



Vieux Carré Commission Meeting

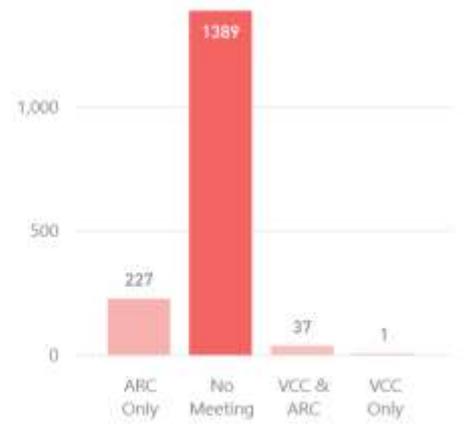
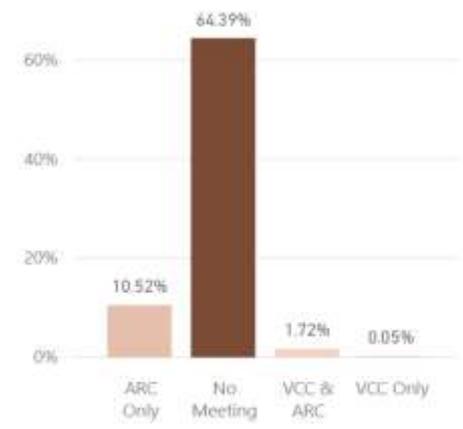
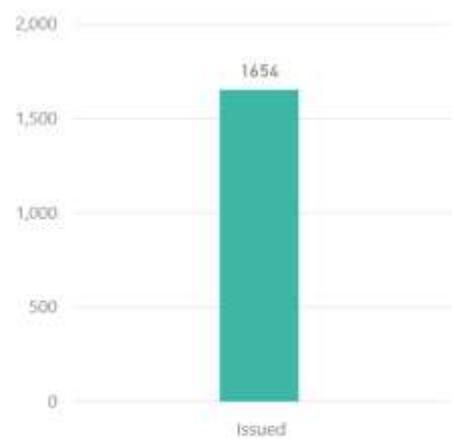
Wednesday,
October 3, 2018



