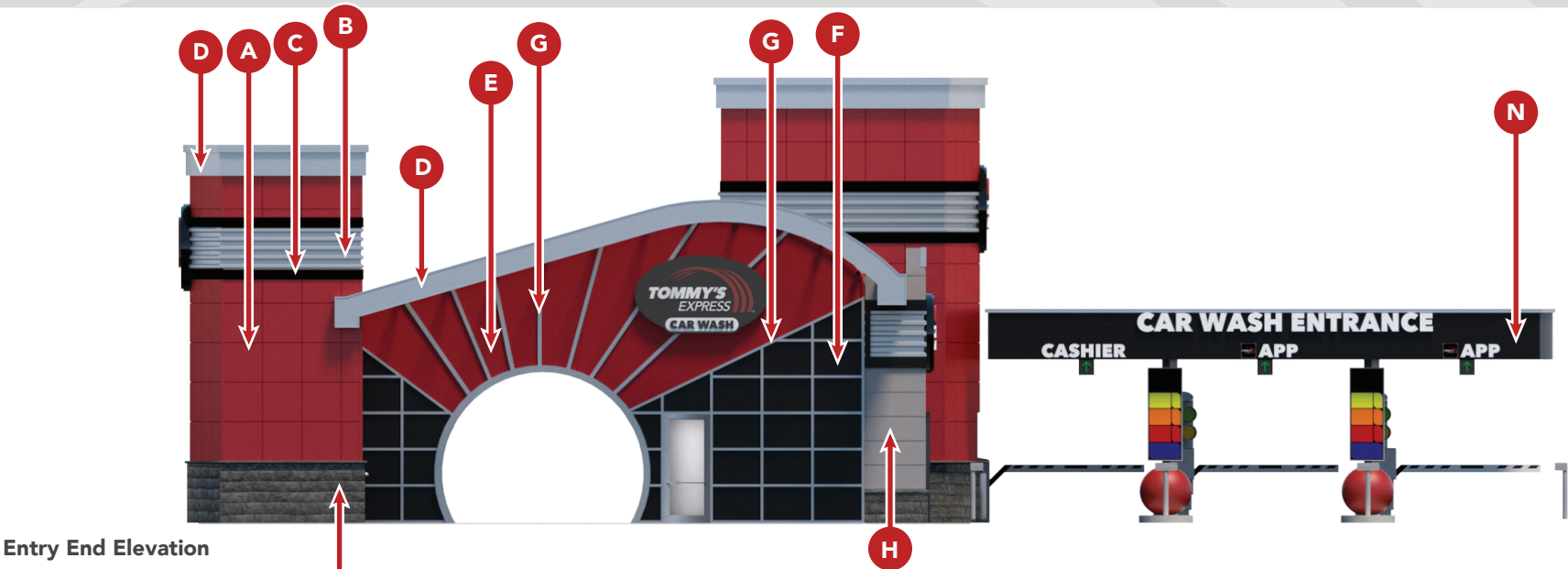


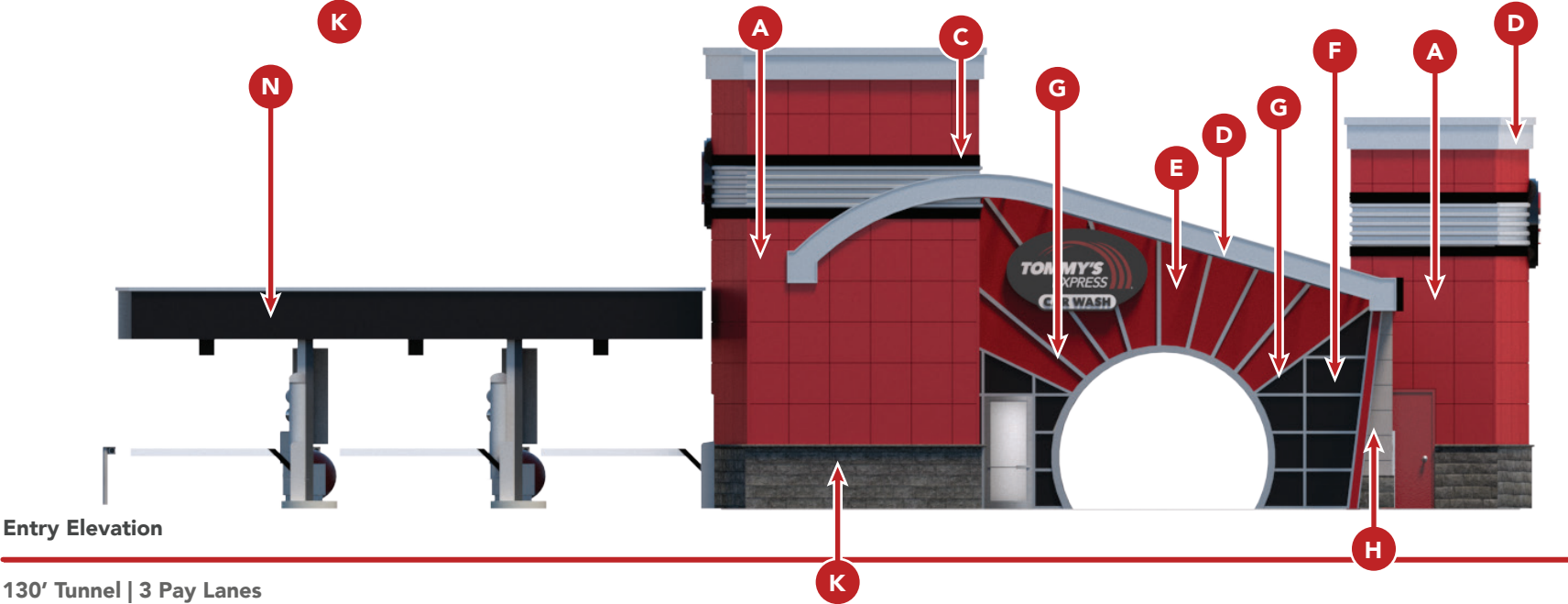
Exterior Material Selections

4118 S Carrollton Ave
New Orleans, LA 70119

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Entry End Elevation



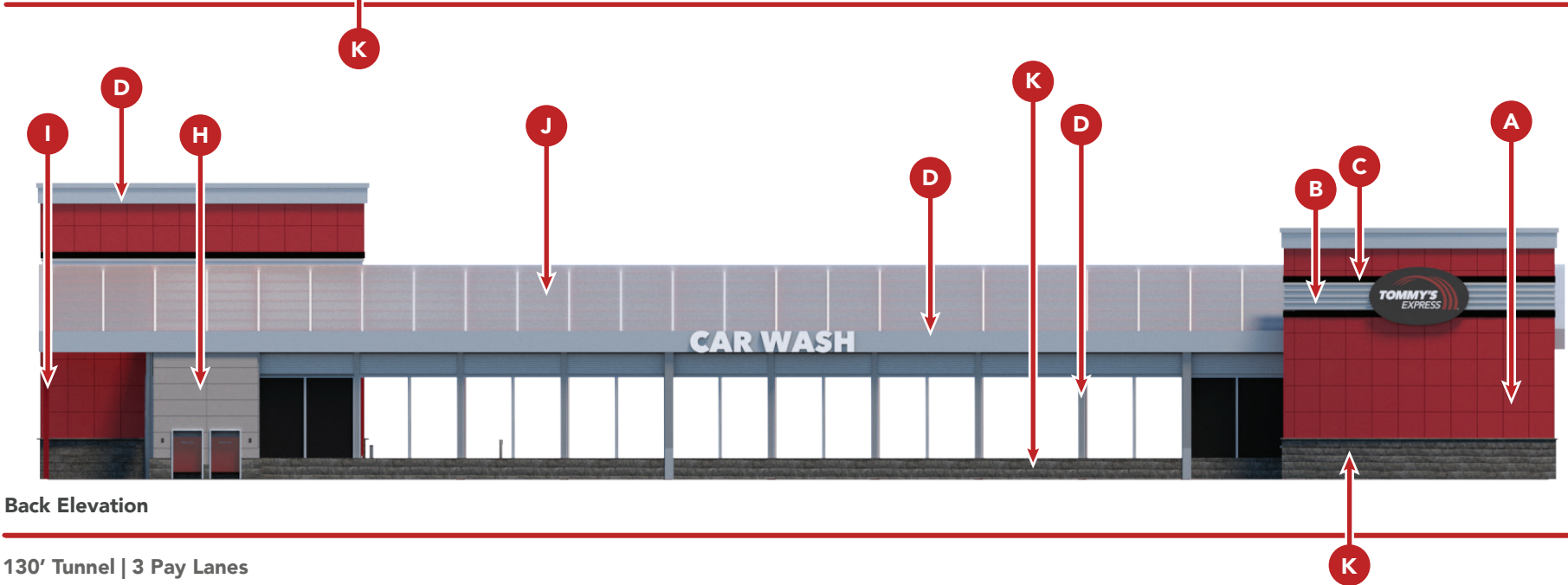
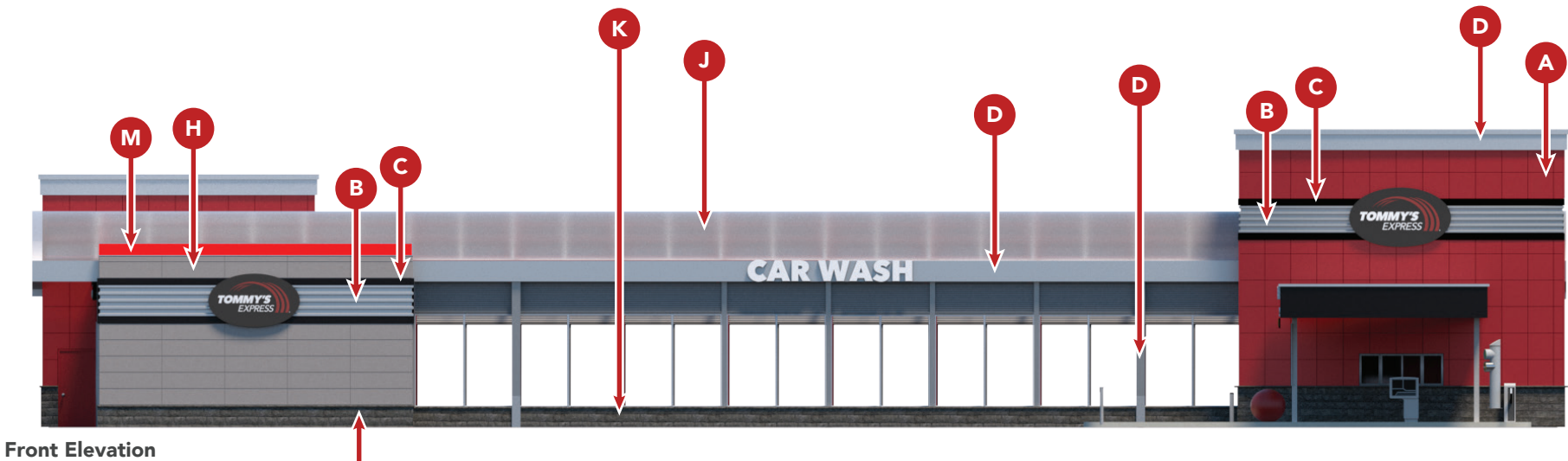
Entry Elevation

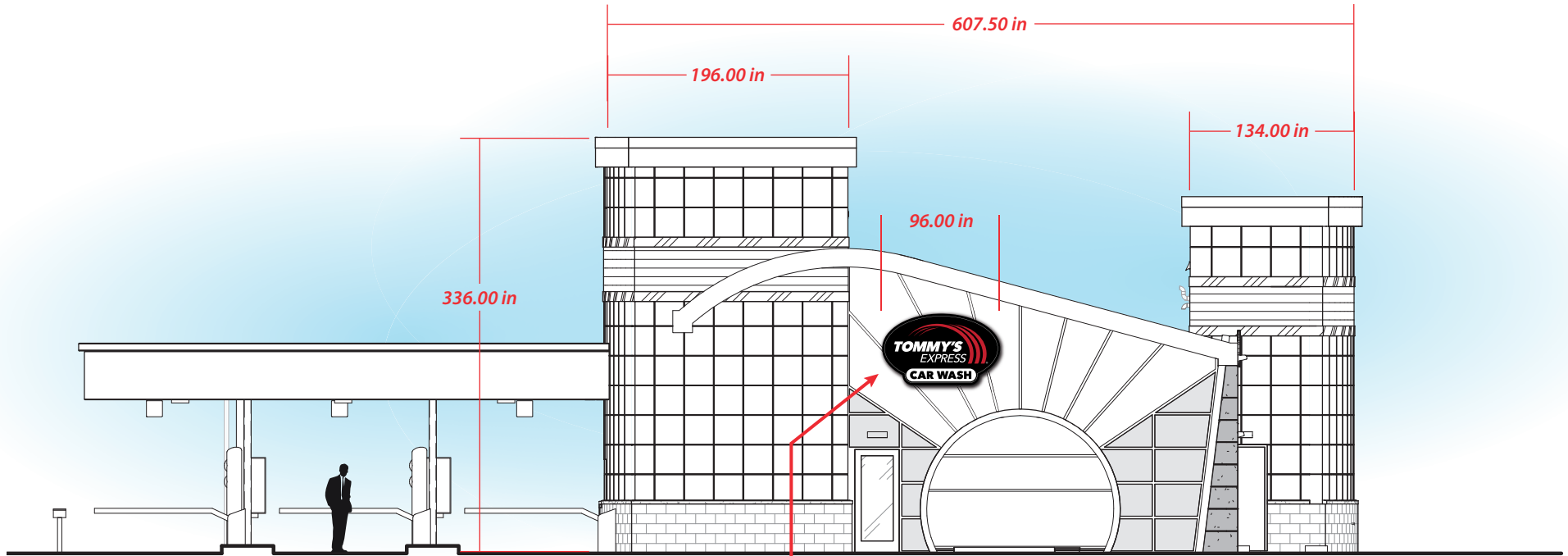
130' Tunnel | 3 Pay Lanes

Exterior Material Selections

4118 S Carrollton Ave
New Orleans, LA 70119

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Entry End Elevation | Scale: 3/32" = 1'-0"

WS39-CW



5009 West River Drive
 Comstock Park, MI 49321
 Ph 616.784.5711 | Fx 616.784.8280
www.valleycitysign.com

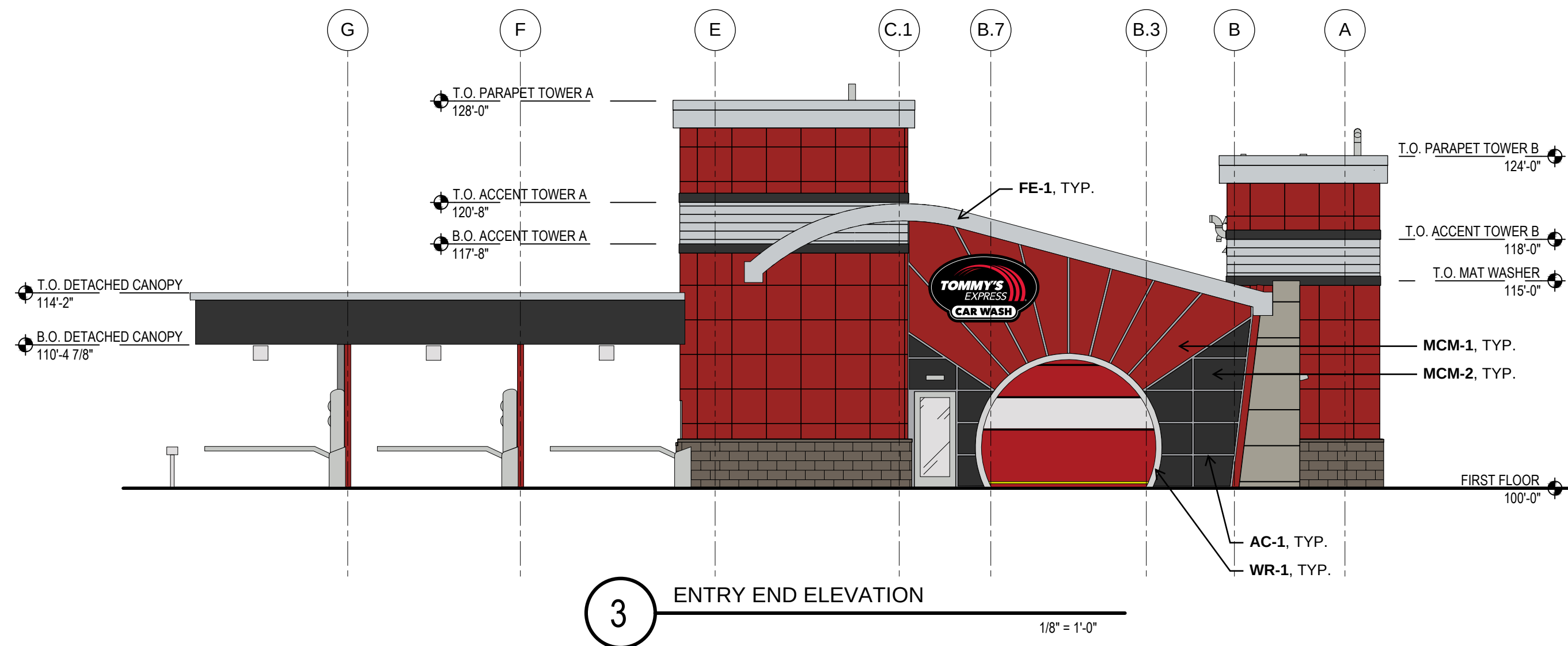
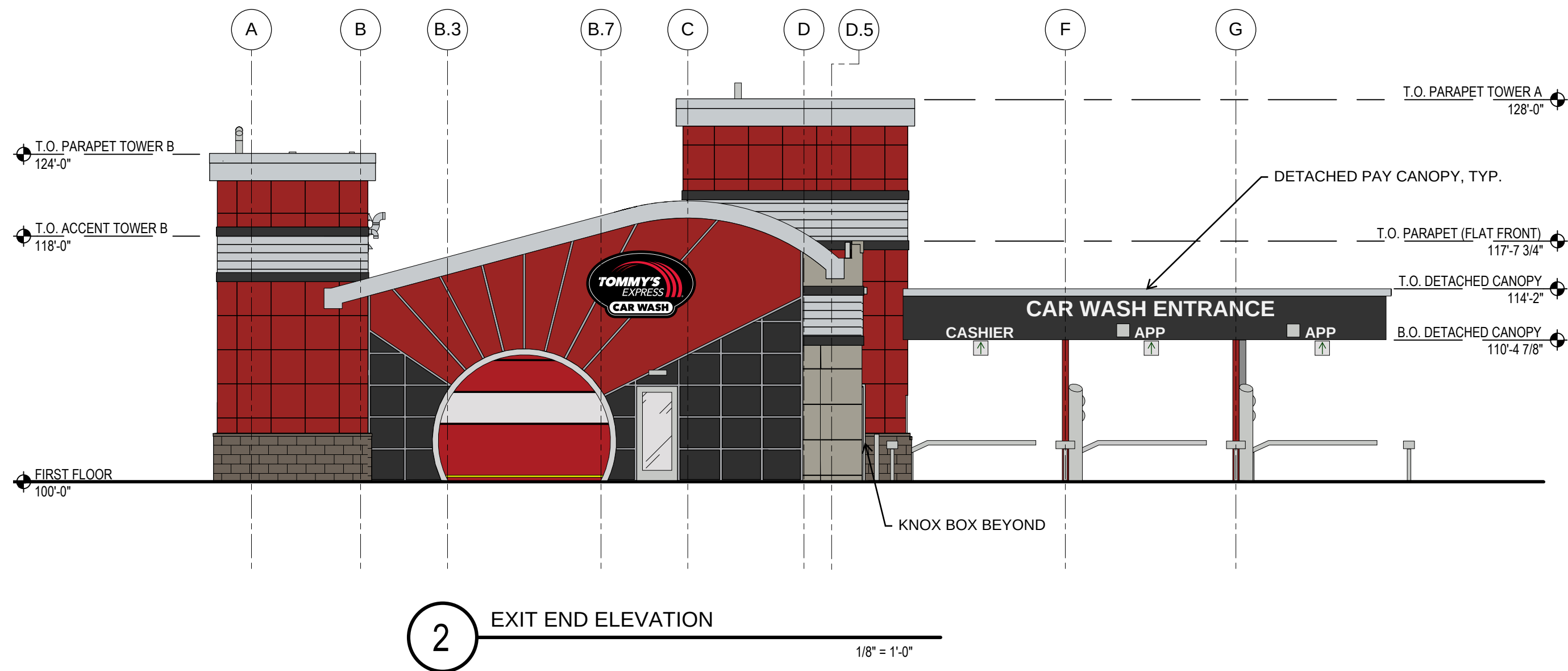
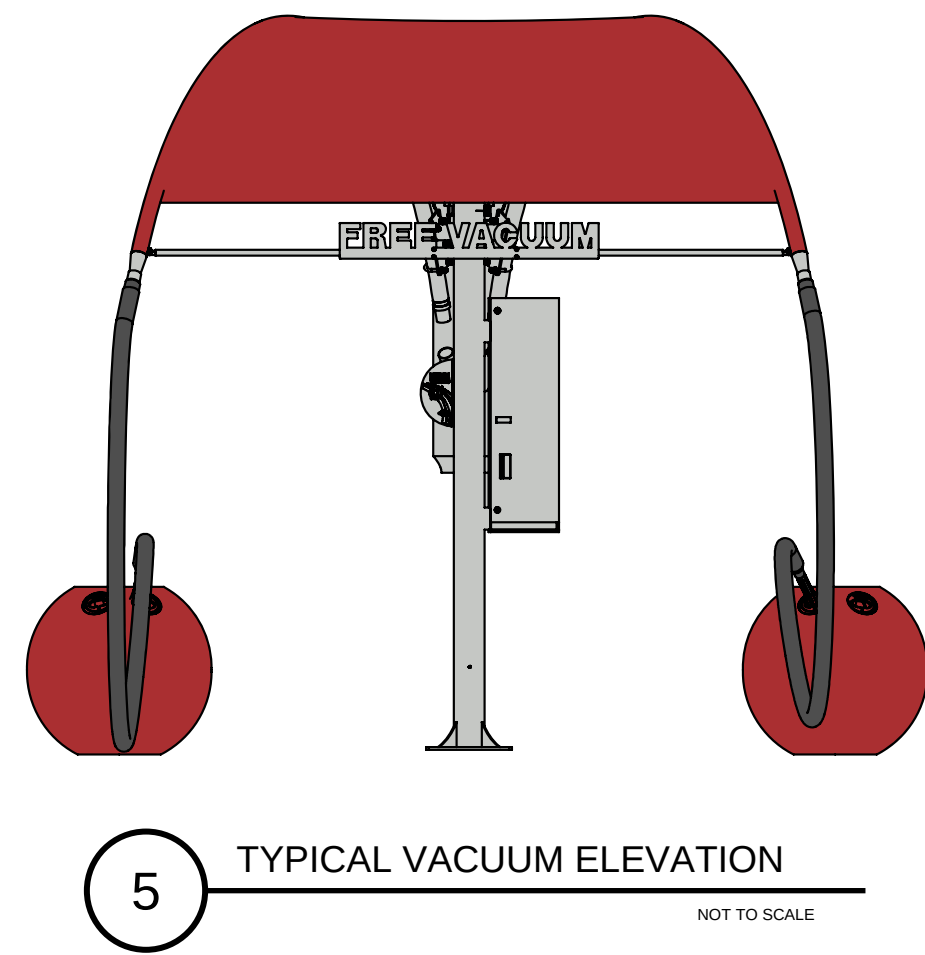
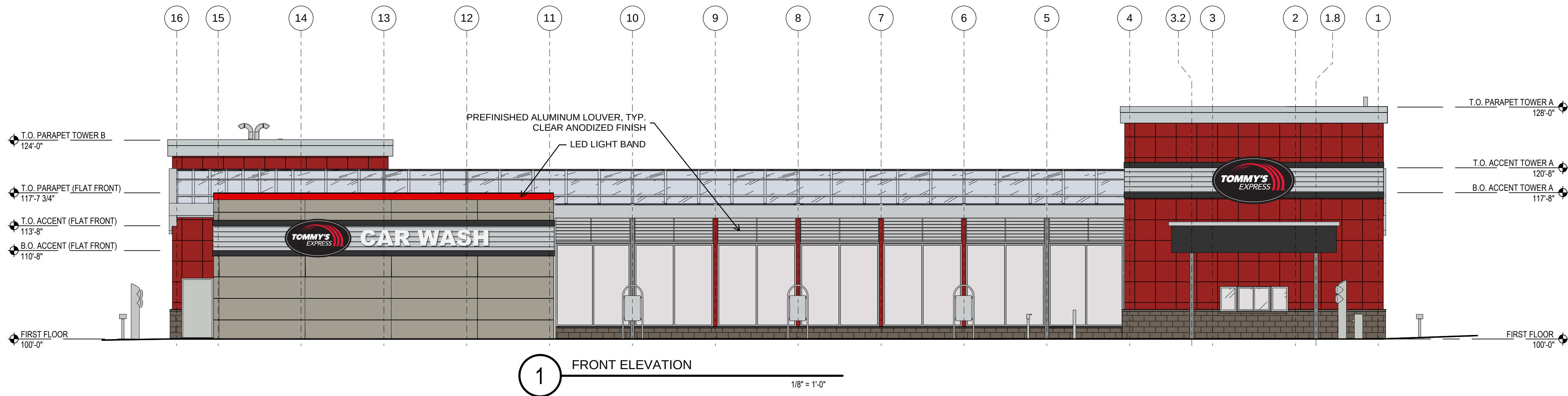
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CUSTOMER INFO	
Tommy's Express Car Wash	
ACCOUNT	
4118 S Carrollton Ave	
ADDRESS	
April 29, 2026	
INITIAL PROPOSAL DATE	

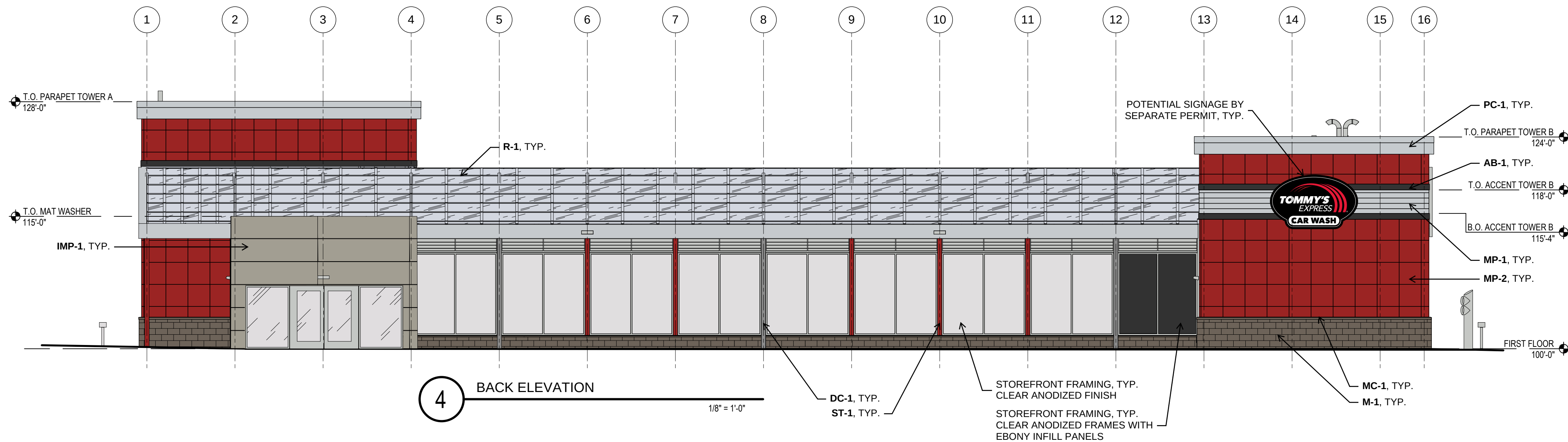
REVISIONS	INITIALS & DATE
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REVISIONS CONT.	INITIALS & DATE
G --	
H --	
I --	
J --	
K --	
L --	

SITE #
P5063
 New Orleans,
 Louisiana



TAG	MATERIAL	MFR.	DESCRIPTION	MFR. COLOR
ST-1	STRUCTURAL STEEL	PROSPANT	5-STAGE POWDER COATED	RAL 3001
MP-1	PREFINISHED PROFILED MCM, TOWER BANDING	ATAS	BELVEDERE 7.2" RIB PANEL	SILVERSMITH
MP-2	PREFINISHED MCM, MAIN TOWER FINISH	DRI-DESIGN	EN-V 30" X 30" PANEL	CARNIVAL RED II SL4A139
M-1	CMU BLOCK	CONSUMERS	4" SPLIT FACE VENEER	ASH (MORTAR COLOR TO MATCH)
MC-1	PRECAST STONE		MASONRY CAP	TO MATCH M-1
IMP-1	INSULATED METAL PANEL	KINGSPAN	QUADCORE OPTIMO WALL SERIES	TAUPESTONE
AB-1	PREFINISHED MCM, TOWER BANDING	ATAS	FLAT SHEET AND COIL	BLACK
PC-1	PREFINISHED MCM, TOWER FASCIA	ARCONIC	REYNOBOND COMPOSITE PANEL	BRIGHT SILVER METALLIC
MCM-1	PREFINISHED MCM, END WALLS	CITADEL	SINOCORE	MATCH RAL 3001
MCM-2	PREFINISHED MCM, END WALLS	CITADEL	SINOCORE	EBONY
AC-1	PREFINISHED MCM, END WALL REVEALS	TUBELITE	200 SERIES CURTAINWALL	CLEAR ANODIZED
DC-1	PREFINISHED MCM, DOWNSPOUT COVERS	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
WR-1	PREFINISHED MCM, GARAGE DOOR WRAPS	CITADEL	ENVELOPE 2000 SYSTEM	CLEAR SATIN ANODIZED
FE-1	PREFINISHED MCM, ROOF FASCIA	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
R-1	POLYCARBONATE ROOF SYSTEM	GALLINA	ARCOPLUS 626-REVERSO 20MM	OPAL-IR



NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

REVISION SCHEDULE

VERSION DATE DESCRIPTION



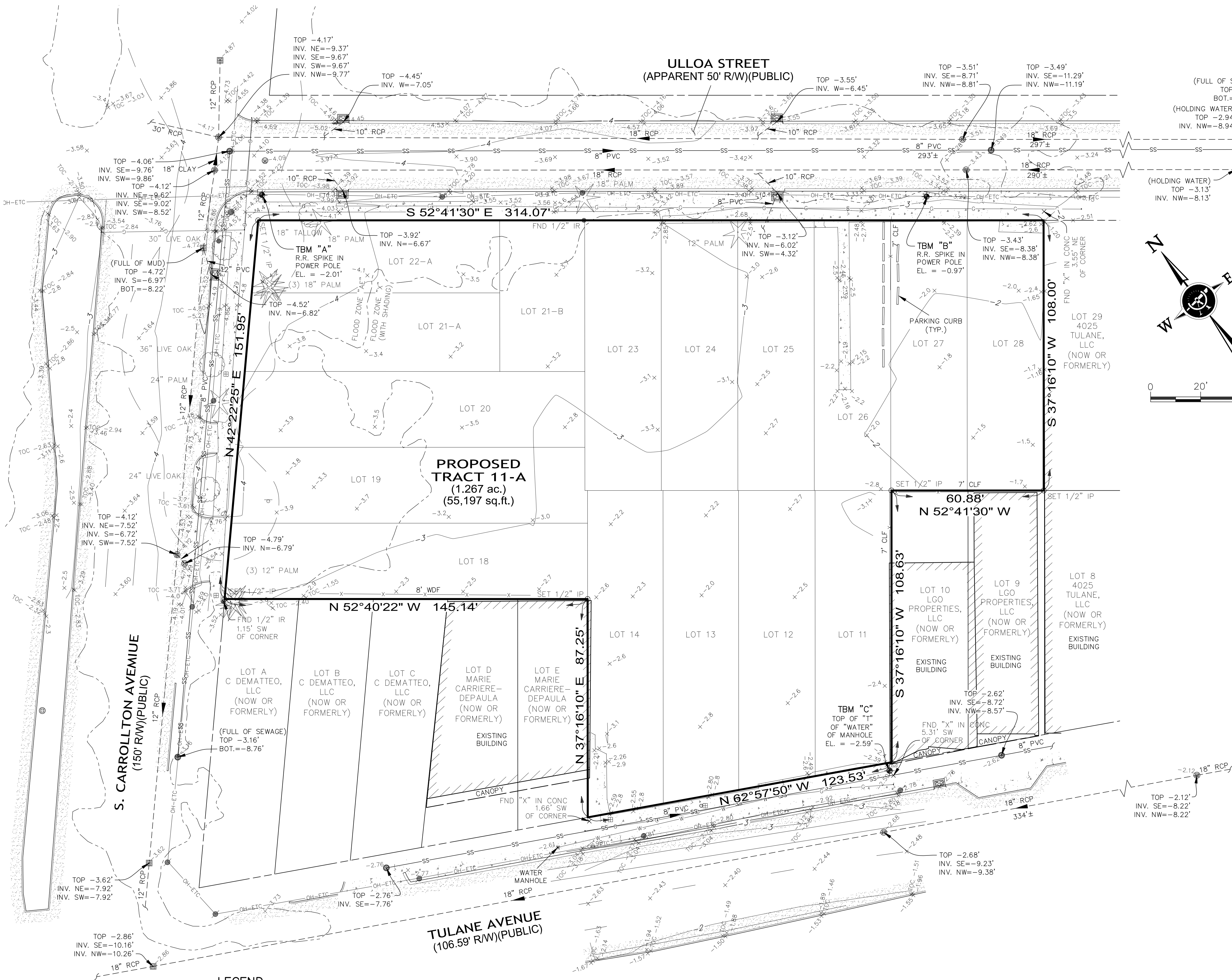
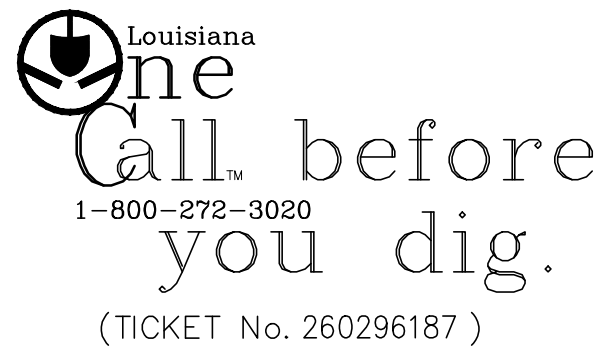
TOMMY'S EXPRESS CAR WASH
EXTERIOR ELEVATIONS
P0000 CITY, STATE

A200

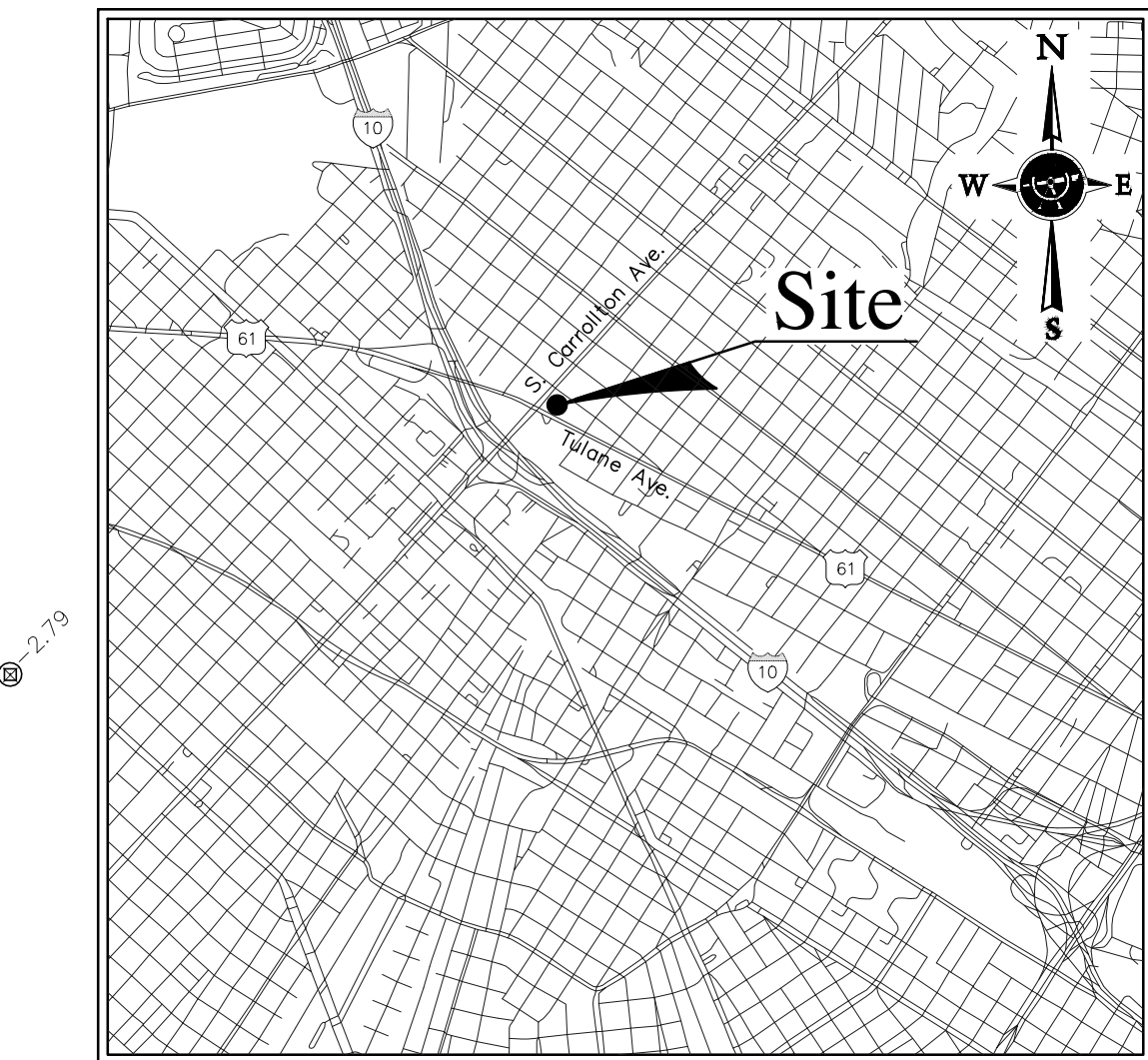
04/14/2026

1/8" = 1'-0"

CONFIDENTIAL WARNING: THIS SHEET CONTAINS AND CONSTITUTES CONFIDENTIAL INFORMATION, IMAGES, AND TRADE SECRETS OF TOMMY CAR WASH SYSTEMS. ANY UNAUTHORIZED USE OR PORTION THEREOF IS STRICTLY PROHIBITED. THIS WORK IS THE EXCLUSIVE PROPERTY OF TOMMY CAR WASH SYSTEMS. ALL RIGHTS RESERVED.



LEGEND					
	Property Line		Found Iron Pipe/Rod		Sewer Manhole
	Right of Way Line		Set 1/2" Iron Pipe		Sewer Cleanout
	Overhead Elec., Tele. & Cable		Temporary Bench Mark		Drain Inlet
	Underground Gas Line		Power Pole		Catch Basin
	Underground Water Line		Metal Power Pole		Drain Manhole
	Underground Sewer Line		Sign		Reinforced Concrete Pipe
	Underground Drain Line		Fire Hydrant		Polyvinyl Chloride Pipe
	Fence Line		Water Meter		Found
	Drip Line		Gas Meter		Iron Rod



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No.22071C0226F for New Orleans/Orleans Parish Louisiana, last revised Sept. 30, 2016, the property shown hereon is located in Flood Zones "AE" & "X" (With Shading). Base Flood Elevation = -2 feet (NAVD 1988). The current base flood and inundation elevations are subject to change and should be verified with the Department of Development prior to issuance of building permits.
FLOOD AREAS DEFINED:
Zone "X" (With Shading): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
Zone "AE": Special flood hazard areas subject to inundation by the 1% annual chance flood (base flood elevations determined).
Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov
- Zoning: MU-1 (Medium Intensity Mixed-Use District)
Zoning information should be verified with City/Parish Planning Commission.
- Reference Maps:
A. ALTA/NSPS Land Title Survey Made for Commercial Property Ventures Inc. at Request of Mr. Stephen Noyola, by Walter J. Stone, dated June 16, 2021
B. Map Showing Subdivision of Fountainbleau Apartments New Orleans Square 763 Into Lots 1, 2 & 3 Square 763, by David B. Fazekas, dated Dec. 12, 2019
- The bearings shown hereon are GRID and referenced to the Louisiana State Plane Coordinate System, South Zone, NAD 83. Distances are U.S. Survey Feet.
- Elevations and TBM's were derived from the Leica Smartnet using Trimble R12 dual frequency GPS units. NAVD 1988 datum, Geoid 18.
- No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
- Utilities: The underground utilities shown hereon have been located from visible utility features, point markings made on the ground by utility companies requested by LA. One Call (Ticket No. 260296187) and/or previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features.
- All spot elevations are not shown for clarity of the drawing.

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY
OF
PROPOSED LOT 11-A
SQUARE 762, FIRST DISTRICT,
SOUTHEAST LAND DISTRICT,
EAST OF THE MISSISSIPPI RIVER,
ORLEANS PARISH, LOUISIANA
FOR
DUPLANTIS DESIGN GROUP

CERTIFICATION:

I hereby certify that I made a survey on the ground of the property shown and that this drawing accurately reflects the findings of said survey, and that this survey conforms to a Class B Survey in accordance with the State of Louisiana Standards of Practice for Boundary Surveys.

ADVANCE ISSUE

David L. Patterson, P.L.S.
La. Registration No. 04784

Printed on:
May. 13, 2026

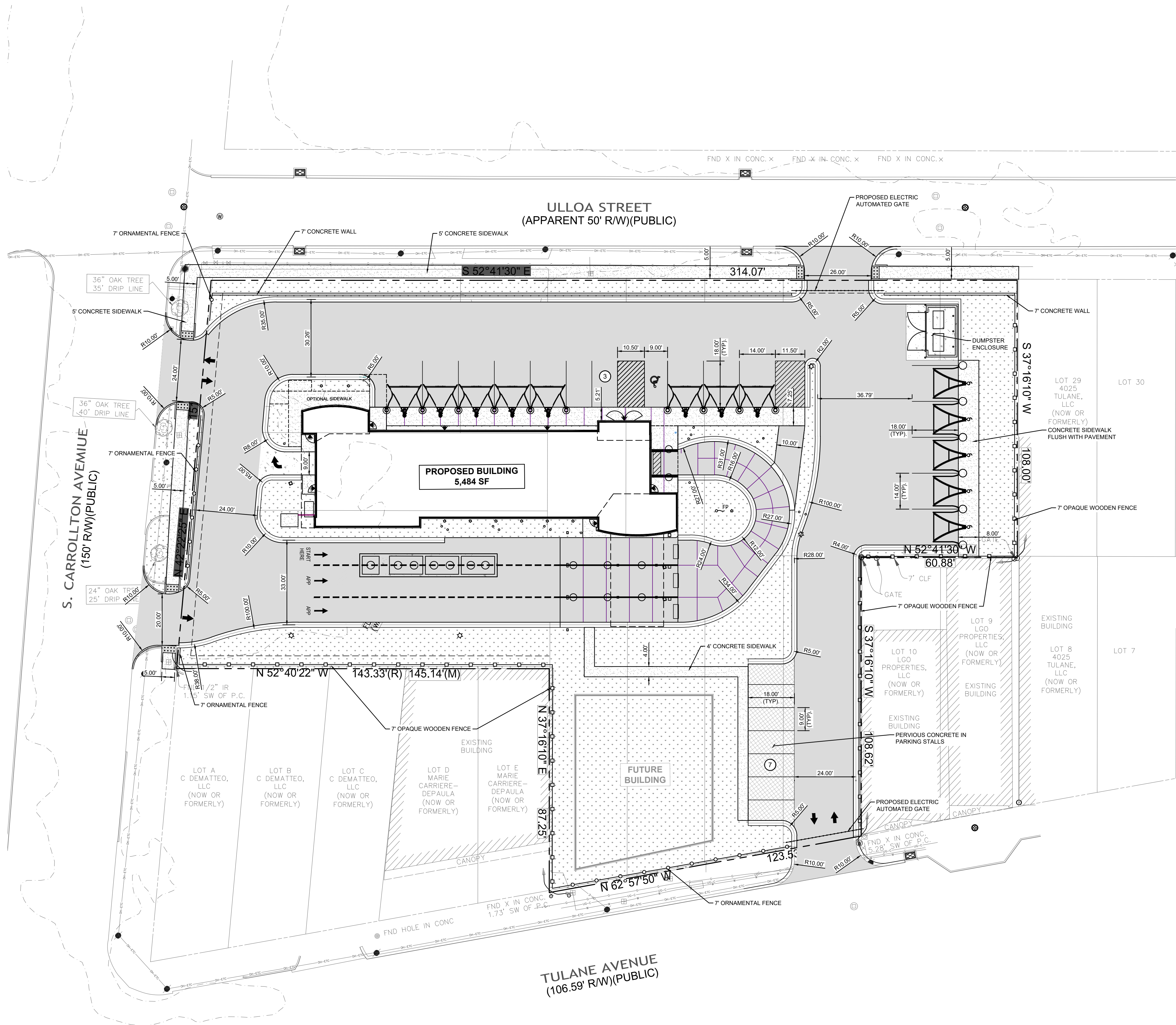
Date

NOTE TO BE REMOVED UPON FINAL SIGNATURE.
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, OR ANY OTHER PURPOSES WITHOUT THE ISSUANCE OF A PERMIT.

DATE: 05/07/2026
JOB #: 26-455-01
DWN. BY: DCS
CKD. BY: DLP

SHEET NO:

Z:\2026\26-1179\CIVIL\CD\TEMP\2026.05.07\26-1179 C-1 SITE PLAN.DWG



AREA ANALYSIS	
PROPERTY AREA	± 1.27 ACRES
PROJECT AREA	± 1.31 ACRES

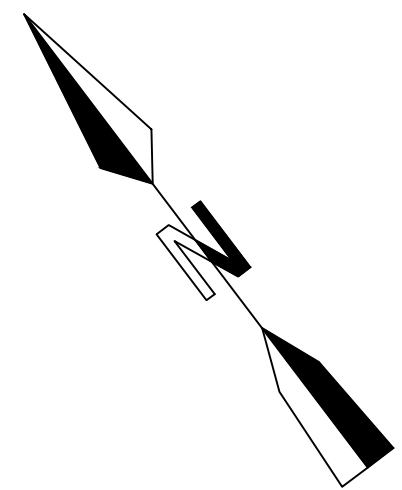
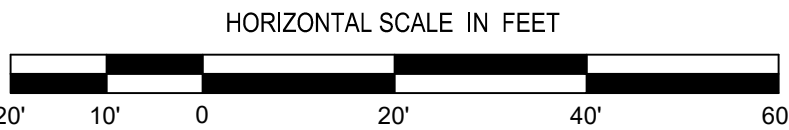
SITE ANALYSIS	
BUILDING	5,484 S.F.
PARKING REQUIRED*	1 SPACE
PARKING PROVIDED	10 SPACES
VACUUM STALLS PROVIDED	13 STALLS
PERVIOUS AREA	16,414 S.F.
PERVIOUS RATIO**	29.7 %

*1 SPACE PER CAR WASH BAY PER NEW ORLEANS CZO ARTICLE 22.4.A.
**TAKEN AS A PERCENTAGE OF THE PROPERTY AREA.

LEGEND - EXISTING	
1/2" IRON ROD SET	WATER MANHOLE
IRON PIPE FOUND	DRAIN INLET
DRAIN MANHOLE	DROP INLET
SEWER CLEANOUT	FENCE
FIRE HYDRANT	OVERHEAD UTILITY LINE
WATER VALVE	TRAFFIC SIGNAL POLE
CATCH BASIN	IRRIGATION CONTROL VALVE
SEWER MANHOLE	ASPHALT
UTILITY POLE	TITLE
WATER METER	ACTUAL
DRAIN CLEANOUT	DRAIN LINE
SEWER CLEANOUT	WATER LINE
	SEWER LINE
	GAS LINE
	FIBER OPTIC LINE
	UNDERGROUND ELECTRICAL

LEGEND - NEW IMPROVEMENTS	
CONCRETE SIDEWALK	BUILDING
PERVIOUS CONCRETE PAVEMENT	CURB & GUTTER
STANDARD DUTY CONCRETE PAVEMENT	PARKING SPACES
HEAVY DUTY CONCRETE PAVEMENT	SITE LIGHTING POLES
GRASS/LANDSCAPE AREA	ADA RAMPS
	DIRECTIONAL ARROWS
	7" OPAQUE WOODEN FENCE
	7" ORNAMENTAL FENCE
	7" CONCRETE WALL

SITE PLAN



TOMMY'S CARWASH
CARROLTON & TULANE
4126 S CARROLTON AVE
NEW ORLEANS, LA 70119
IMPULSE AUTO SPA



**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT NO. 26-1179

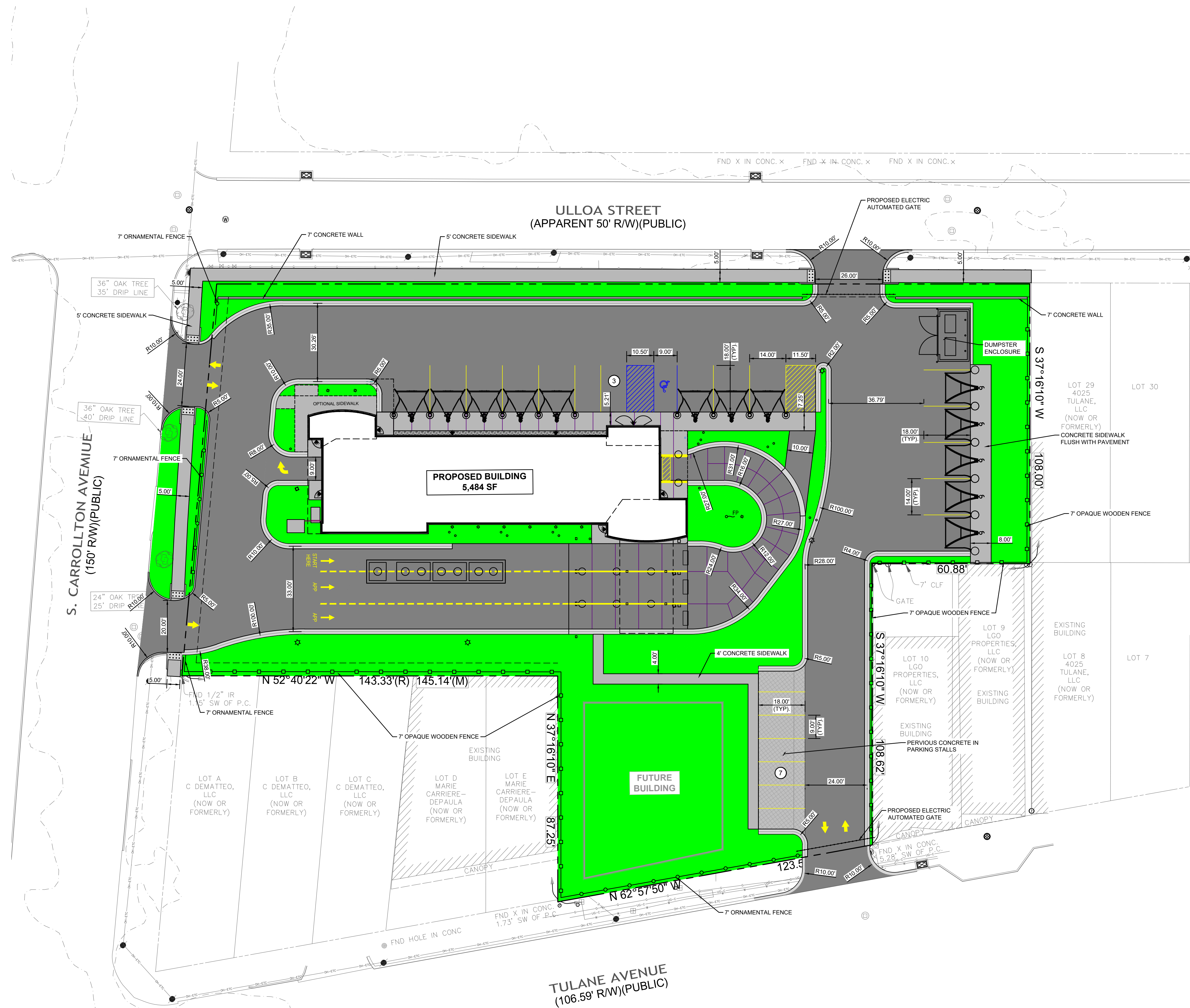
ISSUE FOR REVIEW
05/06/2026

CHECKED SMT
DRAWN BY CBH

SHEET

C-1

Z:\2026\26-1179\GVL\CAD\TEMP\2026.05.07\26-1179 CONDITIONAL USE EXHIBIT.DWG



AREA ANALYSIS	
PROPERTY AREA	± 1.27 ACRES
PROJECT AREA	± 1.31 ACRES

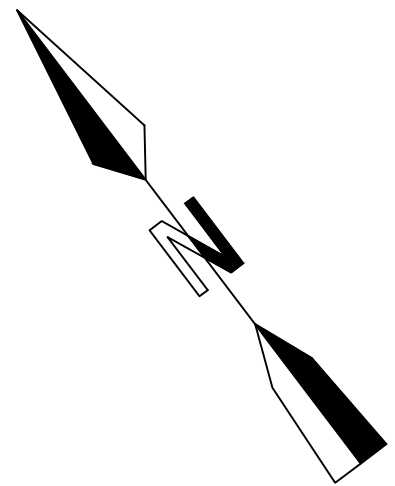
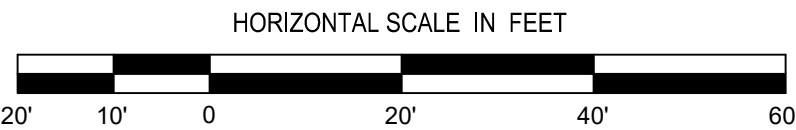
SITE ANALYSIS	
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*1 SPACE PER CAR WASH BAY PER NEW ORLEANS CZO ARTICLE 22.4.A.
**TAKEN AS A PERCENTAGE OF THE PROPERTY AREA.

LEGEND - EXISTING	
1/2" IRON ROD SET	WATER MANHOLE
IRON PIPE FOUND	DRAIN INLET
DRAIN MANHOLE	DROP INLET
SEWER CLEANOUT	FENCE
FIRE HYDRANT	OVERHEAD UTILITY LINE
WATER VALVE	TRAFFIC SIGNAL POLE
CATCH BASIN	IRRIGATION CONTROL VALVE
SEWER MANHOLE	ASPHALT
UTILITY POLE	TITLE
WATER METER	ACTUAL
DRAIN CLEANOUT	DRAIN LINE
SEWER CLEANOUT	WATER LINE
	SEWER LINE
	GAS LINE
	FIBER OPTIC LINE
	UNDERGROUND ELECTRICAL

LEGEND - NEW IMPROVEMENTS	
PAVEMENT	BUILDING
SIDEWALK	CURB & GUTTER
CURBING	PARKING SPACES
GRAVEL	SITE LIGHTING POLES
LANDSCAPE	ADA RAMPS
	DIRECTIONAL ARROWS
	7' OPAQUE WOODEN FENCE
	7' ORNAMENTAL FENCE
	7' CONCRETE WALL

CONDITIONAL
USE EXHIBIT



TOMMY'S CARWASH
CARROLTON & TULANE
4126 S CARROLTON AVE
NEW ORLEANS, LA 70119
IMPULSE AUTO SPA



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO. 26-1179

ISSUE FOR REVIEW

05/06/2026

CHECKED SMT
DRAWN BY CBH

SHEET

EX-1

P5063 New Orleans, LA



Sign Detail Package



5009 West River Drive | Comstock Park, MI 49321 | Ph 616.784.5711 | Fx 616.784.8280 | www.valleycitysign.com

Sign Code Summary

Municipality: City of New Orleans	County: Orleans Parish	Zoning: MU-1	Contact: Planning Commission - No Name Listed	Phone: 504-658-7033	Email: CPCinfo@nola.gov
-----------------------------------	------------------------	--------------	---	---------------------	-------------------------

Primary Site Signage		Informational Site Signage
Pylon Sign: Prohibited	Monument Sign: Area: 44 SqFt max Height: 6 Ft max Setback: 5 Ft min from any property line Number: 1 per street frontage Illumination: Internal or External	Type A See notes.
		Type B See notes.
Wall Signage Area: 1 SqFt per LinFt of building wall frontage Height: Cannot be outside wall bounds Number: Limited to the amount of frontages Clearance: 7 Ft min Projection: 18 In max Illumination: Internal or external For a corner lot, the maximum size of a wall sign located on each building wall is measured along the building frontage along the front or corner side lot line of that building wall, with a minimum of 20 SqFt permitted for each sign. The size of a wall sign on each side of the building is limited to the square footage calculated on that side only. In no case may the square footage permitted for the building wall located along the front lot line and the square footage permitted for the building wall located along the corner side lot line be combined to create a larger sign on a wall other than that permitted on each individual wall.	EMC Area: None listed Electronic message signs and electronic display screen signs are prohibited. This does not include time and temperature components. In the case of electronic message sign, the electronic portion of the sign counts as 1 item of information. In the case of a changeable copy sign, the area where the items of information are changed manually is also counted as 1 item of information. For a sign that contains a time and temperature component, the time and temperature component is not counted as an item of information.	Type C See notes.
		Type M See notes.
Canopy Signs Area: 30% of the surface of any side of the canopy Clearance: 7 Ft min Illumination: Internal or external. Back-lit is prohibited Shall be compatible in material and construction to the style and character of the structure and compatible with the overall color scheme of the façade. Shall fit the opening of the structure and positioned so that distinctive architectural features remain visible.	Directional Area: 10 SqFt max Height: 6 Ft max Number: 1 per driveway access from a public street, 1 addtl sign is permitted for each intersection of driveways inside a site to identify traffic route, entrances and services Setback: Have to be entirely inside property line Illumination: Prohibited	Type T See notes.
		Type V See notes.
Area Measurment For signs on a background, the entire area of the background is calculated as sign area, including any material or color forming the sign face and the background used to differentiate the sign from the structure against which it is mounted. Sign area does not include any supports or bracing. For signs consisting of freestanding letters or logos, the sign area is calculated as the total area of each square, circle, rectangle, or triangle, or combination thereof, that encompasses each individual letter or logo. This includes signs on a canopy or awning. Sign area does not include any supports or bracing.	Notes 1. All permanent signs shall limit the number of items of information on any single sign face to no more than 8 items to prevent traffic hazards for passing motorists and to minimize the cluttered appearance of signs. 2. Each piece of information on a permanent sign is considered an item of information. For example, each of the following would be defined as 1 item of information, including multi-word items: a telephone number, the name of the business, rate information, or the business logo. The street number address of the business is not counted as an item of information unless the street address is used as the name of the business.	Notes Per ordinance, these are prohibited. Parking lot informational signs are only allowed as follows - Signs such as "Reserved," "No Parking," and "Unauthorized users will be towed," are allowed.



