

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – March 27, 2013

There will be a meeting of the Planning Advisory Committee on Wednesday, March 27, 2013 at 2:00 p.m. The meeting will be held in the City Planning Commission conference room, City Hall Room 7W03.

- 1) **Consideration:** Minutes from the March 13, 2013 PAC meeting.
- 2) **Consideration:** **ZONING DOCKET 033/13** - Request by THE HOUSING AUTHORITY OF NEW ORLEANS for a Conditional Use to permit a fast food restaurant in an MU-A Mixed Use District, on Square 39, Lot 39A, in the Fourth Municipal District, bounded by Felicity, Saint Mary, Saint Thomas and Rousseau Streets. The municipal address is 1801 ROUSSEAU STREET. (ZBM C-15/PD-2)
- 3) **Consideration:** **ZONING DOCKET 034/13** – Request by 635 N. SCOTT LLC for a Residential Planned Community District within an RD-3 Two-Family Residential District, on Squares 522 and 525, Lots 2-A and A1, in the Second Municipal District, bounded by North Pierce, North Scott, Toulouse Streets and Orleans Avenue. The municipal address is 635 NORTH SCOTT STREET. (ZBM C-12/PD-4)
- 4) **Consideration:** **ZONING DOCKET 035/13** – Request by THE NEW ORLEANS CENTER FOR CREATIVE ARTS INSTITUTE for a Conditional Use to permit a garden and accessory structures in an HMLI Historic Marigny Light Industrial District, on Square 253, Lot E, in the Third Municipal District, bounded by Burgundy, Dauphine, Press and Saint Ferdinand Streets. The municipal address is 7 PRESS STREET. (ZBM D-14/PD-7)
- 5) **Consideration:** **ZONING DOCKET 036/13** - Request by NOCCA REAL ESTATE, LLC to rescind the existing Conditional Use Ordinances No. 19,049 and 21,081 and for a new Conditional Use to permit a School, Café and Leasable Office Space in an HMLI Historic Marigny Light Industrial District, on Square 144, Lots B and Part A, bounded by Chartres, Press, Royal and Saint Ferdinand Streets. The municipal address is 2831 CHARTRES STREET. (ZBM D-14/PD-7)
- 6) **Consideration:** **ZONING DOCKET 037/13** – Request by THE NEW ORLEANS JAZZ AND HERITAGE FESTIVAL AND FOUNDATION INC. to amend the existing Conditional Use Ordinance No. 24,901 to permit an increase in the allowable sign area, in an HMC-2 Historic Marigny/Treme Commercial District, on Square 110,

Lots A, A-2, 4, C and E, bounded by Barracks, Governor Nicholls, North Rampart Streets and Saint Claude Avenue.

- 7) **Consideration:** **ZONING DOCKET 038/13** – Request by CHARLENA D. STEWARD for a Conditional Use to permit a reception hall in a B-1A Neighborhood Business District, on Square 389, Lots 2 or 14, in the Third Municipal District, bounded by Frenchmen and Marais Streets and Elysian Fields and Saint Claude Avenues. The municipal address is 1134-36 ELYSIAN FIELDS AVENUE. (ZBM D-13/PD 4)
- 8) **Consideration:** A grant of servitude of ground rights over/on a portion of Bordeaux St. right-of-way, adjacent to Square 198, 6th M.D., bounded by: Magazine St., Constance St., Lyons St., and Bordeaux St. for an existing encroachment of a fence. The municipal address is 4800 Magazine St.
- 9) **Consideration:** A 3 year lease of ground rights on a portion of Bordeaux St. right of way, between Squares 525 and 526, 6th M.D., bb: Upperline St., S. Saratoga St., Valence St. and Loyola St., to store two temporary office trailers while constructing a drainage project for the U.S. Army Corps of Engineers and S&WB.
- 10) **Consideration:** A grant of servitude of ground rights on/over a portion of Memorial Park Drive right-of-way, adjacent to Square 71, Lot 4-A, 5th M.D., bounded by: Kansas St. Indiana St., Behman Highway and Memorial Park Drive for proposed encroachment of a concrete slab. The municipal address is 2971 Memorial Park Drive.
- 11) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, April 10, 2013, at 2:00 p.m. in the City Planning Commission conference room (City Hall Room 7W03).

Respectfully yours,

Yolanda W. Rodriguez, Executive Director
March 20, 2013

The PAC was formed to meet and advise the Executive Director of the CPC on technical issues needed in the preparation of reports required as part of CPC official duties. The purpose of the PAC is to eliminate duplicated efforts, and to assist the public in determining the necessary department/agencies to meet with to resolve any technical problems that may need to be discussed or resolved prior to consideration by the CPC. A vote of “no objection” by the PAC does not give any blanket approval for a particular project or a zoning issue or a re-subdivision request, or a sale or lease of city-owned property, but only a statement on the technical issues considered by PAC.

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

Minutes – March 13, 2013

A meeting of the Planning Advisory Committee was held on Wednesday, March 13, 2013 at 2:00 PM in the Conference Room of the City Planning Commission, City Hall Room 7W03. Those in attendance were:

MEMBERS

Denise McCray (SWB)
Brian Jones (SWB)
Elsie Cobb-Wright (RER)
Martha Grisct (RER)
Arlen Brunson (CPC)
Richard Schierman (DPW)
Eleanor Burke (HDLC)

GUESTS

George Fowler
Doug Duckworth
Shannon French
Jennifer Fowler
Daniel Taylor
Troy M. Gant

CPC STAFF

Editha Amacker
Stephen Kroll
Kelly Cottrell
Leila Manouchehri
Dubravka Gilic

NON-VOTING DEPARTMENTS

William Gilchrist (Mayor's Office)

- 1) **Consideration:** Minutes from the February 27, 2013 PAC meeting.

CPC made a motion to approve the minutes as written, which was seconded by DPW and adopted.

- 2) **Consideration:** **ZONING DOCKET 027/13** - Request by HOLY CROSS COLLEGE for a Conditional Use to permit a development in excess of 10,000 square feet and a Zoning Change from an RD-3 Two-Family Residential District to a C-1A General Commercial District on Square 229, all lots; Square 192, all lots; Square 120, all lots and Square 121, Lot 6; and a Zoning Change from an LI Light Industrial District to a C-1A General Commercial District on Square 121, Lots 1 through 5, in the Third Municipal District, bounded by Deslonde, Burgundy, Reynes Streets and the Mississippi River. The municipal address is 4950 DAUPHINE STREET. (ZBM E-14/PD-8)

The applicant's representative was present and described the application.

HDLC noted that the plans had been reviewed by its Architectural Review Committee, which had concerns relative to the footprints of the buildings and their height and massing. The plans are to be reviewed by ARC at its March meeting and the application will subsequently be reviewed by the Commission.

There was some discussion of the legal status of the paper rights-of-way extending through the site. It was noted that the rights-of-way appear to have never been dedicated and therefore are not City property that will need to be disposed. The applicant's representative said that legal proceedings are occurring to determine the exact legal status of those rights-of-way.

DPW said that it has no utilities extending through the site. It noted that the construction of all sidewalks, ramps, curbs, and improvements to the public right-of-way will have to occur in accordance with the requirements of that department. It also said it would require a stormwater management plan to be submitted.

The committee passed a motion of no objection to the request subject to further review by CPC, HDLC, and DPW.

- 3) **Consideration: ZONING DOCKET 028/13** – Request by LAKE FOREST PLAZA LLC for a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption at a proposed gas station/convenience store in a C-2 General Commercial District within the Eastern New Orleans Renaissance Corridor District and the Eastern New Orleans Renaissance Corridor Interim Zoning District, on an undesignated Square, Lot 7F-2B-1 or 7-H-1A, in the Third Municipal District, bounded by Lake Forest and Read Boulevards, Plaza Drive and Interstate 10. The municipal address is 5700 READ BOULEVARD. (ZBM H-11/PD-9)

DPW stated that it would need to review and approve a drainage and grading plan, as well as any new curb cuts proposed at the site. A motion of no objection, subject to further review by CPC and DPW, was adopted unanimously.

- 4) **Consideration: ZONING DOCKET 031/13** – Request by JULIEN ENGINEERING & CONSULTING, INC. for a Conditional Use to permit the construction of a development exceeding 10,000 square feet within a C-1 General Commercial District, within the General DeGaulle Urban Corridor District, on Square 23, Lot N6, in the Fifth Municipal District, bounded by General De Gaulle, Life Center and Sandra Drives. The municipal address is UNASSIGNED. (ZBM E-16/PD-12)

DPW said that it would need to review and approve a drainage and grading plan. He added that the state DOTD would need to approve any curb cuts proposed on the General DeGaulle right-of-way. A motion of no objection subject to further review by CPC and DPW was adopted unanimously.

- 5) **Consideration:** Grant of servitude of ground rights on/over a portion of Pauline St. and Alvar St. public right-of-ways, adjacent to Square 409, 3rd M.D., bounded by: Marais St., Alvar St., Pauline St., and St. Claude Ave. for proposed encroachments of steps, landings ramps, and handrails. The municipal address is 3819 St. Claude Ave.

The committee passed a motion of no objection subject to further review by RER and DPW.

- 6) **Consideration:** A grant of servitude of ground rights on/over a portion of Saint Anthony Street, adjacent to Square 499, Lot 11, 3rd M.D., bb: Urquhart St., Annette St., Marais St., and Saint Anthony St. for proposed encroachments of wooden landings, stairs, and handrails. The municipal address is 1338 Saint Anthony St.

The committee passed a motion of no objection subject to further review by RER, DPW, and SWB.

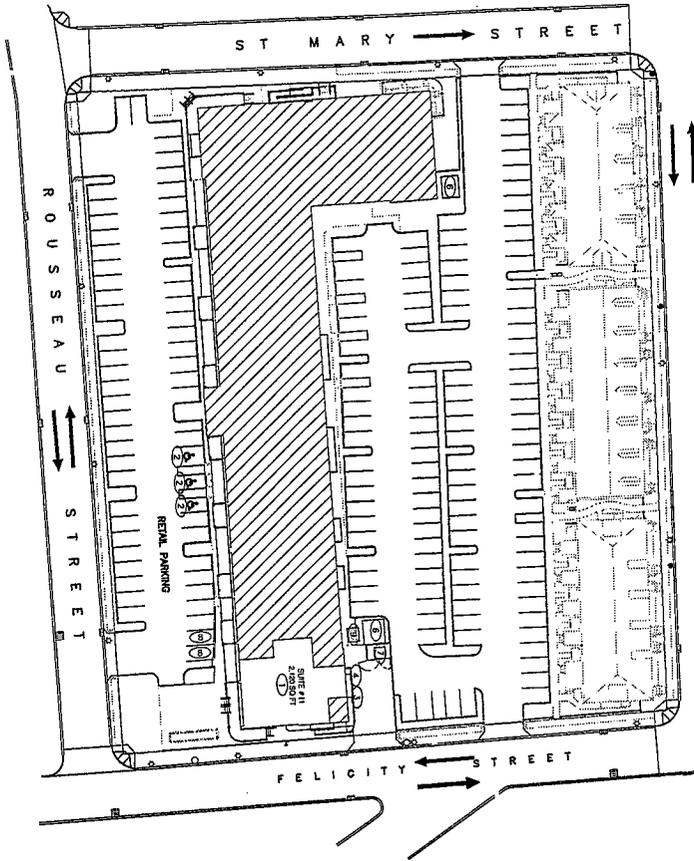
7) **Any Other Matters:**

Consideration: A servitude agreement for ground rights in/on/over a portion of Nashville Avenue, adjacent to Hurstville, Square 25, Lot 7, Sixth Municipal District, bounded by Nashville Avenue, Magazine Street, Constance Street, and Arabella Street for the proposed encroachment of a driveway. The municipal address is 727 Nashville Avenue.

The committee passed a motion of no objection subject to further review by RER and DPW.

Item # 2

Consideration: ZONING DOCKET 033/13 - Request by THE HOUSING AUTHORITY OF NEW ORLEANS for a Conditional Use to permit a fast food restaurant in an MU-A Mixed Use District, on Square 39, Lot 39A, in the Fourth Municipal District, bounded by Felicity, Saint Mary, Saint Thomas and Rousseau Streets. The municipal address is 1801 ROUSSEAU STREET. (ZBM C-15/PD-2)



SITE PLAN 1/2" = 1'-0" D



1. GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ADEQUATELY MAINTAIN ALL UTILITIES AND SERVICES TO REMAIN ON SITE THROUGHOUT CONSTRUCTION AND OPERATIONS.
2. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. REFER TO PROJECT GENERAL NOTES ON SHEET 111A.

