

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – February 6, 2013

There will be a meeting of the Planning Advisory Committee on Wednesday, February 6, 2013 at 2:00 p.m. The meeting will be held in the City Planning Commission conference room, City Hall Room 7W03.

- 1) **Consideration:** Minutes from the January 9, 2013 PAC meeting.
- 2) **Consideration:** **ZONING DOCKET 12/13** - Request by CITY COUNCIL MOTION M-12-489 to consider a Conditional Use to permit an Amusement Place - Theater in a C-1A General Commercial District on Square 406, Lot D-2 or D and 2, in the Third Municipal District, Bounded by Saint Claude Avenue, Congress, Gallier and Marias Streets. The Municipal Address is 3519 SAINT CLAUDE AVENUE. (ZBM-E-14, PD-7)
- 3) **Consideration:** **ZONING DOCKET 14/13** – Request by Charles Caplinger for a modification to M-022105 to permit an expansion of existing Conditional Use as a Motel/Tourist Court in an HMC-2 Historic Marigny/Treme Commercial District, on Square 112, Lot 4-A in the Second Municipal District, Bounded by Ursulines Avenue and Henriette Delille, North Rampart and Saint Philip Streets. The Municipal address is 1131 SAINT PHILIP. (ZBM-D-13, PD-4)
- 4) **Consideration:** **ZONING DOCKET 15/13** – Request by Catholic Charities to permit a Conditional Use for an accessory parking lot in B1-A Neighborhood Business Zoning district, on Square 351 Lot A, Pt 8 and Pt 9 in the Third Municipal District, Bounded by Saint Claude Avenue, France, Lesseps and North Rampart Streets. The Municipal address is 4200 SAINT CLAUDE AVENUE. (ZBM-E-14, PD-7)
- 5) **Consideration:** **ZONING DOCKET 20/13** – Request by THE INTERNATIONAL LONGSHOREMEN'S ASSOCIATION NO. 3000 for a Zoning Change from an RM-4 Multi-Family Residential District to a C-1 General Commercial District; on Square 404, Lots E, F, and G; and for a Conditional Use to permit a fast food restaurant, on Square 404, Lots 10-A, B, G, F, E, B, A, C, D, E, F and G in a C-1 General Commercial District and a B-1 Neighborhood Business District, all within an Inner-City Urban Corridor Design Review District; in the Fourth Municipal District, bounded by Fourth and Willow Streets, South Claiborne and Washington Avenues. The municipal address is 2929 WASHINGTON AVENUE. (ZBM-B-10/PD-2)

- 6) **Consideration:** **ZONING DOCKET 21/13** – Request by ORLEANS PARISH SCHOOL BOARD for a Conditional Use to permit an elementary school in an RS-1 Single-Family Residential District, on a undesignated Square, Lot 5-R-G, in the Third Municipal District, generally bounded by Lake Forest and Wright Boulevards, North Idlewood Court and the Berg Canal. The municipal address is 11110 LAKE FOREST BOULEVARD. (ZBM-H-11/PD-9)
- 7) **Reconsideration:** A long term lease of air and ground rights over portions of Orleans Ave. and N. Johnson St. right-of-ways, adjacent to Square 268, 2nd M.D., bb: N. Galvez St., Saint Ann St., N. Johnson St., and Orleans Ave., for proposed encroachments of stairs, ramp, railings, and an existing encroachment of the building overhang. The municipal address is 2101 Orleans Ave. The last PAC consideration was April 15, 2009.
- 8) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, February 27, 2013, at 2:00 p.m. in the City Planning Commission conference room (City Hall Room 7W03).

Respectfully yours,

Yolanda W. Rodriguez, Executive Director
January 31, 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 – January 9, 2013

A meeting of the Planning Advisory Committee was held on Wednesday, January 9, 2013 at 2:00 PM in the Conference Room of the City Planning Commission, 9th Floor, 1340 Poydras Street. Those in attendance were:

MEMBERS

Edward Horan (S&P)
Denise McCray (SWB)
Brian Jones (SWB)
Lilly McNee (HDLC)
Elsie Cobb-Wright (RER)
Martha Grisct (RER)
Arlen Brunson (CPC)
Bao Vu (DPW)
LaJoyce Steib (DPW)
Tica Hartman (PPW)

GUESTS

Paul Cressy

CPC STAFF

Editha Amacker
Stephen Kroll
Kelly Cottrell
Leila Manouchehri
Robert Pell

NON-VOTING DEPARTMENTS

Christopher Ard (ITI)

1) **Consideration:** Minutes from the December 12, 2012 PAC meeting.

CPC made a motion to approve the minutes as written, which was seconded by SWB and adopted.

2) **Consideration:** **ZONING DOCKET 8/13** – Request by THE PONTCHARTRAIN HOTEL PARTNERSHIP and/or PONTCHARTRAIN ALF, LLC to Amend Conditional Use Ordinance No. 17,456 MCS (ZD 91/95), which allowed the rooftop installation of sectored antennas and electronic equipment for cellular or wireless (Personal Communication Services) and Ordinance No. 24,235 MCS (ZD 85/10) which permitted a cocktail lounge, to permit a hotel within a C-1A General Commercial District and the Lower Saint Charles Avenue Design Review District, on Square 237, Lots Pt 1, 2, 3, 4, C

and D in the Fourth Municipal District, bounded by St. Charles Avenue, Josephine, Carondelet and St. Andrew Streets. The municipal addresses are 2035 SAINT CHARLES AVENUE and 1619 JOSEPHINE STREET. (ZBM C-15/PD 2)

None of the department representatives present had any comments on the request. The committee passed a motion of no objection, subject to further review by CPC.

- 3) **Consideration: ZONING DOCKET 9/13** – Request by THE HOUSING AUTHORITY OF NEW ORLEANS for a Residential Planned Community (RPC) overlay to permit a multi-family development in an RM-2 Multi-Family Residential District on Squares 1400, 1401 and 1402, All Lots, in the Third Municipal District, bounded by Congress, Law, Alvar and North Dorgenois Streets. There are multiple municipal addresses. (ZBM E-13/PD 7)

DPW said that it will require the applicant to submit a roadway improvement plan for the portions of Independence and Pauline Streets adjacent to the site that are to be improved.

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

- 4) **Consideration: ZONING DOCKET 10/13** – Request by VALMONT INVESTMENTS LLC for a conditional use to permit a multi-family development within an LI Light Industrial District and the Central City Multi-Family Minimum Design Standards Interim Zoning District on Square 242, Lots 1, 2 and 9 in the First Municipal District, bounded by Baronne, Melpomene, Carondelet and Terpsichore Streets. The municipal addresses are 1527-31 CARONDELET STREET AND 1719-21 TERPSICHORE STREET. (ZBM C-14/PD-2)

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

- 5) **Consideration:** A servitude agreement for air and ground rights for new and existing encroachments, consisting of hand rails, roof overhangs, columns, and steps in/on/over the Douglas Street right of way adjacent to Lot B, Sq. 54, Third M.D., bb: Douglas Street, Andry Street, N. Peters Street, and Flood Street. The municipal address of the improvements is 5413 N. Peters Street.

Paul Cressy, representing the applicant, described the request.

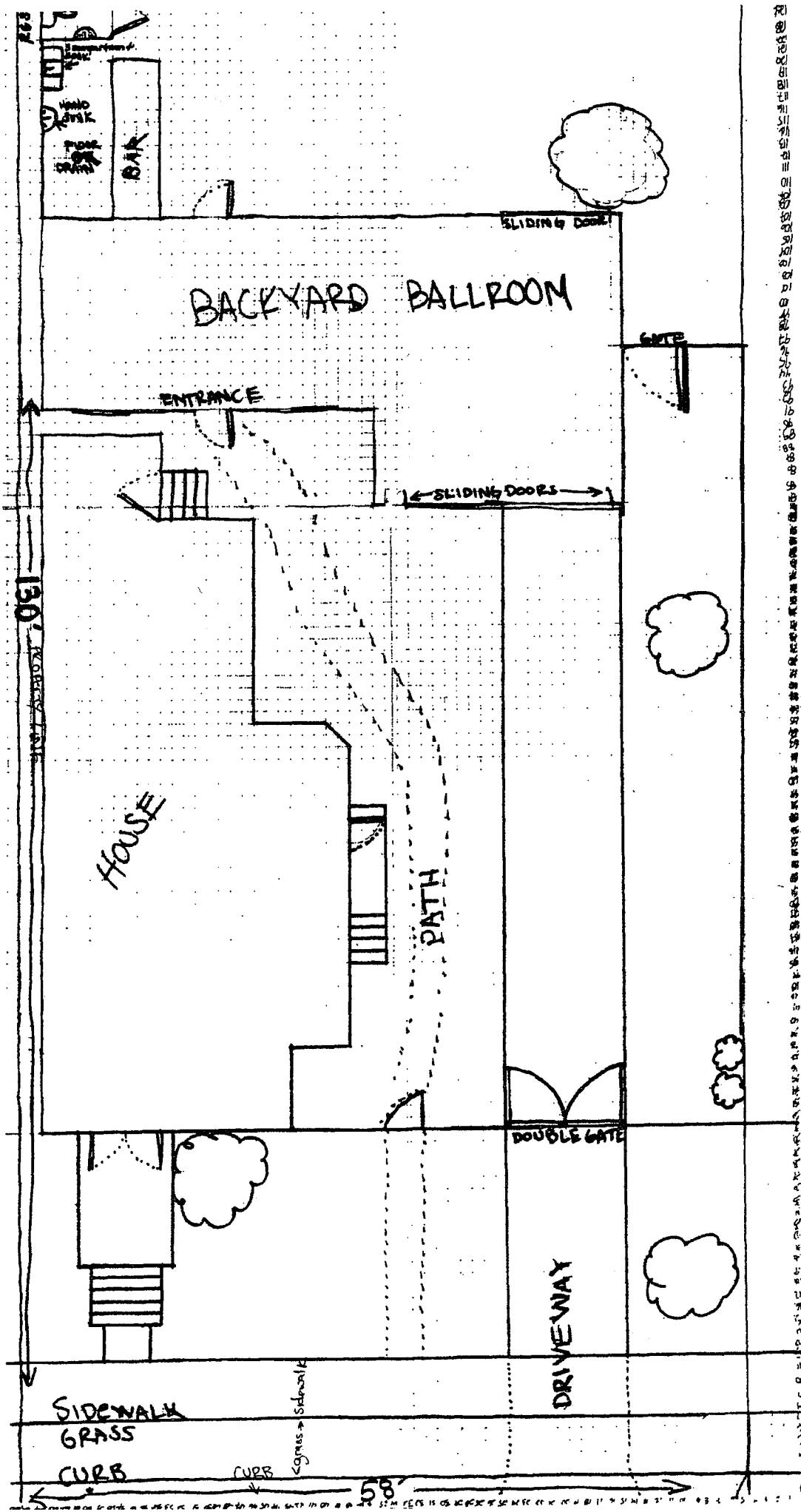
PPW said it would require the submittal of a landscape plan indicating that street trees would be planted in the public right-of-way adjacent to the site.

DPW said it would require a sidewalk plan showing the dimensions of the sidewalk from the curb to the structure.

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

Item # 2

Consideration: ZONING DOCKET 12/13 - Request by CITY COUNCIL MOTION M-12-489 to consider a Conditional Use to permit an Amusement Place - Theater in a C-1A General Commercial District on Square 406, Lot D-2 or D and 2, in the Third Municipal District, Bounded by Saint Claude Avenue, Congress, Gallier and Marias Streets. The Municipal Address is 3519 SAINT CLAUDE AVENUE. (ZBM-E-14, PD-7)

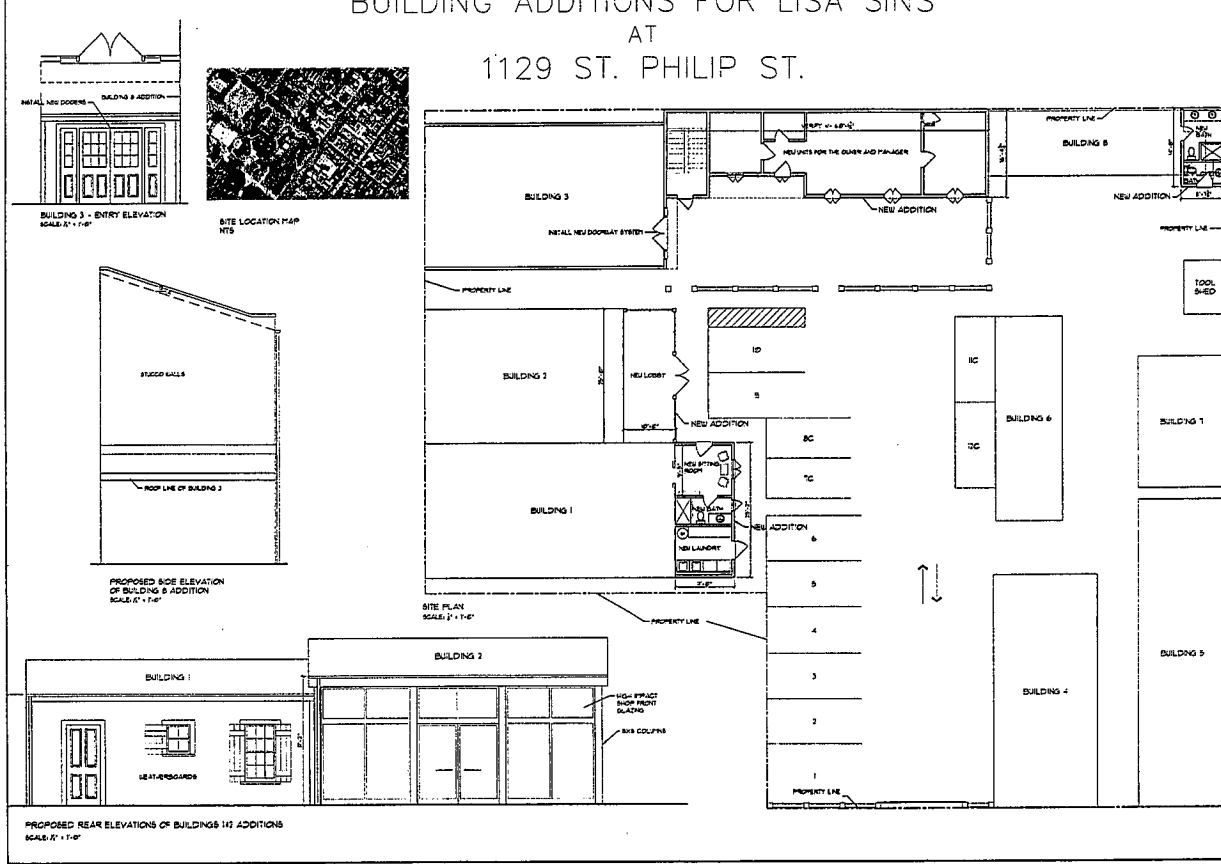


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Item #3

Consideration: ZONING DOCKET 14/13 – Request by Charles Caplinger for a modification to M-022105 to permit an expansion of existing Conditional Use as a Motel/Tourist Court in an HMC-2 Historic Marigny/Treme Commercial District, on Square 112, Lot 4-A in the Second Municipal District, Bounded by Ursulines Avenue and Henriette Delille, North Rampart and Staint Philip Streets. The Municipal address is 1131 SAINT PHILIP. (ZBM-D-13, PD-4)

BUILDING ADDITIONS FOR LISA SINS AT 1129 ST. PHILIP ST.



