HISTORIC ZONE LEVEL I

DESCRIPTION: ZONE 1 SPACES ARE THOSE THAT HISTORICALLY PLAYED A SIGNIFICANT AND DIRECT ROLE IN THE THEATRE PATRON EXPERIENCE, INCLUDING THE ENTRANCE ARCADES, LOBBIES, THE AUDIENCE CHAMBER, SIDE AISLES AND LOUNGES, VOMITORIES AND LOGGIA. AS PART OF THE TRANSITION FROM THE REAL WORLD TO THE REALM OF FANTASY, THESE SPACES ARE THE MOST ELABORATELY TREATED AND CREATE THE ILLUSIONS OF THE ATMOSPHERIC THEATRE. THE ORIGINAL TREATMENTS RETAIN A HIGH DEGREE OF INTEGRITY, DESPITE SOME MINOR ALTERATIONS.
TREATMENT: ZONE 1 SPACES WILL RECEIVE A MAXIMUM LEVEL OF CONSERVATION AND RESTORATION IN AN ATTEMPT TO MAINTAIN THE HISTORIC PATRON EXPERIENCE WITHIN THE THEATRE, PRIMARY EXISTING ELEMENTS AND FINISHES REMAINING IN PLACE ARE TO BE PROTECTED AND RESTORED. PREVIOUS ALTERATIONS WILL BE REVERSED OR MODIFIED AS APPROPRIATE TO PROVIDE FOR THE BUILDING'S CONTINUED USE AS A THEATRE WHILE STAYING TRUE TO THE ORIGINAL DESIGN INTENTIONS. WHEN NEW MATERIALS ARE NECESSARY FOR REPAIR OR RESTORATION, THEY WILL MATCH THE EXISTING OR ORIGINAL TREATMENTS AS CLOSELY AS POSSIBLE.

HISTORIC ZONE LEVEL II

DESCRIPTION: ZONE 2 SPACES ARE THOSE THAT HISTORICALLY PLAYED AN IMPORTANT BUT SECONDARY ROLE IN THE EXPERIENCE OF THE THEATRE PATRON, SPECIFICALLY THE MEN'S AND WOMEN'S LOUNGES. THE TREATMENTS USED IN THESE SPACES ARE SLIGHTLY LESS ELABORATE THAN THOSE IN ZONE 1, ALTHOUGH STILL RICH IN DETAIL AND MATERIAL. THE ORIGINAL TREATMENTS RETAIN A HIGH DEGREE OF INTEGRITY, DESPITE SOME ALTERATIONS.
TREATMENT: ZONE 2 SPACES WILL BE TREATED PRIMARILY AS REHABILITATION AREAS. IF ORIGINAL TREATMENTS ARE EXTANT AND INTACT, THEY WILL BE RETAINED AND RESTORED. REPLACEMENT MATERIALS MAY BE USED WHERE ORIGINAL FINISHES AND FEATRUES WERE LOST OR BADLY DAMAGED OR FOR PURPOSES OF RECONFIGURING THE SPACES TO MEET THE NEEDS OF A MODERN PERFORMING ARTS THEATRE.

HISTORIC ZONE LEVEL III

DESCRIPTION: ZONE 3 SPACES ARE THOSE THAT WERE HISTORICALLY INTENDED TO CONTRIBUTE TO THE PATRON EXPERIENCE BUT WERE NOT NECESSARILY PUBLICLY ACCESSIBLE, INCLUDING THE COMPRESSOR ROOM (ADJACENT TO THE BASEMENT LOBBY.) THE STAGE, THE ORGAN LOFTS, THE ORCHESTRA PIT, AND THE UPPER PROMENENADES AND TERTIARY SPACES. THE TREATMENTS AND FINISHES OF THE SPACES DO NOT DIRECTLY CONTRIBUTE TO THE EXPERIENCE OF THESE SPACES ARE TYPICALLY LACKING IN DETAIL. THE PRIMARY SIGNIFICANCE OF THESE SPACES LIES IN THEIR ORIGINAL FUNCTION, WHICH SHOULD BE RETAINED TO PRESERVE ALL ASPECTS OF THE PATRON EXPERIENCE. THESE SPACES MAY HAVE BEEN ALTERED OVER TIME TO ACCOMODATE CHANGING TECHNOLOGIES AND FUNCTIONS AND DO NOT RETAIN A HIGH DEGREE OF INTEGRITY OF MATERIAL.
TREATMENT: ZONE 3 SPACES WILL BE TREATED AS REHABILITATION ZONES, WITH THE PRIMARY GOAL BEING THE PRESERVATION OF THE PATRON EXPERIENCE. IN MOST CASES, THIS IS ACCOMPLISHED THROUGH THE PRESERVATION OF THE FUNCTION OF THE SPACE. THERE WILL BE LITTLE ATTENTION GIVEN TO THE RESTORATION TREATMENTS OR FINISHES.

