Vieux Carré Commission
Architecture Committee Meeting

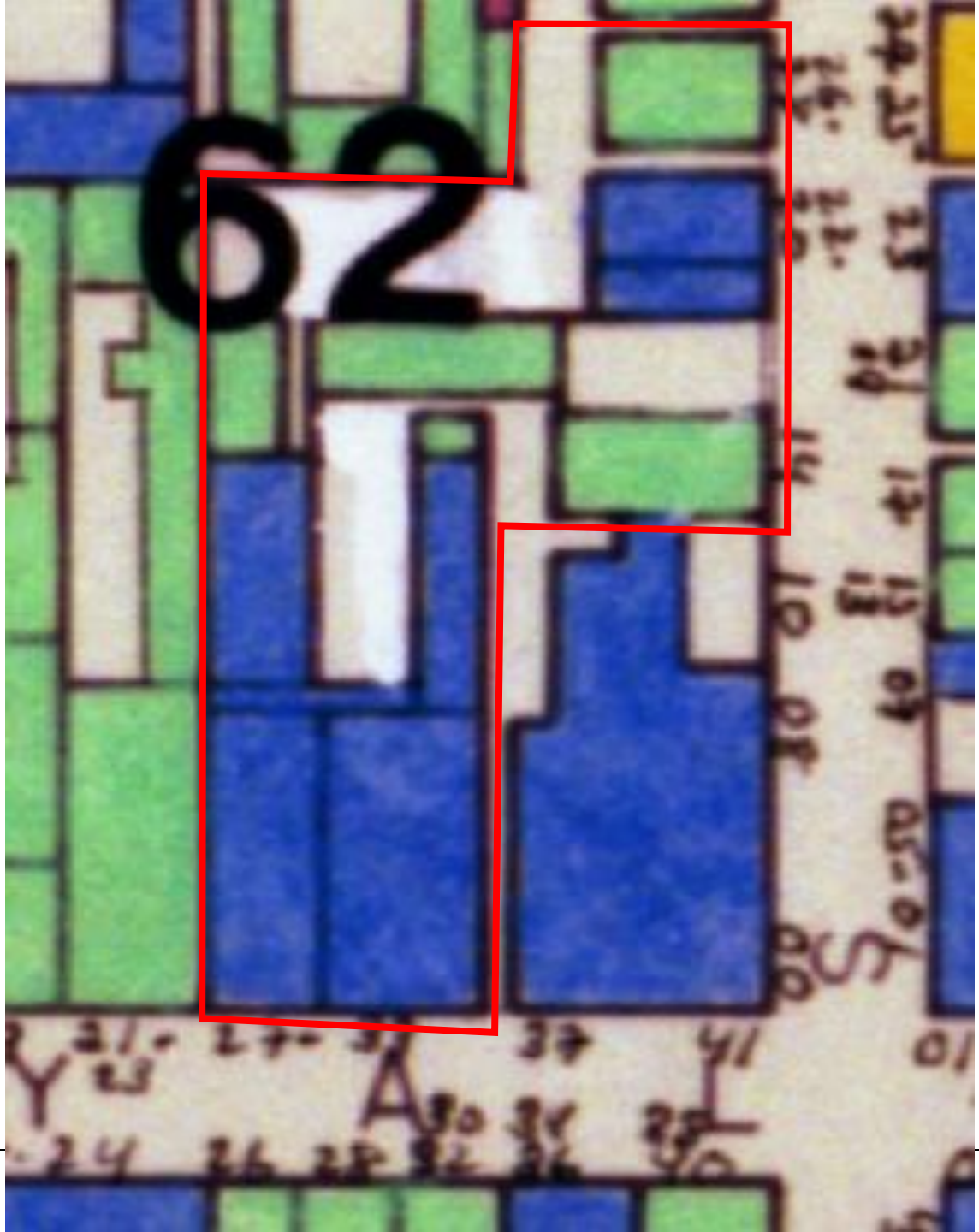
Tuesday, May 12, 2026

Old Business

533 Royal

732
738
532
605
705
710
537
538
530
719
721
Natty Adams
Custom tailor
Classical Institute
of the South
Temporarily closed
Galerie Rue Royale
Merieult House
Historical Marker
Matthew Peck
Fine Art Gallery
Sutton Galleries
Strange True Tours
Royal St
The Historic New
Orleans Collection
Restored buildings with exhibits & to

533 Royal



533 Royal

732
738
532
Toulouse St
New
Secre
Natty Adams
Custom tailor
odeo
710
Classical Institute
of the South

533 Royal

533 Royal

VCC Architectural Committee

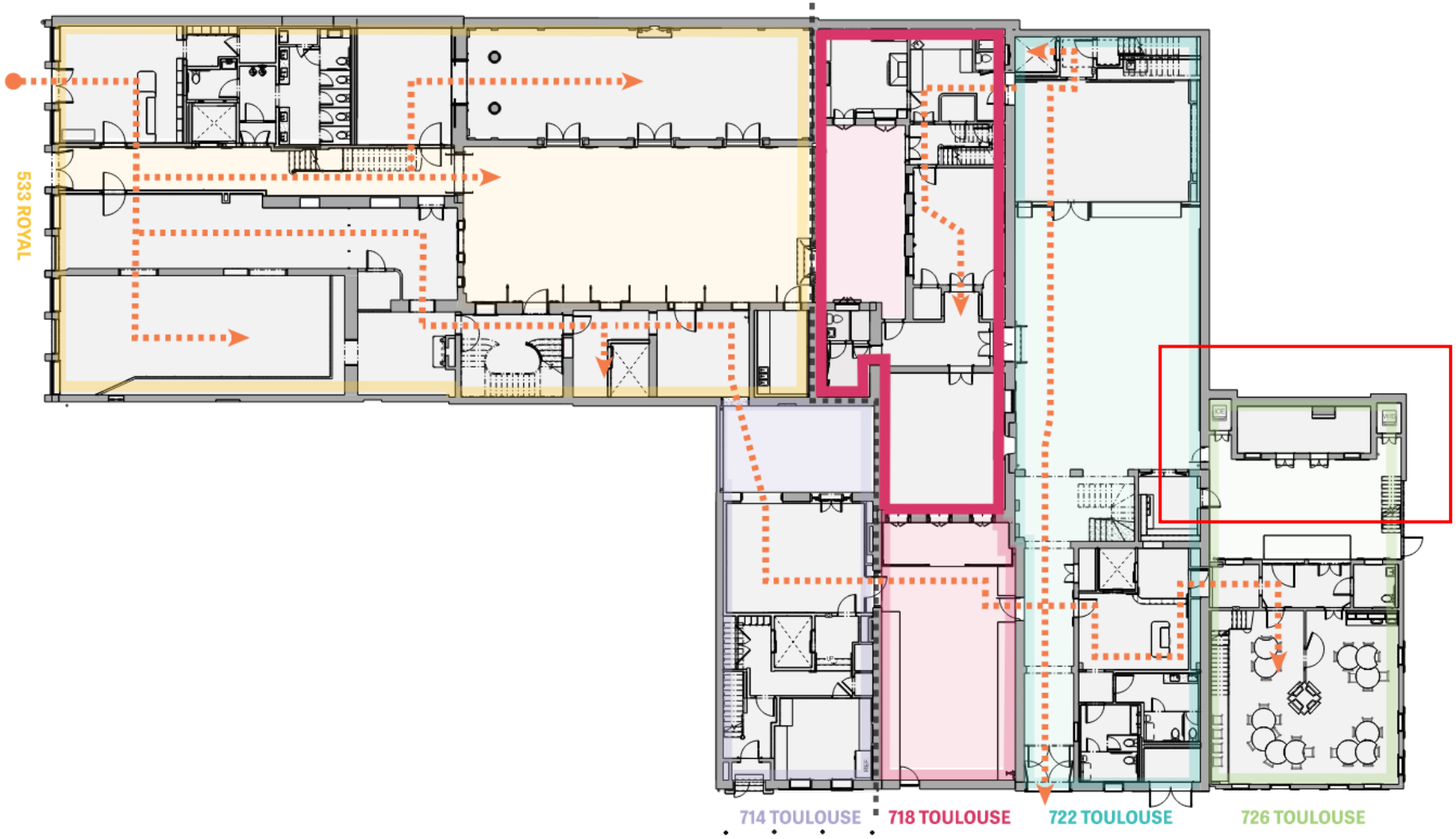
May 12, 2026

533 Royal – ca. 1936

533 Royal – 726 Toulouse 1963

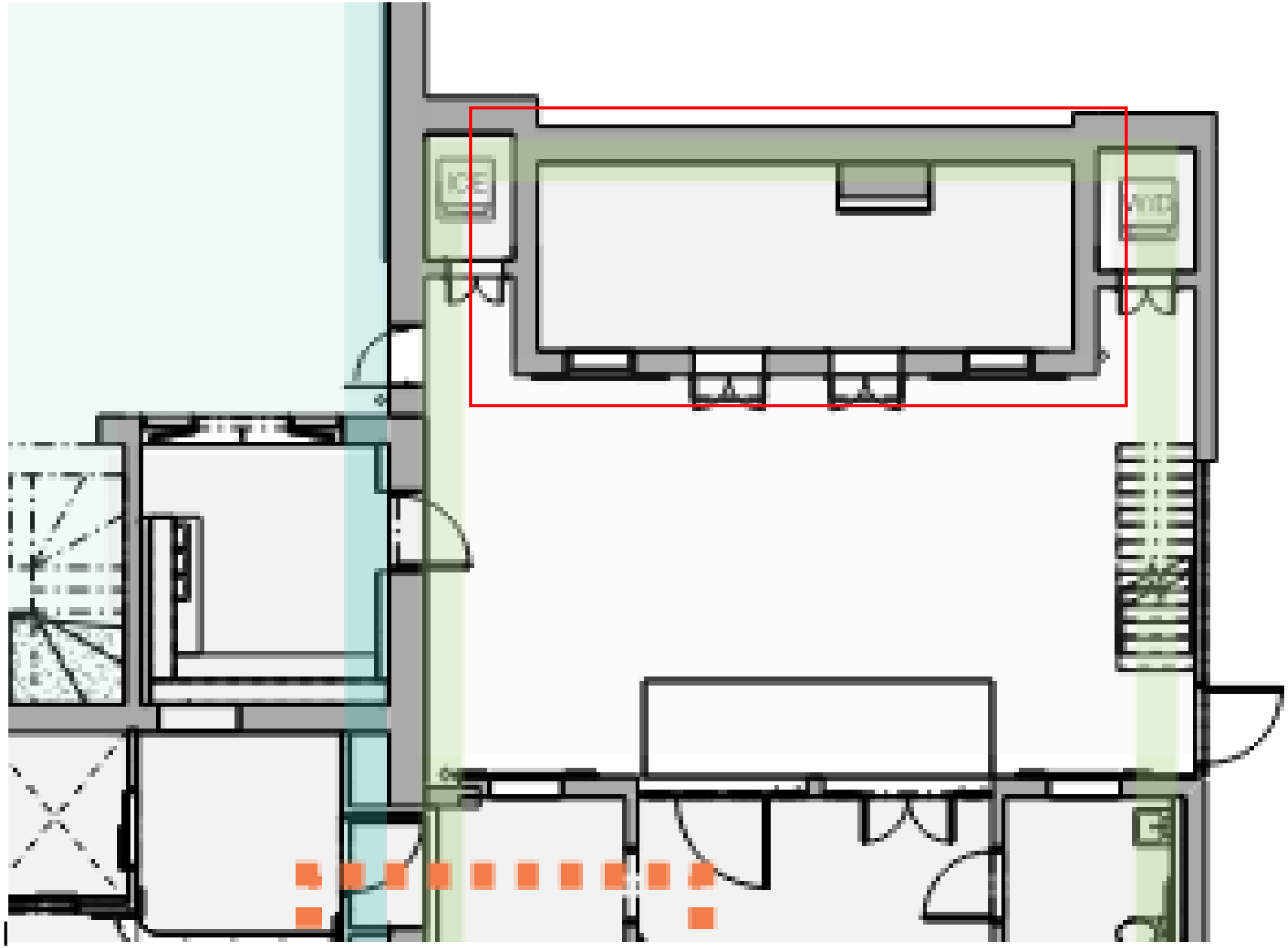
CAMPUS PLAN

PROPOSED CAMPUS CIRCULATION



LEVEL 1

533 Royal



533 Royal

533 Royal

533 Royal

533 Royal

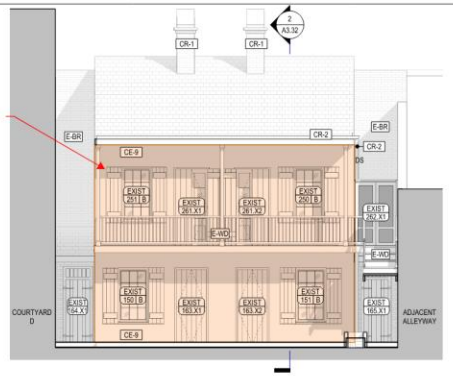
533 Royal

533 Royal

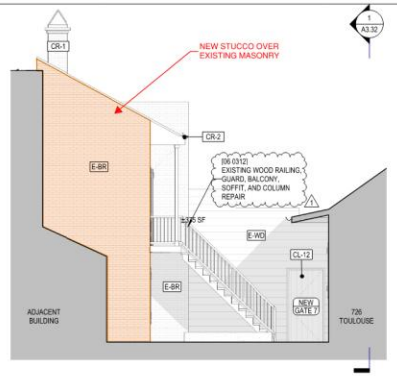
533 Royal

VCC Architectural Committee

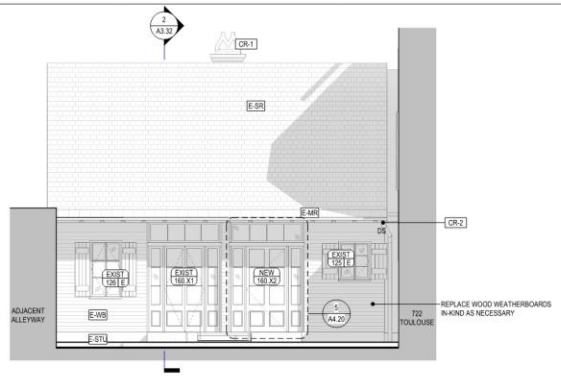
May 12, 2026



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



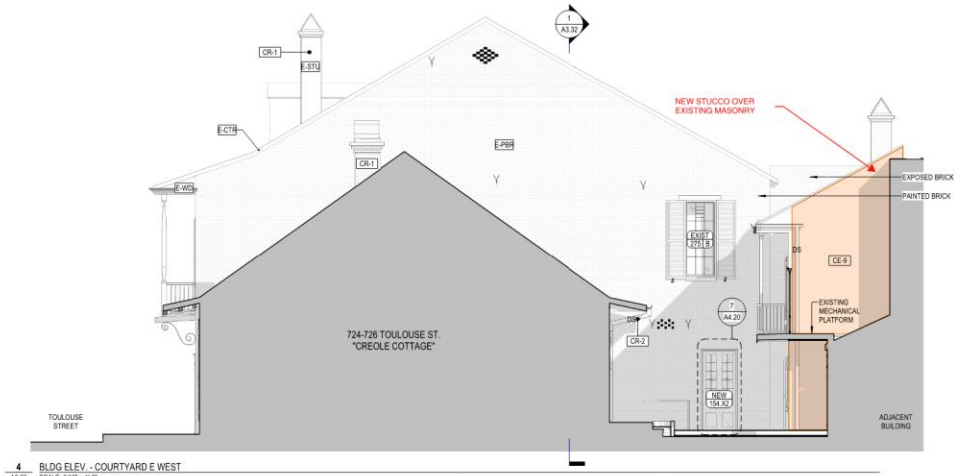
2 A3.09 BLDG ELEV. - COURTYARD E EAST
SCALE: 3/16" = 1'-0"



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

LEGEND - EXTERIOR MATERIALS	
MARK	MATERIAL
E-BR	EXISTING EXPOSED BRICK
E-BUR	EXISTING BUILT-UP ROOF
E-CI	EXISTING CAST IRON
E-CTR	EXISTING CLAY TILE ROOF
E-GR	EXISTING GRANITE
E-MR	EXISTING METAL ROOF
E-PBR	EXISTING PAINTED BRICK
E-SR	EXISTING SLATE ROOF
E-STU	EXISTING STUCCO
E-WB	EXISTING WOOD WEATHERBOARD
E-WC	EXISTING WALL COVERING
E-WD	EXISTING WOOD TRIM/FASCIA/ELEMENT
PT-1	PAINT
PVC	NEW PVC ROOF
ST-1	STONE TILE
STU	STUCCO
WD-1	WOOD FLOOR

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



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

726 TOULOUSE ST - DEPENDENCY ELEVATION

726 TOULOUSE ST - DEPENDENCY BRICK DETERIORATION

726 TOULOUSE ST - DEPENDENCY BRICK DETERIORATION

TRAPOLINPEER ARCHITECTS

CONSTRUCTION DOCUMENTS

THE HISTORIC NEW ORLEANS COLLECTION MUSEUM RENOVATION

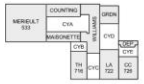
533 ROYAL STREET - NEW ORLEANS, LA 70130

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

ARCHITECT
TRAPOLIN-PEER ARCHITECTS
850 TCHOUPITOULAS STREET
NEW ORLEANS, LA 70130

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

#	DESCRIPTION	DATE
1	BID ADDENDUM 1	06.20.2025



© TRAPOLIN-PEER ARCHITECTS, APC

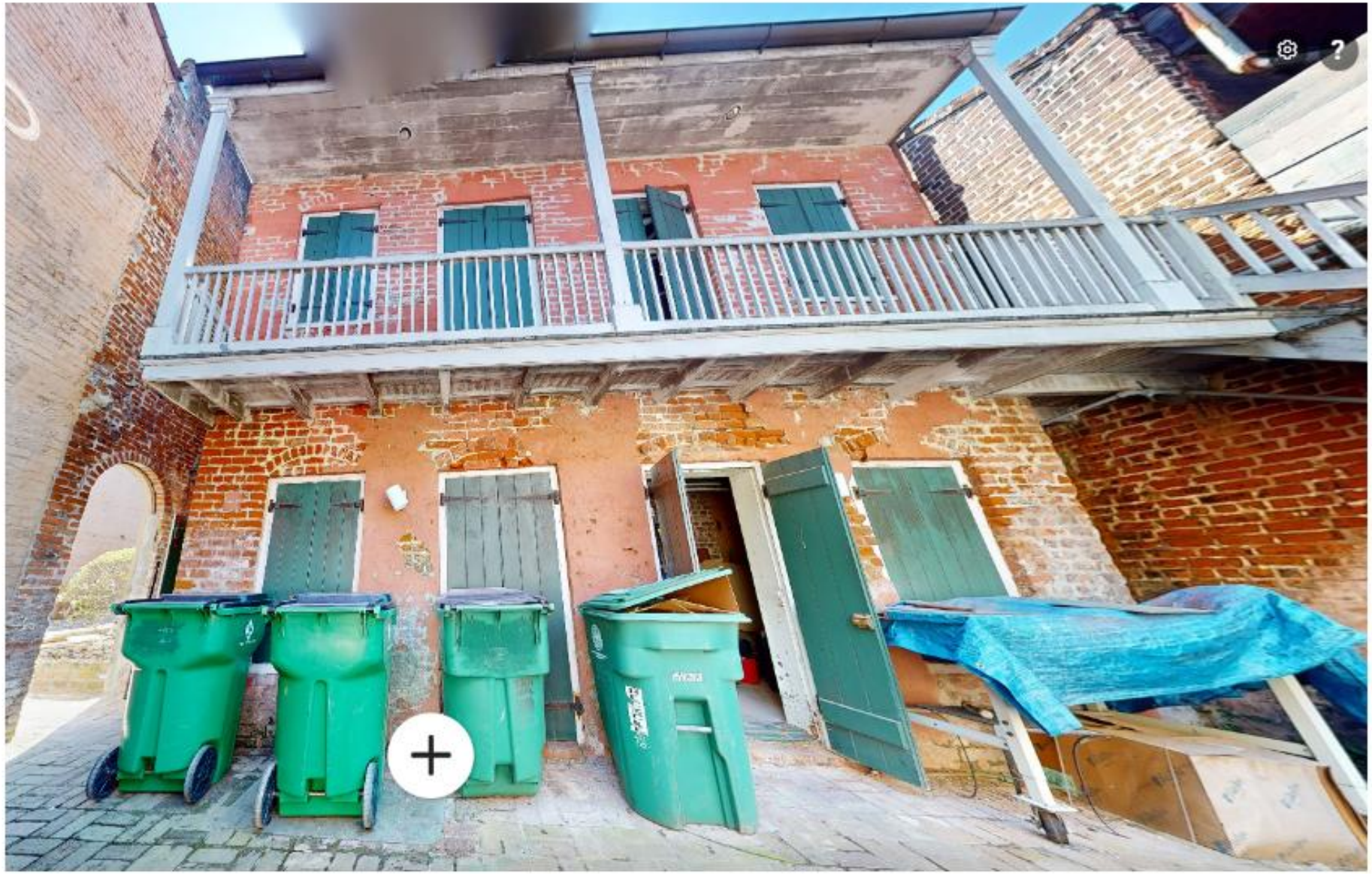
PROJECT NUMBER
CN22189

ISSUE DATE
05.07.2025

SKETCH OF ADDITIONAL STUCCO

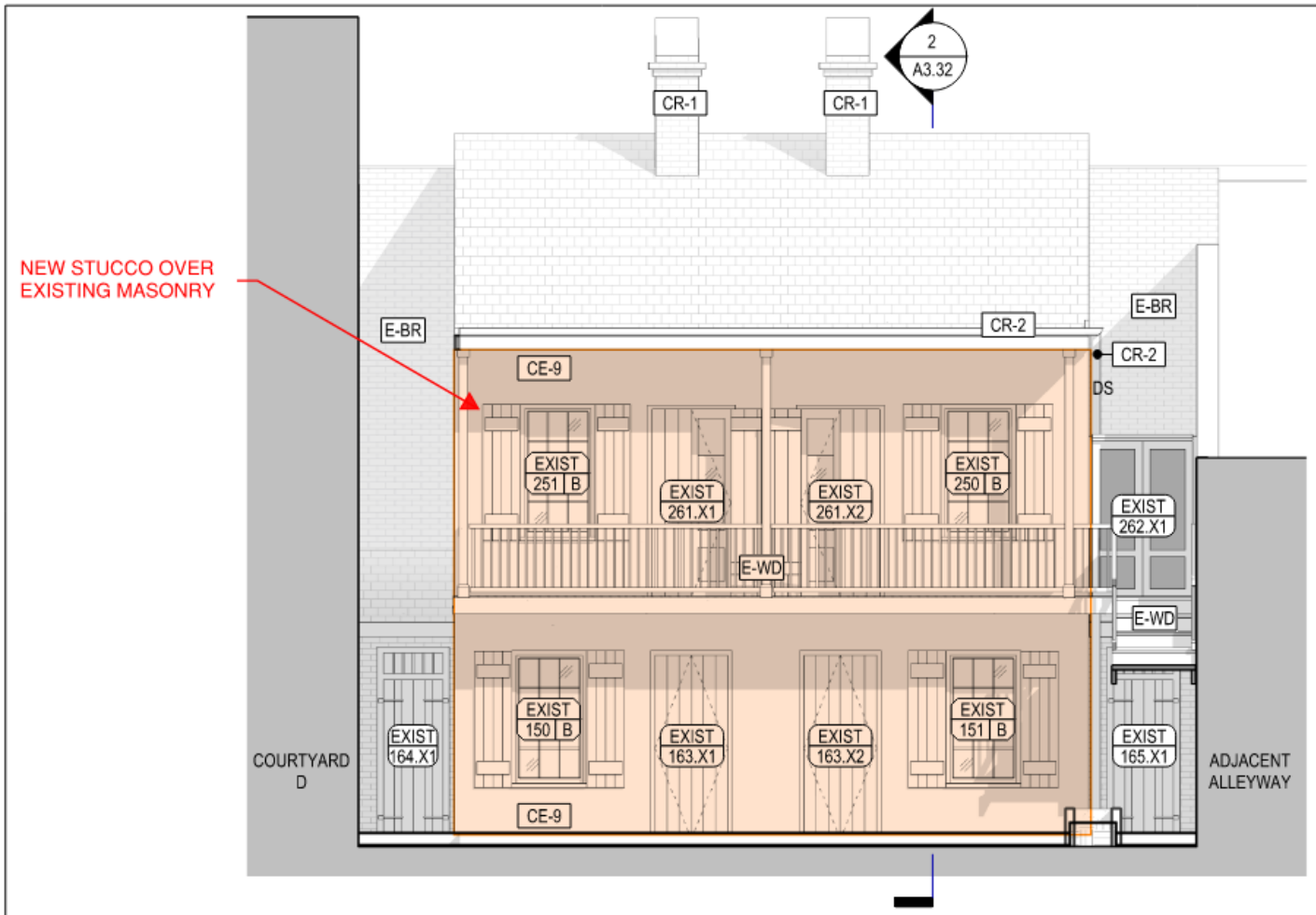
BUILDING ELEVATION - COURTYARD E & TOULOUSE ALLEY

A3.09

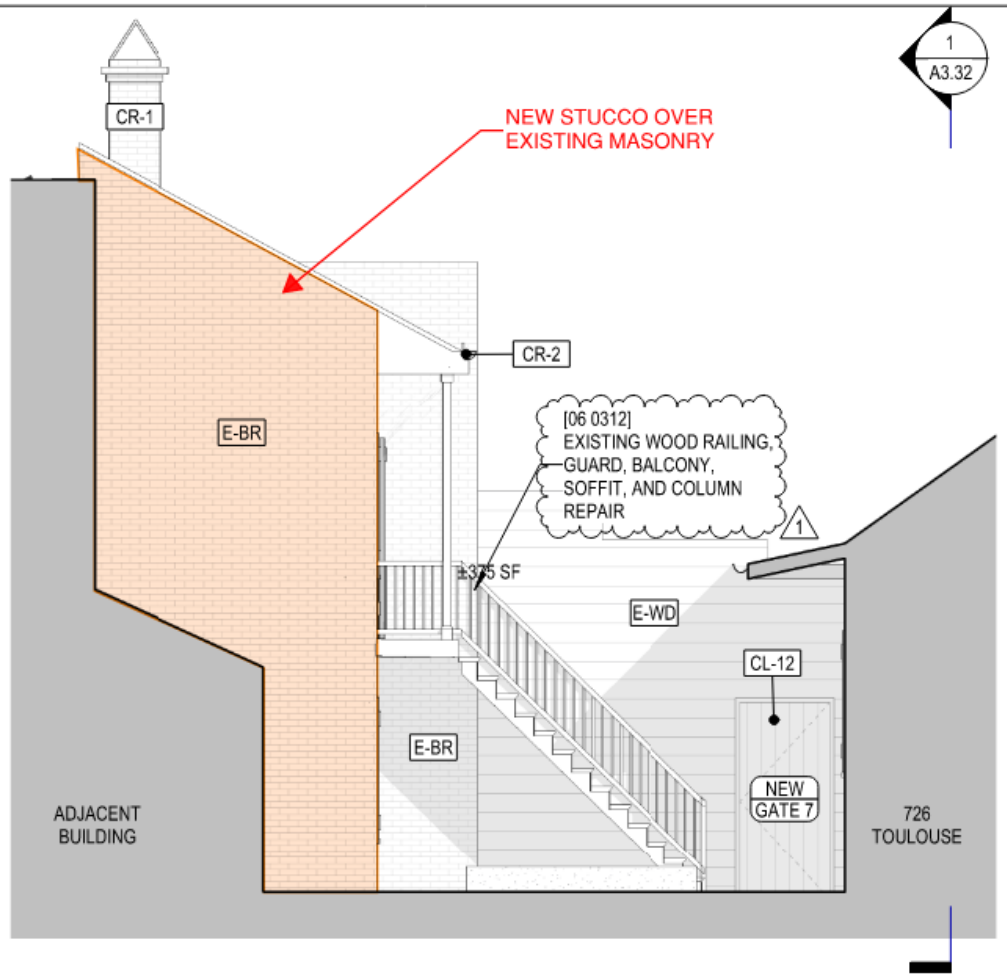


726 TOULOUSE ST - DEPENDENCY ELEVATION

533 Royal

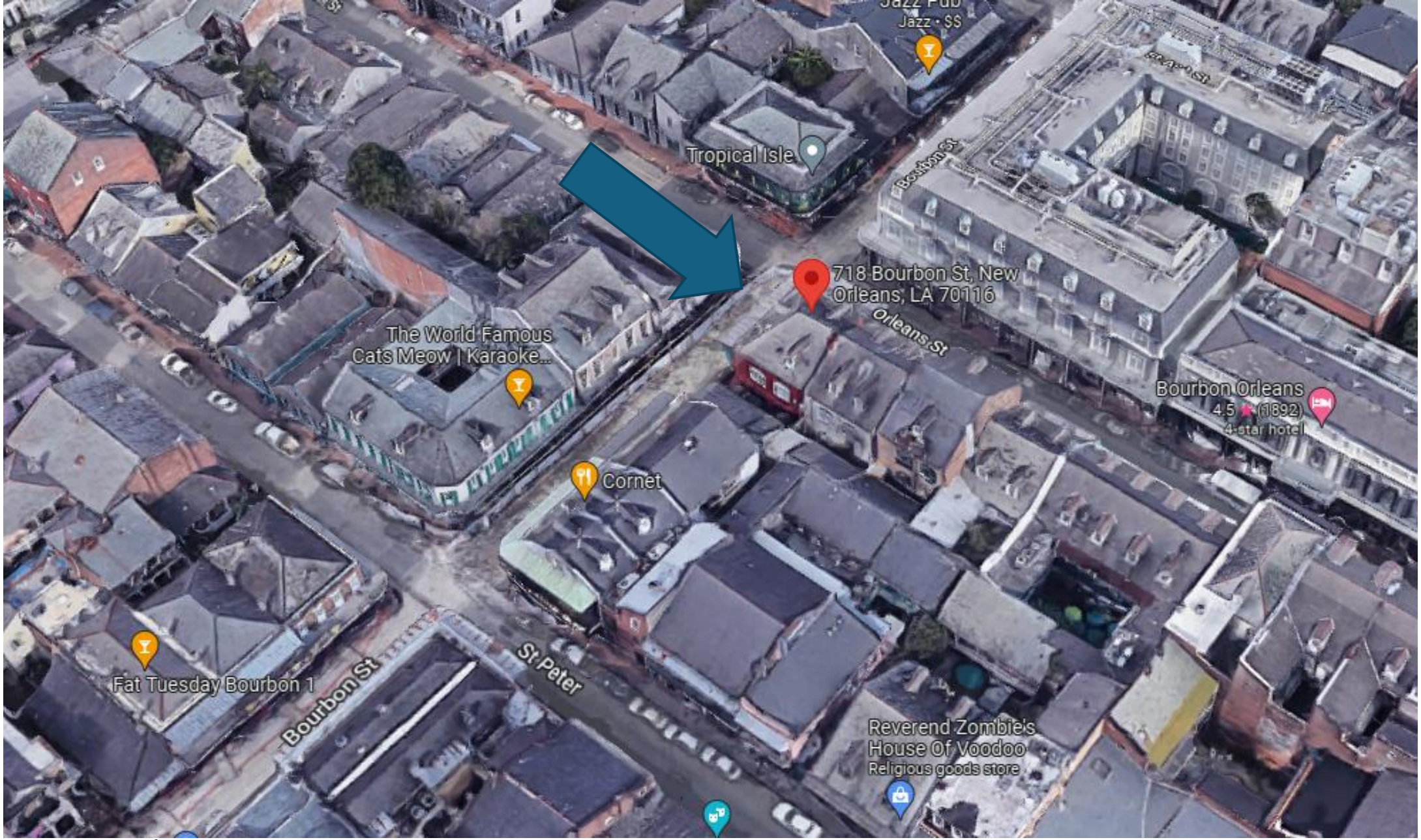


1 BLDG ELEV. - COURTYARD E NORTH
A3.09 SCALE: 3/16" = 1'-0"



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

718 Bourbon



718-20 Bourbon

718-20 Bourbon

718-20 Bourbon

718-20 Bourbon

VCC Architectural Committee

May 12, 2026

718-20 Bourbon

VCC Architectural Committee

May 12, 2026

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VCC Architectural Committee

May 12, 2026

do not scale drawings

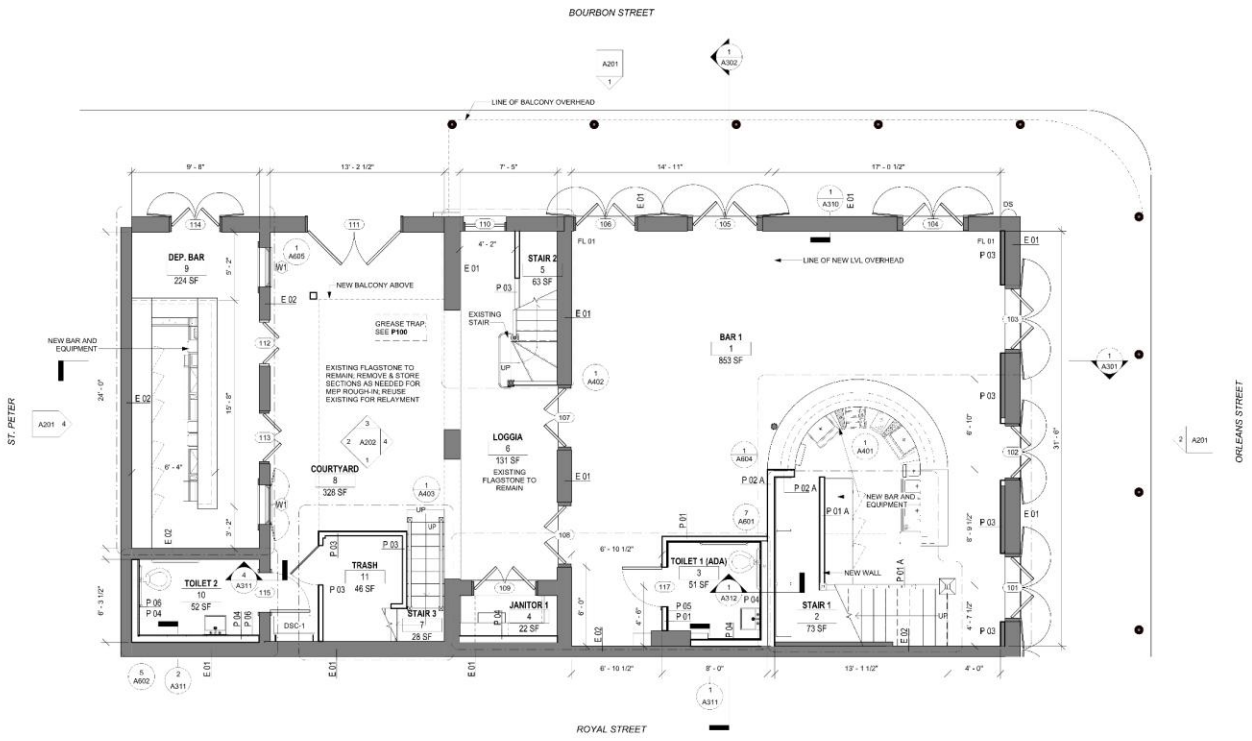
FLOOR PLAN GRAPHICS LEGEND:

EXISTING

NEW

GENERAL NOTES FLOOR PLAN:

1. REFERENCE **A700** FOR PARTITION TYPES AND DETAILS.
2. REFERENCE **A800** FOR DOOR, AND WINDOW SCHEDULES AND DETAILS.
3. REFERENCE **DEMOLITION NOTES AND SHEETS** FOR DEMO SCOPE OF WORK.
4. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TO FINISHED FACE OF WALL.
5. COORDINATE UTILITY ENTRANCES WITH STRUCT & MEP PLANS.
6. PROTECT ALL EXISTING HISTORIC MATERIALS, DOORS, WINDOWS, BASEBOARD, STAIR COMPONENTS, MANTLES, AND OTHER HISTORIC SURFACES TO REMAIN.
7. SALVAGE AND STORE ANY HISTORIC MATERIALS REMOVED DURING DEMO FOR REUSE OR TO MATCH EXISTING WITH NEW REPLACEMENT.
8. REFERENCE LIFE SAFETY PLANS FOR REQUIRED FIRE RATINGS AND NFPA SPRINKLER PROTECTION LOCATIONS.
9. COORDINATE ALL SPRINKLER SYSTEM AND FIRE ALARM SYSTEM TYPES WITH ARCHITECT AND MEP ENGINEER. SPRINKLER AND ALARM SYSTEMS TO BE PROVIDED FOR SUBMISSION TO OSFM PRIOR TO CONSTRUCTION.



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

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

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

I (we) ~~will~~ ~~will not~~ provide no project construction administrative services on this project.

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PHASE 3 - RENOVATION
718 BOURBON STREET RENOVATION
718 BOURBON ST. NEW ORLEANS, LA 70116

-REVISIONS-

No.	Date	Scope

DRAWING BY	MLL
SCALE	1/4" = 1'-0"
JOB No.	522009
DATE	03/30/2026

SHEET NAME
FIRST FLOOR PLAN

SHEET NO.
A101

5/2/2026 7:36:17 PM Autodesk Docs://718 Bourbon/522009 - 718 Bourbon St. 2025.rvt

PHASE 3 - RENOVATION 03/30/2026

718-20 Bourbon

VCC Architectural Committee

May 12, 2026

do not scale drawings

FLOOR PLAN GRAPHICS LEGEND:

EXISTING

NEW

GENERAL NOTES FLOOR PLAN:

1. REFERENCE **A700** FOR PARTITION TYPES AND DETAILS.
2. REFERENCE **A800** FOR DOOR, AND WINDOW SCHEDULES AND DETAILS.
3. REFERENCE **DEMOLITION NOTES AND SHEETS** FOR DEMO SCOPE OF WORK.
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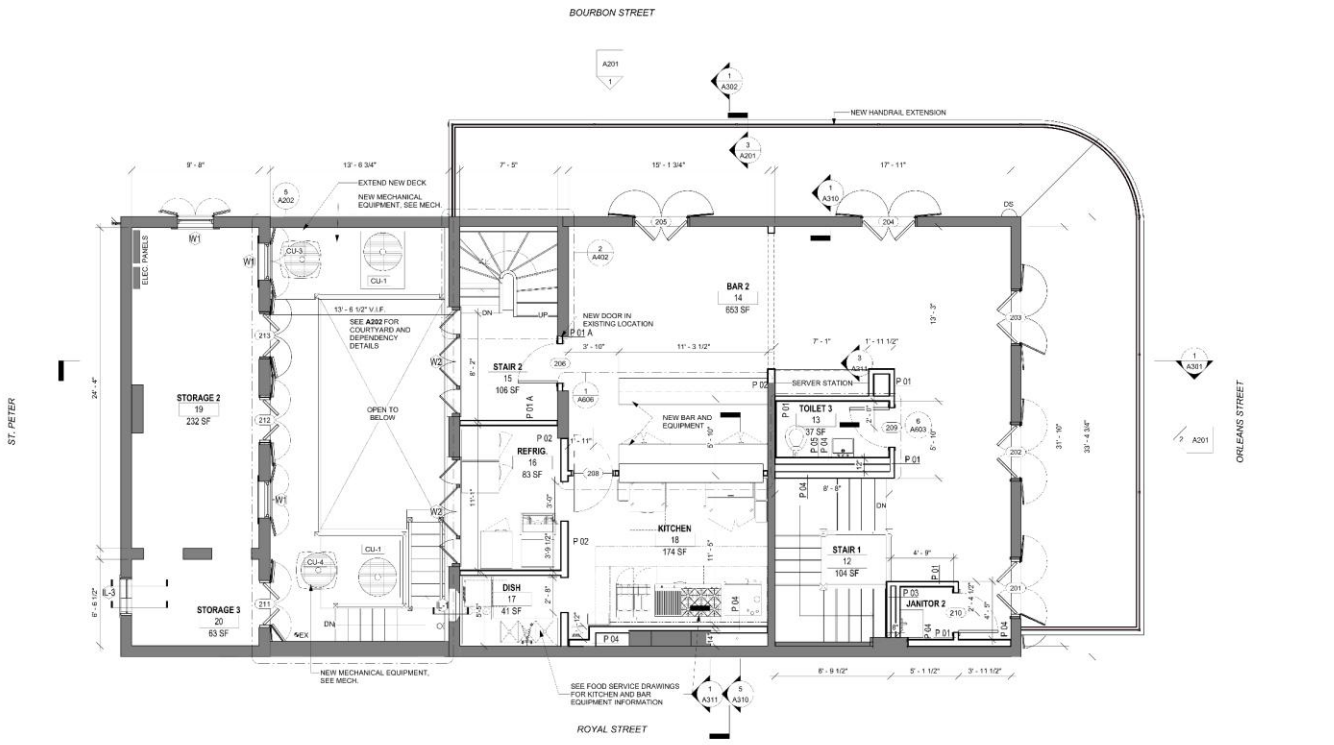
9. COORDINATE ALL SPRINKLER SYSTEM AND FIRE ALARM SYSTEM TYPES WITH ARCHITECT AND MEP ENGINEER. SPRINKLER AND ALARM SYSTEMS TO BE PROVIDED FOR SUBMISSION TO OSFM PRIOR TO CONSTRUCTION.



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

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

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PHASE 3 - RENOVATION
718 BOURBON STREET RENOVATION
718 BOURBON ST. NEW ORLEANS, LA 70116

-REVISIONS-

No.	Date	Scope

DRAWING BY MLL
SCALE 1/4" = 1'-0"
JOB No. 522009
DATE 03/30/2026

SHEET NAME
SECOND FLOOR PLAN

SHEET NO.
A102

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PHASE 3 - RENOVATION 03/30/2026

718-20 Bourbon

VCC Architectural Committee

May 12, 2026

do not scale drawings

FLOOR PLAN GRAPHICS LEGEND:

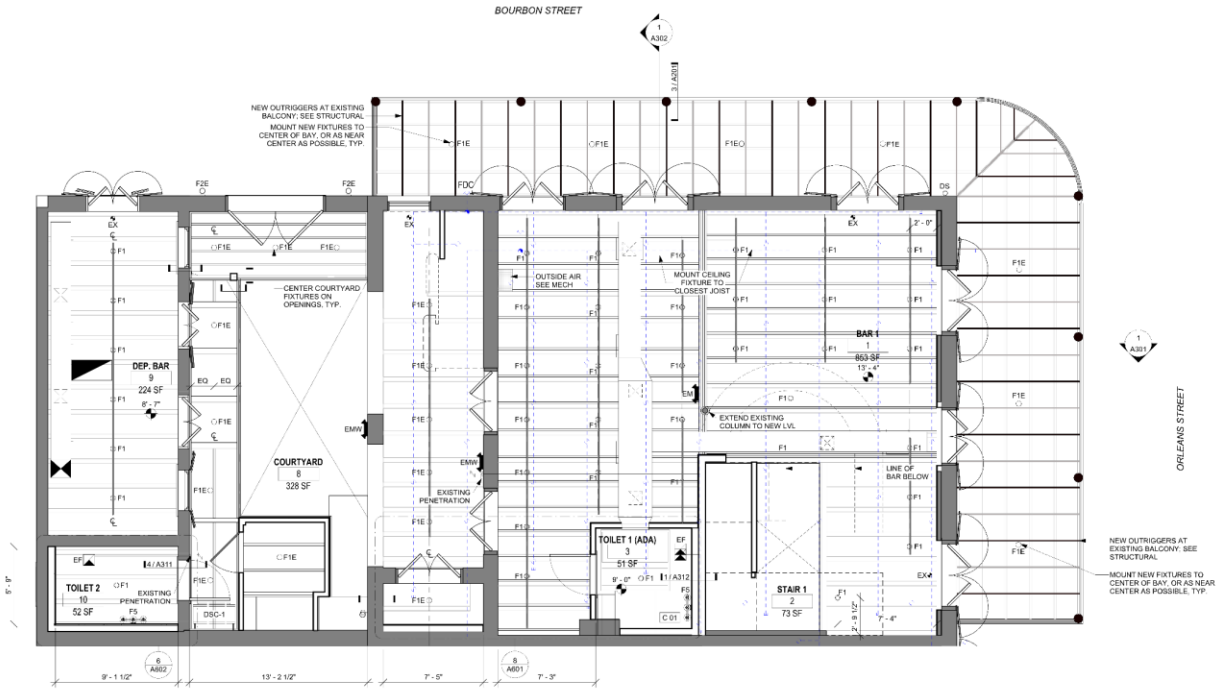
EXISTING

NEW

RCP LEGEND:

EL1	EXISTING EXTERIOR WALL-MOUNT FIXTURE
EL2	EXISTING EXTERIOR WALL-MOUNT FIXTURE
EL3	EXISTING EXTERIOR CEILING-MOUNT FIXTURE
EL4	EXISTING EXTERIOR CEILING-MOUNT FIXTURE
F1E	NEW EXTERIOR CEILING-MOUNT FIXTURE; SEE ELECTRICAL FOR FIXTURE SPECS
F1	NEW INTERIOR CEILING-MOUNT FIXTURE; SEE ELECTRICAL FOR FIXTURE SPECS
F2E	NEW EXTERIOR WALL-MOUNT FIXTURE; SEE ELECTRICAL FOR FIXTURE SPECS
F3	NEW INTERIOR CEILING-MOUNT FIXTURE; SEE ELECTRICAL FOR FIXTURE SPECS
F5	NEW WALL-MOUNT SCONCE; SEE ELECTRICAL FOR FIXTURE SPECS
EF	NEW EXHAUST FAN; SEE MECHANICAL FOR FIXTURE SPECS
VRF	NEW CEILING-MOUNT CASSETTE; SEE MECHANICAL FOR FIXTURE SPECS
EX	NEW EXIT SIGNAGE
EM	NEW EMERGENCY LIGHT

GENERAL RCP NOTES:
COORDINATE ALL NEW ELECTRICAL FIXTURES WITH MECHANICAL SYSTEMS



1 A151 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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

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

x_____

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

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John C Williams Architects LLC

PHASE 3 - RENOVATION
718 BOURBON STREET RENOVATION
718 BOURBON ST. NEW ORLEANS, LA 70116

-REVISIONS-

No.	Date	Scope

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JOB No.	522009
DATE	03/30/2026

SHEET NAME
FIRST FLOOR RCP

SHEET NO.
A151

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PHASE 3 - RENOVATION 03/30/2026

718-20 Bourbon

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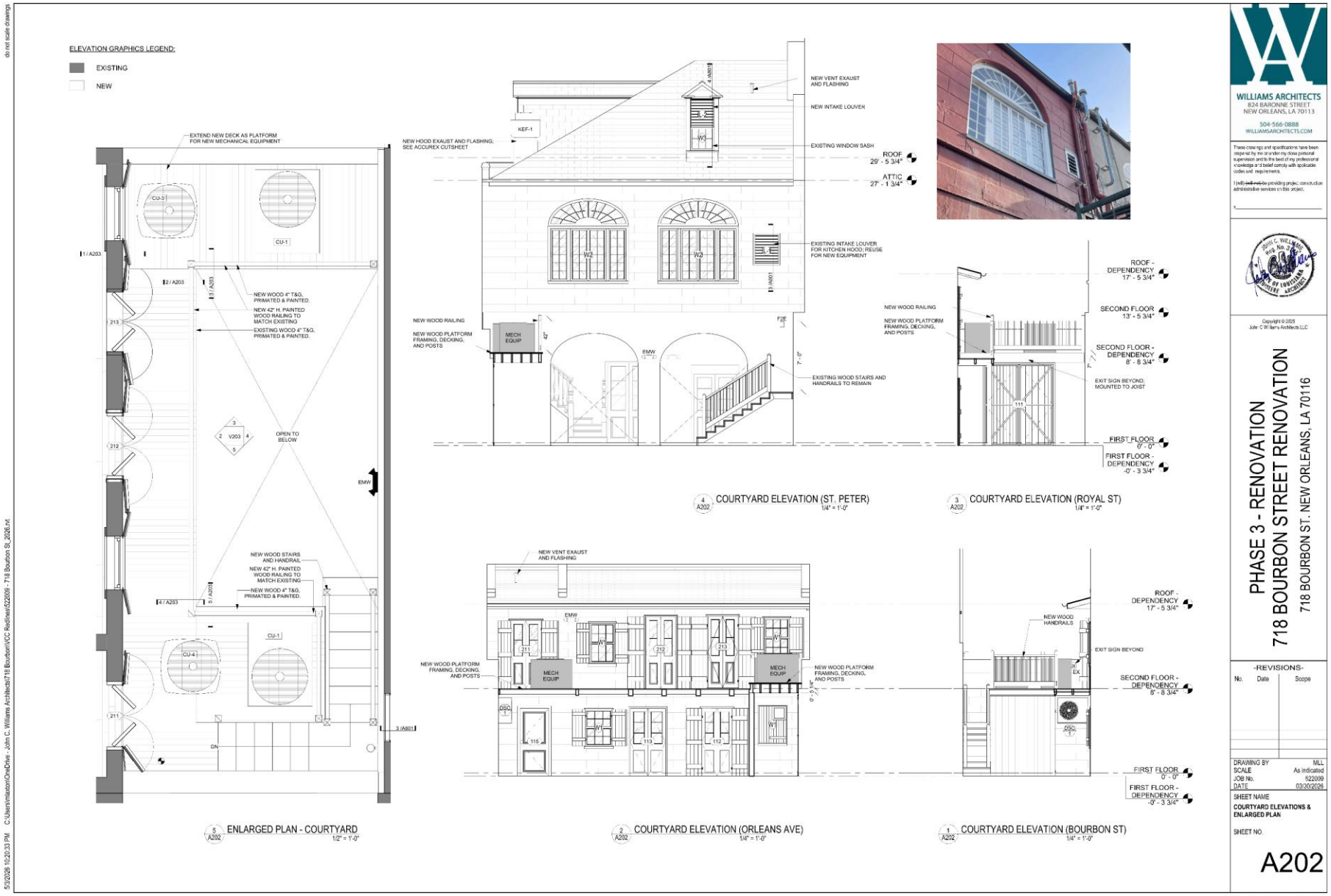
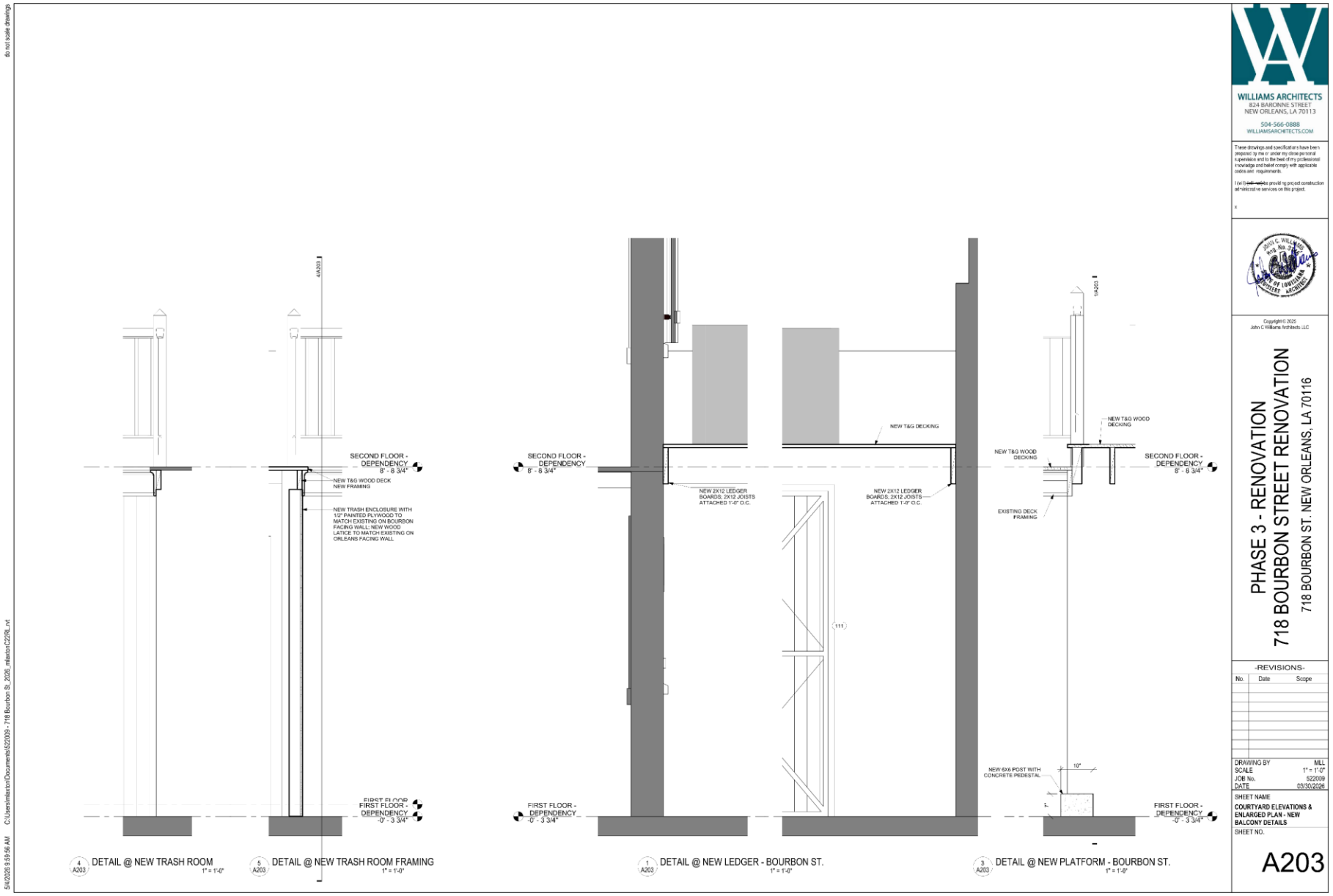
May 12, 2026



718-20 Bourbon

VCC Architectural Committee

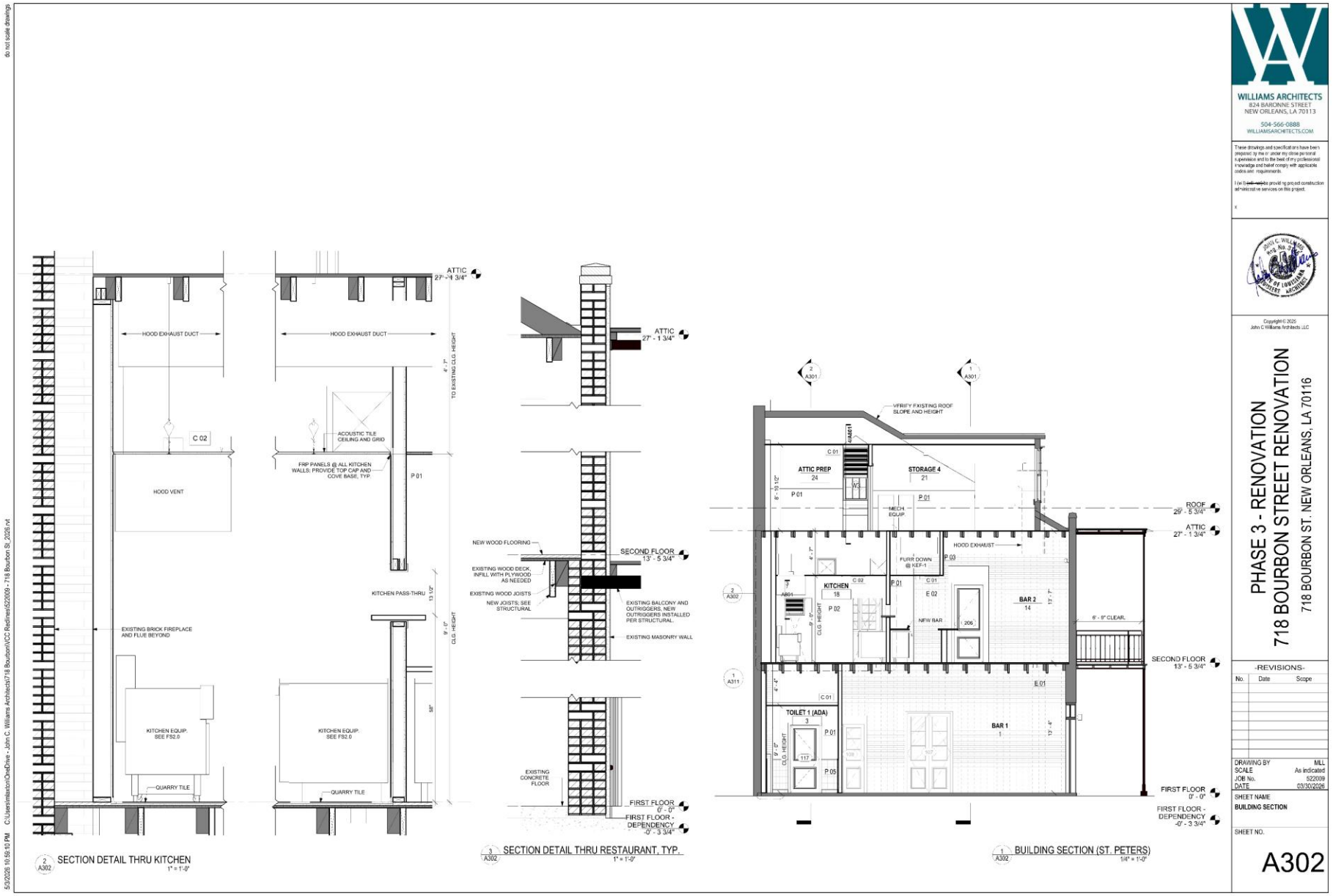
May 12, 2026



718-20 Bourbon

VCC Architectural Committee

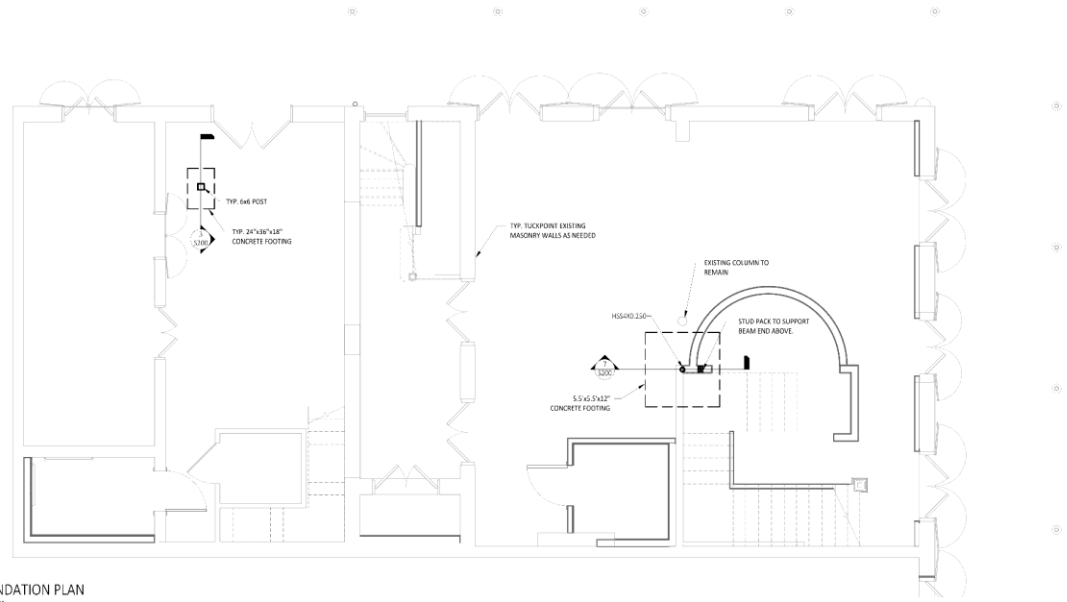
May 12, 2026



718-20 Bourbon

VCC Architectural Committee

May 12, 2026



1 S100 FOUNDATION PLAN 1/4" = 1'-0"

MARAIS
CONSULTANTS, LLC
2018 JENA STREET
NEW ORLEANS, LA 70115
504.350.2644
maraisconsultants.com

PROFESSIONAL OF RECORD
jenny@maraisconsultants.com

REV. NO.	DATE	DESCRIPTION

718 BOURBON STREET
New Orleans, LA

DRAWN BY: CAP
CHECKED BY: JMS
DATE: SEPTEMBER 17, 2025
ISSUE: PERMIT

STATE OF LOUISIANA
JENNIFER SHAPE
License No. 35479
PROFESSIONAL ENGINEER
9/17/2025
CIVIL ENGINEERING

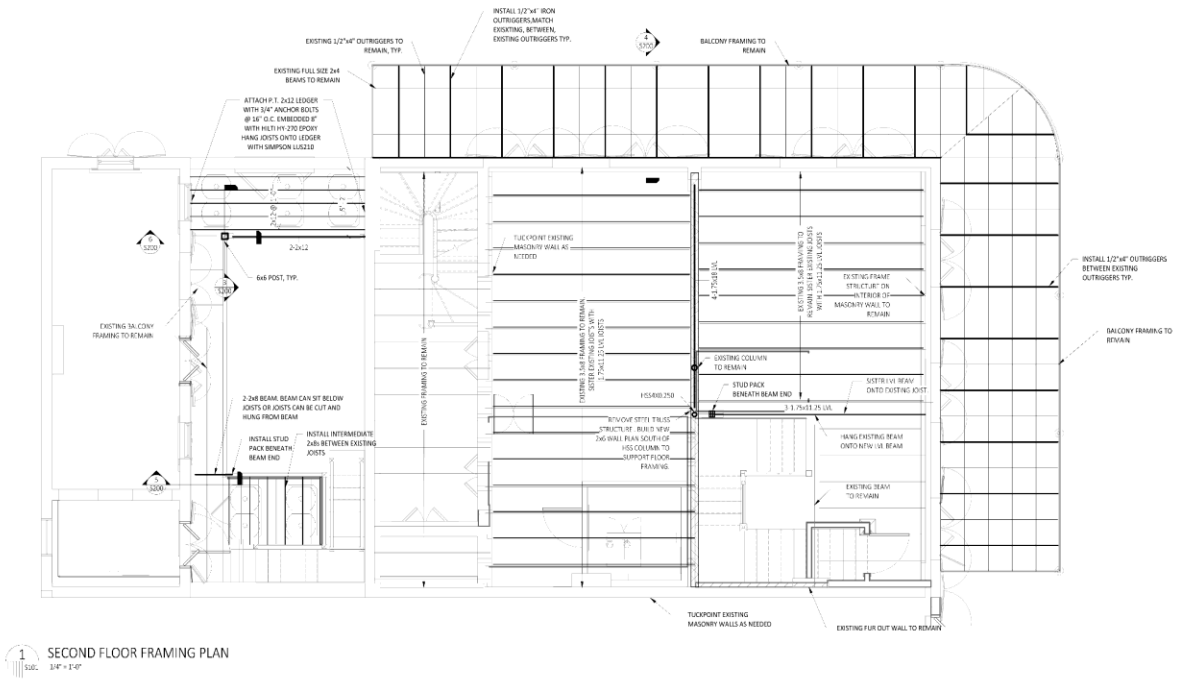
FOUNDATION PLAN

SHEET NUMBER
S100

718-20 Bourbon

VCC Architectural Committee

May 12, 2026



1 SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

MARAIS CONSULTANTS, LLC
2018 JENA STREET
NEW ORLEANS, LA 70115
504.350.2644
maraisconsultants.com

