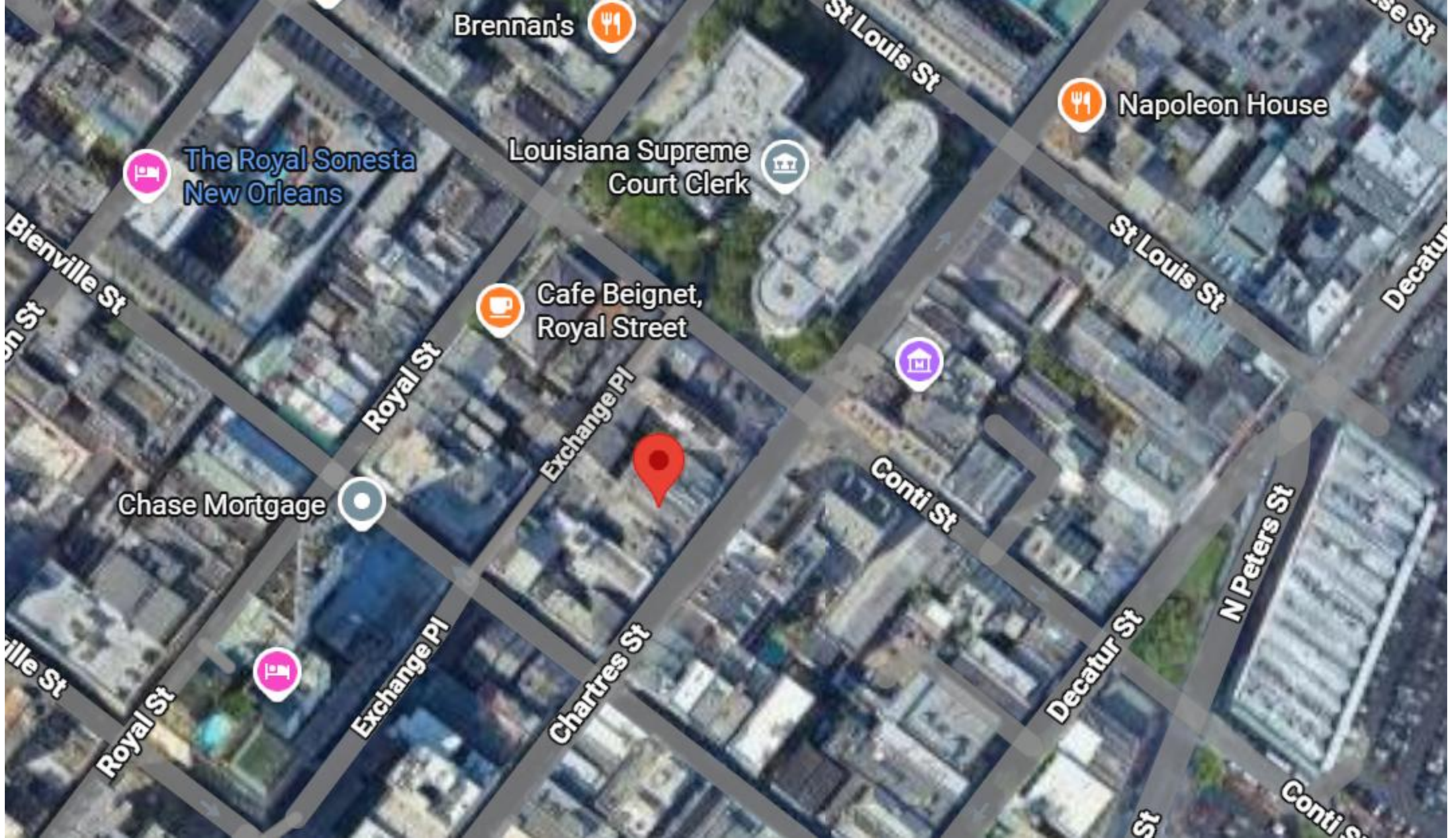
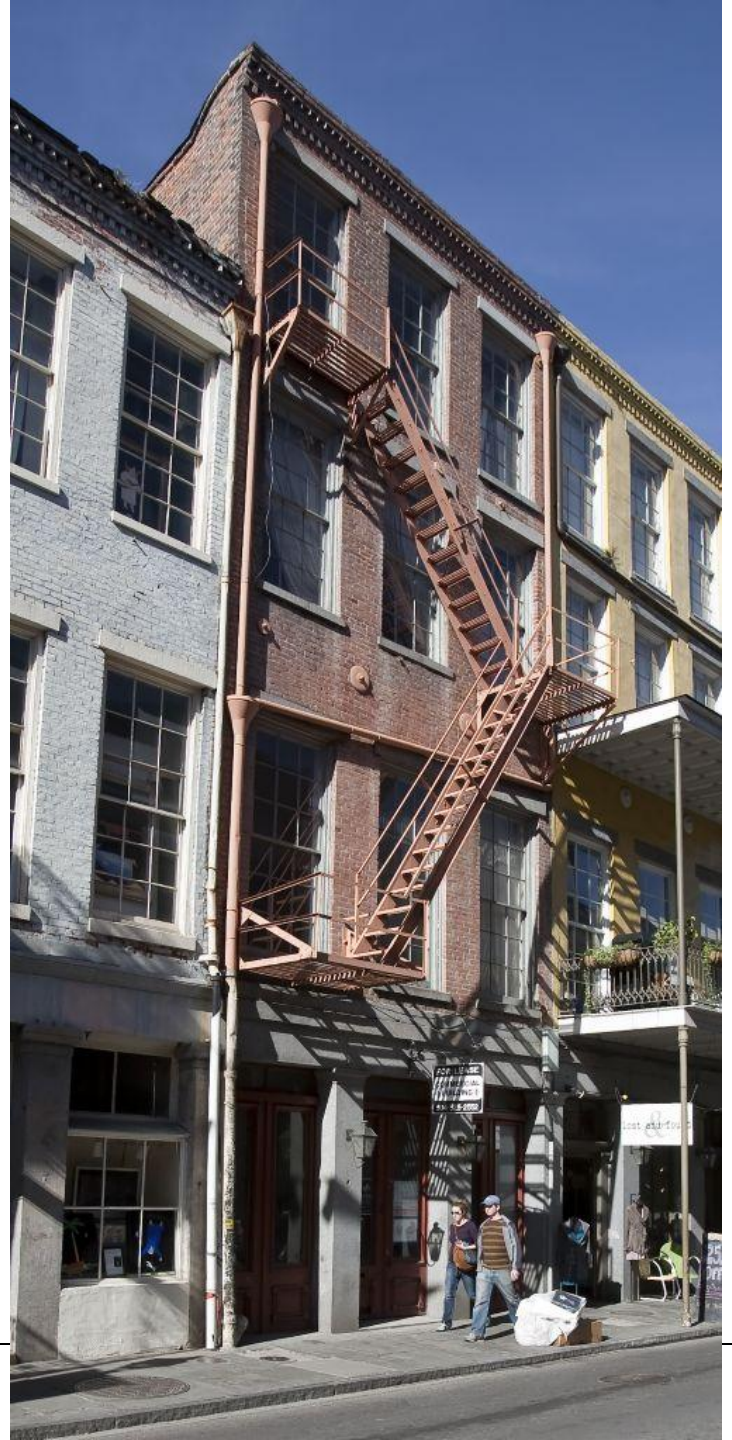
Vieux Carré Commission
Architecture Committee Meeting

Tuesday, July 14, 2026

New Business

321 Chartres


Brennan's
St Louis St
Napoleon House
The Royal Sonesta New Orleans
Louisiana Supreme Court Clerk
Bienville St
St Louis St
Cafe Beignet, Royal Street
Royal St
Exchange Pl
Chase Mortgage
Conti St
N Peters St
Chartres St
Decatur St
Royal St
Exchange Pl



321 Chartres

Roof Rafter Replacement Detail – Orleans Parish, LA

This document provides construction specifications for replacing a 2×6×12 roof rafter in a commercial building located in Orléans Parish, Louisiana. The specifications are based on the 2021 IBC/IRC with Louisiana amendments (UCC Title 17) and include wind load design for 130 mph Exposure C conditions.

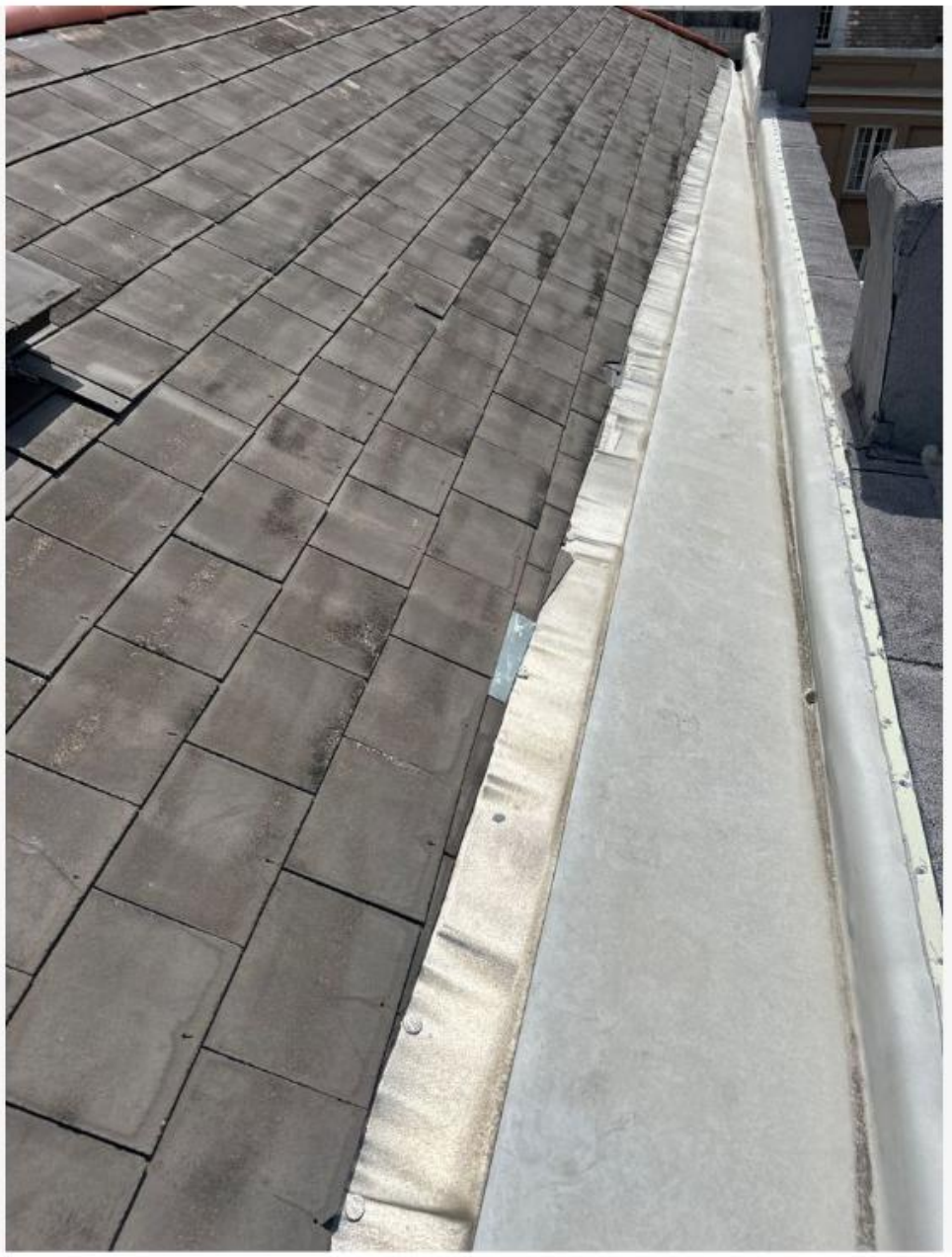
Project Information

Location: 321 Charters Street
Design Code: 2021 IBC/IRC + Louisiana UCC Title 17
Design Wind Speed: 130 mph, Exposure C

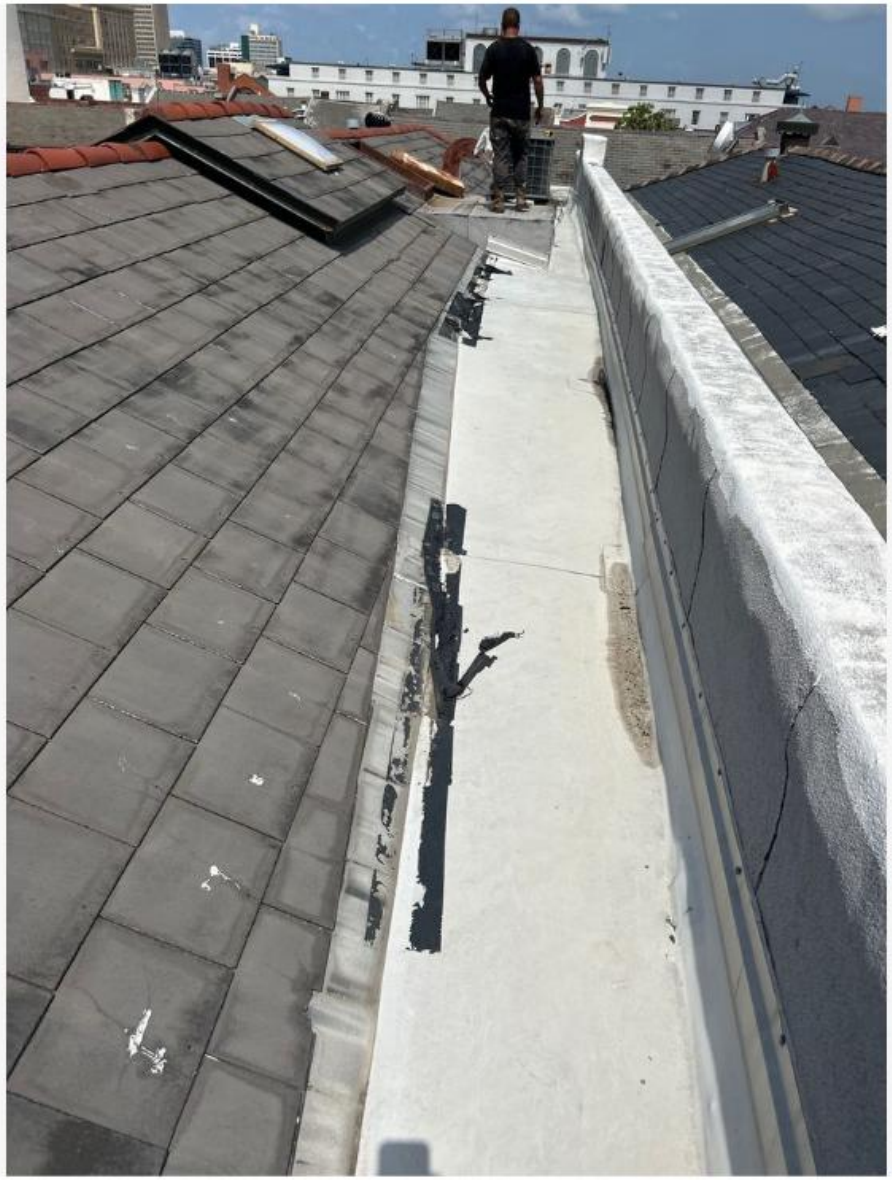
Materials & Connection Schedule

Item	Specification
Rafter	#2 Southern Pine, 1½″×5½″, bird-mouth cut ≤1/3 depth
Top Plate	Double 2× blocked per span
Hurricane Tie	Simpson Strong-Tie H1.81Z, exterior side
Fasteners (tie → wood)	Rafter: 6 × 0.131″×1½″ nails; Plate: 6 × 0.131″×2½″ nails
Gusset Plate	½″ plywood, nailed with 8d @ 4″ o.c
Deck Sheathing	7/16–5/8″ plywood/OSB
Sheathing Nails	6″ o.c edges, 12″ o.c field
Underlayment	ASTM D226 Type I, double-layer on ≤ 4:12 slopes
Blocking	1×4 at mid-span every 4′
Rafter Tie	2×4 ties per IRC R802 at ceiling level
Uplift Design	130 mph Exposure C, engineer-verified continuous load path
Ridge Connection	Face-mount hanger (Simpson LRUZ) or bearing ridge beam
Roof Covering	Class A/B per Title 17 (ASTM D3161 Class F shingles)
Code References	IRC R301.2.1, R802, R905; IBC wind load; Title 17 UCC

All fasteners must fill specified holes. Ensure proper uplift resistance and continuous load path to the foundation. Coordinate ridge details with a structural engineer based on the span, pitch, and load.



321 Chartres



Comprehensive overview of techniques

VISUAL CONSTRUCTION DETAILS FOR HISTORICAL ROOF RESTORATION

OVERVIEW OF THE HISTORICAL ROOF PROJECT

•The subject property is located within the VCC district and contributes to the historic character of the French Quarter.

•Historically, slate roofing and metal coping caps (copper or lead-coated copper) have been typical in this area, per the VCC's *Design Guidelines for Roofing*.

•The existing roof is comprised of old Eternit fibre-cement slates (rather than traditional natural slate).

INTRODUCTION TO THE BUILDING AND HISTORICAL SIGNIFICANCE

321 Chartres stands as a notable contributing structure in the Vieux Carré Historic District. The building's architectural integrity reflects 19th-century French Creole construction methods typical of the neighborhood, including slate roofing and parapet conditions requiring enhanced protection.

Historic Roofing Context

Slate and copper were historically paired in high-value roofing assemblies.

Heritage Preservation

This structure is a key cultural marker and must reflect appropriate historical construction practices.

GOALS AND OBJECTIVES OF THE RESTORATION

Preserve Original Materials

Focus on maintaining and conserving original materials wherever possible to retain authenticity.

Restore Structural Integrity

Reinforce and repair structures to ensure safety and longevity without compromising historic value.

Ensure Roof Safety

Upgrade the roof to meet modern safety standards while preserving its historic character.

VCC Compliance

Maintain strict alignment with the VCC Design Guidelines for Roofing

KEY CONSIDERATIONS FOR PRESERVATION AND COMPLIANCE

Regulatory Alignment

Restoration efforts must comply with local preservation laws and Vieux Carré Commission guidelines to maintain integrity.

Balancing Authenticity and Codes

Authenticity needs to be balanced with modern building codes and environmental considerations during restoration.

ROOF AREAS AND EXISTING CONDITIONS

- **Parapet Condition**: Current roofing membrane is adhered up and over the back of the parapet wall, rolled directly over the brickwork – **a detail that has repeatedly failed**.
- **Damage Evidence**: Recurrent leaks and deterioration of masonry beneath the membrane due to UV exposure, ponding, and capillary action.
- **Incompatibility with Long-Term Preservation**: This method promotes trapped moisture and accelerates freeze-thaw damage in masonry joints.

IDENTIFICATION OF DISTINCT ROOF SECTIONS WITH PHOTOS

Main Roof Slopes

Main slopes of the roof form the largest surface area, essential for water drainage and structural support. **Existing Roof Material**: The roof currently uses Eternit fibre-cement slates — a manufactured slate alternative made from a composite of cement and fibres. **End of Product Life**: According to recent research, fibre-cement slates (especially older installations) have a limited lifespan (often 30-50 years) and may present cracking, weathering, and structural deterioration. **Health/Performance Considerations**: Some older fibre-cement products (including those branded Eternit) may contain asbestos or other legacy issues, especially if installed before modern regulations.

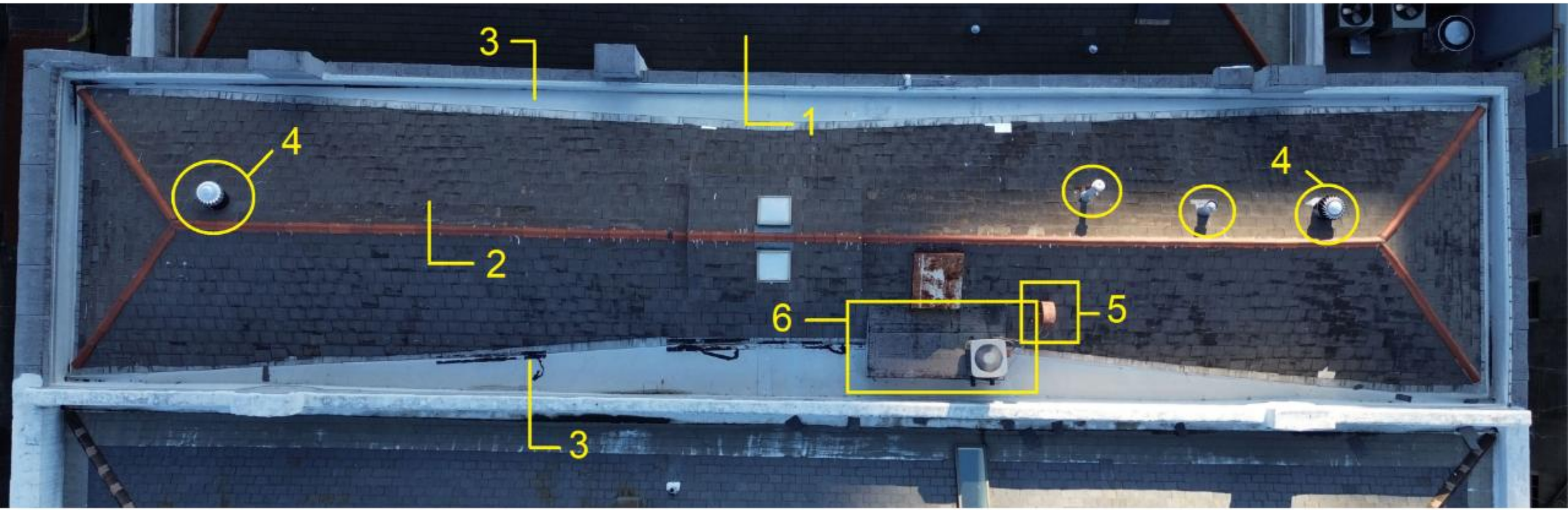
Flat Roof Dormer Sections

Dormers extend from the main roof, adding space and light to interiors while creating architectural interest.

Parapet Walls

Parapets are low protective walls along roof edges, important for safety and aesthetic boundary definition. **Parapet Condition**: Current roofing membrane is adhered up and over the back of the parapet wall, rolled directly over the brickwork – **a detail that has repeatedly failed**. **Damage Evidence**: Recurrent leaks and deterioration of masonry beneath the membrane due to UV exposure, ponding, and capillary action. **Incompatibility with Long-Term Preservation**: This method promotes trapped moisture and accelerates freeze-thaw damage in masonry joints.

CONSTRUCTION DETAILS AND RESTORATION TECHNIQUES



DETAILED BREAKDOWN OF WORK AT VALLEYS, RIDGES, AND PARAPETS

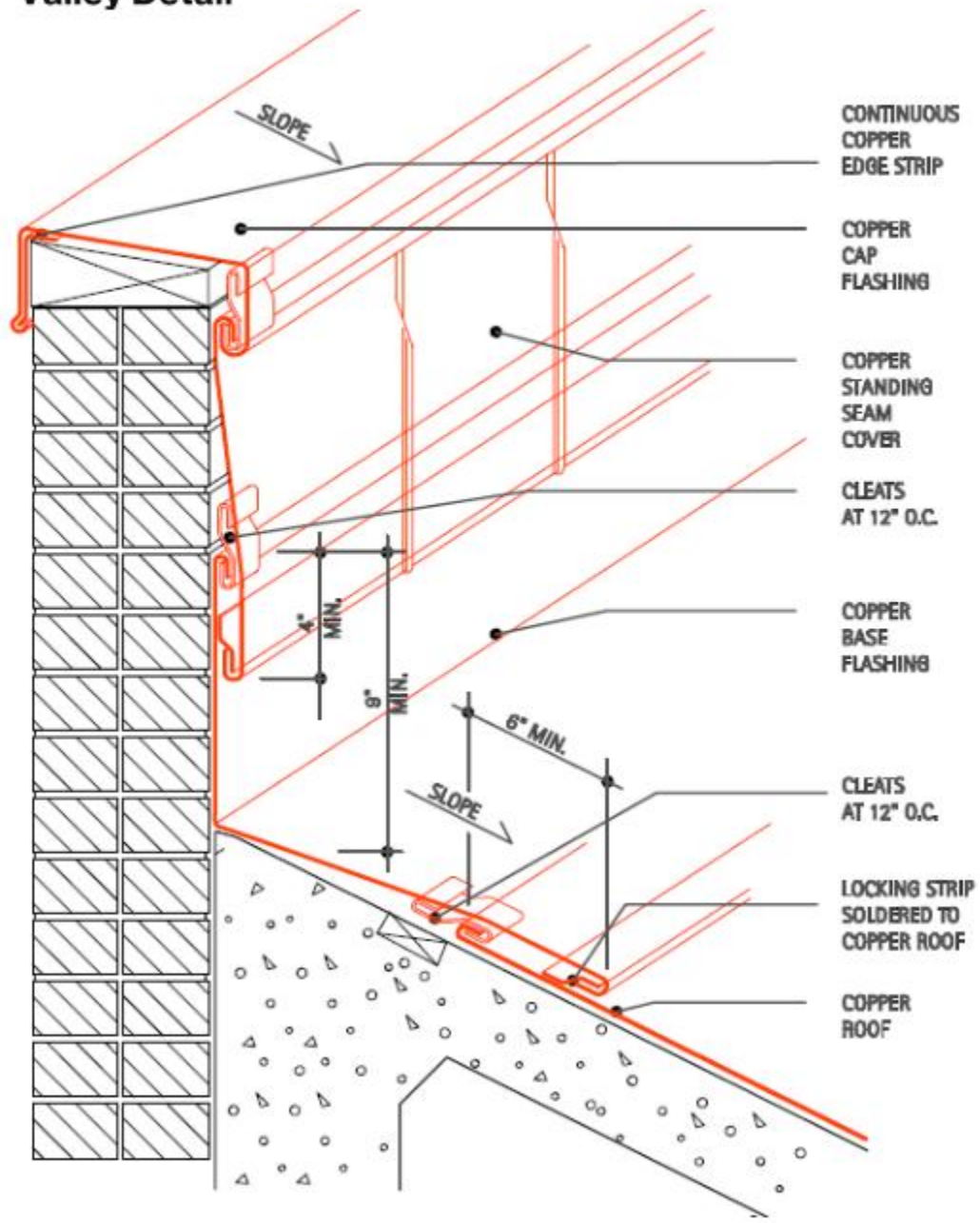
Valley Replacement – Detail # 1

Valleys are prone to leaks and need precise sealing and flashing to maintain roof integrity. On your roof you are going to install **copper valley flashings** to replace or upgrade the current valley condition. Fabricate all seams (where possible) in copper by soldering or by locked/folded seams (depending on configuration). Provide expansion allowance for thermal movement (copper expands and contracts significantly).

Copper valley flashings were commonly used in high-quality historic buildings (slate roofs, tile roofs) because of their durability and ability to form custom shapes. foxroofinginc.com+1It aligns with the VCC's ethos of using durable, historically-compatible materials that support preservation and long lifecycle.The proposed copper valley thus brings both functional improvement and historic material authenticity.

DETAILED BREAKDOWN OF WORK AT VALLEYS, RIDGES, AND PARAPETS

Valley Detail



DETAILED BREAKDOWN OF WORK AT VALLEYS, RIDGES, AND PARAPETS

Ridge Reuse – Detail # 2

We are going to reuse the existing clay ridge tiles rather than replace them entirely. This supports preservation by retaining as much original material as practical.Ridges are visible architectural features – preserving the original profile, finish and configuration supports historic character.The VCC guidelines emphasise retaining character-defining features; reuse is consistent with “repair in place where possible.”

**Detail will be the same as existing

DETAILED BREAKDOWN OF WORK AT VALLEYS, RIDGES, AND PARAPETS

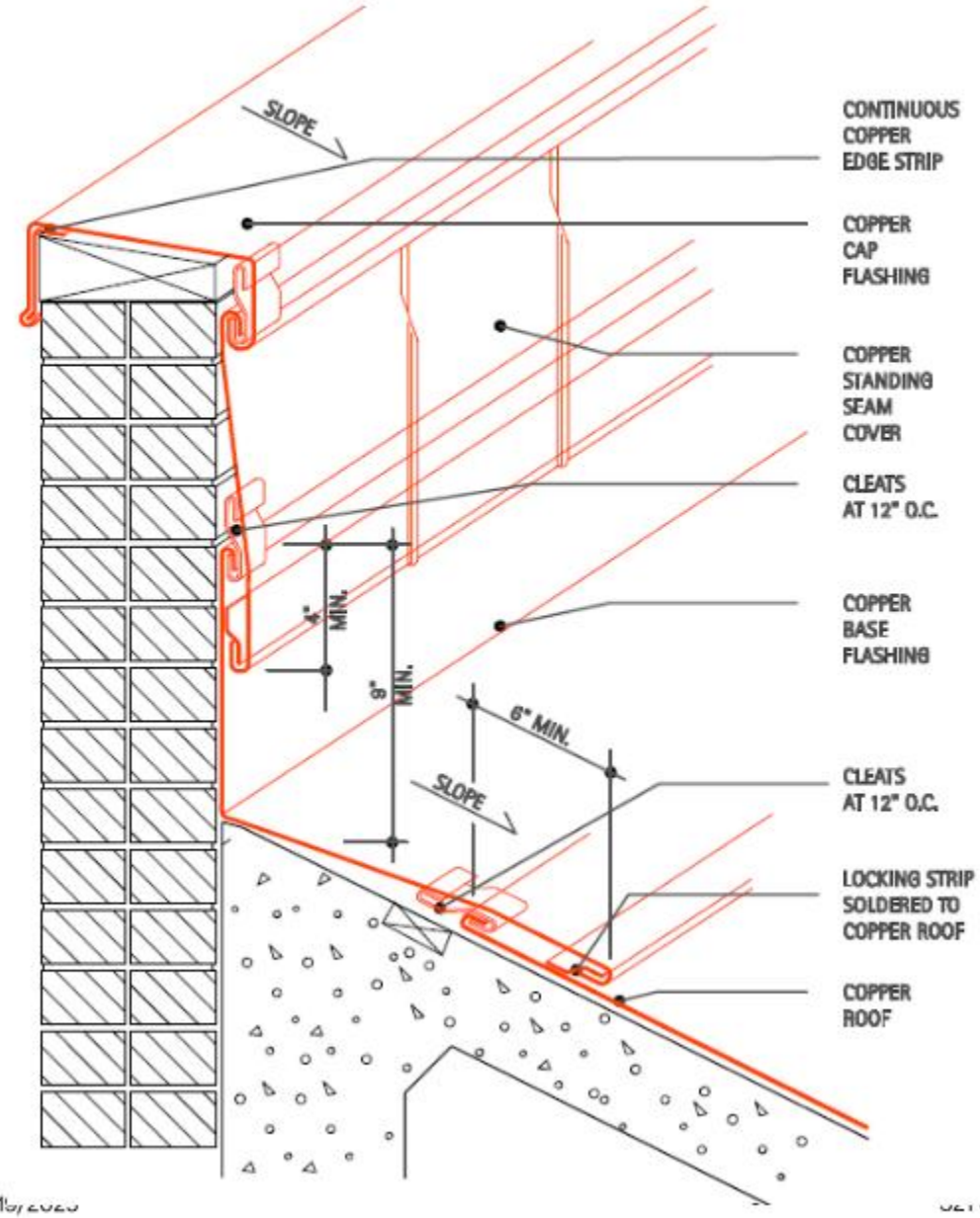
Parapets – Detail # 3

On the parapet walls we intend to install copper cladding/coping caps, replacing the existing membrane-wrapped detail. The current detail (membrane adhered up and rolled over the parapet) is functionally deficient: it allows UV exposure, edge deterioration of brickwork, water intrusion, and lacks a proper drip and cap flashing. The proposed copper coping will provide long-term weather protection, historic material compatibility, and improve the overall roof system's durability – which aligns with preservation goals and VCC guidelines on flashing/caps.

Coping serves one of the most critical functions for historic buildings: protecting parapet walls, preventing water intrusion, and preserving masonry below. Copper has a long history in historic architecture for flashing/coping due to durability and corrosion resistance. Because the existing detail is failing and not historically correct (membrane rolled over parapet), this proposed copper coping detail improves both preservation integrity and performance. This aligns with VCC guidelines which encourage historically appropriate materials and durable assemblies for roof edges and flashings.

DETAILED BREAKDOWN OF WORK AT VALLEYS, RIDGES, AND PARAPETS

Parapets



NEW VENTS DETAIL

INCORRECT VENTS

Vents – Detail # 4

Correct Vent Detail

NEW VENTS DETAIL

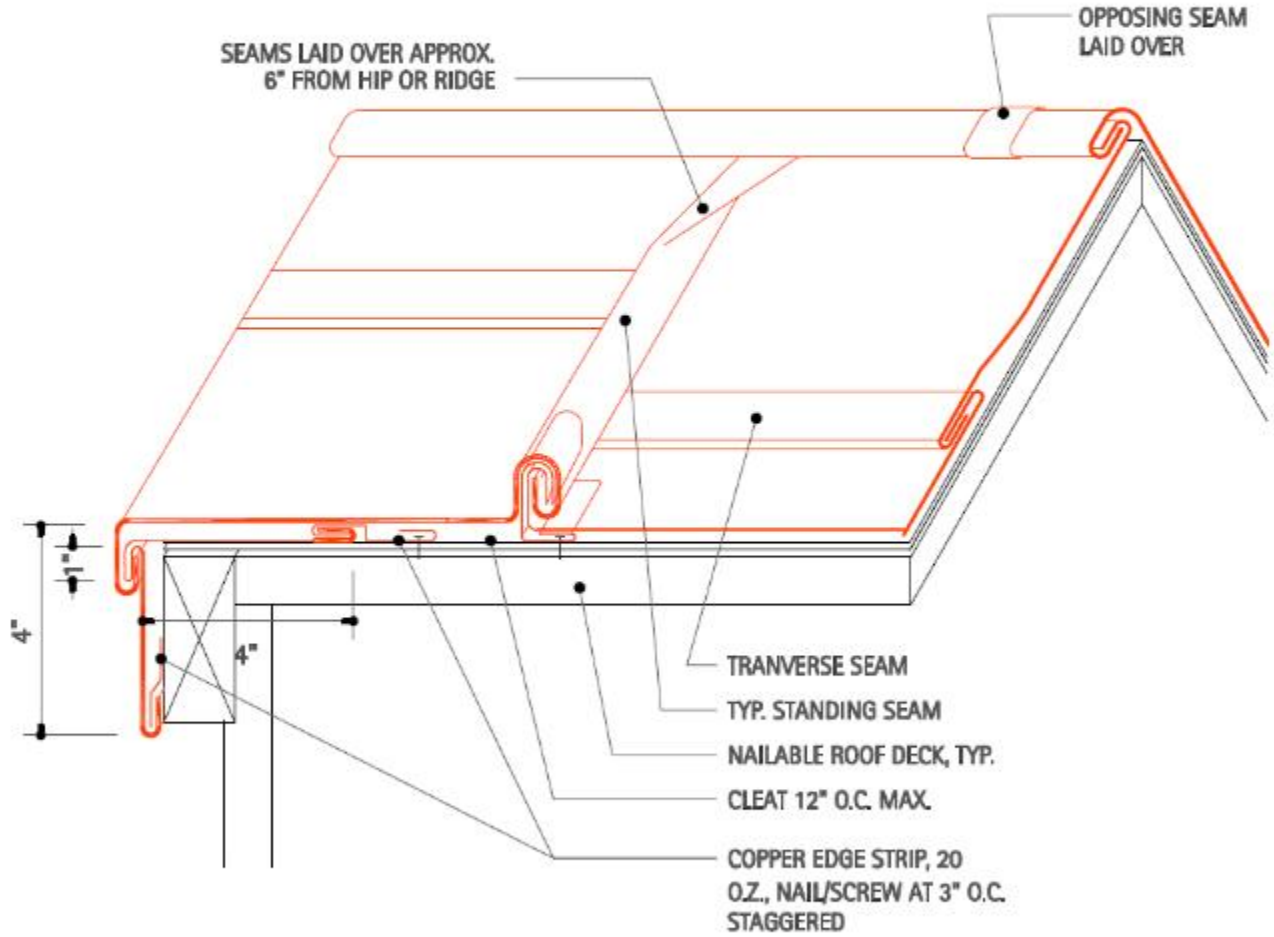
INCORRECT VENTS

Vents – Detail # 5

Correct Vent Detail

NEW COPPER ROOF PANELS

Copper Roofing – Detail # 6



TOP OF CHIMNEYS

Chimney Cap Detail

NEIGHBORING PROPERTY

FINISHED PRODUCT MOCK UP

CONCLUSION

Balancing Preservation and Repair

The project carefully integrates traditional preservation methods with modern repair techniques for effective restoration.

Collaboration and Documentation

Detailed documentation and working closely with the Commission ensure the building's legacy is respected and preserved.

Securing the Building’s Future

The restoration project not only honors history but also ensures the structural longevity and future usability of the building.

Vieux Carré Commission City of New Orleans 1300 Perdido Street, 7th Floor New Orleans, LA 70112

June 11, 2026

Attn: Erin B. Vogt, MArch — Principal Historic Preservation Building Plans Examiner

RE: Response to Staff Comments — Roof Restoration, 321 Chartres Street (Staff comments dated March 2, 2026)

Dear Ms. Vogt,

Thank you for your detailed review of our resubmittal for the above-referenced project. This letter responds to each item in your March 2, 2026 staff comments and provides the additional documentation requested, so that the application may return to the Architectural Committee for approval. We have prepared two approaches and will ultimately defer to the Committee; however, for the durability and preservation reasons set out below, we respectfully but strongly recommend Option A — copper coping caps throughout — as the option that best protects this building and the shared historic walls it has in common with its neighbors.

Proposed treatment of the parapets. The existing condition consists of a roofing membrane carried up the back of the parapet and turned over the top of the exposed brick, with a top-mounted termination bar. As staff has acknowledged, this detail is not best practice for moisture control, and it is actively admitting water into the top courses of the historic masonry. To allow the Committee to evaluate each wall individually, we have documented every parapet by height. The two approaches are:

- **Option A — Copper coping caps throughout (strongly recommended):** mechanically fastened, formed 16 oz. copper coping over the full parapet run, sealed with continuous soldered seams or appropriate cleats. Copper forms a continuous, durable cap that sheds water clear of the wall and fully covers the exposed top courses of brick, eliminating the moisture intrusion noted in the staff report. It is consistent with the copper used elsewhere on this roof and throughout the Quarter, and it patinas naturally over time to blend with the historic district.
- **Option B — Split treatment by height (alternative):** copper coping caps on the low front and rear parapets, with a traditional mortar cap and termination bar retained on the taller side (party) walls. This remains available if the Committee prefers it. We note, however, that mortar caps are more prone to cracking and water intrusion over time and provide less reliable long-term protection for the shared masonry below (see "Shared walls and adjacent-property protection," below).

Why we recommend Option A. Beyond its superior durability, the key benefit of copper coping throughout is preservation of the historic brick itself. A continuous metal cap is the most reliable way to keep water out of the top of a masonry parapet; the existing membrane and a traditional mortar cap both fail and admit water over time, deteriorating the very top courses of historic brick that staff has identified as at risk. Copper extends the service life of the wall, reduces long-term maintenance, and is fully reversible — it is mechanically fastened and can be removed in the future without damage to the masonry.

Documented parapet heights. The parapets were documented from rooftop photographs and fall into two clear groups. Heights are approximate, measured from the roof/gutter line at the base of the wall to the top of the parapet; a tape-measured confirmation can follow if the Committee requires it:

- Front (Chartres Street) — approximately 12 to 18 inches; not shared; low parapet.
- Rear (courtyard) — approximately 18 to 24 inches; not shared; low parapet.
- Left side (party wall) — approximately 36 to 42 inches; shared; tall wall.
- Right side (party wall) — approximately 30 to 40 inches; shared; tall wall.

Precedent photographs. We acknowledge the staff's note regarding the precedent images previously submitted. Those photographs were intended to show that copper coping is common in the Quarter, not to assert that the pictured conditions were permitted. Our request rests on the functional moisture-intrusion problem at this specific roof and on the height documentation above.

Shared walls and adjacent-property protection. The two side parapets are shared party walls with the neighboring properties; the front (Chartres Street) and rear (courtyard) parapets are not shared and lie wholly within the 321 Chartres property line. We recommend Option A precisely because the side walls are shared. A continuous copper coping cap fully protects the exposed top courses of the shared historic brick from water infiltration, UV, and freeze-thaw cycling — protecting not only this building but the neighboring owners' side of the same wall. The current membrane detail, and a traditional mortar cap alike, deteriorate and admit water into the shared masonry over time; copper is the most durable, lowest-maintenance way to keep water out of a wall on which two owners depend. We recognize that installing copper caps on the shared walls requires the neighboring owners' consent and permits, and public notice to the adjacent properties. We will coordinate with the neighboring owners and support that process, and we believe they will welcome a solution that also preserves their portion of the wall. Should the Committee or the neighbors prefer that no metal be placed on the shared walls, Option B remains available as described above.

