

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – May 15, 2013

There will be a meeting of the Planning Advisory Committee on Wednesday, May 15, 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 April 24, 2013 PAC meeting.
- 2) **Consideration:** **ZONING DOCKET 051/13** – Request by JEFFREY GOSSEN for a Conditional Use to permit three residential units in an HMR-3 Historic Marigny/Treme Residential District, on Square 164, Lots 2A or 5, in the Third Municipal District, bounded by Saint Roch Avenue, Dauphine, Royal and Spain Streets. The municipal address is 2463 ROYAL STREET. (PD-7)
- 3) **Consideration:** **ZONING DOCKET 052/13** – Request by PMAT ALGIERS PLAZA LLC for an amendment to Ordinance No. 28,891 MCS (ZD 120/11, a Conditional Use to permit a development exceeding 10,000 square feet of floor area and exceeding one acre in site area) to permit additional attached signage, in a C-1 General Commercial District and within the UC Urban Corridor District, on Square H-D, Lot 1, in the Fifth Municipal District, bounded by General DeGaulle and Holiday Drives, MacArthur Boulevard and Rue Parc Fontaine. The municipal addresses are 4100 and 4110 GENERAL DEGAULLE DRIVE and 3010 HOLIDAY DRIVE. (PD 12)
- 4) **Consideration:** **ZONING DOCKET 053/13** – Request by SHEA EMBRY and CAROLYN MANINGHAM for a Conditional Use to permit the construction of seven single family homes in an LI Light Industrial District, on Square 241, Lots 4, 5, G, H, K and L, in the Third Municipal District, bounded by Batholomew, Burgundy, Dauphine and Mazant Street. The municipal addresses are 4011-15 DAUPHINE STREET and 827 BARTHOLOMEW STREET. (PD-7)
- 5) **Consideration:** **ZONING DOCKET 054/13** – Request by FTB COMMUNITY DEVELOPMENT CORPERATION LIMITED PARTNERSHIP for a Conditional Use to permit the construction of a multi-family residential development that exceeds the allowable height, area and bulk requirements, in an RM-2E Eastern New Orleans Multi-Family Residential District, on Square A, Lots 1, 2, 3, 4, 5 and 6 and Square B, Lots 1, 2, 3, 4, 5 and 6, in the Third Municipal District, bounded by I-10 Service Road, Tara Lane, Lake Forest Boulevard and Benson Canal. The municipal addresses are 6840, 6852, 6866, 6847, 6861 and 6873 CINDY PLACE. (PD-9)

- 6) **Consideration:** **SUBDIVISION DOCKET 048/13** - Request by SHEA EMBRY AND CAROLYN MANGHAM to resubdivide Lots 4, 5, G, H and L into Lots 4-A, 5-A, 5-B, G-1, H-1 and L-1, Square 241, in the Third Municipal District, bounded by Mazant, Burgundy, Dauphine and Bartholomew Streets. The municipal addresses are 827 BARTHOLOMEW STREET, 4011 AND 4015 DAUPHINE STREET. (PD 7)
- 7) **Re-consideration:** A grant of servitude of air rights on/over a portion Carondelet St. public right-of-way, adjacent to Square 229, Lot 29C, 1st, M.D., bounded by: Perdido St., Baronne St., Union St., and Carondelet St. for proposed encroachment of an entrance canopy. The municipal address is 325 Carondelet St. This item appeared on the PAC agenda on April 8, 2008.
- 8) **Consideration:** A grant of servitude of air and ground rights on/over a portion of N. Rampart St. public right-of-way, adjacent to Square 274, Lot 2, 3rd M.D., bounded by: Mandeville St., Burgundy St., Spain St., and N. Rampart St. for proposed encroachments of a porch, columns, steps, hand railings, and roof overhang. The municipal address is 2412 N. Rampart St.
- 9) **Consideration:** A grant of servitude for air rights over a portion of the Notre Dame Street public right-of-way, adjacent to Square 125, Lots 11, 12, 13, 14, and 16, 1st M.D., bounded by: Notre Dame St., Tchoupitoulas St., Girod St., and Magazine St. for a proposed cantilevered balconies. The municipal address is 425 Notre Dame St.
- 10) **Consideration:** A grant of servitude for ground rights on/over a portion of the Caffin Street public right-of-way, adjacent to Square 553, Lot 8, 3rd M.D., bounded by: Caffin St., Urquhart St., Lamanche St., and N. Villere St. for a proposed concrete stair and landing. The municipal address is 1325 Caffin St.
- 11) **Consideration:** A grant of servitude of air and ground rights on/over a portion of Frenchmen St. and Chartres St. public rights-of-way, adjacent to Square 153, Lot A, 3rd Municipal District, bounded by: Frenchmen St., Chartres St., Royal St., and Elysian Fields Ave. for proposed encroachments of a gallery, columns and outward swing doors. The municipal address is 601 Frenchmen Street.
- 12) **Consideration:** A grant of servitude of air and ground rights on/over portions of O'Keefe Avenue, Girod St., Lafayette St., and South Rampart St. public rights-of-way, adjacent to Square 273, 1st M.D., bounded by: Girod St., Lafayette St., South Rampart St., and O'Keefe Avenue for proposed encroachments of canopies and outward swing doors. The municipal address is 611 O'Keefe Avenue.
- 13) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, May 29, 2013, at 2:00 p.m. in the City Planning Commission conference room (City Hall Room 7W03).

Respectfully yours,

Yolanda W. Rodriguez, Executive Director

May 8, 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 – April 24, 2013

A meeting of the Planning Advisory Committee was held on Wednesday, April 24, 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)
Mark Johnson (SWB)
Elsie Cobb-Wright (RER)
Martha Griset (RER)
Arlen Brunson (CPC)
LaJoyce Steib (DPW)
Mark Penny (DPW)
Ed Horan (S&P)
Tracy St. Julien (HDLC)

GUESTS

James Neville
Zella May
Jon Bernstein

CPC STAFF

Leila Manouchehri
Stephen Kroll
Editha Amacker
Kelly Cottrell

NON-VOTING DEPARTMENTS

William Gilchrist (Mayor's Office)
Michell Strickland (Mayor's Office)

- 1) **Consideration:** Minutes from the April 10, 2013 PAC meeting.

SWB made a motion to approve the minutes with the modification to item #6 to state that no permanent structure shall be constructed on the leased area.

- 2) **Consideration:** **ZONING DOCKET 045/13** – Request by BUSINESS PROPERTY LLC to add lots 11 and 12 to the existing Conditional Use Ordinance MCS 24,877 that permits a car wash on lots A, 4, 5, 8, 9 and 10, on Square 4, in the Third Municipal District, bounded by Amelia, General Taylor and Willow Streets and South Claiborne Avenue. The municipal addresses are 3706, 3710 and 3740 SOUTH CLAIBORNE AVENUE. (PD 2)

DPW stated that it would need to review drainage specifications for the site. It also noted that a new service cut may be required. It noted that the state DOTD would need to

review modifications to South Claiborne Avenue since it is a state highway.

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

- 3) **Consideration: ZONING DOCKET 046/13** – Request by ST. JAMES A.M.E. HOMES OF NEW ORLEANS, INC. for a Conditional Use to permit the construction of a multi-family development in excess of 5,000 square feet in a B-1A Neighborhood Business District, within an Inner City Urban Corridor District, on Square 218, Lots 12, 13A or 13, Pt. 13, Pt. 14, Pt. 15 and N, in the Second Municipal District, bounded by North Derbigny, North Roman, Iberville Streets and Bienville Avenue. The municipal addresses are 1826-1838 BEINVILLE AVENUE. (PD-4)

The applicant's representative explained the proposal noting that the Neighborhood Conservation District Committee approved the proposed demolition of the three existing buildings. He indicated that the leasing office will be located in the community center which will include a business incubator program. PPW indicated by proxy that the applicant needs to submit a tree protection plan for an oak tree at the corner of North Roman and Bienville Streets. She noted that the tree protection should be noted on the plans and that additional trees should be planted within the public right-of-way. HDLC noted that Saint James AME Church is a landmark and should not be disturbed or otherwise impacted by the construction. DPW noted that permits will be required for any modifications to the curb cuts and sidewalks. The committee passed a motion of no objection subject to further review by the DPW, PPW, and CPC.

- 4) **Consideration: ZONING DOCKET 047/13** – Request by PANOPS CORPORATION LLC for a Zoning Change from RD-3 Two-Family Residential District to a B-1A Neighborhood Business District and a Conditional Use to permit alcohol sales for on-premise consumption at a standard restaurant, on Square 296, Lots 12 or 12A, in the Third Municipal District, bounded by Burgundy, Kentucky and North Rampart Streets and Poland Ave. The municipal address is 939-41 POLAND AVENUE. (PD-7)

The applicant's representative appeared before the committee. He indicated that the building was formerly a convenience store with hot food sales. HDLC noted that the property owner needs to submit a new application with details about window replacements and other exterior repairs. RER indicated that a lease is required for the doors that open into the public right-of way. The committee passed a motion of no objection subject to further review by CPC, HDLC, and RER.

- 5) **Consideration: ZONING DOCKET 048/13** – Request by THE NEW ORLEANS CENTER FOR CREATIVE ARTS INSTITUTE for a Conditional Use to permit a Bakery in an HMLI Historic Marigny Light Industrial District, on Square 280, Lot F, in the Third Municipal District, bounded by Burgundy, North Rampart, Saint Ferdinand and Press Streets. The municipal address is UNASSIGNED. (PD-7)

DPW stated any improvements to the Burgundy and North Rampart Street rights-of-way would need to be reviewed and approved by that department. HDLC stated that the proposal would also need to be reviewed and approved by HDLC. PPW said it would need to review and approve any plantings in the adjacent rights-of-way. A motion of no objection, subject to further review by CPC, DPW, HDLC and PPW passed unanimously.

- 6) **Consideration:** A grant of servitude of air and ground rights on/over portions of Magazine St. public right-of-way; adjacent to Square 204, Lot 14-A, 6th M.D., bounded by: Constance St., General Pershing St., Milan St., and Magazine St. for a proposed balcony and columns. The municipal address is 4212-14 Magazine St.

DPW said that it would need to review the column footings and the slope of the sidewalks. They also voiced concern about access to the water meets directly in front of the site.

SWB said that the applicant would need to contact its House Connection division.

Bill Gilchrist, representing the Mayor's Office, noted his concern about the contractor going outside of the scope of the work that was permitted for the site.

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

- 7) **Consideration:** A grant of servitude of air and ground rights on/over portions of Broadway St. and Zimple St. public right-of-ways, adjacent to Friberg Square 3, Lot 20, part Lot 19, 6th M.D., bounded by: Broadway St., Zimple St., Audubon St., and Freret St. for a proposed balcony and columns. The municipal address is 1037-39 Broadway St.

S&P noted that the addition of the canopy would constitute the expansion of a non-conforming use and therefore could not be allowed. CPC, relaying comments provided by the Department of Parks and Parkways (PPW), said that if the canopy was allowed, it would likely result in the removal of an existing street tree. PPW said the canopy would need to be redesigned to allow for the tree to be preserved.

The committee passed a motion of objection/

- 8) **Consideration:** A grant of servitude of air and ground rights on/over portions of Magazine St. public right-of-way, adjacent to Square 137, Lot C, 4th M.D., bounded by: Constance St., St Andrew St., St Mary St., and Magazine St. for a proposed balcony and columns. The municipal address is 1924 Magazine St.

HDLC said that it is in the process of reviewing the development proposals.

DPW said it would need to review the proposal further.

SWB said the grant of servitude would not affect its utilities.

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

- 9) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, May 15, 2013, at 2:00 p.m. in the City Planning Commission conference room (City Hall Room 7W03).

Consideration: A servitude agreement for ground rights over a portion of Bordeaux Street adjacent to Lot A, Square 198, Sixth Municipal District, bounded by Magazine, Bordeaux, Lyons, and Constance Streets for the proposed encroachment of a 4' by 34' driveway extension and a 5' by 1' fence on the Bordeaux Street right-of-way. The municipal address is 4800 Magazine Street.

DPW noted that its traffic engineering division does not object to the proposal.

SWB said it would need to review the proposal further.

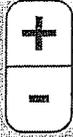
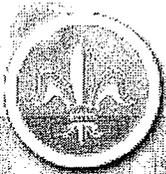
The committee passed a motion of no objection subject to further review by RER, DPW, and SWB.

[Note: On April 25, subsequent to the PAC meeting, the Director of the Department of Public Works overruled DPW Traffic Engineering Division's statement of no objection to the proposal. DPW's official position (including the DPW Traffic Engineering Division) regarding this matter is one of objection.]

Item # 2

Consideration: ZONING DOCKET 051/13 – Request by JEFFREY GOSSEN for a Conditional Use to permit three residential units in an HMR-3 Historic Marigny/Treme Residential District, on Square 164, Lots 2A or 5, in the Third Municipal District, bounded by Saint Roch Avenue, Dauphine, Royal and Spain Streets. The municipal address is 2463 ROYAL STREET. (PD-7)

Planning and Zoning Lookup Tool



- Lot
- Square
- Zoning
- CU/EU/Planned Dev

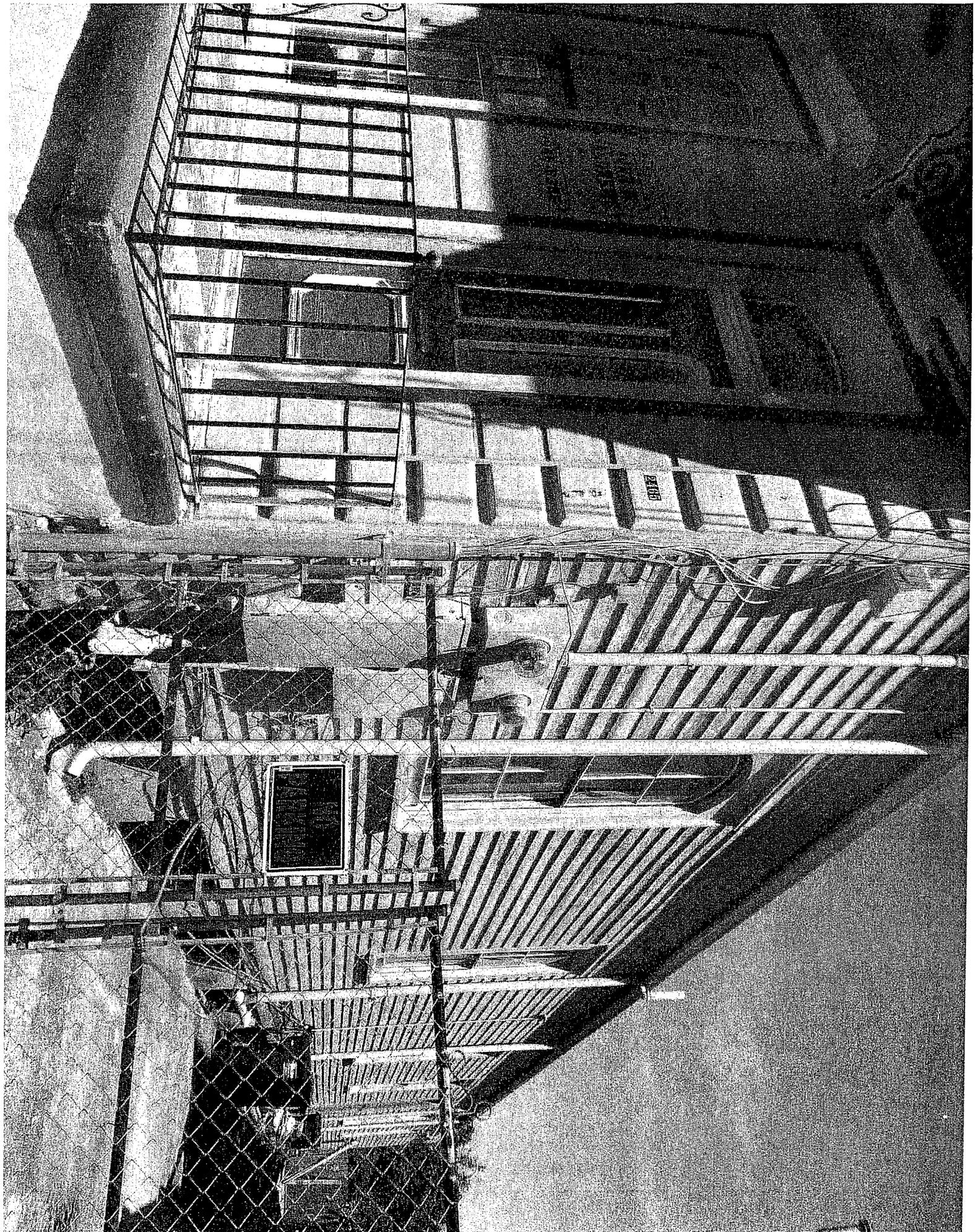


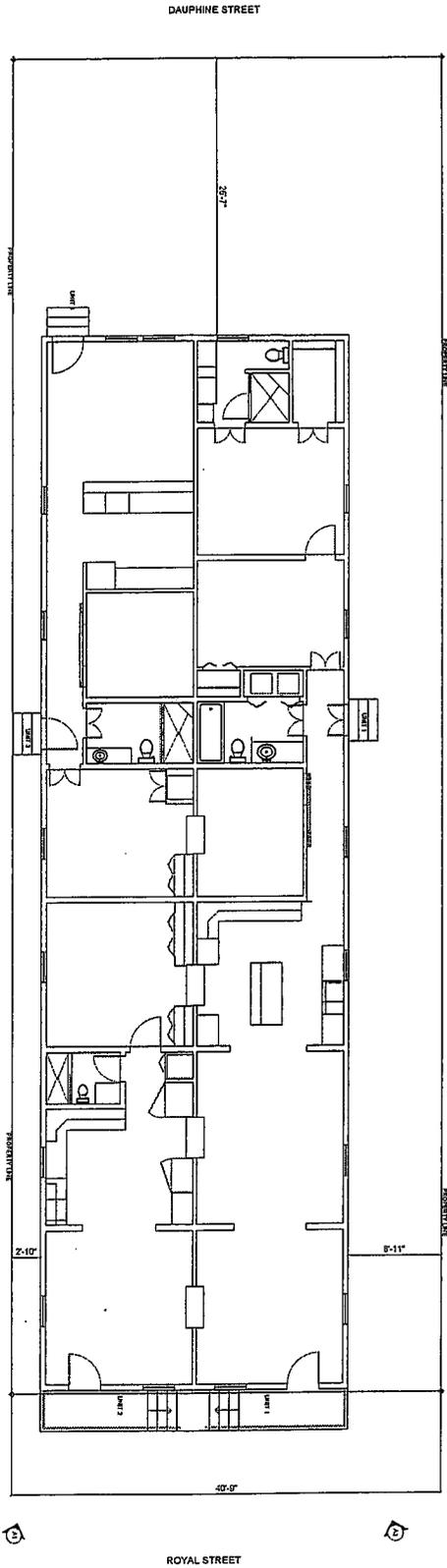
Zoning

Zoning District: HMR-3

Zoning Description: Historic Marigny/Tremé Residential District

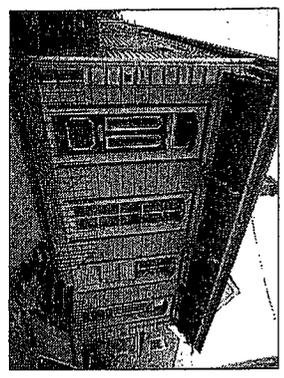
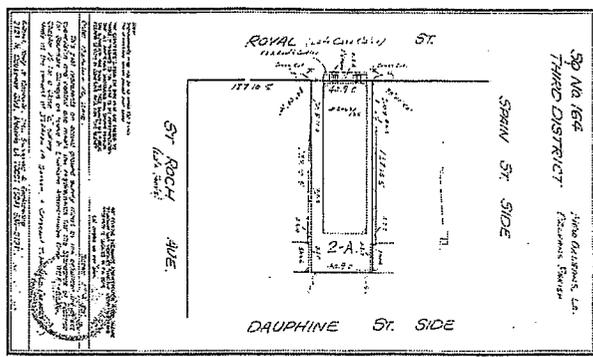
Visit the City Planning Commission's website for Zoning ordinance articles



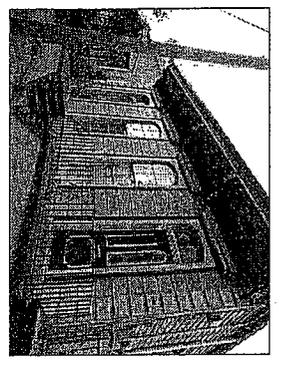


SITE PLAN

SCALE: 3/16" = 1'-0"



A1 - FRONT FACADE



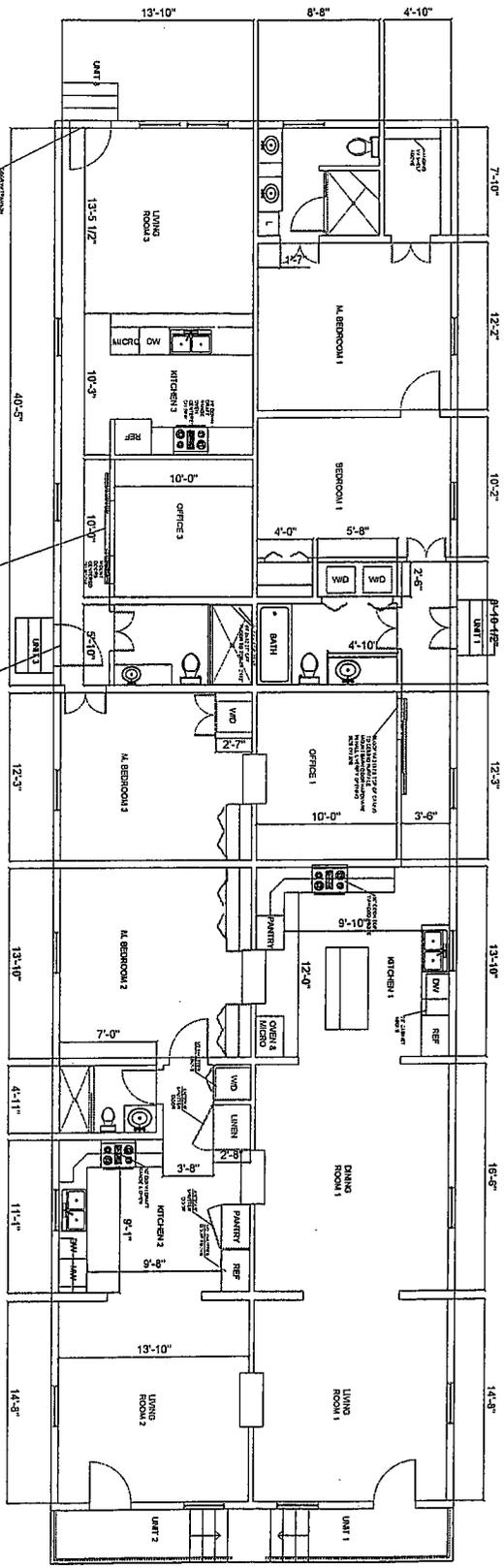
A2 - FRONT FACADE

DATE	1/14/10
SCALE	1/4" = 1'-0"
PROJECT	38 N. 16th
CLIENT	ROSE LACY
DESIGNER	ROSIE LACY
DATE	1/14/10
SCALE	1/4" = 1'-0"
PROJECT	38 N. 16th
CLIENT	ROSE LACY
DESIGNER	ROSIE LACY
DATE	1/14/10
SCALE	1/4" = 1'-0"
PROJECT	38 N. 16th
CLIENT	ROSE LACY
DESIGNER	ROSIE LACY

ROSIE LACY
 2463 N VILLERE, NEW ORLEANS, LA 70117
 tel. (479) 601-6411 ROSIELACY@GMAIL.COM

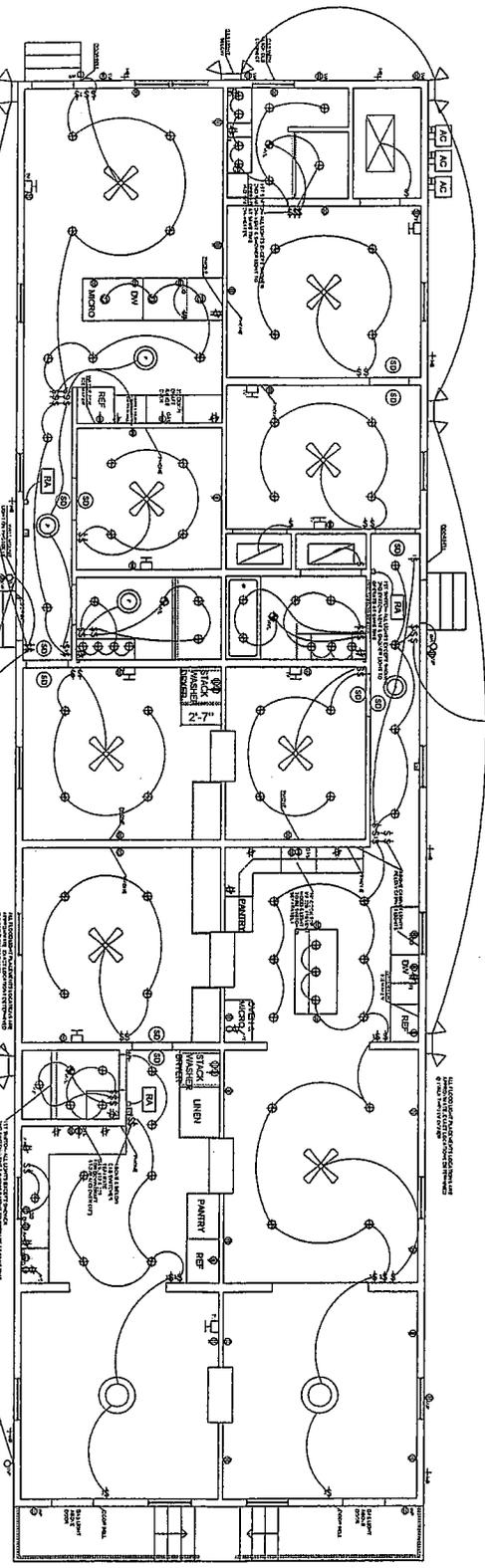
GOSSEN
 2463-25 ROYAL STREET
 NEW ORLEANS, LA 70117

A1
1 OF 2



FLOOR PLAN

SCALE: 1/4" = 1'-0"



ELECTRIC PLAN

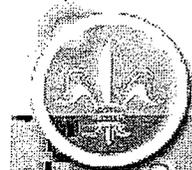
SCALE: 1/4" = 1'-0"

<p>ROSIE LACY 2463 N VILLERE, NEW ORLEANS, LA 70117 tel.(479) 601-6411 ROSIELACY@GMAIL.COM</p>		<p>GOSSEN 2463-25 ROYAL STREET NEW ORLEANS, LA 70117</p>	
<p>SCALE 1/4" = 1'-0"</p>	<p>DATE 1/27/13</p>	<p>PROJECT 23013</p>	<p>1321213</p>
<p>A2 1 OF 2</p>	<p>DRAWN BY</p>	<p>CHECKED BY</p>	<p>DATE</p>

Item #3

Consideration: ZONING DOCKET 052/13 – Request by PMAT ALGIERS PLAZA LLC for an amendment to Ordinance No. 28,891 MCS (ZD 120/11, a Conditional Use to permit a development exceeding 10,000 square feet of floor area and exceeding one acre in site area) to permit additional attached signage, in a C-1 General Commercial District and within the UC Urban Corridor District, on Square H-D, Lot 1, in the Fifth Municipal District, bounded by General DeGaulle and Holiday Drives, MacArthur Boulevard and Rue Parc Fontaine. The municipal addresses are 4100 and 4110 GENERAL DEGAULLE DRIVE and 3010 HOLIDAY DRIVE. (PD 12)