JAMES S. C
ASSOCIATES
ARCHITECTS



4452 PALM BLVD
NEW ORLEANS
LOUISIANA
70118
PHONE: 504-885-8800
FAX: 504-885-8801
WWW.JSCA.COM

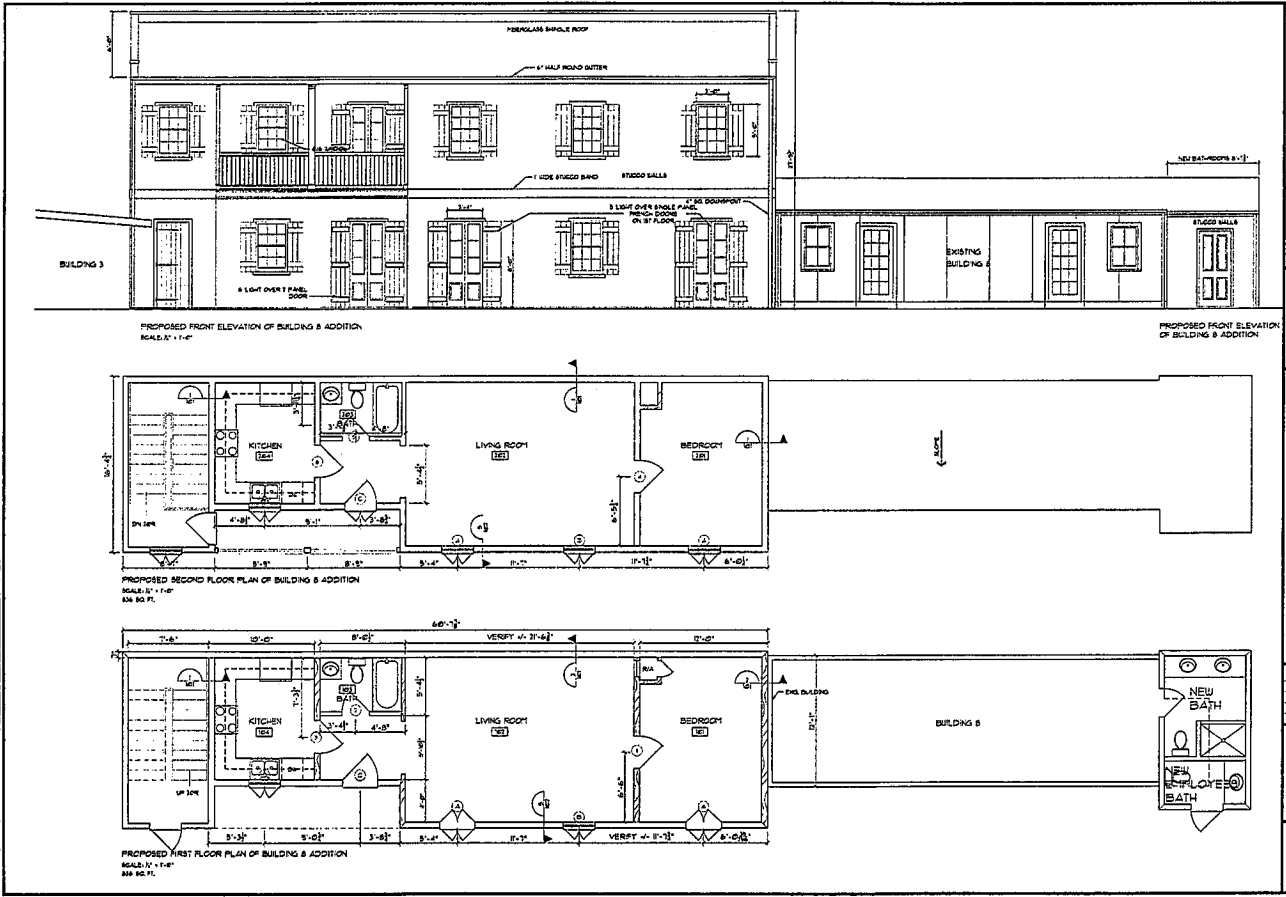
These drawings are prepared by me or under my direct supervision and I am a duly licensed professional architect in the State of Louisiana. I am not providing any warranty, express or implied, for the design or construction of the project.

I am not providing any warranty, express or implied, for the design or construction of the project.

JAZZ QUARTERS
BUILDING ADDITIONS

- REVISION		
No.	Date	By

DRAWING TITLE:
SITE PLAN
ADDITIONS TO
BUILDINGS 1, 2,
DRAWN BY:
SCALE: 1/4" = 1'-0"
DATE:
DRAWING NO.:
A-



JAMES S. C. ASSOCIATES ARCHITECTS

482 PALM BLVD. NEW ORLEANS, LA 70119
PHONE 504-581-1111
FAX 504-581-1112

These drawings are to be used only for the project and site shown on these drawings and shall not be used for any other project without the written consent of the architect.

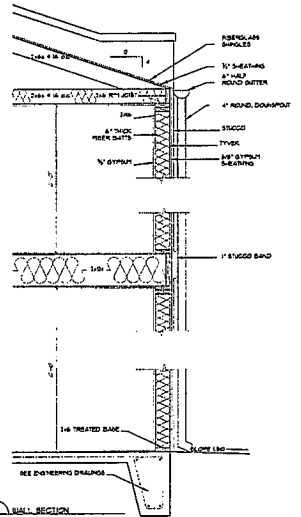
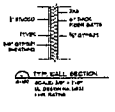
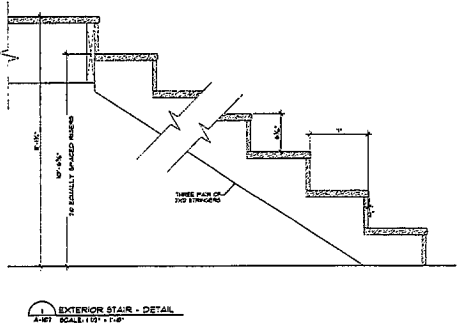
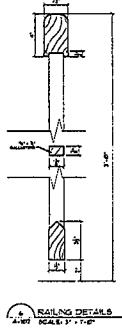
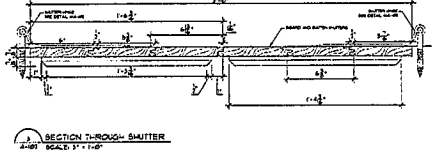
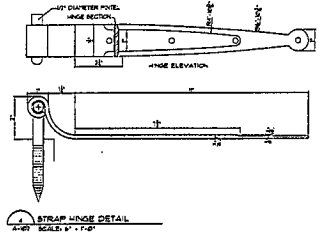
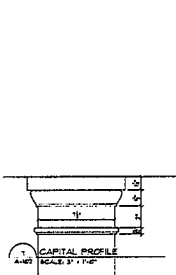
1. All work to be done in accordance with the specifications.

JAZZ QUARTERS BUILDING ADDITIONS

NO.	DATE	REVISION

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DRAWN BY: [Name]
SCALE: [Scale]
DATE: [Date]
DRAWING No.: [Number]

A



JAMES S. C. ASSOCIA ARCHITECTS



422 PALMWAY NEWPORT NEWS, VIRGINIA 23602
PHONE: 804-243-1111
FAX: 804-243-1112

THIS DRAWING IS TO BE CONSIDERED AS THE BASIS FOR THE WORK SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

JAZZ QUARTERS

REVISIONS

REVISIONS

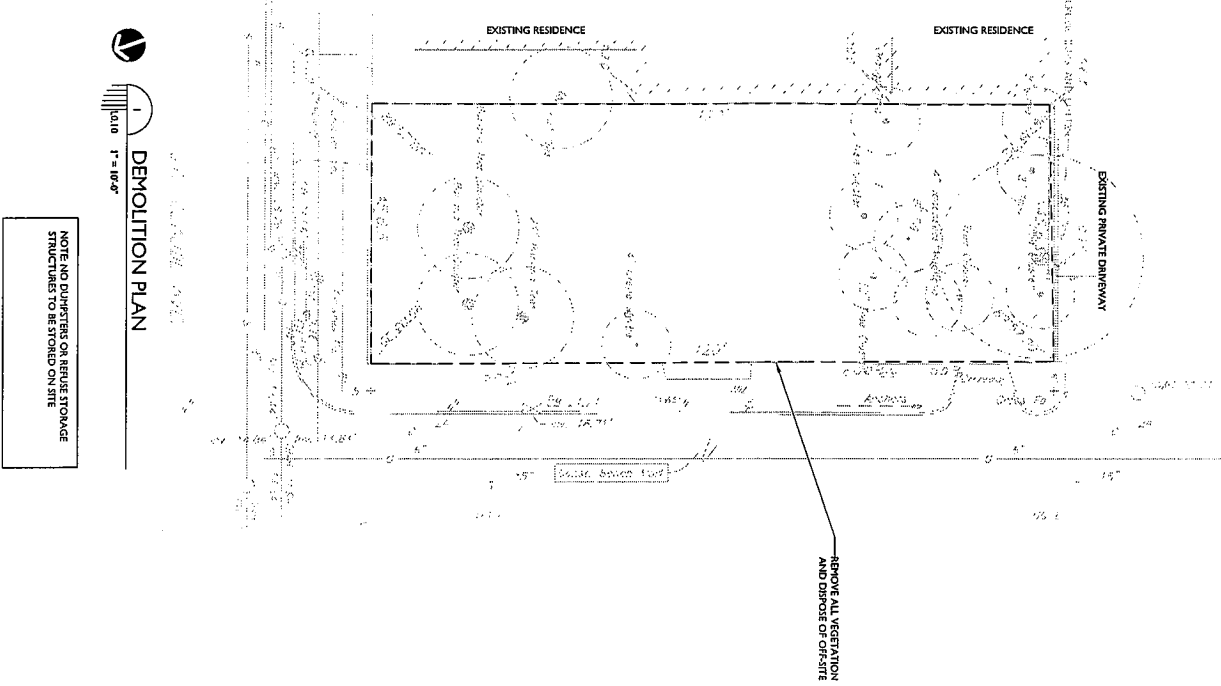
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DRAWING TITLE: BUILDING 3 ADD. DETAILS

DRAWN BY: SCALE: DATE: DRAWING NO.:

Item # 4

Consideration: ZONING DOCKET 15/13 – Request by Catholic Charities to permit a Conditional Use for an accessory parking lot in B1-A Neighborhood Business Zoning district, on Square 351 Lot A, Pt 8 and Pt 9 in the Third Municipal District, Bounded by Saint Claude Avenue, France, Lesseps and North Rampart Streets. The Municipal address is 4200 SAINT CLAUDE AVENUE. (ZBM-E-14, PD-7)



 **DEMOLITION PLAN**
 L0.10 1" = 10'-0"

NOTE: ALL RUBBISH OR REUSE STORAGE STRUCTURES TO BE STORED ON SITE

**SPACKMAN
 MOSSOP &
 MICHAELS**
 7735 Maple Street
 New Orleans, LA 70118
 T: 504.218.8991

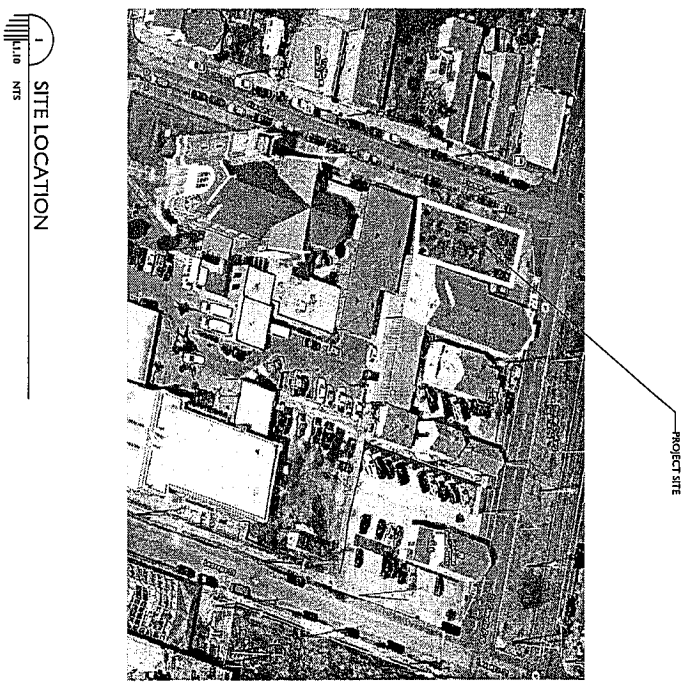
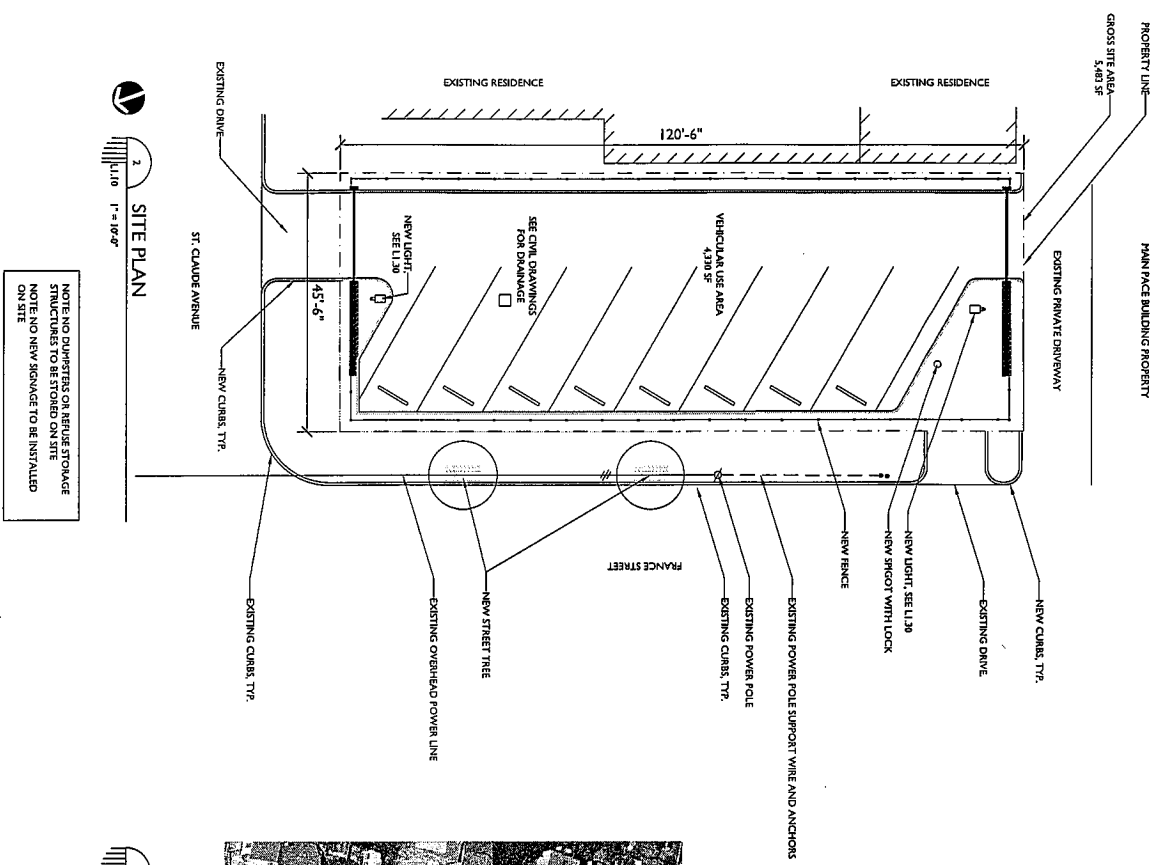
PACE GREATER NEW ORLEANS

