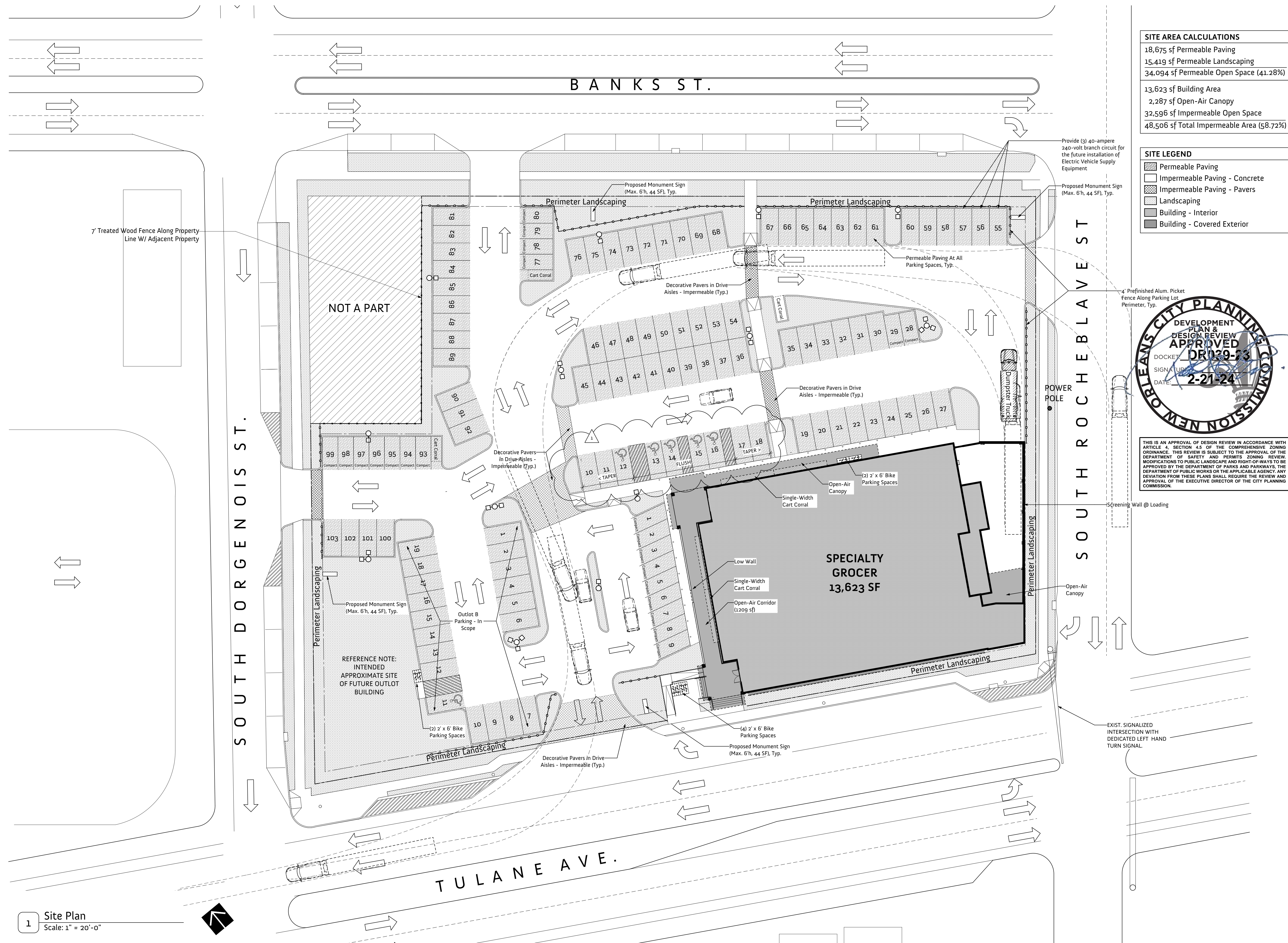


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SITE AREA CALCULATIONS

18,675 sf Permeable Paving
15,419 sf Permeable Landscaping
34,094 sf Permeable Open Space (41.28%)
13,623 sf Building Area
2,287 sf Open-Air Canopy
32,596 sf Impermeable Open Space
48,506 sf Total Impermeable Area (58.72%)

SITE LEGEND

[Pattern]	Permeable Paving
[Pattern]	Impermeable Paving - Concrete
[Pattern]	Impermeable Paving - Pavers
[Pattern]	Landscaping
[Pattern]	Building - Interior
[Pattern]	Building - Covered Exterior



THIS IS AN APPROVAL OF DESIGN REVIEW IN ACCORDANCE WITH ARTICLE 4, SECTION 4.5 OF THE COMPREHENSIVE ZONING ORDINANCE. THIS REVIEW IS SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF SAFETY AND PERMITS ZONING REVIEW. MODIFICATIONS TO PUBLIC LANDSCAPE AND RIGHT-OF-WAYS TO BE APPROVED BY THE DEPARTMENT OF PARKS AND PARKWAYS, THE DEPARTMENT OF PUBLIC WORKS OR THE APPLICABLE AGENCY. ANY DEVIATION FROM THESE PLANS SHALL REQUIRE THE REVIEW AND APPROVAL OF THE EXECUTIVE DIRECTOR OF THE CITY PLANNING COMMISSION.

