



# PASCAL'S MANALE

1838 NAPOLEON AVE.  
NEW ORLEANS, LOUISIANA

## HISTORIC TAX CREDIT APPLICATION SCOPE OF WORK SUMMARY

### REHABILITATION GUIDELINES

From the Department of Interior's Standards for Rehabilitation.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### DRAWING INDEX

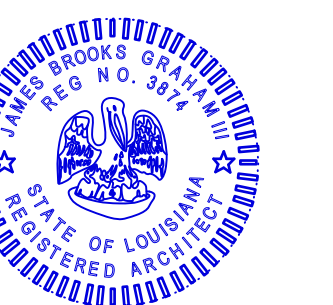
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- HTC.3.1 REFLECTED CEILING PLAN *Revised 31 May 2025*
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### ROOM FINISH SCHEDULE

Room	Floor	Base	North Wall	East Wall	South Wall	West Wall	Ceiling	Ceiling Ht.
Entry	epoxy	existing stained wood	existing stained plywood	existing stained plywood	existing stained plywood	existing stained plywood	existing stained plywood	120"
Bar	quarry tile	existing stained wood	existing stained plywood	existing stained plywood	existing stained plywood	existing stained plywood	existing stained plywood	120"
Bar Seating	epoxy	existing stained wood	existing stained plywood	existing stained plywood	existing stained plywood	existing stained plywood	existing stained plywood	120"
Cocktail Lounge	epoxy	existing stained wood	existing stained plywood	existing stained plywood	existing stained plywood	existing stained plywood	existing stained plywood	120"
Oyster Bar	epoxy	existing stained wood	existing stained plywood	existing stained plywood	existing stained plywood	existing stained plywood	existing stained plywood	120"
Oyster Bar Expansion	epoxy	existing stained wood	existing stained plywood	existing stained plywood	existing stained plywood	existing stained plywood	existing stained plywood	90"
Corridor	carpet	existing painted wood	existing painted wood	existing painted wood	existing painted wood	existing painted wood	existing painted wood	90"
Dryades Dining Rm.	carpet	existing painted wood	existing painted wood	existing painted wood	existing painted wood	existing painted wood	existing painted wood	120"
Napoleon Dining Rm.	carpet	new stained wood	existing painted wood	existing painted wood	existing painted wood	existing painted wood	existing painted wood	120"
Walter Station 1	carpet	existing painted wood	existing painted wood	existing painted wood	existing painted wood	existing painted wood	existing painted wood	90"
Wine Storage and Display	thin-set tile	existing painted wood	existing painted wood	existing painted wood	existing painted wood	existing painted wood	existing painted wood	90"
Men	thin-set tile	existing painted wood	existing painted wood	existing painted wood	existing painted wood	existing painted wood	existing painted wood	90"
Women	thin-set tile	existing painted wood	existing painted wood	existing painted wood	existing painted wood	existing painted wood	existing painted wood	90"
Private Dining Rm. 1	carpet	existing painted wood	existing painted wood	existing painted wood	existing painted wood	existing painted wood	existing painted wood	120"
Private Dining Rm. 2	carpet	existing painted wood	existing painted wood	existing painted wood	existing painted wood	existing painted wood	existing painted wood	120"
Dishwashing	existing tile	existing painted wood	existing ptd. gyp. bd./ tile	existing ptd. gyp. bd./ tile	existing ptd. gyp. bd./ tile	existing ptd. gyp. bd./ tile	existing ptd. gyp. bd./ tile	120"
Kitchen	existing epoxy/tile	existing painted wood	s.s./ painted gyp. bd./ tile	existing ptd. gyp. bd./ tile	existing ptd. gyp. bd./ tile	existing ptd. gyp. bd./ tile	existing ptd. gyp. bd./ tile	varies
Walter Station 2	existing tile	existing painted wood	existing ptd. gyp. bd./ tile	existing ptd. gyp. bd./ tile	existing ptd. gyp. bd./ tile	existing ptd. gyp. bd./ tile	existing ptd. gyp. bd./ tile	varies
Employee Toilet Rm. 1	existing tile	existing painted wood	existing painted gyp. bd.	existing painted gyp. bd.	existing painted gyp. bd.	existing painted gyp. bd.	existing painted gyp. bd.	8'0"
Employee Toilet Rm. 2	existing tile	existing painted wood	existing painted gyp. bd.	existing painted gyp. bd.	existing painted gyp. bd.	existing painted gyp. bd.	existing painted gyp. bd.	8'0"

### SEE SHEET HTC.3 FOR REFERENCE LOCATIONS DOOR AND FRAME SCHEDULE

MARK	DIMENSIONS	DESCRIPTION	FRAME	REMARKS
101	49" x 90" x 1 3/4"	existing wood exterior door with transom	existing painted frame and casings	new panic hardware with closer
102	36" x 84" x 1 3/4"	existing wood exterior door	existing painted frame and casings	new panic hardware with closer
103	36" x 84" x 1 3/4"	new painted solid wood panel door	new painted frame and casings	new panic hardware with closer
104	36" x 84" x 1 3/4"	existing painted solid wood panel door	existing painted frame and casings	new locking hardware with closer
105	36" x 84" x 1 3/4"	new replacement solid wood panel door	new painted frame and casings	new locking hardware with closer
106	36" x 84" x 1 3/4"	existing wood exterior door with transom	existing painted frame and casings	new panic hardware with closer
107	36" x 84" x 1 3/4"	new painted interior wood panel door	new painted wood frame and casings	push/bull hardware with closer
108	36" x 84" x 1 3/4"	new painted interior wood panel door	new painted wood frame and casings	push/bull hardware with closer
109	36" x 84" x 1 3/4"	new Elason with vision panel	new painted hollow metal frame	NA
110	36" x 84" x 1 3/4"	new Elason with vision panel	new painted hollow metal frame	NA
111	36" x 84" x 1 3/4"	new painted interior wood panel door	new painted wood frame and casings	push/bull hardware with closer
112	36" x 84" x 1 3/4"	new painted interior wood panel door	new painted wood frame and casings	push/bull hardware with closer
113	36" x 84" x 1 3/4"	new painted interior wood panel door	new painted wood frame and casings	push/bull hardware with closer
114	36" x 84" x 1 3/4"	new painted interior wood panel door	new painted wood frame and casings	push/bull hardware with closer
115	36" x 84" x 1 3/4"	new painted interior wood panel door	new painted wood frame and casings	push/bull hardware with closer
116	36" x 84" x 1 1/4"	new pair of painted steel plate doors	new painted steel frame	deadbolt hardware



These plans and specifications were prepared by or under my close personal supervision. They comply with all State, Parish and City requirements to the best of my knowledge.

I will generally administer the work.

*[Signature]*

Drawing Date:  
**21 NOVEMBER 2024**

Revision Dates:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project Name:

Dickie Brennan & Co.  
A FAMILY OF RESTAURANTS  
**PASCAL'S MANALE**  
1838 Napoleon Ave.  
New Orleans, Louisiana

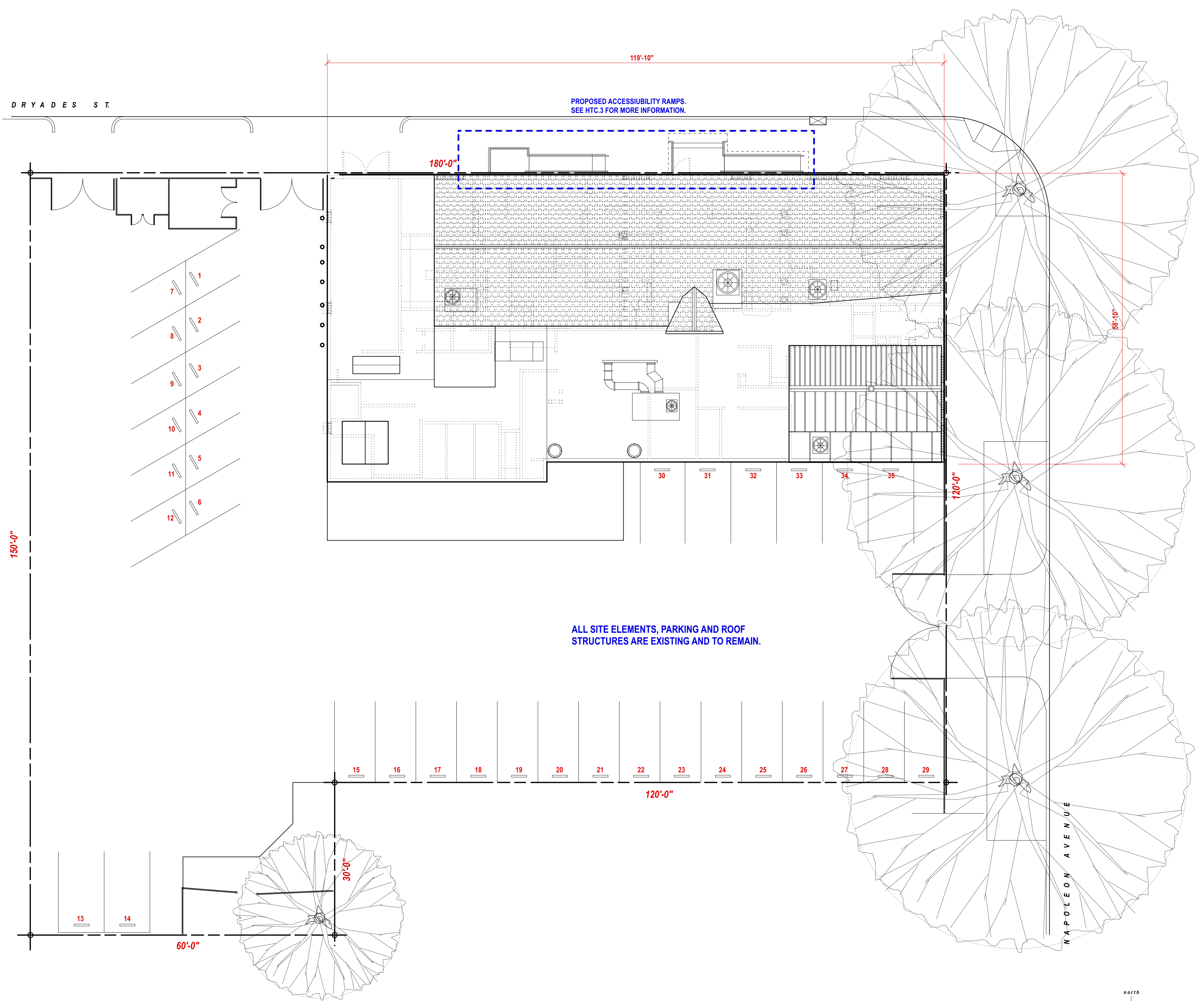
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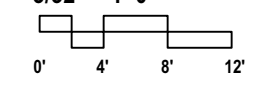
**COVER SHEET**

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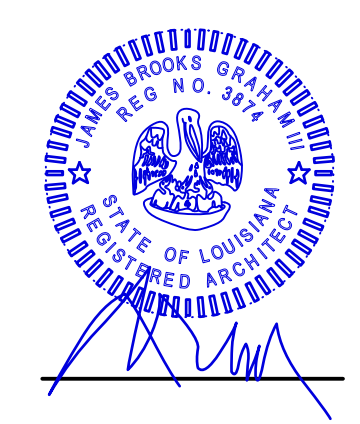
**HCT. 1**



**1 ROOF AND SITE PLAN**  
 3/32" = 1'-0"



THESE DIMENSIONS ARE THE RESULT OF FIELD MEASUREMENTS AND SHOULD BE CONSIDERED APPROXIMATE.  
 EXISTING PARKING TOTAL: 34 SPACES



Drawing Date:  
**21 NOVEMBER 2024**  
 Revision Date:  
 \_\_\_\_\_  
 \_\_\_\_\_  
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**SITE PLAN**

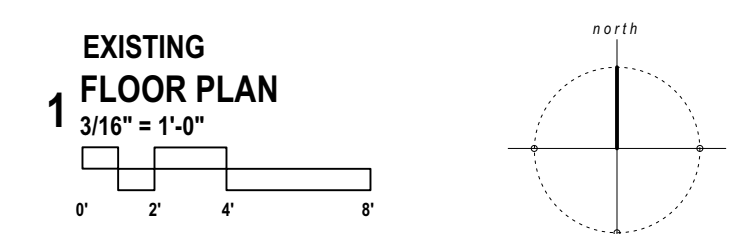
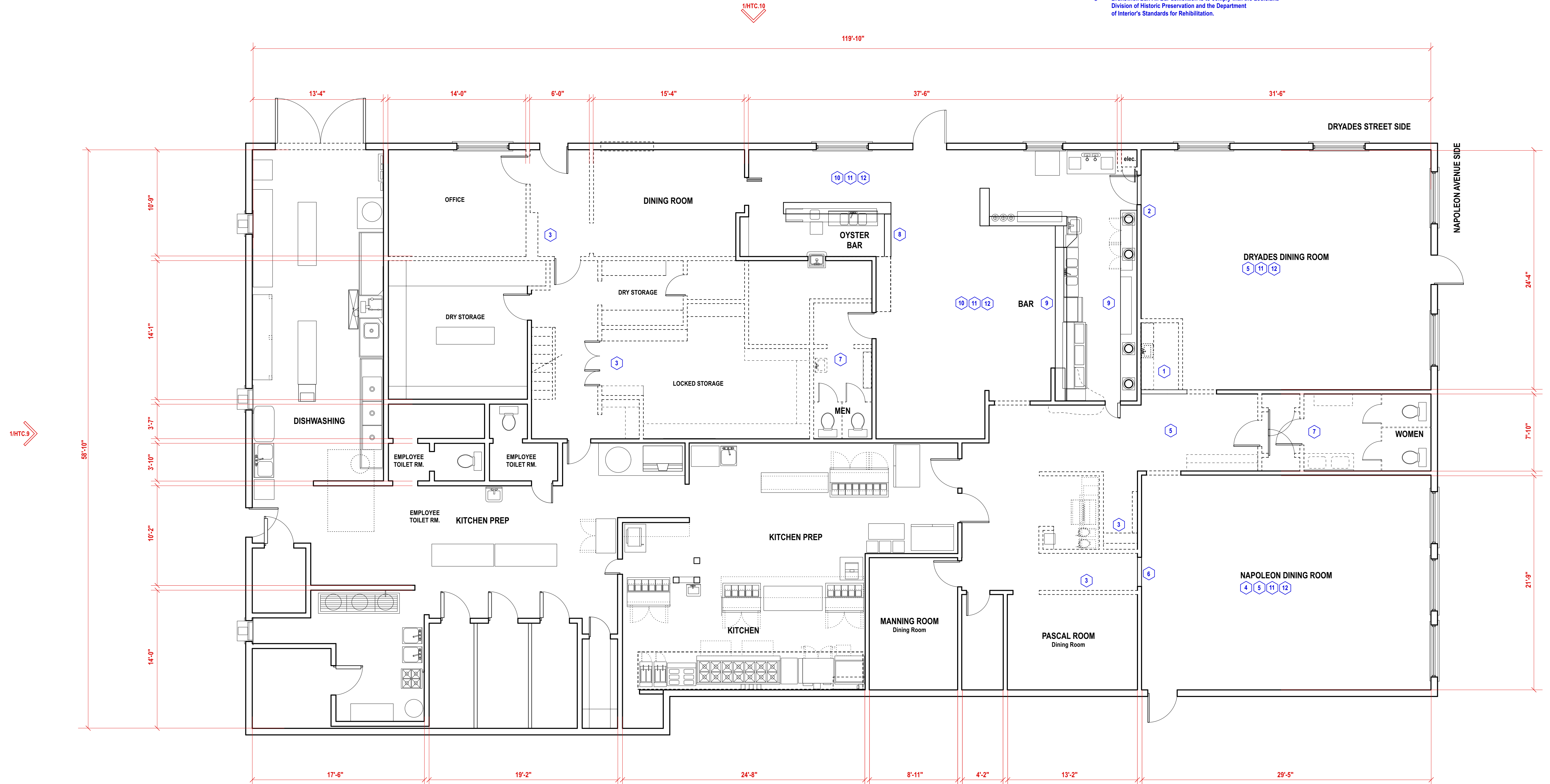
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**HTC.1.1**

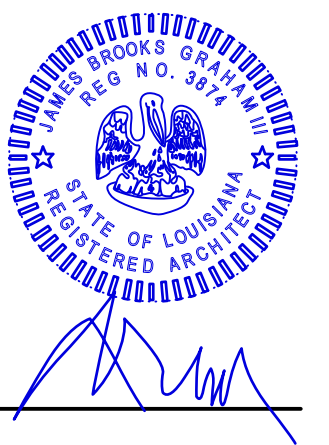
All interior demolition is to comply with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.

**INTERIOR DEMOLITION KEY NOTES**

- |   |   |   |
|---|---|---|
| <p>1 Remove the portion of the existing walls, plumbing and electrical from the Office protruding into the Dryades Dining Rm. where indicated.</p> <p>2 Remove the existing door, frame and casing between the Dryades Dining Rm. and the Bar.</p> <p>3 Remove interior partitions designated with dashed lines. Remove recently constructed counters, cabinets and fixtures where indicated.</p> <p>4 Remove the existing wood wainscot in the Napoleon Dining Rm.</p> | <p>5 Remove the existing carpet and prepare the floor surface for new carpet.</p> <p>6 Remove the cased opening to the dish area in the Napoleon Dining Rm.</p> <p>7 Remove the existing Restroom interior partitions, toilet partitions plumbing fixtures, light fixtures, floor tile and accessories.</p> <p>8 Remove all non-original tile from the Oyster Bar.</p> <p>9 Remove all later additions of lighting and signs from the original Brunswick Bar. All Bar demolition is to comply with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.</p> | <p>10 Remove the existing plywood ceiling in all areas of the Bar.</p> <p>11 Remove the existing HVAC return and supply grills in preparation for new roof mounted package units throughout the building.</p> <p>12 Remove existing ceiling and wall mounted light fixtures in preparation for new Owner supplied light fixtures.</p> |
|---|---|---|



THESE DIMENSIONS ARE THE RESULT OF FIELD MEASUREMENTS AND SHOULD BE CONSIDERED APPROXIMATE.