NEW PARKING AREA
 ST. CLAUDE AVENUE AND FRANCE STREET

DATE	REVISION
21 DEC 2012	REVISED SITE

DEMOLITION PLAN

L0.10



**SPACKMAN
MOSSOP &
MICHAELS**
7735 Maple Street
New Orleans, LA 70118
T: 504.218.8991

PACE GREATER NEW ORLEANS

NEW PARKING AREA
ST. CLAUDE AVENUE AND FRANCE STREET

DATE	REVISION
21 DEC 2011	REVISION SET

SITE PLAN

L1.10

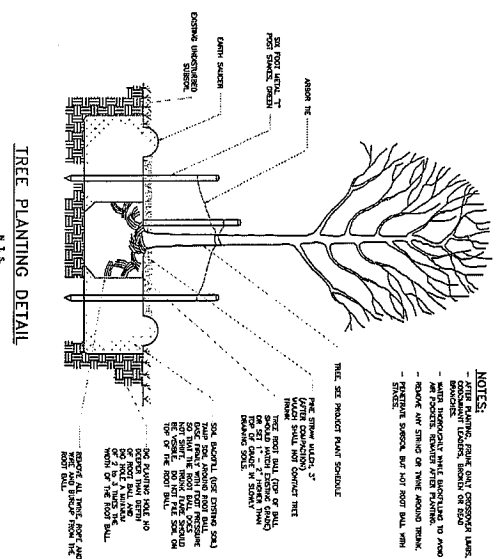
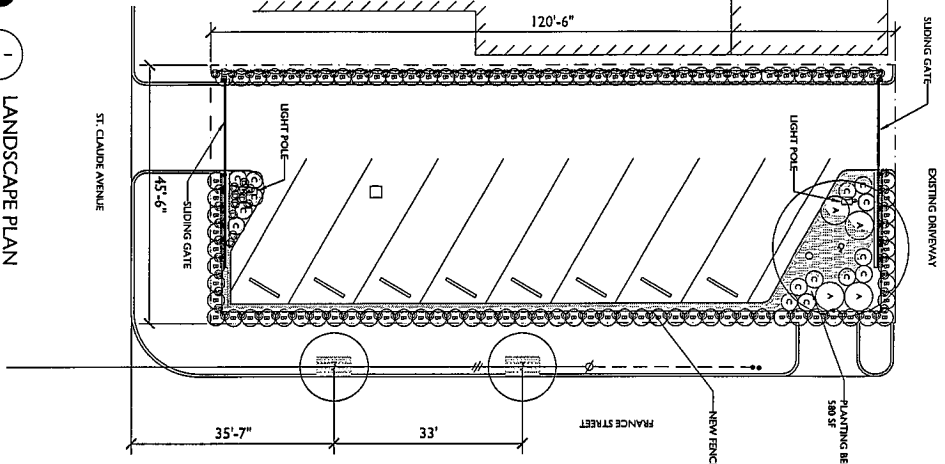
SPACKMAN MOSSOP & MICHAELS
 7735 Maple Street
 New Orleans, LA 70118
 T: 504.218.8991

PACE GREATER NEW ORLEANS
 NEW PARKING AREA
 ST. CLAUDE AVENUE AND FRANCE STREET

DATE	REVISION
DWG. NO.	DRAWN BY
PROJECT NO.	CHECKED BY
DATE	DATE
BY	BY
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LANDSCAPE PLAN

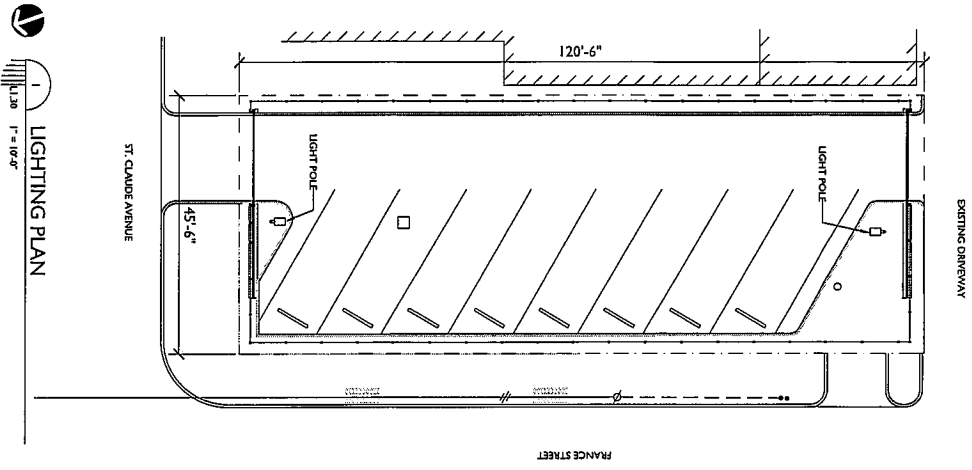
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	SIZE	SPACING	NOTES
QV	LIVE OAK	<i>Quercus nigra</i>	1	5" GAL	3' O.C.	single trunk
Mv	SWEETBAY/MAGNOLIA	<i>Magnolia virginiana</i>	3	3" GAL	3' O.C.	
A	STREET OLIVE	<i>Olea europaea</i>	6	15 GAL		
B	GULF NIGHTY GRASS	<i>Muhlenbergia sp.</i>	95	3 GAL	3' O.C.	
C	SHI SHI CAMELIA	<i>Camellia sasanqua</i>	10	3 GAL	3' O.C.	
D	BLACKBERRY SUSAN	<i>Rudbeckia flgida</i>	106	1 GAL	3' O.C.	
	LIQWORT	<i>Limonium</i>	244 SF	4" POT	12" O.C.	
	CONCRETE JUVENILE	<i>Tridax sp.</i>	40	1 GAL	3' O.C.	
	# 8 CRUSHED LIMESTONE					sliding gate snow edge
	PINE STRAW MULCH		580 SF			



LANDSCAPE PLAN

Professional seal and logo for the landscape architecture firm, including a stylized 'L' and 'P' emblem.

LI.20



1 LIGHTING PLAN
1" = 10'-0"

LIGHTING SCHEDULE					
SYMBOL	PICTURE	QTY	HEIGHT	ORDERING NO.	ACCESSORIES
CL	LUMINAIR TR TRIADITE	2	25'	PHTRM/F100	5" DIA. X 25' POLE

2 LIGHTING DETAILS
1" = 10'-0"

SPACKMAN
MOSSOP LLC
MICHAELS
7735 Maple Street
New Orleans | LA 70118
T: 504.218.8991

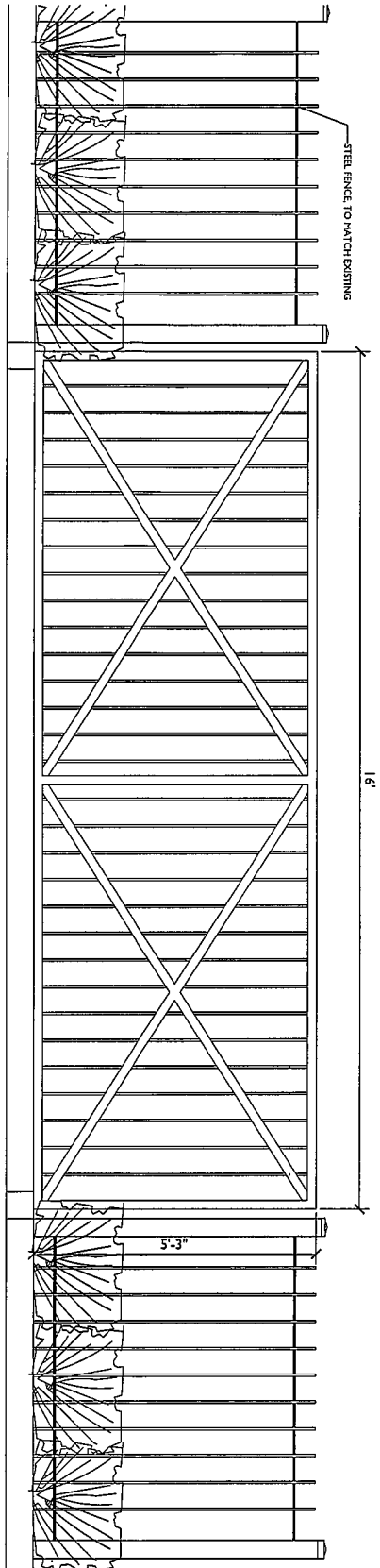
PACE GREATER NEW ORLEANS

NEW PARKING AREA
ST. CLAUDE AVENUE AND FRANCE STREET

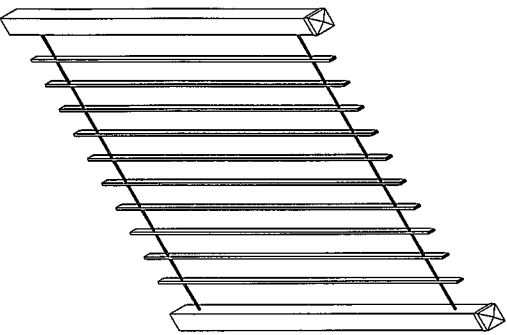
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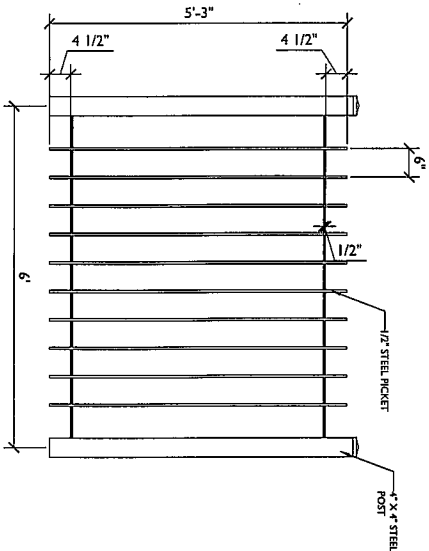
LIGHTING PLAN



3 SLIDING GATE ELEVATION
1" = 1'-0"



2 FENCE ISOMETRIC
1" = 1'-0"



1 ORNAMENTAL STEEL FENCE ELEVATION, TYP.
1" = 1'-0"

PACE GREATER NEW ORLEANS

NEW PARKING AREA
ST. CLAUDE AVENUE AND FRANCE STREET

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New Orleans, LA 70118
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DATE	REVISION
11/08/2011	REVISED

FENCE DETAILS

L2.10

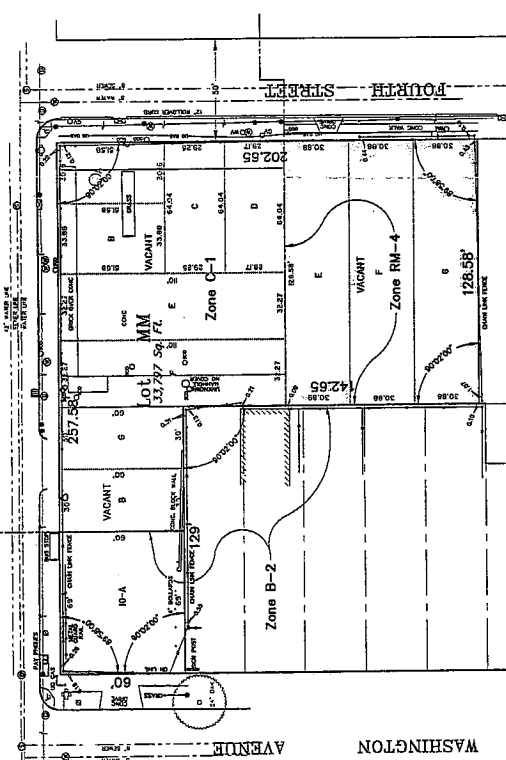
Item #5

Consideration: ZONING DOCKET 20/13 – Request by THE INTERNATIONAL LONGSHOREMEN'S ASSOCIATION NO. 3000 for a Zoning Change from an RM-4 Multi-Family Residential District to a C-1 General Commercial District; on Square 404, Lots E, F, and G; and for a Conditional Use to permit a fast food restaurant, on Square 404, Lots 10-A, B, G, F, E, B, A, C, D, E, F and G in a C-1 General Commercial District and a B-1 Neighborhood Business District, all within an Inner-City Urban Corridor Design Review District; in the Fourth Municipal District, bounded by Fourth and Willow Streets, South Claiborne and Washington Avenues. The municipal address is 2929 WASHINGTON AVENUE. (ZBM-B-10/PD-2)

Exhibit A

SQUARE 404
FOURTH DISTRICT

S. CLAIBORNE AVE.



CERTAIN FEATURES, IE. FENCES, WALLS, ETC. MAY BE SHOWN IN THIS PLAT AS APPROXIMATE LOCATIONS. THE BOUNDARIES SHOWN HEREON ARE LIMITED TO THOSE SHOWN AND MUST BE IN ACCORDANCE WITH ALL APPROPRIATE SURVEYS. THE SURVEYOR HAS MADE AN APPROPRIATE SEARCH OF PUBLIC RECORDS TO COMPARE THE DATA FOR THIS SURVEY.

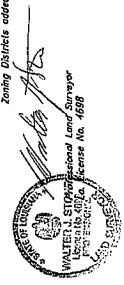
THIS PROPERTY IS LOCATED IN FLOOD ZONE A1. THESE FLOOD PLAT CALLS FOR A FLOOD NUMBER 22490 3840 E. MARCH 1, 1984. THE SURVEYOR HAS MADE AN APPROPRIATE SEARCH OF PUBLIC RECORDS TO COMPARE THE DATA FOR THIS SURVEY.

THE LOCATIONS OF UNDERGROUND AND OTHER DISCOVERABLE DATA OTHER THAN SHOWN BY THIS SURVEY CONTROLLING SUCH DATA MAY BE FOUND IN THE RECORDS OF THE DISTRICT ENGINEER, NEW ORLEANS, LA. THE SURVEYOR HAS MADE AN APPROPRIATE SEARCH OF PUBLIC RECORDS TO COMPARE THE DATA FOR THIS SURVEY.

One call before you dig.