5009 West River Drive
Comstock Park, MI 49321
Ph 616.784.5711 | Fx 616.784.8280
www.valleycitysign.com

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CUSTOMER INFO
Tommy's Express Car Wash
ACCOUNT
4118 S Carrollton Ave
ADDRESS
April 29, 2026
INITIAL PROPOSAL DATE

REVISIONS	INITIALS & DATE
A --	
B --	
C --	
D --	
E --	
F --	

REVISIONS CONT.	INITIALS & DATE
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H --	
I --	
J --	
K --	
L --	

SITE #
P5063
New Orleans,
Louisiana



Location Map:
4118 S Carrollton Ave
New Orleans, LA 70119



5009 West River Drive
 Comstock Park, MI 49321
 Ph 616.784.5711 | Fx 616.784.8280
www.valleycitysign.com

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CUSTOMER INFO

Tommy's Express Car Wash

ACCOUNT

4118 S Carrollton Ave

ADDRESS

April 29, 2026

INITIAL PROPOSAL DATE

REVISIONS

REVISIONS	INITIALS & DATE
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INITIALS & DATE

REVISIONS CONT.

REVISIONS CONT.	INITIALS & DATE
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SITE #
P5063
 New Orleans,
 Louisiana

Primary Site Signage

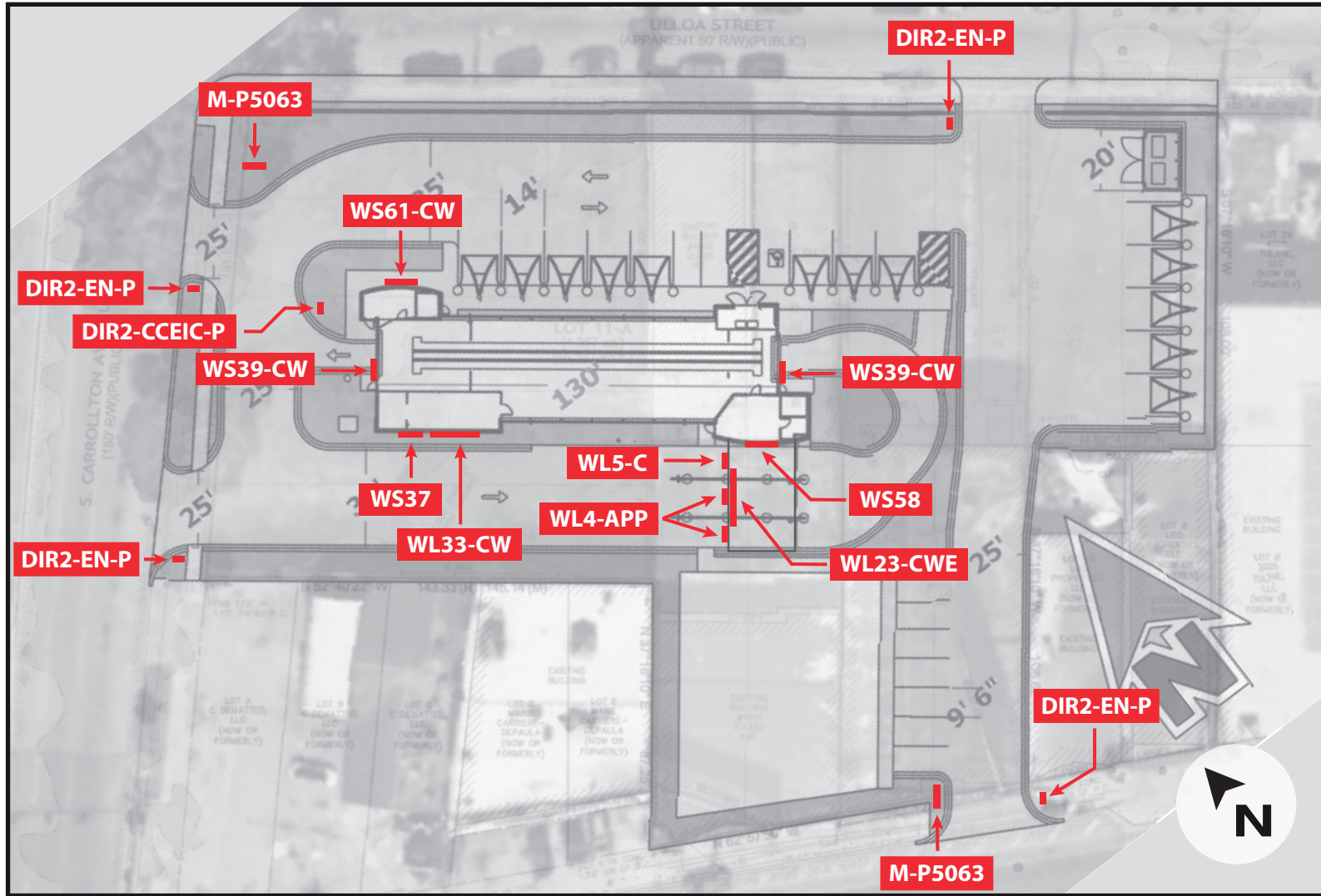
RESPONSIBILITIES

General Contractor

Electrical Contractor

*** Note ***

Please reference architectural plans for required installation detail.



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Comstock Park, MI 49321
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ACCOUNT

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ADDRESS

April 29, 2026

INITIAL PROPOSAL DATE

REVISIONS

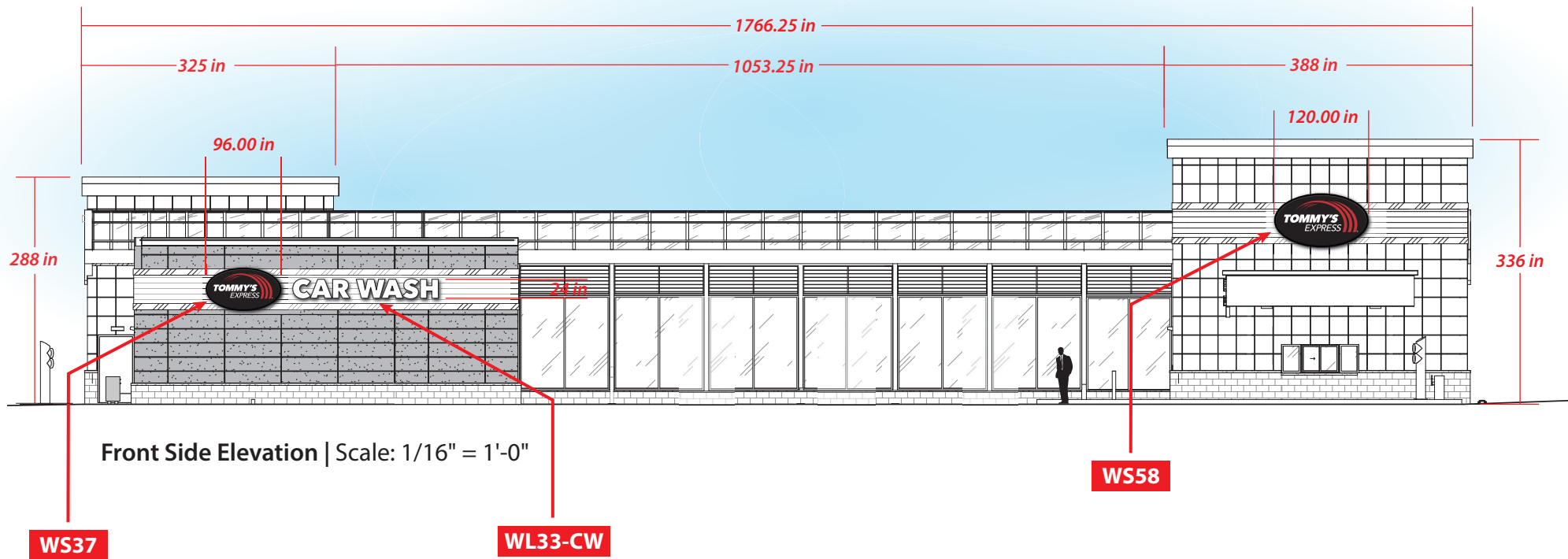
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INITIALS & DATE

REVISIONS CONT.

REVISIONS CONT.	INITIALS & DATE
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SITE #
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New Orleans,
Louisiana



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INITIALS & DATE

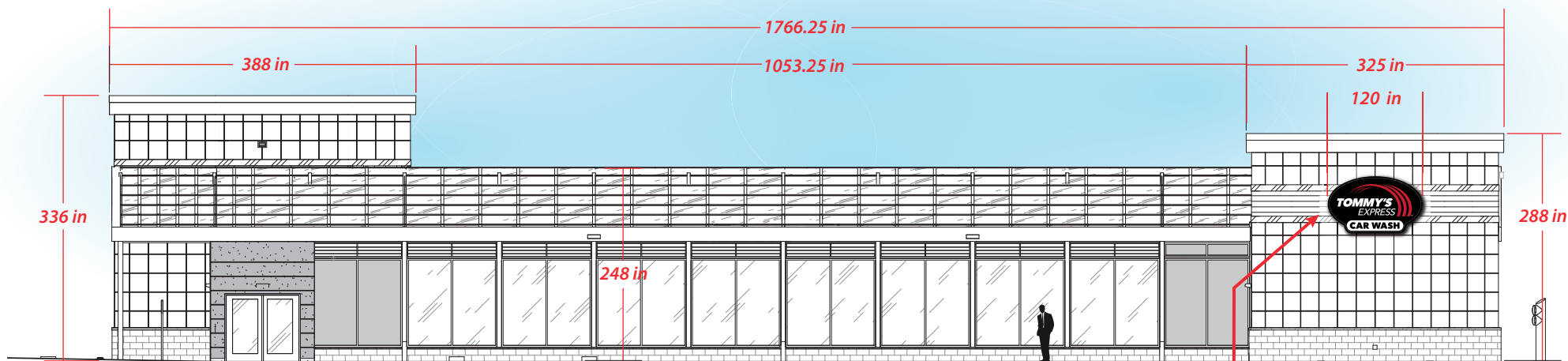
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REVISIONS CONT.

INITIALS & DATE

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SITE #
P5063
New Orleans,
Louisiana



Back Side Elevation | Scale: 1/16" = 1'-0"

WS61-CW



5009 West River Drive
Comstock Park, MI 49321
Ph 616.784.5711 | Fx 616.784.8280
www.valleycitysign.com

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CUSTOMER INFO

Tommy's Express Car Wash

ACCOUNT

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ADDRESS

April 29, 2026

INITIAL PROPOSAL DATE

REVISIONS

INITIALS & DATE

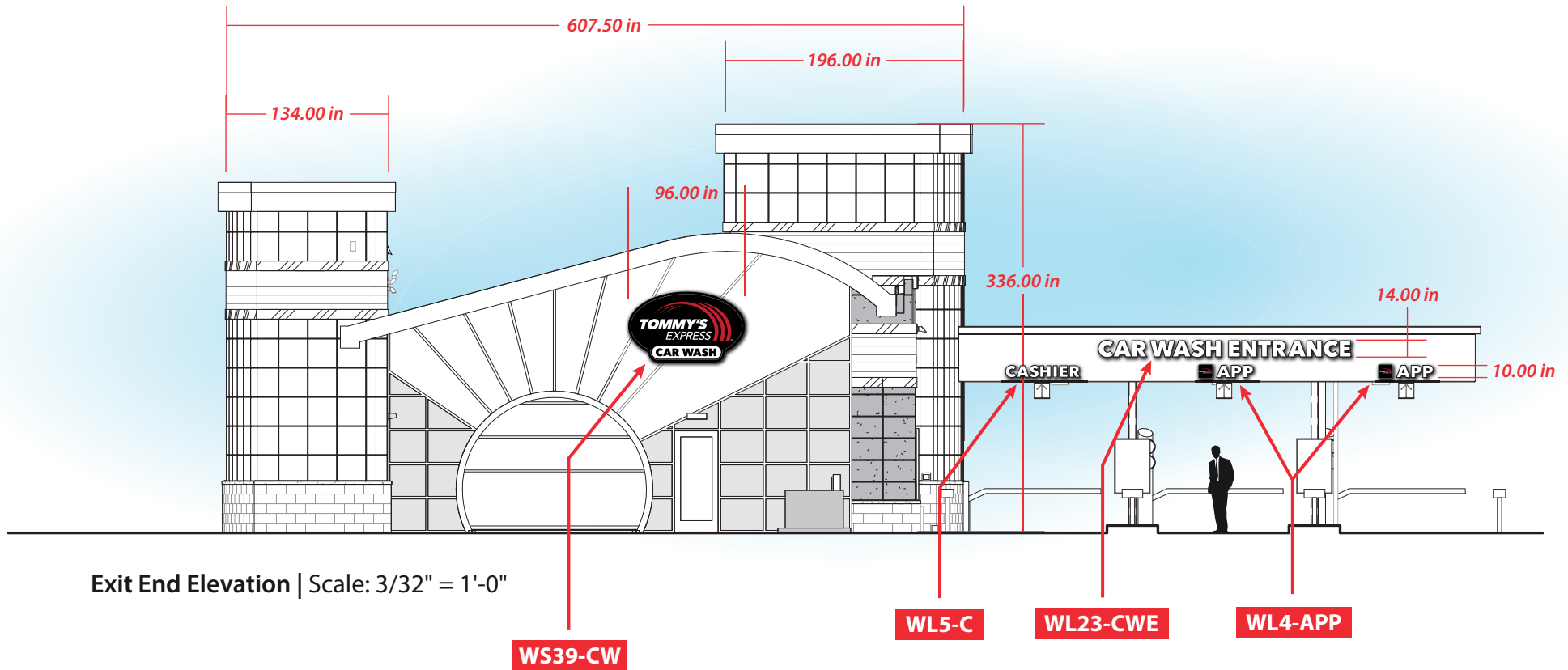
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REVISIONS CONT.

INITIALS & DATE

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I	--	
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SITE #
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New Orleans,
Louisiana



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INITIAL PROPOSAL DATE

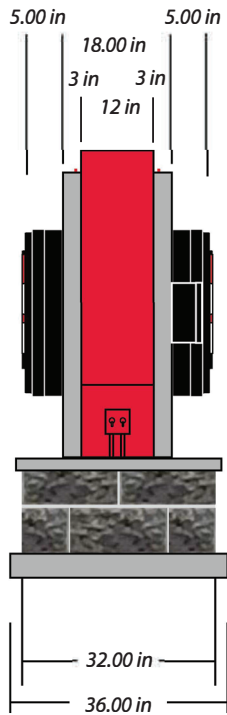
REVISIONS	INITIALS & DATE
A --	
B --	
C --	
D --	
E --	
F --	

REVISIONS CONT.	INITIALS & DATE
G --	
H --	
I --	
J --	
K --	
L --	

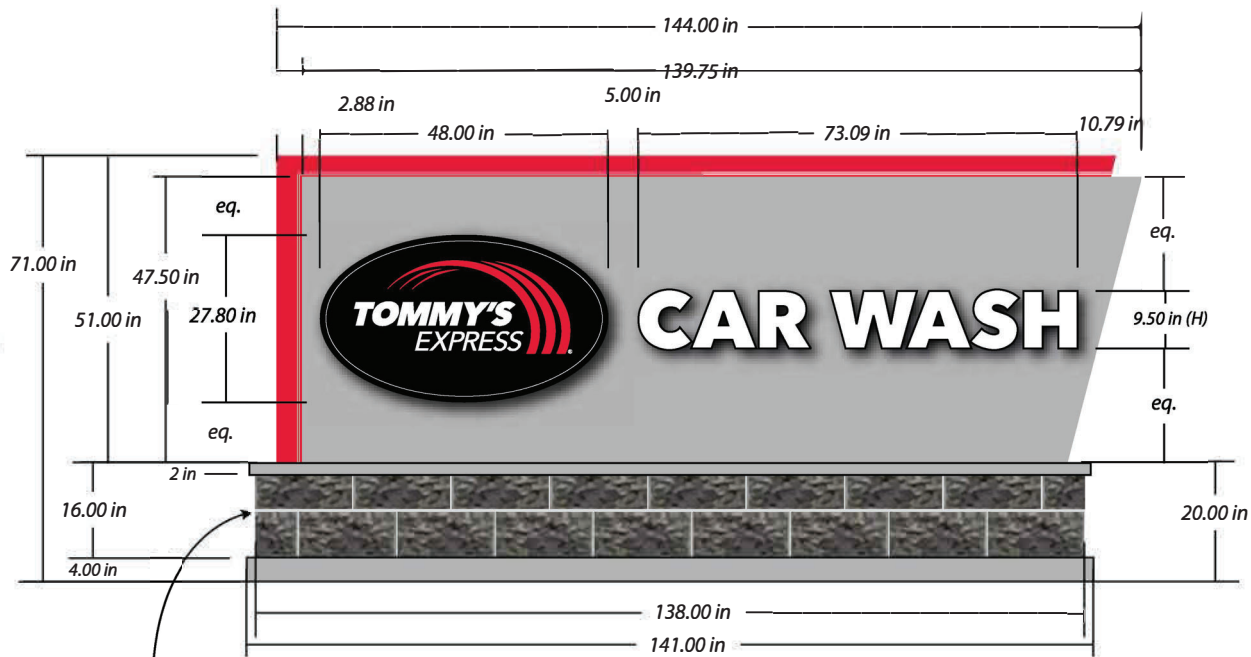
SITE #
P5063
New Orleans,
Louisiana



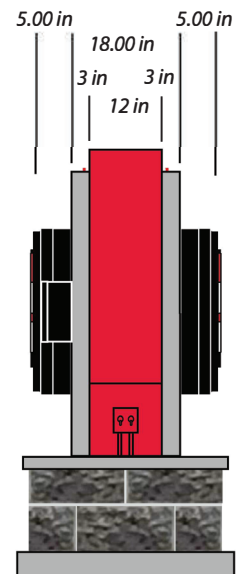
Side B



STREET SIDE



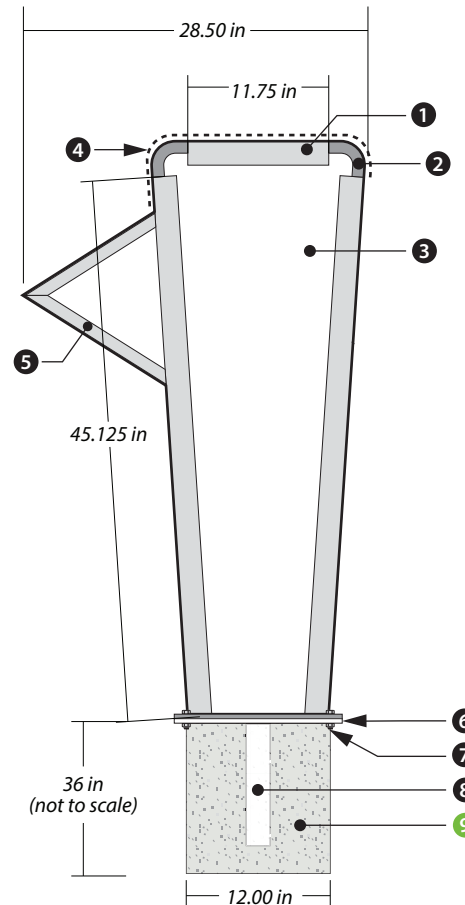
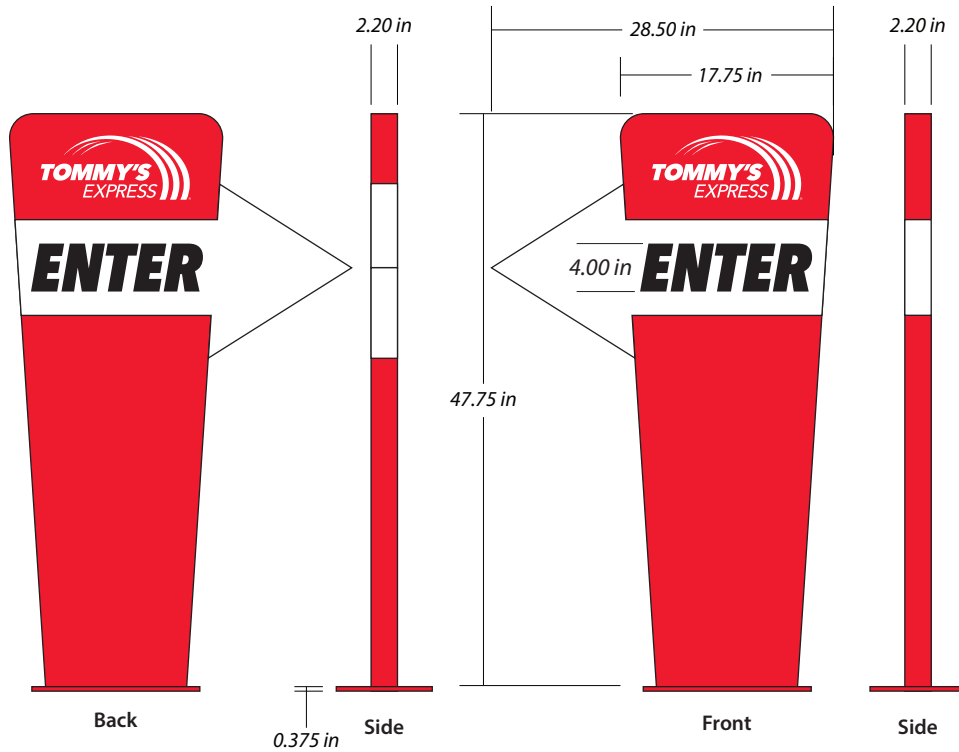
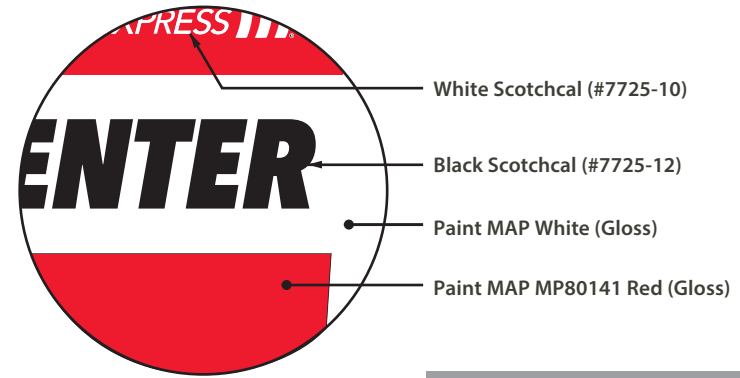
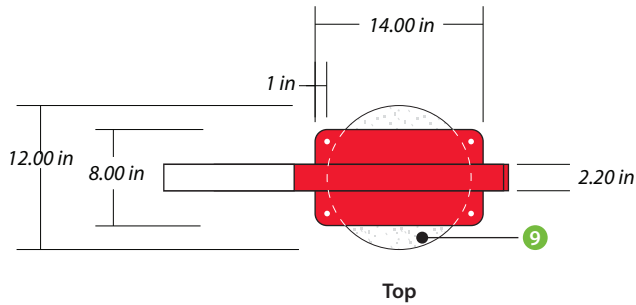
BUILDING SIDE



MONUMENT SIGN

SIGN CODE:	M-P5063
SCALE:	3/8" = 1'
DATE:	5.1.2026
TIME:	.5+1
QUANTITY:	2

0.11 in (R) 0.20 in
Register mark actual size



DIRECTIONAL SIGN

ITEM	CABINET STRUCTURE
1	2" X 2" X .125" ALUM. TUBE
2	.100" ROUTED ALUM. RIBS (4x - REQ.)
3	.100" ROUTED ALUM. FACES
4	.063" ROLLED ALUM. SIDEWALL SECTION
5	1" X 2" X .125" ALUM. CHANNEL
6	8" X 14" X .375" ALUM. MATCH PLATES
	2x - REQUIRED
	4x - .50"Ø HOLES
7	.375"Ø X 1.25" GALV STEEL NUTS/BOLTS
8	2" x 3" x .125" x 32" LONG ALUM. STUB
	WELD TO BOTTOM MATCH PLATE

PAINT COLORS

	MAP WHITE (GLOSS)
	MAP MP80141 RED (GLOSS)

VINYL COLORS

	WHITE SCOTCHCAL (#7725-10)
	BLACK SCOTCHCAL (#7725-12)
(R)	DIGITAL PRINT REGISTRATION MARK

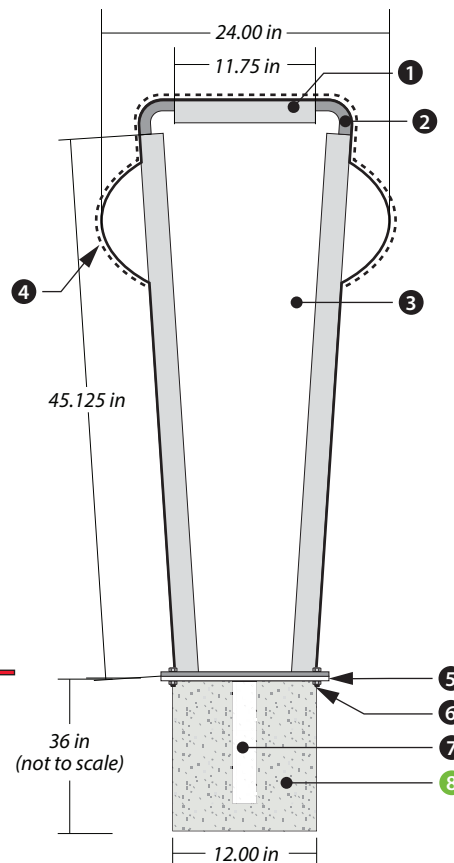
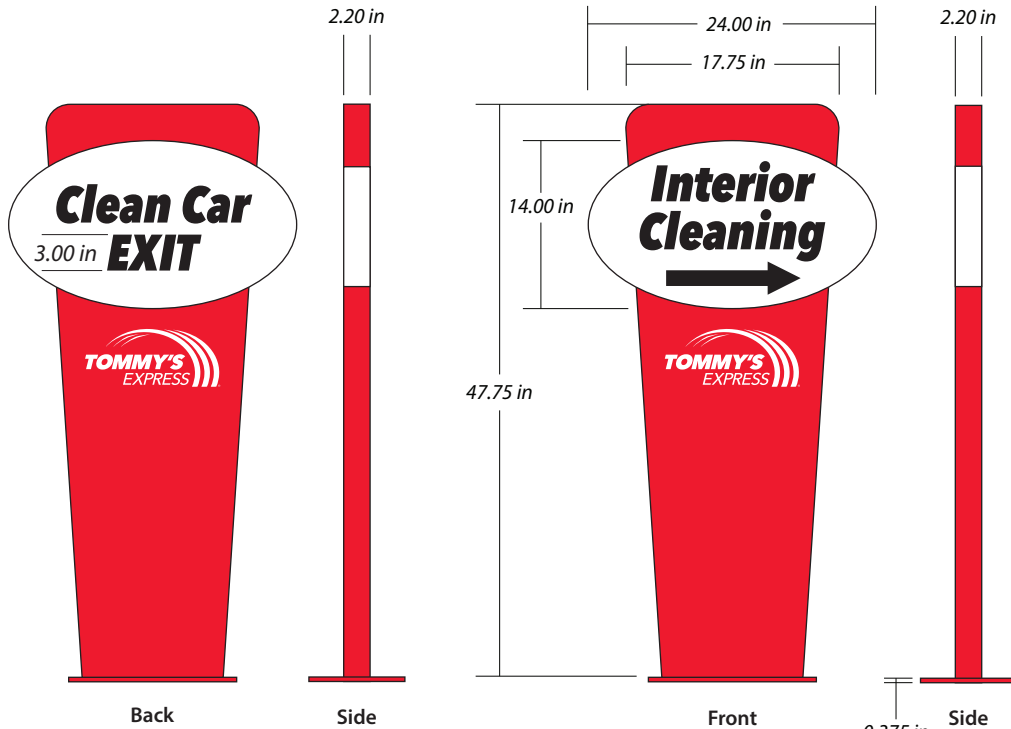
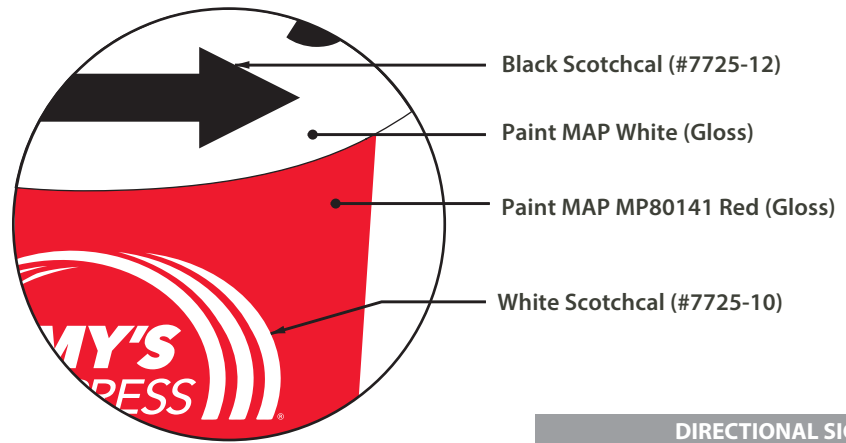
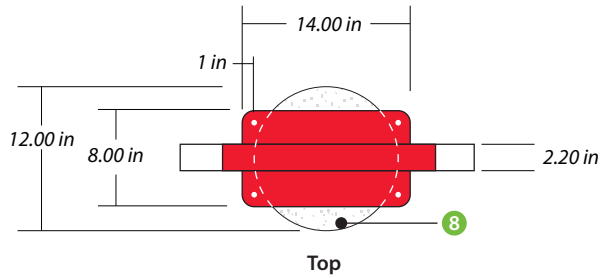
INSTALLATION

9	12"DIA. x 36"D CONCRETE FOOTING
---	---------------------------------

SIGN CODE:	DIR2-EN-P
SCALE:	3/4" = 1'
DATE:	01.09.26

QUANTITY:	4
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0.11 in (R) 0.20 in
Register mark actual size



DIRECTIONAL SIGN

ITEM	CABINET STRUCTURE
1	2" X 2" X .125" ALUM. TUBE
2	.100" ROUTED ALUM. RIBS (4x - REQ.)
3	.100" ROUTED ALUM. FACES
4	.063" ROLLED ALUM. SIDEWALL SECTION
5	8" X 14" X .375" ALUM. MATCH PLATES 2x - REQUIRED 4x - .50"Ø HOLES
6	.375"Ø X 1.25" GALV STEEL NUTS/BOLTS
7	2" X 3" X .125" X 32" LONG ALUM. STUB WELD TO BOTTOM MATCH PLATE

