



Vieux Carré Commission Meeting

Wednesday, March 17, 2021



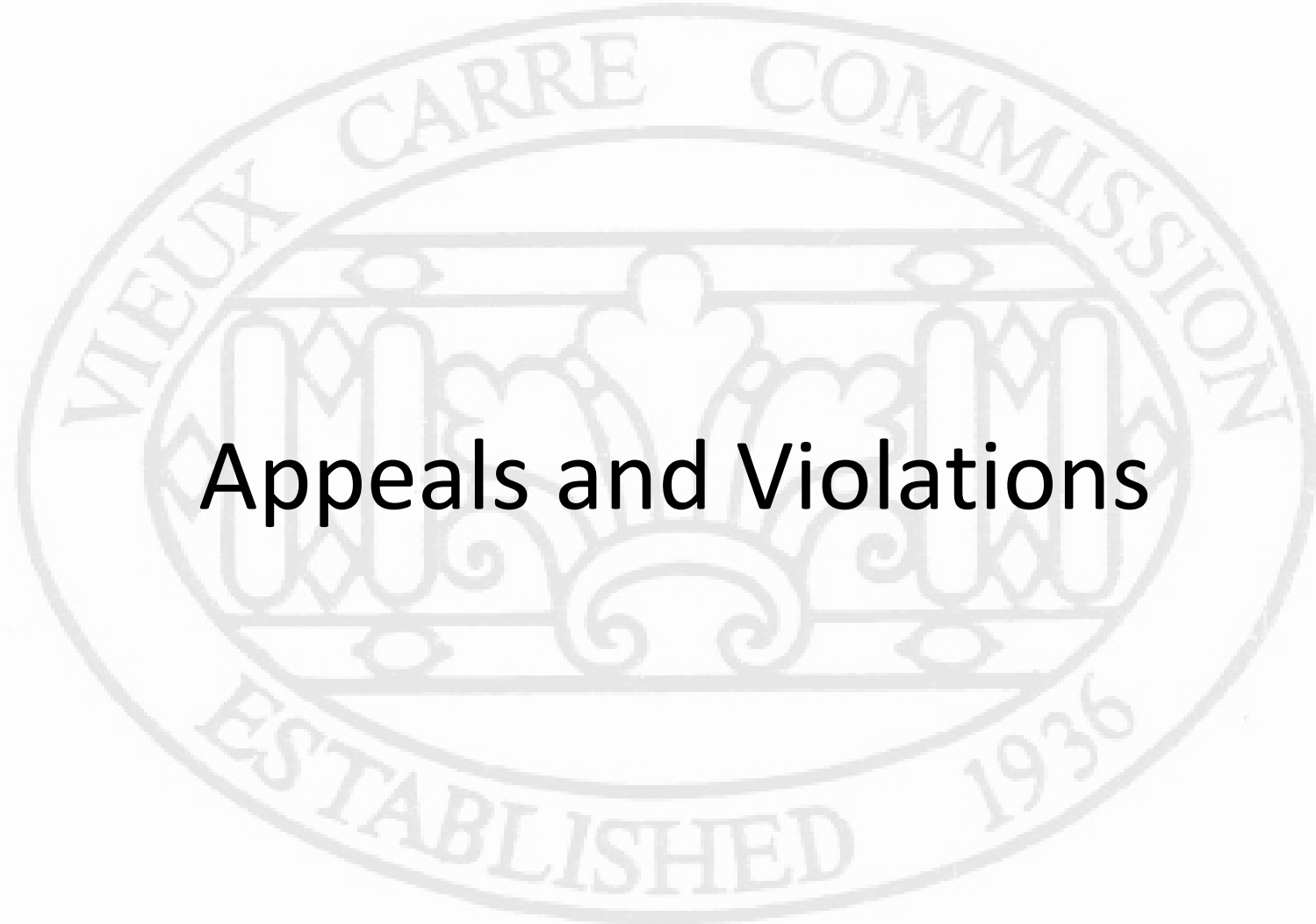
Review of Minutes



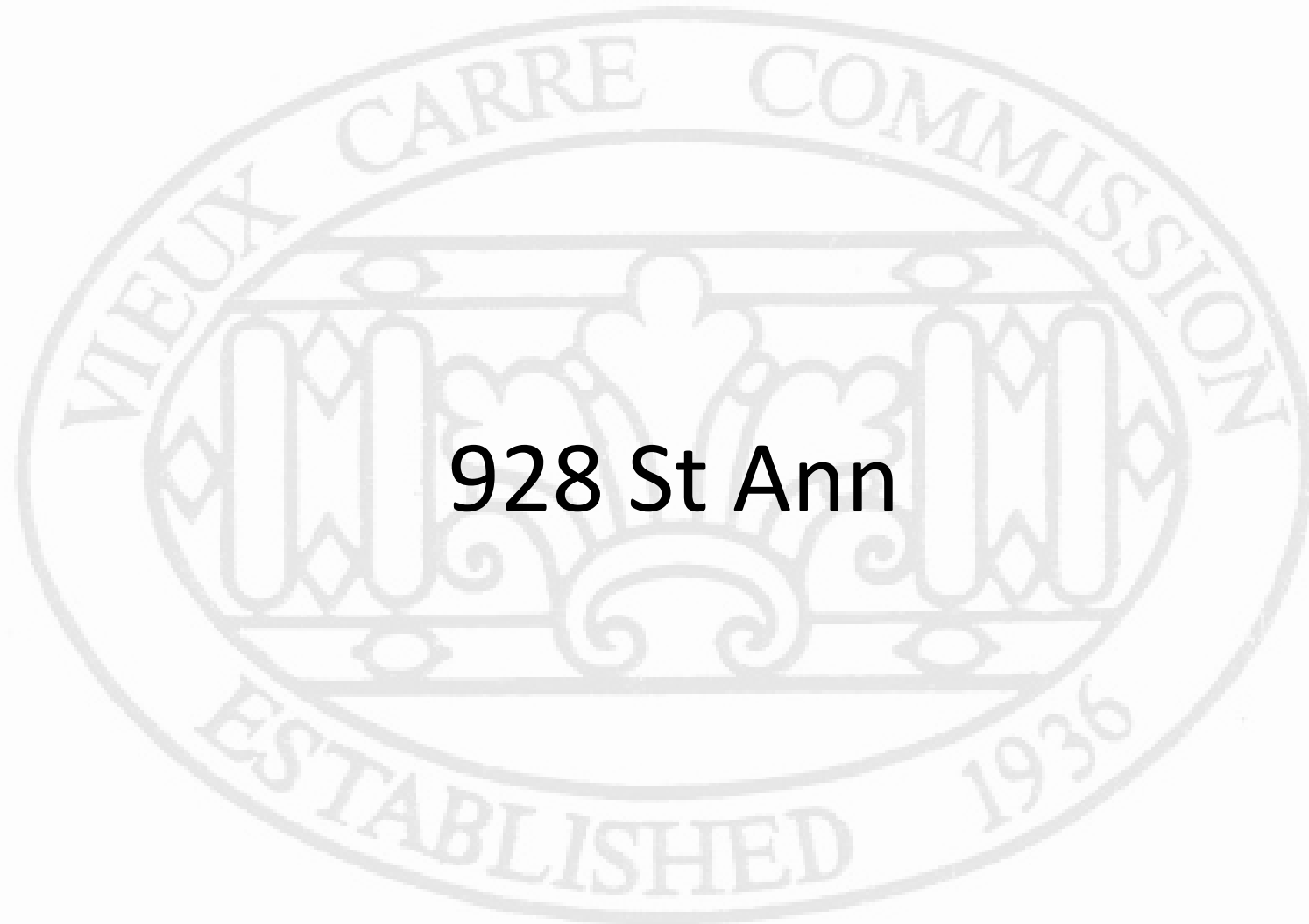
Chairman's Report



Director's Report



Appeals and Violations



928 St Ann



928 St. Ann

Vieux Carré Commission

March 17, 2021





928 St. Ann - 1963

Vieux Carré Commission

March 17, 2021





928 St Ann

Vieux Carré Commission

March 17, 2021



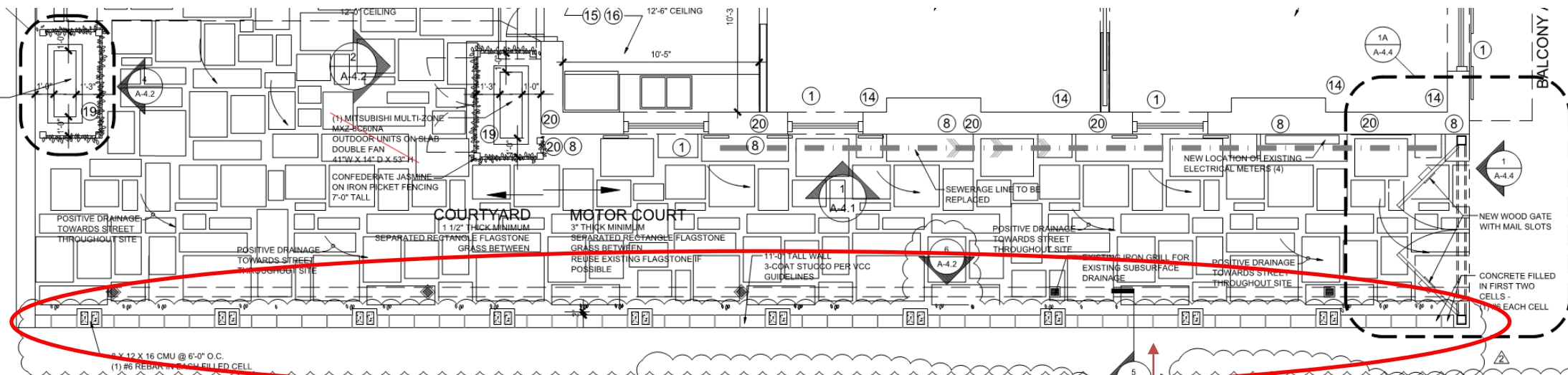


928 St. Ann

Vieux Carré Commission

March 17, 2021





1 A-2 SITE / NEW FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

DOORS AND TRANSOMS:
 IF REPLACEMENT OF A DOOR OR TRANSOM IS NECESSARY, REPLACE WITH DOOR OR TRANSOM EXACTLY IN-KIND. DOOR/TRANSOM SHOULD MATCH THE HISTORIC DOOR IN MATERIAL, TYPE, SIZE, SHAPE, CONFIGURATION, PANEL PATTERN, GLAZED WINDOW TYPE AND PATTERN, PROPORTIONS, PROFILES AND DETAILS.
 IF REPLACEMENT IS REQUIRED, PROVIDE SHOP DRAWINGS FOR VCC REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

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- 19 NEW SPLIT SYS
- 20 REMOVE DELAN EASILY REMOV IF REMOVED, E) AND RE-PLASTE MIXTURE
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- 26 NEW TILE FLOO
- 27 BEAD BOARD A' REMOVED. CEIL DETERMINED B'
- 28 NEW POCKET D TO MATCH FIRS FLOORS
- 29 REMOVE ALL G CONDUIT FROM

Neighboring building not indicated in plans





928 St Ann

Vieux Carré Commission

March 17, 2021





928 St Ann

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March 17, 2021





928 St Ann

Vieux Carré Commission

March 17, 2021





928 St Ann

Vieux Carré Commission

March 17, 2021





928 St. Ann – 2/25/2021, STOP WORK ORDER PLACED

Vieux Carré Commission

March 17, 2021





928 St. Ann – 2/25/2021, STOP WORK ORDER PLACED





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928 St. Ann – 2/25/2021, STOP WORK ORDER PLACED





928 St. Ann – 2/25/2021, STOP WORK ORDER PLACED





928 St. Ann – 2/25/2021, STOP WORK ORDER PLACED



Attachment A
Page 1

928 St. Ann Street

Building contract between L. Cordier, builder, and Gabriel Montamat, owner
Charles V. Foulon, notary
January 20, 1842