HISTORIC ZONE LEVEL IV

DESCRIPTION: ZONE 4 SPACES ARE THOSE THAT HISTORICALLY WERE NOT INTENDED TO BE PART OF THE PATRON EXPERIENCE AND SERVED SOLELY TO SUPPORT THE FUNCTION OF THE THEATRE, INCLUDING THE DRESSING ROOMS, OFFICES, STORAGE ROOMS, VENT DUCTS AND SECONDARY STAIRWELLS. THE ORIGINAL TREATMENTS AND FINISHES IN THESE SPACES WERE LACKING IN DETAIL AND WERE INSIGNIFCANT RELATIVE TO THE HIGH DEGREE OF DECORATION IN THE PRIMARY SPACES OF THE THEATRE. MANY ZONE 4 SPACES HAVE BEEN SUBSTANTIALLY ALTERED SINCE THE ORIGINAL CONSTRUCTION OF THE THEATRE AND ARE NO LONGER INTACT. ZONE 4 ALSO INCLUDES THE RETAIL AND OFFICE SPACES IN 1101 CANAL STREET THAT WERE NOT DIRECTLY RELATED TO THE THEATRE AND RETAIN NO INTEGRITY OF THE INTERIOR TREATMENTS, FINISHES OR PLAN.
TREATMENT: ZONE 4 SPACES WILL BE ALTERED AS NECESSARY TO MEET THE NEEDS OF A MODERN PERFORMING ARTS THEATRE.

INTERVENTION KEY NOTES: REFER TO HP-0.03 FOR LOCATIONS

1. **POSTER BOX:** Replacement of non-historic poster box with new poster box in historic opening.
2. **POSTER BOX:** Providing new poster boxes.
3. **CANOPY:** Modification to existing canopy to replicate historic appearance.
4. **DOORS:** Replacement of existing exterior doors and frames to provide acoustic and fire separation.
5. **DOORS:** Relocation of existing exterior doors to historic location.
6. **EXTERIOR WALL:** Modification to exterior wall to provide new door.
7. **DOOR:** Modification of existing door opening to provide wider opening.
8. **RAILNG:** Modification to handrails and guardrails to make seating area code compliant.
9. **ARCADE WALL:** Modification to arcade "storefront" to provide new box office.
10. **REMOVAL:** Removal of existing box office to provide reconstructed box office.
11. **ARCADE WALL:** Modification to arcade "storefront" to provide new concession area.
12. **DOORS:** Modification to existing entrances to provide new entrance doors.
13. **FLOOR:** Modification to existing floor to accomodate ADA access to new elevator and locate stairs at historic location.
14. **HANDRAILS:** Modification to handrails to make them code compliant.
15. **DOORS:** Modification to existing opening to provide louvered access door.
16. **REMOVAL:** Remove non-historic storefronts to provide reconstructed storefront.
17. **INSERTION:** Providing new concession area.
18. **DOORS:** Modification to existing doors by replacement of glass and providing acoustical gasketing.
19. **AISLES:** Modification to aisles to provide ADA access, life safety and patron comfort.
20. **ORCHESTRA PIT RAILING:** Modification to orchestra pit railing to provide removable railing for additonal seating.
21. **RAILING:** Providing railing at Soloist Stage and at the Fountain.
22. **STAGE:** Modification to stage platform to conceal sub-woofer speakers and extend the stage edge.
23. **WALLS:** Addition of fabric acoustic treatment for acoustic absorbtion on walls.
24. **CLOSURE:** Closure of window opening to provide display boxes and provide fire separation.
25. **RESTROOM:** Modification to existing walls, doors and ceiling to accomodate expanded restrooms.
26. **WALL:** Modification to wall to provide new opening.
27. **PORTICO:** Modification to Portico to recreate historic appearance.
28. **HANDRAIL:** Providing ADA railing on ramp.
29. **THEATRE EQUIPMENT:** Providing theatre lighting rail on balcony edge.
30. **THEATRE EQUIPMENT:** Providing theatre box boom and tormentor pipes on audience chamber walls.
31. **REMOVAL:** Removal of existing loge level seating overbuild to provide improved life safety and patron comfort.
32. **PROJECTION ROOM:** Modification to existing openings to provide one large opening for follow spots and projection equipment.
33. **CATWALK ACCESS:** Modification to decorative roof to provide safe access to the procenium catwalk.
34. **DOORS:** Replacement of existing exterior doors to provide fire separation.
35. **ARCADE WALL:** Modification of arcade "storefront" to provide new access to elevator lobby.
36. **HC LIFT:** Modification to stair to accomodate required ADA access.
37. **REMOVAL:** Removal of existing marble railing and closure of stairs to provide for new concession stand.
38. **CLOSURE:** Closure of existing exit doors.
39. **LIGHTING:** Restoration or replication of historic light fixtures.
40. **ORGAN:** Restoration of the existing Organ console and pipes
41. **MARQUEE:** Replication of historic marquee and blade sign.
42. **BLADE SIGN:** Replication of historic theatrical blade sign.