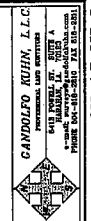
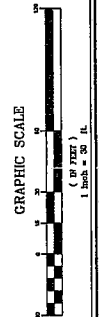
Survey and Resubdivision of
Lots 10-A, B, G, F, E, B, A,
C, D, E, F and G into Lot MM,
New Orleans, La. September 4, 2012

Zoning Districts called hereto Jan. 1, 2013

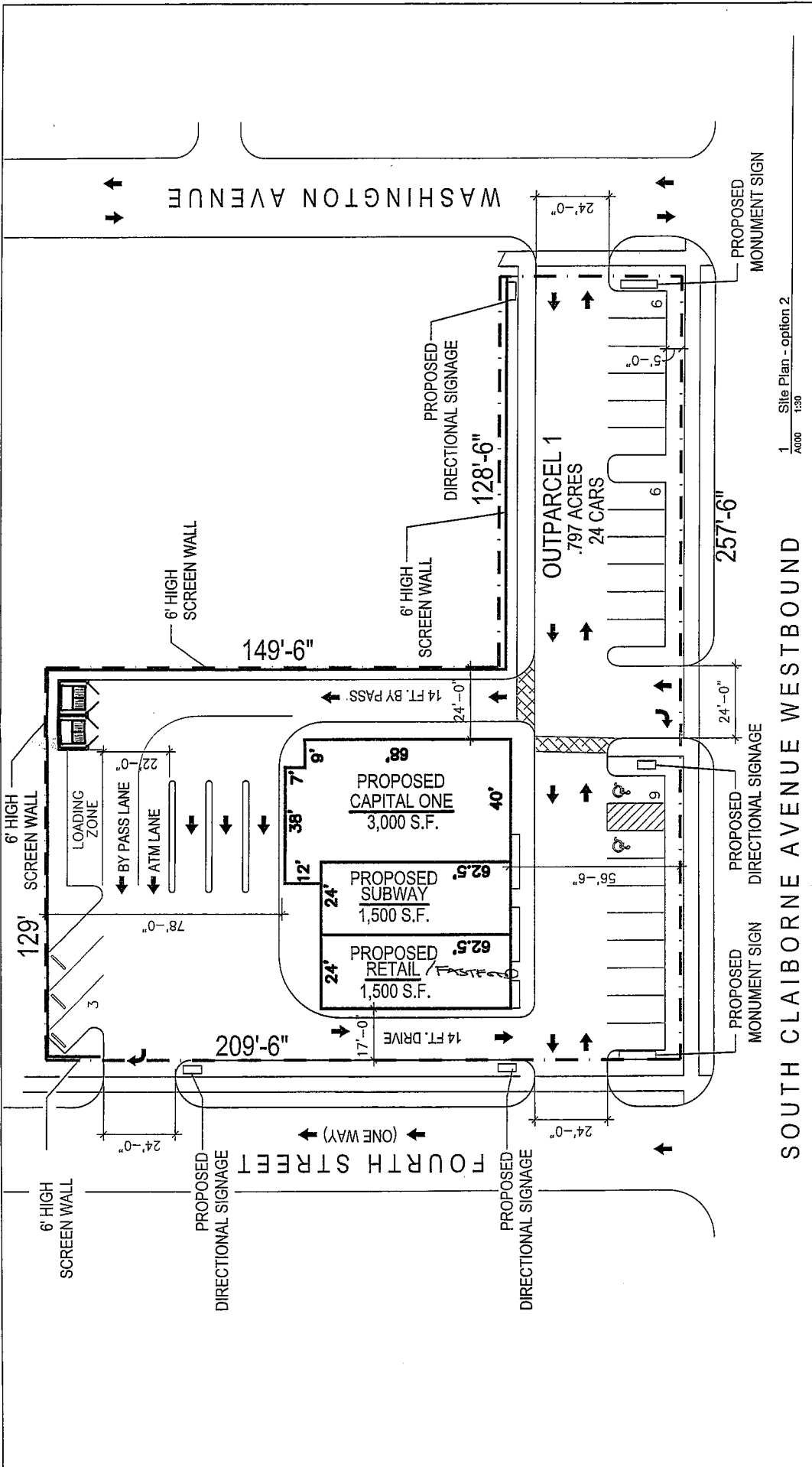


LEGEND

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629-41-237-3



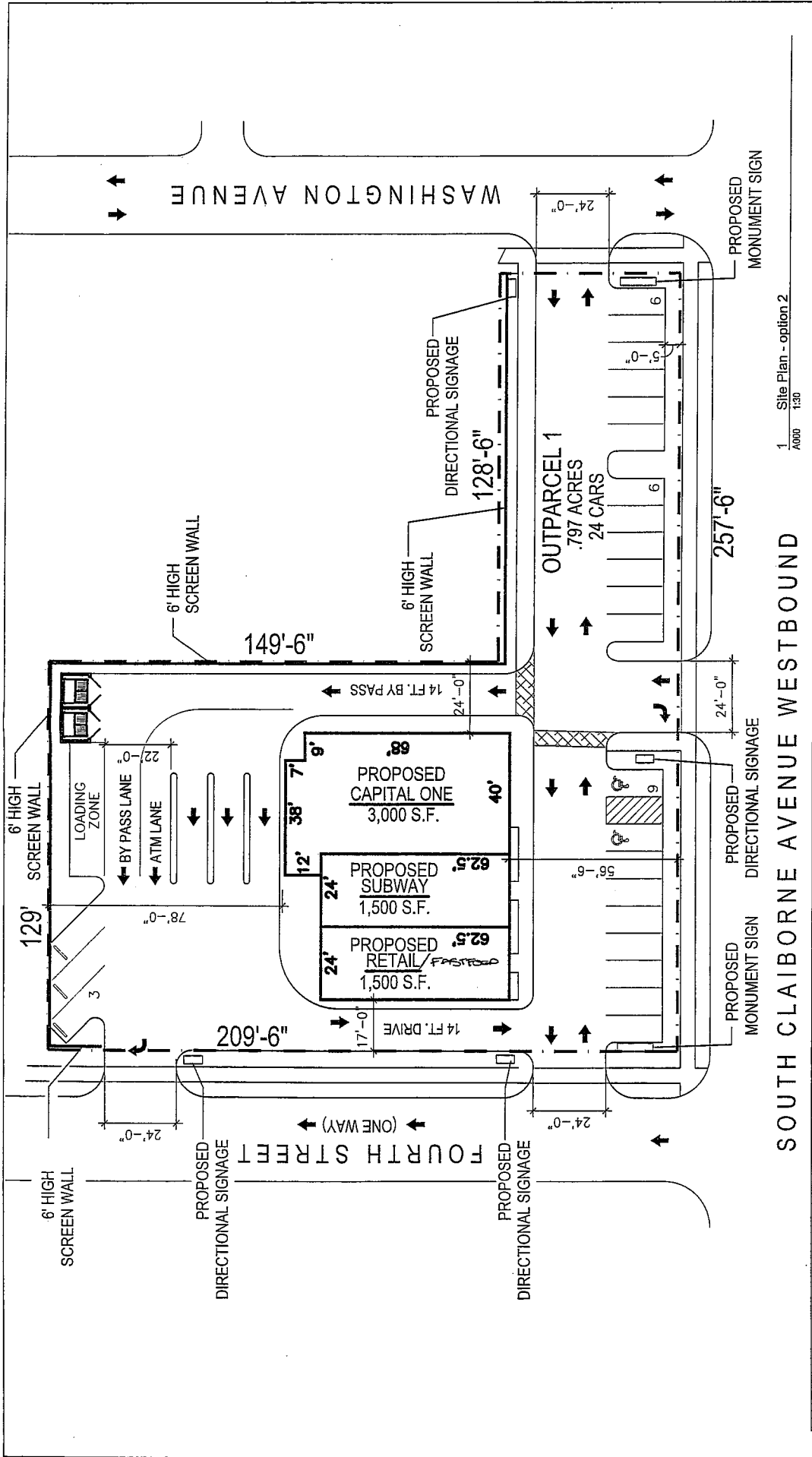
1 Site Plan - option 2
A000 1:30

SOUTH CLAIBORNE AVENUE WESTBOUND



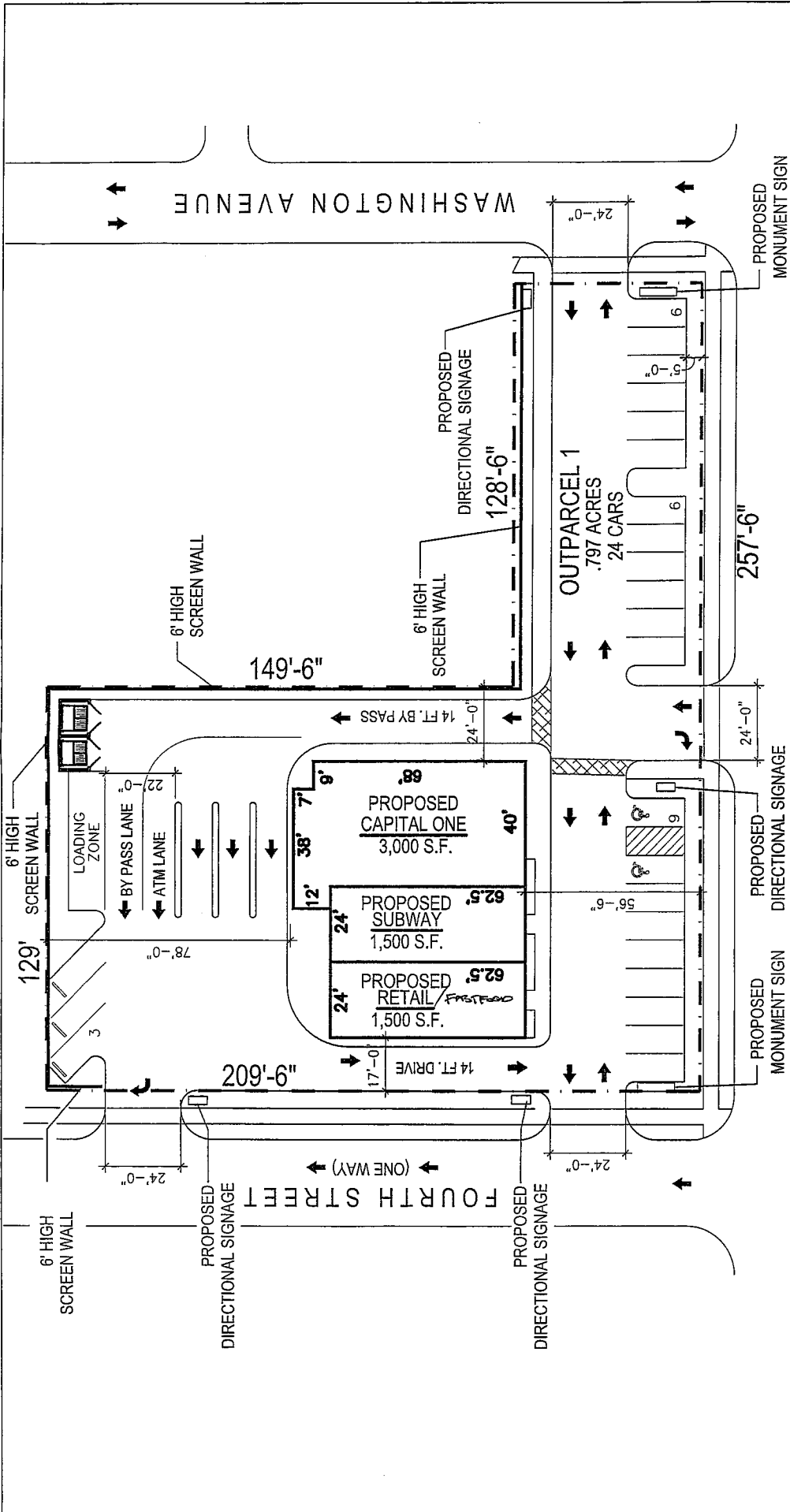
Magnolia Marketplace Phase 2
S. Claiborne Avenue at Fourth & Washington Streets
New Orleans, Louisiana
January 28, 2013 Ver.1

Matthes Zito, LLC
ARCHITECTS



Magnolia Marketplace Phase 2
S. Claiborne Avenue at Fourth & Washington Streets
New Orleans, Louisiana
January 28, 2013 Ver.1

Mathes Zito, LLC
ARCHITECTS



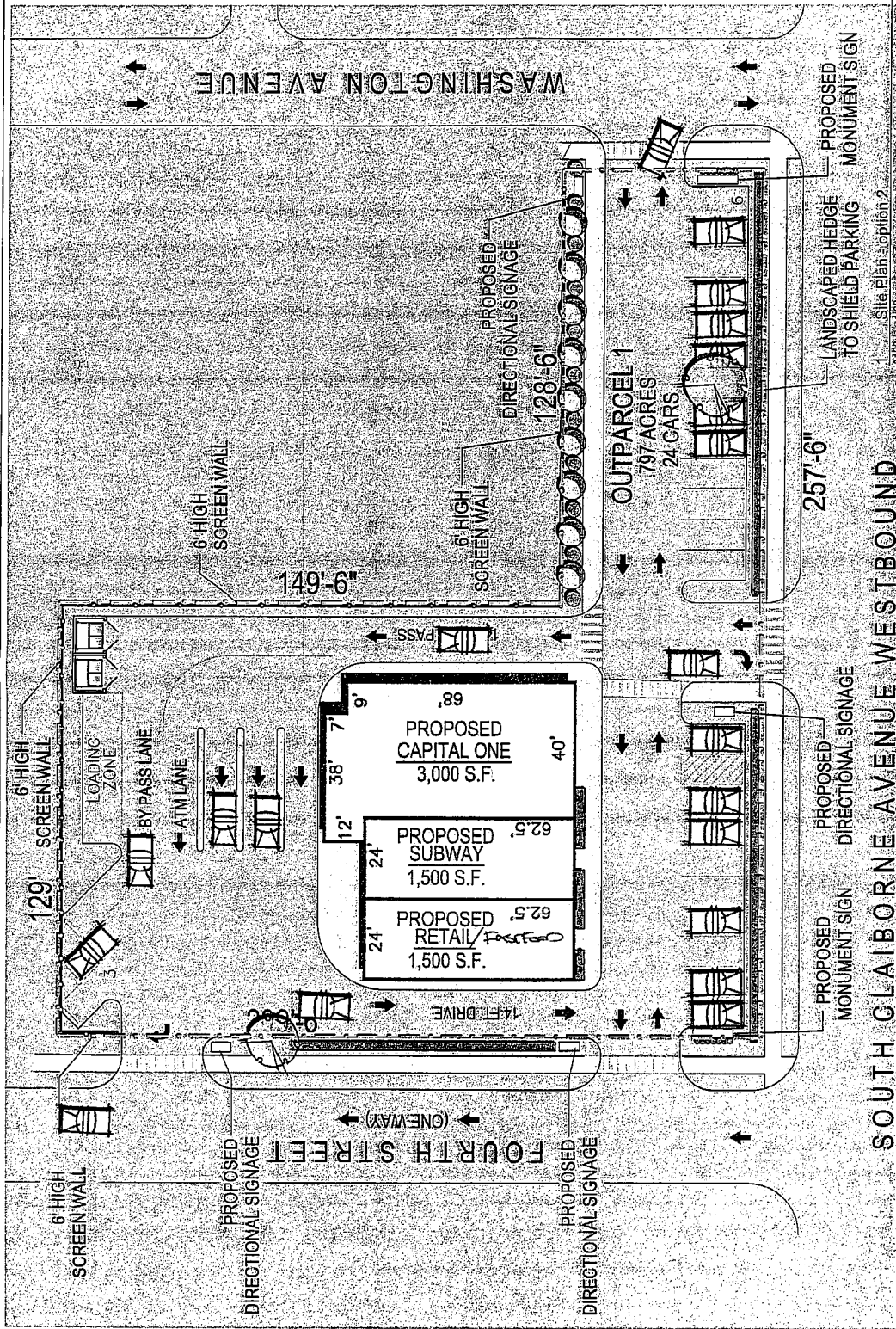
1 Site Plan - option 2
A000 1:30

SOUTH CLAIBORNE AVENUE WESTBOUND



Magnolia Marketplace Phase 2
S. Claiborne Avenue at Fourth & Washington Streets
New Orleans, Louisiana
January 28, 2013 Ver.1