Drawing Date:  
**21 NOVEMBER 2024**

Revision Dates:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Project Name:  
 \_\_\_\_\_

**Dickie Brennan & Co.**  
 A FAMILY OF RESTAURANTS  
**PASCAL'S MANALE**  
 1838 Napoleon Ave.  
 New Orleans, Louisiana

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Sheet Title:  
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EXISTING FLOOR PLAN

Sheet Number:  
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**INTERIOR REHABILITATION KEY NOTES**

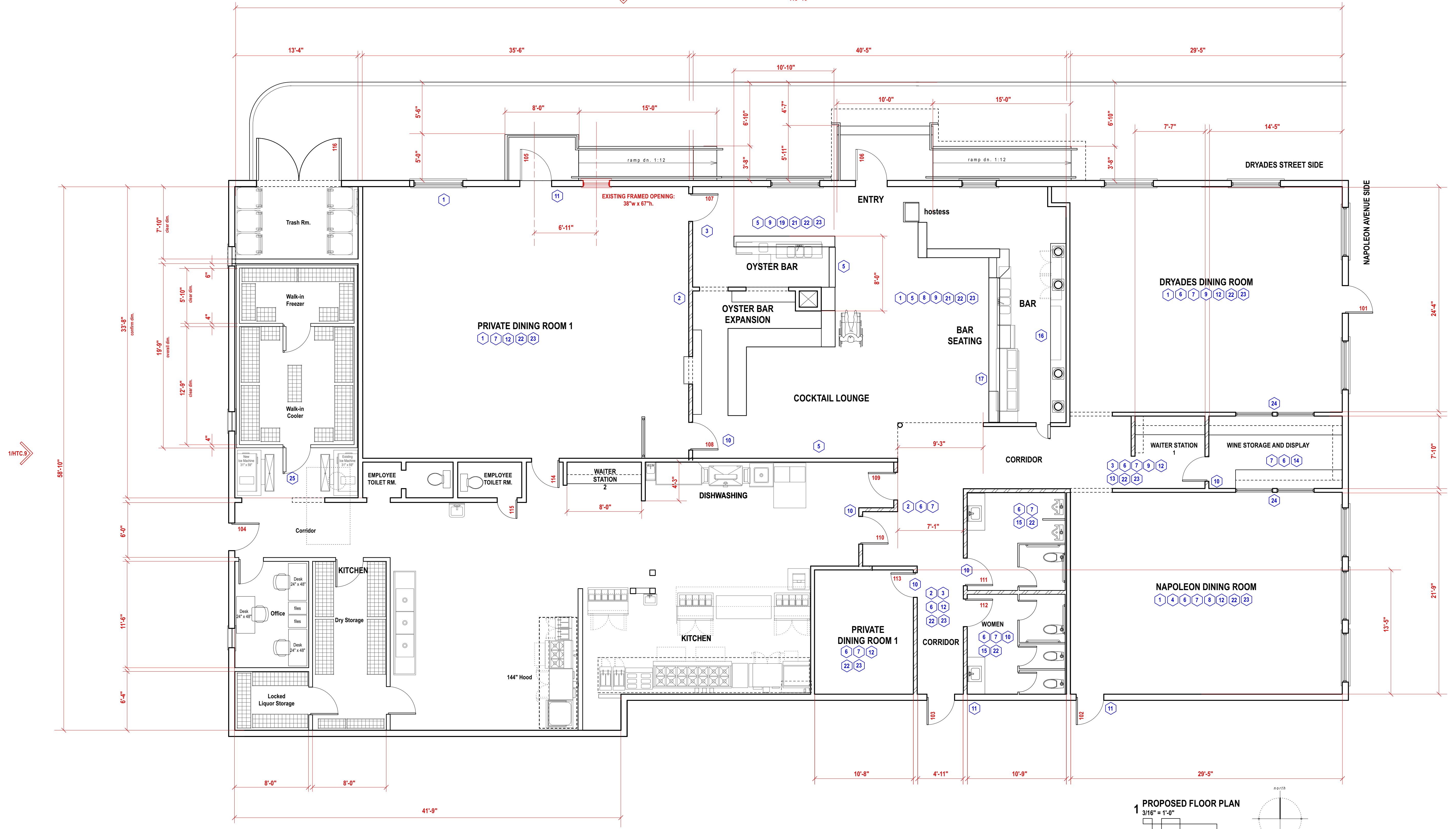
- 1 Prepare and paint wood windows, doors, frames, wainscot, casings and trim in the areas indicated.
- 2 Construct new interior partitions where indicated. Tape, float, and prepare surfaces for new paint.
- 3 Install new doors and frames in the new partitions where indicated.
- 4 Install and stain new wall wood panels and wainscot in the Napoleon Dining Rm. See drawings 5/HTC.5, 6/HTC.5, 7/HTC.5 and 8/HTC.5.
- 5 Refinish the existing stained plywood wall panels, cornice, doors, windows casings and trim in the Bar.
- 6 Prepare and paint new and existing wall surfaces.

- 7 Prepare and paint new and existing ceiling surfaces.
- 8 Prepare and paint the existing beaded board wood ceiling. Prepare and paint the existing wood beams.
- 9 Furnish and install new wall mounted and ceiling mounted light fixtures where indicated.
- 10 New doors and door hardware where indicated.
- 11 New exterior door and frame to comply with City and State requirements for emergency egress.
- 12 Provide a continuous clean, smooth surface on the existing slab and install new carpet.

- 13 Construct new Waiter Station. Furnish and install new food service equipment.
- 14 Construct new Wine Storage Room with vision glass panels into the Dryades and Napoleon Dining Rms.
- 15 Construct new Women and Men's Restrooms to include new floor tile, plumbing fixtures, toilet partitions and toilet room accessories.
- 16 Preserve the existing Historic Brunswick Bar. Repairs and refinishing are to be in accordance with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.
- 17 Preserve the existing Historic Front Bar. Repairs and wood refinishing are to be in accordance with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.

- 18 NOT USED.
- 19 Preserve the original elements of the Historic Oyster Bar. Repairs, marble and wood refinishing are to comply with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.
- 20 Expand the Historic Oyster Bar as indicated, including opening the existing rear wall for access. All alterations and new construction are to comply with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.
- 21 Replace the existing stained plywood panel ceiling with new plywood panels and paint.

- 22 Install new roof mounted HVAC package units for heating and cooling all areas of the building.
- 23 Install new return and supply ceiling grills as part of the new HVAC roof mounted package units.
- 24 New glass panels for view into the Wine Storage and Display from the Dryades and Napoleon Dining Rms.
- 25 Pour new concrete floor to form a level working surface.



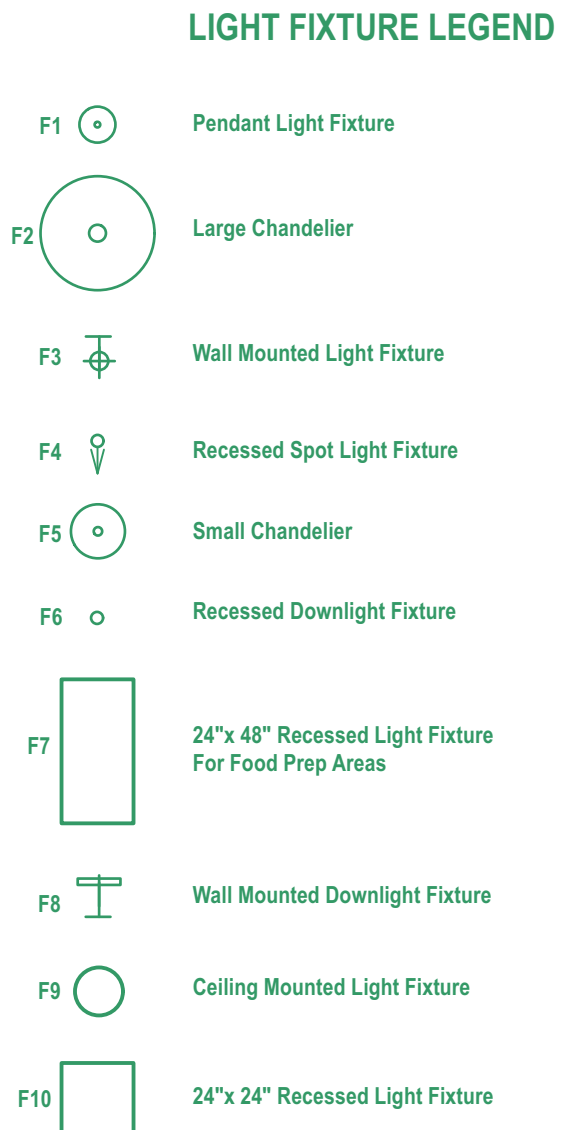
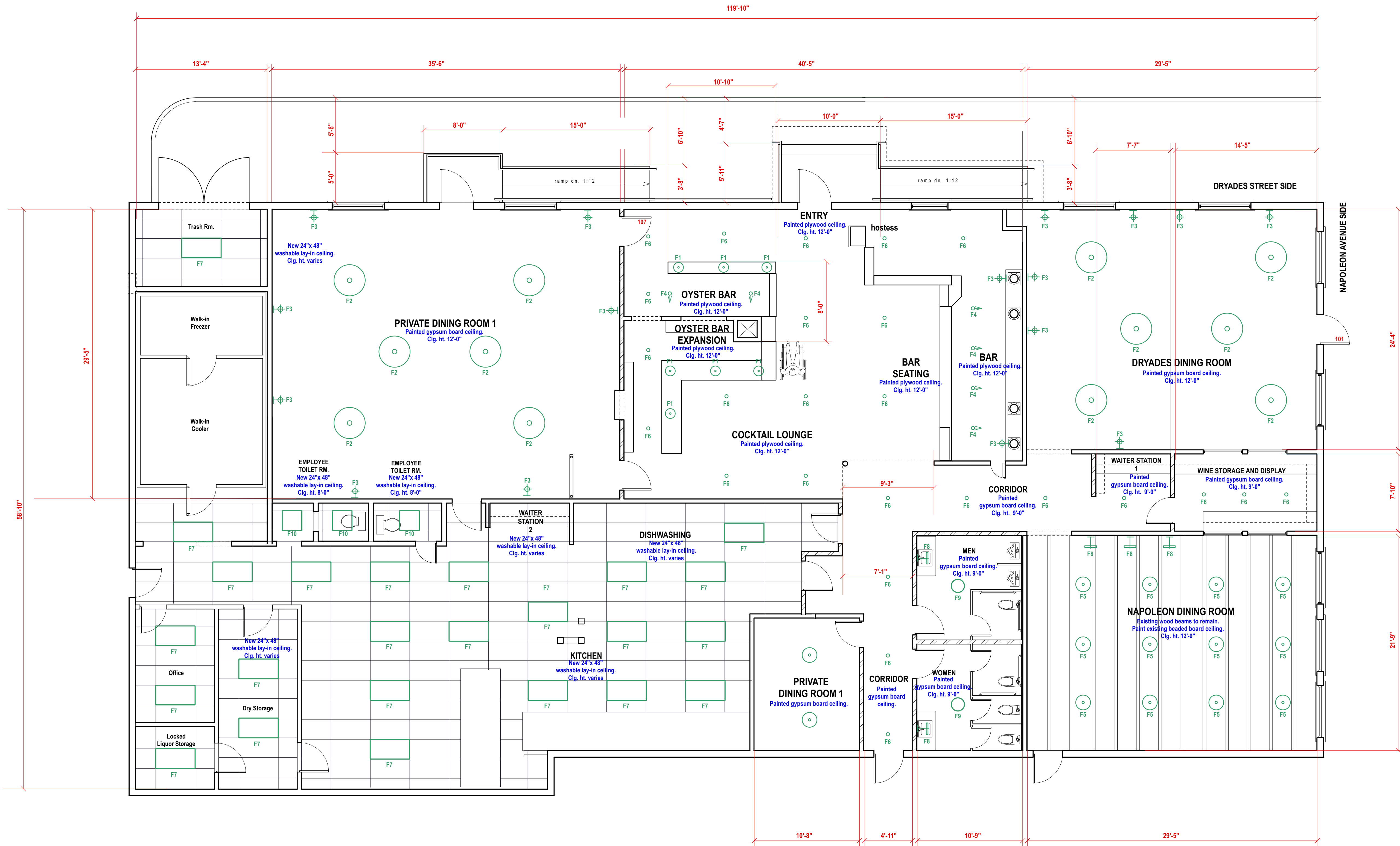
**1 PROPOSED FLOOR PLAN**  
 3/16" = 1'-0"  
 THESE DIMENSIONS ARE THE RESULT OF FIELD MEASUREMENTS AND SHOULD BE CONSIDERED APPROXIMATE.



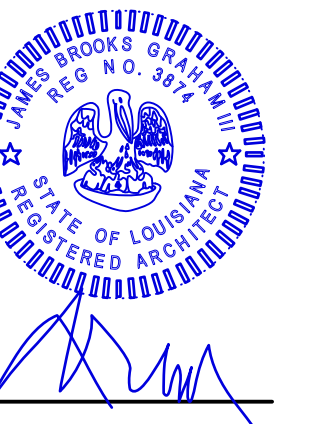
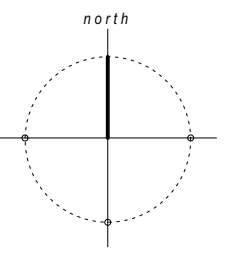
Drawing Date:  
**21 NOVEMBER 2024**  
 Revision Dates:  
**31 MAY 2025**

Project Name:  
**Dieckie Brennan & Co.**  
 A FAMILY OF RESTAURANTS  
**PASCAL'S MANALE**  
 1838 Napoleon Ave.  
 New Orleans, Louisiana

Sheet Title:  
**PROPOSED FLOOR PLAN**  
 Sheet Number:  
**HTC.3**



**1 PROPOSED REFLECTED CEILING PLAN**  
 3/16" = 1'-0"  
 THESE DIMENSIONS ARE THE RESULT OF FIELD MEASUREMENTS AND SHOULD BE CONSIDERED APPROXIMATE.