PROFESSIONAL OF RECORD
jenny@maraisconsultants.com

REV. NO.	DATE	DESCRIPTION

718 BOURBON STREET
New Orleans, LA

DRAWN BY: CAP
CHECKED BY: JMS
DATE: SEPTEMBER 17, 2025
ISSUE: PERMIT

STATE OF LOUISIANA
JENNY M. SHAPE
License No. 35470
PROFESSIONAL ENGINEER
8/17/2025
CIVIL ENGINEERING

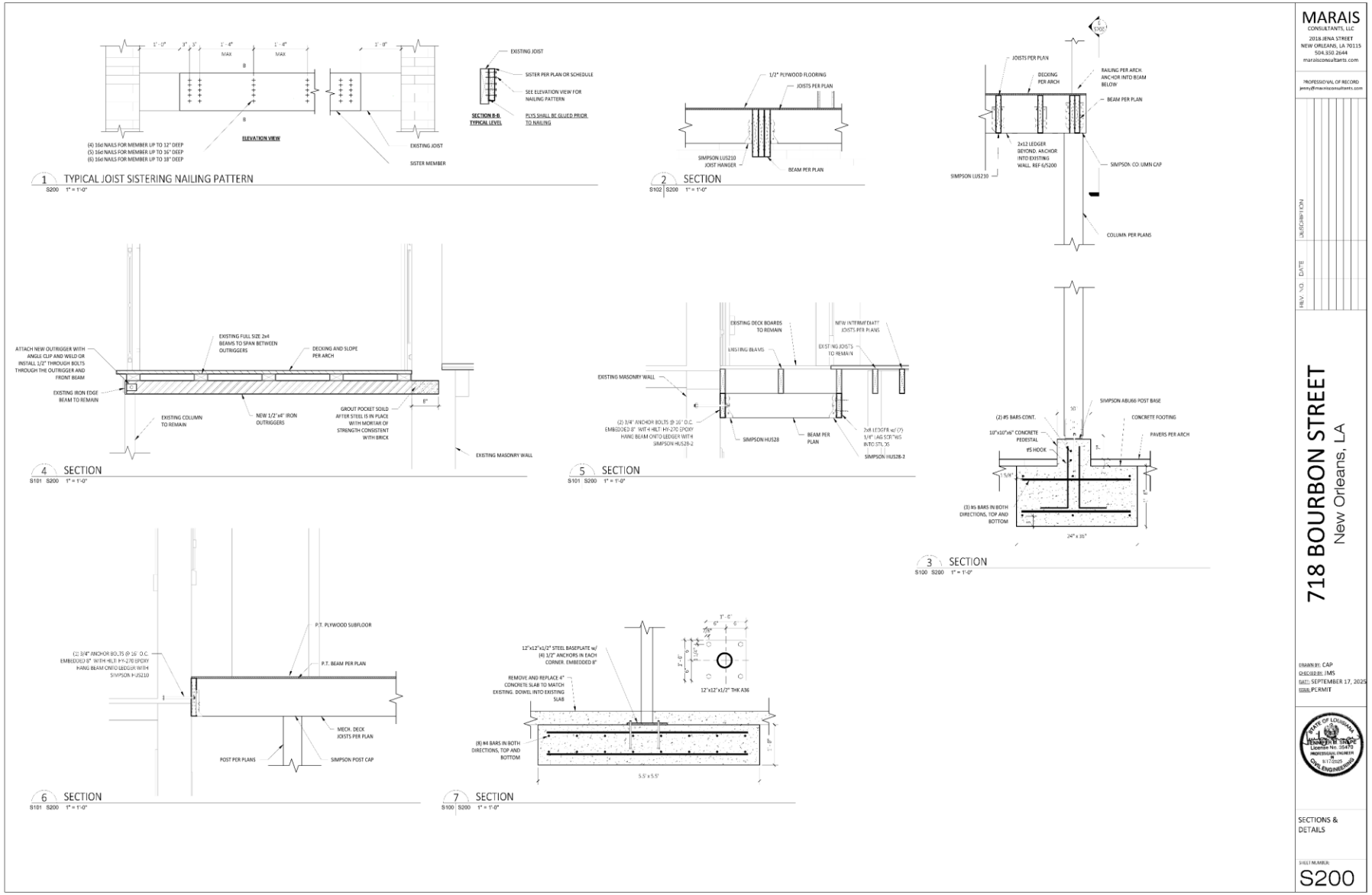
SECOND FLOOR PLAN

SHEET NUMBER
S101

718-20 Bourbon

VCC Architectural Committee

May 12, 2026



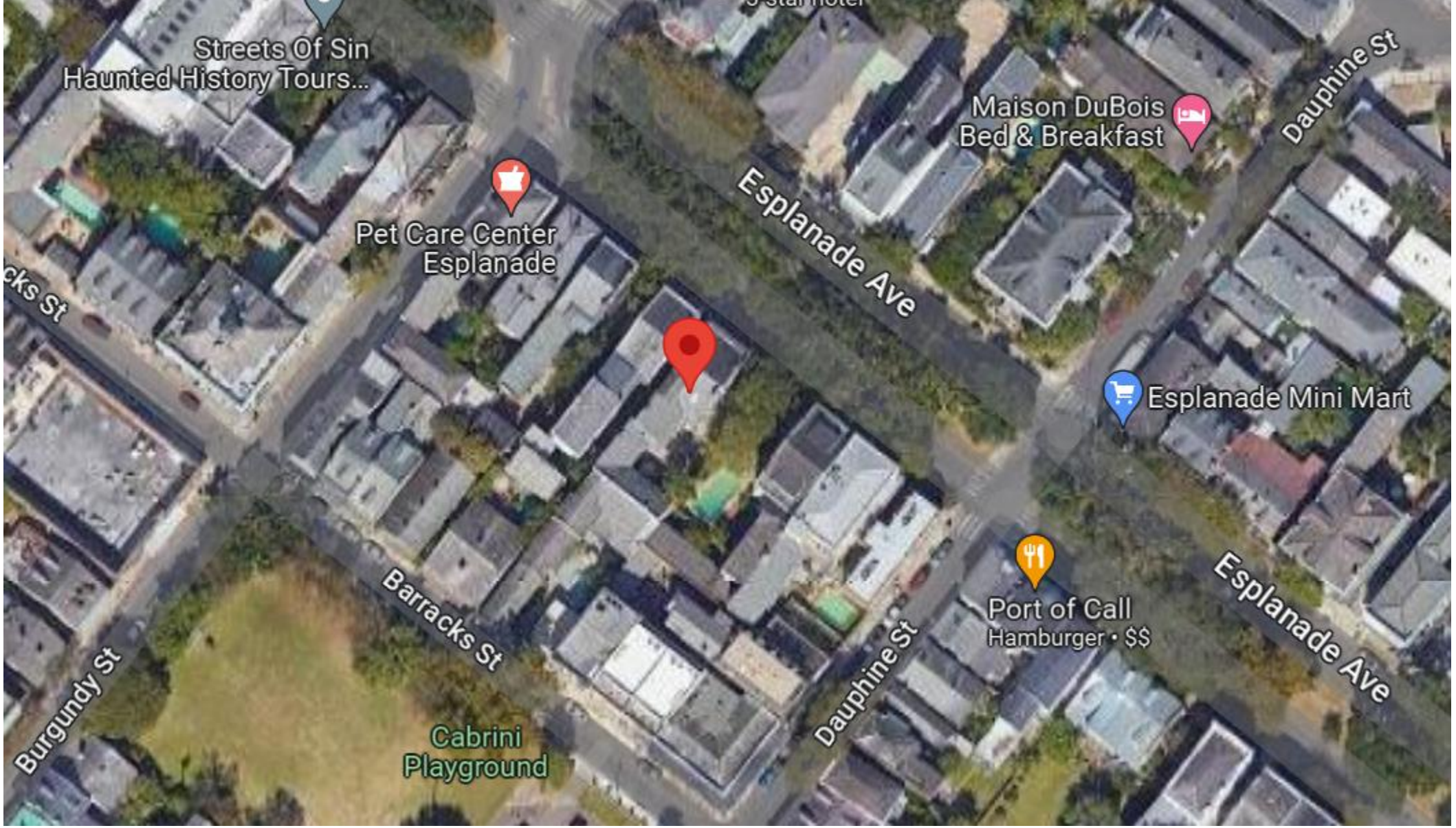
718-20 Bourbon

VCC Architectural Committee

May 12, 2026

922 Esplanade

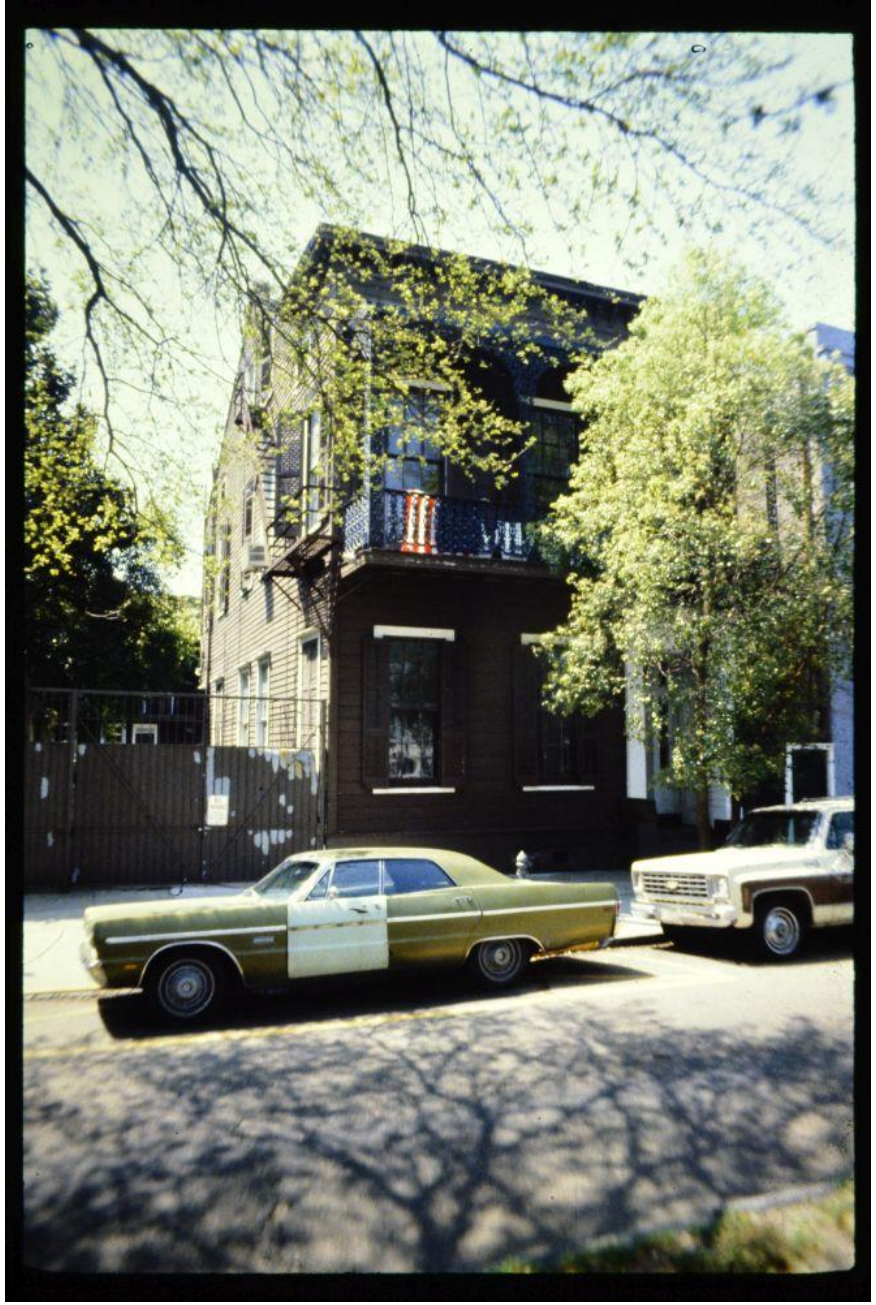
58


Streets Of Sin
Haunted History Tours...
Maison DuBois
Bed & Breakfast
Dauphine St
Pet Care Center
Esplanade
Esplanade Ave
cks St
Esplanade Mini Mart
Port of Call
Hamburger • $$
Esplanade Ave
Barracks St
Burgundy St
Dauphine St
Cabrini
Playground

59

922 Esplanade

60



922 Esplanade – 1980

61

922 Esplanade

62

922 Esplanade

VCC Architectural Committee

May 12, 2026

63

922 Esplanade

64

922 Esplanade

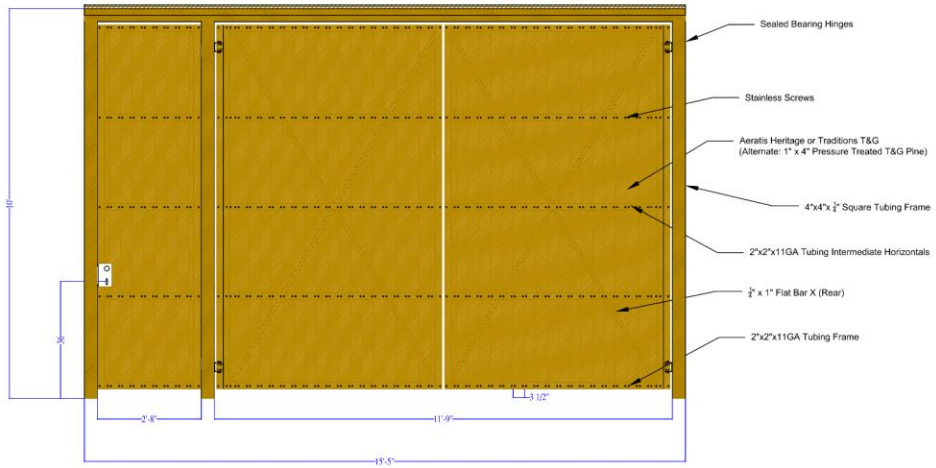
65

922 Esplanade

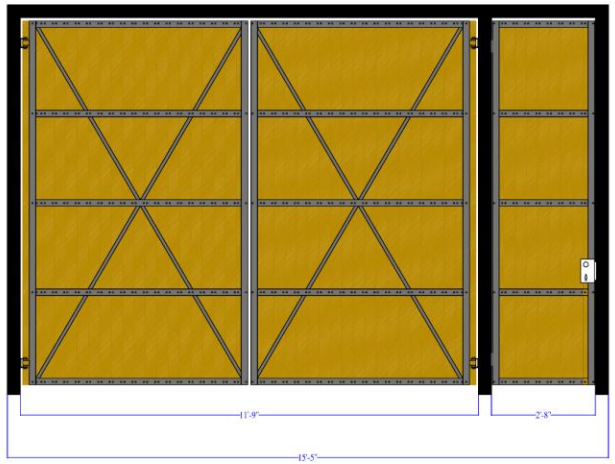
VCC Architectural Committee

May 12, 2026

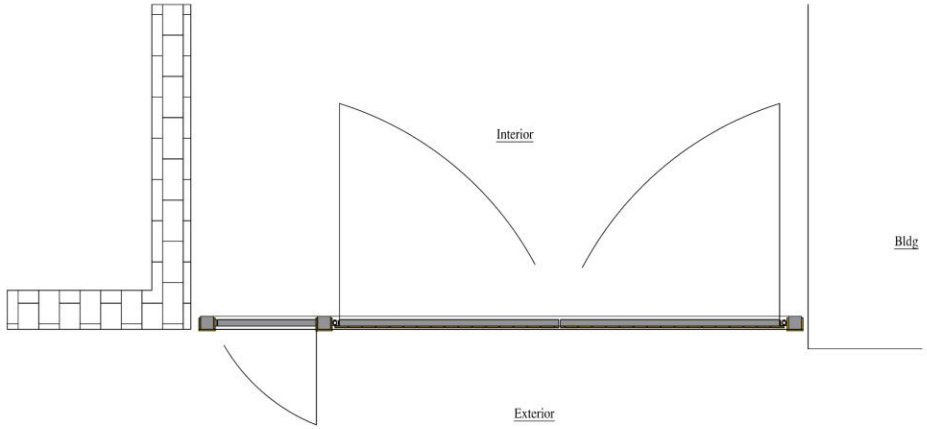
Exterior Elevation View



Interior Elevation View



Plan View



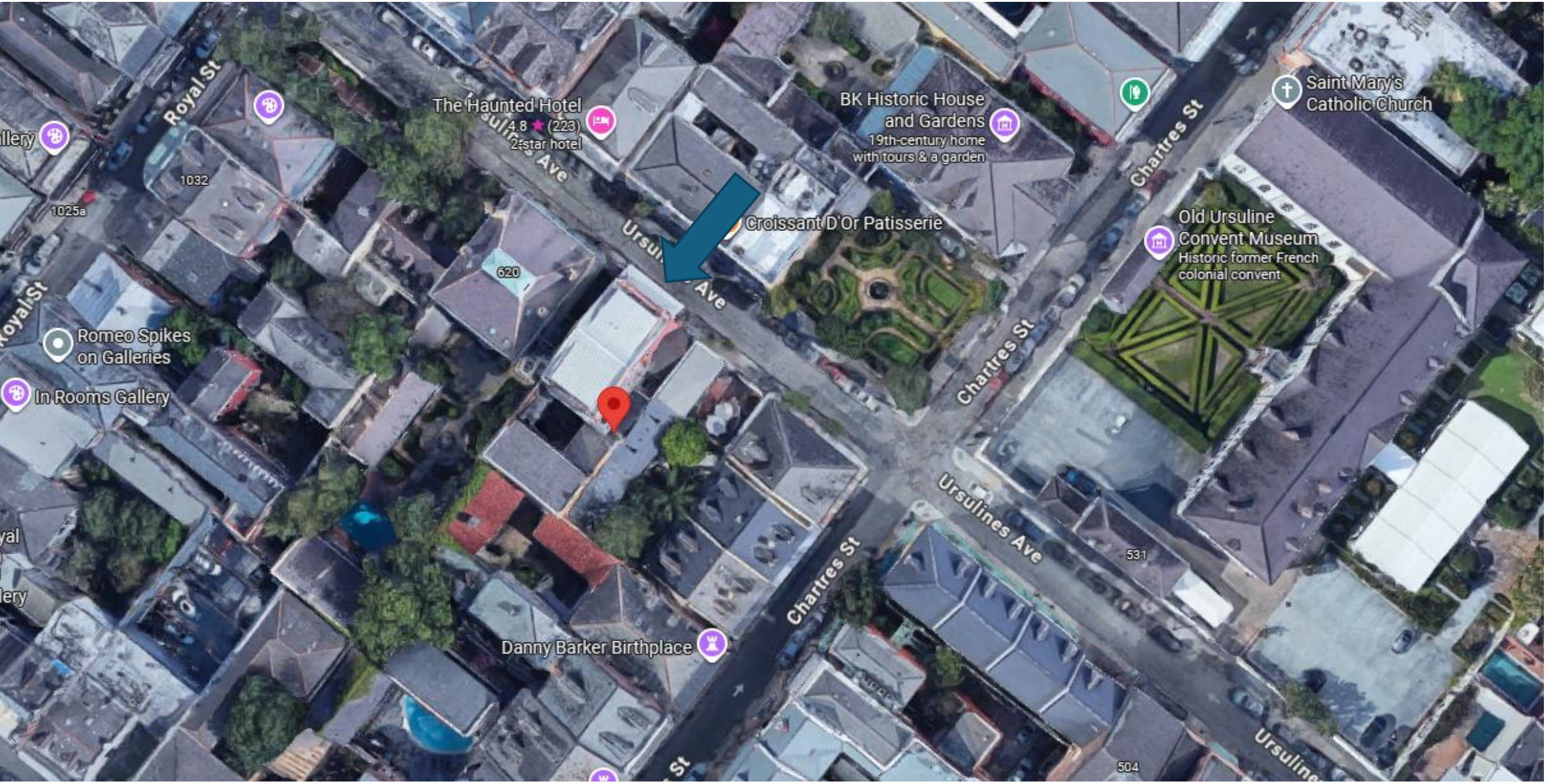
Bruce Germer
922 Esplanade Ave
Driveway Gates
Steel & T&G Pine

Authement Iron Works
www.authement.com
(504) 467-6666

3/4/2026
Version: 05
FRT

Scale 1/2" = 1'

616 Ursulines



616 Ursulines

VCC Architectural Committee

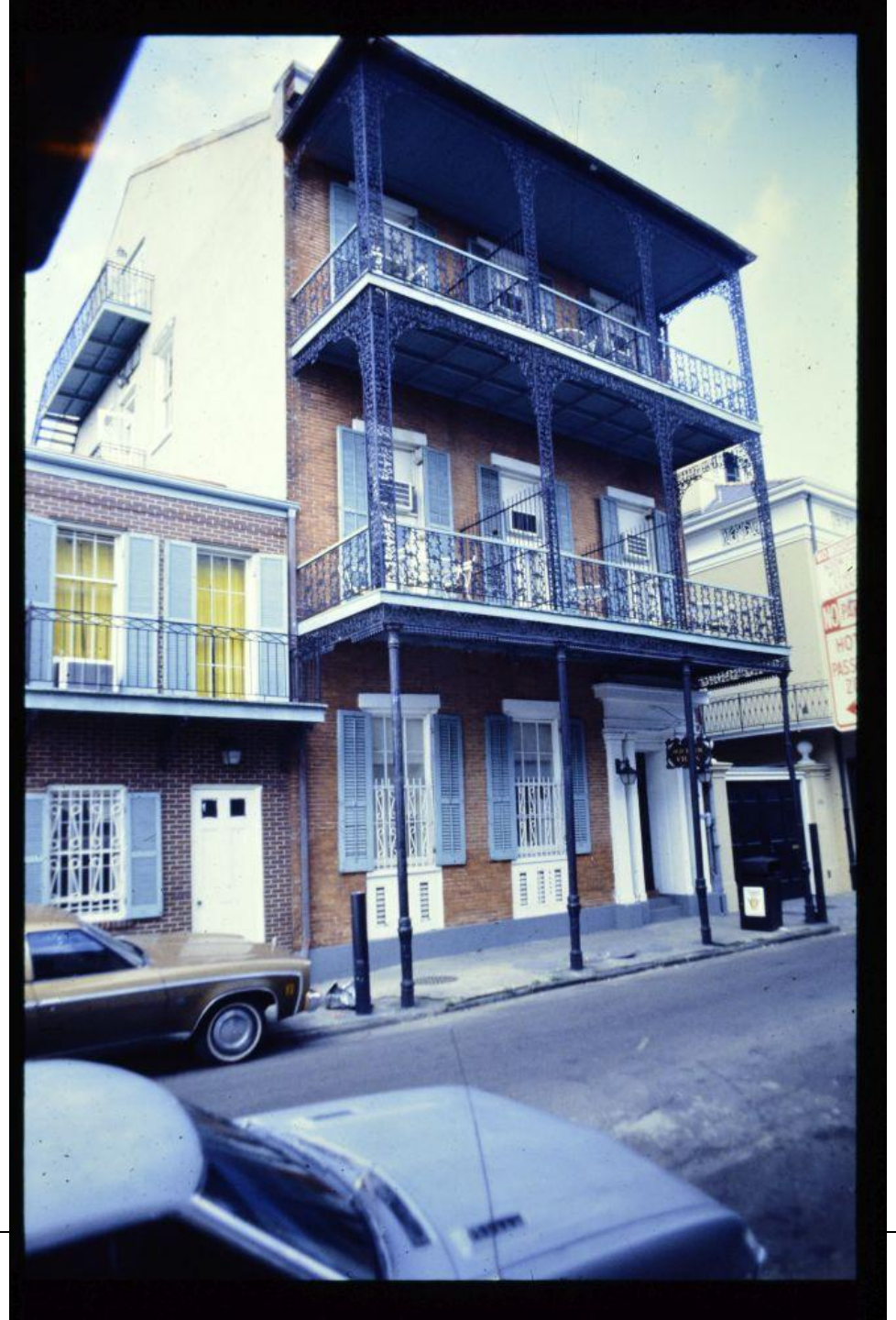
May 12, 2026

616 Ursulines

VCC Architectural Committee

May 12, 2026

616 Ursulines



616 Ursulines, 1978

616 Ursulines

616 Ursulines

VCC Architectural Committee

May 12, 2026

616 Ursulines

616 Ursulines

VCC Architectural Committee

May 12, 2026

616 Ursulines

VCC Architectural Committee

May 12, 2026

616 Ursulines

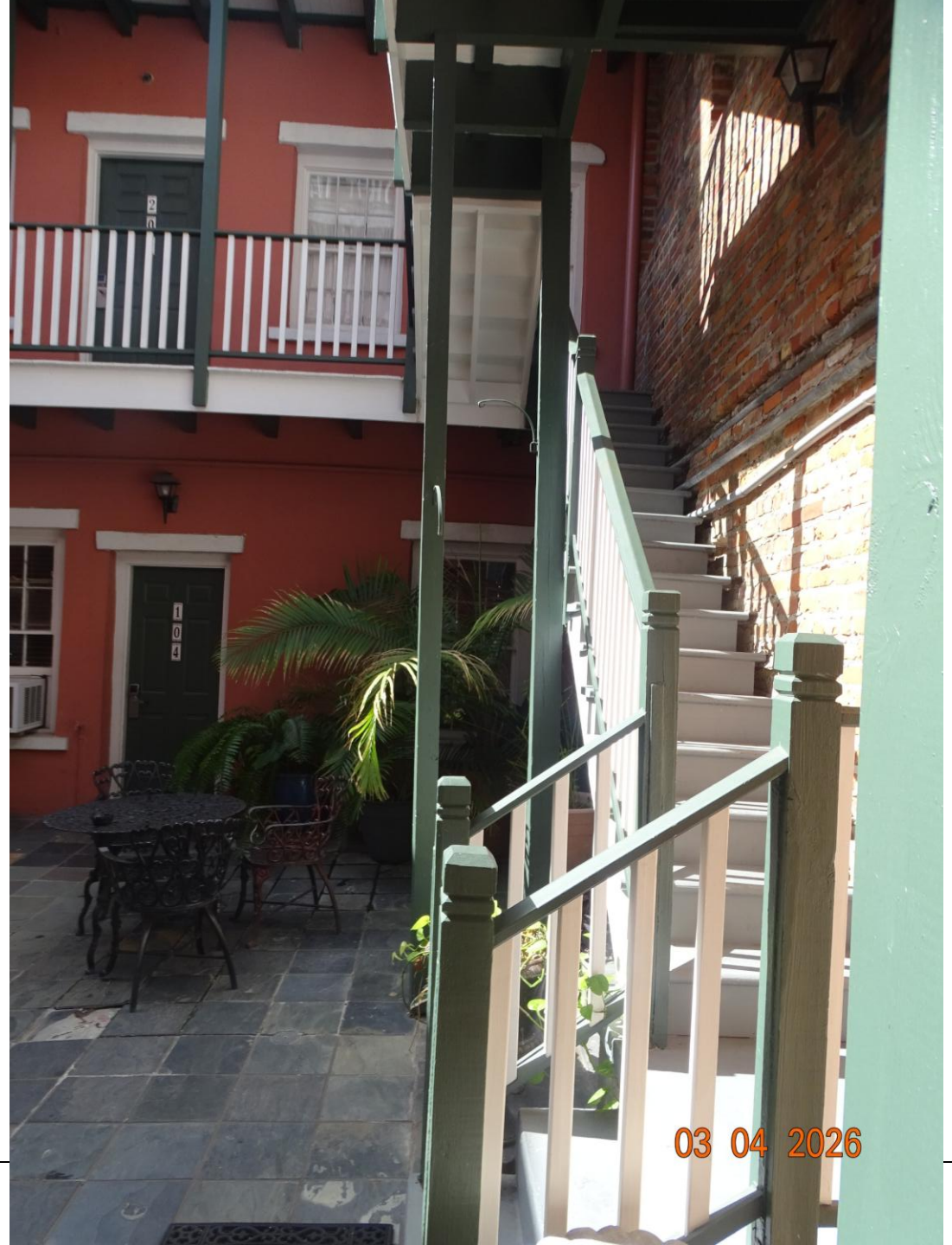
VCC Architectural Committee

May 12, 2026

616 Ursulines

VCC Architectural Committee

May 12, 2026



616 Ursulines

VCC Architectural Committee

May 12, 2026

616 Ursulines

616 Ursulines

616 Ursulines - Mechanical

VCC Architectural Committee

May 12, 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

MECHANICAL EQUIPMENT SCREEN
OPTION 1: PLASTER

4/28/2026 12:17:50 PM
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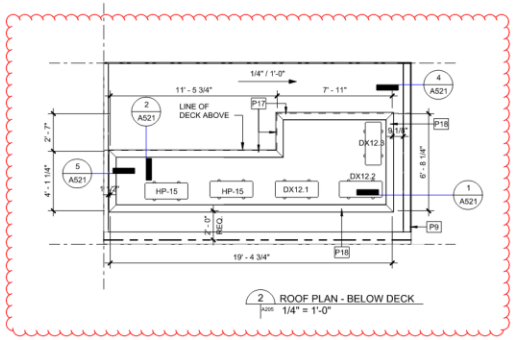
616 Ursulines

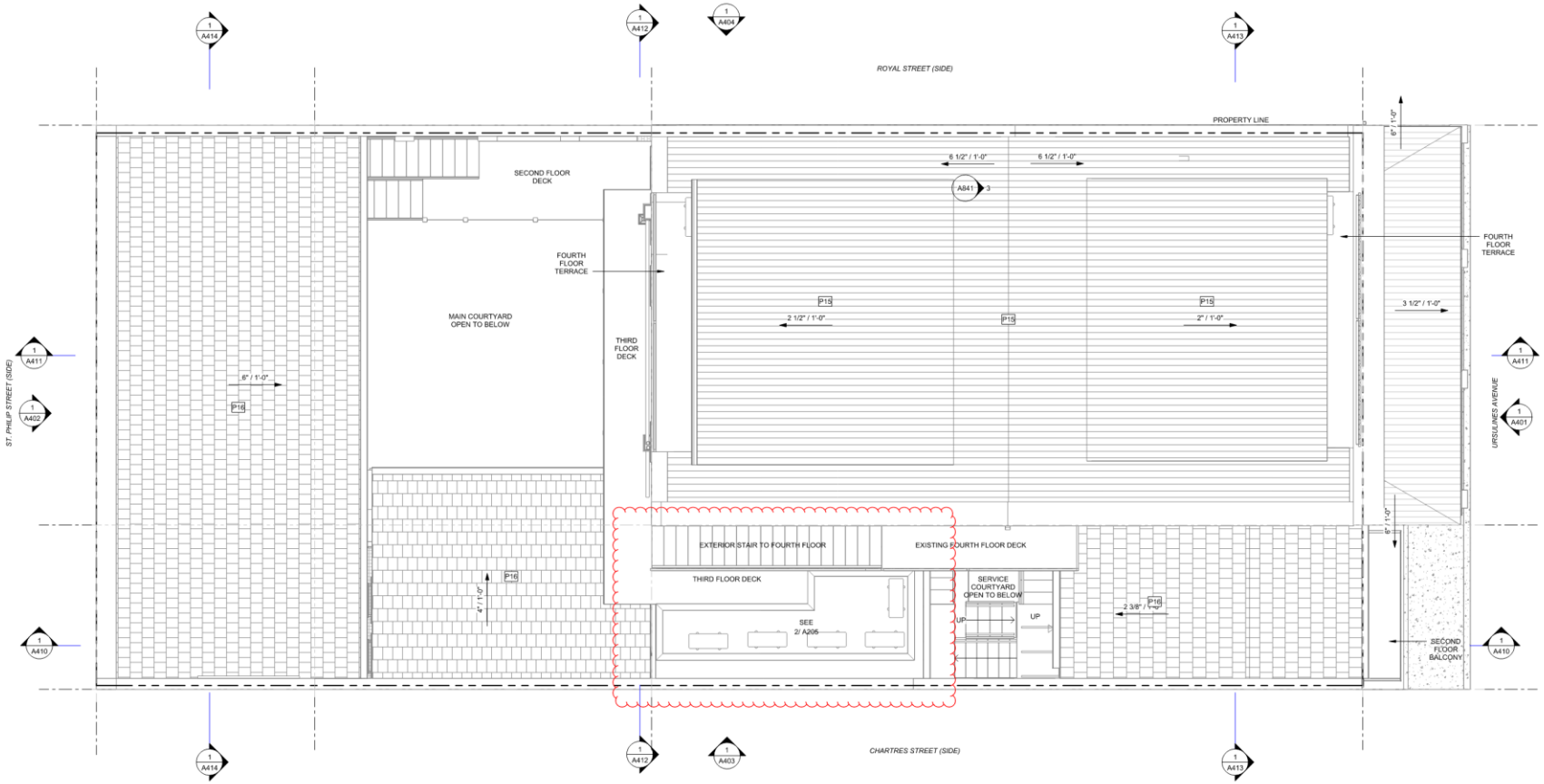
VCC Architectural Committee

May 12, 2026

CLARIFICATION OF REFERENCE DESIGNATIONS

P9	NEW HALF-ROUND GUTTER.
P15	EXISTING STANDING SEAM METAL ROOF TO REMAIN.
P16	EXISTING SLATE ROOF TO REMAIN.
P17	PROPOSED EQUIPMENT SCREEN; WOOD CONSTRUCTION WITH WOOD SLAT EXTERIOR FINISH. ARCHITECT TO CONSTRUCT MOCK UP FOR REVIEW WITH VCC FOR VISIBILITY.
P18	PROPOSED EQUIPMENT SCREEN; WOOD CONSTRUCTION WITH CEMENT PLASTER EXTERIOR FINISH. ARCHITECT TO CONSTRUCT MOCK UP FOR REVIEW WITH VCC FOR VISIBILITY.





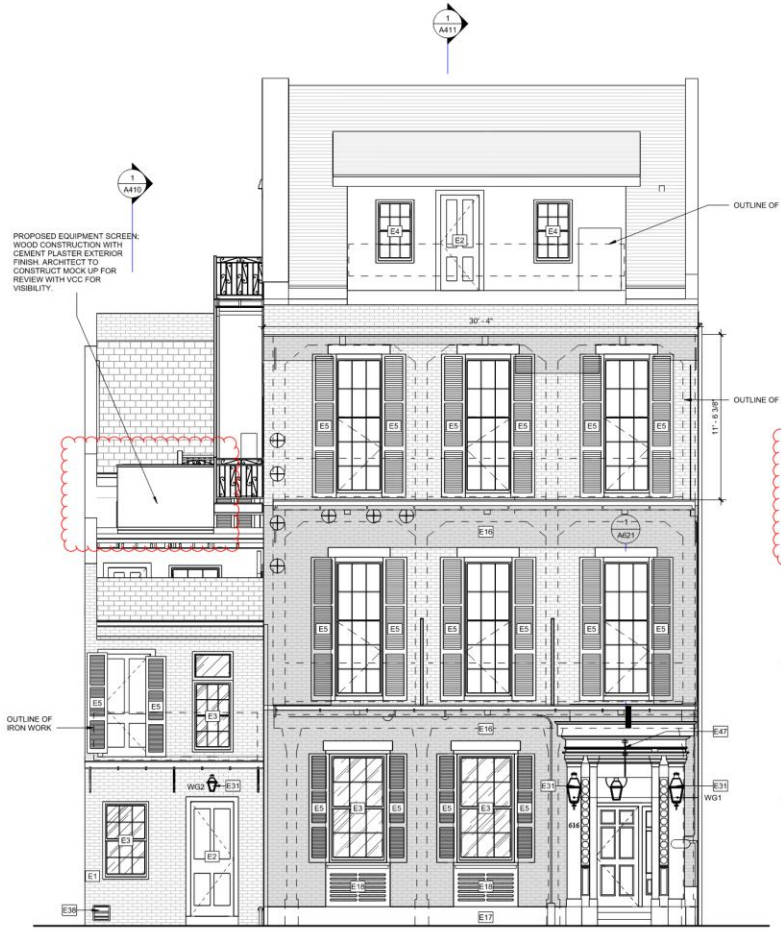
616 Ursulines – Option 1

VCC Architectural Committee

May 12, 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
1/4" = 1'-0"

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

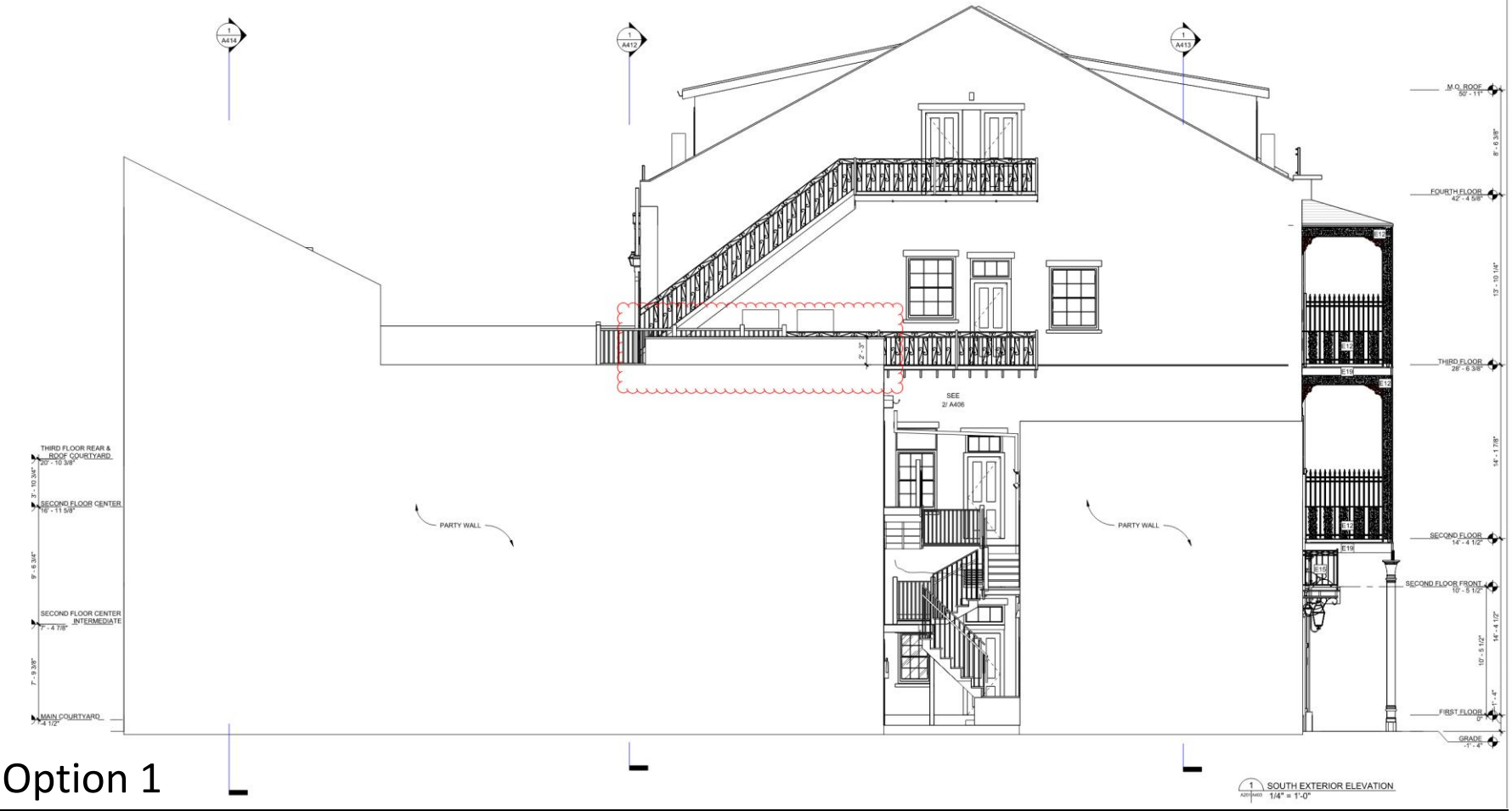
616 Ursulines – Option 1

CLARIFICATION OF REFERENCE DESIGNATIONS

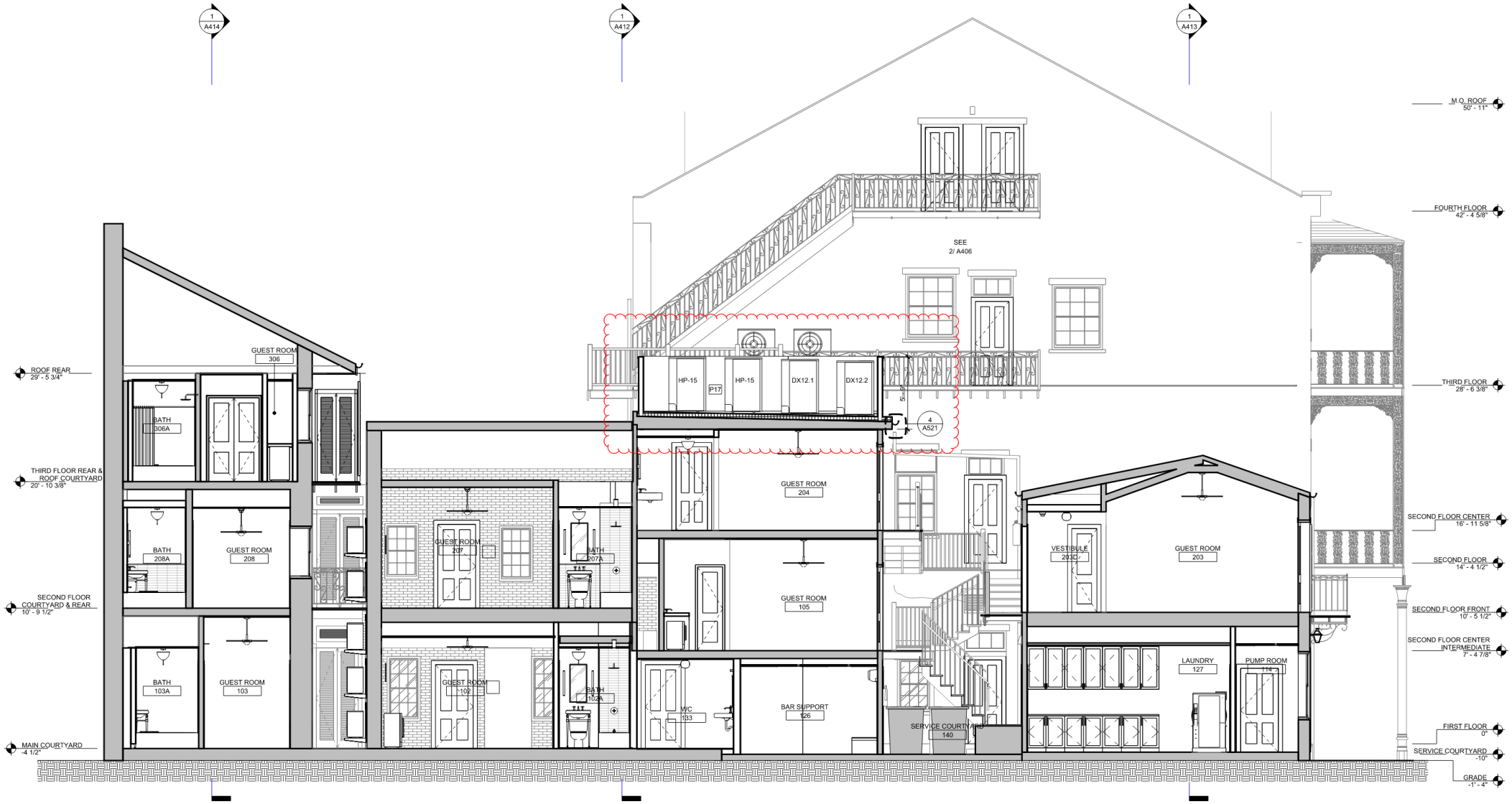
E12 PAINT EXISTING CAST IRON GALLERY PER NPS PRESERVATION BRIEF 27. EXTERIOR SEMI-GLOSS ALKYD PAINT. ARCHITECT TO PROVIDE COLOR TO VCC FOR REVIEW AND APPROVAL.

E15 PAINT EXISTING WROUGHT IRON GALLERY. EXTERIOR SEMI-GLOSS ALKYD PAINT. 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.



616 Ursulines – Option 1

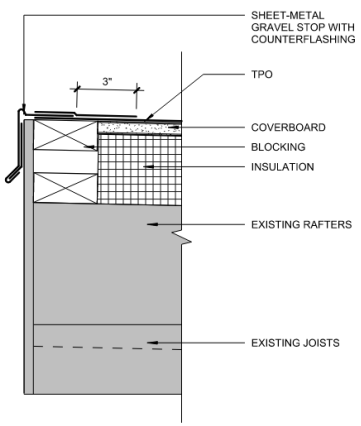


1 LONGITUDINAL SECTION LOKING THRU GUEST ROOMS, MAIN COURTYARD, BOH
A201/A410 1/4" = 1'-0"

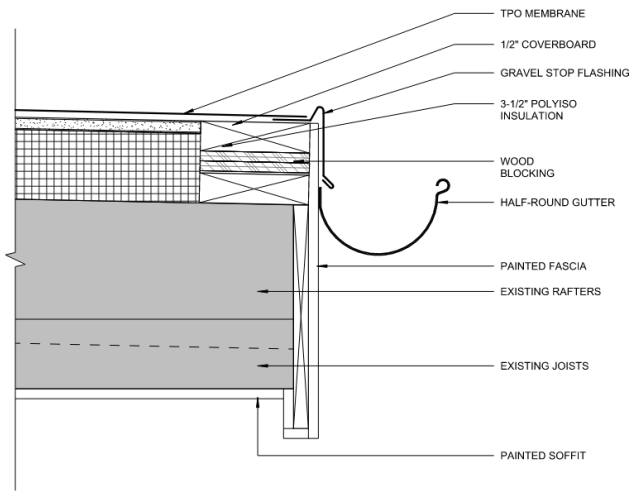
616 Ursulines – Option 1

VCC Architectural Committee

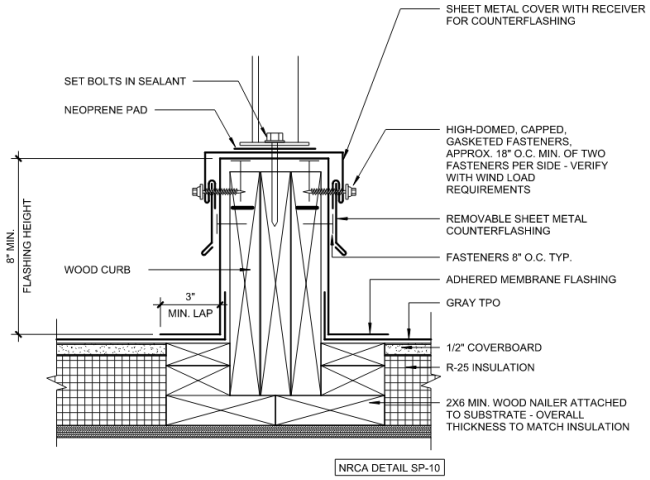
May 12, 2026



5 A205 A521 SECTION THRU NEW ROOF AT GRAVEL STOP
3" = 1'-0"



4 A205 A521 SECTION THRU NEW ROOF AT GUTTERS
3" = 1'-0"



3 A521 SECTION THRU EQUIPMENT SUPPORT CURB
3" = 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

616 Ursulines – Option 1

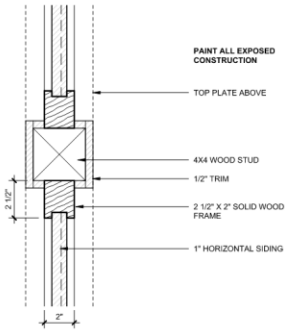
VCC Architectural Committee

May 12, 2026

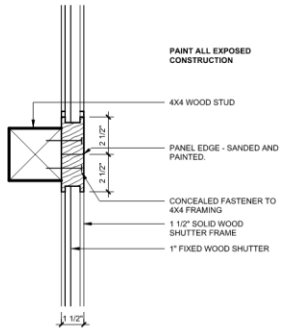
NEW ORLEANS, LOUISIANA 70117

GRAPHIC RENOVATION LEGEND

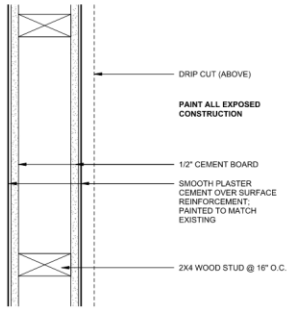
- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING ELEMENTS TO BE DEMOLISHED
- PORTION OF AREA TO BE DEMOLISHED
- NOT IN SCOPE, EXCEPT AS NOTED TO MODIFY BUILDING SYSTEMS



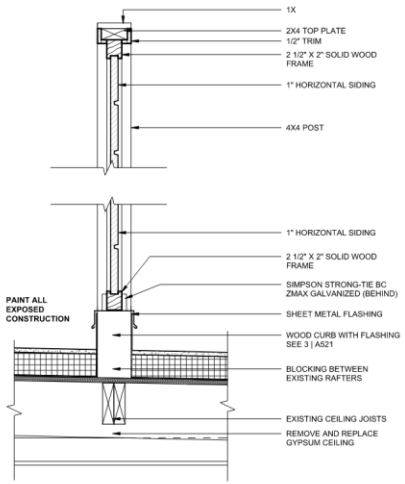
6 PLAN DETAIL - INSET WOODEN SCREEN PARAPET
A141 A522 3" = 1'-0"



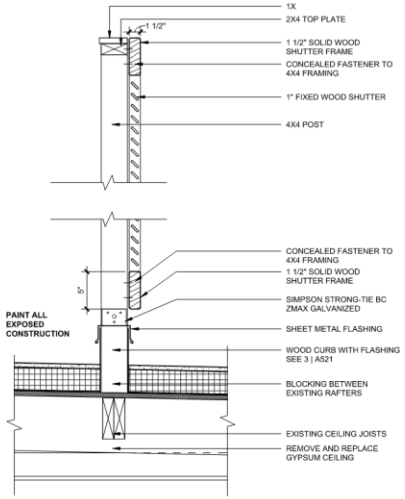
4 PLAN DETAIL - WOODEN SHUTTER PARAPET SCREEN
A141 A522 3" = 1'-0"



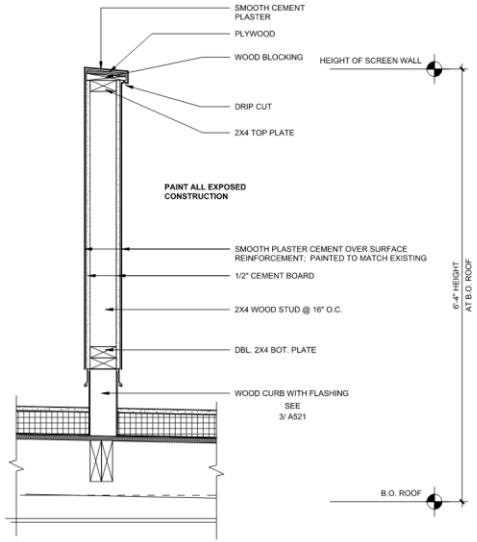
2 PLAN DETAIL - CEMENT PLASTER PARAPET
A141 A522 3" = 1'-0"



5 SECTION THRU SHIPLAP PARAPET SCREEN
A522 1 1/2" = 1'-0"



3 SECTION THRU WOOD-SHUTTER PARAPET SCREEN
A522 1 1/2" = 1'-0"



1 SECTION THRU CEMENT PLASTER PARAPET
A205 A522 1 1/2" = 1'-0"

HOTEL VILLA CONVENTO

616 Ursulines Ave, New Orleans, LA 70116

STUDIO WEST PROJECT NO. | 25062

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NOT FOR CONSTRUCTION

ISSUE DATE | 3 APRIL 2026
CONSTRUCTION DOCUMENTS
REVISIONS

ROOF DETAILS - MECHANICAL SCREEN OPTIONS

A522

616 Ursulines – Option 1

MECHANICAL EQUIPMENT SCREEN
OPTION 2: SHUTTER

STUDIOWEST
2340 DAUPHINE STREET
NEW ORLEANS, LOUISIANA 70117

HOTEL VILLA CONVENTO

616 Ursulines Ave, New Orleans, LA 70116

STUDIO WEST PROJECT NO. | 25062
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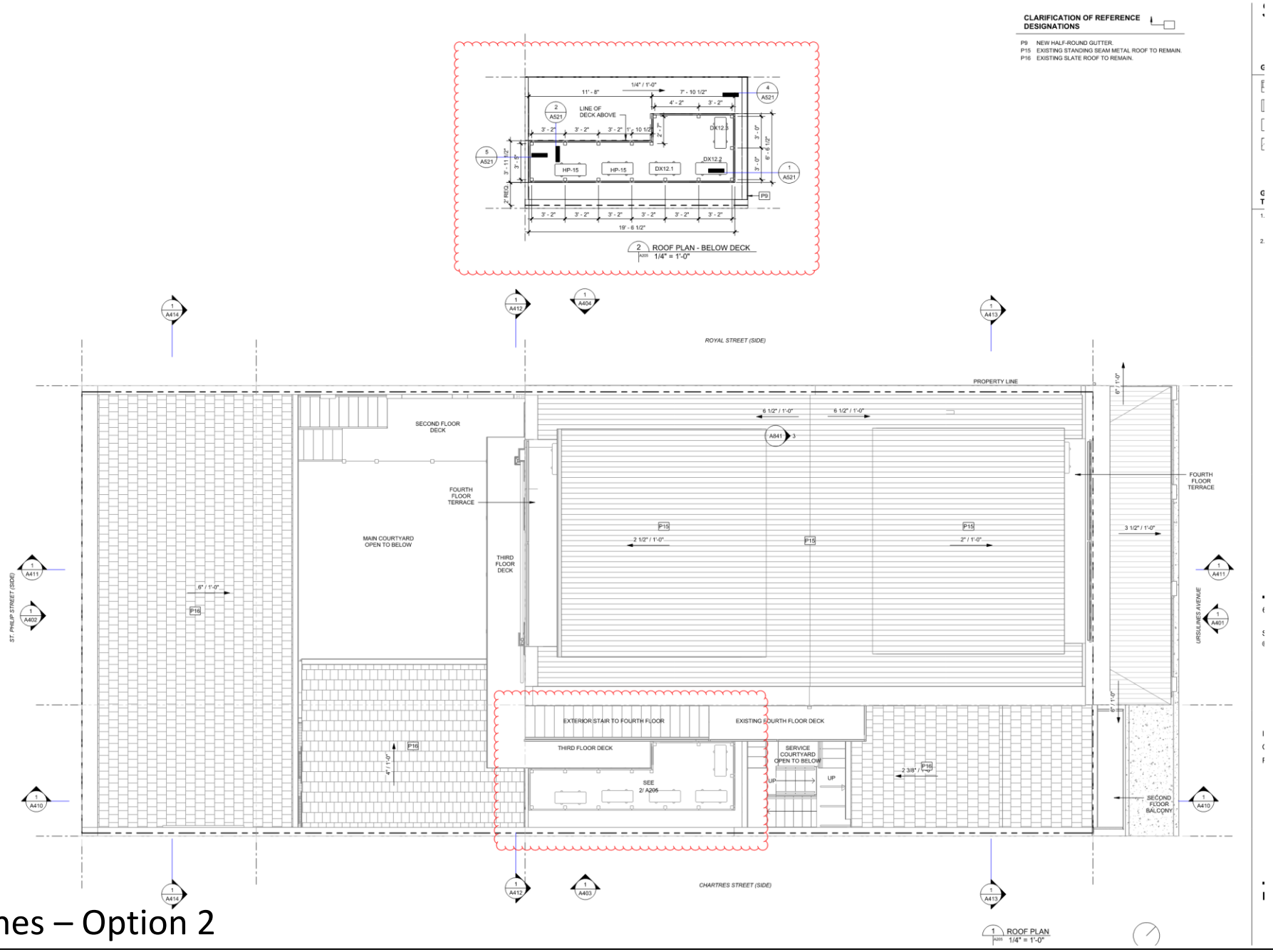
NOT FOR CONSTRUCTION

ISSUE DATE | 3 APRIL 2026
CONSTRUCTION DOCUMENTS
REVISIONS

HVAC LOCATION OPTIONS

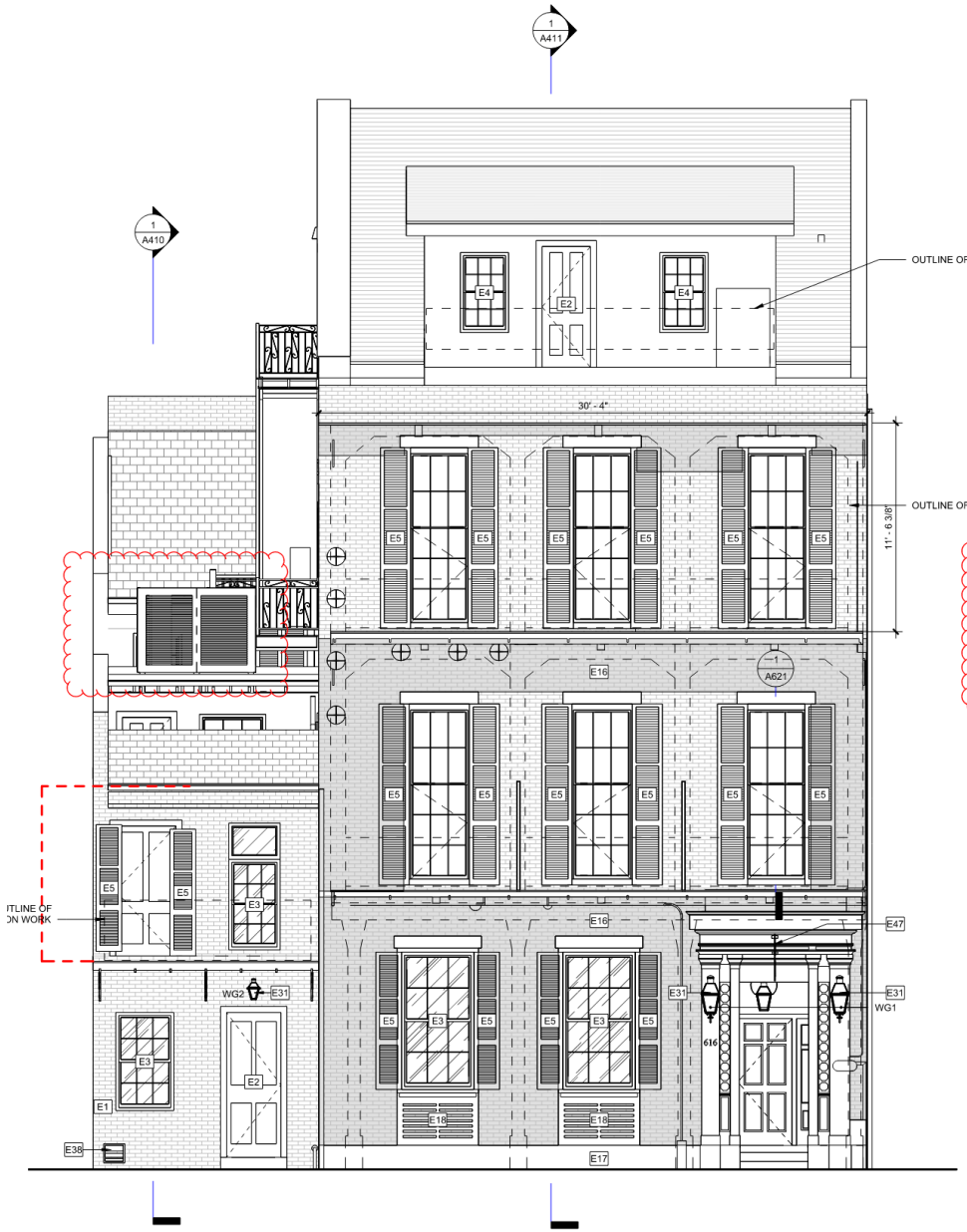
VCC



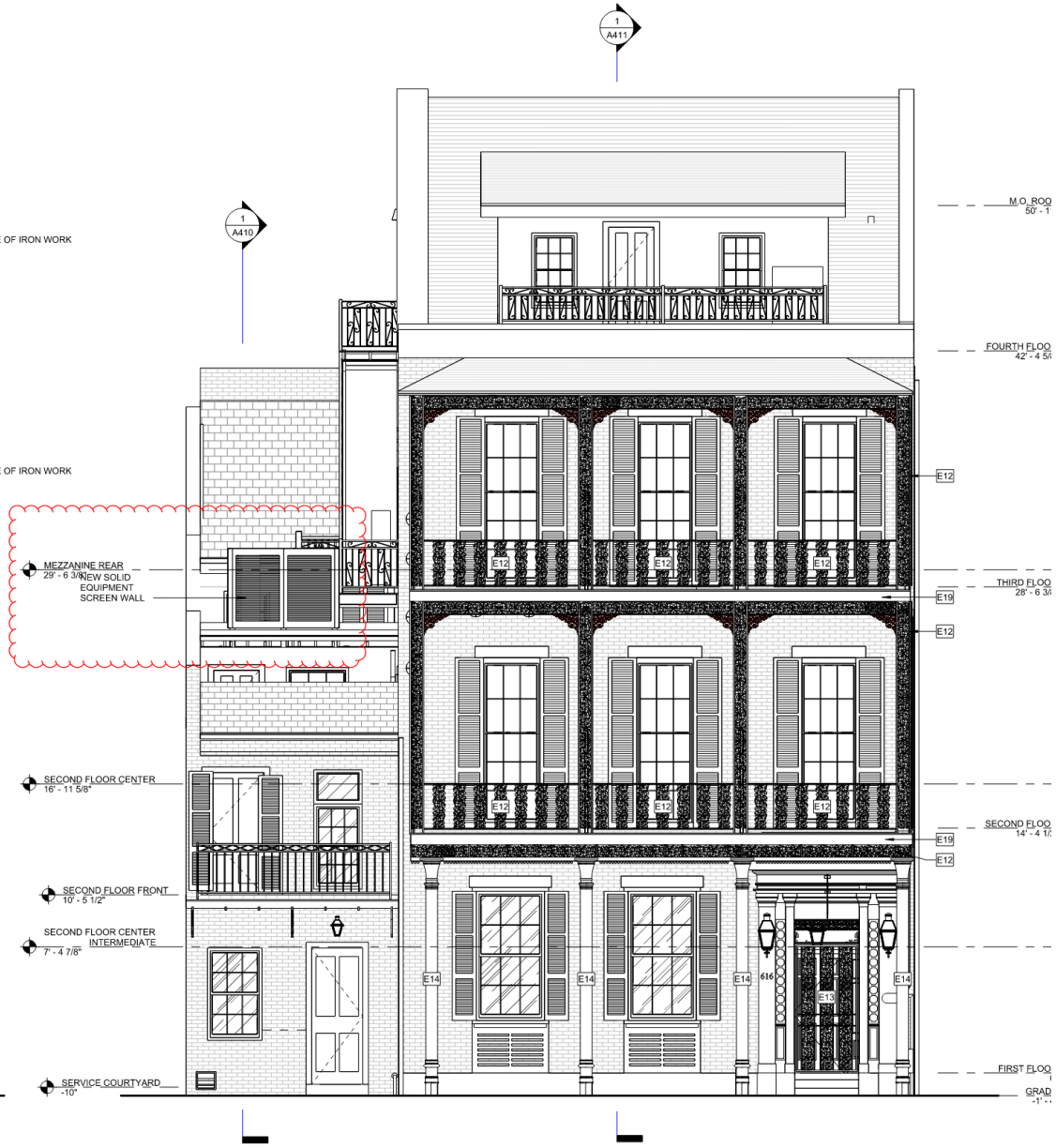
616 Ursulines – Option 2

VCC Architectural Committee

May 12, 2026



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

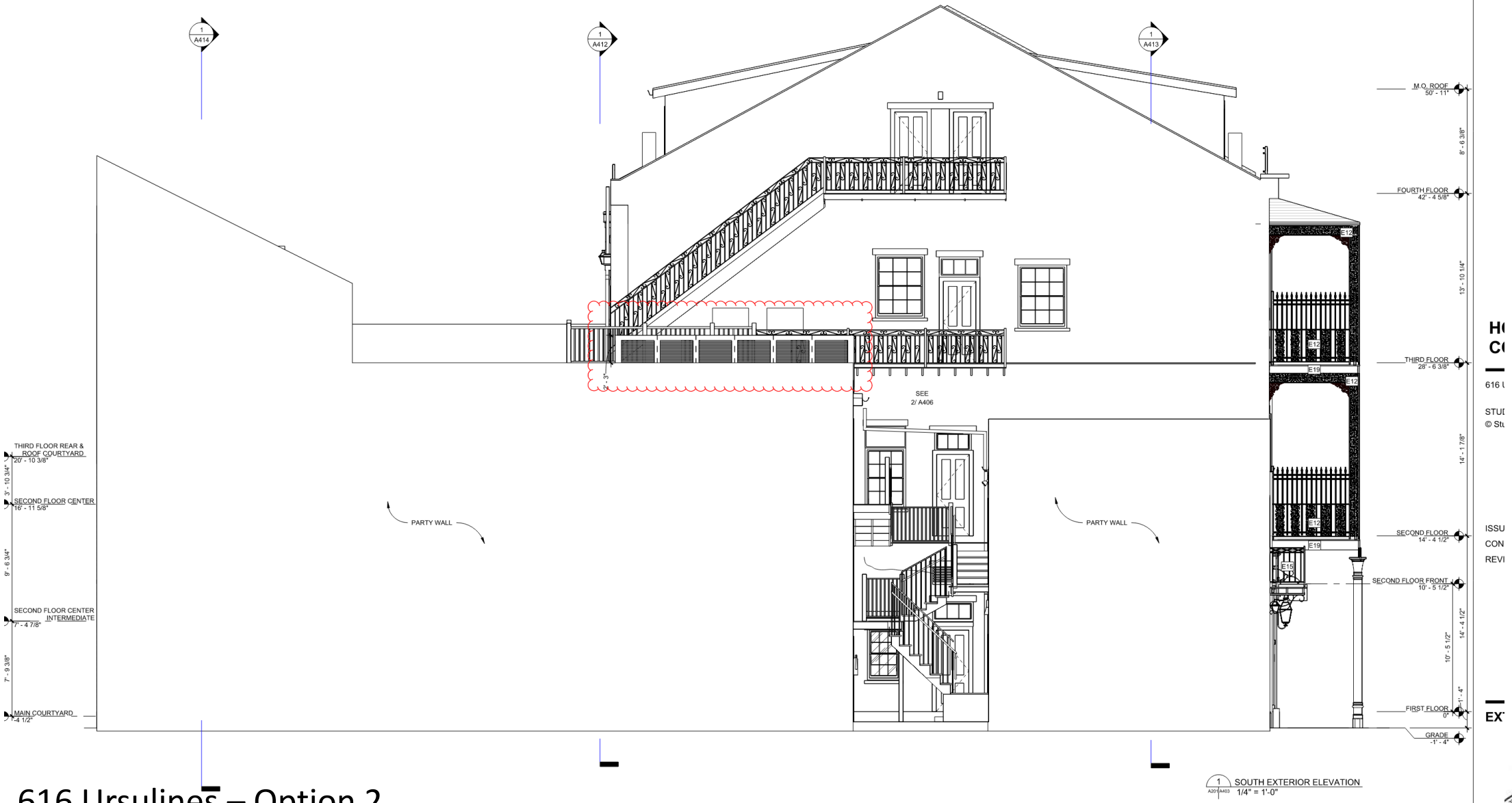


1 EAST EXTERIOR ELEVATION
1/4" = 1'-0"

616 Ursulines – Option 2

VCC Architectural Committee

May 12, 2026



616 Ursulines – Option 2

VCC Architectural Committee

May 12, 2026

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

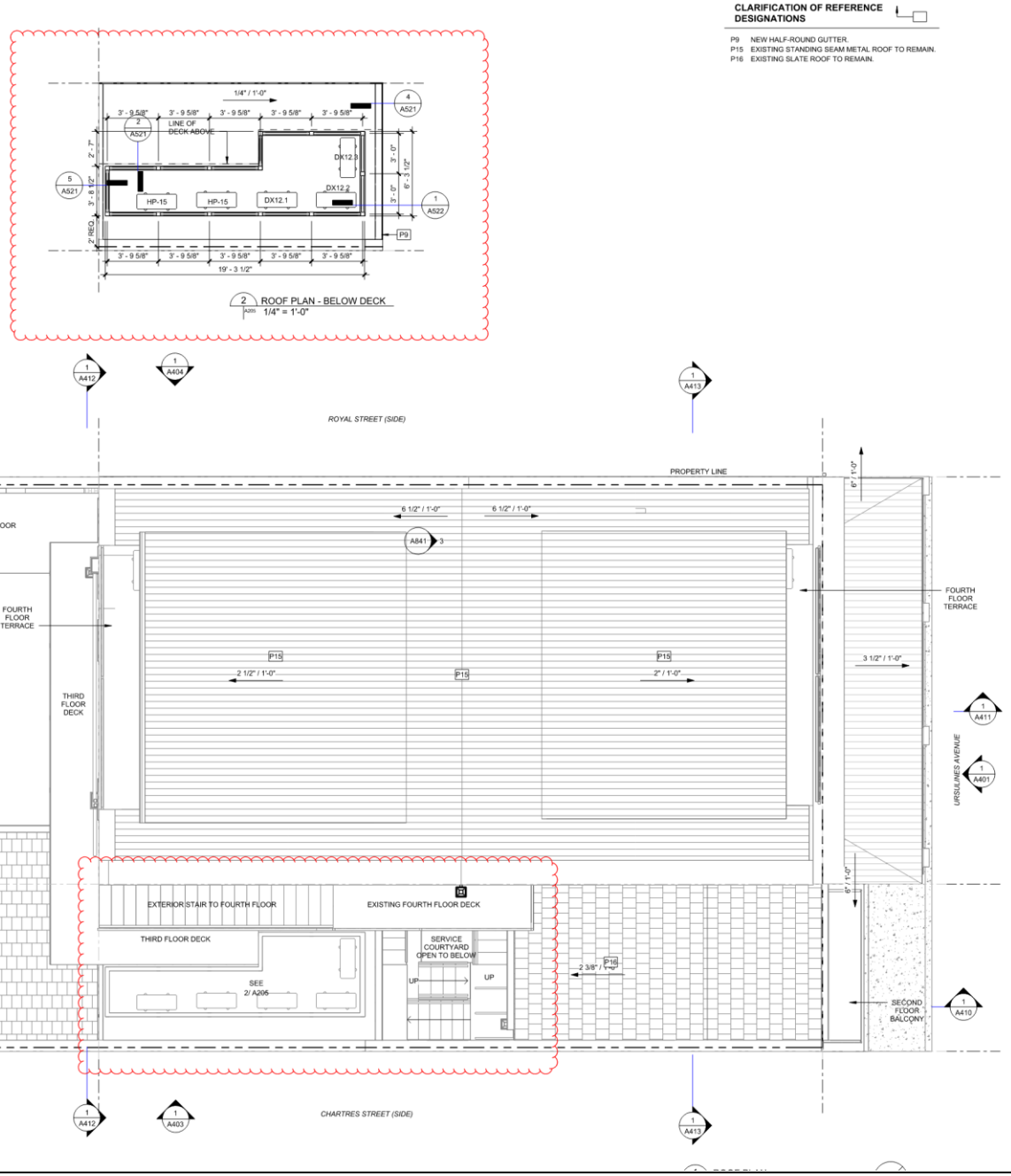
616 Ursulines – Option 2

VCC Architectural Committee

May 12, 2026

MECHANICAL EQUIPMENT SCREEN
OPTION 3: HORIZONTAL SIDING

616 Ursulines



616 Ursulines – Option 3

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 EXTERIOR LIGHT FIXTURE. 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.

