Vieux Carré Commission
Architecture Committee Meeting

Tuesday, April 14, 2026

Old Business

730 St Peter

730-732 St Peter

VCC Architectural Committee

April 14, 2026

730-732 St Peter

VCC Architectural Committee

April 14, 2026

730-732 St Peter – 1860 plan book

730-732 St Peter – 1930s – 40s?

730-732 St Peter – 1950s?

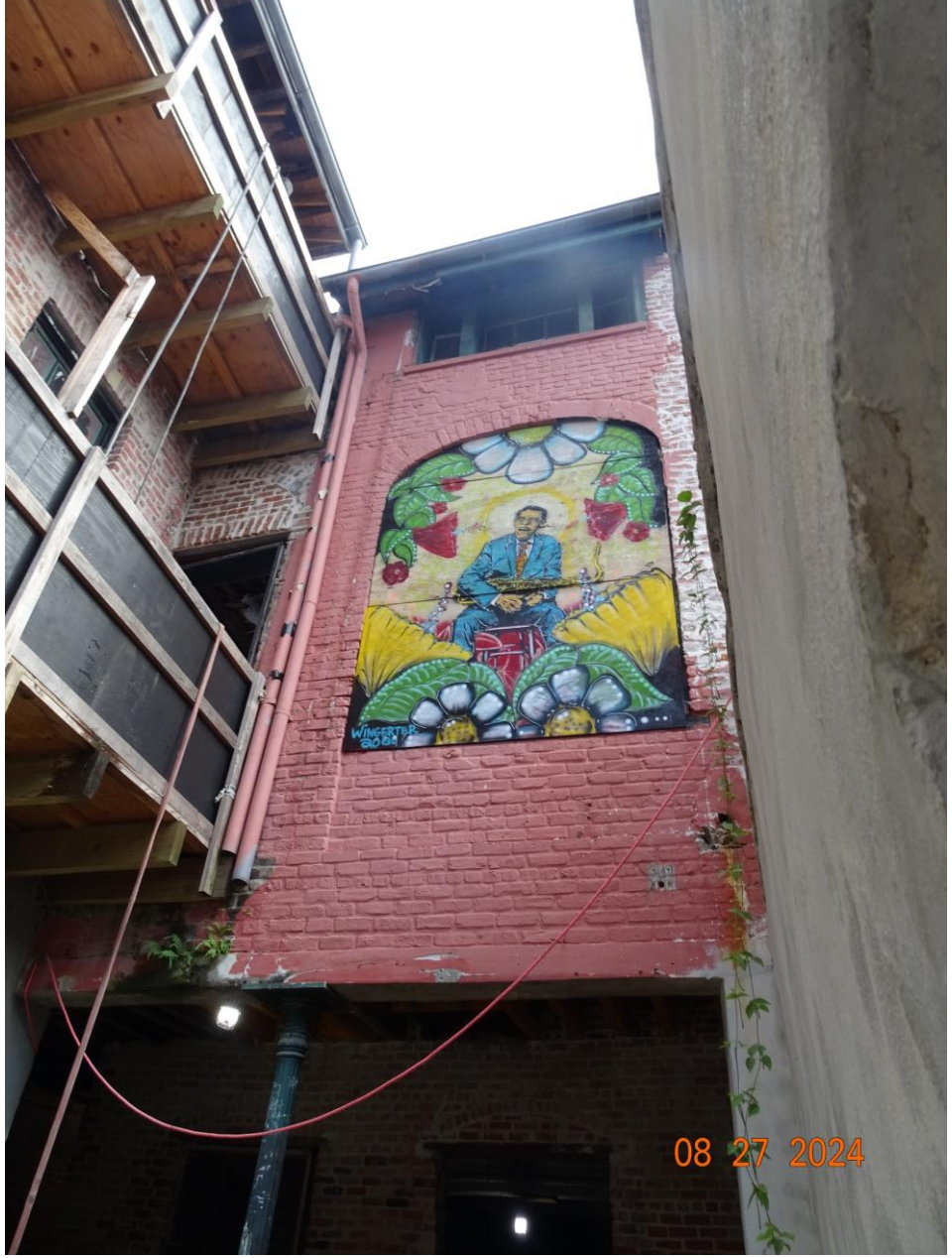
730-732 St Peter – 1963

730-732 St Peter

730-732 St Peter

730-732 St Peter – previous conditions at rear

730-732 St Peter – previous conditions at rear



730-732 St Peter

VCC Architectural Committee

April 14, 2026

730-732 St Peter

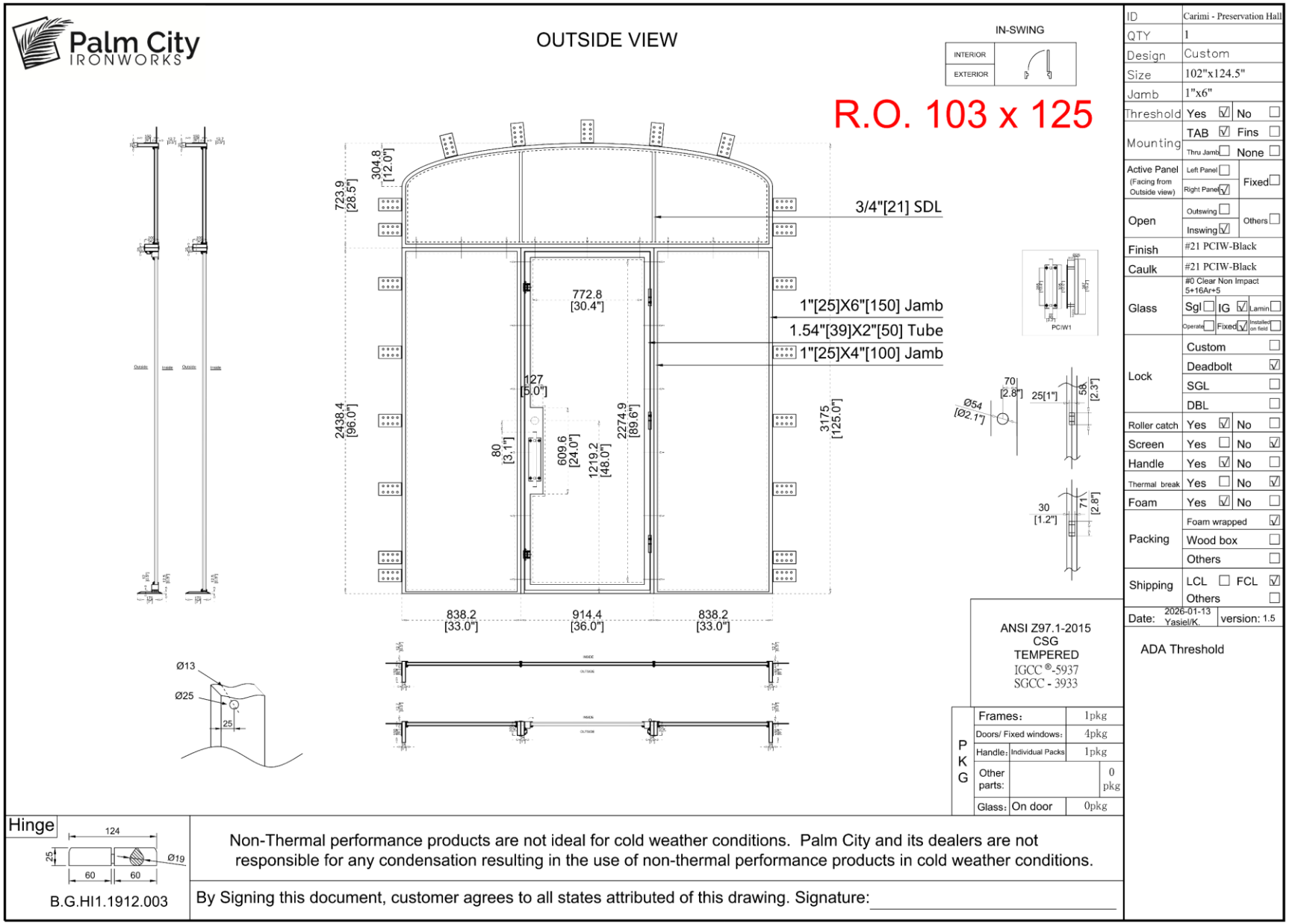
VCC Architectural Committee

April 14, 2026

730-732 St Peter

VCC Architectural Committee

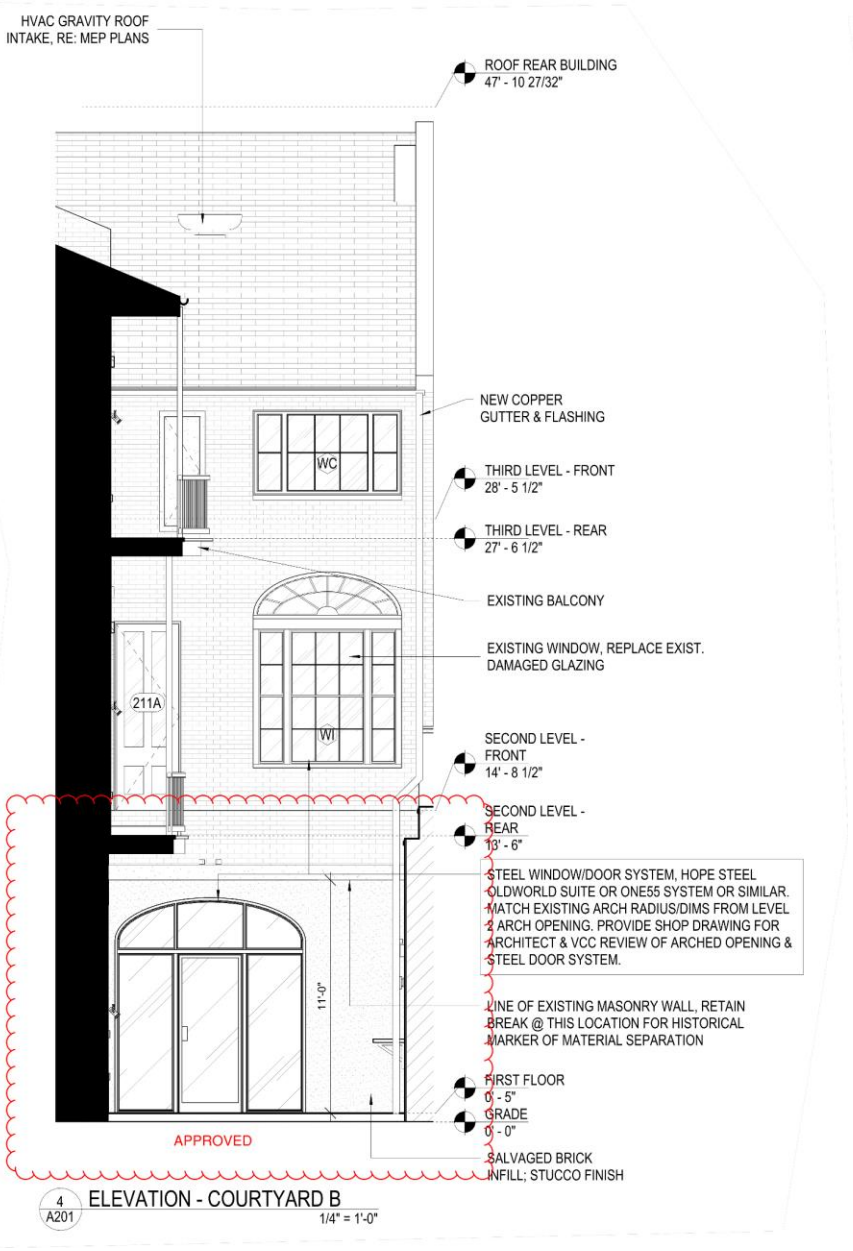
April 14, 2026

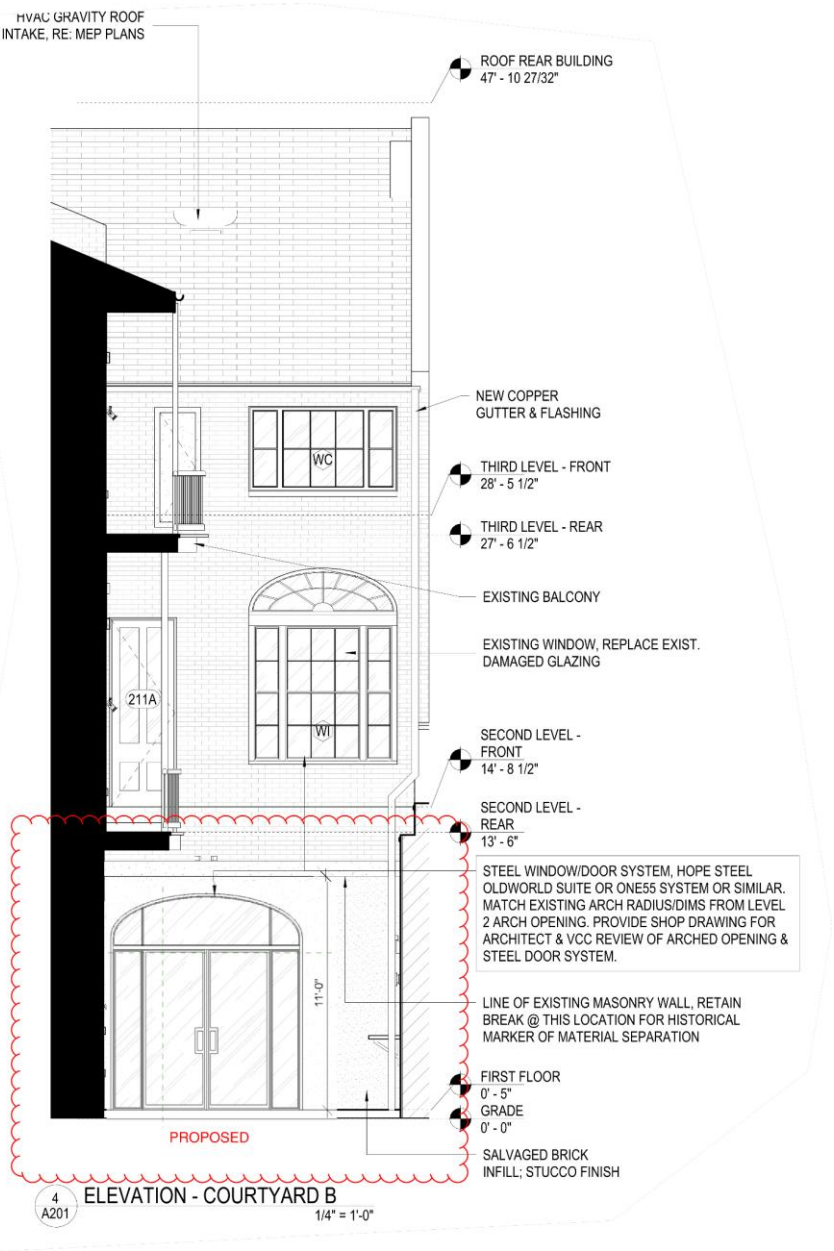


730-732 St Peter – shop drawing of previously-approved design

VCC Architectural Committee

April 14, 2026





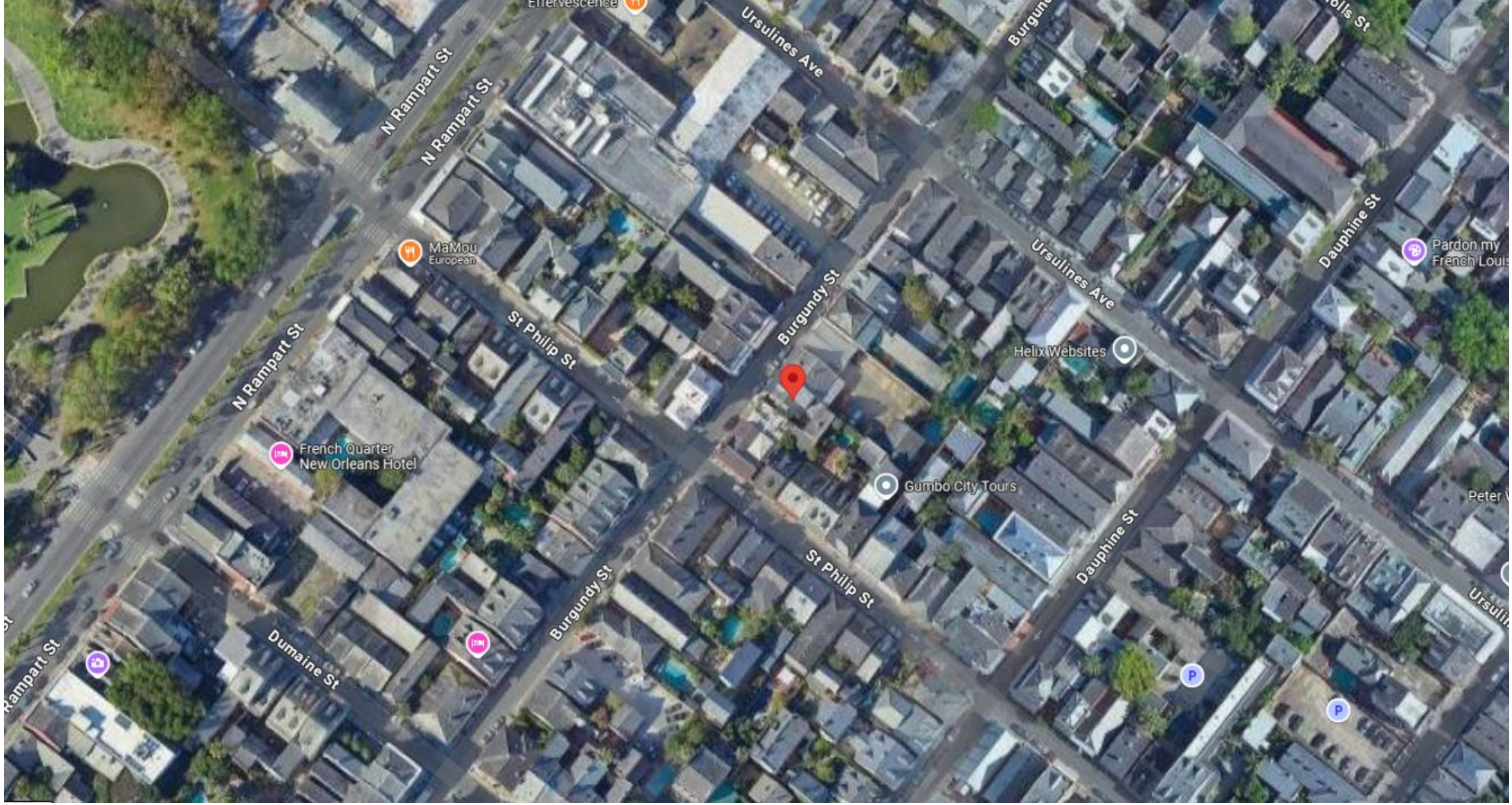
730-732 St Peter

VCC Architectural Committee

April 14, 2026

1010 Burgundy

1010 Burgundy



1010 Burgundy

VCC Architectural Committee

April 14, 2026

1010 Burgundy

VCC Architectural Committee

April 14, 2026

1010 Burgundy – ca. 1940s – 50s

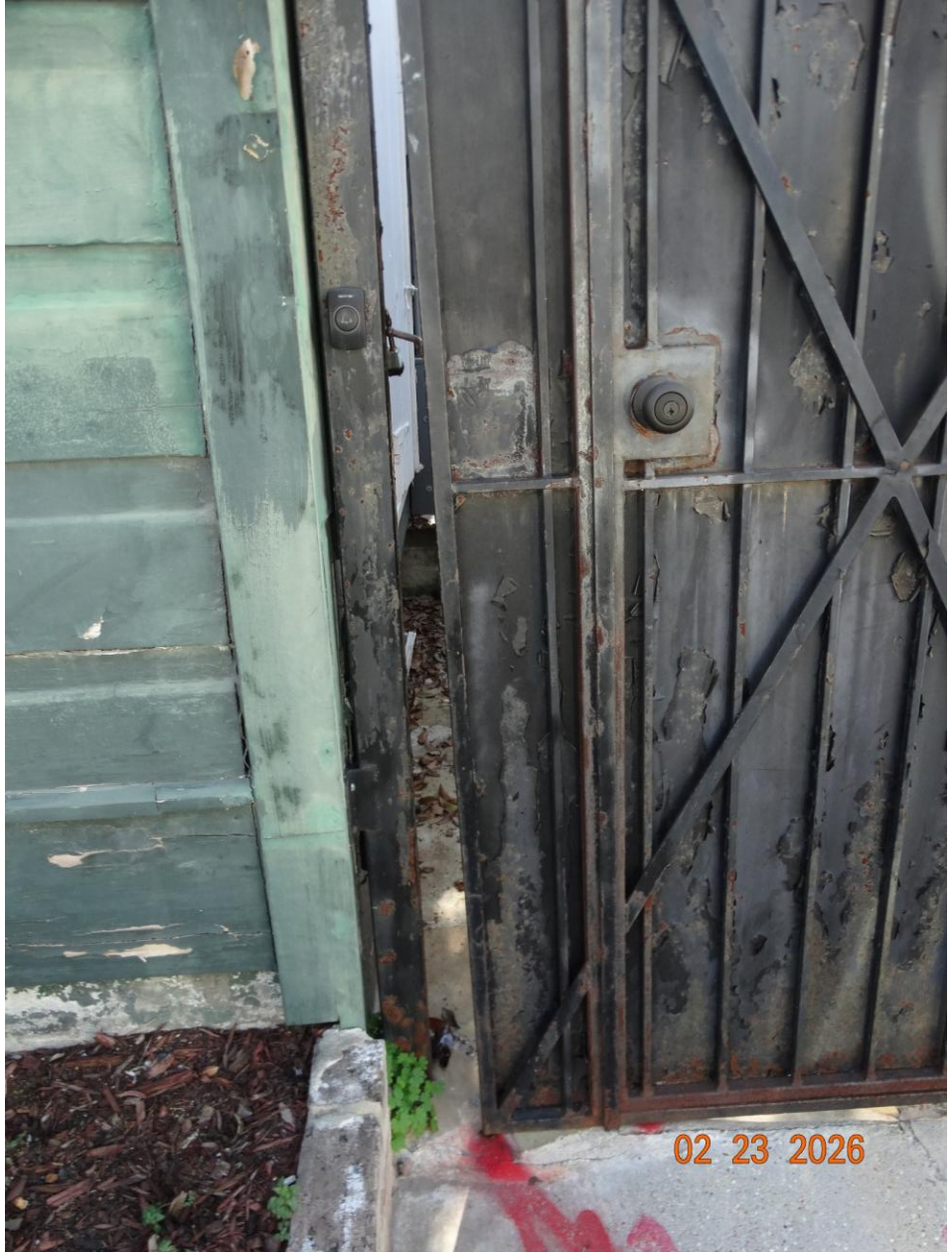
1010 Burgundy – 1963

1010 Burgundy

1010 Burgundy – 2016

1010 Burgundy

1010 Burgundy



1010 Burgundy

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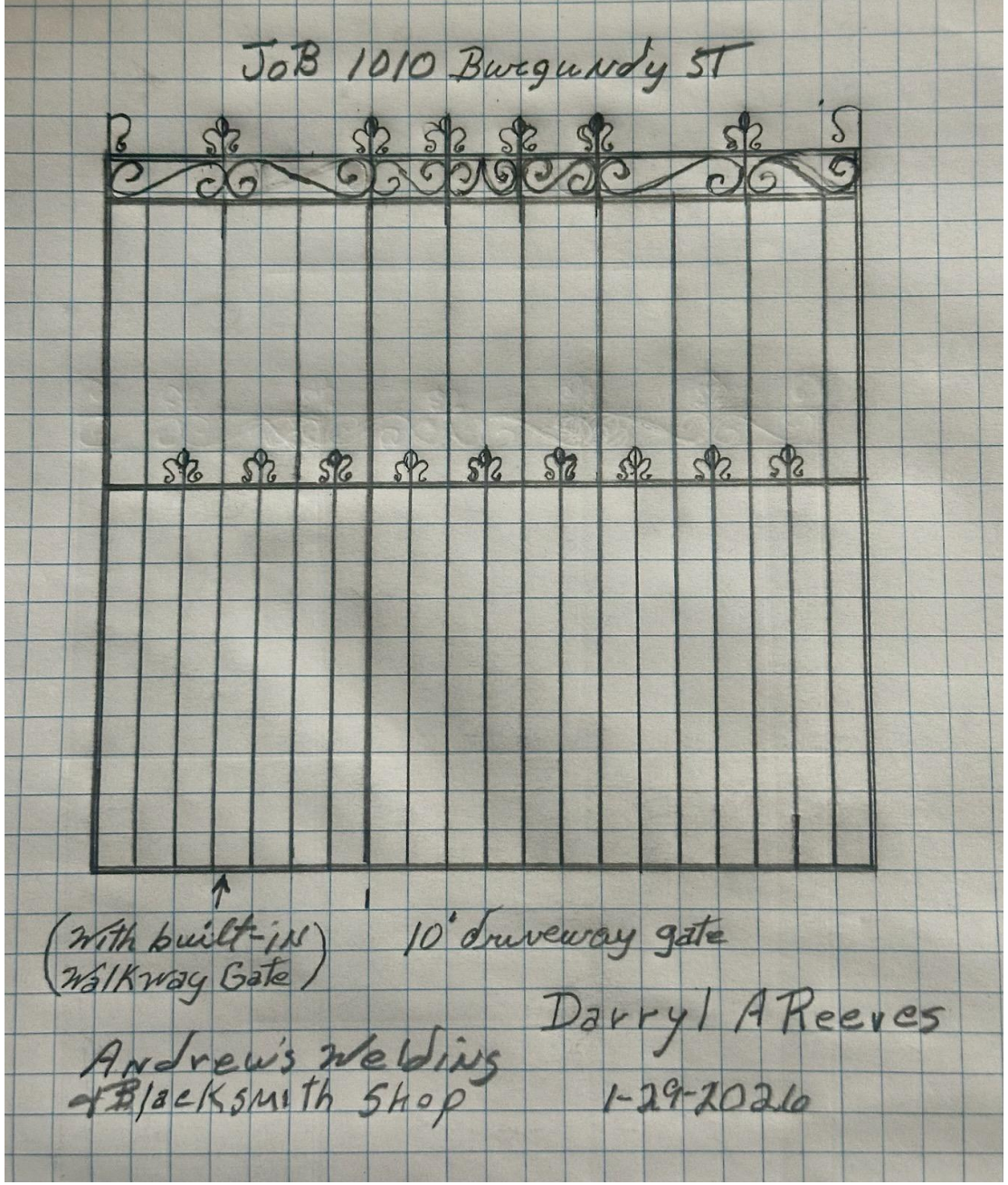
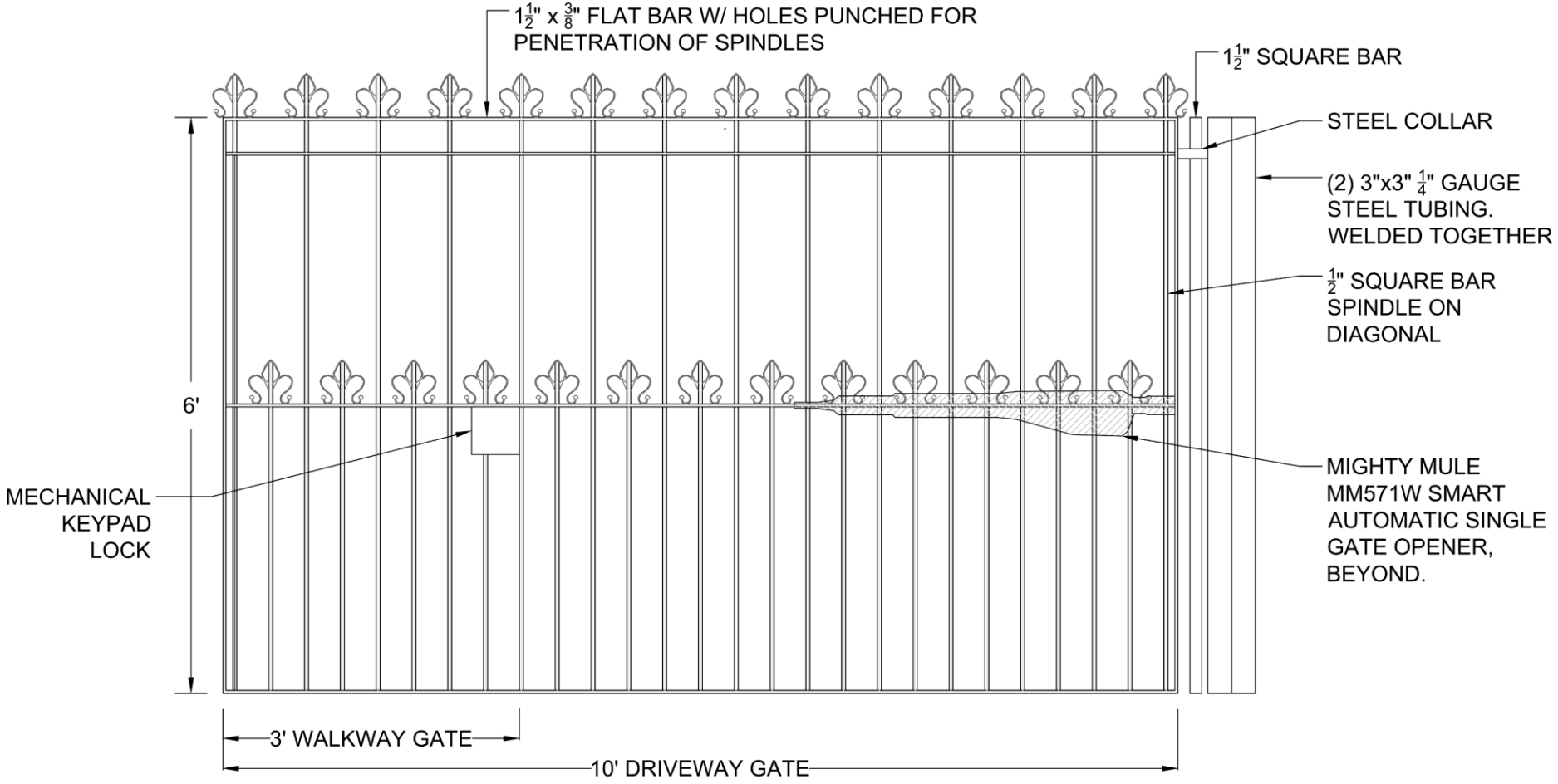


1010 Burgundy

ANDREWS WELDING AND BLACKSMITH SHOP



GATE AT 1010 BURGUNDY

SCALE: 1"=1'-0"

Heavy Duty Single Swing Automatic Gate Opener with Battery, up to 850 lb., Smart and Solar Ready

by **Mighty Mule**

(436)

New Orleans Central Store

✓ 2 in stock Aisle 27, Bay 006

- Gates up to 18 ft / 850 lbs, chain, orn, tube, panel, vinyl, wood
- Compatible: Smart Devices Connectivity Kit & Solar Panel
- Superb reliable performance 40% faster opening and closing speeds

Weight Capacity (lb.): **850 lb**

300 lb | 550 lb | **850 lb**

1010 Burgundy – from Home Depot website

WALL, FENCE & GATE GUIDE

In addition to VCC review, City Planning Commission and Department of Safety and Permits review is required for each proposal to add or modify a wall, fence and/or gate to ensure conformance with the Comprehensive Zoning Ordinance and Building Codes. The Department of Public Works reviews all proposals for a curb cut at a street and sidewalk.

FRONT & SIDEWALK PROPERTY LINES

THE VCC REQUIRES:

- A wall, fence or gate to be compatible with the type and style of the main building
- Metal fencing to be either wrought or cast iron, or an alternate solid material, such as aluminum, typically with a matte black painted finish
- Solid metal pickets to be punched through horizontal rails and not welded to the face of a rail
- Automatic gate equipment to be located discretely out of public view
- A wall or chain wall to be limited to 18-inches in height at a front property line with a brick or stucco finish that is approved by VCC with regard to color, type, texture and pattern
- A wood fence to have appropriately scaled boards, typically 11- to 16-inches wide at a horizontal board fence and 4- to 6-inches wide at a vertical wood board fence
- A painted wood finish or opaque stained finish to appear as a painted finish (paint, stain or preservative treatment helps protect the wood, particularly for softer woods like pine, making the fence or gate last longer – Refer to *Guidelines for Exterior Painting*)

THE VCC RECOMMENDS:

- Simple detailing for a metal fence
- Electronic sensor security devices, preferably wireless, to be located discreetly along a wall, fence and/or gate, that can trip an alarm sensor and transmit it to a security monitoring company and activate alarms and/or lights instead of installing a physical barrier
- Readily visible metal pickets and spikes as an alternative to electronic security options

THE VCC DOES NOT RECOMMEND:

- Glass set into mortar at the top of a wall

THE VCC DOES NOT ALLOW:

- Vinyl or synthetic fencing, gates or garage doors
- Chain-link fencing
- Wood lattice fencing
- Hollow tube-welded metal fencing or gates
- Wood picket or stockade fences, or other vertical board wood fences with a moulded top
- Barbed wire, concertina wire, razor ribbon wire and other similar security devices – *Prohibited by the Building Code*
- Vertical extension of an existing gate and/or fence
- Solid wood fencing or a wall located at the front façade of a building
- Removal of an existing historically appropriate fence in good condition – An application will be reviewed on a case by case basis
- Exposed concrete at block wall or piers
- Metal fencing taller than 5-feet when located between the street and main building façade
- Glass, plastic or Plexiglas applied to a fence or gate
- Fencing on a balcony, gallery, porch, stoop or stair

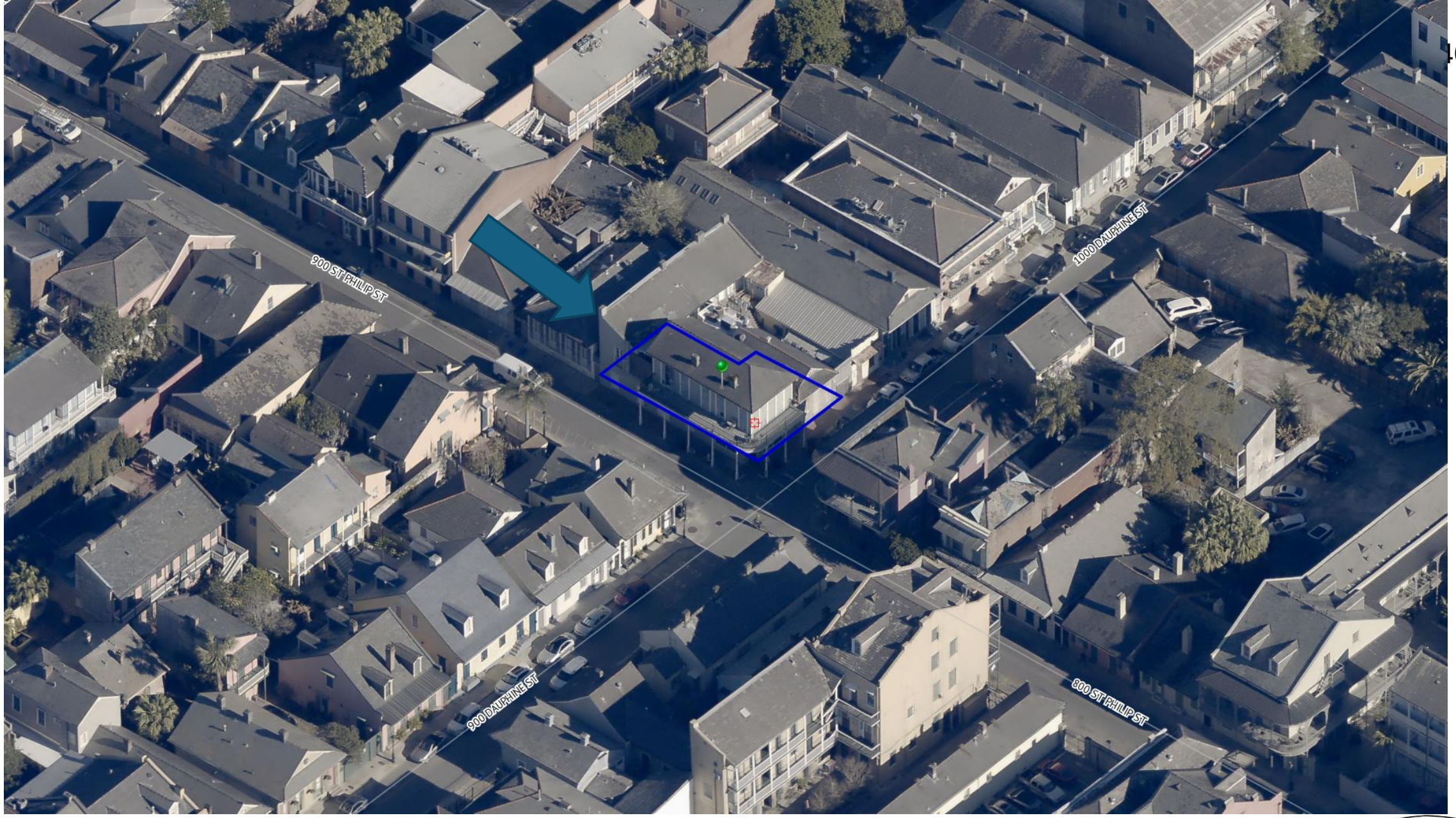
SIDE & REAR YARDS

A fence, wall and/or gate that is approvable in the front of a building may also be approvable at the side and rear.

THE VCC RECOMMENDS:

- A painted wood fence, typically of pine, cedar or redwood, to have wide, horizontal boards or vertical boards with a wood cap – The cap will help the fence last longer

1001-03 Dauphine, 901 St Philip



1001 Dauphine

VCC Architectural Committee

April 14, 2026

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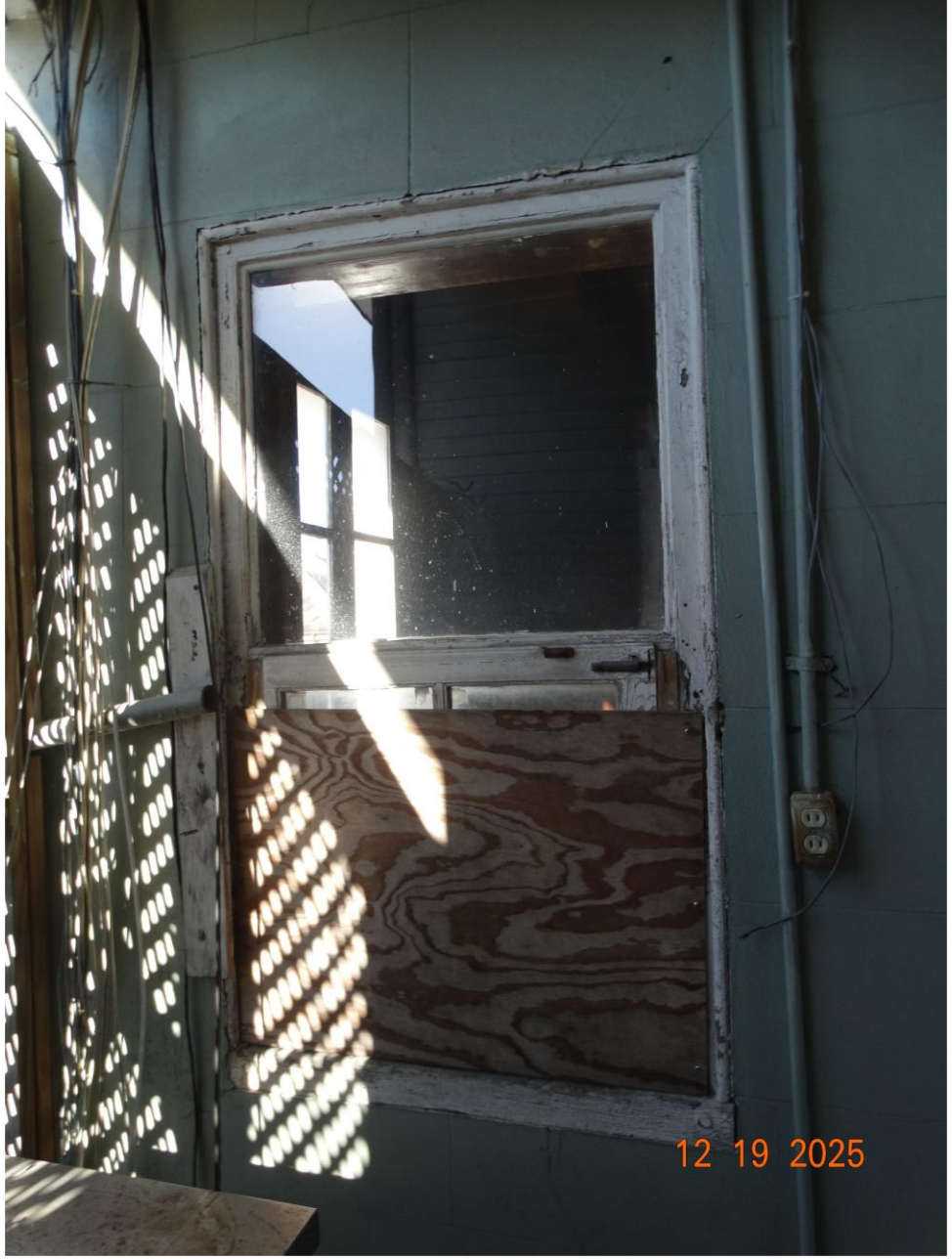

1001 Dauphine

1001 Dauphine

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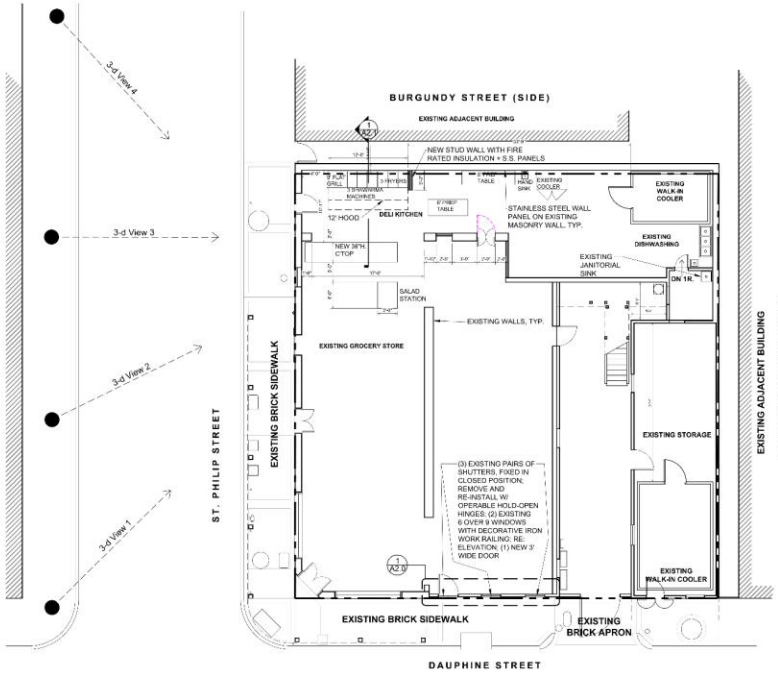
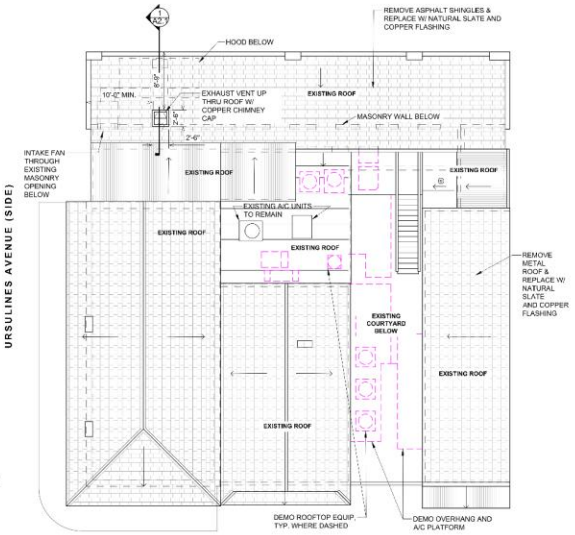
1001 Dauphine



PROPOSED 1ST FLOOR PLAN / SITE PLAN
SC: 1/8" = 1'-0"



PROPOSED COMPOSITE ROOF PLAN
SC: 1/8" = 1'-0"

3-d View 5

3-d View 1

3-d View 2

3-d View 3

3-d View 4

MATASSA'S MARKET RENOVATION
1001-1007 Dauphine Street
New Orleans, Louisiana 70116

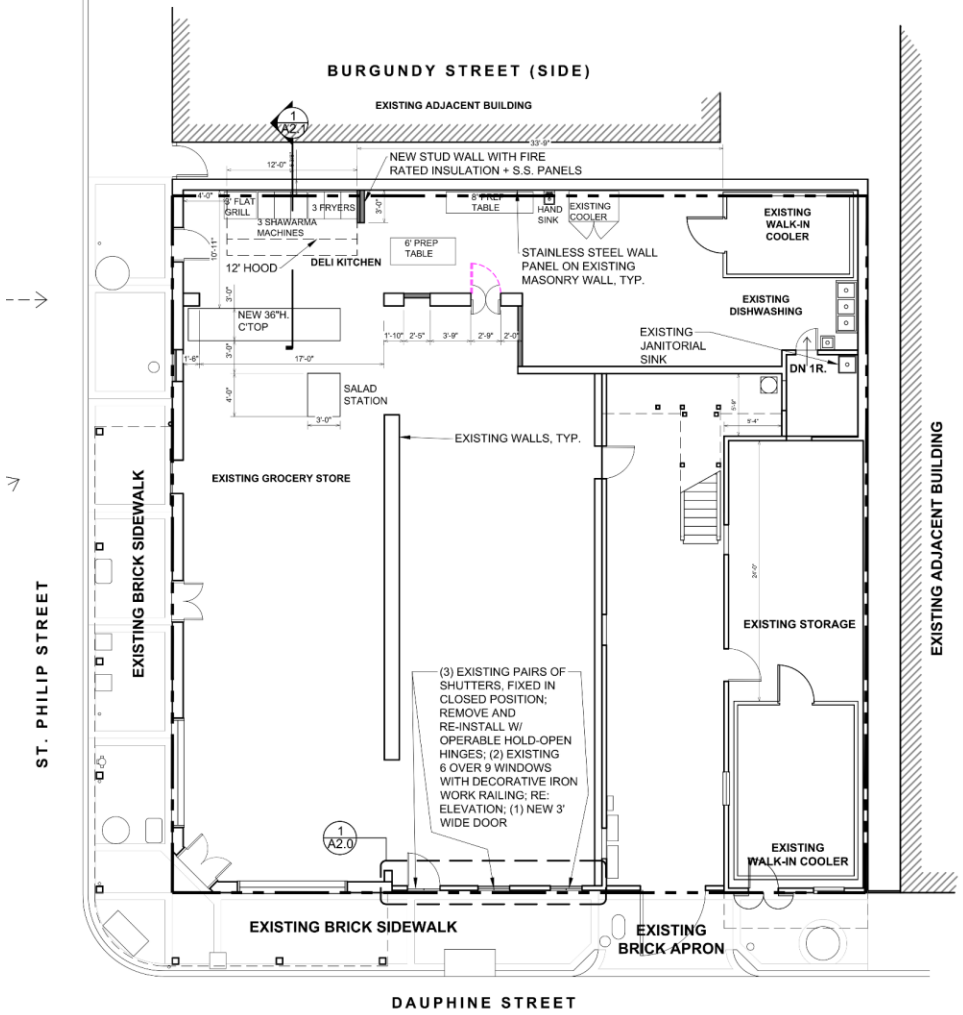
LKHarmon Architects
A Professional Architectural Corporation
6230 Argonne Boulevard
New Orleans Louisiana 70124
504.486.6870 harmon@lkharmonarchitects.com

A1.0
LKH #5825.1

1001 Dauphine

VCC Architectural Committee

April 14, 2026



PROPOSED 1ST FLOOR PLAN / SITE PLAN
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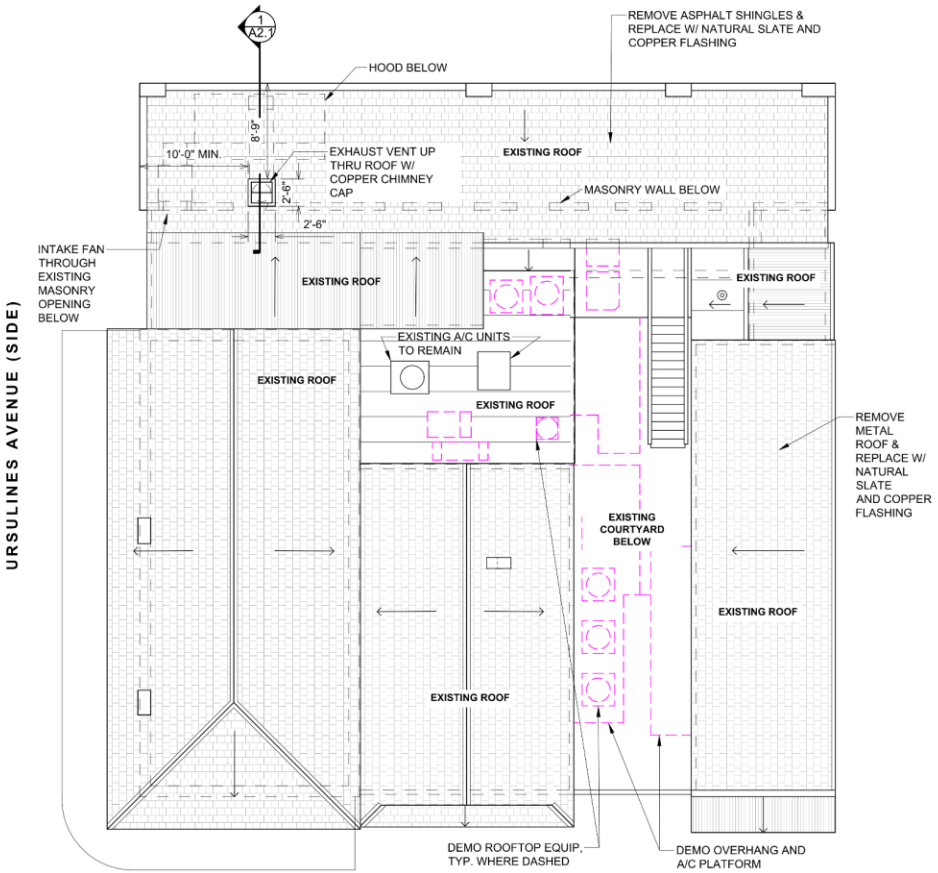


PROPOSED COMPOSITE ROOF PLAN
SC: 1/8" = 1'-0"

1001 Dauphine

VCC Architectural Committee

April 14, 2026

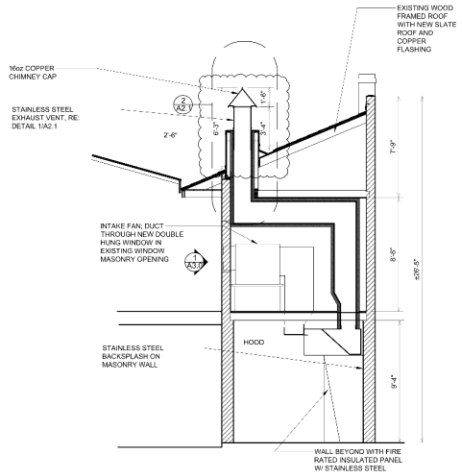
3-d View 1

3-d View 2

3-d View 3

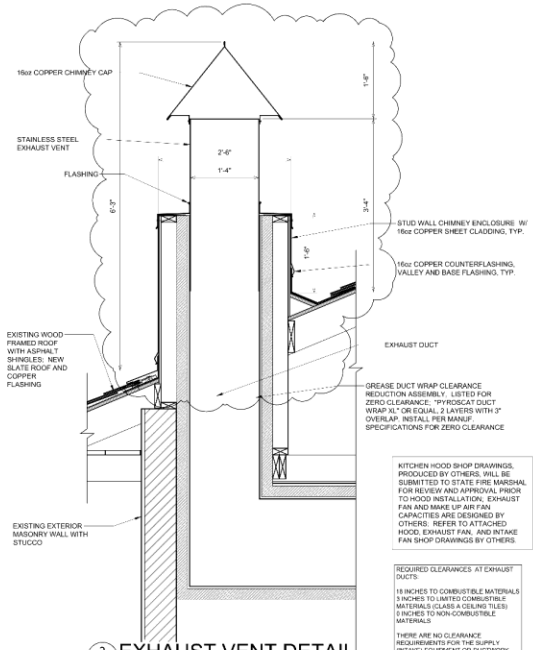
3-d View 4

3-d View 5



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

EXISTING
ST. PHILIP STREET ELEVATION
SC: 1/4" = 1'-0"



KITCHEN HOOD SHOP DRAWINGS, PRODUCED BY OTHERS, WILL BE SUBMITTED TO STATE FIRE MARSHAL FOR REVIEW AND APPROVAL PRIOR TO HOOD INSTALLATION. EXHAUST FAN AND MAKE UP AIR FAN CAPACITIES ARE DESIGNED BY OTHERS. REFER TO ATTACHED HOOD, EXHAUST FAN, AND INTAKE FAN SHOP DRAWINGS BY OTHERS.

REQUIRED CLEARANCES AT EXHAUST DUCTS:

18 INCHES TO COMBUSTIBLE MATERIALS
3 INCHES TO LIMITED COMBUSTIBLE MATERIALS (CLASS A CEILING TILES)
0 INCHES TO NON-COMBUSTIBLE MATERIALS

THERE ARE NO CLEARANCE REQUIREMENTS FOR THE SUPPLY (INTAKE) EQUIPMENT OR DUCTWORK.