Chimneys. For the chimneys currently encapsulated in membrane, we propose to remove the membrane and install a formed copper cap at the top, leaving the masonry shaft exposed. To confirm the staff's question directly: the masonry will remain exposed; only the top of the chimney receives the copper cap, as shown in the rendering.

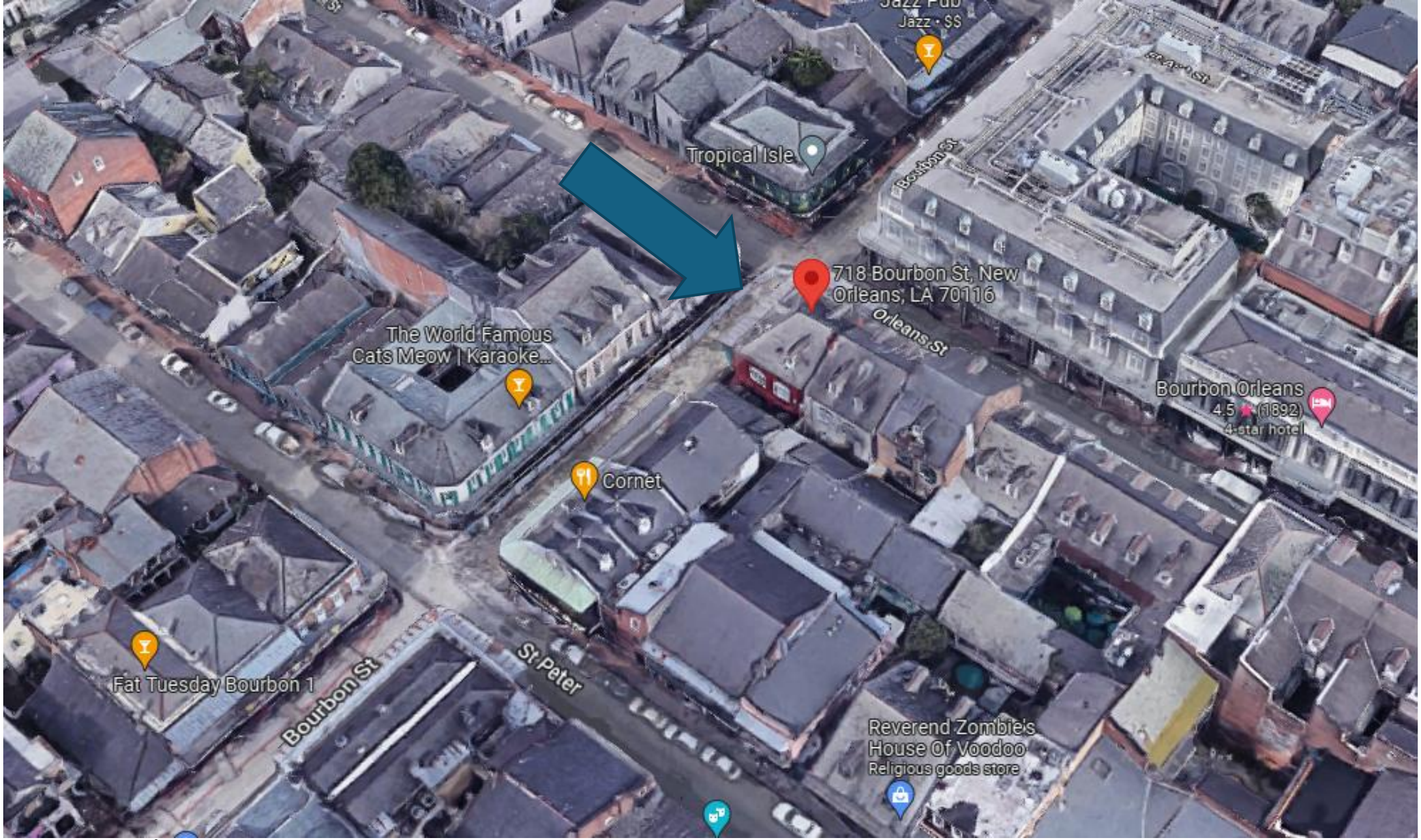
Thank you for your consideration and for your continued efforts to preserve the historic fabric of the Vieux Carré.

Respectfully,

Clifford Brown WEBCO Services LLC 200 Canal Street, Metairie, LA 70005

504-882-9959 (office) www.webcobuilt.com

718 Bourbon



718-20 Bourbon

VCC Architectural Committee

July 14, 2026

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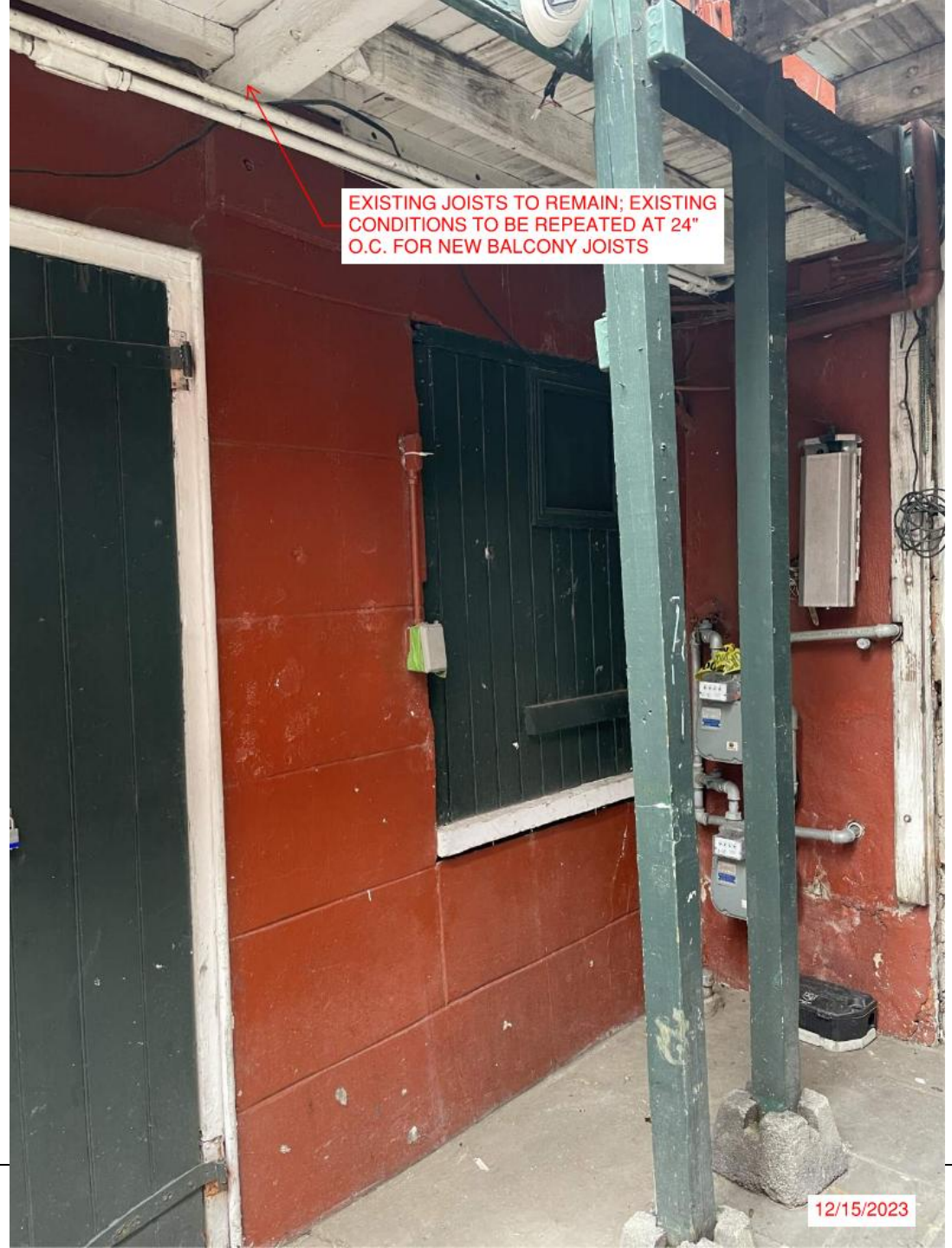

EXISTING JOISTS TO REMAIN; EXISTING CONDITIONS TO BE REPEATED AT 24" O.C. FOR NEW BALCONY JOISTS
12/15/2023

EXISTING JOISTS TO REMAIN; EXISTING CONDITIONS TO BE REPEATED AT 24" O.C. FOR NEW BALCONY JOISTS
DANGER
DO NOT ENTER
BEWARE
OF
LOBSTER
12/15/2023

718-20 Bourbon

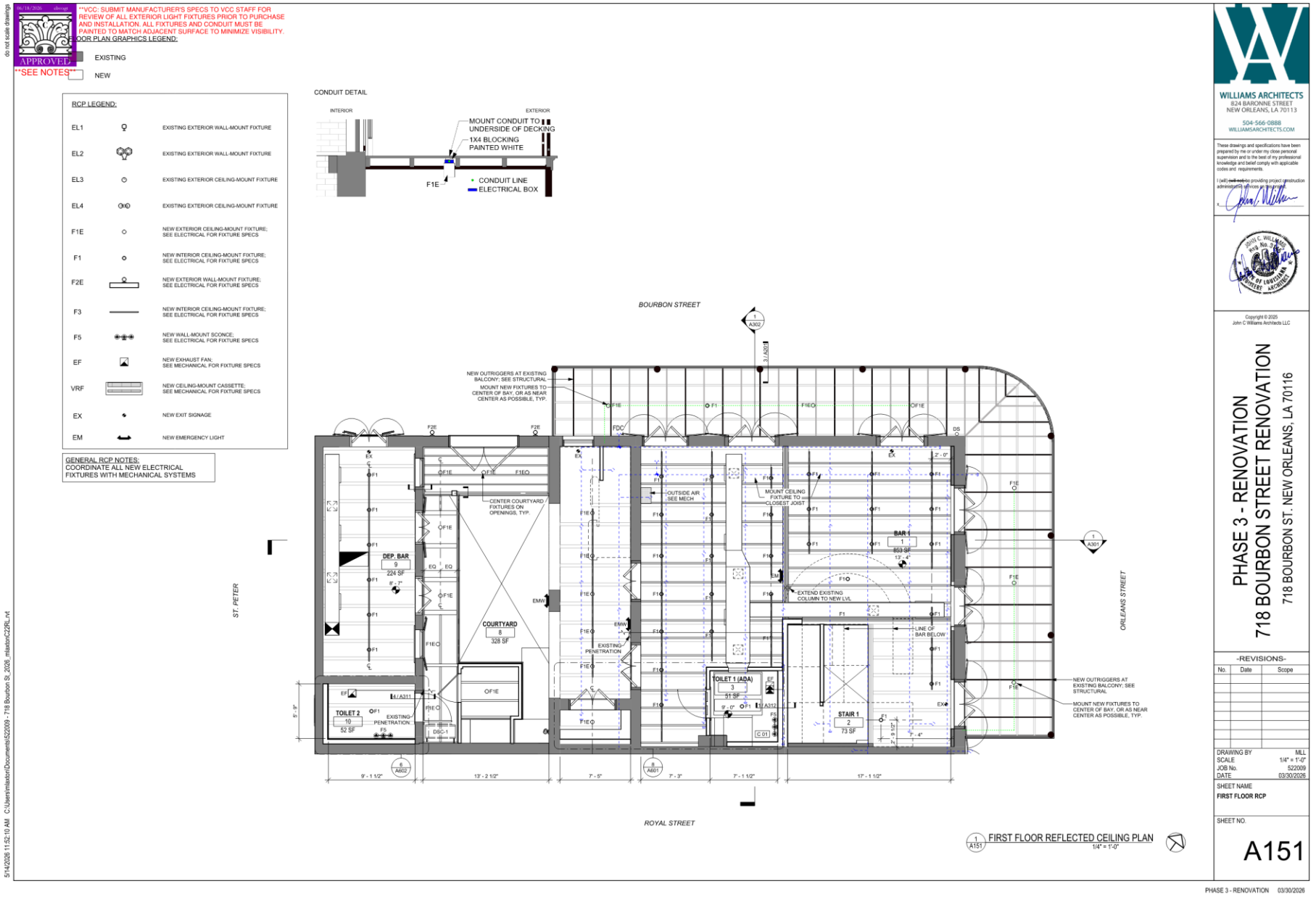
VCC Architectural Committee

July 14, 2026

718-20 Bourbon

VCC Architectural Committee

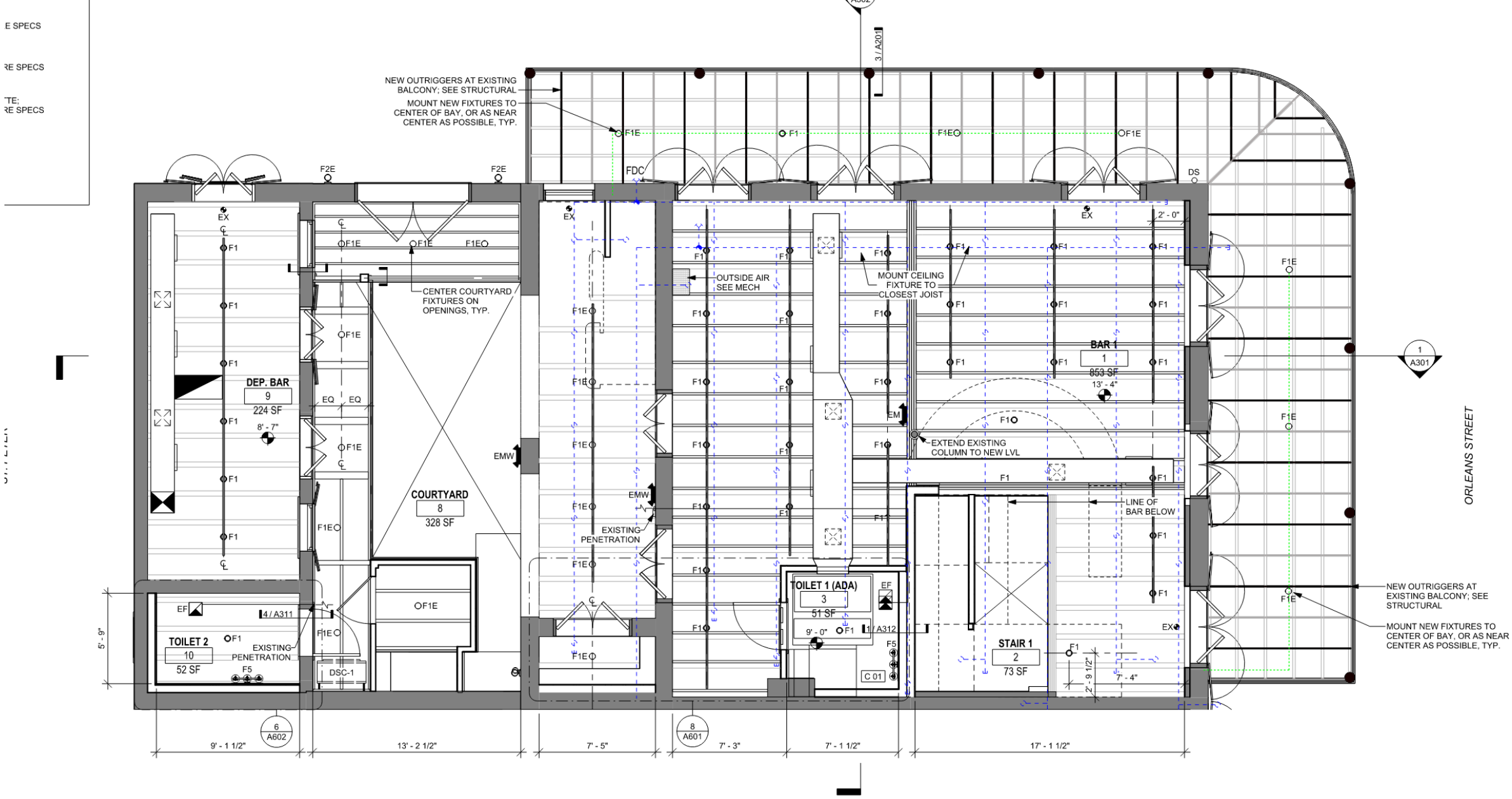
July 14, 2026



718-20 Bourbon – approved RCP

VCC Architectural Committee

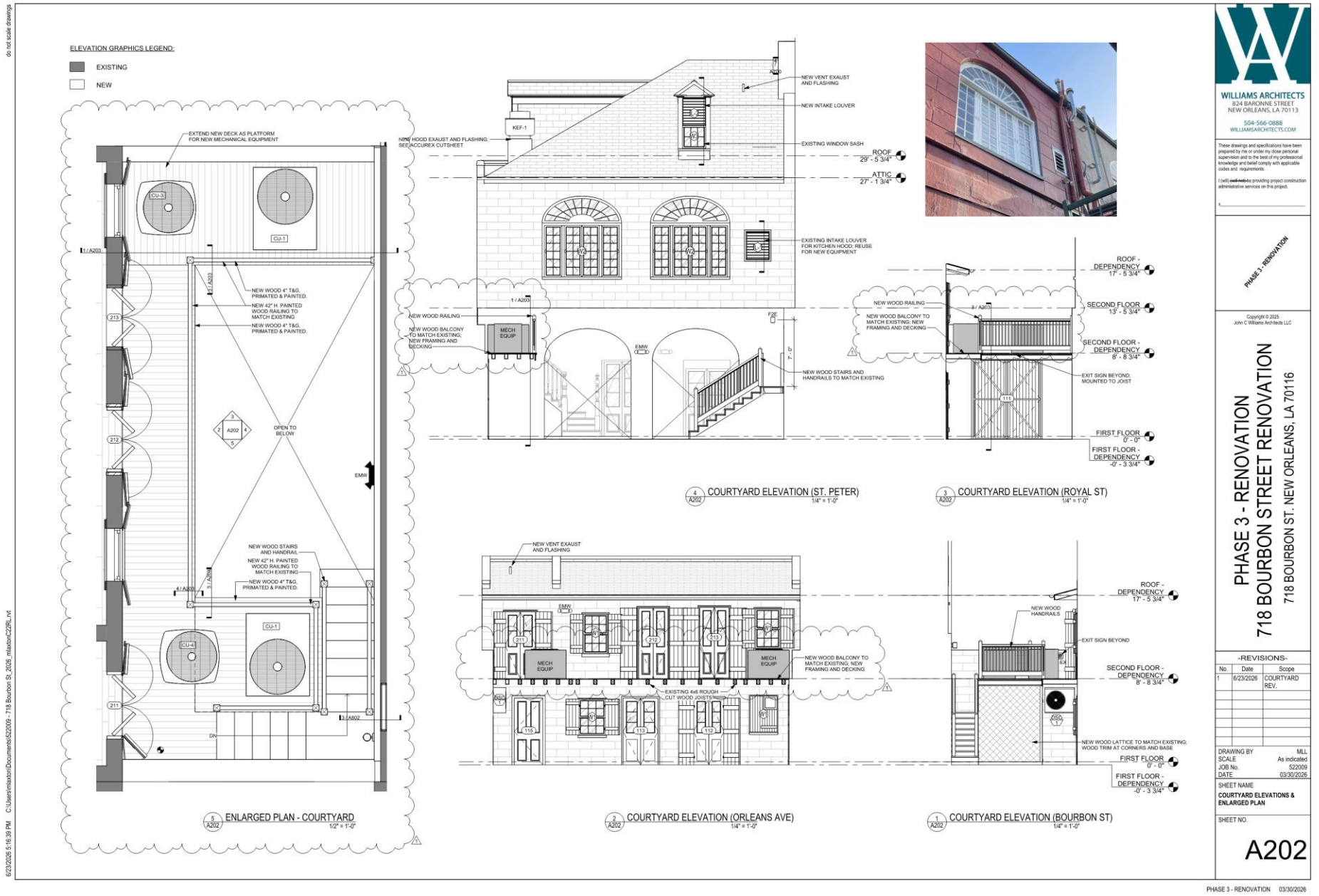
July 14, 2026



718-20 Bourbon – approved RCP

VCC Architectural Committee

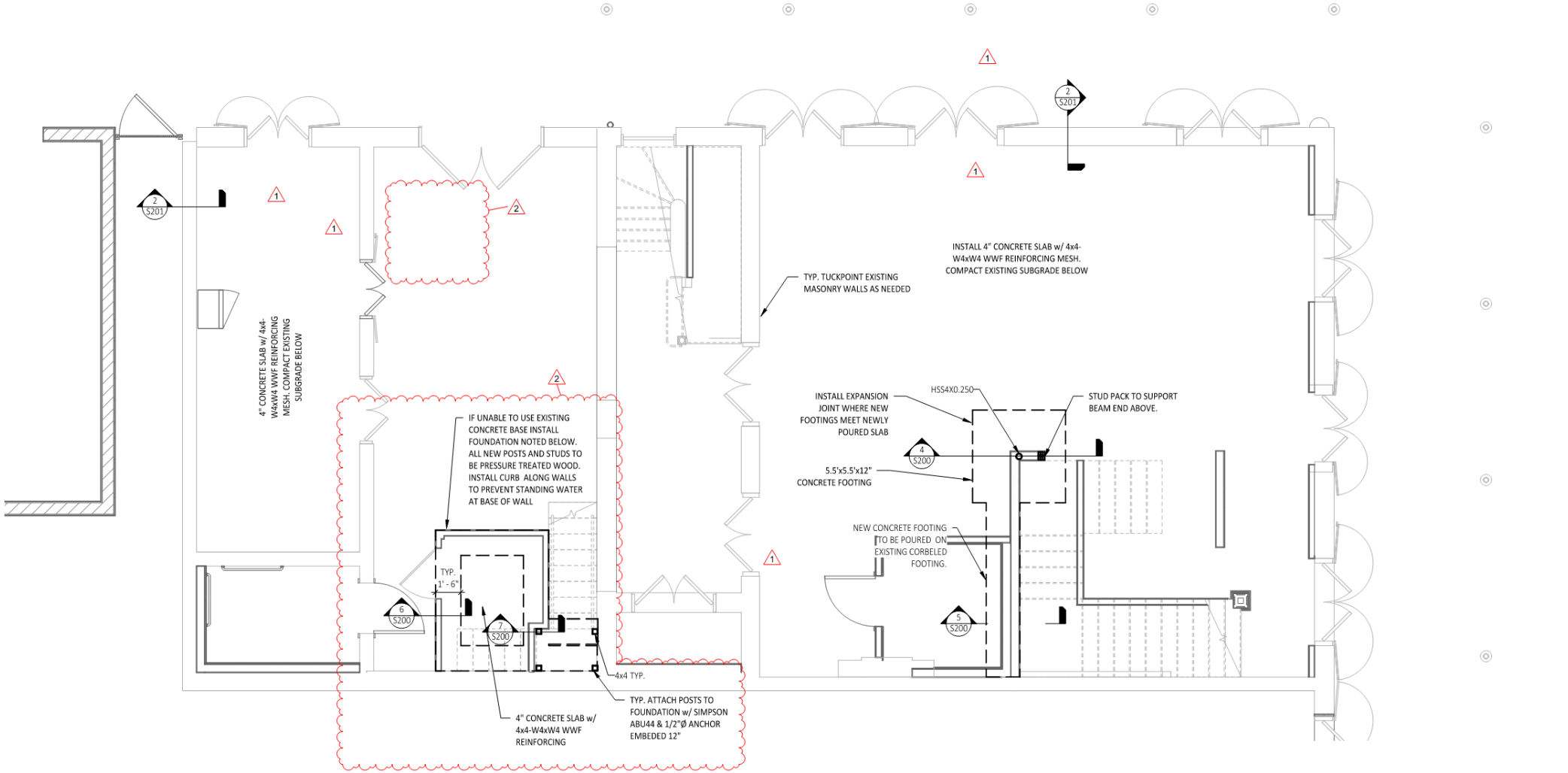
July 14, 2026



718-20 Bourbon

VCC Architectural Committee

July 14, 2026

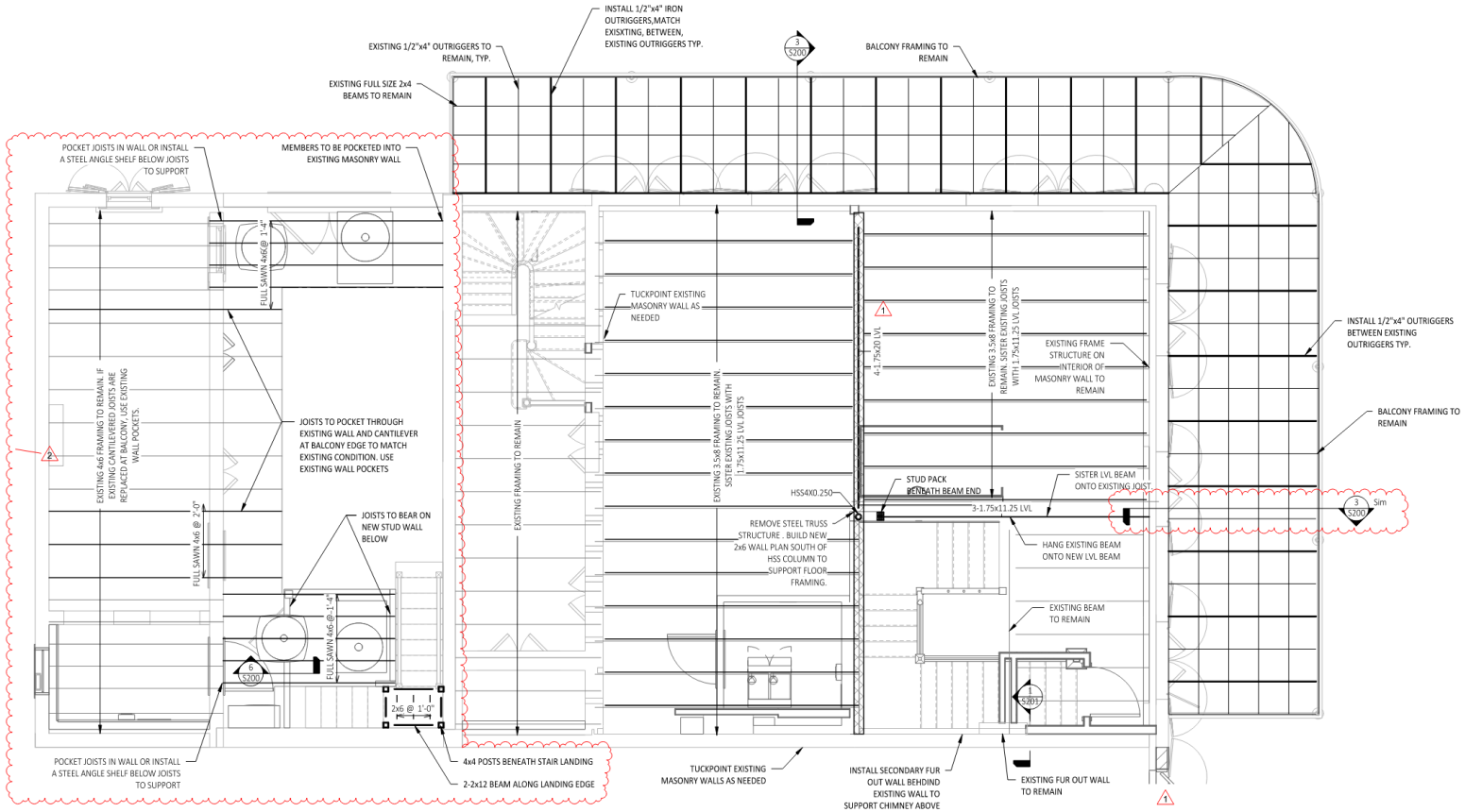


1 S100 FOUNDATION PLAN
1/4" = 1'-0"

718-20 Bourbon

VCC Architectural Committee

July 14, 2026



1 S101 SECOND FLOOR FRAMING PLAN
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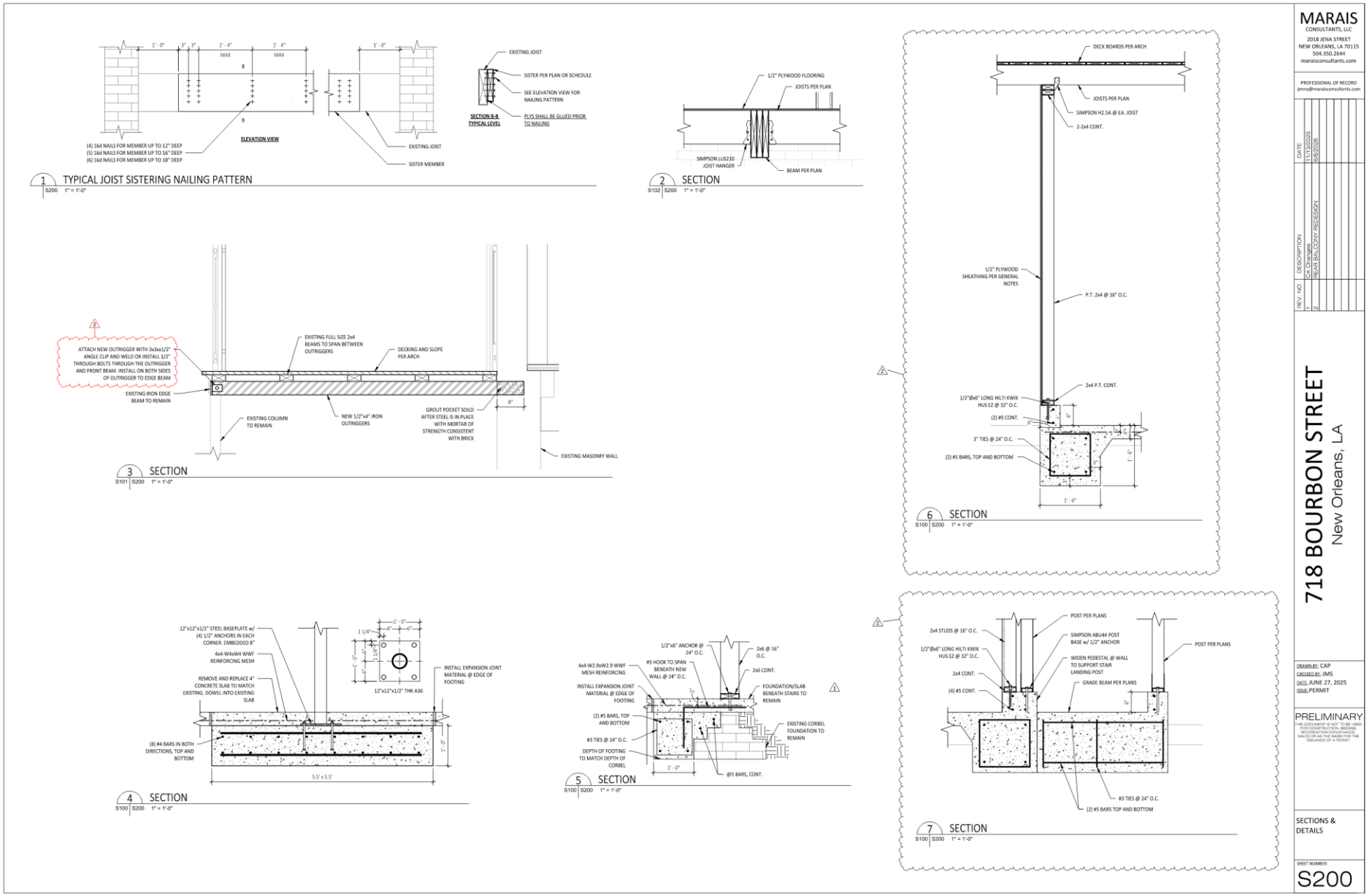
718-20 Bourbon

VCC Architectural Committee

July 14, 2026



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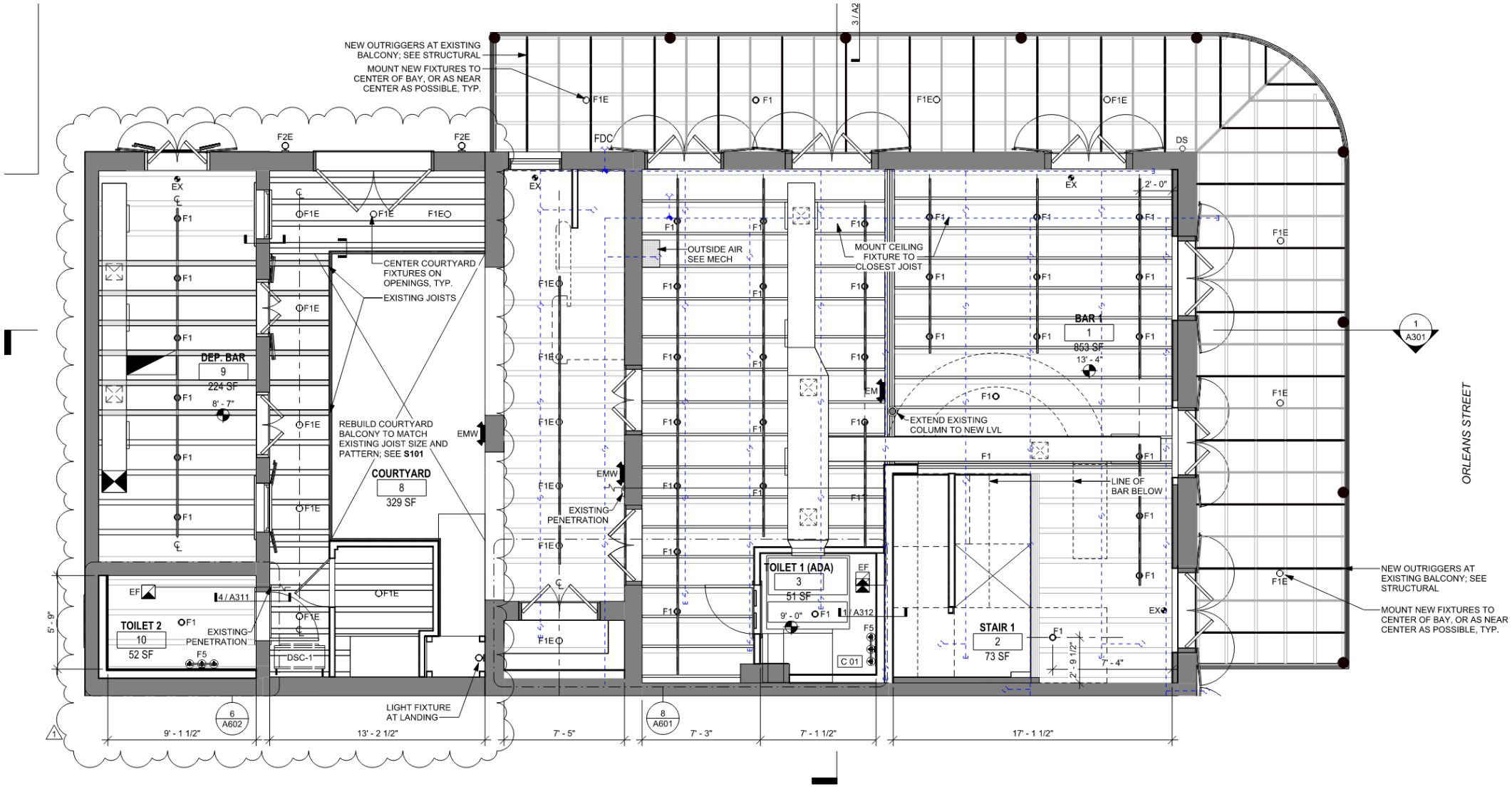

1 A151 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

718-20 Bourbon

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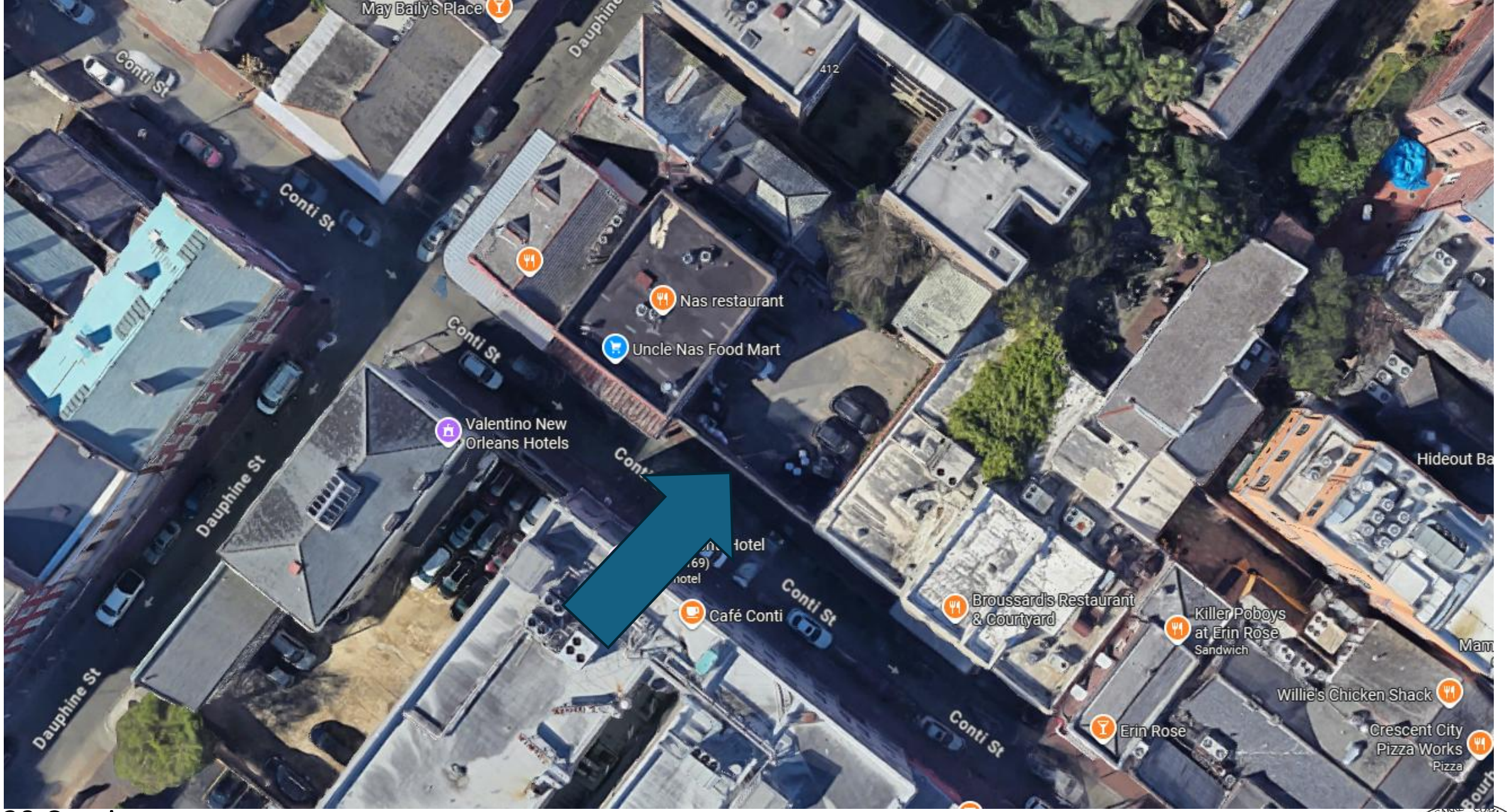
July 14, 2026