Planning and Zoning Lookup Tool

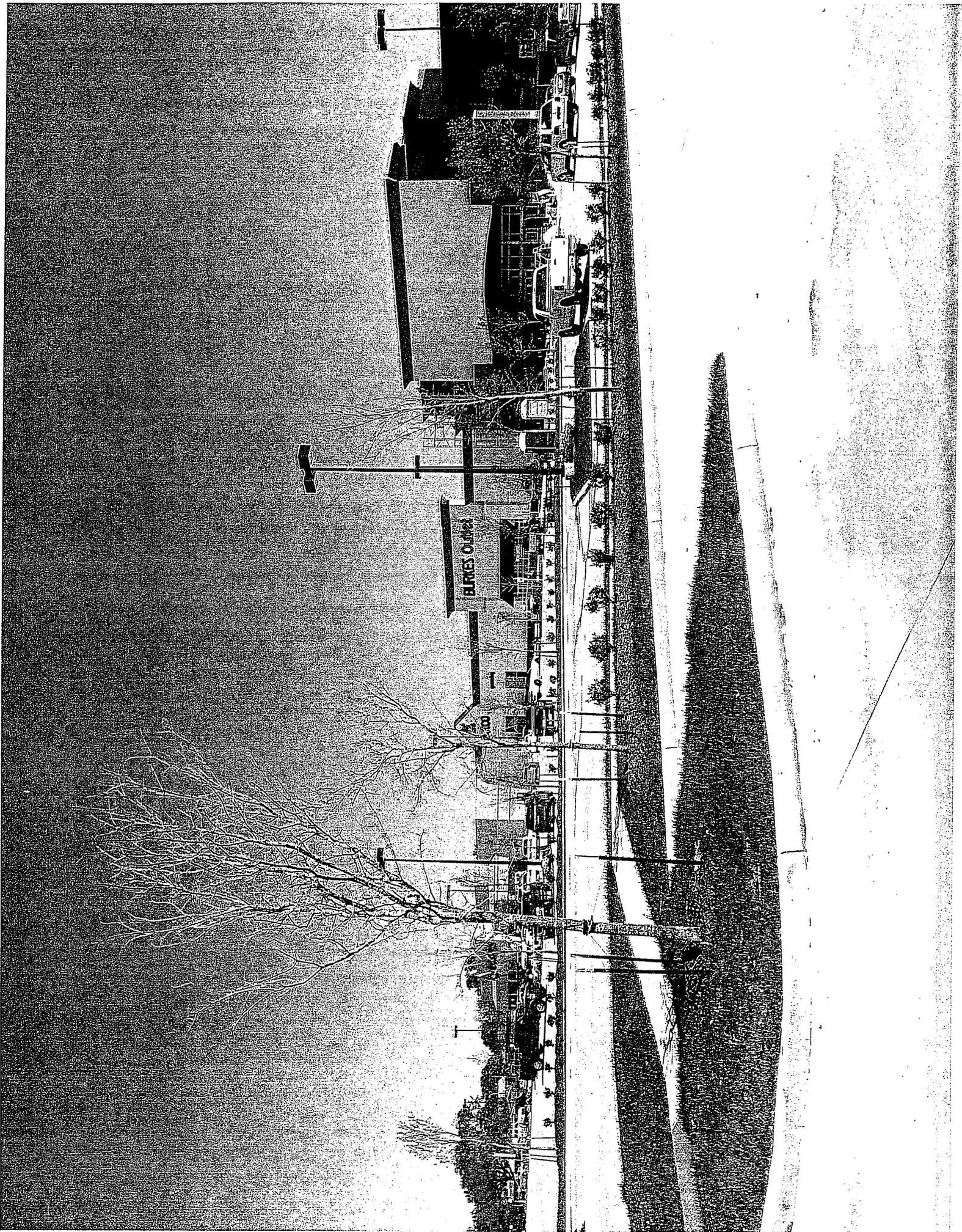


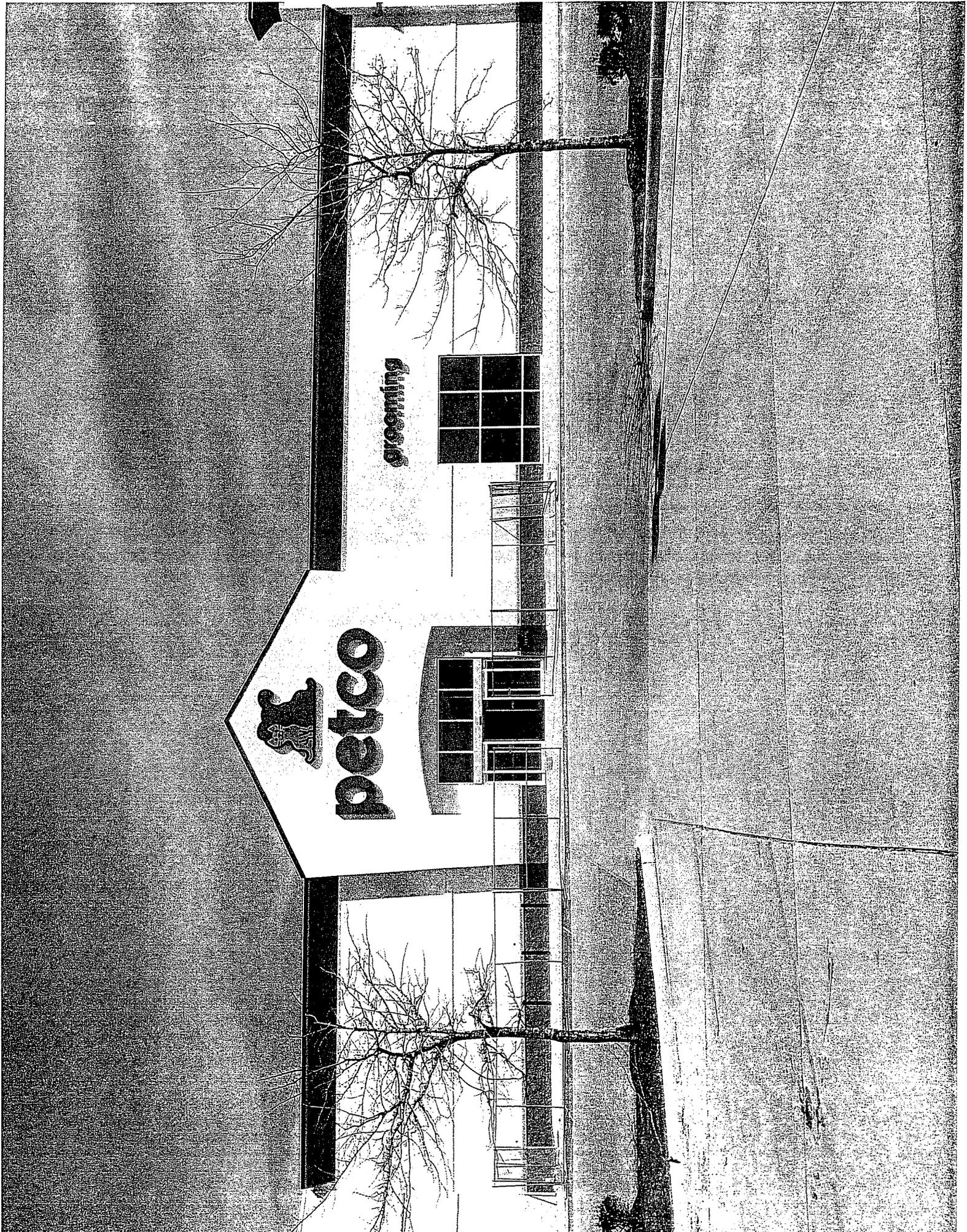
Zoning

Zoning District: HMR-3

Zoning Description: Historic Marigny/Tremé Residential District

Visit the City Planning Commission's website for Zoning ordinance articles





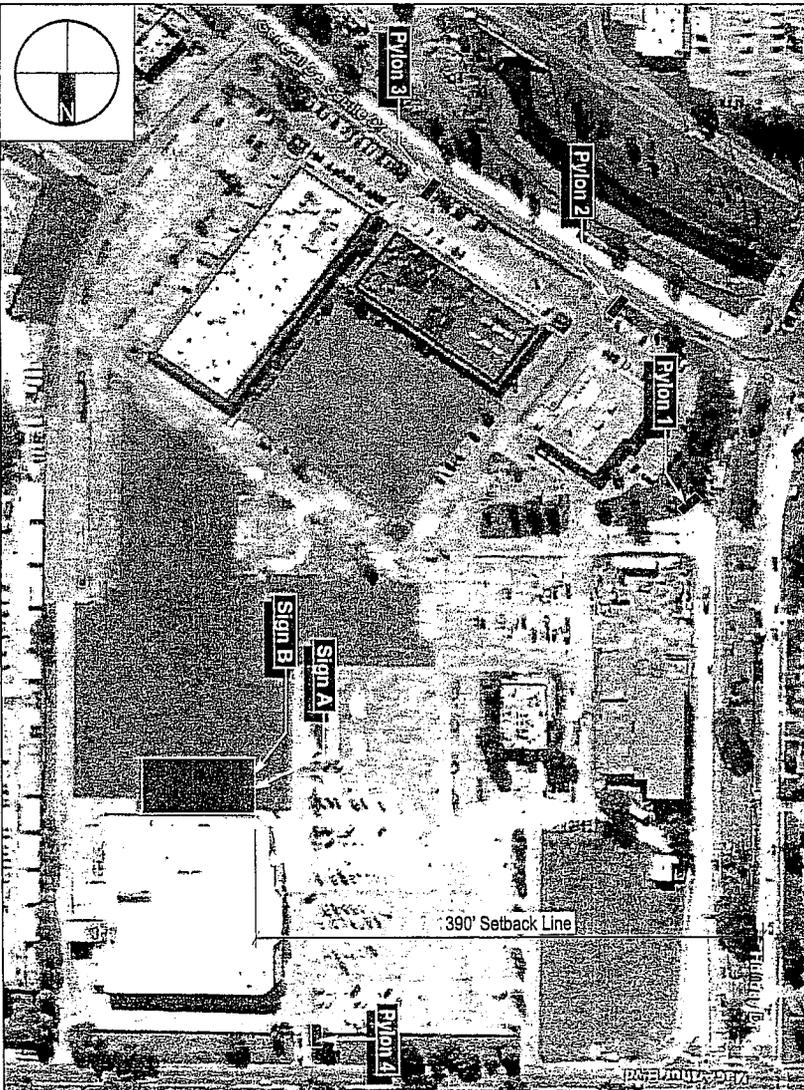


Algiers

SIGN A	66" Petco, 77 1/4" Logo Channel Letters
Type:	Internally Illuminated Letters, remote
Illumination:	Internally Illuminated LED
Square Footage:	128.88 + 59.95 = 188.83
To Grade:	Top of sign to grade = 29'- 7 1/2" Bottom of sign to grade = 15' 4 1/4"

PYLON 1	Petco replacement panel
Type:	New applied vinyl on existing
Actual Size:	38" x 102"
Viewable Size:	34" x 98"
Square Footage:	26.92
PYLON 2	Petco replacement panel
Type:	New applied vinyl on existing
Actual Size:	38" x 102"
Viewable Size:	34" x 98"
Square Footage:	26.92
PYLON 3	Petco replacement panel
Type:	New applied vinyl on existing
Actual Size:	38" x 102"
Viewable Size:	34" x 98"
Square Footage:	26.92
PYLON 4	Petco replacement panel
Type:	New applied vinyl on existing
Actual Size:	38" x 102"
Viewable Size:	34" x 98"
Square Footage:	26.92

SIGN B	24" Grooming
Type:	Individual Channel Letters, remote
Illumination:	Internally Illuminated LED
Square Footage:	30.46
To Grade:	Top of sign to grade = 17'- 4 1/2" Bottom of sign to grade = 14'- 10 1/4"



Client:	Petco
Site #:	PC-1569
Address:	Holiday Drive New Orleans, LA 70131 New Orleans (Algiers) LA

REVISION INFO	
06/18/2012	Updated Building
06/28/2012	Selected Option 3
06/29/2012	Relocated Sign on Pylon 1 & 2
07/02/2012	Relocated Sign on Pylons 3 & 4
10/16/2012	Updated Pylon Sign measurements
01/03/2013	Revised Sign A to 66" x 77 1/4" Added 24" Grooming Cl.
01/09/2013	Added setback line, changed allowable sq ft

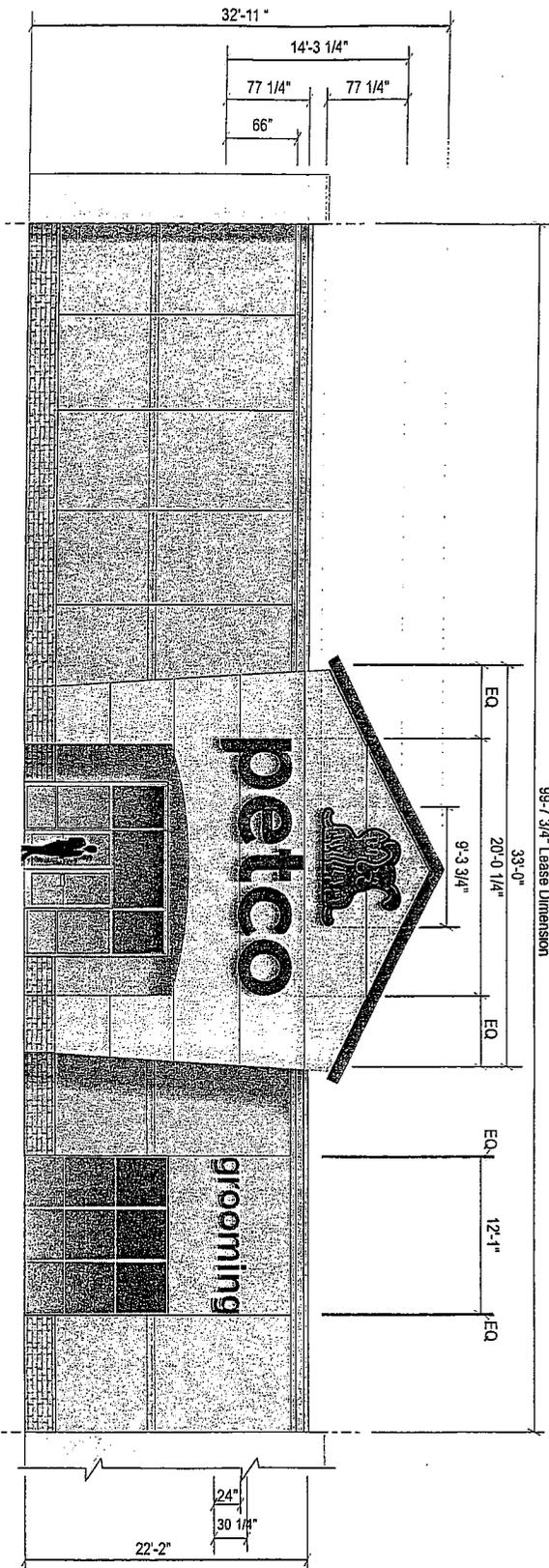
SC	This drawing is the property of Anchor Sign, Inc. It is for the exclusive use of the client and is not to be reproduced without the written consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
BJ	
SC	
NK	
NK	
JK	
MD	

Anchor Sign
1-800-213-3331

SIGN A	66" Petco, 77 1/4" Logo Channel Letters
Type:	Individual channel letters, remote
Illumination:	Internally Illuminated LED
Square Footage:	128.88 + 59.95 = 188.83
To Grade:	Top of sign to grade = 29'-7 1/2" Bottom of sign to grade = 15'-4 1/4"

SIGN B	24" Grooming
Type:	Individual Channel Letters, remote
Illumination:	Internally Illuminated LED
Square Footage:	30.46
To Grade:	Top of sign to grade = 17'-4 1/2" Bottom of sign to grade = 14'-10 1/4"

SIGN B-Int	Grooming Window sign
Type:	S/F Suspended Window Sign
Illumination:	Internally Illuminated LED
Square Footage:	2.41
To Grade:	Bottom of sign to grade = 8'-4 3/4"



Front Elevation (West)

Scale: 3/32" = 1'-0"

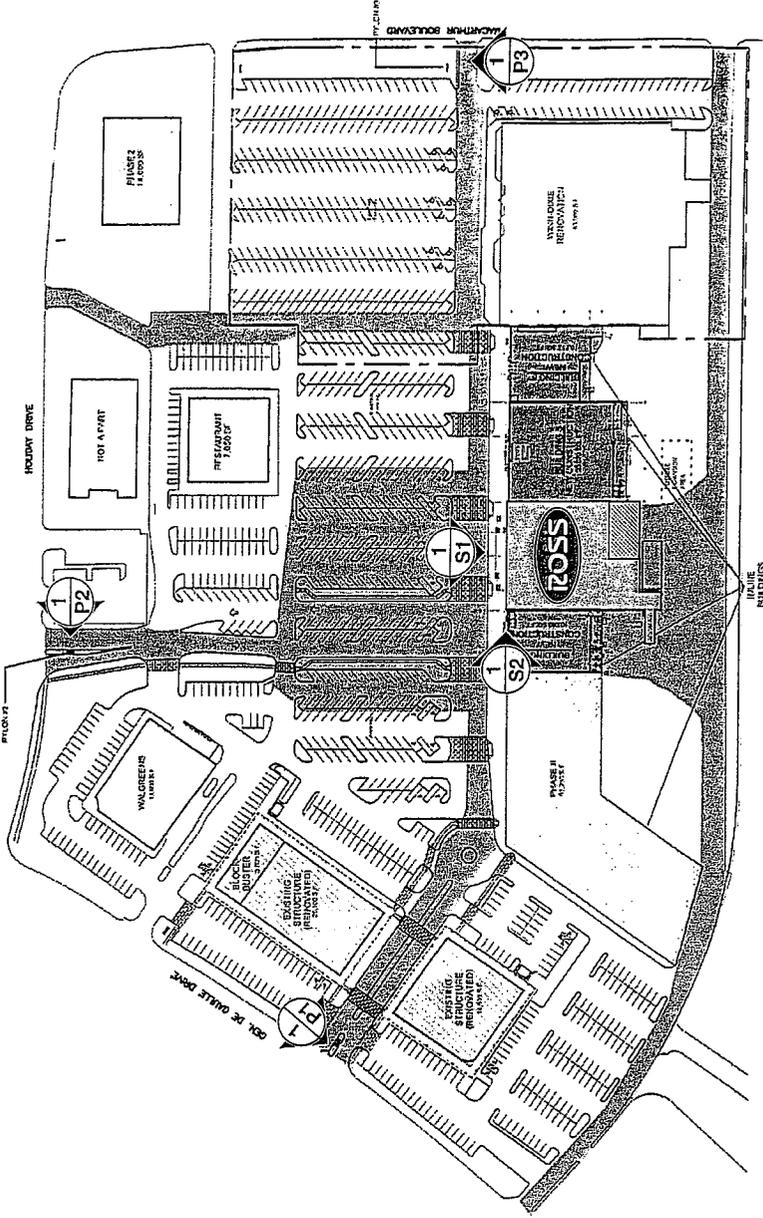
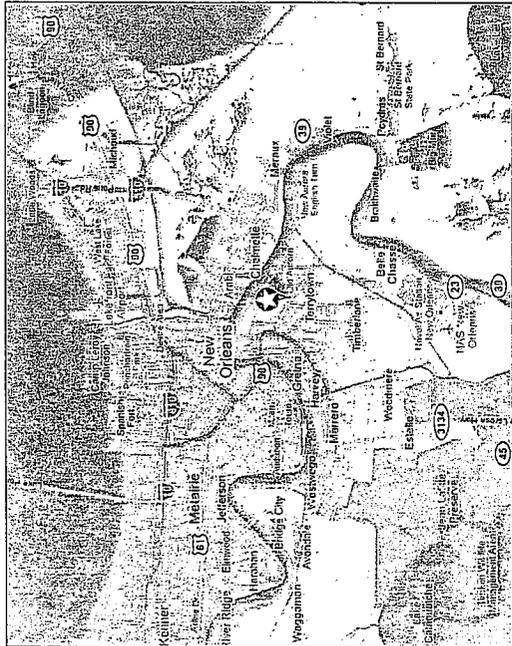
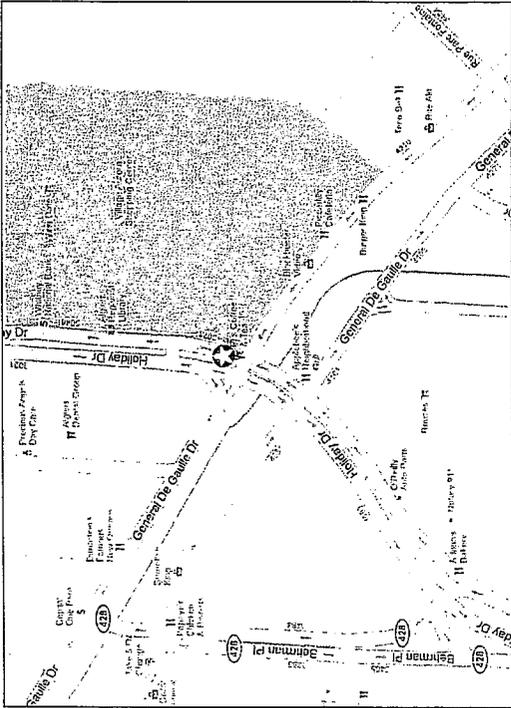
Client: Petco
Site #: PC-1569
Address: Holiday Drive New Orleans, LA 70131 New Orleans (Algiers) LA

REVISION INFO	
06/18/2012	Updated Building
06/28/2012	Selected Option 3
06/29/2012	Relocated Sign on Pylon 1 & 2
07/02/2012	Relocated Sign on Pylons 3 & 4
10/16/2012	Updated Pylon Sign measurements
01/03/2013	Revised Sign A to 66"77 1/4" Added 24" Grooming Cl's.
01/09/2013	Added setback line, changed allowable sq ft

SC	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of the client and is not to be reproduced, copied, or distributed without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
BJ	
SC	
NK	
NK	
JK	
MD	

Allowable Square Footage this Elevation:	194.00
Formula: (99x1) + (100 x .5) = 194 square feet	
Actual Square Footage this Elevation:	219.29

Anchor's Sign
1 8 0 0 - 2 1 3 - 3 3 3 1



SITE PLAN
NOT TO SCALE



VICINITY MAPS
NOT TO SCALE



1057 adams ave.
p.o. box 4153
albany, ny 12206-0153
518/526-0296 fax 526-6092
www.billmoore.com



#1509 ALGIERS
Village Aurora
4100 General De Gaulle Drive
New Orleans, LA

TK-N

drawn	12/28/10
add S2	12/02/11
Exhibit J	12/06/11
revised w/ new site plan	07/10/12
add P3 & S2 returns	10/16/12

SHEET
K

GENERAL NOTES:

LANDLORD TO FURNISH ADEQUATE ACCESS BEHIND LOGO LETTERS FOR INSTALLATION AND MAINTENANCE, PER ARTICLE 600 OF THE N.E.C.
 LANDLORD TO SUPPLY ONE (1) 20 AMP 120V ISOLATED SIGN CIRCUIT (DIRECTLY CONNECTED TO ELECTRICAL PANEL WITH NO COMMON GROUNDS OR COMMON NEUTRALS, WITH # 10 WIRE MIN.) AND JUNCTION BOX TO AREA BEHIND SIGN LETTERS CONNECTED TO THE ENERGY MANAGEMENT SYSTEM.

LANDLORD TO PROVIDE AT LEAST 1/2" THICK PLYWOOD BACKING BEHIND ALL E.L.F.S. WALL SYSTEMS FOR SIGN AND BANNER SUPPORT.

SIGN BACKGROUND FOR THE "ROSS" SIGN LETTERS IS TO BE FREE OF JOINTS & REVEALS, AND OF A LIGHT COLOR (MINIMUM 90% L.R.V.) TO PROVIDE HIGH CONTRAST AND VISIBILITY FOR THE BLUE SIGN. IF POPOUT IS USED THEN SURROUND IS TO HAVE A MINIMUM L.R.V. OF 75%. ALL COLORS ARE SUBJECT TO ROSS STORES, INC. REVIEW AND APPROVAL. COLOR APPEARANCE MAY BE ALTERED BY PRINTING. SEE APPROVED FINAL CONSTRUCTION DRAWINGS FOR COLOR SPECIFICATIONS.

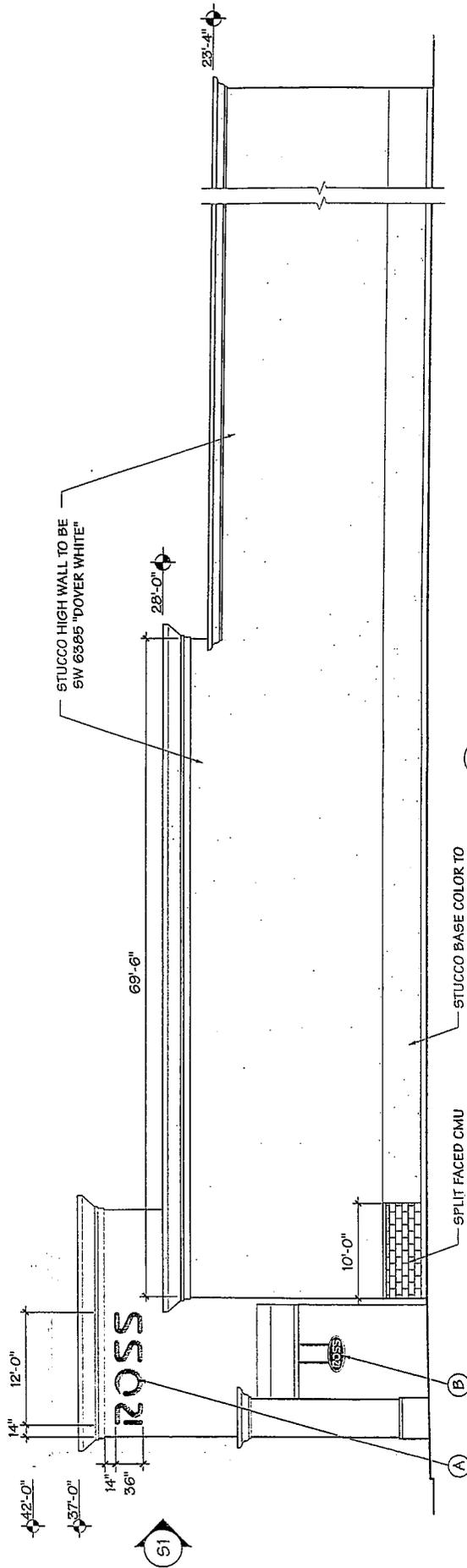
IF THE SIGNAGE PROPOSED IN THIS EXHIBIT IS ALTERED BY THE ACTION OF LOCAL GOVERNMENTAL AUTHORITY, ROSS STORES INC. RESERVES THE RIGHT TO, AT NO COST, ALTER THE ARCHITECTURAL FEATURES TO BEST ACCOMMODATE THE ALTERED SIGNAGE.

(A) 3/8" H INDIVIDUAL "ROSS" PAN CHANNEL

LETTER-LOK LOGO LETTERS:
 FACES: TUF-GLAS 9G 21210-E4 MATTIE BLUE
 RETURNS: 5" D ALUM. W/ WHITE FINISH
 TRIM CAP: 1" WHITE JEWELITE
 LETTER BACKS: ALUMINUM
 NEON: THREE-TUBE 15MM EGL E40 BLUE
 MOUNTING: 1/4"-20 GALV. THRU BOLTS
 PEG OFF: 1/2" SPACERS

(B) 23" H X 46" W X 10" D DOUBLE-FACE

INTERNALLY ILLUMINATED UC SIGN
 8'-6" ABOVE FINISH FL.
 CENTER OVER ENTRANCE DOORS
 (SEE SHEET UC FOR DETAILS)



(2) SIDE • SOUTH • GENERAL DEGAULLE DRIVE • ELEVATION

SCALE: 3/32" = 1'-0"

TK-E

Exhibit J	drawn	12/01/11
Add note	12/06/11	
11/16/11	12/09/11	
11/16/11	12/29/11	
rev per approval for S2	10/12/12	
rev per AR comments	10/16/12	

#1509 ALGIERS
 Village Aurora
 4100 General Degaulle Drive
 New Orleans, LA



1057 colomo ave.
 p.o. box 6153
 albany, ca 94706-0153
 510/526-0396 fax 526-6092
 www.billmoore.com

bill moore & associates

Exhibit "A"

Proposed Additional Waivers

- The developer shall be granted a waiver of Article 10, Section 10.1.8 and Article 11, Section 11.61 to allow any tenant occupying more than 6,000 square feet of Floor Area up to three (3) attached identification sign, either flat or projecting, where the signage located on the side of the building containing the primary public entrance to the building (primary signage) shall be subject to the sign area requirements of Article 10, Section 10.1.8 and the additional, secondary signage shall be limited as follows: (i) any secondary signage on same store front as the primary signage shall not to exceed fifty (50%) percent of the sign area of primary signage and (ii) any secondary signage on a store front facing a different direction than the primary signage shall not to exceed the sign area of the primary signage.
- The developer shall be granted a waiver of Article 10, Section 10.1.8 and Article 11, Section 11.61 to allow any tenant occupying (i) the buildings on General De Gaulle Boulevard designated as Building 1 Existing Structure and Building 2 Existing Structure on the Site Plan prepared by Rozas-Ward Architects, Sheet A1.5, Algiers Plaza Project, Job Number 11014 approved by the City Planning Commission on June 18, 2012 and recorded under Notarial Archives Number 2012-26302 as CIN 514349 on June 28, 2012 (the "Site Plan"); (ii) the former Bennigan's building facing Holiday designated as Existing Structure on the Site Plan; and (iii) any future structure located on the parcel fronting MacArthur Boulevard designated as Phase 2 on the Site Plan to install attached identification signs, either flat or projecting, on the side of any of these buildings that faces the interior of the shopping center.

