

# Vieux Carré Commission Meeting

Wednesday, February 21, 2024

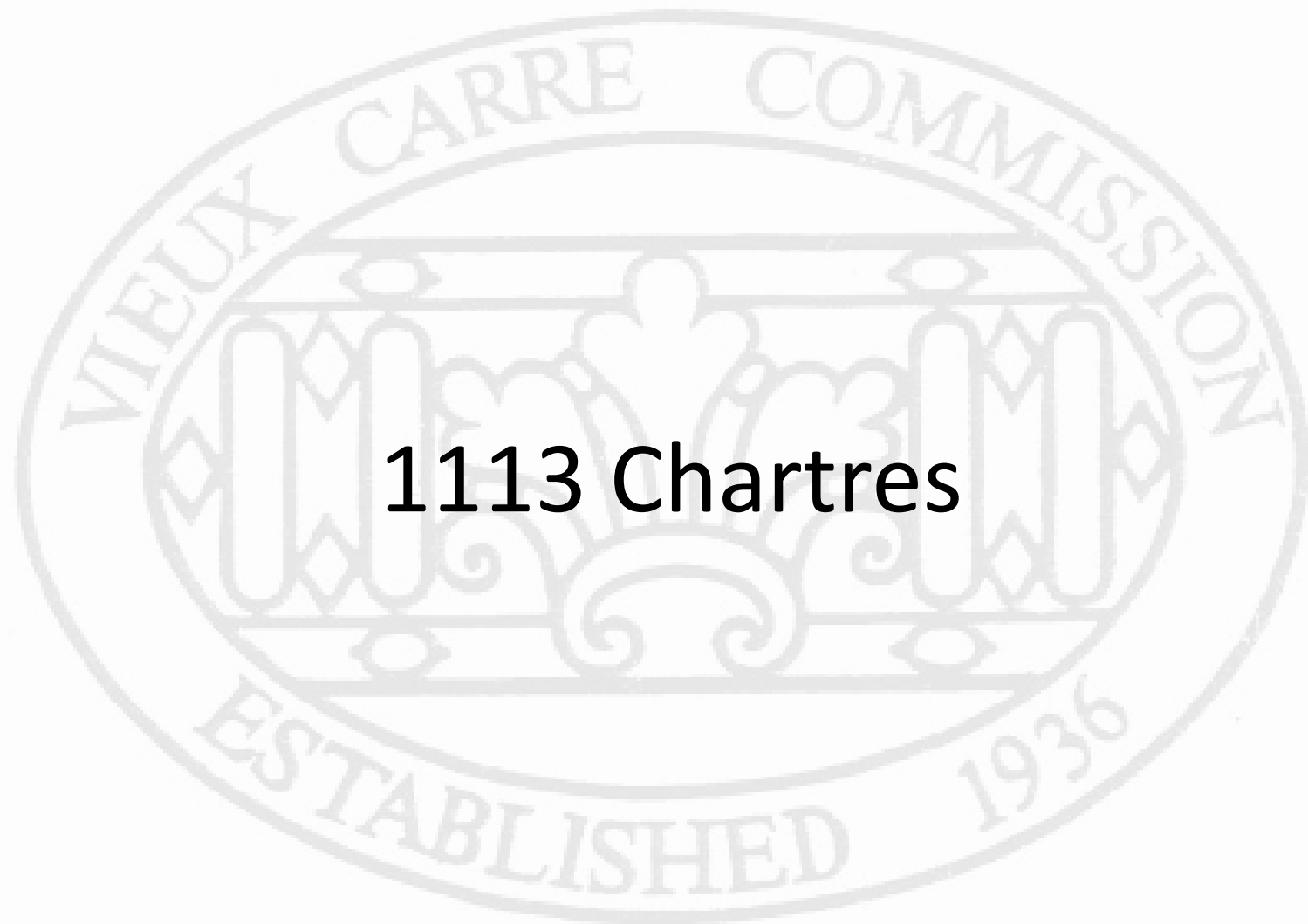


# Chairperson's Report

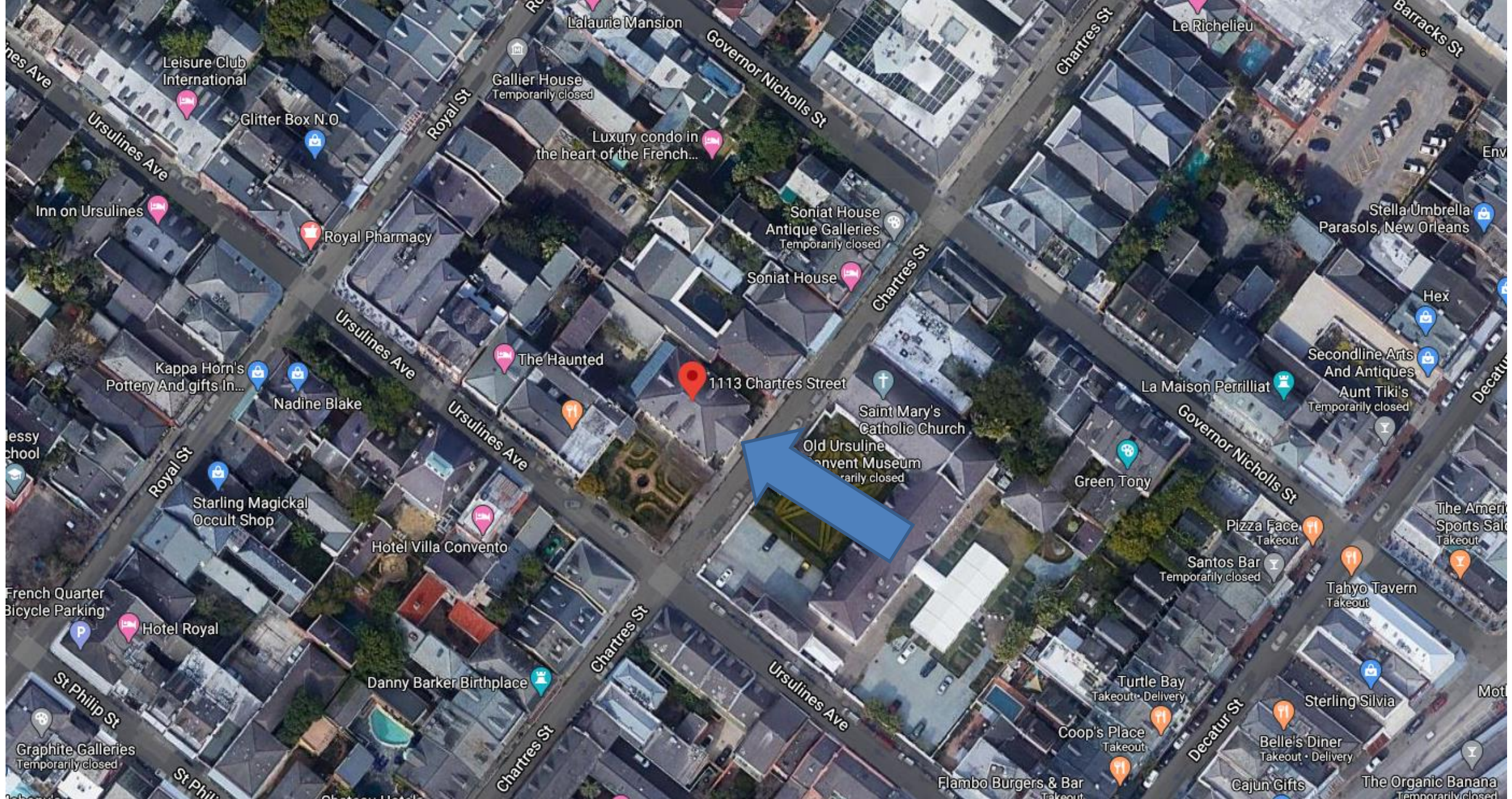


# Director's Report





# 1113 Chartres

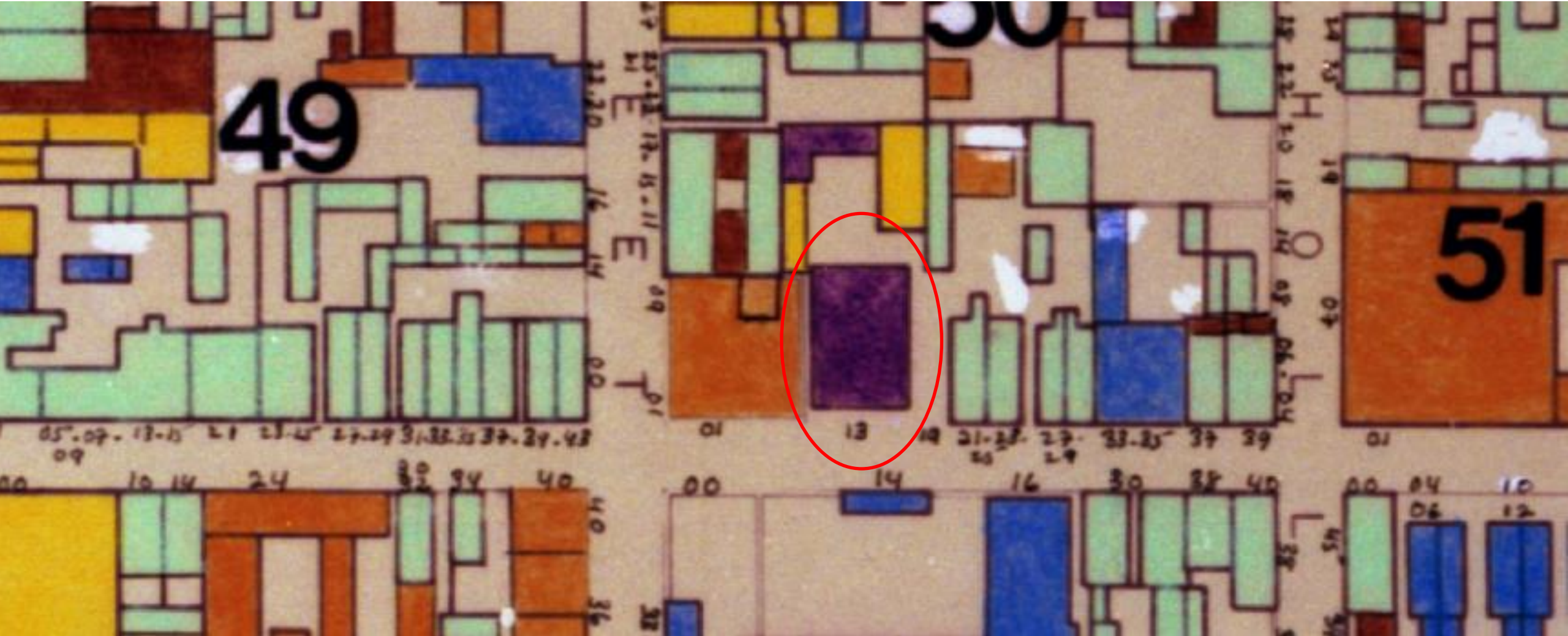


1113 Chartres

Vieux Carré Commission

February 21, 2024





1113 Chartres

Vieux Carré Commission

February 21, 2024





1113 Chartres, 1900

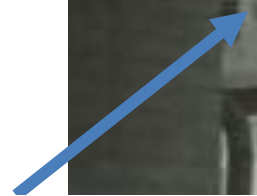
Vieux Carré Commission

February 21, 2024





Paneled shutters  
on front elevation



Louvered shutters on  
side elevation



1113 Chartres, 1900

Vieux Carré Commission

February 21, 2024





1113 Chartres, ca. 1920s

Vieux Carré Commission

February 21, 2024





1113 Chartres

Vieux Carré Commission

04 16 2020

February 21, 2024





1113 Chartres  
Vieux Carré C

10 14 2021





1113 Chartres

Vieux Carré Commission

February 21, 2024





1113 Chartres

Vieux Carré Commission

01 10 2024

February 21, 2024





1113 Chartres

Vieux Carré Commission

01 10 2024

February 21, 2024





1113 Chartres  
Vieux Carré C

01 10 2024







1113 Chartres  
Vieux Carré C

01 10 2024





1113 Chartres

Vieux Carré Commission

01 10 2024

February 21, 2024





01 10 2024

1113 Chartres

Vieux Carré Commission

February 21, 2024





1113 Chartres

Vieux Carré Commission

February 21, 2024





1113 Chartres

Vieux Carré Commission

01 10 2024

February 21, 2024





1113 Chartres  
Vieux Carré C

01 10 2024





1113 Chartres  
Vieux Carré C

01 10 2024





1113 Chartres

Vieux Carré Commission

01 10 2024

February 21, 2024







1113 Chartres

Vieux Carré Commission

01 10 2024

February 21, 2024





1113 Chartres

Vieux Carré Commission

01 10 2024

February 21, 2024





1113 Chartres – Opening with Vertical Wood Bars  
Vieux Carré Commission

February 21, 2024





1113 Chartres

Vieux Carré Commission

01 10 2024

February 21, 2024





1113 Chartres

Vieux Carré Commission

01 10 2024

February 21, 2024





1113 Chartres

Vieux Carré Commission

February 21, 2024





1113 Chartres

Vieux Carré Commission

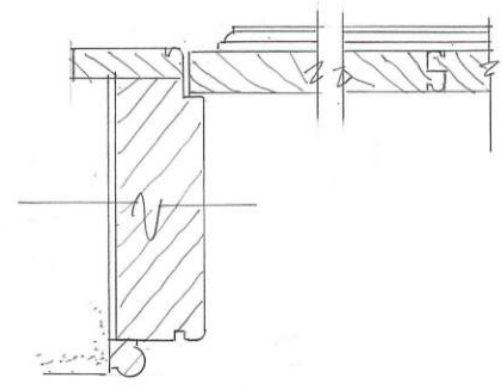
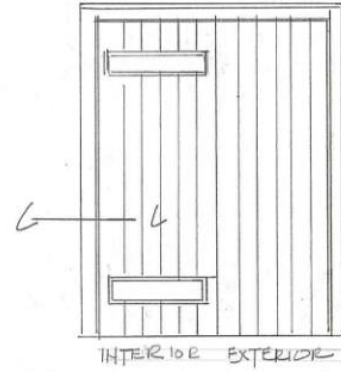
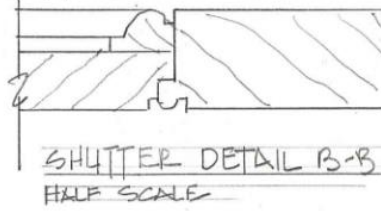
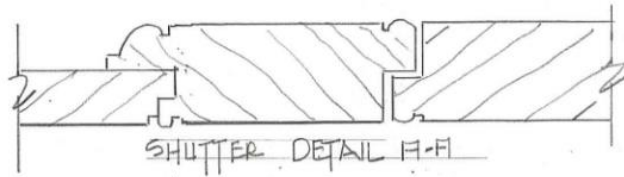
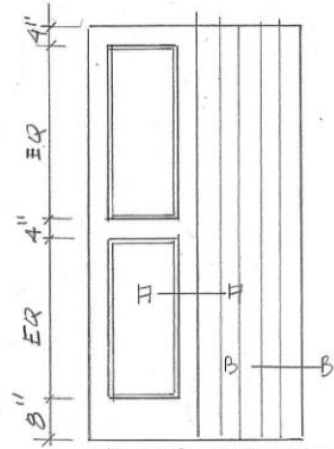
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February 21, 2024





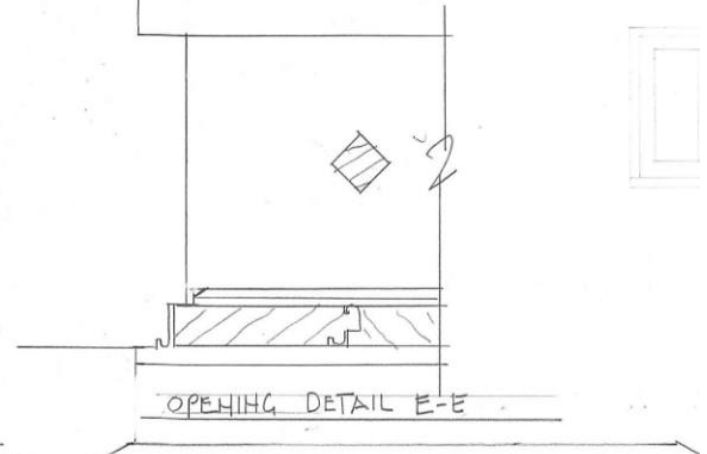
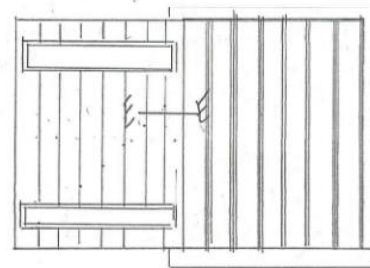
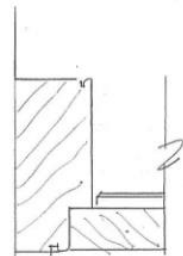




12) INTERIOR EXTERIOR SHUTTER ELEVATION, PRINCIPAL FLOOR  
 1/2" = 10' MATCH SHUTTERS ON DRIVEWAY SIDE

16) GROUND FLOOR SHUTTER ELEVATION  
 1/2" = 10' MATCH SHUTTERS ON DRIVEWAY SIDE

SHUTTER DETAIL C-C  
 3" = 18'



19) ALLEY GATE ELEVATION  
 1/2" = 10'

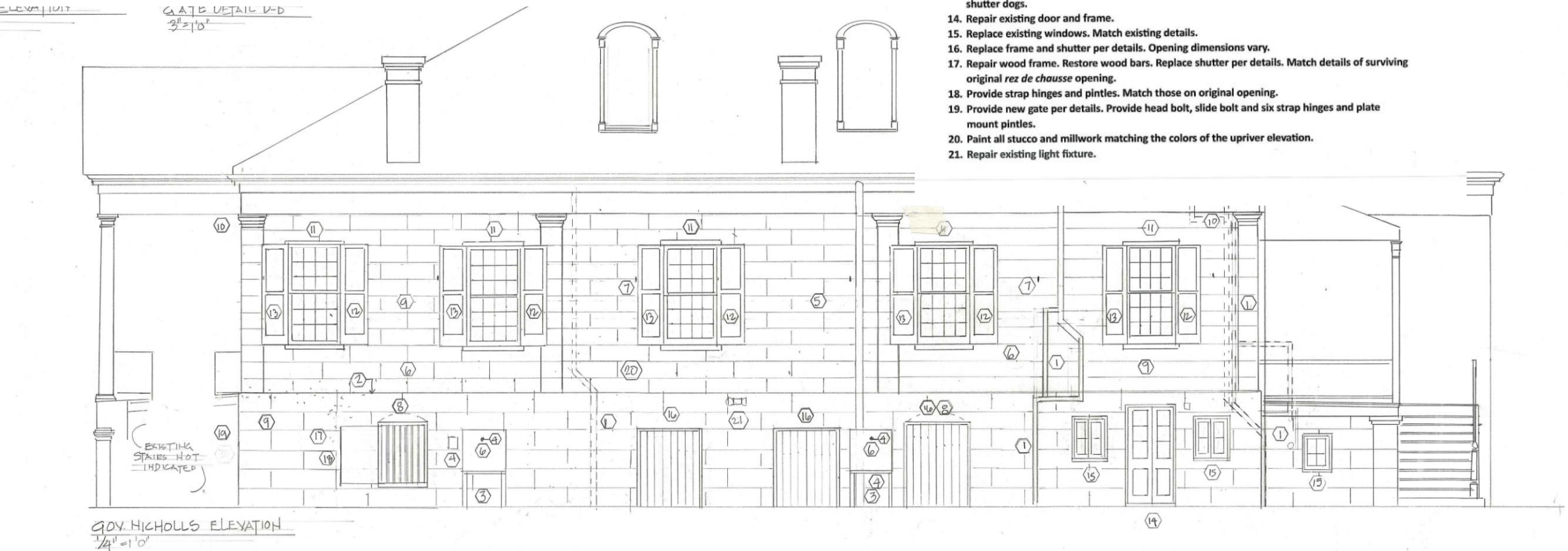
GATE DETAIL D-D  
 3" = 18'

17) GROUND FLOOR OPENING  
 1/2" = 10' MATCH ORIGINAL OPENING IN REZ DE CHAUSSEE

OPENING DETAIL E-E

# Notes

1. Remove abandoned plumbing lines.
2. Bury water supply line below grade.
3. Provide concrete pads for existing AC condensers. Set condensers and bases level on pads.
4. Run AC refrigerant and control lines through the masonry where indicated.
5. Record stucco scoring pattern.
6. Protect AC condensers. Remove stucco and miscellaneous non-historic abandoned anchors and other attachments. Fill voids in masonry.
7. Retain arbor arches.
8. Repair masonry above opening.
9. Re-stucco entire elevation with natural hydraulic lime. Restrike scoring, matching recorded stucco pattern.
10. Repair pilaster capital. Match existing original profiles on adjacent pilasters
11. Repair main floor double hung windows.
12. Replace missing shutters per details.
13. Provide strap hinges, pintles, handle and bolt matching the upriver elevation. Replace missing shutter dogs.
14. Repair existing door and frame.
15. Replace existing windows. Match existing details.
16. Replace frame and shutter per details. Opening dimensions vary.
17. Repair wood frame. Restore wood bars. Replace shutter per details. Match details of surviving original *rez de chausse* opening.
18. Provide strap hinges and pintles. Match those on original opening.
19. Provide new gate per details. Provide head bolt, slide bolt and six strap hinges and plate mount pintles.
20. Paint all stucco and millwork matching the colors of the upriver elevation.
21. Repair existing light fixture.



1113 Chartres

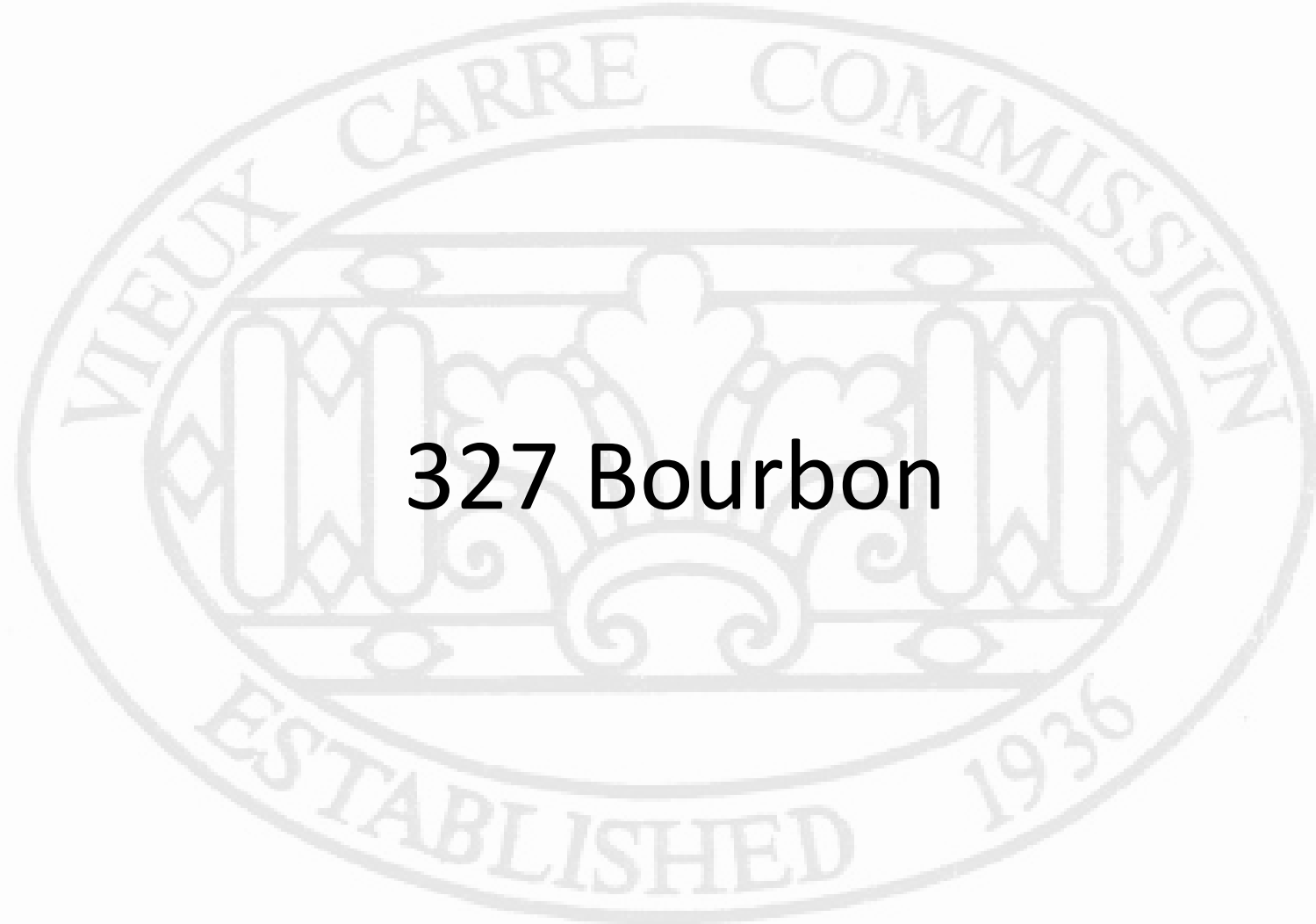
Vieux Carré Commission

February 21, 2024





# Appeals and Violations



# 327 Bourbon



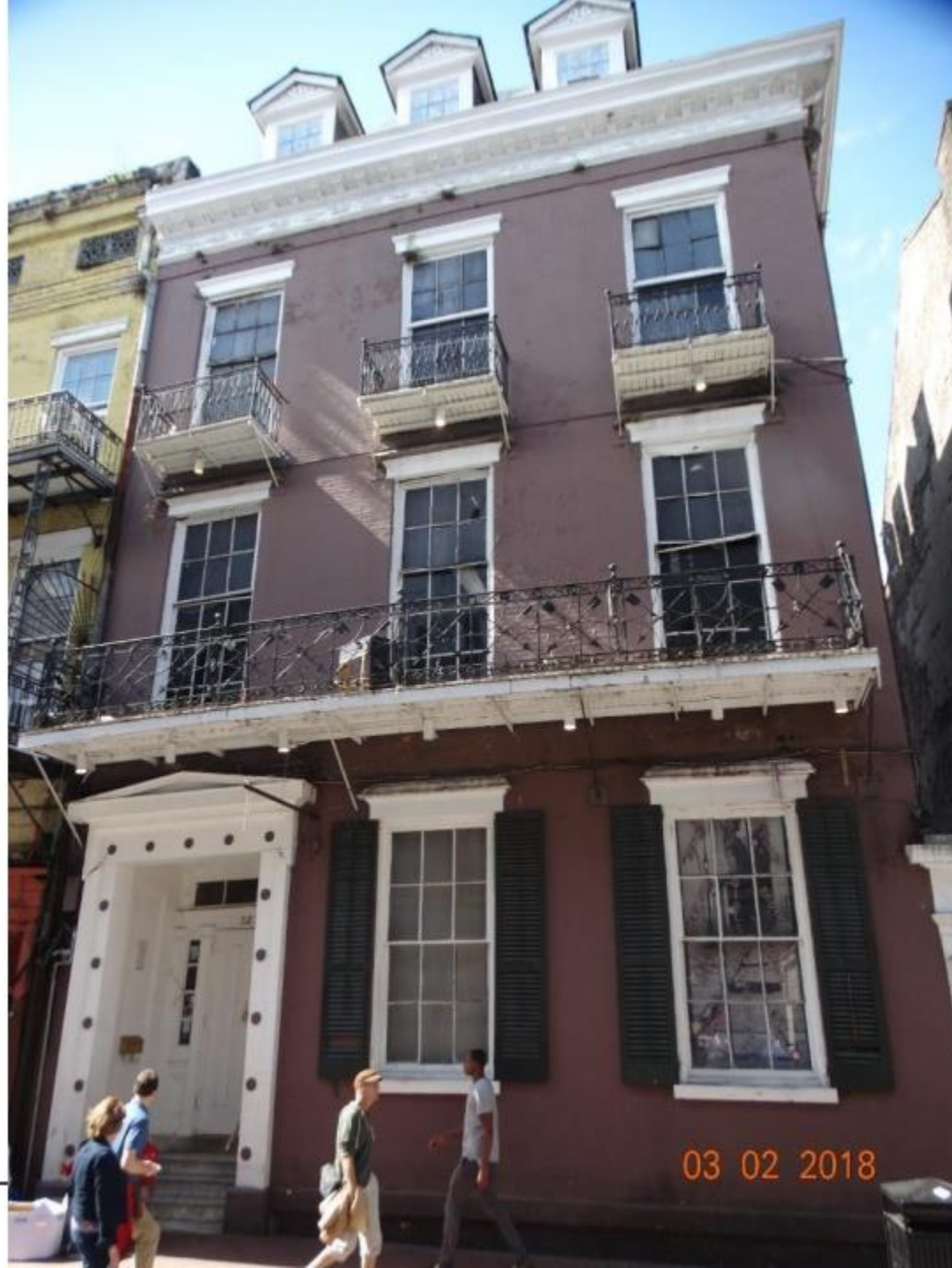


327 Bourbon

Vieux Carré Commission

February 21, 2024





327 Bourbon - 2018

VCC Architectural Committee

February 21, 2024





327 Bourbon – November, 2020

Vieux Carré Commission

February 21, 2024







327 Bourbon

Vieux Carré Commission

February 21, 2024





327 Bourbon

Vieux Carré Commission

February 21, 2024





327 Bourbon

Vieux Carré Commission

03 31 2023

February 21, 2024





327 Bourbon - 1945

Vieux Carré Commission

February 21, 2024





327 Bourbon - 1945  
Vieux Carré Commission

February 21, 2024





327 Bourbon

Vieux Carré Commission

February 21, 2024





327 Bourbon

Vieux Carré Commission

February 21, 2024





327 Bourbon

Vieux Carré Commission

February 21, 2024







327 Bourbon

Vieux Carré Commission

04 30 2019

February 21, 2024





327 Bourbon

Vieux Carré Commission

February 21, 2024





327 Bourbon – View from Dauphine





327 Bourbon – View from Dauphine





327 Bourbon

Vieux Carré Commission

21\_113  
327-329 BOURBON RESTORATION & RENOVATION  
327-329 BOURBON ST  
NEW ORLEANS, LA 70130

NOT FOR  
CONSTRUCTION



M3 DESIGN GROUP  
2020 BANKS ST. | NEW ORLEANS, LA 70112 | (504) 588-8888  
WWW.M3DESIGNGROUP.COM

PERMIT SET  
ISSUED 01/08/24

A0.0  
COVER SHEET

February 21, 2024



# PERMIT DOCUMENTS

327-329 BOURBON RESTORATION & RENOVATION

327-329 BOURBON ST  
NEW ORLEANS, LA 70130

327-329 BOURBON RESTORATION & RENOVATION

327-329 BOURBON ST  
NEW ORLEANS, LA 70130

**PROPERTY DESCRIPTION**  
SQ 89 LOT 6 OR A BOURBON 43X128

**PROJECT DESCRIPTION**  
RESTORATION OF AN EXISTING VACANT 4 STORY PRIMARY BUILDING AND 2 STORY REAR SERVICE BUILDING INTO AN ADULT LIVE VENUE. INCLUDES INTERIOR, EXTERIOR, AND COURTYARD. HISTORICAL TAX CREDIT PROJECT.

