

CITY PLANNING COMMISSION  
CITY OF NEW ORLEANS

LATOYA CANTRELL  
MAYOR

ROBERT D. RIVERS  
EXECUTIVE DIRECTOR

Thursday, July 28, 2022

Hon. Chelsey Richard Napoleon  
Civil District Court Clerk  
Parish of Orleans  
Fourth Floor, Amoco Building  
1340 Poydras Street  
New Orleans, LA 70112

Re: Approved plans for Zoning Docket 003-20

**ZONING DOCKET 003/20 – Request by St. Thomas Properties, LLC for a conditional use to permit a bar in an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 100, Lots 8 and 9, in the First Municipal District, bounded by Saint Thomas Street, Thalia Street, Erato Street, and Annunciation Street. The municipal address is 1235 Saint Thomas Street. (PD 2)**

Dear Ms. Napoleon:

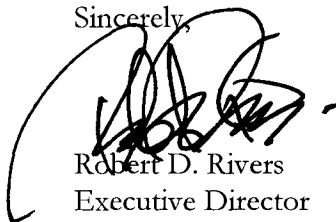
Attached you will find two (2) sets of the approved plans as referenced above.

The subject property includes:

According to our records the property is owned by: **St. Thomas Properties, LLC**

Please record the drawings as required. Should you need any additional information please feel free to contact me.

Sincerely,



Robert D. Rivers  
Executive Director

RR/asn

Chelsey Richard Napoleon  
CLERK OF CIVIL DISTRICT COURT  
INST #: 2022-31715 08/10/2022 10:10:12 AM  
TYPE: CONDUSE 14 PG(S)

CIN#: 715313



# 1235 St. Thomas

## WINE BAR

| Provision  | Compliance Notes   |
|--|--|
| 1. In accordance with Article 11B, Section 113.1.1 (Title 13-3), the developer shall submit a revised site plan to the City Planning Commission and shall indicate the minimum permeable pavement area of the lot that is at least 10% of the total lot area.  | See sheet X100 (Grid Builder)  |
| 2. The developer shall submit a revised architectural plan for review and approval by City Planning Commission and shall show the construction details of the screen on the primary street elevation so that the screen is:<br>a. Neatly measured to that the front facade is visible.<br>b. Inspected from the overall building and not from the ground.<br>c. Not visually or functionally acting as a fence or other similar apparatus.   | See sheet X200 (Grid Builder)  |
| 3. In accordance with Article 11B, Section 113.1.2, the developer shall submit revised architectural plans for review and approval by City Planning Commission that show compliance with the following building design parameters:<br>a. The ground floor contains a minimum transparency of fifty percent (50%) on the primary street and window wall be constructed of transparent glass. Opaque, highly tinted, or reflective glass is prohibited. Transparency into the building shall be maintained. Any window sign shall consist of a sign that is not more than 10% of the window area.<br>b. The ground floor contains a minimum transparency of fifty percent (50%) on the primary street and window wall be constructed of transparent glass. Opaque, highly tinted, or reflective glass is prohibited. Transparency into the building shall be maintained. Any window sign shall consist of a sign that is not more than 10% of the window area. | See sheet A201 and X200 (Grid Builder)   |
| 4. The developer shall obtain all required approvals from the Historic District Landmarks Commission. The plans submitted to the City Planning Commission for final approval shall match those approved by the Historic District Landmarks Commission. When submitting plans to the City Planning Commission for final approval, the developer shall provide documentation of all required approvals by the Historic District Landmarks Commission, including the following:<br>a. The permit, special use, location, quantity, and height of all proposed signs that are visible from the street.<br>b. Signs and signage approved by a registered Louisiana landscape architect.   | See sheet L-1 and L-2 (Building) stamped by Public and Parkway                     |
| 5. In accordance with Article 21, Section 213.3 and Section 214.4 of the Comprehensive Zoning Ordinance, the developer shall submit an updated detailed landscape plan prepared by a licensed Louisiana landscape architect, subject to review and approval of the City Planning Commission indicating the following:<br>a. The general species, size, location, quantity, and height of all proposed plant materials within the site.<br>b. Signs and signage approved by a registered Louisiana landscape architect.   | Signage to come at later date.   |
| 6. The plans submitted to the City Planning Commission for final approval shall indicate the type, location, size, and materials of all signage. All signage shall conform to the requirements of Article 24 of the Comprehensive Zoning Ordinance, subject to review and approval of the City Planning Commission.  | See A201 and A202. No lighting and all exterior lighting will need to be reviewed. |

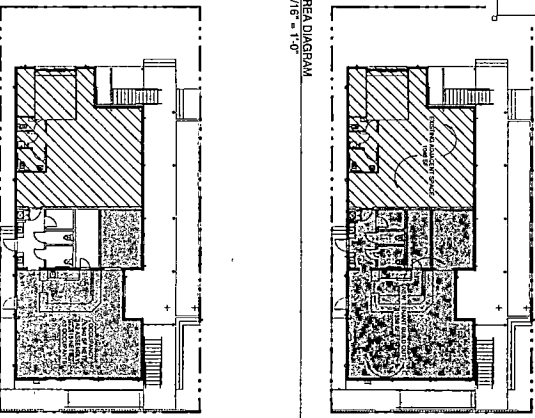
|  |   |
|--|---|
| 7. The plans submitted to the City Planning Commission for final approval shall indicate the type, location, and height of any and all exterior lighting. Any proposed exterior lighting shall comply with standards of Article 21, Section 213.5 of the Comprehensive Zoning Ordinance.   | See A201 and A202. No lighting and all exterior lighting will need to be reviewed.    |
| 8. The developer shall secure the approval of the Department of Public Works for any improvements to the adjacent public right-of-way, including sidewalks, curbing, and curb cuts, and any other modifications to the surrounding public right-of-way. When submitting plans to the City Planning Commission for final approval, the developer shall provide documentation of all required approvals by the Department of Public Works.   | Construction already complete. DPW signed off on plans upon permitting and licensing. |
| 9. In accordance with Article 20, Section 203.6 of the Comprehensive Zoning Ordinance, the use shall be in accordance with the following use standards:<br>a. A bar shall submit the following impact management plans to the Department of Safety and Permit:<br>i. A security and operation plan, which includes the provision of exterior security cameras. If the bar contains a brewing or distilling facility, a floor plan indicating the area reserved for brewing or distilling, a description of the facility and equipment shall be included.<br>ii. An impact management plan reviewed by the Director of Safety and Permit, and all other relevant City agencies, which shall include prohibitions of music or any kind being projected to the exterior of the structure, including the placement of any outdoor speakers (permanent or temporary).<br>b. Bars shall submit a summary of the number and location of publicly advertised facilities.<br>c. Unless otherwise permitted by law, retail sales of packaged alcoholic beverages for consumption off the premises are prohibited.<br>d. Bars with live entertainment are also subject to the standards of this Article for the entertainment of off the premises are prohibited.<br>e. If the bar plans to increase in capacity, such as an expansion of floor area or increase in permitted occupancy, the security and operation plan and noise abatement plan shall be updated and resubmitted for approval. Revised security and noise abatement plans shall be approved prior to the issuance of any permits.<br>f. Security and operation plans shall be reviewed by the property owner or licensed operator. New plans shall be resubmitted for approval.<br>g. On-site micro-brewing and micro-distilling facilities are allowed.<br>h. On-site micro-brewing and micro-distilling facilities are allowed. | Will need this information to Safety and Permit upon permitting and licensing.        |