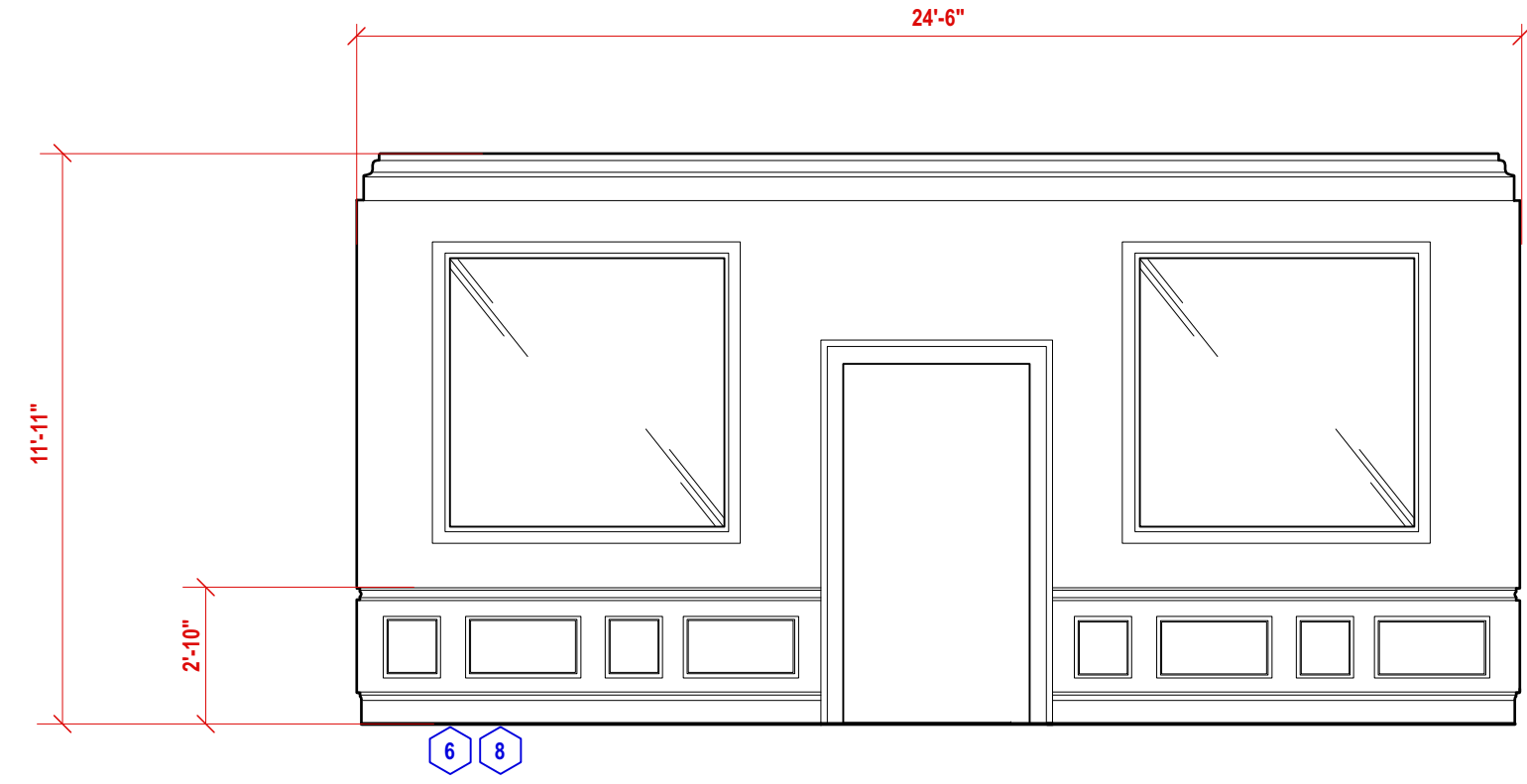
Drawing Date:  
**21 NOVEMBER 2024**

Revision Dates:  
**30 MAY 2025**

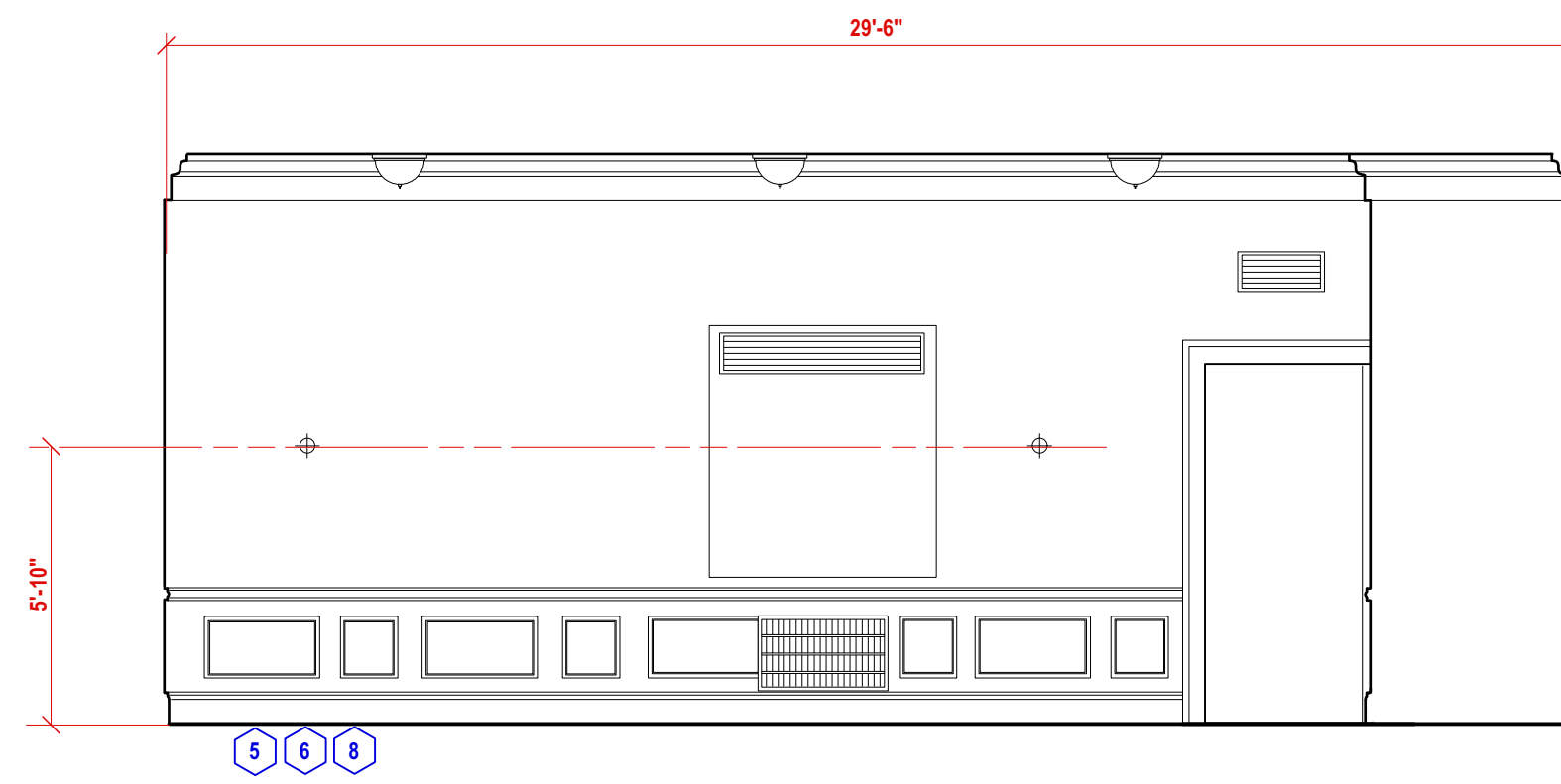
Project Name:  
**Dieck Brennan & Co.**  
 A FAMILY OF RESTAURANTS  
**PASCAL'S MANALE**  
 1838 Napoleon Ave.  
 New Orleans, Louisiana

Sheet Title:  
**PROPOSED REFLECTED CEILING PLAN**

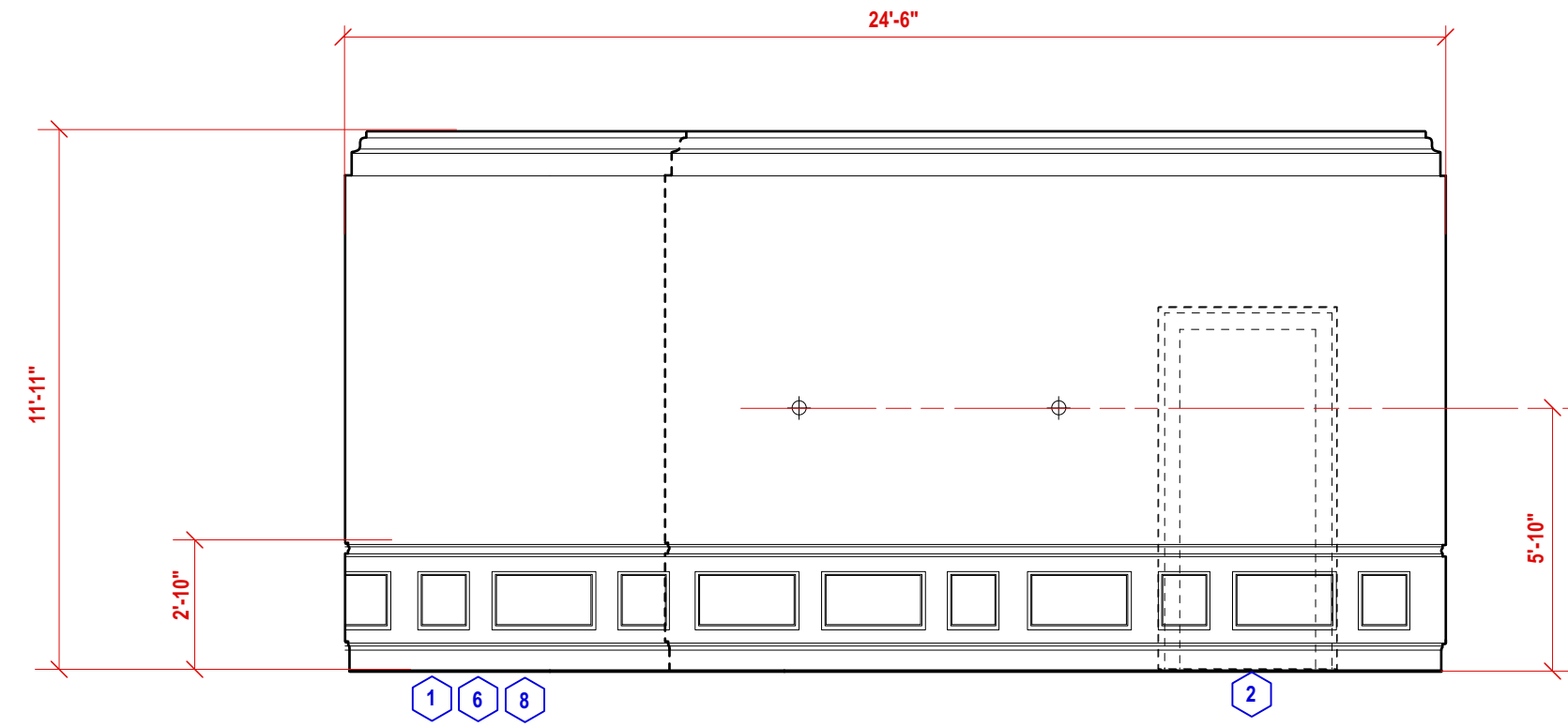
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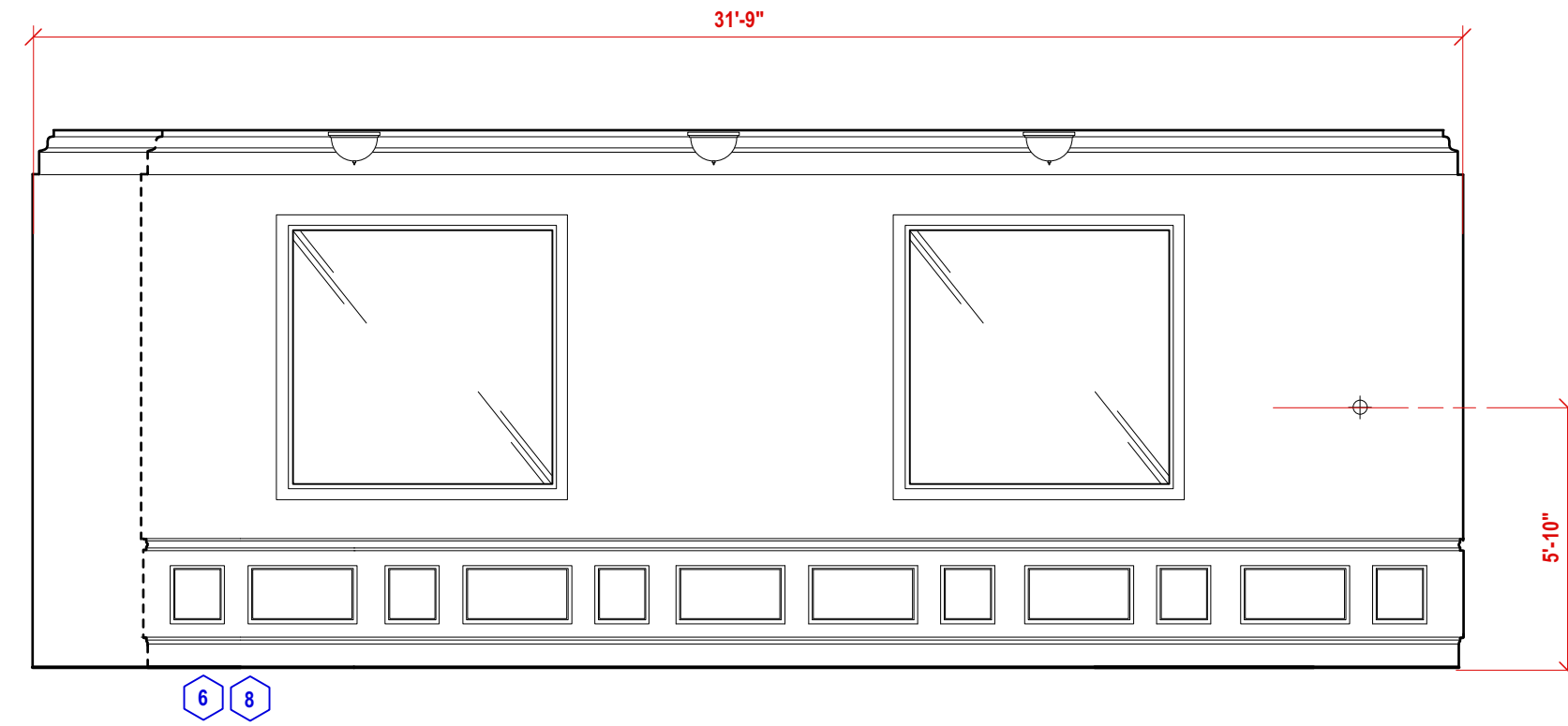
**2 DRYADES DINING ROOM**  
 1/4" = 1'-0"  
 0' 2' 4' 8'



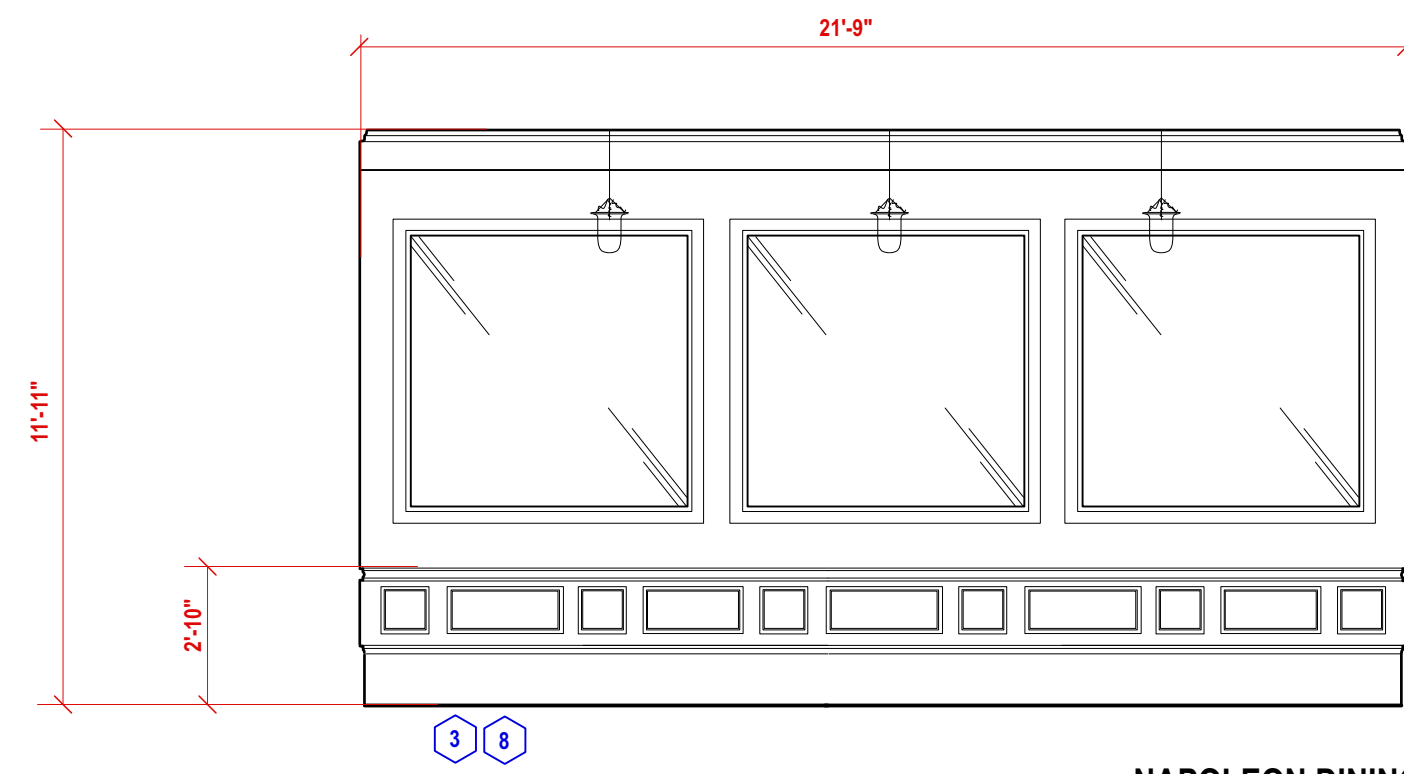
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 1/4" = 1'-0"  
 0' 2' 4' 8'



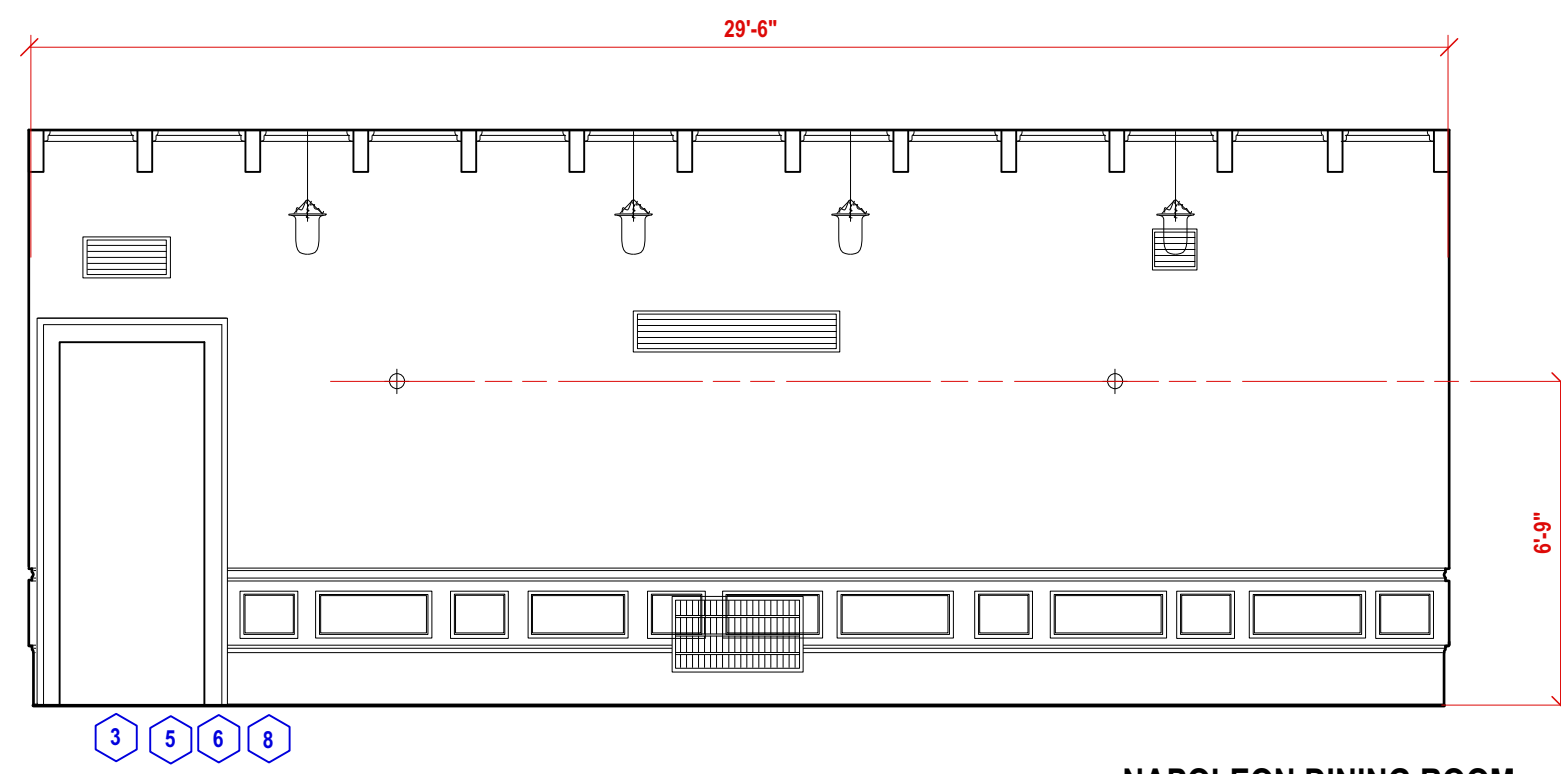
**4 DRYADES DINING ROOM**  
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 0' 2' 4' 8'