Mathes Zito, LLC
ARCHITECTS

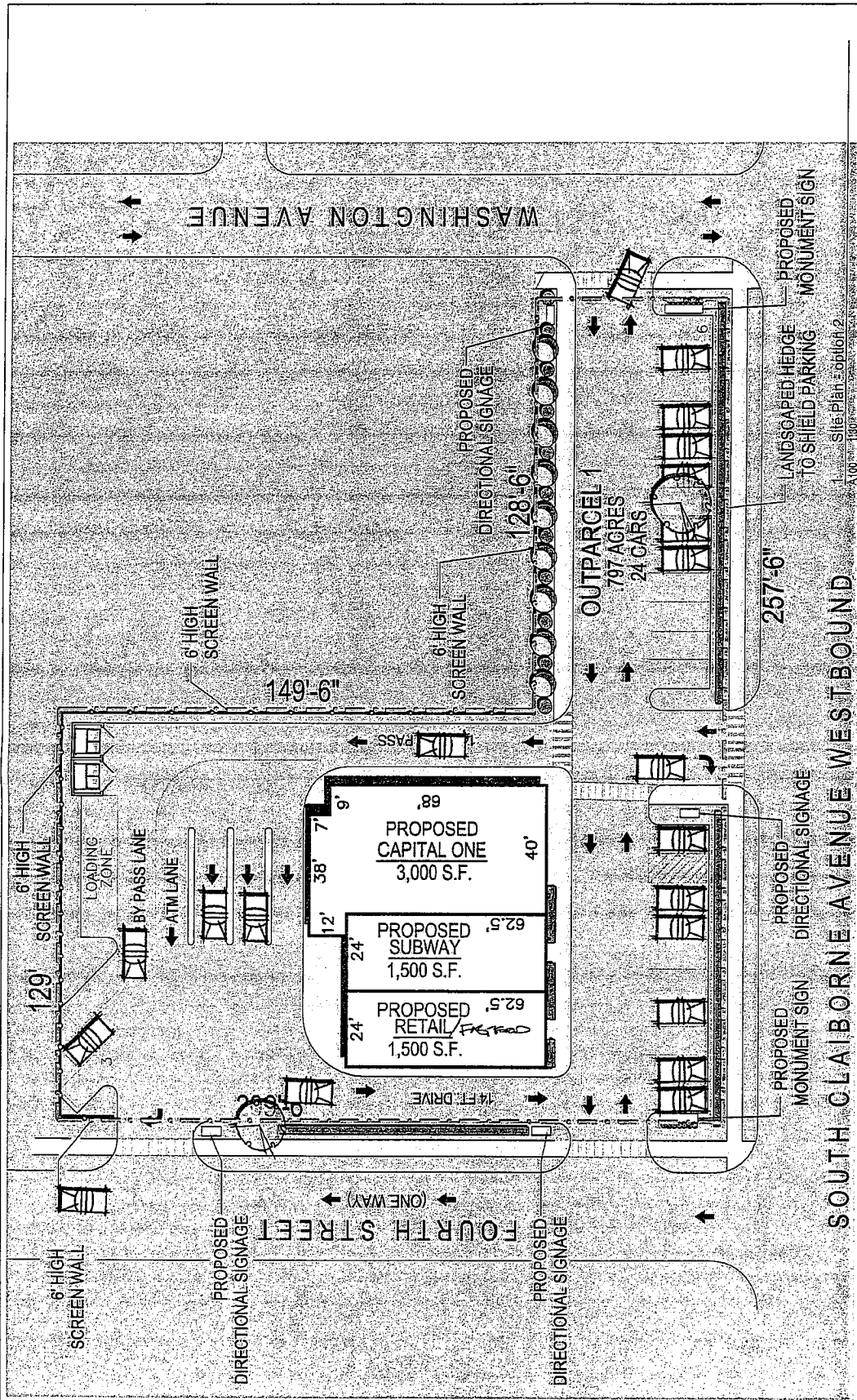


1 - Site Plan Option 2
 AUG 2013 11:30 AM - 11:35 AM



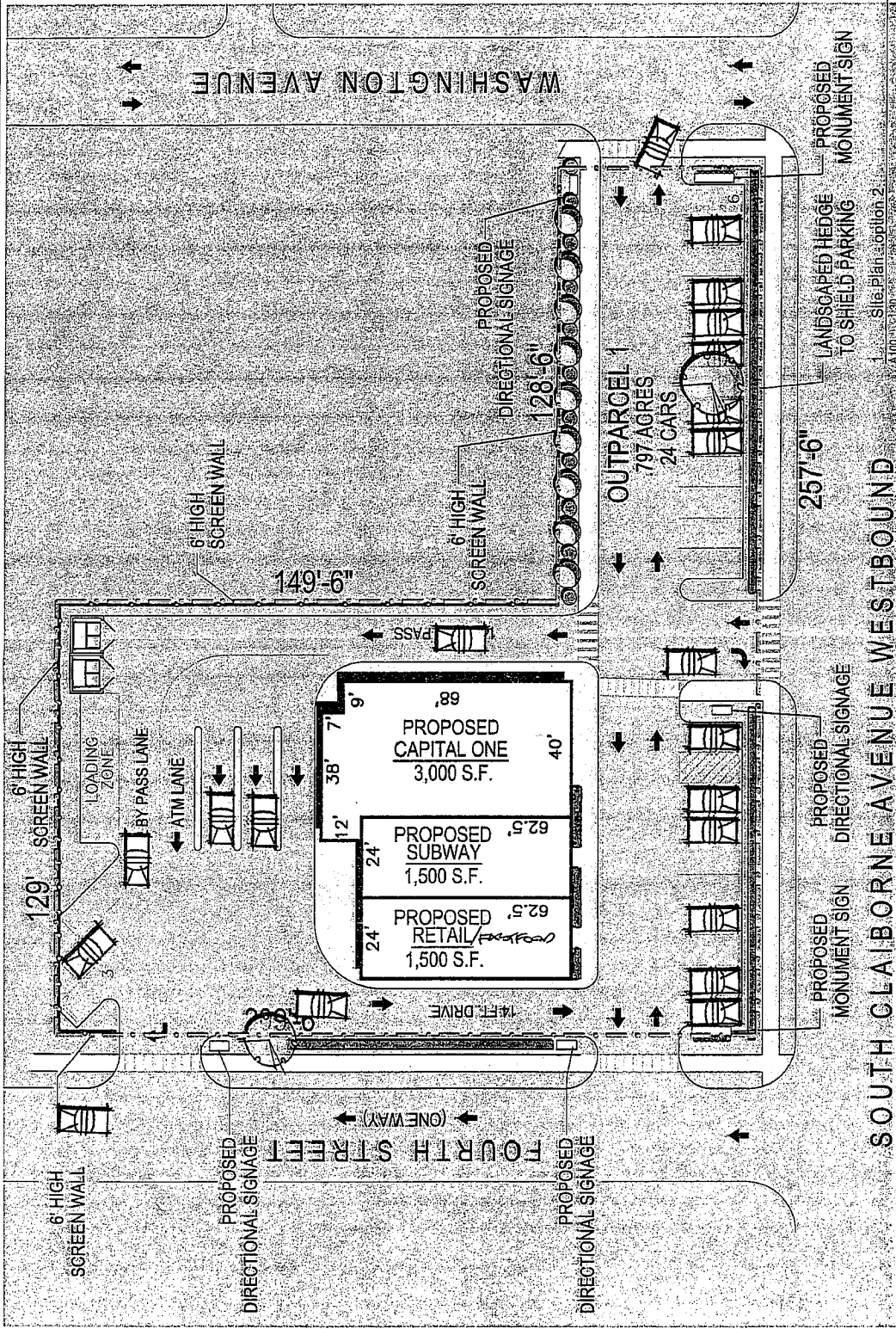
Magnolia Marketplace Phase 2
 S. Claiborne Avenue at Fourth & Washington Streets
 New Orleans, Louisiana
 January 28, 2013 Ver.1

Mathes Zito, LLC
 ARCHITECTS



Site Plan - Option 2
 A 100' 11" 1138
 REGISTERED ARCHITECT / REGISTERED PLANNING ARCHITECT / PROFESSIONAL ENGINEER

SOUTH CLAIBORNE AVENUE WESTBOUND



Site Plan Option 2
 1100-111336



Magnolia Marketplace Phase 2
 S. Claiborne Avenue at Fourth & Washington Streets
 New Orleans, Louisiana
 January 28, 2013 Ver. 1

Mathes Zito, LLC
 ARCHITECTS

SOUTH CLAIBORNE AVENUE WESTBOUND

WASHINGTON AVENUE

FOURTH STREET (ONEWAY)

PROPOSED MONUMENT SIGN

LANDSCAPED HEDGE TO SHIELD PARKING

PROPOSED DIRECTIONAL SIGNAGE

PROPOSED MONUMENT SIGN

PROPOSED DIRECTIONAL SIGNAGE

PROPOSED DIRECTIONAL SIGNAGE

PROPOSED DIRECTIONAL SIGNAGE

PROPOSED DIRECTIONAL SIGNAGE

6' HIGH SCREEN WALL

6' HIGH SCREEN WALL

6' HIGH SCREEN WALL

6' HIGH SCREEN WALL

LOADING ZONE

BY PASS LANE

ATM LANE

14 FT. DRIVE

129'

149'-6"

128'-6"

257'-6"

797 ACRES

24 CARS

3,000 S.F.

1,500 S.F.

1,500 S.F.

12'

38'

7'

9'

40'

62.5'

62.5'

24'

24'

12'

12'

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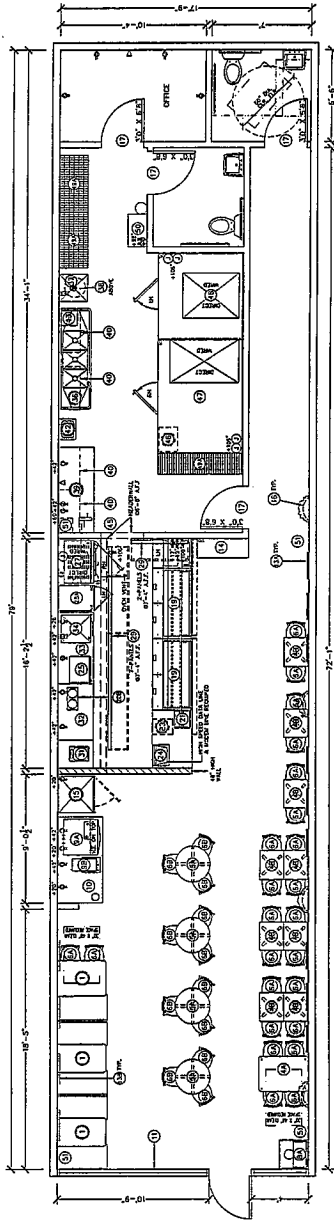
12'

12'

FLOOR PLAN FOR Booth 1,500 SF
 DETAIL/FIRST FLOOR DETAILS

NOTE:
 THIS PROPOSED RELOCATION REQUIRES APPROVAL BEFORE A FULL SET OF PLANS CAN BE SUBMITTED TO THE METRO BOARD (EXT. 1462) FOR ADDITIONAL INFORMATION.

NOTE:
 THIS PROPOSED LOCATION UTILIZES USED OR EXISTING EQUIPMENT WHICH REQUIRES APPROVAL BEFORE A FULLSET OF PLANS CAN BE SUBMITTED TO THE METRO BOARD (EXT. 1113) FOR CONTACTING JANICE LACKUPS FOR APPROVAL.



* - REMOVE EXISTING

1	CEILING
2	FLOOR
3	WALL
4	DOOR
5	WINDOW
6	GLASS
7	MIRROR
8	FRIDGE
9	REF
10	SINK
11	COUNTER
12	STOVE
13	WATER HEATER
14	DISPOSER
15	EXTRACTOR
16	EXTRACTOR CASE
17	EXTRACTOR FAN
18	EXTRACTOR DUCT
19	EXTRACTOR CONNECT
20	EXTRACTOR FLAME
21	EXTRACTOR CONTROL
22	EXTRACTOR WIRE
23	EXTRACTOR GAS
24	EXTRACTOR OIL
25	EXTRACTOR CLEAN
26	EXTRACTOR MAINT
27	EXTRACTOR REPAIR
28	EXTRACTOR REPLACE
29	EXTRACTOR UPGRADE
30	EXTRACTOR INSULATE
31	EXTRACTOR TEST
32	EXTRACTOR SEAL
33	EXTRACTOR GASKET
34	EXTRACTOR O-RING
35	EXTRACTOR BELT
36	EXTRACTOR BRACKET
37	EXTRACTOR MOUNT
38	EXTRACTOR HOOK
39	EXTRACTOR TIE
40	EXTRACTOR SUPPORT
41	EXTRACTOR BRACE
42	EXTRACTOR BAND
43	EXTRACTOR WRAP
44	EXTRACTOR COVER
45	EXTRACTOR CAP
46	EXTRACTOR PLATE
47	EXTRACTOR TRIM
48	EXTRACTOR FINISH
49	EXTRACTOR PROTECT
50	EXTRACTOR CLEANUP
51	EXTRACTOR DISPOSE
52	EXTRACTOR RECYCLE
53	EXTRACTOR DONATE
54	EXTRACTOR SELL
55	EXTRACTOR BUY
56	EXTRACTOR REUSE
57	EXTRACTOR RESALE
58	EXTRACTOR RENT
59	EXTRACTOR LEASE
60	EXTRACTOR FINANCE
61	EXTRACTOR CREDIT
62	EXTRACTOR PAYMENT
63	EXTRACTOR RECEIPT
64	EXTRACTOR INVOICE
65	EXTRACTOR QUOTE
66	EXTRACTOR BIDDING
67	EXTRACTOR CONTRACT
68	EXTRACTOR AGREEMENT
69	EXTRACTOR WAIVER
70	EXTRACTOR RELEASE
71	EXTRACTOR DEED
72	EXTRACTOR DEED COPY
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SYMBOL LEGENDS

⊕	220V SINGLE OUTLET
⊙	PHONE JACK
⊗	EXHAUST FAN
⊚	ELECTRIC PANEL
⊙	FLOOR INSULATED
⊙	FLOOR DRAIN
⊙	FLOOR COVER

NOTE:
 THESE PLANS ARE FOR REVIEW ONLY AND ARE NOT TO BE CONSTRUED AS FINAL APPROVAL.