**CITY OF NEW ORLEANS, RELATED BUILDING PERMIT REF CODES:**  
PRIMARY PERMIT PFP204  
INTERIOR AND SELECTIVE DEMO IDHLYL  
ROOF REPLACEMENT GT73PZ  
FRONT FACADE RENOVATION 86BFCR

**OWNER**  
KARNO 327 BOURBON REAL ESTATE LLC  
4822 JAMES ST  
METairie, LA 70003

**ZONING USE TYPE:** ADULT LIVE PERFORMANCE VENUE

**ZONING DISTRICT:** VCE - VUEUX CARRA ENTERTAINMENT DISTRICT  
**OVERLAY DISTRICT:** VUEUX CARRA HEIGHT INTERM ZONING DISTRICT

**PROPOSED DEVELOPMENT:**  
EXISTING: 9,770 SF  
NEW: 1,000 SF (SEAN ADDITION TO THE MAIN STRUCTURE)  
BUILDING SQUARE FOOTAGE (TOTAL): 10,770 SQ. FT.

**NO. OF STORIES:** 4 (MAIN STRUCTURE), 2 (REAR STRUCTURE)

**PROJECT ON FLOOR:**  
**CONSTRUCTION TYPE:**  
IBC: NFPA COMMON TERMINOLOGY:  
TYPE III-B III (200) UNPROTECTED ORDINARY

**OCCUPANCY TYPE:**  
IBC: SEPARATED ASSEMBLY (A-2) 3,404 SF  
BUSINESS 1,530 SF, MERCANTILE 974 SF  
SEPARATED ASSEMBLY (A-2) 3,404 SF  
BUSINESS 1,530 SF, MERCANTILE 974 SF

**SPRINKLER / FIRE ALARM:**  
YES: NFPA 13 (YES) (MONITORED)

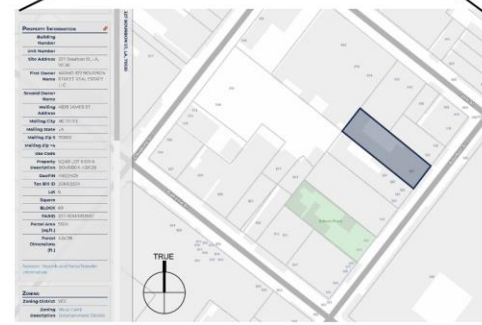
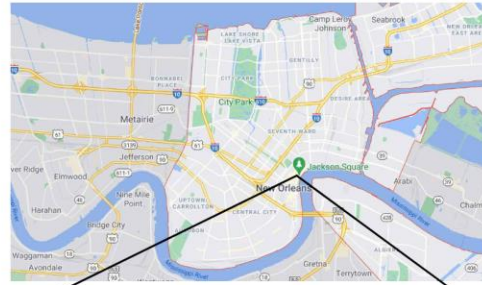
**APPLICABLE CODES:**  
2021 IBC WITH NEW ORLEANS CODE ADOPTIONS  
2021 INTERNATIONAL MECHANICAL CODE  
2021 LOUISIANA STATE PLUMBING CODE  
2021 NATIONAL ELECTRIC CODE  
2015 ADA ADA GUIDELINES

**ARCHITECT:**  
M3 DESIGN GROUP LLC  
3328 BARKES ST  
NEW ORLEANS, LA 70119  
MYLES M MARTIN LIC#20757  
MYLES@M3DESIGNGROUP.COM  
504-345-6950

**MEP ENGINEER:**  
SALAS CROBEN  
1502 MAGAZINE ST, NEW ORLEANS, LA 70130  
TOM WARD, P.E.  
TOM.WARD@SALASCROBEN.COM  
504.952.9651 (D) 504.312.0975 (M)

**STRUCTURAL/CEILING ENGINEER:**  
AP ENGINEERING  
NEW ORLEANS, LA 70130  
JOHN JUNEAU  
JJUNEAU@AP-ENG.COM

**PROJECT INFORMATION**

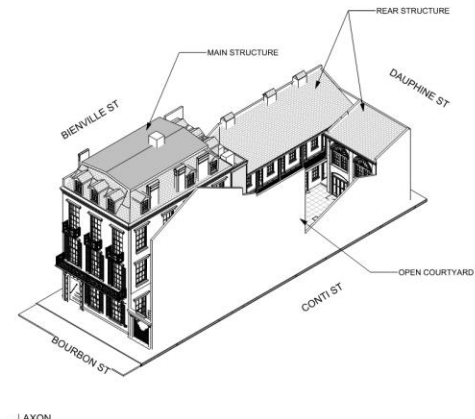


Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date	Current Revision Description
A0.0	COVER SHEET	01/09/24			
A1.0	TITLE SHEET	01/09/24			
A1.1	NOTES	01/09/24			
A1.2	SPECIFICATIONS - COMMERCIAL	01/09/24			
A1.3a	LIFE SAFETY	01/09/24	2	10/11/23	SFM REVISIONS 2
A1.3b	SFM APPROVAL LETTERS	01/09/24			
A1.4	SITE PLAN	01/09/24			
A1.5	SITE PLAN DETAILS	01/09/24			
A1.6	EXISTING CONDITIONS PHOTOS	01/09/24			
A2.0	OVERALL EXISTING FLOOR PLANS	01/09/24			
A2.1	EXISTING 1ST FLOOR PLAN	01/09/24			
A2.2	EXISTING 2ND FLOOR PLAN	01/09/24			
A2.3	EXISTING 3RD & 4TH FLOOR PLAN	01/09/24			
A2.4	DEMO FLOOR PLANS	01/09/24			
A2.5	EXISTING EXTERIOR ELEVATIONS + DEMO	01/09/24			
A3.0	OVERALL PROPOSED FLOOR PLANS	01/09/24			
A3.1	FLOOR PLANS 1-2 - PROPOSED	01/09/24			
A3.2	FLOOR PLANS 3-4 - PROPOSED	01/09/24			
A3.3	ROOF PLAN	01/09/24			
A4.0	REFLECTED CEILING PLANS 1-2	01/09/24			
A4.1	REFLECTED CEILING PLANS 3-4	01/09/24			
A5.0	BUILDING SECTIONS	01/09/24			
A5.1	ENLARGED BUILDING SECTIONS	01/09/24			
A5.2	ENLARGED BUILDING SECTIONS	01/09/24			
A5.3	ENLARGED WALL & BUILDING DETAILS	01/09/24			
A5.4	STAIR & RAIL DETAILS	01/09/24			
A6.0	EXTERIOR ELEVATIONS	01/09/24			
A6.1	EXTERIOR ANCH	01/09/24			
A6.2	EXTERIOR ANCH	01/09/24			
A6.3	EXT PERSPECTIVES COURTYARD	01/09/24			
A7.0	INT. ELEVATIONS	01/09/24			
A7.1	INT. ELEVATIONS	01/09/24			
A7.2	INTERIOR PERSPECTIVES	01/09/24			
A7.3	INTERIOR PERSPECTIVES 2	01/09/24			
A8.0	VERTICAL & HORIZONTAL ASSEMBLIES	01/09/24			
A8.1	WINDOWS SCHEDULES & ELEVATIONS	01/09/24			
A8.1a	WINDOWS DETAILS	01/09/24			
A8.1b	WINDOWS DETAILS	01/09/24			
A8.2	DOOR SCHEDULES - EXTERIOR	01/09/24			
A8.2a	DOOR DETAILS - EXTERIOR	01/09/24			
A8.3	DOOR SCHEDULES - INTERIOR	01/09/24			
A8.3a	DOORS DETAILS - INTERIOR	01/09/24			
A8.4	INTERIOR DETAILS	01/09/24			
A8.0	ENLARGED STAIR PLANS	01/09/24			
A9.1	ENLARGED BAR PLANS	01/09/24			
A10.0	FINISH FLOOR PLANS	01/09/24			
Grand total: 46					

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date	Current Revision Description
E2.0	ELECTRICAL DEMO PLAN	04/17/23			
E3.0	ELECTRICAL LIGHTING PLANS 1-2	04/17/23			
E3.1	ELECTRICAL LIGHTING PLANS 3-4	04/17/23			
E4.0	ELECTRICAL FLOOR PLANS 1-2 - PROPOSED	04/17/23			
E4.1	ELECTRICAL FLOOR PLANS 3-4 - PROPOSED	04/17/23			
E4.2	ELECTRICAL CONNECTIONS PLAN 1-2	04/17/23			
E4.3	ELECTRICAL CONNECTIONS PLANS 3-4	04/17/23			
E5.0	ELECTRICAL DETAILS	04/17/23			
E6.0	ELECTRICAL SCHEDULES	04/17/23			
E7.0	ELECTRICAL SPECIFICATIONS	04/17/23			
M2.0	MECHANICAL FLOOR PLANS - VRF/CHILLED WATER	04/17/23			
M2.1	MECHANICAL FLOOR PLANS - VRF/CHILLED WATER	04/17/23			
M2.1B	MECHANICAL FLOOR PLANS - CHILLED WATER	04/17/23			
M2.2	MECHANICAL FLOOR PLANS - VRF/CHILLED WATER	04/17/23			
M2.2B	MECHANICAL FLOOR PLANS - CHILLED WATER	04/17/23			
M2.3	MECHANICAL FLOOR PLANS - VRF/CHILLED WATER	04/17/23			
M3.0	MECHANICAL DETAILS	04/17/23			
M3.1	MECHANICAL DETAILS	04/17/23			
M4.0	MECHANICAL SCHEDULES	04/17/23			
M5.0	MECHANICAL SPECIFICATIONS	04/17/23			
P1.1	PLUMBING SITE PLAN	04/17/23			
P2.0	PLUMBING DEMO PLAN	04/17/23			
P3.0	PLUMBING FLOOR PLAN	04/17/23			
P3.1	PLUMBING FLOOR PLANS	04/17/23			
P3.2	PLUMBING FLOOR PLANS	04/17/23			
P3.3	PLUMBING FLOOR PLANS	04/17/23			
P4.0	PLUMBING DETAILS	04/17/23			
P5.0	PLUMBING SCHEDULES	04/17/23			
P6.0	PLUMBING SPECIFICATIONS	04/17/23			
S000	GENERAL NOTES	04/07/23			
S010	TYPICAL DETAILS AND SCHEDULES	04/07/23			
S020	TYPICAL DETAILS AND SCHEDULES	04/07/23			
S030	TYPICAL DETAILS AND SCHEDULES	04/07/23			
S040	TYPICAL DETAILS AND SCHEDULES	04/07/23			
S101	FND & 1ST - 2ND FLOOR PLAN	04/07/23			
S102	3RD FLOOR & ROOF PLAN	04/07/23			
S201	SECTIONS	04/07/23			
S302	SECTIONS	04/07/23			
S450	MASONRY TIES	04/07/23			
S801	FOUNDATION & 1ST FLOOR REPAIR	04/07/23			
S802	2ND & 3RD FLOOR REPAIR	04/07/23			
S803	4TH & ROOF REPAIR	04/07/23			
Grand total: 42					

- THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT.
- 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.
- 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.
- THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING THE GENERAL CONTRACTOR FOR ALL WALL HANGING ITEMS TO BE INSTALLED THAT ARE NOT ON THE DRAWINGS.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE 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.
- 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.
- PRIOR TO THE SHUT-DOWN OR TYING INTO ANY UTILITY, APPROVAL SHALL BE OBTAINED FROM THE OWNER'S REPRESENTATIVE.
- COORDINATE WITH OWNER PROVIDED AND INSTALLED ITEMS AND SHOW FOR INFORMATION PURPOSES. THE GENERAL CONTRACTOR SHALL VERIFY OWNER PROVIDED AND INSTALLED ITEMS AND COORDINATE INSTALLATION WITH OWNER'S REPRESENTATIVE TO AVOID CONFLICTS OR DISCREPANCIES.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. ALL PERMIT FEES SHALL BE PAID BY CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL UTILITY DEPOSITS, IMPACT FEES AND CONNECTION FEES REQUIRED.

ROOM SCHEDULE - OCCUPANCY				
Occupancy	Number	NAME	Area	
		MECH PLATFORM	80 SF	
1				
ASSEMBLY	200	PRIVATE ROOM	165 SF	
ASSEMBLY	201	CLUB 2	217 SF	
ASSEMBLY	100	CLUB 1	766 SF	
ASSEMBLY		COURTYARD	1640 SF	
ASSEMBLY: 4			3388 SF	
BUSINESS	303	PRIVATE RM D	163 SF	
BUSINESS	310	PRIVATE RM C	305 SF	
BUSINESS	301	PRIVATE RM B	217 SF	
BUSINESS	115	REAR BARROOM 2	145 SF	
BUSINESS	302	PRIVATE RM A	301 SF	
BUSINESS	118	REAR BARROOM 1	282 SF	
BUSINESS: 6			1503 SF	
MERCANTILE	211	PRIVATE RM	125 SF	
MERCANTILE	210	PRIVATE RM	121 SF	
MERCANTILE	212	PRIVATE RM	333 SF	
MERCANTILE	213	PRIVATE RM	136 SF	
MERCANTILE	214A	PRIVATE RM	140 SF	
MERCANTILE	214B	PRIVATE RM	120 SF	
MERCANTILE: 6			974 SF	



**LEGEND - PLAN**

- SCHEDULED FOR REMOVAL
- NEW SCOPE OF WORK TAG
- SCHEDULED FOR RESTORATION
- NEW WALL OR BUILDING ELEMENT
- EXISTING WALL TO REMAIN, MASONRY
- EXISTING WALL TO REMAIN
- COLUMN LINE
- ELEVATION TAG
- DOOR TAG, SEE DOOR SCHEDULE
- WALL TAG, SEE WALL SCHEDULE
- SPECIFIC NOTE
- WINDOW TAG, SEE WINDOW SCHEDULE
- ITEM TAG
- ROOM TAG
- DETAIL TAG
- SECTION TAG

**LEGEND - HATCH**

- GYPSUM BOARD
- CLEAR GLASS
- MASONRY
- STUCCO
- PLYWOOD
- BATT INSULATION - CLOSED CELL
- SPRAY INSULATION - OPEN CELL
- CONCRETE
- WOOD
- GYPSUM BOARD

**GENERAL NOTES**

327 Bourbon  
Vieux Carré Commission

A1.0  
TITLE SHEET



February 21, 2024

ISSUED 01/09/24

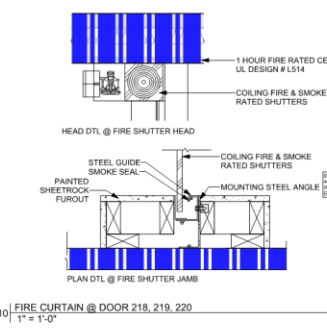
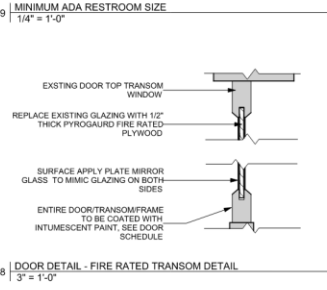
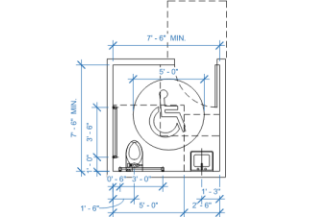
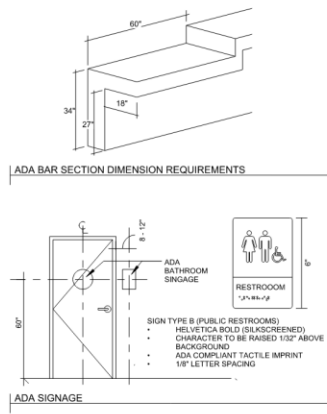
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M3 DESIGN GROUP



# TYPE (SEE CHANGE LOG) DATE

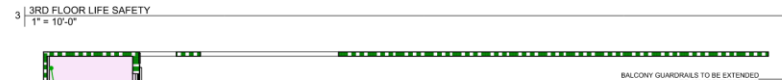
21, 113



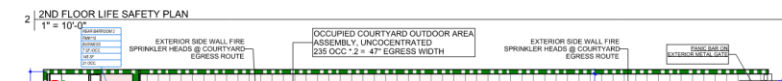
**4TH FLOOR**



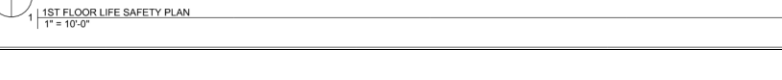
**3RD FLOOR**



**2ND FLOOR**

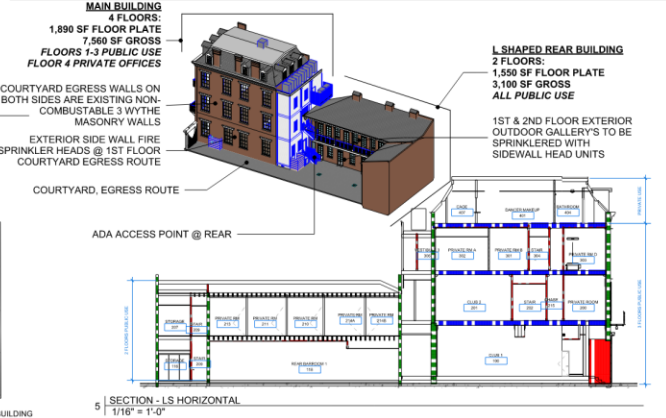


**1ST FLOOR**



**DOOR SCHEDULE - LS**

Mark	Phase Created	Level	Location	DOOR WIDTH	COMMENTS	LS Hardware
108	New Construction	1ST FLOOR REAR	REAR STORAGE (STAR IN 2) PHASE 2)	3'-0"		AUTOMATIC DOOR CLOSER
107	New Construction	1ST FLOOR	REAR MAIN REAR	3'-0"		AUTOMATIC DOOR CLOSER
115	New Construction	1ST FLOOR	REAR SPARKLER ROOM	3'-0"		AUTOMATIC DOOR CLOSER
116	New Construction	1ST FLOOR	MAIN CLUB INTERIOR	3'-0"		AUTOMATIC DOOR CLOSER
117	New Construction	1ST FLOOR	MAIN REAR	3'-0"		AUTOMATIC DOOR CLOSER
118	New Construction	1ST FLOOR	ADA RESTROOM	3'-0"	ADA, EXTERIOR RESTROOM	AUTOMATIC DOOR CLOSER
119	New Construction	1ST FLOOR	ELECTRICAL SERVICE	3'-0"		AUTOMATIC DOOR CLOSER
121	New Construction	1ST FLOOR	ELECTRICAL SERVICE	3'-0"		AUTOMATIC DOOR CLOSER
124	New Construction	1ST FLOOR	CLUB 1 TO STAIR	3'-0"	MEKEON D400 fire and smoke curtain (96 min UL 108)	AUTOMATIC DOOR CLOSER
125	New Construction	1ST FLOOR	CLUB 1 TO STAIR	3'-0"	MEKEON D400 fire and smoke curtain (96 min UL 108)	AUTOMATIC DOOR CLOSER
126	New Construction	1ST FLOOR	MAIN CLUB INTERIOR	3'-0"	MEKEON D400 fire and smoke curtain (96 min UL 108)	AUTOMATIC DOOR CLOSER
128	New Construction	1ST FLOOR	CLUB 1 TO STAIR	3'-0"	MEKEON D400 fire and smoke curtain (96 min UL 108)	AUTOMATIC DOOR CLOSER
200	Existing	2ND FLOOR REAR	PRIVATE ROOM EXTERIOR	3'-0"	CONVERTING EXISTING DOUBLE DOOR TO SINGLE OUT SINGLE PANEL DOOR	AUTOMATIC DOOR CLOSER
201	Existing	2ND FLOOR REAR	PRIVATE ROOM EXTERIOR	3'-0"	CONVERTING EXISTING DOUBLE DOOR TO SINGLE OUT SINGLE PANEL DOOR	AUTOMATIC DOOR CLOSER
202	Existing	2ND FLOOR REAR	PRIVATE ROOM EXTERIOR	3'-0"	CONVERTING EXISTING DOUBLE DOOR TO SINGLE OUT SINGLE PANEL DOOR	AUTOMATIC DOOR CLOSER
203	Existing	2ND FLOOR REAR	PRIVATE ROOM EXTERIOR	3'-0"	CONVERTING EXISTING DOUBLE DOOR TO SINGLE OUT SINGLE PANEL DOOR	AUTOMATIC DOOR CLOSER
204	Existing	2ND FLOOR REAR	PRIVATE ROOM EXTERIOR	3'-0"	CONVERTING EXISTING DOUBLE DOOR TO SINGLE OUT SINGLE PANEL DOOR	AUTOMATIC DOOR CLOSER
205	Existing	2ND FLOOR REAR	PRIVATE ROOM	3'-0"	CONVERTING EXISTING DOUBLE DOOR TO SINGLE OUT SINGLE PANEL DOOR	AUTOMATIC DOOR CLOSER
206	New Construction	2ND FLOOR REAR	RESTROOM	3'-0"		AUTOMATIC DOOR CLOSER
207	New Construction	2ND FLOOR REAR	REAR BLEED STAIR	3'-0"		AUTOMATIC DOOR CLOSER
208	New Construction	2ND FLOOR REAR	STAIR	3'-0"		AUTOMATIC DOOR CLOSER
210	New Construction	2ND FLOOR	LOBBY TO EXT LOBBY 2	3'-0"		AUTOMATIC DOOR CLOSER
211	New Construction	2ND FLOOR	LOBBY TO EXT LOBBY 2	3'-0"		AUTOMATIC DOOR CLOSER
212	New Construction	2ND FLOOR	LOBBY TO EXT LOBBY 2	3'-0"		AUTOMATIC DOOR CLOSER
213	New Construction	2ND FLOOR	LOBBY TO EXT LOBBY 2	3'-0"		AUTOMATIC DOOR CLOSER
214	New Construction	2ND FLOOR	LOBBY TO EXT LOBBY 2	3'-0"		AUTOMATIC DOOR CLOSER
215	Existing	2ND FLOOR	PRIVATE ROOM	3'-0"	EXISTING SOLID WOOD DOOR TO BE RESTORED: APPLY 'F1' DC360 Inherent Fireproof Panel & Fire Retardant Coating 30 MINUTE RATING TO BE APPLIED TO ALL SIDES OF DOOR AND WOOD DOOR FRAME. SEE FIRE RATED TRANSOM DETAIL FOR GLAZED TRANSOM SCOPE.	AUTOMATIC DOOR CLOSER
216	Existing	2ND FLOOR	PRIVATE ROOM	3'-0"	EXISTING SOLID WOOD DOOR TO BE RESTORED: APPLY 'F1' DC360 Inherent Fireproof Panel & Fire Retardant Coating 30 MINUTE RATING TO BE APPLIED TO ALL SIDES OF DOOR AND WOOD DOOR FRAME. SEE FIRE RATED TRANSOM DETAIL FOR GLAZED TRANSOM SCOPE.	AUTOMATIC DOOR CLOSER
221	New Construction	2ND FLOOR	EXTERIOR TO CLUB 2	3'-0"		AUTOMATIC DOOR CLOSER
301	Existing	3RD FLOOR	PRIVATE	3'-0"	EXISTING SOLID WOOD DOOR TO BE RESTORED: APPLY 'F1' DC360 Inherent Fireproof Panel & Fire Retardant Coating 30 MINUTE RATING TO BE APPLIED TO ALL SIDES OF DOOR AND WOOD DOOR FRAME. SEE FIRE RATED TRANSOM DETAIL FOR GLAZED TRANSOM SCOPE.	AUTOMATIC DOOR CLOSER
304	Existing	3RD FLOOR	PRIVATE	3'-0"	EXISTING SOLID WOOD DOOR TO BE RESTORED: APPLY 'F1' DC360 Inherent Fireproof Panel & Fire Retardant Coating 30 MINUTE RATING TO BE APPLIED TO ALL SIDES OF DOOR AND WOOD DOOR FRAME. SEE FIRE RATED TRANSOM DETAIL FOR GLAZED TRANSOM SCOPE.	AUTOMATIC DOOR CLOSER
309	Existing	3RD FLOOR	PRIVATE	3'-0"	EXISTING SOLID WOOD DOOR TO BE RESTORED: APPLY 'F1' DC360 Inherent Fireproof Panel & Fire Retardant Coating 30 MINUTE RATING TO BE APPLIED TO ALL SIDES OF DOOR AND WOOD DOOR FRAME. SEE FIRE RATED TRANSOM DETAIL FOR GLAZED TRANSOM SCOPE.	AUTOMATIC DOOR CLOSER
402	New Construction	4TH FLOOR	STAIR	3'-0"		AUTOMATIC DOOR CLOSER



**OCCUPANCY ROOM TAG LEGEND**

NAME OF ROOM OR SPACE	ROOM NUMBER	AREA CLASSIFICATION	ALLOWED SF PER OCCUPANT	SF OF ROOM	TOTAL OCCUPANTS OF ROOM
IRM NAME	IRM #	OCCUPANCY	SF PER OCC	IRM SF	# OF OCC.