Item # 4

Consideration: ZONING DOCKET 053/13 – Request by SHEA EMBRY and CAROLYN MANINGHAM for a Conditional Use to permit the construction of seven single family homes in an LI Light Industrial District, on Square 241, Lots 4, 5, G, H, K and L, in the Third Municipal District, bounded by Batholomew, Burgundy, Dauphine and Mazant Street. The municipal addresses are 4011-15 DAUPHINE STREET and 827 BARTHOLOMEW STREET. (PD-7)



Planning and Zoning Lookup Tool



Search



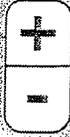
Layers



Basemap



Help



- Lot
- Square
- Zoning
- CU/EU/Planned Dev



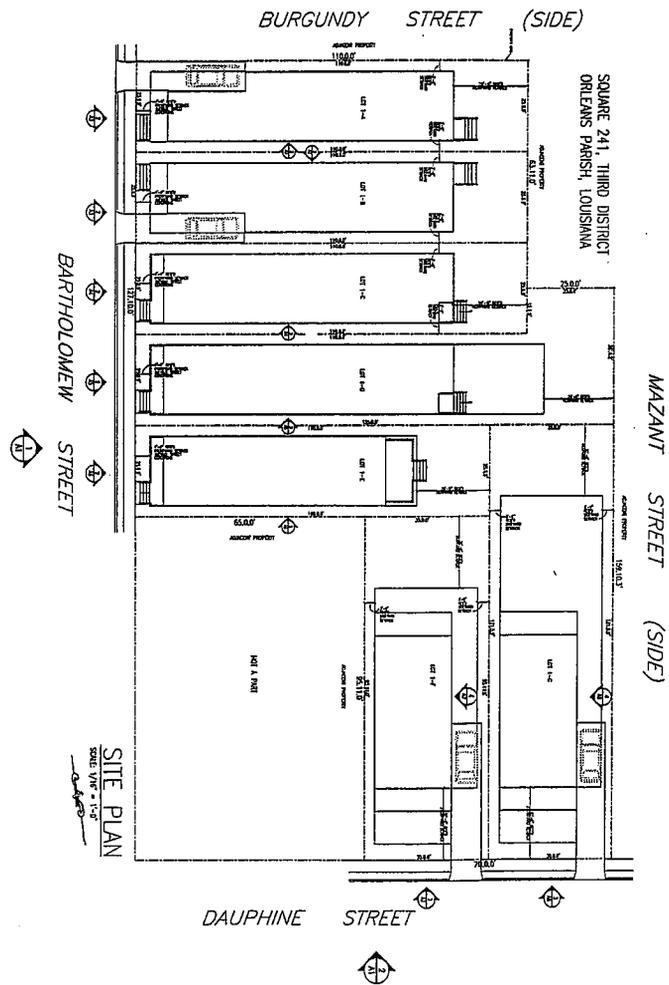
Zoning

Zoning District: LI

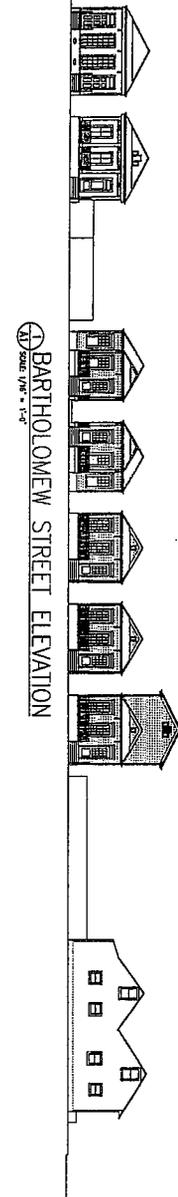
Zoning Description: Light Industrial District

Visit the City Planning Commission's website for Zoning ordinance articles

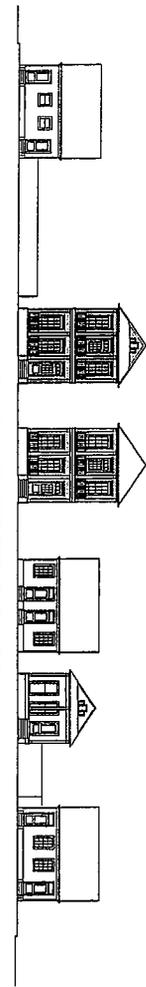
BARTHOLOMEW ST.
DEVELOPMENT
 (7) NEW RESIDENCES
 NEW ORLEANS, LOUISIANA



SITE PLAN
 SCALE 1/8" = 1'-0"

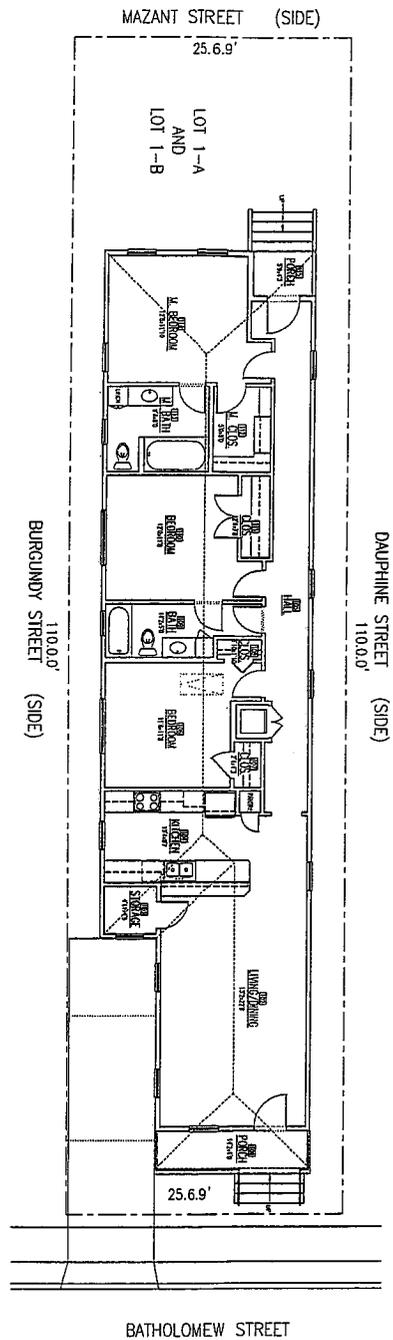


BARTHOLOMEW STREET ELEVATION
 SCALE 1/8" = 1'-0"



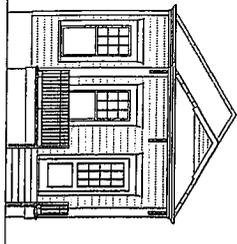
DAUPHINE STREET ELEVATION
 SCALE 1/8" = 1'-0"

SHEET OF	A1	BARTHOLOMEW / DAUPHINE STREETS DEVELOPMENT		These plans and specifications have been prepared by me or under my close supervision and they comply with all city requirements to the best of my knowledge and belief. The project (will)(will not) be visited periodically to review job progress.	 TERRELL FABACHER ARCHITECTS, L.L.C. 1525 ST. CHARLES AVE. Ste 300 NEW ORLEANS, LOUISIANA, 70125 504-566-1320 TEL 504-566-1350 FAX
		NO. REVISIONS	NEW ORLEANS, LOUISIANA		
DATE:	2-18-13	DESIGNED BY:			
DRAWN BY:		CHECKED BY:			
APP NO.:					

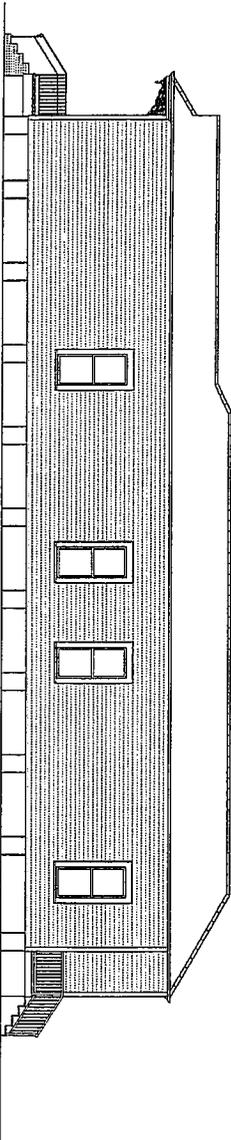


1 FIRST FLOOR / SITE PLAN
SCALE 3/16" = 1'-0"

SQUARE FOOT CALCULATIONS
 FIRST FLOOR 1470 SQ. FT.
 COVERED PORCH 81 SQ. FT.
 TOTAL UNDER ROOF 1551 SQ. FT.



2 FRONT ELEVATION
SCALE 3/16" = 1'-0"



3 SIDE ELEVATION
SCALE 3/16" = 1'-0"



TERRELL
FABACHER
ARCHITECTS, L.L.C.

1525 ST. CHARLES AVE. Ste 300
NEW ORLEANS, LOUISIANA, 70125
504-565-1320 TEL
504-565-1300 FAX

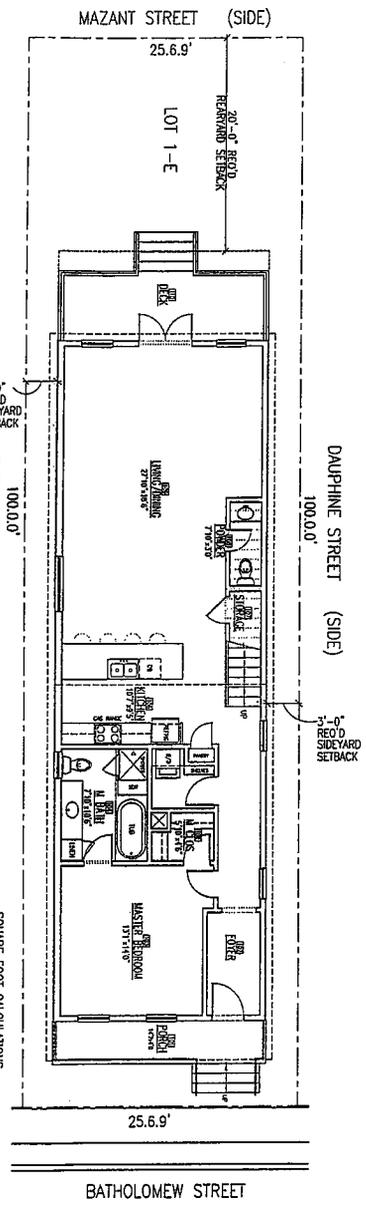
These plans and specifications have been prepared by me or under my close supervision and they comply with all city requirements to the best of my knowledge and belief.
 The project (will not) be visited periodically to review job progress.

BARTHOLOMEW/DAUPHINE
STREETS DEVELOPMENT
NEW ORLEANS, LOUISIANA

NO. INCHES	
DATE	2-18-13
DESIGNED BY	
DRAWN BY	
CHECKED BY	
TITLE	2-18-13
DATE	

A3

SHEET OF

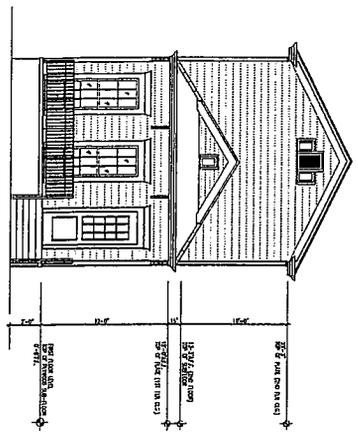
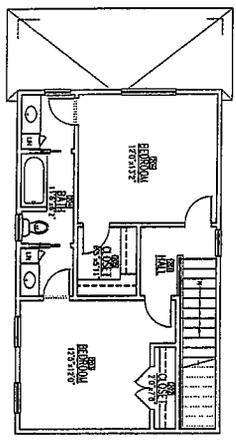


1 FIRST FLOOR / SITE PLAN
SCALE: 3/16" = 1'-0"

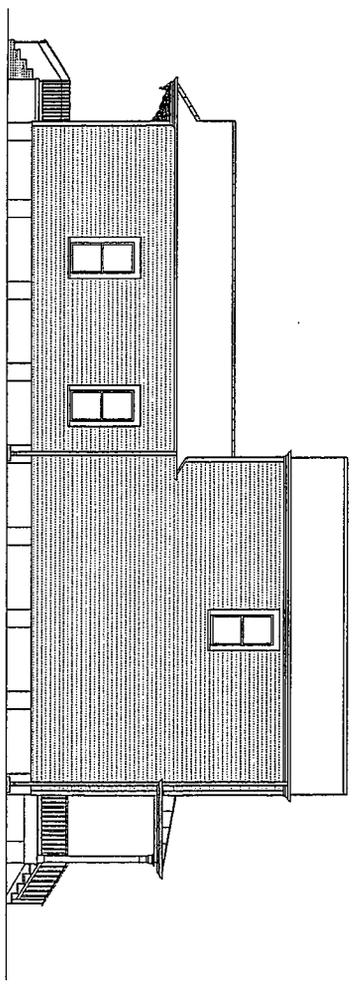
SQUARE FOOT CALCULATIONS

FIRST FLOOR	1740 SQ. FT.
SECOND FLOOR	828 SQ. FT.
TOTAL CONDOMINIUM	1868 SQ. FT.
COVERED PORCHES	204 SQ. FT.

2 SECOND FLOOR
SCALE: 3/16" = 1'-0"



3 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



4 BACK ELEVATION
SCALE: 3/16" = 1'-0"

NO.	REVISIONS
DATE:	2-12-13
DESIGNER:	
CHECKED BY:	
DATE:	
SCALE:	
SHEET	A6
OF	06

BARTHOLOMEW/DAUPHINE
STREETS DEVELOPMENT
NEW ORLEANS, LOUISIANA

These plans and specifications have been prepared by me or under my close supervision and they comply with all city requirements to the best of my knowledge and belief.

The project (will/not) be visited periodically to review job progress.

TERRELL FABACHER ARCHITECTS, L.L.C.

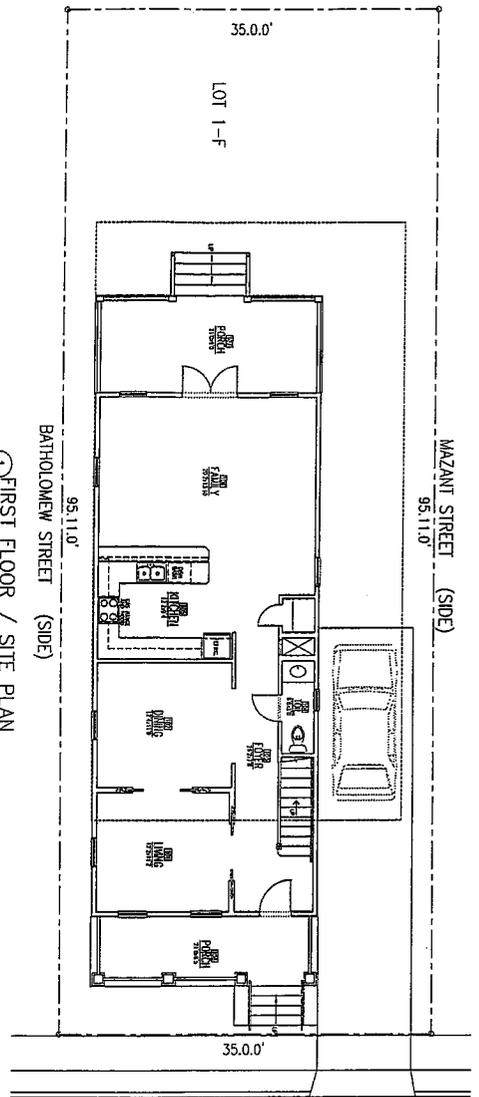
1525 ST. CHARLES AVE. Ste. 300
NEW ORLEANS, LOUISIANA, 70125
504-566-1320 TEL
504-566-1350 FAX

BURGUNDY STREET (SIDE)

35.0.0'

LOT 1-F

MAZANI STREET (SIDE)
95.11.0'



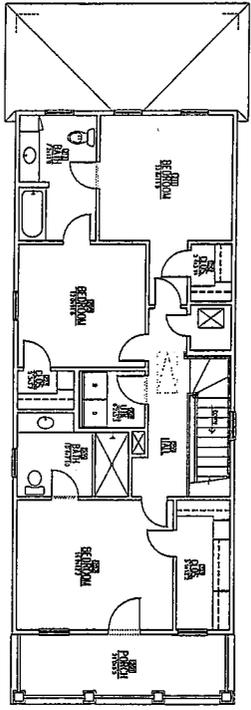
BATHOLOMEW STREET (SIDE)

95.11.0'

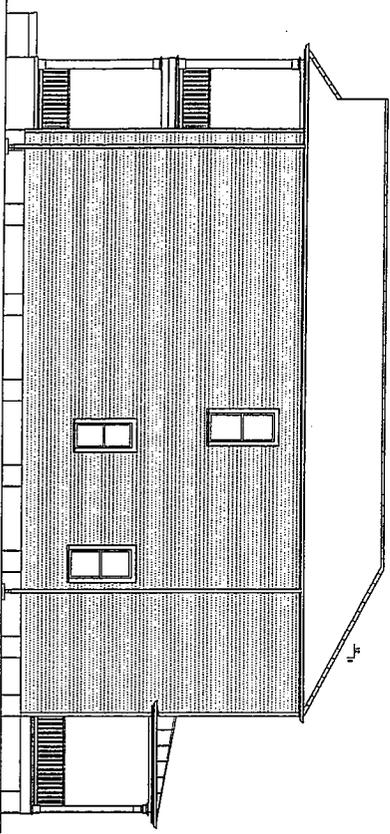
1 FIRST FLOOR / SITE PLAN
SCALE: 1/8" = 1'-0"

DAUPHINE STREET

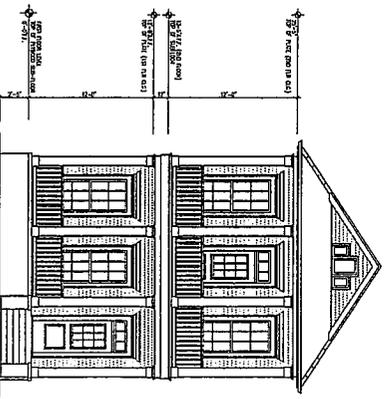
SQUARE FOOT CALCULATIONS
FIRST FLOOR 1023 SQ. FT.
SECOND FLOOR 573 SQ. FT.
TOTAL COMBINED 1596 SQ. FT.
COVERED PORCH 456 SQ. FT.



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

1/2" = 1'-0" (SEE PLAN)
1/4" = 1'-0" (SEE PLAN)
1/8" = 1'-0" (SEE PLAN)

These plans and specifications have been prepared by me or under my close supervision and they comply with all city requirements to the best of my knowledge and belief. The project (will) not be visited periodically to review job progress.

TERRELL FABACHER ARCHITECTS, L.L.C.
1525 ST. CHARLES AVE. Ste 300
NEW ORLEANS, LOUISIANA, 70125
504-566-1320 TEL
504-566-1350 FAX

BARTHOLOMEW/DAUPHINE STREETS DEVELOPMENT
NEW ORLEANS, LOUISIANA

NO. RESPONSES	
DESIGNED BY	
DRAWN BY	
TITLE	2-16-13
DATE	

A7
SHEET OF

Orleans Parish Assessor's Office

Previous Parcel	Next Parcel	Return to Main Search Page	Orleans Home
Owner and Parcel Information			
Owner Name	EMBRY SHEA R MANGHAM CAROLYN A	Today's Date	April 10, 2013
Mailing Address	MS CAROLYN A MANGHAM 906 MAZANT ST NEW ORLEANS, LA 70117	Municipal District	3
Location Address	4015 DAUPHINE ST	Tax Bill Number	39W112716
Property Class	Residential	Special Tax District	
Subdivision Name	BYWATER S	Land Area (sq ft)	8890
Square	241	Lot	L
Book	01	Folio	106
Line	018	Parcel Map	Show Parcel Map
Legal Description	1. SQ 241 LOT L 2. 35X159 ALSO LOT K PER 3. ASSESSMENT ROLLS 4. 4015-17 DAUPHINE ST 5. VACANT	Assessment Area	BYWATER SOUTH Show Assessment Area Map

Value Information									Estimate Taxes	Tax Information			
									Special Assessment Treatment				
Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Age Freeze	Disability Freeze	Assmnt Change	Tax Contract	
2013	\$ 44,500	\$ 0	\$ 44,500	\$ 4,450	\$ 0	\$ 4,450	\$ 0	\$ 4,450					
2012	\$ 71,100	\$ 0	\$ 71,100	\$ 7,110	\$ 0	\$ 7,110	\$ 0	\$ 7,110					
2011	\$ 71,100	\$ 0	\$ 71,100	\$ 7,110	\$ 0	\$ 7,110	\$ 0	\$ 7,110					

Sale/Transfer Information					
Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
04-30-2007	\$ 0	WELSH PROPERTIESLIMITED PART	EMBRY SHEA R	07-34142	350769
07-15-1996	\$ 0				000125807

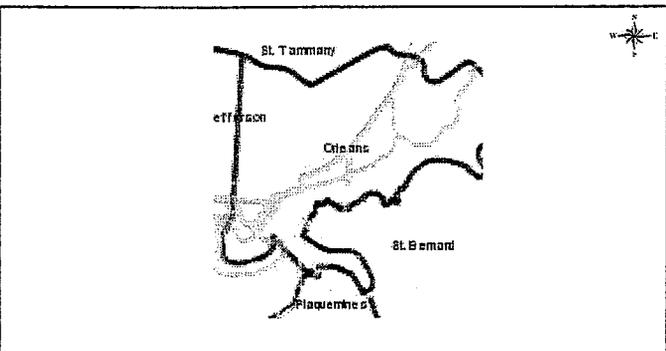
Previous Parcel	Next Parcel	Return to Main Search Page	Orleans Home
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Orleans County Assessor			
Parcel: 41064394 Land Area (sq ft): 8890			
Name:	EMBRY SHEAR	Land Value	\$44,500
Site:	4015 DAUPHINE ST	Building Value	\$0
Sale:	\$0 on 04-2007	Total Value:	\$44,500
Mail:	MS CAROLYN A MANGHAM		
	906 MAZANT ST		
	NEW ORLEANS, LA 70117		



The Orleans County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER ORLEANS COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS—THIS IS NOT A SURVEY—
 Date printed: 04/10/13 : 10:54:20

Orleans Parish Assessor's Office

[Return to Main Search Page](#)

[Orleans Home](#)

Owner and Parcel Information

Owner Name	EMBRY SHEA R	Today's Date	April 10, 2013
Mailing Address	CAROLYN A MANGHAM 901 BARTHOLMEW STREET NEW ORLEANS, LA 70117	Municipal District	3
Location Address	827 BARTHOLOMEW ST	Tax Bill Number	39W112713
Property Class	Commercial	Special Tax District	
Subdivision Name	BYWATER S	Land Area (sq ft)	13440
Square	241	Lot	4
Book	01	Folio	106
Line	014	Parcel Map	Show Parcel Map
Legal Description	1. SQ 241 LOTS 4 5 BARTHOLOMEW 2. 64X110 LOTS G H 64X100 PAVED 3. PARKING LOT GATE AND CEDAR 4. FENCE	Assessment Area	BYWATER COM 32 Show Assessment Area Map

Value Information

[Estimate Taxes](#)

[Tax Information](#)

Special Assessment Treatment

Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Age Freeze	Disability Freeze	Assmnt Change	Tax Contract
2013	\$ 107,500	\$ 0	\$ 107,500	\$ 10,750	\$ 0	\$ 10,750	\$ 0	\$ 10,750				
2012	\$ 107,500	\$ 0	\$ 107,500	\$ 10,750	\$ 0	\$ 10,750	\$ 0	\$ 10,750				
2011	\$ 107,500	\$ 0	\$ 107,500	\$ 10,750	\$ 0	\$ 10,750	\$ 0	\$ 10,750				

Sale/Transfer Information

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
04-30-2007	\$ 0		EMBRY SHEA R	07-34142	350769

[Return to Main Search Page](#)

[Orleans Home](#)

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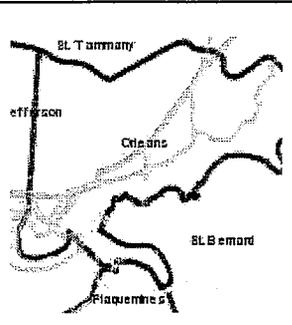
Lakes/Rivers from US Census Dept. may not match parcels exactly

0 0.006 0.012 0.018 0.024 mi

Orleans County Assessor

Parcel: 41189857 Land Area (sq ft): 13440

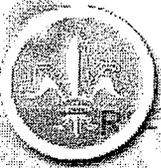
Name	EMBRY-SHEA R	Land Value	\$107,500
Site	827 BARTHOLOMEW ST	Building Value	\$0
Sale	\$0 on 04-2007	Total Value	\$107,500
Mall	CAROLYN A MANGHAM		
	901 BARTHOLOMEW STREET		
	NEW ORLEANS, LA 70117		



The Orleans County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER ORLEANS COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—
 Date printed: 04/10/13 : 10:56:53

Item #5

Consideration: ZONING DOCKET 054/13 – Request by FTB COMMUNITY DEVELOPMENT CORPERATION LIMITED PARTNERSHIP for a Conditional Use to permit the construction of a multi-family residential development that exceeds the allowable height, area and bulk requirements, in an RM-2E Eastern New Orleans Multi-Family Residential District, on Square A, Lots 1, 2, 3, 4, 5 and 6 and Square B, Lots 1, 2, 3, 4, 5 and 6, in the Third Municipal District, bounded by I-10 Service Road, Tara Lane, Lake Forest Boulevard and Benson Canal. The municipal addresses are 6840, 6852, 6866, 6847, 6861 and 6873 CINDY PLACE. (PD-9)