ZONES OF HISTORIC SIGNIFICANCE AND INTERVENTIONS

ROOM NO.	PROPOSED ROOM NAME	HISTORIC NAME	ZONES I	II	III	IV	INTERVENTION KEY NOTES
132	ELEC. RM						
00 BASEMENT LEVEL							
001	PATIO LOBBY	LOBBY	I				NOTES 14, 17, 24 & 39
001.1	STAIR 2	STAIRS	I				NOTE 14
001.2	STAIR 1	STAIRS	I				NOTE 14, 36
002	LADIES' LOUNGE	COSMETIC'S ROOM	I				NOTE 39
003	LADIES' ROOM	LADIES' ROOM				IV	NOTE 25
004	JANITOR					IV	
005	MEN'S LOUNGE	SMOKING ROOM	I				NOTE 39
006	MEN'S ROOM	MEN'S ROOM				IV	NOTE 25
007	JANITOR					IV	
008	CORRIDOR	BOILER EQUIPMENT				IV	
008.1	STAIR 3					IV	
009	USHERS & FOH STAFF					IV	
010	CORRIDOR					IV	
10.1	STAIR 10					IV	
011	SERVER ROOM					IV	
012	CONCESS. MGR	COMPRESSOR			III		
013	CONCESSION STORAGE					IV	
014	LINEN STORAGE	COMPRESSOR			III		
015	STORAGE					IV	
017	STORAGE	BOILER EQUIPMENT				IV	
018	MAINT. SHOP	COIL ROOM & TANK				IV	
18.1	STAIR 11					IV	
019	JANITORIAL STORAGE	COIL ROOM & TANK				IV	
020	TOOL ROOM	COIL ROOM & TANK				IV	
021	SUMP PUMP					IV	
022	CORRIDOR					IV	
023	CREW RM.	COMPRESSOR			III		
024	TECH. DIRECTOR / ASST.	COMPRESSOR			III		
025	DIRECTOR OF OPERATIONS					IV	
026	VISIT PROD. OFFICE.					IV	
027	WOMEN'S TOILET					IV	
028	MEN'S TOILET					IV	
029	TRASH					IV	
030	RECEIVING					IV	
031	CORRIDOR					IV	
032	STORAGE					IV	
033	ORGAN BLOWER					IV	
034	JANITOR					IV	
035	CORRIDOR					IV	
036	STAIR 7					IV	
037	CORRIDOR					IV	
038	LAUNDRY					IV	
040	STAGE MGR.					IV	
041	STAR DRESSING ROOM 'A'	NEW CONSTRUCTION				IV	
042	TOILET	NEW CONSTRUCTION				IV	
043	CORRIDOR					IV	
044	RECEIVING					IV	
045	STAR DRESSING ROOM 'B'	NEW CONSTRUCTION				IV	
046	TOILET	NEW CONSTRUCTION				IV	
047	MULTIPURPOSE ROOM					IV	
048	ORCHESTRA PIT					IV	
049	TOILET	NEW CONSTRUCTION				IV	
050	CHORUS DRESSING ROOM 'B'	NEW CONSTRUCTION				IV	
051	SEWAGE EJECTOR / SUMP					IV	
052	TOILET					IV	
053	PRINCIPAL DRESSING ROOM	NEW CONSTRUCTION				IV	
054	TOILET	NEW CONSTRUCTION				IV	

