

# CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

## AGENDA – December 18, 2013

There will be a meeting of the Planning Advisory Committee on Wednesday, December 18, 2013 at 2:00 p.m. The meeting will be held in the One Stop Shop conference room A, City Hall Room 7W03.

- 1) **Consideration:** Minutes from the October 30, 2013 PAC meeting.
- 2) **Consideration:** **ZONING DOCKET 001/14** – Request by NEW ORLEANS REDEVELOPMENT AUTHORITY for a Conditional Use to permit a parking lot for a main use located within 300 feet in an RM-4 Multiple-Family Residential District on Square 288, Lots 1-A (Proposed Lot 1-A-1), in the First Municipal District, bounded by Thalia, South Rampart, South Saratoga, and Erato Streets. Streets. The municipal address is 2001 THALIA STREET.
- 3) **Consideration:** **ZONING DOCKET 002/14** – Request by CITY COUNCIL MOTION M-13-445 for an Amendment to Ordinance No. 25,220 MCS (ZD 127/12, which established a Conditional Use to permit a fast food restaurant in a C-1 General Commercial District and within the ICUC Inner-City Urban Corridor District overlay, on Square 405, HANO Parcels 155 thru 164, Square 386-B, Pt. Lots 1 and 2, Square 385-A, Pt. Lot 1, and portions of the Willow, Sixth and Toledano Streets rights-of-way and on Square 406 Lots 10, 11, Pt. HANO Parcel 154, and a portion of the Sixth and Toledano Streets right-of-way, in the Fourth Municipal District, bounded by South Claiborne and Washington Avenues, Toledano and Clara Streets [Municipal addresses: 2600 Sixth Street, 2900 South Claiborne Avenue and 2912 Washington Avenue]) to (1) amend waiver 7 to provide for 295 total parking spaces for the main retail facility; (2) delete provisos 19 (which requires second entrances) and 25 (which requires metal slat and vegetation screening elements) in their entireties; (3) delete the portion of proviso 23 that relates to the incorporation of climatic protection; (4) delete the reference to the use of pre-cast concrete in proviso 24; and (5) add, delete or modify any other waivers of provisos necessary to accommodate the elimination of the concrete parking deck.
- 4) **Consideration:** **ZONING DOCKET 003/14** – Request by JCSE PROPERTY LLC for a Conditional Use to permit the expansion of an existing non-conforming building and to waivers of parking and supplementary use standards for a reception facility within the building in a B-1A Neighborhood Business District on Square 142, an undesignated lot, in the Fourth Municipal District, bounded by

Magazine Street, Sophie Wright Place and Saint Mary Street. The municipal address is 1911 MAGAZINE STREET.

- 5) **Consideration:** **ZONING DOCKET 005/14** - Request by WILLIAM K. GREINER for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption at a standard restaurant in a B-2 Neighborhood Business District on Square 201, Lot 5, in the Sixth Municipal District, bounded by Magazine, Jena, Cadiz, and Constance Streets. The municipal address is 4518 MAGAZINE STREET.
- 6) **Consideration:** **ZONING DOCKET 006/14** - Request by 2003 REALTY COMPANY LLC for an Amendment to Ordinance No. 23,777 MCS (ZD 071/09, which established a Conditional Use to permit a fast food restaurant in an LI Light Industrial District within the Chef Menteur Urban Corridor District overlay, on Lot E-5 in Section 44, Township 12 South, Range 12 East of the Southeastern Land District of the State of Louisiana, in the Third Municipal District, bounded by Chef Menteur Highway, Read Boulevard, Wright and Old Gentilly Roads) to reduce the size of the fast food restaurant site, and to establish a new Conditional Use to permit a new retail development on over one (1) acre of site area. The municipal address is 10500 CHEF MENTEUR HIGHWAY.
- 7) **Consideration:** Disposition through sale or lease of the following right-of-ways: S. Rendon Street (paper street), adjacent to Squares 513 and 519 in the First Municipal District and Calliope Street neutral ground adjacent to Squares 519 and 671 in the First Municipal District.
- 8) **Consideration:** A request by 2802 Magazine St., L.L.C., for a grant of a predial servitude, for the proposed encroachment of a cantilever balcony on/over the Magazine St. public right-of-way, adjacent to Lot KM, Square 28, 4<sup>th</sup> M.D., bounded by Washington Ave., Constance St., 6<sup>th</sup> St., and Magazine St. The municipal address is 2802 Magazine St.
- 9) **Consideration:** A request by Willie and Jo Anne Medious, for a grant of a predial servitude for the proposed encroachments of concrete steps, landings, and roof overhang, on/over the N. Rampart St. public right-of-way, adjacent to Lot 12, Square 285, Bywater, 3<sup>rd</sup> M.D., bounded by Desire St. Burgundy St., Piety St., and N. Rampart St. The municipal address is 3316-3318 N. Rampart St.
- 10) **Consideration:** A request by Loubar, L.L.C., for a lease of a portion of the S. Miro St. public right-of-way, between the adjacent property line and the street for the location of three dumpsters, adjacent to Lot 15B, Square 134, Burtheville, 6<sup>th</sup> M.D., bounded by State Street Drive, S. Claiborne Ave., Calhoun St., and S. Miro Street. The municipal address is 6200-6210 S. Claiborne Ave.
- 11) **Consideration:** A request by Thomas and Margaret Weed for a lease of a portion of the Dominican St. public right-of-way between the adjacent property line and

the edge of a wrought-iron fence, adjacent to Lot A, Square 64, 6<sup>th</sup> M.D., bounded by Benjamin St., Lowerline St., Dominican St., and Pine St. The municipal address is 474 Pine St.

12) **Consideration:** A request by Ed Doskey for a grant of predial servitude for the proposed encroachment of a balcony on/over the St. Roch Svc public right-of-way, adjacent to Lot 24, Square 256, Faubourg Marigny, 3<sup>rd</sup> M.D., bounded by Burgundy St., Franklin Ave., DAuphie St., and St. Roch Ave. The municipal address is 829 St. Roch Ave.

13) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, January 8, 2013, at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Respectfully yours,

Robert D. Rivers, Director  
December 12, 2013

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

# CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

## Minutes – November 20, 2013

A meeting of the Planning Advisory Committee was held on Wednesday, November 20, 2013 at 2:00 PM in the One Stop Shop conference room A, City Hall Room 7W03. Those in attendance were:

### MEMBERS

Denise McCray (SWB)  
Mark Johnson (SWB)  
Martha Grisct (RER)  
Max Camp (RER)  
Arlen Brunson (CPC)  
Tica Hartman (PPW)  
Tracy St. Julien (HDLC)  
Ed Horan (S&P)  
Richard Scheirman (DPW)

### GUESTS

Matt Brooks  
Michael Thompson Jr.  
Morris Kahn

### CPC STAFF

Robert Rivers  
Stephen Kroll  
Editha Amacker  
Dubravka Gilic

### NON-VOTING DEPARTMENTS

Christopher Ard (ITI)

- 1) **Consideration:** Minutes from the October 30, 2013 PAC meeting.

The committee passed a motion to accept the minutes with a correction for item #8 to include DPW in the motion.

- 2) **Consideration:** **ZONING DOCKET 121/13** – Request by RICE BUILDING LLC AND CARLO DEMATTEO for a Conditional Use to permit a supper club in a VCE-1 Vieux Carré Entertainment District on Square 6, Lots 9, 10 and 11, in the Second Municipal District, bounded by North Peters, Iberville, Bienville and Clinton Streets. The municipal addresses are 233-235 North Peters Street. (PD 1B)



The applicant must apply to RER for a lease for the encroachment of the entry doors into the public right-of-way. S&P noted that the site was previously used an event hall. The committee passed a motion of no objection subject to further review by the CPC and RER.

- 3) **Consideration: ZONING DOCKET 123/13** – Request by WILLIE A. JEFFERSON for a Conditional Use to permit a cocktail lounge in a B-1 Neighborhood Business District on Square 340, Lot A, in the Second Municipal District, bounded by North Broad, Saint Ann, Dumaine and North Dorgenois Streets. The municipal addresses are 800 North Broad Street and 2655 Saint Ann Street. (PD 4)

Any encroachments onto the public right-of-way will require a servitude agreement being granted by RER; planting of street trees will require approval of PPW, and HDLC will have to review any exterior improvements to the building. The Planning Advisory Committee expressed no objection to the request, subject to further review by the CPC, RER, PPW, and HDLC.

- 4) **Consideration: ZONING DOCKET 124/13** – Request by LAM-KING ENTERPRISES LLC for an Exceptional Use to permit the expansion of an automobile body repair shop in a C-1 General Commercial District and the ICUC Inner City Urban Corridor District overlay on Square 776, Lot S or A, in the First Municipal District, bounded by South Carrollton Avenue, Tulane Avenue, Airline Highway and Interstate 10. The municipal addresses are 4045-4049 South Carrollton Avenue. (PD 4)

S&P noted that the recent renovations to the former Pelican Thrift building had been done without permits and said that a stop work order had been issued on April 10, 2013. The Committee passed a motion of no objection subject to further review by the CPC.

- 5) **Consideration:** A request by Seventh Magazine, L.L.C., for a grant of servitude for air rights on/over a portion of Magazine St. public right-of-way, adjacent to Lot 8A , Square 153, 4<sup>th</sup> Municipal District, bounded by Camp, 6<sup>th</sup>, 7<sup>th</sup>, and Magazine St., for the proposed encroachments of a canopy and light fixtures. The municipal address is 2929-2937 Magazine St.

The need for a lease is noted in the provisos for a conditional use request at this location. The committee passed a motion of no objection subject to further review by RER.

- 6) **Consideration:** 2014 Planning Advisory Committee Meeting Schedule

The committee approved the proposed meeting dates and submission deadlines for 2014 subject to the following changes:

The meeting on March 5, 2014 is changed to February 28, 2014. The submission deadline for this meeting is changed from February 24, 2014 to February 20, 2014.

7) **Consideration:** Election of Chair and Vice Chair for 2014

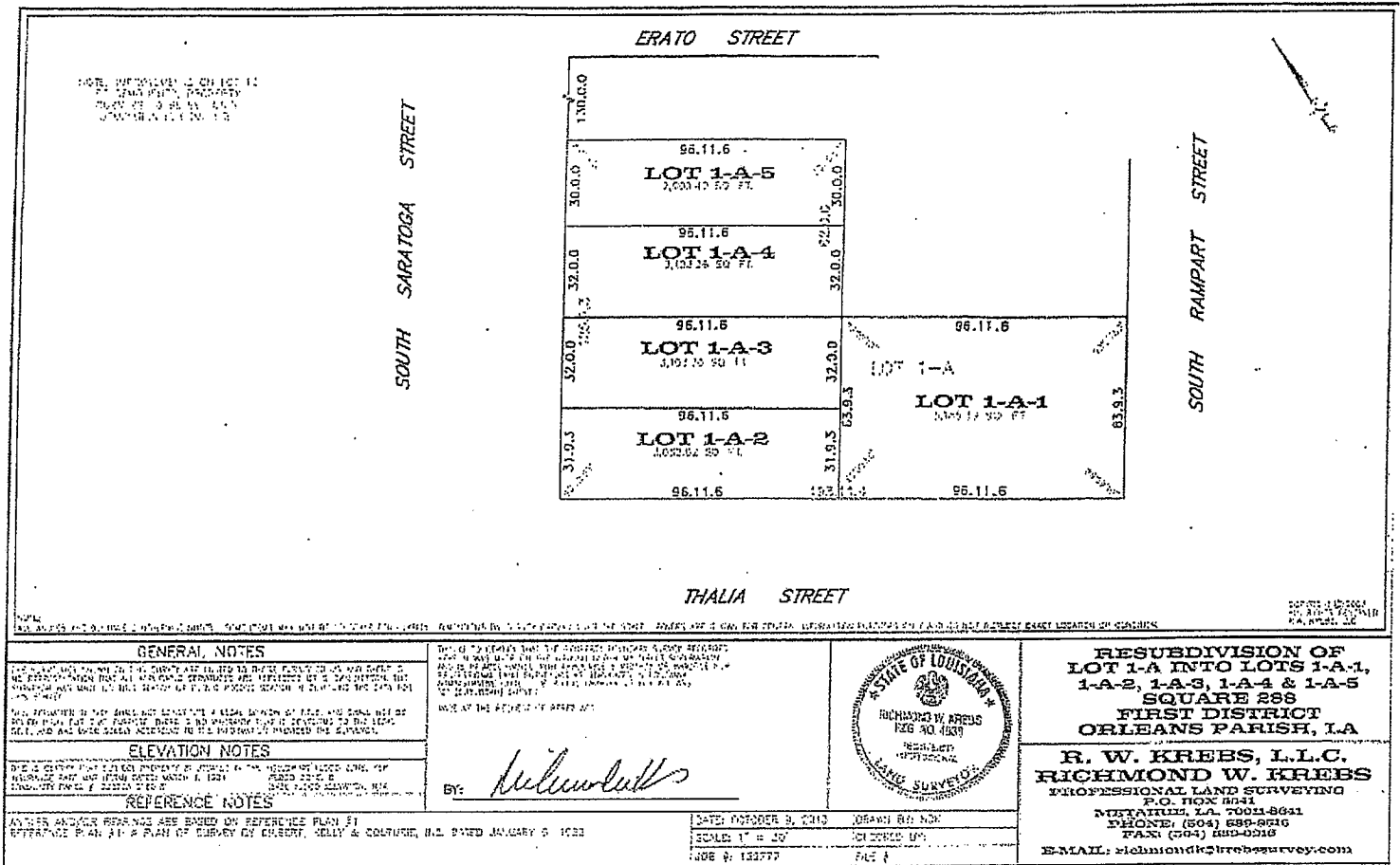
The committee passed a motion to elect Ed Horan as Chair and Arlen Brunson as Vice Chair for 2014.

8) **Any Other Matters:**

The representative for 1122 Decatur Street wants their request to be considered by the committee at the next meeting.

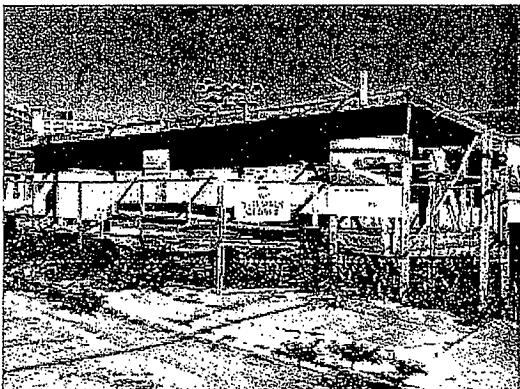
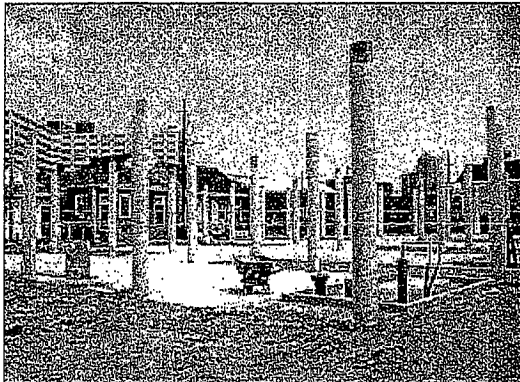
**Item # 2**

**ZONING DOCKET 001/14** – Request by NEW ORLEANS REDEVELOPMENT AUTHORITY for a Conditional Use to permit a parking lot for a main use located within 300 feet in an RM-4 Multiple-Family Residential District on Square 288, Lots 1-A (Proposed Lot 1-A-1), in the First Municipal District, bounded by Thalia, South Rampart, South Saratoga, and Erato Streets. Streets. The municipal address is 2001 THALIA STREET.

