

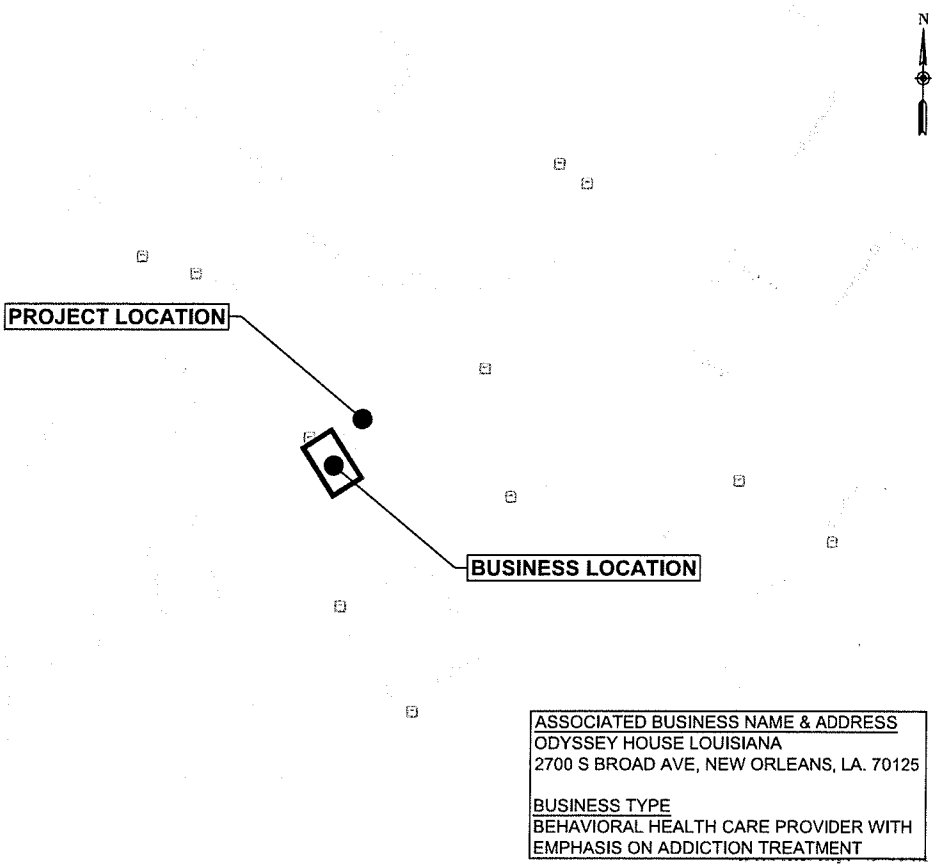
ODYSSEY HOUSE PARKING LOT

SHEET INDEX

1	TITLE SHEET
2	GENERAL NOTES
3	EXISTING SITE PLAN
4	GRADING PLAN
5	DRAINAGE PLAN
6	SITE PLAN
EC-01	TEMPORARY EROSION CONTROL DETAILS
EC-02	TEMPORARY EROSION CONTROL DETAILS



LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.

ASSOCIATED BUSINESS NAME & ADDRESS
ODYSSEY HOUSE LOUISIANA
2700 S BROAD AVE, NEW ORLEANS, LA. 70125

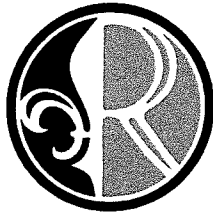
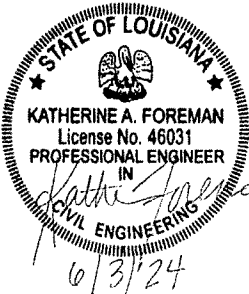
BUSINESS TYPE
BEHAVIORAL HEALTH CARE PROVIDER WITH
EMPHASIS ON ADDICTION TREATMENT

ADDRESS OF PROPERTY

2616 S BROAD STREET
NEW ORLEANS, LA 70125

SCOPE OF WORK

EARTHWORK, AGGREGATE SURFACING, PORTLAND CEMENT CONCRETE
PAVEMENT, STRIPING / PAVERS, DRAINAGE, FENCING



ROYAL ENGINEERS
& CONSULTANTS, LLC
1231 Camellia Boulevard
Lafayette, LOUISIANA 70508

REV.	DATE	DESCRIPTION	BY

CLIENT:

TITLE: TITLE SHEET			
PROJ. NAME: ODYSSEY HOUSE PARKING LOT			
DES:	SCALE:	SHEET NO.	REV.
DR:	JOB No.	2022-28	1
CH:	DATE:	06/03/2024	
APP:			

Date: 01-24-25
Drawn by: MD
Checked by: MD

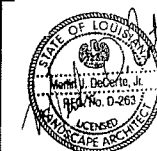
project no:

This drawing is the property of
Specialty Pools & Outdoor Living, LLC, and is
not to be reproduced or copied in whole
or in part. It is only to be used for the
project and site specifically identified.
Revisions as stated herein are valid on the
original drawing only.

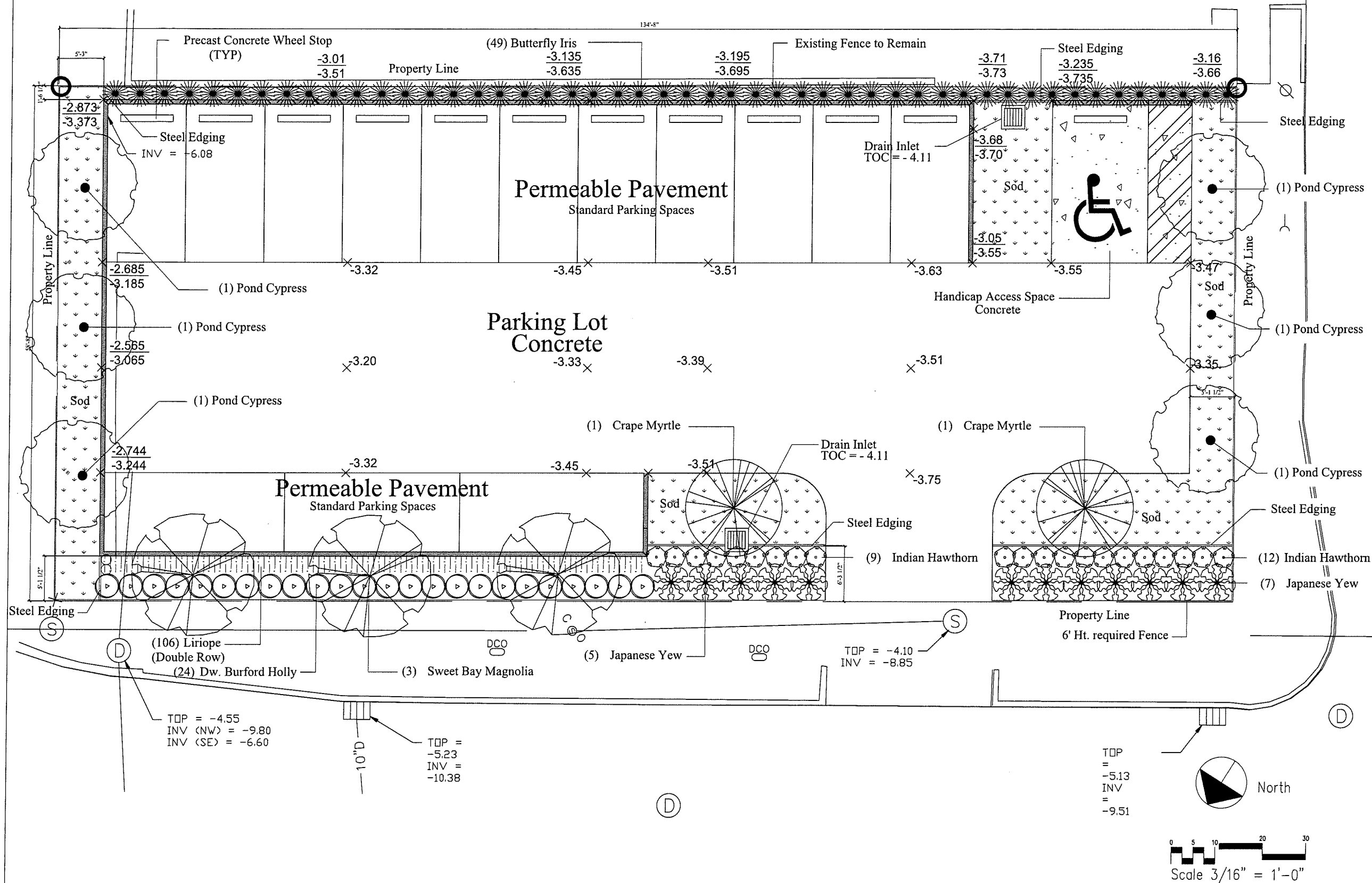
Specialty Pools & Outdoor Living, LLC.
Licensed Landscape Architects, Pool Contractors, Landscape Contractors & Horticulturist
1701 Maple Street, Suite 100, Metairie, Louisiana 70002 (504) 885-2100

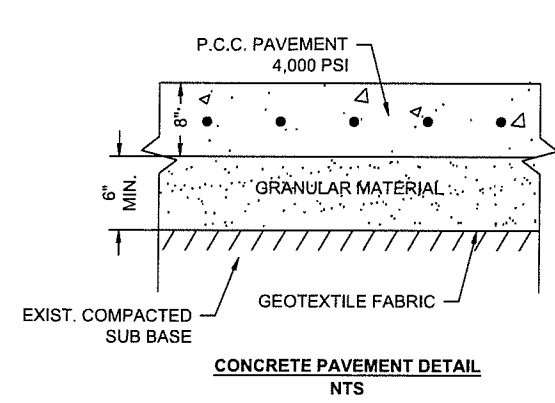
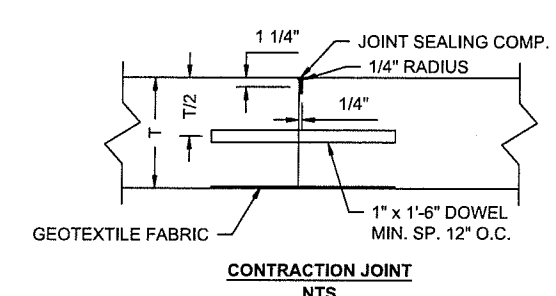
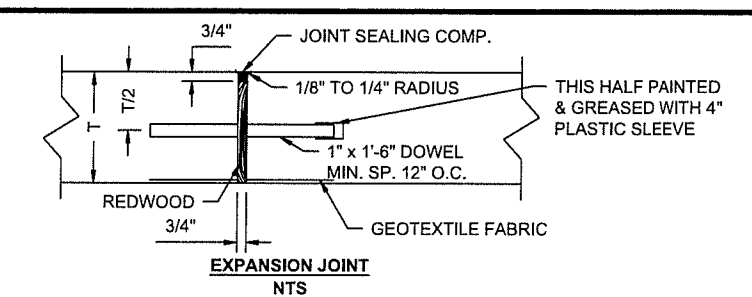
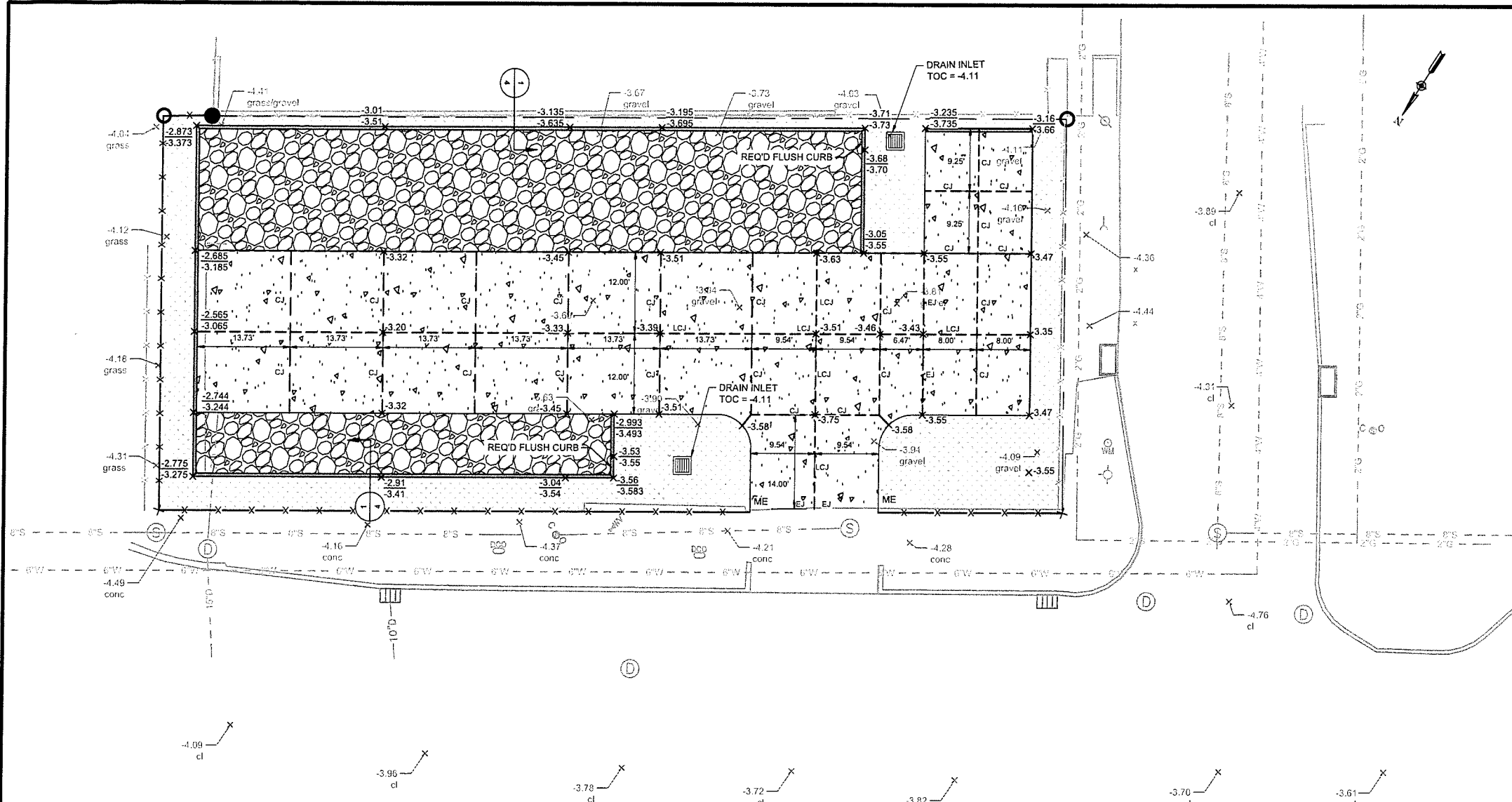
Odyssey House