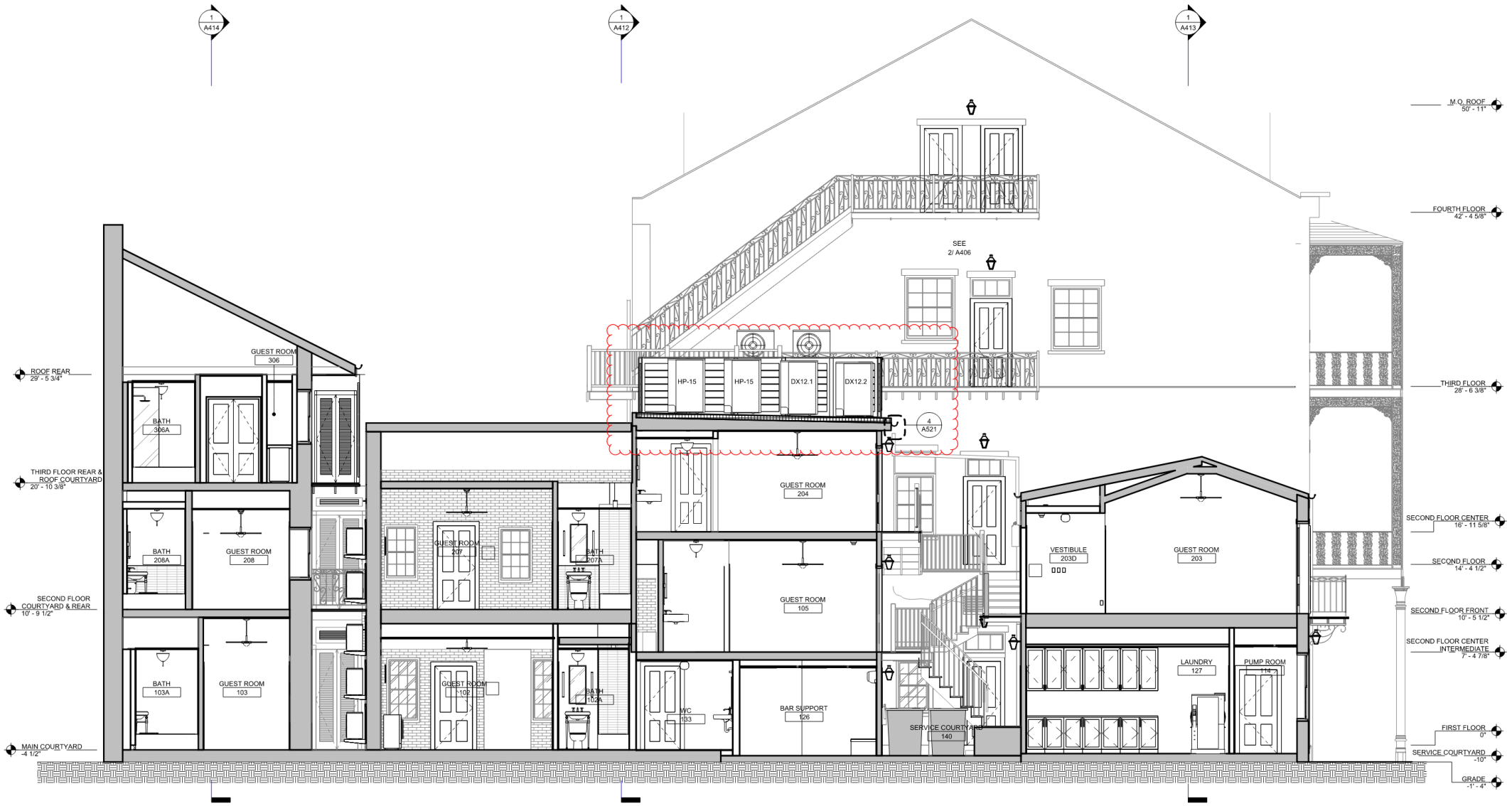
2 EAST EXTERIOR ELEVATION - BEYOND
A101 A401 1/4" = 1'-0"

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

616 Ursulines – Option 3

VCC Architectural Committee

May 12, 2026

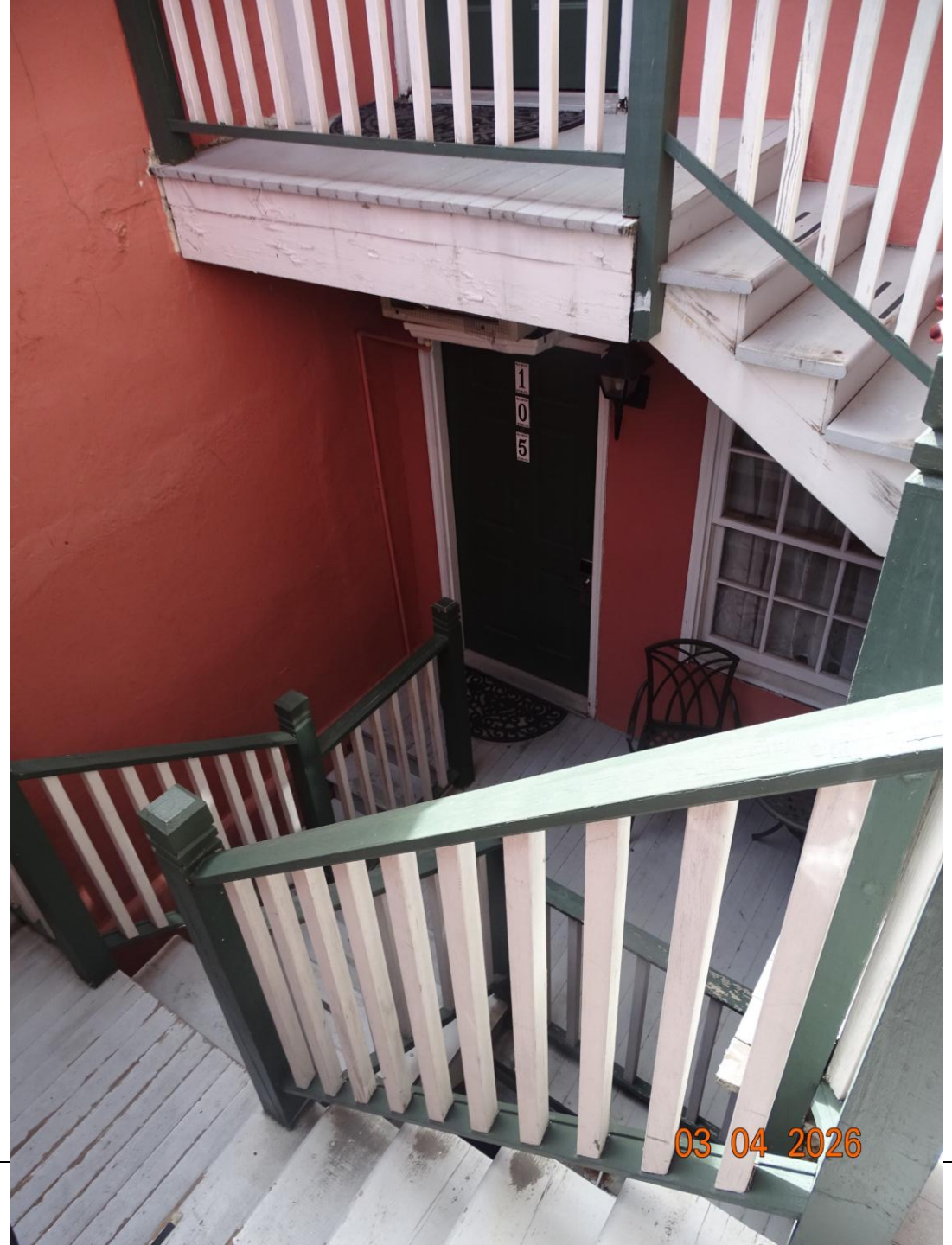


1 A201/A410 LONGITUDINAL SECTION LOKING THRU GUEST ROOMS, MAIN COURTYARD, BOH
1/4" = 1'-0"

616 Ursulines – Option 3

VCC Architectural Committee

May 12, 2026



616 Ursulines

VCC Architectural Committee

May 12, 2026

616 Ursulines

616 Ursulines

616 Ursulines

616 Ursulines

VCC Architectural Committee

May 12, 2026

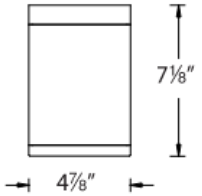
616 Ursulines

S9

TUBE ARCHITECTURAL DS-CD05

WAC LIGHTING

LED Ceiling Mounts



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

The latest energy efficient LED technology in an appealing cylindrical profile delivers accent lighting. Comes in various light beam angle options.

FEATURES

- High performance exterior rated LED ceiling light
- Solid aluminum construction
- 39° visual cutoff angle or glare control
- 5 year warranty

SPECIFICATIONS

Input:	Universal voltage 120V - 277VAC, 50/60Hz
Dimming:	Electronic low voltage (ELV) : 100% - 5% 0-10V: 100% - 1%
Light Source:	High output 3 Step Mac Adam Ellipse COB Rated life of 60,000 hours at L70
Finish:	Electrostatically powder coated, white, black, bronze and graphite
Standards:	IP65 rated, ETL & cETL wet location listed, Energy Star® 2.2 rated Title 24 JA8-2016 Compliant
Operating Temp:	-13°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

Diameter	Watt	Beam	Beam Angle	Color	Temp	CRI	Reference Output[1] Lumens	CBCP	Efficacy (Lm/W)
DS-CD05 / DS-CD0517	25W / 17W	S *Spot*	16°	**927**	2700K	90	1825	10050	73
				27	2700K	85	2190	12057	88
				930	3000K	90	1895	10427	76
				30	3000K	85	2300	12644	92
				35	3500K	85	2350	12937	94
				40	4000K	85	2375	13062	95
		N *Narrow*	25°	**927**	2700K	90	1810	5280	72
				27	2700K	85	2170	6335	87
				930	3000K	90	1880	5478	75
				30	3000K	85	2275	6643	91
				35	3500K	85	2330	6797	93
				40	4000K	85	2350	6863	94
		F *Flood*	33°	**927**	2700K	90	1900	4515	76
				27	2700K	85	2280	5417	91
				930	3000K	90	1970	4685	79
				30	3000K	85	2390	5681	96
				35	3500K	85	2445	5812	98
				40	4000K	85	2470	5870	99

Light Distribution

Finish

BK	*Black*
WT	*White*
BZ	*Bronze*
GH	*Graphite*

DS-CD05-_____-___

[1]Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

Example: **DS-CD05-N927-BK**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. SEPT. 2019

S10

R2FRDT-WD

2" FQ - Round Downlight Trim (Dim-To-Warm)

WAC

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

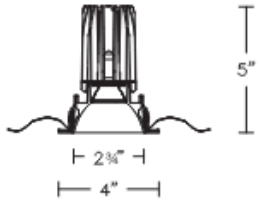
The FQ Recessed series offers a complete line of high performance LED luminaires that provide outstanding functionality and quality. The series features superlative glare control with 30° shielding, 35° vertical tilting and 360° horizontal rotation, and uniform floor-to-ceiling wall washing. Multiple power level options and a full line of round and square, trimmed and trimless luminaires offer versatile solutions for various lighting applications. Easy to order, install, and service.

FEATURES

- Two-piece die-cast construction
- Light engine mounted on trim with springs for easy replacement
- 30° shielding angle design for better visual comfort
- Field changeable beam angle with reflectors provided
- Accepts one Lens or glare control accessory
- 5 year WAC Lighting product warranty

SPECIFICATIONS

Construction:	Durable die-cast aluminum construction
Input	Universal 120-277V AC 50/60 Hz
Dimming:	Electronic Low Voltage (ELV): 100%-1% TRIAC: 100%-1% 0-10V: 100-1%
Light Source:	High output 3-step Mac Adam Ellipse COB Rated life of 50,000 hours at L70
Mounting:	Heavy gauge retention clips support trim firmly. Safety cabling standard. Ceiling cutout: Ø 3 1/2" Accomodates 1/2 "- 1 " ceiling thickness
Finish:	Electrostatically powder coated White, Black, Dark Bronze. Enamel coated Haze.
Standards:	ETL & cETL Wet Location Listed, Energy Star 2.0, Title 24 JA8-2019 Compliant.

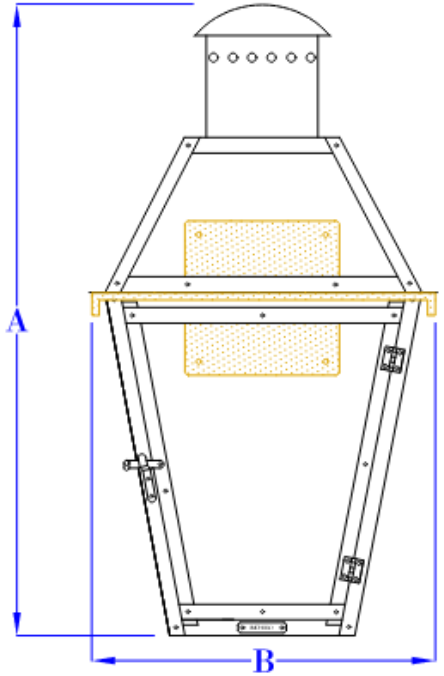
	Model	Beam		Lumens	CBCP	Color Temp		CRI	Finishes	Reflector/Trim
	**R2FRDT** *Round Trim*	*F* *W*	*40°* *55°*	*965* *950*	*1775* *1370*	**WD**	*3000K-1800K*	*90*	**BK** **DB** **HZWT** **WT**	*Black* *Dark Bronze* *Haze/White* *White*

R2FRDT-WD-__

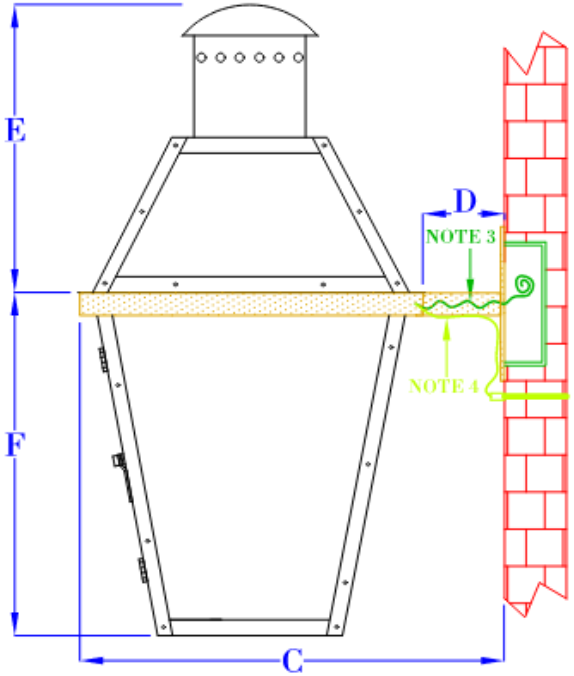
Example: **R2FRDT-WD-BK** (Beam F-40° reflector is pre-installed. Beam W-55° reflector is included.)

Please see next page for housing units (required)

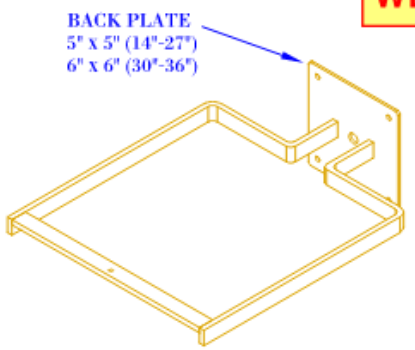
WE1



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)



ISOMETRIC VIEW
(NTS-BRACKET ONLY)

WE1

SIZE:	14"	18"	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:

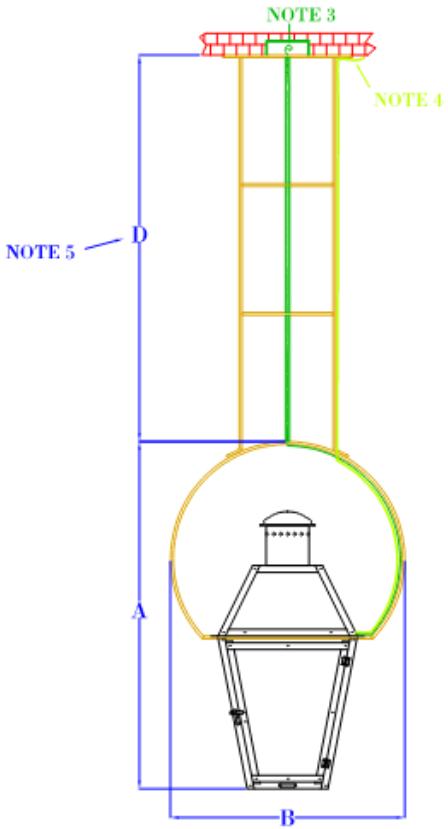
1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS 1/4"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH 3/16" COPPER GAS LINE AND 3/16" x 1/4" GAS LINE ADAPTOR

BEVOLO GAS & ELECTRIC LIGHTS

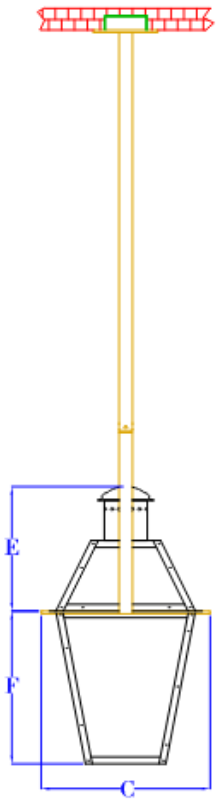
LIGHT:	FRENCH QUARTER	DATE:	DRW BY:	JJG	COPYRIGHT 2024, BEVOLO GAS & ELECTRIC LIGHTS. THIS DRAWING AND ANY DESIGN OR DATA CONTAINED THEREIN ARE CONSIDERED PROPERTY OF BEVOLO GAS AND ELECTRIC LIGHTS. NEITHER THE DRAWING NOR ITS CONTENT MAY BE COPIED, REPRODUCED, OR EDITED TO A LIKENESS WITHOUT THE WRITTEN CONSENT OF BEVOLO GAS AND ELECTRIC LIGHTS
			APP. BY:	JJG	
BRACKET:	ORIGINAL BRACKET MOUNT	11-30-17	REVISION:	5	

616 Ursulines

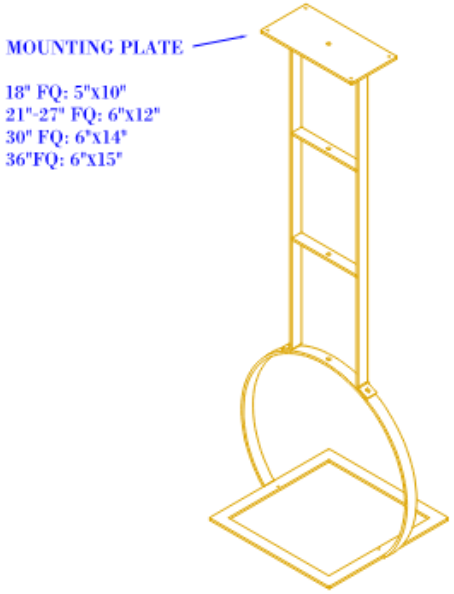
S1



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)



ISOMETRIC VIEW
(NTS- BRACKET ONLY)

NOTES:

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

SIZE:	18"	21"	24"	27"	30"	36"
A:	23 $\frac{1}{4}$"	25 $\frac{5}{8}$"	30"	32 $\frac{1}{2}$"	37 $\frac{3}{8}$"	45 $\frac{3}{8}$"
B:	15 $\frac{7}{8}$"	17 $\frac{1}{4}$"	20 $\frac{1}{2}$"	21 $\frac{7}{8}$"	25 $\frac{7}{8}$"	31"
C:	11 $\frac{1}{4}$"	12 $\frac{1}{8}$"	14 $\frac{3}{8}$"	15 $\frac{1}{4}$"	18 $\frac{1}{4}$"	22 $\frac{1}{4}$"
D:	VARIES	VARIES	VARIES	VARIES	VARIES	VARIES
E:	7 $\frac{5}{8}$"	9 $\frac{3}{8}$"	12 $\frac{3}{8}$"	11 $\frac{7}{8}$"	14 $\frac{1}{2}$"	17 $\frac{3}{8}$"
F:	10 $\frac{1}{8}$"	11 $\frac{1}{8}$"	12 $\frac{7}{8}$"	14 $\frac{3}{8}$"	16 $\frac{1}{8}$"	19 $\frac{5}{8}$"

BEVOLO GAS & ELECTRIC LIGHTS

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

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616 Ursulines

WAC LIGHTING

W4

Fixture Type:	
Catalog Number:	
Project:	
Location:	

Cylinder

Wall Mount 3000K

Model	Color Temp & CRI	Lumens	Finish
WS-W190208	30 3000K - 80	260	BK Black
WS-W190212		515	BZ Bronze
			WT White

Example: **WS-W190208-30-BK**

FEATURES

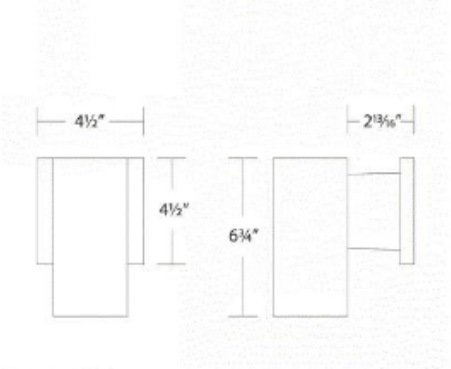
- Multiple LED array for uniform illumination
- ACLED driverless technology
- 5 Year warranty

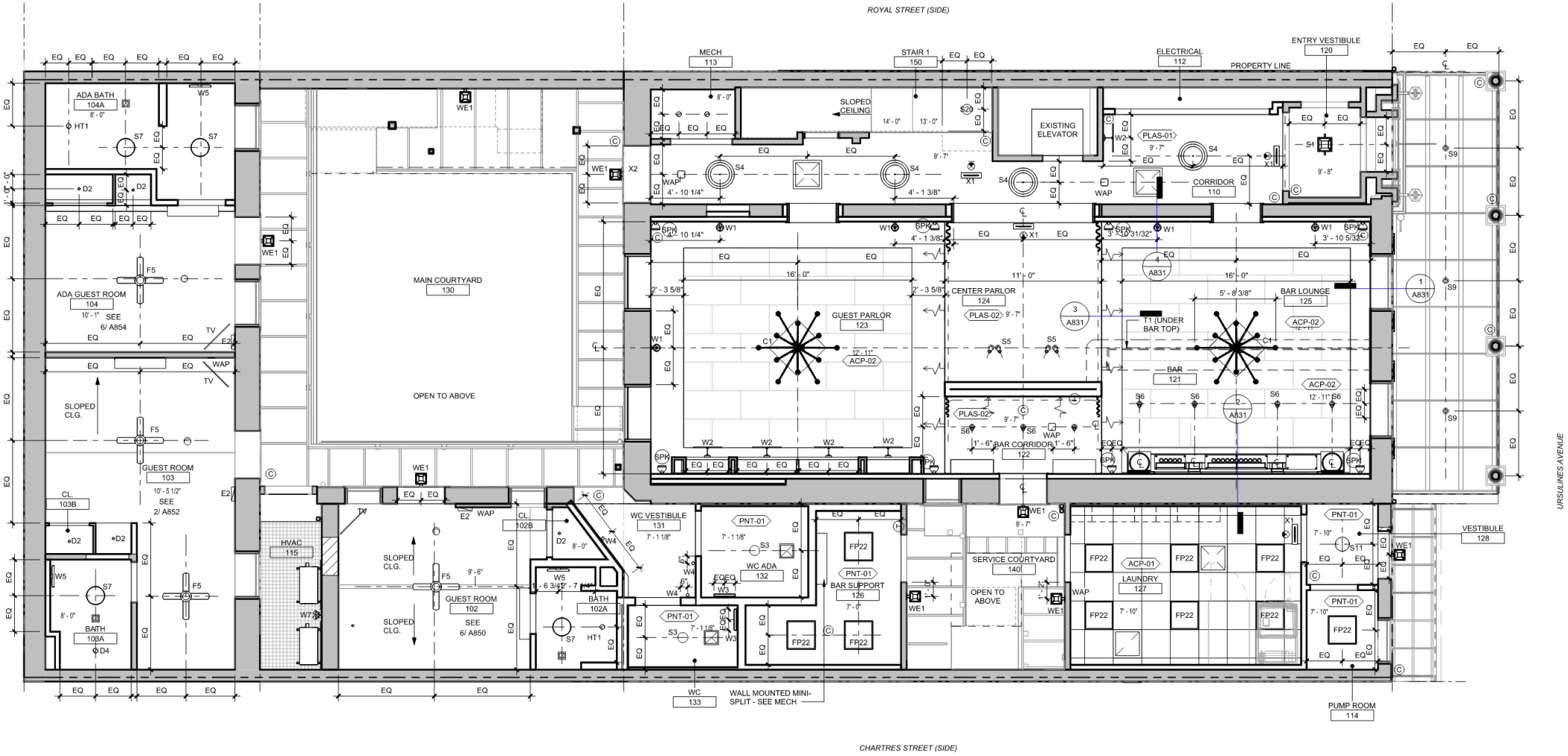
SPECIFICATIONS

Construction:	Die-cast aluminum
Power:	18W, 6W
Input:	120 VAC, 50/60Hz
Dimming:	ELV: 100-10%
Light Source:	Integrated LED
Lens:	Glass Lens
Rated Life:	50000 Hours
Mounting:	Installs over a 3" or 4" Junction Box, Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated White, Bronze, Black
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, ADA

FINISHES

LINE DRAWING





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

OWNER.

3. ALL SYMBOLS APPEARING IN THIS LISTING MAY NOT NECESSARILY BE SHOWN ON REFLECTED CEILING PLAN OR BE APPLICABLE TO THIS PROJECT.

GYPSUM BOARD CEILING

4" RECESSED DOWNLIGHT

EMERGENCY EXIT SIGN

PENDANT LIGHT

SECURITY CAMERA, CEILING MOUNTED, PROVIDED BY TENANT.

SMOKE DETECTOR

HOTEL VILLA CONVENTO

616 Ursulines Ave, New Orleans, LA 70116

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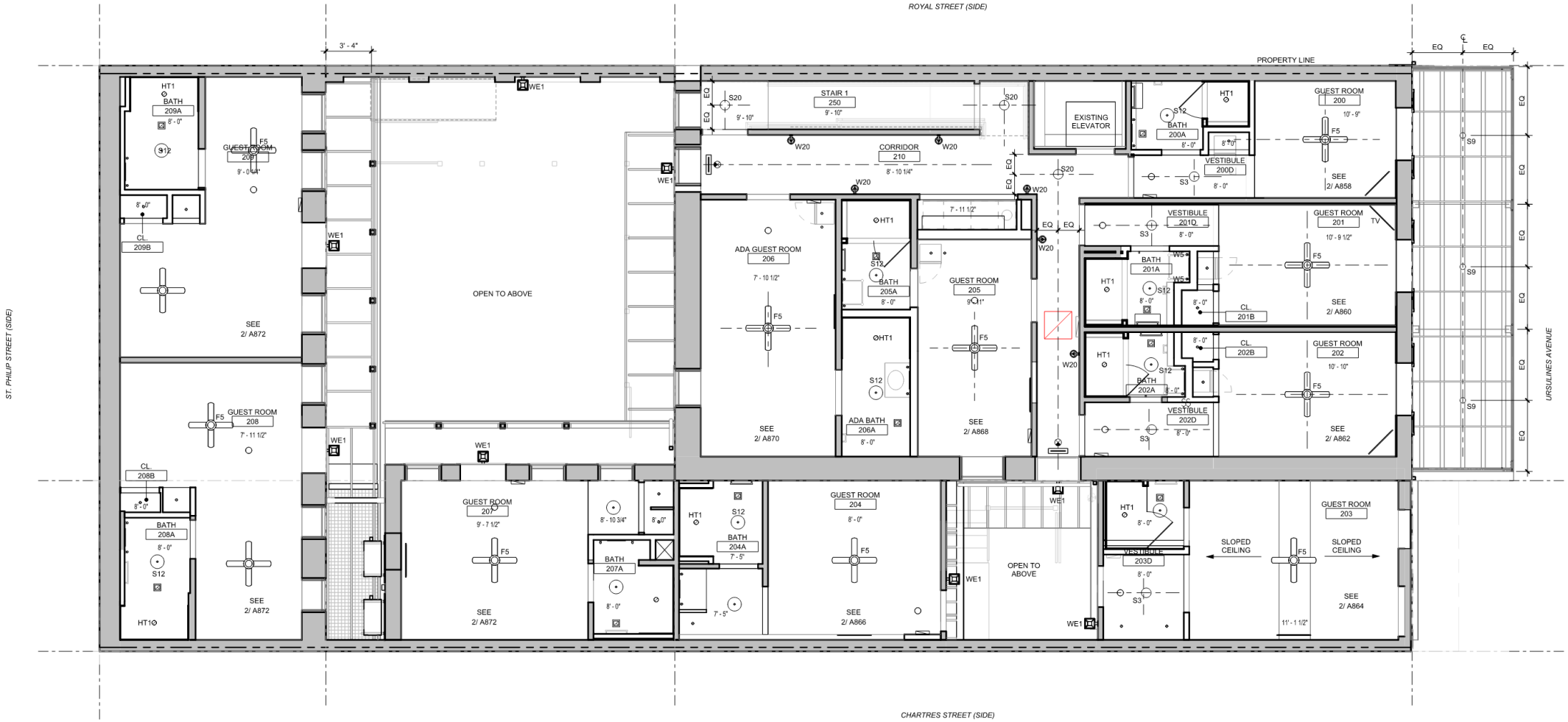
FIRST FLOOR REFLECTED CEILING PLAN

A301

616 Ursulines

VCC Architectural Committee

May 12, 2026



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

FAILURE TO RECEIVE APPROVAL SHALL BE CAUSE FOR REMOVAL AND RELOCATION AT NO COST TO THE OWNER.

3. ALL SYMBOLS APPEARING IN THIS LISTING MAY NOT NECESSARILY BE SHOWN ON REFLECTED CEILING PLAN OR BE APPLICABLE TO THIS PROJECT.

GYPSUM BOARD CEILING

4" RECESSED DOWNLIGHT

EMERGENCY EXIT SIGN

PENDANT LIGHT

SECURITY CAMERA, CEILING MOUNTED, PROVIDED BY TENANT.

SPEAKER, CEILING MOUNTED. PROVIDED BY TENANT.

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SECOND FLOOR REFLECTED CEILING PLAN

A302

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VCC Architectural Committee

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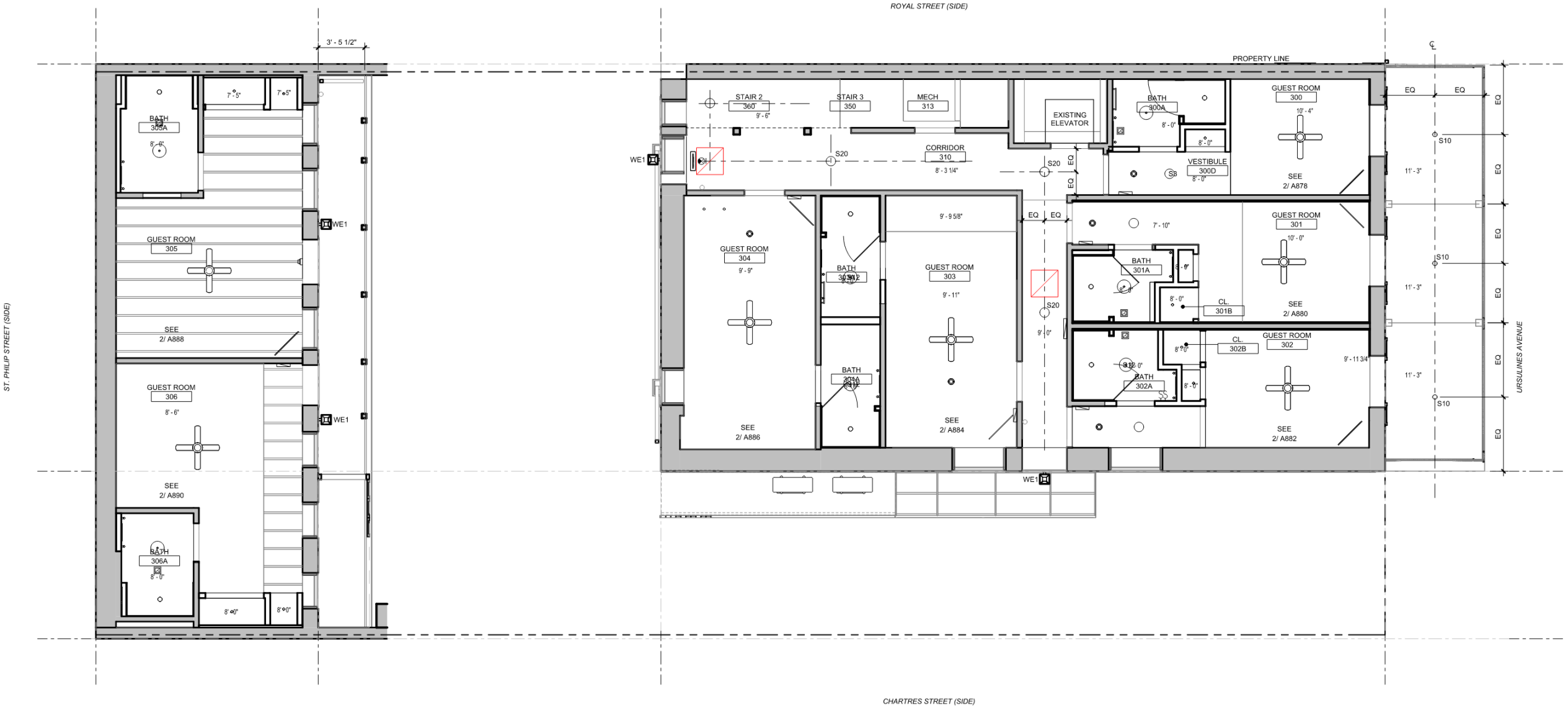


1 THIRD FLOOR REFLECTED CEILING PLAN
A303 1/4" = 1'-0"

616 Ursulines

VCC Architectural Committee

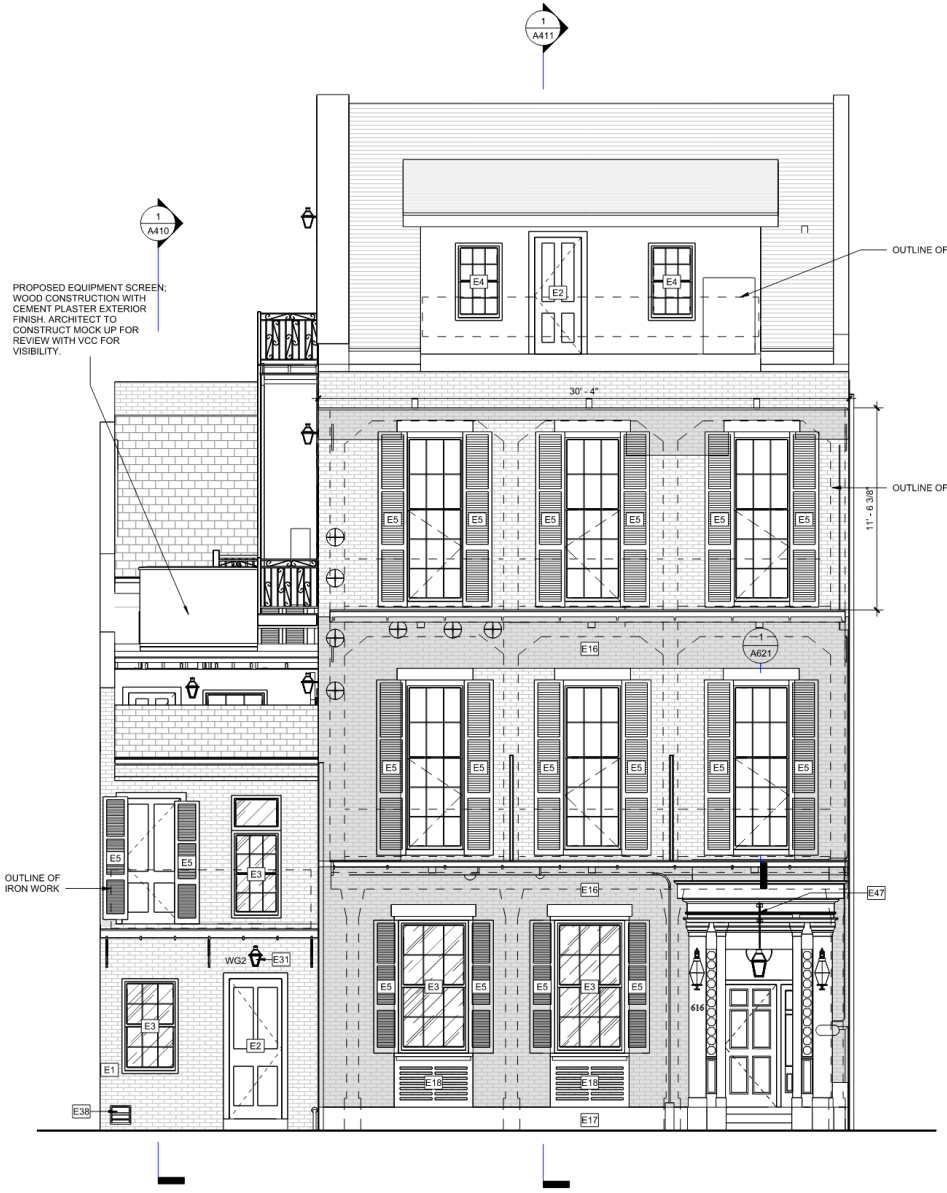
May 12, 2026

E31 NEW EXTERIOR LIGHT FIXTURE. 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 A101/A401 EAST EXTERIOR ELEVATION - BEYOND 1/4" = 1'-0"

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

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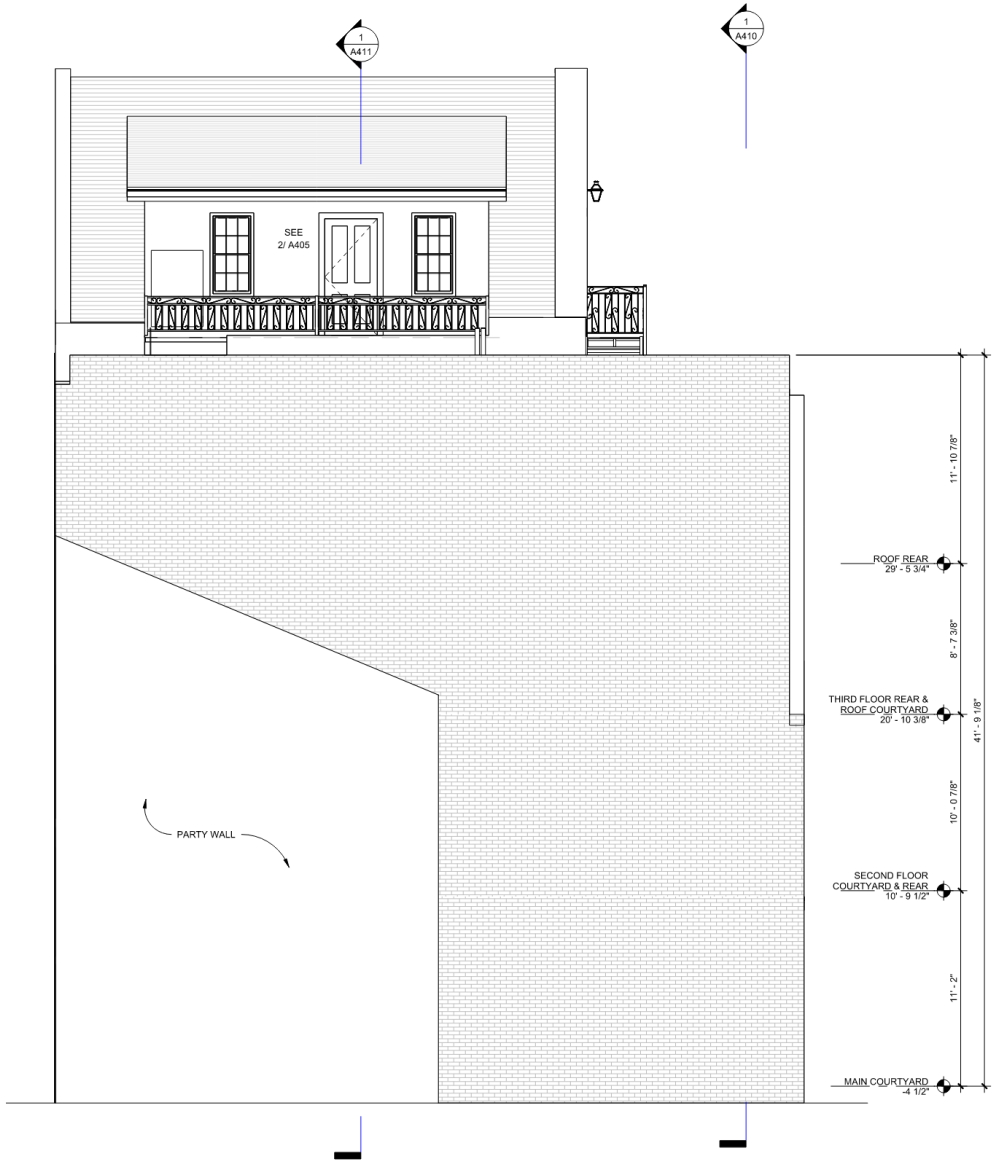
EXTERIOR ELEVATIONS

A401



1 WEST EXTERIOR ELEVATION
A201/A402 1/4" = 1'-0"

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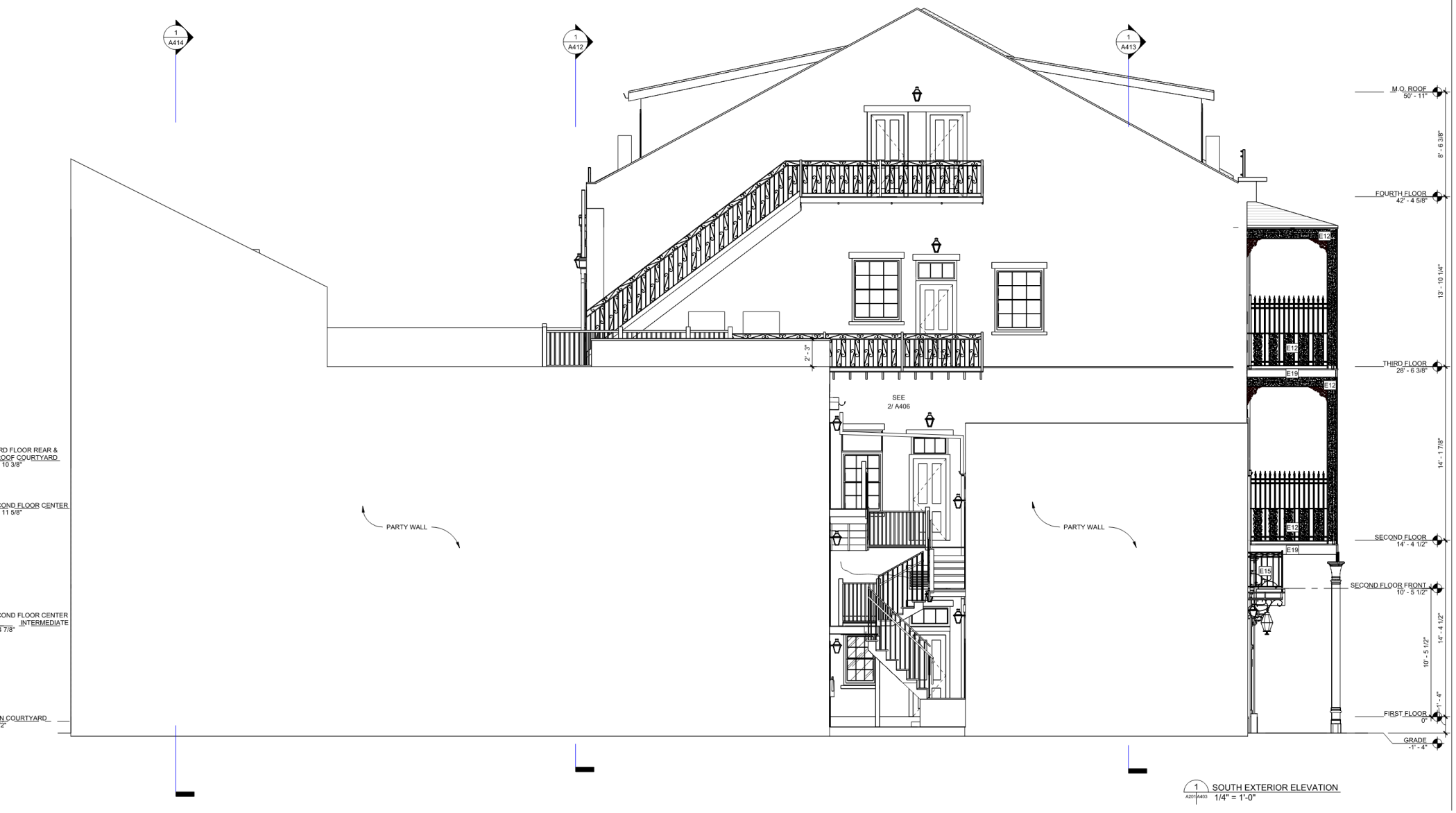
EXTERIOR ELEVATIONS

A402



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

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EXTERIOR ELEVATIONS

A403

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May 12, 2026

4/28/2026 6:15:48 PM

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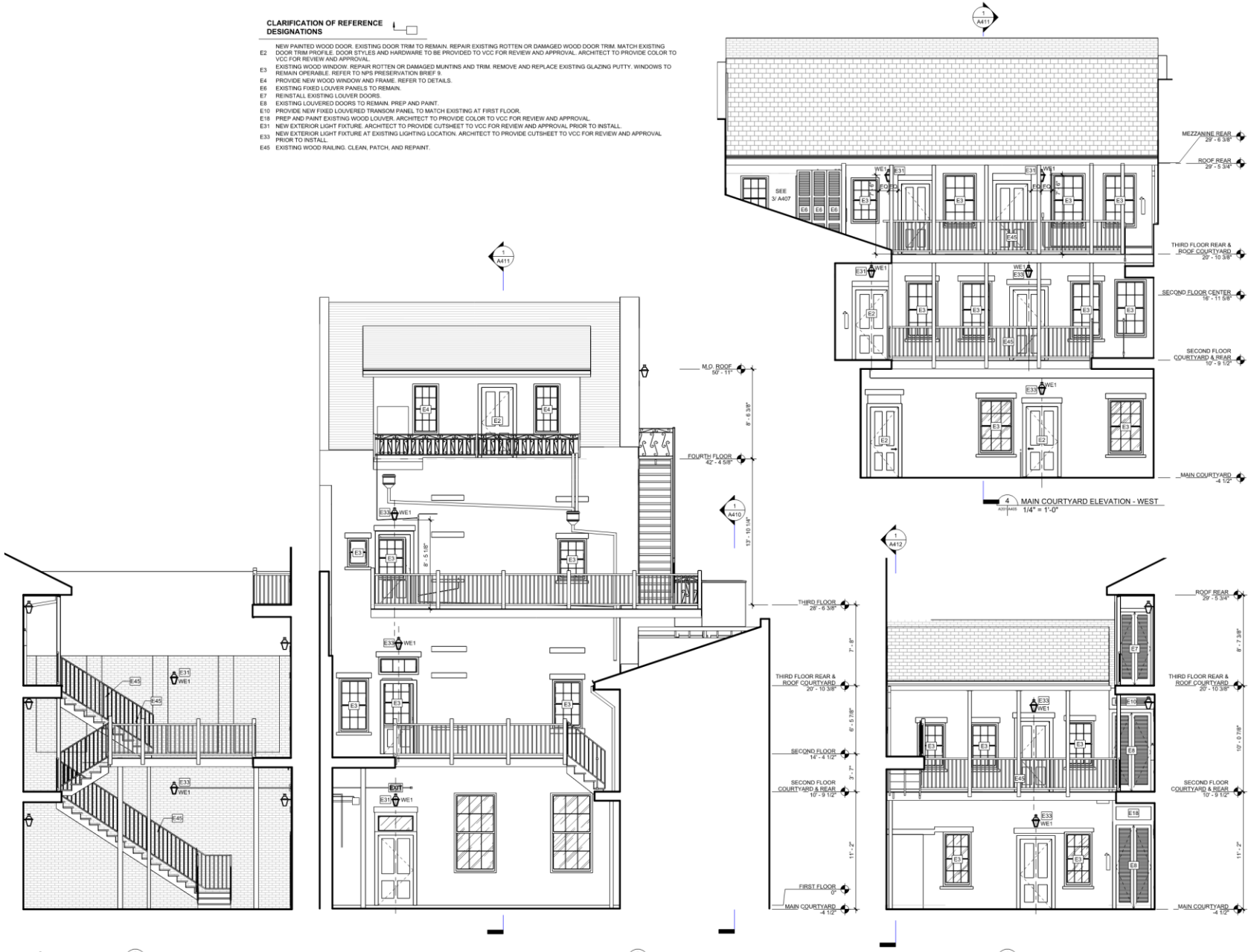
CLARIFICATION OF REFERENCE DESIGNATIONS

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 EXTERIOR LIGHT FIXTURE. 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
- NOT IN SCOPE, EXCEPT AS NOTED TO MODIFY BUILDING SYSTEMS

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EXTERIOR ELEVATIONS - MAIN COURTYARD

A405

616 Ursulines

VCC Architectural Committee

May 12, 2026

4/28/2026 6:15:55 PM

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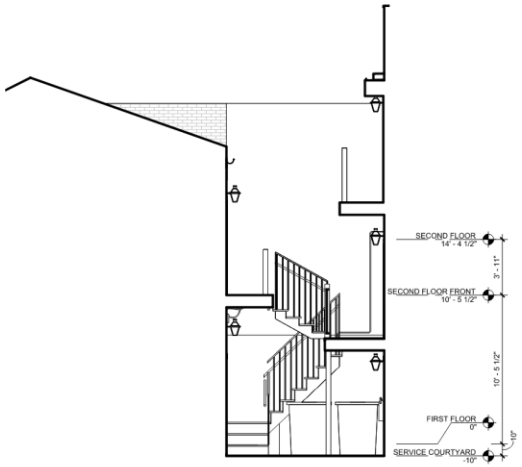
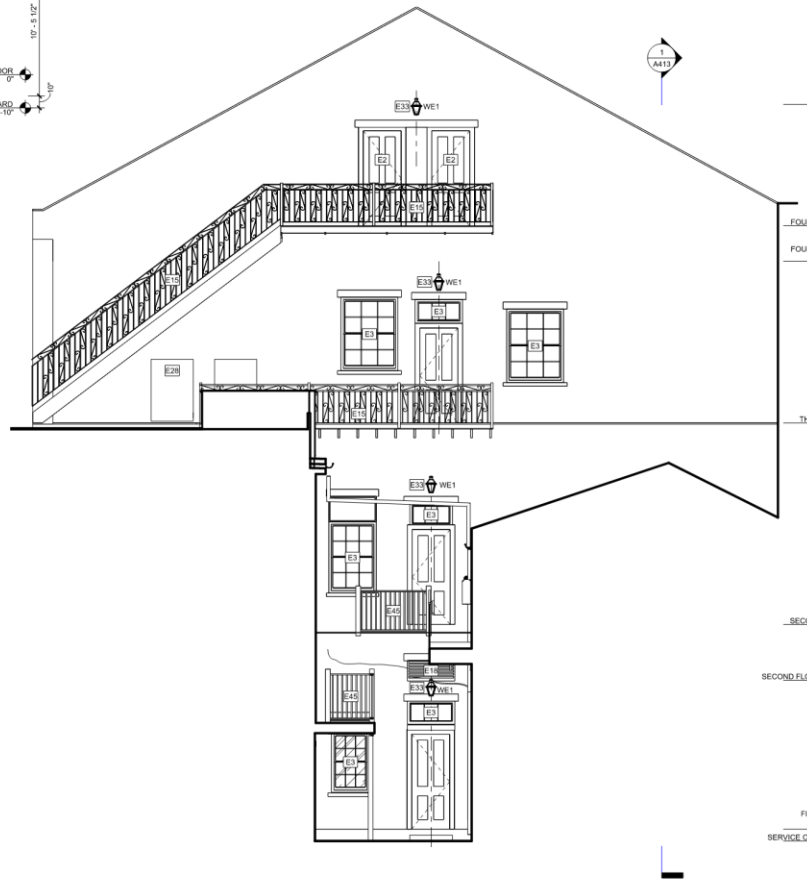
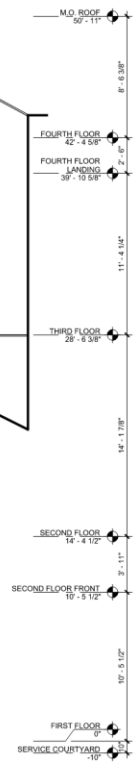
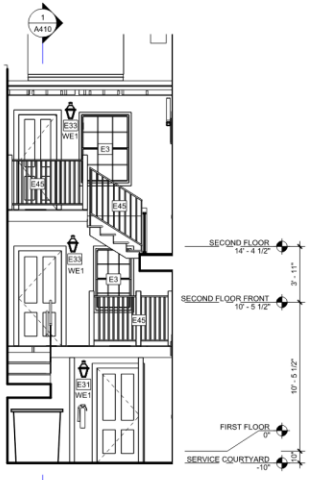


4 SERVICE COURTYARD ELEVATION - SOUTH
1/4" = 1'-0"

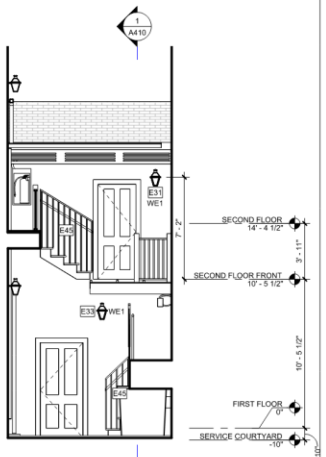






3 SERVICE COURTYARD ELEVATION - WEST
1/4" = 1'-0"

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 EXTERIOR LIGHT FIXTURE. 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
- NOT IN SCOPE, EXCEPT AS NOTED TO MODIFY BUILDING SYSTEMS

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

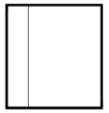
EXTERIOR ELEVATIONS - SERVICE COURTYARD

A406

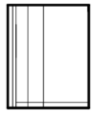
CLARIFICATION OF REFERENCE DESIGNATIONS

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.
E6	EXISTING FIXED LOUVER PANELS TO REMAIN.
E7	REINSTALL EXISTING LOUVER DOORS.
E8	EXISTING LOUVERED DOORS TO REMAIN. PREP AND PAINT.
E26	NEW STEEL FLOOR GRATING AT HVAC. PROVIDES WALK SURFACE AND AIRFLOW FOR MECHANICAL EQUIPMENT.
E29	PROPOSED LOCATION FOR NEW WALL MOUNTED SINGLE ZONE HVAC CONDENSER. FOR GUESTROOMS IN REAR, COURTYARD, AND CENTER DEPENDENCIES. ARCHITECT AND MEP ENGINEER TO PROVIDE CUTSHEET TO VCC FOR REVIEW PRIOR TO PURCHASE AND INSTALL.

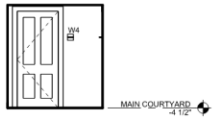
12 SOUTH EXT. ELEV. - WC VESTIBULE
A201/A407 1/4" = 1'-0"



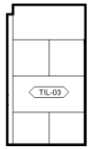
11 WEST EXT. ELEV. - WC VESTIBULE
A201/A407 1/4" = 1'-0"



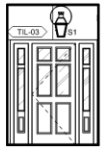
10 NORTH EXT. ELEV. - WC VESTIBULE
A201/A407 1/4" = 1'-0"



9 EAST EXT. ELEV. - WC VESTIBULE
A201/A407 1/4" = 1'-0"



8 SOUTH EXT. ELEV. - VESTIBULE 120
A201/A407 1/4" = 1'-0"



7 WEST EXT. ELEV. - VESTIBULE 120
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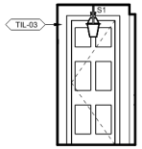

6 NORTH EXT. ELEV. - VESTIBULE 120
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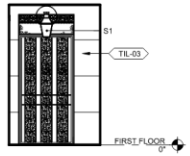
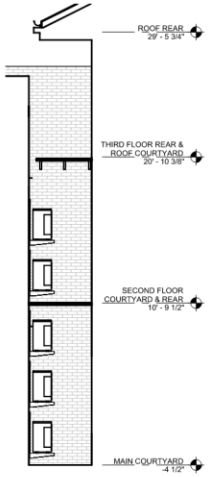
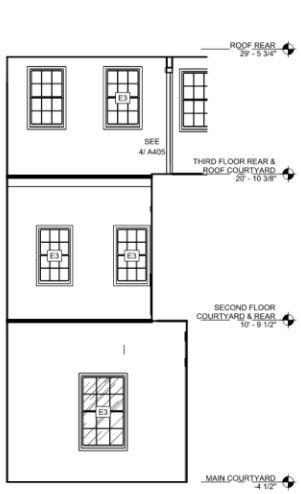


5 EAST EXT. ELEV. - VESTIBULE 120
A201/A407 1/4" = 1'-0"



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



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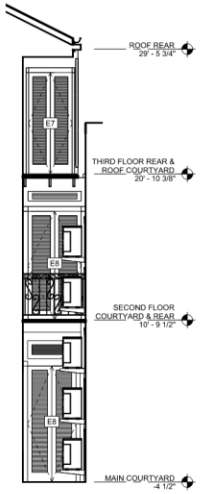
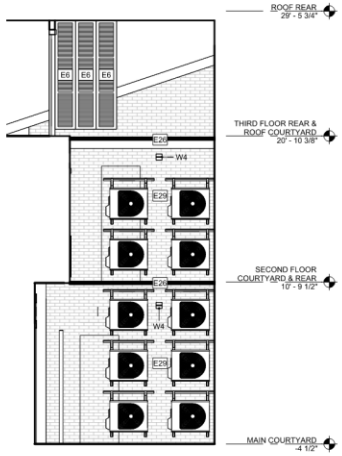
A201/A407 1/4" = 1'-0"



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



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

STUDIOWEST

2340 DAUPHINE STREET
NEW ORLEANS, LOUISIANA 70117

GRAPHIC RENOVATION LEGEND

- EXISTING WALLS TO REMAIN
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STANDARD ABBREVIATIONS

ACP	Acoustic Ceiling Panel
BRK	Brick
CT	Countertop
EPB	Epoxy Base
EPX	Epoxy
FRP	Fiberglass Reinforced Plastic
LVT	Luxury Vinyl Tile
PNT	Paint
RB	Rubber Base
SC	Sealed Concrete
TIL	Tile
WDB	Wood Base
WDC	Wood Ceiling
WDD	Wood Decking
WDF	Wood Flooring
WDM	Wood Molding
WDP	Wood Panel
WP	Wallpaper

HOTEL VILLA CONVENTO

616 Ursulines Ave, New Orleans, LA 70116

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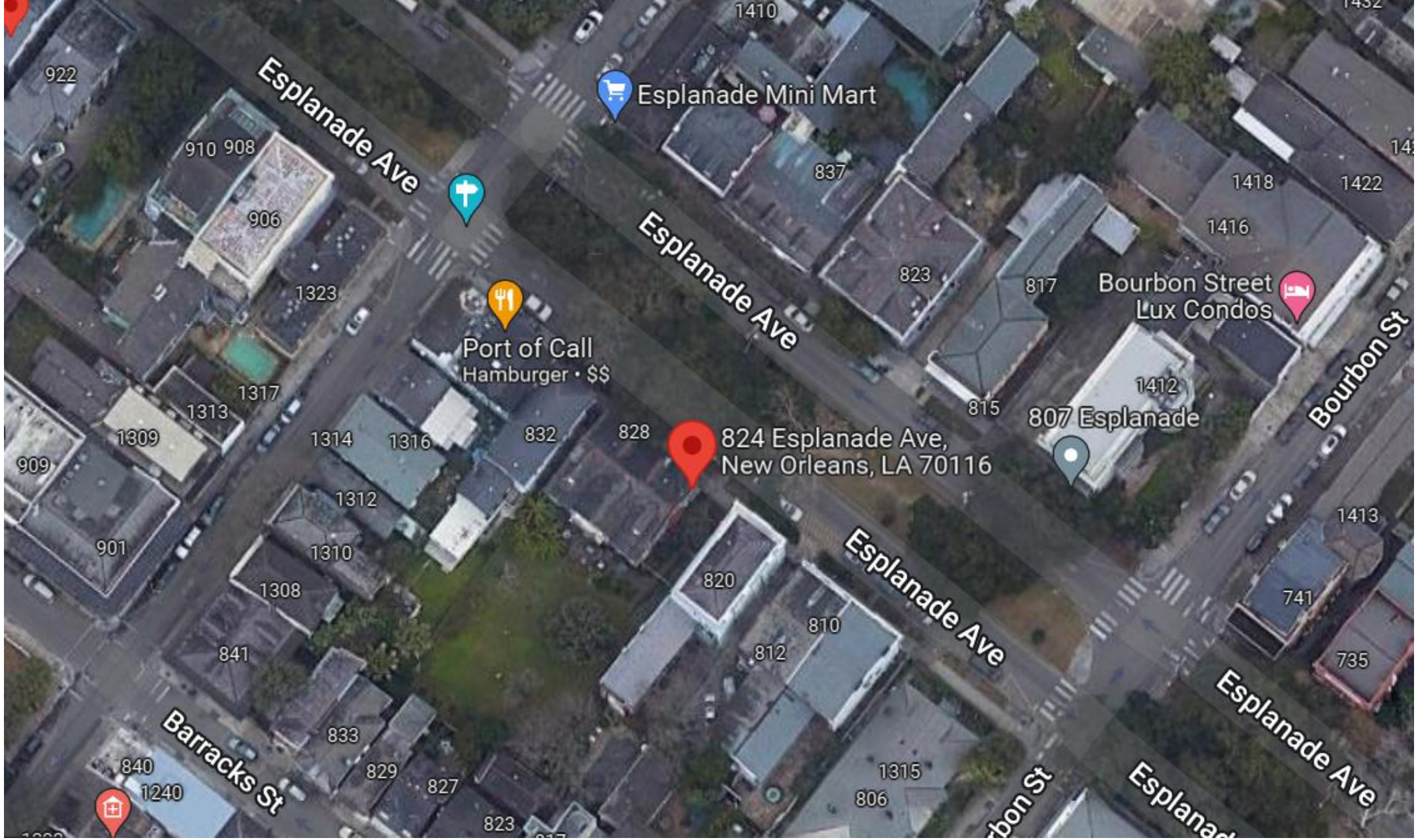
ISSUE DATE | 3 APRIL 2026
CONSTRUCTION DOCUMENTS
REVISIONS

EXTERIOR ELEVATIONS

New Business

824-30 Esplanade



824 Esplanade

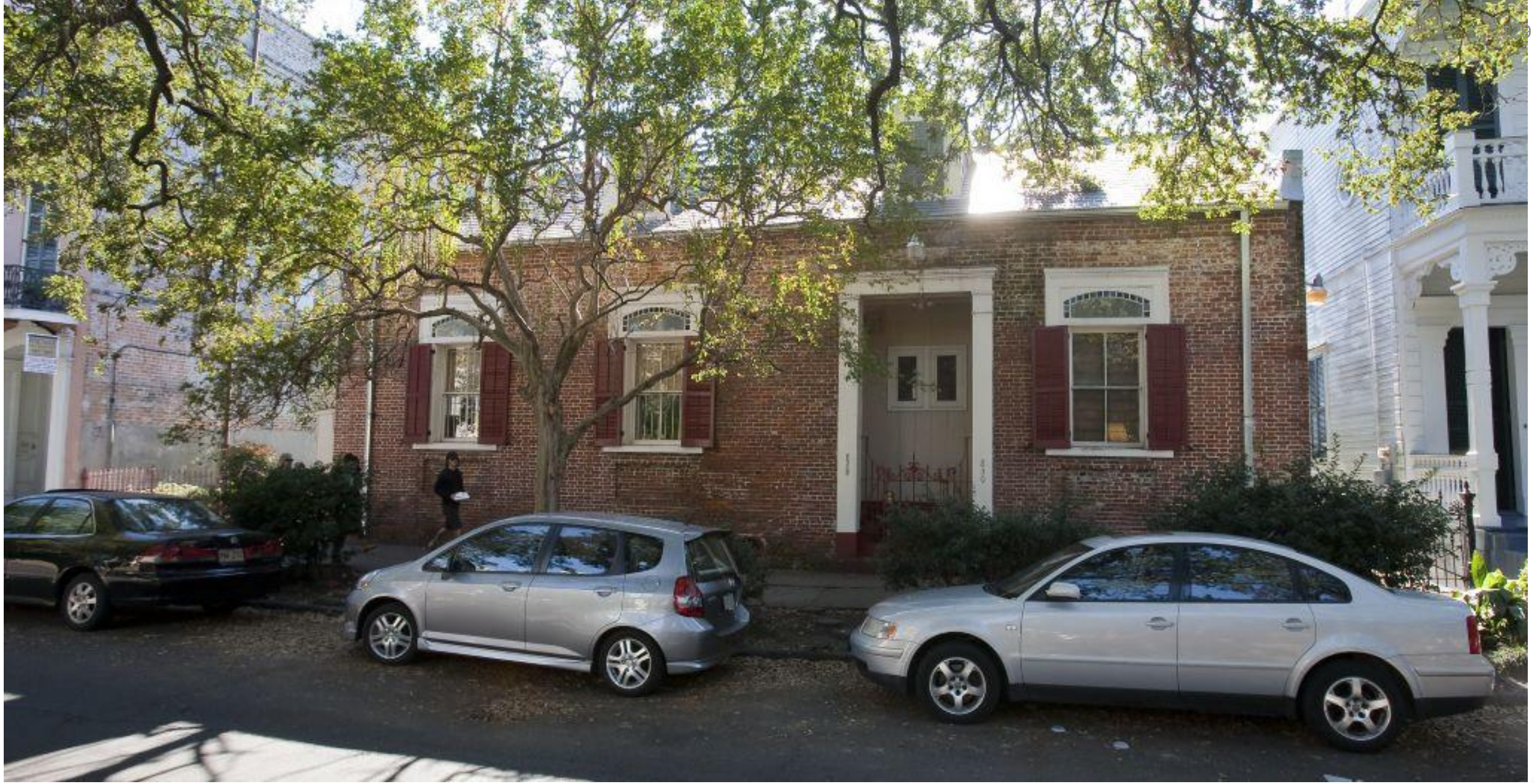
VCC Architectural Committee

May 12, 2026

824 Esplanade

VCC Architectural Committee

May 12, 2026



824 Esplanade

VCC Architectural Committee

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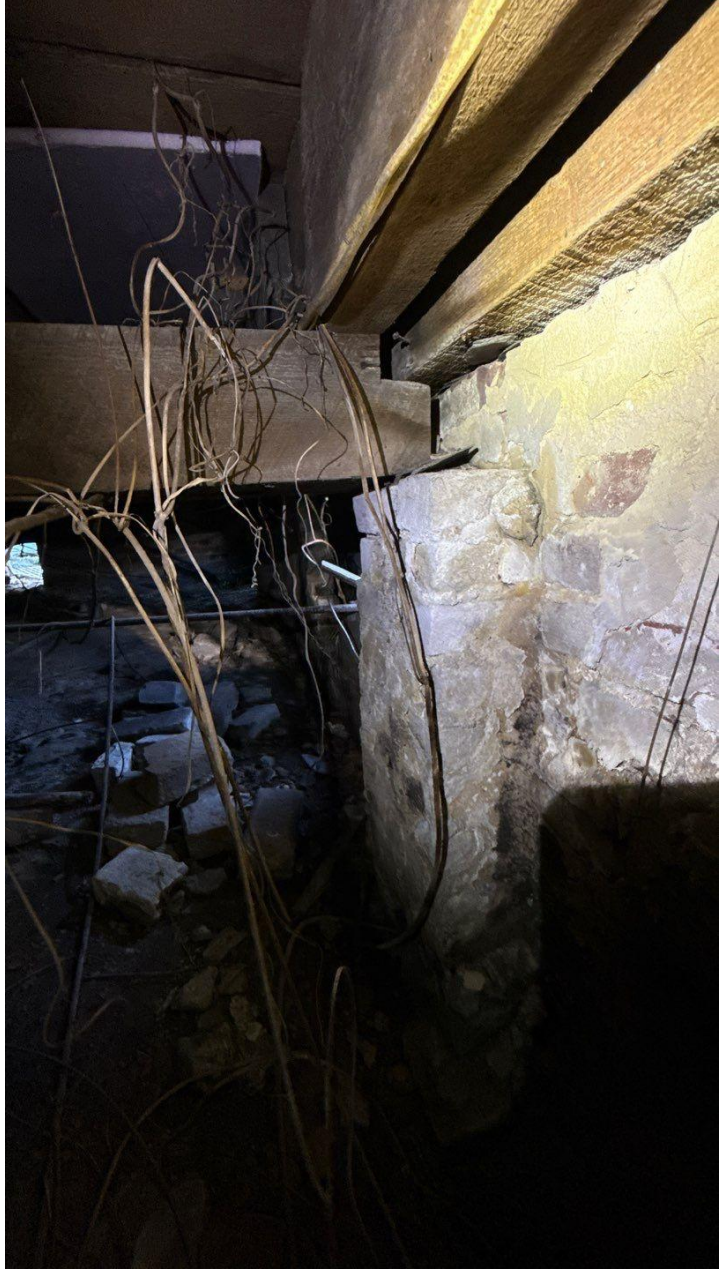
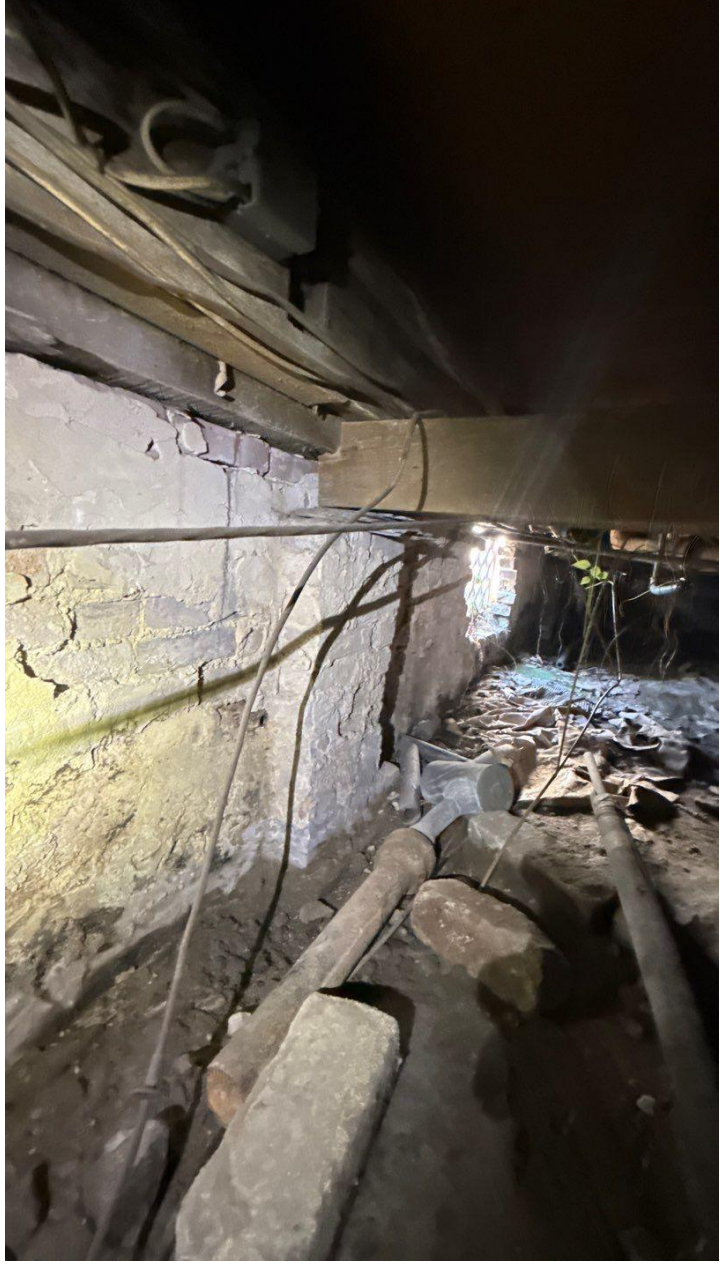
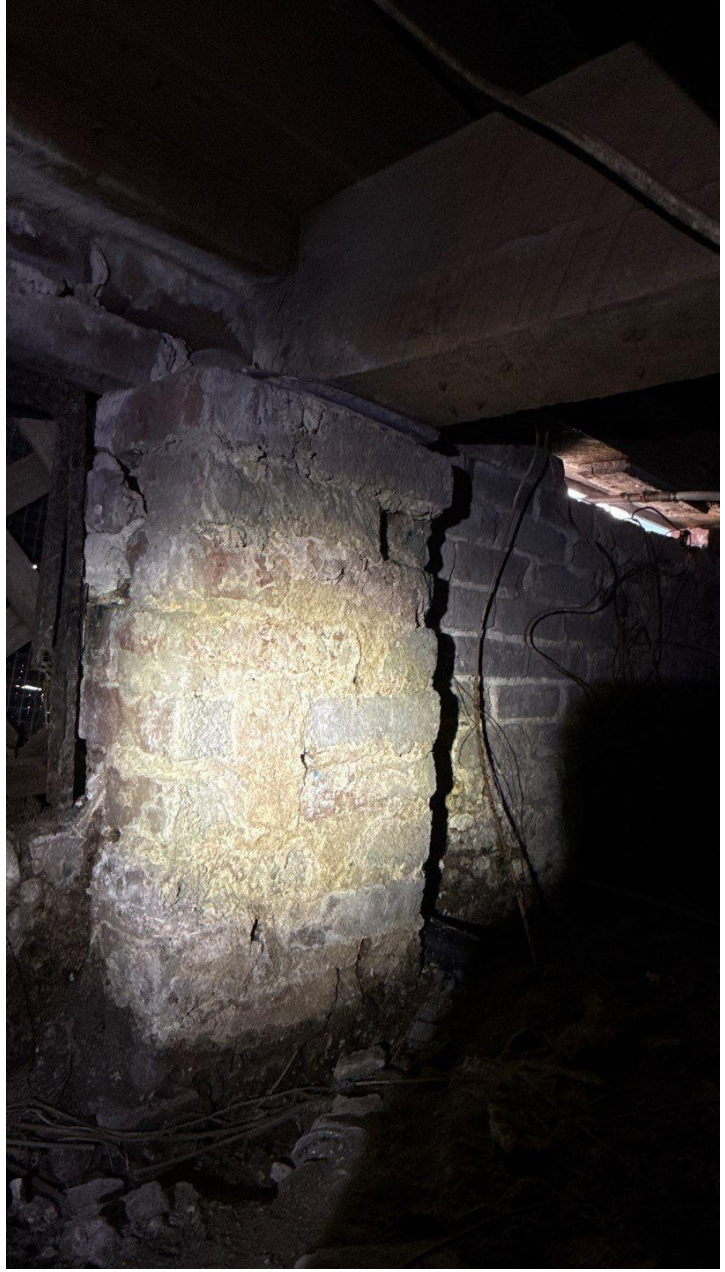




824 Esplanade



824 Esplanade

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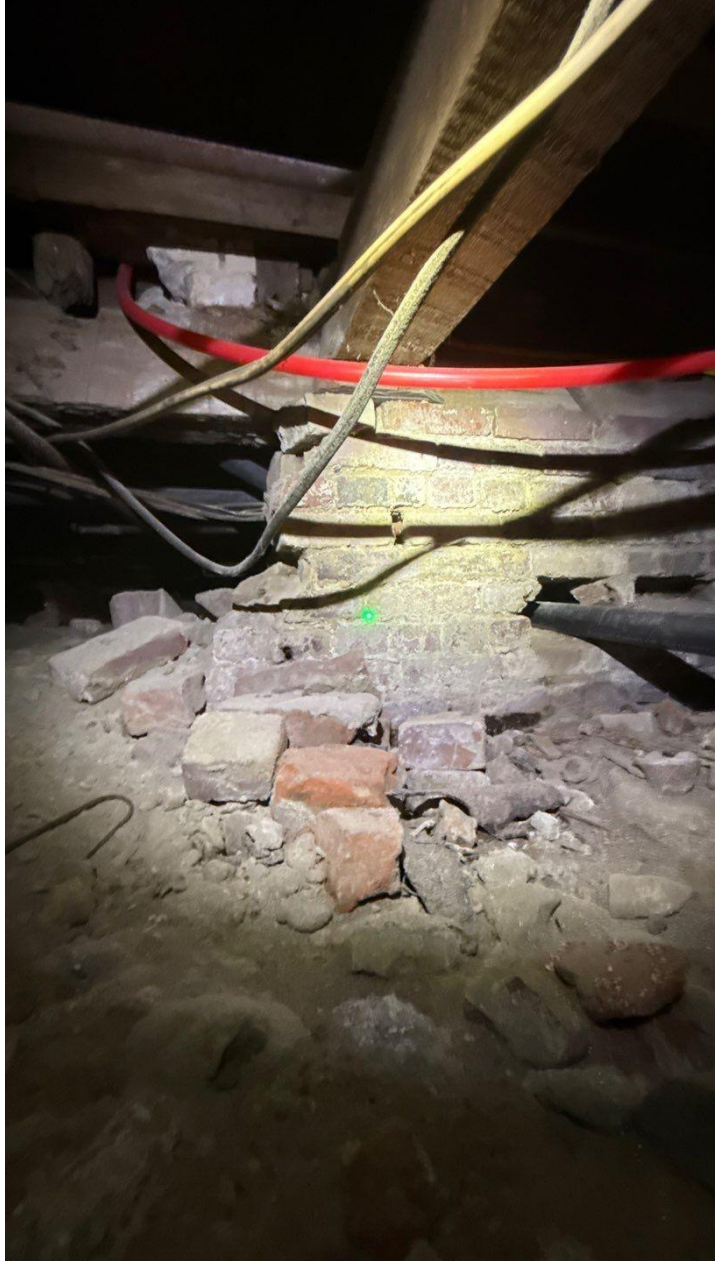
VCC Architectural Committee

May 12, 2026



824 Esplanade

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VCC Architectural Committee

May 12, 2026

Robert Barrilleaux & Assoc., Inc.
42333 Deluxe Plaza Ste. 8
Hammond, LA 70403

Clay Barrilleaux Todd Ryan Mark Chemay

April 24th, 2026

Mr. Brent Moran
Academy Home Leveling
303 Covington Street
Madisonville, LA 70447

Re: Engineer's Inspection of 824-830 Esplanade Avenue New Orleans, LA

Mr. Moran,

As requested, I have made an inspection of the existing foundation at the above address. This structure is a 100+ year old wood beam structure with brick piers on a brick corbel footing (typical for the age and location). The home also has an exterior brick wall that is separate from the piers but rests on the same footing. This wall may not be original to the home, but engineer does not have enough information to determine this. Approximately the rear 1/3 of the home does not have the brick wall. It is wood board siding built on a brick chain wall with a continuous concrete footing under it. This area was either an addition or a porch/patio area that was enclosed. As can be seen on the attached proposed shoring plan the brick corbel footing also runs under (3) interior area.