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Specialty Grocery Development
2537 Tulane Properties, LLC
2537 Tulane Avenue • New Orleans, LA

Issued

Date	To	Use / Restriction
01.12.24	Owner	Permit Set
01.23.24	LASFH	1. Revisions

Progress
Release



1 Site Plan
Scale: 1" = 20'-0"

Project No. 2101 Drawn By jwz

Site Plan

A001

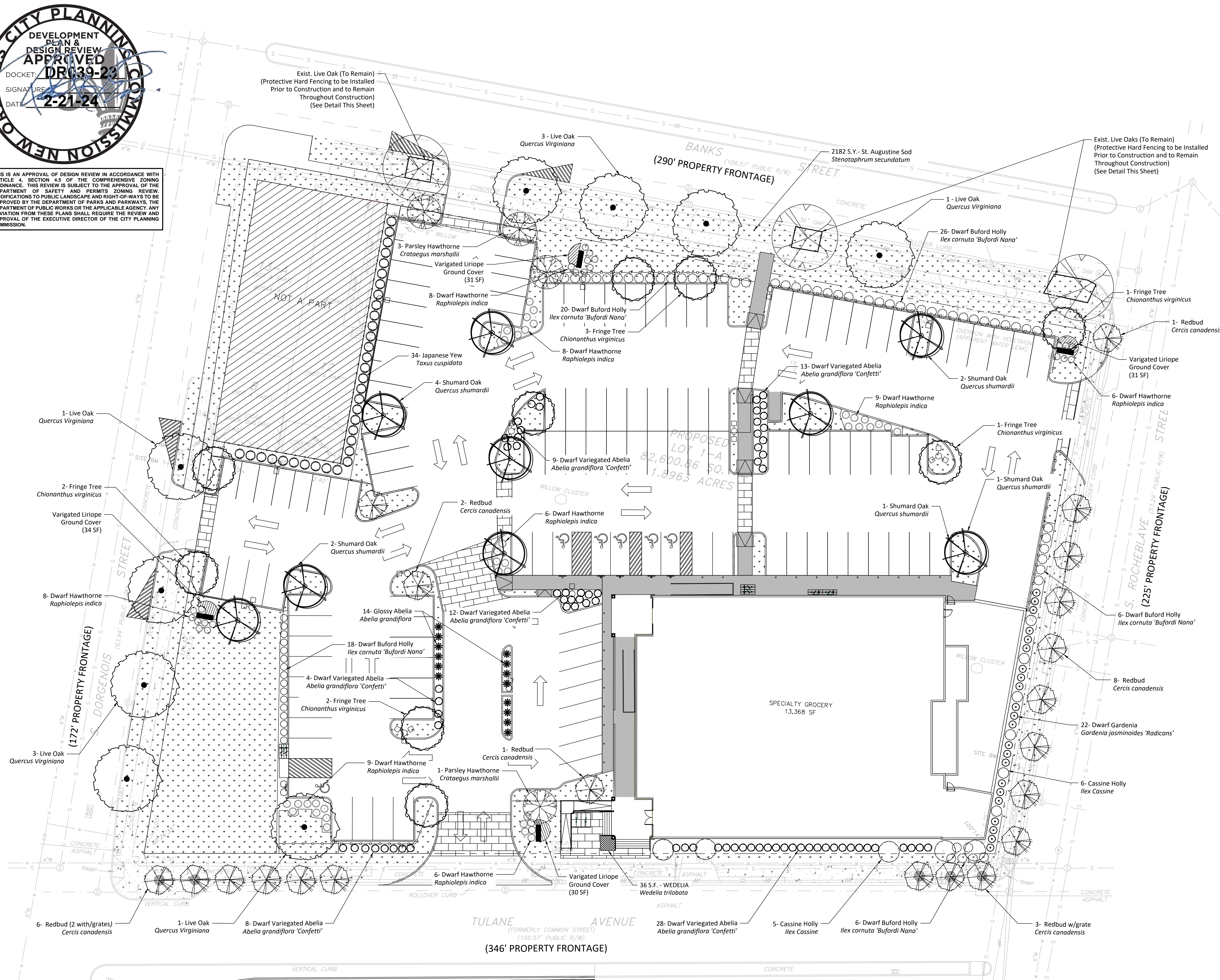
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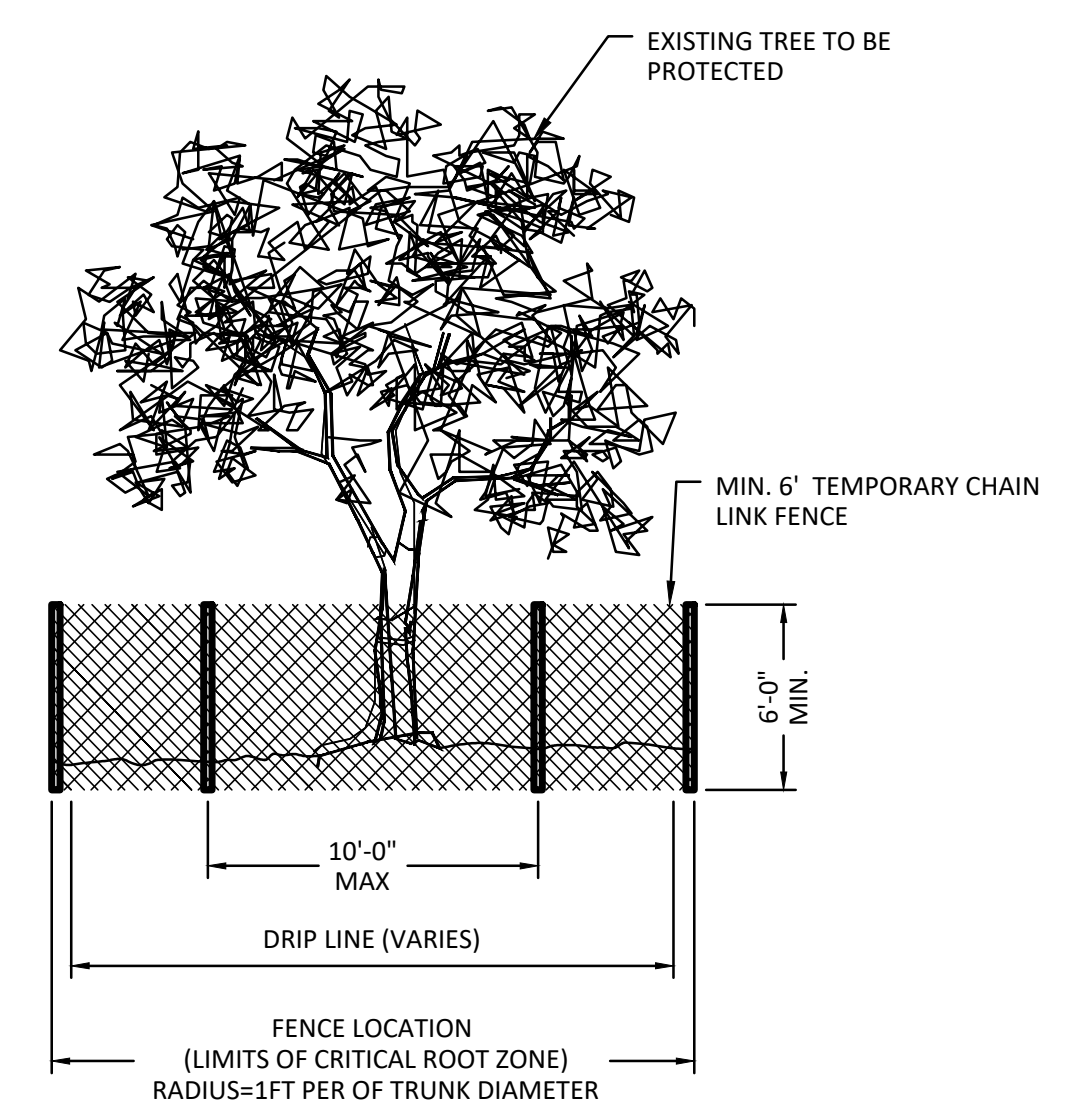
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DOCKET: DR039-23
SIGNATURE: [Signature]
DATE: 2-21-24