SITE PLAN GENERAL NOTES

1. TOTAL UTILITY SERVICE LINE IS 36" DIA.
2. SERVICE ACCESS SHALL BE PROVIDED BY ALL UTILITIES.
3. DURING ELECTRICAL SERVICE, NOTIFY ALL UTILITIES.
4. SERVICE LINES TO BE REPAIRED BY ALL UTILITIES.
5. DURING WATER MAINS, NOTIFY ALL UTILITIES.
6. DURING GAS SERVICE, NOTIFY ALL UTILITIES.
7. DURING SPOILING, NOTIFY ALL UTILITIES.
8. REFER TO PROJECT GENERAL NOTES ON SHEET 111A FOR UTILITY LOCATIONS AND SERVICE LINE SIZES.

SITE PLAN KEY NOTES

NOT USED

GARRITY ACCARDO ARCHITECTS
 A PROFESSIONAL CORPORATION
 2401 WHITNEY AVENUE
 SUITE 100
 METairie, LOUISIANA 70002
 PHONE 504-368-4475 FAX 504-368-4299
 www.garrityaccardo.com

PIZZA HUT
 100 ROUSSEAU STREET
 METairie, LA 70002

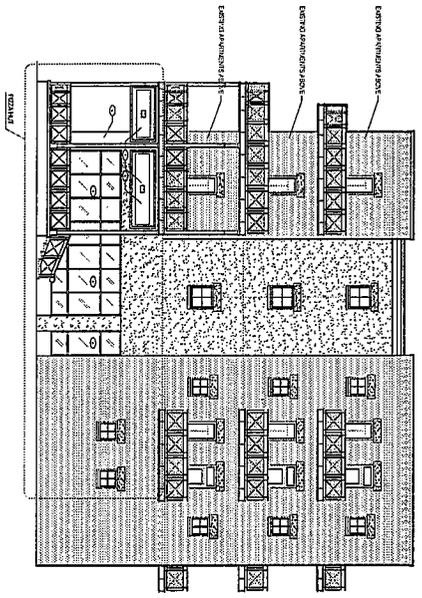
DELOO LITE

SITE PLAN

C1.0

DATE: 1/20/03

- 1) PAVING AND SIGNAGE TO BE INSTALLED PER THE ARCHITECT'S NOTES AND THE CITY OF NEW ORLEANS PERMITS OFFICE. ALL SHALL BE SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL.
- 2) EXISTING SIDEWALK TO BE REPAIRED AND REFINISHED WITH NEW CONCRETE.
- 3) NEW SIDEWALK TO BE INSTALLED ON THE EAST SIDE OF THE BUILDING.
- 4) EXISTING SIDEWALK TO BE REPAIRED AND REFINISHED WITH NEW CONCRETE.
- 5) EXISTING SIDEWALK TO BE REPAIRED AND REFINISHED WITH NEW CONCRETE.
- 6) EXISTING SIDEWALK TO BE REPAIRED AND REFINISHED WITH NEW CONCRETE.
- 7) EXISTING SIDEWALK TO BE REPAIRED AND REFINISHED WITH NEW CONCRETE.

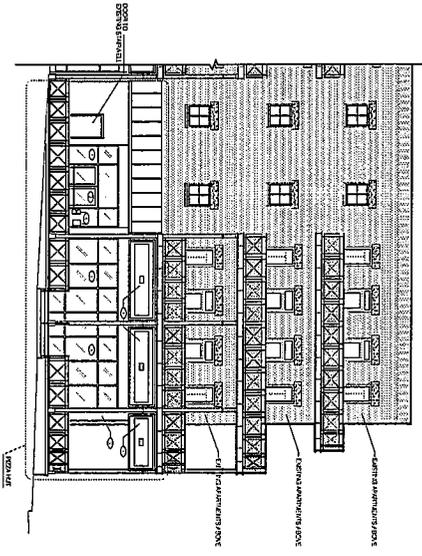


KEY NOTES

C

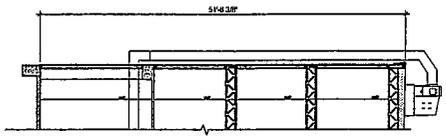
SIDE ELEVATION 1/8"=1'-0"

B

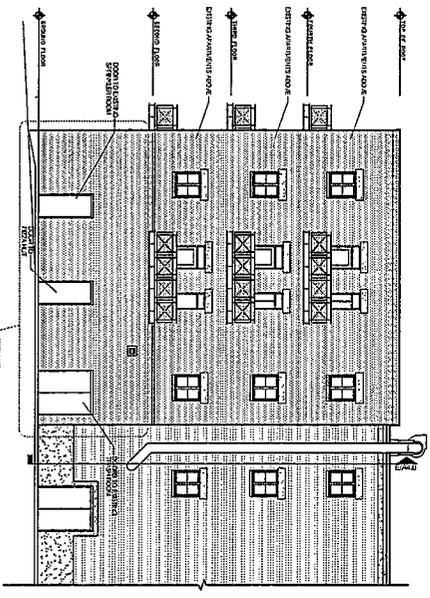


FRONT ELEVATION 1/8"=1'-0"

A



BUILDING SECTION @ VENT 1/8"=1'-0" E



REAR ELEVATION 1/8"=1'-0" D

PROJECT NO. 110012

A4.0

BUILDING ELEVATIONS



PIZZA HUT
166 ROZELLE ST.
NEW ORLEANS, LA 70119

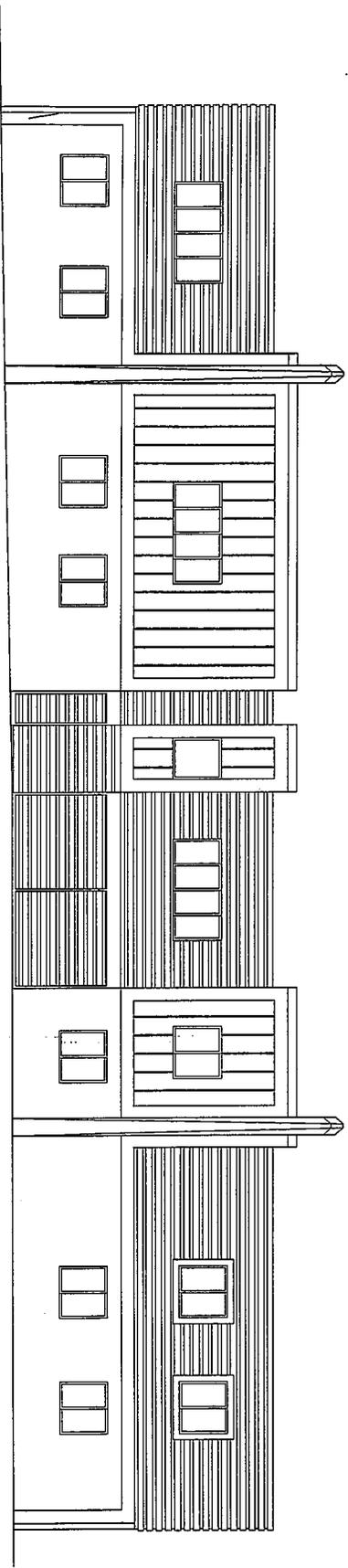
CONTRACT DATE:	10.16.12
REVISION TYPE:	DELCO LIFE
PLAN NUMBER:	10.16.17
SHEET NUMBER:	20010
SHEET TOTALS:	7/77

GARRITY ACCARDO ARCHITECTS
A PROFESSIONAL CORPORATION

2401 WHITNEY AVENUE
SUITE 101
METairie, LOUISIANA 70002
PHONE 504-366-4475 FAX 504-368-4289
www.garrityaccardo.com

Item #3

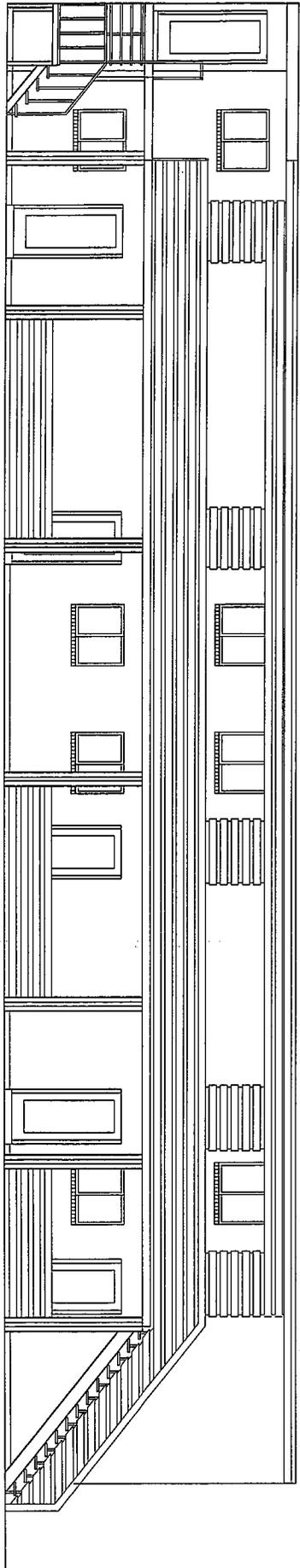
Consideration: ZONING DOCKET 034/13 – Request by 635 N. SCOTT LLC for a Residential Planned Community District within an RD-3 Two-Family Residential District, on Squares 522 and 525, Lots 2-A and A1, in the Second Municipal District, bounded by North Pierce, North Scott, Toulouse Streets and Orleans Avenue. The municipal address is 635 NORTH SCOTT STREET. (ZBM C-12/PD-4)



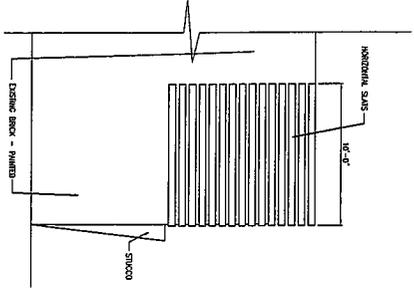
① FRONT EXTERIOR ELEVATION

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<p>DATE: 18 June 2012</p>	<p>FILE NAME: 12009\MaglIFY1.c</p>
<p>SCALE: AS SHOWN</p>	
<p>  STEVEN J. POREGAN ARCHITECTS, LTD. PROFESSIONAL CORPORATION 123 S. PIERCE ST. NEW ORLEANS, LA 70118 (504) 485-5744 E-MAIL: steven@sjparch.com </p>	
<p>NO.</p>	<p>DATE</p>
<p>REVISIONS</p>	

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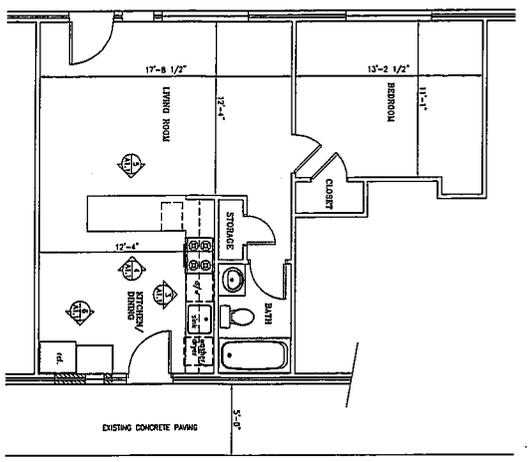


1 EXTERIOR ELEVATION

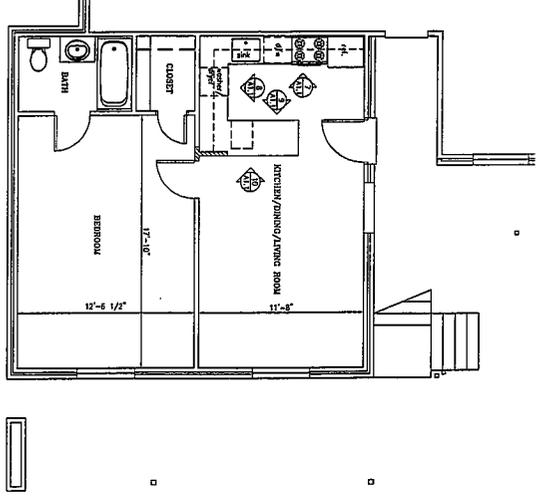


2 PARTIAL SIDE ELEVATION

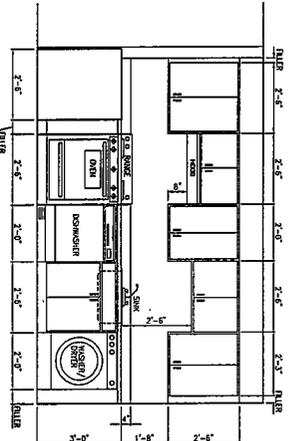
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<p>SCALE: AS SHOWN</p>	<p>FILE NAME: 1000\shesha.c</p>
<p>DATE: 18 June 2012</p>	<p>STEVON J. FINCKAY ARCHITECTS, LTD. A PROFESSIONAL CORPORATION 123 S. PIRCE ST. NEW ORLEANS, LA 70118 (504) 488-6744 E-MAIL: steve@stevonjfinckay.com</p>
<p>NO. DATE</p>	<p>REVISIONS</p>
<p>A-3</p>	