829 Conti



829 Conti

VCC Architectural Committee

July 14, 2026

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VCC Architectural Committee

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VCC Architectural Committee

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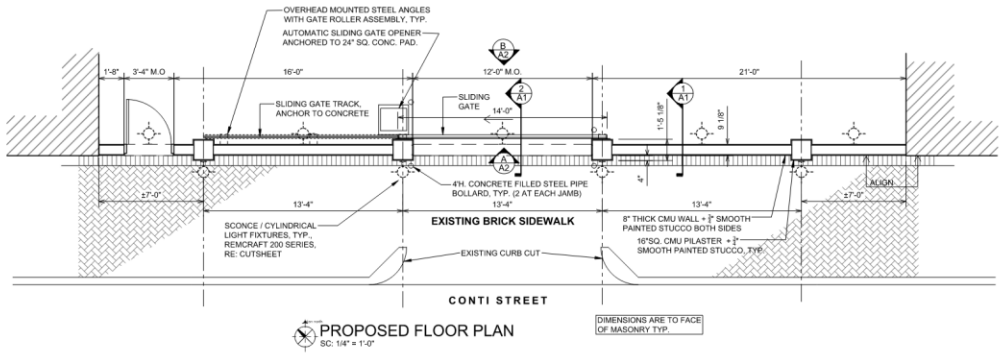
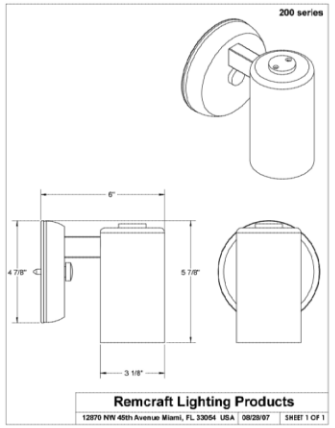
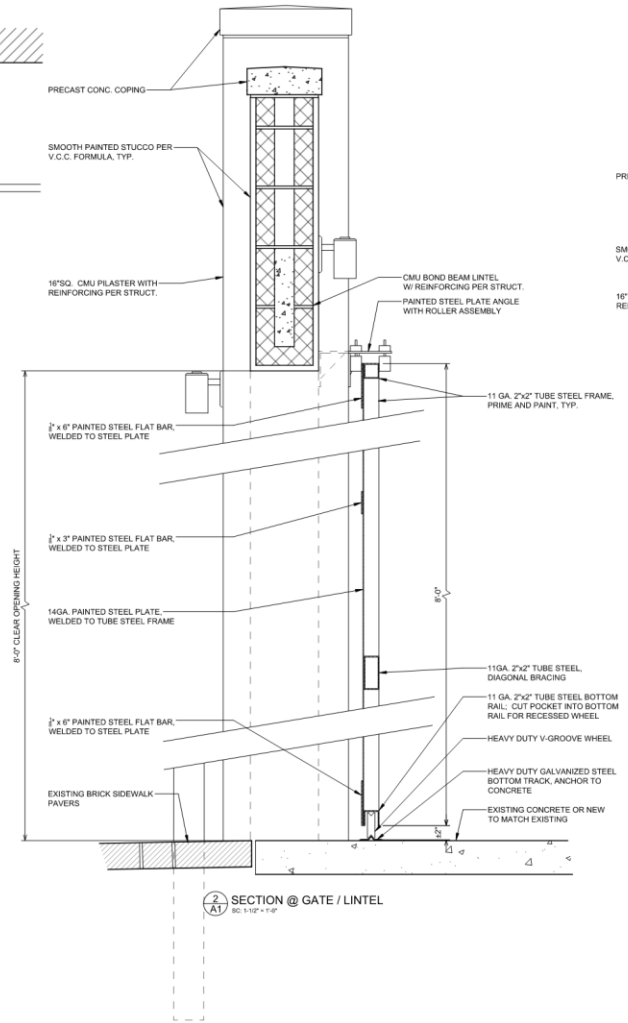
July 14, 2026



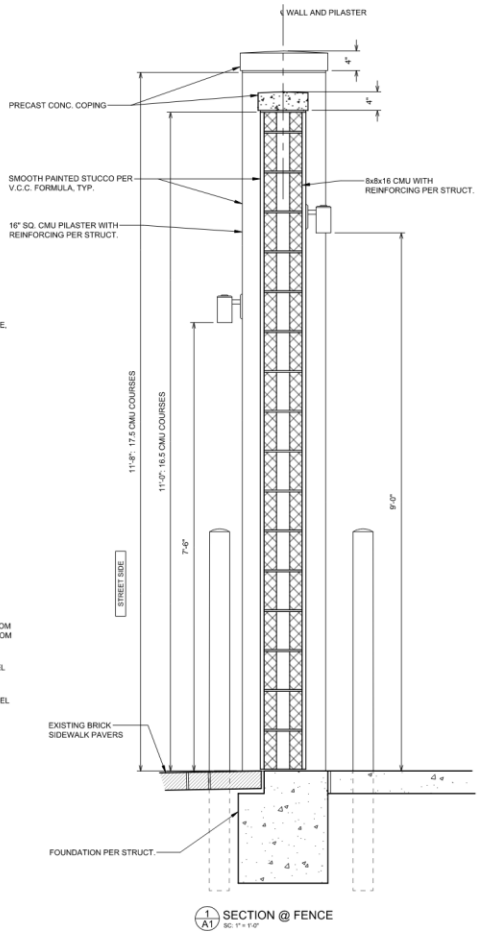
PROPOSED FLOOR PLAN
SC: 1/4" = 1'-0"



LIGHTING CUTSHEET



2/A1 SECTION @ GATE / LINTEL
SC: 1-1/2" = 1'-0"



1/A1 SECTION @ FENCE
SC: 1" = 1'-0"

Exterior Wall Replacement
829 Conti Street
New Orleans, Louisiana 70116

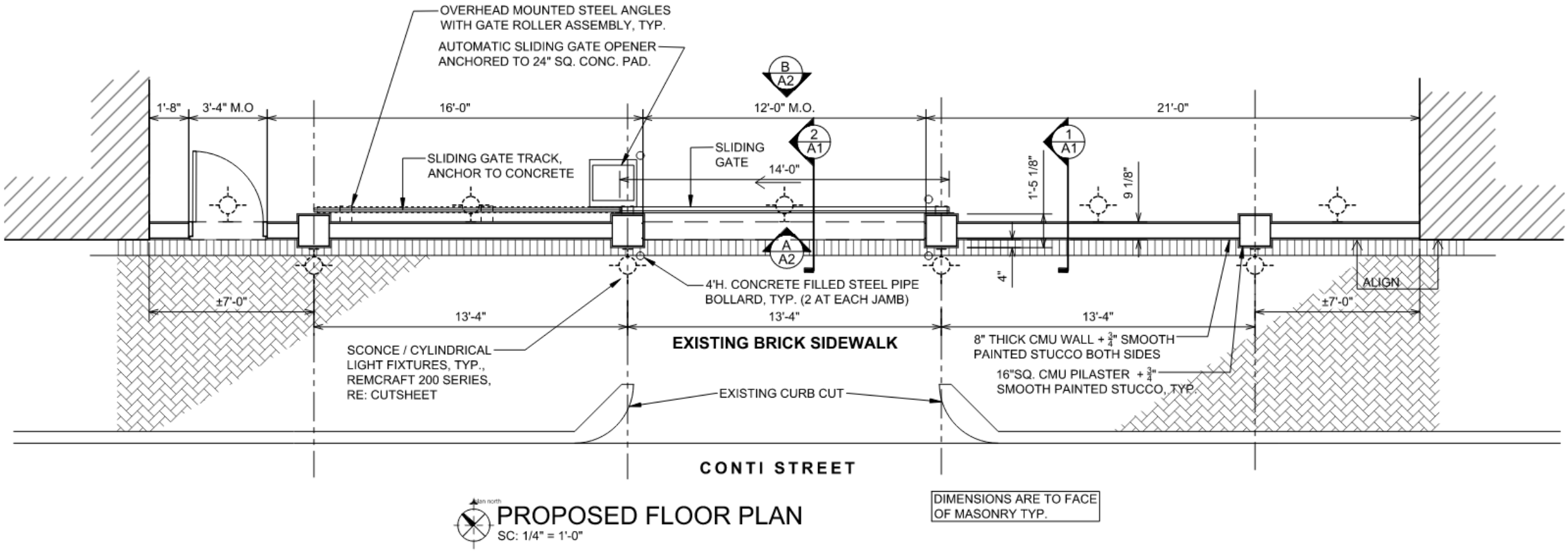
LKHarmon Architects
A Professional Architectural Corporation
6238 Argonne Boulevard
New Orleans Louisiana 70124
504.486.5870 harmon@lkharmonarchitects.com

A1
LKH #1826
ARCH expand D (24.00 x 36.00 Inches)

829 Conti

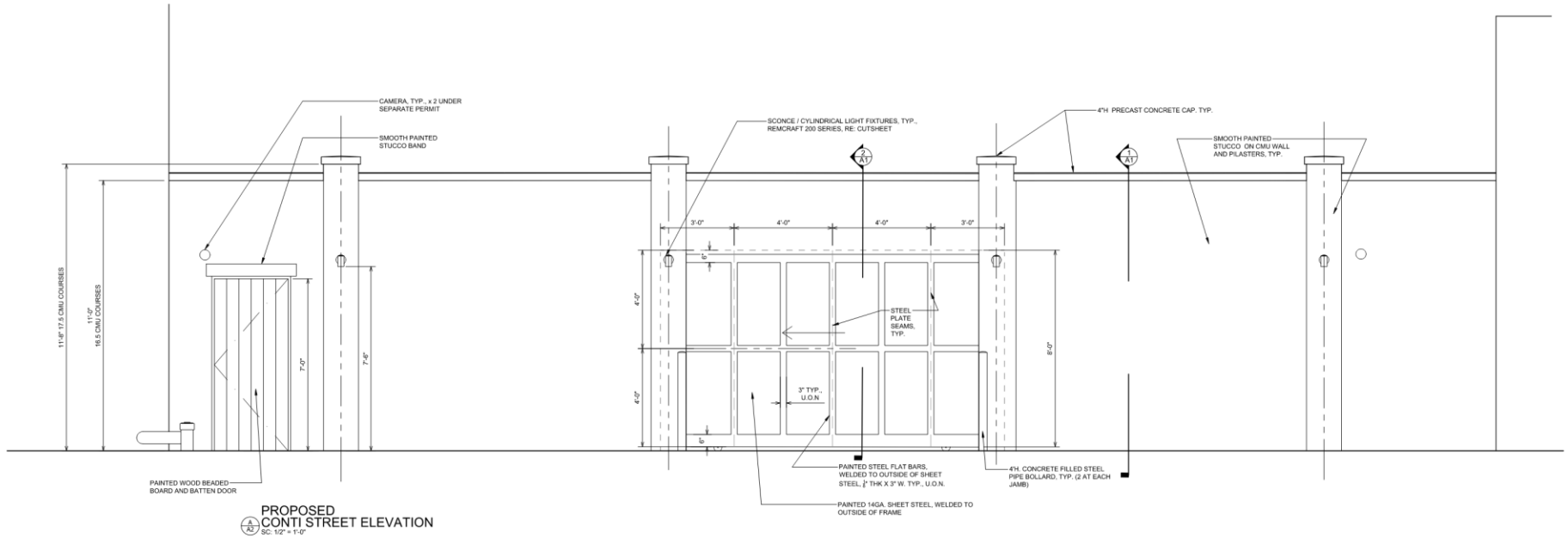
VCC Architectural Committee

July 14, 2026

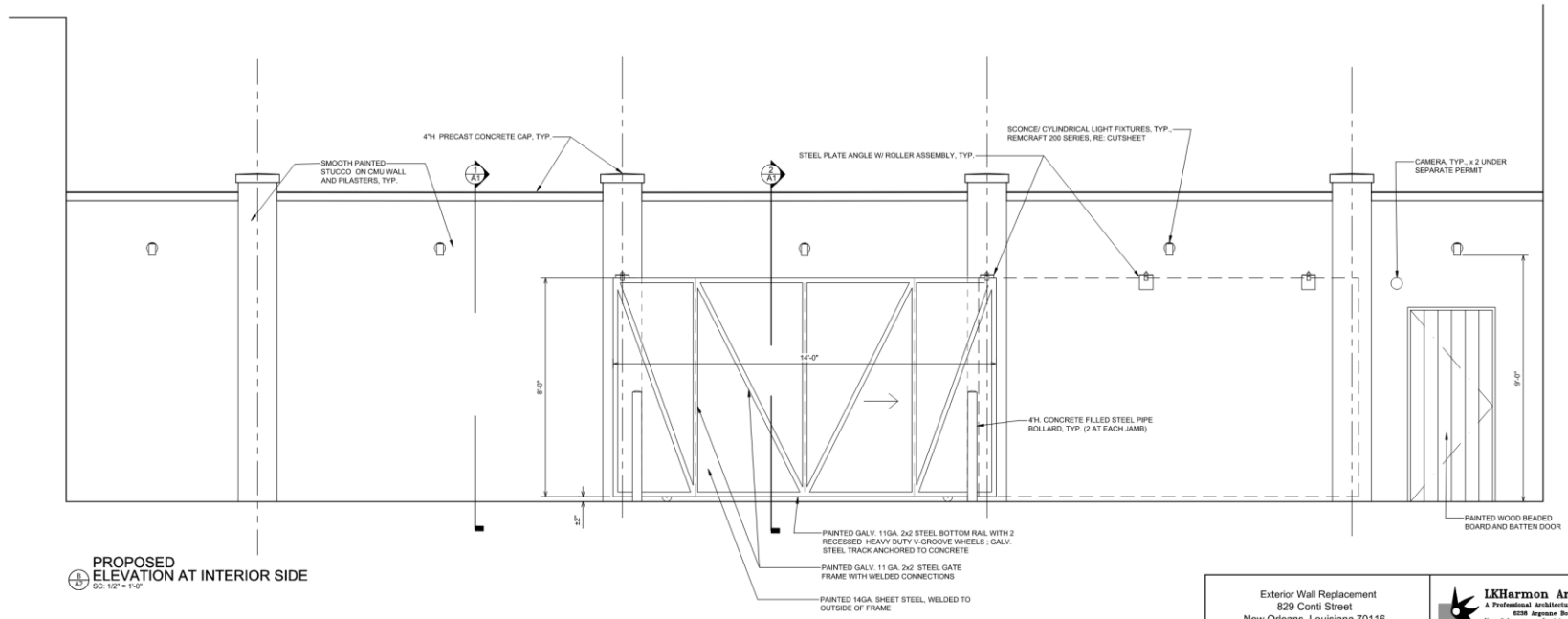


PROPOSED FLOOR PLAN
SC: 1/4" = 1'-0"

DIMENSIONS ARE TO FACE OF MASONRY TYP.



PROPOSED
CONTI STREET ELEVATION
SC: 1/2" = 1'-0"



PROPOSED
ELEVATION AT INTERIOR SIDE
SC: 1/2" = 1'-0"

Exterior Wall Replacement
829 Conti Street
New Orleans, Louisiana 70116

LKHarmon Architects
A Professional Architectural Corporation
6238 Argonne Boulevard
New Orleans Louisiana 70124
504.485.5870 harmon@lkharmonarchitects.com

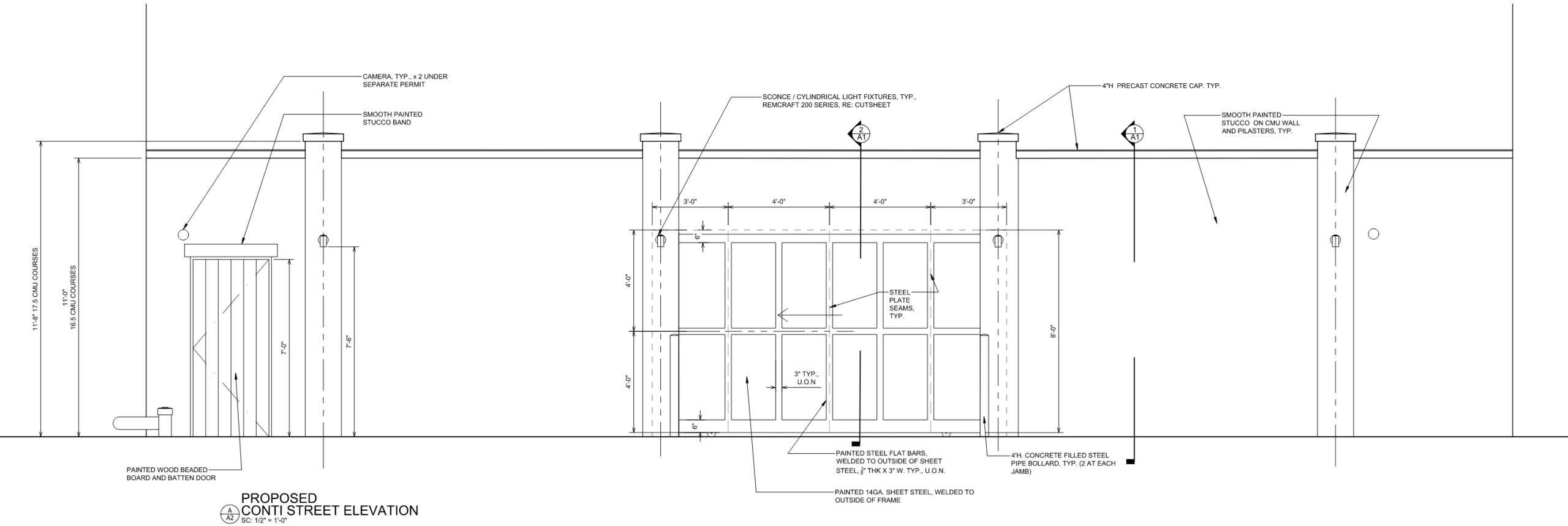
A2
LKH #1826

ARCH expand D (24.00 x 36.00 Inches)

829 Conti

VCC Architectural Committee

July 14, 2026



PROPOSED
A2 CONTI STREET ELEVATION
SC: 1/2" = 1'-0"

829 Conti

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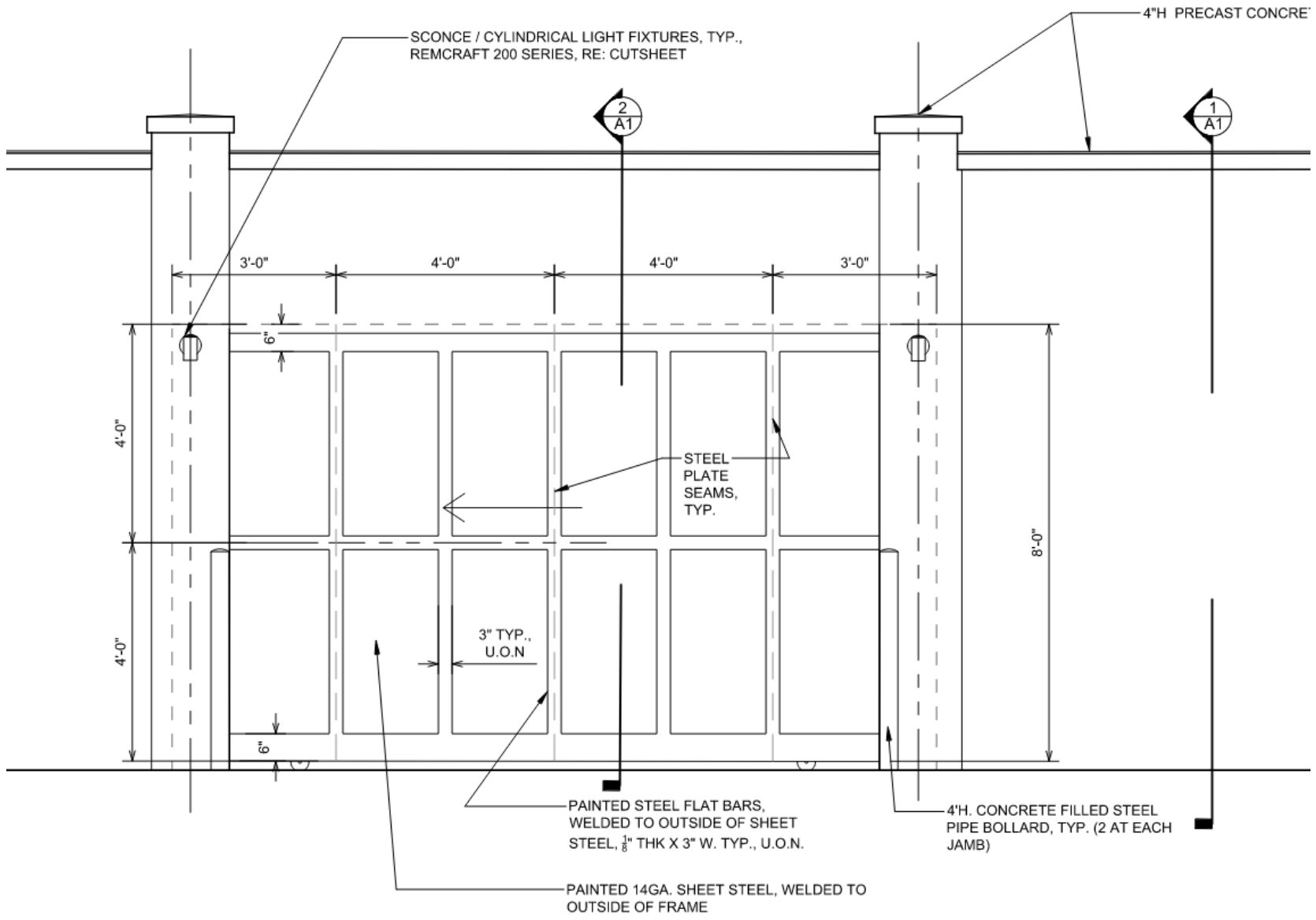
July 14, 2026



829 Conti

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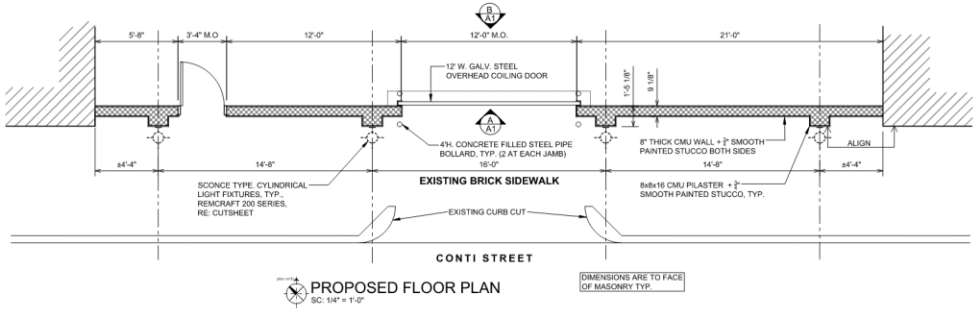
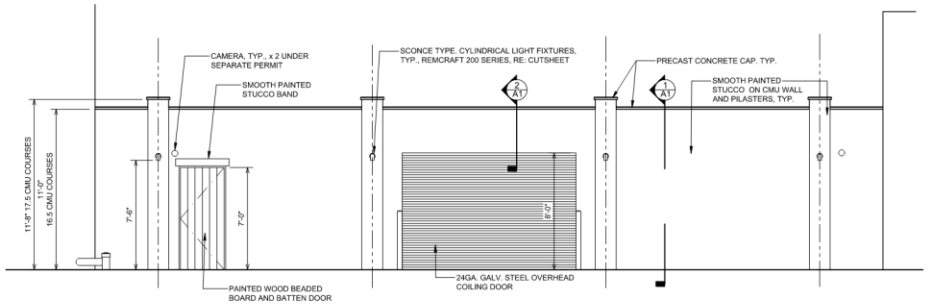
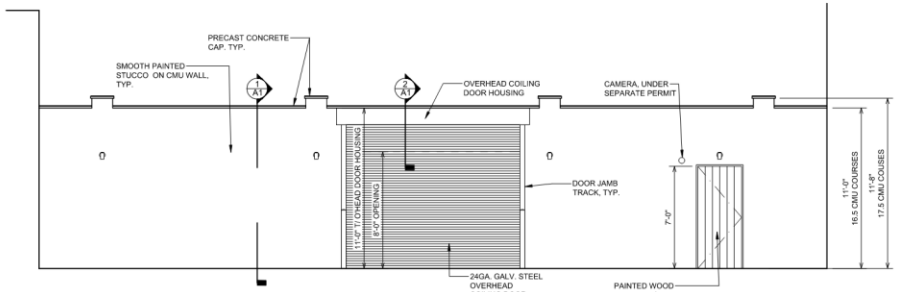


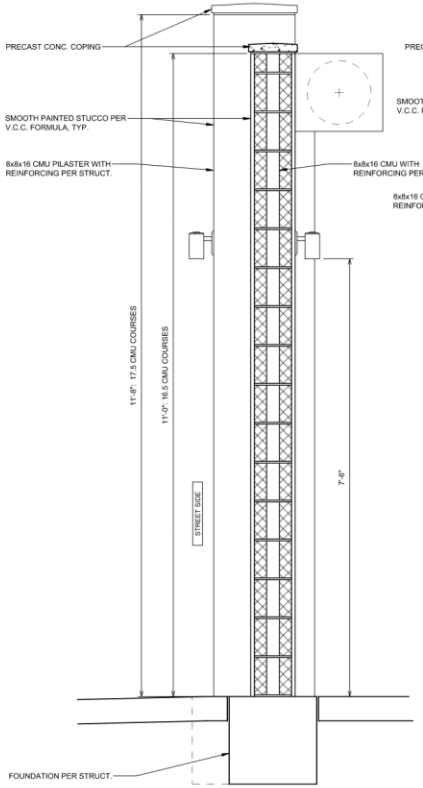
PROPOSED FLOOR PLAN
SC: 1/4" = 1'-0"



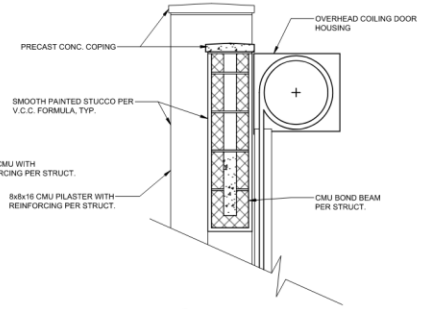
PROPOSED
CONTI STREET ELEVATION
SC: 1/4" = 1'-0"



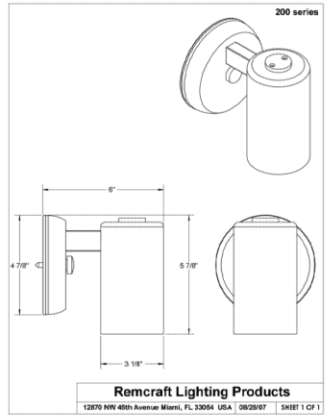
PROPOSED
ELEVATION AT INTERIOR SIDE
SC: 1/4" = 1'-0"



PROPOSED SECTION
SC: 1" = 1'-0"



HEAD DETAIL
SC: 1" = 1'-0"



LIGHTING CUTSHEET

Exterior Wall Replacement 829 Conti Street New Orleans, Louisiana 70116	LKHarmon Architects A Professional Architectural Corporation 6236 Argonne Boulevard New Orleans Louisiana 70124 504.486.5870 harmon@lkharmonarchitects.com	4.14.2026 V.C.C. APPL 5.22.2026 V.C.C. APPL	A1 LKH #1826

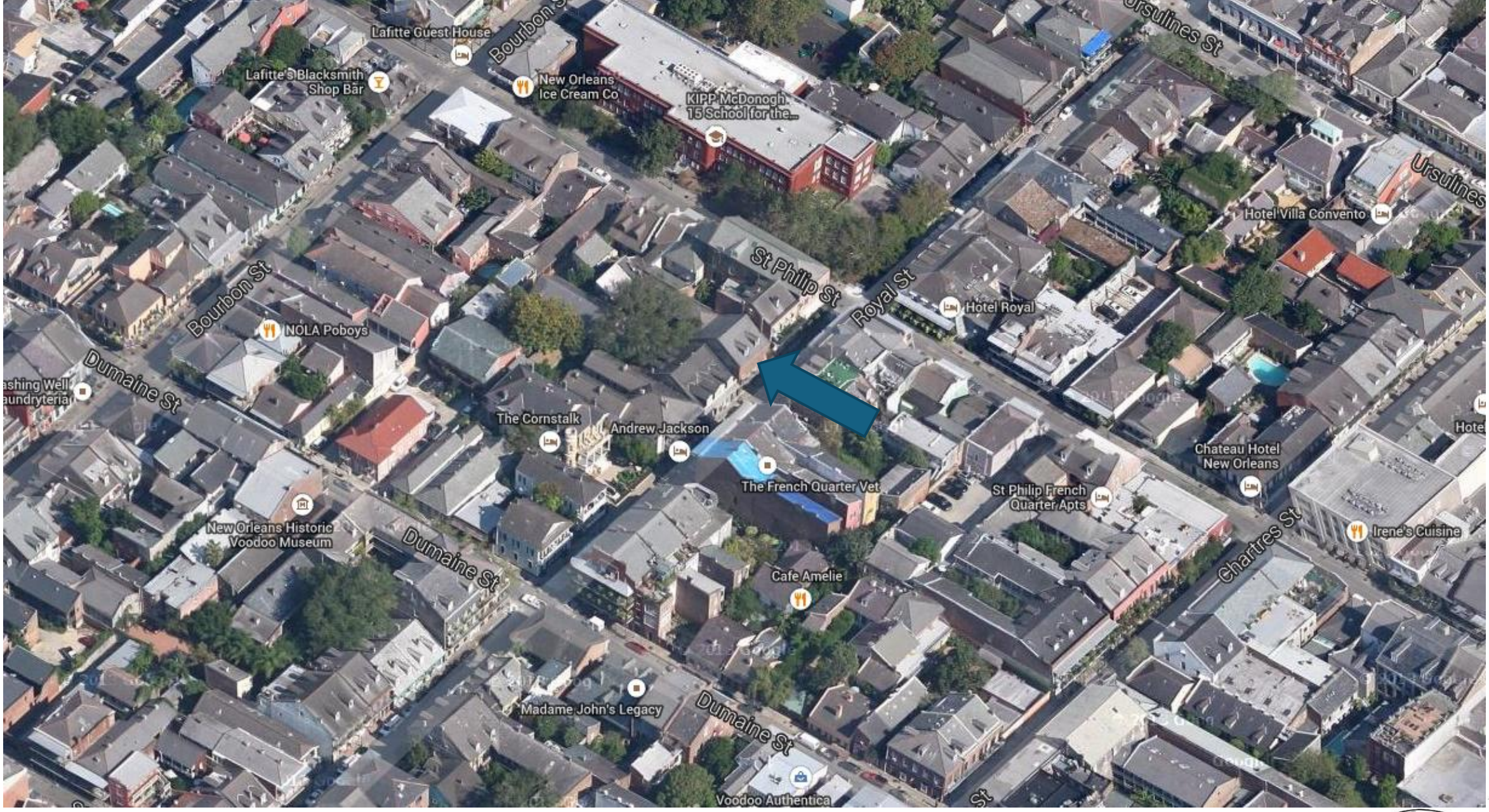
829 Conti – Previous Proposal

VCC Architectural Committee

July 14, 2026

New Business

931 Royal



931 Royal

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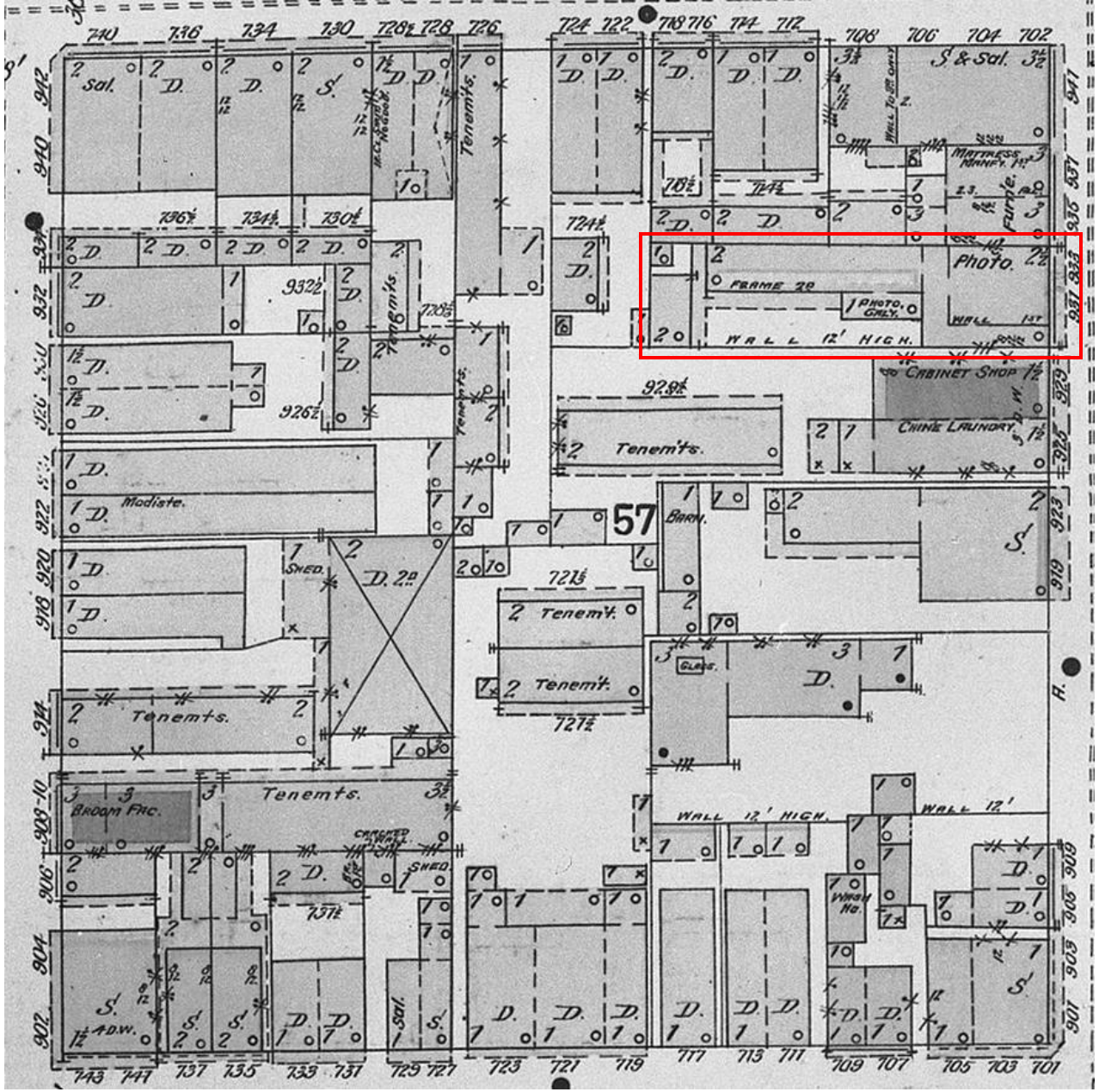
July 14, 2026



931 Royal

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July 14, 2026

931 Royal

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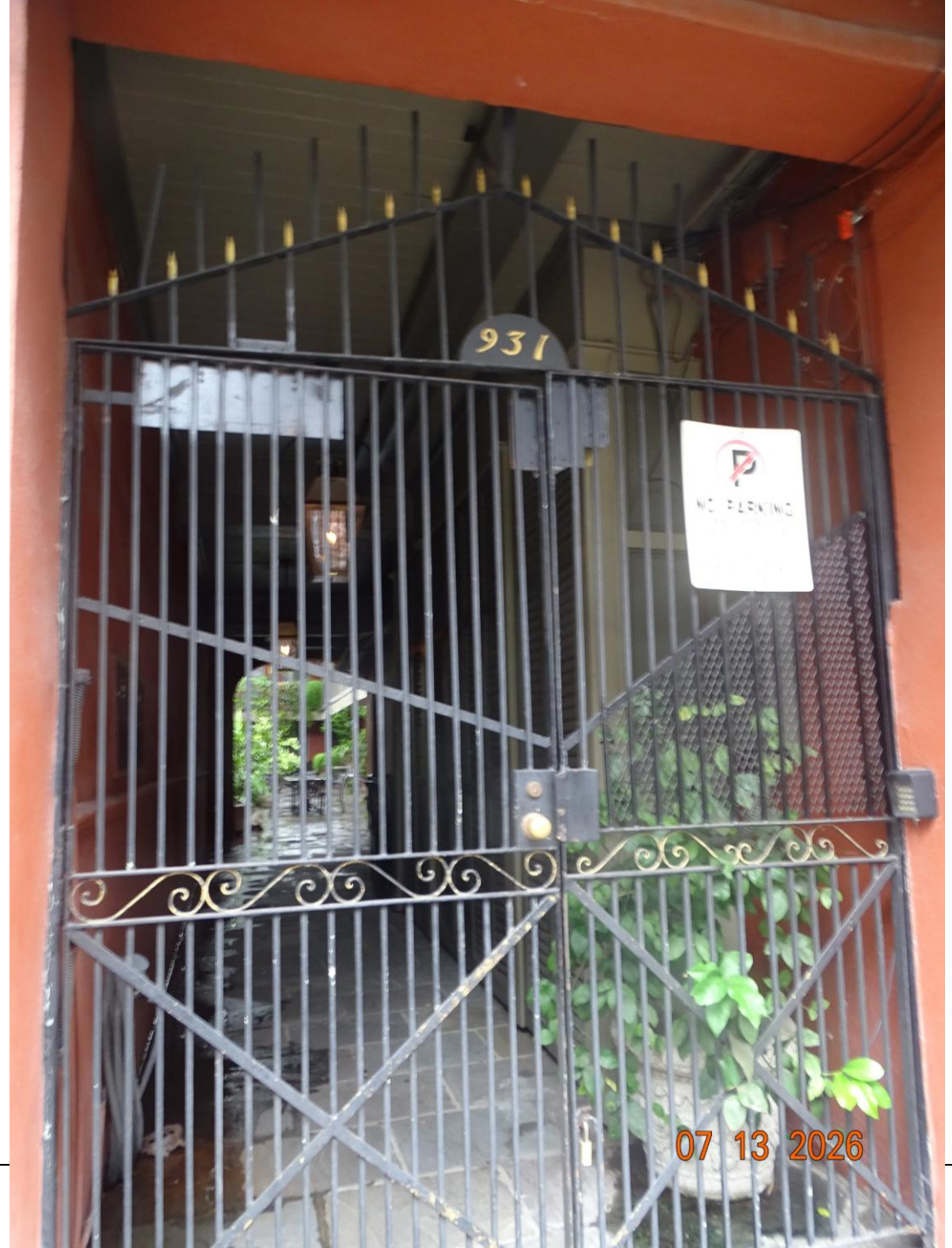
July 14, 2026



931 Royal

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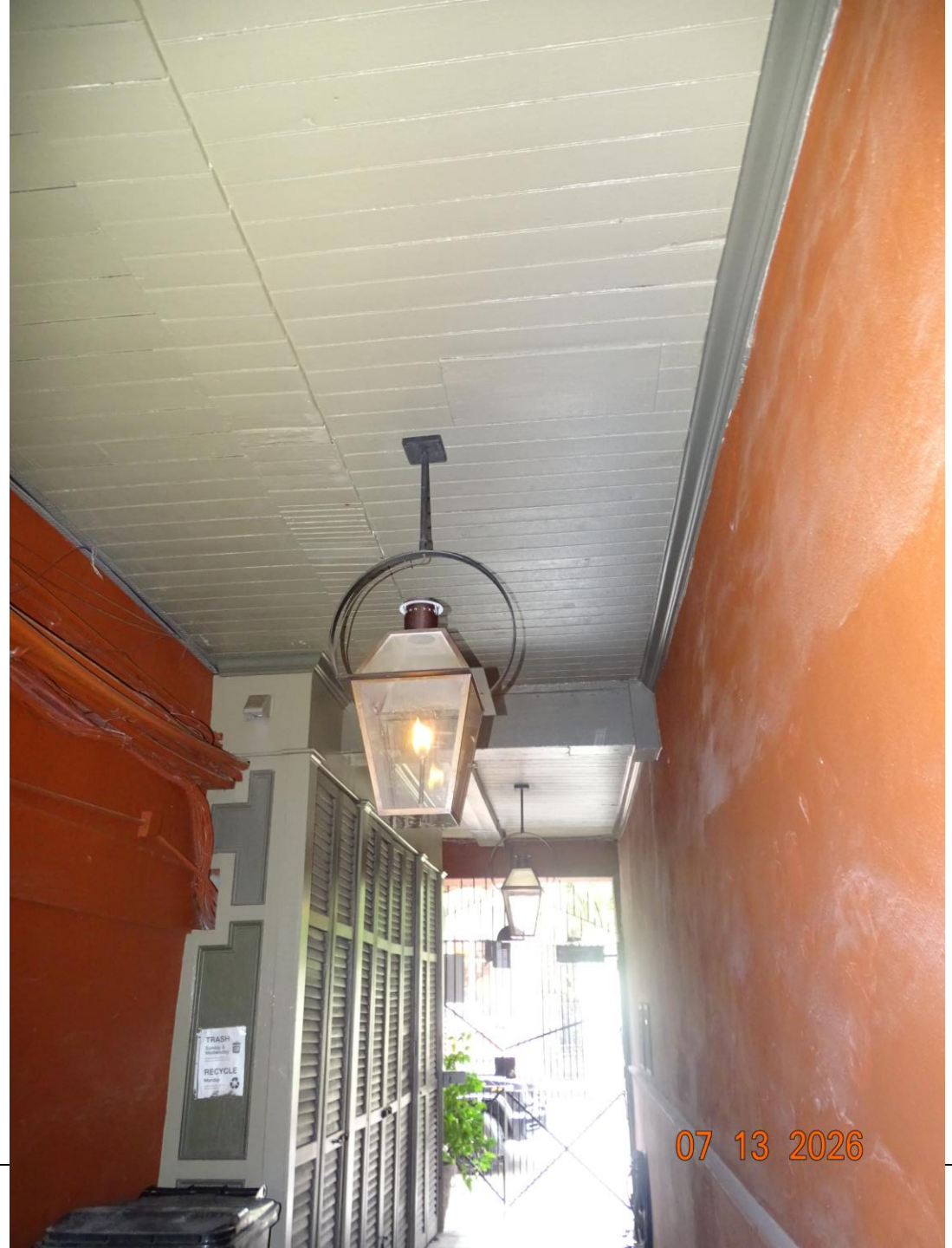