Attachment A
Page 2

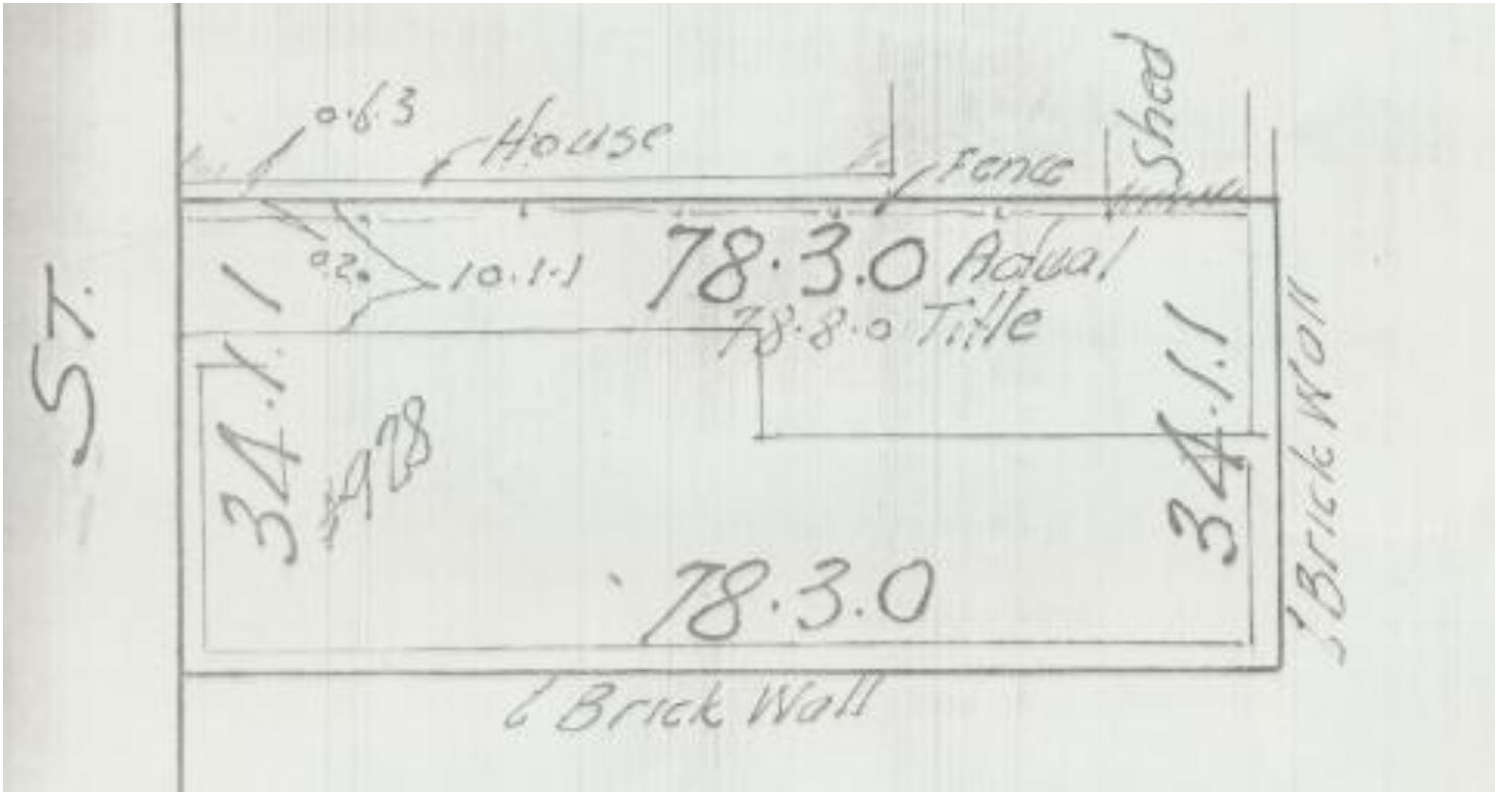
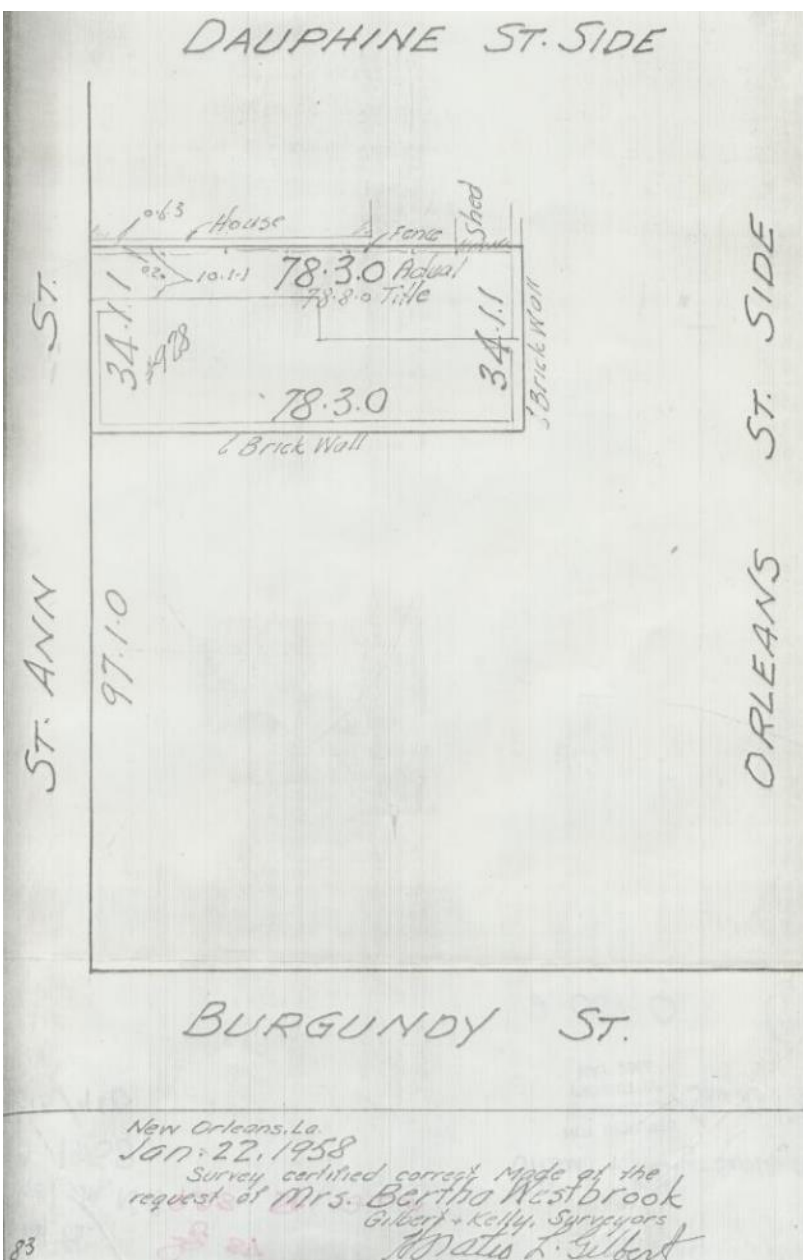
Page 1:

L. Cordier agrees to build a house on a parcel belonging to Gabriel Montamat, located on St. Ann Street between Dauphine and Burgundy Street. The said house will be 23 feet 8 inches [1 pouce=1.066 in] facing St. Ann Street by 50 feet in depth, and a kitchen building [service wing] the full depth of the property in which the rooms will be 10 feet by 12 feet on the interior and partitioned according to the floor plan. The walls of the house facing the street and the courtyard, and facing the main passage [carriageway], as well as the common walls, will be a brick and a half thick, and the partition walls will be one brick thick. Two vents will be located on the street and on the courtyard side to provide ventilation beneath the floorboards. The house will have a ground floor (rez de chausee), a 2nd floor (premier etage), and an attic [amended in November 10, 1842 agreement to replace attic with a full 3rd story]. The ground floor will have 13-foot ceilings; the openings facing the street will be cased openings with board-and-batten shutters and sliding sashes, and those facing the main passage [carriageway] will also be cased openings with shutters and sliding sashes. The openings onto the interior hallway will be paneled doors as will be those onto the [rear] gallery, but the entrance door to this hall will be the same as the one at Mr. Taney's house on St. Louis Street between Dauphine and Burgundy [908 St. Louis Street], with a transom. The carriageway gates will be two inches thick, and a grille will be installed in one of the doors. There will be a sliding door [likely pocket doors] separating the two rooms. All of the openings on this floor will be 10 feet tall, including transoms. The paneled doors will be single leaves 3 feet wide, and the openings on the gallery side will be 2 leaves totaling 4 feet wide and will be cased with glazed doors [French doors]. The joists will be 3x12 inches, the floor boards about 6 inches [wide]. The floor will be elevated 2 feet above the sidewalk. The baseboards will be 12 inches wide, and the pilastered wood mantels