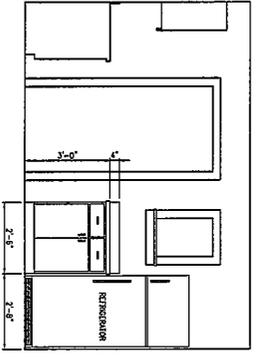
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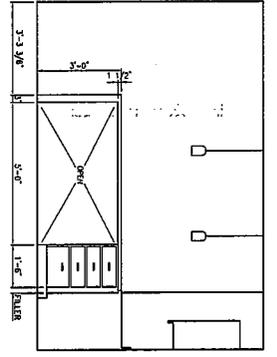
2 FLOOR PLAN
SCALE: 1/4"=1'-0"



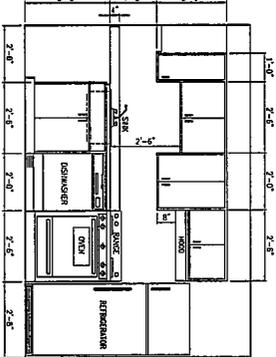
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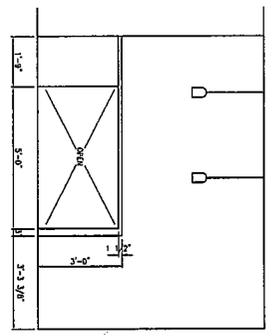
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SCALE: 1/2"=1'-0"



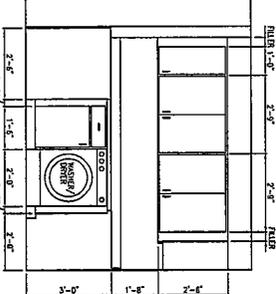
4 INTERIOR ELEVATION
SCALE: 1/2"=1'-0"



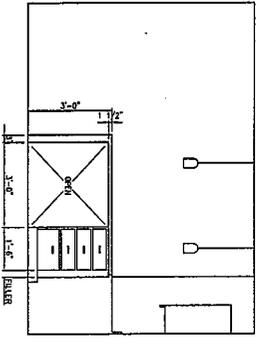
7 INTERIOR ELEVATION
SCALE: 1/2"=1'-0"



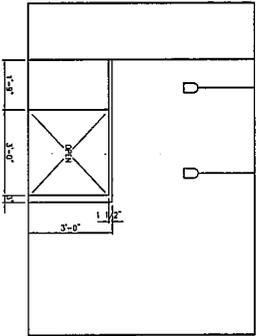
5 INTERIOR ELEVATION
SCALE: 1/2"=1'-0"



8 INTERIOR ELEVATION
SCALE: 1/2"=1'-0"



9 INTERIOR ELEVATION
SCALE: 1/2"=1'-0"

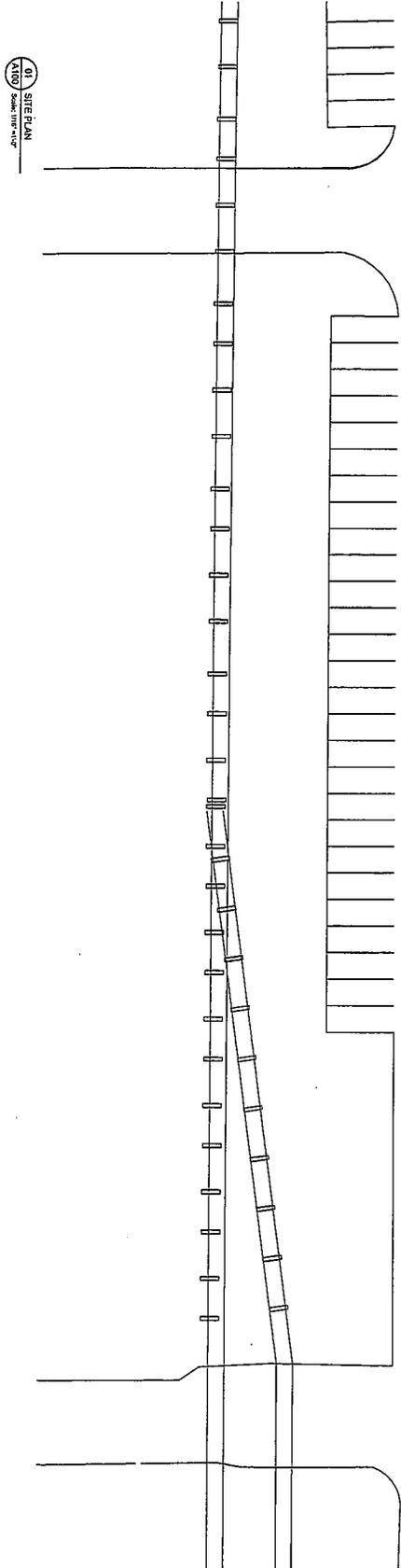
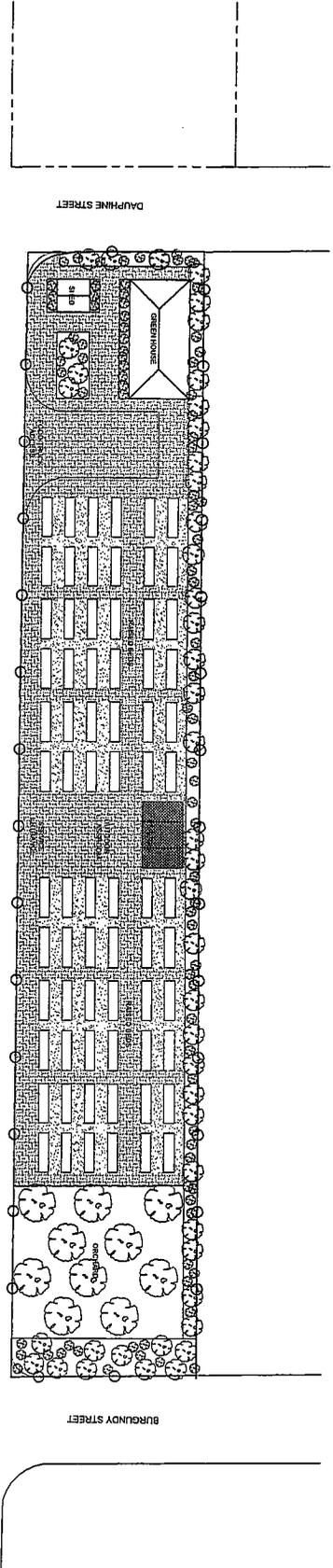


10 INTERIOR ELEVATION
SCALE: 1/2"=1'-0"

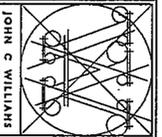
MidCity i+ Lots 635 N. SCOTT ST. NEW ORLEANS, LA	
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DATE: 29 June 2012	
STEPHEN J. FERRACIA ARCHITECTS, LTD. A PROFESSIONAL CORPORATION 123 S. PIERCE ST. NEW ORLEANS, LA 70119 (504) 488-6744 S-J FERRACIA ARCHITECTS@GMAIL.COM	
NO. DATE	REVISIONS
A-1.1	

Item # 4

Consideration: ZONING DOCKET 035/13 – Request by THE NEW ORLEANS CENTER FOR CREATIVE ARTS INSTITUTE for a Conditional Use to permit a garden and accessory structures in an HMLI Historic Marigny Light Industrial District, on Square 253, Lot E, in the Third Municipal District, bounded by Burgundy, Dauphine, Press and Saint Ferdinand Streets. The municipal address is 7 PRESS STREET. (ZBM D-14/PD-7)



01 SITE PLAN
 (1/10) Scale: 1/8" = 1'-0"



**JOHN C. WILLIAMS
 ARCHITECTS LLC**
 24 LAURENCE STREET
 NEW ORLEANS, LA 70113
 504.584.4444 PHONE
 504.582.0337 FAX

This is a preliminary drawing. It is not to be used for construction. It is subject to change without notice. The architect shall not be responsible for any errors or omissions. The client shall verify all information and conditions before construction. The architect shall not be responsible for any delays or cost overruns. The client shall verify all information and conditions before construction. The architect shall not be responsible for any delays or cost overruns.

NOT FOR CONSTRUCTION

John C. Williams
 24 Laurence Street
 New Orleans, Louisiana 70113

**NOCCA Root Studio
 Gardens**
 7 Press Street
 New Orleans, Louisiana

- REVISIONS -

No.	Date	Scope

DRAWING TITLE:
 SITE PLAN
 DRAWN BY: LJV
 SCALE: 1/8"=1'-0"
 JOB No.: 51285/201
 DATE: March 8, 2013
 DRAWING No.:

A100

Item #5

Consideration: ZONING DOCKET 036/13 - Request by NOCCA REAL ESTATE, LLC to rescind the existing Conditional Use Ordinances No. 19,049 and 21,081 and for a new Conditional Use to permit a School, Café and Leasable Office Space in an HMLI Historic Marigny Light Industrial District, on Square 144, Lots B and Part A, bounded by Chartres, Press, Royal and Saint Ferdinand Streets. The municipal address is 2831 CHARTRES STREET. (ZBM D-14/PD-7)

NOCCA FORUM

2800 CHARTRES STREET NEW ORLEANS, LA 70117
CONDITIONAL USE APPLICATION

OWNER

NOCCA REAL ESTATE, LLC
3001 17TH STREET METAIRIE, LA
P: (504) 841-2329
F: (504) 831-4760
CONTACT: TOM CRUMLEY

ARCHITECT

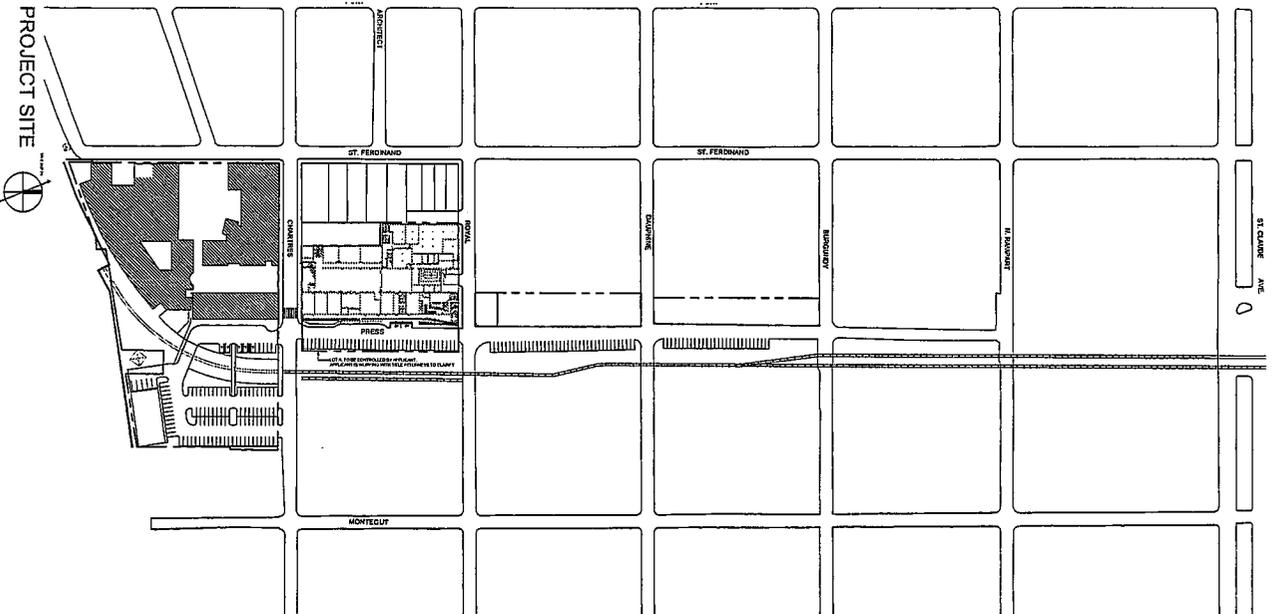
JOHN C. WILLIAMS ARCHITECTS, LLC
824 BARONNE ST. NEW ORLEANS, LA
P: (504) 566-0888
F: (504) 566-0897
CONTACT: MARK HECK

STRUCTURAL AND CIVIL ENGINEER

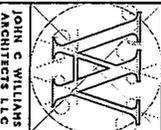
MORPHY MAKOPFSKY, INC.
336 N. JEFFERSON DAVIS PARKWAY, SUITE 200
NEW ORLEANS, LA
P: (504) 488-1317
F: (504) 488-0824
CONTACT: JON SOFRANKO

M/E/P ENGINEER

THE MCC GROUP
3001 17TH STREET METAIRIE, LA
P: (504) 833-8291
F: (504) 831-4760
CONTACT: HERB SCHAEFER



PROJECT SITE



JOHN C. WILLIAMS
ARCHITECTS, LLC
824 BARONNE STREET
NEW ORLEANS, LA 70118
504.566.0888 FAX
504.566.0897

This drawing is for informational purposes only. It is not intended to be used for construction or other purposes without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any conditions or circumstances that may affect the project. The architect is not responsible for any conditions or circumstances that may affect the project.