PAINT COLORS

MAP WHITE (GLOSS)
MAP MP80141 RED (GLOSS)

VINYL COLORS

WHITE SCOTCHCAL (#7725-10)
BLACK SCOTCHCAL (#7725-12)
DIGITAL PRINT REGISTRATION MARK

INSTALLATION

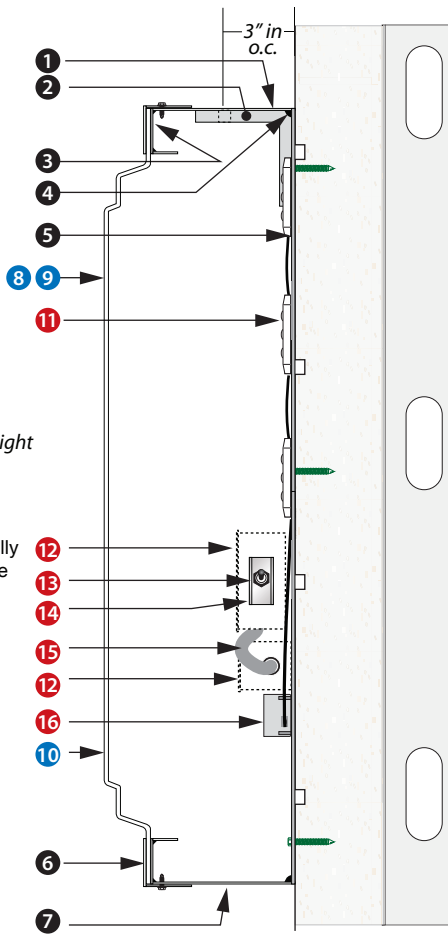
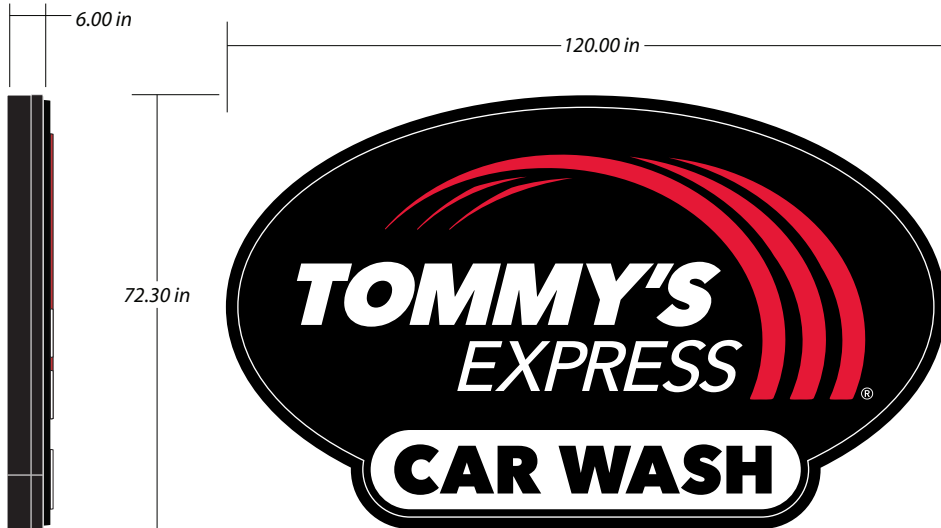
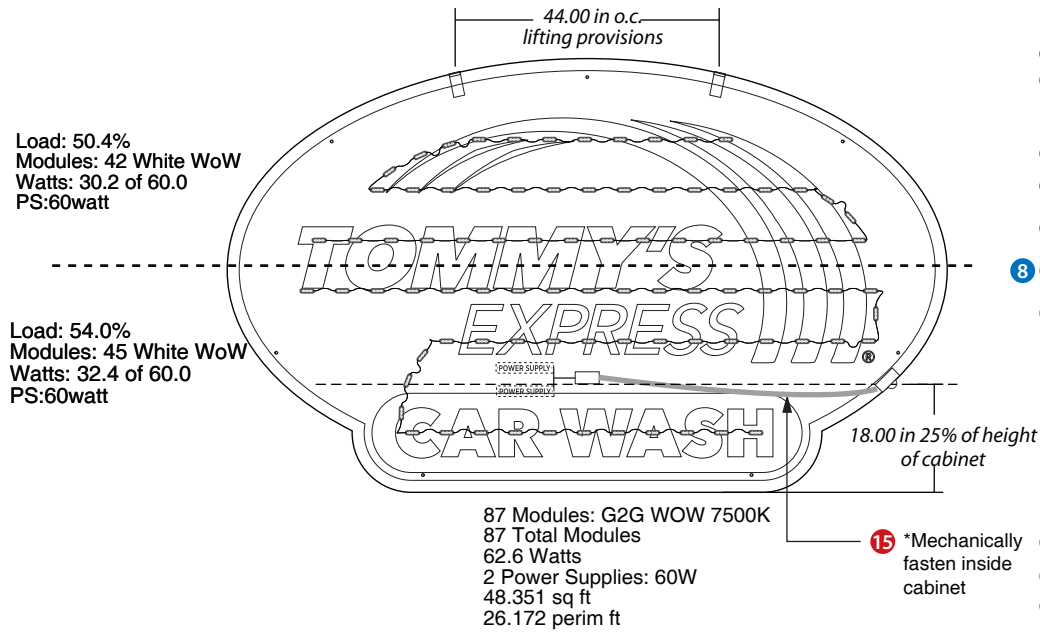
8	12"DIA. x 36"D CONCRETE FOOTING
---	---------------------------------

SIGN CODE:	DIR2-CCEIC-P
SCALE:	3/4" = 1'
DATE:	01.09.26

QUANTITY:	1
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Load: 50.4%
Modules: 42 White WoW
Watts: 30.2 of 60.0
PS:60watt

Load: 54.0%
Modules: 45 White WoW
Watts: 32.4 of 60.0
PS:60watt



Side View (not to scale)



Face Details

CUSTOM WALL SIGN

ITEM	RETAINER / CABINET STRUCTURE
1	6" - .080" SIDEWALLS
2	4" x 4" x .50" x 1.875" ALUM. ANGLE
	.625" - 11 TAP, WELD TO BACK, 44" O.C.
3	2" - .100" ROUTED ALUM. FLANGE
4	WELDED CONSTRUCTION
5	.100" ALUM. BACK / SUPPORTS-GUSSETS
6	.100" - 2" X 2" RETAINER
7	WEEP HOLES

CABINET / RETAINER PAINT COLORS

MAP BLACK (GLOSS)

ITEM	FACE
8	.177" CLEAR POLY. / 1-1/4" D - 1/2" EMBOSS.
9	SUBSURFACE PAINT
10	REGISTER MARK NOT EMBOSSED
FACE PAINT COLORS	
	GRIP FLEX BLACK
	GRIP FLEX TO MATCH PMS 186
	GRIP FLEX WHITE

ITEM	ELECTRICAL: 120v
11	LED: G2G WHITE WOW
12	ELECT. BOX (PART #EL-BOX-4SSLEK) 2X REQ.
13	20A TOGGLE SWITCH (EL-SW-SW20)
14	LOCKING PLATE (EL-SW-LOCKING PLATE)
15	MC CABLE* (EL-COND-AL-375FLX)
16	POWER SUPPLY: 2X 60W (1.12 TOTAL AMPS)
	ELECTRICAL BOX W/LOCKING SWITCH REQ. BY ELECTRICIAN ON INTERIOR WALL

INSTALLATION

SIGN CODE: WS61-CW

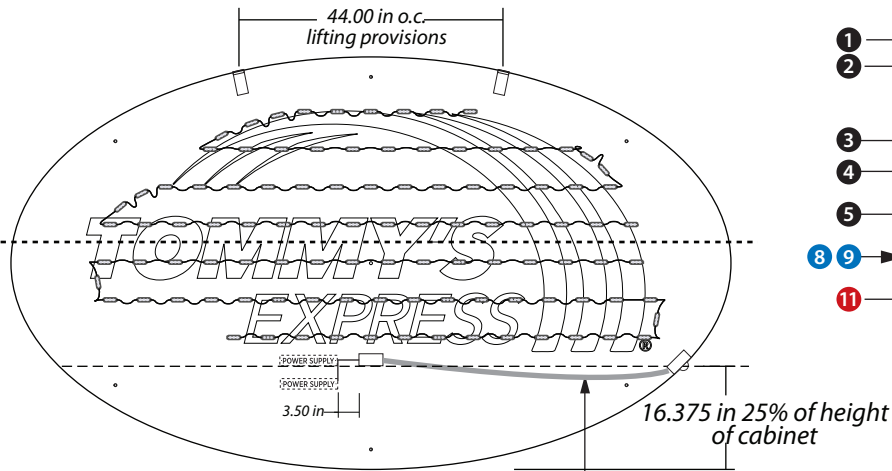
SCALE: 3/8" = 1'

DATE: 08.08.19H

QUANTITY: 1

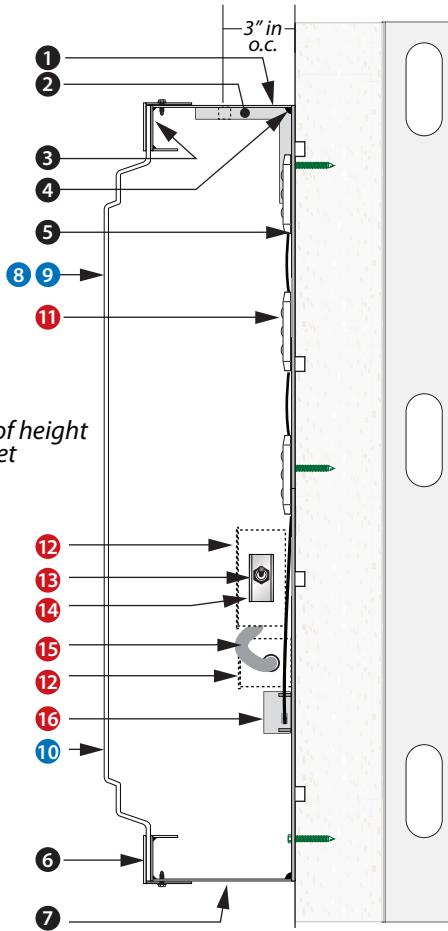
Load: 64.8%
Modules: 54 White WoW
Watts: 38.9 of 60.0
PS:60watt

Load: 57.6%
Modules: 48 White WoW
Watts: 34.6 of 60.0
PS:60watt

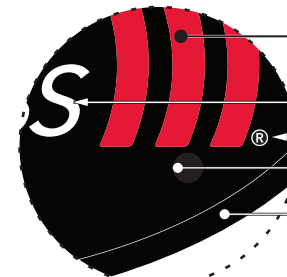


102 Modules: G2G WOW 7500K
102 Total Modules
73.5 Watts
2 Power Supplies: 60W
22.25 perim ft

15 *Mechanically fasten inside cabinet



Side View (not to scale)



Face Details

CUSTOM WALL SIGN

ITEM	RETAINER / CABINET STRUCTURE
1	6" - .080" SIDEWALLS
2	4" x 4" x .50" x 1.875" ALUM. ANGLE
	.625" - 11 TAP, WELD TO BACK, 44" O.C.
3	2" - .100" ROUTED ALUM. FLANGE
4	WELDED CONSTRUCTION
5	.100" ALUM. BACK / SUPPORTS-GUSSETS
6	.100" - 2" X 2" RETAINER
7	WEEP HOLES

CABINET / RETAINER PAINT COLORS

MAP BLACK (GLOSS)

ITEM	FACE
8	.177" CLEAR POLY. / 1-1/4" D - 1/2" EMBOSS.
9	SUBSURFACE PAINT
10	REGISTER MARK NOT EMBOSSED

FACE PAINT COLORS

GRIP FLEX BLACK

GRIP FLEX TO MATCH PMS 186

GRIP FLEX WHITE

ITEM	ELECTRICAL: 120v
11	LED: G2G WHITE WOW
12	ELECT. BOX (PART #EL-BOX-45SLEK) 2X REQ.
13	20A TOGGLE SWITCH (EL-SW-SW20)
14	LOCKING PLATE (EL-SW-LOCKING PLATE)
15	MC CABLE* (EL-COND-AL-375FLX)
16	POWER SUPPLY: 2X 60W (1.12 TOTAL AMPS)
	ELECTRICAL BOX W/LOCKING SWITCH REQ. BY ELECTRICIAN ON INTERIOR WALL

INSTALLATION

SIGN CODE: WS58

SCALE: 3/8" = 1'

DATE: 08.08.19H

QUANTITY: 1

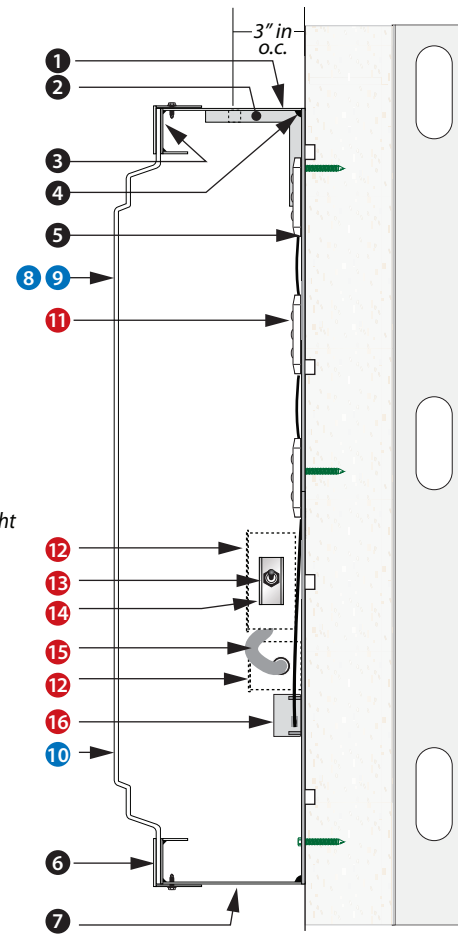
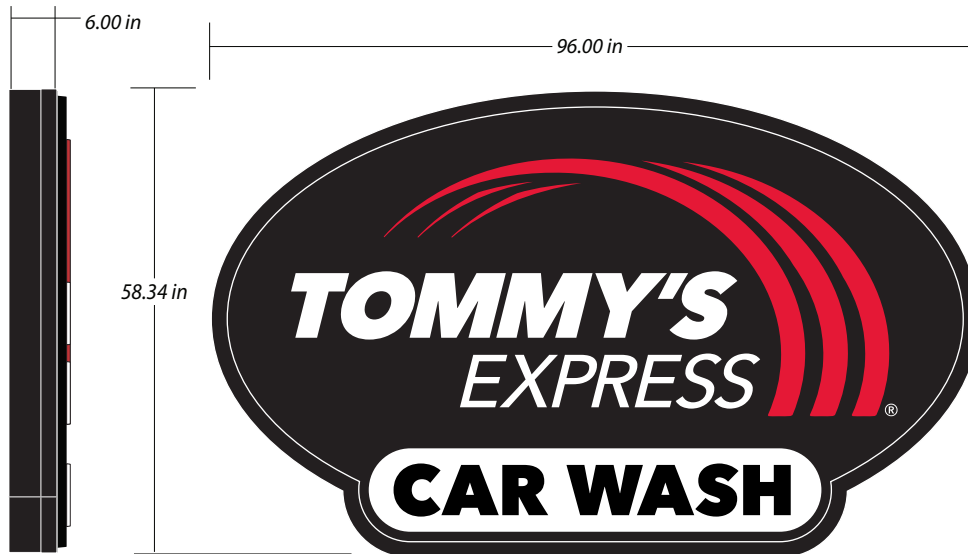
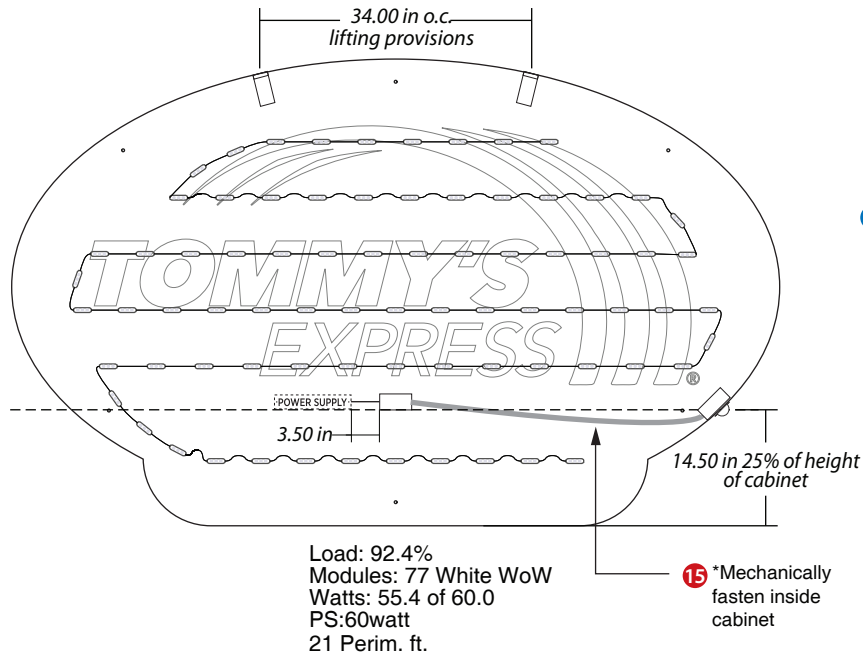
.50" emboss, back paint Grip Flex to match PMS 186

.50" emboss, back paint Grip Flex White

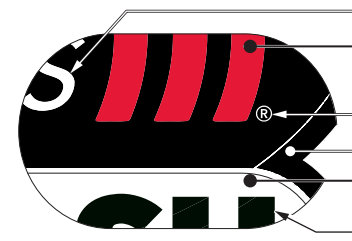
Not embossed, paint Grip Flex White

Back paint Grip Flex Black

2.5" Flange, 68.25" x 119.50" Trim, 64.75" x 116" v.o.



Side View (not to scale)



Face Details

CUSTOM WALL SIGN

ITEM RETAINER / CABINET STRUCTURE

1	6" - .080" SIDEWALLS
2	4" x 4" x .50" x 1.875" ALUM. ANGLE
	.625" - 11 TAP, WELD TO BACK, 34" O.C.
3	2" - .100" ROUTED ALUM. FLANGE
4	WELDED CONSTRUCTION
5	.100" ALUM. BACK / SUPPORTS-GUSSETS
6	.100" - 2" X 2" RETAINER
7	WEEP HOLES

CABINET / RETAINER PAINT COLORS

MAP BLACK (GLOSS)

ITEM FACE

8	.177" CLEAR POLY. / 1-1/4" D - 1/2" EMBOSS.
9	SUBSURFACE PAINT
10	REGISTER MARK NOT EMBOSSED

FACE PAINT COLORS

	GRIP FLEX BLACK
	GRIP FLEX TO MATCH PMS 186
	GRIP FLEX WHITE

ITEM ELECTRICAL: 120v

11	LED: G2G WHITE WOW
12	ELECT. BOX (PART #EL-BOX-45SLEK) 2X REQ.
13	20A TOGGLE SWITCH (EL-SW-SW20)
14	LOCKING PLATE (EL-SW-LOCKING PLATE)
15	MC CABLE* (EL-COND-AL-375FLX)
16	POWER SUPPLY: 1X 60W (.56 TOTAL AMPS)
	ELECTRICAL BOX W/LOCKING SWITCH REQ. BY ELECTRICIAN ON INTERIOR WALL

INSTALLATION

SIGN CODE: WS39-CW

SCALE: 1/2" = 1'

DATE: 08.08.19H

QUANTITY: 2

.50" emboss, back paint Grip Flex White

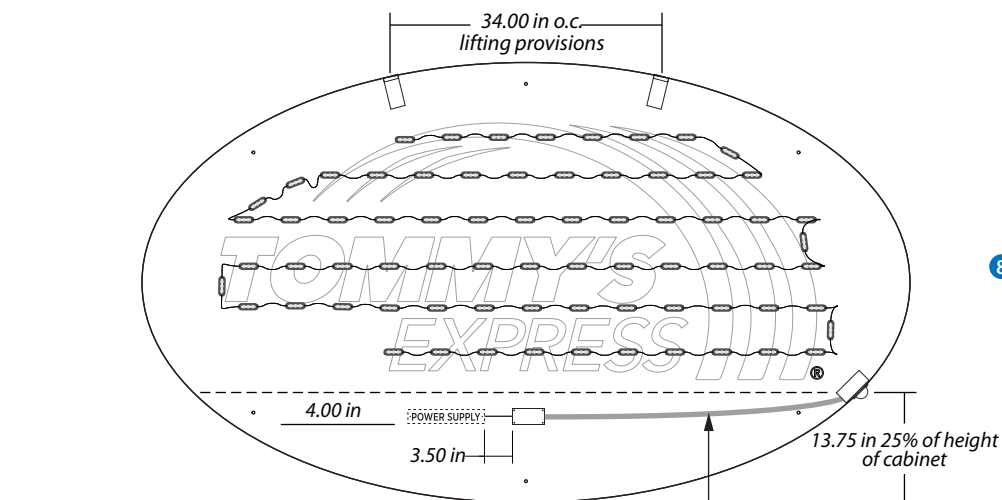
.50" emboss, back paint Grip Flex to match PMS 186

Not embossed, paint Grip Flex White

2.5" Flange, 57.84" x 95.5" trim, 54.34" x 92" v.o.

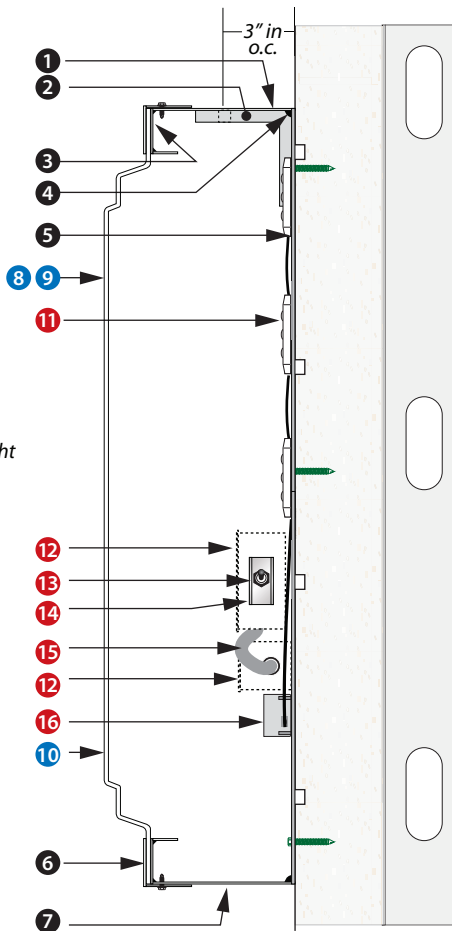
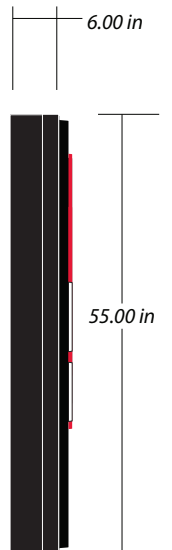
.50" emboss (oval only), back paint Grip Flex White

Back paint Grip Flex Black (Not Embossed)

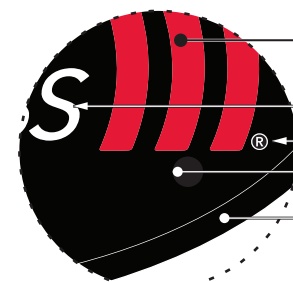


Load: 86.4%
Modules: 72 White WOW
Watts: 51.8 of 60.0
PS: 60watt
20.132 perim ft

15 *Mechanically fasten inside cabinet



Side View (not to scale)



Face Details

CUSTOM WALL SIGN

ITEM	RETAINER / CABINET STRUCTURE
1	6" - .080" SIDEWALLS
2	4" x 4" x .50" x 1.875" ALUM. ANGLE
3	.625" - 11 TAP, WELD TO BACK, 34" O.C.
4	2" - .100" ROUTED ALUM. FLANGE
5	WELDED CONSTRUCTION
6	.100" ALUM. BACK / SUPPORTS-GUSSETS
7	.100" - 2" X 2" RETAINER
8	WEEP HOLES

CABINET / RETAINER PAINT COLORS

MAP BLACK (GLOSS)

ITEM	FACE
8	.177" CLEAR POLY. / 1-1/4" D - 1/2" EMBOSS.
9	SUBSURFACE PAINT
10	REGISTER MARK NOT EMBOSSED

FACE PAINT COLORS

GRIP FLEX BLACK

GRIP FLEX TO MATCH PMS 186

GRIP FLEX WHITE

ITEM	ELECTRICAL: 120v
11	LED: G2G WHITE WOW
12	ELECT. BOX (PART #EL-BOX-4SSLEK) 2X REQ.
13	20A TOGGLE SWITCH (EL-SW-SW20)
14	LOCKING PLATE (EL-SW-LOCKING PLATE)
15	MC CABLE* (EL-COND-AL-375FLX)
16	POWER SUPPLY: 1X 60W (.56 TOTAL AMPS)
	ELECTRICAL BOX W/LOCKING SWITCH REQ. BY ELECTRICIAN ON INTERIOR WALL

INSTALLATION

SIGN CODE: WS37

SCALE: 1/2" = 1'

DATE: 08.08.19H

QUANTITY: 1

.50" emboss, back paint Grip Flex to match PMS 186

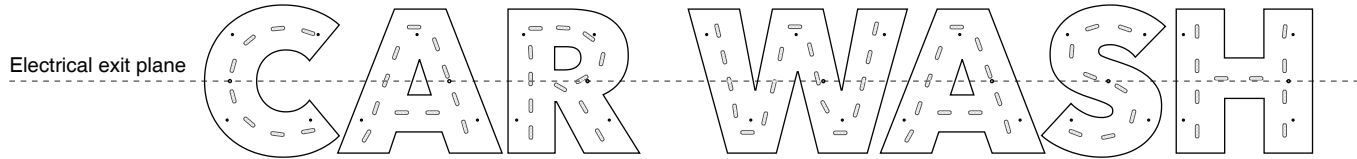
.50" emboss, back paint Grip Flex White

Not embossed, paint Grip Flex White

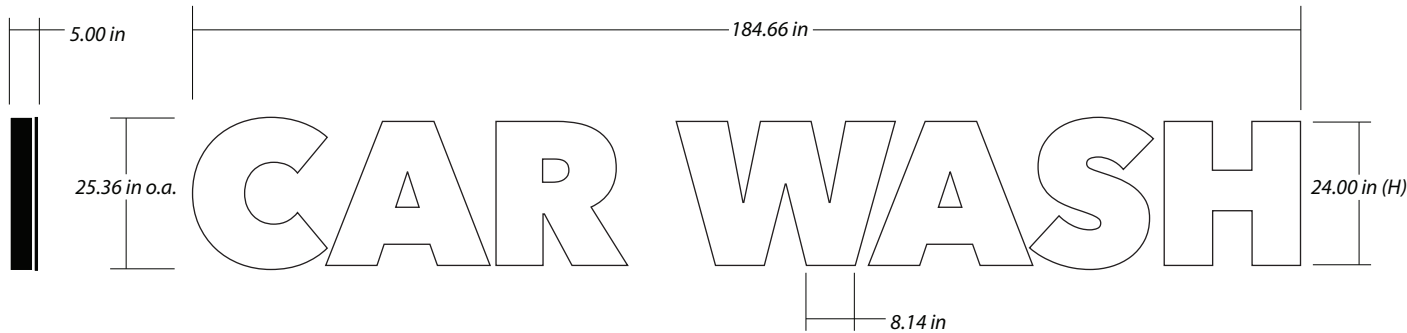
Back paint Grip Flex Black

2.5" Flange, 54.50" x 95.50" trim size, 51" x 92" v.o.

C	A	R	W	A	S	H
8 mods	11 mods	12 mods	17 mods	11 mods	8 mods	10 mods
5.8 w	7.9 w	8.6 w	12.2 w	7.9 w	5.8 w	7.2 w
3.4 mod/ft²	4.1 mod/ft²	4.3 mod/ft²	4.2 mod/ft²	4.1 mod/ft²	3.4 mod/ft²	3.4 mod/ft²
2.346 sq ft	2.652 sq ft	2.811 sq ft	4.033 sq ft	2.652 sq ft	2.368 sq ft	2.945 sq ft
8.395 perim ft	8.997 perim ft	9.793 perim ft	14.435 perim ft	8.997 perim ft	9.121 perim ft	10.565 perim ft

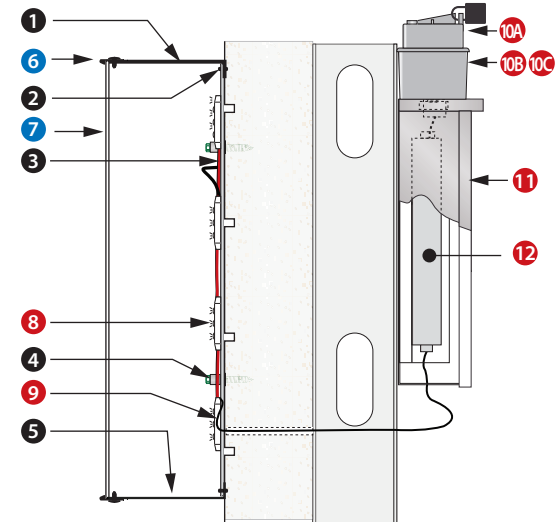


Load: 92.4%
 Modules: 77 White G2G WOW
 Watts: 55.4 of 60.0
 PS: 60watt
 19.807 sq ft
 70.303 perim ft



JEWELITE CHANNEL LETTERS	
ITEM	CABINET STRUCTURE
1	5" - .040" PREPAINTED BLACK SIDEWALLS
2	STAPLED CONSTRUCTION
3	3mm ACM PANEL
4	.25-20 INSERT W/FASTENER
5	WEEP HOLES
ITEM	FACE / RETAINER
6	1" BLACK JEWELITE / BLACK JEWELITE SCREW
7	.125" WHITE PLEX FACE (7328)
ITEM	ELECTRICAL: 120V 
8	G2G WHITE WOW LED (77)
9	SLEEVED LED CABLE
10A	LOCKING COVER (EL-COVER-PTC100GY)
10B	ELECTRICAL BOX (EL-BOX-IH3-ILM)
10C	120V/20A SWITCH (EL-SW-CS120-2)
11	POWER SUPPLY BOX
12	POWER SUPPLY: 1X 60W (.56 TOTAL AMPS)
ELECTRICAL BOX W/LOCKING SWITCH REQ. BY ELECTRICIAN ON INTERIOR WALL	
INSTALLATION	

SIGN CODE:	WL33-CW
SCALE:	3/8" = 1'
DATE:	10.22.25G
QUANTITY:	1



C 5 mods 3.6 w A 7 mods 5.0 w R 6 mods 4.3 w W 9 mods 6.5 w A 7 mods 5.0 w S 6 mods 4.3 w H 7 mods 5.0 w E 7 mods 5.0 w N 8 mods 5.8 w T 4 mods 2.9 w R 6 mods 4.3 w A 7 mods 5.0 w N 8 mods 5.8 w C 5 mods 3.6 w E 7 mods 5.0 w

CAR WASH ENTRANCE

Load: 56.4%
Modules: 47 White G2G WOW
Watts: 33.8 of 60.0
PS: 60watt
Perim ft: 41.38

Load: 62.4%
Modules: 52 White G2G WOW
Watts: 37.4 of 60.0
PS: 60watt
Perim ft: 44.325

219.74 in

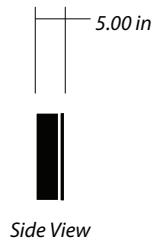
14.79 in o.a.