2 A2.1 EXHAUST VENT DETAIL
SC: 1" = 1'-0"

PROPOSED
ST. PHILIP STREET ELEVATION
SC: 1/4" = 1'-0"

RETENTION OF EXISTING WINDOWS ARE PART OF A SEPARATE APPLICATION

MATASSA'S MARKET RENOVATION 1001-1007 Dauphine Street New Orleans, Louisiana 70116	LKHarmon Architects A Professional Architectural Corporation 6250 Argonne Boulevard New Orleans Louisiana 70124 tel.:(504) 483-1600 harmon@lkharmonarchitects.com	1.30.2026 4.2.2026 (R1) 4.3.2026 (R2)	A2.1 LKH #5825.1

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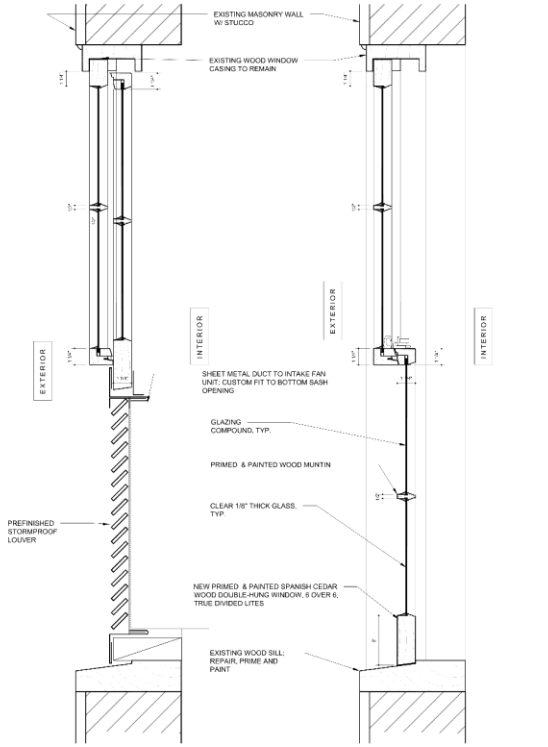
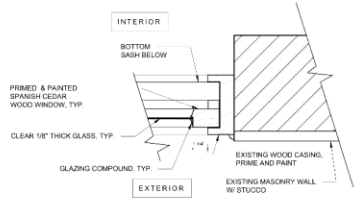
VCC Architectural Committee

April 14, 2026

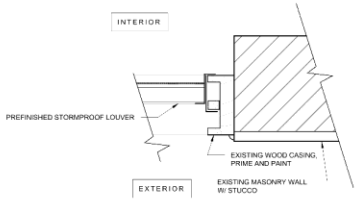


WINDOW VERTICAL SECTION DETAIL
C A3.0 SC: 3" = 1'-0"

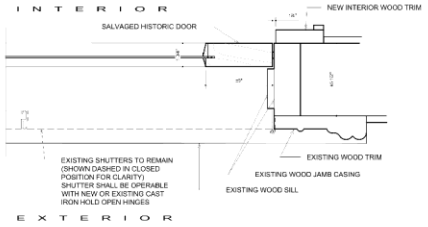
WINDOW VERTICAL SECTION DETAIL
D A3.0 SC: 3" = 1'-0"



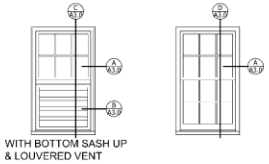
DOUBLE-HUNG WINDOW JAMB DETAIL
A A3.0 SC: 3" = 1'-0"



LOUVER JAMB DETAIL
B A3.0 SC: 3" = 1'-0"



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



ELEVATION of NEW WINDOW
1 A3.0 SC: 1/2" = 1'-0"

MATASSA'S MARKET RENOVATION 1001-1007 Dauphine Street New Orleans, Louisiana 70116	LKHarmon Architects A Professional Architectural Corporation 8230 Argonne Boulevard New Orleans Louisiana 70124 504.485.8870 harmon@lkharmonarchitects.com	5.20.2025 4.9.2026 REV	A3.0 LKH #5825.1

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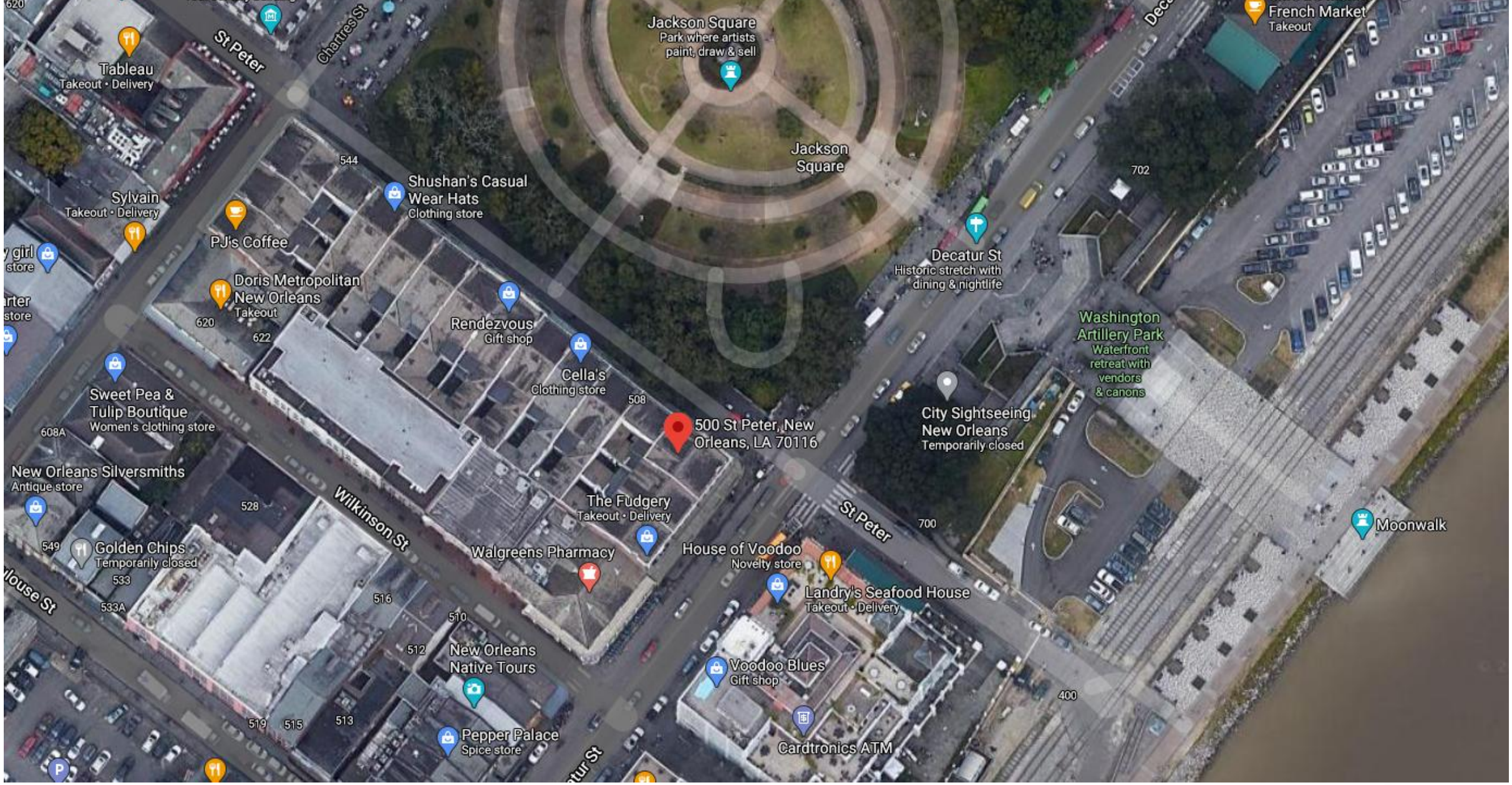
500 St Peter



500 St Peter

VCC Architectural Committee

April 14, 2026

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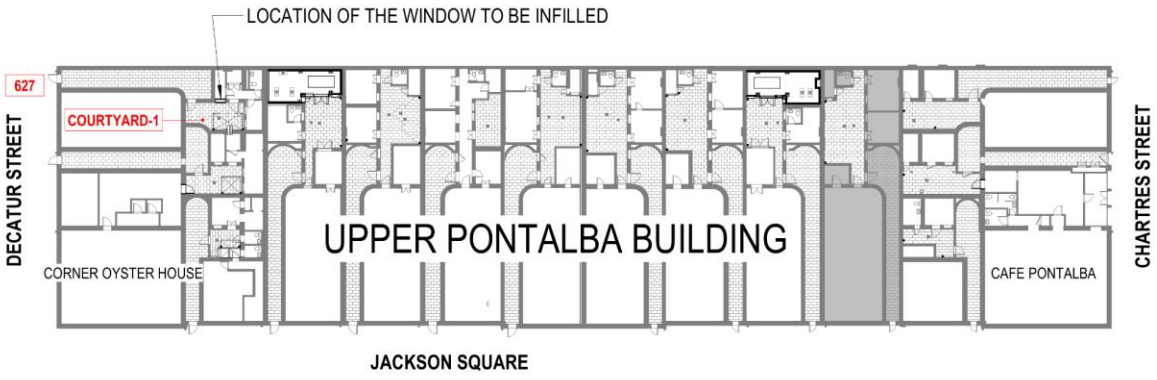
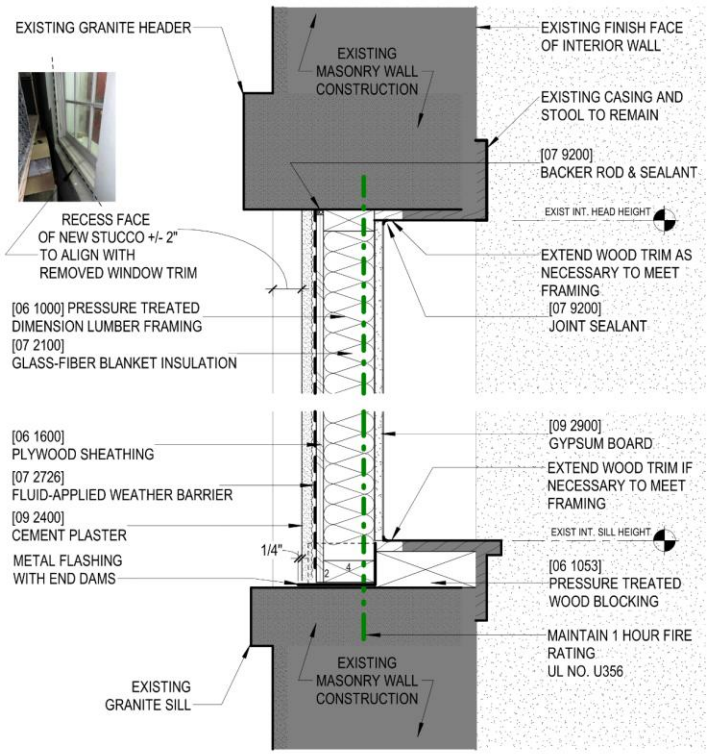


EXISTING WINDOW



1 WINDOW INFILL @ FIRE PUMP ROOM (VCC)
VCC2.01 SCALE: 1 1/2" = 1'-0"

CN20096 | FMC UPB ROOF AND BUILDING REPAIRS | 500 ST. PETER STREET | FRENCH MARKET CORPORATION
03/30/2026

TRAPOLINPEER ARCHITECTS VCC2.01

500 St Peter

VCC Architectural Committee

April 14, 2026

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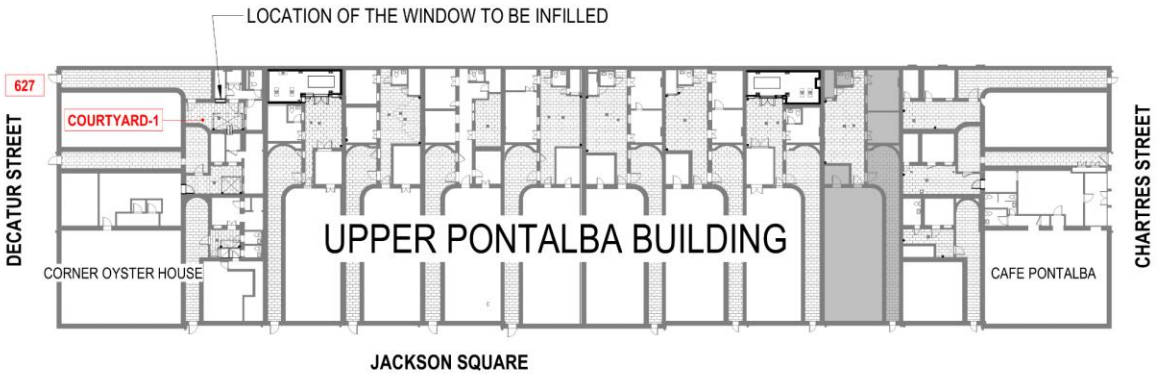

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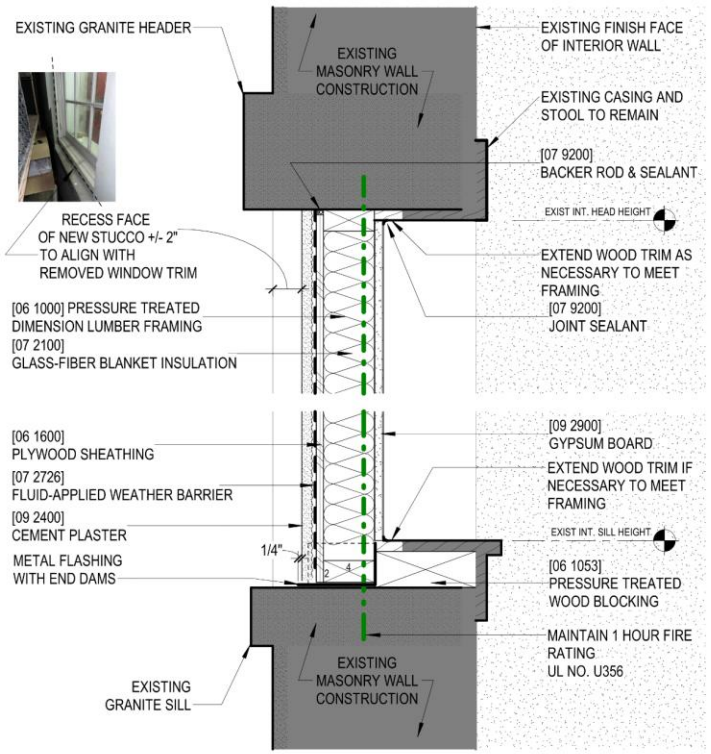


1 WINDOW INFILL @ FIRE PUMP ROOM (VCC)
VCC2.01 SCALE: 1 1/2" = 1'-0"

CN20096 | FMC UPB ROOF AND BUILDING REPAIRS | 500 ST. PETER STREET | FRENCH MARKET CORPORATION
03/30/2026

TRAPOLINPEER ARCHITECTS VCC2.01

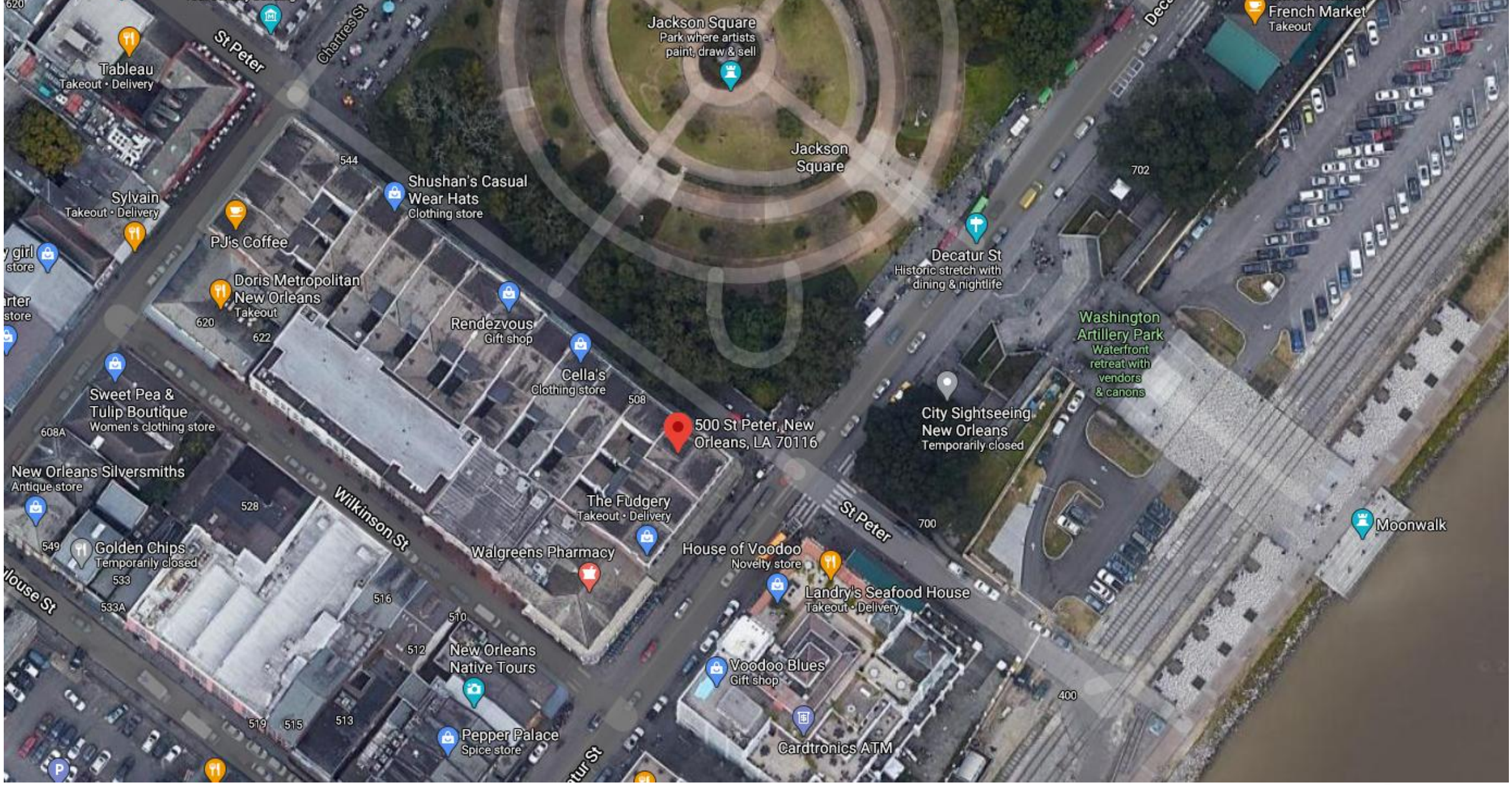
500 St Peter

VCC Architectural Committee

April 14, 2026

New Business

500 St Peter



500 St Peter

VCC Architectural Committee

April 14, 2026

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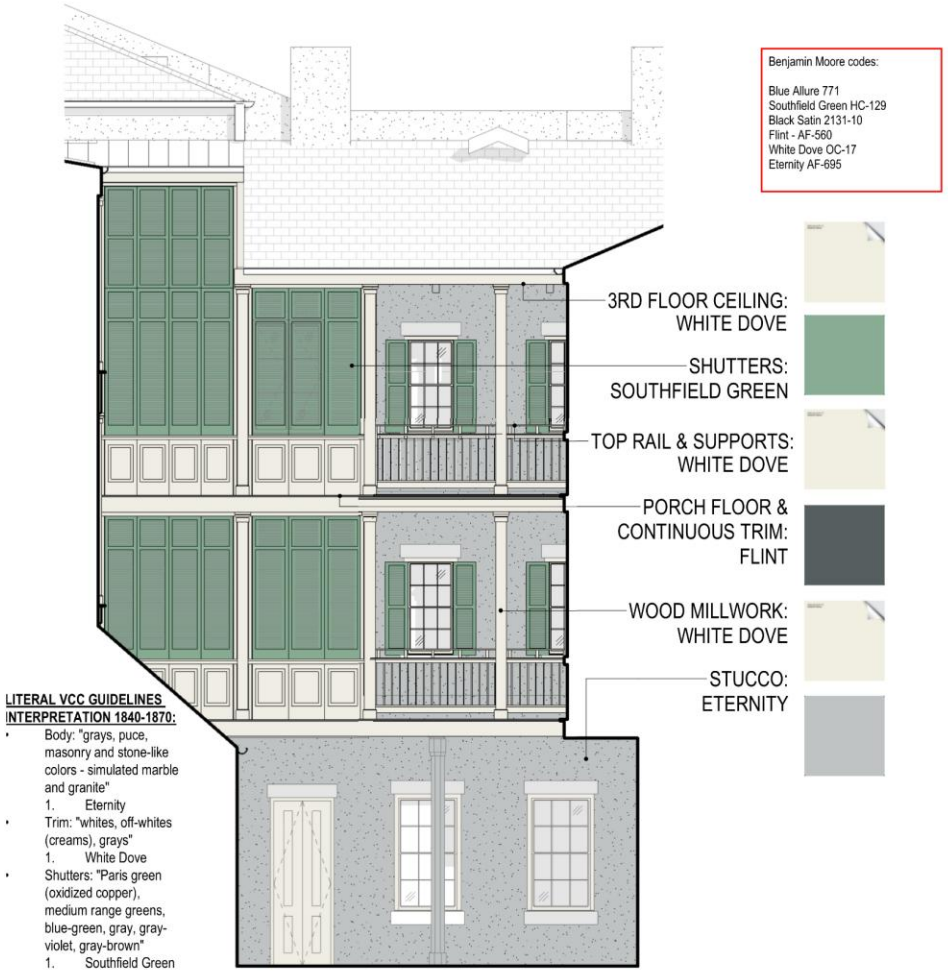
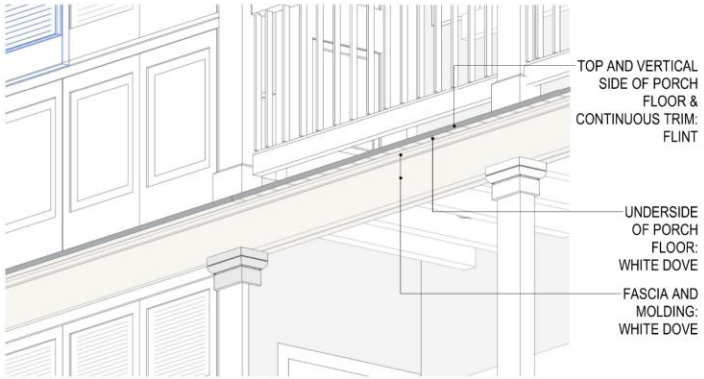


PAINT ELEVATION - CY-5 PLAN WEST
SCALE: 1/8" = 1'-0"



PAINT DETAIL AT BALCONIES

CN20096 | FMC UPB ROOF AND BUILDING REPAIRS | 500 ST. PETER STREET | FRENCH MARKET CORPORATION
02/18/26

TRAPOLINPEER ARCHITECTS SKA-0.1

500 St Peter

VCC Architectural Committee

April 14, 2026

500 St Peter

VCC Architectural Committee

April 14, 2026

500 St Peter

VCC Architectural Committee

April 14, 2026

500 St Peter

VCC Architectural Committee

April 14, 2026

c. 1840-1870

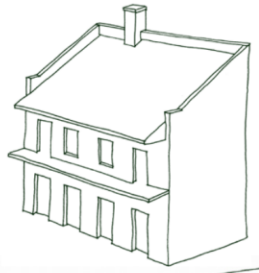
Building	• Deep reds, mauves, browns • Grays, puce, masonry and stone-like colors - simulated marble and granite
Shutters	• Paris green (oxidized copper color) • Medium range greens, blue-green • Gray, gray-violet, gray-brown ranges
Trim & Cornices	• Whites • Off-whites (creams) • Grays
Doors	• Trim color • Oak- or mahogany-colored wood grained, possibly with contrasting graining at panels
Foundation & Chimney	• Same color, or darker, than building • Stone colors
Downspout	• Greens • Building color
Ironwork	• Greens • Black • Browns

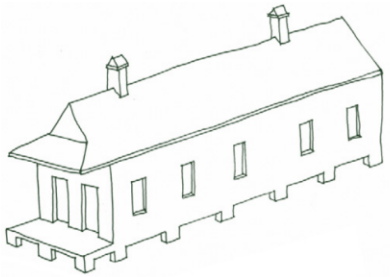
Compared to the c. 1820-1840 period, the colors were broader and deeper and color provided more delineation of details. Ironwork and trim had their own range of colors, allowing more expression of individual tastes. This expression took the form of scoring stucco, delineation of panels in doors and imitation of fine stone.

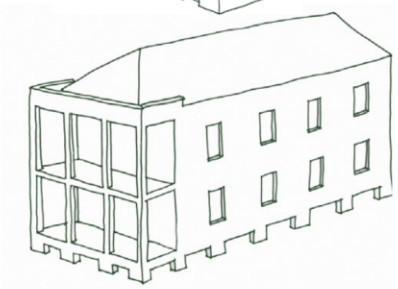
Compatibility Guide

Building Type
- Creole cottage
- Townhouse
- Center-hall house
- Outbuilding
- Early shotgun

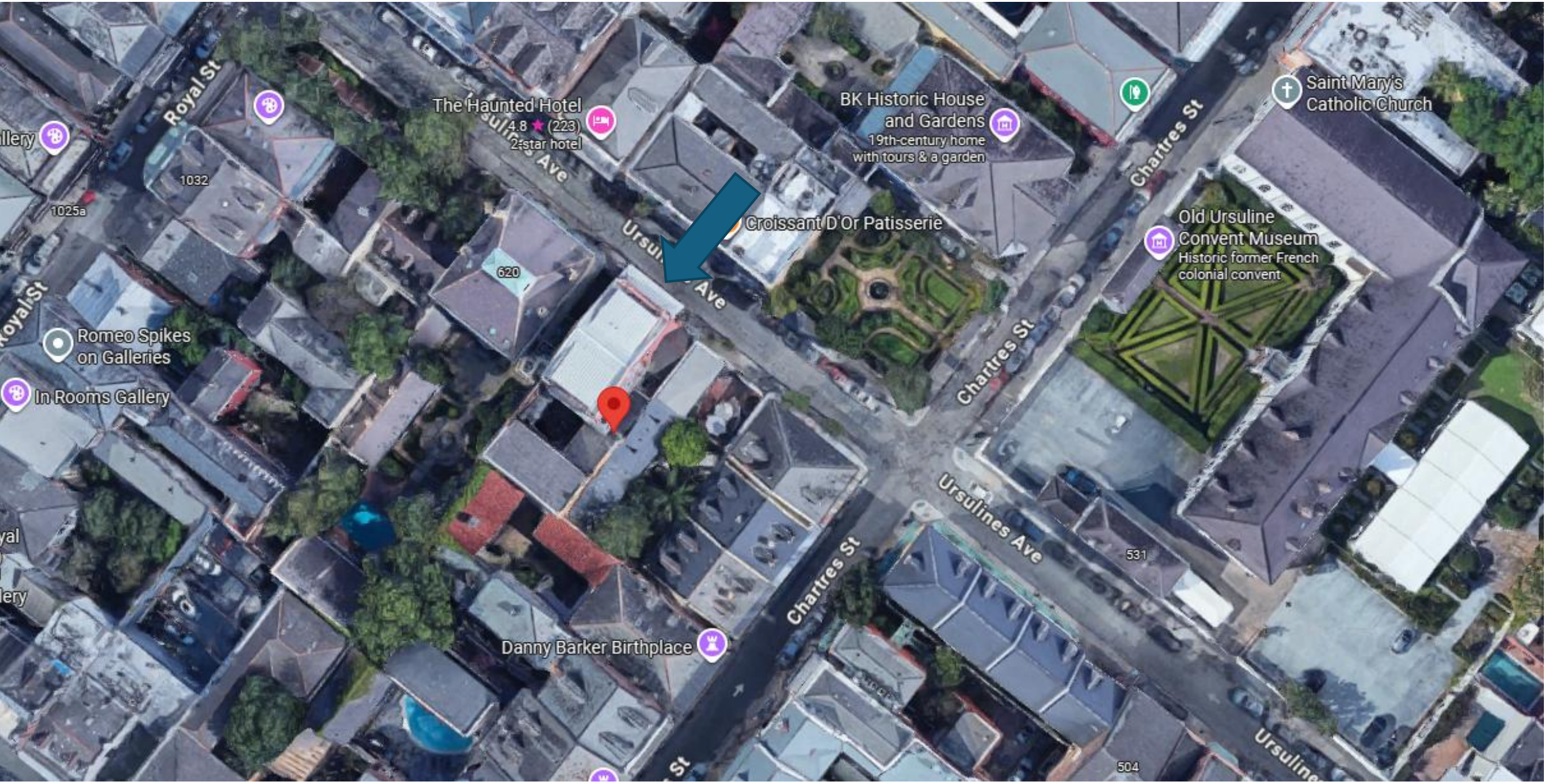
Architectural Style
- Greek Revival
- Italianate







616 Ursulines



616 Ursulines

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April 14, 2026

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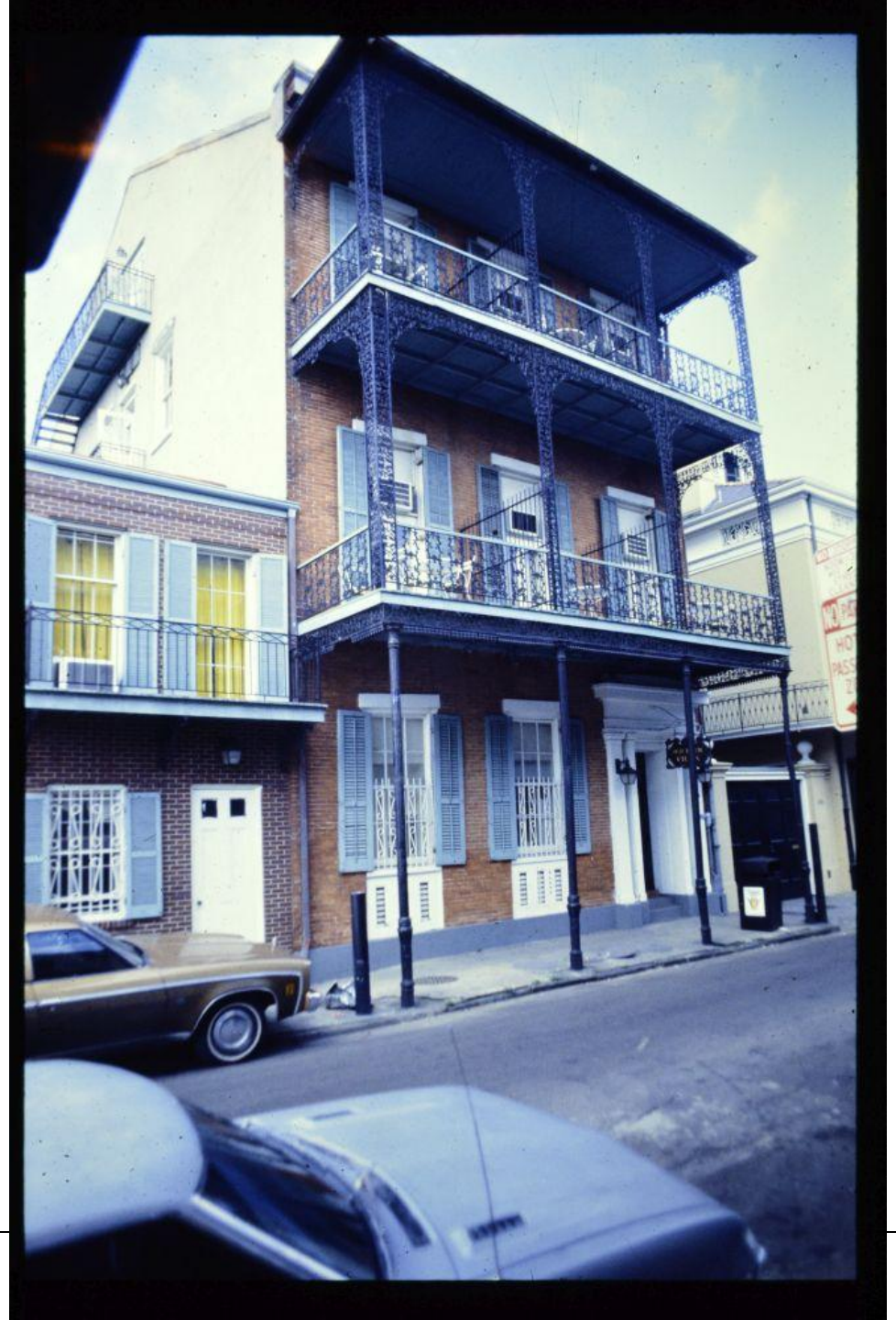
April 14, 2026

616 Ursulines



616 Ursulines, 1978

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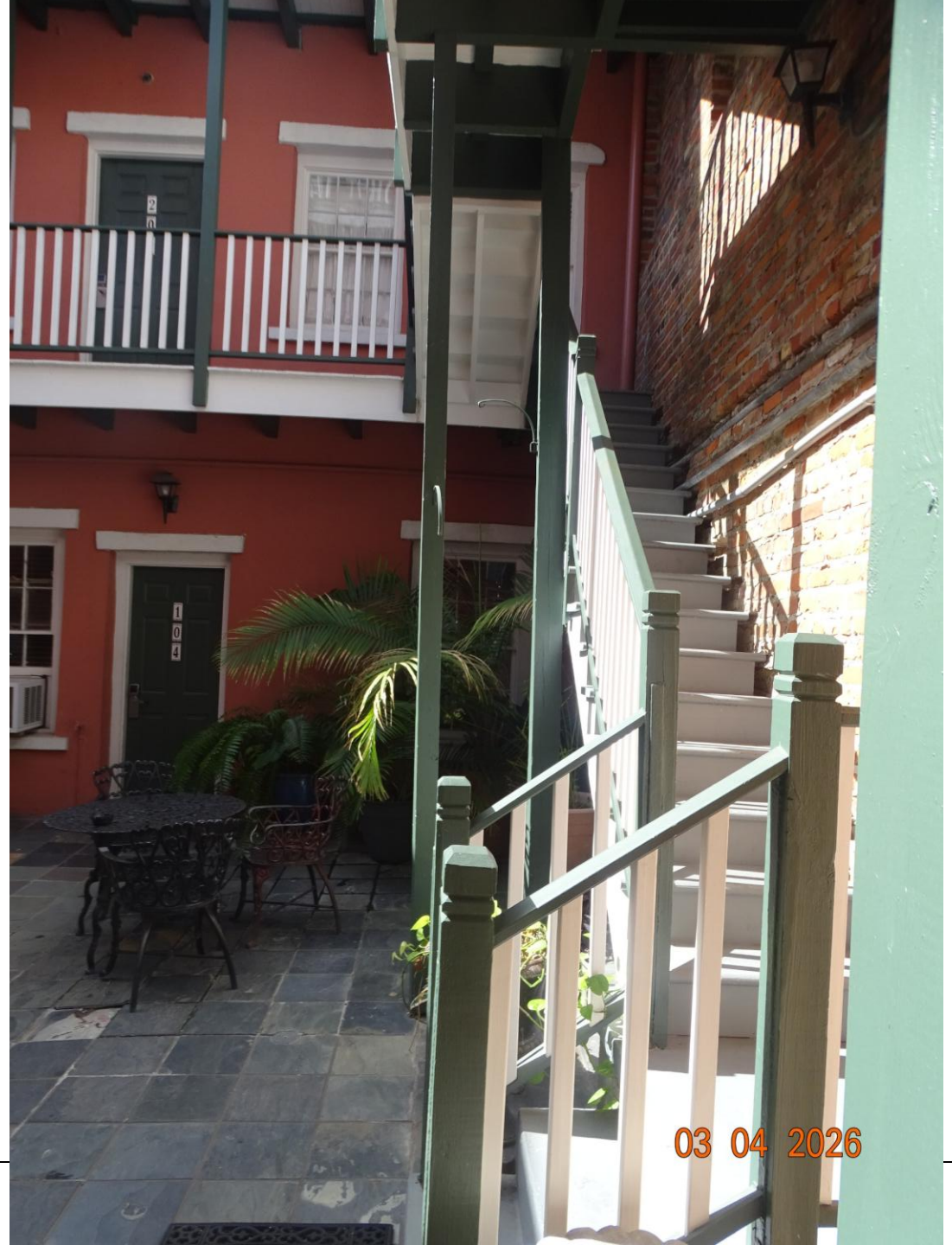

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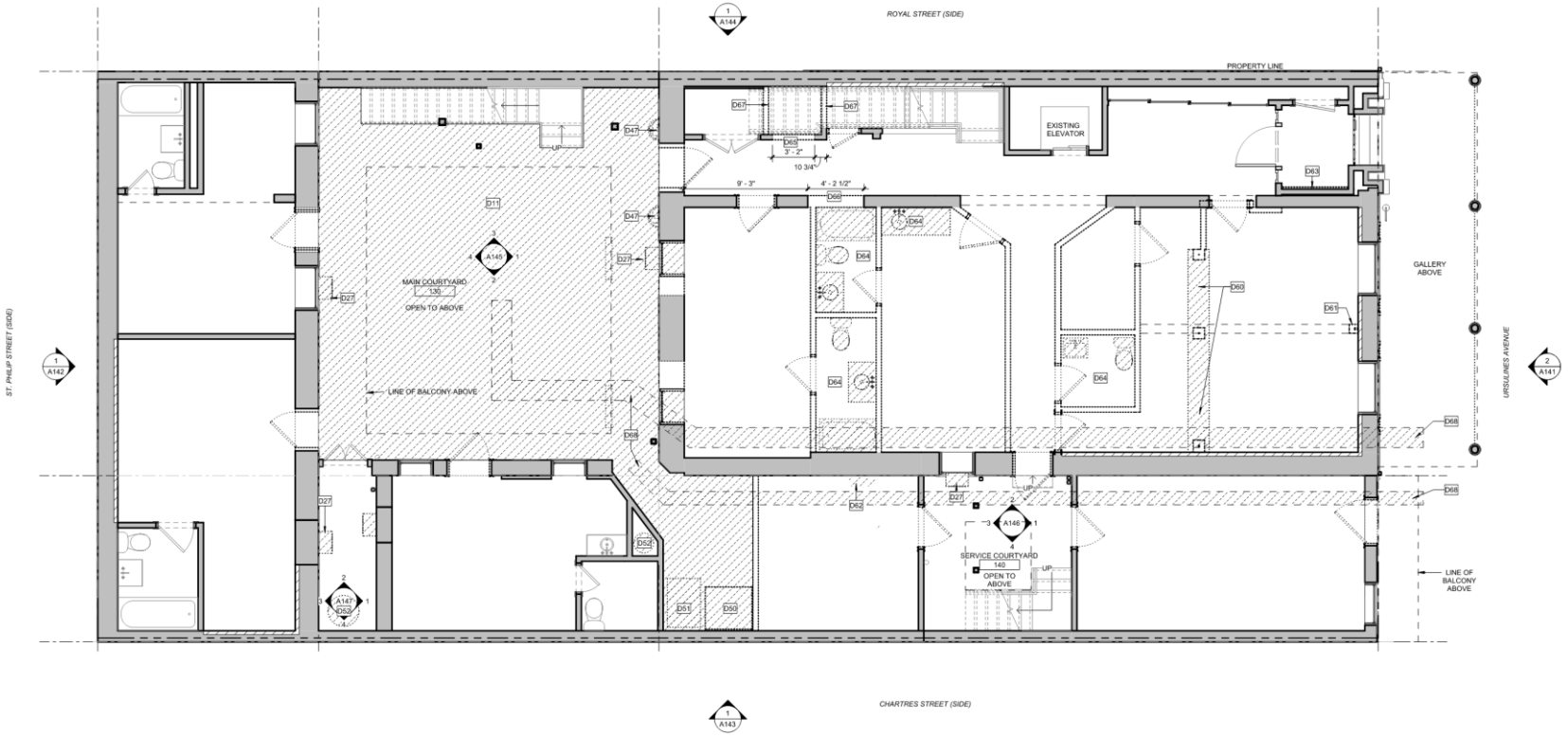
616 Ursulines

CLARIFICATION OF REFERENCE DESIGNATIONS

D11	REMOVE EXISTING PAVERS. PREPARE FOR NEW SLATE PAVING.
D27	REMOVE WINDOW UNIT, DRIP PANS, AND ALL EXISTING CONDENSATE LINES.
D47	REMOVE EXISTING WALL MOUNTED PLANTERS.
D50	REMOVE EXISTING VENDING MACHINE.
D51	REMOVE EXISTING ICE MACHINE.
D52	REMOVE EXISTING WATER HEATER.
D60	REMOVE EXISTING LOBBY MILLWORK.
D61	REMOVE EXISTING PILASTER.
D62	CUT BACK EXISTING SLAB AND PREPARE TO RECEIVE NEW TRENCH DRAIN.
D63	REMOVE EXISTING, NON-HISTORIC WALL TILE.
D64	REMOVE EXISTING PLUMBING FIXTURES. PREPARE FOR NEW WORK.
D65	REMOVE PORTION OF WALL FOR NEW DOOR.
D66	REMOVE PORTION OF WALL FOR NEW OPENING.
D67	REMOVE EXISTING WALL AND PATCH ADJACENT WALLS.
D68	PREPARE FOR NEW PLUMBING WORK. AFTER PLUMBING INSTALL, REPLACE THE SLAB IN KIND.



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

STUDIOWEST
2340 DAUPHINE STREET
NEW ORLEANS, LOUISIANA 70117

GRAPHIC RENOVATION LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING ELEMENTS TO BE DEMOLISHED
- PORTION OF AREA TO BE DEMOLISHED
- NOT IN SCOPE, EXCEPT AS NOTED TO MODIFY BUILDING SYSTEMS

GENERAL NOTES PERTAINING TO DEMOLITION

1. VERIFY ALL EXISTING DIMENSIONS IN FIELD AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO STARTING WORK.
2. PROVIDE PROTECTION FOR ALL AREAS AFFECTED BY DEMOLITION. REPAIR ALL DAMAGES CAUSED BY IMPROPER PROTECTION AND SHALL MAKE ALL NECESSARY REPAIRS OR REPLACEMENTS WITHOUT ADDITIONAL COST TO THE OWNER.
3. COVER, SEAL, AND/OR PROTECT ALL HVAC EQUIPMENT FROM DUST AND DEBRIS DURING DEMOLITION AND CONSTRUCTION.
4. CONFIRM THAT ALL WALLS TO BE REMOVED ARE NON-LOAD BEARING PRIOR TO DEMOLITION.
5. REMOVE ALL ABANDONED, NON-WORKING ELECTRICAL WIRING, CABLING, PIPING, AND RECEPTACLES BACK TO ORIGINAL SOURCE, UNLESS NOTED OTHERWISE.
6. PROBE TO LOCATE AND IDENTIFY ALL UTILITIES PRIOR TO DEMOLITION AND CONSTRUCTION.
7. STRIP BACK TO ORIGINAL SOURCE AND CAP ALL ABANDONED PLUMBING AND GAS LINES.
8. DIMENSIONED AREAS SHOWN TO BE REMOVED ON DEMOLITION PLAN SHALL BE COORDINATED WITH SCOPE AND AREA SHOWN ON FLOOR PLAN.
9. OWNER WILL REMOVE ALL NON-FIXED FURNITURE AND EQUIPMENT PRIOR TO DEMOLITON ACTIVITIES.

HOTEL VILLA CONVENTO

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FIRST FLOOR PLAN - DEMOLITION

A101

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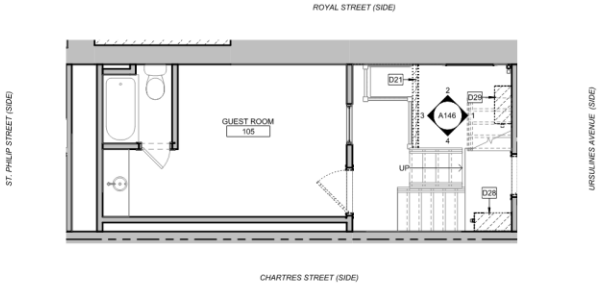
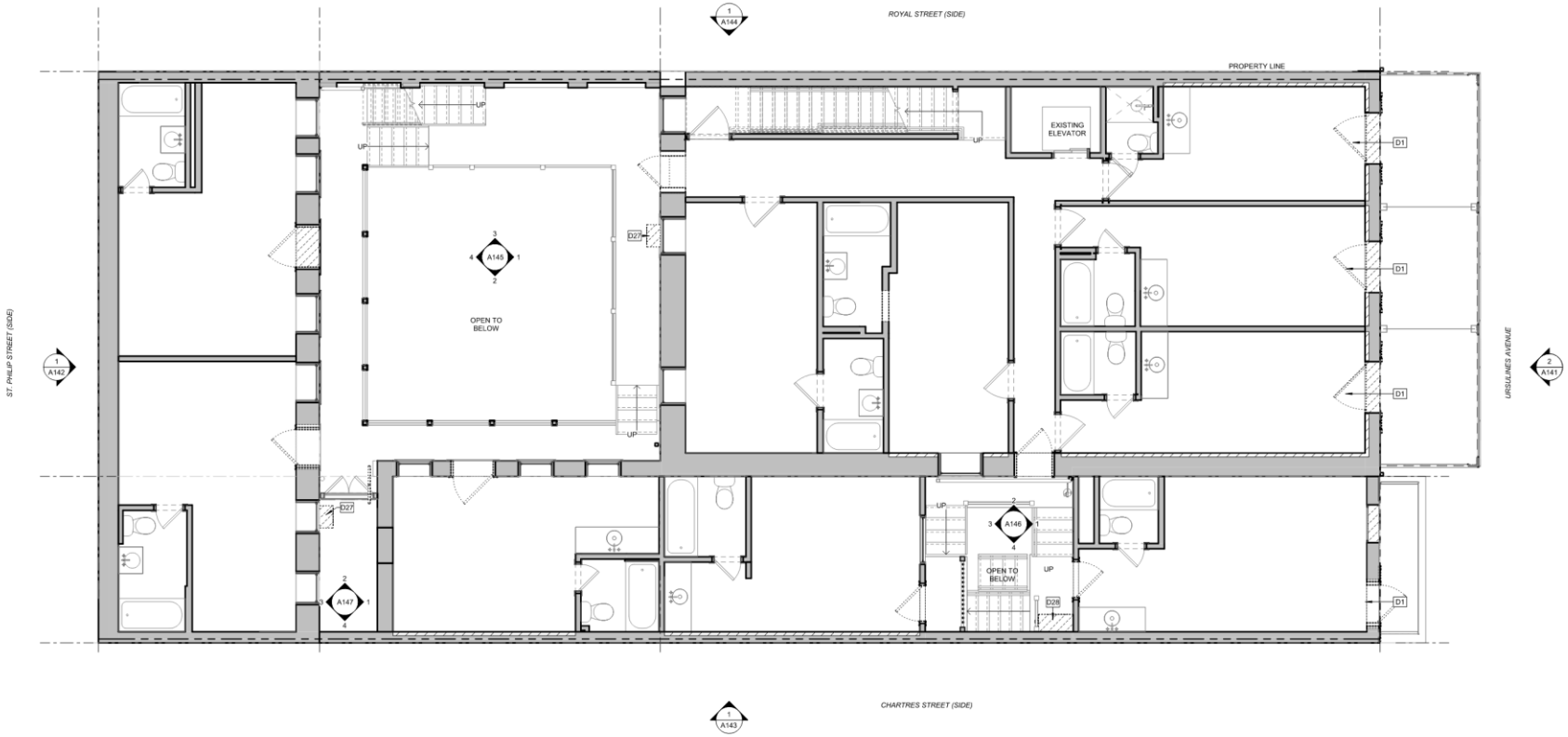


2 PARTIAL SECOND FLOOR PLAN - DEMOLITION
A102 1/4" = 1'-0"



1 SECOND FLOOR PLAN - DEMOLITION
A102 1/4" = 1'-0"

CLARIFICATION OF REFERENCE DESIGNATIONS

D1	REMOVE NON-HISTORIC EXISTING WOOD DOOR(S) AND ASSOCIATED TRIM. PREPARE EXISTING OPENINGS TO RECEIVE NEW DOOR AND TRIM AS PART OF NEW WORK.
D21	REMOVE EXISTING GUTTER. PREPARE FOR NEW HALF-ROUND GUTTER.
D27	REMOVE WINDOW UNIT, DRIP PANS, AND ALL EXISTING CONDENSATE LINES.
D28	REMOVE EXISTING A/C CONDENSER AND EXISTING CONDENSATE LINES.
D29	REMOVE WALL-MOUNTED HVAC UNIT AND ALL EXISTING CONDENSATE LINES.

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NEW ORLEANS, LOUISIANA 70117

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5. REMOVE ALL ABANDONED, NON-WORKING ELECTRICAL WIRING, CABLING, PIPING, AND RECEPTACLES BACK TO ORIGINAL SOURCE, UNLESS NOTED OTHERWISE.
6. PROBE TO LOCATE AND IDENTIFY ALL UTILITIES PRIOR TO DEMOLITION AND CONSTRUCTION.
7. STRIP BACK TO ORIGINAL SOURCE AND CAP ALL ABANDONED PLUMBING AND GAS LINES.
8. DIMENSIONED AREAS SHOWN TO BE REMOVED ON DEMOLITION PLAN SHALL BE COORDINATED WITH SCOPE AND AREA SHOWN ON FLOOR PLAN.
9. OWNER WILL REMOVE ALL NON-FIXED FURNITURE AND EQUIPMENT PRIOR TO DEMOLITON ACTIVITIES.

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SECOND FLOOR PLAN - DEMOLITION

A102

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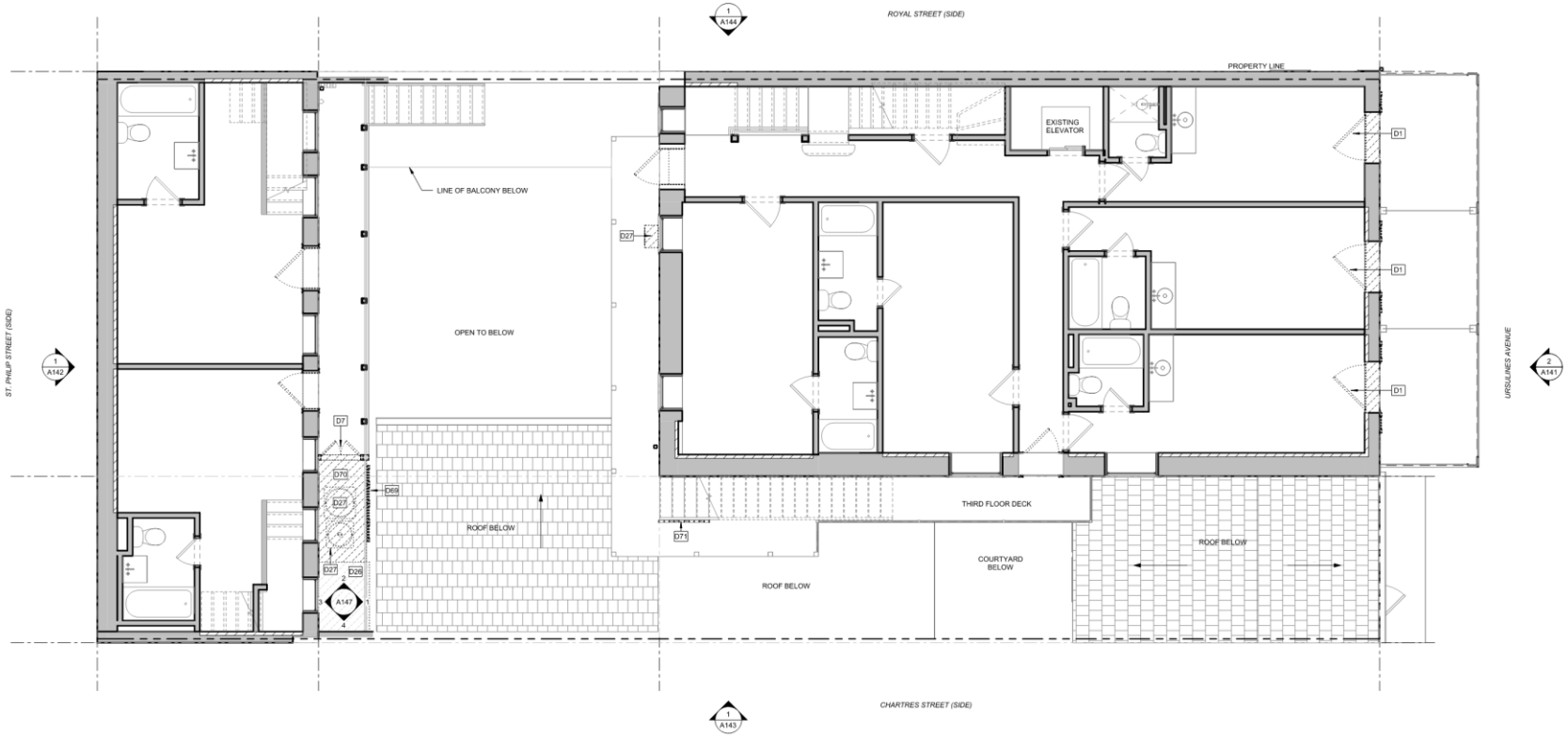
CLARIFICATION OF REFERENCE DESIGNATIONS

D1	REMOVE NON-HISTORIC EXISTING WOOD DOOR(S) AND ASSOCIATED TRIM. PREPARE EXISTING OPENINGS TO RECEIVE NEW DOOR AND TRIM AS PART OF NEW WORK.
D7	REMOVE EXISTING WALL AND PAIR OF EXISTING LOUVERED SHUTTER DOORS. RETAIN LOUVERED DOORS AND ASSOCIATED HARDWARE FOR REINSTALL.
D26	REMOVE EXISTING CORRUGATED POLYCARBONATE ROOF.
D27	REMOVE WINDOW UNIT, DRIP PANS, AND ALL EXISTING CONDENSATE LINES.
D69	REMOVE EXISTING WOOD SHUTTERS. PREPARE TO RECEIVE NEW SHUTTERS.
D70	REMOVE EXISTING DECK.
D71	PREP AND CLEAN EXISTING CAST IRON RAILING WITH WIRE BRUSHING, HAND SCRAPING, AND CHIPPING PER NPS PRESERVATION BRIEF 27. GENTLY SODA BLAST CAST IRON AS NEEDED TO REMOVE PAINT BUILD-UP. PREP FOR NEW PAINT.



1 THIRD FLOOR PLAN - DEMOLITION
A103 1/4" = 1'-0"

STUDIOWEST

2340 DAUPHINE STREET
NEW ORLEANS, LOUISIANA 70117

GRAPHIC RENOVATION LEGEND

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3. COVER, SEAL, AND/OR PROTECT ALL HVAC EQUIPMENT FROM DUST AND DEBRIS DURING DEMOLITION AND CONSTRUCTION.
4. CONFIRM THAT ALL WALLS TO BE REMOVED ARE NON-LOAD BEARING PRIOR TO DEMOLITION.
5. REMOVE ALL ABANDONED, NON-WORKING ELECTRICAL WIRING, CABLING, PIPING, AND RECEPTACLES BACK TO ORIGINAL SOURCE, UNLESS NOTED OTHERWISE.
6. PROBE TO LOCATE AND IDENTIFY ALL UTILITIES PRIOR TO DEMOLITION AND CONSTRUCTION.
7. STRIP BACK TO ORIGINAL SOURCE AND CAP ALL ABANDONED PLUMBING AND GAS LINES.
8. DIMENSIONED AREAS SHOWN TO BE REMOVED ON DEMOLITION PLAN SHALL BE COORDINATED WITH SCOPE AND AREA SHOWN ON FLOOR PLAN.
9. OWNER WILL REMOVE ALL NON-FIXED FURNITURE AND EQUIPMENT PRIOR TO DEMOLITON ACTIVITIES.

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THIRD FLOOR PLAN - DEMOLITION

A103

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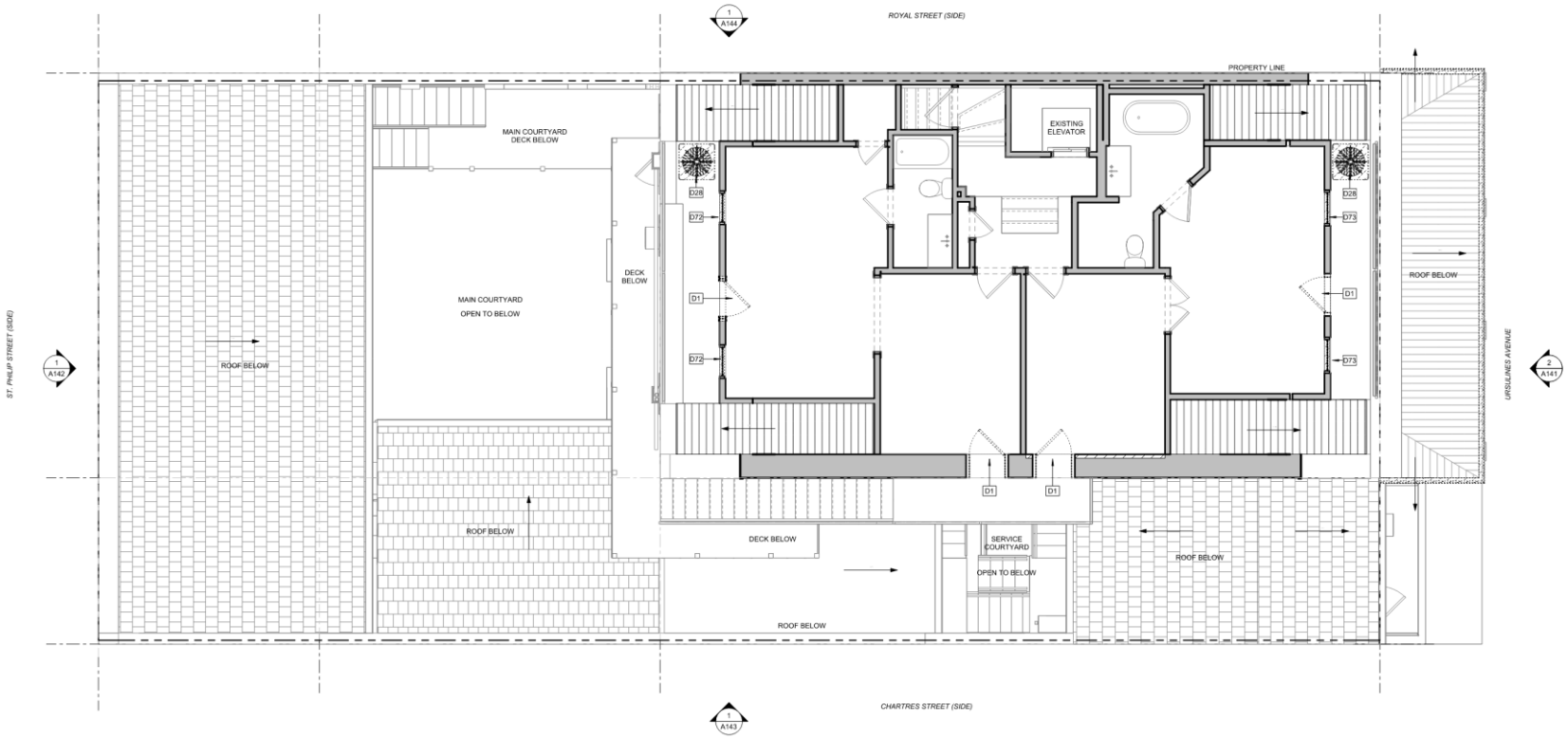
CLARIFICATION OF REFERENCE DESIGNATIONS

D1	REMOVE NON-HISTORIC EXISTING WOOD DOOR(S) AND ASSOCIATED TRIM. PREPARE EXISTING OPENINGS TO RECEIVE NEW DOOR AND TRIM AS PART OF NEW WORK.
D28	REMOVE EXISTING A/C CONDENSER AND EXISTING CONDENSATE LINES.
D72	REMOVE EXISTING VINYL, NON-HISTORIC WINDOW AND ASSOCIATED TRIM. PREPARE FOR NEW WINDOW AND TRIM AS PART OF NEW WORK.
D73	REMOVE EXISTING, DAMAGED WOOD WINDOW AND ASSOCIATED TRIM. PREPARE FOR NEW WOOD WINDOW IN KIND AND TRIM AS PART OF NEW WORK.



1 FOURTH FLOOR PLAN - DEMOLITION
1/4" = 1'-0"

STUDIOWEST

2340 DAUPHINE STREET
NEW ORLEANS, LOUISIANA 70117

GRAPHIC RENOVATION LEGEND

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- NEW WALLS
- EXISTING ELEMENTS TO BE DEMOLISHED
- PORTION OF AREA TO BE DEMOLISHED
- NOT IN SCOPE, EXCEPT AS NOTED TO MODIFY BUILDING SYSTEMS

GENERAL NOTES PERTAINING TO DEMOLITION

1. VERIFY ALL EXISTING DIMENSIONS IN FIELD AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO STARTING WORK.
2. PROVIDE PROTECTION FOR ALL AREAS AFFECTED BY DEMOLITION. REPAIR ALL DAMAGES CAUSED BY IMPROPER PROTECTION AND SHALL MAKE ALL NECESSARY REPAIRS OR REPLACEMENTS WITHOUT ADDITIONAL COST TO THE OWNER.
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4. CONFIRM THAT ALL WALLS TO BE REMOVED ARE NON-LOAD BEARING PRIOR TO DEMOLITION.
5. REMOVE ALL ABANDONED, NON-WORKING ELECTRICAL WIRING, CABLING, PIPING, AND RECEPTACLES BACK TO ORIGINAL SOURCE, UNLESS NOTED OTHERWISE.
6. PROBE TO LOCATE AND IDENTIFY ALL UTILITIES PRIOR TO DEMOLITION AND CONSTRUCTION.
7. STRIP BACK TO ORIGINAL SOURCE AND CAP ALL ABANDONED PLUMBING AND GAS LINES.
8. DIMENSIONED AREAS SHOWN TO BE REMOVED ON DEMOLITION PLAN SHALL BE COORDINATED WITH SCOPE AND AREA SHOWN ON FLOOR PLAN.
9. OWNER WILL REMOVE ALL NON-FIXED FURNITURE AND EQUIPMENT PRIOR TO DEMOLITON ACTIVITIES.

