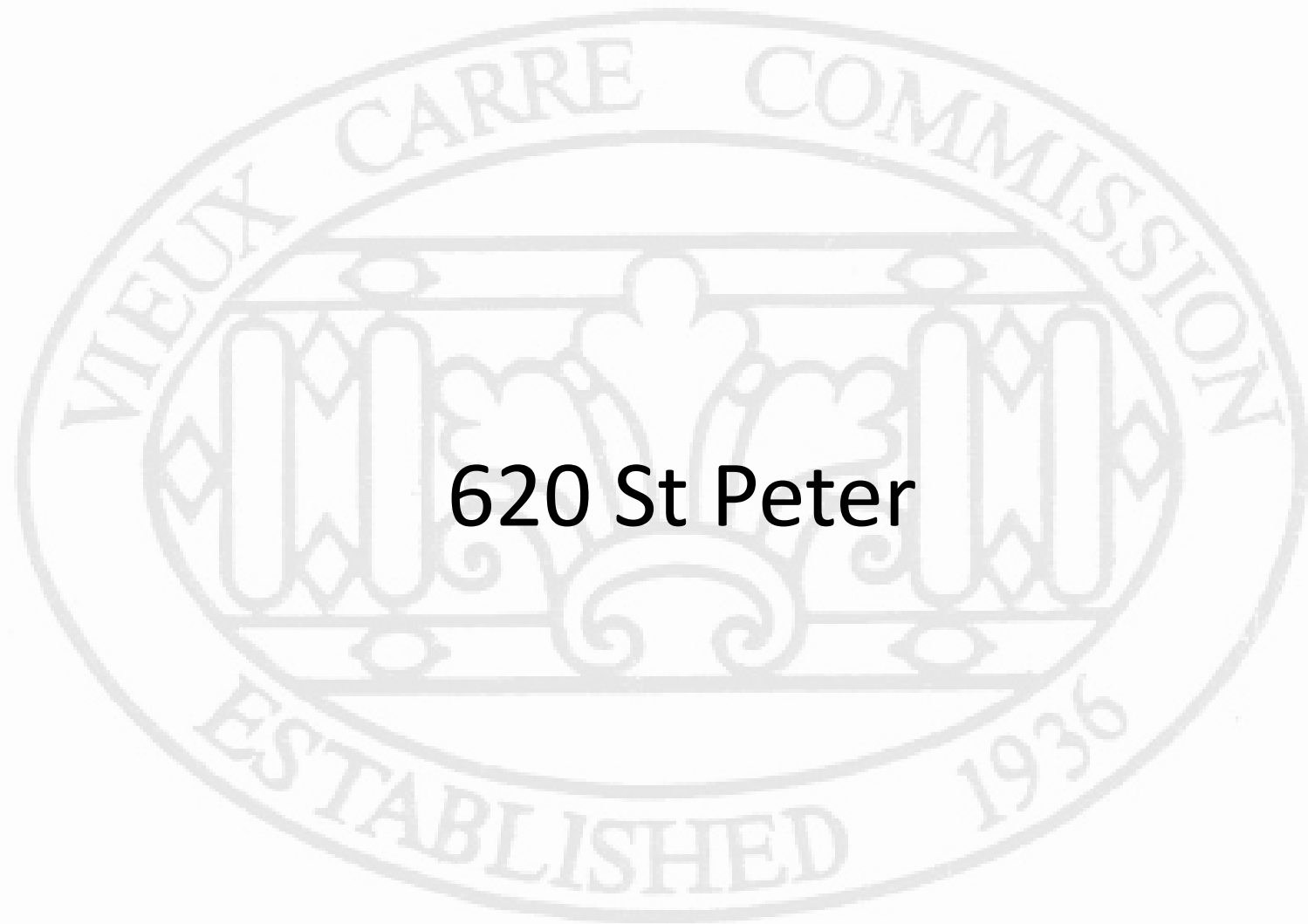


Vieux Carré Commission Architecture Committee Meeting

Tuesday, February 10, 2026



Old Business



620 St Peter

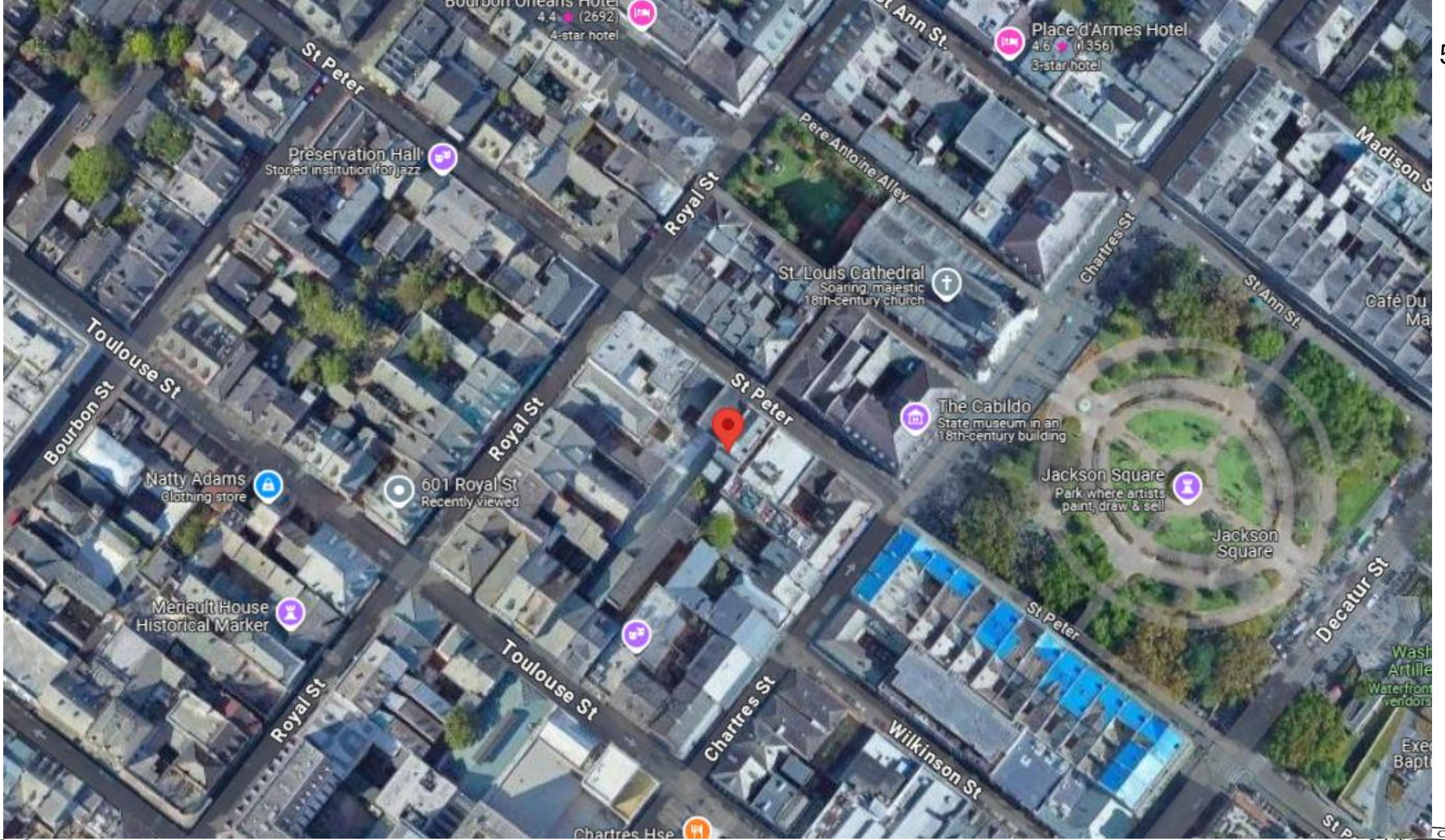


620 St. Peter

VCC Architectural Committee

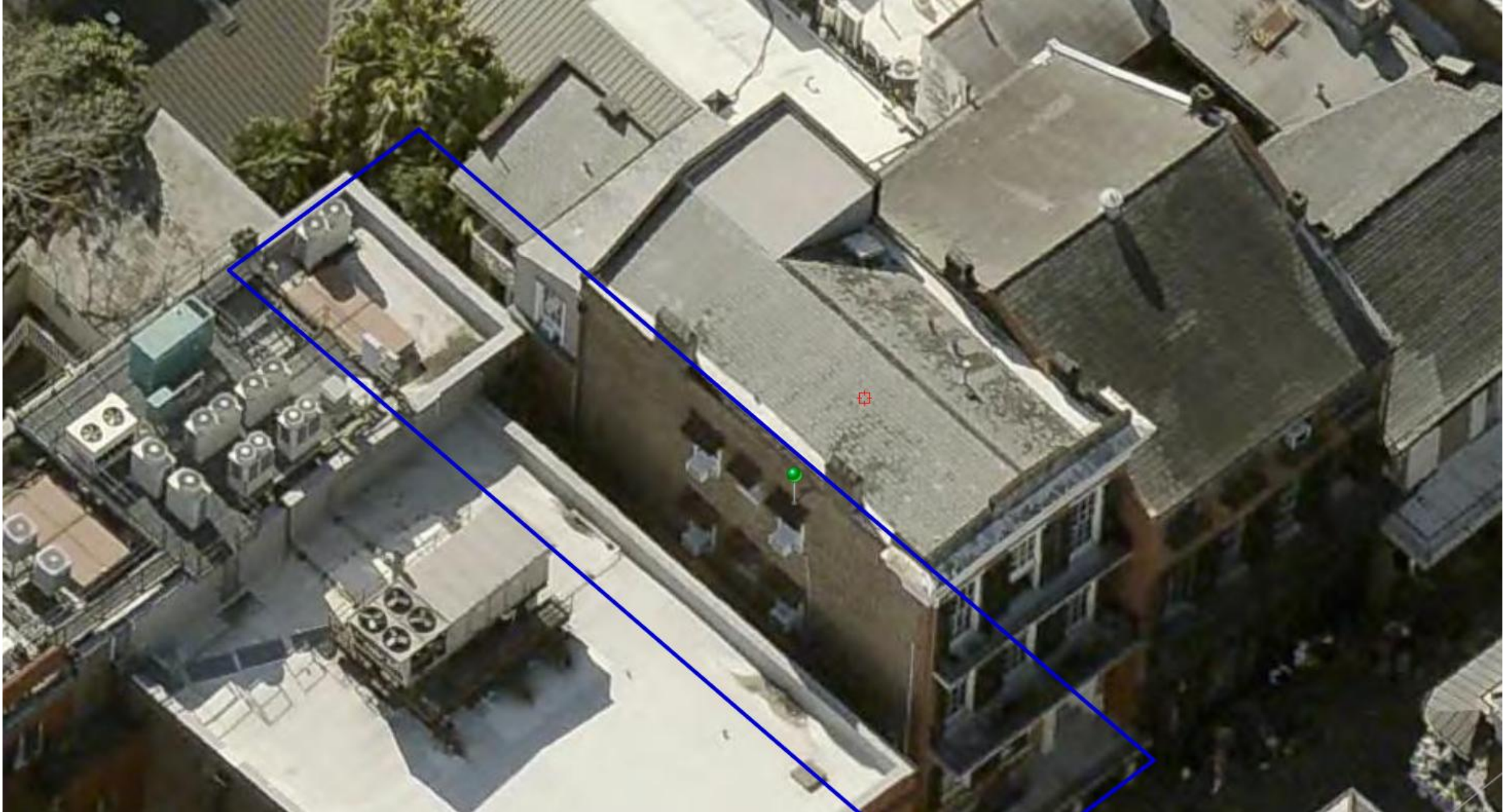
February 10, 2026





620 St. Peter



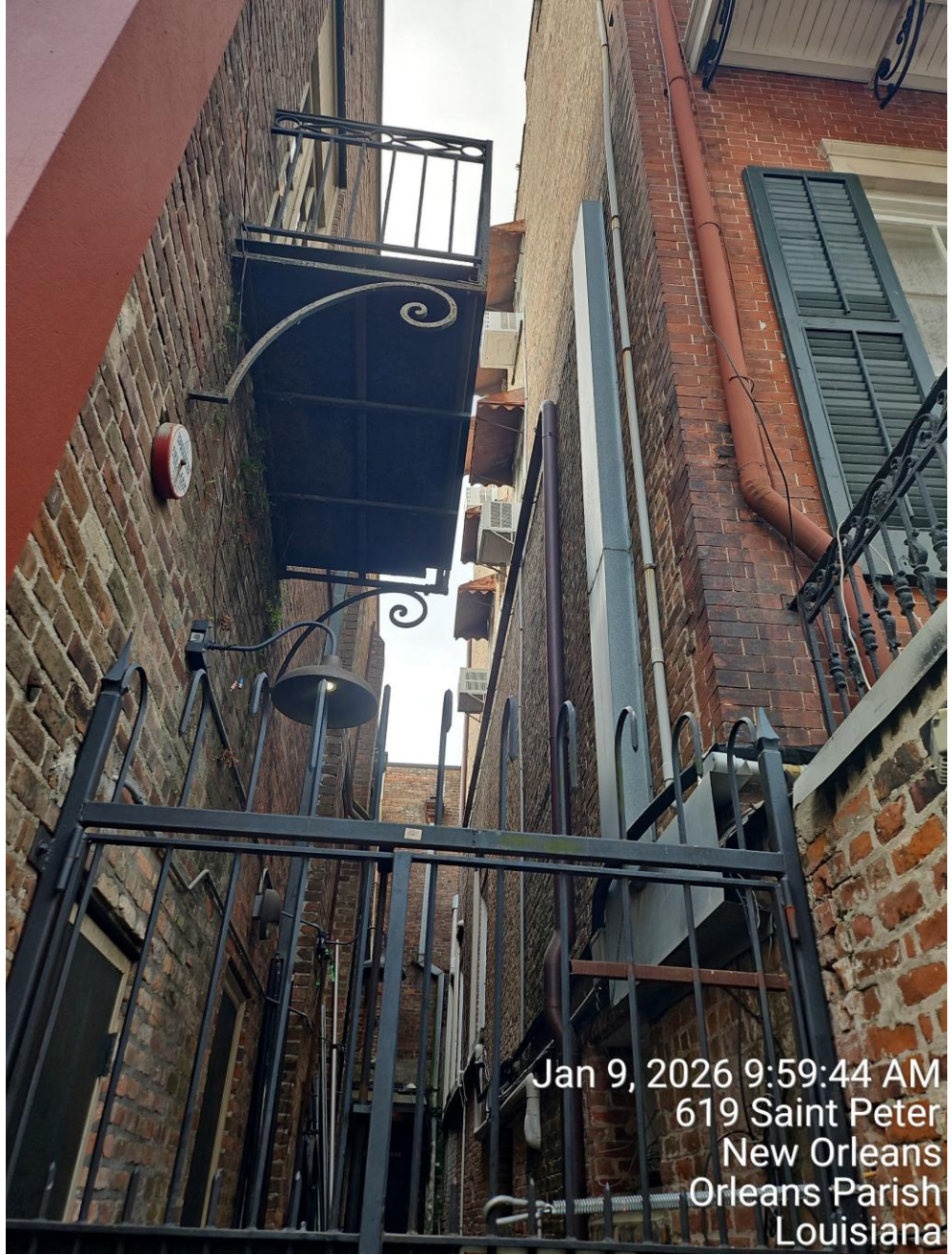


620 St. Peter

VCC Architectural Committee

February 10, 2026





Jan 9, 2026 9:59:44 AM
619 Saint Peter
New Orleans
Orleans Parish
Louisiana

620 St. Peter

VCC Architectural Committee

February 10, 2026





Jan 9, 2026 9:59:52 AM
619 Saint Peter
New Orleans
Orleans Parish
Louisiana

620 St. Peter

VCC Architectural Committee

February 10, 2026





620 St. Peter

VCC Architectural Committee

February 10, 2026



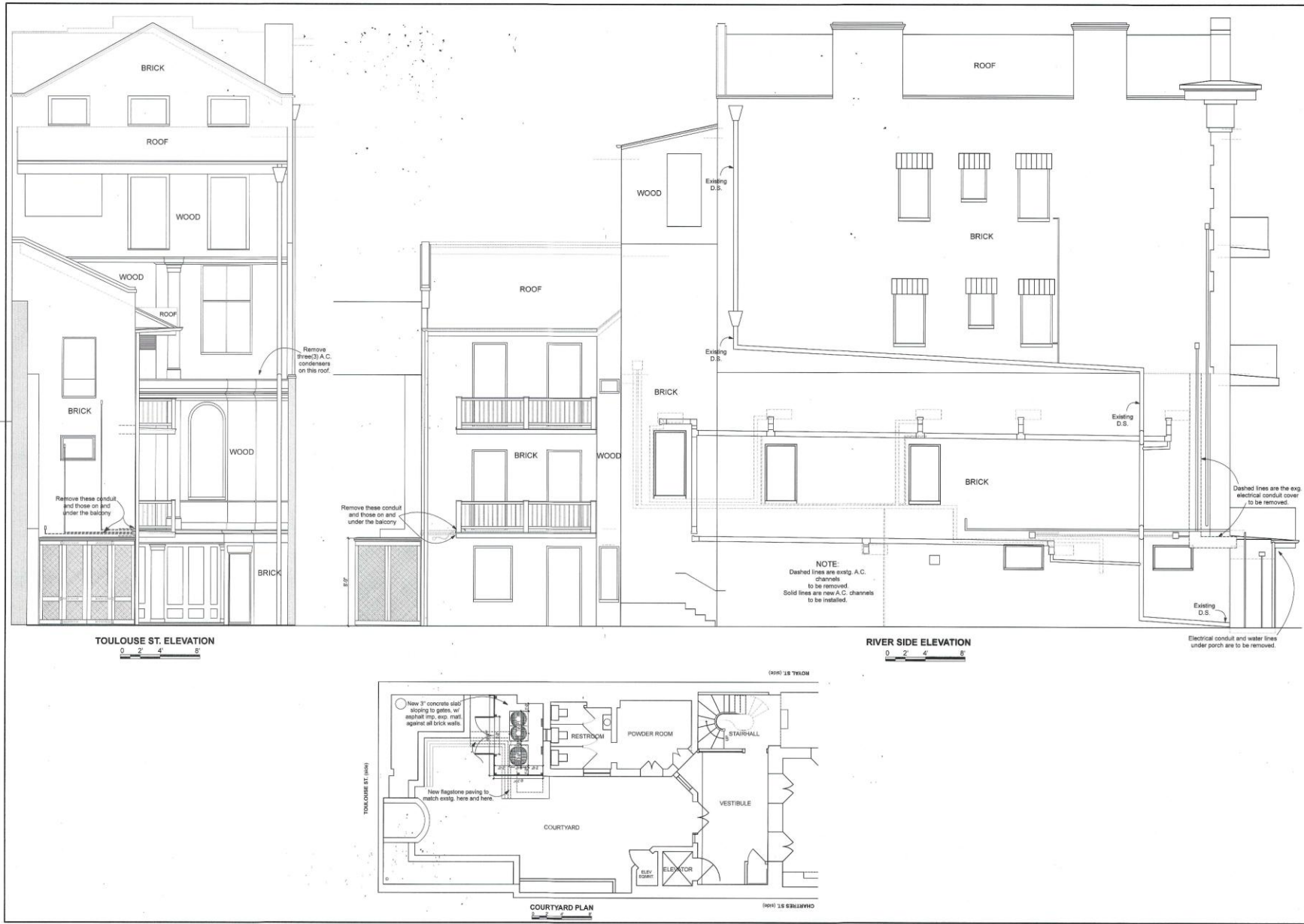


620 St. Peter

VCC Architectural Committee

February 10, 2026





Koch and Wilson Architects
A Professional Corporation (EOA) 684-7023
1100 Jackson Avenue, New Orleans, LA 70130
architects@kochandwilson.com

Project
**Air Conditioning Renovation
Le Petit Salon**
620 St. Peter Street St., New Orleans, LA 70130

Proj. No. K2503
Revised: 4 DEC 2025
Revisions:

Sheet Title:
Exterior Elevations

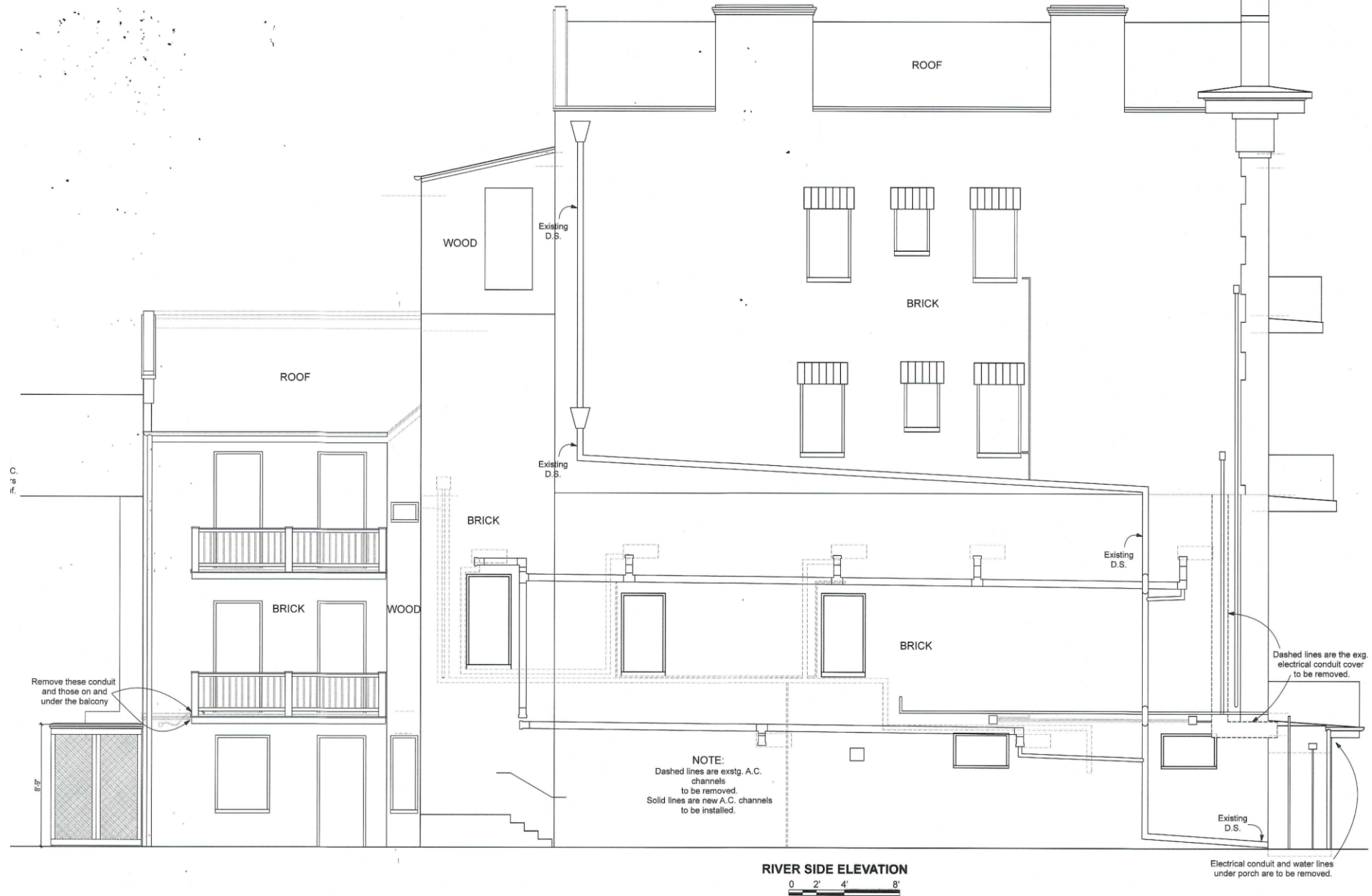
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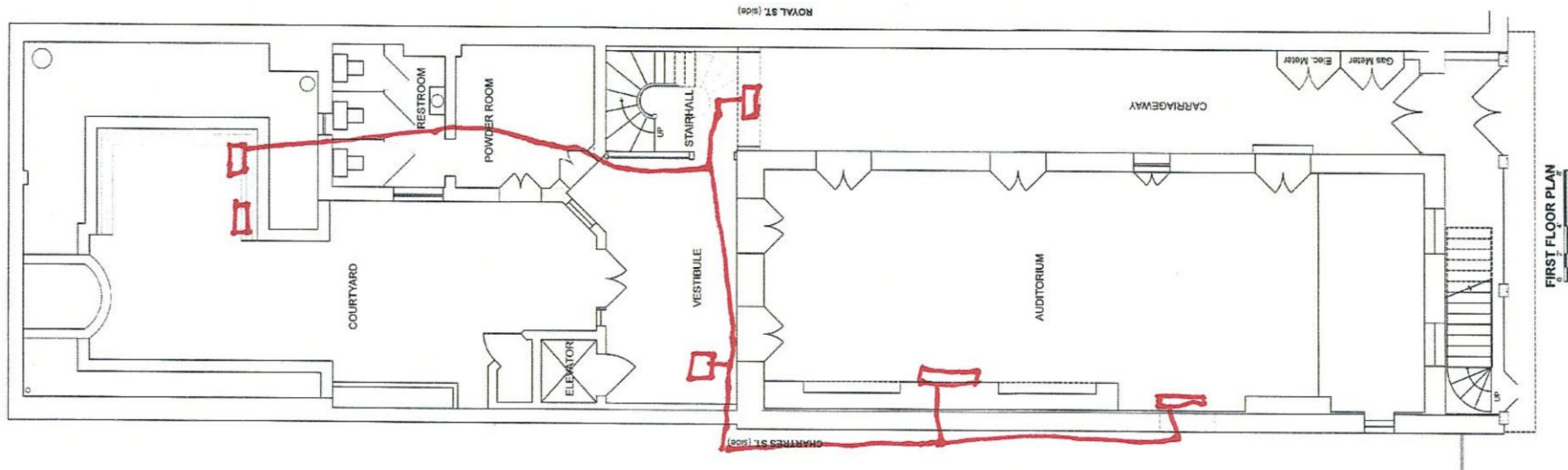
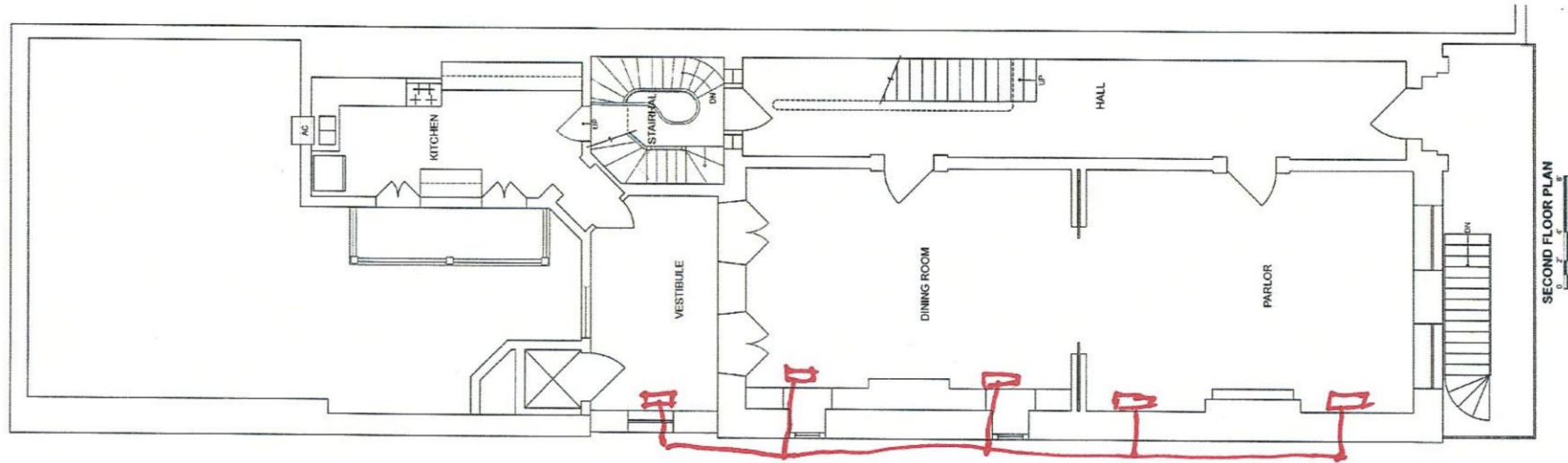
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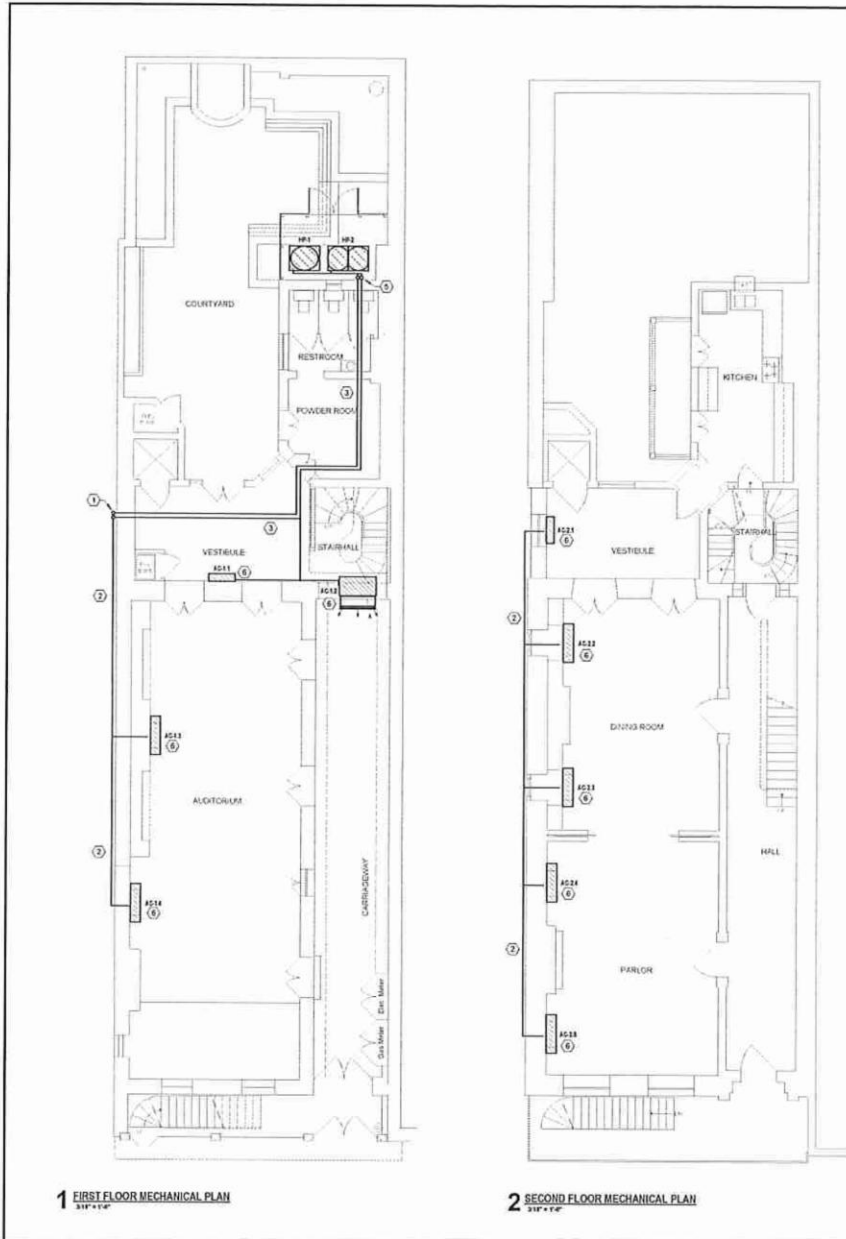
VCC Architectural Committee

February 10, 2026









1 FIRST FLOOR MECHANICAL PLAN
3/17/24

2 SECOND FLOOR MECHANICAL PLAN
3/17/24

- LEGEND (1)**
- REFLECTIVE CEILING SYSTEMS TO BE PROVIDED THROUGHOUT ALL UNITS AS SHOWN ON DRAWING AND TO BE INSTALLED BY THE CONTRACTOR.
 - PROVIDE ALL FLOORING TO BE INSTALLED BY THE CONTRACTOR. PROVIDE ALL ELECTRICAL DUCTWORK AND ALL ELECTRICAL WIRING TO BE INSTALLED BY THE CONTRACTOR. PROVIDE ALL ELECTRICAL WIRING TO BE INSTALLED BY THE CONTRACTOR.
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SCHEDULE - MINISPLIT SYSTEMS

ROOM	UNITS	APPLIES	COOLING CAPACITY	HEATING CAPACITY	ELECTRICAL SERVICE	MANUFACTURER/MODEL
AC11	1	1	10000 BTU/H	10000 BTU/H	208V 1 PH 100A 30A	MITSUBISHI PUMPS MAJER1TH
AC12	1	1	10000 BTU/H	10000 BTU/H	208V 1 PH 100A 30A	MITSUBISHI PUMPS MAJER1TH
AC13	1	1	10000 BTU/H	10000 BTU/H	208V 1 PH 100A 30A	MITSUBISHI PUMPS MAJER1TH
AC14	1	1	10000 BTU/H	10000 BTU/H	208V 1 PH 100A 30A	MITSUBISHI PUMPS MAJER1TH
AC15	1	1	10000 BTU/H	10000 BTU/H	208V 1 PH 100A 30A	MITSUBISHI PUMPS MAJER1TH
AC16	1	1	10000 BTU/H	10000 BTU/H	208V 1 PH 100A 30A	MITSUBISHI PUMPS MAJER1TH
AC17	1	1	10000 BTU/H	10000 BTU/H	208V 1 PH 100A 30A	MITSUBISHI PUMPS MAJER1TH
AC18	1	1	10000 BTU/H	10000 BTU/H	208V 1 PH 100A 30A	MITSUBISHI PUMPS MAJER1TH
AC19	1	1	10000 BTU/H	10000 BTU/H	208V 1 PH 100A 30A	MITSUBISHI PUMPS MAJER1TH
AC20	1	1	10000 BTU/H	10000 BTU/H	208V 1 PH 100A 30A	MITSUBISHI PUMPS MAJER1TH

NOTES

- VERIFY ALL ELECTRICAL SIZES AND CAPACITIES WITH MANUFACTURER'S RECOMMENDATIONS AND PROVIDE ALL ELECTRICAL WIRING TO BE INSTALLED BY THE CONTRACTOR.
- PROVIDE ALL ELECTRICAL WIRING TO BE INSTALLED BY THE CONTRACTOR. PROVIDE ALL ELECTRICAL WIRING TO BE INSTALLED BY THE CONTRACTOR.
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SCHEDULE - HEAT PUMPS

MARK	REFRIG. TONS	TYPE	REF. TYPE	REF. TEMP.	ELECTRICAL SERVICE	MANUFACTURER/MODEL
HP1	1	SPLIT	1	45°F	208V 3 PH 100A 30A 100A	MITSUBISHI PUMPS (PT100)A1
HP2	1	SPLIT	1	45°F	208V 3 PH 100A 30A 100A	MITSUBISHI PUMPS (PT100)A1

NOTES

- PROVIDE ALL ELECTRICAL WIRING TO BE INSTALLED BY THE CONTRACTOR. PROVIDE ALL ELECTRICAL WIRING TO BE INSTALLED BY THE CONTRACTOR.
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PROJECT INFORMATION

LE PETIT SALON

620 St. Peter, Suite 51
New Orleans, LA 70130

REVISIONS

NO.	DATE	DESCRIPTION

SHEET INFORMATION

DATE:	12/20/23
DRAWN BY:	CHD
CHECKED BY:	LB
PROJECT #:	25153

SHEET NAME

MECHANICAL PLAN

SHEET NUMBER

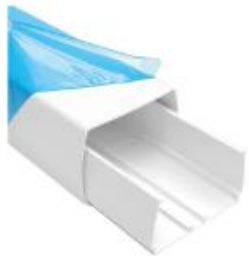
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LINESET COVERS AND FITTINGS

Designed for interior and exterior use to protect line sets and create a professional-looking install.



EasyGuard®

Lineset cover system that is quick and easy to install for both new and retro-fit installations.



SpeediChannel™

Innovative 2-part channel system including a base and cover designed to protect and conceal linesets.