GENERAL NOTES:

- CEILING HEIGHT IS 11'-0"
- USE ELECTRICAL HANDOUT BOX TO BE LOCATED IN COLUMN
- WALLS ARE TO BE CONSTRUCTED WITH CMU BLOCK
- FLOOR IS TO BE CONSTRUCTED WITH CONCRETE SLABS
- DOOR AND WINDOW FINISHES TO BE DETERMINED BY ARCHITECT
- CEILING FINISH IS TO BE DETERMINED BY ARCHITECT
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SUBMITTALS ON THE PROJECT
- ALL MATERIALS TO BE USED SHALL BE APPROVED BY ARCHITECT
- ALL MATERIALS TO BE USED SHALL BE APPROVED BY ARCHITECT
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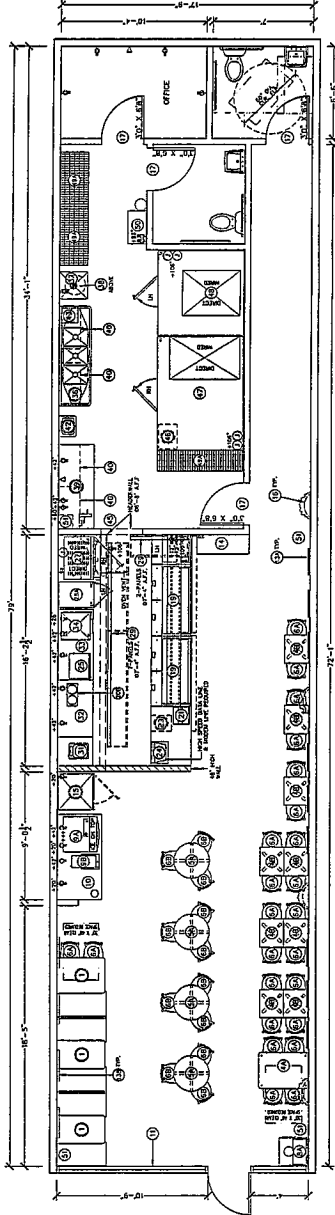
RELOCATION

SUBWAY	
REVISION #	#1
PROJECT	GERDES/JOHNSON S. CLAIBORNE & 4TH ST. NEW ORLEANS, LA
DATE	11/13/12
SCALE	1/4" = 1'
FILE #	3089
DESIGNED BY	SAMANTHA CARRANO
CHECKED BY	[]
APPROVED BY	[]
PLEASE NOTE: DO NOT SCALE THIS DRAWING FOR COPIES OR PRINTS. ALWAYS CONSULT THE DRAWING	

Final Plans for PASTH 1500 SF
PASTH/OFFICE/RELOCATED

NOTE:
THIS PROPOSED RELOCATION REQUIRES APPROVAL BEFORE A FULL SET OF PLANS CAN BE REQUESTED.
THE D.A. IS RESPONSIBLE FOR CONTACTING MARE PIROZZOLI (EXT. 1462) FOR ADDITIONAL INFORMATION.

NOTE:
THIS PROPOSED LOCATION UTILIZES USED OR EXISTING EQUIPMENT WHICH REQUIRES APPROVAL BEFORE A FULLSET OF PLANS CAN BE REQUESTED. THE D.A. IS RESPONSIBLE FOR CONTACTING JANICE LARSON (EXT. 1112) FOR APPROVAL.



- * - PROVIDED DIMENSIONS
- 1 - FLOOR FINISH
- 2 - WALL FINISH
- 3 - CEILING FINISH
- 4 - DOOR FINISH
- 5 - WINDOW FINISH
- 6 - PARTITION WALL
- 7 - PARTITION GLASS
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- SYMBOL LEGEND**
- 1 - ELECTRICAL SYMBOL
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NOTE: THESE PLANS ARE FOR REVIEW ONLY AND ARE NOT TO BE CONSIDERED AS FINAL APPROVAL.

- GENERAL NOTES:**
- 1 - GENERAL NOTES
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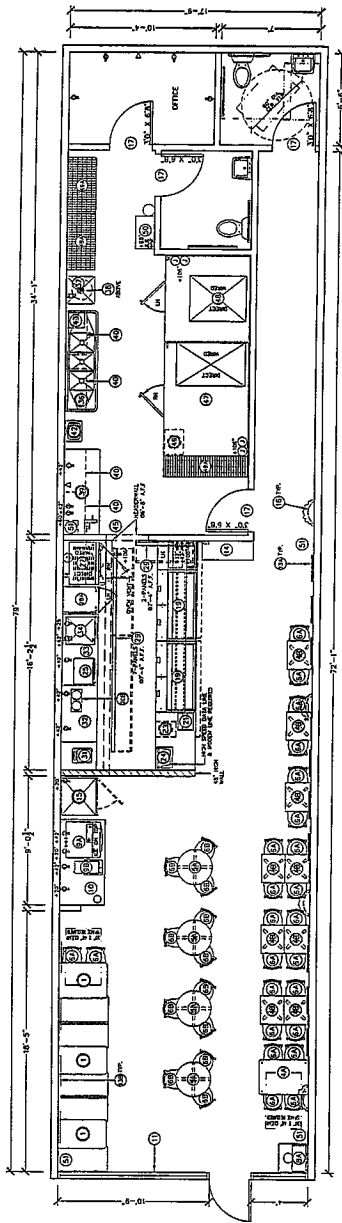
RELOCATION	
SUBWAY	
REVISION	#1
PREPARED BY	GERRETT/JOHNSON
PROJECT	S. CLARIBONE & 4TH ST.
LOCATION	NEW ORLEANS, LA
SCALE	1/4" = 1'
DATE	11/13/12-12/15/12
DRAWN BY	MARK F. 36089P
CHECKED BY	JAMANA CARRASCO

PLEASE NOTE: DO NOT SCALE THIS DRAWING FOR CONSTRUCTION PURPOSES. ALL DIMENSIONS SHOWN ON THIS DRAWING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

From Ryan Kol born 1/5/00 to
 Bethal/Ernst/Ernst
 Remitts

NOTE: THIS PROPOSED RELOCATION REQUIRES APPROVAL BEFORE A PERMIT IS OBTAINED FROM THE CITY OF NEW ORLEANS. THE D.A. IS RESPONSIBLE FOR CONTACTING MARIE PIROZZOU (EXT. 1462) FOR ADDITIONAL INFORMATION.

NOTE: THIS PROPOSED RELOCATION UTILIZES USED OR EXISTING EQUIPMENT WHICH REQUIRES APPROVAL BEFORE A FULL SET OF PLANS CAN BE SUBMITTED TO THE CITY OF NEW ORLEANS FOR CONTACTING JANNICE LACKUPS (EXT. 1113) FOR APPROVAL.



SYMBOL LEGEND	
1	PERMANENT EQUIPMENT
2	RELOCATED EQUIPMENT
3	RELOCATED EQUIPMENT
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51	RELOCATED EQUIPMENT

RELOCATION



REVISION	#
GERDES/JOHNSON	1
S. CLAUDINE & JIN SE	
NEW ORLEANS, LA	
HUGH STEEL	
DATE	1/4 = 1"
BY	30089
DRAWN BY	
11/13/12-12/12	
SAMANTHA CARPANO	

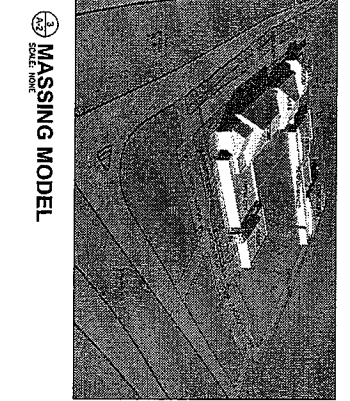
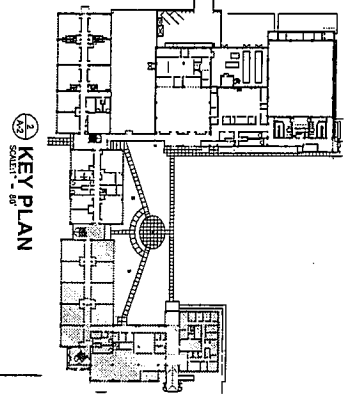
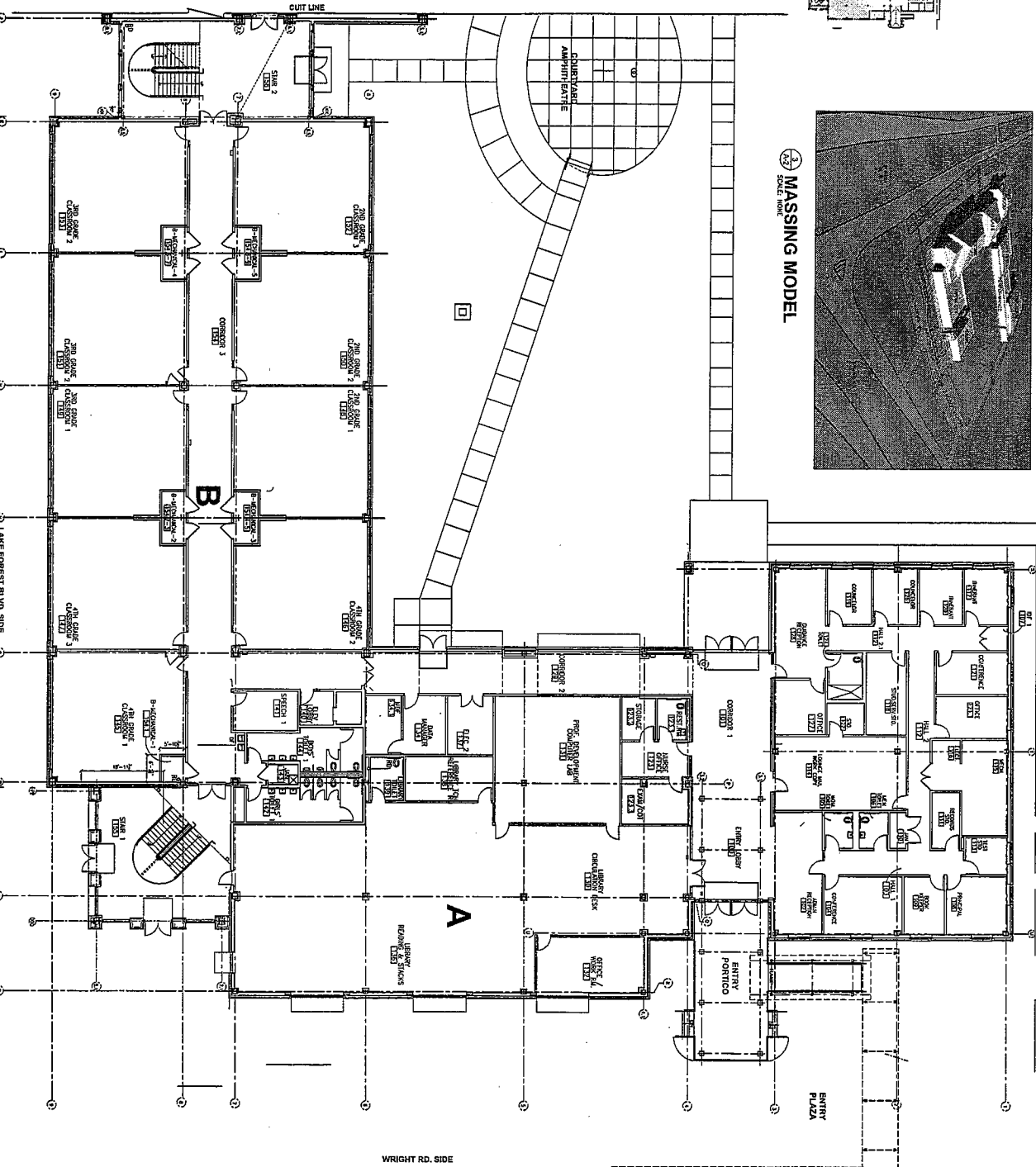
NOTE: THESE PLANS ARE FOR REVIEW ONLY AND ARE NOT TO BE CONSTRUED AS FINAL APPROVAL.

GENERAL NOTES:
 - CEILING HEIGHT IS 11'-0"
 - ELECTRICAL OUTLET HEIGHTS TO BE AS PERMITTED BY THE CITY OF NEW ORLEANS. SEE THE CITY OF NEW ORLEANS WEBSITE FOR THE LATEST CODES AND REGULATIONS.
 - ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE 2011 INTERNATIONAL MECHANICAL CODE (IMC).
 - ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE 2011 INTERNATIONAL PLUMBING CODE (IPC).
 - ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE 2011 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
 - ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE 2011 INTERNATIONAL ELECTRICAL CODE (IEC).
 - ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE 2011 INTERNATIONAL BUILDING CODE (IBC).
 - ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE 2011 INTERNATIONAL ENERGY CODE (IEC).

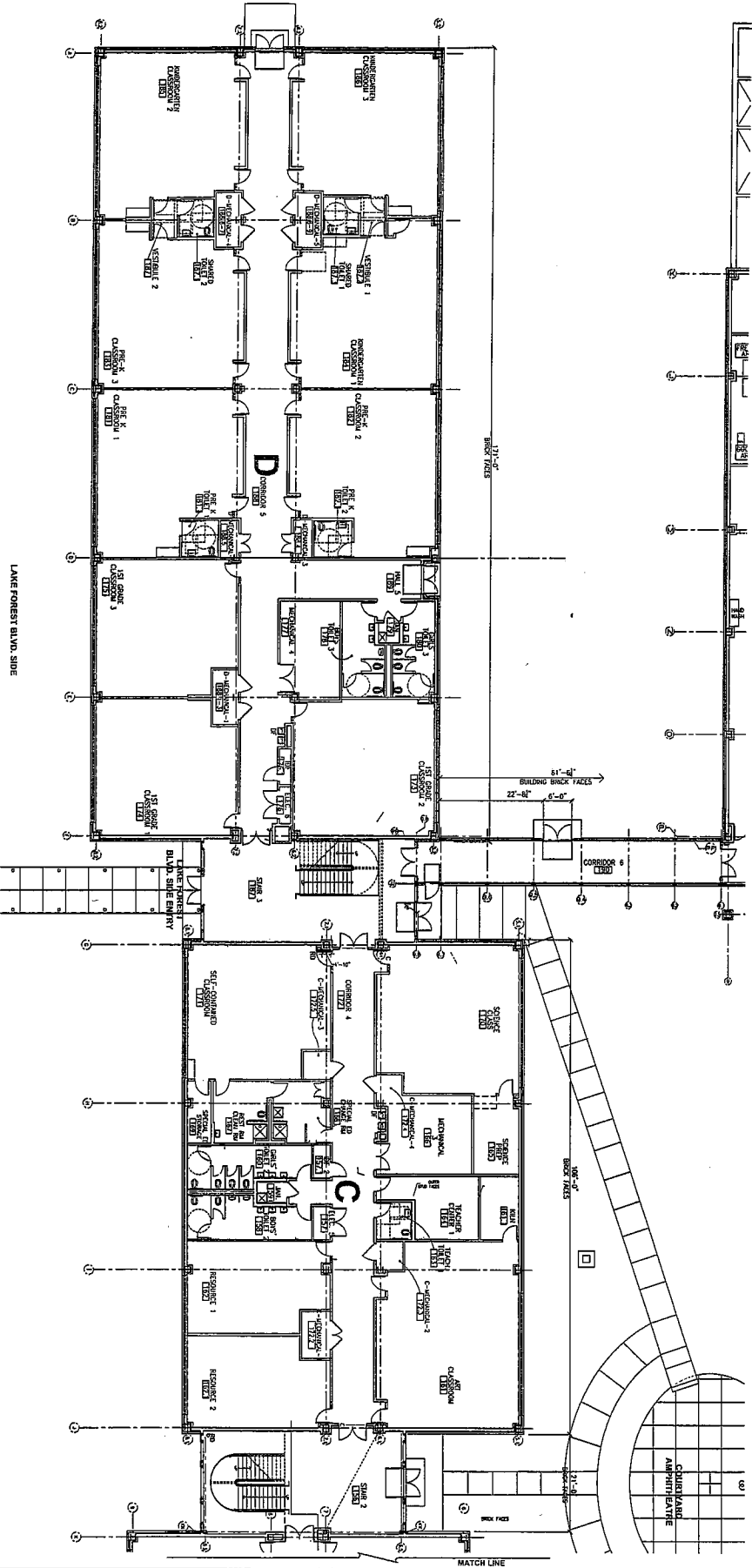
PLEASE NOTE: FOR RISK SCALE THE FLOOR PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE. ANY CHANGES TO THE FLOOR PLAN WILL BE MADE AT THE OWNER'S RISK AND WITHOUT NOTICE.