CAR WASH ENTRANCE

14 in (E)

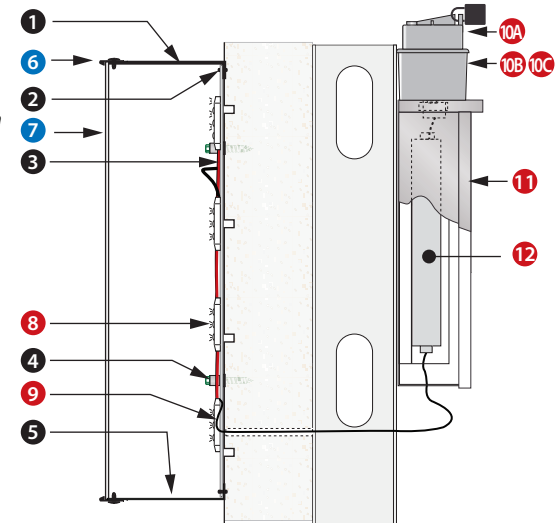
4.71 in

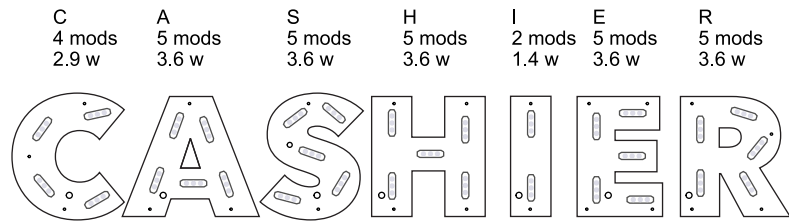
5.00 in



JEWELITE CHANNEL LETTERS	
ITEM	CABINET STRUCTURE
1	5" - .040" PREPAINTED BLACK SIDEWALLS
2	STAPLED CONSTRUCTION
3	3mm ACM PANEL
4	.25-20 INSERT W/FASTENER
5	WEEP HOLES
ITEM	FACE / RETAINER
6	1" BLACK JEWELITE / BLACK JEWELITE SCREW
7	.125" WHITE PLEX FACE (7328)
ITEM	ELECTRICAL: 120V 
8	G2G WHITE WOW LED (99)
9	SLEEVED LED CABLE
10A	LOCKING COVER (EL-COVER-PTC100GY)
10B	ELECTRICAL BOX (EL-BOX-IH3-ILM)
10C	120V/20A SWITCH (EL-SW-CS120-2)
11	POWER SUPPLY BOX
12	POWER SUPPLY: 2X 60W (1.12 TOTAL AMPS)
ELECTRICAL BOX W/LOCKING SWITCH REQ. BY ELECTRICIAN ON INTERIOR WALL	
INSTALLATION	

SIGN CODE:	WL23-CWE
SCALE:	3/8" = 1'
DATE:	05.22.19B
QUANTITY:	1



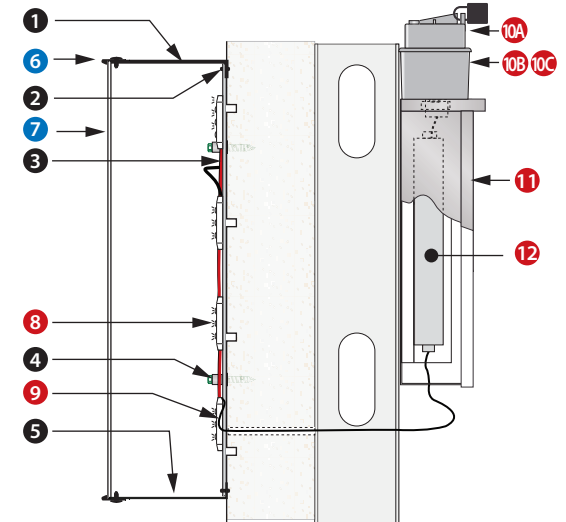


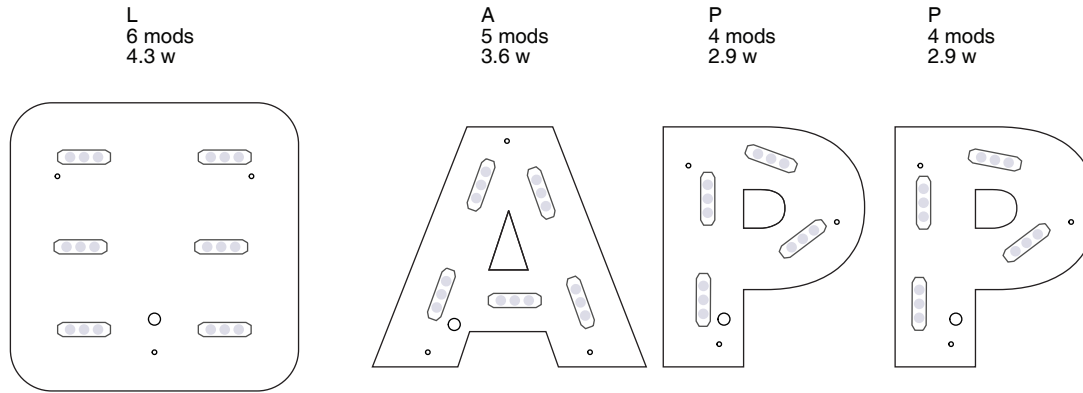
Load: 37.2%
 Modules: 31 White G2G WOW
 Watts: 22.3 of 60.0
 PS: Universal 60watt
 Perim ft: 26.56



JEWELITE CHANNEL LETTERS	
ITEM	CABINET STRUCTURE
1	5" - .040" PREPAINTED BLACK SIDEWALLS
2	STAPLED CONSTRUCTION
3	3mm ACM PANEL
4	.25-20 INSERT W/FASTENER
5	WEEP HOLES
ITEM	FACE / RETAINER
6	1" BLACK JEWELITE / BLACK JEWELITE SCREW
7	.125" WHITE PLEX FACE (7328)
ITEM	ELECTRICAL: 120V
8	G2G WHITE WOW LED (31)
9	SLEEVED LED CABLE
10A	LOCKING COVER (EL-COVER-PTC100GY)
10B	ELECTRICAL BOX (EL-BOX-IH3-ILM)
10C	120V/20A SWITCH (EL-SW-CS120-2)
11	POWER SUPPLY BOX
12	POWER SUPPLY: 1X 60W (.56 TOTAL AMPS)
ELECTRICAL BOX W/LOCKING SWITCH REQ. BY ELECTRICIAN ON INTERIOR WALL	
INSTALLATION	

SIGN CODE:	WL5-C
SCALE:	3/4" = 1'
DATE:	05.22.19B
QUANTITY:	1

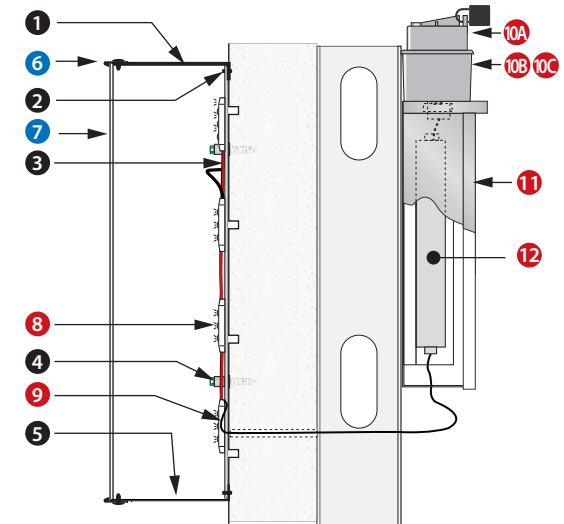
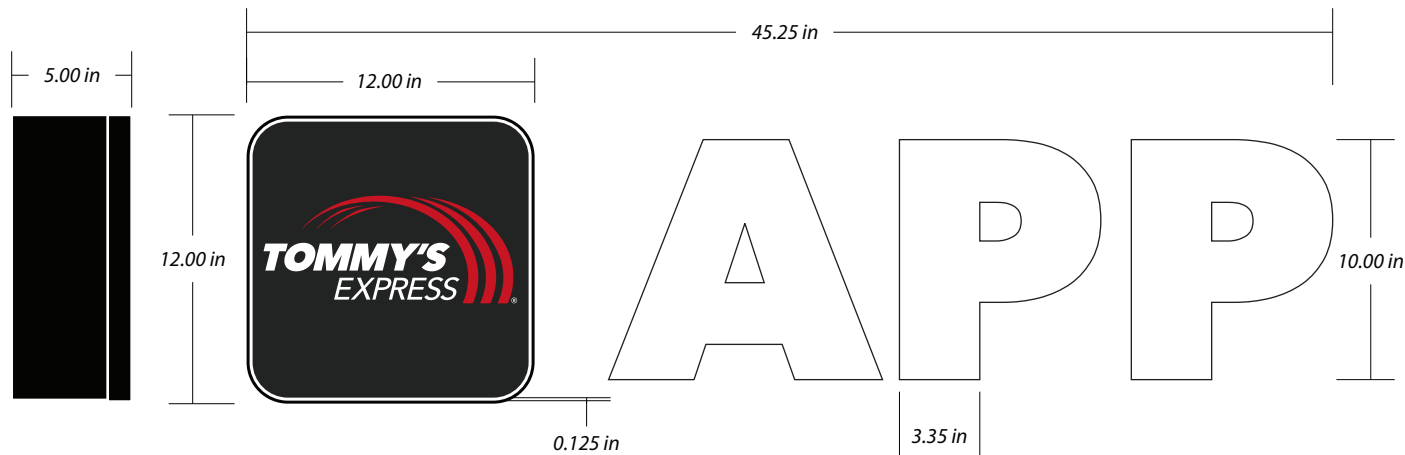


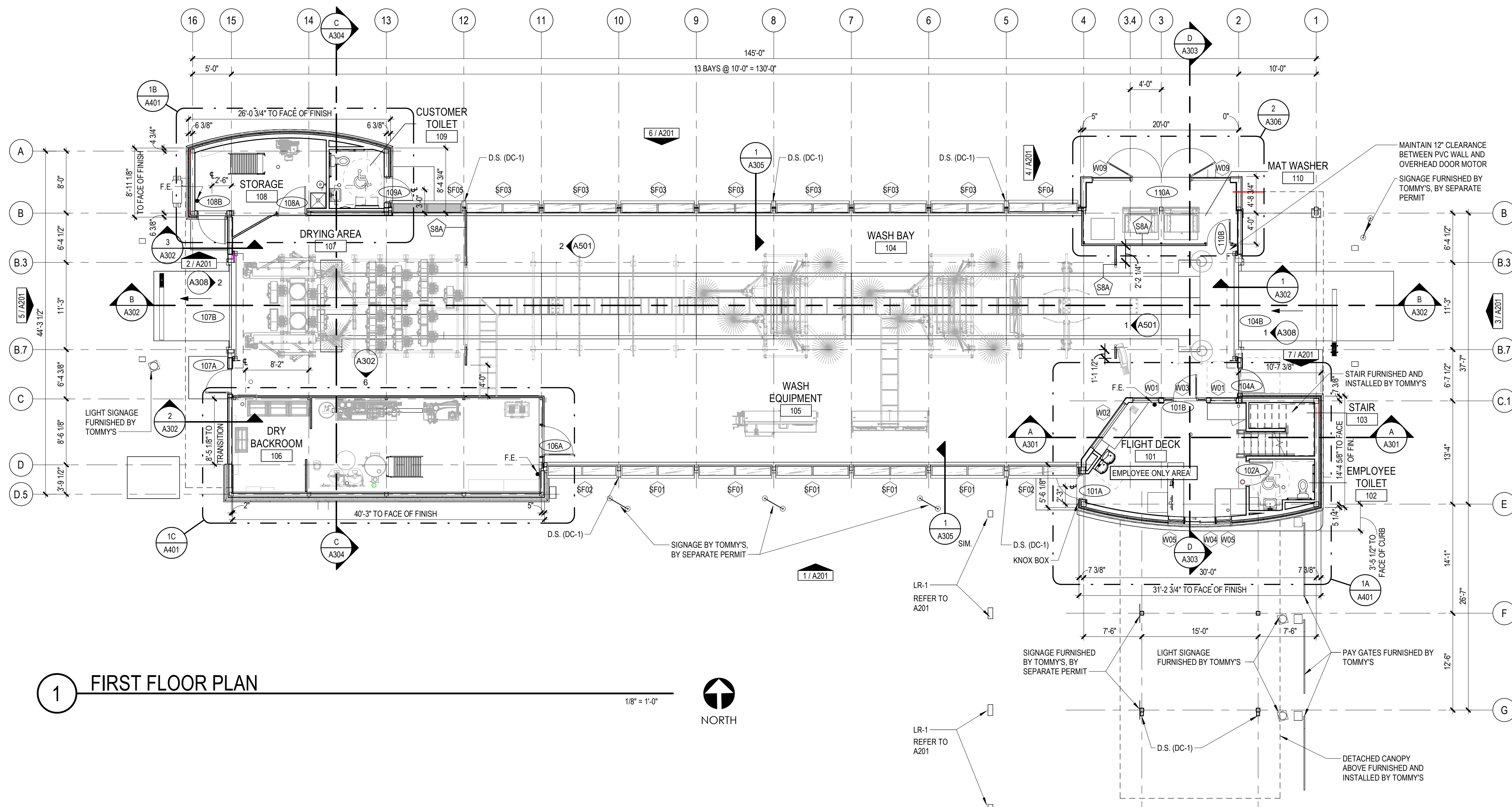


19 Modules: G2G WOW 7500K
 19 Total Modules
 13.7 Watts
 1 Power Supply: 60W
 2.334 sq ft
 14.18 perim ft

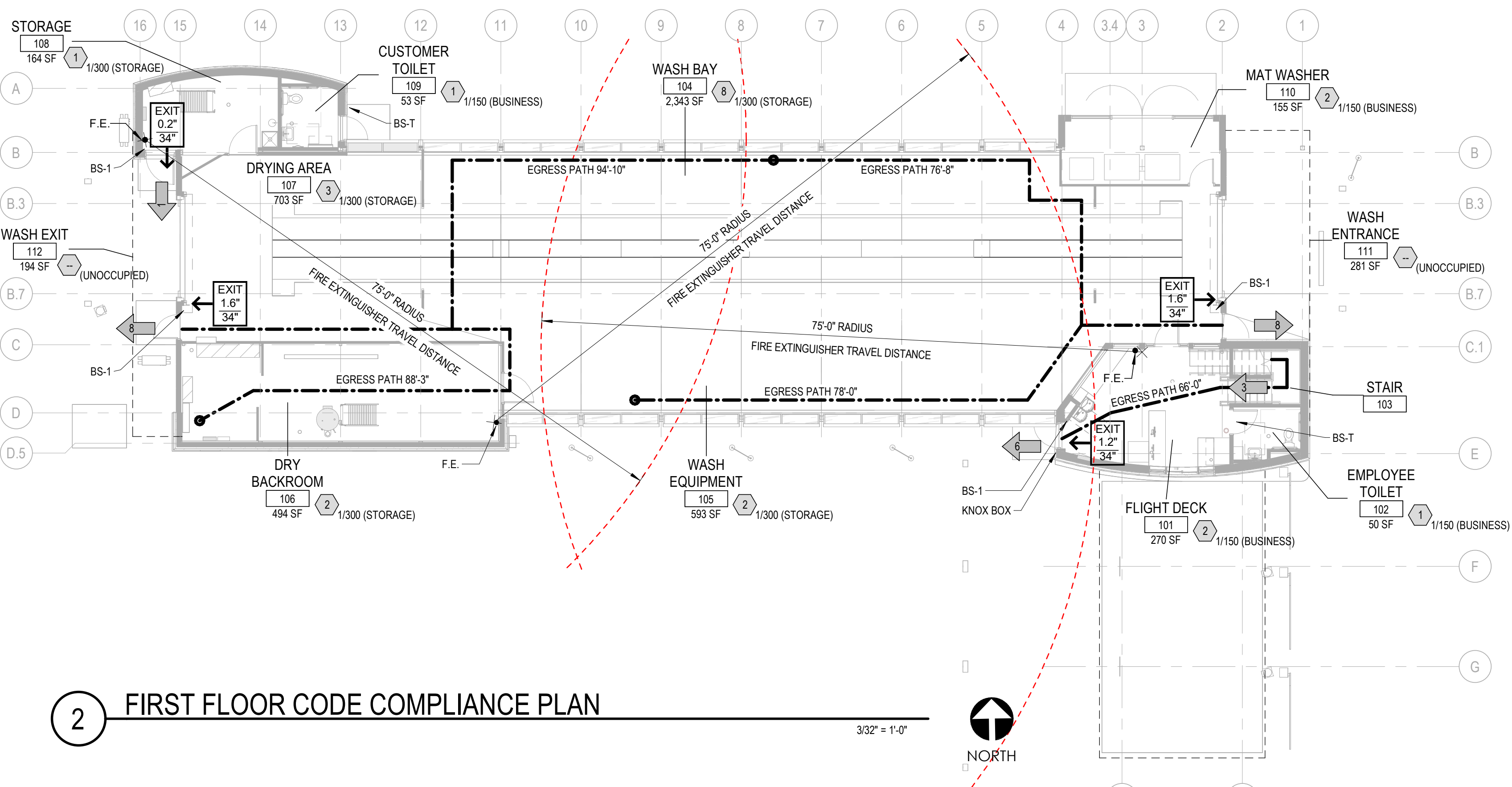
SIGN CODE:	WL4-APP
SCALE:	1-1/2" = 1'
DATE:	6.18.20D
QUANTITY:	2

JEWELITE CHANNEL LETTERS	
ITEM	CABINET STRUCTURE
1	5" - .040" PREPAINTED BLACK SIDEWALLS
2	STAPLED CONSTRUCTION
3	3mm ACM PANEL
4	.25-20 INSERT W/FASTENER
5	WEEP HOLES
ITEM	FACE / RETAINER
6	1" BLACK JEWELITE / BLACK JEWELITE SCREW
7	.125" WHITE PLEX FACE (7328)
VINYL COLORS	
	MATTE BLACK SCOTCHCAL (#7725-22)
	DARK RED SCOTCHCAL (#3630-73)
ITEM	ELECTRICAL: 120V
8	G2G WHITE WOW LED (19)
9	SLEEVED LED CABLE
10A	LOCKING COVER (EL-COVER-PTC100GY)
10B	ELECTRICAL BOX (EL-BOX-IH3-ILM)
10C	120V/20A SWITCH (EL-SW-CS120-2)
11	POWER SUPPLY BOX
12	POWER SUPPLY: 1X 60W (.56 TOTAL AMPS) ELECTRICAL BOX W/LOCKING SWITCH REQ. BY ELECTRICIAN ON INTERIOR WALL
INSTALLATION	





1 FIRST FLOOR PLAN



2 FIRST FLOOR CODE COMPLIANCE PLAN

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- FINISH FLOOR ELEVATION = 100' - 0". REFER TO CIVIL DRAWINGS FOR SITE DATUM ELEVATION EQUIVALENT.
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- ALL DIMENSIONS ARE PERPENDICULAR AND PARALLEL, UNLESS NOTED OTHERWISE.
- OWNER FURNISHED EQUIPMENT IS SHOWN LIGHT DASHED FOR REFERENCE ONLY. REFER TO EQUIPMENT DRAWINGS FOR ADDITIONAL INFORMATION.

FLOOR PLAN LEGEND AND NOTES

D.S., DOWNSPOUTS FURNISHED AND INSTALLED BY G.C.

ENCLOSURES DC-1 FURNISHED AND INSTALLED BY TOMMY'S, REFER TO SHEET A201

- # REFER TO SHEET A602 FOR WINDOW SCHEDULE
- # REFER TO SHEET A601 FOR DOOR SCHEDULE
- # WALL TYPE, REFER TO WALL TYPE LEGEND
- NEW WALL CONSTRUCTION, REFER TO WALL TYPE LEGEND

NOTE 1: ALL GYPSUM BOARD TO BE "TYPE X" FIRE RATED, UNLESS NOTED OTHERWISE, TYP. USE MOISTURE RESISTANT GYP. BOARD IN WET AREAS, TYP.

NOTE 2: ALL PLYWOOD AND DIMENSIONAL LUMBER USED AS BLOCKING TO BE EXTERIOR GRADE PRESSURE TREATED WOOD, UNLESS NOTED OTHERWISE, TYP.

INTERIOR WALL GENERAL NOTES

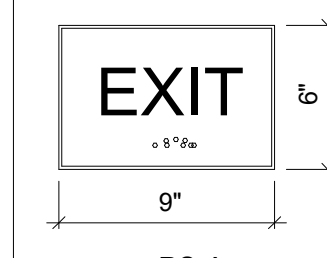
- CONSTRUCT ALL WALLS TIGHT TO DECK ABOVE AND EXTEND INTO DECK FLUTES AND WEBS OF STEEL MEMBERS UNLESS OTHERWISE NOTED.
- PROVIDE DEFLECTION TRACK AT THE TOP OF ALL INTERIOR NON-BEARING METAL STUD WALLS CAPABLE OF ACCOMMODATING 3/4" ROOF/FLOOR DEFLECTION.
- INTERIOR WALL LEGEND, SEEN BELOW, IS A GENERAL DESCRIPTION OF WALL ASSEMBLIES. SEE WALL SECTIONS AND DETAILS FOR ALL MATERIALS AND CONSTRUCTION REQUIREMENTS.

INTERIOR WALL LEGEND

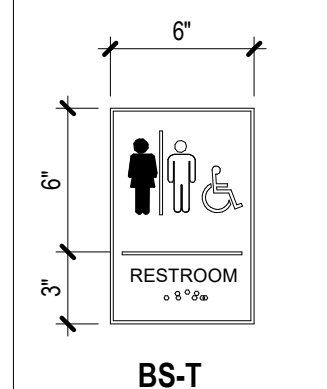
- S1 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD BOTH SIDES. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. PROVIDE FRP PANELS IN TOILET ROOMS AS REQUIRED, REFER TO INTERIOR ELEVATIONS FOR HEIGHTS OF FRP AT TOILET ROOMS.
 - S1A 3-5/8" METAL STUDS
 - S1B 3-5/8" METAL STUDS W/ FULL CAVITY ACOUSTICAL BATT INSULATION
- S2 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD ONE SIDE. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. PROVIDE FRP WALL PROTECTION PANELS IN TOILET ROOMS AS REQUIRED, REFER TO INTERIOR ELEVATIONS FOR HEIGHTS OF FRP AT TOILET ROOMS.
 - S2A 1-1/2" METAL STUDS
 - S2B 3-5/8" METAL STUDS
- S3 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" CDX PLYWOOD ONE SIDE. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF STRUCTURE ABOVE.
 - S3A 3-5/8" METAL STUDS
- S4 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD ONE SIDE AND 1/2" CDX PLYWOOD WITH SELF-ADHERED WATER RESISTIVE BARRIER (VAPROSHIELD "WRAPSHIELD SA" OR EQUIVALENT) AND 1/2" PVC PANELS INSTALLED ON WASH TUNNEL SIDE. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK.
 - S4A 6" METAL STUDS
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 - S5A 3-5/8" METAL STUDS
 - S5B 6" METAL STUDS W/ 1/2" CDX PLYWOOD ON EQUIPMENT PLATFORM B SIDE
- S6 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" CDX PLYWOOD ONE SIDE AND 5/8" GYPSUM BOARD W/ FRP WALL PROTECTION PANELS ON TOILET ROOM SIDE. REFER TO INTERIOR ELEVATION FOR HEIGHTS OF FRP. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK, UNLESS NOTED OTHERWISE.
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 - S7A 3-5/8" METAL STUDS
- S8 DEMOUNTABLE PVC WALL PANEL SYSTEM FURNISHED BY TOMMY'S
 - S8A 2-1/4" THICK X 24" WIDE TONGUE & GROOVE PANEL

NOTE: ALL PVC WALL PANELS/TRIM ARE FURNISHED BY TOMMY'S AND INSTALLED BY G.C. STAINLESS STEEL FASTENERS FURNISHED AND INSTALLED BY G.C. REFER TO TOMMY'S PROVIDED EXTRUTECH MANUAL FOR FASTENER TYPES AND LOCATIONS.

SIGNAGE



BUILDING SIGNS - EXIT 9"W X 6"H
BLACK PLASTIC (FIELD) BACKGROUND WITH WHITE EMBLEMS AND 2" HIGH WHITE LETTERING. (NOTE: EMBLEMS AND LETTERING MUST BE RAISED OR DEPRESSED MIN 1/16" TYPICAL.) PROVIDE (1) SIGN PER EXIT DOOR COMPLYING WITH ANSI A117.1. SIGN TO HAVE RAISED AND BRAILLE CHARACTERS. MOUNT NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE.



BUILDING SIGNS - TOILET ROOMS 6"W X 9"H
BLACK PLASTIC (FIELD) BACKGROUND WITH WHITE EMBLEMS AND 5/8" MIN. TO 2" MAX. HIGH WHITE LETTERING. (NOTE: EMBLEMS AND LETTERING MUST BE RAISED OR DEPRESSED MIN 1/16" TYPICAL.) PROVIDE (1) SIGN PER TOILET ROOM COMPLYING WITH ANSI A117.1. SIGN TO HAVE RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL OF ACCESSIBILITY. MOUNT NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE.