2616 South Broad Street - New Orleans, Louisiana 70125



L-1
Landscape Plan

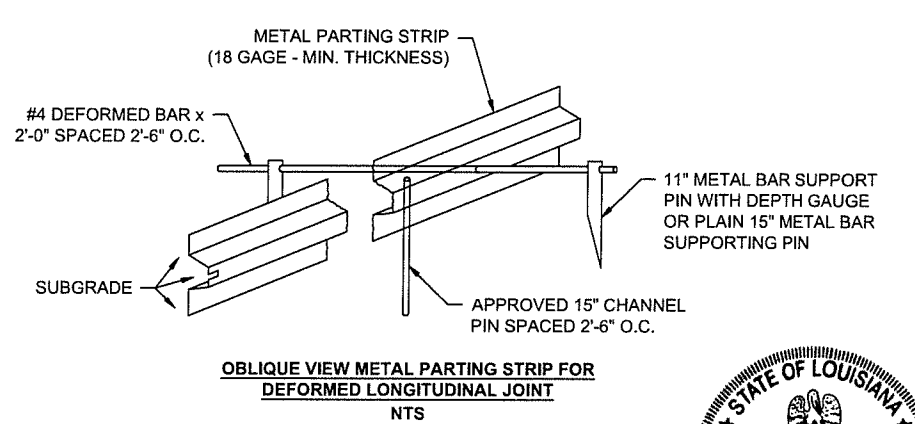
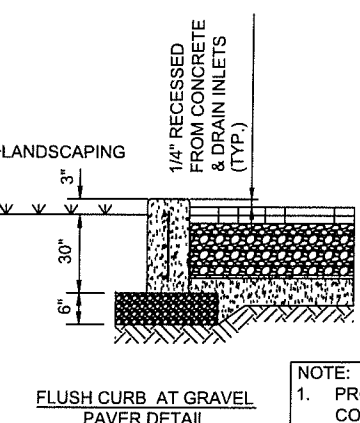
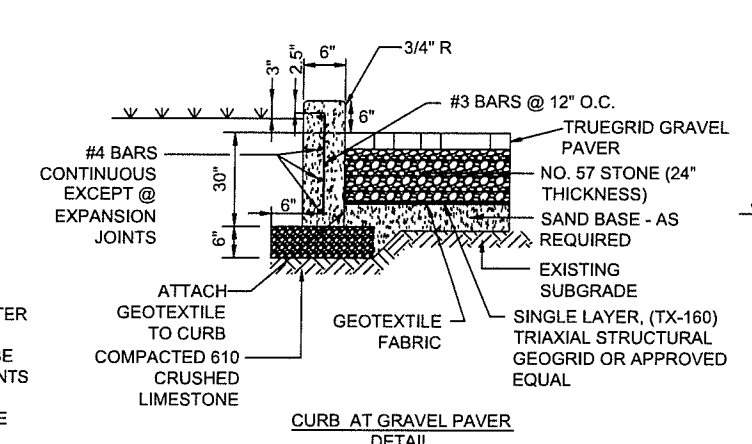




LEGEND

- 8" DRIVEWAY/PARKING CONCRETE W/ 6 X 6 W6.5 X W6.5 WWF. MIN. 4000 PSI CONCRETE @ 28 DAYS W/ 2"-4" SLUMP. PROVIDE 6" BASE/LEVELING COURSE OF RIVER SAND PER EARTHWORK NOTES.
- PERMEABLE PAVERS OVER 24" BASE COURSE OF CLEAN/WASHED ASTM NO. 57 STONE OVER GEOTEXTILE FABRIC ON COMPACTED EXISTING SUBGRADE
- SOD/LANDSCAPED AREA
- 6" BARRIER CURB
- PAVEMENT CONTROL JOINT
- PROPOSED FENCE
- EXISTING GRADE
- PROPOSED GRADE
- TOP OF CURB
- BOTTOM OF CURB
- MATCH EXISTING GRADE
- REQUIRED EXPANSION JOINT
- REQUIRED CONTRACTION JOINT
- REQUIRED LONGITUDINAL CONTRACTION JOINT

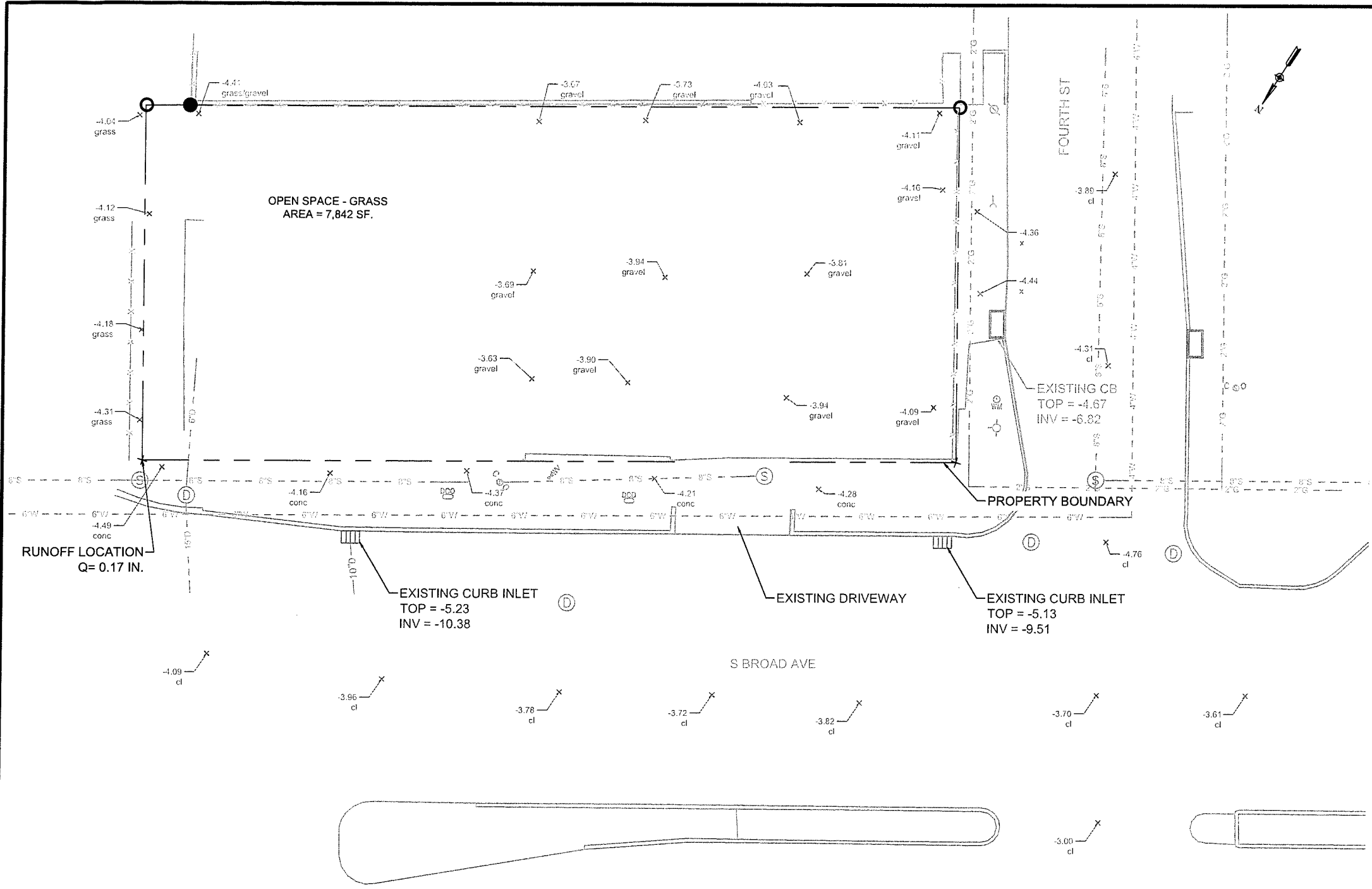
GRADING NOTES:
1. IN ORDER TO ENCOURAGE INFILTRATION OF STORMWATER AND TO MINIMIZE THE MIGRATION OF SEDIMENTS, THE FINISHED GRADE FOR ALL LANDSCAPED AREAS SHALL BE SET 3" BELOW SURROUNDING HARDSCAPE CONTAINMENTS (CURBING, SIDEWALKS, FOUNDATIONS, ETC.). THIS STANDARD MAY BE WAIVED IF NECESSARY TO PROMOTE THE PRESERVATION OF TREES SHOWN AS SUCH.



NOTE:
1. PROVIDE 1" DEEP TOOLED CONTROL JOINTS IN CURB 15' O.C. & EXPANSION JOINTS 60' O.C. (MAX)
2. PROVIDE FLUSH CURB WHERE NOTED.
3. FILL & COMPACT PAVERS WITH NO. 89 LIMESTONE



<p>ROYAL ENGINEERS & CONSULTANTS, LLC 1231 Camellia Boulevard Lafayette, LOUISIANA 70508</p>	REV.	DATE	DESCRIPTION	BY	CLIENT:	TITLE:
						GRADING PLAN
						PROJ. NAME: ODYSSEY HOUSE PARKING LOT
						DES: SCALE: 1"=20'
						DR: JOB No. 2022-28
						CH: DATE: 06/03/2024
						APP: SHEET NO. 4
						REV.



LEGEND

- EXISTING GUY WIRE

- EXISTING POWER POLE

- EXISTING FIRE HYDRANT

- EXISTING WATER METER

- EXISTING SEWER MANHOLE

- EXISTING SEWER CLEANOUT

- EXISTING DRAIN MANHOLE

- EXISTING DRAIN CLEANOUT

- EXISTING MOUNTABLE CURB INLET

- EXISTING WATER VALVE

- EXISTING WATER MANHOLE

- SPOT ELEVATION

- IRON ROD SET

- CROSS SET

- IRON ROD FOUND

- EXISTING VERTICAL CATCH BASIN

- EXISTING DRAIN LINE

- EXISTING SEWER LINE

- EXISTING GAS LINE

- EXISTING WATER LINE

- EXISTING FENCE

NOTE:
1. PRE-DEVELOPMENT CONDITIONS AT THE TIME THE SURVEY WAS PERFORMED CONSISTED OF GRAVEL COVER AND A BUILDING. PRE-DEVELOPMENT CONDITIONS AT THE TIME OF PLANNING CONSISTS OF OPEN SPACE WHERE MORE THAN 75% OF THE AREA IS GRASS.
2. SEE SURVEY DRAWING PROVIDED FOR REFERENCE ON THE LAST PAGE OF THIS PLAN SET.



TOTAL PRE-DEVELOPMENT AREA = 7,842 SF.
PRE-DEVELOPMENT PERVIOUS AREA = 7,842 SF.