Planning and Zoning Lookup Tool



Search



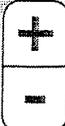
Layers



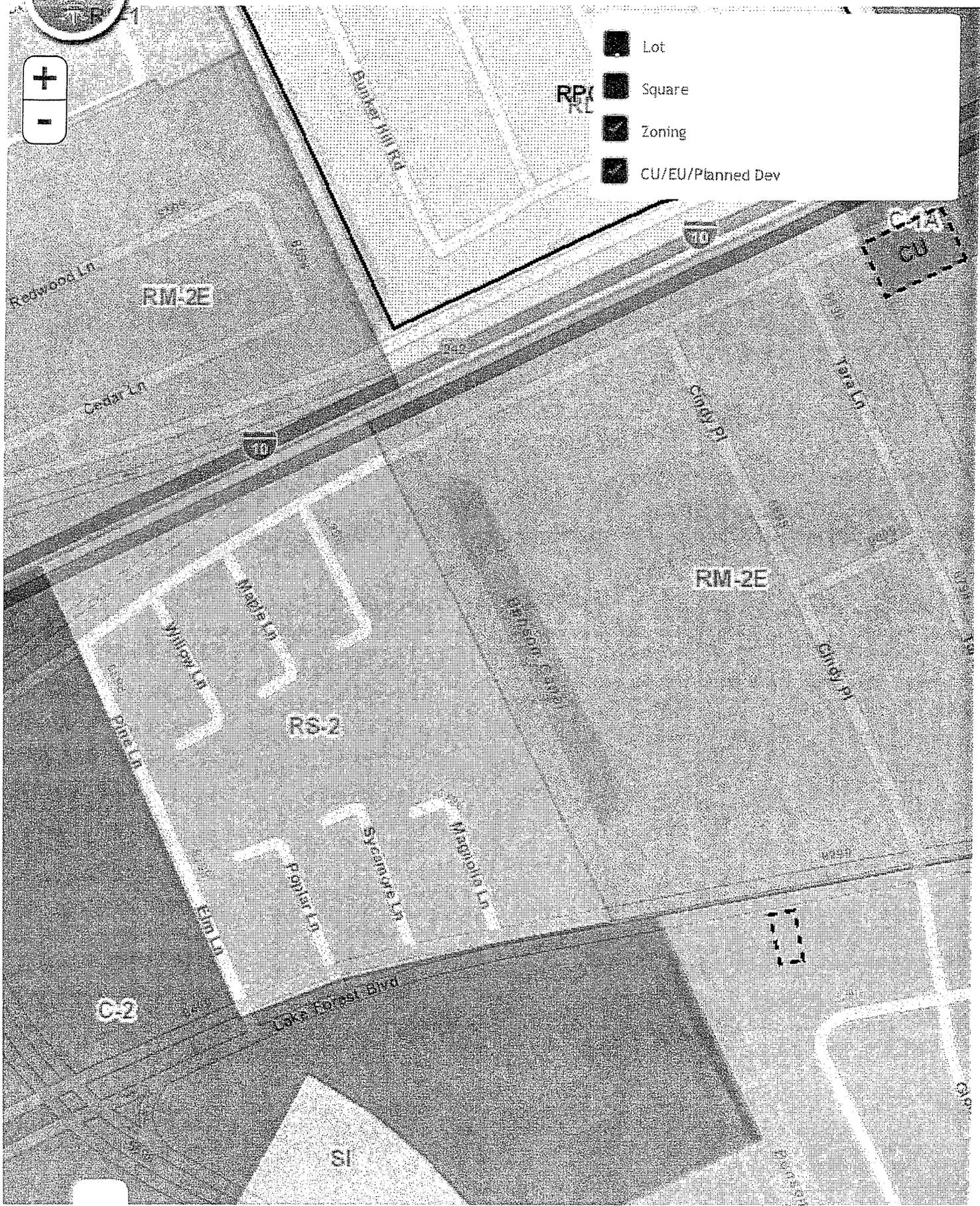
Map

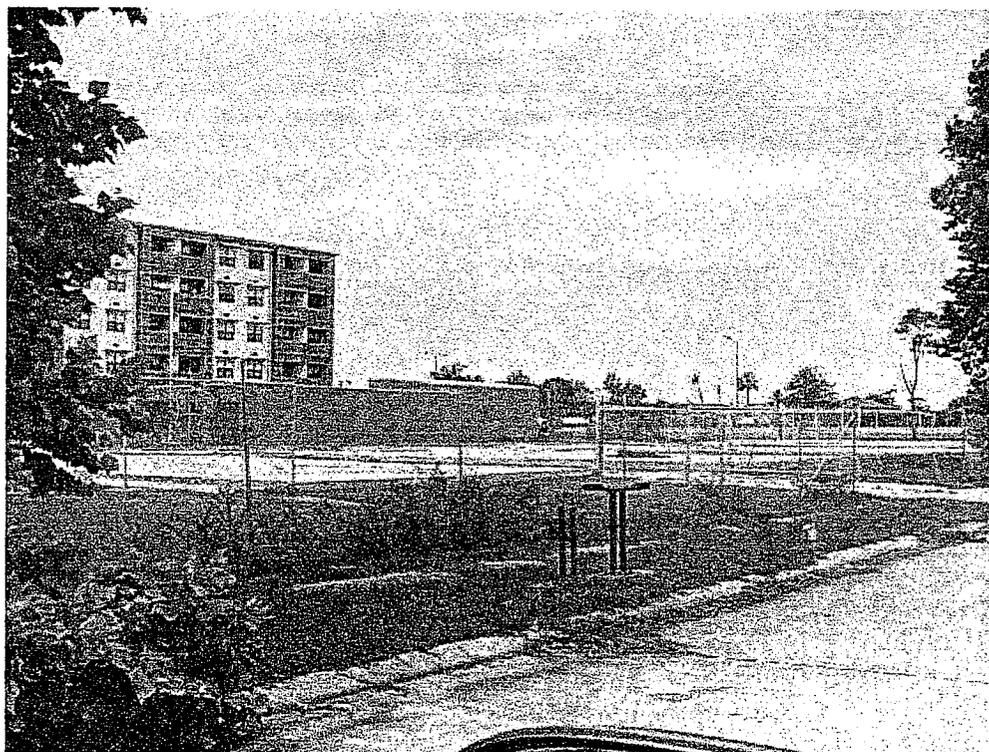
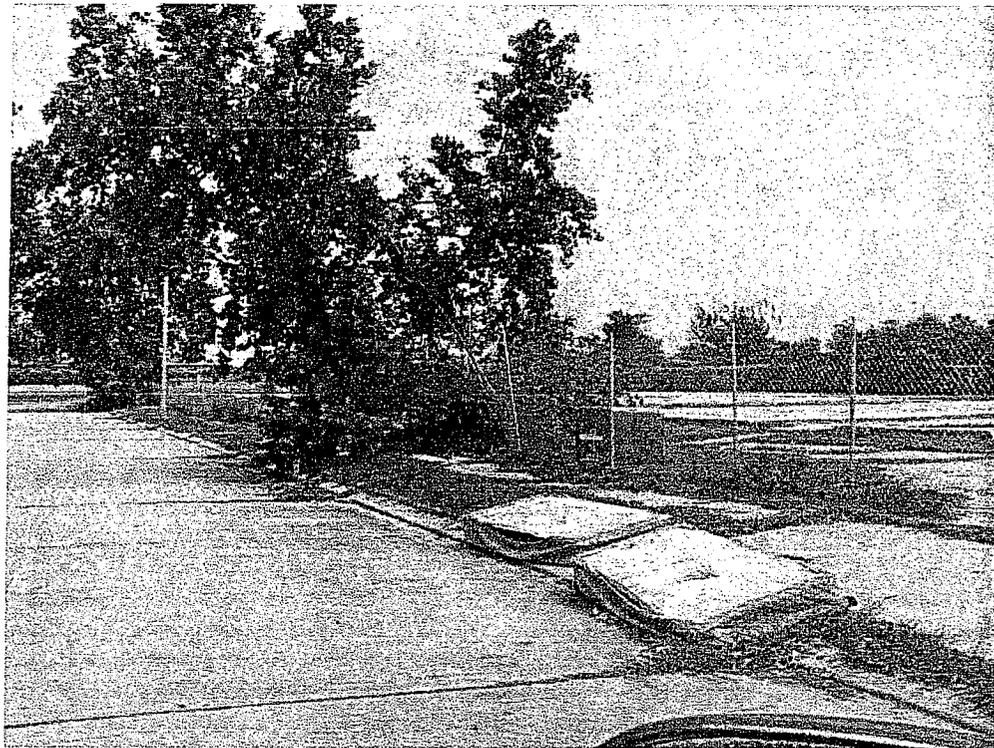


Help



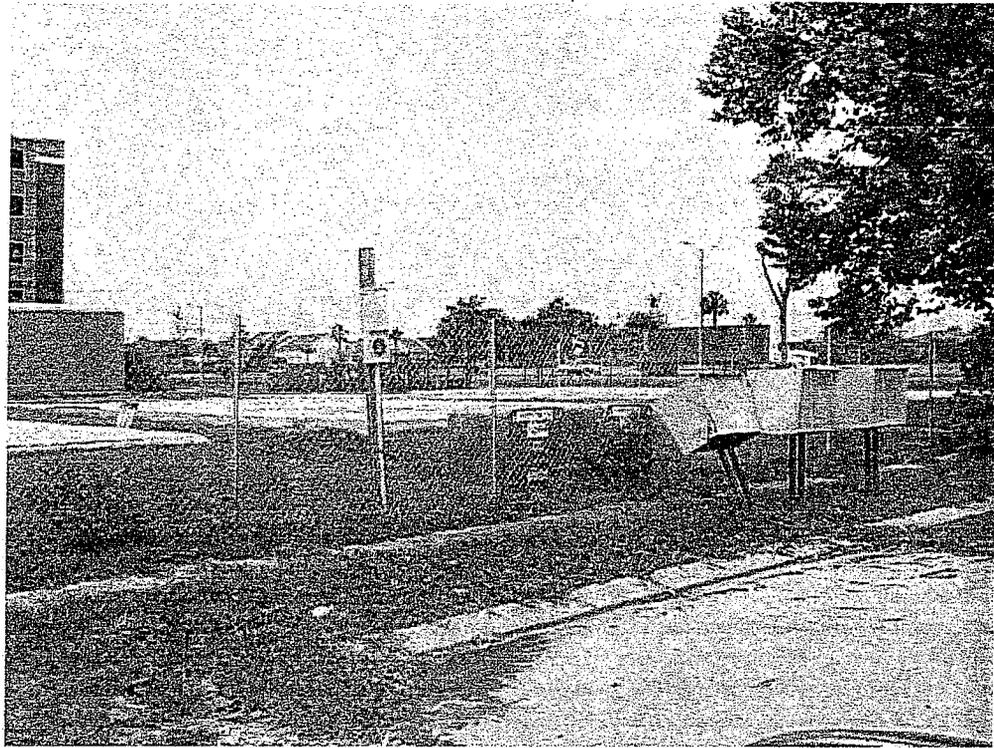
- Lot
- Square
- Zoning
- CU/EU/Planned Dev





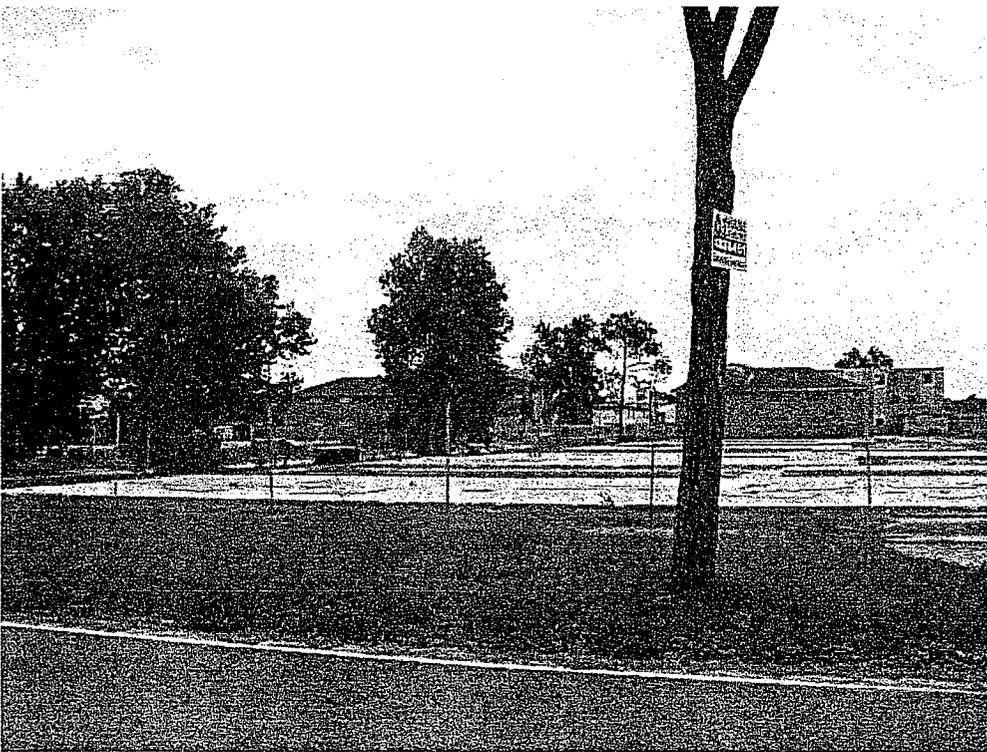
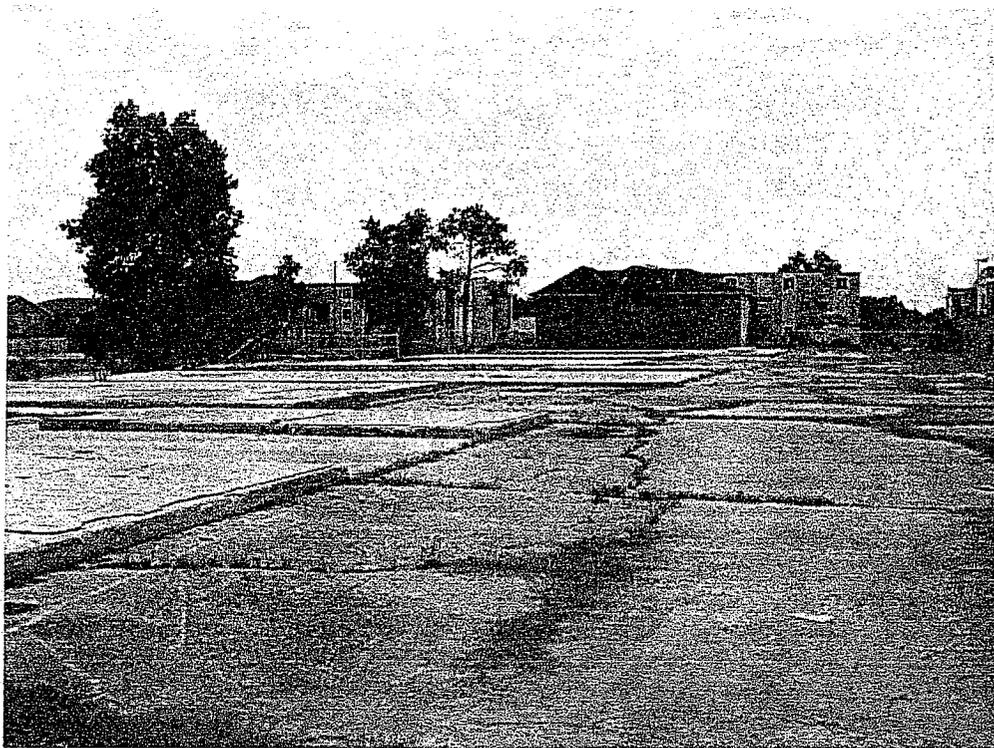
SITE PHOTOS

Project:
CYPRESS PARC APARTMENTS
CINDY PLACE
NEW ORLEANS, LA
70127



SITE PHOTOS

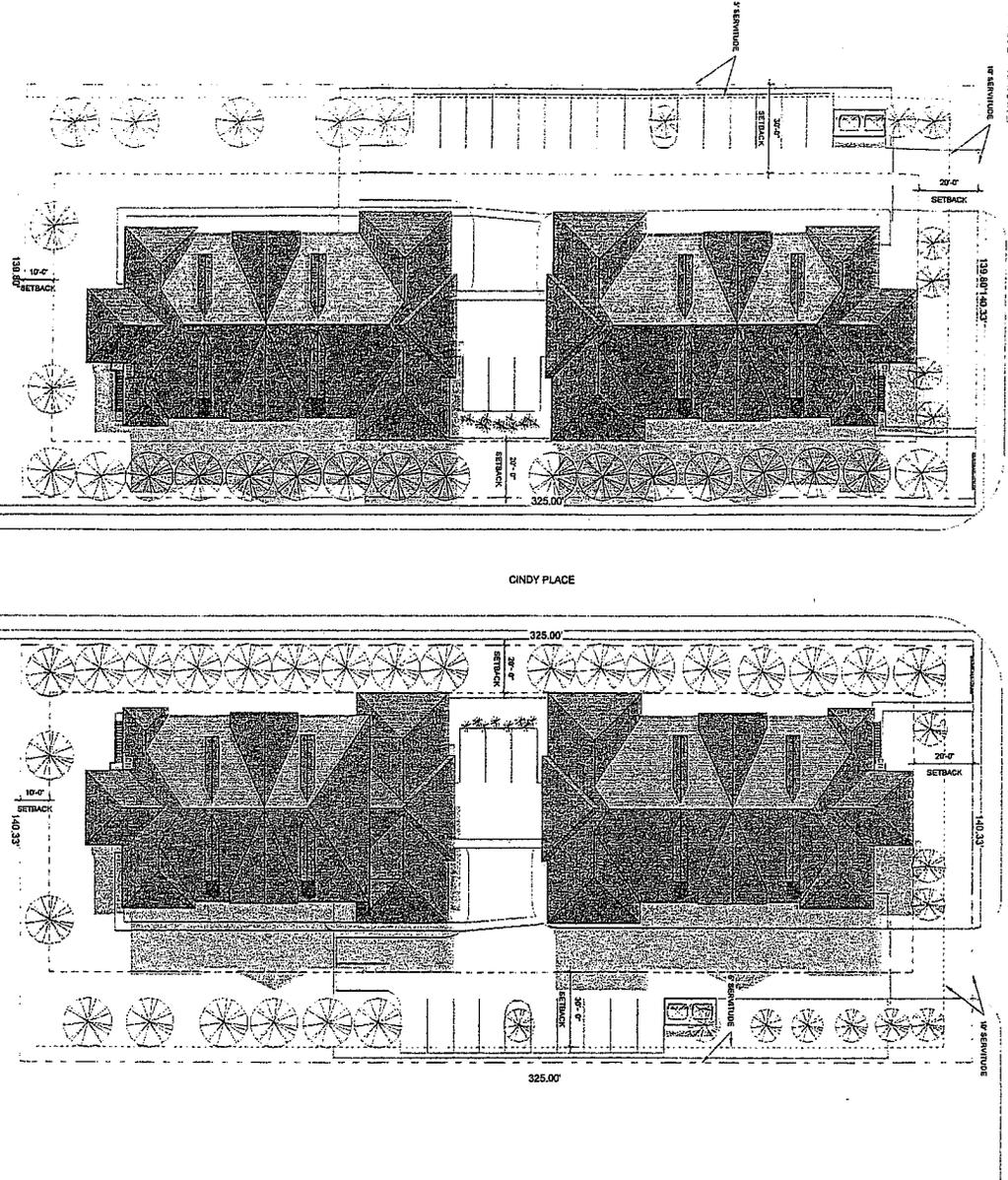
Project:
CYPRESS PARC APARTMENTS
CINDY PLACE
NEW ORLEANS, LA
70127



DNAworkshop

SITE PHOTOS

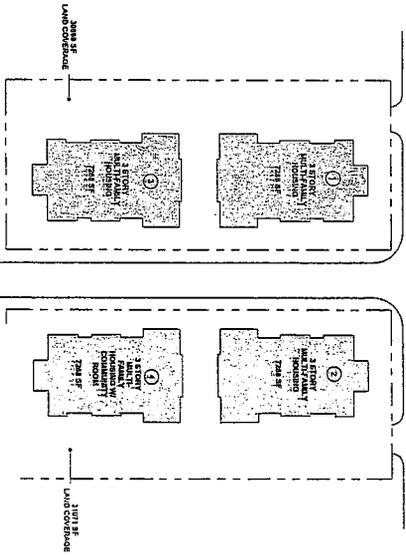
Project:
CYPRESS PARC APARTMENTS
CINDY PLACE
NEW ORLEANS, LA
70127



1-10 SERVICE ROAD

CINDY PLACE

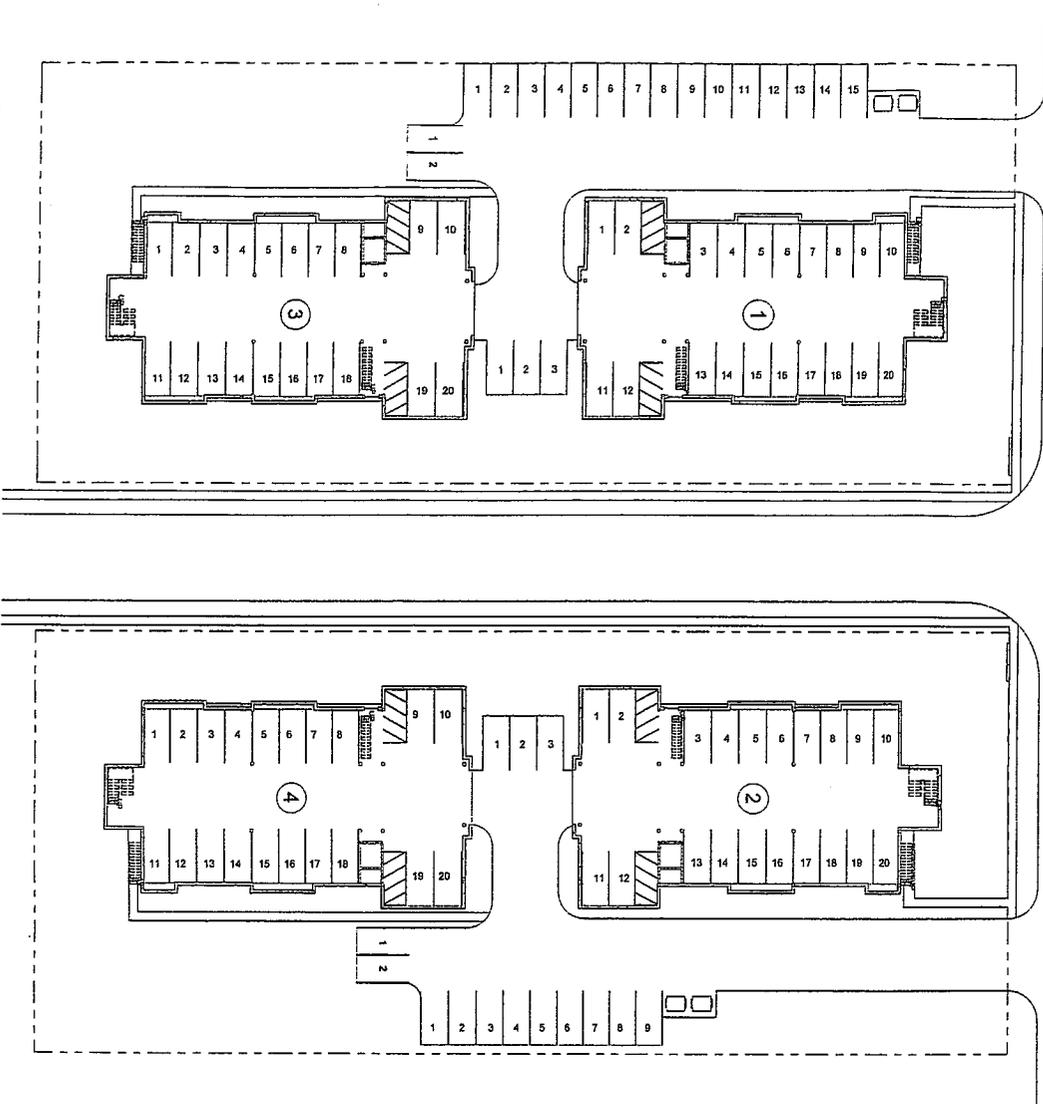
2 BUILDING FOOTPRINTS



REQUIREMENT	REQUIREMENT	ACTUAL	REQUIREMENT	ACTUAL
MINIMUM LOT AREA	2,720.5 SF/LOT	1,339.55 SF/LOT	MINIMUM FRONT YARD SETBACK	18 FT
MINIMUM LOT WIDTH	50 FT	140 FT	MINIMUM SIDE YARD SETBACK	10 FT
MINIMUM LOT DEPTH	130 FT	138 FT	MINIMUM REAR YARD SETBACK	10 FT
MAXIMUM BUILDING HEIGHT	45 FT	45 FT	MAXIMUM NUMBER OF BUILDINGS PER LOT	2
MAXIMUM GROUND FLOOR OF RESIDENTIAL UNITS	8 FT	8.5 FT	MAXIMUM NUMBER OF BUILDINGS PER LOT	2
MINIMUM LOT COVERAGE	0.20	0.44	MAXIMUM NUMBER OF BUILDINGS PER LOT	2
MAXIMUM NUMBER OF BUILDINGS PER LOT	40	16		

REQUIREMENT	REQUIREMENT	ACTUAL	REQUIREMENT	ACTUAL
MINIMUM LOT AREA	2,720.5 SF/LOT	1,339.55 SF/LOT	MINIMUM FRONT YARD SETBACK	18 FT
MINIMUM LOT WIDTH	50 FT	140 FT	MINIMUM SIDE YARD SETBACK	10 FT
MINIMUM LOT DEPTH	130 FT	138 FT	MINIMUM REAR YARD SETBACK	10 FT
MAXIMUM BUILDING HEIGHT	45 FT	45 FT	MAXIMUM NUMBER OF BUILDINGS PER LOT	2
MAXIMUM GROUND FLOOR OF RESIDENTIAL UNITS	8 FT	8.5 FT	MAXIMUM NUMBER OF BUILDINGS PER LOT	2
MINIMUM LOT COVERAGE	0.20	0.44		
MAXIMUM NUMBER OF BUILDINGS PER LOT	40	16		

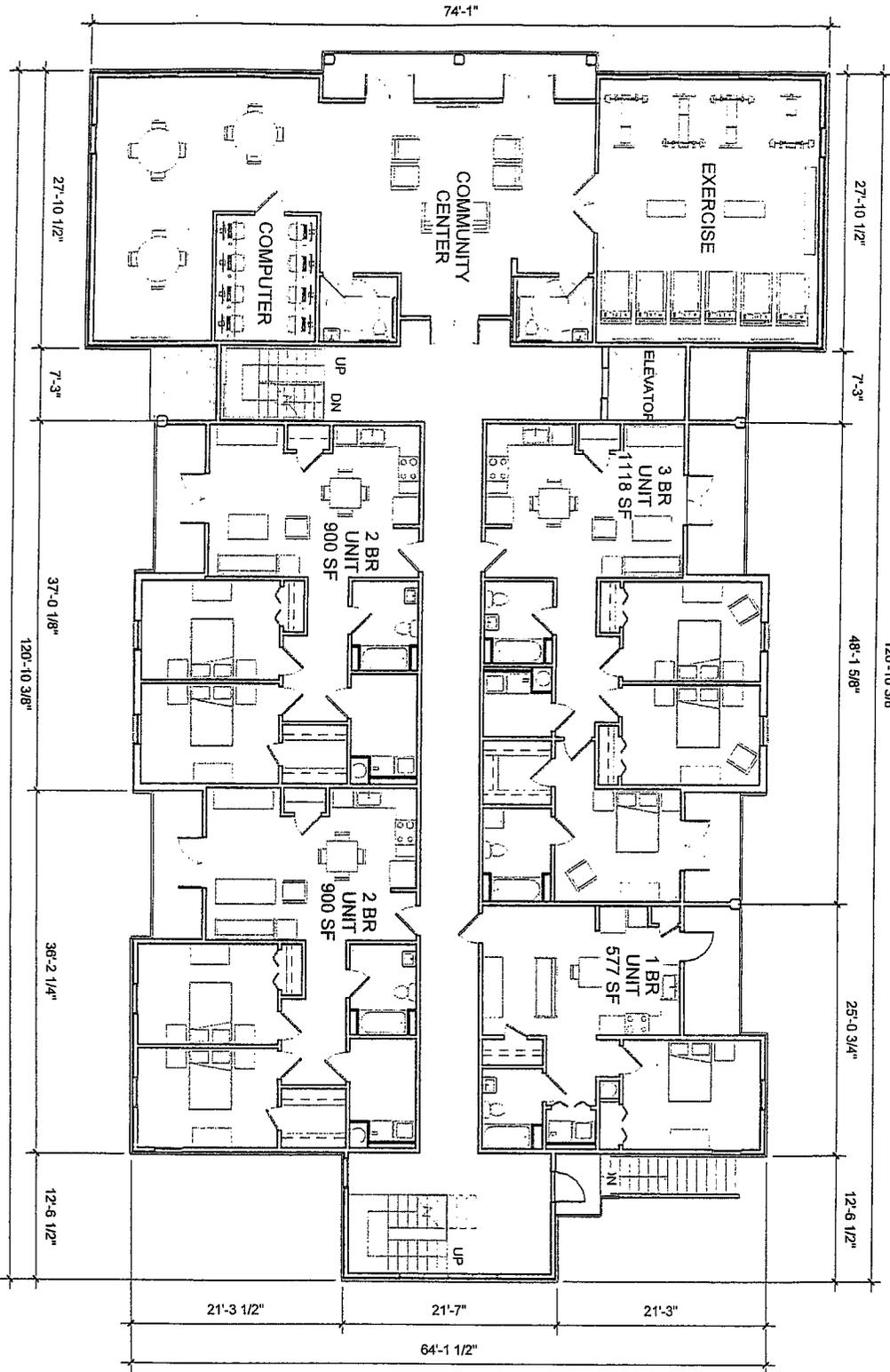




PARKING CALCULATIONS:	
Multi-family: 1 bedroom = 1.5 spaces per unit	
Multi-family: 2 bedroom = 1.5 spaces per unit	
Multi-family: 3 bedroom = 2.5 spaces per unit	
Building 1:	
(3) 1 bedroom (3) x 1.5 = 4.5 spaces	30 spaces
(12) 2 bedroom (12) x 1.5 = 18 spaces	
(3) 3 bedroom (3) x 2.5 = 7.5 spaces	
Building 2:	
(2) 1 bedroom (2) x 1.5 = 3.0 spaces	20 spaces
(12) 2 bedroom (12) x 1.5 = 18 spaces	
(3) 3 bedroom (3) x 2.5 = 7.5 spaces	
Building 3:	
(2) 1 bedroom (2) x 1.5 = 3.0 spaces	24 spaces
(8) 2 bedroom (8) x 1.5 = 12 spaces	
(3) 3 bedroom (3) x 2.5 = 7.5 spaces	
Building 4:	
(2) 1 bedroom (2) x 1.5 = 3.0 spaces	114 spaces
(8) 2 bedroom (8) x 1.5 = 12 spaces	
(3) 3 bedroom (3) x 2.5 = 7.5 spaces	
Grand Total:	