931 Royal

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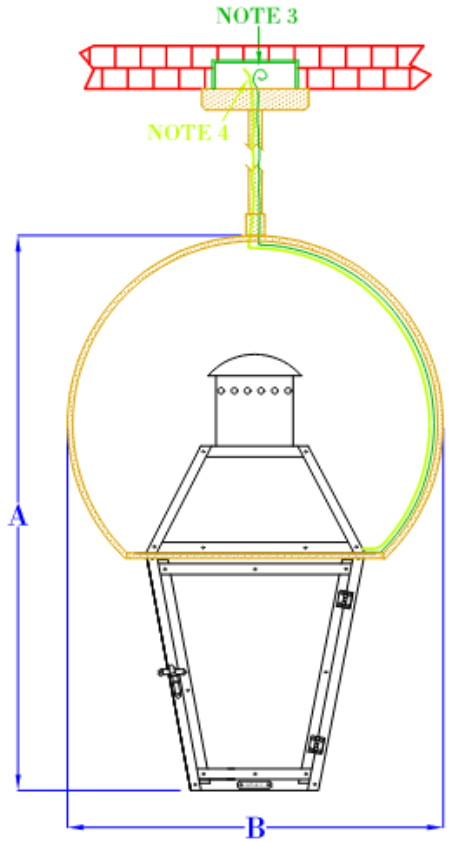
July 14, 2026

931 Royal

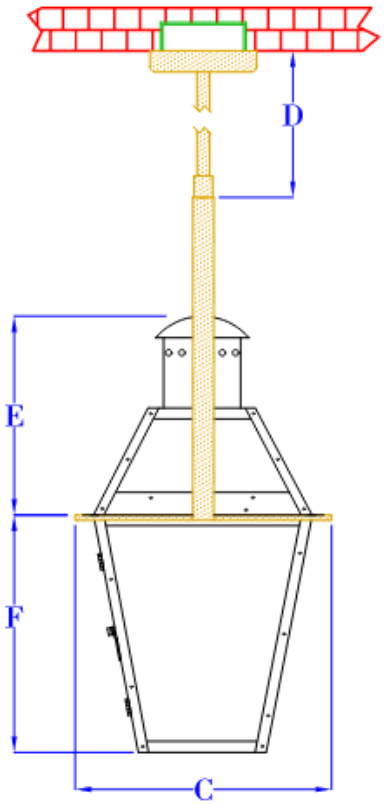
931 Royal – August 2018

931 Royal – January 2019

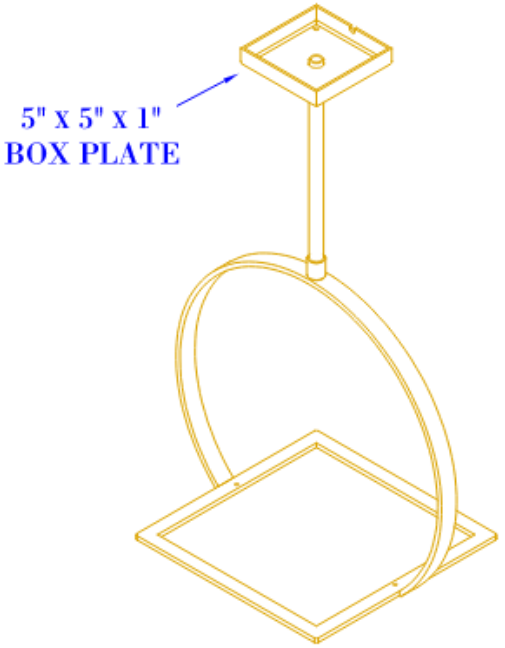
931 Royal



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)



ISOMETRIC VIEW
(NTS- BRACKET ONLY)

NOTES:

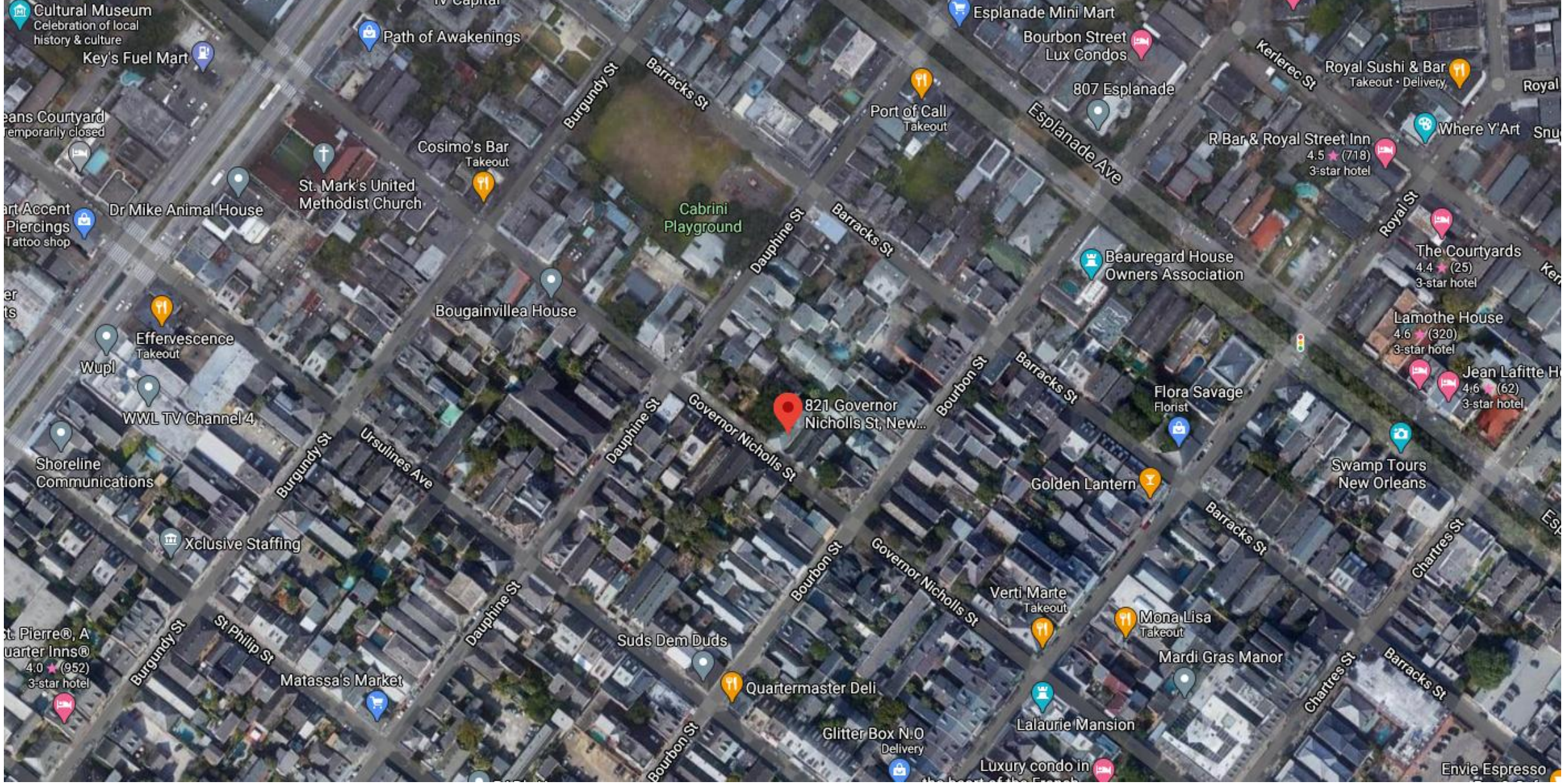
1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$" COPPER GAS LINE AND $\frac{3}{16}$" x $\frac{1}{4}$" GAS LINE ADAPTOR

SIZE:	14"	18"	21"	24"	27"	30"	36"
A:	20"	23 $\frac{1}{4}$"	25 $\frac{5}{8}$"	30"	32 $\frac{1}{2}$"	37 $\frac{3}{8}$"	45 $\frac{3}{8}$"
B:	14 $\frac{1}{4}$"	15 $\frac{7}{8}$"	17 $\frac{1}{4}$"	20 $\frac{1}{2}$"	21 $\frac{7}{8}$"	25 $\frac{7}{8}$"	31"
C:	9 $\frac{7}{8}$"	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	VARIES
E:	6 $\frac{1}{4}$"	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:	8"	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	COPYRIGHT 2025, 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:	YOKE	3-11-25	REVISION:	13	

821 Governor Nicholls



821 Governor Nicholls

VCC Architectural Committee

July 14, 2026

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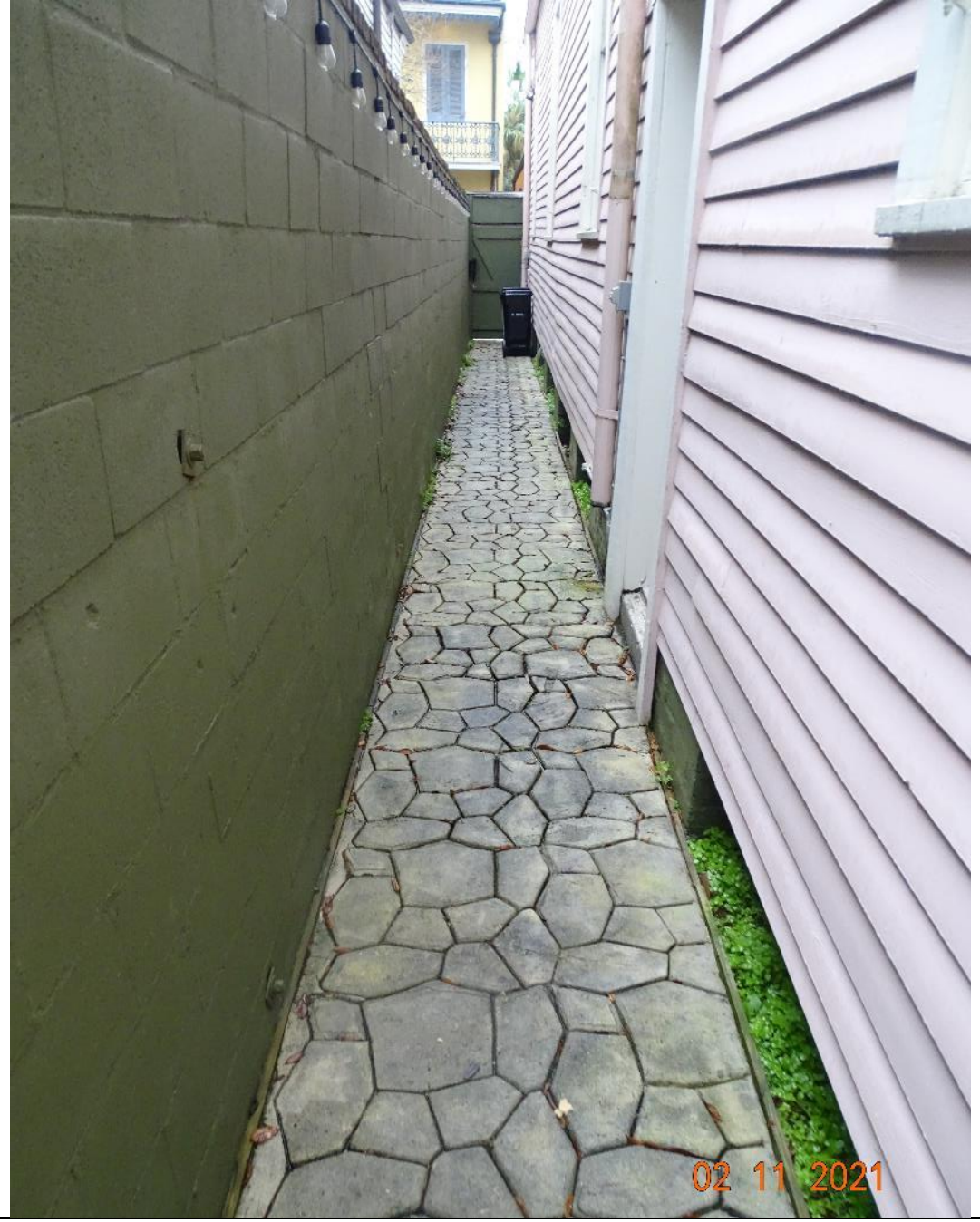

821 Governor Nicholls

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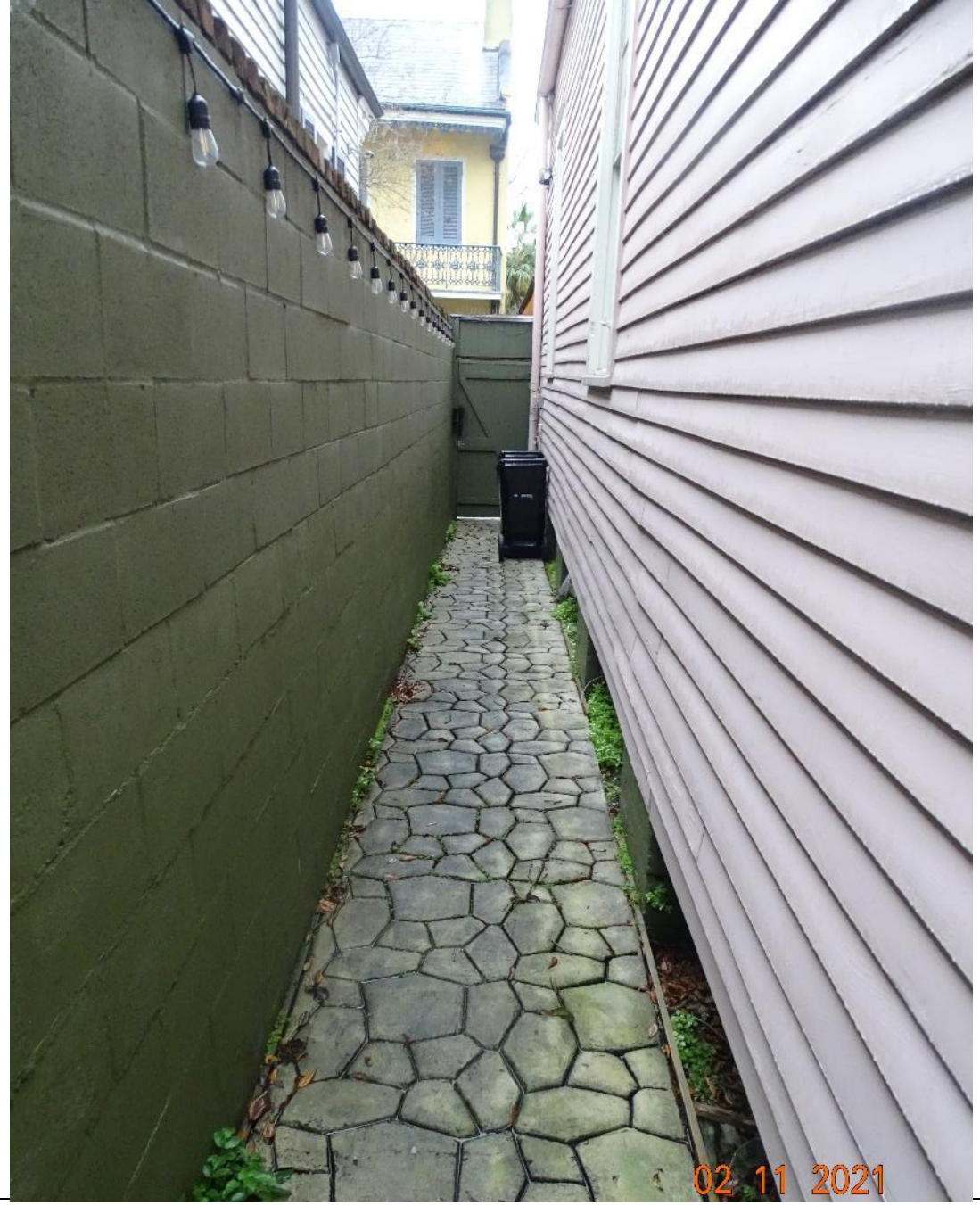
July 14, 2026



821 Governor Nicholls

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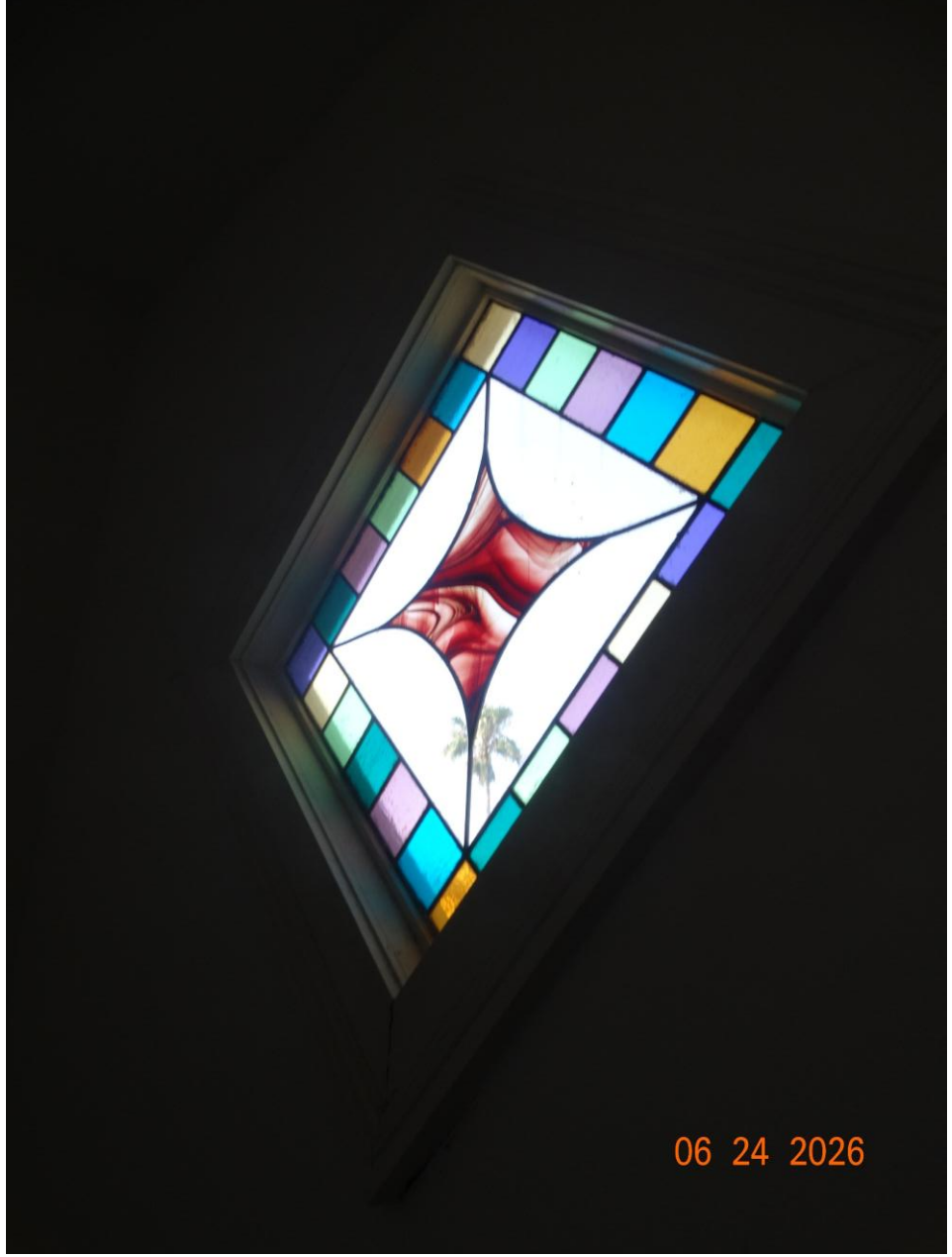

821 Governor Nicholls

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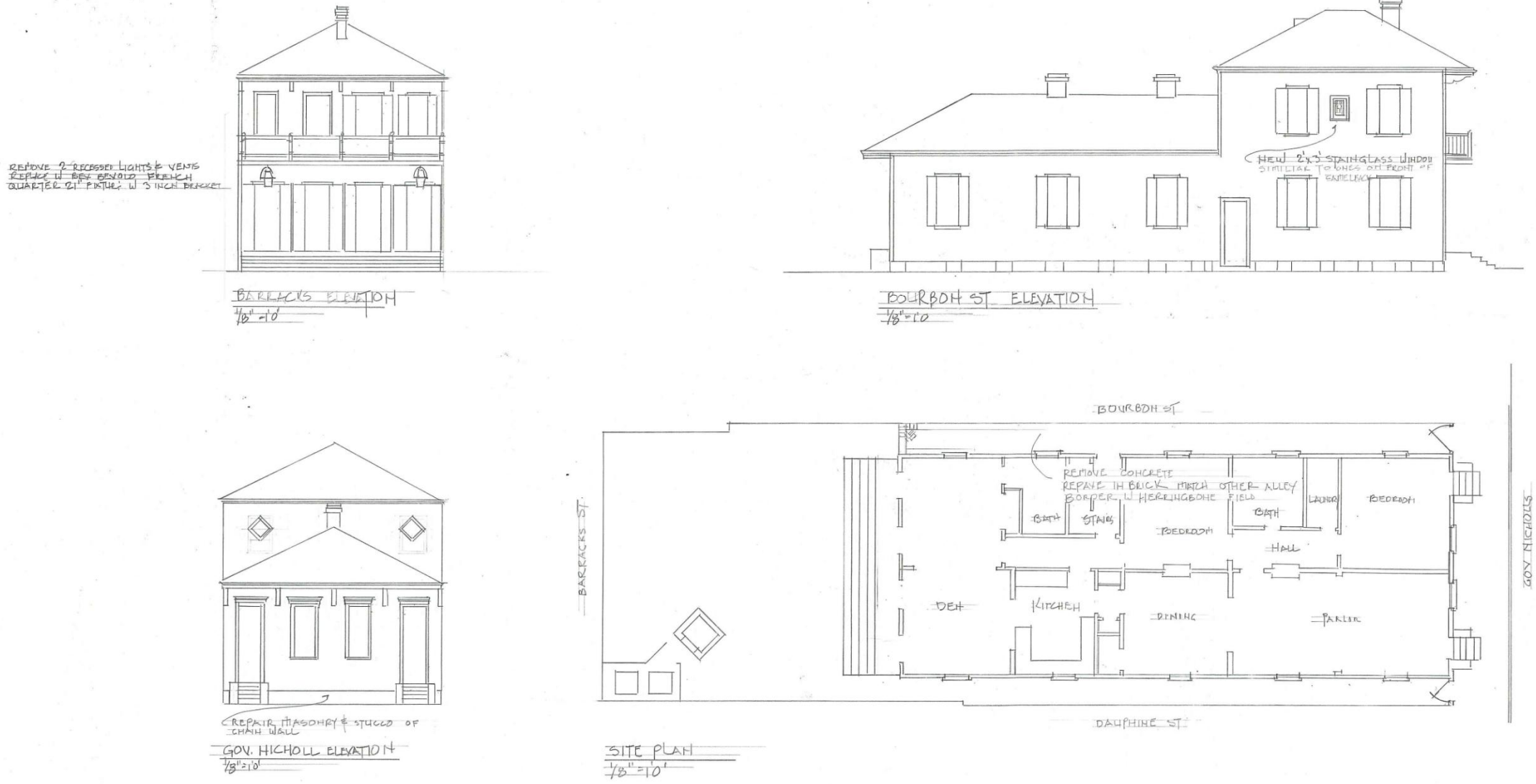

821 Governor Nicholls

VCC Architectural Committee

July 14, 2026

1025 Ursulines

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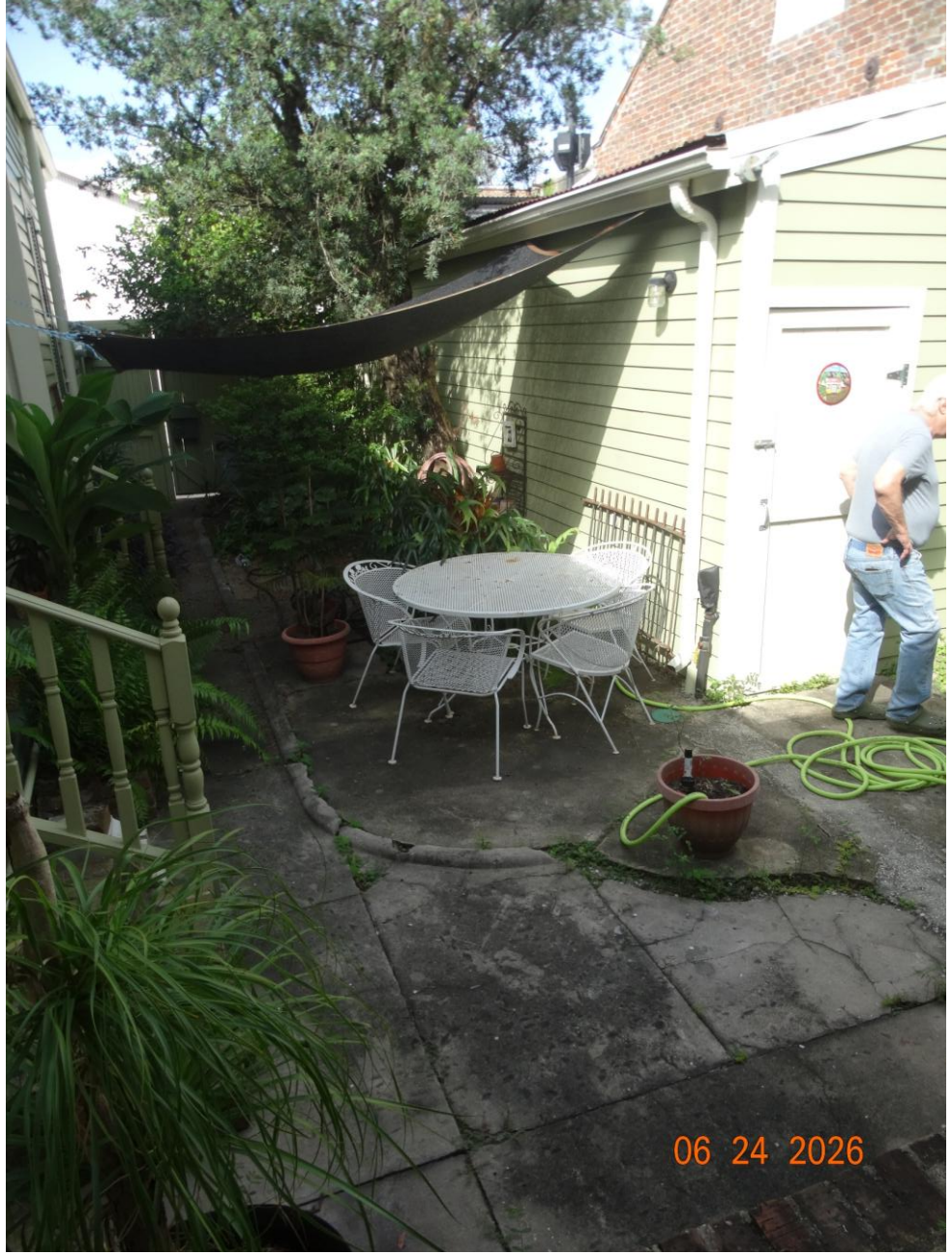

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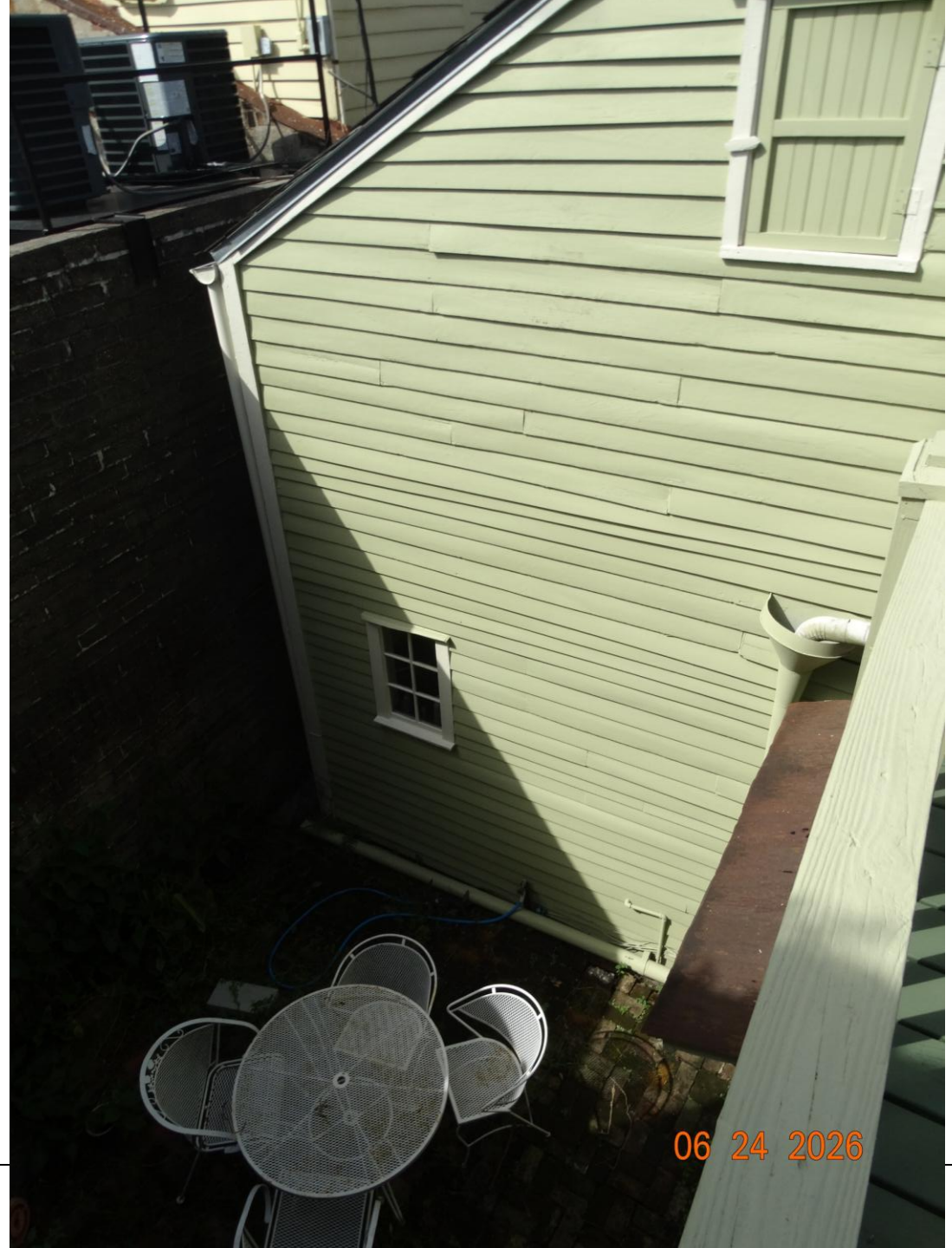

1025 Ursulines

VCC Architectural Committee

July 14, 2026

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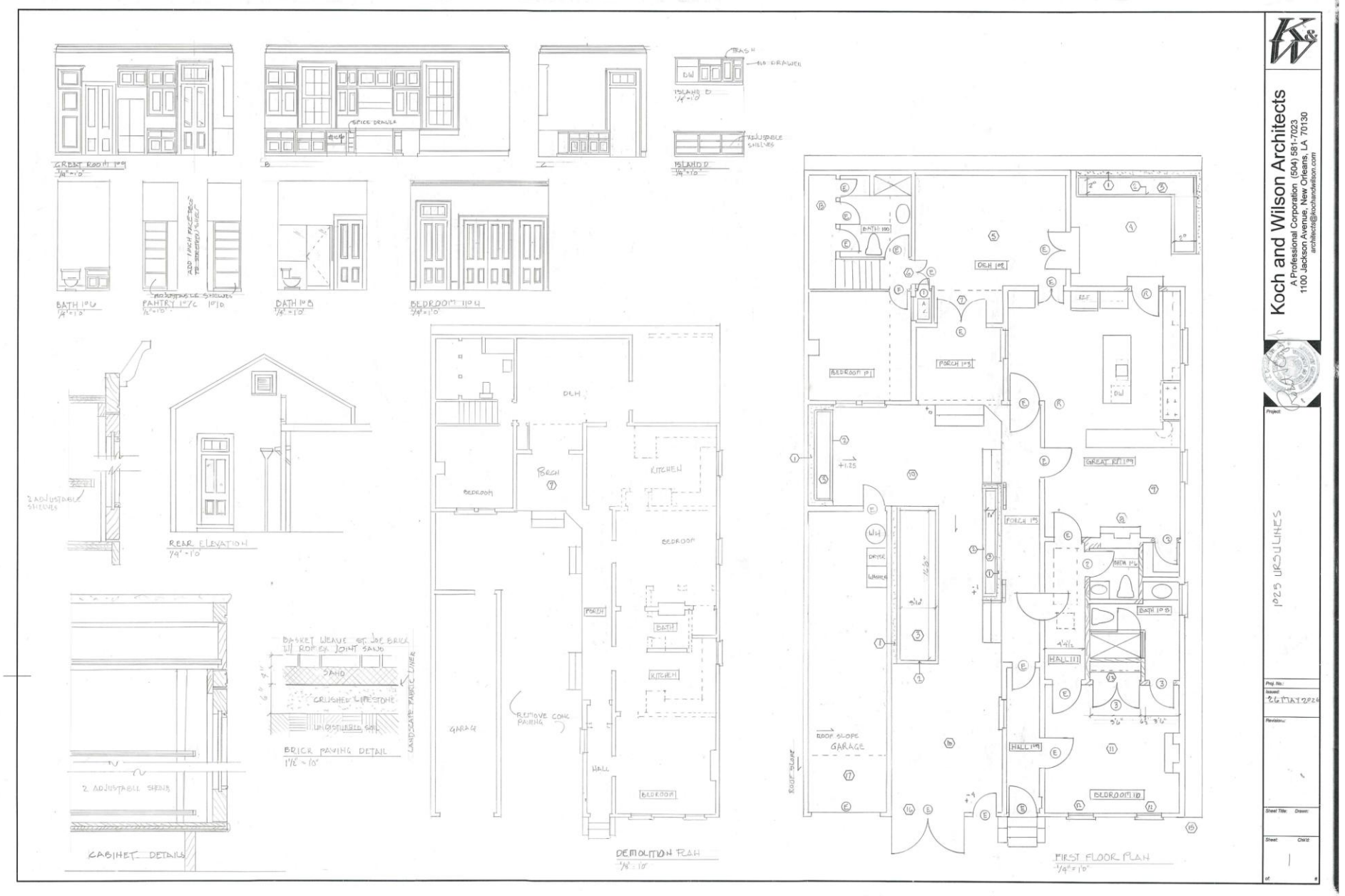


1025 Ursulines

VCC Architectural Committee

July 14, 2026

FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CORNICE	CEILING	NOTES
BATH 100	EX. WOOD	EX	EX. GYP. BD.		EX. GYP. BD.	14
BEDROOM 101	EX. WOOD	EX WAINSCOT	EX. GYP. BD.		EX. GYP. BD.	14
DEN 102	EX.	NEW WOOD	NEW GYP. BD.		EX. GYP. BD.	5, 14
PORCH 103	EX. WOOD	EX WOOD	EX WOOD		EX. WOOD	
GREAT RM 104	NEW WOOD	NEW WOOD	NEW WOOD	NEW WOOD	NEW GYP BD	8,9, 14
PORCH 105	EX. WOOD		EX. WOOD		EX. WOOD	
BATH 106			NEW WRGB.		NEW WRGB.	14
PANTRY 107	NEW WOOD	NEW WOOD	NEW GYP. BD.		NEW GYP. BD.	9, 14
BATH 108			NEW WRGB.		NEW WRGB.	9, 14
HALL 109	EX. WOOD		EX. GYP. BD.		EX. GYP. BD.	14
BEDROOM 110	EX. WOOD	EX. WOOD	NEW GYPBD.	NEW WOOD	NEW GYP. BD.	11, 13, 14

EX. =EXISTING GYP. BD.= GYPSUM BOARD WRGB.= WATER RESISTANT GYPSUM BOARD

NOTES:

1. SIX INCHES OF CRUSHED LIMESTONE BORDER.
2. VERTICAL ST. JOE BRICK GARDEN BORDER.
3. NEW PLANTER.
4. REMOVE EXISTING BRICK PAVING. RELAY SALVAGE BRICKS PER DETAIL IN A HERRINGBONE PATT PROVIDE ADDITIONAL NEEDED BRICKS. MATCH EXISTING BRICKS.
5. REMOVE WOOD WALL BOARDS. INSULATE EXTERIOR WALLS WITH 6" FIBERGLASS BATT INSULAT APPLY ½" GYPSUM BOARD TO ALL WALLS.
6. ELIMINATE DIFFERENT FLOOR ELEVATIONS IN HALL.
7. REMOVE FURR-DOWN. DUCT WILL BE ADRESSED AS CHANGE ORDER ONCE EXPOSED.
8. INSTALL WOOD MANTLE IN GARAGE AND PROVIDE NEW STONE HEARTH TO MATCH ONE IN BEDROOM 110.
9. INSULATE EXTERIOR WALLS WITH 6" OF FIBERGLASS BATT INSULATION
10. REMOVE CONCRETE PAVING AND PROVIDE NEW ST. JOE BRICK PAVING IN HERRINGBONE PATT PER DETAIL. SLOPE PAVING AS INDICATED ON DRAWINGS.
11. REMOVE GYPSUM BOARD WALLS AND CEILING. PROVIDE ATTENUATION BLANKETS AND THEN HALF INCH GYPSUM BOARD.
12. PROVIDE "SOUND SASH" PER DETAIL
13. ALL CLOSETS TO HAVE WOOD SHELF AND CLOTHES ROD.
14. PREP AND PAINT ALL INTERIOR WALLS, CEILINGS, AND MILLWOR SURFACES.
15. NEW ALLEY GATE PER DETAIL.
16. ADD SPINNING SPIKES PER DETAILS TO TOP OF GATE.
17. NEW CORRIGATED METAL ROOF.

OPENING SCHEDULE

MARK	WIDTH	HEIGHT	THICKNESS	DESCRIPTION
1	1'10"	7'6"	1 3/8"	TWO PANEL WD DOORS, TYPICAL PANEL MOULDING 3" FLAT TR
2	2'6"	7'6"	1 3/8"	4 PANEL WOOD DOOR. TYPICAL PANEL MOULDING AND CASIN
3	2'6" 5'0"	7'6"	1 3/8"	ONE 4 PANEL WD DOORS, TYPICAL PANEL MOULDING AND PAIR PANEL DOORS, TYPICAL PANEL MOULDING. TYPICAL CASING.
R	3'0	7'6"	1 ½"	RELOCATE 4 PANEL WOOD DOOR WITH TRANSOM. REPLACE UP TWO WOOD PANES WITH GLASS.

APPLIANCES

RANGE: VIKING VDR7826GSSLP 48" DUAL FUEL STAINLESS STEEL
HOOD: VIKING VCWH54848SS
REFRIGERATOR: REUSE UNIT IN FRONT APARTMENT
DISHWASHER: REUSE KITCHENAID IN FRONT APARTMENT
DISPOSAL: IN-SINK-ERATOR 2YB90 ¾ HP WITH ALL REQUIRED ACCESSORIES
MICROWAVE:

PLUMBING FIXTURES:

TOILETS IN BATHS 106 & 108: KOHLER K-3819-0 MEMOIRS STATELY WITH SEAT.

LAVATORIES IN BATHS 106 & 108: KOHLER CAXTON UNDERMOUNT 19"X 15".