The home has experienced settlement due to the degradation of the existing brick piers causing cracking on the interior wall of the home. The exterior brick of the home does not appear to have suffered significant cracking, which indicated that the failure is not in the corbel footing or the foundation. It should be noted that not all of the piers need repair or replacement because it appears that some of them have been replaced in the past. In addition, there are several areas where the existing wooden sills of the home are spanning too far and need additional pier support installed and there are a few areas where the sills are damaged and need replacing. Attached are pictures showing these items. Also as mentioned above the plan for the proposed corrective actions for the home is attached.

The damage seen is not uncommon for a home of this age. In particular the mortar used at the time this home was constructed does not last as long as the brick and degrades. Given enough time even the brick can degrade. Both of these have occurred at this home. With the work proposed, the home's foundation will be structurally sound. It is important to note that this work will occur inside the crawlspace and not affect the look of the exterior of the home. The home will not be leveled, only stabilized to further ensure this.

Should you have any questions please contact me at my office.

Sincerely,

STATE OF LOUISIANA
ROBERT C. BARRILLEAUX
License No. 28869
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

4/24/26

Clay Barrilleaux, PE

985 542 0391 phone *985 542 6516 fax*

Robert Barrilleaux & Assoc., Inc.
42333 Deluxe Plaza Ste. 8
Hammond, LA 70403

Clay Barrilleaux Todd Ryan Mark Chemay

Photo 1 – Pier that appears newer and does not need replacement.

Photo 2 - Pier with brick degredation

985 542 0391 phone *985 542 6516 fax*

Robert Barrilleaux & Assoc., Inc.
42333 Deluxe Plaza Ste. 8
Hammond, LA 70403

Clay Barrilleaux Todd Ryan Mark Chemay

Photo 3 – Degraded Piers

Photo 4 – Pier Adjacent to Exterior Wall

985 542 0391 phone *985 542 6516 fax*

Robert Barrilleaux & Assoc., Inc.
42333 Deluxe Plaza Ste. 8
Hammond, LA 70403

Clay Barrilleaux Todd Ryan Mark Chemay

Photo 5 – Previous Repair/Replacement with CMU pier

Photo 6 – Degraded Sill Needing Replacement

985 542 0391 phone *985 542 6516 fax*

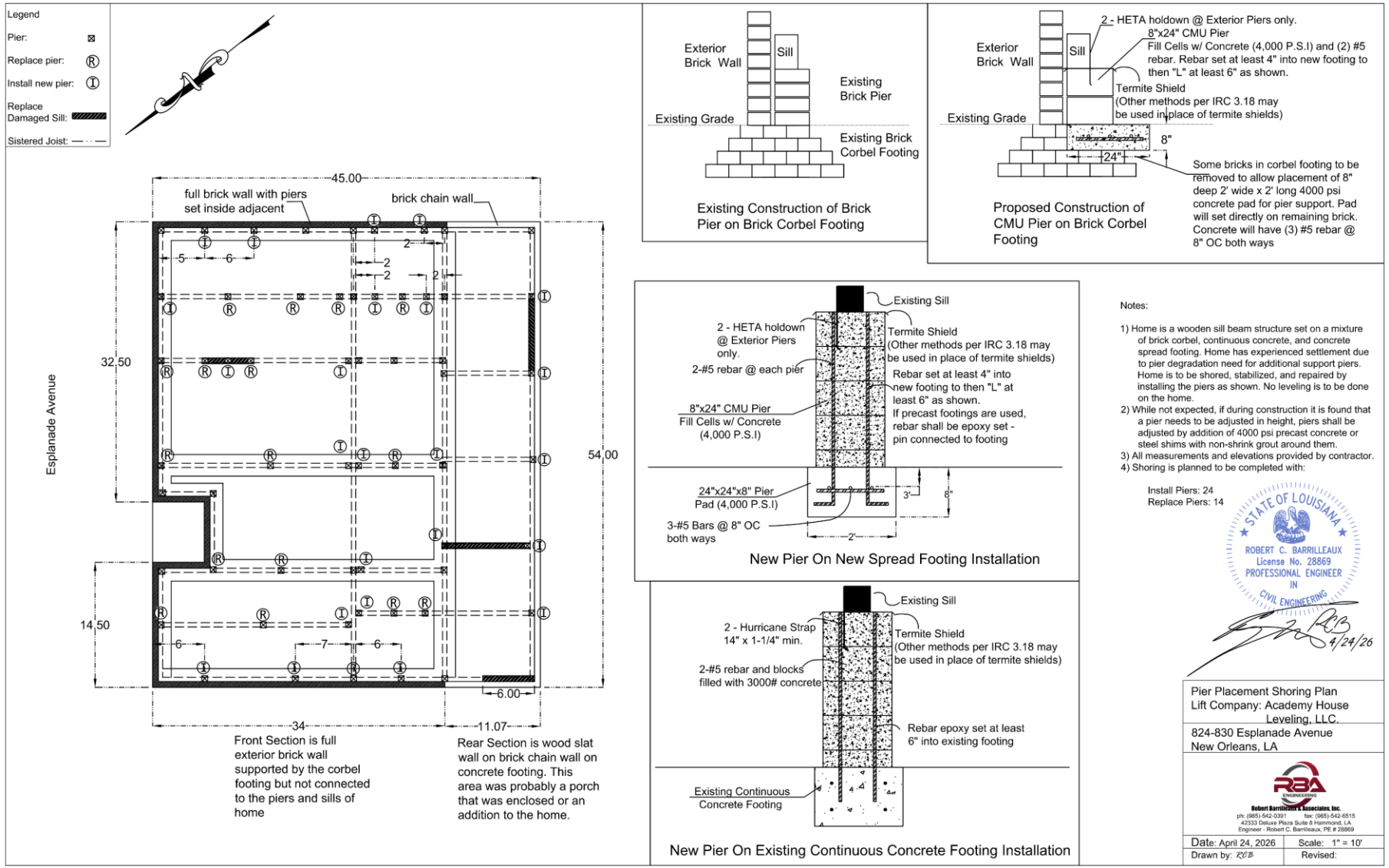
Hammond, LA 70403

Clay Barrilleaux Todd Ryan Mark Chemay

Picture 7 – Degraded Pier

Photo 8 – Pier Adjacent to Wall Showing They Are Separate Structures (Pier has Termite Shield)

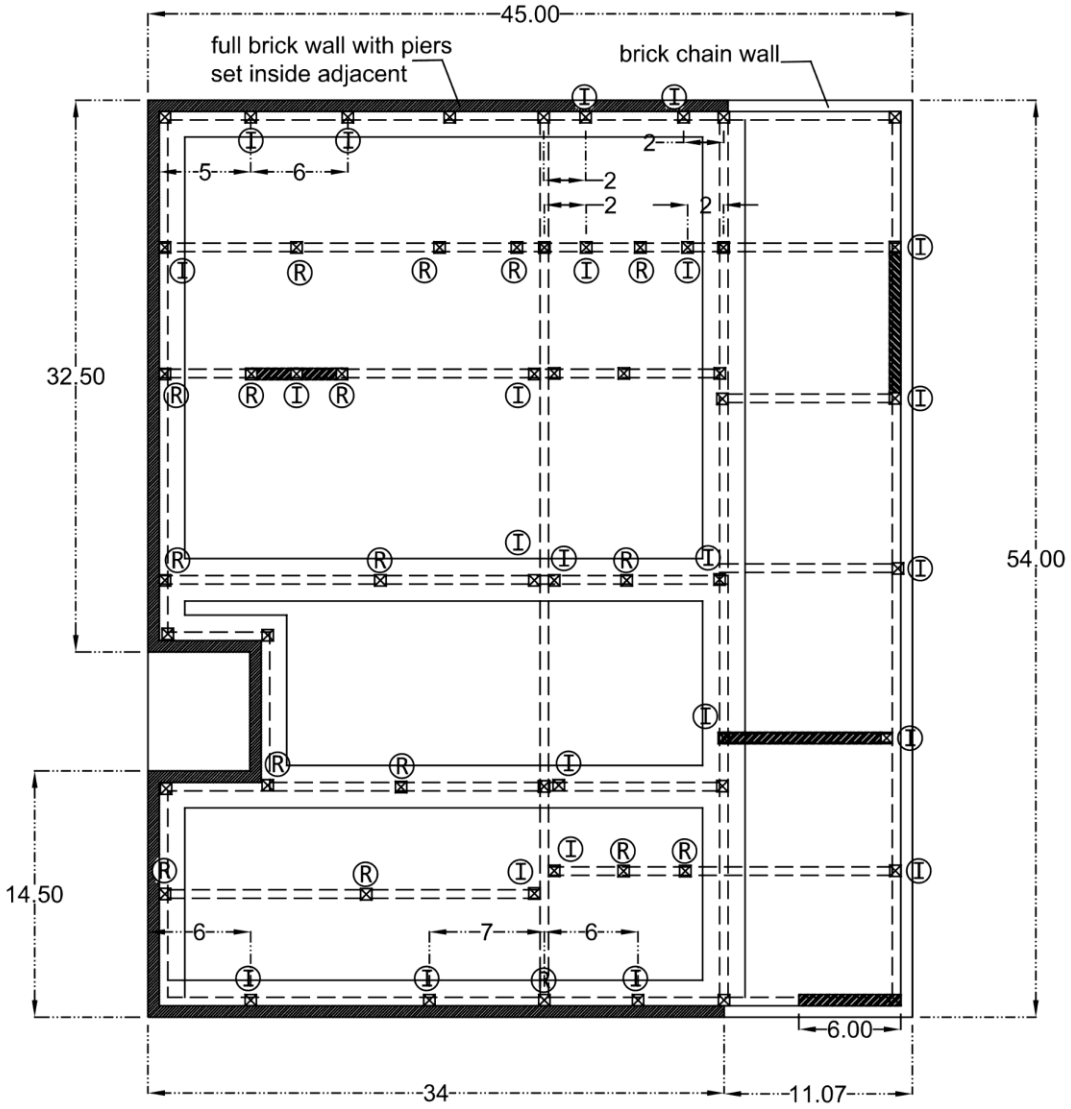
985 542 0391 phone *985 542 6516 fax*



824 Esplanade

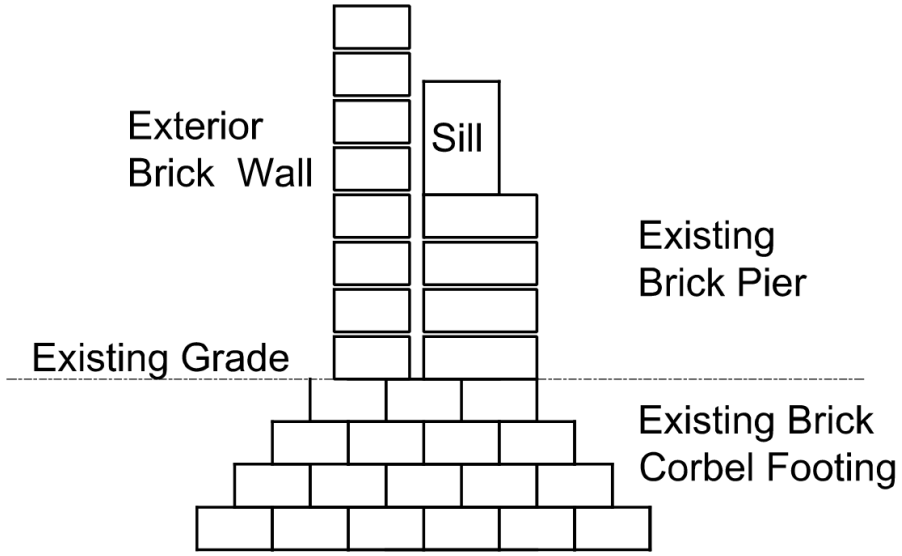
VCC Architectural Committee

May 12, 2026

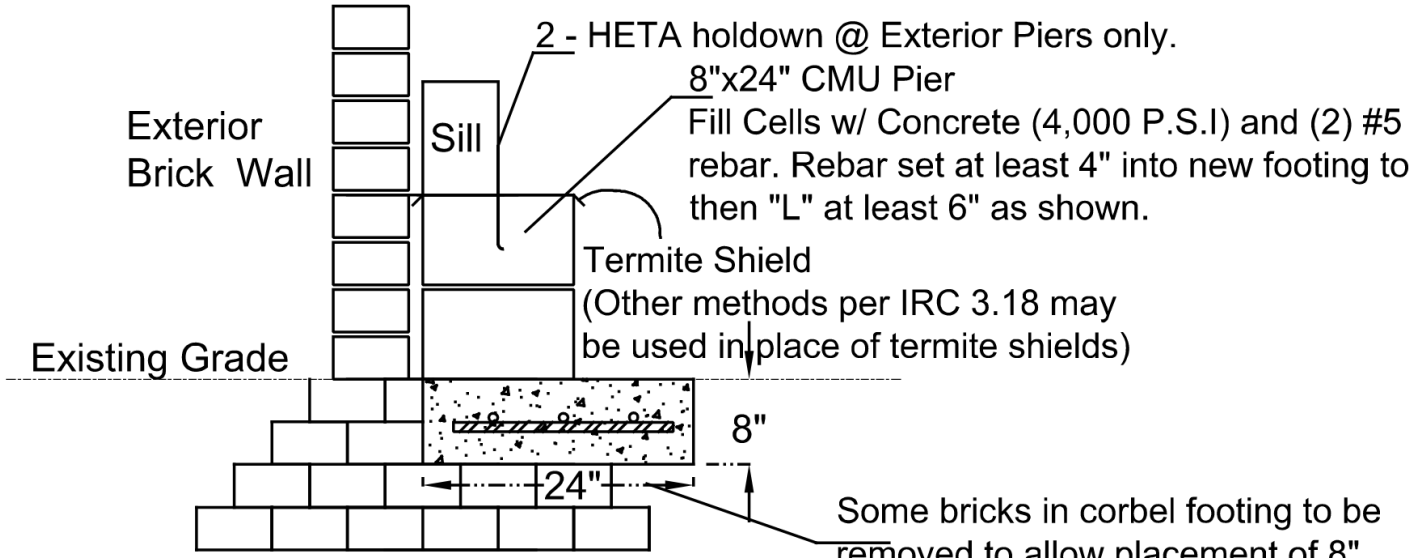


Front Section is full exterior brick wall supported by the corbel footing but not connected to the piers and sills of home

Rear Section is wood slat wall on brick chain wall on concrete footing. This area was probably a porch that was enclosed or an addition to the home.



Existing Construction of Brick Pier on Brick Corbel Footing



Proposed Construction of CMU Pier on Brick Corbel Footing

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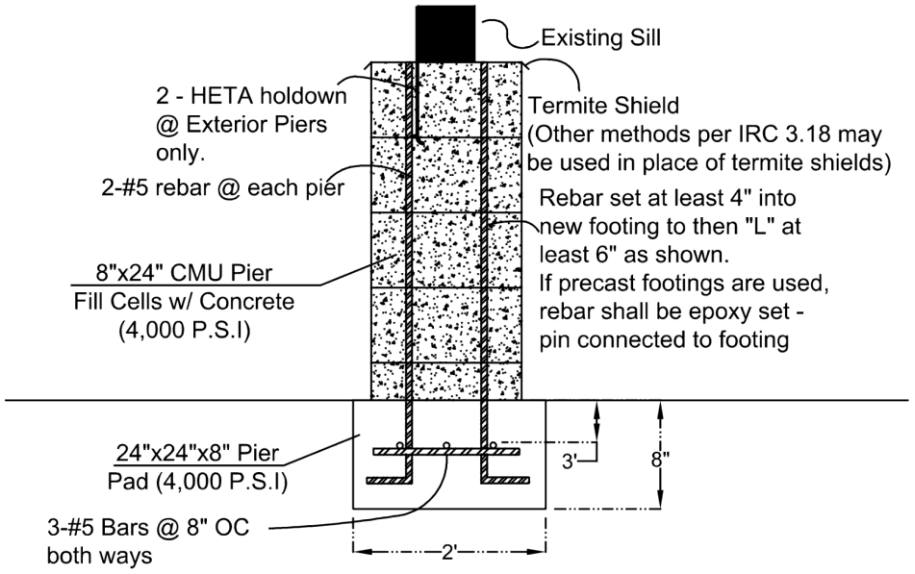
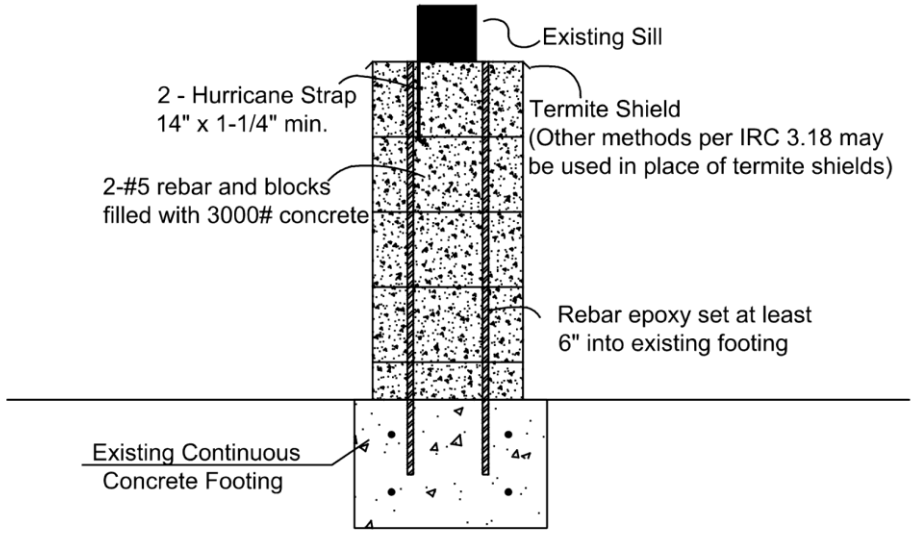


New Pier On New Spread Footing Installation



New Pier On Existing Continuous Concrete Footing Installation

919-21 Dauphine

919 Dauphine

919 Dauphine

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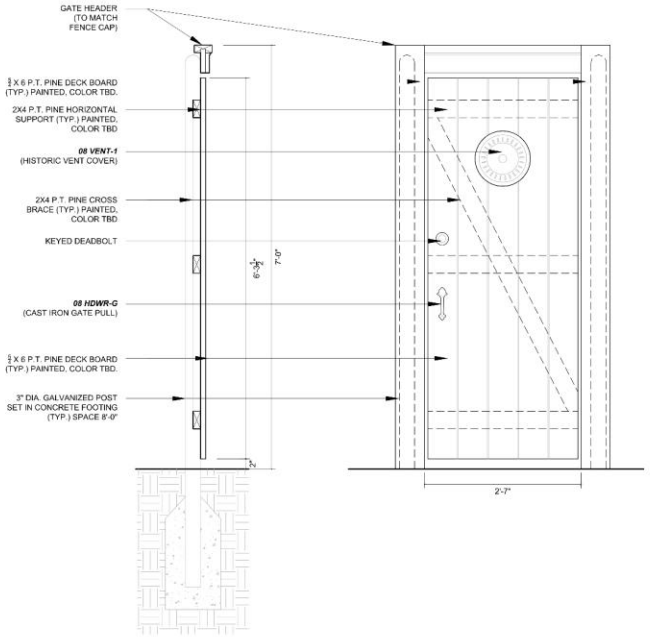
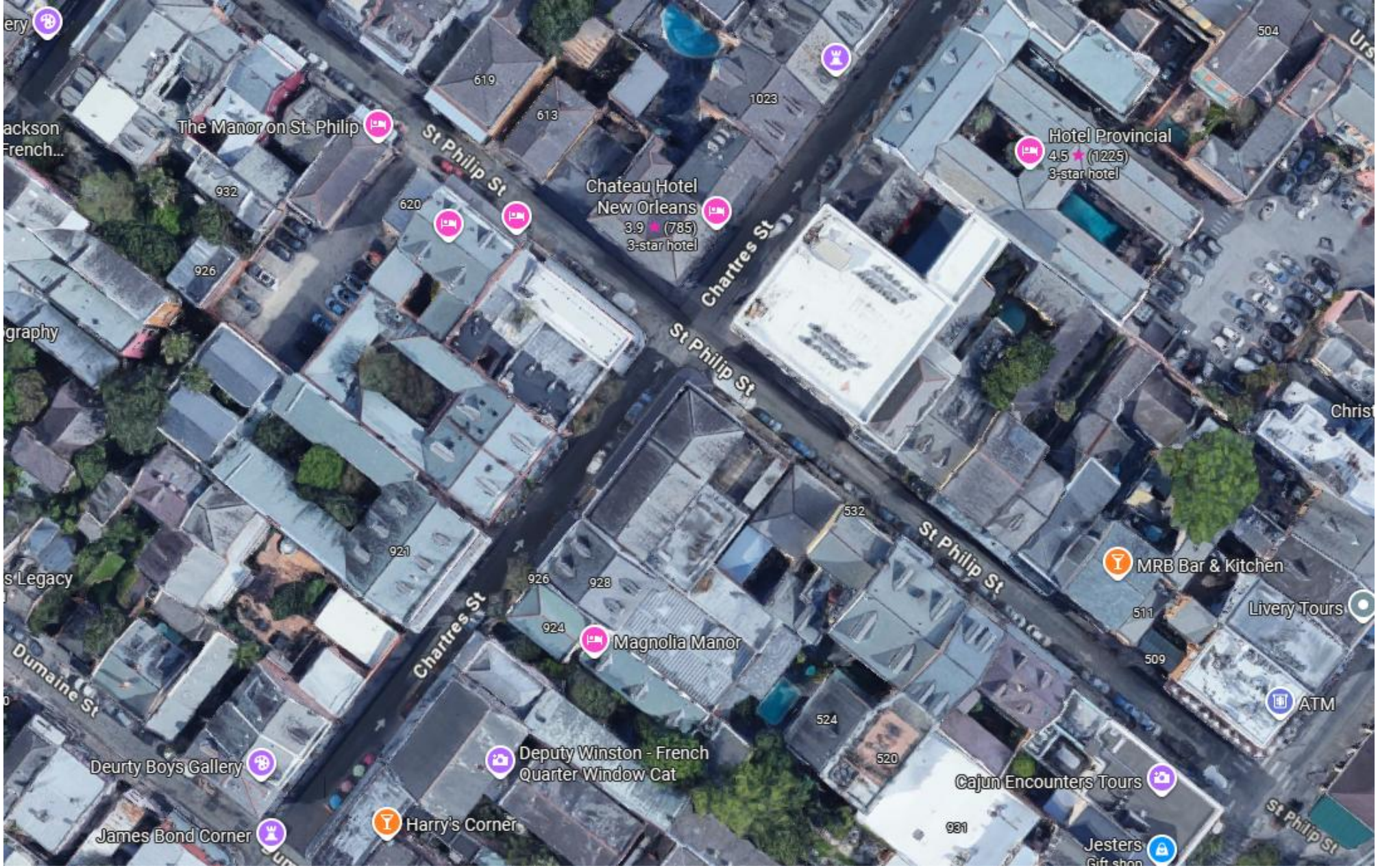
919 Dauphine



5 **32 GATE-1** DETAIL
A7.1 1"=1'

1 FRONT ELEVATION
A7.1 NTS

940 Chartres



940 Chartres

VCC Architectural Committee

May 12, 2026

940 Chartres

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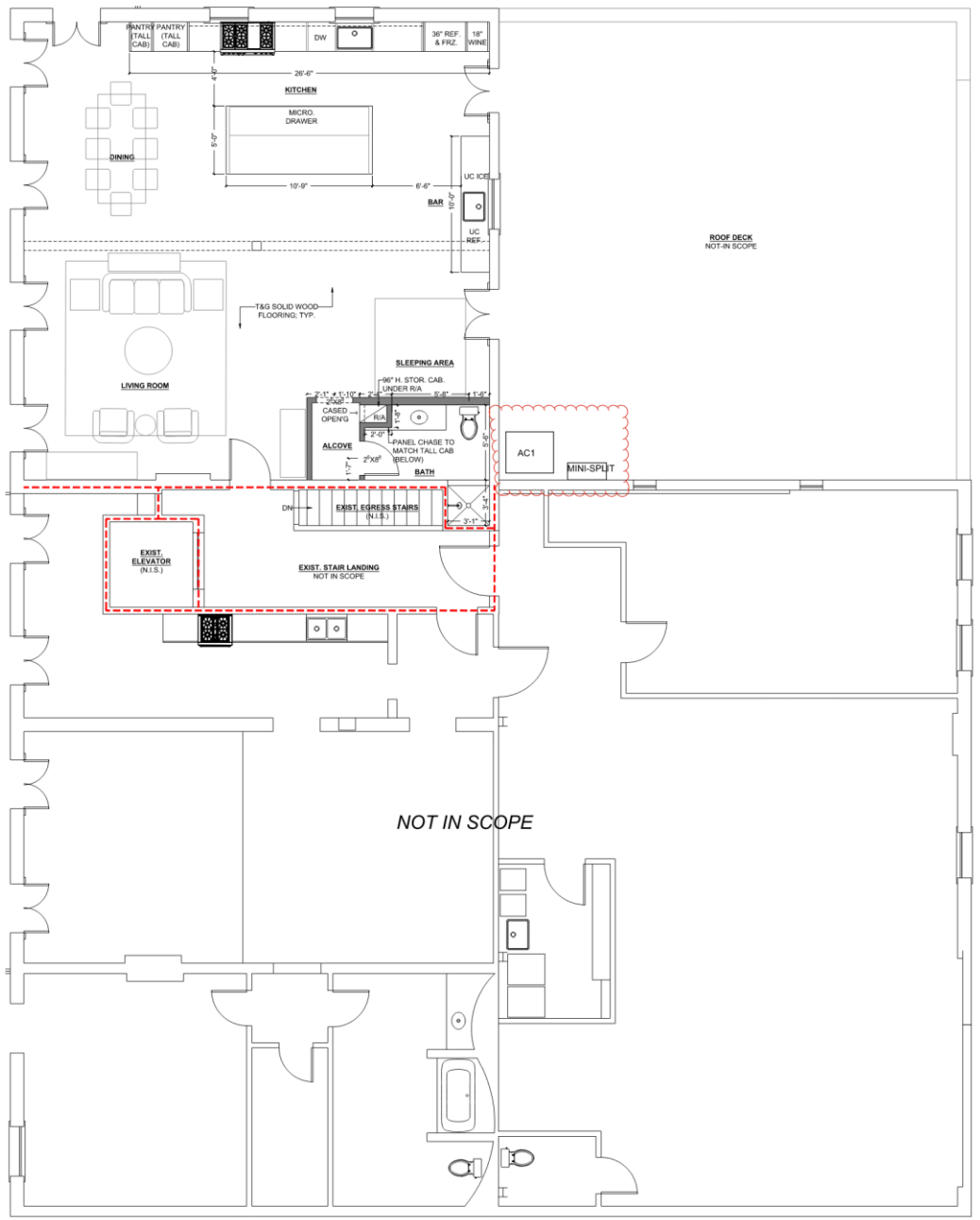
VCC Architectural Committee

May 12, 2026

940 Chartres

VCC Architectural Committee

May 12, 2026



GENERAL NOTES:

1. ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF SHEETROCK
2. PER SEC. R318, IRC 2021 ED., CONTRACTOR TO ENSURE THE FOLLOWING PEST CONTROL MEASURES ARE TAKEN:
   2.1 SEAL ALL EXTERNAL CRACKS, JOINTS, PENETRATIONS, EDGES, AND ENTRY POINTS WITH CAULKING OR SPRAY FOAM
   2.2 SEPARATE ALL WOOD TO CONCRETE CONNECTIONS WITH METAL OR WATERPROOFING TAPE
3. SMOKE DETECTORS ARE TO BE PROVIDED IN ALL SLEEPING AREAS AND IN HALLWAYS OUTSIDE OF SLEEPING AREAS PER R313, IRC 2021
4. ALL MEP EQUIPMENT SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION.
5. BATHROOMS ARE TO BE MECHANICALLY VENTILATED TO EXTERIOR

WALL LEGEND:

- EXISTING TO REMAIN
- NEW 2X WD. STUDS @ 16" O.C W/ 1/2" GYPSUM BD. (IF INFILL OF EXITING WALL - MATCH SURROUNDING CONSTRUCTION W/ FINISHES TO ALIGN)
- EXISTING RATED CONSTRUCTION VIA 2-HOUR RATED CONSTRUCTION: 2 WYTHE BRICK WALL APPROX. 8" THICK

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

ARCHETYPE

REVISIONS

No.	Date	Scope

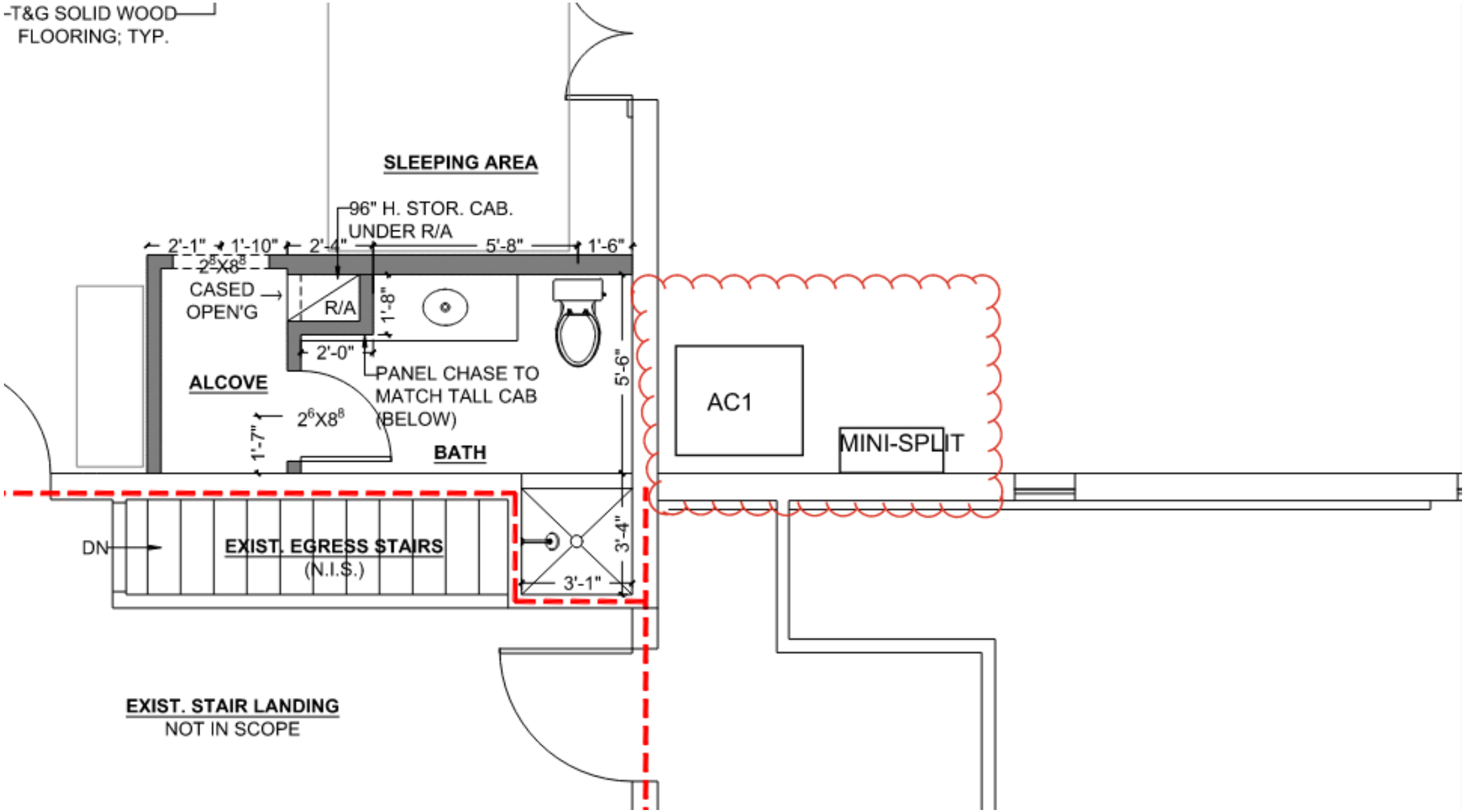
NON-STRUCTURAL RENOVATION
940 CHARTRES STREET
NEW ORLEANS, LOUISIANA 70116

SEAL:

ISSUE DATE:
MARCH 31, 2026

DRAWING TITLE:
PROPOSED SECOND FLOOR PLAN

DRAWING NUMBER:
A1.2



940 Chartres

VCC Architectural Committee

May 12, 2026

940 Chartres

VCC Architectural Committee

May 12, 2026

4:34 5G+ 14

DC4SEA3610
DC4SE

(ft)	
Max. Pipe Length (Total) (ft)	200
Net Weight (lb)	66
Dimensions (HxWxD) (in)	39.5 / 29 / 29
Compressor Type	Scroll
Suction Valve Connection Size (inch)	7/8
Liquid Valve Connection Size (inch)	3/8
Sound Pressure (H/M/L) (dBA)	66 /
Cooling Operation Range (°F DB) (Min / Max)	55 / 125
Heating Operation Range (°F DB) (Min / Max)	/
Max. Pipe Length (Vertical) (ft)	79
Min. Cooling Range w/Baffle (°F DB)	

Products Error Code Tools Bookmarks Help

4:38 5G+ 14

RXC09AXVJU
Daikin ENTRA

Max Overcurrent Protection (MOP) (A)	15
Max Starting Current MSC(A)	
Rated Load Amps RLA(A)	
Refrigerant Type	R-32
Holding Refrigerant Charge (ozs)	1.65
Dimensions (HxWxD) (in)	21-11/16 / 26-1/2 / 11-3/16
Compressor Stage	Inverter
Airflow Rate (High) (CFM) (Cooling / Heating)	1051 / 966
Sound Pressure (High) (dBA) (Cooling / Heating)	46 / 48
Rated External Static Pressure - inWG	
Cooling Operation Range (°F DB) (Min / Max)	50 / 114.8
Heating Operation Range (°F DB)	5 / 65

Products Error Code Tools Bookmarks Help

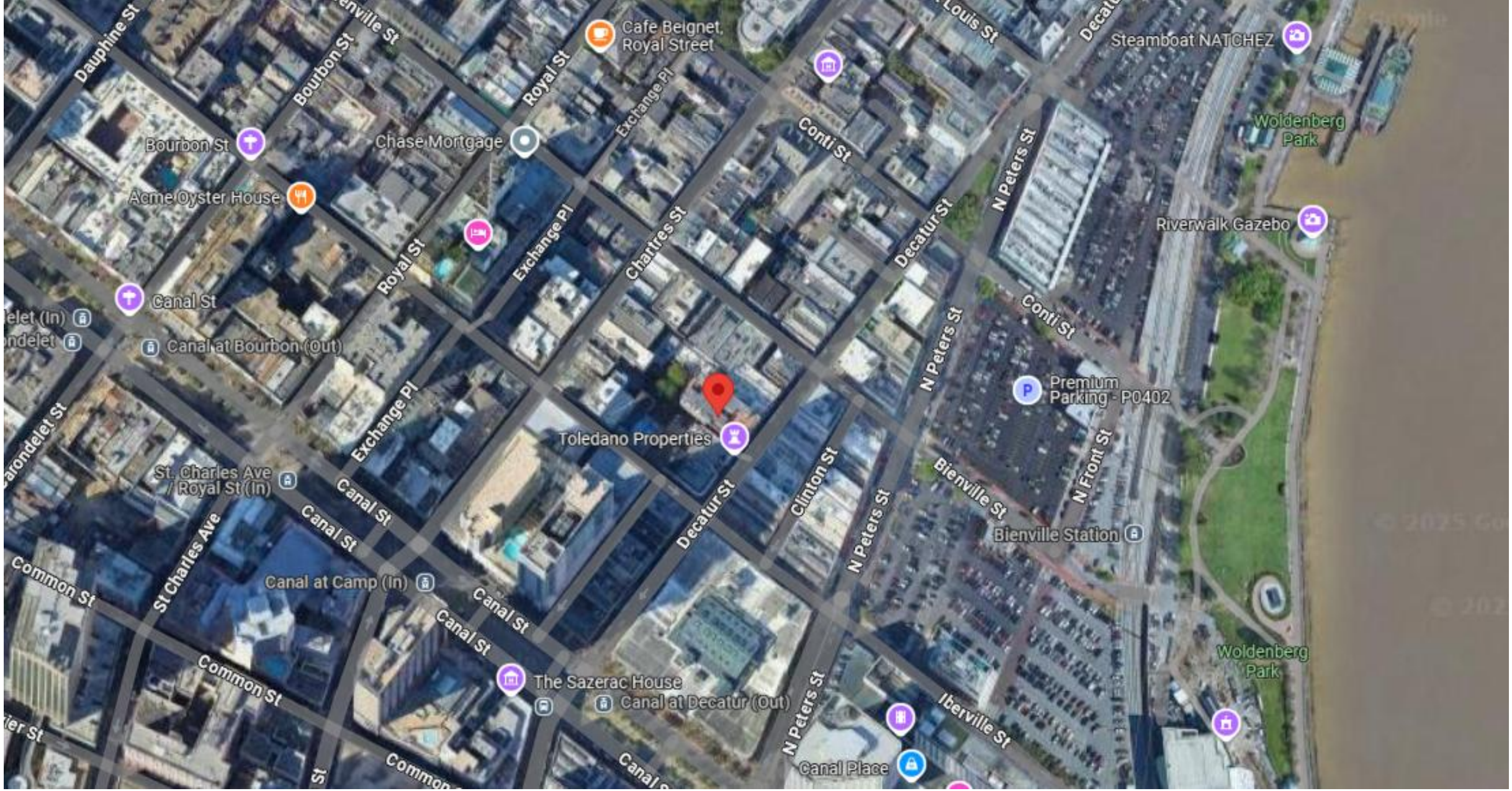
215-25 Decatur

225 Decatur

B. ROSENBERG & SONS.
House of Blues
RESTAURANT & MUSIC HALL
HURT
EVER
03 29 2021

225 Decatur

225 Decatur



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May 12, 2026

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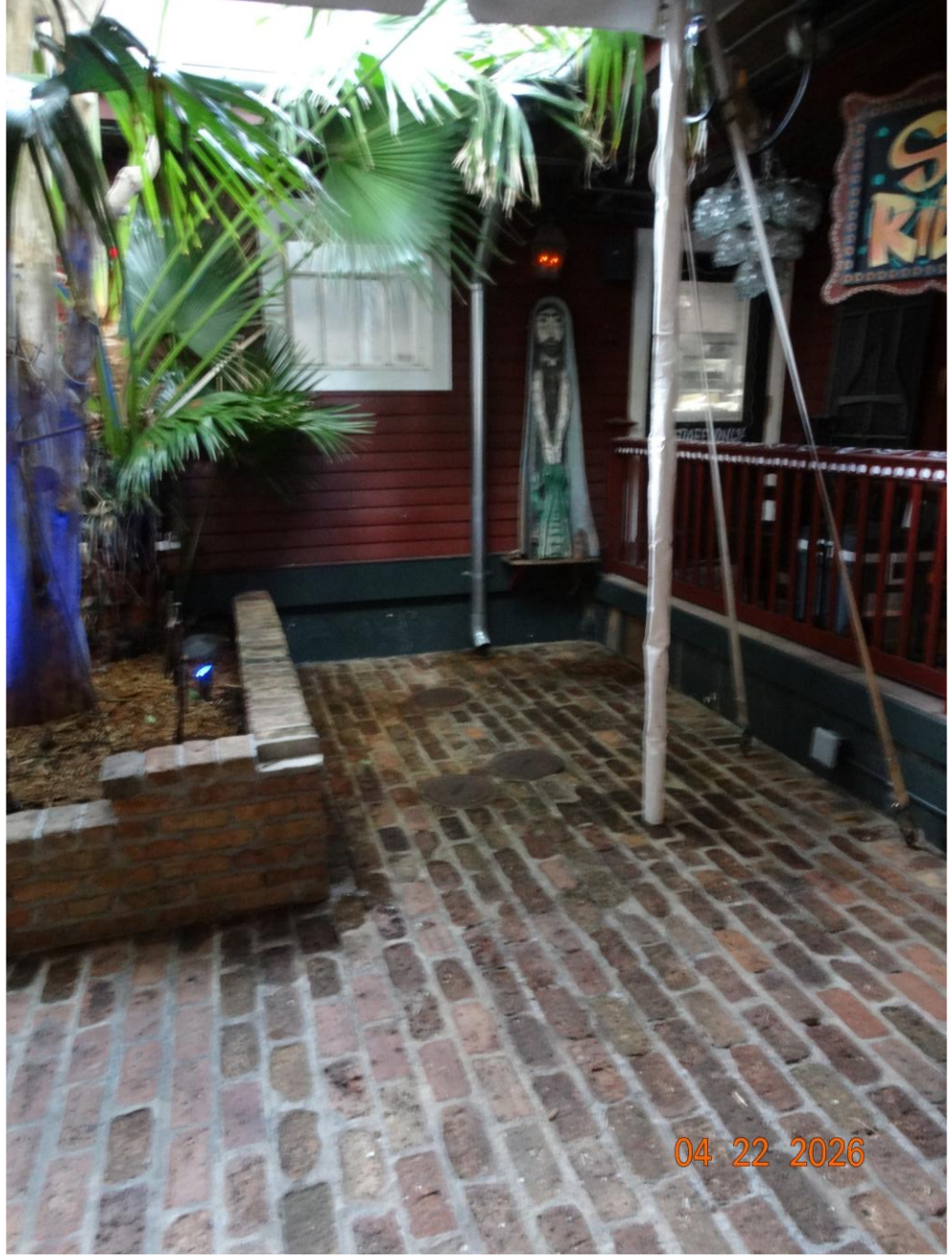

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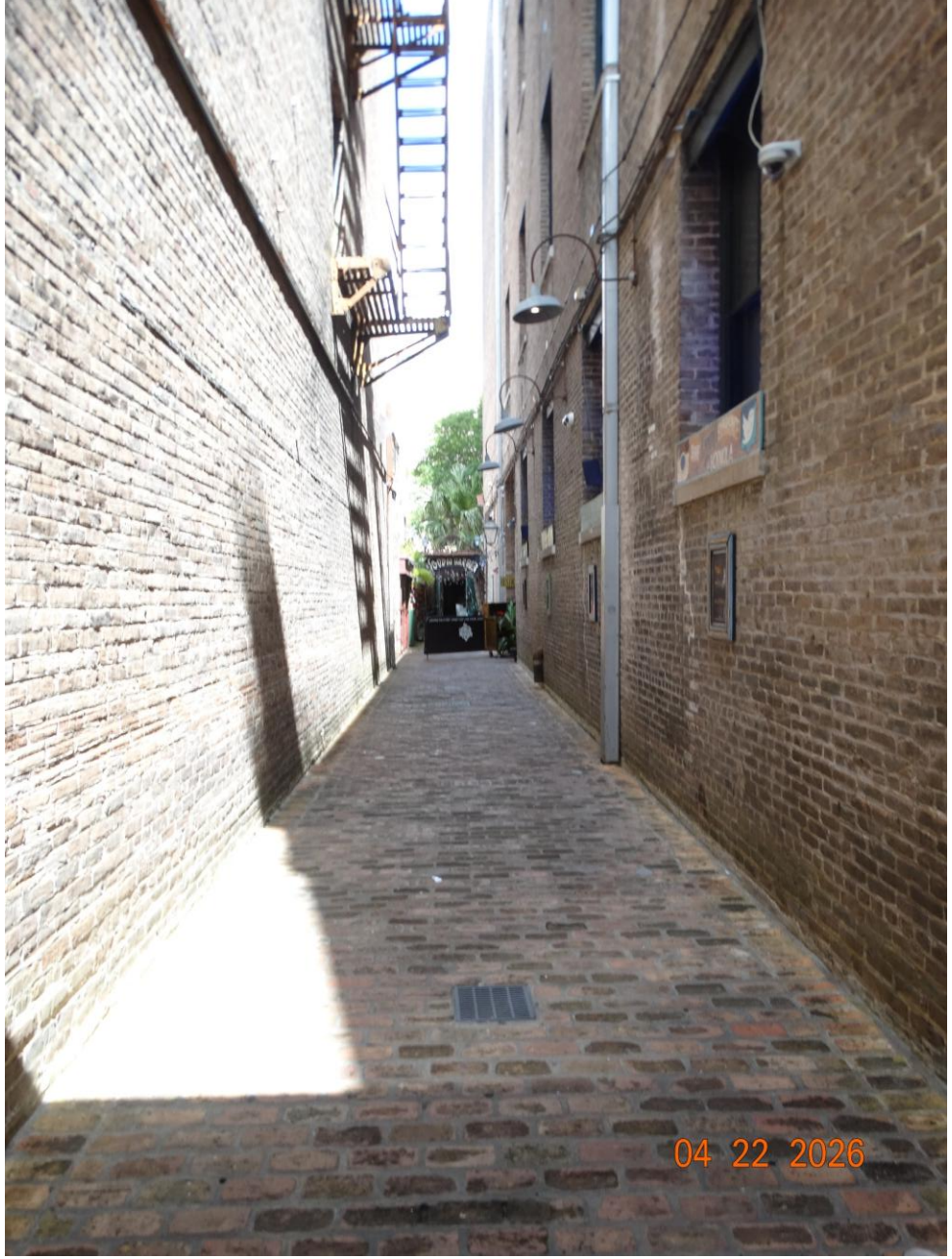

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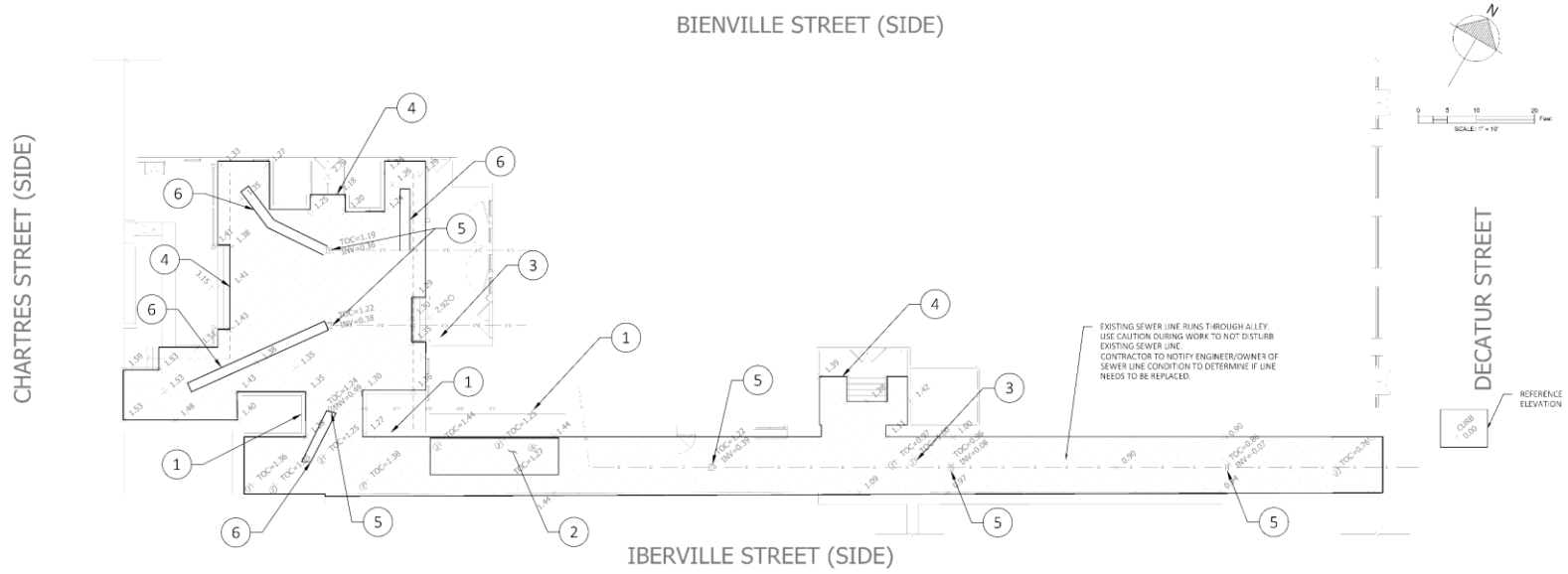

C1.0 DEMOLITION PLAN

DEMOLITION LEGEND

- REMOVE BRICK PAVERS. IF POSSIBLE, EXISTING CONCRETE PAVING BELOW TO REMAIN.
- (1) EXISTING BRICK PLANTER WALL. INTENTION IS FOR PLANTER WALL TO REMAIN. IF PLANTERS WALLS FALL DURING DEMO, PLANTER WALLS SHOULD BE REBUILT TO MATCH EXISTING
- (2) USE CAUTION WHEN DEMOING IN AREA OF GREASE TRAP. GREASE TRAP TO REMAIN.
- (3) CONTRACTOR TO CHECK CONDITION OF ALL EXISTING SEWER CLEANOUTS. REMOVE AND REPLACE AS NEEDED.
- (4) SAWCUT BRICK PAVING WHERE PAVING EXTENDS BENEATH STAIRS/PLATFORM. STAIRS AND PORCHES ARE NOT TO BE DEMOLISHED.
- (5) REMOVE NDS DRAINAGE BOXES. IF BOXES ARE IN GOOD CONDITION, STORE BOXES SO THEY CAN BE REUSED.
- (6) TRENCH EXISTING CONCRETE PAVING FOR NEW UTILITY WORK. SEE DETAIL 4, SHEET C4.0.

DEMOLITION NOTES:

1. CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY AGENCIES TO VERIFY THAT UTILITY SERVICES HAVE BEEN TERMINATED OR DISCONNECTED PRIOR TO REMOVAL OF STRUCTURES (BUILDINGS), WATER METERS, GAS METERS, ETC.

2. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO USE BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NON-VISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LOUISIANA ONE CALL (#811).

3. CONTRACTOR SHALL FILL TRENCHES/VOIDS CREATED BY REMOVAL OF PIPES, DROP INLETS, TREES, STRUCTURES, ETC. WITH SELECT STRUCTURAL FILL. REMOVAL AND BACKFILLING OF THESE ITEMS SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN SECTION 202 OF THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES (LSSRD), 2006 EDITION.

4. CLEARING AND STRIPPING - CONTRACTOR SHALL CLEAR THE EXISTING GROUND SURFACE OF PAVEMENT, VEGETATION, STUMPS, LOOSE TOPSOIL, DEBRIS, LOOSE FILL, ORGANIC MATTER, DEMOLITION DEBRIS, AND ANY OTHER DELETERIOUS MATERIALS. STRIPPING SHOULD BE TO A DEPTH NECESSARY TO REMOVE VEGETATION AND ROOTS AND REACH FIRM UNDISTURBED SOIL. CLEARING SHALL SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN SECTION 201 OF THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES (LSSRD), 2006 EDITION. TOPSOIL, EXISTING ROOTS, ORGANIC MATERIAL, AND ANY FILL MATERIAL REMOVED FROM AREAS BELOW NEW RETAINING WALLS AND PAVEMENT CAN BE USED AS TOPSOIL IN LANDSCAPE AREAS

5. SUBGRADE PREPARATION - AFTER REACHING FIRM UNDISTURBED SOIL, EXPOSED GROUND SHALL BE PROOF ROLLED WITH A BULLDOZER, COMPACTOR OR TRACKED VEHICLE EXERTING A GROUND PRESSURE BETWEEN 10 AND 15 PSI. NO VIBRATORY SYSTEM (IF PRESENT) SHALL BE USED DURING PROOF ROLLING. PROOF ROLLING SHALL BE PERFORMED DURING PERIODS OF DRY WEATHER. THE GEO-TECHNICAL ENGINEER SHALL BE PRESENT DURING PROOF ROLLING.

6. CONTRACTOR SHALL PROVIDE DRAINAGE AWAY FROM PLANNED PAVING AREAS TO PREVENT WATER PONDING ON THE SITE DURING CONSTRUCTION.

7. STRUCTURAL FILL - SHALL BE DEFINED AS A SELECT GRANULAR MATERIAL (SUCH AS LOCALLY AVAILABLE RIVER SAND). SAND FILL (AASHTO A-3) SHOULD BE NON PLASTIC AND FREE OF ROOTS, CLAY LUMPS, AND OTHER DELETERIOUS MATERIALS WITH NO MORE THAN 10% BY WEIGHT OF MATERIAL PASSING A U.S. STANDARD NO. 200 MESH SIEVE. THE MAXIMUM ORGANIC CONTENT SHOULD NOT EXCEED 5% BY WEIGHT. PRIOR TO TRANSPORTING STRUCTURAL FILL TO THE SITE, A SAMPLE SHOULD BE TESTED TO VERIFY ITS CONFORMANCE TO THESE RECOMMENDATIONS.

8. COMPACTION - STRUCTURAL FILL USED BENEATH GRADE SUPPORTED FOOTINGS AND PAVEMENTS SHOULD BE PLACED IN 6 TO 8-IN. LOOSE LIFTS AND COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY NEAR OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D 1557. STRUCTURAL FILL OR GENERAL FILL USED FOR NON-STRUCTURAL GRADING SHOULD BE SPREAD IN LOOSE LIFTS OF 10 TO 12 INCHES AND COMPACTED BY SEVERAL PASSES OF A BULLDOZER.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION AND SHALL IMMEDIATELY REPORT ANY DAMAGES TO THE UTILITY ENTITIES. ALL REPAIRS OF THE DAMAGED UTILITIES SHALL BE DONE BY THE RESPECTIVE UTILITY ENTITY. ALL REPAIRS SHALL BE DONE AT THE CONTRACTORS EXPENSE.

10. ANY WORK IN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO CITY OF NEW ORLEANS DPW TRAFFIC ENGINEERING DIVISION AND CONFORMITY TO THE REQUIREMENTS OF THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR MUST FURNISH ALL TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.

SURVEY BY OTHERS
1. SITE ELEMENTS AND GRADES ARE BASED ON DATA MARAIS CONSULTANTS HAS COLLECTED ON SITE. ELEVATIONS ARE NOT IN ACCORDANCE WITH ANY SURVEY DATUM AND ARE RELATIVE TO AN ELEVATION SET AT THE CURB IN FRONT OF THE PROPERTY. ELEVATIONS AND GRADES SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK.

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HOUSE OF BLUES NEW ORLEANS
225 DECATUR STREET
NEW ORLEANS, LA 70130

PROJECT NUMBER: 21027.001
DATE: 2026.04.21
SHEET ISSUED FOR: CONSTRUCTION DOCUMENTS
SCALE: AS INDICATED

STATE OF LOUISIANA
JENNIFER R. SNAPE
License No. 35470
PROFESSIONAL ENGINEER
4/20/2026
CIVIL ENGINEERING

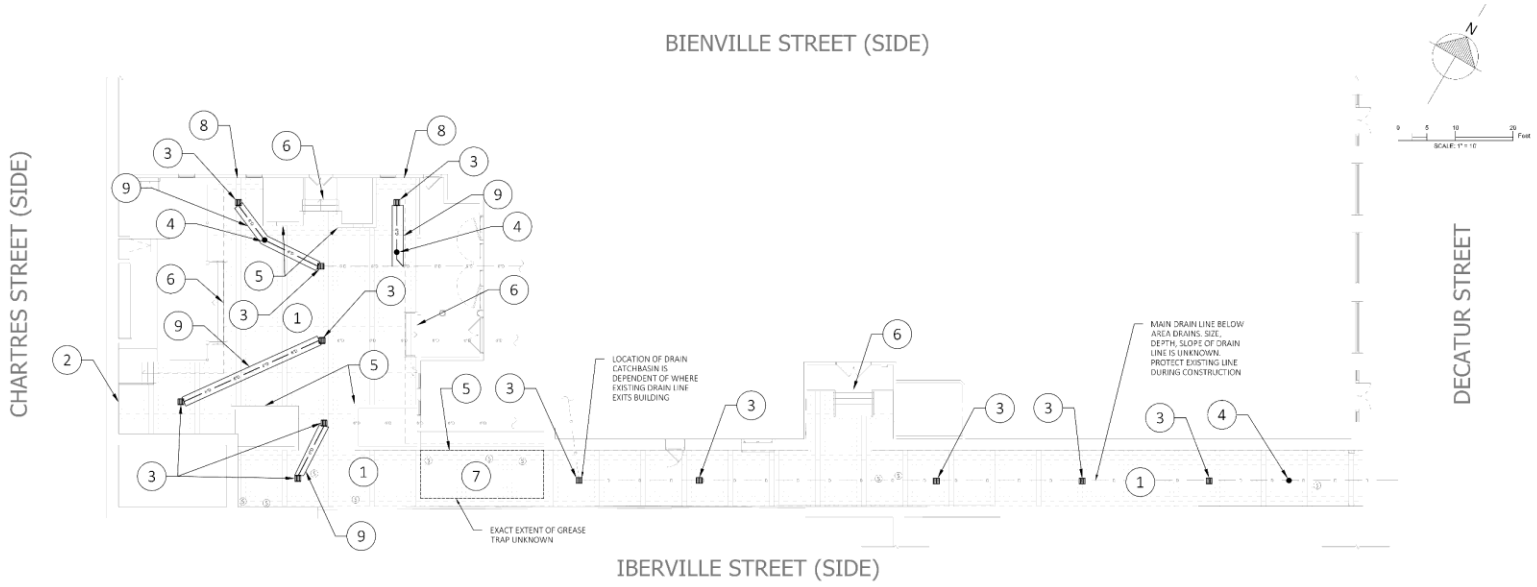
DEMOLITION PLAN

C1.0

225 Decatur

VCC Architectural Committee

May 12, 2026



C2.0 SITE PLAN

SITE PLAN LEGEND

1	BRICK PAVING SET IN TYPE S MORTAR. SEE DETAIL 1, SHEET C4.0	6	EXISTING STAIRS TO REMAIN
2	ALTERNATE 1: TUCKPOINT EXISTING BRICK WALL AS NEEDED w/ VCC APPROVED MORTAR.	7	GREASE TRAP IN AREA. PROTECT DURING WORK. RESET MANHOLES AND CLEANOUTS AS NEEDED.
3	12"x12" NDS CATCHBASIN AND STEEL INLET GRATE (OR APPROVED EQUAL).	8	DOWNSPOUT TO TIE INTO NEW CATCHBASIN. SEE DETAIL 2, SHEET C4.0
4	DRAIN CLEANOUT. SEE DETAIL 3, C4.0	9	REPLACED TRENCHED CONCRETE TO MATCH EXISTING. SEE DETAIL 4, SHEET C4.0.
5	EXISTING PLANTER WALL TO REMAIN, OR REBUILD IN KIND IF DAMAGED DURING DEMO		

SITE PLAN NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
2. ANY WORK IN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO CITY OF NEW ORLEANS DPW TRAFFIC ENGINEERING DIVISION AND CONFORMITY TO THE REQUIREMENTS OF THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR MUST FURNISH ALL TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.
3. BRING UP GRADE UNDER ALL PAVEMENT WITH STRUCTURAL FILL COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
4. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLANS FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL INSPECTION.

SURVEY BY OTHERS

1. SITE ELEMENTS AND GRADES ARE BASED ON DATA MARAIS CONSULTANTS HAS COLLECTED ON SITE. ELEVATIONS ARE NOT IN ACCORDANCE WITH ANY SURVEY DATUM AND ARE RELATIVE TO AN ELEVATION SET AT THE CURB IN FRONT OF THE PROPERTY. ELEVATIONS AND GRADES SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK.

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HOUSE OF BLUES NEW ORLEANS
225 DECATUR STREET
NEW ORLEANS, LA 70130

PROJECT NUMBER:	24027.001
DATE:	2026.04.21
SHEET ISSUED:	CONSTRUCTION DOCUMENTS
SCALE:	AS INDICATED

STATE OF LOUISIANA
JENNIFER R. SNAPE
License No. 35470
PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
4/20/2026

SITE PLAN

C2.0

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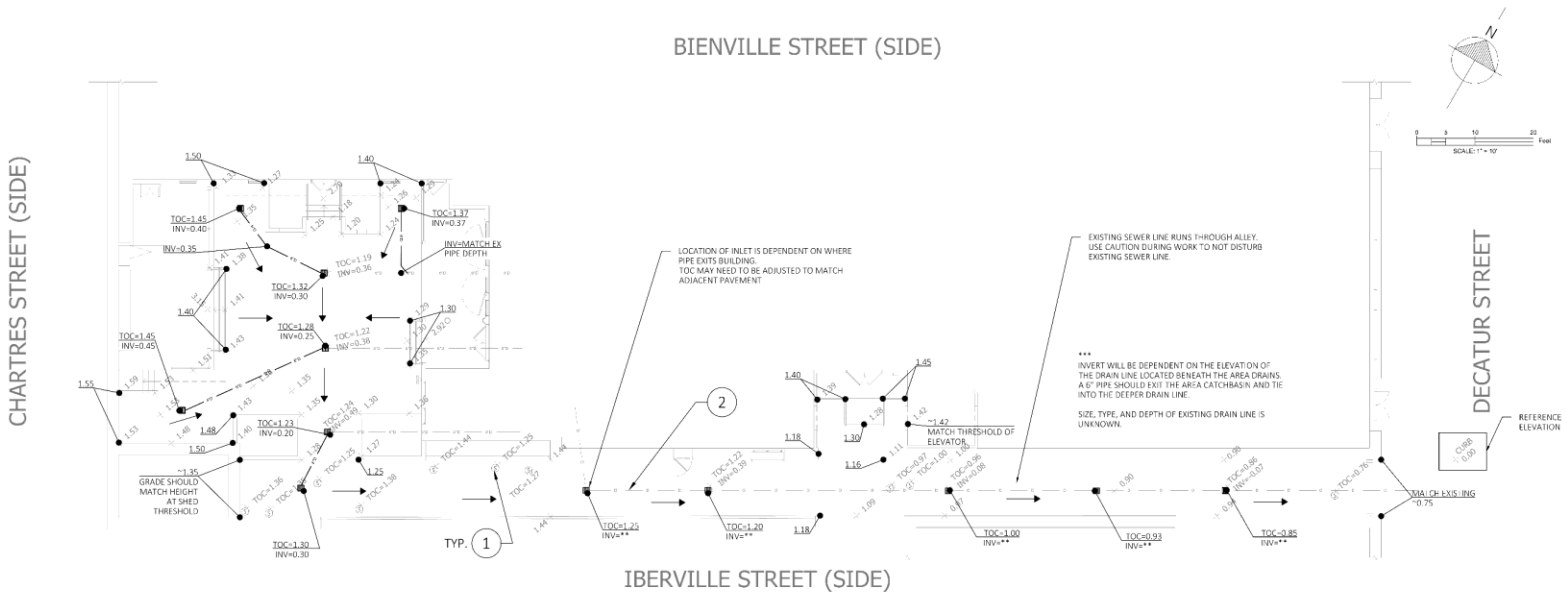

C3.0 GRADING AND DRAINAGE PLAN

GRADING PLAN LEGEND

4.50	EXISTING ELEVATION	TOC = TOP OF CASTING INV = INVERT (DIRECTION) TC = TOP OF CURB (EX) = MEET EXISTING GRADE SW = SIDEWALK
4.50	NEW SPOT ELEVATION	
0.5%	GRADE ARROW AND SLOPE	
G.L.	GRADE CHANGE LINE	

1. ADJUST EXISTING MANHOLE OR CLEANOUT COVERS TO MATCH NEW GRADES.
2. EXISTING DRAIN LINE RUNNING BENEATH INLETS TO REMAIN (DEPTH AND SIZE UNKNOWN). TIE IN NEW AREA DRAINS INTO EXISTING LINES

GRADING PLAN NOTES:

1. SEE SITE PLAN AND ARCH. PLAN DRAWINGS FOR GEOMETRY ASSOCIATED WITH NEW CONSTRUCTION.
2. CONTRACTOR SHALL LAY OUT THE WORK AND VERIFY ALL DIMENSIONS AND GRADES INDICATED ON THE DRAWINGS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
3. IN ORDER TO ENCOURAGE INFILTRATION OF STORMWATER AND TO MINIMIZE THE MIGRATION OF SEDIMENT(S), THE FINISHED GRADE FOR ALL LANDSCAPE AND/OR PLANTED AREAS SHALL BE SET A MINIMUM OF 3" BELOW SURROUNDING HARDSCAPE CONTAINMENTS (CURBING, SIDEWALKS, FOUNDATIONS, ETC.). THIS STANDARD MAY BE WAIVED IF NECESSARY TO PROMOTE THE PRESERVATION OF EXISTING TREES SHOWN AS SUCH.
4. SITE ELEMENTS AND GRADES ARE BASED ON DATA MARAIS CONSULTANTS HAS COLLECTED ON SITE. ELEVATIONS ARE NOT IN ACCORDANCE WITH ANY SURVEY DATUM AND ARE RELATIVE TO AN ELEVATION SET AT THE CURB IN FRONT OF THE PROPERTY. ELEVATIONS AND GRADES SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK.