Package Metrics

Producer of Goods: DiversiTech
 Domestic/Foreign Commodity: Foreign

Item Number	Channel Dimension		Overall Length
	A	B	C
230-D3	2.75 in	2.55 in	78.74 in
230-D4	4.13 in	2.95 in	78.74 in
230-D6	5.90 in	3.14 in	78.74 in

Specifications

SpeediChannel® - 6-1/2' Long Channel

- Available in 3 widths
- Includes pack of SpeediClips®

Size	Natural	Brown	White	A	B
3"	230-D3	230-D3B	230-B3W	2.75 in	2.55 in
4"	230-D4	230-D4B	230-D4W	4.13 in	2.95 in
6"	230-D6		230-D6W	5.90 in	3.14 in

Wall Penetration

- U.V. resistant
- Packed each separately in plastic film

Size	Natural	Brown	White	A	B	C
3"	230-WC3	230-WC3B	230-WC3W	4.33 in	7.08 in	2.77 in
4"	230-WC4	230-WC4B	230-WC4W	5.70 in	7.48 in	4.14 in
6"	230-WC6		230-WC6W	6.29 in	7.87 in	5.92 in

Wall Sleeve

Size	A	B	C
2-1/2"	230-WS2		

Union Coupling

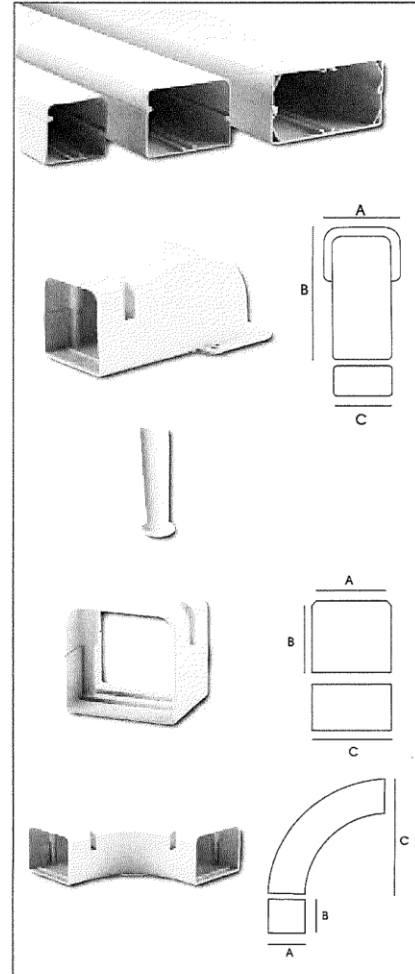
- U.V. resistant
- Packed each separately in plastic film

Size	Natural	Brown	White	A	B	C
3"	230-CP3	230-CP3B	230-CP3W	2.96 in	2.77 in	2.77 in
4"	230-CP4	230-CP4B	230-CP4W	4.34 in	3.16 in	4.14 in
6"	230-CP6		230-CP6W	6.11 in	3.36 in	5.92 in

90° Long Radius Bend

- U.V. resistant
- Packed each separately in plastic film

Size	Natural	Brown	White	A	B	C
3"	230-LFB3	230-LFB3B	230-LFB3W	2.96 in	2.77 in	9.84 in
4"	230-LFB4	230-LFB4B	230-LFB4W	4.34 in	3.16 in	9.84 in
6"	230-LFB6		230-LFB6W	6.11 in	3.36 in	9.84 in



90° Flat Bend

- U.V. resistant
- Packed each separately in plastic film

Size	Natural	Brown	White	A	B	C
3"	230-FB3	230-FB3B	230-FB3W	4.33 in	4.52 in	2.77 in
4"	230-FB4	230-FB4B	230-FB4W	5.90 in	5.90 in	4.14 in
6"	230-FB6		230-FB6W	6.69 in	6.69 in	5.92 in

90° Inside Elbow

- U.V. resistant
- Packed each separately in plastic film
- To place around the internal corner

Size	Natural	Brown	White	A	B	C
3"	230-EB3	230-EB3B	230-EB3W	3.74 in	3.74 in	2.70 in
4"	230-EB4	230-EB4B	230-EB4W	4.33 in	4.33 in	4.14 in
6"	230-EB6		230-EB6W	6.10 in	6.10 in	5.92 in

90° Outside Elbow

- U.V. resistant
- Packed each separately in plastic film
- To place around the outside corner

Size	Natural	Brown	White	A	B	C
3"	230-EIN3	230-EIN3B	230-EIN3W	3.74 in	3.74 in	2.77 in
4"	230-EIN4	230-EIN4B	230-EIN4W	4.33 in	4.33 in	4.14 in
6"	230-EIN6		230-EIN6W	6.10 in	6.10 in	5.92 in

45° Flat Bend

- U.V. resistant
- Packed each separately in plastic film
- To place around an obstacle

Size	Natural	Brown	White	A	B	C
3"	230-FB453	230-FB453B	230-FB453W	3.64 in	5.72 in	2.77 in
4"	230-FB454	230-FB454B	230-FB454W	3.64 in	6.70 in	4.14 in
6"	230-FB456		230-FB456W	3.64 in	7.49 in	5.92 in

T-Joint

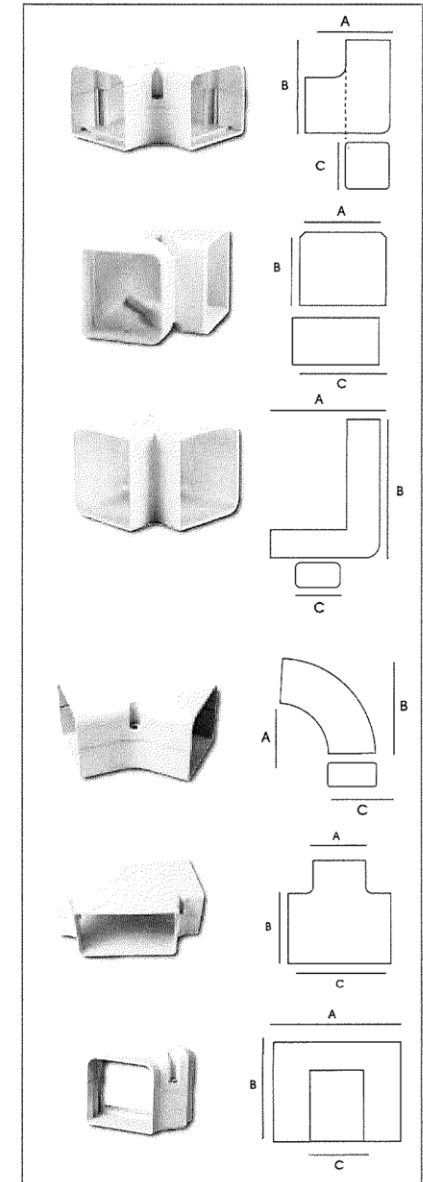
- U.V. resistant
- Packed each separately in plastic film
- To create a tee connection between three pieces of SpeediChannel®

Size	Natural	Brown	White	A	B	C
4"	230-TJ4	230-TJ4B	230-TJ4W	4.14 in	4.14 in	7.87 in
6"	230-TJ6		230-TJ6W	5.92 in	5.92 in	9.84 in

Reducer Coupling

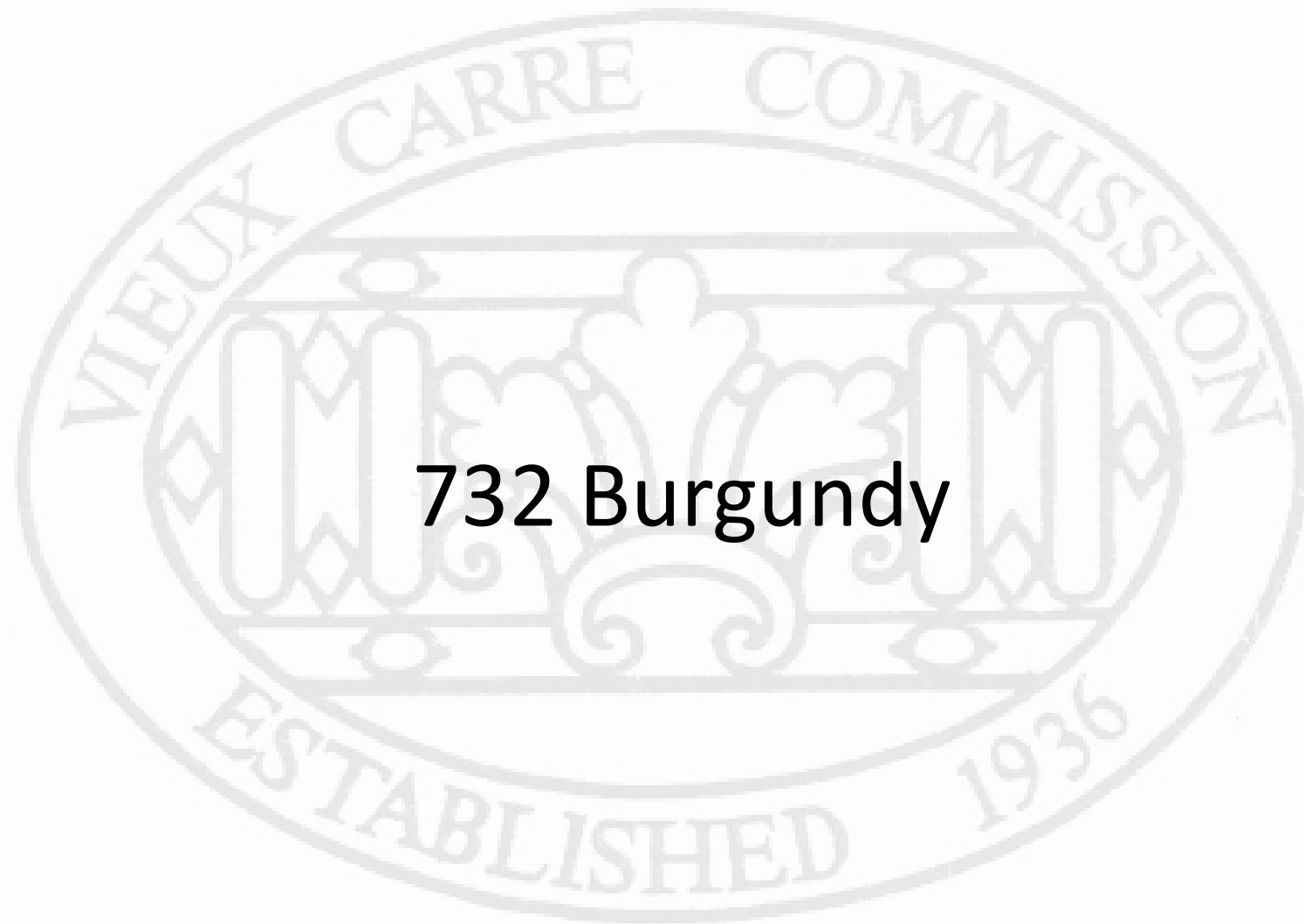
- U.V. resistant
- Packed each separately in plastic film
- To join two pieces of SpeediChannel®

Size	Natural	Brown	White	A	B	C
3" x 4"	230-TC34		230-TC34W	4.14 in	3.16 in	2.77 in
4" x 6"	230-TC46		230-TC46W	5.92 in	6.11 in	4.14 in





New Business



732 Burgundy



732 Burgundy

VCC Architectural Committee

January 27, 2026





732 Burgundy

VCC Architectural Committee

January 27, 2026





732 Burgundy

VCC Architectural Committee

January 27, 2026





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January 27, 2026





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January 27, 2026



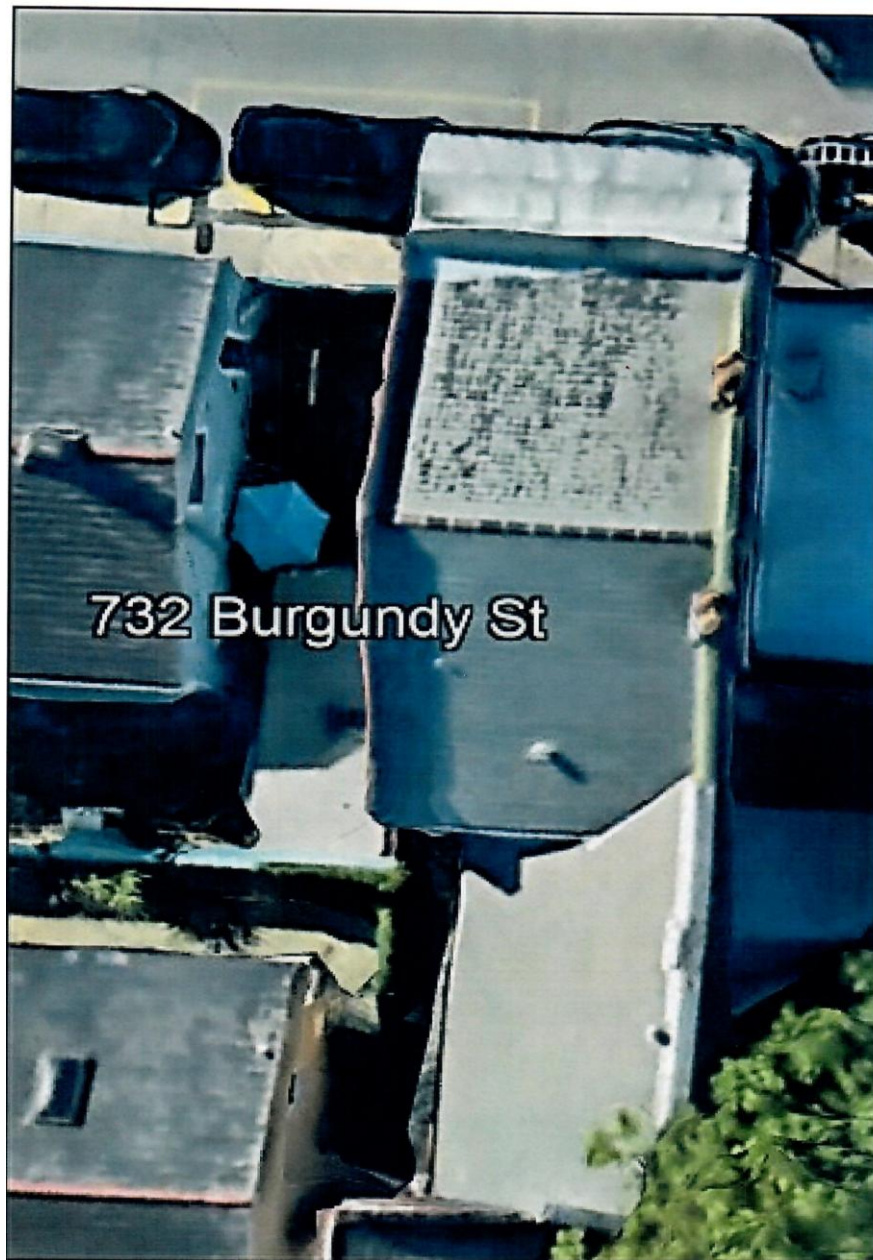


732 Burgundy

VCC Architectural Committee

January 27, 2026





732 Burgundy

VCC Architectural Committee

January 27, 2026





609 Oxley Street • Kenner, LA 70062
E-Mail: office@nolaroof.com
LA State License #61833 & #883715

November 19, 2025

504 Real Estate
Attn: Emily Haynie for **Hardy Bassington**
P: (504) 430-6004
Email: Emily@504RealEstate.com

**Re: Left Side Parapet Wall Repairs
732 Burgundy Street
New Orleans, LA 70116**

Base Bid:

1. Remove cement on left parapet wall and (2) chimneys.
2. Remove/Replace slate tiles along the left wall.
3. Clean (2) chimneys to remove dirt and debris.
4. Apply mortar caulk to voids in brick and mortar.
5. Apply Prosoco silicone 10-year waterproofing agent to brick surface of (2) chimneys.
6. Fabricate/Install new 16 oz. copper step and counter flashing to left walls and at (2) chimneys.
7. Provide/Install 16 oz. copper cladding 3" over the top of parapet wall extending down to the top of the slate roof.
8. Provide/Install a 3-course detail of polyfleece embedded in Alsan liquid flashing to the top of the parapet wall.
9. Dispose of debris. Haul away.

Total Investment (Base Bid).....\$19,422

*Modified detail to remedy issue without removing (2) top layers of brick at parapet wall.

Exclusions:

1. Right, Front & Rear Parapet Walls
2. Slate Roof
3. Flat Roof
4. Siding/Stucco/Brick
5. Gutters/Downspouts
6. Permit/COA (A change order will be issued for this cost once incurred.)

Schedule of Payments:

- 50% Deposit
- 50% Upon Completion

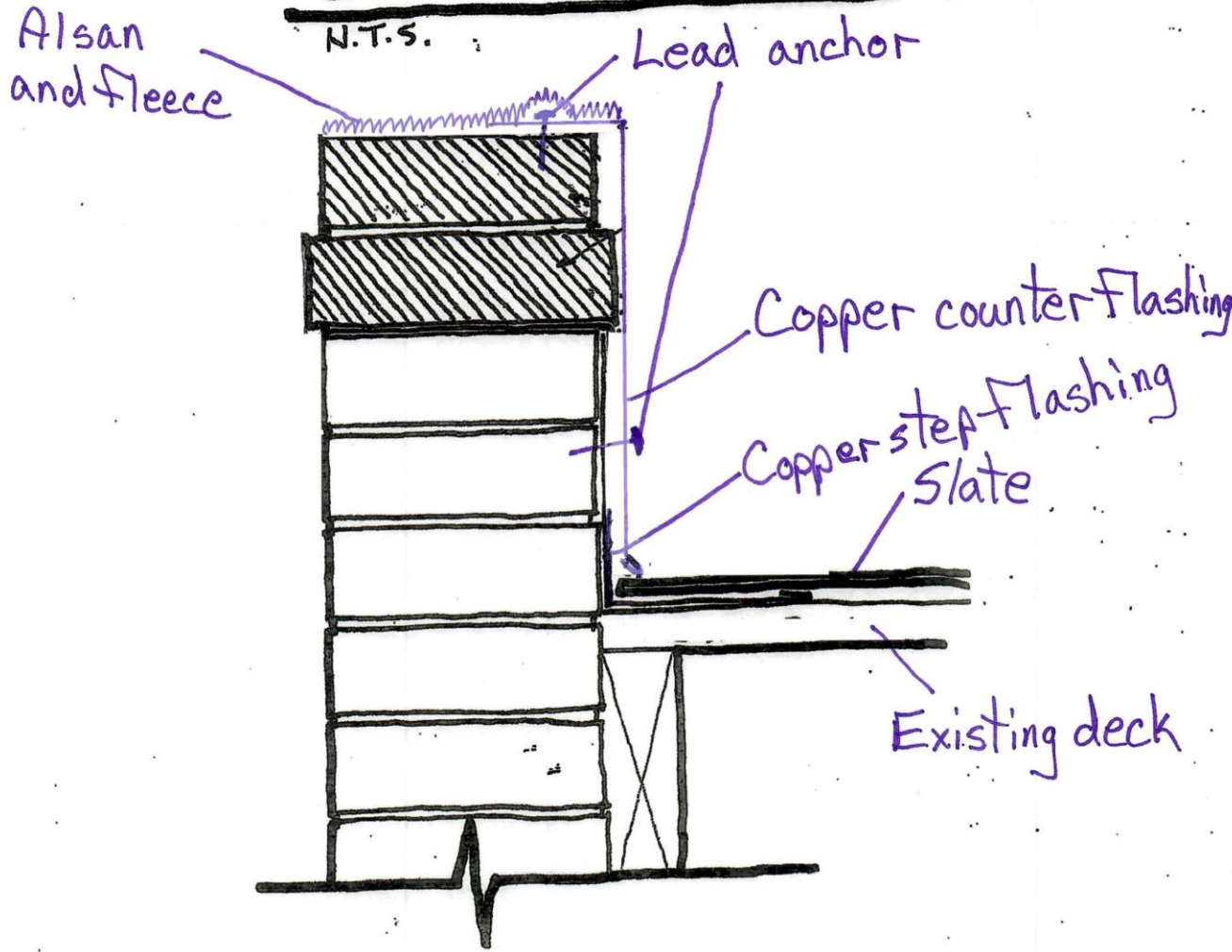
732 Burgundy

VCC Architectural Committee

January 27, 2026



PARAPET FLASHING DETAIL





Siloxane PD

Sure Klean® Weather Seal Siloxane PD (predilute) is a ready-to-use, water-based silane/siloxane water repellent for concrete and most masonry and stucco surfaces. Siloxane PD will not impair the natural breathing characteristics of treated surfaces. It helps masonry resist cracking, spalling, staining and other damage related to water intrusion. Low odor and alkaline stable, Siloxane PD is ideal for field and in-plant application.

TYPICAL TECHNICAL DATA

FORM	Cloudy white liquid, odorless
SPECIFIC GRAVITY	0.996
pH	4-5
WT/GAL	8.29 lbs
ACTIVE CONTENT	7%
TOTAL SOLIDS	4% ASTM D 5095
VOC CONTENT	<30 g/L Low Solids Coating
FLASH POINT	>212° F (>100° C) ASTM D 3278
FREEZE POINT	32° F (0° C)
SHELF LIFE	1 year in tightly sealed, unopened container

ADVANTAGES

- Penetrates deeply for long-lasting protection on vertical or horizontal surfaces.
- Service life is estimated at more than 10 years.
- Treated surfaces “breathe” – does not trap moisture.
- Water-based formula minimizes explosion and fire hazards compared to solvent-based water repellents.
- Appropriate for use on manufactured stone surfaces.
- Resists water penetration when applied over existing shrinkage cracks of 0.02 inches or less.
- Easy cleanup with PROSOCO’s 2010 All Surface Cleaner.

- Low odor for safer application to occupied buildings.
- Alkaline stable – suitable for new “green” concrete, 14–28 days old.
- Ready-to-use. No on-site dilution required.

Limitations

- Will not keep water out of cracks, defects or open joints.
- Not appropriate for use on limestone, marble, travertine or other calcareous stones. Always test other natural stone to ensure desired results.
- Not recommended for below-grade application.
- Not suitable for application to synthetic resin paints, gypsum, or other non masonry surfaces.

REGULATORY COMPLIANCE

VOC Compliance

Sure Klean® Weather Seal Siloxane PD is compliant with the US Environmental Protection Agency’s AIM VOC regulations. Visit www.prosoco.com/voccompliance to confirm compliance with individual district or state regulations.



NOTE: The SWR Institute Validation Program uses standardized testing for validation purposes, including testing on CMU. PROSOCO does not recommend the use of Siloxane PD on CMU. Please reference the Substrate Chart on page 2.

Product Data Sheet Weather Seal Siloxane PD

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

24-Hour Emergency Information:
INFOTRAC at 800-535-5053

PREPARATION

Protect people, vehicles, property, plants, windows and all non masonry surfaces from product, splash, residue, fumes and wind drift. Protect and/or divert foot and auto traffic.

Thoroughly clean the surface using the appropriate PROSOCO product. Clean newly constructed and repointed surfaces before application. Sealing and caulking compounds should be in place and cured.

Though Siloxane PD may be applied to slightly damp surfaces, best performance is achieved on clean, visibly dry and absorbent surfaces. Excessive moisture inhibits penetration, reducing the service life and performance of the treatment.

The top of walls need to be capped and made watertight prior to application.

Window Glass Protection

Protect window glass before use. PROSOCO® Strippable Masking is effective protection for use with this product. If protecting windows is impractical, follow these steps:

1. Clean window glass thoroughly before application to nearby concrete or masonry.
2. Don't use in wind or when air or surface temperatures are hotter than 95°F (35°C).
3. Try to keep Siloxane PD off the glass.
4. After treated surfaces have been protected from water for 6 hours, if product is on window glass, clean as soon as possible with soap and warm water. Alternatively use PROSOCO's 2010 All Surface Cleaner to remove dried residues within 3-5 days.

Surface and Air Temperatures

Best surface and air temperatures are 40-95°F (4-35°C) during use and for 8 hours after. If freezing conditions exist before application, let masonry thaw. The water carrier may freeze at low temperatures or evaporate in high temperatures. Both conditions impair penetration and results. Cleanup is more difficult from surfaces hotter than 95°F (35°C).

Equipment

Recommended application is by high volume, low-pressure (<50 psi) spray. Fan spray tips are recommended to avoid atomization. Do not atomize/vaporize the material.

For small scale application, or when spray application is not appropriate, product may be applied using brush or roller. Contact Customer Care or your local PROSOCO representative for more information.

Storage and Handling

Store in a cool, dry place. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45-100°F (7-38°C). Do not double stack pallets. Dispose of unused product and container in accordance with local, state and federal regulations.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon.

Substrate	Type	Use?	Coverage
Architectural Concrete Block*	Burnished	no	N/A
	Smooth	no	
	Split-faced	no	
	Ribbed	no	
Concrete	Brick* Tile	yes	150-200 sq.ft. 14-19 sq.m.
	Precast Panels* Pavers	yes	
	Cast-in-place*	yes	
		yes	
Fired Clay	Brick	yes	50-175 sq.ft. 5-16 sq.m.
	Tile	yes	
	Terra Cotta (unglazed)	yes	
	Pavers	yes	
Marble, Travertine, Limestone	Polished	no	N/A
	Unpolished	no	N/A
Granite	Polished	no	N/A
	Unpolished*	no	N/A
Sandstone	Unpolished	yes	75-125 sq.ft. 7-12 sq.m.
Slate	Unpolished*	no	N/A

*Weather Seal Blok-Guard® & Graffiti Control 9 is a more appropriate product.

*See specific application instructions for dense surfaces.

*PROSOCO® SL100 may be a more appropriate product.

Always test to ensure desired results.

Coverage estimates depend on surface texture and porosity.



Product Data Sheet Weather Seal Siloxane PD

APPLICATION

Read "Preparation" and the Safety Data Sheet before use.

ALWAYS TEST a small area of each surface to confirm suitability, coverage rates and desired results before starting overall application. Include in the test area any previous repairs and patches, including aesthetic cementitious finishes. Different surface compositions may result in absorption and/or appearance differences. Test with the same equipment, recommended surface preparation and application procedures planned for general application.

Dilution & Mixing

Apply as packaged. Do not dilute or alter.

Vertical Application Instructions

For best results, apply "wet-on-wet" to a visibly dry and absorbent surface.

Sprayer: Saturate from the bottom up, creating a 4-8 inch (15-20 cm) rundown below the spray contact point. Let the first application penetrate for 5-10 minutes. Re-saturate. Less will be needed for the second application.

Brush or Roller

Recommended for small scale application or when spray application is not appropriate. Contact PROSOCO for more information. Saturate uniformly. Let penetrate for 5-10 minutes. Brush out heavy runs and drips that don't penetrate.

Horizontal Application Instructions

Saturate in a single application. Use enough to keep the surface wet for 2-3 minutes before penetration. Broom out puddles until they soak in.

Dense Surface Application Instructions

Apply a single coat. Use enough to completely wet the surface without creating drips, puddles or rundown. Do not over apply. Test for application rate.

Drying Time

Treated surfaces dry to touch in 1 hour. Protect surfaces from rainfall for 6 hours following treatment. Protect from foot and vehicle traffic until visibly dry. Siloxane PD gains its water-repellency properties in 72 hours.

Cleanup

Clean tools, equipment, and over spray with soap and warm water.

Paint Adhesion

Always test to make sure paint sticks to treated surfaces. Improve adhesion before painting by pressure water-rinsing the treated surface, then letting it dry.

Some cementitious coatings, plaster, stucco, etc. may not adhere well to treated surfaces. Install them first and let them thoroughly cure before application. Always test to verify compatibility between Siloxane PD and other proposed surface treatments.

WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

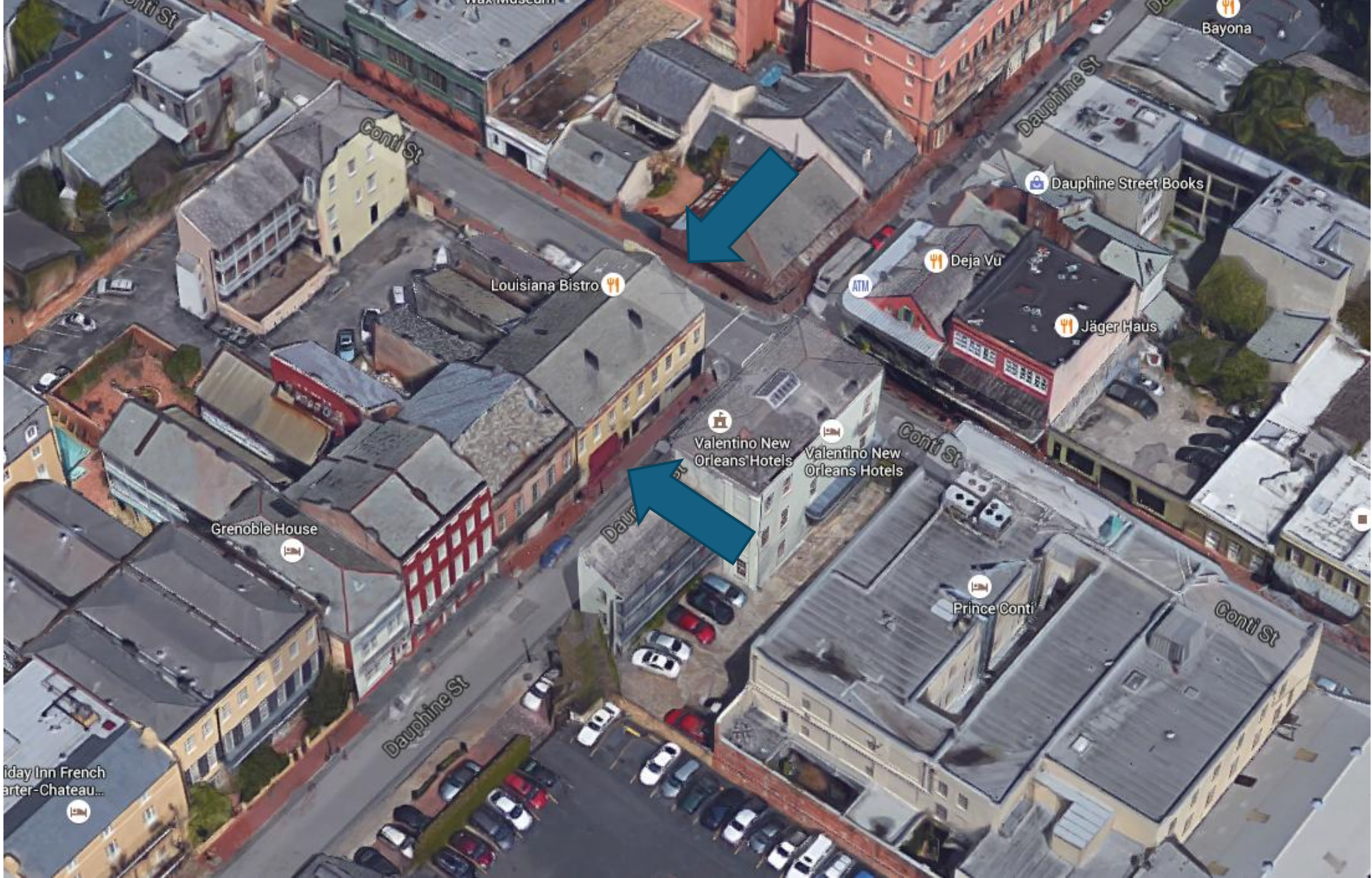
PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose.**

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335 Dauphine

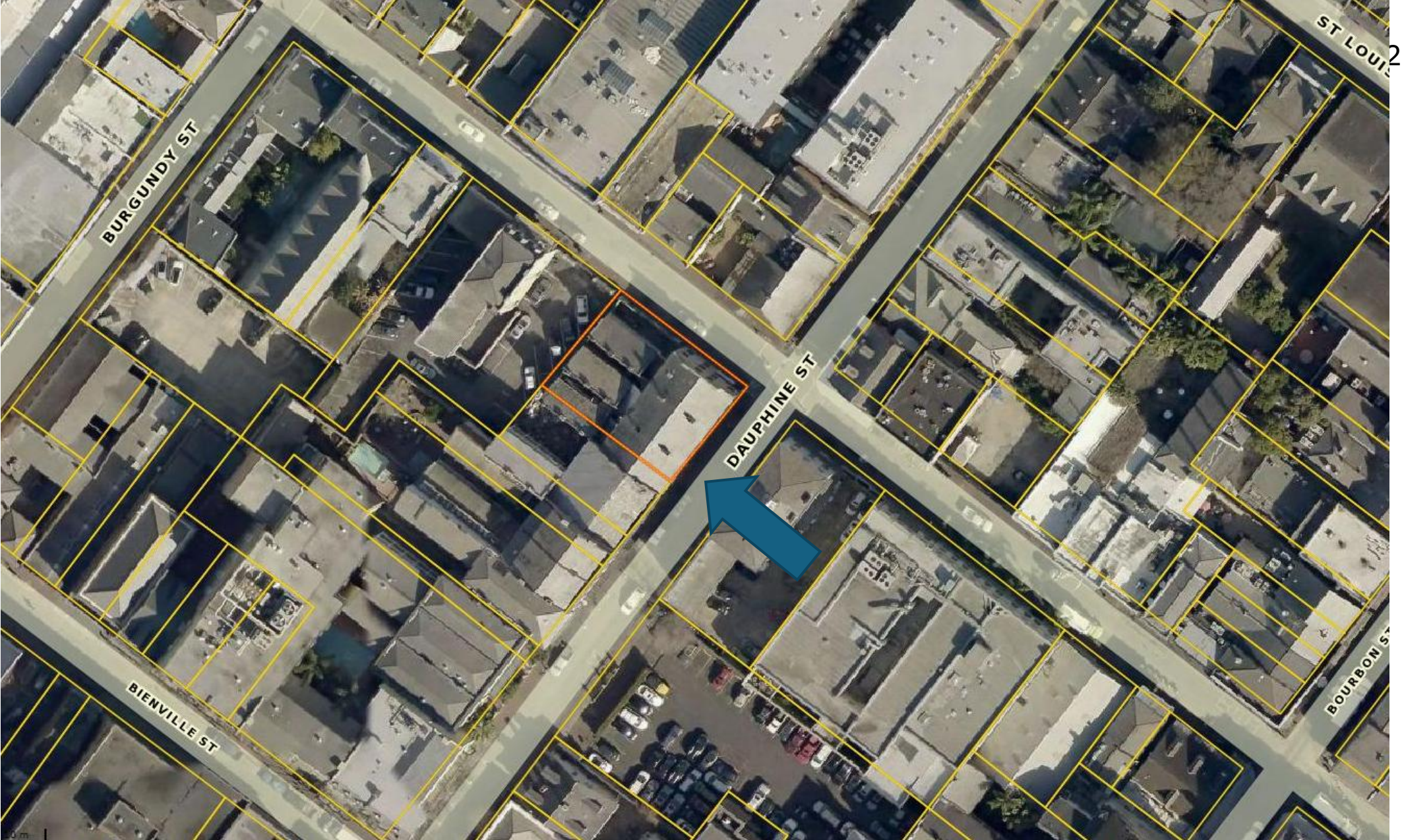


335 Dauphine

VCC Architectural Committee

February 10, 2026



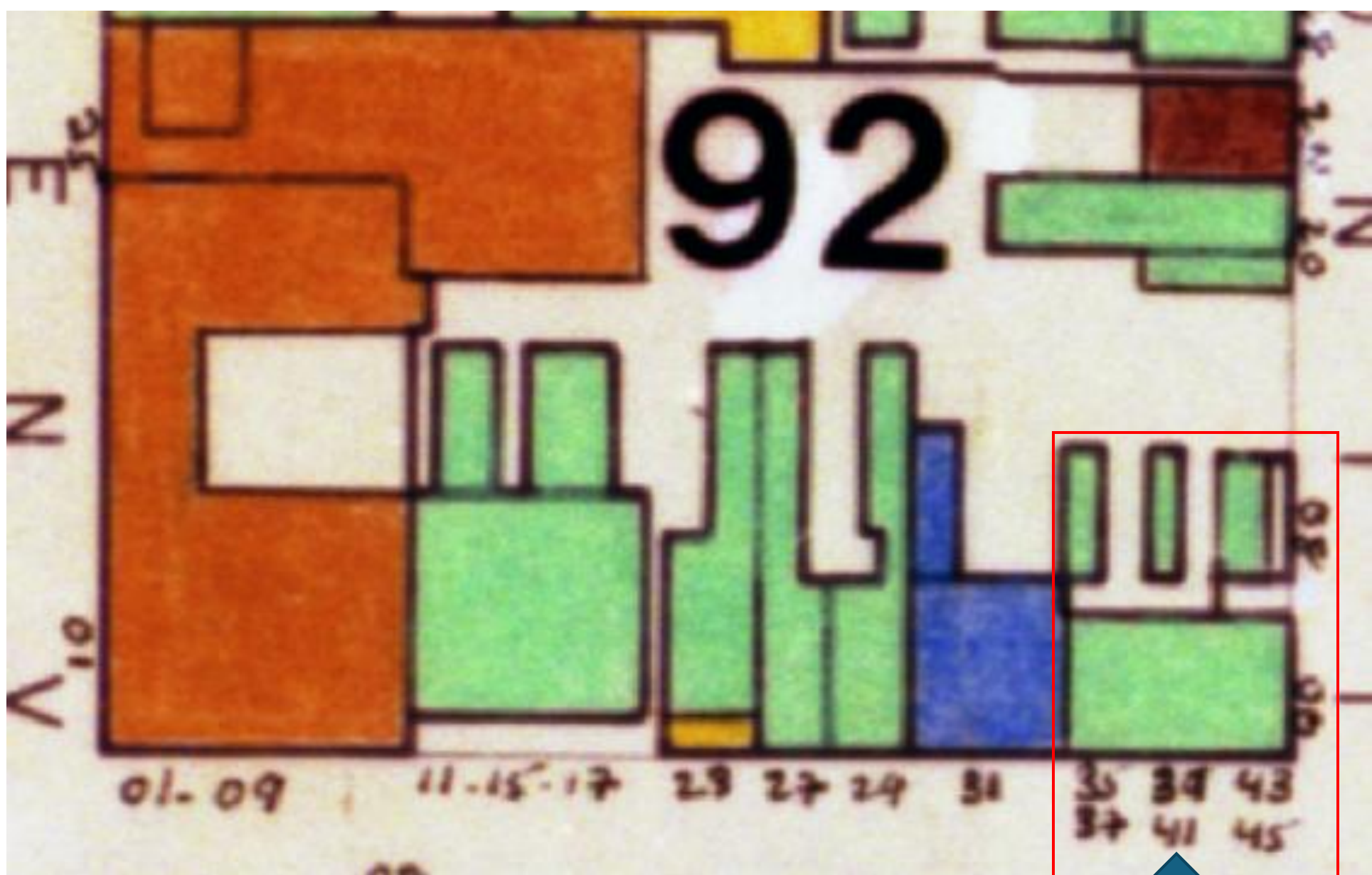


335 Dauphine

VCC Architectural Committee

February 10, 2026





335 Dauphine

VCC Architectural Committee

February 10, 2026





335 Dauphine c. 1963

VCC Architectural Committee

February 10, 2026





335 Dauphine c. 1964

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February 10, 2026





335 Dauphine, 1977

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335 Dauphine, 1978

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335 Dauphine,
2004 work in progress
VCC Architectural Committee

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335 Dauphine, 2004 work in progress

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337 Dauphine





335 Dauphine

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February 10, 2026





335 Dauphine

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09 19 2025

February 10, 2026





335 Dauphine – Rear Property Line Wall
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0, 2026





335 Dauphine

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03 11 2025

February 10, 2026





335 Dauphine – Rear Property
VCC Architectural Committee

03 11 2025

February 10, 2026



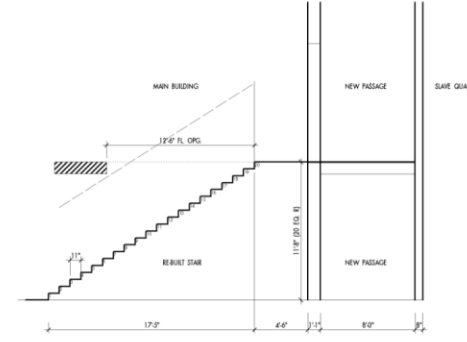
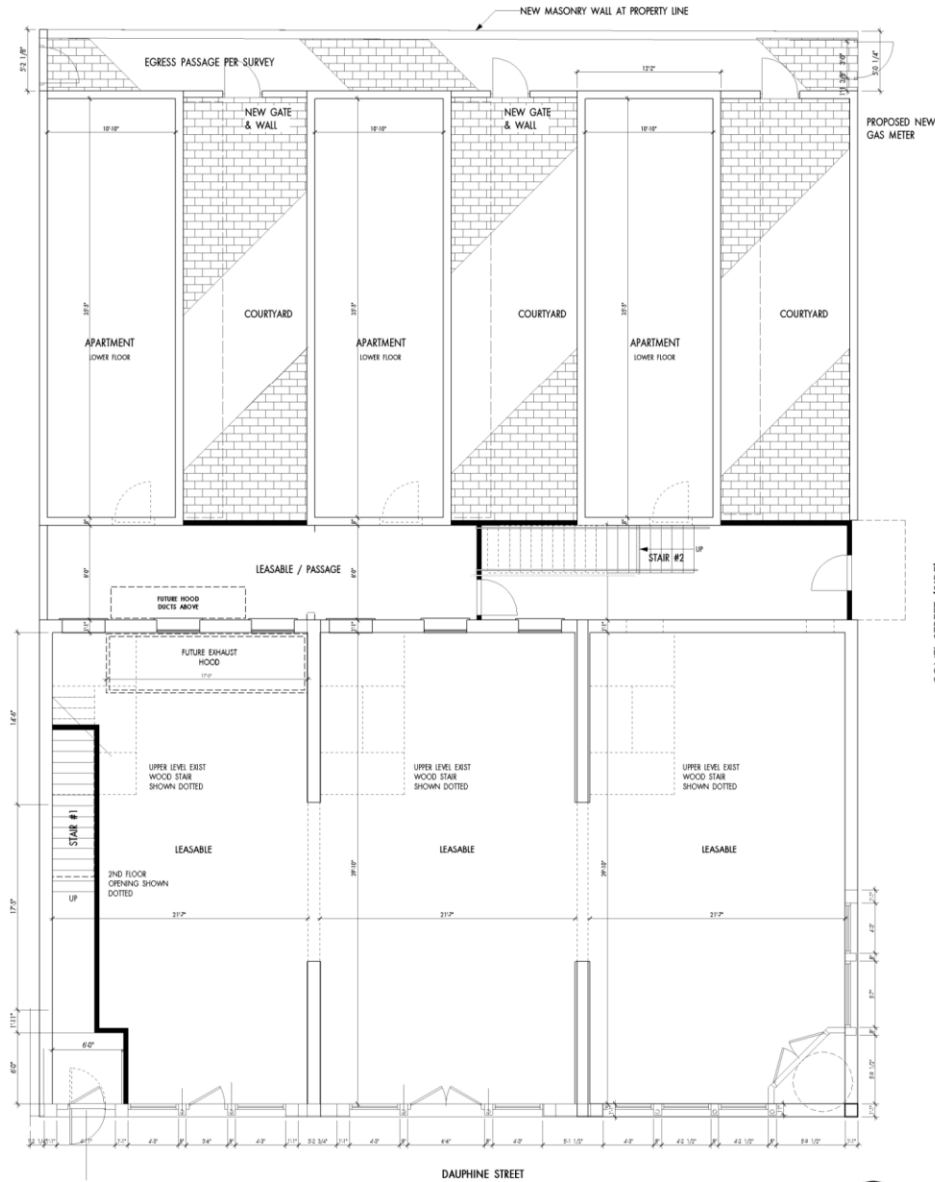