NOCCA FORUM

2831 CHARTRES STREET
NEW ORLEANS, LA 70117

NOCCA FORUM

REVISIONS	
NO.	DESCRIPTION

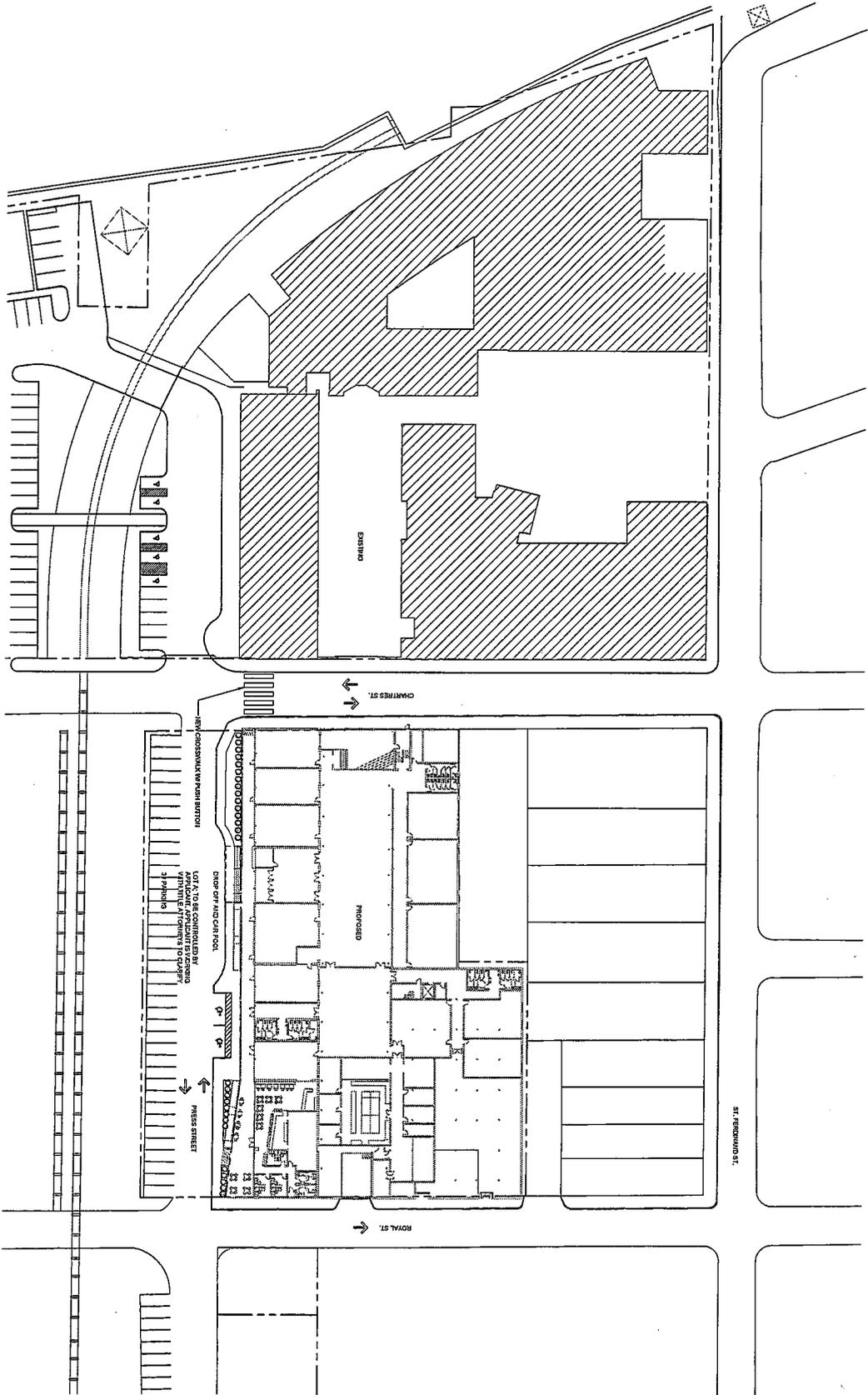
DRAWING TITLE:
COVER SHEET

DRAWN BY: JCW
SCALE: AS SHOWN
JOB NO.: 512057.00
DATE: MARCH 5, 2013
DRAWING NO.:

G000

A100 PROPOSED SITE PLAN

1/27'-1/8"



NOCCA FORUM

2831 CHARTRES STREET
NEW ORLEANS, LA 70117

DATE: 03/09/13
BY: JAW

This drawing and specifications have been prepared by the Architect in accordance with the provisions of the Louisiana Professional Architects Act and the Louisiana Professional Engineers Act. The Architect and Engineer are not responsible for the accuracy of the information provided by the client.

JAW
JOHN C WILLIAMS
ARCHITECTS LLC
954.663.9387
7000

JOHN C WILLIAMS
ARCHITECTS LLC



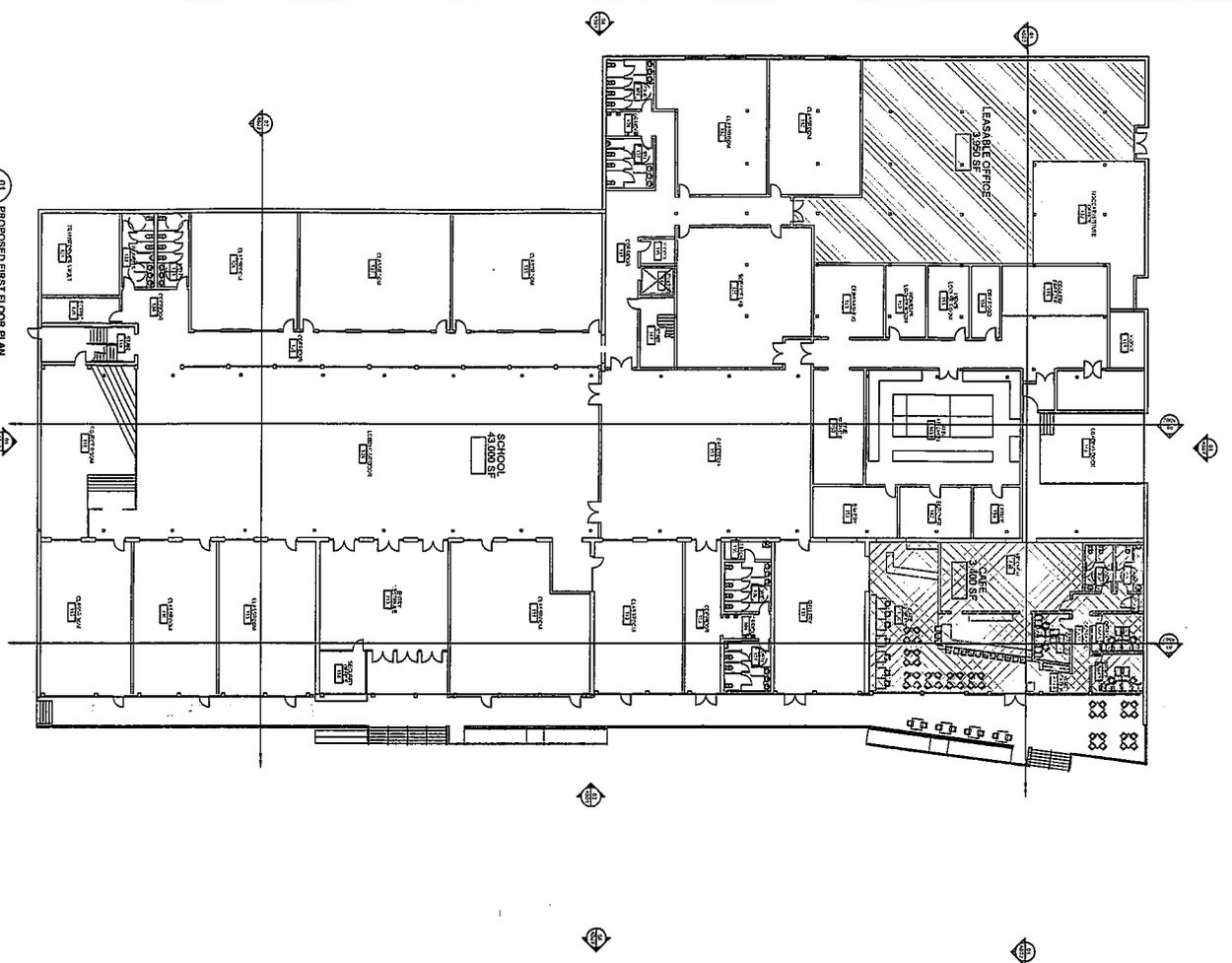
REVISIONS	
No.	Scope

DRAWING TITLE
PROPOSED SITE PLAN

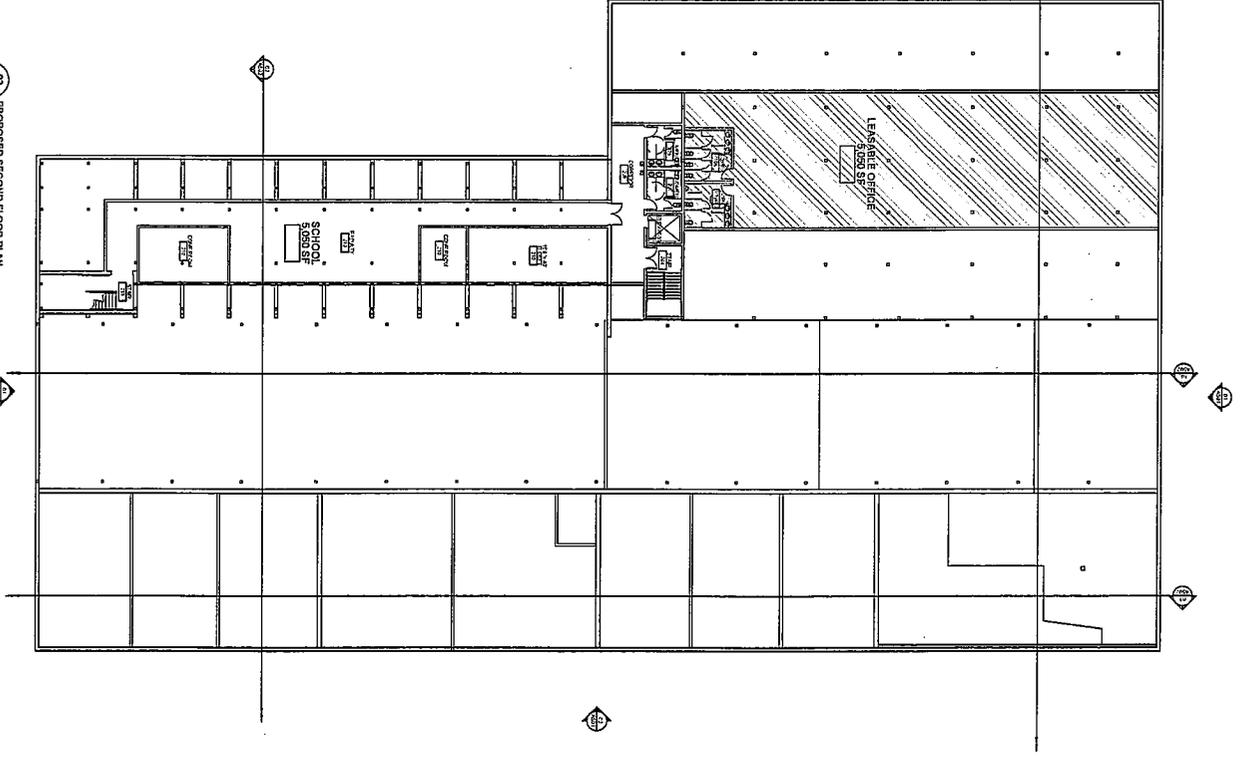
DRAWN BY: JAW
SCALE: 1/27"=1'-0"
JOB No.: 512057.00
DATE: MARCH 9, 2013
DRAWING No.:

A100

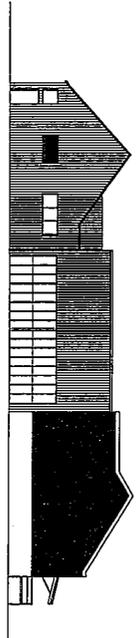
01 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"



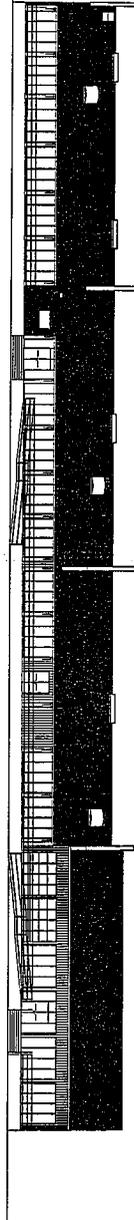
02 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"



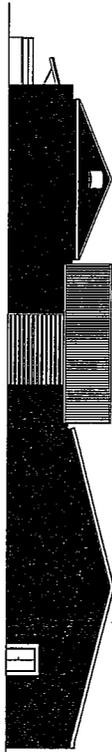
<h1 style="margin: 0;">NOCCA FORUM</h1> <p style="margin: 0;">2831 CHARTRES STREET NEW ORLEANS, LA 70117</p>	<p style="margin: 0;">RAY DONOHUE ARCHITECT ARCHITECTS, INC. N/A 504.585.8937 FAX</p>	<p style="margin: 0;">JOHN C. WILLIAMS ARCHITECTS LLC</p>						
			<p style="margin: 0;">DRAWN BY: JCM SCALE: 1/8" = 1'-0" JOB NO.: 51857.00 DATE/MARCH 8, 2013</p>					
<h2 style="margin: 0;">A101</h2>	<p style="margin: 0;">DRAWING TITLE: PROPOSED FLOOR PLANS</p>							
<p style="margin: 0;">REVISIONS:</p> <table border="1" style="margin: 0; width: 100%;"> <thead> <tr> <th style="width: 5%;">No.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">SCOPE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			No.	DATE	SCOPE			
No.	DATE	SCOPE						



01 CHARTRES ST. ELEVATION
1/16" = 1'-0"



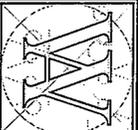
02 PRESS ST. ELEVATION
1/16" = 1'-0"



03 ROYAL ST. ELEVATION
1/16" = 1'-0"



04 ST. FERDINAND ST. (SIDE) ELEVATION
1/16" = 1'-0"



**JOHN C WILLIAMS
ARCHITECTS, LLC**

281 DARBORE STREET
HOVINGDON, LA 70118
504.563.0377 FAX
504.563.0378 CELL

This drawing and all specifications have been prepared by the architect and are the property of the architect. No part of this drawing or specifications may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

JOHN C WILLIAMS ARCHITECTS, LLC

NOCCA FORUM

2831 CHARTRES STREET
NEWORLEANS, LA 70117

- REVISIONS -

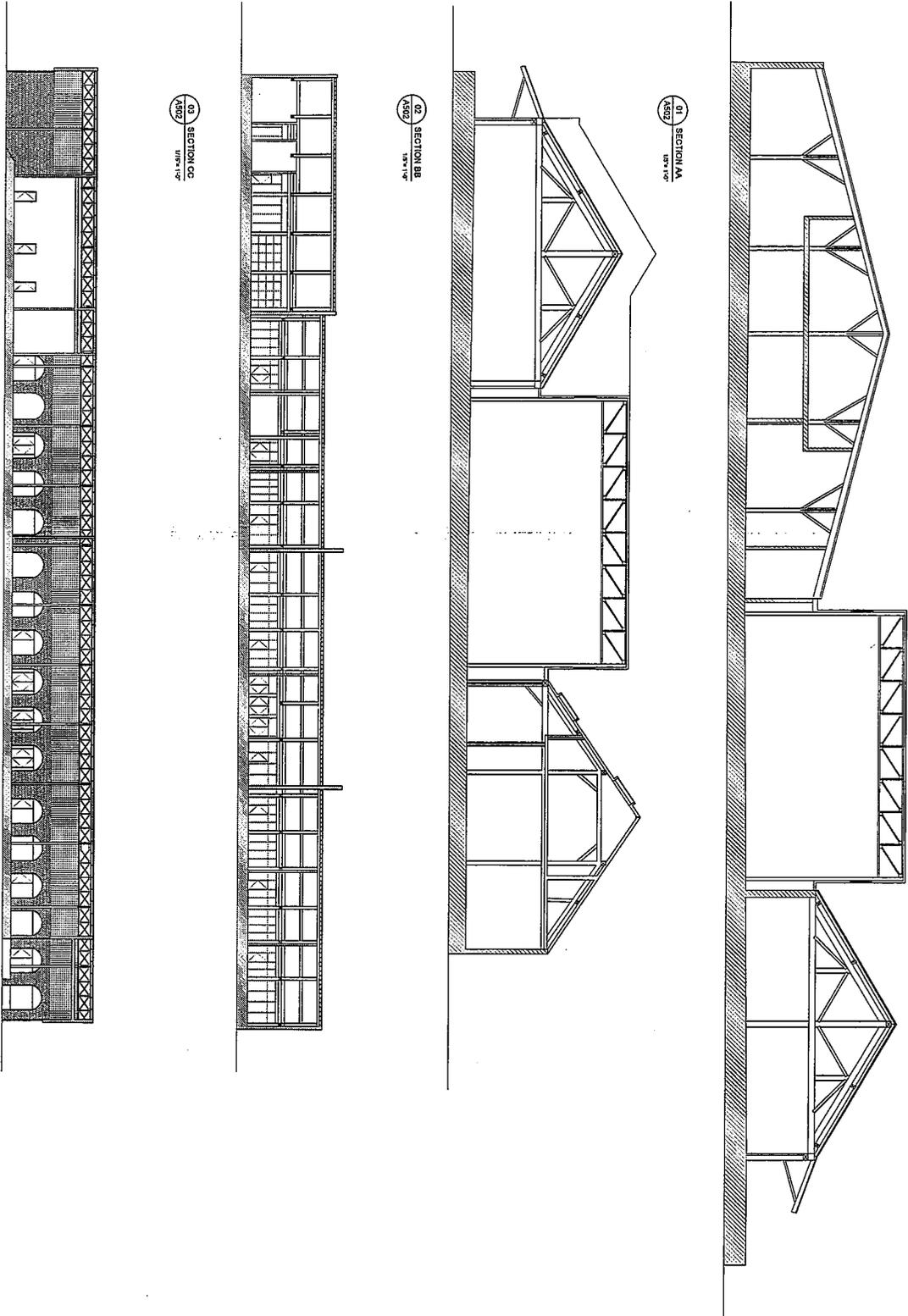
No.	Date	By

DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN BY: JCW
SCALE: 1/16" = 1'-0"
JOB No.: 512057.00
DATE: MARCH 8, 2013

DRAWING No.:

A501



04 SECTION DD
1/8\"/>

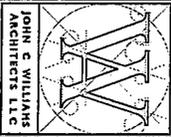
03 SECTION CC
1/8\"/>

02 SECTION BB
1/8\"/>

01 SECTION AA
1/8\"/>

NOCCA FORUM

2831 CHARTRES STREET
NEW ORLEANS, LA 70117



814 BARDONE STREET
NEW ORLEANS, LA 70113
504.566.0016 PHONE
504.566.0017 FAX

This drawing and specifications have been prepared and checked by the Architect and are subject to the provisions of the contract documents and specifications. It is the responsibility of the contractor to verify all dimensions and conditions before construction.

John C. Williams, Architect
1122

REVISIONS

No.	Date	Steps

DRAWING TITLE:
SECTIONS

DRAWN BY: JCW
SCALE: 1/8\"/>

JOB No.: 512057.00
DATE: MARCH 8, 2013

DRAWING No.:

A502

Item #6

Consideration: ZONING DOCKET 037/13 – Request by THE NEW ORLEANS JAZZ AND HERITAGE FESTIVAL AND FOUNDATION INC. to amend the existing Conditional Use Ordinance No. 24,901 to permit an increase in the allowable sign area, in an HMC-2 Historic Marigny/Treme Commercial District, on Square 110, Lots A, A-2, 4, C and E, bounded by Barracks, Governor Nicholls, North Rampart Streets and Saint Claude Avenue.



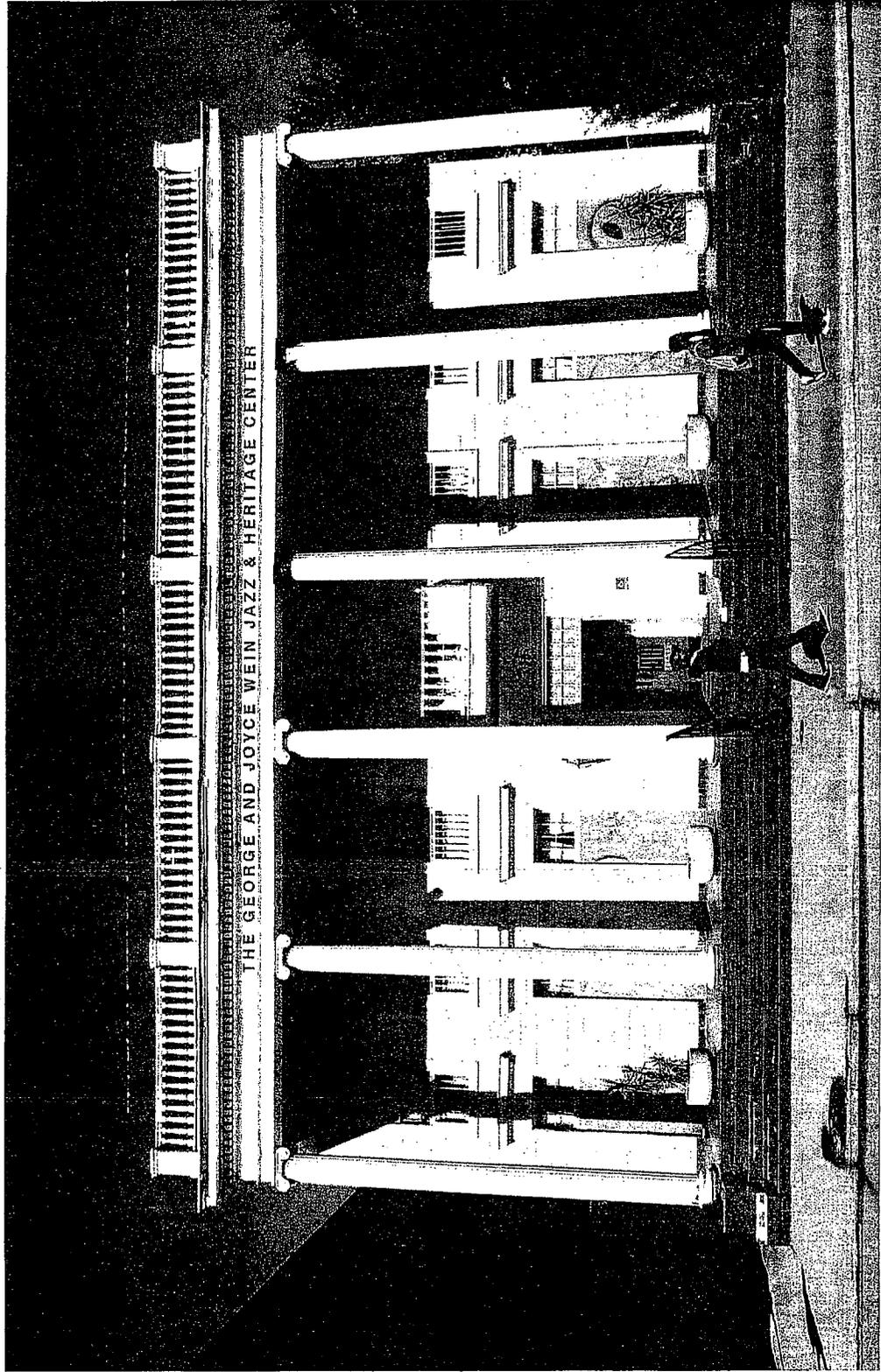
JAZZ & HERITAGE CENTER SIGNAGE PACKAGE

Jazz & Heritage Center
1228 North Rampart Street
New Orleans, LA 70118

02/15/13

Eskenw/Dunne/Ripple
ARCHITECTURE
PLANNING
DESIGN CENTER

EDR No: 10011



① SIGNAGE RENDERING
3" = 1'-0"