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TREE PROTECTION FENCE DETAIL:



ELEVATION VIEW

- N.T.S.
- NOTES:**
- MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCLOSE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
 - TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE. TO BE COMPLETED UNDER THE SUPERVISION OF A LICENSED ARBORIST.
 - NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.

STREET TREE COMPLIANCE:

DUE TO THE LIMITED PERVIOUS AREA, IMPERVIOUS PEDESTRIAN WAYS, AND VEHICULAR USE INFRASTRUCTURE, INADEQUATE SPACE FOR PARKWAY TREES EXISTS IN ORDER TO FULFILL THE REQUIRED NUMBER. UTILIZING THE ORNAMENTAL TREE OPTION, 14 TREES ARE REQUIRED ALONG TULANE AVENUE, AND ONLY 9 ARE PROVIDED FOR THE REASONS LISTED ABOVE. TO COMPLY WITH THE ORDINANCE, THE FULL REQUIREMENT OF TREES WILL BE MET BY UTILIZING THE ALTERNATE COMPLIANCE DONATION TO THE PLANT A TREE TRUST FUND. FIVE ADDITIONAL TREES WILL BE PURCHASED THROUGH THIS PROCESS, BRINGING THE TOTAL TO 14 TREES FOR TULANE AVENUE.

TREE GRATES:

TREE GRATES ARE TO BE PROVIDED FOR FIVE (5) ORNAMENTAL TREES ALONG TULANE AVENUE, AS INDICATED ON THE LANDSCAPE PLAN. TREES GRATES MAY BE ROUND OR SQUARE, FOUR FOOT (4') SQUARE OR IN DIAMETER. TREE GRATES SHOULD BE CAST IRON, AND MEET ALL ADA REQUIREMENTS AS WELL AS THE CITY OF NEW ORLEANS REQUIREMENTS FOR PARKWAY PLANTINGS. ACCEPTABLE GRATE MANUFACTURER IS EJC COMPANY, OR OTHER APPROVED MANUFACTURER OF TREE GRATES MEETING THESE SPECIFICATIONS.