ZONES OF HISTORIC SIGNIFICANCE AND INTERVENTIONS

ROOM NO.	PROPOSED ROOM NAME	HISTORIC NAME	ZONES I	II	III	IV	INTERVENTION KEY NOTES
055	CORRIDOR					IV	
55.1	STAIR 12					IV	
056	CHORUS DRESSING ROOM "A"					IV	
057	TOILET	NEW CONSTRUCTION				IV	
058	COMP. MGR / ASST. MGR.					IV	
059	STAIR 25					IV	
060	STAIR 6					IV	
01 ORCHESTRA LEVEL							
100	CANAL STREET ARCADE	CANAL STREET ARCADE	I				NOTES 1, 8, 9, 11, 12, 13, 35 & 39
101	CROSS ARCADE	CROSS ARCADE	I				NOTES 1, 5, 6, 7, 10 & 13, 39
102	ELEV. LOBBY	1101 CANAL STREET				IV	
103	COMPANION TOILET	1101 CANAL STREET				IV	
104	JAN. CL.	1101 CANAL STREET				IV	
105	CONCESSION	1101 CANAL STREET				IV	
106	WOMEN'S ROOM	1101 CANAL STREET				IV	
107	MEN'S ROOM	1101 CANAL STREET				IV	
108	H.C. ENTRY	1101 CANAL STREET				IV	
109	TRANSFORMER VAULT	1101 CANAL STREET				IV	NOTE 15
110	STAIR 23	1101 CANAL STREET				IV	NOTE 6
110A	GREASE RECEPTOR	1101 CANAL STREET				IV	
111	LOBBY	1101 CANAL STREET				IV	
112	BOX OFFICE	1101 CANAL STREET				IV	
113	STORAGE	1101 CANAL STREET				IV	
114	STAIR 24	1101 CANAL STREET				IV	
115	INFO. BOOTH	TICKET BOOTH		II			NOTE 10
116	LOBBY	FOYER	I				NOTES 1, 14, 17, 18, 37, 38 & 39
116.1	STAIR 5	STAIRS	I				NOTE 14
116.2	STAIR 4	STAIRS	I				NOTE 14
116.3	STAIR 1	STAIRS	I				NOTE 14
116.4	STAIR 2	STAIRS	I				NOTE 14
117	HOUSE RIGHT AISLE	RIGHT AISLE	I				NOTES 4, 14, 23 & 39
118	ORCHESTRA SEATING	ORCHESTRA SEATING	I				NOTES 19, 20, 22, 39 & 40
119	HOUSE LEFT AISLE	LEFT AISLE	I				NOTES 4, 14, 23, 36 & 39
120	SOLOIST STAGE	SOLOIST STAGE	I				NOTES 21 & 36
121	FOUNTAIN	FOUNTAIN	I				NOTE 21
122	STAIR 9					IV	
124	STAIR 6					IV	
125	STAGE	STAGE				IV	
126	STAGE TOILET					IV	
127	STAIR 7					IV	
128	STAGE DOOR	STAGE DOOR				IV	
130	A/V RACK					IV	
131	STAIR 8					IV	
01.5 BACK OF HOUSE - LEVEL 2							
150	STAIR 7	NEW CONSTRUCTION				IV	
151	PRINCIPAL DRESSING ROOM	NEW CONSTRUCTION				IV	
152	ELEV. LOBBY	NEW CONSTRUCTION				IV	
153	TOILET	NEW CONSTRUCTION				IV	
02 LOGE LEVEL							
200	LOGE PROMENADE	MEZZANINE LOUNGE	I				NOTES 14 & 17
200.1	STAIR 5	STAIRS	I				NOTE 14
200.2	STAIR 19	STAIRS	I				NOTES 14 & 39
200.3	STAIR 4	STAIRS	I				NOTE 14
200.4	STAIR 18	STAIRS	I				NOTES 14 & 39