**USE TYPE**

- ASSEMBLY
- CIRCULATION-CLUB
- CLUB
- CLUB-BOH
- MEP
- RESTROOM-CLUB
- RR
- STORAGE

**LEGEND - LS**

- 1 HOUR FIRE RATED PARTITION UL DESIGN # U314
- EXISTING SOLID 3" WYTH MASONRY WALL 4 HOUR FIRE WALL RATING UL DESIGN # U902
- 1 HOUR FIRE RATED FLOOR ASSEMBLY UL DESIGN # U201
- EMERGENCY DIRECTIONAL LIGHT WEMERGENCY LIGHTING
- PROVIDE 5LB CLASS A WALL MOUNTED PORTABLE GREEN TAGGED NON-SPIRED HAND-CARRIED FIRE EXTINGUISHERS
- EGRESS
- ADA ACCESSIBLE DOOR
- TRAVEL DISTANCE
- RE: DOOR SCHEDULE

**GENERAL NOTES - LIFE SAFETY**

- UL APPROVED PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED IN ACCORDANCE WITH SECTION 906.1 OF IBC AND NFPA 10 (LAC 17.4-53 (M) 2A-108-C).
- INTERIOR WALL AND CEILING FINISHES TO HAVE A FLAME SPREAD INDEX IN ACCORDANCE WITH IBC SECTION 803.8 AND COMPLY WITH NFPA 101-18.3.3 (5-7) FLAME SPREAD WITH SMOKE DEVELOPMENT OF 0-400.
- INTERIOR FLOOR MATERIALS AND COVERINGS TO COMPLY WITH IBC SECTION 804.1, 804.4, & 804.2.
- EMERGENCY LIGHTING SHALL BE PROVIDED AS PER NFPA 101 SECTION 9.8.
- DIRECTIONAL EXIT MARKINGS TO BE CONNECTED TO EMERGENCY POWER AND TO BE INSTALLED IN ACCORDANCE WITH NFPA SECTION 7.10.
- FIRE DETECTION AND ALARM SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NFPA SECTION 9.8.
- FIRE RESISTIVE-RATED BUILDING ASSEMBLIES SHALL BE OF A DESIGN THAT HAS BEEN TESTED AND LISTED BY AN APPROVED TESTING LABORATORY FOR THE INTENDED APPLICATION.
- AS PER NFPA 101-20.2.5 DRAPES, CURTAINS, AND OTHER SIMILAR LOOSELY HANGING FURNISHINGS AND DECORATIONS ARE FLAME RESISTANT AS DEMONSTRATED BY TESTING IN ACCORDANCE WITH NFPA 701.

**327-329 BOURBON RESTORATION & RENOVATION**  
 327, 329 BOURBON ST  
 NEW ORLEANS, LA 70130

DATE: 10/19/23  
 REVISIONS:  
 1. 10/17/23  
 2. 10/17/23  
 3. 10/17/23  
 4. 10/17/23  
 5. 10/17/23  
 6. 10/17/23  
 7. 10/17/23  
 8. 10/17/23



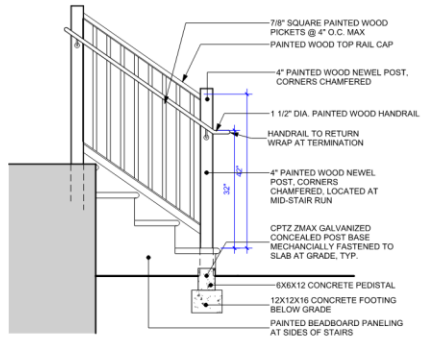
**327 Bourbon**

**Vieux Carré Commission**

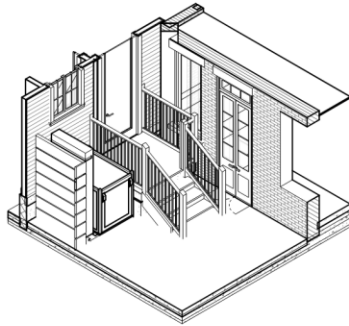
**February 21, 2024**



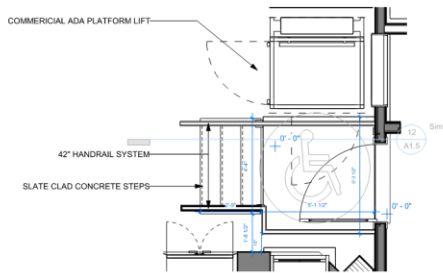




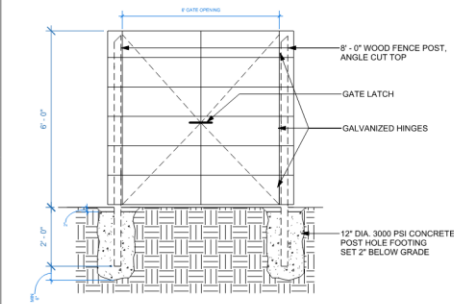
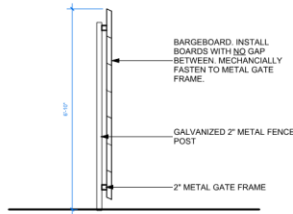
12 REAR ENTRANCE STAIR DETAIL  
3/4" = 1'-0"



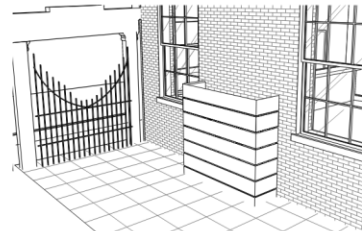
5 REAR EXTRENCE AXON



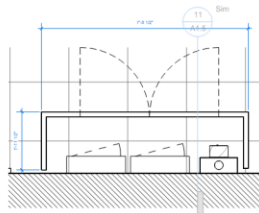
2 ENLARGED ADA REAR ENTRANCE  
3/8" = 1'-0"



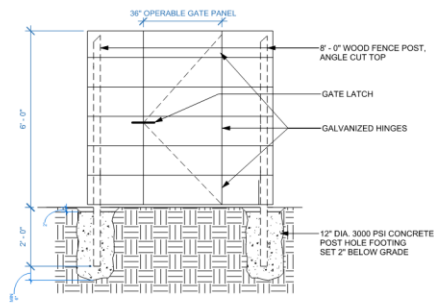
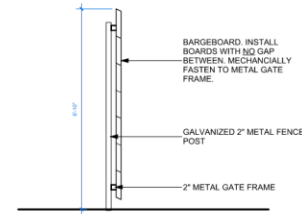
11 ELECTRICAL FENCE DETAIL  
1/2" = 1'-0"



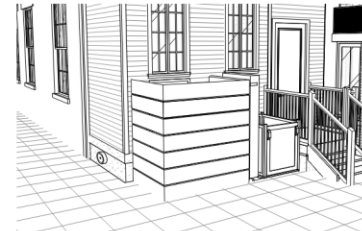
10 3D - COURTYARD FENCE @ ELEC EQUIP



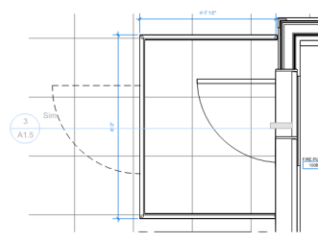
9 COURTYARD - ELECTRICAL EQUIPMENT  
1/2" = 1'-0"



3 FIRE PUMP DOOR SCREEN  
1/2" = 1'-0"



4 3D - COURTYARD FENCE @ FIRE PUMP



6 COURTYARD FENCE VESTIBULE  
1/2" = 1'-0"

**327-329 BOURBON RESTORATION & RENOVATION**  
 327-329 BOURBON ST  
 NEW ORLEANS, LA 70130

21, 113

DATE

# TYPE (SEE CHANGE LOG)

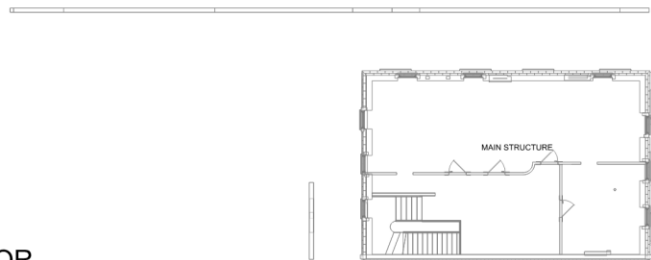


PERMIT SET  
ISSUED 01/08/24

**A1.5**  
SITE PLAN  
DETAILS

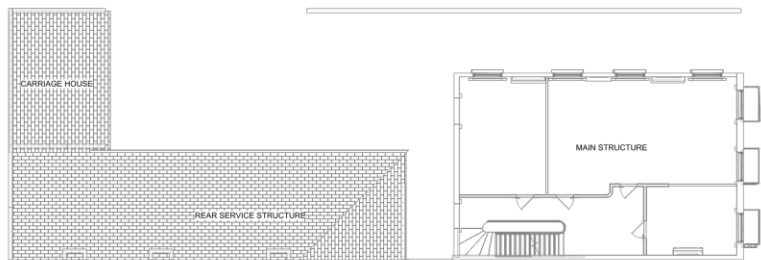






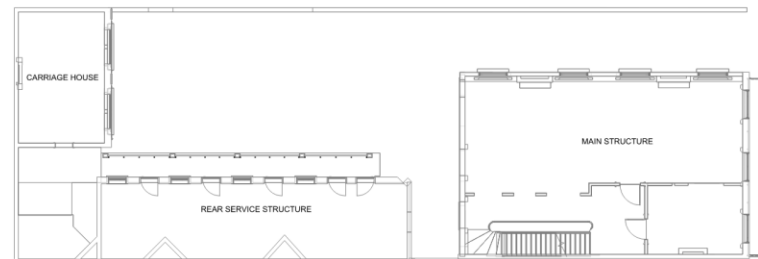
4TH FLOOR

4 | 4TH FLOOR, Copy 1  
1" = 10'-0"



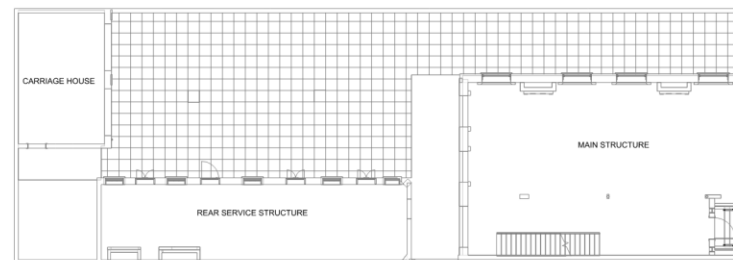
3RD FLOOR

3 | 3RD FLOOR, Copy 1  
1" = 10'-0"



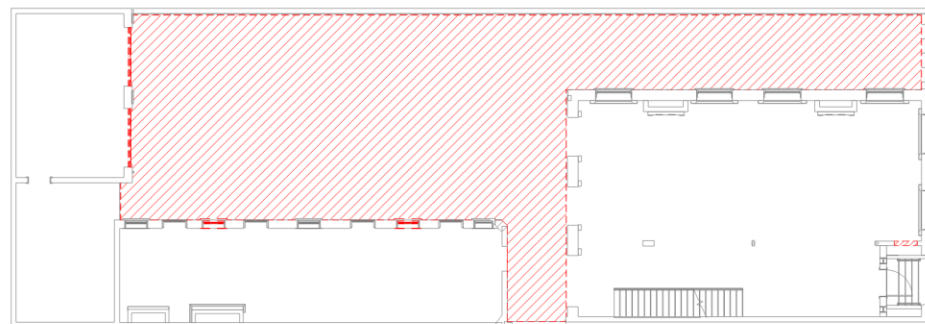
2ND FLOOR

2 | 2ND FLOOR, Copy 1  
1" = 10'-0"



1ST FLOOR

1 | 1ST FLOOR, Copy 1  
1" = 10'-0"



1ST FLOOR

5 | 1ST FLOOR - DEMO, Copy 1  
1/8" = 1'-0"

NO WORK THIS AREA

DEMOLITION TAG, RE: SPECIFIC DEMOLITION NOTES.

EXISTING ELEMENT TO BE REMOVED

EXISTING DOOR AND FRAME TO BE DEMOLISHED. DOOR AND HARDWARE TO BE TURNED OVER TO OWNER.

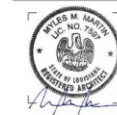
LEGEND - DEMO  
1/4" = 1'-0"

- 1 REMOVE EXISTING DOOR OPENING, PREP OPENING FOR NEW DOOR ACCEPTANCE
- 2 CREATE NEW DOOR OPENING FOR PUMP ROOM
- 3 REMOVE EXISTING COURTYARD SURFACE FOR NEW UNDERGROUND WORK, SALVAGE ALL STONE PAVING FOR RE-SETTING
- 4 CURRENT MASONRY WINDOW OPENINGS TO BE EXTEND DOWN TO GRADE TO RESTORE ORIGINAL OPENING SIZES
- 5 CREATE NEW FLOOR OPENING FOR STAIR

SPECIFIC NOTES - DEMO  
1/4" = 1'-0"

21\_113

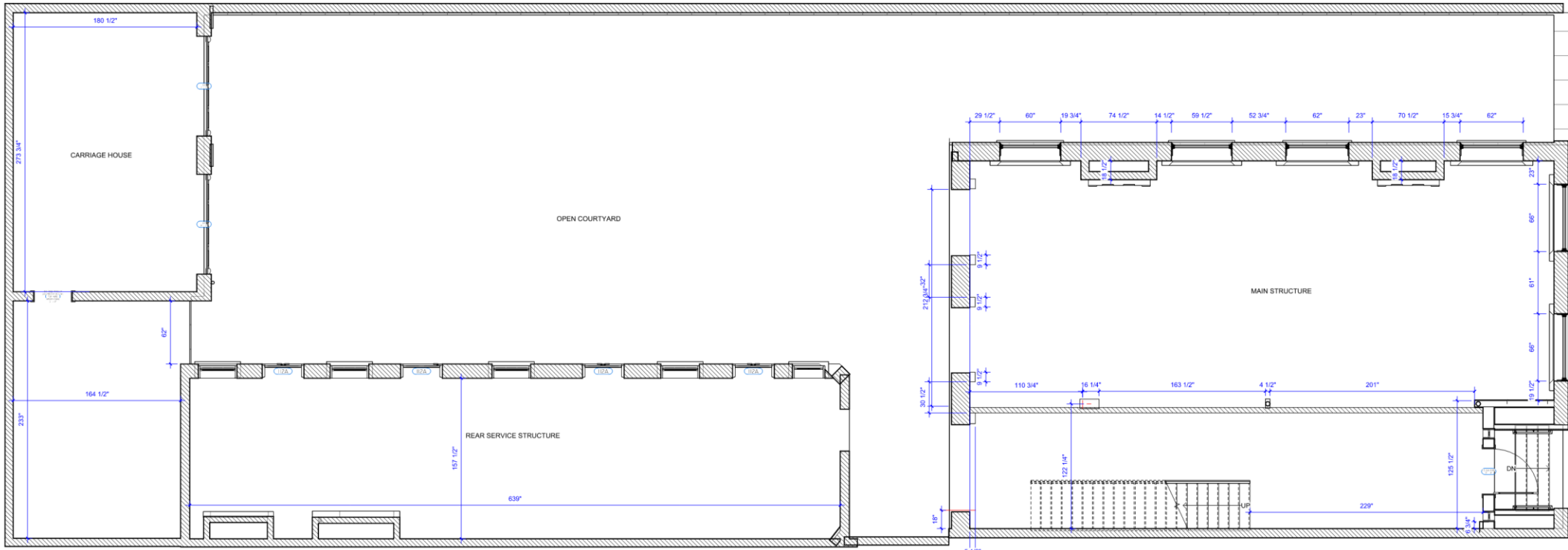
# TYPE (SEE CHANGE LOG) DATE



PERMIT SET  
ISSUED 01/08/24

A2.0  
OVERALL EXISTING FLOOR PLANS



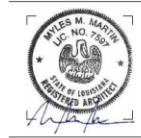


**1ST FLOOR**

1 | 1ST FLOOR - EXISTING  
1/4" = 1'-0"

**327-329 BOURBON RESTORATION & RENOVATION**  
 327-329 BOURBON ST.  
 NEW ORLEANS, LA 70130

#	TYPE (SEE CHANGE LOG)	DATE
21_113		



**M3 DESIGN GROUP**  
 328 BANKS ST | NO. LA 70119 | (504) 445-8900  
 WWW.M3DESIGNGROUP.COM

PERMIT SET  
 ISSUED 01/08/24

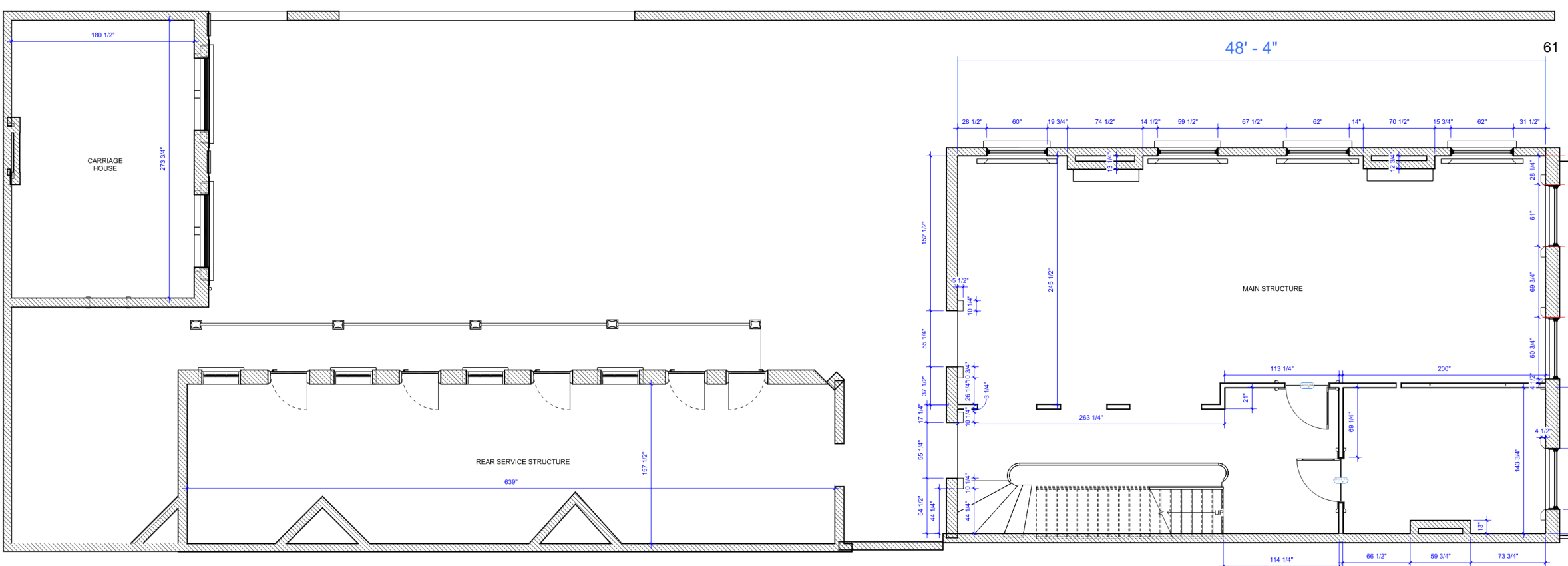
**A2.1**  
 EXISTING 1ST FLOOR PLAN

**327 Bourbon**

Vieux Carré Commission

February 21, 2024



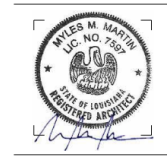


2ND FLOOR

1 | 2ND FLOOR PLAN - EXISTING  
1/4" = 1'-0"

327-329 BOURBON RESTORATION  
 327-329 BOURBON ST  
 NEW ORLEANS, LA 70130

#	DATE	DESCRIPTION
21_113		
		TYPE (SEE CHANGE LOG)
		60.12"
		60"
		23.3/4"



PERMIT SET  
ISSUED 01/08/24

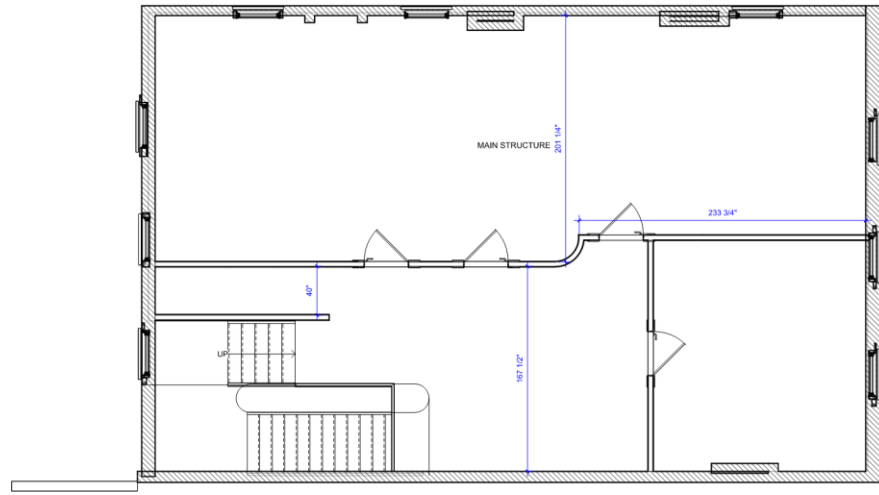
327 Bourbon

Vieux Carré Commission

February 21, 2024

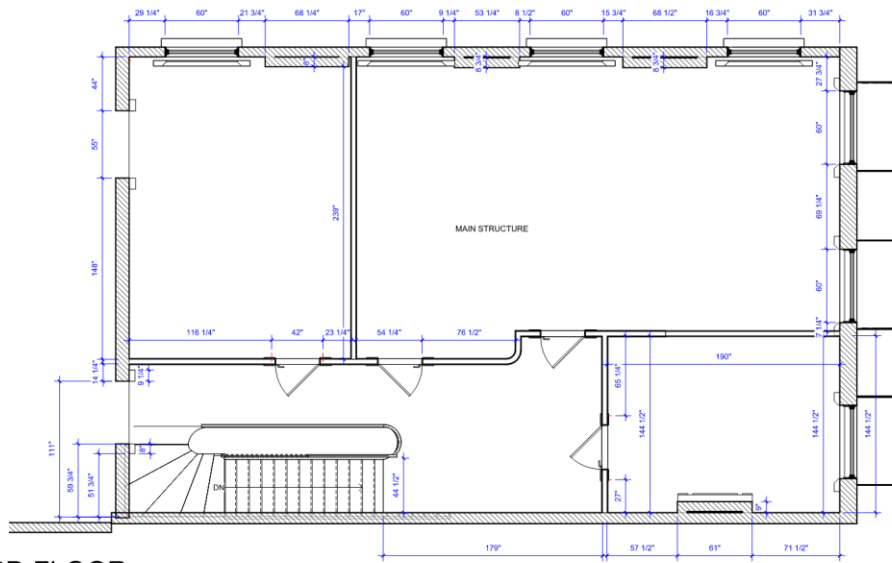


**A2.2**  
EXISTING 2ND FLOOR PLAN



4TH FLOOR

1 | 4TH FLOOR - EXISTING  
1/4" = 1'-0"



3RD FLOOR

2 | 3RD FLOOR - EXISTING  
1/4" = 1'-0"

# 327 Bourbon

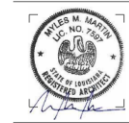
View Carré Commission

21\_113

327-329 BOURBON RESTORATION & RENOVATION

327-329 BOURBON ST.  
NEW ORLEANS, LA 70130

#	TYPE (SEE CHANGE LOG)	DATE



PERMIT SET

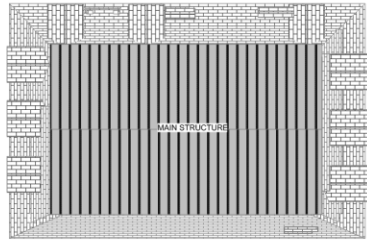
ISSUED 01/08/24

**A2.3**

EXISTING 3RD & 4TH FLOOR PLAN

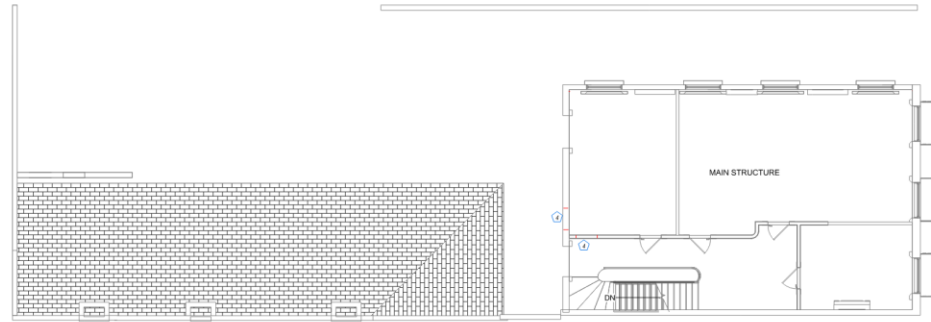


February 21, 2024



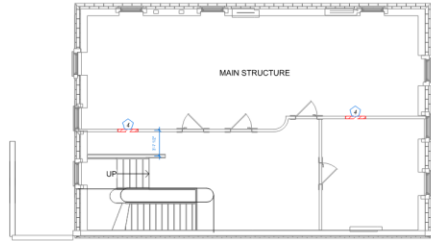
ROOF PEAK

5 | ROOF - DEMO  
1/8" = 1'-0"



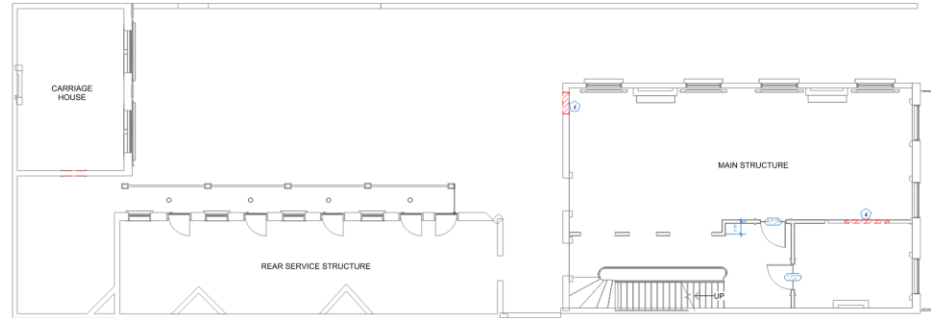
3RD FLOOR

3 | 3RD FLOOR - DEMO  
1/8" = 1'-0"



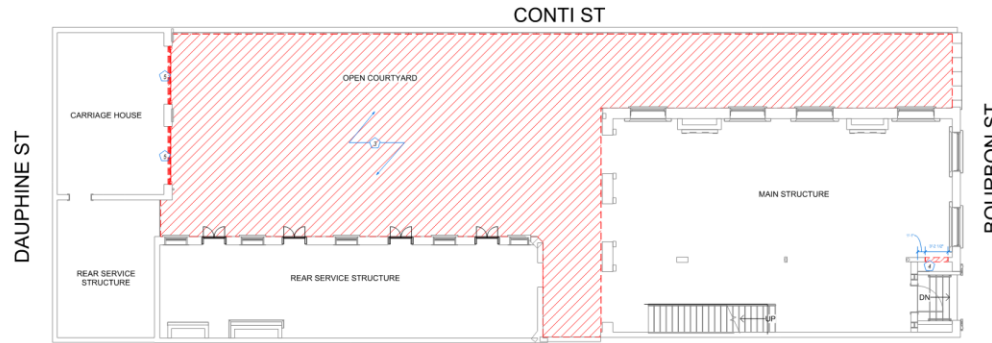
4TH FLOOR

4 | 4TH FLOOR - DEMO  
1/8" = 1'-0"



2ND FLOOR

2 | 2ND FLOOR PLAN - EXISTING  
1/8" = 1'-0"



1ST FLOOR

1 | 1ST FLOOR - DEMO  
1/8" = 1'-0"



- 1 REMOVE EXISTING DOOR OPENING. PREP OPENING FOR NEW DOOR ACCEPTANCE
  - 2 CREATE NEW DOOR OPENING FOR PUMP ROOM
  - 3 REMOVE EXISTING COURTYARD SURFACE FOR NEW UNDERGROUND WORK. SALVAGE ALL STONE PAVING FOR RE-SETTING
  - 4 CURRENT MASONRY WINDOW OPENINGS TO BE EXTEND DOWN TO GRADE TO RESTORE ORIGINAL OPENING SIZES
  - 5 CREATE NEW FLOOR OPENING FOR STAIR
- SPECIFIC NOTES - DEMO

NO WORK THIS AREA

DEMOLITION TAG. RE: SPECIFIC DEMOLITION NOTES.