335 Dauphine – Rear Property Line Wall

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February 10, 2026





SECTION AT STAIR #1

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 NEW ORLEANS, LOUISIANA
BENDERNAGEL ARCHITECTS, LLC
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PROJECT # 2015 - XI

PROGRESS DRAFT

12/12/2015

A-101

FIRST FLOOR PLAN
 CONCEPT DIAGRAM

1 FIRST FLOOR PLAN STAIR DIAGRAM
 3/16" = 1'-0"

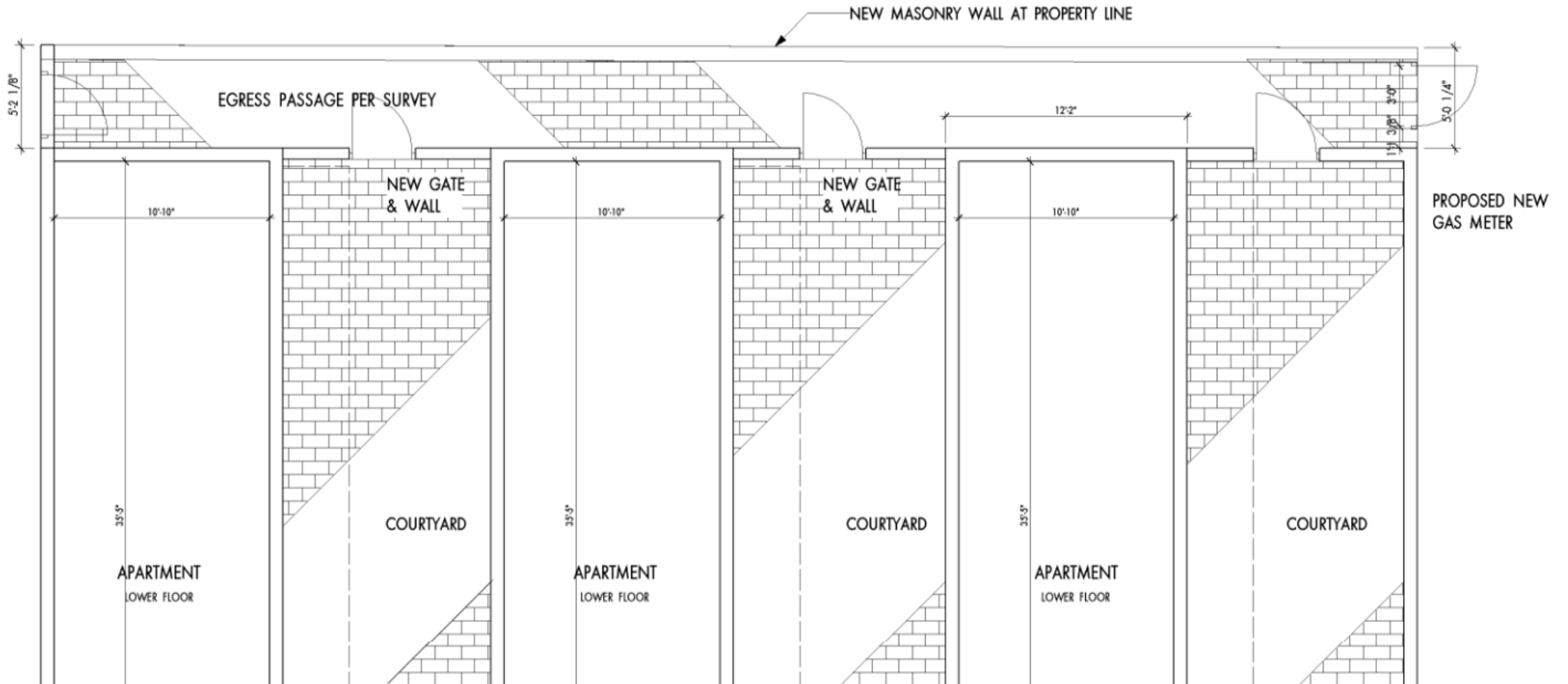
335 Dauphine – Rear Property Line Wall

VCC Architectural Committee

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335 Dauphine – Rear Property Line Wall





EXTERIOR PHOTO AT DAUPHINE



EXTERIOR PHOTO AT DAUPHINE



EXTERIOR PHOTO AT DAUPHINE & CONTI



1 PROPOSED ELEVATION TO DAUPHINE STREET
1/4" = 1'-0"

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KNOWLEDGE & BELIEF THEY COMPLY
WITH ALL APPLICABLE BUILDING CODES, I
WILL CORRECT THE MISTAKE.

JOHN E. BENDERNAGEL, ARCHITECT

REHABILITATION OF
335, 337 & 341 DAUPHINE STREET
NEW ORLEANS, LOUISIANA
335 DAUPHINE STREET, NEW ORLEANS, LA 70112 | PHONE: 504.581.4422
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PROJECT # 2025 - XI

PROGRESS DRAFT

12/1/2025

A-301

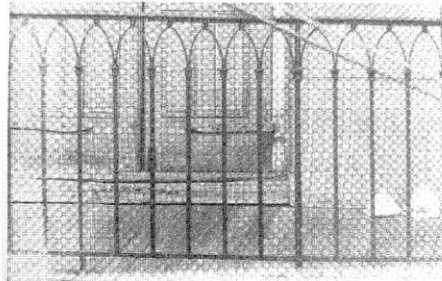
ELEVATIONS





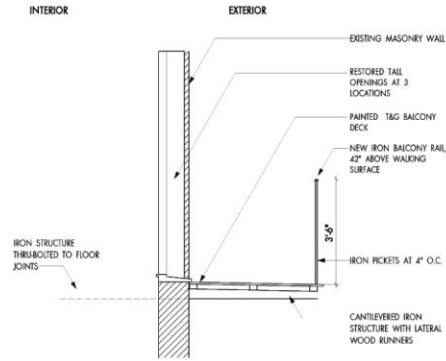
1 PROPOSED ELEVATION TO DAUPHINE STREET
1/4" = 1'-0"



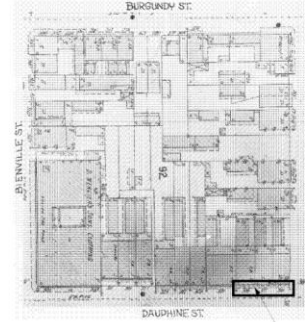


RH 1014B 1014 Chartres Street, detail

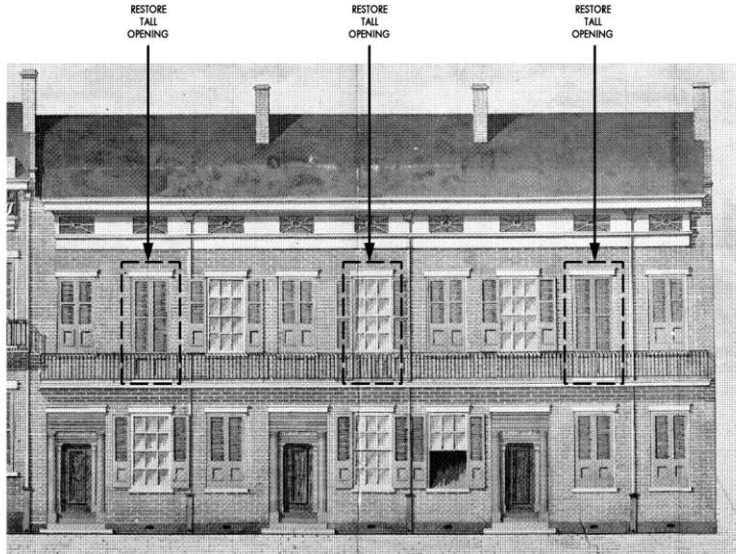
5 MODEL BALCONY RAIL ELEVATION



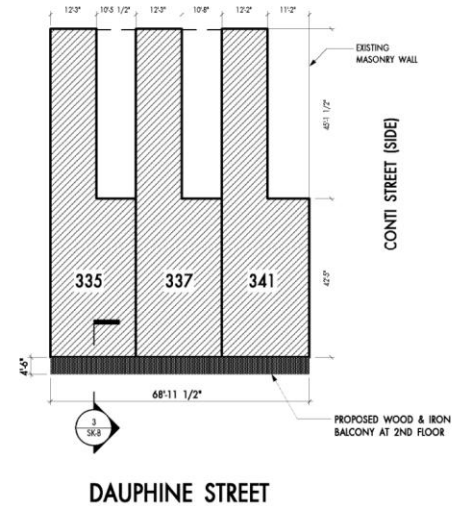
4 SECTION AT PROPOSED BALCONY & RAIL
1 1/2" = 1'-0"



3 SANBORN MAP SHOWING BALCONY
NOT TO SCALE



2 HISTORIC RENDERING SHOWING BALCONY & RAIL
NOT TO SCALE



1 SITE PLAN / BALCONY DIAGRAM
1/16" = 1'-0"

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BENDERNAGEL ARCHITECTS, L.L.C.
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NEW ORLEANS, LOUISIANA 70119
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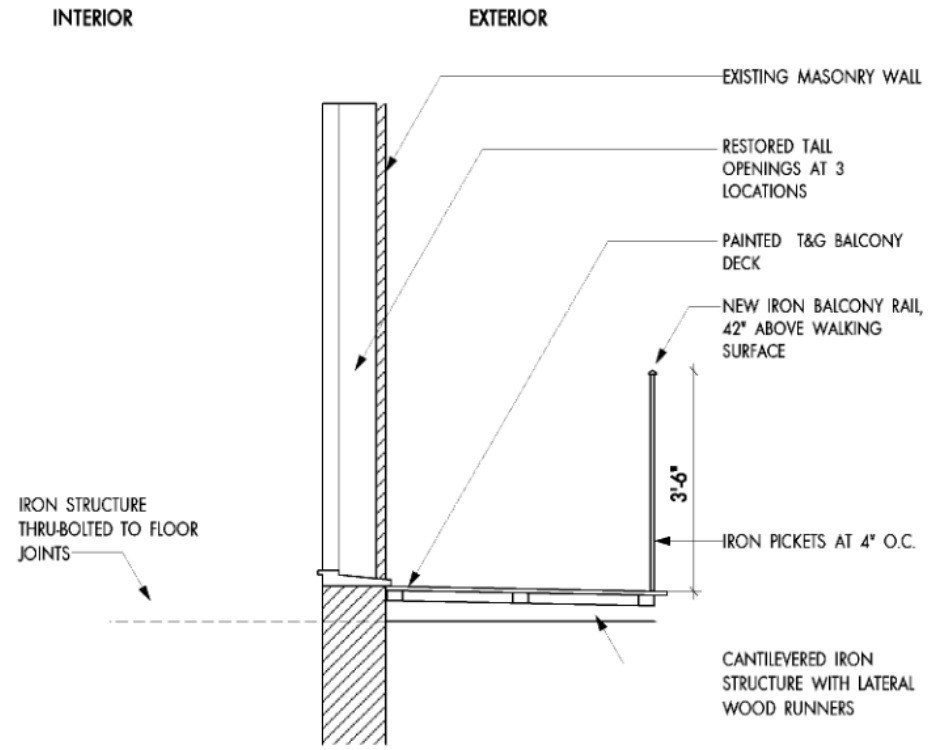
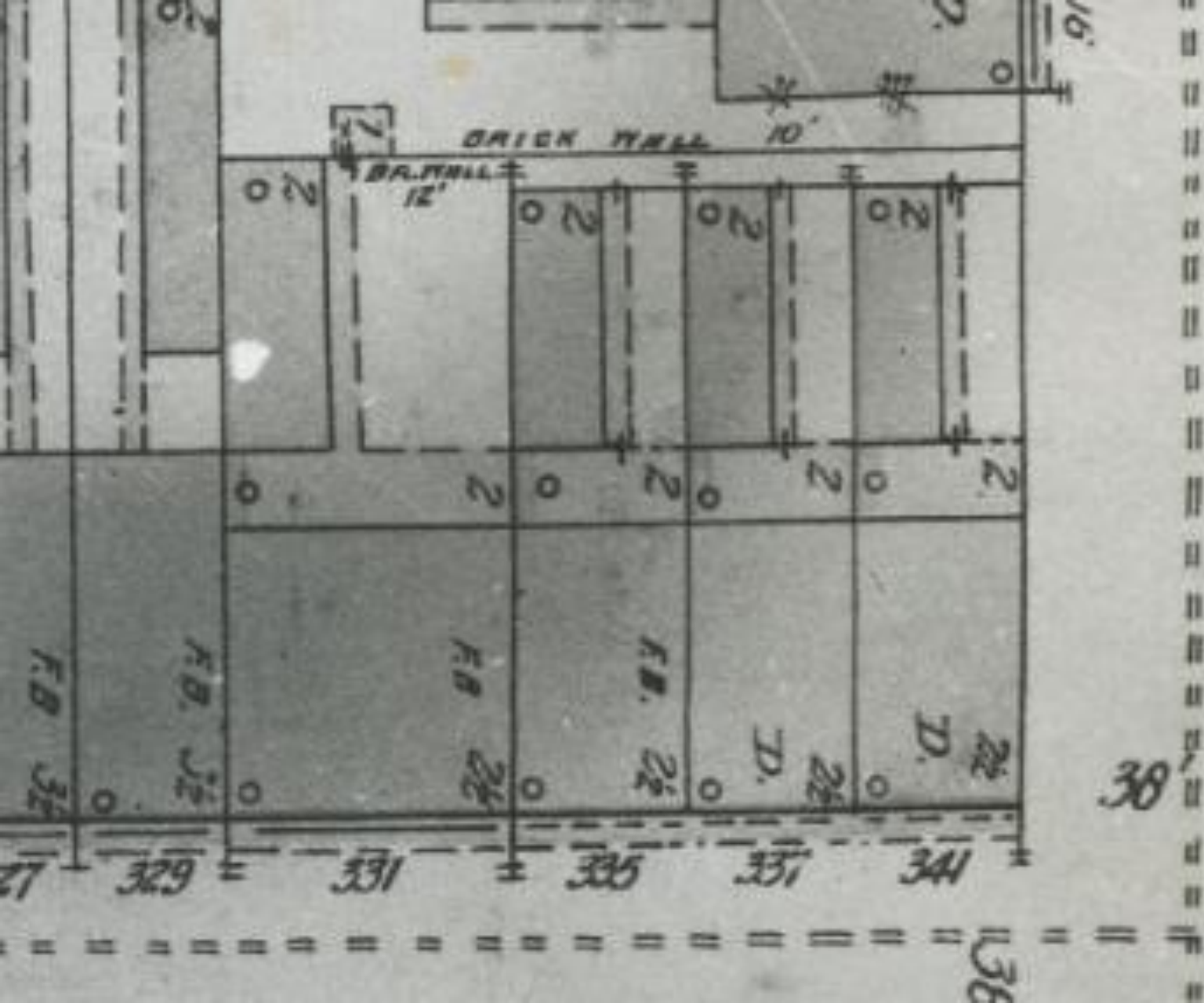
PROJECT # 2015 - XX
VCC CONCEPTUAL
12/1/2025

A-601

BALCONY

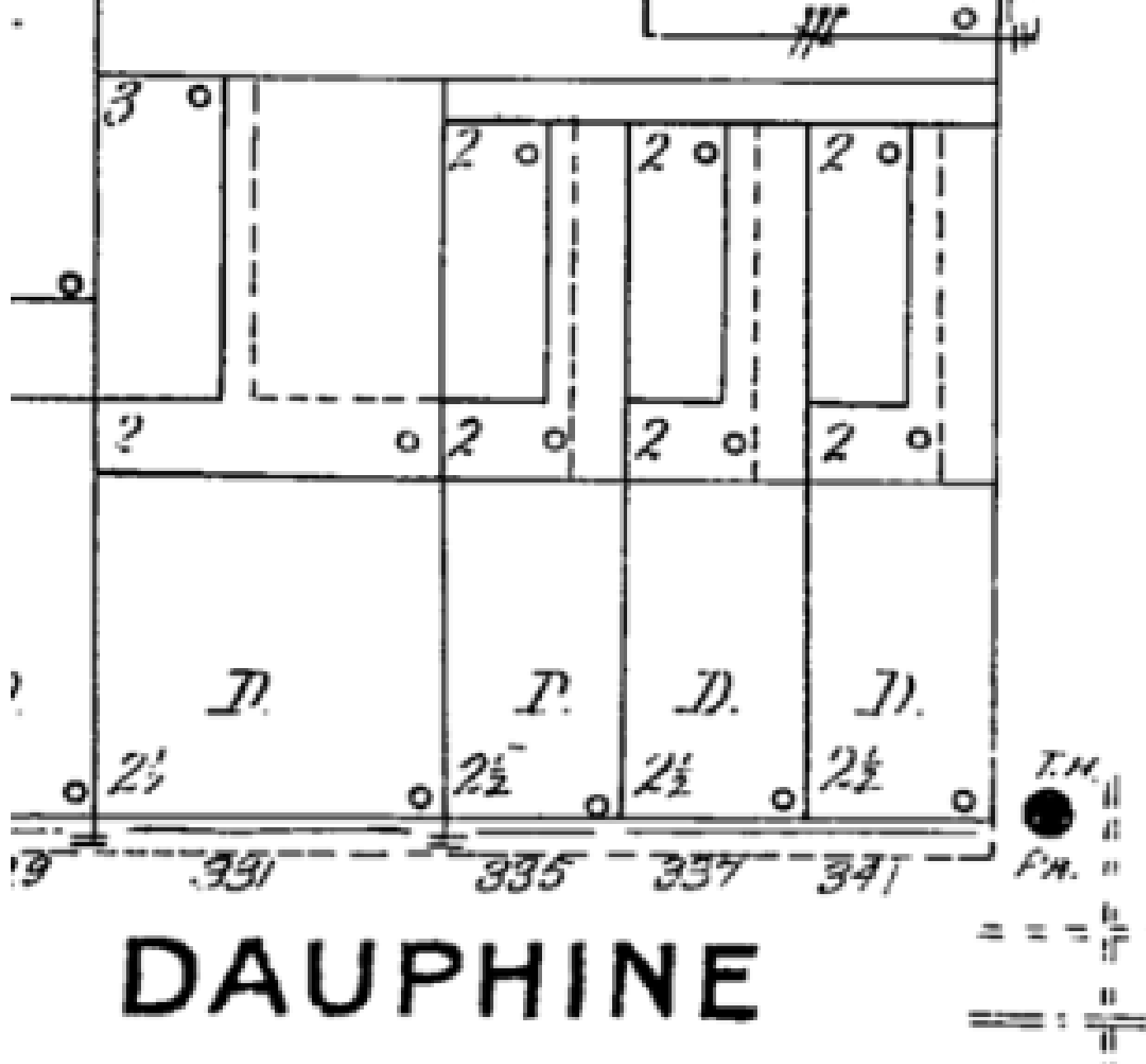
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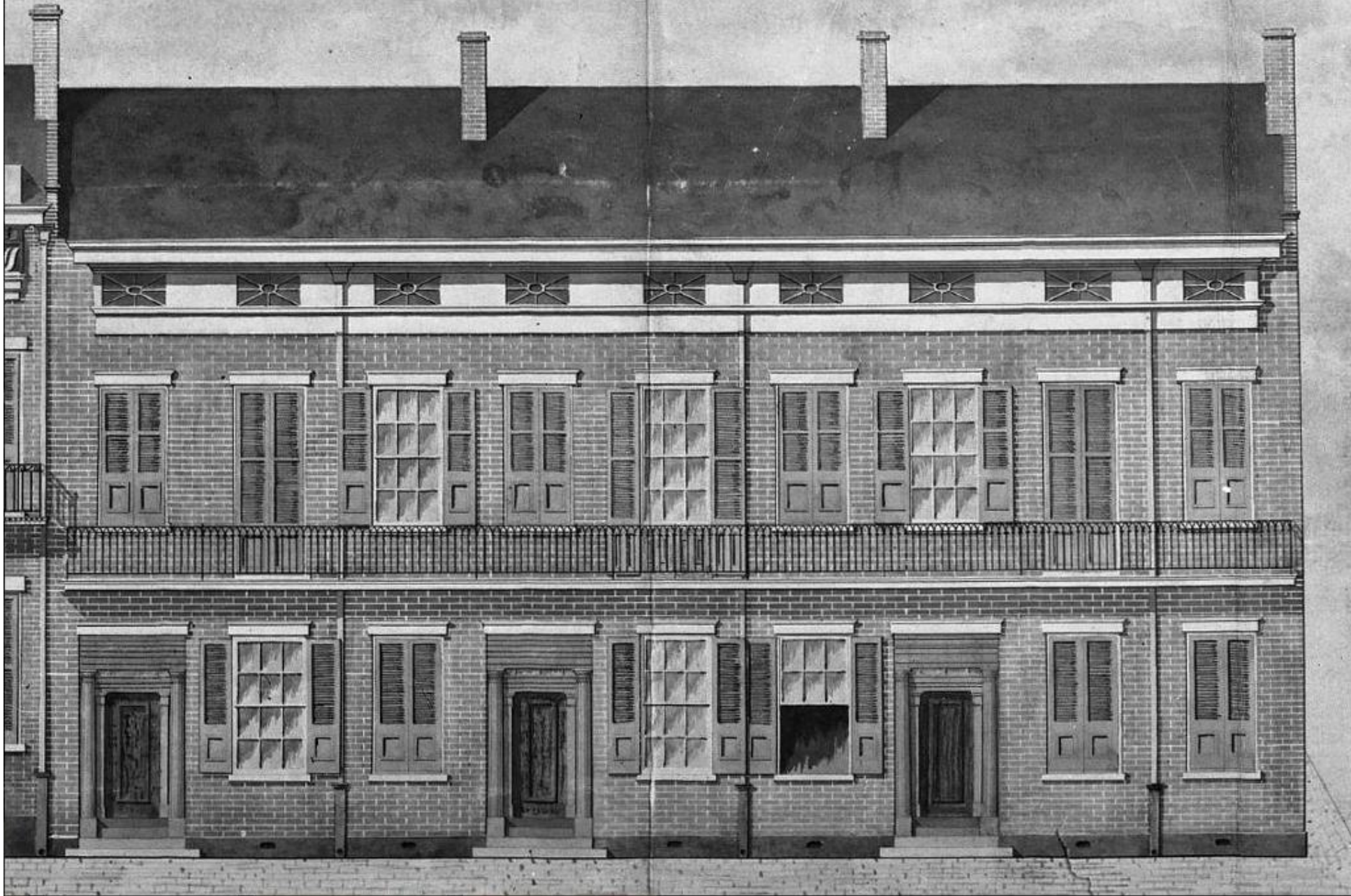
4 SECTION AT PROPOSED BALCONY & RAIL
 1 1/2" = 1'-0"





335 Dauphine – Balcony – 1908 Sanborn





335 Dauphine – Ground Floor Openings

VCC Architectural Committee

February 10, 2026





335 Dauphine

VCC Architectural Committee

09 19 2025

February 10, 2026





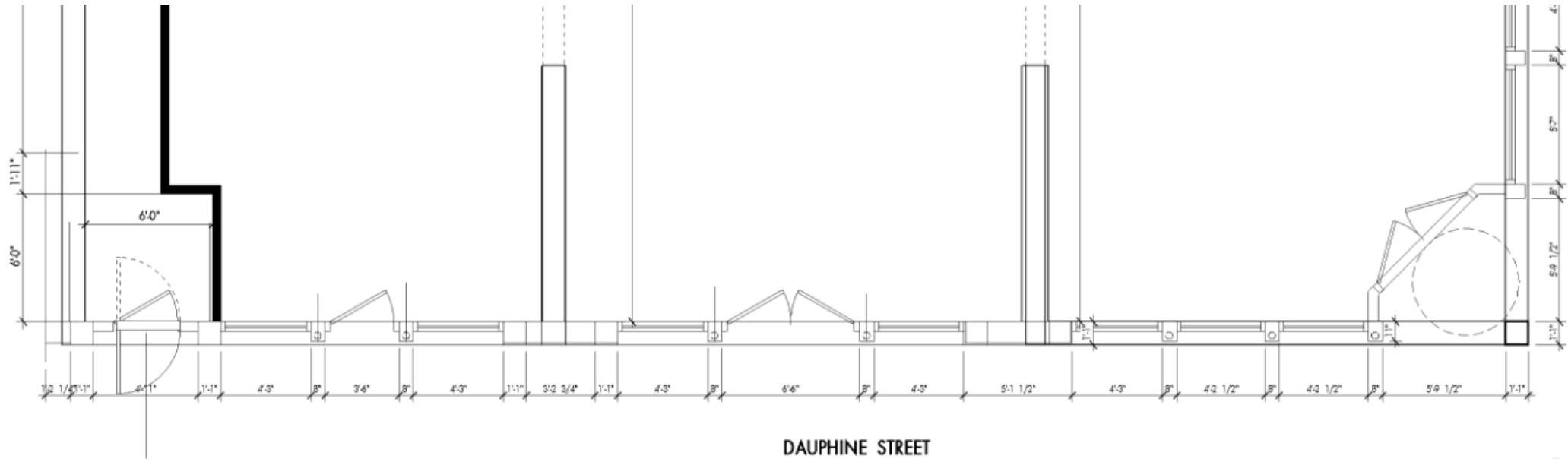
335 Dauphine

VCC Architectural Committee

09 19 2025

February 10, 2026





1 FIRST FLOOR PLAN STAIR DIAGRAM
3/16" = 1'-0"



1 PROPOSED ELEVATION TO DAUPHINE STREET
 1/4" = 1'-0"

335 Dauphine – Ground Floor Openings

VCC Architectural Committee

February 10, 2026





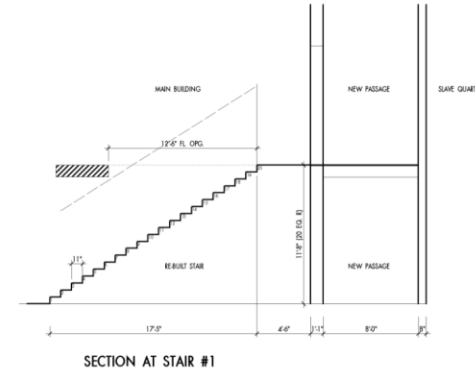
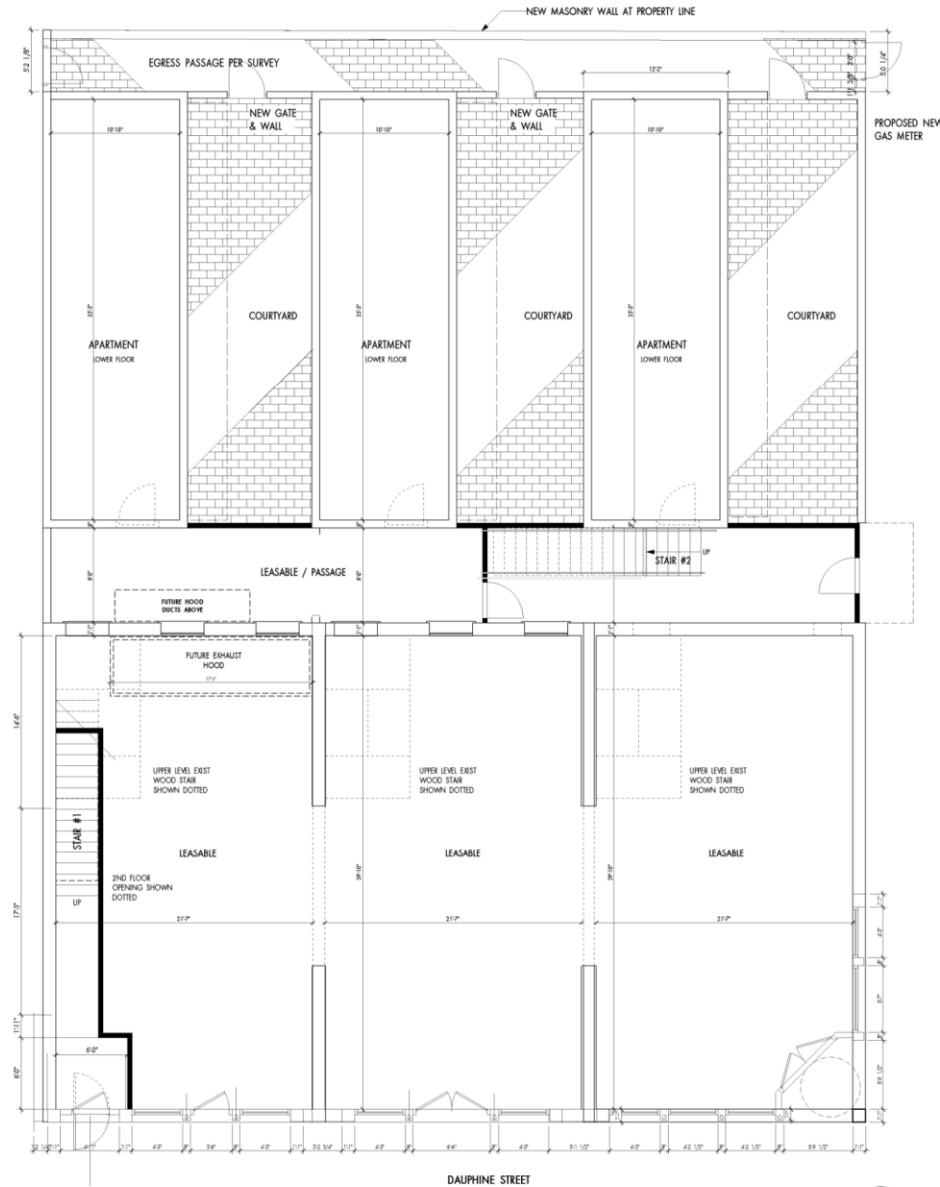
1 PROPOSED ELEVATION TO CONTI STREET
 1/4" = 1'-0"

NOTE:
 THIS ELEVATION DRAWING IS CONCEPTUAL. R
 ALSO TO VARIATIONS ON ALTERNATIVE EXTER
 SING FOR THE ADDITIONAL ILLUSTRATED ON

335 Dauphine – Ground Floor Openings
 VCC Architectural Committee

February 10, 2026





1 FIRST FLOOR PLAN STAIR DIAGRAM
3/16" = 1'-0"

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JOHN S. BENDERNAGEL, ARCHITECT

REHABILITATION OF
335, 337 & 341 DAUPHINE STREET
NEW ORLEANS, LOUISIANA
509 POND AND STREETS, NEW ORLEANS, LOUISIANA 70112
504.584.1234 FAX 504.584.1235
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PROJECT # 2015 - XX

PROGRESS DRAFT

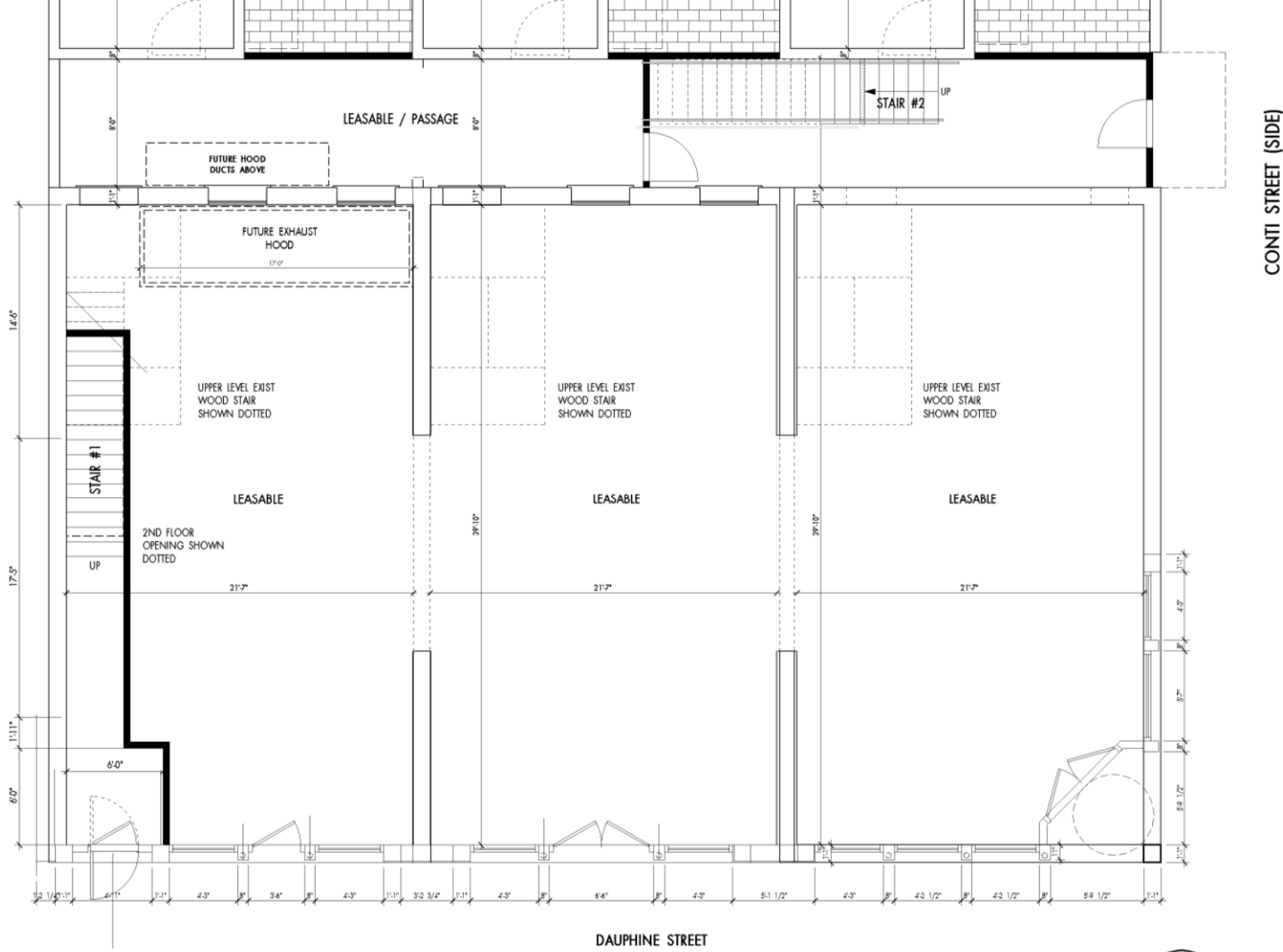
12/12/2025

A-101

FIRST FLOOR PLAN
CONCEPT DIAGRAM

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FIRST FLOOR PLAN STAIR DIAGRAM

3/16" = 1'-0"

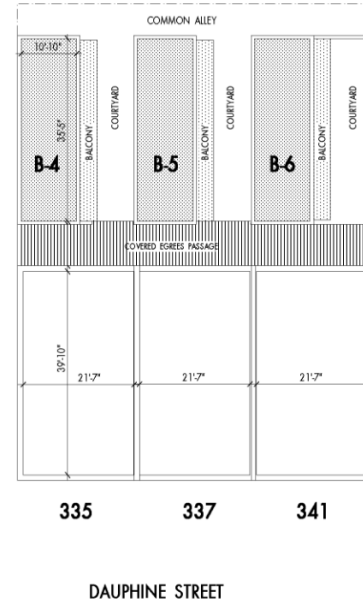
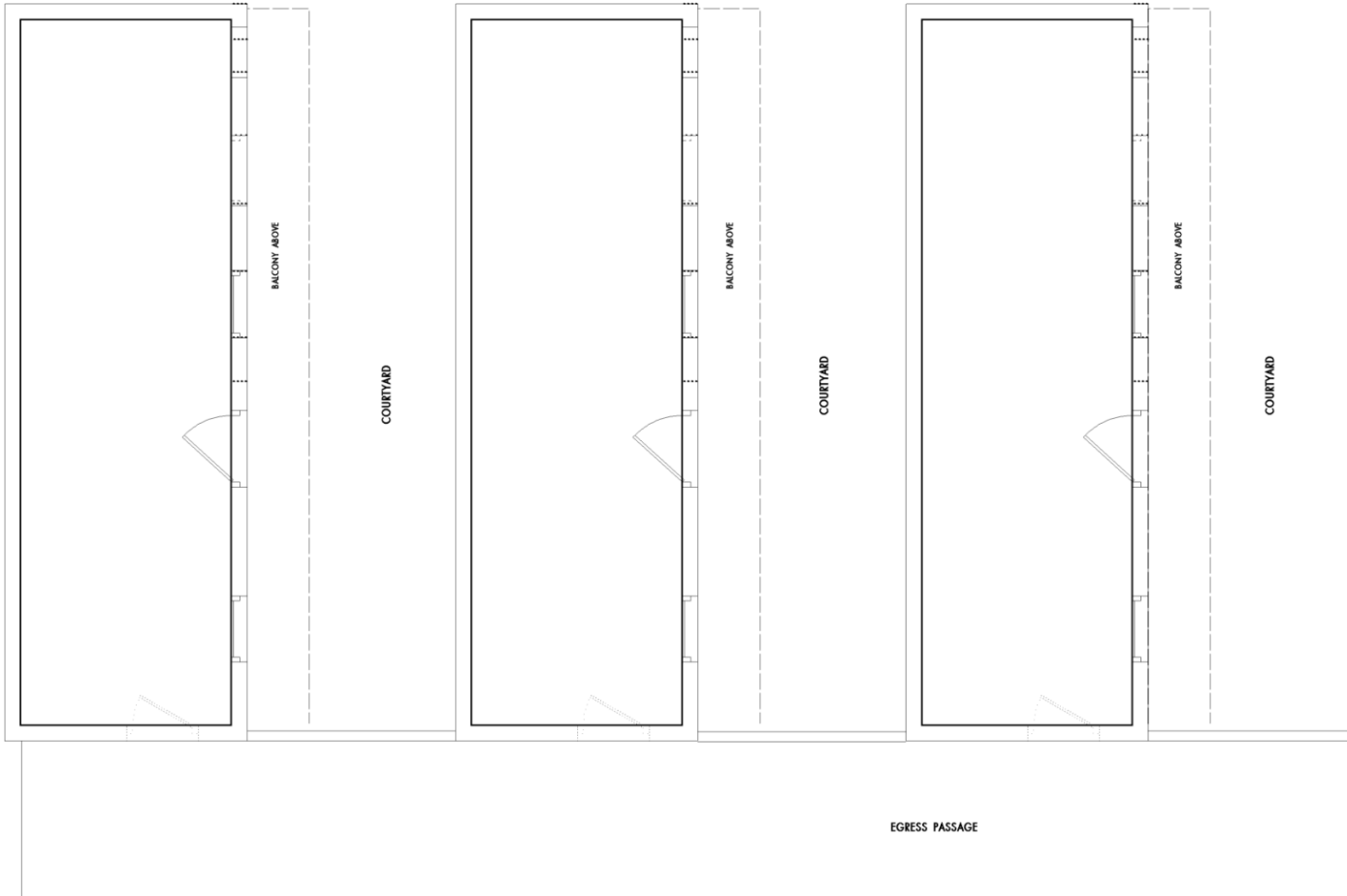
335 Dauphine - Addition 1