ROYAL ENGINEERS
& CONSULTANTS, LLC
1231 Camellia Boulevard
Lafayette, LOUISIANA 70508

REV.	DATE	DESCRIPTION	BY

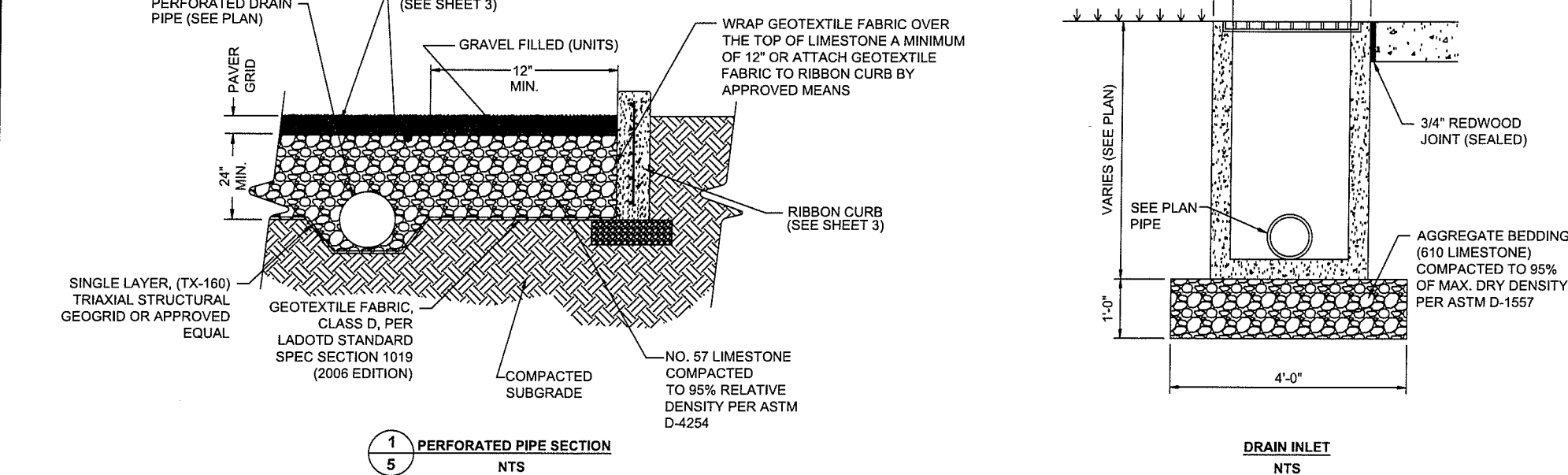
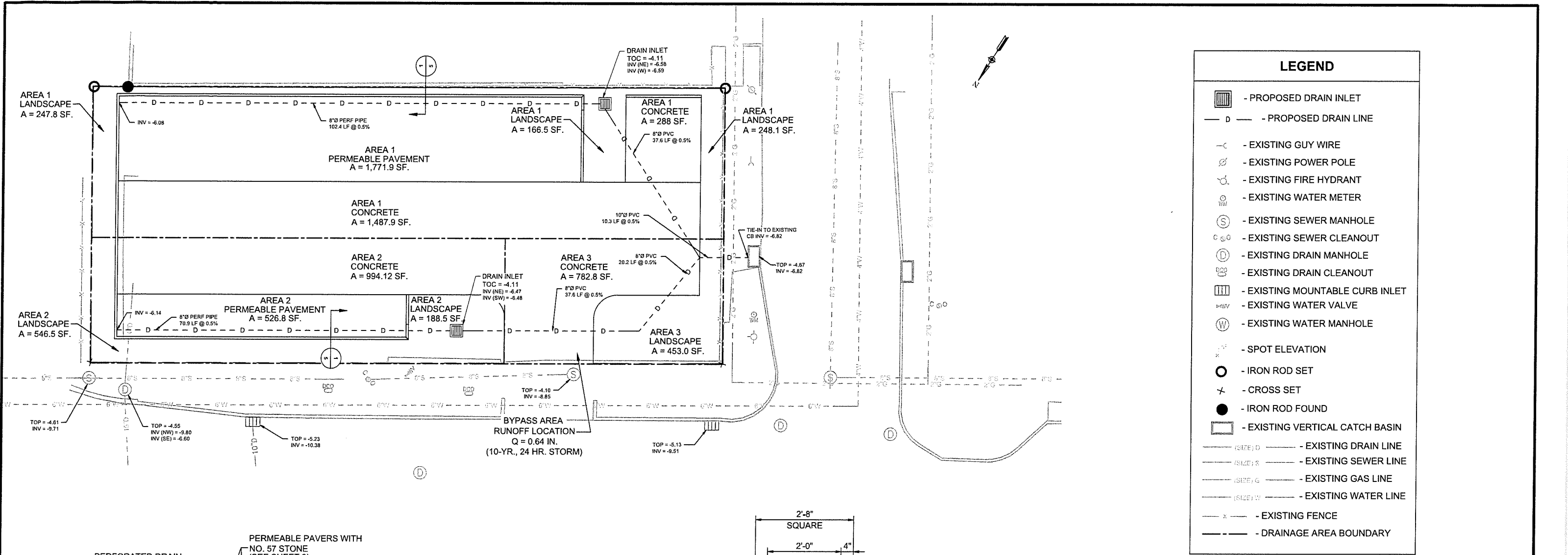
CLIENT:

TITLE:

EXISTING SITE PLAN

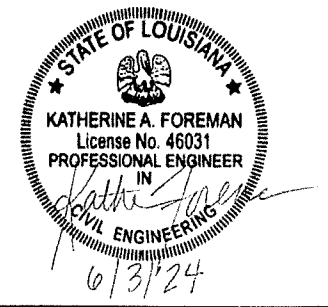
PROJ. NAME: ODYSSEY HOUSE PARKING LOT

DES:	SCALE: 1"=20'	SHEET NO.	REV.
DR:	JOB No. 2022-28	3	
CH:	DATE: 06/03/2024		
APP:			



- PRECAST INLET NOTES:**
1. USE MINIMUM OF 12" #610 LIMESTONE BASE COMPACTED TO 95% OF MAX. DRY DENSITY AT OPTIMUM MOISTURE PER ASTM D-1557.
 2. CASTING SHALL BE V-5726 FRAME AND GATE FOR 24"x24" CB AND V-5736 FOR 36"x36" CB CAST IRON (H20-44 LOADING DESIGN). MANUFACTURER: EAST JORDAN IRON WORKS, INC. OR APPROVED EQUAL.
 3. SOME DIMENSION VARIATION WILL BE ALLOWED TO MEET MANUFACTURER'S STANDARDS.
 4. PRE-CAST INLETS OR MANHOLES WILL NOT BE APPROVED UNTIL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES (INVERTS) ARE VERIFIED. SEE EXPLORATORY EXCAVATION NOTES ON SHEET C0.0.
- MATERIALS:**
1. CONCRETE: 4,000 PSI IN 28 DAYS (WITH XYPEX ADMIXTURE).
 2. REINFORCING STEEL PER ASTM A-615, GRADE 60 REINFORCING TO MEET AASHTO HS 20-44 LOADING.
 3. PRECAST STRUTURE TO MEET ASTM C-857-92.
 4. JOINT SEALANT: RAM-NEK GASKET MATERIAL.

TOTAL POST-DEVELOPMENT AREA = 7,700 SF.
POST-DEVELOPMENT PERVIOUS AREA = 4,149.1 SF.
POST-DEVELOPMENT IMPERVIOUS AREA = 3,550.5 SF.



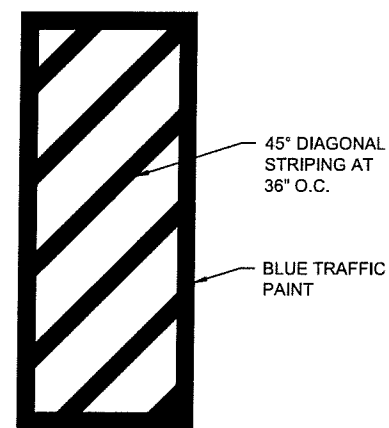
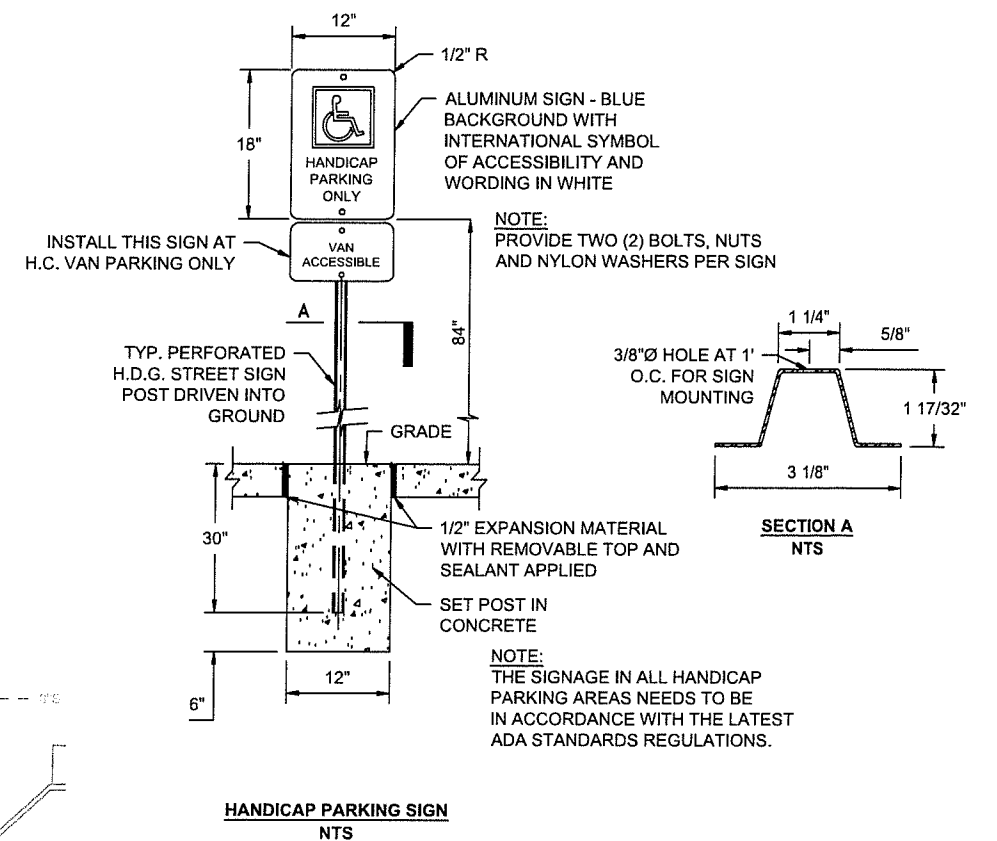
ROYAL ENGINEERS & CONSULTANTS, LLC
1231 Camellia Boulevard
Lafayette, LOUISIANA 70508

REV.	DATE	DESCRIPTION	BY	CLIENT:

TITLE: **DRAINAGE PLAN**

PROJ. NAME: ODYSSEY HOUSE PARKING LOT

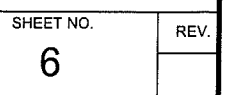
DES:	SCALE: 1"=20'	SHEET NO. 5	REV.
DR:	JOB No. 2022-28		
CH:	DATE: 06/03/2024		
APP:			



1. TRUEGRID PERMEABLE PAVEMENT STRIPES MADE BY SUPERSPOT CONNECTION INSERTS. IF OTHER ACCEPTABLE PERMEABLE PAVEMENT IS USED, USE TYPICAL PARKING STRIPE PAINT.
2. SUPERSPOT CONNECTIONS SHALL BE EQUALLY SPACED FOR ALL PARKING STALLS.
3. ALL ADA PARKING SPACES SHALL BE MARKED BY PAINTED LINES MAINTAINED IN CLEARLY VISIBLE CONDITION.
4. SIGNS OR MARKERS SHOULD BE USED AS NECESSARY TO INSURE EFFICIENT AND SAFE CIRCULATION WITHIN THE LOT.
5. VEHICLE PARKING SPACES FOR HANDICAPPED PERSONS SHALL BE IDENTIFIED WITH THE APPROPRIATE SIGN AND VISIBLE ALL TIMES OF THE YEAR.
6. ALL PLASTIC PAVEMENT MARKINGS SHALL FOLLOW 2015 CNO STANDARD SPECIFICATIONS SECTION C732



