



# Vieux Carré Commission Architecture Committee Meeting

Tuesday, April 28, 2026



# Old Business

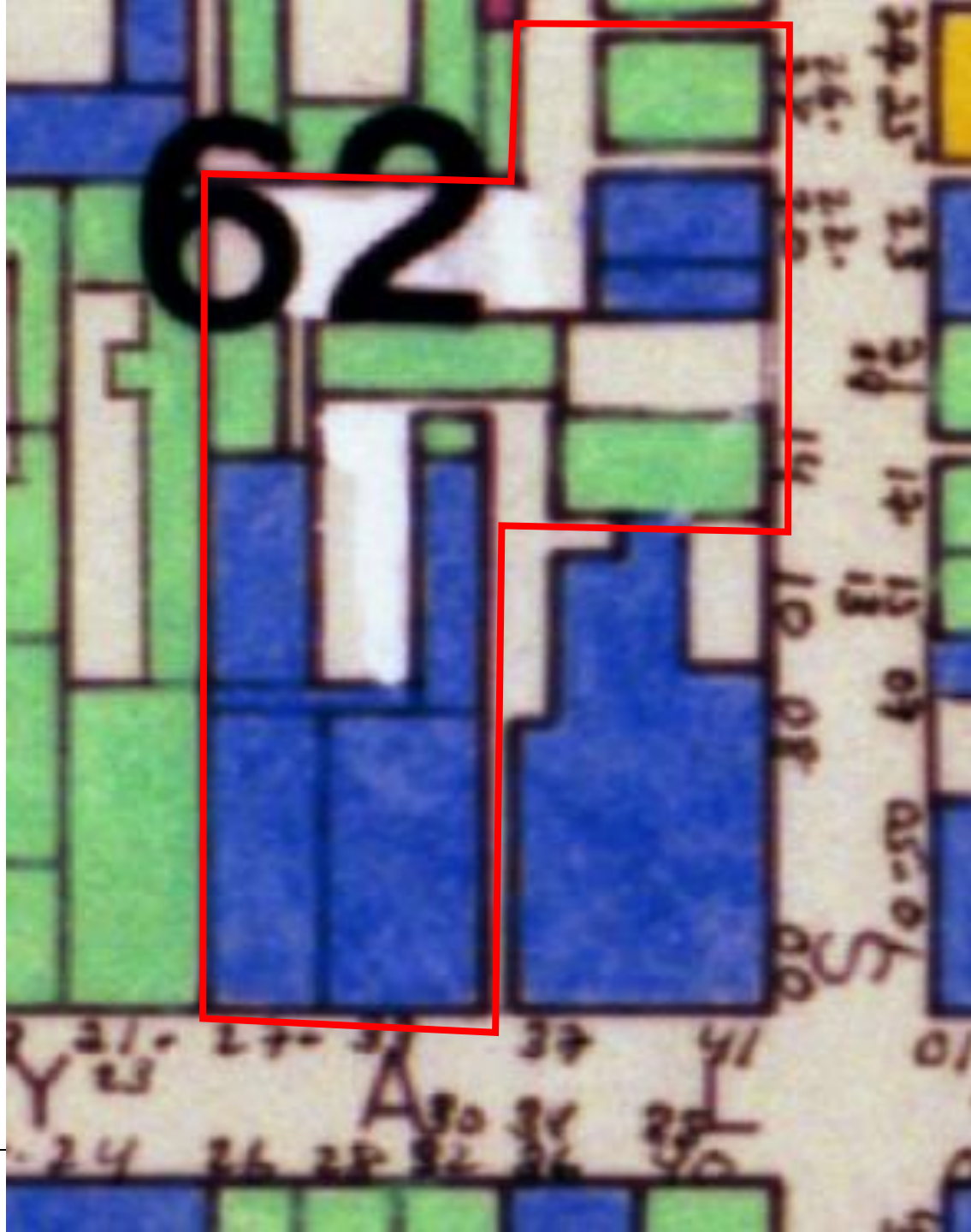


**533 Royal**



533 Royal





533 Royal

VCC Architectural Committee

April 28, 2026





533 Royal





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April 28, 2026





533 Royal – ca. 1936

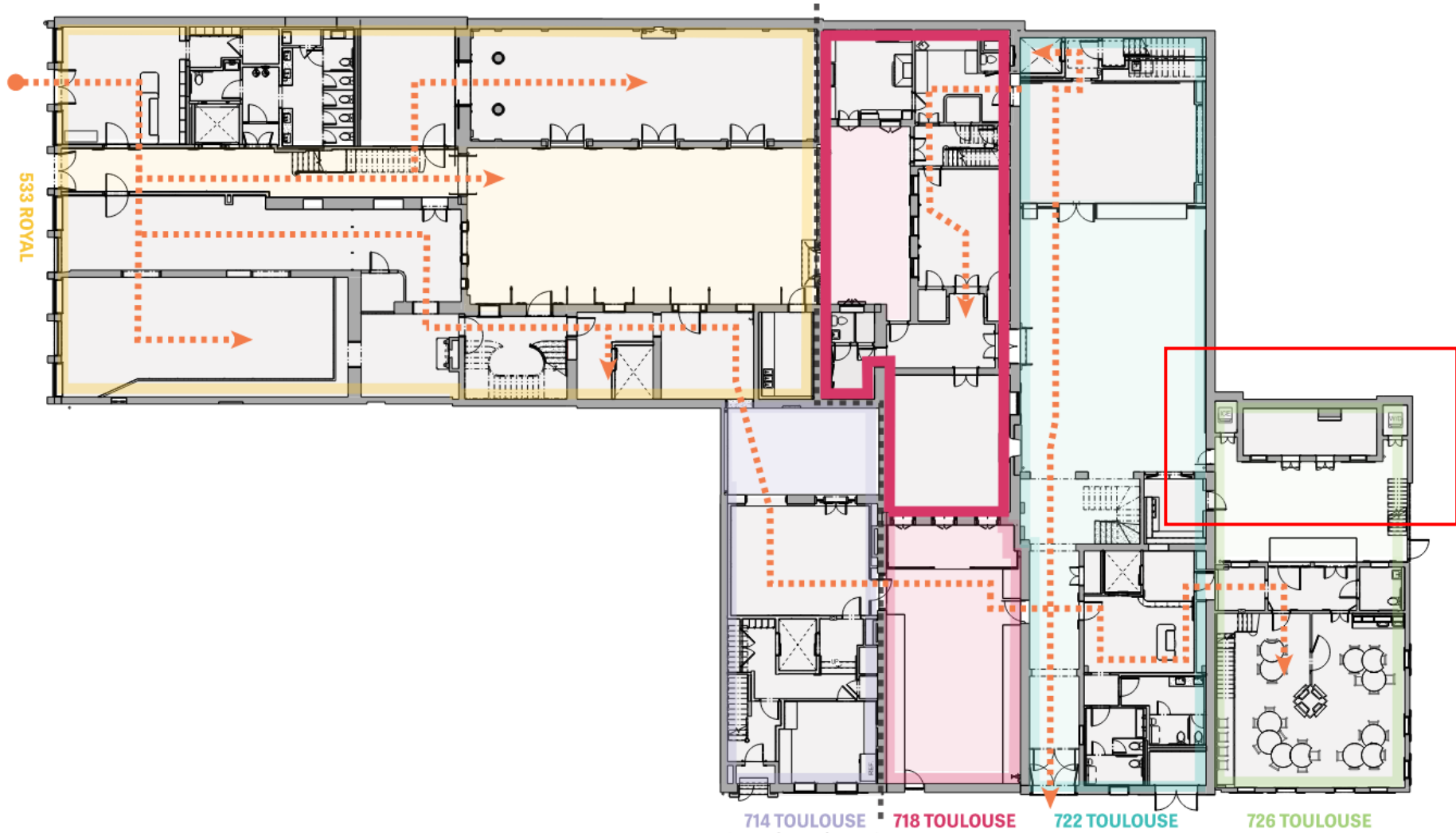


533 Royal – 726 Toulouse 1963



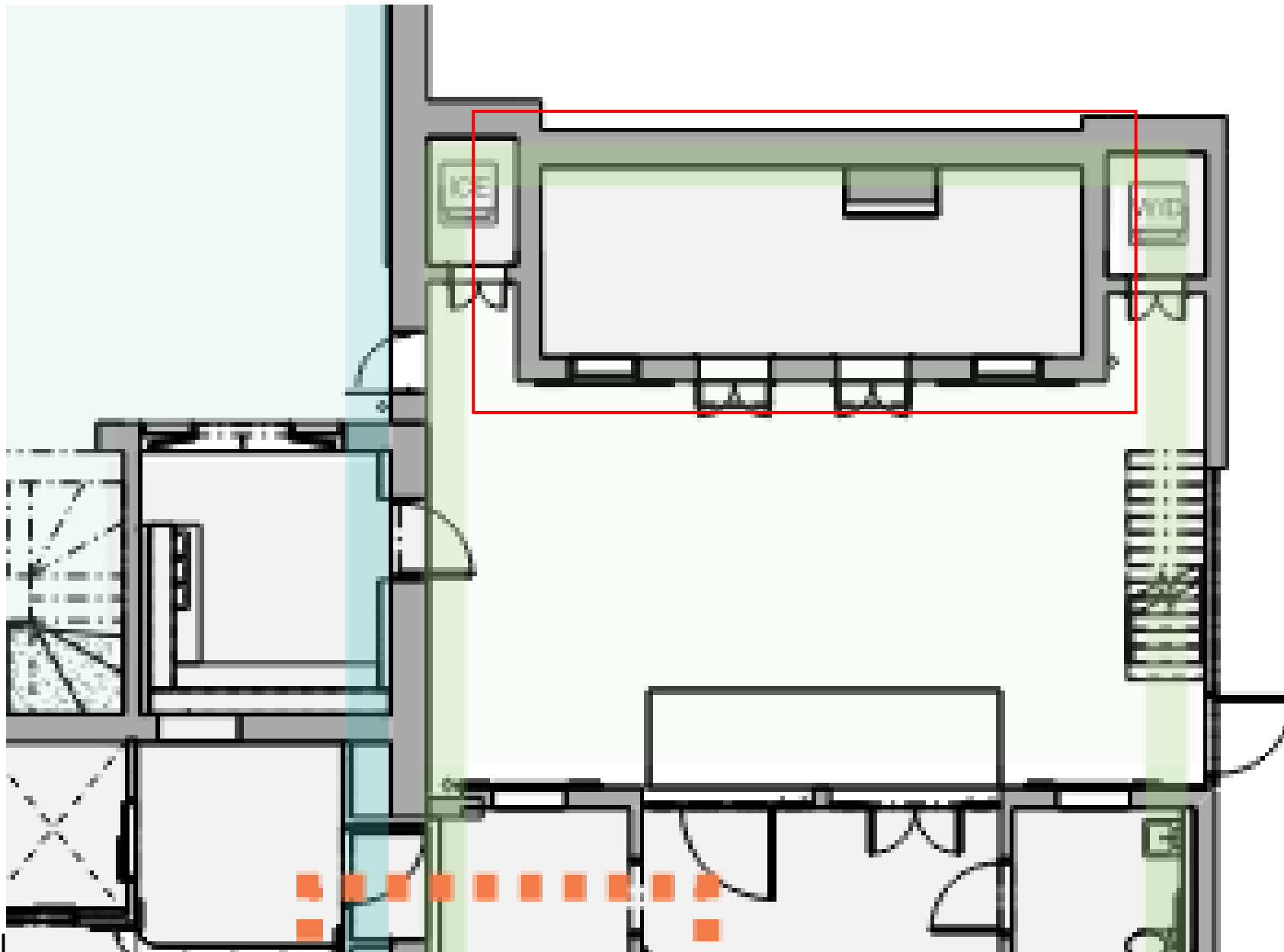
# CAMPUS PLAN

PROPOSED CAMPUS CIRCULATION



LEVEL 1 

533 Royal



533 Royal





533 Royal





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10 26 2023

April 28, 2026





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April 28, 2026





533 Royal





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April 28, 2026



**THE HISTORIC NEW ORLEANS COLLECTION**  
**ORLEANS COLLECTION**  
**MUSEUM RENOVATION**  
 533 ROYAL STREET - NEW ORLEANS, LA 70130

OWNER: THE HISTORIC NEW ORLEANS COLLECTION  
 533 ROYAL STREET  
 NEW ORLEANS, LA 70130

ARCHITECT: TRAPOLIN PEER ARCHITECTS  
 850 TCHOUPTOULAS STREET  
 NEW ORLEANS, LA 70130

CONTRACTOR: RYAN GOOTEE GENERAL CONTRACTORS  
 1100 RIDGEWOOD DRIVE  
 METAIRIE, LA 70001

#	DESCRIPTION	DATE
1	REVISION	10.20.20

COUNTY	ORLEANS	SECTION	LA 03
MUNICIPALITY	NEW ORLEANS	DATE	05.07.2025
PROJECT NUMBER	CN22189	ISSUE DATE	05.07.2025

© TRAPOLIN PEER ARCHITECTS, APC  
 PROJECT NUMBER: CN22189  
 ISSUE DATE: 05.07.2025

SKETCH OF ADDITIONAL STUCCO BUILDING ELEVATION - COURTYARD E & TOULOUSE ALLEY

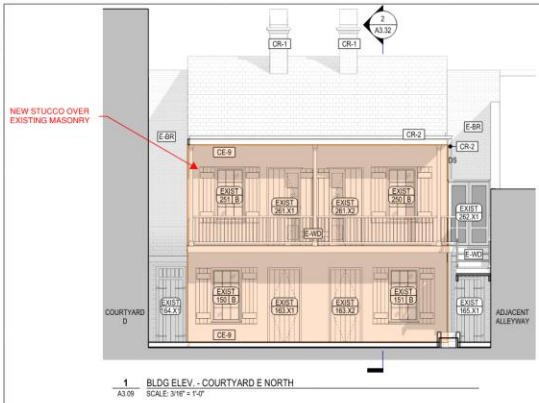
A3.09



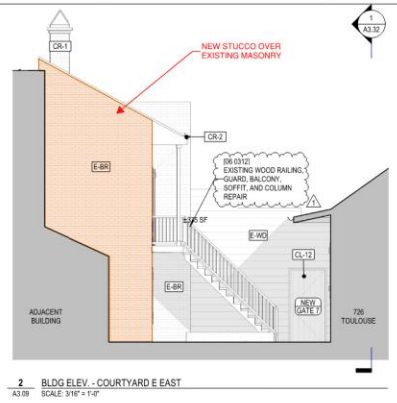
LEGEND - EXTERIOR MATERIALS	
MARK	MATERIAL
E-BR	EXISTING EXPOSED BRICK
E-BBR	EXISTING BILT UP ROOF
E-CR	EXISTING CAST IRON
E-CR1	EXISTING CLAY TILE ROOF
E-G	EXISTING GRANITE
E-MR	EXISTING METAL ROOF
E-PBR	EXISTING PAINTED BRICK
E-SR	EXISTING SLATE ROOF
E-STU	EXISTING STUCCO
E-WB	EXISTING WOOD WEATHERBOARD
E-WC	EXISTING WALL COVERING
E-WD	EXISTING WOOD TRIM/FASCIA/ELEMENT
PFT	PAINT
PNC	NEW PVC ROOF
ST-1	STONE TILE
STU	STUCCO
WF-1	WOOD FLOOR

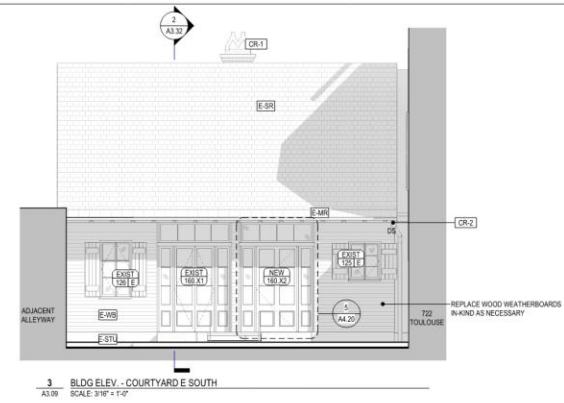
KEYNOTES - CONSTRUCTION	
TAG	DESCRIPTION
CE-9	NEW STUCCO FINISH
CL-12	PROVIDE NEW WOOD SWING GATE AND FENCE
CR-1	SURVEY ALL CHIMNEYS, SOUND STUCCO AND TUCKPOINT AS REQUIRED (TYP)
CR-2	REPLACE ALL DOWNSPOUTS AND GUTTERS IN-KIND



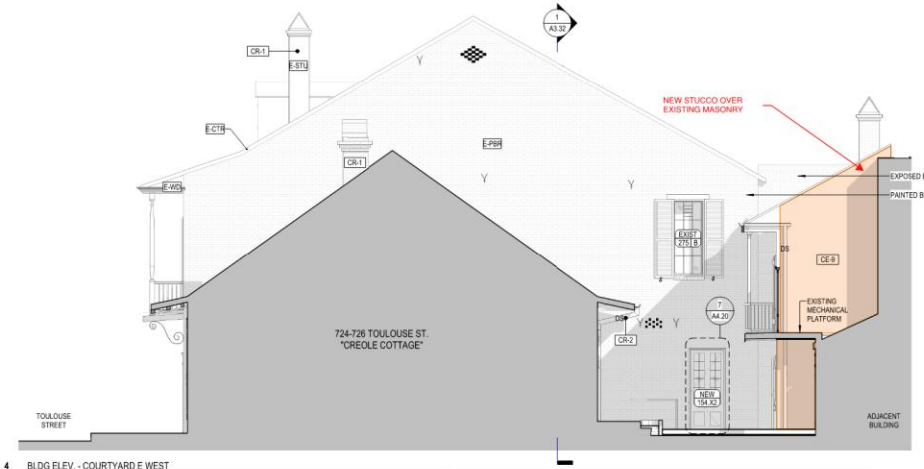
1 BLDG ELEV - COURTYARD E NORTH  
 SCALE: 3/16" = 1'-0"



2 BLDG ELEV - COURTYARD E EAST  
 SCALE: 3/16" = 1'-0"



3 BLDG ELEV - COURTYARD E SOUTH  
 SCALE: 3/16" = 1'-0"



4 BLDG ELEV - COURTYARD E WEST  
 SCALE: 3/16" = 1'-0"



726 TOULOUSE ST - DEPENDENCY ELEVATION



726 TOULOUSE ST - DEPENDENCY BRICK DETERIORATION

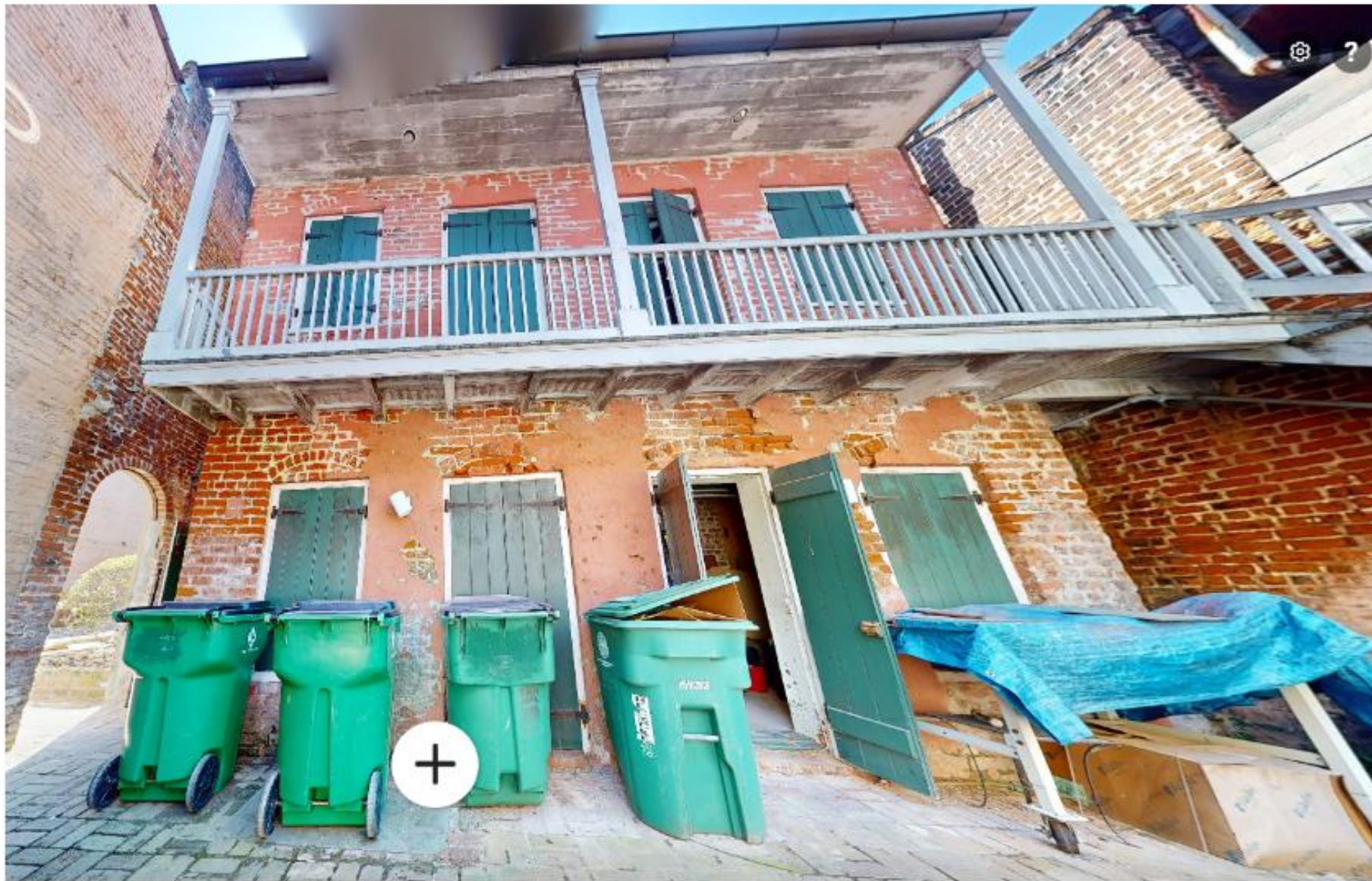


726 TOULOUSE ST - DEPENDENCY BRICK DETERIORATION

533 Roya

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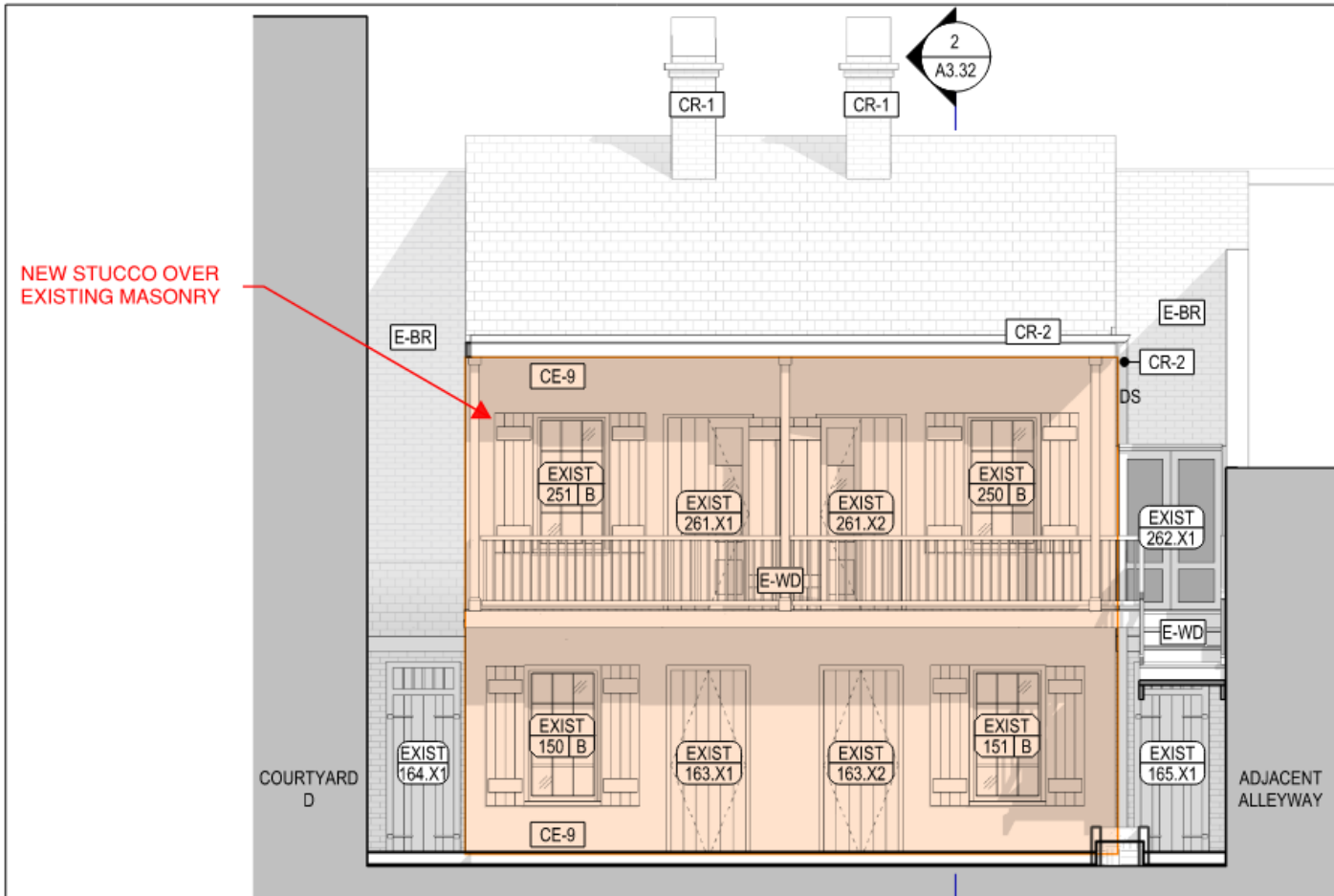
April 28, 2026



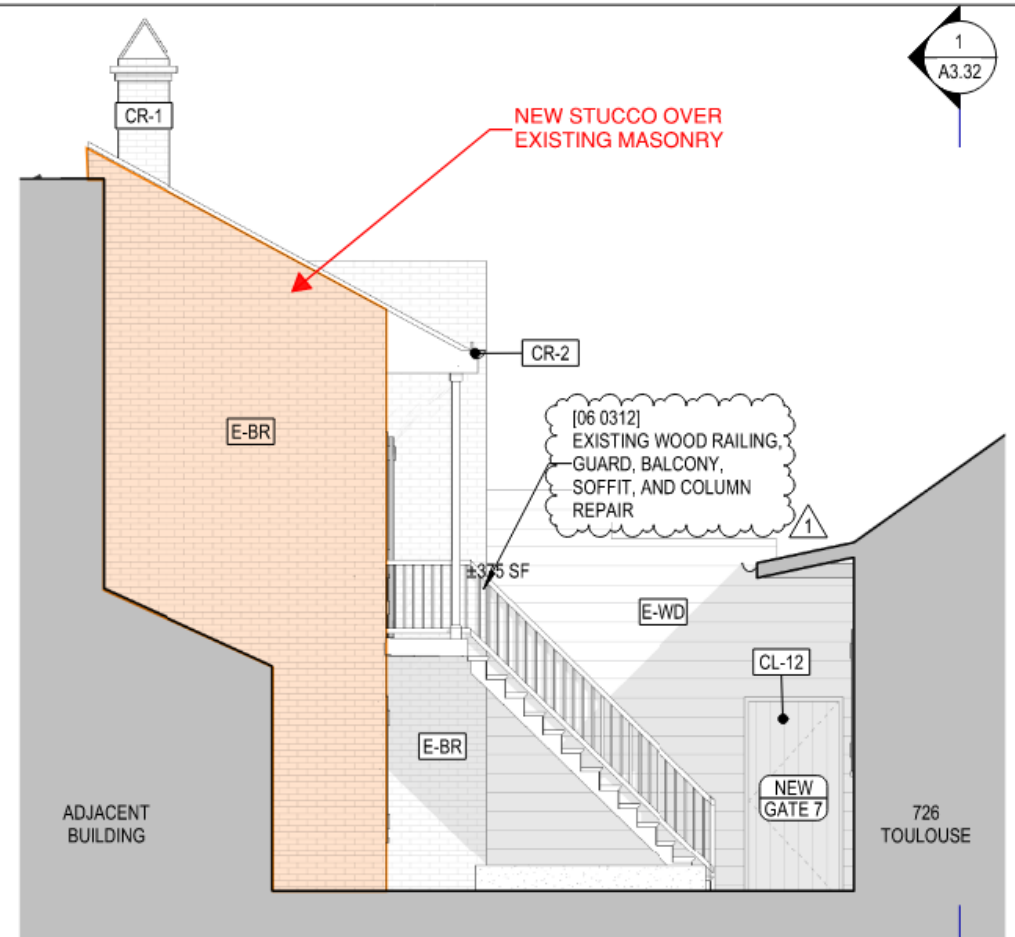
726 TOULOUSE ST - DEPENDENCY ELEVATION

533 Royal





1 BLDG ELEV. - COURTYARD E NORTH  
 A3.09 SCALE: 3/16" = 1'-0"

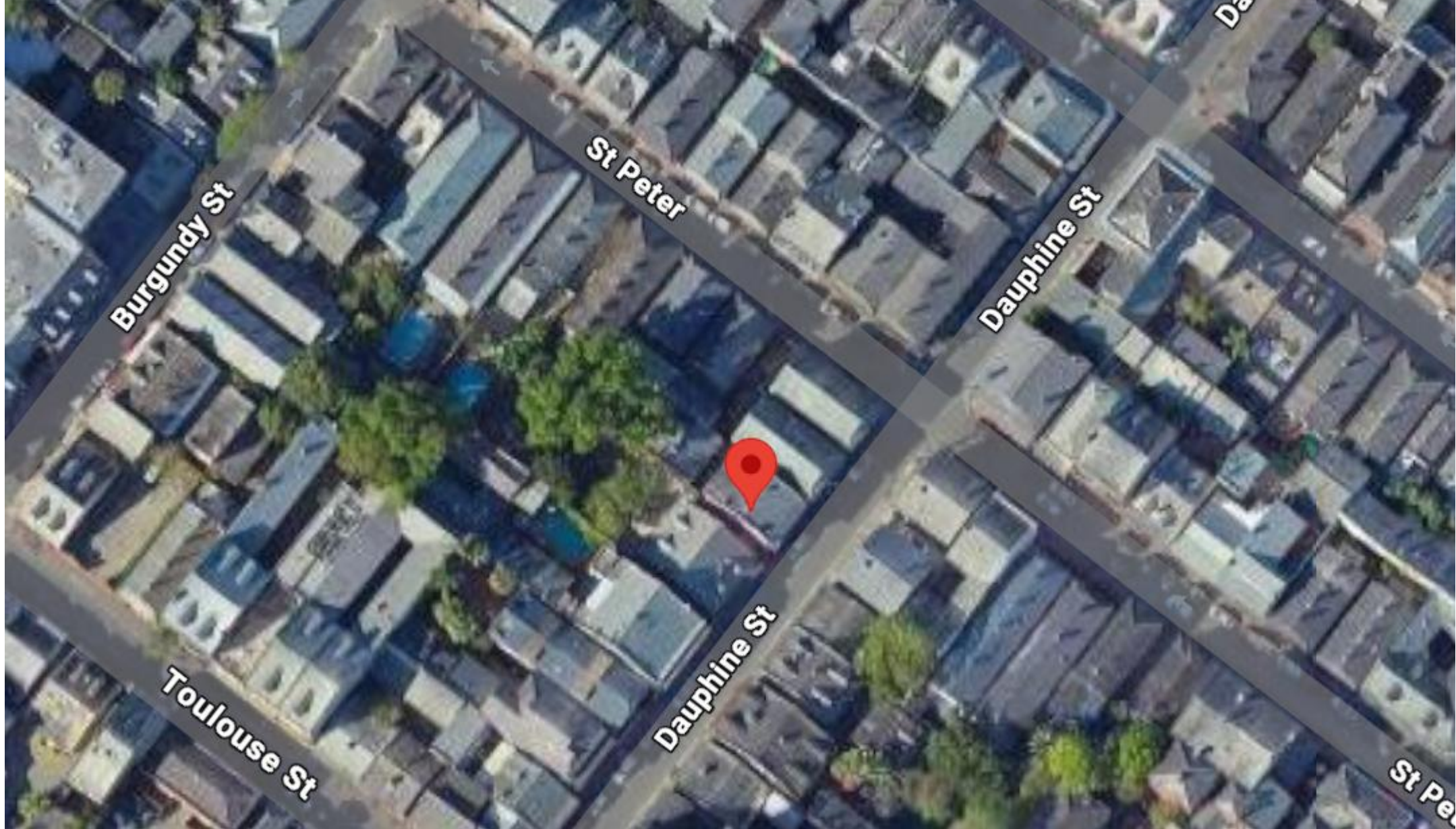


2 BLDG ELEV. - COURTYARD E EAST  
 A3.09 SCALE: 3/16" = 1'-0"





**631 Dauphine**

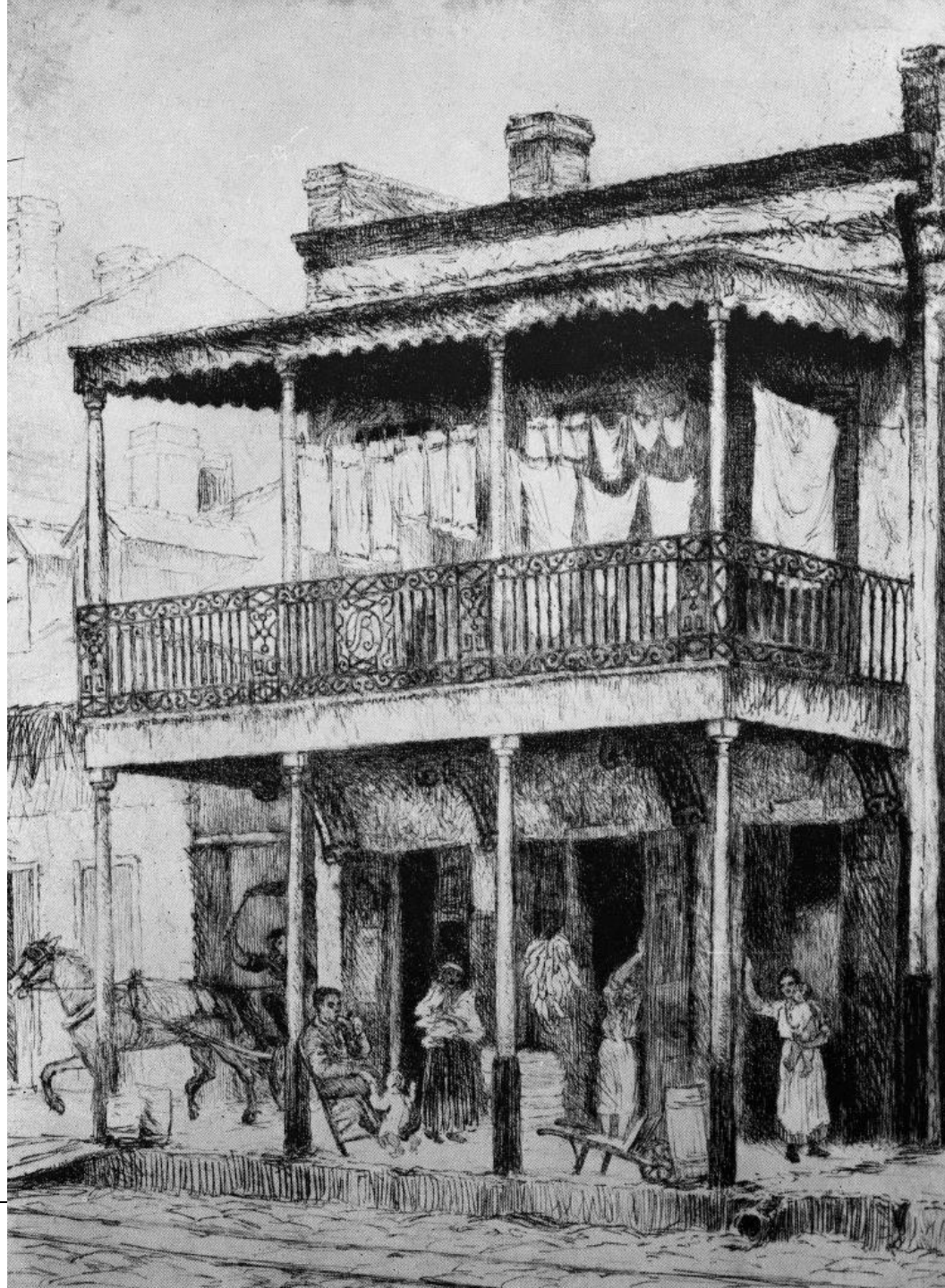


631 Dauphine

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631 Dauphine – ca. 1939  
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631 Dauphine - 1965