Site Parking Calculations

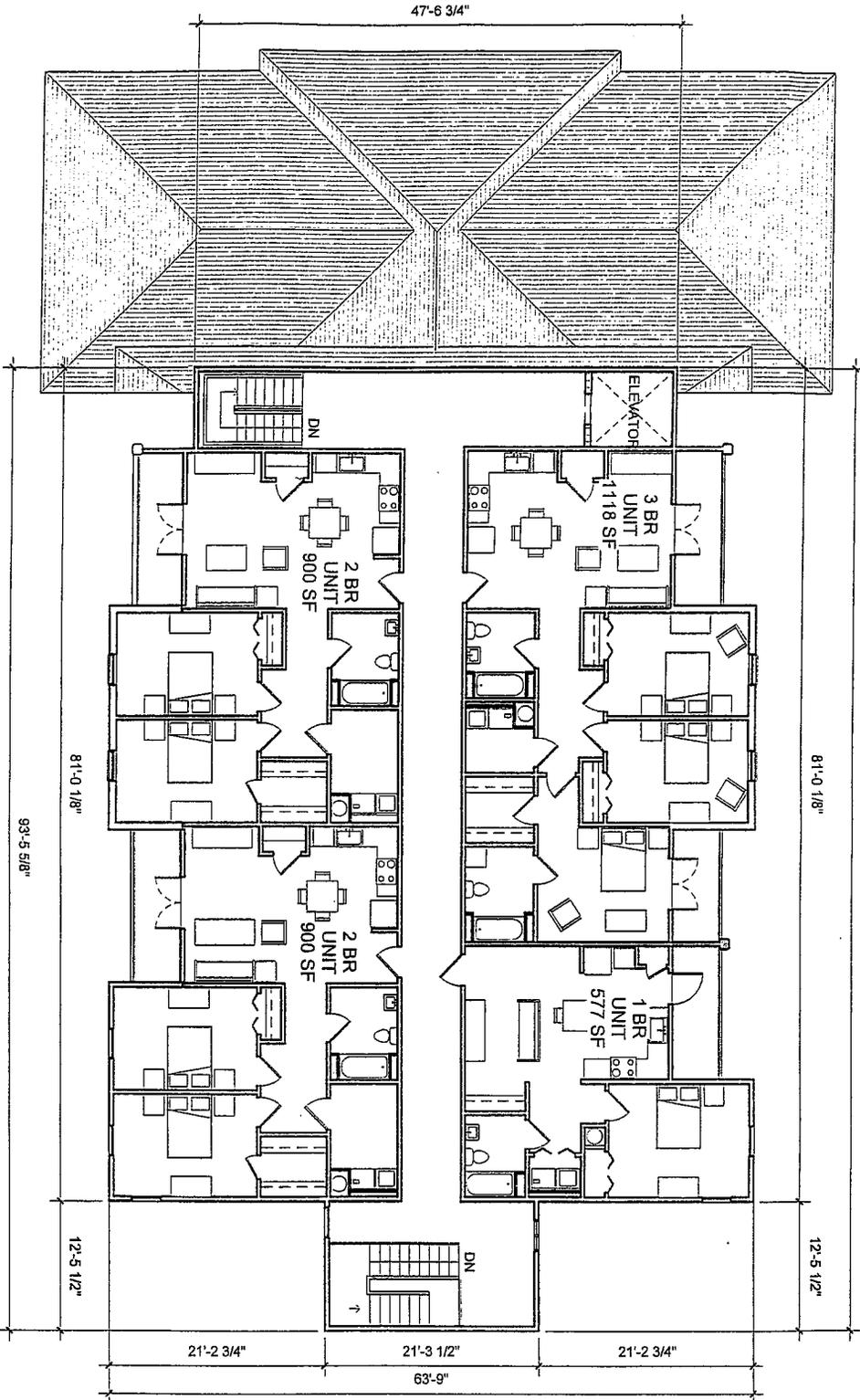


UNIT COUNT:	
FIRST AND THIRD FLOORS:	
1 BR :	1
2 BR :	2
3 BR :	1
4 UNITS / FLOOR	
2 FLOORS (4 UNITS) = 8 UNITS	
SECOND FLOOR:	
1 BR :	1
2 BR :	4
3 BR :	1
6 UNITS	
TOTAL UNITS: 14 UNITS	

1 PLAN - FIRST FLOOR COMMUNITY CENTER BUILDING
3/32" = 1'-0"

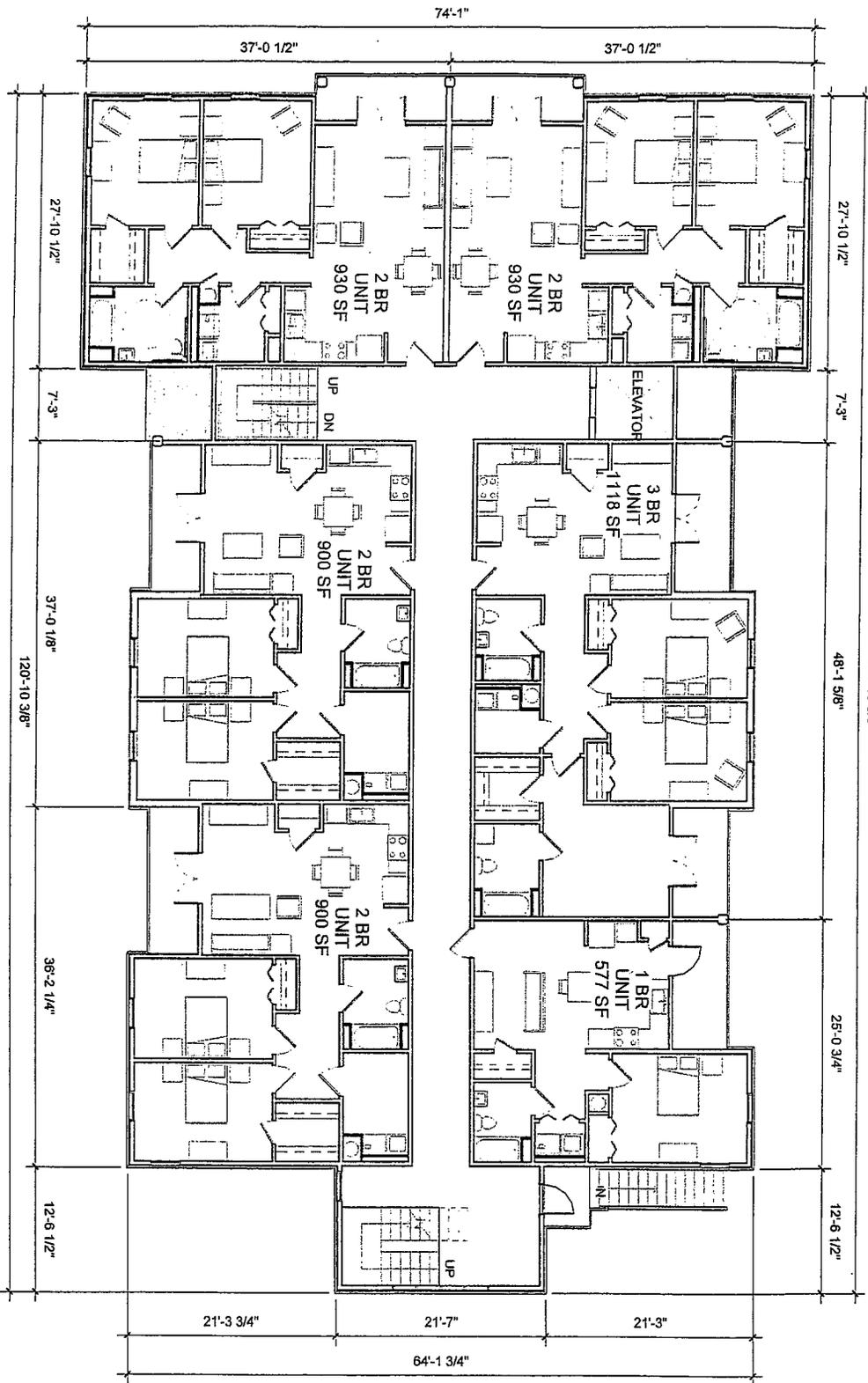


FLOOR PLAN - COMMUNITY CENTER
Project: CYPRESS PARC APARTMENTS
CINDY PLACE
NEW ORLEANS, LA
70127



1 PLAN - THIRD FLOOR COMMUNITY CENTER BUILDING
 3/32" = 1'-0"





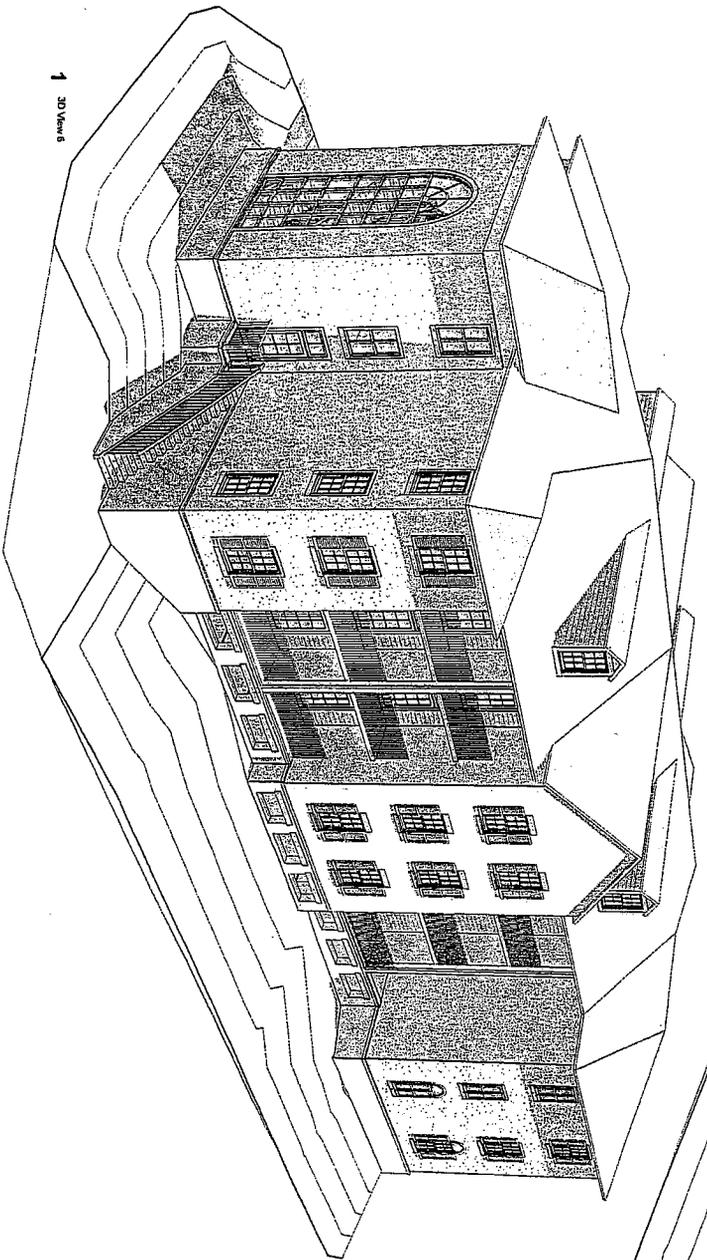
TYPICAL FLOOR PLAN
3/32" = 1'-0"

UNIT COUNT	
1 BR :	1
2 BR :	4
3 BR :	1
6 UNITS / FLOOR	
3 FLOORS(6 UNITS) = 18 UNITS / BUILDING	

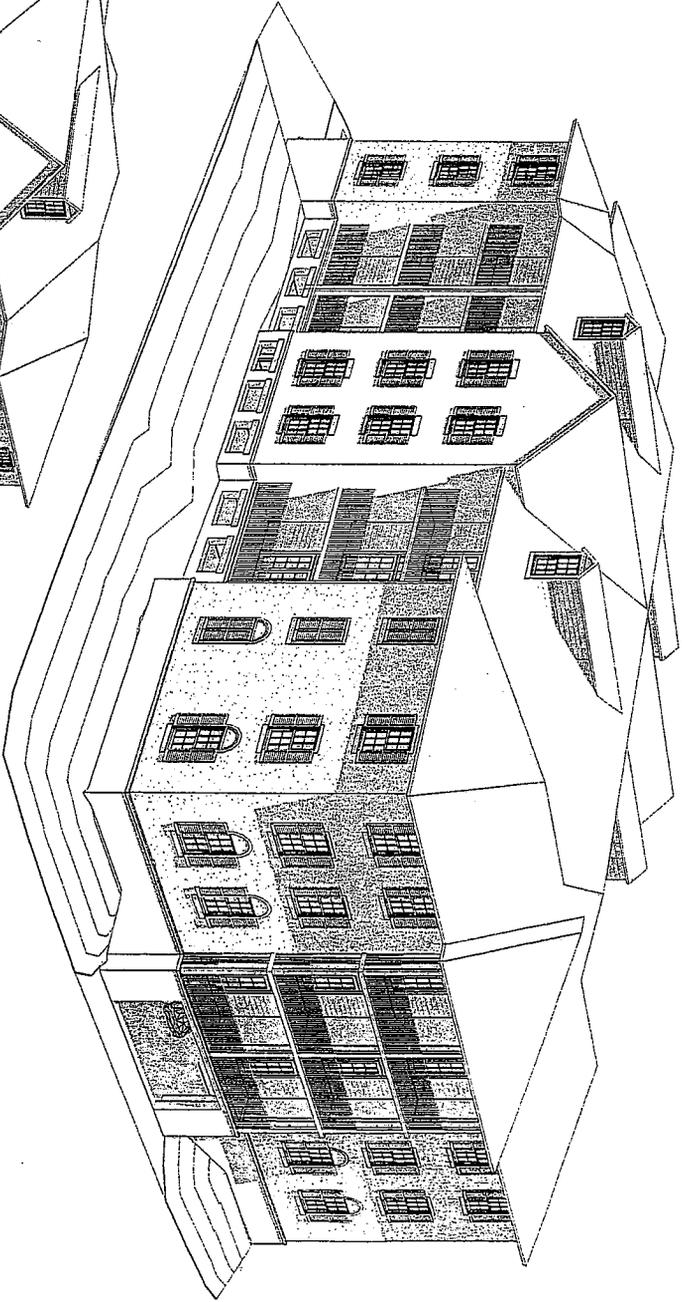


TYPICAL FLOOR PLAN

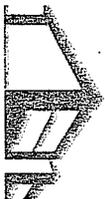
Project: DWK Architects
 DWK Architects
 6840, 6852, 6866, 6847, 6861, 6873 GINDY PLACE
 NEW ORLEANS, LA
 70127



1 3D View 6



2 3D View 5

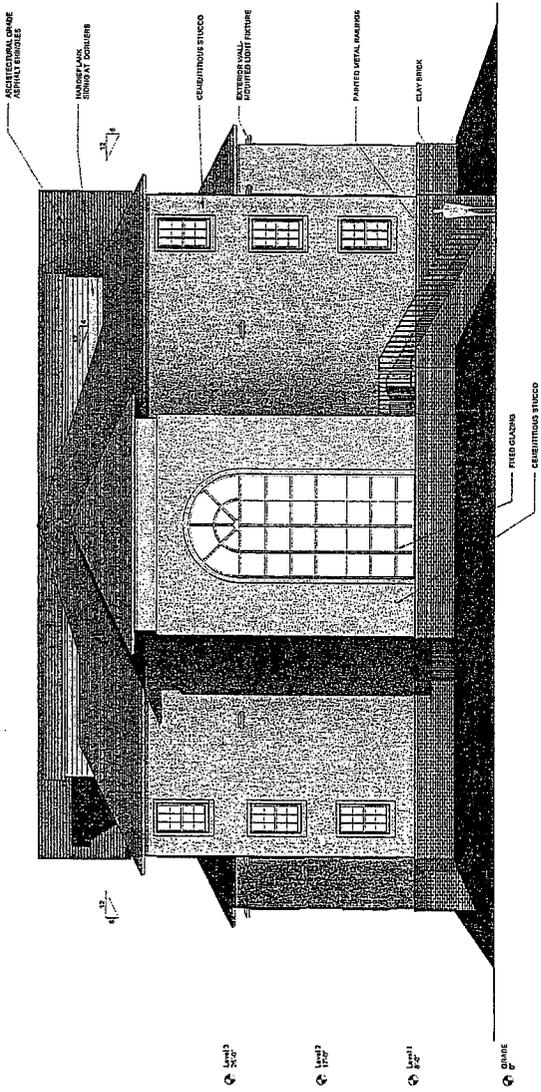


DNAAworkshop

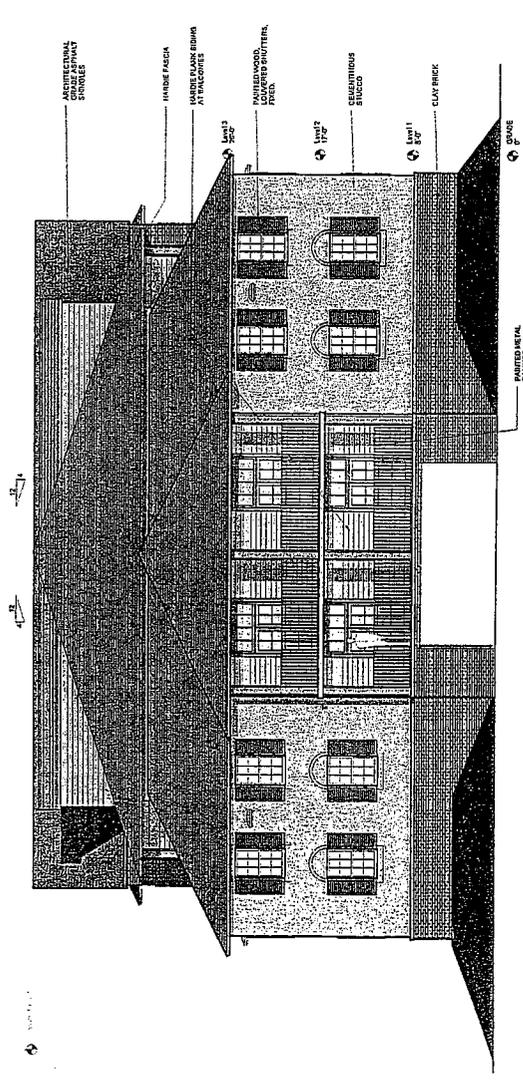
UI/UX DESIGN ARCHITECTURE

Page: 68-410, 68-52, 68-66, 68-47, 68-61, 68-73 CINDY PLACE NEW ORLEANS, LA 70127

CYPRESS PARC APARTMENTS
68-410, 68-52, 68-66, 68-47, 68-61, 68-73 CINDY PLACE
NEW ORLEANS, LA 70127



1 Copy of NORTH ELEVATION
3/16" = 1'-0"



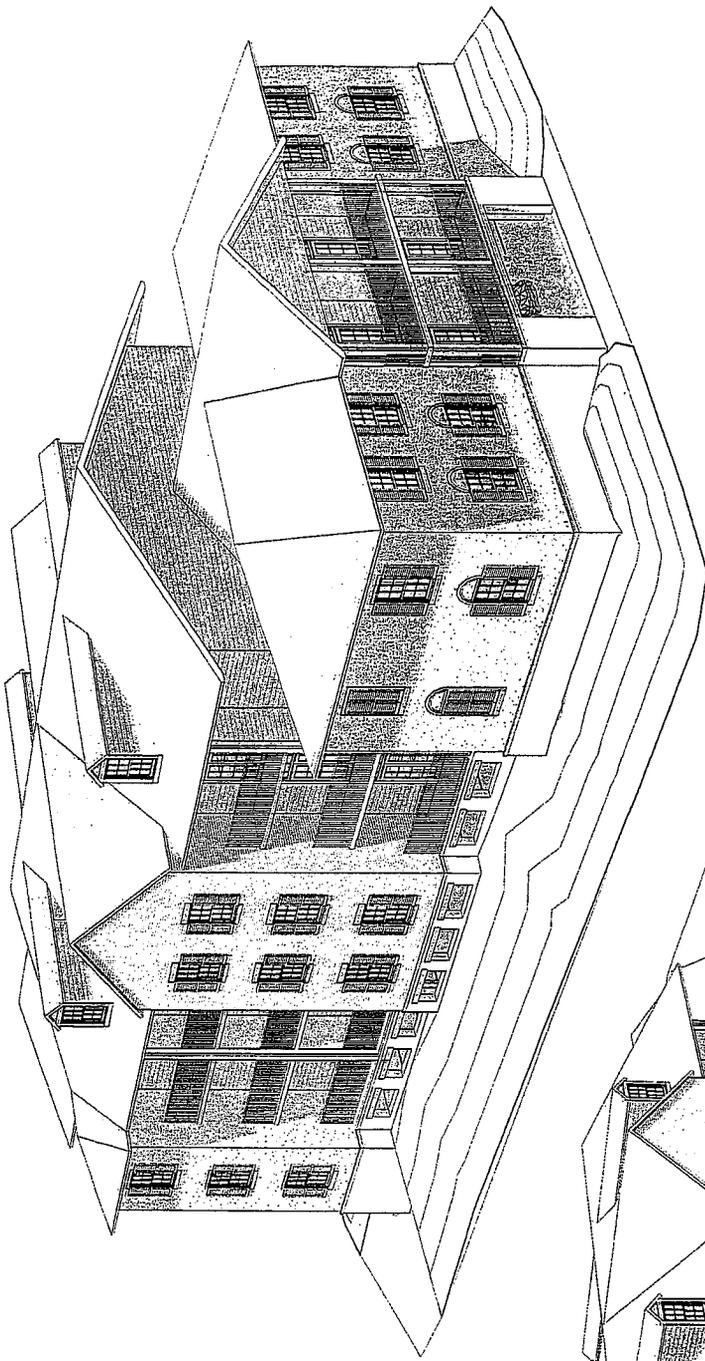
2 Copy of SOUTH ELEVATION
3/16" = 1'-0"



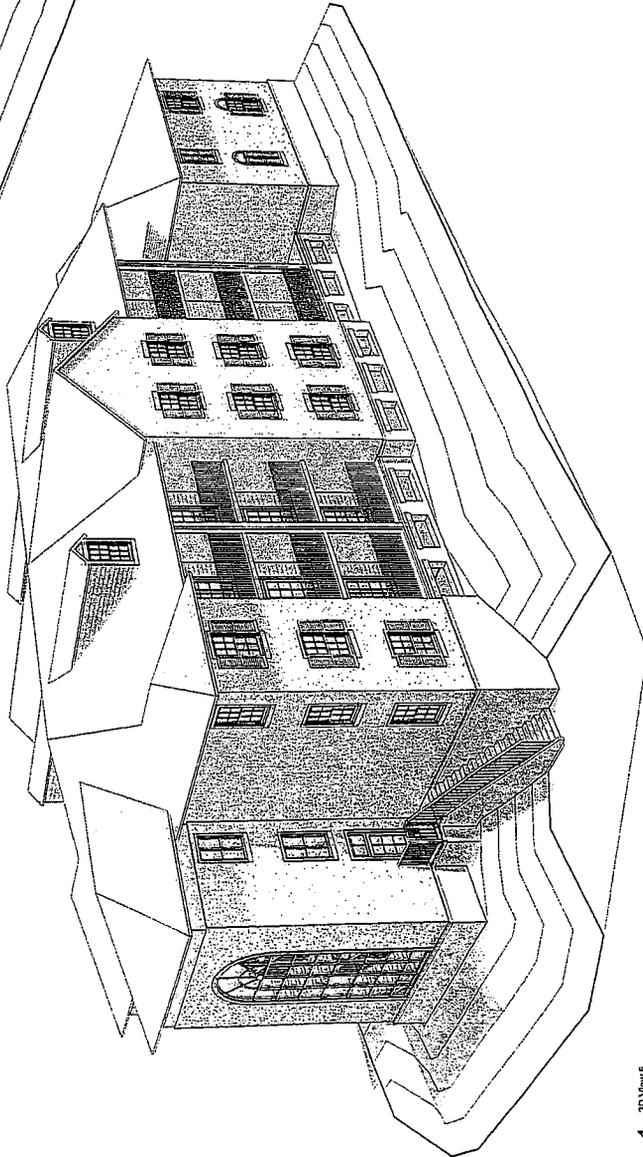
DNAworkshop
 201 SOUTH MAIN STREET, SUITE 100, NEW ORLEANS, LA 70112
 TEL: 504.581.1111

COMMUNITY CENTER BUILDING ELEVATIONS

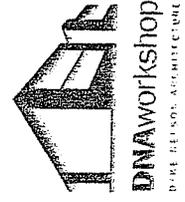
Project
 CYPRESS PARC APARTMENTS
 CINDY PLACE
 NEW ORLEANS, LA
 70127