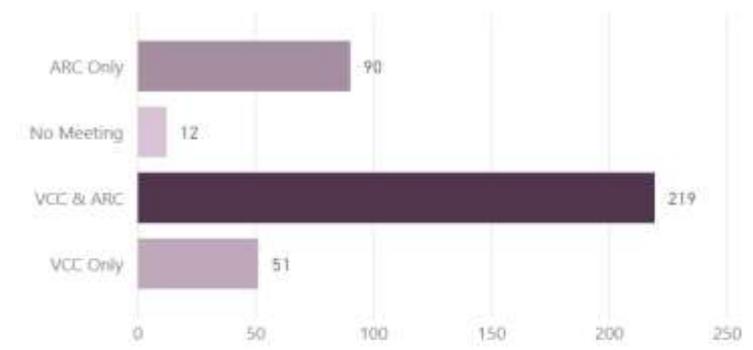
Chairman's Report



Director's report



Average Days Open and Average Days Open by Meetings



Filing Date



Type

- VCC Banner
- VCC General Work
- VCC Paint
- VCC Sign

Meetings

- Arc Only
- No Meeting

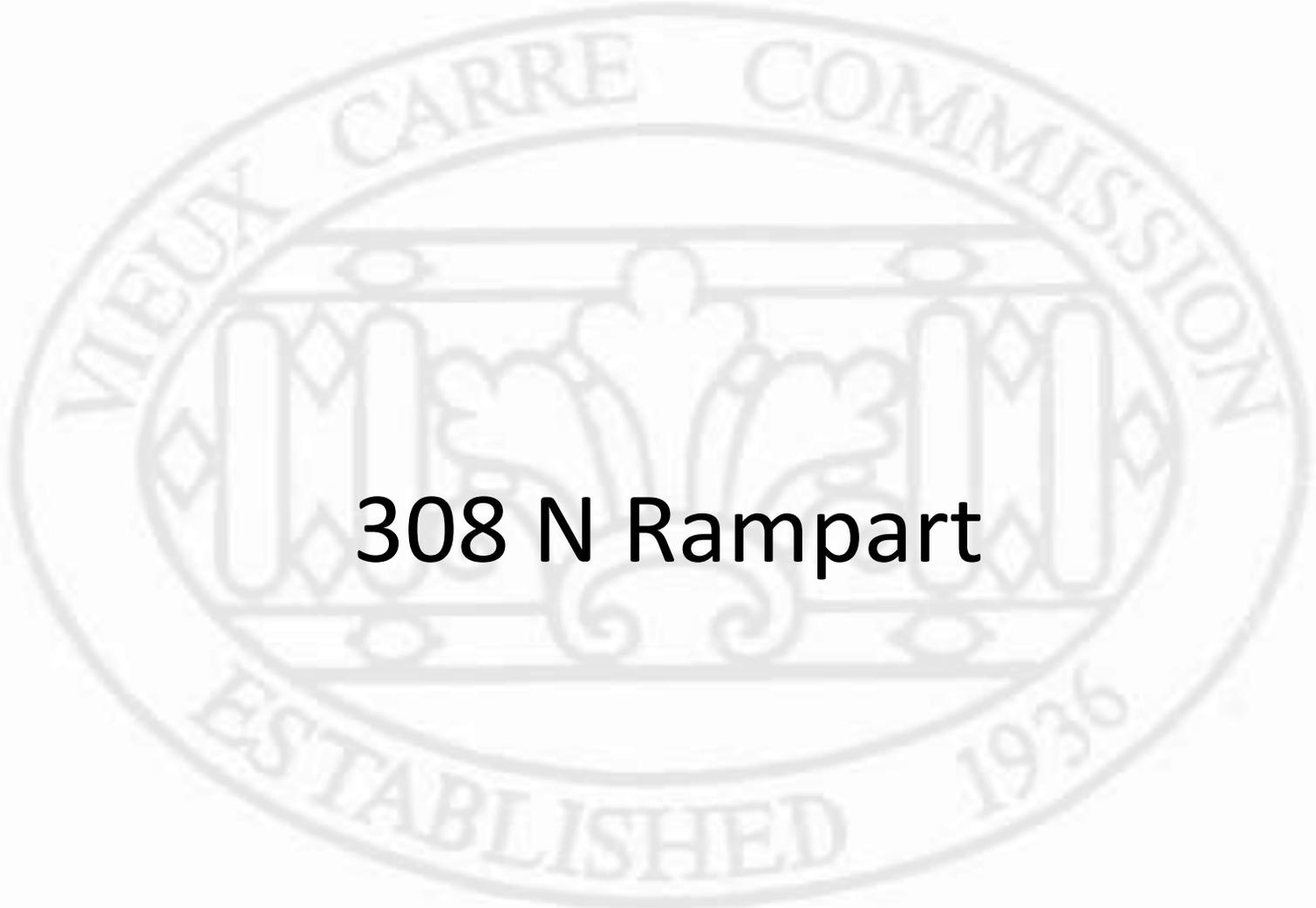
Issued

- Issued
- Not Issued

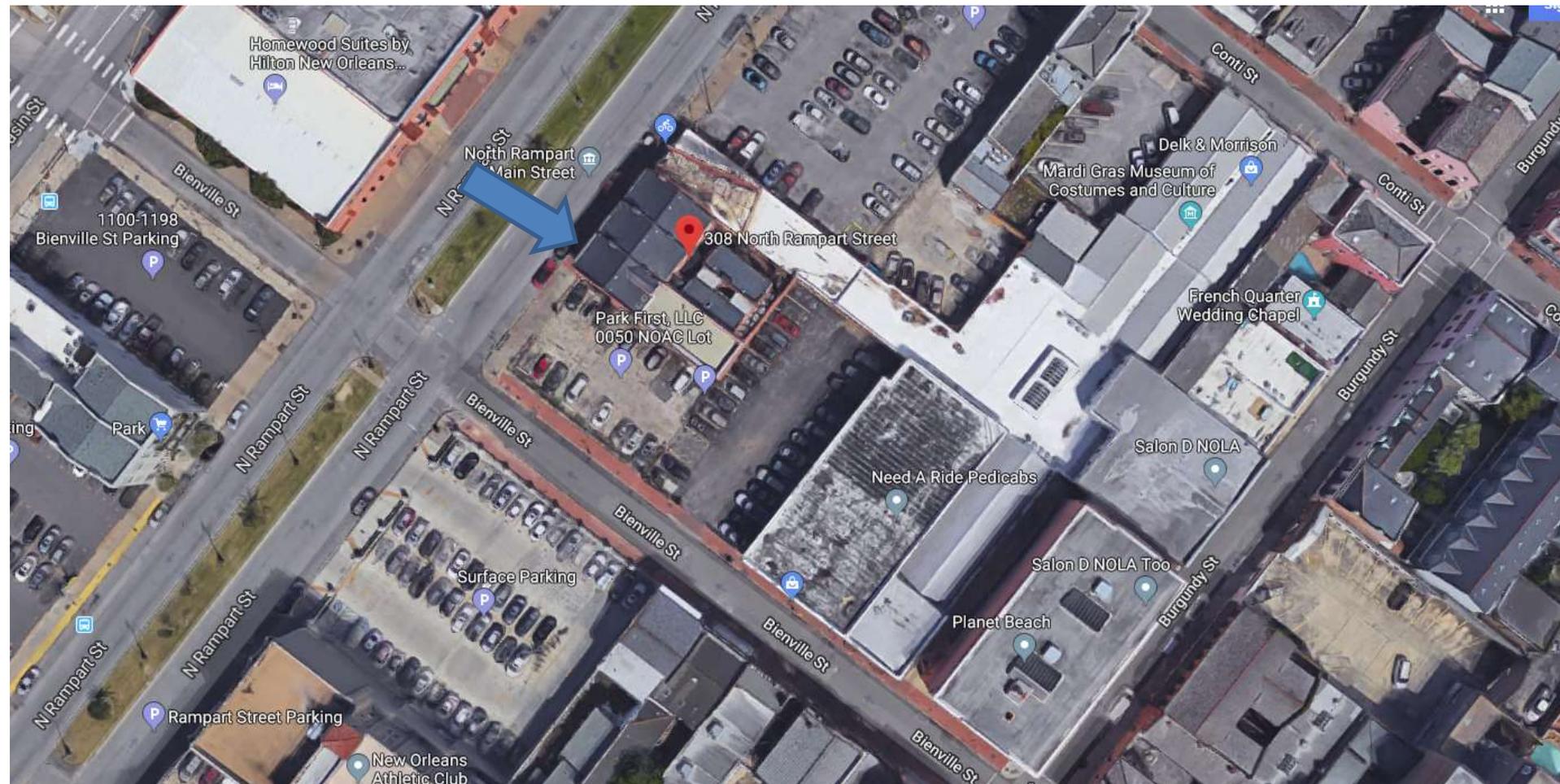




Change of Use



308 N Rampart

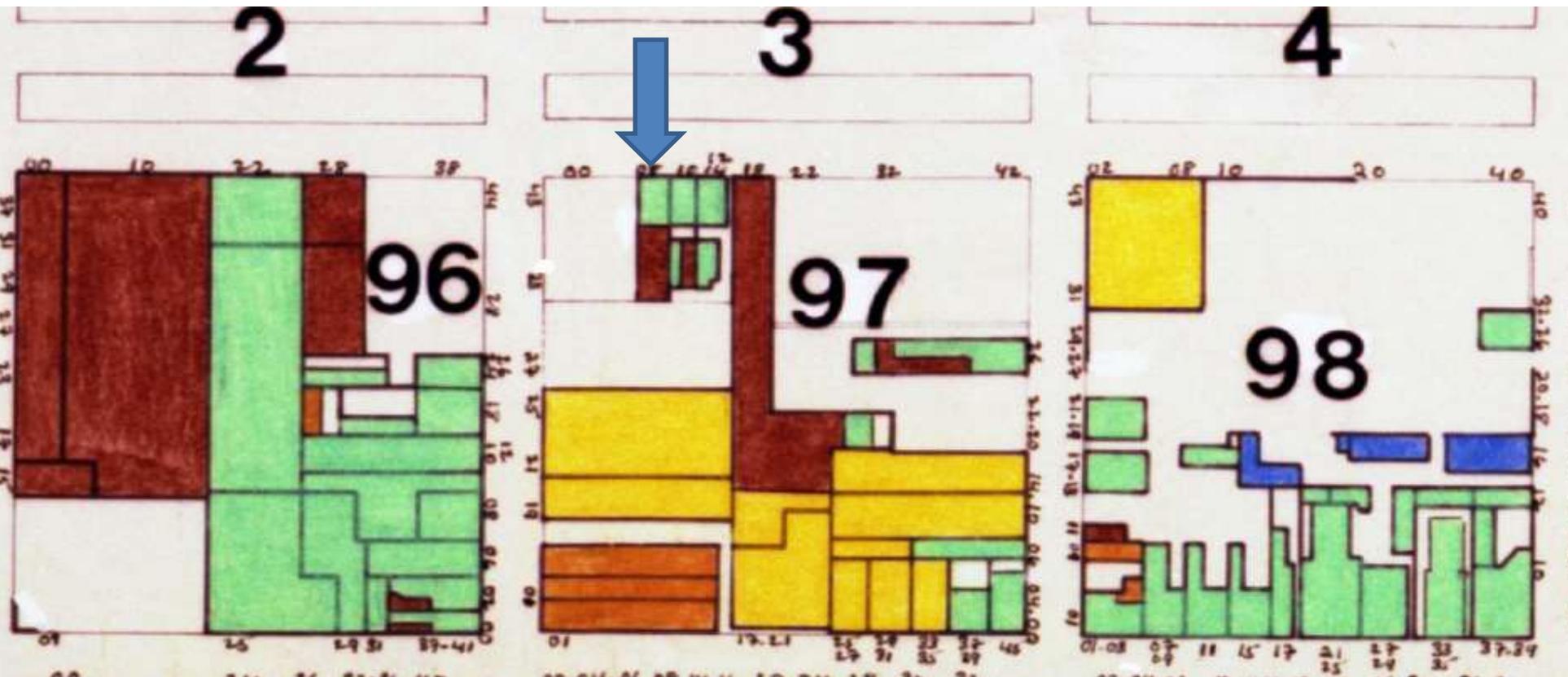