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FOURTH FLOOR PLAN - DEMOLITION

A104

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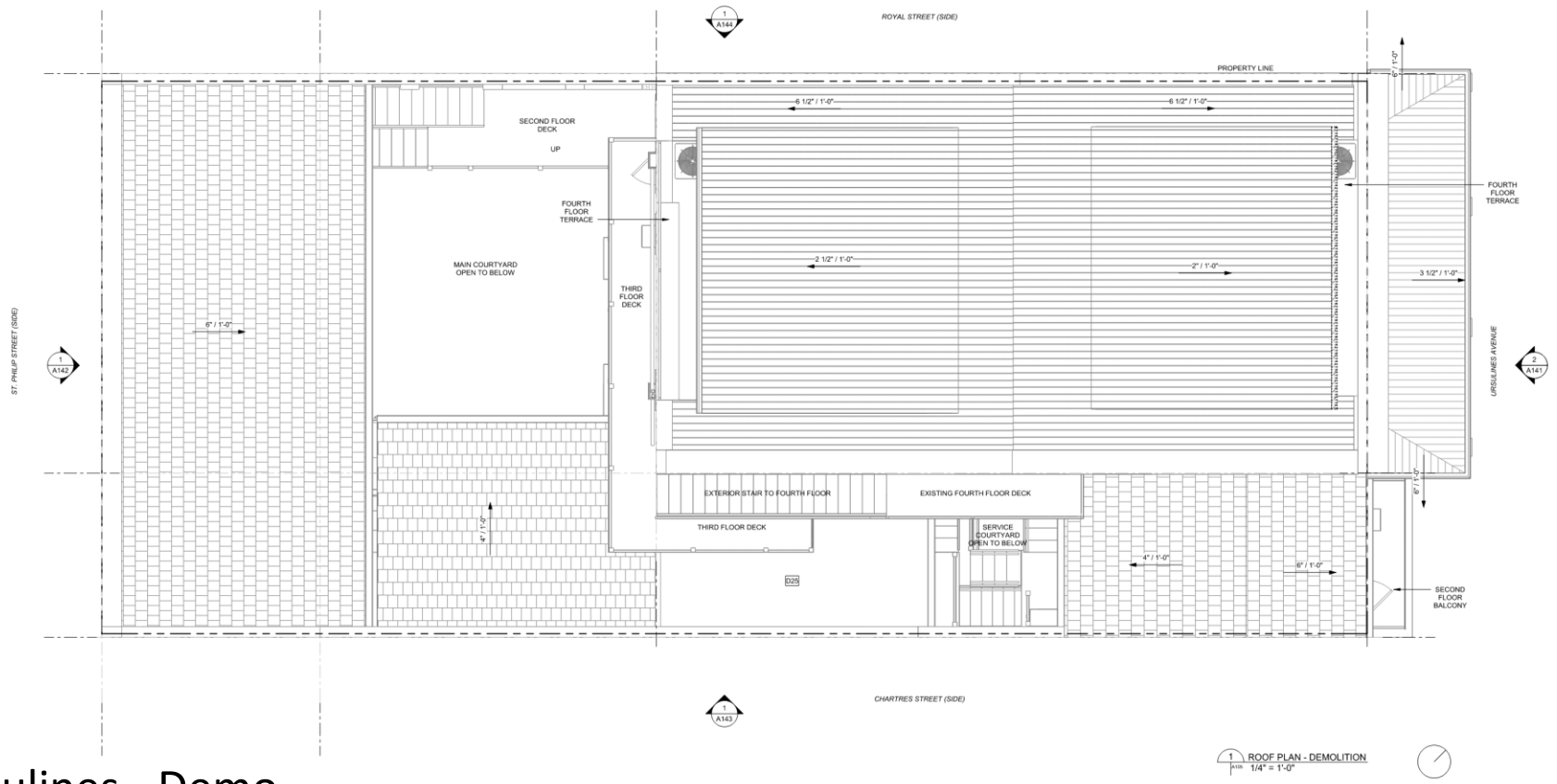
CLARIFICATION OF REFERENCE DESIGNATIONS

D25 REMOVE EXISTING LOW-SLOPE ROOF AND PREPARE FOR NEW ROOF.



1 ROOF PLAN - DEMOLITION
A105 1/4" = 1'-0"

STUDIOWEST

2340 DAUPHINE STREET
NEW ORLEANS, LOUISIANA 70117

GRAPHIC RENOVATION LEGEND - ROOF

- SLATE ROOFING
- STANDING SEAM METAL ROOFING
- SBS/TPO ROOFING
- PORTION OF AREA TO BE DEMOLISHED

GENERAL NOTES PERTAINING TO DEMOLITION

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ROOF PLAN - DEMOLITION

A105

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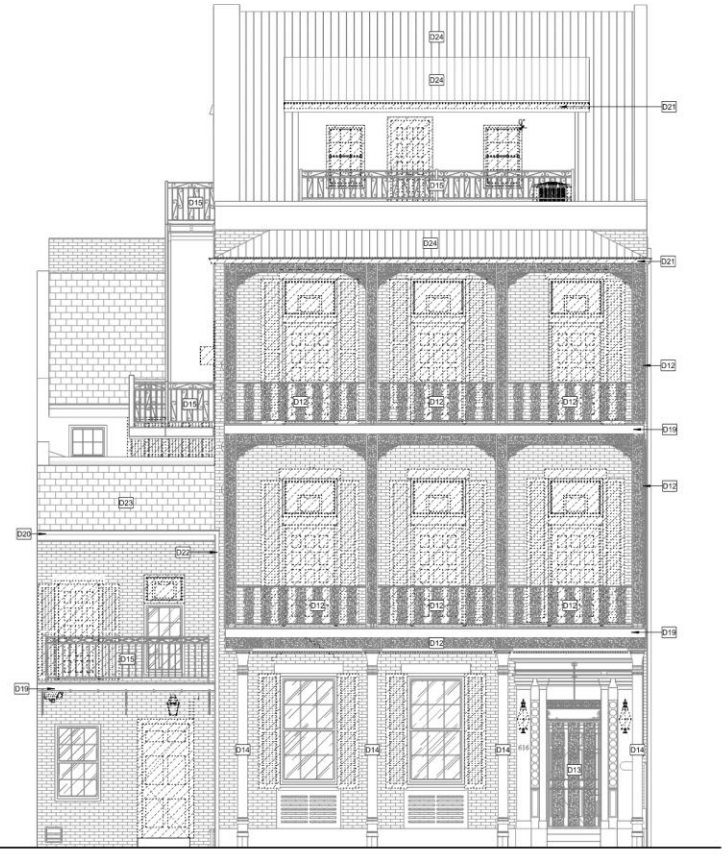
CLARIFICATION OF REFERENCE DESIGNATIONS

D1	REMOVE NON-HISTORIC EXISTING WOOD DOOR(S) AND ASSOCIATED TRIM. PREPARE EXISTING OPENINGS TO RECEIVE NEW DOOR AND TRIM AS PART OF NEW WORK.
D2	REMOVE NON-HISTORIC EXISTING WOOD DOOR(S). EXISTING WOOD TRIM TO REMAIN. PREPARE EXISTING OPENINGS TO RECEIVE NEW DOOR AS PART OF NEW WORK.
D3	EXISTING WINDOW AND TRIM TO REMAIN.
D4	REMOVE EXISTING NON-HISTORIC WINDOW AND TRIM.
D5	REMOVE EXISTING WOOD SHUTTERS AND ASSOCIATED NON-HISTORIC WOOD BLOCKING. PREPARE DOOR OR WINDOW TRIM TO RECEIVE NEW WOOD SHUTTERS AS PART OF NEW WORK.
D12	PREP AND CLEAN EXISTING CAST IRON GALLERY WITH WIRE BRUSHING, HAND SCRAPING, AND CHIPPING PER NPS PRESERVATION BRIEF 27. GENTLY SODA BLAST CAST IRON AS NEEDED TO REMOVE PAINT BUILD-UP. PREP FOR NEW PAINT.
D13	PREP AND CLEAN EXISTING CAST IRON GATE WITH WIRE BRUSHING, HAND SCRAPING, AND CHIPPING PER NPS PRESERVATION BRIEF 27. GENTLY SODA BLAST CAST IRON AS NEEDED TO REMOVE PAINT BUILD-UP. PREP FOR NEW PAINT.
D14	REPAIR AND PATCH EXISTING CAST-IRON COLUMNS.
D15	PREP AND CLEAN EXISTING WROUGHT IRON GALLERY WITH WIRE BRUSHING, HAND SCRAPING, AND CHIPPING. GENTLY SODA BLAST CAST IRON AS NEEDED TO REMOVE PAINT BUILD-UP. PREP FOR NEW PAINT.
D16	CAREFULLY CLEAN AND PREP MASONRY FOR REPOINTING BRICK MASONRY WALL SCOPE. REFER TO NPS PRESERVATION BRIEF 2 AND VCC GUIDELINES. PROVIDE MOCK UP FOR VCC AND ARCH REVIEW PRIOR TO STARTING REPOINTING WORK.
D17	PATCH AND REPAINT EXISTING STUCCO OVER MASONRY WALL.
D18	EXISTING LOUVERED WOOD VENT TO REMAIN. CLEAN AND PREPARE FOR NEW PAINT.
D19	REPAIR AND PATCH EXISTING FASCIA.
D20	EXISTING HALF-ROUND GUTTER TO REMAIN.
D21	REMOVE EXISTING GUTTER. PREPARE FOR NEW HALF-ROUND GUTTER.
D22	EXISTING ROUND DOWNSPOUT TO REMAIN.
D23	EXISTING SLATE ROOF TO REMAIN.
D24	EXISTING STANDING SEAM METAL ROOF TO REMAIN.
D27	REMOVE WINDOW UNIT, DRIP PANS, AND ALL EXISTING CONDENSATE LINES.
D28	REMOVE EXISTING A/C CONDENSER AND EXISTING CONDENSATE LINES.
D31	REMOVE EXISTING ELECTRIC LANTERNS. PREPARE FOR NEW GAS LANTERNS.
D32	REMOVE EXISTING SECURITY CAMERA. MAINTAIN EXISTING ELECTRICAL CONNECTION FOR NEW SECURITY CAMERA.
D35	EXISTING ELECTRICAL CONDUIT TO REMAIN.
D37	EXISTING BLADE SIGN TO REMAIN.
D38	EXISTING DRYER VENT TO REMAIN. CLEAN AND PREPARE FOR NEW PAINT.
D40	EXISTING STRUCTURAL TIE BACKS TO REMAIN.

2 EAST EXTERIOR ELEVATION - DEMOLITION - BEYOND
A141 1/4" = 1'-0"



1 EAST EXTERIOR ELEVATION - DEMOLITION
A101/A141 1/4" = 1'-0"

STUDIOWEST

2340 DAUPHINE STREET
NEW ORLEANS, LOUISIANA 70117

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EXTERIOR ELEVATIONS - DEMOLITION

A141

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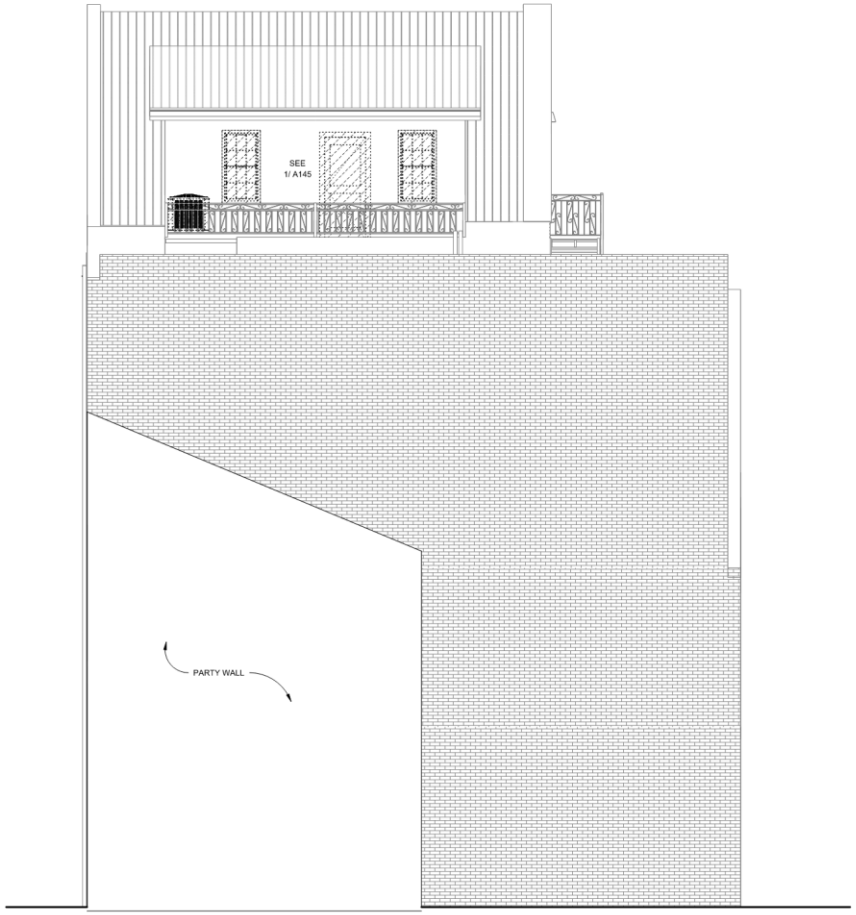

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A101/A142 1/4" = 1'-0"

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2. PROVIDE PROTECTION FOR ALL AREAS AFFECTED BY DEMOLITION. REPAIR ALL DAMAGES CAUSED BY IMPROPER PROTECTION AND SHALL MAKE ALL NECESSARY REPAIRS OR REPLACEMENTS WITHOUT ADDITIONAL COST TO THE OWNER.
3. COVER, SEAL, AND/OR PROTECT ALL HVAC EQUIPMENT FROM DUST AND DEBRIS DURING DEMOLITION AND CONSTRUCTION.
4. CONFIRM THAT ALL WALLS TO BE REMOVED ARE NON-LOAD BEARING PRIOR TO DEMOLITION.
5. REMOVE ALL ABANDONED, NON-WORKING ELECTRICAL WIRING, CABLING, PIPING, AND RECEPTACLES BACK TO ORIGINAL SOURCE, UNLESS NOTED OTHERWISE.
6. PROBE TO LOCATE AND IDENTIFY ALL UTILITIES PRIOR TO DEMOLITION AND CONSTRUCTION.
7. STRIP BACK TO ORIGINAL SOURCE AND CAP ALL ABANDONED PLUMBING AND GAS LINES.
8. DIMENSIONED AREAS SHOWN TO BE REMOVED ON DEMOLITION PLAN SHALL BE COORDINATED WITH SCOPE AND AREA SHOWN ON FLOOR PLAN.
9. OWNER WILL REMOVE ALL NON-FIXED FURNITURE AND EQUIPMENT PRIOR TO DEMOLITON ACTIVITIES.

HOTEL VILLA CONVENTO

616 Ursulines Ave, New Orleans, LA 70116

STUDIO WEST PROJECT NO. | 25062

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ISSUE DATE | 3 APRIL 2026

CONSTRUCTION DOCUMENTS

REVISIONS

EXTERIOR ELEVATIONS - DEMOLITION

A142

616 Ursulines - Demo

VCC Architectural Committee

April 14, 2026

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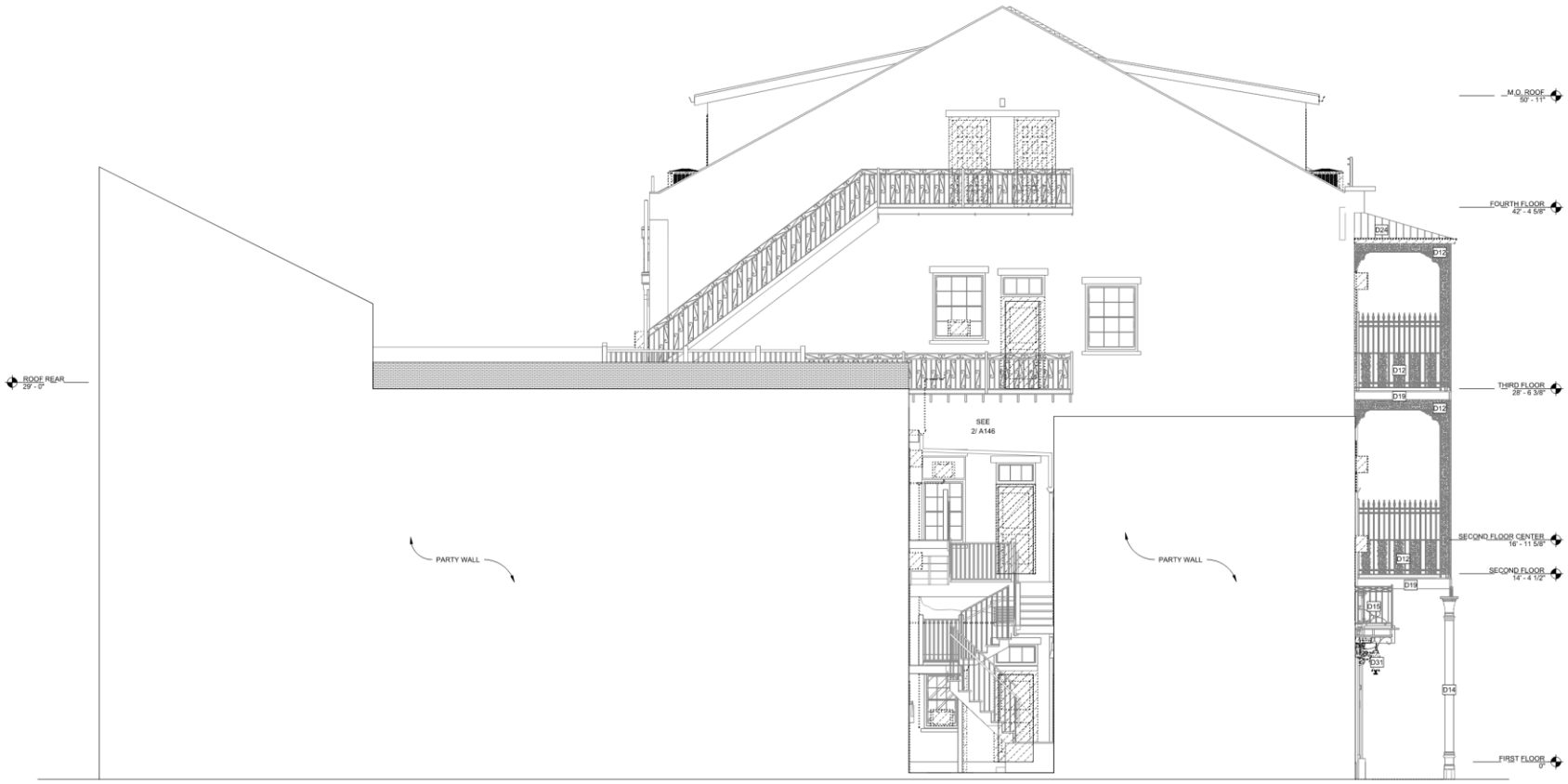
CLARIFICATION OF REFERENCE DESIGNATIONS

D12 PREP AND CLEAN EXISTING CAST IRON GALLERY WITH WIRE BRUSHING, HAND SCRAPING, AND CHIPPING PER NPS PRESERVATION BRIEF 27. GENTLY SODA BLAST CAST IRON AS NEEDED TO REMOVE PAINT BUILD-UP. PREP FOR NEW PAINT.
D14 REPAIR AND PATCH EXISTING CAST-IRON COLUMNS.
D15 PREP AND CLEAN EXISTING WROUGHT IRON GALLERY WITH WIRE BRUSHING, HAND SCRAPING, AND CHIPPING. GENTLY SODA BLAST CAST IRON AS NEEDED TO REMOVE PAINT BUILD-UP. PREP FOR NEW PAINT.
D19 REPAIR AND PATCH EXISTING FASCIA.
D24 EXISTING STANDING SEAM METAL ROOF TO REMAIN.
D31 REMOVE EXISTING ELECTRIC LANTERNS. PREPARE FOR NEW GAS LANTERNS.



1 SOUTH EXTERIOR ELEVATION - DEMOLITION
A143 A143 1/4" = 1'-0"

STUDIOWEST
2340 DAUPHINE STREET
NEW ORLEANS, LOUISIANA 70117

GRAPHIC RENOVATION LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING ELEMENTS TO BE DEMOLISHED
- PORTION OF AREA TO BE DEMOLISHED
- NOT IN SCOPE, EXCEPT AS NOTED TO MODIFY BUILDING SYSTEMS

GENERAL NOTES PERTAINING TO DEMOLITION

1. VERIFY ALL EXISTING DIMENSIONS IN FIELD AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO STARTING WORK.
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3. COVER, SEAL, AND/OR PROTECT ALL HVAC EQUIPMENT FROM DUST AND DEBRIS DURING DEMOLITION AND CONSTRUCTION.
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5. REMOVE ALL ABANDONED, NON-WORKING ELECTRICAL WIRING, CABLING, PIPING, AND RECEPTACLES BACK TO ORIGINAL SOURCE, UNLESS NOTED OTHERWISE.
6. PROBE TO LOCATE AND IDENTIFY ALL UTILITIES PRIOR TO DEMOLITION AND CONSTRUCTION.
7. STRIP BACK TO ORIGINAL SOURCE AND CAP ALL ABANDONED PLUMBING AND GAS LINES.
8. DIMENSIONED AREAS SHOWN TO BE REMOVED ON DEMOLITION PLAN SHALL BE COORDINATED WITH SCOPE AND AREA SHOWN ON FLOOR PLAN.
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4/7/2026 4:13:40 PM

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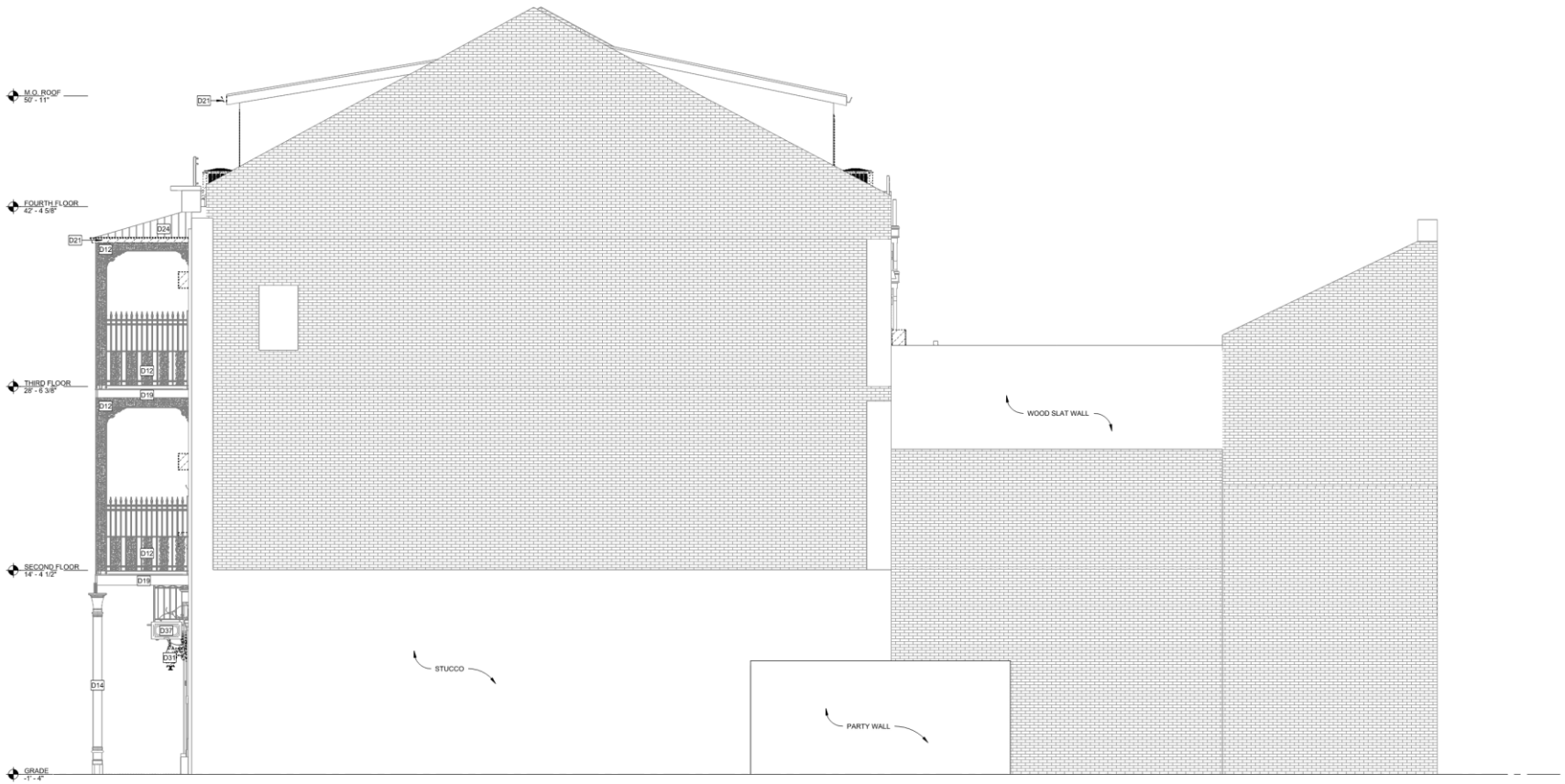
CLARIFICATION OF REFERENCE DESIGNATIONS

D12 PREP AND CLEAN EXISTING CAST IRON GALLERY WITH WIRE BRUSHING, HAND SCRAPING, AND CHIPPING PER NPS PRESERVATION BRIEF 27. GENTLY SODA BLAST CAST IRON AS NEEDED TO REMOVE PAINT BUILD-UP. PREP FOR NEW PAINT.
D14 REPAIR AND PATCH EXISTING CAST-IRON COLUMNS.
D19 REPAIR AND PATCH EXISTING FASCIA.
D21 REMOVE EXISTING GUTTER. PREPARE FOR NEW HALF-ROUND GUTTER.
D24 EXISTING STANDING SEAM METAL ROOF TO REMAIN.
D31 REMOVE EXISTING ELECTRIC LANTERNS. PREPARE FOR NEW GAS LANTERNS.
D37 EXISTING BLADE SIGN TO REMAIN.



1 NORTH EXTERIOR ELEVATION - DEMOLITION
A101/A144 1/4" = 1'-0"

STUDIOWEST

2340 DAUPHINE STREET
NEW ORLEANS, LOUISIANA 70117

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EXTERIOR ELEVATIONS - DEMOLITION

A144

616 Ursulines - Demo

VCC Architectural Committee

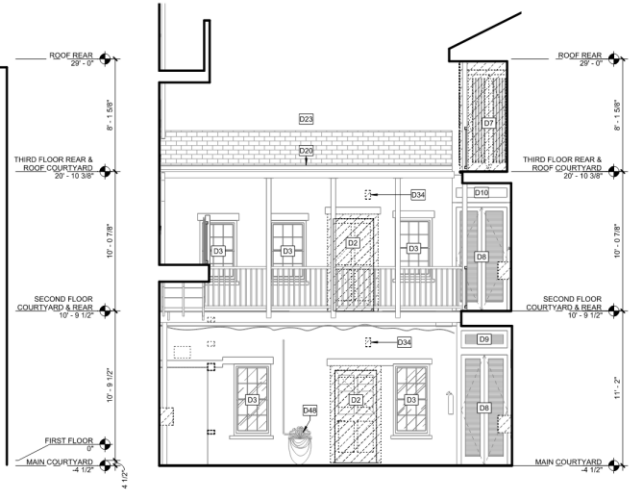
April 14, 2026

CLARIFICATION OF REFERENCE DESIGNATIONS

D2	REMOVE NON-HISTORIC EXISTING WOOD DOOR(S). EXISTING WOOD TRIM TO REMAIN. PREPARE EXISTING OPENINGS TO RECEIVE NEW DOOR AS PART OF NEW WORK.
D3	EXISTING WINDOW AND TRIM TO REMAIN.
D4	REMOVE EXISTING NON-HISTORIC WINDOW AND TRIM.
D6	EXISTING LOUVERED SHUTTER TO REMAIN.
D7	REMOVE EXISTING WALL AND PAIR OF EXISTING LOUVERED SHUTTER DOORS. RETAIN LOUVERED DOORS AND ASSOCIATED HARDWARE FOR REINSTALL.
D8	EXISTING PAIR OF LOUVERED DOORS TO REMAIN.
D9	EXISTING LOUVERED TRANSOM TO REMAIN. REPAIR AND PAINT.
D10	PREP EXISTING TRANSOM OPENING FOR NEW LOUVERED TRANSOM.
D15	PREP AND CLEAN EXISTING WROUGHT IRON GALLERY WITH WIRE BRUSHING, HAND SCRAPING, AND CHIPPING. GENTLY SODA BLAST CAST IRON AS NEEDED TO REMOVE PAINT BUILD-UP. PREP FOR NEW PAINT.
D19	REPAIR AND PATCH EXISTING FASCIA.
D20	EXISTING HALF-ROUND GUTTER TO REMAIN.
D23	EXISTING SLATE ROOF TO REMAIN.
D24	EXISTING STANDING SEAM METAL ROOF TO REMAIN.
D27	REMOVE WINDOW UNIT, DRIP PANS, AND ALL EXISTING CONDENSATE LINES.
D28	REMOVE EXISTING A/C CONDENSER AND EXISTING CONDENSATE LINES.
D33	MISSING EXISTING WALL-MOUNTED ELECTRIC LIGHT. PROVIDE NEW FIXTURE IN POWER LOCATION.
D34	EXISTING ELECTRIC WALL-MOUNTED LIGHT TO REMAIN.
D45	REPAIR AND PATCH EXISTING WOOD RAILING.
D46	EXISTING SCUPPER BOX AND DOWNSPOUT TO REMAIN. CLEAN AND PATCH.
D47	REMOVE EXISTING WALL MOUNTED PLANTERS.
D48	EXISTING HOSE, WALL-MOUNTED HOSE HANGER, AND WATER LINE TO REMAIN.

4 WEST ELEV. - MAIN COURTYARD - DEMOLITION
A101&A145 1/4" = 1'-0"

3 NORTH ELEV. - MAIN COURTYARD - DEMOLITION
A101&A145 1/4" = 1'-0"



1 EAST ELEV. - MAIN COURTYARD - DEMOLITION
A101&A145 1/4" = 1'-0"

2 SOUTH ELEV. - MAIN COURTYARD - DEMOLITION
A101&A145 1/4" = 1'-0"

STUDIOWEST

2340 DAUPHINE STREET
NEW ORLEANS, LOUISIANA 70117

GRAPHIC RENOVATION LEGEND

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CONSTRUCTION DOCUMENTS

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EXTERIOR ELEVATIONS - MAIN COURTYARD - DEMOLITION

A145

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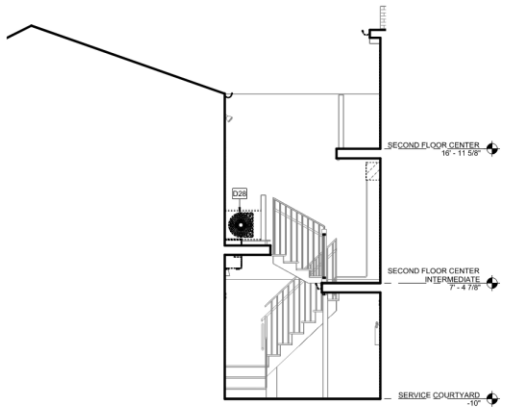
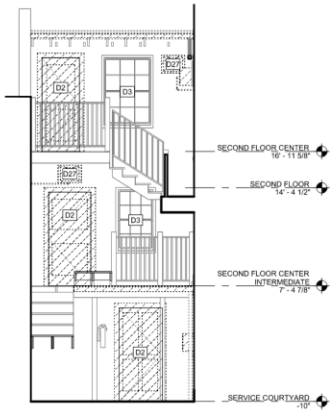
VCC Architectural Committee

April 14, 2026

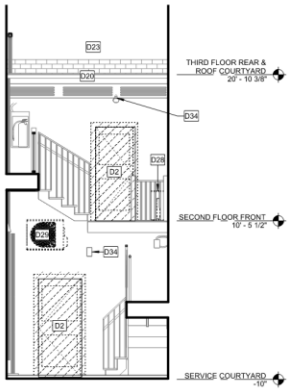


4 SOUTH ELEV. - SERVICE COURTYARD - DEMOLITION
1/4" = 1'-0"



3 WEST ELEV. - SERVICE COURTYARD - DEMOLITION
1/4" = 1'-0"

2 NORTH ELEV. - SERVICE COURTYARD - DEMOLITION
1/4" = 1'-0"



1 EAST ELEV. - SERVICE COURTYARD - DEMOLITION
1/4" = 1'-0"

CLARIFICATION OF REFERENCE DESIGNATIONS

- D2 REMOVE NON-HISTORIC EXISTING WOOD DOOR(S). EXISTING WOOD TRIM TO REMAIN. PREPARE EXISTING OPENINGS TO RECEIVE NEW DOOR AS PART OF NEW WORK.
- D3 EXISTING WINDOW AND TRIM TO REMAIN.
- D15 PREP AND CLEAN EXISTING WROUGHT IRON GALLERY WITH WIRE BRUSHING, HAND SCRAPING, AND CHIPPING. GENTLY SODA BLAST CAST IRON AS NEEDED TO REMOVE PAINT BUILD-UP. PREP FOR NEW PAINT.
- D20 EXISTING HALF-ROUND GUTTER TO REMAIN.
- D23 EXISTING SLATE ROOF TO REMAIN.
- D27 REMOVE WINDOW UNIT, DRIP PANS, AND ALL EXISTING CONDENSATE LINES.
- D28 REMOVE EXISTING A/C CONDENSER AND EXISTING CONDENSATE LINES.
- D29 REMOVE WALL-MOUNTED HVAC UNIT AND ALL EXISTING CONDENSATE LINES.
- D34 EXISTING ELECTRIC WALL-MOUNTED LIGHT TO REMAIN.
- D45 REPAIR AND PATCH EXISTING WOOD RAILING.

STUDIOWEST
2340 DAUPHINE STREET
NEW ORLEANS, LOUISIANA 70117

GRAPHIC RENOVATION LEGEND

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REVISIONS

EXTERIOR ELEVATIONS - SERVICE COURTYARD - DEMOLITION

A146

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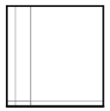
616 Ursulines - Demo

CLARIFICATION OF REFERENCE DESIGNATIONS

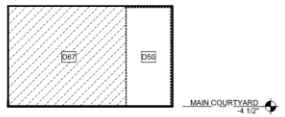
- D3 EXISTING WINDOW AND TRIM TO REMAIN.
- D7 REMOVE EXISTING WALL AND PAIR OF EXISTING LOUVERED SHUTTER DOORS. RETAIN LOUVERED DOORS AND ASSOCIATED HARDWARE FOR REINSTALL.
- D8 EXISTING PAIR OF LOUVERED DOORS TO REMAIN.
- D9 EXISTING LOUVERED TRANSOM TO REMAIN. REPAIR AND PAINT.
- D10 PREP EXISTING TRANSOM OPENING FOR NEW LOUVERED TRANSOM.
- D26 REMOVE EXISTING CORRUGATED POLYCARBONATE ROOF.
- D27 REMOVE WINDOW UNIT, DRIP PANS, AND ALL EXISTING CONDENSATE LINES.
- D28 REMOVE EXISTING A/C CONDENSER AND EXISTING CONDENSATE LINES.
- D50 REMOVE EXISTING VENDING MACHINE.
- D51 REMOVE EXISTING ICE MACHINE.
- D52 REMOVE EXISTING WATER HEATER.
- D55 EXISTING MASONRY AND/OR WOOD INFILL AT FORMER WINDOW TO REMAIN.
- D63 REMOVE EXISTING, NON-HISTORIC WALL TILE.
- D67 REMOVE EXISTING WALL AND PATCH ADJACENT WALLS.

12 SOUTH EXT. ELEV. - WC VESTIBULE - DEMO
A147 1/4" = 1'-0"

11 WEST EXT. ELEV. - WC VESTIBULE - DEMO
A147 1/4" = 1'-0"

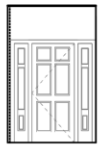


10 NORTH EXT. ELEV. - WC VESTIBULE - DEMO
A147 1/4" = 1'-0"

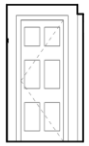


9 EAST EXT. ELEV. - WC VESTIBULE - DEMO
A147 1/4" = 1'-0"

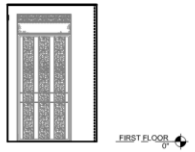
8 SOUTH EXT. ELEV. - VESTIBULE 120 - DEMO
A147 1/4" = 1'-0"



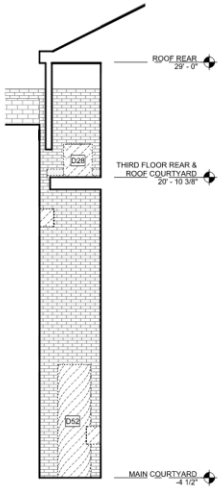
7 WEST EXT. ELEV. - VESTIBULE 120 - DEMO
A147 1/4" = 1'-0"



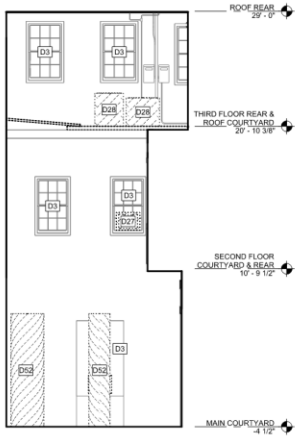
6 NORTH EXT. ELEV. - VETIBULE 120 - DEMO
A147 1/4" = 1'-0"



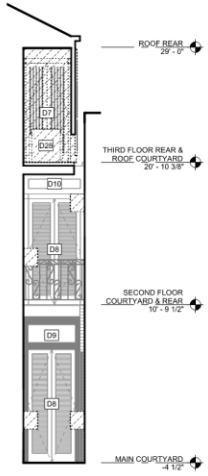
5 EAST EXT. ELEV. - VETIBULE 120 - DEMO
A147 1/4" = 1'-0"



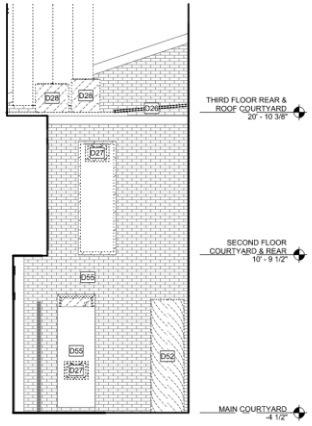
4 SOUTH ELEVATION - HVAC - DEMOLITION
A10/A147 1/4" = 1'-0"



3 WEST ELEVATION - HVAC - DEMOLITION
A10/A147 1/4" = 1'-0"



2 NORTH ELEVATION - HVAC - DEMOLITION
A10/A147 1/4" = 1'-0"



1 EAST ELEVATION - HVAC - DEMOLITION
A10/A147 1/4" = 1'-0"

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3. COVER, SEAL, AND/OR PROTECT ALL HVAC EQUIPMENT FROM DUST AND DEBRIS DURING DEMOLITION AND CONSTRUCTION.
4. CONFIRM THAT ALL WALLS TO BE REMOVED ARE NON-LOAD BEARING PRIOR TO DEMOLITION.
5. REMOVE ALL ABANDONED, NON-WORKING ELECTRICAL WIRING, CABLING, PIPING, AND RECEPTACLES BACK TO ORIGINAL SOURCE, UNLESS NOTED OTHERWISE.
6. PROBE TO LOCATE AND IDENTIFY ALL UTILITIES PRIOR TO DEMOLITION AND CONSTRUCTION.
7. STRIP BACK TO ORIGINAL SOURCE AND CAP ALL ABANDONED PLUMBING AND GAS LINES.
8. DIMENSIONED AREAS SHOWN TO BE REMOVED ON DEMOLITION PLAN SHALL BE COORDINATED WITH SCOPE AND AREA SHOWN ON FLOOR PLAN.
9. OWNER WILL REMOVE ALL NON-FIXED FURNITURE AND EQUIPMENT PRIOR TO DEMOLITON ACTIVITIES.

HOTEL VILLA CONVENTO

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EXTERIOR ELEVATIONS - DEMOLITION

A147

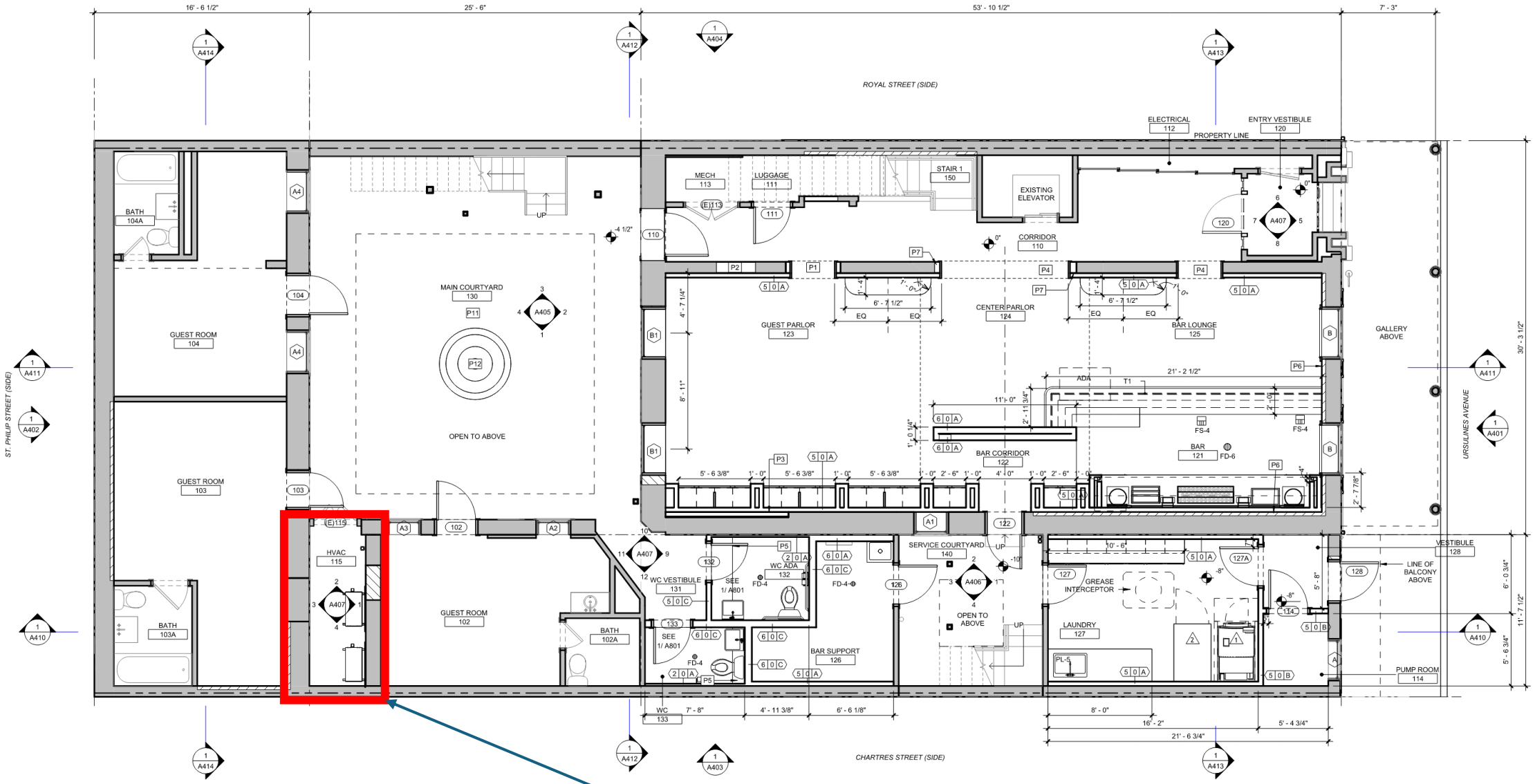
616 Ursulines - Demo

VCC Architectural Committee

April 14, 2026

616 Ursulines – Mechanical
Existing 4th floor unit to be replaced

APPLIED FINISHES.
2. ALL DIMENSIONS SHOWN AT EXISTING CONDITIONS ARE PLUS OR MINUS AND SHOULD BE VERIFIED, IF NECESSARY, ON THE PROJECT SITE.



Location of stacked equipment

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

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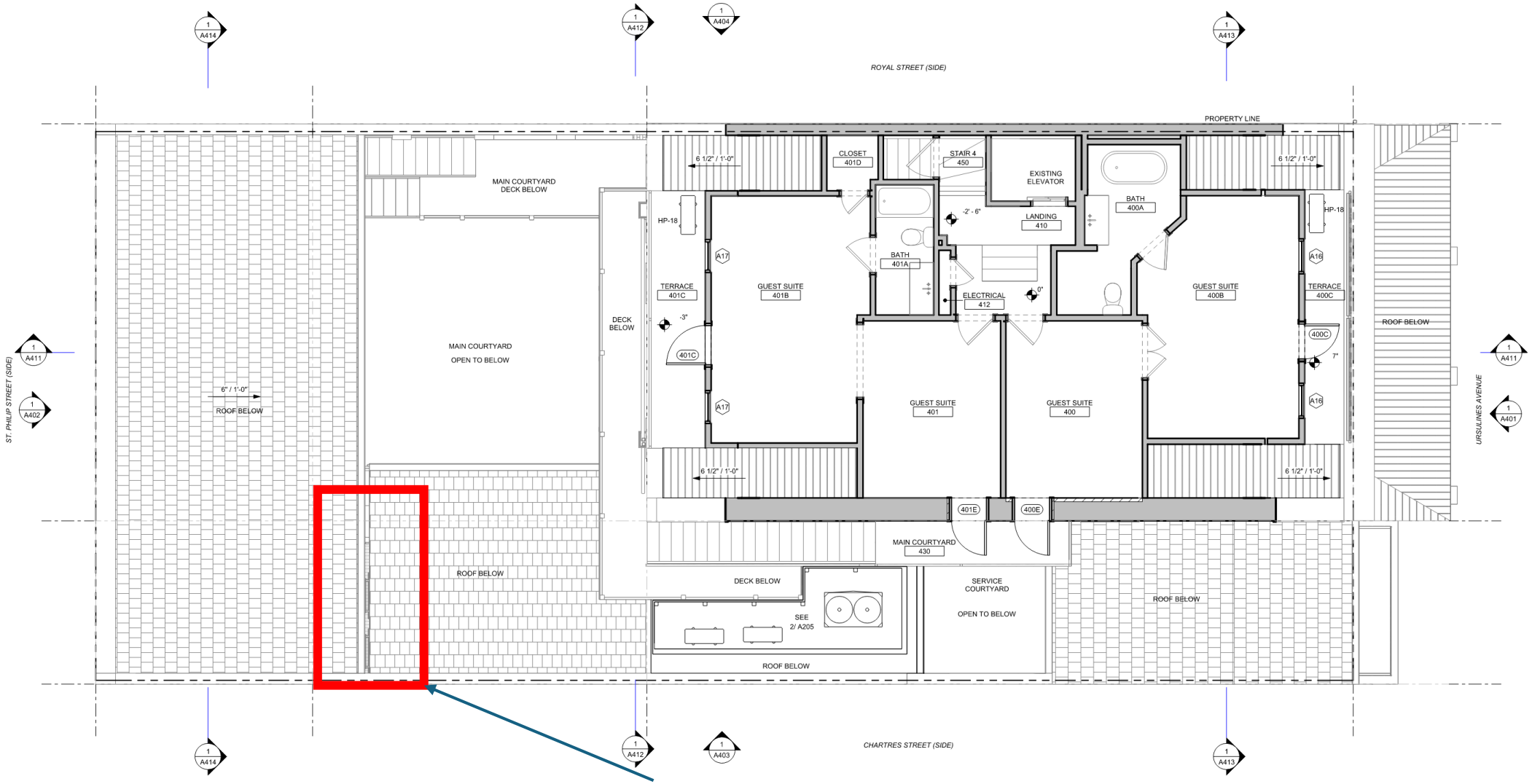
FIRST FLOOR PLAN

A201

616 Ursulines - Mechanical

VCC Architectural Committee

April 14, 2026



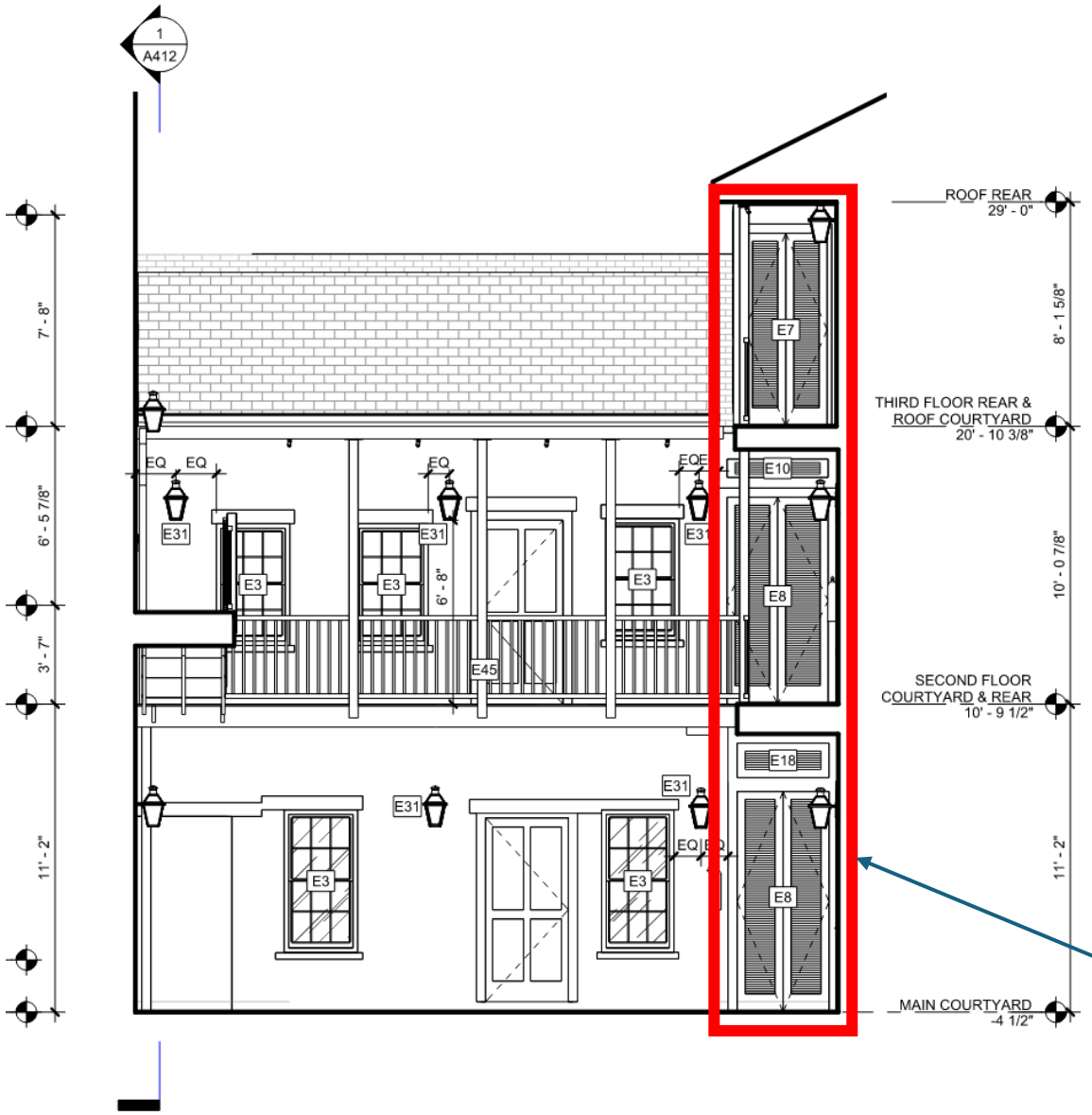
Location of stacked equipment.
Covered at roof level

616 Ursulines - Mechanical

VCC Architectural Committee

April 14, 2026

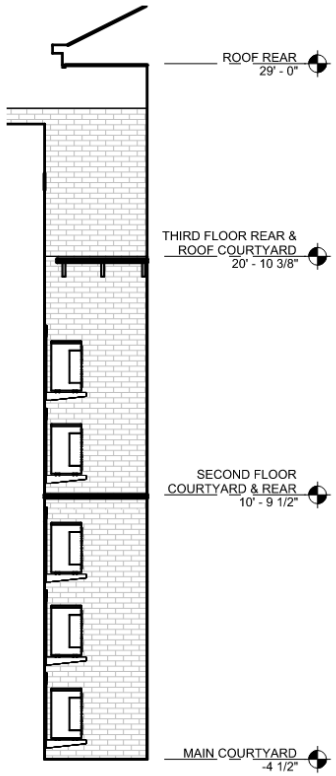
4 MAIN COURTYARD ELEVATION - WEST
A201 A405 1/4" = 1'-0"



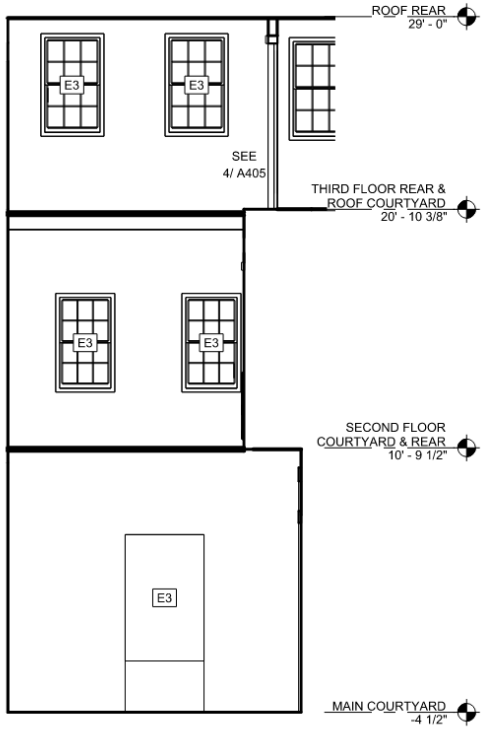
1 MAIN COURTYARD ELEVATION - SOUTH
A201 A405 1/4" = 1'-0"

Location of stacked equipment.
Covered at roof level

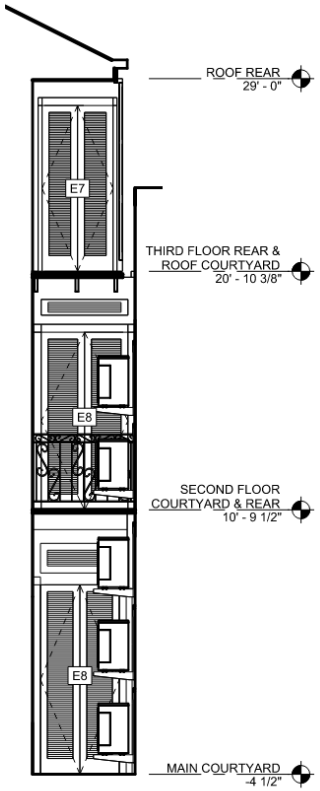
616 Ursulines - Mechanical



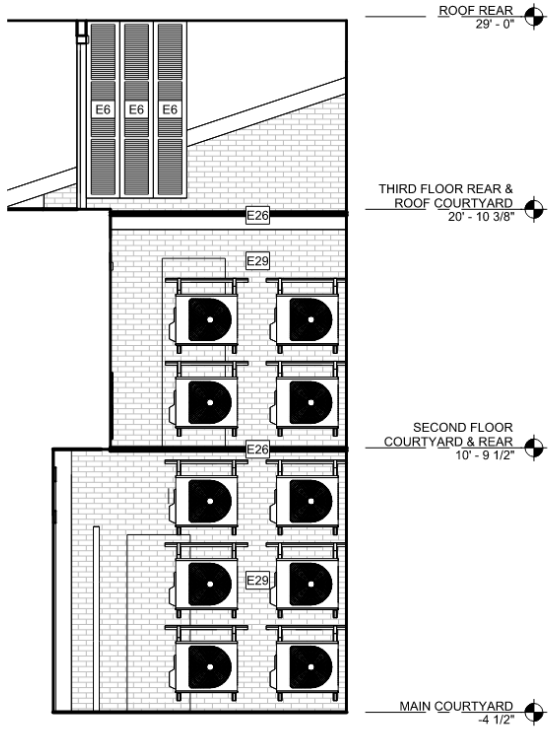
4 SOUTH ELEVATION - HVAC
A201 A407 1/4" = 1'-0"