<u>PARKING SPACES</u>	
NEW PARKING SPACES:	14 STANDARD, 1 ADA
EXISTING PARKING:	16 STANDARD



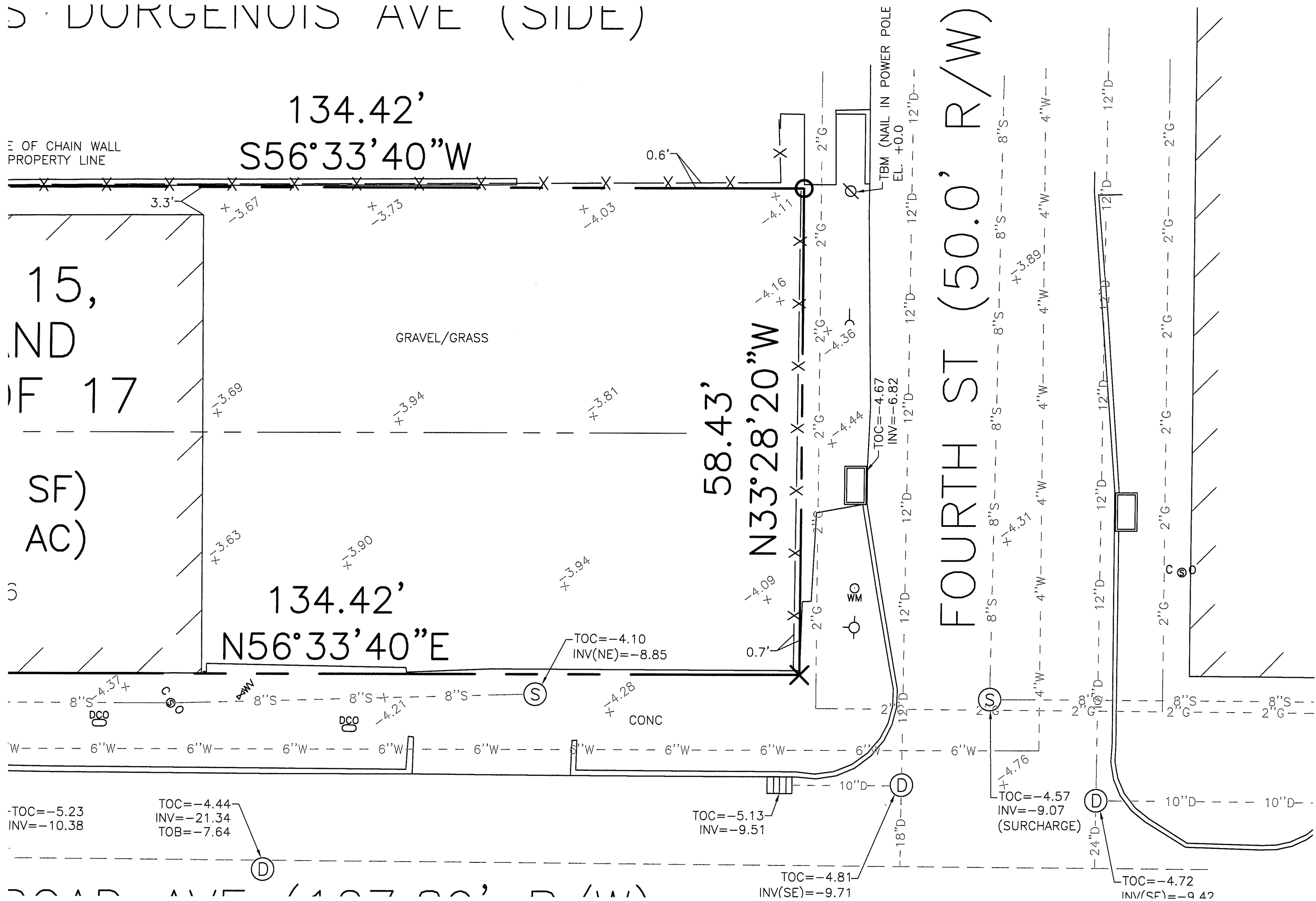
SF)
AC)

134.42'
N56°33'40"E

58.43'
N33°28'20"W

FOURTH ST (50.0' R/W)

NO
1.
NOI
BAS
COI
REC
COI
SUF
NOI
HEF
TO
INS
ACC
EXC
(1-
2.
WAS
3.
COI
SEF
4.
ME/
DAT
LOU
US
6.



Existing Conditions Photos

To	City Planning Commission	Project	2616 S. Broad Street
From	Odyssey House Louisiana	Permit Ref Code	TD8EJ7
Meeting Date	TBD	Subject	Design Review Narrative
Subject	CPC review of 2616 S. Broad Street (permit ref code TD8EJ7)		

Following are photographs of the existing condition of 2616 S. Broad Street. These photos were taken on July 2, 2025.

OHL's facility to be served by the proposed parking lot is visible in the background.





END OF EXISTING CONDITIONS PHOTOS

June 30, 2025

City of New Orleans
Zoning Administration
1340 Poydras Street 8th Floor
New Orleans, LA 70112

To Whom it May Concern:

This letter serves as a Parking Agreement to be filed with the City of New Orleans Department of Safety & Permits and the Office of Conveyances, as required by the New Orleans Comprehensive Zoning Ordinance (CZO) Section 22.8.A.2-C. The agreement is for the properties owned and/or leased by Odyssey House Louisiana (OHL) at 2700 South Broad Street and 2616 South Broad Street. This agreement letter is provided as part of the permit application for a new parking lot at 2616 South Broad Street (permit reference code TD8EJ7).

Background: The property at 2700 South Broad Street serves as a clinic, commercial space, and residential care facility for OHL. The building on this site was originally built as the Bohn Motor Company and was renovated in 2017-2019 to accommodate OHL’s program for a clinic and residential care facility. As part of the permit process for that renovation (permit #17-20263-RNVS), the property at 3945 Fourth Street (ZD-017/17) was built out as a parking lot to serve the facility (permit number 17-21670-RNVS). At the time of that renovation, OHL did not own the lot at 2616 S. Broad Street but has since acquired it). A Zoning Determination Request for a Grandfathered Parking Deficiency of 28 spaces was approved as part of this process under zoning verification number 17-1247. Included with the permit documents for 2700 S. Broad Street was the following summary of off-street parking, from The City of New Orleans City Planning Commission’s Design Review Synopsis & Final Approval Sign-off: (This document is listed as “DR Stamped Set.pdf” under the permit documents for 17-20263-RNVS).

The development supplies the minimum required off-street parking spaces.

- Residential care facility portion required 37 spaces, medical exam portion required 14 spaces, and commercial space required 8 spaces.*
- Per zoning verification #17-1247, applicant is grandfathered 28 spaces, is supplying 31 spaces (including from accessory lot across street, ZD 017/17, and adjacent on-street spaces; therefore, there is no deficiency.*

In summary, the facility at 2700 S. Broad Street was required to provide 59 spaces, had a grandfathered deficiency of 28 spaces, which meant that 31 spaces were required, and 31 spaces were provided as part of the renovation, including adjacent on-street spaces and the spaces at 3945 Fourth Street.

The proposed new parking lot at 2616 South Broad Street, therefore, is not required for the facility at 2700 S. Broad Street. However, OHL intends to provide 15 parking spaces on the lot at 2616 S. Broad to alleviate the grandfathered deficiency of 28 spaces noted above. Since the lot at 2616 S. Broad Street is less than 300 feet from the 2700 South Broad Street facility and is located in a non-residential zoning district, it is a permitted use per CZO 22.8.A.2-ii.

OHL is the long-term lease owner on both the property and facility at 2700 S. Broad (with intent to purchase) and owns the lot at 2616 S. Broad Street and agrees that the fifteen (15) spaces at 2616 S. Broad Street will be used only for parking for the OHL facility at 2700 S. Broad Street. If the parking spaces at 2616 S. Broad Street are ever removed, OHL agrees that it will file a new agreement with Department of Safety & Permits and the Office of Conveyances.

Thank you for your time and consideration to this matter.

Sincerely,


Edward Carlson, MA, M.F.T.
Chief Executive Officer

Design Review - Narrative

To	City Planning Commission	Project	2616 S. Broad Street
From	Odyssey House Louisiana	Permit Ref Code	TD8EJ7
Meeting Date	TBD	Subject	Design Review Narrative
Subject	CPC review of 2616 S. Broad Street (permit ref code TD8EJ7)		

To Whom it May Concern,

This memorandum serves a design narrative as required as part of the City Planning Commission’s Design Review application. The proposed project at 2616 S. Broad Street is a conversion of an empty lot into a parking lot to serve the adjacent Odyssey House Louisiana clinic and residential care facility.

The proposed parking lot is laid out to comply with the CZO’s requirements for parking layouts, including perimeter and interior landscaping, wood fencing, and islands complying with the required proportion of islands-per-parking space as indicated in the CZO. A landscape plan is included with this application.

OHL intends to integrate the new lot into their existing security plan. Security cameras mounted on the OHL facility across Fourth Street will be repositioned to cover the new parking area, and lighting poles on the adjacent parking lot to the south are equipped to install additional cameras covering the proposed new lot as necessary.

Background: The property at 2700 South Broad Street serves as a clinic, commercial space, and residential care facility for OHL. The building on this site was originally built as the Bohn Motor Company and was renovated in 2017-2019 to accommodate OHL’s program for a clinic and residential care facility. As part of the permit process for that renovation (permit #17-20263-RNVS), the property at 3945 Fourth Street (ZD-017/17) was built out as a parking lot to serve the facility (permit number 17-21670-RNVS). At the time of that renovation, OHL did not own the lot at 2616 S. Broad Street, but has since acquired it). A Zoning Determination Request for a Grandfathered Parking Deficiency of 28 spaces was approved as part of this process under zoning verification number 17-1247. Included with the permit documents for 2700 S. Broad Street was the following summary of off-street parking, from The City of New Orleans City Planning Commission’s Design Review Synopsis & Final Approval Sign-off: (This document is listed as “DR Stamped Set.pdf” under the permit documents for 17-20263-RNVS).

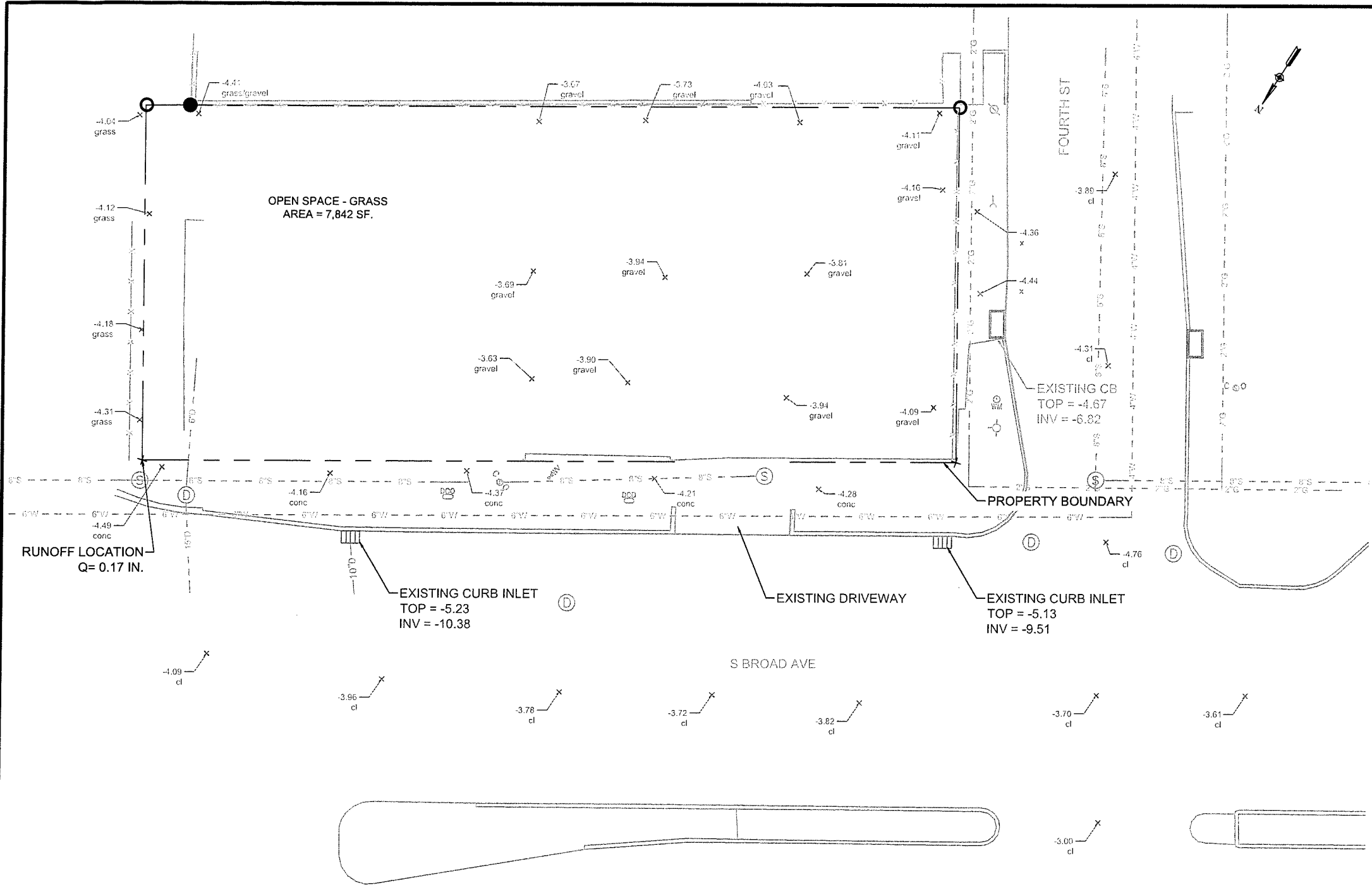
The development supplies the minimum required off-street parking spaces.

- Residential care facility portion required 37 spaces, medical exam portion required 14 spaces, and commercial space required 8 spaces.*
- Per zoning verification #17-1247, applicant is grandfathered 28 spaces, is supplying 31 spaces (including from accessory lot across street, ZD 017/17, and adjacent on-street spaces; therefore, there is no deficiency.*

In summary, the facility at 2700 S. Broad Street was required to provide 59 spaces, had a grandfathered deficiency of 28 spaces, which meant that 31 spaces were required, and 31 spaces were provided as part of the renovation, including adjacent on-street spaces and the spaces at 3945 Fourth Street.

The proposed new parking lot at 2616 South Broad Street, therefore, is not required for the facility at 2700 S. Broad Street. However, OHL intends to provide 15 parking spaces on the lot at 2616 S. Broad to alleviate the grandfathered deficiency of 28 spaces noted above. Since the lot at 2616 S. Broad Street is less than 300 feet from the 2700 South Broad Street facility and is located in a non-residential zoning district, it is a permitted use per CZO 22.8.A.2-ii.