308 N Rampart

Vieux Carré Commission

October 3, 2018







308-314 N Rampart - 1964





308 N Rampart

Vieux Carré Commission

October 3, 2018





308 N Rampart
Vieux Carré Commission

October 3, 2018





308 N Rampart

Vieux Carré Commission

October 3, 2018





Location of
mechanical well



05 31 2018

308 N Rampart

Vieux Carré Commission

October 3, 2018



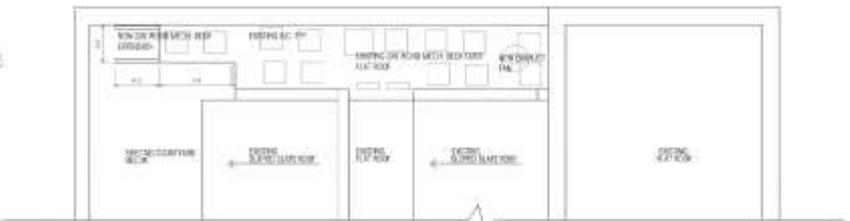
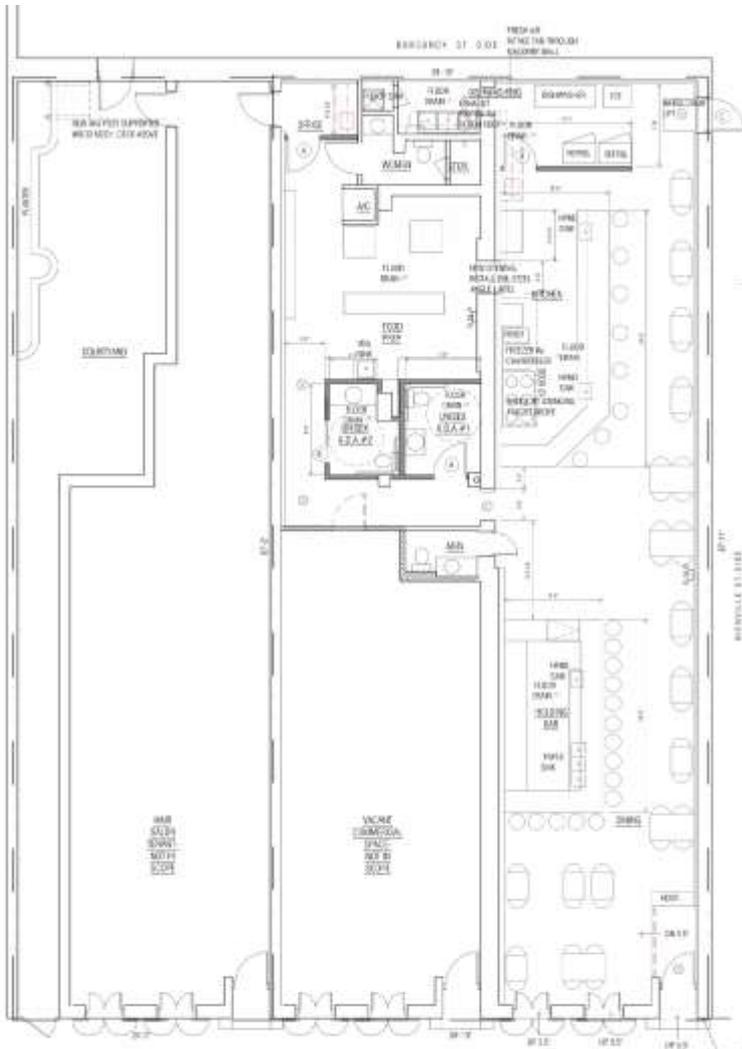