3 WEST ELEVATION - HVAC
A201 A407 1/4" = 1'-0"



2 NORTH ELEVATION - HVAC
A201 A407 1/4" = 1'-0"



1 EAST ELEVATION - HVAC
A201 A407 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

A407

616 Ursulines – Mechanical – Stacked Units

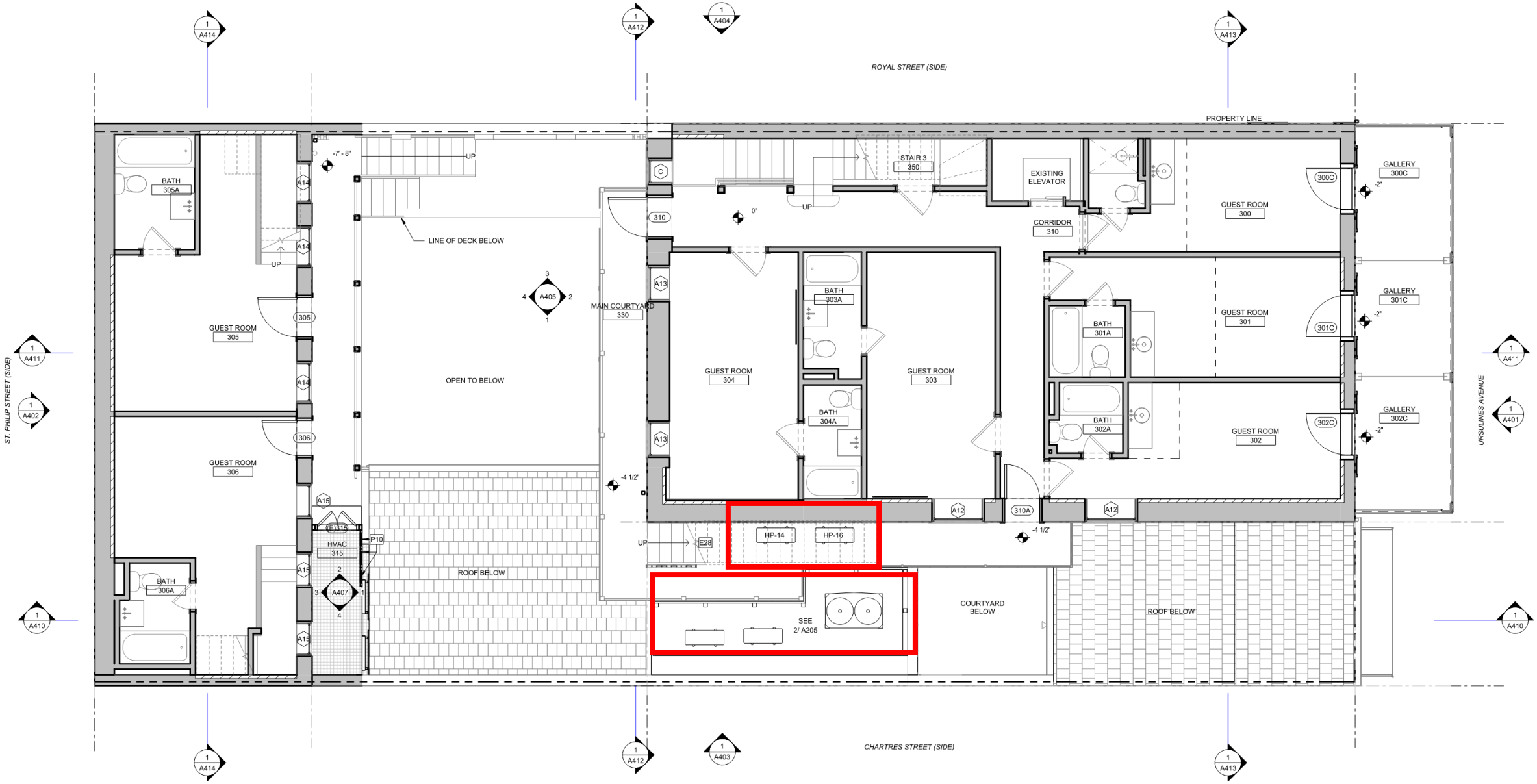
VCC Architectural Committee

April 14, 2026

616 Ursulines – Mechanical – Stacked Units

616 Ursulines – Mechanical – Stacked Units

616 Ursulines – Mechanical – Stacked Units



1 THIRD FLOOR PLAN
A203 1/4" = 1'-0"

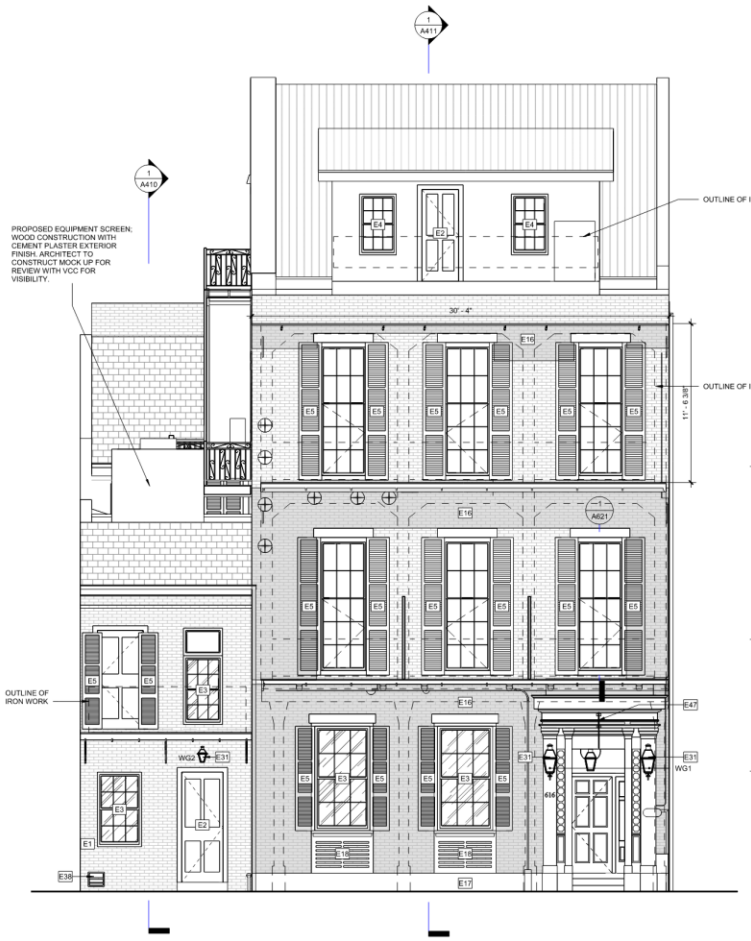
616 Ursulines – Mechanical – Third Floor & Rooftop Units

VCC Architectural Committee

April 14, 2026

CLARIFICATION OF REFERENCE DESIGNATIONS

E1	NEW WOOD WINDOW OVER NEW WOOD AND GLASS DOOR. PROVIDE NEW WOOD TRIM. EXISTING MASONRY OPENING TO REMAIN. REFER TO DETAIL 1/A621.
E2	NEW PAINTED WOOD DOOR. EXISTING DOOR TRIM TO REMAIN. REPAIR EXISTING ROTTEN OR DAMAGED WOOD DOOR TRIM. MATCH EXISTING DOOR TRIM PROFILE. DOOR STYLES AND HARDWARE TO BE PROVIDED TO VCC FOR REVIEW AND APPROVAL. ARCHITECT TO PROVIDE COLOR TO VCC FOR REVIEW AND APPROVAL.
E3	EXISTING WOOD WINDOW. REPAIR ROTTEN OR DAMAGED MUNTINS AND TRIM. REMOVE AND REPLACE EXISTING GLAZING PUTTY. WINDOWS TO REMAIN OPERABLE. REFER TO NPS PRESERVATION BRIEF 9.
E4	PROVIDE NEW WOOD WINDOW AND FRAME. REFER TO DETAILS.
E5	PROVIDE NEW WOOD LOUVERED SHUTTERS AND NEW METAL SHUTTER DOGS.
E12	PAINT EXISTING CAST IRON GALLERY PER NPS PRESERVATION BRIEF 27. EXTERIOR SEMI-GLOSS ALKYD PAINT. ARCHITECT TO PROVIDE COLOR TO VCC FOR REVIEW AND APPROVAL.
E13	PAINT EXISTING CAST IRON GATE PER NPS PRESERVATION BRIEF 27. EXTERIOR SEMI-GLOSS ALKYD PAINT. ARCHITECT TO PROVIDE COLOR TO VCC FOR REVIEW AND APPROVAL.
E14	PAINT EXISTING CAST IRON COLUMNS PER NPS PRESERVATION BRIEF 27. EXTERIOR SEMI-GLOSS ALKYD PAINT. ARCHITECT TO PROVIDE COLOR TO VCC FOR REVIEW AND APPROVAL.
E16	REPOINT BRICK MASONRY WALL WITH MORTAR THAT MATCHES LOOK, TEXTURE, AND HARDNESS OF ORIGINAL MORTAR. MORTAR JOINTS WILL MATCH PROFILE OF ADJACENT MORTAR BEDS. REFER TO NPS PRESERVATION BRIEF 2 AND VCC GUIDELINES. PROVIDE MOCK UP FOR VCC AND ARCH REVIEW PRIOR TO STARTING REPOINTING WORK.
E17	PAINT EXISTING STUCCO ON MASONRY WALL. ARCHITECT TO PROVIDE COLOR TO VCC FOR REVIEW AND APPROVAL.
E18	PREP AND PAINT EXISTING WOOD LOUVER. ARCHITECT TO PROVIDE COLOR TO VCC FOR REVIEW AND APPROVAL.
E19	PREP AND PAINT EXISTING FASCIA. ARCHITECT TO PROVIDE COLOR TO VCC FOR REVIEW AND APPROVAL.
E31	NEW GAS LANTERN. ARCHITECT TO PROVIDE CUTSHEET TO VCC FOR REVIEW AND APPROVAL PRIOR TO INSTALL.
E38	PREP AND PAINT EXISTING METAL DRYER VENT. EXTERIOR SEMI-GLOSS ALKYD PAINT. ARCH TO PROVIDE PAINT COLOR TO MATCH EXISTING MASONRY.
E47	PREP AND PAINT EXISTING WOOD TRIM. ARCHITECT TO PROVIDE COLOR TO VCC FOR REVIEW AND APPROVAL.
P18	PROPOSED EQUIPMENT SCREEN; WOOD CONSTRUCTION WITH CEMENT PLASTER EXTERIOR FINISH. ARCHITECT TO CONSTRUCT MOCK UP FOR REVIEW WITH VCC FOR VISIBILITY.



2 EAST EXTERIOR ELEVATION - BEYOND
A401 1/4" = 1'-0"

1 EAST EXTERIOR ELEVATION
A201 A401 1/4" = 1'-0"

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GRAPHIC RENOVATION LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING ELEMENTS TO BE DEMOLISHED
- PORTION OF AREA TO BE DEMOLISHED
- NOT IN SCOPE, EXCEPT AS NOTED TO MODIFY BUILDING SYSTEMS

HOTEL VILLA CONVENTO

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EXTERIOR ELEVATIONS

A401

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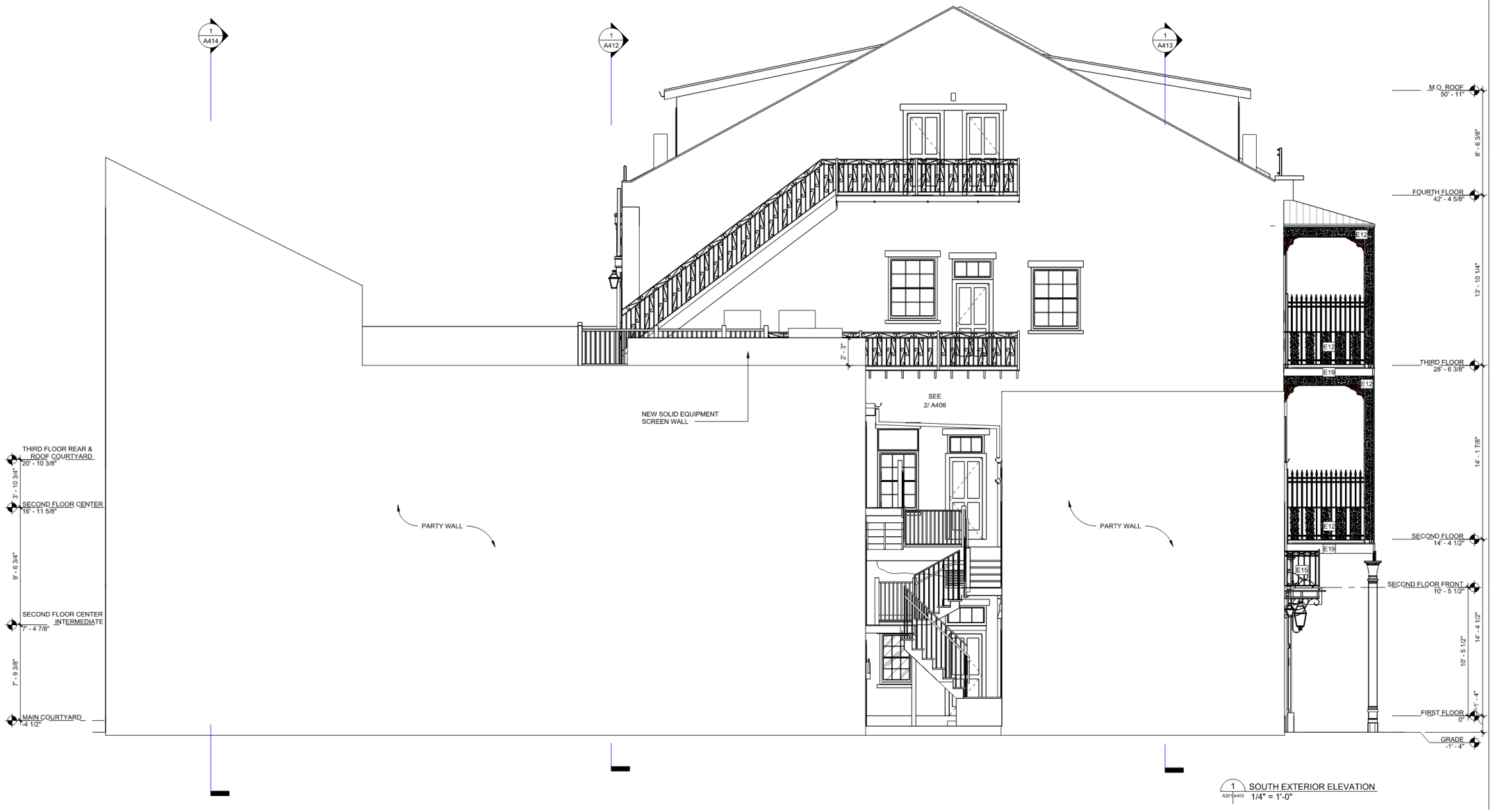

1 A201 A403 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

A403

616 Ursulines - Mechanical

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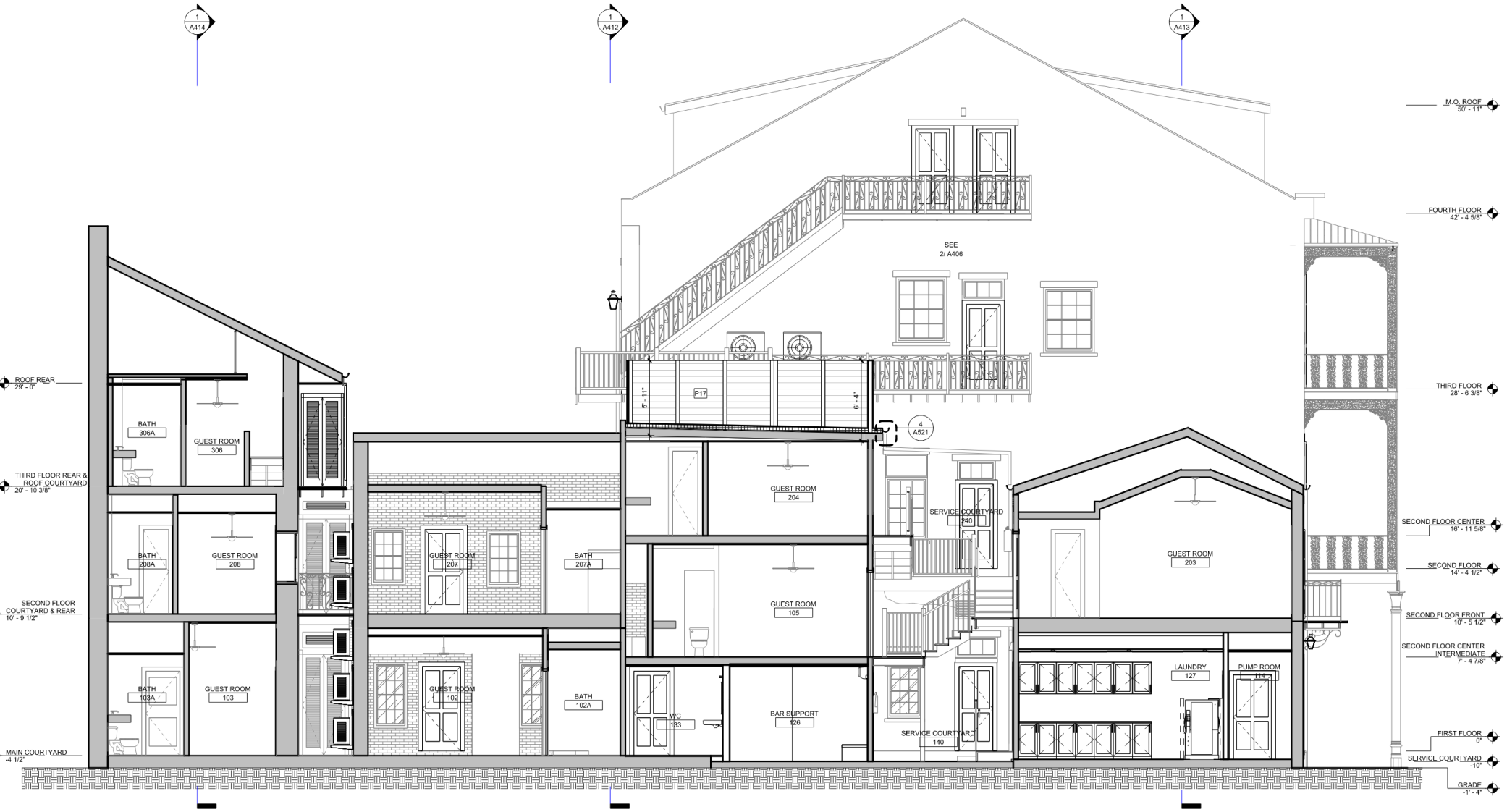

1 A201/A410 LONGITUDINAL SECTION LOKING THRU GUEST ROOMS, MAIN COURTYARD, BOH
1/4" = 1'-0"

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LONGITUDINAL SECTIONS

A410

616 Ursulines - Mechanical

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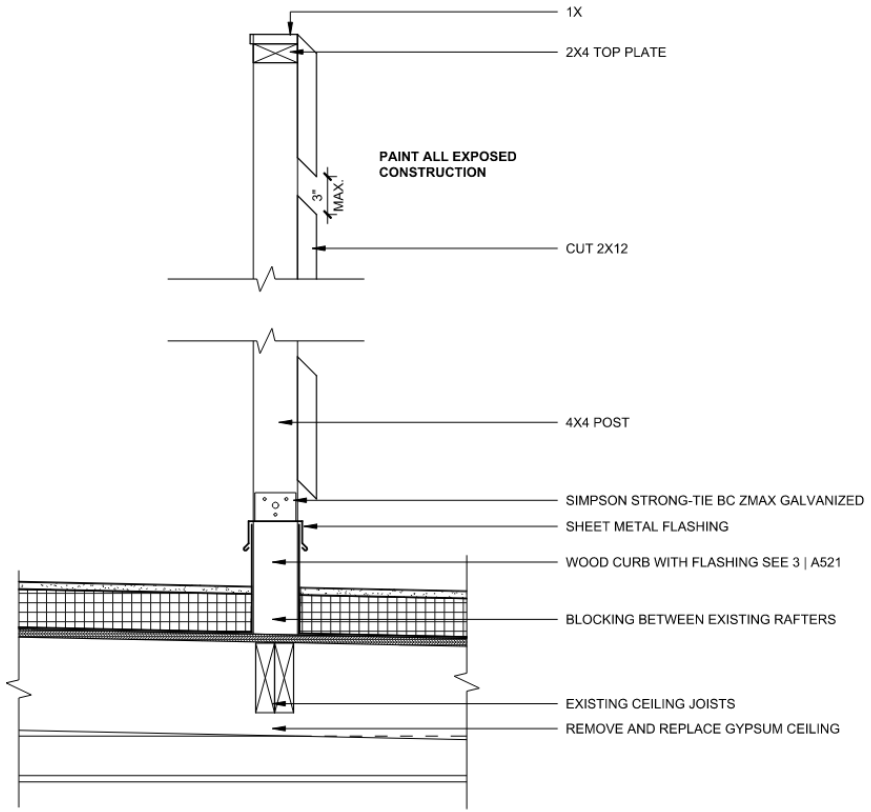
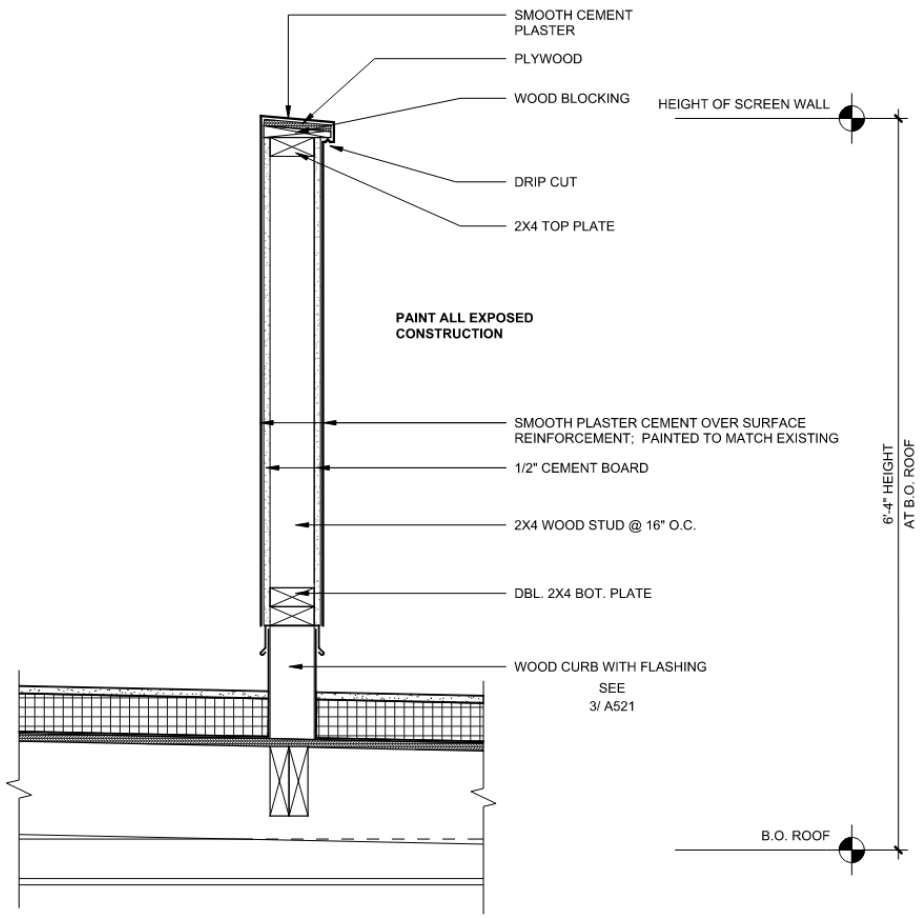


2 SECTION THRU WOOD-SLAT PARAPET
A205 A521 1 1/2" = 1'-0"



1 SECTION THRU CEMENT PLASTER PARAPET
A205 A521 1 1/2" = 1'-0"

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ROOF DETAILS

A521

616 Ursulines – Mechanical – Screening Details

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616 Ursulines - Mechanical

VCC Architectural Committee

April 14, 2026

616 Ursulines - Mechanical

616 Ursulines – Mechanical – Mock Up

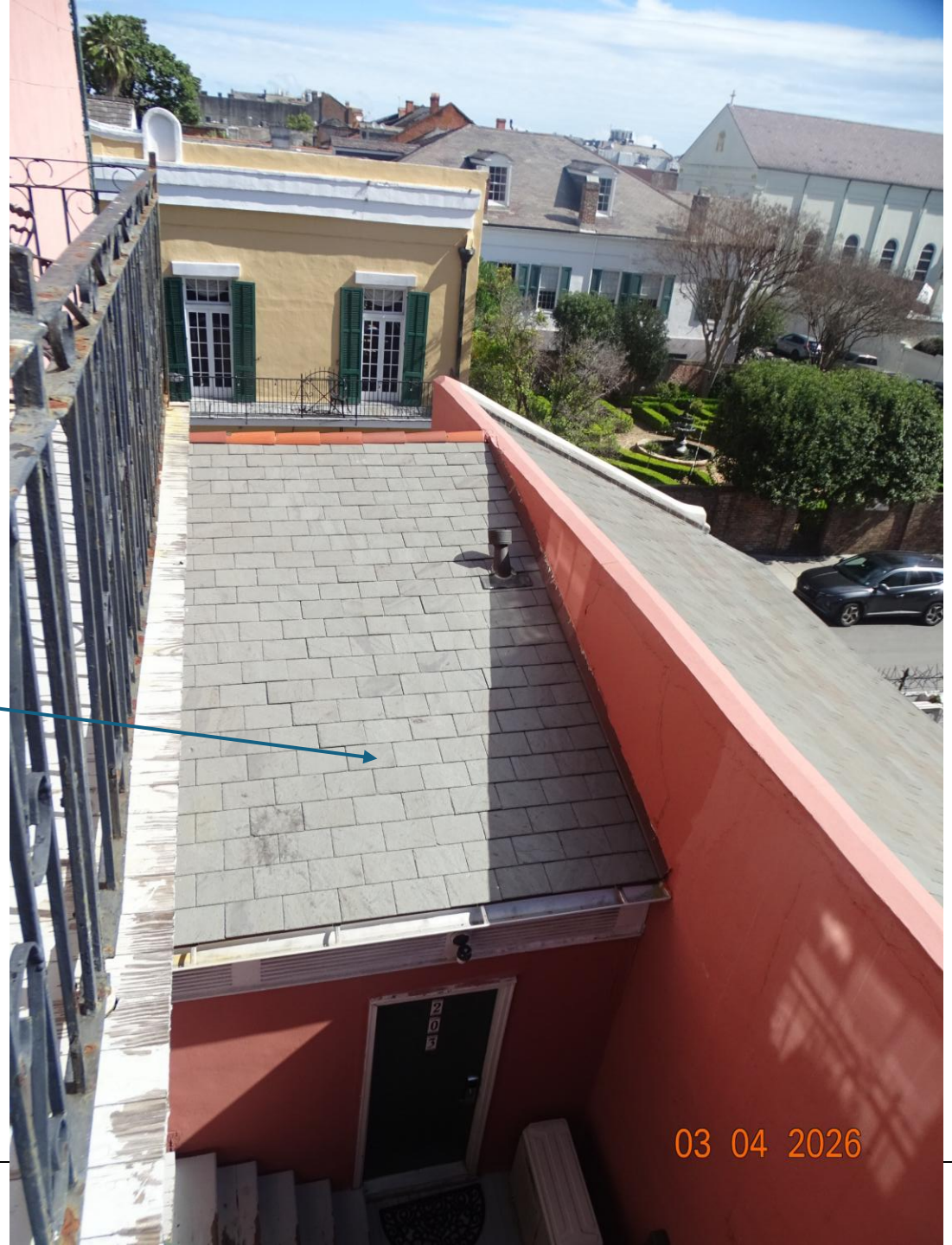
616 Ursulines – Mechanical – Mock Up

616 Ursulines – Mechanical – Mock Up

616 Ursulines – Mechanical – Mock Up

616 Ursulines – Mechanical – Mock Up

Staff suggested potential alternative location

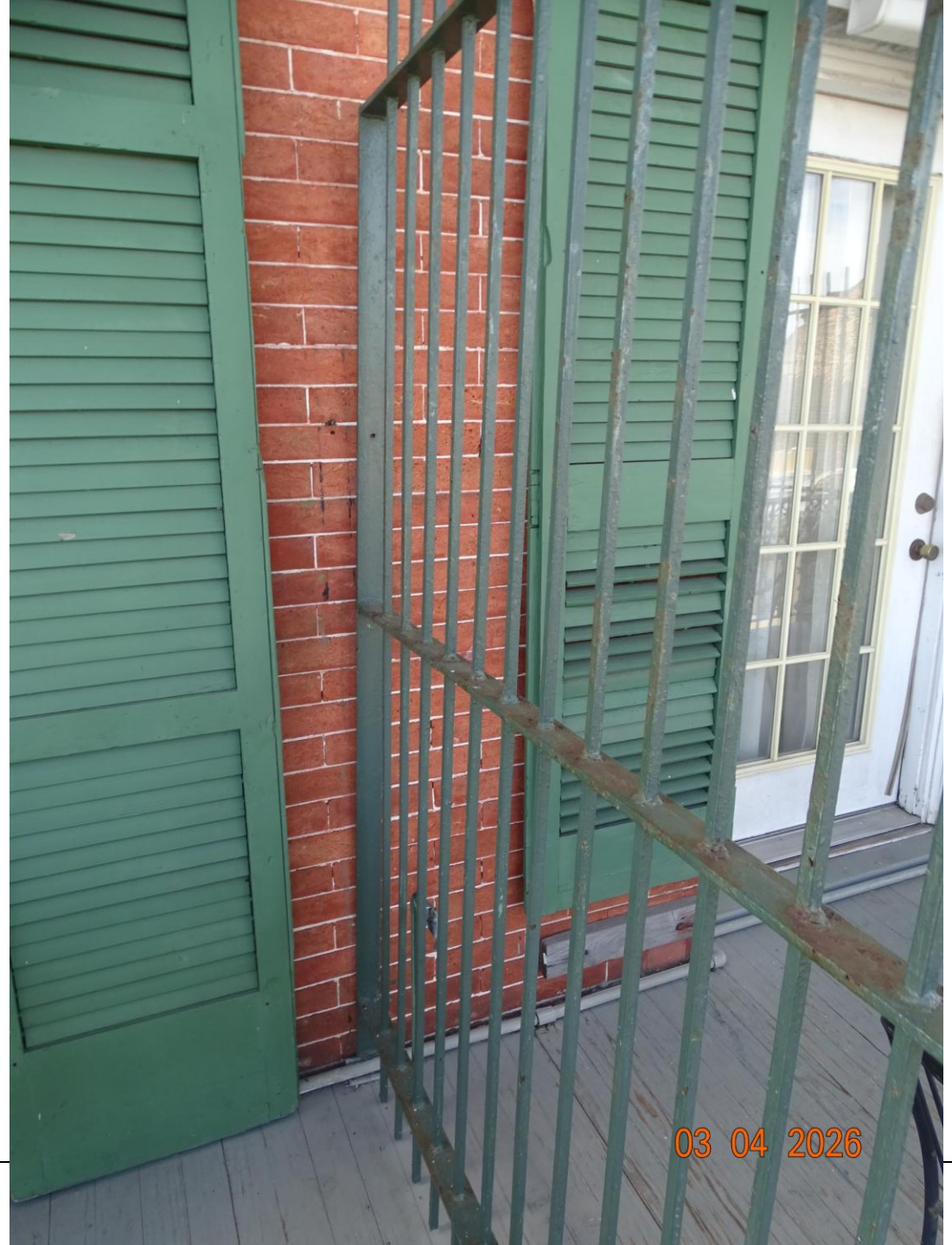


616 Ursulines - Mechanical

Staff suggested potential alternative location

616 Ursulines - Mechanical

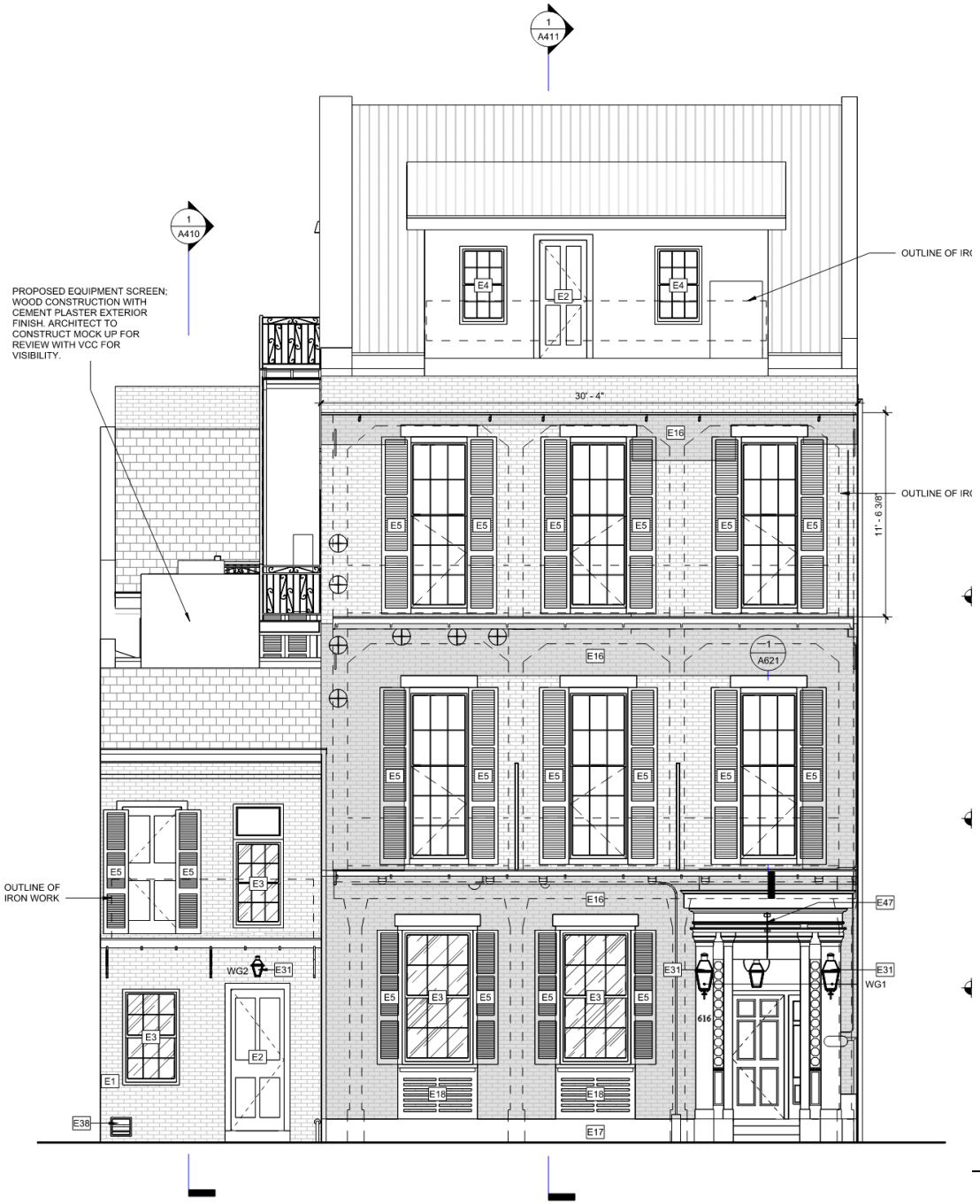
616 Ursulines - Millwork



616 Ursulines - Millwork

VCC Architectural Committee

April 14, 2026

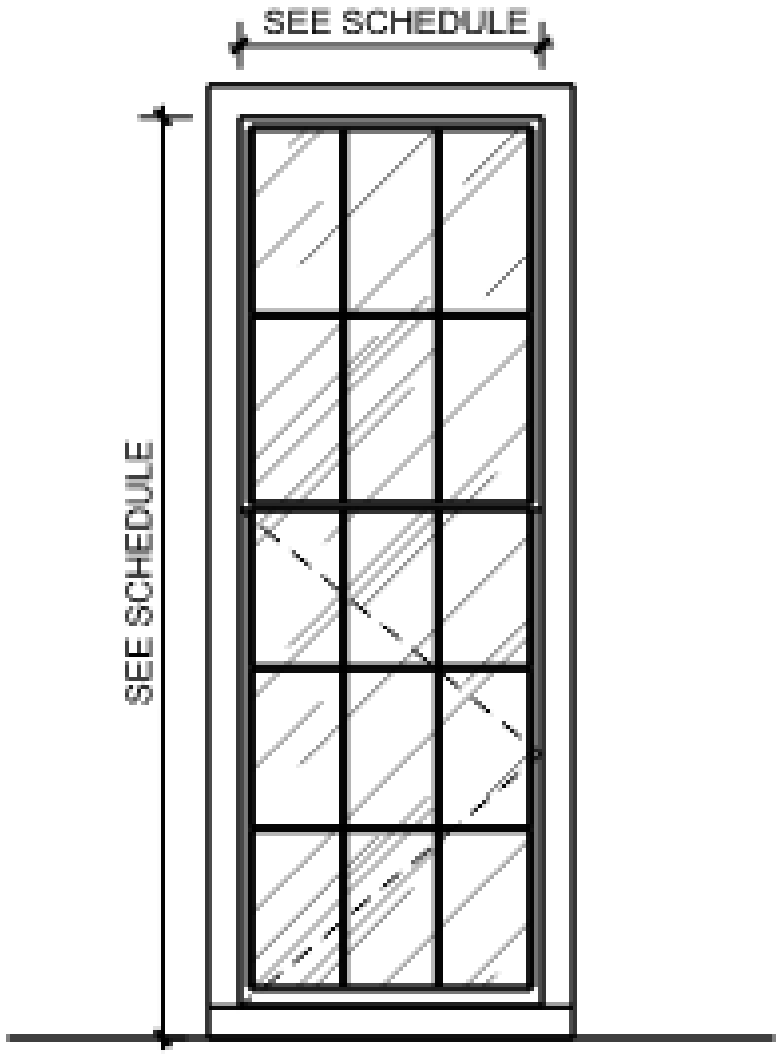


2 EAST EXTERIOR ELEVATION - BEYOND
A401 1/4" = 1'-0"

616 Ursulines - Millwork

VCC Architectural Committee

April 14, 2026



D

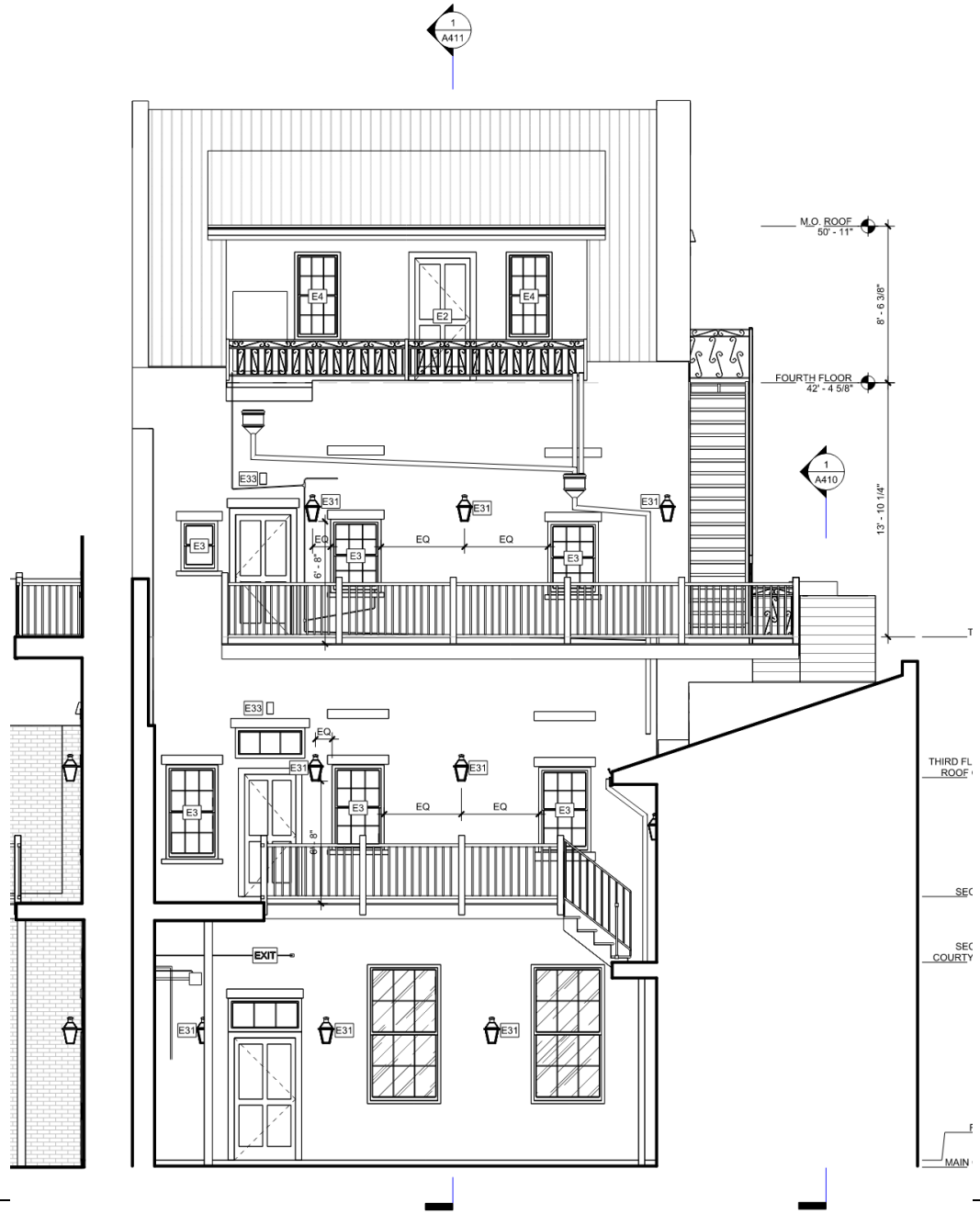
616 Ursulines – Millwork – Proposed Front Elevation Window/Door

616 Ursulines - Millwork

VCC Architectural Committee

April 14, 2026

616 Ursulines - Millwork



616 Ursulines - Millwork

VCC Architectural Committee

April 14, 2026

616 Ursulines - Millwork

VCC Architectural Committee

April 14, 2026

616 Ursulines - Millwork

VCC Architectural Committee

April 14, 2026

616 Ursulines - Millwork

VCC Architectural Committee

April 14, 2026

616 Ursulines - Millwork

616 Ursulines - Millwork

CLARIFICATION OF REFERENCE DESIGNATIONS

E2	NEW PAINTED WOOD DOOR. EXISTING DOOR TRIM TO REMAIN. REPAIR EXISTING ROTTEN OR DAMAGED WOOD DOOR TRIM. MATCH EXISTING DOOR TRIM PROFILE. DOOR STYLES AND HARDWARE TO BE PROVIDED TO VCC FOR REVIEW AND APPROVAL. ARCHITECT TO PROVIDE COLOR TO VCC FOR REVIEW AND APPROVAL.
E3	EXISTING WOOD WINDOW. REPAIR ROTTEN OR DAMAGED MUNTINS AND TRIM. REMOVE AND REPLACE EXISTING GLAZING PUTTY. WINDOWS TO REMAIN OPERABLE. REFER TO NPS PRESERVATION BRIEF 9.
E4	PROVIDE NEW WOOD WINDOW AND FRAME. REFER TO DETAILS.
E6	EXISTING FIXED LOUVER PANELS TO REMAIN.
E7	REINSTALL EXISTING LOUVER DOORS.
E8	EXISTING LOUVERED DOORS TO REMAIN. PREP AND PAINT.
E10	PROVIDE NEW FIXED LOUVERED TRANSOM PANEL TO MATCH EXISTING AT FIRST FLOOR.
E18	PREP AND PAINT EXISTING WOOD LOUVER. ARCHITECT TO PROVIDE COLOR TO VCC FOR REVIEW AND APPROVAL.
E31	NEW GAS LANTERN. ARCHITECT TO PROVIDE CUTSHEET TO VCC FOR REVIEW AND APPROVAL PRIOR TO INSTALL.
E33	NEW EXTERIOR LIGHT FIXTURE AT EXISTING LIGHTING LOCATION. ARCHITECT TO PROVIDE CUTSHEET TO VCC FOR REVIEW AND APPROVAL PRIOR TO INSTALL.
E45	EXISTING WOOD RAILING. CLEAN, PATCH, AND REPAINT.

STUDIOWEST

2340 DAUPHINE STREET
NEW ORLEANS, LOUISIANA 70117

GRAPHIC RENOVATION LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING ELEMENTS TO BE DEMOLISHED
- PORTION OF AREA TO BE DEMOLISHED
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EXTERIOR ELEVATIONS - MAIN COURTYARD

A405

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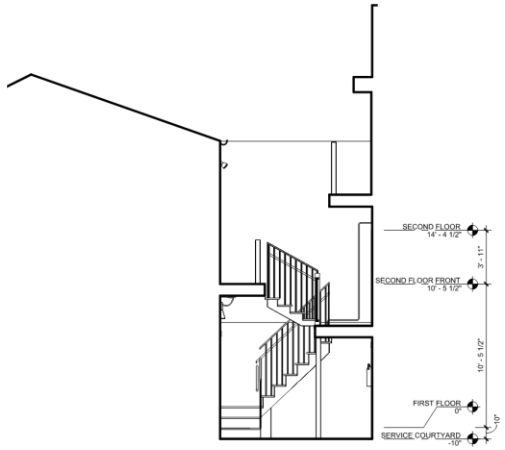
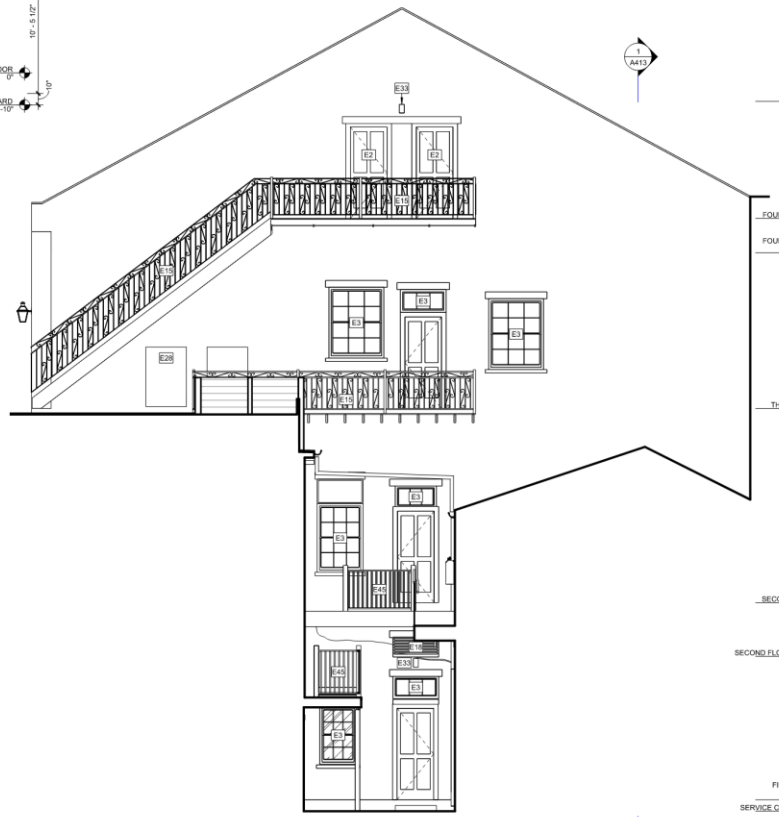
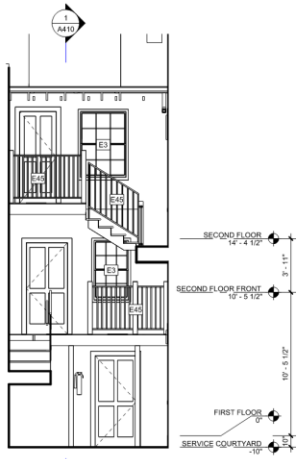


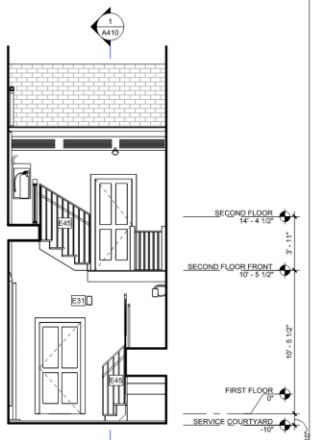
4 SERVICE COURTYARD ELEVATION - SOUTH
1/4" = 1'-0"





3 SERVICE COURTYARD ELEVATION - WEST
1/4" = 1'-0"

2 SERVICE COURTYARD ELEVATION - NORTH
1/4" = 1'-0"



1 SERVICE COURTYARD ELEVATION - EAST
1/4" = 1'-0"

CLARIFICATION OF REFERENCE DESIGNATIONS

E2	NEW PAINTED WOOD DOOR. EXISTING DOOR TRIM TO REMAIN. REPAIR EXISTING ROTTEN OR DAMAGED WOOD DOOR TRIM. MATCH EXISTING DOOR TRIM PROFILE, DOOR STYLES AND HARDWARE TO BE PROVIDED TO VCC FOR REVIEW AND APPROVAL. ARCHITECT TO PROVIDE COLOR TO VCC FOR REVIEW AND APPROVAL.
E3	EXISTING WOOD WINDOW. REPAIR ROTTEN OR DAMAGED MUNTINS AND TRIM. REMOVE AND REPLACE EXISTING GLAZING PUTTY. WINDOWS TO REMAIN OPERABLE. REFER TO NPS PRESERVATION BRIEF 9.
E15	PAINT EXISTING WROUGHT IRON GALLERY. EXTERIOR SEMI-GLOSS ALKYD PAINT. ARCHITECT TO PROVIDE COLOR TO VCC FOR REVIEW AND APPROVAL.
E18	PREP AND PAINT EXISTING WOOD LOUVER. ARCHITECT TO PROVIDE COLOR TO VCC FOR REVIEW AND APPROVAL.
E28	PROPOSED LOCATION FOR NEW MULTI ZONE HVAC CONDENSER SERVING COURTYARD FACING GUESTROOMS IN MAIN BUILDING. ARCHITECT AND MEP ENGINEER TO PROVIDE CUTSHEET TO VCC FOR REVIEW PRIOR TO PURCHASE AND INSTALL.
E31	NEW GAS LANTERN. ARCHITECT TO PROVIDE CUTSHEET TO VCC FOR REVIEW AND APPROVAL PRIOR TO INSTALL.
E33	NEW EXTERIOR LIGHT FIXTURE AT EXISTING LIGHTING LOCATION. ARCHITECT TO PROVIDE CUTSHEET TO VCC FOR REVIEW AND APPROVAL PRIOR TO INSTALL.
E45	EXISTING WOOD RAILING. CLEAN, PATCH, AND REPAINT.