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225 DECATUR STREET
NEW ORLEANS, LA 70130

PROJECT NUMBER: 2027.001
DATE: 2026.04.27
SHEET VERSION: CONSTRUCTION DOCUMENTS
SCALE: AS INDICATED

STATE OF LOUISIANA
JENNIFER M. SNAPE
License No. 35470
PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
4/30/2026

GRADING AND DRAINAGE PLAN

C3.0

225 Decatur

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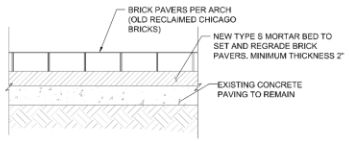
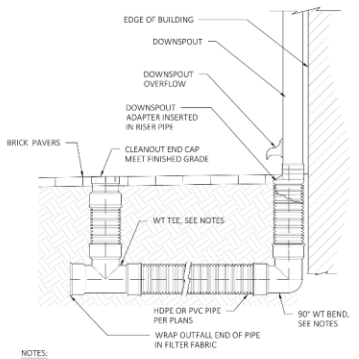


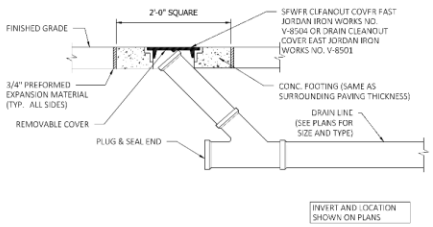
1 BRICK PAVING DETAIL
C2.0 C4.0
NOT TO SCALE



NOTES:

1. INSTALL ALL COMPONENTS OF CONNECTION PER MANUFACTURER SPECS.
2. FOLLOWING CONNECTION, CONTRACTOR TO ENSURE POSITIVE DRAINAGE TOWARDS OUTFALL IS ACHIEVED

2 DOWNSPOUT CONNECTION DETAIL
C2.0 C4.0
NOT TO SCALE



3 DRAIN CLEANOUT DETAIL
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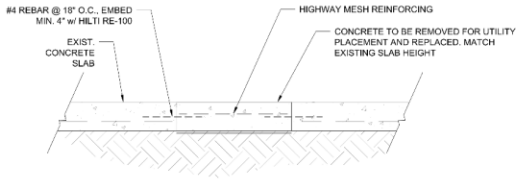
NOT TO SCALE



4 SLAB TRENCHING DETAIL
C1.0 C4.0
NOT TO SCALE

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225 DECATUR STREET
NEW ORLEANS, LA 70130

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STATE OF LOUISIANA
JENNIFER M. SNAPE
License No. 35470
PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
4/20/2026

CIVIL DETAILS

C4.0

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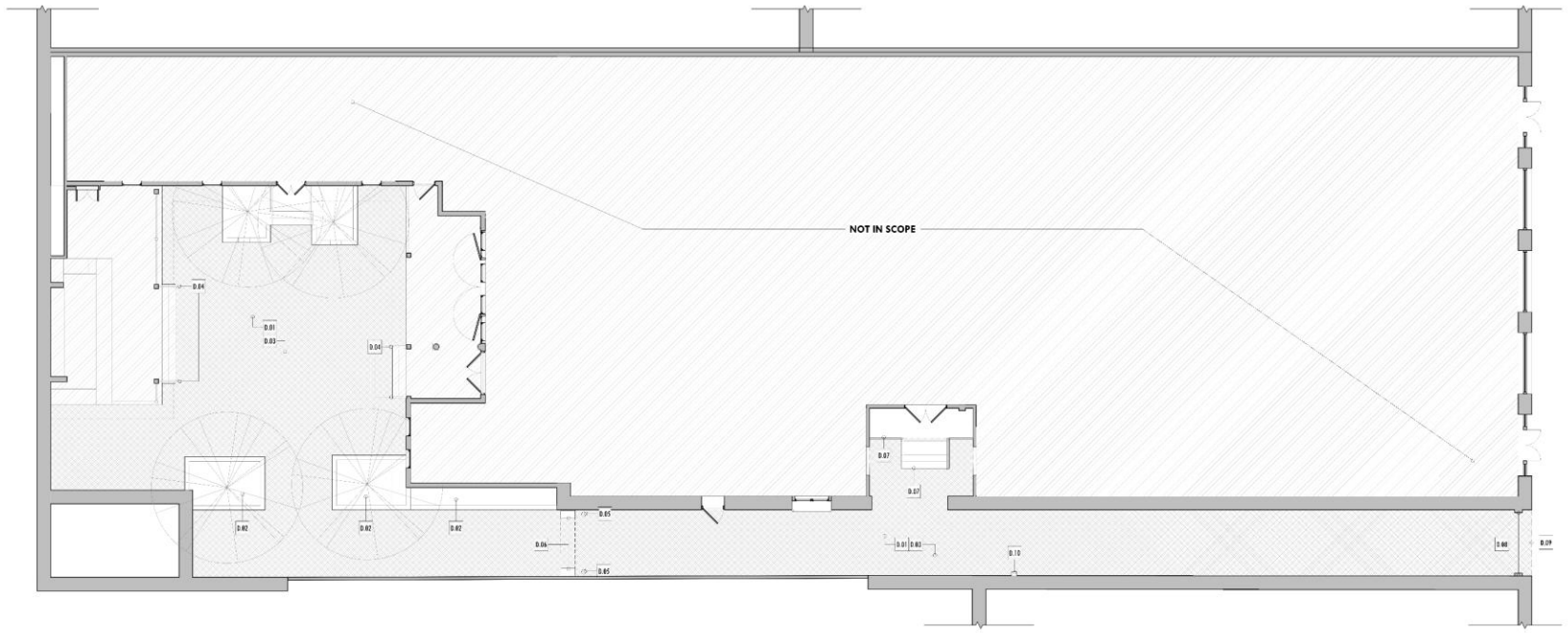

1 DEMO FLOOR PLAN
1/8" = 1'-0"

GENERAL DEMO NOTES

1. CONTRACTOR RESPONSIBLE FOR CONTROLLING ACCESS TO THE SITE DURING DEMOLITION & CONSTRUCTION AND FOR PROTECTING THE PUBLIC FROM DEBRIS AND CONSTRUCTION ACTIVITIES.
2. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE FREQUENTLY; NO DEBRIS SHALL BE STORED OUTSIDE THE BUILDING IN VIEW OF THE PUBLIC AT ANY TIME.
3. CONTRACTOR TO VISIT SITE PRIOR TO COMMENCEMENT OF DEMOLITION AND BE COMPLETELY FAMILIAR WITH EXISTING CONDITIONS.
4. CONTRACTOR TO PROTECT ALL AREAS OUTSIDE OF SCOPE OF WORK FROM DAMAGE DURING DEMOLITION.
5. DO NOT DAMAGE, REMOVE OR MODIFY THE EXISTING LOAD BEARING WALLS OR STRUCTURAL MEMBERS UNLESS SPECIFICALLY DIRECTED; WHERE STRUCTURAL MEMBERS ARE TO BE REMOVED, MOVED OR MODIFIED, CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF NECESSARY BRACING AND TEMPORARY SUPPORTS. ARCHITECT AND OWNER MUST BE NOTIFIED IMMEDIATELY SHOULD ANY DAMAGE TO THE STRUCTURE OCCUR DURING DEMOLITION ACTIVITIES.
6. CONTRACTOR TO NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY OF ANY HAZARDOUS MATERIALS, DAMAGED STRUCTURAL MEMBERS, AND DAMAGE TO ANY BUILDING COMPONENTS INTENDED TO REMAIN.
7. REFERENCE PROJECT MANUAL FOR ADDITIONAL INFORMATION ON DEMOLITION STANDARDS.

KEYNOTES

D.01	REMOVE EXISTING CLAY BRICK PAVERS; CAREFUL TO NOT DAMAGE EXISTING UTILITY LINES, WALLS, GATES, DOWNSPOUTS, AND PLANTERS TO REMAIN
D.02	EXISTING BRICK PLANTERS TO REMAIN
D.03	REFERENCE CIVIL SHEETS FOR RE-GRADING AND DRAINAGE SCOPE
D.04	CAREFULLY REMOVE WOOD HANDRAILS AND SALVAGE TO BE REINSTALLED AFTER NEW BRICK WORK IS INSTALLED
D.05	REMOVE BOLLARDS AND BOLLARD COVERS
D.06	EXISTING DECORATIVE ELEMENT, SAWCUT OR CAREFULLY REMOVE PAVERS UNDER BASEPLATE AND REINSTALL
D.07	SAWCUT BRICKS AT EXISTING WOOD STAIRS TO REMAIN, ENSURE EXITING STAIRS ARE NTO DAMAGED.
D.08	EXISTING ENTRY GATE AND CORNER STOP BOLLARD TO REMAIN, PROTECT DURING CONSTRUCTION
D.09	EXTENT OF WORK, CITY SIDEWALK - RED PAVERS, TO REMAIN. PROTECT DURING CONSTRUCTION
D.10	EXISTING DOWNSPOUT FROM NEIGHBORING BUILDING, DO NOT REMOVE OR DAMAGE

DEMO LEGEND

EXISTING WALL TO REMAIN	EXISTING WALL TO BE DEMOLISHED
EXISTING DOOR TO REMAIN	EXISTING DOOR TO BE DEMOLISHED
EXISTING FLOORING TO BE DEMOLISHED	NOT IN SCOPE

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LIVE NATION
HOUSE OF BLUES COURTYARD FLOORING REPLACEMENT
225 DECATUR STREET
NEW ORLEANS, LA 70130

PROJECT NUMBER: 21027.001
DATE: 2026.04.21
SHEET PROGRESS: CONSTRUCTION DOCUMENTS
SCALE: As indicated

PETER JOSEPH BURKE Reg. No. 34547 STATE OF LOUISIANA REGISTERED ARCHITECT

DEMO PLAN

A110

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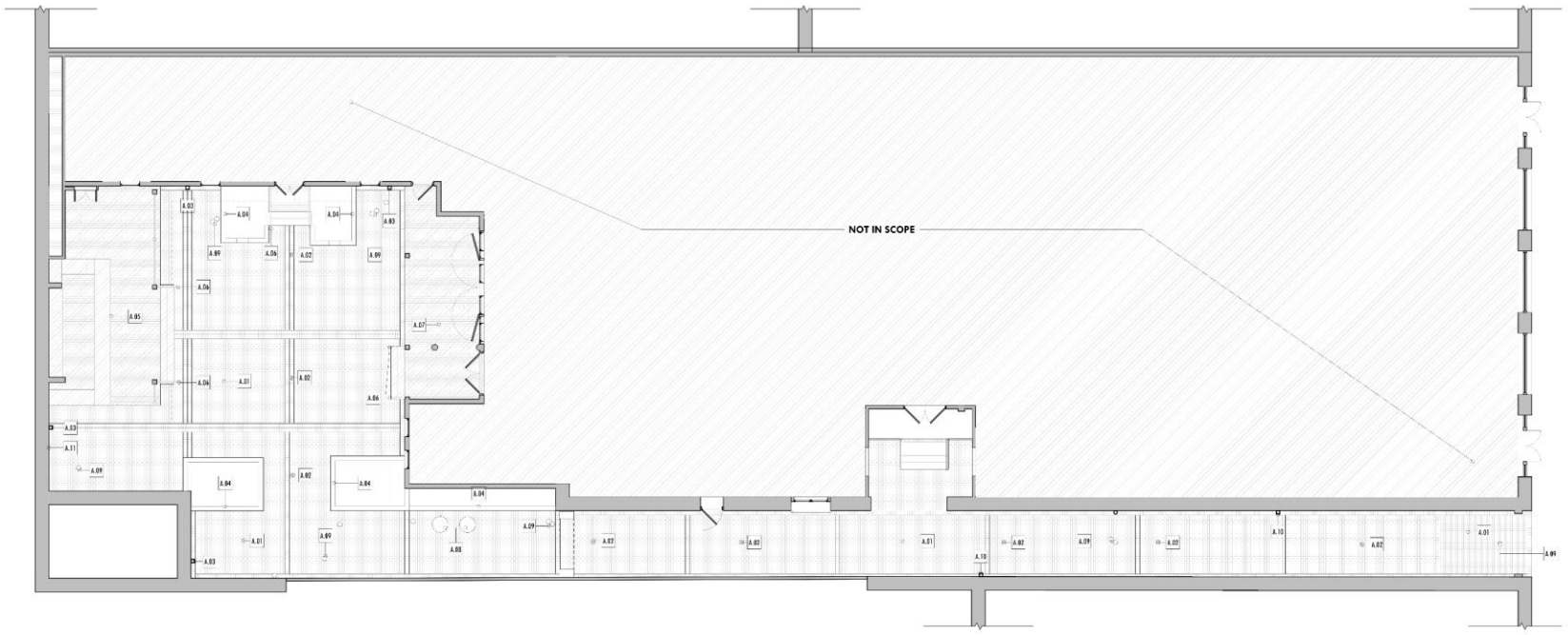

1 FINISH FLOOR PLAN
1/8" = 1'-0"

ALTERNATE 1

REPOINT BRICK WALL WITH VCC BLEND MORTAR. APPROX 150 SQFT

KEYNOTES

A.01	INSTALL SALVAGED CLAY BRICK (BMU-01)
A.02	INSTALL NEW DRAIN GRATES IN EXISTING LOCATION, GC TO REFERENCE CIVIL FOR DRAINAGE PLAN
A.03	NEW DRAIN AT EXISTING DOWNSPOUT LOCATION, REFERENCE CIVIL
A.04	EXISTING BRICK PLANTERS TO REMAIN, REPAIR AND REPOINT AS NEEDED
A.05	EXISTING BAR AREA TO REMAIN, GC TO PROTECT DURING CONSTRUCTION
A.06	INSTALL HANDRAILS THAT WERE REMOVED IN EXISTING LOCATION AFTER NEW FLOORING INSTALL
A.07	EXISTING OUTDOOR SEATING AREA TO REMAIN, GC TO PROTECT DURING CONSTRUCTION
A.08	APPROXIMATE LOCATION OF GREASE TRAP MANHOLE COVERS TO REMAIN, RESET COVER AS NEEDED TO ALIGN WITH NEW BRICK WORK
A.09	APPROXIMATE LOCATION OF CLEANOUT COVER TO REMAIN, RESET COVER AS NEEDED TO ALIGN WITH NEW BRICK WORK
A.10	APPROXIMATE LOCATION OF EXISTING DOWNSPOUT TO REMAIN
A.11	ALTERNATE #1: SEE PHOTO ELEVATION, REPOINT BRICK WALL WITH VCC BLEND MORTAR.

FLOOR FINISH LEGEND

BMU-01: SALVAGED CHICAGO STYLE CLAY BRICK INSTALLED WITH TYPE S MASONRY MORTAR
SUPPLIER: MASONRY PRODUCTS

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LIVE NATION
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225 DECATUR STREET
NEW ORLEANS, LA (70130)

PROJECT NUMBER: 21027.001
DATE: 2026.04.21
SHEET PROGRESS: CONSTRUCTION DOCUMENTS
SCALE: As indicated

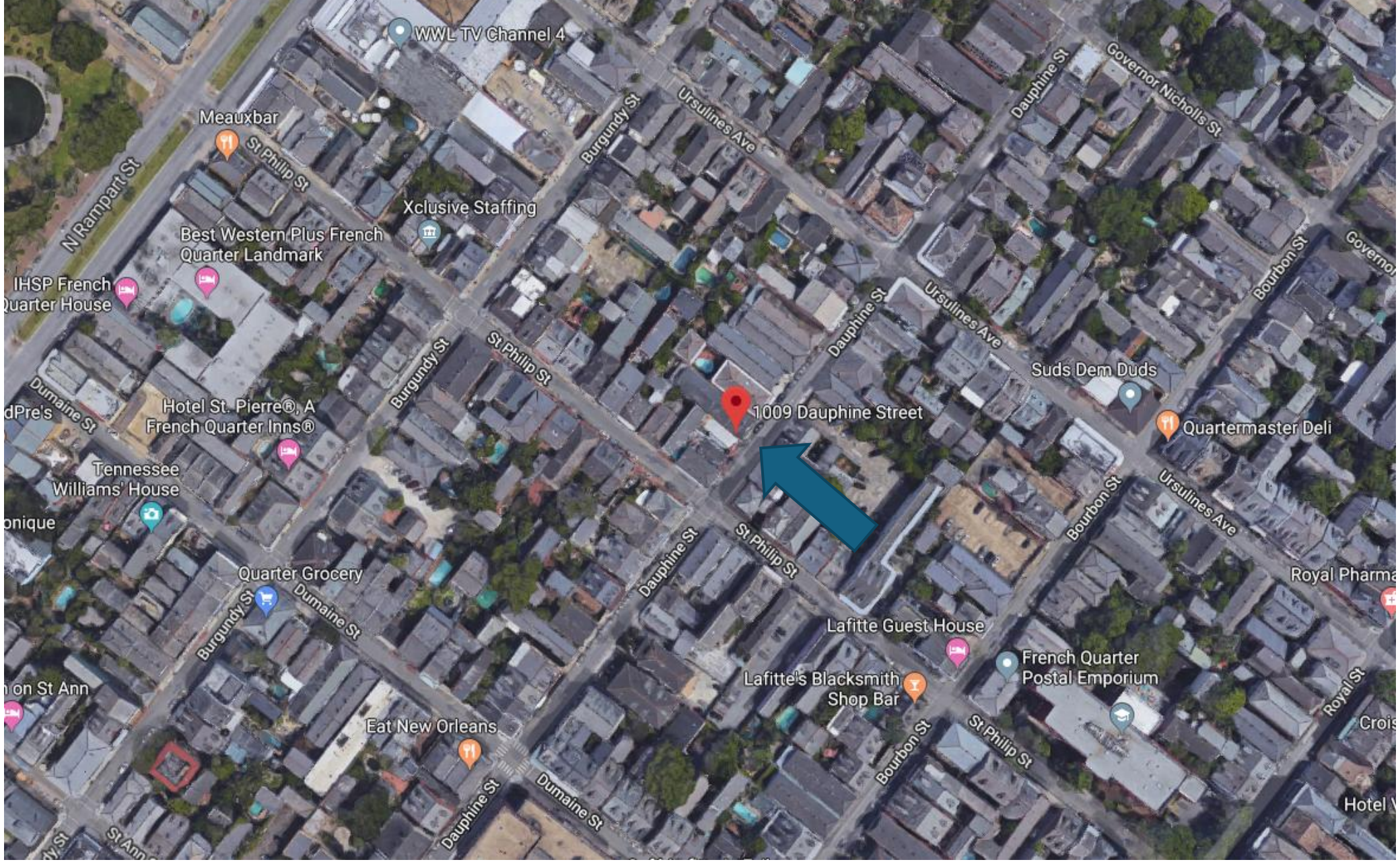
PETER JOSEPH BURKE Reg. No. 14904 STATE OF LOUISIANA REGISTERED ARCHITECT

FINISH PLAN

A113

4/20/2026 3:53:29 PM

1009 Dauphine



1009 Dauphine

VCC Architectural Committee

May 12, 2026

1009 Dauphine

1009 Dauphine

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VCC Architectural Committee

May 12, 2026

1009 Dauphine

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VCC Architectural Committee

May 12, 2026

1009 Dauphine

1009 Dauphine – precedent suggested by applicant

1009 Dauphine – precedent suggested by applicant

1009 Dauphine -- precedent with no vertical pickets

1009 Dauphine – removable rail at 741 Bourbon

1009 Dauphine – removable rail at 741 Bourbon

1009 Dauphine – removable rail at 741 Bourbon

1009 Dauphine – removable rail at 741 Bourbon

1220 Chartres

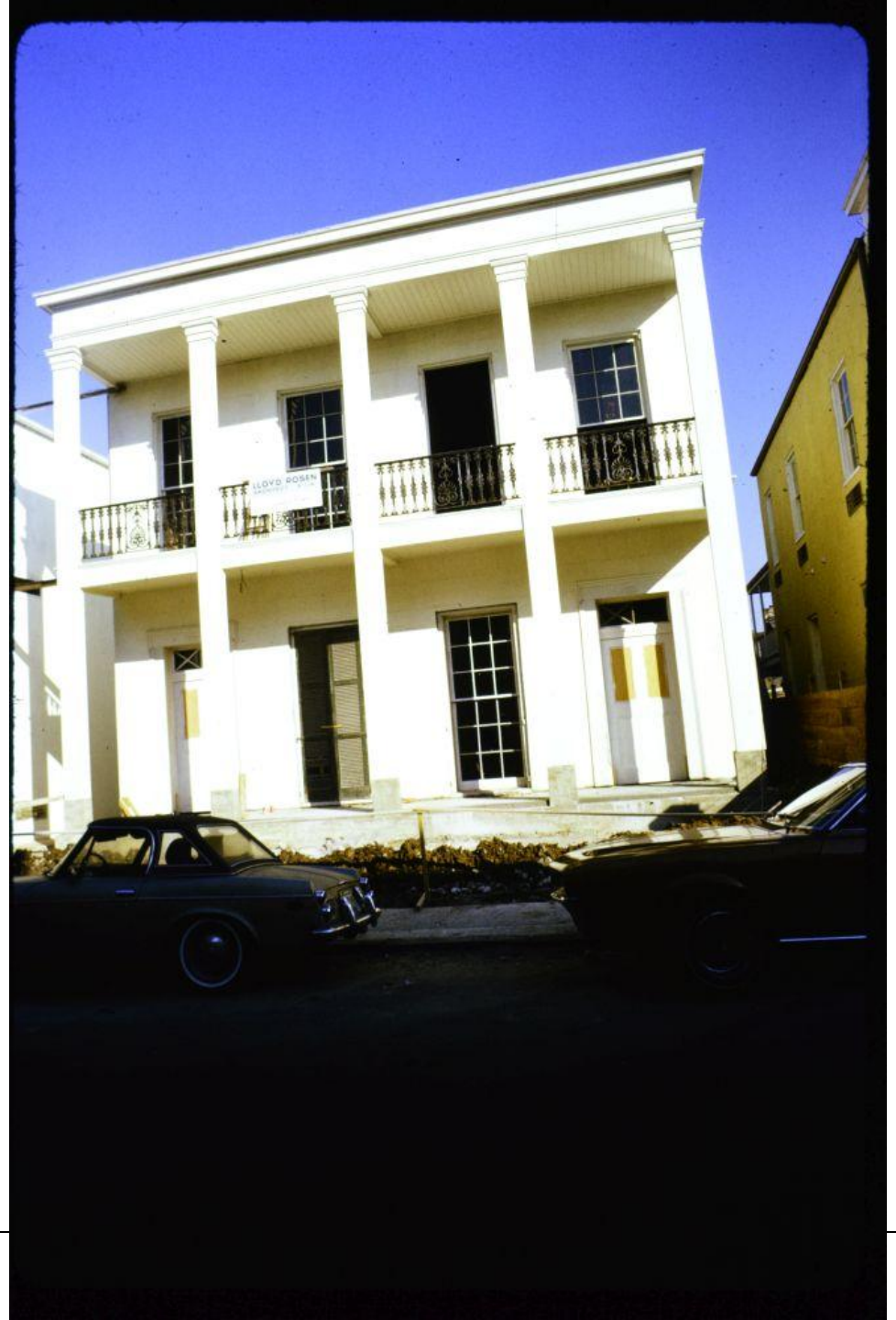
1220 Chartres

1220 Chartres

1220 Chartres, ca. 1920s

1220 Chartres, Plan book, 1846

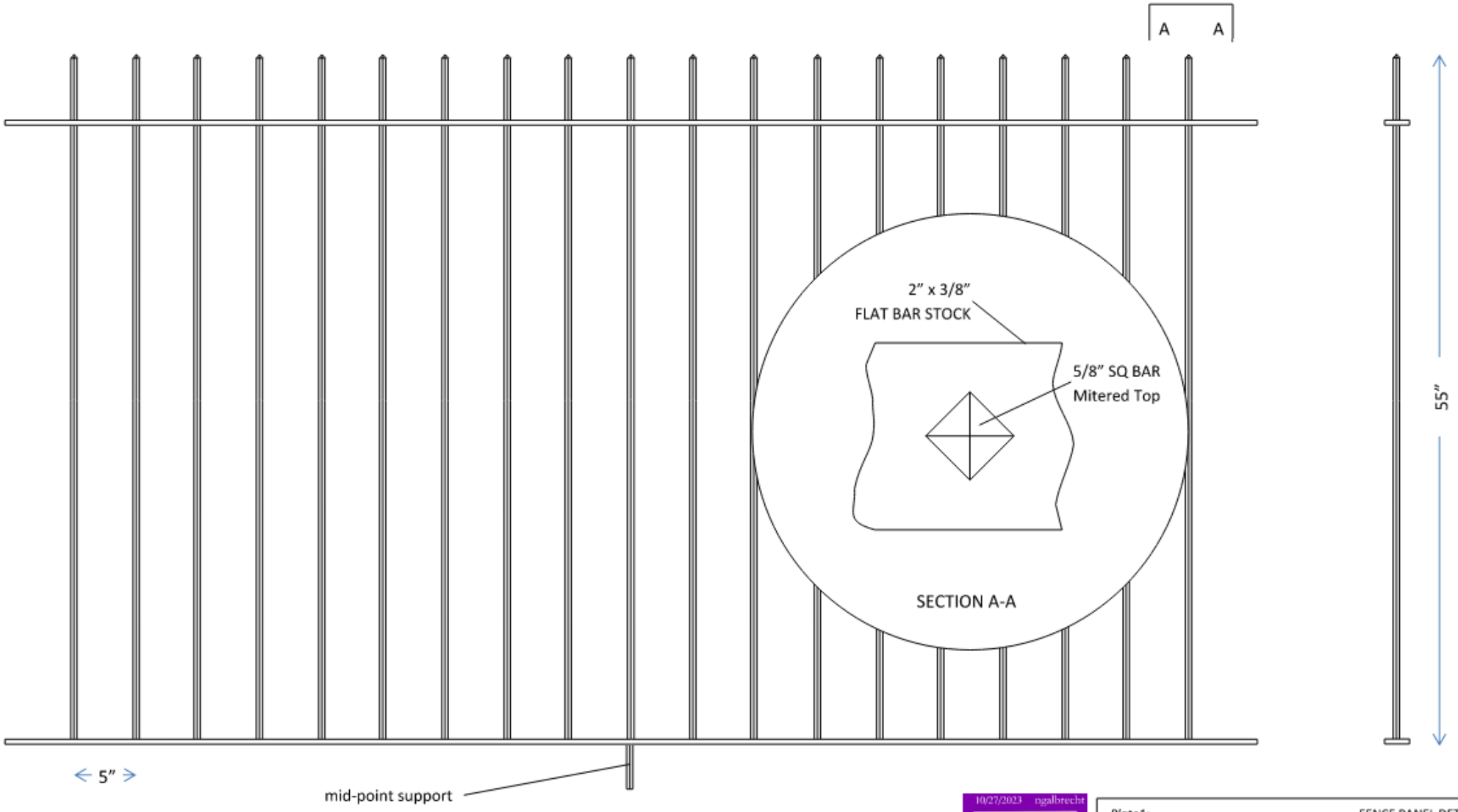
1220 Chartres, 1972



1220 Chartres, 1972

1220 Chartres, 1973

1220 Chartres



10/27/2023 ngalbrecht
APPROVED

Plate1:	FENCE PANEL DETAILS
Project Location:	1210 CHARTRES ST. NEW ORLEANS, LA 70116
Contact:	KIERSTIN KEYSERLING (504) 237-3734
	1210 condo association@gmail.com

1220 Chartres – 1210 Chartres Fence Installed

1220 Chartres

1220 Chartres

VCC Architectural Committee

May 12, 2026

1220 Chartres

1220 Chartres

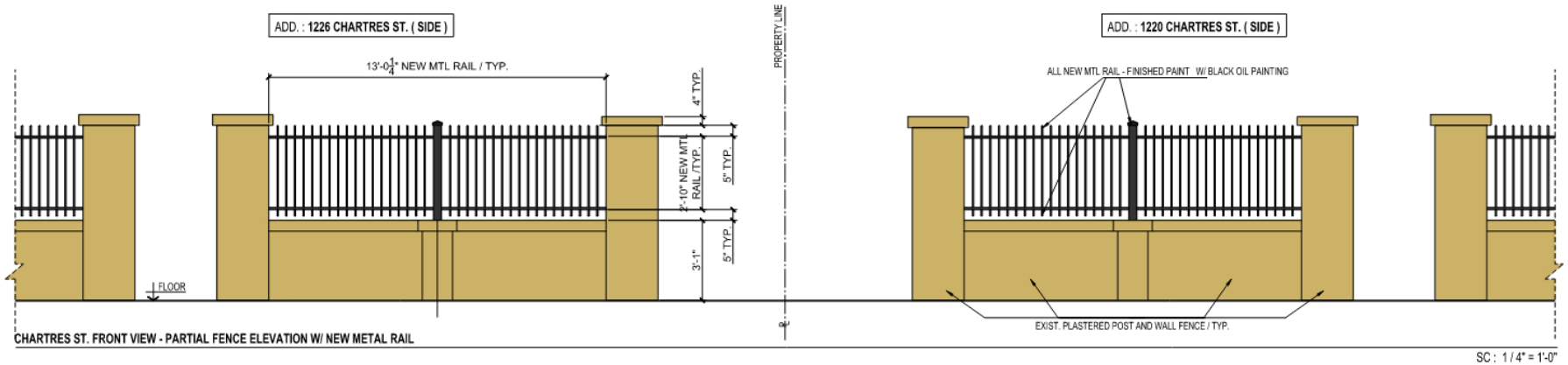
VCC Architectural Committee

May 12, 2026

1220 & 1226 CHARTRES ST. NEW ORLEANS, LA 70116

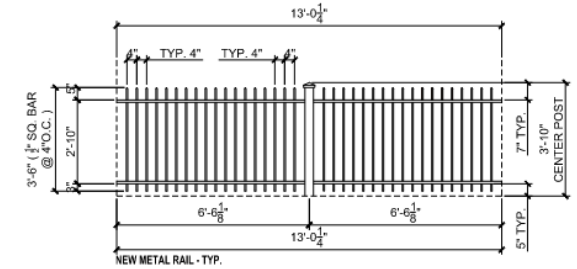
SCOPE OF WORK : NEW METAL RAIL (ABOVE EXIST. RETAIN WALL FENCE)

APRIL 27, 2026

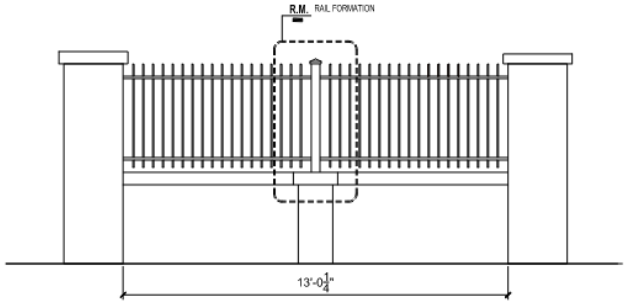


CHARTRES ST. FRONT VIEW - PARTIAL FENCE ELEVATION W/ NEW METAL RAIL

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

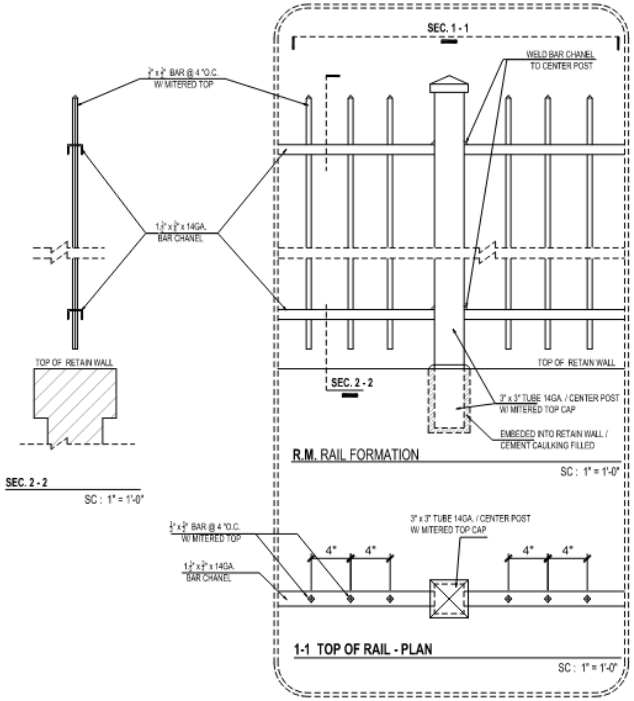


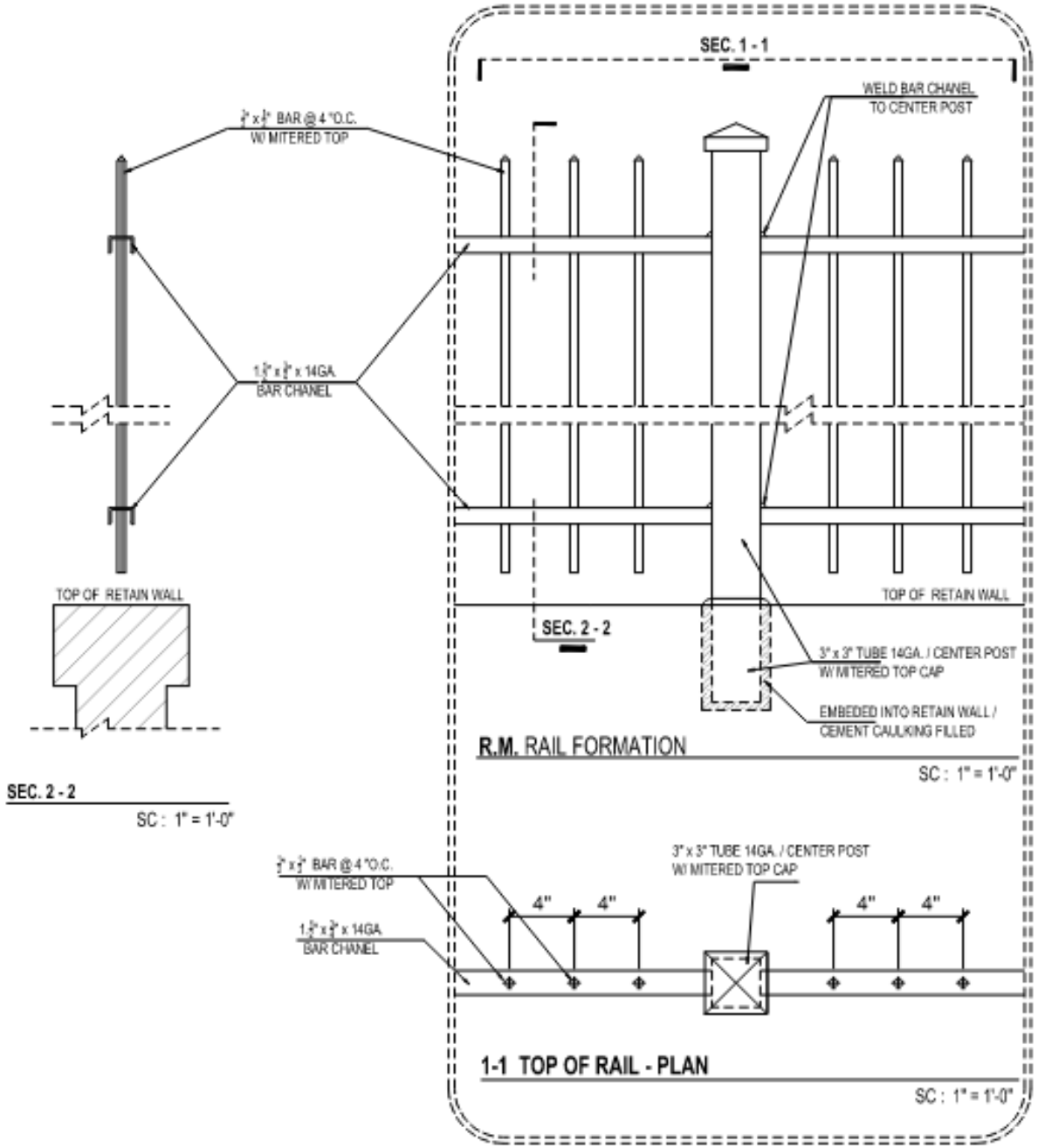
NEW METAL RAIL - TYP.



NEW METAL RAIL ABOVE EXIST. RETAIN WALL

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





1220 Chartres

VCC Architectural Committee

May 12, 2026

AMM

Contractor

State Lic. #75203 & #888862

Proposal

Proposal submitted to:	Work to be performed at:
Customer Name & Address: Chartres NOLA Property LLC 6962 Louis XIV St New Orleans, LA 70124	**Job-Site Address:** 1220 Chartres St New Orleans, LA 70116

Description of Works:

- Demo and remove the damaged existing wooden fence
- Fabricate & install a new metal fence as designed below
  - + (02) 3"x3" steel posts with mitered top cap
  - + (04) steel fence panels, roughly around 384.25" in total linear length, 1/2"x1/2" steel bar with mitered top
- Set steel attachment points into existing concrete columns and wall to support new steel posts and fence panels
- Paint new fence black

For all the works listed above, they will be completed in a timely manner mentioned above for the sum of:

Six thousand two hundred fifty dollars. * ($6,250.00)**

With payments to be made as follows:

1) 50% upon acceptance of this proposal
2) 50% upon completion of the piling

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Respectfully submitted by: AMM Contractor, L.L.C
6962 Louis XIV St
New Orleans, LA 70124
(504) 330-2324

ACCEPTANCE OF PROPOSAL

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Hoang Do, owner of Chartres NOLA Property, LLC

Witnessed By:_____ Date: 4/28/26
Hoang Do, owner of AMM Contractor, LLC

1220 Chartres

1220 Chartres

1220 Chartres

1220 Chartres, ca. 1920s

1220 Chartres, ca. 1950

1220 Chartres

VCC Architectural Committee

May 12, 2026

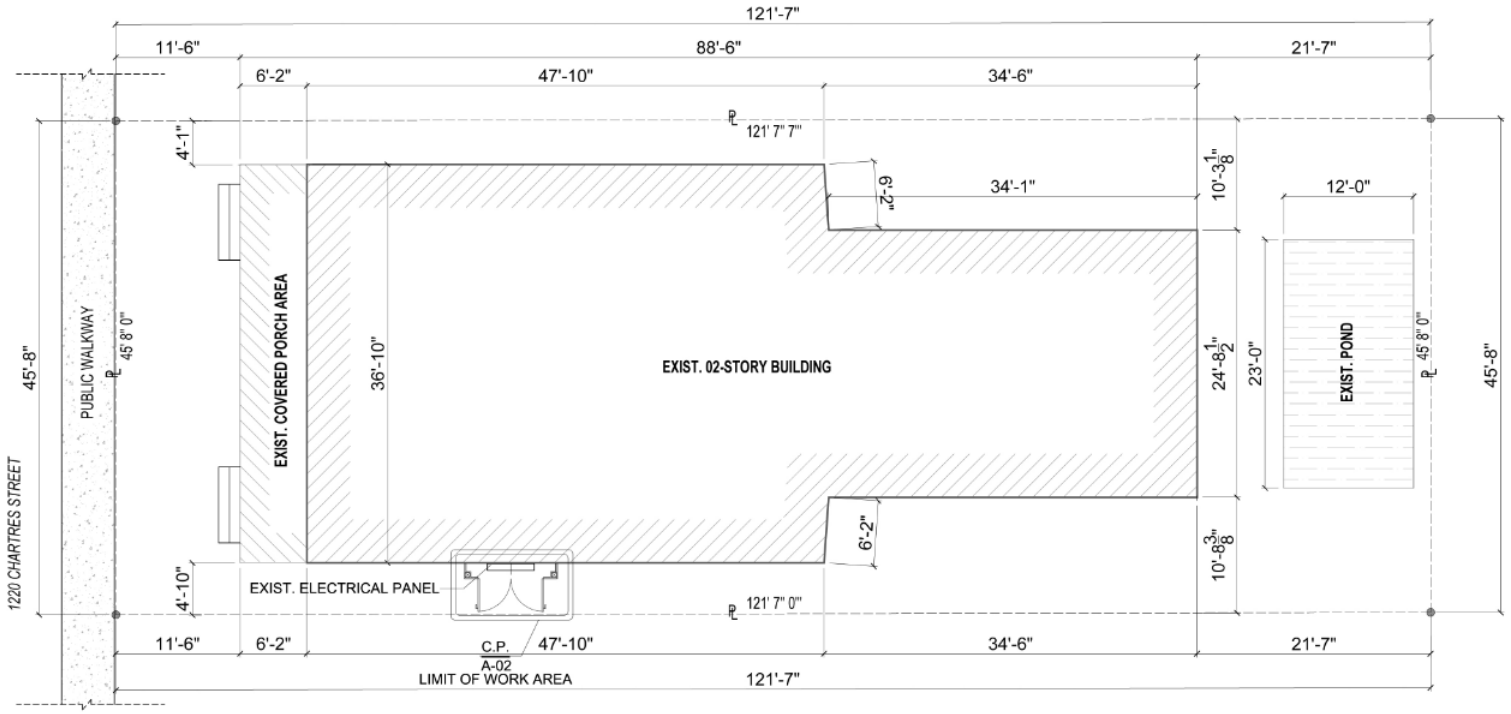
1220 Chartres

VCC Architectural Committee

May 12, 2026

1220 CHARTRES ST
NEW ORLEANS, LA 70116

SCOPE OF WORK: TO CONSTRUCT A NEW EXTERIOR CLOSET TO ENCLOSE THE EXISTING ELECTRICAL SERVICE PANEL.

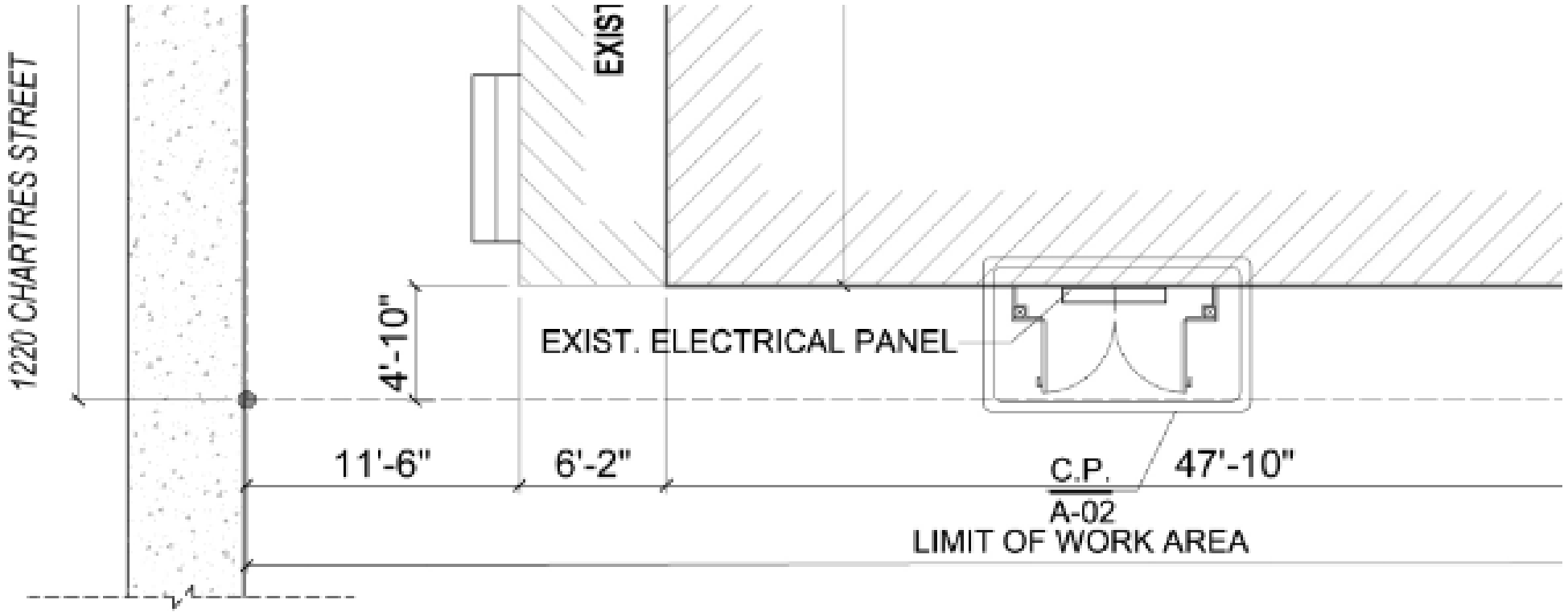


EXIST. SITE PLAN

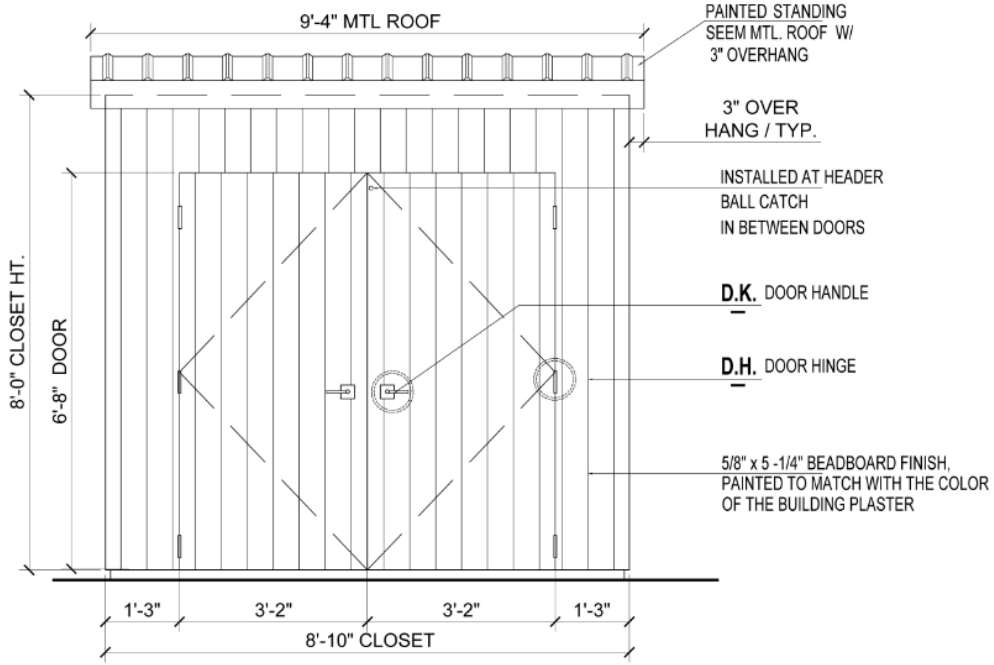
SC : 3/32" = 1'-0"

A-01

OF 02 SHEETS

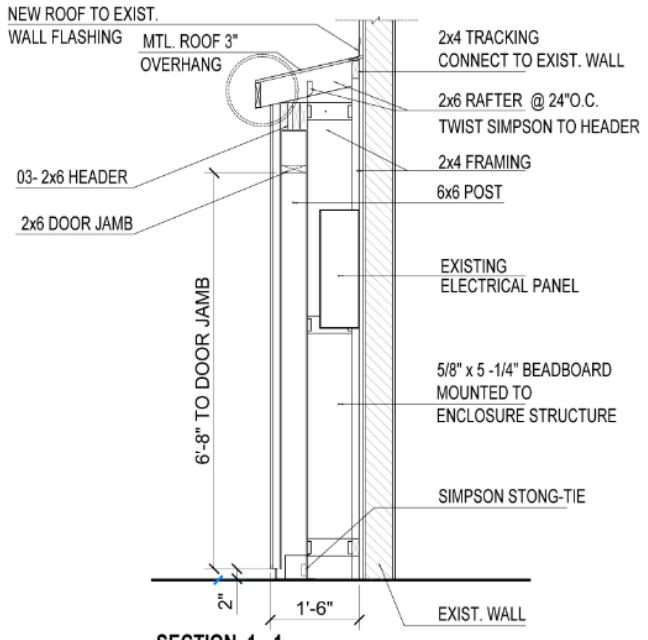


EXIST. SITE PLAN



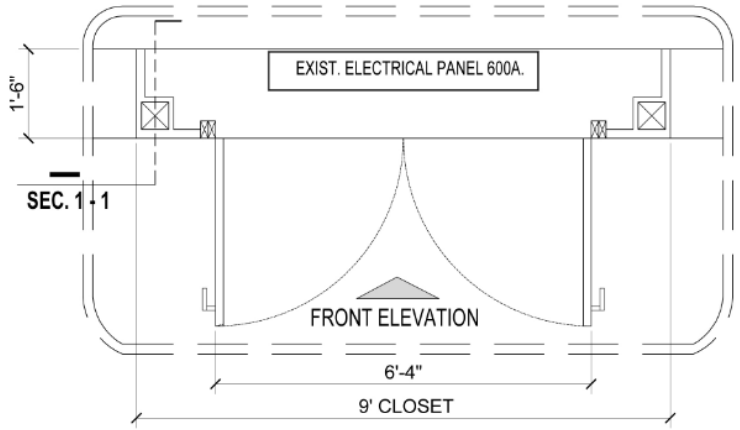
FRONT ELEVATION

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



SECTION 1 - 1

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



C.P. PROPOSED CLOSET FLOOR PLAN

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

D.K. DOOR HANDLE

Kwikset Casey Rectangle Rose, Matte Black, Keyed Entry Door Handle
Model # 405CSLSQT514SK4

D.H. DOOR HINGE

Everbilt 4" Square Corner Door Hinge, Matte Black, features a 5 knuckle full mortise design.
Model # 28336

A-02

OF 02 SHEETS

AMM

Contractor

State Lic. #75203 & #888862

Proposal

Proposal submitted to:	Work to be performed at:
Customer Name & Address: Chartres NOLA Property LLC 6962 Louis XIV St New Orleans, LA 70124	**Job-Site Address:** 1220 Chartres St New Orleans, LA 70116

Description of Works:

- Construct a new exterior closet to enclose the existing electrical service panel as designed below
- Paint closet to match the color of the building

For all the works listed above, they will be completed in a timely manner mentioned above for the sum of:

Two thousand two hundred fifty dollars. * ($2,250.00)**

With payments to be made as follows:

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1226 Chartres

1226 Chartres

1226 Chartres

1226 Chartres

1226 Chartres

1226 Chartres

VCC Architectural Committee

May 12, 2026

1226 Chartres

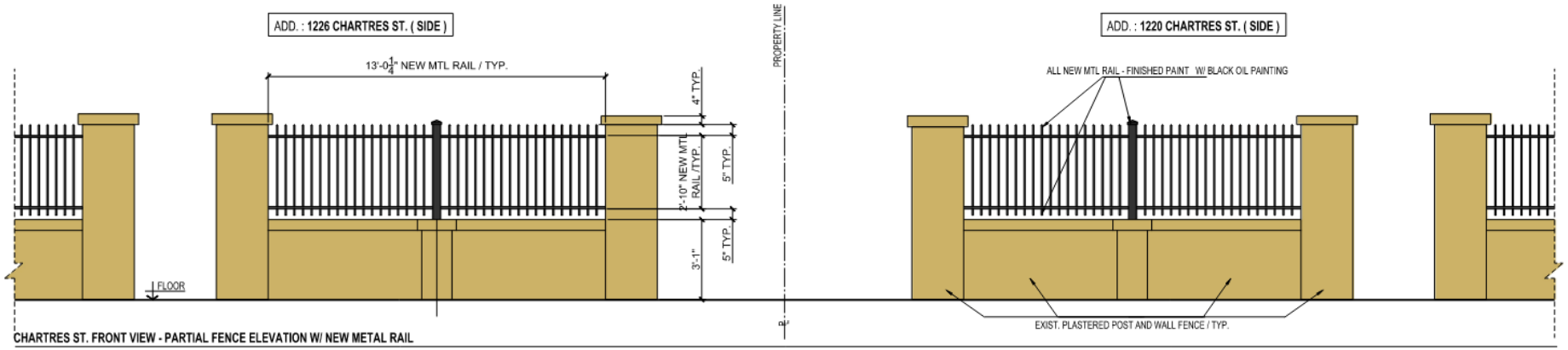
VCC Architectural Committee

May 12, 2026

1220 & 1226 CHARTRES ST. NEW ORLEANS, LA 70116

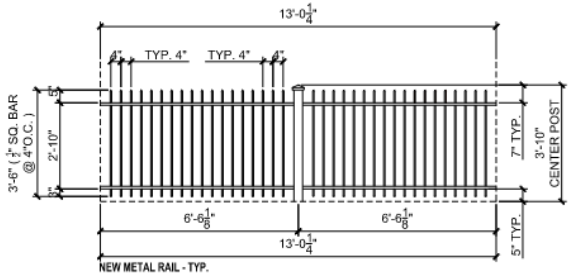
SCOPE OF WORK : NEW METAL RAIL (ABOVE EXIST. RETAIN WALL FENCE)

APRIL 27, 2026

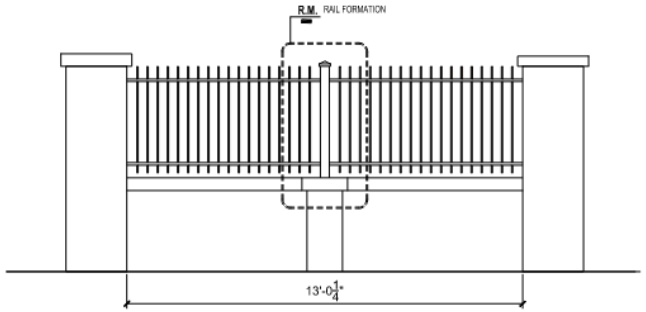


CHARTRES ST. FRONT VIEW - PARTIAL FENCE ELEVATION W/ NEW METAL RAIL

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



NEW METAL RAIL - TYP.



NEW METAL RAIL ABOVE EXIST. RETAIN WALL

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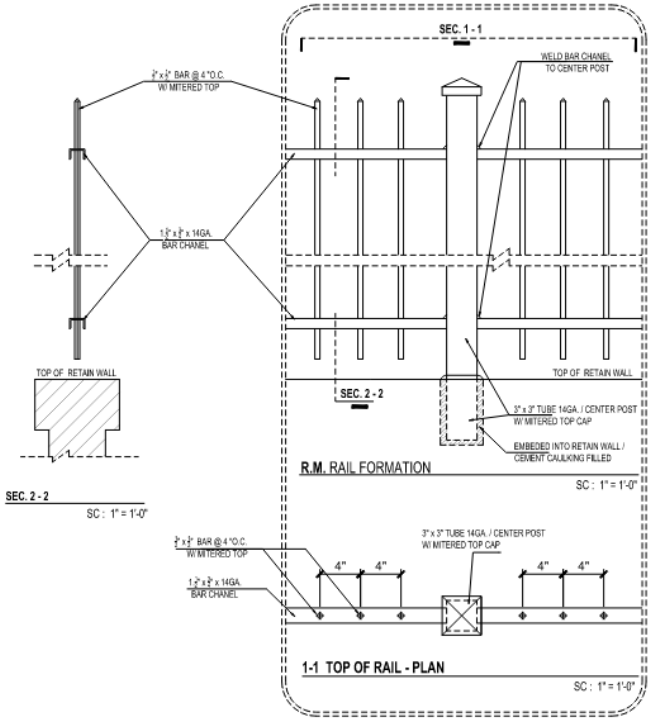
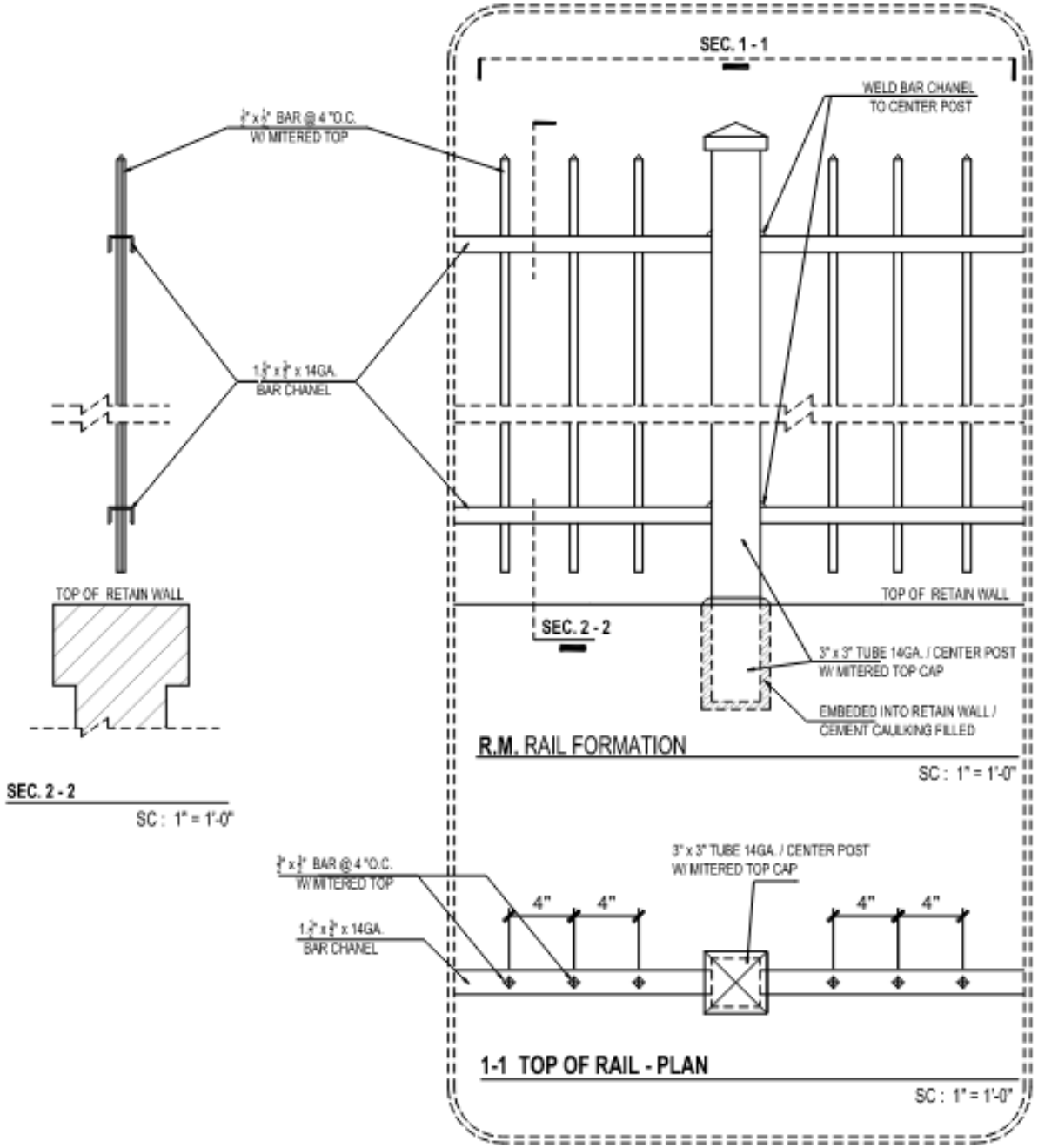


1226 Chartres

VCC Architectural Committee

May 12, 2026



1226 Chartres

VCC Architectural Committee

May 12, 2026

AMM

Contractor

State Lic. #75203 & #888862

Proposal

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1226 Chartres

1226 Chartres

1226 Chartres

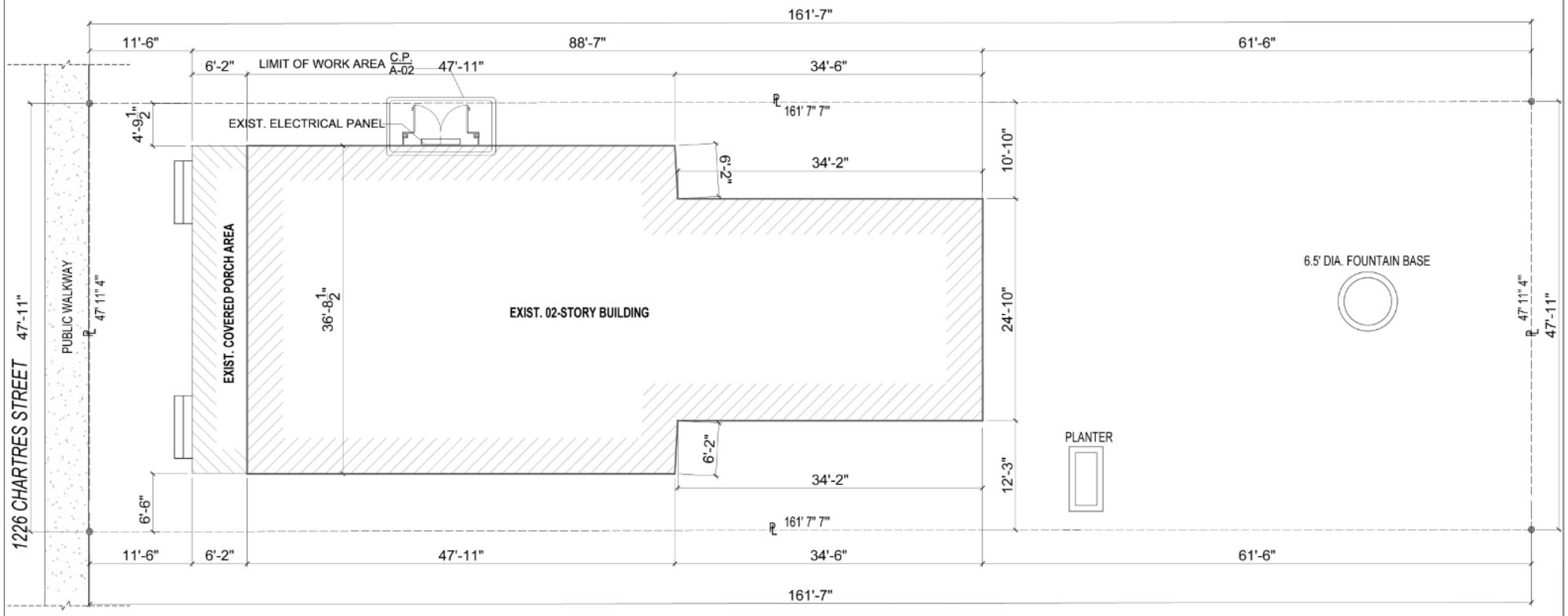
1226 Chartres, ca. 1920s

1226 Chartres, 1964

1226 Chartres

1226 CHARTRES ST
NEW ORLEANS, LA 70116

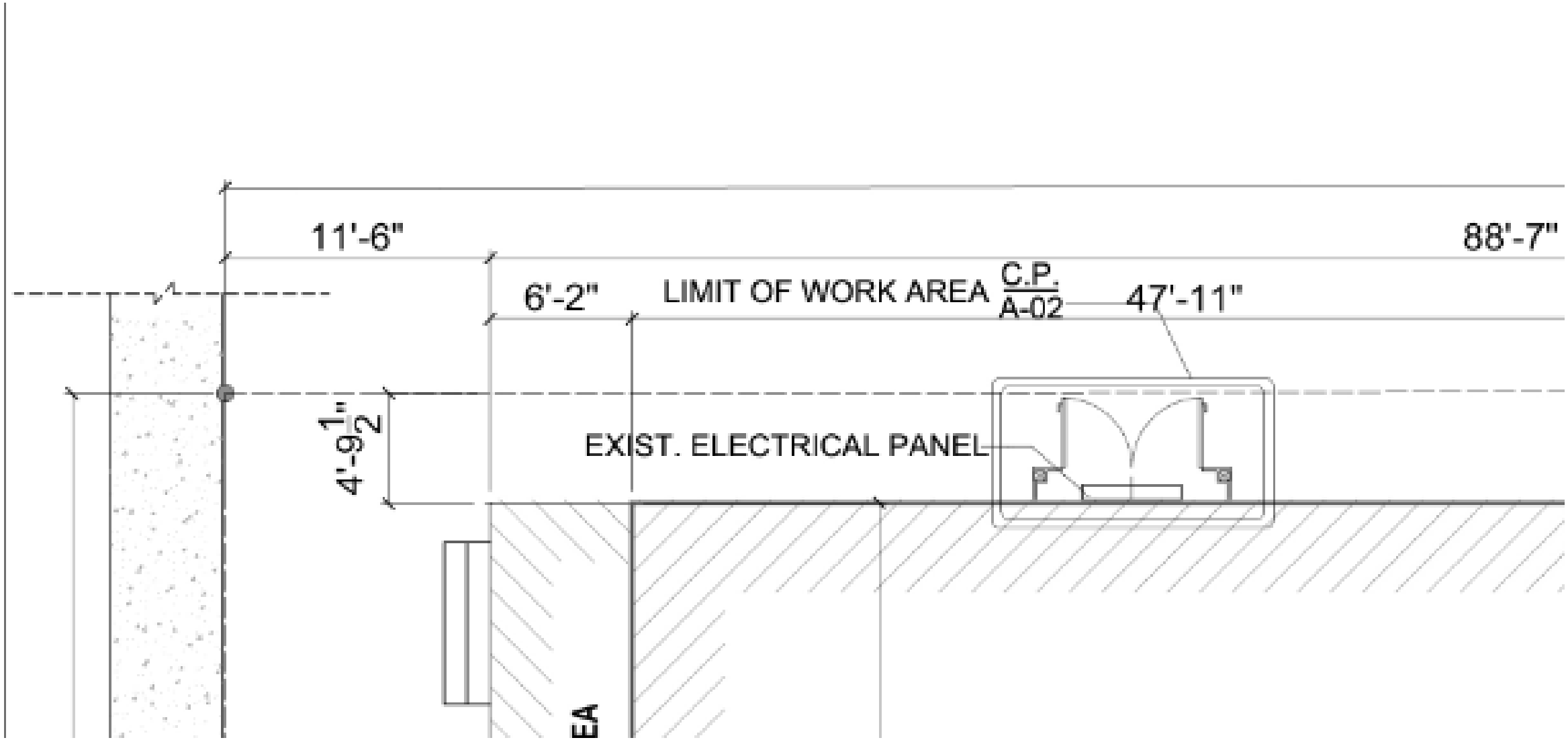
SCOPE OF WORK: TO CONSTRUCT A NEW EXTERIOR CLOSET TO ENCLOSE THE EXISTING ELECTRICAL SERVICE PANEL.