LAVATORIES TRIM BATHS 106 & 108: MOEN BANBURY 8 INCH WIDESPREAD DOUBLE HANDLE HIGH ARC BATHROOM FAUCET IN BRUSHED NICKEL.

SHOWER TRIM BATH 108: MOEN VERSO 8 SPRAY 7 IN DUAL WALL MOUNT FIXED AND HANDHELD SHOWER HEAD 2.5 GPM WITH INFINITIDIAL IN BRUSH NICKEL.

GREAT ROOM 109 SINK: KOHLER TASK 33 UNDERMOUNT SINGLE BASIN STAINLESS STEEL K-80084-1PC-NA HOMEDEPOT ITEM BCI 4322018.

GREAT ROOM 109 SINK TRIM: MOEN ARBOR PULL DOWN ARC KITCHEN FAUCET WITH MOTION SENSE SPOT RESIST STAINLESS MODEL 7594EWSRS ITWM BCI 3360625. PROVIDE POWER.

BATH ACCESSORIES:

BATHROOM 106 & 108 TISSUE HOLDER: DELTA GREENWICH TOILET PAPER HOLDER IN BRUSHED NICKLE.

BATH 108: DELTA GREENWICH 24 INCH WALL MOUNT TOWEL BAR IN BRUSHED NICKLE; DELTA GREENWICH DOUBLE TOWEL HOOK IN BRUSHED NICKLE; BOBRICK MEDICINE CABINET B397; FRAMELESS GLASS ENCLOSURE.

CUSTOM KITCHEN CABINETS:

COLOR: SW EVERGREEN FOG
PULLS: LIBERTY MODERN POST CHAMPAGNE BRONZE PULL FOR IN APPROPIATE LENGHTS AND KNOBS FOR CABINETS.
HARDWARE: PROVIDE ADJUSTABLE TRACKS, DRAWER GUIDES AND HINGES.

LIGHT FIXTURES:

GREAT ROOM 109 RECESSED LIGHT FIXTURES: PROGRESS P800019-028-CS, INTRINSIC 7.4 INCH 8W LED RECESSED DOWNLIGHT.

GREAT ROOM 109 UNDERCABINET AND BEDROOM 110 CLOSET LIGHT: COUNTERMAX 24 WHITE SLIM STICK LED UNDERCOUNTER LIGHT.

GREAT ROOM 109 ISLAND FIXTURE: FRANKLIN IRONWORKS DANTE 36 I/2" WIDE 4 LIGHT BRONZE RACK CHANDELIER.

VANITY BATH 106 & 108: CADE 2025, 3 LIGHT BRUSHED NICKLE BATHROOM VANITY LIGHT W FROSTED GLASS SHADES. MODEL NB33307 STORE SKU1001220862 INTENET 205744557.

BATH 106, & HALL 109 CEILING LIGHT: AMAZON LIGHTING JR BRUSHED NICKEL INDOO LED FLUSH MOUNT MODEL: LED-JR0OINKL.

BATH 108 CEILING LIGHT FIXTURE: HOMEDEPOTHPI-27225 BN, 12.75 "ONE-LIGHT BRUSHED NICKLE FLUSH MOUNT CEILING LIGHT FIXTURE WITH FROSTED GLASS SHADE.

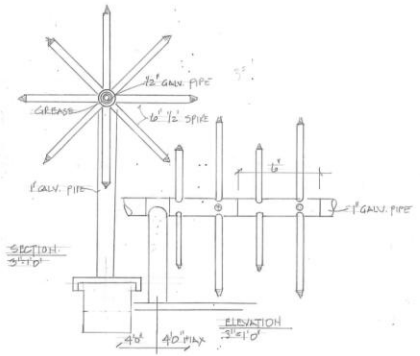
HALL 111: ASHHURST 1-LIGHT BRUSHED NICKEL WALL SCOUNCE

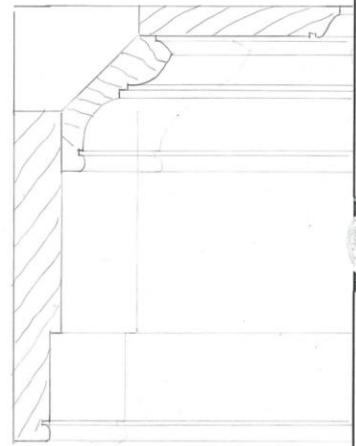
PANTRY 107: HPI-2972BN.

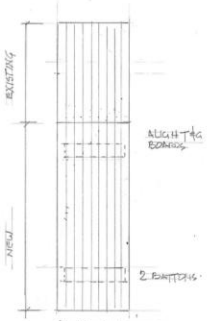
BEDROOM 101, 202 & DEN 102 FAN & LIGHTS: ORIGINAL BLACK/CHERRY WITH PREMIERE BRONZE 4 LIGHT LED LIGHT KIT.

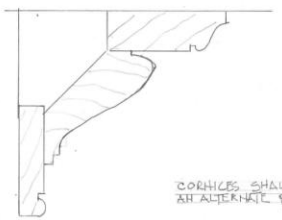
PORCH 103 & 105, HALL 109: BEVELO 14" ELECTRIC FRENCH QUARTER LIGHT FIXTURE WITH ORIGINAL BRACKET MOUNT.
REAR COURTYARD: BEVELO 14" ELECTRIC FRENCH QUARTER LIGHT FIXTURE WITH WALL BRACKET MOUNT.

BATHS 100, 106 & 108 EXHAUST FAN: BROAN FLEX SERIES AE80B-80 CFM.

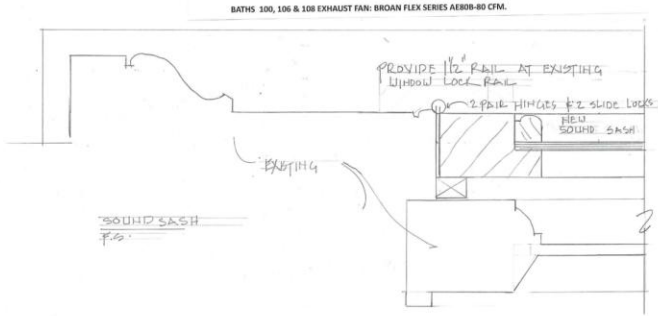


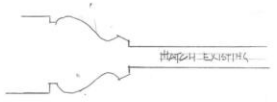


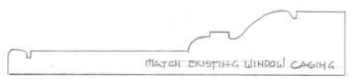


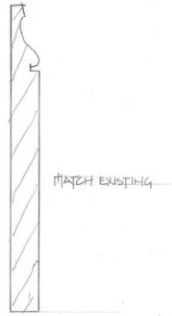


CORNICES SHALL BE AN ALTERNATE PRICE









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1025 URSULINES ST

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1025 Ursulines

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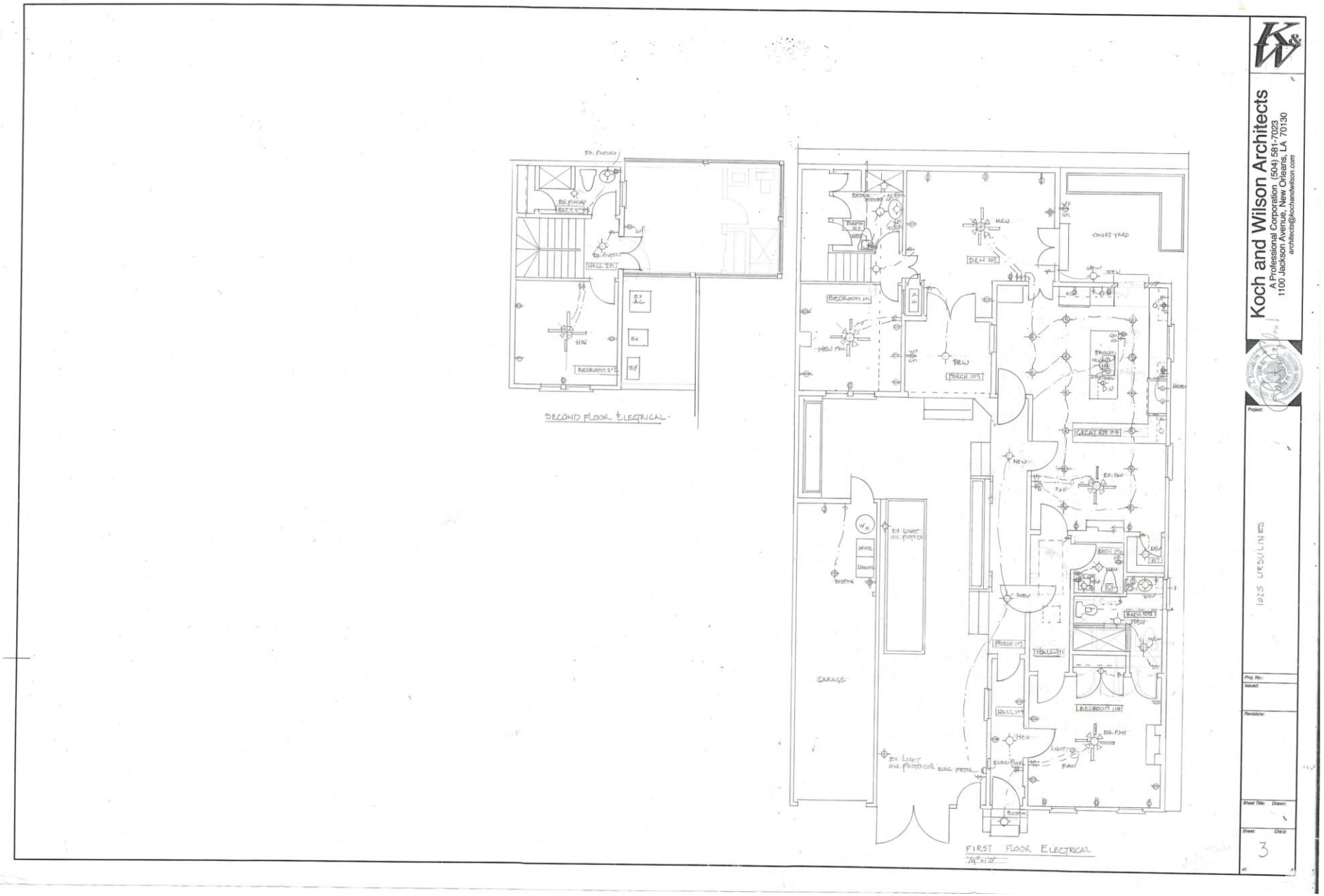
July 14, 2026



1025 Ursulines

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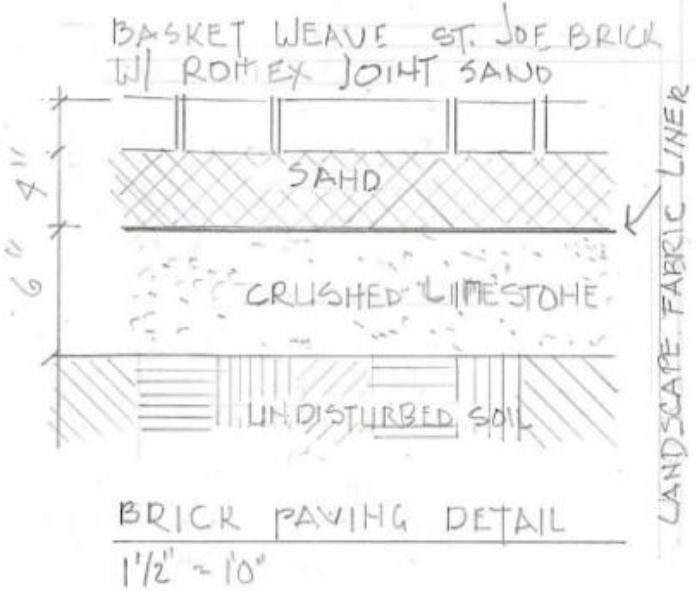
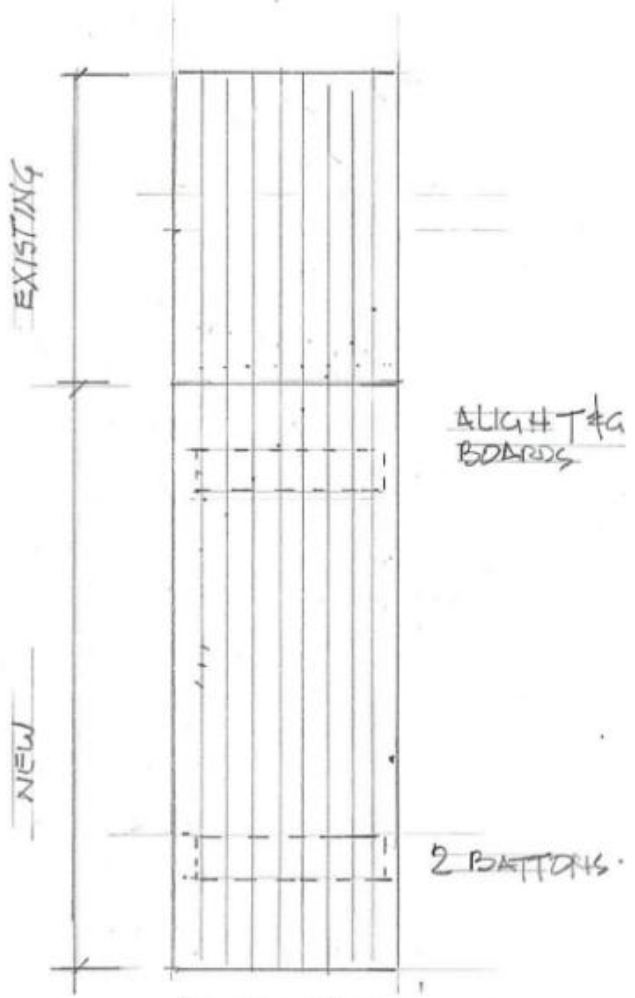
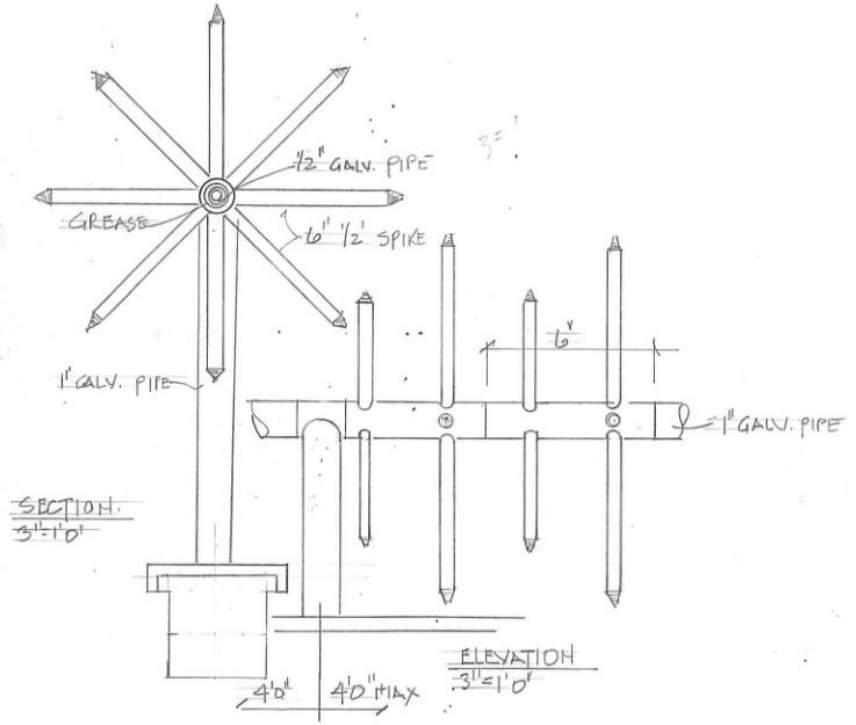


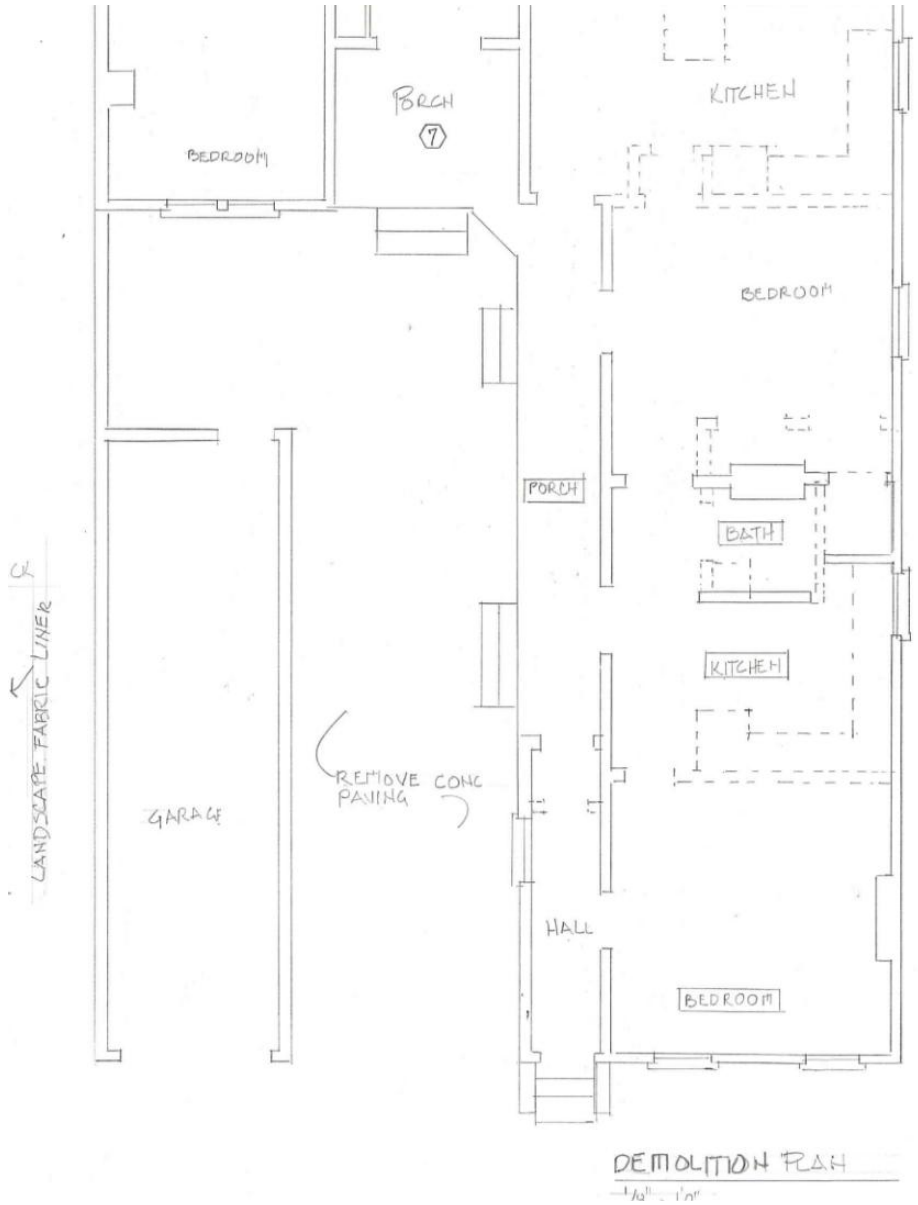
BRICK PAVING DETAIL
1'1/2" = 1'0"

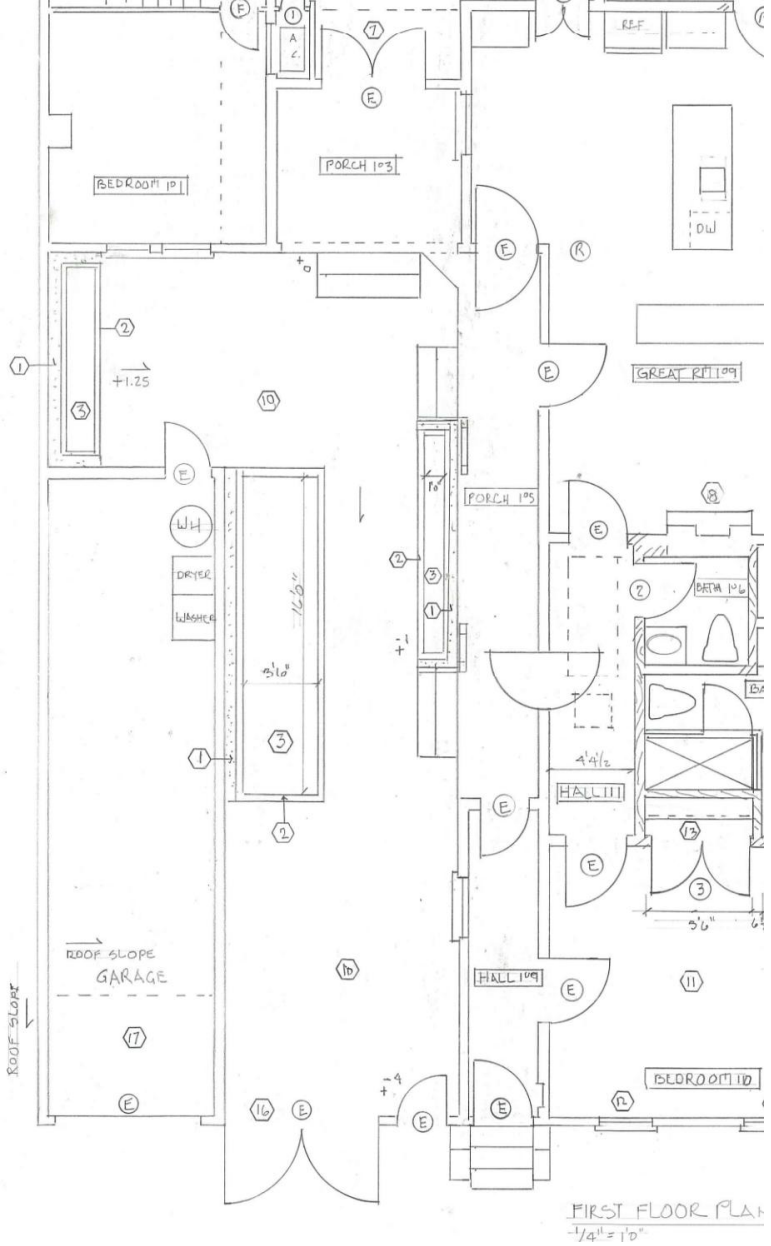


ALLEY GATE
1/2" = 1'0



GATE SPINNING SPIKES
3" = 1'0





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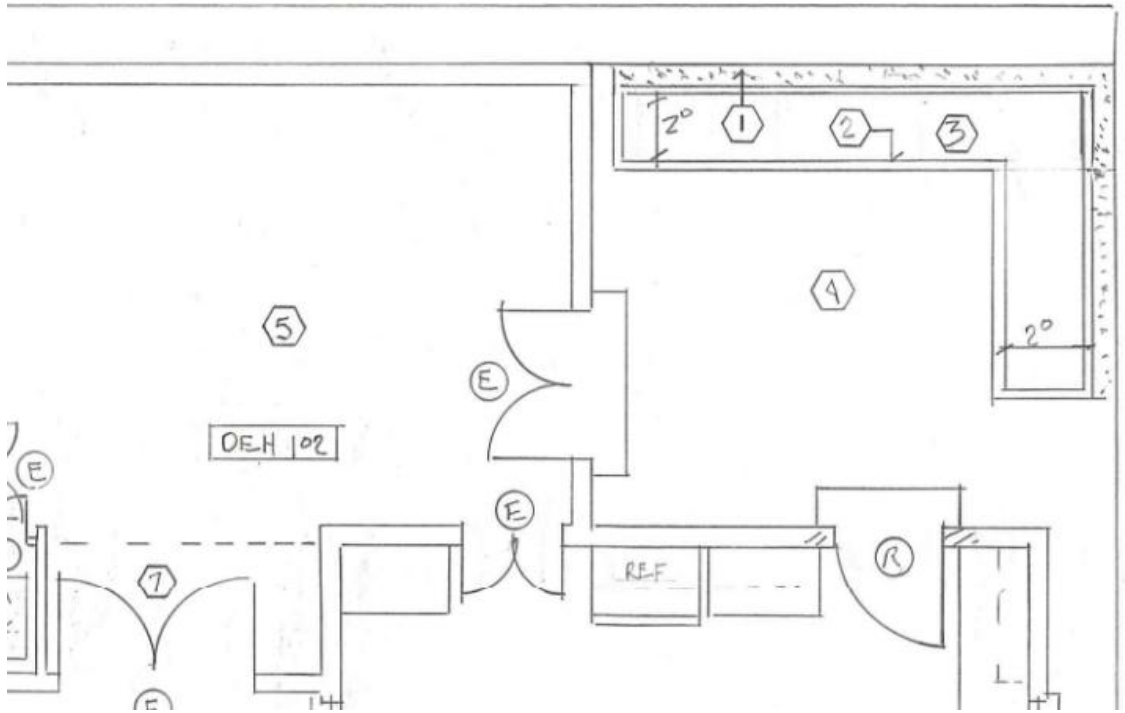

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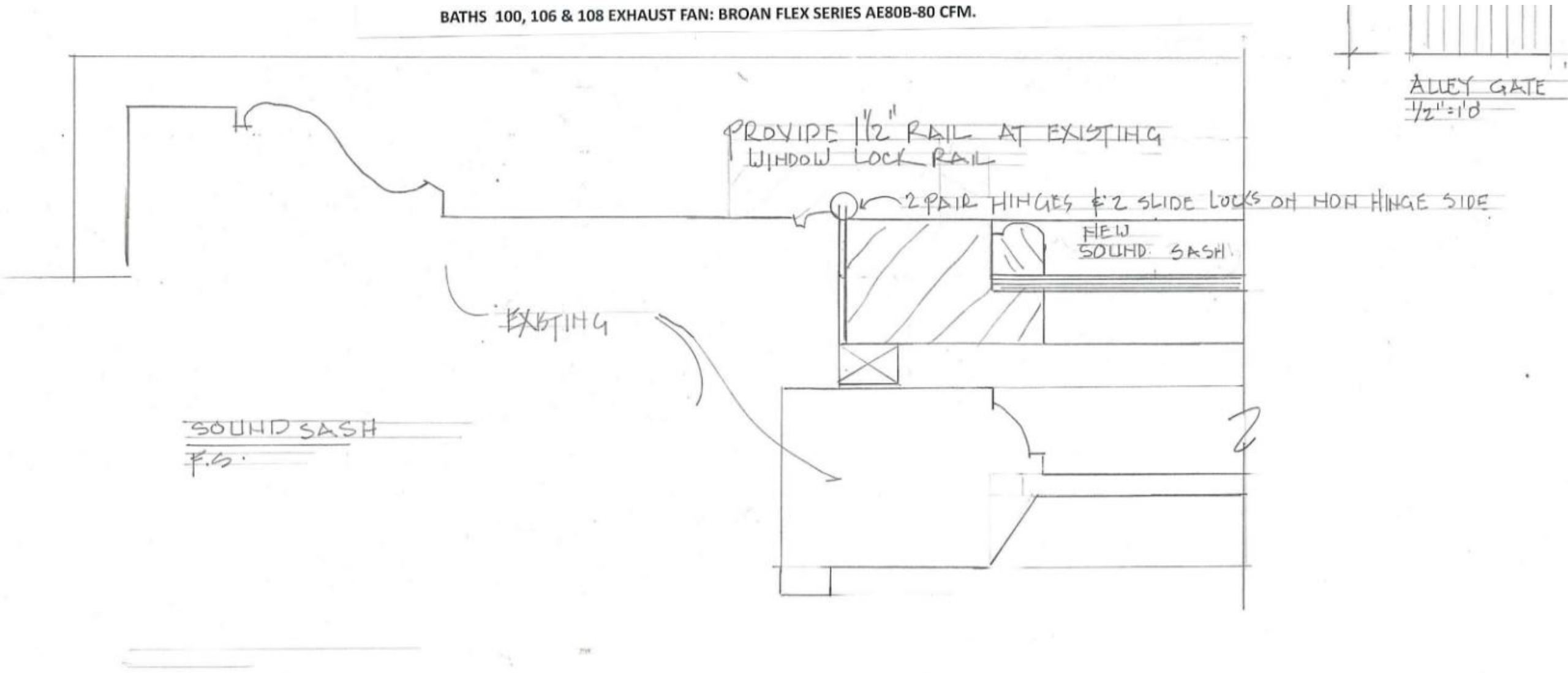
BATHS 100, 106 & 108 EXHAUST FAN: BROAN FLEX SERIES AE80B-80 CFM.
ALLEY GATE
1/2"=1'0
PROVIDE 1 1/2" RAIL AT EXISTING WINDOW LOCK RAIL
2 PAIR HINGES & 2 SLIDE LOCKS ON HOH HINGE SIDE
NEW SOUND SASH
EXISTING
SOUND SASH
F.S.

908 Esplanade

908 Esplanade

VCC Architectural Committee

July 14, 2026

908-10 Esplanade

VCC Architectural Committee

July 14, 2026

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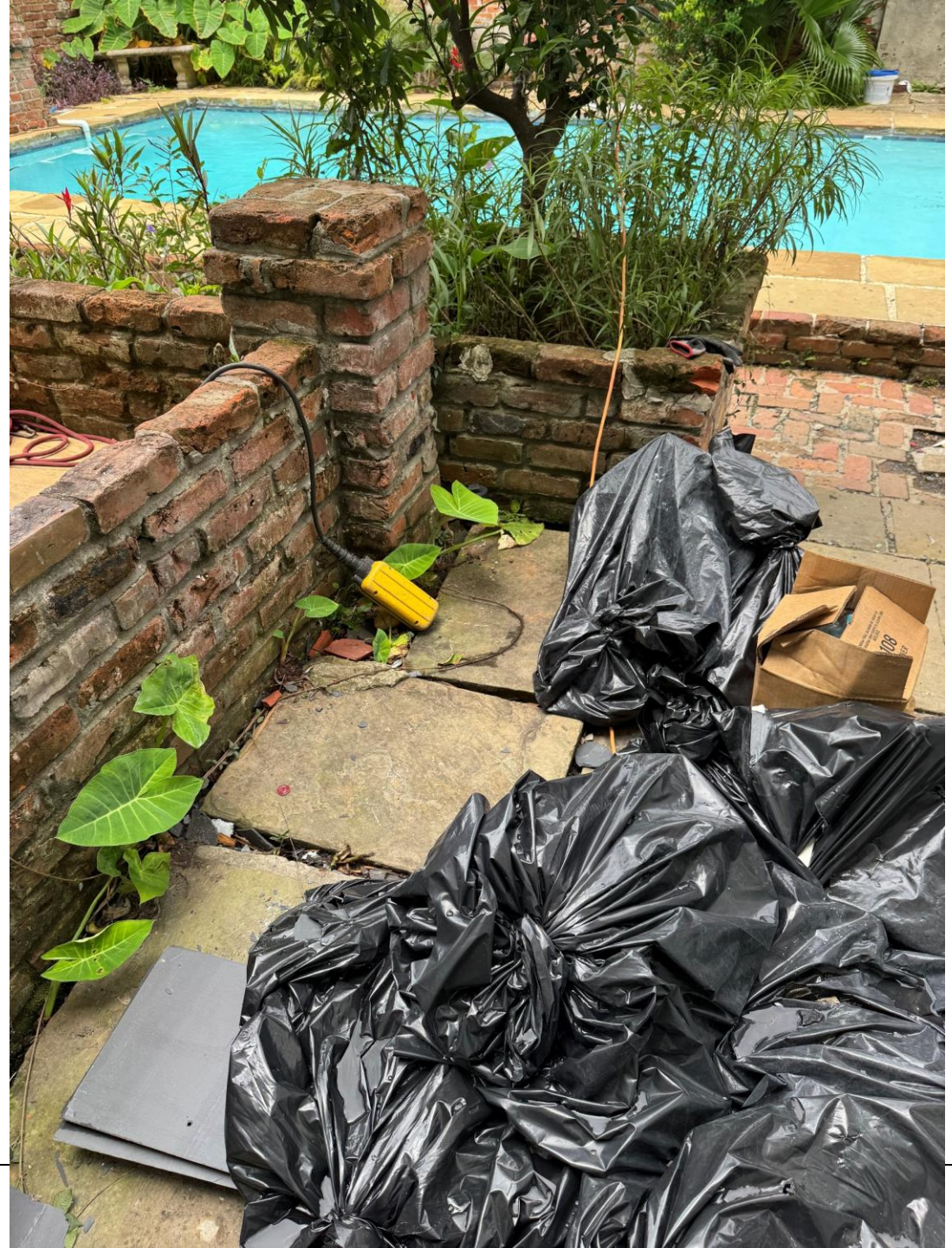

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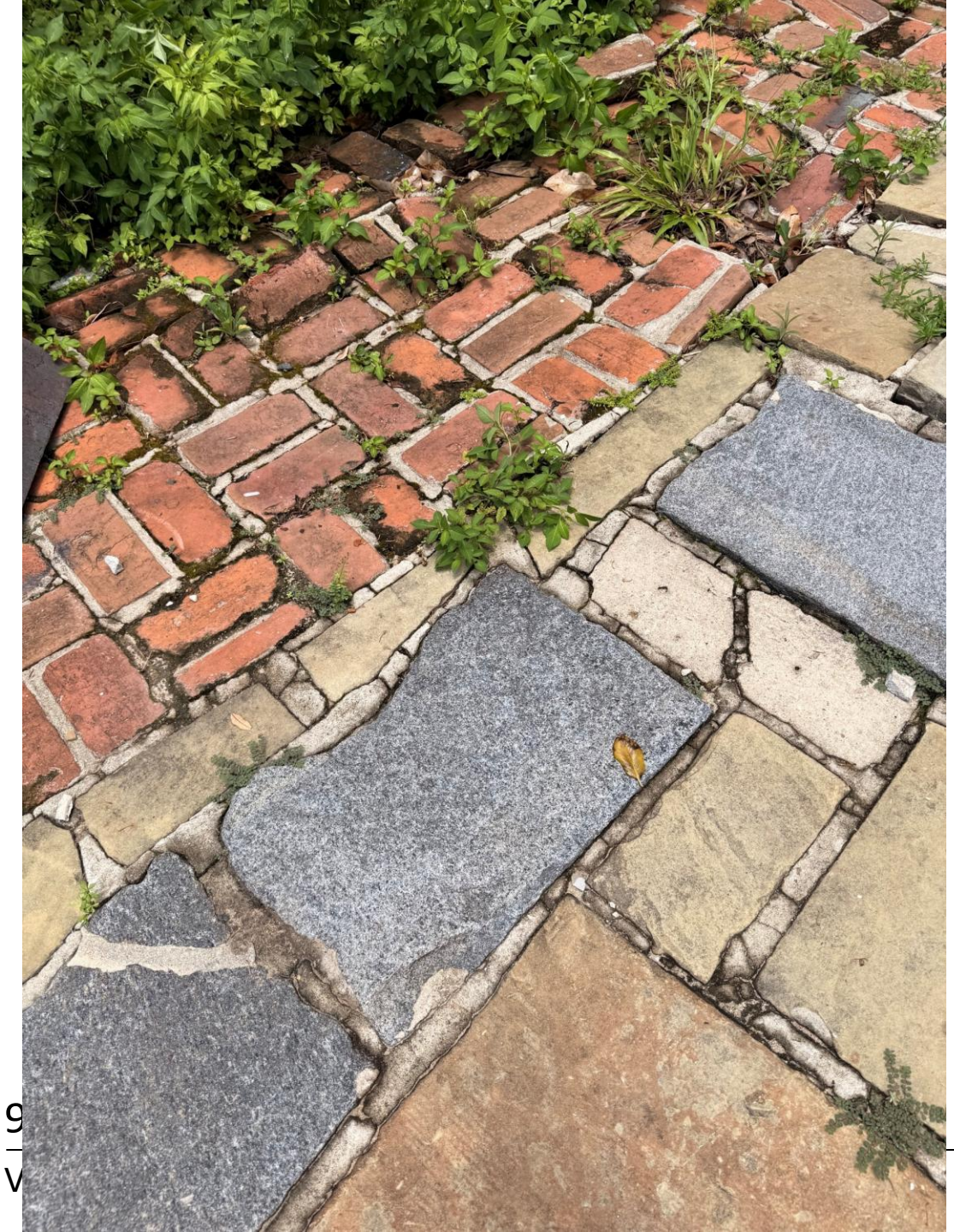

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SPECIFICATIONS-SELECTIVE DEMOLITION

1.1 DEFINITIONS

A. REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND DISPOSE OF THEM OFF-SITE UNLESS INDICATED TO BE SALVAGED OR REINSTALLED.

B. REMOVE AND SALVAGE: DETACH ITEMS FROM EXISTING CONSTRUCTION, IN A MANNER TO PREVENT DAMAGE, AND DELIVER TO OWNER READY FOR REUSE.

C. REMOVE AND REINSTALL: DETACH ITEMS FROM EXISTING CONSTRUCTION, IN A MANNER TO PREVENT DAMAGE, PREPARE FOR REUSE, AND REINSTALL WHERE INDICATED.

D. EXISTING TO REMAIN: LEAVE EXISTING ITEMS THAT ARE NOT TO BE REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE SALVAGED OR REINSTALLED.

E. DISMANTLE: TO REMOVE BY DISASSEMBLING OR DETACHING AN ITEM FROM A SURFACE, USING GENTLE METHODS AND EQUIPMENT TO PREVENT DAMAGE TO THE ITEM AND SURFACES; DISPOSING OF ITEMS UNLESS INDICATED TO BE SALVAGED OR REINSTALLED.

1.2 MATERIALS OWNERSHIP

A. UNLESS OTHERWISE INDICATED, DEMOLITION WASTE BECOMES PROPERTY OF CONTRACTOR.

B. HISTORIC ITEMS, RELICS, ANTIQUES, AND SIMILAR OBJECTS INCLUDING, BUT NOT LIMITED TO, CORNERSTONES AND THEIR CONTENTS, COMMEMORATIVE PLAQUES AND TABLETS, AND OTHER ITEMS OF INTEREST OR VALUE TO OWNER THAT MAY BE UNCOVERED DURING DEMOLITION REMAIN THE PROPERTY OF OWNER.

1. CAREFULLY SALVAGE IN A MANNER TO PREVENT DAMAGE AND PROMPTLY RETURN TO OWNER.

1.3 PREINSTALLATION MEETINGS

A. INSPECT AND DISCUSS CONDITION OF CONSTRUCTION TO BE SELECTIVELY DEMOLISHED.

B. REVIEW STRUCTURAL LOAD LIMITATIONS OF EXISTING STRUCTURE.

C. REVIEW AND FINALIZE SELECTIVE DEMOLITION SCHEDULE AND VERIFY AVAILABILITY OF MATERIALS, DEMOLITION PERSONNEL, EQUIPMENT, AND FACILITIES NEEDED TO MAKE PROGRESS AND AVOID DELAYS.

D. REVIEW REQUIREMENTS OF WORK PERFORMED BY OTHER TRADES THAT RELY ON SUBSTRATES EXPOSED BY SELECTIVE DEMOLITION OPERATIONS.

E. REVIEW AREAS WHERE EXISTING CONSTRUCTION IS TO REMAIN AND REQUIRES PROTECTION.

1.4 INFORMATIONAL SUBMITTALS

A. QUALIFICATION DATA: FOR REFRIGERANT RECOVERY TECHNICIAN.

B. SCHEDULE OF SELECTIVE DEMOLITION ACTIVITIES: INDICATE THE FOLLOWING:

C. STATEMENT OF REFRIGERANT RECOVERY: SIGNED BY REFRIGERANT RECOVERY TECHNICIAN RESPONSIBLE FOR RECOVERING REFRIGERANT, STATING THAT ALL REFRIGERANT THAT WAS PRESENT WAS RECOVERED AND THAT RECOVERY WAS PERFORMED ACCORDING TO EPA REGULATIONS. INCLUDE NAME AND ADDRESS OF TECHNICIAN AND DATE REFRIGERANT WAS RECOVERED.

1.5 QUALITY ASSURANCE

A. REFRIGERANT RECOVERY TECHNICIAN QUALIFICATIONS: CERTIFIED BY AN EPA-APPROVED CERTIFICATION PROGRAM.

1.6 FIELD CONDITIONS

A. CALL 811 AT LEAST TWO FULL WORKDAYS BEFORE ANY EXCAVATION WORK OCCURS TO NOTIFY LOUISIANA 811 AND TO HAVE UNDERGROUND UTILITY LINES LOCATED AND MARKED.

1. IF THE UTILITY IS A METERED SERVICE, LINES WILL ONLY BE MARKED UP TO THE METER ON THE STREET SIDE OF THE SERVICE. PROCEED WITH CAUTION AS THERE MAY BE UNMARKED LINES WITHIN THE PROPERTY, AND LINES ON THE HOUSE SIDE OF THE METER WILL NOT BE MARKED.

B. NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.

C. HAZARDOUS MATERIALS: IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK.

1. IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB: IMMEDIATELY NOTIFY ARCHITECT AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.

D. STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE IS NOT PERMITTED.

E. UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING SELECTIVE DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

B. STANDARDS: COMPLY WITH ASSE A10.6 AND NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

A. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED OR SHUT-OFF BEFORE STARTING SELECTIVE DEMOLITION OPERATIONS.

B. NO REMOVAL OF STRUCTURAL COMPONENTS OR MEMBERS IS INTENDED AS A PART OF THIS WORK.

C. AN ENGINEERING SURVEY OF CONDITION OF BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE BUILDING DEMOLITION OPERATIONS.

1. PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM SELECTIVE DEMOLITION ACTIVITIES.

D. BEFORE SELECTIVE DEMOLITION OR REMOVAL OF EXISTING BUILDING ELEMENTS THAT WILL BE REPRODUCED OR DUPLICATED IN FINAL WORK, MAKE PERMANENT RECORD OF MEASUREMENTS, MATERIALS, AND CONSTRUCTION DETAILS REQUIRED TO MAKE EXACT REPRODUCTION.

3.2 PREPARATION

A. REFRIGERANT: BEFORE STARTING DEMOLITION, REMOVE REFRIGERANT FROM MECHANICAL EQUIPMENT ACCORDING TO 40 CFR 82 AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

3.3 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

A. EXISTING SERVICES/SYSTEMS TO REMAIN: MAINTAIN SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE.

1. POTABLE WATER SUPPLY.
2. SANITARY SEWER.
3. STORM SEWER.

B. EXISTING SERVICES/SYSTEMS TO BE REMOVED, RELOCATED, OR ABANDONED: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED.

1. NATURAL GAS SUPPLY. CAP UTILITY ON HOUSE SIDE OF EXISTING METER AND COORDINATE WITH NATURAL GAS UTILITY COMPANY FOR METER(S) REMOVAL.
2. RELOCATE EXISTING UNDERGROUND ELECTRICAL SERVICE. COORDINATE PROPOSED LOCATION WITH ELECTRICAL UTILITY COMPANY. MAINTAIN LOCATION OF EXISTING METER BANK.
3. ARRANGE TO SHUT OFF UTILITIES WITH UTILITY COMPANIES.
4. IF SERVICES/SYSTEMS ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, PROVIDE TEMPORARY SERVICES/SYSTEMS THAT BYPASS AREA OF SELECTIVE DEMOLITION AND THAT MAINTAIN CONTINUITY OF SERVICES/SYSTEMS TO OTHER PARTS OF BUILDING.
5. DISCONNECT, DEMOLISH, AND REMOVE PLUMBING, AND HVAC SYSTEMS, EQUIPMENT, AND COMPONENTS INDICATED ON DRAWINGS TO BE REMOVED.
   a. PIPING TO BE REMOVED: REMOVE PORTION OF PIPING INDICATED TO BE REMOVED AND CAP OR PLUG REMAINING PIPING WITH SAME OR COMPATIBLE PIPING MATERIAL.
   b. PIPING TO BE ABANDONED IN PLACE: DRAIN PIPING AND CAP OR PLUG PIPING WITH SAME OR COMPATIBLE PIPING MATERIAL AND LEAVE IN PLACE.
   c. EQUIPMENT TO BE REMOVED: DISCONNECT AND CAP SERVICES AND REMOVE EQUIPMENT.
   d. EQUIPMENT TO BE REMOVED AND SALVAGED: DISCONNECT AND CAP SERVICES AND REMOVE EQUIPMENT AND DELIVER TO OWNER.
   e. DUCTS TO BE REMOVED: REMOVE ALL EXISTING DUCTS.

3.4 PROTECTION

A. TEMPORARY PROTECTION: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.

1. PROVIDE PROTECTION TO ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA AND TO AND FROM OCCUPIED PORTIONS OF BUILDING.
2. PROVIDE TEMPORARY WEATHER PROTECTION, DURING INTERVAL BETWEEN SELECTIVE DEMOLITION OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND NEW CONSTRUCTION, TO PREVENT WATER LEAKAGE AND DAMAGE TO STRUCTURE AND INTERIOR AREAS.
3. PROTECT WALLS, CEILINGS, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN OR THAT ARE EXPOSED DURING SELECTIVE DEMOLITION OPERATIONS.

B. REMOVE TEMPORARY BARRICADES AND PROTECTIONS WHERE HAZARDS NO LONGER EXIST.

3.5 SELECTIVE DEMOLITION, GENERAL

A. GENERAL: DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:

1. PROCEED WITH SELECTIVE DEMOLITION SYSTEMATICALLY, FROM HIGHER TO LOWER LEVEL.
2. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. USE HAND TOOLS OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING. NOT HAMMERING AND CHOPPING. TEMPORARILY COVER OPENINGS TO REMAIN.
3. CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
4. DO NOT USE CUTTING TORCHES.
5. REMOVE DECAYED, VERMIN-INFESTED, OR OTHERWISE DANGEROUS OR UNSUITABLE MATERIALS AND PROMPTLY DISPOSE OF OFF-SITE.
6. LOWER DEMOLISHED MATERIALS TO GROUND BY METHOD SUITABLE TO AVOID FREE FALL AND TO PREVENT GROUND IMPACT OR DUST GENERATION.
7. LOCATE SELECTIVE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. DISPOSE OF DEMOLISHED ITEMS AND MATERIALS PROMPTLY.

B. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.

C. REMOVED AND SALVAGED ITEMS:

1. STORE ITEMS IN A SECURE AREA UNTIL DELIVERY TO OWNER.

D. EXISTING ITEMS TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND REINSTALLED IN THEIR ORIGINAL LOCATIONS AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE.

3.6 DISPOSAL OF DEMOLISHED MATERIALS

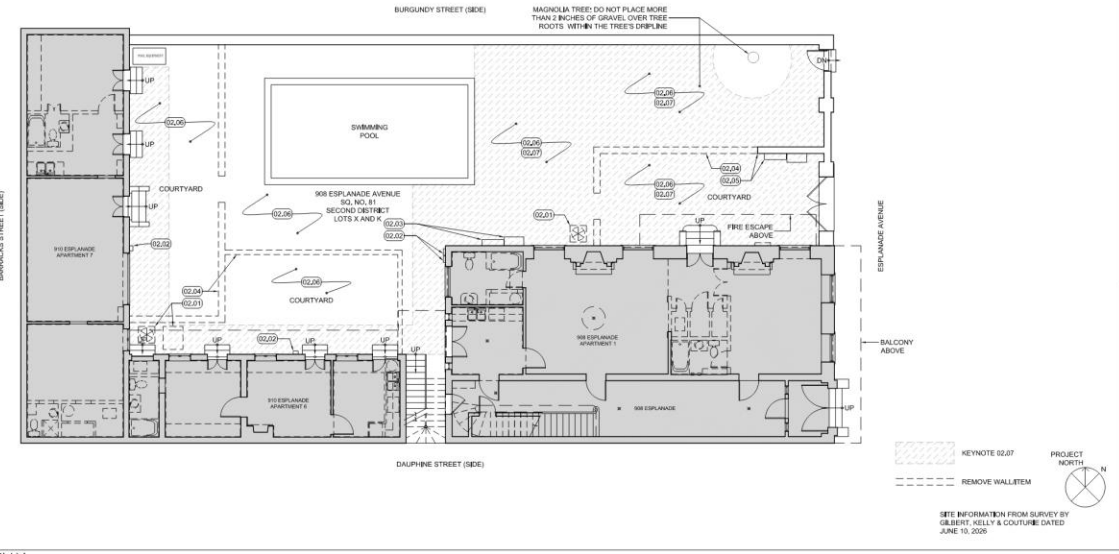
A. REMOVE DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND DISPOSE OF THEM IN AN EPA-APPROVED CONSTRUCTION AND DEMOLITION WASTE LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

1. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
2. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
3. REMOVE DEBRIS FROM ELEVATED PORTIONS OF BUILDING BY STAIRS OR BY CHUTE, HOIST, OR OTHER DEVICE THAT WILL CONVEY DEBRIS TO GRADE LEVEL IN A CONTROLLED DESCENT.

B. BURNING: DO NOT BURN DEMOLISHED MATERIALS.

3.7 CLEANING

A. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN.



1 SITE DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES

1. MECHANICAL: REMOVE ALL EXTERIOR AND INDOOR MECHANICAL EQUIPMENT, INCLUDING BUT NOT NECESSARILY LIMITED TO CONDENSERS, WINDOW UNITS, SEMI-RECESSED GAS HEATER, HEATERS, FURNACES, DUCTS, THERMOSTATS, WIRING, REFRIGERANT LINES, AND CONDENSATE LINES.

2. PLUMBING:
   EXTERIOR:
   1) REMOVE ALL EXTERIOR EXPOSED PLUMBING ATTACHED TO THE EXTERIOR BUILDING, INCLUDING BUT NOT NECESSARILY LIMITED TO: DRAINS, VENTS, AND SUPPLY LINES.
   2) MAINTAIN WATER SUPPLY TO THE SWIMMING POOL.
   INTERIOR:
   1) CAP ANY PLUMBING VENT LINES EXTENDING THROUGH THE ROOF THAT ARE NO LONGER CONNECTED TO THE PLUMBING SYSTEM.
   2) REMOVE ALL INTERIOR PLUMBING, INCLUDING BUT NOT NECESSARILY LIMITED TO: PLUMBING FIXTURES, DRAINS, VENTS, AND SUPPLY LINES.

3. ELECTRICAL:
   EXTERIOR:
   1) MAINTAIN ELECTRICAL TO THE SWIMMING POOL.
   2) REMOVE ALL ELECTRICAL BACK TO THE MAIN DISCONNECT(S), INCLUDING BUT NOT LIMITED TO: FIXTURES, DEVICES, CABLING, CONDUIT, SUBPANELS, AND EQUIPMENT. RETAIN THE EXISTING METER BANK.
   3) PROVIDE TEMPORARY POWER FOR CONSTRUCTION ACTIVITIES, AND THE SWIMMING POOL FROM A TEMPORARY PANEL ADJACENT TO THE HOUSE METER.
   INTERIOR:
   1) REMOVE ALL INTERIOR ELECTRICAL BACK TO THE MAIN DISCONNECT(S) OR METER, INCLUDING BUT NOT NECESSARILY LIMITED TO: FIXTURES, DEVICES, CABLING, CONDUIT, SUBPANELS, AND EQUIPMENT.

4. RETAIN ALL INTERIOR PLASTER MOLDINGS.

5. RETAIN ALL WINDOWS AND WINDOW TRIM. REMOVE AND SALVAGE WINDOW TRIM WHERE NOTED.

6. RETAIN ALL INTERIOR PLASTER ON BRICK WALLS.

KEYNOTES - SITE

SELECTIVE DEMOLITION KEYNOTES PER SHEET

02.01 REMOVE MECHANICAL EQUIPMENT.
02.02 REMOVE ELECTRICAL PANEL AND ASSOCIATED ELECTRICAL CONDUIT.
02.03 RETAIN METER BANK. COORDINATE WORK WITH ENTERGY TO REMOVE FEEDS FROM THE METER BANK (EACH METER TO FEED A FUTURE SUBPANEL WITHIN EACH UNIT). MAINTAIN POWER TO POOL EQUIPMENT.
02.04 REMOVE BRICK SITE WALL.
02.05 RETAIN PORTION OF WALL SUPPORTING ELECTRICAL JUNCTION BOXES.
02.06 REMOVE AND SALVAGE STONE PAVING. REMOVE BRICK PAVING. RETAIN EXISTING SWIMMING POOL COPING.
02.07 4 INCHES MAXIMUM DEPTH OF CRUSHED LIMESTONE (#57), OVER FILTER FABRIC TO PROVIDE A DRY BASE DURING CONSTRUCTION ACTIVITIES. CRUSHED LIMESTONE TO BE REMOVED OR INTEGRATED INTO AN ENGINEERED BASE COURSE DURING SITE WORK, UNDER A FUTURE PERMIT.

908 ESPLANADE

2026.06.16

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NO	DATE	ISSUE

PHASE: SELECTIVE DEMOLITION

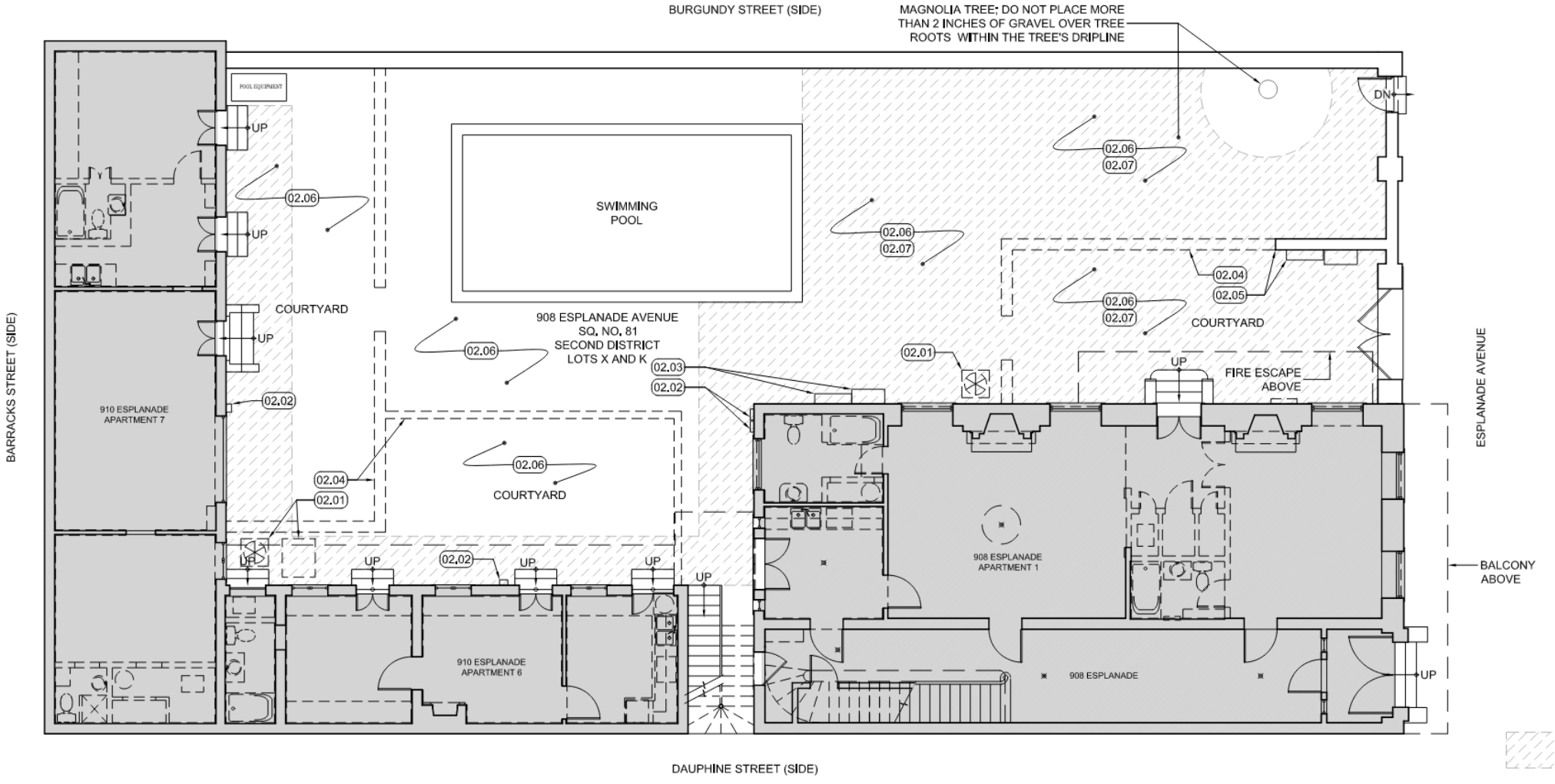
PROJECT NO.: 2601
DATE: 16 JUNE 2026

SITE DEMOLITION PLAN
D1.1

908 Esplanade

VCC Architectural Committee

July 14, 2026



KEYNOTE 02.07

REMOVE WALL/ITEM

PROJECT NORTH

N

SITE INFORMATION FROM SURVEY BY GILBERT, KELLY & COUTURIE DATED JUNE 10, 2026

908 Esplanade

VCC Architectural Committee

July 14, 2026

Appeals and Violations

727-29 Burgundy

727-29 Burgundy

727-29 Burgundy

VCC Architectural Committee

July 14, 2026

727-29 Burgundy

VCC Architectural Committee

July 14, 2026

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VCC Architectural Committee

July 14, 2026

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VCC Architectural Committee

July 14, 2026

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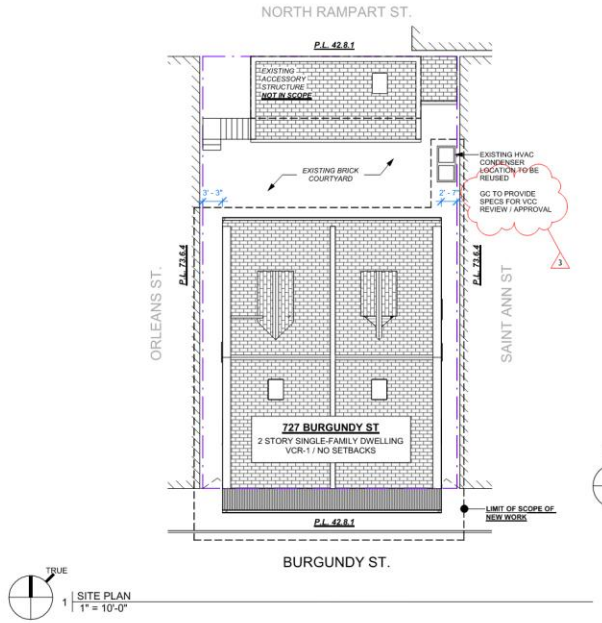
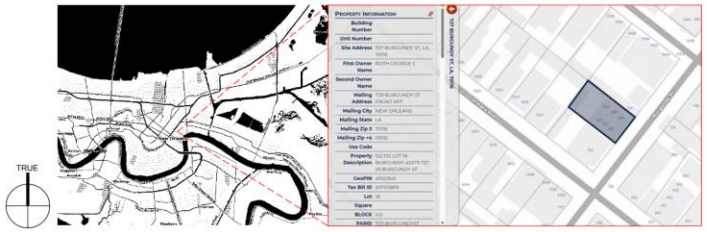
PERMIT SET

FIRE DAMAGE REPAIR / STRUCTURAL RESIDENTIAL RENOVATION

727 BURGUNDY STREET
NEW ORLEANS LA, 70112





SHEET LIST					
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date	Current Revision Description
A1.0	TITLE SHEET	03/06/26	3	06/09/26	REV 01
A1.1	NOTES	03/06/26	2	03/20/26	PERMIT SET
A1.2	NOTES CONT.	03/06/26	3	06/09/26	REV 01
A2.1	EXISTING / DEMO FLOOR PLANS	03/06/26	2	03/20/26	PERMIT SET
A2.2	EXISTING / DEMO BUILDING ELEVATIONS	03/06/26	2	03/20/26	PERMIT SET
A3.1	PROPOSED FLOOR PLANS	03/06/26	3	06/09/26	REV 01
A3.2	PROPOSED BUILDING ELEVATIONS	03/06/26	3	06/09/26	REV 01
A6.1	RCP / MEP DIAGRAM	03/06/26	2	03/20/26	PERMIT SET
A6.2	PLUMBING RISER DIAGRAM	03/06/26	2	03/20/26	PERMIT SET
A7.1	STRUCTURAL	03/06/26	2	03/20/26	PERMIT SET

PROJECT / CONTRACT INFORMATION

PROJECT DESCRIPTION
INTERIOR & EXTERIOR NON-STRUCTURAL RENOVATIONS TO AN EXISTING 2 BEDROOM, 1 BATH TWO-STORY SINGLE-FAMILY DWELLING FOLLOWING FIRE DAMAGE. ADDITIONALLY CORRECTING VIOLATIONS RECEIVED VIA VCC FIELD REPORTS.

PERMIT TYPE
RENOVATION (STRUCTURAL)

OWNER
GEORGE ROTH
729 BURGUNDY STREET
NEW ORLEANS, LA 70116
FLAWLESONE@YAHOO.COM
504-430-5145

ARCHITECT
ZACH SMITH CONSULTING & DESIGN
1000 S NORMAN C FRANCIS PKWY
NEW ORLEANS, LA 70125
504-383-3748
ZACH@ZACHSMITHCONSULTING.COM

STRUCTURAL/CIVIL ENGINEER
AP DESIGN GROUP
JOSHUA JUNEAU, PE
504-410-5322
JJUNEAU@AP-ENG.COM

ZONING/CODE INFORMATION

ZONING DISTRICT: VCR-1
OVERLAY DISTRICT:
- NON-COMMERCIAL SHORT TERM RENTAL
- CUSTOMARY LODGING SERVICES
- TRANSIENT LODGING SERVICES
- **HDLC DISTRICT: VIEUX CARRE (FULL)**

FLOOD ZONE: X

PROPOSED DEVELOPMENT:
BUILDING SQUARE FOOTAGE (TOTAL): 2040 SQ. FT.
PROJECT SQUARE FOOTAGE (TOTAL): 1365 SQ. FT.
SCOPE OF WORK SQUARE FOOTAGE (TOTAL): 1365 SQ. FT.

NO. OF STORIES: 2
PROJECT ON FLOOR: 1 & 2
BUILDING HEIGHT: 25'-0"

OCCUPANCY TYPE:
IBC: RESIDENTIAL (R-2)

SPRINKLERED / FIRE ALARM:
NO / NO

APPLICABLE CODES:
- 2021 IRC WITH NEW ORLEANS CODE ADOPTIONS *(BUILDINGS, STRUCTURES, APPURTENANCES AND PARTS THEREOF BE DESIGNED TO WITHSTAND A BASIC (NOMINAL) WIND SPEED OF 130 MPH, EXPOSURE B, IN ACCORDANCE WITH 2021 IBC, SECTION 1609)*
- 2015 EDITION NFPA 101
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 LOUISIANA STATE PLUMBING CODE
- NFPA 70, 2020 NATIONAL ELECTRIC CODE
- 2021 INTERNATIONAL FUEL CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE

MEP VALUE OF WORK

MECHANICAL ENGINEER:

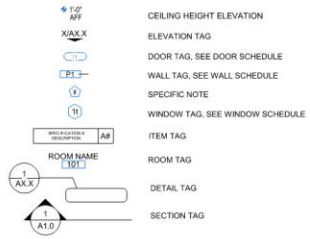
THE MECHANICAL SCOPE OF WORK IS LESS THAN $35,000 AND THEREFORE DOES NOT REQUIRE A MECHANICAL ENGINEER PER ORLEANS PARISH REQUIREMENTS. THIS WORK SHALL BE PERFORMED AS A PERFORMANCE SPECIFICATION AND THE GENERAL CONTRACTOR'S SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY DOCUMENTS TO PROPERLY MEET CODE AND INDICATED SCOPE REQUIREMENTS.

PLUMBING ENGINEER:

THE PLUMBING SCOPE OF WORK IS LESS THAN $35,000 AND THEREFORE DOES NOT REQUIRE A MECHANICAL ENGINEER PER ORLEANS PARISH REQUIREMENTS. THIS WORK SHALL BE PERFORMED AS A PERFORMANCE SPECIFICATION AND THE GENERAL CONTRACTOR'S SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY DOCUMENTS TO PROPERLY MEET CODE AND INDICATED SCOPE REQUIREMENTS.

ELECTRICAL ENGINEER:

THE ELECTRICAL SCOPE OF WORK IS LESS THAN $35,000 AND THEREFORE DOES NOT REQUIRE A MECHANICAL ENGINEER PER ORLEANS PARISH REQUIREMENTS. THIS WORK SHALL BE PERFORMED AS A PERFORMANCE SPECIFICATION AND THE GENERAL CONTRACTOR'S SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY DOCUMENTS TO PROPERLY MEET CODE AND INDICATED SCOPE REQUIREMENTS.



LEGEND - ANNOTATION SYMBOLS

PROJECT INFORMATION

GENERAL NOTES - PROJECT

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT.
2. TO THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS: ALL CONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO MAKING ANY CHANGES TO THE CONSTRUCTION DOCUMENTS.
3. ALL DIMENSIONS ON THE FLOOR PLANS, UNLESS OTHERWISE NOTED, ARE TAKEN FROM INSIDE FACE OF STUDS OF EXTERIOR WALLS, CENTER OF STUDS OF NEW INTERIOR PARTITIONS, FACES OR CENTERLINE OF STRUCTURAL COLUMNS, AND FACES OF EXISTING WALLS.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE PUBLIC AND/OR WORK PERSONS ON THE JOB TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
5. WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS, ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING OR DEMOLISHING EXISTING CONSTRUCTION (INCLUDING UTILITIES) WHICH WILL INTERFERE WITH NEW WORK.
6. PRIOR TO THE SHUT-DOWN OR TYING INTO ANY UTILITY, APPROVAL SHALL BE OBTAINED FROM THE OWNER'S REPRESENTATIVE.
7. COORDINATE WITH OWNER'S REPRESENTATIVE THE LOCATION OF CONTRACTOR'S EQUIPMENT AND MATERIAL STORAGE.
8. THE CONSTRUCTION DRAWINGS CONTAIN INFORMATION FOR MULTIPLE CONTRACTORS. OWNER PROVIDED AND INSTALLED ITEMS ARE SHOWN FOR INFORMATIVE PURPOSES. THE GENERAL CONTRACTOR SHALL VERIFY OWNER PROVIDED AND INSTALLED ITEMS AND COORDINATE INSTALLATION WITH OWNER'S REPRESENTATIVE TO AVOID CONFLICTS OR DISCREPANCIES.
9. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES.
10. ALL PERMIT FEES SHALL BE PAID BY CONTRACTOR.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL UTILITY DEPOSITS, IMPACT FEES AND CONNECTION FEES REQUIRED.

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FIRE DAMAGE REPAIR / STRUCTURAL
RESIDENTIAL RENOVATION
727 BURGUNDY STREET
NEW ORLEANS LA, 70112

No.	Description	Date
1	PRICING SET	03/06/26
2	PERMIT SET	03/20/26
3	REV 01	06/09/26

ZACHARY RYAN SMITH
REG. NO. 41411
STATE OF LOUISIANA
REGISTERED ARCHITECT

TITLE SHEET

PRICING SET
Date 03/06/26

A1.0

727-2

VCC A

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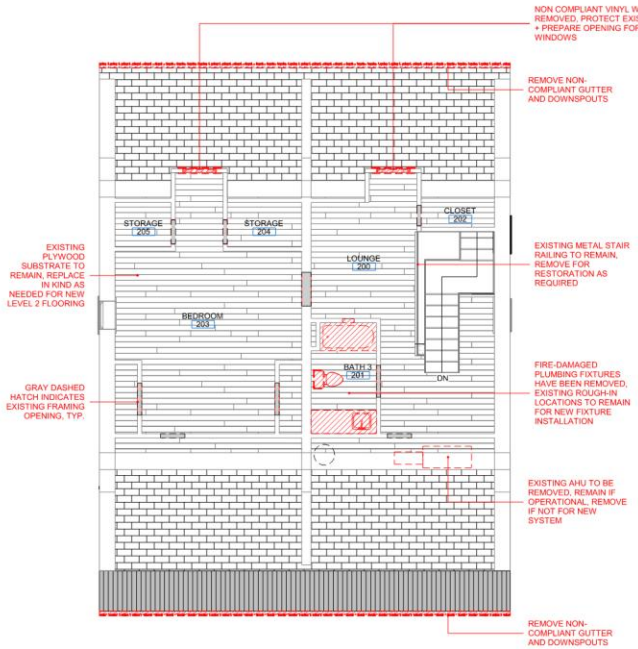
VIEUX CARRE COMMISSION
ESTABLISHED 1936

REMOVE NON-COMPLIANT PARAPET CAP

REMOVE NON-COMPLIANT GUTTERS + FLASHING

REMOVE NON-COMPLIANT VINYL WINDOW

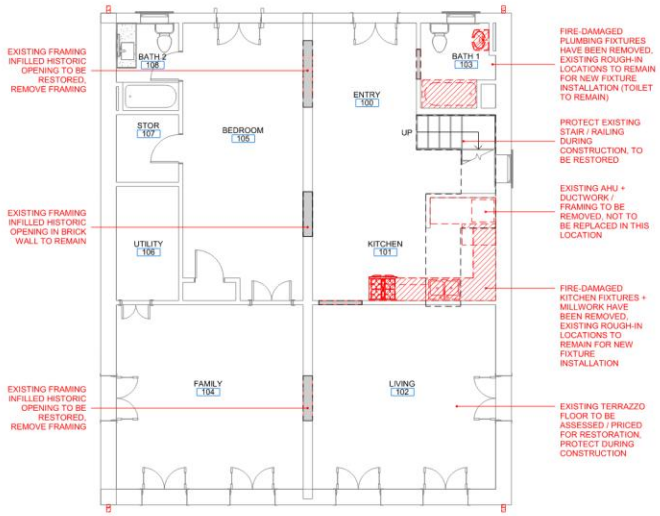
REMOVE NON-COMPLIANT VINYL WINDOW



TRUE

2ND FLOOR

2 | LEVEL 2 EXISTING / DEMO PLAN
3/16" = 1'-0"



TRUE

1ST FLOOR

1 | LEVEL 1 EXISTING / DEMO PLAN
3/16" = 1'-0"

NOTE: ALL FIRE DAMAGED ELEMENTS HAVE BEEN REMOVED ON BOTH LEVELS IN INDICATED AREAS OF WORK. SEE EXISTING PHOTOS OF CURRENT CONDITION. ALL ROOMS ARE UNFINISHED WITH EXPOSED STUDS. ALL DOORS, FIXTURES AND EQUIPMENT HAVE BEEN REMOVED. ALL TO BE RESTORED TO THE ORIGINAL CONDITION. SEE ALSO EXTERIOR ELEVATIONS FOR VCC COMPLIANCE UPGRADES, WHICH REQUIRES SELECTIVE DEMO. ANY OPERATIONAL PLUMBING / ELECTRICAL TO REMAIN. CONFIRM W/ OWNER.

NOT IN SCOPE

INDICATES DEMO SCOPE, SEE ANNOTATION

LEGEND - DEMO
1/4" = 1'-0"

1. CONTRACTOR TO VERIFY, BEFORE DEMOLITION, ANY EXISTING MECHANICAL OR ELECTRICAL SYSTEMS IN EXISTING WALLS TO BE DEMOLISHED AS REQUIRED IN DRAWINGS AND VERIFY THROUGH ULTRASOUND TESTING ALL EXISTING SLAB CONDITIONS IN THESE AREAS. CONTRACTOR TO COORDINATE COURSE OF ACTION WITH OWNER AND ARCHITECT IN FIELD. CLOSE, CAP, AND DISCONNECT CONNECTION TO EXISTING SERVICE AS REQUIRED. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. REFER TO MEP DEMOLITION SHEETS FOR ADDITIONAL INFORMATION.
2. CONTRACTOR RESPONSIBLE FOR DEMOLITION OF INDICATED WALLS & ASSOCIATED MATERIALS.
3. CONTRACTOR TO BRACE EXISTING FRAMING AND STRUCTURE AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF EXISTING AND TO PREVENT COLLAPSE DURING CONSTRUCTION. PROTECT EXISTING FRAMING AND MATERIALS AS NEEDED DURING CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR ALL MEANS AND METHODS OR BRACING. COORDINATE WITH ENGINEER AS NEEDED FOR SPECIAL BRACING CONDITIONS THAT MIGHT BE NECESSARY DURING DEMO/CONSTRUCTION.
4. WHETHER OR NOT IT IS SPECIFICALLY INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL REMOVE AND DEMOLISH ALL EXISTING CONSTRUCTION, INCLUDING UTILITIES, WHICH WILL INTERFERE WITH NEW WORK. CONTRACTOR WILL COORDINATE SAFETY PRECAUTIONS WITH BUILDING REPRESENTATIVE.
5. EXISTING DRAWINGS HAVE BEEN PROVIDED BY THE OWNER AND MAY NOT ACCURATELY REPRESENT ALL EXISTING CONDITIONS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR WALKING THROUGH AND ADVISING THE ARCHITECT OF READILY APPARENT DISCREPANCIES OR CONDITIONS WHICH ADVERSELY AFFECT CONSTRUCTABILITY OF THE WORK.
6. CONTRACTOR TO COORDINATE LOCATION OF DUMPSTERS WITH THE OWNER. PRIOR TO SHUT DOWN OR TYING INTO ANY UTILITY, APPROVAL SHALL BE OBTAINED FROM THE BUILDING REPRESENTATIVE FOR AN APPROPRIATE TIME.
7. CONTRACTOR TO REPAIR AS REQUIRED ALL AFFECTED ADJOINING AREAS TO MATCH NEW CONSTRUCTION.
8. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT APPLIES CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE PUBLIC AND/OR WORK PERSONS ON THE JOB AND TO PREVENT ACCIDENTS OR INJURY TO ANY PERSONS ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES, AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS. CONTRACTOR SHALL COORDINATE SAFETY PRECAUTIONS WITH BUILDING REPRESENTATIVE.

GENERAL NOTES - DEMO
1/8" = 1'-0"

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FIRE DAMAGE REPAIR / STRUCTURAL
RESIDENTIAL RENOVATION
727 BURGUNDY STREET
NEW ORLEANS LA, 70112

No.	Description	Date
1	PRICING SET	03/06/26
2	PERMIT SET	03/20/26

ZACHARY RYAN SMITH REG. NO. 8141 STATE OF LOUISIANA REGISTERED ARCHITECT

EXISTNG / DEMO
FLOOR PLANS

PRICING SET
Date 03/06/26

A2.1

727-
VCC A

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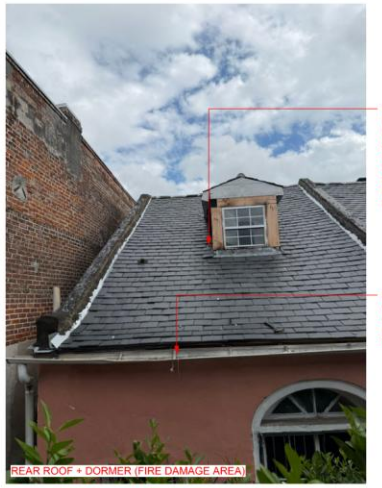
VIEUX CARRE COMMISSION ESTABLISHED 1936

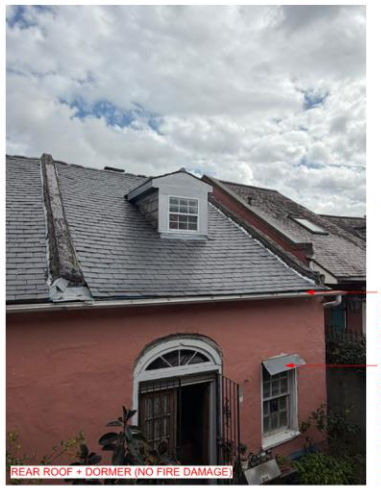
REMOVE NON-COMPLIANT VINYL WINDOWS, PROTECT OPENING

REMOVE NON-COMPLIANT FLASHING AT ALL PARAPETS, DORMERS, AND WINDOWS, REMOVE + PROTECT SLATE ROOF TILES FOR REINSTALLATION DURING DEMO



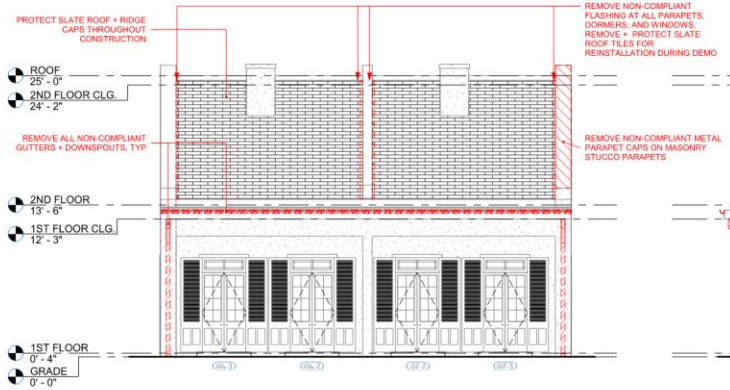
REMOVE FIRE DAMAGE ELEMENTS AT / AROUND DORMER, PROTECT REMOVED SLATE FOR REINSTALLATION

REMOVE NON-COMPLIANT GUTTERS + DOWNSPOUTS THROUGHOUT



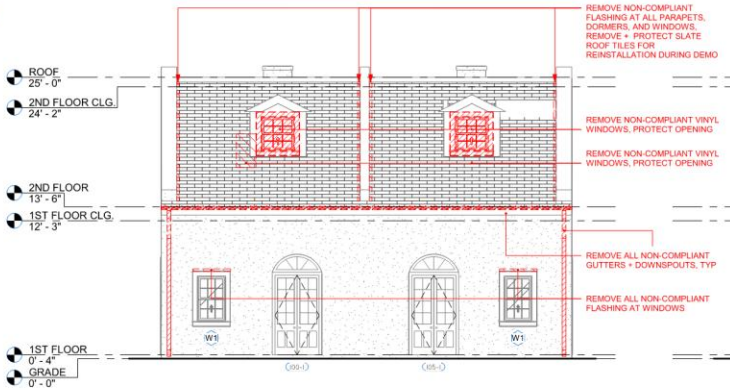
REMOVE NON-COMPLIANT GUTTERS + DOWNSPOUTS THROUGHOUT

REMOVE NON-COMPLIANT FLASHING AT ALL PARAPETS, DORMERS, AND WINDOWS, REMOVE + PROTECT SLATE ROOF TILES FOR REINSTALLATION DURING DEMO

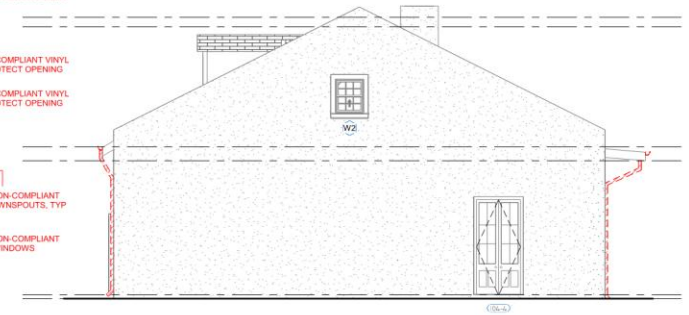


3 | FRONT ELEVATION - EXISTING / DEMO
3/16" = 1'-0"

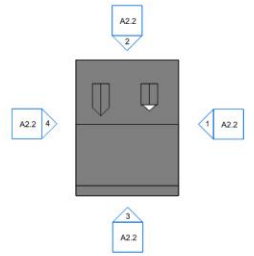
1 | SIDE ELEVATION - EXISTING / DEMO
3/16" = 1'-0"



2 | REAR ELEVATION - EXISTING / DEMO
3/16" = 1'-0"



4 | SIDE ELEVATION 2 - EXISTING / DEMO
3/16" = 1'-0"



KEY PLAN - ELEVATION Copy 1

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FIRE DAMAGE REPAIR / STRUCTURAL
RESIDENTIAL RENOVATION
727 BURGUNDY STREET
NEW ORLEANS LA, 70112

No.	Description	Date
1	PRICING SET	03/06/26
2	PERMIT SET	03/20/26

EXISTING / DEMO
BUILDING
ELEVATIONS

PRICING SET
Date 03/06/26

A2.2

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VIEUX CARRE COMMISSION
ESTABLISHED 1936

3 FLOOR / CEILING ASSEMBLIES
1" = 1'-0"

BUILDING ASSEMBLY NOTES:

FIRE DAMAGED FRAMING: REMAINING INTERIOR FRAMING + SHEATHING TO BE SELECTIVELY REPAIRED / REPLACED IN KIND AS NEEDED DUE TO FIRE DAMAGE. GC TO PROVIDE ALLOWANCE AND CONFIRM REQUIRED REPAIR WORK OF ALL FRAMING / SHEATHING ELEMENTS W/ ARCHITECT + STRUCTURAL ENGINEER AS REQUIRED.

FOUNDATION: EXISTING CONCRETE SLAB FOUNDATION TO REMAIN. PROTECT THROUGHOUT CONSTRUCTION.