CODE LEGEND

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REVISION NUMBER	REVISION DATE	REVISION DESCRIPTION
1	01/30/2026	ISSUED FOR PERMIT
2	02/05/2026	ISSUED FOR PERMIT
3	02/17/2026	ISSUED FOR PERMIT
4	02/17/2026	ISSUED FOR PERMIT
5	02/17/2026	ISSUED FOR PERMIT
6	02/17/2026	ISSUED FOR PERMIT

CONSULTANTS

9339 PRIORITY WAY WEST DRIVE
SUITE 100
INDIANAPOLIS, IN 46240
Phone: (317) 844-7777
E-Mail: cripe@cripe.biz
WWW.CRIPE.COM
SAFETY • 3D LASER SCANNING
CIVIL ENGINEERING
EQUIPMENT PLANNING
REAL ESTATE SERVICES

Cripe
Solutions by Design Since 1937

TOMMY CAR WASH SYSTEMS
QUOTE: XXXXX
VERSION NUMBER: XX
PROGRAM: 2026-Q1-13.5-R27

FIRST FLOOR PLAN AND CODE COMPLIANCE PLAN
TOMMY CAR WASH SYSTEMS
TOMMY EXPRESS TT130-R27-Q1
ADDRESS, CITY, STATE ZIP

Certified By:

PRELIMINARY
NOT FOR
CONSTRUCTION

Drawn By:

Checked By:

Quality Assurance:

Scale:

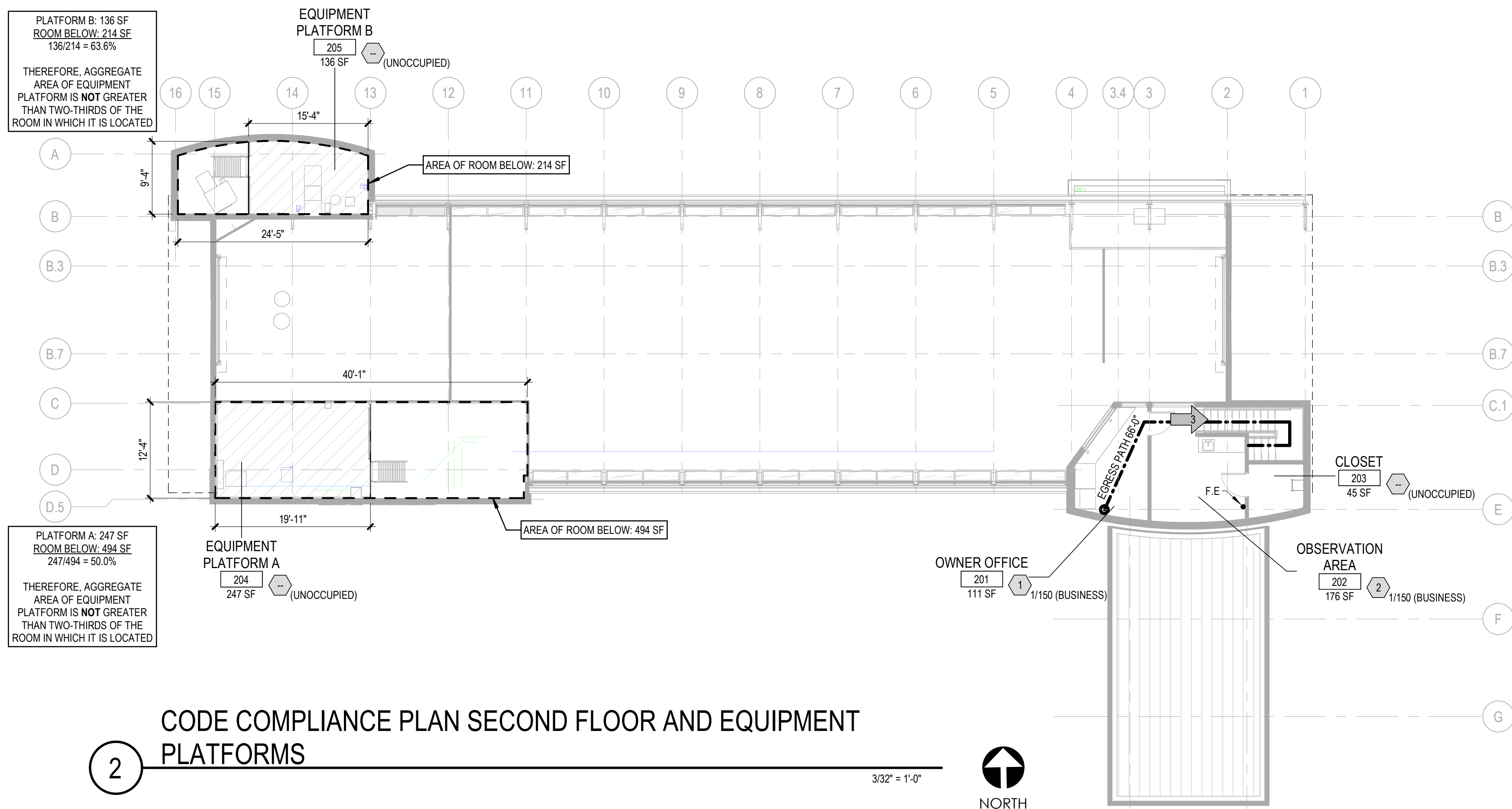
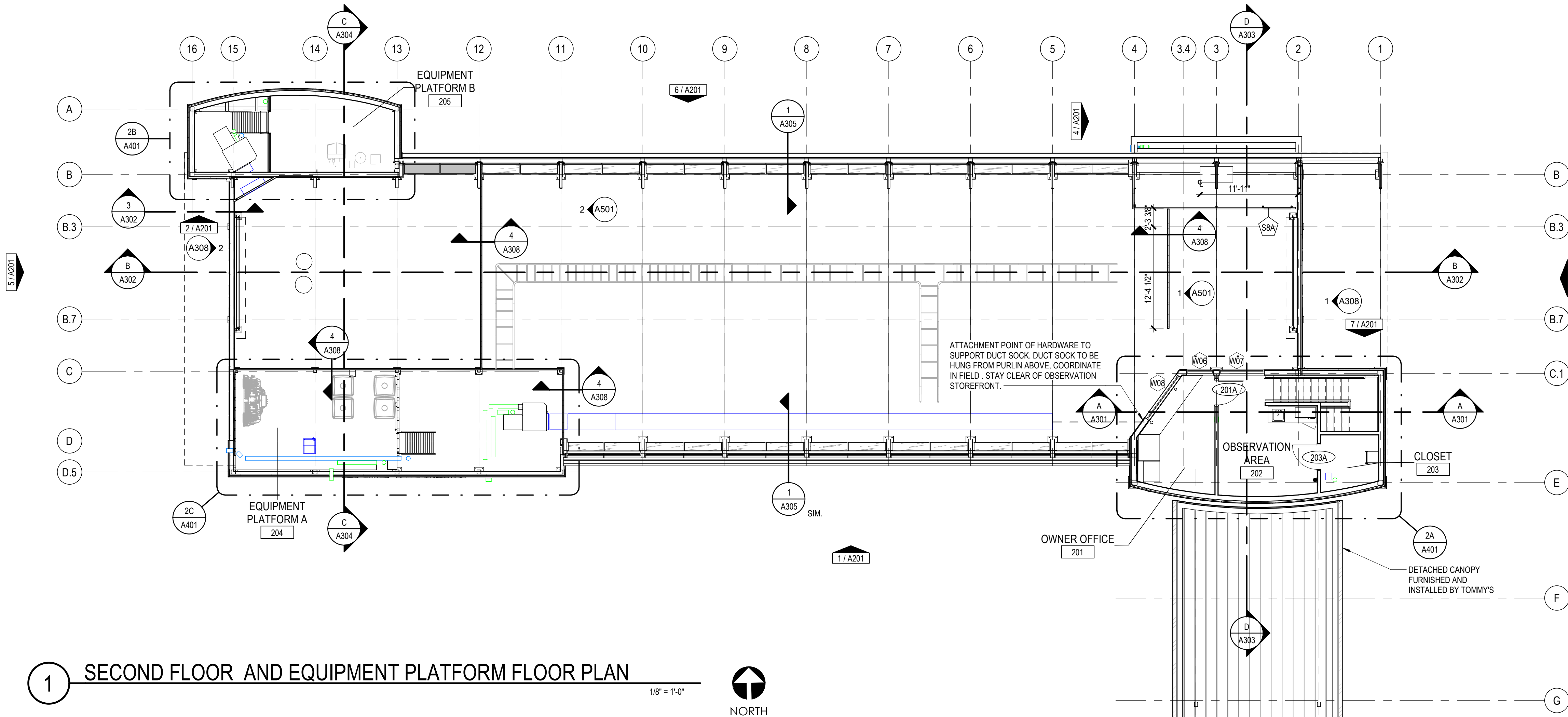
As indicated

Sheet:

Date:

Project Number:

Paul L. Cripe, Inc.



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xxx REQUIRED EGRESS DOOR WIDTH
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REVISION SCHEDULE		REVISION DESCRIPTION
REVISION NUMBER	REVISION DATE	REVISION DESCRIPTION
1	01/13/2023	ISSUED
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3	01/13/2023	ISSUED
4	01/13/2023	ISSUED
5	01/13/2023	ISSUED
6	01/13/2023	ISSUED
7	01/13/2023	ISSUED

CONSULTANTS

9339 PRIORITY WAY WEST DRIVE
SUITE 100
INDIANAPOLIS, IN 46240
Phone: (317) 844-7777
E-Mail: cripe@cripe.biz
Website: www.cripe.com

Cripe
Solutions by Design Since 1937

TOMMY CAR WASH SYSTEMS
QUOTE: XXXXX
VERSION NUMBER: XX
PROGRAM: 2026-Q1-13.5-R27

SECOND FLOOR PLAN AND CODE COMPLIANCE PLAN
TOMMY CAR WASH SYSTEMS
TOMMY EXPRESS TT130-R27-Q1
ADDRESS: CITY, STATE ZIP

Certified By: _____
Drawn By: _____
Checked By: _____
Quality Assurance: _____
Scale: As indicated
Sheet: **A102**
Date: 01/30/2026
Project Number: _____

PRELIMINARY
NOT FOR
CONSTRUCTION

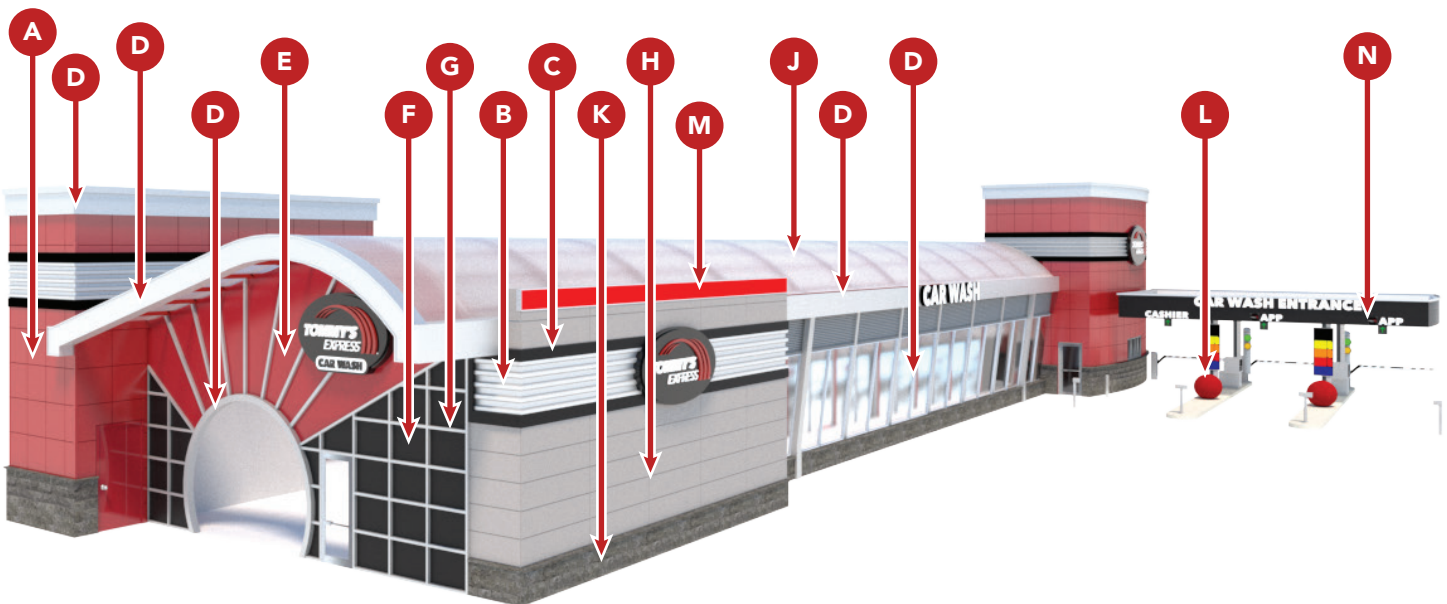
Exterior Material Selections

4118 S Carrollton Ave
New Orleans, LA 70119

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- A** Towers: Dri-Design Panel - 30" x 30" - Cardinal Red - RAL 3001
<http://www.dri-design.com/products/painted-aluminum/#sizes>
- B** Ribbed Panel: ATAS 7.2 - Silversmith
<http://www.atas.com/products/walls/exposed-fastener/atas-belvedere-rib-panel#ProductInfo>
- C** Ribbed Panel Trim: ATAS Flat Sheet - Black
<http://www.atas.com/products/colors>
- D** Parapet Cap: Reynolux - Bright Silver Metallic
https://www.alcoa.com/aap/north_america/en/product.asp?cat_id=917&prod_id=1537
- D** Fascia: Silver ACM
N/A
- D** Downspout Covers: Silver ACM
N/A
- E** Car Wash Ends (Upper): Laminators Omega Series - Sunset Red
http://www.laminatorsinc.com/sites/www.laminatorsinc.com/files/pdf/laminators_architectural_colors_sept8_2016.pdf
- F** Car Wash Ends (Lower): Citadel Glaze Guard - Ebony (Series F)
<https://www.citadelap.com/finishes/series-f>
- G** Car Wash Ends (Aluminum Caps): Tubelite 200 Series Curtain Wall - Clear Anodized
<https://www.tubeliteinc.com/200-series-curtainwall/>
- H** Dry Backroom: Nichiha Panel - Architectural Block - Gray - RAL 7044
<http://www.nichiha.com/products/detail/architecturalblock>
- I** Steel: RAL3001 *Interior Steel Not Shown*
<http://www.ralcolor.com/>
- J** Roof: Acrylic - 8mm ACRYLITE Heatstop - Cool Blue
<https://www.acrylite.net/sites/lists/PM/DocumentsAP/8mm-acrylite-heatstop-hi-ds-tech-jan2013.pdf>
- K** Masonry - Consumer's 4" Split Faced Block - Ash
http://www.consumersconcrete.com/split_face.html
- L** Vacuums & Balls: Red
<http://shop.tommycarwash.com/Tommy-Store/Vacuum-and-Vending>
- M** Dry Backroom Parapet: Lektron LED Linear Light - Leon - Red
<http://www.lektroninc.com/leon/>
- N** Pay Canopy: Black ACM
N/A



TOMMY'S EXPRESS CAR WASH

4118 S Carrollton Ave
New Orleans, LA 70119

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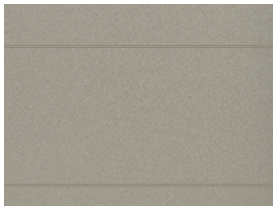
MP-2: MAIN TOWER FINISH
MATERIAL: MCM, 30" X 30" PANEL
COLOR: RAL 3001 - SIGNAL RED
MFR: DRI-DESIGN, EN-V SERIES



MCM-1: UPPER END WALL
MATERIAL: MCM, FLAT SHEET
COLOR: RAL 3001 - SIGNAL RED
MFR: CITADEL, SINOCORE SERIES



MCM-2: LOWER END WALL
MATERIAL: MCM, FLAT SHEET
COLOR: EBONY
MFR: CITADEL, SINOCORE SERIES



FCP-1: ACCENT WALL
MATERIAL: FIBER CEMENT PANEL
COLOR: GRAY
MFR: NICHHA, AWP1818 ARCHITECTURAL BLOCK, MODERN SERIES



M-1: KNEE WALL
MATERIAL: 4" SPLIT FACE CMU VENEER
COLOR: ASH (MORTAR COLOR TO MATCH)
MFR: CONSUMERS



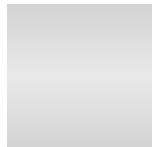
R-1: ROOF SYSTEM
MATERIAL: ACRYLIC ROOF PANELS
COLOR: WZ011 - COOL BLUE WHITE
MFR: ACRYLITE, HEATSTOP HIGH IMPACT MULTI-SKIN



PC-1: TOWER FASCIA
MATERIAL: MCM, FLAT SHEET
COLOR: BRIGHT METALLIC SILVER
MFR: ARCONIC, REYNOBOND SERIES



FE-1: ROOF FASCIA
MATERIAL: MCM, FLAT SHEET
COLOR: TBX METALLIC SILVER
MFR: ALPOLIC, 4MM PE CORE



WR-1: GARAGE DOOR RING WRAP
MATERIAL: MCM, FLAT SHEET
COLOR: CLEAR SATIN ANODIZED
MFR: CITADEL, FLAT SHEET



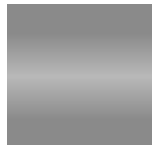
MP-1: ACCENT BANDING
MATERIAL: MCM, RIBBED PANEL
COLOR: SILVERSMITH
MFR: ATAS, BELVEDERE 7.2" RIB PANEL



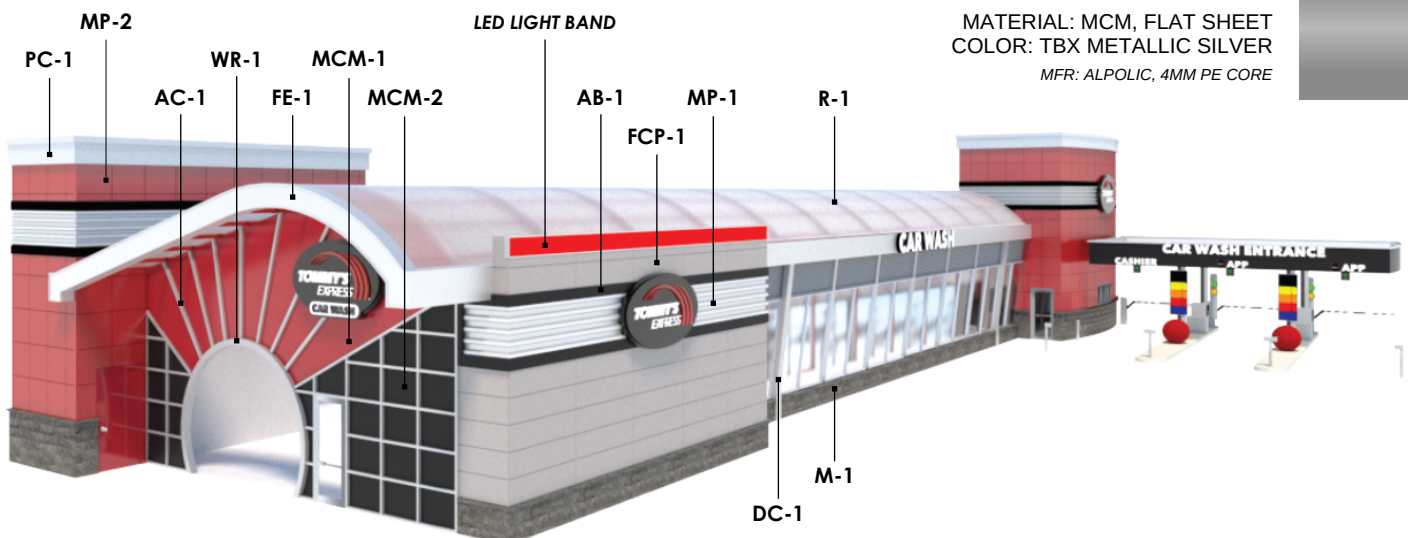
AB-1: ACCENT BANDING
MATERIAL: MCM, FLAT SHEET
COLOR: BLACK
MFR: ATAS, FLAT SHEET AND COIL



ST-1: STRUCTURAL STEEL
MATERIAL: 5-STAGE POWDER COATED STEEL
COLOR: RAL 3001 - SIGNAL RED
MFR: PROSPIANT



DC-1: DOWNSPOUT COVER
MATERIAL: MCM, FLAT SHEET
COLOR: TBX METALLIC SILVER
MFR: ALPOLIC, 4MM PE CORE





Nancy Landry
SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that
the attached document(s) of

MID-CITY REDEVELOPMENT, LLC

are true and correct and are filed in the Louisiana Secretary of State's Office.

45903385K ORIGF 4/16/2024 3 page(s)

In testimony whereof, I have hereunto set my
hand and caused the Seal of my Office to be
affixed at the City of Baton Rouge on,

May 22, 2026

Nancy Landry

Secretary of State

WEB 45903385K



Certificate ID: 12201299#LUL73

To validate this certificate, visit the following
web site, go to **Business Services, Search
for Louisiana Business Filings, Validate a
Certificate**, then follow the instructions
displayed.

www.sos.la.gov

STATE OF LOUISIANA
ARTICLES OF ORGANIZATION

(R.S. 12:1301)

1. The name of this limited liability company is:

MID-CITY REDEVELOPMENT, LLC

2. This company is formed for the purpose of:

ENGAGING IN ANY LAWFUL ACTIVITY FOR WHICH LIMITED LIABILITY COMPANIES
MAY BE FORMED

3. The duration of this limited liability company is: (may be perpetual):

PERPETUAL

4. The company is:

MEMBER-MANAGED

Other provisions:

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

BY TYPING MY NAME BELOW, I HEREBY CERTIFY THAT I AM THE ORGANIZER.

ELECTRONIC SIGNATURE: J. GERARD DISCON (4/16/2024)

TITLE: ORGANIZER

LIMITED LIABILITY COMPANY INITIAL REPORT

(R.S. 12:1305 (E))

The name of this limited liability company is:

MID-CITY REDEVELOPMENT, LLC

The location and municipal address (not a P.O. Box only) of this limited liability company's registered office:

625 ST. CHARLES AVENUE STE 1A
NEW ORLEANS, LA, 70130

Mailing Address:

625 ST. CHARLES AVENUE STE 1A
NEW ORLEANS, LA, 70130

The full name and municipal address (not a P.O. Box only) of each of this limited liability company's registered agent(s) is/are:

J GERARD DISCON
131 AIRLINE DRIVE STE 201
METAIRIE, LA, 70001

The name and municipal address (not a P.O. Box only) of the managers or members:

ZIAD MOUSA (MEMBER)
625 ST. CHARLES AVENUE STE 1A
NEW ORLEANS, LA, 70130

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TITLE: ORGANIZER



Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 45903385K

Charter Name: MID-CITY REDEVELOPMENT, LLC

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

Date Responded	Agent(s)	Agent(s) Electronic Signature
04/16/2024	J GERARD DISCON	J. GERARD DISCON

To Whom This Should Be Addressed:

Our neighbors and members have shared their serious concerns about the proposed Tommy's Car Wash at 4118-4132 S. Carrollton Ave, 4036-4052 Ulloa St., and 4041-4051 Tulane with the Mid-City Neighborhood Organization (MCNO). The major concerns are four-fold: the lighting and water pollution; the impact on traffic flow and public transportation with four proposed curb cuts; the impact on storm water and flood management with a proposed seven-foot concrete wall and no permeable surfaces or native landscaping; and the overall noise pollution of the business in a residential area.

Tulane Ave has a history of crime, drug dealing, and prostitution in the past and those problems have not abated. This corner on Carrollton Ave. is currently tree-lined and an important transitional area from I-10 and Tulane Ave traffic into a residential area.

MCNO has gotten feedback that this proposed development could exacerbate the resurgence of these problems unless 24/7 security and high-resolution/low light cameras are provided at the site. Without meaningful security or investment, the location promises to be an epicenter of unwelcome activity. The required security measures would also be deeply bothersome to local residents, wildlife, and traffic flow.

Tommy's Carwash's proposed hours are until 8:00pm, which would require bright lights that would disturb not only the neighbors surrounding the business, but also the wildlife currently residing in the many trees surrounding the property. Any surveillance or security lighting, which would be necessary, would exacerbate these same issues. We also understand there to be fifteen vacuums on-site, which will generate an inordinate amount of additional sound for the neighborhood.

Additionally, MCNO also has concerns about the four proposed curb cuts and how that would affect the traffic pattern, pedestrian safety, and paving over green space. At the time of the NPP, there had been no outreach to DOTD regarding the intended Tulane Avenue curb cut in their jurisdiction. **Additionally with two curb cuts in the design for S. Carrollton Avenue, where does the corner oak tree fit into this plan?** This area is already in dire need of infrastructure investment to increase resident safety and decrease car speed and pollution. **This business plan runs counter to addressing any of these long-held concerns.**

This block is regularly congested with traffic from Tulane, I-10, Jesuit High School, and Chick-fil-A. Adding another business intended to be high-traffic and car-focused is a huge detriment to the area. We're especially concerned about constant noise and chemical particle residue, the effects of which the immediate neighbors will have to bear. **How is additional traffic flow and air quality being assessed and mitigated? What steps will be taken to dampen the noise and curtail constant chemical contamination to the immediate area?**

We also call into question the status of the bus stops in the immediate area: There are two bus stops on S. Carrollton at Ulloa as well as Ulloa and S. Carrollton Avenue. There doesn't seem to be enough linear space to provide a driveway and bus stop on S. Carrollton Avenue lakebound. **What effect will this business have on those who live in the residential area immediately surrounding the business? What impact will this have on the already sparse bus stops that our neighbors rely on?**

Previous similar businesses have planned extensive landscaping using many native trees and other plants, the use of graffiti resistant paints, as well as a graffiti and litter control plan. We don't see any evidence of extensive landscaping in existing Tommy's Carwash locations. Current plans include a cinder block wall; no plan for any permeable concrete; and no plan for any landscaping. This is wholly inappropriate and irresponsible for the area. **How can these necessary changes be incorporated into the plan? How will the existing trees be protected?**

What are the plans to address stormwater runoff and any water that is contaminated with chemicals used on site? Due to the runoff inherent to this business, MCNO wants assurance that the immediate sewerage infrastructure has the capacity of handling the demand. This includes maintaining water pressure, updated and secure piping, and a drain system (both on the property and along the curbside) that is regularly maintained to be clear and capable.

This area of Mid-City already floods regularly. Paving over existing green space, adding more traffic, and contributing large quantities of contaminated water to our already struggling sewerage system is nonsensical.

Overall, the size of this project, the speed at which it is moving through the permitting process, and the serious concerns we're hearing from neighbors leaves us in opposition to this development. We look forward to receiving answers to these questions.

Sincerely,

The MCNO Board

Taylor Billings, President
Thomas Ecker, Chair
Mary Gubala
Matt Higgins
Keisha Lewis
Kim Loubat, Treasurer
Anita Sanchez
Michelle Schlafly, Secretary



Mollie Burke <mmburke51@gmail.com>

Conditional Use - 4118 S Carrollton Ave

Aimee B McCarron <Aimee.McCarron@nola.gov>

Wed, May 27, 2026 at 2:24 PM

To: Mollie Burke <mmburke51@gmail.com>

Cc: "Claire F. Byun" <Claire.Byun@nola.gov>, "Sherae M. Hunter" <smhunter@nola.gov>

Hey Mollie,

Thanks for emailing the heads up about this. I'm not currently in the loop on this application yet as it sounds like it is still in early phases at City Planning, but we will look into this and see what's going on and await the results from CPC. For now, we will start a file for this and save your comments!

Thanks,
Aimee

Councilmember Aimee McCarron

District A

[1300 Perdido St.](#) | RM 2W80

New Orleans, LA 70112

O. [504-658-1010](#)

aimee.mccarron@nola.gov

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From: Mollie Burke <mmburke51@gmail.com>

Sent: Wednesday, May 27, 2026 9:17:29 AM

To: Aimee B McCarron <Aimee.McCarron@nola.gov>

Subject: Conditional Use - [4118 S Carrollton Ave](#)

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Mollie Burke <mmburke51@gmail.com>

Conditional Use - 4118 S Carrollton Ave

Mollie Burke <mmburke51@gmail.com>

Wed, May 27, 2026 at 9:17 AM

To: Aimee.McCarron@nola.gov

Hi Councilmember McCarron,

I hope you had a nice Memorial Day weekend! I wanted to reach out to introduce myself and to express concern for a conditional use proposal in my neighborhood. My name is Mollie Burke and I'm a resident of 627 S Pierce St in Mid-City. I recently received notice for a proposed carwash on the corner of S Carrollton Ave and Tulane Ave (4118 S Carrollton Ave) and attended the NPP meeting last week. During the meeting several neighbors and I voiced concern with the proposed use adjacent to a residential district. We see a number of impactful issues, including:

- Noise – The presenters noted that the vacuums run at around 85 decibels and could be used during the operating hours of 7am-8pm, 7 days a week. This is very loud, roughly the same as heavy traffic or a lawnmower, and will be a constant disturbance to residences.
- Traffic – The goal of the zoning district and overlay district are to encourage pedestrian-friendly uses. A carwash accomplishes the opposite. The presenters noted that an estimated 600 cars a day will visit the site and no traffic study has been completed.
- Security – The presenters noted that the site will not have full-time personnel patrolling the site, only utilizing cameras. The site is not continuously fenced in and will undoubtedly encourage after-hours loitering.
- Tree preservation – There are 3 mature oak trees along the Carrollton right of way that the proposal does not consider. Two wide driveways in this location appear to encroach on root systems.
- Architectural detailing – The building design presented does not take into consideration the context of the neighborhood. The bright colors and harsh lines distract from what little historic fabric remains. The hard, smooth metal surfaces proposed will likely exacerbate the noise generated on site.

As I'm sure you are aware this intersection is quite chaotic and the neighborhood has struggled with some quality of life issues in this location. I fear that constructing a large carwash will intensify these issues. I believe that this use would be better situated where it does not border residential districts or in a less dense, more suburban setting.

A previous application for a carwash in this area was recommended for denial by the CPC and I anticipate that this latest application will result in the same. I strongly oppose this request for a conditional use and I hope that you will consider the effect it will have on the neighborhood in your review.

I appreciate you hearing my concerns and I hope to hear from you soon. Thank you.