EXIST. SITE PLAN

SC : 3/32" = 1'-0"

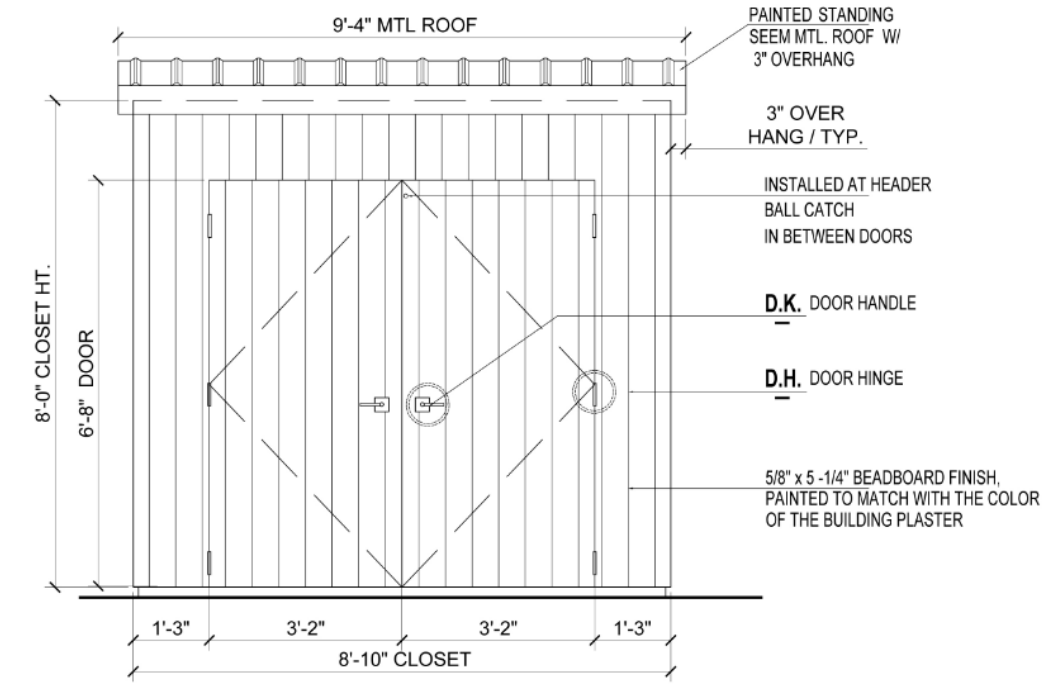
A-01
OF 02 SHEETS



1226 Chartres

VCC Architectural Committee

May 12, 2026



FRONT ELEVATION

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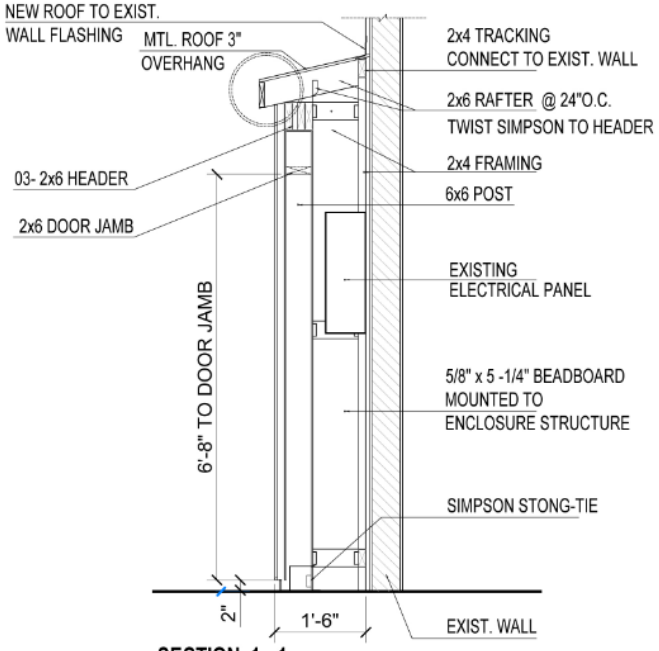

SECTION 1 - 1

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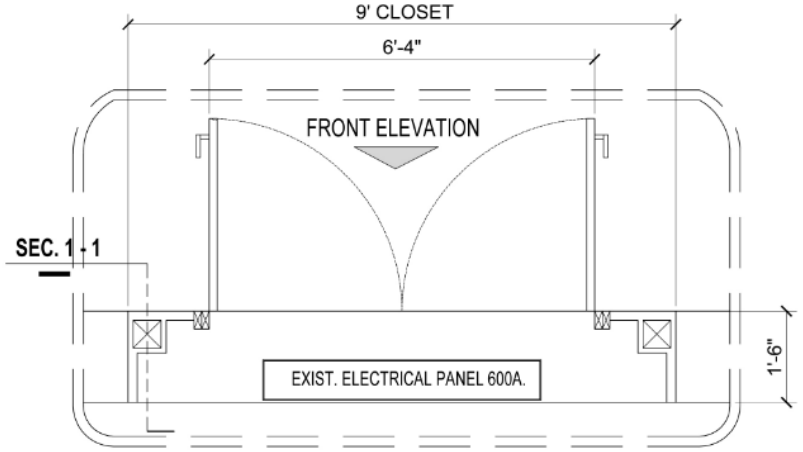

C.P. PROPOSED CLOSET FLOOR PLAN

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Kwikset Casey Rectangle Rose, Matte Black, Keyed Entry Door Handle

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Everbilt 4" Square Corner Door Hinge, Matte Black, features a 5 knuckle full mortise design.

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A-02

OF 02 SHEETS

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Hoang Do, owner of AMM Contractor, LLC

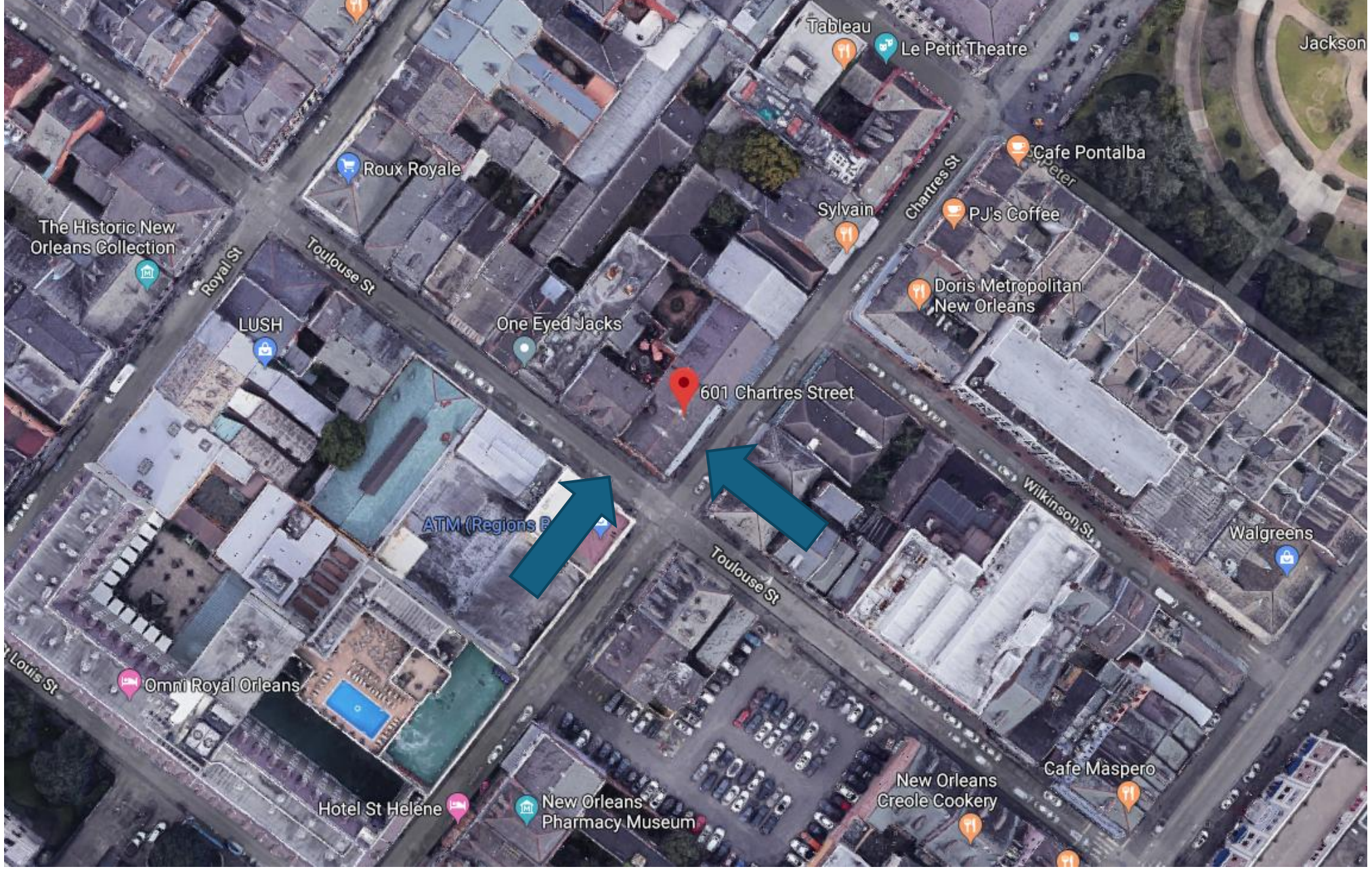
912 Royal

Removed from agenda

Proposal not allowed per City Code

Appeals and Violations

601 Chartres



601 Chartres

VCC Architectural Committee

May 12, 2026

601 Chartres

601 Chartres

601 Chartres

VCC Architectural Committee

May 12, 2026

601 Chartres

601 Chartres

VCC Architectural Committee

May 12, 2026

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May 12, 2026

601 Chartres

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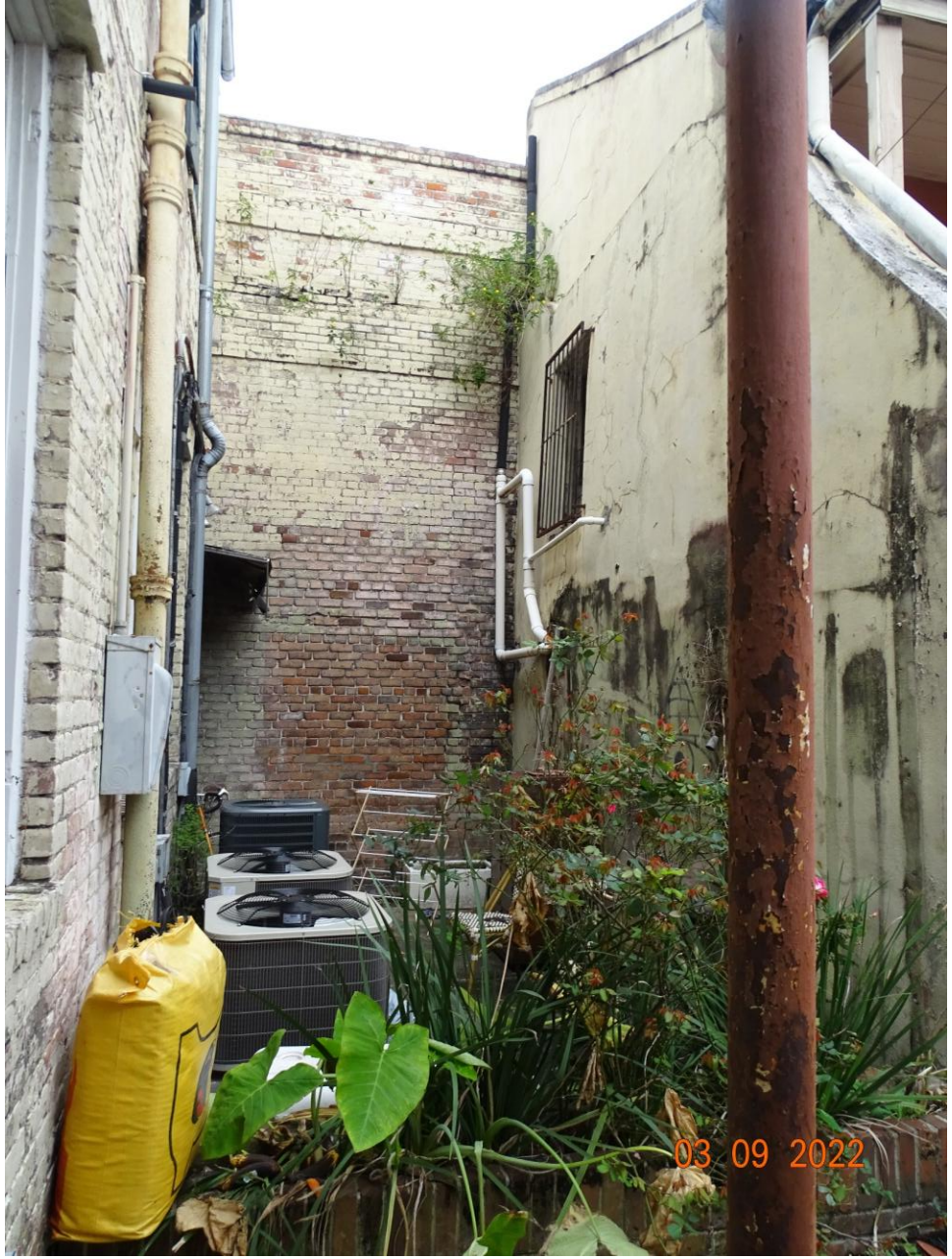

601 Chartres

VCC Architectural Committee

May 12, 2026

601 Chartres

601 Chartres

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VCC Architectural Committee

May 12, 2026

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May 12, 2026

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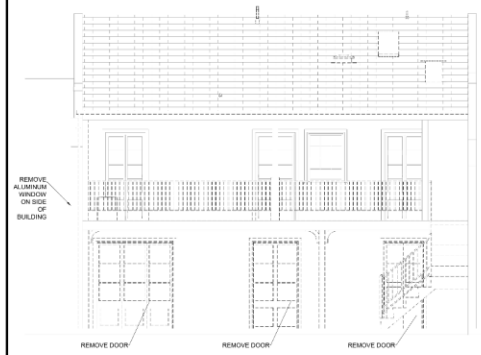
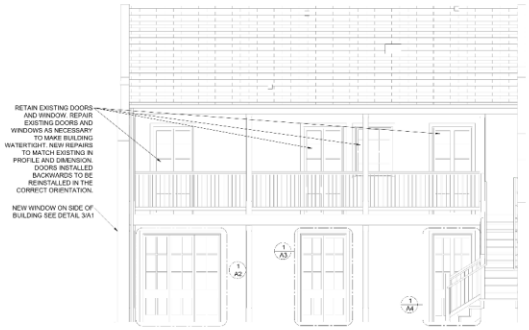
VCC Architectural Committee

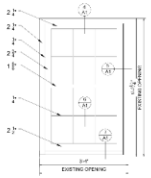
May 12, 2026



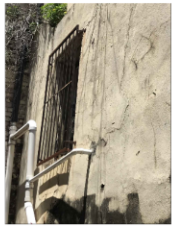
1 SERVANT QUARTER DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



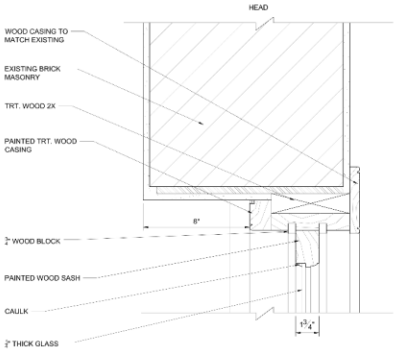
2 PROPOSED SERVANT QUARTER ELEVATION
SCALE: 1/8" = 1'-0"



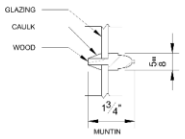
3 NEW WINDOW ON TOULOUSE ELEVATION OF SERVANT QUARTER
SCALE: 1/2" = 1'-0"



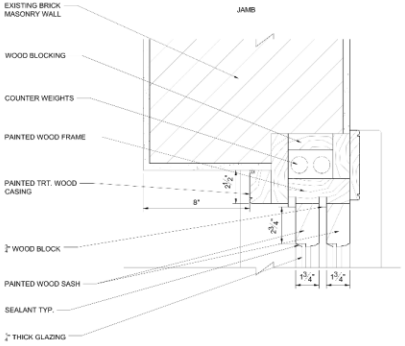
EXISTING WINDOW ON TOULOUSE ELEVATION OF SERVANT QUARTER



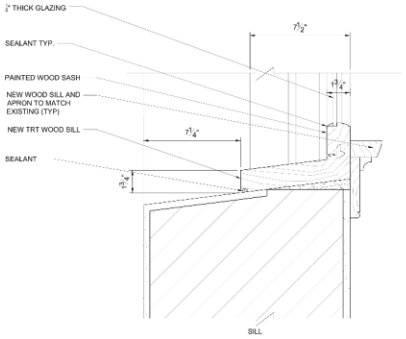
4 NEW WINDOW HEADER
SCALE: 3" = 1'-0"



6 NEW WINDOW MUNTIN
6" = 1'-0"



5 NEW WINDOW JAMB
3" = 1'-0"



7 NEW WINDOW SILL
3" = 1'-0"

terrell-fabacher architects, l.l.c.
1700 josephine street, suite 201
new orleans, louisiana 70113
504 566 1320

These plans and specifications have been prepared by me or under my supervision. They comply with all city requirements to the best of my knowledge and belief. The contractor is without has visited periodically to review job progress.

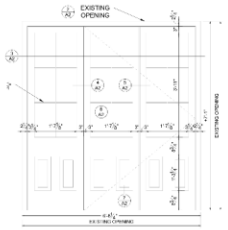
VIOLATION REMEDIATION
601-607 CHARTRES STREET
NEW ORLEANS, LOUISIANA

JOHN K. RUSSEY REG. NO. 9637 STATE OF LOUISIANA REGISTERED ARCHITECT

NO.	REVISIONS
1	6/23/2025
2	2/27/2026
3	4/15/2026

CHECKED BY:
DRAWN BY:
DATE: 5/27/2025
JOB NO.:

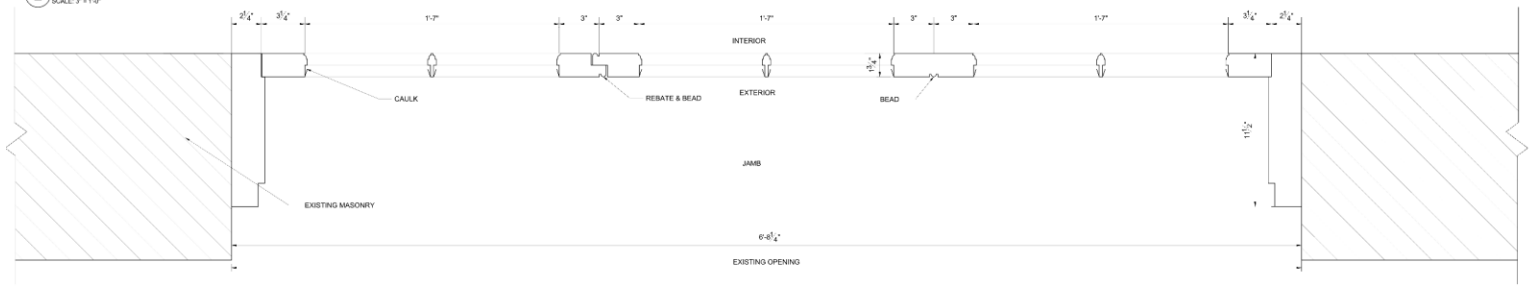
A1
SHEET 1 OF 5



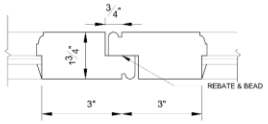
1 NEW DOOR ON SERVANT QUARTER
SCALE: 1/2" = 1'-0"

EXISTING DOOR ON SERVANT QUARTER

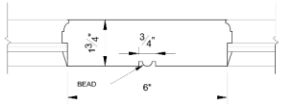
2 NEW DOOR ON SERVANT QUARTER SECTION
SCALE: 3" = 1'-0"



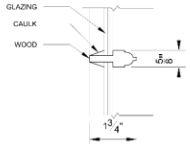
3 NEW DOOR ON SERVANT QUARTER JAMB
SCALE: 3" = 1'-0"



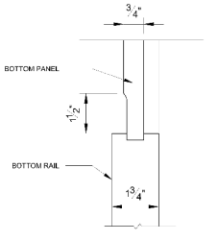
4 REBATE & BEAD
SCALE: 6" = 1'-0"



5 STILE WITH BEAD
SCALE: 6" = 1'-0"



6 MUNTIN
SCALE: 6" = 1'-0"



7 RAIL AT PANEL
SCALE: 6" = 1'-0"

terrell-fabacher architects, l.l.c.
1700 josephine street, suite 201
new orleans, louisiana 70113
504 566 1320

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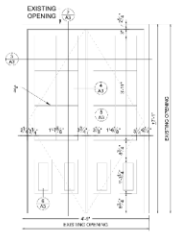
VIOLATION REMEDIATION
601-607 CHARTRES STREET
NEW ORLEANS, LOUISIANA

JOHN K. RUSEY REG. NO. 9637 STATE OF LOUISIANA REGISTERED ARCHITECT

NO.	REVISIONS
1	6/23/2025
2	2/27/2026
3	4/15/2026

CHECKED BY:
DRAWN BY:
DATE: 5/27/2025
JOB NO.:

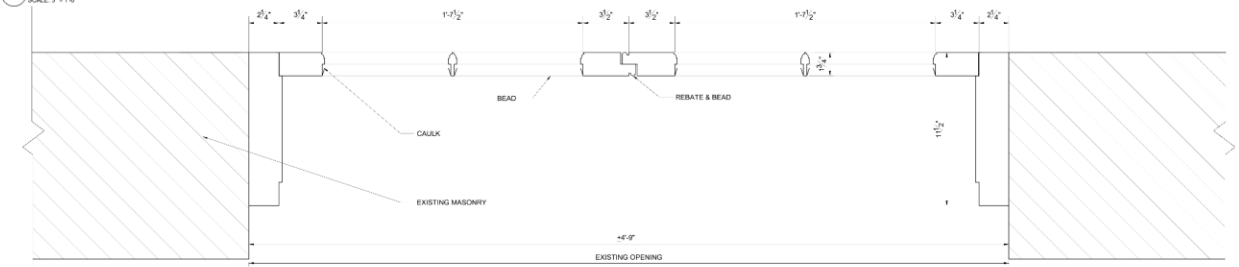
A2
SHEET 2 OF 5



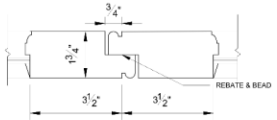
1 NEW DOOR ON SERVANT QUARTER
SCALE: 1/2" = 1'-0"

EXISTING DOOR ON SERVANT QUARTER

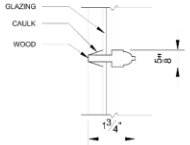
2 NEW DOOR ON SERVANT QUARTER SECTION
SCALE: 3" = 1'-0"



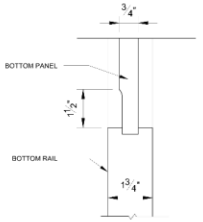
3 NEW DOOR ON SERVANT QUARTER JAMB
SCALE: 3" = 1'-0"



4 REBATE & BEAD
SCALE: 6" = 1'-0"



5 MUNTIN
SCALE: 6" = 1'-0"



6 RAIL AT PANEL
SCALE: 6" = 1'-0"

terrell-fabacher architects, l.l.c.
1700 josephine street, suite 201
new orleans, louisiana 70113
504 566 1320

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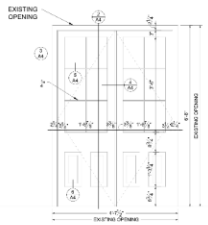
VIOLATION REMEDIATION
601-607 CHARTRES STREET
NEW ORLEANS, LOUISIANA

JOHN K. RUSEY
REG. NO. 9657
STATE OF LOUISIANA
REGISTERED ARCHITECT

NO.	REVISIONS
1	6/23/2025
2	2/27/2026
3	4/15/2026

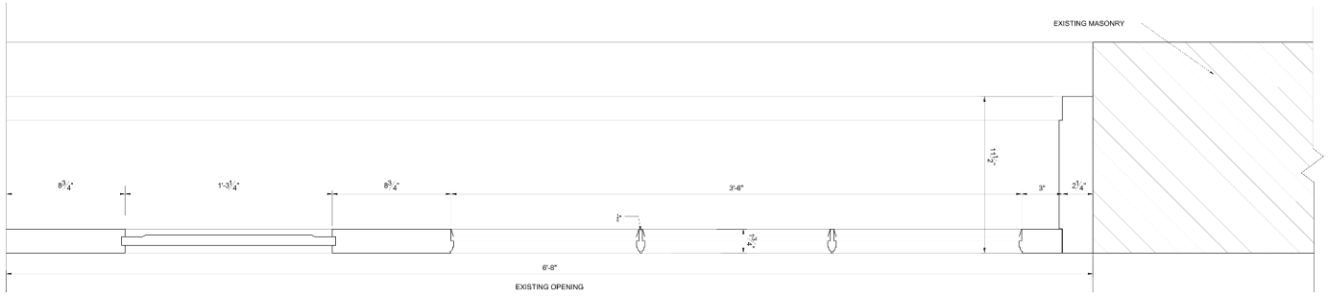
CHECKED BY:
DRAWN BY:
DATE: 5/27/2025
JOB NO.:

A3
SHEET 3 OF 5

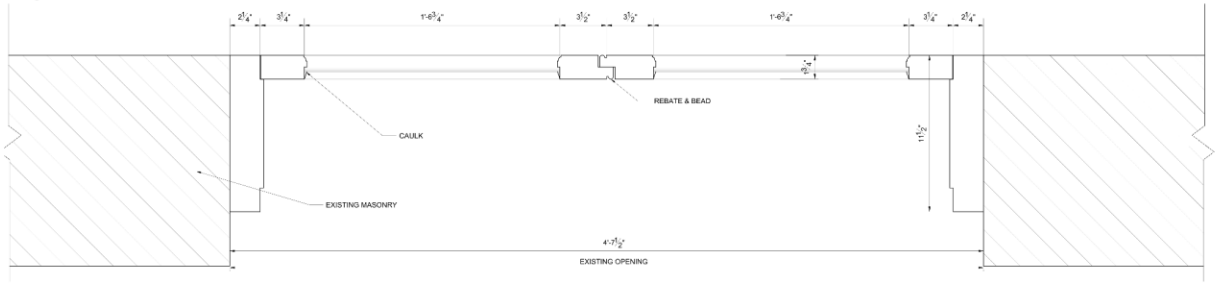


1 NEW DOOR ON SERVANT QUARTER
SCALE: 1/2" = 1'-0"

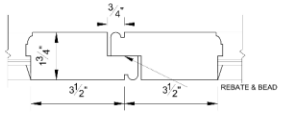
EXISTING DOOR ON SERVANT QUARTER



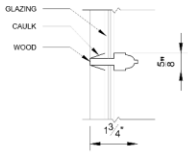
2 NEW DOOR ON SERVANT QUARTER SECTION
SCALE: 3" = 1'-0"



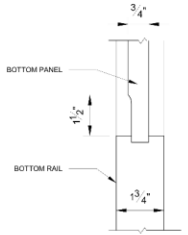
3 NEW DOOR ON SERVANT QUARTER JAMB
SCALE: 3" = 1'-0"



4 REBATE & BEAD
SCALE: 6" = 1'-0"



5 MUNTIN
SCALE: 6" = 1'-0"



6 RAIL AT PANEL
SCALE: 6" = 1'-0"

terrell-fabacher architects, l.l.c.
1700 josephine street, suite 201
new orleans, louisiana 70113
504 566 1320

These plans and specifications have been prepared by me or under my supervision. They comply with all city requirements to the best of my knowledge and belief. The project (will) (will not) be visited periodically to review job progress.

VIOLATION REMEDIATION
601-607 CHARTRES STREET
NEW ORLEANS, LOUISIANA

JOHN K. RUPLEY
NO. 14021
STATE OF LOUISIANA
REGISTERED ARCHITECT

NO.	REVISIONS
1	6/23/2025
2	2/27/2026
3	4/15/2026

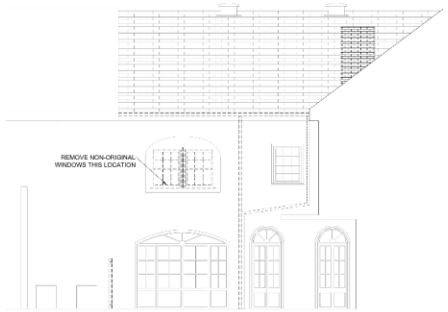
CHECKED BY:
DRAWN BY:
DATE: 5/27/2025
JOB NO.:

A4
SHEET 4 OF 5

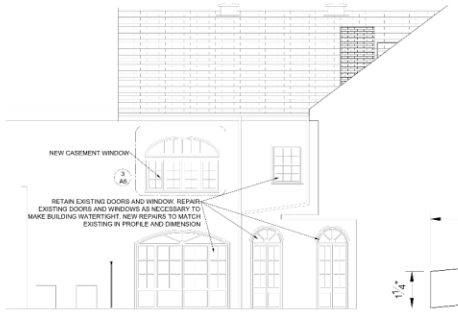
601 Chartres

VCC Architectural Committee

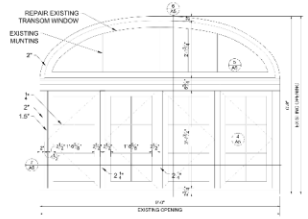
May 12, 2026



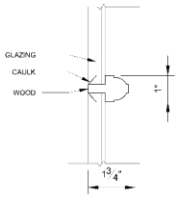
1 MAIN BUILDING COURTYARD DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



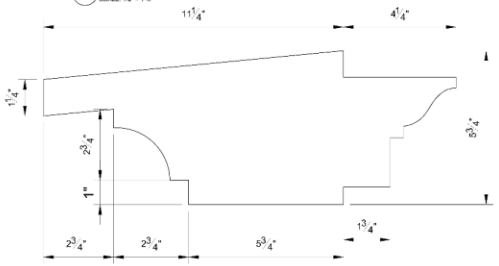
2 MAIN BUILDING COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



3 NEW WINDOW ON MAIN BUILDING
SCALE: 1/2" = 1'-0"

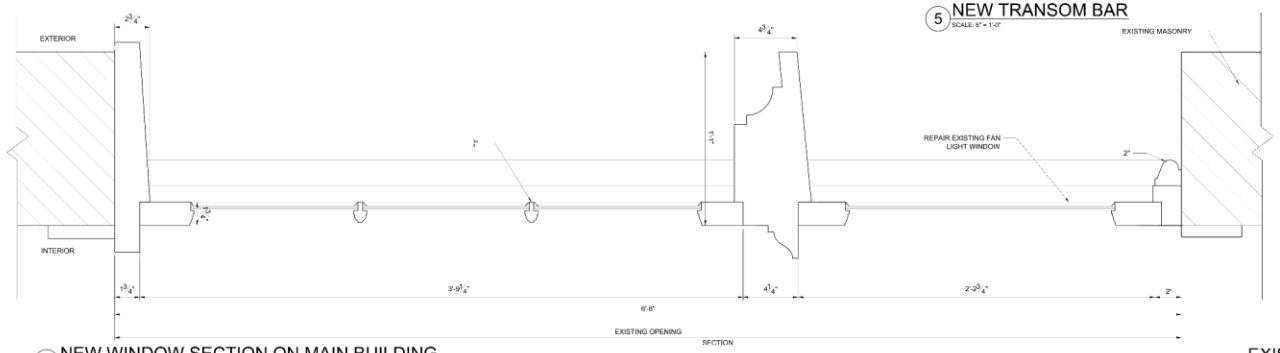


4 NEW MUNTIN
SCALE: 6" = 1'-0"



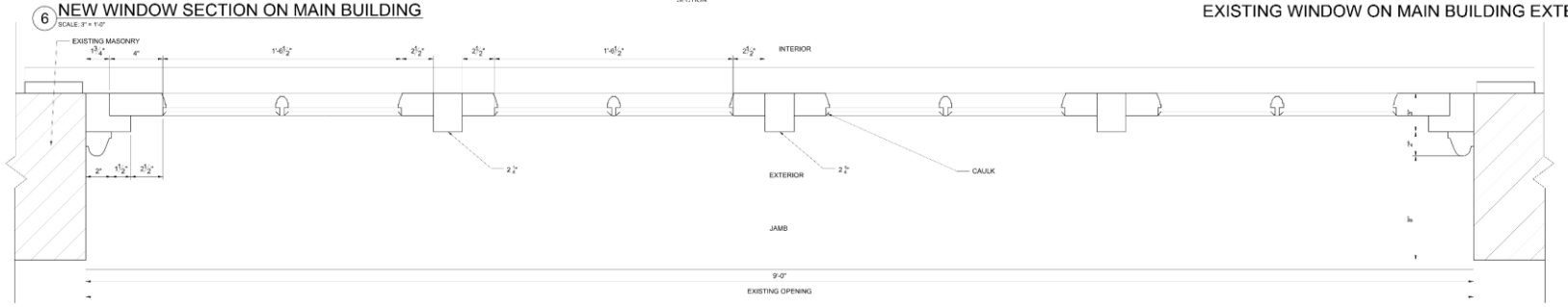
5 NEW TRANSOM BAR
SCALE: 6" = 1'-0"

EXISTING WINDOW ON MAIN BUILDING INTERIOR



6 NEW WINDOW SECTION ON MAIN BUILDING
SCALE: 3" = 1'-0"

EXISTING WINDOW ON MAIN BUILDING EXTERIOR



7 NEW WINDOW JAMB ON MAIN BUILDING
SCALE: 3" = 1'-0"

terrell-fabacher architects, l.l.c.
1700 josephine street, suite 201
new orleans, louisiana 70113
504 566 1320

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VIOLATION REMEDIATION
601-607 CHARTRES STREET
NEW ORLEANS, LOUISIANA

JOHN K. RUDLEY REG. NO 9632 STATE OF LOUISIANA REGISTERED ARCHITECT

NO.	REVISIONS
1	6/23/2025
2	2/27/2026
3	4/15/2026

CHECKED BY:
DRAWN BY:
DATE: 5/27/2025
JOB NO.:

A5
SHEET 5 OF 5

601 Chartres

VCC Architectural Committee

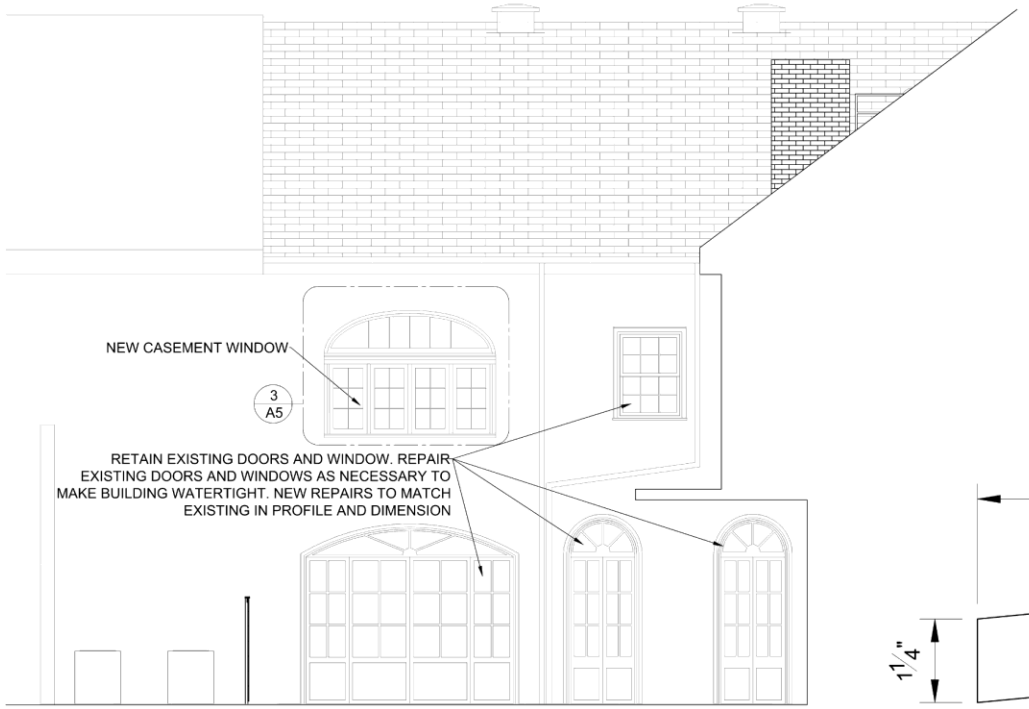
May 12, 2026

EXISTING WINDOW ON MAIN BUILDING INTERIOR

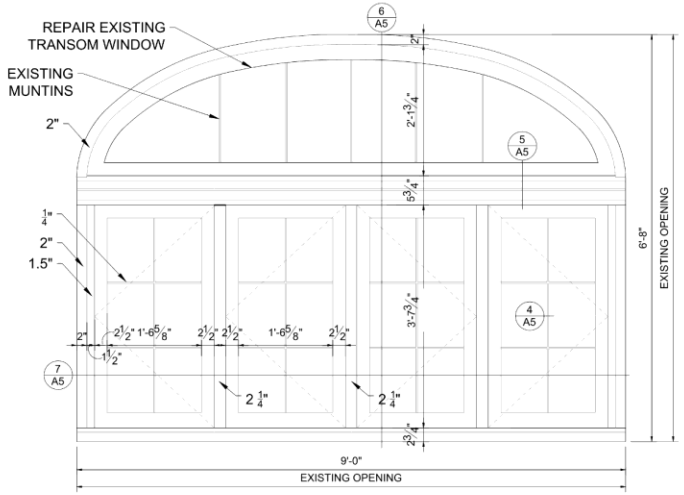
601 Chartres

VCC Architectural Committee

May 12, 2026



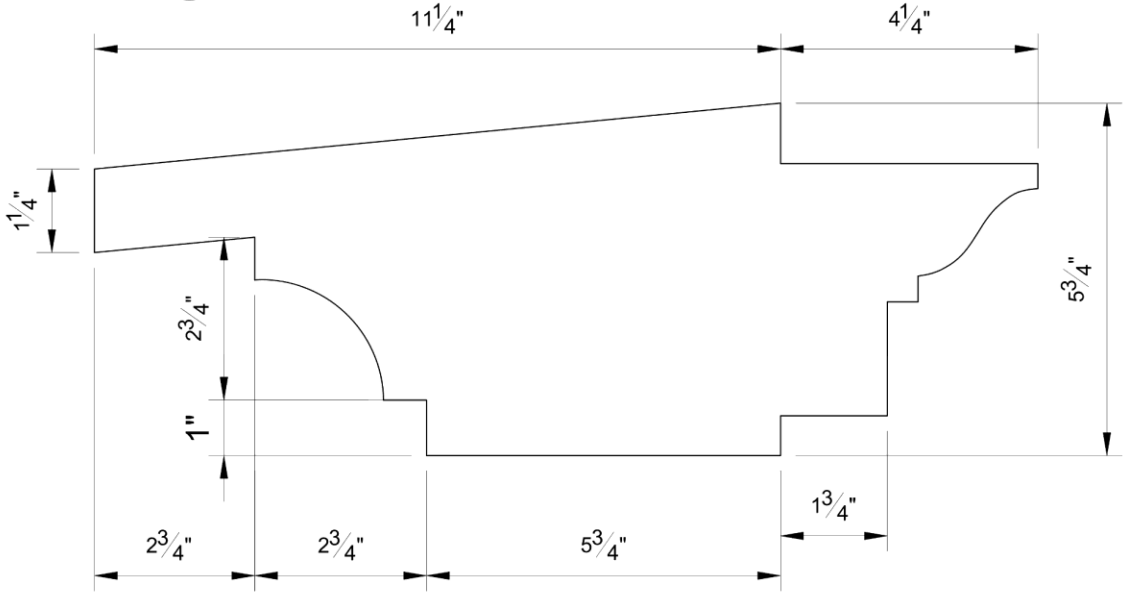
2 MAIN BUILDING COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



3 NEW WINDOW ON MAIN BUILDING
SCALE: 1/2" = 1'-0"

GLAZING
CAULK
WOOD

4 NE
SCALE:



5 NEW TRANSOM BAR
SCALE: 6" = 1'-0"

4 3/4"

EXISTING MASONRY

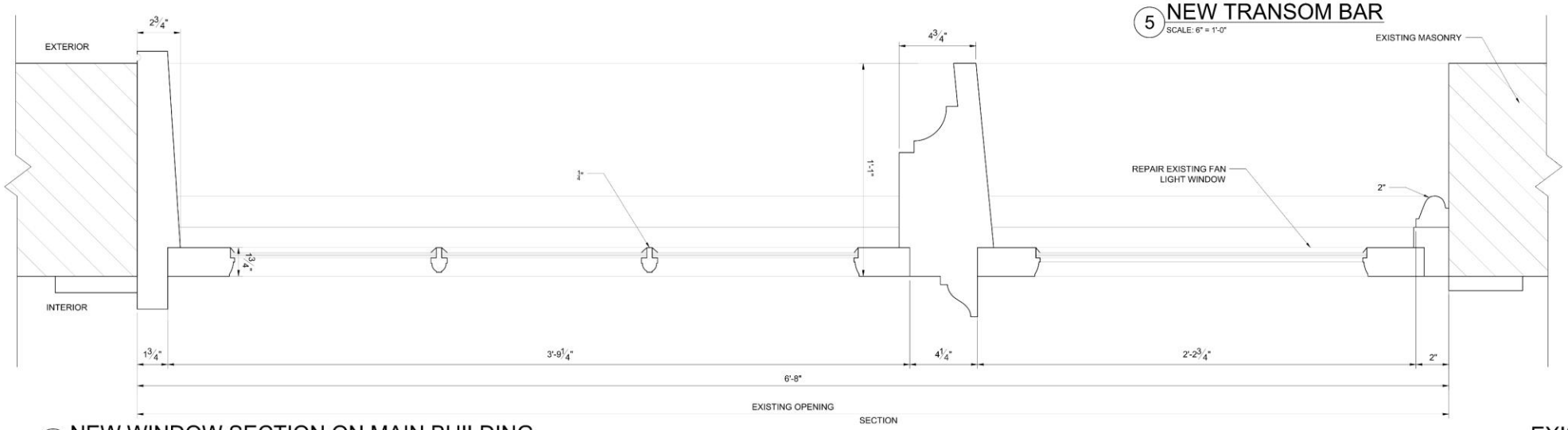
601 Chartres

VCC Architectural Committee

May 12, 2026

5 NEW TRANSOM BAR

SCALE: 6" = 1'-0"

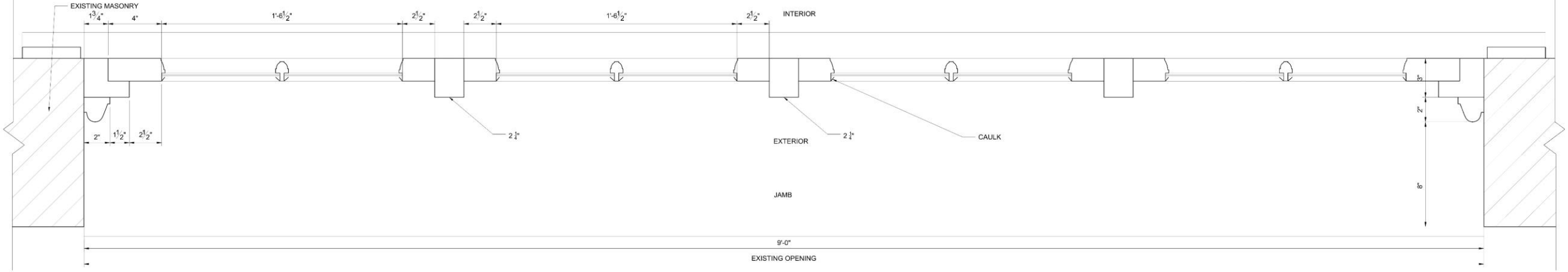


EXISTING WINDOW ON MAIN BUILDING INTERIOR

EXISTING WINDOW ON MAIN BUILDING EXTERIO

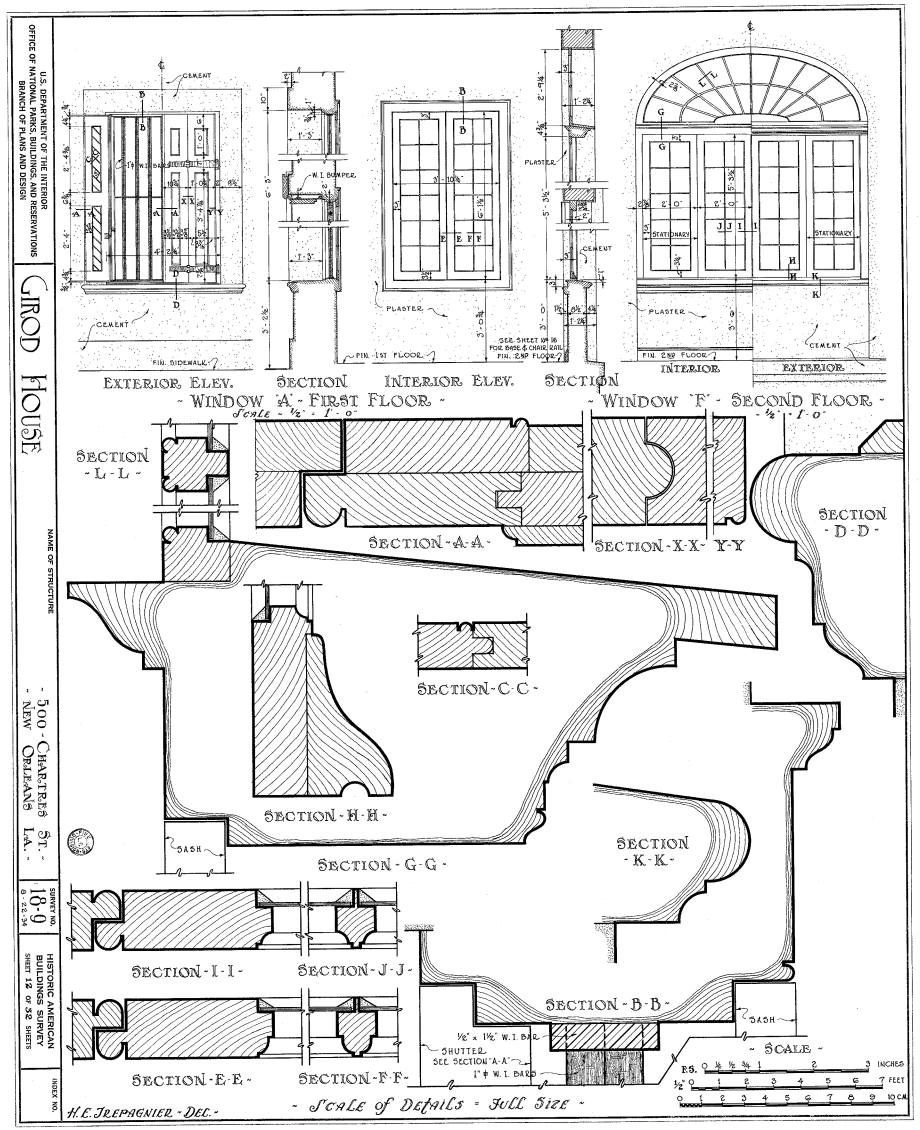
6 NEW WINDOW SECTION ON MAIN BUILDING

SCALE: 3" = 1'-0"



7 NEW WINDOW JAMB ON MAIN BUILDING

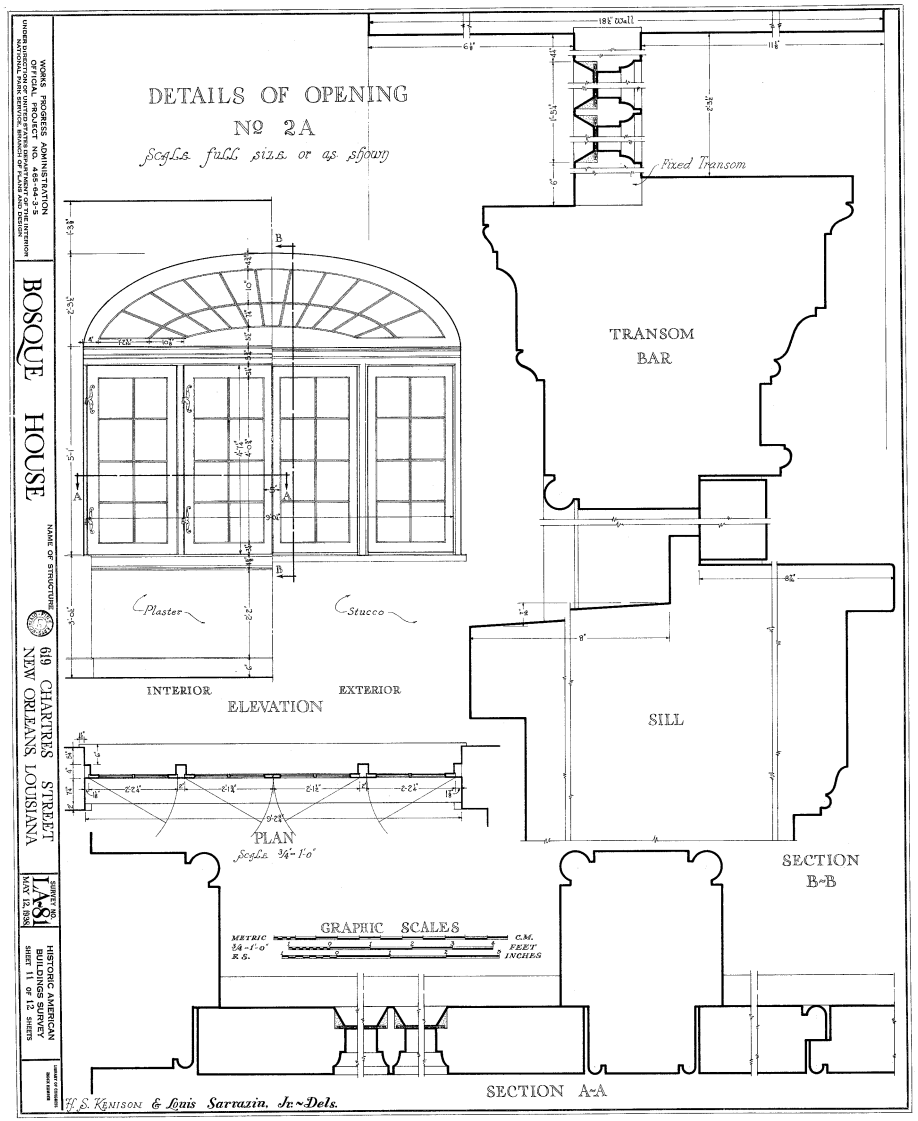
SCALE: 3" = 1'-0"



601 Chartres – Napoleon House

VCC Architectural Committee

May 12, 2026

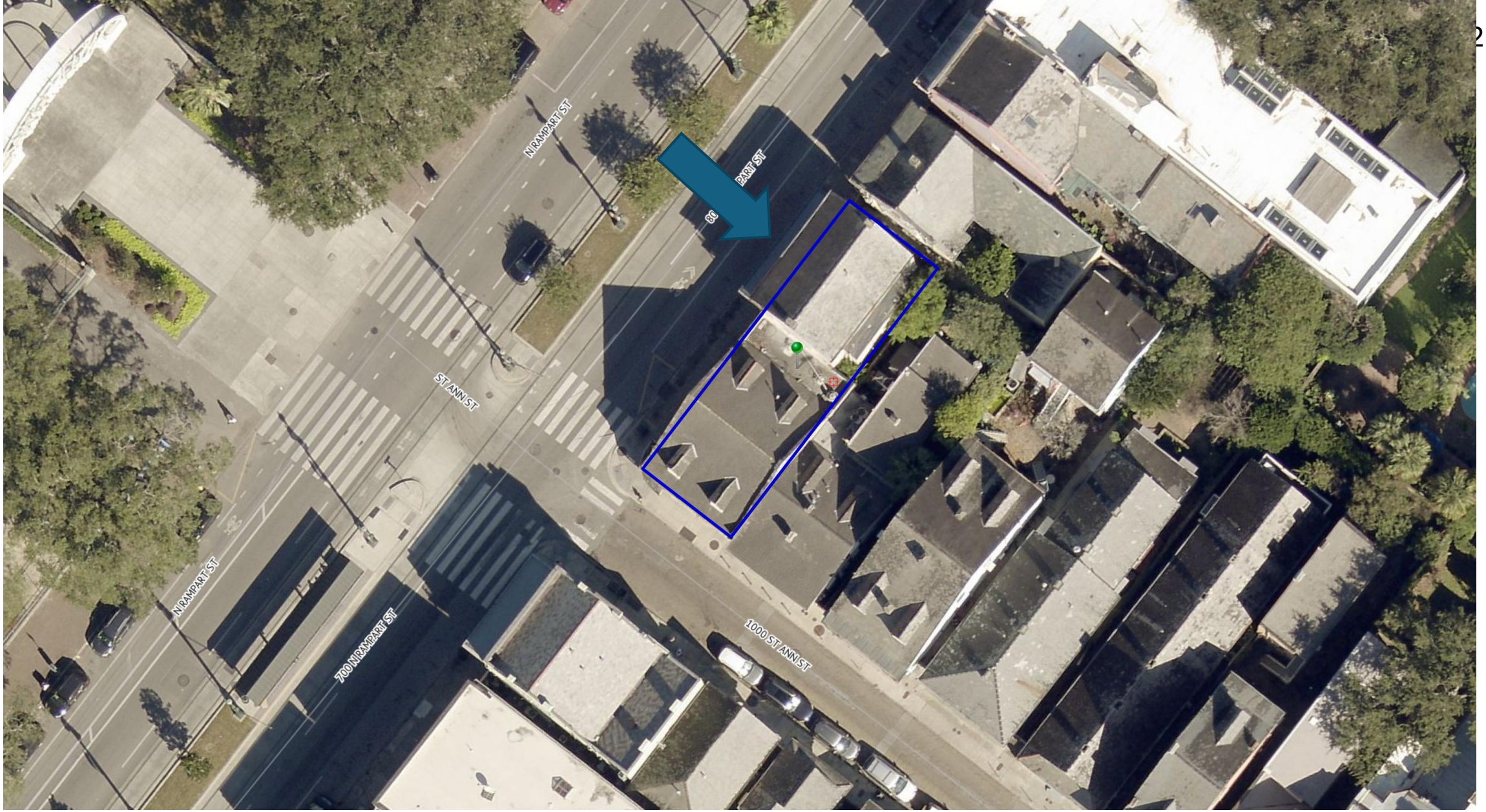


601 Chartres – Bosque House

VCC Architectural Committee

May 12, 2026

806-10 N Rampart



810 N. Rampart

VCC Architectural Committee

May 12, 2026

810 N. Rampart

810 N. Rampart

810 N. Rampart

810 N. Rampart

810 N. Rampart

810 N. Rampart

810 N. Rampart

810 N. Rampart

810 N. Rampart

810 N. Rampart

810 N. Rampart

VCC Architectural Committee

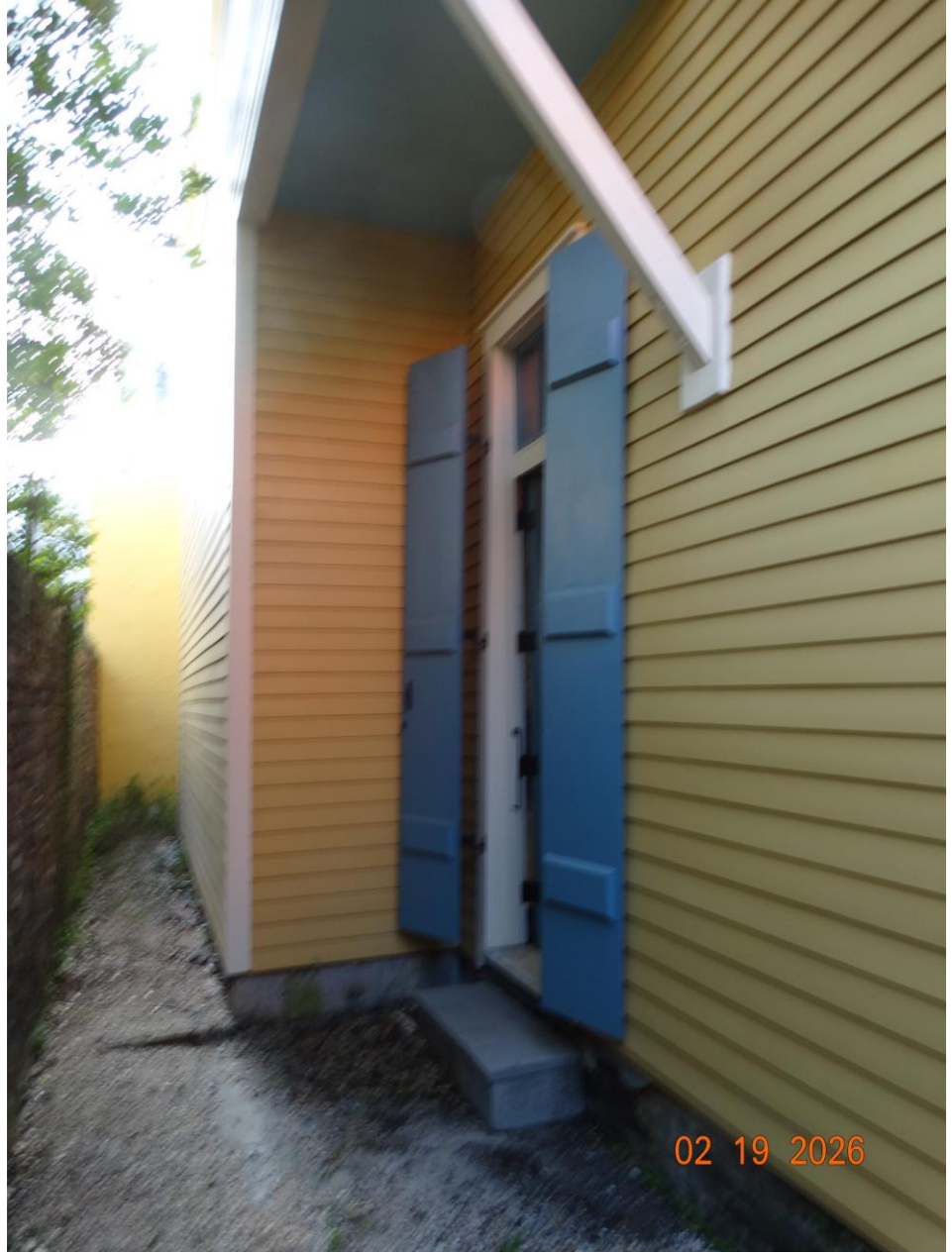
May 12, 2026

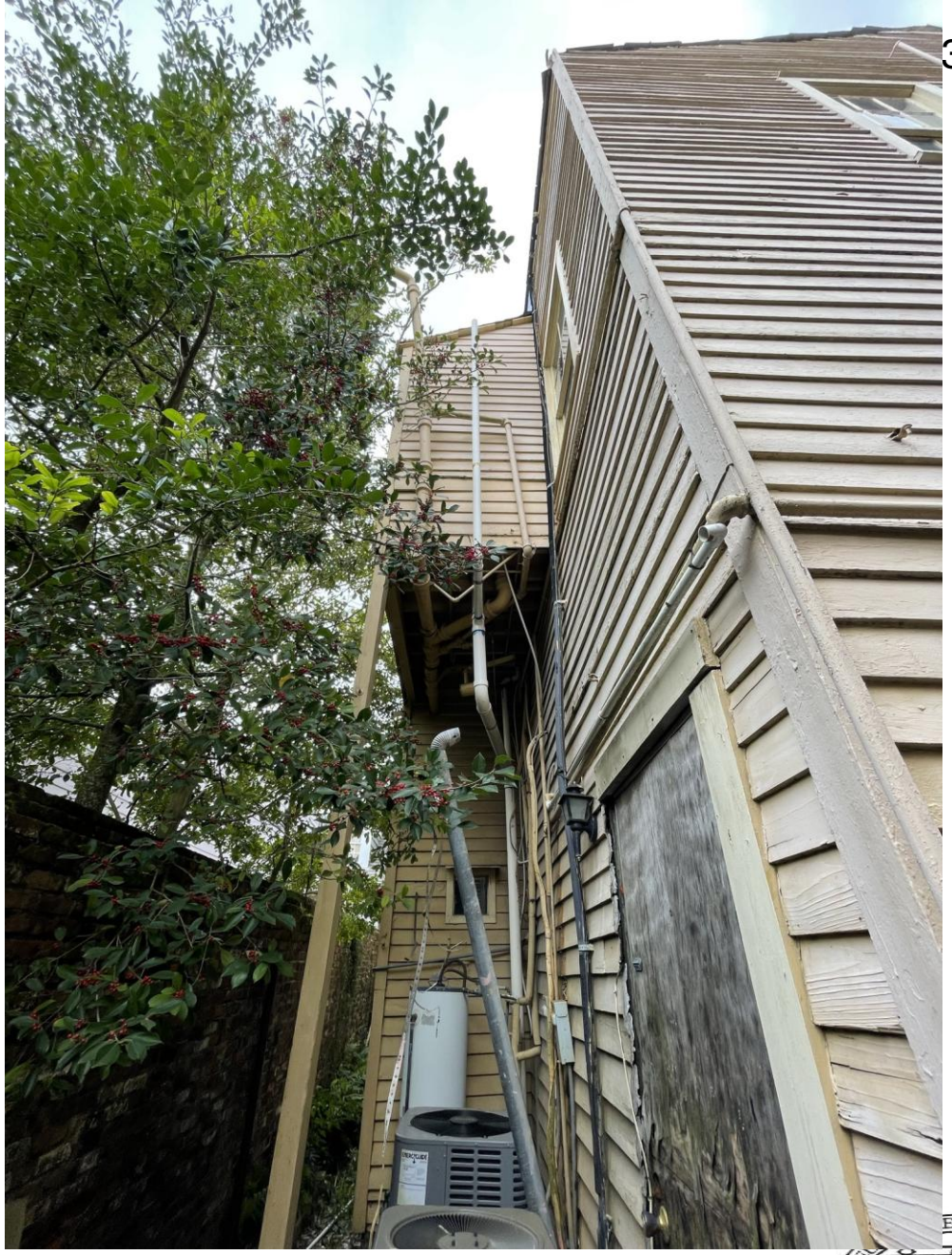
810 N. Rampart

810 N. Rampart

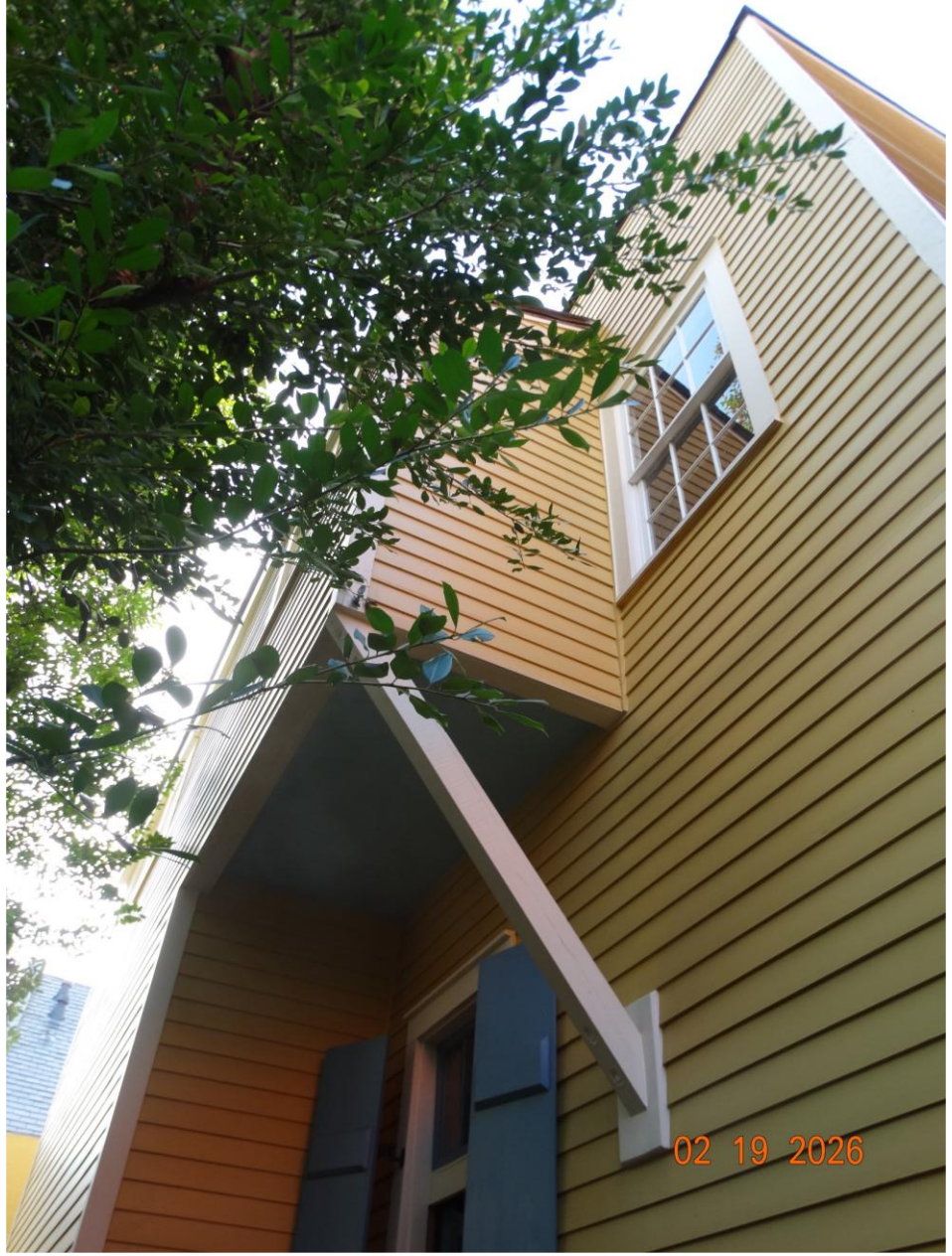
VCC Architectural Committee

May 12, 2026





810 N. Rampart



810 N. Rampart

VCC Architectural Committee

May 12, 2026

810 N. Rampart

VCC Architectural Committee

May 12, 2026

810 N. Rampart

VCC Architectural Committee

May 12, 2026

810 N. Rampart

810 N. Rampart

810 N. Rampart

810 N. Rampart

810 N. Rampart

810 N. Rampart

VCC Architectural Committee

May 12, 2026

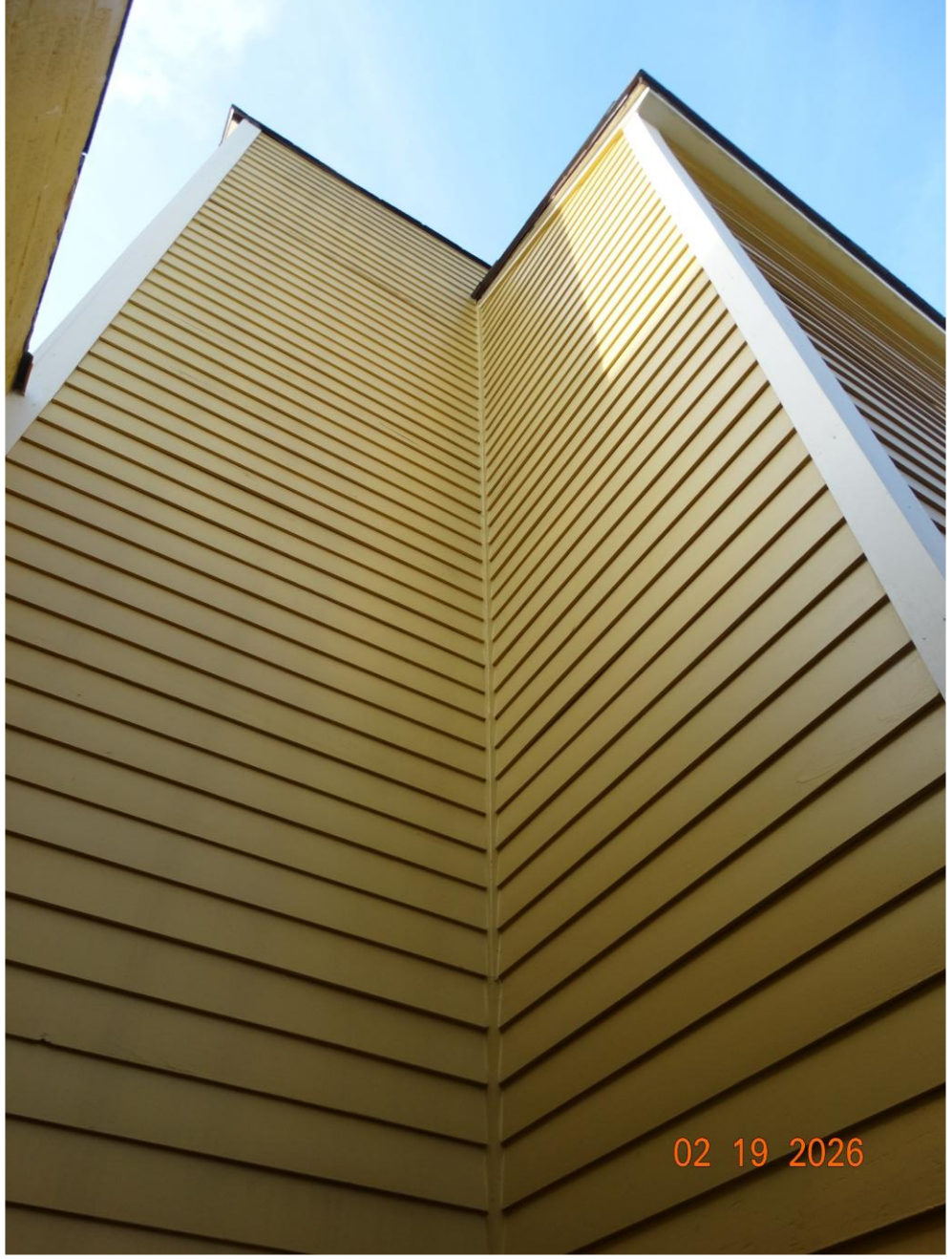
810 N. Rampart

810 N. Rampart

810 N. Rampart

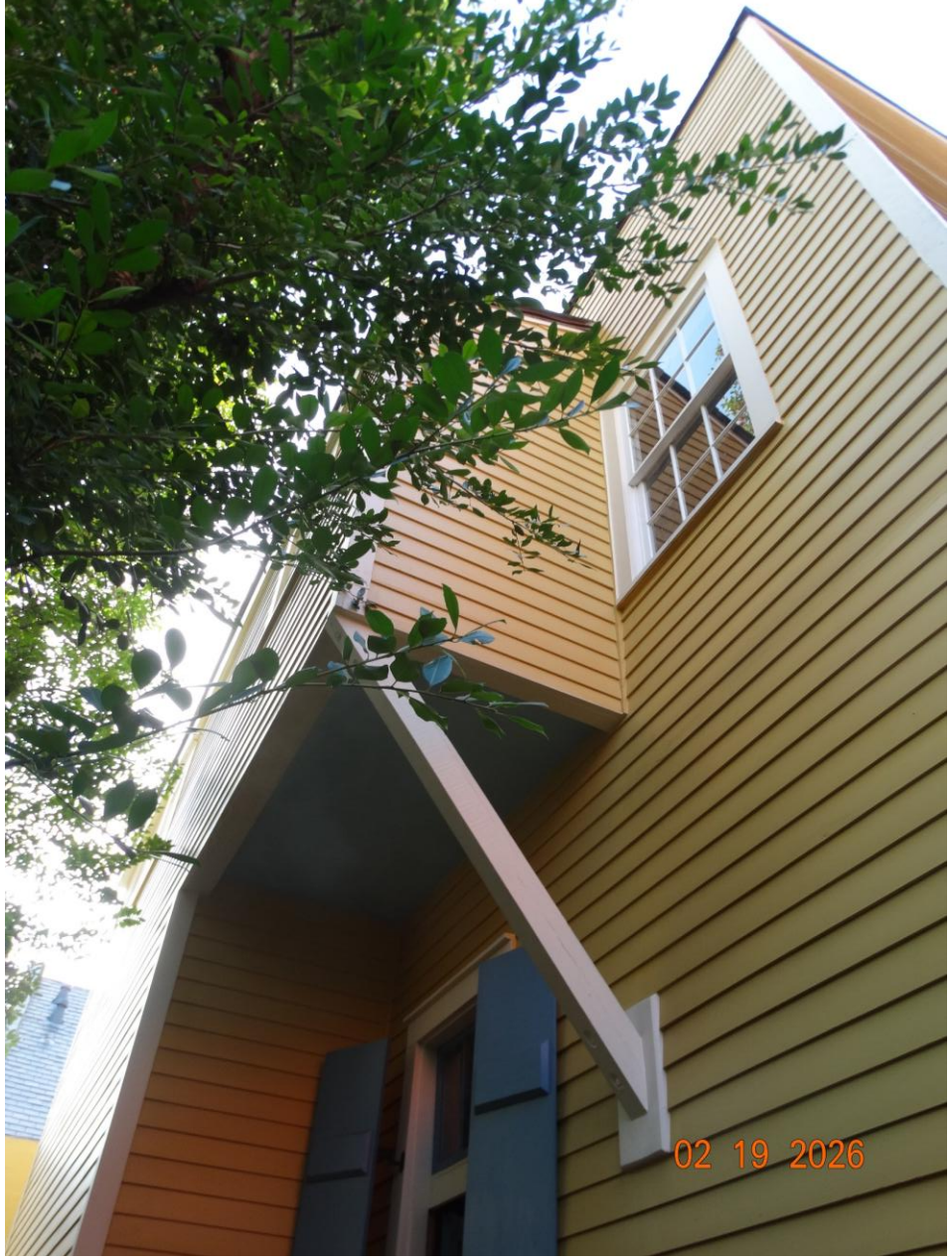
810 N. Rampart

810 N. Rampart



810 N. Rampart

810 N. Rampart



810 N. Rampart

810 N. Rampart

810 N. Rampart

810 N. Rampart

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810 N. Rampart

810 N. Rampart

810 N. Rampart

810 N. Rampart

810 N. Rampart

VCC Architectural Committee

May 12, 2026

810 N. Rampart

April 28, 2026

VIA Email; Warren.Jones@nola.gov, ebvogt@nola.gov, Jay.Dufour@nola.gov, Susannah.Kirby@nola.gov, rdbourgogne@nola.gov, Noah.Epstein@nola.gov, bdblock@nola.gov

Jay Dufour, Warren Jones – Permit Intake
New Orleans Safety & Permits
Bryan Block, Erin Vogt – VCC

RE: 806-810 N. Rampart Street
New Orleans, LA 70116
Project No. 26-03213-RNV, 26-03213-VCGEN
Ref. #25-19411-RNVS; also #24-29117-RNVN, 24-29117-VCGEN
WA Project # 520098.00

Greetings,

Thanks for taking the time to join the site to discuss 806 N Rampart as it relates to #25-19411-RNVS; also ref. #24-29117-RNVN, 24-29117-VCGEN and #26-03213-RNVS; also ref. #26-03213-VCGEN. From what we observed and discussed on site, the following will be submitted to close out past permits and aid the continued review of current permits seeking release:

1. Additional structural sketch for rear overhang for the close out of #25-19411-RNVS
   a. **Provided by Carubba Engineering, attached.**
2. Wall section through window showing addition of sheathing with cypress siding that was determined to be of acceptable thickness in relation to the window profile and reveal by Bryan and Erin for 5/12 ARC requesting retention
   a. **Updated drawings provided by WA, attached.**
3. Clarity on which windows had only sash replacement vs frame and sash replacement for 5/12 ARC requesting retention
   a. **Type A – Frames retained, Sashes replaced WD (Previously approved)**
   b. **Type B – Frames replaced, Sash replaced from 1/1 MTL to 6/6 WD**
   c. **Type C – Frames replaced, Sash replaced from 4/1 WD to 6/6 WD**
   d. **Type D – Frames replaced, Sash replaced from 6/6 WD to 6/6 WD**
4. Confirming rear bracing retention at 5/12 ARC
   a. **Please confirm 806 is on the 5/12 agenda**
5. Location in plan for mechanical equipment with specs for 5/12 ARC
   a. **Updated drawing provided by WA, attached; Spec provided by GC, attached**
6. Revisiting the rear door retention at 5/12 ARC or appeal at 05/20 Commission Meeting
   a. **Please confirm 806 is on the 5/12 agenda**
7. Revised scope to be "white box" second floor and occupied tenant space on the first, **per Jay's email, to allow partial occupancy to be released for #26-03213-RNVS**
   a. **New scope revised in set description as the following:**

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Project scope involves interior tenant build out for Business (B) Occupancy at ground level; Scope includes drywalling, paint and interior lighting with new H/W heater, HVAC locations, and plumbing fixture proposed; Second level scope involves white boxing for future tenant expansion

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806 N RAMPART IMPROVEMENTS

Project #: 520098

806-810 N RAMPART STREET
PERMIT SET

04/28/26

WILLIAMS ARCHITECTS
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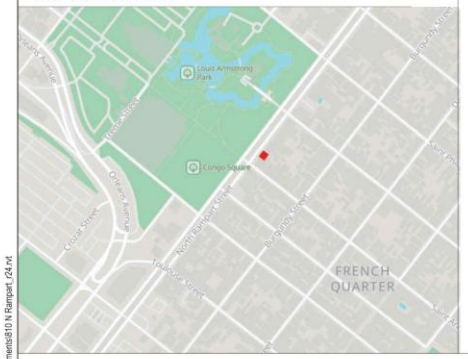
PROJECT SUMMARY

PROJECT SCOPE INVOLVES INTERIOR TENANT BUILD OUT FOR BUSINESS (B) OCCUPANCY AT GROUND LEVEL. 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. SECOND LEVEL SCOPE INVOLVES WHITE BOXING FOR FUTURE TENANT EXPANSION.