308 N Rampart

Vieux Carré Commission

October 3, 2018

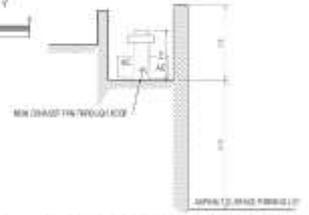




PROPOSED ROOF PLAN
SC 1/4" = 1'-0"



ELEVATION @ NEW MECH. DECK
SC 1/4" = 1'-0"



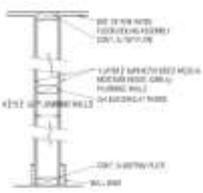
DIAGRAMMATIC SECTION @ EXISTING MECH. DECK
SC 1/4" = 1'-0"

DOOR SCHEDULE

- 1. NEW 60" x 84" GLASS WOOD FINISH DOOR
- 2. NEW 60" x 84" GLASS WOOD FINISH DOOR
- 3. NEW 60" x 84" GLASS WOOD FINISH DOOR
- 4. NEW 60" x 84" GLASS WOOD FINISH DOOR
- 5. NEW 60" x 84" GLASS WOOD FINISH DOOR
- 6. NEW 60" x 84" GLASS WOOD FINISH DOOR
- 7. NEW 60" x 84" GLASS WOOD FINISH DOOR
- 8. NEW 60" x 84" GLASS WOOD FINISH DOOR
- 9. NEW 60" x 84" GLASS WOOD FINISH DOOR
- 10. NEW 60" x 84" GLASS WOOD FINISH DOOR

NEW FLOOR PLAN LEGEND

- 1. NEW 60" x 84" GLASS WOOD FINISH DOOR
- 2. NEW 60" x 84" GLASS WOOD FINISH DOOR
- 3. NEW 60" x 84" GLASS WOOD FINISH DOOR
- 4. NEW 60" x 84" GLASS WOOD FINISH DOOR
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- 10. NEW 60" x 84" GLASS WOOD FINISH DOOR



TYPICAL NON-RATED PARTITION
1/4" = 1'-0"



TYPICAL FIRE RATED FLOOR / CEILING ASSEMBLY
1/4" = 1'-0"

PROJECT DATA AND GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLERED WITH AN AUTOMATIC SUPERVEISED SYSTEM PER NFPA 13.
2. ZONING CLASSIFICATION IS VOC-2
3. IBC 2015, §2, ASSEMBLY OCCUPANCY; OCCUPANT LOAD ... 38
4. NFPA 101 LIFE SAFETY CODE; ASSEMBLY OCCUPANCY; OCCUPANT LOAD ... 80

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

PALM & PINE RESTAURANT
300 NORTH RAMPART STREET
NEW ORLEANS, LA 70116

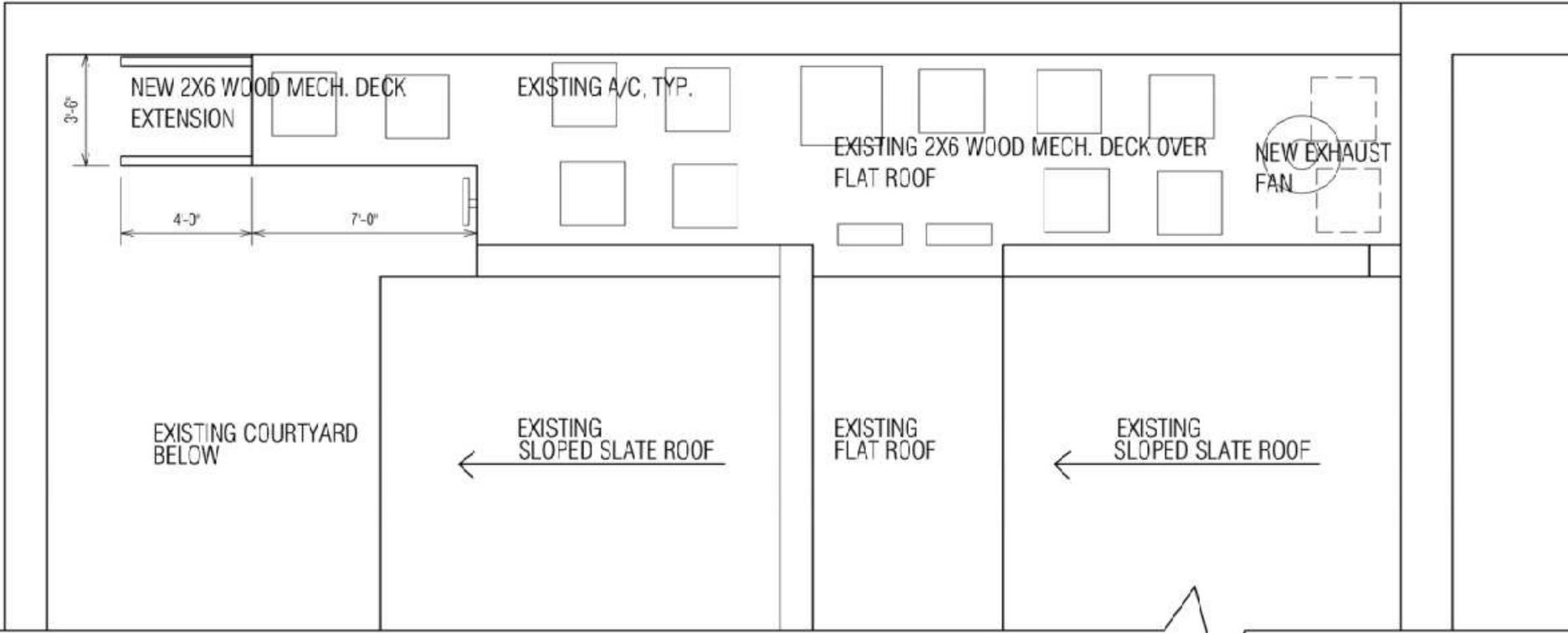
LKHarmon Architects
400 Poydras Street, Suite 2000
New Orleans, Louisiana 70112
Phone: (504) 581-1111
www.lkharmon.com