Kitchen: The kitchen will have a ground floor, 2nd floor, and 3rd floor with balconies. The ground floor will have 10-foot ceilings; the 2nd and 3rd floors will have 9-foot ceilings. The common wall will be one foot thick up to the attic; the wall facing the courtyard will be 12 inches up to the top of the 1st floor; all of the other walls will be one brick thick only. The joists on the first and 2nd floors will be 3x8 inches and those in the attic will be 3x6 inches; the floors and baseboards will be 6 to 7 inches approximately. All of the openings will be barred [barrés] doors and board-and-batten shutters. The ground floor will have one glazed window per room; all of the other openings

Page 3:

will be glazed. There will be an 11-foot enclosing wall around the perimeter of the courtyard. It is understood, however, that the bricks for this wall from the street to the rear depth of the house will be provided by Mr. Montamat. The courtyard will be paved with flat stones as well as the main passage [carriageway] which is 8 feet wide. All of the buildings will be covered with slate roofing tiles. On the wall facing the street and at the kitchen building there will be copper gutters with leaderheads and tin downspouts; and on the courtyard side a tin gutter with tin downspouts like the others; all glazed and painted with three coats. The wall facing the street will be painted a plain color. All of the materials, including the ironwork [hardware, etc.], will be of premium quality. The joinery will be done correctly, and the door and window frames will be worked into the form of pilasters; everything done and provided and supplied in conformance with the plan for the sum of \$7,500 [piastres] as follows:

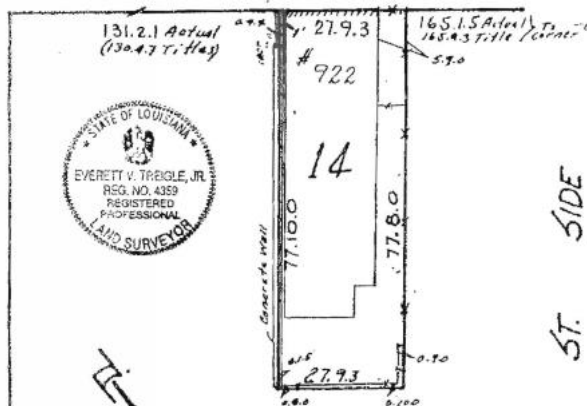


928 St Ann – 1958 survey



SO. No. 87
SECOND DISTRICT New Orleans, LA

ST. ANN ST.



BURGUNDY ST.

DAUPHINE ST. SIDE

94-05178-31

ORLEANS ST. SIDE

THE MEASUREMENTS AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN DESCRIPTION FURNISHED OR ARE THERE IS NO REPRESENTATION THAT ALL APPLICABLE MEASUREMENTS AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE "B".

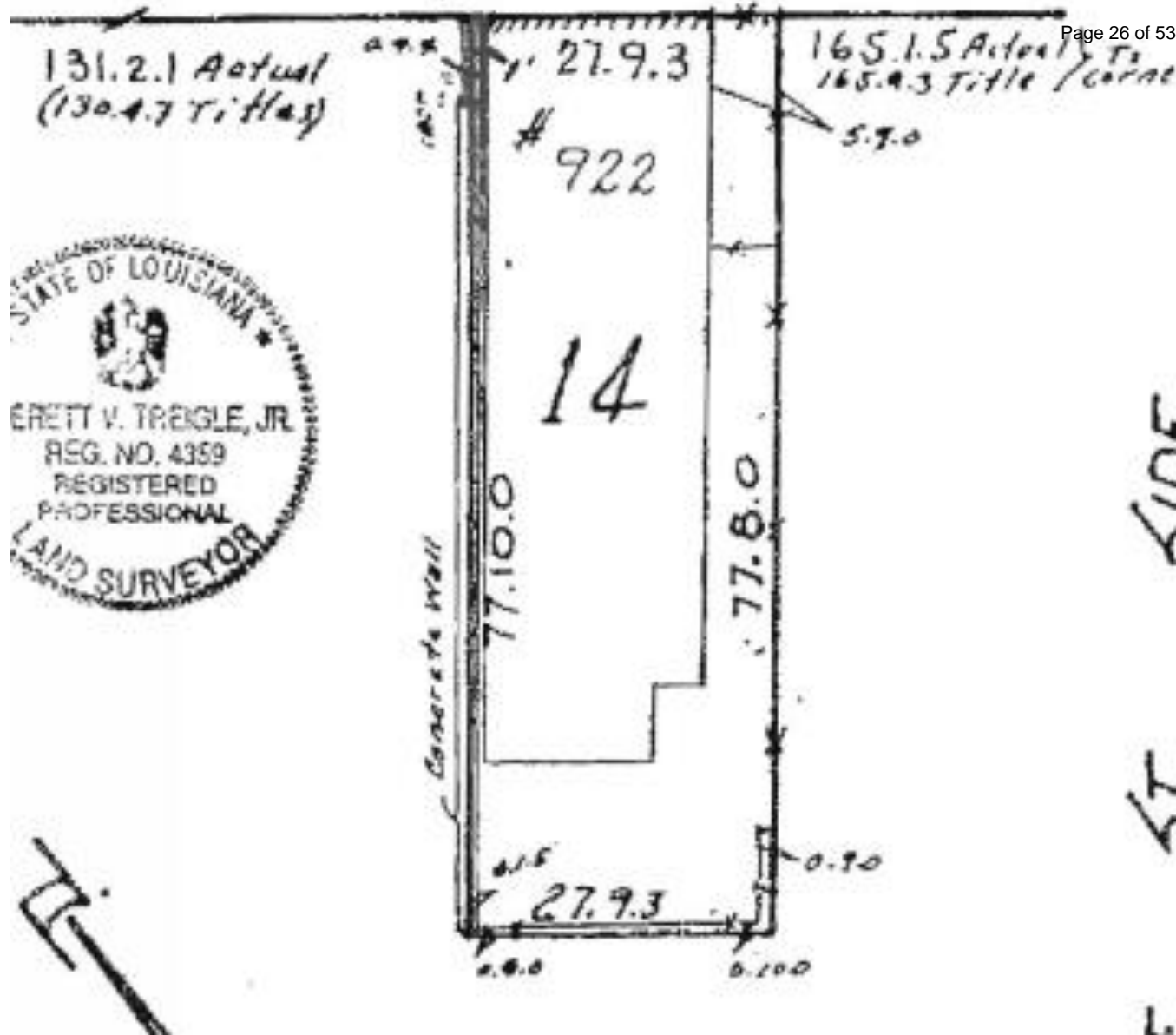
Date: January 15, 1994 Scale: 1" = 20'

Surveyed in accordance with the Louisiana "Minimum Standards for property boundary surveys" for a class "C" survey.