Sincerely,
Mollie Burke



Mollie Burke <mmburke51@gmail.com>

Conditional Use - 4118 S Carrollton Ave

Aimee B McCarron <Aimee.McCarron@nola.gov>

Wed, May 27, 2026 at 2:24 PM

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Cc: "Claire F. Byun" <Claire.Byun@nola.gov>, "Sherae M. Hunter" <smhunter@nola.gov>

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Councilmember Aimee McCarron

District A

[1300 Perdido St.](#) | RM 2W80

New Orleans, LA 70112

O. [504-658-1010](#)

aimee.mccarron@nola.gov

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Subject: Conditional Use - [4118 S Carrollton Ave](#)

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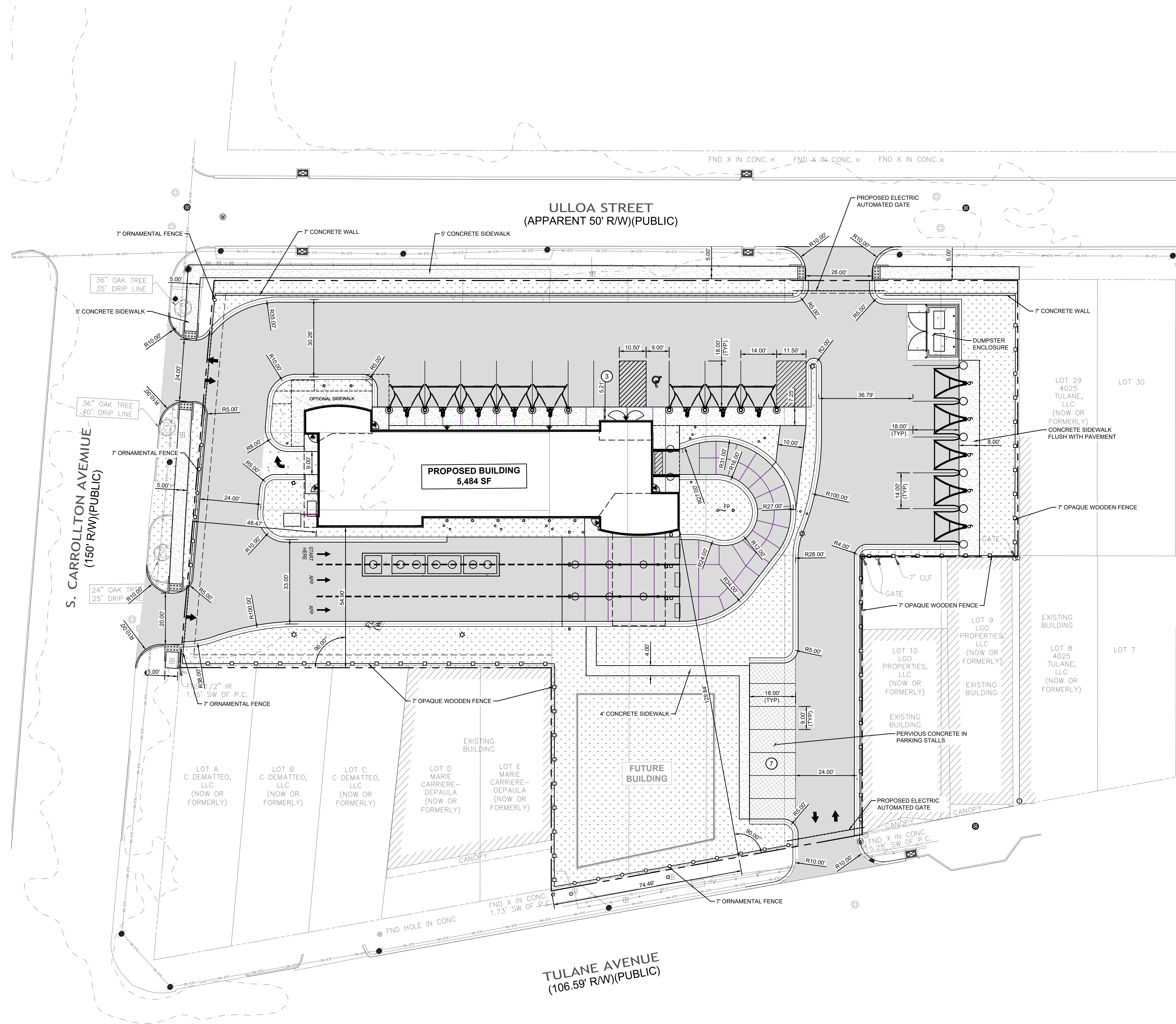
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Sincerely,
Mollie Burke

Z:\2026\26-1179\GVLCD\TEMP\2026.05.07\26-1179 C-1 SITE PLANDWG



AREA ANALYSIS	
PROPERTY AREA	± 1.27 ACRES

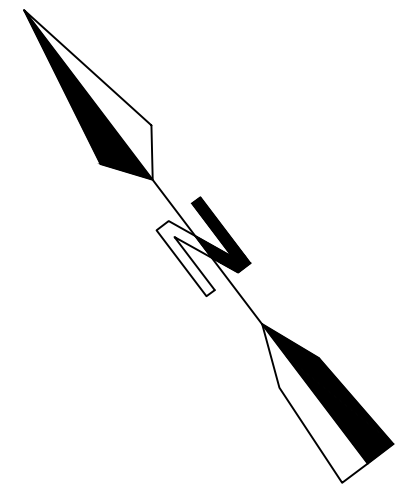
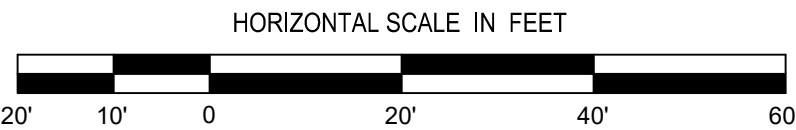
SITE ANALYSIS	
BUILDING	5,484 S.F.
PARKING REQUIRED*	1 SPACE
PARKING PROVIDED	10 SPACES
VACUUM STALLS PROVIDED	13 STALLS
PERVIOUS AREA	16,414 S.F.
PERVIOUS RATIO**	29.7 %

*1 SPACE PER CAR WASH BAY PER NEW ORLEANS CZO ARTICLE 22.4.A.
**TAKEN AS A PERCENTAGE OF THE PROPERTY AREA.

LEGEND - EXISTING	
1/2" IRON ROD SET	WATER MANHOLE
IRON PIPE FOUND	DRAIN INLET
DRAIN MANHOLE	DROP INLET
SEWER CLEANOUT	FENCE
FIRE HYDRANT	OVERHEAD UTILITY LINE
WATER VALVE	TRAFFIC SIGNAL POLE
CATCH BASIN	IRRIGATION CONTROL VALVE
SEWER MANHOLE	ASPHALT
UTILITY POLE	TITLE
WATER METER	ACTUAL
DRAIN CLEANOUT	DRAIN LINE
SEWER CLEANOUT	WATER LINE
	SEWER LINE
	GAS LINE
	FIBER OPTIC LINE
	UNDERGROUND ELECTRICAL

LEGEND - NEW IMPROVEMENTS	
CONCRETE SIDEWALK	BUILDING
PERVIOUS CONCRETE PAVEMENT	CURB & GUTTER
STANDARD DUTY CONCRETE PAVEMENT	PARKING SPACES
HEAVY DUTY CONCRETE PAVEMENT	SITE LIGHTING POLES
GRASS/LANDSCAPE AREA	ADA RAMPS
	DIRECTIONAL ARROWS
	7" OPAQUE WOODEN FENCE
	7" ORNAMENTAL FENCE
	7" CONCRETE WALL

SITE PLAN



TOMMY'S CARWASH
CARROLTON & TULANE
4126 S CARROLTON AVE
NEW ORLEANS, LA 70119
IMPULSE AUTO SPA



**PRELIMINARY
NOT FOR
CONSTRUCTION**

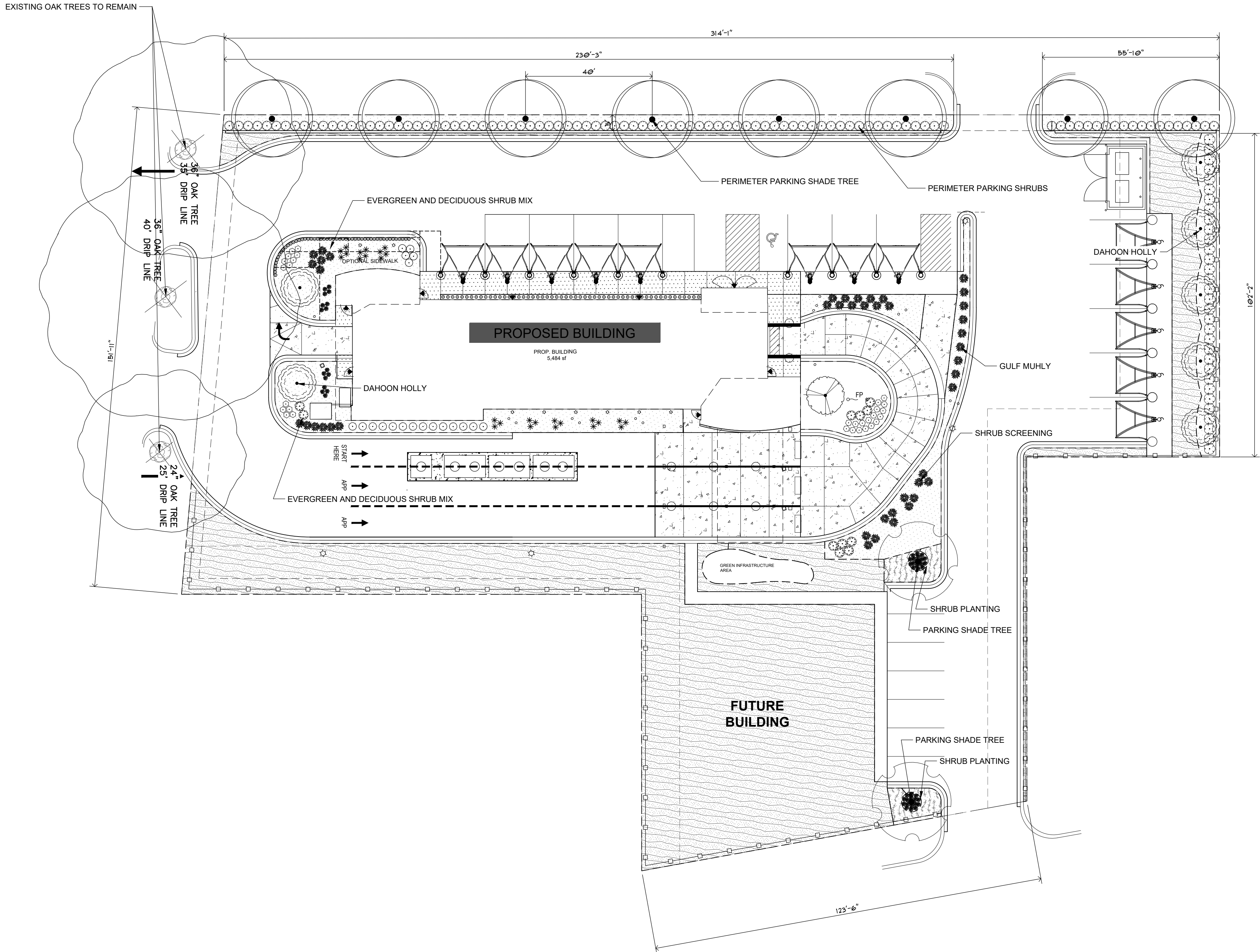
PROJECT NO. 26-1179

ISSUE FOR REVIEW
05/22/2026

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C-1



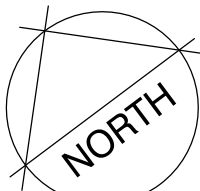
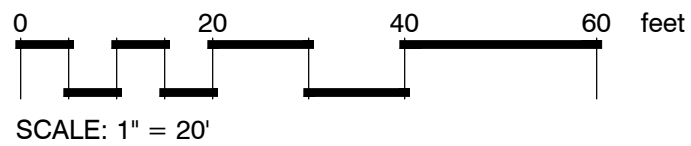
MIN. SPEC PLANT SIZE SHALL BE MET REGARDLESS OF CONTAINER SIZE NEEDED.

CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING TURF IN ANY DISTURBED AREAS NOT SHOWN ON PLAN

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ALTER PLANT MATERIAL AS NEEDED

LANDSCAPE PLAN



ORLEANS PARISH CODE MATRIX FOR TOMMY'S EXPRESS CARWASH		
	REQUIRED	PROVIDED
23.7 PARKING LOT LANDSCAPE		
B. PERIMETER PARKING LOT LANDSCAPE		
1. Perimeter Landscape Yard	286 LF	286 LF PROVIDED
2. Single Hedge Row (1 Shrub every 36" OC)	96 SHRUBS	96 SHRUBS PROVIDED
3. Groundcover or Mulch (Min. 1" Depth)	286 SF REQ'D	0 SF PROVIDED
4. Shade Trees (1 Shade Tree / 40 LF) OR	8 TREES	8 TREES PROVIDED
4. Ornamental Trees (1 Ornamental / 25 LF)	12 TREES	0 TREES PROVIDED
5. 4" HT Ornamental Fence	4" Ornamental Fence	FENCE PROVIDED
6. Alternative 3" Wall	3" Wall	NOT PROVIDED
7. Concrete Curbs to Protect Landscape Areas	Raised Curbs	YES PROVIDED
C. INTERIOR PARKING LOT LANDSCAPE		
10 SPACES		
1. Parking Lot Islands Between every 10 Spaces	0 ISLANDS	0 PROVIDED
2. Parking End Caps & 10% Interior Required	270 SF	4134 SF PROVIDED
3. Min. Island Size	160 MIN SF	160 PROVIDED
4. Designed w/ Sustainable Techniques?	YES / NO	YES PROVIDED
5. Planting Requirement		
a) One (1) Shade Tree per Island	2 Trees	2 TREES PROVIDED
b) Shrubs planted in Islands	Shrubs Required	YES SHRUBS PROVIDED
c) 75% of Island Planted w/ Live Material	203 SF = 75%	100% PROVIDED

23.11 PARKWAY TREES		
A. PARKS & PARKWAY TREES within ROW		
S. CARROLTON AVENUE		
1. Shade Trees (1 per 40 LF)	4 TREES	3" PROVIDED
1. OR Ornamental Trees (1 per 25 LF)	7 TREES	0 PROVIDED
2. Species/Location reviewed & approved by P&P?	YES / NO	
*Existing parkway trees. Existing trees and overhead power lines prohibit additional tree planting		

23.12 STORMWATER MANAGEMENT REQUIREMENTS		
A. STORMWATER MANAGEMENT MEASURES		
1. Combination of Stormwater BMPs Provided?	YES / NO	YES PROVIDED
B. STORMWATER BMPs ON PROJECT INCLUDE:		
1. Bioswales	YES / NO	NO PROVIDED
4. Detention / Retention Basins	YES / NO	NO PROVIDED
8. French Drains, Infiltration Trenches	YES / NO	NO PROVIDED
9. Grassed Swales	YES / NO	NO PROVIDED
11. Permeable Pavers, Porous Surfaces, Grass Paving	YES / NO	NO PROVIDED
15. Rain Gardens	YES / NO	PROVIDED
20. Tree Protection Areas	YES / NO	PROVIDED
21. Cisterns & Underground Stormwater Chambers	YES / NO	NO

23.13 SCREENING REQUIREMENTS		
A. REFUSE DISPOSAL DUMPSTERS, et al.		
1. 7' Solid Fence/Wall and Gate Enclosure	YES	YES PROVIDED
Does enclosure comply with Bag Architecture?	YES	YES PROVIDED

RECOMMENDED PLANTING CLEARANCE		
Driveways	5FT	
Light Poles	20FT	
Fire Hydrants	20FT	
Catch Basins	5FT	
Visual Triangles	25FT x 25FT	
*Distances provided by Parks and Pathways		

CODE MINIMUM SCHEDULE

	PERIMETER PARKING SHADE TREES	8
	Quercus virginiana 'QV71A' / Highrise Live Oak	
	PARKING PERIMETER SHRUBS	96
	PARKING SHADE TREES	2
	Quercus shumardii / Shumard Oak	

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	HEIGHT
TREES							
	ILE CAS	7	Dahoon Holly	Ilex cassine	30 Gal Min.		
	VIT CHA	1	Chaste Tree	Vitex agnus-castus	30 Gal Min.		
SHRUBS							
	ASP ELA	48	Cast Iron Plant	Aspidistra elatior	3 Gal Min.		
	CAR TEX	106	Texas Sedge	Carex texensis	3 Gal Min.		
	DIA VGT	27	Variegated Flax Lily	Dianella caerulea 'Variegata'	3 Gal Min.		
	DIS IOB	11	Bayou Bliss™ Distylium	Distylium x 'BLDY01'	3 Gal Min.		
	ILE NAN	19	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	3 Gal Min.		
	MUH GUL	44	Gulf Coast Pink Muhly Grass	Muhlenbergia capillaris 'Gulf Coast'	3 Gal Min.		
	RHO XOE	32	Autumn Starburst® Encore® Azalea	Rhododendron x 'Robleaze'	3 Gal Min.	24" HT @ Planting	
	ROS M20	30	Coral Drift Rose	Rosa Drift 'Mediflora'	3 gal	12-18"	18-24"
GROUND COVERS							
	LIR MUS	172	Lirifurf	Liriope muscari	1 Gal Min.		15" OC
SOIL/MULCH							
	BED BU	5,555 sf	Bed Builder	Bed Preparation (8" DEPTH) + Landscape Fabric + Shredded Hardwood Top Dress Mulch (3" DEPTH) + Soil Conditioners, Fertilizers, Amendments, and Pre-Emergent Herbicides	Soil		

TOMMY'S CARWASH
CARROLTON & TULANE
4126 S CARROLTON AVE
NEW ORLEANS, LA 70119
IMPULSE AUTO SPA



3860 BURBANK DRIVE
BATON ROUGE, LA 70808
225.751.4490

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CONSTRUCTION**



PROJECT NO. 26-1179

ISSUE FOR REVIEW
05/22/2026

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SHEET

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May 22nd, 2026**Neighborhood Participation Program**

In Person Meeting at New Orleans Midtown Hotel, Meeting Room 1, First Floor, 3926 Tulane Avenue,
(previously set for the Crystal Inn, across the street – attendees were directed to the modified location)
May 21st, 5:30pm

Project Name: Car Wash Conditional Use for a Tommy's Car Wash at 4118 S. Carrollton Avenue

This report summarizes the neighborhood engagement process, as of the date of this report, for the conditional use application for the property at 4118 South Carrollton Avenue (and other municipal addresses).

Presently, this land is made up of six (6) lots of record (which would be subdivided into one), which are entirely vacant land. This conditional use is for a car wash. A car wash is a conditional use in the site's MU-1 zoning. It is also a conditional use in the HUC Historic Urban Corridor Use Restriction Overlay.

Contacts: Sherman Strategies, LLC
800 Baronne Street
New Orleans, LA 70113
Avery Foret, 504 799 9335
avery@shermanstrategiesllc.com

Neighborhood Engagement

For the NPP meeting, all citizens within a 300-foot radius received a letter with information on the proposed project, explanation of the NPP guidelines, and contact information. This mailer went to approximately 474 residents. The two (2) registered neighborhood associations, the Mid-City Neighborhood Organization and the Greater Mid-City Business Association, also received the notice for the meeting.

The NPP meeting was in a hotel one block over from the site, in the conference room. Avery Foret from Sherman Strategies were there to present on the zoning request. DDG, the local engineering firm was there to present the proposed site plan. A project manager from Tommy's was there to share information about the Tommy's business. And the three local owners and developers of the car wash were also in attendance.

Seven (7) neighbors signed in at the meeting and four (4) comment cards were filled out.

The discussion focused on a range of questions and comments related to the operation of the car wash itself, proposed conditions on the site, impacts on the neighborhood, etc. The below table is a summary of the questions/comments and responses from the meeting:

Question/Comment	Response
Are these the tanks referenced? [related to an explanation of how the water is recaptured and reused as a part of the Tommy's system]	Yes, they are under the drive aisles
What are the hours?	7:00am – 8:00pm

I am concerned about lighting and light bleed onto the neighboring adjacent houses	We can look into this more thoroughly and provide specific lighting information. The intent is not to have light bleed into the houses across Ulloa Street.
My job requires quiet. I work from home.	The wall along Ulloa is intended to greatly reduce noise impacts. We note this concern.
There was a Take 5 car wash proposed here. Why didn't that move forward	For full disclosure, our firm represented that project as well. It did not move forward after the conditional use Ordinance was granted, which appears to have been a business decision.
Regarding landscaping, and the oak tree on Carrollton, you will be building driveways over the root system. Wouldn't that harm the tree?	It's too early to have a fully designed landscape plan and study, but the landscape architect who is engaged, will study damage mitigation for the oak tree.
This is on a design corridor.	Yes, the EC design corridor.
Have you done a traffic study for this site?	Not yet.
We have a lot of traffic on Ulloa because it is an off shoot of Tulane Avenue and that is a concern.	Noted. It was also clarified that the exit on Ulloa would remain closed the vast majority of the time and is only included for emergency purposes.
Noise mitigation concern. With a gate and opening on Ulloa, the sound would not be mitigated sufficiently. Would you consider removing the Ulloa exit?	This has been noted and will be considered.
How loud are the vacuums?	They are 86 decibels and with a muffler 79. Average traffic sound is 85.
How tall is the fence?	7' is the maximum allowed by the City.
What will be along the outside of the Ulloa fence?	Landscaping selections have not been made yet, but we'd welcome any feedback or requests.
Between the sidewalk and the street, there is just more concrete – we'd love to see that changed to green also.	Noted, and we can try to incorporate that.
What about a mural on the concrete wall? To prevent tagging on the wall.	We can consider that.
What are the peak hours?	A typical Tommy's peak hours are 10-2 and 5-6:30
How many cars daily?	600 at a maximum per day. The belt can process 200 / hour. 21 cars can idle at a time. But we'd hardly ever expect that number at one time.
Have you talked to DOTD yet? Because they are pushing for a reduction in cars on Tulane Avenue	We have not yet made the applications to DOTD
What about the future building on Tulane?	There are no plans for this building yet. It is a true Phase II for the site.
The dumpster is directly across the street from me. Can it be moved?	Yes, we can look at other locations. But for what it's worth, the garbage wouldn't be food, it would be mostly office waste and product packaging from the business. The dumpster enclosure would be locked so people couldn't come in and dump whatever in it.
Will you add soil for construction?	That grading plan hasn't been done yet, but the goal is for an easy slope in and out
Do you know what flood zone?	Not off hand.

How many staff are on site?	Never less than 2. Average is 5. 10-15 employees total.
Will there be private security personnel? (indicated did not want private security in the area)	No, there is no plan for that. For security, we'd use cameras, but not personnel.
How many Tommy's are adjacent to residential?	Several, this is not uncommon for the company. Current Tommy's exist in urban and suburban markets.
We have a concern with people camping out at the site after hours	We understand. We are a tech forward company and so we'll have security cameras to address that activity after hours.
What about construction?	We are mindful of impacts and will do the very best we can to mitigate. When the time comes, we will be sure you all have the contact information of someone with the general construction team. We don't quite know what pile system will be used yet. We will use regular excavators to dig for the underground tank systems. Construction typically takes 8-9 months.
Do you have a GC yet?	Not yet
Note about the traffic light and how close it is to the exit driveway.	Noted, and we will study that.
There's also a bus stop on the corner.	Yes, we have noted that.
There are many car accidents at the intersection	
Can you tone down the red in the design?	We can visit that.

Attachments

- Copy of NPP Letter
- NPP Contact List
- Email to Councilmember
- Email to MCNO
- Email to GMCBA
- Sign in Sheet
- Comment Cards

May 7, 2026

Dear Neighbors,

We are writing to share a proposal for a car wash at the corner of Tulane and Carrollton and invite you to a neighborhood meeting to discuss the proposal. As you may recall, a car wash was previously approved for this site, though that project ultimately did not move forward. The current proposal is for a Tommy's Express Car Wash, franchised by a New Orleans owned and operated small business. Tommy's is new to the New Orleans area but has a 57-year history in the car wash business. Tommy's car washes have innovative buildings and equipment and are known for fast, automated, and high-quality exterior cleaning. The site includes several municipal addresses including 4118–4126 South Carrollton, 4044–4052 Ulloa, and 4041–4051 Tulane Avenue. The site is 55,200 square feet total and the proposed building/car wash tunnel is approximately 6,700 square feet, but with a 5,500 square foot building footprint.

NPP Meeting Date:
Thursday, May 21st @ 5:30 P.M.
Crystal Inn
Meeting Room 1, First Floor
4025 Tulane Ave
New Orleans, LA 70119

**Public Comment & Inquiry
Contact Information:**
Avery Foret
Avery@shermanstrategiesllc.com
504-799-9335

ZONING: The site is located within the MU-1 Medium Intensity Mixed-Use District, where a car wash requires a Conditional Use approval. The applicable Use Table and standards can be found here: <http://czo.nola.gov/Article-15#15-2-A>. The site also has an HUC Use Restriction zoning overlay that reiterates a car wash requires conditional use approval. Finally, the site has an EC Design zoning overlay that requires a design review process by the City and elevated design standards for the project.

The project is designed with an emphasis on internal site circulation and organization, allowing vehicles to queue and move through the site efficiently, while minimizing impacts to surrounding streets. The intent is to create a clean, well-maintained commercial use that fits within the existing corridor and improves a site that has long been underutilized. The design is also intended to ensure compatibility between a commercial use and the adjacent residential uses, namely by proposing a concrete wall along the Ulloa street side that will reduce noise impacts to the neighbors and create a visual buffer.

The project is requesting a few variances from the zoning ordinance (CZO) as a part of this conditional use process:

- 1) **Front yard built-to line in CZO Section 15.3.A.2¹.** The 'front yard' for this project will be considered Tulane Avenue. The CZO calculates a required built-to line along this front yard with the idea that buildings are built near the street. Due to the shape of the lot and because the car wash building is set back 116' feet from the Tulane Avenue side, this will constitute a variance.
- 2) **Primary entrance oriented to the street, Section 15.3.B(1)(a).²** Inherently a car wash does not have a pedestrian entrance oriented to the street and therefore, this may constitute a variance.
- 3) The oddly shaped lot creates landscape requirements that had to be accommodated elsewhere on the site. The CZO requires a 5' landscape buffer along property lines in Section 23.7.B(1)³. It was not feasible to have a 5' landscape buffer along the adjacent building at 4033 Tulane Avenue.
- 4) The CZO requires all car washes to have an "open fence"⁴ along all rights-of-way. We are proposing a concrete wall along Ulloa Street for noise buffering and to reduce the visual impact of the use for the neighbors. This may constitute a variance, as it is not "open".

¹ <http://czo.nola.gov/Article-15#15-3-A-2>

² <http://czo.nola.gov/Article-15#15-3-B>

³ <http://czo.nola.gov/Article-23#23-7-B>

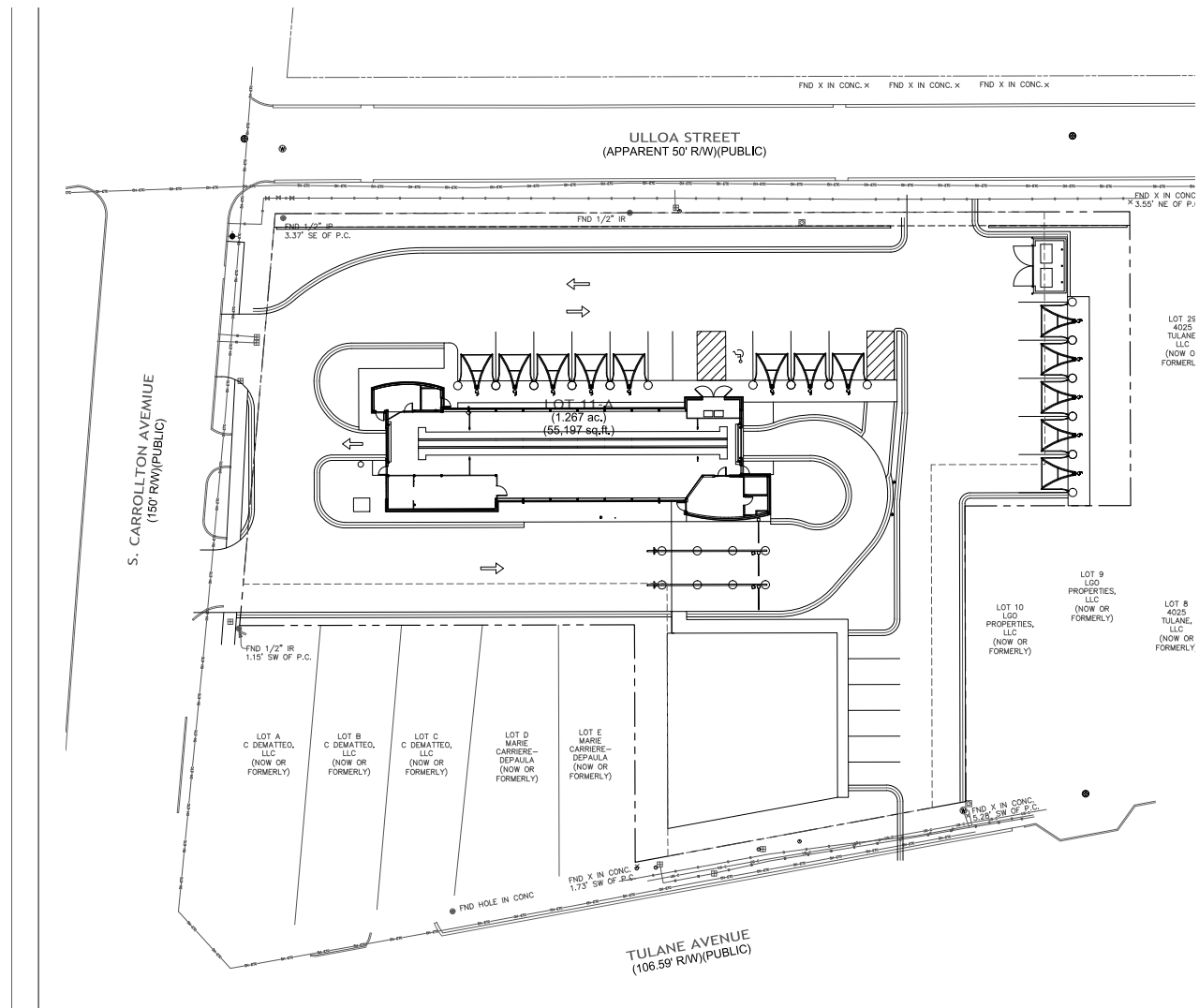
⁴ <http://czo.nola.gov/Article-20#20-3-L>

- 5) **Fence on Carrollton Avenue side**, Section 20.3.L(3)⁵. There is a large oak tree on this side of the site, which we are protecting. Due to this, there is a relatively narrow space between the driveways, which cannot fit a full property length fence. For this same reason, the car wash **cannot be locked overnight** as required by the Use Standards for car washes, found in this same Section 20.3.L(4). However, the car wash tunnel itself is secured and locked at night.

ZONING REQUEST SUMMARY: A conditional use to permit a car wash in an MU-1 MEDIUM INTENSITY MIXED-USE DISTRICT with variances listed above.

The conditional use process involves many steps and approvals, including neighborhood notice through this letter, a neighborhood meeting as detailed in this letter, a study by the City Planning Commission staff, a hearing before the City Planning Commission, and finally, a hearing by the New Orleans City Council during which a final ordinance for approval is required. We anticipate that construction will take approximately 6-9 months.

This letter is being delivered through U.S. Mail. At the meeting, we will provide a sign-in sheet to obtain email addresses. We hope to see you at the meeting. If you are unable to attend, please feel free to reach out to us by phone or email with any questions or concerns or for additional information.