EXISTING ELEMENT TO BE REMOVED

EXISTING DOOR AND FRAME TO BE DEMOLISHED. DOOR AND HARDWARE TO BE TURNED OVER TO OWNER.

LEGEND - DEMO

21\_113

DATE

# TYPE (SEE CHANGE LOG)

327-329 BOURBON RESTORATION & RENOVATION

327-329 BOURBON ST  
NEW ORLEANS, LA 70130



M3 DESIGN GROUP  
3208 BARRIS ST. NO. LA 70115 | (504) 585-8990  
WWW.M3DESIGNGROUP.COM

PERMIT SET  
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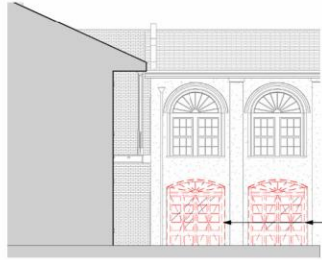
A2.4  
DEMO FLOOR PLANS

327 Bourbon

Vieux Carré Commission

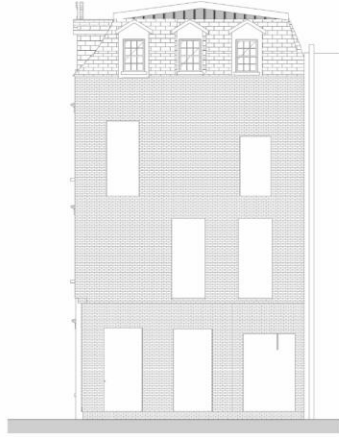
February 21, 2024





EXISTING NON-ORIGINAL DOORS TO BE REMOVED AND ORIGINAL OPENING TO BE RESTORED.

6 | PLAN SOUTH REAR COURTYARD ELEVATION  
1/8" = 1'-0"



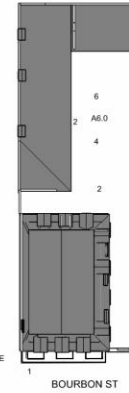
4 | PLAN NORTH ELEVATION  
1/8" = 1'-0"



1 | PLAN SOUTH ELEVATION  
1/8" = 1'-0"



2 | PLAN EAST ELEVATION  
1/8" = 1'-0"



KEY PLAN - ELEVATION

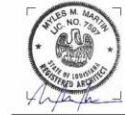
21-113

DATE

# TYPE (SEE CHANGE LOG)

327-329 BOURBON RESTORATION & RENOVATION

327-329 BOURBON ST  
NEW ORLEANS, LA 70130



H3 DESIGN GROUP  
7038 AMBER CTR. #401, LA 70118 | (504) 885-9999  
www.h3designgroup.com

PERMIT SET

ISSUED 01/08/24

A2.5  
EXISTING  
EXTERIOR  
ELEVATIONS +  
DEMO

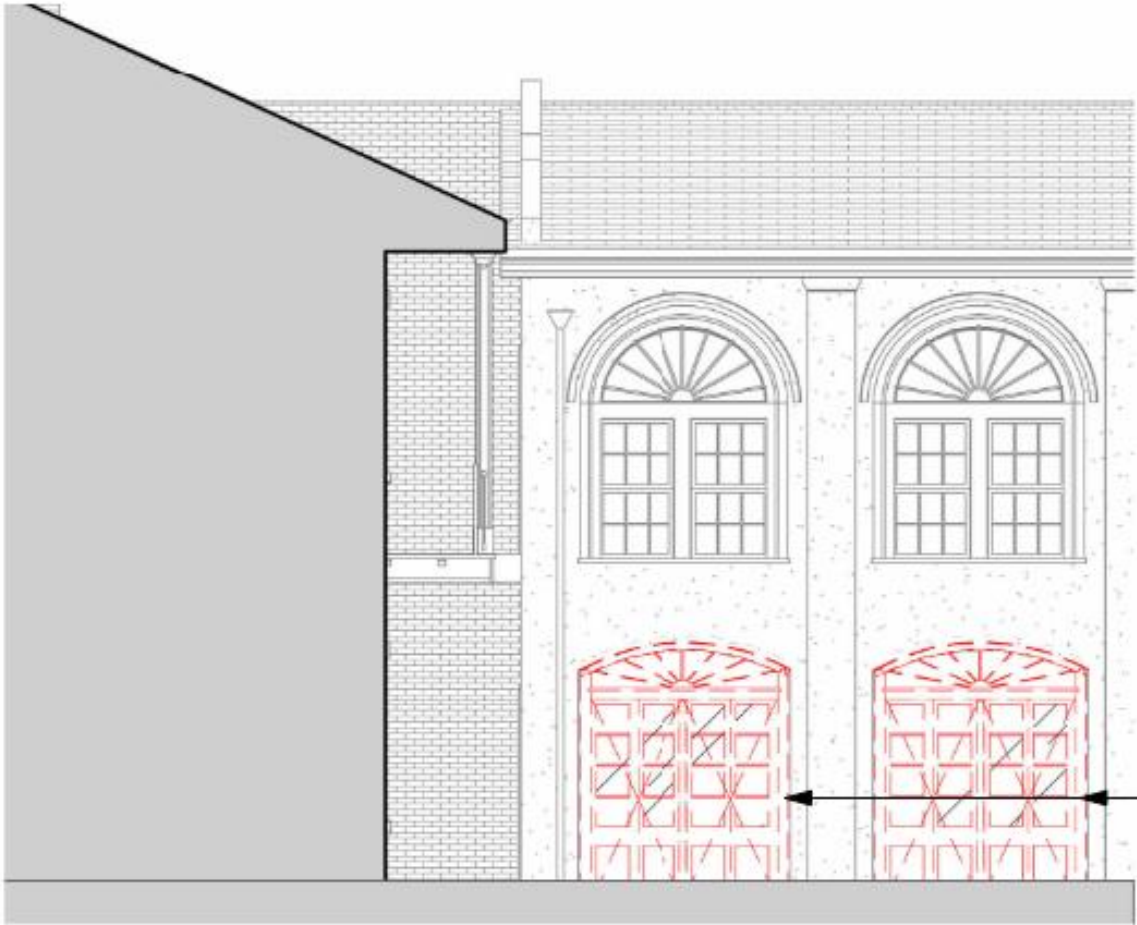


327 Bourbon

Vieux Carré Commission

February 21, 2024





EXISTING NON-ORIGINAL DOORS TO BE REMOVED AND ORIGINAL OPENING TO BE RESTORED

6 | PLAN SOUTH REAR COURTYARD ELEVATION  
1/8" = 1'-0"





327 Bourbon

Vieux Carré Commission

February 21, 2024





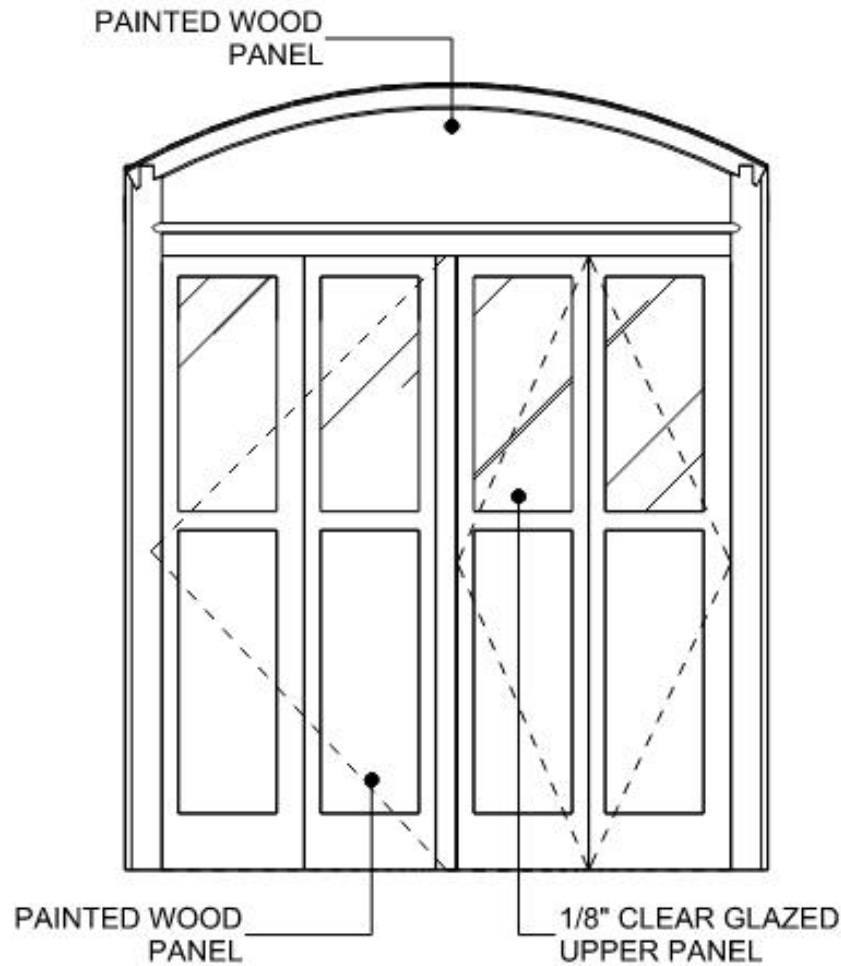
6 | PLAN SOUTH REAR COURTYARD ELEVATION PROPOSED  
1/8" = 1'-0"

327 Bourbon

Vieux Carré Commission

February 21, 2024





<p>TYPE MARK <b>D17</b></p>	<p>WOOD, SINGLE SINGLE &amp; DOUBLE W/ ARCHED PANEL TRANSOM</p>	<p>EXISTING WINDOW TO BE REPAIRED IN PLACE IN LIKE/TYPER/KIND</p> <p>PROVIDE WOOD SHOP DRAWING IF WINDOW NEEDS TO BE FULLY REBUILT</p>
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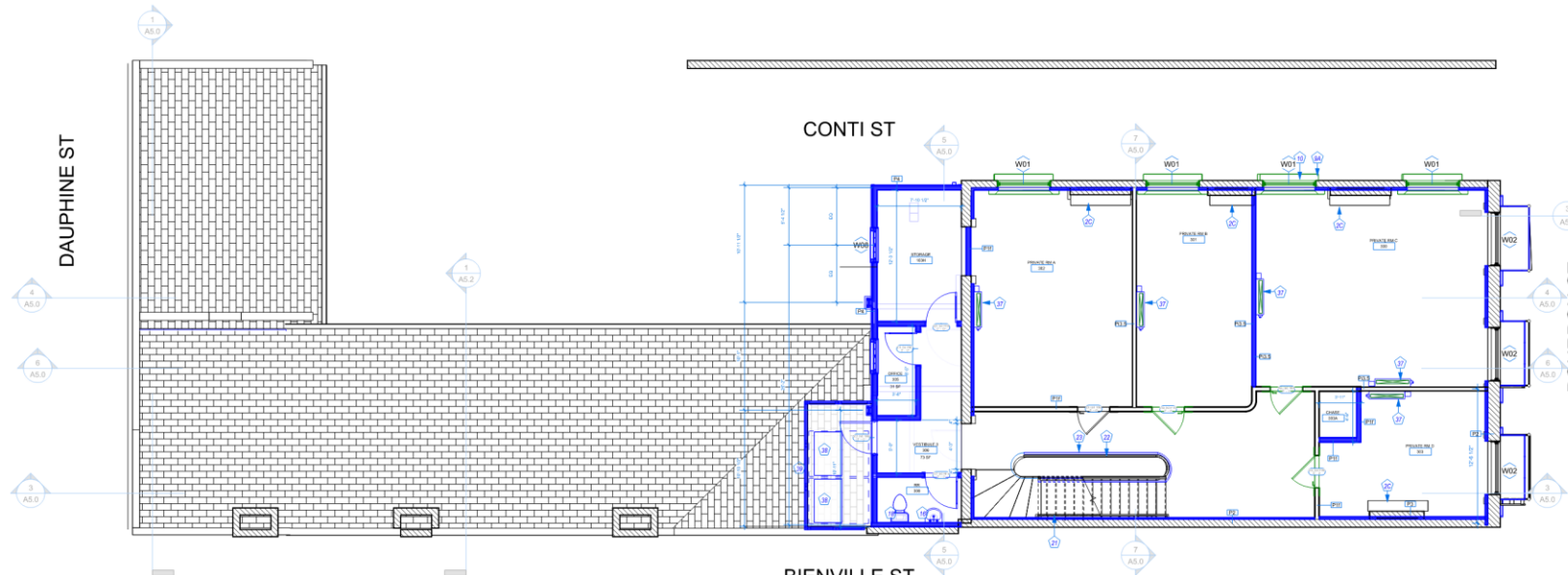


# 327 Bourbon

Vieux Carré Commission

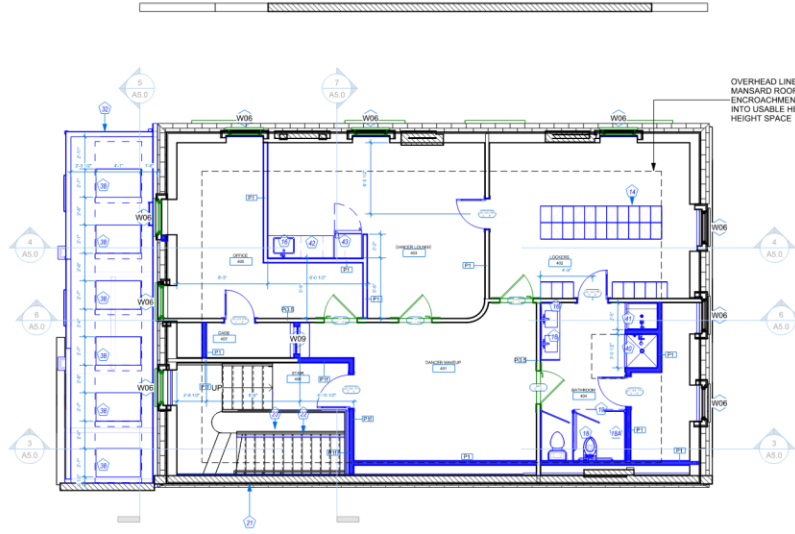
## 3RD FLOOR

1 | 3RD FLOOR - PROPOSED  
3/16" = 1'-0"



## 4TH FLOOR

2 | 4TH FLOOR - PROPOSED  
3/16" = 1'-0"



ITEM	SCOPE ITEM (FLOOR PLAN)	SCOPE
1	EXISTING MASONRY FIREPLACE	
2	EXISTING MASONRY FIREPLACE	
2A	RESTORED FIREPLACE MANTEL, 1ST FLOOR, MAIN BUILDING SEE DOCUMENTATION	
2B	RESTORED FIREPLACE MANTEL, 2ND FLOOR, MAIN BUILDING SEE DOCUMENTATION	
2C	RESTORED FIREPLACE MANTEL, 3RD FLOOR, MAIN BUILDING SEE DOCUMENTATION	
3	EXISTING MASONRY FIREPLACE	
5	EXISTING MASONRY FIREPLACE	
6	BAR, SEE ENLARGED PLANS	
6A	EXISTING MASONRY FIREPLACE	
7	EXISTING MASONRY FIREPLACE	
7A	COMMERCIAL OUTDOOR ADA LIFT	
8	WALK IN COOLER, SEE EQUIPMENT PACKAGE	
9	EXISTING MASONRY FIREPLACE	
9A		
10	RESTORED WOOD WINDOW	
11	BARGE BOARD WOOD FENCE, SEE DETAIL	
12	SLATE CLAD CONCRETE STEPS	
13	PRIVACY CURTAINS, FLAME RESISTANT	
14	METAL LOCKERS (BY OWNER)	
15	EXISTING METAL GATE TO BE STRIPPED AND REFINISHED	
16	LAVATORY	
18	WATER CLOSET	
18A	WATER CLOSET/WIADA GRAB BARS	
19	PAINTED SOLID WOOD TOILET PARTITION	
20	S.S. ADA GRAB BARS	
21	EXISTING STAIRS	
22	EXISTING HANDRAIL	
23	NEW 42" GAUJDRAIL, RUN CONTINUOUSLY FOR ENTIRE RUN OF STAIRS AND LANDINGS. SEE ENLARGED DETAIL	
31	EXISTING MASONRY FIREPLACE	
32	COPPER METAL ROOF	
33	ALUMINUM LOUVER PANEL, MECHANICAL SCREEN	
34	VERTICAL HVAC SUPPLY UNIT, SEE MECH PLANS	
35	FLOOR MOUNTED MOP SINK	
36	ICE MACHINE (OWNER SUPPLIED)	
37	VERTICAL HVAC SUPPLY UNIT, SEE MECH PLANS	
38	EXTERIOR HVAC UNIT, SEE MECH PLANS	
39	PAINTED WOOD LOUVER SCREEN, SEE DETAILS	
40	ADA SHOWER, TILED	
41	SHOWER, TILED	
42	WOOD BASE AND UPPER CABINETS, STONE COUNTERTOP W/SS SINK	
43	REFRIGERATOR/FREEZER (SUPPLIED BY OWNER)	

21\_113

DATE

# TYPE (SEE CHANGE LOG)



M3 DESIGN GROUP  
3338 BANKS ST. | NO. LA 70111 | (504) 946-8900  
WWW.M3DESIGNGROUP.COM

PERMIT SET  
ISSUED 01/08/24

A3.2  
FLOOR PLANS 3-4 - PROPOSED



327-329 BOURBON RESTORATION & RENOVATION  
327-329 BOURBON ST  
NEW ORLEANS, LA 70130

February 21, 2024

327-329 BOURBON RESTORATION & RENOVATION

327-329 BOURBON ST  
NEW ORLEANS, LA 70130

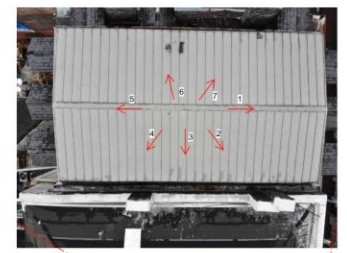


1 ROOF PLAN  
3/16" = 1'-0"

BOURBON ST

ITEM	SCOPE
1	EXISTING MASONRY FIREPLACE
2	EXISTING MASONRY FIREPLACE
2A	RESTORED FIREPLACE MANTEL, 1ST FLOOR, MAIN BUILDING SEE DOCUMENTATION
2B	RESTORED FIREPLACE MANTEL, 2ND FLOOR, MAIN BUILDING SEE DOCUMENTATION
2C	RESTORED FIREPLACE MANTEL, 3RD FLOOR, MAIN BUILDING SEE DOCUMENTATION
3	EXISTING MASONRY FIREPLACE
5	EXISTING MASONRY FIREPLACE
6	BAR, SEE ENLARGED PLANS
6A	EXISTING MASONRY FIREPLACE
7	EXISTING MASONRY FIREPLACE
7A	COMMERCIAL OUTDOOR ADA LIFT
8	WALK IN COOLER, SEE EQUIPMENT PACKAGE
9	EXISTING MASONRY FIREPLACE
9A	-
10	RESTORED WOOD WINDOW
11	BARGE BOARD WOOD FENCE, SEE DETAIL
12	SLATE CLAD CONCRETE STEPS
13	PRIVACY CURTAINS, FLAME RESISTANT
14	METAL LOCKERS (BY OWNER)
15	EXISTING METAL GATE TO BE STRIPPED AND REFINISHED
16	LAVATORY
18	WATER CLOSET
18A	WATER CLOSET W/ADA GRAB BARS
19	PAINTED SOLID WOOD TOILET PARTITION
20	S.S. ADA GRAB BARS
21	EXISTING STAIRS
22	EXISTING HANDRAIL
23	NEW 42" GAUFRAL, RUN CONTINUOUSLY FOR ENTIRE RUN OF STAIRS AND LANDINGS, SEE ENLARGED DETAIL
31	EXISTING MASONRY FIREPLACE
32	COPPER METAL ROOF
33	ALUMINUM LOUVER PANEL MECHANICAL SCREEN
34	VERTICAL HVAC SUPPLY UNIT, SEE MECH PLANS
35	FLOOR MOUNTED NON SINK
36	ICE MACHINE (OWNER SUPPLIED)
37	VERTICAL HVAC SUPPLY UNIT, SEE MECH PLANS
38	EXTERIOR HVAC UNIT, SEE MECH PLANS
39	PAINTED WOOD LOUVER SCREEN, SEE DETAILS
40	ADA SHOWER, TILED
41	SHOWER, TILED
42	WOOD BASE AND UPPER CABINETS, STONE COUNTERTOP W SS SINK
43	REFRIGERATOR/FREEZER (SUPPLIED BY OWNER)

21\_113

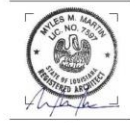


BOURBON ST



BOURBON ST

# TYPE (SEE CHANGE LOG) DATE



PERMIT SET  
ISSUED 01/08/24

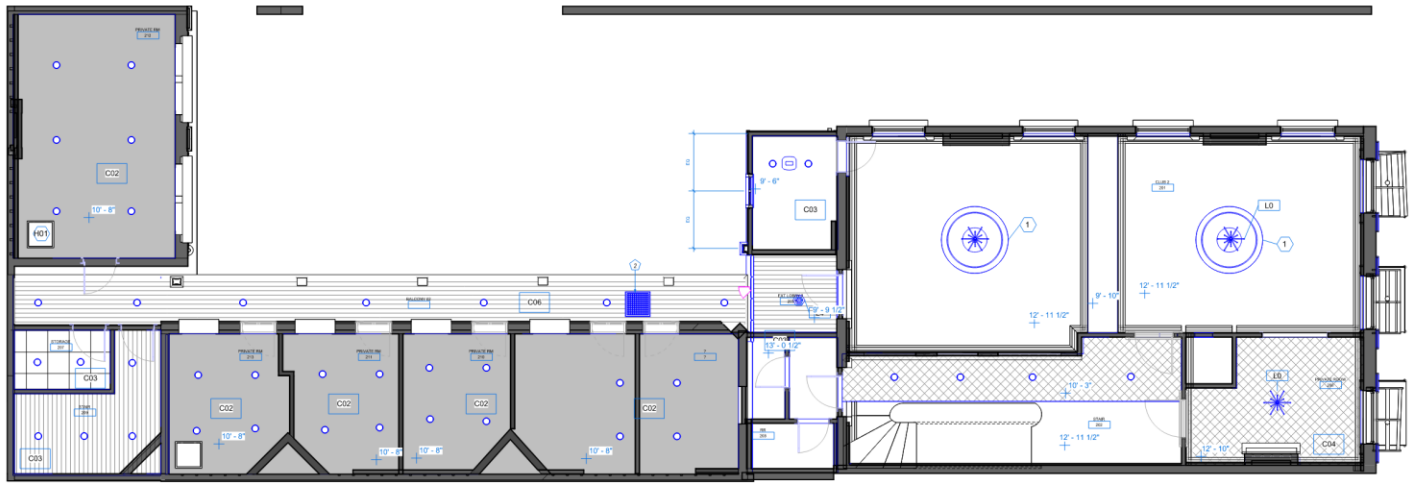
A3.3  
ROOF PLAN

327 Bourbon

Vieux Carré Commission

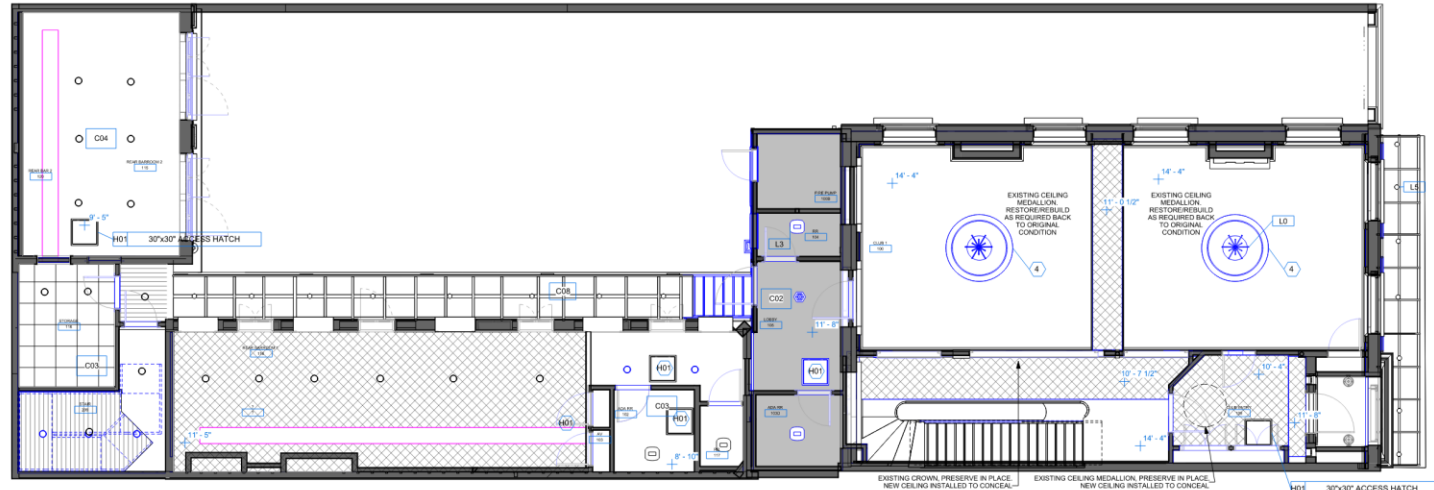
February 21, 2024





2ND FLOOR

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



1ST FLOOR

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

- ① FIRE RATED CEILING ACCESS HATCH
  - ② EXISTING PLASTER CEILING MEDALLION TO BE RESTORED
  - ③ EXPOSED MECHANICAL DUCT, SEE MECHANICAL PACKAGE
  - ④ MECHANICAL GRILL, SEE MECHANICAL PACKAGE
  - ⑤ NEW PLASTER CEILING MEDALLION, MATCH DETAILS FROM EXISTING DOCUMENTED MEDALLION
- SPECIFIC NOTES - RCP