Made at the request of Wandy Mae Chambers & First American Title Insurance Co.

Silbert, Kelly & Couturie, Inc., Surveying & Engineering
2121 N. Causeway Blvd., Metairie LA 70001

RECEIVED FROM:



Concrete Wall

DAUPHINE ST. SIDE

ORLEANS ST. SIDE

922 St Ann – 1994 survey

Vioux Carré Commission

March 17, 2021





922 St Ann – 2007, prior to wall collapse





922 St Ann – 2008, prior to wall collapse



Attachment C

922 St Ann – 2008

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922 St Ann – 2008





922 St Ann – 2008

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922 St Ann – 2008

Vieux Carré Commission

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922 St Ann – 2008

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March 17, 2021





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922 St Ann – 2008

Vieux Carré Commission

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922 St Ann – 2008

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922 St Ann – 2008

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Attachment D
Page 2



Vieux Carré Commission
334 Royal Street, Second Floor
New Orleans, LA 70130
(504) 658-1420



Permit No. 090117

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

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

Address: 922 St. Ann Street
Applicant: Travis Marking
Owner: Sharon Heiman
Contractor: Syzygy Construction, LLC

VIEUX CARRE
SURCHARGE

Work approved:

- Remove remnants and rubble from collapsed CMU wall on the lake side of the property running parallel to the main building
- Install new seven board fence in same location as previously standing CMU wall
- New wood fence will be 16' long and 8' high
- Both sides of new fence to be painted dark green to match trim on the main building
- New fence to follow details on attached VCC Detail Sheets 27 and 28

All work must conform to standard VCC policies & guidelines

Estimated cost: \$1,500

MSM, March 11, 2009

This permit expires six (6) months from date of issuance, and may be renewed if work is proceeding satisfactorily. A permit may still be required from the City of New Orleans, Department of Safety and Permits. A Vieux Carré surcharge will be assessed against all city building permits which also require a Vieux Carré Commission permit. This project will be inspected on a regular basis by the Vieux Carré Commission staff to guarantee that the work executed conforms to this permit.

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

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

Signature: Nicole N. Nasson Print Name: Nicole N. Nasson
Approved: Ray P. Healy Date: 3/11/09
Director

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922 St Ann – 2009 fence permit, seven board fence, 8' tall

Vieux Carré Commission

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922 St Ann – 2013, seven board fence never constructed





922 St. Ann - undated

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922 St. Ann - undated

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March 17, 2021





922 St. Ann - undated

Vieux Carré Commission

March 17, 2021





922 St. Ann - undated

Vieux Carré Commission

March 17, 2021



GENERAL FLOOR PLAN NOTES

- A. DO NOT SCALE DRAWINGS
- B. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- C. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS REQUIRED BY ONE IS AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS, NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
- D. UNLESS OTHERWISE INDICATED, WALL THICKNESSES ARE AS FOLLOWS:
ALL INTERIOR WALLS ARE CONSTRUCTED OF 2X4 SOUTHERN YELLOW PINE WITH (1) LAYER OF 1/2" SHEETROCK ON EACH SIDE. FOR CLARITY, DIMENSIONS WILL BE MADE FROM FACE OF FINISHED WALL. CONTRACTOR TO MAKE SURE ROOM DIMENSIONS WILL BE ACCURATE TO PLANS PRIOR TO INSTALLING SHEETROCK.

- E. FINISHED FLOOR REFERS TO TOP OF ACTUAL FINISHED FLOOR
- F. REINFORCING FEATURES ARE NOT DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- G. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 7/8" FROM FACE OF STUD WALL TO FACE OF ROUGH OPENING. DIMENSION SHALL BE 1/8" FROM FACE OF WALL TO EDGE OF ROUGH OPENING AT CONCRETE WALLS.
- H. AT SECURITY WALLS, FULL HEIGHT PARTITIONS SHALL BE SEALED BOTH SIDES WITH ACOUSTIC SEALANT, TOP BOTTOM INTERSECTION DOOR FRAMES, GLAZED OPENING FRAMES, AND ALL OTHER PENETRATIONS.
- I. LINE OF EXISTING GRADES, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
- J. VERIFY ALL ROUGH IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS CONTRACT, OR BY OTHERS.

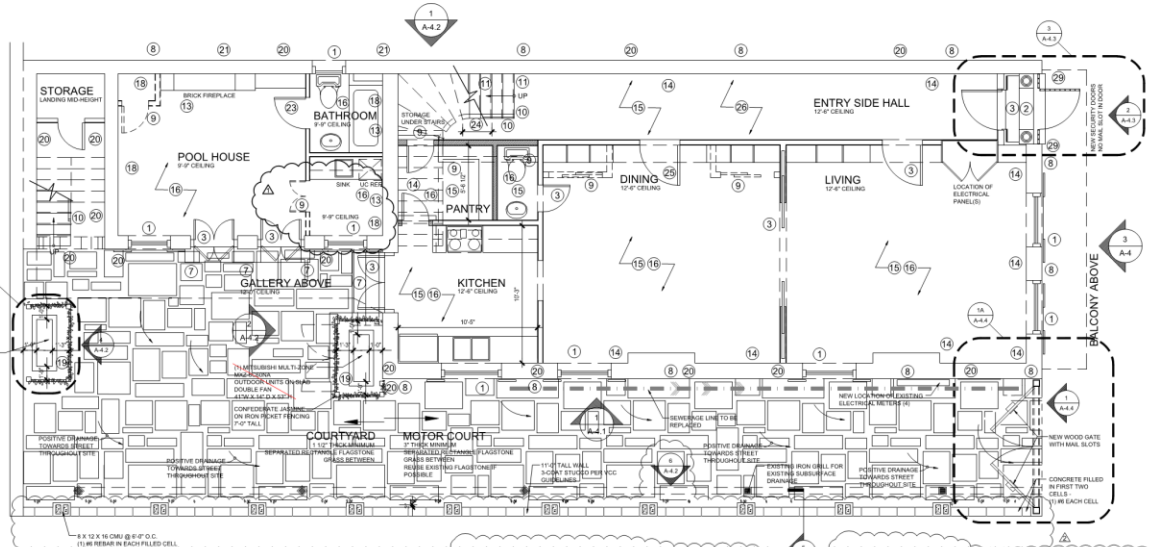
- K. VERIFY SIZE / LOCATION / FINISH / FIRE-RATING, ETC. AND PROVIDE COMPLETE ALL REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS AND INSISTS. PROVIDE ALL BAGES AND BLOCKING REQUIRED FOR ACCESSORIES, MECHANICAL, ELECTRICAL, AND OTHER EQUIPMENT.
- L. REFER TO CONTRACTOR / OWNER FOR FINISH SCHEDULES AND COLOR LISTS FOR WALL FINISH DESIGNATIONS.
- M. FOR BRACING REQUIREMENTS, SEE GENERAL STRUCTURAL NOTES & PROJECT SPECIFICATIONS IF APPLICABLE.
- N. 3" J" STUD WALLS SHOULD BE PLACED 2" IN FRONT OF EXISTING MASONRY WALL WHERE APPLICABLE.
- O. ALL WALLS FINISHED WITH SHEET ROCK, REMOVE SHEET ROCK IN ORDER TO ACCESS HISTORIC PLASTER WALL BELOW. REPAIR ALL PLASTER WALLS AS NEEDED.
- P. ALL HISTORIC WOOD ELEMENTS ARE TO BE PRESERVED AND RECYCLED PER OWNERS REQUESTS. HANDLE WITH CARE. CONTRACTOR TO REPLACE IS LOST OR DAMAGED.