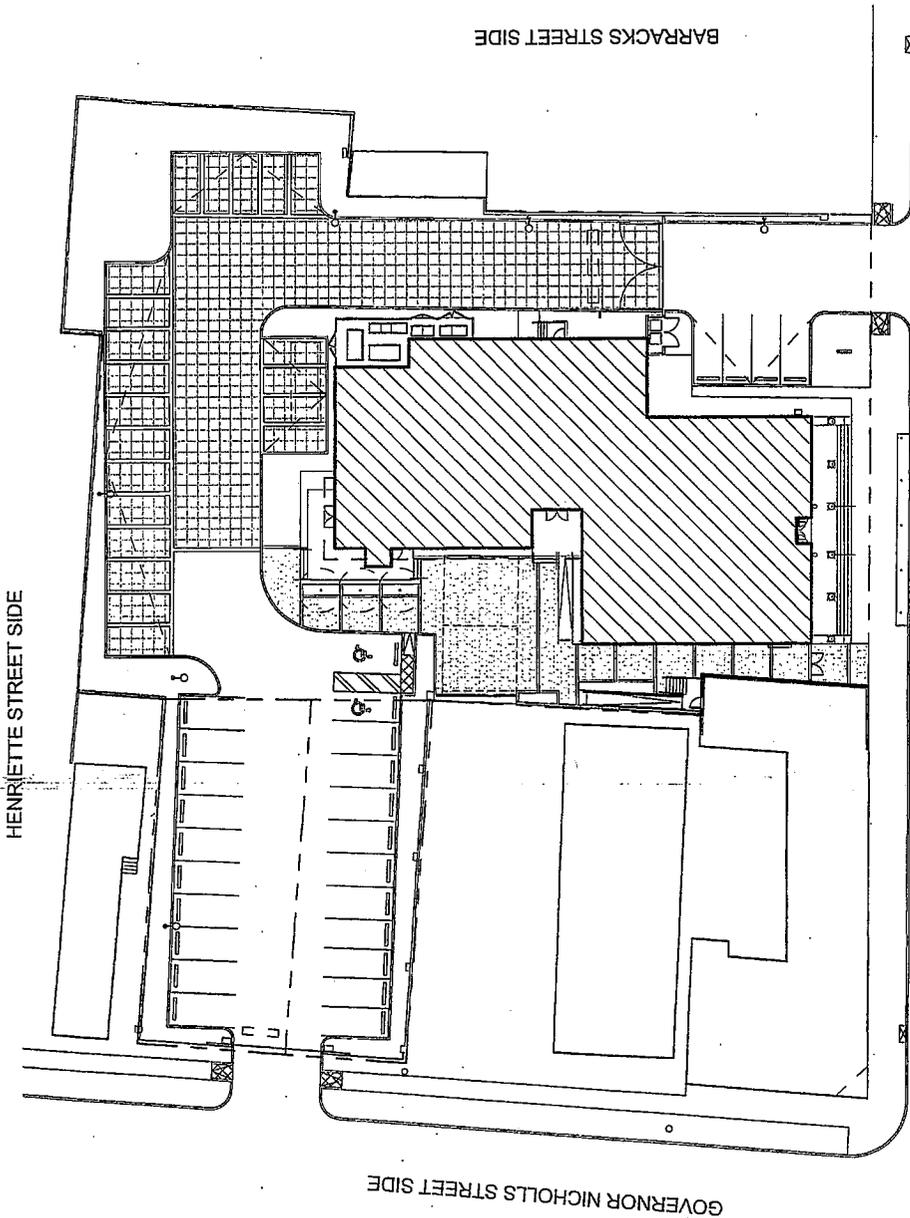
Eskew|Dumez|Ripple
ARCHITECTURE
ENGINEERING
URBAN DESIGN

Jazz & Heritage Center
1225 North Rampart Street
New Orleans, LA 70118

02/15/13

SHEET S-4

EDR No: 10011



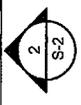
HENRIETTE STREET SIDE

BARRACKS STREET SIDE

NORTH RAMPART STREET

GOVERNOR NICHOLLS STREET SIDE

① SITE PLAN
1/32" = 1'-0"



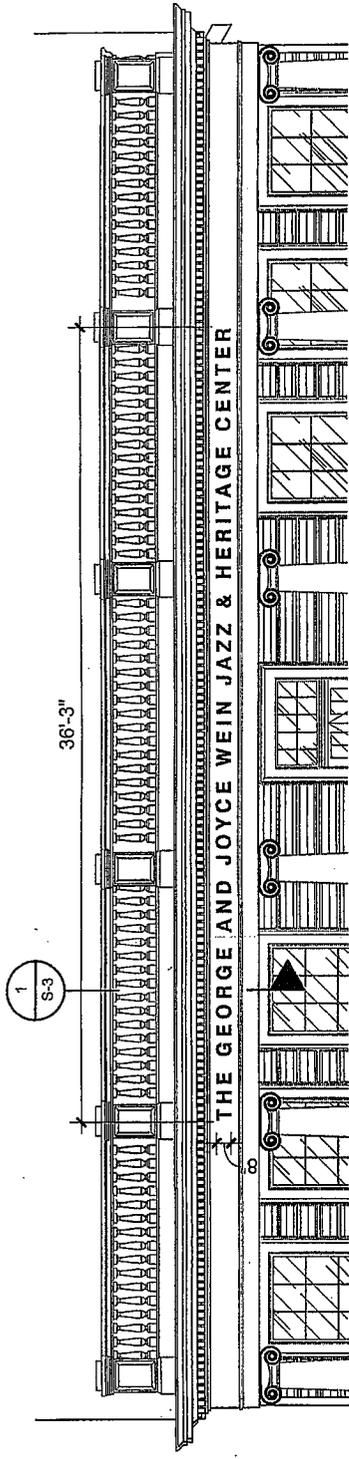
Eskew+Duméznil+Ripple
ARCHITECTURE
PLANNING
URBAN DESIGN

Jazz & Heritage Center
1228 North Rampart Street
New Orleans, LA 70118

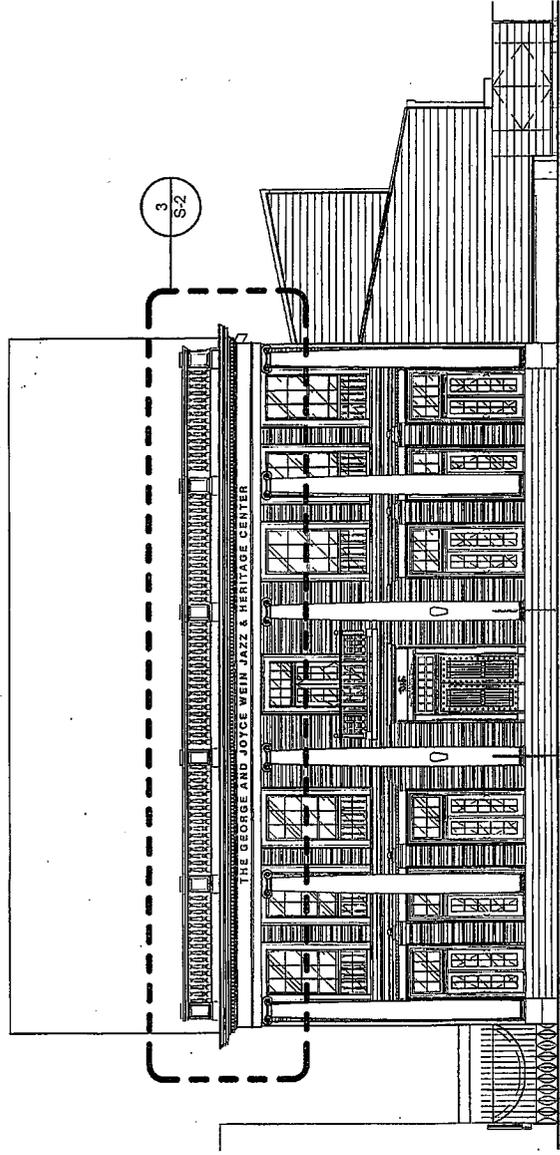
02/15/13

SHEET S-1

EDR No: 10011



ENLARGED SOUTH ELEVATION AT
ENTABLATURE SIGNAGE
③ 3/16" = 1'-0"



② SOUTH ELEVATION
3/32" = 1'-0"

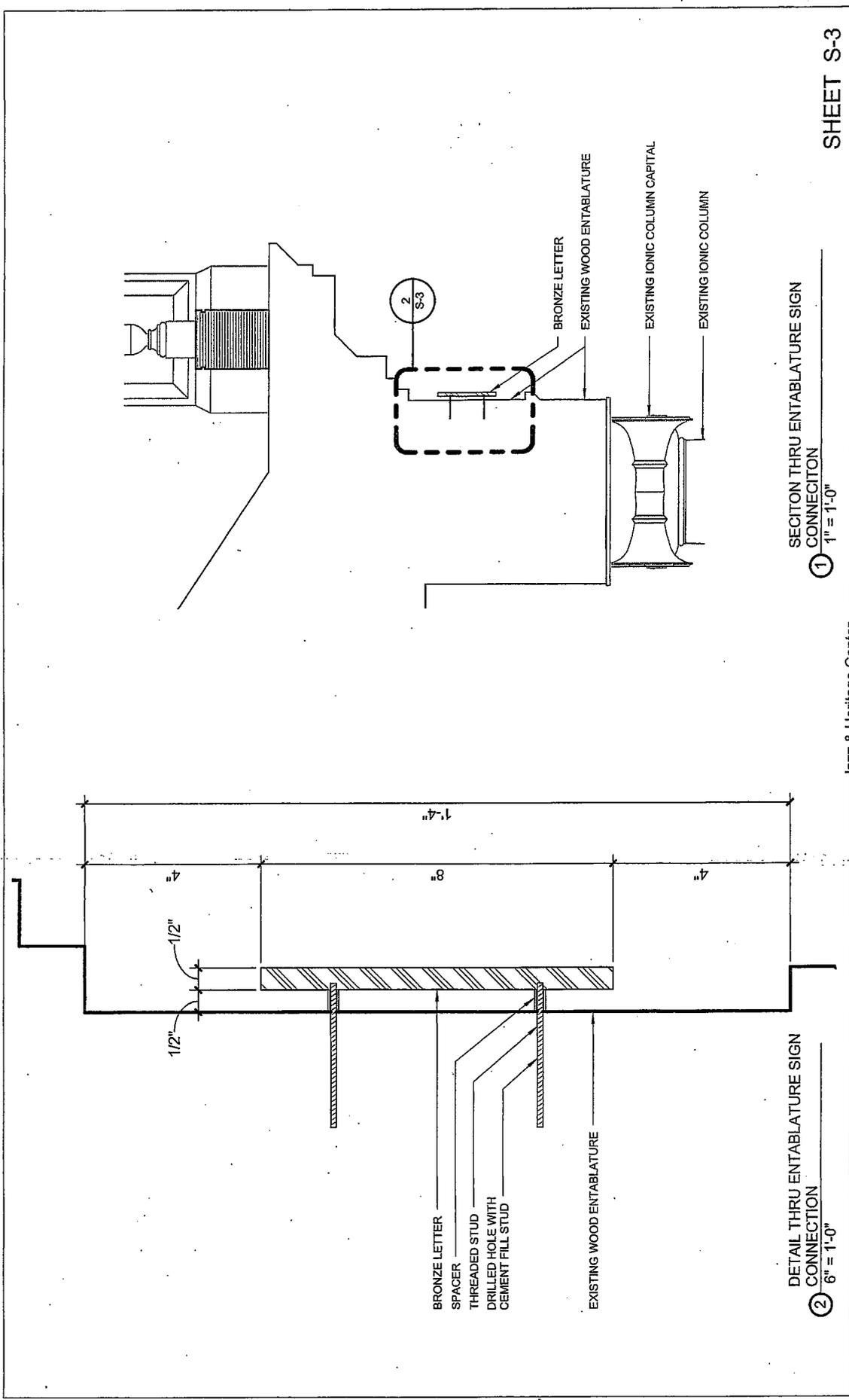
SHEET S-2

EDR No: 10011

Jazz & Heritage Center
1225 North Rampart Street
New Orleans, LA 70118

02/15/13

Eskew+Dunn
ARCHITECTS
1001 Poydras Street
New Orleans, LA 70112



SECTION THRU ENTABLATURE SIGN CONNECTION
 1" = 1'-0"