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08 09 2023

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631 Dauphine – 1933 HABS

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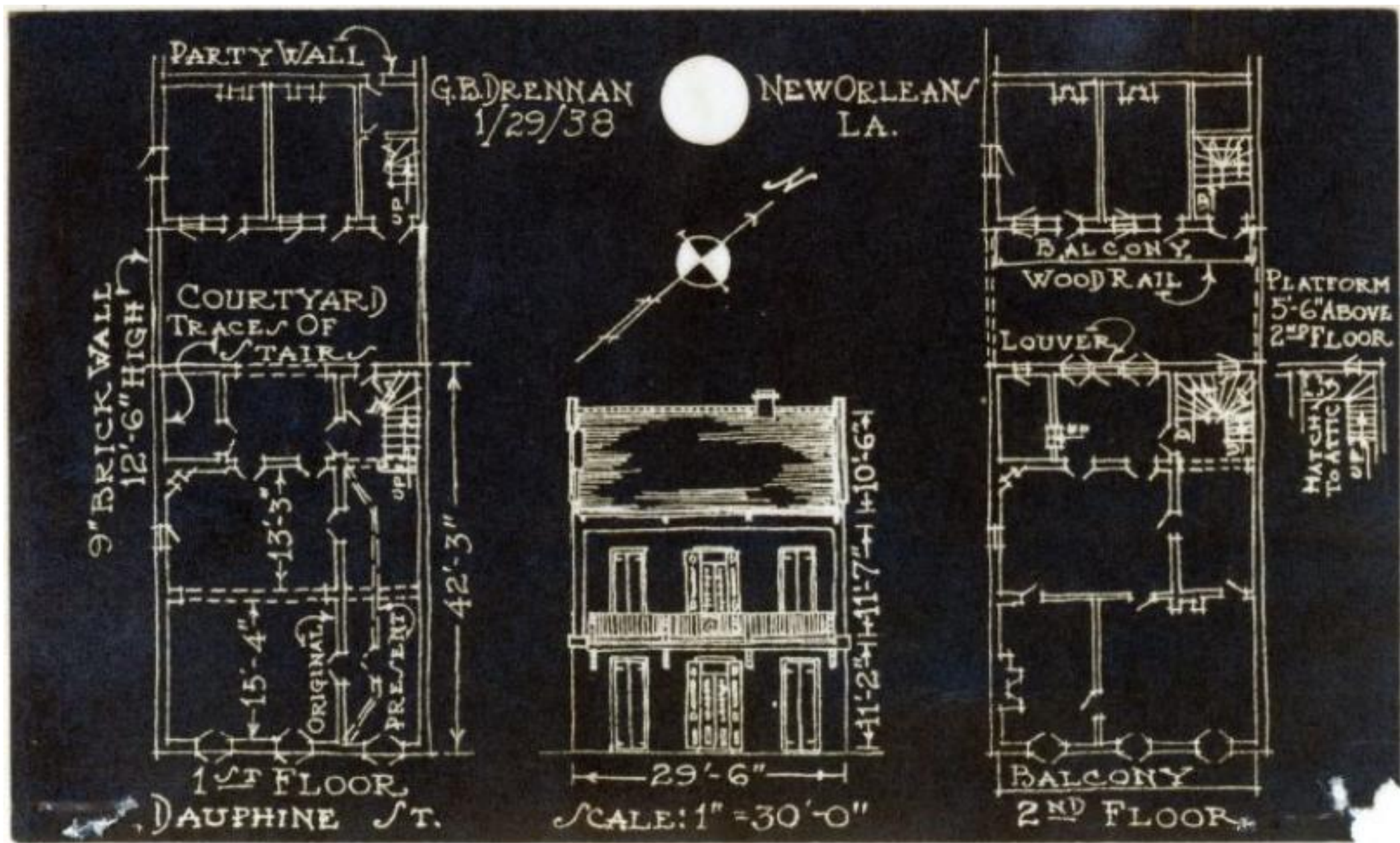


631 Dauphine – 1933 HABS

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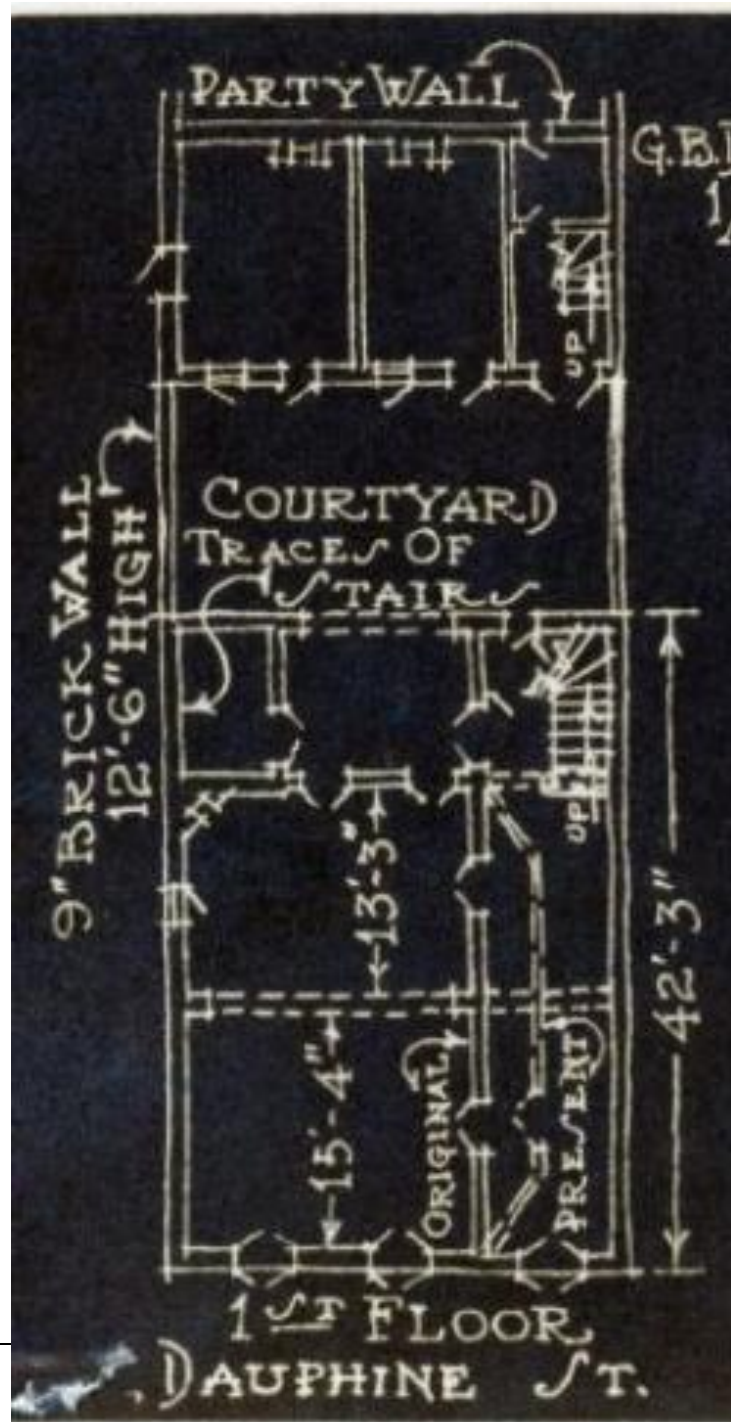
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631 Dauphine – 1933 HABS

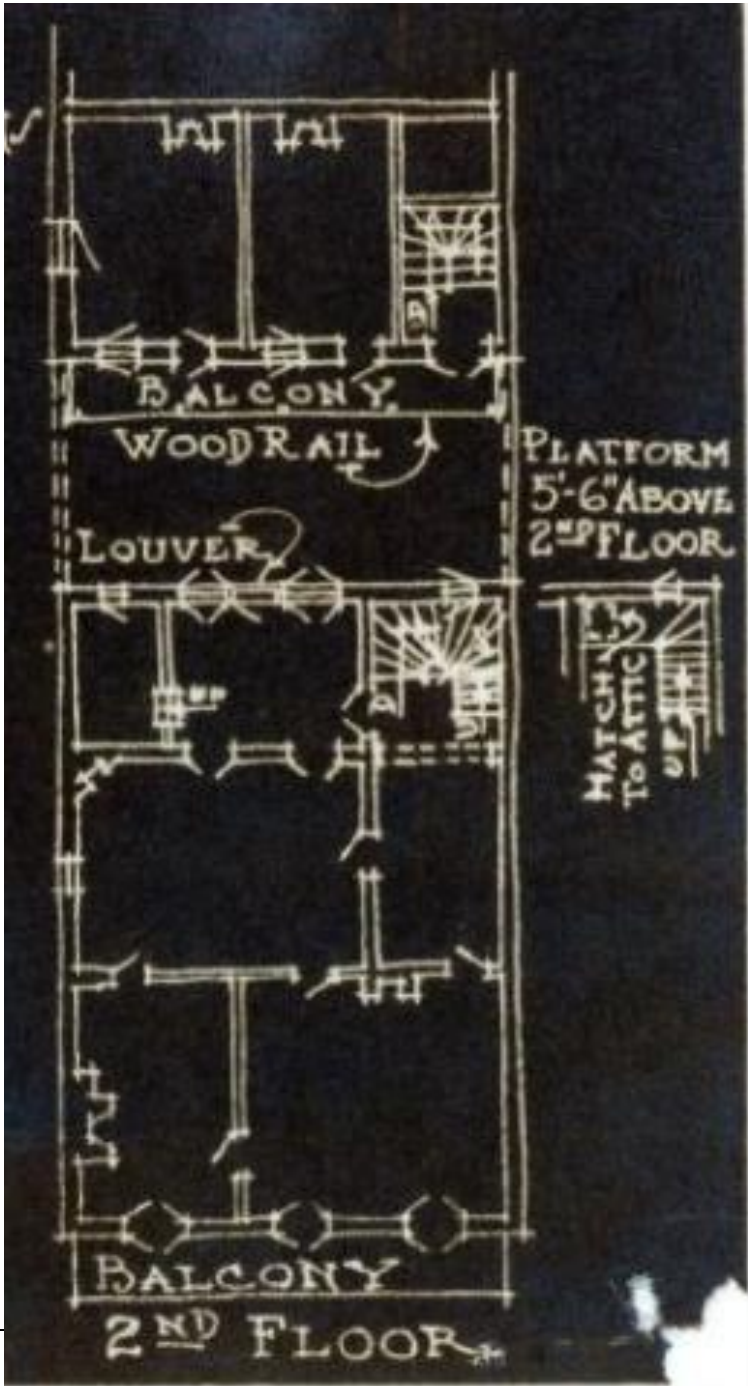




631 Dauphine – 1933 HABS  
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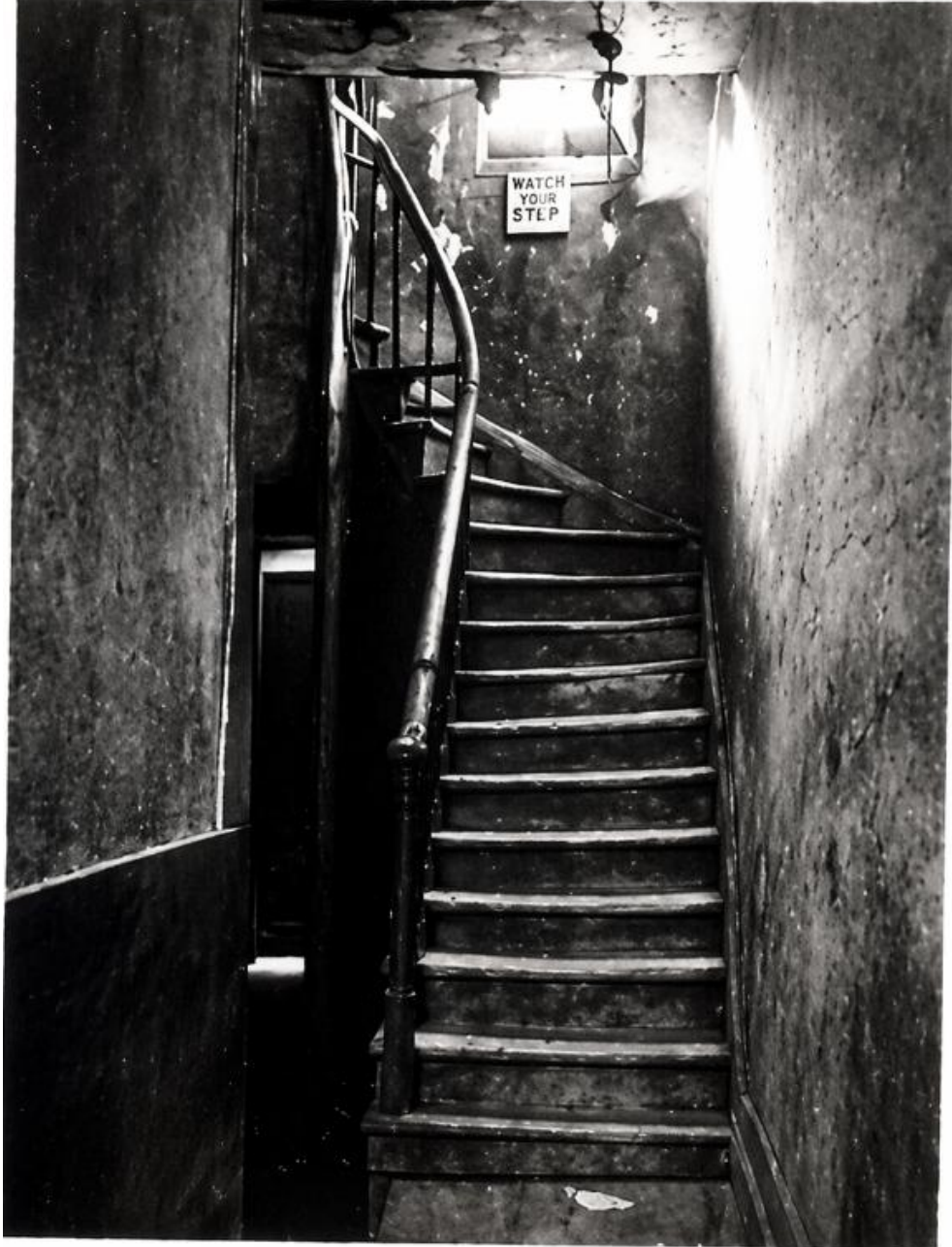
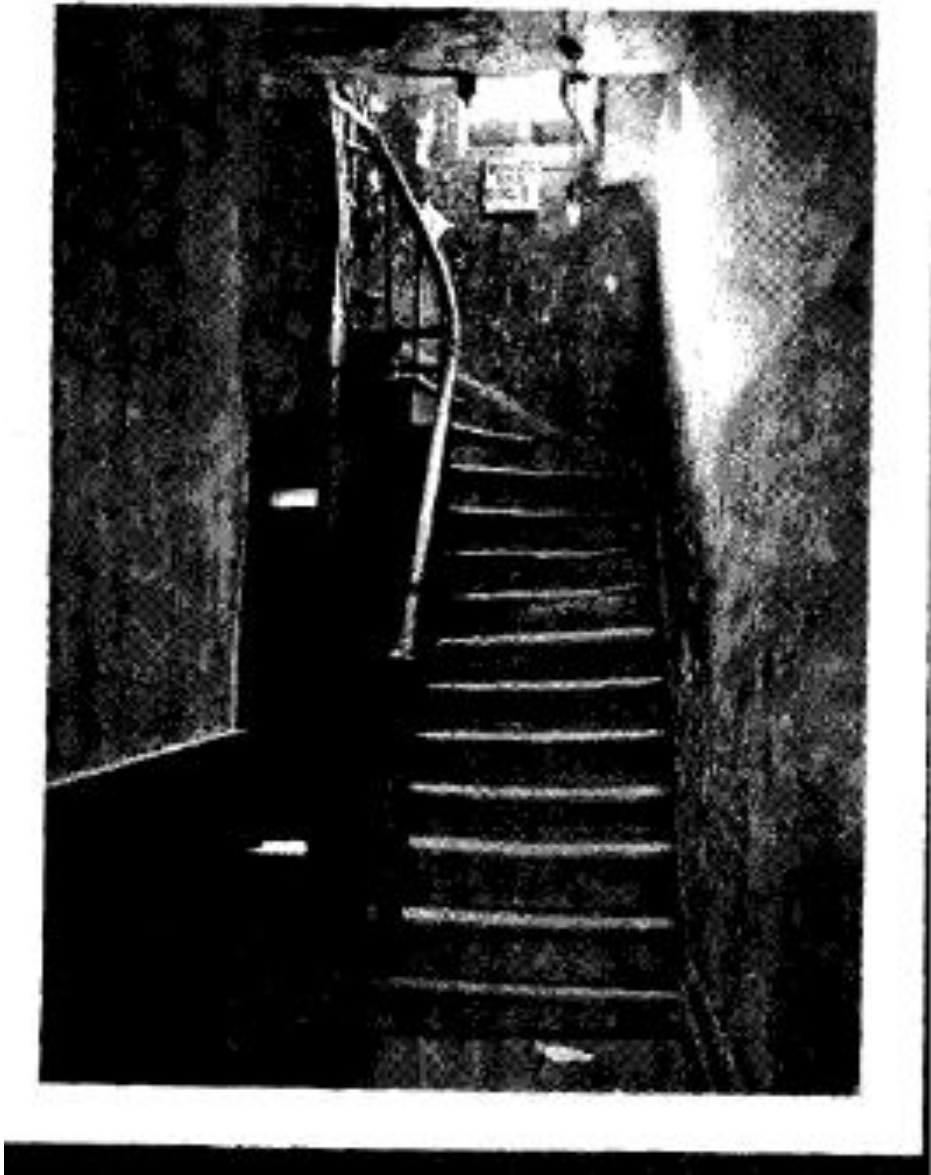


631 Dauphine – 1933 HABS

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631 Dauphine – Rear roof slope of rear building. Potential secondary mechanical location





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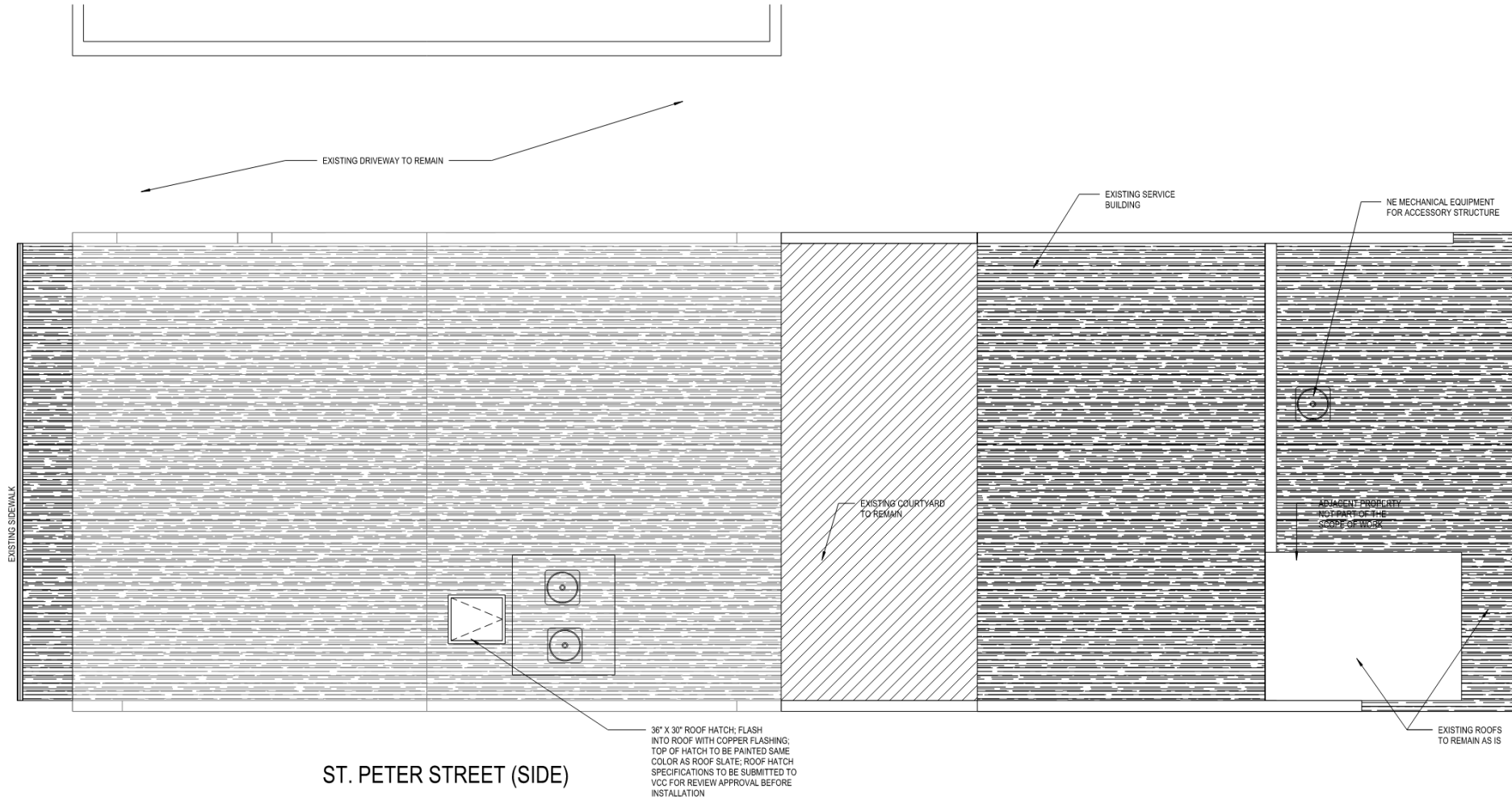


DAUPHINE STREET

BURGUNDY STREET

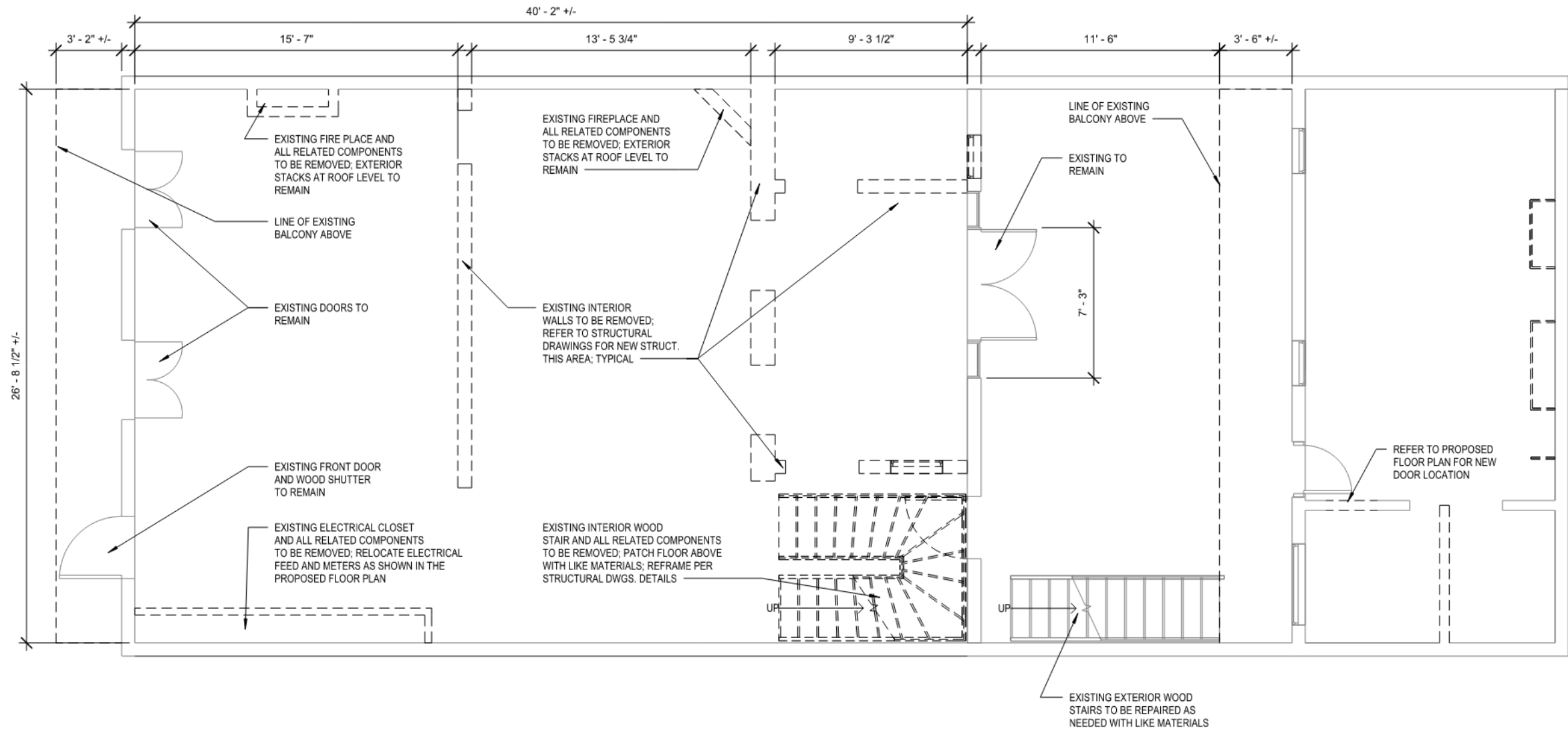
TOULOUSE STREET (SIDE)

ST. PETER STREET (SIDE)



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





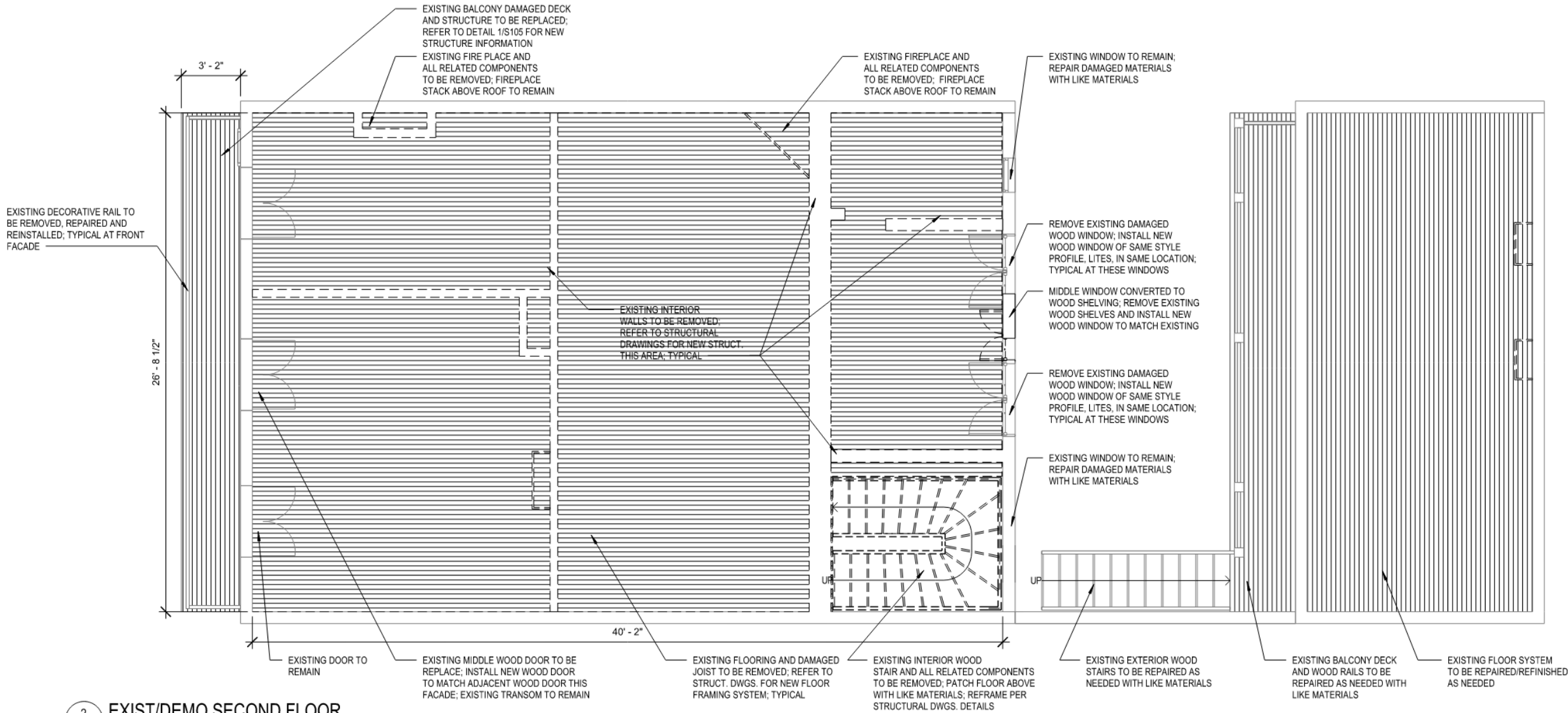
1 EXISTING/DEMO FIRST FLOOR PLAN  
 A101 1/ A201 1/4" = 1'-0"

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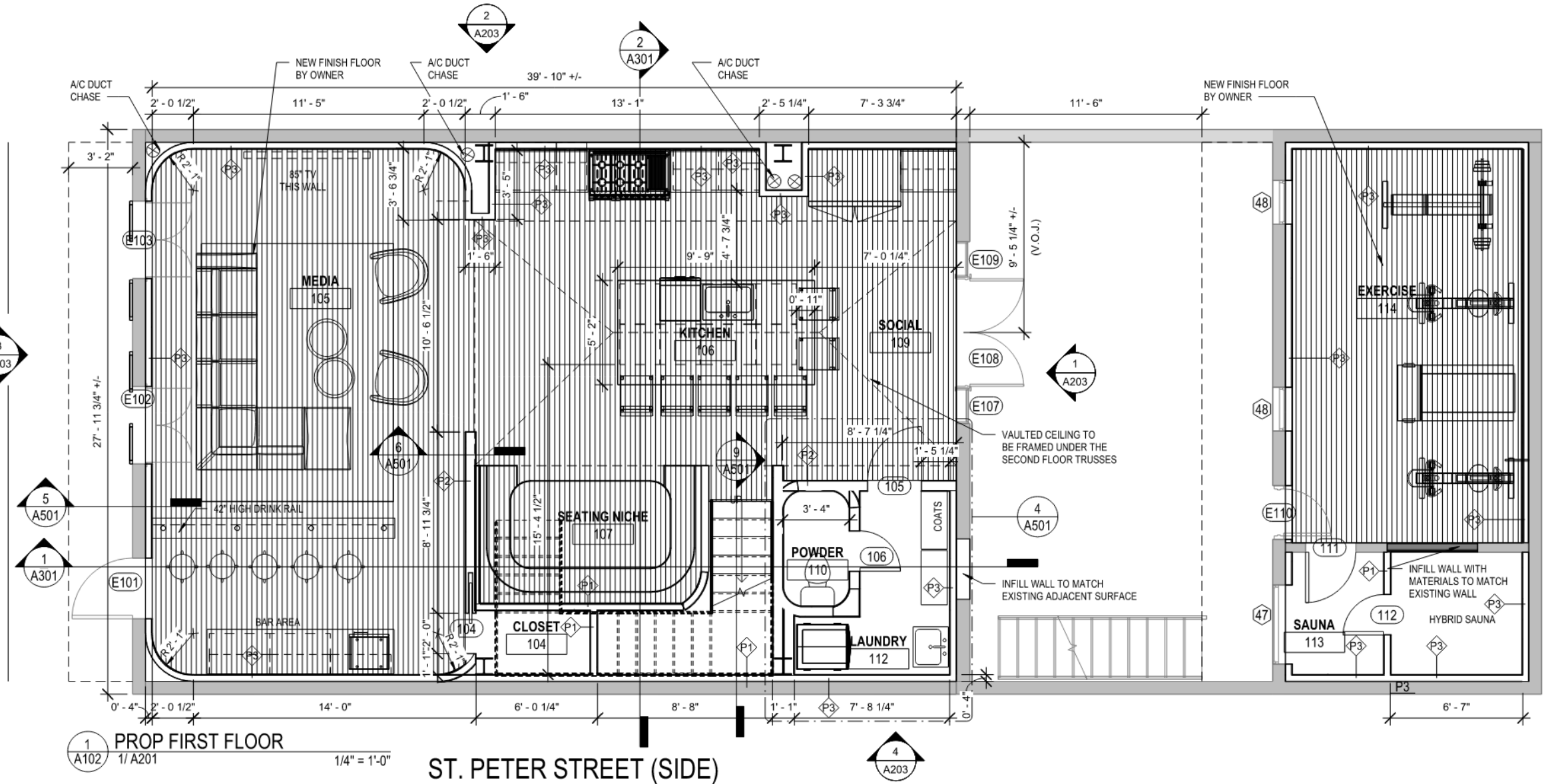
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TOULOUSE STREET (SIDE)