A1
10/3/2018

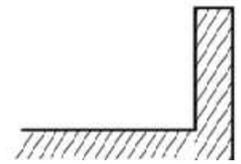
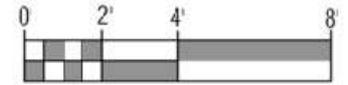
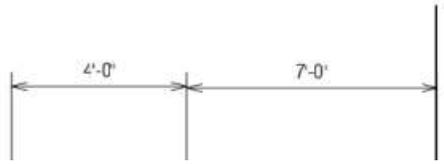
308 N Rampart
Vieux Carré Commission

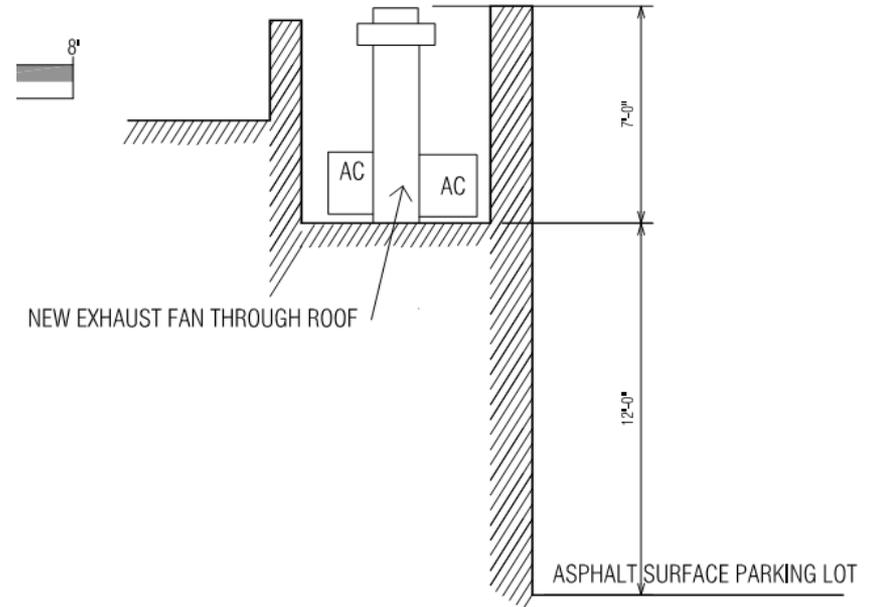
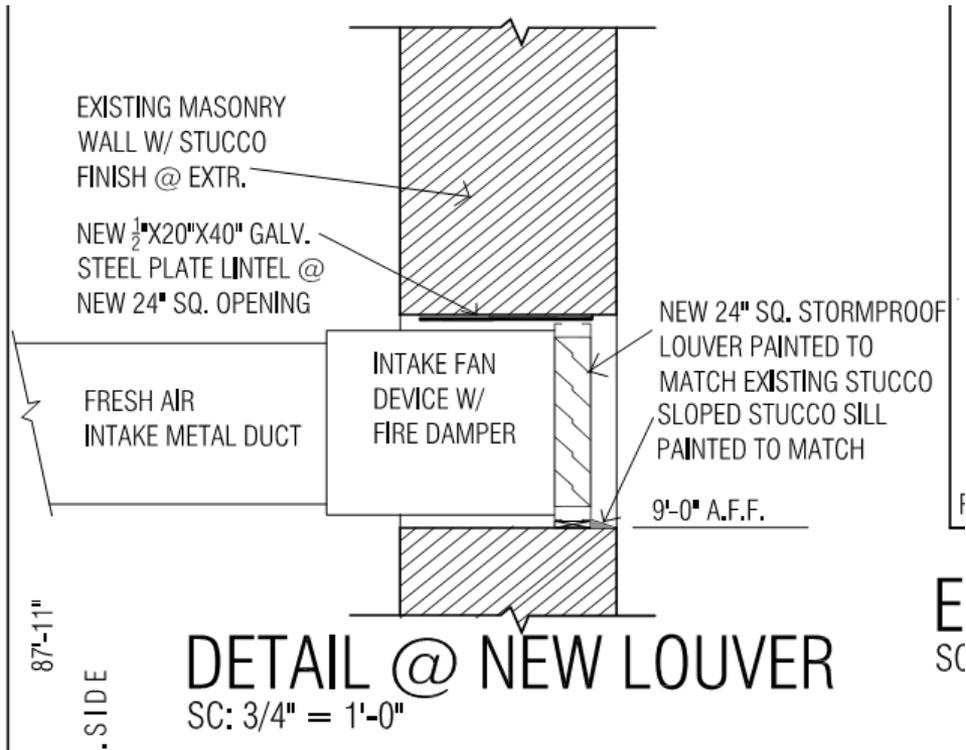
October 3, 2018