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
- SIM / 1 / A101 — 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
- SIM / 1 / A101 — Section
- SIM / 1 / A101 — 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 CABINEWORK, 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 FACILITES.
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 Structural
S2.0 ENLARGED FRAMING PLANS

06 Demolition
AD111 DEMOLITION PLANS

06.1 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
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do not scale drawings
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810 N. Rampart

VCC Architectural Committee

May 12, 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

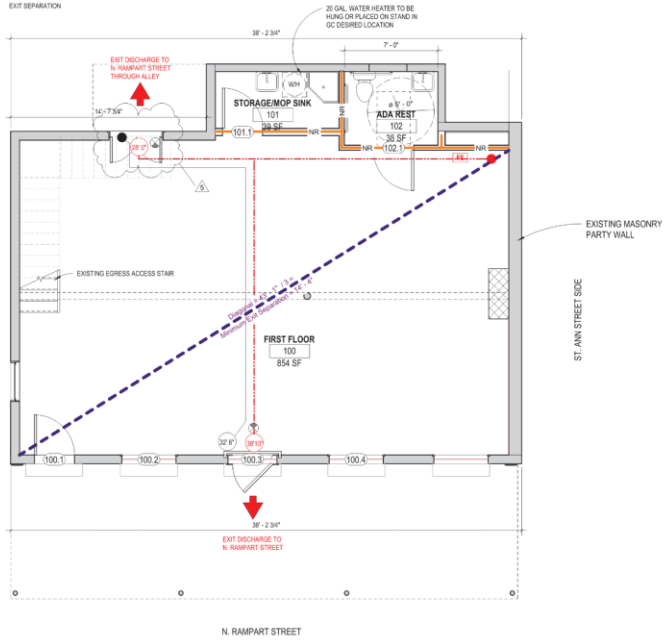
APPICABLE ZONING ORDINANCE:	CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE
PROPERTY ADDRESS:	806 N. RAMPART STREET, NEW ORLEANS, LA 70130
PROPERTY DESCRIPTION:	YELLOW RATED WOOD BUILDING WITH MASONRY PARTY WALL IN THE VIEUX CARRE DISTRICT.
ZONING:	VCC-2 VIEUX CARRE COMMERCIAL DISTRICT
USE:	COMMERCIAL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

OCCUPANCY

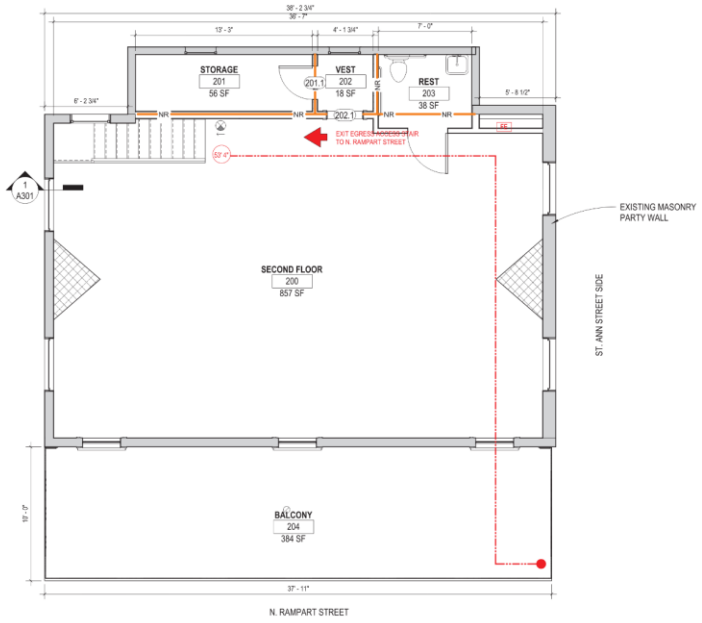
IBC 2021:	BUSINESS(B)	
TOTAL AREA:	EXISTING GROSS FLOOR AREA	2,298 SQ FT
	INTERIOR GROSS FIRST LEVEL FLOOR AREA	937 SQ FT
	INTERIOR GROSS SECOND LEVEL FLOOR AREA	977 SQ FT
	EXTERIOR GROSS BALCONY AREA	384 SQ FT
FIRST FLOOR	RETAIL @ 150 GROSS	6 OCCUPANTS
SECOND FLOOR	RETAIL @ 150 GROSS	6 OCCUPANTS
EXTERIOR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

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806 N RAMPART IMPROVEMENTS

806-810 N RAMPART STREET
PERMIT SET

-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.

LS111

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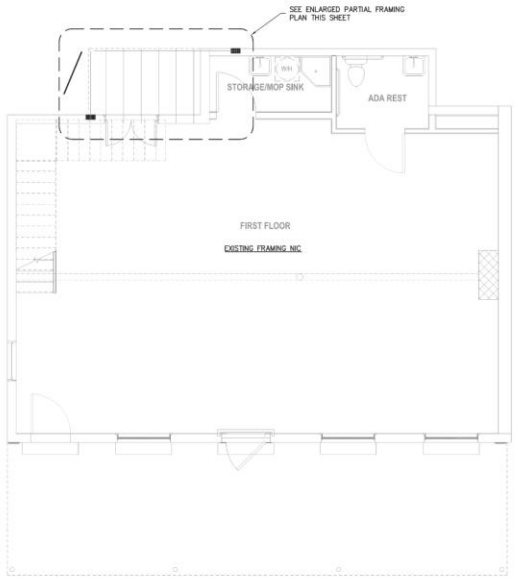
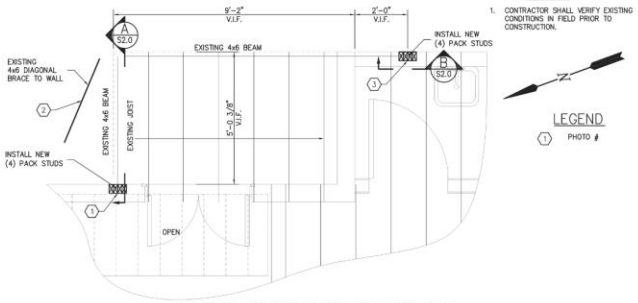
810 N. Rampart

VCC Architectural Committee

May 12, 2026



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



ENLARGED SECOND FLOOR FRAMING PLAN
SCALE: 1/2"=1'-0"

NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN FIELD PRIOR TO CONSTRUCTION.

LEGEND

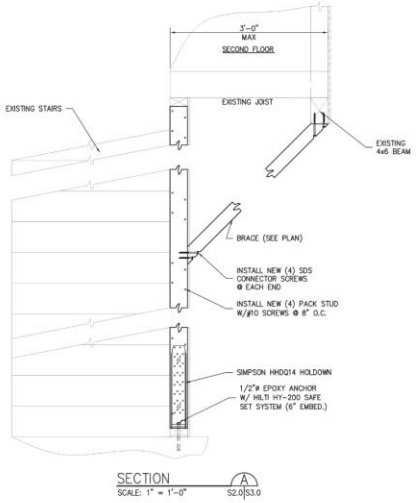
1 PHOTO #

FRAMING AND TIMBER NOTES

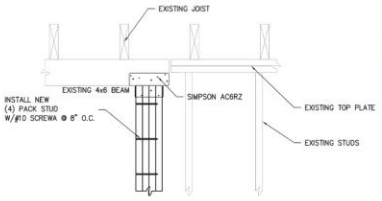
1. LUMBER DATA:
   A. FRAMING LUMBER SHALL BE KILN DRIED Fb = 1,200 PSI.
   B. CEILING JOIST, ROOF RAFTERS AND ASSOCIATED FRAMING SHALL BE NO.2 SOUTHERN YELLOW PINE.
   C. MODULUS OF ELASTICITY, "E" IN 1,700,000 PSI = 1.7
2. USE METAL JOIST HANGERS ON FLUSH FRAMED BEAMS.
3. WOOD CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE IBC(2021), NDS, AND WFCM.
4. THE NUMBER AND SIZE OF NAILS AT WOOD CONNECTIONS SHALL BE PER THE LATEST EDITION OF THE WFCM OR ENGINEER'S SPECIFICATIONS.
5. CONNECTORS SPECIFIED AS "SIMPSON" TYPE ARE TO BE MANUFACTURED BY SIMPSON STRONG-TIE CO. OR APPROVED EQUAL. COMPLY WITH MANUFACTURER'S FASTENING PROCEDURES. IF MANUFACTURER PROVIDES AN OPTION FOR THE INSTALLATION PROCEDURE, PROVIDE THE STRONGEST CONNECTION. CONNECTORS SHALL BE GALVANIZED.
6. FIRE BLOCKING SHALL BE INSTALLED AS PER SECTION R602.8 OF IRC 2021
7. JOIST SHALL ONLY BE NOTCHED IF NECESSARY IN STRICT ACCORDANCE WITH IRC 2021. NO EXCEPTIONS.
8. THE OWNER SHALL COMPLY WITH THE REQUIREMENT OF AN ENCLOSED BUILDING ENVELOPE WITH WINDOWS, PERSONNEL DOORS AND GARAGE DOORS. IN THE EVENT THE OWNER DOESN'T NOT COMPLY WITH THESE REQUIREMENT, THE STRUCTURE SHALL BE REDESIGNED AS A PARTIALLY ENCLOSED STRUCTURE, AT THE OWNERS EXPENSE.
9. NAILS SHALL BE COMMON NAILS UNLESS SPECIFIED OTHERWISE. NO EXCEPTIONS UNLESS SPECIFICALLY REQUESTED IN WRITING AND APPROVED BY THE ENGINEER OF RECORD.
10. CONTRACTOR SHALL INSTALL BRIDGING AS REQUIRED PER LATEST WFCM AND IBC
11. DESIGN LOADS:

FLOOR LOAD: RESIDENTIAL	40 P.S.F
ROOF LIVE LOAD	20 P.S.F.
DESIGN WIND LOAD	145 MPH – EXPOSURE CATEGORY B.
ENCLOSED STRUCTURE,	I=1.0.

12. ALL LUMBER EXPOSED TO EXTERIOR ELEMENTS SHALL BE PRESSURE TREATED OR CERTIFIED BY THE MANUFACTURER FOR EXTERIOR AND EXPOSED APPLICATIONS.



SECTION A
SCALE: 1" = 1'-0" S2.0|S3.0



SECTION B
SCALE: 1" = 1'-0" S2.0|S3.0

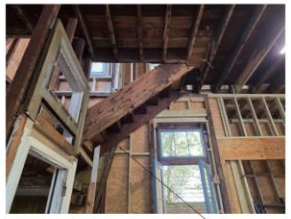


PHOTO 1

LOCATION OF NEW PACKING STUD

PHOTO 2

LOCATION OF DIAGONAL BRACE TO WALL

LOCATION OF NEW PACKING STUD

PHOTO 3

MARK	DESCRIPTION	DATE	BY
A	FOR APPROVAL	04/24/2026	MTD

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

WILLIAMS ARCHITECTS, LLC
RENOVATION
806-810 N. RAMPART STREET
ENLARGED FRAMING PLANS
NEW ORLEANS LOUISIANA

DRAWN FR
CHECKED MTD
DATE 04/24/2026
CEI PROJECT NO. 2026 - 044
SHEET S2.0

810 N. Rampart

VCC Architectural Committee

May 12, 2026

GENERAL NOTES - DEMOLITION

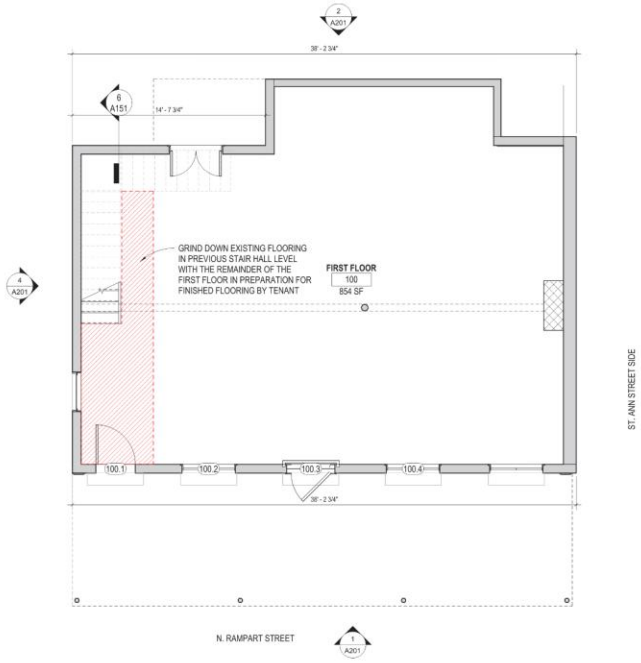
1. DRAWINGS ARE INTENDED TO BE PRINTED AND READ IN COLOR.
2. THIS PACKAGE IS DOES NOT COVER ABATEMENT OF HAZARDOUS MATERIALS. NOTIFY OWNER AND ARCHITECT IF HAZARDOUS MATERIALS ARE DISCOVERED ON SITE.
3. THE GENERAL CONTRACTOR IS FULLY RESPONSIBLE FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE 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

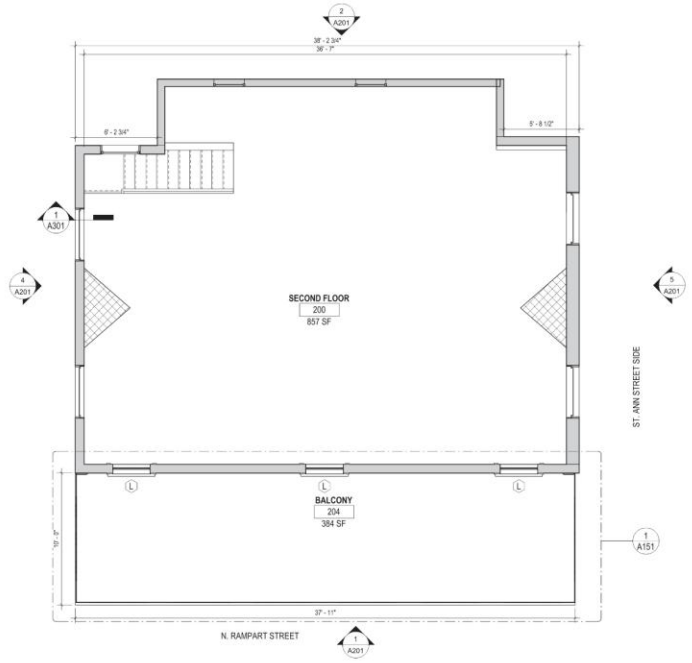
NOT IN SCOPE

EXISTING CONSTRUCTION TO BE REMOVED

EXISTING CONSTRUCTION TO BE REMOVED



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



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

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JOHN C. WILLIAMS 8/19 No. 2 STATE OF LOUISIANA ARCHITECT

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No.	Date	Scope

DRAWING
DEMOLITION PLANS

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

Sheet No.

AD111

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May 12, 2026

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2. ALL DIMENSIONS ARE TO FACE OF PARTITION UNLESS OTHERWISE NOTED.
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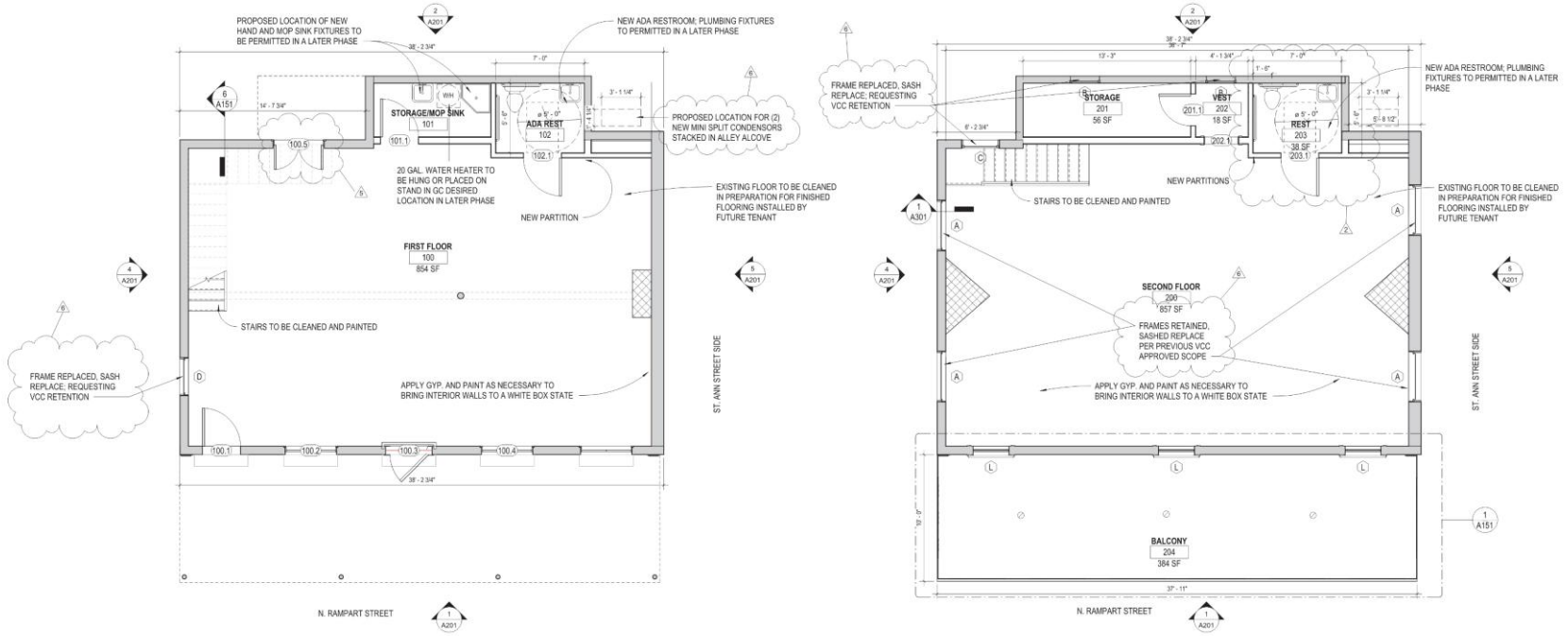
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED FOR THE CONSTRUCTION OF NEW WORK.
5. PROTECT EXISTING DOORS AND WINDOWS TO REMAIN UNLESS NOTED OTHERWISE.
6. PROTECT EXISTING FINISHES TO REMAIN UNLESS NOTED OTHERWISE.
7. PROTECT EXISTING HISTORIC TAX CREDIT CONTRIBUTING ITEMS TO REMAIN 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)



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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
6	4/28/26	S&P-VCC Appeal

DRAWING
FLOOR PLANS

DRAWING BY KM
SCALE 1/4" = 1'-0"
JOB No. 520098
DATE 01/09/25

Sheet No.
A111

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No.	Date	Scope

DRAWING
EXTERIOR ELEVATIONS

DRAWING BY	KL
SCALE	1/4" = 1'-0"
JOB No.	520098
DATE	09/23/2024

Sheet No.
A201

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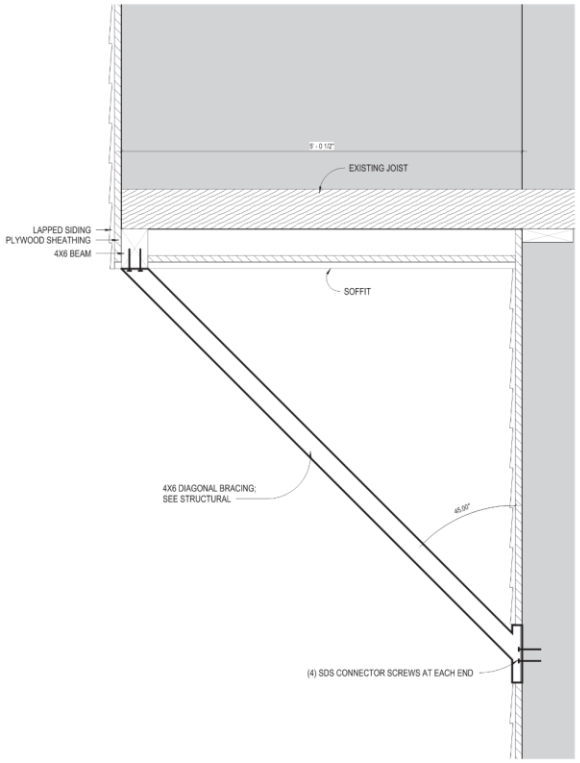
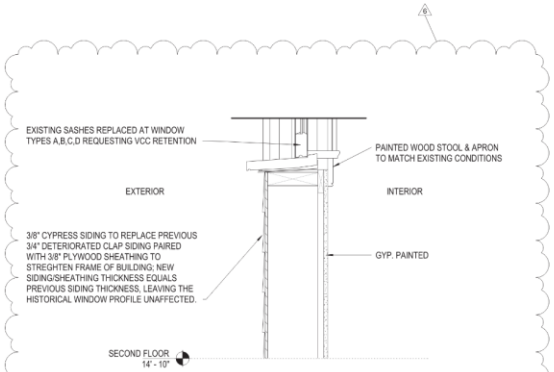


2 A301 WALL SECTION THROUGH OVERHANG - Callout 1
1 1/2" = 1'-0"



1 A301 WALL SECTION THROUGH WINDOW - NEW SIDING
1 1/2" = 1'-0"

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x.

JOHN C. WILLIAMS
REG. No. 2
STATE OF LOUISIANA
ARCHITECT

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-REVISIONS-

No.	Date	Scope
6	4/28/26	S&P-VCC Appeal

DRAWING
BUILDING SECTIONS

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

Sheet No.
A301

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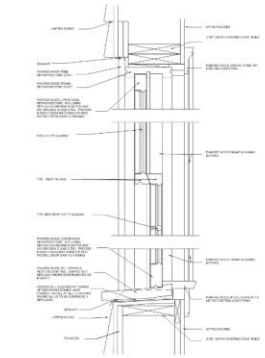
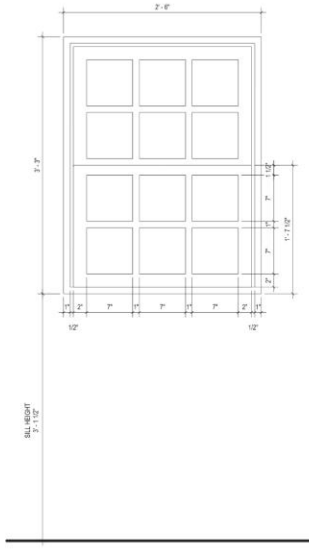
May 12, 2026

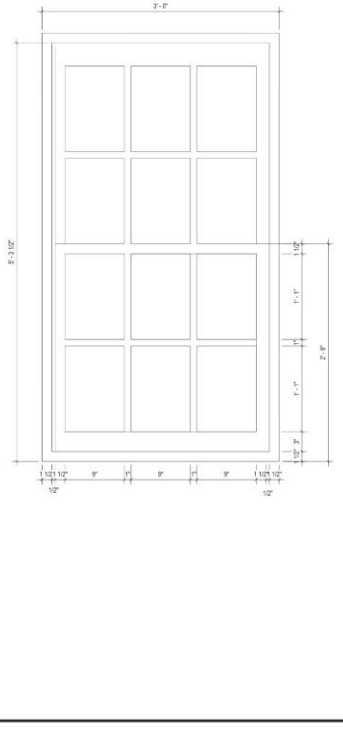
WINDOW SCHEDULE				
MARK	OPERATION	MATERIAL	R.O. WIDTH	R.O. HEIGHT
A	DOUBLE HUNG	SPANISH CEDAR	4' - 0"	7' - 0"
B	DOUBLE HUNG	SPANISH CEDAR	3' - 3"	2' - 6"
C	DOUBLE HUNG	SPANISH CEDAR	3' - 0"	5' - 5"
D	DOUBLE HUNG	SPANISH CEDAR	3' - 0"	7' - 8"
L	FIXED STORE FRONT	EXISTING		



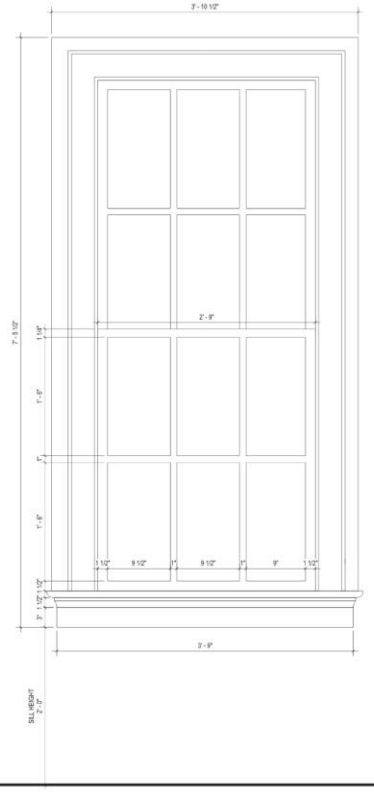
5 A802 WOOD WINDOW DETAIL 1 1/2" = 1'-0"



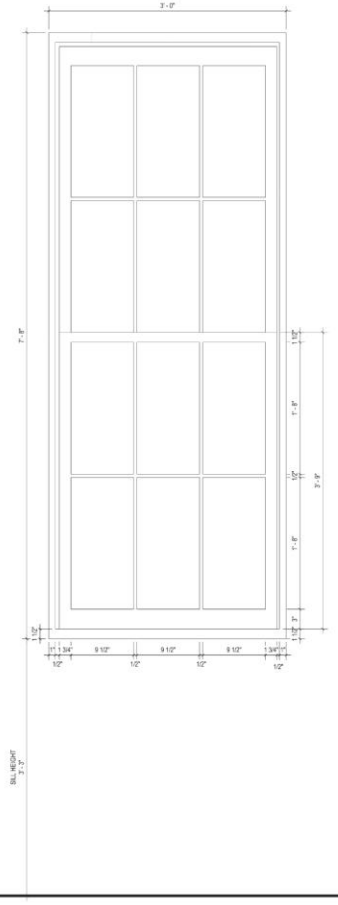
2 A802 DOOR TYPE B 1 1/2" = 1'-0"



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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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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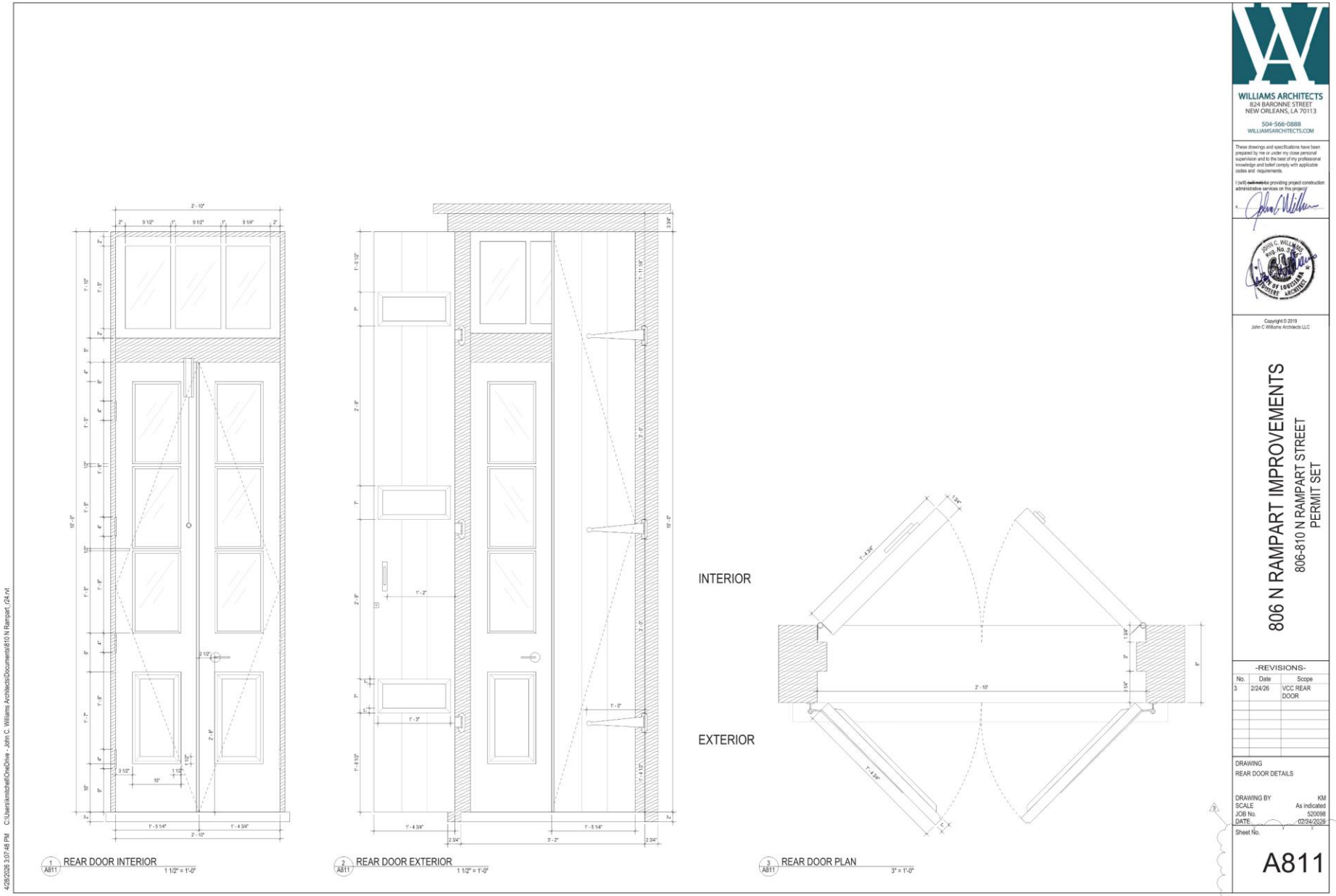
May 12, 2026



810 N. Rampart

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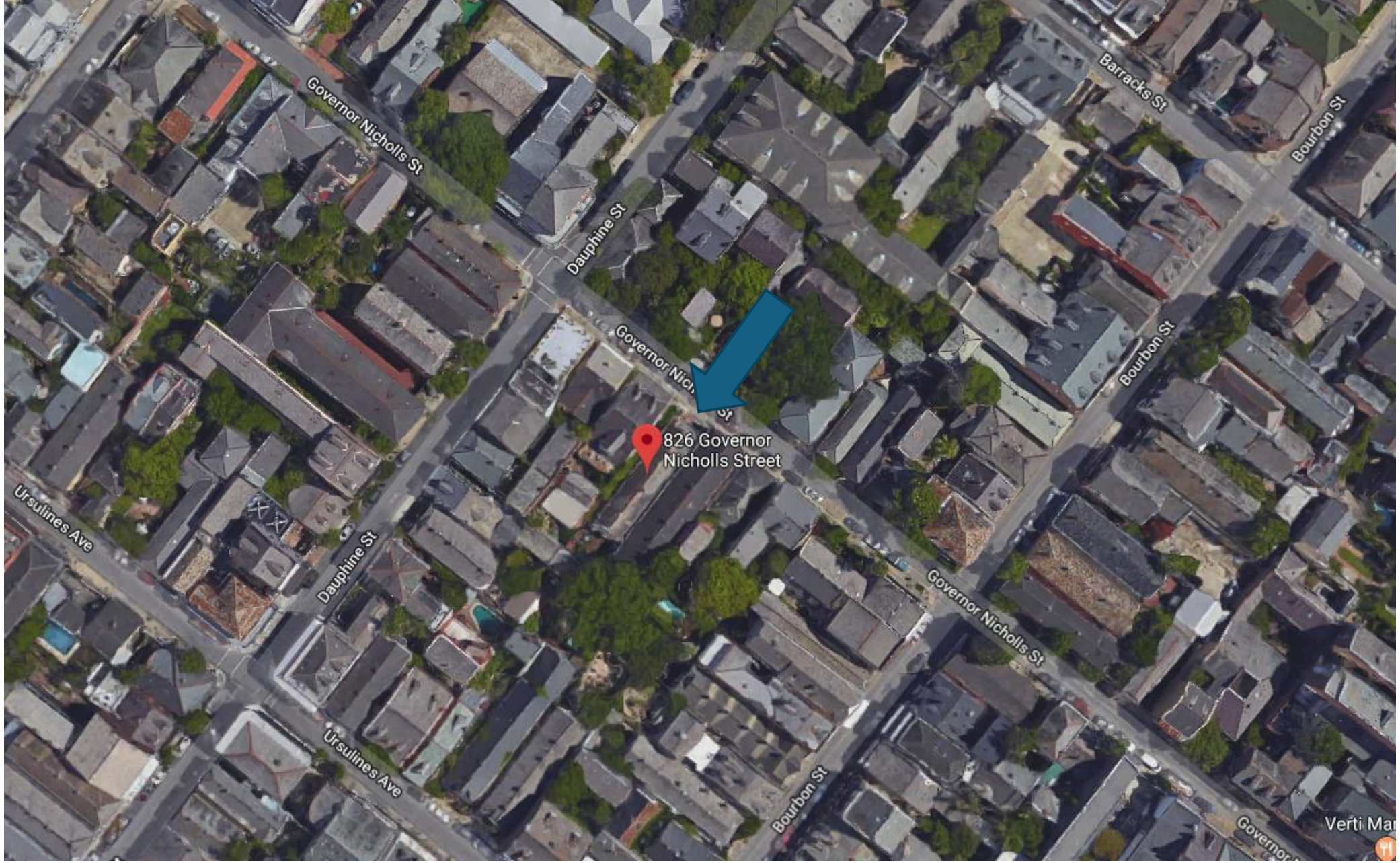
826 Governor Nicholls



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May 12, 2026

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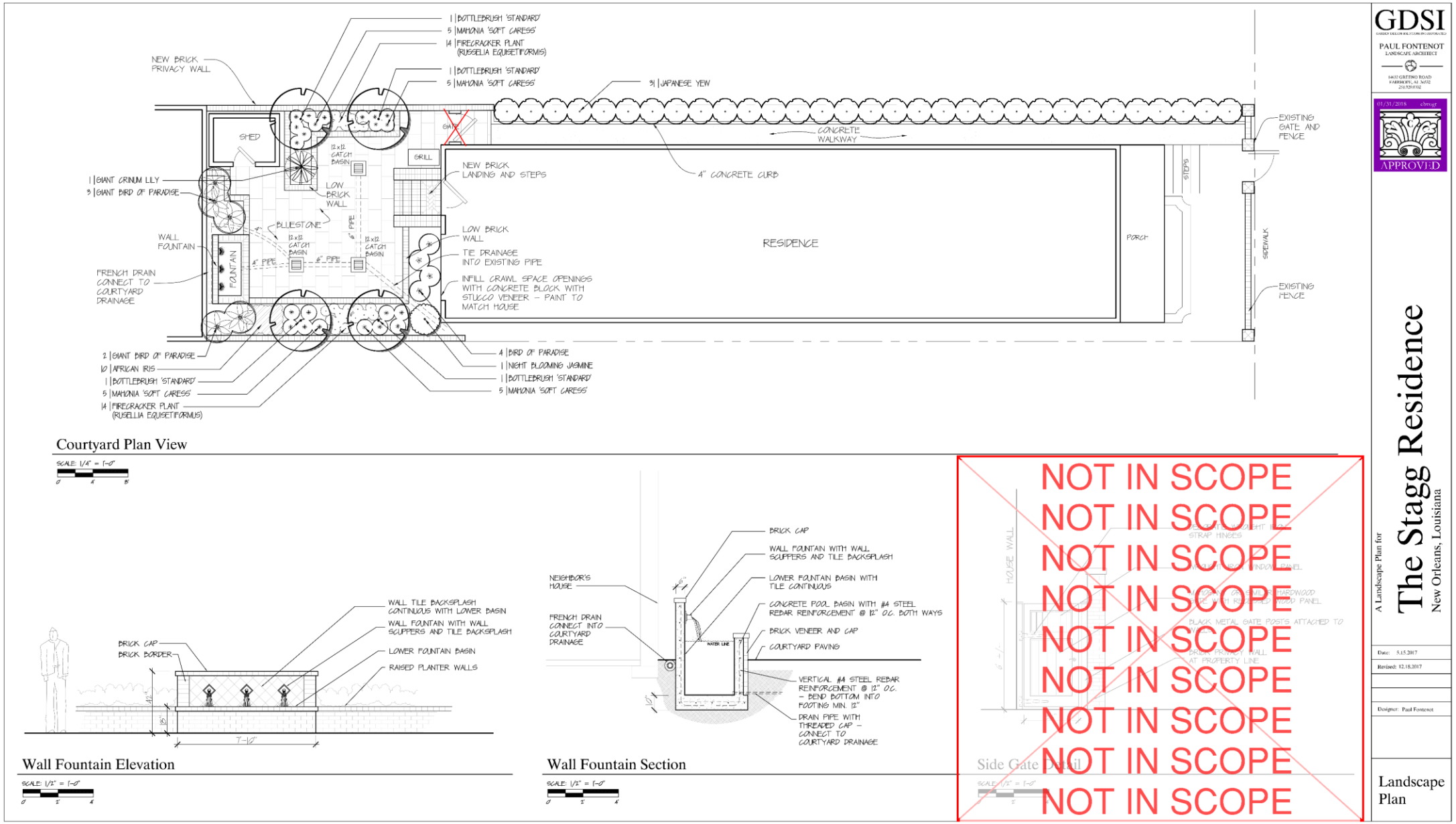
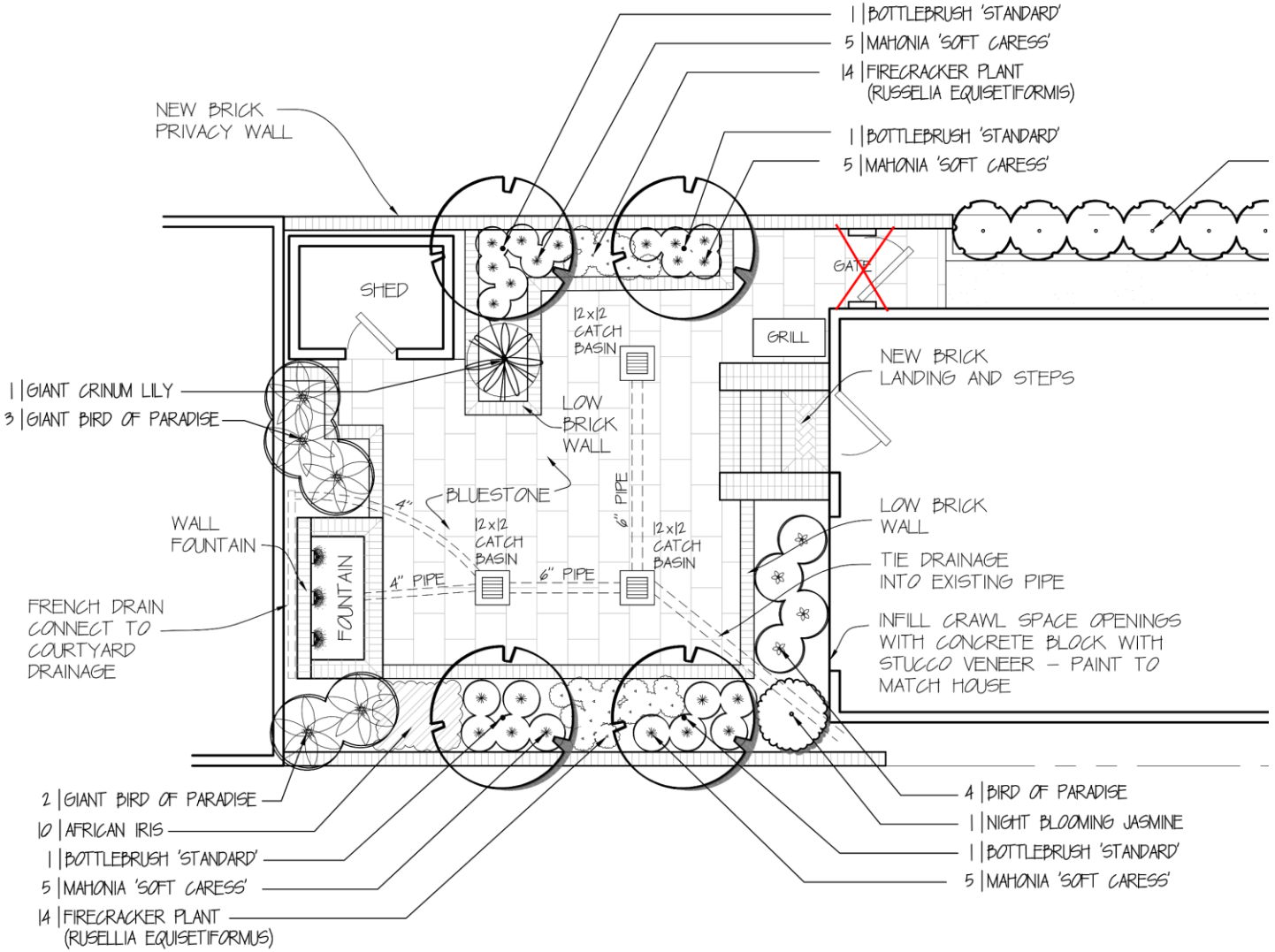


826 Gov Nicholls – approved materials



Courtyard Plan View

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

0 4' 8'

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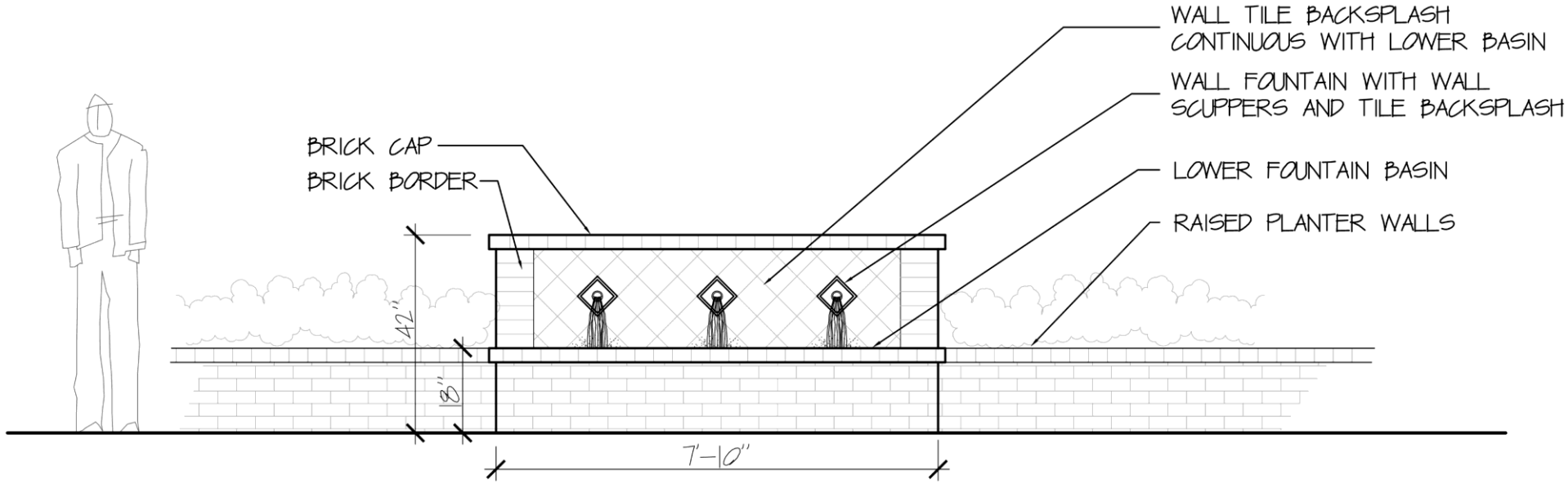
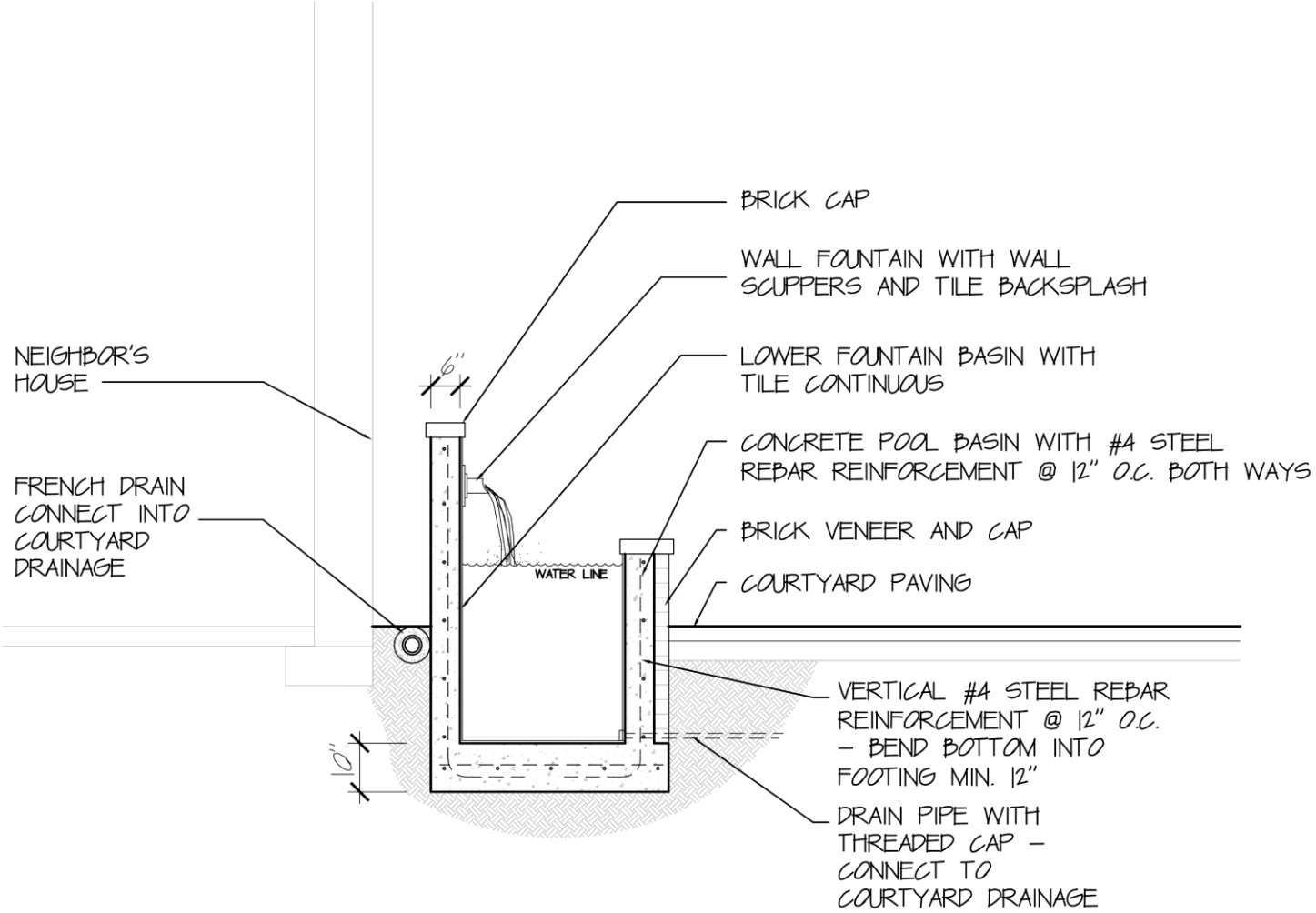


Wall Fountain Elevation

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

0' 2' 4'

826 Gov Nicholls – approved materials

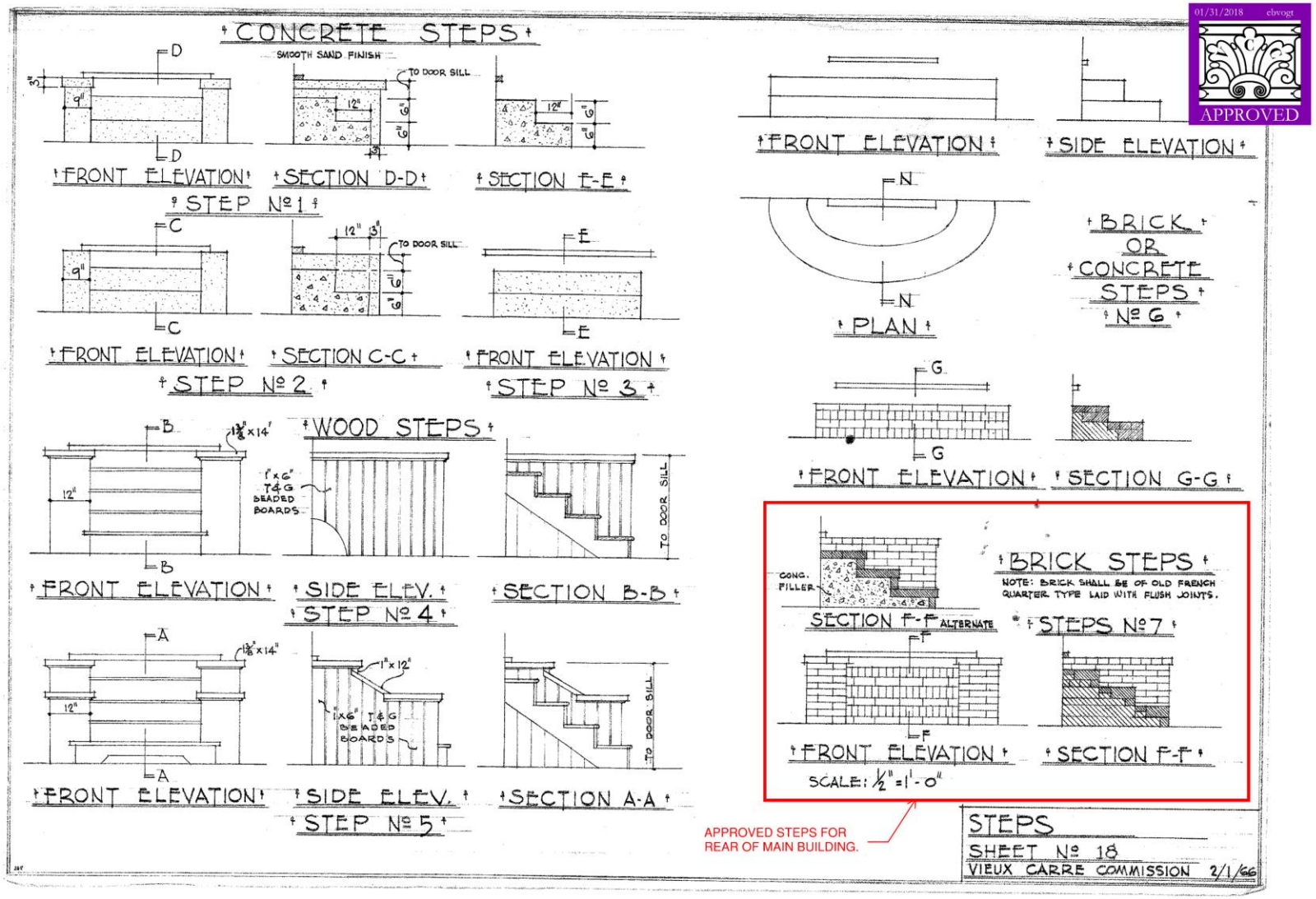


Wall Fountain Section

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

0' 2' 4'

826 Gov Nicholls – approved materials



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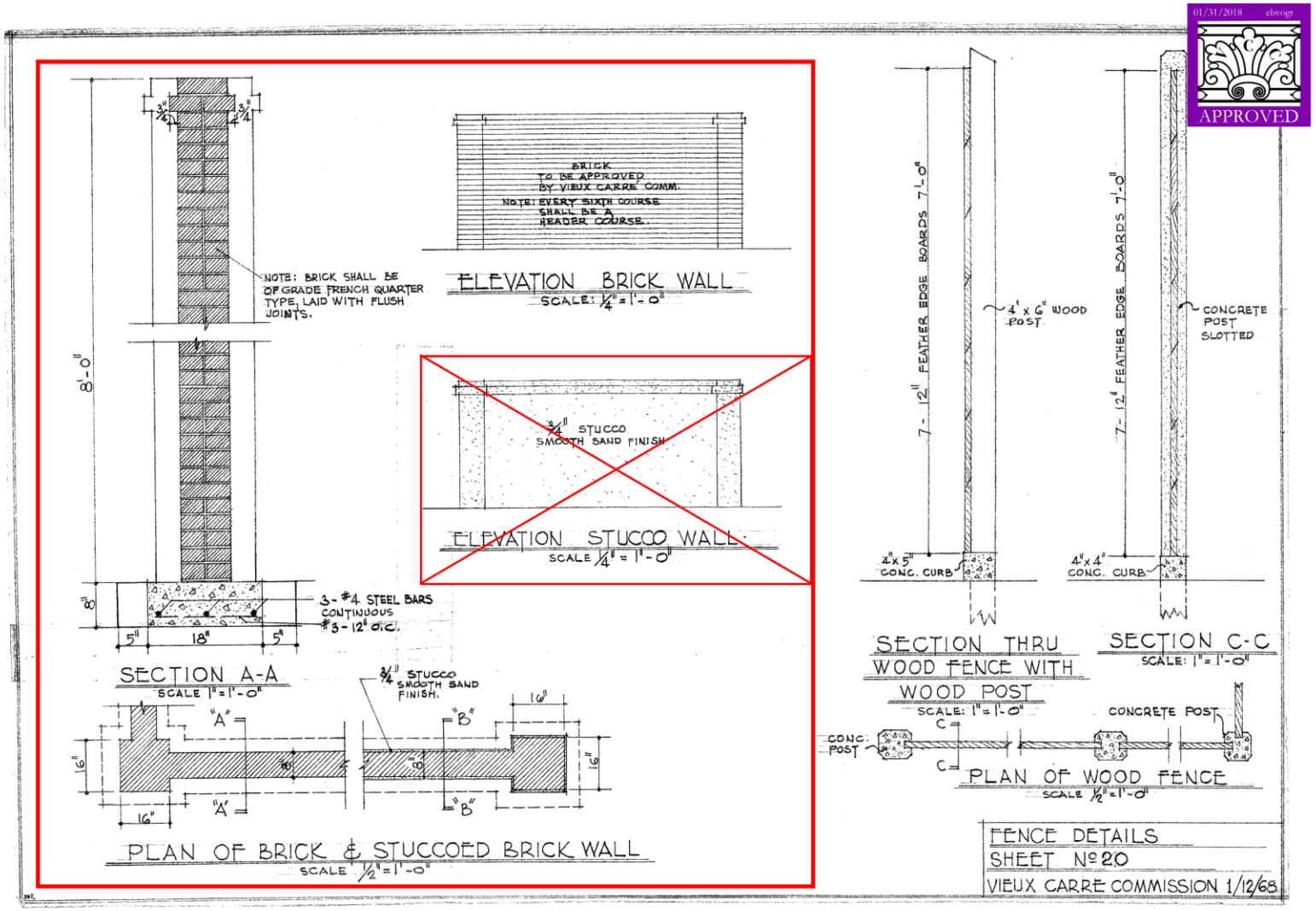

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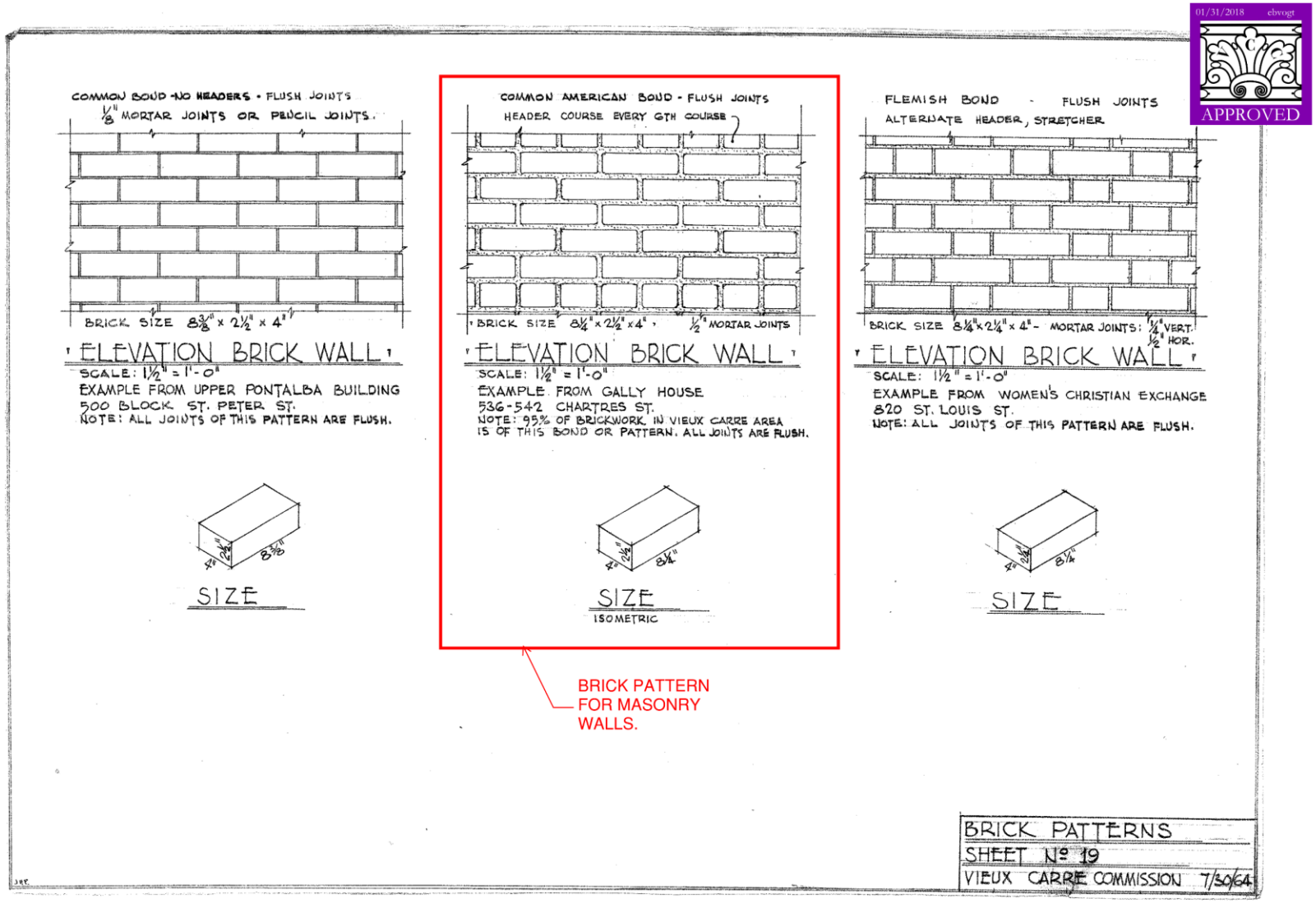

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01/31/2018 ebvogt

APPROVED

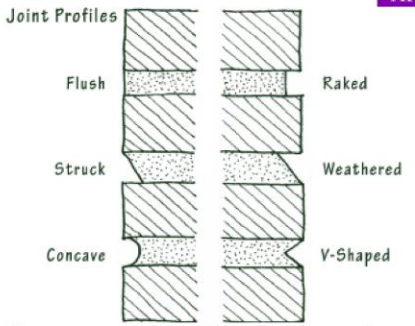
Vieux Carré Commission Approved Mortar Formula

Mortar: No more than:

- 1 part Portland Cement, to
- 3 parts lime,
- 9 parts sand, and
- enough water to form a workable mix.

Prepackaged mixes are not permitted.

The resulting mortar should range in color from white to beige but should not be grey in color. When repointing, all mortar to be tooled to match existing joint profiles. Consult with VCC staff if existing joint profile indeterminate.



There are numerous joint profile types, or shapes, of mortar joints, each producing different shadow lines and highlights. When repointing an area of masonry, it is important to tool the mortar to match the existing joint profile for a consistent appearance.

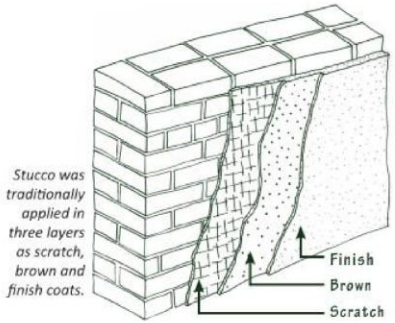
Stucco: Base coat consists of 2 coats, doubled up work of 5/8" total thickness. Proportioned as follows:

- no greater than 1:12 part Portland Cement, to
- 3 parts lime, and
- 9 parts sand,
- 6 lbs./cubic yard hair or fiber, and
- enough water to form a workable mix.

Finish coat is 1/4" in total thickness proportioned as follows:

- No more than 1 Part Portland cement,
- 3 Parts Lime,
- 9 Parts Sand,
- Enough water to form a workable mix.

Prepackaged mixes are not permitted.