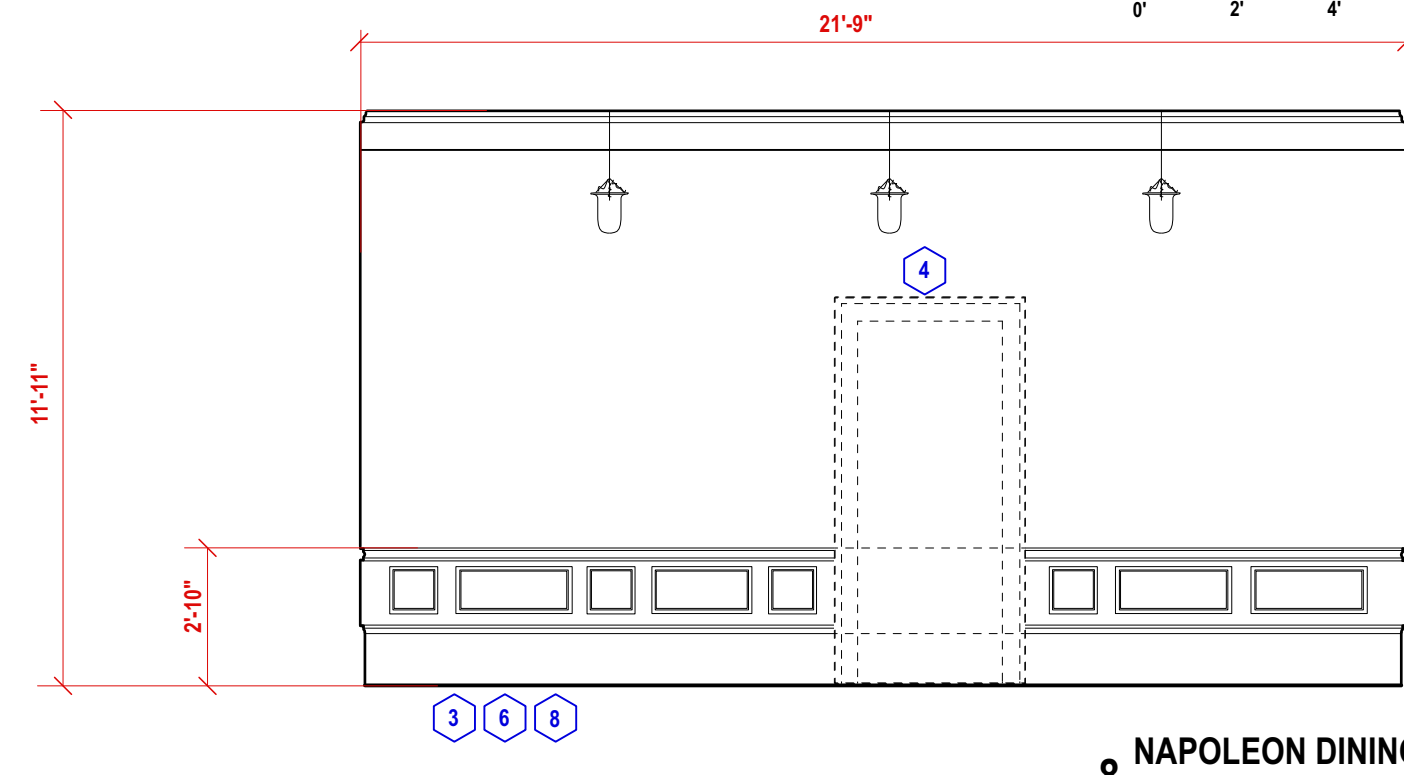
**3 DRYADES DINING ROOM**  
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 0' 2' 4' 8'



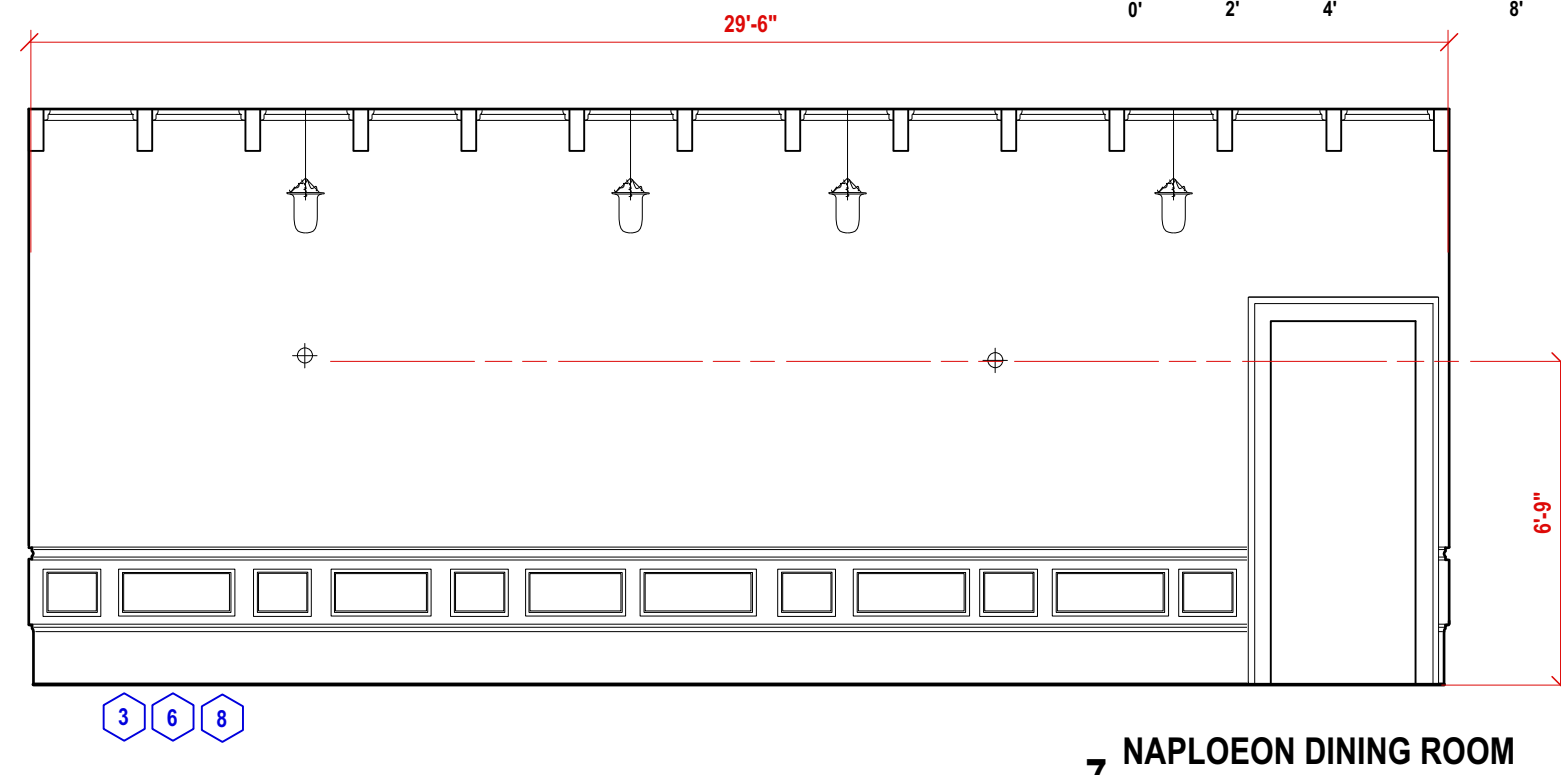
**6 NAPOLEON DINING ROOM**  
 1/4" = 1'-0"  
 0' 2' 4' 8'



**5 NAPOLEON DINING ROOM**  
 1/4" = 1'-0"  
 0' 2' 4' 8'



**8 NAPOLEON DINING ROOM**  
 1/4" = 1'-0"  
 0' 2' 4' 8'

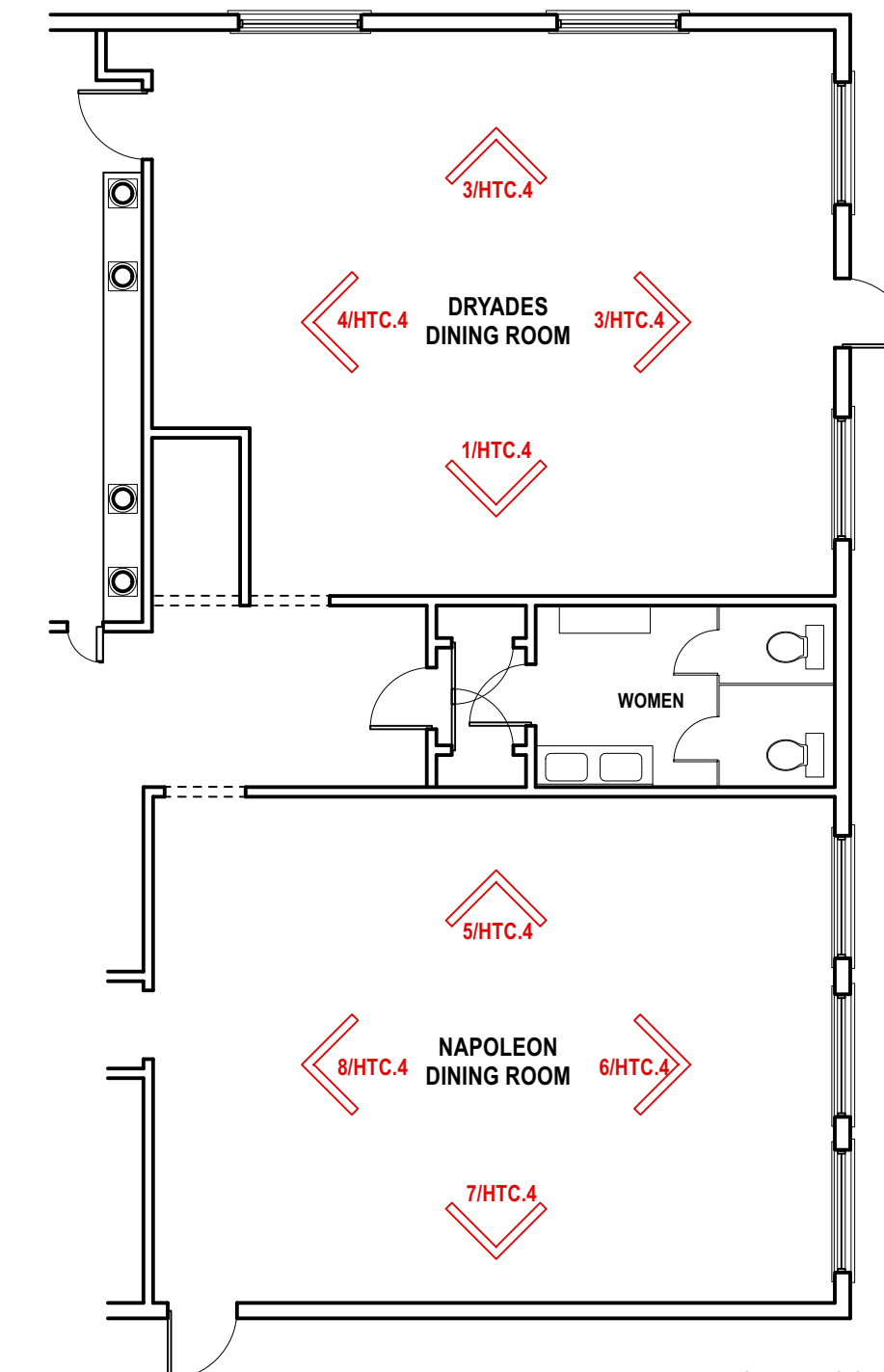


**7 NAPOLEON DINING ROOM**  
 1/4" = 1'-0"  
 0' 2' 4' 8'

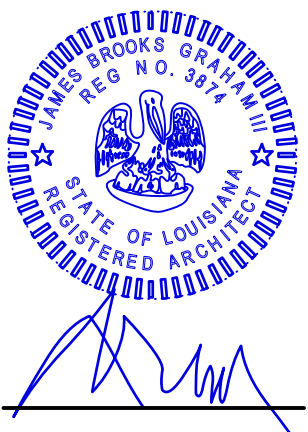
All interior demolition is to comply with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.

**INTERIOR DEMOLITION KEY NOTES**

- 1 Remove the portion of the existing walls, plumbing and electrical from the Office protruding into the Dryades Dining Rm. where indicated.
- 2 Remove the existing door, frame and casing between the Dryades Dining Rm. and the Bar.
- 3 Remove the existing wood wainscot in the Napoleon Dining Rm.
- 4 Remove the existing door frame and casing between the Napoleon Dining Rm. and the dish area.
- 5 Remove the existing HVAC return and supply grills in the Dryades and Napoleon Dining Rms. in preparation for new roof mounted package units throughout the building.
- 6 Remove the existing carpet and prepare the floor surface for new carpet.
- 7 Remove the cased opening to the dish area in the Napoleon Dining Rm.
- 8 Remove existing ceiling and wall mounted light fixtures in preparation for new Owner supplied light fixtures.



THESE DIMENSIONS ARE THE RESULT OF FIELD MEASUREMENTS AND SHOULD BE CONSIDERED APPROXIMATE.  
**KEY PLAN**  
 N.T.S.



Drawing Date:  
**21 NOVEMBER 2024**  
 Revision Date:  
 \_\_\_\_\_  
 Project Name:  
 \_\_\_\_\_

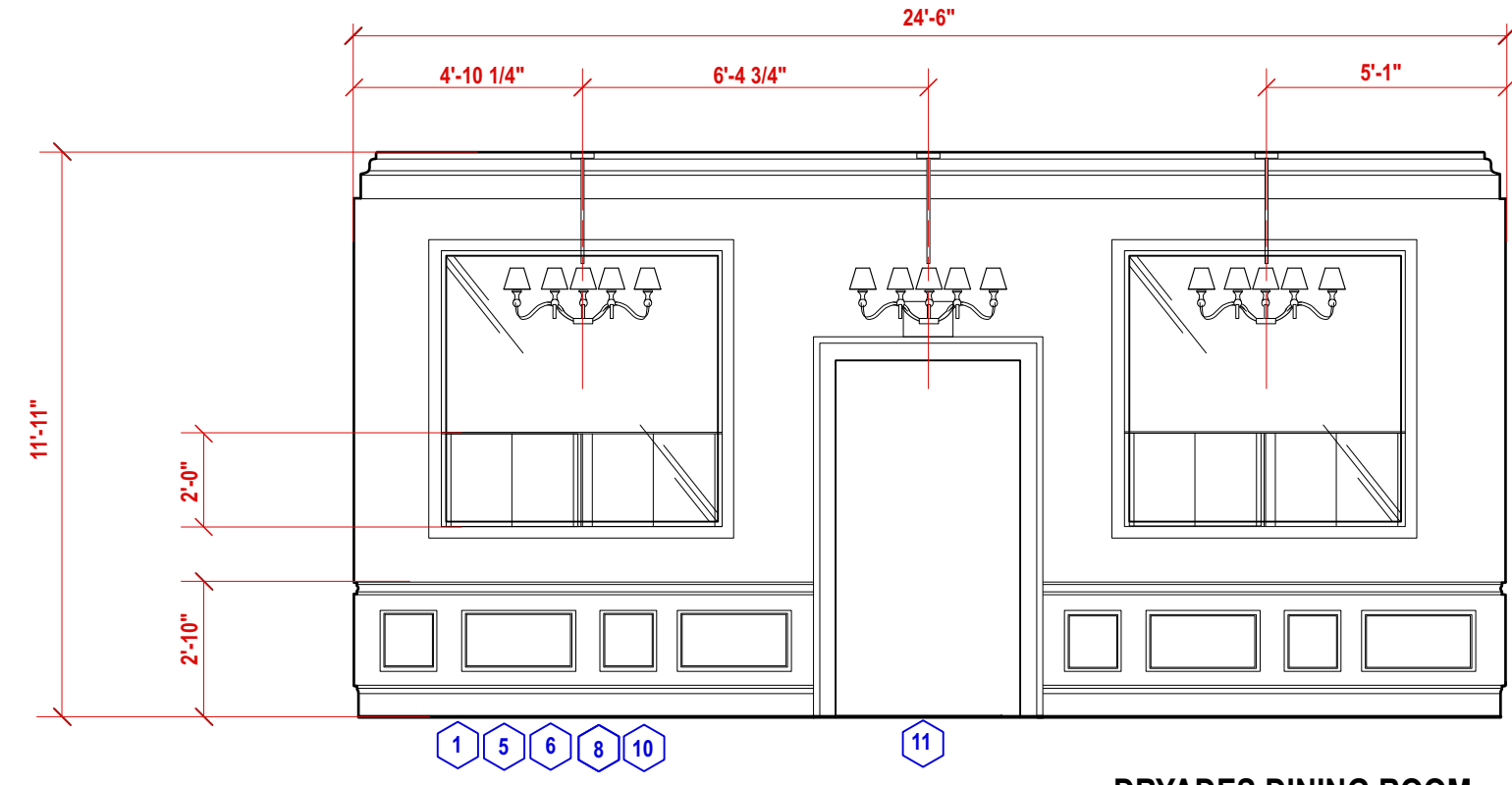
**Dickie Brennan & Co.**  
 A FAMILY OF RESTAURANTS  
**PASCAL'S MANALE**  
 1838 Napoleon Ave.  
 New Orleans, Louisiana

Sheet Title:  
**EXISTING DINING ROOM ELEVATIONS**  
 Sheet Number:  
 \_\_\_\_\_

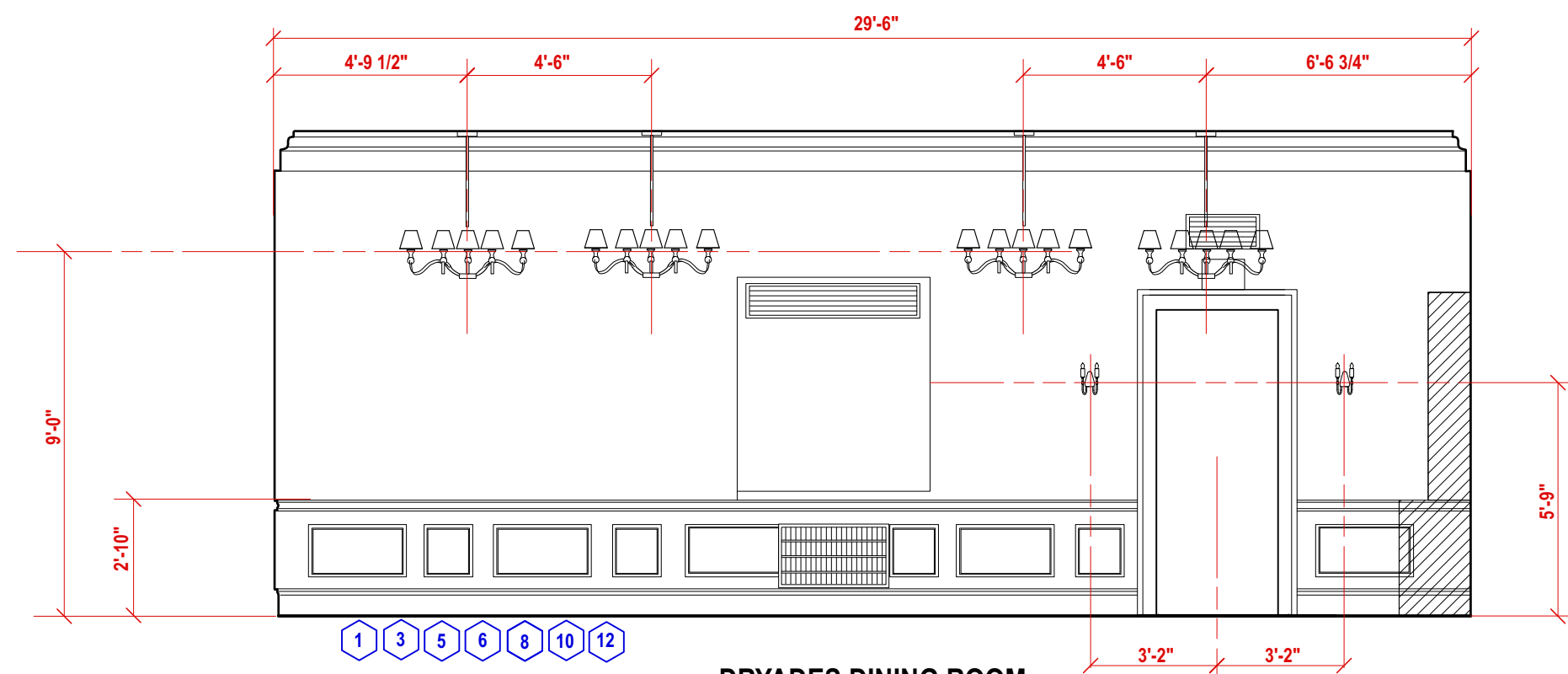
All interior repairs and new construction are to comply with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.