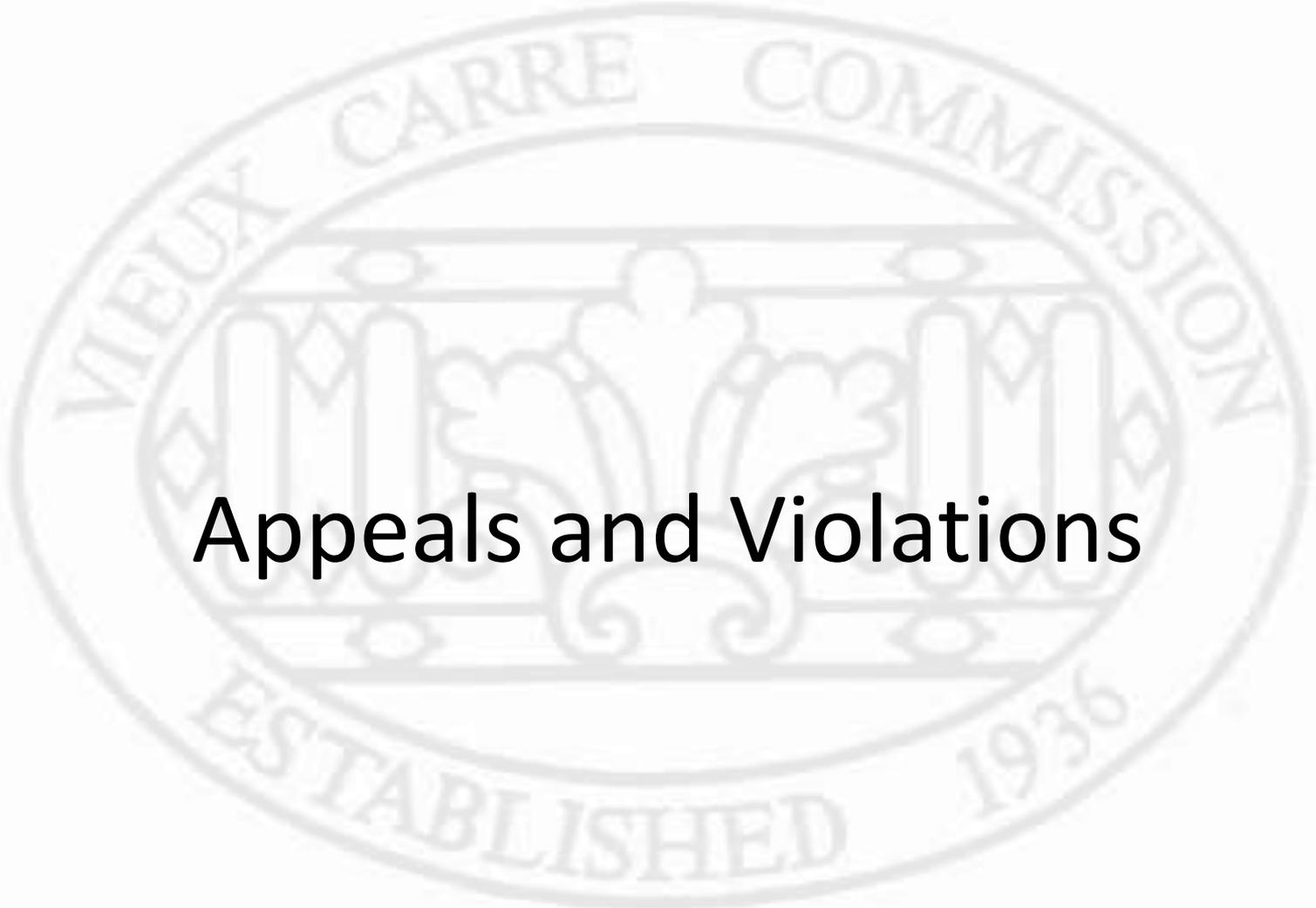




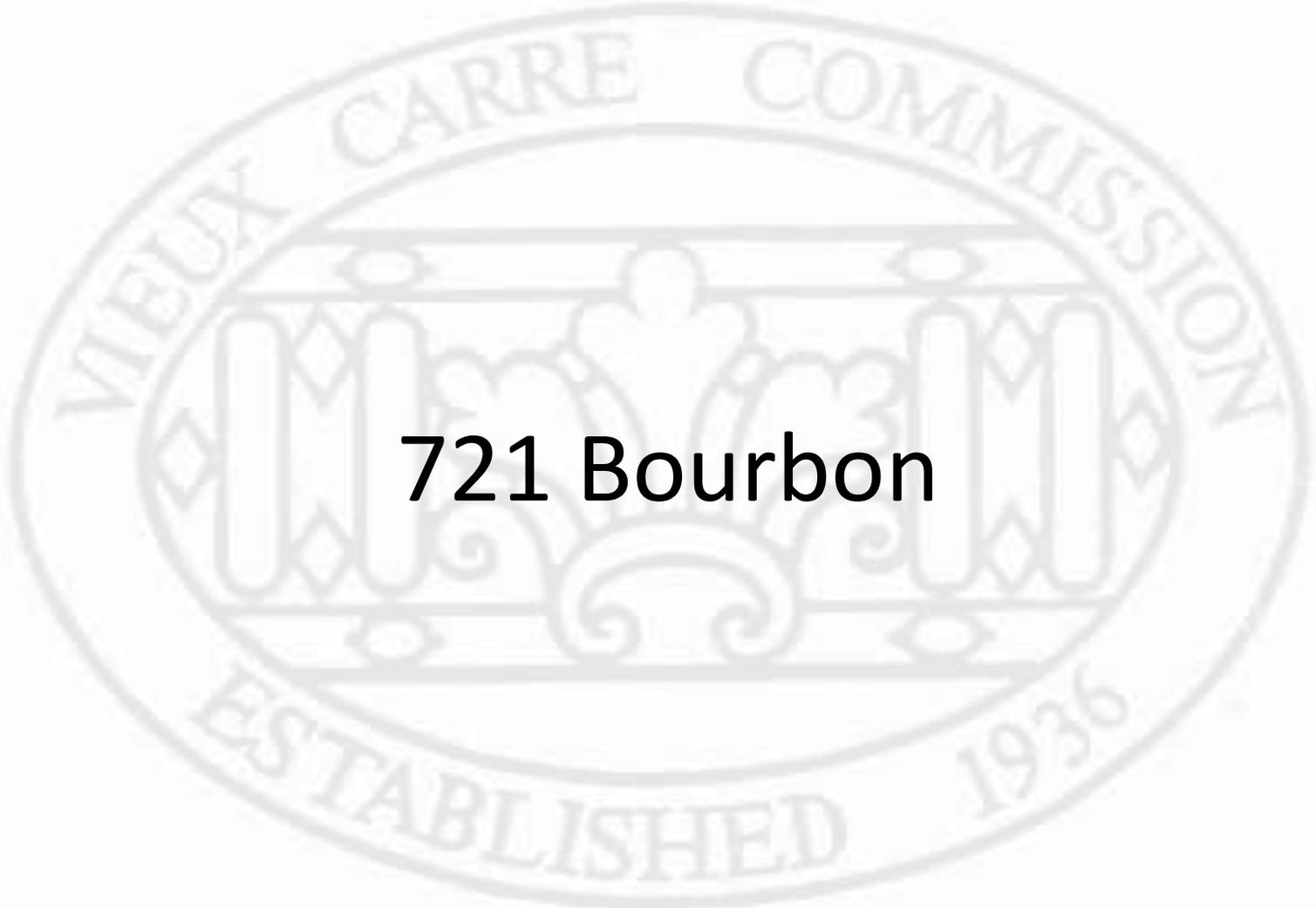
 **PROPOSED ROOF PLAN**
 SC: 1/4" = 1'-0"