|   |   |
|---|---|
| 10. In accordance with Article 21, Section 213.6 of the Comprehensive Zoning Ordinance, the developer shall submit architectural drawings for review and approval by City Planning Commission shall indicate:<br>a. The location, size, and materials of all signage.<br>b. The location, size, and materials of all signage.<br>c. The location, size, and materials of all signage.   | See sheet X100 (Grid Builder) for general dining, patio, and outdoor seating. |
| 11. The developer shall submit a revised architectural plan for review and approval by City Planning Commission and shall show the construction details of the screen on the primary street elevation so that the screen is:<br>a. Neatly measured to that the front facade is visible.<br>b. Inspected from the overall building and not from the ground.<br>c. Not visually or functionally acting as a fence or other similar apparatus.                           | See sheet X200 (Grid Builder)   |
| 12. The developer shall submit a revised architectural plan for review and approval by City Planning Commission and shall show the construction details of the screen on the primary street elevation so that the screen is:<br>a. Neatly measured to that the front facade is visible.<br>b. Inspected from the overall building and not from the ground.<br>c. Not visually or functionally acting as a fence or other similar apparatus.                           | See sheet X200 (Grid Builder)   |
| 13. The developer shall indicate the installation of all required short-term bicycle parking spaces, as set forth in Article 21, Section 214.4 (Title 13-3) of the Comprehensive Zoning Ordinance, on the final plans submitted to the City Planning Commission for final approval. The design of bicycle parking spaces shall comply with the requirements as set forth in Article 21, Section 214.4 of the Comprehensive Zoning Ordinance.                          | None required. Bar is over per 2,500 sq feet and this bar is less than that.  |
| 14. The developer shall indicate the installation of all required short-term bicycle parking spaces, as set forth in Article 21, Section 214.4 (Title 13-3) of the Comprehensive Zoning Ordinance, on the final plans submitted to the City Planning Commission for final approval. The design of bicycle parking spaces shall comply with the requirements as set forth in Article 21, Section 214.4 of the Comprehensive Zoning Ordinance.                          | None required. Bar is over per 2,500 sq feet and this bar is less than that.  |
| 15. The developer shall indicate the installation of all required short-term bicycle parking spaces, as set forth in Article 21, Section 214.4 (Title 13-3) of the Comprehensive Zoning Ordinance, on the final plans submitted to the City Planning Commission for final approval. The design of bicycle parking spaces shall comply with the requirements as set forth in Article 21, Section 214.4 of the Comprehensive Zoning Ordinance.                          | None required. Bar is over per 2,500 sq feet and this bar is less than that.  |
| 16. The use of "no open flame" shall be restricted to areas displaying the name or logo of the establishment.   | None  |
| 17. Food trucks are limited to one (1) vehicle at any time, which must be parked in specified zone on St. Thomas Street only. No generators are permitted. Food trucks must use plug or other source that does not connect to the building's electrical system.   | None  |
| 18. The developer shall provide to the City Planning Commission a fire alarm system program letter, approved by the Department of Safety and Permit, inclusive of the stand location, the type and quantity of heat receptors and the location of the stand location, and the location of the stand location, included in this letter to be kept on file in case of any violation. In no case shall such be used to shut it: 1. Visible from the public right-of-way. | Sheet A101 for location of fans.  |
| 19. The consumption of alcoholic beverages and offering in form of the structure or in the adjacent right-of-way.   | None  |
| 20. Bar shall submit a revised architectural plan for review and approval by City Planning Commission shall indicate:<br>a. The location, size, and materials of all signage.<br>b. The location, size, and materials of all signage.   | None  |
| 21. Developer must place signs inside and outside the building remaining patient to respond the professional. Such signs must be posted in a visible location near all entrances.   | None  |

22. Developer shall work with the Department of Public Works to create and maintain a passenger zone, as designated by the department, for the expedient loading or unloading of passengers for a period of time. All uses shall be in the passenger zone. All uses shall be in the passenger zone. All uses shall be in the passenger zone.

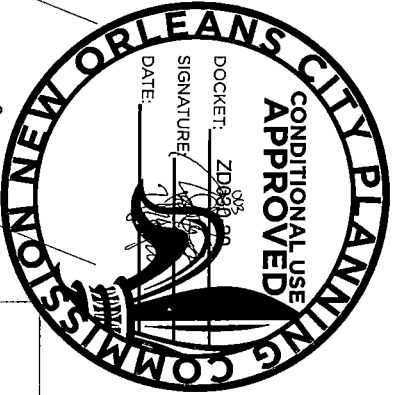


WAIVERS: 0 PROVISIONS: 22  
ORDINANCE #: 28441 ADOPTED: 08/12/2020



Proviso Sheet

1235 St. Thomas WINE BAR



ANY DEVIATION FROM THESE PLANS SHALL REQUIRE THE REVIEW AND APPROVAL OF THE EXECUTIVE DIRECTOR OF THE CITY PLANNING COMMISSION AND SHALL BE SUBJECT TO A REVIEW FEE. ALL CHANGES MUST BE REVIEWED AND APPROVED PRIOR TO THE CHANGE BEING MADE OR CONSTRUCTION HAVING COMMENCED. CHANGES IN CONFLICT WITH THE COMPREHENSIVE ZONING ORDINANCE OR THE ORIGINAL TERMS OF APPROVAL MAY REQUIRE THE REVIEW AND APPROVAL OF THE CITY PLANNING COMMISSION AND/OR THE CITY COUNCIL WHERE APPROPRIATE.