END OF NARRATIVE



LEGEND

- EXISTING GUY WIRE

- EXISTING POWER POLE

- EXISTING FIRE HYDRANT

- EXISTING WATER METER

- EXISTING SEWER MANHOLE

- EXISTING SEWER CLEANOUT

- EXISTING DRAIN MANHOLE

- EXISTING DRAIN CLEANOUT

- EXISTING MOUNTABLE CURB INLET

- EXISTING WATER VALVE

- EXISTING WATER MANHOLE

- SPOT ELEVATION

- IRON ROD SET

- CROSS SET

- IRON ROD FOUND

- EXISTING VERTICAL CATCH BASIN

- EXISTING DRAIN LINE

- EXISTING SEWER LINE

- EXISTING GAS LINE

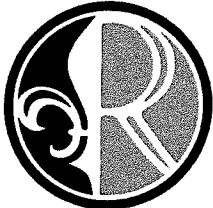
- EXISTING WATER LINE

- EXISTING FENCE

NOTE:
1. PRE-DEVELOPMENT CONDITIONS AT THE TIME THE SURVEY WAS PERFORMED CONSISTED OF GRAVEL COVER AND A BUILDING. PRE-DEVELOPMENT CONDITIONS AT THE TIME OF PLANNING CONSISTS OF OPEN SPACE WHERE MORE THAN 75% OF THE AREA IS GRASS.
2. SEE SURVEY DRAWING PROVIDED FOR REFERENCE ON THE LAST PAGE OF THIS PLAN SET.



TOTAL PRE-DEVELOPMENT AREA = 7,842 SF.
PRE-DEVELOPMENT PERVIOUS AREA = 7,842 SF.

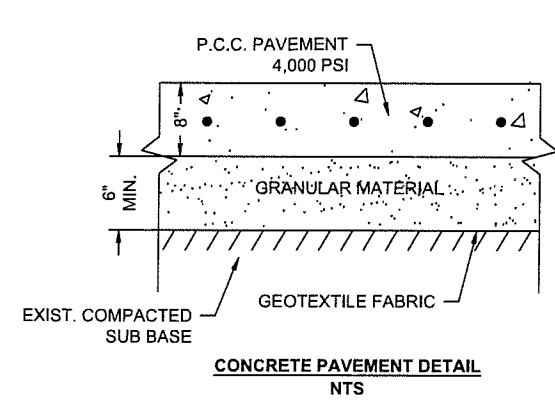
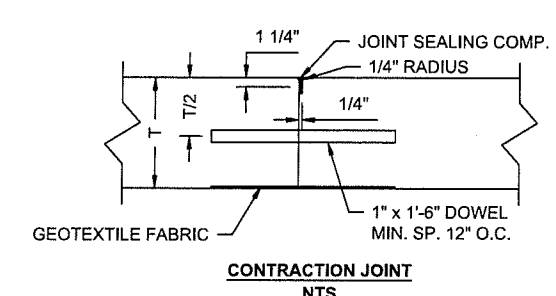
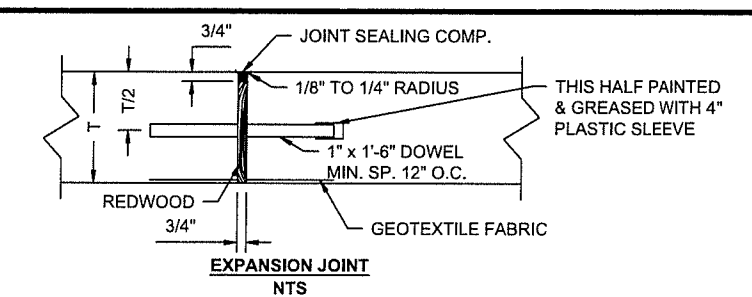
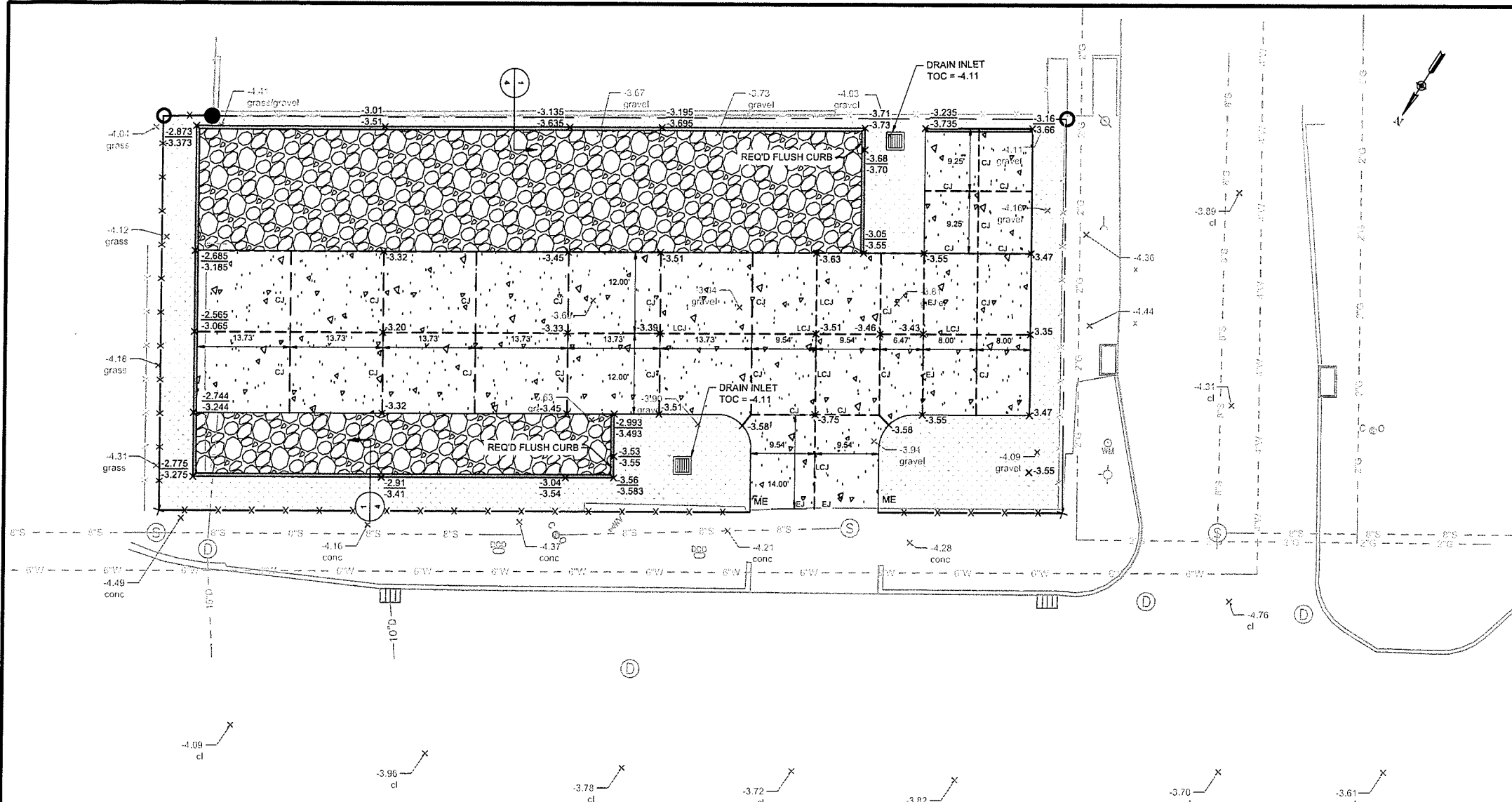


ROYAL ENGINEERS
& CONSULTANTS, LLC
1231 Camellia Boulevard
Lafayette, LOUISIANA 70508

REV.	DATE	DESCRIPTION	BY

CLIENT:

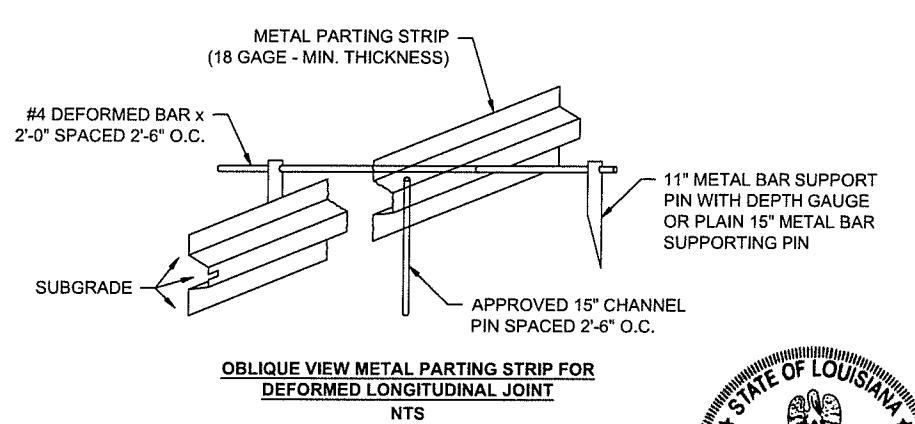
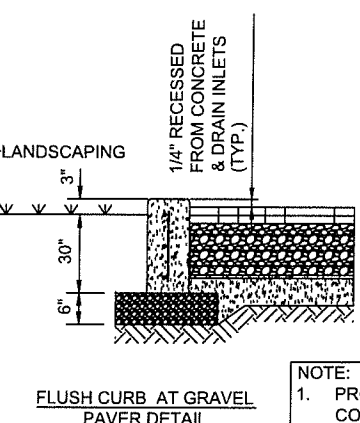
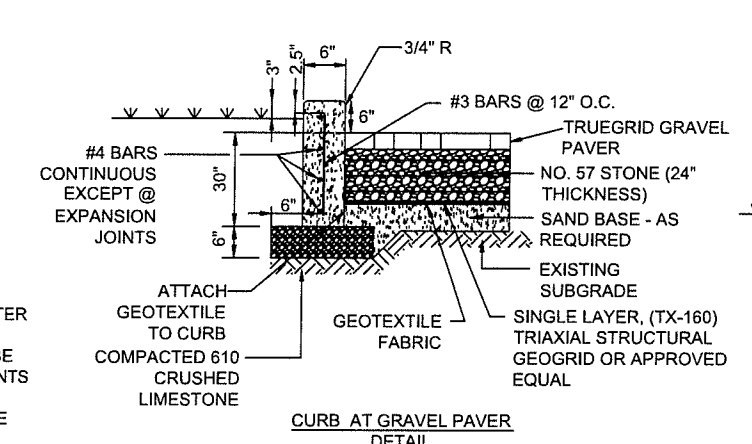
TITLE: EXISTING SITE PLAN			
PROJ. NAME: ODYSSEY HOUSE PARKING LOT			
DES:	SCALE: 1"=20'	SHEET NO.	REV.
DR:	JOB No. 2022-28	3	
CH:	DATE: 06/03/2024		
APP:			



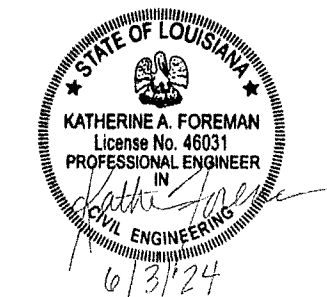
LEGEND


-
-
-
-
-
-
-
-
-
-
-
-
-
-

GRADING NOTES:
1. IN ORDER TO ENCOURAGE INFILTRATION OF STORMWATER AND TO MINIMIZE THE MIGRATION OF SEDIMENTS, THE FINISHED GRADE FOR ALL LANDSCAPED AREAS SHALL BE SET 3\"/>



NOTE:
1. PROVIDE 1\"/>



	ROYAL ENGINEERS & CONSULTANTS, LLC 1231 Camellia Boulevard Lafayette, LOUISIANA 70508		REV.	DATE	DESCRIPTION	BY	CLIENT:	TITLE: GRADING PLAN
		PROJ. NAME: ODYSSEY HOUSE PARKING LOT		DES:	SCALE: 1"=20'	SHEET NO. 4		REV.
		DR:		JOB No. 2022-28				
		CH:		DATE: 06/03/2024				
		APP:						