LIGHTING FIXTURE SCHEDULE	
Type Mark	Comments
L0	HANGING LIGHT FIXTURE
L1	LED CAN LIGHT
L3	BATHROOM EXHAUST FAN
L4	EXTERIOR SURFACE MOUNTED LIGHT
L5	EXTERIOR ENCASED CAN LIGHT
L6	SURFACE MOUNTED LED LIGHT FIXTURE
L8	LED LINEAR SURFACE LIGHT

- NEW BUILDING ELEMENT
- 2X2 CEILING TILE
- BEADBOARD SOFFIT
- PAINTED GYPSUM BOARD AT UNDERSIDE OF STRUCTURE
- PAINTED GYPSUM BOARD, DROPPED
- C01 CEILING/FLOOR ASSEMBLY TAG
- ① LIGHTING FIXTURE TAG
- ② CEILING HEIGHT ELEVATION

LEGEND - RCP CEILING TYPE

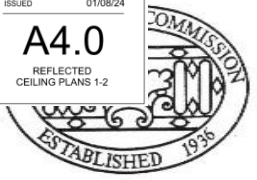
21\_113

DATE	TYPE (SEE CHANGE LOG)

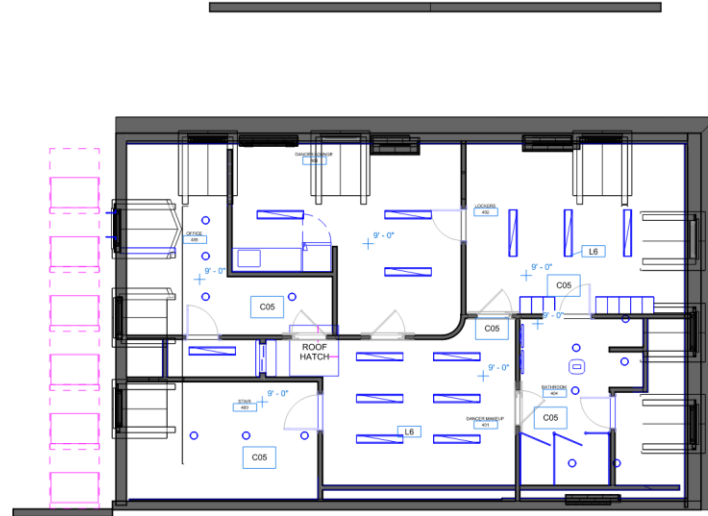


PERMIT SET  
ISSUED 01/08/24

A4.0  
REFLECTED  
CEILING PLANS 1-2

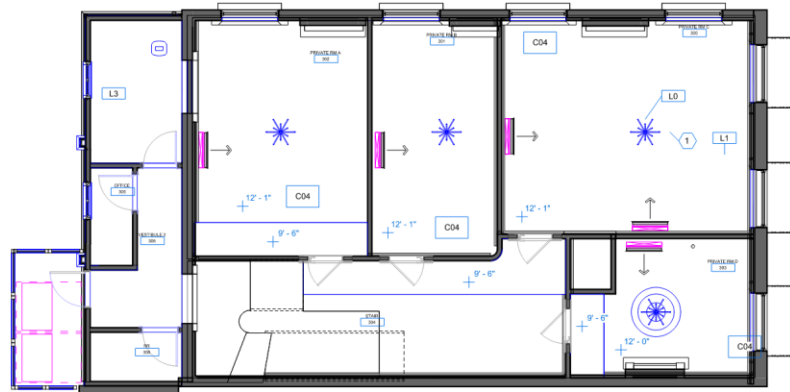






4TH FLOOR

2 | 4TH FLOOR  
3/16" = 1'-0"



3RD FLOOR

1 | 3RD FLOOR  
3/16" = 1'-0"

- ① FIRE RATED CEILING ACCESS HATCH
- ② EXISTING PLASTER CEILING MEDALION TO BE RESTORED
- ③ EXPOSED MECHANICAL DUCT, SEE MECHANICAL PACKAGE
- ④ MECHANICAL GRILL, SEE MECHANICAL PACKAGE
- ⑤ NEW PLASTER CEILING MEDALION, MATCH DETAILS FROM EXISTING DOCUMENTED MEDALION

SPECIFIC NOTES - RCP

LIGHTING FIXTURE SCHEDULE	
Type Mark	Comments
L0	HANGING LIGHT FIXTURE
L1	LED CAN LIGHT
L3	BATHROOM EXHAUST FAN
L4	EXTERIOR SURFACE MOUNTED LIGHT
L5	EXTERIOR ENCASED CAN LIGHT
L6	SURFACE MOUNTED LED LIGHT FIXTURE
L8	LED LINEAR SURFACE LIGHT

- NEW BUILDING ELEMENT
- 2X2 CEILING TILE
- BEADBOARD SOFFIT
- PAINTED GYPSUM BOARD AT UNDERSIDE OF STRUCTURE
- PAINTED GYPSUM BOARD, DROPPED

- C01 CEILING/FLOOR ASSEMBLY TAG
- ⑤ LIGHTING FIXTURE TAG
- ± 0' CEILING HEIGHT ELEVATION

LEGEND - RCP CEILING TYPE

21\_L113

DATE

# TYPE (SEE CHANGE LOG)



M3 DESIGN GROUP  
3338 MARINO ST. | NO. LA 70111 | (504) 445-8800  
WWW.M3DESIGNGROUP.COM

PERMIT SET

ISSUED 01/08/24

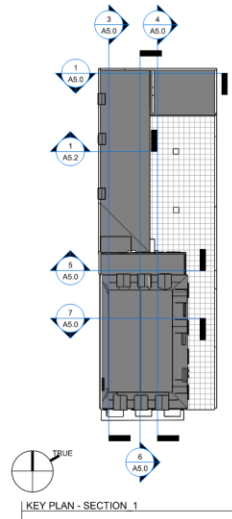
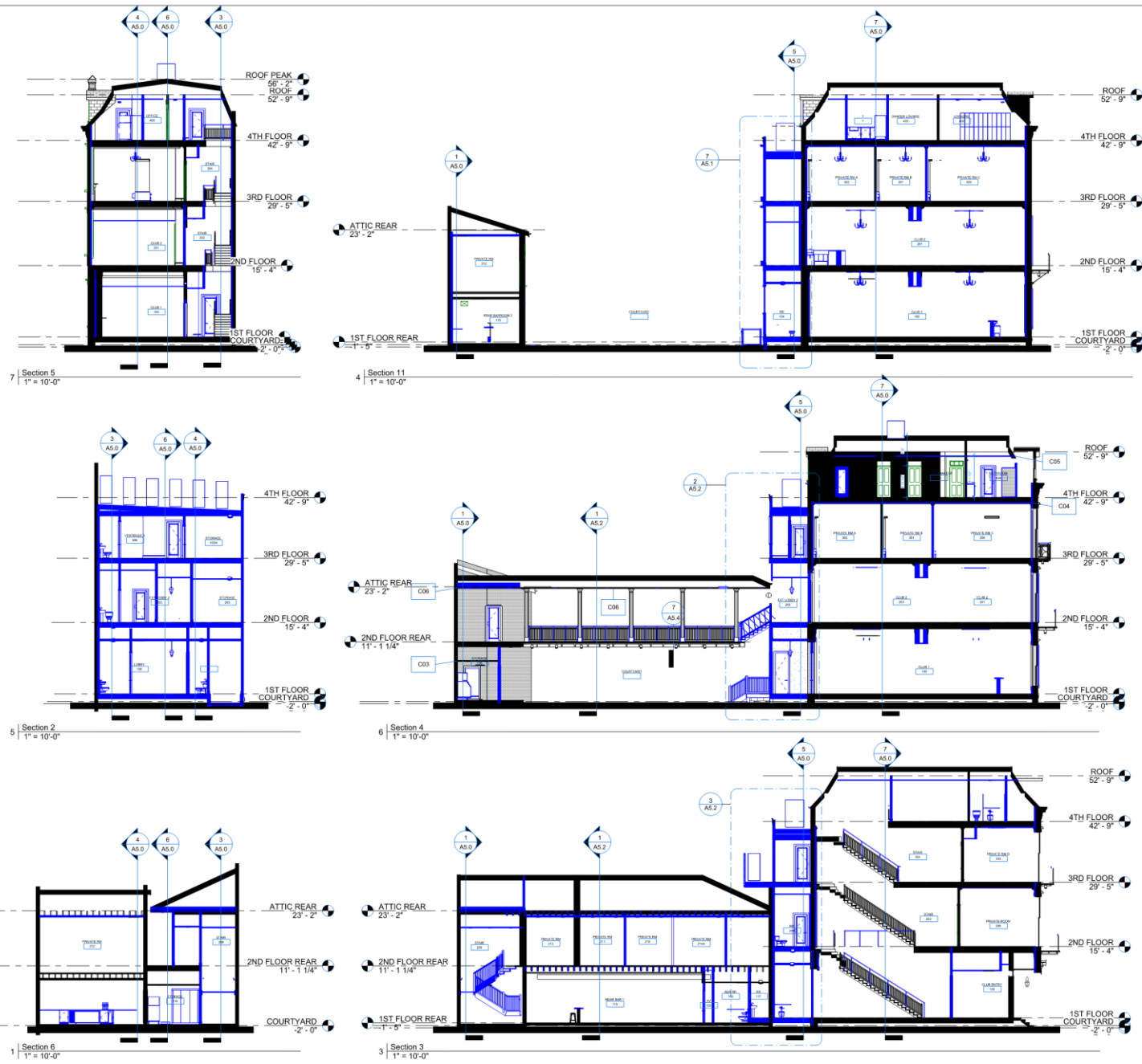
A4.1  
REFLECTED  
CEILING PLANS 3-4

327-329 BOURBON RESTORATION & RENOVATION  
327-329 BOURBON ST  
NEW ORLEANS, LA 70130



327-329 BOURBON RESTORATION & RENOVATION

327-329 BOURBON ST  
NEW ORLEANS, LA 70130



KEY PLAN - SECTION 1

21\_113

DATE

# TYPE (SEE CHANGE LOG)



PERMIT SET  
ISSUED 01/08/24

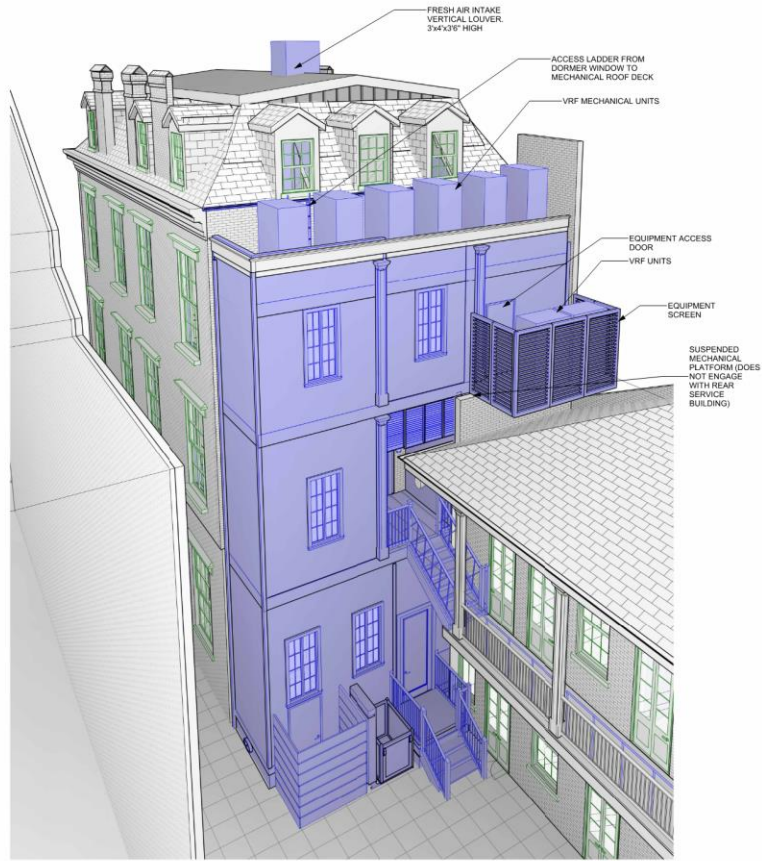
A5.0  
BUILDING SECTIONS



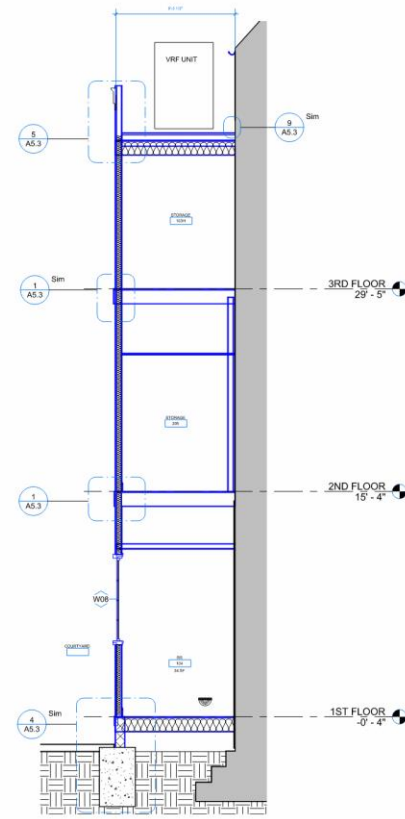
327 Bourbon

Vieux Carré Commission

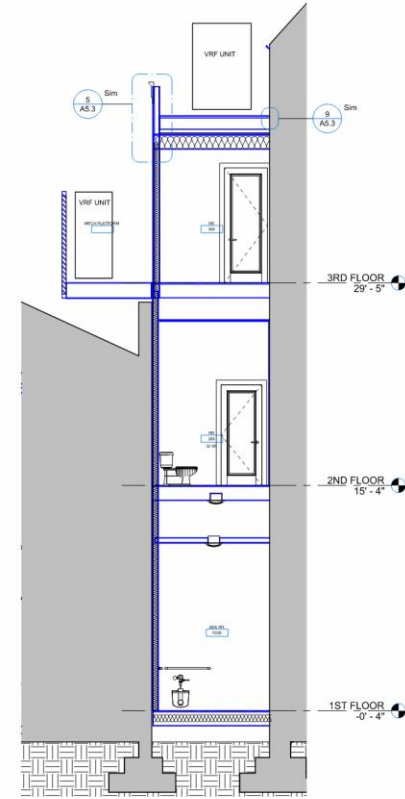
February 21, 2024



1 | ROOF RACK - REAR



7 | SECTION THROUGH ROOF TOP EQUIPMENT  
1/4" = 1'-0"



6 | SECTION THROUGH ELEVATOR SHAFT  
1/4" = 1'-0"



4 | SIGHTLINE STUDY 1  
1/16" = 1'-0"



5 | SIGHTLINE STUDY 2  
1/16" = 1'-0"

# TYPE (SEE CHANGE LOG) | DATE

21-L113

**327-329 BOURBON RESTORATION & RENOVATION**  
 327-329 BOURBON ST  
 NEW ORLEANS, LA 70130



PERMIT SET  
 ISSUED 01/08/24

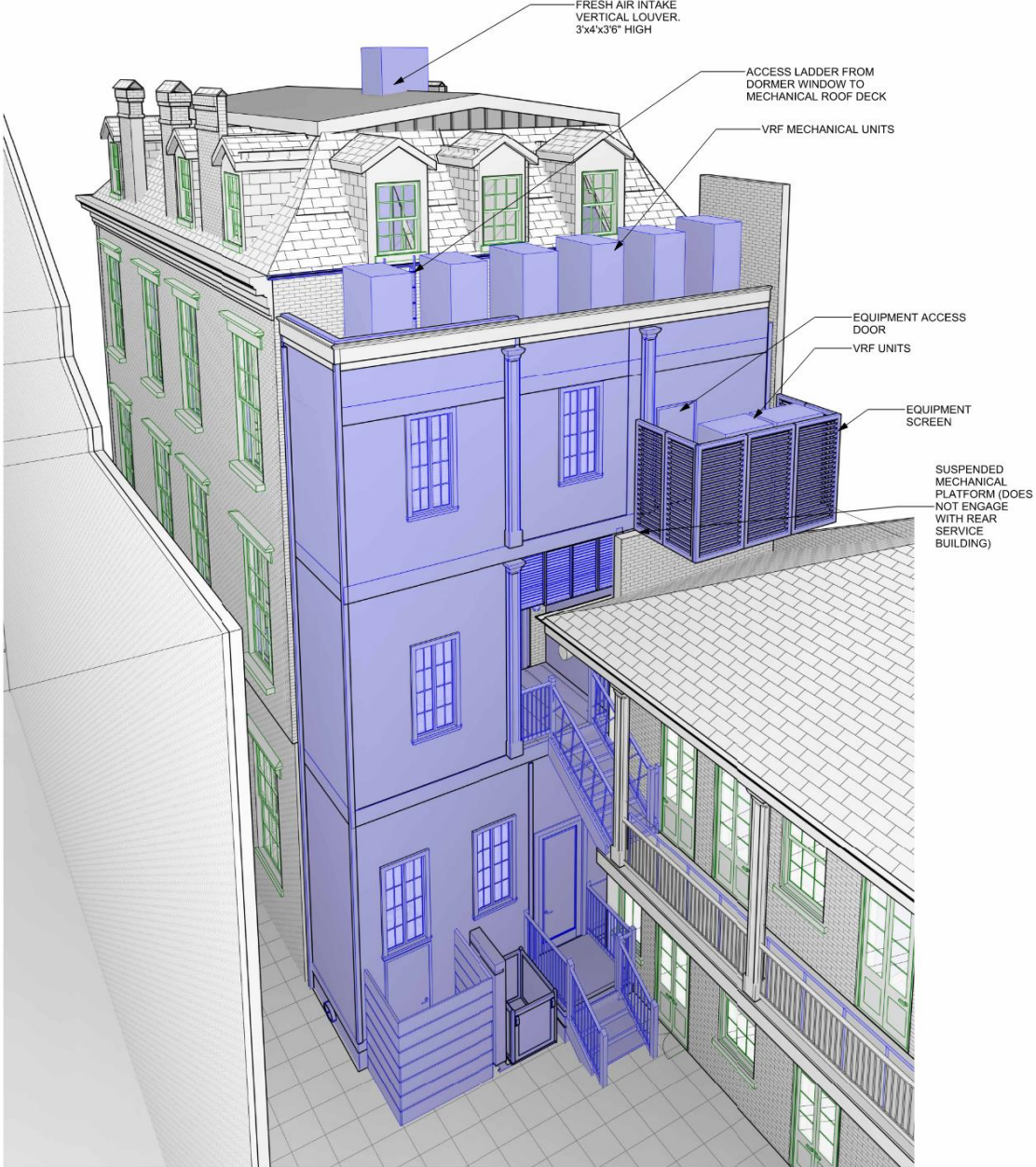
**A5.1**  
 ENLARGED  
 BUILDING  
 SECTIONS



327 Bourbon

Vieux Carré Commission

February 21, 2024



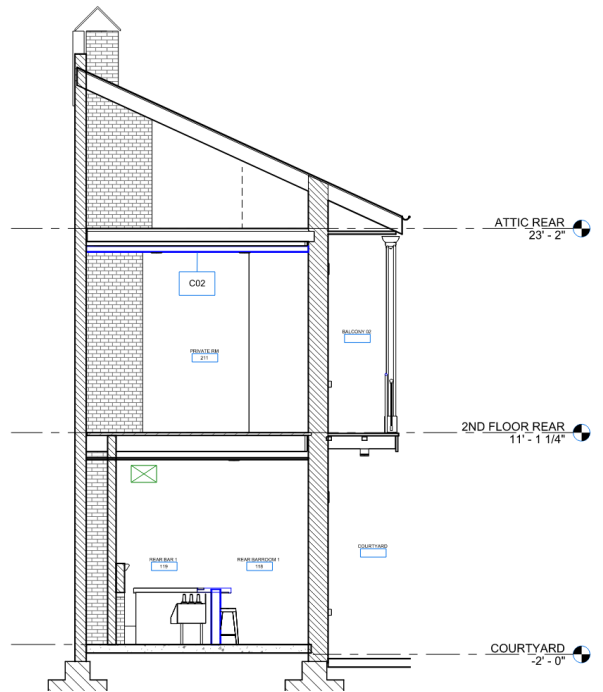
# 327 Bourbon

Vieux Carré Commission

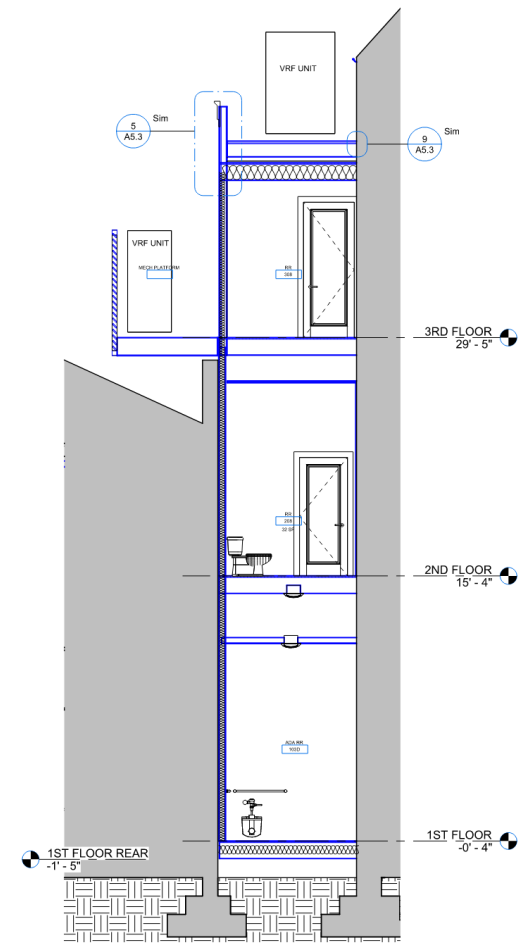
1 | ROOF RACK - REAR

February 21, 2024

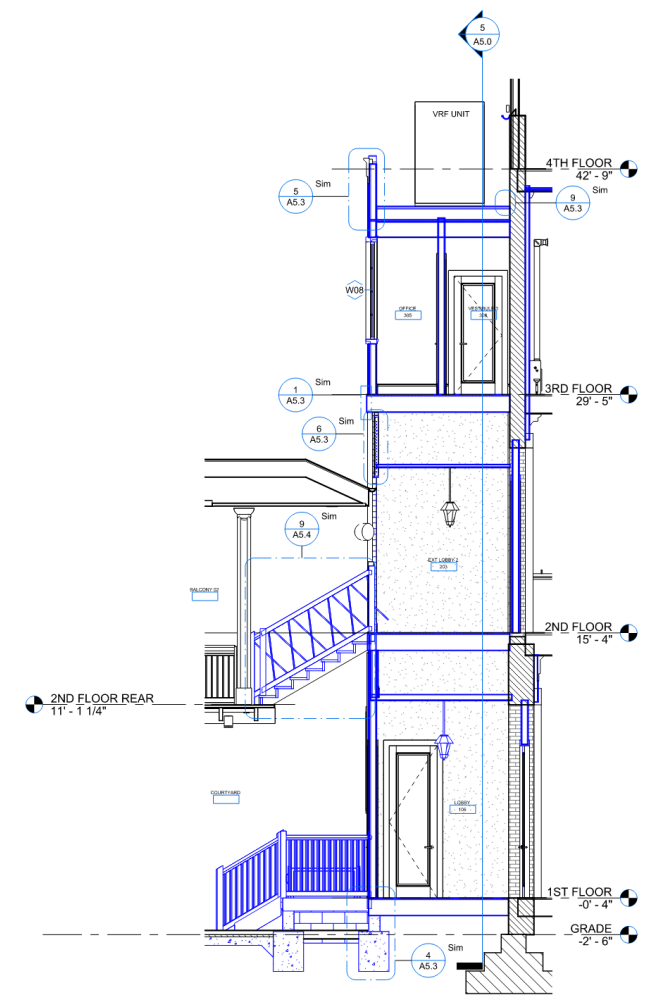




1 | ENLARGED SECTION 3  
1/4" = 1'-0"

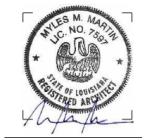


3 | ENLARGED SECTION 2  
1/4" = 1'-0"



2 | ENLARGED SECTION 1  
1/4" = 1'-0"

21\_L\_113  
DATE  
# TYPE (SEE CHANGE LOG)



PERMIT SET  
ISSUED 01/08/24

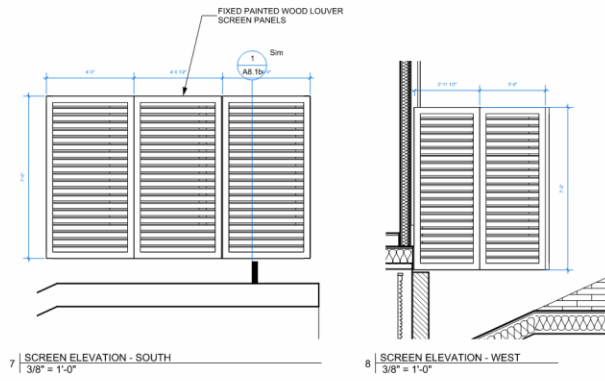
**A5.2**  
ENLARGED  
BUILDING  
SECTIONS



**327-329 BOURBON RESTORATION & REPAIR**  
327-329 BOURBON ST  
NEW ORLEANS, LA 70130

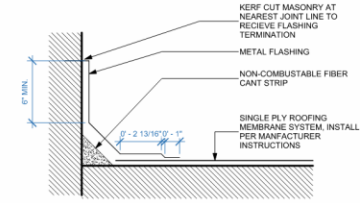
February 21, 2024

327 Bourbon  
Vieux Carré Commission

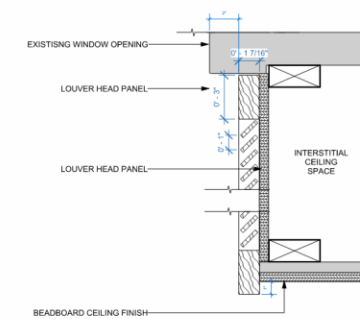


7 | SCREEN ELEVATION - SOUTH  
3/8" = 1'-0"

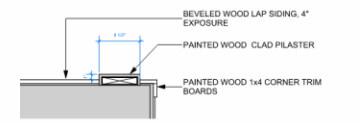
8 | SCREEN ELEVATION - WEST  
3/8" = 1'-0"



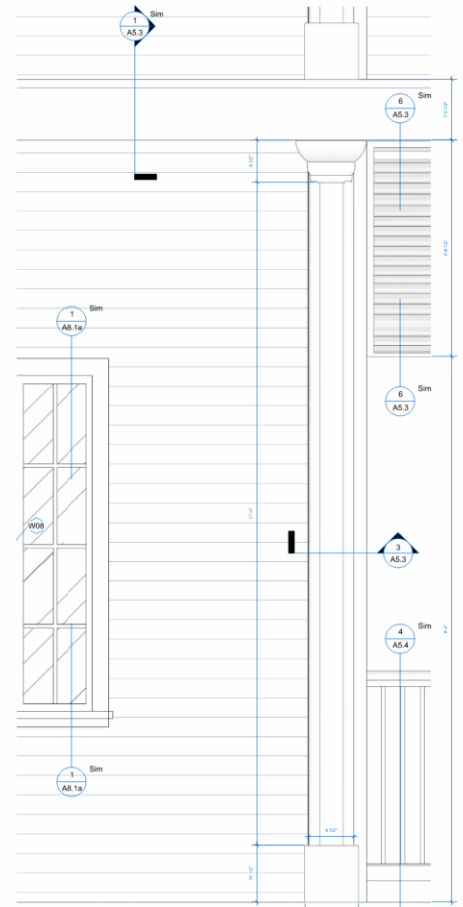
9 | CANT FLASHING DETAIL  
3" = 1'-0"