STUDIOWEST
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NEW ORLEANS, LOUISIANA 70117

GRAPHIC RENOVATION LEGEND

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EXTERIOR ELEVATIONS - SERVICE COURTYARD

A406

616 Ursulines - Millwork

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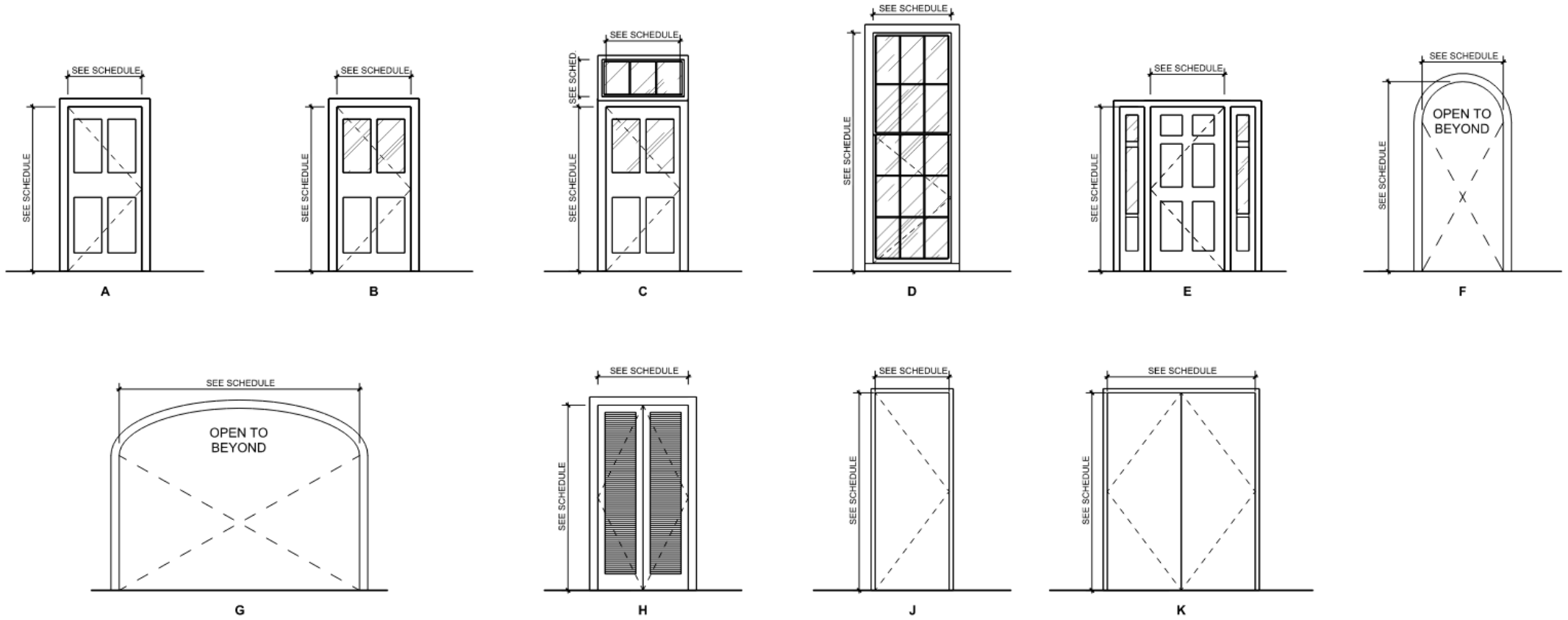
April 14, 2026

FRAME AND DOOR TYPES



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ROOM 302

ROOM 301

ROOM 300

ROOM 202

ROOM 201

ROOM 200

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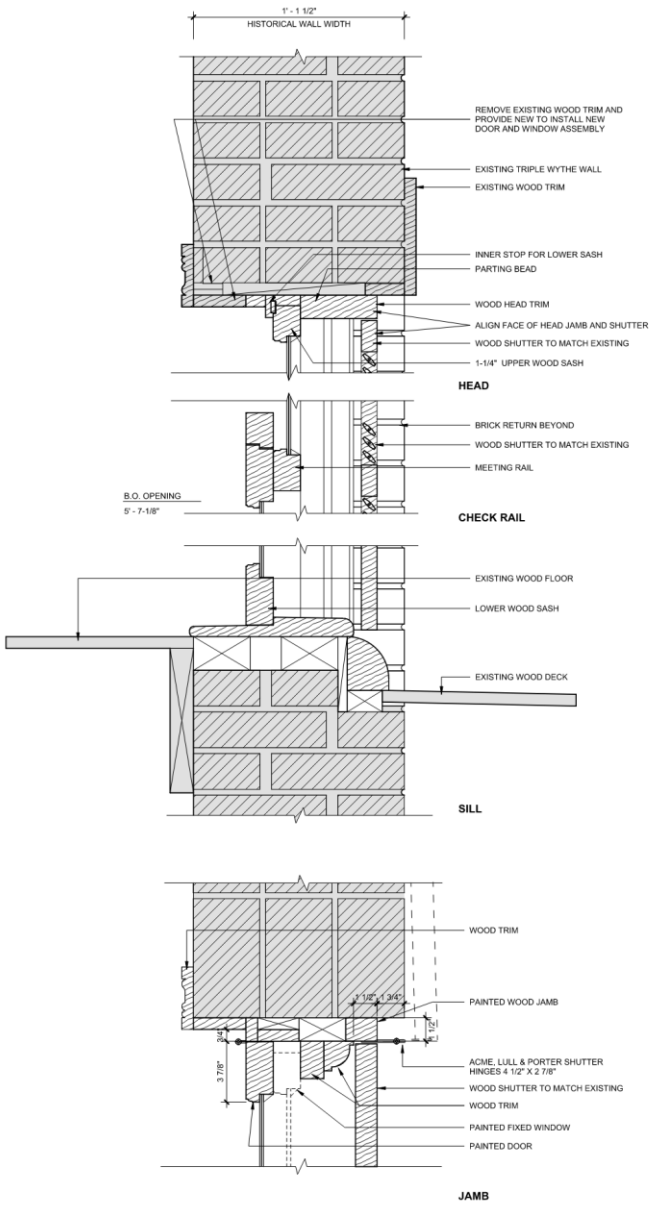
EXISTING WINDOW AND DOOR PHOTOS

A620

616 Ursulines - Millwork



1 NEW WINDOW AND NEW WOOD & GLASS DOOR AT MASONRY WALL
A621 3" = 1'-0"

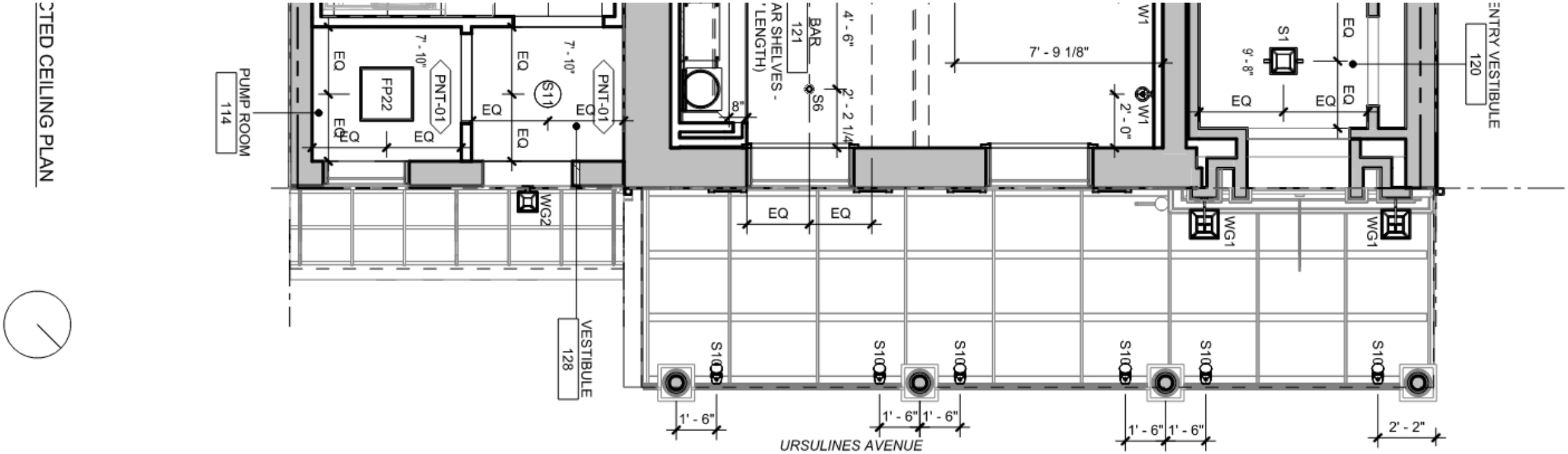
616 Ursulines - Millwork

VCC Architectural Committee

April 14, 2026

616 Ursulines - Lighting

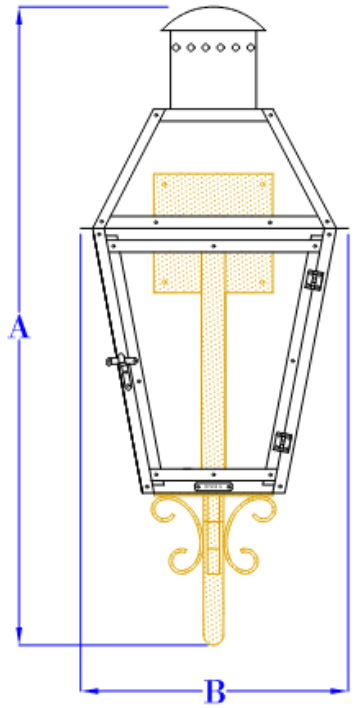
616 Ursulines - Lighting



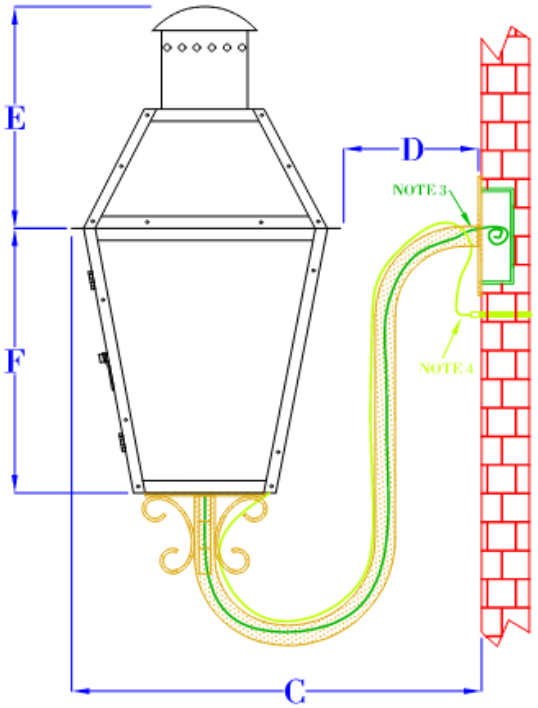
616 Ursulines - Lighting

VCC Architectural Committee

April 14, 2026



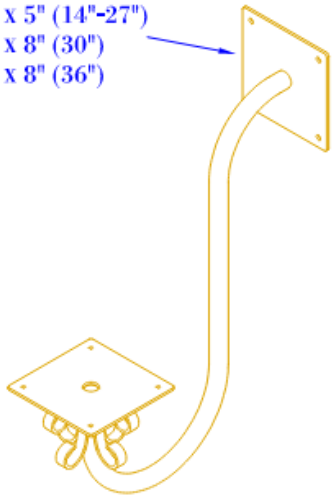
FRONT VIEW
(NTS)



SIDE VIEW
(NTS)

WG1

BACK PLATE
5" x 5" (14"-27")
5" x 8" (30")
5" x 8" (36")



ISOMETRIC VIEW
(NTS– BRACKET ONLY)

WG1

SIZE:	14"	18"	21"	24"	27"	30"	36"
A:	20 5/8"	23 3/4"	26 7/8"	31 5/8"	32 5/8"	38"	44 3/8"
B:	9 1/4"	10 1/2"	11 1/2"	13 1/4"	14 1/2"	17 1/2"	21 1/2"
C:	16 1/4"	16 3/4"	17 1/4"	18 1/4"	18 3/4"	23 3/4"	25 1/4"
D:	7"	6 1/2"	5 7/8"	5"	4 1/2"	6"	4"
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"

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

BEVOLO GAS & ELECTRIC LIGHTS			DRW BY:	JJG
LIGHT:	FRENCH QUARTER	DATE:	APP. BY:	JJG
BRACKET:	GOOSENECK	12-7-17	REVISION:	5

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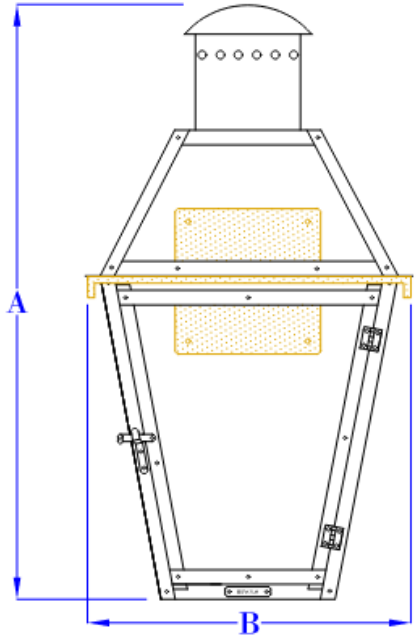
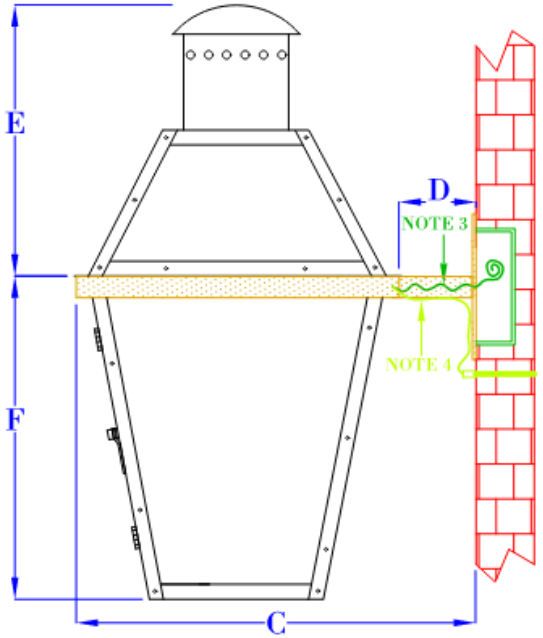
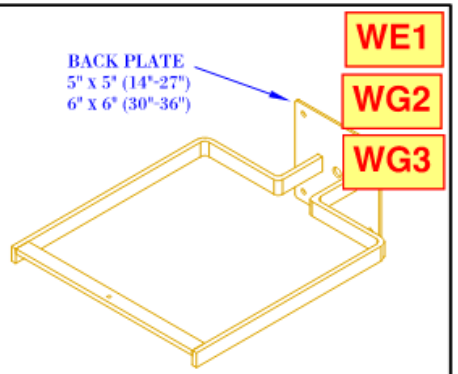
616 Ursulines - Lighting



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)



ISOMETRIC VIEW
(NTS-BRACKET ONLY)

SIZE:	14" (WG2)	18" (WG3, WE1)	21"	24"	27"	30"	36"
A:	14 1/4"	17 3/4"	20 1/2"	25 1/4"	26 1/4"	30 5/8"	37"
B:	9 1/4"	10 1/2"	11 1/2"	13 1/4"	14 1/2"	17 1/2"	21 1/2"
C:	11 3/4"	13"	14"	15 3/4"	17"	20"	24"
D:	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"
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"

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

BEVOLO GAS & ELECTRIC LIGHTS			DRW BY:	JJG
LIGHT:	FRENCH QUARTER	DATE:	APP. BY:	JJG
BRACKET:	ORIGINAL BRACKET MOUNT	11-30-17	REVISION:	5

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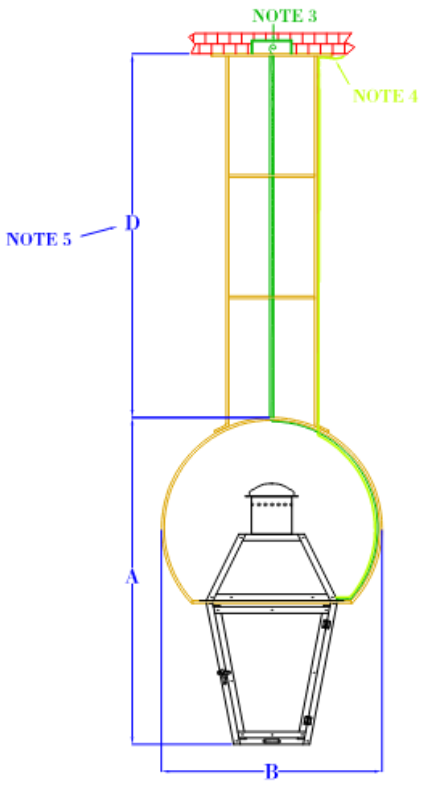
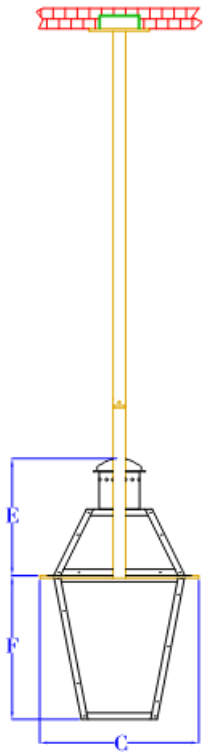
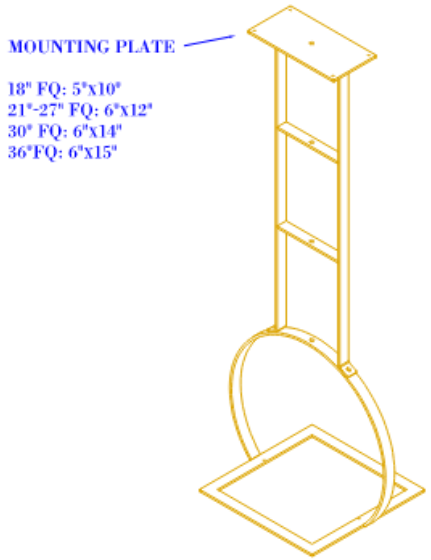
S1



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)



ISOMETRIC VIEW
(NTS- BRACKET ONLY)

SIZE:	18"	21"	24"	27"	30"	36"
A:	23 1/4"	25 5/8"	30"	32 1/2"	37 3/8"	45 3/8"
B:	15 7/8"	17 1/4"	20 1/2"	21 7/8"	25 7/8"	31"
C:	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
E:	7 5/8"	9 3/8"	12 3/8"	11 7/8"	14 1/2"	17 3/8"
F:	10 1/8"	11 1/8"	12 7/8"	14 3/8"	16 1/8"	19 5/8"

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
5. STEM LENGTHS OVER 72" WILL BE SPLIT INTO SEPARATE, EQUAL LENGTH SECTIONS. i.e. A 90" LADDER STEM WILL CONSIST OF (2) 45" SECTIONS THAT BOLT TOGETHER.

BEVOLO GAS & ELECTRIC LIGHTS			DRW BY:	JJG
LIGHT:	FRENCH QUARTER	DATE:	APP. BY:	JJG
BRACKET:	YOKE WITH LADDER STEM	5-12-25	REVISION:	1

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616 Ursulines - Lighting

HK LIGHTING

Project Name | S8 / S10

Fixture Type

ZXL16 Center Pivot

IP67

(includes former ZXL16-CPV model)

ACCENT & LANDSCAPE | ZX16 Series | 2.25" dia.

5 - 10W (500 - 900lm) | 12V | HK LED, RGB, Amber

Low Voltage Center Pivot Accent: ZXL16-0C1SA-ABL

FEATURES

- Our most versatile round, directional 12V LED traditional accent light for architectural outdoor and landscape lighting environments.
- 5W, 7W, 10W integrated HK LED delivering 500 to 900 lumens. 2200-4000K CCT, including specialty Amber and RGB options.
- Wet Location Listed, IP67 Standard.
- Machined from solid aircraft grade (6061-T6), corrosion-resistant aluminum, then anodized and powder coated to create a highly durable, marine grade finish. Also available in solid brass or stainless steel.
- 240□vertical and 360□horizontal adjustment via locking swivel stem design.
- Modular components, field changeable LED optical beams, and lenses.
- Available with adjustable Angled, Long, and Short Glare Shields and ground, surface, and canopy mounting options.
- Every fixture tested end of line for water tightness and light quality.
- Readymade eligible configurations ship in 2 to 4 weeks, complete with selected accessories installed.

SPECIFICATIONS

Materials
Machined from solid billet 6061-T6 corrosion resistant aluminum with 304 stainless steel hardware. Available in 304/316 stainless steel or 360 brass upon request.

Finish
Aluminum materials are first anodized and then powder coated for a robust, marine grade finish. Stainless steel and brass models are provided with brushed surface.

Hood and Glare Shield
Weeping and Non-weeping Hood Styles. Set screw or threaded Angled, Short, or Long Glare Shields. *(See page 4 for details)*

Voltage
12V AC/DC. Requires remote step down transformer.

Wattage
5, 7 or 10W HK LED delivering 500 to 900 lumens.

Light Engine
Innovative HK LED Light module operates like a lamp and can be easily changed in the field. CRI 90 Standard. Available in CRI 80 or CRI 95 upon request. Standard CCT options are 2700K, 3000K, 3500K, 4000K. Specialty 2200K, 2400K, 2500K, Amber, and RGB options available. Consult factory for specialty LED specification details.

Dimming
MLV or ELV Phase Control dimming.

Optics
Narrow (20□), Medium (33□), Wide (44□), and Extra Wide (57deg) beam spread options available. Accepts up to 3 optical accessories (hexcel louver, optical lenses, dichroic color filters, etc.) Secured place with metal snap ring.

Mounting
Mounts using ½"-14 NPS male fitting compatible with all HK Lighting mounting devices. *(See page 4 for details)*

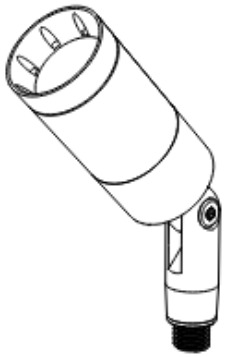
Listings
ETL Listed for Wet Location, IP67 Standard. RoHS Compliant.

HK LIGHTING

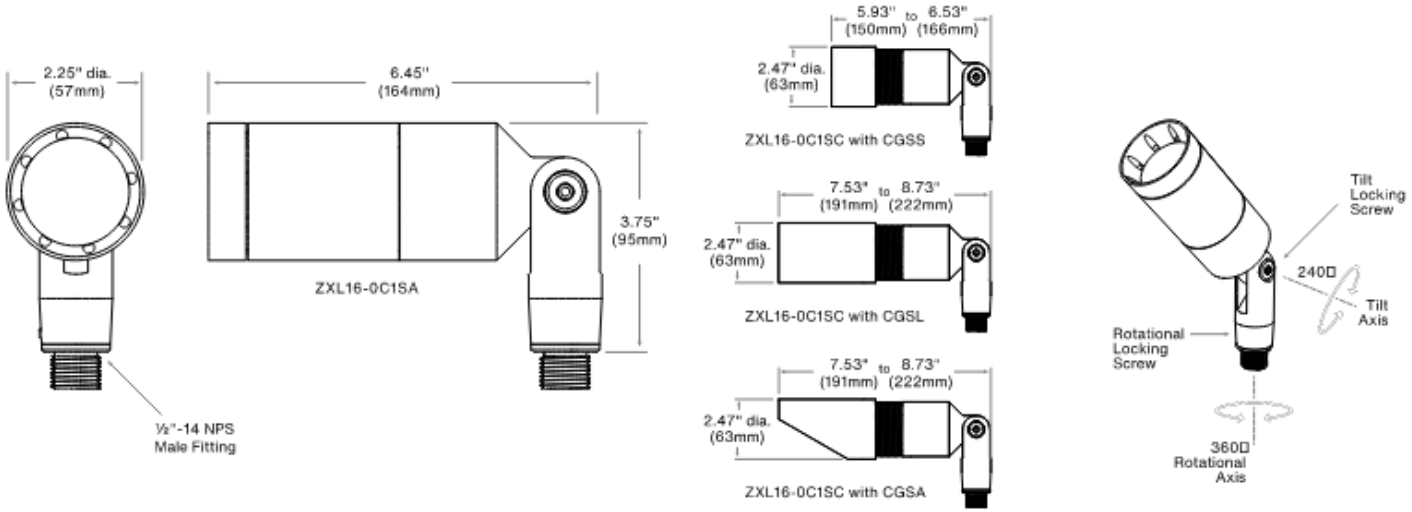
ZXL16 Center Pivot

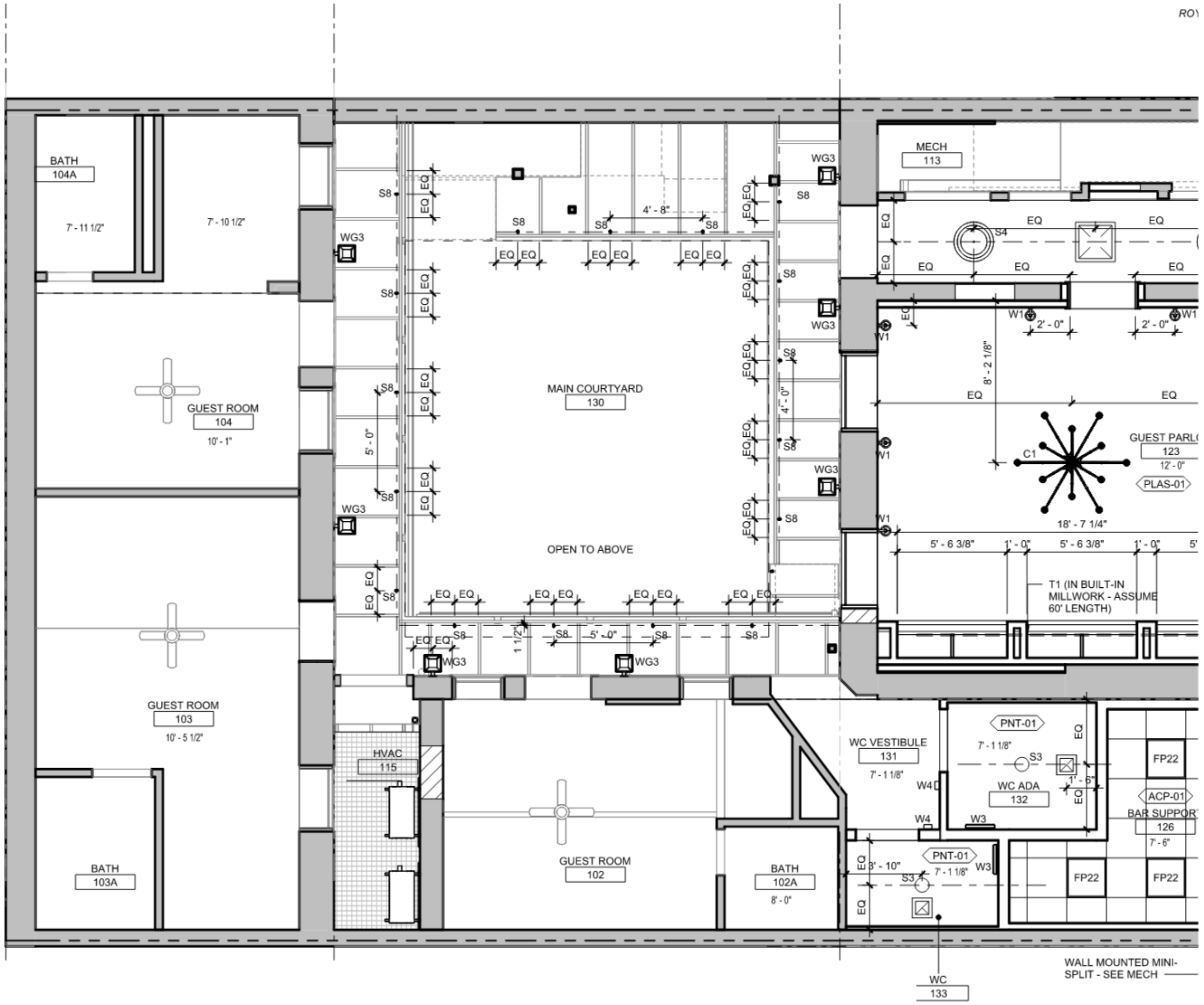
Accent & Landscape • ZX16 Series

PRODUCT DRAWINGS



ZXL16-0C1SA





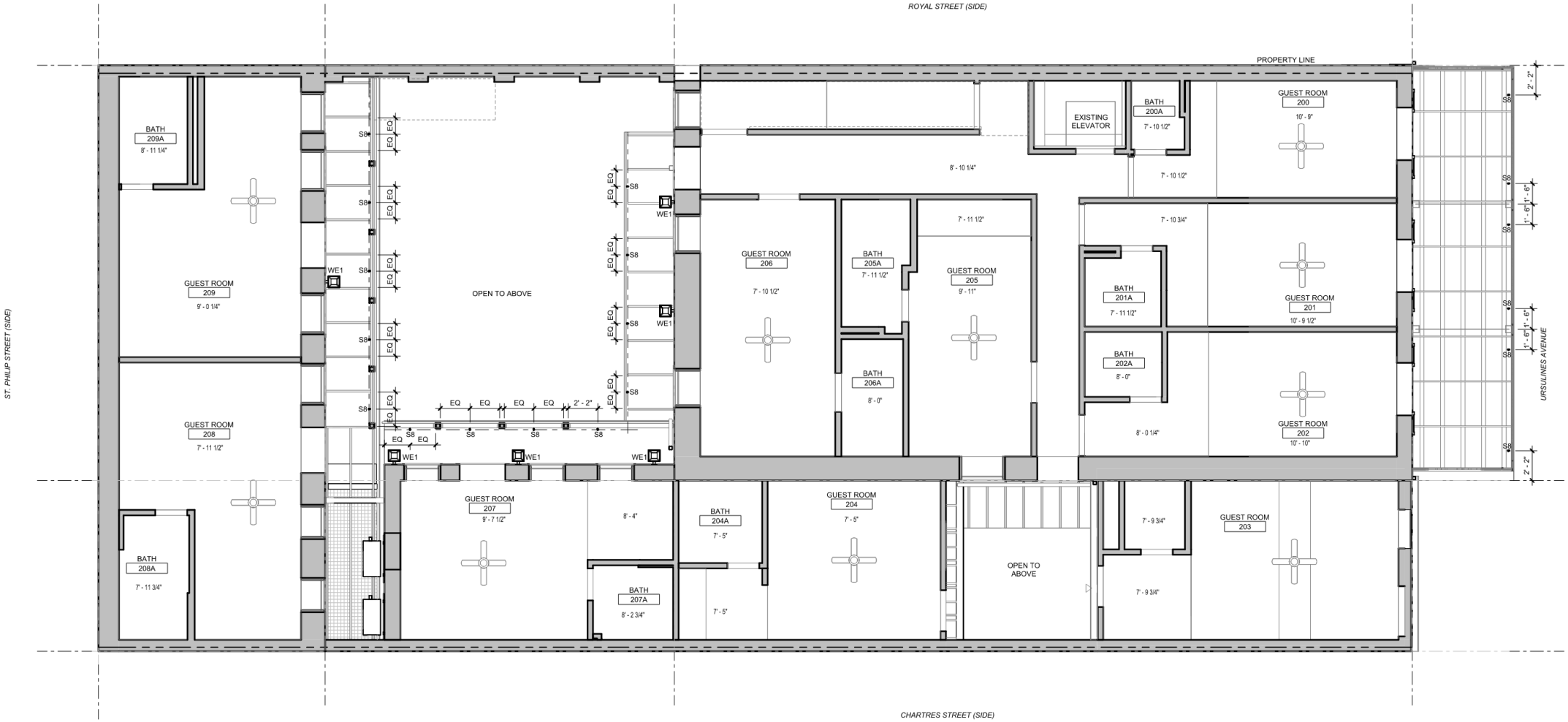
1 A301 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

616 Ursulines - Lighting

VCC Architectural Committee

April 14, 2026

A302 1/4" = 1'-0"

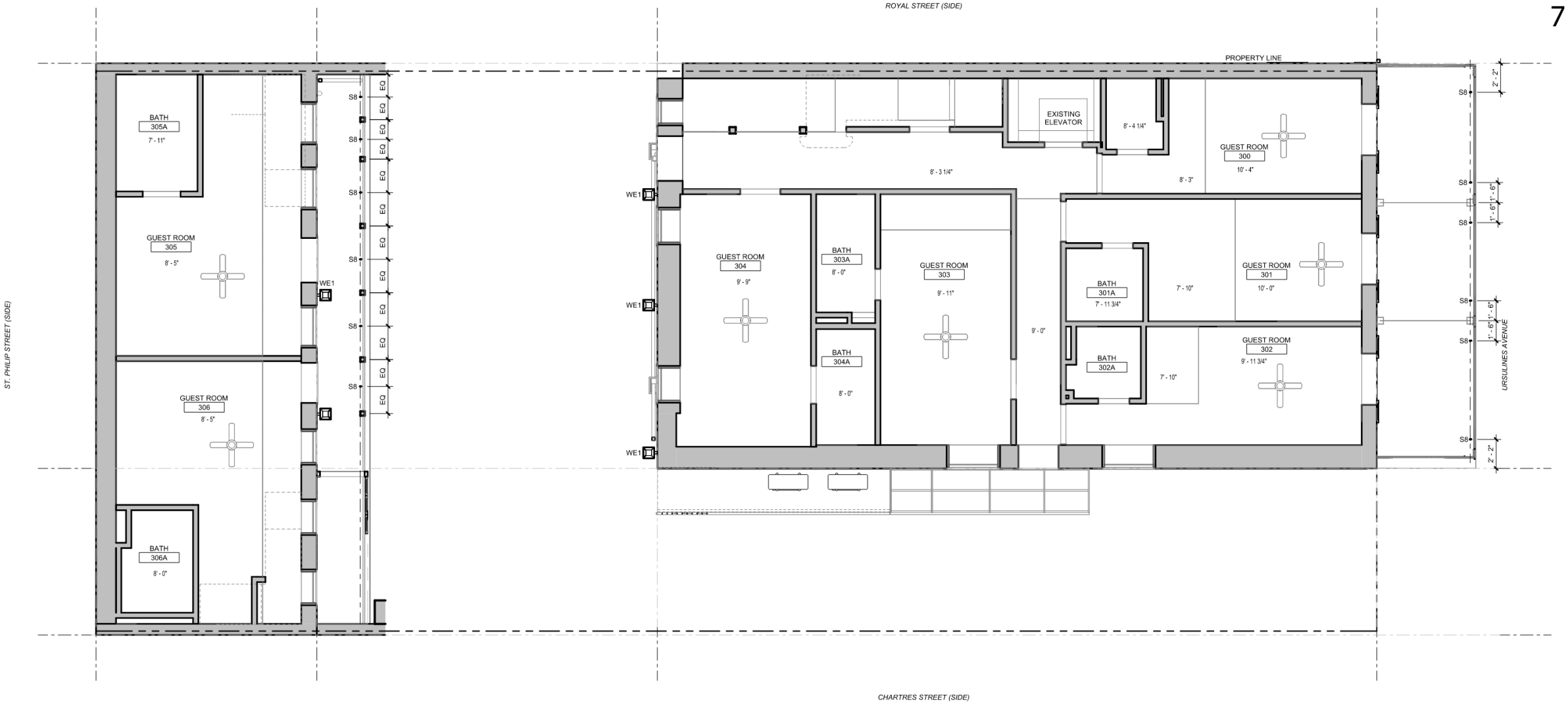


1 A302 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

616 Ursulines - Lighting

VCC Architectural Committee

April 14, 2026



1 A303 THIRD FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

616 Ursulines - Lighting

VCC Architectural Committee

April 14, 2026

1 A304 FOURTH FLOOR REFLEECTED CEILING PLAN
1/4" = 1'-0"

616 Ursulines - Lighting

VCC Architectural Committee

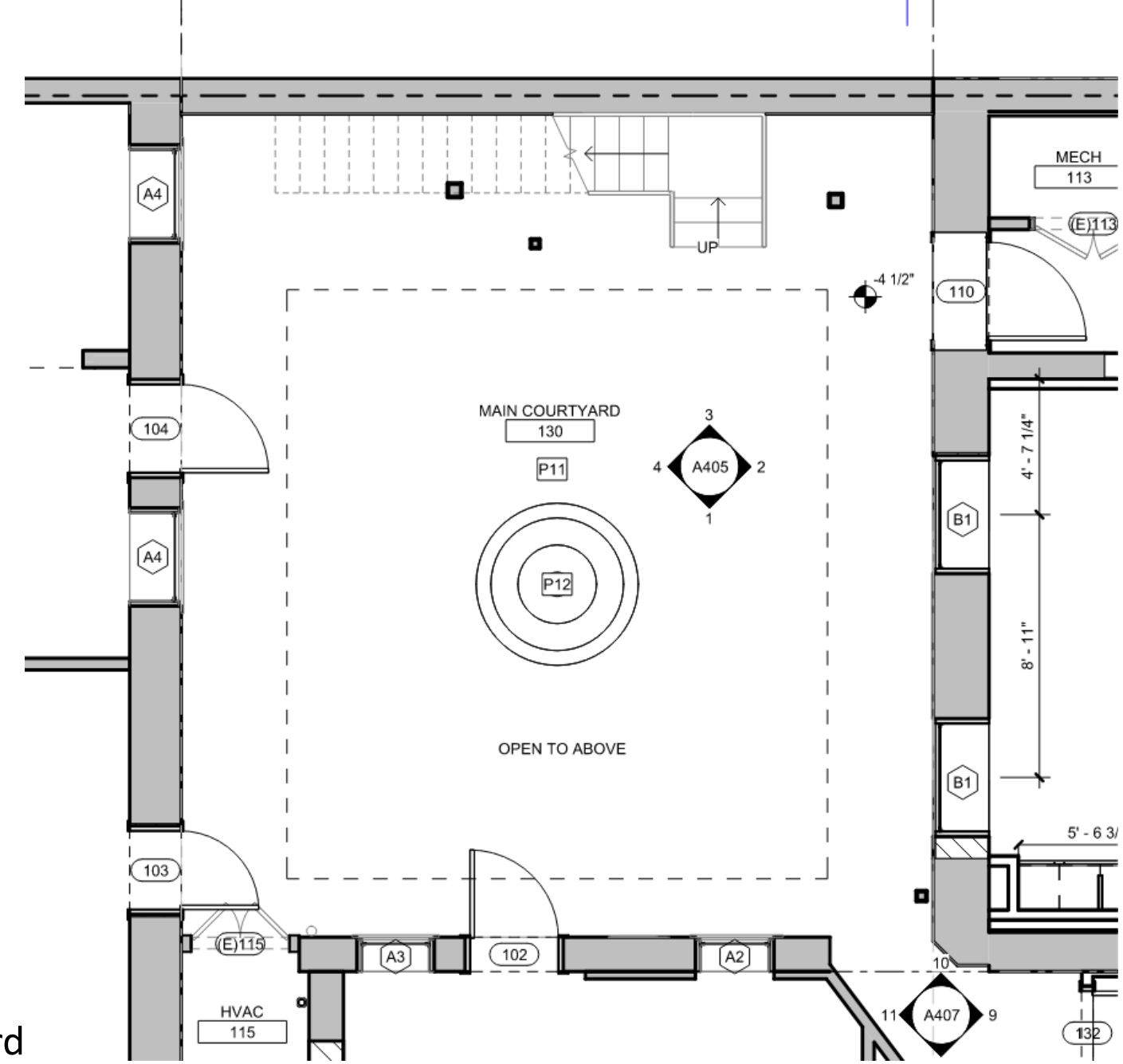
April 14, 2026

616 Ursulines - Lighting

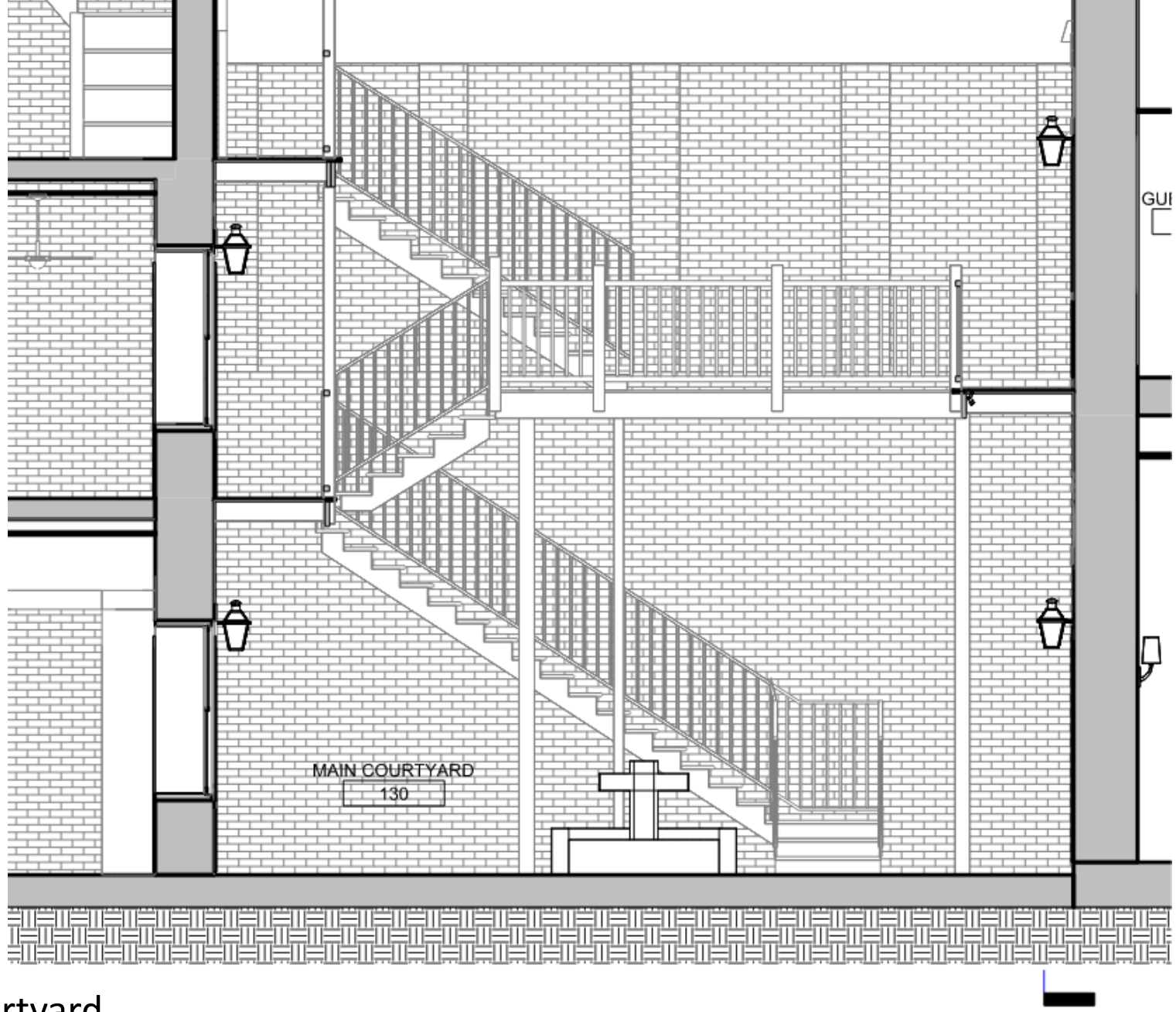
VCC Architectural Committee

April 14, 2026

616 Ursulines - Courtyard

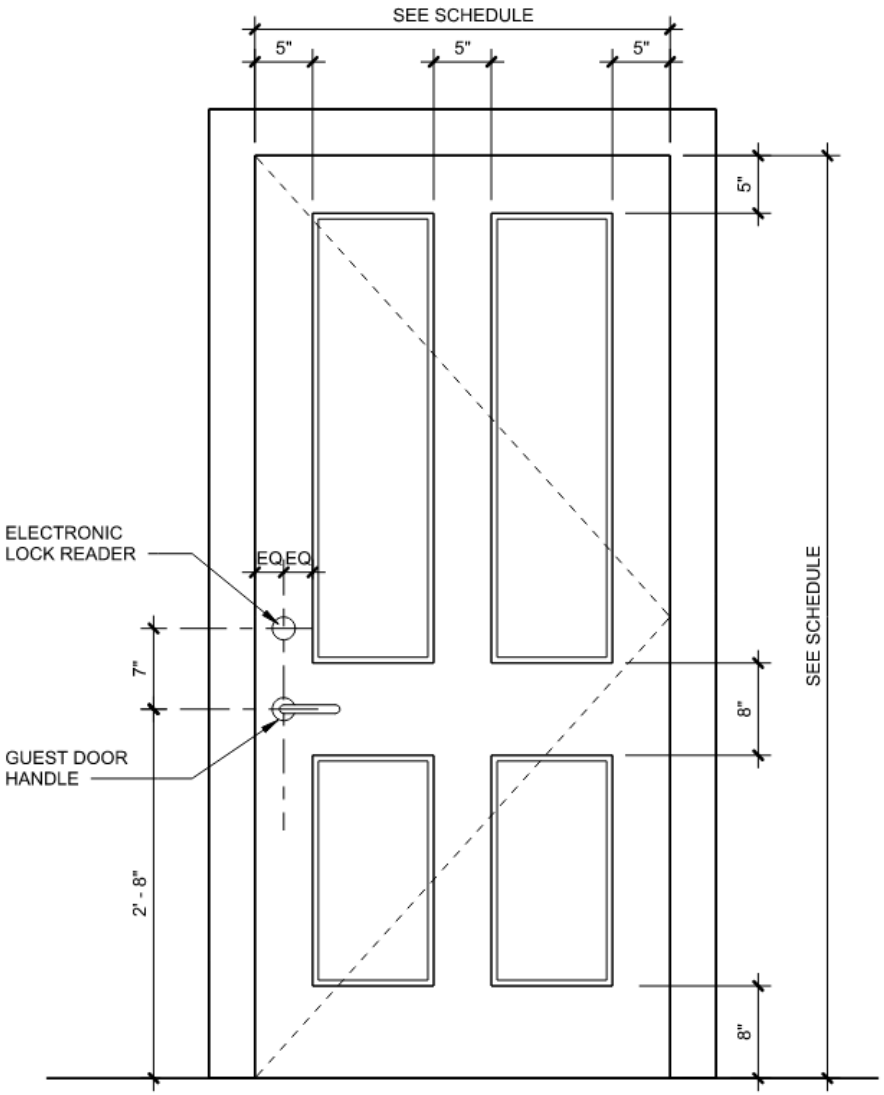


616 Ursulines - Courtyard



616 Ursulines - Courtyard

HOTEL VILLA CONVENTO
EXTERIOR GUEST ROOM
DOOR ENLARGED ELEVATION



GUEST ROOM DOOR
SCALE: 1" = 1'-0"

616 Ursulines - Hardware

VCC Architectural Committee

April 14, 2026

salto

HOTEL VILLA CONVENTO
EXTERIOR GUEST ROOM

HARDWARE OPTION 1

YOUR ELECTRONIC DOOR LOCK CONFIGURATOR.

MyLock by Salto

You design it, we create it. With Salto wire-free electronic locking solutions secure & control virtually any type of access point to meet your exact needs.

AELEMENT FUSION

salto

HOTEL VILLA CONVENTO
EXTERIOR GUEST ROOM

HARDWARE OPTION 1

STANDARD:	ansi
DOOR STYLE:	moulded / white classic
HANDLE AND FINISH:	premium line / ottawa
E-LOCK FINISH:	ne - black chrome (bhma687)
TECHNOLOGY:	salto space
PRIVACY SYSTEM:	mechanical
READER FINISH:	black - ral 7021
MECHANICAL OVERRIDE:	no

NEED MORE INFORMATION? PLEASE FEEL FREE TO CONTACT US
www.saltosystems.com

mylock.saltosystems.com/en/custom/aelement-fusion#2,17,53,131,78,82,91

salto

HOTEL VILLA CONVENTO
EXTERIOR GUEST ROOM

HARDWARE OPTION 2

YOUR ELECTRONIC DOOR LOCK CONFIGURATOR.

MyLock by Salto

You design it, we create it. With Salto wire-free electronic locking solutions secure & control virtually any type of access point to meet your exact needs.

AELEMENT FUSION

ELECTRONIC LOCKS

Ælement Fusion - ANSI

salto
INSPIRED ACCESS

The Ælement Fusion's small, customizable light ring reader offers a discreet electronic lock for any type of building looking to deploy electronic access control with a stylish, yet technologically-advanced solution. Salto offers a variety of door handles and finishes to complement any door style. The Ælement Fusion ANSI version is specially designed to fit on ANSI standards profile doors.

HOTEL VILLA CONVENTO
EXTERIOR GUEST ROOM

GENERAL HARDWARE SPECS

Features

- Salto's stand-alone, battery powered electronic lock and technology, Salto SVN data-on-card and advanced wireless technology with online, real-time capabilities.
- Eliminates lock hardware on the door by encasing all electronic components and battery pack inside the door itself.
- Clean, minimalistic new round light ring design reader.
- Clear dual colour round ring LED light (green/red) to indicate lock authorisation.
- Mechanical privacy option by a mechanical thumbturn. The user can activate the "do not disturb" function just by operating this thumbturn.
- Special blink and beep indication when lock is in privacy mode.
- Declaration of conformity CE.
- FCC/IC conformity.

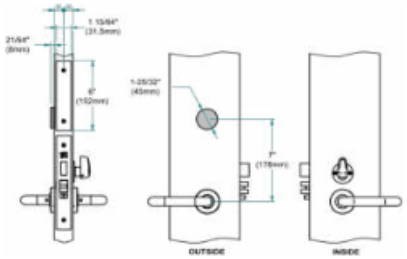
Mortise Lock features

- Mortise lock with built in door detector, privacy detector and mechanical key override detector.
- Axe distance 62mm.
- Lock latched deadbolt made of steel.
- Choice of finishes: satin stainless steel or gold enamelled.
- Front plate shape: square.
- Handed lock - L/R - reversible.
- Inside always allows free egress (Anti-panic in combination with lock).
- UL 10C listed (45 min).
- EN1634 EI60

Technical characteristics

- Covers door thicknesses: From 45mm up to 125mm.
- Reader dimensions (H x W x D): 45mm x 45mm x 8,5mm. (1-25/32" x 1-25/32" x 21/64")
- Faceplate dimensions (H x W): 152mm x 31,5mm. (6" x 1-15/64")
- Handle block mechanism lock.
- Handle rotation: 52°.
- To be used in combination with Salto LA1T17 mortise lock.
- Square spindles available: 8mm split (Salto spindles required).

Technical drawing



Finish

Reader finish

Technology platforms

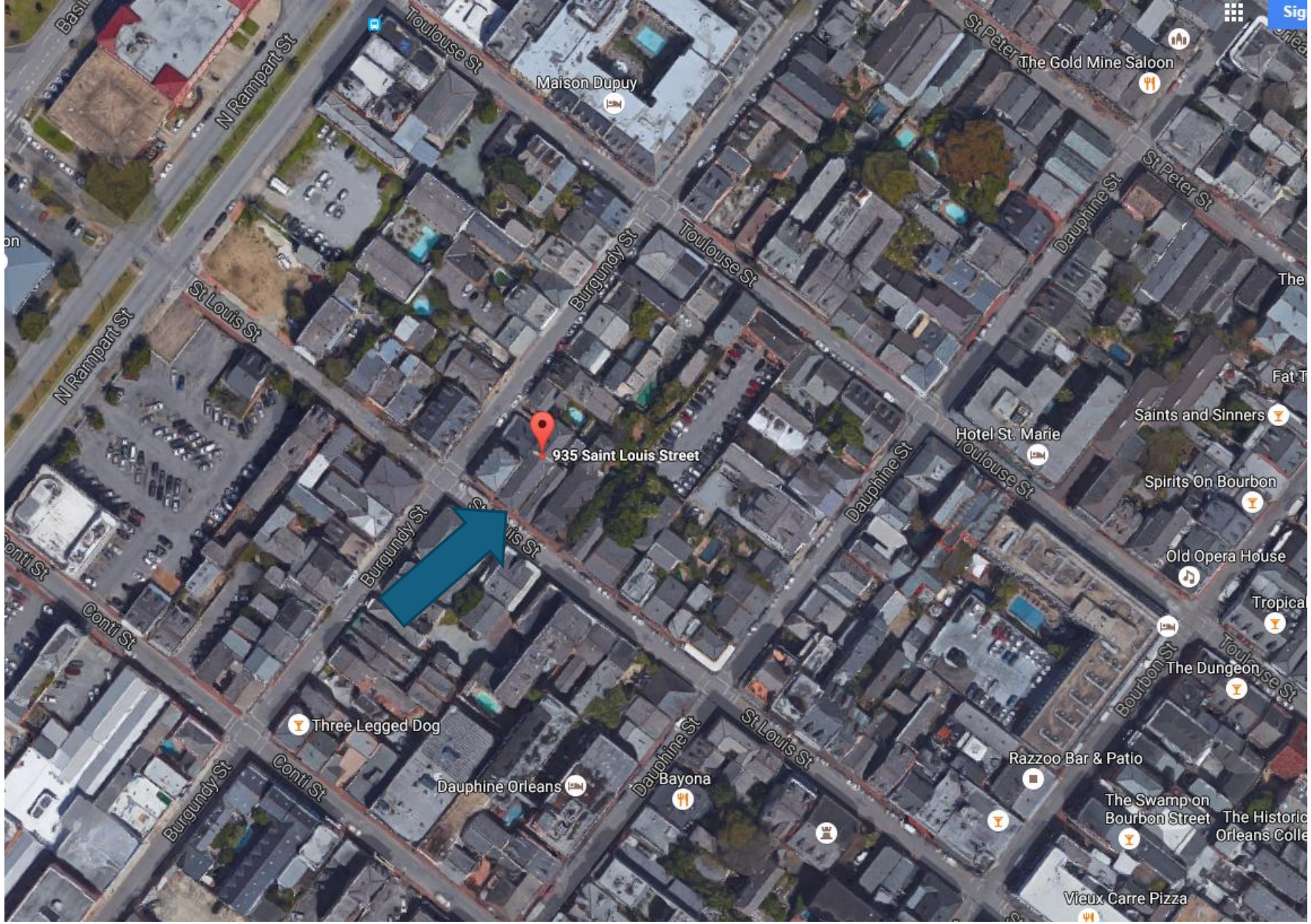
Salto Space

On-premise Network

Salto KS

Cloud application

935 St Louis



935 St. Louis

VCC Architectural Committee

April 14, 2026

935 St. Louis

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April 14, 2026

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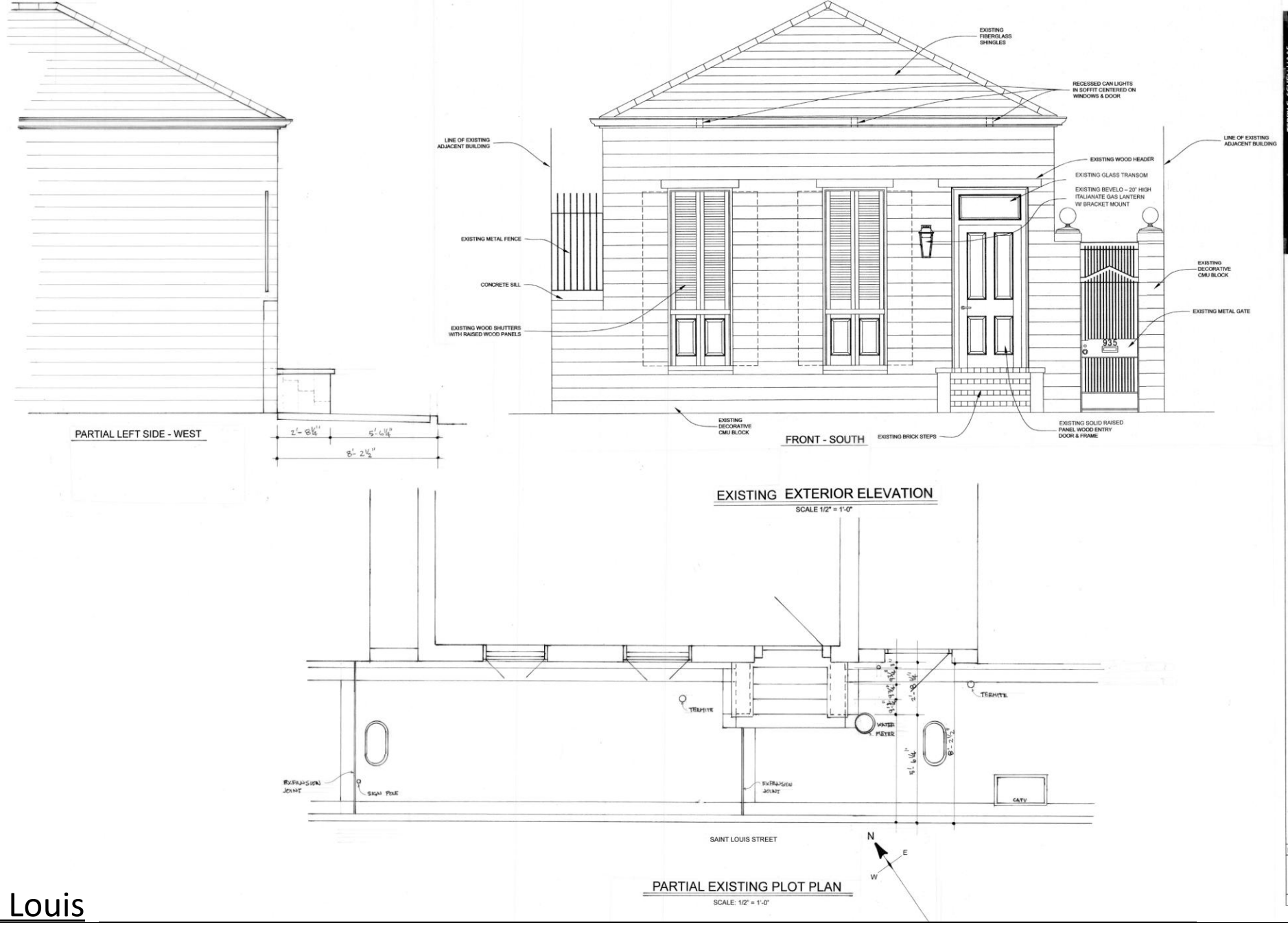
VCC Architectural Committee

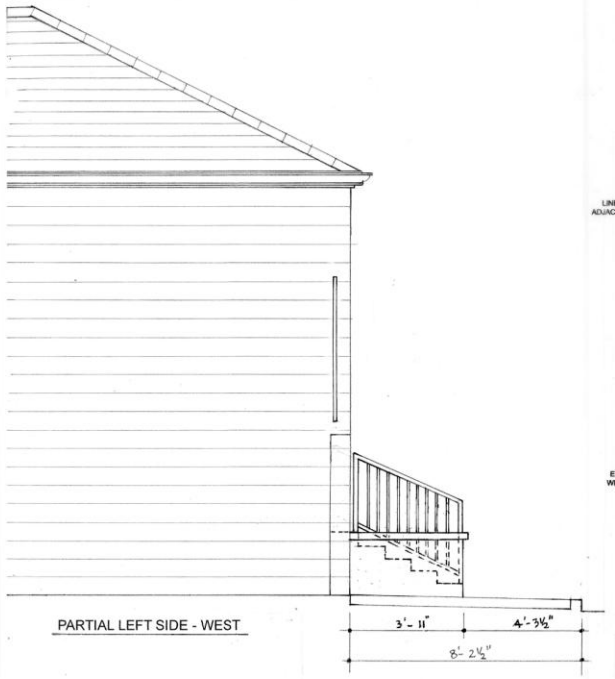
April 14, 2026

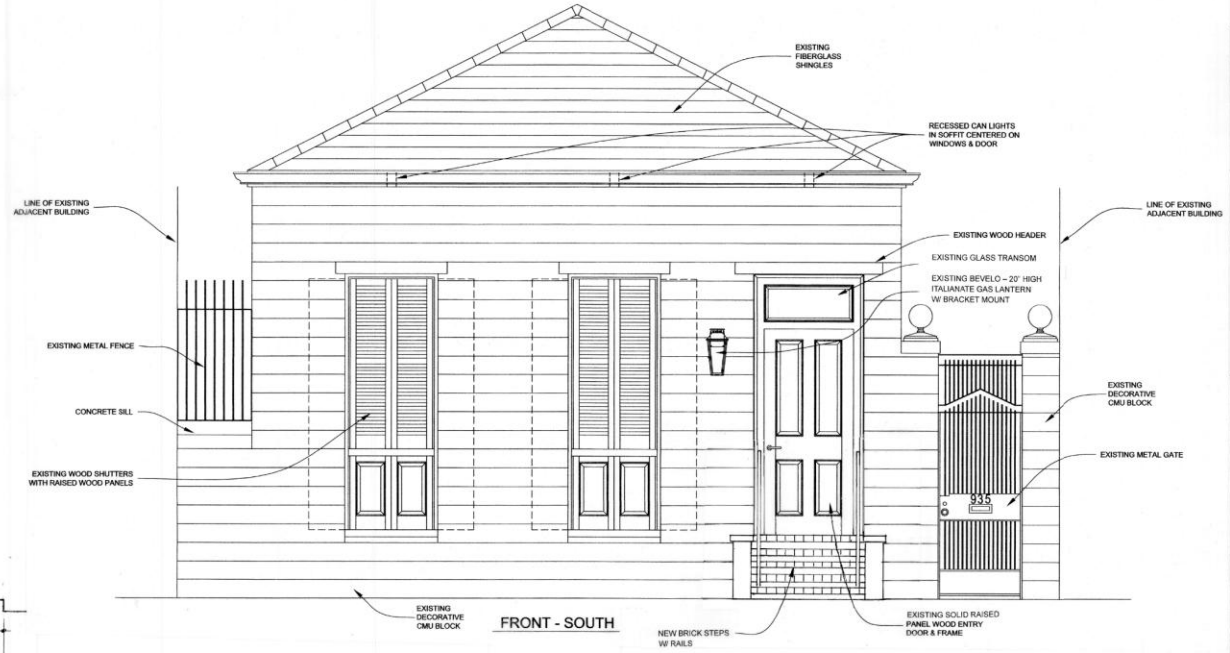


935 St. Louis

VCC Architectural Committee

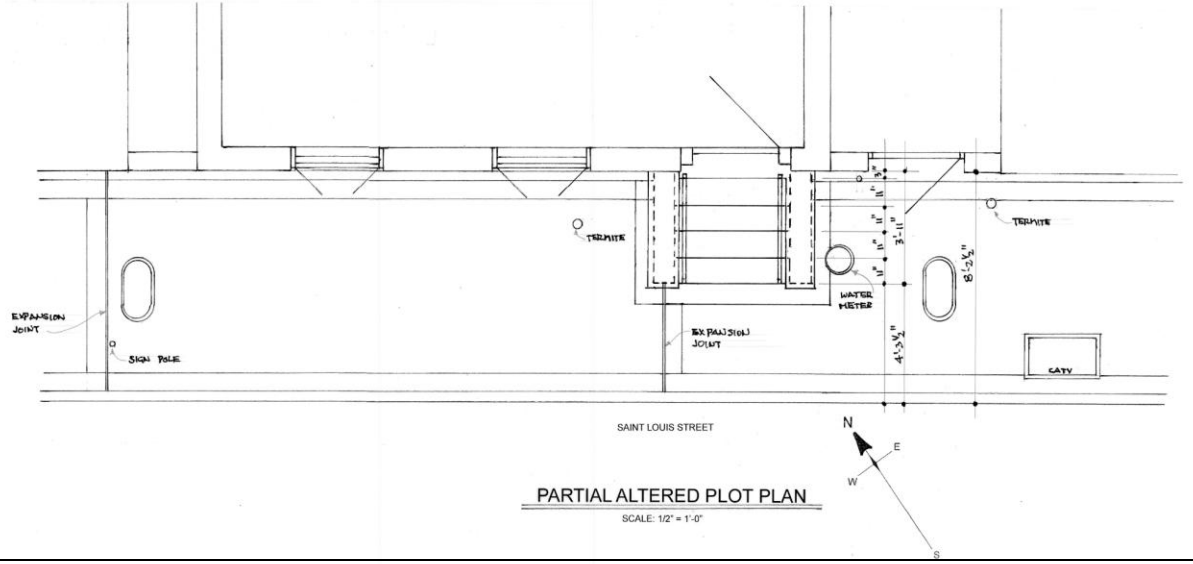
April 14, 2026





ALTERED EXTERIOR ELEVATION

SCALE 1/2" = 1'-0"