VCC Architectural Committee



February 10, 2026





CONTI STREET (SIDE)

2 FIRST FLOOR PLAN AT SLAVE QUARTER - LOWER LEVEL OF TWO-STORY APARTMENTS (B-4, B-5 & B-6)
1/4" = 1'-0"

1 FIRST FLOOR SLAVE QUARTER - KEY PLAN
1/16" = 1'-0"

335 Dauphine

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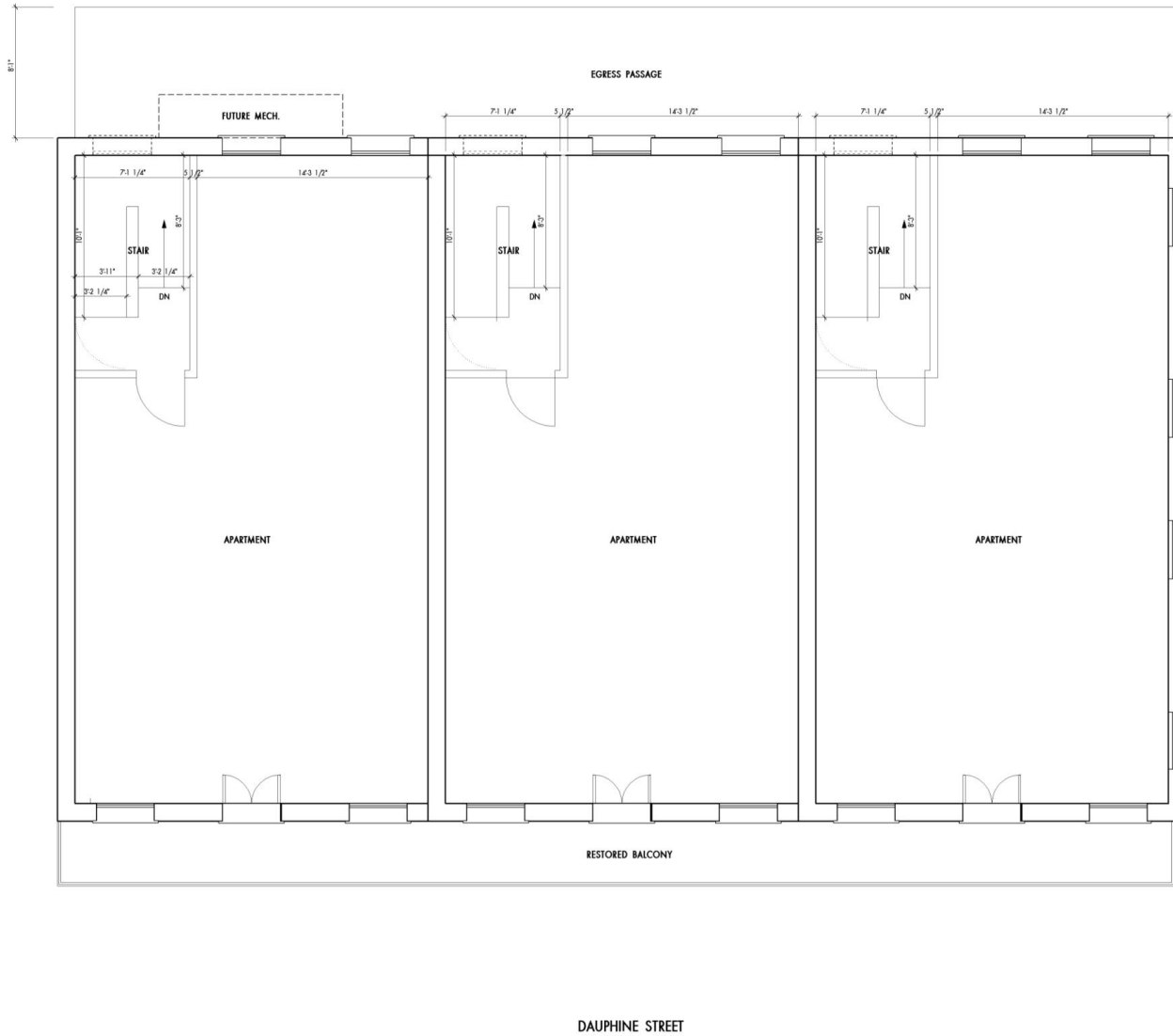
PROGRESS DRAFT

12/12/2025

A-101 A

FIRST FLOOR
SLAVE QUARTER PLAN

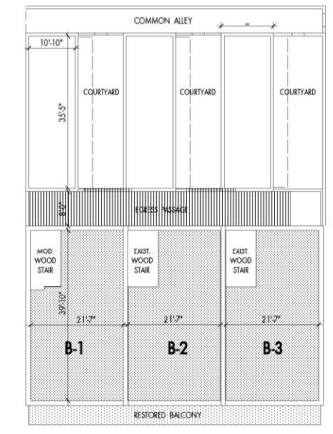




1 SECOND FLOOR MAIN BUILDING - APARTMENT DIAGRAM (APTS B-1, B-2 & B-3)
1/4" = 1'-0"

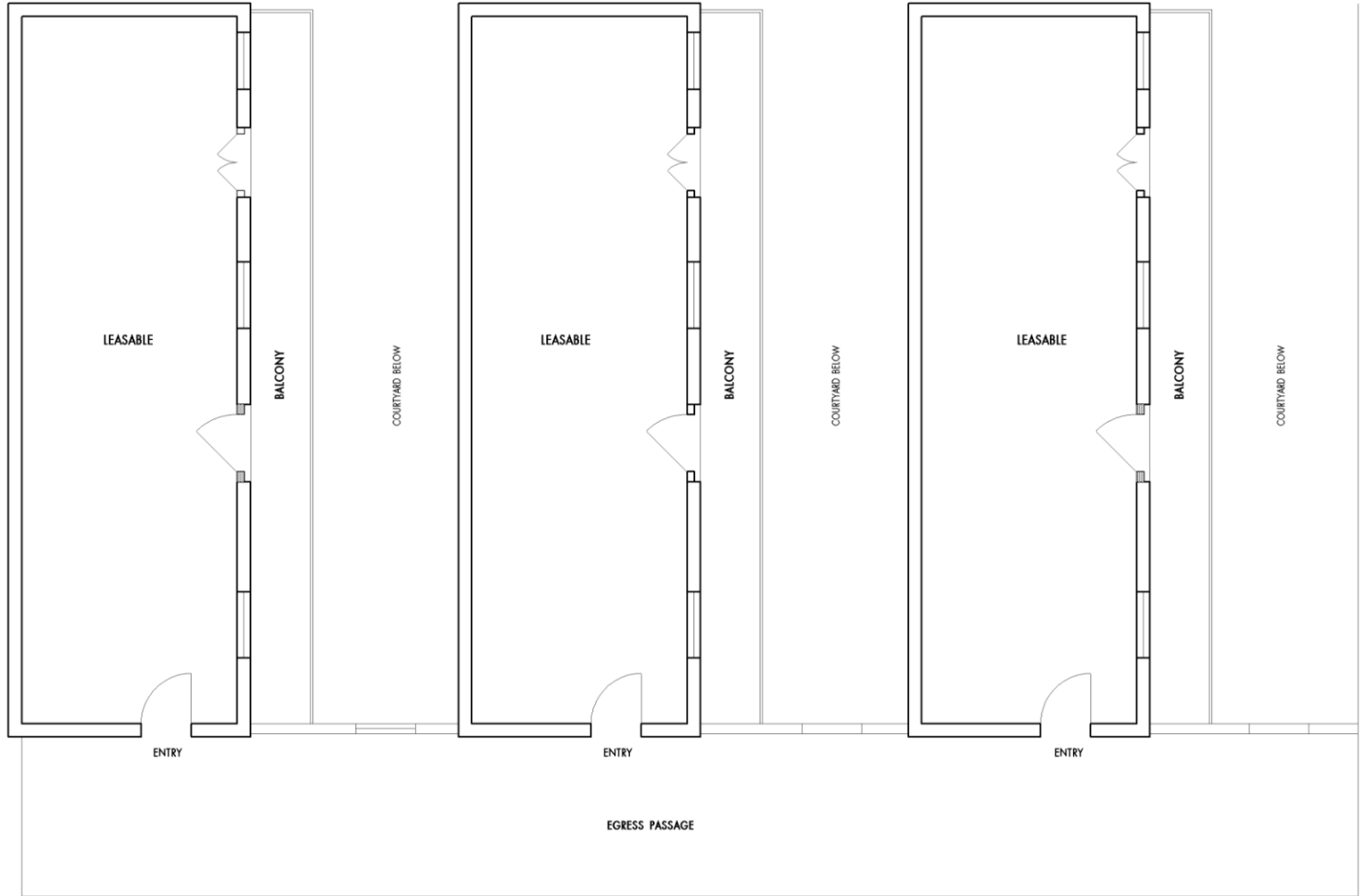


CONTI STREET (SIDE)



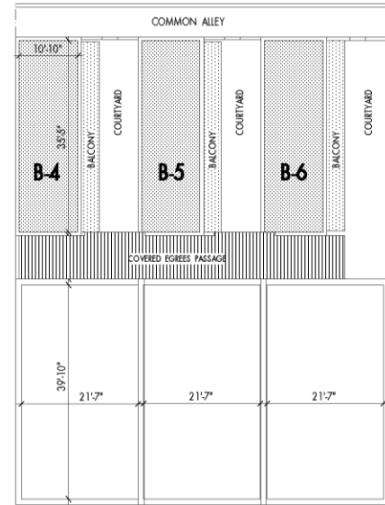
1 SECOND FLOOR MAIN BUILDING - KEY PLAN
1/16" = 1'-0"





2 SECOND FLOOR SLAVE QUARTER PLANS (APARTMENTS B-4, B-5 & B-6)
1/4" = 1'-0"

CONTI STREET (SIDE)



1 SECOND FLOOR SLAVE QUARTER - KEY PLAN
1/16" = 1'-0"

335 Dauphine



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5530 ATLANTA STREET, NEW ORLEANS, LA 70115 (504) 451-6209
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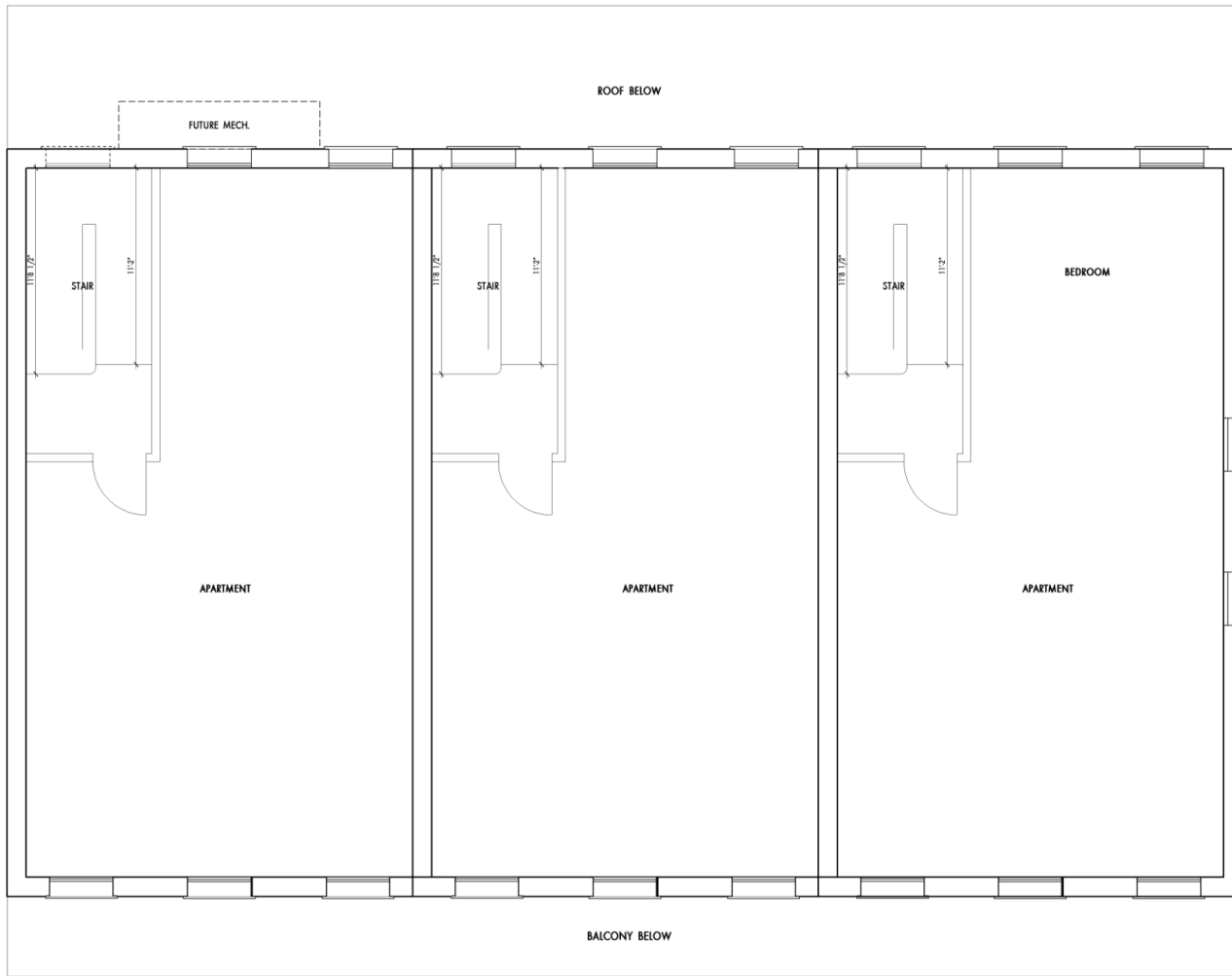
PROGRESS DRAFT

12/12/2025

A-102 A

SECOND FLOOR SLAVE QUARTER PLAN

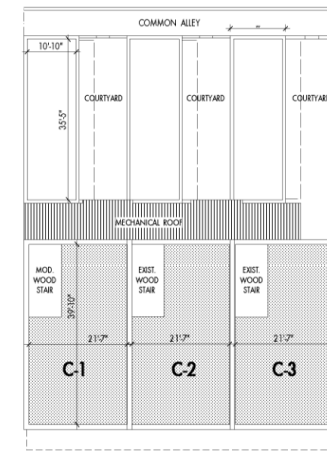
THE BEST OF MY KNOWLEDGE & BELIEF THEY COMPLY WITH APPLICABLE BUILDING LAWS. I WILL OBSERVE THE WORK.
 JOHN E. BENDERNAGEL, ARCHITECT I.A.
 A.I.T.E.



1 THIRD FLOOR MAIN BUILDING - APARTMENT DIAGRAM (APTS C-1, C-2 & C-3)
 1/4" = 1'-0"



CONTI STREET (SIDE)



DAUPHINE STREET

1 THIRD FLOOR MAIN - KEY PLAN
 1/16" = 1'-0"



CONTI STREET (SIDE)

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PROJECT # 2025 - 01
 PROGRESS DRAFT
 12/12/2025

A-103

3RD FLOOR - MAIN BLDG.

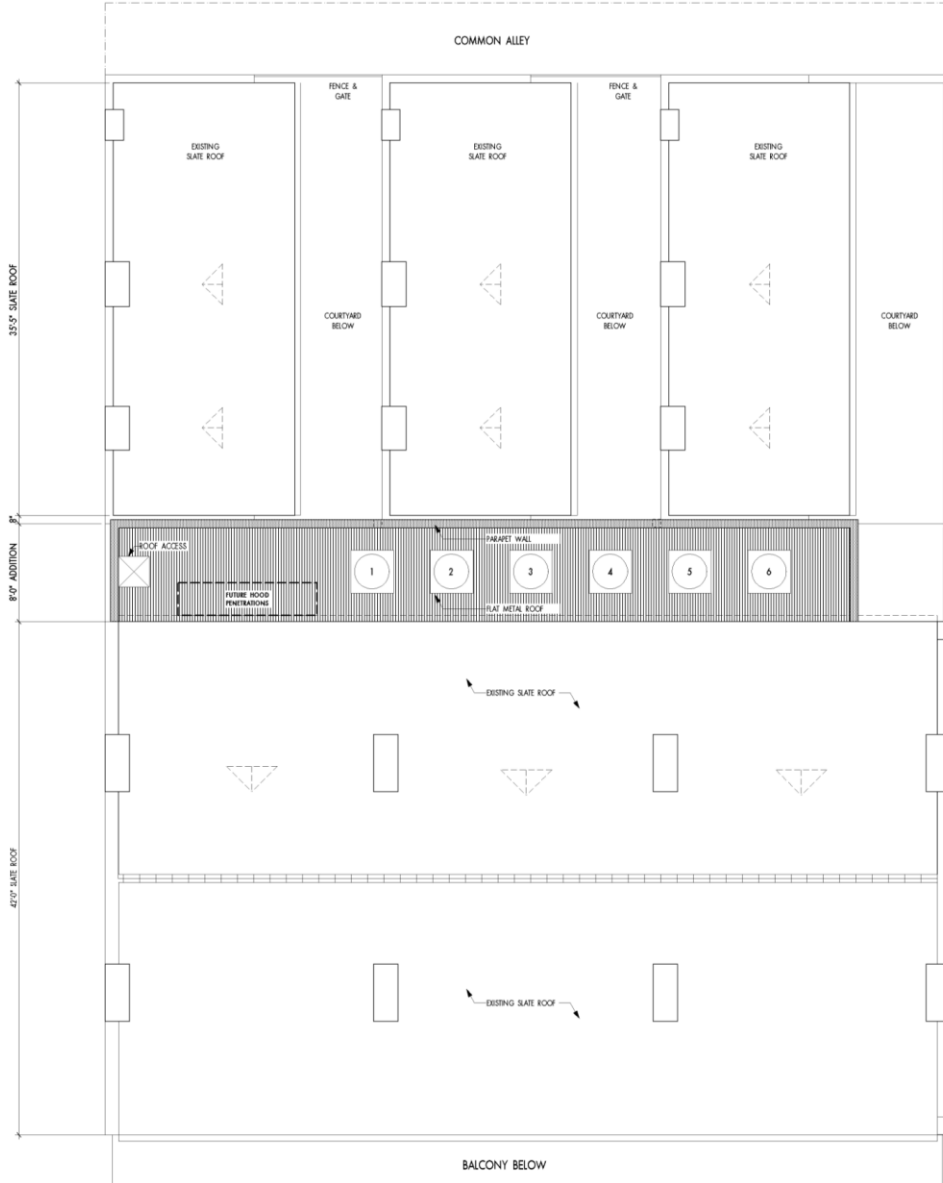
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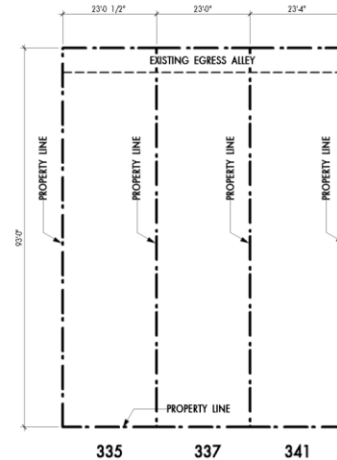
335 Dauphine

VCC Architectural Committee

February 10, 2026



CONTI STREET (SIDE)



CONTI STREET (SIDE)

2 ROOF PLAN / SITE PLAN
3/16" = 1'0"

1 PROPERTY BOUNDS DIAGRAM
1/16" = 1'0"

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PROJECT # 2023 - 01

PROGRESS DRAFT

12/12/2025

A-104

SITE / ROOF DIAGRAM

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335 Dauphine

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February 10, 2026





EXTERIOR PHOTO AT DAUPHINE



EXTERIOR PHOTO AT DAUPHINE



EXTERIOR PHOTO AT DAUPHINE & CONTI



PROPOSED ELEVATION TO DAUPHINE STREET
1/4" = 1'0"

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JOHN E. BENDERNAGEL, ARCHITECT

REHABILITATION OF
335, 337 & 341 DAUPHINE STREET
NEW ORLEANS, LOUISIANA
BERNARD BENDERNAGEL, ARCHITECT/DESIGNER, P.A., P.E., C.E.
3359 ATLANTA STREET, NEW ORLEANS, LA 70115 (504) 991-4700 www.335

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PROJECT # 2025 - XX

PROGRESS DRAFT

12/1/2025

A-301

ELEVATIONS





EXTERIOR PHOTO FROM CONTI ST



EXTERIOR PHOTO AT REAR



1 PROPOSED ELEVATION TO CONTI STREET
1/4" = 1'-0"

WHEN DATE SIGNED & SEALED, THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY SUPERVISION, TO THE BEST OF MY KNOWLEDGE & BELIEF THEY COMPLY WITH ALL APPLICABLE REGULATORY REQUIREMENTS. I WILL UPHOLD THE WORK.

JOHN E. BENDERNAGEL, ARCHITECT

REHABILITATION OF
335, 337 & 341 DAUPHINE STREET
NEW ORLEANS, LOUISIANA
BENDERNAGEL ARCHITECTS, L.L.C.
3030 PULASKI AVENUE SUITE 100
NEW ORLEANS, LA 70119

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PROJECT # 2017 - 01

PROGRESS DRAFT

12/1/2025

A-302

ELEVATIONS

NOTE:
THIS ELEVATION DRAWING IS CONCEPTUAL. REFER ALSO TO VARIATIONS ON ALTERNATIVE EXTERIOR SIDING FOR THE ADDITION ILLUSTRATED ON SHEETS A-400 THROUGH A-406

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335 Dauphine

VCC Architectural Committee

February 10, 2026





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

REHABILITATION OF
335, 337 & 341 DAUPHINE STRE
 NEW ORLEANS, LOUISIANA
 BENDERNAGEL ARCHITECTS, LLC
 5030 ATLANTA STREET, NEW ORLEANS, LA 70115 | 504.893.4700 | www.bndarchitects.com

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PROJECT # 2017 - 01

PROGRESS DRAFT

12/12/2025

A-303

ELEVATIONS

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335 Dauphine
 VCC Architectural Committee

February 10, 2026





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VCC Architectural Committee

February 10, 2026





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VCC Architectural Committee

February 10, 2026





1 PROPOSED ELEVATION TO REAR EGRESS PASSAGE
1/4" = 1'-0"

NOTE:
THIS ELEVATION DRAWING IS CONCEPTUAL REFER
ALSO TO VARIATIONS ON ALTERNATIVE EXTERIOR
SIDING FOR THE ADDITION ,ILLUSTRATED ON
SHEETS A-400 THROUGH A-406

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REHABILITATION OF
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NEW ORLEANS, LOUISIANA

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5530 ATLANTA STREET, NEW ORLEANS, LA 70115 (504) 891-4700 info@bendernagel.com

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PROJECT # 2025 - XX

PROGRESS DRAFT

12/12/2025

A-304

ELEVATIONS

335 Dauphine

VCC Architectural Committee

February 10, 2026





1 PROPOSED ELEVATION TO REAR ADJACENT PARKING
1/4" = 1'-0"

NEW MASONRY WALL

REHABILITATION OF
335, 337 & 341 DAUPHINE STREET
 NEW ORLEANS, LOUISIANA

BENDERNAGEL ARCHITECTS, LLC
 5330 ATLANTIS STREET • NEW ORLEANS, LA 70115 • (504) 885-4700 • info@bendernagel.com

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PROJECT # 2025 - XX

PROGRESS DRAFT

12/12/2025

A-305

ELEVATIONS

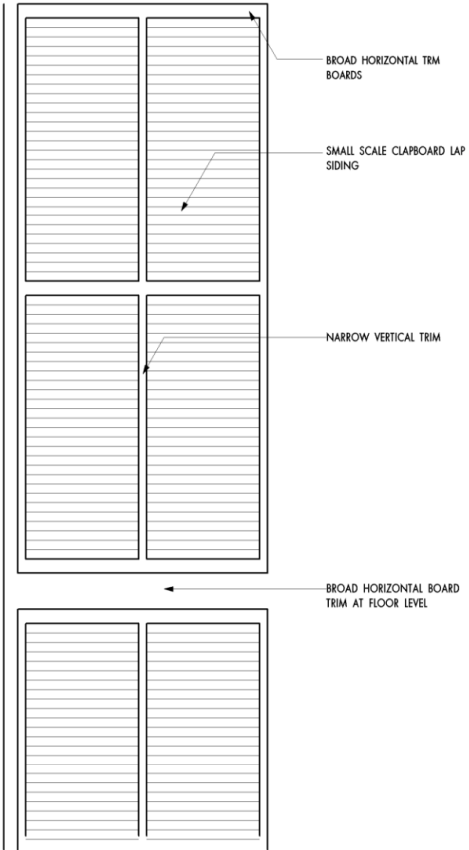
335 Dauphine

VCC Architectural Committee

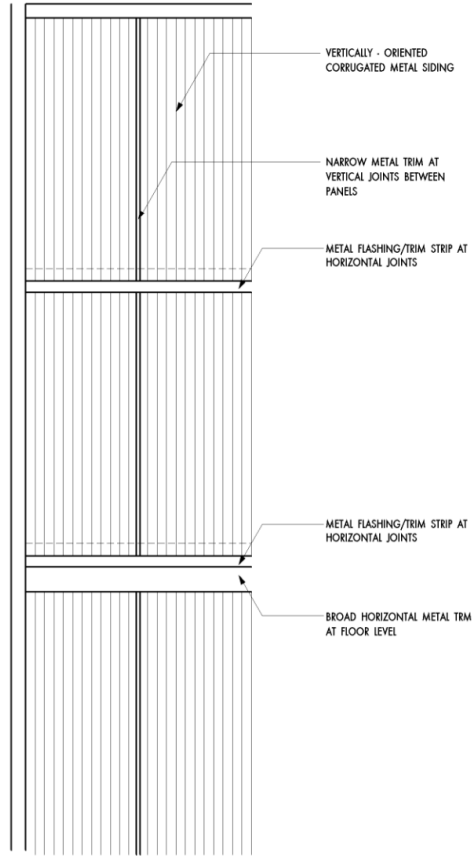
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February 10, 2026

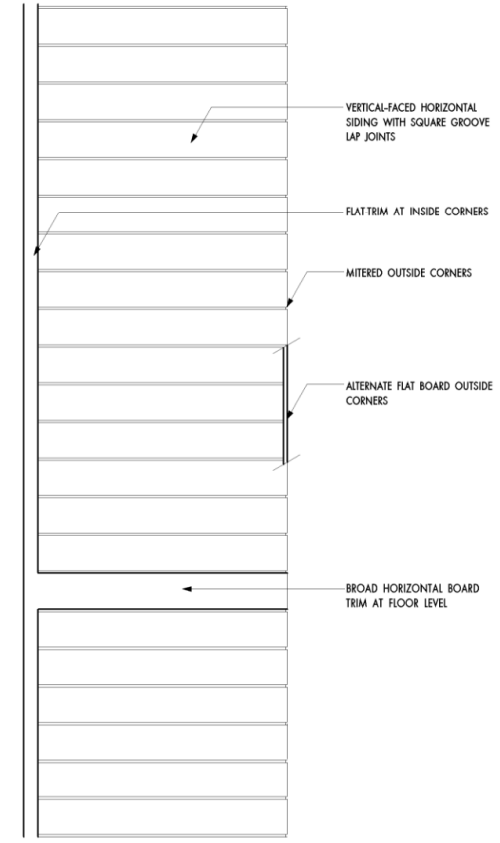




ALTERNATE SIDING CONCEPT
A
 SMALL SCALE CLAPBOARD



ALTERNATE SIDING CONCEPT
B
 VERTICAL METAL SIDING



ALTERNATE SIDING CONCEPT
C
 LARGE SCALE FLAT BOARD SIDING

FENCE & WINDOW REPAIR AT
335, 337 & 341 DAUPHINE STREET
 NEW ORLEANS, LOUISIANA
 BENDERNAGEL ARCHITECTS, L.L.C.
 5330 ATLANTA STREET - NEW ORLEANS, LA 70115 (504) 891-4700 info@bendernagel.com

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PROJECT # 2015 - XX

PROGRESS DRAFT

12/12/2025

A-400
 SIDING ALTERNATES





1 PROPOSED ELEVATION TO CONTI STREET - SMALL CLAPBOARD ALTERNATIVE
 1/4" = 1'-0"

REHABILITATION OF
335, 337 & 341 DAUPHINE STREET
 NEW ORLEANS, LOUISIANA
 BENDERNAGEL ARCHITECTS, L.L.C.
 5030 ATLANTA STREET, NEW ORLEANS, LA 70115 (504) 991-1700 ext.52
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PROJECT # 2017 - 01

PROGRESS DRAFT

12/12/2025

A-401

SIDING ALTERNATES

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NEW MASONRY WALL

1 PROPOSED ELEVATION TO REAR - SMALL CLAPBOARD ALTERNATIVE
1/4" = 1'-0"

REHABILITATION OF
335, 337 & 341 DAUPHINE STREET
NEW ORLEANS, LOUISIANA
BRENDEL BERTIN & GIBEL ARCHITECTS, L.L.C.
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brendel@brendelgibel.com

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PROJECT # 2017 - 01

PROGRESS DRAFT

12/12/2025

A-402

SDING ALTERNATES

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1 PROPOSED ELEVATION TO CONTI STREET - VERTICAL METAL SIDING ALTERNATIVE
 1/4" = 1'-0"

REHABILITATION OF
335, 337 & 341 DAUPHINE STREET
 NEW ORLEANS, LOUISIANA
 BENDERNAGEL ARCHITECTS, L.L.C.
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PROJECT # 2017 - 01

PROGRESS DRAFT

12/12/2025

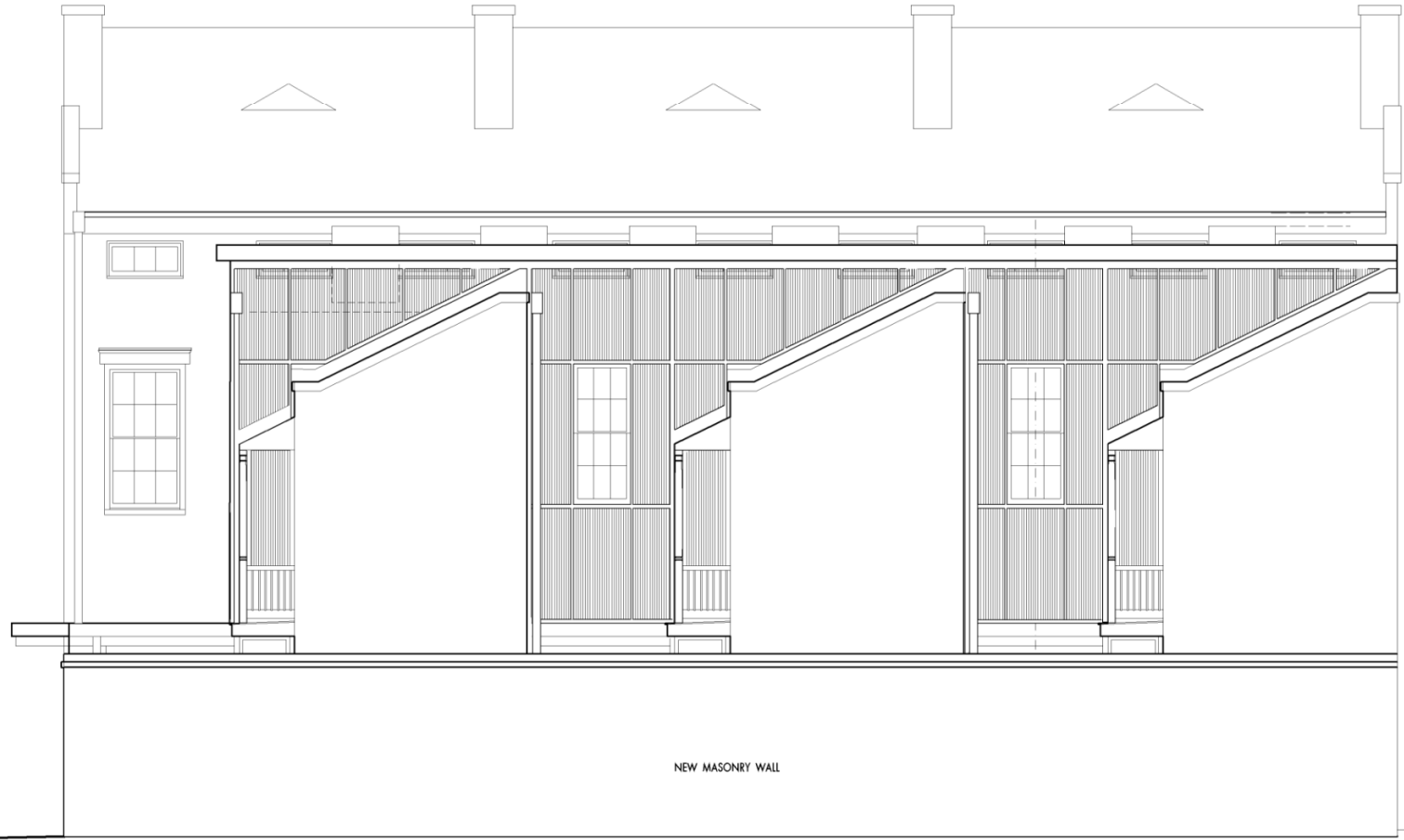
A-403

335 Dauphine
 VCC Architectural Committee

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February 10, 2026





PROPOSED ELEVATION TO REAR - VERTICAL METAL SIDING ALTERNATIVE

1/4" = 1'-0"

335 Dauphine

VCC Architectural Committee

REHABILITATION OF
335, 337 & 341 DAUPHINE STREET
 NEW ORLEANS, LOUISIANA
 BENDERNAGEL ARCHITECTS, L.L.C.
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PROJECT # 2017 - 01

PROGRESS DRAFT

12/12/2025

A-404

SIDING ALTERNATES

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February 10, 2026





1 PROPOSED ELEVATION TO CONTI STREET - FLAT BOARD SIDING ALTERNATIVE
 1/4" = 1'-0"

REHABILITATION OF
335, 337 & 341 DAUPHINE STREET
 NEW ORLEANS, LOUISIANA

BENDER NAGEL ARCHITECTS, L.L.C.
 550 ATLANTA STREET - NEW ORLEANS, LOUISIANA 70114-7700

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PROJECT # 2017 - 01

PROGRESS DRAFT

12/12/2025

A-405

SIDING ALTERNATES

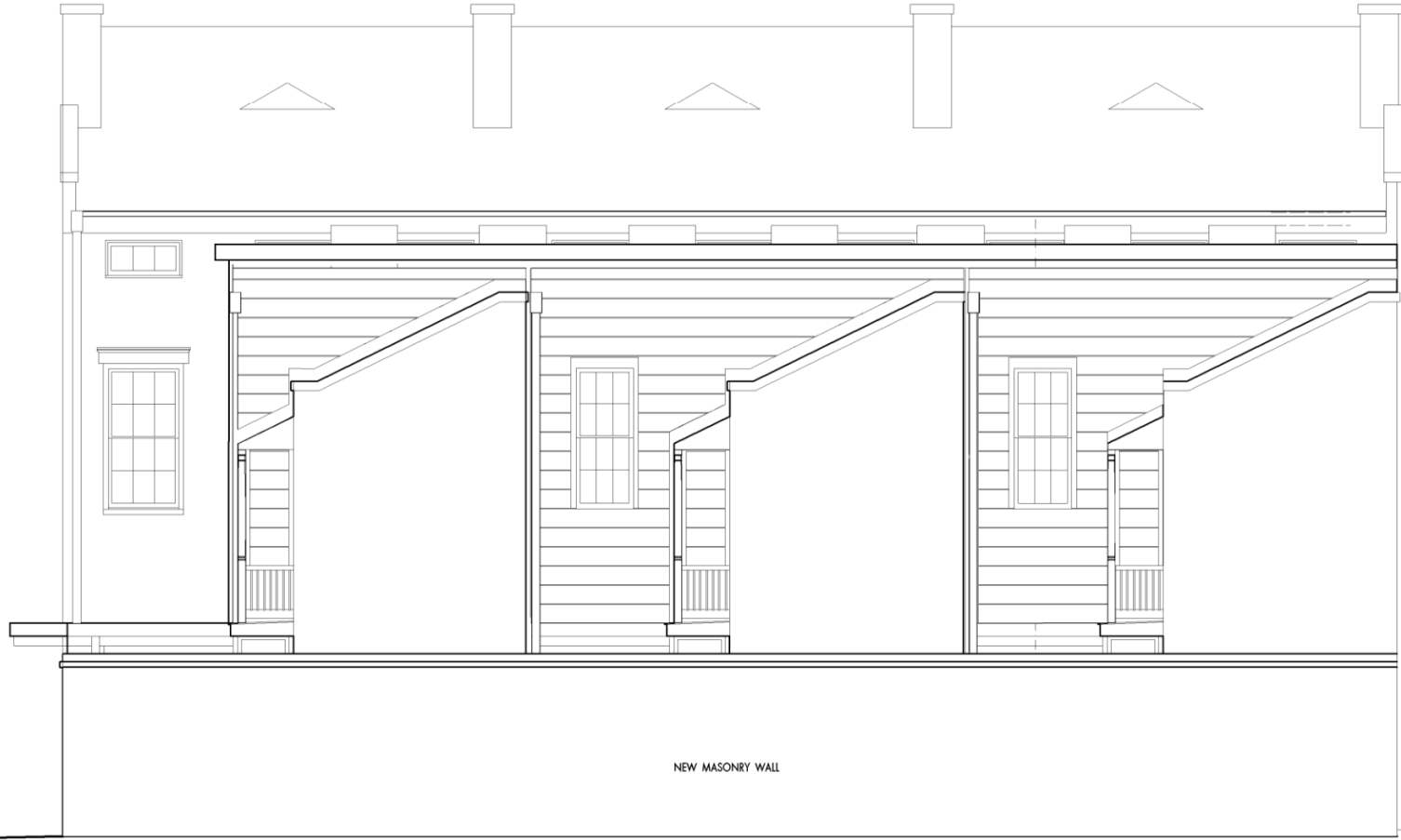
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335 Dauphine

VCC Architectural Committee

February 10, 2026





NEW MASONRY WALL

1 PROPOSED ELEVATION TO REAR - FLAT BOARD SIDING ALTERNATIVE
 1/4" = 1'-0"

REHABILITATION OF
335, 337 & 341 DAUPHINE STREET
 NEW ORLEANS, LOUISIANA
 BENDER NAGEL ARCHITECTS, LLC
 5510 ATLANTA STREET, NEW ORLEANS, LA 70115 (504) 991-4700 www.bndarchitects.com

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PROJECT # 2017 - 01

PROGRESS DRAFT

12/12/2025

A-406

SIDING ALTERNATES

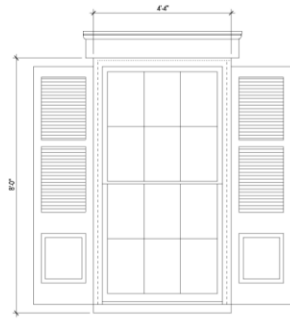
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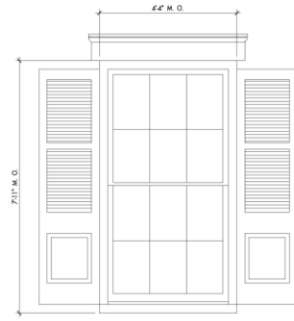
February 10, 2026





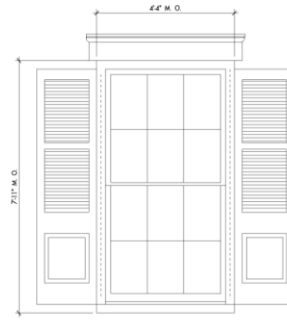
AA
REPAIRED EXISTING DOUBLEHUNG
WINDOWS AT FACADE OF MAIN
STRUCTURE

THESE WINDOWS PREVIOUSLY SUBMITTED & APPROVED
THESE SHUTTERS NOT PREVIOUSLY SUBMITTED OR APPROVED



BB
REPAIRED EXISTING DOUBLEHUNG
WINDOWS AT FACADE OF MAIN
STRUCTURE

THESE WINDOWS PREVIOUSLY SUBMITTED & APPROVED
THESE SHUTTERS NOT PREVIOUSLY SUBMITTED OR APPROVED



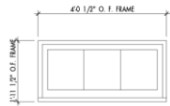
CC
REPAIRED EXISTING DOUBLEHUNG
WINDOWS AT FACADE OF MAIN
STRUCTURE

THESE WINDOWS PREVIOUSLY SUBMITTED & APPROVED
THESE SHUTTERS NOT PREVIOUSLY SUBMITTED OR APPROVED



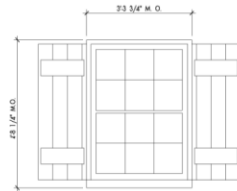
DD
REPAIRED EXISTING DOUBLEHUNG
WINDOWS AT MAIN STRUCTURE

THESE WINDOWS PREVIOUSLY SUBMITTED & APPROVED
THESE SHUTTERS NOT PREVIOUSLY SUBMITTED OR APPROVED



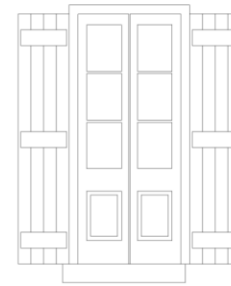
EE
REPAIRED EXISTING WINDOWS AT 3RD
FLOOR OF MAIN STRUCTURE

THESE WINDOWS PREVIOUSLY SUBMITTED & APPROVED



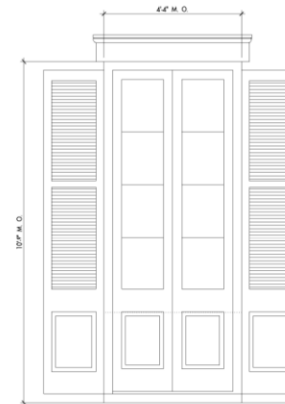
FF
REPAIRED EXISTING DOUBLEHUNG
WINDOWS AT EAST FACADE OF
SLAVE QUARTER STRUCTURE

THESE WINDOWS PREVIOUSLY SUBMITTED & APPROVED
THESE SHUTTERS NOT PREVIOUSLY SUBMITTED OR APPROVED



XX
NEW (REPLACE IN KIND STYLE) SINGLE
ENTRANCE DOOR INTO SLAVE
QUARTER - MODELLED ON FRENCH
DOORS

NEW PROPOSED SCOPE
THESE DOORS & SHUTTERS NOT PREVIOUSLY SUBMITTED OR APPROVED



GG
CONVERT EXISTING DOUBLEHUNG
WINDOWS AT 2ND FLOOR SOUTH
TO PAIR DOORS

QTY: 3

WHEN SEE SHOWN & SECTION, THESE DRAWINGS WERE REPAIRED BY ME OR UNDER MY DIRECT SUPERVISION TO THE BEST OF MY KNOWLEDGE & BELIEF THEY COMPLY WITH APPLICABLE BUILDING LAWS. I WILL OBSERVE THE WORK.