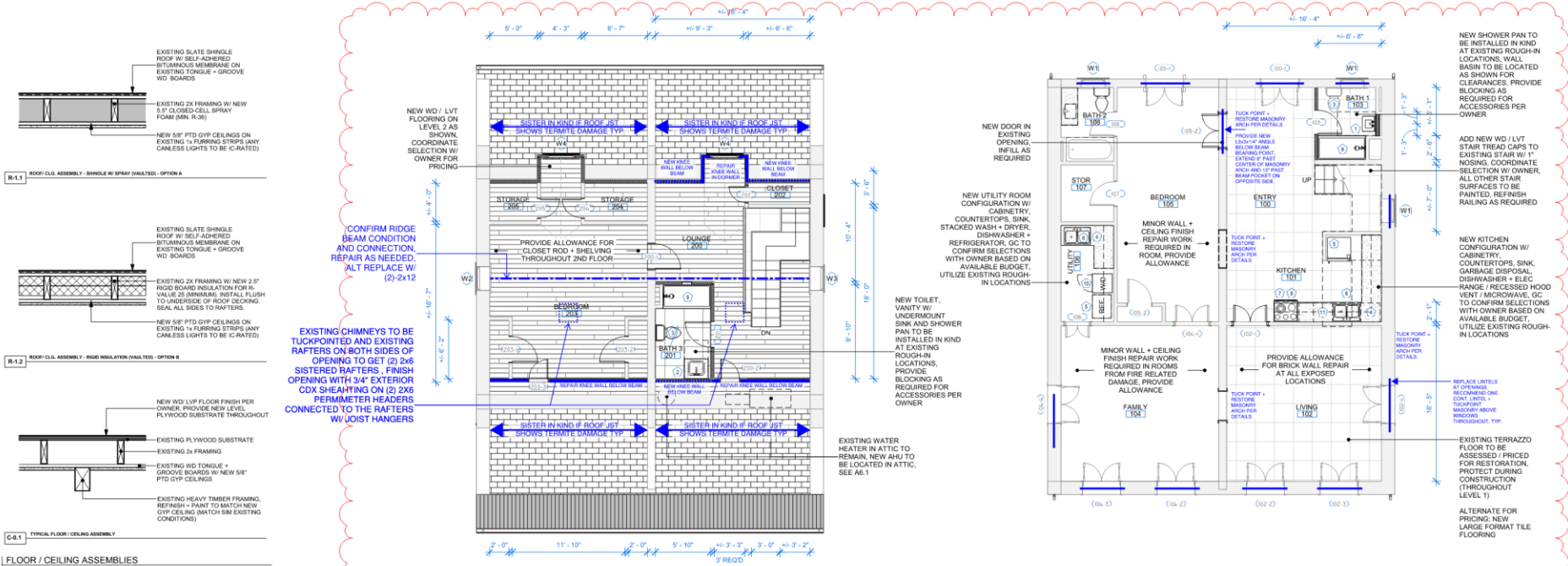
INTERIOR DRYWALL: ALL INTERIOR PARTITIONS AND CEILINGS TO HAVE PAINTED DRYWALL ON EXISTING / REPLACED IN KIND FRAMING. AT LOCATIONS W/ 16" OC OR LESS FRAMING, USE 1/2" DRYWALL. AT ALL LOCATIONS WITH FRAMING W/ 16" OC FRAMING OR MORE, USE 5/8" DRYWALL.

ACOUSTIC BATTING: PROVIDE ACOUSTIC BATTING AROUND ALL BATHROOMS AND ATTIC SPACES.

DORMER WALLS + ROOFING: INSTALL R-13 HIGH-DENSITY BATTS IN 2X4 DORMER WALLS AND R-38 BATTS IN THE ROOF RAFTERS, ENSURING A 1-INCH VENTILATION GAP REMAINS BETWEEN THE ROOF INSULATION AND THE WOOD SHEATHING. TO PREVENT MOISTURE TRAPS USE UNFACED BATTS AND SEAL ALL FRAMING GAPS WITH EXPANDING FOAM TO CREATE A CONTINUOUS AIR BARRIER.

TILE LOCATIONS: INSTALL 1/2" CEMENT BACKER BOARD OVER STUDS USING CORROSION-RESISTANT SCREWS, ENSURING A CONTINUOUS WATERPROOF MEMBRANE IS APPLIED BEHIND THE TILE TO PROTECT THE FRAMING. TAPE ALL JOINTS WITH ALKALI-RESISTANT MESH AND THIN-SET TO CREATE A STABLE, MOISTURE-PROOF SUBSTRATE.

STRUCTURAL SCOPE SHOWN IN BLUE. SEE ALSO A7.1.



TRUE

2ND FLOOR

2 2ND FLOOR PLAN
3/16" = 1'-0"

TRUE

1ST FLOOR

1 1ST FLOOR PLAN
3/16" = 1'-0"

ACOUSTIC BATTING
WOOD / LVT FLOORING
FLOOR TILE
EXISTING WALLS / ROOF
NOT IN SCOPE

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

1. DRAWINGS OF EXISTING CONDITIONS ARE, IN GENERAL, DIAGRAMMATIC. NOT ALL SHOWN. CONTRACTOR / OWNER TO VERIFY DIMENSIONS PER AS-BUILT CONDITIONS FOR ALL WORK.
2. ALL DIMENSIONS SHOWN ARE TO FINISH FACE OF SURFACE, UNLESS NOTED OTHERWISE.
3. CONTRACTOR / OWNER DO NOT SCALE DRAWINGS.
4. ALL NEW INTERIOR PARTITIONS AND CEILINGS ARE TO BE WOOD FRAMED W/ 5/8" PANTED GYP. INTERIOR FRAMING TO MATCH ADJACENT EXISTING OR SIMILAR WALL.
5. SEE A6.1 MEP DRAWINGS FOR REFLECTED CEILING PLANS, LIGHTING, POWER AND DATA TYPES / LOCATIONS.
6. ALL FINISHES, FIXTURES + EQUIPMENT ARE TO BE OWNER SOURCED + CONTRACTOR INSTALLED. CONTRACTOR TO COORDINATE PRICING OF ALL SELECTIONS WITH OWNER DIRECTLY FOR ASSOCIATED LABOR + MATERIALS. USE BASIS OF DESIGN FIXTURES AS REQUIRED.
7. ALL MILLWORK + COUNTERTOPS TO BE DESIGN / BUILD WITH CONTRACTOR + OWNER PER THE FIELD VERIFIED DIMENSIONS OF THE FINISHED RENOVATED ROOMS. CABINETRY + COUNTERTOPS TO BE OWNER SOURCED / CONTRACTOR INSTALLED WITH SOME FINISH CARPENTRY AS REQUIRED. REVIEW WITH ARCHITECT PRIOR TO FINALIZATION / PURCHASE AS REQUIRED.
8. CONTRACTOR TO PROVIDE BLOCKING IN WALLS FOR ALL WALL MOUNTED FIXTURES AS DIRECTED BY OWNER AT TOC.
9. UNO ALL INTERIOR DOORS TO BE EITHER BE CENTERED ON THE WALL OR OFFSET 4" FROM A PERPENDICULAR WALL TO ACCOMMODATE FRAMING. SEE SHEET A4.1 FOR SCHEDULES + DETAILS.

GENERAL NOTES - FLOOR PLANS

APPLIANCES + FIXTURES

1. GENERAL
1.1 SUMMARY: PROVIDE AND INSTALL KITCHEN APPLIANCES, MILLWORK AND PLUMBING FIXTURES AS SPECIFIED AND SHOWN ON THE DRAWINGS.
1.2 SUBMITTALS: SUBMIT PRODUCT DATA SHEET FOR EACH APPLIANCE, MILLWORK AND PLUMBING FIXTURE INCLUDING MANUFACTURER, MODEL NUMBER, AND PERFORMANCE SPECIFICATIONS. PROVIDE INSTALLATION INSTRUCTIONS AND WARRANTY INFORMATION FOR OWNER APPROVAL PRIOR TO PURCHASING.
1.3 QUALITY ASSURANCE: APPLIANCES TO BE FROM MANUFACTURERS WITH A MINIMUM OF 5 YEARS OF INDUSTRY EXPERIENCE AND POSITIVE REVIEWS. ENSURE APPLIANCES COMPLY WITH RELEVANT SAFETY AND ENERGY STANDARDS, INCLUDING UL, ETL, AND ENERGY STAR® RATINGS.

2. PRODUCTS: SEE INDIVIDUAL KEY NOTES FOR PRODUCTS
2.1 PERFORMANCE CRITERIA:
ENERGY EFFICIENCY: ALL APPLIANCES TO MEET OR EXCEED 2021 IECC TO MINIMIZE ENERGY CONSUMPTION AND OPERATIONAL COSTS.
DURABILITY: APPLIANCES TO BE CONSTRUCTED OF HIGH-QUALITY MATERIALS FOR LONG-TERM RELIABILITY AND RESISTANCE TO TYPICAL WEAR AND TEAR.
NOISE LEVELS: APPLIANCES TO OPERATE WITHIN ACCEPTABLE NOISE LEVELS, ENSURING MINIMAL DISTURBANCE IN APARTMENT SETTINGS. (INSERT SPECIFIC NOISE LEVELS IF APPLICABLE, E.G., DISHWASHERS ≤ 50 DBA)
EASE OF USE: APPLIANCES TO FEATURE USER-FRIENDLY CONTROLS AND INTERFACES, ENSURING EASE OF OPERATION FOR ALL RESIDENTS.

3. EXECUTION
3.1 INSTALLATION: INSTALL APPLIANCES, MILLWORK AND PLUMBING FIXTURES ACCORDING TO MANUFACTURER'S INSTRUCTIONS AN LOCAL CODES. VERIFY PROPER OPERATION AND ADJUST SETTINGS AS NEEDED. ALL POWER/WATER CONNECTORS TO BE PROVIDED.
3.2 TESTING: TEST ALL APPLIANCES AND PLUMBING FIXTURES TO ENSURE THEY ARE OPERATING CORRECTLY AND EFFICIENTLY.

1. PEDESTAL SINK PER FINAL OWNER SELECTIONS
2. 30" VANITY W/ STOR PER FINAL OWNER SELECTIONS
3. NEW TWO-PIECE TOILET PER FINAL OWNER SELECTIONS
4. 2M GRANITE COUNTERTOPS W/ TILE BACKSPLASH ON MORTAR / WP MEMBRANE / BACKER BOARD, OWNER TO CHOOSE COLOR W/ PAINTED WOOD WITH A MINIMUM THICKNESS OF ¾ INCH FOR DOORS AND ½ INCH FOR CABINET BOXES. SOFT CLOSERS AND HARDWARE INCLUDED. CONFIRM CONFIGURATION W/ OWNER FOR PRICING.
5. COMPACT REFRIGERATOR / FREEZER PER FINAL OWNER SELECTIONS, SIZE PER FINISHED NICHE
6. 30" DOUBLE BOWL UNDERMOUNT KITCHEN SINK W/ SINGLE HOLE PULL-DOWN KITCHEN FAUCET + UNIVERSAL GARBAGE DISPOSAL PER FINAL OWNER SELECTIONS
7. 30" OVER RANGE MICROWAVE W/ INTEGRATED VENT
8. 30" ELECTRIC RANGE PER OWNER SELECTIONS
9. 60" X 30" SHOWER PAN W/ SHOWER + HAND SHOWER PER FINAL OWNER SELECTIONS
10. STACKED WASHER + DRYER PER FINAL OWNER SELECTIONS
11. 18" DISHWASHER PER FINAL OWNER SELECTIONS

PRODUCT BASIS OF DESIGN (B.O.D.) SELECTIONS

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FIRE DAMAGE REPAIR / STRUCTURAL RESIDENTIAL RENOVATION
727 BURGUNDY STREET
NEW ORLEANS LA, 70112

No.	Description	Date
1	PRICING SET	03/06/26
2	PERMIT SET	03/20/26
3	REV 01	06/09/26

ZACHARY RYAN SMITH REG. NO. 8141 STATE OF LOUISIANA REGISTERED ARCHITECT

PROPOSED FLOOR PLANS

PRICING SET
Date 03/06/26

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VCC A

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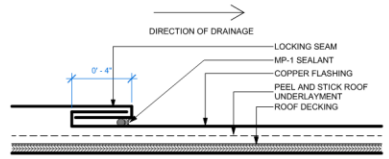
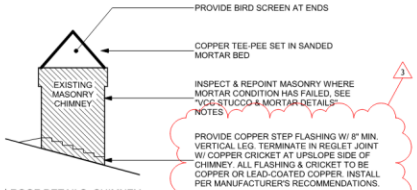
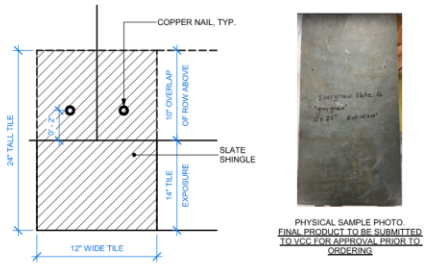
CITY CARRE COMMISSION ESTABLISHED 1936



11 | ROOF DETAILS_COPPER FLASHING SEAM
3" = 1'-0"

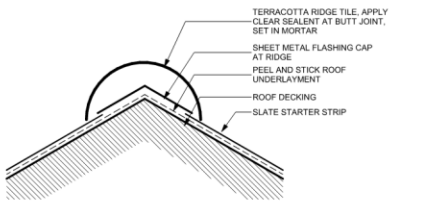


10 | ROOF DETAILS_CHIMNEY
3" = 1'-0"

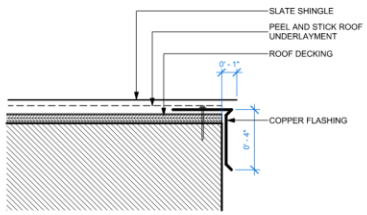


PHYSICAL SAMPLE PHOTO.
FINAL PRODUCT TO BE SUBMITTED TO VCC FOR APPROVAL PRIOR TO ORDERING

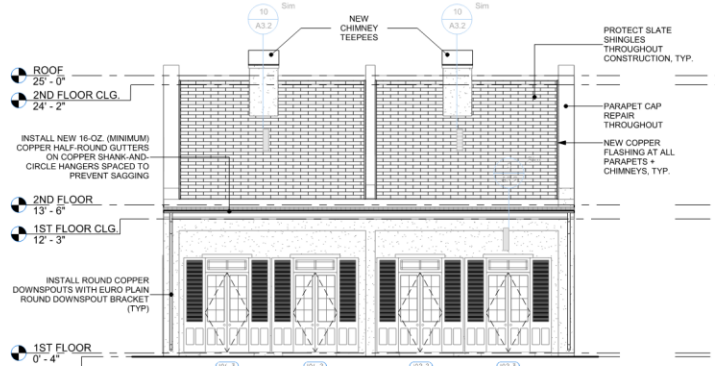
9 | ROOF DETAILS_SLATE FASTENING
3" = 1'-0"



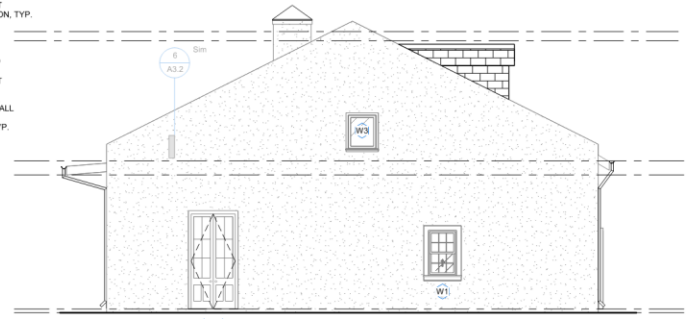
8 | ROOF DETAILS_TILE RIDGE
1 1/2" = 1'-0"



7 | ROOF DETAILS_GABLE/RAKE END
3" = 1'-0"

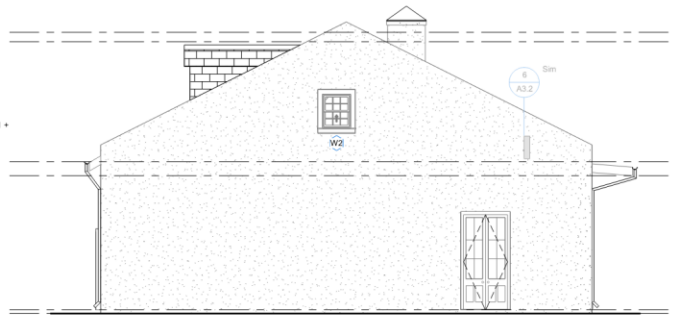


1 | FRONT ELEVATION - PROPOSED
3/16" = 1'-0"

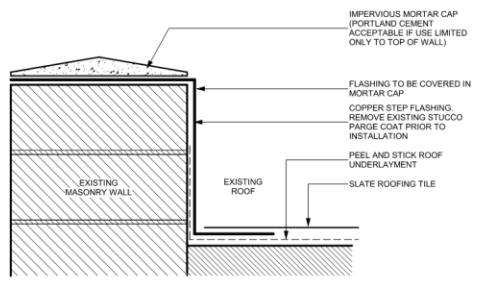


2 | SIDE ELEVATION 1 - PROPOSED
3/16" = 1'-0"

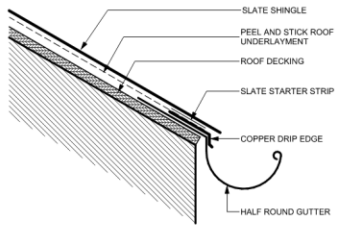
3 | REAR ELEVATION - PROPOSED
3/16" = 1'-0"



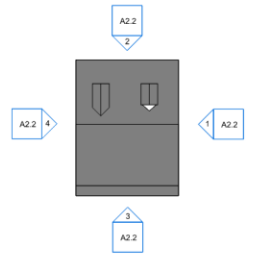
4 | SIDE ELEVATION 2 - PROPOSED
3/16" = 1'-0"



6 | ROOF DETAILS - PARAPET CAP TALL
3" = 1'-0"



5 | ROOF DETAILS_EAVE
3" = 1'-0"



TRUE

KEY PLAN - ELEVATION

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ZACHARY RYAN SMITH REG. NO. 8141 STATE OF LOUISIANA REGISTERED ARCHITECT

PROPOSED BUILDING ELEVATIONS

PRICING SET
Date 03/06/26

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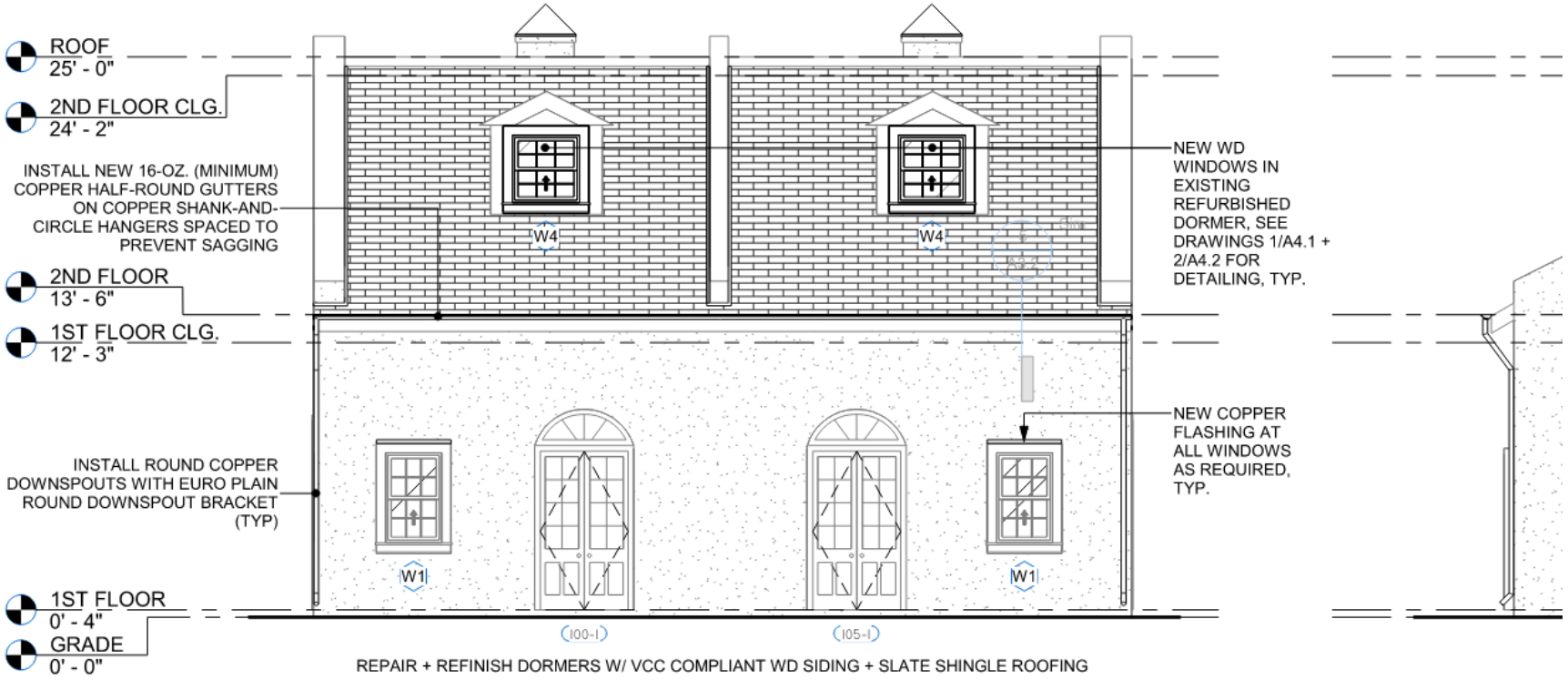
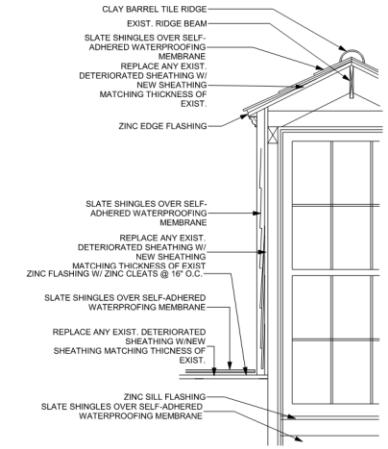
VIEUX CARRÉ COMMISSION ESTABLISHED 1936



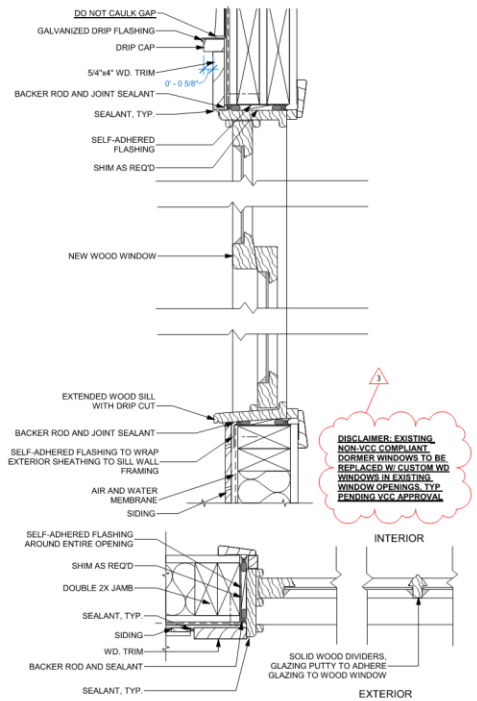
3 REAR ELEVATION - PROPOSED
3/16" = 1'-0"

4 SIDE ELEVATION 2 - P
3/16" = 1'-0"

IMPERVIOUS MORTAR CAP



2 | DETAIL @ DORMER SECTION
1/2" = 1'-0"

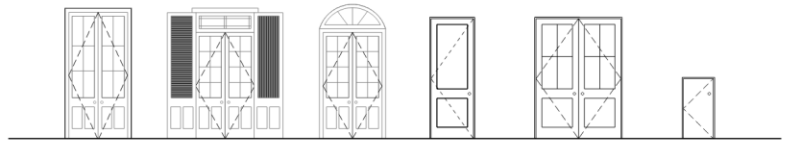


1 | WOOD DOUBLE HUNG WINDOW DETAILS
3" = 1'-0"

GENERAL NOTES: WINDOWS + DOORS

1. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS AND EXISTING FRAMING CONDITIONS PRIOR TO PRICING AND PROCUREMENT. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL PROVIDE OWNER AND ARCHITECT WITH ALL DOOR, CASING, AND TRIM SPECIFICATIONS FOR APPROVAL PRIOR TO PURCHASE.
3. ALL INTERIOR AND EXTERIOR DOOR CASINGS SHALL BE 1X WOOD. MATCH EXISTING HISTORIC PROFILES UNLESS OTHERWISE NOTED.
4. ALL HARDWARE TO BE SELECTED BY OWNER. CONTRACTOR TO COORDINATE LOCKSETS, HINGES, AND CLEARANCES PRIOR TO DOOR PREP AND INSTALLATION.
5. ALL EXTERIOR DOORS SHALL BE INSTALLED WITH CUSTOM METAL SILL PANS FEATURING SOLDERED SEAMS, BACK DAMS, AND END DAMS. SILL PANS MUST OVERLAP THE EXTERIOR WEATHER BARRIER TO ENSURE POSITIVE DRAINAGE.
6. FLASHING AT HEAD AND JAMBS MUST BE FULLY INTEGRATED WITH THE EXTERIOR WEATHER BARRIER PER MANUFACTURER INSTRUCTIONS AND CURRENT AAMA STANDARDS.
7. ALL EXTERIOR FASTENERS, HINGES, THRESHOLDS, AND EXPOSED HARDWARE SHALL BE STAINLESS STEEL, SOLID BRASS, OR HOT-DIPPED GALVANIZED TO PREVENT COASTAL CORROSION.
8. TREAT ALL CONCEALED WOOD FRAMING, BLOCKING, AND SHIMS AT EXTERIOR OPENINGS WITH AN APPROVED WOOD PRESERVATIVE (E.G., BORATE) FOR TERMITE AND DECAY RESISTANCE.
9. PROVIDE WIND-BORNE DEBRIS PROTECTION FOR ALL EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC AND ASCE 7. PROTECTION MUST MEET THE LARGE MISSILE TEST REQUIREMENTS OF ASTM E1996 AND ASTM E1886.
10. ALL GLAZING IN EXTERIOR DOORS, SIDELITES, AND ANY WINDOWS WITHIN 24 INCHES OF A DOOR OPERATING ARC SHALL BE TEMPERED SAFETY GLAZING CONFORMING TO IRC R308.4. ALL GLAZING TO BE CLEAR WITHOUT TINT OR TEXTURE.
11. THE PRIMARY REQUIRED EGRESS DOOR SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90 DEGREES.
12. FLOOR ELEVATIONS AND LANDINGS AT ALL EXTERIOR DOORS SHALL COMPLY WITH CURRENTLY ADOPTED IRC LANDING AND STEP-DOWN REQUIREMENTS.
13. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS FOR ALL NEW EXTERIOR DOORS, WINDOWS, AND CUSTOM MILLWORK PRIOR TO FABRICATION. SHOP DRAWINGS MUST INCLUDE FULL-SIZE OR LARGE-SCALE (MINIMUM 3" = 1'-0") SECTION DETAILS OF ALL MUNTINS, STILES, RAILS, CASINGS, AND BRICK MOLDS TO VERIFY HISTORIC COMPLIANCE. FABRICATION SHALL NOT COMMENCE UNTIL SHOP DRAWINGS HAVE RECEIVED WRITTEN APPROVAL FROM BOTH THE ARCHITECT AND THE VIEUX CARRÉ COMMISSION (VCC). SEE 1/A1.2 FOR VCC SHOP DRAWING REQUIREMENTS.
14. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS (EGRESS WINDOWS) IN SLEEPING ROOMS SHALL COMPLY WITH THE CURRENTLY ADOPTED IRC. CONTRACTOR TO VERIFY WINDOWS PROVIDE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (5.0 SQ. FT. FOR GRADE-FLOOR OPENINGS), A MINIMUM CLEAR OPENING HEIGHT OF 24 INCHES, A MINIMUM CLEAR OPENING WIDTH OF 20 INCHES, AND A MAXIMUM SILL HEIGHT OF 44 INCHES ABOVE THE FINISHED FLOOR.

NOTE: EXTENT OF DOOR + WINDOW REPAIR WORK TBD IN FIELD, GC TO PROVIDE ALLOWANCE, ARCHITECT TO FOLLOW UP WITH SCOPE CLARITY PER VCC



DOOR TYPES
1/4" = 1'-0"

WINDOW TYPES
1/4" = 1'-0"

Door Schedule

Door Number	Door Type	Function	Width	Height	Description	Phase	Trim / Casing	Hardware / Additional Notes
100-1	C	Exterior	4' - 0"	7' - 0"	PARTIAL LITE PTD WD FRENCH DOORS W/ TRANSOM	Existing	PTD WD	EXISITNG TO REMAIN, REPAIR + PAINT AS REQUIRED PER VCC GUIDELINES
102-2	B	Exterior	4' - 0"	7' - 0"	PARTIAL LITE PTD WD FRENCH DOORS W/ TRANSOM + SHUTTERS	Existing	PTD WD	EXISITNG TO REMAIN, REPAIR + PAINT AS REQUIRED PER VCC GUIDELINES
102-3	B	Exterior	4' - 0"	7' - 0"	PARTIAL LITE PTD WD FRENCH DOORS W/ TRANSOM + SHUTTERS	Existing	PTD WD	EXISITNG TO REMAIN, REPAIR + PAINT AS REQUIRED PER VCC GUIDELINES
102-4	A	Exterior	4' - 0"	8' - 6"	PARTIAL LITE PTD WD FRENCH DOORS	Existing	PTD WD	EXISITNG TO REMAIN, REPAIR + PAINT AS REQUIRED PER VCC GUIDELINES
104-1	XTG	Interior	3' - 6"	6' - 8"	EXISTING INTERIOR DOOR TO REMAIN	Existing	PTD WD	N/A
104-2	B	Exterior	4' - 0"	7' - 0"	PARTIAL LITE PTD WD FRENCH DOORS W/ TRANSOM + SHUTTERS	Existing	PTD WD	EXISITNG TO REMAIN, REPAIR + PAINT AS REQUIRED PER VCC GUIDELINES
104-3	B	Exterior	4' - 0"	7' - 0"	PARTIAL LITE PTD WD FRENCH DOORS W/ TRANSOM + SHUTTERS	Existing	PTD WD	EXISITNG TO REMAIN, REPAIR + PAINT AS REQUIRED PER VCC GUIDELINES
104-4	A	Exterior	4' - 0"	8' - 6"	PARTIAL LITE PTD WD FRENCH DOORS	Existing	PTD WD	EXISITNG TO REMAIN, REPAIR + PAINT AS REQUIRED PER VCC GUIDELINES
105-1	C	Exterior	4' - 0"	7' - 0"	PARTIAL LITE PTD WD FRENCH DOORS W/ TRANSOM	Existing	PTD WD	EXISITNG TO REMAIN, REPAIR + PAINT AS REQUIRED PER VCC GUIDELINES
105-2	D	Interior	2' - 6"	6' - 8"	SALVAGED WD FRENCH DOORS PER OWNER	Existing	PTD WD	N/A
106	XTG	Interior	2' - 6"	7' - 0"	EXISTING INTERIOR DOOR TO REMAIN	Existing	PTD WD	N/A
107	XTG	Interior	2' - 6"	6' - 8"	EXISTING INTERIOR DOOR TO REMAIN	Existing	PTD WD	N/A
108	XTG	Interior	2' - 6"	6' - 8"	EXISTING INTERIOR DOOR TO REMAIN	Existing	PTD WD	N/A
102-1	E	Interior	3' - 6"	6' - 8"	SALVAGED WD FRENCH DOORS PER OWNER	New Construction	PTD WD	N/A
103	D	Interior	2' - 6"	6' - 8"	PNT SOLIDCORE STYLE + RAIL SWING DOOR	New Construction	PTD WD	PRIVACY LOCKSET
105-2	E	Interior	3' - 6"	6' - 8"	SALVAGED WD FRENCH DOORS PER OWNER	New Construction		
200-1	C	Interior	2' - 8"	6' - 8"	PNT SOLIDCORE STYLE + RAIL SWING DOOR	New Construction	PTD WD	PRIVACY LOCKSET
200-2	F	Interior	2' - 0"	4' - 0"	PNT SOLIDCORE SLAB SWING DOOR (ATTIC ACCESS PANEL)	New Construction	PTD WD	FLUSH RING PULL
201	C	Interior	2' - 8"	6' - 8"	PNT SOLIDCORE STYLE + RAIL SWING DOOR	New Construction	PTD WD	PRIVACY LOCKSET
202	C	Interior	1' - 8"	5' - 0"	PNT SOLIDCORE STYLE + RAIL SWING DOOR	New Construction	PTD WD	DUMMY KNOB
203-1	C	Interior	2' - 8"	6' - 8"	PNT SOLIDCORE STYLE + RAIL SWING DOOR	New Construction	PTD WD	DUMMY KNOB
203-2	C	Interior	2' - 8"	6' - 8"	PNT SOLIDCORE STYLE + RAIL SWING DOOR	New Construction	PTD WD	DUMMY KNOB
203-3	F	Interior	2' - 0"	4' - 0"	PNT SOLIDCORE SLAB SWING DOOR (ATTIC ACCESS PANEL)	New Construction	PTD WD	FLUSH RING PULL
204	C	Interior	2' - 0"	6' - 0"	PNT SOLIDCORE STYLE + RAIL SWING DOOR	New Construction	PTD WD	DUMMY KNOB
205	C	Interior	2' - 0"	6' - 0"	PNT SOLIDCORE STYLE + RAIL SWING DOOR	New Construction	PTD WD	DUMMY KNOB

Window Schedule

Type Mark	Count	Description	Phase	Dimensions		Trim / Casing	Comments
				Width	Height		
W1	3	PTD WD DIVIDED LITE DOUBLE HUNG WINDOW	Existing	2' - 6"	4' - 0"	PTD WD	
W2	1	PTD WD DIVIDED LITE DOUBLE HUNG WINDOW	Existing	2' - 6"	3' - 0"	PTD WD	
W3	1	STAINED GLASS FIXED WINDOW	Existing	2' - 6"	3' - 0"	PTD WD	
W4	2	PTD WD DIVIDED LITE DOUBLE HUNG WINDOW	New Construction	3' - 0"	3' - 0"	PTD WD	

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WINDOWS + DOORS

PRICING SET
Date 03/06/26

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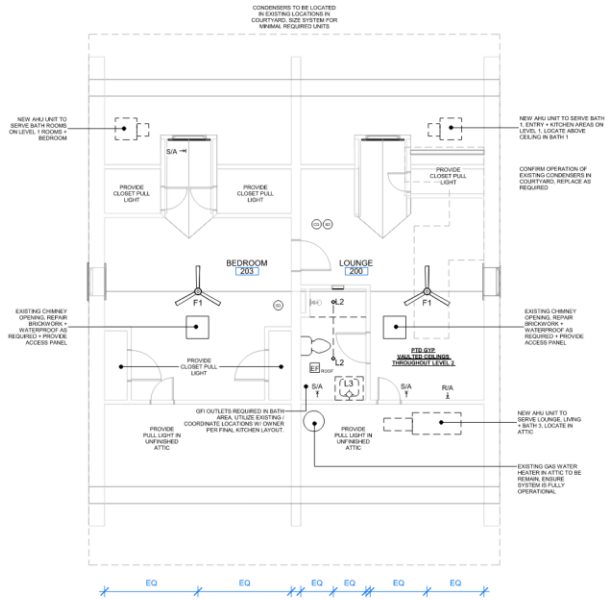
VIEUX CARRÉ COMMISSION ESTABLISHED 1936

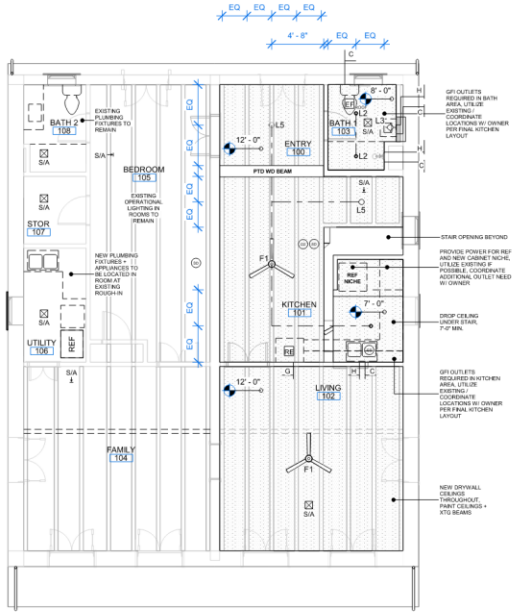
MEP SYMBOL LEGEND	
ELECTRICAL FIXTURES	
○	L1 - RECESSED CAN FIXTURE
○	L2 - RECESSED CAN FIXTURE - WET RATED
⊖	L3 - CEILING MOUNTED FIXTURE
⊢○	L4 - WALL MOUNTED FIXTURE
⊕	L5 - CHANDELIER/PENDANT
═	L6 - UNDER CABINET FIXTURE
	F1 - CEILING FAN / LIGHT (ON SWITCH)
ELECTRICAL SWITCHES	
S	SWITCH
S3	THREE-WAY SWITCH
SD	DIMMABLE SWITCH
AUDIO & VISUAL SYSTEMS	
C	CABLE TELEVISION OUTLET/SOURCE
GENERAL ELECTRICAL	
EM	ELECTRICAL METER
EP	ELECTRICAL PANEL
GM	GAS METER
ELECTRICAL RECEPTACLES	
	DUPLEX RECEPTACLE
GFI	GFI DUPLEX RECEPTACLE
WP	WET LOCATION RECEPTACLE
MECHANICAL SYSTEMS	
EF	EXHAUST FAN
EF/L	EXHAUST FAN W/ LIGHT (+ HEATER)
T	THERMOSTAT
RE	RECIRCULATING RANGE EXHAUST FAN
R/A	RETURN AIR GRILLE OR REGISTER AT WALL
S/A	SUPPLY AIR GRILLE OR REGISTER AT WALL
R/A	RETURN AIR CHASE
S/A	SUPPLY AIR CHASE
	RETURN AIR GRILLE OR REGISTER AT CEILING
	SUPPLY AIR GRILLE OR REGISTER AT CEILING
AHU	AIR HANDLER
CU	CONDENSER
FIRE SAFETY FIXTURES	
(S)	SMOKE DETECTOR
(CO)	CARBON MONOXIDE DETECTOR
PLUMBING + GAS SYSTEMS	
G	GAS LINE / CONNECTION
H	HOT WATER LINE / CONNECTION
C	COLD WATER LINE / CONNECTION
HB	HOSE BIBB CONNECTION
(HWH)	HOT WATER HEATER (PER OWNER)
HWH	TANKLESS WATER HEATER (PER OWNER)
(GD)	GARBAGE DISPOSAL



TRUE

2ND FLOOR

2 2ND FLOOR RCP / MEP DIAGRAM
3/16" = 1'-0"



TRUE

1ST FLOOR

1 1ST FLOOR RCP / MEP DIAGRAM
3/16" = 1'-0"

1. MECHANICAL, ELECTRICAL AND PLUMBING TO BE DESIGN/ BUILD WITH LICENSED ELEC SUBCONTRACTOR. ELECTRICIAN IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS. ALL WORK TO COMPLY WITH ALL APPLICABLE CODES.
2. NO WIRING DIAGRAM OR SWITCH / OUTLET / DATA LOCATIONS SHOWN. CONTRACTOR TO CONFIRM ALL LOCATIONS, TYPES AND SELECTIONS W/ EXISTING WIRING / OWNER FOR PRICING. SEE TYP MOUNTING HEIGHTS FOR SWITCHES + RECEPTACLES ON A1.2. COORDINATE LOCATIONS IN FIELD WITH OWNER PRIOR TO INSTALL. CONFIRM DIMMER REQUIREMENTS W/ OWNER.
3. ELEC SUBCONTRACTOR TO PROVIDE SMOKE + CARBON MONOXIDE DETECTORS OF TYPE AND LOCATION AS REQUIRED PER SECTION R314 OF THE IRC 2021 EDITION.
4. APPLIANCES, DECORATIVE FIXTURES, AND LIGHTING TO BE PROVIDED BY OWNER. CONTRACTOR TO CONFIRM SELECTIONS W/ OWNER FOR LABOR + INSTALL COSTS.
5. COORDINATE MECHANICAL GRILLES LOCATIONS + TYPES WITH OWNER FOR PRICING.
6. ALL CEILING MOUNTED ELEC FIXTURES SHOULD BE LOCATED CENTERED ON THE ROOMS / LIGHTING GRIDS, UNO.
7. COORDINATE ELEC POWER REQUIREMENTS WITH FINAL APPLIANCE SELECTIONS.
8. GC TO SOURCE, INSTALL, AND COORDINATE THE SELECTION OF EXHAUST FANS. ALL BATHS TO HAVE (1) EXHAUST FAN, LOCATE IN CEILING CENTERED ON TOILET WITHIN THE LIGHT GRIDS AS SHOWN, UNO.
9. ALL 4" LED CANLESS RECESS LIGHTS IN VAULTED CEILINGS TO HAVE ADJUSTABLE GIMBALS.
10. ALL 4" LED CANLESS RECESS LIGHTS ARE ETL RATED FOR WET AREAS.
11. WALL SCONCES OVER A VANITY ARE TO BE CENTERED OVER THE FAUCET/ BASIN, UNO.
12. ALL CEILINGS TO BE PTD GWB, UNO.
13. CEILING HEIGHTS ARE APPROXIMATE. CONFIRM FINAL INSTALLATION HEIGHT WITH IN FIELD MEASUREMENTS.
14. EXISTING WATER HEATER AND MECHANICAL UNITS MAY NOT BE OPERATIONAL. CONTRACTOR TO CONFIRM + COORDINATE REQUIRED REPLACEMENTS WITH OWNER.