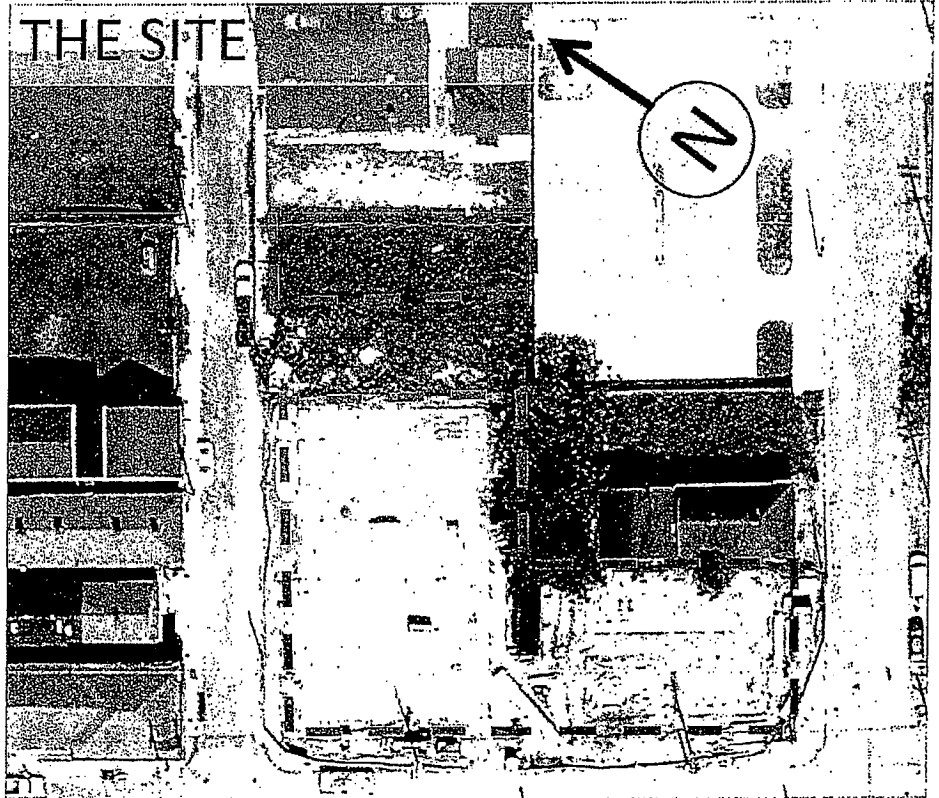


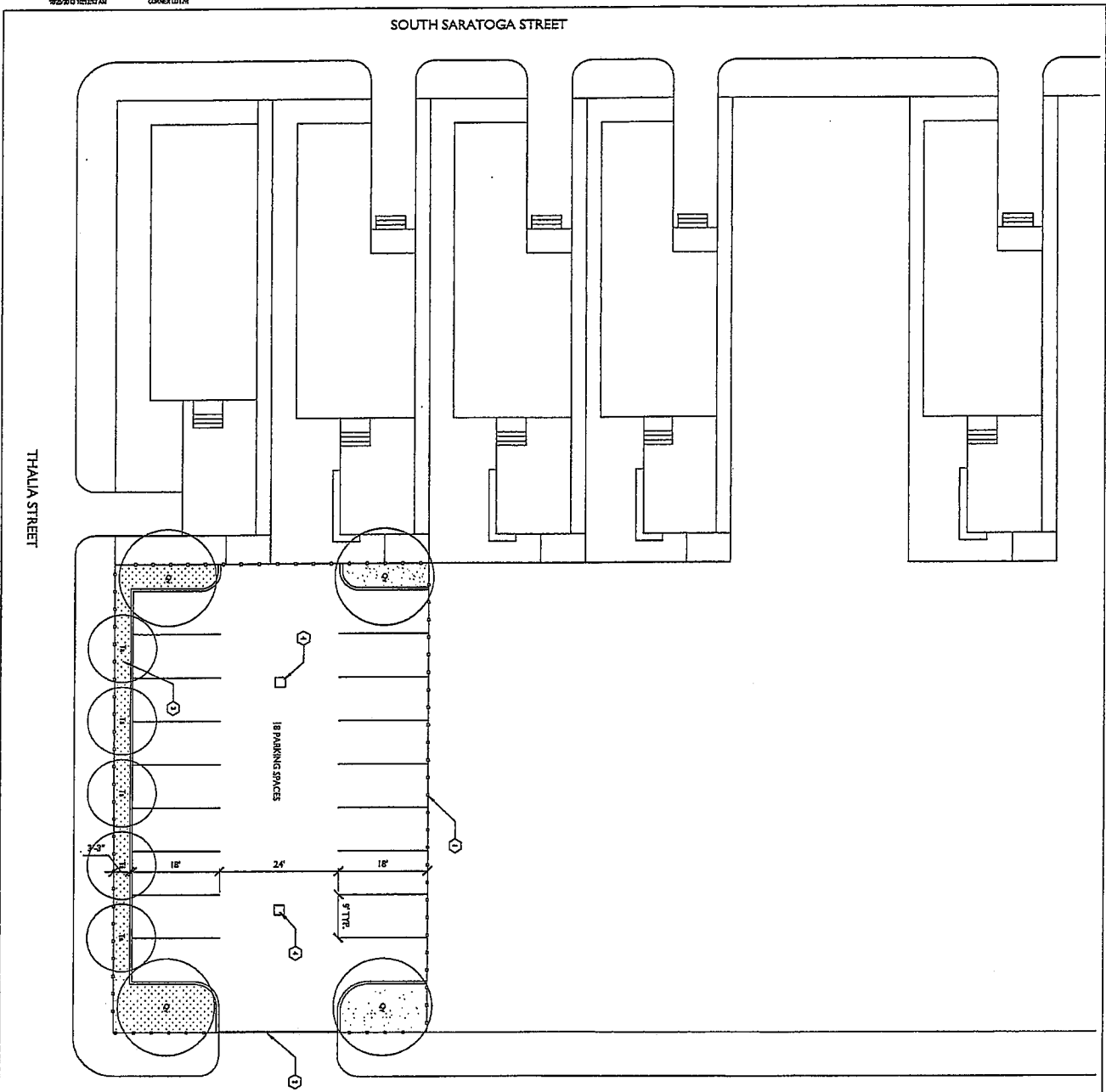
Proposed Re-subdivision Plan

Current Conditions



Proposed Site Plan





PLANT SCHEDULE						
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	SIZE	SPACING	NOTES
①	LIVE OAK	Quercus virginiana	4	5" CAL.	18' O.C.	
②	POND CYPRESS	Taxodium distichum	5	4" CAL.	18' O.C.	
③	CHERRING LILBOPE	Liligoe spicata	255 SF	4" POT	12' O.C.	
④	LOUISIANA IRIS	Iris spicata	575 SF	FLUG	12' O.C.	
⑤	FINE STRAW PALM	SPERMATOPHYTES AND OTHERS	830 SF			

- NOTES
- ① 3" TALL PERIMETER FENCE
  - ② 2' WIDE AUTOMATIC SLIDING GATE
  - ③ RAIN GARDEN
  - ④ DRAIN TO UNDERGROUND STORMWATER DETENTION SYSTEM

LANDSCAPE SITE PLAN  
 1" = 10'-0"



NOT FOR CONSTRUCTION

Perez

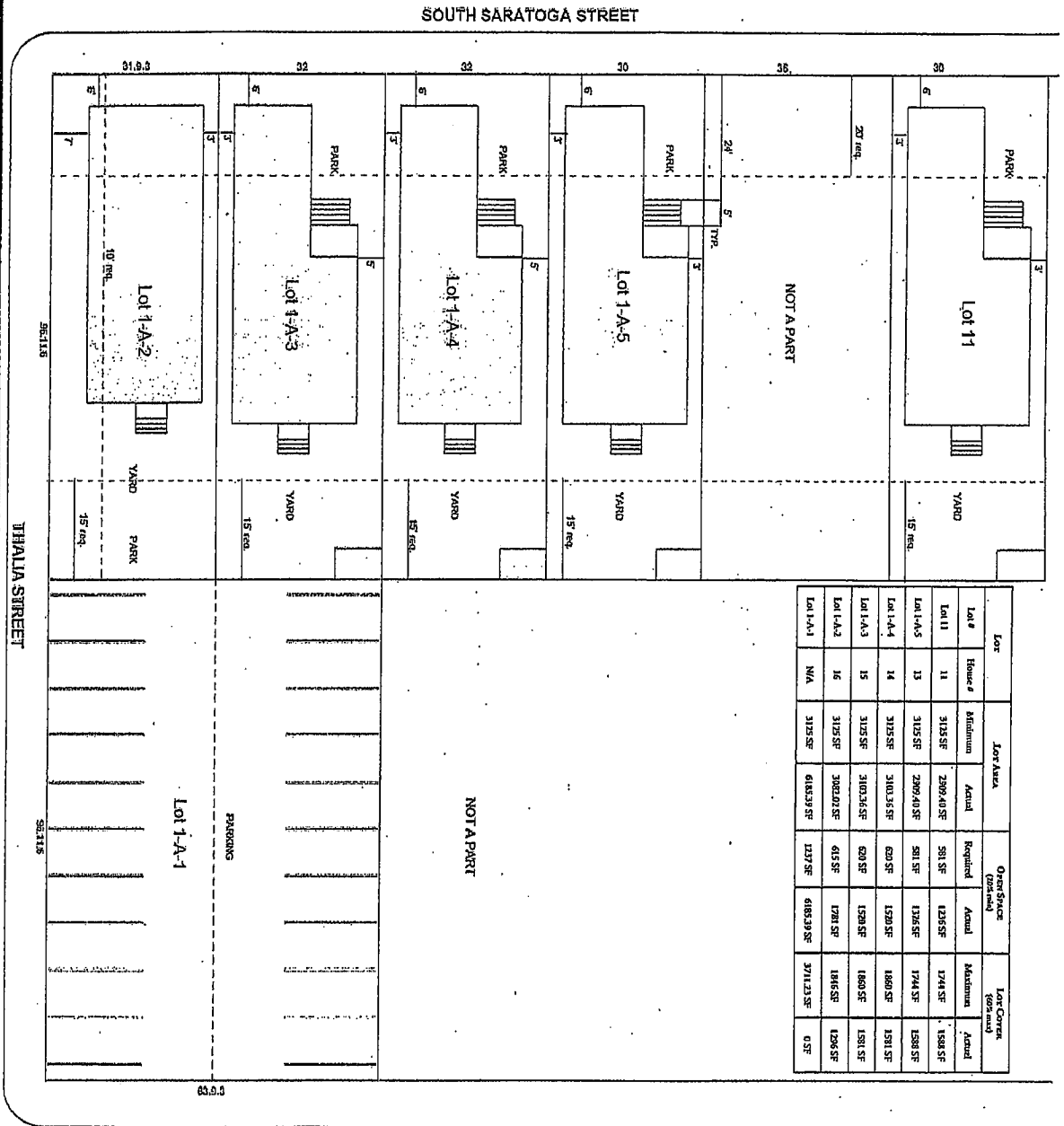
ARCHITECT  
 1300 CITY PARK BLVD  
 SUITE 1011  
 NEW ORLEANS, LA 70113  
 (504) 581-1000  
 WWW.PEREZARCHITECT.COM

SPACKMAN  
 MOSSOP &  
 MICHAELS

PROJECT 1330 SARATOGA  
 STREET DEVELOPMENT  
 1330 SOUTH SARATOGA ST  
 NEW ORLEANS, LA 70113  
 CONSTRUCTION DRAWINGS

DATE	BY	CHKD	REVISION

L1.00



Lot #	House #	Lot Area		Open Space		Lot Cover	
		Minimum	Actual	Required	Actual	Maximum	Actual
Lot 11	11	3125 SF	2896.40 SF	591 SF	1236 SF	1744 SF	1588 SF
Lot 1-A-5	13	3125 SF	2896.40 SF	591 SF	1336 SF	1744 SF	1588 SF
Lot 1-A-4	14	3125 SF	3100.33 SF	620 SF	1529 SF	1860 SF	1581 SF
Lot 1-A-3	15	3125 SF	3100.33 SF	620 SF	1529 SF	1860 SF	1581 SF
Lot 1-A-2	16	3125 SF	3082.02 SF	615 SF	1529 SF	1846 SF	1581 SF
Lot 1-A-1	N/A	3125 SF	6182.32 SF	1237 SF	6182.32 SF	3711.23 SF	0 SF

SITE PLAN  
1" = 1/16"

SOUTH RAMPART STREET

SOUTH SARATOGA STREET

THALIA STREET

**Item # 3**

**Consideration: ZONING DOCKET 002/14** – Request by CITY COUNCIL MOTION M-13-445 for an Amendment to Ordinance No. 25,220 MCS (ZD 127/12, which established a Conditional Use to permit a fast food restaurant in a C-1 General Commercial District and within the ICUC Inner-City Urban Corridor District overlay, on Square 405, HANO Parcels 155 thru 164, Square 386-B, Pt. Lots 1 and 2, Square 385-A, Pt. Lot 1, and portions of the Willow, Sixth and Toledano Streets rights-of-way and on Square 406 Lots 10, 11, Pt. HANO Parcel 154, and a portion of the Sixth and Toledano Streets right-of-way, in the Fourth Municipal District, bounded by South Claiborne and Washington Avenues, Toledano and Clara Streets [Municipal addresses: 2600 Sixth Street, 2900 South Claiborne Avenue and 2912 Washington Avenue]) to (1) amend waiver 7 to provide for 295 total parking spaces for the main retail facility; (2) delete provisos 19 (which requires second entrances) and 25 (which requires metal slat and vegetation screening elements) in their entireties; (3) delete the portion of proviso 23 that relates to the incorporation of climatic protection; (4) delete the reference to the use of pre-cast concrete in proviso 24; and (5) add, delete or modify any other waivers of provisos necessary to accommodate the elimination of the concrete parking deck.