DAUPHINE STREET

BURGUNDY STREET

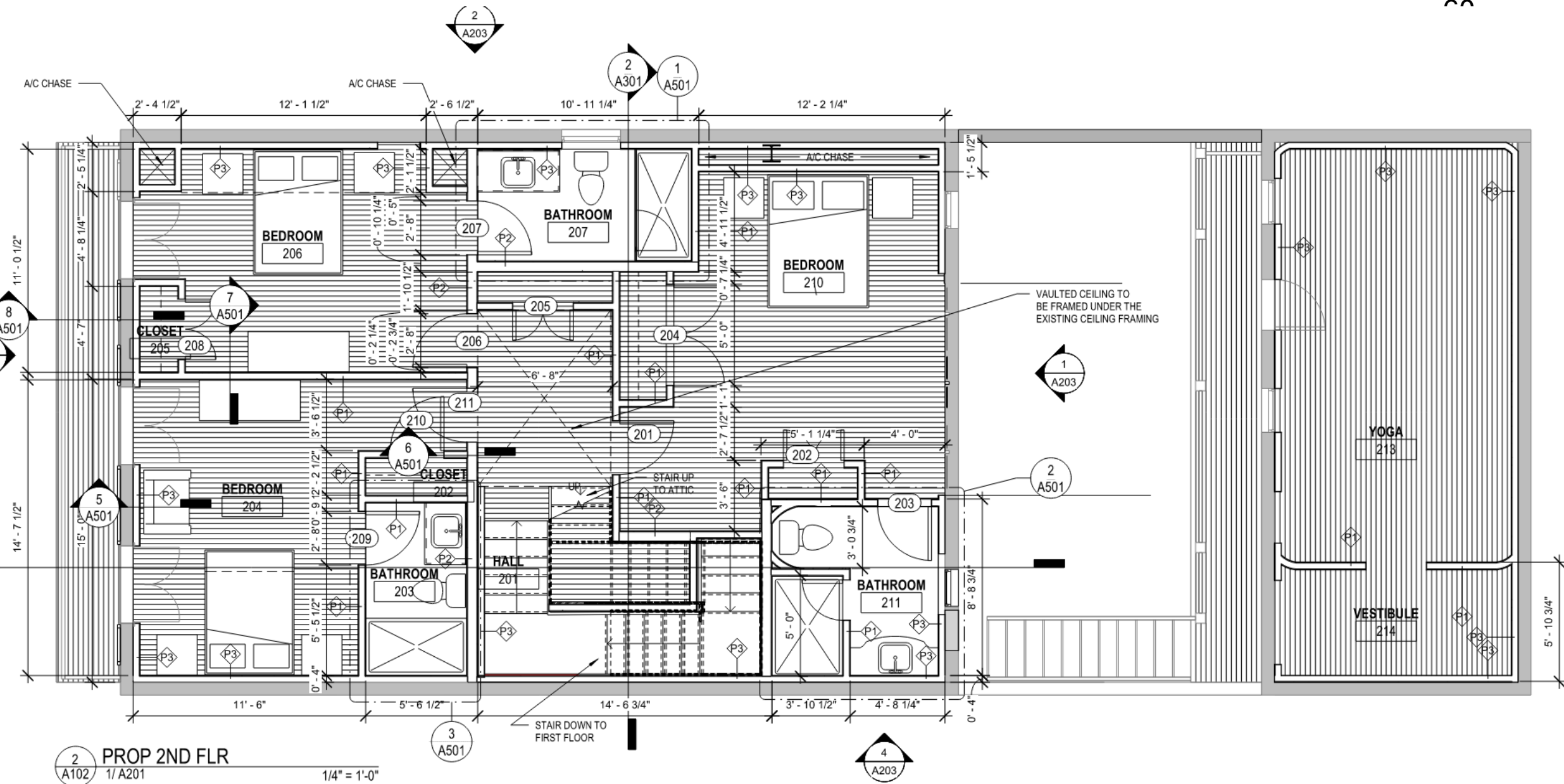


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2 PROP 2ND FLR  
A102 1/A201

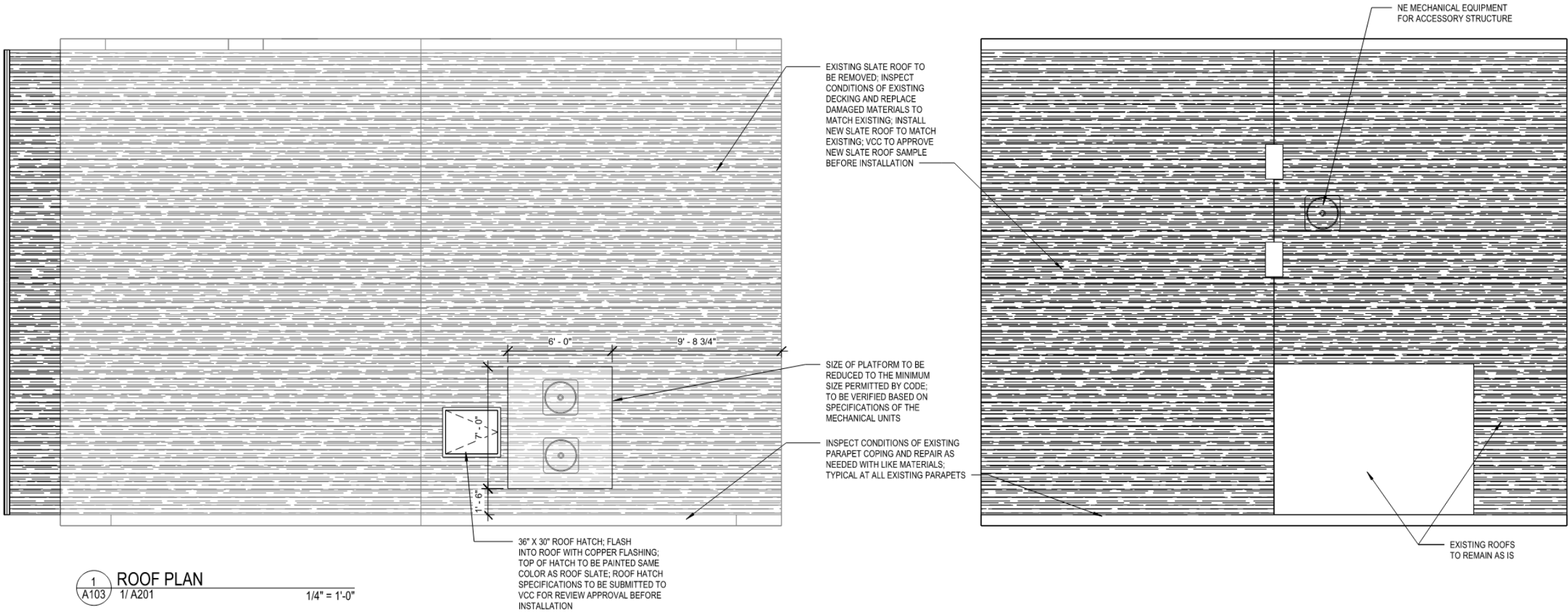
1/4" = 1'-0"

631 Dauphine

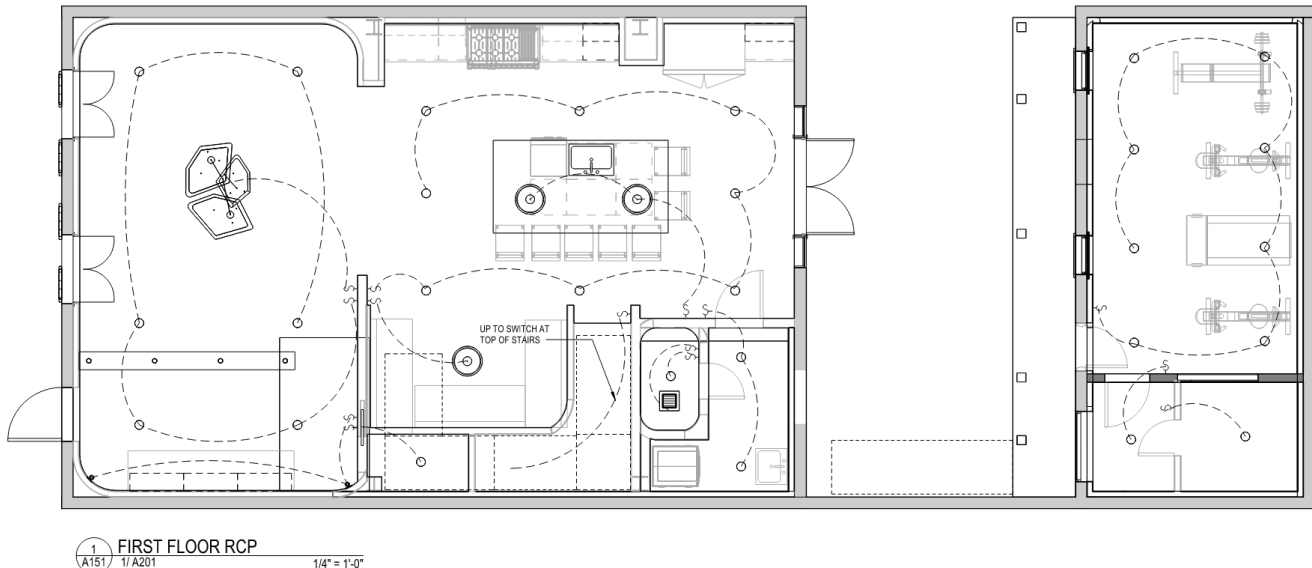
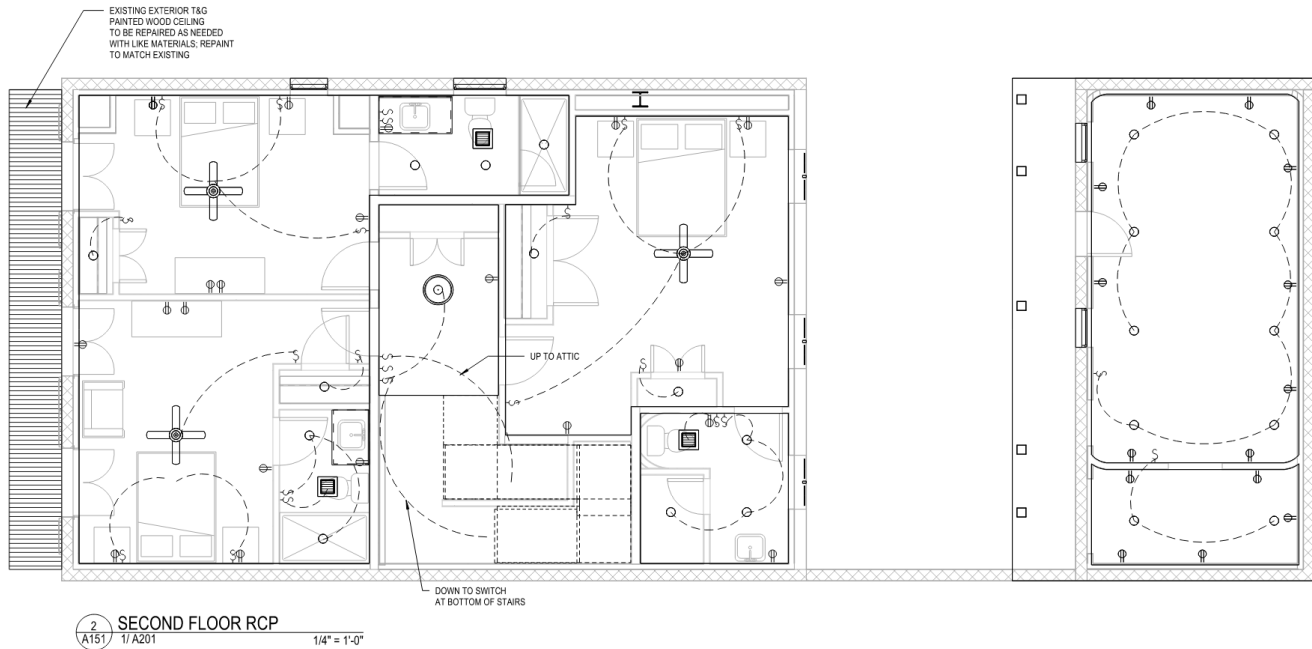
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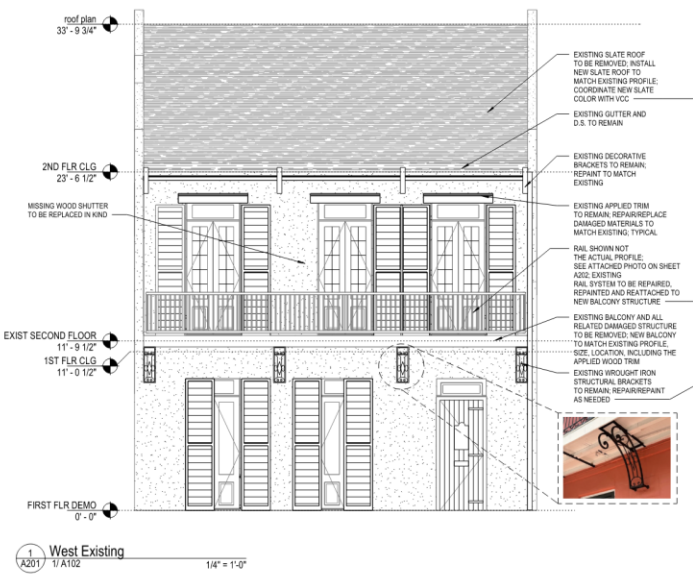
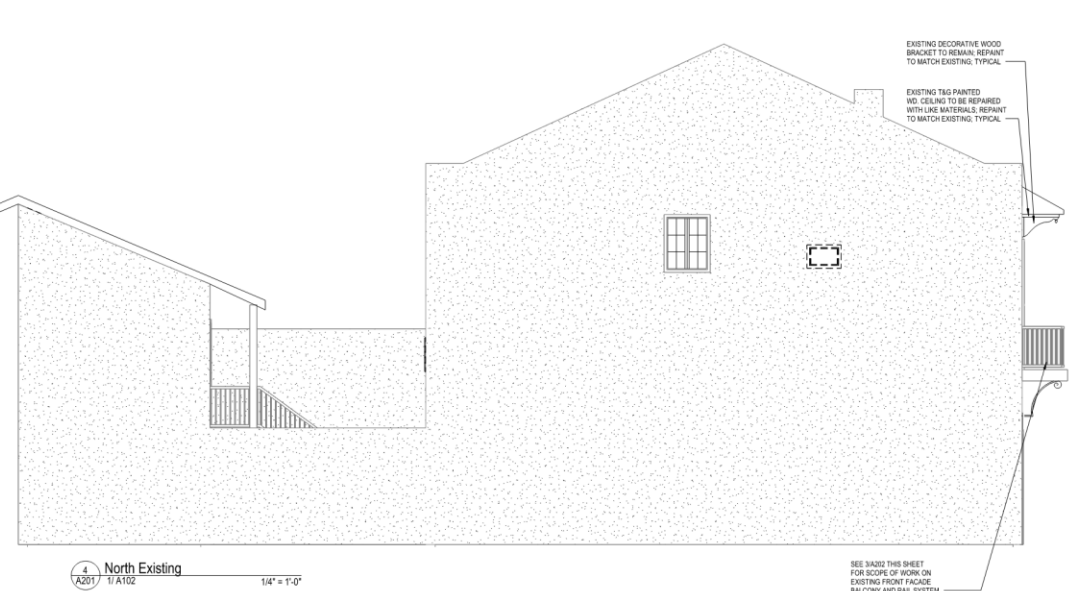
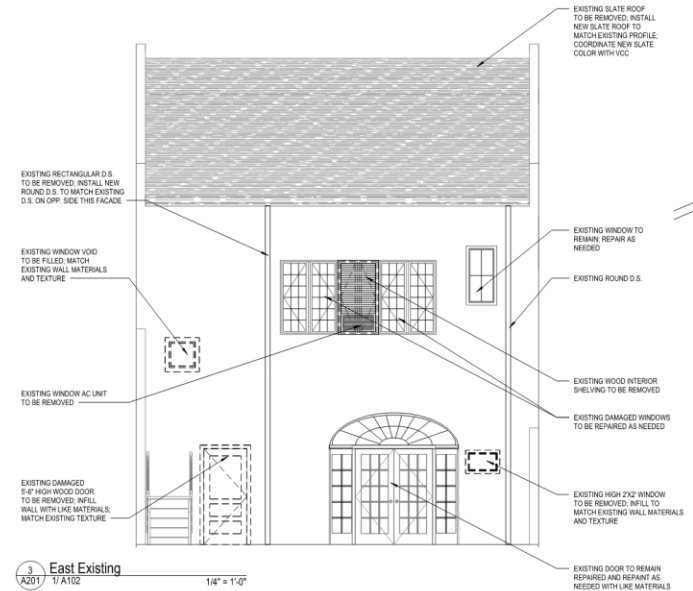




1 ROOF PLAN  
 A103 1/ A201  
 1/4" = 1'-0"



do not scale drawings

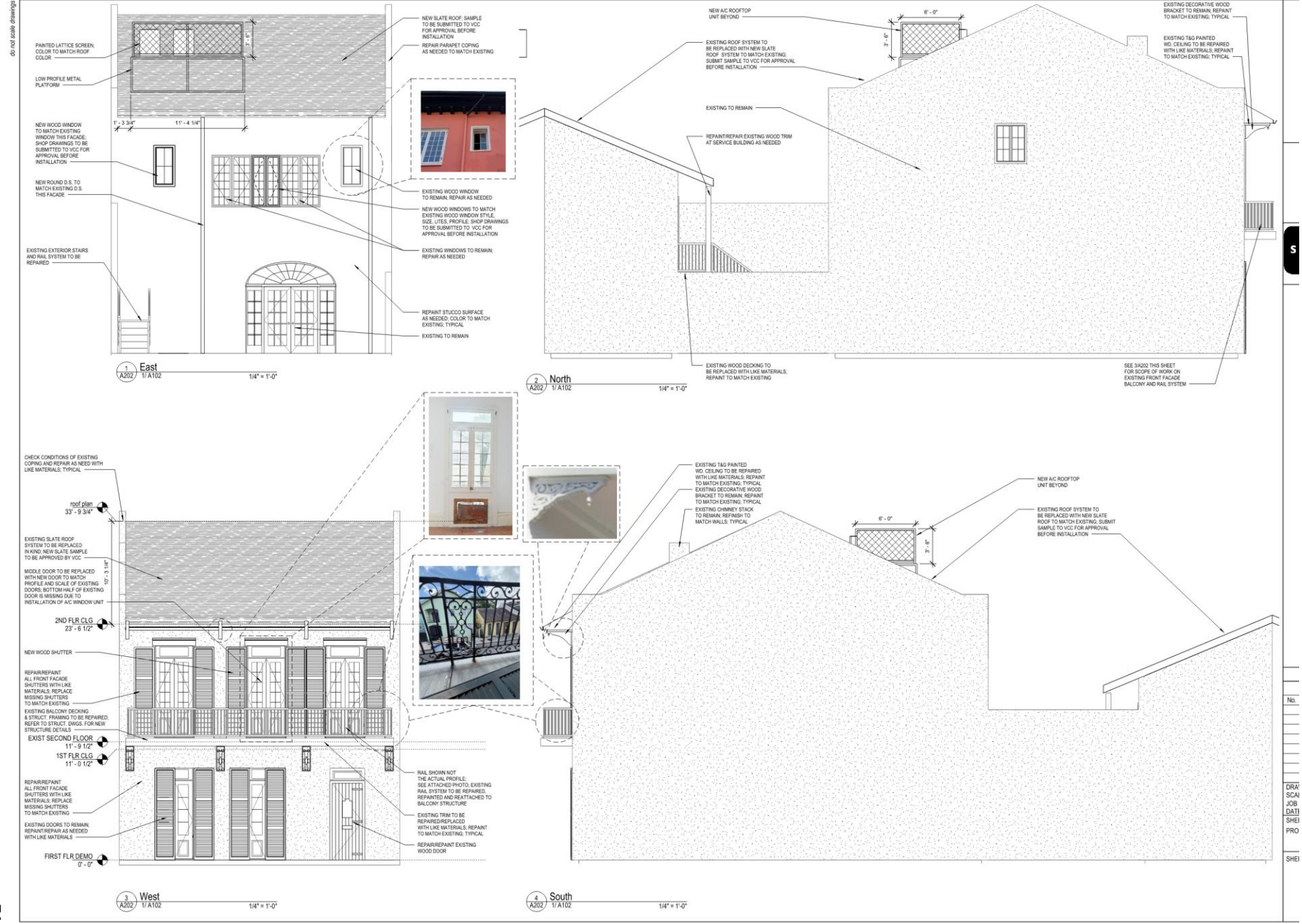


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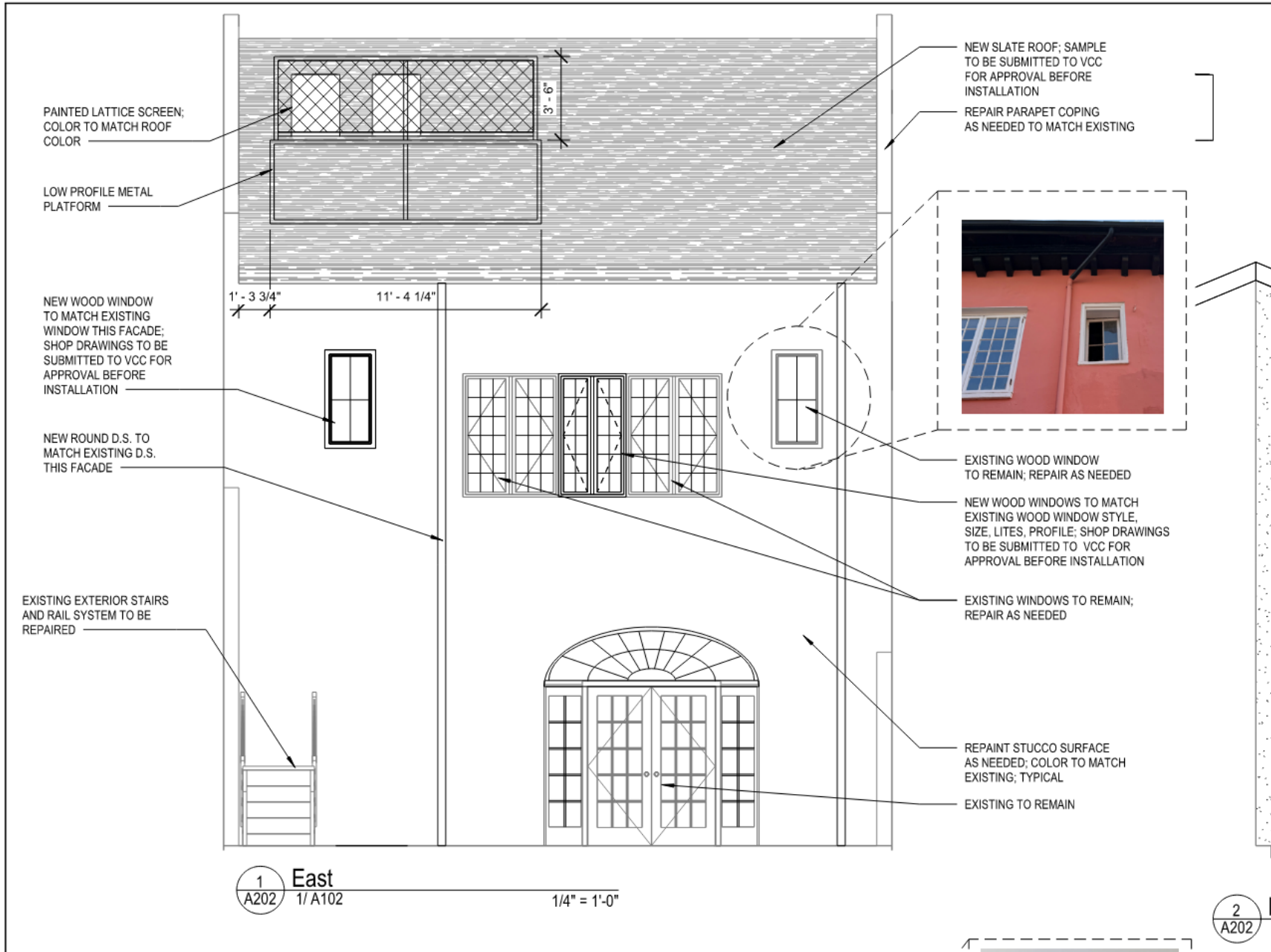
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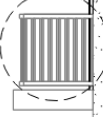
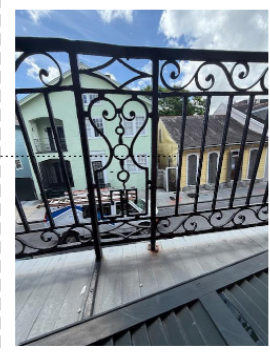
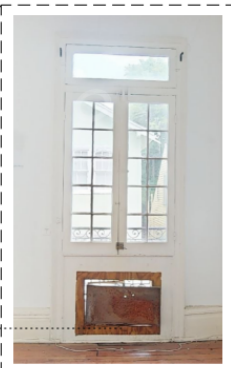
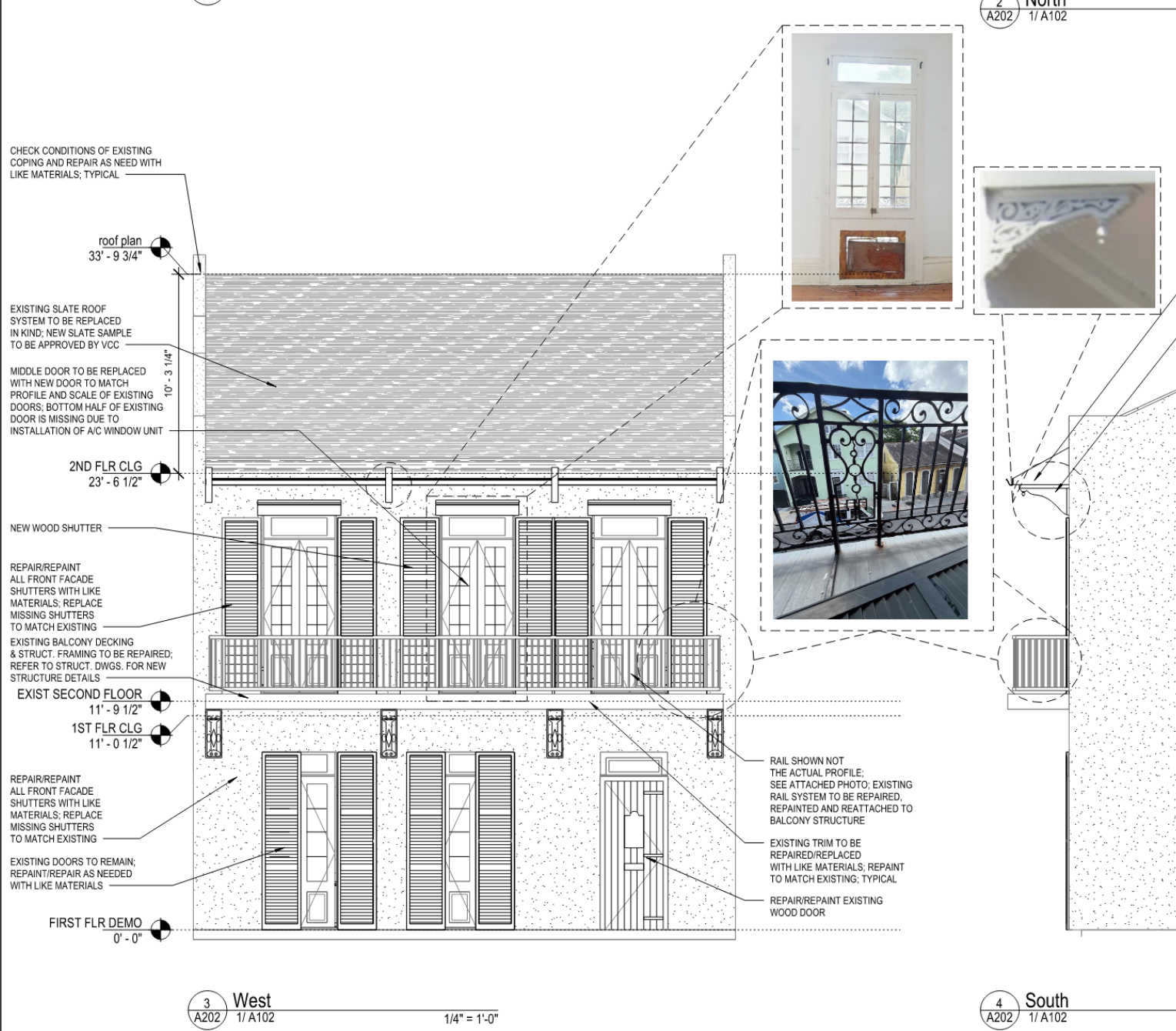
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do not scale drawings



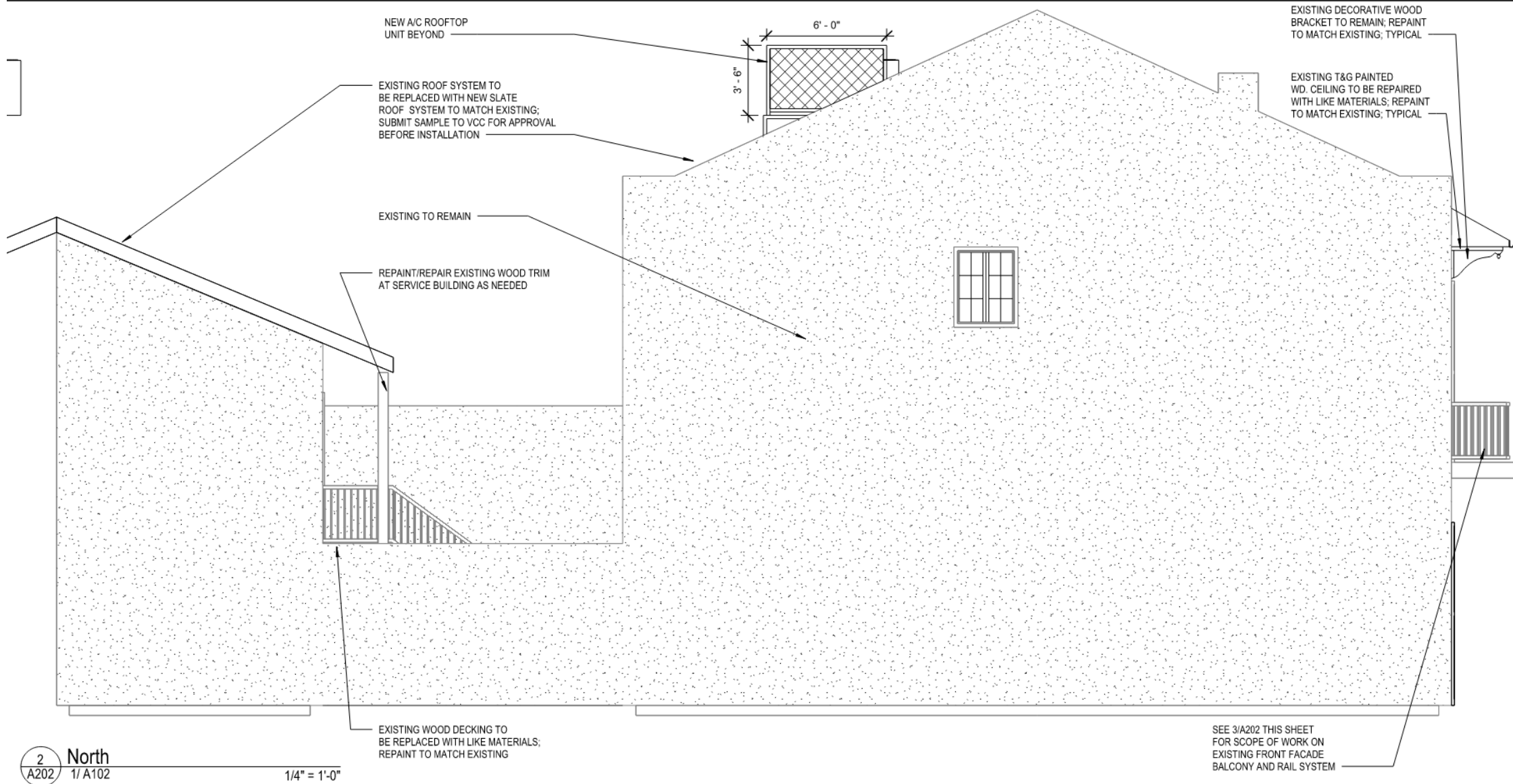


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do not scale drawings



617 DAUPHINE STREET  
EXISTING ROOFTOP  
MECHANICAL EQUIPMENT



617 DAUPHINE STREET  
EXISTING ROOFTOP  
MECHANICAL EQUIPMENT



615 DAUPHINE STREET  
EXISTING ROOFTOP  
MECHANICAL WELL



615 DAUPHINE STREET  
EXISTING ROOFTOP  
MECHANICAL WELL



615 DAUPHINE STREET  
EXISTING ROOFTOP  
MECHANICAL WELL



EXISTING COURTYARD



EXISTING INTERIOR LOAD BEARING WALLS



EXISTING INTERIOR LOAD BEARING WALLS



EXISTING INTERIOR LOAD BEARING WALLS

**PACE**  
GROUP LLC  
www.pacegroup.com  
New Orleans, LA 70112

03-05-2026

**STUDIO 314**

631 DAUPHINE STREET  
NEW ORLEANS, LOUISIANA

Project Status

-REVISIONS-

No.	Date	Scope

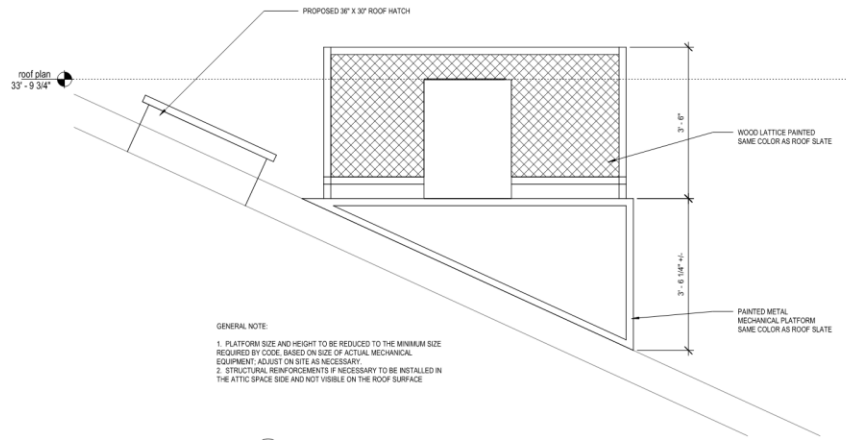
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SCALE: 5/25075  
JOB No.: FEBRUARY 24, 2026  
DATE: SHEET NAME: 3D RENDERINGS

SHEET NO.