2 3D Views 5



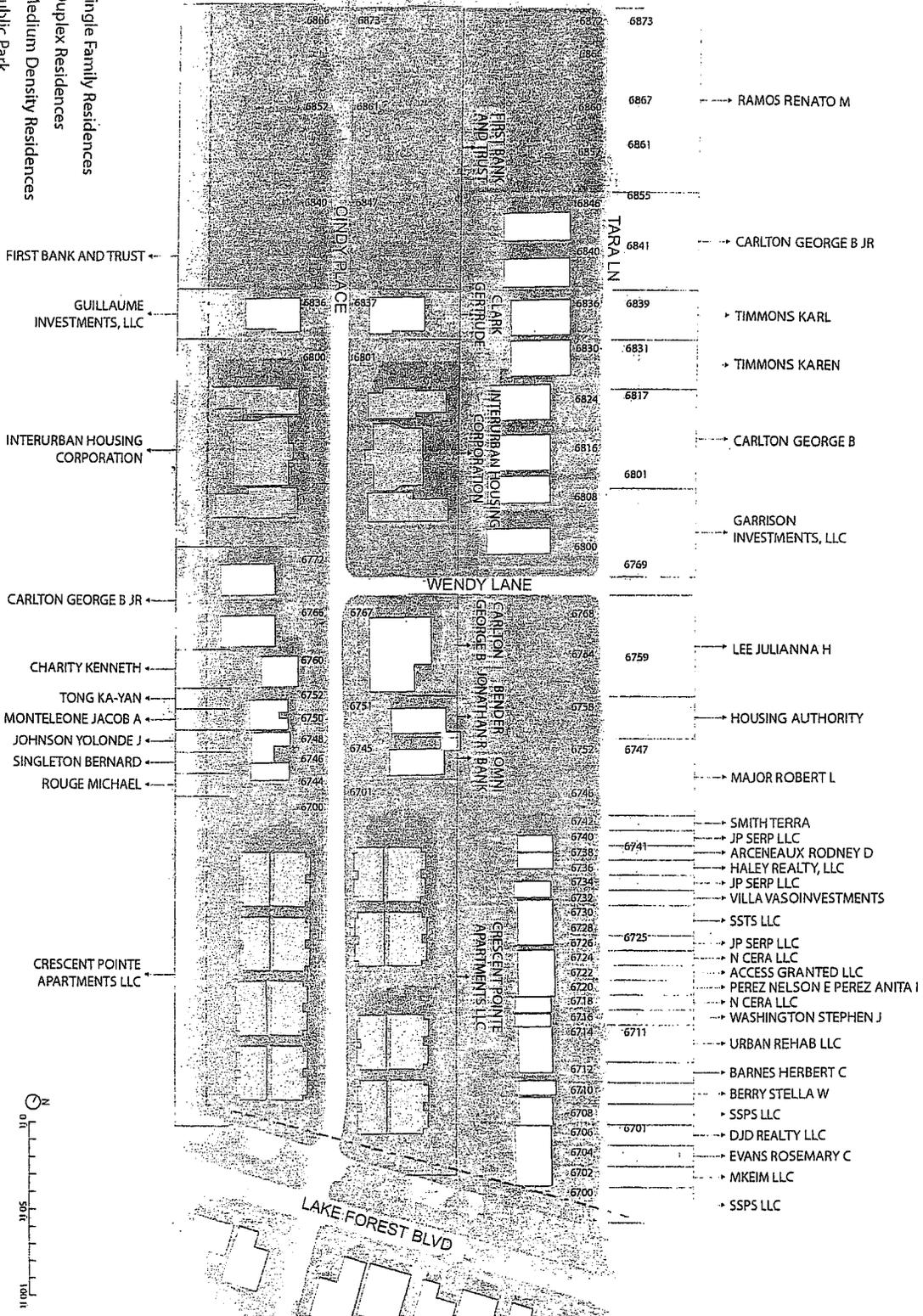
1 3D Views 6



Project
CYPRESS PARC APARTMENTS
CINDY PLACE
NEW ORLEANS, LA
70127

INTERSTATE I-10

- Single Family Residences
- Duplex Residences
- Medium Density Residences
- Public Park



Master Plan:
Current Ownership

Cypress Parc Development

New Orleans East
December 02, 2012



Item #6

Consideration: SUBDIVISION DOCKET 048/13 - Request by SHEA EMBRY AND CAROLYN MANGHAM to resubdivide Lots 4, 5, G, H and L into Lots 4-A, 5-A, 5-B, G-1, H-1 and L-1, Square 241, in the Third Municipal District, bounded by Mazant, Burgundy, Dauphine and Bartholomew Streets. The municipal addresses are 827 BARTHOLOMEW STREET, 4011 AND 4015 DAUPHINE STREET. (PD 7)

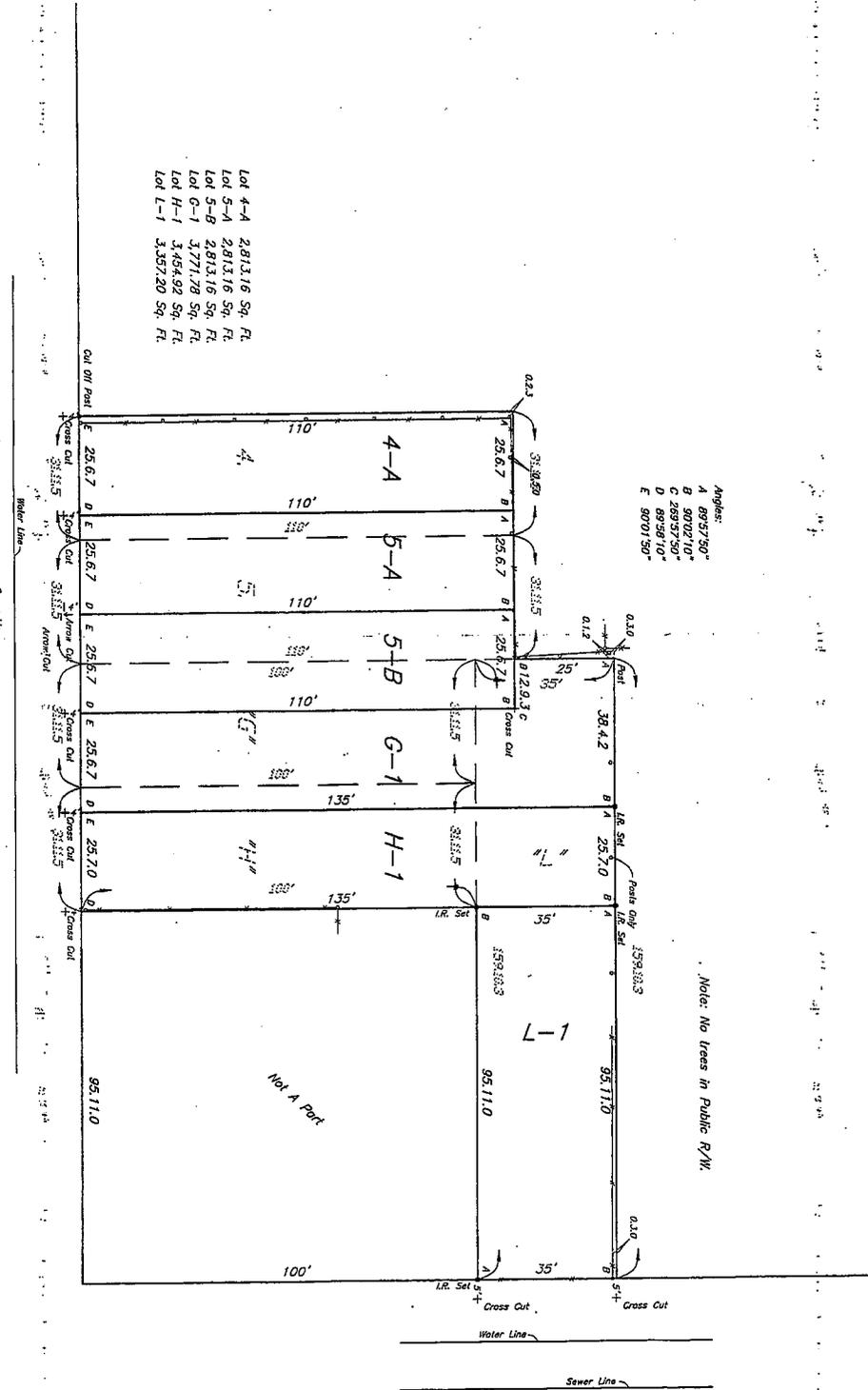
SQ. NO. 241 ORLEANS PARISH
THIRD DISTRICT NEW ORLEANS, LA
 A Resubdivision of Lots 4, 5, G, H & L into Lots 4-A, 5-A, 5-B, G-1, H-1 & L-1.

MAZANT ST. SIDE

BURGUNDY ST. SIDE

BARTHOLOMEW ST.

DAUPHINE ST.



Angles:
 A 693°7'50"
 B 80°02'10"
 C 28°52'20"
 D 89°58'10"
 E 90°01'50"

Note: No trees in Public R/W.

Lot 4-A 2,813.16 Sq. Ft.
 Lot 5-A 2,813.16 Sq. Ft.
 Lot 5-B 2,813.16 Sq. Ft.
 Lot G-1 3,771.78 Sq. Ft.
 Lot H-1 3,454.92 Sq. Ft.
 Lot L-1 3,357.20 Sq. Ft.

THE SEPARATE AND RESPECTIVE SURVEYS ON THIS SUBJECT ARE FILED IN THE PUBLIC RECORDS OF THE PARISH OF ORLEANS, LOUISIANA, IN THE OFFICE OF THE CLERK OF COURTS, AT NEW ORLEANS, LOUISIANA, UNDER THE FOLLOWING REFERENCES: LOT 4-A, 5-A, 5-B, G-1, H-1, L-1, RESUBDIVISION OF LOT 4, 5, G, H & L INTO LOTS 4-A, 5-A, 5-B, G-1, H-1 & L-1, SURVEY AND PLAT MADE BY GILBERT, KEELY & COULTURE, INC., SURVEYING & ENGINEERING, 2121 N. COUSSENEY BLVD., METAIRIE LA 70001 (504) 836-2121, DATE: NOVEMBER 5, 2012.

DATE: NOVEMBER 5, 2012

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code Title 151, Chapter 25 for a Class "C" survey.

Made at the request of Neighborhood Homes, LLC.

GILBERT, KEELY & COULTURE, INC.
 SURVEYING & ENGINEERING
 2121 N. COUSSENEY BLVD., METAIRIE LA 70001 (504) 836-2121

Note:
 Measurements may not be to scale for clarity.
 The dimensions shown prevail over scale.

107166

SQ. NO. 241
THIRD DISTRICT

ORLEANS PARISH
NEW ORLEANS, LA

Included for reference only,
not a part of subdivision
request

BURGUNDY ST. SIDE

BARTHOLEMEW ST.

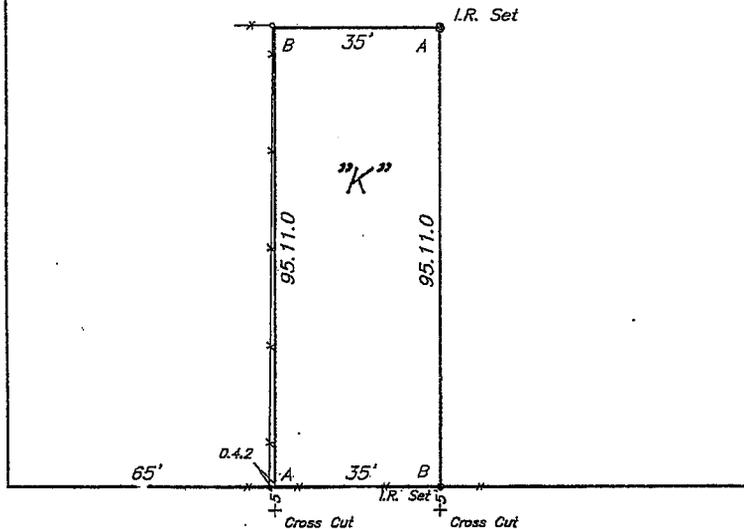
BARTHOLEMEW ST.

SIDE

ST.

MAZANT

Angles:
A 89°57'50"
B 90°02'10"



DAUPHINE ST.

Note:
Improvements may not be to scale for clarity.
The dimensions shown prevail over scale.

THE SERVIDES SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVIDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPIING DATA FOR THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FLOOD ZONE A-1 (4.5)

All lot angles as per plat of subdivision

Date: November 5, 2012

Scale: 1" = 30'

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:LXI, Chapter 25 for a Class "C" survey.
Made at the request of Neighborhood Homes, L.L.C.

Gilbert, Kelly & Couturie, Inc., Surveying & Engineering
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

Item #7

Re-consideration: A grant of servitude of air rights on/over a portion Carondelet St. public right-of-way, adjacent to Square 229, Lot 29C, 1st, M.D., bounded by: Perdido St., Baronne St., Union St., and Carondelet St. for proposed encroachment of an entrance canopy. The municipal address is 325 Carondelet St. This item appeared on the PAC agenda on April 8, 2008.

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: May 3, 2013
Re: PAC Agenda

Please place the following item on the PAC agenda:

Re-consideration: A grant of servitude of air rights on/over a portion Carondelet St. public right-of-way, adjacent to Square 229, Lot 29C, 1st, M.D., bounded by: Perdido St., Baronne St., Union St., and Carondelet St. for proposed encroachment of an entrance canopy.

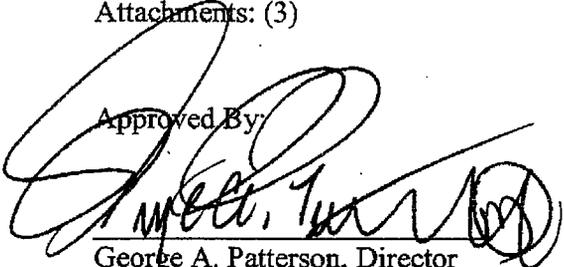
This item appeared on the PAC agenda on April 8, 2008.

The municipal address is 325 Carondelet St.

If you have any questions, please contact me at 658-3615

Attachments: (3)

Approved By:


George A. Patterson, Director

GAP:MJG:ecw



BARONNE (300 EVEN) ST.

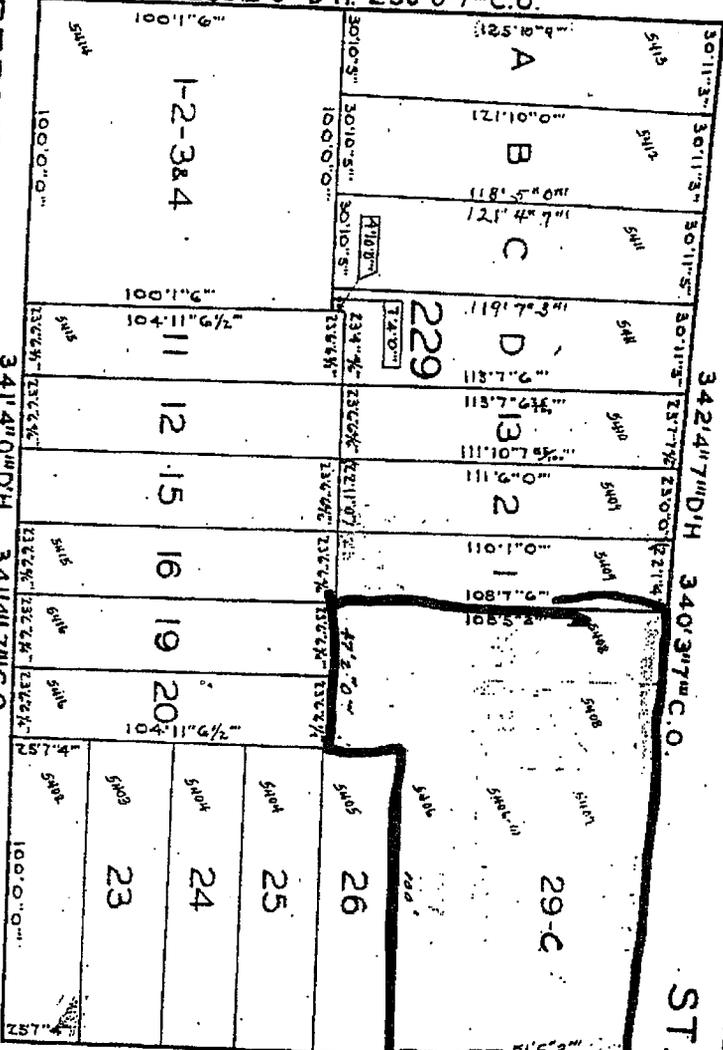
255'2" D.H. 236'0"7" C.O.

UNION (800 EVEN)

342'4"7" D.H. 340'3"7" C.O.

PERDIDO (800 ODD)

341'4"0" D.H. 341'4"7" C.O.



CARONDELET (300 ODD) ST.

205'4" D.H. 205'0"0" C.O.

111-111

4-9-08

7. **Consideration:** Long-term lease of air rights for proposed metal entry canopy with 6 5/8" diameter steel pipe columns adjacent to Square 229, Lot 29C; bb: Perdido St., Baronne St., Union St., and Carondelet St., 1st M.D. at request of the adjacent property owner. Municipal address is 325 Carondelet St.

S&WB noted that it has a terminal sewer running 8' off the property line. The footings for the canopy are too close to the utilities. Only if the columns are eliminated will the design work be okay, and the height of the canopy is too low and will not provide room for equipment. The canopy needs to be cantilevered, but HDLC noted that a metal canopy is inappropriate.

RE&R motioned no objection to long term lease subject to redesign (cantilevered-only) of the canopy and approval by DPW, S&WB and HDLC. DPW seconded the motion which passed unanimously.

8. **Consideration:** Acquisition of 1899 Tchoupitoulas Street by City of New Orleans for Homeland Security for office and storage purposes, Square 35, 4th M.D, bb: St. Mary Street, Religious Street, Nuns Street, and Tchoupitoulas Street.

RE&R was told by its legal department that this must be handled by strictly adhering to city purchasing procedures; therefore, it must be brought before the PAC. HDLC noted that if any federal funds are used for altering this project, it will have to go through HDLC review process.

Chief Weathersby explained that its Special Operations Division (SOD) needs the building to store equipment that is now being housed at its Moss Street site which they must vacate. The building is perfect because it is large enough to store all their equipment indoors and the building did not flood in the Hurricane. CPC questioned whether the building was large enough to accommodate all their needs and was told by RE&R that the building was basically rebuilt from the inside out to satisfy preservationists who did not want to see the Amelia Cotton Press torn down. It is 20' high at the walls and 30' high at the roof's peak. RE&R is also in talks with Walmart regarding possible parking leases. The Applicant explained that vehicles will generally enter from the Religious Street side of the building, but they may add one entry drive. DPW said it will have to approve any new curb cuts.

RE&R motioned no technical objections to the acquisition subject to any new curb cuts being approved by DPW and approval by CPC. CPC seconded the motion which passed unanimously.

9. **Consideration:** Acquisition of 4650 Paris Avenue by City of New Orleans for office purposes, Square 2, Lot 2A, East Parkchester Subdivision, 3rd M.D, bb: Westbrook Drive, Perita Street, Wakefield Place and Paris Avenue.

Chief Weathersby further explained that this action was similar to the above in that SOD has to vacate its Moss Street site, and this new site will house the third district police department and the police academy.

RE&R motioned no technical objection to the acquisition subject to further review and approval by CPC. S&WB seconded the motion which passed unanimously.

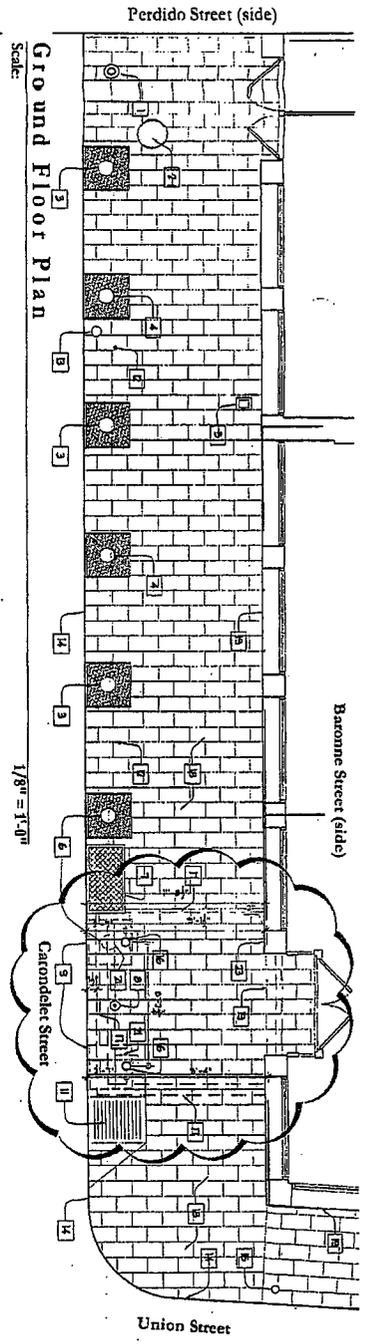
10. **Any Other Matters:**

Consideration: Long term lease of portions of Sapphire Street between West End Blvd. and Robert E. Lee Blvd., adjacent to Sq. 1, Lot Z, Lakeshore West Subdivision, 2nd M.D., at the request of Walgreen's for installation of steps, ramps and waste storage operations.

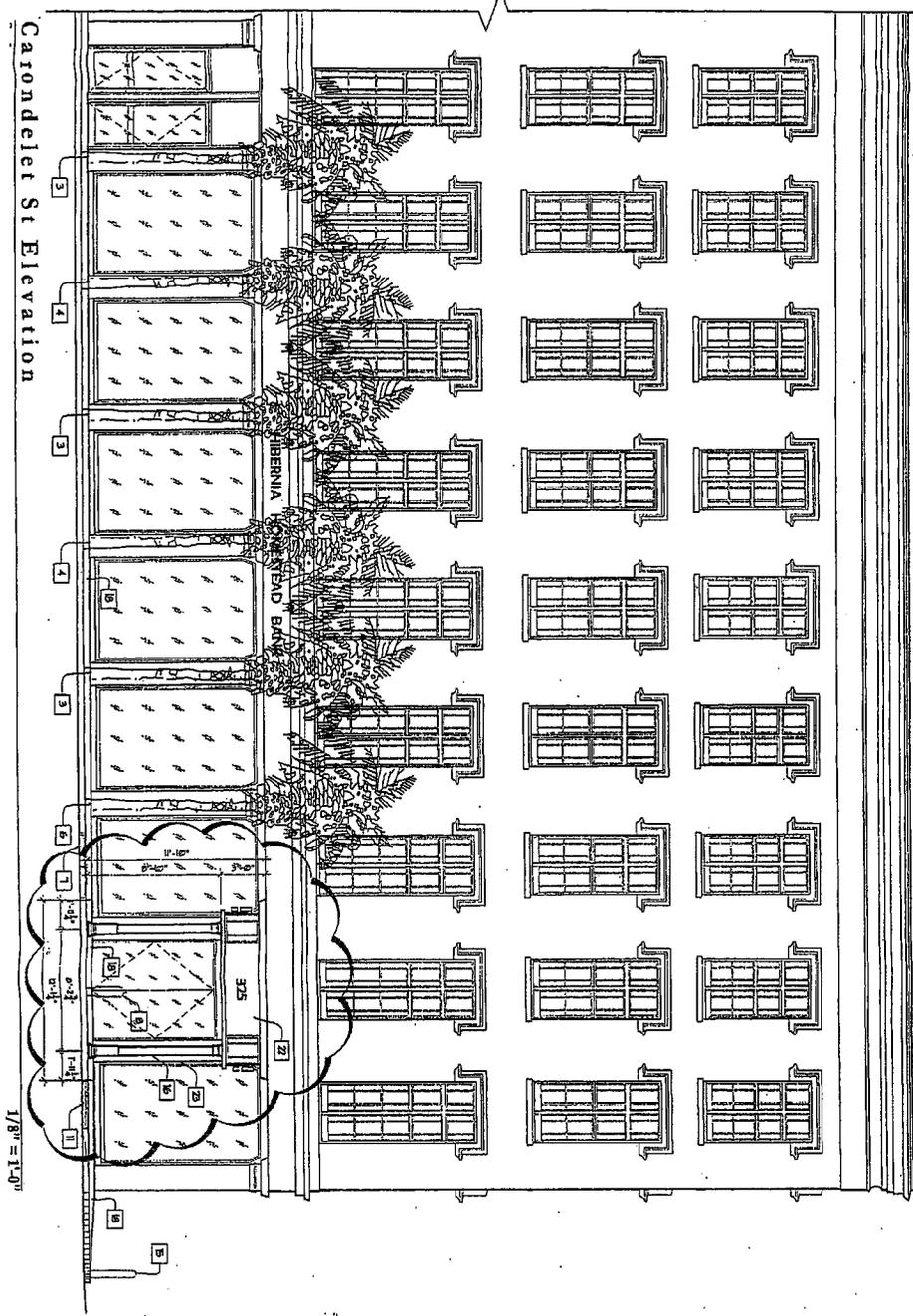
Justin Schmidt appeared on behalf of the Applicant and its landlord. The Applicant has purchased two buildings adjacent to its original drug store on the site and would like to add a pharmacy drive-thru on the West End Blvd. side of the property. Because the property is in a flood zone, it must be raised, which means its loading zone must be raised. The Applicant will have to use portions of Sapphire to access the loading dock, ramps and storage areas. All the retail outlets in the mall use Sapphire Street for this purpose. CPC asked if this drawing showed the storage, loading dock and ramp being requested when it was approved by the City Planning Commission, and the Applicant said yes. RE&R offered that Sapphire Street actually looks like part of the parking lot. S&WB said it needs to make sure it has no utilities under the leased area, and the Applicant said it would alter plans to accommodate any utilities.

RE&R motioned no objection to long term lease subject to further review by S&WB. CPC seconded the motion which passed unanimously.

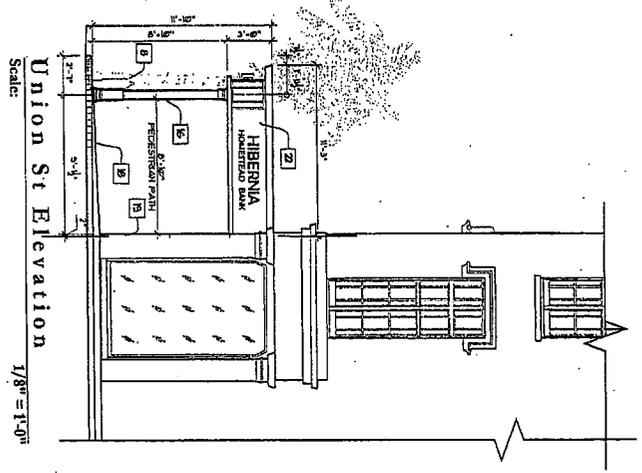
2. **Consideration:** ZONING DOCKET ZD 28-08 - Request by THE HOUSING AUTHORITY OF NEW ORLEANS



Ground Floor Plan
Scale: 1/8" = 1'-0"



Carondelet St Elevation
Scale: 1/8" = 1'-0"



Union St Elevation
Scale: 1/8" = 1'-0"

- 1 Existing lamp post to remain.
- 2 Existing ornamental to remain.
- 3 Existing palm trees in existing planters to remain.
- 4 New palm trees in existing planters.
- 5 Existing hose with to remain.
- 6 Existing planter to be removed to existing planter to allow for new entry canopy.
- 7 Existing curb basin to remain.
- 8 Existing fire hydrant to remain.
- 9 Existing planter in the field to. New 12" x 24" granite paving to match existing.
- 10 New wood.
- 11 Existing ramp to remain.
- 12 Existing parking/traffic signs to remain.
- 13 Existing, water meter to remain.
- 14 Existing, steel curb to remain.
- 15 Existing, wood latched to remain.
- 16 New 6" diameter steel pipe columns to support new entry canopy above.
- 17 Reinforce of new entry canopy above.
- 18 Existing 12x24 granite paving to remain.
- 19 Property line.
- 20 Not used.
- 21 18" x 18" x 8 ft column footing.
- 22 New metal entry canopy.
- 23 Existing granite columns to remain.

DATE: 31 MARCH 2008
DRAWN BY: [Name]
CHECKED BY: [Name]
DESIGNED BY: [Name]
DATE IN FORCE: 015
PROJECT NAME: [Name]

AI of 2

325 CARONDELET STREET

A NEW ENTRY CANOPY FOR
Hibernia Homestead Bank
Square 229, Lot 29C, Carondelet & Union Streets

NEW ORLEANS, LOUISIANA

J. H. G. H. E.
ARCHITECTS
1000 PINE STREET
NEW ORLEANS, LA 70112
TEL: 504.581.1234
WWW.JHGHE.COM

Item #8

Consideration: A grant of servitude of air and ground rights on/over a portion of N. Rampart St. public right-of-way, adjacent to Square 274, Lot 2, 3rd M.D., bounded by: Mandeville St., Burgundy St., Spain St., and N. Rampart St. for proposed encroachments of a porch, columns, steps, hand railings, and roof overhang. The municipal address is 2412 N. Rampart 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: May 3, 2013
Re: PAC Agenda

Please place the following item on the PAC agenda:

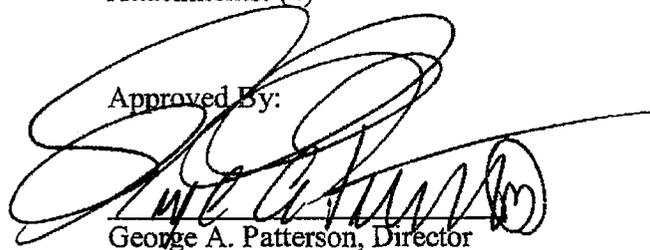
Consideration: A grant of servitude of air and ground rights on/over a portion of N. Rampart St. public right-of-way, adjacent to Square 274, Lot 2, 3rd M.D., bounded by: Mandeville St., Burgundy St., Spain St., and N. Rampart St. for proposed encroachments of a porch, columns, steps, hand railings, and roof overhang.