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ALL LAWS, RULES, REGULATIONS, ORDINANCES AND CODES OF THE CITY OF NEW ORLEANS, THE STATE OF LOUISIANA, AND THE FEDERAL GOVERNMENT.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXTENT, NATURE, AND SCOPE OF WORK DESCRIBED IN THESE DOCUMENTS AND SHALL COORDINATE WITH THE ENGINEER WORK SHOWN AND DESCRIBED IN THESE DOCUMENTS. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, DELIVERY, HANDLING, SERVICES, SUPERVISION AND QUALITY CONTROL NECESSARY TO EXECUTE ALL WORK AS SHOWN ON THESE DRAWINGS EXCEPT WHERE SPECIFICALLY NOTED AS NOT IN CONTRACT (NIC).
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THAT OF ALL TRADES INCLUDING THOSE OPERATING UNDER SEPARATE CONTRACTS WITH THE OWNER (IF ANY).
4. ALL DIMENSIONS, ANGLES, ELEVATIONS, CONDITIONS, AND PHYSICAL CONFIGURATIONS RELATIVE TO EXISTING CONDITIONS AT THE SITE SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
5. THE CONTRACTOR IS FULLY RESPONSIBLE FOR COORDINATION OF NEW WORK WITH EXISTING AND TO REPAIR ANY PART OF THE EXISTING BUILDINGS DAMAGED DUE TO THIS PROJECT WITH MATERIALS TO MATCH EXISTING.
6. ALL ASPECTS OF JOB SITE SAFETY ARE COMPLETELY THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER WILL NOT HAVE CONTROL OR CHARGE OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL PERFORM ALL WORK IN A SAFE AND ORDERLY MANNER AVOIDING HAZARDOUS CONDITIONS. PROVIDE ALL NECESSARY TEMPORARY SHORING, BRACING, BARRICADES AND PROTECTIVE BARRIERS AS REQUIRED TO INSURE SAFE EXECUTION OF CONSTRUCTION.
7. THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN OR CONSTRUCTION REVIEW SERVICES RELATING TO JOBSITE SAFETY AND CONTRACTOR'S SAFETY PRECAUTIONS AND PROGRAMS OR RELATING TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK. HENCE, THE ENGINEER IS NOT RESPONSIBLE OR LIABLE IN ANY WAY FOR MATTERS ASSOCIATED WITH JOBSITE SAFETY OR SCHEDULING OF CONSTRUCTION WORK.
8. WORK AREAS SHALL BE KEPT NEAT, CLEAN, AND SAFE AT ALL TIMES BY CONTRACTOR. TRASH OR DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THE SITE. PREMISES SHALL BE KEPT NEAT, CLEAN ORDERLY AND SAFE AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUITABLE TRASH CONTAINERS AND TRASH REMOVAL FOR THE PROPERTY. ALL WASTE SHALL BE PROPERLY AND LEGALLY DISPOSED OF. DO NOT SCALE ANY DRAWINGS WITHOUT SPECIFIC PERMISSION OF THE ENGINEER. WRITTEN DIMENSIONS SHALL GOVERN. CONSULT ENGINEER FOR DIMENSIONS NOT SHOWN.
9. THE DRAWINGS ARE INTENDED TO DEFINE THE GENERAL DESIGN AND SCOPE OF THE WORK REQUIRED TO COMPLETE THE PROJECT. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE FOR COMPLETE AND FINISHED WORK AND COMPLETE AND OPERATING SYSTEMS. ANY OMISSIONS IN THESE NOTES OR IN THE DRAWINGS SHALL NOT BE CONSIDERED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY THE SCOPE OF WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED AS NOT IN THE CONTRACT. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONSTRUCTION DOCUMENTS AND SECURE FROM THE ENGINEER ADDITIONAL INFORMATION, IF NECESSARY, THAT MAY BE REQUISITE TO A CLEAR AND FULL UNDERSTANDING OF THE WORK. ALL MISCELLANEOUS COMPONENTS, PARTS, ANCHORS, AND ACCESSORIES, MEANS OF INSTALLATION, AND OTHER INCIDENTAL ITEMS REQUIRED FOR COMPLETE ASSEMBLY/INSTALLATION OF AN ITEM OR SYSTEM SHALL BE PROVIDED, WHETHER OR NOT SPECIFICALLY NOTED OR SPECIFIED. THE CONTRACTOR SHALL INCLUDE ALL COMPONENTS WHICH ARE NORMALLY INCIDENTAL TO THE WORK, THOSE COMPONENTS WHICH ARE REQUIRED AS AN ESSENTIAL AESTHETIC, FUNCTIONAL, OR CODE REQUIRED ELEMENT OF THE WORK ARE TO BE INCLUDED. ANY WORK OR MATERIAL THAT IS NOT DIRECTLY OR INDIRECTLY NOTED ON THE DRAWINGS BUT IS NECESSARY FOR THE PROPER CARRYING OUT OF THE OBVIOUS INTENTION IS TO BE UNDERSTOOD AS "IMPLIED" AND IS TO BE PROVIDED BY THE CONTRACTOR AS FULLY AS IF SPECIFICALLY DESCRIBED OR DELINEATED HEREIN. ANY DISCREPANCIES IN THE DRAWINGS SHALL BE REPORTED TO THE ENGINEER FOR INTERPRETATION OR CORRECTION BEFORE WORK IS EXECUTED.
- 10.PRIOR TO START OF WORK, CONTRACTOR SHALL DETERMINE AND PROPERLY ALLOW FOR EXACT ANCHORING, BRACING, BLOCKING, AND INSTALLATION MEANS OF ALL COMPONENTS OF WORK.
- 11.ALL WORK WILL BE SUBJECT TO THE REVIEW, INSPECTION, AND ACCEPTANCE OF THE OWNER (AND THE ARCHITECT AT THE DISCRETION OF THE OWNER). UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE CONTRACTOR SHALL PREPARE AND SUBMIT A LIST OF DEFICIENCIES ("PUNCH LIST") OF ALL NEEDED CORRECTIONS, UNSATISFACTORY WORK AND INCOMPLETE WORK.
- 12.ALL PERMITS, LICENSES, APPROVALS, REVIEWS, AND INSPECTIONS NECESSARY FOR THE PROPER AND LEGAL EXECUTION AND COMPLETION OF THE WORK SHALL BE SECURED BY AND PAID FOR BY THE CONTRACTOR. CONTRACTOR SHALL GIVE ALL NOTICES TO ALL AUTHORITIES AND AGENCIES HAVING JURISDICTION OVER THE WORK. CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF ANY WORK. NO CONSTRUCTION OR FABRICATIONS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL DRAWINGS AND OTHER DOCUMENTS AS APPROVED BY ALL PERMITTING AUTHORITIES.
- 13.CONTRACTOR SHALL PAY ALL APPLICABLE SALES TAXES AND ALL OTHER APPLICABLE TAXES AS REQUIRED TO COMPLY WITH ALL APPLICABLE LAWS.
- 14.PROJECT INCLUDES ALL REQUIRED SITE PREPARATION AND SELECTIVE DEMOLITION UNLESS SPECIFICALLY NOTED AS N.I.C. PROTECT ALL SURROUNDING AREAS DURING CONSTRUCTION. PROTECT ALL EXISTING CONSTRUCTION TO REMAIN DURING ENTIRE CONSTRUCTION PERIOD. PROTECT EMPLOYEES, CONSULTANTS, VISITORS, AND THE GENERAL PUBLIC DURING DEMOLITION AND CONSTRUCTION.

- 15.PRECAUTIONS AND PROTECTIVE MEASURES SHALL BE USED AS NECESSARY TO PROTECT WORKERS, GUESTS, VISITORS, STAFF AND THE GENERAL PUBLIC. ERECT SUITABLE TEMPORARY BARRIERS AT HAZARDOUS AREAS TO DETOUR PEDESTRIAN TRAFFIC AND TO PREVENT NORMAL ACCESS TO SUCH AREAS BY UNAUTHORIZED PERSONS.
- 16.ALL SURFACES NOTED TO BE FINISHED SHALL BE PROPERLY PREPARED (SUCH AS CLEANING, SANDING, PATCHING, FILLING, PRIMING AND SEALING) AND THEN FINISHED PER THE FINISH SCHEDULE AND/OR SPECIFICATIONS OR AS REQUIRED BY CONDITIONS.
- 17.ALL WORK IS "NEW" UNLESS INDICATED AS "EXISTING" OR OTHERWISE CLARIFIED ON THE DRAWINGS.
- 18.PURSUANT TO BUILDING CODE SECTION 121.17; PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, POST-CONSTRUCTION CERTIFICATION INCLUDING AS-BUILT DRAWINGS, AFFIDAVIT FROM DESIGNER/S, AND PERFORMANCE BOND BASED UPON THE ACTUAL COST OF CONSTRUCTION MUST BE SUBMITTED FOR APPROVAL. AFTER FINAL INSPECTION THESE DOCUMENTS MUST BE RECORDED WITH THE CIVIL DISTRICT CLERK COURT.

CIVIL GENERAL NOTES:

1. DIMENSIONS AND CONDITIONS TYING INTO OR GOVERNED BY EXISTING CONSTRUCTION ARE APPROXIMATE AND ARE NOT PURPORTED TO BE CORRECT. VERIFY EXISTENCE AND LOCATION OF ALL SURFACE AND SUBSURFACE STRUCTURES, UTILITIES, DEPTHS AND INVERTS PRIOR TO COMMENCING WORK. NOTIFY THE ENGINEER IF CONDITIONS VARY FROM THOSE SHOWN.
2. EXISTING ELEVATIONS AND BEARINGS SHOWN ARE BASED ON GPS MEASUREMENTS, LSU C4GNET, VRS, NORTH AMERICAN DATUM (1883) LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM, US SURVEY FEET, NAVD88.
3. EXISTING ELEVATIONS AND BEARINGS SHOWN ARE BASED ON TOPOGRAPHICAL SURVEY DRAWINGS PREPARED BY BATTURE, L.L.C., AND SIGNED AND DATED JULY 3, 2020 BY ROBERT MORA, P.E. P.L.S. SEE SURVEY DRAWING PROVIDED FOR REFERENCE ON THE LAST PAGE OF THIS PLAN SET.
4. OBTAIN AND PAY FOR INSPECTIONS, LICENSES, PERMITS AND APPROVALS REQUIRED BY GOVERNING AUTHORITIES AND INSTALL ALL WORK IN COMPLIANCE THEREOF.
5. DRAIN LINES ARE SHOWN IN SCHEMATIC DETAIL ONLY. IT IS NOT POSSIBLE TO DETAIL EVERY OFFSET, ELBOW, TEE, WYE, ETC., THAT MAY BE REQUIRED. PROVIDE COMPLETE WORKING UTILITY SYSTEMS.
6. WHERE NOTED, REFERENCED STANDARD SPECIFICATION SHALL BE THE CITY OF NEW ORLEANS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS AND/OR THE NEW ORLEANS SEWERAGE AND WATER BOARD (S&WB) STANDARD SPECIFICATIONS, LATEST EDITION OR THE LOUISIANA DOTD STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITIONS, WHICHEVER IS MORE STRINGENT.
7. PROVIDE CONSTRUCTION ZONE TRAFFIC CONTROL PER LOUISIANA DOTD STANDARD PLANS.
8. CONTRACTOR SHALL PROVIDE, TO THE ENGINEER, ACCURATE AS-BUILT DRAWINGS UPON SUBSTANTIAL COMPLETION OF THE PROJECT.

EARTHWORK NOTES:

1. EXCAVATION SHALL INCLUDE THE REMOVAL OF MATERIAL ENCOUNTERED TO SUBGRADE ELEVATIONS INDICATED AND SUBSEQUENT DISPOSAL OF MATERIALS REMOVED.
2. PROOFROLL SUBGRADE TO IDENTIFY WEAK AREAS. EXCAVATE WEAK AREAS AND BACKFILL WITH SELECT FILL.
3. SELECT FILL SHALL BE LOCALLY AVAILABLE "PUMPED" SAND, FREE OF ROOTS, CLAY LUMPS, AND OTHER DELETERIOUS MATERIALS WITH NO MORE THAN 10% BY WEIGHT OF MATERIALS PASSING A U.S. STANDARD NO. 200 SIEVE.
4. COMPACT SELECT FILL TO AT LEAST 95% (-1%, +3%) OF ITS MAXIMUM DRY DENSITY NEAR OPTIMUM WATER CONTENT IN ACCORDANCE WITH ASTM D698 (STANDARD PROCTOR). FILL MATERIAL SHALL BE PLACED IN "LIFTS" NOT EXCEEDING EIGHT (8) INCHES.
5. GRANULAR MATERIAL SHALL BE PUMPED RIVER SAND HAVING LESS THAN 10% FINES PASSING THE NO. 200 SIEVE. THE BASE COURSE SHOULD BE CONSTRUCTED OVER A PREPARED SUBGRADE. THE GRANULAR MATERIAL SHOULD BE PLACED IN 6" LOOSE LIFTS AND COMPACTED TO A MINIMUM DRY DENSITY OF 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698A. THE BASE SHOULD OVERLAY A GEOTEXTILE FABRIC.
6. GEOTEXTILE FABRIC SHALL BE NON-WOVEN FABRIC WITH AN APPARENT OPENING SIZE (AOS) SMALLER THAN THE US NO. 70 SIEVE. FABRIC SHALL BE CLASS D GEOTEXTILE IN ACCORDANCE WITH THE CURRENT EDITION OF THE LOUISIANA STATE STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES (LSSRB).
7. ALL CLEARING, FILLING AND COMPACTION OPERATIONS SHALL BE ACCOMPLISHED DURING PERIODS OF DRY WEATHER ONLY. DUE CONSIDERATION SHOULD BE GIVEN TO THE "SITE CONDITIONS" IN DETERMINING WHEN TO CONTINUE WORK FOLLOWING RAIN EVENTS.

CONCRETE PAVING NOTES:

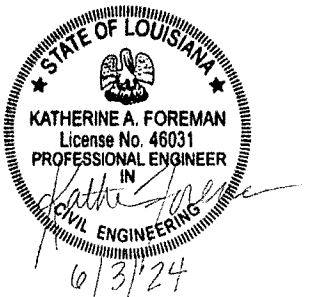
1. WHERE NEW PAVING IS TO MEET EXISTING, SAW CUT TO INSURE A STRAIGHT JOINT.
2. FOLLOW NEW ORLEANS DPW STANDARDS FOR ALL PAVEMENT IN PUBLIC RIGHT OF WAY.
3. DEFORMED STEEL BARS SHALL BE GRADE 60 AND SHALL CONFORM TO ASTM A615.
4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
5. DOWEL BARS SHALL BE PLAIN BARS CONFORMING TO ASTM A615.