A204

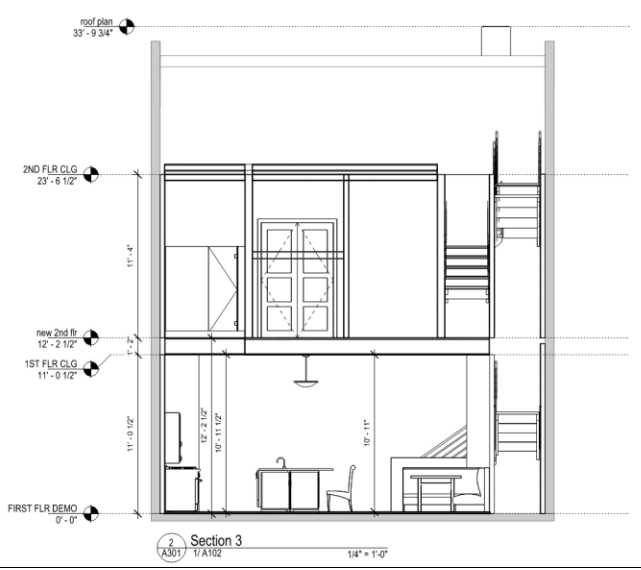
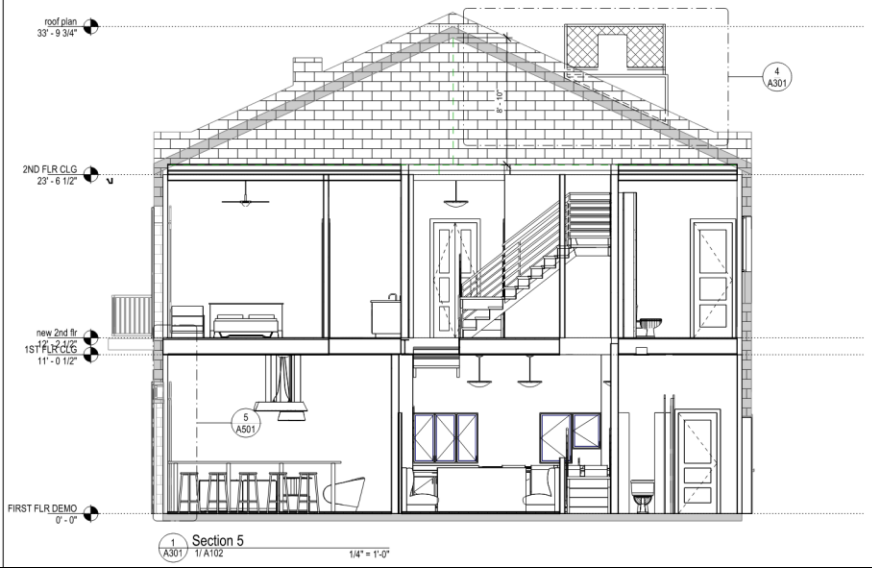
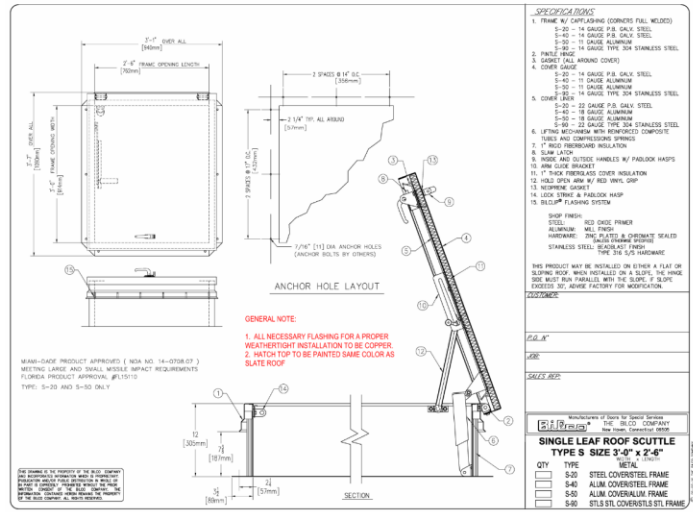


do not scale drawings



GENERAL NOTE:  
 1. PLATFORM SIZE AND HEIGHT TO BE REDUCED TO THE MINIMUM SIZE REQUIRED BY CODE, BASED ON SIZE OF ACTUAL MECHANICAL EQUIPMENT, ADJUST ON SITE AS NECESSARY.  
 2. STRUCTURAL REINFORCEMENTS IF NECESSARY TO BE INSTALLED IN THE ATTIC SPACE SIDE AND NOT VISIBLE ON THE ROOF SURFACE.

4 METAL MECHANICAL PLATFORM OPTION  
 A301 1/A301 3/4" = 1'-0"



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**631 DAUPHINE STREET**  
 NEW ORLEANS, LOUISIANA

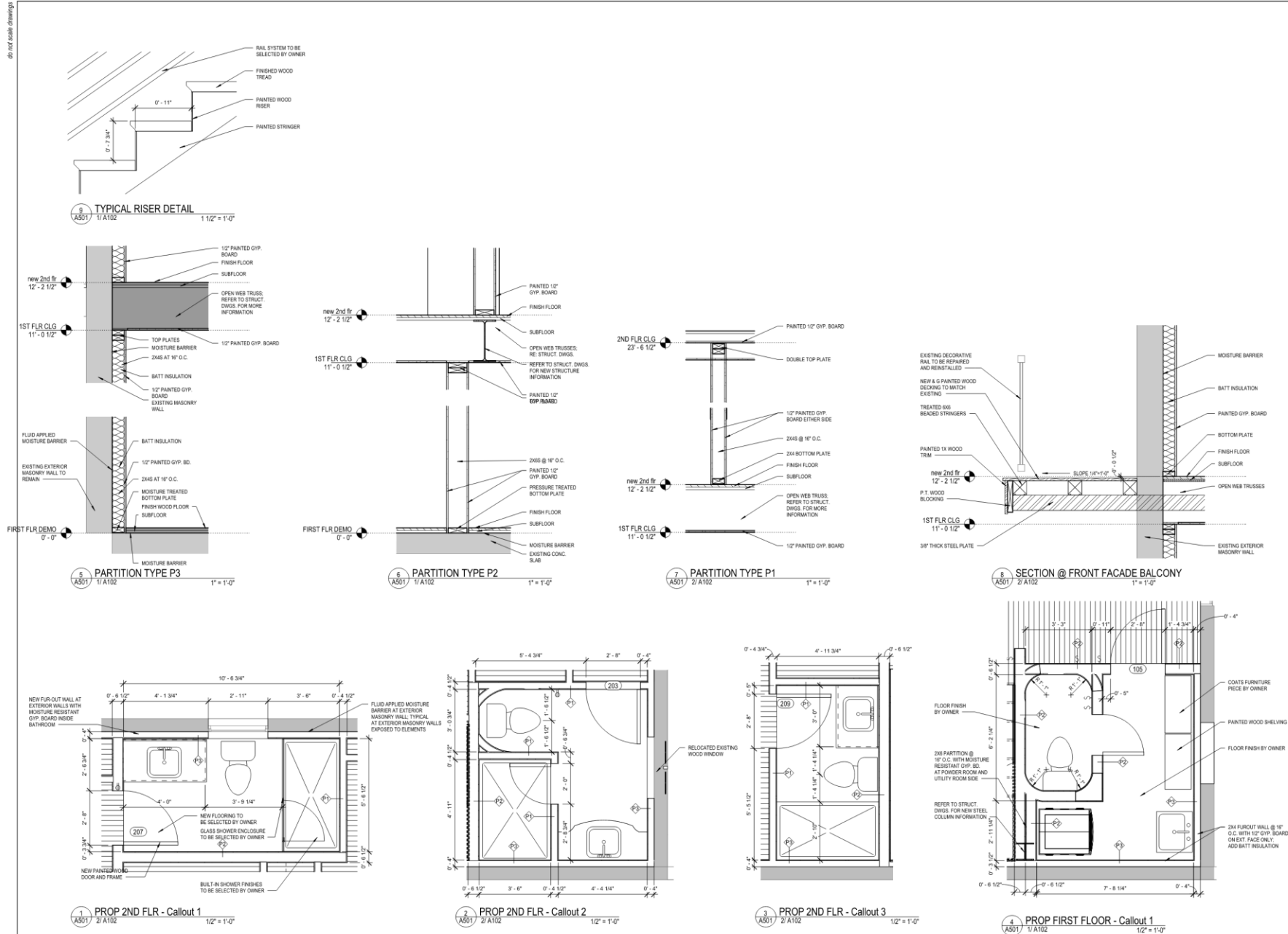
Project Status

**-REVISIONS-**

No.	Date	Scope

DRAWING BY: Jd. J.  
 SCALE: As Indicated  
 JOB No.: S25075  
 DATE: DECEMBER 27, 2025  
 SHEET NAME: ENLARGED PLANS  
 SHEET NO.

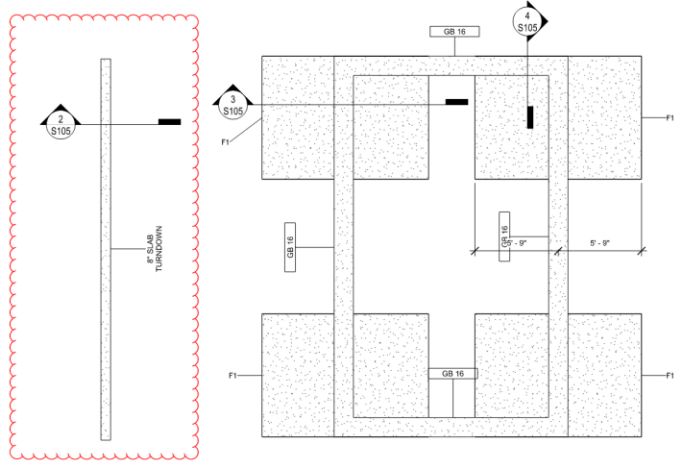
**A501**





- 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 (0'-1") ON PLAN FROM DATUM.
  4. SEE DRAWING S100 FOR GENERAL NOTES.
  5. SEE DRAWINGS S106 FOR TYPICAL DETAILS.
  6. SEE SCHEDULE FOR TYPICAL LINTEL INFORMATION.
  7. SEE DRAWINGS S001 FOR COLUMN, WALL, PEDESTAL, AND BASE PLATE INFORMATION.
  8. COORDINATE SLAB DEPRESSIONS, EMBEDMENT REQUIREMENTS, AND OPENING WITH ARCH AND MEP DWGS.

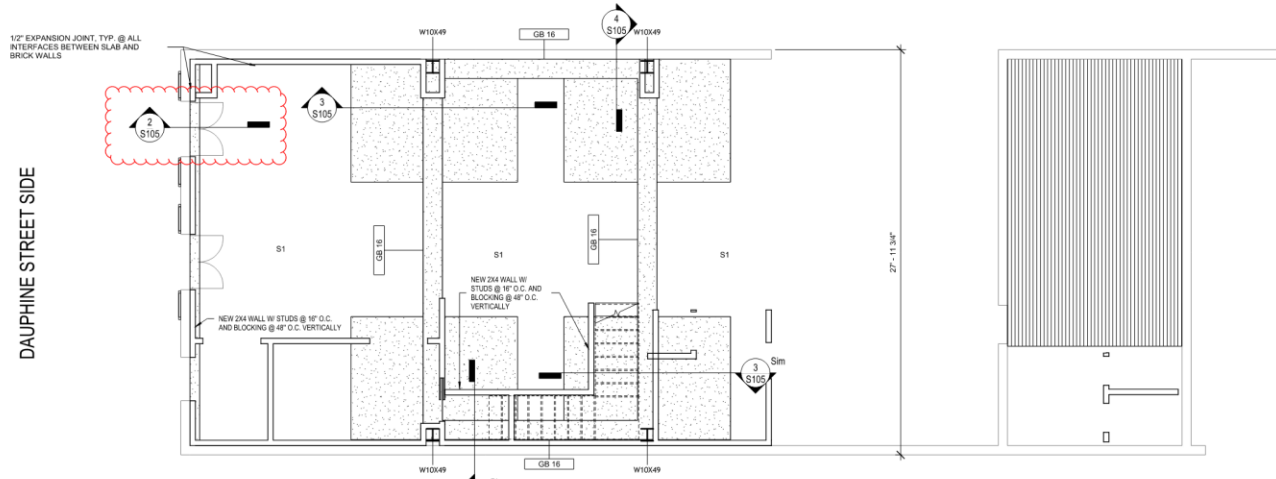
DAUPHINE STREET SIDE



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

REAR  
STRUCTURE TO  
REMAIN  
  
NO FOUNDATION  
WORK REQUIRED

DAUPHINE STREET SIDE



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

**Revised**  
04/10/2026 11:19:41 AM



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SCALES AS STATED HEREON ARE VALID ON THE ORIGINAL DRAWING ONLY.

NO \_\_\_\_\_ REVISION \_\_\_\_\_ DATE \_\_\_\_\_

Permit Set 4/10/2026

631 DAUPHINE STREET  
NEW ORLEANS, LOUISIANA

25029 JOB NO.

First Floor Plan TITLE

1/4" = 1'-0" SCALE

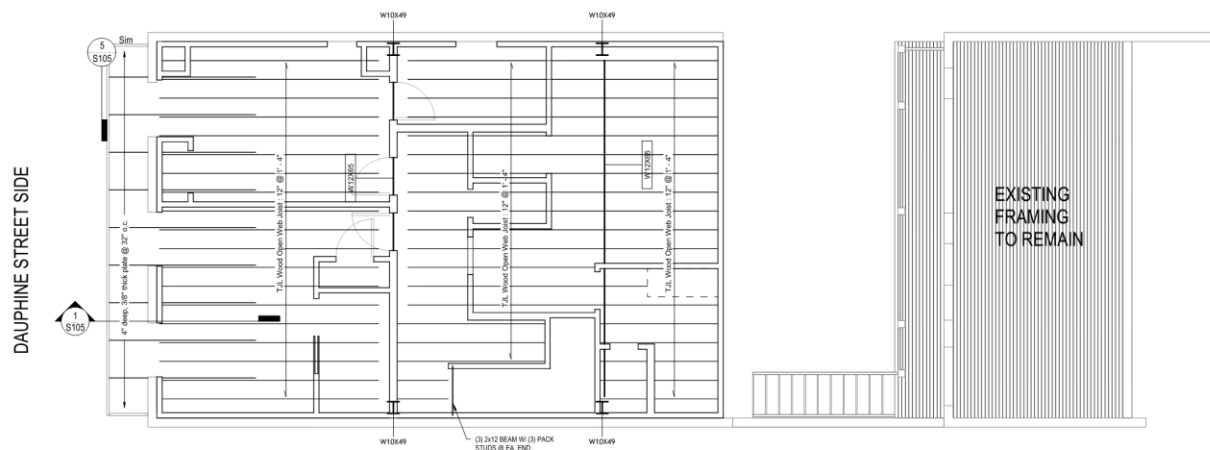
Author /Checker DRAWN/CHK

S100



**PLAN NOTES:**

1. TOP OF SECOND FINISHED FLOOR ELEVATION IS 12'-3" ABOVE DATUM UNLESS NOTES THUS ON PLAN FROM DATUM.
2. TOP OF STEEL ELEVATION IS 12'-2 1/4" ABOVE DATUM UNLESS NOTES THUS ON PLAN FROM DATUM.
3. BOTTOM OF STEEL ELEVATION IS NOTED THUS (1'-2 1/4" ON PLAN FROM DATUM.
4. SEE DRAWING S000 FOR GENERAL NOTES.
5. SEE DRAWINGS S198 FOR TYPICAL DETAILS.
6. SEE SCHEDULE FOR TYPICAL Lintel INFORMATION.
7. SEE DRAWINGS S001 FOR COLUMN, WALL, PEDESTAL, AND BASE PLATE INFORMATION.
8. COORDINATE SLAB DEPRESSIONS, EMBEDMENT REQUIREMENTS, AND OPENING WITH ARCH AND MEP DWGS



**1** Second Floor Framing Plan  
 S102 1/4" = 1'-0"

**Revised**  
 04/10/2026 11:19:41 AM



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NO REVISION DATE

Permit Set 4/10/2026

631 DAUPHINE STREET  
 NEW ORLEANS, LOUISIANA

25029 JOB NO

Second Floor Framing Plan TITLE

1/4" = 1'-0" SCALE

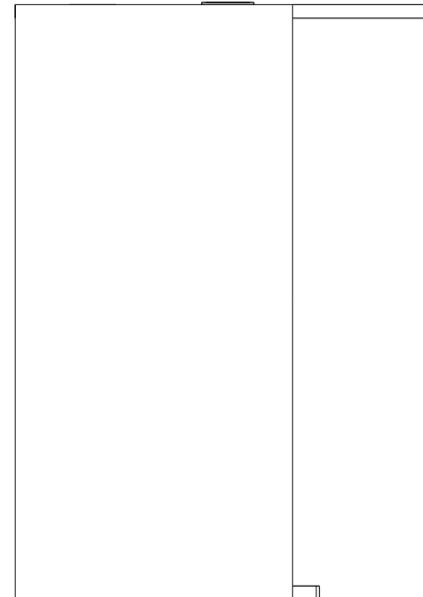
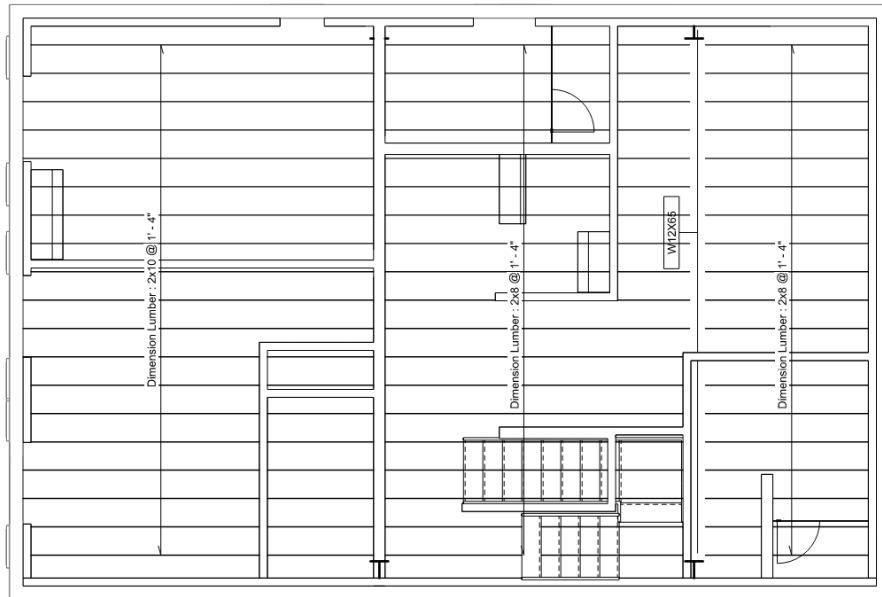
Author /Checker DRAWN/CHK

S102



DAUPHINE STREET SIDE

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



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



04/10/2026

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SCALES AS STATED HEREON ARE VALID ON THE ORIGINAL DRAWING ONLY.

NO.	REVISION	DATE

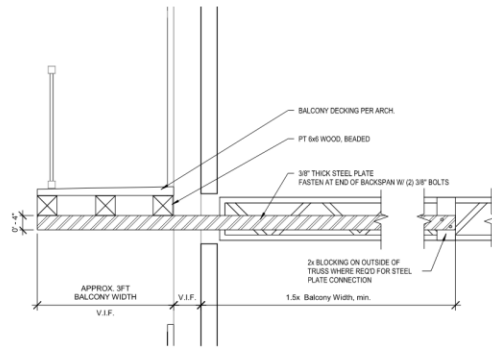
Permit Set 4/10/2026

631 DAUPHINE STREET  
NEW ORLEANS, LOUISIANA  
25029 JOB NO

Second Floor Ceiling Plan TITLE  
1/4" = 1'-0" SCALE  
Author /Checker DRAWN/CHK

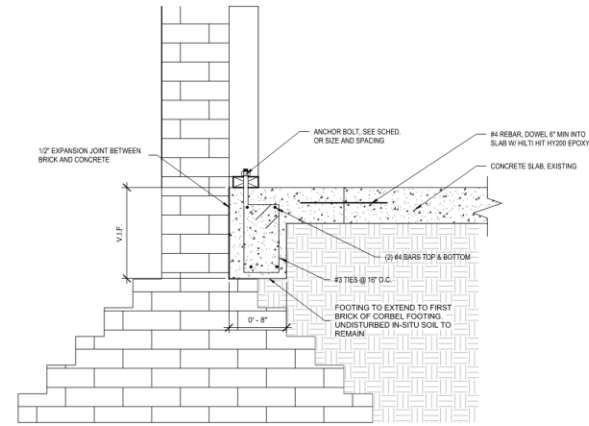
S103





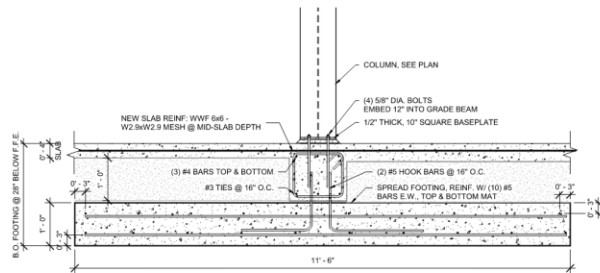
1 Balcony Reframe Detail

S105 3/4" = 1'-0"



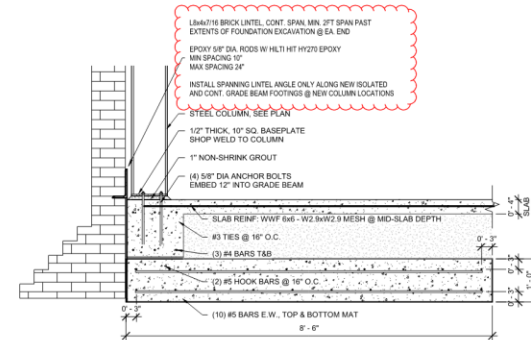
2 New Foundation @ Corbel Footing

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



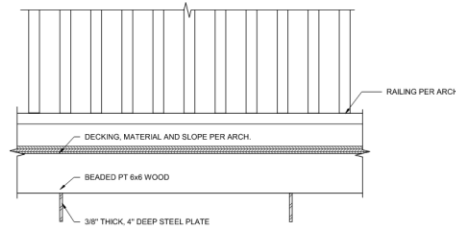
3 Isolated Footing Section 1

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

Permit Set 4/10/2026

631 DAUPHINE STREET  
NEW ORLEANS, LOUISIANA

25029 JOB NO

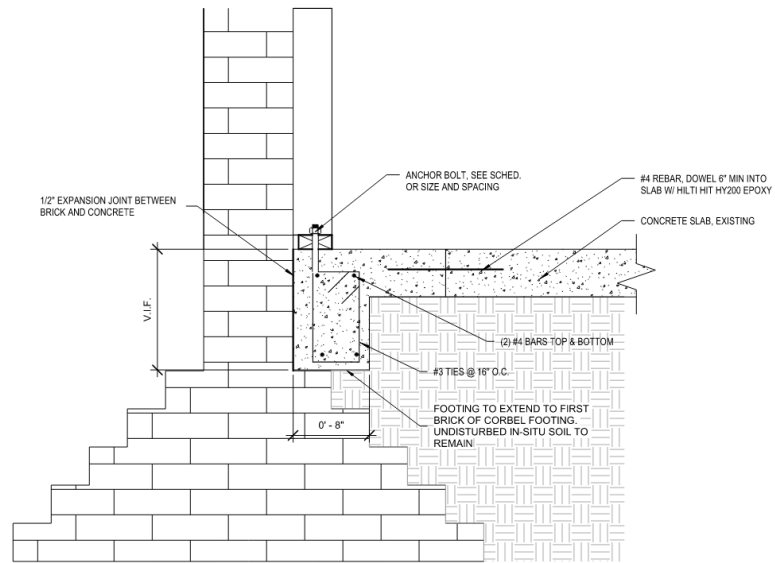
Project Details TITLE

As indicated SCALE

Author /Checker DRAWN/CHK

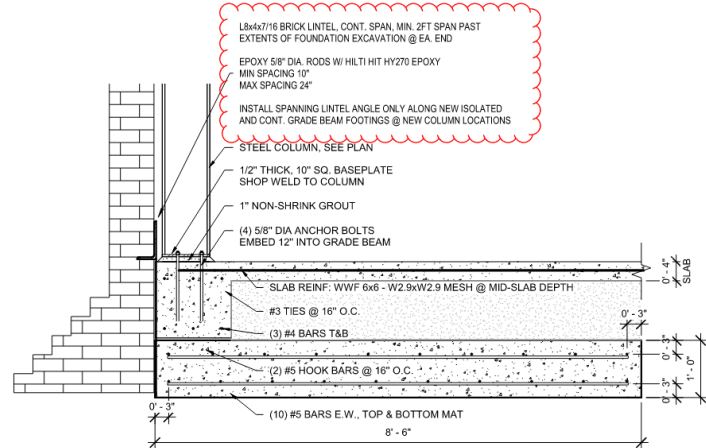
S105





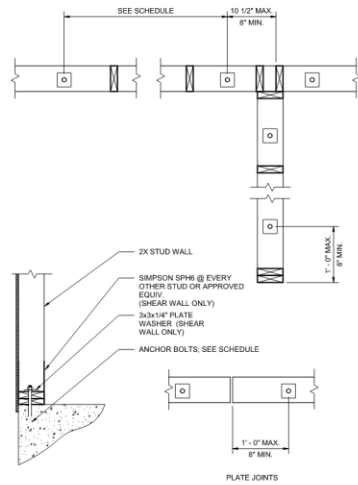
**2** New Foundation @ Corbel Footing

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



**4** Isolated Footing Section 2

S105 3/4" = 1'-0"



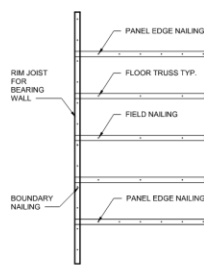
ANCHOR BOLT SCHEDULE				
WALL TYPE	ATTACHMENT ANCHOR TYPE	EMBEDMENT	LOCATION AND SPACING	
			EXTERIOR WALLS	INTERIOR WALLS
SHEAR WALL	5/8\"/>			

- NOTES:**
- EXPANSION ANCHORS SHALL NOT BE ALLOWED WITHIN 10\"/>

**1 Anchor Bolt Layout**  
S106 N.T.S.

FLOOR AND WALL DIAPHRAGM NAILING SCHEDULE		
LOCATION	SIZE	SPACING
BOUNDARY	8d	6\"/>

- NOTES:**
- MINIMUM PENETRATION IN FRAMING IS 1\"/>



**3 Floor Diaphragm Plan**  
S106 N.T.S.

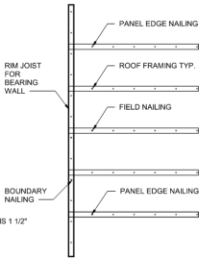
HEADERS, DROP BEAMS, and FLUSH BEAMS		
OPENING LENGTH	BEAM SIZE	# OF FULL HEIGHT STUDS
2 FT	2-2x4	1
3 FT	2-2x4	2
4 FT	2-2x4	2
5 FT	2-2x6	3
6 FT	2-2x6	3
7 FT	2-2x12	3
8 FT	3-2x10	3
9 FT	4-2x10	3
10 FT	4-2x12	4

NOTE: BEAMS TO BE NAILED @ 16\"/>

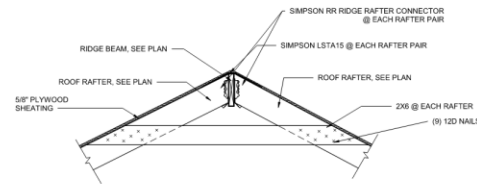
**4 Header Schedule**  
S106 N.T.S.

ROOF DIAPHRAGM NAILING SCHEDULE		
LOCATION	SIZE	SPACING
BOUNDARY	8d	6\"/>

- NOTES:**
- MINIMUM PENETRATION IN FRAMING IS 1\"/>



**5 Roof Diaphragm Plan**  
S106 N.T.S.



**6 Ridge Beam Typical Detail**  
S106 3/4\"/>



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SCALES AS STATED HEREON ARE VALID ON THE ORIGINAL DRAWING ONLY.