GENERAL NOTES - RCP / MEP DIAGRAM

ZACH SMITH
CONSULTING & DESIGN
1000 S Norman C Francis Parkway 2nd Floor
New Orleans, LA 70125
zach@zachsmithconsulting.com
+1 (504) 383-3748

FIRE DAMAGE REPAIR / STRUCTURAL
RESIDENTIAL RENOVATION
727 BURGUNDY STREET
NEW ORLEANS LA, 70112

No.	Description	Date
1	PRICING SET	03/06/26
2	PERMIT SET	03/20/26

ZACHARY RYAN SMITH REG. NO. 8141 STATE OF LOUISIANA REGISTERED ARCHITECT

RCP / MEP DIAGRAM

PRICING SET
Date 03/06/26

A6.1

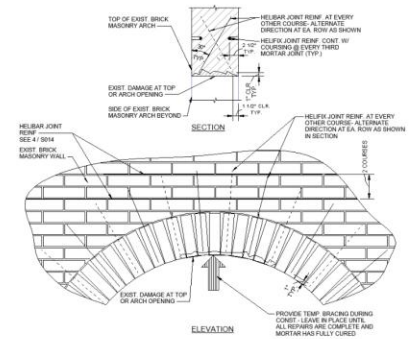
727-29 Burgundy

VCC A

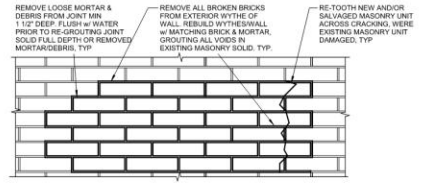
Autodesk Docs://729 Burgundy St.rvt
6/5/2026 11:28:42 AM

VIEUX CARRE COMMISSION ESTABLISHED 1936

DETAIL NOTES:
1. BRACE & TIE EXISTING WALL PRIOR TO PERFORMING REPAIRS.
2. REMOVE ALL BROKEN BRICKS IN EACH WYTHE OF WALL & REPLACE.
3. HELIFIX REPAIR AT TOP OF ARCH
   3.1 DRILL HOLES AT 90 DEG. FROM VERTICAL AT LOCATION OF HELIFIX REFORCING.
   3.2 PRESSURE WASH ALL BY DRILLED HOLE WITH WATER. INJECT HELIFIX HELIBOND GROUT INTO HOLES.
   3.3 PLACE HELIFIX HELIBAR JOINT REINFORCING RADIALLY SPACED AT EVERY OTHER COURSE. IN 2 VERTICAL ROWS, CENTERED ON CONTINUOUS WALL. REINFORCING SHALL EXTEND TWO BARS BEYOND DAMAGES ON EA. SIDE
   3.4 EACH VERTICAL ROW OF REINFORCING BARS TO ALTERNATE IN DIRECTION AS SHOWN.
4. INSTALL 2 HORIZ. ROWS OF HELIFIX HELIBAR REINFORCING ABOVE ARCH TO EXTEND BEYOND ARCH 1'-0" EA. SIDE ON BOTH SIDES OF WIDEST B / S014 & S/S9.8 FOR ADDL REINFORCING DETAILS.
5. REINFORCING TO EXTEND VERTICALLY 16" CLEAR PAST CRACK EACH SIDE WHERE POSSIBLE.
6. FILL CRACK AND HOLES SOLID WITH MORTAR.



2 DETAIL - ARCH TUCK POINTING
1" = 1'-0"



1 DETAIL - TUCK POINTING
1" = 1'-0"

AP DESIGN GROUP
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ADAM@APDESIGNGROUP.COM | 504-410-5922
AP-ENGINEERING.COM
Joshua Juneau P.E. Alex Hart P.E. S.E.

May 24, 2026

Re: Structural Review
727 Burgundy Street
New Orleans, LA 70116

To Whom It May Concern,

As requested, a limited visual inspection was conducted at the above address on April 16, 2026. This inspection was performed by the author of this report. No ladder or lift was used, and our comments are based solely on the areas that were visually accessible. For this report, a Matterport scan was also used to re-confirm previous conditions noted during the site visit. The Matterport scan was shared by M3 Design Group LLC and captured with a Matterport Pro3; the date of the scan was not provided at the time of the report but is post fire damage noted in report. Due to availability of Matterport scan, sample images taken during the site walk have not been included but are available upon request.

Objective

The purpose of the site visit was to review the general condition of the building to determine if repair or modification actions could be taken to restore the existing building structure. The masonry, roof framing, chimney, and fire damaged areas were of primary concern to the requesting party.

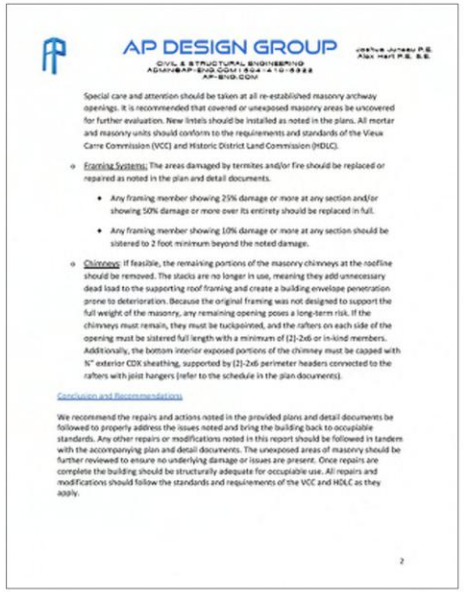
Structure Overview

The building is a typical two-story double with a gabled roof, soil bearing masonry pier foundations, and wood framing. The structure of the building consists of a wood framed roof system supported by the load bearing masonry and wood stud walls over wood beams spanning to masonry walls. The rear of the building suffered from visible fire damage, with more significant damage noted at the north corner of the building. Some termite damage was also noted but did not appear to be active. There are also two existing masonry chimney stacks at the roof level, visible from the front.

Summary of Findings

The building exhibits visible signs of deterioration throughout in the masonry and missing/damaged wood framing components. methods if existing conditions verified upon exposure in the field disallow proposed, consult with EOR on alternate recommendations. Based on observations:

- Masonry: The visible masonry throughout shows loss of mortar and/or masonry units. The masonry should be tuck pointed and repaired per the plan and detail documents.



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Special care and attention should be taken at all re-established masonry archway openings. It is recommended that covered or unexposed masonry areas be uncovered for further evaluation. New lintels should be installed as noted in the plans. All mortar and masonry units should conform to the requirements and standards of the Vieux Carre Commission (VCC) and Historic District Land Commission (HDLC).

- Framing Systems: The areas damaged by termites and/or fire should be replaced or repaired as noted in the plan and detail documents.
  - Any framing member showing 25% damage or more at any section and/or showing 50% damage or more over its entirety should be replaced in full.
  - Any framing member showing 10% damage or more at any section should be sistered to 2 foot minimum beyond the noted damage.
- Chimneys: If feasible, the remaining portions of the masonry chimneys at the roofline should be removed. The stacks are no longer in use, meaning they add unnecessary dead load to the supporting roof framing and create a building envelope penetration prone to deterioration. Because the original framing was not designed to support the full weight of the masonry, any remaining opening poses a long-term risk. If the chimneys must remain, they must be tuckpointed, and the rafters on each side of the opening must be sistered full length with a minimum of (2)-2x6 or in-kind members. Additionally, the bottom interior exposed portions of the chimney must be capped with ¾" exterior CDX sheathing, supported by (2)-2x6 perimeter headers connected to the rafters with joist hangers (refer to the schedule in the plan documents).

Conclusion and Recommendations

We recommend the repairs and actions noted in the provided plans and detail documents be followed to properly address the issues noted and bring the building back to occupiable standards. Any other repairs or modifications noted in this report should be followed in tandem with the accompanying plan and detail documents. The unexposed areas of masonry should be further reviewed to ensure no underlying damage or issues are present. Once repairs are complete the building should be structurally adequate for occupiable use. All repairs and modifications should follow the standards and requirements of the VCC and HDLC as they apply.

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If you have any further questions or concerns, please do not hesitate to reach out.

Thank you,

Joshua Juneau, PE

May 24, 2026

DISCLAIMER AND LIMITATION OF LIABILITY

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FIRE DAMAGE REPAIR / STRUCTURAL
RESIDENTIAL RENOVATION
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No.	Description	Date
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ZACHARY RYAN SMITH
REG. NO. 8141
STATE OF LOUISIANA
REGISTERED ARCHITECT

STRUCTURAL

PRICING SET
Date 03/06/26

A7.1

Autodesk Docs://729 Burgundy St/Z_729 Burgundy St.rvt
6/9/2026 11:28:43 AM

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If you have any further questions or concerns, please do not hesitate to reach out.

Thank you,

Joshua Juneau, PE May 24, 2026

727-29 Burgundy

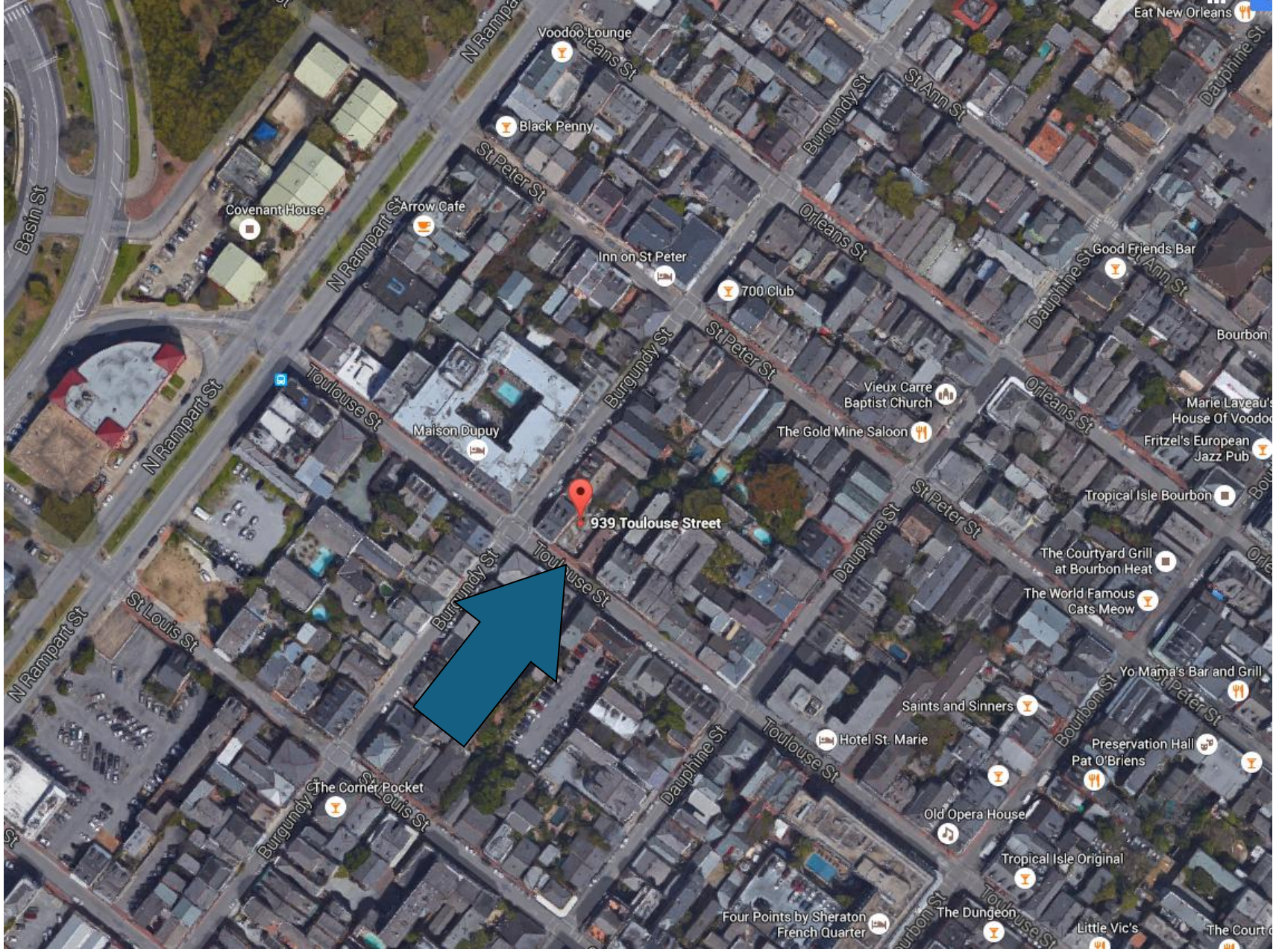
VCC Architectural Committee

July 14, 2026

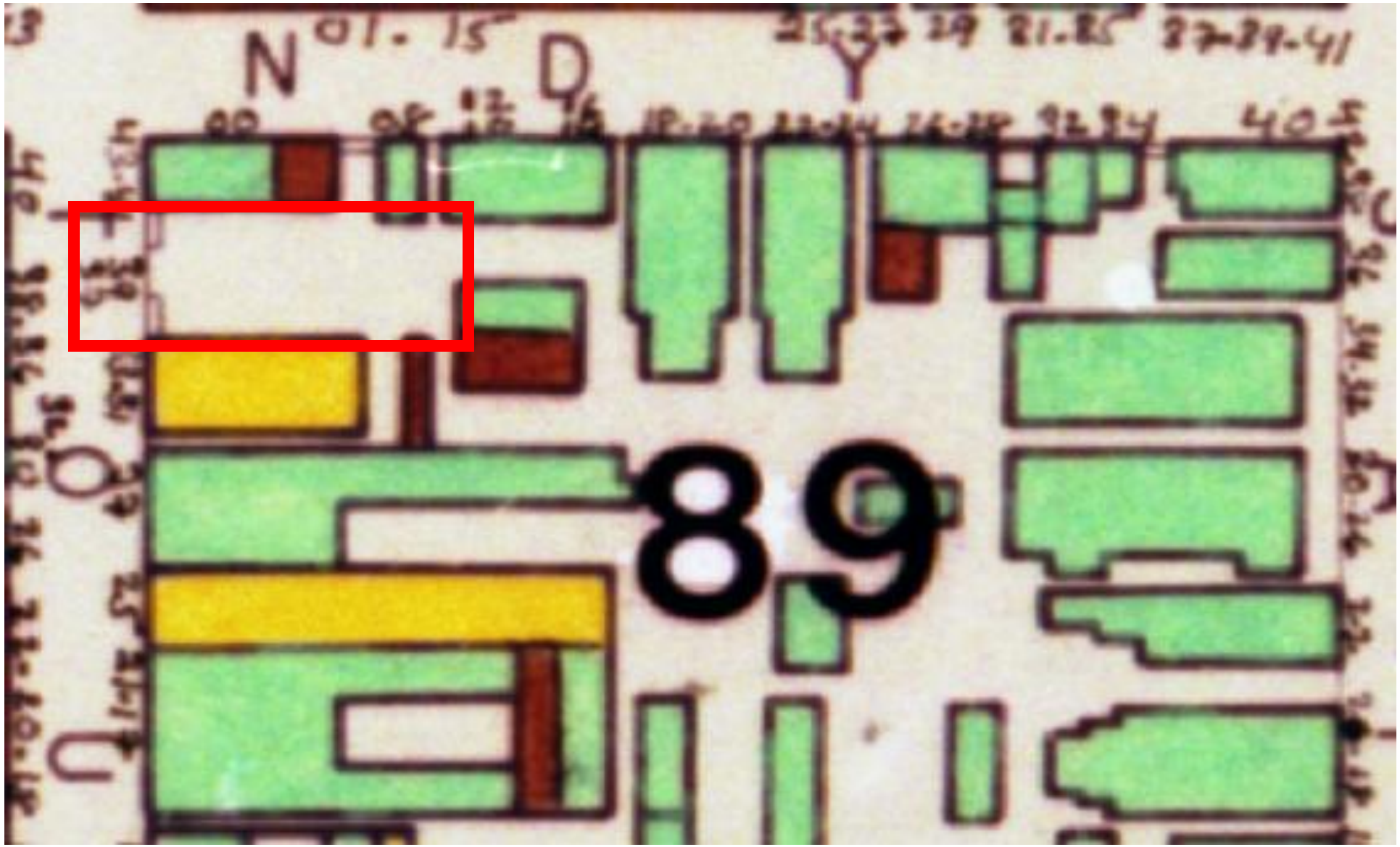
933 Bourbon

(applicant requests deferral til 7/28)

939 Toulouse



939 Toulouse



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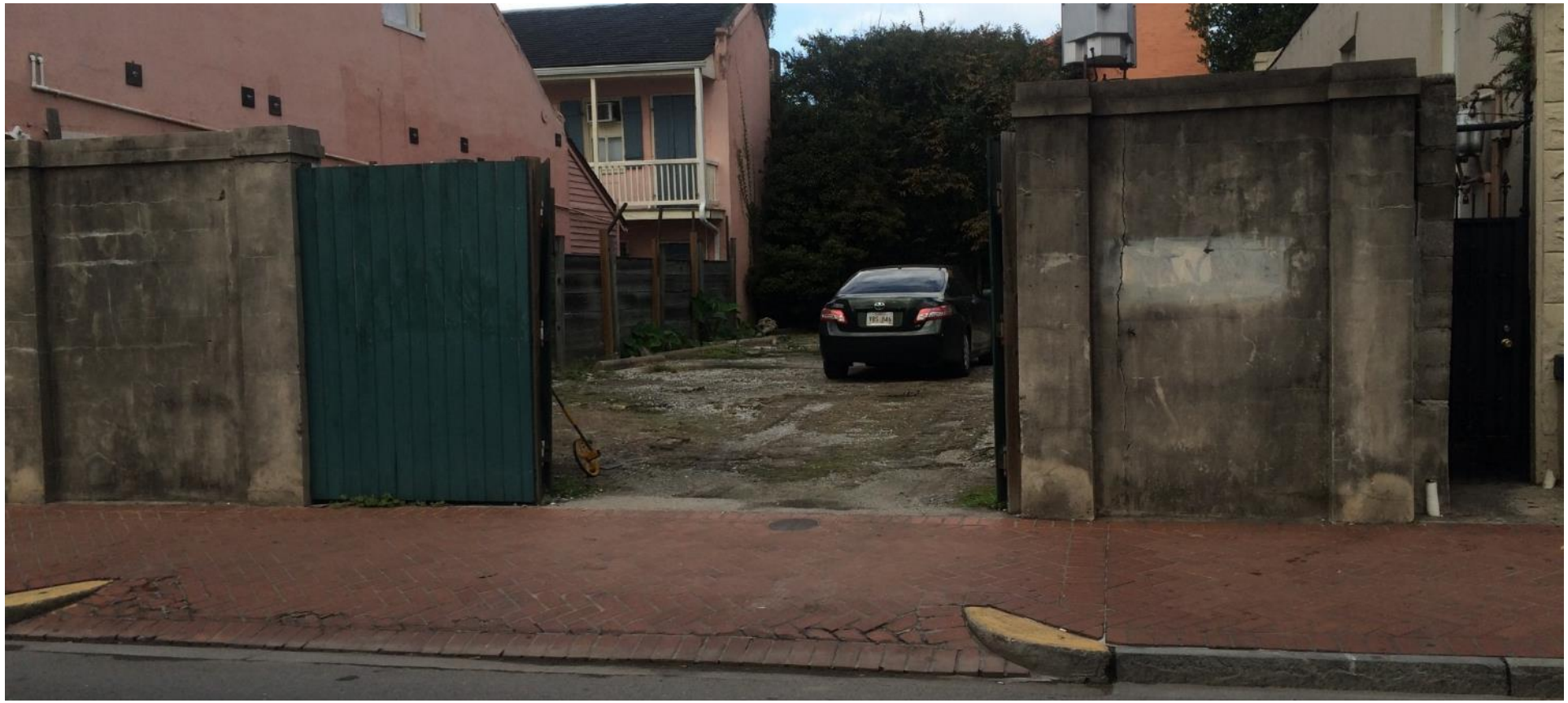

939 Toulouse

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VCC Architectural Committee

July 14, 2026

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VCC Architectural Committee

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VCC Architectural Committee

July 14, 2026

939 Toulouse – 07/10/2026

939 Toulouse – 07/11/2026

939 Toulouse

939 Toulouse

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939 Toulouse

939 Toulouse

Option 1: with sliding iron gate closure.

939 Toulouse

Option 2: without sliding iron gate closure.

939 Toulouse

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VCC Architectural Committee

July 14, 2026

Other French Quarter Surface Parking Lots

939 Toulouse

VCC Architectural Committee

July 14, 2026

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VCC Architectural Committee

July 14, 2026

939 Toulouse

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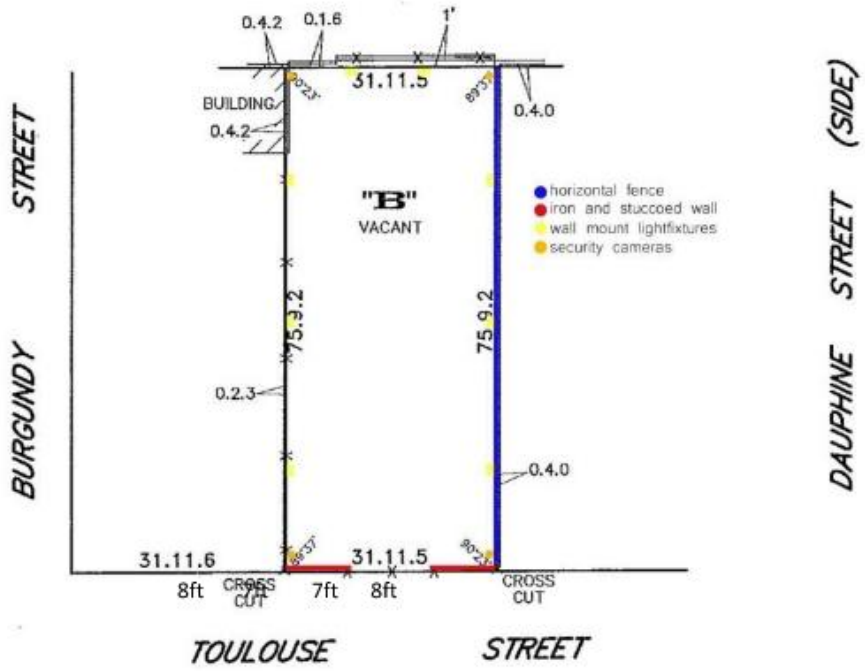
VCC Architectural Committee

July 14, 2026

535 Barracks - Example of proposed iron and stucco wall with limestone gravel paving.

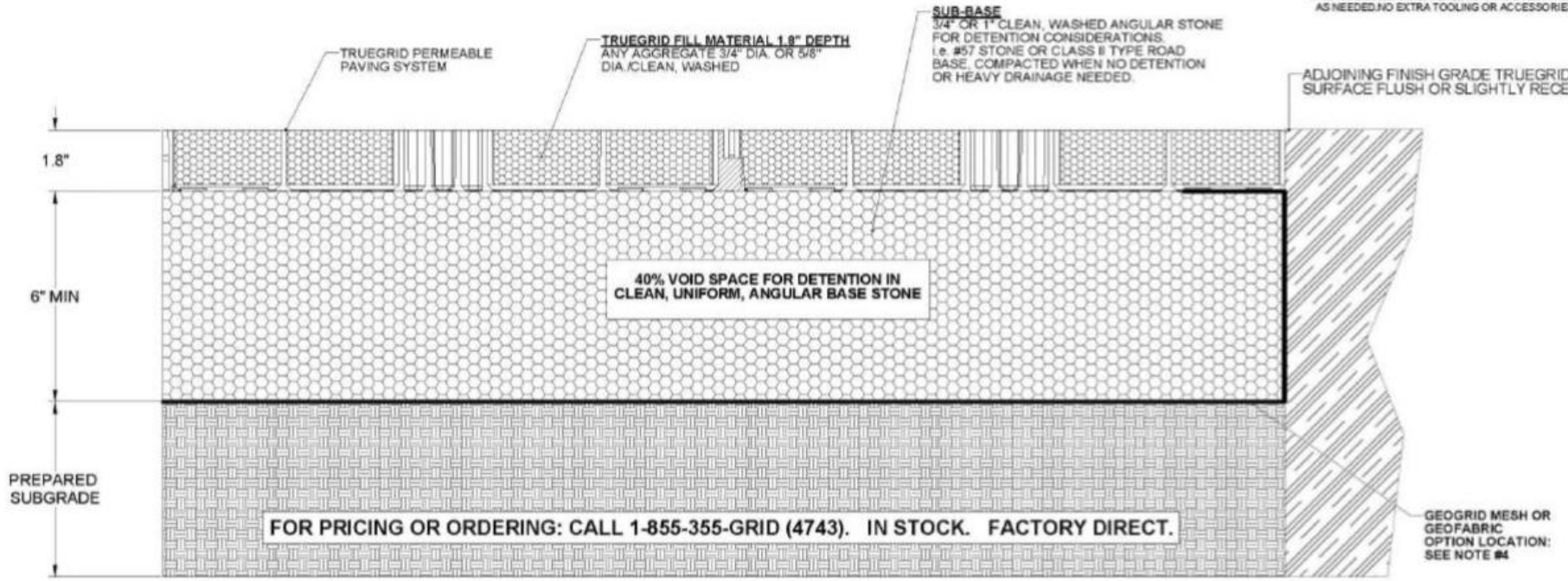


939 Toulouse

NOTES:

1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. TRUEGRID PRO PLUS PRODUCTS DESIGNED FOR LOAD CAPACITIES OF 120,000 LBS PER SQ. FT. TRUEGRID PRODUCTS STRENGTHEN WITH FILL MATERIAL.
3. TRUEGRID PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20 /HS-20 LOADING AND GREATER.
4. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUB-GRADE & SUB-BASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
5. INCREASE SUB-BASE DEPTH FOR INCREASED STORM WATER DETENTION.
6. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 10 DEGREES. ASSESS PROJECT, AS NEEDED.
7. FINAL ENGINEERED CROSS SECTION AGGREGATES AND DEPTH SHOULD ALLOW FOR EXPECTED INFILTRATION RATES, STORAGE CAPACITIES, OUTLET FLOW RATES, AND OTHER SITE SPECIFIC CONDITIONS AND LOAD REQUIREMENTS.
8. THIS CROSS SECTION IS FOR INFORMATION ONLY.

TRUEGRID BLOCK REFERENCE VIEW
PREASSEMBLED & DELIVERED IN 4' X 4' SHEET. RECONFIGURED AS NEEDED.NO EXTRA TOOLING OR ACCESSORIES REQUIRED



GRAVEL FILL MEDIUM LOAD TRUEGRID PRO PLUS

APPLICATION:

PARKING LOT, RV PARKING, PARKING PADS, DRIVEWAYS

REV		DRAWN	CHECKED	APPROVED	DATE
00					
03	UPDATED TRUEGRID STANDARDS	JT	JT	CW	9/20/2017

REVISION

1-855-355-GRID (4743) | CLIENT / PROJECT

MADE IN U.S.A.
TRUEGRIDPAVER.com

APPROVAL INFORMATION

TRUEGRID
True to your project. True to the environment.

TRUEGRID GRAVEL FILL INSTALLATION MEDIUM LOAD

SIZE D | TG-GRV-ML | REV 00

939 Toulouse

Surface

True Grid Surfacing

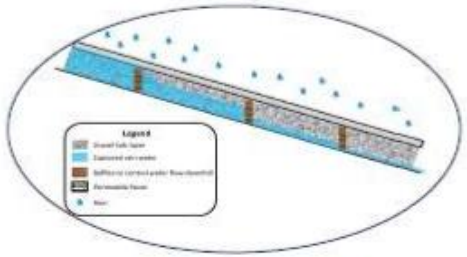
Example 1

Example 2

Example 3

Example 4

True Grid Paver



Stormwater Management

Aggregate

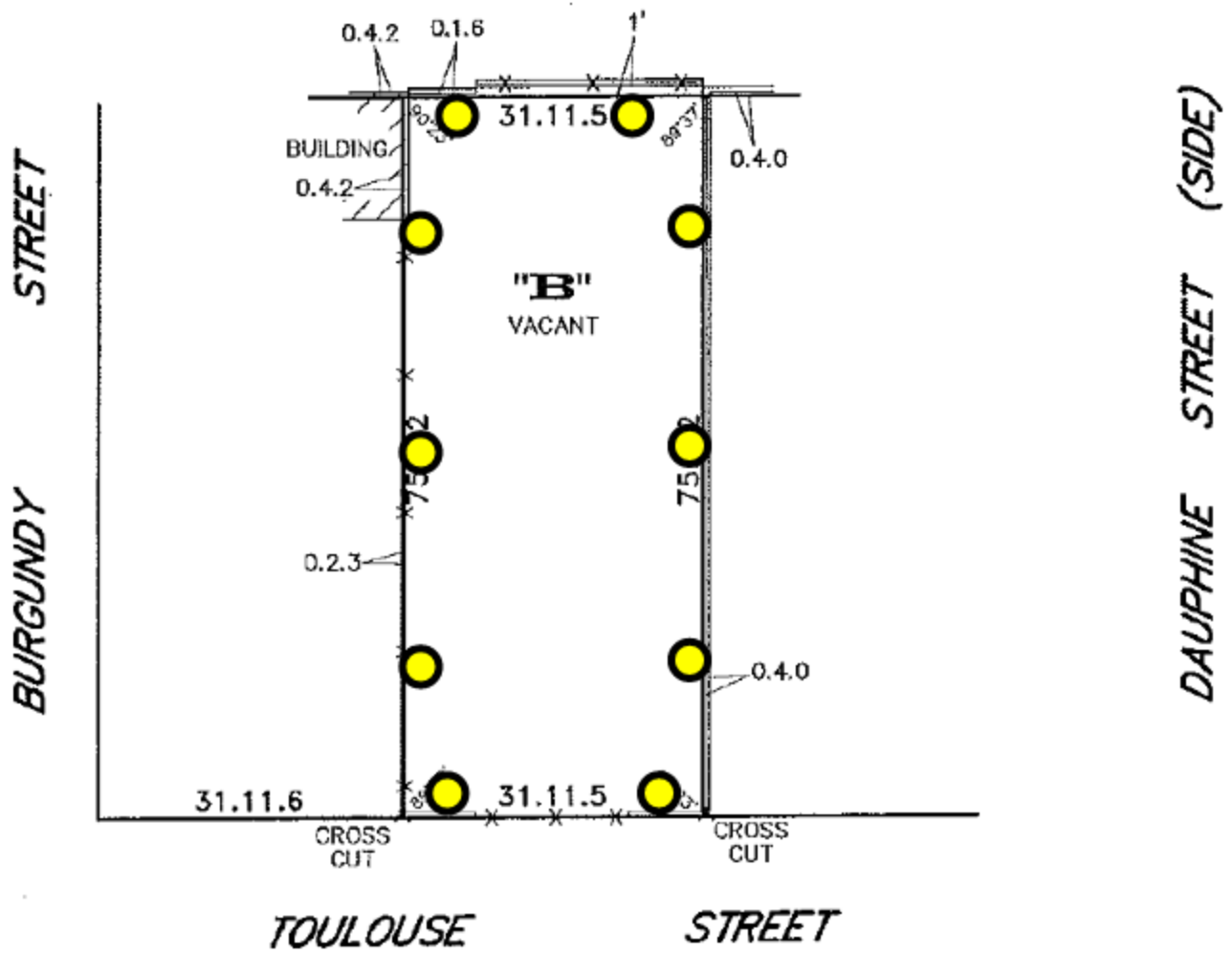
Lighting shown with other proposed changes with applications submitted

939 Toulouse

Lighting shown with other proposed changes with applications submitted

939 Toulouse

Proposed Lighting Fixture Locations



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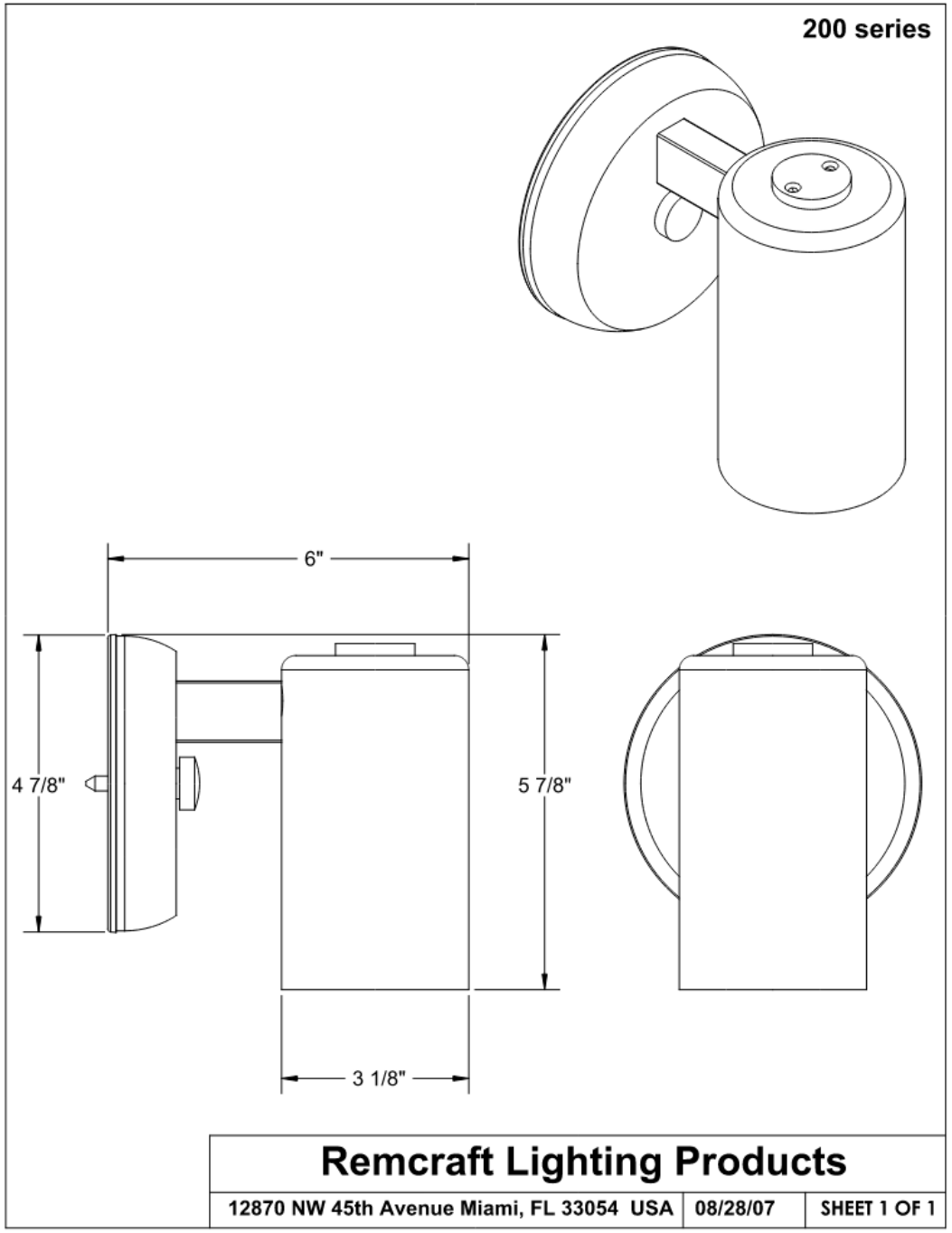
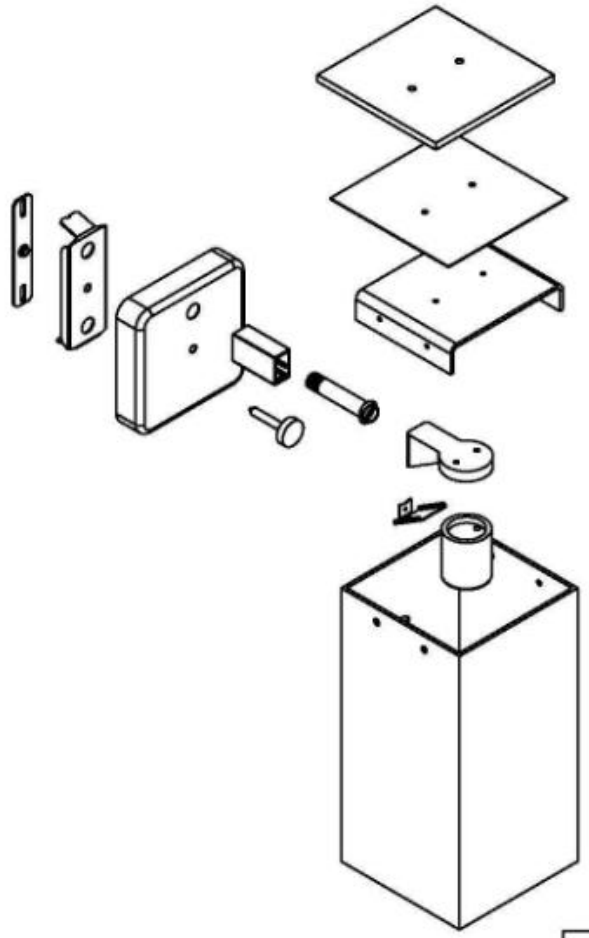
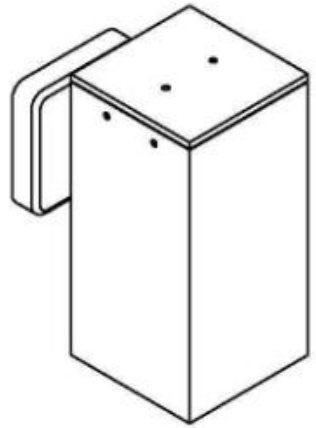


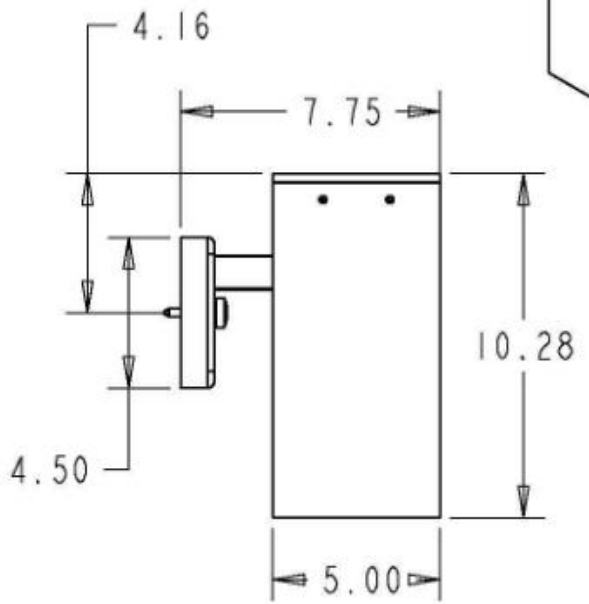
939 Toulouse

VCC Architectural Committee

July 14, 2026







1) Mount Gem bar to outlet box
2) Connect wires
3) Mount fixture to Gem bar using screw provided

Note - Gem bar thread is 1/4:20

Remcraft Lighting Products - Miami, FL 33054		
Part #	Material	
230 series	Aluminum & zinc coated steel	

Prior approved sign

1/4" ACM
Digital Print
Single Sided

Replacement Sign (same size)

Prior approved sign

Replacement Sign (same size)

Qty 3
10" x 18"

1/8" PVC
Flat Bed Print
VHB on Back

939 Toulouse

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July 14, 2026