DOCKET: ZD9820-PP  
 SIGNATURE: [Signature]  
 DATE: [Date]

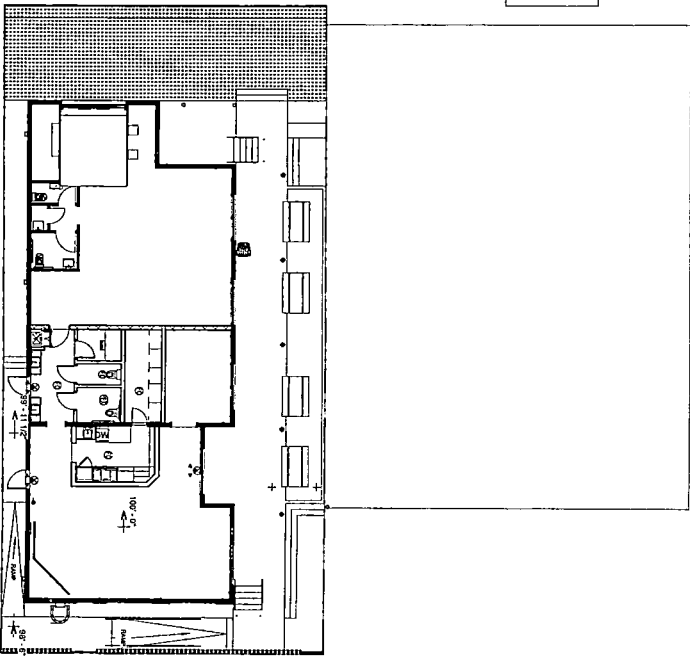
WAIVERS: 0      PROVISOS: 22  
 ORDINANCE #: 28441      ADOPTED: 08/12/2020

ANNUNCIATION ST. SIDE

ERATO ST. SIDE

THALIA ST.

ST. THOMAS ST.



① SITE PLAN  
 T = 10'-0"



m2 studio

| No. | Description | Date      |
|-----|-------------|-----------|
| 2   | CM#2        | 2021.5.24 |
| 3   | Permit Set  | 2021.6.2  |
|     |             |           |
|     |             |           |
|     |             |           |

1235 St.  
 Thomas  
 WINE BAR

SITE PLAN

A050

2021.34

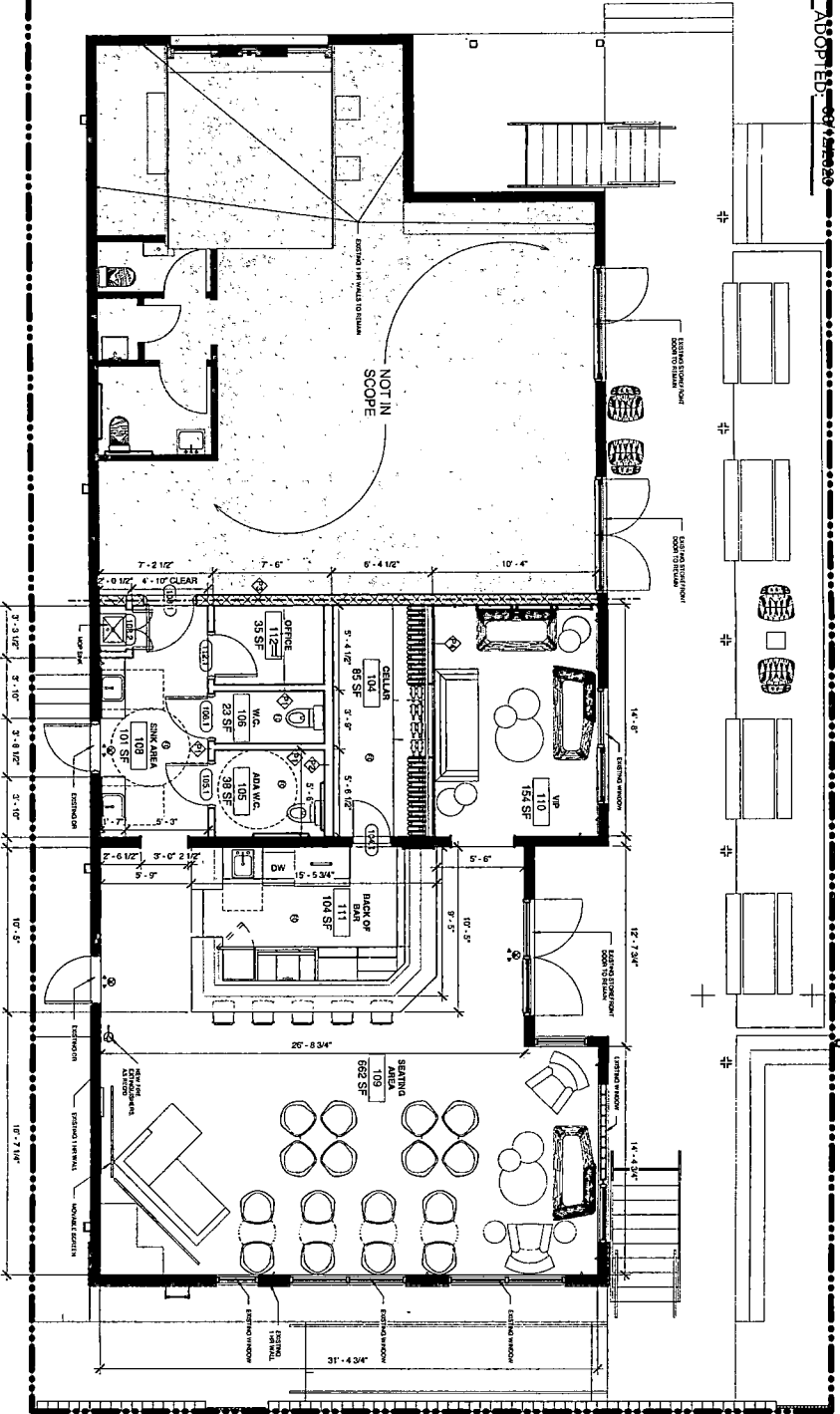
DATE: 6/8/2021 4:37:47 PM  
 FILE: 1235 ST THOMAS WINE BAR  
 DRAWING: 001



DOCKET: 2020-09-00  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

ORDINANCE # 2021-011 ADOPTED 06/14/2021  
 WAIVERS: 0 PROVISIONS: 22

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| Room Schedule |        |  |
|---------------|--------|--|
| Room Number   | Area   |  |
| 104           | 95 SF  |  |
| 105           | 23 SF  |  |
| 106           | 38 SF  |  |
| 108           | 101 SF |  |
| 109           | 362 SF |  |
| 111           | 104 SF |  |
| 112           | 35 SF  |  |
| 113           | 35 SF  |  |
| 114           | 35 SF  |  |

| NO. | SIZE   |        |  | REMARKS |
|-----|--------|--------|--|---------|
|     | W      | H      |  |         |
| 104 | 14'-0" | 7'-0"  |  |         |
| 105 | 7'-0"  | 3'-3"  |  |         |
| 106 | 10'-0" | 3'-9"  |  |         |
| 108 | 10'-0" | 10'-0" |  |         |
| 109 | 20'-0" | 17'-0" |  |         |
| 111 | 10'-0" | 10'-0" |  |         |
| 112 | 7'-0"  | 5'-0"  |  |         |
| 113 | 7'-0"  | 5'-0"  |  |         |
| 114 | 7'-0"  | 5'-0"  |  |         |