**EXHIBIT A**  
**PROPERTY OWNER AND LOCATION INFORMATION**

**AMENDMENT TO LAND USE / CONDITIONAL USE REQUEST: MAGNOLIA  
MARKETPLACE – ORDINANCE No. 25,220 M. C. S. (ZD 127/12)**

November 21, 2013

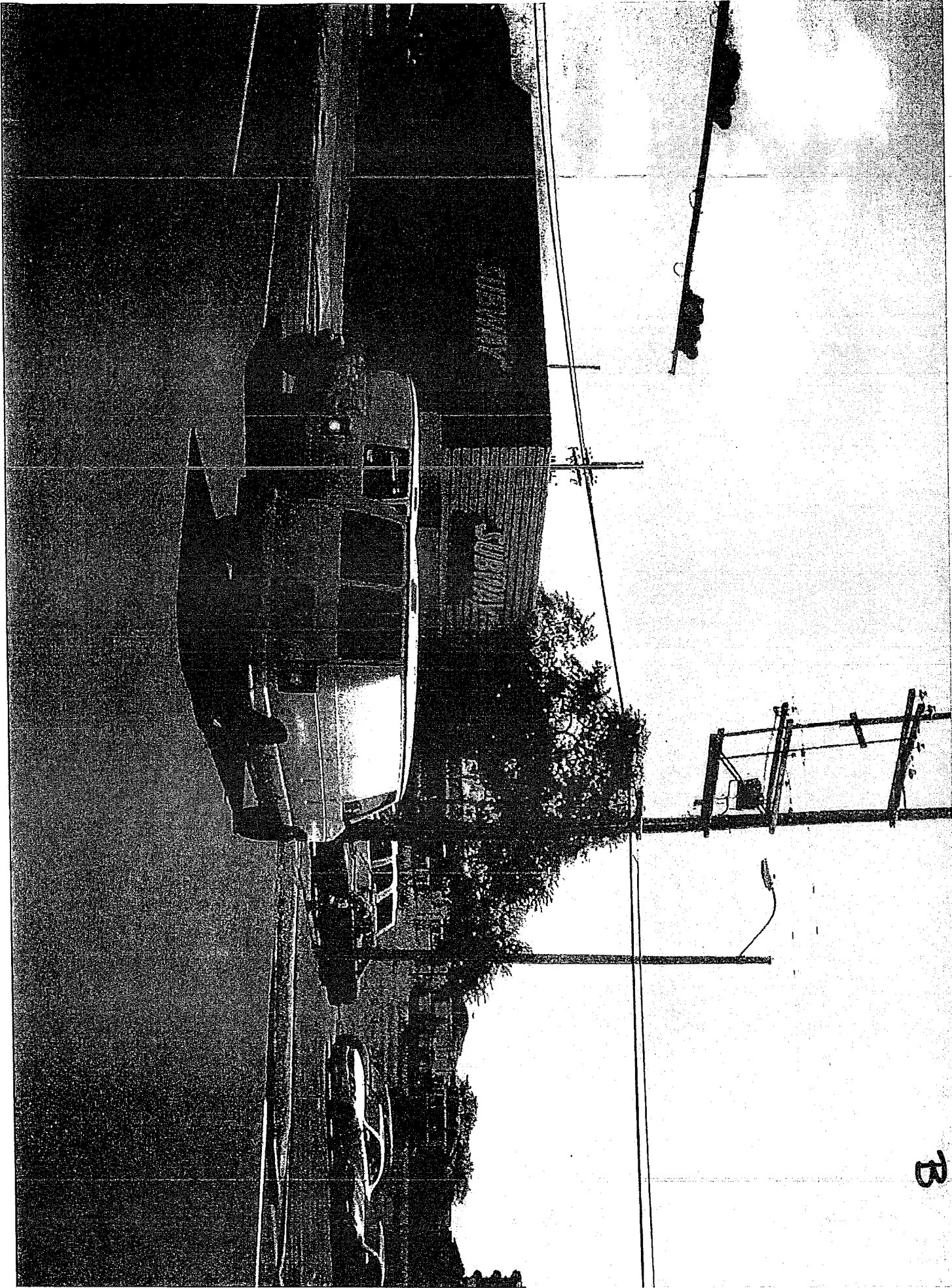
OWNER	ADDRESS	EXISTING PROPERTY DESCRIPTION	PROPOSED RESUBDIVIDED LOT
HANO	2600 Sixth St. & 2912 Washington Ave	Square 385-A, Lot 1	M
HANO	2600 Sixth St. & 2912 Washington Ave	Square 386-B, Lot 1, 2, 3	M
HANO	2600 Sixth St. & 2912 Washington Ave	Square 405, Parcels 155-164	M
HANO	2600 Sixth St. & 2912 Washington Ave	Square 406, pt 154	M
Mary L. Copeland Children's Trust	2900 South Claiborne Ave.	Square 406, Lot 10-11	M
City of New Orleans		Old portion of former Toledano Street	M
City of New Orleans		Old portion of former Sixth Street	M
HANO		Existing ROW easterly along Toledano St., in favor of the City of New Orleans	M
City of New Orleans		A portion of Sixth St. beginning at S. Claiborne Ave. running approx. 173'/179' towards Willow St.	M
City of New Orleans		Willow Street between Toledano St. and Washington Ave.	M

# STIRLING PROPERTIES

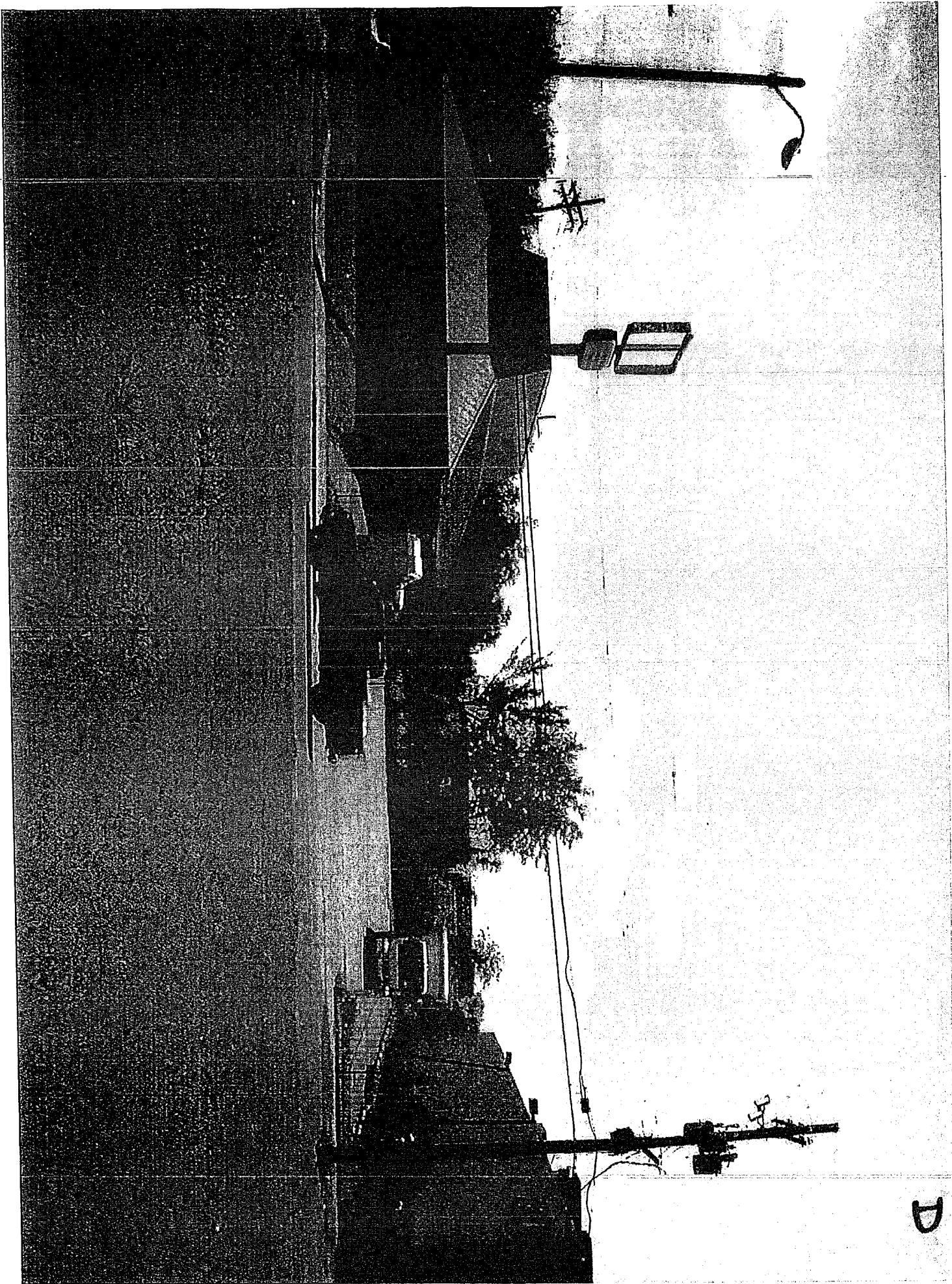
*Magnolia Marketplace  
SEC of Claiborne Avenue at Toledo Street  
New Orleans, Louisiana*

**Westbank**



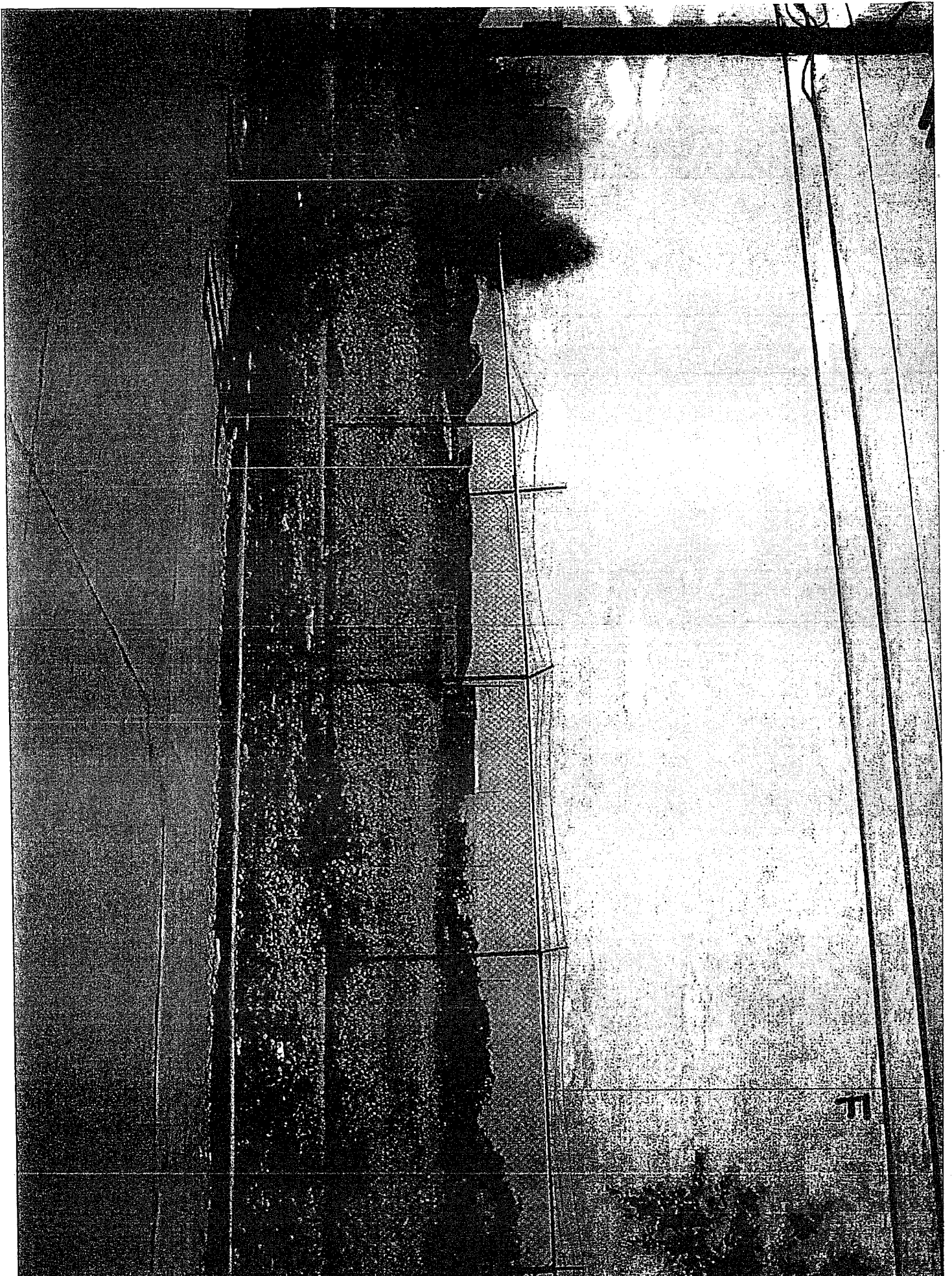


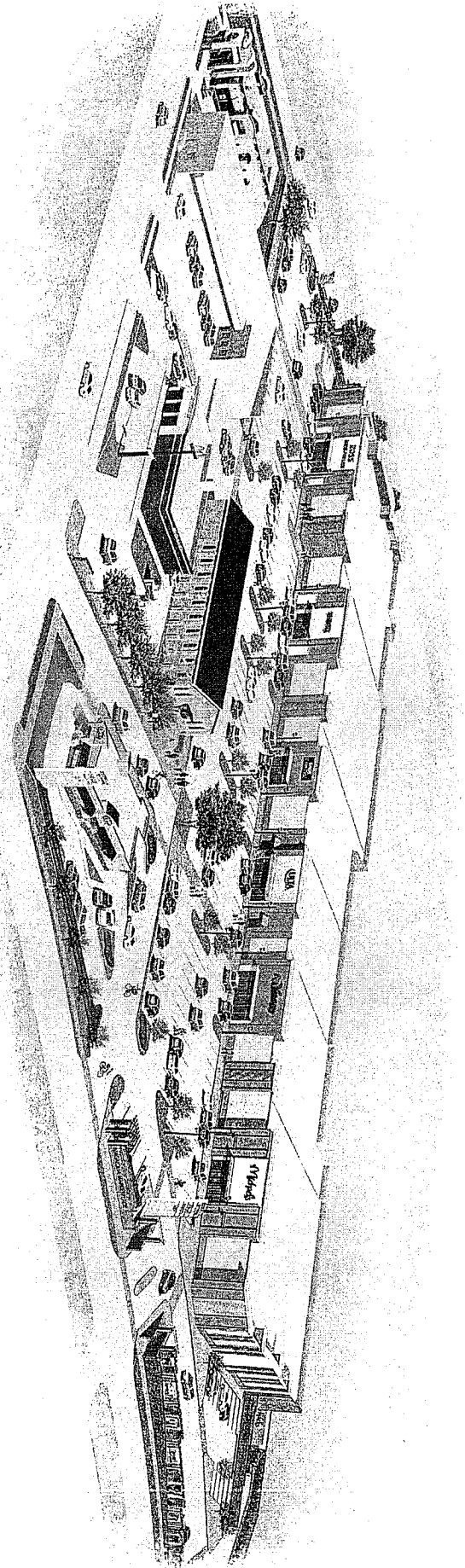
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1 Aerial View from S. Claiborne Avenue and Toledano Street  
A000



**STIRLING**  
PROPERTIES

**Magnolia Marketplace**  
S. Claiborne Avenue at Toledano & Washington Streets  
New Orleans, Louisiana  
December 2, 2013