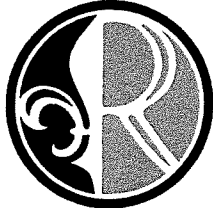
PERMEABLE PAVEMENT NOTES:

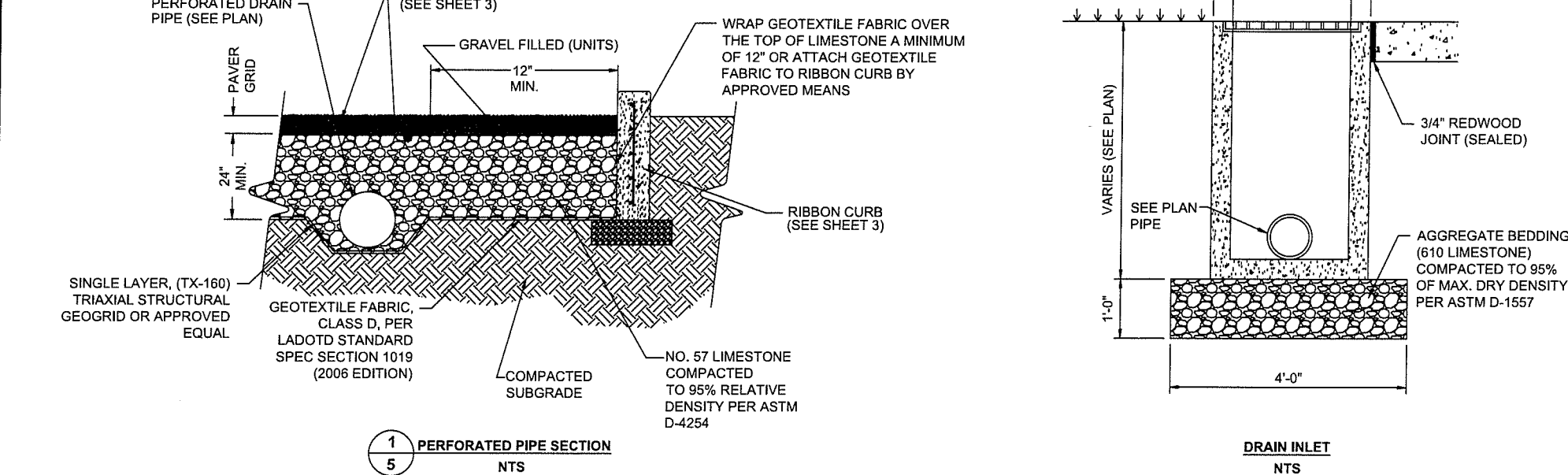
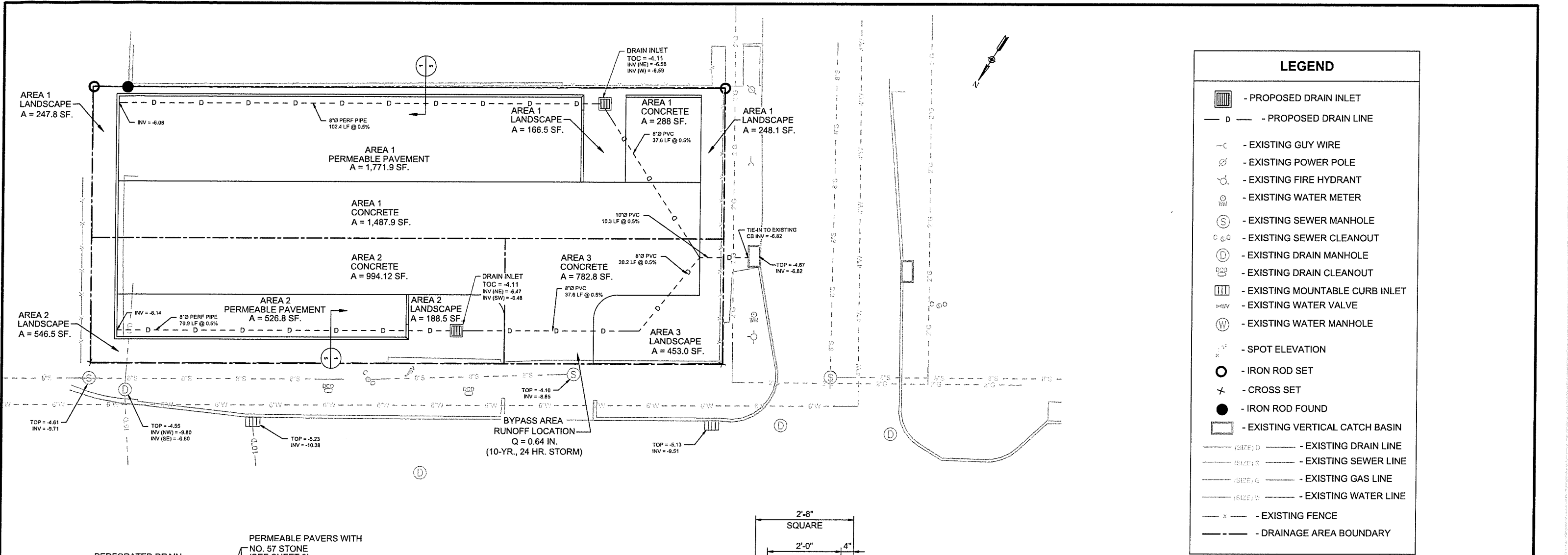
1. CONSTRUCT THE PERMEABLE PAVEMENT AS LATE AS POSSIBLE IN THE CONSTRUCTION SCHEDULE TO PREVENT CLOGGING OF VOID SPACE BY SEDIMENT DUE TO CONSTRUCTION ACTIVITIES.
2. PROTECT SITE AREA FROM EXCESSIVE HEAVY EQUIPMENT RUNNING ON THE SUBGRADE, COMPACTING SOIL, AND REDUCING PERMEABILITY.
3. GEOTEXTILE FILTER FABRIC SHOULD BE PLACED WITH AN OVERLAP OF A MINIMUM OF 16 INCHES. USE THE EXCESS FABRIC (AT LEAST 4 FEET) TO FOLD OVER THE STONE BED TO TEMPORARILY PROTECT IT FROM SEDIMENT.
4. PLACE THE AGGREGATE STONE RECHARGE BED CAREFULLY TO AVOID DAMAGING THE FABRIC. THE AGGREGATE SHOULD BE DUMPED AT THE EDGE OF THE BED AND PLACED IN LAYERS OF 8 TO 12 INCHES USING TRACKED EQUIPMENT AND COMPACTED WITH A SINGLE PASS OF A LIGHT ROLLER OR VIBRATORY PLATE COMPACTOR.
5. AGGREGATE BASE SHALL BE CLEAN/WASHED GRAVEL FILL CONFORMING TO ASTM NO. 57.
6. PERMEABLE PAVER SYSTEM DENOTED IN PLANS IS TRUEGRID PRO PLUS PERMEABLE PAVERS.
7. APPROVED EQUAL PERMEABLE PAVEMENTS OR PAVER/GRID SYSTEMS SUFFICIENTLY RATED FOR H-20/HS-20 LOADING AND GREATER SUCH AS POWERBLOCK PERMEABLE PAVER BY ACF ENVIRONMENTAL OR ECORASTER E40 BY ACF ENVIRONMENTAL, MAY BE ACCEPTED PENDING REVIEW/APPROVAL OF THE OWNER.
8. PROPRIETARY PERMEABLE PAVER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS.
9. ALL PERMEABLE PAVING INSTALLATIONS SHALL BE SUBJECT TO INFILTRATION TESTING AFTER INSTALLATION. TESTING SHALL BE CONDUCTED ACCORDING TO THE ASTM INTERNATIONAL C1701 OR C1781 STANDARDS, AS APPROPRIATE. ALL TYPES OF PERMEABLE PAVEMENT SHALL MAINTAIN A MINIMUM INFILTRATION RATE OF 200 INCHES PER HOUR

DRAINAGE NOTES:

1. ADS N-12 SOILTIGHT IB/HDPE TYPE S 8" PERFORATED PIPE SHALL MEET ASTM F2648
2. ROUND PVC PIPES SHOULD CONFORM TO ASTM D3034 SDR 35.
3. PERFORATED PIPES SHALL BE JOINED USING A BELL AND SPIGOT JOINT MEETING ASTM F2648. THE JOINT SHALL BE SOILTIGHT AND GASKETS, WHEN APPLICABLE, SHALL MEET THE REQUIREMENTS OF ASTM F477.
4. ALL PIPES SHOULD HAVE A MINIMUM COVER OF 12" FROM TOP OF PIPE TO THE BOTTOM OF THE PERMEABLE PAVEMENT.
5. DRAIN PIPE CONNECTION TO DRAIN INLETS AT PIPE INTERFACE SHALL BE GROUTED WITH NON-SHRINK GROUT FOR AN AIR-TIGHT SEAL.
6. PROVIDE DRAINAGE STRUCTURES AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE LATEST STANDARDS OF THE CNO DEPARTMENT OF PUBLIC WORKS AND/OR THE ORLEANS PARISH DRAINAGE DEPARTMENT AND/OR LADOTD.

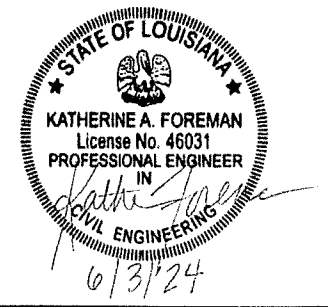


 <div>ROYAL ENGINEERS & CONSULTANTS, LLC 1231 Camellia Boulevard Lafayette, LOUISIANA 70508</div>	REV.	DATE	DESCRIPTION	BY	CLIENT:	TITLE: GENERAL NOTES
PROJ. NAME: ODYSSEY HOUSE PARKING LOT						
DES:		SCALE:		SHEET NO.		REV.
DR:		JOB No.		2022-28		
CH:		DATE:		06/03/2024		
APP:						



- PRECAST INLET NOTES:**
1. USE MINIMUM OF 12" #610 LIMESTONE BASE COMPACTED TO 95% OF MAX. DRY DENSITY AT OPTIMUM MOISTURE PER ASTM D-1557.
 2. CASTING SHALL BE V-5726 FRAME AND GATE FOR 24"x24" CB AND V-5736 FOR 36"x36" CB CAST IRON (H20-44 LOADING DESIGN). MANUFACTURER: EAST JORDAN IRON WORKS, INC. OR APPROVED EQUAL.
 3. SOME DIMENSION VARIATION WILL BE ALLOWED TO MEET MANUFACTURER'S STANDARDS.
 4. PRE-CAST INLETS OR MANHOLES WILL NOT BE APPROVED UNTIL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES (INVERTS) ARE VERIFIED. SEE EXPLORATORY EXCAVATION NOTES ON SHEET C0.0.
- MATERIALS:**
1. CONCRETE: 4,000 PSI IN 28 DAYS (WITH XYPEX ADMIXTURE).
 2. REINFORCING STEEL PER ASTM A-615, GRADE 60 REINFORCING TO MEET AASHTO HS 20-44 LOADING.
 3. PRECAST STRUTURE TO MEET ASTM C-857-92.
 4. JOINT SEALANT: RAM-NEK GASKET MATERIAL.

TOTAL POST-DEVELOPMENT AREA = 7,700 SF.
POST-DEVELOPMENT PERVIOUS AREA = 4,149.1 SF.
POST-DEVELOPMENT IMPERVIOUS AREA = 3,550.5 SF.