**INTERIOR KEY NOTES**

- 1 Repair the ceiling, walls, cornice and wainscot to provide a seamless transition with the existing Dryades Dining Room.
- 2 Install new wall panels and wainscot as indicated in the Napoleon Dining Rm.
- 3 Patch existing floor slab to provide a smooth continuous surface and install new carpet.
- 4 Repair the wall where the cased opening was removed to provide a seamless transition with the Napoleon Dining Rm.
- 5 Skim the walls to provide a smooth surface. Prepare and paint the exposed wall surfaces.
- 6 Prepare and paint wood wainscot, doors, windows, frames, casings and trim in the Dryades Dining Rm.
- 7 Prepare and paint wood doors, windows, frames, casings and trim in the Napoleon Dining Rm. Prepare and stain new wall panels and wainscot.
- 8 Prepare and paint the ceilings in the Dryades and Napoleon Dining Rms.
- 9 Prepare and paint the existing wood ceiling in the Napoleon Dining Rm. Prepare and paint the existing beams.
- 10 Install new Owner furnished wall and ceiling mounted light fixtures in the Dryades and Napoleon Dining Rms.
- 11 Repair or replace existing exit doors in the Dryades and Napoleon Dining Rms. and provide new panic hardware.
- 12 Remove all existing HVAC supplies and returns and repair the walls and wainscot to match existing.

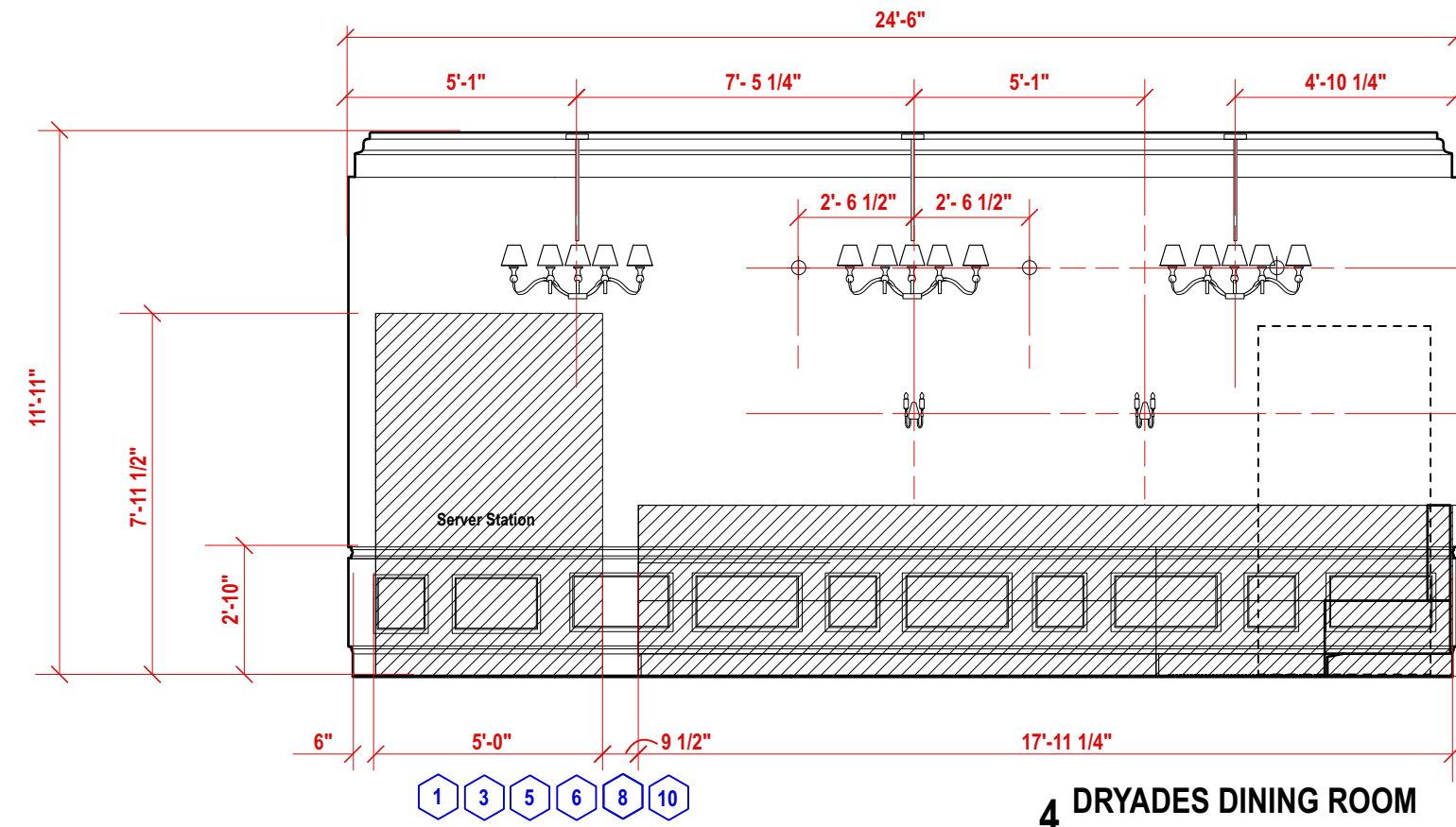


**2 DRYADES DINING ROOM**  
 1/4" = 1'-0"  
 0' 2' 4' 8'

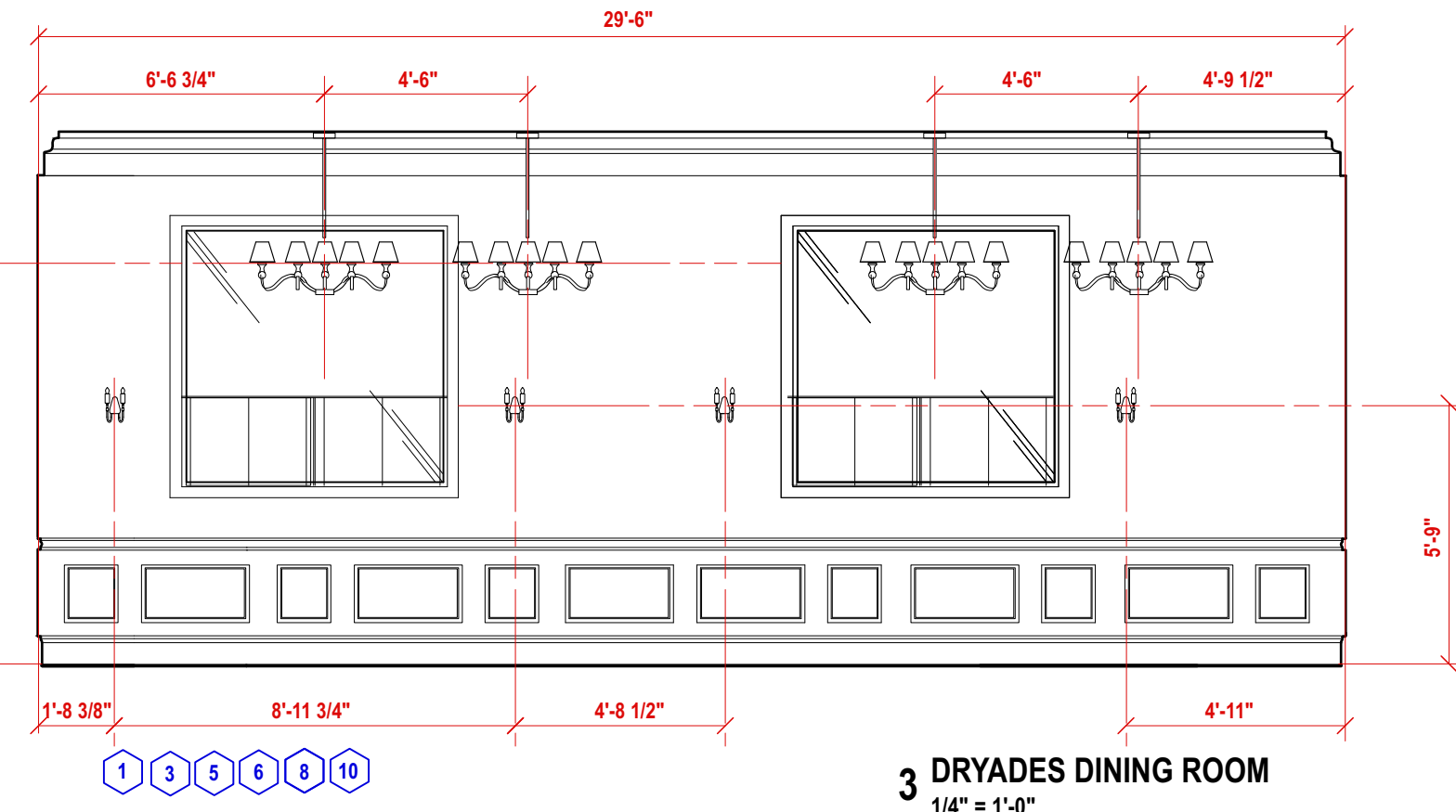


**1 DRYADES DINING ROOM**  
 1/4" = 1'-0"  
 0' 2' 4' 8'

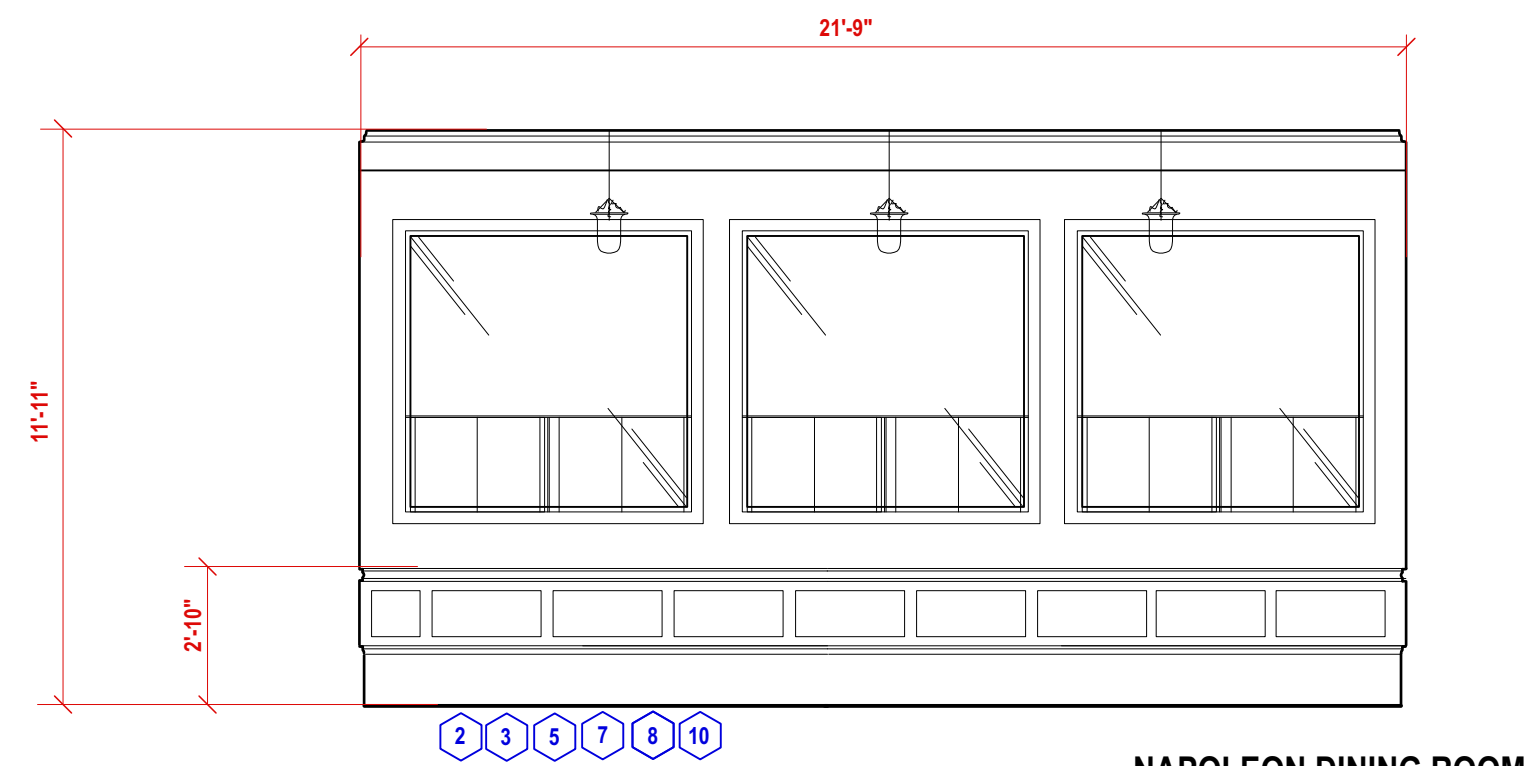
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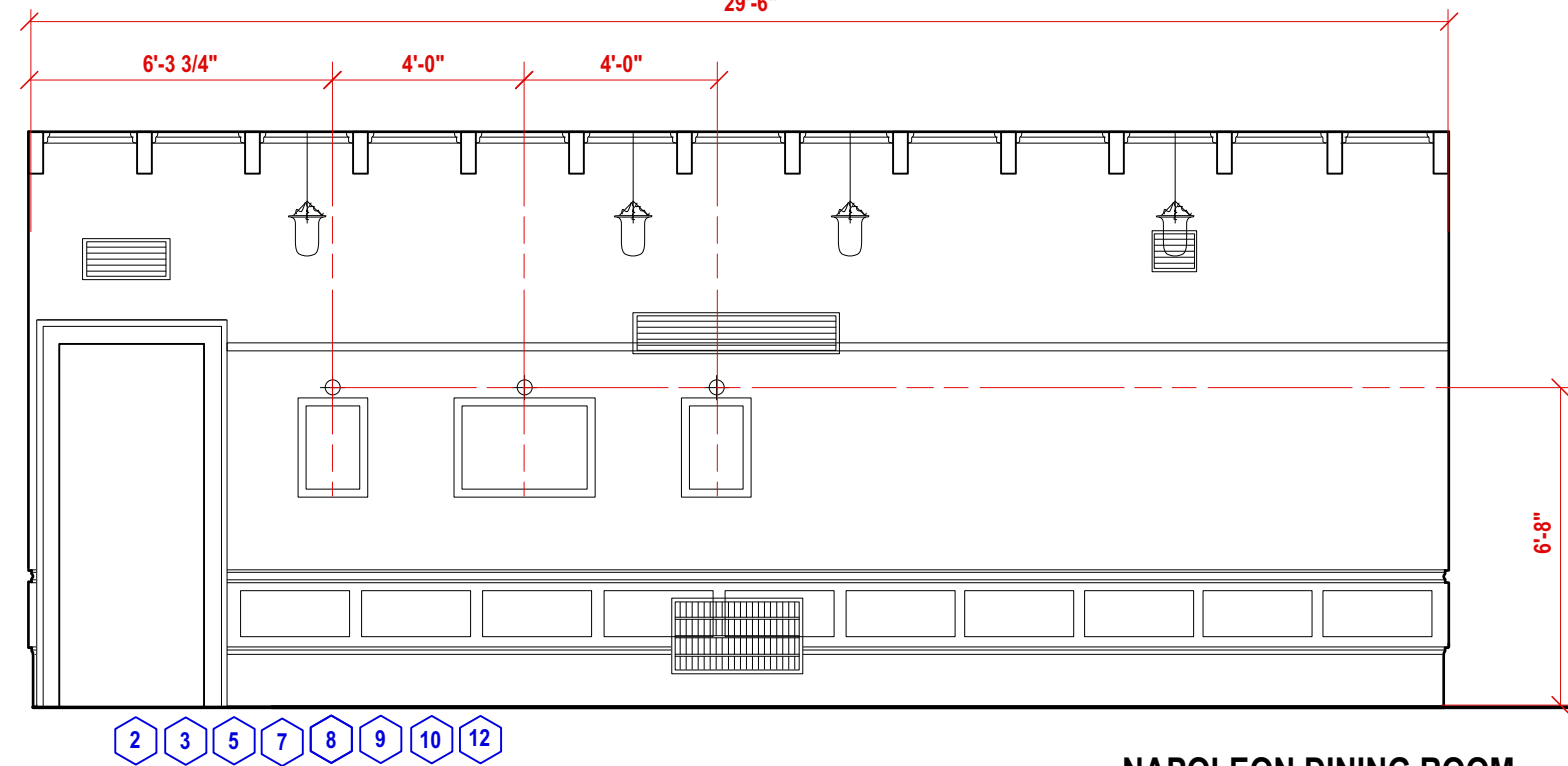
**4 DRYADES DINING ROOM**  
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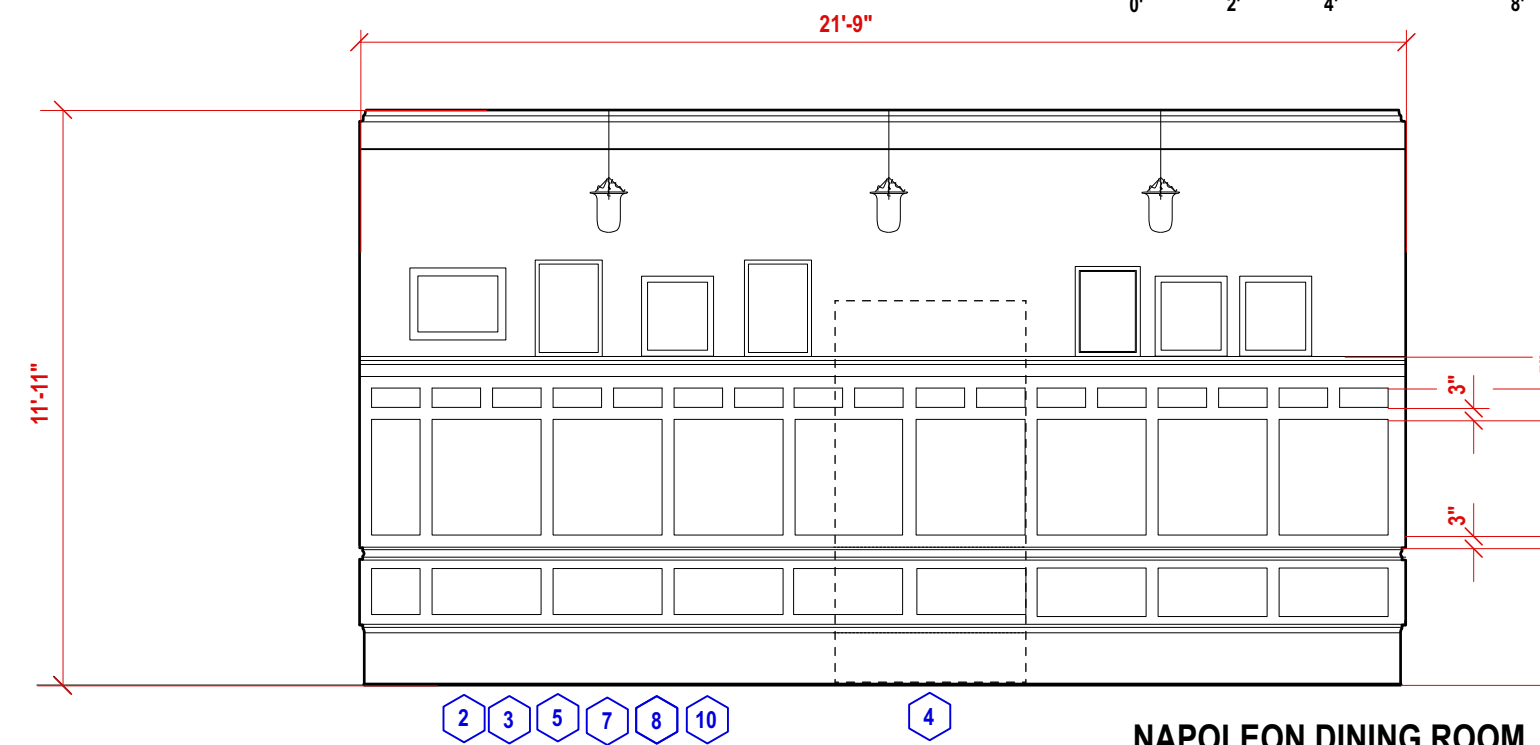
**3 DRYADES DINING ROOM**  
 1/4" = 1'-0"  
 0' 2' 4' 8'