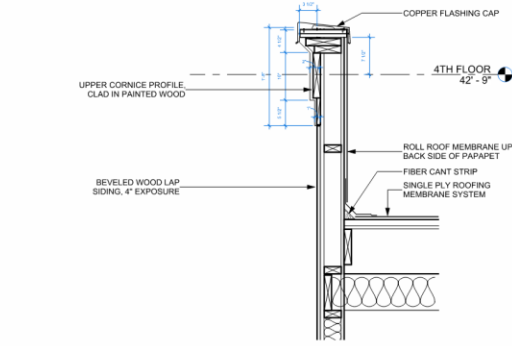
6 | LOUVERED PANEL SECTION  
3" = 1'-0"



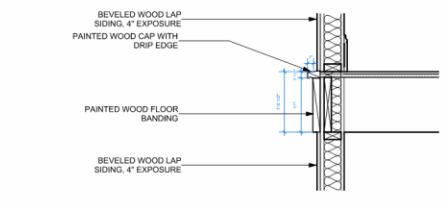
3 | TYP. PILASTER AND CORNER TRIM DETAIL  
1" = 1'-0"



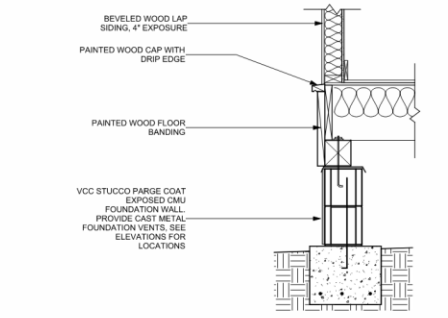
2 | ENLARGED ELEVATION VIEW AT REAR NEW ADDITION  
1" = 1'-0"



5 | PARAPET WALL SECTION  
1" = 1'-0"



1 | INTERMEDIATE FLOORING SECTION  
1" = 1'-0"



4 | PIER FOUNDATION DETAIL  
1" = 1'-0"

21\_113  
 DATE  
 # TYPE (SEE CHANGE LOG)  
 327-329 BOURBON RESTORATION & RENOVATION  
 327-329 BOURBON ST.  
 NEW ORLEANS, LA 70130



M3 DESIGN GROUP  
 3338 BARRIS ST. #101, LA 70118 | 504.464.8950  
 WWW.M3DESIGNGROUP.COM

PERMIT SET  
 ISSUED 01/08/24

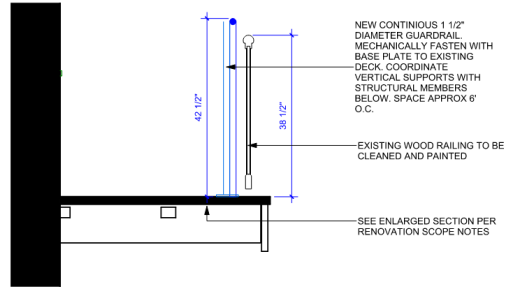
**A5.3**  
 ENLARGED WALL & BUILDING DETAILS



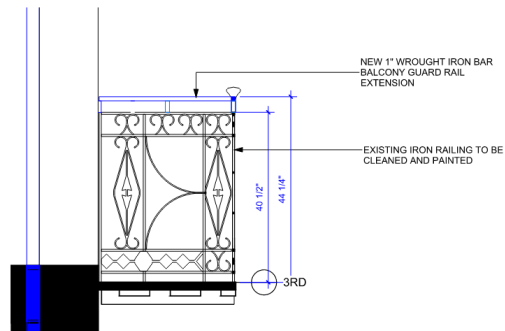
327 Bourbon

Vieux Carré Commission

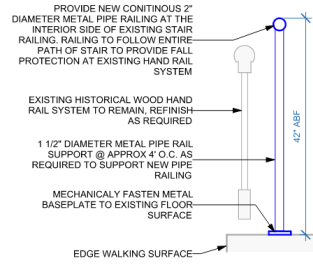
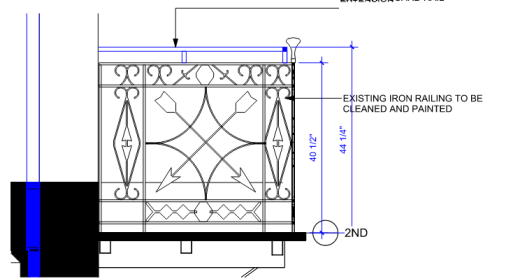
February 21, 2024



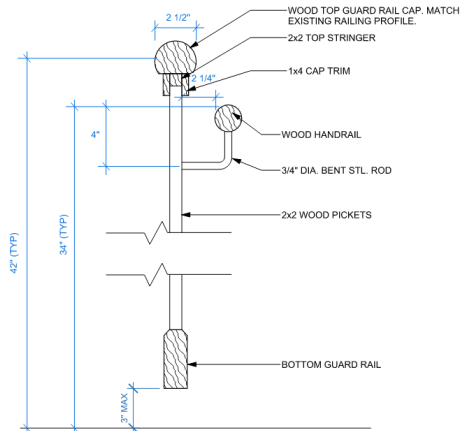
7 REAR BALCONY NEW GAURDRAIL  
3/4" = 1'-0"



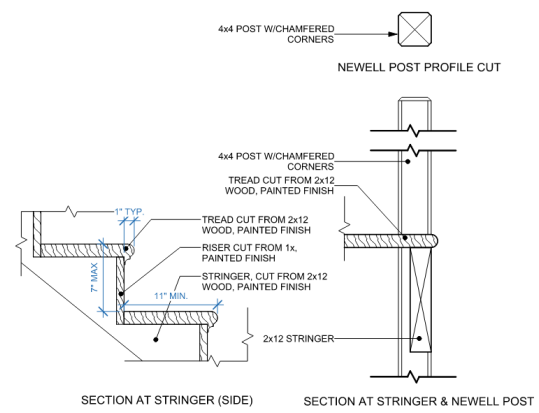
3 FRONT FACADE RAILING EXTENTSIONS  
3/4" = 1'-0"



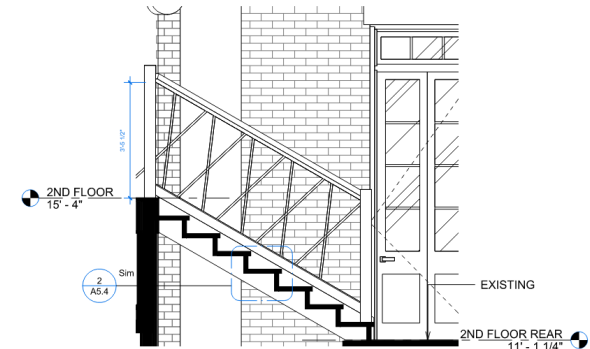
6 EXISTING STAIR RAILING ADDITION  
6" = 1'-0"



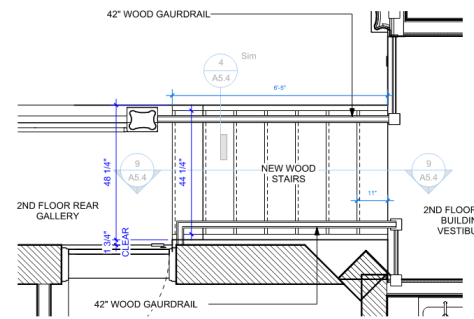
4 WOOD GUARDRAIL W/ HANDRAIL  
12" = 1'-0"



2 DETAIL STAIR CONSTRUCTION  
6" = 1'-0"



9 2ND FLOOR EXTERIOR STAIR SECTION  
1/2" = 1'-0"



8 2ND FLOOR GALLERY STAIR  
1/2" = 1'-0"

327-329 BOURBON RESTORATION & REPAIR

327-329 BOURBON ST  
NEW ORLEANS, LA 70130

21\_113

DATE

# TYPE (SEE CHANGE LOG)

MILES M. MARTIN  
LIC. NO. 23107  
STATE OF LOUISIANA  
REGISTERED ARCHITECT

M3 DESIGN GROUP  
3328 BANKS ST. | NO. LA 70118 | (504)345-8500  
WWW.M3-DESIGN-GROUP.COM

PERMIT SET

ISSUED 01/08/24

A5.4  
STAIR & RAIL  
DETAILS





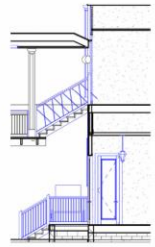
6 | PLAN SOUTH REAR COURTYARD ELEVATION PROPOSED  
1/8" = 1'-0"



4 | PLAN NORTH ELEVATION PROPOSED  
1/8" = 1'-0"



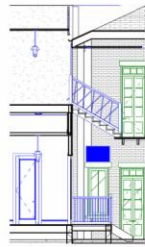
1 | PLAN SOUTH ELEVATION PROPOSED  
1/8" = 1'-0"



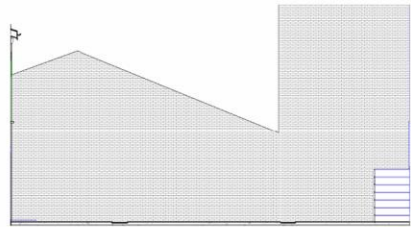
8 | EXT VESTIBULE - EAST  
1/8" = 1'-0"



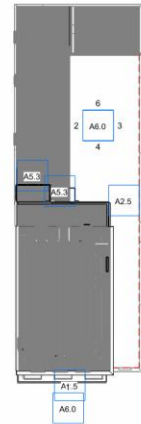
10 | EXT VESTIBULE - NORTH  
1/8" = 1'-0"



7 | EXT VESTIBULE - WEST  
1/8" = 1'-0"



2 | PLAN EAST ELEVATION PROPOSED  
1/8" = 1'-0"



KEY PLAN - ELEVATION PROPOSED

21\_L\_113

DATE

# TYPE (SEE CHANGE LOG)

#



M3 DESIGN GROUP  
1038 BARRIS ST. #100, LA 70119 | (504) 581-8800  
WWW.M3DESIGNGROUP.COM

PERMIT SET

ISSUED 01/08/24

A6.0  
EXTERIOR  
ELEVATIONS

327-329 BOURBON RESTORATION & RENOVATION  
327, 329 BOURBON ST.  
NEW ORLEANS, LA 70130



327 Bourbon

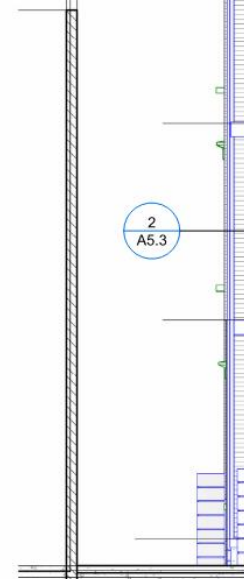
Vieux Carré Commission

February 21, 2024

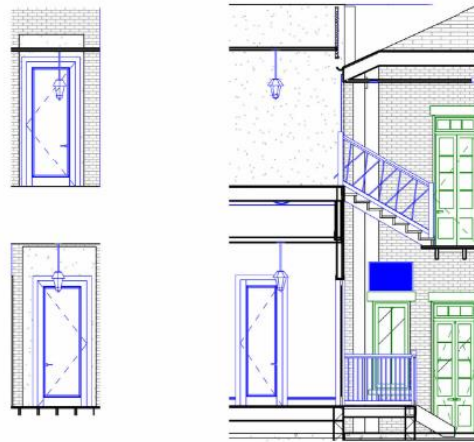




6 | PLAN SOUTH REAR COURTYARD ELEVATION PROPOSED  
1/8" = 1'-0"



4 | PLAN NORTH ELEVATION  
1/8" = 1'-0"



7 | VESTIBULE - NORTH | EXT VESTIBULE - WEST  
1/8" = 1'-0"

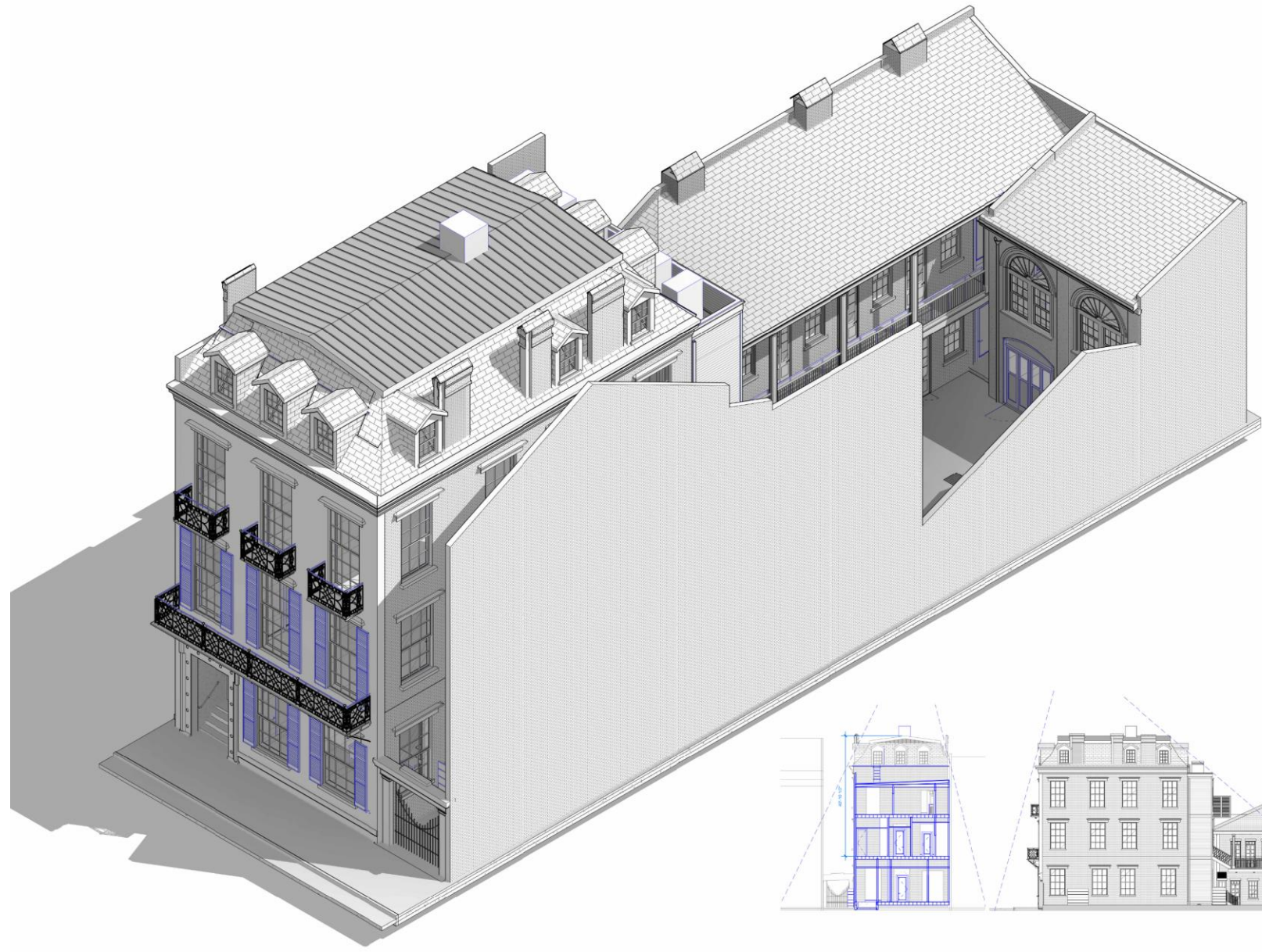


327 Bourbon

Vieux Carré Commission

February 21, 2024





■ PROPOSED WORK  
 LEGEND - PERSPECTIVE

21\_113  
 327-329 BOURBON RESTORATION & RENOVATION  
 327-329 BOURBON ST  
 NEW ORLEANS, LA 70130

#	TYPE (SEE CHANGE LOG)	DATE



PERMIT SET  
 ISSUED 01/08/24

**A6.1**  
 EXTERIOR AXON

327 Bourbon  
 Vieux Carré Commission

February 21, 2024







# 327 Bourbon

Vieux Carré Commission

21\_113  
 327-329 BOURBON ST.  
 NEW ORLEANS, LA 70130  
**327-329 BOURBON RESTORATION & RENOVATION**

#	TYPE (SEE CHANGE LOG)	DATE



PERMIT SET  
ISSUED 01/08/24

■ PROPOSED WORK  
 ■ EXT  
 ■ PERSPECTIVES  
 ■ COURTYARD

**A6.3**  
 EXT  
 PERSPECTIVES  
 COURTYARD



WINDOW SCHEDULE - LONG										
PHASE	Type Mark	Count	Type	LOCATION	Jamb Head Sill	Size			Comments	
						Width	Height			
Existing	W01	1	SINGLE HUNG	MAIN BUILDING, FRONT FACADE - 1ST FLOOR, ALLEY ELEVATION	H1 J1 S1	5'-6"	9'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W01	1	SINGLE HUNG	MAIN BUILDING, FRONT FACADE - 1ST FLOOR, ALLEY ELEVATION	H1 J1 S1	5'-6"	9'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W01	1	SINGLE HUNG	MAIN BUILDING, FRONT FACADE - 1ST FLOOR, ALLEY ELEVATION	H1 J1 S1	5'-2"	9'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W01	1	SINGLE HUNG	MAIN BUILDING, FRONT FACADE - 1ST FLOOR, ALLEY ELEVATION	H1 J1 S1	4'-11 1/2"	9'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W01	1	SINGLE HUNG	MAIN BUILDING, FRONT FACADE - 1ST FLOOR, ALLEY ELEVATION	H1 J1 S1	5'-0"	9'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W01	1	SINGLE HUNG	MAIN BUILDING, FRONT FACADE - 1ST FLOOR, ALLEY ELEVATION	H1 J1 S1	5'-2"	9'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W01	1	SINGLE HUNG	MAIN BUILDING, FRONT FACADE - 1ST FLOOR, ALLEY ELEVATION	H1 J1 S1	4'-11 1/2"	9'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W01	1	SINGLE HUNG	MAIN BUILDING, FRONT FACADE - 1ST FLOOR, ALLEY ELEVATION	H1 J1 S1	5'-0"	9'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W01	1	SINGLE HUNG	MAIN BUILDING, FRONT FACADE - 1ST FLOOR, ALLEY ELEVATION	H1 J1 S1	5'-0"	9'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W01	1	SINGLE HUNG	MAIN BUILDING, FRONT FACADE - 1ST FLOOR, ALLEY ELEVATION	H1 J1 S1	5'-0"	9'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W01	1	SINGLE HUNG	MAIN BUILDING, FRONT FACADE - 1ST FLOOR, ALLEY ELEVATION	H1 J1 S1	5'-0"	9'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W01	1	SINGLE HUNG	MAIN BUILDING, FRONT FACADE - 1ST FLOOR, ALLEY ELEVATION	H1 J1 S1	5'-0"	9'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W02	1	SINGLE HUNG	MAIN BUILDING, FRONT FACADE - 2ND & 3RD FLOOR	H2 J2 S2	4'-6"	9'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W02	1	SINGLE HUNG	MAIN BUILDING, FRONT FACADE - 2ND & 3RD FLOOR	H2 J2 S2	4'-6"	9'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W02	1	SINGLE HUNG	MAIN BUILDING, FRONT FACADE - 2ND & 3RD FLOOR	H2 J2 S2	4'-0"	9'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W02	1	SINGLE HUNG	MAIN BUILDING, FRONT FACADE - 2ND & 3RD FLOOR	H2 J2 S2	5'-1"	9'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W02	1	SINGLE HUNG	MAIN BUILDING, FRONT FACADE - 2ND & 3RD FLOOR	H2 J2 S2	5'-1"	9'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W02	1	SINGLE HUNG	MAIN BUILDING, FRONT FACADE - 2ND & 3RD FLOOR	H2 J2 S2	4'-0"	9'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W03	1	SINGLE HUNG	REAR SERVICE BUILDING - 2ND FLOOR	REFINISH EXISTING	3'-2"	4'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W03	1	SINGLE HUNG	REAR SERVICE BUILDING - 2ND FLOOR	REFINISH EXISTING	3'-2"	4'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W03	1	SINGLE HUNG	REAR SERVICE BUILDING - 2ND FLOOR	REFINISH EXISTING	3'-2"	4'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W03	1	SINGLE HUNG	REAR SERVICE BUILDING - 2ND FLOOR	REFINISH EXISTING	3'-2"	4'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W03	1	SINGLE HUNG	REAR SERVICE BUILDING - 2ND FLOOR	REFINISH EXISTING	3'-2"	4'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W03	1	SINGLE HUNG	REAR SERVICE BUILDING - 2ND FLOOR	REFINISH EXISTING	3'-2"	4'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W03	1	SINGLE HUNG	REAR SERVICE BUILDING - 2ND FLOOR	REFINISH EXISTING	3'-2"	4'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W03	1	SINGLE HUNG	REAR SERVICE BUILDING - 2ND FLOOR	REFINISH EXISTING	3'-2"	4'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W05	1	DOUBLE SINGLE HUNG WITH TRANSOM	REAR SERVICE BUILDING - 2ND FLOOR	REFINISH EXISTING	3'-0"	4'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W05	1	DOUBLE SINGLE HUNG WITH TRANSOM	REAR SERVICE BUILDING - 2ND FLOOR	REFINISH EXISTING	3'-0"	4'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W06	1	SINGLE HUNG	MAIN BUILDING - 4TH FLOOR DORMERS	REFINISH EXISTING	3'-0"	4'-6"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W06	1	SINGLE HUNG	MAIN BUILDING - 4TH FLOOR DORMERS	REFINISH EXISTING	3'-0"	4'-6"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W06	1	SINGLE HUNG	MAIN BUILDING - 4TH FLOOR DORMERS	REFINISH EXISTING	3'-0"	4'-6"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W06	1	SINGLE HUNG	MAIN BUILDING - 4TH FLOOR DORMERS	REFINISH EXISTING	3'-0"	4'-6"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W06	1	SINGLE HUNG	MAIN BUILDING - 4TH FLOOR DORMERS	REFINISH EXISTING	3'-0"	4'-6"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W06	1	SINGLE HUNG	MAIN BUILDING - 4TH FLOOR DORMERS	REFINISH EXISTING	3'-0"	4'-6"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W06	1	SINGLE HUNG	MAIN BUILDING - 4TH FLOOR DORMERS	REFINISH EXISTING	3'-0"	4'-6"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W06	1	SINGLE HUNG	MAIN BUILDING - 4TH FLOOR DORMERS	REFINISH EXISTING	3'-0"	4'-6"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
Existing	W07	1	CASEMENT	REAR SERVICE BUILDING - 1ST FLOOR	REFINISH EXISTING	2'-8"	4'-0"	REPAIR/REPLACE/REFINISH MATCH IN LIKE, KIND, SHAPE & SIZE		
New	W08	1	FIXED	MAIN BUILDING REAR ADDITION	H8 J8 S8	3'-2"	4'-0"	NEW CUSTOM WOOD UNIT, PROVIDE SHOP DRAWING PRIOR TO FABRICATION		
New	W08	1	FIXED	MAIN BUILDING REAR ADDITION	H8 J8 S8	3'-2"	4'-0"	NEW CUSTOM WOOD UNIT, PROVIDE SHOP DRAWING PRIOR TO FABRICATION		
New	W08	1	FIXED	MAIN BUILDING REAR ADDITION	H8 J8 S8	3'-2"	4'-0"	NEW CUSTOM WOOD UNIT, PROVIDE SHOP DRAWING PRIOR TO FABRICATION		
New	W08	1	FIXED	MAIN BUILDING REAR ADDITION	H8 J8 S8	3'-2"	4'-0"	NEW CUSTOM WOOD UNIT, PROVIDE SHOP DRAWING PRIOR TO FABRICATION		
New	W08	1	FIXED	MAIN BUILDING REAR ADDITION	H8 J8 S8	3'-2"	4'-0"	NEW CUSTOM WOOD UNIT, PROVIDE SHOP DRAWING PRIOR TO FABRICATION		
Grand total:	46									



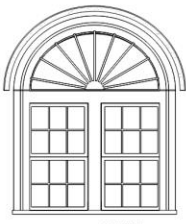
EXTERIOR INTERIOR

**TYPE MARK W03**  
WOOD, 4 OVER & DOUBLE HUNG  
EXISTING WINDOW TO BE REPAIRED IN PLACE IN LIKE/TYPED  
PROVIDE WOOD SHOP DRAWING IF WINDOW NEEDS TO BE FULLY RESULT



EXTERIOR INTERIOR

**TYPE MARK W04**  
WOOD, CASEMENT  
EXISTING WINDOW TO BE REPAIRED IN PLACE IN LIKE/TYPED  
PROVIDE WOOD SHOP DRAWING IF WINDOW NEEDS TO BE FULLY RESULT



EXTERIOR



INTERIOR

**TYPE MARK W05**  
EXISTING WINDOW TO BE REPAIRED IN PLACE IN LIKE/TYPED  
PROVIDE WOOD SHOP DRAWING IF WINDOW NEEDS TO BE FULLY RESULT



EXTERIOR INTERIOR

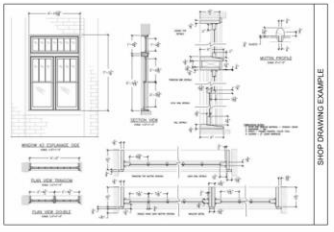
**TYPE MARK W06**  
WOOD, DOUBLE HUNG  
EXISTING WINDOW TO BE REPAIRED IN PLACE IN LIKE/TYPED  
PROVIDE WOOD SHOP DRAWING IF WINDOW NEEDS TO BE FULLY RESULT



EXTERIOR INTERIOR

**TYPE MARK W07**  
WOOD, CASEMENT  
EXISTING WINDOW TO BE REPAIRED IN PLACE IN LIKE/TYPED  
PROVIDE WOOD SHOP DRAWING IF WINDOW NEEDS TO BE FULLY RESULT

**CONTRACTOR MUST PROVIDED DOOR/WINDOW WOOD FABRICATION SHOP DRAWINGS**  
THESE SHOP DRAWINGS MUST BE APPROVED BY THE ARCHITECT AND NEW ORLEANS VIEUX CARRÉ COMMISSION (V.C.C.) COMPLETE WITH OFFICIAL STAMPS PRIOR TO THE FABRICATION OR INSTALLATION OF ANY UNITS.  
WINDOW DESIGN AND DIMENSIONS:  
PROVIDE DETAILED SHOP DRAWINGS MATCHING THE EXISTING HISTORICAL WINDOW DESIGN, INCLUDING MEASUREMENTS FOR HEIGHT, WIDTH, AND THICKNESS OF THE FRAME, SASHES, PROFILES, MOLDING, AND MUTNS AS APPLICABLE. SPECIFY THE TYPE OF WINDOW (E.G. DOUBLE HUNG, CASEMENT, FIXED) AND THE NUMBER OF PANE(S) (IF APPLICABLE) ALL GLAZING TO BE 1/8" CLEAR. NEW UNITS SHOULD FIT EXISTING OPENINGS.  
MATERIALS:  
STATE THE TYPE OF WOOD SPECIES TO BE USED FOR THE NEW CUSTOM WINDOWS. THIS SHOULD MATCH THE WOOD SPECIES USED IN THE HISTORICAL WINDOWS TO MAINTAIN CONSISTENCY AND AUTHENTICITY. SPECIFY ANY OTHER MATERIALS REQUIRED FOR CONSTRUCTION, SUCH AS HARDWARE, GLAZING, AND WEATHERSTRIPPING.