Appeals and Violations



721 Bourbon

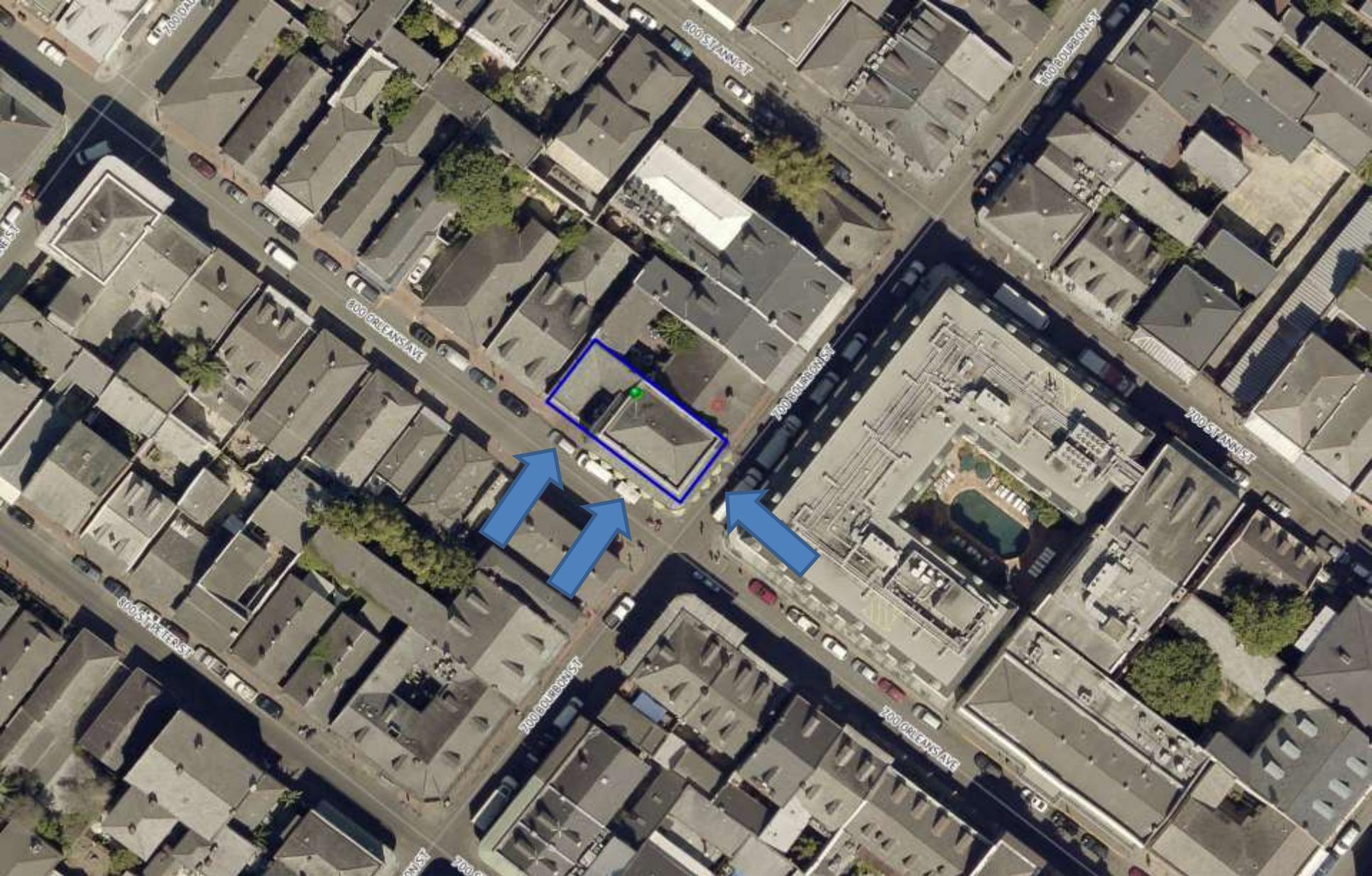


721 Bourbon

Vieux Carre Commission

October 3rd, 2018





721 Bourbon

Vieux Carre Commission

October 3rd, 2018





721 Bourbon - 1939

Vieux Carre Commission

October 3rd, 2018





721 Bourbon – c. 1940s-50s

Vieux Carre Commission

October 3rd, 2018





721 Bourbon

Vieux Carre Commission

October 3rd, 2018





721 Bourbon – 1975

Vieux Carre Commission

October 3rd, 2018





721 Bourbon – 1988

Vieux Carre Commission

October 3rd, 2018





721 Bourbon

Vieux Carre Commission

October 3rd, 2018





721 Bourbon – 2005

Vieux Carre Commission

October 3rd, 2018





721 Bourbon – 2008

Vieux Carre Commission

October 3rd, 2018





721 Bourbon

Vieux Carre Commission

October 3rd, 2018





721 Bourbon

Vieux Carre Commission

October 3rd, 2018





721 Bourbon

Vieux Carre Commission

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October 3rd, 2018





721 Bourbon

Vieux Carre Commission

October 3rd, 2018



Sec. 166-80. - Permit required for signs in certain area; exceptions.