| WALL SCHEDULE |  |
|---------------|--|
| Description   | Comments                                       |
| 1.00          | 1.00 1/2" CMU WITH 2" POLYSTYRENE INSULATION   |
| 1.01          | 1.01 1/2" CMU WITH 1" POLYSTYRENE INSULATION   |
| 1.02          | 1.02 1/2" CMU WITH 1/2" POLYSTYRENE INSULATION |
| 1.03          | 1.03 1/2" CMU WITH 1/4" POLYSTYRENE INSULATION |
| 1.04          | 1.04 1/2" CMU WITH 1/8" POLYSTYRENE INSULATION |
| 1.05          | 1.05 1/2" CMU WITH 1/4" POLYSTYRENE INSULATION |
| 1.06          | 1.06 1/2" CMU WITH 1/8" POLYSTYRENE INSULATION |
| 1.07          | 1.07 1/2" CMU WITH 1/4" POLYSTYRENE INSULATION |
| 1.08          | 1.08 1/2" CMU WITH 1/8" POLYSTYRENE INSULATION |
| 1.09          | 1.09 1/2" CMU WITH 1/4" POLYSTYRENE INSULATION |
| 1.10          | 1.10 1/2" CMU WITH 1/8" POLYSTYRENE INSULATION |
| 1.11          | 1.11 1/2" CMU WITH 1/4" POLYSTYRENE INSULATION |
| 1.12          | 1.12 1/2" CMU WITH 1/8" POLYSTYRENE INSULATION |
| 1.13          | 1.13 1/2" CMU WITH 1/4" POLYSTYRENE INSULATION |
| 1.14          | 1.14 1/2" CMU WITH 1/8" POLYSTYRENE INSULATION |
| 1.15          | 1.15 1/2" CMU WITH 1/4" POLYSTYRENE INSULATION |
| 1.16          | 1.16 1/2" CMU WITH 1/8" POLYSTYRENE INSULATION |
| 1.17          | 1.17 1/2" CMU WITH 1/4" POLYSTYRENE INSULATION |
| 1.18          | 1.18 1/2" CMU WITH 1/8" POLYSTYRENE INSULATION |
| 1.19          | 1.19 1/2" CMU WITH 1/4" POLYSTYRENE INSULATION |
| 1.20          | 1.20 1/2" CMU WITH 1/8" POLYSTYRENE INSULATION |

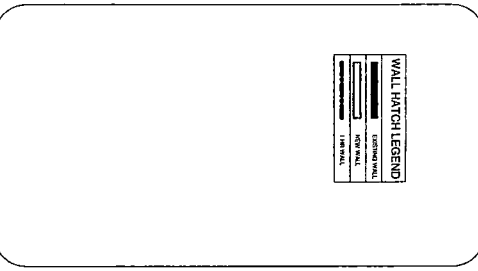
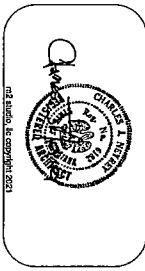
FLOOR LEVEL: 1/8" = 1'-0"

Design: Michael Thompson  
 Date: 06/14/2021  
 Scale: 1/8" = 1'-0"

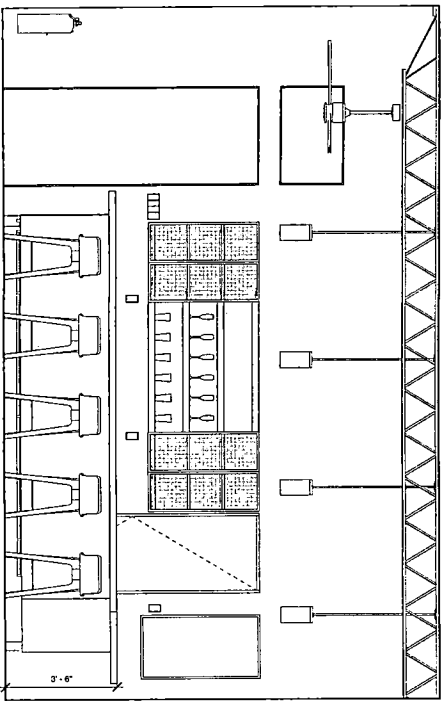
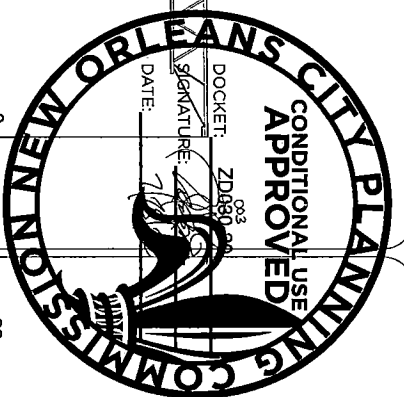
**FIRST FLOOR PLAN**  
**A100**  
 2021.34

**1235 St. Thomas**  
**WINE BAR**

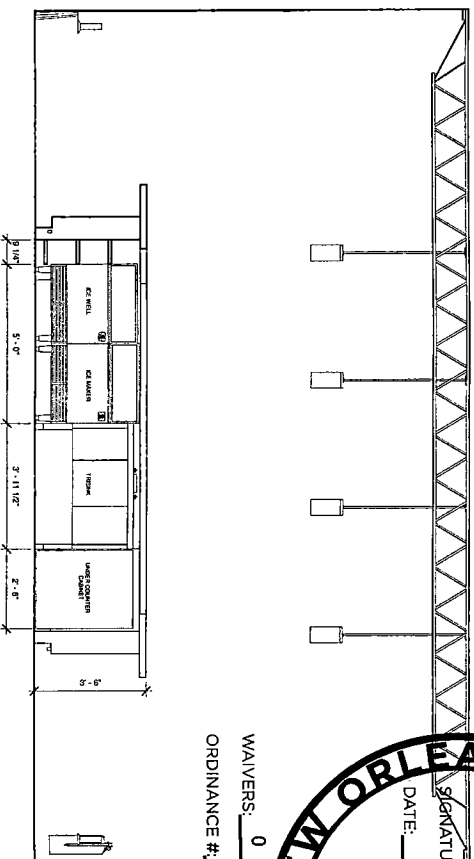
| No. | Description | Date      |
|-----|-------------|-----------|
| 1   | CM1         | 2021.5.14 |
| 2   | CM2         | 2021.5.24 |
| 3   | Permit Set  | 2021.6.2  |