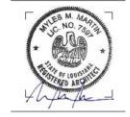


**WOOD AND DOOR SHOP DRAWING REQUIREMENTS**

WINDOW TYPES - REPAIR IN PLACE

21\_L\_113  
 327-329 BOURBON RESTORATION & RENOVATION  
 327 & 329 BOURBON ST.  
 NEW ORLEANS, LA 70130

# TYPE (SEE CHANGE LOG) \_\_\_\_\_ DATE \_\_\_\_\_



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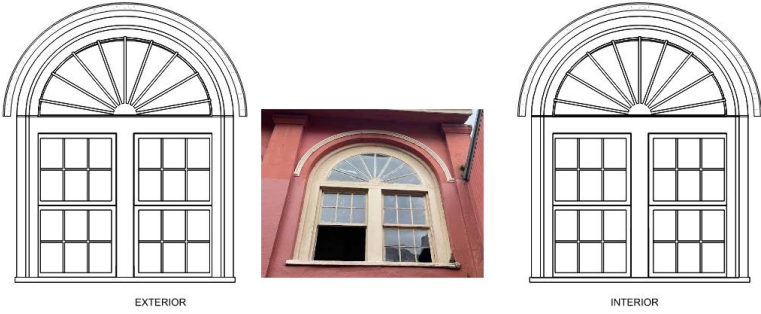
**A8.1**  
WINDOWS SCHEDULES & ELEVATIONS





TYPE MARK <b>W03</b>	WOOD, 6 OVER 6 DOUBLE HUNG	EXISTING WINDOW TO BE REPAIRED IN PLACE IN LIKE/TYPE/KIND PROVIDE WOOD SHOP DRAWING IF WINDOW NEEDS TO BE FULLY REBUILT
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TYPE MARK <b>W04</b>	WOOD, CASEMENT	EXISTING WINDOW TO BE REPAIRED IN PLACE IN LIKE/TYPE/KIND PROVIDE WOOD SHOP DRAWING IF WINDOW NEEDS TO BE FULLY REBUILT
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TYPE MARK <b>W05</b>		EXISTING WINDOW TO BE REPAIRED IN PLACE IN LIKE/TYPE/KIND PROVIDE WOOD SHOP DRAWING IF WINDOW NEEDS TO BE FULLY REBUILT
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WINDOW TYPES - REPAIR IN PLACE



TYPE MARK <b>W06</b>	WOOD, DOUBLE HUNG	EXISTING WINDOW TO BE REPAIRED IN PLACE IN LIKE/TYPE/KIND PROVIDE WOOD SHOP DRAWING IF WINDOW NEEDS TO BE FULLY REBUILT
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TYPE MARK <b>W07</b>	WOOD, CASEMENT	EXISTING WINDOW TO BE REPAIRED IN PLACE IN LIKE/TYPE/KIND PROVIDE WOOD SHOP DRAWING IF WINDOW NEEDS TO BE FULLY REBUILT
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**CONTRACTOR MUST PROVIDE DOOR/WINDOW WOOD FABRICATION SHOP DRAWINGS**

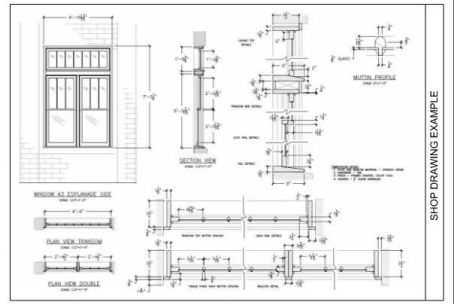
THESE SHOP DRAWINGS MUST BE APPROVED BY THE ARCHITECT AND NEW ORLEANS VIEUX CARRÉ COMMISSION (V.C.C.) COMPLETE WITH OFFICIAL STAMPS PRIOR TO THE FABRICATION OR INSTALLATION OF ANY UNITS.

WINDOW DESIGN AND DIMENSIONS:

PROVIDE DETAILED SHOP DRAWINGS MATCHING THE EXISTING HISTORICAL WINDOW DESIGN, INCLUDING MEASUREMENTS FOR HEIGHT, WIDTH, AND THICKNESS OF THE FRAME, SASHES, PROFILES, MOLDING, AND MUTINS AS APPLICABLE. SPECIFY THE TYPE OF WINDOW (E.G., DOUBLE-HUNG, CASEMENT, FIXED) AND THE NUMBER OF PANE(S) (IF APPLICABLE). ALL GLAZING TO BE 1/8" CLEAR. NEW UNITS SHOULD FIT EXISTING OPENINGS.

MATERIALS:

STATE THE TYPE OF WOOD SPECIES TO BE USED FOR THE NEW CUSTOM WINDOWS. THIS SHOULD MATCH THE WOOD SPECIES USED IN THE HISTORICAL WINDOWS TO MAINTAIN CONSISTENCY AND AUTHENTICITY. SPECIFY ANY OTHER MATERIALS REQUIRED FOR CONSTRUCTION, SUCH AS HARDWARE, GLAZING, AND WEATHERSTRIPPING.



WINDOW AND DOOR SHOP DRAWING REQUIREMENTS

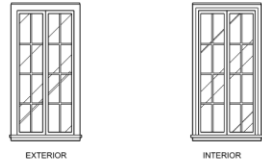
21_113	DATE	
327-	TYPE (SEE CHANGE LOG)	
327-293 BY		
NEW ORL		



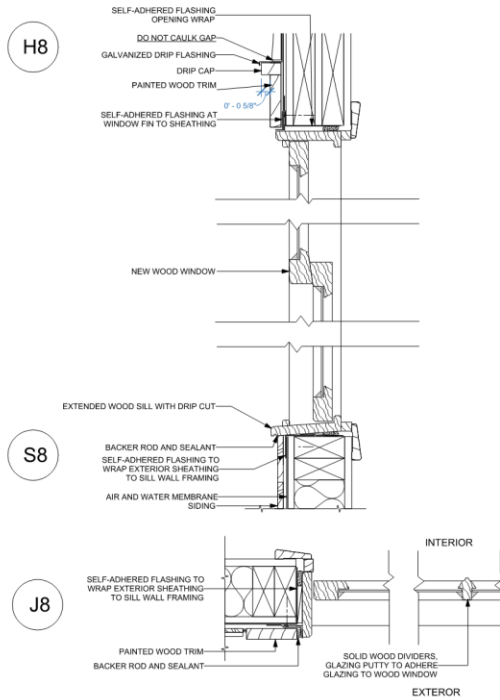
PERMIT SET  
ISSUED 01/08/24

**A8.1**  
WINDOWS  
SCHEDULES &  
ELEVATIONS

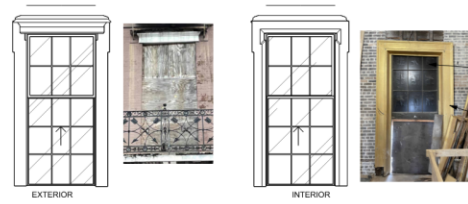




TYPE MARK	WOOD CASEMENT	EXISTING WINDOW TO BE REPAIRED IN PLACE IN LIKE TYPE/KIND PROVIDE WOOD SHOP DRAWING IF WINDOW NEEDS TO BE FULLY REBUILT
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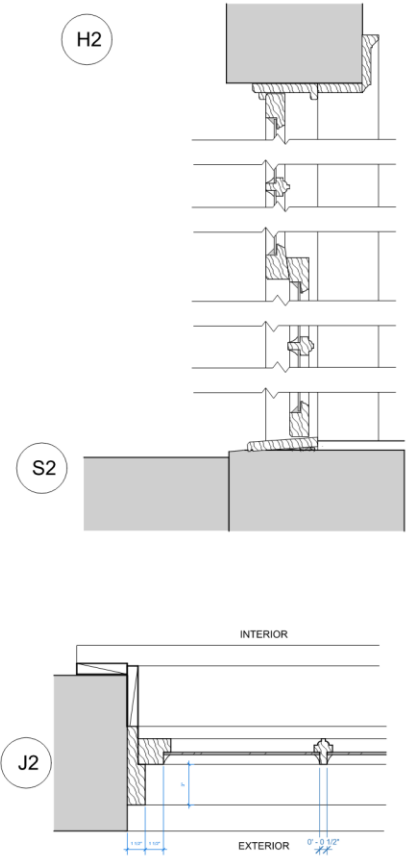


1 WINDOW DETAILS - NEW UNIT, WOOD DBL HUNG  
 EXISTING OPENING  
 3" = 1'-0"



TYPE MARK	WOOD, & OVER 1 SINGLE HUNG	EXISTING WINDOW TO BE REPAIRED IN PLACE IN LIKE TYPE/KIND PROVIDE WOOD SHOP DRAWING IF WINDOW NEEDS TO BE FULLY REBUILT
-----------	----------------------------	--

RESTORE/REBUILD WOOD WINDOW TO MATCH EXISTING WOOD WINDOW IN LIKE TYPE, & KIND  
 RESTORE/REBUILD WOOD WINDOW TRIM IN LIKE TYPE, & KIND (SEE WINDOW WEG FOR DOCUMENTATION)

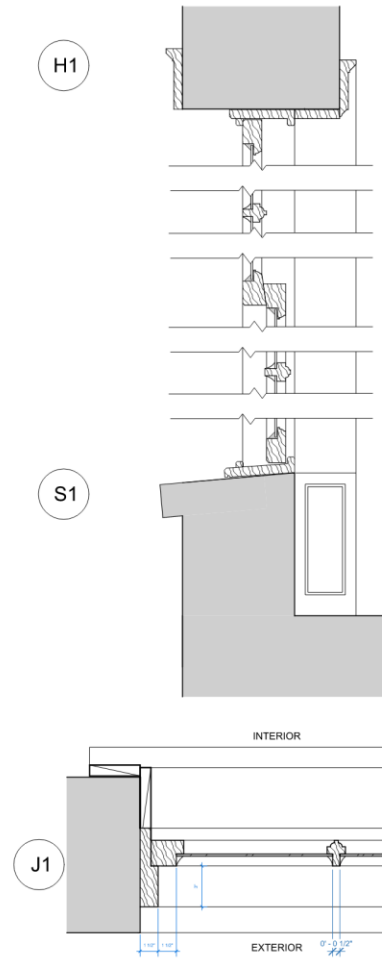


3 WINDOW J2 H2 S2  
 3" = 1'-0"



TYPE MARK	WOOD, & OVER 4 DOUBLE HUNG	EXISTING WINDOW TO BE REPAIRED IN PLACE IN LIKE TYPE/KIND PROVIDE WOOD SHOP DRAWING IF WINDOW NEEDS TO BE FULLY REBUILT
-----------	----------------------------	--

RESTORE/REBUILD WOOD WINDOW TO MATCH EXISTING WOOD WINDOW IN LIKE TYPE, & KIND  
 RESTORE/REBUILD WOOD WINDOW TRIM IN LIKE TYPE, & KIND (SEE WINDOW WEG FOR DOCUMENTATION)  
 EXISTING WOOD INSET PANELING TO BE RESTORED AT BASE OF WINDOW



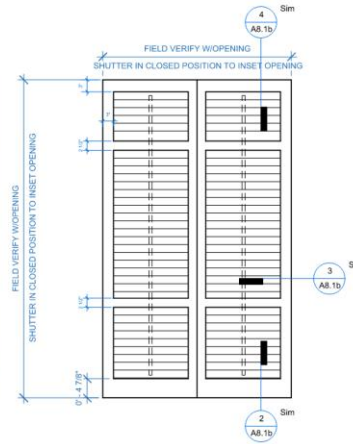
2 WINDOW J1 H1 S1  
 3" = 1'-0"

DATE	21_113
TYPE (SEE CHANGE LOG)	
#	

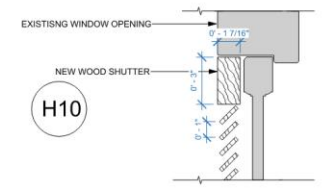
M3 DESIGN GROUP  
 3339 SHINE ST. #101, LA 70011 (504) 496-8999  
 WWW.M3DESIGNGROUP.COM

PERMIT SET  
 ISSUED 01/08/24

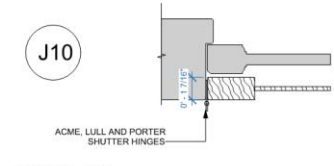
**A8.1a**  
 WINDOWS  
 DETAILS



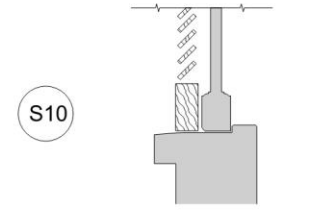
1 SHUTTER ELEVATION  
3/4" = 1'-0"



4 SHUTTER - HEAD  
3" = 1'-0"



3 SHUTTER - JAMB  
3" = 1'-0"



2 SHUTTER - SILL S10  
3" = 1'-0"

21\_113  
 DATE  
 TYPE (SEE CHANGE LOG)  
 327-329 BOURBON RESTORATION & RENOVATION  
 327-329 BOURBON ST  
 NEW ORLEANS, LA 70130

#	DATE	TYPE (SEE CHANGE LOG)

  
**M3 DESIGN GROUP**  
3238 BARRIS ST. | NO. LA. 70119 | (504) 585-8800  
 WWW.M3DESIGNGROUP.COM  
 PERMIT SET  
 ISSUED 01/08/24

**A8.1b**  
WINDOWS  
DETAILS

February 21, 2024



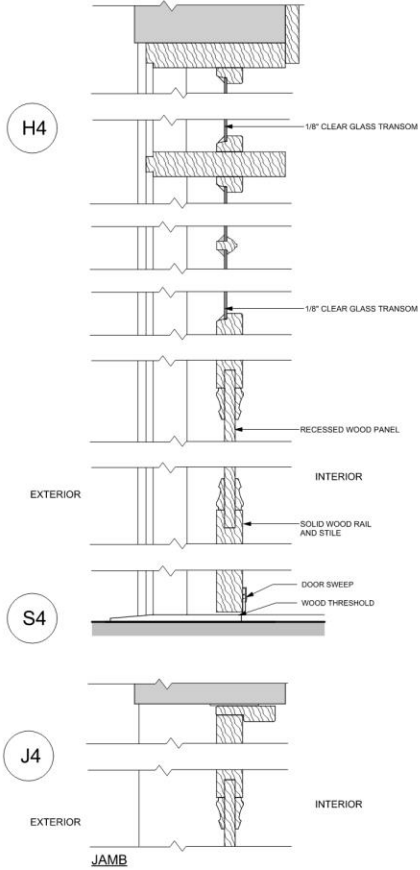
327 Bourbon  
Vieux Carré Commission





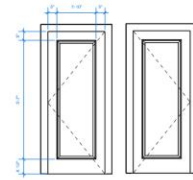
TYPE MARK **D03** WOOD DOUBLE DOOR WITH UPPER GLAZING TRANSOM  
EXISTING WINDOW TO BE REPAIRED IN PLACE IN LIKE/TYPENKD  
PROVIDE WOOD SHOP DRAWING IF WINDOW NEEDS TO BE FULLY REBUILT

TYPE MARK **D03a** WOOD CONVERTED DOUBLE DOOR ISM REQUIRED EGRESS TO SINGLE DRING WITH UPPER GLAZING TRANSOM  
EXISTING WINDOW TO BE REPAIRED IN PLACE IN LIKE/TYPENKD  
PROVIDE WOOD SHOP DRAWING IF WINDOW NEEDS TO BE FULLY REBUILT

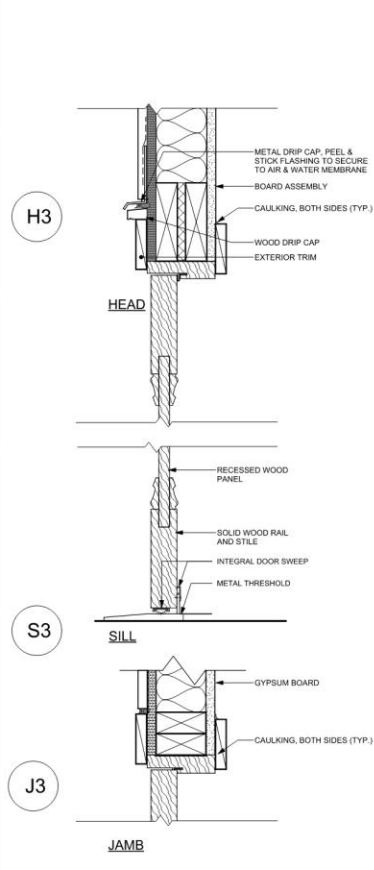


5 | MAIN REAR INFILL  
3" = 1'-0"

NEW DOOR AT SERVICE ELLE



TYPE MARK **D04** WOOD 1 PANEL  
EXISTING WINDOW TO BE REPAIRED IN PLACE IN LIKE/TYPENKD  
PROVIDE WOOD SHOP DRAWING IF WINDOW NEEDS TO BE FULLY REBUILT

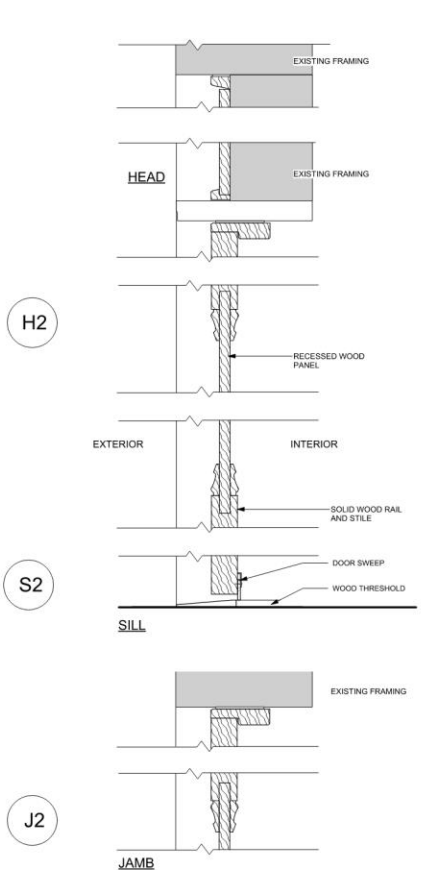


3 | EXTERIOR DOOR  
3" = 1'-0"

NEW DOOR AT STUCCO EXTERIOR VESTIBULE, REAR ENTRY



TYPE MARK **D17** WOOD SINGLE SINGLE & DOUBLE W/ ARCHED PANEL TRANSOM  
EXISTING WINDOW TO BE REPAIRED IN PLACE IN LIKE/TYPENKD  
PROVIDE WOOD SHOP DRAWING IF WINDOW NEEDS TO BE FULLY REBUILT



6 | REAR BUILDING  
3" = 1'-0"

NEW DOOR AT REAR CARRIAGE BUILDING

327-329 BOURBON RESTORATION & RENOVATION  
327-329 BOURBON ST  
NEW ORLEANS, LA 70130

21\_113

DATE

# TYPE (SEE CHANGE LOG)



M3 DESIGN GROUP

2024 BOARD OF ARCHITECTS - REG. NO. 101214

WWW.M3DESIGNGROUP.COM

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A8.2a

DOOR DETAILS - EXTERIOR







**1014 St. Philip**



1014 St Philip

Vieux Carré Commission

February 21, 2024





1014 St Philip

Vieux Carré Commission

February 21, 2024





1014 St Philip

Vieux Carré Commission

February 21, 2024





1014 St Philip

Vieux Carré Commission

February 21, 2024





1014 St Philip

Vieux Carré Commission

February 21, 2024







1014 St Philip

Vieux Carré Commission

February 21, 2024





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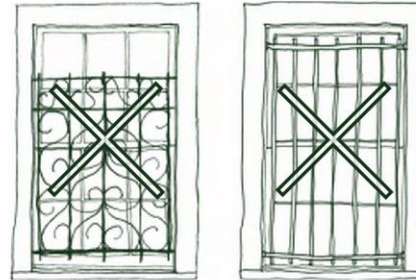


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Vieux Carré Commission

February 21, 2024





The installation of a metal security grille is not appropriate on the exterior of a window in the Vieux Carré. If a metal bar or grille is installed on the interior, it should be sized to fit the opening and aligned with frames and muntins with a simple barrier grille and no decoration.

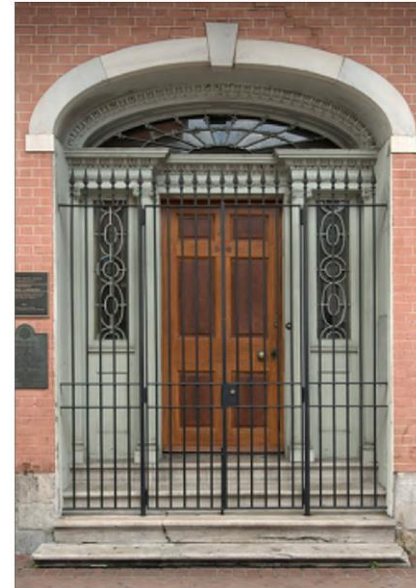
**WINDOW & DOOR SECURITY**

Traditionally, one of the best means of securing a property in the Vieux Carré was to close its shutters or install night blinds. Closed louvered shutters provide an additional level of security and privacy while allowing a window to be opened for light and ventilation. More recently, re-glazing, particularly with tempered glass, has been used as a deterrent, providing a barrier that is difficult to break. An electronic security system that includes cameras and/or warning device, such as a motion sensor, can be installed at a door or window without altering the historic appearance of a building's exterior. When installing an exterior device, it should be as small and discrete as possible and wiring should be concealed and not mounted to the face of the building, and wireless.

Refer to *Security at Walls, Fences & Gates, Guidelines for Site Elements & Courtyards*, page 10-6; *Security Cameras, Guidelines for Lighting & Security Cameras*, page 11-10; and *Storefront Security, Guidelines for Storefronts*, page 13-10.

An exterior metal grille is only permitted at a doorway with an exterior vestibule at least 18-inches in depth. The VCC does not allow the installation of a metal grille on the exterior of any window or any door alcove with a depth of less than 18-inches. If a property owner would like to install a metal grille on a window or a door, it must be installed at the interior of the window sash or doorway and it is recommended that the bars or grille should be properly sized to fit the opening and align with the frame opening and muntin configuration.

Abandoned security tape on windows should be removed.



The security gate is sized to fit the opening and aligns with frames and muntins with a simple barrier grille and no decoration. The decorative fanlight transom remains visible.

**WINDOW & DOOR SECURITY GUIDE**

**THE VCC RECOMMENDS:**

- Utilizing historic security devices such as shutters and night blinds
- Minimizing the size, number and visibility of modern exterior security devices
- Removing an abandoned modern security device such as reflective metal security tape at a window

**THE VCC DOES NOT ALLOW:**

- Installing an exterior metal security grille on a window or door (except a door with an exterior vestibule or alcove at least 18-inches deep)
- Exposing exterior wiring, conduit or junction box associated with a security or similar device

**Window & Door Security Review**

Install an appropriate or unobtrusive security device

**1 2 3** Staff

Install an exterior bar, grille or other security device

**1 2 3** Architectural Committee



## WINDOW & DOOR SECURITY GUIDE

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Install an appropriate or unobtrusive security device

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Install an exterior bar, grille or other security device

**1 2 3** Architectural Committee

*Vieux Carré Commission – Guidelines for Windows & Doors 07-19*





1. 1014 Saint Philip Street. - Site



3. 940 Saint Louis St



2. 937 Saint Louis St



4. 828 Burgundy St

17-01110-VCCNOP

17-01110-VCCNOP

1014 St Philip – submitted by applicant

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5. 928 & 930 Burgundy St



9. 1209 Burgundy St



6. 934 Burgundy St



10. 938 Esplanade Ave.

17-01110-VCCNOP

17-01110-VCCNOP

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13. 1017 Saint Philip St



23. 1200 Charters St



14. 1001 Saint Philip St



24. 1301 Charters St

17-01110-VCCNOP

17-01110-VCCNOP

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25. 626 & 628 Kerlerec St



31. 911 Dauphine St



26. 831 Esplanade Ave



32. 924 Burgundy St

17-01110-VCCNOP

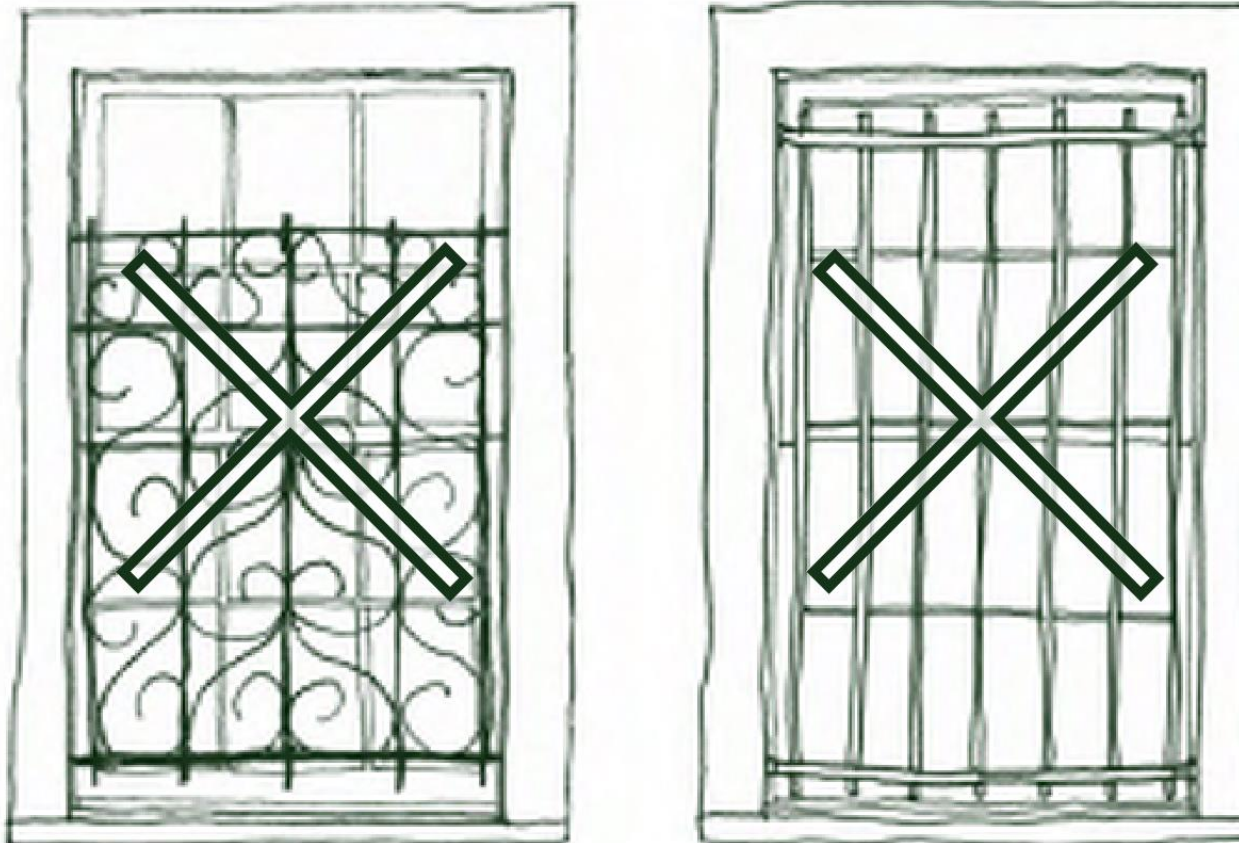
17-01110-VCCNOP

1014 St Philip – submitted by applicant

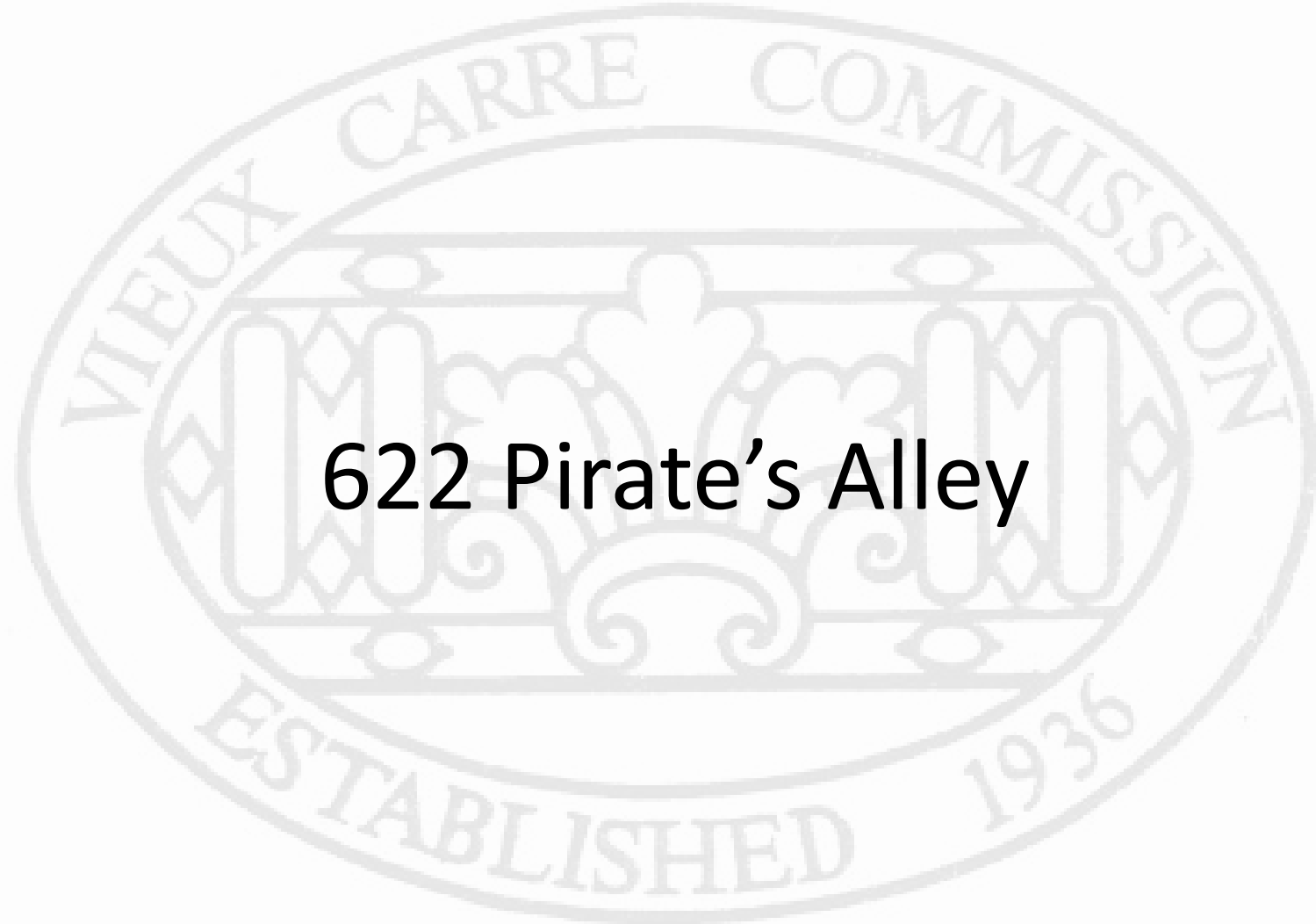
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# 622 Pirate's Alley