No sign shall be displayed in the Vieux Carré unless a permit therefor shall first have been applied for to the Vieux Carré Commission and issued in accordance with [section 166-35](#), but no permit shall be required in case of a theatre or commercial establishment changing the bill of its acts and features or the nature of its commodities and wares and the prices thereof on established and approved frames, commonly known as "menu boards" or "menu boxes."

(Code 1956, § 65-21)

Sec. 166-83. - Only one sign per shop, etc.



One sign only shall be allowed per street face for each store, shop or bona fide place of business, and this sign shall be no larger than the maximum stipulated in this article, regardless of the amount of front footage.

(Code 1956, § 65-24)

Sec. 166-84. - Signs not to be placed on balcony, fence, etc.



No sign shall be placed upon a balcony, gallery, canopy, shed, roof, door or window or placed in any manner whatsoever so as to disfigure or conceal any architectural feature or detail of any building. No sign shall be displayed from any fence, wall or open lot unless it conforms in proportion to the allowable area and does not exceed the maximum.

(Code 1956, § 65-25)

Sec. 166-89. - Applications for signs to be submitted to commission.



All applications for permits to display signs within the Vieux Carré Section of the city shall be submitted to the Vieux Carré Commission for approval before a permit therefor may be issued in conformity with [section 166-36](#).

(Code 1956, § 65-31)

Sec. 166-90. - Form of application to display signs; accompanying drawings.



Application for a permit to display signs in the Vieux Carré Section of the city shall be made to the commission upon forms furnished by the commission. Such an application shall also be accompanied by sketches and drawings showing details of construction and foundation when required by the building code of the city and shall delineate the size, shape, design, coloring, lighting and position in relation to the building from or upon which it shall be displayed.

(Code 1956, § 65-32)

Sec. 166-91. - Violating signs, etc., to be removed.



Any sign or exterior illumination of walls, exteriors, roofs or appurtenances of buildings displayed contrary to the provision of this article shall be removed.

(Code 1956, § 65-33)



Sec. 166-92. - Bourbon Street, Vieux Carré Entertainment District; special sign regulations.



All provisions of this chapter not in conflict with this section shall apply to the Bourbon Street, Vieux Carré Entertainment District which is defined as those buildings which are situated on property fronting on Bourbon Street from the downtown side of Iberville Street to the uptown side of St. Ann Street. The following special provisions shall also apply to this district only and shall take precedence over any other conflicting provisions of this Code. In no case should the size of any sign interfere with the integrity of the buildings to which the sign is attached. Location and size of all signs are subject to prior approval by the Vieux Carré Commission.

- (1) *Permitted signs.*
 - a. Each place of business shall be allowed to erect one category sign and one inventory sign.
 - b. One category sign, identifying the category of business being advertised, may be erected for each business operated on the premises where public space is provided immediately behind the facade of the premises.
 1. Category signs which are single-faced flat signs must be attached to, erected parallel to the face of, or painted on the facade of the building. Such sign shall not cover any window, door or other architectural detail.
 2. Category signs may be double-faced signs with two faces back-to-back the angle between which is no greater than 90 degrees and the space between which is no greater than 18 inches.
 - c. Each business shall be allowed one inventory sign which shall be a single-faced flat sign no greater than two square feet which shall advertise the products, services, and/or prices of the business. No more than 30 square inches may be used to identify the name or type of the business.
- (2) *Allowable sign area.* The formula specified below describes the maximum sign areas which may be permitted for category signs provided such sign areas are not deemed inappropriate for specific applications by the Vieux Carré Commission:
 - a. The allowable sign area shall be computed at eight percent of the public space area of the Bourbon Street facade defined as the height times the base. Height is defined as the distance between the floor and ceiling where they intersect the Bourbon Street facade. Base is defined as the linear footage fronting on Bourbon Street. Thus, height times base times eight percent equals the allowable sign area.
 - b. The only portion of the Bourbon Street facade of any building that may be used to calculate the sign area is that portion immediately behind the front facade used to invite the occupancy of the public customer. The warehouse, storage, office and similar ancillary uses of space as well as halls, stairways, and other common passages may not be used to calculate the Bourbon Street facade.
 - c. Business operations at upper floors shall not consider any doorway or other access at the street level as part of the area of the Bourbon Street facade.
 - d. The area of double-faced signs shall be calculated as provided for in [section 166-95](#). However in no case shall the category sign for any business be greater than 50 square feet if a double-faced sign or 25 square feet if a single-faced flat sign.
- (3) *Limitations of display.* No signs whatsoever shall be erected above the first floor level of any building. Category and inventory signs of businesses other than those operated on the first floor fronting on Bourbon Street may erect allowable signs at the doorway, carriageway or other ground floor access to the business premises.
- (4) *Termination of legally nonconforming signs.* Any sign is legally nonconforming which was lawful under the provisions of any prior zoning ordinance or lawful by operation of law, such as prescription, but does not conform to the limitations of this section. Such signs may be displayed and maintained for no longer than three years after the effective date of this section, provided that the burden of establishing a sign to be legally nonconforming rests entirely with the person claiming such status for a sign except that the right to display and maintain any legal nonconforming sign shall terminate and the sign shall be subject to removal by the Vieux Carré Commission if any of the following conditions occur:
 - a. Discontinuance of the business that a sign pertains to; or
 - b. If sign is damaged, destroyed or becomes obsolete for any cause whatsoever including acts of God.
- (5) *Allowable illumination.* Self-illuminating nonflashing neon shall be permitted when such signs meet all the additional requirements of this section.

(Code 1956, § 65-34)

Sec. 166-93. - Sign violations.



Any operator of a building or business displaying a sign in violation of this chapter is guilty of a misdemeanor. The operator of a building or business shall be deemed to be any person on the premises who has the responsibility for conducting or operating the business or who has responsibility for the sale of goods or services within the building.

(M.C.S., Ord. No. 18,390, § 1, 8-21-97)





Ratification