Item #6

ZONING DOCKET 21/13 – Request by ORLEANS PARISH SCHOOL BOARD for a Conditional Use to permit an elementary school in an RS-1 Single-Family Residential District, on a undesignated Square, Lot 5-R-G, in the Third Municipal District, generally bounded by Lake Forest and Wright Boulevards, North Idlewood Court and the Berg Canal. The municipal address is 11110 LAKE FOREST BOULEVARD. (ZBM-H-11/PD-9)

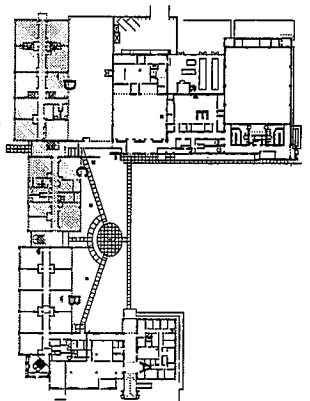


DRAINAGE CANAL SIDE

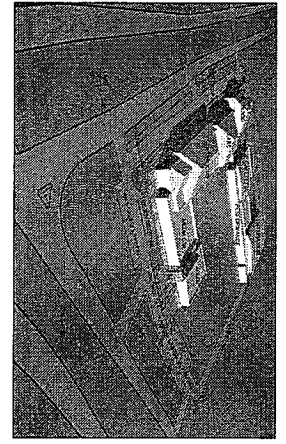



LAKE FOREST BLVD. SIDE

KEY PLAN



MASSING MODEL




FIRST FLOOR - BLDGS C & D
 SCALE: 1/8" = 1'-0"

SHEET
A-3
 JOB NO.
 1202

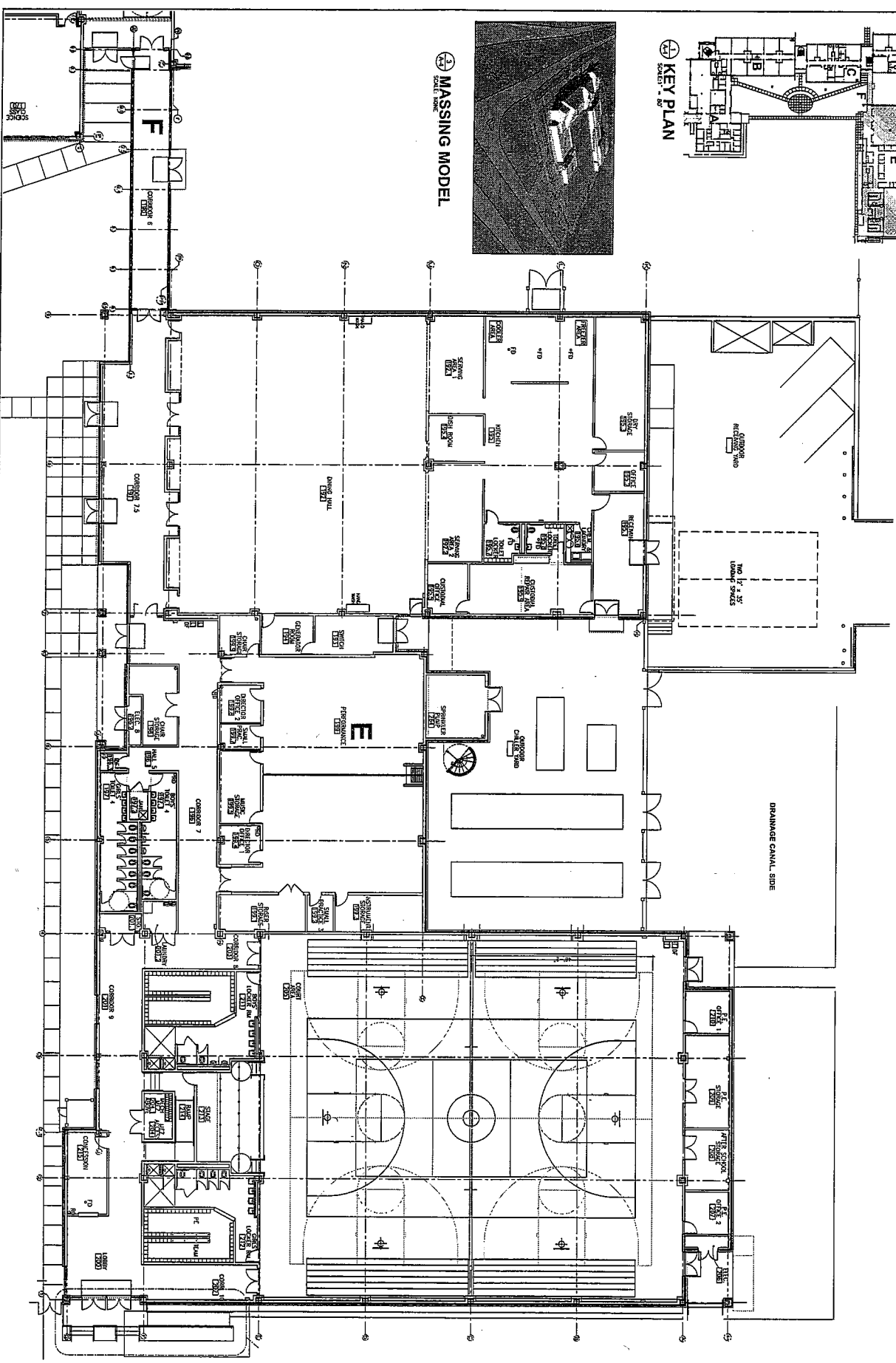
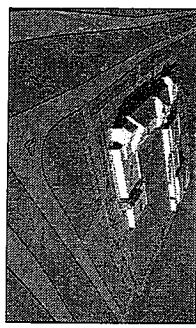
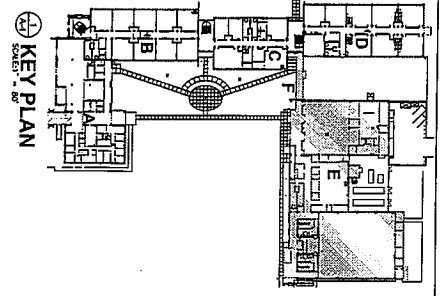


HEGEDUS ARCHITECTS
 809 W. GULFVIEW AVE. SUITE 200
 NEW ORLEANS, LA 70117
 PHONE: 504.525.4573 FAX: 504.525.4574
 WWW.HEGEDUSARCHITECTS.COM

DATE: 12-26-12
 DRAWN:
 CHECKED:
 REVISIONS:

**NEW LAKE FOREST SCHOOL
 AT GREATER ST. STEPHENS SITE**
 11110 LAKE FOREST BLVD
 NEW ORLEANS, LA 70128
 FOR THE
 NEW ORLEANS PARISH SCHOOL BOARD

W **⊕** **FIRST FLOOR PLAN AREA E (ROTATED)**



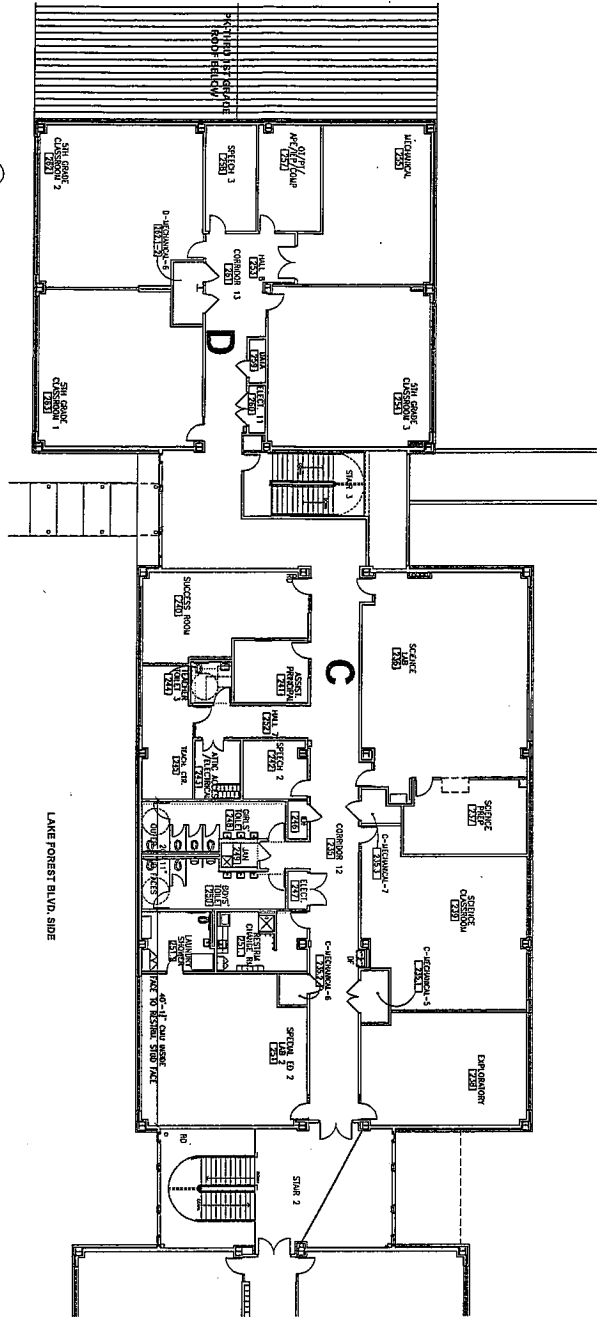
SHEET
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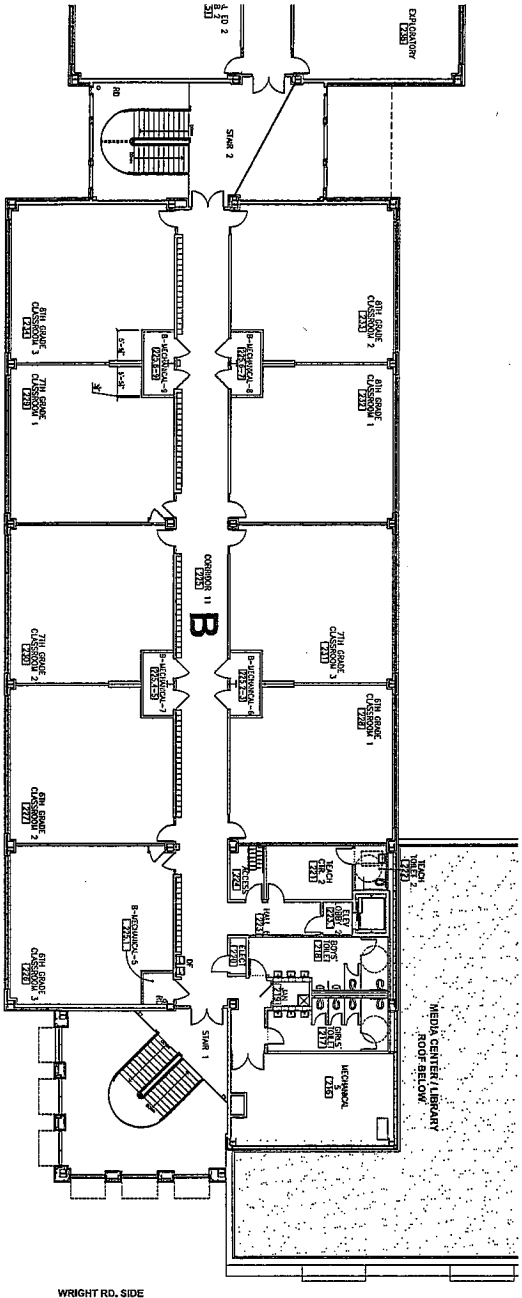
HEGEDUS ARCHITECTS
1811 ORCHARD BLVD. SUITE 100
NEW ORLEANS, LA 70114
PHONE: 504.577.4225 FAX: 504.577.4247
WWW.HEGEDUSARCHITECTS.COM

DATE: 12-26-12
DRAWN BY:
CHECKED BY:
REVISIONS:

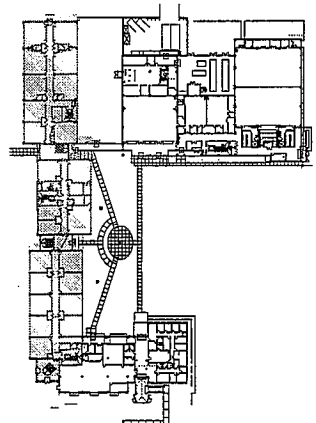
**NEW LAKE FOREST SCHOOL
AT GREATER ST. STEPHENS SITE**
11110 LAKE FOREST BLVD
NEW ORLEANS, LA 70128
FOR THE
NEW ORLEANS PARISH SCHOOL BOARD



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



③ SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



④ KEY PLAN
SCALE: 1" = 100'



⑤ MASSING MODEL
SCALE: 1" = 100'