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Issued

Date	To	Use / Restriction
08.11.23	Owner	50% Progress
09.20.23	Owner	95% Progress
09.27.23	Owner	100% CD Review
01.12.24	Owner	Permit Set
01.23.24	LASFM	1. Revisions
01.31.24	Owner	DOTD Revisions

Progress X
Release

Project No. 2101 Drawn By MM



Kyle Associates, LLC
Planning, Engineering, and Landscape Architecture
638 Village Lane #4 • Metairie, LA 70001 • 985.727.9377

Landscape Plan

L100





VIEW FROM TULANE AVENUE



AERIAL VIEW FROM TULANE AVENUE



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The Feil Organization
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Issued

Date	To	Use / Restriction
05.11.21	Owner	Prelim. Review
05.25.23	Owner	SD Review
08.11.23	Owner	50% Progress
11.03.23	Owner	DAC Revision

Progress

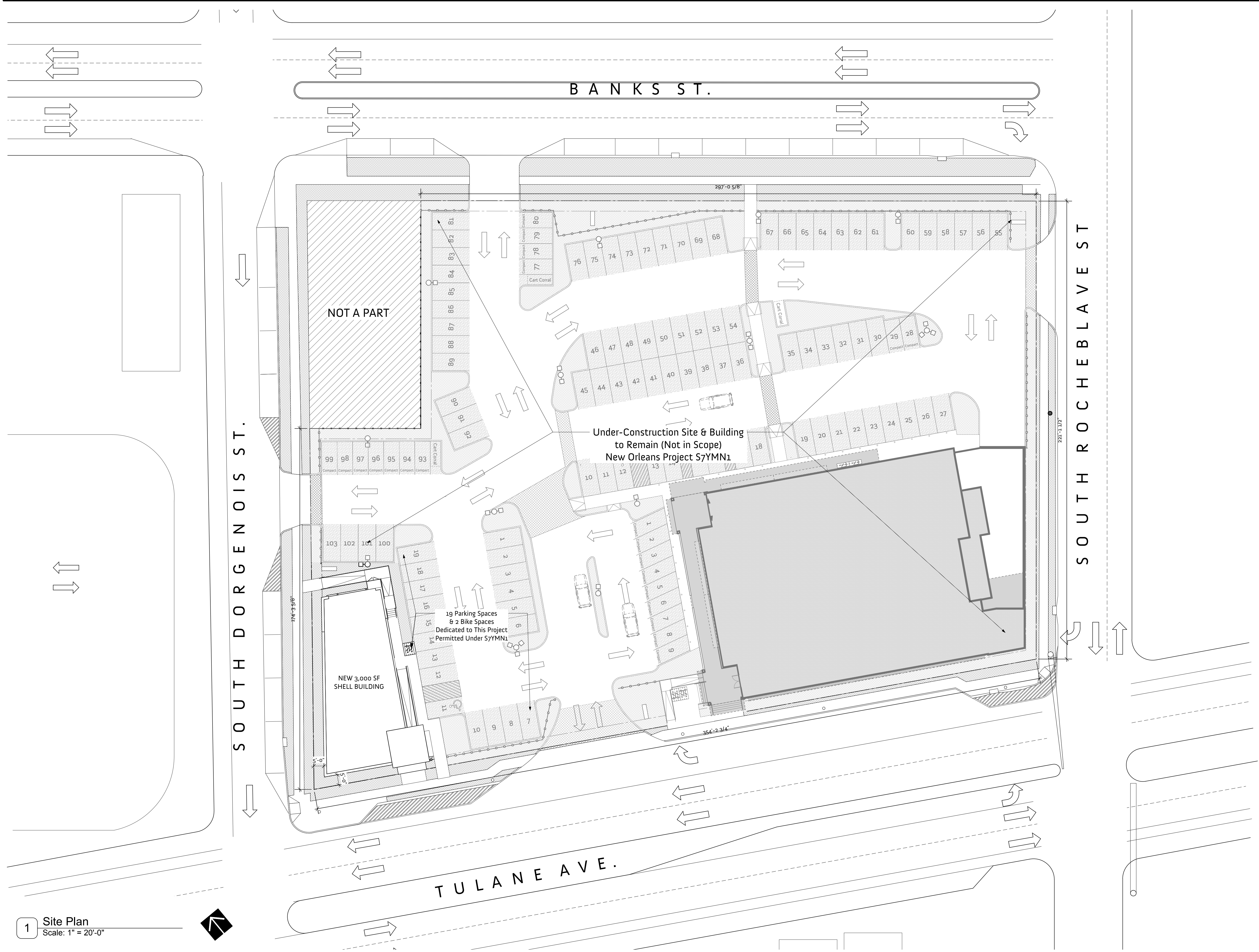
Release

Project No. 2101 Drawn By jwz

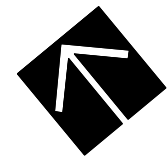


R001

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1 Site Plan
Scale: 1" = 20'-0"