NO. REVISION DATE

Permit Set 4/10/2026

631 DAUPHINE STREET  
NEW ORLEANS, LOUISIANA

25029 JOB NO

Typical Details TITLE

As indicated SCALE

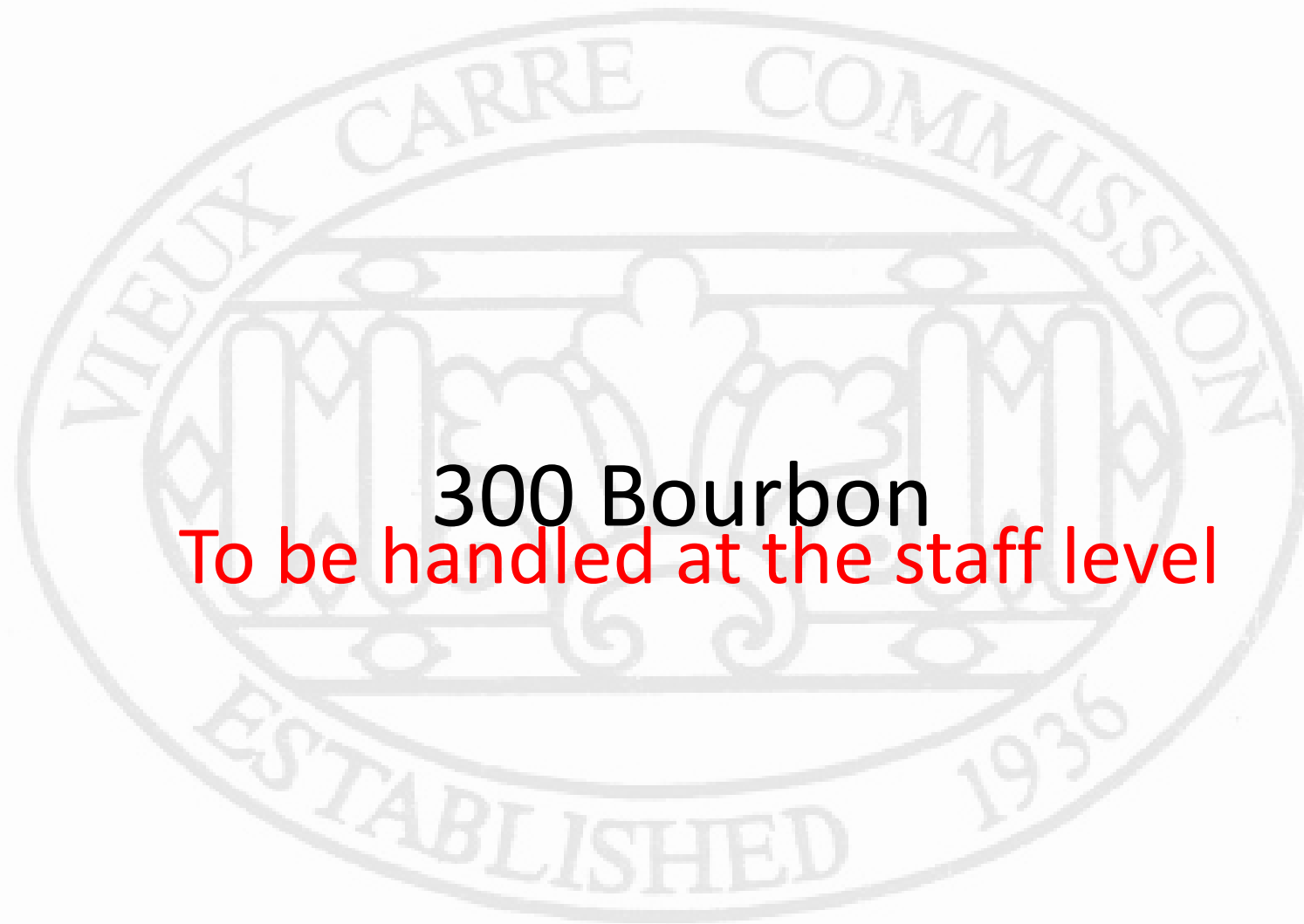
Author/Checker DRAWN/CHK

S106

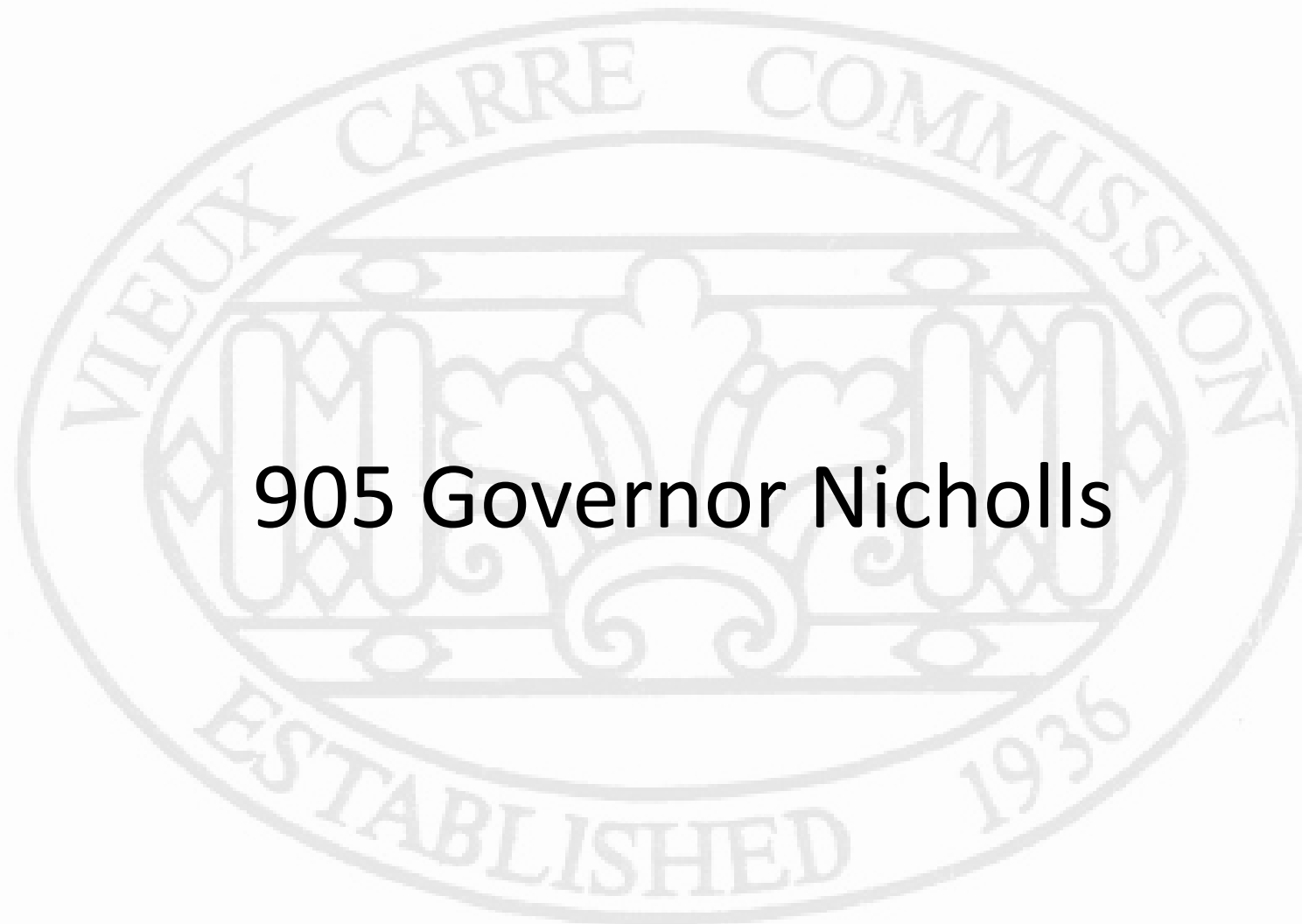




# New Business



**300 Bourbon**  
**To be handled at the staff level**



**905 Governor Nicholls**



905 Governor Nicholls

VCC Architectural Committee

April 28, 2026



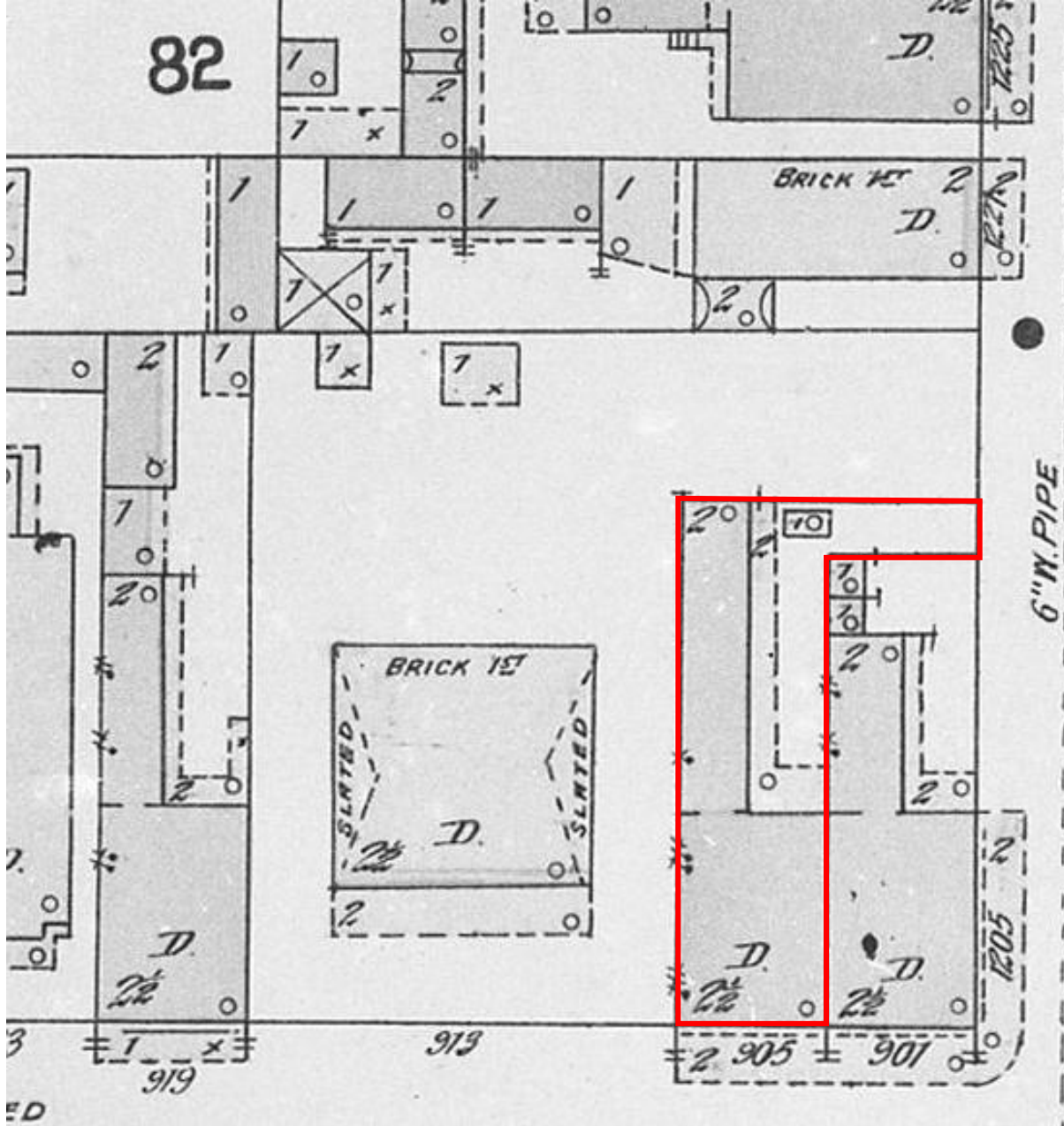


905 Governor Nicholls

VCC Architectural Committee

April 28, 2026





905 Governor Nicholls

VCC Architectural Committee

April 28, 2026





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VCC Architectural Committee

April 28, 2026





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April 28, 2026





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April 28, 2026



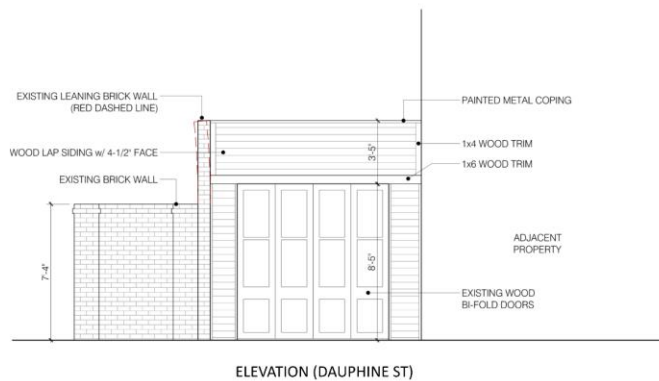
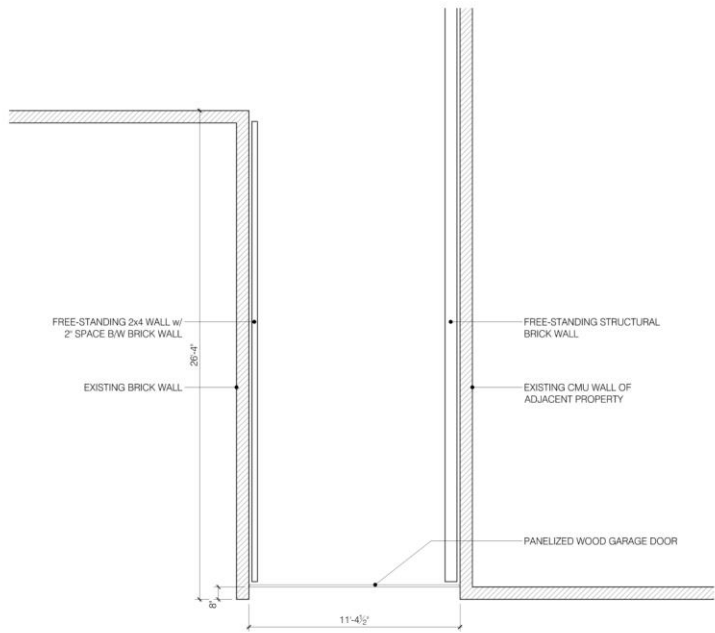


905 Governor Nicholls

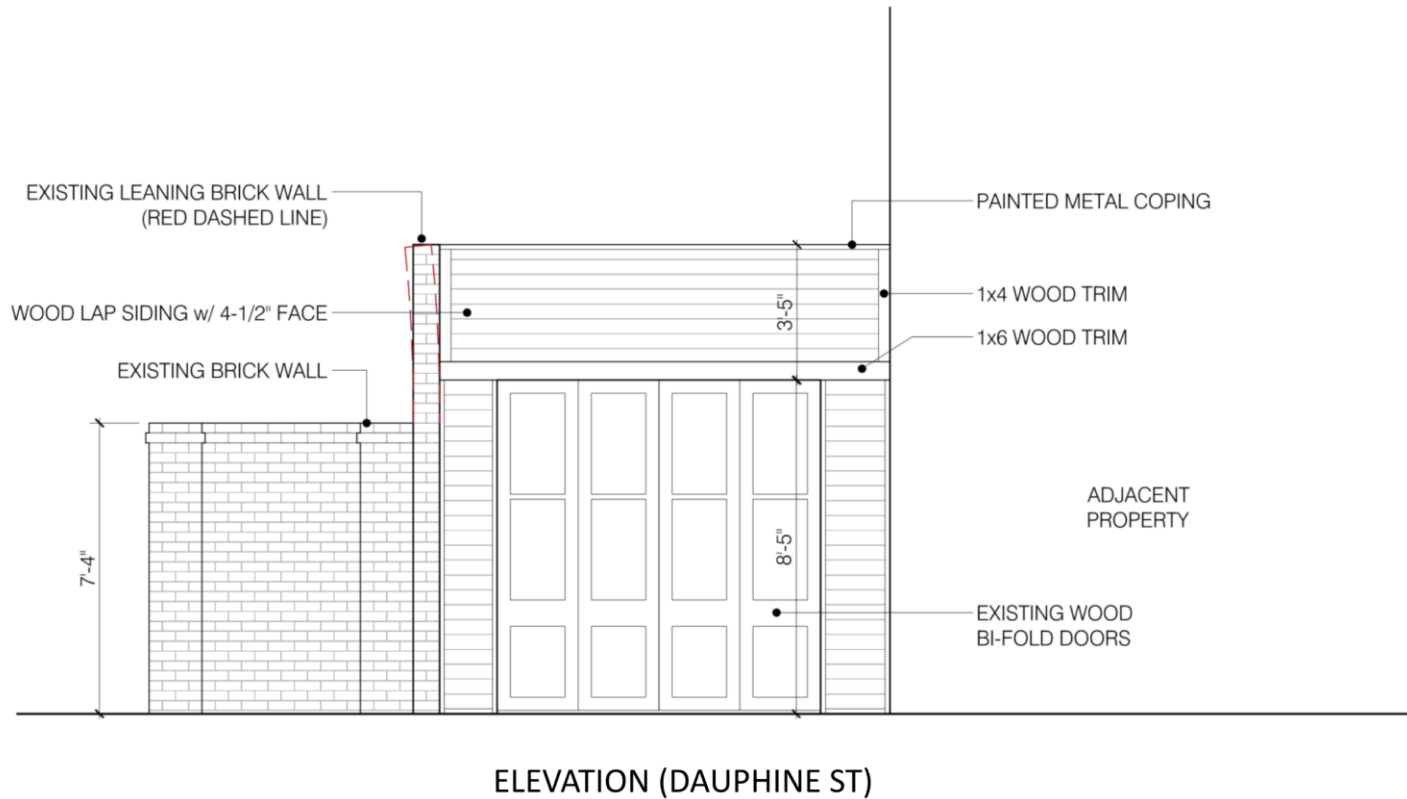
VCC Architectural Committee

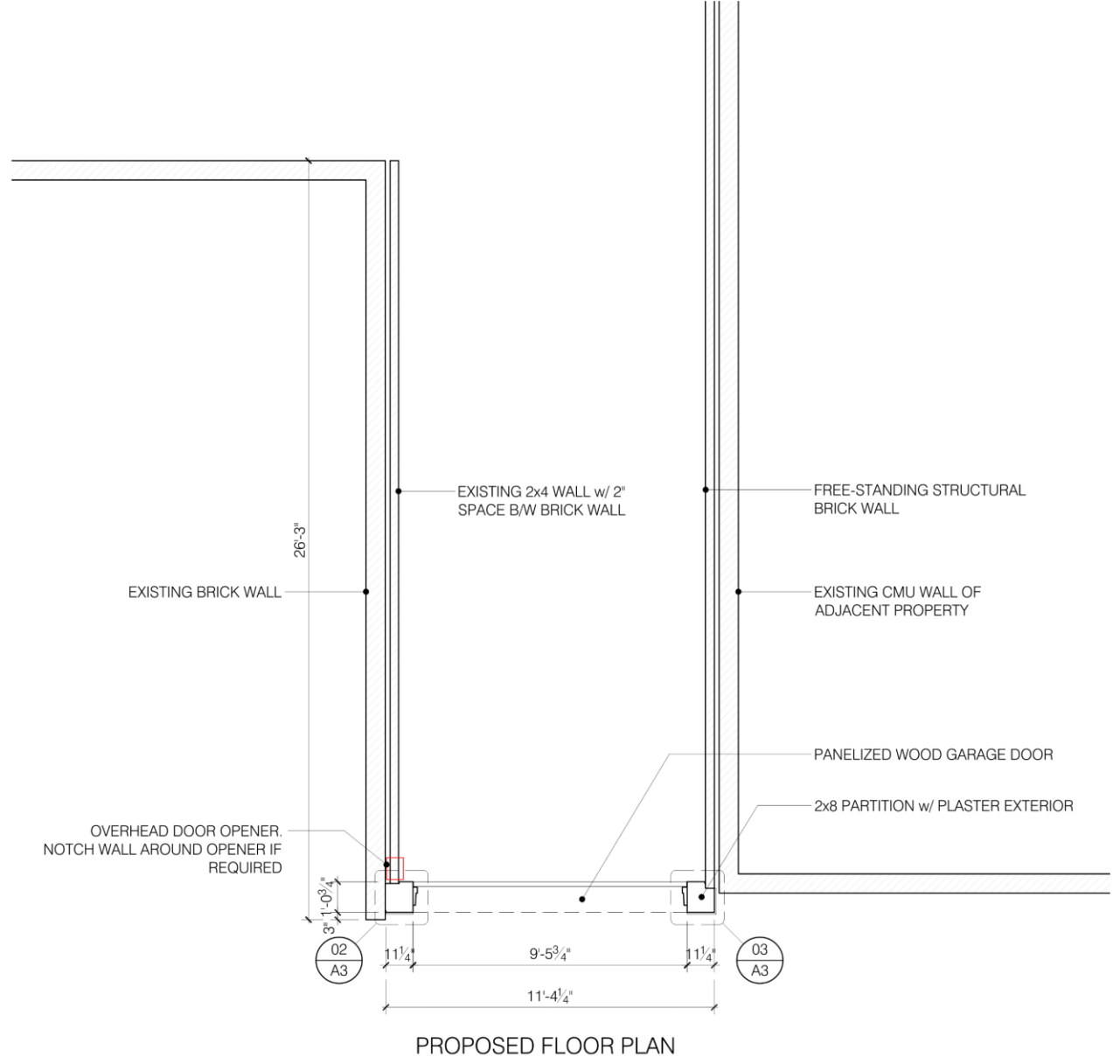
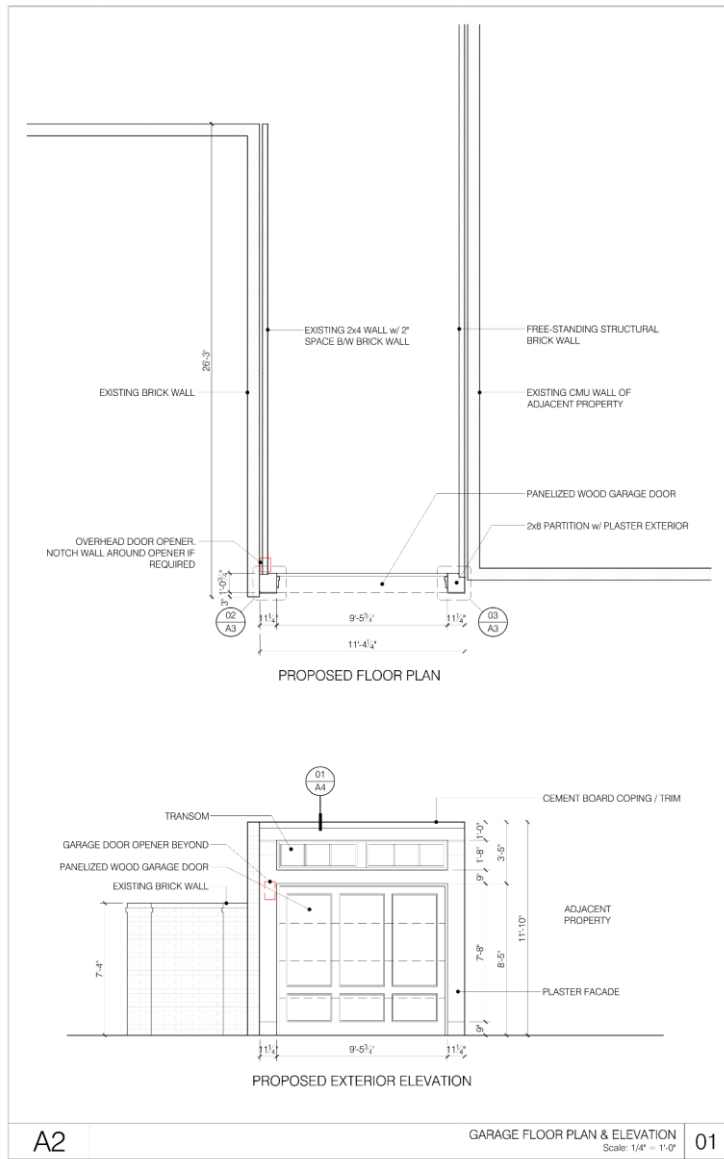
April 28, 2026

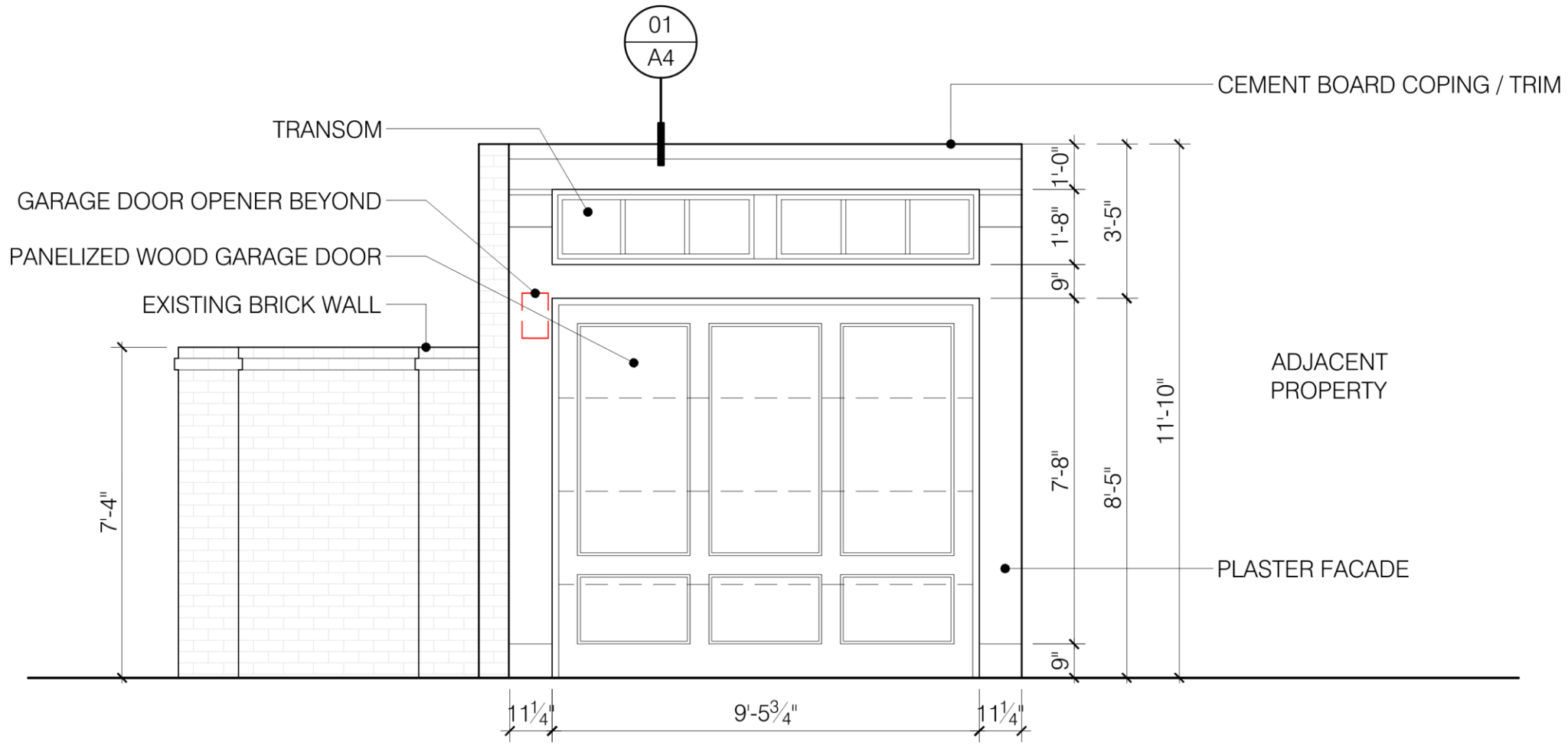




GARAGE FLOOR PLAN & ELEVATION  
Scale: 1/4" = 1'-0"

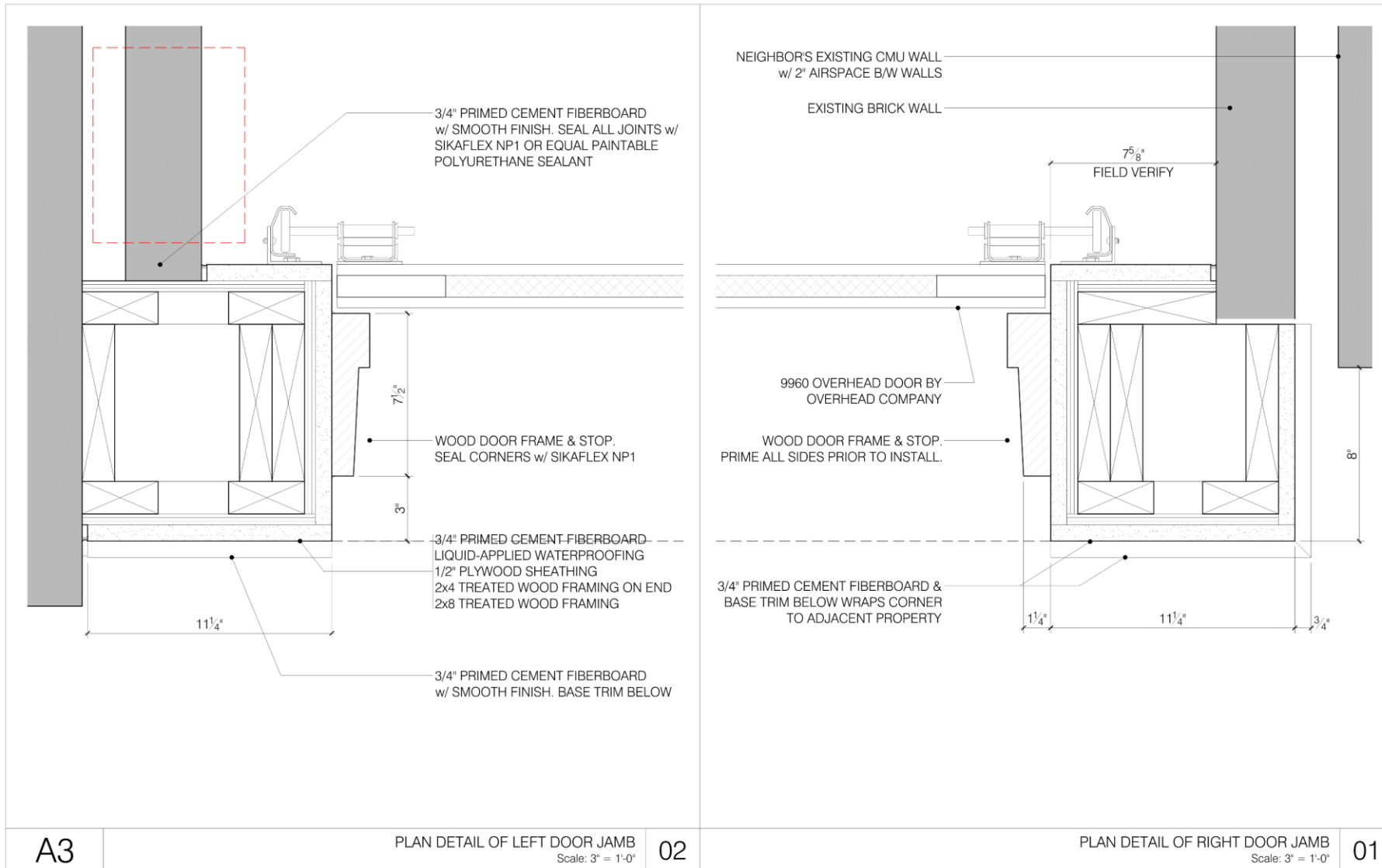


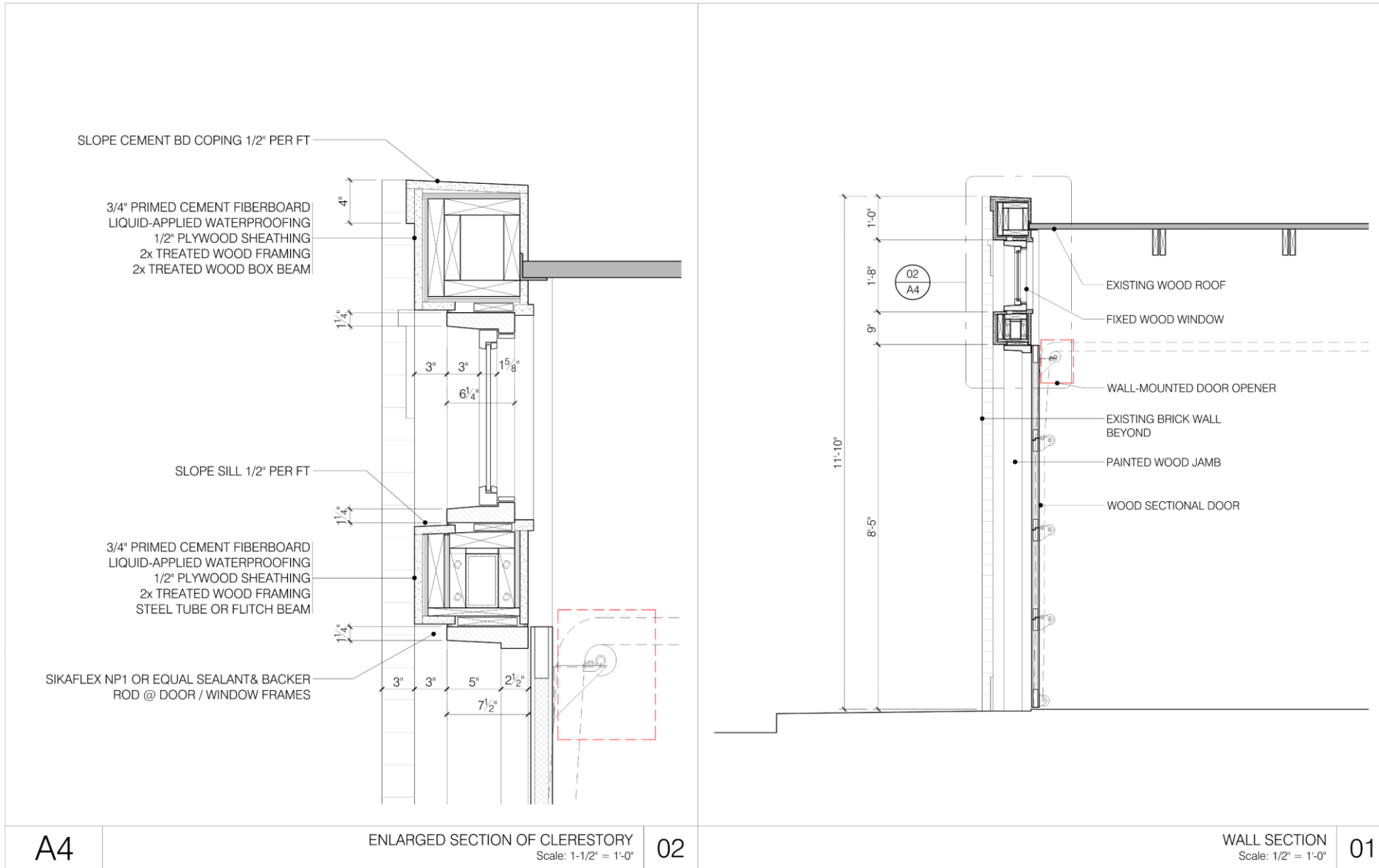


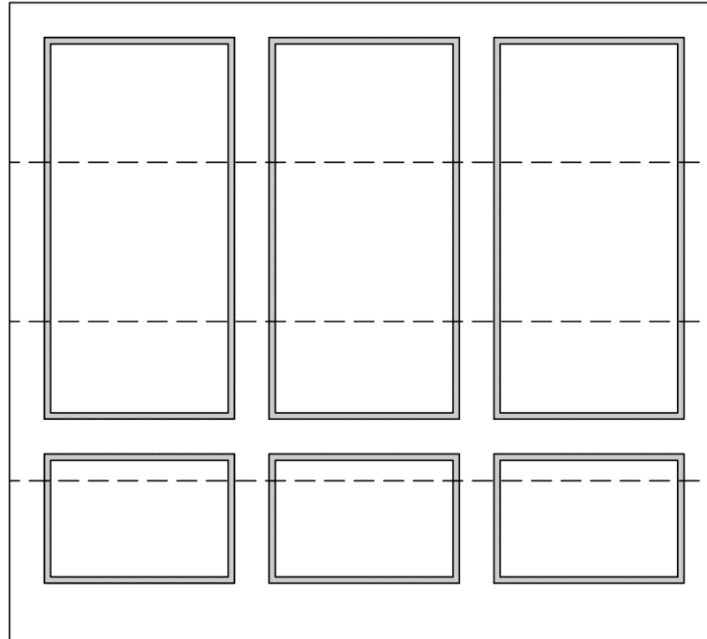


PROPOSED EXTERIOR ELEVATION









DOOR MODEL 9960	DOOR WIDTH 9'-4.5"	DOOR HEIGHT 8'-5"	SECTIONS 4	PANELS 3	LITES	DIVIDERS
GLAZING TYPE	TOP SECTION DESIGN SQUARE SOLID TOP	EXT SIDING MATERIAL 3/8" SMOOTH MDO PLYWOOD	QUOTE NUMBER 3609044			
TRIM MATERIAL / EDGE DETAIL HEMLOCK - OGEE	FINISH (BY OTHERS) PRIMED	SMOOTH OR ROUGH OUT ON ALL SMOOTH	DWG NO WW0326023	DATE 3/10/2026		
			SHEET 1	DRAWN BY DC		



Models:  
9020H  
9020H-B  
9120H  
9120H-B

# Infinity® 2000

## GARAGE DOOR OPENERS



### Quiet, Powerful and Compact Wall Mount Opener

- Space saving wall mount design clears up ceiling space in your garage by attaching directly to the garage door's spring tube. Ideal for garages with beam obstructions
- Built with design flexibility in mind, choose to have your opener with or without integrated Wi-Fi or battery backup
- Durable performance with a 24V DC motor operates most residential sectional doors up to 14 ft high and weighing up to 850 lbs.
- Bright LED light fixture included
- Wireless Wall Console with up to 30 seconds delay feature comes standard
- OHD Anywhere® compatible models work with leading smart home and delivery platforms such as Amazon Alexa and Google Home®

The Genuine. The Original.



### Standard Features and Benefits

#### DC Power

DC motor operates with variable speeds for soft start and stop; providing smooth, quiet operation and less wear and tear on your garage door.

#### CodeDodger® Access Security System

Selects a code from billions of combinations each time a remote, wireless keypad or wireless wall console is used. Helps prevent piracy of the radio signal for the utmost in security.

#### Easy Programming

Quick, simple limit setting for faster installation.

#### Patented Auto Seek Dual Frequency Technology

The opener listens for both the 315 or 390 MHz frequency emitted by the remote, wireless keypad or wireless wall console, allowing reliable operation and reducing frequency interference.

#### Safe-T-Pulse® System

Patent-pending system that provides internal tension monitoring of door cables with an electronic pulse during the downward door travel. If it detects slack or unspooled cables, the system will stop unsafe operation. Internal slack cable detection cannot be bypassed or improperly aligned like external slack cable detection methods.

#### Safe-T-Beam® Non-Contact Reversing System

When objects pass through the infrared beam, the door automatically stops closing and then reverses.

#### Wireless Wall Console

No wiring required for installation. Features a delay button for up to 30 seconds before door movement begins. Optional blue pulsing light makes it easy to see in the dark.

#### Lighting System

Bright LED light fixture provides light with the flexibility to place fixture anywhere in the garage. The lighting fixture must be installed to operate door with OHD Anywhere® app.

#### Door Lock

Ensures door cannot be opened from the outside without first pulling release handle from inside.

#### 6' Power Cord

#### Compatible with both HomeLink® and Car2U® Systems

Works with current and all previous versions. No additional external repeater kit or compatibility bridge needed.



#### Models 9120H/9120H-B

#### Smart Garage Door Opener Integrated with OHD Anywhere®

Remotely monitor and control your sectional garage door from almost anywhere with your smart device.\* Compatible with most iOS and Android mobile devices.

- Ability to monitor the door position (open or closed) and any change to the position
- Allows multiple user accounts to give others virtual access to your garage door
- Ability to know if an authorized user is operating the door with the OHD Anywhere® app
- Time-based features allow you to schedule door operation
- Maintains access history report for each opener
- The OHD Anywhere® app allows control of multiple OHD Anywhere® Wi-Fi integrated garage door openers
- See website for complete list of smart home partners

#### Models 9020H-B/9120H-B

#### Battery Backup Included

The Overhead Door® Battery Backup unit provides peace-of-mind, allowing opening and closing of door during a limited power outage.

\* OHD Anywhere® is designed for sectional garage doors only and should not be used on one-piece garage doors.



#### California Residents:

This opener has the option to add Battery Backup. As required by California State Law SB-969, all newly installed openers must have battery backup as of 07/01/2019. To order this opener with battery backup, refer to Model 9120H-B or 9020H-B. For more information visit [overheaddoor.com](http://overheaddoor.com) or ask your Overhead Door™ Distributor.

### Standard Equipment and Warranty



\* Limited, non-transferable warranty. See Operation and Maintenance Manual for details.



### Convenience Options

**Digital Wireless Keypad**

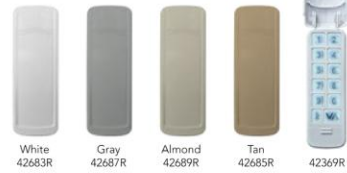
Lighted keypad features a flip up cover and lets you control up to six garage door openers.

**Alternate Mounting Kit**

Chain and sprocket coupling kit allows the Wall Mount opener installed above or below the door shaft in applications with obstructions.

**Power Extension Kit**

Allows installation and full power up to 30 feet from opener when there is not a power outlet within 5½ feet.



**Universal Series Products**

Compatible with the most popular garage door openers in the industry. Consolidate to a single remote, keypad or wall console to control additional products from one single device.

- Universal 4-Button Remote
- Universal Keypad
- Universal Wireless Wall Console



### Opener Option Comparison

	MODEL 9020H	MODEL 9020H-B	MODEL 9120H	MODEL 9120H-B
OHD Anywhere®	Optional accessory	Optional accessory	Integrated	Integrated
Battery Backup	Optional	Standard	Optional	Standard

### Distributor Services

**Installation**

Selection of an Overhead Door™ garage door system includes expert installation and service from our professional network of over 400 distributors.

**Routine Maintenance**

Let your Overhead Door™ Distributor ensure that your garage door system operates at peak performance year in and year out. Ask about routine system tune-ups and other professional services offered.



**It's Time for a Dream Makeover**

Let us help you create the perfect look for your home with DoorDreamer®, a visualizer tool to get you started on making that dream a reality!



### Look for the Red Ribbon™

It's your guarantee that you're getting the best, from the brand that's been setting the standard for over a century.