The municipal address is 2412 N. Rampart St.

If you have any questions, please contact me at 658-3615

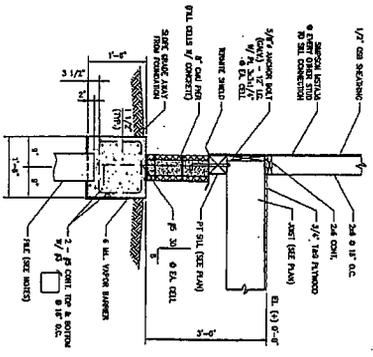
Attachments: (4)

Approved By:

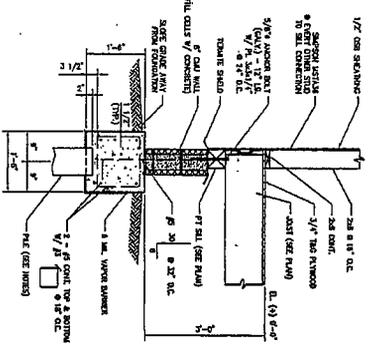


George A. Patterson, Director

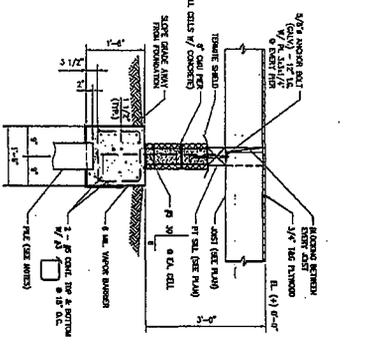
GAP:MJG:ecw



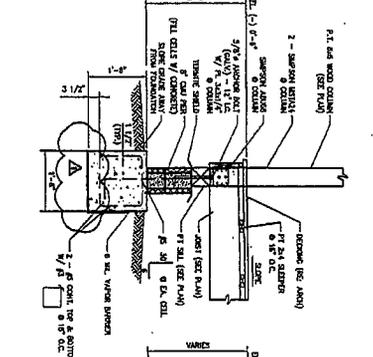
SECTION 1
SCALE 3/4" = 1'-0"



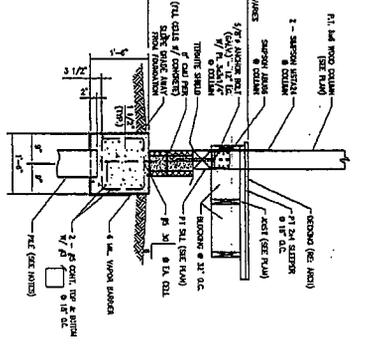
SECTION 2
SCALE 3/4" = 1'-0"



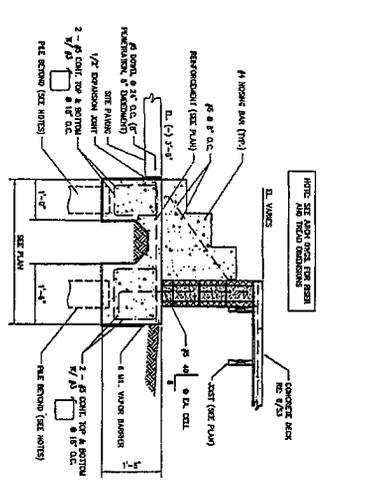
SECTION 3
SCALE 3/4" = 1'-0"



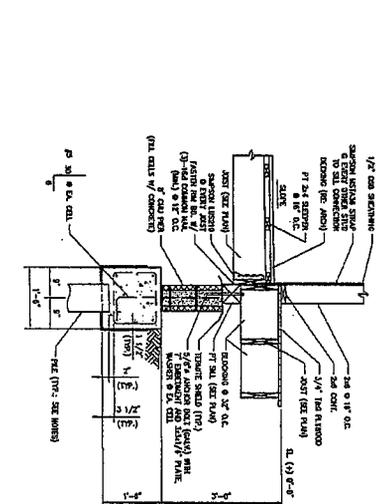
SECTION 4
SCALE 3/4" = 1'-0"



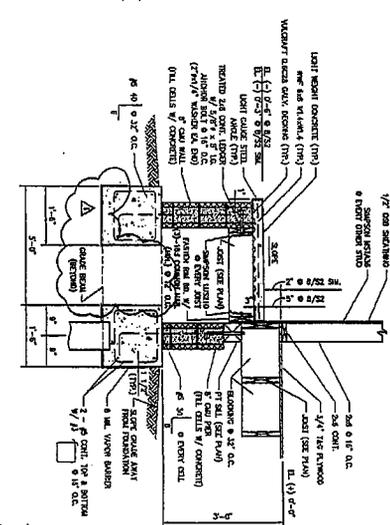
SECTION 5
SCALE 3/4" = 1'-0"



SECTION 6
SCALE 3/4" = 1'-0"



SECTION 7
SCALE 3/4" = 1'-0"



SECTION 8
SCALE 3/4" = 1'-0"

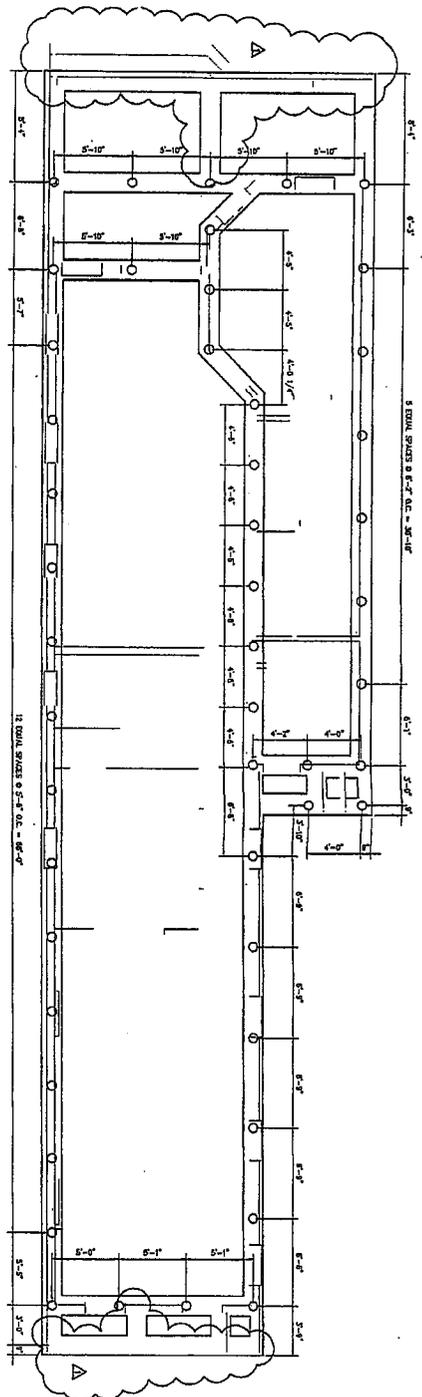
2412-14 NORTH RAMPART ST.
NEW RESIDENCE 70117
New Orleans, Louisiana

KEATON Architects
1387813
5.1.2013

1182

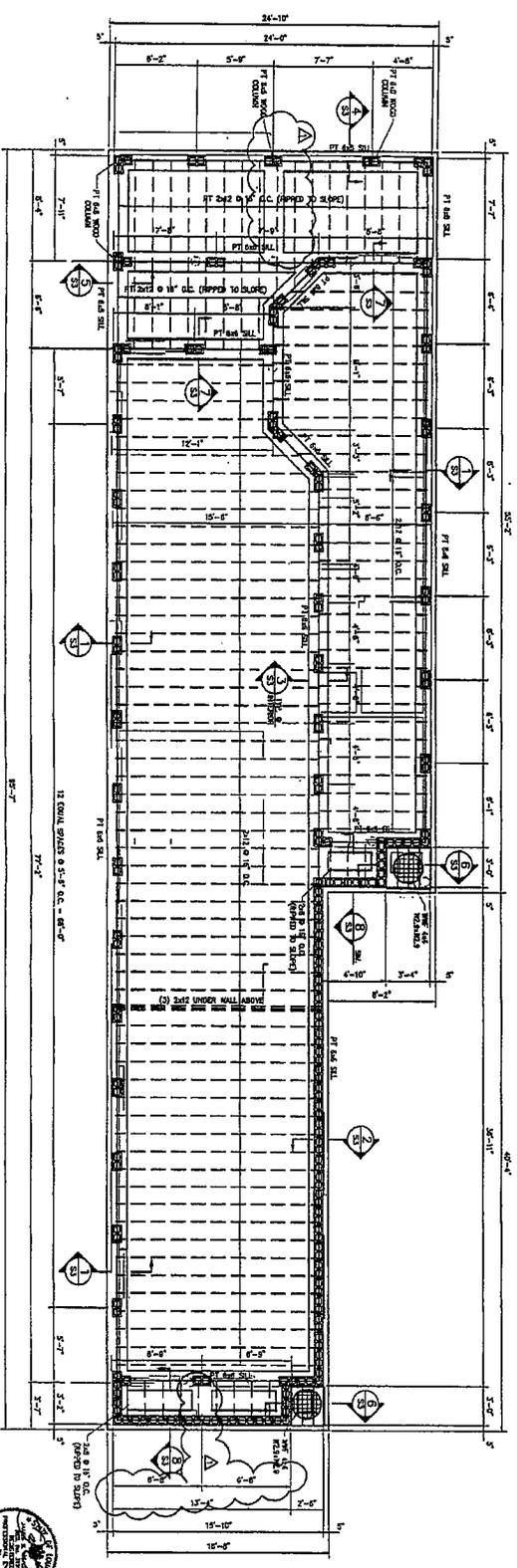


REGISTERED PROFESSIONAL ENGINEER
STATE OF LOUISIANA
No. 1182
5/1/2013



PILE PLAN
SCALE 1/4" = 1'-0"

- PLAN NOTES:
1. FOR ALL NOTES, SEE DRAWING 31.
 2. SYMBOLS ON PILE SHEETS PILE # AND NUMBER SHALL HAVE THE DISTANCE FROM EDGE OF PILE CAP TO CENTER OF PILE (SEE CONSTRUCTION NOTES).
 3.  - STEEL ON PILE SHEETS IS PER SPEC (REFER TO ALL CALLS).



FOUNDATION PLAN
SCALE 1/4" = 1'-0"

2412-14 NORTH RAMPART ST.
NEW RESIDENCE
New Orleans, Louisiana 70117
for Nora Chobrial

 Katherine Architects
Professional Architectural Corporation
New Orleans
800.462.6700
4000.400.2471



 BRS&P ENGINEERING
Civil/Structural Engineering
1500 Poydras Street, Suite 2000
New Orleans, Louisiana 70112
504.581.1234
www.brsandp.com

PROJECT NUMBER: 11593

DATE: 08.27.2012
DRAWN BY: T.M. 5013
CHECKED BY: A. 5.1.2013
SCALE: 1/4" = 1'-0"

 KEITH A. JOHNSON
Professional Engineer
State of Louisiana
License No. 11593

Item #9

Consideration: A grant of servitude for air rights over a portion of the Notre Dame Street public right-of-way, adjacent to Square 125, Lots 11, 12, 13, 14, and 16, 1st M.D., bounded by: Notre Dame St., Tchoupitoulas St., Girod St., and Magazine St. for a proposed cantilevered balconies. The municipal address is 425 Notre Dame 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: Stephen Kroll
Date: May 5, 2013
Re: PAC Agenda

Please place the following item on the PAC agenda:

Consideration: A grant of servitude for air rights over a portion of the Notre Dame Street public right-of-way, adjacent to Square 125, Lot 10, 1st M.D., bounded by: Notre Dame St., Tchoupitoulas St., Girod St., and Magazine St. for a proposed cantilevered balconies.

The municipal address is 425 Notre Dame St.

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

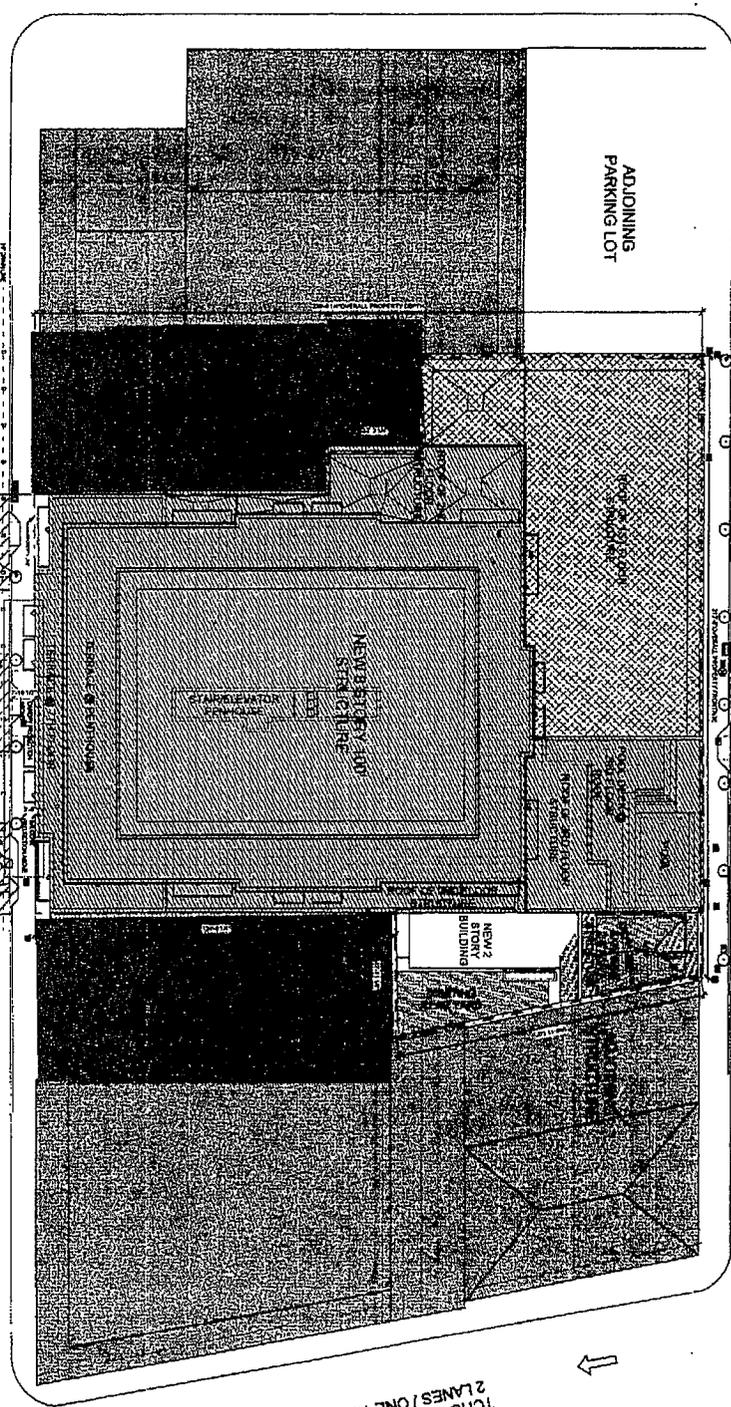
Attachments: (1)

Approved By:

George A. Patterson, Director



GAP:MJG



PROPOSED PARKING SPACES TO BE PROVIDED IN ACCORDANCE WITH THE CITY OF NEW ORLEANS ZONING ORDINANCE.

PROPOSED PARKING SPACES TO BE PROVIDED IN ACCORDANCE WITH THE CITY OF NEW ORLEANS ZONING ORDINANCE.

PROPOSED PARKING SPACES TO BE PROVIDED IN ACCORDANCE WITH THE CITY OF NEW ORLEANS ZONING ORDINANCE.

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PROPOSED PARKING SPACES TO BE PROVIDED IN ACCORDANCE WITH THE CITY OF NEW ORLEANS ZONING ORDINANCE.

PROPOSED PARKING SPACES TO BE PROVIDED IN ACCORDANCE WITH THE CITY OF NEW ORLEANS ZONING ORDINANCE.

GENERAL NOTES:

1. THE CITY OF NEW ORLEANS HAS REVIEWED THIS PLAN AND HAS ISSUED THIS PERMIT UNDER THE CITY ZONING ORDINANCE. THE CITY DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
2. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
3. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
4. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
5. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

DATE: _____

SCALE: _____

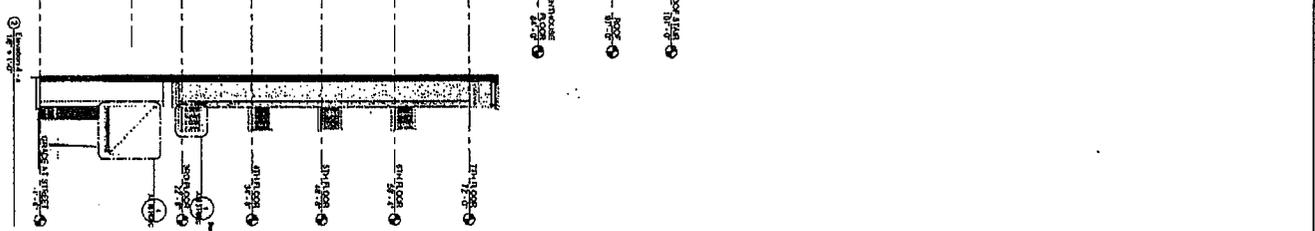
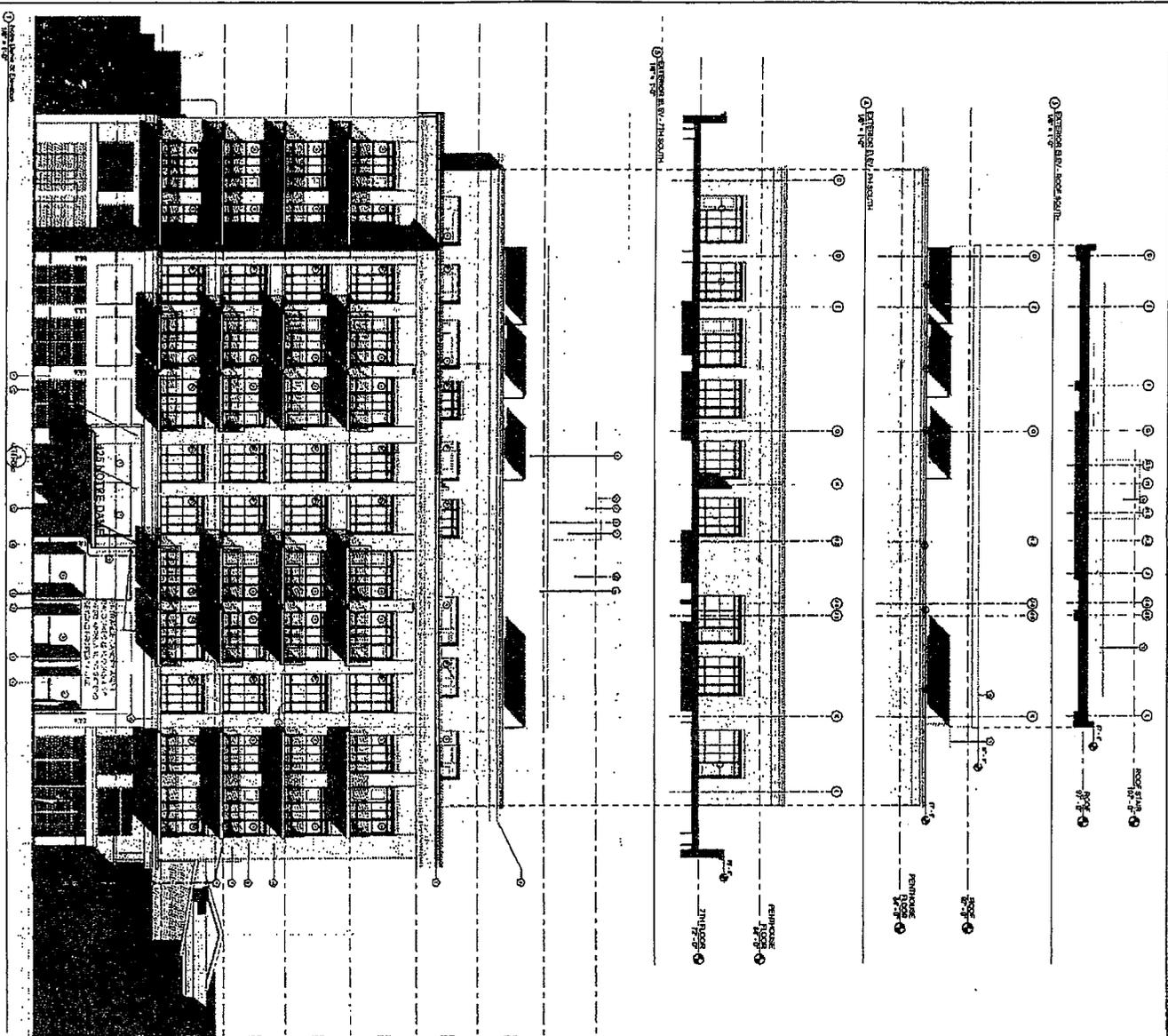
PROJECT: _____

CLIENT: _____

DESIGNER: _____

DATE: _____

<p>NOZAS - WARD</p> <p>1100 Poydras St, Suite 2550 504-584-4375 504-524-2400 WWW.NOZAS-WARD.COM</p>	
<p>NOZAS - WARD</p> <p>1100 Poydras St, Suite 2550 504-584-4375 504-524-2400 WWW.NOZAS-WARD.COM</p>	<p>A1.0</p> <p>BZA</p>
<p>NOZAS - WARD</p> <p>1100 Poydras St, Suite 2550 504-584-4375 504-524-2400 WWW.NOZAS-WARD.COM</p>	<p>A1.0</p> <p>BZA</p>



NOT FOR CONSTRUCTION

OWNER: **ROZAS WARD**

DATE: _____

PROJECT: _____

CONTRACTOR: _____

DATE: _____

CONTRACT NO. _____

PROJECT NO. _____

DATE: _____

CONTRACTOR: _____

DATE: _____

AS.1

BZA

HDL/C

ROZAS WARD

1100 Poydras St., Suite 5550
 Suite 5550 - Poydras
 New Orleans, LA 70112
 (504) 581-1234
 www.1024a.com

DATE: _____

PROJECT: _____

CONTRACTOR: _____

DATE: _____

CONTRACT NO. _____

PROJECT NO. _____

DATE: _____

CONTRACTOR: _____

DATE: _____

Item #10

Consideration: A grant of servitude for ground rights on/over a portion of the Caffin Street public right-of-way, adjacent to Square 553, Lot 8, 3rd M.D., bounded by: Caffin St., Urquhart St., Lamanche St., and N. Villere St. for a proposed concrete stair and landing. The municipal address is 1325 Caffin 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: Stephen Kroll
Date: May 5, 2013
Re: PAC Agenda

Please place the following item on the PAC agenda:

Consideration: A grant of servitude for ground rights on/over a portion of the Caffin Street public right-of-way, adjacent to Square 553, Lot 8, 3rd M.D., bounded by: Caffin St., Urquhart St., Lamanche St., and N. Villere St. for a proposed concrete stair and landing.

The municipal address is 1325 Caffin St.

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

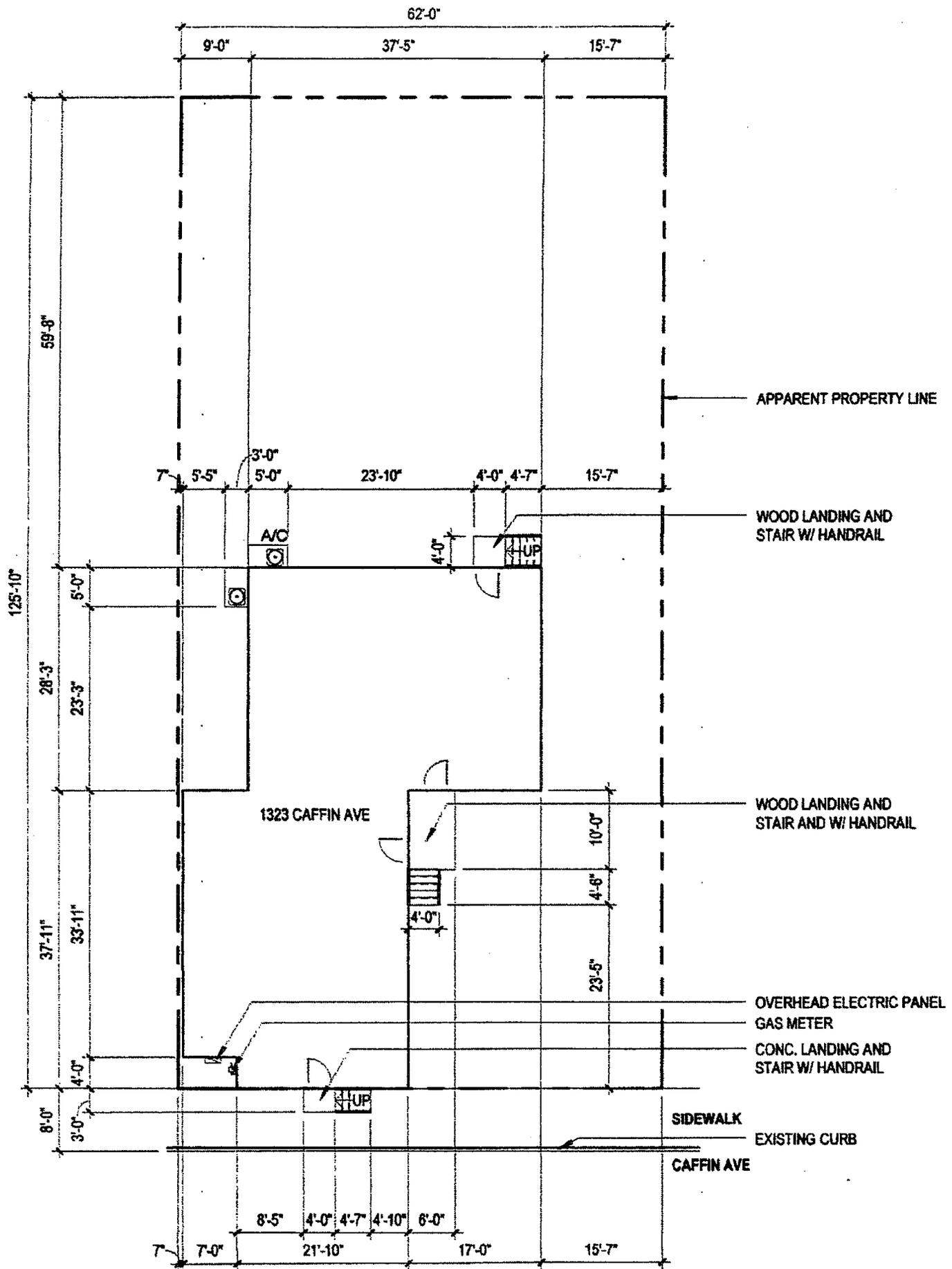
Attachments: (1)

Approved By:

George A. Patterson, Director



GAP:MJG

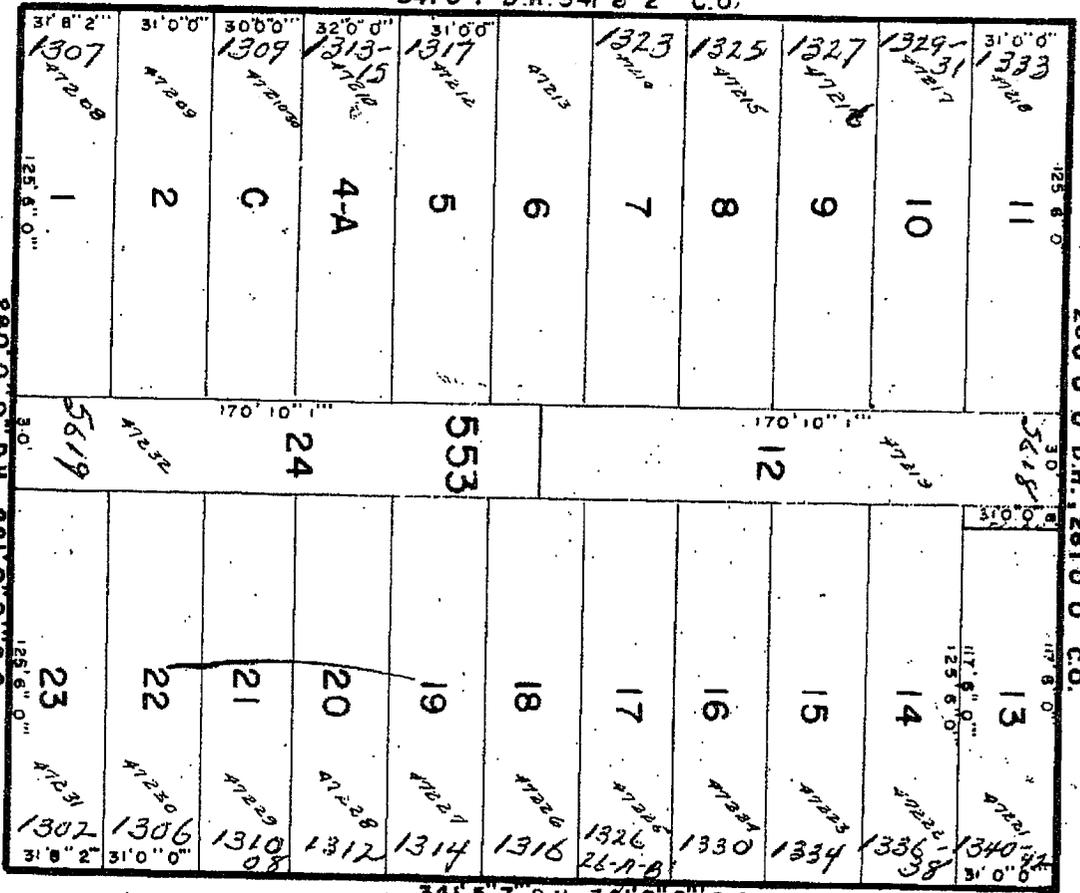


1 PLOT PLAN
 1/16" = 1'-0"

CAFFIN

ST.