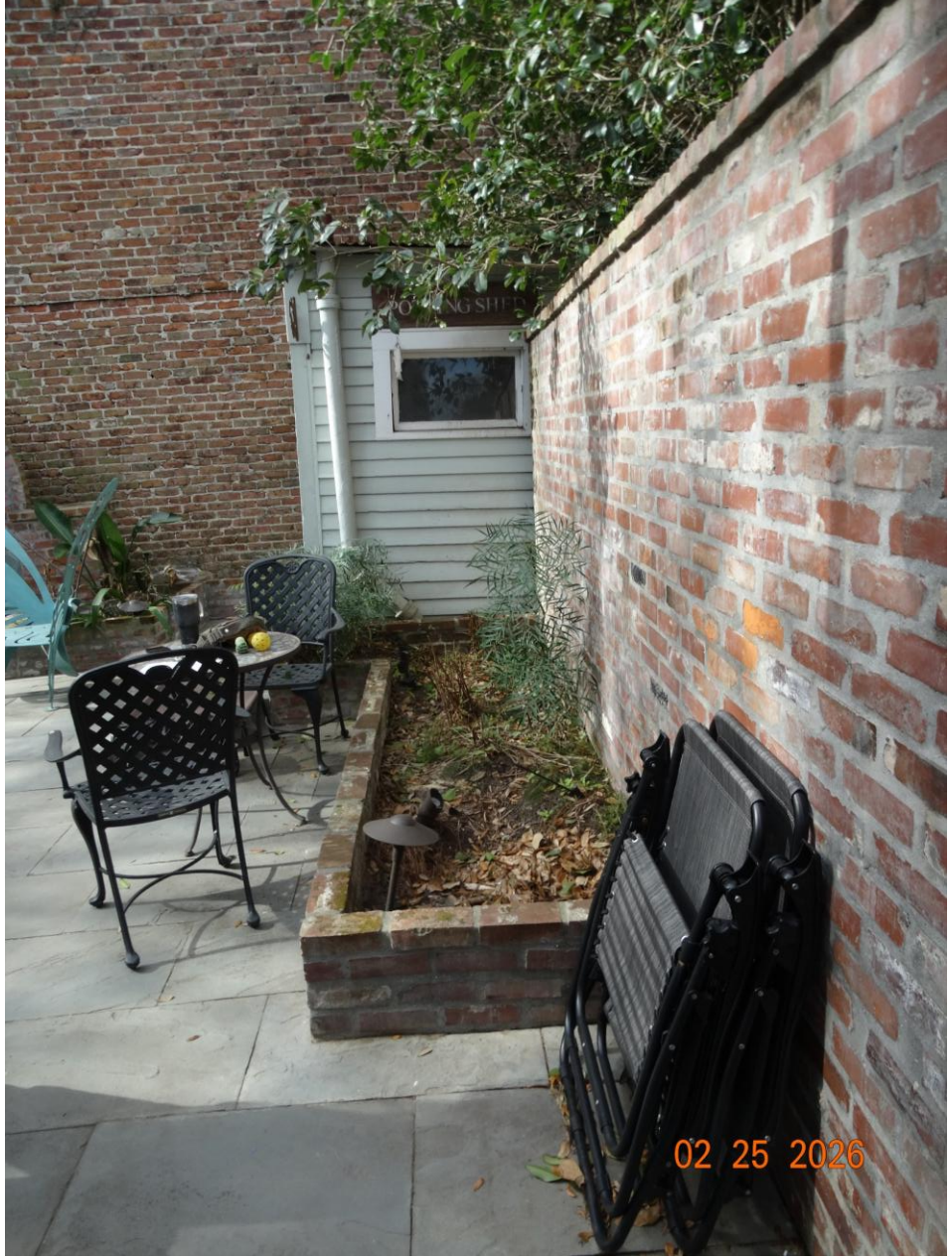


Stucco was traditionally applied in three layers as scratch, brown and finish coats.

The resulting mix should range in color from white to beige but should not be grey in color.

Note: RATIO OF PORTLAND CEMENT NOT TO EXCEED 1:12.

826 Gov Nicholls – approved materials



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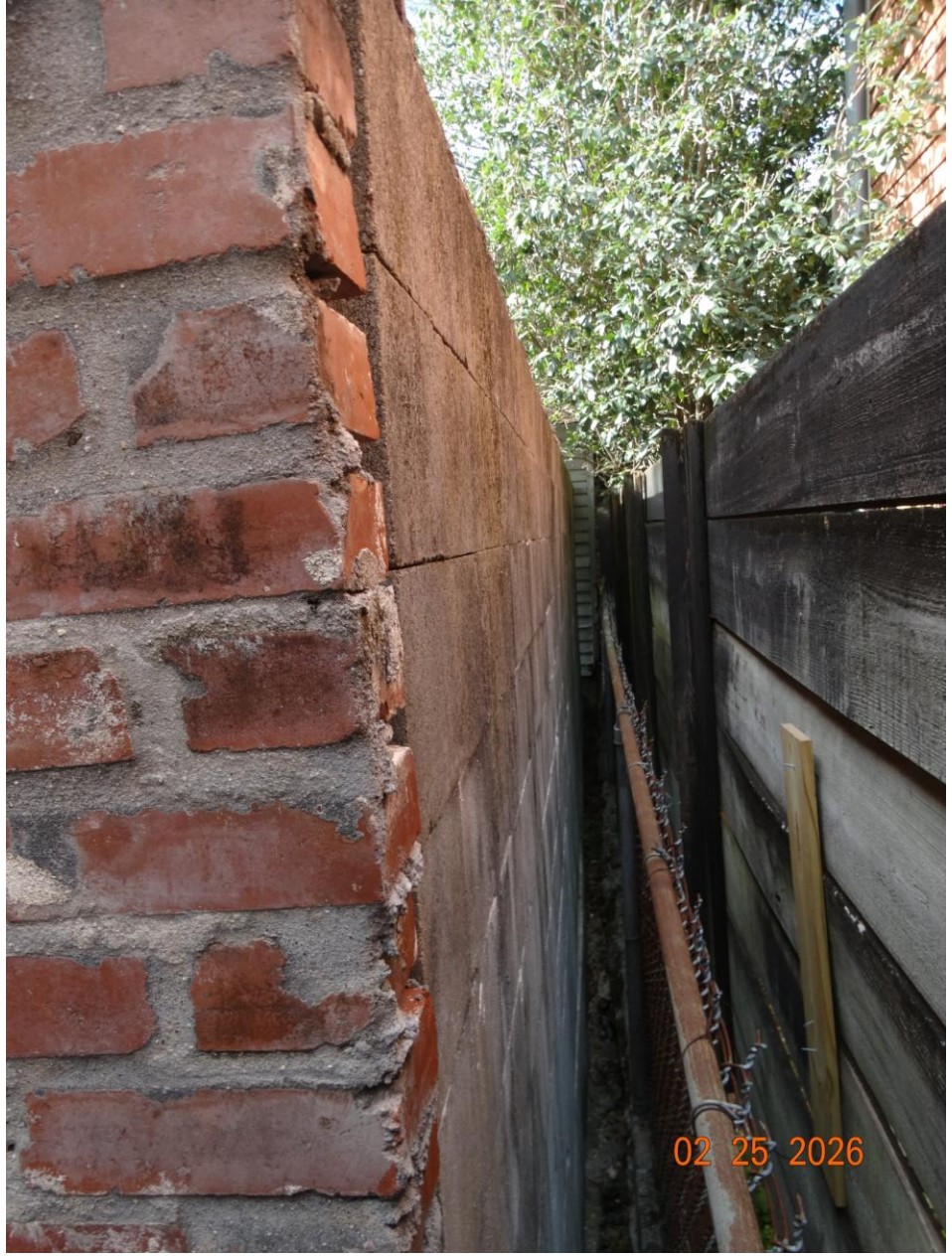

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May 12, 2026

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?

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VCC Architectural Committee

May 12, 2026

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CONSULTANTS
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ENGINEERING FIELD REPORT

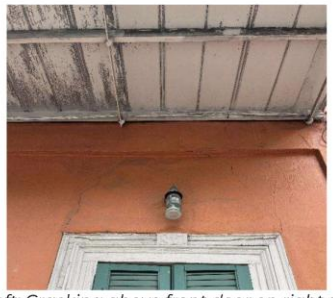
PROJECT: 819 St. Ann Street

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.

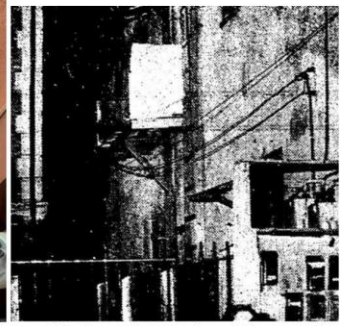
The investigation focused on the following:
1. Cracks on the front façade.
2. Reconstruction of the former balcony on the Rampart side wall.
3. First floor columns on detached service wing balcony.
4. Stucco and possible lintel repair at opening near rear stair.

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.

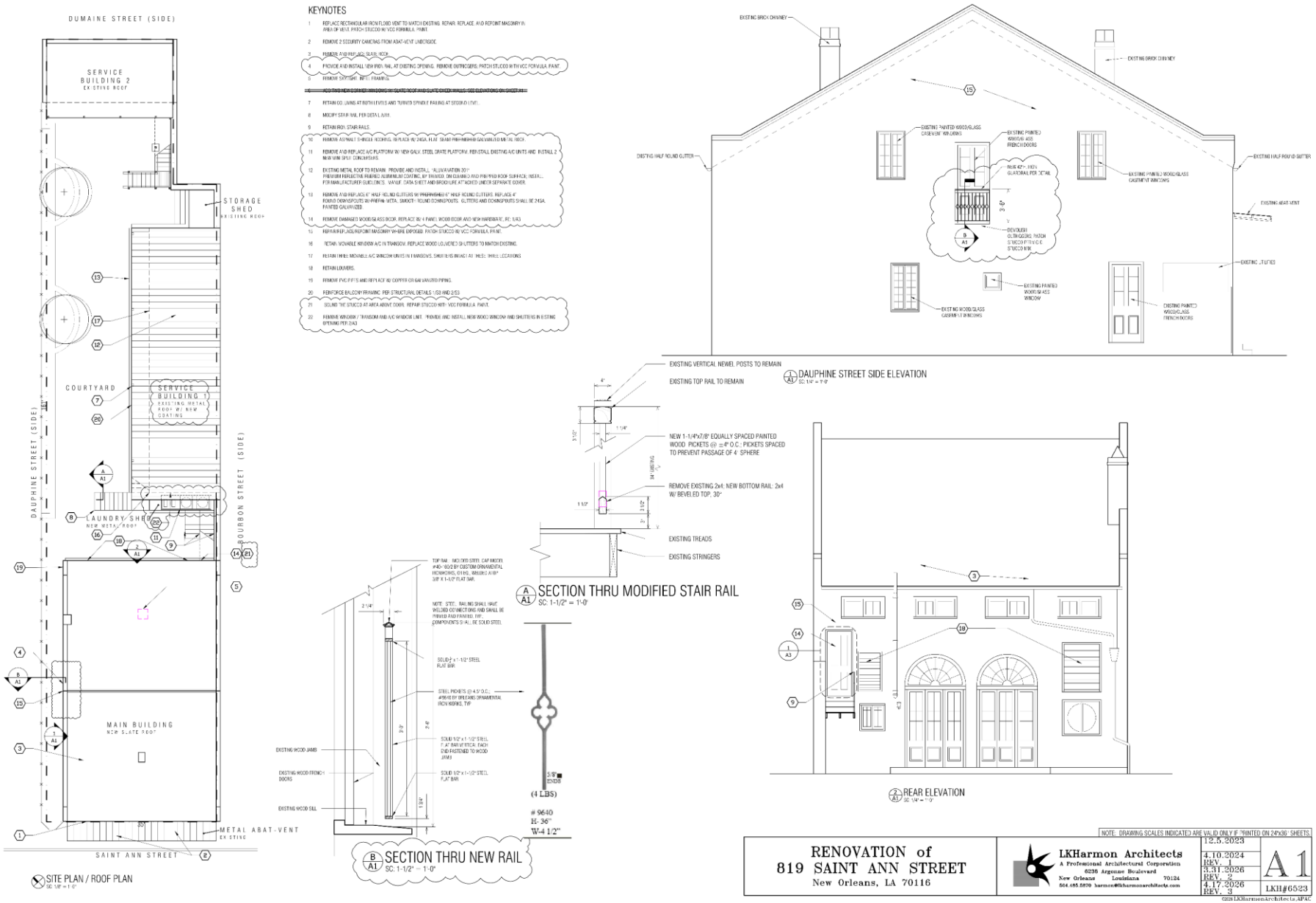
RECOMMENDATIONS SUMMARY

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.



817-819 St Ann

VCC Architectural Committee

May 12, 2026

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

RENOVATION of 819 SAINT ANN STREET New Orleans, LA 70116	LKHarmon Architects A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans Louisiana 70124 504.485.5876 harmon@lkharmonarchitects.com	12.6.2023 3.31.2026 REV. 2 A2 LKH#6523

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817-819 St Ann

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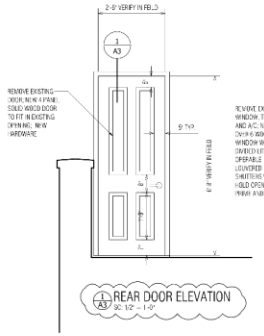

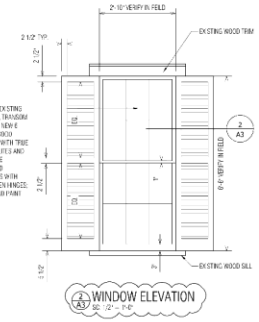

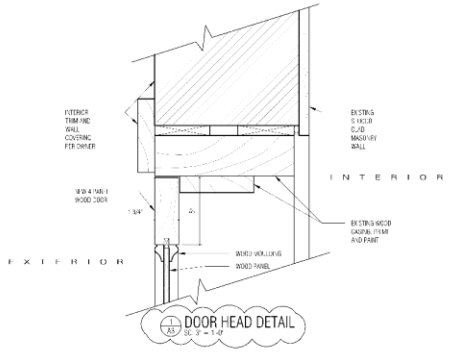

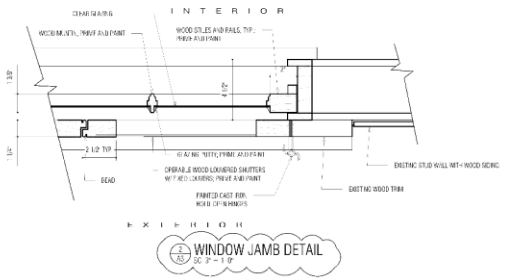

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RENOVATION of 819 SAINT ANN STREET New Orleans, LA 70116	LKHarmon Architects A Professional Architectural Corporation 6230 Argonne Boulevard New Orleans Louisiana 70124 504.485.5670 harmon@lkharmonarchitects.com	4-17-2026 REV. 3	A3 LKH#6523

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817-819 St Ann

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May 12, 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.

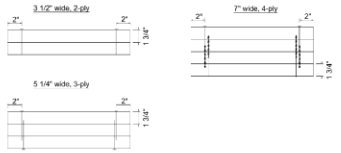
E. NON-STRUCTURAL STEEL FRAMING
All non-structural steel framing shall conform to the requirements set forth in ASTM C645: *Standard Specification for Non-Structural Steel Framing Members* and AISI S220: *North American Standard for Cold-Formed Steel Framing - Nonstructural Members*. All members shall 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		
3 1/2"	2	Screws	5" or 6"	2	24"	Both Sides
			6 3/4"	2	24"	One Side
			5" 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 SDS, 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

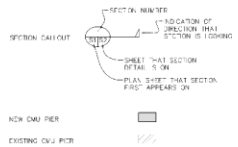
ALL OPENINGS AND RECESSES IN WOOD STUD WALLS (UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS) SHALL HAVE THE FOLLOWING HEADERS

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.

MARAIS
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2018 JENA STREET
NEW ORLEANS, LA 70115
504.350.2644
maraisconsultants.com
PROFESSIONAL OF RECORD:
jims@maraisconsultants.com

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. STAPE
License No. 35470
PROFESSIONAL ENGINEER
3-31-2026

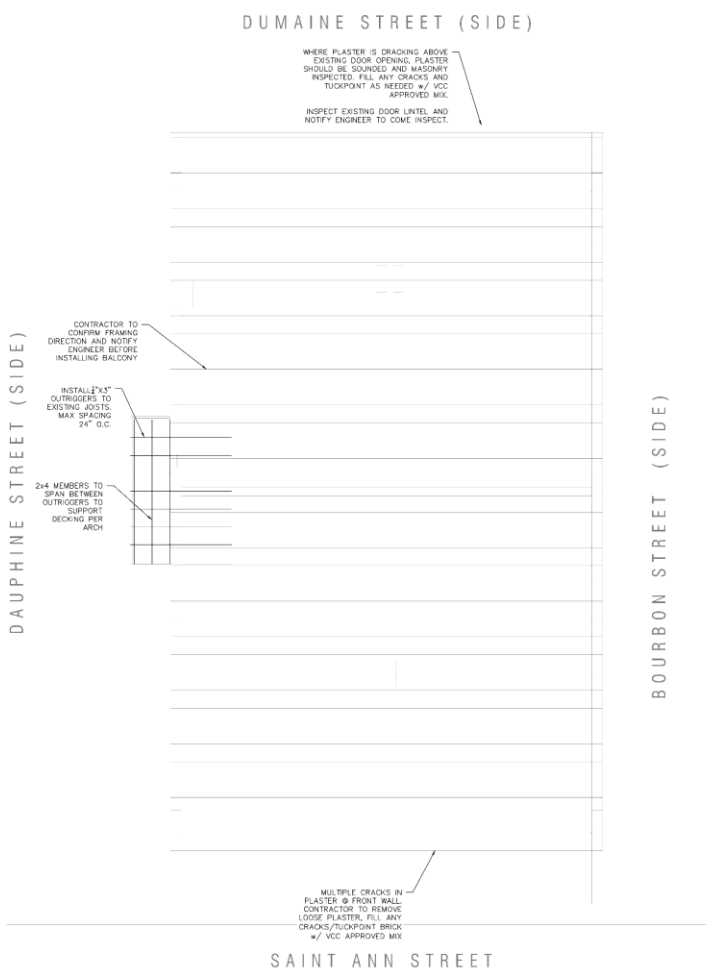
GENERAL STRUCTURAL NOTES

SHEET:
S1

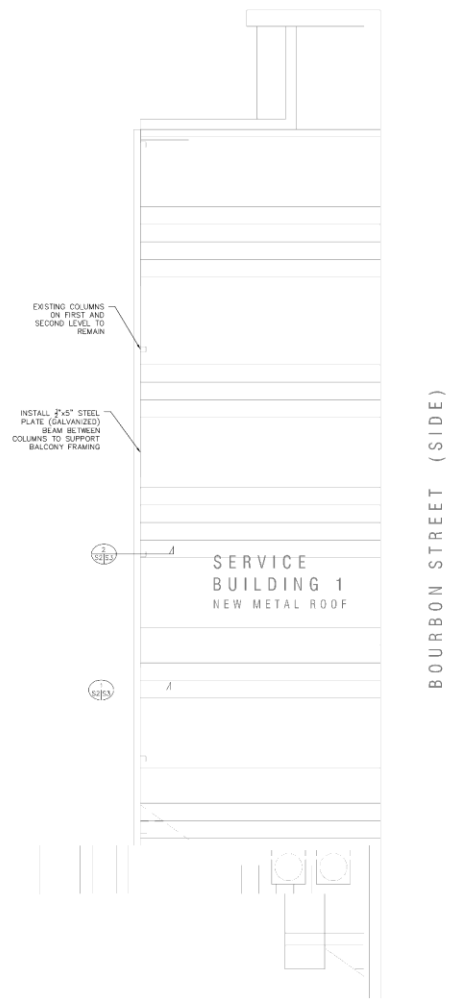
817-819 St Ann

VCC Architectural Committee

May 12, 2026



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



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

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
CIVIL ENGINEER

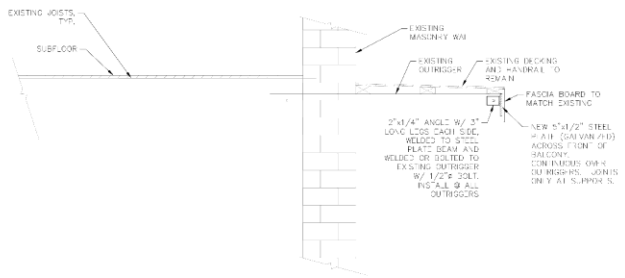
BUILDING REPAIR PLAN

SHEET:
S2

817-819 St Ann

VCC Architectural Committee

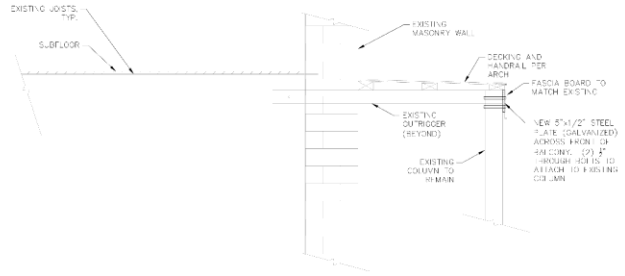
May 12, 2026



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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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. STAPE
License No. 35470
PROFESSIONAL ENGINEER
3-31-2026
Civil Engineer

STRUCTURAL DETAILS

SHEET
S3

817-819 St Ann

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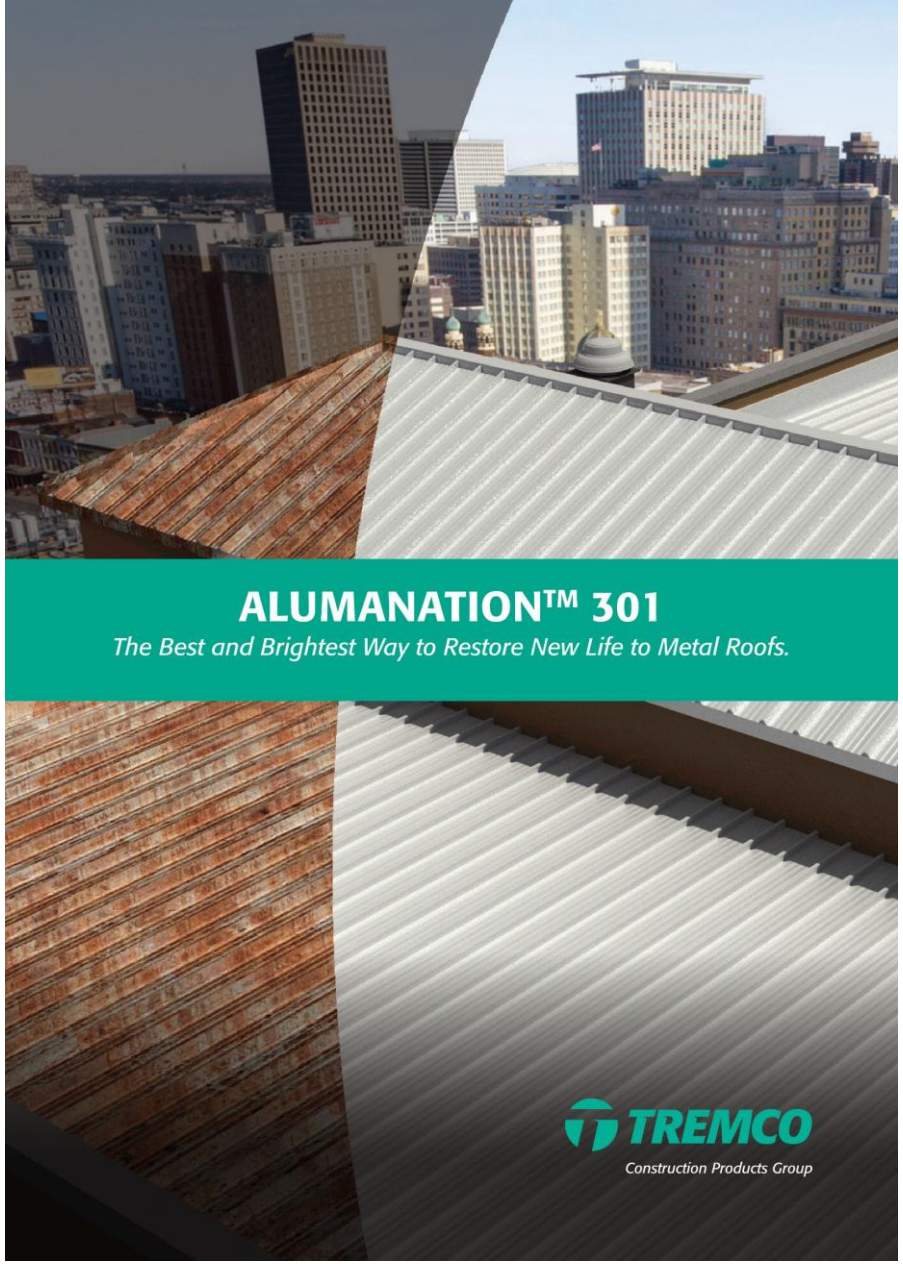
May 12, 2026



Not just a better alternative, it's the smart choice.

It's only a matter of time for every metal roof—eventually water intrusion and rust will take their toll. How much of a toll is largely a matter of how well the roof is constructed and maintained in the first place.

If you want the best protection at the best value, while saving time and money, you need to make one choice: the Alumanation 301 system. The system is composed of Alumanation 301, a self-priming, reflective aluminum coating, and Geogard Seam Sealer for sealing seams, fasteners and penetrations.

Selecting the Alumanation 301 system provides you with a significantly less costly way to restore your roof compared to the enormous expense of roof replacement. Restoration can be accomplished quickly, efficiently, with less labor, in less time and with less disruption to building occupants.

ROOF RESTORATION: A HOST OF IMPRESSIVE BENEFITS

- **Significantly lower overall cost**
- **Increased service life**
- **Less work, smaller crews, lower labor costs**
- **Quick and easy application**
- **Cold-application = safer, more productive workers**
- **No tear off; no landfill fees**

ALUMANATION 301 SYSTEM SOLUTION

Step 1: Clean with Roof

Step 2: Detail with Geogard Seam Sealer

Step 3: Apply One Coat Alumanation 301

817-819 St Ann

VCC Architectural Committee

May 12, 2026

Better product means better performance.

Alumanation 301 uses a proprietary formula that has been setting the sustainable standard in metal roof protection for more than 70 years.

A high solids, asphalt-based, asbestos-free coating that uses unique fiber reinforcement technology, Alumanation 301 contains 15% metal—double the ASTM standard for premium aluminum roof coatings. The high metal content provides greater reflectivity, more durability, proven performance and longer life.

The high aluminum content and short, non-asbestos fibers translate into greater uniformity, less spray clogging and a more consistent coating application.

More bang for the buck. Today and in the long run.

In selecting a roof coating, longevity and reliability can make all the difference in the world. Under normal conditions, the Alumanation 301 system typically provides up to 10 years warranty of superior protection before the need to recoat.

A good reflection on you.

The Alumanation 301 system provides brighter and higher reflectivity than standard aluminum coatings, making it your best choice for metal, built-up or modified bitumen roof applications that need high reflectivity at an economical cost. Alumanation 301 can reflect as much as 66% of the sun's rays. Below-roof temperatures and energy use can both drop dramatically. And since there's no tear-off, there is nothing to haul to the landfill.

- **Cost effective over second roofing layer**
- **Restoration can usually be repeated**
- **Can help dramatically lower energy use**
- **Minimize business disruption**
- **Environmentally friendly**
- **Outstanding warranty protection**

Impressive protection, impressive guarantee.

For metal roofs, waterproofing and rust protection is the name of the game. Even in the worst environments, the Alumanation 301 system diligently guards against rust and water intrusion. An incredible 10-year warranty reflects the Alumanation 301 system's outstanding performance and reliability.

Protect your roof surfaces before further installations

For projects considering solar panel installations on roofs, coating your roof with Alumanation 301 before installing solar panels can help you avoid the inconvenience and cost of reinstalling your solar system down the road.

Application is fast, simple & less agitating. Literally.

Alumanation 301 benefits contractors as well. After power washing, minimal surface prep and applying Geogard Seam Sealer where necessary, self-priming Alumanation 301 can be applied by spray, roller or brush in a single coat. The Alumanation 301 mixture remains suspended, so workers spend less time agitating, more time applying. Crews get in and out quickly; labor costs can go down dramatically.

Application Areas

Apart from being the choice roofing protection for metal roofs, Alumanation 301 is a highly versatile product that can be used in a multitude of ways:

Metal Roofs

Metal Side Walls

Steel Storage Tanks

Steel Bridges

Stuctural Steel

Construction Cranes

Metal Piping

Transmission Towers

Codes & Approvals

Tremco Construction Products Group (CPG) represents the combined power of brands including Dryvit, Nudura, Willseal, and Tremco, along with Tremco CPG affiliates Flowcrete, illbruck, Nullifire, Vandex, Euclid Chemical, and USL brands.

Our products and services empower teams to develop, design, restore and engineer structures that are more efficient to build and maintain, are virtually impervious to the elements and can provide any look desired.

www.tremcocpg-asiapacific.com

TREMCO
Construction Products Group

APAC261023

TREMCO

ALUMANATION® 301

Premium Reflective Fibered Aluminium Coating

DESCRIPTION

This premium grade metallic pigmented, industrial maintenance coating is formulated from specially processed asphaltic liquids, non-drying oils, a proprietary blend of natural and synthetic fibres, and aluminium pigment. Alumanation 301 reflects heat, prevents corrosion, and protects against mild acid and alkali fumes on a variety of substrates, including metal, transite, built-up roofing, and modified bitumen.

BASIC USES

Alumanation 301 is a metallic pigmented coating used for the rustproofing and weatherproofing of metal roofs, sidewalls and tank (exterior), and as a reflective coating for BUR and modified bitumen roof systems.

FEATURES & BENEFITS

The one-coat application without a primer makes it a very inexpensive and user-friendly product. Alumanation 301's aluminium finish is highly reflective; protecting the roof from harmful UV as well as keeping building cooling costs to a minimum. Alumanation 301 is a solvent-based product that can be applied in colder temperatures than its water-based counterparts.

PACKAGING

18.9 L Pail

COVERAGE

Metal – 7.6L per 100 Sq.ft.
Smooth Built-Up/Modified Bitumen Roofing – 9.5L per 100 Sq.ft.

The surface dictates the actual coverage. The amounts shown are intended as minimum application information. Over corrugated and irregular metal surfaces, allow for additional surface area by multiplying square feet by 1.15 minimum.

DIRECTIONS FOR USE

PREPARATION

General: Remove all debris, dust and dirt with a stiff broom or power cleaning equipment or by using high-pressure power wash (min. 2000 psi). All surfaces must be clean and dry.
If surface was previously coated, please contact Tremco Representative for surface preparation recommendations.

Metal: Rust and flaking or peeling paint shall be wire brushed, scraped, or pressure washed to ensure a sound surface. No priming is necessary because of the rust inhibiting oils in Alumanation 301. Seams, fasteners, and protrusions shall be repaired as needed. Refer to appropriate metal application specifications for additional information.

BUR / Modified Bitumen: Torn flashings, faulty copings, parapet walls, large blisters, and surface breaks shall be repaired using GEOGARD SEAM SEALER and PERMAFAB roofing fabric. Refer to appropriate BUR / Modified Bitumen application specification for additional information.

APPLICATION

Alumanation 301 can be applied by brush, roller, or spray gun to specified coverage rates.

SPRAY EQUIPMENT RECOMMENDATION

Pumps: GRACO King 45:1, GRACO Bulldog 30:1 or gas powered equivalents. GRACO GH733, HydraMax 350 or Gmax 7900 or other manufacturers equivalents.

Hose/Pressure: 15 - 91m length (depending on spray rig pressure). When using hoses longer than 30m use the next larger hose ID every 15m. Every 15m of hose will reduce the pray pressure of the rig by 10% at the gun tip.

i.e. 91m hose – ¾" (15/30m) to 5/8 " (15/30m) to ½" (15/30m) to 3/8" (15m).
Good results are generally obtained @ 2000 – 3000 psi at spray tip.

Gun: GRACO Contractor Gun, GRACO Contractor FTx gun, GRACO Silver Plus or equivalent. (Tip extrusions or pole guns can be used).

LIMITATIONS

- Do not apply when air surface temperature is below 4"C or when rain is imminent.
- Not recommended for use over tar surfaces, slate, tile, wood, shingles, or where water ponds.
- Do not apply over newly installed asphalt built-up roofs without allowing the roof to weather a minimum of 60 – 90 days.

TIP SIZES

Fan Width (inch)	0.039	0.041	0.043	0.045	0.047	0.049
10-12	539	541	543	545	547	549
12-14	639	641	643	645	647	649
14-16	739	741	743		747	749
16-18	839	841	843		847	
Flow Rate	1.6 gpm	1.8 gpm	1.98 gpm	2.17 gpm	2.37 gpm	2.58 gpm

**GRACO Heavy-Duty RAC Switch tips (GHDXXX)*

MAINTENANCE

It is recommended that the coating application be checked on a regular schedule with additional inspections after the system has been exposed to severe conditions. Re-coating or small area touch up can be made at any time by following recommended application procedures.

WARRANTY

Tremco CPG APAC products are manufactured to rigid standards of quality. Any product which has been applied (a) in accordance with Tremco CPG APAC written instructions and (b) in any application recommended by Tremco CPG APAC, but which is proved to be defective, will be replaced free of charge. No liability can be accepted for the information provided in this leaflet although it is published in good faith and believed to be correct. Tremco CPG APAC reserves the right to alter product specifications without prior notice, in line with Company policy of continuous development and improvement.

PROPERTY	REQUIREMENTS	TYPICAL VALUES
Specific Gravity	ASTM D562	1.00 ± 0.2
Solids (% by Weight)		61% ± 1%
Solids (% by Volume)		47% ± 1%
Viscosity		126 ± 2 K.U.
Metallic Content	ASTM D2824	Minimum 15%
Flexibility @ 32°F	ASTM D1737	Passes ¼" diameter mandrel bend
Dry Time	ASTM D1640	24 hours
Flashpoint	ASTM D3278	105 "F (40 "C)
Reflectance	ASTM C1549-02	> 60
Clean Up		Mineral spirits

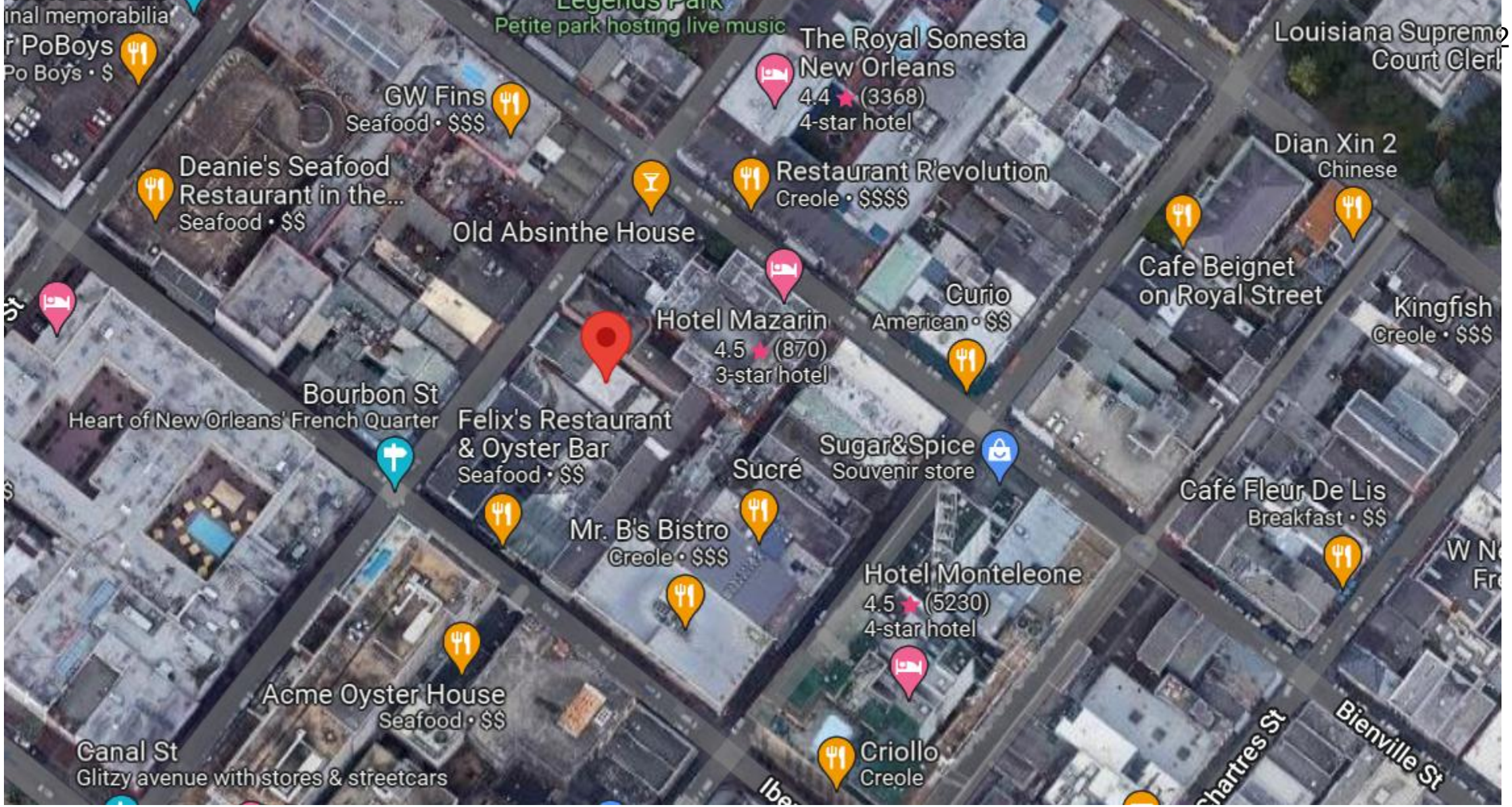
To find your local office address and contact details, visit

www.tremcocpg-asiapacific.com

REV17/09/21

817-819 St Ann

220-22 Bourbon



220-22 Bourbon

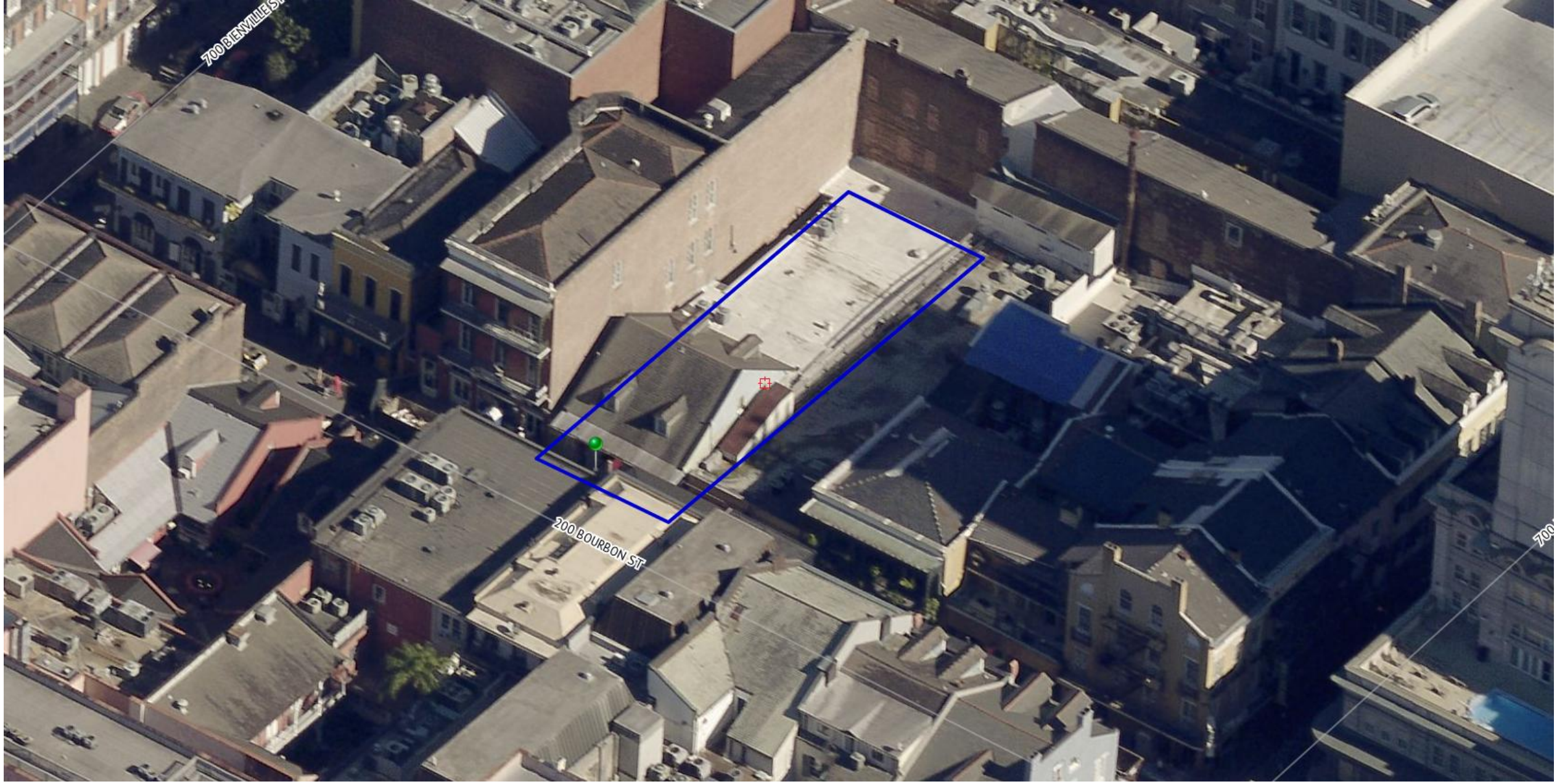
VCC Architectural Committee

May 12, 2026

220-22 Bourbon

220-22 Bourbon

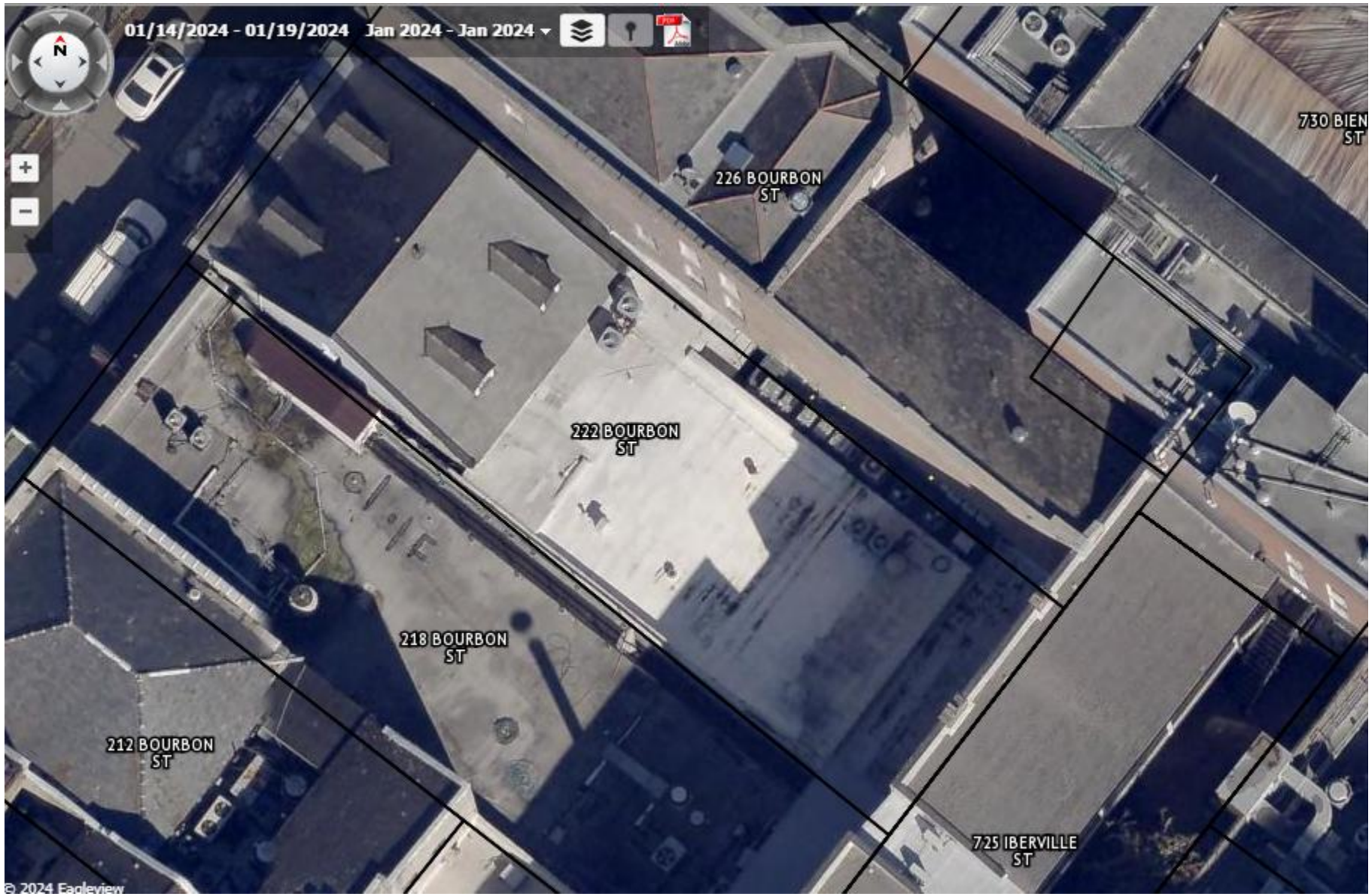
220-22 Bourbon



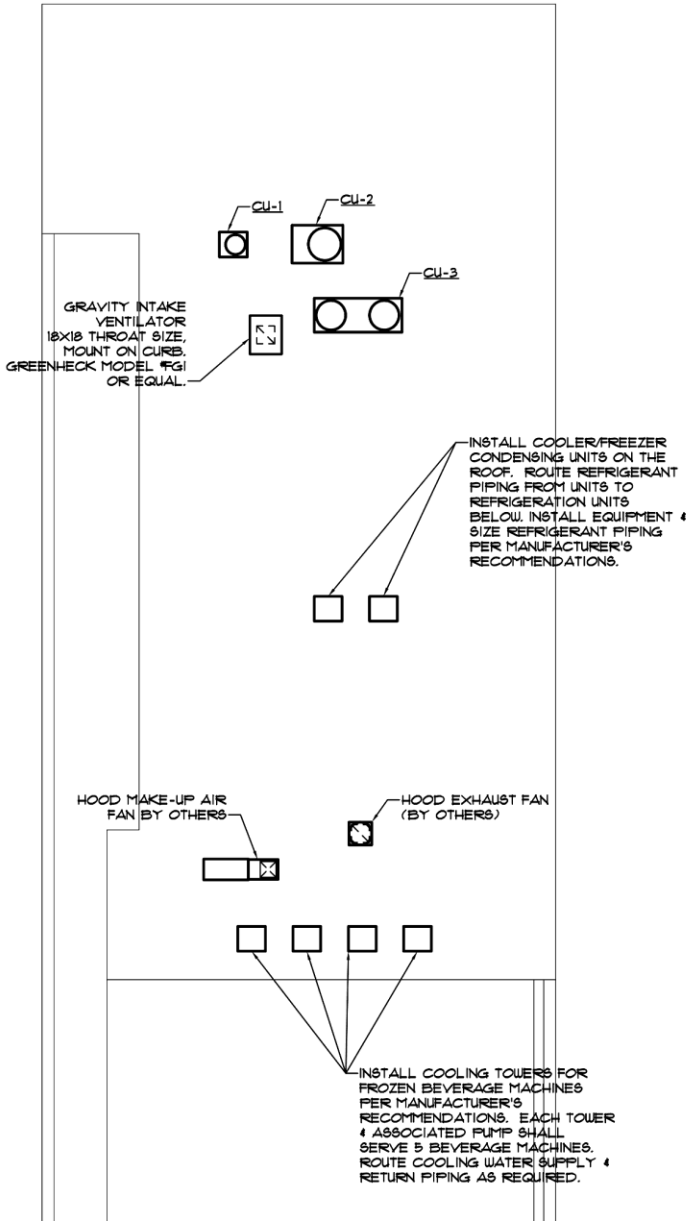
220-22 Bourbon – prior to renovation

VCC Architectural Committee

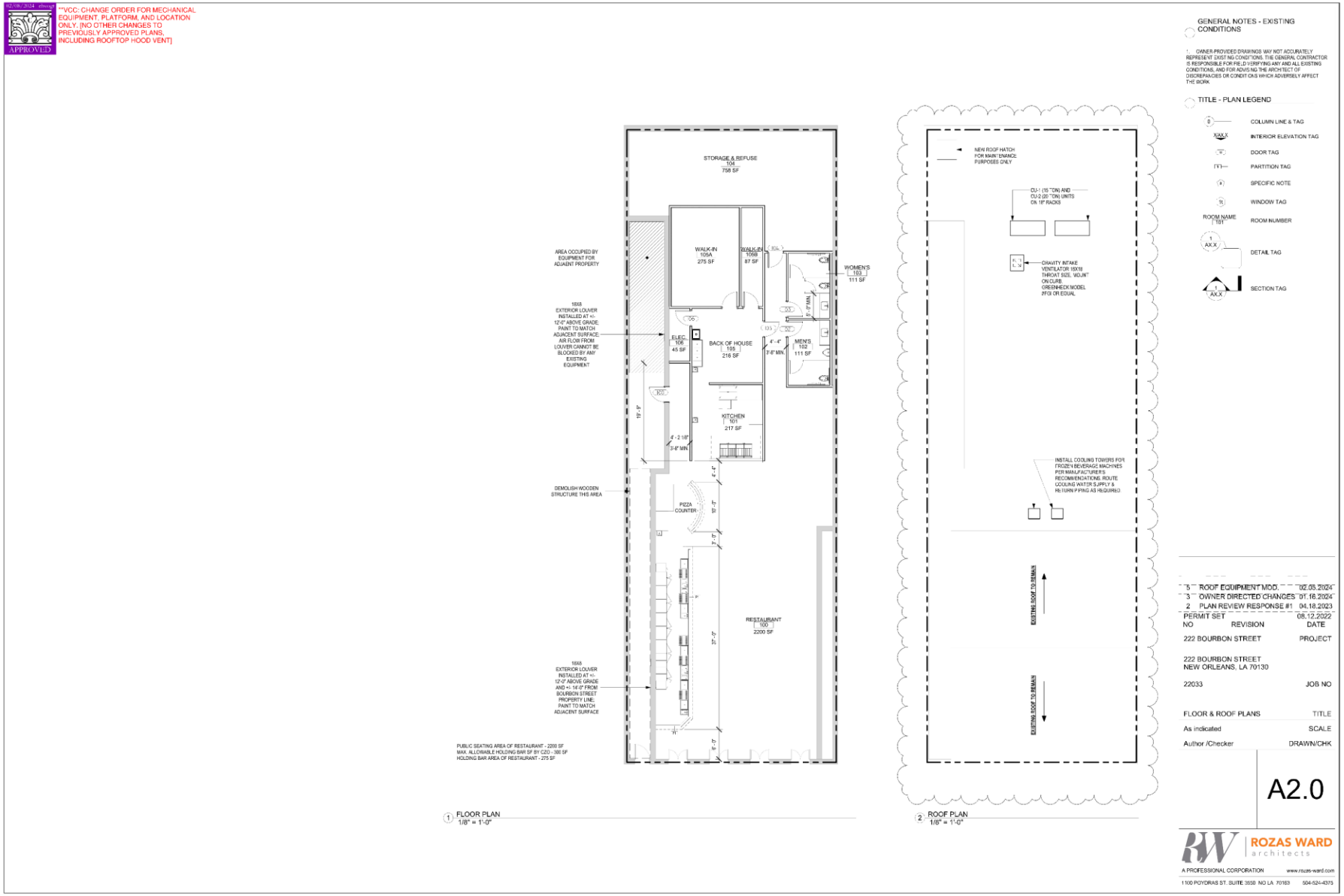
May 12, 2026



220-22 Bourbon – prior to renovation



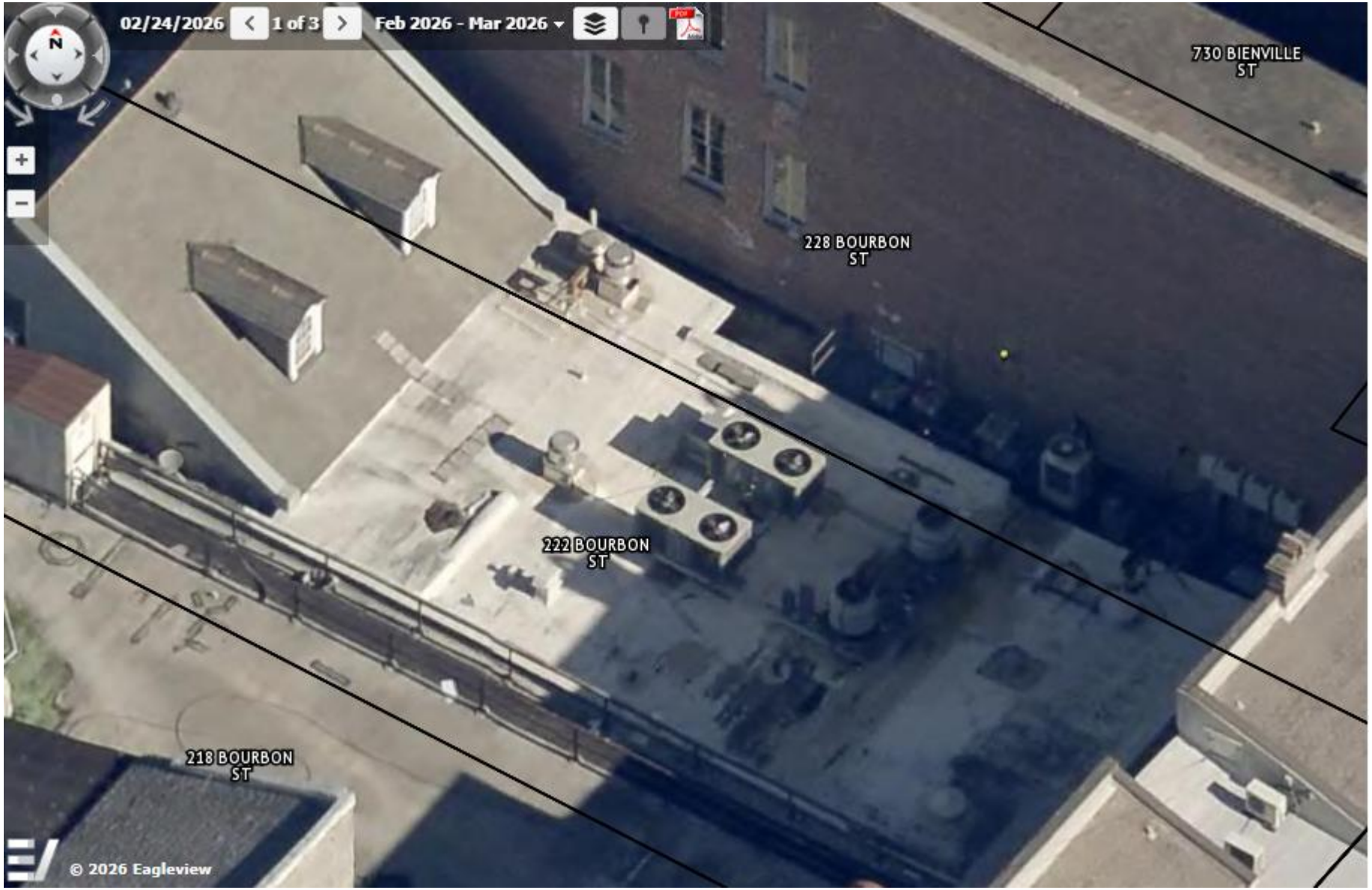
220-22 Bourbon – approved plans



220-22 Bourbon – approved plans

VCC Architectural Committee

May 12, 2026



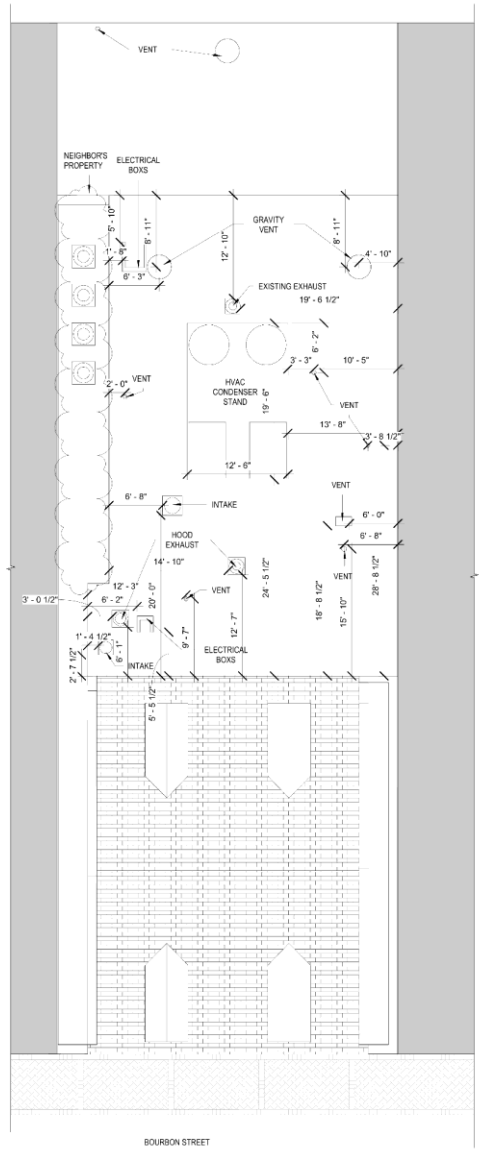
220-22 Bourbon – after renovation, 2026

220-22 Bourbon

220-22 Bourbon

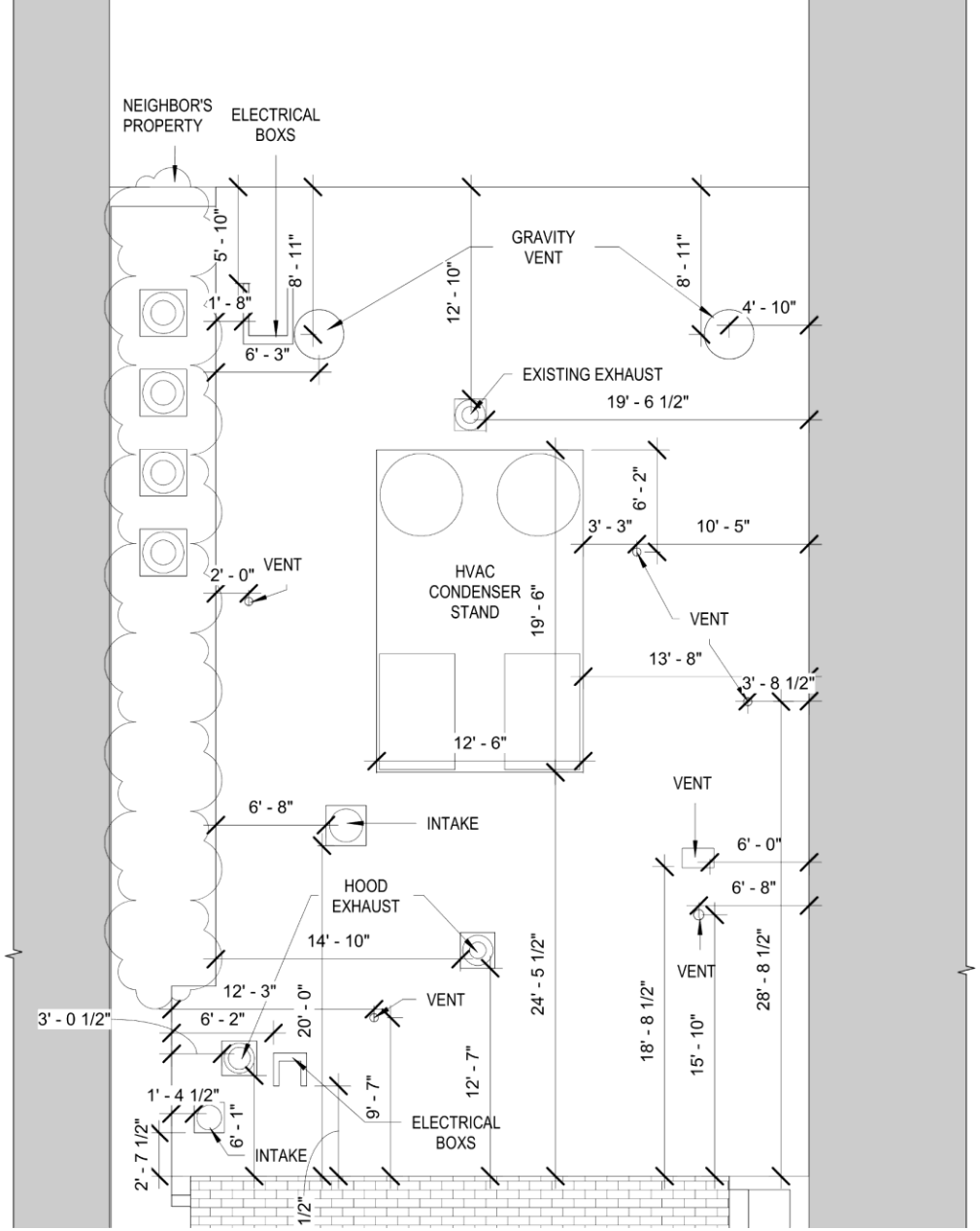
220-22 Bourbon

220-22 Bourbon



1 A120 Site - BOIL HOUSE

1/8" = 1'-0"



220-22 Bourbon

VCC Architectural Committee

May 12, 2026

908 Esplanade

908 Esplanade

VCC Architectural Committee

May 12, 2026

908-10 Esplanade

VCC Architectural Committee

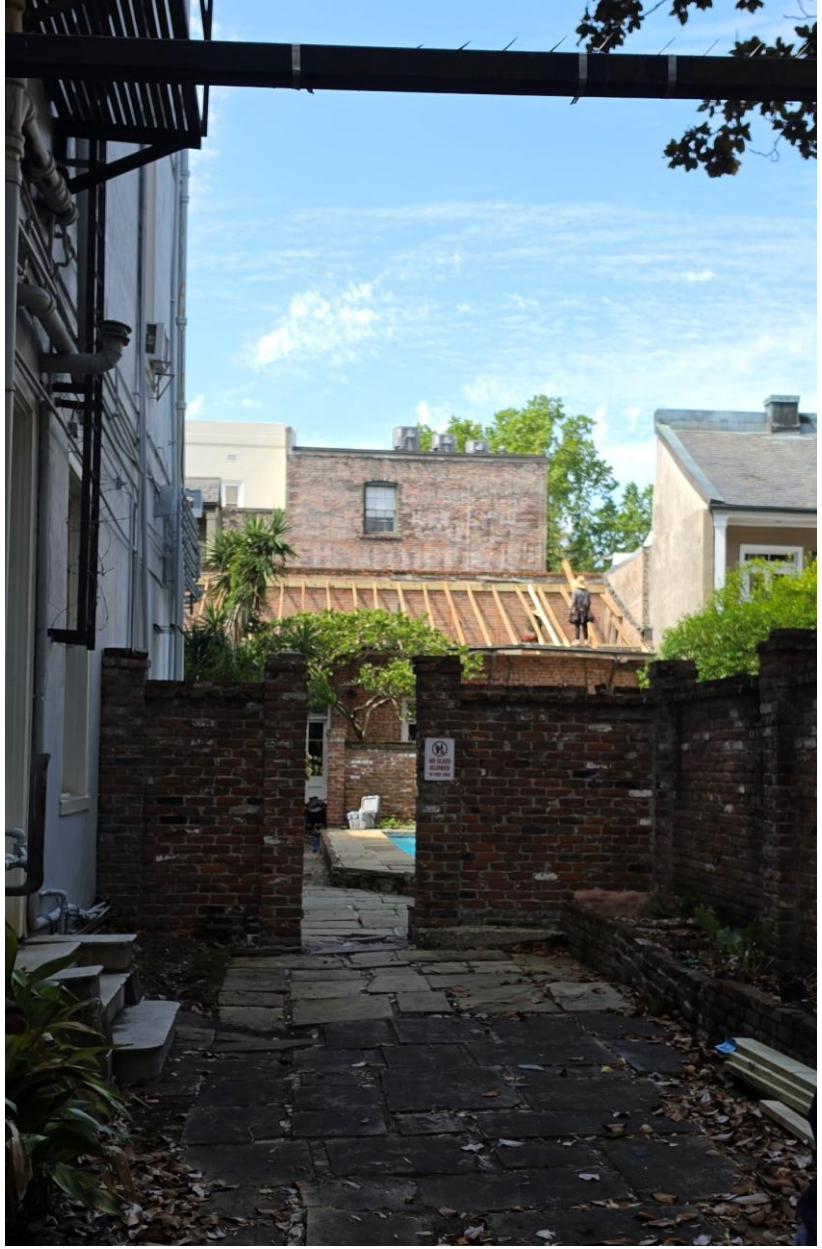
May 12, 2026

908 Esplanade

908 Esplanade

VCC Architectural Committee

May 12, 2026



908 Esplanade

VCC Architectural Committee

May 12, 2026

908 Esplanade

908 Esplanade

908 Esplanade

Guaranty
SHEET METAL
& ROOFING
Since 1970

April 29, 2026

Erin Vogt
VCC Office

RE: 908 Esplanade Rear Office

Erin,

We were contracted to replace all of the roofing at 908 Esplanade Ave with VCC compliant roofing, including new slate, copper flashings and roofing and some low slope TPO roofing. The contractor/owner will be doing additional work, but that was not part of our scope and they wanted a waterproof roof, prior to their other plans. Our estimate was submitted for permitting and did not include any decking structural repairs as part of our scope of work.

There is no attic access to the very rear structure to inspect rafters or decking. We are including some photos of the roof area from our first inspection as well as what was discovered. Old roof system was Firefree shingle which had a large number of broken shingles and needed replaced, but nothing that would be considered out of the ordinary. Upon removal of the roofing it was discovered that there was termite damage to some of the decking, the rafters, top ledger board and bottom plate. We were unaware of these issues and had not estimated any of these repairs.

We contacted the contractor who would be handing the other long term work. Because of the time needed of to find people to do the work and mobilize them, we were asked if it is something that we could handle.

The existing roof structure had ½" plywood decking. There was a 2x8 ledger board at the wall and 2x8 plate at the eave. The 2x6 rafters are 19' long with additional support from 2x4 knee wall bracing the rafters approximately 9' from the wall. The rafters were spaced at 24" on center.

We are going to reframe the structure using all treated lumber. We are to install new treated 2x8 top ledger attached to the brick wall. We are install new treated 2x8 plate at the eave on the parapet wall. We would install new treated 2x6 rafters spaced at 24" on center. We would reinstall additional rafter bracing with 2x4 knee wall approximately 9' from rear wall. We would upgrade plywood to ¾" Plywood decking in lieu of ½". We would then install ice and watershield to the decking.

I am including some photos of what was found.

2649 Delaware Ave Kenner, La. 70062 (504) 466-3749 (504) 464-4423 Fax

908 Esplanade 2026-04-01 (2)

908 Esplanade 2026-04-01 (29)

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project_102927687_04282026_1603 (1)

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908 Esplanade

VCC Architectural Committee

May 12, 2026

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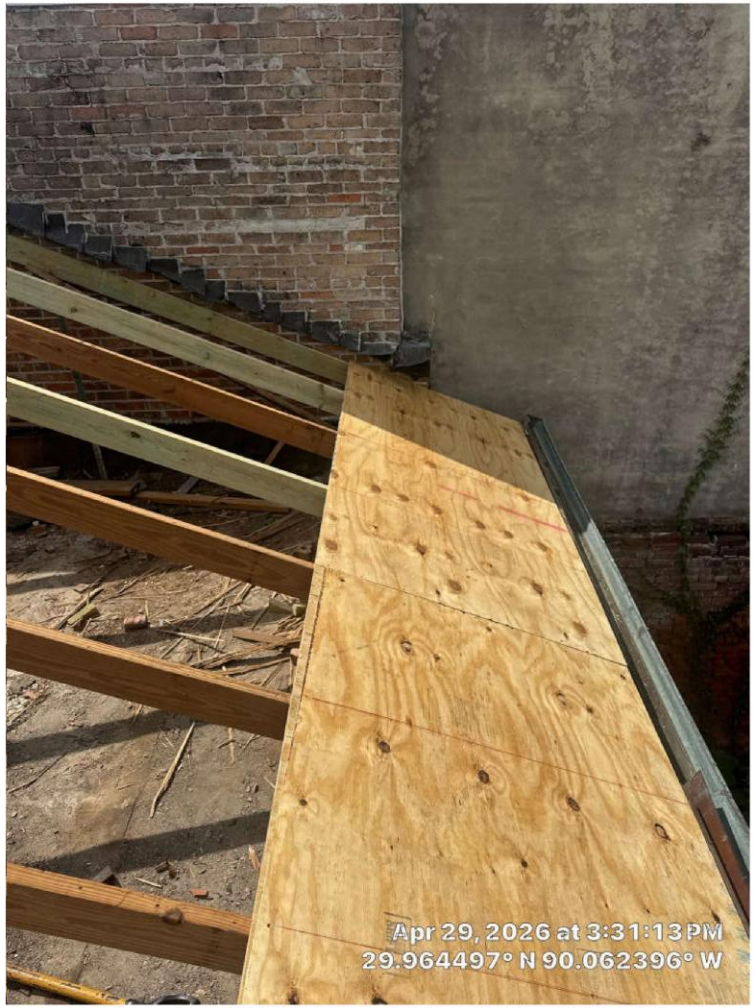
project_102927687_04292026_2031 (1)

project_102927687_04292026_2017 (1)



project_102927687_04292026_2031 (4)