PARTIAL ALTERED PLOT PLAN

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

TERRY G. SCHELLHAAS
ARCHITECT, LLC
AIA, NCARB
4400 TRENTON STREET, SUITE I (504) 817-2505 CELL
METAIRIE, LA 70006-5557 (504) 529-2505 OFFICE
sthellaar@cox.net (504) 528-9253 FAX

ALTERATIONS TO THE CASBARIAN RESIDENCE
935 SAINT LOUIS STREET NEW ORLEANS, LA 70112-3417

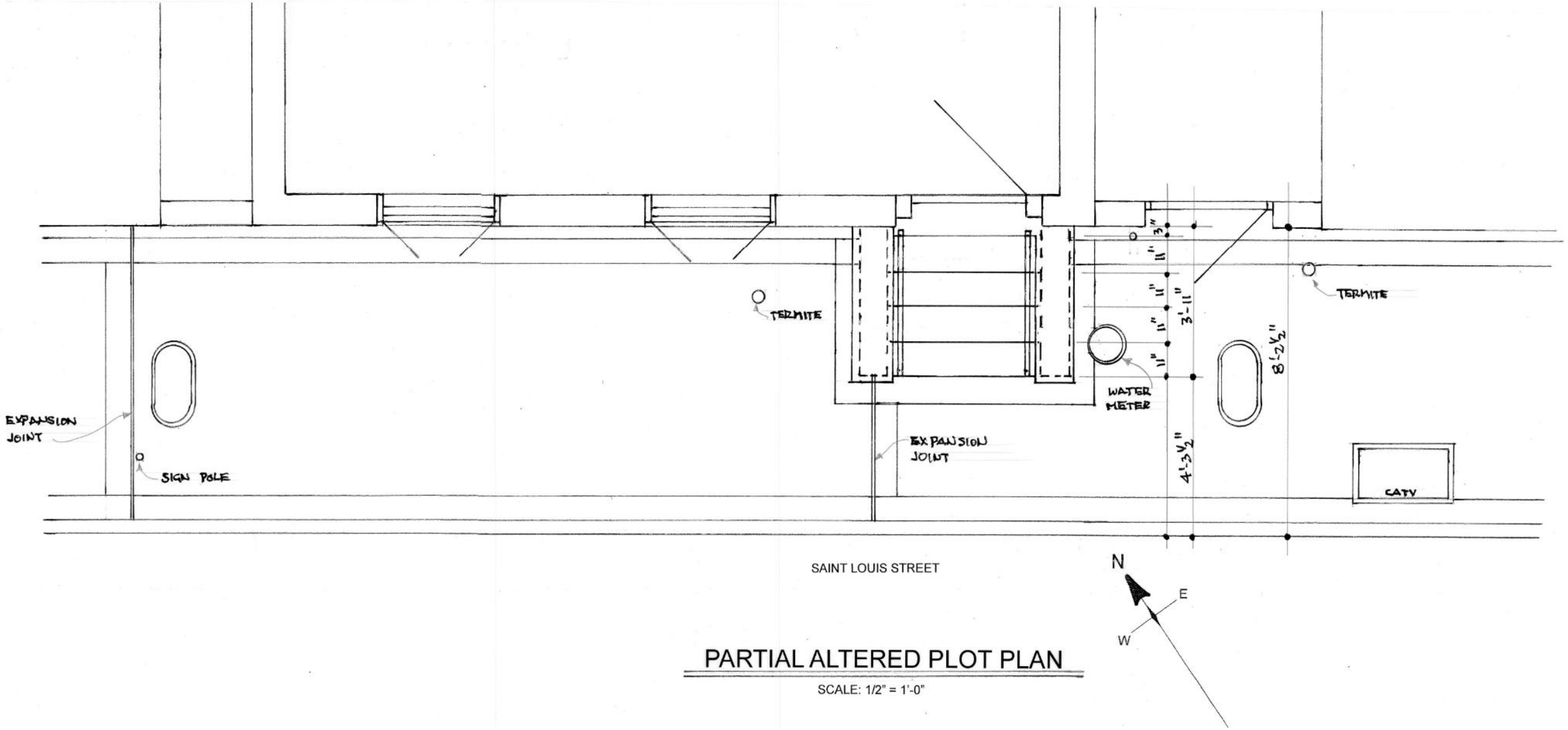
DATE: 03/31/26

2 OF 2 OF 2

935 St. Louis

VCC Architectural Committee

April 14, 2026



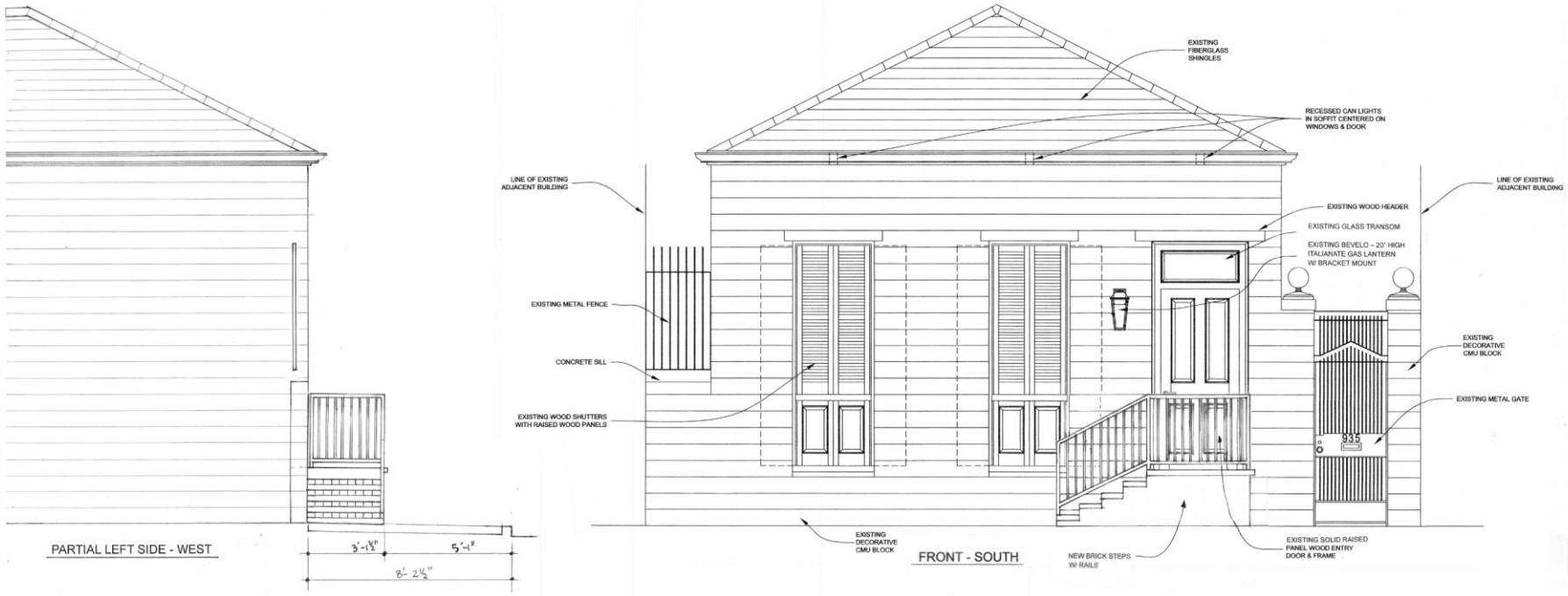
PARTIAL ALTERED PLOT PLAN

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

935 St. Louis

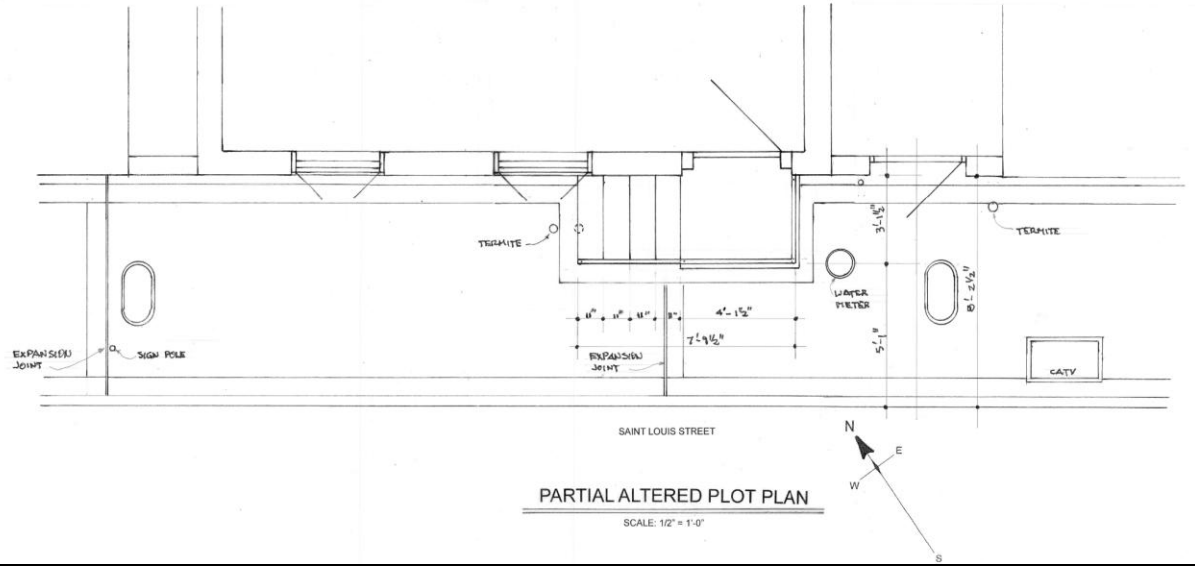
VCC Architectural Committee

April 14, 2026



ALTERED EXTERIOR ELEVATION

SCALE 1/2" = 1'-0"



PARTIAL ALTERED PLOT PLAN

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

TERRY G. SCHELLHAAS
ARCHITECT, LLC
AIA, NCARB
4450 TRENTON STREET, SUITE 1 (504)913-2355 CELL
NEW ORLEANS, LA 70126-5509 (504)528-5220 OFFICE
schellaarchitect.com (504)528-5233 FAX

ALTERATIONS TO THE CASBARIAN RESIDENCE

935 SAINT LOUIS STREET NEW ORLEANS, LA 70112-3417

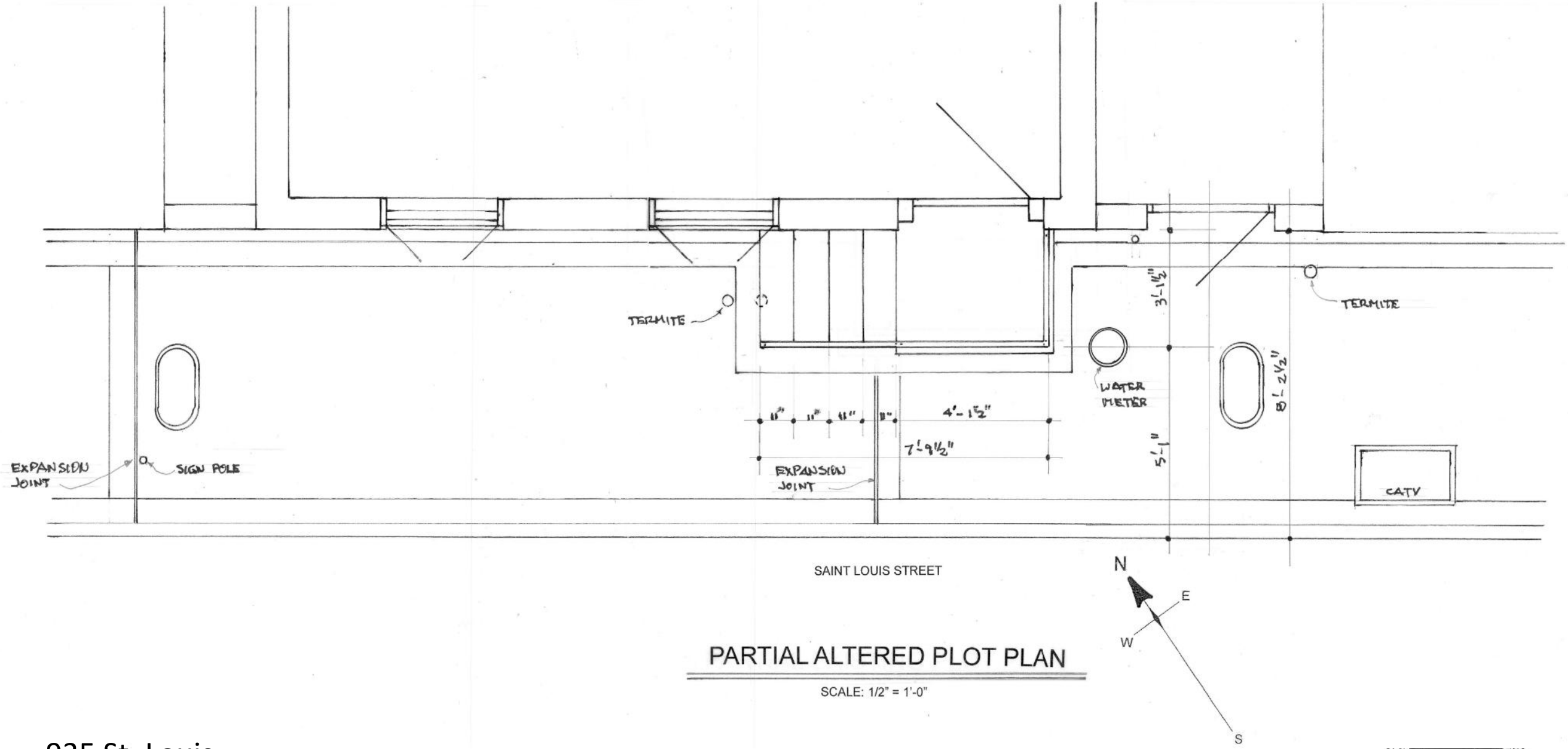
DATE: 03/31/26

2 OF 2

935 St. Louis

VCC Architectural Committee

April 14, 2026



PARTIAL ALTERED PLOT PLAN

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

935 St. Louis

VCC Architectural Committee

April 14, 2026

Appeals and Violations

1030 St Philip

1030 St Philip

Vieux Carré Commission

February 24, 2026

1030 St Philip

1030 St Philip

1030 St Philip

1030 St Philip

1030 St Philip

1030 St Philip

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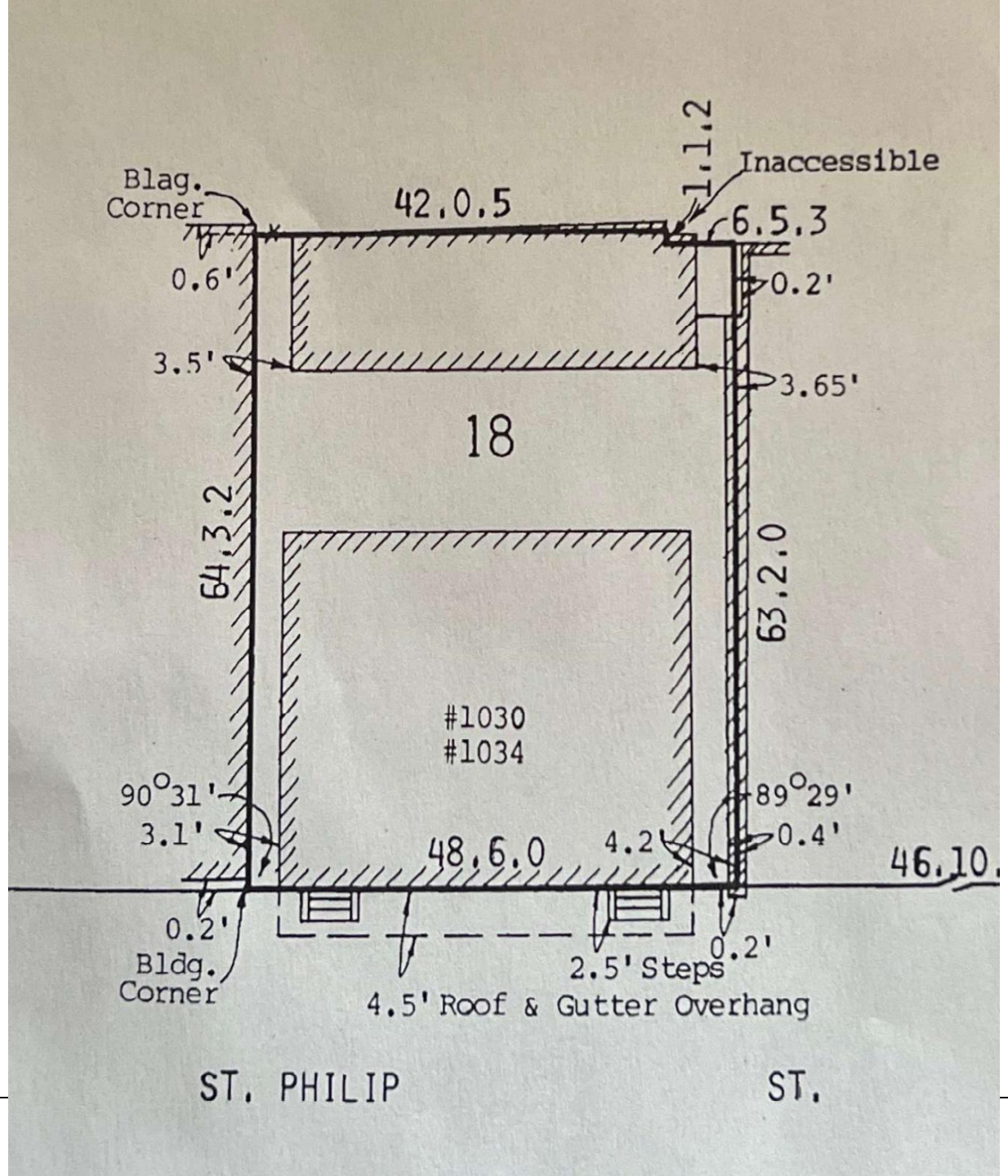
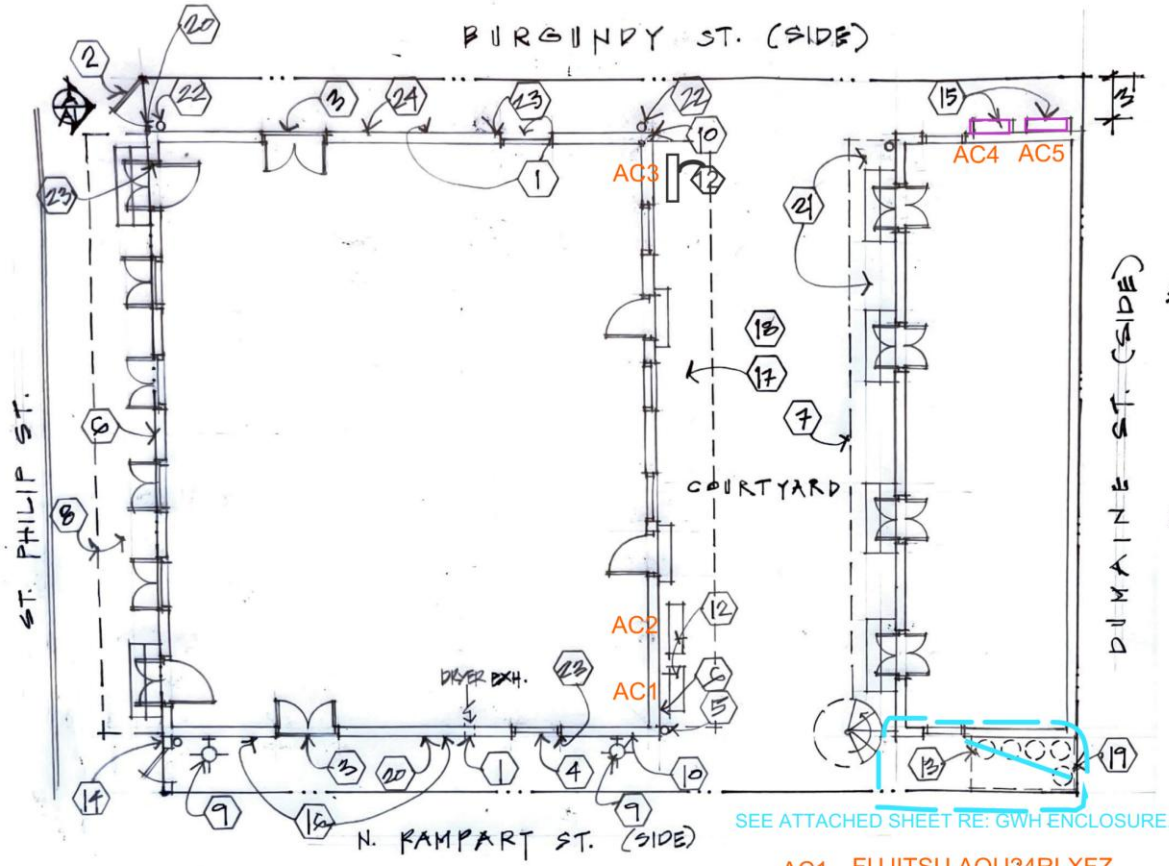


1030 St Philip

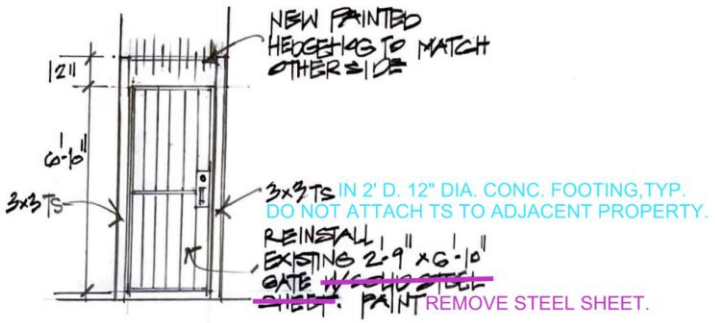
Vieux Carré Commission

February 24, 2026



AC1 FUJITSU AOU24RLXFZ
AC2 DAIKIN 3MXS24RMJVJUA
AC3 LG LMU180HV
AC4 ROVSUN 1.5TON
AC5 FUJITSU AOU24RLXFZ

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



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

KEYNOTES: 1030-1034 St. Philip VCC Violations; LKH#3925

1. Remove and replace dryer vent w/ 6.5" sq. "'Dryer Wall Vent" model DWV4. Paint to match stucco color.
2. Remove and replace gate w/ existing iron gate w/ new posts and new hedgehog shown in drawing A/A1.
3. Remove horizontal iron bars from French door opening.
4. Remove vertical iron bars from French door opening.
5. Reattach round downspout to wall. Paint straps to match wall.
6. Touch up paint at stucco where chipped.
7. Remove K style gutter and replace w/ 6" half round, white.
8. Paint soffit, fascia, overhang ends, and gutter white.
9. Replace lantern style lighting w/ Remcraft 110 model sconces, white.
10. Paint pipes, conduits, conduit covers, and wires to match stucco color.
11. Paint front doors dark green to match shutter color.
12. Retain AC condensers in courtyard.
13. Retain 5 rack mounted water heaters and canopy in courtyard. Repair canopy NEW METAL ROOF
14. Remove Portland cement mortar patch over masonry and replace w/ VCC mortar mix into proper joints.
15. Retain 2 rack mounted AC condensers in courtyard. & RELOCATE TO GRADE ~~ON RACK.~~ ON PAD.
16. Remove inactive electrical devices and cables/wires.
17. Retain plywood soffit. Align / fasten properly. Repaint white.
18. Remove string lights from courtyard.
19. Remove razor wire and/or barbed wire.
20. Remove vegetation and patch and paint stucco if necessary.
21. Refasten soffit planks. Repaint soffit white.
22. Replace or extend round downspout and straps. Paint to match wall.
23. Retain cameras. Separate camera permit application forthcoming. Remove cameras.
24. Repair window muntin on second floor. Reglaze.

2.5.26 REVISED
REV3/10/26
11.11.25 revised
11.7.25 revised
11.6.25 revised
10.15.25

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A1

1030 St Philip

Vieux Carré Commission

February 24, 2026

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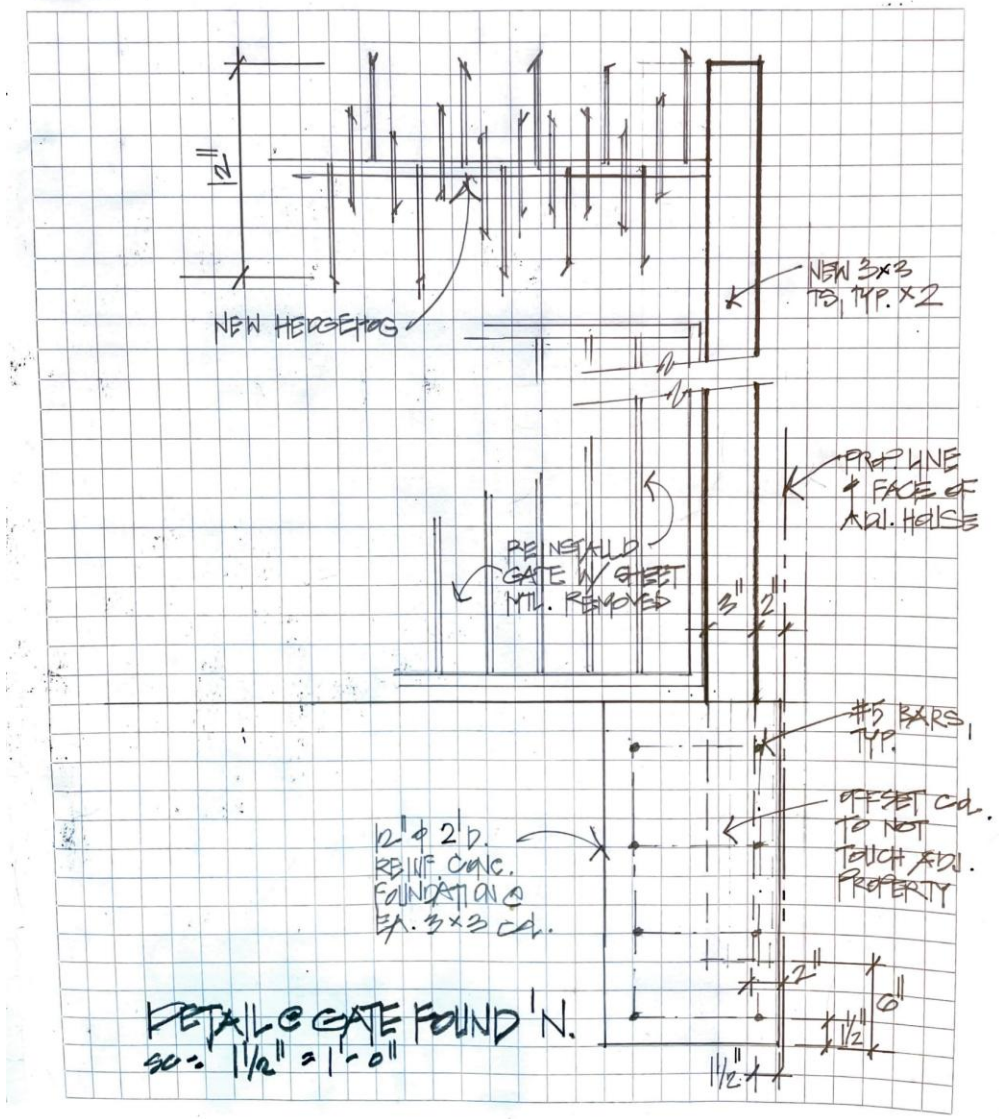
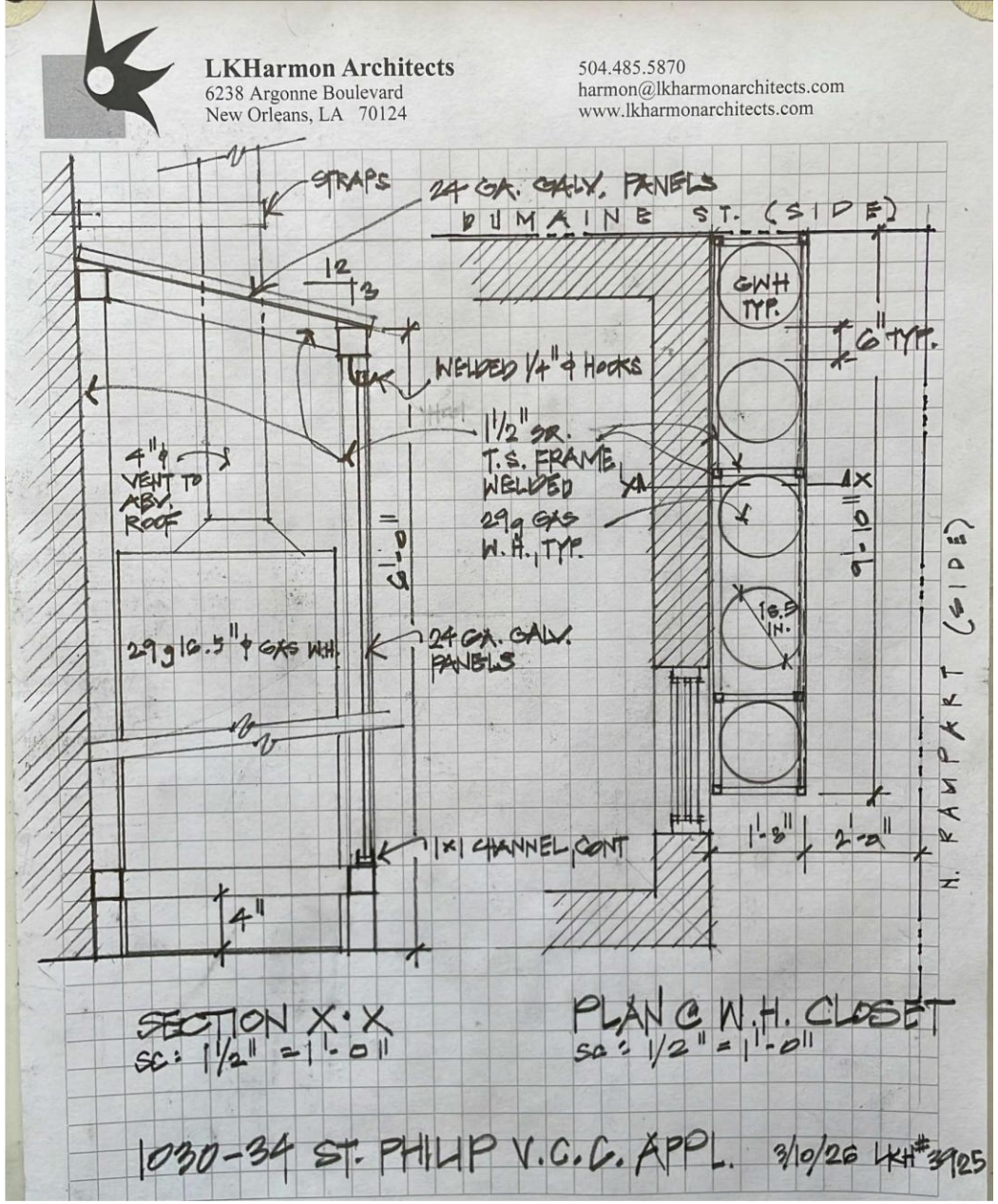
1030 ST. PHILIP
3.31.26 LKH 3925

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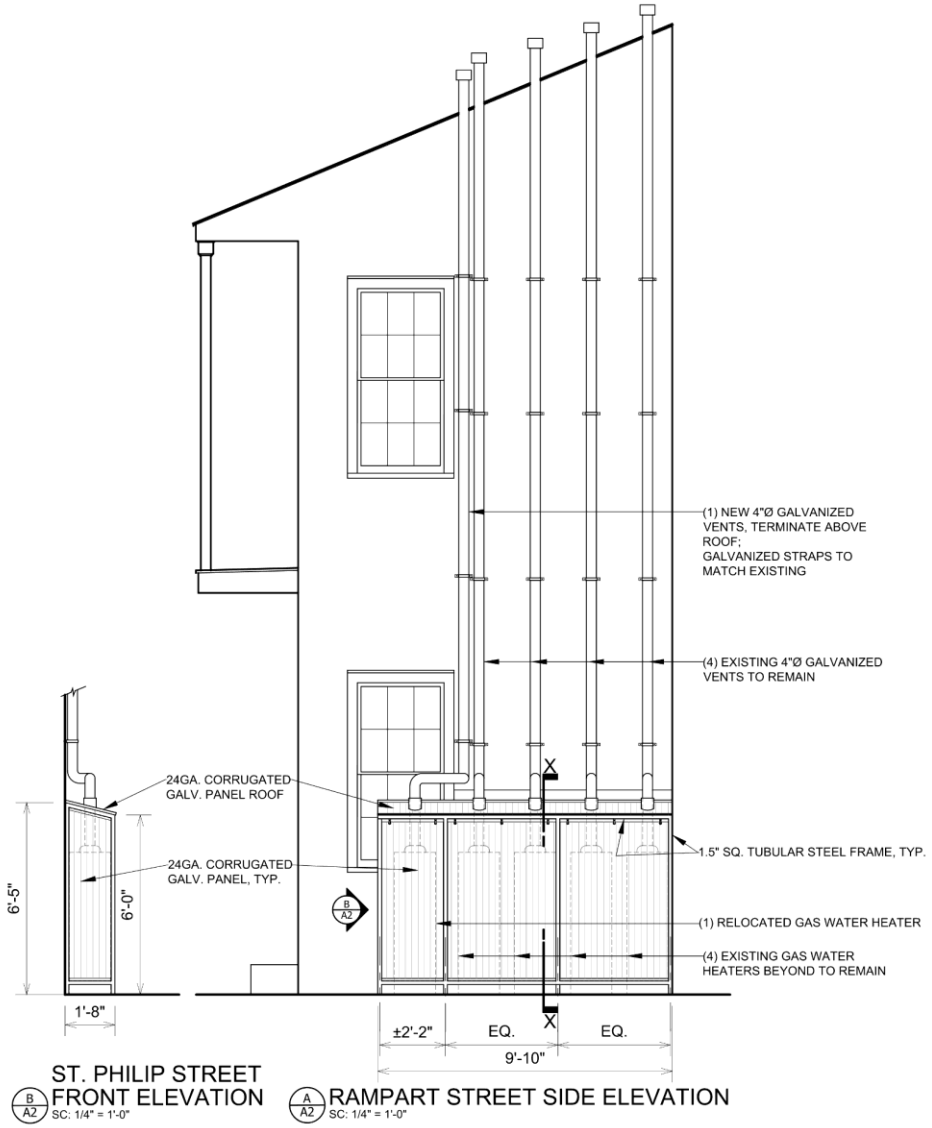
STRAPS
24 GA. GALV. PANELS
DUMAINE ST. (SIDE)
12
3
GWH TYP.
6" TYP.
WELDED 1/4" ϕ HOOKS
1 1/2" SQ. T.S. FRAME WELDED
29g GAS W.H. TYP.
4" ϕ VENT TO ABV. ROOF
6'-0"
9'-10"
16.5 IN.
29g 16.5" ϕ GAS WH.
24 GA. GALV. PANELS
1x1 CHANNEL CONT
4"
1'-8"
2'-2"
N. RAMPART (SIDE)
SECTION X-X
SC: 1 1/2" = 1'-0"
PLAN @ W.H. CLOSET
SC: 1/2" = 1'-0"
1030-34 ST. PHILIP V.C.C. APPL. 3/10/26 LKH#3925



1030-34 ST. PHILIP V.C.C. APPL.
3.18.2026 LKH#3925 pg. 2 of 2

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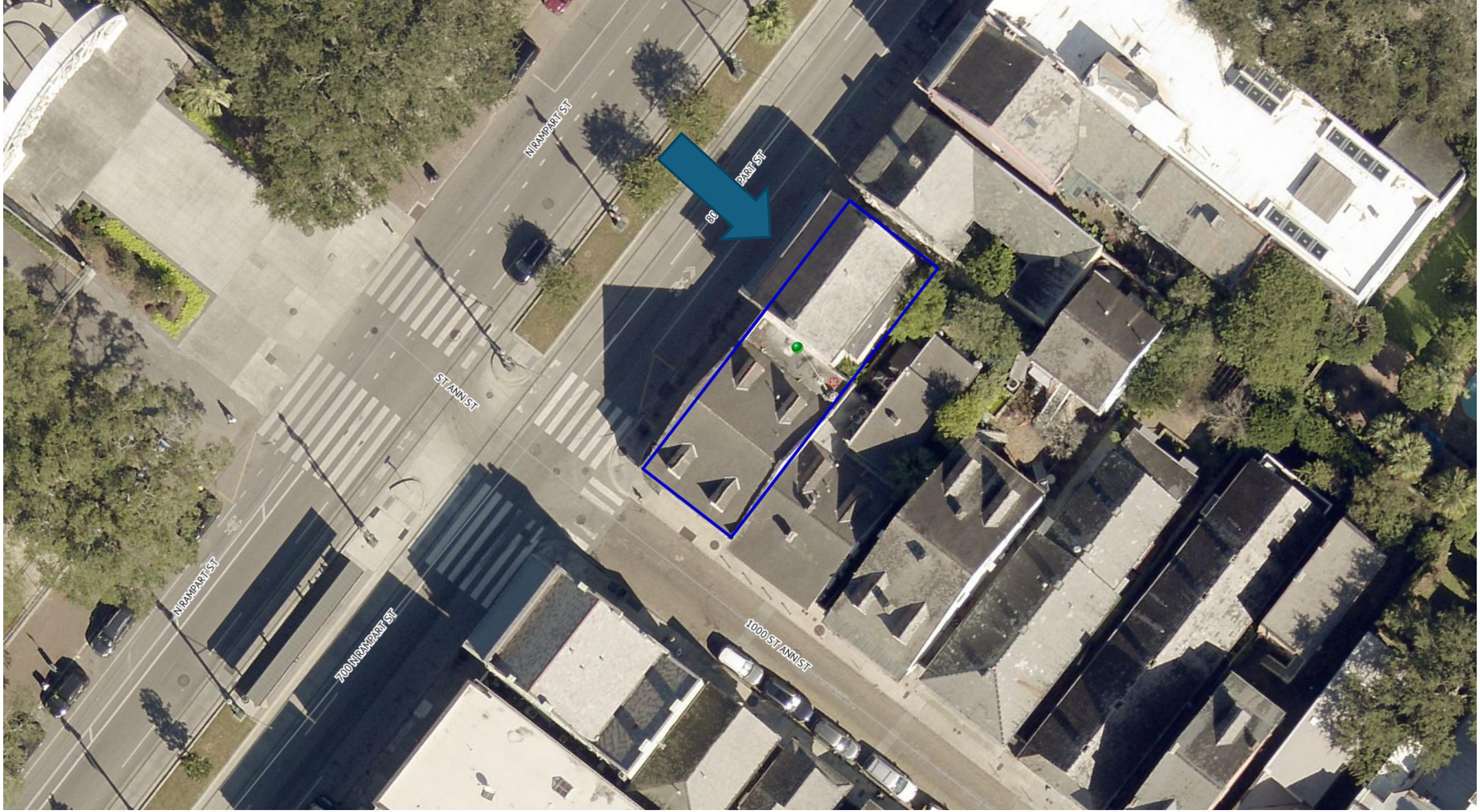
ANSI full bleed A (8.50 x 11.00 Inches)

1030 St Philip

806-10 N Rampart



810 N. Rampart

Vieux Carré Commission

February 24, 2026

810 N. Rampart

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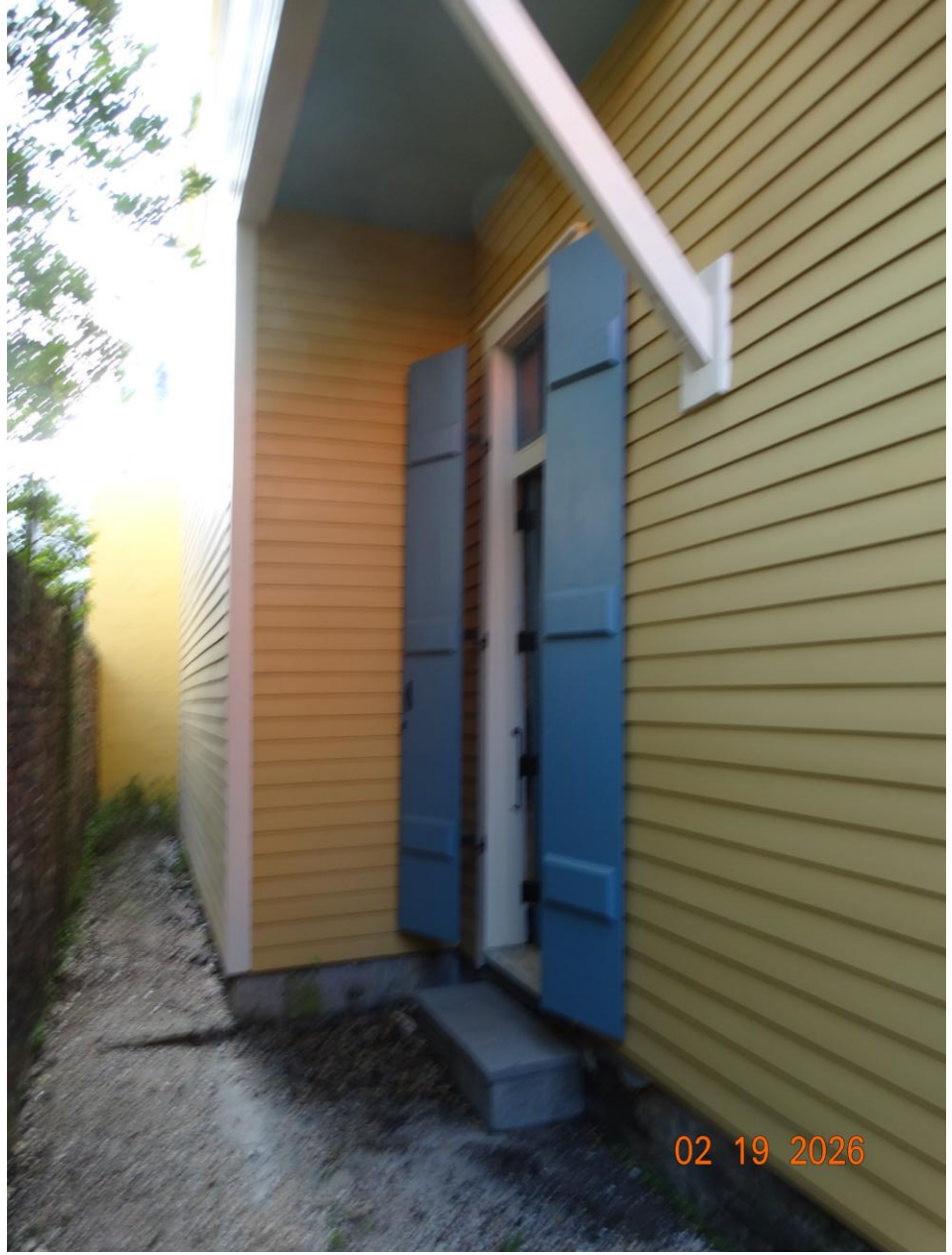

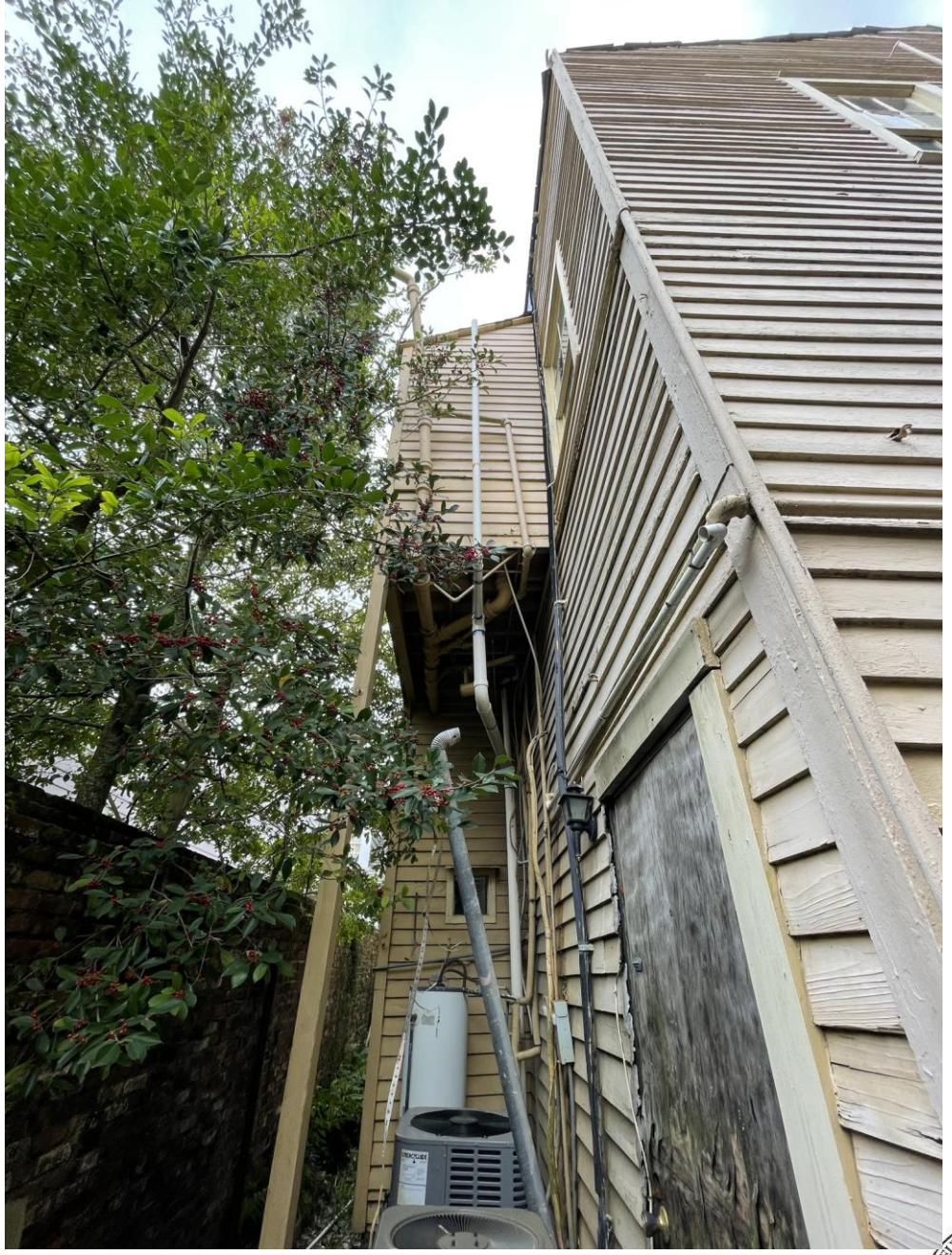

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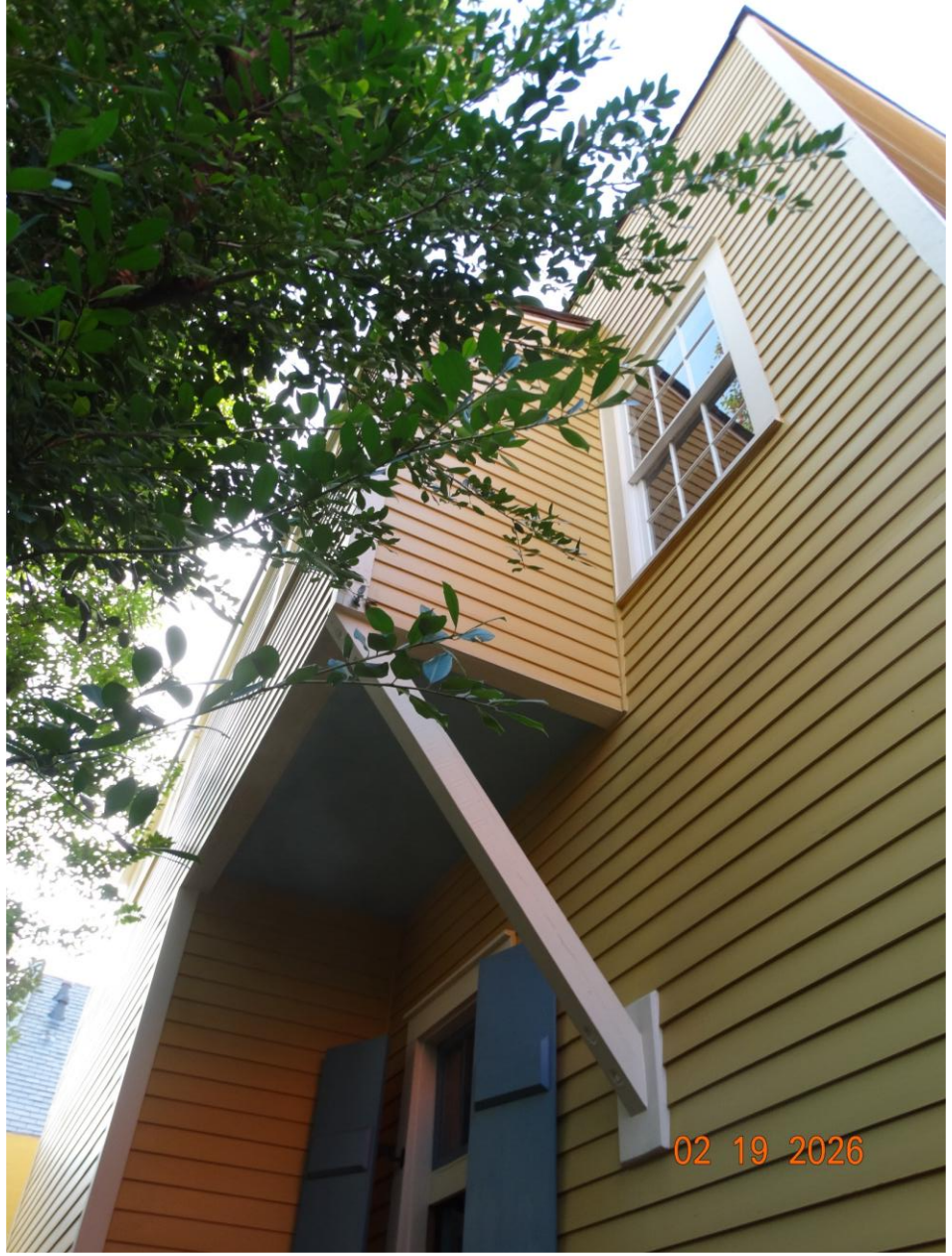

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Vieux Carré Commission

February 24, 2026

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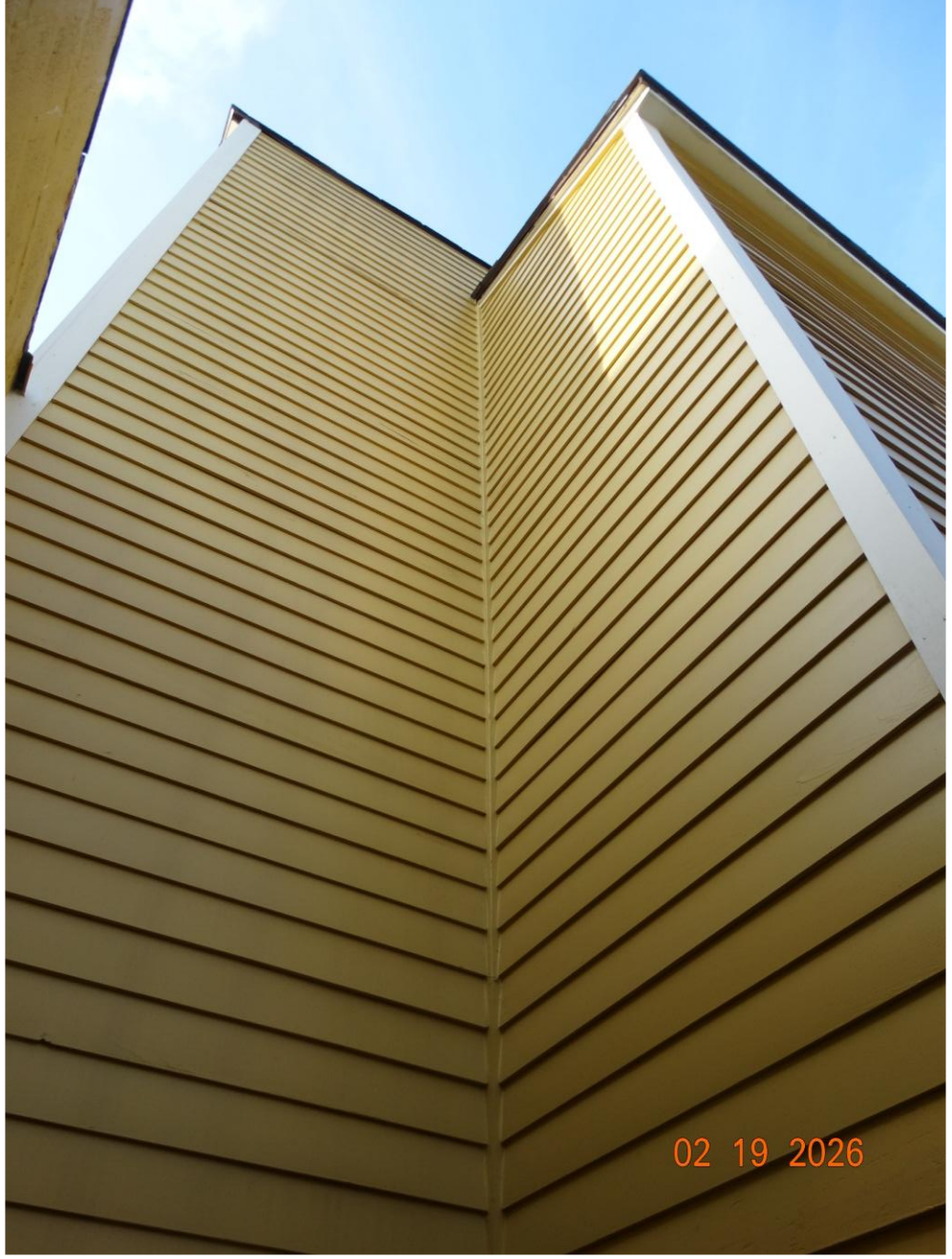

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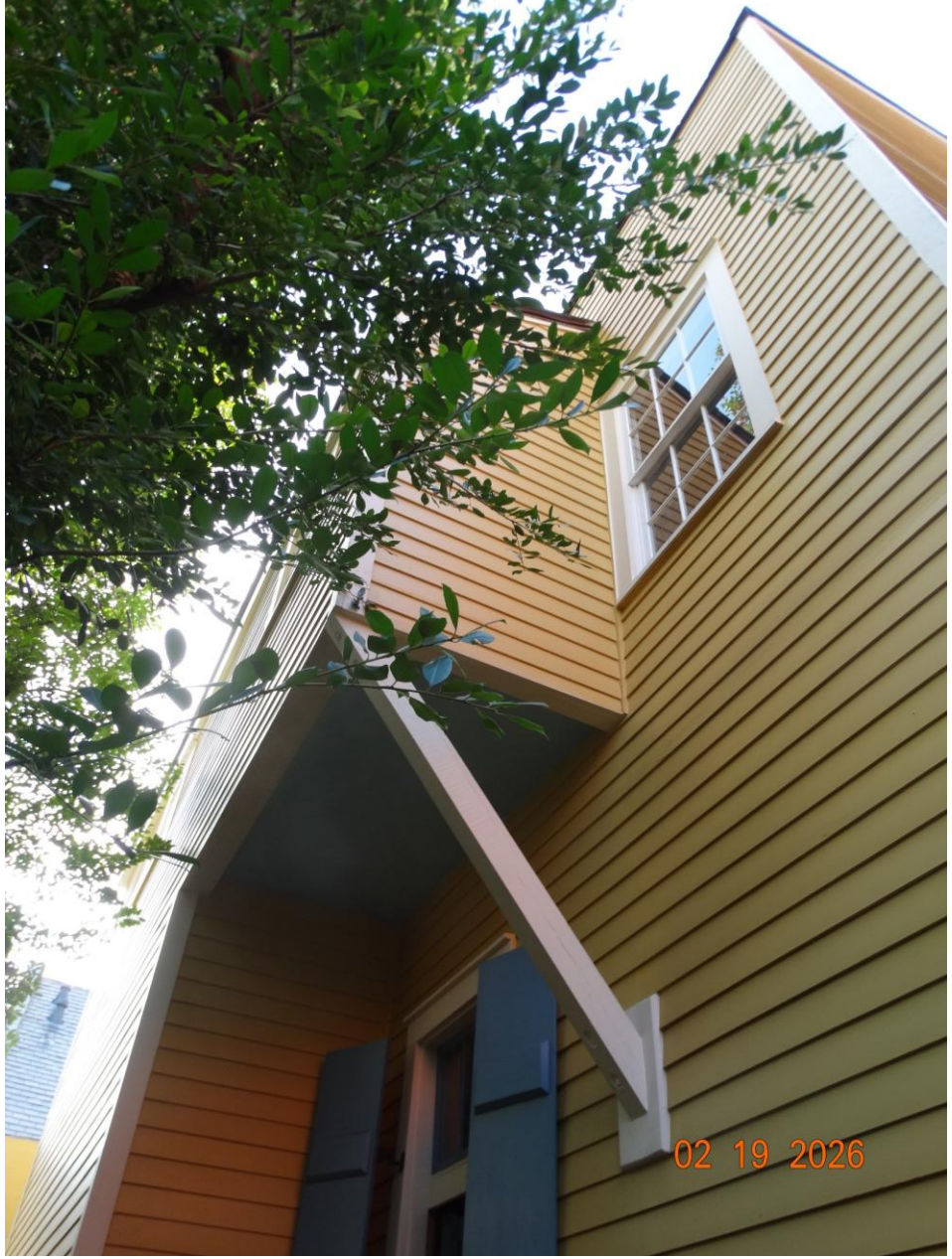

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do not scale drawings

806 N RAMPART IMPROVEMENTS

Project # 520098

806-810 N RAMPART STREET
PERMIT SET

03/25/2026

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

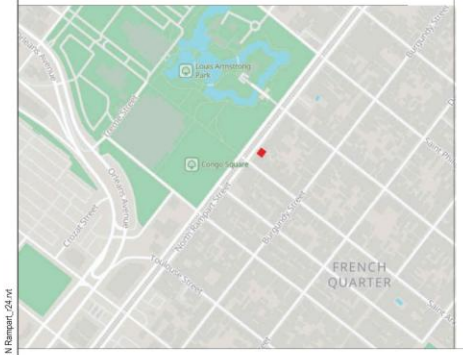
PROJECT SUMMARY

THIS PROJECT INVOLVES WHITE BOXING FOR THE INTENTION OF TENANT OCCUPANCY. THE SCOPE OF WORK IN THIS PERMIT INCLUDES CLEANING, NEW PARTITIONS, INTERIOR WALL REPAIR AND PAINT. LOCATIONS OF NEW PLUMBING FIXTURES PROPOSED BUT TO BE COMPLETED IN A LATER PHASE. EXTERIOR SCOPE INCLUDE EXTERIOR LIGHTING FIXTURES ON THE N RAMPART FACADE. NO INTERIOR MEP WORK COMPLETED IN THIS PERMIT.