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Dental Office Building
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Issued

Date	To	Use / Restriction
07.22.24	Owner	DAC Application

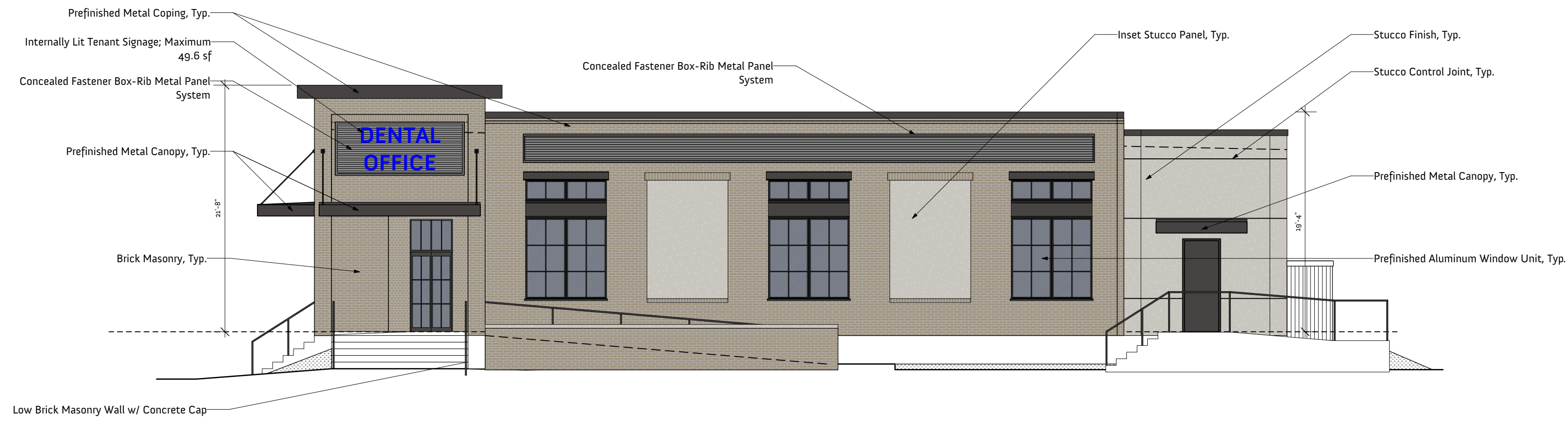