**Mathes Zito, LLC**  
ARCHITECTS



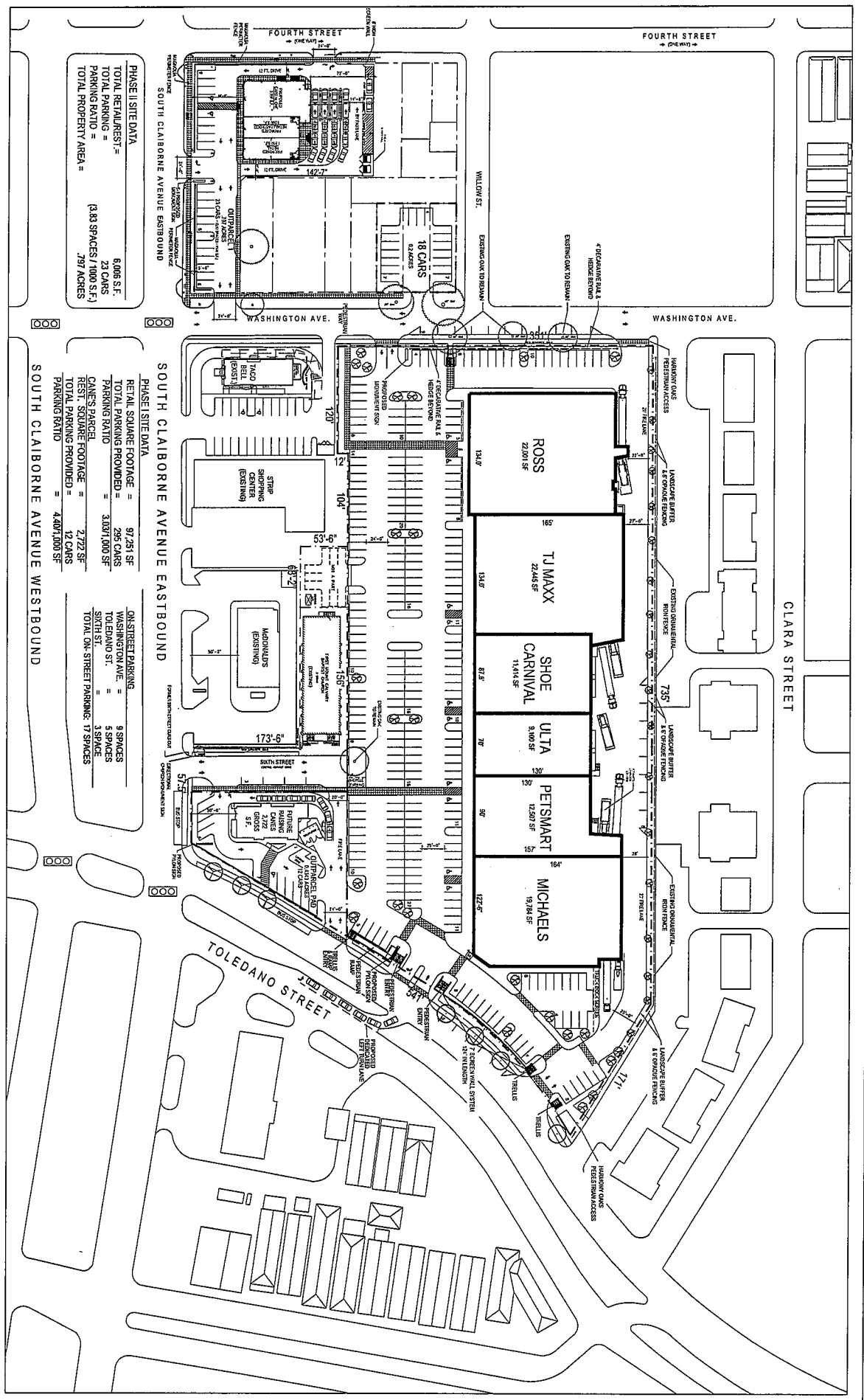
**STIRLING**  
PROPERTIES

Magnolia Marketplace  
Claborne Ave at Toledano & Washington Streets  
New Orleans, La  
December 2, 2013

LEVEL 1 PLAN - P19  
1" = 40'-0"



**Mathes Zito, LLC**  
ARCHITECTS



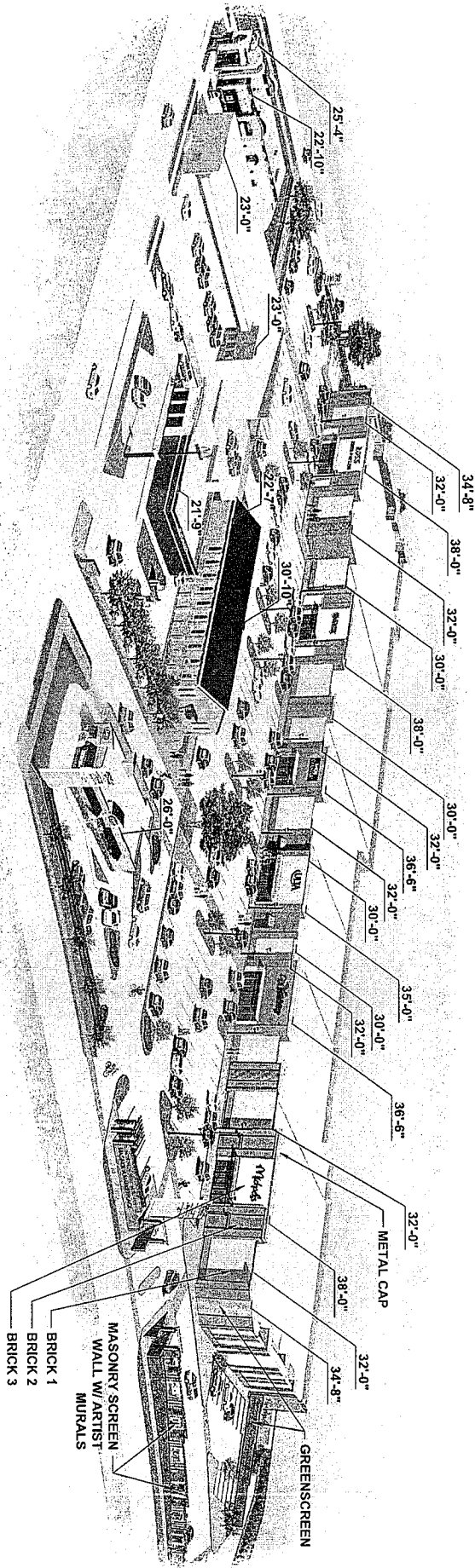
**PHASE 1 SITE DATA**  
TOTAL RETAIL AREA = 6,006 S.F.  
TOTAL PARKING = 23 CARS  
PARKING RATIO = (3.83 SPACES / 1,000 S.F.)  
TOTAL PROPERTY AREA = 797 ACRES

**PHASE 1 SITE DATA**  
NETAL SQUARE FOOTAGE = 97,261 SF  
TOTAL PARKING PROVIDED = 295 CARS  
PARKING RATIO = 3.037/1,000 SF  
CARE'S PARCEL  
REST. SQUARE FOOTAGE = 2,722 SF  
TOTAL PARKING PROVIDED = 12 CARS  
PARKING RATIO = 4.407/1,000 SF

**ON-STREET PARKING**  
WASHINGTON AVE. = 8 SPACES  
TOLEDANO ST. = 5 SPACES  
SIXTH ST. = 3 SPACES  
TOTAL ON-STREET PARKING = 17 SPACES





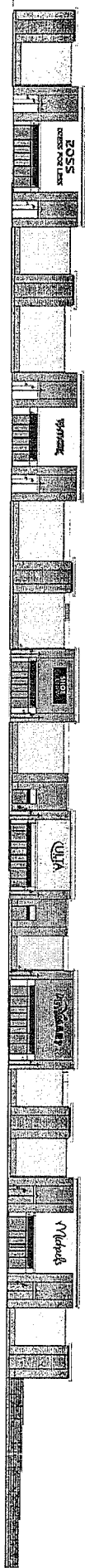


1 Aerial View from S. Claiborne Avenue and Toledano Street  
A000

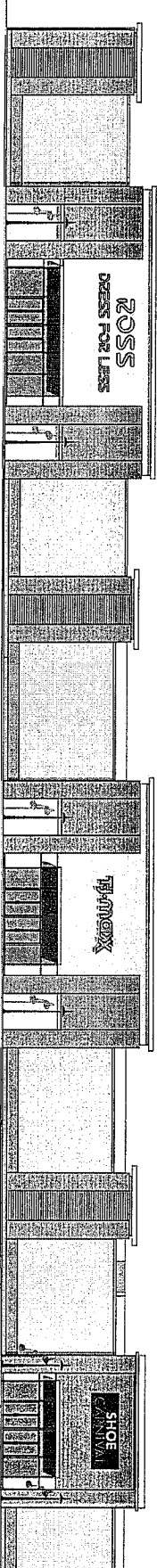


**Magnolia Marketplace**  
 S. Claiborne Avenue at Toledano & Washington Streets  
 New Orleans, Louisiana  
 December 2, 2013

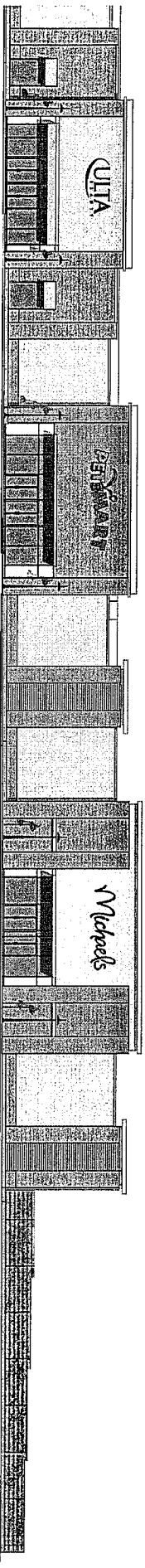
**Mathes Zito, LLC**  
 ARCHITECTS



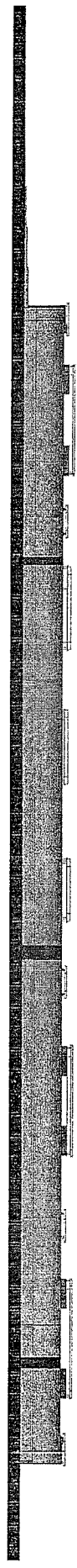
Magnolia Marketplace Plan North Elevation (Overall) @ South Claiborne Ave. - Parking Lot View



Magnolia Marketplace Plan North Elevation (Partial) @ South Claiborne Ave. - Parking Lot View



Magnolia Marketplace Plan North Elevation (Partial) @ South Claiborne Ave. - Parking Lot View

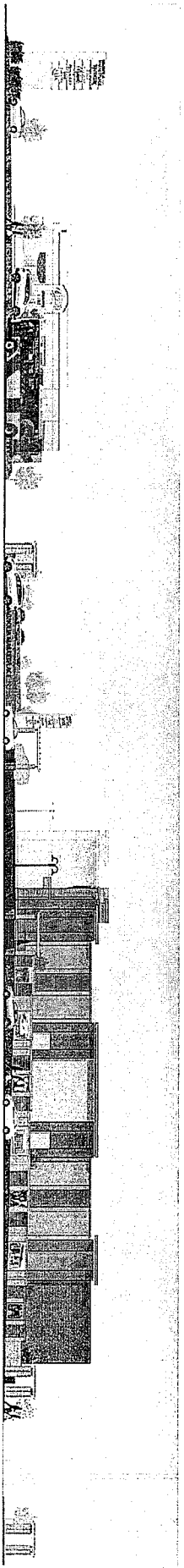


Magnolia Marketplace Plan South (Overall) @ Clara Street Side - Harmony Oaks View

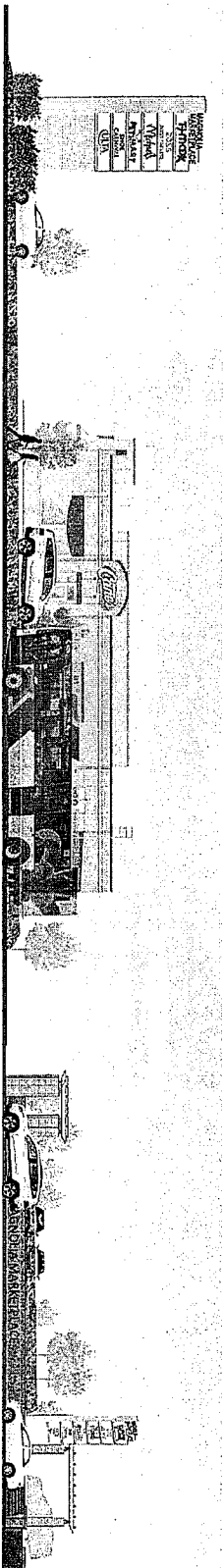


**Magnolia Marketplace**  
 S. Claiborne Avenue at Toledano & Washington Streets  
 New Orleans, Louisiana  
 December 2, 2013

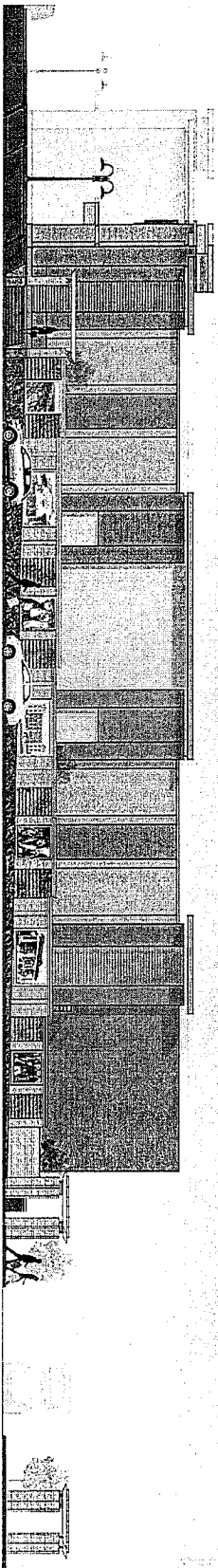
**Mathes Zito, LLC**  
 ARCHITECTS



Magnolia Marketplace Plan West Elevation @ Toledano Street (Overall) - Street level View



Magnolia Marketplace Plan West Elevation @ Toledano Street (Partial) - Street level View

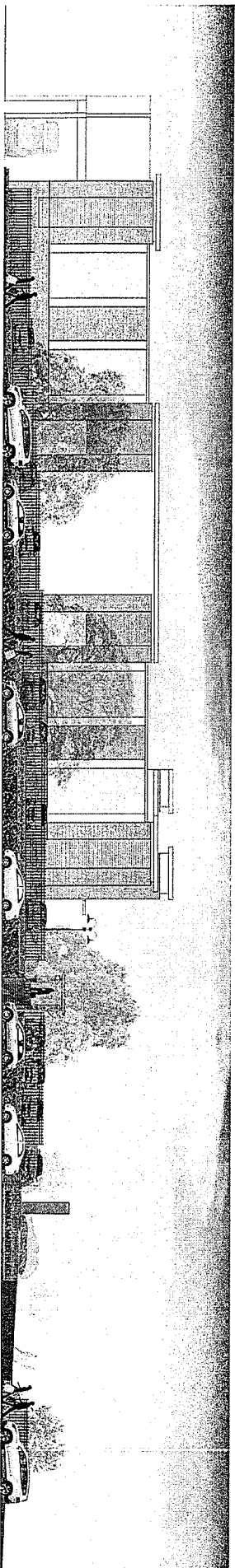


Magnolia Marketplace Plan West Elevation @ Toledano Street (Partial) - Street level View



**Magnolia Marketplace**  
 S. Claiborne Avenue at Toledano & Washington Streets  
 New Orleans, Louisiana  
 December 2, 2013