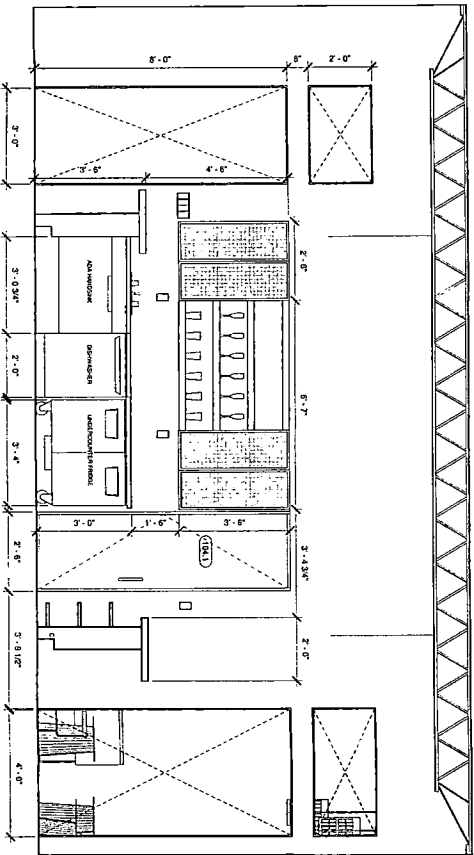
ANY DEVIATION FROM THESE PLANS SHALL REQUIRE THE REVIEW AND APPROVAL OF THE EXECUTIVE DIRECTOR OF THE CITY PLANNING COMMISSION AND SHALL BE SUBJECT TO A REVIEW FEE. ALL CHANGES MUST BE REVIEWED AND APPROVED PRIOR TO THE CHANGE BEING MADE OR CONSTRUCTION HAVING COMMENCED. CHANGES IN CONFLICT WITH THE COMPREHENSIVE ZONING ORDINANCE OR THE ORIGINAL TERMS OF APPROVAL MAY REQUIRE THE REVIEW AND APPROVAL OF THE CITY PLANNING COMMISSION AND/OR THE CITY COUNCIL WHERE APPROPRIATE.



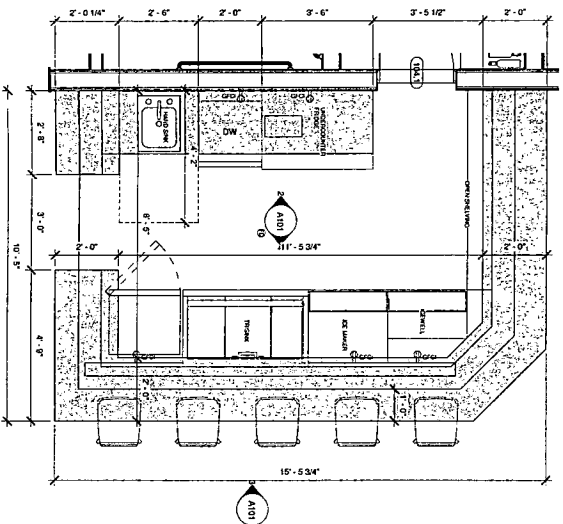
3 BAR ELEVATION  
1/2" = 1'-0"



3 BACK OF BAR  
1/2" = 1'-0"



2 BACK BAR ELEVATION  
1/2" = 1'-0"



1 BAR CALLOUT  
1/2" = 1'-0"

WAIVERS: 0  
PROVISOS: 22  
ORDINANCE #: 28441  
ADOPTED: 08/12/2020



m2 studio

| No. | Description | Date      |
|-----|-------------|-----------|
| 1   | CM&P        | 2021.5.24 |
| 2   | Permit Set  | 2021.6.2  |
| 3   |             |           |
| 4   |             |           |
| 5   |             |           |
| 6   |             |           |
| 7   |             |           |
| 8   |             |           |
| 9   |             |           |
| 10  |             |           |