ZONES OF HISTORIC SIGNIFICANCE AND INTERVENTIONS

ROOM NO.	PROPOSED ROOM NAME	HISTORIC NAME	ZONES I	II	III	IV	INTERVENTION KEY NOTES
201	PORTICO	BALCONY	I				NOTES 27 & 39
202	LOUNGE	SMOKING ROOM		II			NOTE 26
203	VIP LADIES'	MEN'S ROOM		II			NOTE 25
204	LOBBY	1101 CANAL STREET				IV	
204.1	STAIR 15	1101 CANAL STREET				IV	
205	V.I.P. ROOM	1101 CANAL STREET				IV	
207	V.I.P. BAR	1101 CANAL STREET				IV	
208	PANTRY	1101 CANAL STREET				IV	
209	STAIR 23	1101 CANAL STREET				IV	
210	ELEV. 1 CLOSET	1101 CANAL STREET				IV	
211	LOBBY	1101 CANAL STREET				IV	
212	MEN'S ROOM	1101 CANAL STREET				IV	
213	LADIES ROOM	1101 CANAL STREET				IV	
214	WATER PUMP	1101 CANAL STREET				IV	
215	JAN.	1101 CANAL STREET				IV	
216	STAIR 24	1101 CANAL STREET				IV	
217	LADIES' LOUNGE	LADIES' ROOM		II			
218	LADIES' ROOM	LADIES' ROOM		II			NOTE 25
221	CENTER VOMITORY	VOMITORY	I				NOTE 23
222	LOGE SEATING	BALCONY SEATING	I				NOTES 8, 29, 30 & 31
223	STOR.	CHECK ROOM				IV	
224	FOH DIMMER ROOM	PHONE ROOM				IV	
225	HOUSE RIGHT VOMITORY	VOMITORY	I				NOTES 14, 23, 28 & 39
226	LOGGIA	VOMITORY	I				NOTES 4 & 39
227	HOUSE RIGHT ORGAN LOFT	ORGAN LOFT			III		NOTE 40
228	STAIR 9					IV	
229	STAIR 6					IV	
230	HOUSE LEFT VOMITORY	VOMITORY	I				NOTES 14, 23, 28 & 39
231	SIDE LOUNGE	SIDE LOUNGE	I				NOTES 4, 14, & 39
232	VEST.					IV	
233	HOUSE LEFT ORGAN LOFT	ORGAN LOFT			III		NOTE 40
234	STAIR 8					IV	
235	STAIR 7	NEW CONSTRUCTION				IV	
236	PRINCIPAL DRESSING ROOM	NEW CONSTRUCTION				IV	
237	ELEV. LOBBY	NEW CONSTRUCTION				IV	
238	TOILET	NEW CONSTRUCTION				IV	
03 MIDDLE BALCONY LEVEL							
300	LOBBY	1101 CANAL STREET				IV	
301	RECEPTION	1101 CANAL STREET				IV	
302	GENERAL MANAGER	1101 CANAL STREET				IV	
303	ASST. GEN. MANAGER	1101 CANAL STREET				IV	
304	BOX OFFICE MGR. / GROUP SALES	1101 CANAL STREET				IV	
305	MARKETING / CORP. SALES	1101 CANAL STREET				IV	
306	ACCOUNTING	1101 CANAL STREET				IV	
307	THEATRE SERVICES	1101 CANAL STREET				IV	
308	COPY	1101 CANAL STREET				IV	
309	VISITING ACE MANAGER	1101 CANAL STREET				IV	
310	MEN'S ROOM	1101 CANAL STREET				IV	
311	WOMEN'S ROOM	1101 CANAL STREET				IV	
312	JAN.	1101 CANAL STREET				IV	
313	STAIR 24	1101 CANAL STREET				IV	
314	KITCHEN	1101 CANAL STREET				IV	
315	CONFERENCE ROOM	1101 CANAL STREET				IV	
316	STORAGE	1101 CANAL STREET				IV	
317	CSDC CONFERENCE ROOM	1101 CANAL STREET				IV	
319	STAIR 23	1101 CANAL STREET				IV	