JOHN E. BENDERNAGEL, ARCHITECT

FENCE & WINDOW REPAIR AT
335, 337 & 341 DAUPHINE STREET
NEW ORLEANS, LOUISIANA
33004-4424, UNITED STATES OF AMERICA
NEW ORLEANS, LA 70115 (504) 991-1100 ext. 22
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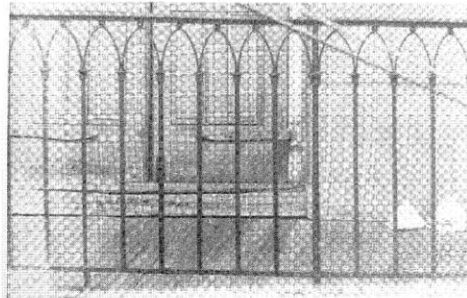
12/1/2025

A-501

WINDOWS DOOR & SHUTTERS

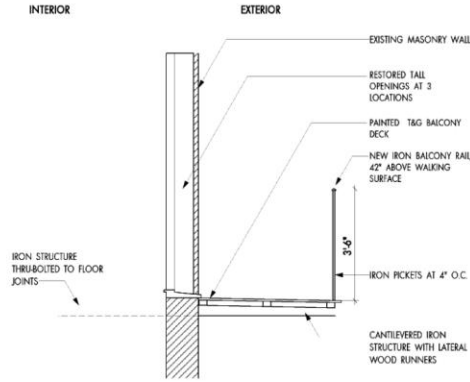
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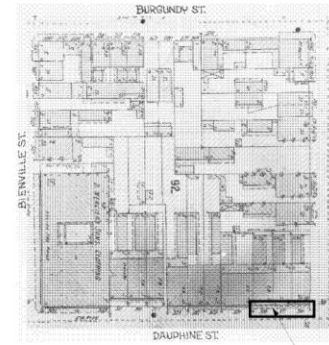


RH 1014B 1014 Chartres Street, detail

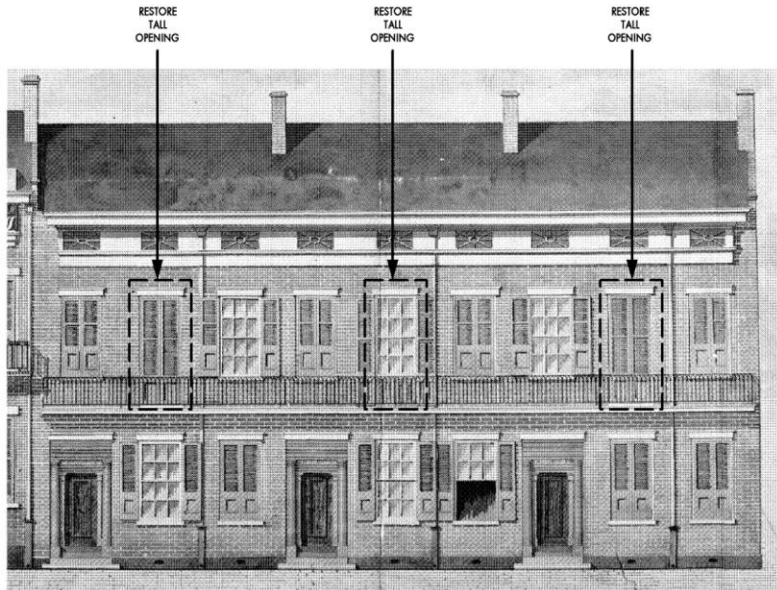
5 MODEL BALCONY RAIL ELEVATION



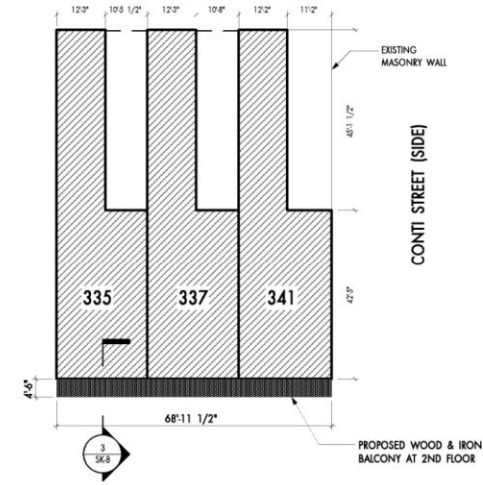
4 SECTION AT PROPOSED BALCONY & RAIL
1/2" = 1'-0"



3 SANBORN MAP SHOWING BALCONY
NOT TO SCALE



2 HISTORIC RENDERING SHOWING BALCONY & RAIL
NOT TO SCALE



1 SITE PLAN / BALCONY DIAGRAM
1/16" = 1'-0"

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JOHN E. BENDERNAGEL, ARCHITECT

FENCE & WINDOW REPAIR AT
335, 337 & 341 DAUPHINE STREET
BIBI BERRY, ORLEANS, LOUISIANA
BENDERNAGEL ARCHITECTS, LLP
1500 PEARSON STREET, NEW ORLEANS, LA 70119, USA
(504) 581-1111

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PROJECT # 2015 - XX

VCC CONCEPTUAL

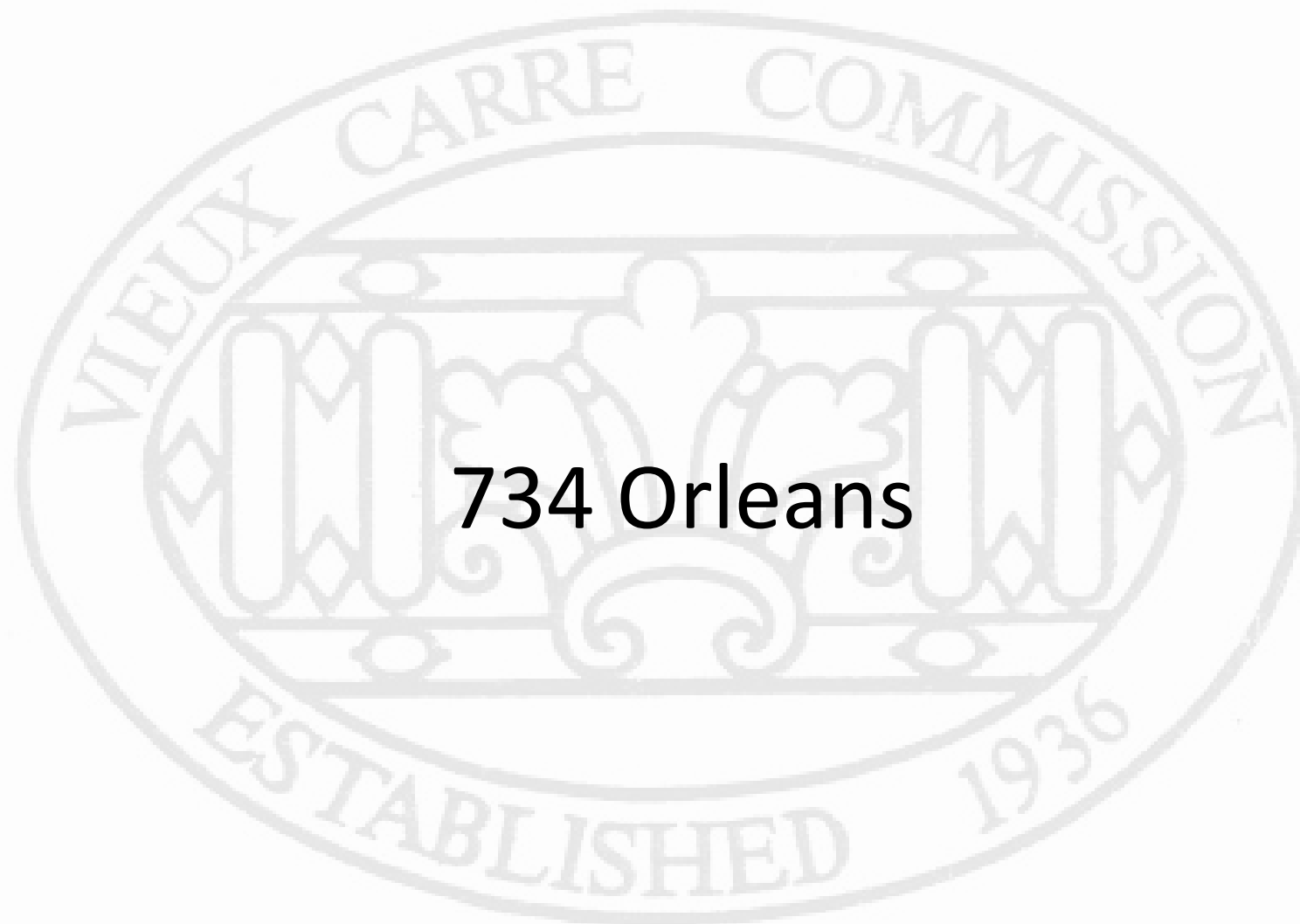
12/1/2025

A-601

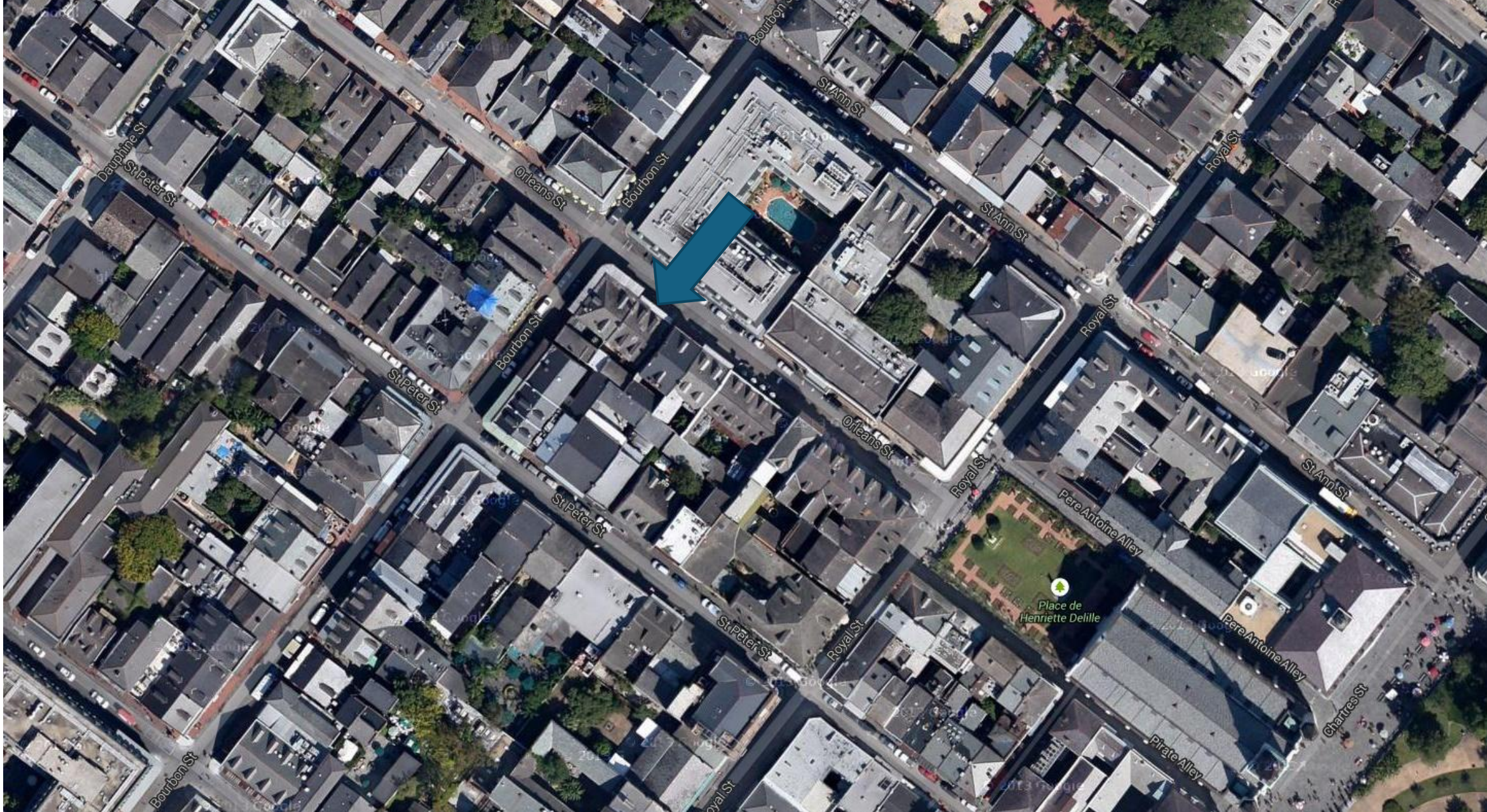
BALCONY

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734 Orleans

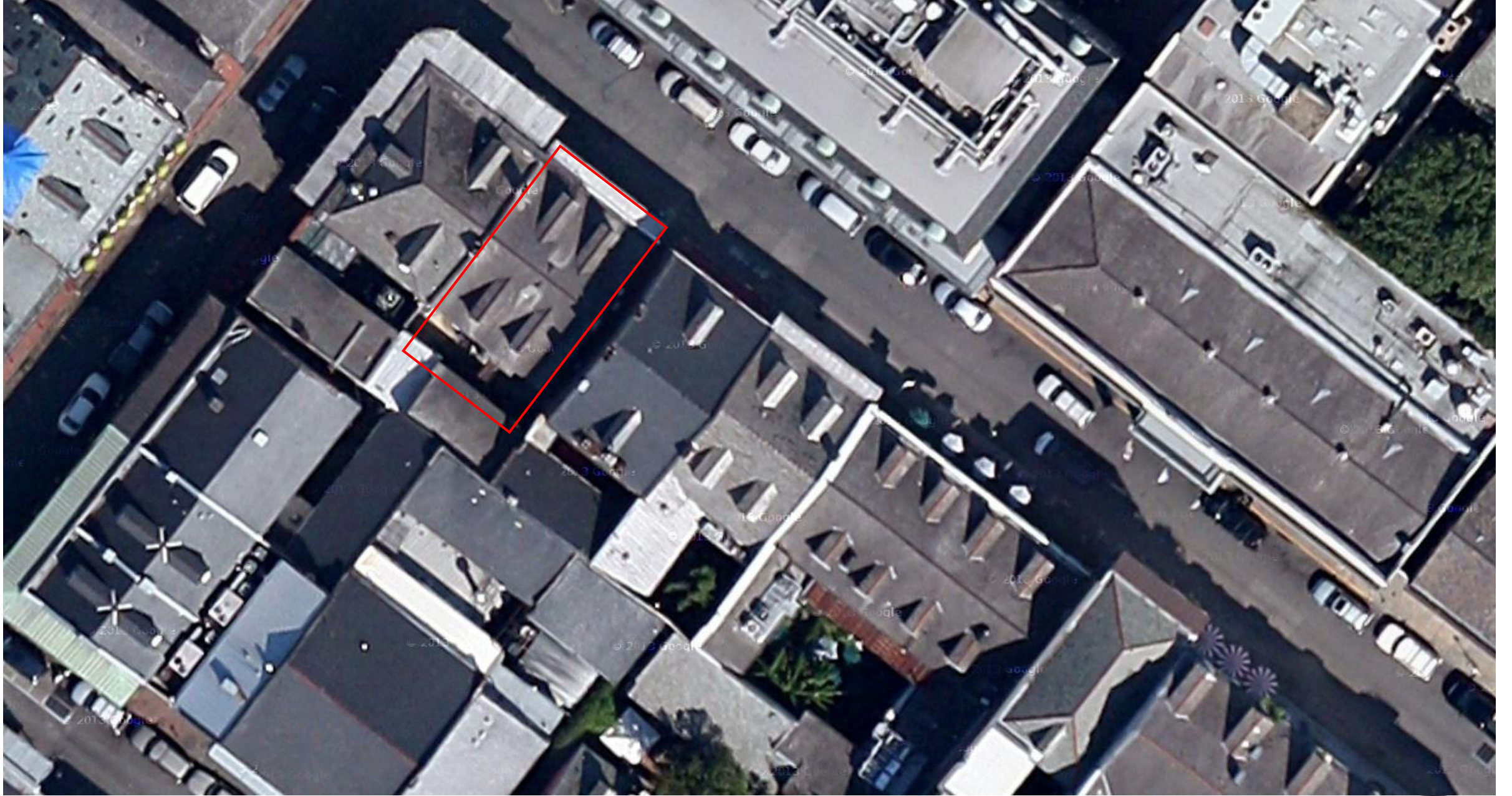


734 Orleans

VCC Architectural Committee

February 10, 2026





734 Orleans

VCC Architectural Committee

February 10, 2026





734 Orleans

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February 10, 2026





Existing awning roof (river side corner) from above.



Replace corrugated metal roof and box gutters of balcony awning to match existing.



734 Orleans– Awning Roof and Gutters

1



All existing flashing of front side of parapet to be removed, all vegetation removed, bricks to be inspected and restuccoed as needed.

Replace existing corrugated metal porch roof to match existing. Roof dimension=32ft. X 4ft. Use 24 ga. Galvalume standing seam metal roof.



Details of existing awning roof.



734 Orleans– Awning Roof and Gutters

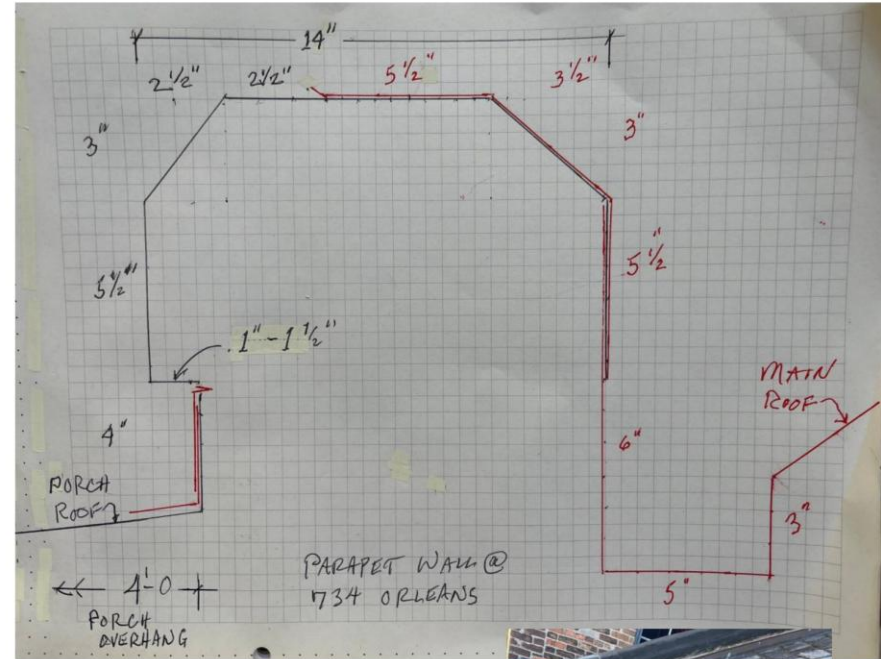
2





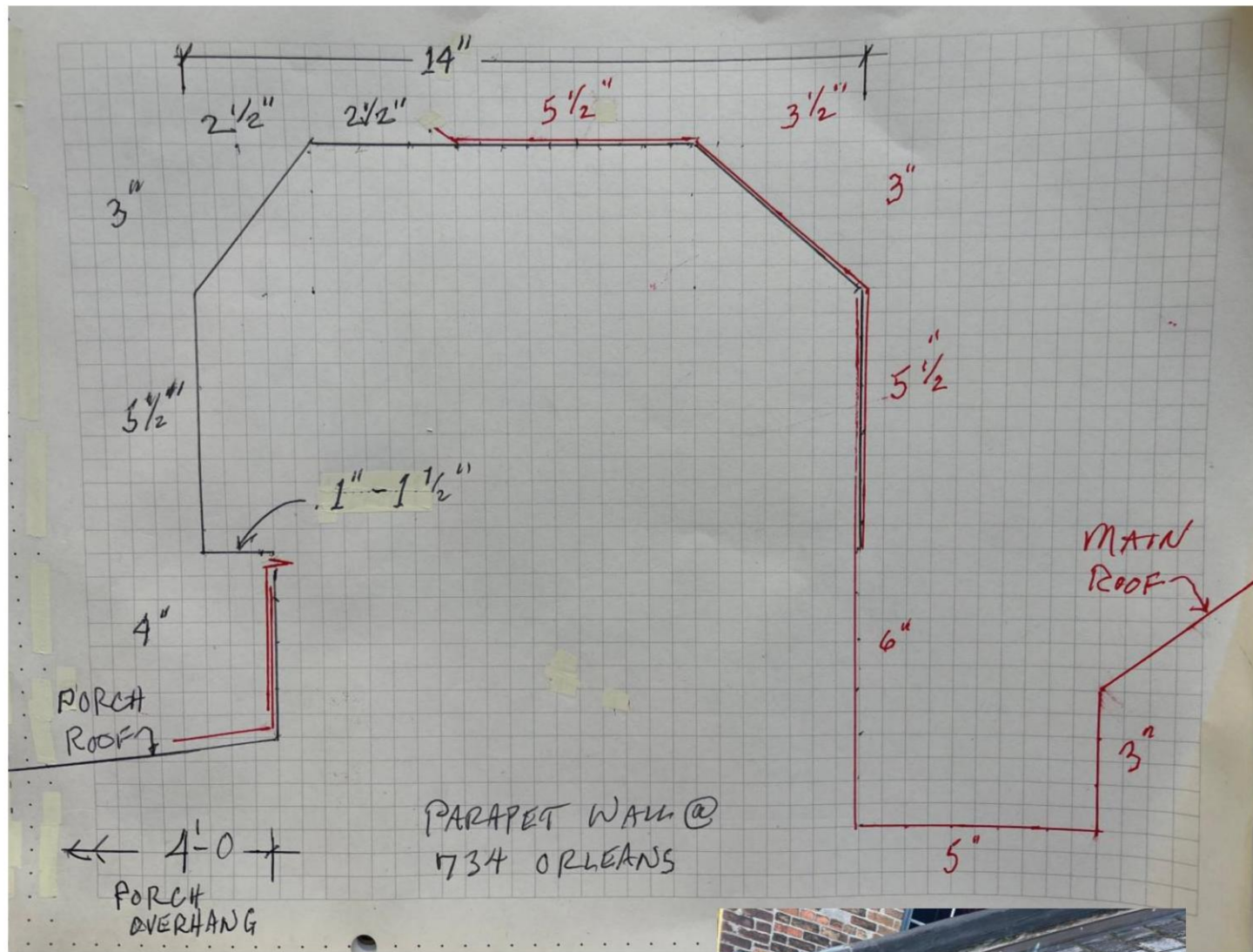
River side corner of awning gutter and partial downspout.

Replace existing gutter with Galvalume box gutter matching in size, shape, and profile. Paint black to match ironwork. Reinstall existing downspout and railhead.



Profile of roof parapet showing location of flashing.





Profile of roof parapet showing location of flashing.



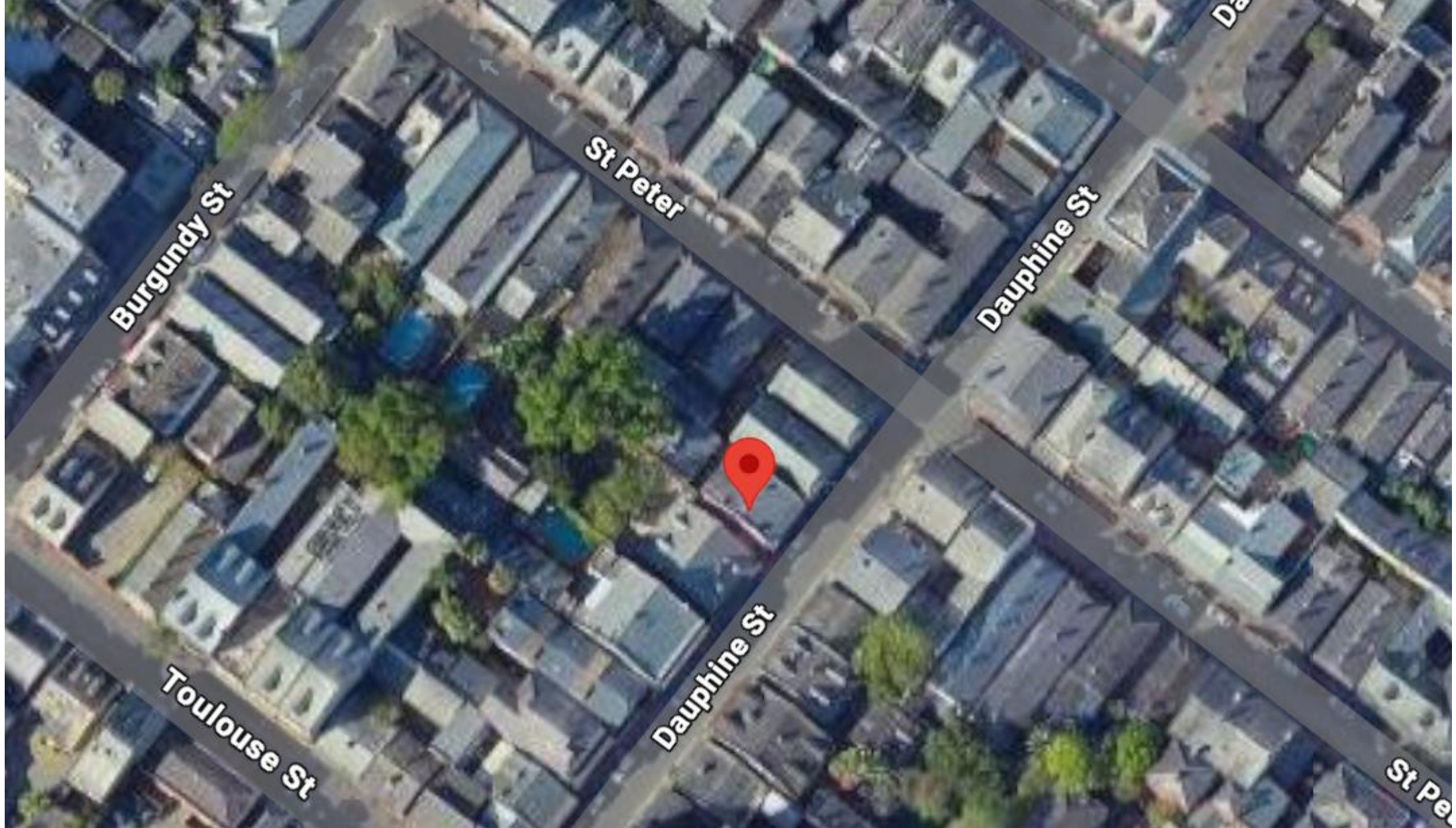


Flashing on rear of parapet has been inspected and is in good condition. Vegetation removed, areas around vegetation repointed and cleaned. No significant deterioration has been found in parapet. Catwalk has been inspected and will not be impacted by new flashing for awning roof.





631 Dauphine

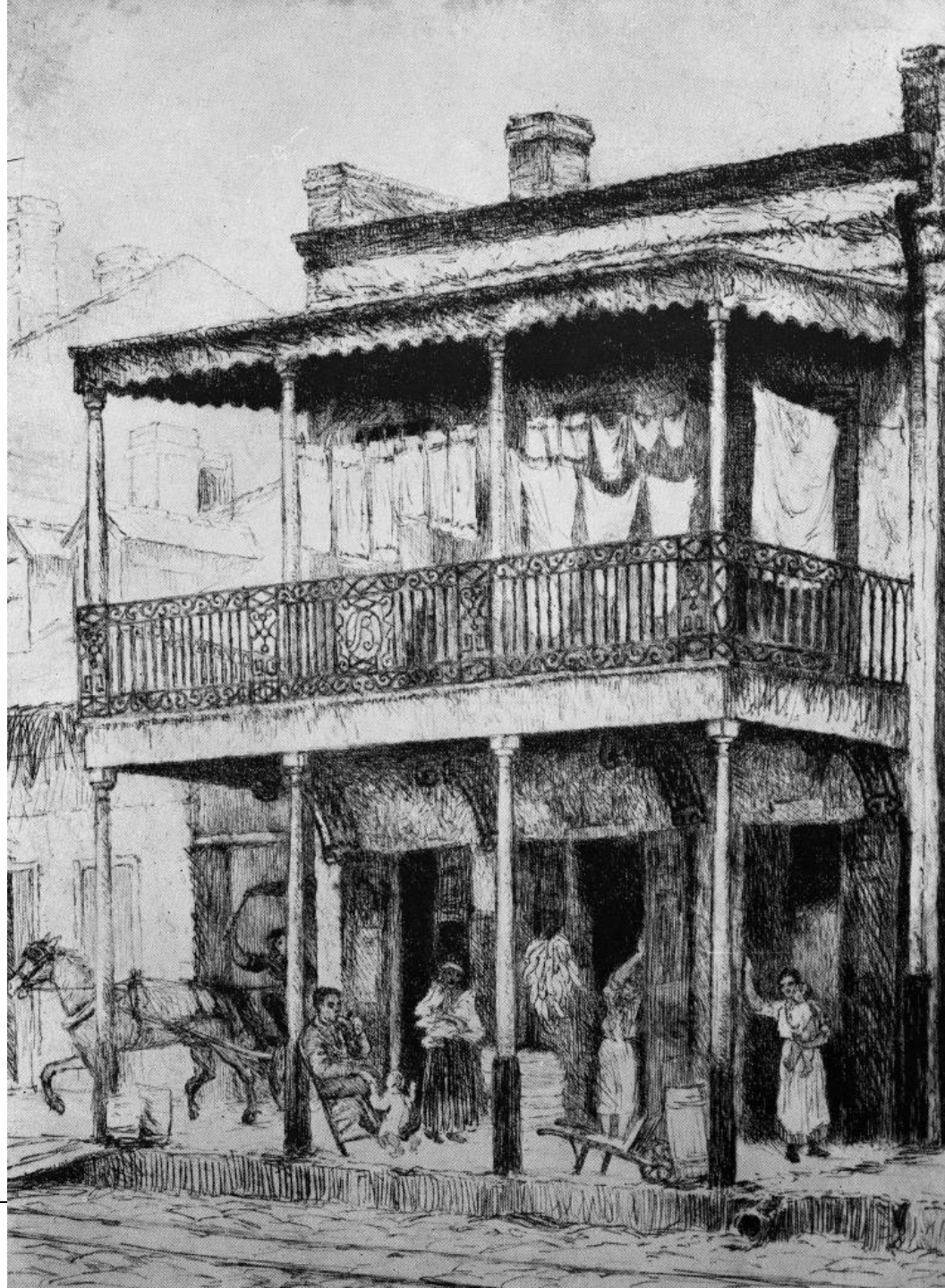


631 Dauphine

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631 Dauphine

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631 Dauphine – ca. 1939
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631 Dauphine - 1965