## 622 Pirates Alley

Vieux Carré Commission

February 21, 2024





622 Pirates Alley

Vieux Carré Commission

February 21, 2024





622 Pirates Alley

Vieux Carré Commission

February 21, 2024





622 Pirates Alley

Vieux Carré Commission

February 21, 2024







622 Pirates Alley

Vieux Carré Commission

February 21, 2024





622 Pirates Alley – 2012





622 Pirates Alley – 2024





622 Pirates Alley – 2024





622 Pirates Alley

Vieux Carré Commission

February 21, 2024





622 Pirates Alley

Vieux Carré Commission

February 21, 2024





622 Pirates Alley

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622 Pirates Alley

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622 Pirates Alley

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622 Pirates Alley

Vieux Carré Commission

February 21, 2024





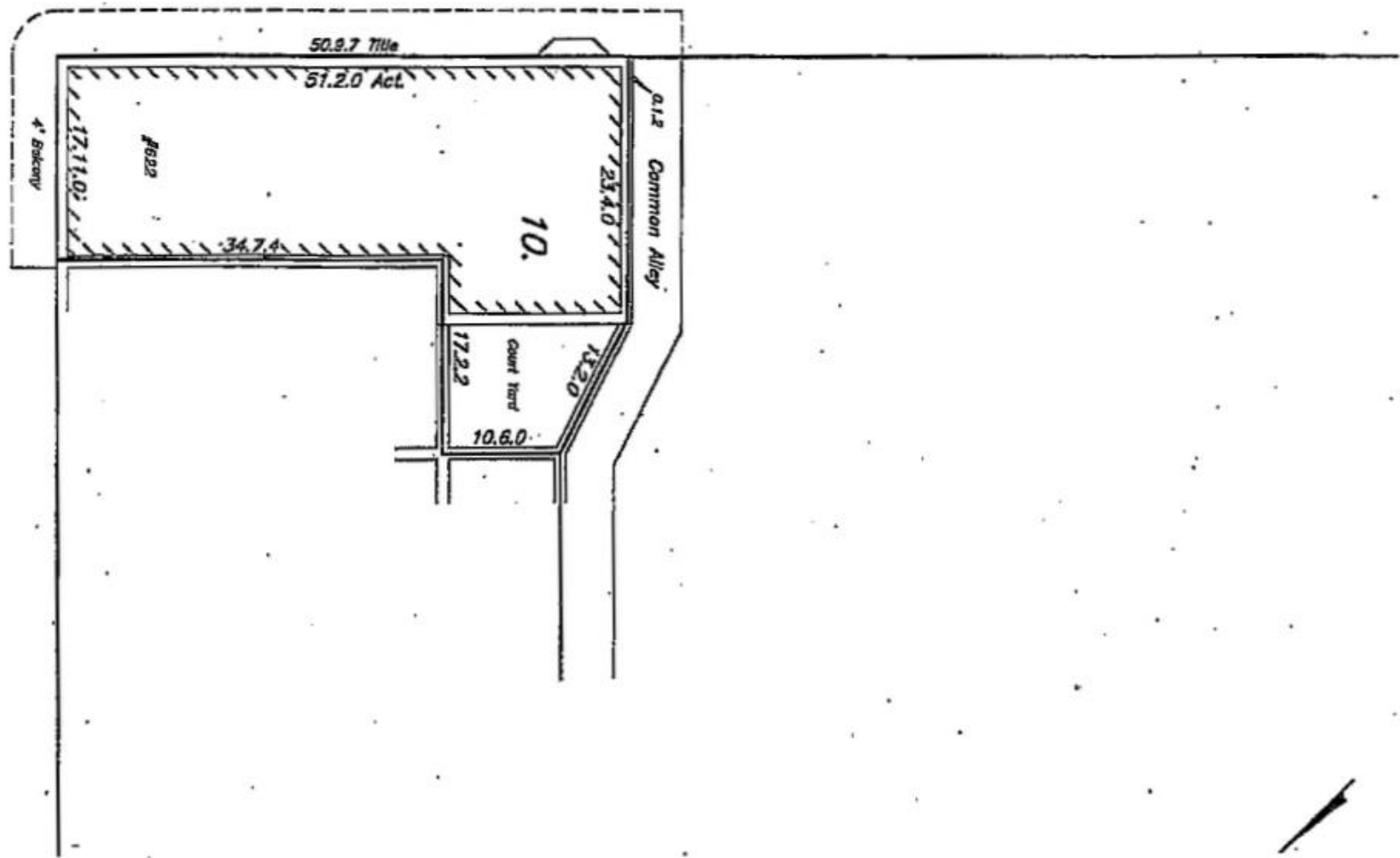
622 Pirates Alley

Vieux Carré Commission

February 21, 2024

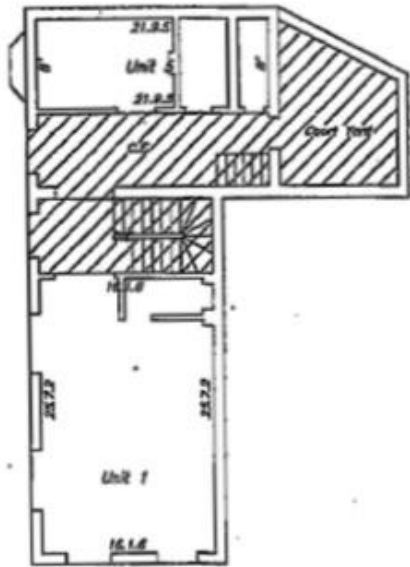


CABILDO ALLEY  
(Late Exchange Alley)

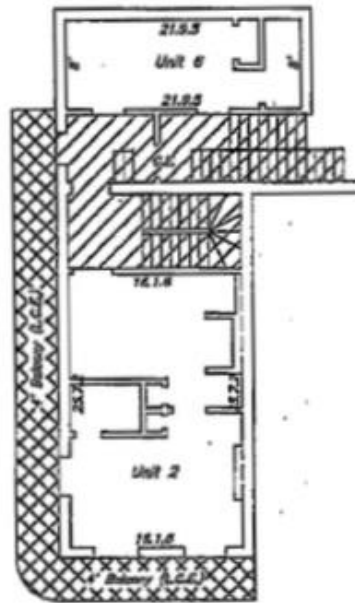


622 Pirates Alley – 2000 survey

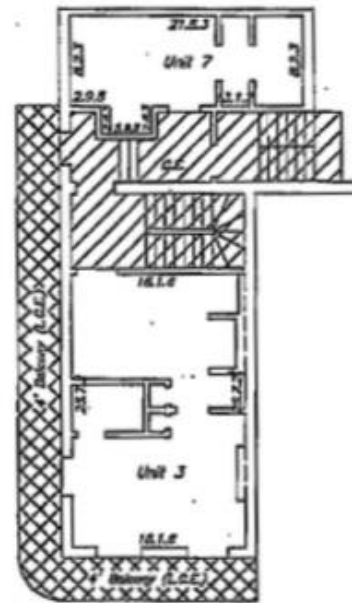




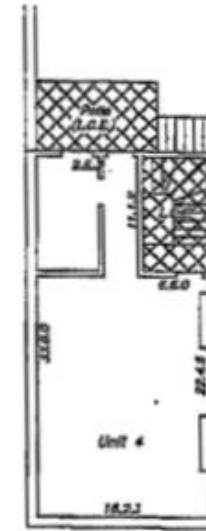
First Floor



Second Floor



Third Floor



Fourth Floor



THE DIMENSIONS AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE RESTRICTIONS AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH TO COMPLETE THE JOB FOR THIS SURVEY.

THE FEDERAL GOVERNMENT ACKNOWLEDGES THIS SURVEY WAS MADE BY THE ABOVE PROPERTY IS LOCATED IN FA ZONE 'B'

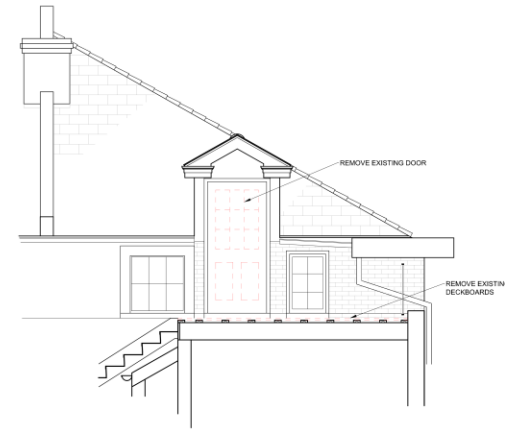
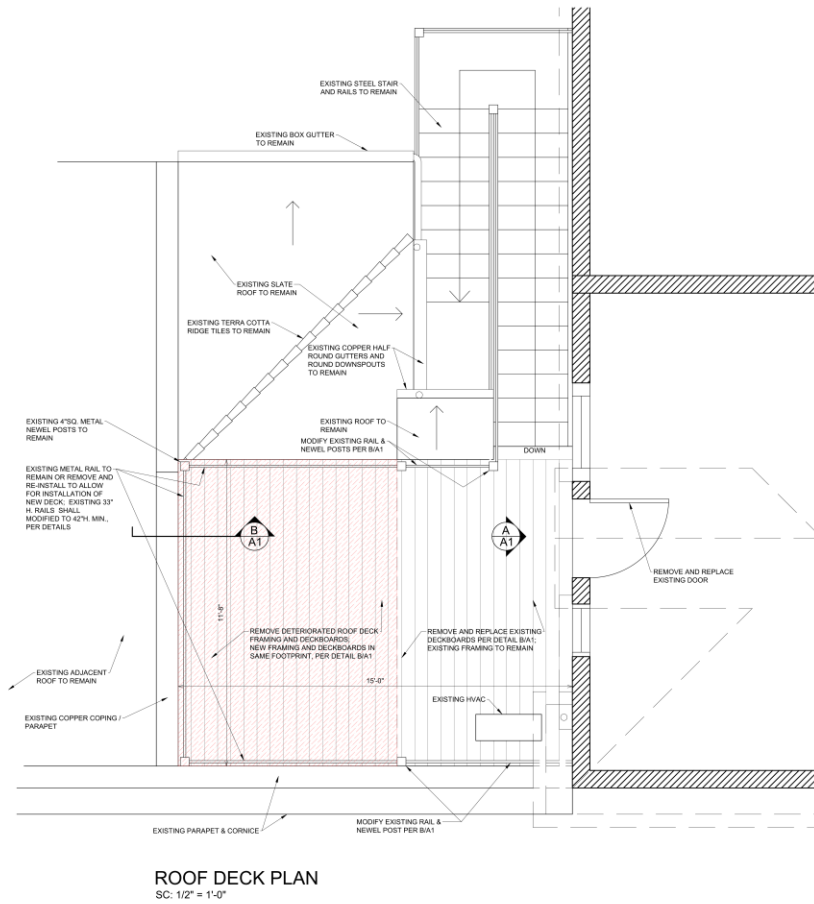
Date: October 16, 2000 Scale: 1" = 10'

This plot represents an actual ground survey made by me or under my supervision and control and meets the requirements for the Minimum Standards Property Boundary Surveys as found in Louisiana Administrative Code TITLE 4, Chapter 25 for a Class "A" survey. Made at the request of Finis Shelhut.

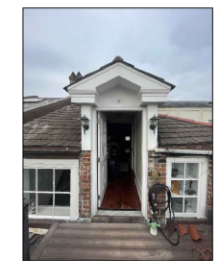
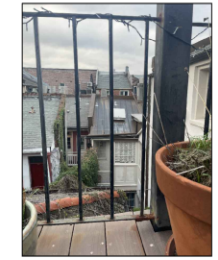
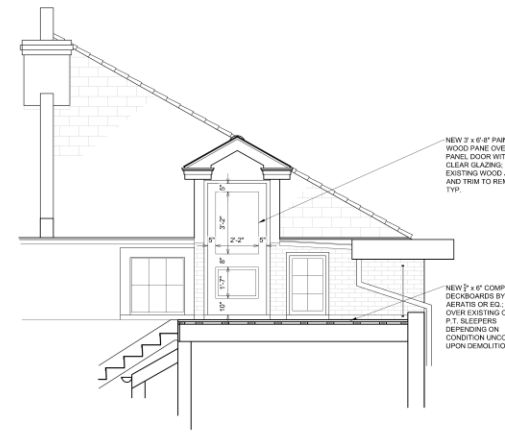
Gilbert, Kelly & Couture, Inc., Surveying & Engineering  
2121 N. Causeway Blvd., Metairie LA 70001

Unit 1	413.44	Sq. Ft.	18.35%
Unit 2	413.44	Sq. Ft.	18.35%
Unit 3	413.44	Sq. Ft.	18.35%
Unit 4	470.55	Sq. Ft.	20.88%
Unit 5	174.40	Sq. Ft.	7.74%
Unit 6	174.40	Sq. Ft.	7.74%
Unit 7	183.60	Sq. Ft.	8.53%





**EXISTING ELEVATION**  
SC: 3/8" = 1'-0"

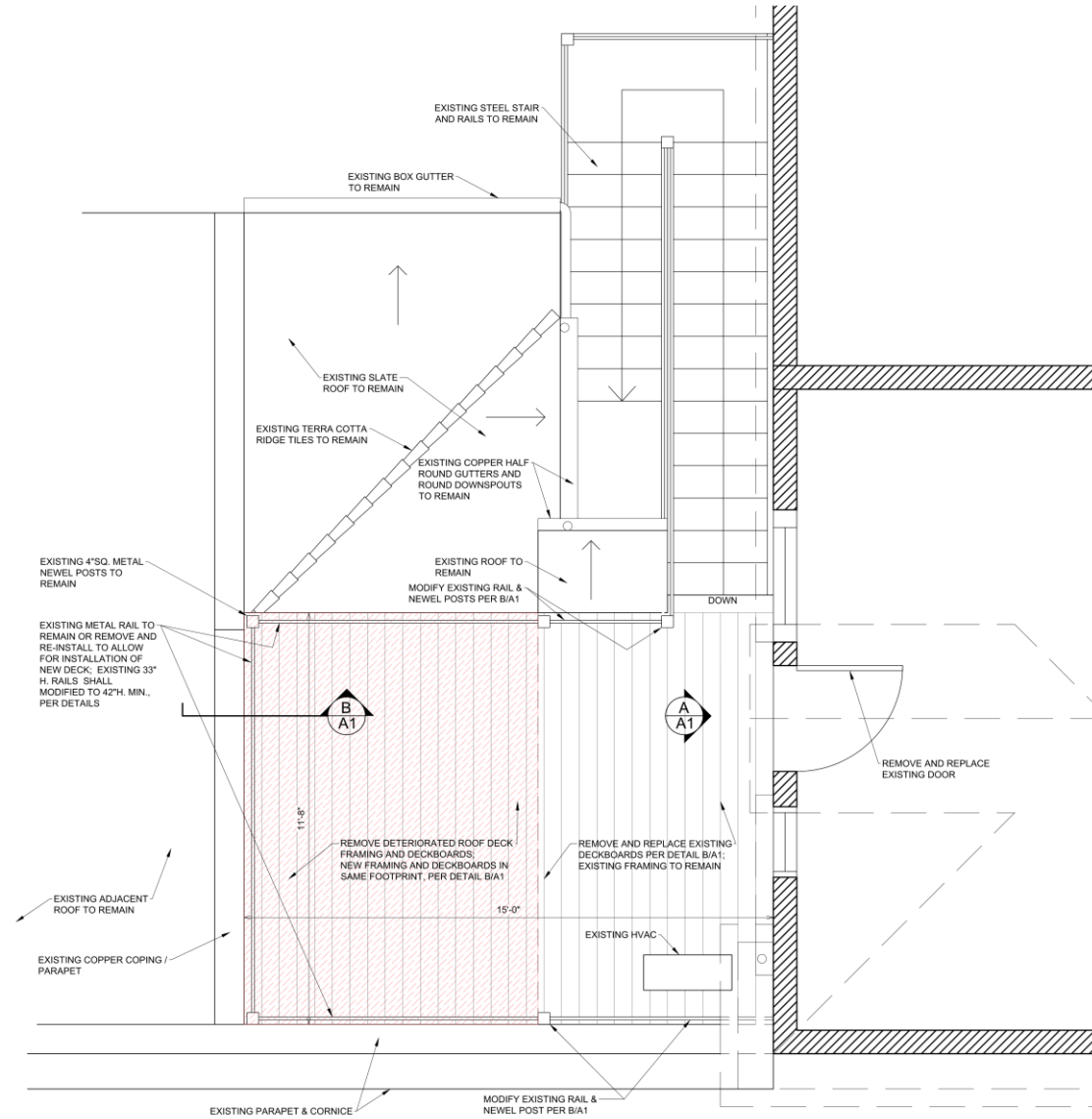


ROOF DECK MODIFICATIONS  
622 PIRATE'S ALLEY  
New Orleans, Louisiana 70116

**LKHarmon Architects**  
A Professional Architectural Corporation  
8228 Armande Boulevard  
New Orleans, Louisiana 70124  
504.485.8979 [lkharmon@lkharmonarchitect.com](mailto:lkharmon@lkharmonarchitect.com)

DATE: 02/21/2024  
3/15/2024 2:00PM  
A1  
LKH#5623

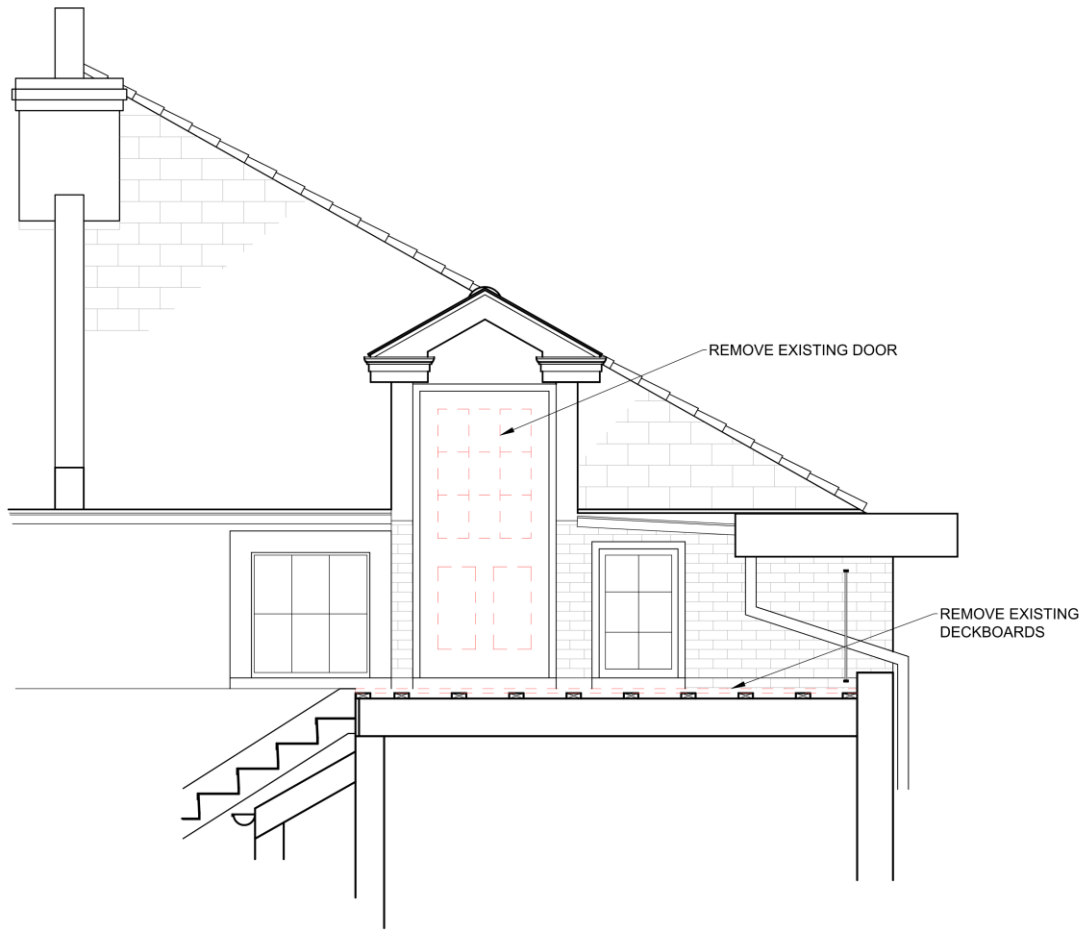




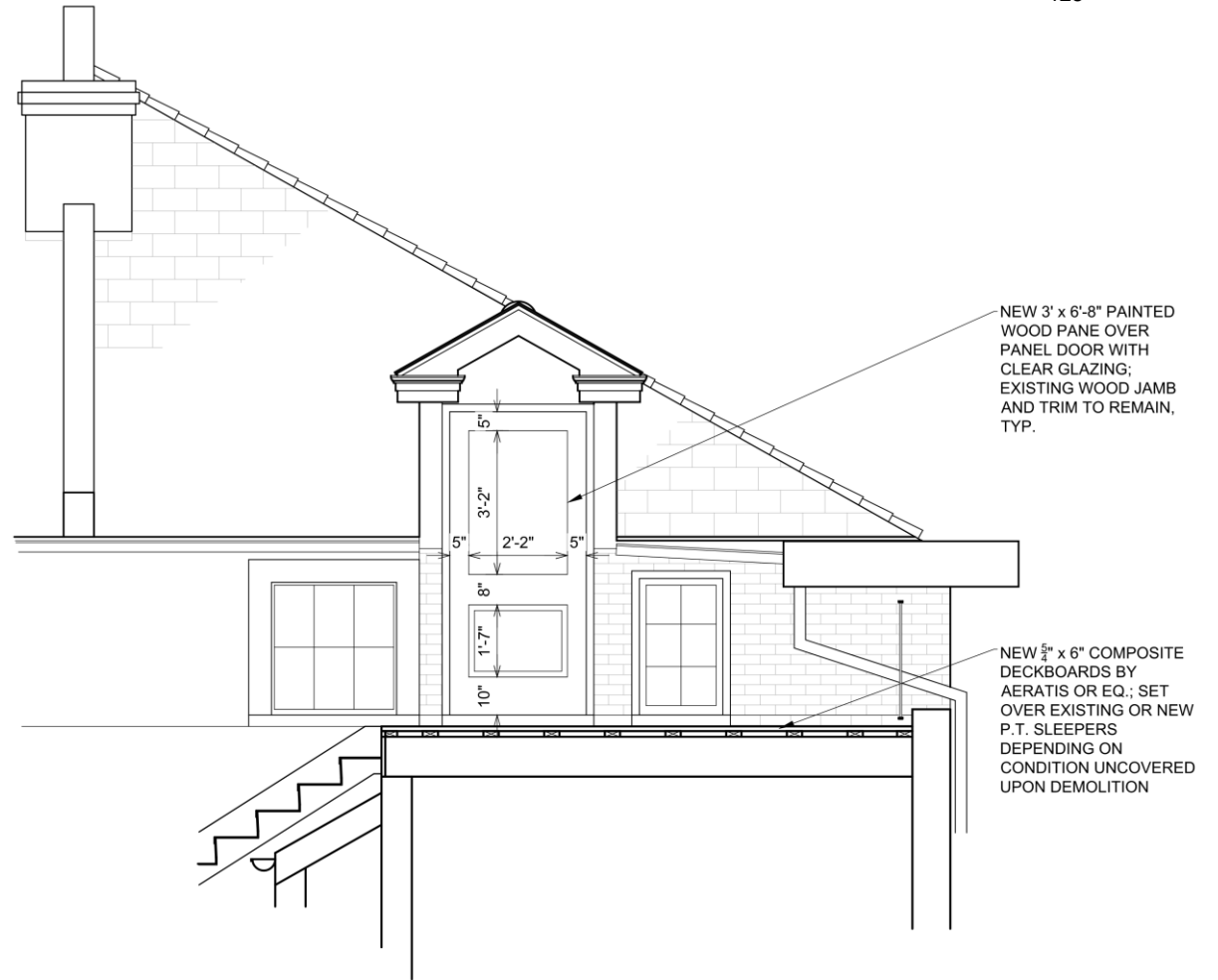
ROOF DECK PLAN

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





**EXISTING ELEVATION**  
 A  
 A1 SC: 3/8" = 1'-0"



**PROPOSED ELEVATION**  
 A  
 A1 SC: 3/8" = 1'-0"