Progress

Release

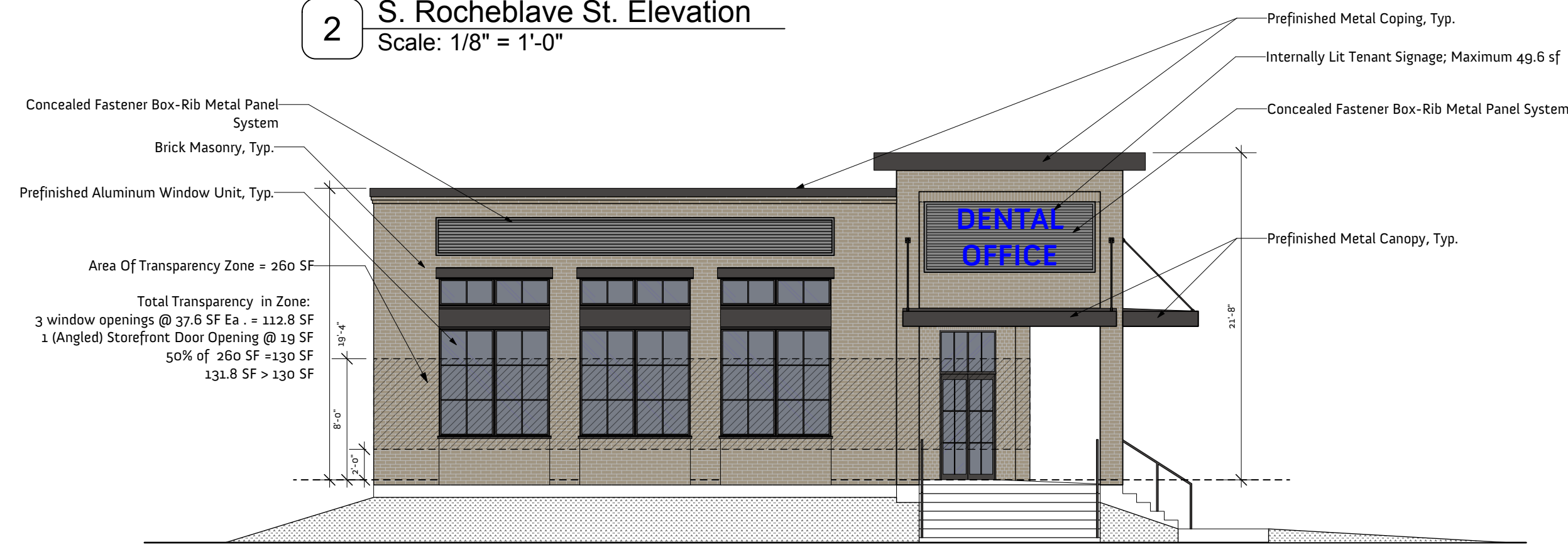
Project No. 2421 Drawn By als

Site Plan

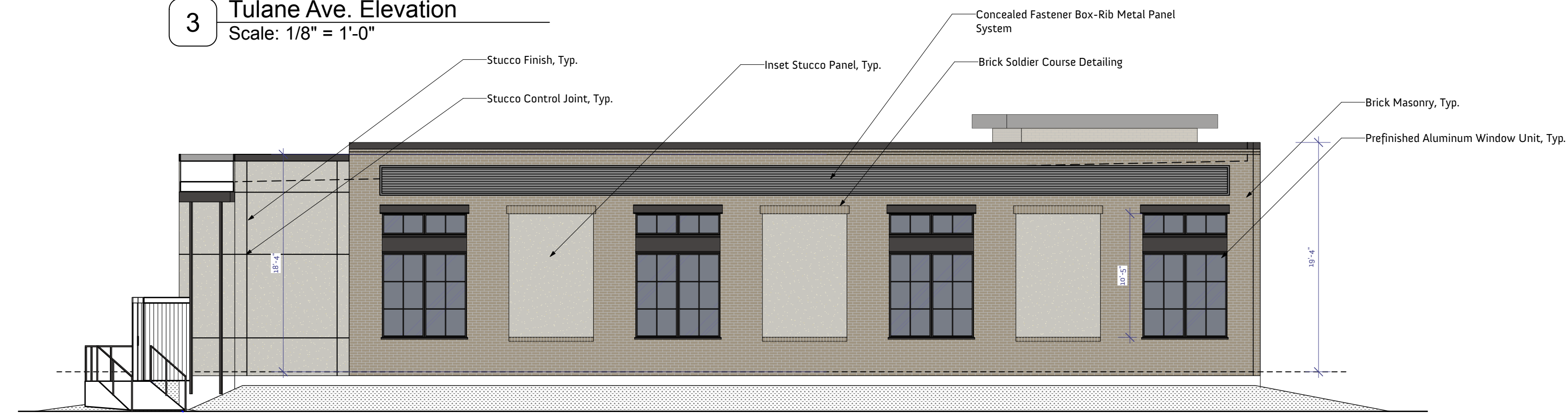
A001



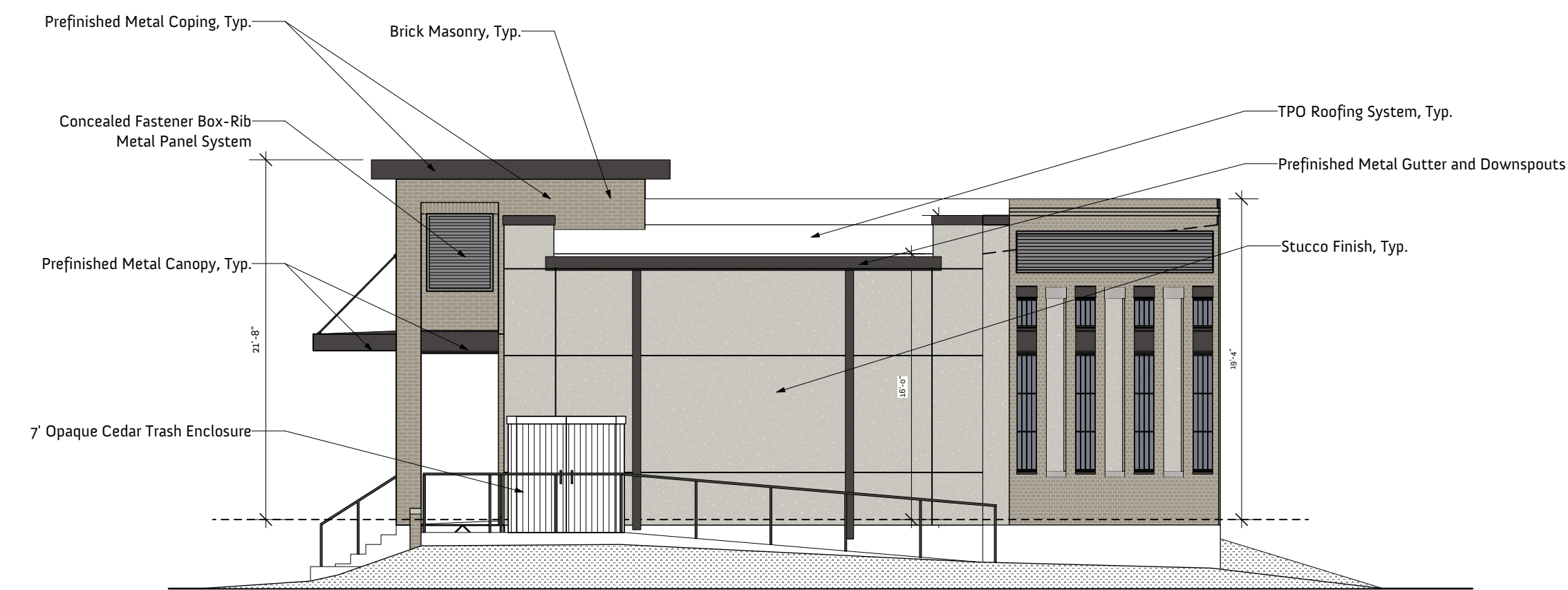
2 S. Rocheblave St. Elevation
Scale: 1/8" = 1'-0"