ABBREVIATION KEY

AHJ	AUTHORITY HAVING JURISDICTION
PNT	PAINT
PT	PRESSURE TREATED
HM	HOLLOW METAL
EQ	EQUAL
FEC	FIRE EXTINGUISHER CABINET

PROJECT LOCATION



SYMBOL LEGEND

- 1 / A101 — Building Elevation
- 1 / A101 SIM — Call Out
- 101 — Door Tag
- 0 — Grid Head New
- 0 — Grid Head Existing
- 1 A101 1 — Interior Elevation
- ? — Keynote
- Name / Elevation — Level Head
- Room name 101 — Room name 101 150 SF — Room name 101 10' x 10' — Room Tag
- 1 / A101 SIM — Section
- 1 / A101 SIM — Detail
- Text Note (1-8", 1-4")
- Text Note (1-2", 3-4")
- Text Note (1", 1 1-2", 3")
- 01 / A1.1 EAST ELEVATION BARONNE STREET 1/8" = 1'-0" — View Title
- P1a — Wall Tag
- A — Window Tag

GENERAL DEMOLITION NOTES

SEE OTHER SHEETS FOR ADDITIONAL NOTES & SPECIFIC CONSTRUCTION NOTES.

1. DRAWINGS ARE INTENDED TO BE PRINTED AND READ IN COLOR.
2. THIS PACKAGE IS DOES NOT COVER ABATEMENT OF HAZARDOUS MATERIALS. NOTIFY OWNER AND ARCHITECT IF HAZARDOUS MATERIALS ARE DISCOVERED ON SITE.
3. THE GENERAL CONTRACTOR IS FULLY RESPONSIBLE FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE PROJECT DESCRIBED IN THESE DRAWINGS/NOTES AND IS TO COMPLY WITH THE INTENT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
4. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES HAVING JURISDICTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS FOR THE WORK.
5. APPLY FOR AND SECURE ALL PERMITS AND COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS FOR SAFETY AND PROTECTION OF ADJACENT BUILDINGS AND OCCUPIED AREAS. DUST CONTROL. UTILITY DISCOVERED HAZARDS AND DISPOSAL. CONTACT APPROPRIATE AGENCIES PRIOR TO ANY BELOW GRADE EXCAVATIONS. NOTIFY OWNER AND PROTECT FROM DISTURBANCE ANY DISCOVERY OF SUSPECTED HAZARDOUS MATERIALS.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY POINTS OF ACCESS TO THE SITE AND BUILDING AND TO VERIFY MINIMUM CLEARANCES AVAILABLE FOR USE IN TRANSPORTING NECESSARY CONSTRUCTION MACHINERY, EQUIPMENT, MATERIALS AND COMPONENTS INTO THE BUILDING AND ON THE SITE.
7. THE INTENT OF THE DEMOLITION PLANS IS TO SHOW THE GENERAL NATURE OF THE DEMOLITION SCOPE. THEY ARE A SUMMARY AND DO NOT SHOW ALL SPECIFIC ITEMS FOR REMOVAL, REMOVAL AND MODIFICATION OF EXISTING ITEMS SHALL BE INCLUDED WHERE REQUIRED TO ACCOMMODATE THE NEW WORK SHOWN. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL CONDITIONS AS THEY EXIST AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. NO ADDITIONAL CHARGE TO THE OWNER WILL BE APPROVED WHICH IS ATTRIBUTABLE TO THE CONTRACTOR'S FAILURE TO MEET THIS REQUIREMENT.
8. THE CONDITIONS SHOWN REPRESENT AVAILABLE INFORMATION FROM EXISTING DOCUMENTS AND FIELD SURVEYS. VARIATIONS IN THE EXTENT OF WORK MAY EXIST.
9. PROTECT ADJACENT REMAINING WORK AND KEEP CONSTRUCTION AREA CLEAN. ALL DAMAGE TO ITEMS, SUCH AS MATERIALS, SURFACES, EQUIPMENT, OR FURNISHINGS, IN SPACES TO REMAIN SHALL BE RETURNED TO APPROVED CONDITION AT NO INCREASE IN CONTRACT PRICE AND NO ADDITIONAL COST TO THE OWNER. SUCH DAMAGE SHALL NOT BE LIMITED TO PHYSICAL DAMAGE, BUT SHALL INCLUDE DAMAGE DUE TO WATER, DUST, VAPORS, AND THE LIKE. WHERE DAMAGE CANNOT BE CORRECTED, REPLACE ITEMS WITH ACCEPTED NEW ITEM.
10. WHERE ITEMS TO BE REMOVED ARE IMBEDDED, FASTENED, CONNECTED, ABUTTED, OR ARE OTHERWISE INCORPORATED INTO CONSTRUCTION TO REMAIN, REMOVE SUCH ITEMS WITHOUT DAMAGING ITEMS TO REMAIN. IF DAMAGE TO ADJACENT MATERIALS IS UNAVOIDABLE, RESTORE THESE MATERIALS TO PRE-CONSTRUCTION CONDITION.
11. MAINTAIN WEATHERPROOF CONDITIONS IN ALL EXISTING TO REMAIN SPACES. WHERE ROOF, WALL, FOUNDATION WALL, OR OTHER EXTERIOR PENETRATIONS ARE REQUIRED, PERFORM WORK TO LIMIT DURATION OF OPERATIONS TO THE MINIMUM REQUIRED TO PROPERLY COMPLETE THE WORK. WHERE THE WORK REQUIRES OPENINGS TO REMAIN EXPOSED TO THE WEATHER OVERNIGHT, PROVIDE TEMPORARY PROTECTION TO PREVENT MOISTURE, WATER, OR AIR FROM PENETRATING INTO EXISTING TO REMAIN SPACE. PROVIDE TEMPORARY PROTECTION SUITABLY SECURED WHEN INCLEMENT WEATHER THREATENS OR IS EXPECTED.
12. ON DEMOLITION DRAWINGS, INCLUDE WITH REMOVED ITEMS ALL FASTENERS, BRACKETS, SUPPORTS, AND OTHER RELATED ITEMS. WHERE NEW WORK IS TO BE INCORPORATED, PREPARE REMAINING ITEMS TO PROPERLY RECEIVE NEW WORK.
13. WHERE OPENINGS, INCLUDING EXISTING MECHANICAL PENETRATIONS, ELECTRICAL PENETRATIONS, DOORS, WINDOWS, AND THE LIKE REMAIN AFTER THE REMOVAL OF INDICATED ITEMS, PROVIDE CLOSURES ARE INDICATED, OR WHERE NOT INDICATED, AS REQUIRED TO MAINTAIN THE SAFETY OF OCCUPANTS. PROVIDE WEATHERPROOF CLOSURES AT ALL EXTERIOR OPENINGS AS INDICATED ABOVE.
14. WHERE A DOOR IS SURROUNDED BY A WALL DESIGNATED FOR DEMOLITION, ASSUME THAT THE DOOR IS TO BE REMOVED IN ITS ENTIRETY, UNLESS NOTED OTHERWISE.
15. WHERE A DEMOLITION NOTE INDICATES "REPAIR AND PATCH" AND/OR "LEAVE READY TO RECEIVE NEW WORK" IT MEANS THAT ADJACENT EXISTING CONSTRUCTION TO REMAIN, IF LEFT EXPOSED TO VIEW IN THE FINISHED WORK, SHALL BE REPAIRED IN SUCH A WAY AS TO MAKE IT INVISIBLE TO THE GREATEST EXTENT POSSIBLE OR IF NOT LEFT EXPOSED TO VIEW IN THE FINISHED WORK, SHALL BE LEFT IN A CONDITION THAT IT REQUIRES NO FURTHER WORK TO PREPARE IT FOR NEW WORK.
16. PATCH SURFACES TO MATCH ADJACENT SURFACES AT ALL REMOVED ITEMS. SURFACE TEXTURE OF ALL WALL PATCHES / INFILL TO MATCH ADJACENT EXISTING SURFACES. BLEND NEW WALL TEXTURE INTO EXISTING WALL TEXTURE FOR UNIFORM FINISH AND APPEARANCE. REPAINT ENTIRE WALL SURFACE.
17. THE TERM "REMOVE" AS USED ON THE DEMOLITION NOTES SHALL BE CONSTRUED TO MEAN DEMOLISH, REMOVE, AND LEGALLY DISPOSE OF ITEM OR MATERIAL.
18. WHERE "ITEM" IS USED IT SHALL BE CONSTRUED TO MEAN, BUT NOT LIMITED TO: EQUIPMENT, BUILDING MATERIALS, BUILDING SYSTEMS, FINISHES, FURNISHINGS, UTILITIES, UTILITY LINES, PIPING, AND CONDUIT.
19. COORDINATE WORK WITH ALL TRADES TO MEET REQUIRED CONSTRUCTION SEQUENCING PERIODS.
20. PROVIDE INTERIOR AND EXTERIOR BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF AREA BEING WORKED IN AND ADJACENT FACILITIES. CEASE OPERATIONS AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE TO CONTINUE OPERATIONS.
21. SECURITY: PROVIDE SECURITY AND FACILITIES TO PROTECT DEMOLITION SITE AREA, EQUIPMENT, EXISTING FACILITIES AND OWNERS' OPERATIONS FROM UNAUTHORIZED ENTRY, VANDALISM OR THEFT DURING, BETWEEN AND AFTER PERIODS OF DEMOLITION ACTIVITY. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SECURITY OF HIS/HER OWN EQUIPMENT AND TOOLS.
22. PROTECT AND ALLOW FOR CONTINUOUS SERVICE OF THE FOLLOWING SYSTEMS TO ADJACENT RESIDENTIAL UNITS: PLUMBING AND HOT WATER, HVAC, AND ELECTRICAL SERVICE.
23. REFER TO FLOOR PLANS AND INTERIOR ELEVATIONS FOR DIMENSIONS OF NEW OPENINGS NOT DIMENSIONED ON THE DEMOLITION SHEETS.
24. ALL CEILINGS TO BE REMOVED TO EXISTING STRUCTURE UNLESS NOTED OTHERWISE. CEILING DEMOLITION TO BE INCLUSIVE OF ALL SUPPORTING MATERIALS AND SUBSTRATES.
25. HISTORIC ITEMS: NOTIFY OWNER, GENERAL CONTRACTOR, AND ARCHITECT IF HISTORIC ITEMS OR MATERIALS/FINISHES ARE UNCOVERED DURING THE COURSE OF DEMOLITION. REVIEW ALL ITEMS WITH OWNER AND ARCHITECT PRIOR TO REMOVAL.

GENERAL NOTES

SEE OTHER SHEETS FOR ADDITIONAL NOTES & SPECIFIC CONSTRUCTION NOTES.

1. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE PROJECT SITE AND BECOME GENERALLY FAMILIAR WITH THE PROJECT AND WITH THE IMPACT OF THE NEW WORK ON EXISTING CONDITIONS. ANY AREAS OF CONCERN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMITTING A PROPOSAL. NO ADDITIONAL CHARGE TO THE OWNER WILL BE APPROVED WHICH IS ATTRIBUTABLE TO THE CONTRACTOR'S FAILURE TO MEET THIS REQUIREMENT.
2. WORK ONLY FROM THE WRITTEN DIMENSIONS SHOWN. DO NOT SCALE DRAWINGS. DETAIL DIMENSIONS TAKE PRECEDENCE OVER PLAN DIMENSIONS.
3. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS, INCLUDING STRUCTURAL, AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT DEVIATIONS FROM THE DRAWINGS TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
4. THE GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA CLEAN AND SAFE AND PROTECT ADJACENT AREAS OUTSIDE THE WORK AREA FROM THE WORK OF THIS CONTRACT. REMOVE AND LEGALLY DISPOSE OF DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM CONSTRUCTION OPERATIONS.
5. THE GENERAL CONTRACTOR IS FULLY RESPONSIBLE FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE PROJECT DESCRIBED IN THESE DRAWINGS AND NOTES, AND IS TO COMPLY WITH THE INTENT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
6. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE OWNER.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH HIS SUBCONTRACTORS. ANY CONFLICTS WITH THEIR WORK, EQUIPMENT PLACEMENT, ETC. ARE TO BE RESOLVED PRIOR TO INSTALLATION OF THE WORK.
   - A. THE CONTRACTOR SHALL COORDINATE AND LOCATE ELECTRICAL DEVICES, DATA AND PHONE RECEPTACLES, SWITCHES, ETC. TO AVOID CONFLICTS WITH CASEWORK, DOORS AND OTHER TRADES.
   - B. THE CONTRACTOR SHALL VERIFY & COORDINATE, WITH ALL TRADES, THE SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT, EQUIPMENT PADS, OR BASES AS WELL AS POWER, WATER AND DRAIN INSTALLATIONS BEFORE PROCEEDING WITH THE WORK.
   - C. THE CONTRACTOR SHALL PROVIDE COORDINATION DRAWINGS FOR PROPER PLACEMENT OF ALL TRADES WORK. ALL CONCERNS, SPACE LIMITATIONS OR STRUCTURAL CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL CASEWORK, MILLWORK AND SPECIALTY ITEMS TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
9. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
10. LOCATION AND DIMENSIONS SHALL BE PER ARCHITECTURAL DRAWINGS. DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE THE START OF WORK. FURNISHINGS INDICATED ON ARE FOR REFERENCE AND COORDINATION.
11. VARIATIONS FROM THE WORK DUE TO AVAILABILITY OF MATERIALS, FIELD CONDITIONS, EQUIPMENT SPECS, ETC. SHALL BE MADE ONLY WITH THE APPROVAL OF THE ARCHITECT.
12. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES AND IN ACCORDANCE WITH THE AGENCIES HAVING JURISDICTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS FOR THE WORK.
13. IT IS THE INTENT OF THE DOCUMENTS TO PROVIDE FOR COMPLETE FINISHED WORK. ALL MISCELLANEOUS COMPONENTS, PARTS, ANCHORS, AND OTHER INCIDENTAL ITEMS REQUIRED FOR COMPLETE ASSEMBLY, FUNCTIONING AND OPERATION OF AN ITEM OR SYSTEM SHALL BE PROVIDED. THE CONTRACTOR SHALL INCLUDE ALL COMPONENTS THAT ARE NORMALLY INCIDENTAL TO THE WORK. THOSE COMPONENTS WHICH ARE NOT SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATION, BUT WHICH ARE REQUIRED AS ESSENTIAL AESTHETICS OR FUNCTIONAL COMPONENT OF THE WORK, SHALL BE INCLUDED AS IF IT WERE DRAWN OR SPECIFIED.
14. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE IN A TIMELY MANNER, AT NO ADDITIONAL COST TO THE OWNER, ACCURATE AND COMPLETE DRAWINGS, SKETCHES, AND PHOTOGRAPHS SUFFICIENT TO CLEARLY DESCRIBE DISCREPANCIES, CONFLICTS AND CONCEALED OR OTHERWISE UNANTICIPATED EXISTING CONDITIONS ENCOUNTERED THAT AFFECT THE NEW CONSTRUCTION.
15. APPLY FOR AND SECURE ALL PERMITS AND COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS FOR SAFETY AND PROTECTION OF ADJACENT BUILDINGS AND OCCUPIED AREAS. DUST CONTROL. UTILITY DISCOVERED HAZARDS AND DISPOSAL. CONTACT APPROPRIATE AGENCIES PRIOR TO ANY BELOW GRADE EXCAVATIONS. NOTIFY OWNER AND PROTECT FROM DISTURBANCE ANY DISCOVERY OF SUSPECTED HAZARDOUS MATERIALS.
16. EXISTING CONDITIONS INDICATED ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH ANY WORK. IF CONDITIONS VARY GREATLY FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH WORK.
17. PROTECT ADJACENT PROPERTY AND PERSONS FROM THE WORK. WORKING OUTSIDE THE DESIGNATED LIMITS IS PROHIBITED UNLESS APPROVED BY THE CLIENT/USER.
   - A. DO NOT BLOCK DRIVEWAYS, FIRE EXITS AND FIRE EXIT ROUTES
   - B. LIMIT NOISE TO NORMAL CONSTRUCTION OPERATIONS.
18. TO ESTABLISH THE COMPLETE SCOPE OF ITS WORK AND TO AFFECT CLOSE COORDINATION WITH THE OTHER TRADES, EACH TRADE SHALL VISIT THE SITE AND COMPLETELY REVIEW THE DRAWINGS NOT ONLY FOR ITS RESPECTIVE TRADE, BUT THE WORK OF OTHER RELATED TRADES AS WELL.
19. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY POINTS OF ACCESS TO THE SITE AND BUILDING AND TO VERIFY MINIMUM CLEARANCES AVAILABLE FOR USE IN TRANSPORTING NECESSARY CONSTRUCTION MACHINERY, EQUIPMENT, MATERIALS AND COMPONENTS INTO THE BUILDING AND ON THE SITE.
20. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND SERVICES AGAINST INTERRUPTION DUE TO THIS WORK. NECESSARY DISRUPTIONS MUST BE COORDINATED IN ADVANCE OF NEED.
21. VERIFY PROPERTY LINES, CONDITIONS, SERVICES AND DIMENSIONS BEFORE COMMENCING THE WORK.
22. KEEP THE CONSTRUCTION AREA CLEAN AND SAFE AND PROTECT ADJACENT AREAS OUTSIDE THE WORK AREA FROM CONSTRUCTION ACTIVITIES, AND PROVIDE ALL NECESSARY PROTECTION OF THIS OWN WORK UNTIL TURNED OVER TO THE OWNER.
23. PROVIDE A MINIMUM, 6' HIGH FENCING AND METAL POSTS FOR PROTECTION OF AREAS DURING OPERATIONS AND FOR SECURITY CONTROL. PROVIDE OTHER PEDESTRIAN AND PUBLIC PROTECTION REQUIRED BY THE REGULATORY AGENCIES.
24. PROVIDE INTERIOR AND EXTERIOR BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF AREA BEING WORKED IN AND ADJACENT AREAS. CEASE OPERATIONS AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE TO CONTINUE OPERATIONS.
25. PROVIDE SECURITY AND FACILITIES TO PROTECT SITE AREA, EXISTING FACILITY AND EQUIPMENT FROM UNAUTHORIZED ENTRY, VANDALISM OR THEFT DURING THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SECURITY OF HIS/HER OWN EQUIPMENT AND TOOLS.
26. THE COST FOR CONNECTION TO AND POWER LINES FROM AVAILABLE POWER SOURCE SHALL BE AT CONTRACTOR'S SOLE EXPENSE.
27. PROVIDE TEMPORARY LIGHTING AS REQUIRED. CONNECT TO TEMPORARY ELECTRIC SERVICE.
28. PROVIDE TEMPORARY VENTILATION AS REQUIRED TO PROTECT WORKERS.
29. PROVIDE AND PAY FOR TELEPHONE AND TELEPHONE FACSIMILE SERVICE TO FIELD OFFICE.
30. CONNECT TO EXISTING WATER SOURCE FOR TEMPORARY WATER SERVICE. IF UTILITY IS CAPPED, COORDINATE WITH CLIENT/USER.
31. PROVIDE TEMPORARY SANITARY FACILITIES.
32. CONTRACTOR SHALL PROVIDE ALL SHORING AND STABILIZING BRACING AS REQUIRED TO PROTECT FROM STRUCTURAL FAILURE OR COLLAPSE.
33. MAINTAIN FIRE SAFETY/CONTROL AT ALL TIMES.

01 General

G000	TITLE

02 Life Safety

LS111	LIFE SAFETY PLANS

05 Demolition

AD111	DEMOLITION PLANS

06 Architectural

A111	FLOOR PLANS
A301	BUILDING SECTIONS
A201	EXTERIOR ELEVATIONS
A151	ENLARGED BALCONY PLAN AND DETAILS
A802	WINDOW/STOREFRONT SCHEDULE
A811	REAR DOOR DETAILS

PROJECT DIRECTORY

OWNER
JAMES CAHN
CAHN ENTERPRISES

GENERAL CONTRACTOR
STEPHEN JOHNSON
JOHNSON CONSTRUCTION

ARCHITECT
JOHN WILLIAMS
KAYLAN MITCHELL
824 BARONNE STREET
NEW ORLEANS, LA 70113
504-566-0888

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Vieux Carré Commission

February 24, 2026

BUILDING SUMMARY

BUILDING AREA:	2,298 SQ FT	CONSTRUCTION TYPE:	TYPE V-B
SITE AREA:	38' 0" X 25' 0"	NFPA TYPE:	TYPE V (000)
OCCUPANCY CLASSIFICATION:	BUSINESS (B)		

APPLICABLE CODES

- 2021 INTERNATIONAL BUILDING CODE WITH AMENDMENTS (IBC)
- 2021 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS (IPC)
- 2021 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS (IMC)
- NATIONAL ELECTRICAL CODE WITH AMENDMENTS
- 2015 NATIONAL FIRE PROTECTION ASSOCIATION 101 LIFE SAFETY CODE (NFPA)
- ASHRAE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (ADAAG)

ZONING BRIEF

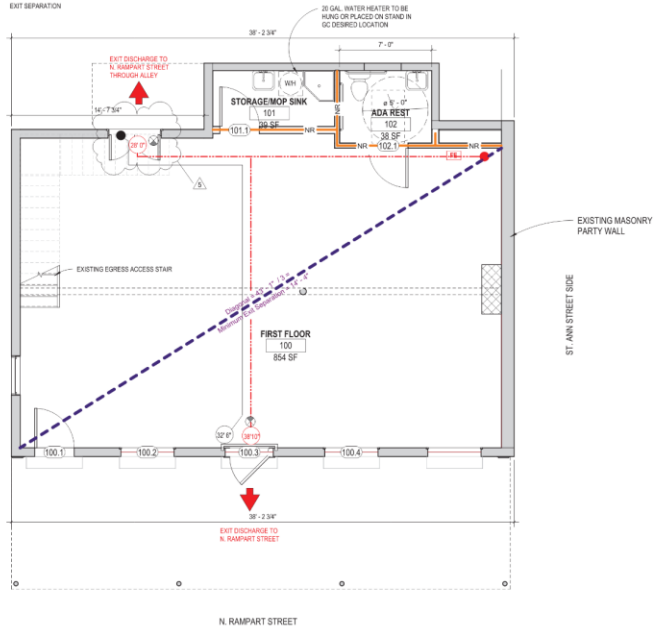
APPICABLE ZONING ORDINANCE:	CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE
PROPERTY ADDRESS:	806 N. RAMPART STREET, NEW ORLEANS, LA 70130
PROPERTY DESCRIPTION:	YELLOW RATED WOOD BUILDING WITH MASONRY PARTY WALL IN THE VIEUX CARRE DISTRICT.
ZONING:	VCC-2 VIEUX CARRE COMMERCIAL DISTRICT
USE:	COMMERCIAL (DISPLAY RETAIL)

OCCUPANCY

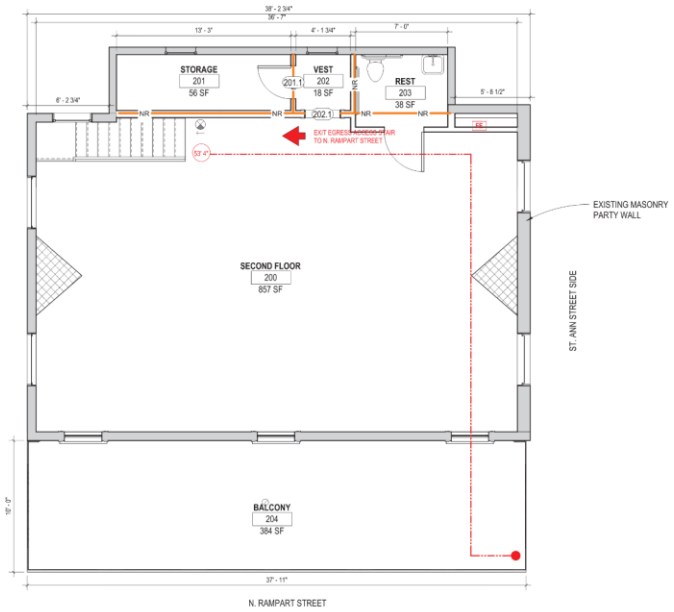
IBC 2021:	BUSINESS(B)	
TOTAL AREA:	EXISTING GROSS FLOOR AREA	2,298 SQ FT
	INTERIOR GROSS FIRST LEVEL FLOOR AREA	937 SQ FT
	INTERIOR GROSS SECOND LEVEL FLOOR AREA	977 SQ FT
	EXTERIOR GROSS BALCONY AREA	384 SQ FT
FIRST FLOOR	RETAIL @ 150 GROSS	6 OCCUPANTS
SECOND FLOOR	RETAIL @ 150 GROSS	6 OCCUPANTS
EXTERIOR BALCONY	RETAIL @ 150 GROSS	2 OCCUPANTS

LIFE SAFETY LEGEND

- SMOKE RATED PARTITION
- NON RATED PARTITION
- 1 HOUR RATED PARTITION
- 2 HOUR RATED PARTITION
- 3 HOUR RATED PARTITION
- 4 HOUR RATED PARTITION
- EGRESS PATH ROUTES
- BUILDING DIAGONAL (Diagonal = 11' - 4" / 3 = Minimum Exit Separation = 3' - 9")
- EXIT SEPARATION
- EXIT SIGN
- FIRE EXTINGUISHER; WALL MOUNTED
- EXIT DISCHARGE
- EXIT DISCHARGE FROM LEVEL ABOVE
- TWO-WAY COMMUNICATION
- ACCESSIBLE PATH (3' - 0" MIN.)



1 LS111 FIRST FLOOR - LIFE SAFETY 1/4" = 1'-0"



2 LS111 SECOND FLOOR - LIFE SAFETY 1/4" = 1'-0"

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JOHN C. WILLIAMS Reg. No. 7 STATE OF LOUISIANA REGISTERED ARCHITECT

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-REVISIONS-

No.	Date	Scope
5	03/10/26	SFM Rev. 2

DRAWING
LIFE SAFETY PLANS

DRAWING BY	Author
SCALE	As indicated
JOB No.	520098
DATE	01/15/26

Sheet No.

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Vieux Carré Commission

February 24, 2026

GENERAL NOTES - DEMOLITION

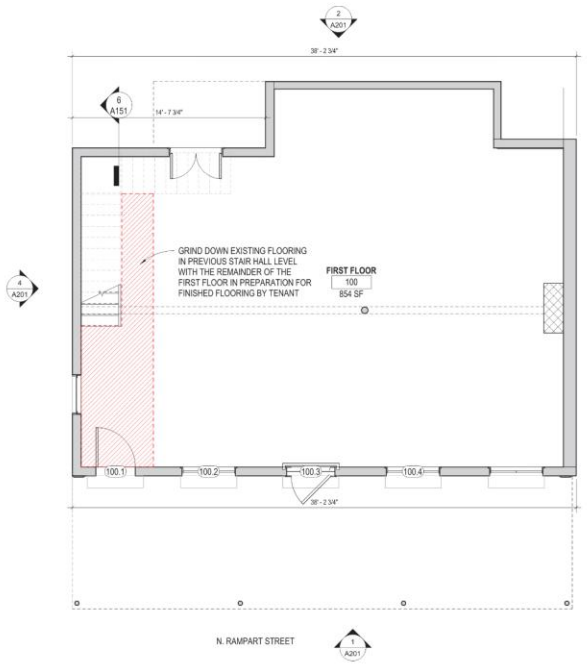
1. DRAWINGS ARE INTENDED TO BE PRINTED AND READ IN COLOR.
2. THIS PACKAGE IS DOES NOT COVER ABATEMENT OF HAZARDOUS MATERIALS. NOTIFY OWNER AND ARCHITECT IF HAZARDOUS MATERIALS ARE DISCOVERED ON SITE.
3. THE GENERAL CONTRACTOR IS FULLY RESPONSIBLE FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE PROJECT DESCRIBED IN THESE DRAWINGS/NOTES AND IS TO COMPLY WITH THE INTENT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
4. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES HAVING JURISDICTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS FOR THE WORK.
5. APPLY FOR AND SECURE ALL PERMITS AND COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS FOR SAFETY AND PROTECTION OF ADJACENT BUILDINGS AND OCCUPIED AREAS, DUST CONTROL, UTILITY DISCOVERED HAZARDS AND DISPOSAL. CONTACT APPROPRIATE AGENCIES PRIOR TO ANY BELOW GRADE EXCAVATIONS. NOTIFY OWNER AND PROTECT FROM DISTURBANCE ANY DISCOVERY OF SUSPECTED HAZARDOUS MATERIALS.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY POINTS OF ACCESS TO THE SITE AND BUILDING AND TO VERIFY MINIMUM CLEARANCES AVAILABLE FOR USE IN TRANSPORTING NECESSARY CONSTRUCTION MACHINERY, EQUIPMENT, MATERIALS AND COMPONENTS INTO THE BUILDING AND ON THE SITE.
7. THE INTENT OF THE DEMOLITION PLANS IS TO SHOW THE GENERAL NATURE OF THE DEMOLITION SCOPE. THEY ARE A SUMMARY AND DO NOT SHOW ALL SPECIFIC ITEMS FOR REMOVAL, REMOVAL AND MODIFICATION OF EXISTING ITEMS SHALL BE INCLUDED WHERE REQUIRED TO ACCOMMODATE THE NEW WORK SHOWN. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL CONDITIONS AS THEY EXIST AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. NO ADDITIONAL CHARGE TO THE OWNER WILL BE APPROVED WHICH IS ATTRIBUTABLE TO THE CONTRACTOR'S FAILURE TO MEET THIS REQUIREMENT.
8. THE CONDITIONS SHOWN REPRESENT AVAILABLE INFORMATION FROM EXISTING DOCUMENTS AND FIELD SURVEYS. VARIATIONS IN THE EXTENT OF WORK MAY EXIST.
9. PROTECT ADJACENT REMAINING WORK AND KEEP CONSTRUCTION AREA CLEAN. ALL DAMAGE TO ITEMS, SUCH AS MATERIALS, SURFACES, EQUIPMENT, OR FURNISHINGS, IN SPACES TO REMAIN SHALL BE RETURNED TO APPROVED CONDITION AT NO INCREASE IN CONTRACT PRICE AND NO ADDITIONAL COST TO THE OWNER. SUCH DAMAGE SHALL NOT BE LIMITED TO PHYSICAL DAMAGE, BUT SHALL INCLUDE DAMAGE DUE TO WATER, DUST, VAPORS, AND THE LIKE. WHERE DAMAGE CANNOT BE CORRECTED, REPLACE ITEMS WITH ACCEPTED NEW ITEM.
10. WHERE ITEMS TO BE REMOVED ARE IMBEDDED, FASTENED, CONNECTED, ABUTTED, OR ARE OTHERWISE INCORPORATED INTO CONSTRUCTION TO REMAIN, REMOVE SUCH ITEMS WITHOUT DAMAGING ITEMS TO REMAIN. IF DAMAGE TO ADJACENT MATERIALS IS UNAVOIDABLE, RESTORE THESE MATERIALS TO PRE-CONSTRUCTION CONDITION.
11. MAINTAIN WEATHERPROOF CONDITIONS IN ALL EXISTING TO REMAIN SPACES. WHERE ROOF, WALL, FOUNDATION WALL, OR OTHER EXTERIOR PENETRATIONS ARE REQUIRED, PERFORM WORK TO LIMIT DURATION OF OPERATIONS TO THE MINIMUM REQUIRED TO PROPERLY COMPLETE THE WORK. WHERE THE WORK REQUIRES OPENINGS TO REMAIN EXPOSED TO THE WEATHER OVERNIGHT, PROVIDE TEMPORARY PROTECTION TO PREVENT MOISTURE, WATER, OR AIR FROM PENETRATING INTO EXISTING TO REMAIN SPACE. PROVIDE TEMPORARY PROTECTION SUITABLY SECURED WHEN INCLEMENT WEATHER THREATENS OR IS EXPECTED.
12. ON DEMOLITION DRAWINGS, INCLUDE WITH REMOVED ITEMS ALL FASTENERS, BRACKETS, SUPPORTS, AND OTHER RELATED ITEMS. WHERE NEW WORK IS TO BE INCORPORATED, PREPARE REMAINING ITEMS TO PROPERLY RECEIVE NEW WORK.
13. WHERE OPENINGS, INCLUDING EXISTING MECHANICAL PENETRATIONS, ELECTRICAL PENETRATIONS, DOORS, WINDOWS, AND THE LIKE REMAIN AFTER THE REMOVAL OF INDICATED ITEMS, PROVIDE CLOSURES ARE INDICATED, OR WHERE NOT INDICATED, AS REQUIRED TO MAINTAIN THE SAFETY OF OCCUPANTS. PROVIDE WEATHERPROOF CLOSURES AT ALL EXTERIOR OPENINGS AS INDICATED ABOVE.
14. WHERE A DOOR IS SURROUNDED BY A WALL DESIGNATED FOR DEMOLITION, ASSUME THAT THE DOOR IS TO BE REMOVED IN ITS ENTIRETY, UNLESS NOTED OTHERWISE.
15. WHERE A DEMOLITION NOTE INDICATES 'REPAIR AND PATCH' AND/OR 'LEAVE READY TO RECEIVE NEW WORK' IT MEANS THAT ADJACENT EXISTING CONSTRUCTION TO REMAIN, IF LEFT EXPOSED TO VIEW IN THE FINISHED WORK, SHALL BE REPAIRED IN SUCH A WAY AS TO MAKE IT INVISIBLE TO THE GREATEST EXTENT POSSIBLE OR IF NOT LEFT EXPOSED TO VIEW IN THE FINISHED WORK, SHALL BE LEFT IN A CONDITION THAT IT REQUIRES NO FURTHER WORK TO PREPARE IT FOR NEW WORK.
16. PATCH SURFACES TO MATCH ADJACENT SURFACES AT ALL REMOVED ITEMS. SURFACE TEXTURE OF ALL WALL PATCHES / INFILL TO MATCH ADJACENT EXISTING SURFACES. BLEND NEW WALL TEXTURE INTO EXISTING WALL TEXTURE FOR UNIFORM FINISH AND APPEARANCE. REPAINT ENTIRE WALL SURFACE.
17. THE TERM 'REMOVE' AS USED ON THE DEMOLITION NOTES SHALL BE CONSTRUED TO MEAN DEMOLISH, REMOVE, AND LEGALLY DISPOSE OF ITEM OR MATERIAL.
18. WHERE 'ITEM' IS USED IT SHALL BE CONSTRUED TO MEAN, BUT NOT LIMITED TO: EQUIPMENT, BUILDING MATERIALS, BUILDING SYSTEMS, FINISHES, FURNISHINGS, UTILITIES, UTILITY LINES, PIPING, AND CONDUIT.
19. COORDINATE WORK WITH ALL TRADES TO MEET REQUIRED CONSTRUCTION SEQUENCING PERIODS.
20. PROVIDE INTERIOR AND EXTERIOR BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF AREA BEING WORKED IN AND ADJACENT FACILITIES. CEASE OPERATIONS AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE TO CONTINUE OPERATIONS.
21. SECURITY: PROVIDE SECURITY AND FACILITIES TO PROTECT DEMOLITION SITE AREA, EQUIPMENT, EXISTING FACILITIES AND OWNERS' OPERATIONS FROM UNAUTHORIZED ENTRY, VANDALISM OR THEFT DURING, BETWEEN AND AFTER PERIODS OF DEMOLITION ACTIVITY. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SECURITY OF HIS/HER OWN EQUIPMENT AND TOOLS.
22. PROTECT AND ALLOW FOR CONTINUOUS SERVICE OF THE FOLLOWING SYSTEMS TO ADJACENT RESIDENTIAL UNITS: PLUMBING AND HOT WATER, HVAC, AND ELECTRICAL SERVICE.
23. REFER TO FLOOR PLANS AND INTERIOR ELEVATIONS FOR DIMENSIONS OF NEW OPENINGS NOT DIMENSIONED ON THE DEMOLITION SHEETS.
24. ALL CEILINGS TO BE REMOVED TO EXISTING STRUCTURE UNLESS NOTED OTHERWISE. CEILING DEMOLITION TO BE INCLUSIVE OF ALL SUPPORTING MATERIALS AND SUBSTRATES.
25. HISTORIC ITEMS: NOTIFY OWNER, GENERAL CONTRACTOR, AND ARCHITECT IF HISTORIC ITEMS OR MATERIALS/FINISHES ARE UNCOVERED DURING THE COURSE OF DEMOLITION. REVIEW ALL ITEMS WITH OWNER AND ARCHITECT PRIOR TO REMOVAL.

BUILDING WALL SYMBOLS

NOT IN SCOPE

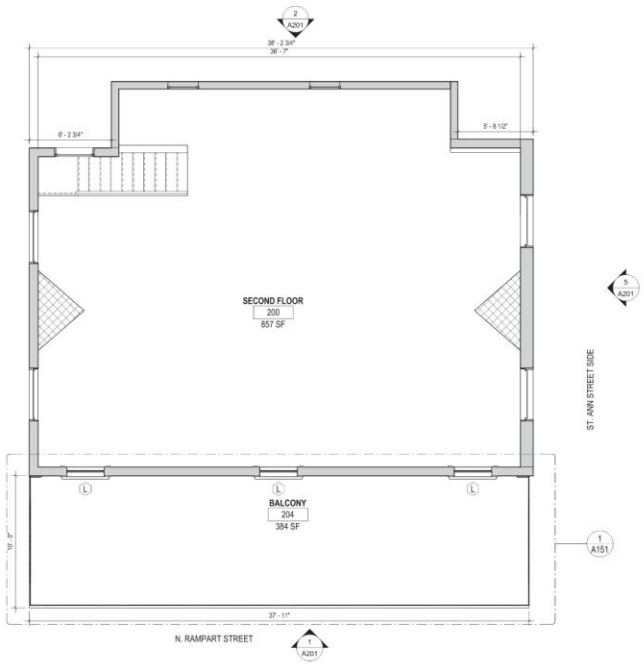
EXISTING CONSTRUCTION TO BE REMOVED

EXISTING CONSTRUCTION TO BE REMOVED



1 AD111 FIRST FLOOR 1/4" = 1'-0"

ST. ANN STREET SIDE



2 AD111 SECOND FLOOR - DEMO 1/4" = 1'-0"

ST. ANN STREET SIDE

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-REVISIONS-

No.	Date	Scope

DRAWING
DEMOLITION PLANS

DRAWING BY	Author
SCALE	As indicated
JOB No.	520098
DATE	02/02/26

Sheet No.

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Vieux Carré Commission

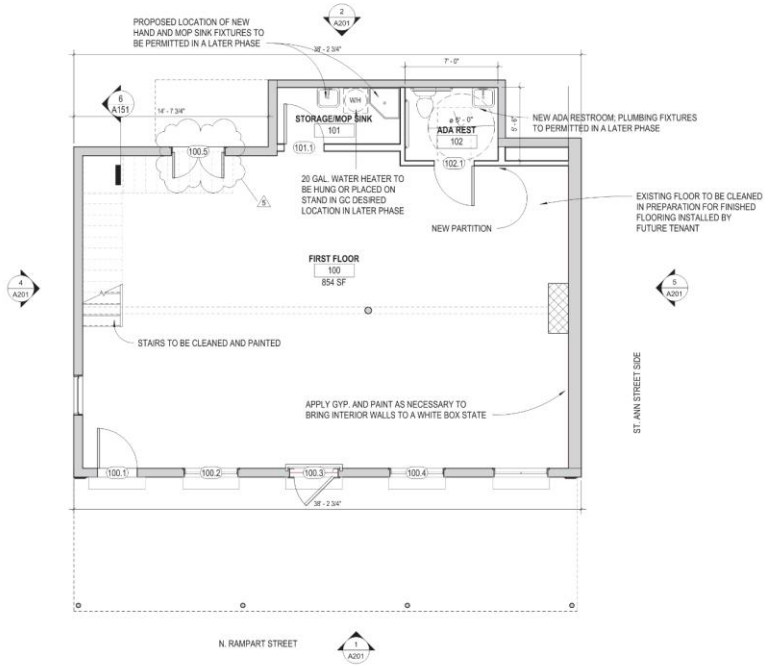
February 24, 2026

GENERAL NOTES:

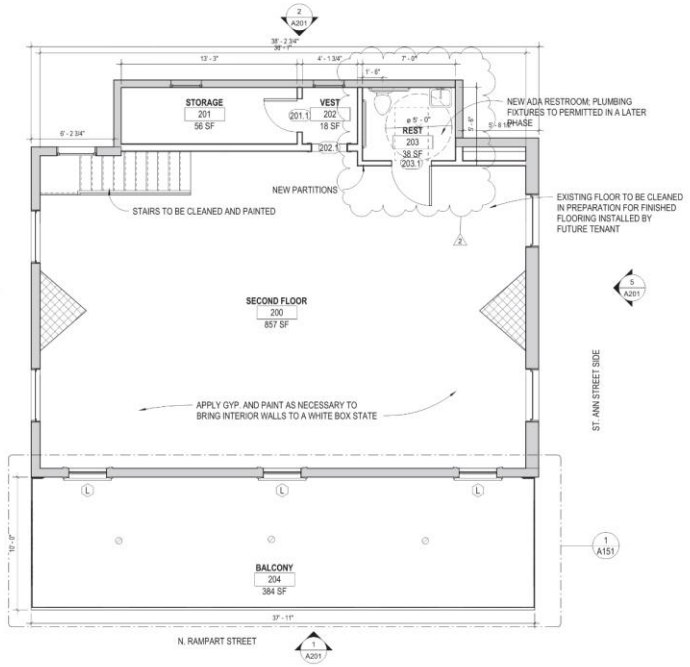
1. ALL EXISTING DIMENSIONS ARE APPROXIMATE, TO BE VERIFIED IN FIELD
2. ALL DIMENSIONS ARE TO FACE OF PARTITION UNLESS OTHERWISE NOTED
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCOVERED DISCREPANCIES
4. THE GENERAL 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, CEILINGS, AND FLOORS RESULTING FROM DEMOLITION WORK WITH MATCHING AND LIKE MATERIALS UNLESS NOTED OTHERWISE.
9. REMOVE EXISTING ELECTRICAL, LIGHTING, MECHANICAL, A/V DEVICES AS REQUIRED TO COMPLETE THE NEW WORK. PATCH AND REPAIR WALLS AND CEILINGS 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.

DOOR SCHEDULE

NUMBER	WIDTH	HEIGHT	Comments
STREET LEVEL			
100.1	3' - 0"	6' - 8"	EXTERIOR INSWING SINGLE LEAF DOOR
100.2	4' - 0 5/8"	9' - 5 1/2"	FRENCH DOOR FIXED
100.3	3' - 0"	6' - 8"	EXTERIOR OUTSWING FULL LITE DOOR WITH SIDE LITE
100.4	4' - 0 5/8"	9' - 5 1/2"	FRENCH DOOR FIXED
100.5	4' - 0 5/8"	9' - 5 1/2"	FRENCH DOOR INSWING
101.1	3' - 0"	6' - 8"	INTERIOR SINGLE LEAF DOOR (NEW)
102.1	3' - 0"	6' - 8"	INTERIOR SINGLE LEAF DOOR (NEW)
SECOND FLOOR			
201.1	2' - 6"	6' - 8"	INTERIOR SINGLE LEAF DOOR (NEW)
202.1	2' - 9"	6' - 9"	FRAMED OPENING (NEW)
203.1	3' - 0"	6' - 8"	INTERIOR SINGLE LEAF DOOR (NEW)



1 A111 FIRST FLOOR 1/4" = 1'-0"



2 A111 SECOND FLOOR 1/4" = 1'-0"

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-REVISIONS-

No.	Date	Scope
2	2/12/26	SFM Rev. 1
4	03/05/26	S&P Rev. 1
5	03/10/26	SFM Rev. 2

DRAWING
FLOOR PLANS

DRAWING BY KM
SCALE 1/4" = 1'-0"
JOB No. 520098
DATE 01/09/26

Sheet No.
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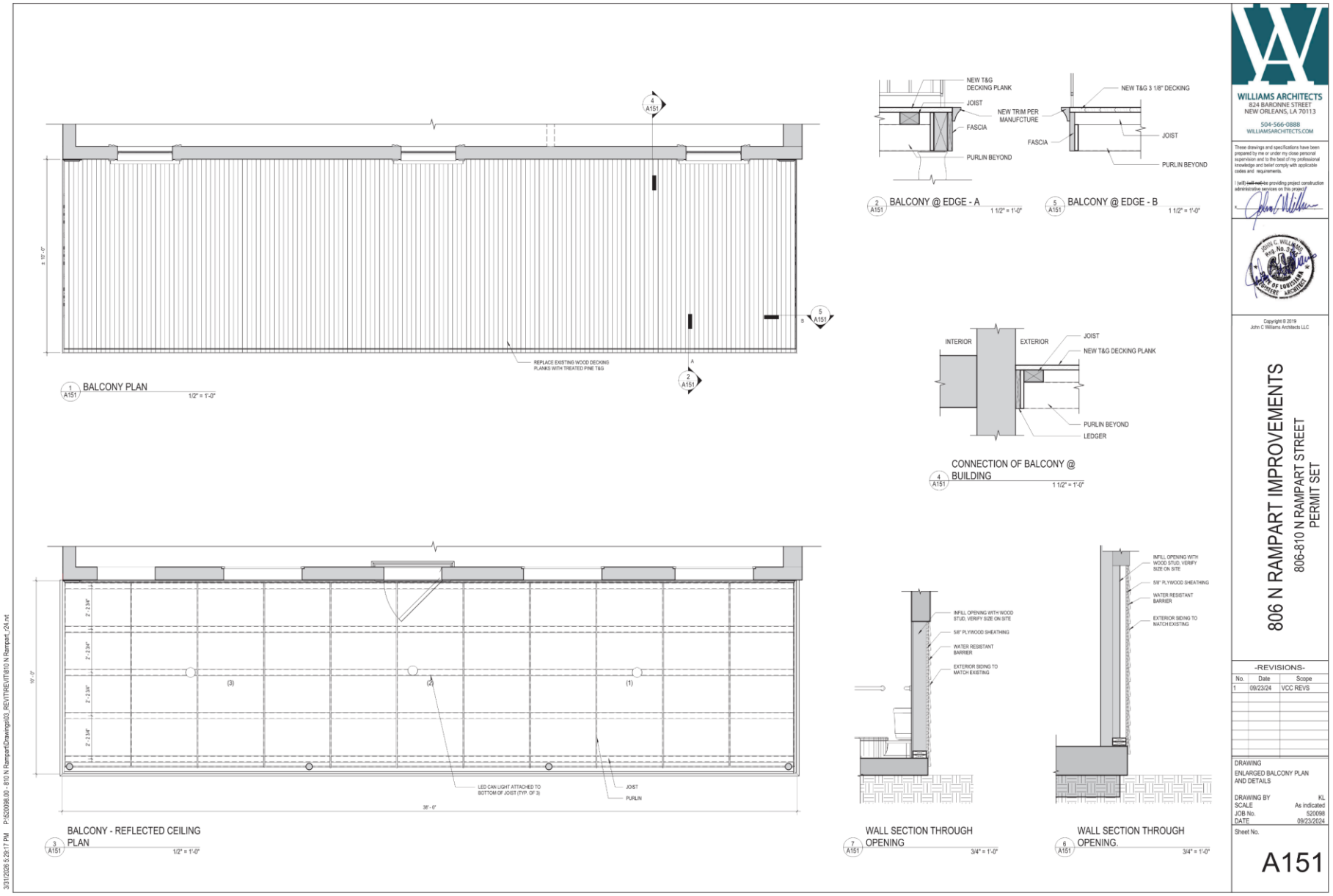
February 24, 2026



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February 24, 2026

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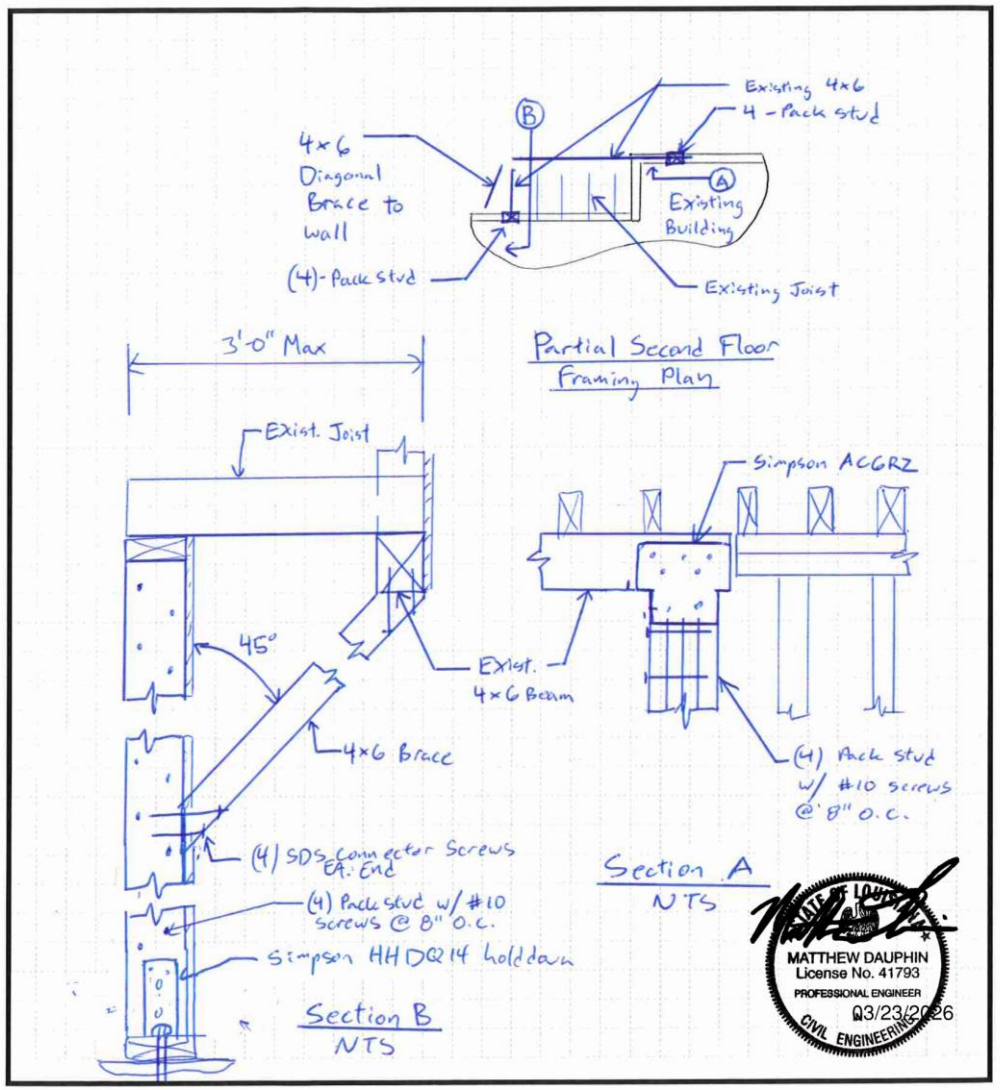
JOB 806 - 810 N. Rampart
SHEET NO. 1 OF 1
CALCULATED BY MTD DATE 3/20/26
CHECKED BY DATE
Cantilever Floor Framing Plan



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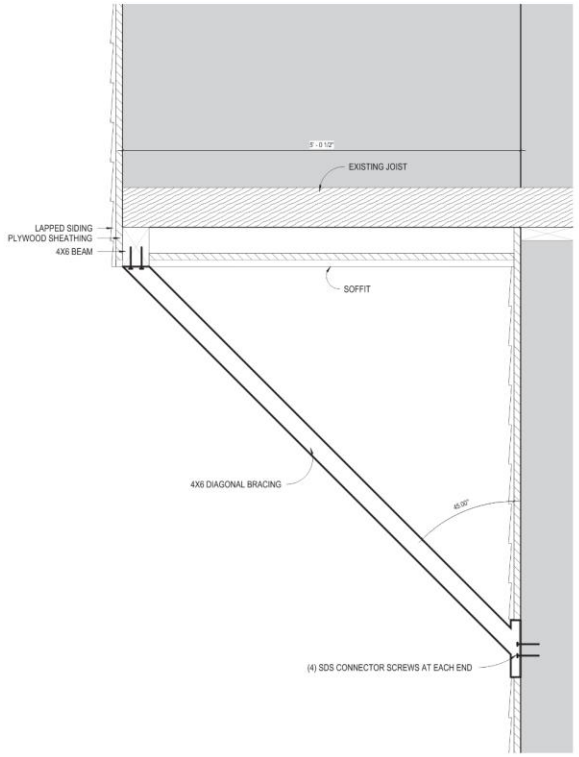

2 A301 WALL SECTION THROUGH OVERHANG - Callout 1
1 1/2" = 1'-0"

3/31/2026 5:29:19 PM P:\520098.00 - 810 N Rampart\Drawings\03_REVIT\REVIT\810 N Rampart_r24.rvt

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 (will) ~~will not~~ be providing project construction administrative services on this project.