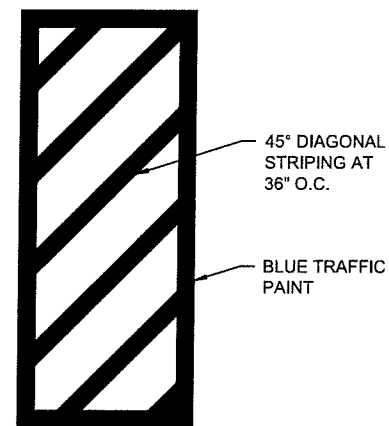
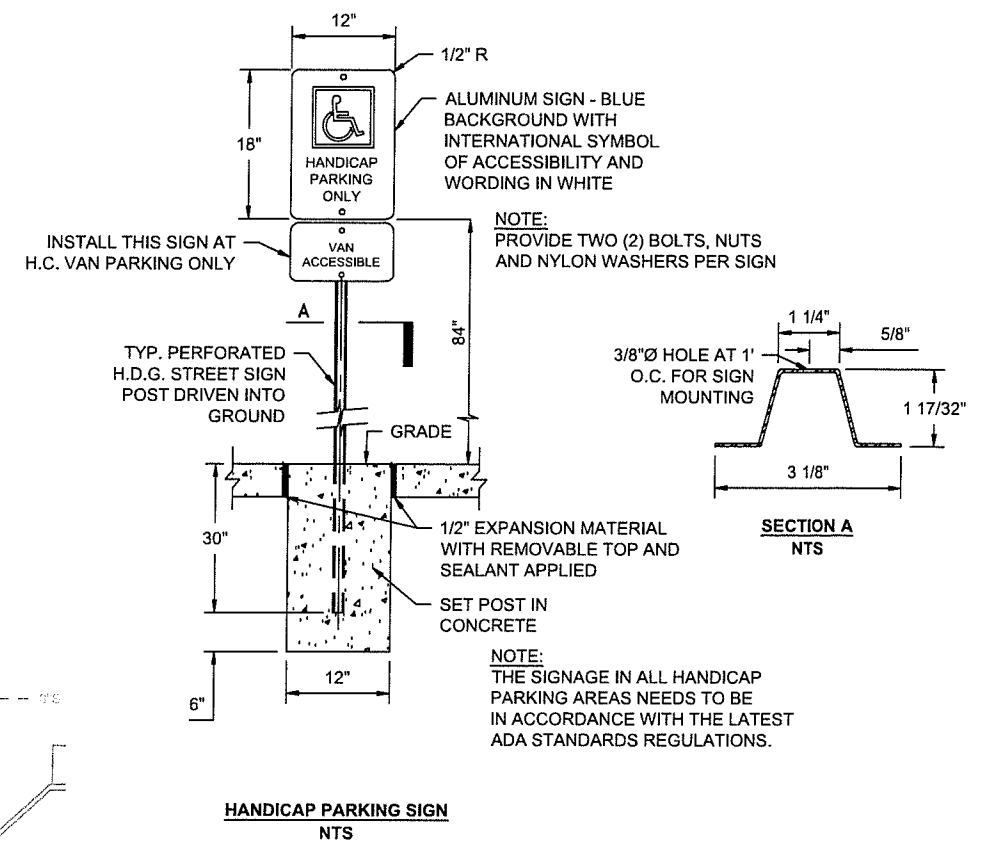
ROYAL ENGINEERS & CONSULTANTS, LLC
1231 Camellia Boulevard
Lafayette, LOUISIANA 70508

REV.	DATE	DESCRIPTION	BY	CLIENT:

TITLE: **DRAINAGE PLAN**

PROJ. NAME: ODYSSEY HOUSE PARKING LOT

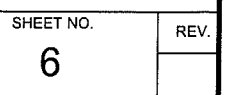
DES:	SCALE: 1"=20'	SHEET NO. 5	REV.
DR:	JOB No. 2022-28		
CH:	DATE: 06/03/2024		
APP:			



1. TRUEGRID PERMEABLE PAVEMENT STRIPES MADE BY SUPERSPOT CONNECTION INSERTS. IF OTHER ACCEPTABLE PERMEABLE PAVEMENT IS USED, USE TYPICAL PARKING STRIPE PAINT.
2. SUPERSPOT CONNECTIONS SHALL BE EQUALLY SPACED FOR ALL PARKING STALLS.
3. ALL ADA PARKING SPACES SHALL BE MARKED BY PAINTED LINES MAINTAINED IN CLEARLY VISIBLE CONDITION.
4. SIGNS OR MARKERS SHOULD BE USED AS NECESSARY TO INSURE EFFICIENT AND SAFE CIRCULATION WITHIN THE LOT.
5. VEHICLE PARKING SPACES FOR HANDICAPPED PERSONS SHALL BE IDENTIFIED WITH THE APPROPRIATE SIGN AND VISIBLE ALL TIMES OF THE YEAR.
6. ALL PLASTIC PAVEMENT MARKINGS SHALL FOLLOW 2015 CNO STANDARD SPECIFICATIONS SECTION C732



<u>PARKING SPACES</u>	
NEW PARKING SPACES:	14 STANDARD, 1 ADA
EXISTING PARKING:	16 STANDARD



S DURGENDUIS AVE (SIDE)

E OF CHAIN WALL
PROPERTY LINE

15,
ND
F 17

SF)
AC)

5

-TOC=-5.23
INV=-10.38

TOC=-4.44
INV=-21.34
TOB=-7.64

ROAD AVE (10700' R/W)

134.42'
S56°33'40"W

GRAVEL/GRASS

134.42'
N56°33'40"E

58.43'
N33°28'20"W

TOC=-4.10
INV(NE)=-8.85

CONC

TOC=-5.13
INV=-9.51

TOC=-4.81
INV(SE)=-9.71

TBM (NAIL IN POWER POLE
EL. +0.0

FOURTH ST (50.0' R/W)

TOC=-4.57
INV=-9.07
(SURCHARGE)

TOC=-4.72
INV(SF)=-9.42

- NO:
1. NOI
 2. BAS
 3. COI
 4. REC
 5. COI
 6. SUP
 7. NOI
 8. HEF
 9. TO
 10. INS
 11. ACC
 12. EXC
 13. (1-
 14. 2.
 15. WA:
 16. 3.
 17. COI
 18. SEF
 19. 4.
 20. ME/
 21. DAT
 22. LOL
 23. US
 24. 6.

Design Review - Narrative

To	City Planning Commission	Project	2616 S. Broad Street
From	Odyssey House Louisiana	Permit Ref Code	TD8EJ7
Meeting Date	TBD	Subject	Design Review Narrative
Subject	CPC review of 2616 S. Broad Street (permit ref code TD8EJ7)		

To Whom it May Concern,

This memorandum serves a design narrative as required as part of the City Planning Commission’s Design Review application. The proposed project at 2616 S. Broad Street is a conversion of an empty lot into a parking lot to serve the adjacent Odyssey House Louisiana clinic and residential care facility.

The proposed parking lot is laid out to comply with the CZO’s requirements for parking layouts, including perimeter and interior landscaping, wood fencing, and islands complying with the required proportion of islands-per-parking space as indicated in the CZO. A landscape plan is included with this application.

OHL intends to integrate the new lot into their existing security plan. Security cameras mounted on the OHL facility across Fourth Street will be repositioned to cover the new parking area, and lighting poles on the adjacent parking lot to the south are equipped to install additional cameras covering the proposed new lot as necessary.

Background: The property at 2700 South Broad Street serves as a clinic, commercial space, and residential care facility for OHL. The building on this site was originally built as the Bohn Motor Company and was renovated in 2017-2019 to accommodate OHL’s program for a clinic and residential care facility. As part of the permit process for that renovation (permit #17-20263-RNVS), the property at 3945 Fourth Street (ZD-017/17) was built out as a parking lot to serve the facility (permit number 17-21670-RNVS). At the time of that renovation, OHL did not own the lot at 2616 S. Broad Street, but has since acquired it). A Zoning Determination Request for a Grandfathered Parking Deficiency of 28 spaces was approved as part of this process under zoning verification number 17-1247. Included with the permit documents for 2700 S. Broad Street was the following summary of off-street parking, from The City of New Orleans City Planning Commission’s Design Review Synopsis & Final Approval Sign-off: (This document is listed as “DR Stamped Set.pdf” under the permit documents for 17-20263-RNVS).

The development supplies the minimum required off-street parking spaces.

- Residential care facility portion required 37 spaces, medical exam portion required 14 spaces, and commercial space required 8 spaces.*
- Per zoning verification #17-1247, applicant is grandfathered 28 spaces, is supplying 31 spaces (including from accessory lot across street, ZD 017/17, and adjacent on-street spaces; therefore, there is no deficiency.*

In summary, the facility at 2700 S. Broad Street was required to provide 59 spaces, had a grandfathered deficiency of 28 spaces, which meant that 31 spaces were required, and 31 spaces were provided as part of the renovation, including adjacent on-street spaces and the spaces at 3945 Fourth Street.

The proposed new parking lot at 2616 South Broad Street, therefore, is not required for the facility at 2700 S. Broad Street. However, OHL intends to provide 15 parking spaces on the lot at 2616 S. Broad to alleviate the grandfathered deficiency of 28 spaces noted above. Since the lot at 2616 S. Broad Street is less than 300 feet from the 2700 South Broad Street facility and is located in a non-residential zoning district, it is a permitted use per CZO 22.8.A.2-ii.

END OF NARRATIVE



Building/Construction
Related Permit



Date _____ Received by _____

Tracking Number _____

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Applications must be complete and submitted in person. Faxed, emailed or incomplete applications will not be accepted.
Review time depends on the complexity of the project and can take up to 90 days.

Type of application: ☒ Design Review ☐ Interim Zoning Districts Appeal ☐ Moratorium Appeal

Property Location 2616 S. Broad Street

APPLICANT INFORMATION

Applicant Identity: ☐ Property Owner ☒ Agent

Applicant Name Curtis Laub

Applicant Address 1501 Religious Street Suite A

City New Orleans State LA Zip 70130

Applicant Contact Number 504-495-9412 Email CURTIS.LAUB@MULTI.STUDIO

PROPERTY OWNER INFORMATION ☐ SAME AS ABOVE

Property Owner Name ODYSSEY HOUSE LOUISIANA (primary contact: Amonde Younger)

Property Owner Address 2700 S. BROAD STREET

City NEW ORLEANS State LA Zip 70125

Property Owner Contact Number 504-330-7286 Email ayounger@ohlinc.org

PROJECT DESCRIPTION

Conversion of empty lot to a parking lot with landscaping to serve the adjacent Odyssey House Louisiana clinic and residential care facility.

REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

Design Overlay District Review

- ☐ Character Preservation Corridor
- ☐ Riverfront Design Overlay
- ☒ Enhancement Corridor
- ☐ Corridor Transformation
- ☐ Greenway Corridor
- ☐ Others as required

Non-Design Overlay District Review

- ☐ Development over 40,000 sf
- ☐ Public Market
- ☒ Parking Lots with over 10 spaces or loading zones
- ☐ Wireless Antenna/Tower
- ☐ Educational Facility
- ☐ Mural Reviews
- ☐ Campus Development Plan
- ☐ CBD FAR Bonus
- ☐ Changes to Approved Plans
- ☐ DAC Review of Public Projects
- ☐ Others as required

ADDITIONAL INFORMATION

Current Use Empty lot Proposed Use Off-street vehicle parking

Square Number 485 Lot Number 15,16,17 Permeable Open Space (sf) 4149

Zoning District HU-B1 Local Historic District/Landmark

New Development?

Yes ☒ No ☐

Existing Structure(s)?

Yes ☐ No ☒

Change in Use?

Yes ☐ No ☒

New Sign(s)?

Yes ☐ No ☒

Addition?

Yes ☐ No ☒

Renovations?

Yes ☐ No ☒

Existing Signs?

Yes ☐ No ☒

Lot Area (sf)7854

Tenant Widthn/a

Building Widthn/a

Lot Width (sf)134.42 feet

BuildingArea (sf)n/a

1300 PERDIDO ST, NEW ORLEANS, LA 70112 • (504) 658-7100 PAGE 1 OF 2



Building/Construction
Related Permit



Date _____ Received by _____

Tracking Number _____

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Applications must be complete and submitted in person. Faxed, emailed or incomplete applications will not be accepted.
Review time depends on the complexity of the project and can take up to 90 days.

Type of application: ☒ Design Review ☐ Interim Zoning Districts Appeal ☐ Moratorium Appeal

Property Location 2616 S. Broad Street

APPLICANT INFORMATION

Applicant Identity: ☐ Property Owner ☒ Agent

Applicant Name Curtis Laub

Applicant Address 1501 Religious Street Suite A

City New Orleans State LA Zip 70130

Applicant Contact Number 504-495-9412 Email CURTIS.LAUB@MULTI.STUDIO

PROPERTY OWNER INFORMATION ☐ SAME AS ABOVE

Property Owner Name ODYSSEY HOUSE LOUISIANA (primary contact: Amonde Younger)

Property Owner Address 2700 S. BROAD STREET

City NEW ORLEANS State LA Zip 70125

Property Owner Contact Number 504-330-7286 Email ayounger@ohlinc.org

PROJECT DESCRIPTION

Conversion of empty lot to a parking lot with landscaping to serve the adjacent Odyssey House Louisiana clinic and residential care facility.

REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

Design Overlay District Review

- ☐ Character Preservation Corridor
- ☐ Riverfront Design Overlay
- ☒ Enhancement Corridor
- ☐ Corridor Transformation
- ☐ Greenway Corridor
- ☐ Others as required

Non-Design Overlay District Review

- ☐ Development over 40,000 sf
- ☐ Public Market
- ☒ Parking Lots with over 10 spaces or loading zones
- ☐ Wireless Antenna/Tower
- ☐ Educational Facility
- ☐ Mural Reviews
- ☐ Campus Development Plan
- ☐ CBD FAR Bonus
- ☐ Changes to Approved Plans
- ☐ DAC Review of Public Projects
- ☐ Others as required

ADDITIONAL INFORMATION

Current Use Empty lot Proposed Use Off-street vehicle parking

Square Number 485 Lot Number 15,16,17 Permeable Open Space (sf) 4149

Zoning District HU-B1 Local Historic District/Landmark

New Development?

Yes ☒ No ☐

Existing Structure(s)?

Yes ☐ No ☒

Change in Use?

Yes ☐ No ☒

New Sign(s)?

Yes ☐ No ☒

Addition?

Yes ☐ No ☒

Renovations?

Yes ☐ No ☒

Existing Signs?

Yes ☐ No ☒

Lot Area (sf)7854

Tenant Widthn/a

Building Widthn/a

Lot Width (sf)134.42 feet

BuildingArea (sf)n/a

1300 PERDIDO ST, NEW ORLEANS, LA 70112 • (504) 658-7100 PAGE 1 OF 2