WALL TYPES

| | |
|--------------------|-----|
| EXISTING MASONRY | --- |
| EXISTING PLASTER | --- |
| DEMO | --- |
| NEW 8" IP WALL 2/4 | --- |
| FLUORIM WALL 2/4 | --- |

KEY NOTES

1. EXISTING WINDOWS / SHUTTERS / HARDWARE / HEADER / JAMBS AND SILLS TO BE INSPECTED. SEE NOTE ON BOTTOM OF EACH FLOOR PLAN.
2. ALL CUSTOM MILLWORK AT SAINT ANN ENTRY TO BE SANDED AND REPAINTED.
3. EXISTING GRANITE AT ENTRY TO BE CLEANED
4. EXISTING DOOR / SHUTTERS / HARDWARE TO BE INSPECTED. SEE NOTE ON BOTTOM OF EACH FLOOR PLAN
5. REMOVE PAINT ON GALLERIES AND BALCONY FLOORING. REFINISH PROPERLY.
6. BALCONY AND GALLERIES TO BE INSPECTED FOR MISSING ORNAMENTATION.
7. BALCONY / RAILING TO REMAIN. HAND SAND AND REFINISH ALL IRONWORK.
8. CONCRETE STAIRS TO REMAIN. REMOVE PAINT, REFINISH. NOTE AT REAR ENTRY, TRIM CONCRETE STAIRS TO ACCOMMODATE FOR OUTDOOR UNIT.
9. INSPECT ALL MASONRY JOINTS AND UNITS. PREPARE FOR STUCCO OR MINERAL COATING. COLOR TO BE DETERMINED.
10. DEMO WALL
11. WOOD NAILS AND PICKETS TO BE SANDED AND REFINISHED
12. WOOD RISERS, TREADS, AND ORNAMENTAL STRINGERS TO BE SANDED AND REFINISHED
13. NEW CLOSET WITH DOORS, RODS AND SHELVES PER OWNER
14. ALL SEALANT ON INTERIOR BRICK TO BE REMOVED
15. REPAIR INTERIOR PLASTER AS NEEDED. PREPARE FOR MINERAL COATING. COLOR TO BE DETERMINED
16. REPAIR PLASTER CEILING AS NEEDED. REPAIR / REPLACE ALL DAMAGED MOLDING
17. REPAIR ALL WOOD FLOORING AS NEEDED. SAND, STAIN, AND REPLACE PER OWNER
18. REPAIR ALL WOOD FASCIA ON FRONT OF BALCONY
19. INTERIOR FACE OF BRICK TO BE RESTORED. REPORT AS NEEDED. PREPARE FOR MINERAL COATING. COLOR TO BE DETERMINED
20. NEW SPLIT SYSTEMS
21. REMOVE DELAMINATED PLASTER IF EASILY REMOVABLE. IF REMOVED, EXPECT BRICKS BELOW AND REPLASTER WITH PROPER MIXTURE
22. REMOVE ALL EXISTING MROFCOR / DELAMINATED PLASTER PATCHWORK ON EXTERIOR WALLS
23. REMOVE CEILING FINISH AND EXPOSE STRUCTURAL ABOVE
24. 2'-4" WIDE X 7'-0" TALL SOLID WOOD DOORS TO MATCH EXISTING ENTRY DOORS IN STYLE AND DESIGN
25. DOOR OR ACCESS PANEL FOR SMALL STORAGE. COORDINATE WITH OWNER
26. OPENING FROM SIDE HALL INTO DINING ROOM IS BASED ON HISTORIC PRECEDENT DETERMINED DURING DEMOLITION. USE EXISTING DOOR TRANSOM FROM SECOND FLOOR.
27. NEW TILE FLOORING
28. BEAD BOARD AT CEILING TO BE REMOVED. CEILING TO BE DETERMINED BY OWNER
29. NEW PICKET DOORS AND TRANSOM TO MATCH FIRST AND SECOND FLOORS
30. REMOVE ALL GAS LINES AND CONDUIT FROM FRONT ELEVATION



SITE / NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

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***VCC: FINAL HVAC UNITS MUST BE SELECTED, SUBMIT SPEC SHEET FOR FINAL REVIEW AND APPROVAL PRIOR TO PURCHASE AND INSTALLATION.



CONSTRUCTION DOCUMENTS

Mod

Guns Modern
4519 S. Claiborne Avenue
New Orleans, LA 70125
504 810 2221

NEW SITE / FIRST FLOOR PLAN

Aura, LLC
928-40 Saint Ann
First - Third Floor Renovation - Single Family
New Orleans, LA 70116