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February 10, 2026





631 Dauphine

VCC Architectural Committee

08 09 2023

February 10, 2026





631 Dauphine

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08 09 2023

February 10, 2026





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February 10, 2026





631 Dauphine – 1933 HABS

VCC Architectural Committee

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631 Dauphine – 1933 HABS

VCC Architectural Committee

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631 Dauphine

VCC Architectural Committee

07 27 2021

February 10, 2026





631 Dauphine

VCC Architectural Committee

05 12 2020

February 10, 2026





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VCC Architectural Committee

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February 10, 2026



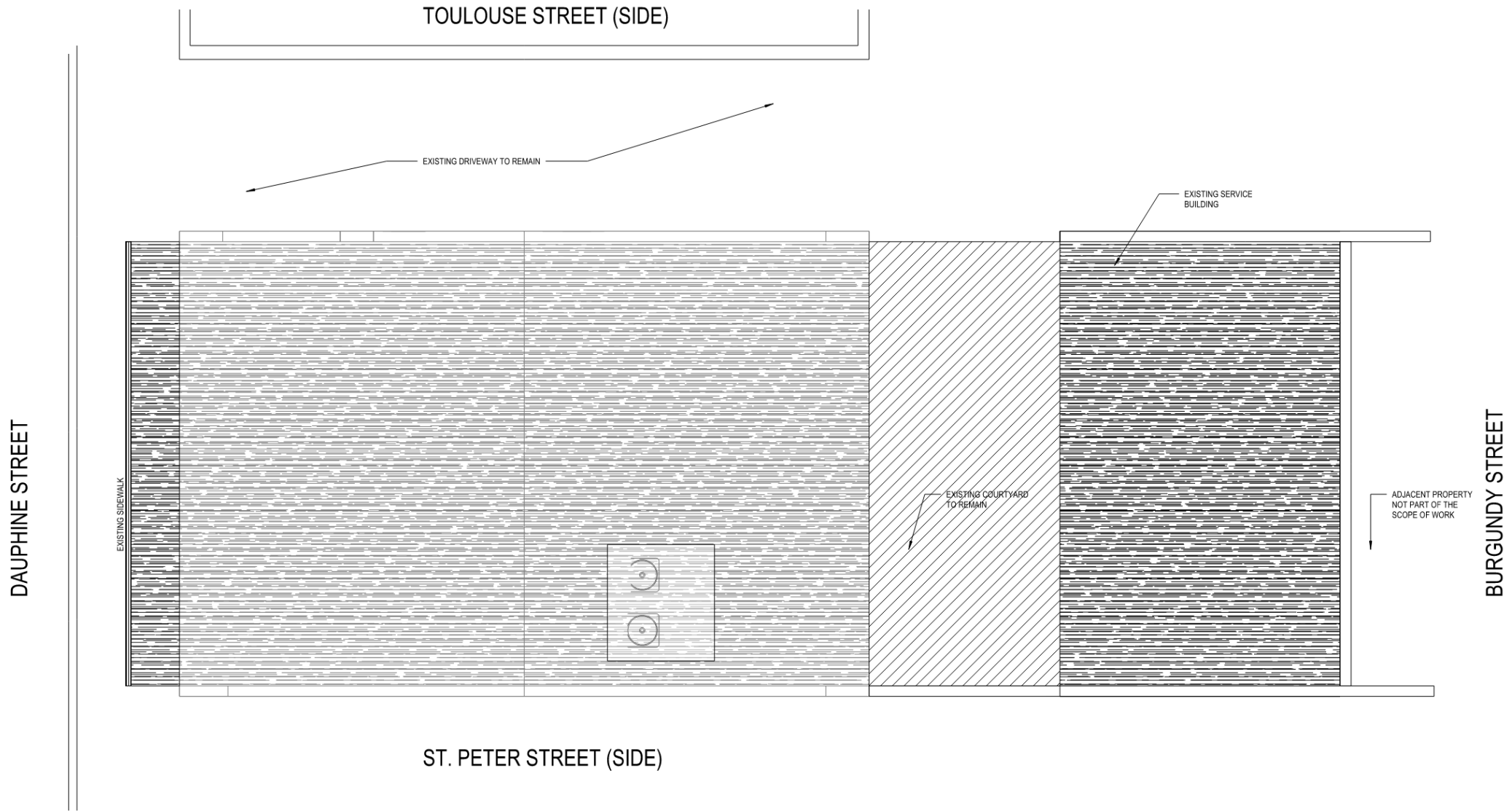


631 Dauphine

VCC Architectural Committee

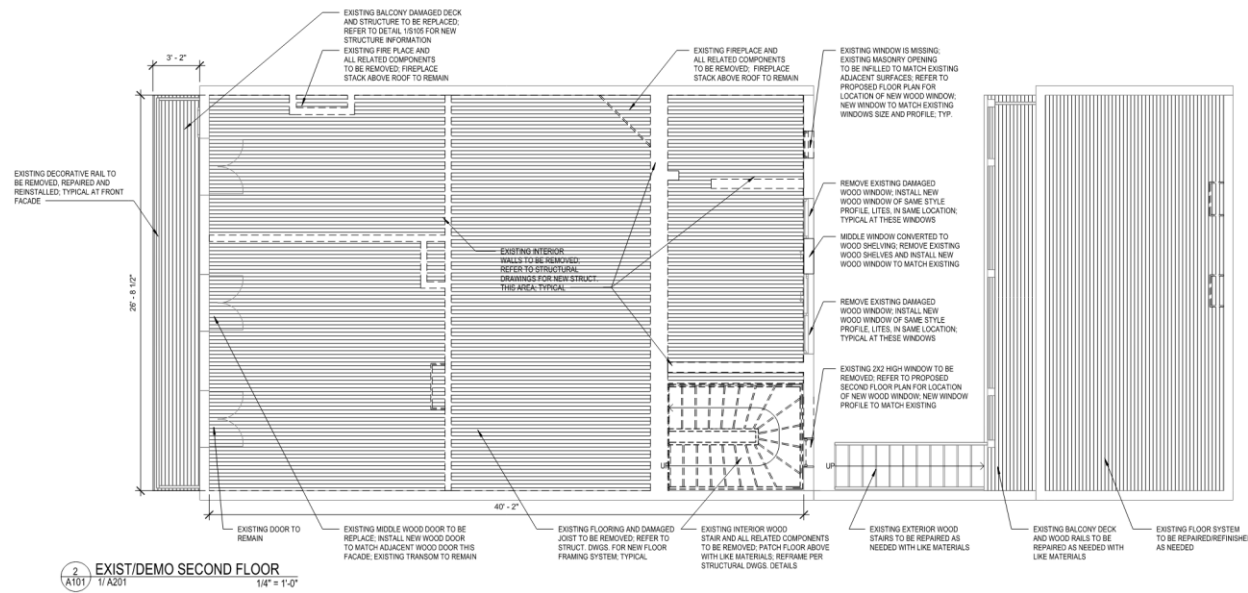
February 10, 2026



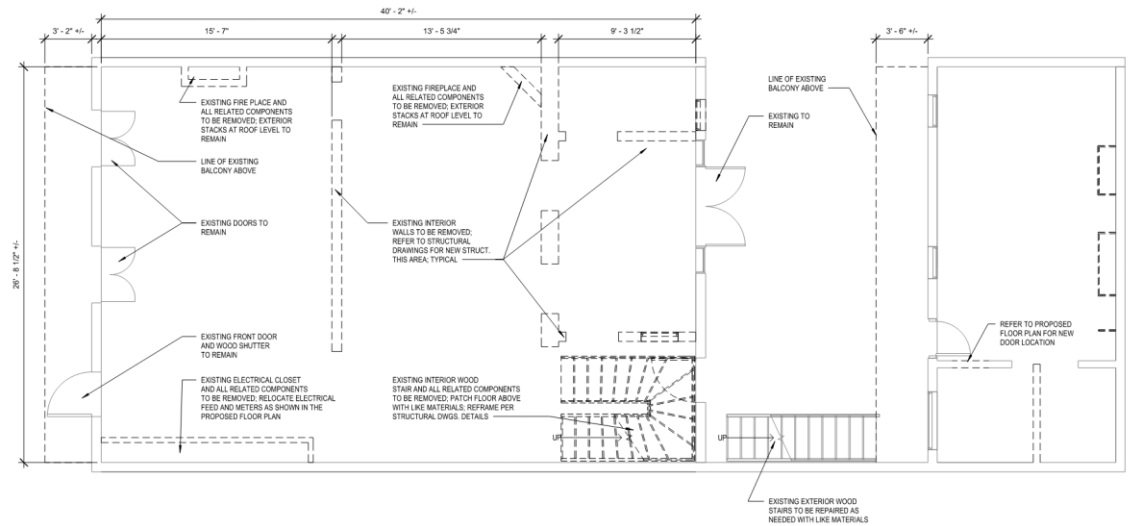


1 SITE PLAN
 A100 2/ A201
 1/4" = 1'-0"





2 EXIST/DEMO SECOND FLOOR
 AT01 / 1/A201
 1/4" = 1'-0"



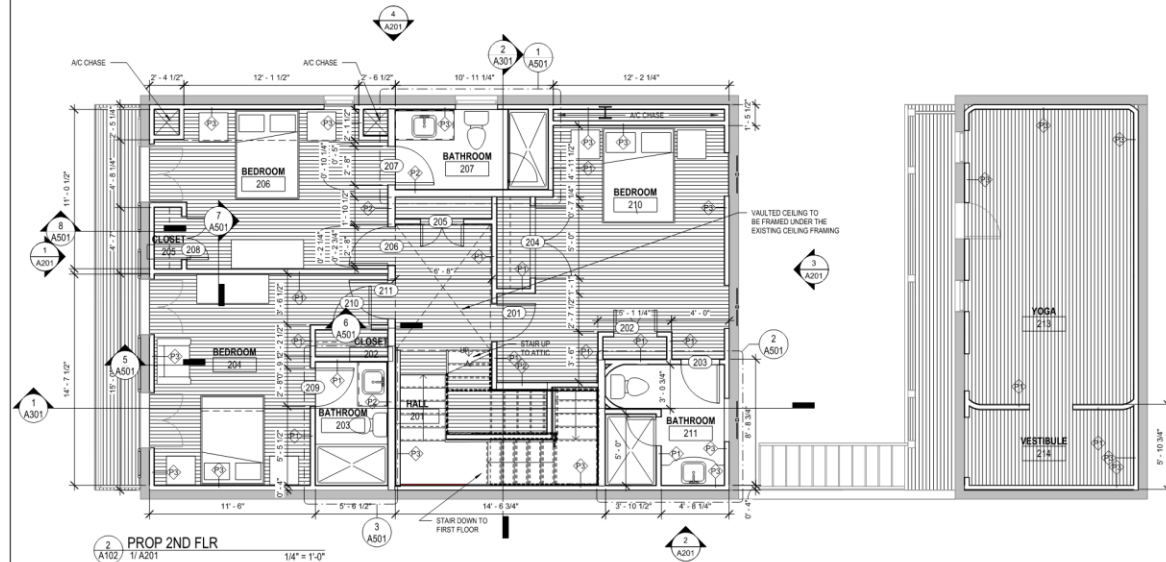
1 EXISTING/DEMO FIRST FLOOR PLAN
 AT01 / 1/A201
 1/4" = 1'-0"

631 Dauphine

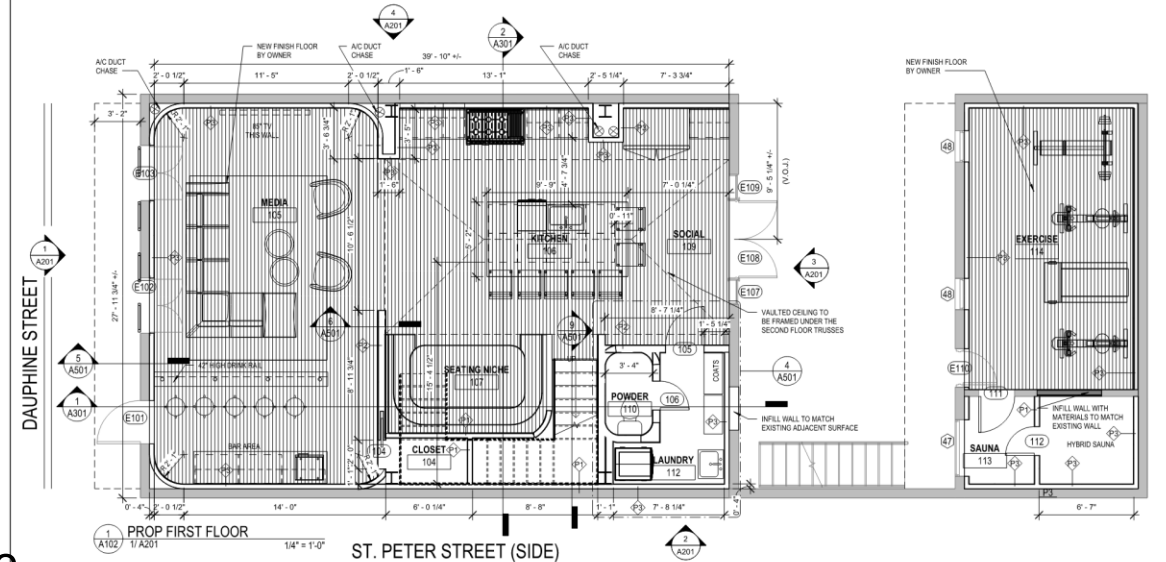
VCC Architectural Committee

February 10, 2026





TOULOUSE STREET (SIDE)



ST. PETER STREET (SIDE)

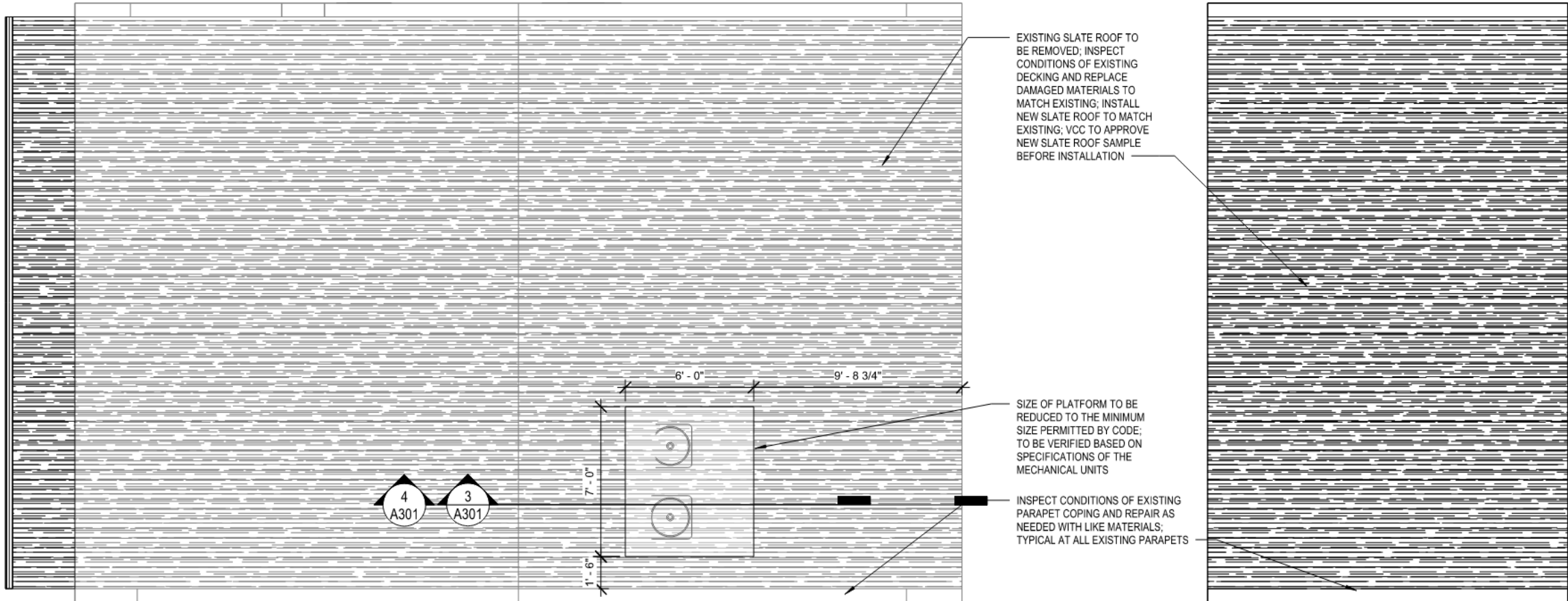
DOOR SCHEDULE								
MARK	NUMBER	WIDTH	HEIGHT	R.O. WIDTH	R.O. HEIGHT	FIRE RATING	DESCRIPTION	NOTES
16	103-JJ	3'-8"	7'-11"	3'-10"	8'-0"			
16	103-KK	3'-8"	7'-11"	3'-10"	8'-0"			
16	103-LL	3'-8"	7'-11"	3'-10"	8'-0"			
97	104	2'-0"	8'-0"					
81	105	2'-8"	7'-0"				NEW WOOD PANELED SWINGING DOOR	
98	106	2'-0"	8'-0"				NEW WOOD PANELED SWINGING DOOR	
82	111	2'-6"	7'-0"				NEW WOOD PANELED SWINGING DOOR	
86	112	2'-0"	7'-0"				NEW WOOD PANELED SWINGING DOOR	
74	118	3'-0"	6'-8"					
98	120	2'-0"	8'-0"				NEW WOOD PANELED SWINGING DOOR	
57	126	2'-6"	7'-5"					
96	201	2'-8"	8'-0"				NEW WOOD PANELED SWINGING DOOR	
96	202	3'-0"	8'-0"					
96	203	2'-8"	8'-0"				NEW WOOD PANELED SWINGING DOOR	
105	204	5'-0"	8'-0"					
95	205	3'-0"	8'-0"					
81	206	2'-8"	7'-0"				NEW WOOD PANELED SWINGING DOOR	
81	207	2'-8"	7'-0"				NEW WOOD PANELED SWINGING DOOR	
95	208	3'-0"	8'-0"					
96	209	2'-8"	8'-0"				NEW WOOD PANELED SWINGING DOOR	
81	210	2'-8"	7'-0"				NEW WOOD PANELED SWINGING DOOR	
81	211	2'-8"	7'-0"				NEW WOOD PANELED SWINGING DOOR	
44	E101	3'-0"	7'-8"					
16	E102	3'-8"	7'-11"	3'-10"	8'-0"			
16	E103	3'-8"	7'-11"	3'-10"	8'-0"			
48	E107	1'-7"	6'-8"	1'-9"	6'-9"			
30	E108	5'-4"	6'-8"	5'-6"	6'-9"			
48	E109	1'-7"	6'-8"	1'-9"	6'-9"			
84	E109	3'-0"	6'-8"					
50	E110	2'-4"	6'-3 3/8"	2'-8"	6'-7 3/8"			

631 Dauphine

VCC Architectural Committee

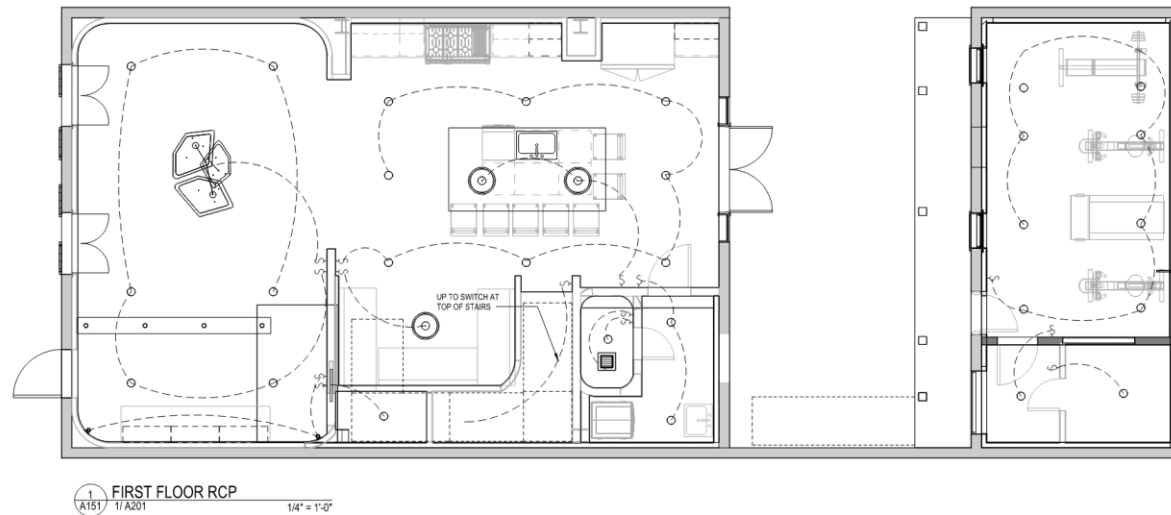
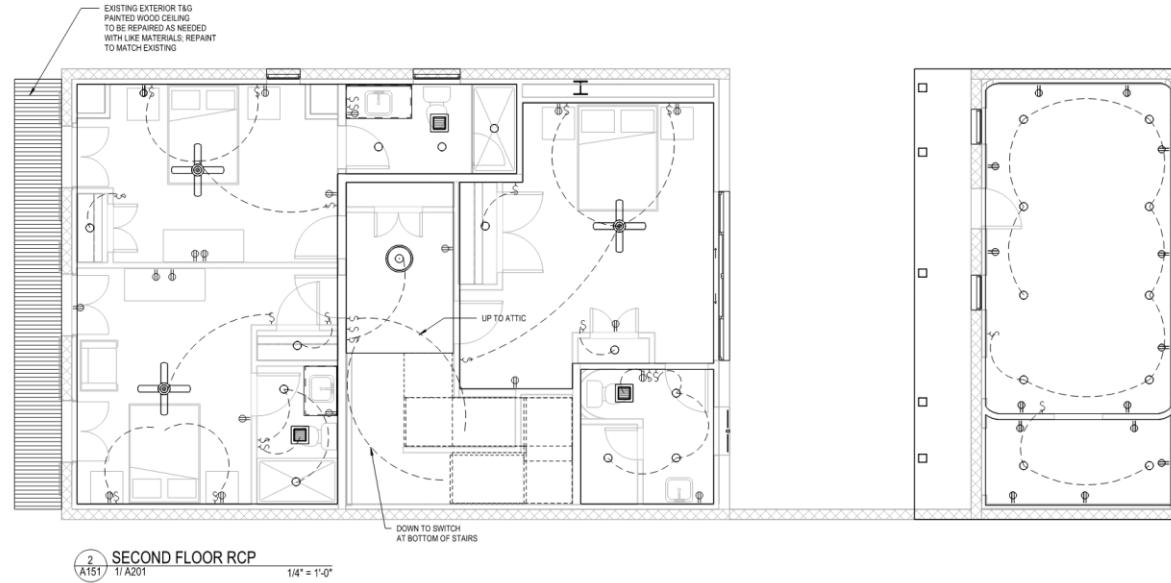
February 10, 2026





1 roof plan
A103 1/A201

1/4" = 1'-0"





1/30/2026



631 DAUPHINE STREET
NEW ORLEANS, LOUISIANA

Project Status

-REVISIONS-

No.	Date	Scope

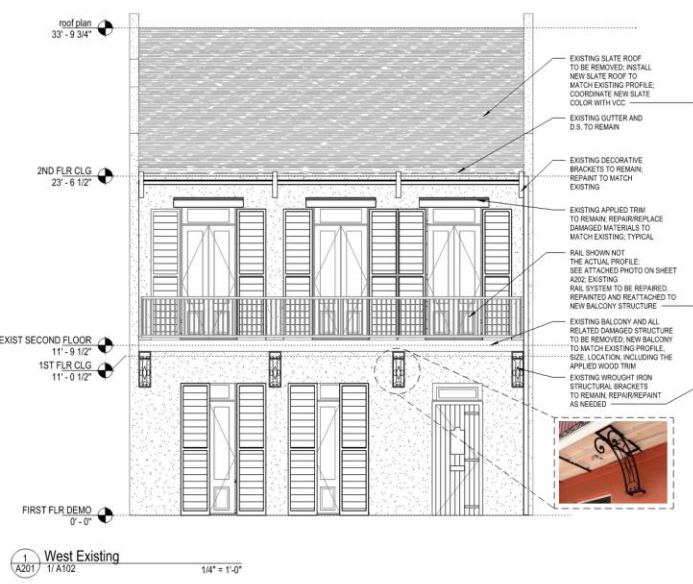
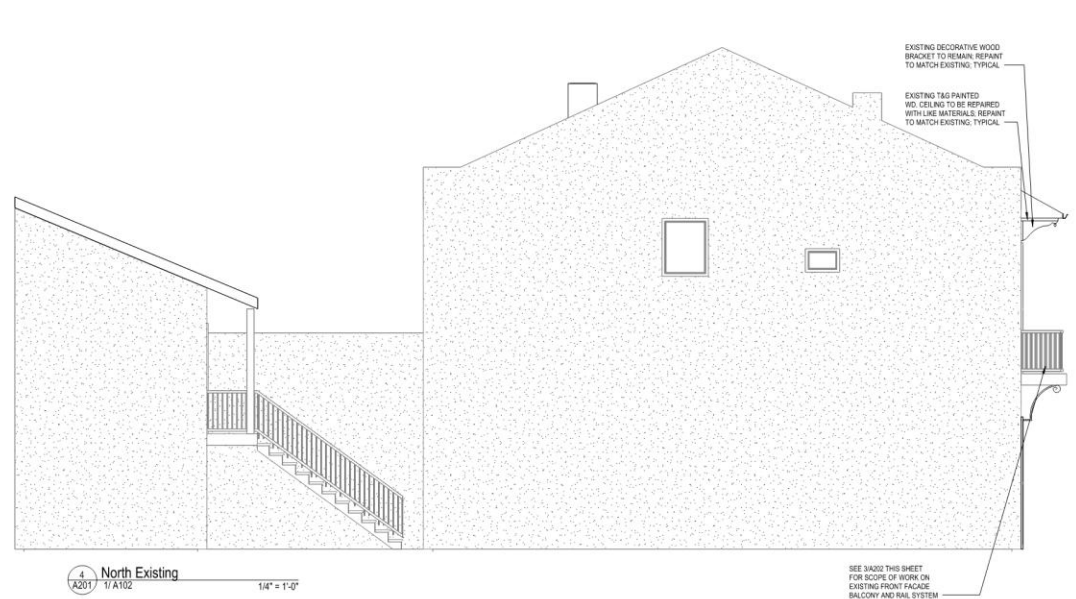
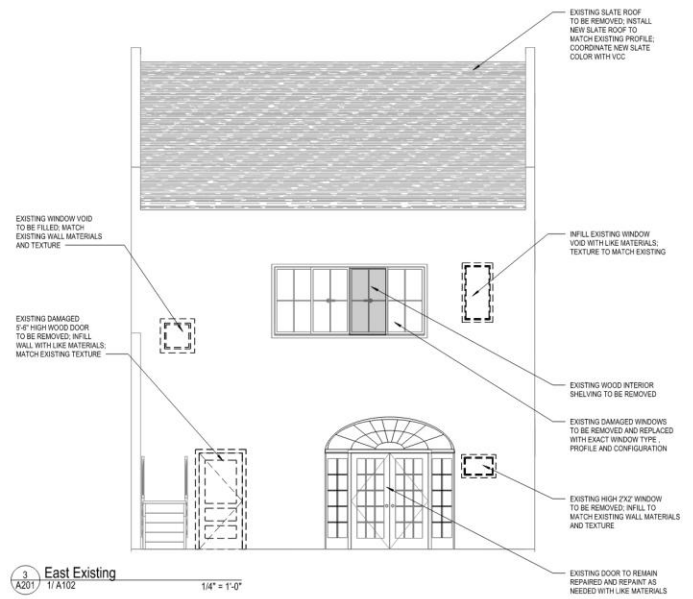
DRAWING BY: JCL
SCALE: 1/4" = 1'-0"
JOB No.: 252075
DATE: JANUARY 30, 2026
SHEET NAME: EXT EXIST ELEVS
EXT EXIST ELEVS

SHEET NO.
A201

A201



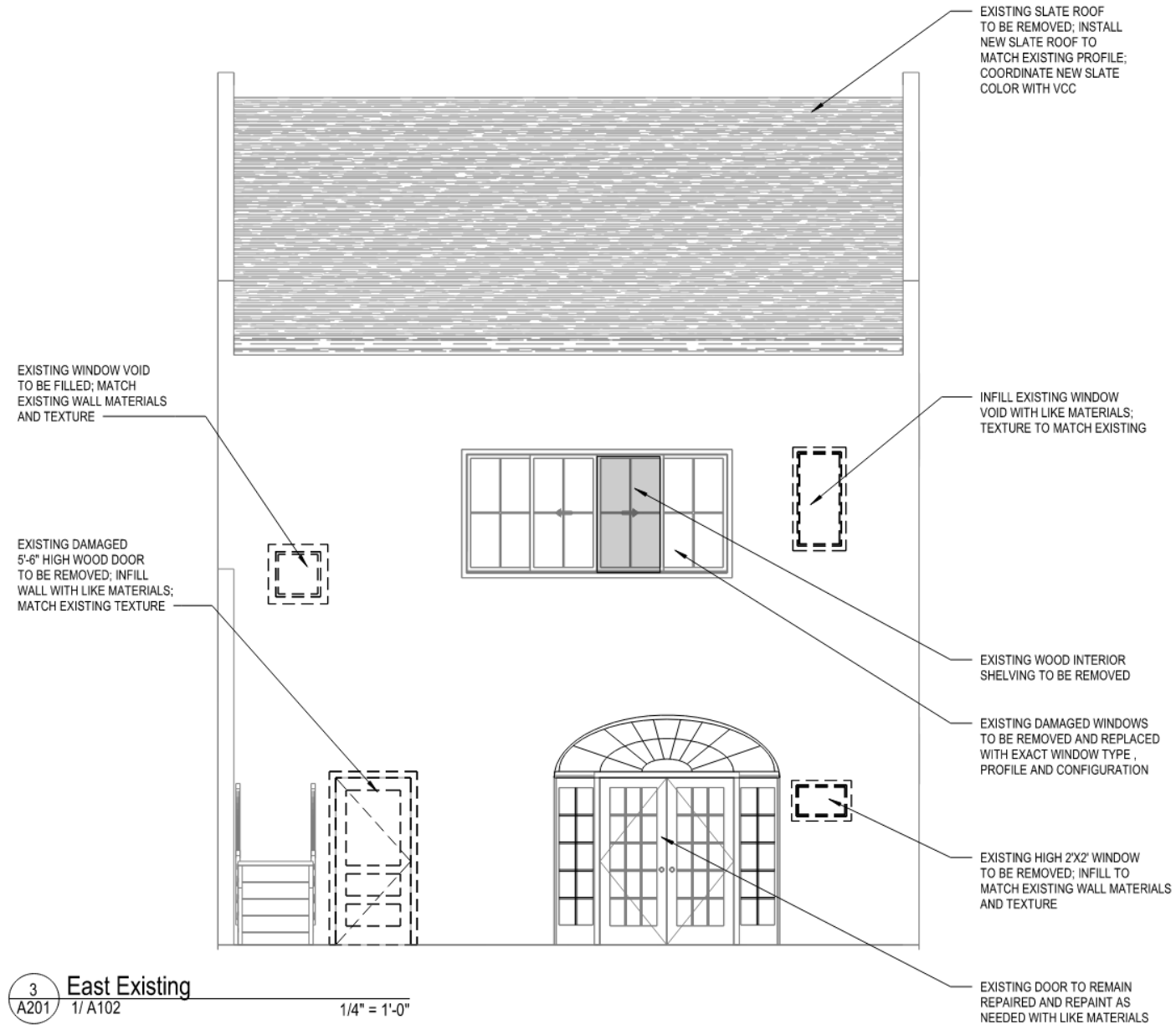
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504-296-3334



1/30/2026

STUDIO 314

985.210.9067

631 DAUPHINE STREET
NEW ORLEANS, LOUISIANA

Project Status

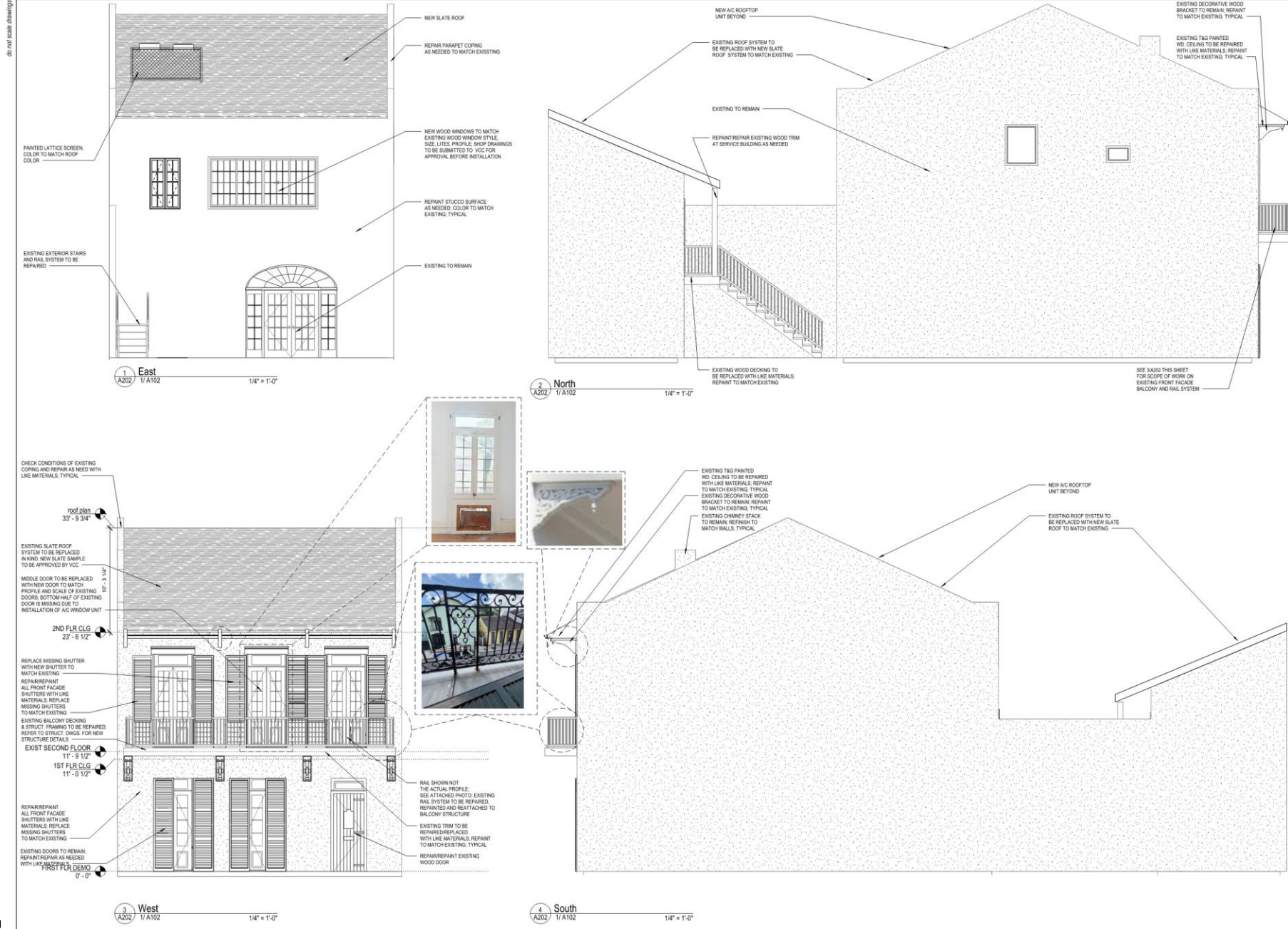
-REVISIONS-

No.	Date	Scope

DRAWING BY: J.L.
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JOB No: 525075
DATE: JANUARY 14, 2026
SHEET NAME:
PROP EXT ELEVATIONS

SHEET NO.

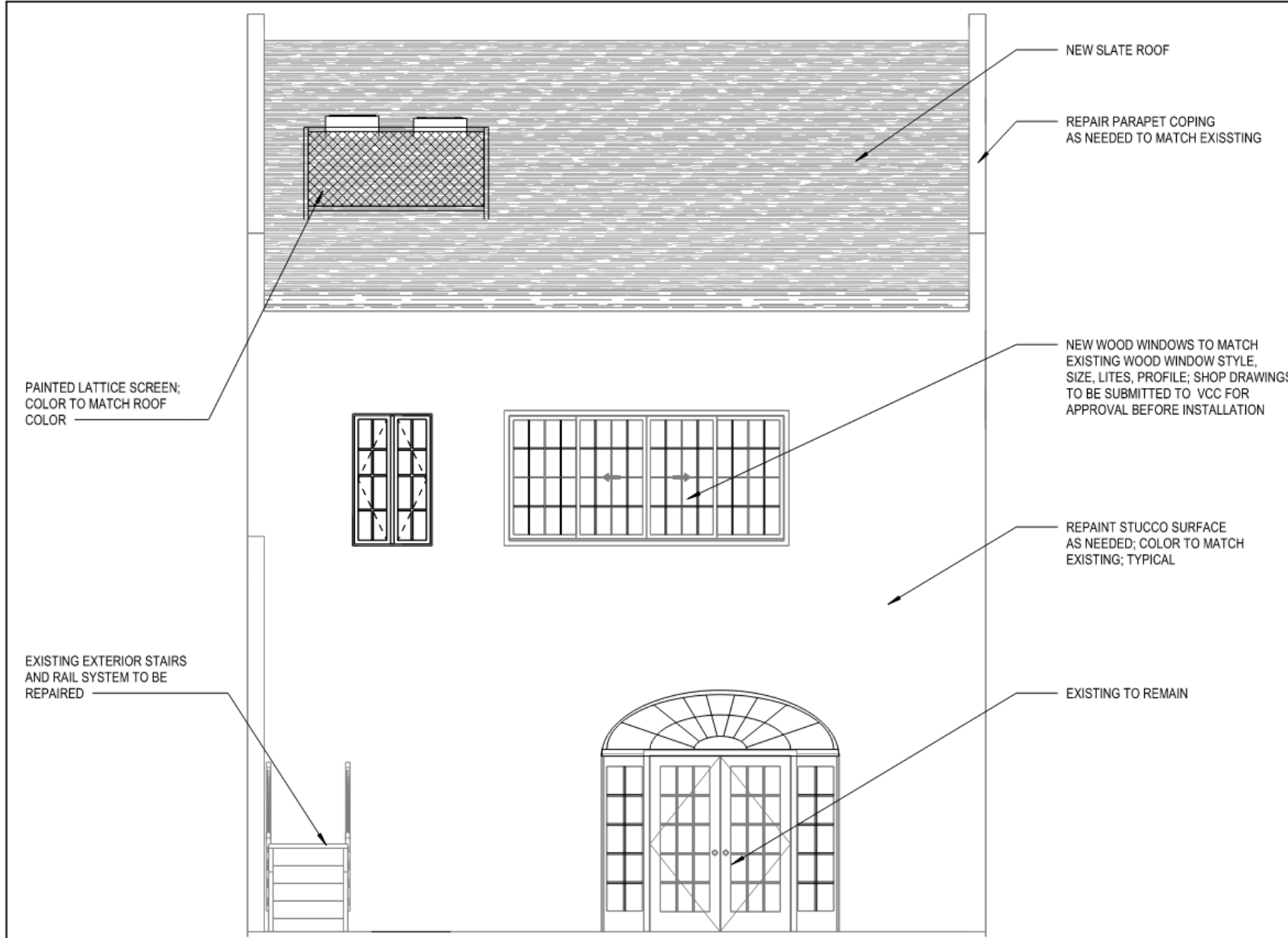
A202



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February 10, 2026



1 East
 A202 1/ A102
 1/4" = 1'-0"



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631 DAUPHINE STREET
NEW ORLEANS, LOUISIANA

Project Status		
-REVISIONS-		
No.	Date	Scope

DRAWING BY J.L.J.
 SCALE 1/4" = 1'-0"
 JOB No. 525075
 DATE JANUARY 30, 2026
 SHEET NAME
 PROP EXT ELEVATIONS-METAL
 AC PLATFORM
 SHEET NO.