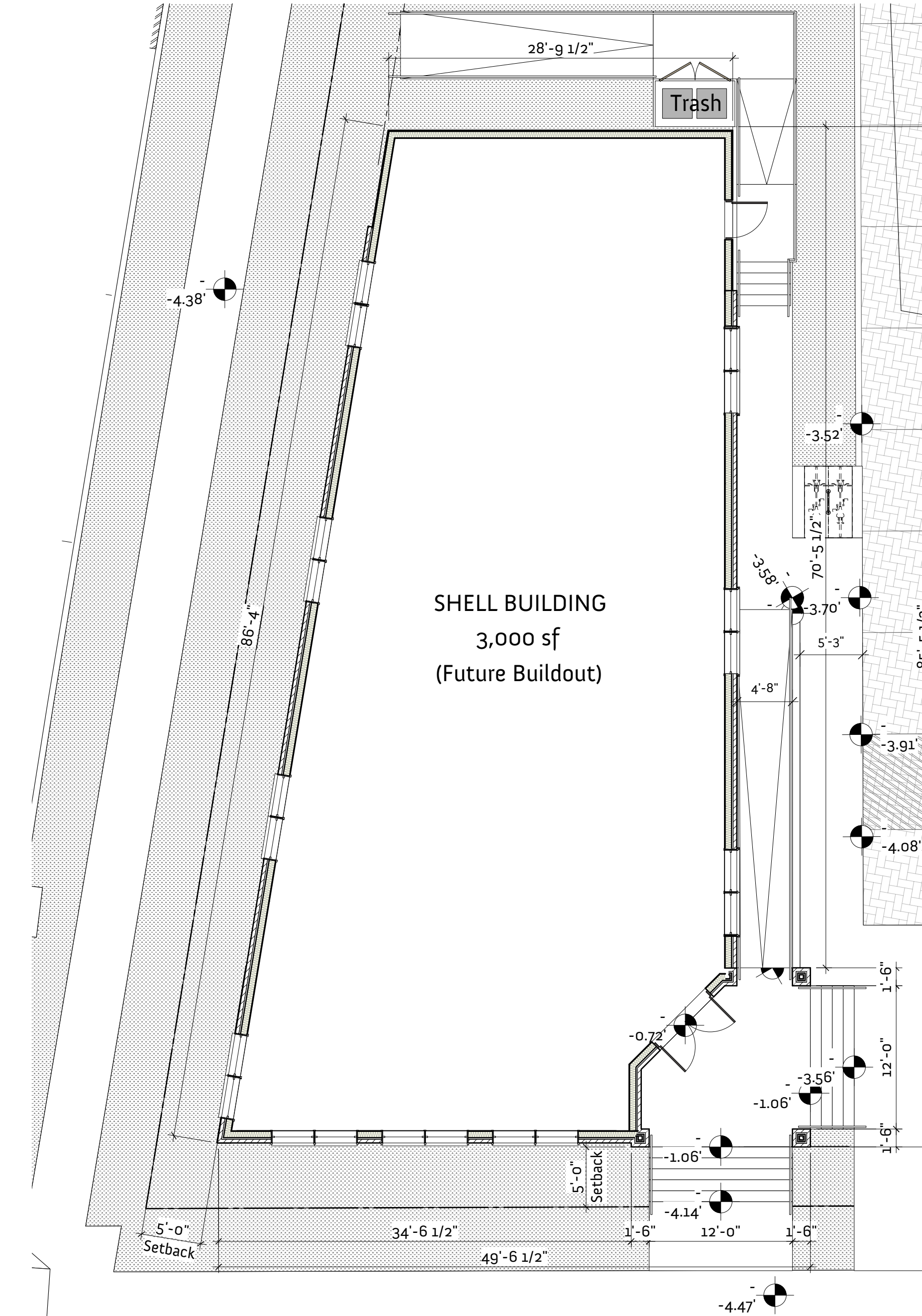
3 Tulane Ave. Elevation
Scale: 1/8" = 1'-0"



4 S. Dorgenois St. Elevation
Scale: 1/8" = 1'-0"



5 Banks St. Elevation
Scale: 1/8" = 1'-0"



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



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Date	To	Use / Restriction
07.17.24	Owner	Schematic Design
07.22.24	Owner	DAC Application