JOHN C. WILLIAMS Reg. No. 3 STATE OF LOUISIANA ARCHITECT

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John C Williams Architects LLC

806 N RAMPART IMPROVEMENTS
806-810 N RAMPART STREET
PERMIT SET

-REVISIONS-

No.	Date	Scope

DRAWING
BUILDING SECTIONS

DRAWING BY Author
SCALE 1 1/2" = 1'-0"
JOB No. 520098
DATE 01/30/13

Sheet No.
A301

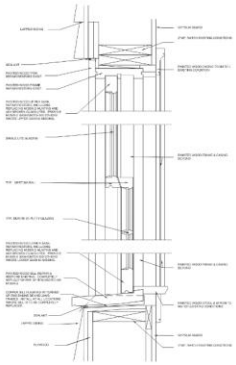
810 N. Rampart

Vieux Carré Commission

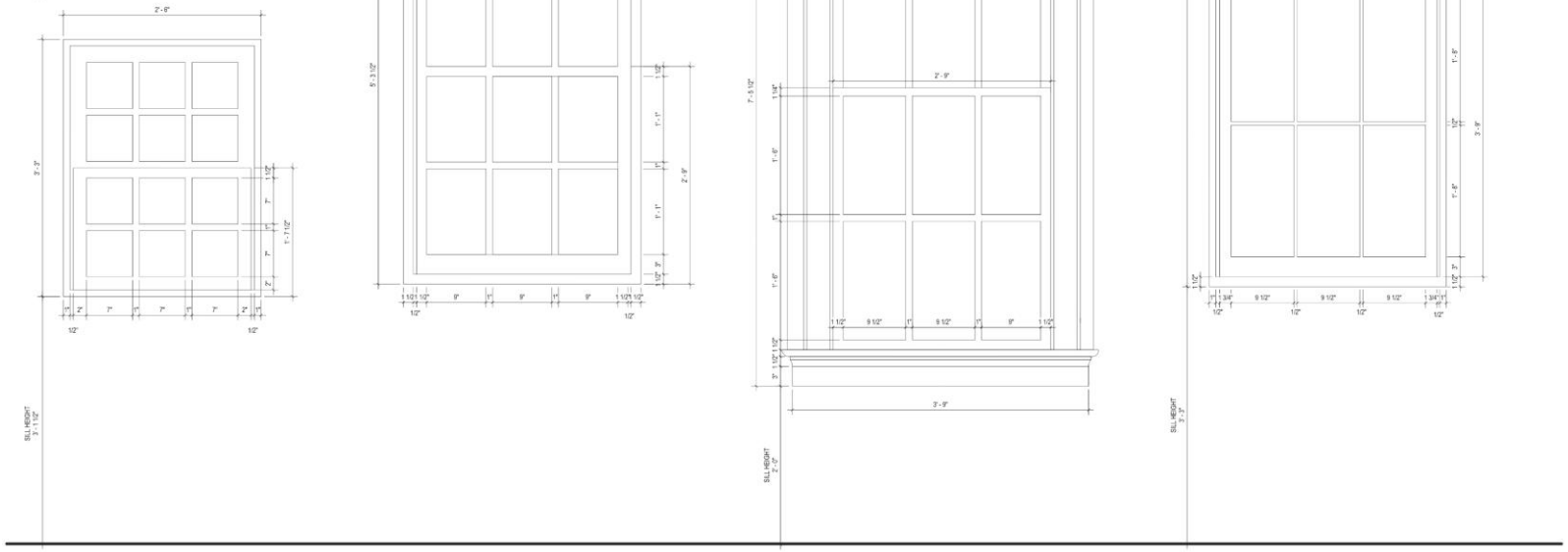
February 24, 2026

WINDOW SCHEDULE

MARK	OPERATION	MATERIAL	R.O. WIDTH	R.O. HEIGHT
A	DOUBLE HUNG	SPANISH CEDAR	4' - 0"	7' - 0"
B	DOUBLE HUNG	SPANISH CEDAR	3' - 3"	2' - 6"
C	DOUBLE HUNG	SPANISH CEDAR	3' - 0"	5' - 5"
D	DOUBLE HUNG	SPANISH CEDAR	3' - 0"	7' - 8"
L	FIXED STORE FRONT	EXISTING		



5 A802 WOOD WINDOW DETAIL 1 1/2" = 1'-0"



2 A802 DOOR TYPE B 1 1/2" = 1'-0"

3 A802 DOOR TYPE C 1 1/2" = 1'-0"

1 A802 DOOR TYPE A 1 1/2" = 1'-0"

4 A802 DOOR TYPE D 1 1/2" = 1'-0"

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NEW ORLEANS, LA 70113
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806 N RAMPART IMPROVEMENTS
806-810 N RAMPART STREET
PERMIT SET

-REVISIONS-

No.	Date	Scope

DRAWING
WINDOW/STOREFRONT SCHEDULE

DRAWING BY Author
SCALE 1 1/2" = 1'-0"
JOB No. 520098
DATE 02/06/13

Sheet No.
A802

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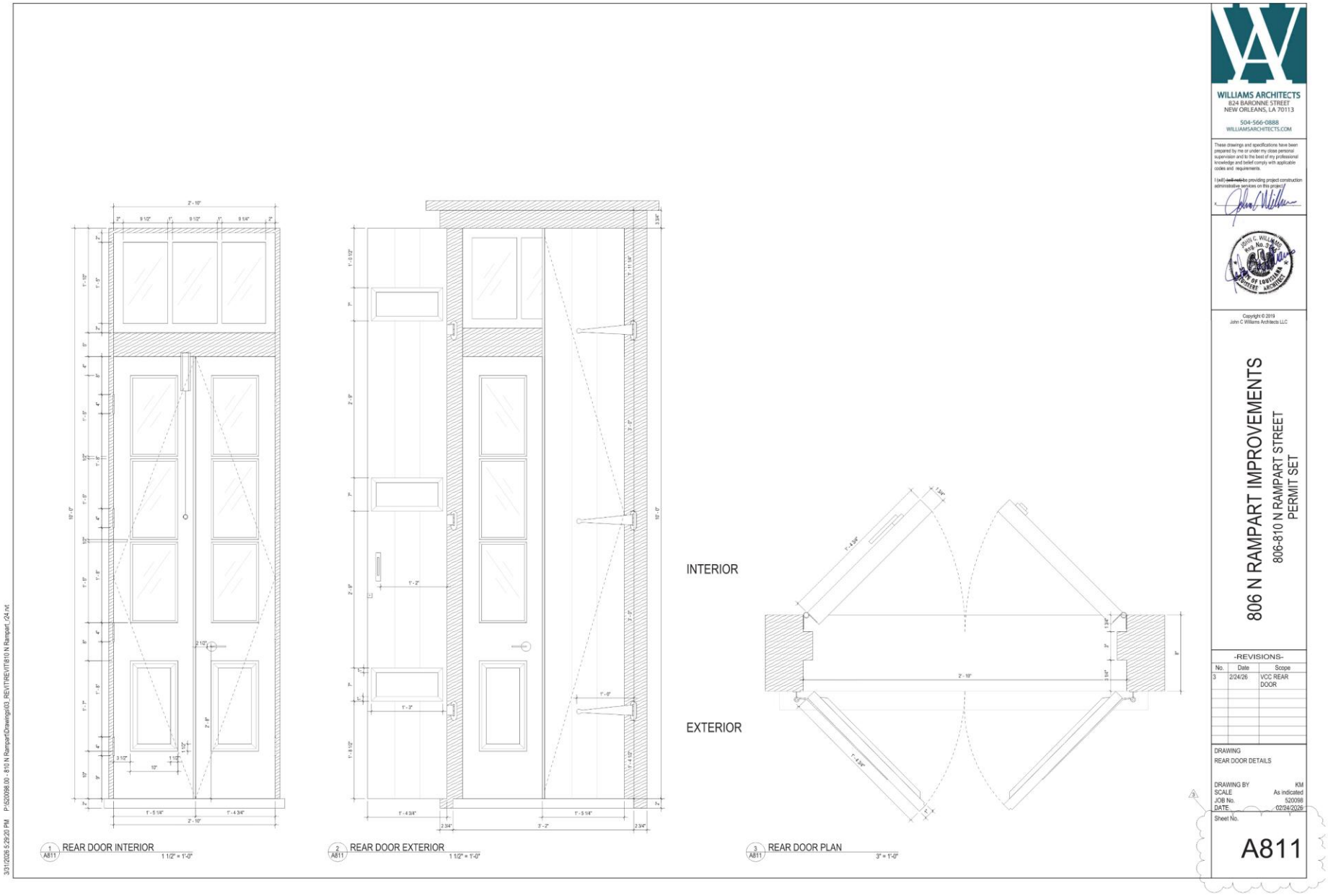
810 N. Rampart

Vieux Carré Commission

February 24, 2026



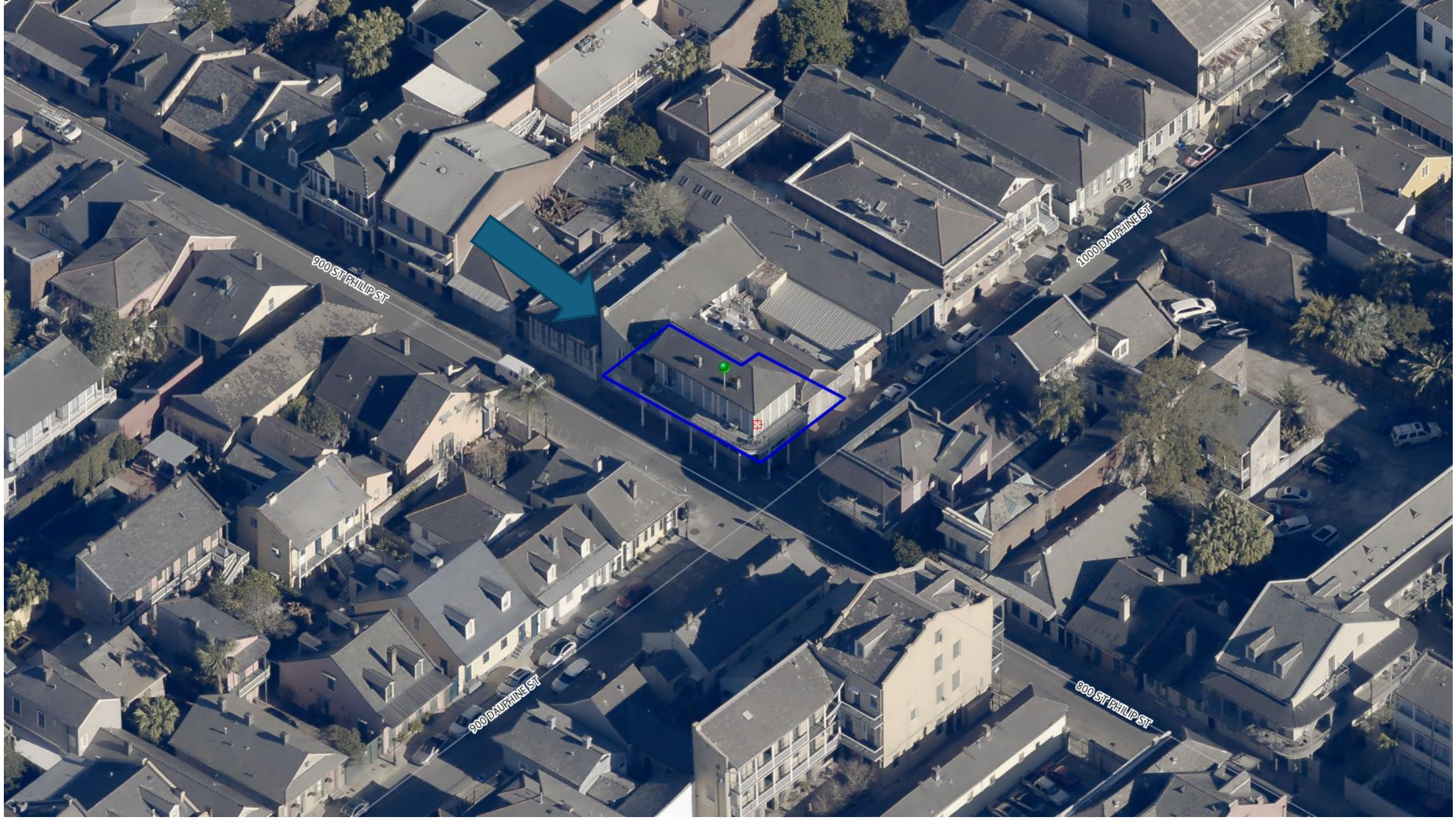
810 N. Rampart

Vieux Carré Commission

February 24, 2026

826 Governor Nicholls
(staff requests deferral)

1001 Dauphine



1001 Dauphine

Vieux Carré Commission

February 24, 2026

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Vieux Carré Commission

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February 24, 2026

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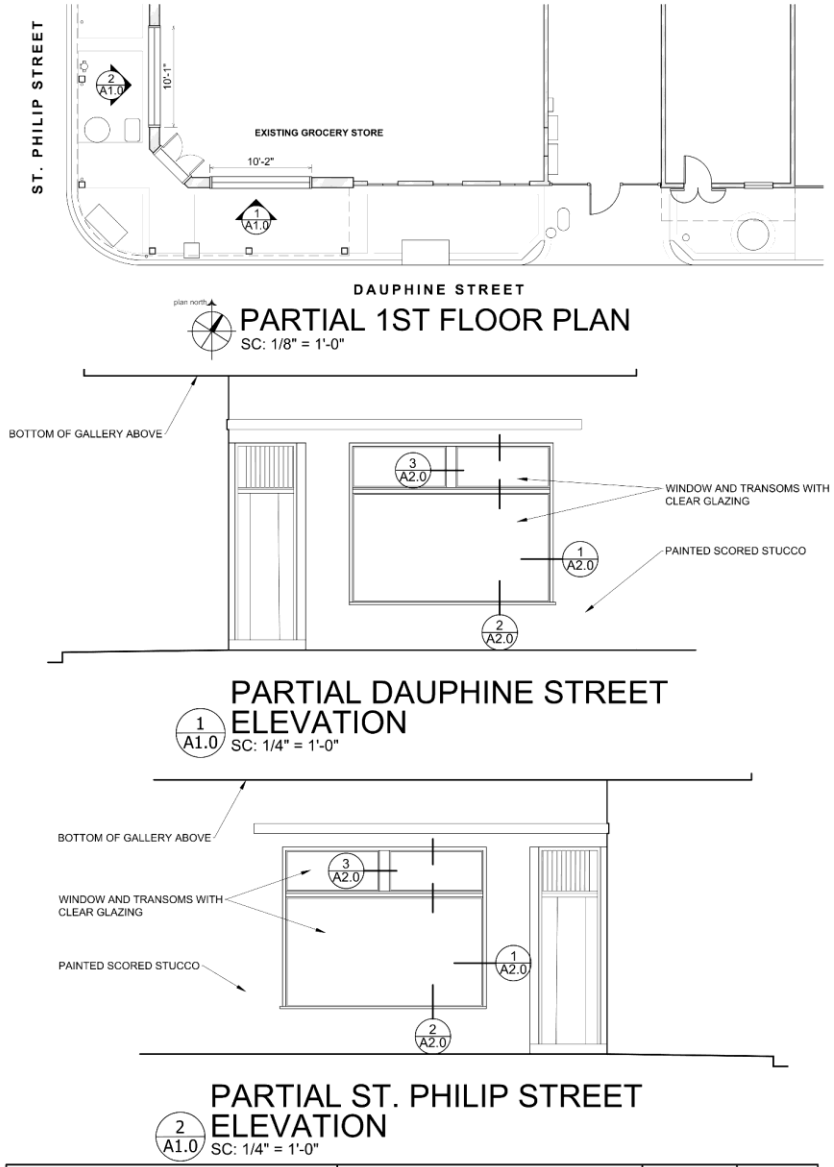
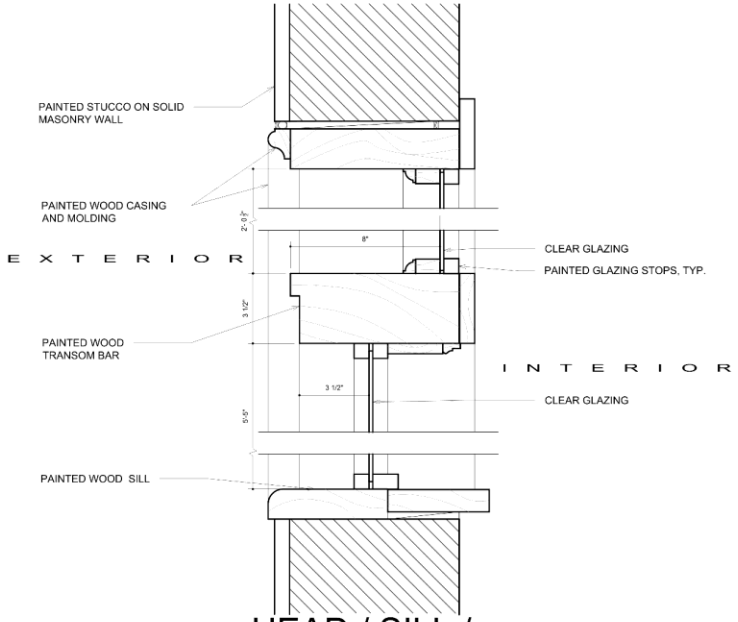


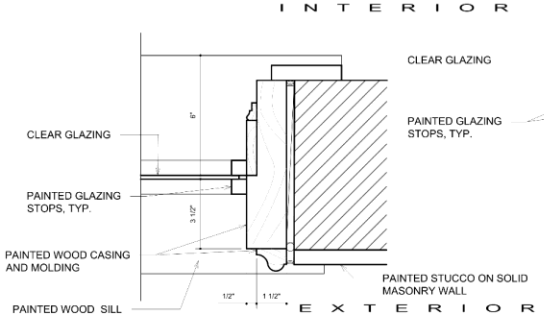
1001 Dauphine

Vieux Carré Commission

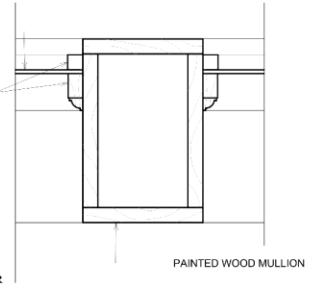
February 24, 2026



1 A2.0 HEAD / SILL / TRANSOM DETAIL
SC: 3" = 1'-0"



2 A2.0 JAMB DETAIL
SC: 3" = 1'-0"



3 A2.0 TRANSOM MULLION DETAIL
SC: 3" = 1'-0"

WINDOW MODIFCATIONS @ MATASSA'S MARKET 1001 Dauphine Street New Orleans, Louisiana 70116	LKHarmon Architects A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans Louisiana 70124 504.486.5870 harmon@lkharmonarchitects.com	3.13.2026	A2.0 LKH #5825.2

ANSI full bleed B (11.00 x 17.00 Inches)

DAUPHINE STREET SIDE

ST. PHILIP STREET SIDE

PHOTOS OF PREVIOUS CONDITIONS

ST. PHILIP STREET SIDE

DAUPHINE STREET SIDE

PHOTOS OF CURRENT CONDITIONS

WINDOW MODIFCATIONS @ MATASSA'S MARKET 1001 Dauphine Street New Orleans, Louisiana 70116	LKHarmon Architects A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans Louisiana 70124 504.486.5870 harmon@lkharmonarchitects.com	3.13.2026	A3.0 LKH #5825.2

ANSI full bleed B (11.00 x 17.00 Inches)

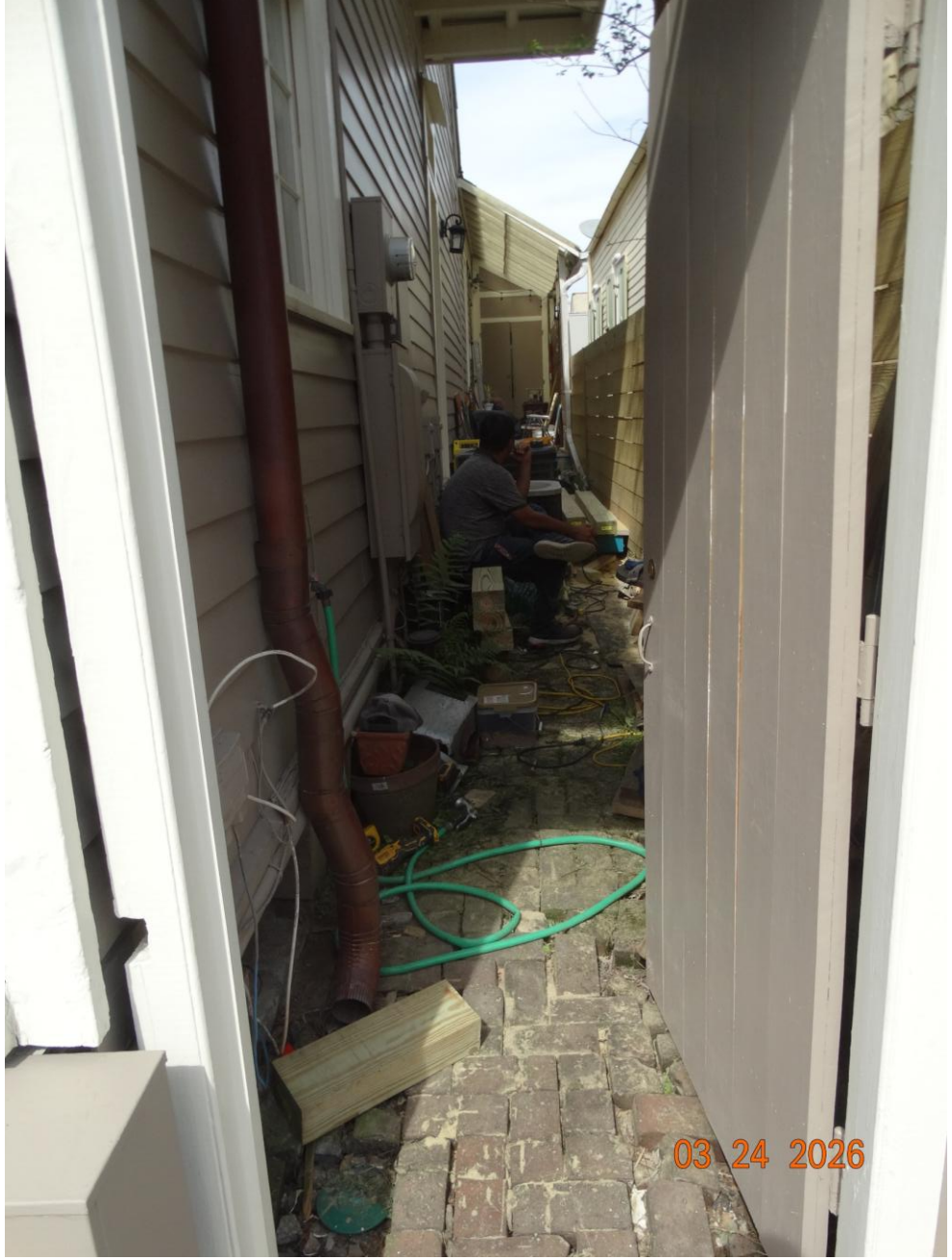
1001 Dauphine

Vieux Carré Commission

February 24, 2026

1015 Ursulines

1015 Ursulines



1015 Ursulines

1015 Ursulines

1015 Ursulines

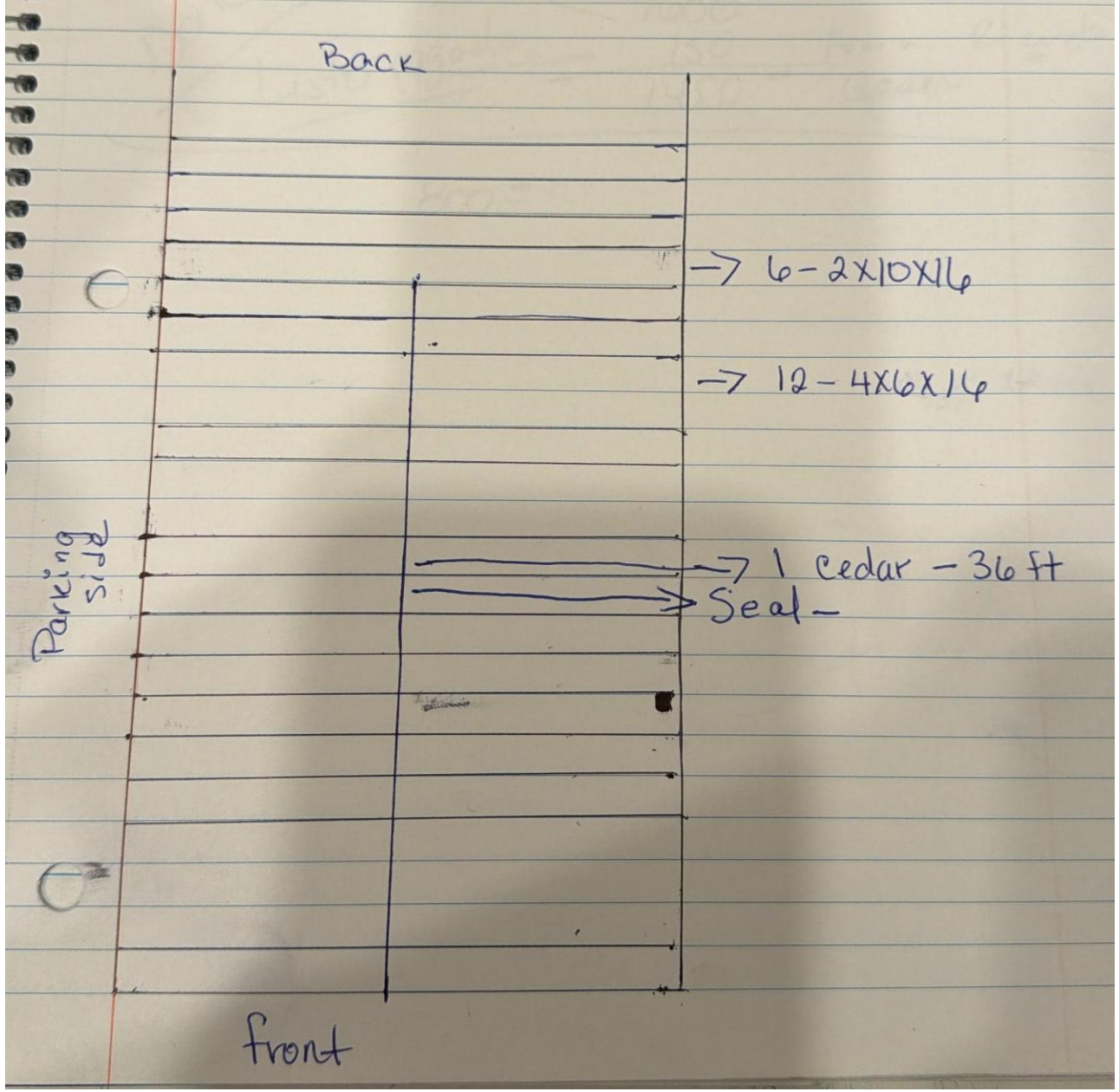
Vieux Carré Commission

February 24, 2026

1015 Ursulines

Vieux Carré Commission

February 24, 2026


Back
6-2X10X16
12-4X6X16
1 cedar - 36 ft
Seal -
Parking side
front

817-19 St Ann

817-819 St Ann – c. late 1940s-50s?

817-819 St Ann – 1937

817-819 St Ann – 1937?

817-819 St Ann – ca. 1937?

817-819 St Ann

817-819 St Ann

VCC Architectural Committee

April 14, 2026

817-819 St Ann

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MARAIS
CONSULTANTS
2018 JENA STREET | NEW ORLEANS, LA | 504.350.2644

ENGINEERING FIELD REPORT

PROJECT: 819 St. Ann Street

DATE: 3/12/2026

INTRODUCTION:
On March 4, 2026, I visited the project at the above address to visually inspect the structure in relation to structural items identified by VCC, listed below. The main structure is a two-story multi-family structure with brick masonry walls and wood framing. There are also two brick masonry dependency structures in the rear with wood framing for floors and roof. The exterior faces of the masonry on all structures are plastered. My investigation was limited to the exterior of buildings, though we did enter one unit.

The investigation focused on the following:
1. Cracks on the front façade.
2. Reconstruction of the former balcony on the Rampart side wall.
3. First floor columns on detached service wing balcony.
4. Stucco and possible lintel repair at opening near rear stair.

OBSERVATIONS:
1. Front Façade
   a. Cracks extend from corners of both door openings and on left side of structure. These cracks appear to be the result of typical settlement in the front wall, which is common for structures of this age. Some visible portions of the masonry indicate deterioration in the mortar. I anticipate that additional deterioration will be observed once loose plaster is removed. We recommend sounding the wall for loose plaster, removing the loose plaster, and re-inspecting the wall and visible lintels for further determination on repairs. Likely repair will include filling cracks and tuckpointing with VCC approved mortar mix and replastering. Re-investigation after loose plaster is removed may indicate additional repairs.

Left: Cracking above front door on right side, Right: Cracking on left side and above door

2. Former balcony on left side (Rampart Street side) of main structure
   a. There are currently two outriggers that extend from the left side masonry wall that historically supported a balcony. A photo from the Times-Picayune from 1956 shows that this balcony was supported by brackets and had a handrail, which failed, prompting the newspaper photo. Additionally, below the opening on that side, several bricks have fallen out. In order to reconstruct the balcony without brackets, additional outriggers will need to be added extending from the wall to support the deck. These outriggers would need to extend back into the framing and be attached to the side of joists in order to cantilever. The size of the members will depend on the spacing of the joists, but assuming that three additional outriggers could be added there, the members should be able to be similar to the existing members. The existing framing should be confirmed so that a detail can be provided for the new structure. Alternatively, brackets could be added, similarly to the 1956 photograph. It is our understanding that the goal, though, is to reconstruct the balcony without brackets.

Left: Modern photo of balcony, Right: Newspaper image of balcony (1956, Times Picayune)

3. The front rear dependency structure includes a balcony on the Rampart Street side of the building that consists of iron outriggers that are spaced at various spacings, but several of the outriggers are up to 5 feet apart. Between these outriggers, wood sleepers and then deck boards are layered to form the balcony. The front of the balcony consists of a 1x facia board and four columns that provide support for the balcony. The outriggers are spaced very far apart and at that spacing, do not provide sufficient support without the assistance of the columns. We recommend adding a steel plate behind the fascia board that provides additional support to the front of the balcony to reinforce the structure.

Photographs of existing balcony and columns

4. On the rear face of the main structure, there is a space above an opening adjacent to the rear stairs that has some cracks extending from the corners of the opening, plaster that seems loose, and a remnant awning. We recommend further investigation in this area by sounding the plaster above the window to observe the condition of the existing lintel. Based on the condition of the lintel and masonry, repairs may be required. Any masonry with loose mortar should be tuckpointed with VCC approved mix and replastered.

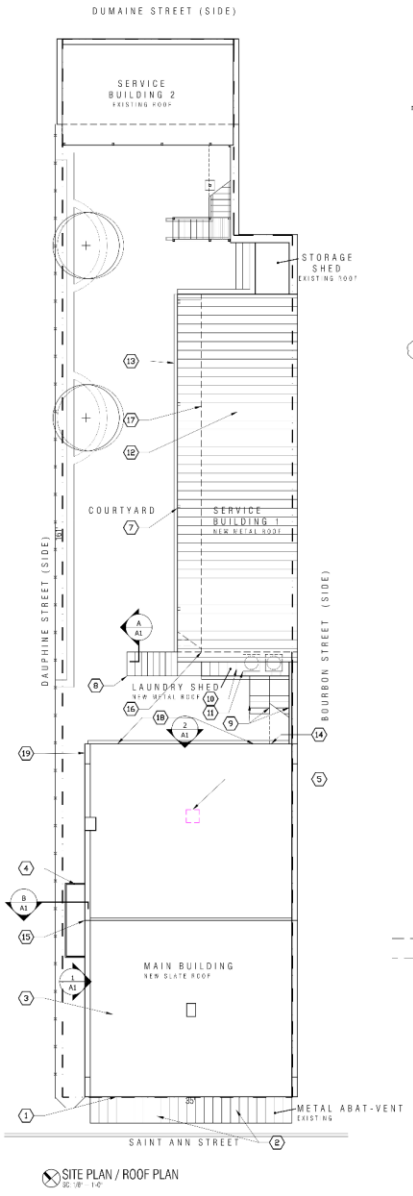
RECOMMENDATIONS SUMMARY

1. Sound and remove loose plaster on front wall and notify our office to observe condition of cracks and lintels, if visible. All cracks and masonry with loose mortar should be tuckpointed with VCC approved mortar. Further recommendations may be made after further investigation.

2. Side balcony – add outriggers at existing joists. Outriggers should match existing height. Notify engineer of joists spacing once ceiling is open to confirm spacing and size of outriggers.
3. The existing columns should remain in place and the beam/lintel that supports the balcony at the front should be reinforced with a steel plate.
4. Sound and remove loose plaster above window adjacent to the rear stair on the main structure. Notify engineer for inspection of existing lintel and masonry condition.

REPORT BY: Jennifer Snape, PE

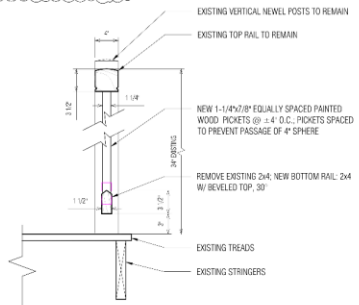
Inspection Limitations:
No original building plan documents were available at the time of our inspection or evaluation of the structures. All building descriptions and descriptions of structural system elements are based on our visual inspection of the property. No destructive or non-destructive testing was conducted by this office in order to determine the structural integrity of the existing wood framing or concrete slabs whether the items could be readily visually inspected or not. Due to inaccessibility, conditions and sizes of the foundation were not able to be visually inspected. Investigation described within consists only of visual observations of those features of the structure that were exposed and accessible. Neither my investigation nor this report should be considered to warrant or guarantee the structure or its components. Future investigation, observations, or occurrences may reveal other conditions of note or may indicate changes in the conditions mentioned above. I reserve the right to amend this report as needed.



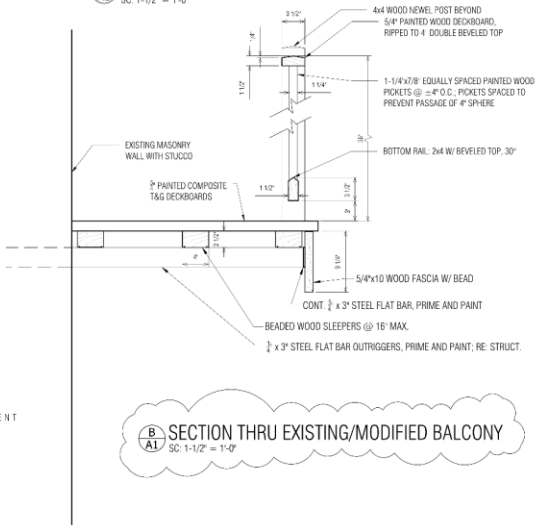
SITE PLAN / ROOF PLAN
SC: 1/8" = 1'-0"

KEYNOTES

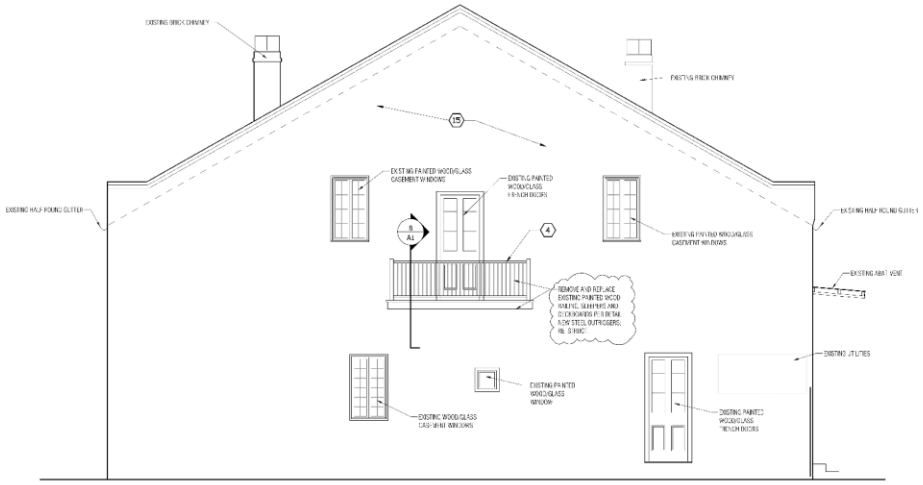
1 REPLACE RECTANGULAR IRON FLOOD VENT TO MATCH EXISTING. REPAIR, REPLACE, AND REPOINT MASONRY IN AREA OF VENT. PATCH STUCCO W/ VCC FORMULA. PAINT.
2 REMOVE 2 SECURITY CAMERAS FROM ABAT-VENT UNDERSIDE.
3 REMOVE AND REPLACE SLATE ROOF.
4 REBUILD BALCONY FRAMING, DECK, AND RAILS PER DETAIL B/A1.
5 REMOVE SKYLIGHT. INFILL FRAMING.
7 RETAIN COLUMNS AT BOTH LEVELS AND TURNED SPINDLE RAILING AT SECOND LEVEL.
8 MODIFY STAIR RAIL PER DETAIL A/A1.
9 RETAIN IRON STAIR RAILS.
10 REMOVE ASPHALT SHINGLE ROOFING. REPLACE W/ STANDING SEAM PREFINISHED METAL ROOF.
11 REMOVE AND REPLACE A/C PLATFORM W/ NEW WOOD PLATFORM. REINSTALL A/C UNITS.
12 REMOVE EXISTING METAL ROOF. REPLACE W/ NEW STANDING SEAM PREFINISHED METAL ROOF.
13 REMOVE AND REPLACE 6" HALF ROUND GUTTERS W/ PREFINISHED 6" HALF ROUND GUTTERS. REPLACE 4" ROUND DOWNSPOUTS W/ PREFIN. METAL SMOOTH ROUND DOWNSPOUTS.
14 REMOVE DAMAGED WOOD/GLASS DOOR. REPLACE W/ 4 PANEL WOOD DOOR AND NEW HARDWARE.
15 REPAIR/REPLACE/REPOINT MASONRY WHERE EXPOSED. PATCH STUCCO W/ VCC FORMULA. PAINT.
16 RETAIN WOODEN WINDOW A/C IN TRANSOM. REPLACE WOOD LOUVERED SHUTTERS TO MATCH EXISTING.
17 RETAIN THREE MOVABLE A/C WINDOW UNITS IN TRANSOMS. SHUTTERS INTACT AT THESE THREE LOCATIONS.
18 RE-PAINT DOORS.
19 REMOVE PVC PIPES AND REPLACE W/ COPPER OR GALVANIZED PIPING.
20 REPAIR/REBUILD BALCONY FRAMING. PER STRUCTURAL DETAILS 1/S3 AND 2/S3



A/A1 SECTION THRU MODIFIED STAIR RAIL
SC: 1-1/2" = 1'-0"



B/A1 SECTION THRU EXISTING/MODIFIED BALCONY
SC: 1-1/2" = 1'-0"



1/A1 DAUPHINE STREET SIDE ELEVATION
SC: 1/4" = 1'-0"

2/A1 REAR ELEVATION
SC: 1/4" = 1'-0"

NOTE: DRAWING SCALES INDICATED ARE VALID ONLY IF PRINTED ON 24 x 36" SHEETS.

RENOVATION of 819 SAINT ANN STREET New Orleans, LA 70116	LKHarmon Architects A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans Louisiana 70124 504.485.5670 harmon@lkharmonarchitects.com	12.5.2023 4.10.2024 REV. 1 3.31.2026 REV. 2 A1 LKH#6523

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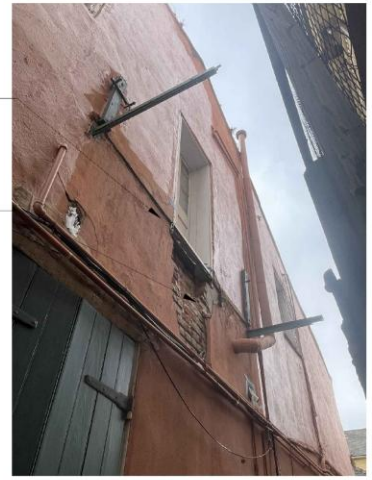
ARCH (Ledger) D (24.00 x 36.00 Inches)

817-819 St Ann

VCC Architectural Committee

April 14, 2026



NOTE: DRAWING SCALES INDICATED ARE VALID ONLY IF PRINTED ON 24x36 SHEETS

RENOVATION of 819 SAINT ANN STREET New Orleans, LA 70116	LKHarmon Architects A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans Louisiana 70124 504.485.5870 harmon@lkharmonarchitects.com	12.6.2023 3.31.2026 REV. 2 A2 LKH#6523

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ARC4 (Left blank) D (24.00 x 36.00 Inches)

817-819 St Ann

VCC Architectural Committee

April 14, 2026

GENERAL STRUCTURAL NOTES

I. GENERAL

A. The contractor shall be responsible for all final dimensions and fit-up of the structure, including verifying all existing conditions and dimensions before commencing work. No change in size or dimension of structural members shall be made without the written approval of the professional of record.
B. The contractor shall verify the location of all existing utilities before commencing any work. Any interference shall be brought to the attention of the structural engineer.
C. The contractor shall be responsible for the design, placement, maintenance, etc. of any and all shoring, bracing, tie backs, etc. needed to support any part of the new or existing construction during the entire construction process to ensure the safety and integrity of the structure until the necessary permanent elements are in place. The contractor is responsible for limiting the amount of construction load imposed upon structural framing. Construction loads shall not exceed the design capacity of the framing at the time the loads are imposed.
D. Structural drawings are intended to be used with architectural,mechanical, and electrical drawings. See these drawings for exact location of all depressions, slopes, openings, penetrations, etc. Penetrations not shown on the structural drawings shall be brought to the attention of the structural engineer.
E. Dimensions - Do not scale these drawings, use written dimensions only. Verify all dimensions at job site before commencing work and report any discrepancies. Where no dimensions are provided obtain clarification prior to proceeding with work.
F. Omissions & Conflicts - Omissions or conflicts between various elements of the construction documents should be brought to the attention of the design team. If certain features are not fully delineated in the construction documents, their construction shall be of the same character as for similar conditions that are delineated.
G. Existing Conditions - The Contractor shall verify the existing conditions and dimensions in the field. The Contractor shall report any discrepancies between the drawings and the actual existing conditions and dimensions to the Engineer.
H. With the exception of defects discovered by us or pointed out to us by others to date, our design and the work shown here assumes that the existing structural elements are sound and capable of supporting loads to their full, theoretical, code-allowed capacities. EOR is not responsible for any additional costs, damages, or injuries resulting from discovery or failure of any element that is found to be damaged, deteriorated, or otherwise structurally impaired.
I. The Contractor shall inform the professional of record in writing of any deviation from the Contract Documents. The Contractor shall not be relieved of the responsibility of such deviation by the professional of record review of shop drawings, product data, etc., unless the contractor has specifically informed the professional of record of such deviation at the time of submission, and the professional of record has given written approval to the specific deviation.
J. Note: if any items herein are not understandable or clear as to intent, the contractor must notify the Engineer of Record for clarification and/or supplemental information prior to actual installation.

II. DESIGN BASIS

A. Applicable Codes and Standards
International Residential Code 2021; ASCE 7-2016

B. Design Loads
Roof
Live Load 20 psf; Dead Load 10 psf
Decks
Live Load 60 psf; Dead Load 10 psf
Living Floors
Live Load 40 psf Dead Load 10 psf
Wind Load
The criteria is based on ASCE 7-2016 Minimum Design Loads for Buildings and Other Structures:
Basic Wind Velocity 144 mph
Risk Category II
Exposure B
For Main Wind Force Resisting System - Enclosed Building, Method 1, Simplified Procedure
For Components and Cladding - Partially Enclosed Building, Method 2, Analytical Procedure

Seismic Load
The criteria is based on ASCE 7-2016 Minimum Design Loads for Buildings and Other Structures:
Risk Category II
R Value: 6.5 (For light-frame (wood) walls sheathed with wood structural panels rated for shear resistance)
Site Class: E (soft clay)
CR_S (Coefficent of risk)=0.949
CR_1 (Coefficent of risk)=0.882

C. Deflection Limitations
Floor Members
Live L/360 Dead + Live L/240
Roof Member
Roof Live L/240

III. MATERIALS

A. EARTHWORK
Place footings on undisturbed soil. Notify the Engineer if "soft spots", underground obstructions, or any unusual condition is encountered during stripping, excavation or filling. Allowable soil bearing capacity is estimated as 750 psf.

B. CONCRETE
All concrete work shall conform to ACI 301 Specification for Structural Concrete for Buildings and meet the following requirements:
Concrete - Type I cement ASTM C 150, normal weight aggregates ASTM C 33, 3000 psi at 28 days, 5" slump. All concrete shall be normal weight (approximately 150 lbs. per cubic ft.) Place .006 inch Visqueen membrane beneath all interior slabs and beams on grade. Lap 12" to accommodate concrete pouring direction.
Reinforcing Steel - ASTM A615 grade 60, welded wire fabric ASTM A185.
Reinforcing Steel Details - Except as noted otherwise where continuous reinforcing is specified, provide a 90 degree hook on all top reinforcement in all beams at discontinuous ends. Install corner bars in the outside face of edge beams at every corner one top and one bottom. Bar shall be the same size as the largest beam bar.
Lap bars as indicated below:
Lap Splices - ACI 318
#3 1'3"; #4 1'8"; #5 2'2"
Welded wire fabric - one spacing plus 2".
Provide the following cover for reinforcing:
Footings 3" sides and bottom.
Grade Beams 3" bottom and sides, 2" top.
When existing concrete at the first floor level is removed to install new utilities, etc., the contractor shall notify the structural engineer of the location and extent of any such removal prior to performing the work. Where possible, existing reinforcement shall not be cut, bent, or damaged. Whenever reinforcement is cut, damaged or bent, it shall be brought to the attention of the structural engineer and repaired or replaced as directed.

C. CONCRETE MASONRY UNITS
All masonry has been designed in accordance with ACI 530. All filled vertical cells or cavities in masonry units shall be filled continuously with coarse grout in accordance with ACI 530-95 and ASTM C476. No voids, honeycombs, or gaps will be allowed.

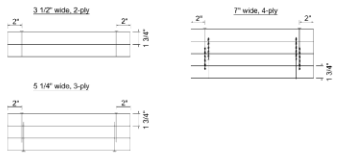
E. NON-STRUCTURAL STEEL FRAMING
All non-structural steel framing shall conform to the requirements set forth in ASTM C645: *Standard Specification for Non-Structural Steel Framing Members* and AISI S220: *North American Standard for Cold-Formed Steel Framing - Nonstructural Members*. All members shall have a protective coating conforming to ASTM A653/A653M. Installation of non-structural steel framing shall meet the requirements of ASTM C754: *Standard Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products*.

F. WOOD FRAMING
All wood framing fabrication and erection shall conform to the National Design Specification for Wood Construction by the NFPA, the Plywood Design Specification by the APA and meet the requirements below. Unless noted otherwise, all wood connections shall be in accordance with the fastening schedule of the International Residential Code.
All lumber or plywood in contact with masonry or exposed to earth or weather shall be pressure treated with CCA or MCQ to a minimum retention of 0.40 LBS/CU. FT. in accordance with AWPA. ACQ treatment is not allowed without written approval of the structural engineer. All treated wood members shall be connected or fastened with galvanized nails, screws, or bolts. The coating must be hot-dipped to an equivalent of G-90 rating or greater.
Framing Lumber - Southern Yellow Pine grade marked and kiln dried, S4S, No. 2, maximum moisture content 19%. All member piece ends, joints, or splices shall be over supports unless noted otherwise. Studs shall be continuous between floor levels unless otherwise noted.
Unless noted otherwise multiple pieces of lumber used to form beam or header members shall be attached together with 4 rows of 16d nails spaced at 16" for pieces up to 12" deep, 5 rows of 16d nails at 16" for pieces 14" and 16" deep and 6 rows of 16d nails spaced at 16" for pieces 18" deep.
Openings
All openings in exterior wood-framed walls shall have the following minimum number of studs at each jamb:
Openings less than 4'-0".....2 Studs
Openings 4'-0" to 6'-0".....3 Studs
Openings 6'-0" to 10'-0".....4 Studs
Openings larger than 10'-0"....See Plan or consult Struct. Eng.
Unless shown otherwise all openings in wall shall have headers consisting of a minimum of two 2x12s.
Floor Framing - Provide bridging for dimensioned lumber floor joists at 8'-0" o.c. max.
Plywood Flooring - APA rated 48/24, 3/4" thick. Nail with 12d nails spaced at 6" o.c. at panel ends and 12" o.c. at intermediate supports.
Plywood Roofing - APA rated 32/16, 5/8" thick. Nail with 10d nails spaced at 6" o.c. at panel edges and 12" o.c. at intermediate supports.
Plywood Wall Sheathing - Provide 1/2" plywood on all the exterior walls to brace the structure for wind loads. Unless shown otherwise all plywood sheathing shall be fastened with 8d ring shank nails (.131" min. diameter) or #10 screws (.19" nominal diameter) spaced at 6" o.c. maximum along supporting members on the interior or each sheet and spaced at 4" o.c. maximum along supporting members at the edges of each sheet. Additionally, when plywood sheathing spans between floors, fasteners shall be installed at 4" o.c. maximum along all top and bottom plates. The use of staples will not be allowed. All plywood wall sheathing shall have solid blocking at all horizontal joints. Vertical joints of plywood roof sheathing shall be staggered every four feet or less.
LVL Members - All members designated as "LVL" shall be laminated veneer lumber having properties and strength equal to Trus Joist "Microllam" with a minimum designated modulus of elasticity of 2000 ksi (2.0E) for all headers and beams. LVL members shall be glued and nailed together following the manufacturer's instructions.

G. MASONRY
Masonry has been designed in accordance with the Building Code Requirements for Masonry Structures (TMS 402-11/ACI 530-11/ASCE 5-11) and shall be constructed in accordance with the Specifications for Masonry Structures (TMS 602-11/ACI 530.1-11/ASCE 6-11), commonly referred to as the MSJC Code, except where otherwise modified by these General Notes and Specifications.

Mortar shall conform to the " Vieux Carre " mix, Type O; No more than 1 part Portland cement, 3 parts lime and 9 parts sand. Lime shall conform to ASTM C207 and masonry cement shall conform to ASTM C91.
Full bed and head joints shall be provided.

Multi-Member Connections for Side-Loaded Beams



Notes:
1. Washers required. Bolt holes to be 3/16" maximum.
2. For beams up to 14" deep, maximum.
3. Multiple pieces can be nailed or bolted together to form a header or beam of the required size, up to a maximum width of 7".

Multiple-Member Connections for Top-Loaded Beams

When fasteners are required on both sides, stagger fasteners on the second side so they fall halfway between fasteners on the first side.

Load must be applied evenly across entire beam width. Otherwise, use connections for side-loaded beams.

Fastener Installation Requirements

Piece Width	# of Plies	Fastener Type	Min. Length	# Rows	O.C. Spacing	Location
1 3/4"	2	10d nails	3"	3	12"	One Side
		12d-16d nails	3 1/4"	2		
		Screws	3 3/8" or 3 1/2"	2	24"	
	3	10d nails	3"	3	12"	Both Sides
		12d-16d nails	3 1/4"	2	24"	Both Sides
		Screws	3 3/8" or 3 1/2"	2		
	4	10d nails	3"	3	12"	One Side (per ply)
		12d-16d nails	3 1/4"	2		
		Screws	5" or 6"	2	24"	Both Sides
3 1/2"	2	Screws	5"	2	24"	One Side
			6 3/4"			
			6" or 6"			Both Sides
			6 3/4"			One Side
		1/2" bolts	8"	2	24"	-

Notes:
1. 10d nails are 0.128" diameter, 12d - 16d nails are 0.148" - 0.162" diameter, screws are #25, USP WS, Tousl.OK or SDW.
2. An additional row of nails is required with depths of 14" or greater.
3. When connecting 4-ply members, nail each ply to the other and offset nail rows by 2" from rows in the ply below.

WOOD FRAMED OPENING SCHEDULE

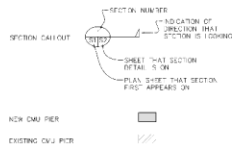
ALL OPENINGS AND RECESSES IN WOOD STUD WALLS (UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS) SHALL HAVE THE FOLLOWING HEADERS

OPENING WIDTH	HEADER	JACK STUDS
UP TO 4'-0"	(2) 2x8	(2) 2x6 MIN.
4'-1" TO 6'-0"	(3) 2x10	(2) 2x6 MIN.
6'-1" TO 10'-0"	(4) 2x12	(3) 2x6 MIN.
LARGER THAN 10'-0"	SEE PLAN	SEE PLAN

NOTE:
1. ALL MULTIPLE STUDS SHALL BE CONNECTED TOGETHER WITH (2) ROWS OF 16d NAILS SPACED AT 8" O.C.
2. ENGINEER NOTE: ALL MEMBERS SIZES FOR FRAMED OPENING ASSUME CARRYING 15' WIDTH OF TRIBUTARY FLOOR AREA OF 20 PSF DEAD AND 40 PSF LIVE. JACK STUDS ASSUME BLOCKING AT MID-HEIGHT AND 10'-0" OPENING HEIGHT.

MARAIS CONSULTANTS ENCOURAGES REUSE OF EXISTING MATERIALS THAT ARE IN SERVICEABLE CONDITION. IF THERE IS A MATERIAL SUBSTITUTION THAT ANY PARTY WOULD LIKE TO PROPOSE, PLEASE NOTIFY US AND BE CAN ASSIST WITH DETERMINING IF THAT ITEM CAN BE USED.

GRAPHIC LEGEND



ABBREVIATIONS

@	AT
CMU	CONCRETE MASONRY UNIT
EA	EACH
GALV	GALVANIZED
CTR	CENTER
MIN	MINIMUM
O.C.	ON CENTER
PT	PRESSURE TREATED
REF	REFERENCE
TYP	TYPICAL
V.I.F.	VERIFY IN FIELD

Call before you dig.

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PROFESSIONAL OF RECORD:
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REV. NO.	DATE	DESCRIPTION

819 ST. ANN STREET
New Orleans, Louisiana

DRAWN BY: CPH
CHECKED BY: JMS
DATE: MARCH 31, 2026
ISSUE: PERMIT
SHEET SIZE: 24" x 36"

STATE OF LOUISIANA
JENNIFER M. SHAPE
License No. 35470
PROFESSIONAL ENGINEER
3-31-2026

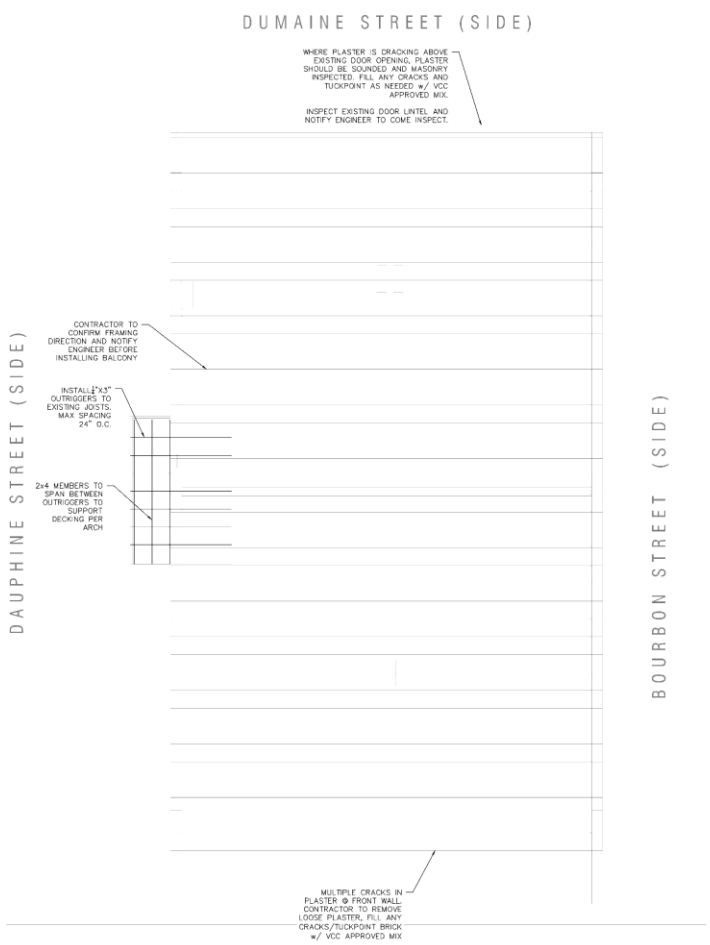
GENERAL STRUCTURAL NOTES

SHEET:
S1

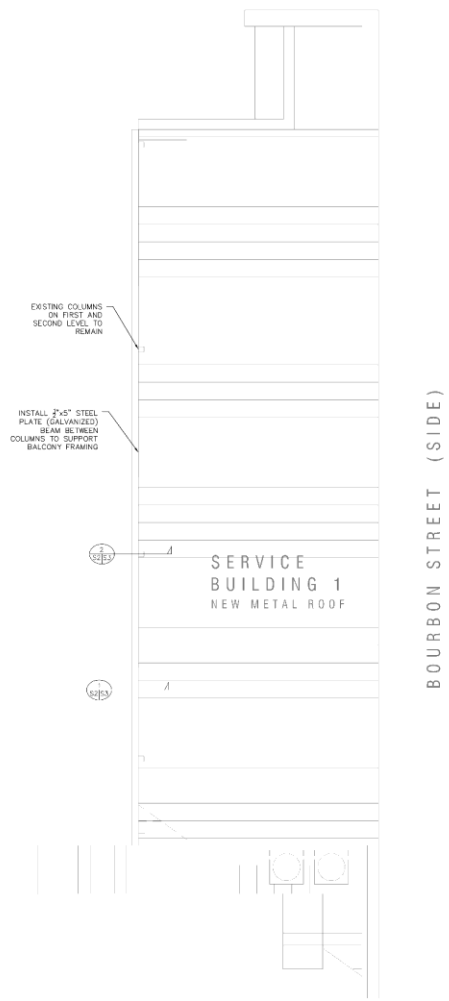
817-819 St Ann

VCC Architectural Committee

April 14, 2026



MAIN BUILDING REPAIR PLAN
1/4" = 1'-0"



REAR BUILDING REPAIR PLAN
1/4" = 1'-0"

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REV. NO.	DATE	DESCRIPTION

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DATE: MARCH 31, 2026
ISSUE: PERMIT
SHEET SIZE: 24" x 36"

STATE OF LOUISIANA
JENNIFER M. SHAPE
License No. 35470
PROFESSIONAL ENGINEER
3-31-2026
CIVIL ENGINEER

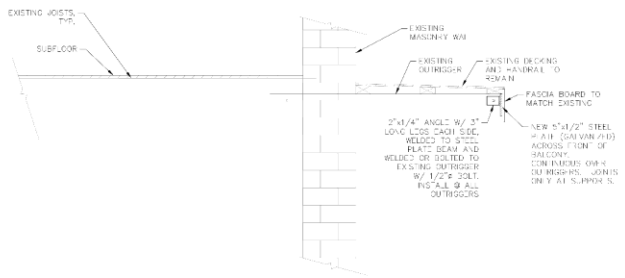
BUILDING REPAIR PLAN

SHEET:
S2

817-819 St Ann

VCC Architectural Committee

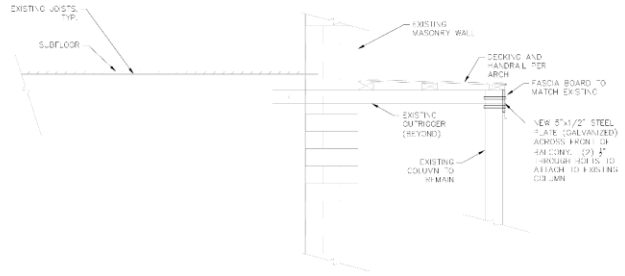
April 14, 2026



BALCONY DETAIL BETWEEN COLUMNS

SECTION 1 (S2/S3)

1" = 1'-0"



BALCONY DETAIL AT COLUMNS

SECTION 2 (S2/S3)

1" = 1'-0"

One Call before you dig.

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STATE OF LOUISIANA
JENNIFER M. SMITH
License No. 35470
PROFESSIONAL ENGINEER
3-31-2026
Civil Engineer

STRUCTURAL DETAILS

SHEET
S3

817-819 St Ann

VCC Architectural Committee

April 14, 2026