ZONES OF HISTORIC SIGNIFICANCE AND INTERVENTIONS

ROOM NO.	PROPOSED ROOM NAME	HISTORIC NAME	ZONES I	II	III	IV	INTERVENTION KEY NOTES
320	STAIR 18	STAIRS	I				NOTES 4, 14, 23 & 39
321	PROMENADE	PROMENADE			III		
322	STAIR 9	STAIRS				IV	
324	MIDDLE BALCONY SEATING	BALCONY SEATING	I				NOTES 8, 30 & 31
325	STAIR 19	STAIRS	I				NOTES 4, 14, 23 & 39
326	PROMENADE	PROMENADE			III		
327	STAIR 7	NEW CONSTRUCTION				IV	
328	CHORUS DRESSING ROOM	NEW CONSTRUCTION				IV	
329	ELEV. LOBBY	NEW CONSTRUCTION				IV	
330	TOILET	NEW CONSTRUCTION				IV	
04 UPPER BALCONY LEVEL							
400	LOBBY	1101 CANAL STREET				IV	
401	FIRE PUMP	1101 CANAL STREET				IV	
402	CORRIDOR	1101 CANAL STREET				IV	
403	CATERING KITCHEN	1101 CANAL STREET				IV	
404	SERVER	1101 CANAL STREET				IV	
405	BLDG. ENGINEER	1101 CANAL STREET				IV	
406	ELEC. PANEL ROOM	1101 CANAL STREET				IV	
407	CORRIDOR					IV	
407.1	STAIR 16					IV	
407.2	STAIR 17					IV	
408	STAIR 13					IV	
409	ELEC. ROOM					IV	
410	ELECTRICAL ROOM					IV	
411	MECHANICAL ROOM					IV	
412	CLO.	1101 CANAL STREET				IV	
413	ELEVATOR CLO.	1101 CANAL STREET				IV	
414	STAIR 24	1101 CANAL STREET				IV	
415	JANITOR	1101 CANAL STREET				IV	
416	WOMEN'S ROOM	1101 CANAL STREET				IV	
417	MEN'S ROOM	1101 CANAL STREET				IV	
418	RECEPTION	1101 CANAL STREET				IV	
419	STAIR 23	1101 CANAL STREET				IV	
420	OFFICE	1101 CANAL STREET				IV	
421	OFFICE	1101 CANAL STREET				IV	
422	OFFICE	1101 CANAL STREET				IV	
423	OFFICE	1101 CANAL STREET				IV	
424	OFFICE	1101 CANAL STREET				IV	
425	KITCHEN	1101 CANAL STREET				IV	
426	STORAGE	1101 CANAL STREET				IV	
427	MEN'S ROOM					IV	
428	STAIR 18	STAIRS	I				NOTES 14, 23 & 39
429	LADIES' ROOM					IV	
430	UPPER BALCONY	BALCONY SEATING	I				NOTES 8, 30 & 31
431	STAIR 19	STAIRS	I				NOTES 14, 23 & 39
433	STAIR 7	NEW CONSTRUCTION				IV	
435	DIMMER ROOM	NEW CONSTRUCTION				IV	
05 CONTROL ROOM LEVEL							
500	FOLLOW SPOT ROOM	PROJECTION ROOM				IV	NOTE 32
501	CONTROL ROOM	PROJECTION ROOM				IV	
502	CLOSET					IV	
503	STORAGE					IV	
504	STAIR 13					IV	
505	MECHANICAL					IV	
506	STAIR 24					IV	
06 ELEVATOR MACHINE ROOM LEVEL							
507	ELEVATOR MACHINE ROOM	NEW CONSTRUCTION				IV	

THE SAENGER THEATRE RENEWAL PROJECT

142 North Rampart Street
New Orleans, LA

Client
Saenger Theatre Redevelopment Company
1800 Post Oak Boulevard, 6 Boulevard Place, Suite 450, Houston, TX 77056

Architect
MARTINEZ+JOHNSON ARCHITECTURE
1412 Eye St., NW Washington, DC 20005 202.333.4480

Structural Engineer
Lundy & Franke Engineering, Inc.
549 Heimer Road, San Antonio, TX 78232 210.979.7900

Theatre Consultant
Schuler Shook
123 Third Street North #210, Minneapolis, MN 55401 612.339.5958

Acoustical Engineer
Akustiks
93 North Main Street, South Norwalk, CT 06854 203.299.1904

MEP Engineer
JBA Consulting Engineers, Inc.
3525 N. Causeway BLVD. Suite 500 Metairie, LA 70002 504.830.0139

Civil Engineer
Linfield, Hunter, & Junius, Inc.
3608 18th Street Suite 200, Metairie, LA 70002 504.833.5300

Architectural Historian
EHT Traceries, Inc.
1121 Fifth Street NW Washington, DC 20001 202.393.1199

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04.02.10	GMP CONTRACT SET
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SHEET TITLE:
LEVELS OF RESTORATION

HP-0.02

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