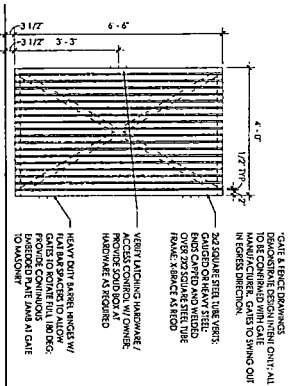
1235 St. Thomas  
WINE BAR

BAR DETAILS  
A101  
2021.34

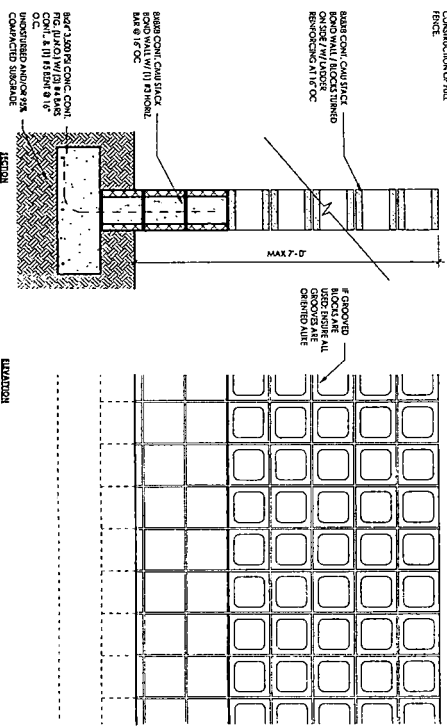


DOCKET: ZD89100  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

WAIVERS: 0      PROVISOS: 22  
 ORDINANCE #: 28441      ADOPTED: 08/12/2020

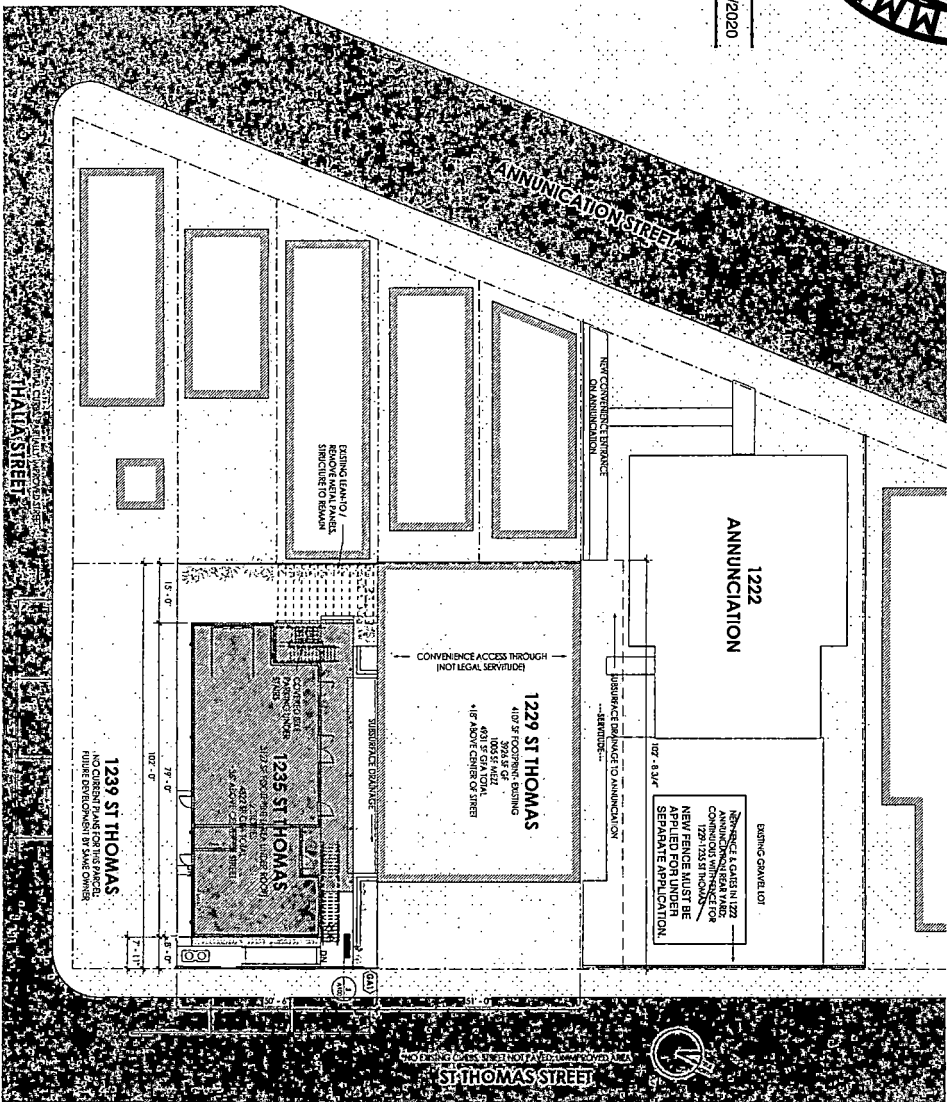


② TYPICAL GATE GAI / GAI 2  
 1/2" = 1'-0"



③ GAI FENCE DETAIL  
 1" = 1'-0"

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① THE PLAN: 1/28" / 1/235  
 1/16" = 1'-0"

**A100**

SITE PLAN

**1235 St Thomas**

1235 St Thomas Street | New Orleans LA | 70130

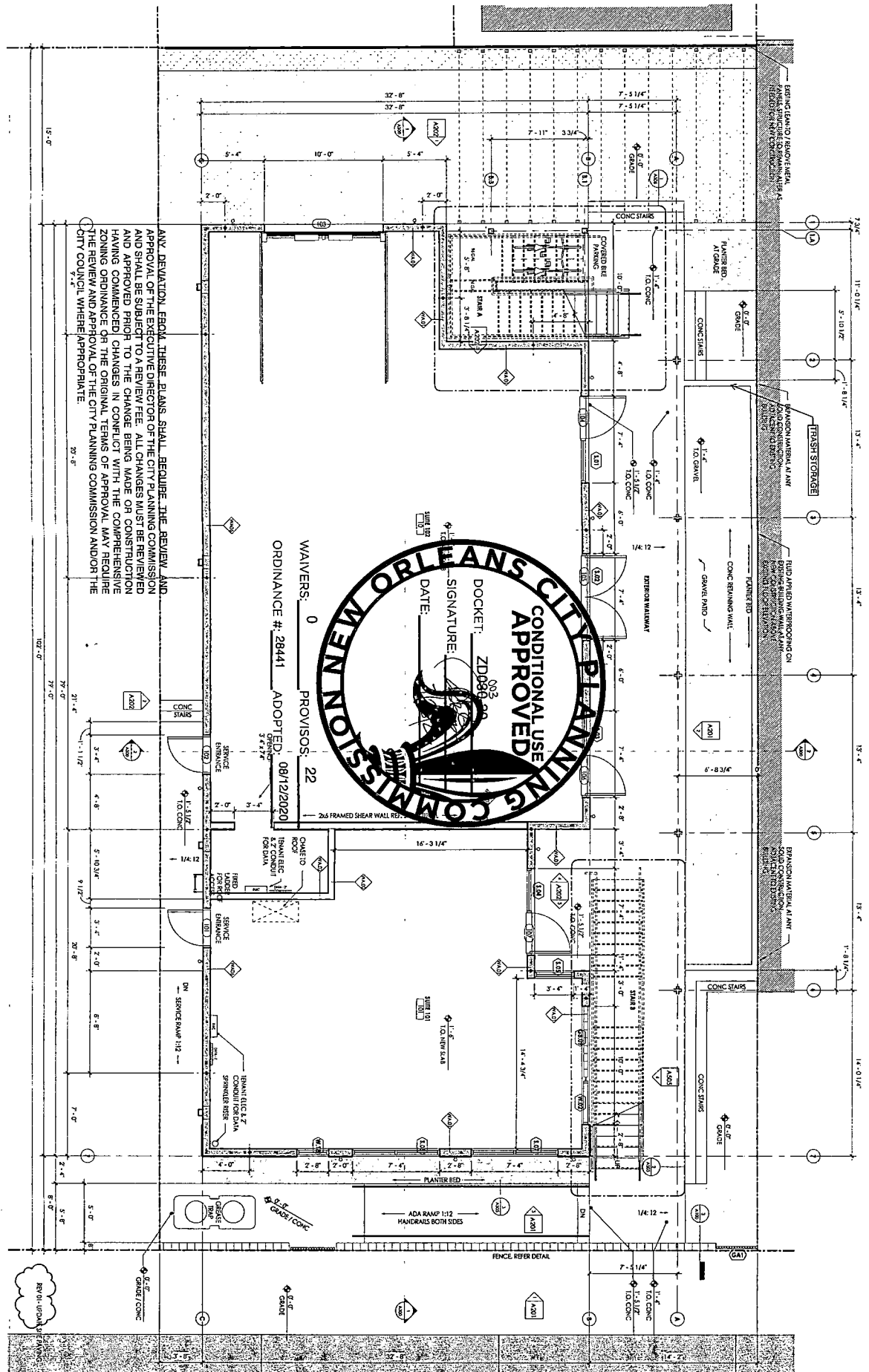
**BELL BUTLER**  
DESIGN + ARCHITECTURE

1811 HASTINGS PLACE, SUITE B, NEW ORLEANS, LOUISIANA, 70130  
(504) 444-3599      www.bell-butler.com

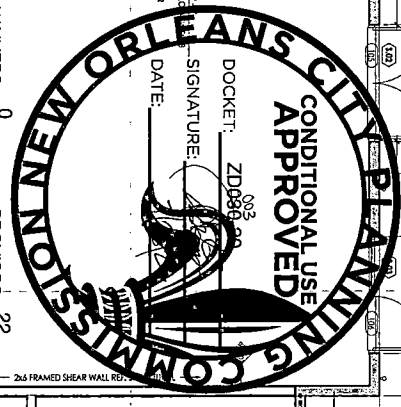
ISSUE: CONSTRUCTION  
 DATE: 05/19/2020  
 REVISION: \_\_\_\_\_

| # | Description | Date |
|---|-------------|------|
|   |             |      |
|   |             |      |
|   |             |      |