A203



1 EAST ELEVATION
A203 1/4" = 1'-0"

2 NORTH ELEVATION
A203 1/4" = 1'-0"

3 WEST ELEVATION
A203 1/4" = 1'-0"

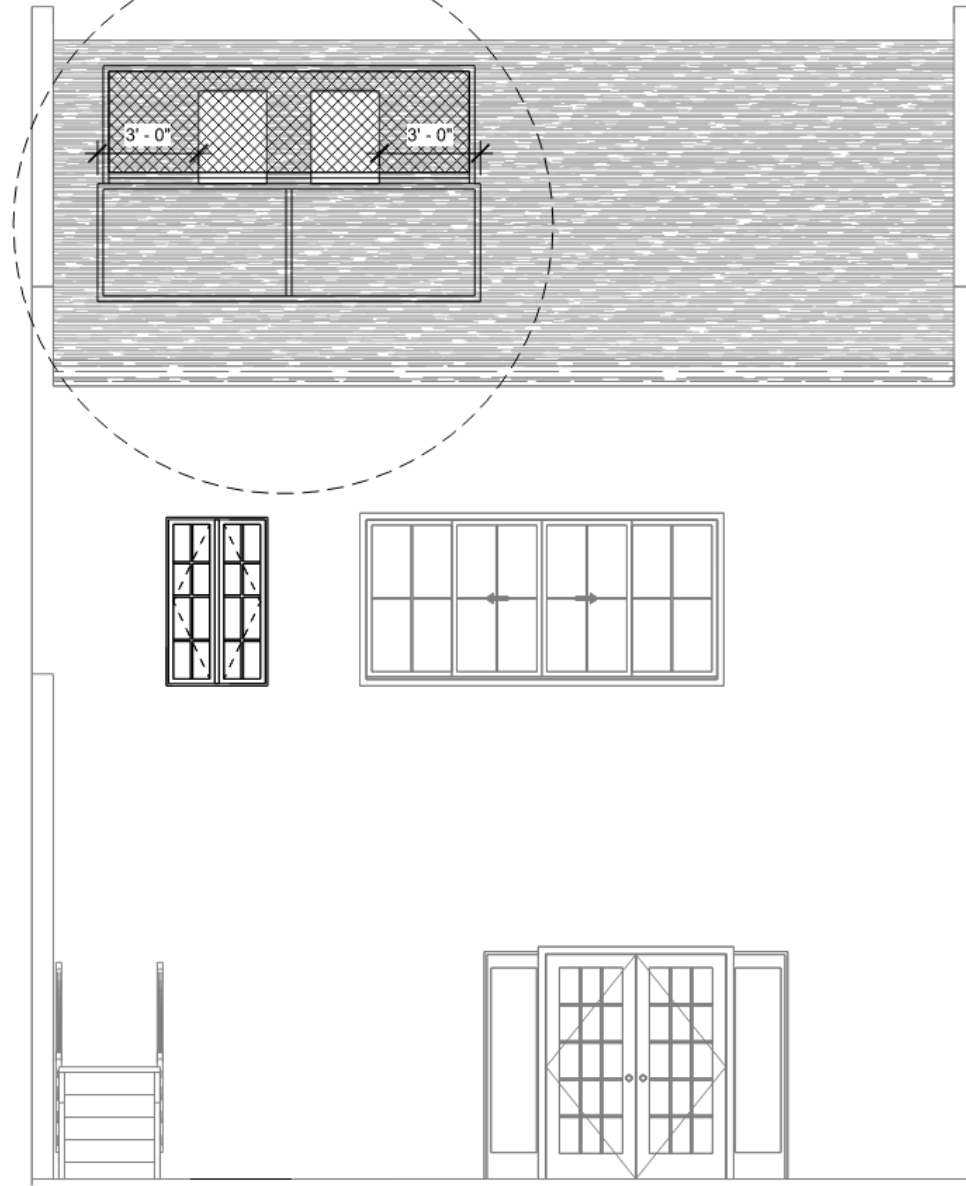
4 SOUTH ELEVATION
A203 1/4" = 1'-0"

631 Dauphine

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February 10, 2026





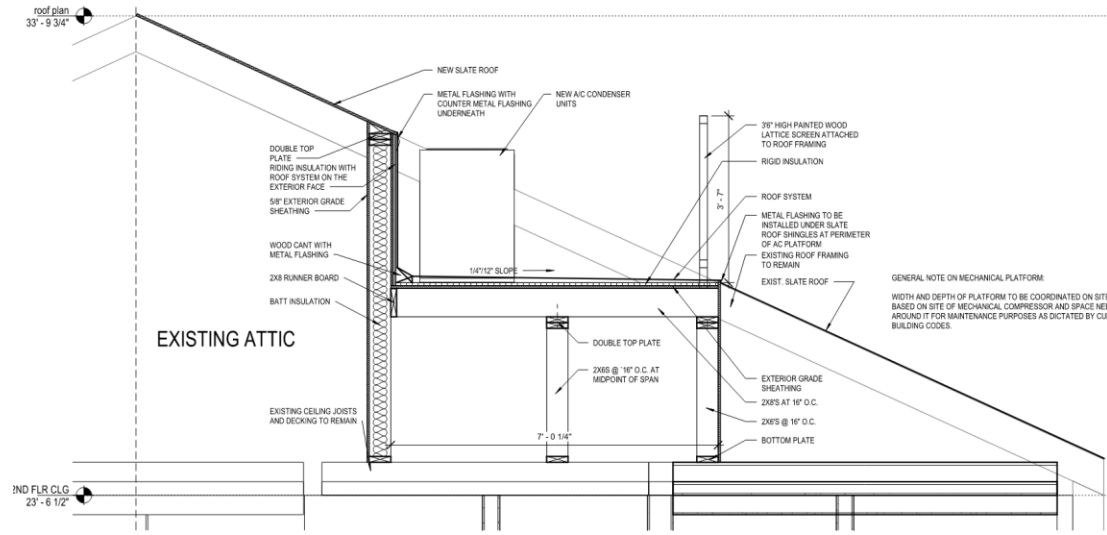
1 EAST ELEVATION
A203 1/A102 1/4" = 1'-0"

631 Dauphine

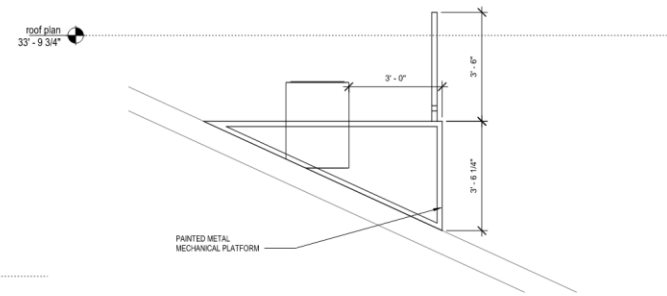
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February 10, 2026

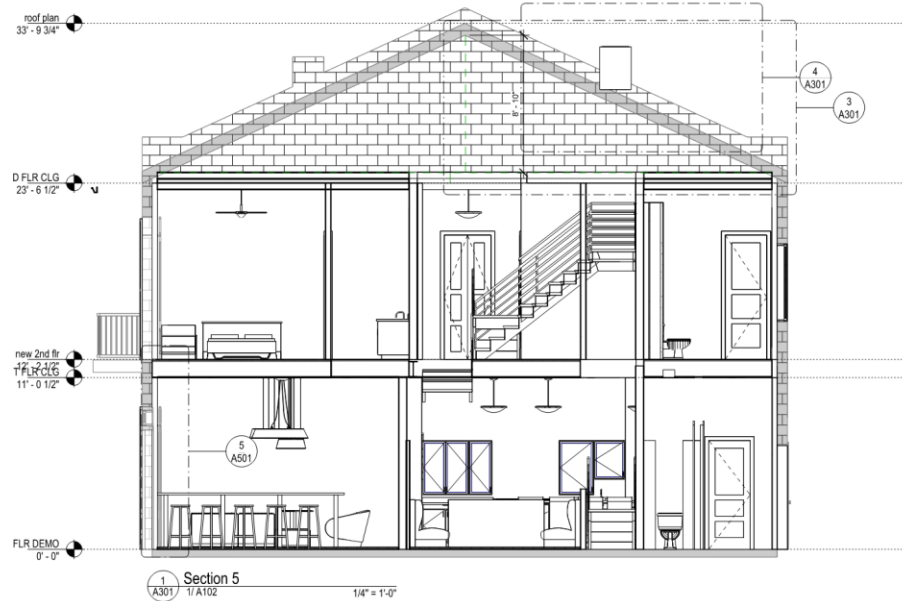




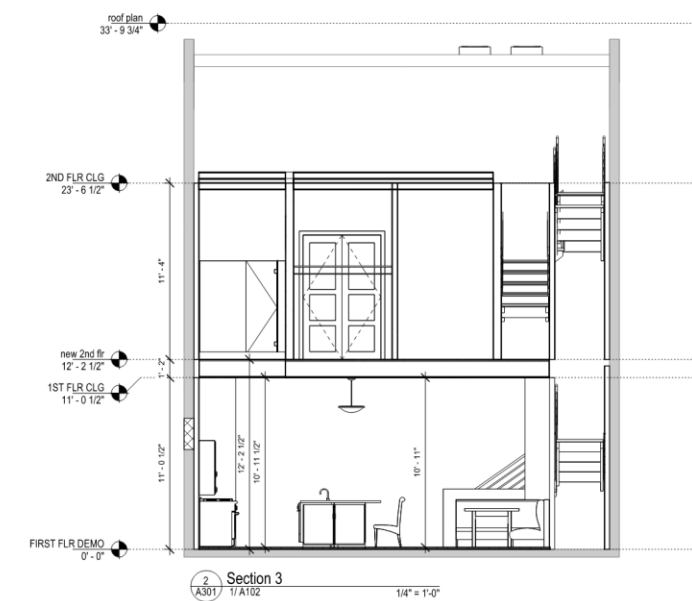
3 SECTION AT AC ROOF PLATFORM
1/1 A103 3/4\" = 1'-0\"



4 METAL MECHANICAL PLATFORM OPTION
1/1 A103 1/2\" = 1'-0\"



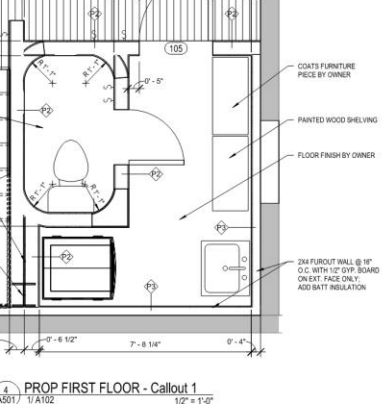
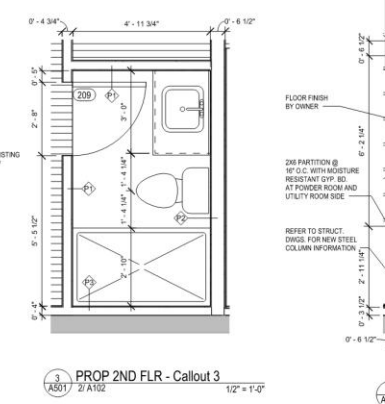
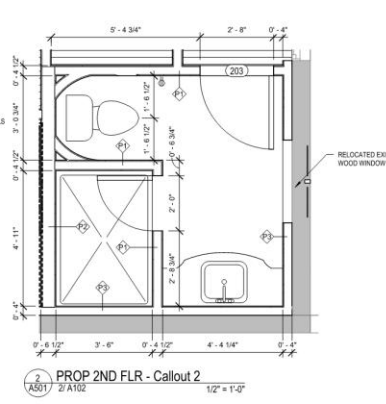
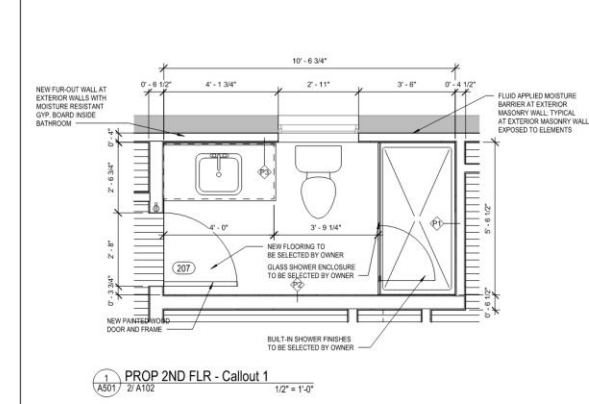
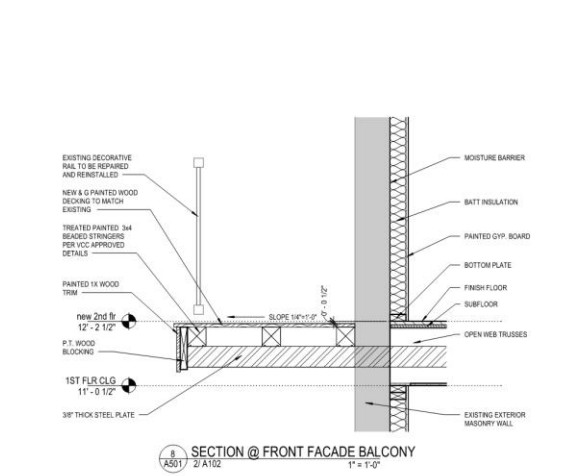
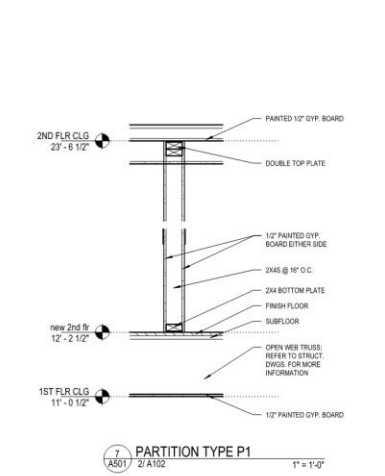
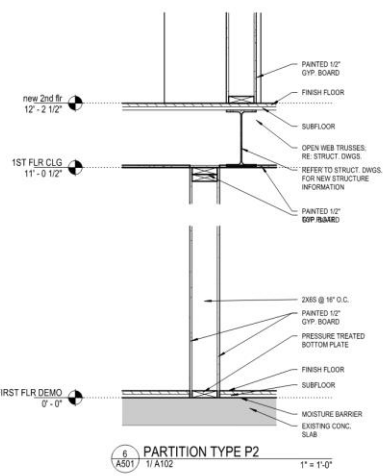
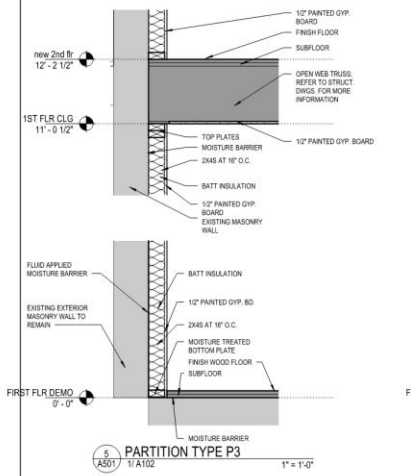
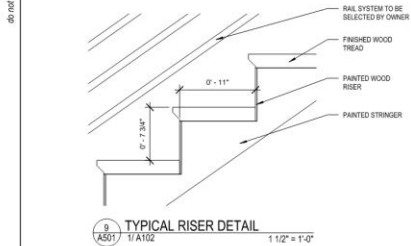
1 Section 5
1/1 A102 1/4\" = 1'-0\"



2 Section 3
1/1 A102 1/4\" = 1'-0\"



do not scale drawings



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 ARCHITECTS
 407 S. Jefferson Davis Hwy
 New Orleans, LA 70130
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1/30/2026

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631 DAUPHINE STREET
 NEW ORLEANS, LOUISIANA

Project Status		
-REVISIONS-		
No.	Date	Scope

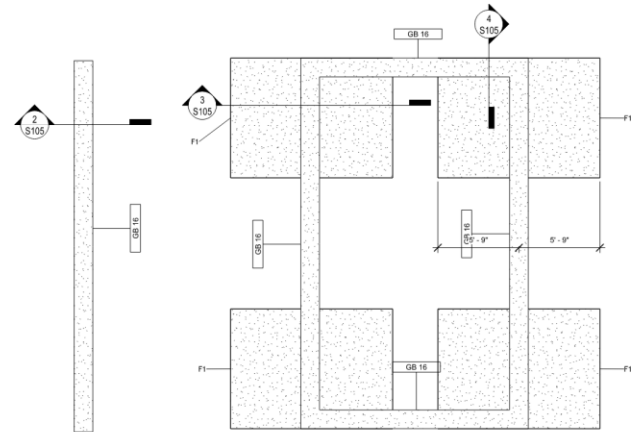
DRAWING BY: JCL
 SCALE: As indicated
 JOB No: 52075
 DATE: JANUARY 30, 2026
 SHEET NAME: ENLARGED PLANS
 SHEET NO. A501





- PLAN NOTES:**
1. TOP OF FINISHED FLOOR ELEVATION IS 0'-0" UNLESS NOTES THIS ON PLAN FROM DATUM
 2. SEE ARCH. FOR F.F.E.
 3. BOTTOM OF BASE PLATE IS NOTED THIS 1" - 1" ON PLAN FROM DATUM.
 4. SEE DRAWING 2000 FOR GENERAL NOTES.
 5. SEE DRAWINGS 2100 FOR TYPICAL DETAILS.
 6. SEE SCHEDULE FOR TYPICAL LINTEL INFORMATION.
 7. SEE DRAWINGS 3001 FOR COLUMN, WALL, PEDESTAL, AND BASE PLATE INFORMATION.
 8. COORDINATE SLAB DEPRESSIONS, EMBEDMENT REQUIREMENTS, AND OPENING WITH ARCH AND MEP DWGS.

DAUPHINE STREET SIDE

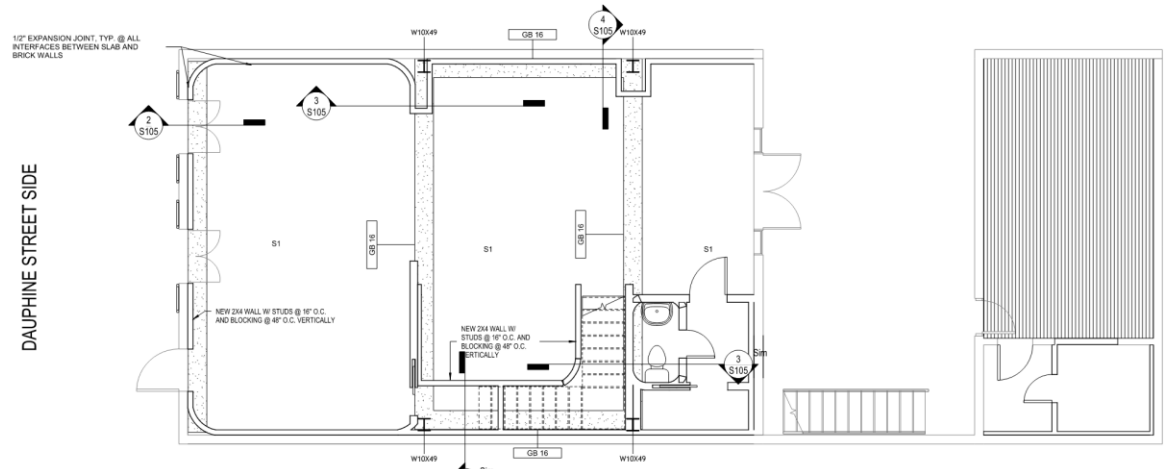


REAR
STRUCTURE TO
REMAIN

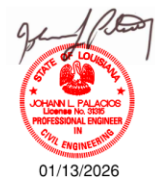
NO FOUNDATION
WORK REQUIRED

1 Foundation Only Plan
S100 1/4" = 1'-0"

DAUPHINE STREET SIDE



2 First Floor Plan
S100 1/4" = 1'-0"

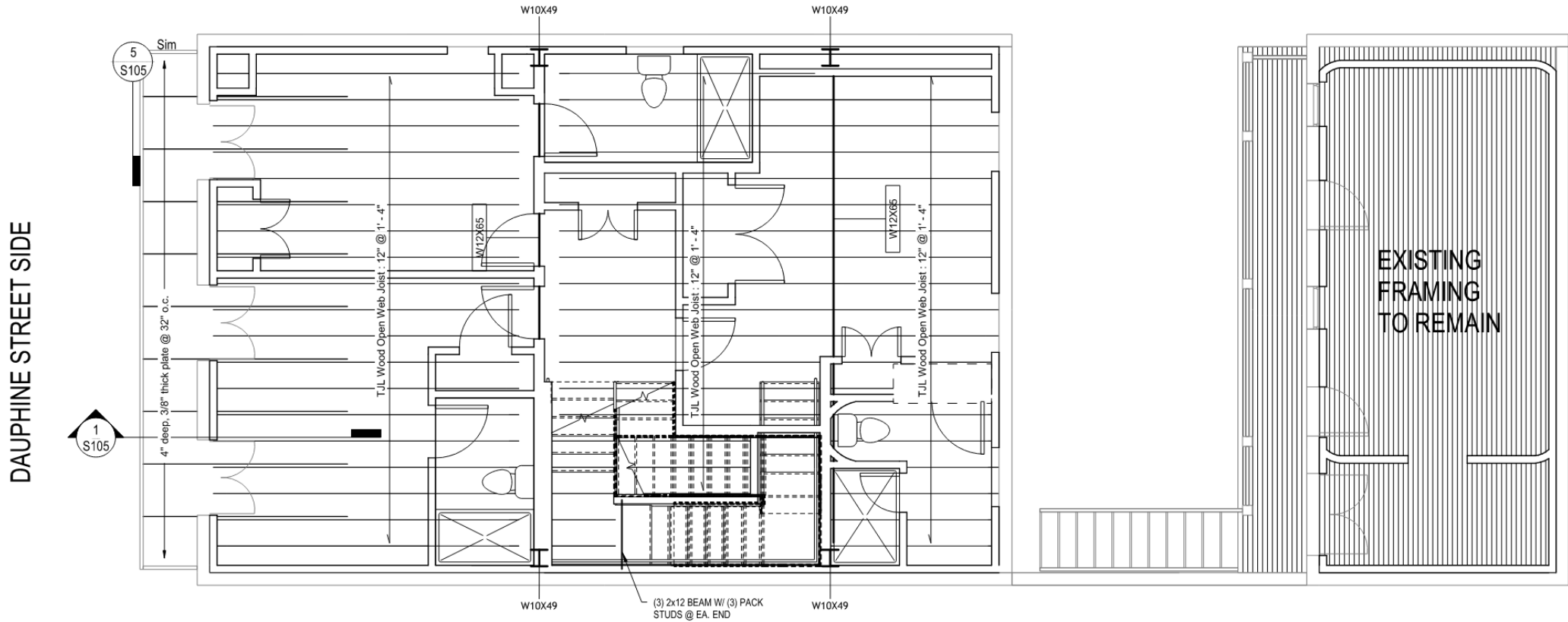


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NO.	REVISION.	DATE
DD Set	8/31/2025	
631 DAUPHINE STREET		
NEW ORLEANS, LOUISIANA		
25029		JOB NO
First Floor Plan		TITLE
1/4" = 1'-0"		SCALE
Author /Checker		DRAWN/CHK

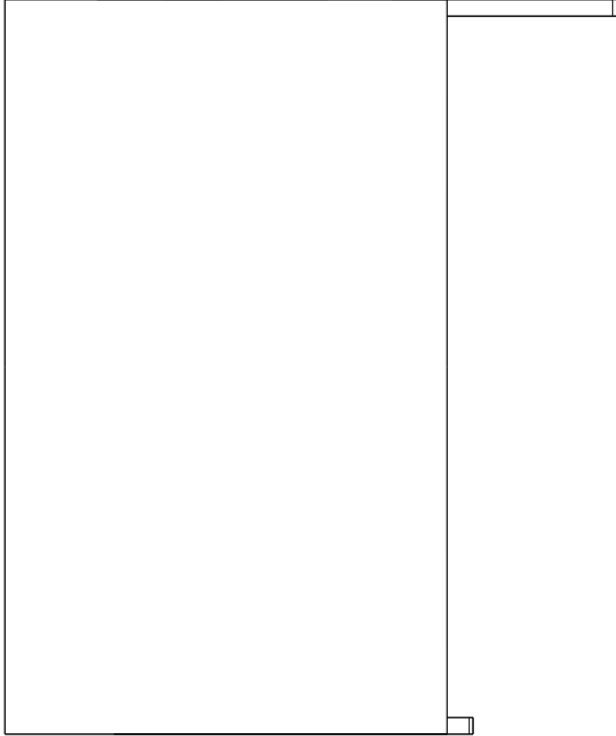
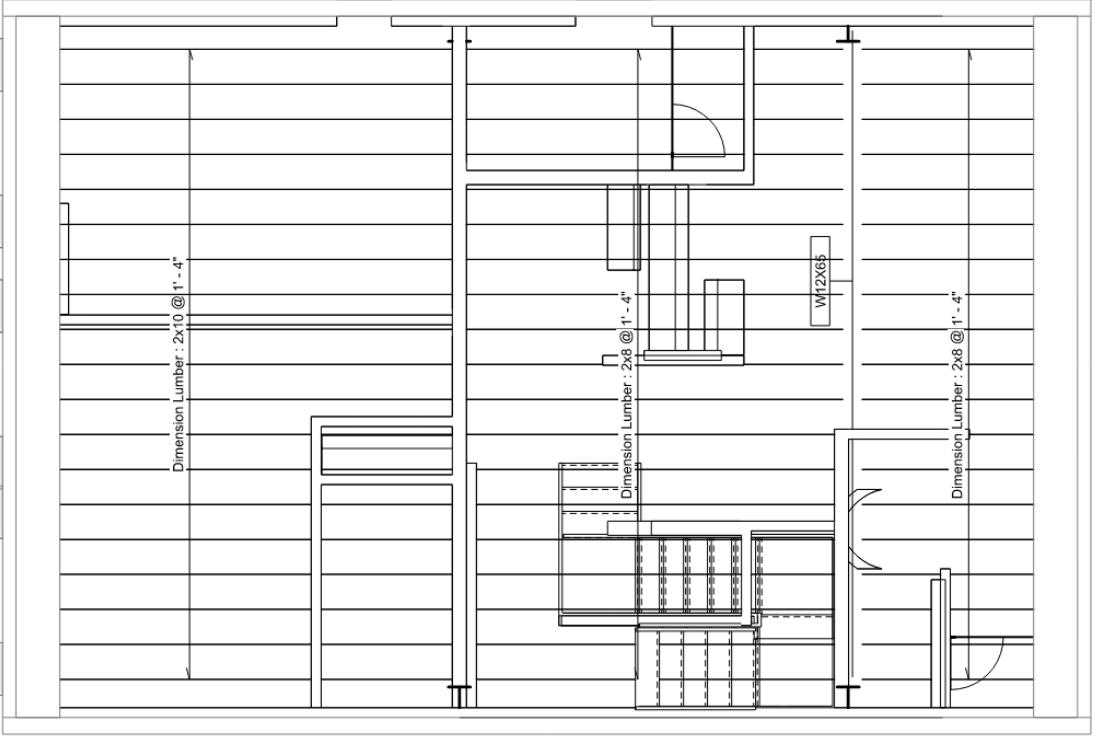
S100





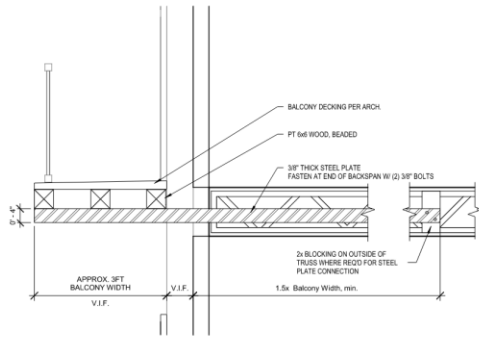
CONTRACTOR TO V.I.F. CONDITION OF EXISTING CEILING FRAMING
REPLACE IN KIND OR USE MEMBER SIZES SHOWN BELOW IF REQ'D.

DAUPHINE STREET SIDE

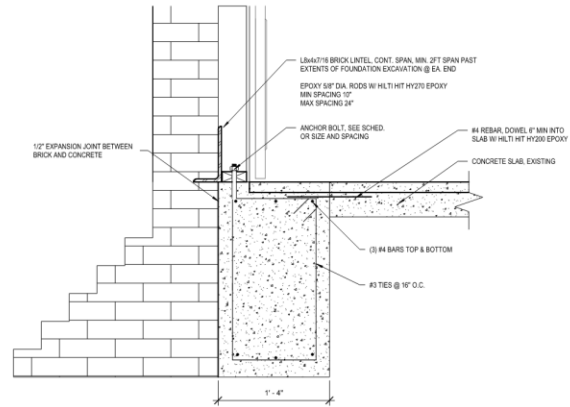


1 2ND FLR CLG
S103 1/4" = 1'-0"

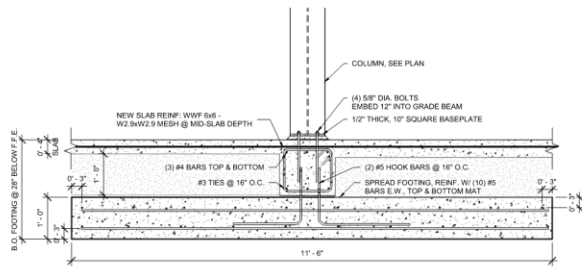




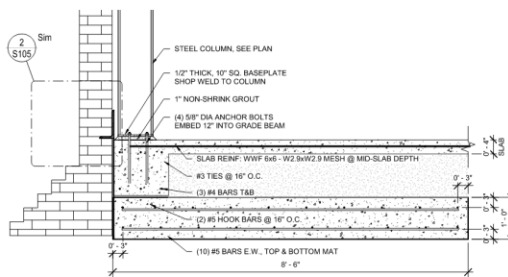
1 Balcony Reframe Detail
S105 3/4" = 1'-0"



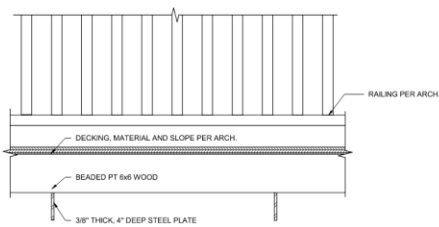
2 New Foundation @ Corbel Footing
S105 1 1/2" = 1'-0"



3 Isolated Footing Section 1
S105 3/4" = 1'-0"



4 Isolated Footing Section 2
S105 3/4" = 1'-0"



5 Balcony Section - Front View
S105 1 1/2" = 1'-0"



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NO.	REVISION	DATE

DD Set 8/31/2025

631 DAUPHINE STREET
NEW ORLEANS, LOUISIANA

25029 JOB NO

Project Details TITLE

As indicated SCALE

Author /Checker DRAWN/CHK

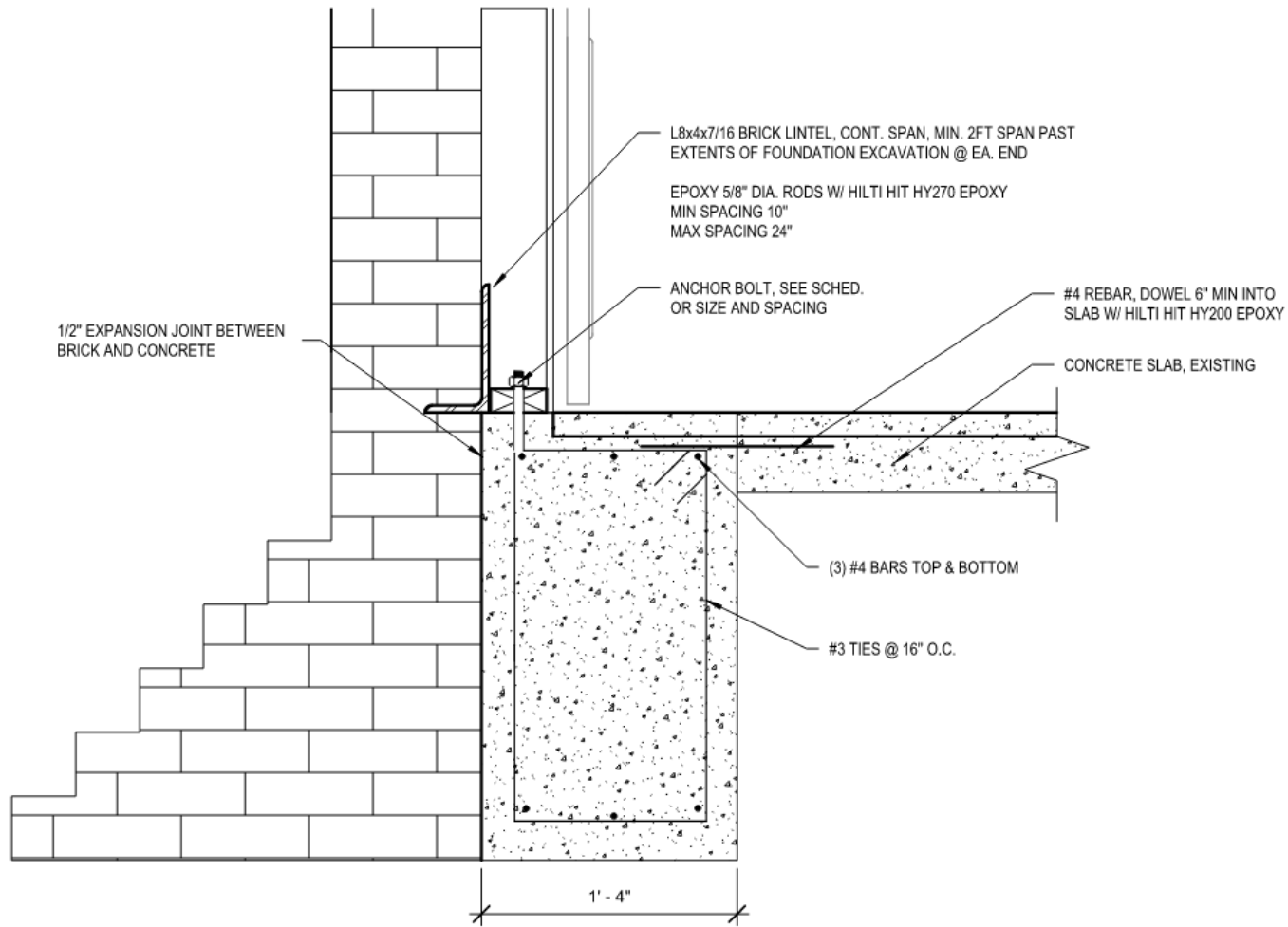
S105

PACE

GROUP L.L.C.

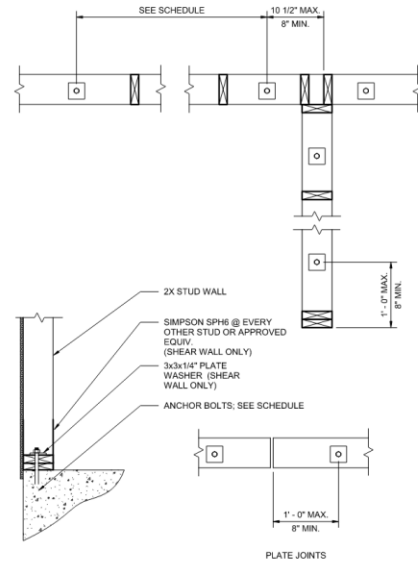
440 S. Norman C. Francis Parkway 504.206.3334
New Orleans, LA 70119 www.pacegroupllc.com





2 New Foundation @ Corbel Footing

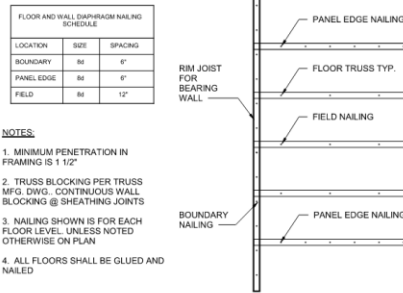
S105 1 1/2" = 1'-0"



WALL TYPE	ATTACHMENT ANCHOR TYPE	EMBEDMENT	LOCATION AND SPACING	
			EXTERIOR WALLS	INTERIOR WALLS
SHEAR WALL	5/8" DIA. ANCHOR BOLTS	7"	24" O.C	24" O.C
BEARING WALL	1/2" DIA. ANCHOR BOLTS	7"	48" O.C	72" O.C

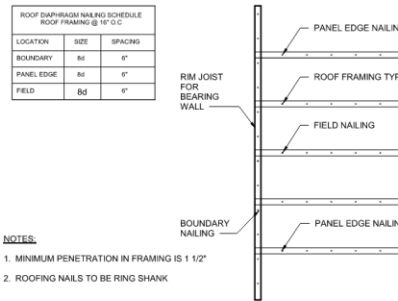
- NOTES:**
1. EXPANSION ANCHORS SHALL NOT BE ALLOWED WITHIN 10" OF SLAB EDGE
 2. REFER TO PLAN NOTES FOR ADDITIONAL ANCHOR REQUIREMENTS

1 Anchor Bolt Layout
S106 N.T.S



- NOTES:**
1. MINIMUM PENETRATION IN FRAMING IS 1 1/2"
 2. TRUSS BLOCKING PER TRUSS MFG. DWG. CONTINUOUS WALL BLOCKING @ SHEATHING JOINTS
 3. NAILING SHOWN IS FOR EACH FLOOR LEVEL, UNLESS NOTED OTHERWISE ON PLAN
 4. ALL FLOORS SHALL BE GLUED AND NAILED

3 Floor Diaphragm Plan
S106 N.T.S



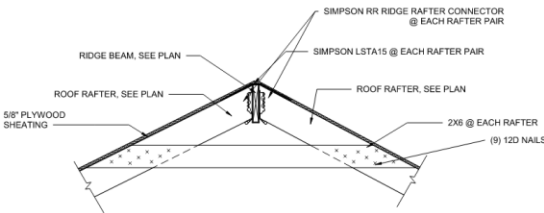
- NOTES:**
1. MINIMUM PENETRATION IN FRAMING IS 1 1/2"
 2. ROOFING NAILS TO BE RING SHANK

5 Roof Diaphragm Plan
S106 N.T.S

OPENING LENGTH	BEAM SIZE	# OF FULL HEIGHT STUDS
2 FT	2-2x4	1
3 FT	2-2x4	2
4 FT	2-2x4	2
5 FT	2-2x6	3
6 FT	2-2x6	3
7 FT	2-2x12	3
8 FT	3-2x10	3
9 FT	4-2x10	3
10 FT	4-2x12	4