Dr. John Kwan
5816 Lakeside Drive
Scottsdale, AZ 85260



SAFETY N PERMITS 0623/2019

VCC 062/17/219

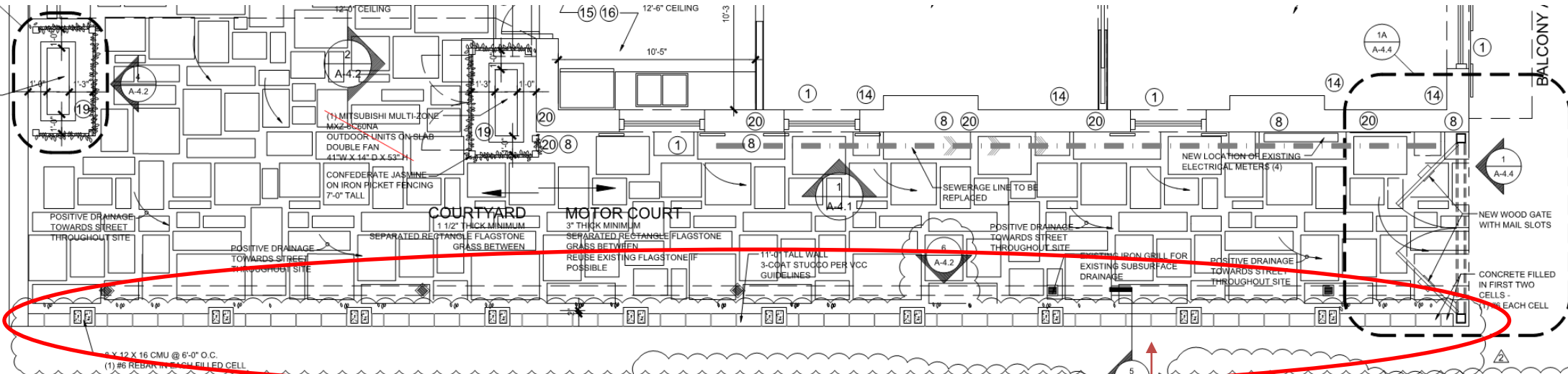
PROJECT NUMBER: 18-STA

DRAWN BY: GPO

ISSUE DATE: 02/26/2019

A-2





1
A-2
SITE / NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

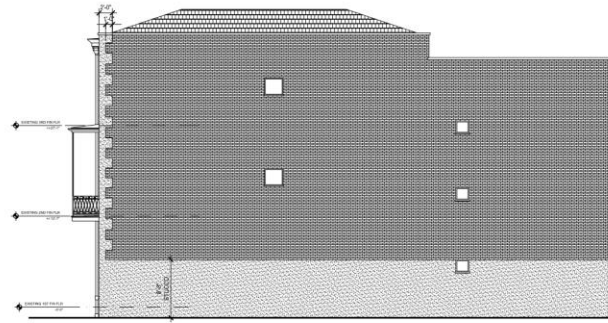
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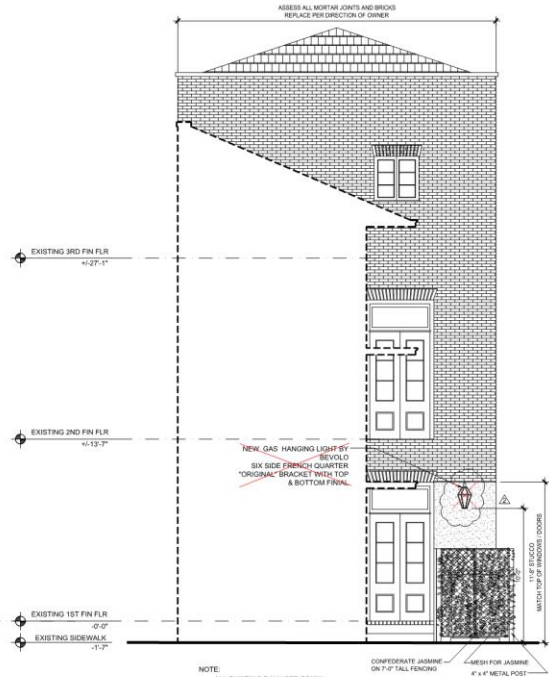
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Neighboring building not indicated in plans

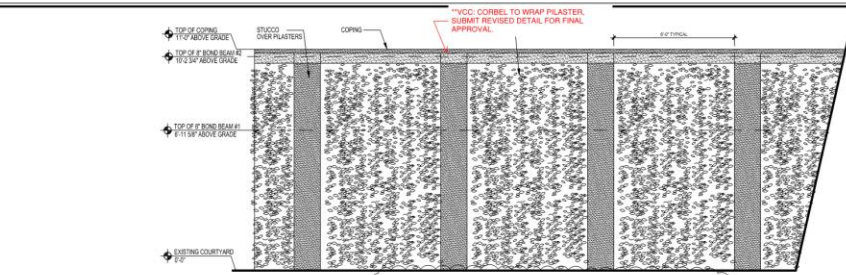




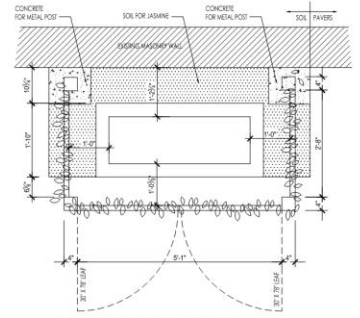
1 ALLEY WAY ELEVATION - BURGUNDY STREET SIDE
SCALE: 1/8" = 1'-0"



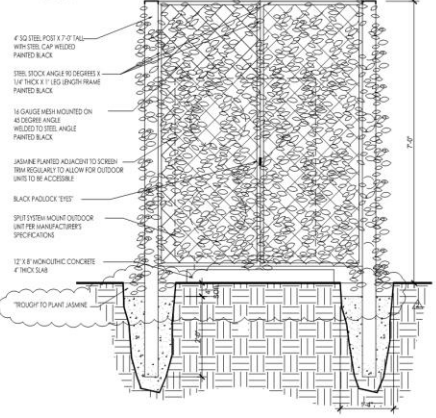
2 COURTYARD PARTIAL SECTION ELEVATION
SCALE: 1/4" = 1'-0"



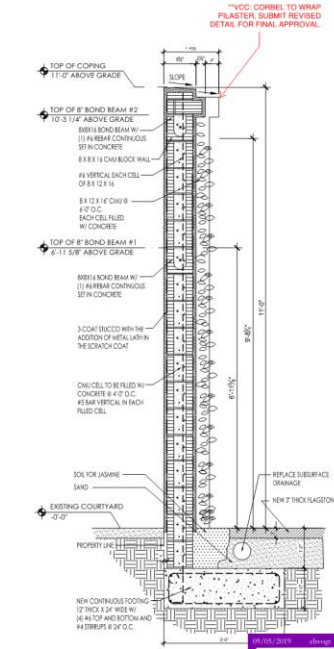
6 LANDSCAPE WALL ELEVATION
SCALE: 3/4" = 1'-0"