1 GROUND LEVEL CONSTRUCTION PLAN  
1/4" = 1'-0"



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WAIVERS: 0  
ORDINANCE # 28441  
ADOPTED: 08/12/2020  
PROVISOS: 22

**SYMBOL LEGEND**  
CONCRETE  
GRAVEL  
WOOD  
GLASS  
METAL  
FINISH  
ELECTRICAL  
MECHANICAL  
PLUMBING  
AND  
SIGNALING  
SYSTEMS

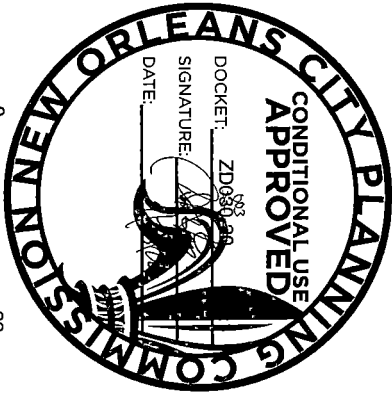
REVISED PER CITY PLANNING COMMISSION  
DATE: 05/19/2020  
BY: [blank]

|             |              |         |
|-------------|--------------|---------|
| <b>A101</b> | <b>PLAN</b>  |         |
| ISSUE:      | CONSTRUCTION |         |
| DATE:       | 05/19/2020   |         |
| REVISION:   |              |         |
| #           | Description  | Date    |
| 1           | REVISED      | 2020-03 |

**1235 St Thomas**  
1235 St Thomas Street | New Orleans LA | 70130

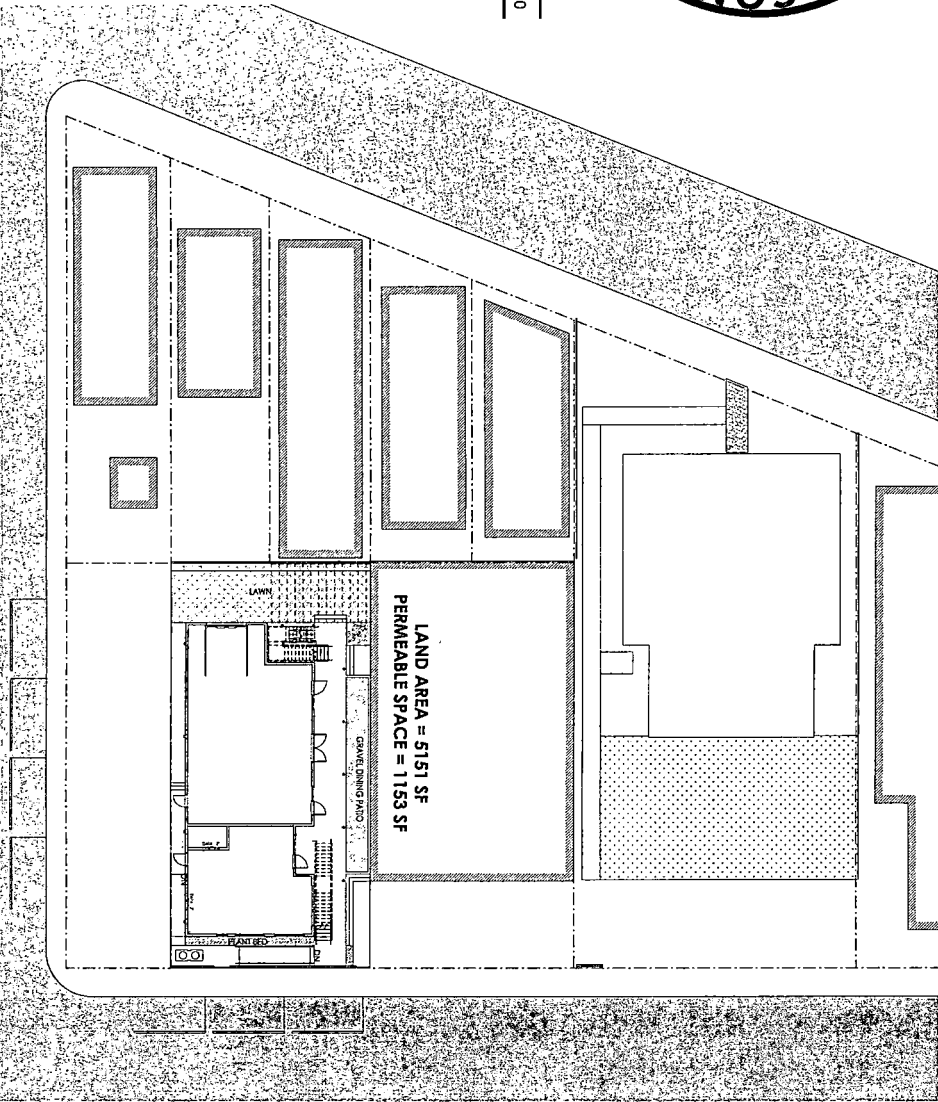


**BELL BUTLER**  
DESIGN + ARCHITECTURE  
1811 HASTINGS PLACE, SUITE B, NEW ORLEANS, LOUISIANA, 70130  
(504) 444-3599 www.bell-butler.com



WAIVERS: 0      PROVISOS: 22  
 ORDINANCE # 28441      ADOPTED: 08/12/2020

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PG. SITE  
 1/16" = 1'-0"

DATE: 05/19/2020  
 TIME: 10:11 AM  
 USER: JMM  
 PROJECT: 1235 ST THOMAS

|             |         |   |                         |  |
|-------------|---------|---|-------------------------|--|
| <b>X100</b> | BG-SITE | <b>1235 St Thomas</b><br>1235 St Thomas Street   New Orleans LA   70130 | NOT FOR<br>CONSTRUCTION |  |
|-------------|---------|---|-------------------------|--|