Impression Fiberglass Collection, Model 7800, Vertical Long panel, Natural Oak finish, 6 Window Square

### The Genuine. The Original.

Since 1921, Overhead Door™ Brand has not only raised the standards of excellence for the garage door industry – we've created them. We pioneered the first sectional garage door and the first electric garage door opener, setting the bar for innovation and quality. Today, with a network of over 400 trusted Distributors, we continue to lead the way with cutting-edge solutions and unmatched service. When you choose Overhead Door™ Brand, you're choosing over 100 years of expertise, legacy, and trust.

SOLD AND DISTRIBUTED BY:

The Genuine. The Original.



2501 S. State Hwy. 121 Bus., Suite 200, Lewisville, TX 75067  
 1-800-929-DOOR • sales@overheaddoor.com  
 overheaddoor.com



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**DRAGAN SEGVIC LLC**

2316 Joseph st. 70115  
 New Orleans

**ESTIMATE/CONTRACT**

Commercial License # 58890  
 Residential License # 886579  
 Residential Pool License # 886579  
[ddragan1964@gmail.com](mailto:ddragan1964@gmail.com)  
 # 504-457-9151

2/4/2026

905 Governor Nicholls  
 New Orleans  
 Heidi & Daniel Raines

ITEM	WORK COMPLETED BELOW	ESTIMATED COST	PREVIOUSLY PAID	REMAINING BALANCE	DUE THIS INVOICE
1	fabricated and install panelized wooden garage door per drawing	\$ 5,400.00			
2	Framing new garage wall with plaster façade.	\$ 7,200.00			
		\$ 12,600.00			

To: **Dragan Segvic**  
 905 Gov Nicholls

Issued: Wednesday, March 11, 2026  
 Expiration: Wednesday, April 1, 2026  
 Sales Contact: Brian Carbo  
 Office: 504-822-0345 Cell: 504-343-0566  
 Email: brian.carbo@ohdno.com  
 Reference: New Wood Door-905 Gov Nicholls

Attn:  
 Phone: Cell: 504-457-9151  
 Fax:  
 Email

Qty	Description	Price	Total
-----	-------------	-------	-------

**New Custom Wood Door Install**

Scope of work:  
 -Furnish and install new OHD Custom Wood Door (9'4-1/2" x 8'5") with Infinity Side Mount operator (attached drawing to be approved)  
 -Operator to include two remotes and one wireless keypad to be mounted exterior of the building  
 -Verify proper operation of all components

1 **Traditional Wood Garage Door Model 9'4-1/2" x 8'5"**  
 Custom Wood Door per Customer's Drawings  
 with Lift Clearance Track

1 **Overhead Door Infinity 2000 Side Mount Opener**  
 The Infinity™ 2000 is a quiet, powerful and compact wall-mount opener with OHD Anywhere® Wi-Fi and battery backup capabilities. Its unique side-mounted position is perfect for garages where the headroom is limited or space is constrained. The 24V DC motor

\*Proposal includes labor, materials, freight, and taxes.

\*\*\*Special instructions and warrant given for wood door prep- to be completed by others.

\*\*\*Offloading to be completed by GC on site

Section Total: \$ 13,997.78

**Total Project Including Taxes if Applicable \$ 13,997.78**





905 Governor Nicholls (precedent at 919-23 Barracks)

VCC Architectural Committee

April 28, 2026



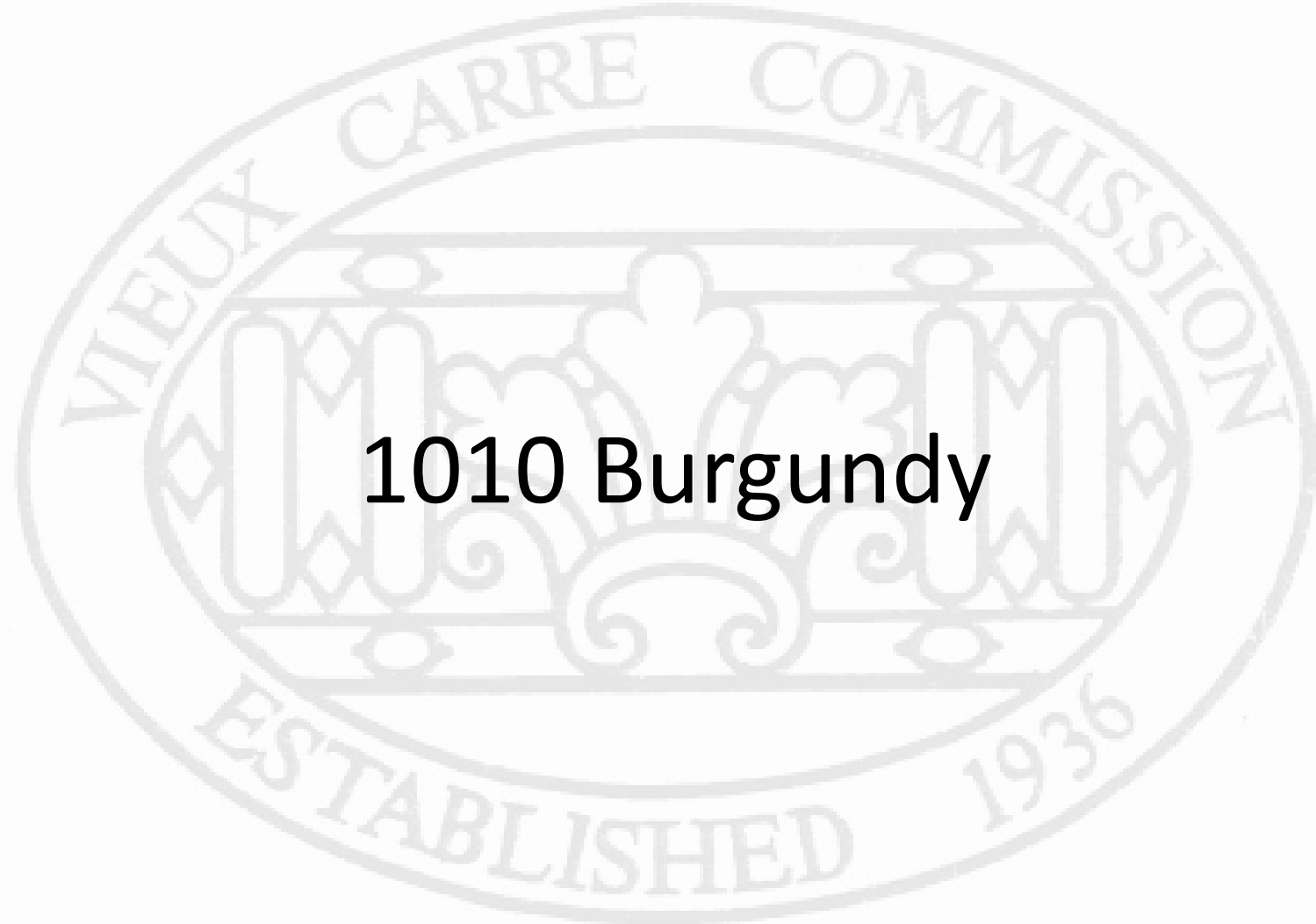


905 Governor Nicholls (precedent at 919-23 Barracks)

VCC Architectural Committee

April 28, 2026





# 1010 Burgundy

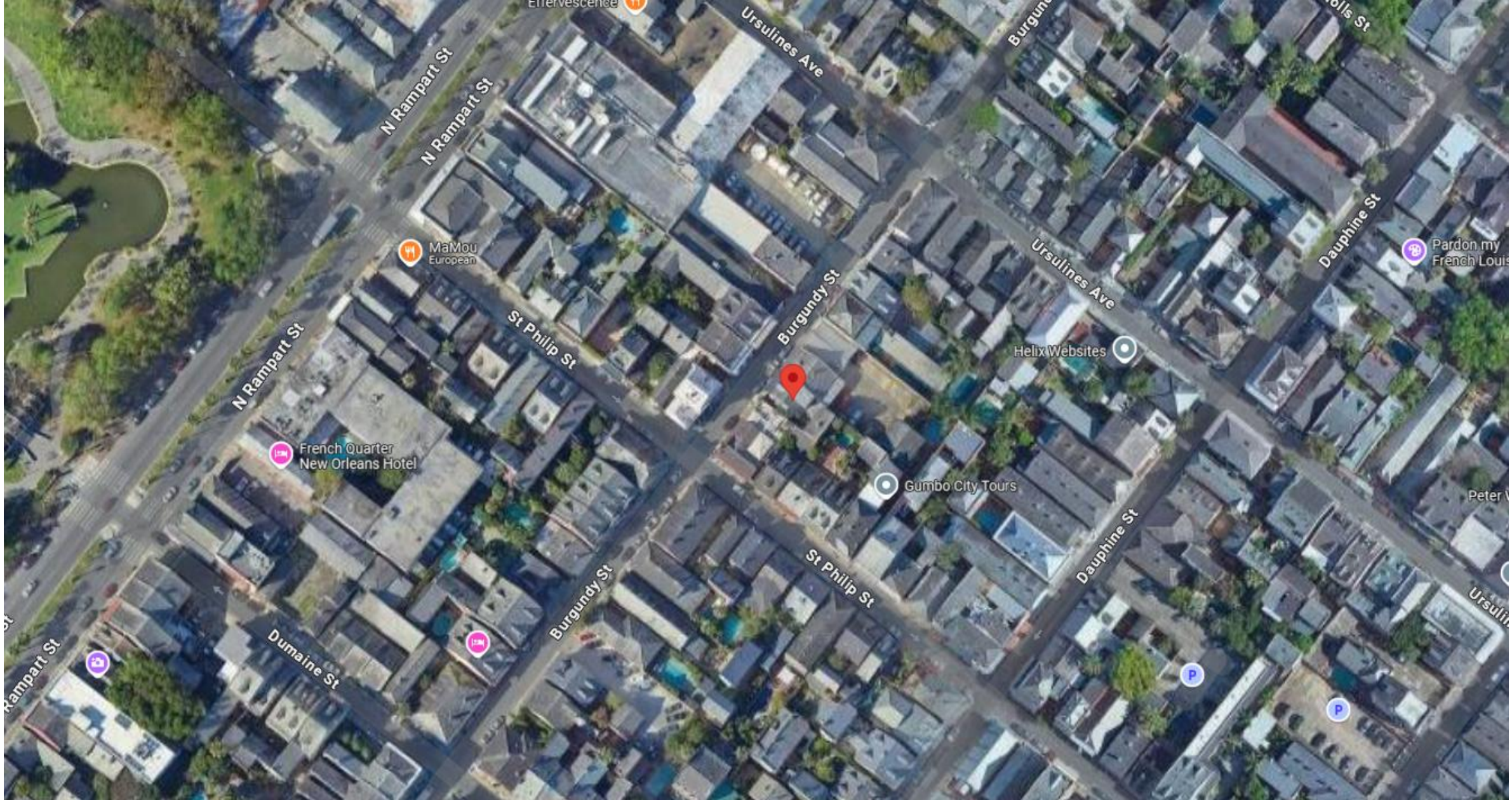


1010 Burgundy

VCC Architectural Committee

April 28, 2026





1010 Burgundy

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April 28, 2026





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April 28, 2026





1010 Burgundy – ca. 1940s – 50s

VCC Architectural Committee

April 28, 2026





1010 Burgundy – 1963

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April 28, 2026





1010 Burgundy

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April 28, 2026





1010 Burgundy – 2016

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1010 Burgundy





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April 28, 2026



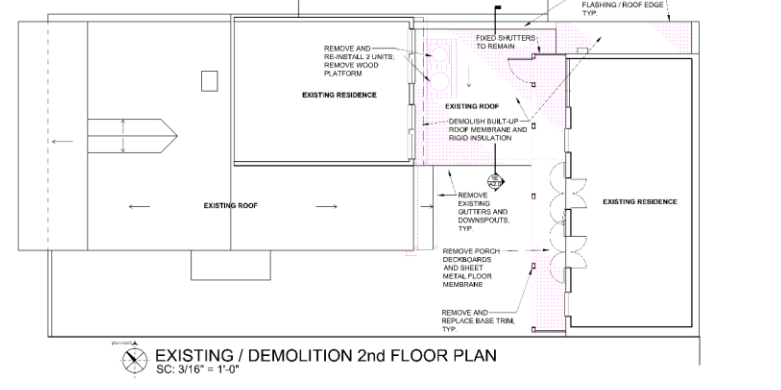
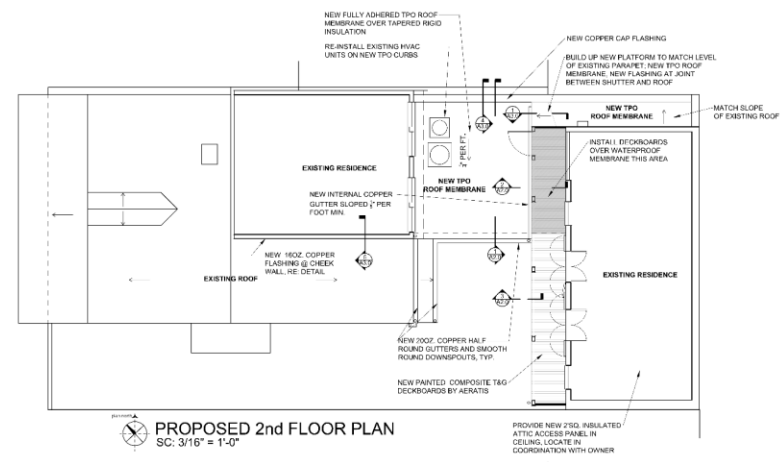
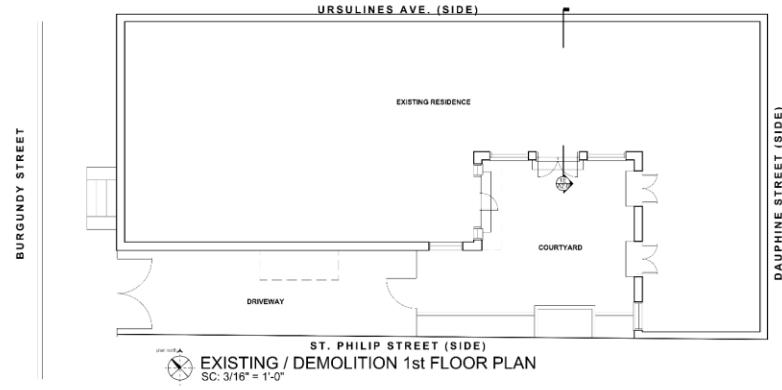
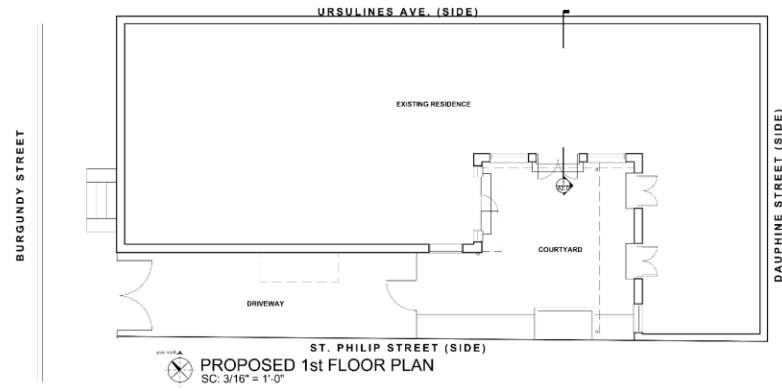


1010 Burgundy

VCC Architectural Committee

April 28, 2026





RENOVATION OF RESIDENCE AT 1010 Burgundy Street New Orleans, Louisiana 70116	 <b>LKHarmou Architects</b> A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans, Louisiana 70124 504.485.5870 harmou@lkharmouarchitects.com	L.S. 2020 VCC APPL.
		<b>A1.0</b> LKH #0826

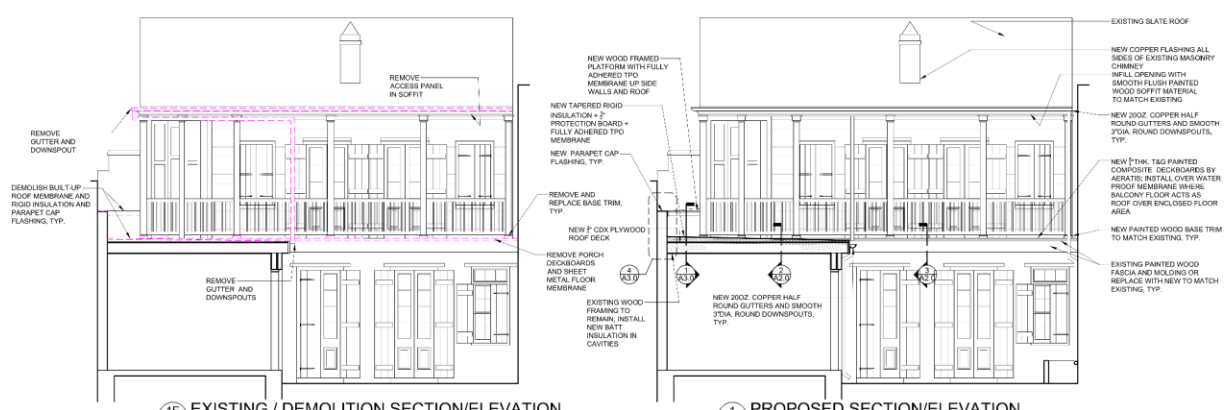
ARCH expand D (24.00 x 36.00 inches)

1010 Burgundy

VCC Architectural Committee

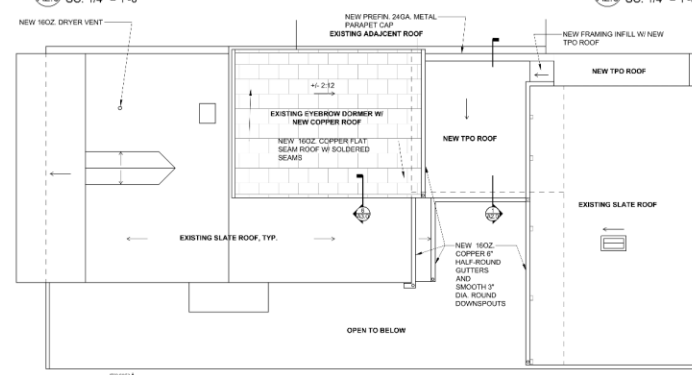
April 28, 2026



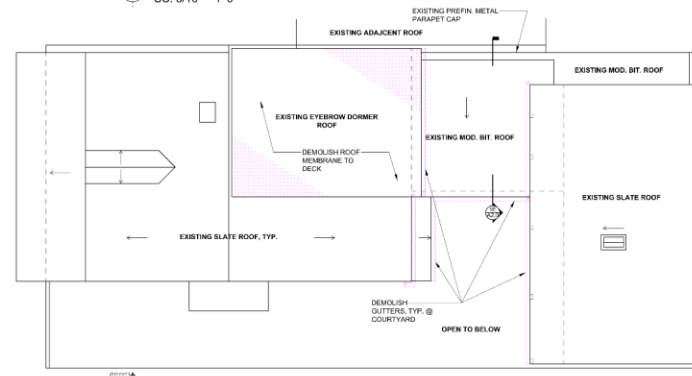


1E EXISTING / DEMOLITION SECTION/ELEVATION  
SC: 1/4" = 1'-0"

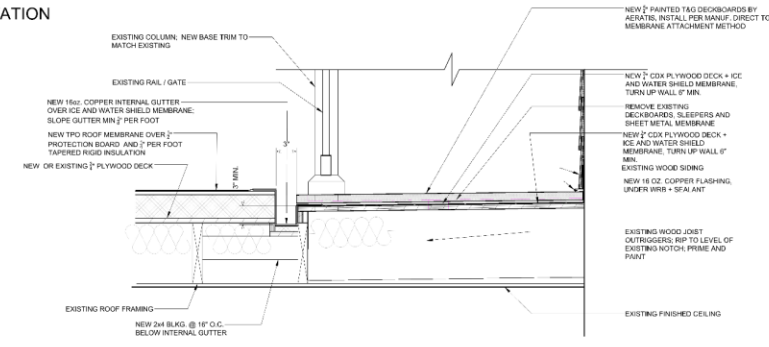
1 PROPOSED SECTION/ELEVATION  
SC: 1/4" = 1'-0"



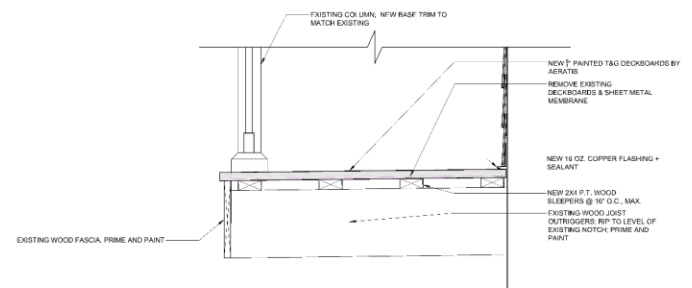
PROPOSED ROOF PLAN  
SC: 3/16" = 1'-0"



EXISTING / DEMOLITION ROOF PLAN  
SC: 3/16" = 1'-0"



2 DETAIL AT NEW INTERNAL GUTTER  
SC: 1-1/2" = 1'-0"

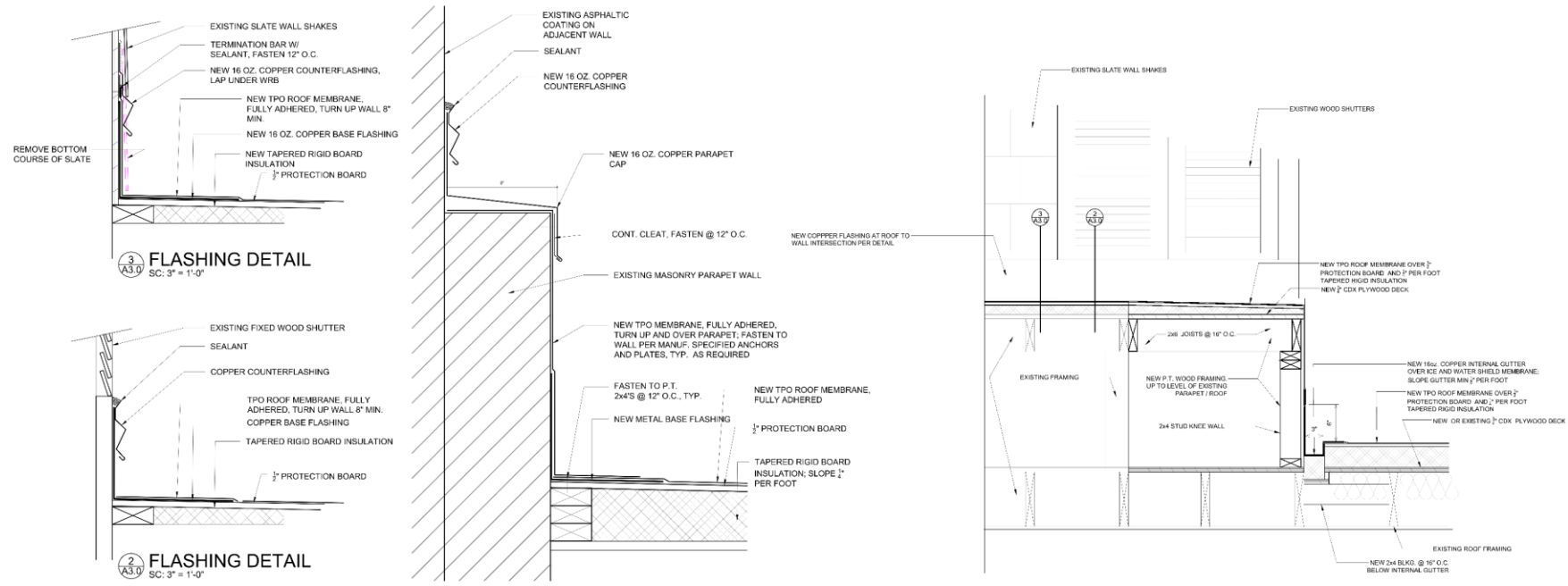


3 DETAIL AT TYP. BALCONY  
SC: 1-1/2" = 1'-0"

RENOVATION OF RESIDENCE AT 1010 Burgundy Street New Orleans, Louisiana 70116	 <b>LKHarmou Architects</b> A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans, Louisiana 70124 504.485.5870 harmou@lkharmouarchitecte.com	L.S. 2020 VCC APPL.
		A2.0 LKH #0826

ARCH expand D (24.00 x 36.00 inches)



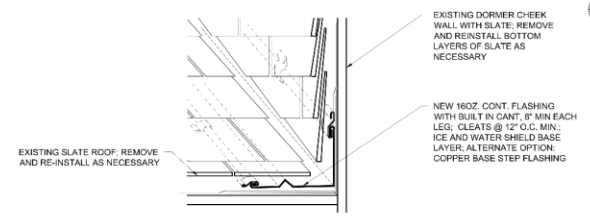


3  
A3.0  
FLASHING DETAIL  
SC: 3" = 1'-0"

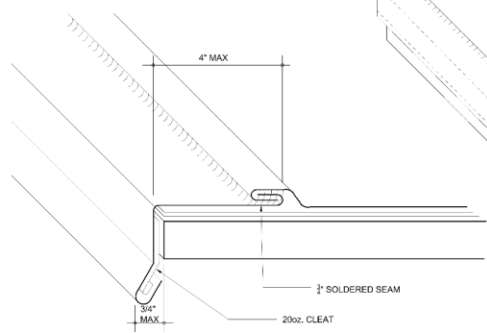
2  
A3.0  
FLASHING DETAIL  
SC: 3" = 1'-0"

4  
A3.0  
PARAPET DETAIL  
SC: 3" = 1'-0"

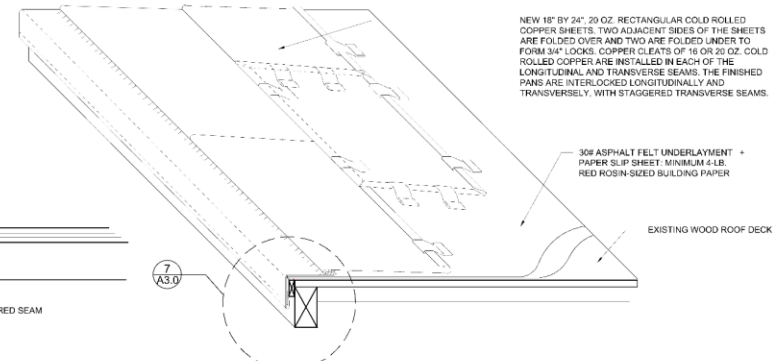
1  
A3.0  
DETAIL AT NEW FRAMED ROOF  
SC: 1-1/2" = 1'-0"



5  
A3.0  
DETAIL AT DORMER FLASHING  
NO SCALE



7  
A3.0  
EDGE DETAIL  
NO SCALE

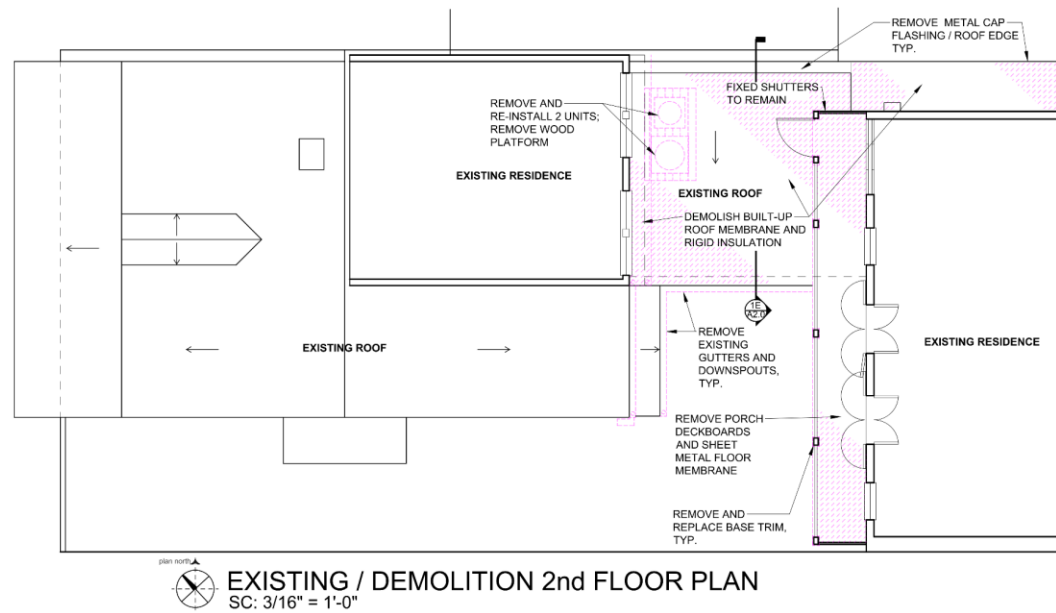
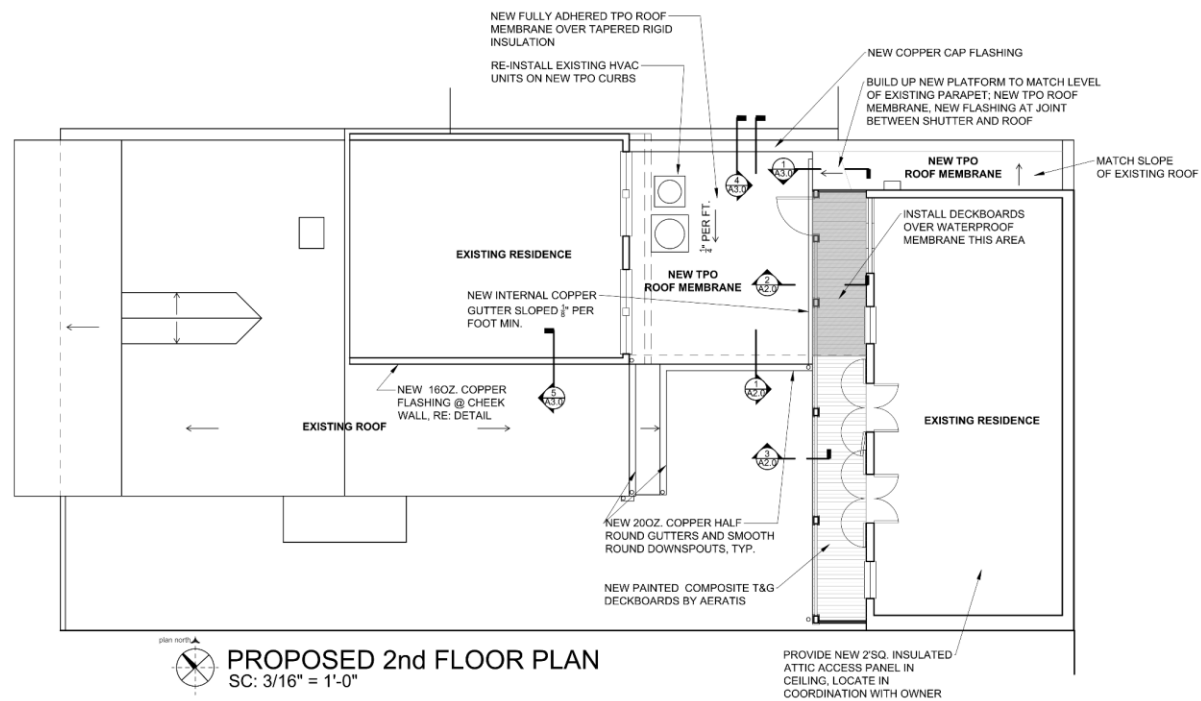


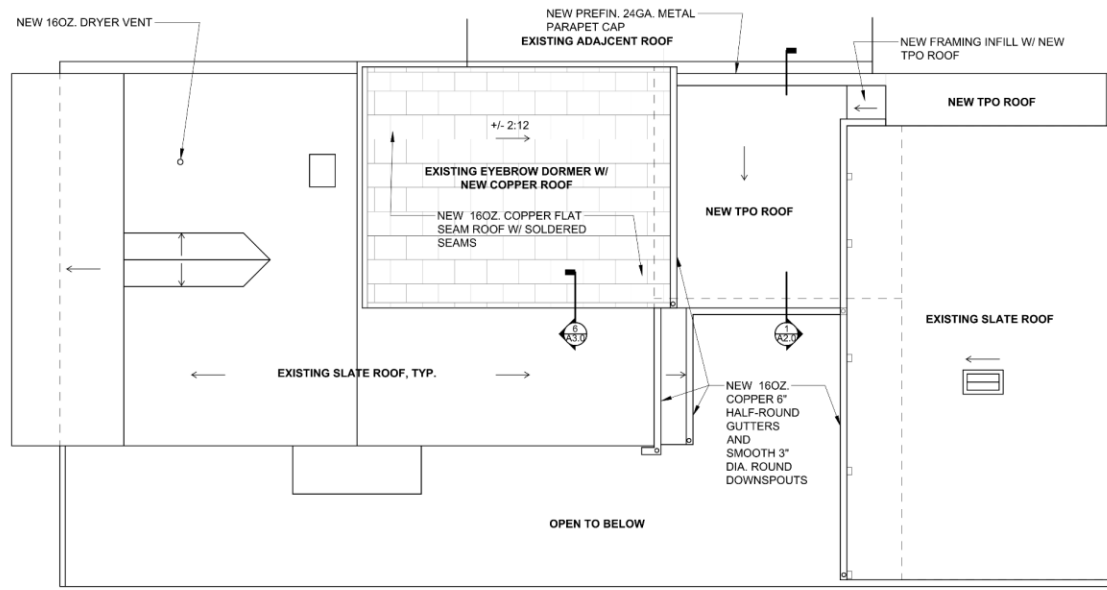
6  
A3.0  
NEW COPPER ROOF @ EYEBROW DORMER  
NO SCALE

RENOVATION OF RESIDENCE AT 1010 Burgundy Street New Orleans, Louisiana 70116	 <b>LKHarmont Architects</b> A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans, Louisiana 70124 504.485.5870 harmont@lkharmontarchitecte.com	4.8.2020 VCC APRIL
		A3.0 LKH #0826