**Mathes Zito, LLC**  
 ARCHITECTS

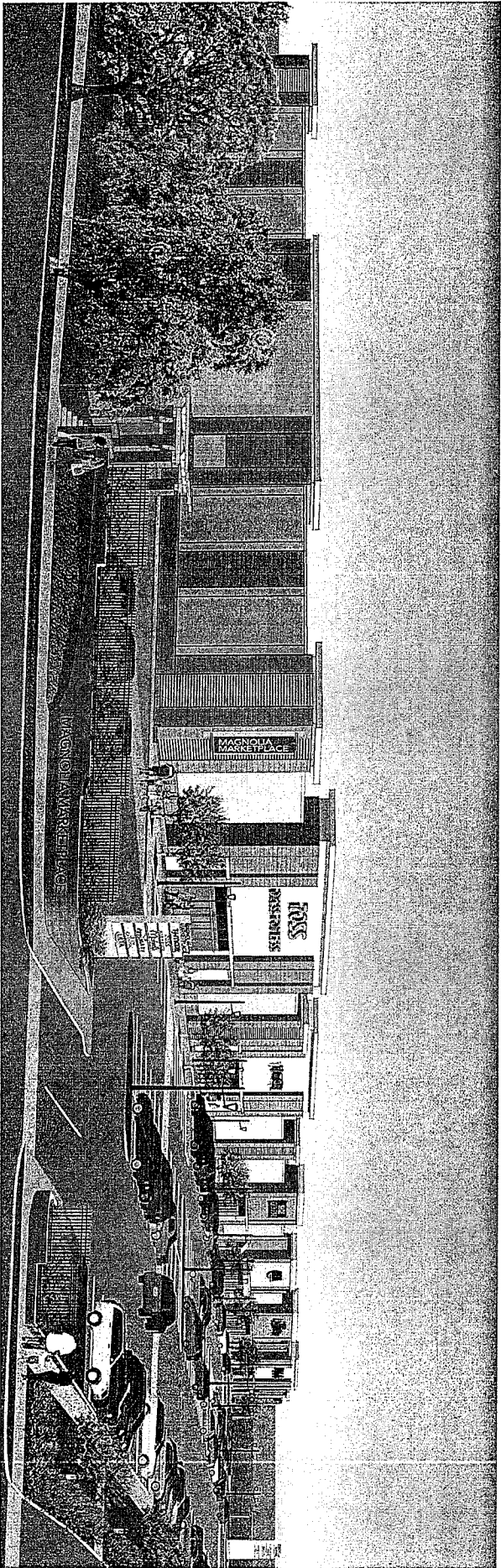


Magnolia Marketplace Plan East Elevation @ Washington Ave. - Street level View



**Magnolia Marketplace**  
S. Claiborne Avenue at Toledano & Washington Streets  
New Orleans, Louisiana  
December 2, 2013

Mathes Zito, LLC  
ARCHITECTS

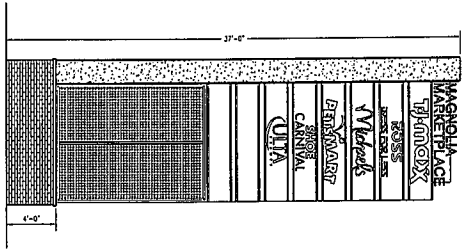


Magnolia Marketplace Washington Avenue Perspective View

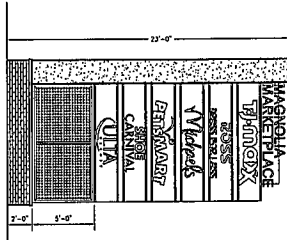


**Magnolia Marketplace**  
S. Calhoun Avenue at Toledano & Washington Streets  
New Orleans, Louisiana  
December 2, 2013

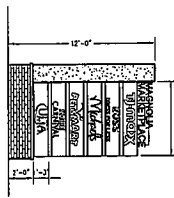
Mathes Zito, LLC  
ARCHITECTS



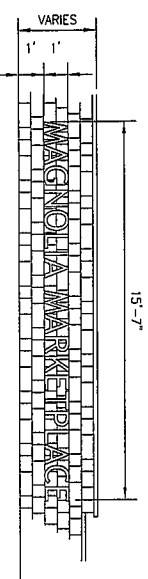
1 PYLON SIGN TYPE 1 - 37FT  
A009 1/4" = 1'-0"



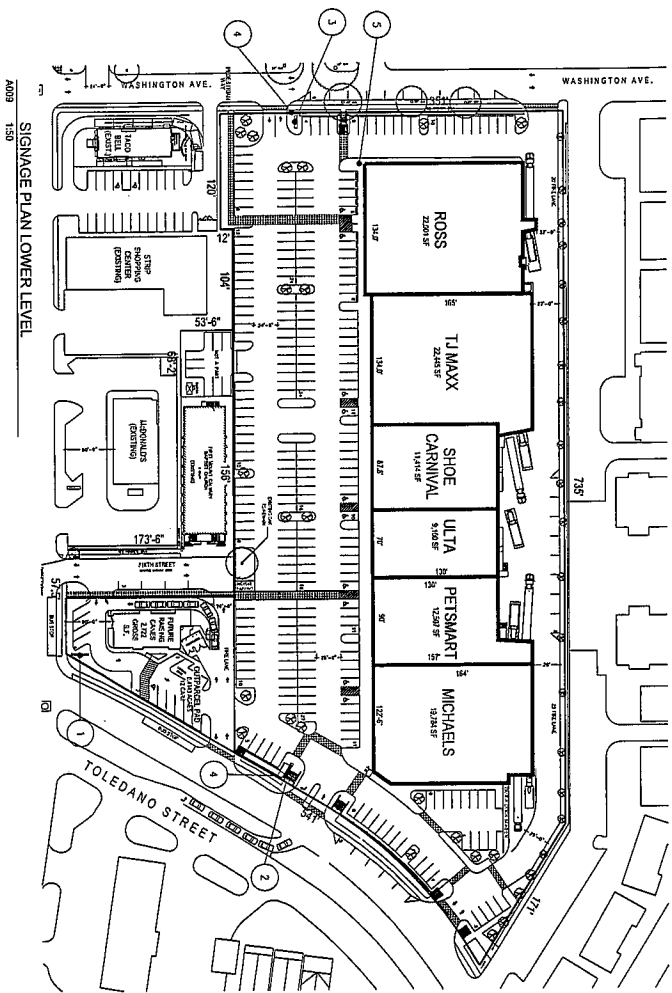
2 PYLON SIGN TYPE 2 - 23FT  
A009 1/4" = 1'-0"



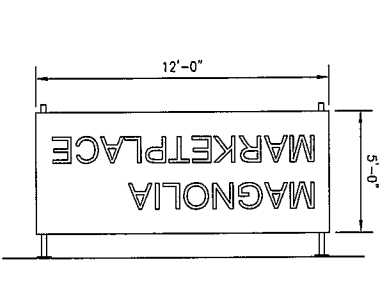
3 MONUMENT SIGN TYPE 3 - 12FT  
A009 1/4" = 1'-0"



4 RETAINING WALL SIGNAGE / TEXT  
A009 1/4" = 1'-0"



SIGNAGE PLAN LOWER LEVEL  
A009 1/32"



5 RETAINING WALL SIGNAGE / TEXT  
A009 1/4" = 1'-0"



**STIRLING**  
PROPERTIES

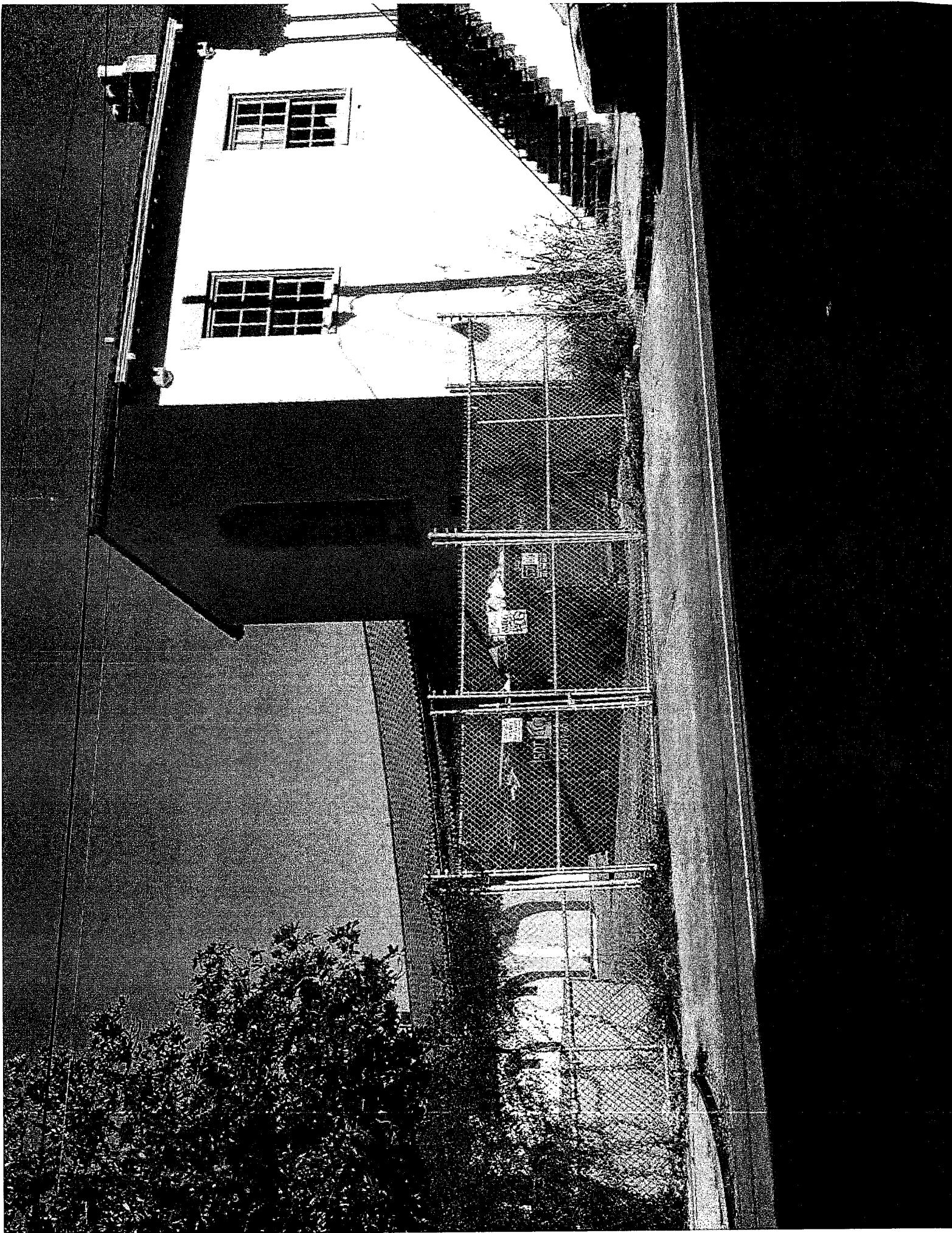
**Magnolia Marketplace**  
5. Claiborne Avenue at Toledoano & Washington Streets  
New Orleans, Louisiana  
December 2, 2013