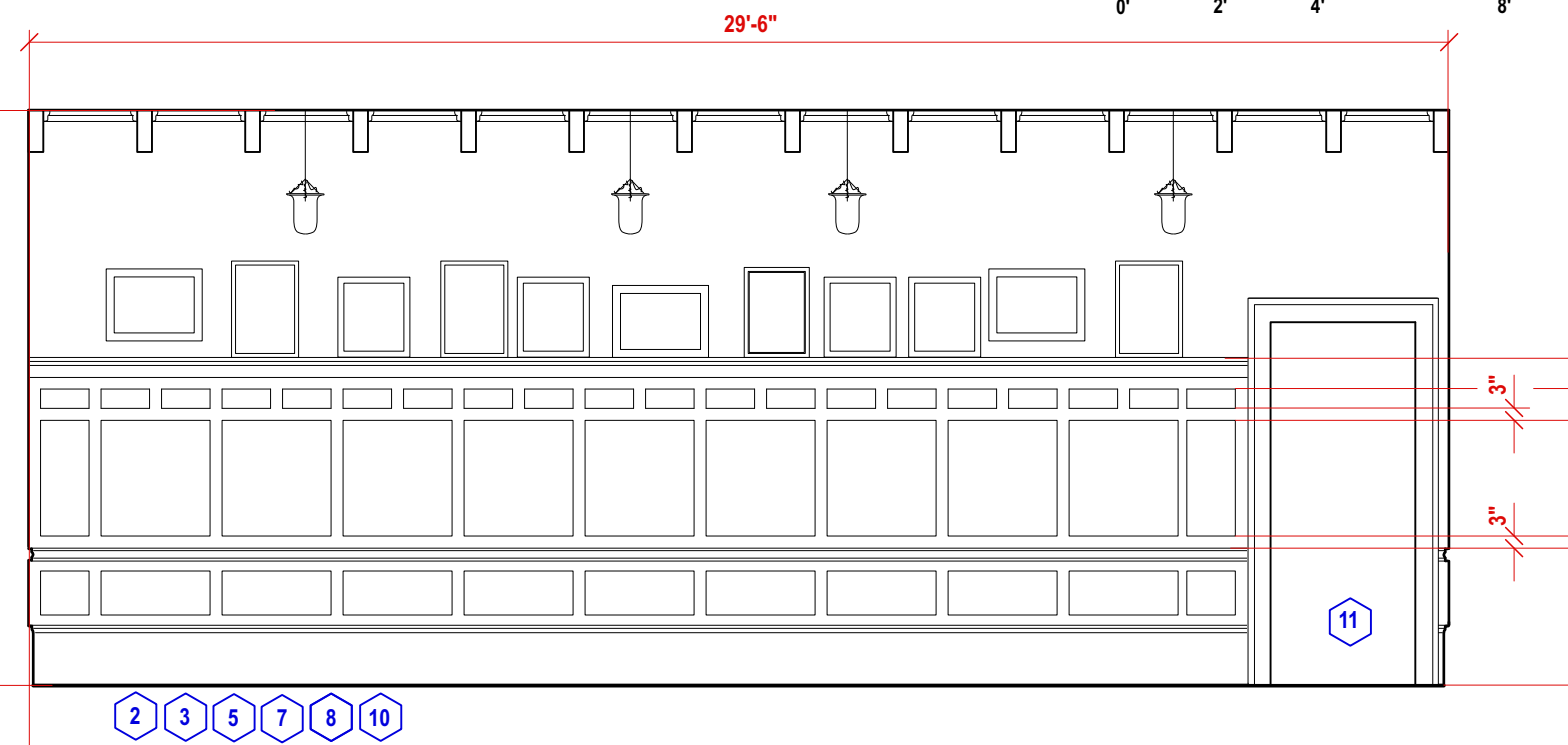
**6 NAPOLEON DINING ROOM**  
 1/4" = 1'-0"  
 0' 2' 4' 8'



**5 NAPOLEON DINING ROOM**  
 1/4" = 1'-0"  
 0' 2' 4' 8'



**8 NAPOLEON DINING ROOM**  
 1/4" = 1'-0"  
 0' 2' 4' 8'



**7 NAPOLEON DINING ROOM**  
 1/4" = 1'-0"  
 0' 2' 4' 8'



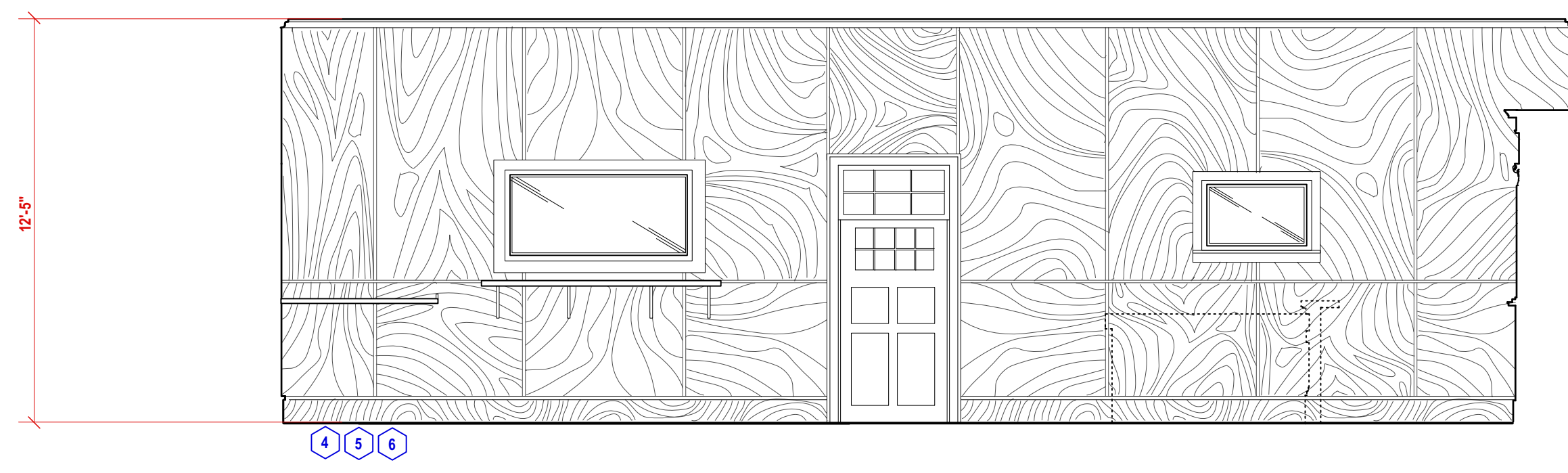
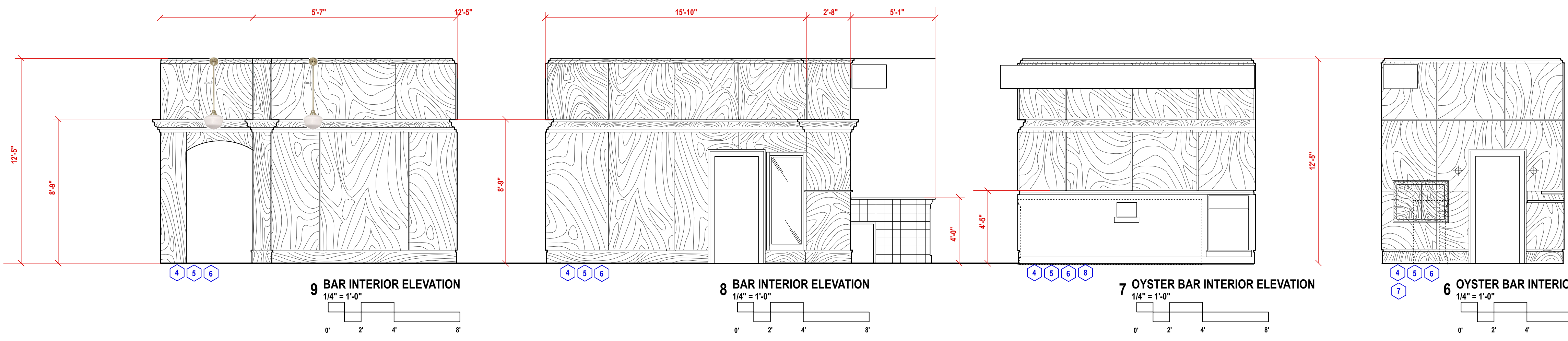
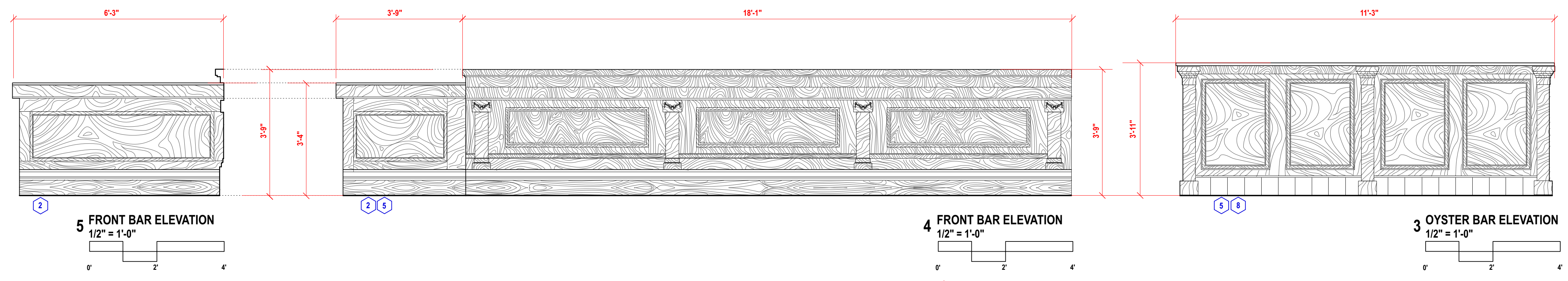
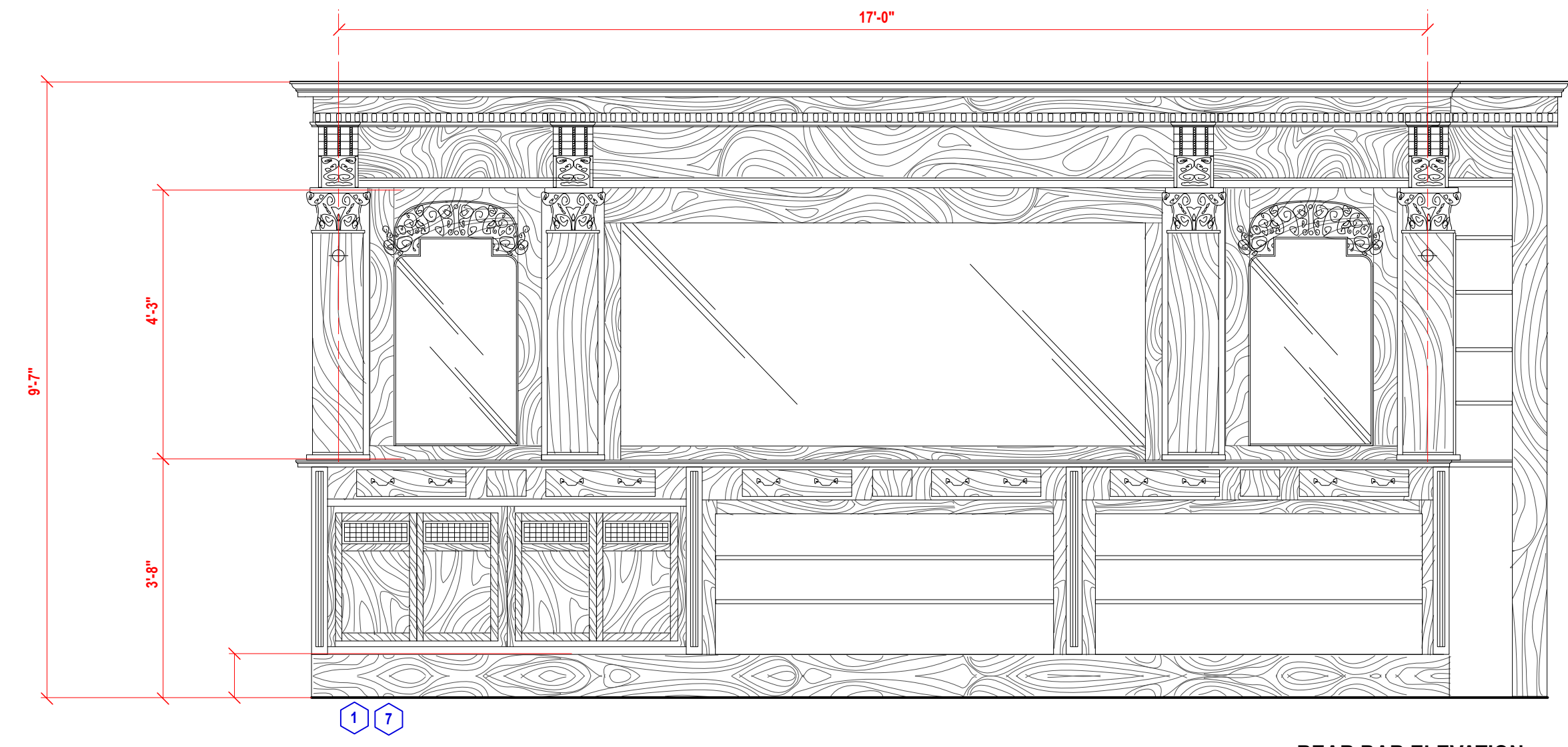
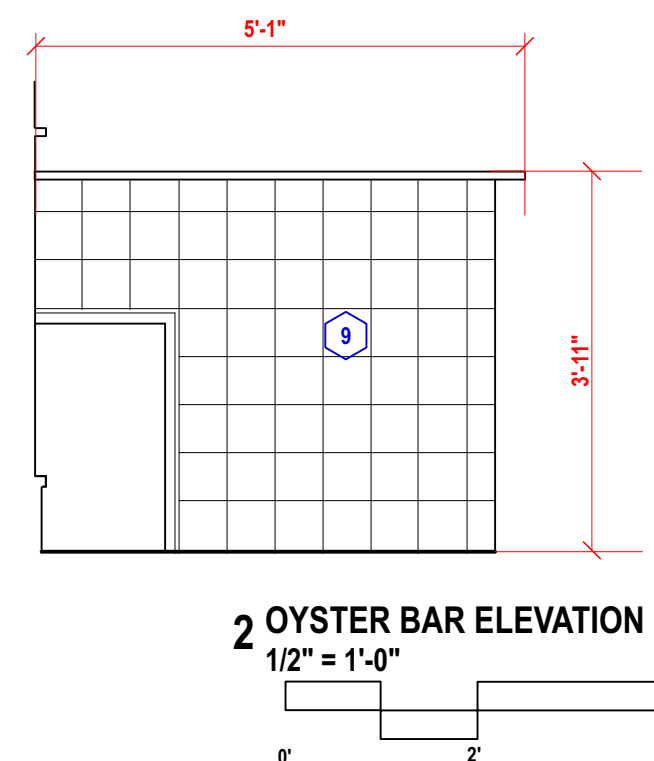
Drawing Date:  
**21 NOVEMBER 2024**  
 Revision Dates:

Project Name:  
**Dickie Brennan & Co.**  
 ARCHITECTS  
**PASCAL'S MANALE**  
 1838 Napoleon Ave.  
 New Orleans, Louisiana

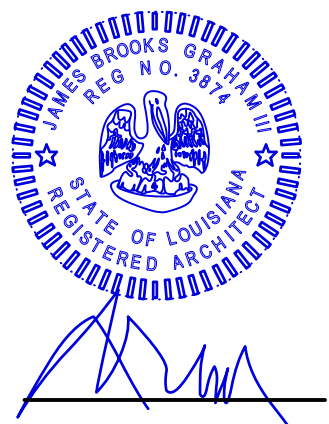
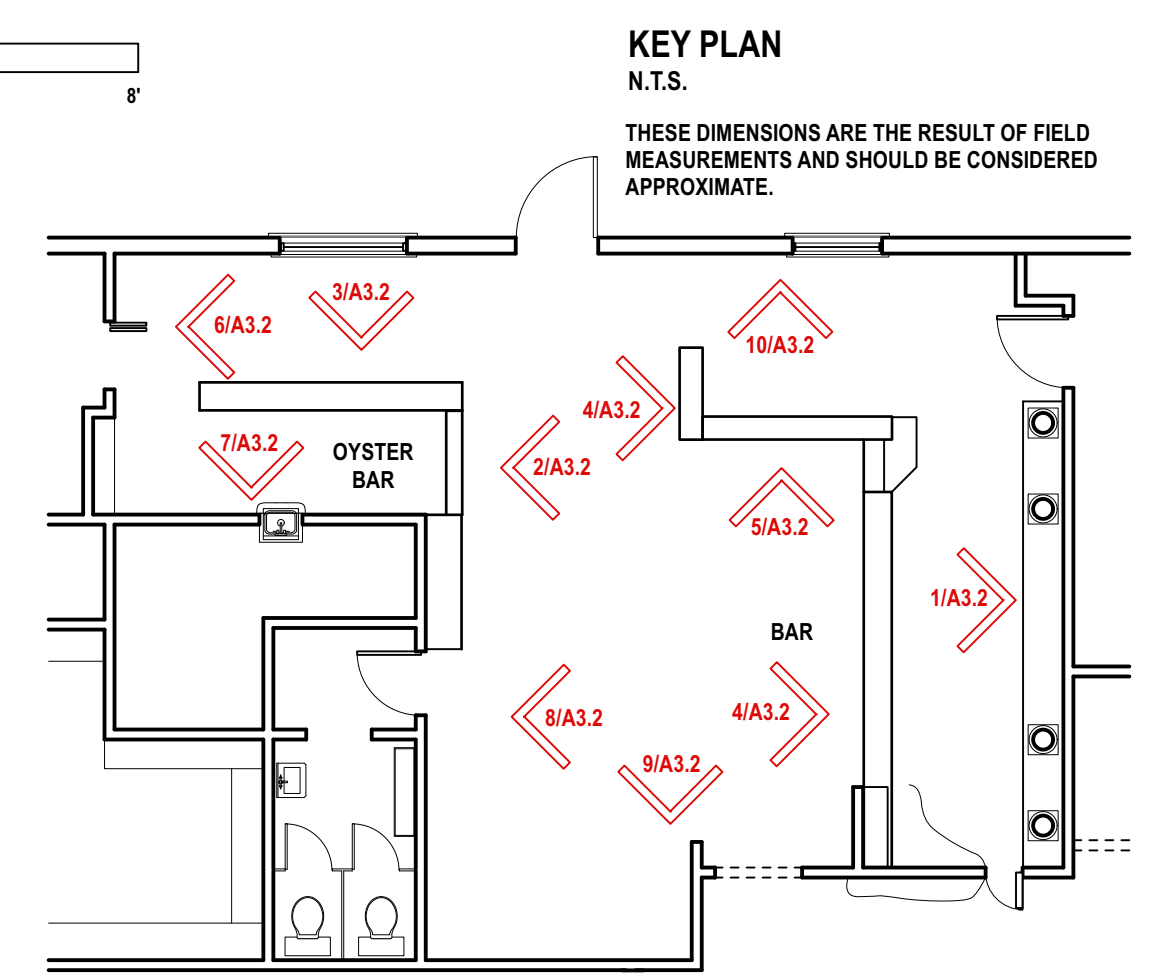
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Sheet Title:  
**DINING ROOM ELEVATIONS**

Sheet Number:  
**HCT.5**



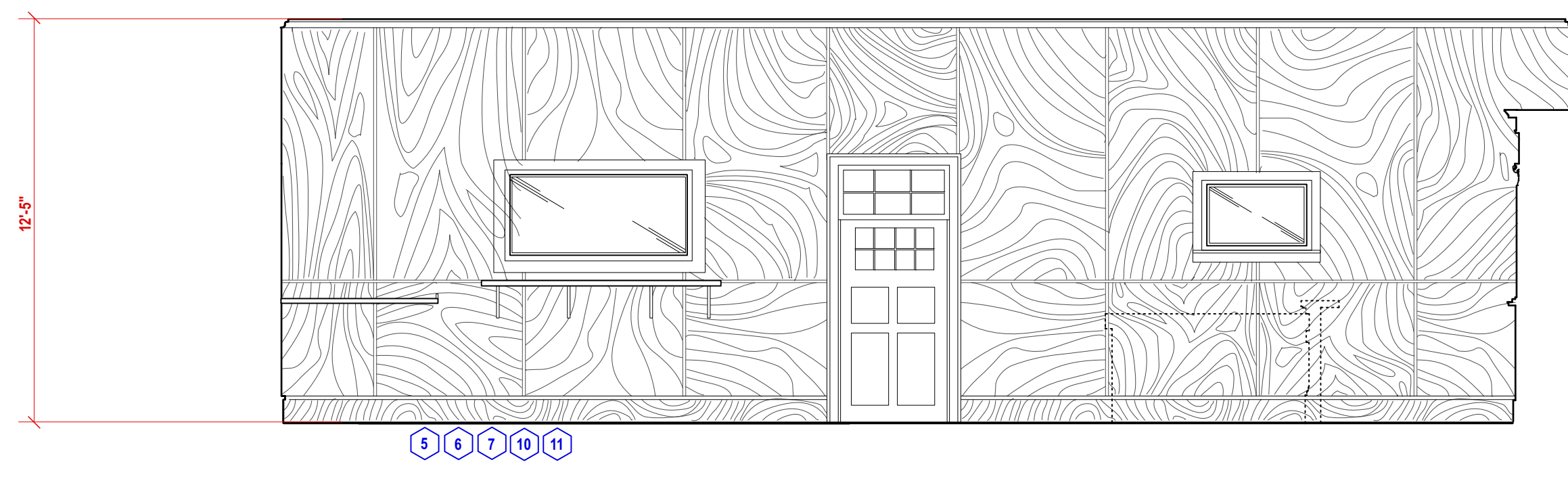
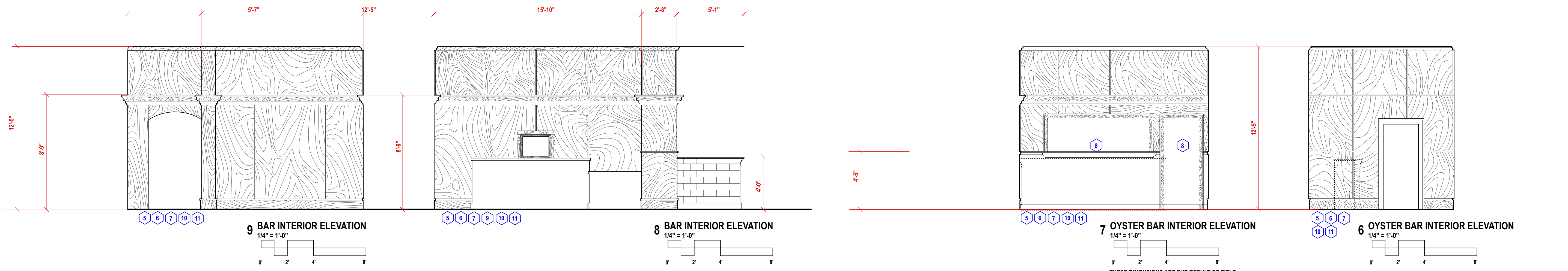
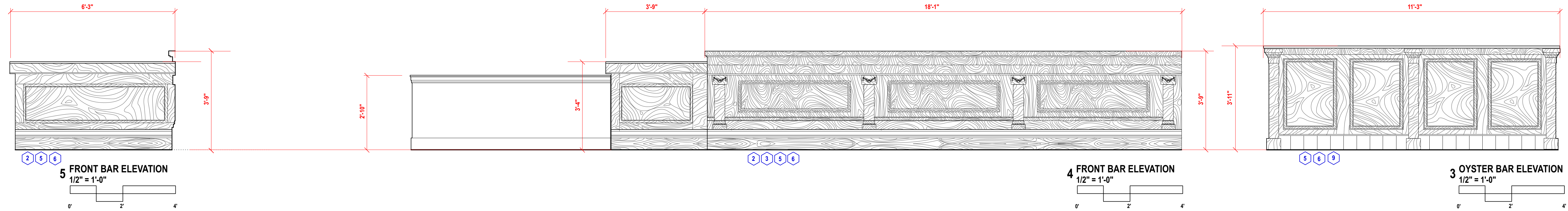
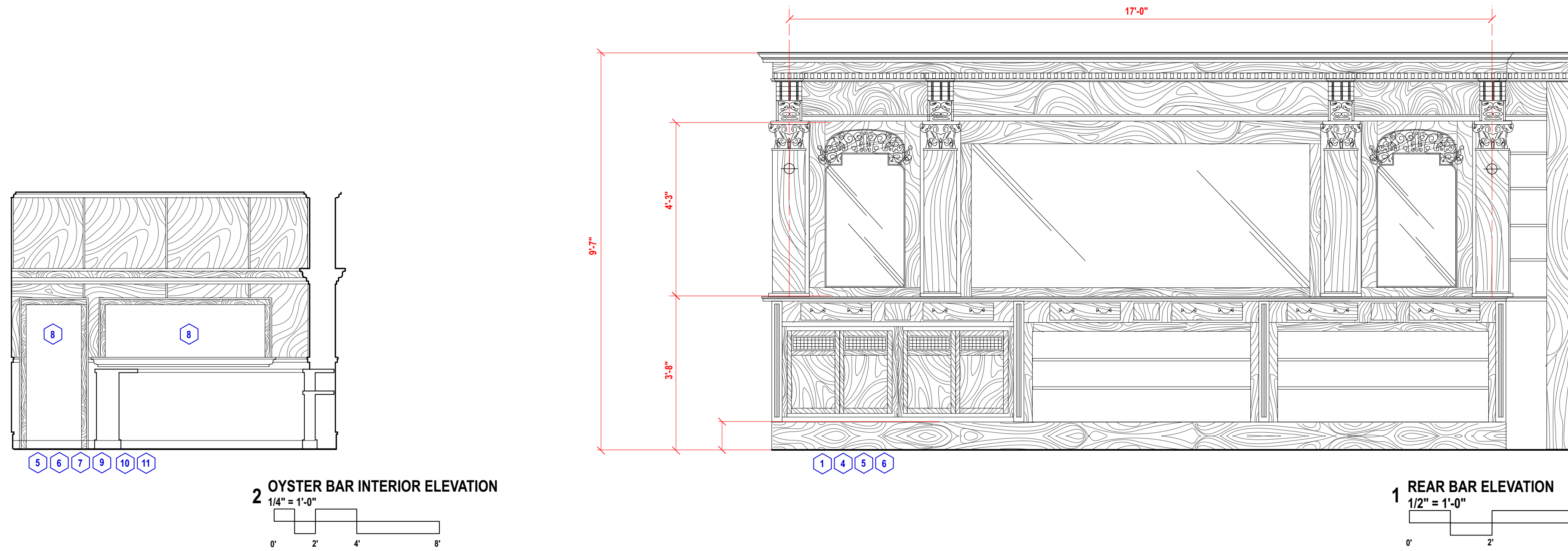
- All interior demolition is to comply with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.
- INTERIOR DEMOLITION KEY NOTES**
- Remove all later additions of lighting and signs from the original Brunswick Bar. All Bar demolition is to comply with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.
  - Remove all later additions of lighting and signs from the original Front Bar. All Bar demolition is to comply with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.
  - The Pascal Bullet Hole is to be carefully maintained and shall remain a historical artifact in perpetuity.
  - Remove the existing plywood ceiling, light fixtures, HVAC duct and registers to expose the ceiling framing above.
  - Prepare the existing epoxy floor for new topping.
  - Prepare the existing stained plywood wall panels, cornice, doors, windows casings and trim for refinishing. This work is to be conducted in accordance with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.
  - Remove existing Bar and wall mounted light fixtures.
  - Repair the existing wood and marble portions of the Oyster Bar and prepare for refinishing. All Oyster Bar repair is to comply with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.
  - Remove existing wall tile from the Oyster Bar and prepare surface for new tile. All Oyster Bar demolition is to comply with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.



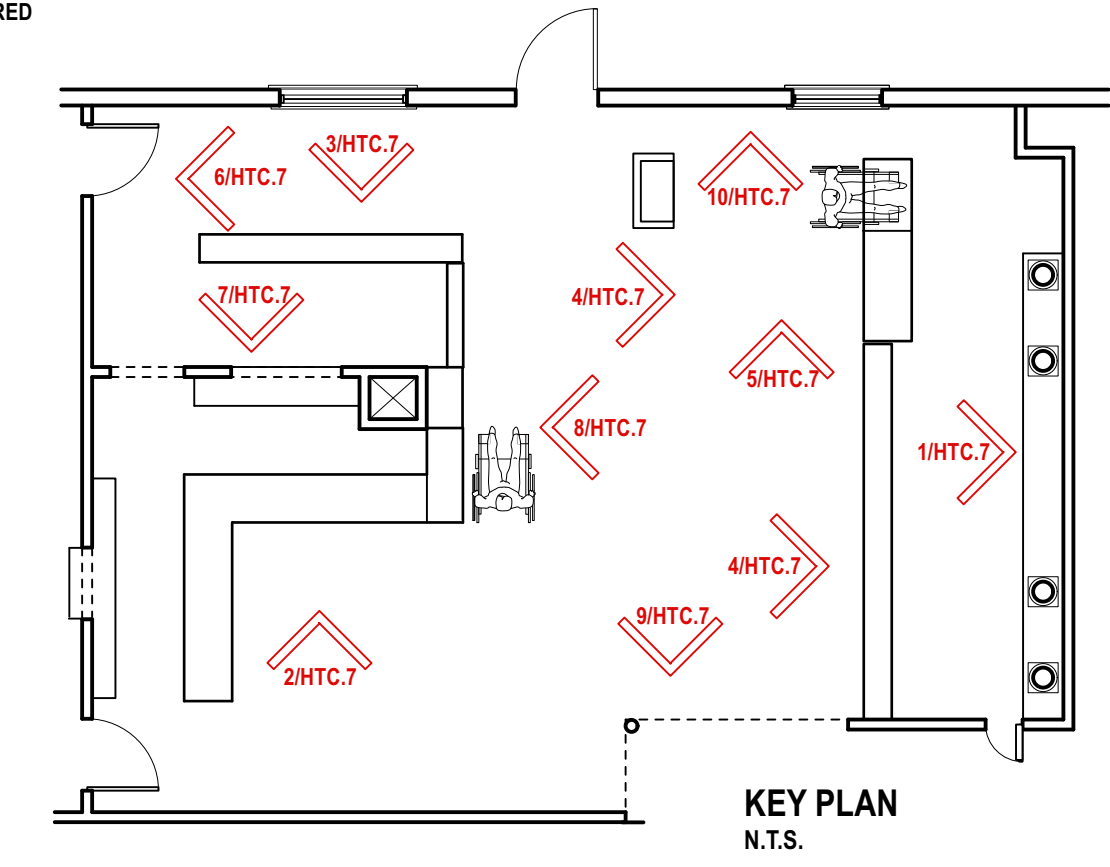
All interior repairs and new construction are to comply with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.

**INTERIOR KEY NOTES**

- 1 Repair, clean and refinish the original Brunswick Rear Bar in compliance with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.
- 2 Repair, clean and refinish the original historic Front Bar in compliance with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.
- 3 Install new brass footrail at the Front Bar and Oyster Bar.
- 4 The Pascal Bullet Hole is to be carefully maintained and shall remain a historical artifact in perpetuity.
- 5 Replace the removed plywood ceiling with new 1/2" plywood, cover with the sound attenuation material Tectum, and paint.
- 6 New epoxy Bar floor finished to match the existing floor.
- 7 Refinish the existing stained plywood wall panels, cornice, doors, windows casings and trim in compliance with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.
- 8 New openings in the rear wall of the Oyster Bar in compliance with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.
- 9 Expand the existing Oyster Bar with materials to differentiate the existing elements from the expansion elements. The expansion of the Oyster Bar is to be in compliance with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.
- 10 Prepare and paint new and existing doors and trim not to be stained.
- 11 Remove existing ceiling and wall mounted light fixtures. Install new Owner selected fixtures in the locations to be indicated.