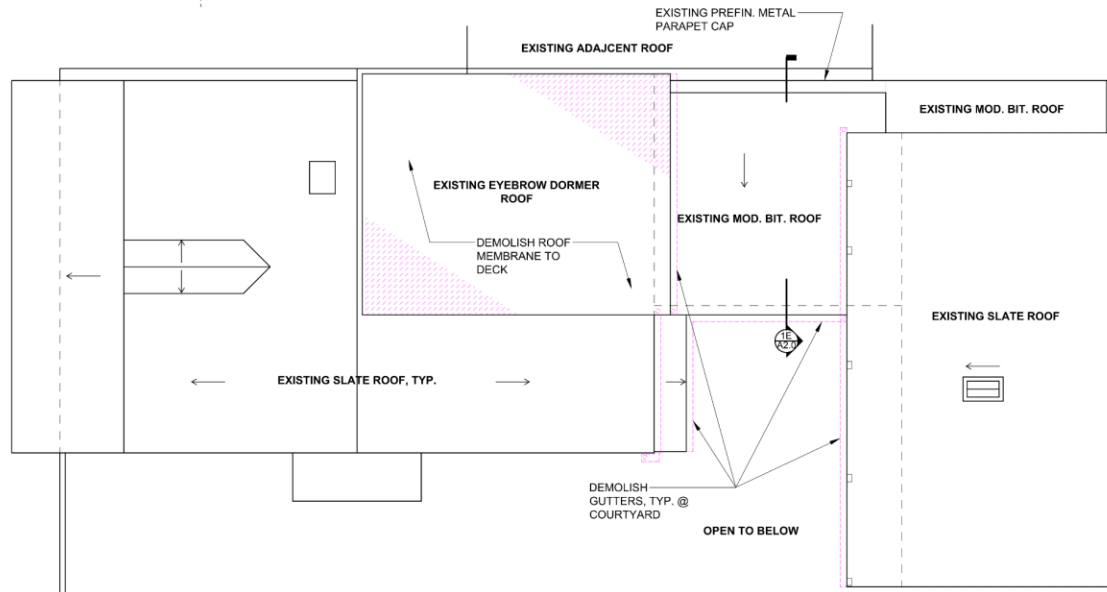
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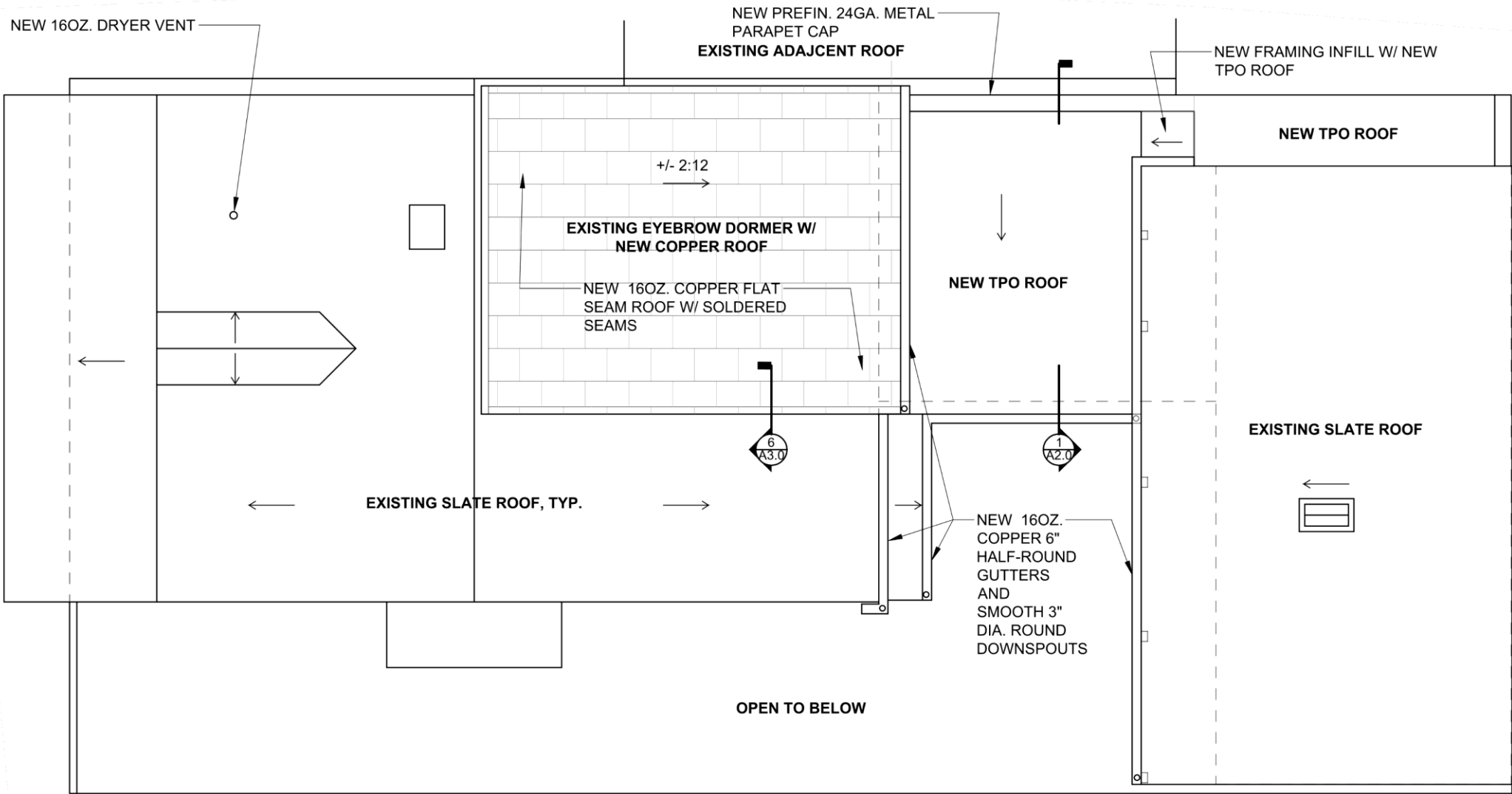


plan north  
**PROPOSED ROOF PLAN**  
SC: 3/16" = 1'-0"



plan north  
**EXISTING / DEMOLITION ROOF PLAN**  
SC: 3/16" = 1'-0"





**PROPOSED ROOF PLAN**  
 SC: 3/16" = 1'-0"





1E  
A2.0

EXISTING / DEMOLITION SECTION/ELEVATION

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



EXISTING SLATE ROOF

NEW COPPER FLASHING ALL SIDES OF EXISTING MASONRY CHIMNEY  
INFILL OPENING WITH SMOOTH FLUSH PAINTED WOOD SOFFIT MATERIAL TO MATCH EXISTING

NEW 200Z. COPPER HALF ROUND GUTTERS AND SMOOTH 3"DIA. ROUND DOWNSPOUTS, TYP.

NEW 5/8" THK. T&G PAINTED COMPOSITE DECKBOARDS BY AERATIS; INSTALL OVER WATER PROOF MEMBRANE WHERE BALCONY FLOOR ACTS AS ROOF OVER ENCLOSED FLOOR AREA

NEW PAINTED WOOD BASE TRIM TO MATCH EXISTING, TYP.

EXISTING PAINTED WOOD FASCIA AND MOLDING OR REPLACE WITH NEW TO MATCH EXISTING, TYP.

NEW WOOD FRAMED PLATFORM WITH FULLY ADHERED TPO MEMBRANE UP SIDE WALLS AND ROOF

NEW TAPERED RIGID INSULATION + 3/4" PROTECTION BOARD + FULLY ADHERED TPO MEMBRANE

NEW PARAPET CAP FLASHING, TYP.

NEW 3/4" CDX PLYWOOD ROOF DECK

4  
A3.0

1  
A3.0

2  
A2.0

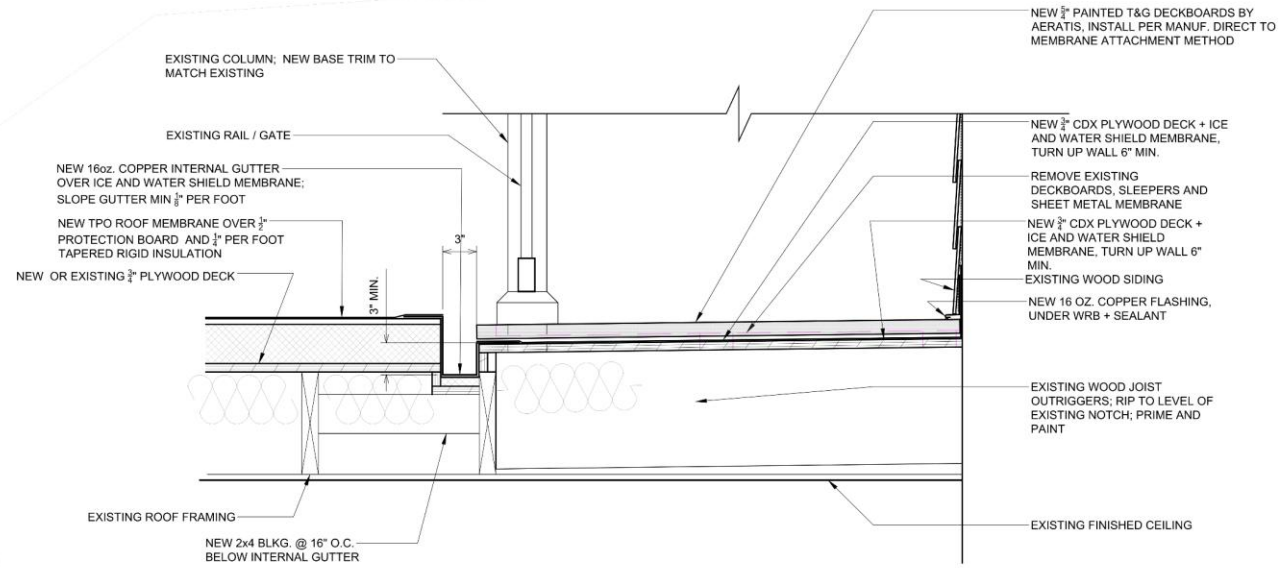
3  
A2.0

EXISTING WOOD FRAMING TO REMAIN; INSTALL NEW BATT INSULATION IN CAVITIES

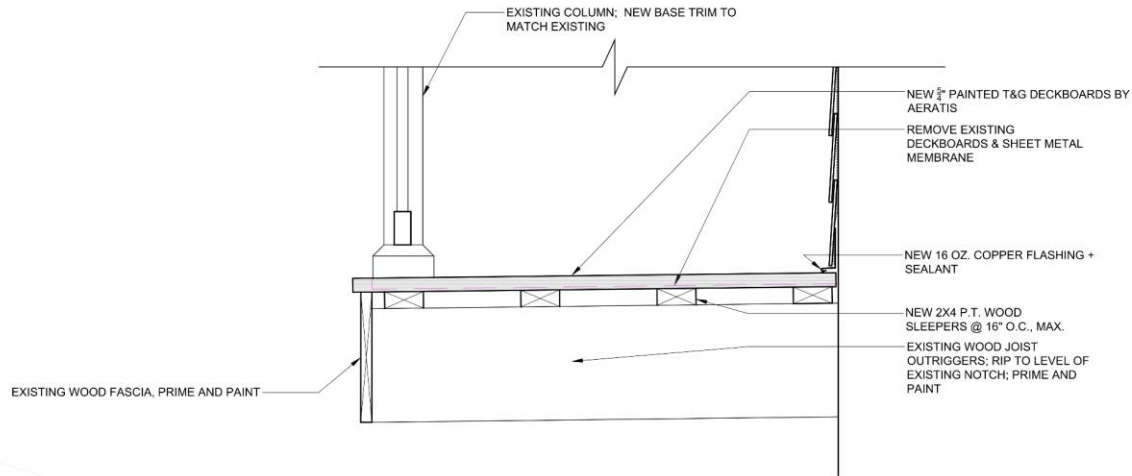
NEW 200Z. COPPER HALF ROUND GUTTERS AND SMOOTH 3"DIA. ROUND DOWNSPOUTS, TYP.

1  
A2.0 PROPOSED SECTION/ELEVATION  
SC: 1/4" = 1'-0"

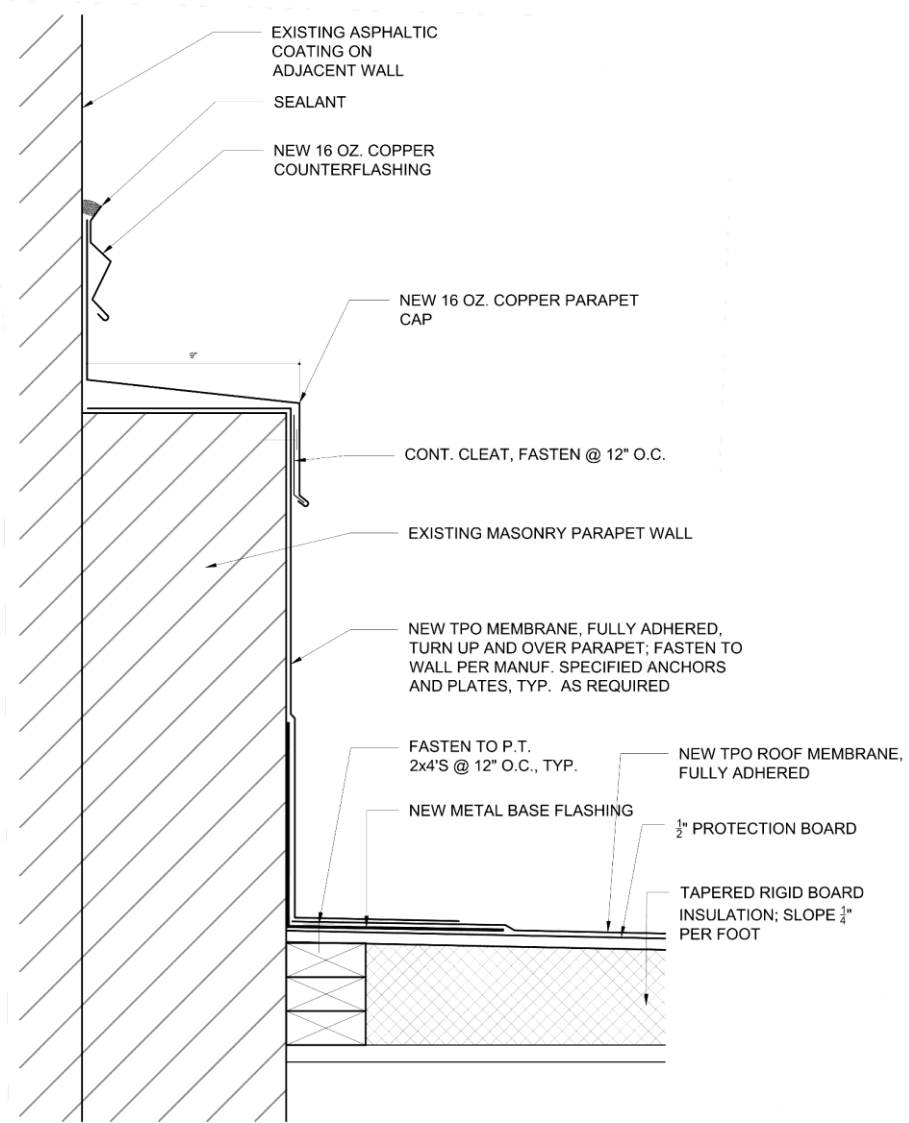




**2**  
A2.0  
**DETAIL AT NEW INTERNAL GUTTER**  
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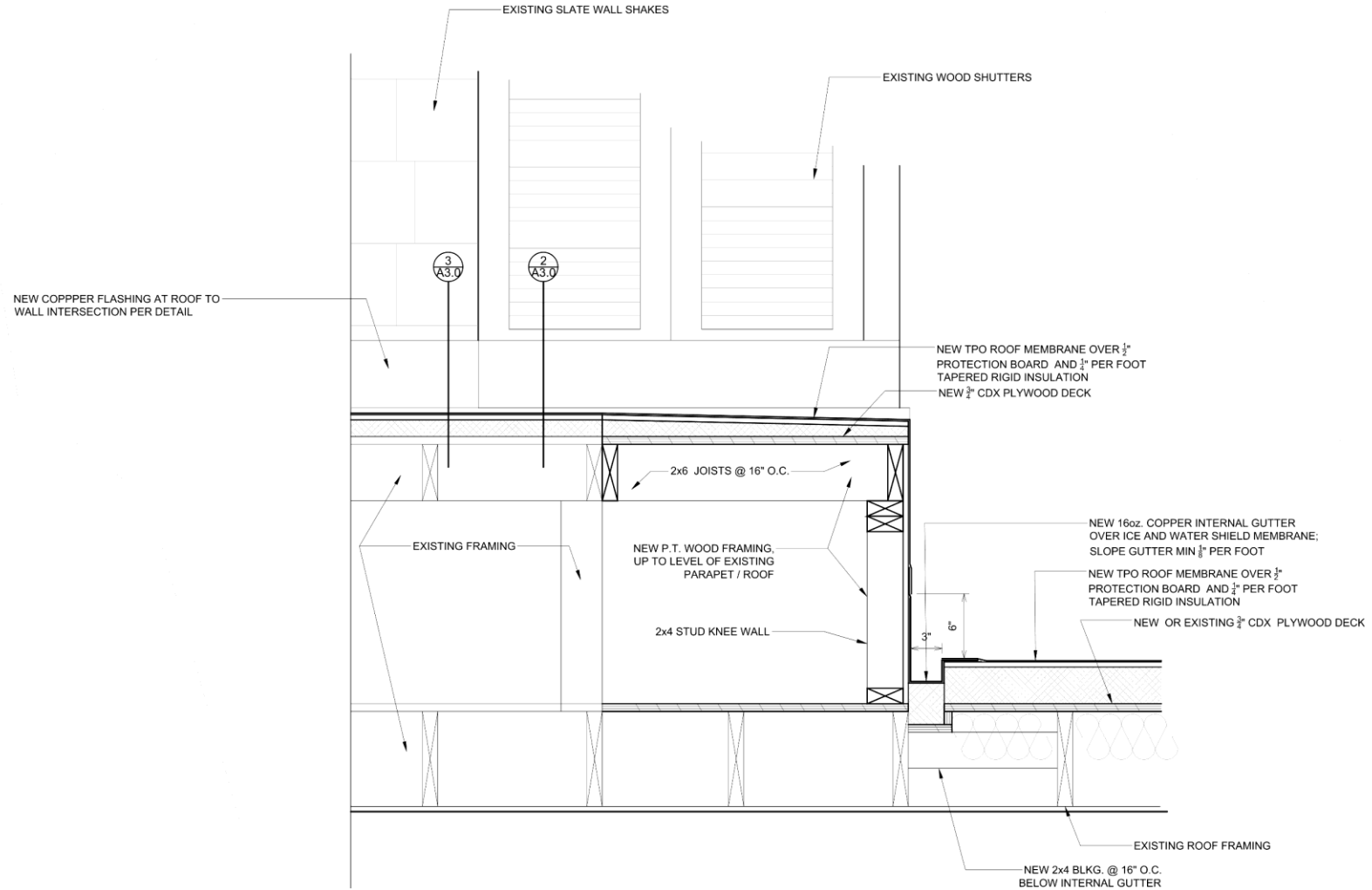


**3**  
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**DETAIL AT TYP. BALCONY**  
SC: 1-1/2" = 1'-0"

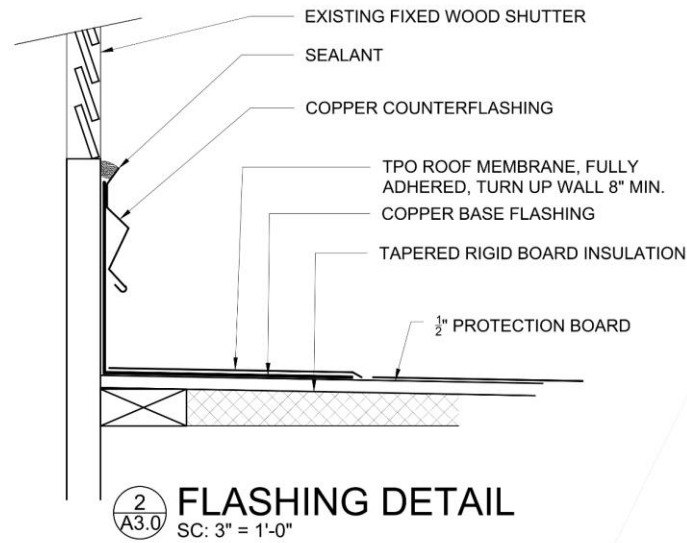
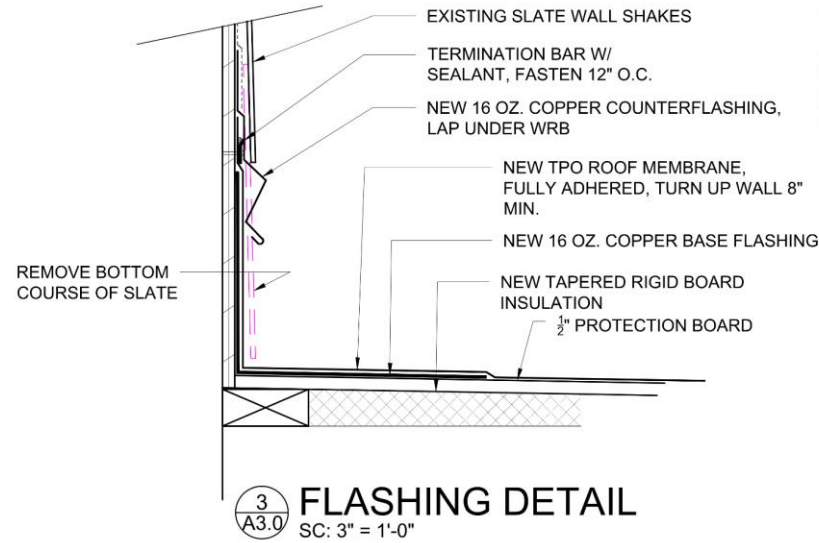


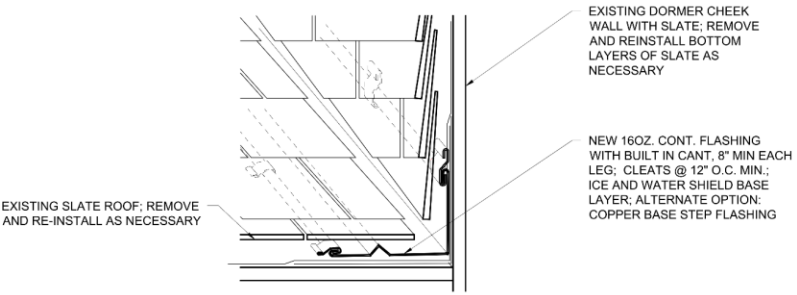
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A3.0 SC: 3" = 1'-0"



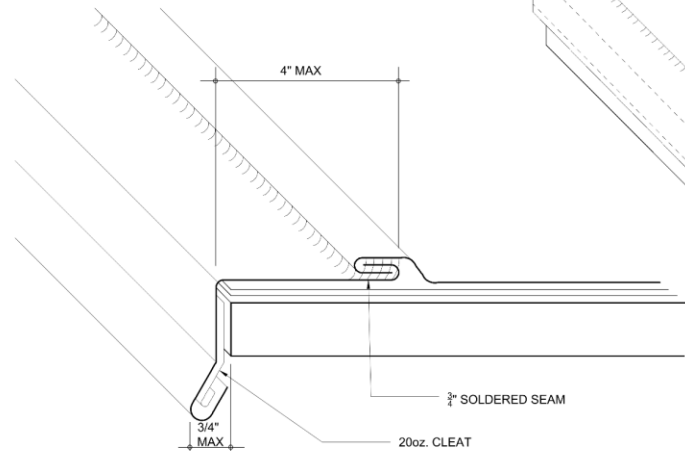


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A3.0  
DETAIL AT NEW FRAMED ROOF  
SC: 1-1/2" = 1'-0"

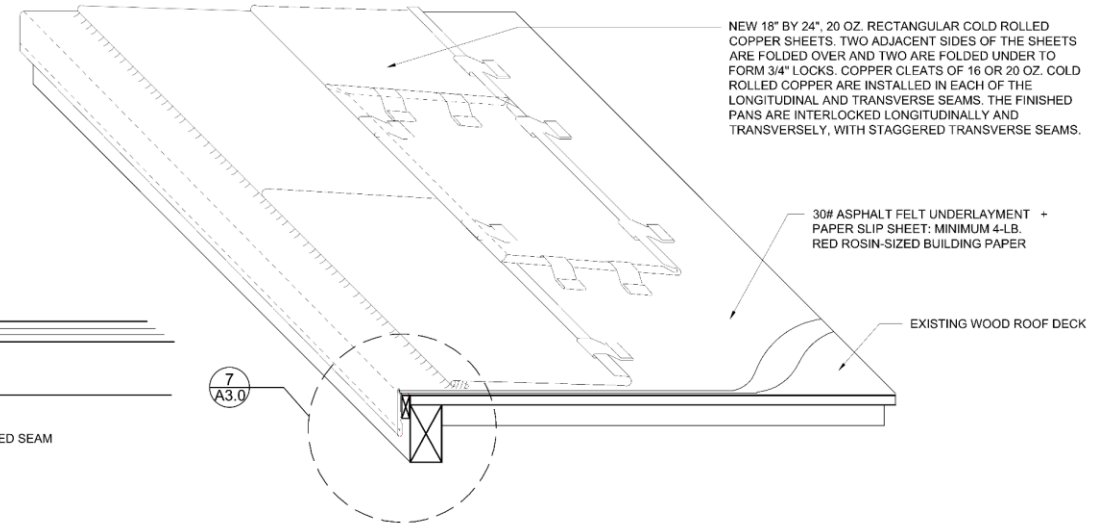




5  
A3.0  
DETAIL AT DORMER FLASHING  
NO SCALE



7  
A3.0  
EDGE DETAIL  
NO SCALE



6  
A3.0  
NEW COPPER ROOF @ EYEBROW DORMER  
NO SCALE



**240 Royal**

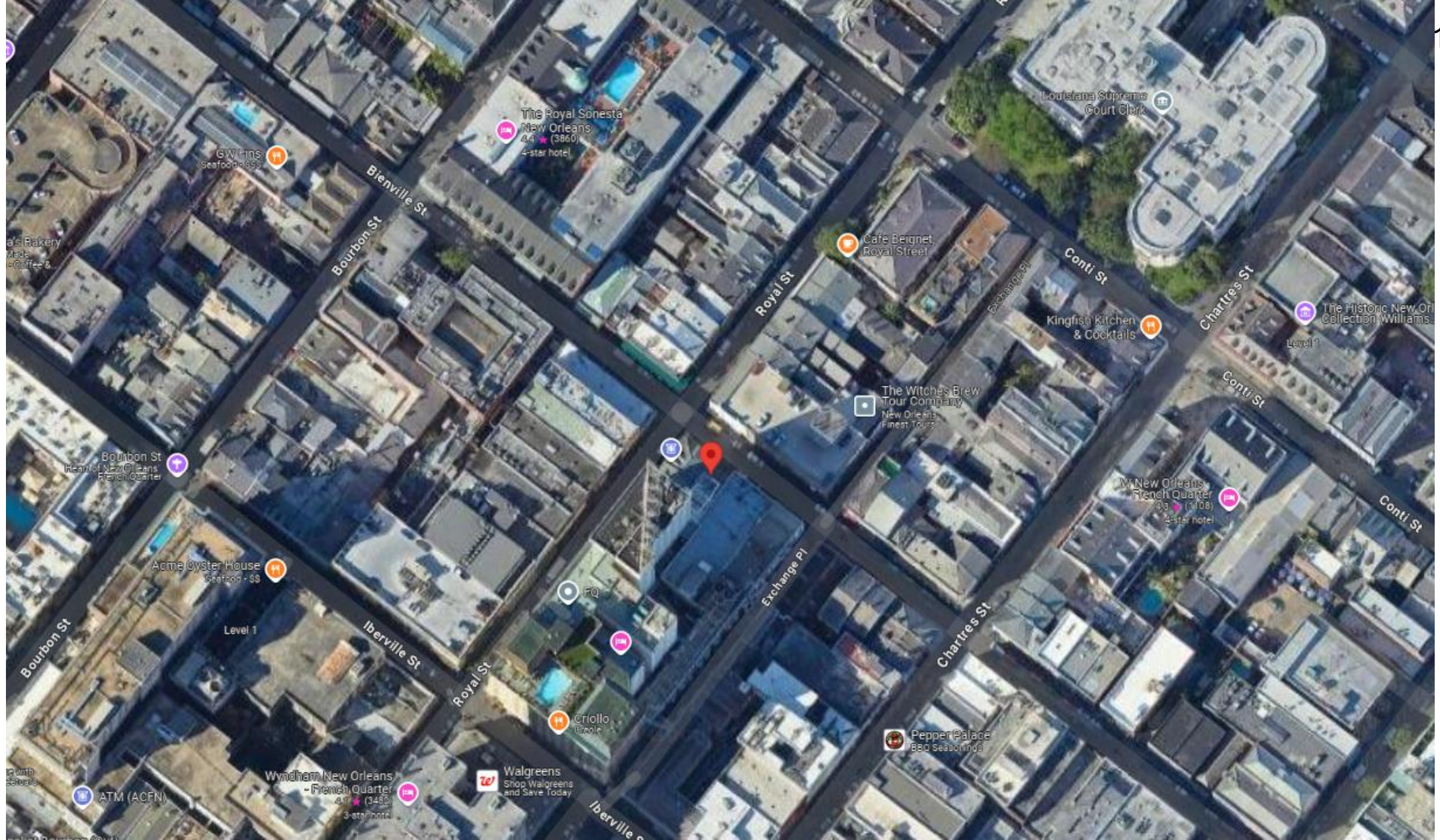


240 Royal

VCC Architectural Committee

April 28, 2026





240 Royal

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April 28, 2026



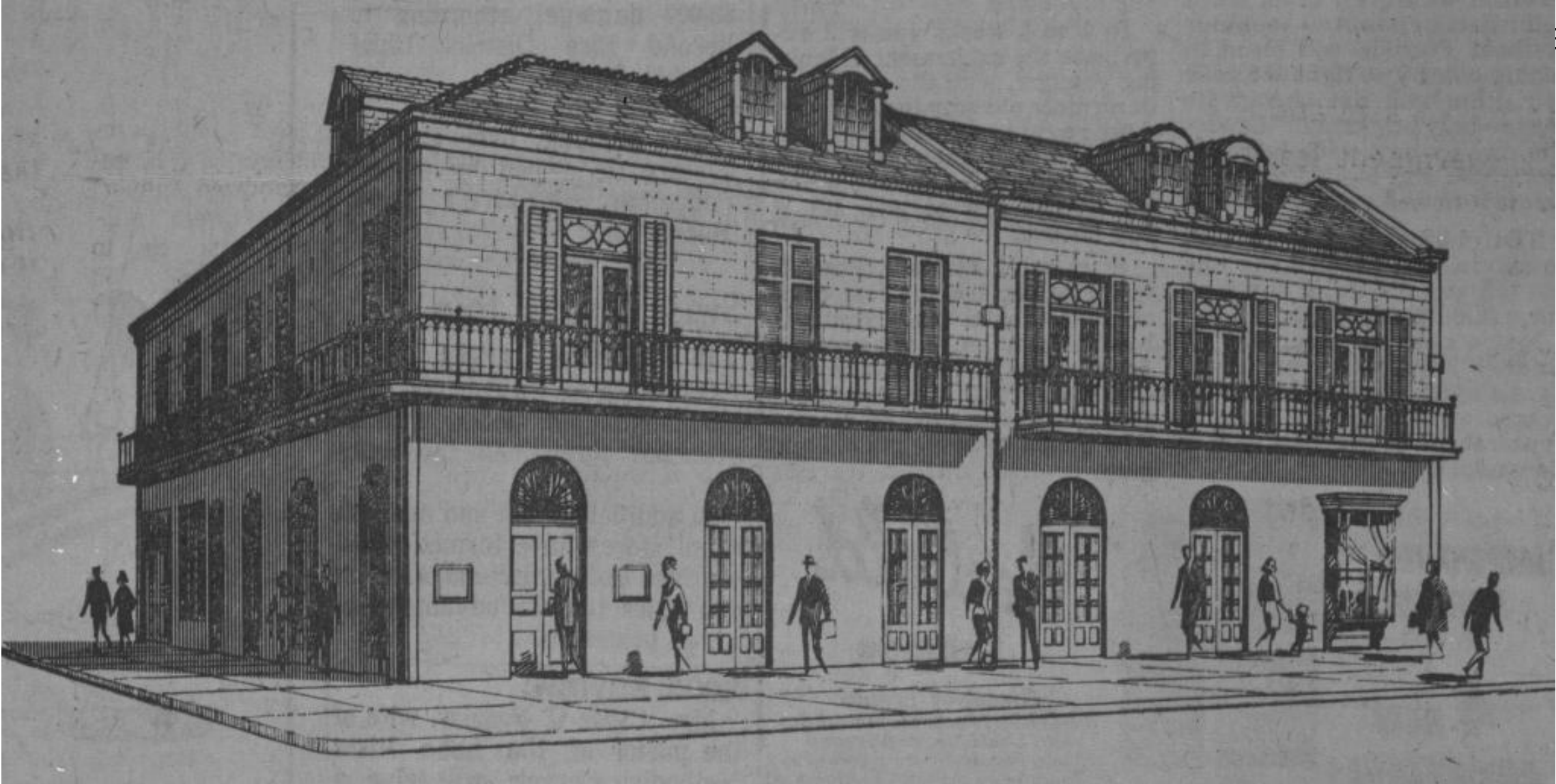


240 Royal

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April 28, 2026





240 Royal – 1964

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April 28, 2026





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April 28, 2026





240 Royal

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April 28, 2026





240 Royal – previous Bienville-side opening

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April 28, 2026



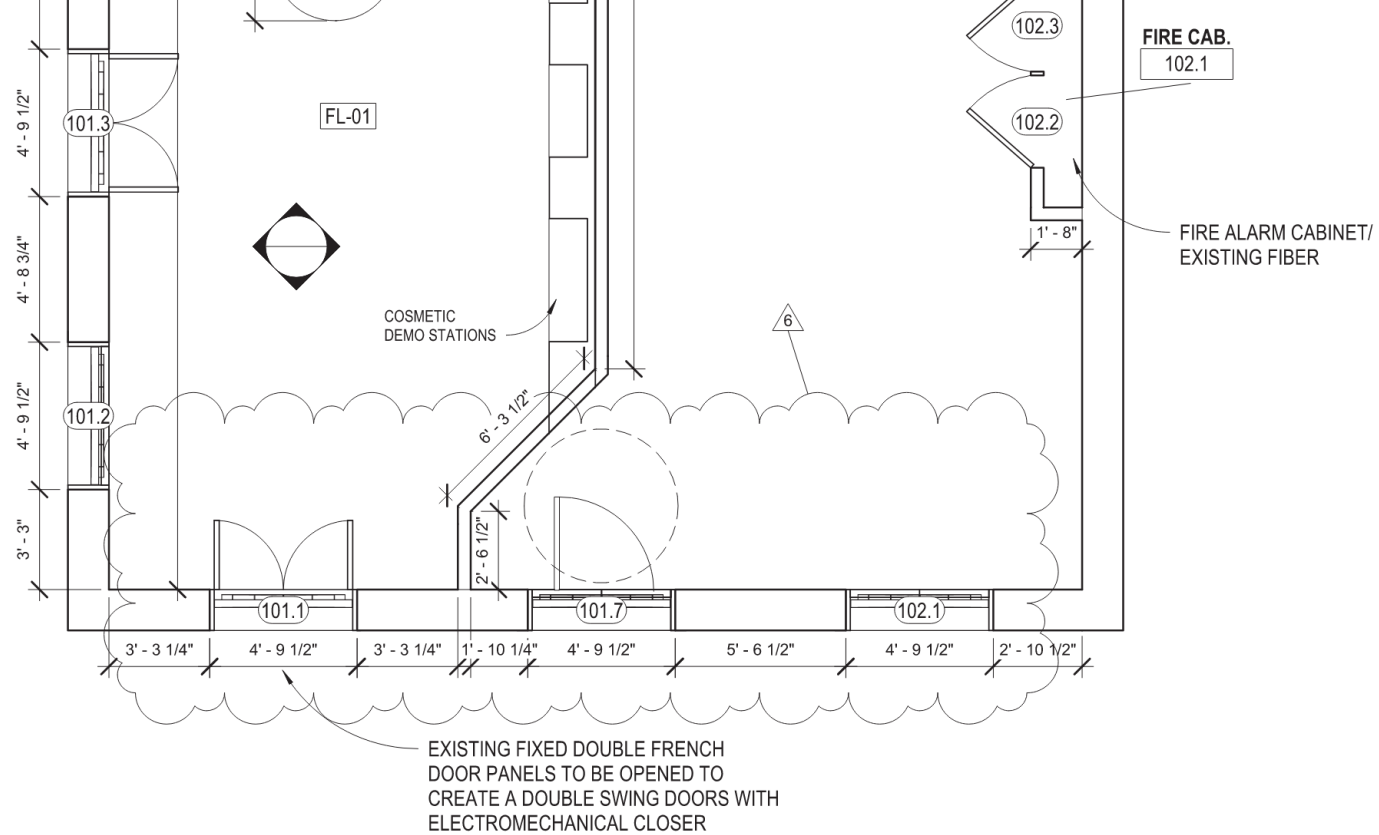


240 Royal – previous Iberville-side opening

VCC Architectural Committee

April 28, 2026





EXISTING FIXED DOUBLE FRENCH DOOR PANELS TO BE OPENED TO CREATE A DOUBLE SWING DOORS WITH ELECTROMECHANICAL CLOSER



2 FIRST FLOOR PLAN  
 A101.1 2/ A201 1/4" = 1'-0"



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S



10/20/2025 10:48:43 Autodesk Docs://240 Royal/240 Royal Street\_Arch.rvt

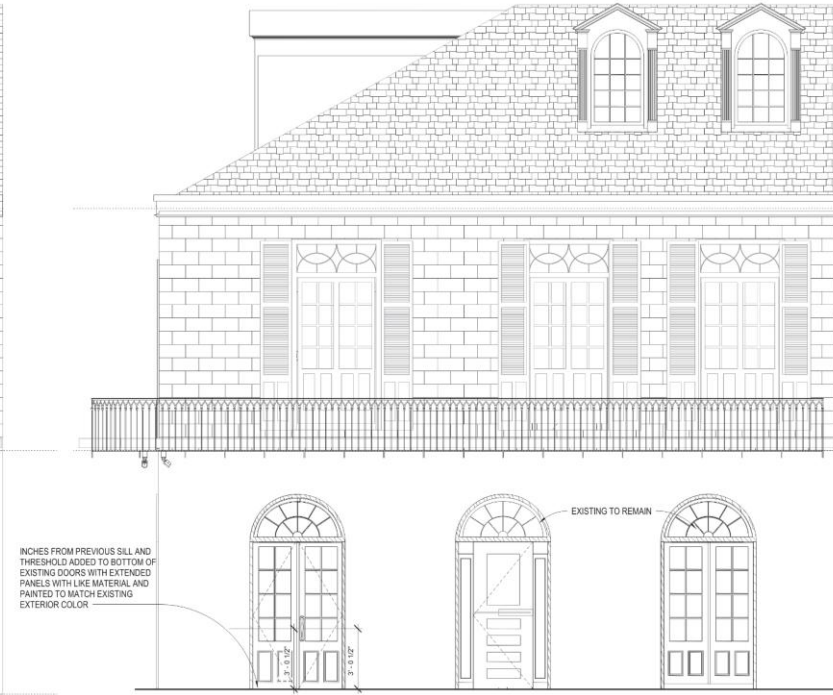
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2. ALL DIMENSIONS ARE TO FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCOVERED DISCREPANCIES.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED FOR THE CONSTRUCTION OF NEW WORK.
5. PROTECT EXISTING DOORS AND WINDOWS TO REMAIN UNLESS NOTED OTHERWISE.
6. PROTECT EXISTING FINISHES TO REMAIN UNLESS NOTED OTHERWISE.
7. PROTECT EXISTING HISTORIC TAX CREDIT CONTRIBUTING ITEMS TO REMAIN UNLESS OTHERWISE NOTED.
8. PATCH OPENINGS IN WALLS, CEILING, AND FLOORS RESULTING FROM DEMOLITION WORK WITH MATCHING AND LIKE MATERIALS UNLESS NOTED OTHERWISE.
9. REPAIR EXISTING ELECTRICAL LIGHTING, MECHANICAL, AND DEVICES AS REQUIRED TO COMPLETE THE NEW WORK. PATCH AND REPAIR WALLS AND CEILING AS REQUIRED FOR A FLUSH APPEARANCE.
10. DEMOLITION WORK TO BE COMPLETED AS INDICATED ON DRAWINGS AND COMPLY WITH APPROVAL GIVEN BY AUTHORITY HAVING JURISDICTION.