**Mathes Zito, LLC**  
ARCHITECTS

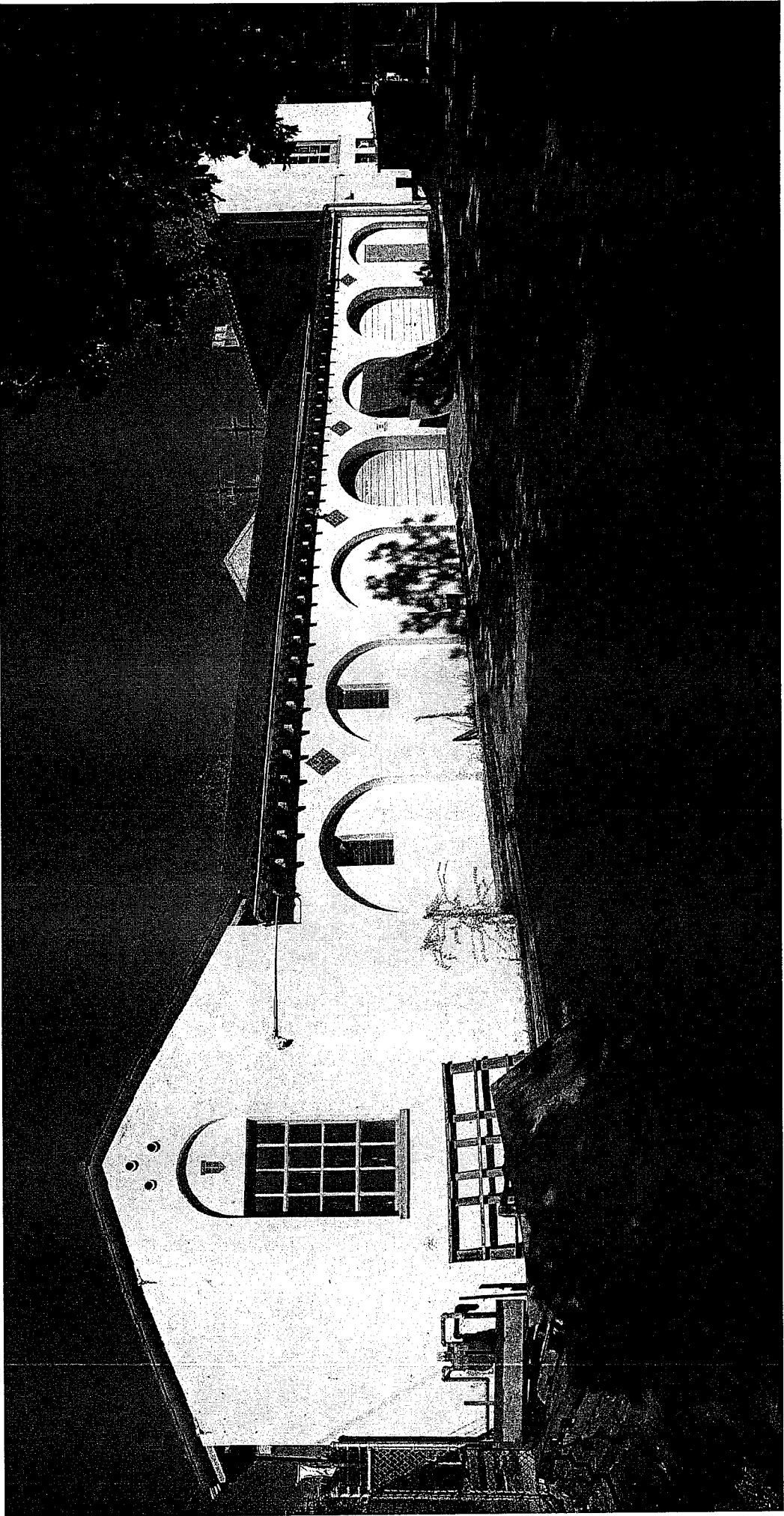
**Item # 4**

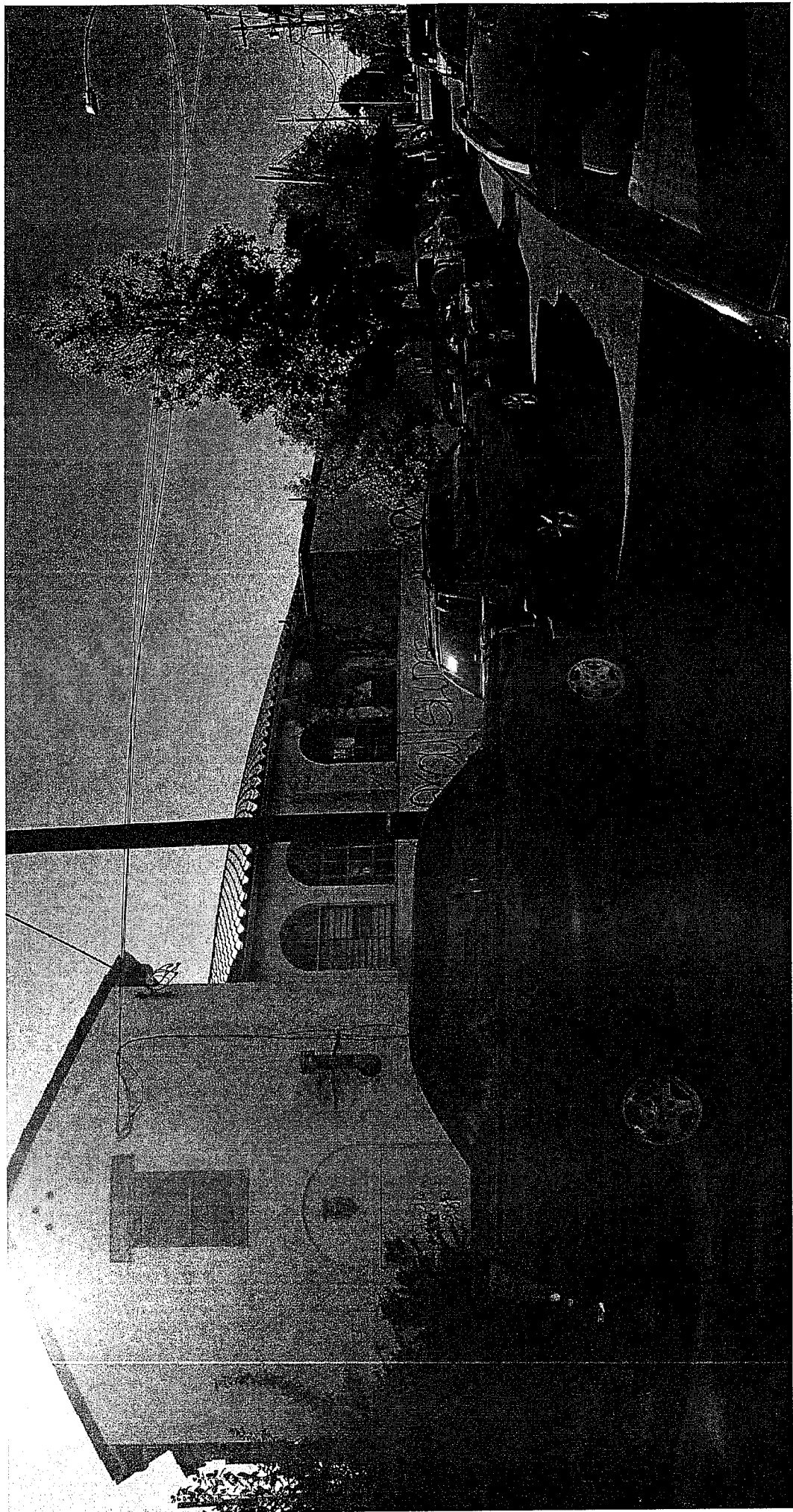
**Consideration: ZONING DOCKET 003/14** – Request by JCSE PROPERTY LLC for a Conditional Use to permit the expansion of an existing non-conforming building and to waivers of parking and supplementary use standards for a reception facility within the building in a B-1A Neighborhood Business District on Square 142, an undesignated lot, in the Fourth Municipal District, bounded by Magazine Street, Sophie Wright Place and Saint Mary Street. The municipal address is 1911 MAGAZINE STREET.



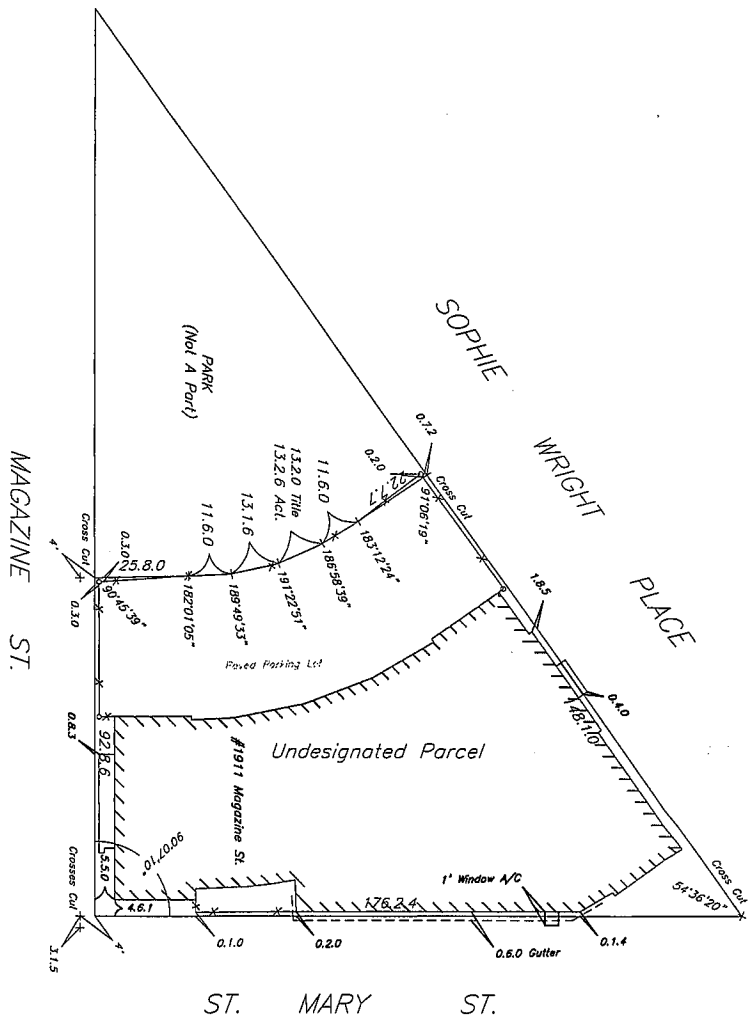








SQ. NO. 142  
 FOURTH DISTRICT  
 ORLEANS PARISH  
 NEW ORLEANS, LA



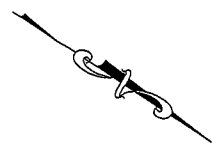
Note:  
 Improvements may not be to scale for clarity.  
 The dimensions shown prevail over scale.  
 THE SERVICES SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS MADE NO TEST AND SHOWN OF RECORD SEARCH IN COMPLIANCE WITH THE SURVEY.

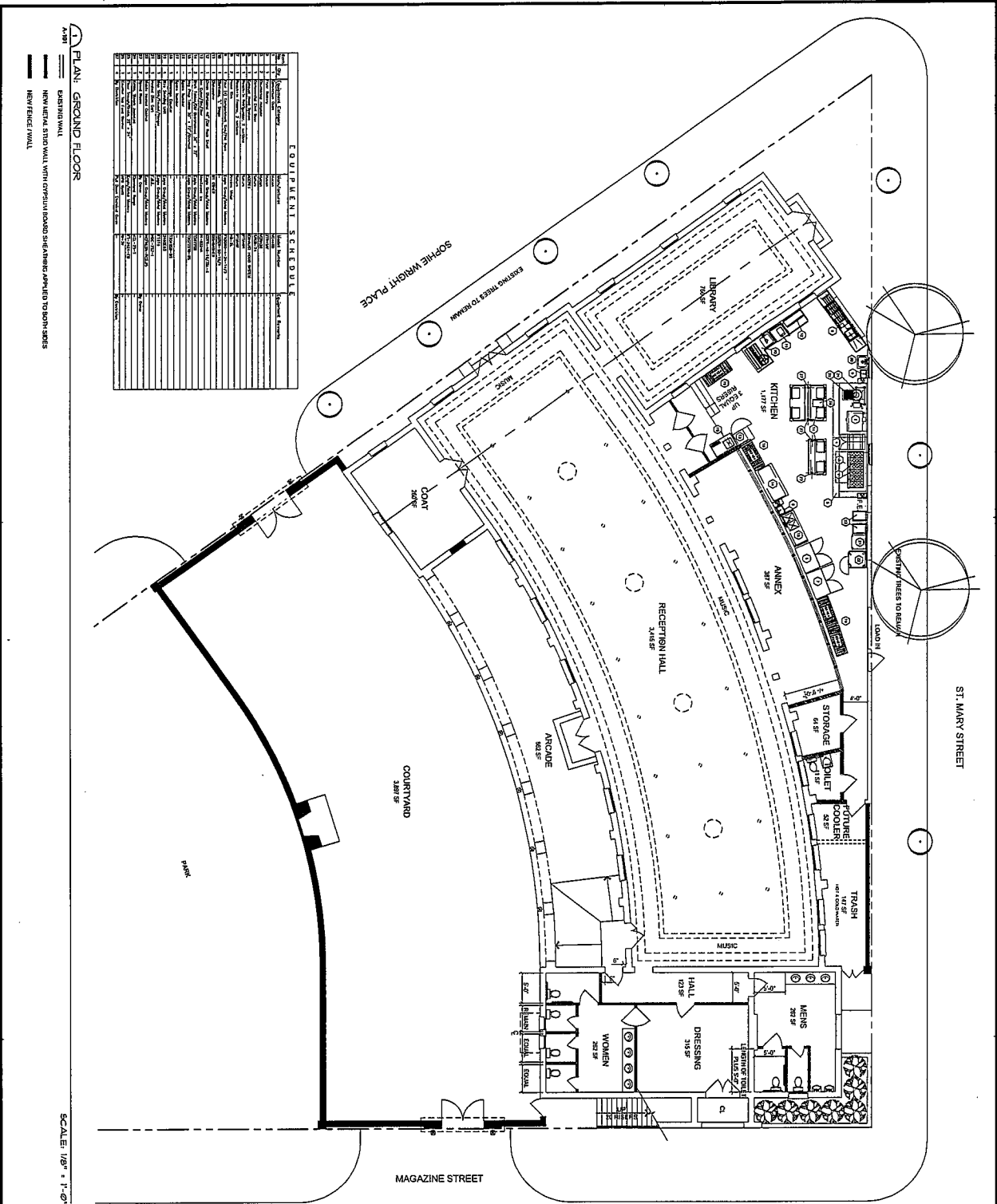
THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FLOOD ZONE A-1 (+6.67) ANGLES USED.

112217

Date: September 12, 2013  
 This plot represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:IX, Chapter 25 for a Class "C" survey.  
 Made at the request of Nunez & Nunez, L.L.C., First American Title Insurance Agency, Inc., and JPhlogon Chase Bank, N.A.  
 Gilbert Kelly & Couture, Inc., Surveying & Engineering  
 2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

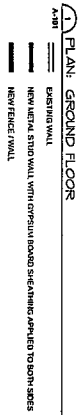
Scale: 1" = 30'





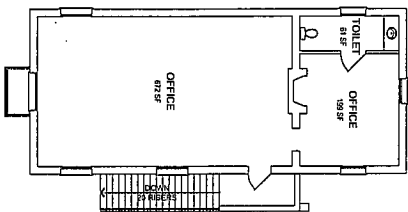
**EQUIPMENT SCHEDULE**

No.	Quantity	Description	Manufacturer	Model	Notes
1	1	RECEPTION HALL			
2	1	LIBRARY			
3	1	KITCHEN			
4	1	ANNEX			
5	1	STORAGE			
6	1	TOILET			
7	1	COOLER			
8	1	TRASH			
9	1	MUSIC			
10	1	HALL			
11	1	DRESSING			
12	1	MENS			
13	1	WOMEN			
14	1	WORKER			



SCALE: 1/8" = 1'-0"

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



**AREA ANALYSIS**

FLOOR	ROOM NAME	AREA
1 GROUND FLOOR	RECEPTION HALL	2485
	LIBRARY	704
	KITCHEN	1177
	ANNEX	397
	STORAGE	64
	TOILET	11
	COOLER	33
	TRASH	47
	MUSIC	1177
	HALL	123
	DRESSING	315
	MENS	202
	WOMEN	202
	WORKER	202
2 SECOND FLOOR	OFFICE	617
	TOILET	8
	OFFICE	108
	STAIR	10
	MECH	10
EXTERIOR	ARCADÉ	842
	COURTYARD	3897
	TRASH	47
	TOILET	11
	COOLER	33
	TRASH	47
	TOILET	11
	COOLER	33
	TRASH	47
	TOILET	11

**1911 MAGAZINE STREET**  
Additions & Renovations  
at  
1911 Magazine St., New Orleans, LA 70130  
for

**BODET**  
ROBERT J. BODET, JR., AIA  
ARCHITECT

906 ZEPHYRUS AVENUE  
IRVING, TEXAS, TX 75038  
504.500.0888 FAX 504.500.0889  
mobile@bodedet.com  
bodedet.com

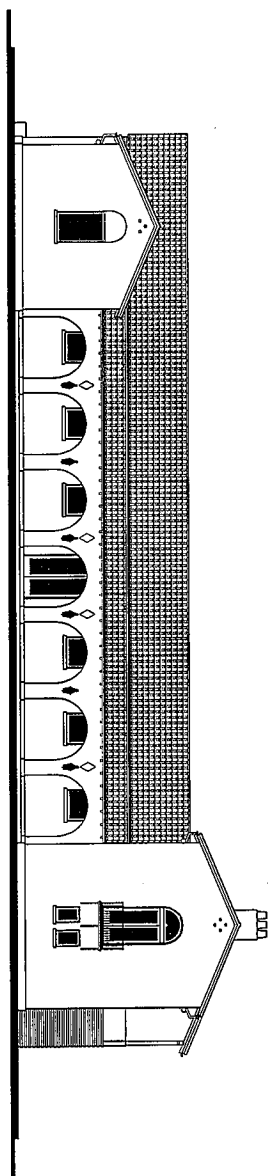
**CITY PLANNING COMMISSION REVIEW**

These drawings have been prepared under my direct care and supervision, and I am a duly licensed and in good standing Architect in the State of Louisiana.  
ROBERT J. BODET, JR., AIA  
ARCHITECT, LA 4218  
11/13/13

**REVISIONS**

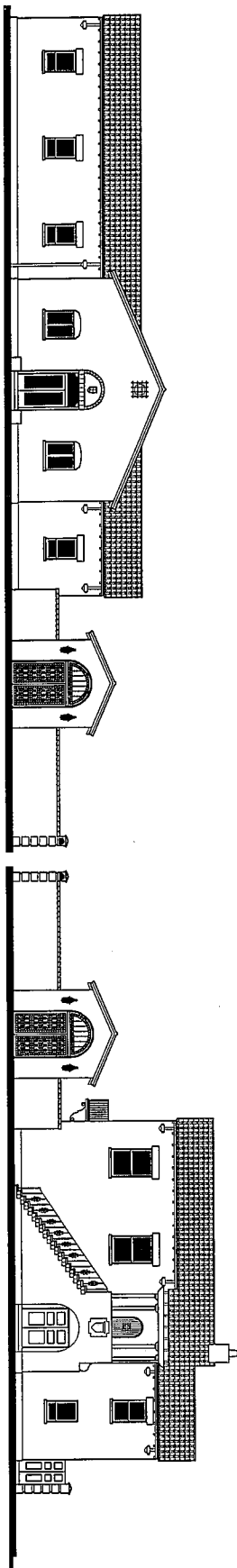
No.	Date	Scope

DRAWING TITLE:  
PLANS 1911 & SECOND FLOOR  
DRAWN BY: RAS  
SCALE: 1/8" = 1'-0"  
DATE: 11.11.2013  
DRAWING NO: A-101



ASB  
EXTERIOR ELEVATIONS - SOUTH

SCALE: 1/8" = 1'-0"