Progress

Release



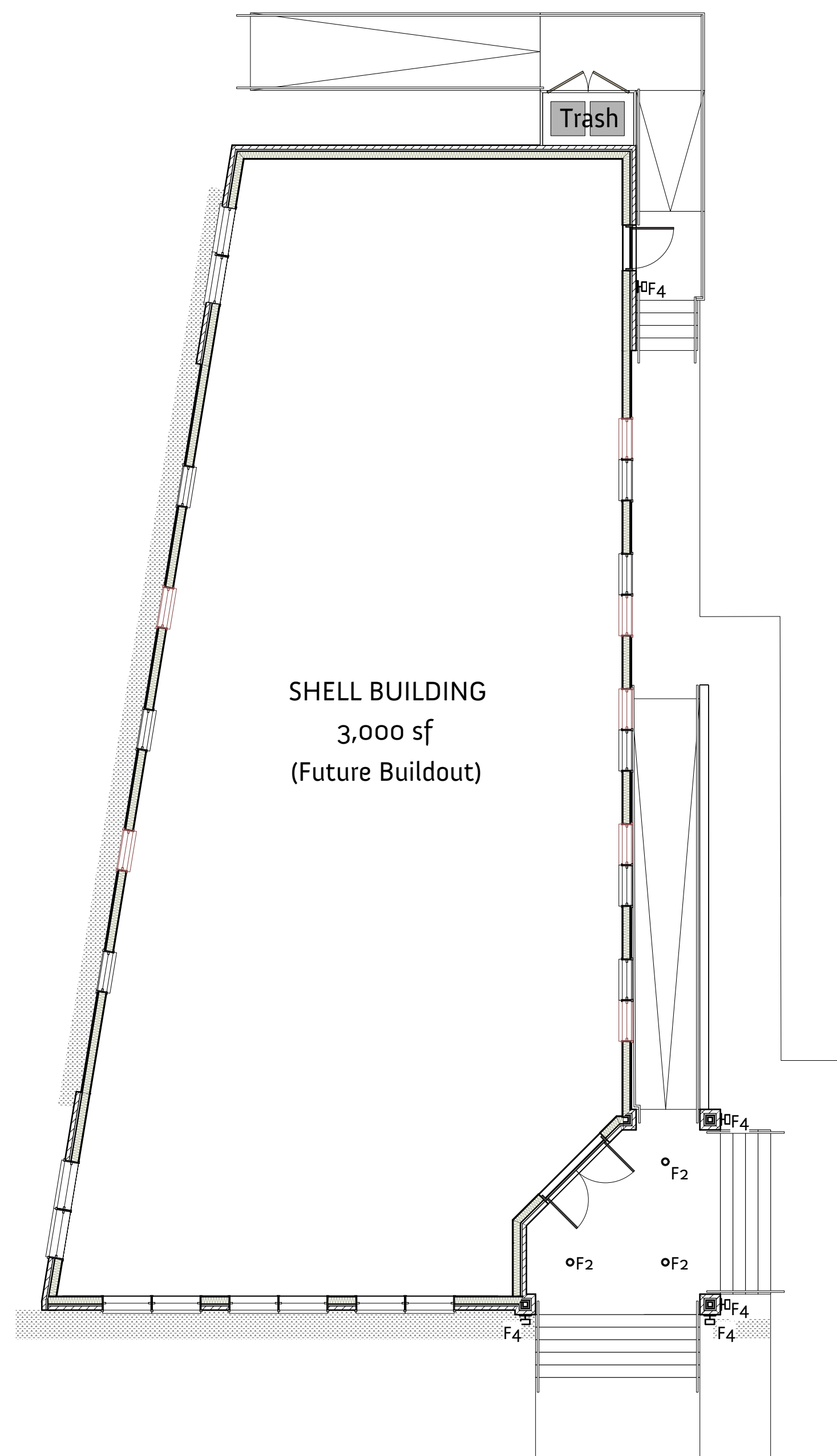
Project No. 2421 Drawn By als

Schematic
Plan &
Elevations

A100

LIGHTING LEGEND:

- F2: HALO SMD12R-20-gS-WH-E (Or Equal)
- ⊞ F4: OCL MODEL 010A-24-GW-MWP-LED1-40K-UNV-DM1 ((Or Equal)



1 Lighting Plan
Scale: 1/8" = 1'-0"



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Issued

Date	To	Use / Restriction
07.22.24	Owner	DAC Application

Progress

Release



Project No. 1212 Drawn By rac

Lighting Plan
Line 3
A200



VIEW FROM TULANE AVE. @ ENTRY TO PARKING LOT



VIEW FROM PARKING LOT



VIEW FROM S. DORGENOIS ST.



VIEW FROM CORNER OF TULANE AVE. & S. DORGENOIS ST.



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Issued

Date	To	Use / Restriction

Progress

Release



Project No. 1212 Drawn By rac

Renderings
R100

NARRATIVE DESCRIPTION OF THE PROJECT

The project is a one story new construction on a vacant building pad of a development which has previously approved and is currently under construction (Ref. Code: S7YMN1, Permit #24-01393-NEWC).

The proposed project is a 3000 SF shell building which will house a dental clinic, to be built out inside the shell building under a separate permit.

The new project meets CZO and design requirements.

The parking, landscaping, stormwater management and site lighting are all provided under the original development. (Approved DAC drawings for the original development are included in this submission for reference).