DEMOLISH EXISTING SILL AND THRESHOLD IN PREPARATION FOR ADA DOOR MODIFICATION

2 ROYAL STREET ELEVATION - EXISTING  
A201 2/ A101.1 3/8" = 1'-0"



INCHES FROM PREVIOUS SILL AND THRESHOLD ADDED TO BOTTOM OF EXISTING DOORS WITH EXTENDED PANELS WITH LIKE MATERIAL AND PAINTED TO MATCH EXISTING EXTERIOR COLOR

1 ROYAL STREET ELEVATION - PROPOSED  
A201 2/ A101.1 3/8" = 1'-0"



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I will be held liable to provide proper professional services.

*John C. Williams*



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**240 ROYAL STREET**  
TENANT IMPROVEMENTS

ADDENDUM #1 SET

-REVISIONS-

No.	Date	Scope
5	9/12/2025	Addendum #1

DRAWING BY: KM  
SCALE: As indicated  
JOB No.: 500058  
DATE: 04/22/2025  
SHEET NAME:  
EXTERIOR ELEVATIONS - ROYAL STREET  
SHEET NO.



**A201**





INCHES FROM PREVIOUS SILL AND THRESHOLD ADDED TO BOTTOM OF EXISTING DOORS WITH EXTENDED PANELS WITH LIKE MATERIAL AND PAINTED TO MATCH EXISTING EXTERIOR COLOR

EXISTING TO REMAIN

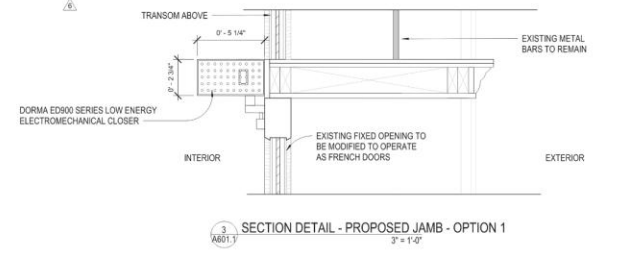
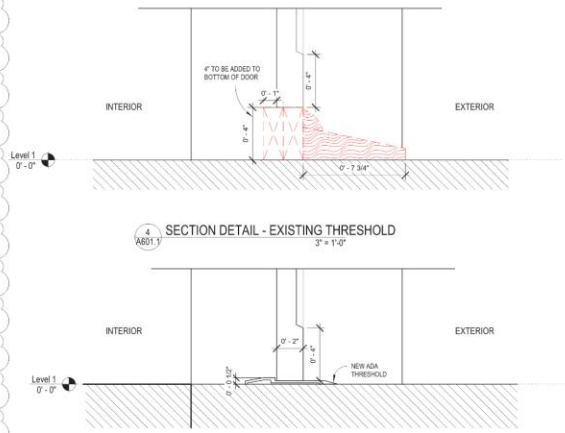
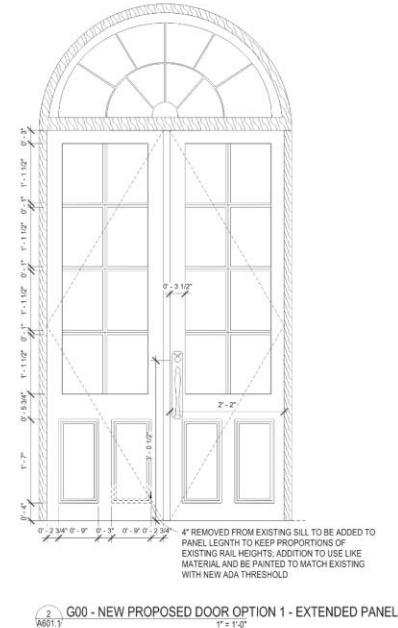
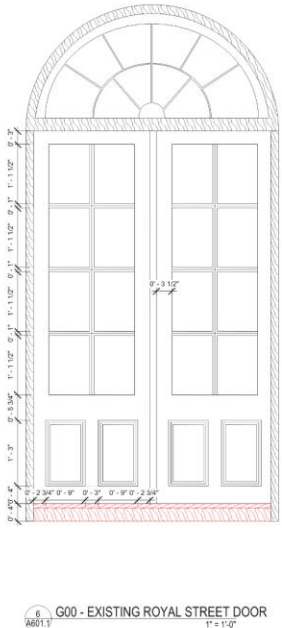
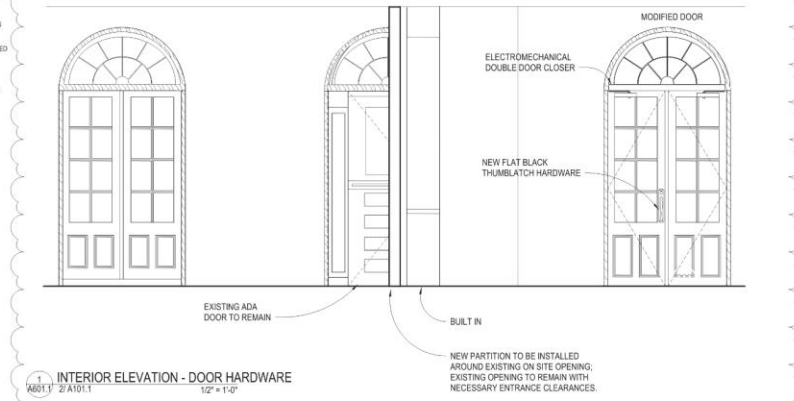
1 ROYAL STREET ELEVATION - PROPOSED  
 A201 2/ A101.1 3/8" = 1'-0"



10/26/2025 10:46:47 Autodesk Docs (340) Project(240) Royal Street Arch 14 do not scale drawings

**GENERAL NOTES:**

1. ALL EXISTING DIMENSIONS ARE APPROXIMATE, TO BE VERIFIED IN FIELD.
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5. PROTECT EXISTING DOORS AND WINDOWS TO REMAIN UNLESS NOTED OTHERWISE.
6. PROTECT EXISTING FIXTURES TO REMAIN UNLESS NOTED OTHERWISE.
7. PROTECT EXISTING HISTORIC TAX CREDIT CONTRIBUTING ITEMS TO REMAIN UNLESS OTHERWISE NOTED.
8. PATCH OPENINGS IN WALLS, CEILING, AND FLOORS RESULTING FROM DEMOLITION WORK WITH MATCHING AND LIKE MATERIALS UNLESS NOTED OTHERWISE.
9. REMOVE EXISTING ELECTRICAL, LIGHTING, MECHANICAL, AND DEVICES AS REQUIRED TO COMPLETE THE NEW WORK. PATCH AND REPAIR WALLS AND CEILING AS REQUIRED FOR A LIKE APPEARANCE.
10. DEMOLITION WORK TO BE COMPLETED AS INDICATED ON DRAWINGS AND COMPLY WITH APPROVAL GIVEN BY AUTHORITY HAVING JURISDICTION.





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I hereby acknowledge providing professional consultation addressing projects on this project.



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**240 ROYAL STREET**  
TENANT IMPROVEMENTS

ADDENDUM #1 SET	
-REVISIONS-	
No.	Date
3	9/13/25
5	9/12/25
6	9/23/2025
Scope	VCC Rev. 1
	Astendum #1
	LASFM
	Equivalency

DRAWING BY:  Author

SCALE: As indicated

DATE: 06/25/25

SHEET NAME: INTERIOR ELEVATIONS - DOOR ALTERATIONS

SHEET NO. **A601.1**





INCHES FROM PREVIOUS SILL AND THRESHOLD ADDED TO BOTTOM OF EXISTING DOORS WITH EXTENDED PANELS WITH LIKE MATERIAL AND PAINTED TO MATCH EXISTING EXTERIOR COLOR

EXISTING TO REMAIN

EXISTING WOODEN STOREFRONT TO BE OPENED FOR USE AS FRENCH DOOR OPENING WITH NEW HINGES, INTERIOR FLUSH BOLT, AND INTERIOR HARDWARE

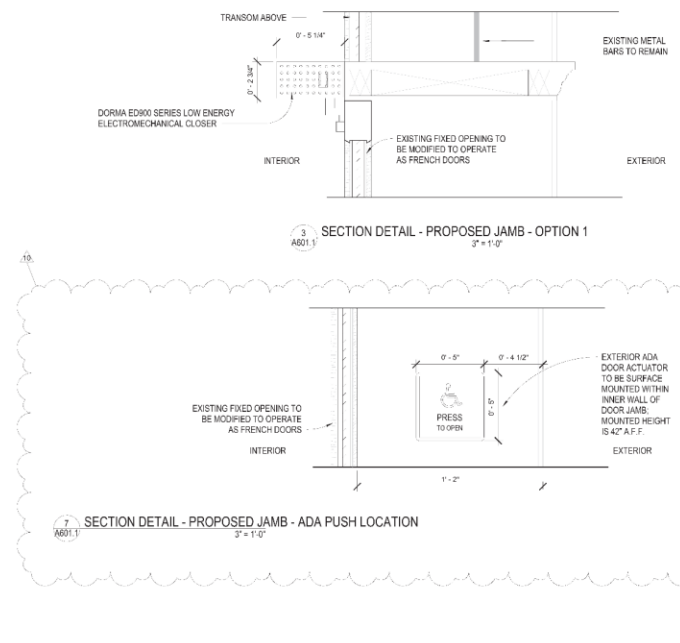
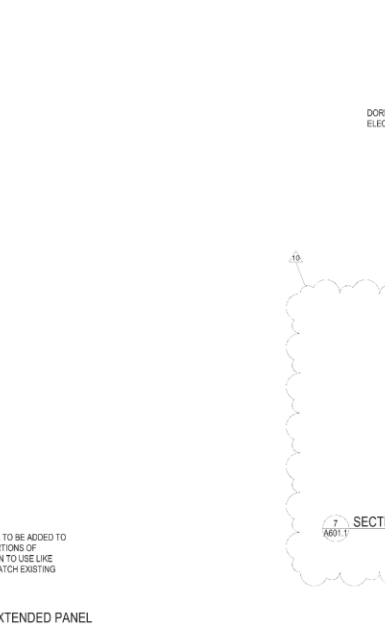
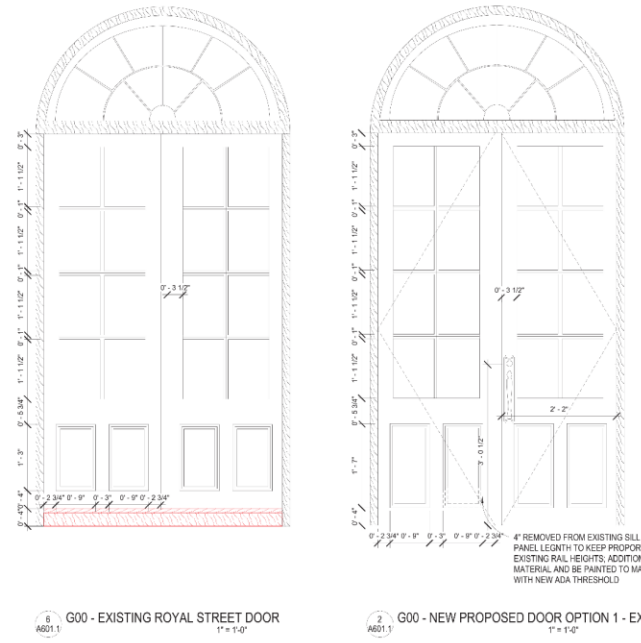
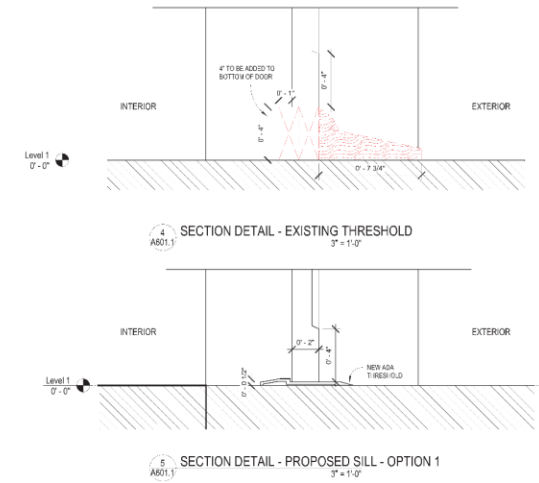
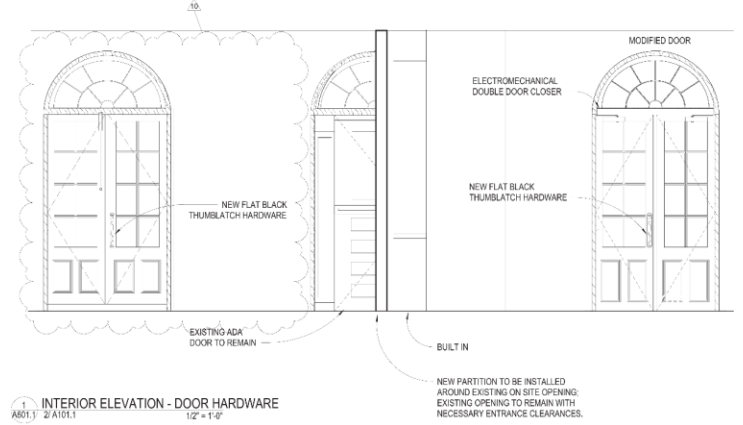
1 ROYAL STREET ELEVATION - PROPOSED  
 A201 2/ A101.1 3/8" = 1'-0"

Nr  
5  
10  
DF  
SC  
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ST  
SF



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- GENERAL NOTES:**
1. ALL EXISTING DIMENSIONS ARE APPROXIMATE, TO BE VERIFIED IN FIELD.
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  6. PROTECT EXISTING FINISHES TO REMAIN UNLESS NOTED OTHERWISE.
  7. PROTECT EXISTING HISTORIC TAX CREDIT CONTRIBUTING ITEMS TO REMAIN UNLESS OTHERWISE NOTED.
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**240 ROYAL STREET**  
TENANT IMPROVEMENTS

ADDENDUM #1 SET		
-REVISIONS-		
No.	Date	Scope
3	8/13/25	VCC Rev. 1
5	8/12/25	Addendum #1
10	03/05/2026	VCC Rev. 2

DRAWING BY: Author  
SCALE: As indicated  
JOB No.: 200518  
DATE: 02/25/24

SHEET NAME: INTERIOR ELEVATIONS - DOOR ALTERATIONS

**SHEET No. A601.1**

# 240 Royal – proposed change order

VCC Architectural Committee

April 28, 2026



Apr 8, 2026 at 1:31:09 PM



240 Royal – as built deviations from approved plans





240 Royal – as built deviations from approved plans





240 Royal – as built deviations from approved plans

VCC Architectural Committee

April 28, 2026





240 Royal – as built deviations from approved plans

VCC Architectural Committee

April 28, 2026





240 Royal

VCC Architectural Committee

April 28, 2026





240 Royal

VCC Architectural Committee

April 28, 2026





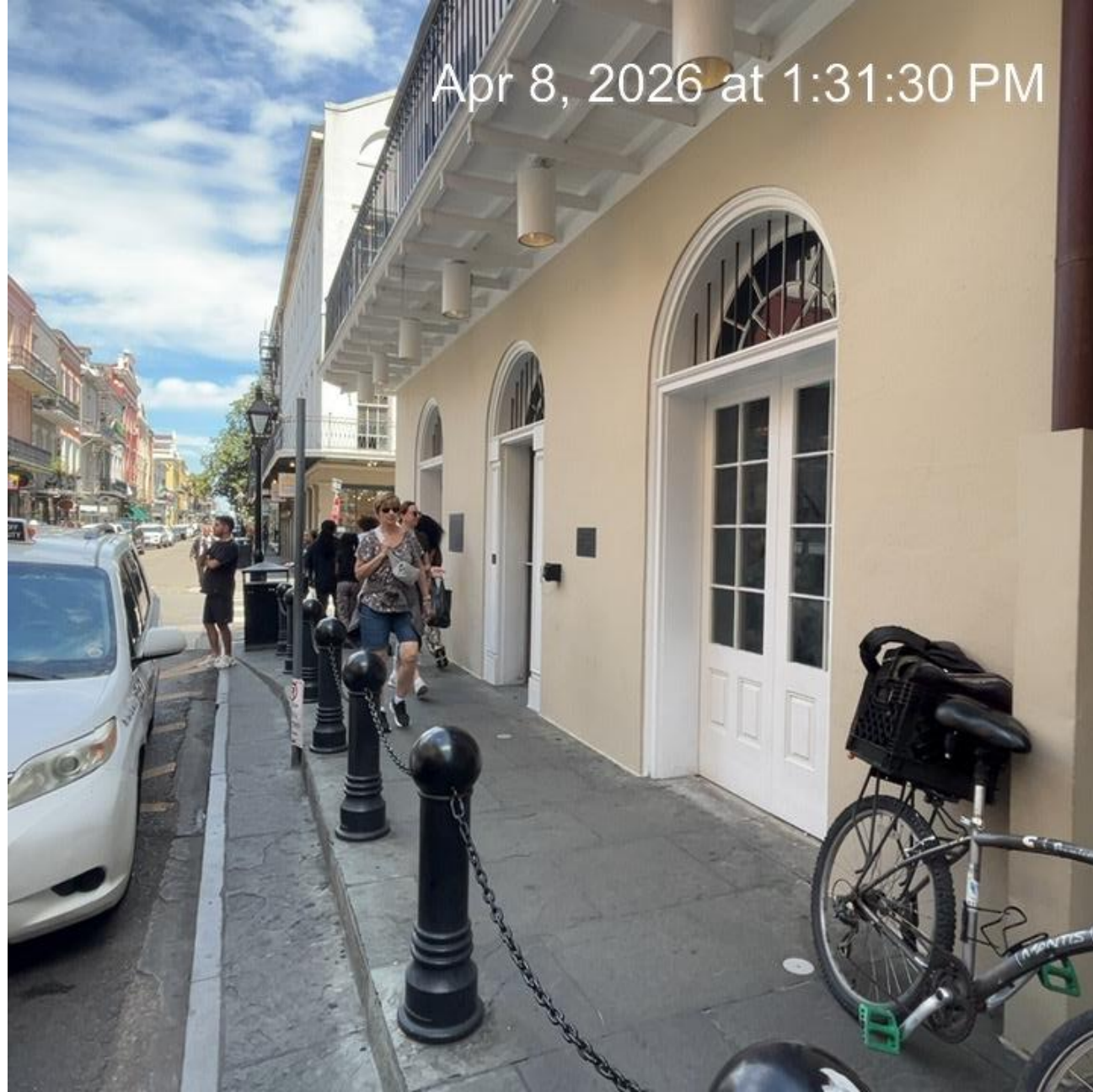
240 Royal

VCC Architectural Committee

April 28, 2026



Apr 8, 2026 at 1:31:30 PM



240 Royal – as built deviations from approved plans





240 Royal – as built deviations from approved plans

VCC Architectural Committee

April 28, 2026



Mar 24, 2026 at 4:04:38 PM

166



240 Royal – as built deviations from approved plans

VCC Architectural Committee

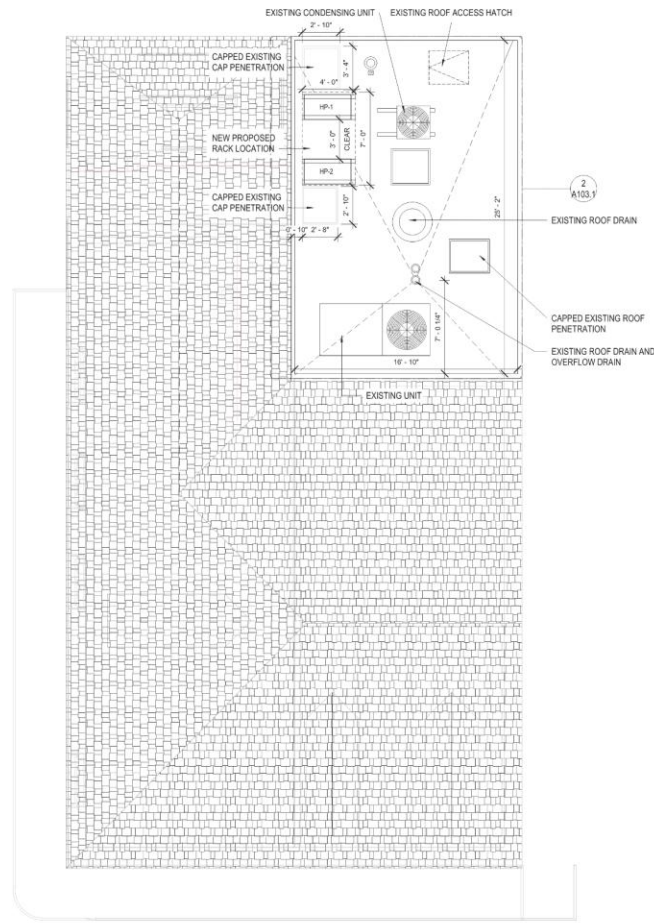
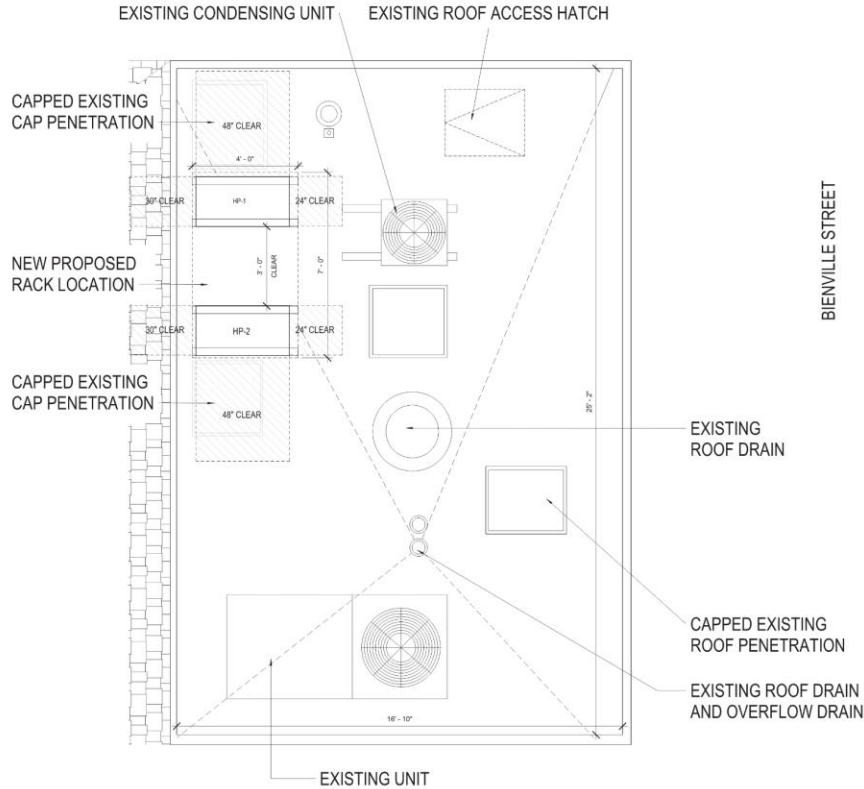
April 28, 2026



10/13/2025 9:05:18 AM Autodesk Docs (240) Royal/240 Royal Street\_Arch.rvt

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6. PROTECT EXISTING FINISHES TO REMAIN UNLESS NOTED OTHERWISE.
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1 ROOF PLAN  
A103.1 1/2021 1/4" = 1'-0"



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**240 ROYAL STREET  
TENANT IMPROVEMENTS**

ADDENDUM #1 SET

-REVISIONS-

No.	Date	Scope
2	08/01/25	Pricing Set

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JOB No.: 220056  
DATE: 04/22/2025  
SHEET NAME: ROOF PLAN

SHEET NO.

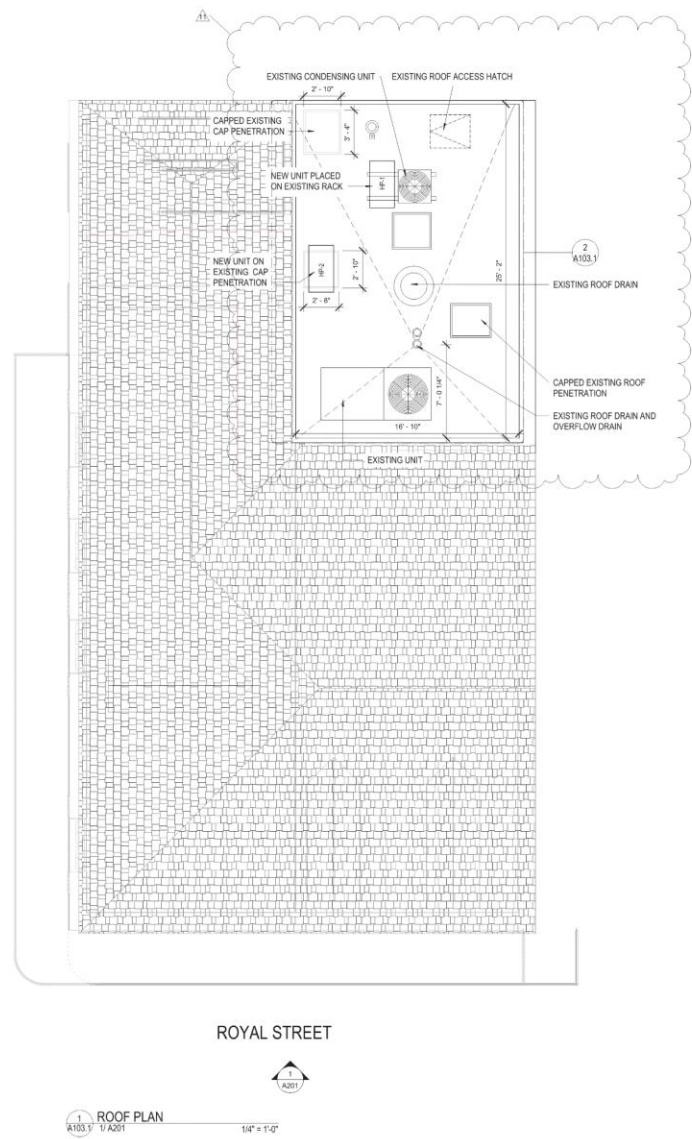
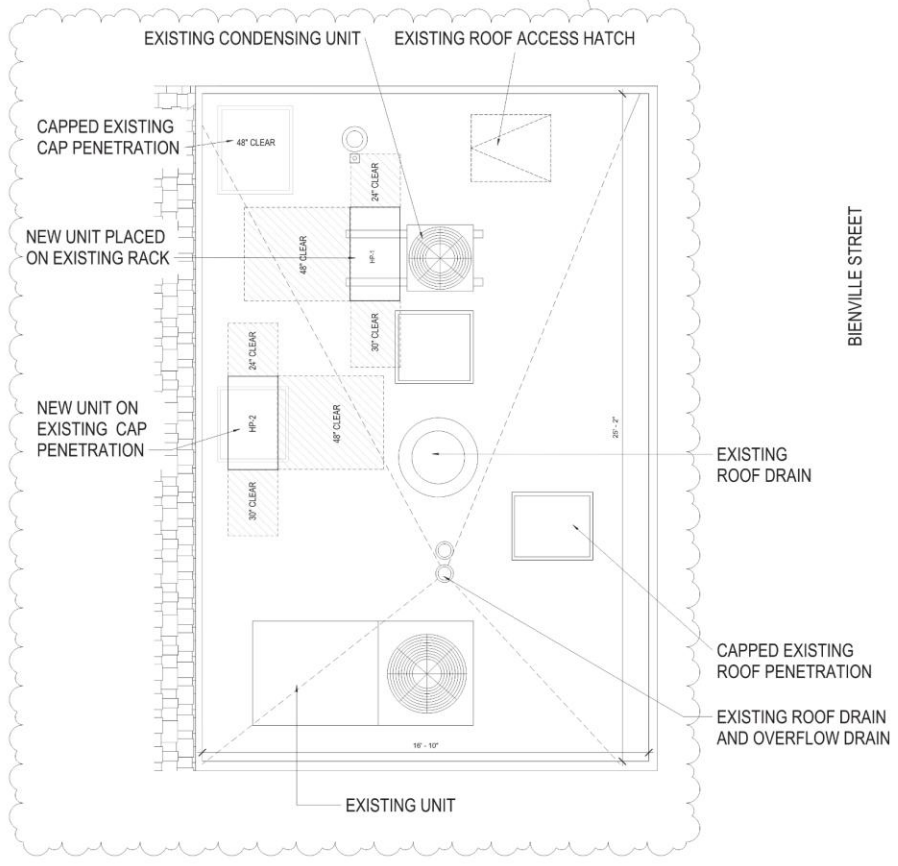


**A103.1**



4/22/2026 12:35:42 PM Autodesk Docs://240\_Royal/240\_Royal\_Sheet\_Arch.rvt

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  5. PROTECT EXISTING DOORS AND WINDOWS TO REMAIN UNLESS NOTED OTHERWISE.
  6. PROTECT EXISTING FINISHES TO REMAIN UNLESS NOTED OTHERWISE.
  7. PROTECT EXISTING HISTORIC TAX CREDIT CONTRIBUTING ITEMS TO REMAIN UNLESS OTHERWISE NOTED.
  8. PATCH OPENINGS IN WALLS, CEILING, AND FLOORS RESULTING FROM DEMOLITION WORK WITH MATCHING AND LIKE MATERIALS UNLESS NOTED OTHERWISE.
  9. REMOVE EXISTING ELECTRICAL, LIGHTING, MECHANICAL, AND DEVICES AS REQUIRED TO COMPLETE THE NEW WORK, PATCH AND REPAIR WALLS AND CEILING AS REQUIRED FOR A FLUSH APPEARANCE.
  10. DEMOLITION WORK TO BE COMPLETED AS INDICATED ON DRAWINGS AND COMPLY WITH APPROVAL, GIVEN BY AUTHORITY HAVING JURISDICTION.



1 ROOF PLAN  
A103 1/1 A201 1/4" = 1'-0"



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

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

I hereby declare under penalty of perjury that I am a duly licensed professional architect in the State of Louisiana.



John C. Williams  
Architect

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**240 ROYAL STREET**  
TENANT IMPROVEMENTS

ADDENDUM #1 SET

**-REVISIONS-**

No.	Date	Scope
2	08/01/25	Plotting Set
11	04/01/2026	VCC Rev. 3 As Built Roof

DRAWING BY: KM  
SCALE: As Indicated  
JOB No.: 520056  
DATE: 04/22/2025  
SHEET NAME: ROOF PLAN  
SHEET NO.: A103.1

# 240 Royal – as-built roof plan

VCC Architectural Committee

April 28, 2026





240 Royal – as-built roof conditions



240 Royal – as-built roof conditions





240 Royal – as-built roof conditions