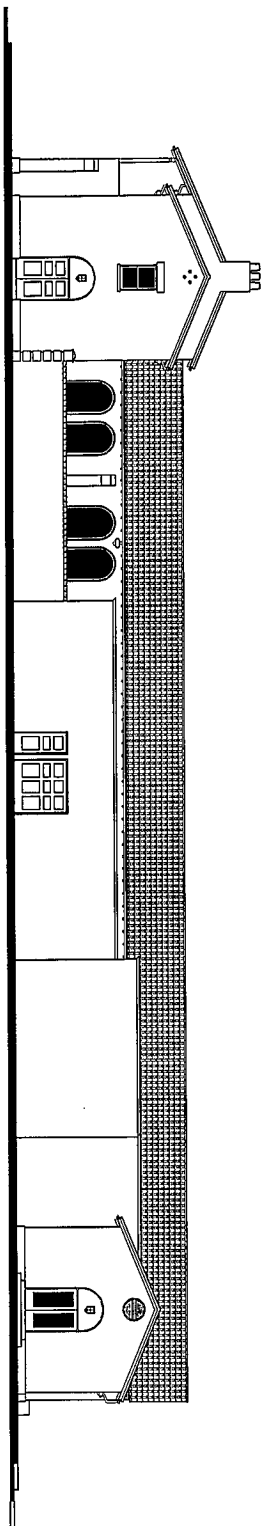


ASB  
EXTERIOR ELEVATIONS - WEST

SCALE: 1/8" = 1'-0"

ASB  
EXTERIOR ELEVATIONS - EAST

SCALE: 1/8" = 1'-0"



ASB  
EXTERIOR ELEVATIONS - NORTH

SCALE: 1/8" = 1'-0"

**BODET**

ROBERT J. BODÉT, JR., AIA  
ARCHITECT

302 JEFFERSON AVENUE  
HERNANDO, LA 71302  
504.625.9888 PHONE  
504.625.9889 FAX  
10001@bodemj.com  
10001@bodemjr.com

Architect Registration No. 11113

CITY PLANNING  
COMMISSION

REVIEW  
These drawings have been prepared  
under my direct care and supervision,  
and I am a duly Licensed Professional  
Architect in the State of Louisiana.  
ROBERT J. BODÉT, JR., AIA  
ARCHITECT, L.A. 4418  
11.11.2013

1911 MAGAZINE STREET

Additions & Renovations  
at  
1911 Magazine St., New Orleans, LA 70130  
for

- REVISIONS -

No.	Date	Scope

DRAWING TITLE  
EXTERIOR ELEVATIONS

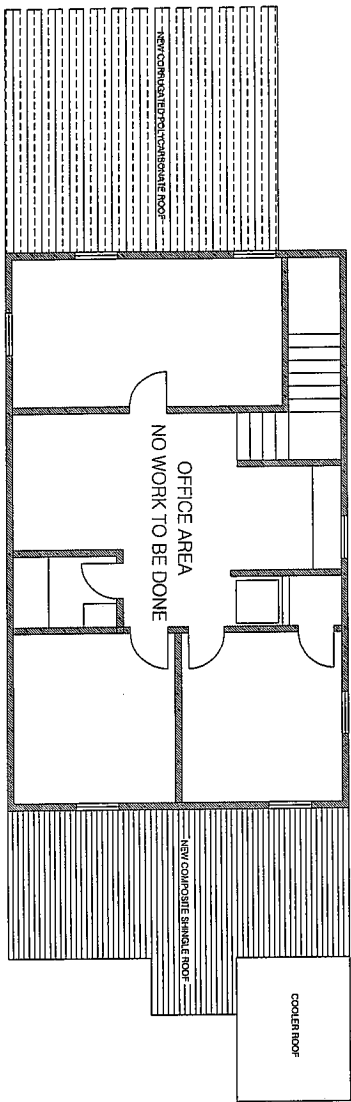
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SCALE: 1/8" = 1'-0"  
DATE: 11.11.2013  
DRAWING NO:

A-201

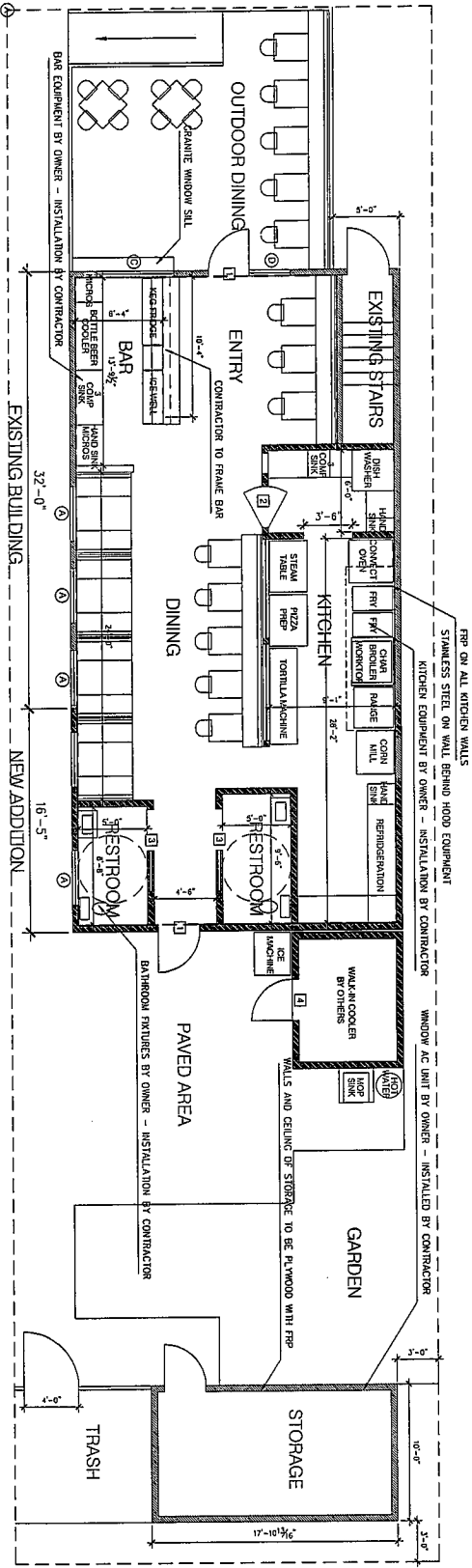
**Item # 5**

**Consideration: ZONING DOCKET 005/14** - Request by WILLIAM K. GREINER for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption at a standard restaurant in a B-2 Neighborhood Business District on Square 201, Lot 5, in the Sixth Municipal District, bounded by Magazine, Jena, Cadiz, and Constance Streets. The municipal address is 4518 MAGAZINE STREET.





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



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

- 1 HOUR FIRE WALL
- EXISTING WALLS
- NEW WALLS
- Ⓐ 1'x4' FIXED WINDOW
- Ⓑ 18" TRANSOM
- Ⓒ 3'x8' FIXED WINDOW
- Ⓓ 56'x56' SINGLE HUNG WINDOW
- Ⓔ 3'x8' FULL GLASS DOOR
- Ⓕ 3'x6'8" KITCHEN DOOR
- Ⓖ 3'x6'8" POCKET DOOR
- Ⓗ 3'x6'8" COOLER DOOR

ISSUES

ROOM PROJECT MANAGEMENT  
NEW ORLEANS, LA 70115  
PH: 504.520.5200

CONSULTANT

CARRISBA ENGINEERING  
NEW ORLEANS, LA 70115  
PH: 504.520.5200

DATE

2011-04-12  
JOB NUMBER: 2010-06  
SCALE: AS NOTED  
DRAWN BY: JZ

PROJECT/CLIENT

TALON BARR  
418 W. LAURENCE STREET  
NEW ORLEANS, LA

PROJECT TITLE

PROPOSED FLOOR PLANS

DATE

2011-04-12  
JOB NUMBER: 2010-06  
SCALE: AS NOTED  
DRAWN BY: JZ

PROJECT/CLIENT

TALON BARR  
418 W. LAURENCE STREET  
NEW ORLEANS, LA

PROJECT TITLE

PROPOSED FLOOR PLANS

DATE

2011-04-12  
JOB NUMBER: 2010-06  
SCALE: AS NOTED  
DRAWN BY: JZ

PROJECT/CLIENT

TALON BARR  
418 W. LAURENCE STREET  
NEW ORLEANS, LA

PROJECT TITLE

PROPOSED FLOOR PLANS

DATE

2011-04-12  
JOB NUMBER: 2010-06  
SCALE: AS NOTED  
DRAWN BY: JZ

PROJECT/CLIENT

TALON BARR  
418 W. LAURENCE STREET  
NEW ORLEANS, LA

PROJECT TITLE

PROPOSED FLOOR PLANS

DATE

2011-04-12  
JOB NUMBER: 2010-06  
SCALE: AS NOTED  
DRAWN BY: JZ

A-3

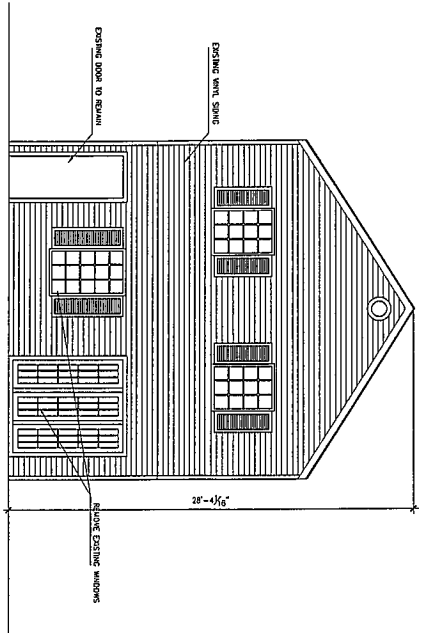


ROOM PROJECT MANAGEMENT  
 4511 LUCKENBERRY STREET  
 NEW ORLEANS, LA 70115  
 PH: 504.259.2524

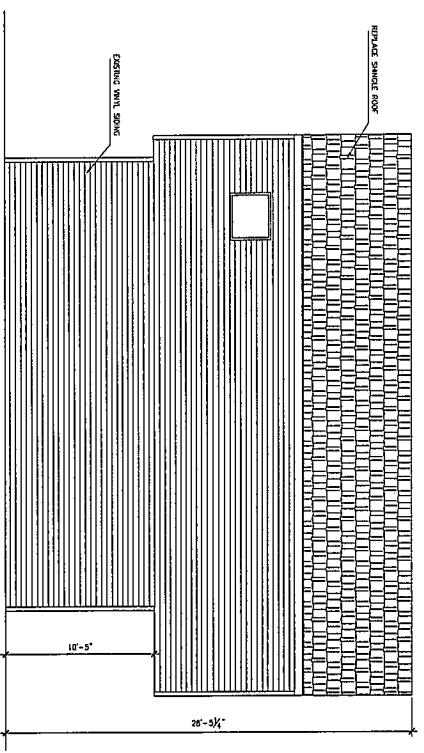
CONSULTING  
 CALIBRIA ENGINEERING  
 1000 PINEWOOD DRIVE  
 METairie, LA 70002  
 504.885.1100

CONSULTANT  
 CONSULTANT  
 501.284.4200  
 City, State, Zip  
 ———  
 ———  
 ———

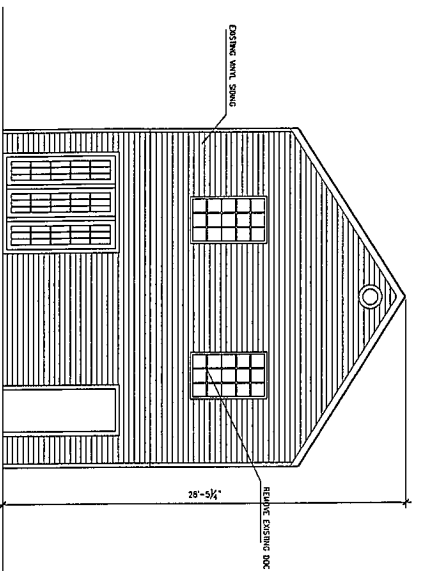
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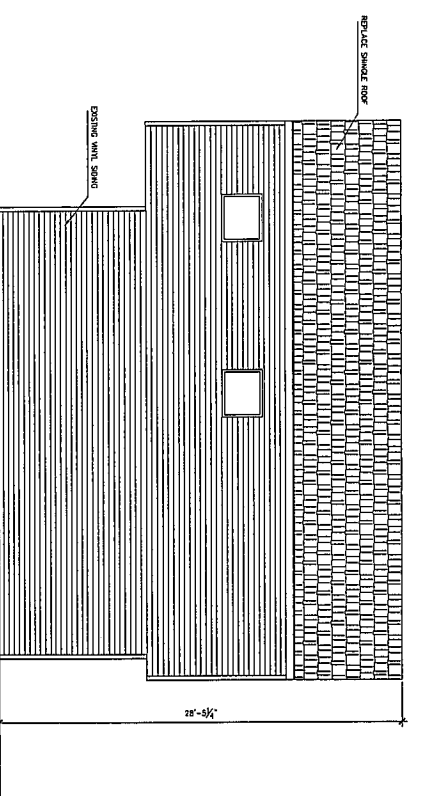
1 EXISTING FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