3 MECHANICAL FENCING ENLARGED PLAN
SCALE: 3/4" = 1'-0"



4 MECHANICAL FENCING ELEVATION
SCALE: 3/4" = 1'-0"



5 SECTION - LANDSCAPE
SCALE: 3/4" = 1'-0"

CONSTRUCTION DOCUMENTS

Mad

Guns Modern
4519 S. Claiborne Avenue
New Orleans, LA 70125
504.610.2241

ELEVATIONS

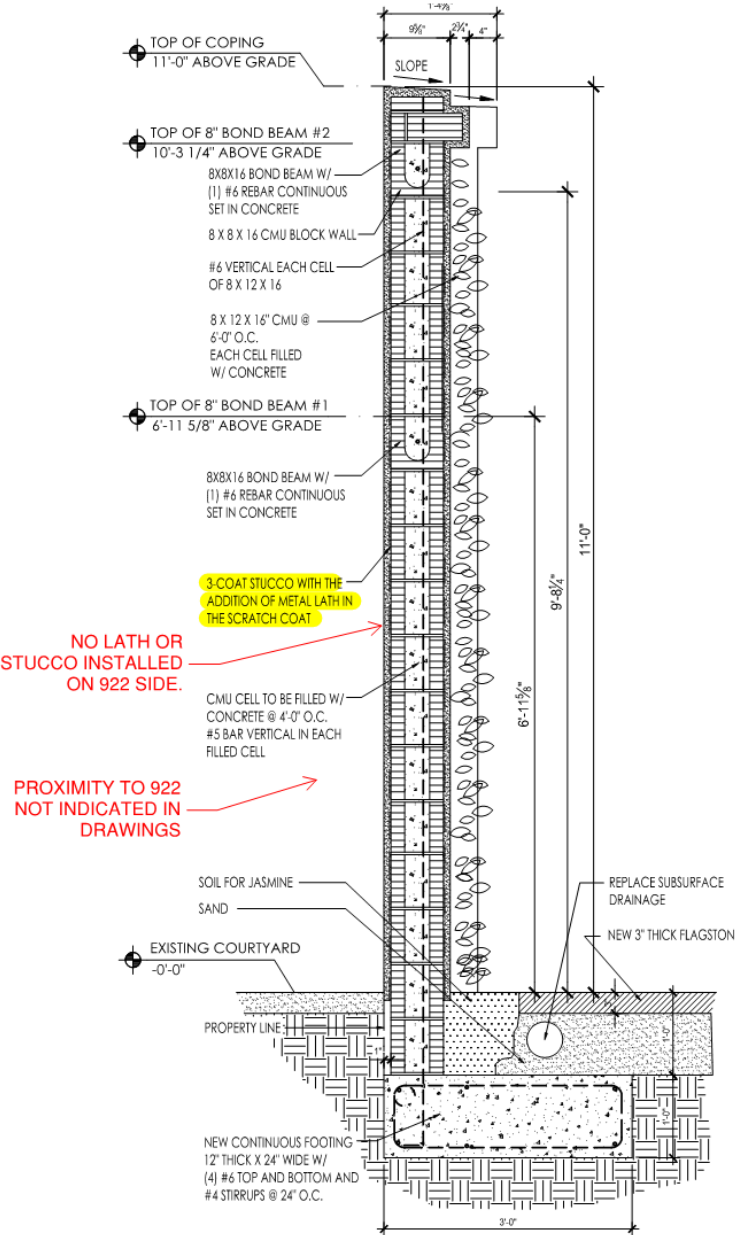
Aura, LLC
928-40 Saint Ann
First - Third Floor Renovation - Single Family
New Orleans, LA 70116

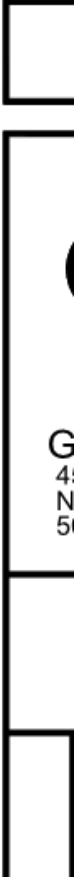
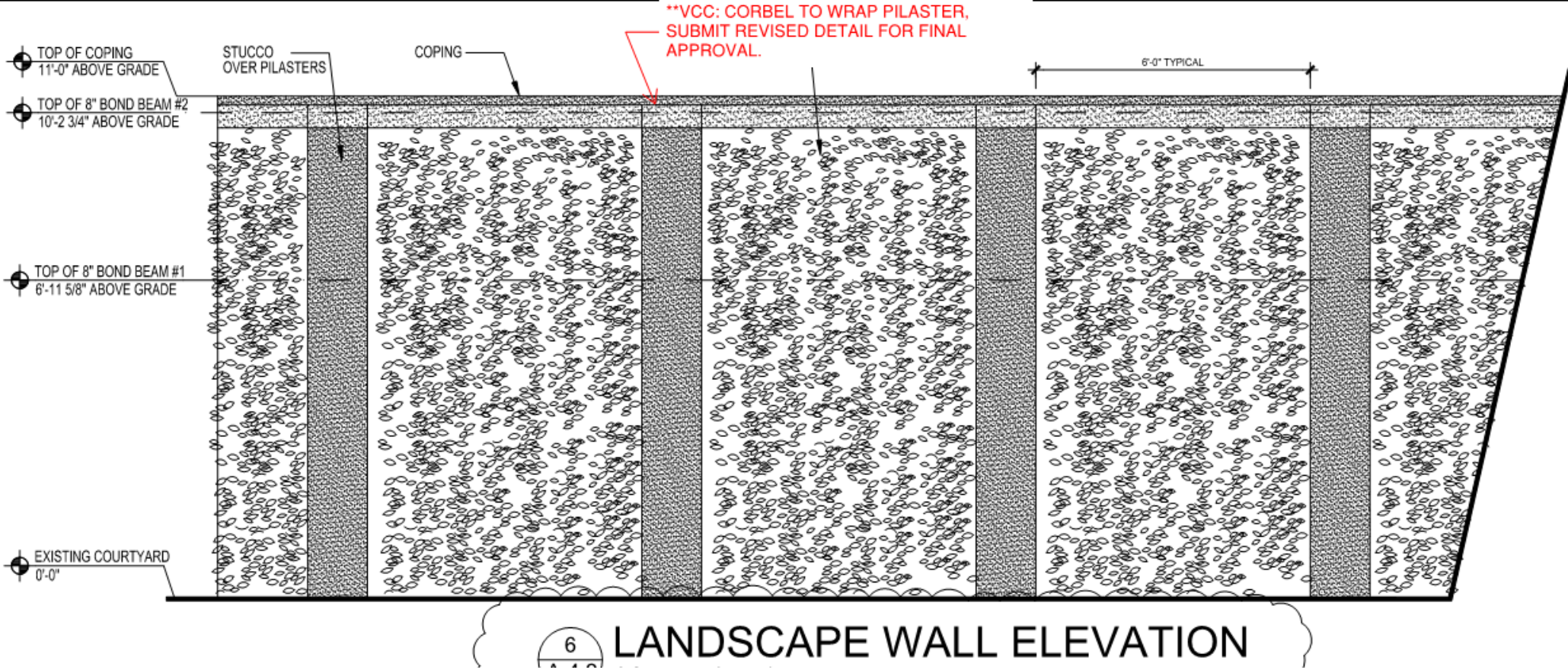
Dr. John Kwon
9898 Lakespur Drive
Scottsdale, AZ 85260

PROJECT NUMBER: 18-02A
DRAWN BY: GPD
ISSUE DATE: 02/20/2019

A-4.2







BY-LAWS OF THE VIEUX CARRE COMMISSION
OF
THE CITY OF NEW ORLEANS
CREATED BY ACT 139 OF THE REGULAR SESSION OF
1936

SECTION XII

General Rules

Any Commission member or the Director may place a matter which has previously been voted on by the Commission on the agenda of a duly called meeting of the Commission for reconsideration if:

- (a) Circumstances and conditions have substantially changed since its original consideration, or
- (b) Inaccurate data was contained in the report on the matter, or
- (c) Additional information has been presented since its original consideration.

The Commission shall, by motion determine whether or not the matter is eligible for reconsideration in accordance with the above. If the Commission determines, by an affirmative vote, the reconsideration is warranted, the Commission may then reconsider its prior action.





928 St. Ann – 2/25/2021, STOP WORK ORDER PLACED





928 St. Ann – 2/25/2021, STOP WORK ORDER PLACED





928 St. Ann

Vieux Carré Commission

March 17, 2021





928 St. Ann