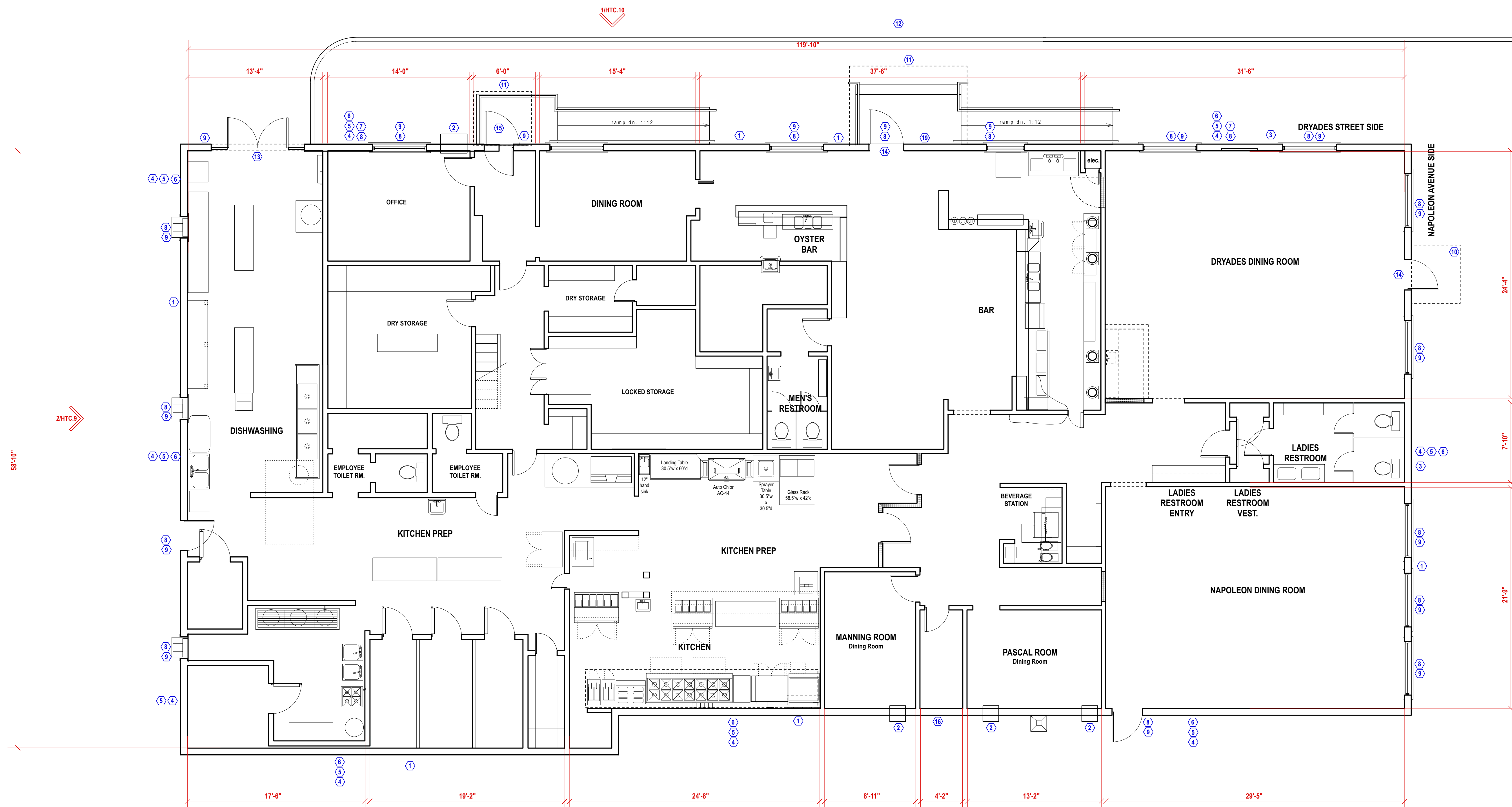
THESE DIMENSIONS ARE THE RESULT OF FIELD MEASUREMENTS AND SHOULD BE CONSIDERED APPROXIMATE.



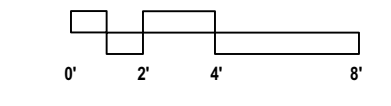
All exterior demolition, repairs and new construction are to comply with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.

**EXTERIOR REPAIR AND RENOVATION NOTES**

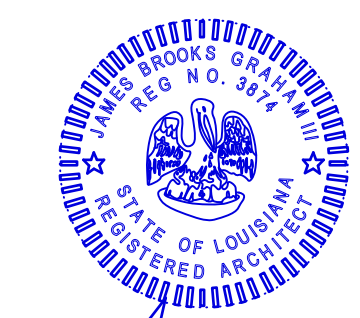
- ① Remove all loose and abandoned exterior cables and conduit. Reroute condensation lines to existing drains.
- ② Remove existing window a/c units where indicated. Frame in the resulting opening and prepare for new exterior siding.
- ③ Remove existing exterior neon signs and store for reinstallation once the exterior renovations and repairs are completed.
- ④ Remove all vinyl siding and vinyl trim from the exterior walls. Remove all corrugated metal, wood siding and insulation under the vinyl to expose the existing wood framing. Repair or replace termites and water damaged wood framing to provide a solid base for securing new exterior wall materials.
- ⑤
- ⑥ Treat all exposed areas of active termites with FIFRA approved termiticides.
- ⑦ Furnish and install new batt insulation, 5/8" gypsum board sheathing, high density polyethylene moisture barrier and fiber cement 5 1/4" weatherboards. Caulk all joints to provide a weathertight envelope.
- ⑧ Furnish and install new fiber cement window and door casings and trim at all exterior openings. Caulk all joints to provide a weathertight envelope.
- ⑨ Prepare and paint all new and existing exterior doors, windows, frames, casings, siding, trim, gutters and downspouts.
- ⑩ Clean and repair the historic canopy on Napoleon Ave. with materials to match the existing. Replace the existing downlight. The lantern and iron brackets to be restored by others.
- ⑪ Furnish and install new canvas canopies on the Dryades Street side of the building. Fabric selection by the Owner. Extend the sidewalk on Dryades Street. Relocate signs as indicated. Construct new concrete ramps and steps with painted metal handrails. See 1/HTC.3 for dimensions and details.
- ⑫ Remove existing steel doors and hardware. Furnish and install new pair 36" x 84" steel doors and hardware in the existing framed opening.
- ⑬ Existing door, transom, frame and casing to remain with new exit hardware.
- ⑭
- ⑮ New 36" x 84" door, frame and casing with exit hardware.
- ⑯ Provide exterior framing for 36" x 84" new door in Phase 2.
- ⑰ Replace missing and repair damaged masonry.
- ⑱ Remove existing exterior speakers and light fixtures indicated.
- ⑲ Remove existing sign and salvage for re-installation.



**EXISTING FLOOR PLAN WITH EXTERIOR REPAIRS AND RENOVATION NOTES**



THESE DIMENSIONS ARE THE RESULT OF FIELD MEASUREMENTS AND SHOULD BE CONSIDERED APPROXIMATE.



*[Signature]*

Drawn Date:  
**21 NOVEMBER 2024**  
 Revision Dates:

Project Name:  
**Dieck Brennan & Co.**  
 A FAMILY OF RESTAURANTS  
**PASCAL'S MANALE**  
 1838 Napoleon Ave.  
 New Orleans, Louisiana

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 Sheet Title:  
**EXISTING FLOOR PLAN WITH EXTERIOR REPAIRS AND RENOVATION NOTES**

Sheet Number:  
**HTC.8**

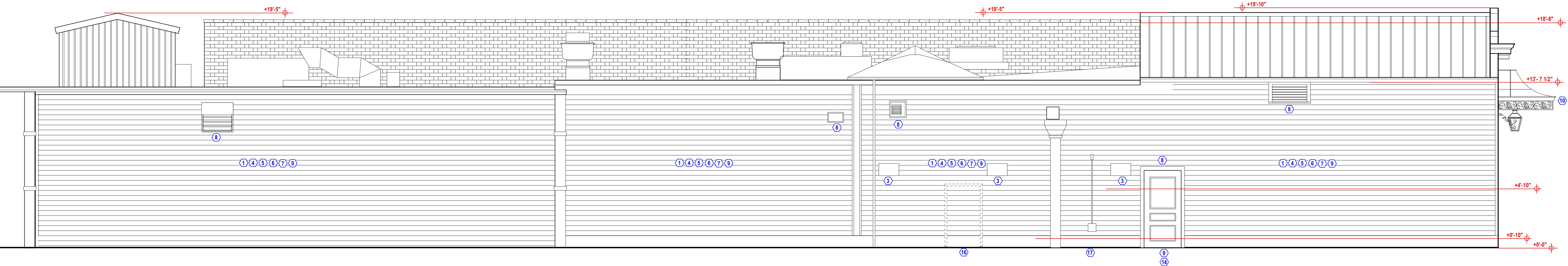
All exterior demolition, repairs and new construction are to comply with the Louisiana Division of Historic Preservation and the Department of Interior's Standards for Rehabilitation.

**EXTERIOR REPAIR AND RENOVATION NOTES**

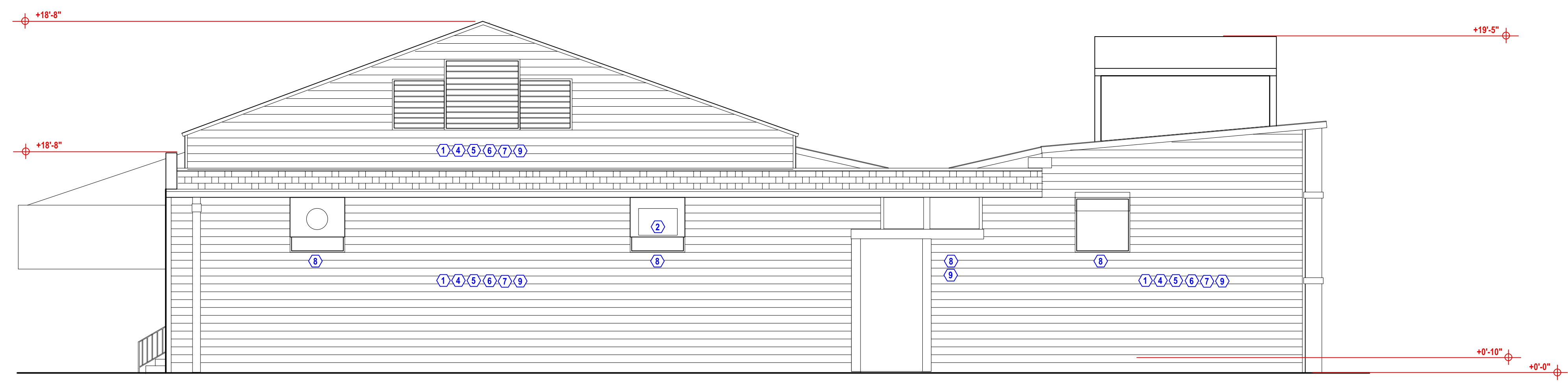
- ① Remove all loose and abandoned exterior cables and conduit. Reroute condensation lines to existing drains.
- ② Remove existing window a/c units where indicated. Frame in the resulting opening and prepare for new exterior siding.
- ③ Remove existing exterior neon signs and store for reinstallation once the exterior renovations and repairs are completed.
- ④ Remove all vinyl siding and vinyl trim from the exterior walls. Remove all corrugated metal, wood siding and insulation under the vinyl to expose the existing wood framing.
- ⑤ Repair or replace termite and water damaged wood framing to provide a solid base for securing new exterior wall materials.
- ⑥ Treat all exposed areas of active termites with FIFRA approved termiticides.
- ⑦ Furnish and install new batt insulation, 5/8" gypsum board sheathing, high density polyethylene moisture barrier and fiber cement 5 1/4" weatherboards. Caulk all joints to provide a weathertight envelope.
- ⑧ Furnish and install new fiber cement window and door casings and trim at all exterior openings. Caulk all joints to provide a weathertight envelope.
- ⑨ Prepare and paint all new and existing exterior doors, windows, frames, casings, siding, trim, gutters and downspouts.
- ⑩ Clean and repair the historic canopy on Napoleon Ave. with materials to match the existing. Replace the existing downlight. The lantern and iron brackets to be restored by others.
- ⑪ Furnish and install new canvas canopies on the Dryades Street side of the building. Fabric selection by the Owner.
- ⑫ Extend the sidewalk on Dryades Street. Relocate signs as indicated. Construct new concrete ramps and steps with painted metal handrails. See 1/HTC.3 for dimensions and details.
- ⑬ Remove existing steel doors and hardware. Furnish and install new pair 36" x 84" steel doors and hardware in the existing framed opening.
- ⑭ Existing door, transom, frame and casing to remain with new exit hardware.
- ⑮ New 36" x 84" door, frame and casing with exit hardware.
- ⑯ Provide exterior framing for 36" x 84" new door.
- ⑰ Replace missing and repair damaged masonry.
- ⑱ Remove existing exterior speakers and light fixtures indicated.
- ⑲ Remove existing sign and salvage for re-installation.

**GRAHAM LITTLE STUDIO**  
1432 Poydras St. New Orleans, LA 70138  
504.785.3873 G.Studio@grahamlittle.com

HISTORIC TAX CREDIT APPLICATION



**SOUTH  
1 BARONNE STREET SIDE ELEVATION**  
1/4" = 1'-0"  
0' 2' 4' 8'  
THESE DIMENSIONS ARE THE RESULT OF FIELD MEASUREMENTS AND SHOULD BE CONSIDERED APPROXIMATE.



**WEST  
2 JENA STREET SIDE ELEVATION**  
1/4" = 1'-0"  
0' 2' 4' 8'  
THESE DIMENSIONS ARE THE RESULT OF FIELD MEASUREMENTS AND SHOULD BE CONSIDERED APPROXIMATE.



Drawing Date:  
**21 NOVEMBER 2024**  
Revision Date:  
\_\_\_\_\_  
\_\_\_\_\_  
Project Name:

**Dickie Brennan & Co.**  
ARCHITECTS & RESTAURANTS  
**PASCAL'S MANALE**  
1838 Napoleon Ave.  
New Orleans, Louisiana  
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Sheet Title:  
**EXTERIOR ELEVATIONS**  
Sheet Number:

**HTC.9**



Remove existing canvas canopy.

Remove existing concrete steps and handrails.

EXISTING MAIN ENTRANCE ON DRYADES STREET



Relocate existing lantern.

Remove existing a/c unit. Patch wall.

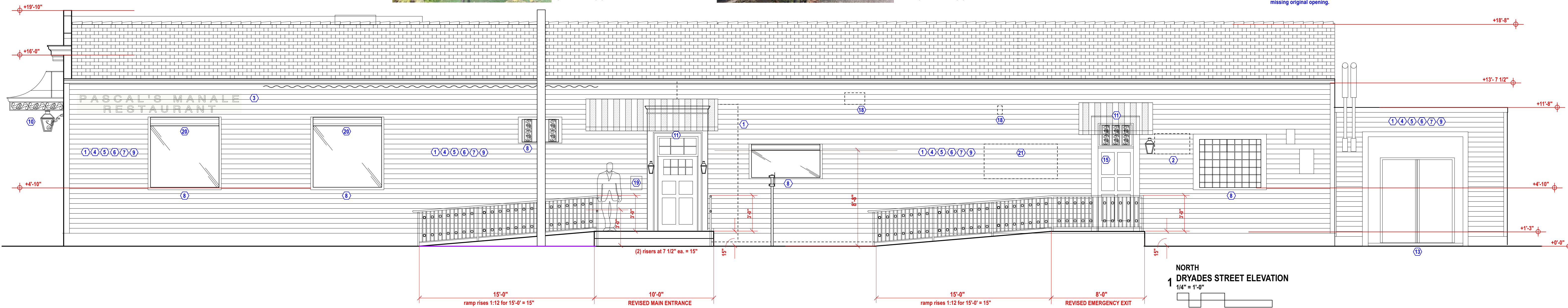
Remove existing concrete ramp and handrails.

EXISTING EMERGENCY EXIT ON DRYADES STREET

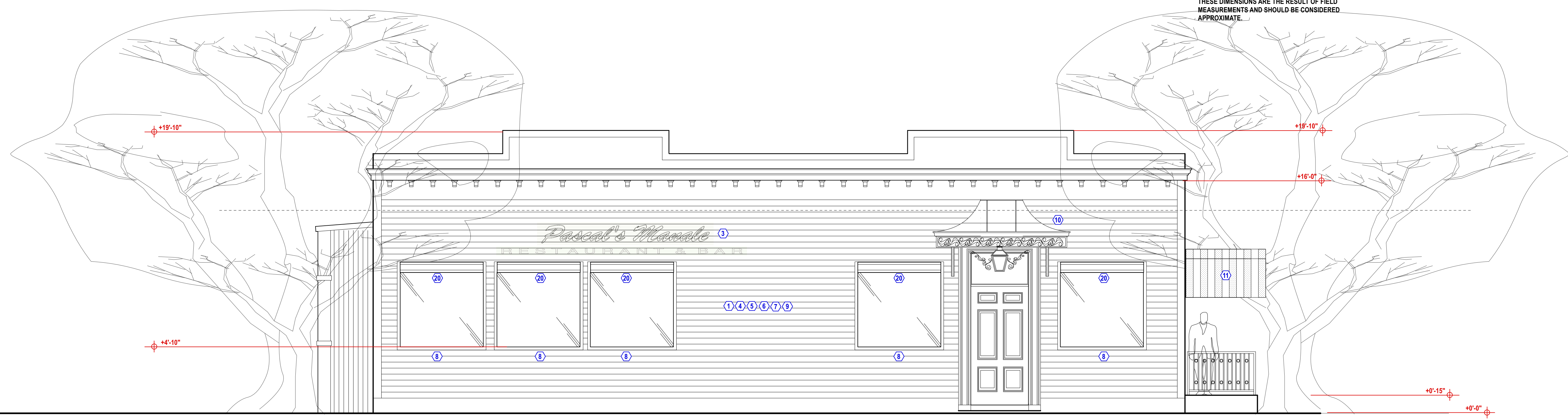
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**EXTERIOR REPAIR AND RENOVATION NOTES**

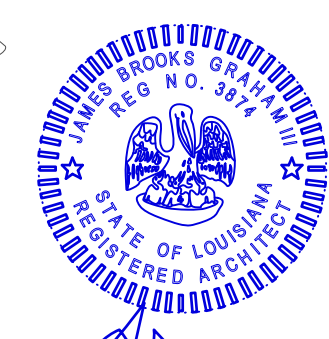
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- ⑮ New 36" x 84" door, frame and casing with exit hardware.
- ⑯ Provide exterior framing for 36" x 84" new door.
- ⑰ Replace missing and repair damaged masonry.
- ⑱ Remove existing exterior speakers and light fixtures indicated.
- ⑲ Remove existing sign and salvage for re-installation.
- ⑳ Remove existing exterior aluminum storm shutters.
- ㉑ Locate the framing for the window covered by the vinyl siding. Furnish and install a new wood frame window to match the proportions of the missing original opening.



**NORTH DRYADES STREET ELEVATION**  
 1/4" = 1'-0"  
 THESE DIMENSIONS ARE THE RESULT OF FIELD MEASUREMENTS AND SHOULD BE CONSIDERED APPROXIMATE.



**WEST NAPOLEON AVENUE ELEVATION**  
 1/4" = 1'-0"  
 THESE DIMENSIONS ARE THE RESULT OF FIELD MEASUREMENTS AND SHOULD BE CONSIDERED APPROXIMATE.



*James Brooks Graham*

Drawing Date: **21 NOVEMBER 2024**

Revision Dates:


Project Name:

**Diekie Brennan & Co.**  
 ARCHITECTS OF INTERIOR DESIGN  
**PASCAL'S MANALE**  
 1838 Napoleon Ave.  
 New Orleans, Louisiana

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**EXTERIOR ELEVATIONS**

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