⁵ <http://czo.nola.gov/Article-20#20-3-L>

Name	Address	City	St	Zip
4 Pins Standing LLC	817 Bocage Ln	Mandeville	LA	70471
4025 Tulane LLC	625 St Charles Ave Unit 1A	New Orleans	LA	70130
4025 Tulane LLC	1891 Rousseau St	New Orleans	LA	70130
4040 Tulane Avenue I LLC	One Presidential Blvd Suite 20	Bala Cynwyd	PA	19004
4201 Tulane Avenue LLC	1025 Bienville St	New Orleans	LA	70112
4202 Carrollton LLC	1891 Rousseau St	New Orleans	LA	70130
4223 S Carrollton LLC	5200 Saint Bernard Ave	New Orleans	LA	70122
4233 South Carrollton LLC	P O Box 6781	Metairie	LA	70119
4303 Carrollton LLC	1891 Rousseau St	New Orleans	LA	70130
730 S Pierce Inc	730 S Pierce St	New Orleans	LA	70119
A & 3 J'S LLC	66293 Hwy 1061	Kentwood	LA	70444
Alejandro A Pan	4137 Ulloa St	New Orleans	LA	70119
Alfredo Herrera	610 S Pierce St	New Orleans	LA	70119
Alice C Atkinson	4302 Banks St	New Orleans	LA	70119
Allen Micah	617-19 S Solomon St	New Orleans	LA	70119
Ancemack LLC	917 Solomon St	New Orleans	LA	70119
Angela Dupor	4007 D Hemecourt St	New Orleans	LA	70119
Antigua LLC	4720 Barnett St	Metairie	LA	70006
Ashante M Simms	4028 D'hemecourt St	New Orleans	LA	70119
Ayman Jaber	617 Spierce St	New Orleans	LA	70119
Bei Hatchling 1 LLC	1724 Louisiana Ave	New Orleans	LA	70115
Benjamin Hakim	209 Jackson Ave	Warren	PA	16365
Benjamin Hebert	620 S Solomon St	New Orleans	LA	70119
Bonnie D Garrigan	525 S Pierce St	New Orleans	LA	70119
Bret W Hubacek	4033 Ulloa St	New Orleans	LA	70119
Brett A Wilkinson	4020 D'hemecourt St	New Orleans	LA	70119
Brim Ronnisha	4127 Ulloa St	New Orleans	LA	70119
Buckles Anthony Ray	209 S Telemachus St	New Orleans	LA	70119
Byblos Development LLC	P O Box 791933	New Orleans	LA	70179
C Dematteo LLC	6443 General Diaz	New Orleans	LA	70124
Caileen M Coleman	4036 D'hemecourt St	New Orleans	LA	70119
Charles Belonge	4039 Dhemecourt St	New Orleans	LA	70119
Charles Raymond Jackson	606 S Pierce St	New Orleans	LA	70119
Christopher M Gradney	4133 D'hemecourt St	New Orleans	LA	70119
City Of New Orleans	1300 Perdido St	New Orleans	LA	70112
Colleen S Kane	531 S Pierce St	New Orleans	LA	70119
Cooper H Jumonville	529 S Pierce St	New Orleans	LA	70119
Crescent City Collecitons L	147 Carondelet St Ste 1137	New Orleans	LA	70130
Crescent City Collections L	C/O City of New Orleans 147	New Orleans	LA	70130
Current Resident	3900 Tulane Ave	New Orleans	LA	70119
Current Resident	3917 Ulloa St	New Orleans	LA	70119
Current Resident	3919 Tulane Ave	New Orleans	LA	70119
Current Resident	3919 Ulloa St	New Orleans	LA	70119
Current Resident	3921 Tulane Ave	New Orleans	LA	70119
Current Resident	3924 D'hemecourt St	New Orleans	LA	70119
Current Resident	3926 Tulane Ave	New Orleans	LA	70119

[illegible]

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Current Resident	4002 S Carrollton Ave Apt 412	New Orleans	LA	70119
Current Resident	4002 S Carrollton Ave Apt 413	New Orleans	LA	70119
Current Resident	4002 S Carrollton Ave Apt 414	New Orleans	LA	70119
Current Resident	4002 S Carrollton Ave Apt 415	New Orleans	LA	70119
Current Resident	4002 S Carrollton Ave Apt 416	New Orleans	LA	70119
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Current Resident	4002 S Carrollton Ave Apt 418	New Orleans	LA	70119
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Current Resident	4002 S Carrollton Ave Apt 420	New Orleans	LA	70119
Current Resident	4002 S Carrollton Ave Apt 421	New Orleans	LA	70119
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Current Resident	4002 S Carrollton Ave Apt 424	New Orleans	LA	70119
Current Resident	4002 S Carrollton Ave Apt 425	New Orleans	LA	70119
Current Resident	4002 S Carrollton Ave HM	New Orleans	LA	70119
Current Resident	4006 D'hemecourt St	New Orleans	LA	70119
Current Resident	4007 D'hemecourt St	New Orleans	LA	70119
Current Resident	4008 D'hemecourt St	New Orleans	LA	70119
Current Resident	4010 D'hemecourt St	New Orleans	LA	70119
Current Resident	4011 Ulloa St	New Orleans	LA	70119
Current Resident	4013 D'hemecourt St	New Orleans	LA	70119
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Current Resident	4023 D'hemecourt St	New Orleans	LA	70119
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Current Resident	4023 Ulloa St Apt B	New Orleans	LA	70119
Current Resident	4025 Tulane Ave	New Orleans	LA	70119
Current Resident	4025 Ulloa St	New Orleans	LA	70119
Current Resident	4026 Ulloa St	New Orleans	LA	70119
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Current Resident	4031 D'hemecourt St	New Orleans	LA	70119
Current Resident	4031 Ulloa St	New Orleans	LA	70119
Current Resident	4033 S Carrollton Ave	New Orleans	LA	70119

Current Resident	4033 Tulane Ave	New Orleans	LA	70119
Current Resident	4035 D'hemecourt St	New Orleans	LA	70119
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Current Resident	731 S Solomon St Unit A	New Orleans	LA	70119
Current Resident	740 S Pierce St	New Orleans	LA	70119
D P M Properties LLC	6270 Canal Blvd	New Orleans	LA	70124
D.P.M. Properties LLC	7037 Canal Blvd Ste 203	New Orleans	LA	70124
David J M Sauer	P O Box 19902	New Orleans	LA	70179
Debra G Gilmore	4128 D'hemecourt St	New Orleans	LA	70119
Diack II LLC	429 Iona St	Metairie	LA	70005
Dianne T II Mason	4121 D'hemecourt St	New Orleans	LA	70119

Discipline Repetition Adapt	Observe Delaware Borrower 1	New Orleans	LA	70124
DO Phuoc HA	4125 Ulloa St	New Orleans	LA	70119
Dolive William Arnold	4011 D'hemecourt St	New Orleans	LA	70119
Drake J Doumit	4012 D'hemecourt St	New Orleans	LA	70119
Duarte Rene Duarte Maria F	4043 Ulloa St	New Orleans	LA	70119
Edgar M Cuevas	3924 Dhemecourt St	New Orleans	LA	70119
Edward R Young	5111 Dryades St	New Orleans	LA	70115
Edward R Young	942 Moss St	New Orleans	LA	70119
Elgin A Salomon	621 Melody Dr	Metairie	LA	70002
Ely Edwards Enterprises	P O Box 57928	New Orleans	LA	70125
Ely Edwards Enterprises Inc	P O Box 57928	New Orleans	LA	70157
Eric B France	3925 Iberville St	New Orleans	LA	70119
Erika Pilar Mejia	626 S Solomon St	New Orleans	LA	70119
Family Group Investment L	538 S Pierce St	New Orleans	LA	70119
Finn Homes LLC	22530 Echo Dr	Las Gatos	CA	95033
Frank III Johnson	4015 Ulloa St	New Orleans	LA	70119
Gruber David M	4037 Ulloa St	New Orleans	LA	70179
Gutierrez David	5160 Tom Bigbee St	Waveland	MS	39520
Jacob A Brackhan	4029 D Hemecourt St	New Orleans	LA	70119
James Franklin	623 S Solomon St	New Orleans	LA	70119
James Williams	4035-4037 D'hemecourt St	New Orleans	LA	70119
Jane Chaisson	4306 S Carrollton Ave Unit 1A	New Orleans	LA	70119
Jarroid J Warner	4025 D'hemecourt St	New Orleans	LA	70119
Javier I Orellana	631 S Solomon St	New Orleans	LA	70119
John R Gnuse	602 S Pierce St	New Orleans	LA	70119
Joshua B Capdeville	4033 Ulloa St	New Orleans	LA	70119
Juan Carlos Chavez	4120 D'hemecourt St	New Orleans	LA	70119
Justen Mitchell Eason	4041 Ulloa St	New Orleans	LA	70116
Kamza LLC	4524 Alphonse Dr	Metairie	LA	70006
Karen B Hammond	68 Grand Canyon Dr	New Orleans	LA	70131
KCT Tulane LLC	2403 Camp St	New Orleans	LA	70130
Kendell K Joseph	4141 Ulloa St	New Orleans	LA	70119
Khoobehi Properties LLC	5109 Folse Dr	Metairie	LA	70006
Lam-King Enterprises LLC	209 Plauche Ct	Harahan	LA	70123
Lam-King Enterprises LLC	10 Farmham Pl	Metairie	LA	70005
Larry J Numa	1240 Francis St	Marrero	LA	70072
Laurie Industries LLC	185 Nwspanish River BL St10	Boca Raton	FL	33431
Lawrence Jones	4034 D'hemecourt St	New Orleans	LA	70119
Leticia R Rodriguez	4316 S Carrollton Ave	New Orleans	LA	70119
Leticia Rodriguez	4316 S Carrollton Ave	New Orleans	LA	70119
Lgo Properties LLC	1035 Felicity St	New Orleans	LA	70130
Marie Carriere-Depaula aka	9820 Elm Pl	River Ridge	LA	70123
Mario Perez	4140 D'hemecourt St	New Orleans	LA	70119
Marissa Elena Yopez	713-15 S Solomon St	New Orleans	LA	70119
Marvin O Alberto	715 Oaklawn Dr	Metairie	LA	70005
Marvin V Pounder	1521 Somerset Pl	Marrero	LA	70072
Matthew J Kern	605 S Pierce St	New Orleans	LA	70119

Michael Bob	4042 D'hemecourt St	New Orleans	LA	70119
Michael G Shephard	205 Gum Bayou Ln	Slidell	LA	70461
Michael T Murray	627 S Pierce St	New Orleans	LA	70119
Mid-City Redevelopment L	625 St Charles St Suite 1A	New Orleans	LA	70130
Mike Wells	4026 D'hemecourt St	New Orleans	LA	70119
MLw Family Investments LI	44 Pelham Ave	Metairie	LA	70005
Myers Doneisha	4023 Ulloa St	New Orleans	LA	70119
Nathan Singleton	4031 Dhemecourt St	New Orleans	LA	70119
Nellon Gloria T	P O Box 3761	Harvey	LA	70059
Nellon-Hill Veronica	Pobox 3761	Harvey	LA	70059
Neugent Tayler	4229 S Carrollton Ave	New Orleans	LA	70119
Nikolaos E Pantazis	2916 Gravier St	New Orleans	LA	70119
NO Side 7875 LLC	P O Box 14472	Baton Rouge	LA	70898
Okra Properties LLC	4011 Iberville St	New Orleans	LA	70119
Ole Oaks Holdings LLC	4102 University Blvd	Houston	TX	77005
Patrick R Doyle	4016-18 D'hemecourt St	New Orleans	LA	70119
Patrick Stoudt	4124 D'hemecourt St	New Orleans	LA	70119
Poland Ave LLC	PO Box 791933	New Orleans	LA	70179
Porte Rouge Enterprises LL	700 Gause Blvd Ste 101B	Slidell	LA	70458
Prieto Roberto Camilo	2316 N Cumberland	Metairie	LA	70003
Project New Orleans Innoce	4051 Ulloa St	New Orleans	LA	70117
Rebecca N Spruill	3930 D'hemecourt St	New Orleans	LA	70119
Riad Jaber	631 S Pierce St	New Orleans	LA	70119
Richard A Weigand	949 Topaz St	New Orleans	LA	70124
Robert L II Rogers	4029 Ulloa St	New Orleans	LA	70119
Robert Neal Construction L	2716 Manley Ave	Metairie	LA	70001
Ryan Kelly	2520 Mexico Street	New Orleans	LA	70122
Sang H Phuong	4117 D' Hemecourt St	New Orleans	LA	70119
Sergio Nunez	709 S Solomon St	New Orleans	LA	70119
Sibley Audrey Rose	608 S Pierce St	New Orleans	LA	70119
Singleton Kenneth	215 Morgan Dr	Slidell	LA	70460
Sorelle LLC	40 Melrose Dr	Marrero	LA	70072
Talia M Livneh	4134 D'hemecourt St	New Orleans	LA	70119
The Pelican Apartments LL	730 S Pierce St	New Orleans	LA	70119
Tracy D Garrett-Numa	4714 Silver Brookway	Bowie	MD	20720
Trent Santonastaso	612 S Pierce St	New Orleans	LA	70119
Tri M Cung	616 Franklin Ave	Gretna	LA	70053
Tulane and Carrollton LLC	5200 Buffington Rd	Atlanta	GA	30349
Tulane Hotel Group LLC	625 St Charles Ave Unit 1A	New Orleans	LA	70130
Twcol LLC	4220 Ben Michael Dr	Marrero	LA	70072
Ulloa Center LLC	3901 Ulloa St	New Orleans	LA	70119
Unique Shrestha	622 S Solomon St	New Orleans	LA	70119
Urban Vision LLC	P O Box 19902	New Orleans	LA	70179
Usaytomatonisaytomoto LL	809 N Carrollton Ave	New Orleans	LA	70119
Usaytomatonisaytomoto LL	806 N Carrollton Ave	New Orleans	LA	70119
Vacay Rentals Devaux	1125 Marion Ave	South Milwaukee	WI	53172
Wells One Investments LLC	2800 Veterans Blvd Unit 216	Metairie	LA	70002

William A Dolive	4011 D'hemecourt St	New Orleans	LA	70119
Windrose LLC	4301 Tulane Ave Apt 287	New Orleans	LA	70119
Yvonne Major Ltd	1006 Patricia St	Baker	LA	70714
Yvonne Major Ltd	3800 Dublin Street Suite-8A	New Orleans	LA	70118



Sheila Tahvildari <sheila@shermanstrategiesllc.com>

NPP Invite: 4118–4126 South Carrollton, 4044–4052 Ulloa, and 4041–4051 Tulane Avenue

Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Wed, May 6, 2026 at 6:33 PM

To: Freddie King <Freddie.King@nola.gov>, Winston C Fiore <Winston.Fiore@nola.gov>

Cc: Avery Foret <avery@shermanstrategiesllc.com>

Good evening,

Please see attached NPP Meeting invite for 4118–4126 South Carrollton, 4044–4052 Ulloa, and 4041–4051 Tulane Avenue. Please let us know if you have any questions.

Thank you,
Sheila

--

Sheila Tahvildari

Direct 504.621.6353

sheila@shermanstrategiesllc.com

Sherman Strategies

800 Baronne St.

New Orleans, LA 70113

www.shermanstrategiesllc.com



4118 S Carrollton NPP Letter_FINALv2.pdf

656K



Sheila Tahvildari <sheila@shermanstrategiesllc.com>

NPP Invite: 4118–4126 South Carrollton, 4044–4052 Ulloa, and 4041–4051 Tulane Avenue

Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Wed, May 6, 2026 at 6:31 PM

To: CPCINFO <cpcinfo@nola.gov>

Cc: Avery Foret <avery@shermanstrategiesllc.com>

Good evening,

Please see attached NPP Meeting invite for 4118–4126 South Carrollton, 4044–4052 Ulloa, and 4041–4051 Tulane Avenue. Please let us know if you have any questions.

Thank you,
Sheila

--

Sheila Tahvildari
sheila@shermanstrategiesllc.com

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4118 S Carrollton NPP Letter_FINALv2.pdf

656K



Sheila Tahvildari <sheila@shermanstrategiesllc.com>

NPP Invite: 4118–4126 South Carrollton, 4044–4052 Ulloa, and 4041–4051 Tulane Avenue

Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Wed, May 6, 2026 at 6:35 PM

To: MCNO President <president@mcno.org>

Cc: Avery Foret <avery@shermanstrategiesllc.com>

Good evening,

Please see attached NPP Meeting invite for 4118–4126 South Carrollton, 4044–4052 Ulloa, and 4041–4051 Tulane Avenue. Please let us know if you have any questions.

Thank you,
Sheila

--

Sheila Tahvildari

Direct 504.621.6353

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4118 S Carrollton NPP Letter_FINALv2.pdf

656K



Sheila Tahvildari <sheila@shermanstrategiesllc.com>

NPP Invite: 4118–4126 South Carrollton, 4044–4052 Ulloa, and 4041–4051 Tulane Avenue

Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Wed, May 6, 2026 at 6:35 PM

To: tlevy@pelhughes.com

Cc: Avery Foret <avery@shermanstrategiesllc.com>

Good evening,

Please see attached NPP Meeting invite for 4118–4126 South Carrollton, 4044–4052 Ulloa, and 4041–4051 Tulane Avenue. Please let us know if you have any questions.

Thank you,
Sheila

--

Sheila Tahvildari

Direct 504.621.6353

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4118 S Carrollton NPP Letter_FINALv2.pdf

656K

Tommy's Express Car Wash @ Tulane and Carrollton
NPP COMMENT CARDS

Name: Mollie Burke

Address: 627 S Pierce St

Please provide thoughts, ideas, and concerns regarding this project:

I oppose the use of the carwash on this site. It does
not meet the goals of the MU-1 district, the EC
overlay district or the LA 2010 goals for the
Tulane Ave corridor. It caters to cars when there is
a large pedestrian presence in the area.

These cards will be submitted with the NPP Report to the City of New Orleans as
a part of the City Planning Commission applications.

May 21, 2026

Tommy's Express Car Wash @ Tulane and Carrollton
NPP COMMENT CARDS

Name: Michelle Schlafly

Address: 121 South Genois Street, N.O. LA 70119

Please provide thoughts, ideas, and concerns regarding this project:

- I think the nighttime lighting for
this project should be minimized
- External sound from vacuums/water
sprays should be minimized
- Traffic should be looked at - too many
cut cuts close to Ulloa/Carrollton

These cards will be submitted with the NPP Report to the City of New Orleans as
a part of the City Planning Commission applications.

May 21, 2026

Tommy's Express Car Wash @ Tulane and Carrollton
NPP COMMENT CARDS

Name: Mike Murray

Address: 627 S. Pierce St, New Orleans LA 70119

Please provide thoughts, ideas, and concerns regarding this project:

I don't think a carwash is appropriate for this site, given the excessive noise and traffic that it will attract. This proposal is larger than the previous one and does not meet the former provision or enhancement corridor standards.

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission applications.

May 21, 2026

Tommy's Express Car Wash @ Tulane and Carrollton
NPP COMMENT CARDS

Name: Justen Eason

Address: 4041 Ulloa St, New Orleans, LA 70119

Please provide thoughts, ideas, and concerns regarding this project:

Top concerns are: an increase in traffic, heat being retained by concrete and increasing utility bills, water runoff no longer being retained by soil leading to street flooding, massive amounts of noise and light pollution, as well as parking issues, and general lack of greenery.

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission applications.

May 21, 2026

Tommy's Express Car Wash
4118 South Carrollton Avenue

Thursday, May 21st, 5:30pm

Location: Crystal Inn, Meeting Room 1, 4025 Tulane Avenue

NAME	ADDRESS	EMAIL
Richard Lef	4047 Ulloa St	richard6@shc.i.com
KATE GAUTHREUX	4051 ULLOA ST.	kateg@justice.louisiana.org
Justen Eason	4041 Ulloa	justeneason@gmail.com
Mattie Eason	4041 Ulloa	eason.mattie@me.com
Michelle Schlafly CMENO	121 S. Genois NOLA 70119	kimballmichelle@outlook.com
Mike Mump	627 S Pierce	mikem367@gmail.com
Mollie Burke	627 S Pierce	mmburke51@gmail.com



Avery Foret <avery@shermanstrategiesllc.com>

Tommy's Express Car Wash, Tulane Avenue

1 message

Diane Carriere <diane@fmcARRIEREandson.com>

Thu, May 21, 2026 at 3:36 PM

To: "avery@shermanstrategiesllc.com" <avery@shermanstrategiesllc.com>

I will not be able to attend the meeting tonight. I own the property located at [4057 – 4063 Tulane Avenue, New Orleans, LA](#). The back of my property would be next to the car wash.

I am totally opposed to allowing a car wash to be built between a residential neighborhood and an office/business area. It will be too loud and visual unacceptable. It will depreciate the values of all the properties located by it, hence, lowering the selling prices. Also, if you rent a property (like me), it will be extremely hard to find a tenant so the rent will have to be lowered. Probably, you will not even be able to find a tenant.

Since the car wash cannot be locked at night, there will be vagrants. With vagrants, the neighborhoods will be dangerous. There will be trash all over, fires in the winter, crimes and using the bathroom anywhere. This will be extremely unsafe and unhealthy for the entire neighborhoods.

Since my property is next to the car wash and if it passes, my property must be protected from cars driving into it. Barriers must be installed to protect the entire back of the property from the cars. Also, a water retention wall must be built around the entire car wash to keep the rainwater and any water from the car wash from entering on my property. The sound is going extremely loud and continuous. Along the back of my property, a concrete wall must be built to reduce the noise. Since 2025, I have had a beauty parlor as a tenant. They want their space to be quite and relaxing for the patrons.

I am totally against a car wash built in the middle of a residential neighborhood and a business area.

Please confirm back that you have received this email.

Sincerely,

Diane De Paula



Building/Construction
Related Permit



Received by	
Sign Provided On Date	
Tracking Number	

LAND-USE REQUEST APPLICATION

LAND-USE REQUEST APPLICATION		
APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: https://www.nola.gov/city-planning/neighborhood-participation-program/
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, - 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.
<i>If no site plan or title restriction is required, submit your application for permitting.</i> <i>If title restrictions are required, submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)</i>		
If site plans are required, revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

⓪ Zoning Change:

- Lots 0-4,999 sq ft \$1,000
- Lots 5,000-24,999 sq ft \$2,000
- Lots 25,000-74,999 sq ft \$3,000
- Lots 75,000 sq ft or more \$4,000

⓪ Conditional Use/Planned Development:

- Structures between 0-4,999 sq ft \$1,160
- Structures between 5,000-24,999 sq ft \$2,320
- Structures between 25,000-74,999 sq ft \$3,480
- Structures of 75,000 sq ft or more \$4,640

⓪ Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:

- No Increase in floor area \$500
- Increase in floor area \$700
- ⓪ Text Amendment: \$1,500



Building/Construction
Related Permit



Received by	
Sign Provided	☐ Date
Tracking Number	

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to info@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

ATTACHMENTS	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
1. Completed application with all required information & signed by owner or authorized agent.	Required	Required	Required
2. Authorization from Property Owner. If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.		Required	Required
3. Accurate survey or legal description showing or describing the legal boundaries of the site.		Required	Required
4. Photographs of the subject site(s) and building(s).		Required	Required
5. Neighborhood Participation Program Documents including NPP summary report, contact list, NPP meeting invitation, NPP comment cards, neighborhood email notices, and meeting sign-in sheet. Refer to the Neighborhood Participation Guide for more information.	Required	Required	Required
6. Site Plan of the entire lot(s) showing property lines and all buildings or structures, with distance from property line indicated. All off-street parking areas, driveways, interior streets, paving, mechanical equipment, or other surfaces should be shown and dimensioned on the plans.			Required
7. Landscape Plans including the location, quantity, size, name, and condition of all existing and proposed plant materials and trees. All landscaped areas should be shown and dimensioned on the plans. A description of all tree preservation measures on-site and in the public right-of-way should be included.			Required
8. Architectural Elevations of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
9. Floor Plan(s) of the entire structure(s) showing room use, dimensions, walls, doors, windows, major appliances, plumbing fixtures, stairs, or other egress.			Required
10. Recommendations or approvals from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
11. Design Advisory Committee (DAC) Recommendation, when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required



Building/Construction
Related Permit



LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCInfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will **not** be accepted and will be returned to the applicant.

Type of application: ☒ Text Amendment ☒ Zoning Change ☐ Conditional Use/Planned Development

Address of Property for which this application is being filed. 4118-4126 South Carrollton, 4036-4052 Ulloa, and 4041-4051 Tulane Avenue

APPLICANT INFORMATION

Applicant Identity: ☒ Property Owner ☐ Agent

Applicant Name Sherman Strategies LLC/Avery Foret

Applicant Address 800 Baronne St

City New Orleans State LA Zip 70113

Applicant Contact Number 504 799 9335 Email avery@shermanstrategiesllc.com

Property Owner Name Mid-City Redevelopment LLC

Property Owner Address 625 St Charles Suite 1A

City New Orleans State LA Zip 70130

Property Owner Contact Number (504) 415-7407 Email raouf2001@aol.com

SPECIFIC REQUEST

A conditional use to permit a car wash in an MU-1 Medium Intensity Mixed Use District, with waivers for front yard build-to line, primary entrance on primary street, and fence requirements for a car wash.

PROPERTY LOCATION

Square Number(s) 762 Lot Number(s) 11, 12, 13, 14, 18, 19, 20, 21-A, 22-A, 23-B, 23, 24, 25, 26, 27, 28

Bounding Streets Tulane, S Pierce, Ulloa, S Carrollton

Zoning MU-1 Municipal District 1st

Tax Bill Number 105304912, 105304913, Planning District 4th

105304914, 105304906, 105304907, 105304911

DESCRIPTION OF PROJECT (Attachments are acceptable)

Please see additional documents.



Building/Construction
Related Permit



Received by	
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Tracking Number	

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature

Date

5/21/2026

Agent Signature

Date

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this

21

day of

May, 2026

My Commission expires

Lifetime



Israa Falweh-Mousa
Notary ID #137789

**ACTION TAKEN IN WRITING WITHOUT MEETING BY
MID-CITY REDEVELOPMENT, LLC**

DULY PASSED ON _____

WHEREAS, Mid-City Redevelopment, LLC (the "Company") is duly formed and in good standing under the laws of the State of Louisiana;

WHEREAS, the Company wishes to authorize the construction of a new car wash at 4118 South Carrollton Avenue, 4126 South Carrollton Avenue, 4052 Ulloa Street, 4044 Ulloa Street, 4041 Tulane Avenue, and 4051 Tulane Avenue (the "Site");

NOW THEREFORE BE IT RESOLVED, that the Company authorizes Ziad Mousa to take whatever actions are necessary, including but not limited to: 1) signing an application to the City of New Orleans for a Conditional Use for a car wash on the Site, 2) signing a Resubdivision Application to allow the Site to be combined into one single lot of record, and 3) to take whatever other actions are necessary and appropriate to effectuate the same;

BE IT FURTHER RESOLVED, that the Company authorizes Sherman Strategies, LLC and its employees and agents, including but not limited to Avery Foret, to act as agents on behalf of the Company with regard to aforesaid land use applications to the City of New Orleans and to take whatever other acts are necessary and appropriate to effectuate the same.

It is hereby certified by the undersigned that the foregoing resolution was duly passed by the Members, through authorized representative(s), on the date as stated herein.

Signed:

 5/21/2024

Ziad Mousa, Member of Mid-City Redevelopment, LLC

- 3) The CZO requires all car washes to have an “**open fence**”³ along all rights-of-way. We are proposing a concrete wall along Ulloa Street for noise buffering and to reduce the visual impact of the car wash to the neighbors. This may constitute a variance, as it is not “open”.
- 4) **Fence on Carrollton Avenue side**, Section 20.3.L(3)⁴. There is a mature oak tree on this side of the site, which is being protected. Due to this, there is a relatively narrow space between the driveways, which cannot fit a full property length fence. For this same reason, the car wash **cannot be locked overnight** as required by the Use Standards for car washes, found in this same Section 20.3.L(4). However, the car wash tunnel itself is secured and locked at night and bollards can be used to prevent vehicular use of the site after opening hours.

BZA Criteria

1. Special conditions and circumstances exist that are peculiar to the land or structure involved and are not generally applicable to other lands or structures in the same zoning district.

The shape of the proposed lot for this project is unique in that it touches three streets, but does not include the hard corner of one of the intersections. The layout proposed treats the Carrollton Avenue side as a front yard, although technically, the Tulane Avenue side is the front yard. Therefore, a setback is unavoidable.

There is no pedestrian entrance as this is inherently a vehicular use.

The fencing requirements are the result of the special conditions of the site. Adjacency to residential is best served by an opaque fence for impact mitigation. The Carrollton Avenue side has a special condition of an oak tree to be protected and breaks in the site for vehicular access, making a full length fence impractical.

2. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property.

Correct. The lot shape, location, and inherent nature of the proposed use create the special conditions.

3. Literal interpretation of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

Correct. A literal interpretation would require the car wash building be built along the Tulane Avenue side, which is infeasible due to the shape of the lot, including widths and hard corners of the lots.

A literal interpretation would result in an inferior condition for fencing.

4. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party.

Correct. These requested variances are for a well-designed car wash on this site, which operates efficiently and with low impact.

³ <http://czo.nola.gov/Article-20#20-3-L>

⁴ <http://czo.nola.gov/Article-20#20-3-L>

5. Strict adherence to the regulation by the owner or their agent would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.

Strict adherence, requiring a building to be built along the Tulane Avenue side, would make a car wash infeasible for this property.

Strict adherence to the fencing requirements for the car wash would result in a demonstrable hardship of inferior conditions related to fencing, given the found conditions of the site.

6. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or otherwise similarly situated.

Correct. Granting these variances would allow the project to build a car wash to move forward with the most efficient and practical design.

7. The variance, if granted, will not alter the essential character of the locality.

Correct. This proposal of a car wash is proposed at a well trafficked intersection in Mid-City. Several uses nearby include vehicular based business, including the drive-thru only fast food restaurant across the street and several gas stations in the area.

8. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood where the property is located.

Correct. The property is vacant land today. Developing it will not be detrimental to the public welfare.

9. The proposed variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion of nearby streets, increase the danger of fire, or otherwise endanger the public safety.

Correct. The carwash proposal is designed to efficiently receive and process customers on site, eliminating overflow into the streets. The proposal will not increase congestion nor danger.

Thank you for your consideration.

Kindest Regards,
Avery Foret