341' 5" 7" D.H. 341' 8" 2" C.O.



N. VILLERE

ST.

280' 0" 0" D.H. 281' 0" 0" C.O.

341' 5" 7" D.H. 341' 8" 2" C.O.

LAMANICHE

ST.

UROUHART

ST.

280' 0" 0" D.H. 281' 0" 0" C.O.

3M-9W
SCALE



[Return to Main Search Page](#)

[Orleans Home](#)

Owner and Parcel Information

Owner Name	ALVERIS KATHRYN G	Today's Date	May 6, 2013
Mailing Address	1325 CAFFIN AV NEW ORLEANS, LA 70117	Municipal District	3
Location Address	1325 CAFFIN AV	Tax Bill Number	39W306907
Property Class	Residential	Special Tax District	
Subdivision Name	LOWER NINTH WARD SOUTH	Land Area (sq ft)	3875
Square	553	Lot	8
Book	03	Folio	070
Line	007	Parcel Map	Show Parcel Map
Legal Description	1. SQ 553 LOT 8 CAFFIN AVE 2. 31X125 3. WD/FR SGLE 6/RMS A/R 4. SEE E RECORD 5. TAX SALE TO M/M HOWARD 6. FOSTER JR. 4/6/98 INST 7. # 157103	Assessment Area	LOWER 9TH WARD 1 Show Assessment Area Map

Value Information

[Estimate Taxes](#)

[Tax Information](#)

Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Special Assessment Treatment			
									Age Freeze	Disability Freeze	Assmnt Change	Tax Contract
2013	\$ 6,200	\$ 3,500	\$ 9,700	\$ 620	\$ 350	\$ 970	\$ 0	\$ 970				
2012	\$ 6,200	\$ 3,500	\$ 9,700	\$ 620	\$ 350	\$ 970	\$ 0	\$ 970				
2011	\$ 4,800	\$ 3,500	\$ 8,300	\$ 480	\$ 350	\$ 830	\$ 0	\$ 830				

Sale/Transfer Information

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
12-28-1988	\$ 0			00785334	00000000

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Item #11

Consideration: A grant of servitude of air and ground rights on/over a portion of Frenchmen St. and Chartres St. public rights-of-way, adjacent to Square 153, Lot A, 3rd Municipal District, bounded by: Frenchmen St., Chartres St., Royal St., and Elysian Fields Ave. for proposed encroachments of a gallery, columns and outward swing doors. The municipal address is 601 Frenchmen Street.

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: May 3, 2013
Re: PAC Agenda

Please place the following item on the PAC agenda:

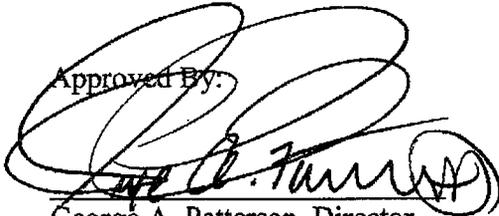
Consideration: A grant of servitude of air and ground rights on/over a portion of Frenchmen St. and Chartres St. public rights-of-way, adjacent to Square 153, Lot A, 3rd Municipal District, bounded by: Frenchmen St., Chartres St., Royal St., and Elysian Fields Ave. for proposed encroachments of a gallery, columns and outward swing doors.

The municipal address is 601 Frenchmen Street.

If you have any questions, please contact me at 658-3615

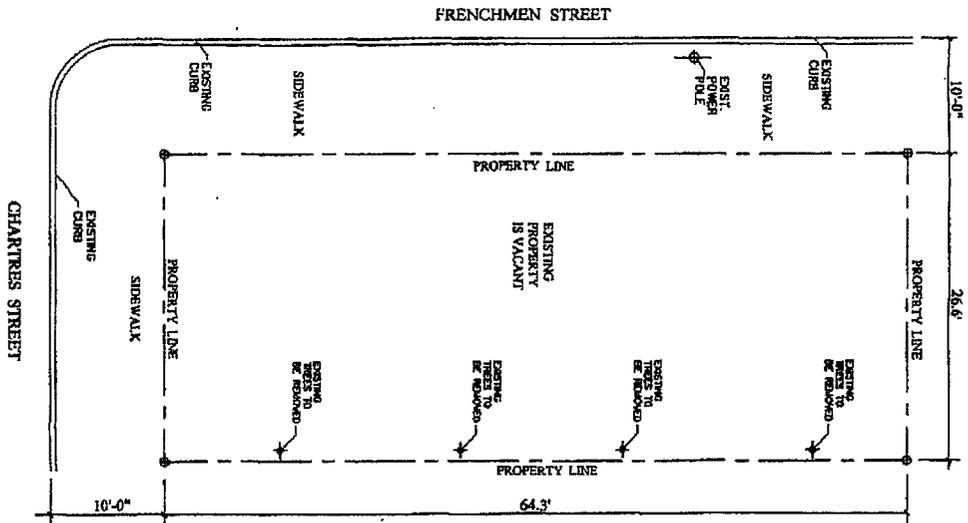
Attachments: (5)

Approved By:

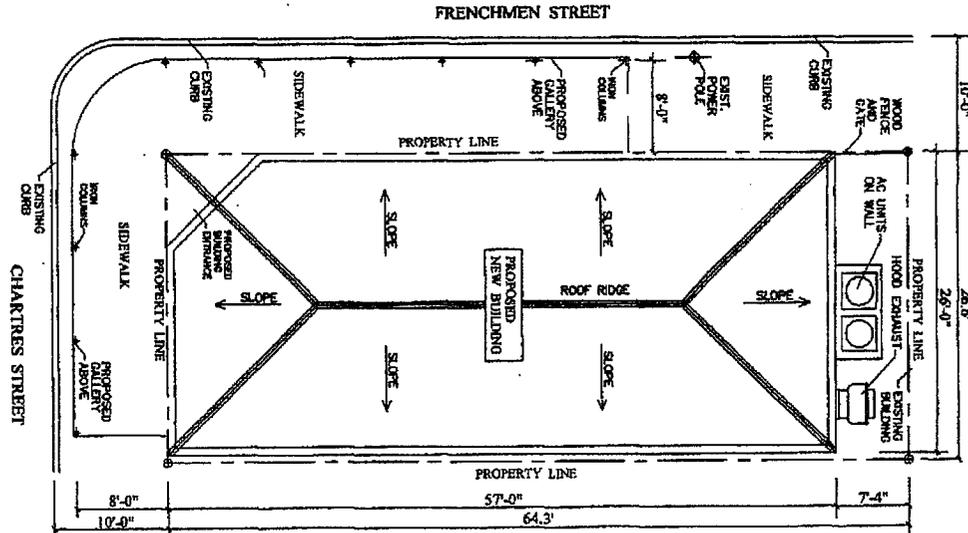

George A. Patterson, Director

GAP:MJG:ecw

N
EXISTING
SITE PLAN
SCALE 1" = 10'-0"



N
PROPOSED
SITE PLAN
SCALE 1" = 10'-0"



PROPOSED RESTAURANT

601 FRENCHMEN STREET
NEW ORLEANS, LOUISIANA

INDEX OF DRAWINGS:

- A-1 TITLE SHEET
- A-2 FLOOR PLANS
- A-3 ELEVATION
- A-4 ELEVATION

SQUARE FOOTAGE

FIRST FLOOR 1450
SECOND FLOOR 1482
GALLERY 544
TOTAL INTERIOR AREA 2932 SF.

PROPOSED RESTAURANT

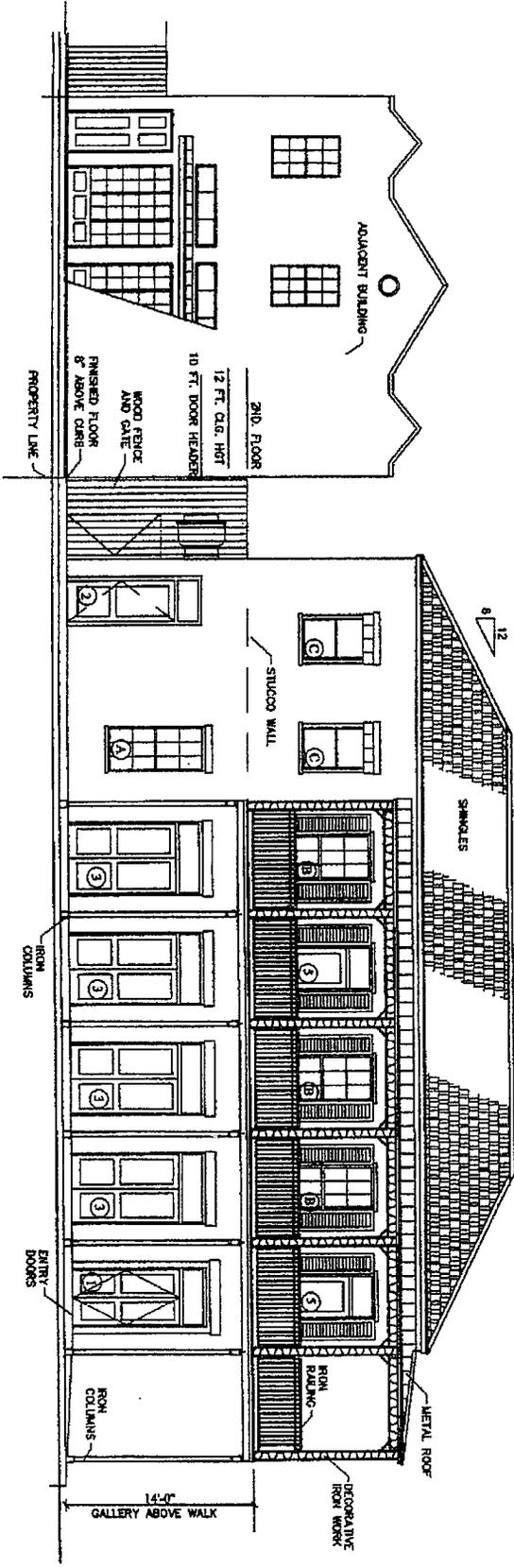
601 FRENCHMEN STREET
NEW ORLEANS, LOUISIANA

**RATLIFF
ARCHITECTS**

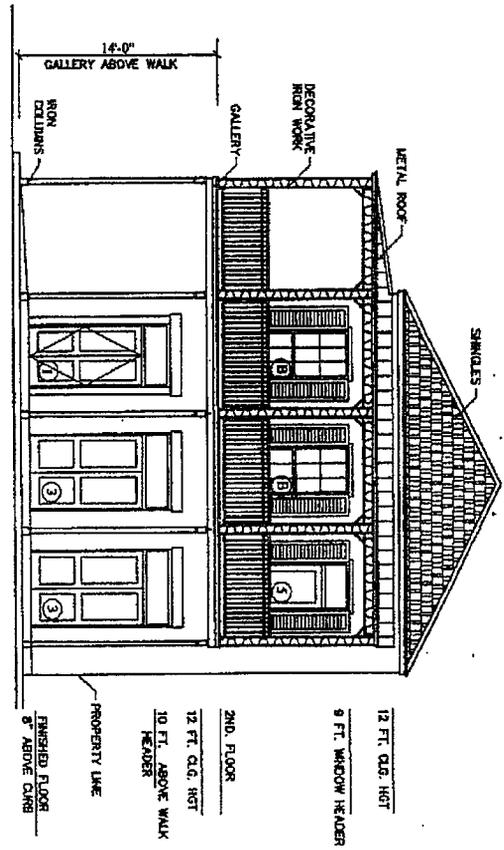
800 MARINER'S PLAZA DRIVE
MANDEVILLE, LOUISIANA
(985) 626-5236

APRIL 10, 2013
JOB # 57-12
SHEET:

A-1
1 OF 4



FRENCHMEN STREET ELEVATION
SCALE 1/8" = 1'-0"



CHARTRES STREET ELEVATION
SCALE 1/8" = 1'-0"

SHEET:
A-3
3 OF 4

APRIL 10, 2013
JOB # 57-12

PROPOSED RESTAURANT

601 FRENCHMEN STREET
NEW ORLEANS, LOUISIANA

RATLIFF ARCHITECTS
800 MARINER'S PLAZA DRIVE
MANDEVILLE, LOUISIANA
(985) 626-5236

FRENCHMEN

ST

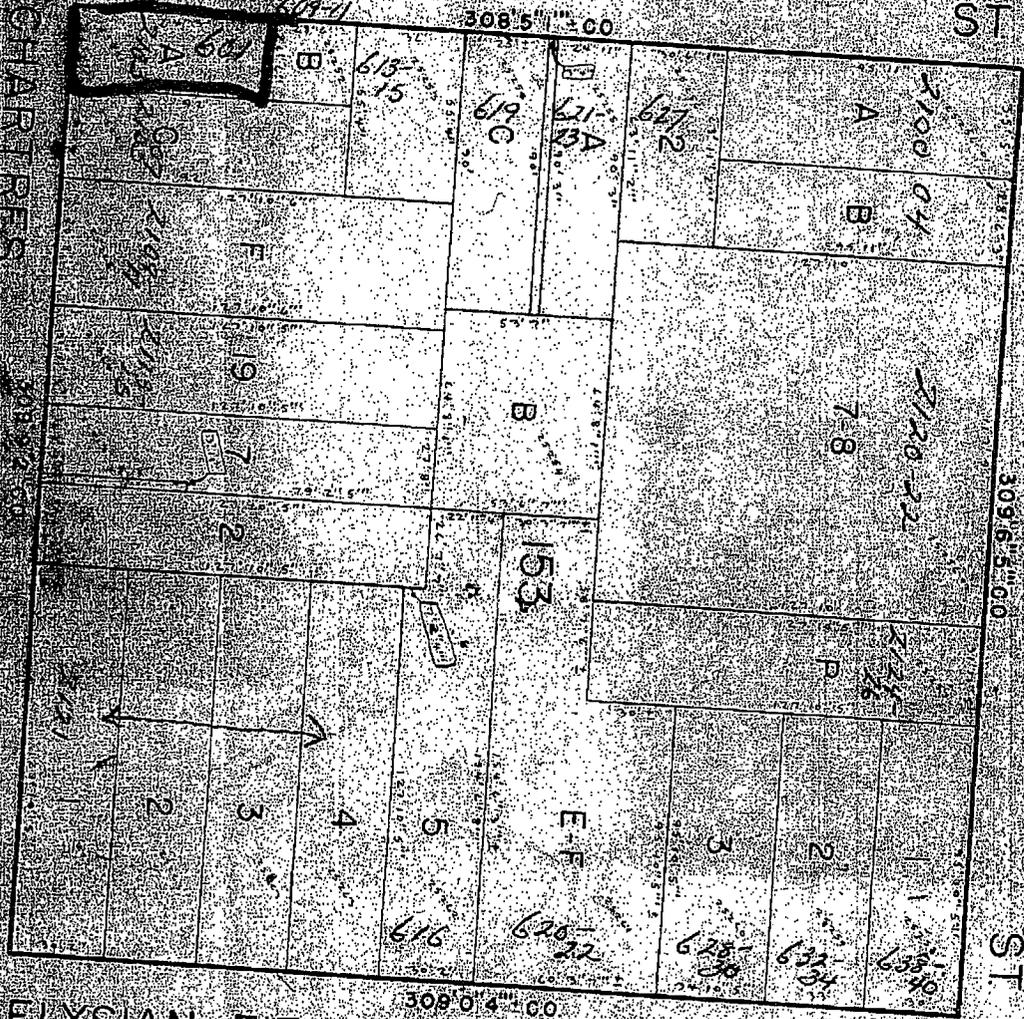
ROYAL

309'6" S 1/4 CO

ST

308'5" S 1/4 CO

309'0" S 1/4 CO



CHARITIES

ST

ELYSIAN FIELDS

AVE

Item #12

Consideration: A grant of servitude of air and ground rights on/over portions of O'Keefe Avenue, Girod St., Lafayette St., and South Rampart St. public rights-of-way, adjacent to Square 273, 1st M.D., bounded by: Girod St., Lafayette St., South Rampart St., and O'Keefe Avenue for proposed encroachments of canopies and outward swing doors. The municipal address is 611 O'Keefe Avenue.

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: May 2, 2013
Re: PAC Agenda

Please place the following item on the PAC agenda:

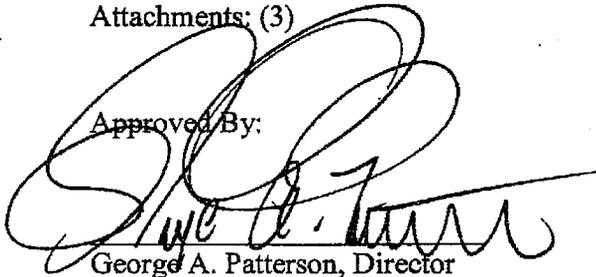
Consideration: A grant of servitude of air and ground rights on/over portions of O'Keefe Avenue, Girod St., Lafayette St., and South Rampart St. public rights-of-way, adjacent to Square 273, 1st M.D., bounded by: Girod St., Lafayette St., South Rampart St., and O'Keefe Avenue for proposed encroachments of canopies and outward swing doors.

The municipal address is 611 O'Keefe Avenue.

If you have any questions, please contact me at 658-3615

Attachments: (3)

Approved By:



George A. Patterson, Director

GAP:MJG:ecw



OF DRYADES ST.

GIROD ST.

189'10"2" D.H. 190'10"0" C.O.

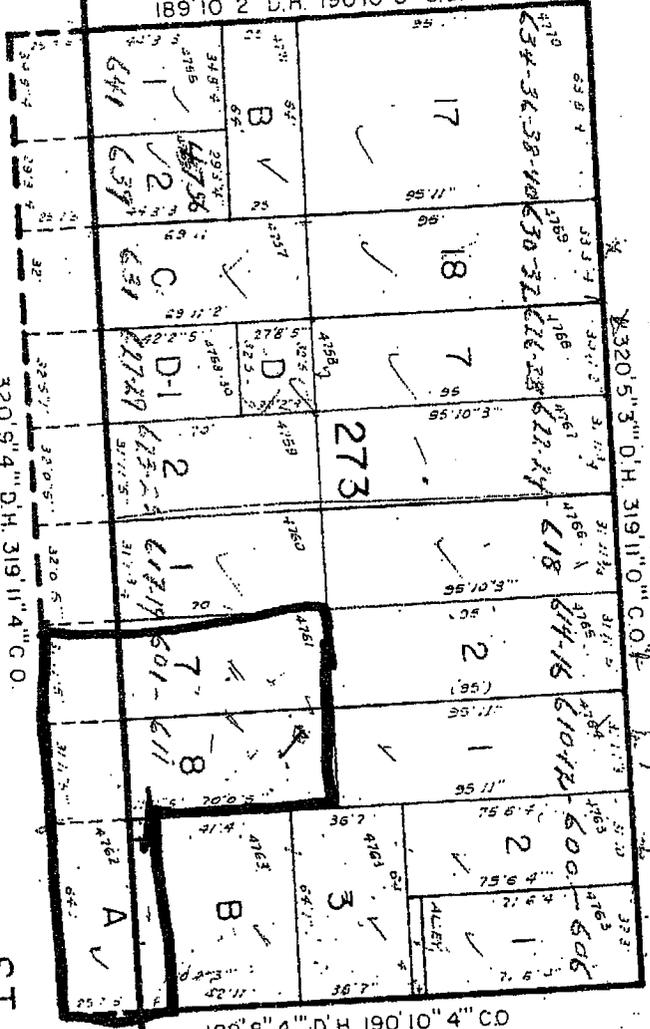
S. RAMPART

DRYADES

O'Keefe Carri.

320'5"3" D.H. 319'11"0" C.O.

ST.

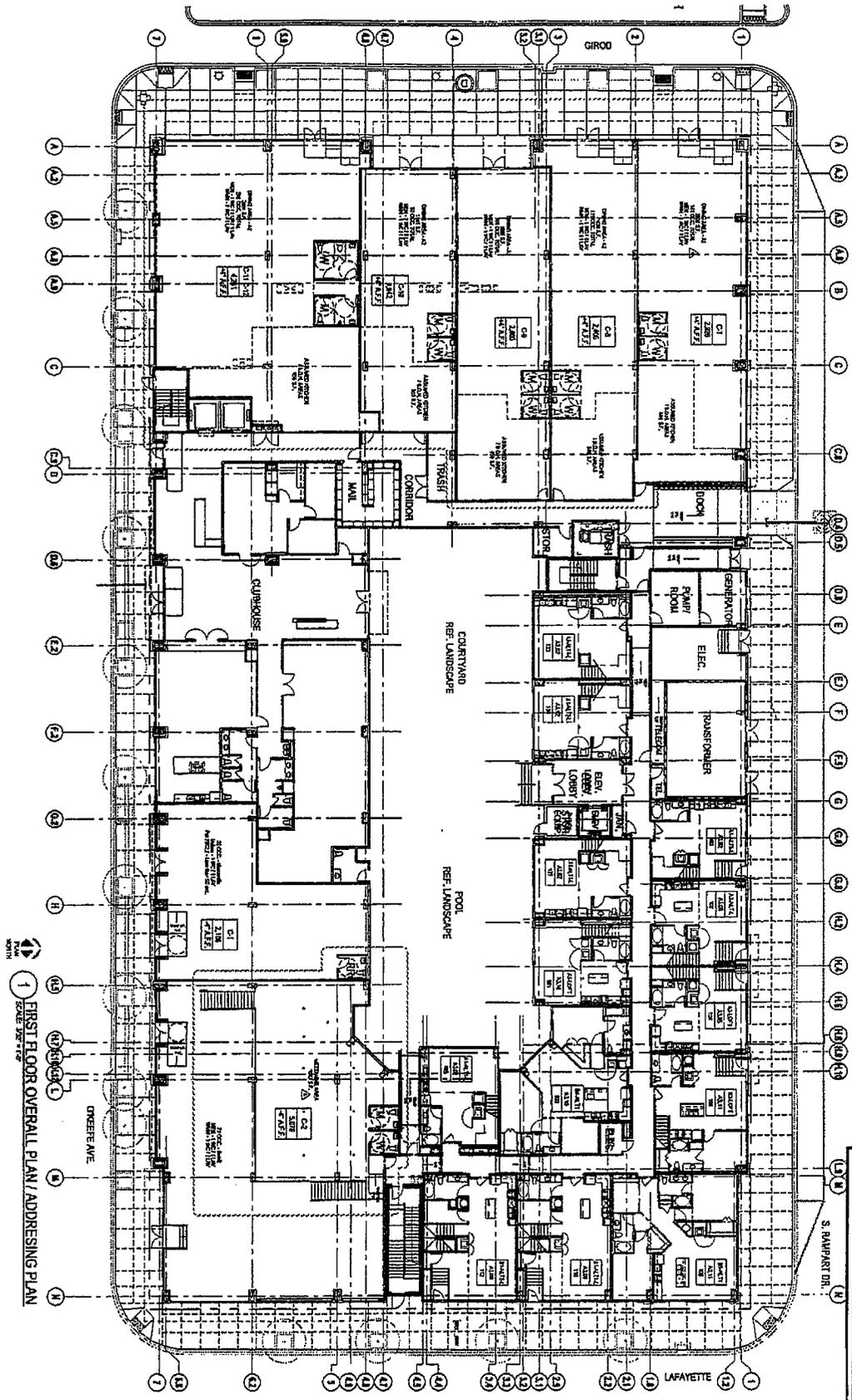


189'6"4" D.H. 190'10"4" C.O.
LAFAYETTE ST.

ST.

NEW LINE OF DRYADES ST.

IM-3A SCALE 1"=60'



BUILDING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND THE CITY ENGINEER.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SYMBOL LEGEND - BLDG PLANS

SYMBOL	DESCRIPTION
(1)	ROOM NO. 101
(2)	ROOM NO. 102
(3)	ROOM NO. 103
(4)	ROOM NO. 104
(5)	ROOM NO. 105
(6)	ROOM NO. 106
(7)	ROOM NO. 107
(8)	ROOM NO. 108
(9)	ROOM NO. 109
(10)	ROOM NO. 110
(11)	ROOM NO. 111
(12)	ROOM NO. 112
(13)	ROOM NO. 113
(14)	ROOM NO. 114
(15)	ROOM NO. 115
(16)	ROOM NO. 116
(17)	ROOM NO. 117
(18)	ROOM NO. 118
(19)	ROOM NO. 119
(20)	ROOM NO. 120
(21)	ROOM NO. 121
(22)	ROOM NO. 122
(23)	ROOM NO. 123
(24)	ROOM NO. 124
(25)	ROOM NO. 125
(26)	ROOM NO. 126
(27)	ROOM NO. 127
(28)	ROOM NO. 128
(29)	ROOM NO. 129
(30)	ROOM NO. 130
(31)	ROOM NO. 131
(32)	ROOM NO. 132
(33)	ROOM NO. 133
(34)	ROOM NO. 134
(35)	ROOM NO. 135
(36)	ROOM NO. 136
(37)	ROOM NO. 137
(38)	ROOM NO. 138
(39)	ROOM NO. 139
(40)	ROOM NO. 140
(41)	ROOM NO. 141
(42)	ROOM NO. 142
(43)	ROOM NO. 143
(44)	ROOM NO. 144
(45)	ROOM NO. 145
(46)	ROOM NO. 146
(47)	ROOM NO. 147
(48)	ROOM NO. 148
(49)	ROOM NO. 149
(50)	ROOM NO. 150

ADDENDUM A - 03/12/2013

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 530 ALPHA ROAD • SUITE 200 • DALLAS, TEXAS 75244
 (972) 751-1900 • FAX (972) 751-1901
 DALLAS • DFW AIRPORT
 PHOENIX • PHOENIX • HEINZ
 www.humphreys.com



SOUTH MARKET DISTRICT - PARCEL C
 SOUTH MARKET DISTRICT C, LLC
 NEW ORLEANS, LA

10/15
 A4.10



NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	03/12/2013
2	ISSUED FOR CONSTRUCTION	03/12/2013
3	ISSUED FOR OCCUPANCY	03/12/2013