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



3 EXISTING REAR ELEVATION  
 SCALE: 1/4" = 1'-0"

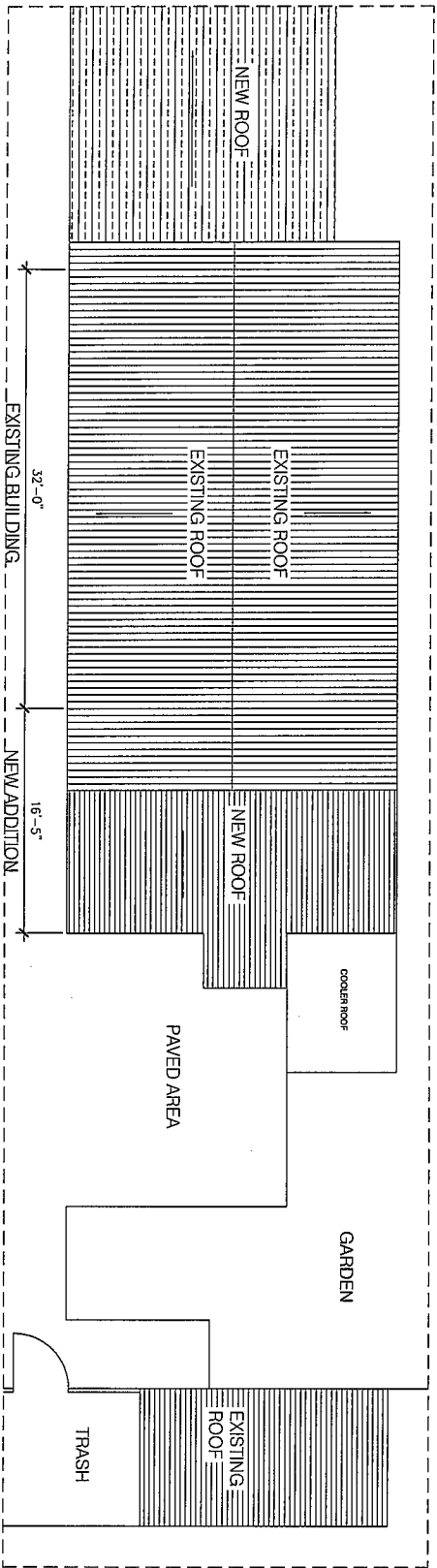
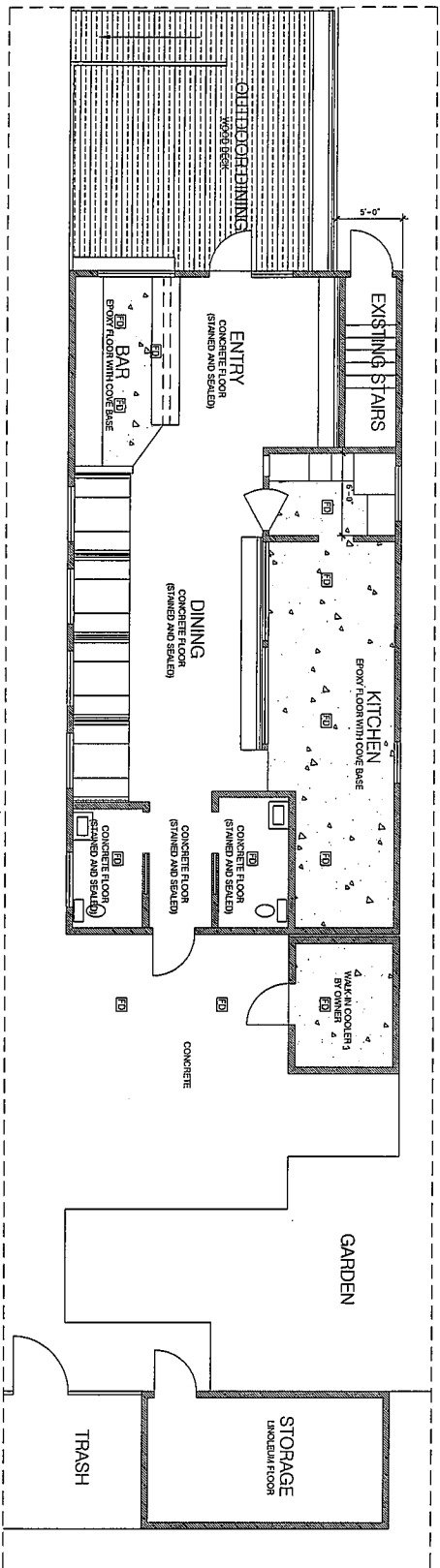


4 EXISTING LEFT ELEVATION  
 SCALE: 1/4" = 1'-0"

DATE: 03/27/2008  
 REVISIONS:  
 PROJECT/OWNER:  
 PROJECT/OWNER:  
 7180A MAIN  
 4511 LUCKENBERRY STREET  
 NEW ORLEANS, LA

PROJECT TITLE:  
 EXISTING ELEVATIONS  
 DRAWING NO.:  
 DATE: 2011-4-12  
 AM MAJOR: 2011-05  
 SCALE: AS NOTED  
 DRAWN BY: JT  
 CHECKED BY:  
 DRAWING NUMBER:





**OWNER:**  
BOOM PROJECT MANAGEMENT  
11213 IVORY STREET  
LAKE CHARLES, LA 70603  
PH: 504.236.8239

**CONSULTANT:**  
CARUBBA ENGINEERING  
2021 WINGFIELD BL., #204  
MONROE, LA 70601  
504.483.1100

**CONSULTANT:**  
Suzanne Caruba  
Suzanne Caruba  
— Project  
— Date

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DATE	DESCRIPTION

**PROJECT/CLIENT:**  
BOOM PROJECT MANAGEMENT  
4318 WINGFIELD STREET  
NEW ORLEANS, LA

**SPACING TITLE:**  
ROOF PLAN  
FLOOR\_FINISH\_PLAN

**SPACING DATE:**  
DATE: 2011-4-12  
JOB NUMBER: 2010-05  
SCALE: AS SHOWN  
DRAWN BY: SCS  
SPACING NUMBER: 545

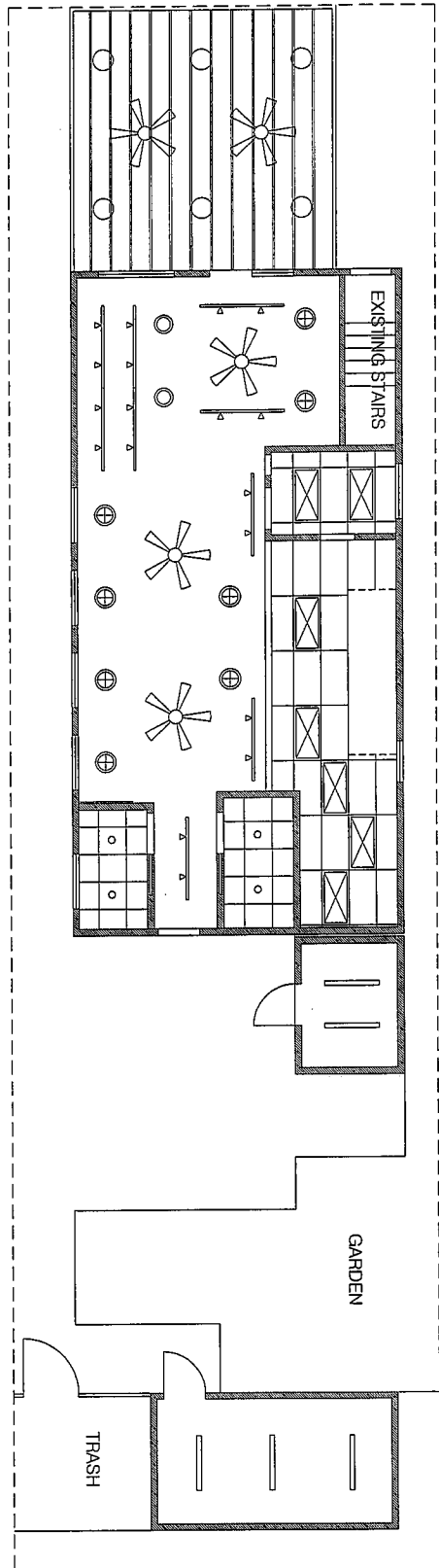
**BSO:**  
 BSOB PROJECT MANAGEMENT  
 NEW ORLEANS, LA 70115  
 PR 504.230.0200

**CONSULTANT:**  
 CANUBSA ENGINEERING  
 1000 PINE ST. #204  
 METairie, LA 70002  
 504.885.1140

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ALL LIGHT FIXTURE SUPPLIED BY OWNER - INSTALLED BY CONTRACTOR

- BAR PENDANTS
- WAREHOUSE CAN
- CEILING FAN
- 6" RECESSED CAN
- ⊕ DECORATIVE PENDANT
- ⊗ 2X4 FLORESCENT
- ⊖ 4" FLORESCENT
- ⊖ 8" TRACK

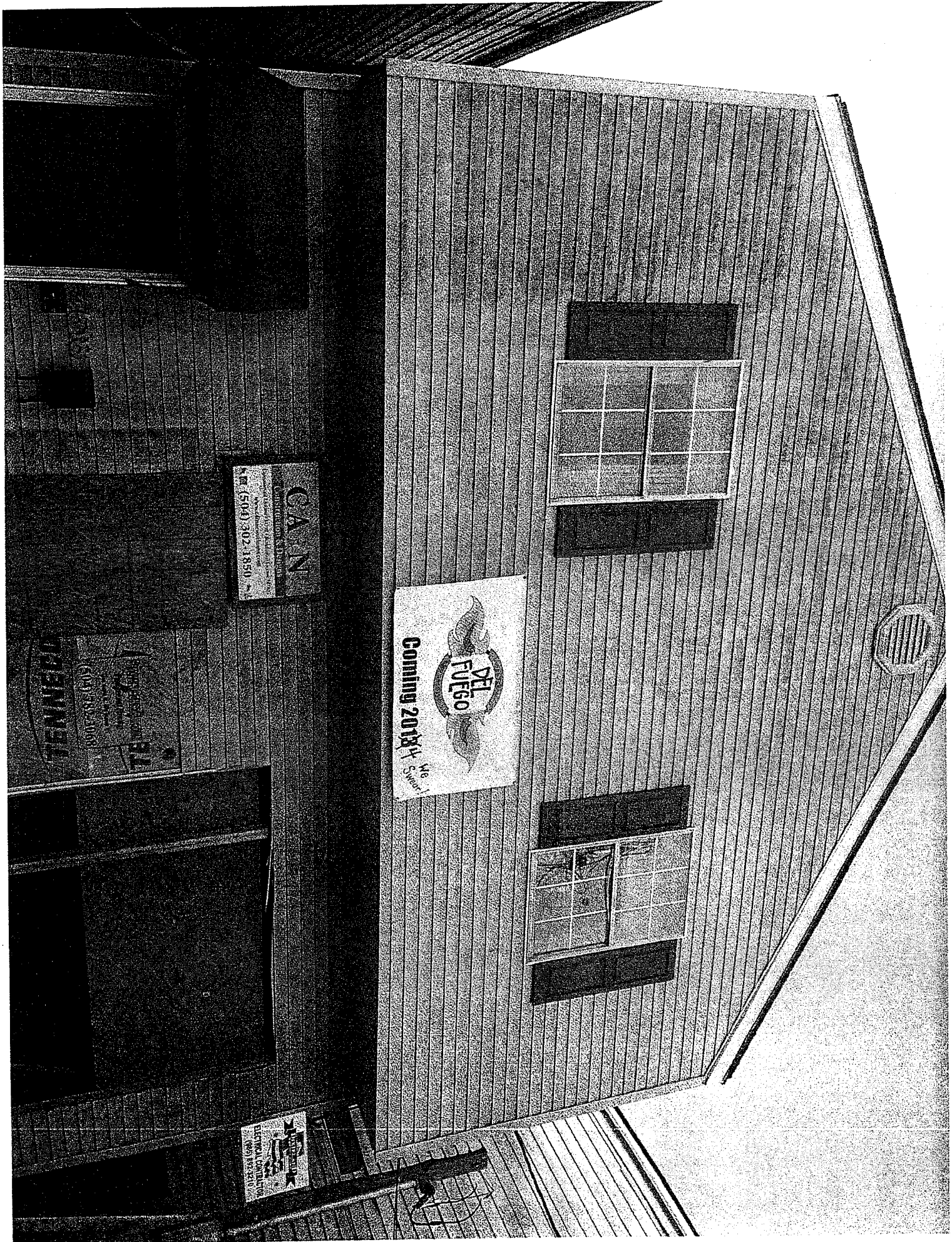


② LIGHTING PLAN  
 SCALE: 1/4" = 1'-0"

**DATE:** 2014-12-12  
**SCALE:** AS SHOWN  
**PROJECT NO.:** 145  
**DATE:** 12/12/14  
**PROJECT NO.:** 145

**A-6**





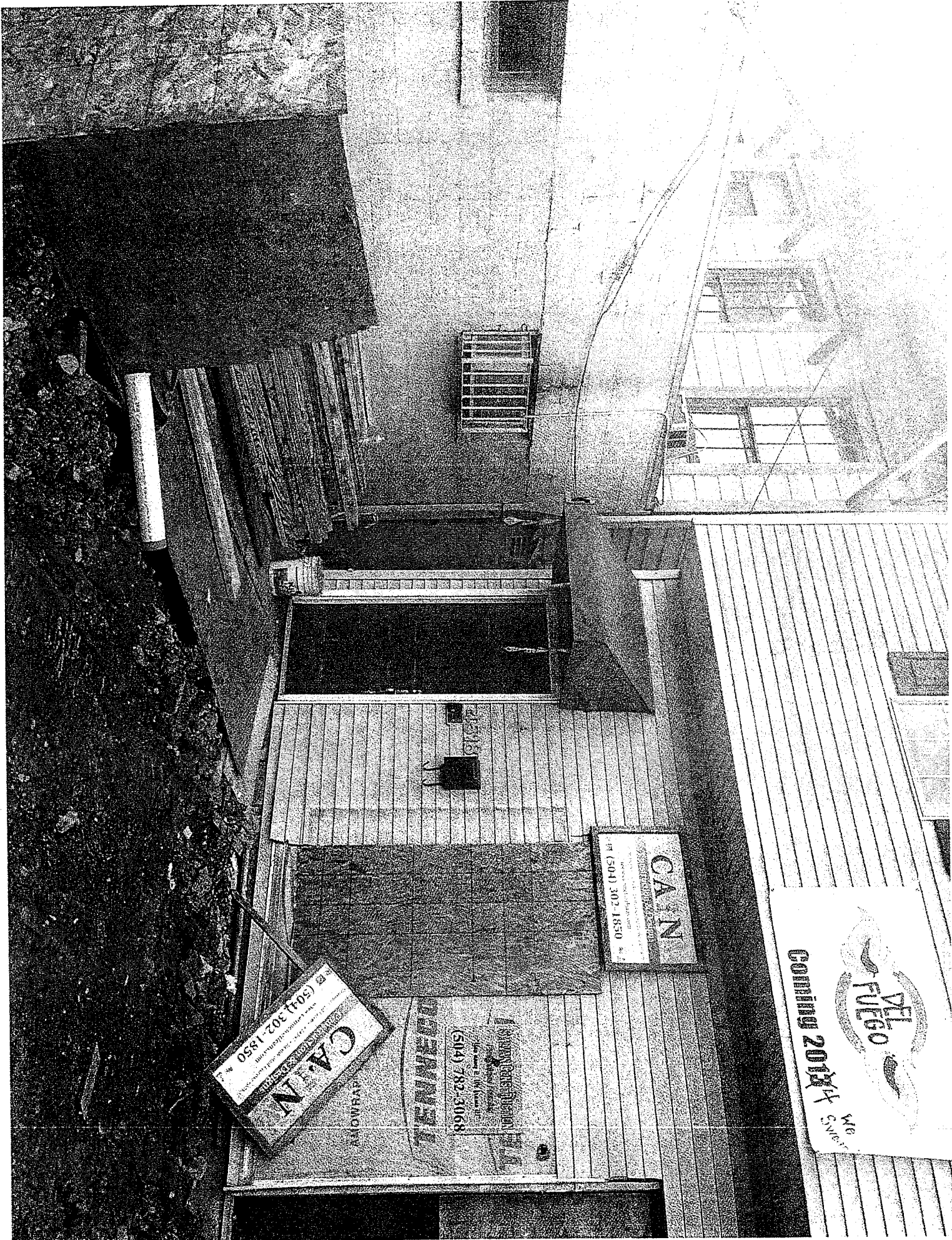
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