ISSUE:  
 CONSTRUCTION  
 DATE:  
 05/19/2020

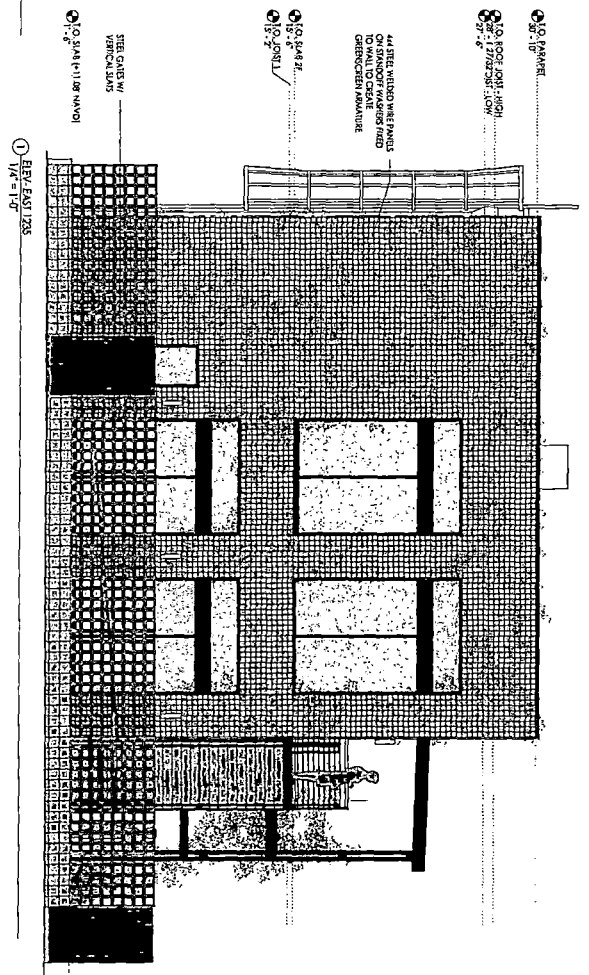
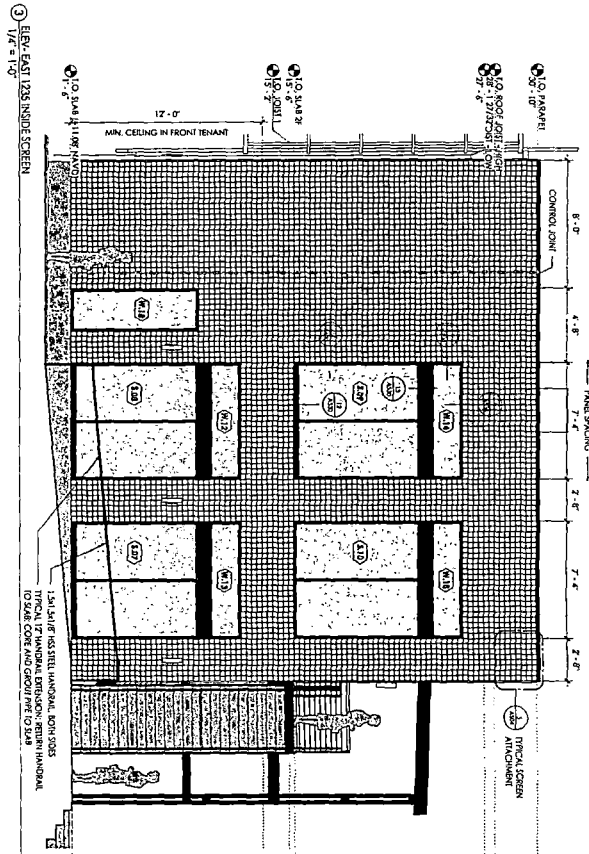
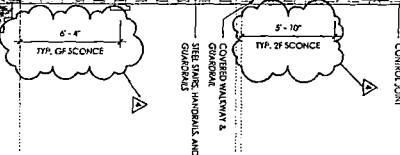
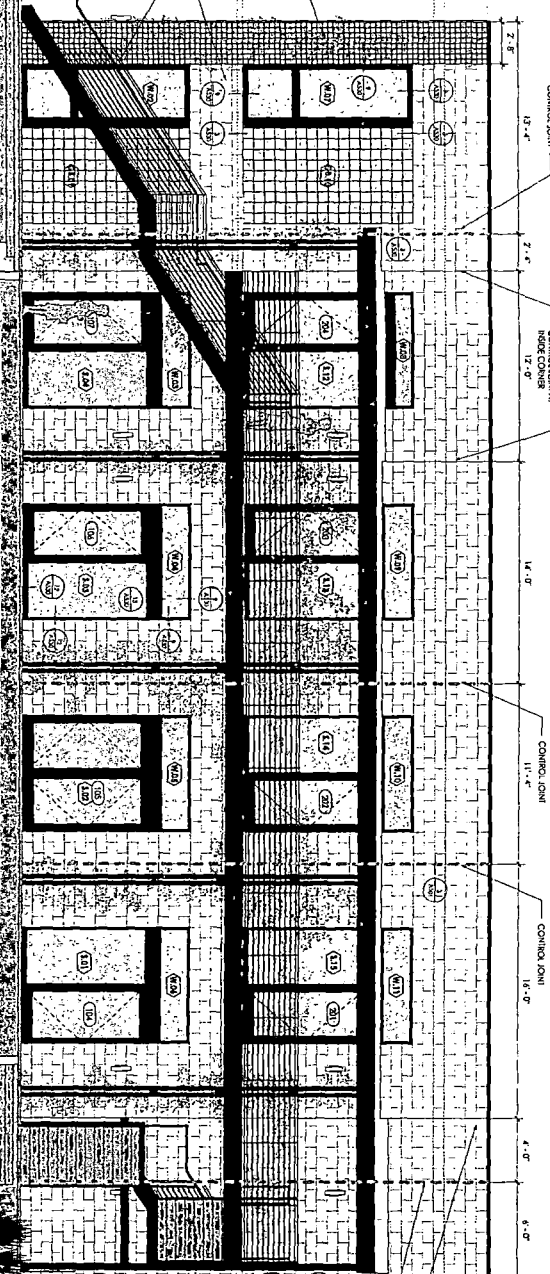




NO LIGHTING WILL BE SUBMITTED FOR REVIEW. ALL LIGHTING MUST BE SUBMITTED WITH THE ARCHITECTURAL DRAWINGS.

DOCKET: 2100503  
 SIGNATURE: [Signature]  
 DATE: 08/12/2020

WAIVERS: 0  
 PROVISOS: 22  
 ORDINANCE # 29441 ADOPTED: 08/12/2020  
 REVISIONS: 1235



A201

1235 ELEVATIONS

| # | Description         | Date       |
|---|---------------------|------------|
| 1 | ISSUE: CONSTRUCTION | 05/19/2020 |
| 2 | REVISION:           |            |
| 3 | REVISION:           |            |
| 4 | REVISION:           |            |
| 5 | REVISION:           |            |

1235 St Thomas  
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