DETAIL THRU ENTABLATURE SIGN CONNECTION
 6" = 1'-0"

SHEET S-3

EDR No: 10011

Jazz & Heritage Center
 1225 North Rampart Street
 New Orleans, LA 70116

02/15/13

Eslewyn-Dunne-Ripple
 ARCHITECTURE
 DESIGN GROUP

Item #7

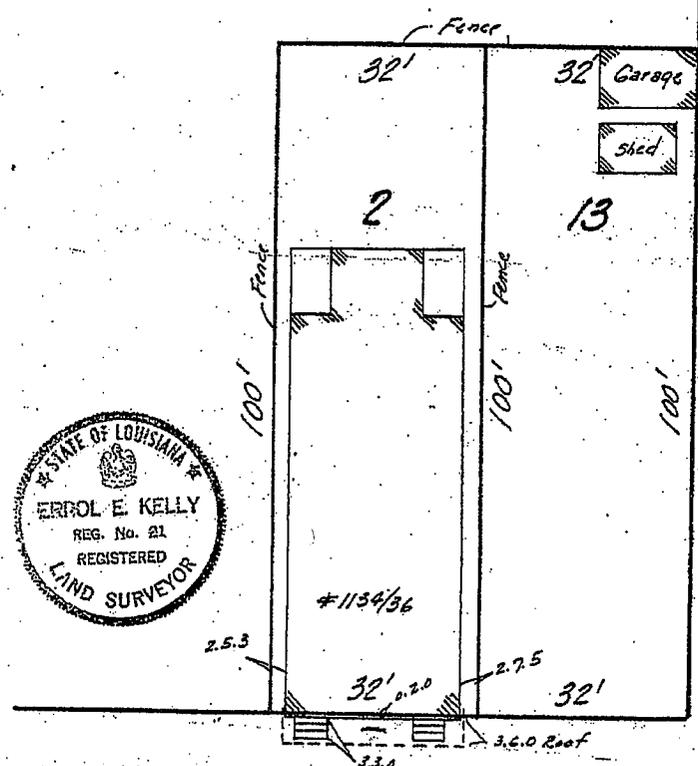
Consideration: ZONING DOCKET 038/13 – Request by CHARLENA D. STEWARD for a Conditional Use to permit a reception hall in a B-1A Neighborhood Business District, on Square 389, Lots 2 or 14, in the Third Municipal District, bounded by Frenchmen and Marais Streets and Elysian Fields and Saint Claude Avenues. The municipal address is 1134-36 ELYSIAN FIELDS AVENUE. (ZBM D-13/PD 4)

Sq. No. 389
THIRD DISTRICT

FRENCHMEN ST. SIDE

ST. CLAUDE AVE. SIDE

ST.
MARAIS



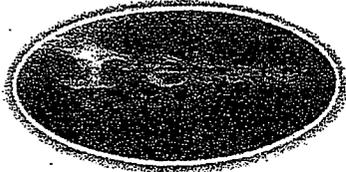
ELYSIAN FIELDS AVE.

New Orleans, La.
March 5, 1979

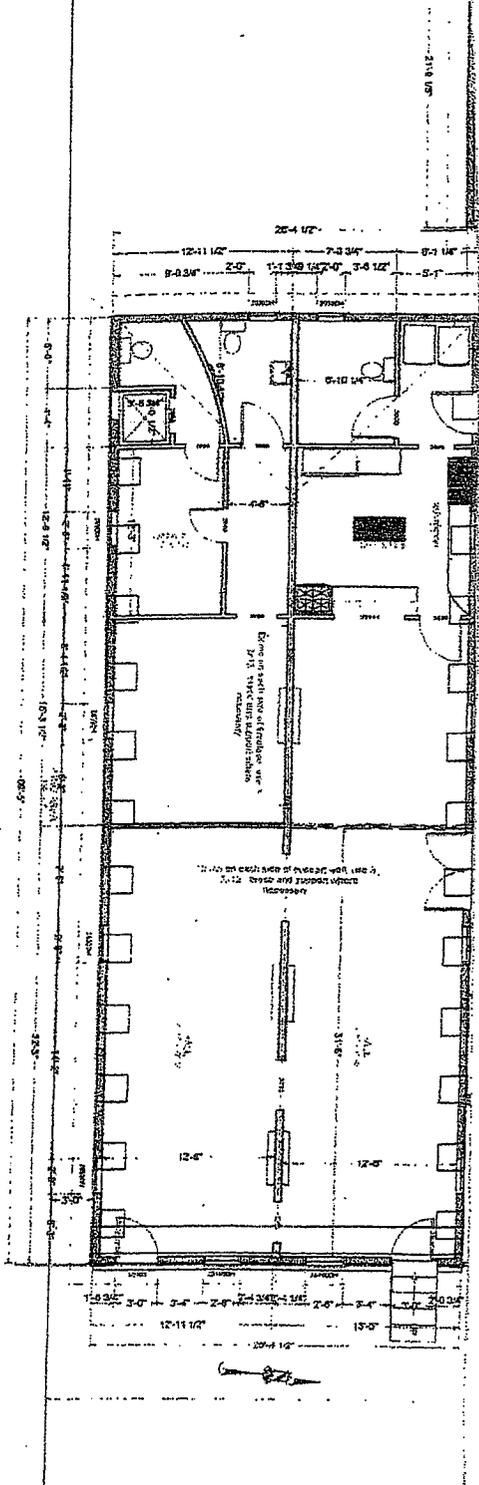
Survey certified correct. Made at the request
of Mr. & Mrs. Jeffer C. F. Wong
Gilbert, Kelly & Couturie, Inc., Surveying & Engineering

79-1102

EFF



architectural design studios



While every effort is made to ensure accuracy with in these plans, scaling is not guaranteed.

ELYSIAN FIELDS

DESIGN BY:
Aaron Robinson

5/23/2011

eLYSIAN FIELDS layout V2-0

Diandra Bankhead
1135 Elysian Fields
New Orleans

Prelim set 1

Re: Design design group

504.335.6660
P.O box 541717
Kenner, LA 70055



Item #8

Consideration: A grant of servitude of ground rights over/on a portion of Bordeaux St. right-of-way, adjacent to Square 198, 6th M.D., bounded by: Magazine St., Constance St., Lyons St., and Bordeaux St. for an existing encroachment of a fence. The municipal address is 4800 Magazine St.

City of New Orleans
Department of Property Management
INTER-OFFICE MEMO

To: Yolanda Rodriguez, Director
City Planning Commission
From: Martha J. Griset, Real Estate Administrator
CC: File
Date: March 15, 2013
Re: PAC Agenda

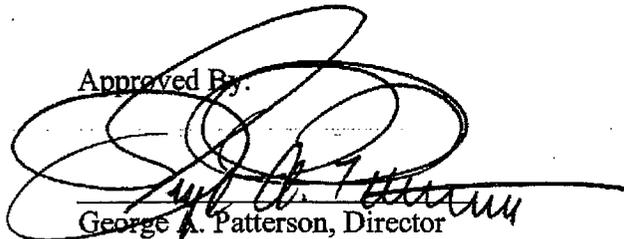
Please place the following item on the PAC agenda:

Consideration: A grant of servitude of ground rights over/on a portion of Bordeaux St. right-of-way, adjacent to Square 198, 6th M.D., bounded by: Magazine St., Constance St., Lyons St., and Bordeaux St. for an existing encroachment of a fence. The municipal address is 4800 Magazine St.

If you have any questions, please contact Elsie Cobb-Wright at 658-3615

Attachments: (2)

Approved By:



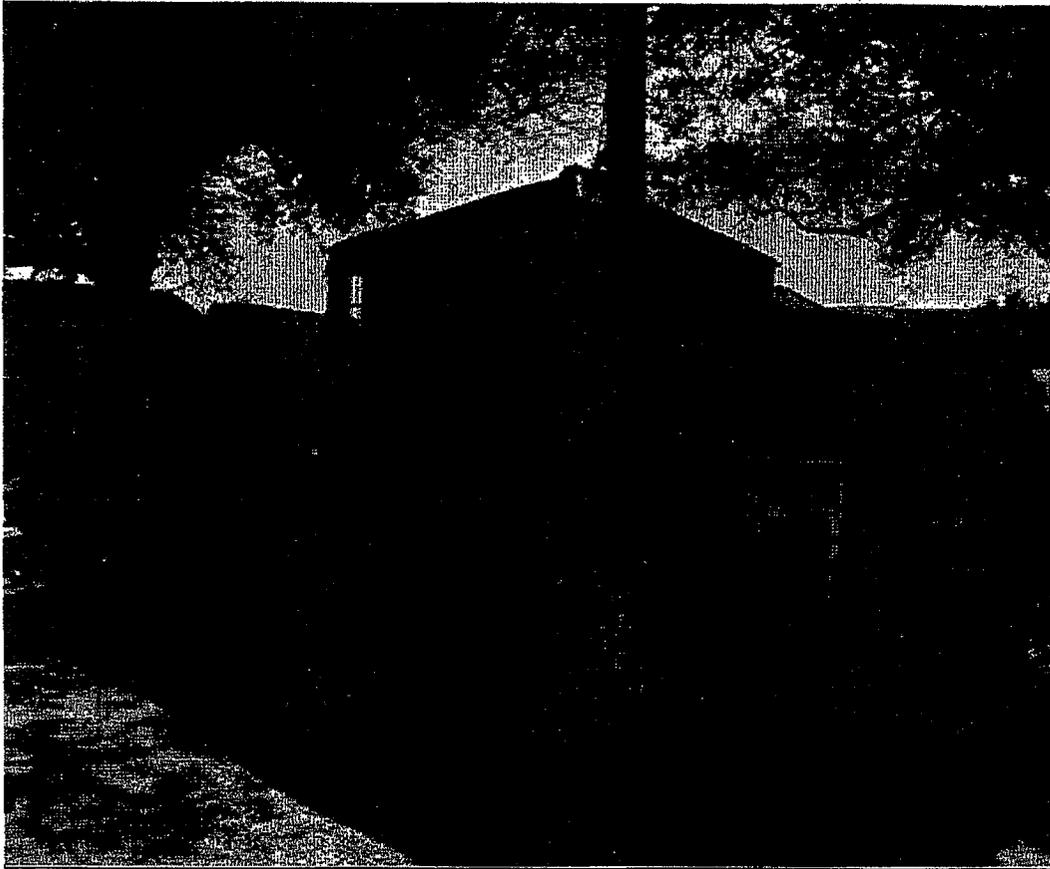
George A. Patterson, Director

GAP:MJG:ecw

Google

Address **Bordeaux Street / Magazine Street**

Address is approximate



Item #9

Consideration: A 3 year lease of ground rights on a portion of Bordeaux St. right of way, between Squares 525 and 526, 6th M.D., bb: Upperline St., S. Saratoga St., Valence St. and Loyola St., to store two temporary office trailers while constructing a drainage project for the U.S. Army Corps of Engineers and S&WB.

City of New Orleans
Department of Property Management
INTER-OFFICE MEMO

To: Yolanda Rodriguez, Director
City Planning Commission
From: Martha J. Griset, Real Estate Administrator
CC: File
Date: March 15, 2013
Re: PAC Agenda

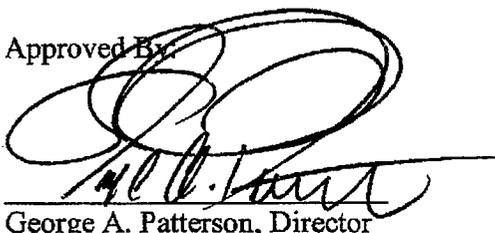
Please place the following item on the PAC Agenda:

Consideration: A 3 year lease of ground rights on a portion of Bordeaux St. right of way, between Squares 525 and 526, 6th M.D., bb: Upperline St., S. Saratoga St., Valence St. and Loyola St., to store two temporary office trailers while constructing a drainage project for the U.S. Army Corps of Engineers and S&WB.

If you have any questions, please contact Elsie Cobb-Wright at 658-3615.