NOTE: BEAMS TO BE NAILED @ 16" O.C. ALONG EACH EDGE W/ 16d COMMON NAILS

4 Header Schedule
S106 N.T.S



6 Ridge Beam Typical Detail
S106 3/4" = 1'-0"





915 Toulouse



915 Toulouse

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February 10, 2026



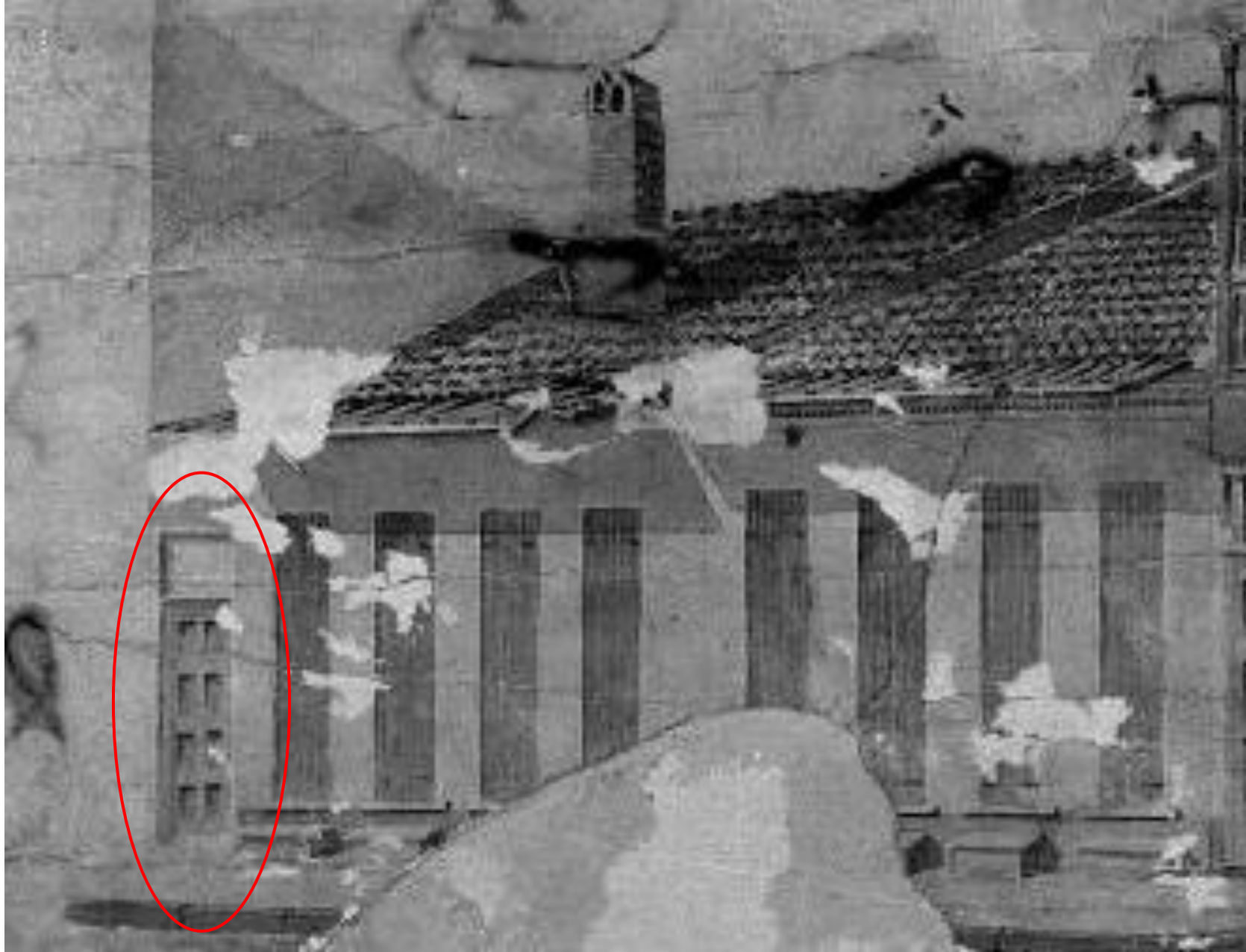


915 Toulouse

VCC Architectural Committee

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915 Toulouse, 1852

VCC Architectural Committee

February 10, 2026





915 Toulouse

VCC Architectural Committee

February 10, 2026





915 Toulouse

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07 18 2025

February 10, 2026





915 Toulouse. 1962

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915 Toulouse. 1962

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915 Toulouse, 1983

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915 Toulouse, 1983

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915 Toulouse, 1987

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915 Toulouse, 1987

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February 10, 2026



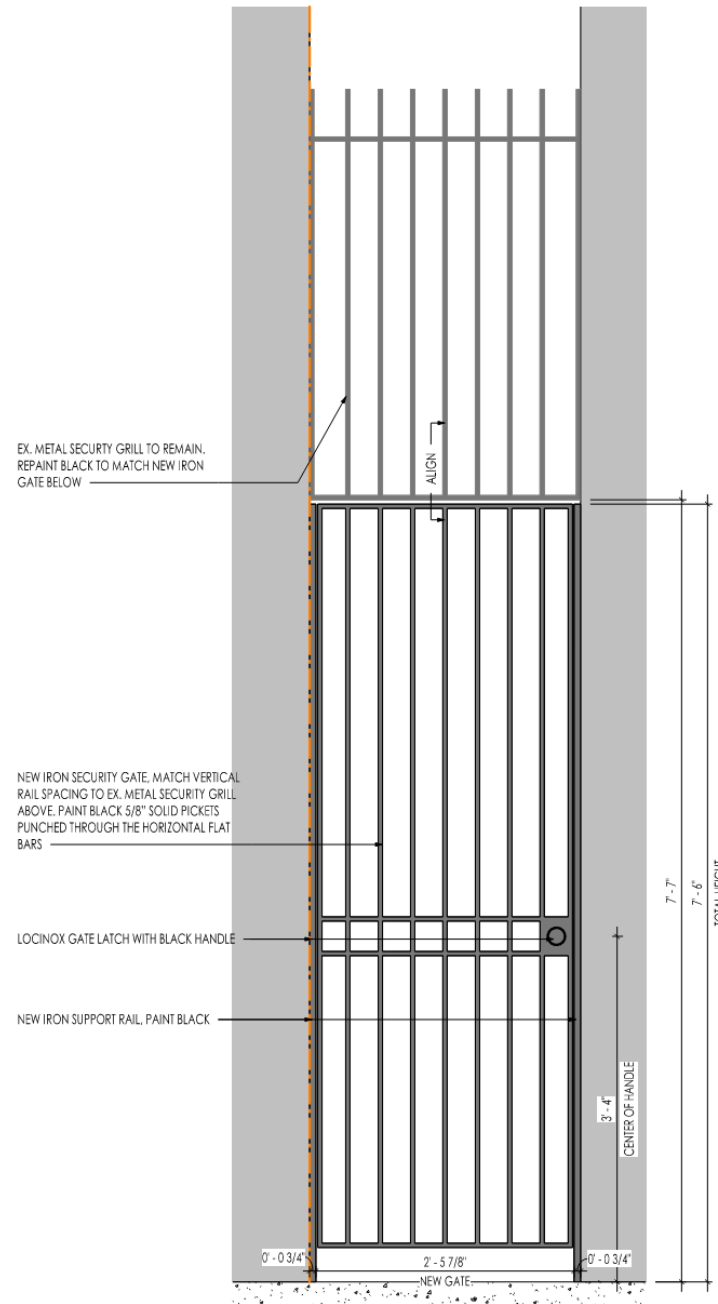


915 Toulouse, Current

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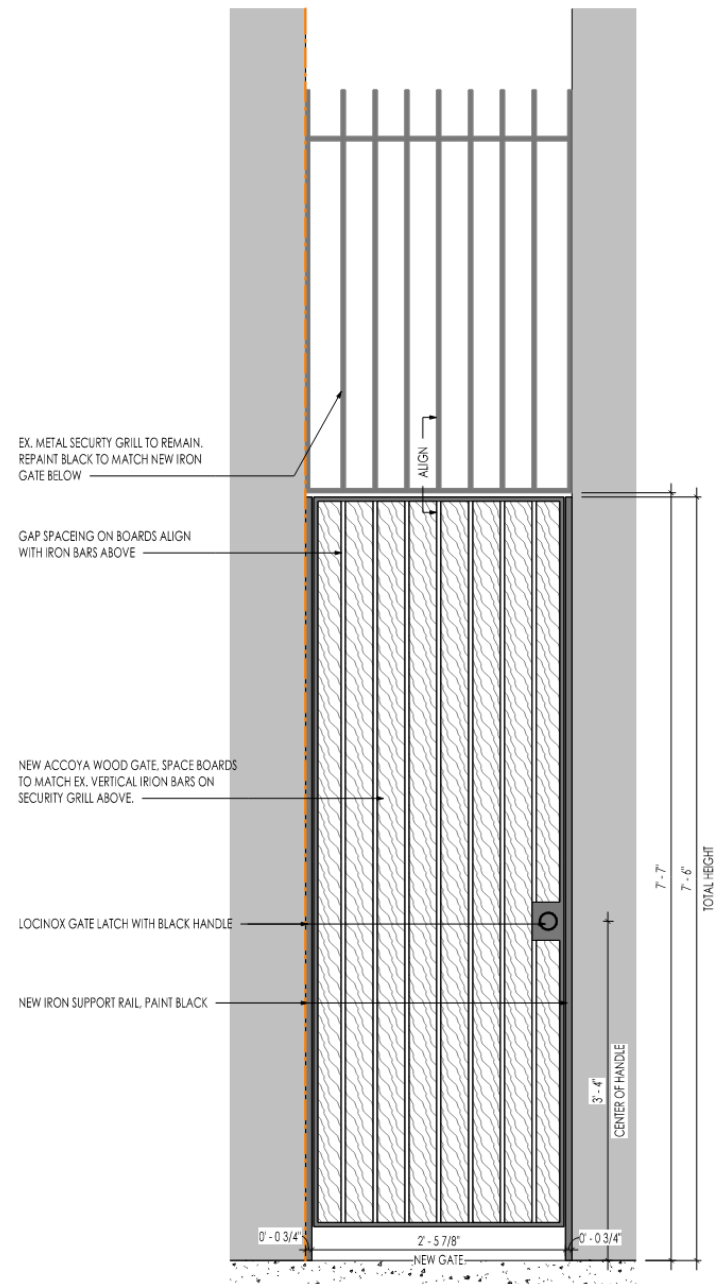
February 10, 2026

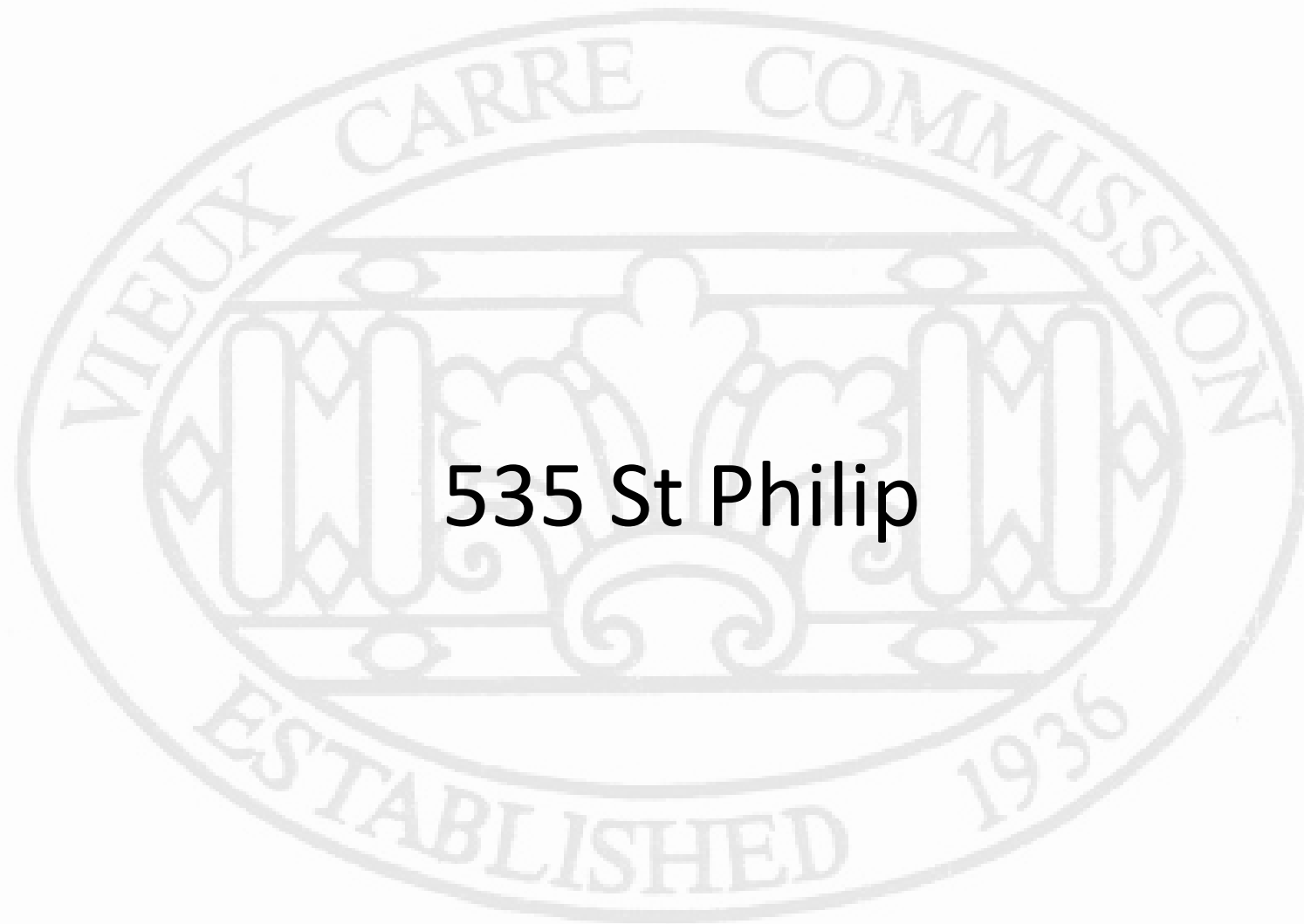




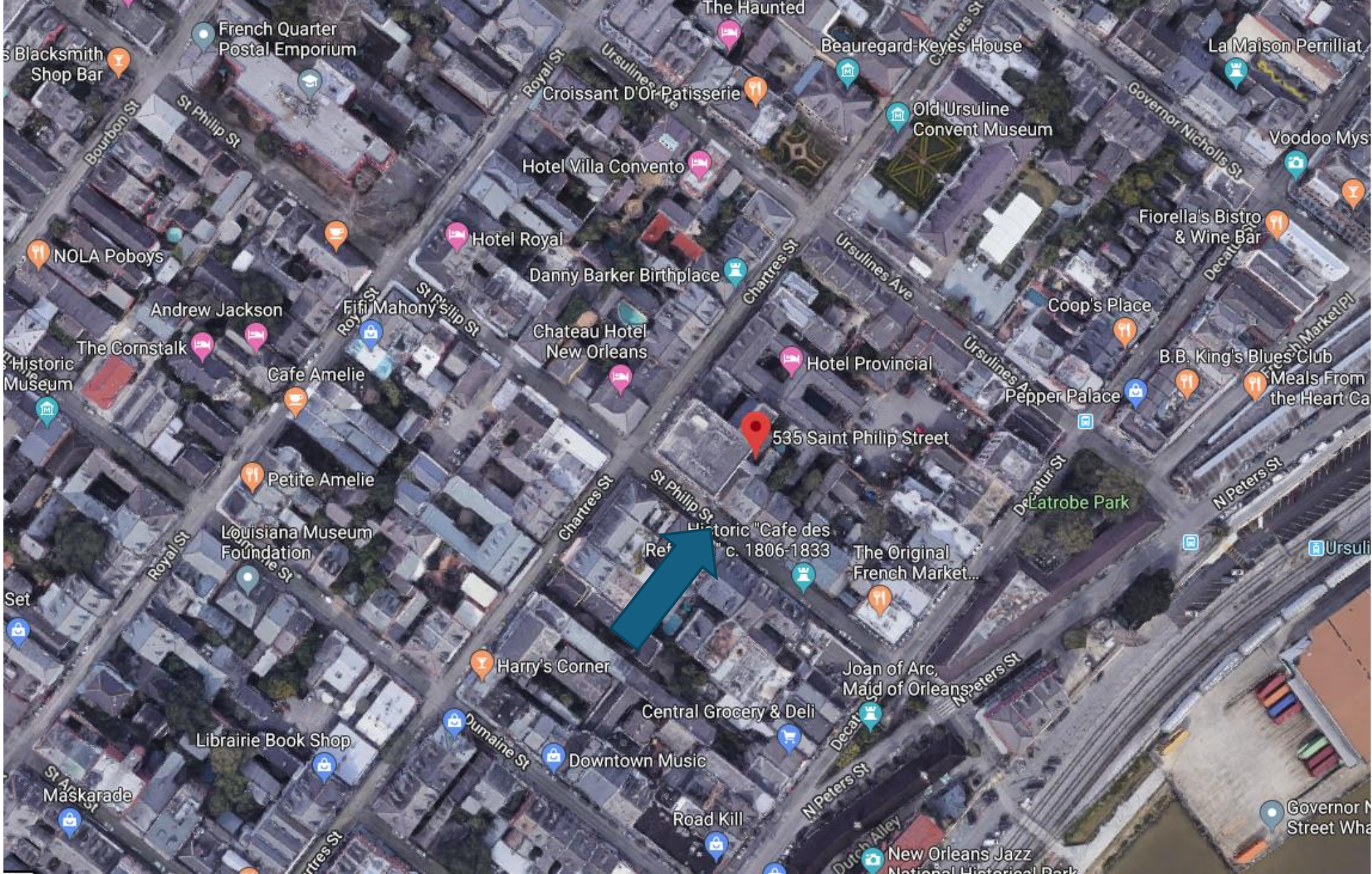


SCOPE OF WORK, REMOVE EX. GATE AND REPLACE WITH NEW IRON GATE





535 St Philip



535 St Philip

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February 10, 2026





535 St Philip

VCC Architectural Committee

February 10, 2026





535 St Philip
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February 10, 2026





535 St Philip

VCC Architectural Committee

02 05 2026

February 10, 2026





535 St Philip
VCC Architectural Committee

02 05 2026

February 10, 2026





535 St Philip

VCC Architectural Committee

February 10, 2026



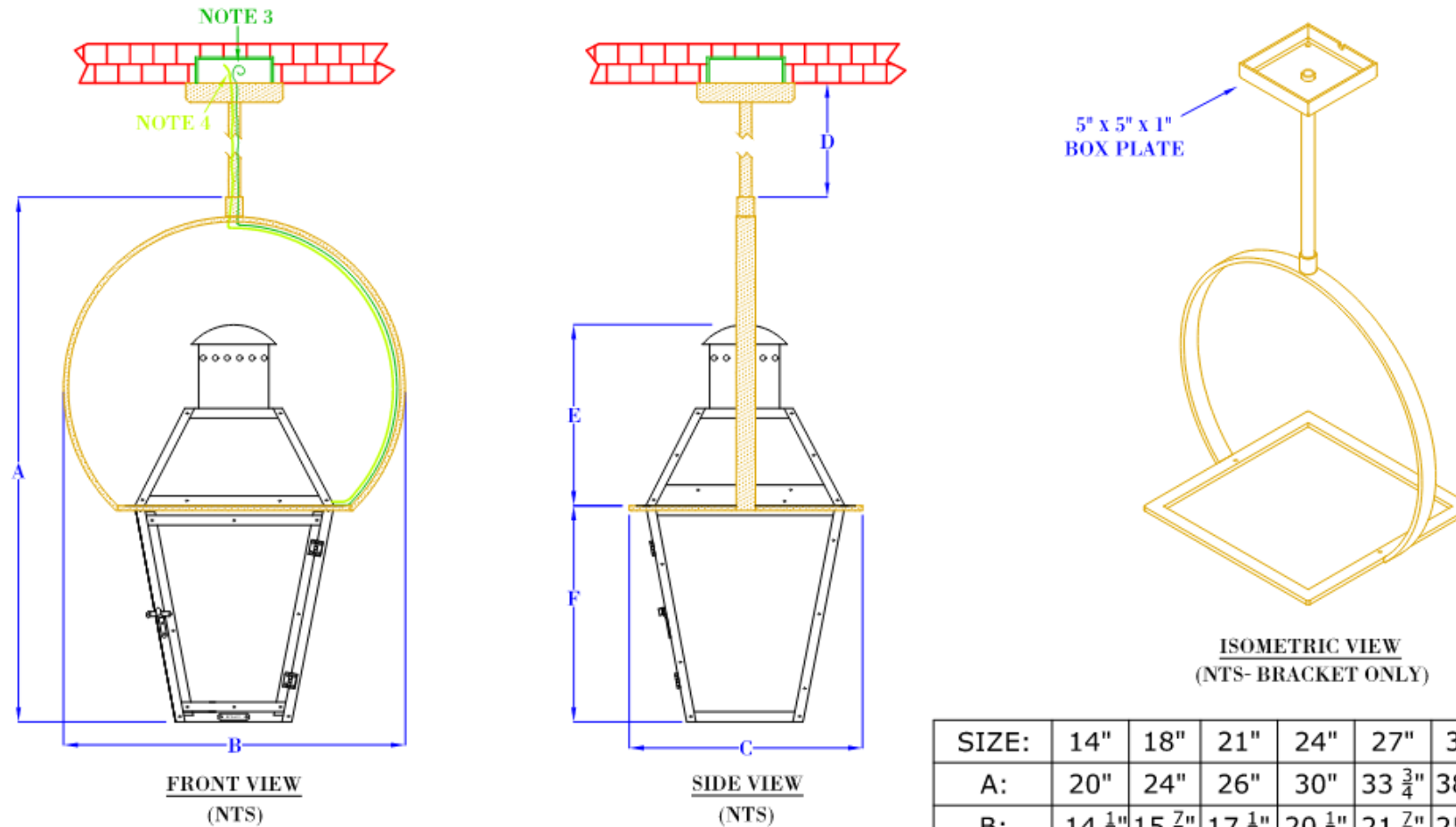


535 St Philip

VCC Architectural Committee

February 10, 2026





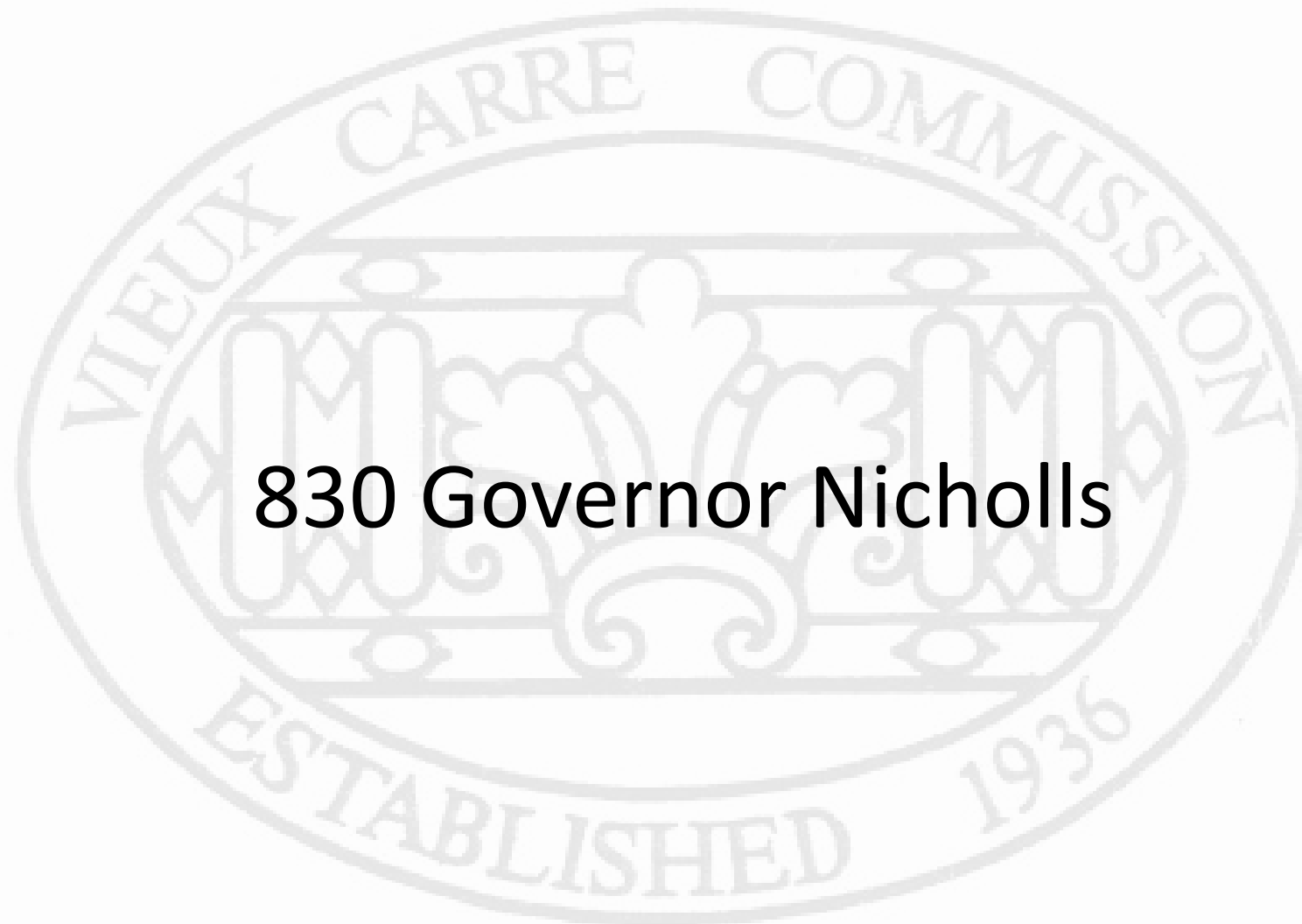
NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS 1/4"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH 3/16" COPPER GAS LINE AND 3/16" x 1/4" GAS LINE ADAPTOR

SIZE:	14"	18"	21"	24"	27"	30"	36"
A:	20"	24"	26"	30"	33 3/4"	38 3/4"	46 3/4"
B:	14 1/4"	15 7/8"	17 1/4"	20 1/2"	21 7/8"	25 7/8"	31"
C:	9 7/8"	11 1/4"	12 1/8"	14 3/8"	15 1/4"	18 1/4"	22 1/4"
D:	VARIES	VARIES	VARIES	VARIES	VARIES	VARIES	VARIES
E:	6 1/4"	7 5/8"	9 3/8"	12 3/8"	11 7/8"	14 1/2"	17 3/8"
F:	8"	10 1/8"	11 1/8"	12 7/8"	14 3/8"	16 1/8"	19 5/8"

BEVOLO GAS & ELECTRIC LIGHTS			DRW BY:	JJG	COPYRIGHT 2021, BEVOLO GAS & ELECTRIC LIGHTS. DRAWINGS & DESIGNS ARE OWNED BY BEVOLO AND REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF BEVOLO GAS & ELECTRIC LIGHTS. DRAWINGS AND DESIGNS SHALL NOT BE DUPLICATED IN WHOLE OR PART.	
LIGHT:	FRENCH QUARTER		DATE:	JJG		
BRACKET:	YOKE		3-25-21	REVISION:		12





830 Governor Nicholls



830 Governor Nicholls

VCC Architectural Committee

February 10, 2026





830 Governor Nicholls
VCC Architectural Committee

February 10, 2026





830 Governor Nicholls
VCC Architectural Committee

February 10, 2026

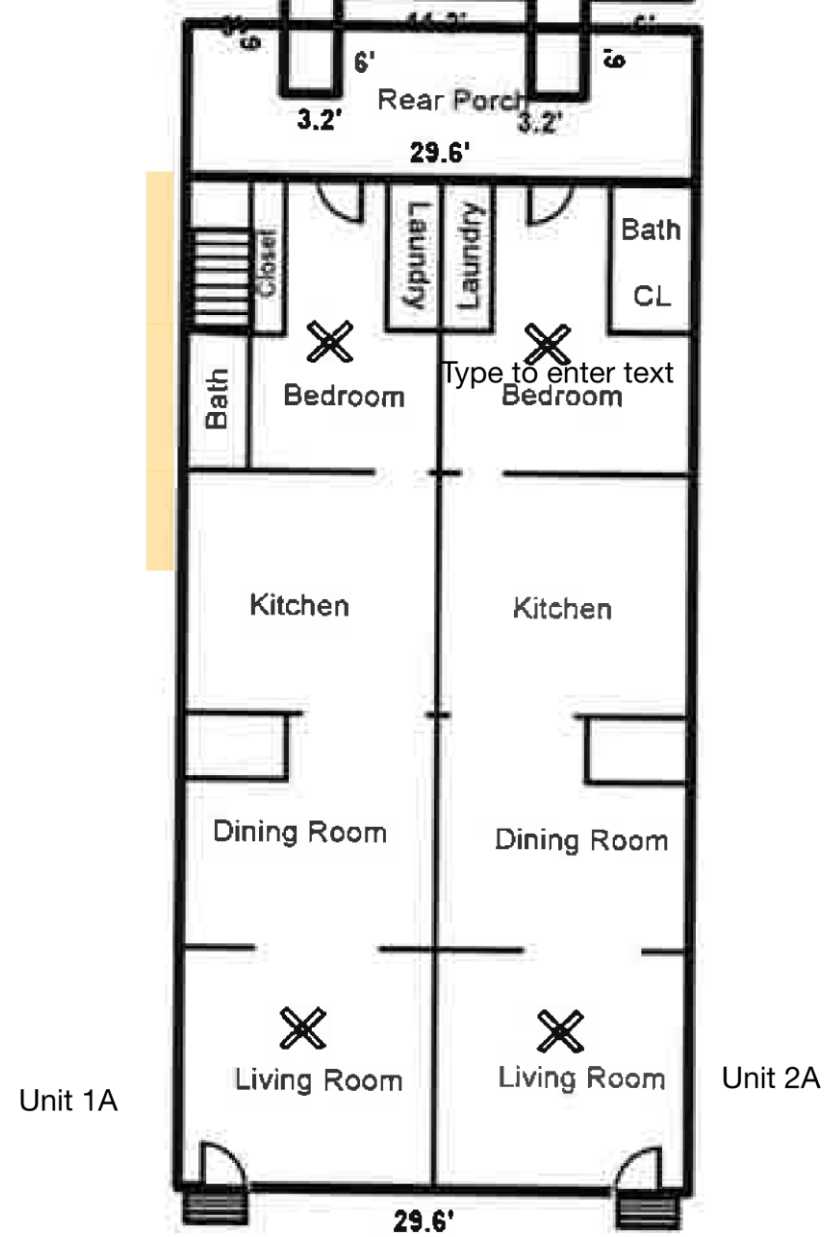




830 Governor Nicholls
VCC Architectural Committee

February 10, 2026











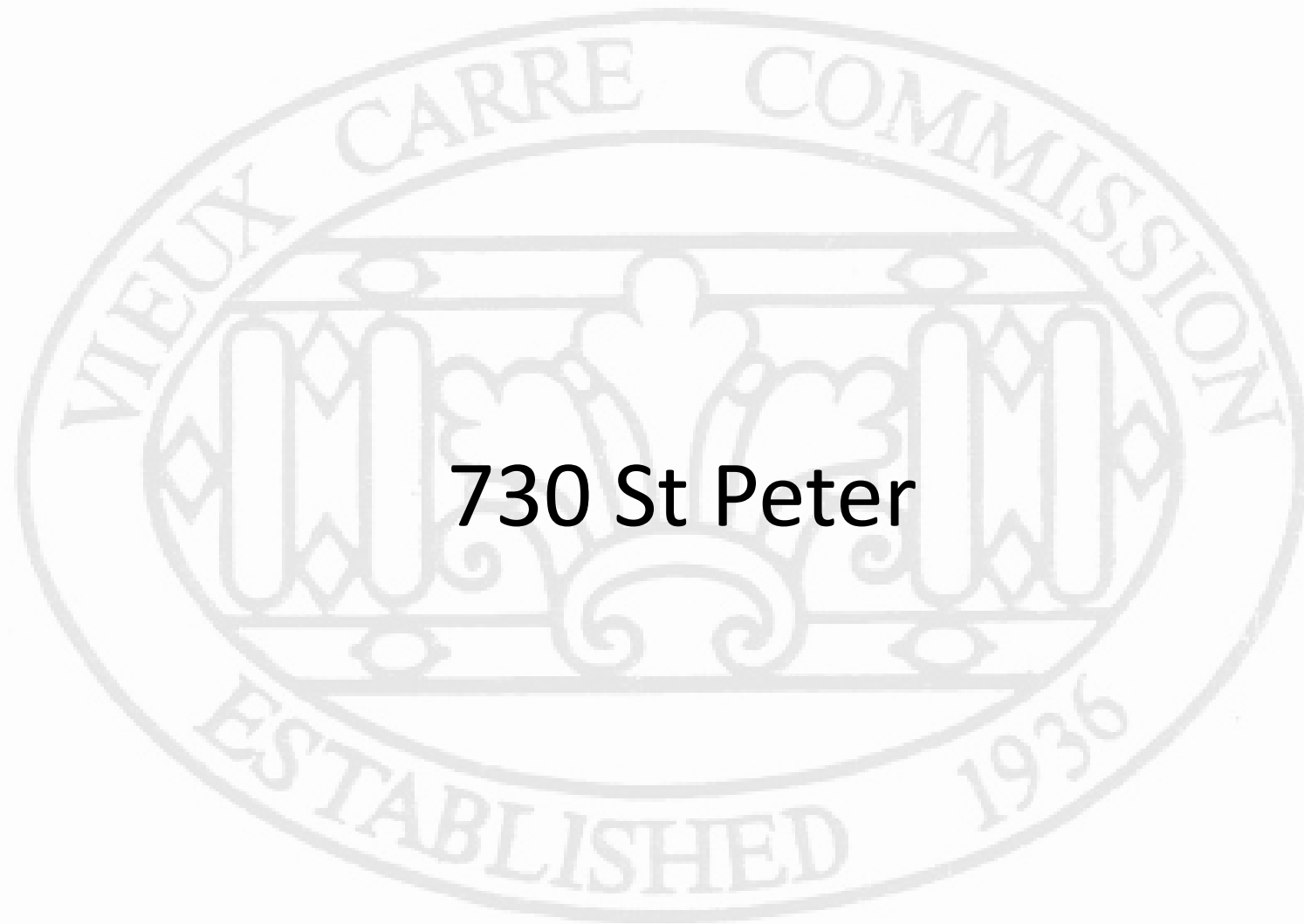
830 Governor Nicholls
VCC Architectural Committee

February 10, 2026





Appeals and Violations



730 St Peter



730-732 St Peter

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February 10, 2026





730-732 St Peter

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February 10, 2026





730-732 St Peter – 1860 plan book

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730-732 St Peter – 1930s – 40s?

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730-732 St Peter – 1950s?

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730-732 St Peter – 1963

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730-732 St Peter

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730-732 St Peter

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730-732 St Peter

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February 10, 2026





730-732 St Peter

VCC Architectural Committee

February 10, 2026





Nov 19, 2025 3:29:24 PM

730-732 St Peter

VCC Architectural Committee

February 10, 2026





730-732 St Peter

VCC Architectural Committee

February 10, 2026





Nov 19, 2025 3:29:56 PM

730-732 St Peter

VCC Architectural Committee

February 10, 2026





730-732 St Peter – previous conditions

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February 10, 2026





730-732 St Peter – previous conditions

VCC Architectural Committee

February 10, 2026





730-732 St Peter – previous conditions

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February 10, 2026





726 St. Peter – ca. 1920

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730-732 St Peter – 1941

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730-732 St Peter – 1978

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February 10, 2026





730-732 St Peter – provided by applicant

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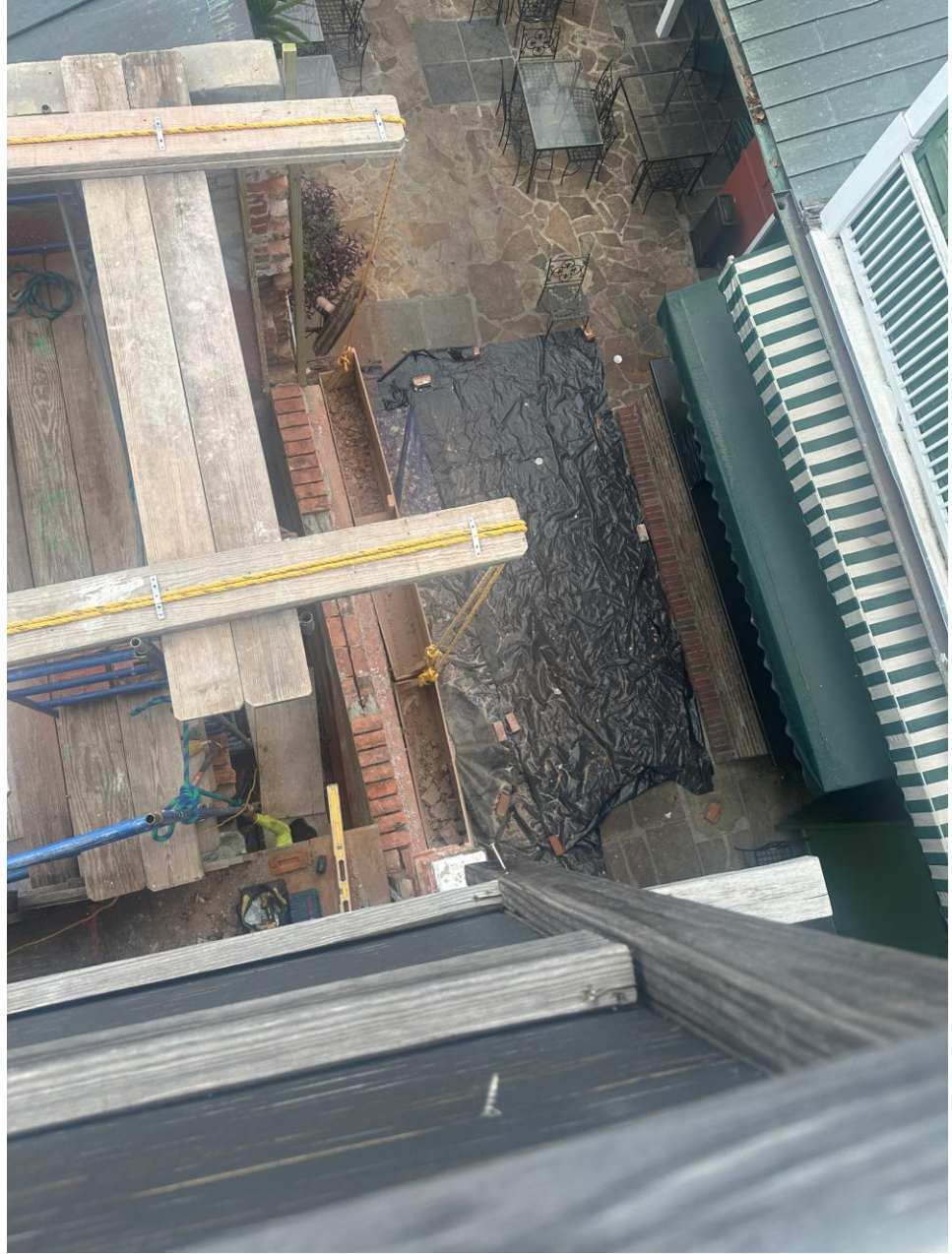


730-732 St Peter – provided by applicant

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February 10, 2026





730-732 St Peter – provided by applicant

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730-732 St Peter – provided by applicant

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730-732 St Peter – provided by applicant

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February 10, 2026





730-732 St Peter – provided by applicant

VCC Architectural Committee

February 10, 2026





- CIVIL
- STRUCTURAL
- INDUSTRIAL
- MARINE

January 26, 2026

Mr. John C. Williams
 Owner
 Williams Architect, LLC
 824 Baronne Street
 New Orleans, Louisiana 70113

*RE: 730 St. Peter Street
 New Orleans, Louisiana 70116
 Letter*

Dear Mr. Williams:

In accordance with your request, we performed a limited visual observation of the above property as it relates to an existing multi-wythe brick masonry wall. We understand that your office intends to add an extension to the top of the existing masonry wall to match the historic height of the wall, which was previously removed. Your office provided us with historic photographs showing the wall at its full height. Accordingly, we opine the wall may be restored to its original height.

Thank you for the opportunity to provide this information to you. Please contact our office if you are in need of further assistance. We reserve the right to amend this report if additional information becomes available.

Respectfully,
 Carubba Engineering, Inc.

Matthew T. Dauphin, P.E.
 Lead Civil Engineer
 w/ attachments



01/26/2026

O:\Carubba\2025\072 730 St. Peter Street\Documents\2026.01.26 Letter.docx

3400 Hessmer Avenue • Metairie, Louisiana 70002
 Phone: 504.888.1490 • www.carubbaengineering.com