Attachments: (4)

Approved By:



George A. Patterson, Director

GAP:MJG:ecw

Loyola Ave

Bordeaux St

14

14

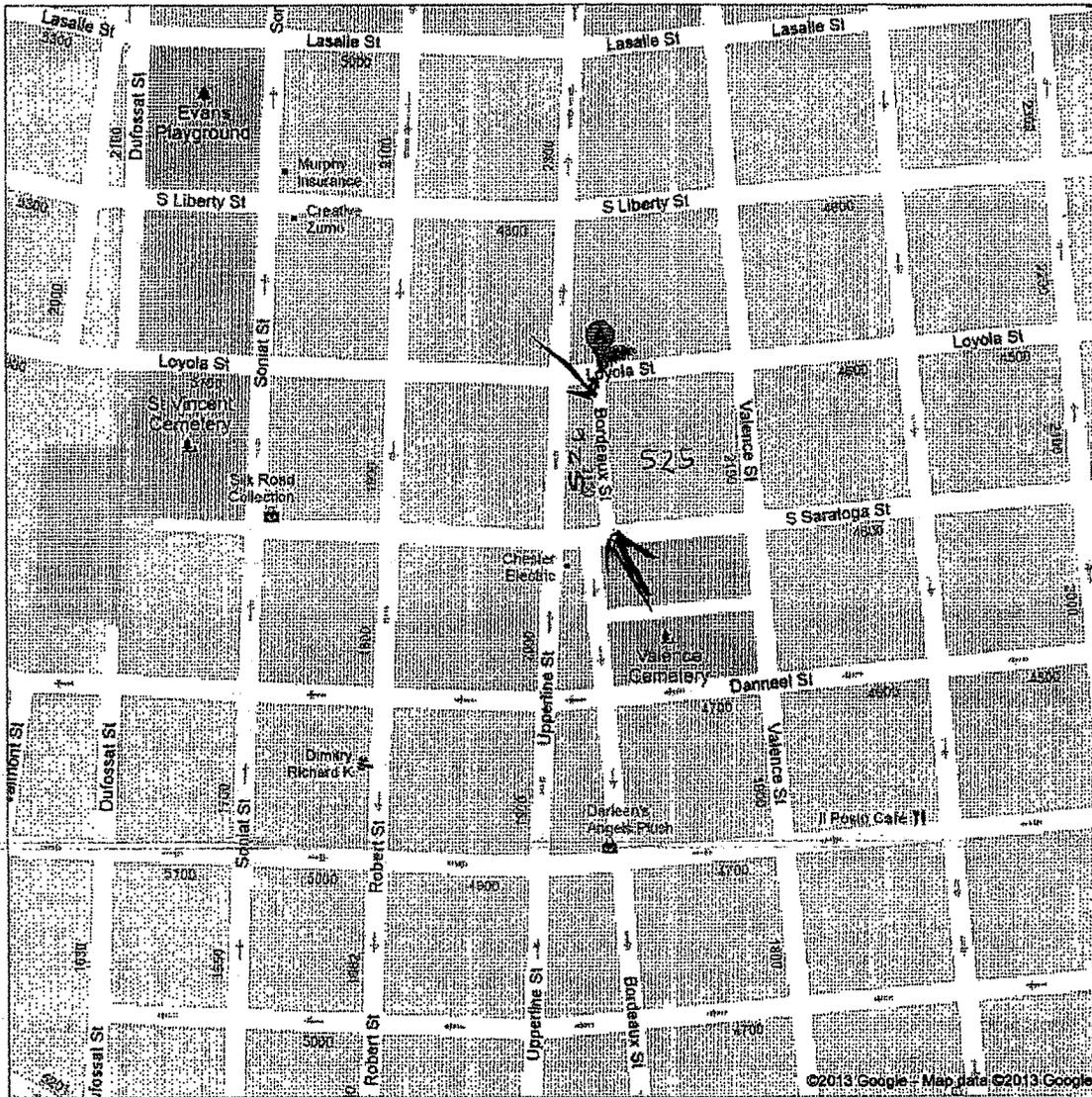


Address Loyola St & Bordeaux St
Loyola St & Bordeaux St
New Orleans, LA 70115

Get Google Maps on your phone



Text the word "GMAPS" to 466453



©2013 Google - Map data ©2013 Google

526

BORDEAUX

ST.

300' 0" 0" BR. / C.O.
(300' 0" 0")

LOYOLA

300' 0" 0" BR. / C.O.
(300' 0" 0")

ST.

S. SARATOGA

300' 0" 0" BR. / C.O.
(300' 0" 0")

ST.

NO LOT SUBDIVISION

525

300' 0" 0" BR. / C.O.
(300' 0" 0")

VALENCE

ST.

Q A A I A A



A SUBSIDIARY OF CAJUN INDUSTRIES, LLC

March 13, 2013

Ms. Martha Griset
City of New Orleans
City Hall, Suite 5W06
1300 Perdido St.
New Orleans, LA 70112

RE: SELA-22 Jefferson Avenue Canal II

SUBJECT: Lease of Property

Dear Ms. Griset:

Cajun Constructors, Inc. (CAJUN) has recently been awarded the above referenced drainage project for the US Army Corps of Engineers and Sewerage and Water Board of New Orleans. The contract requires CAJUN to furnish temporary offices within one mile of the project site for the owner's representative and contractor's field office personnel. This is a densely populated area with very few options for setting up a temporary field office within one mile of the jobsite.

CAJUN has located property on the Bordeaux Street right of way at Loyola Ave (see attached map) that we understand is owned by the City of New Orleans. The property is shown as a right of way for a street that was never constructed. This is the only location that we have found to date to place two temporary office trailers to use during construction of the Jefferson Avenue drainage project. CAJUN would like to lease the property from the City of New Orleans for the duration of the project, which is approximately 3 years. CAJUN is proposing to clear the existing willow trees from the property and set up temporary offices as indicated on the attached drawing. The temporary offices would be used for daytime clerical activities. No construction related activities would be performed on this land. Upon completion of the project CAJUN will remove all items and restore the property to a condition better than the existing.

Please feel free to contact me if you should have any questions or need to discuss this matter further.

Sincerely,
CAJUN CONSTRUCTORS, INC.


Paul Nola
Project Manager

File 1.20 (13-019) Field

P.O. Box 104

Baton Rouge, LA 70821-0104

225/753-5857

FAX 225/753-9622

www.cajunusa.com

Item #10

Consideration: A grant of servitude of ground rights on/over a portion of Memorial Park Drive right-of-way, adjacent to Square 71, Lot 4-A, 5th M.D., bounded by: Kansas St. Indiana St., Behman Highway and Memorial Park Drive for proposed encroachment of a concrete slab. The municipal address is 2971 Memorial Park Drive.

City of New Orleans
Department of Property Management
INTER-OFFICE MEMO

To: Yolanda Rodriguez, Director
City Planning Commission
From: Martha J. Griset, Real Estate Administrator
CC: File
Date: March 15, 2013
Re: PAC Agenda

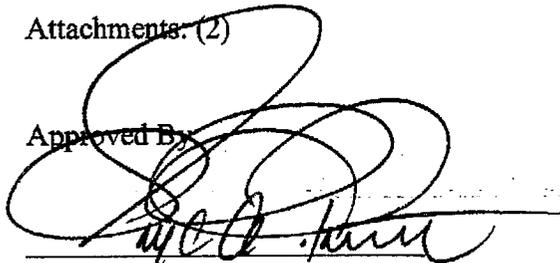
Please place the following item on the PAC agenda:

Consideration: A grant of servitude of ground rights on/over a portion of Memorial Park Drive right-of-way, adjacent to Square 71, Lot 4-A, 5th M.D., bounded by: Kansas St. Indiana St., Behman Highway and Memorial Park Drive for proposed encroachment of a concrete slab. The municipal address is 2971 Memorial Park Drive.

If you have any questions, please contact Elsie Cobb-Wright at 658-3615

Attachments: (2)

Approved By:



George A. Patterson, Director

GAP:MJG:ecw

INDIANA

MEMORIAL PARK

240'0"0" C.O.

30'	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	30'
			2911		2919						2943											46'5"2"
120'	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	120'
30'	2900		2910		2918						2942											46'5"2"

646'5"2" C.O.

BEHRMAN

DR.

HWY.

KANSAS

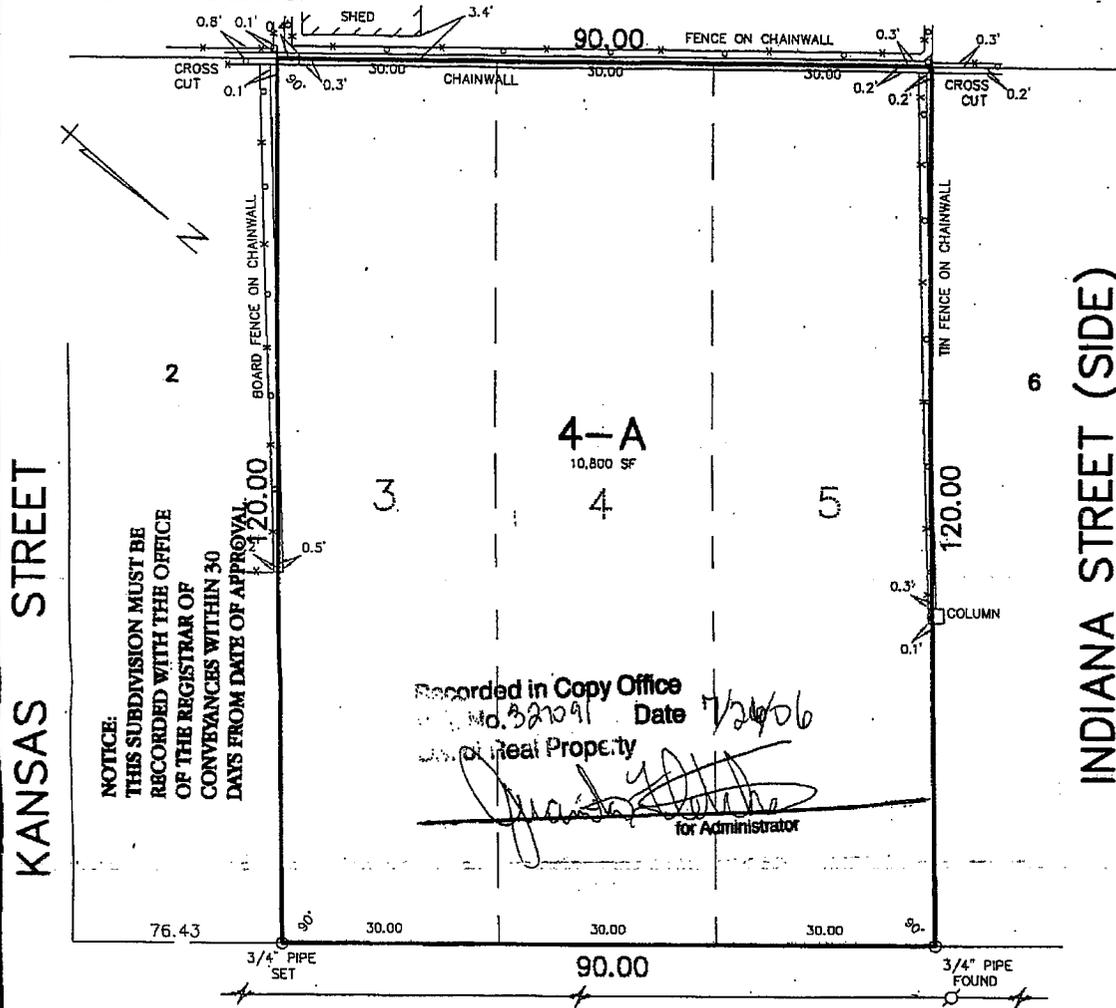
ST.

EM-13A SCALE 1" = 80'
ELMWOOD SUBDV.

SQUARE 71, SECTION B
ELMWOOD SUBDIVISION
FIFTH DISTRICT, NEW ORLEANS, LA.

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

BEHRMAN HIGHWAY (SIDE)



NOTICE:
THIS SUBDIVISION MUST BE RECORDED WITH THE OFFICE OF THE REGISTRAR OF CONVEYANCES WITHIN 30 DAYS FROM DATE OF APPROVAL

Recorded in Copy Office
No. 32091 Date 7/24/06
for Administrator

CERTIFIED BY CITY PLANNING COMMISSION
By *J. V. Alley*
Executive Director, City Planning Commission
Docket No. 105/05 Date 10/24/05

ANY SEWER OR WATER HOUSE CONNECTIONS NOT EXISTING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

NO TREES IN PUBLIC R/W

MEMORIAL PARK DRIVE

JUNE 16, 2005
RESUBDIVISION OF LOTS 3, 4, AND 5 INTO LOT 4-A
SURVEYED IN ACCORDANCE WITH THE LA. MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY, MADE AT THE REQUEST OF C. KENT & ASSOCIATES



DUFRENE SURVEYING & ENGINEERING INC.
1624 MANHATTAN BOULEVARD, HARVEY, LA 70058
504-368-6390 PH. 504-368-6394 FAX
dufrene@dsinc.net

JOB# 05-0626
SCALE: 1" = 20'

David R. Brant
MP ALGIERS'ELM-S071-LT3.4.5.DWG