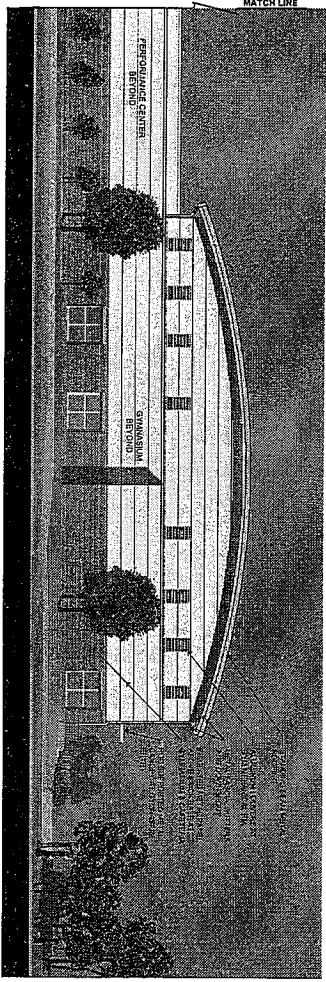
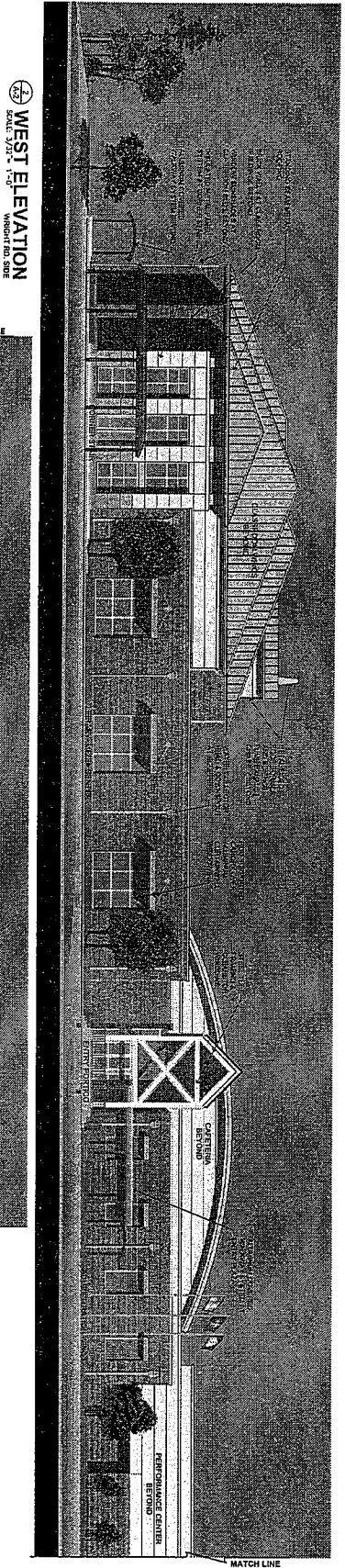
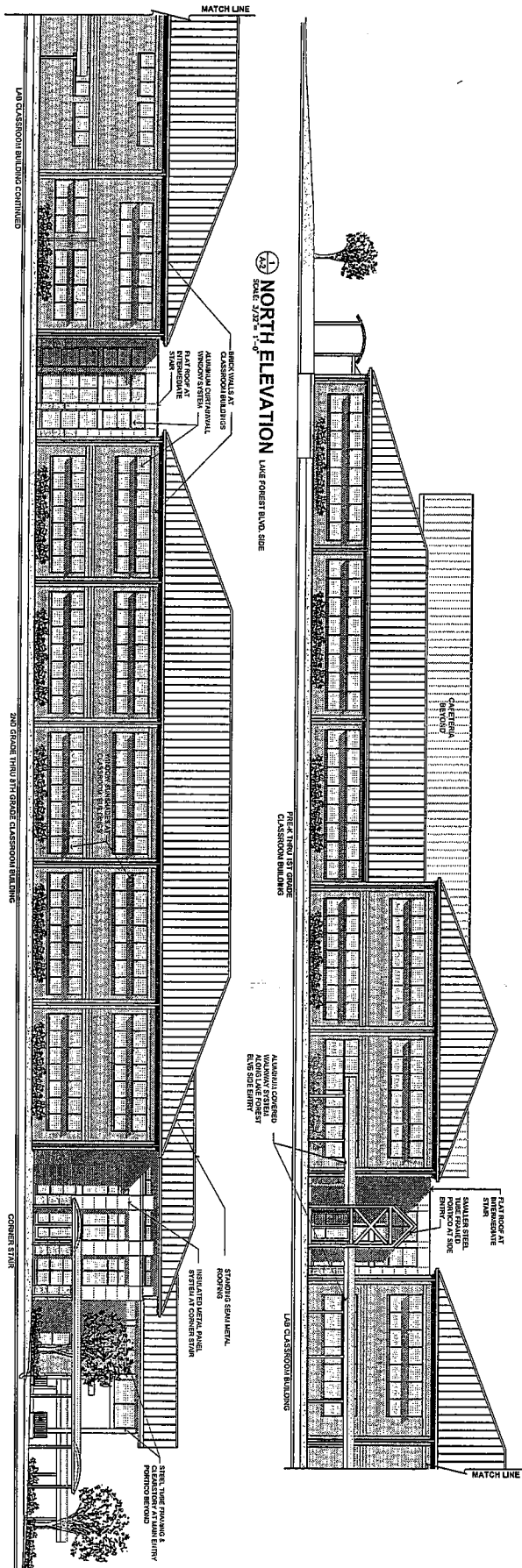
**NEW LAKE FOREST SCHOOL
AT GREATER ST. STEPHENS SITE**
1110 LAKE FOREST BLVD
NEW ORLEANS, LA 70128
FOR THE
NEW ORLEANS PARISH SCHOOL BOARD

DATE	12-26-12
DESIGNER	
CHECKER	
NOTED	

HEGEDUS ARCHITECTS
200 POND AND ARCHITECTS
101 LOMA WIDE WIDE RD // KALATAY BAY
NEW ORLEANS, LA 70119
PHONE: 504-272-2275 FAX: 504-272-2241
EMAIL: HE@HEDUSARCHITECTS.COM



MOB. NO. 1202
SHEET A-5



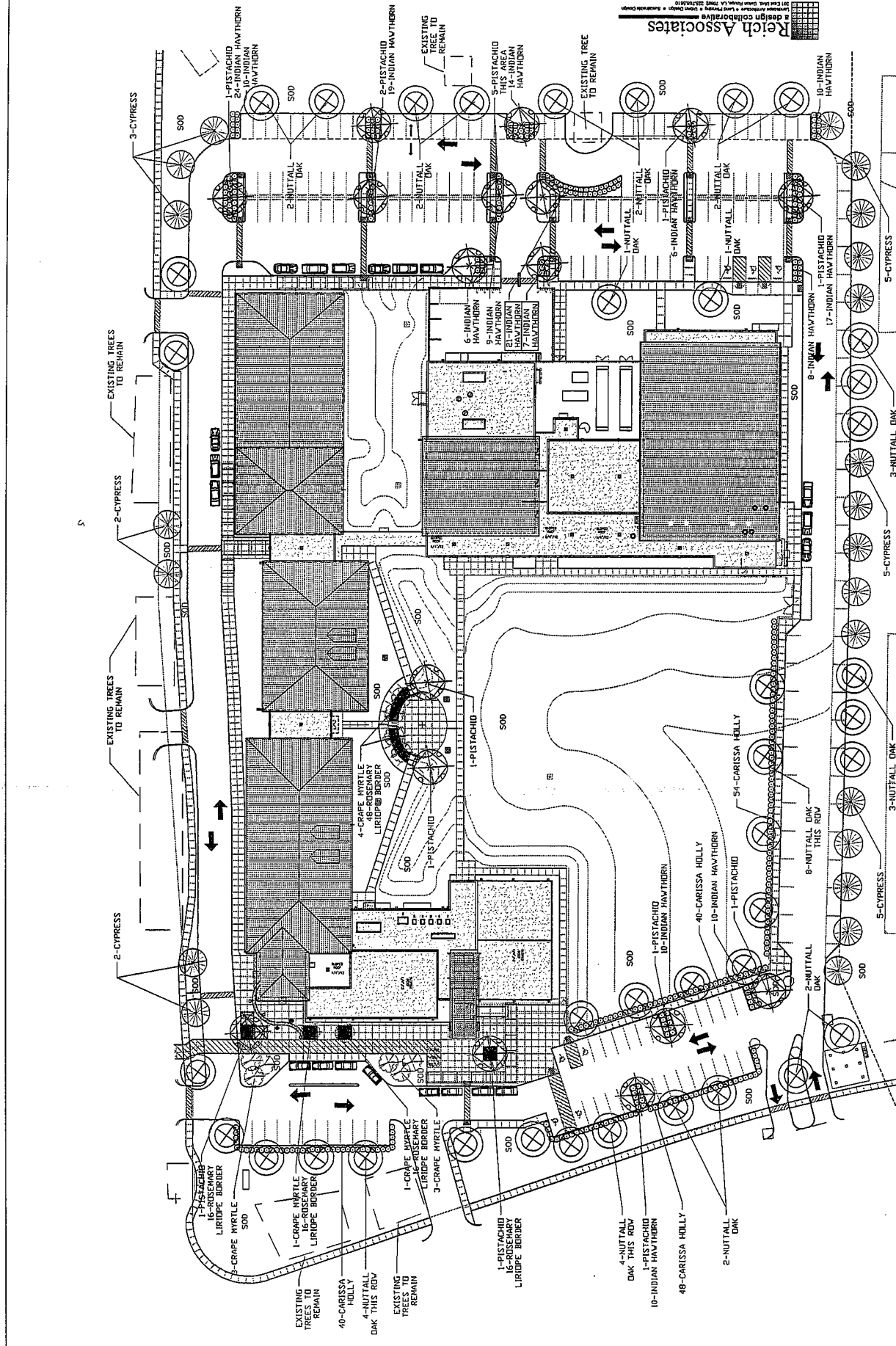
SHEET NO. 12-26-12
 DATE: 12/20/12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: NEW LAKE FOREST SCHOOL AT GREATER ST. STEPHENS SITE
 FOR THE NEW ORLEANS PARISH SCHOOL BOARD

HEGEDUS ARCHITECTS
 1001 LAFAYETTE AVENUE, SUITE 1111
 NEW ORLEANS, LA 70115
 PHONE: (504) 577-8775 FAX: (504) 577-8776
 EMAIL: INFO@HEGEDUSARCHITECTS.COM

SHEET NO. 1202
 JOB NO. 1202
 A-6



LANDSCAPE PLAN
 SCALE: 1" = 30'-0"
 A-1



EXISTING TREES TO REMAIN

2-CYPRESS

3-NUTTALL OAK

5-CYPRESS

3-NUTTALL OAK

5-CYPRESS

3-NUTTALL OAK

5-CYPRESS

3-NUTTALL OAK

5-CYPRESS

3-NUTTALL OAK

EXISTING TREES TO REMAIN

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PLANT LIST
QTY SCIENTIFIC NAME COMMON NAME

12	LAGERSTROMIA INDICA 'POTOMAC'	CHAPE WATTLE 'POTOMAC'
13	CHENOPODIUM RUBRUM	RED TOP
39	QUERCUS NUTTALLII	NUTTALL OAK
22	TAXODIUM DISTICHUM	BAUD CYPRESS

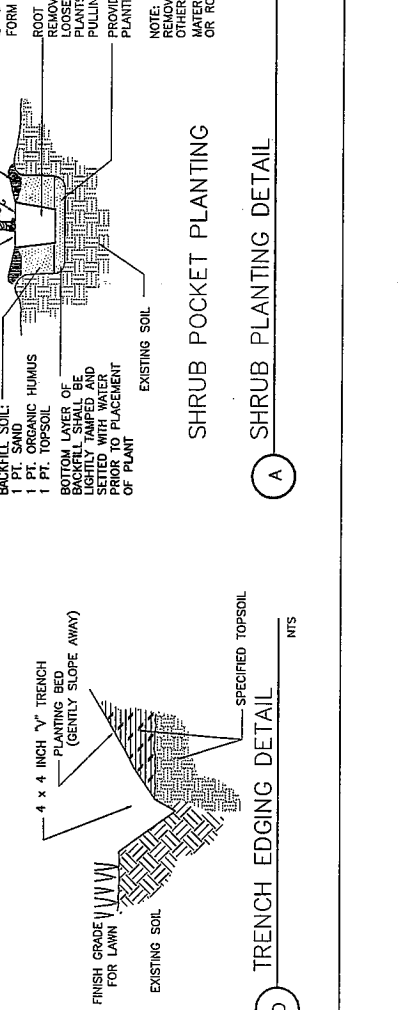
SHRUBS/GROUNDCOVER		
192	ILEX CORNUTA 'CAROLINA'	CAROLINA HOLLY
XX	LIRIODENDRON	LIRIOPE
111	ROSIERARIUS OFFICINALIS	INDIAN HAWTHORN
XX	Bed Prep	Bed Prep
XX	SOD	Bermuda

NOTE: ALL SHRUB HEDGES ALONG PARKING LOT MUST BE 24" AT TIME OF PLANTING.

PLANTING NOTES

1. DAMAGE ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. ANY DAMAGE DONE TO EXISTING OR NEW UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
2. STAKE OUT ALL TREE LOCATIONS AND PLANTING BED EDGE TO INSTALLATIONS. BED EDGES SHALL HAVE SMOOTH, EVEN LINES AS SHOWN ON THE DRAWINGS. LOCATE AS DIMENSIONED ON PLANS.
3. COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE. ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.
4. COORDINATE WITH APPLICABLE UTILITY COMPANIES AS REQUIRED DURING THE COURSE OF THE INSTALLATION.
5. APPLY FOR AND PROCURE REQUIRED PERMITS PRIOR TO COMMENCING WORK.
6. PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND.
7. PROVIDE SAMPLES OF EACH SHRUB AND GROUNDCOVER SPECIES FOR APPROVAL BY THE OWNER PRIOR TO DELIVERY TO THE SITE. PROVIDE PHOTOGRAPHS OF SAME FOR RECORD. PROVIDE SAMPLE TREES FROM LOCAL NURSERY (GET SAMPLES TOGETHER) FOR APPROVAL BY THE OWNER PRIOR TO DELIVERY TO THE SITE.
8. PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, OBTAINED FROM THE SAME SOURCE.
9. ALTERNATE SPACING OF PLANT MATERIAL WHEN PLANTING IN LARGE MASSES, UNLESS OTHERWISE NOTED.
10. REEFER CLOSELY TO SPECIFICATIONS FOR PLANTING WORK REQUIREMENTS.
11. CALIPER OF MULTI-TRUNK TREES DENOTES MINIMUM CALIPER OF MAJOR TRUNKS. OTHER TRUNKS MUST BE 1/3 SIZE OF MAJOR TRUNK OR LARGER.
12. MACHINE MOVED TREES SHALL BE NURSERY GROWN TREES WITH FULL HEAD SYMMETRICAL BRANCHING, DARK GREEN AND HEALTHY FOLIAGE. TREES SHALL NOT HAVE NO WOODPECKER HOLE OR INDICATIONS OF INSECT DISEASES OR BORERS. MACHINE DIAMETER SHALL BE SIZED AS ON PLANT LIST. SMALLER SIZE MACHINES AND/OR STAGING OF TREES SHALL NOT BE ALLOWED.

14. WHERE AREAS ARE MARKED AS HYDROMULCH, IT SHALL MEAN BERMUDA GRASS HYDROMULCH UNLESS OTHERWISE NOTED. WHERE NOTED AS SOLID SOD, IT SHALL MEAN SOLID SOD UNLESS OTHERWISE NOTED. SOLID SOD SHALL BE 3" STRIP AT ALL CURBS, BUILDING EDGES, DRIVEWAYS, AND DRIVEWAYS.
15. SPECIFICALLY NOTED AS SOD STRIP, SOLID SOD DESIGNATION SHALL APPLY TO ENTIRE AREA, SOD OR HYDROMULCH AS NOTED TO EDGE OF TREE BALL OR CUT HAD GRADE ENTIRE SITE PRIOR TO SEEDING OR SODDING. MEDIAN AREAS SHALL BE RAISED AT CENTER, TYPICAL WITH APPROXIMATELY 3 PERCENT SLOPE TO EDGES PRIOR TO GRASSING. GRASS AREAS SHALL HAVE A COMB SWALE SECTION UNLESS SPECIFICALLY NOTED ON ENGINEERING DRAWINGS AS A SWALE.
16. HOSE BIBS SHALL BE PROVIDED FOR IRRIGATION OF ALL PLANTING AND TREES AROUND THE SITE. COORDINATE WITH CIVIL DRAWINGS.

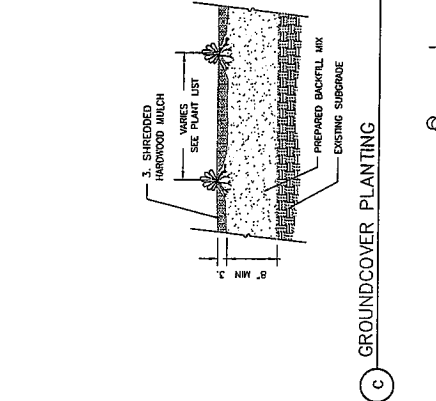


SHRUB POCKET PLANTING

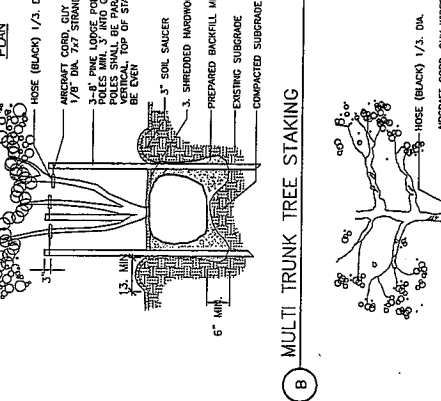
SHRUB PLANTING DETAIL



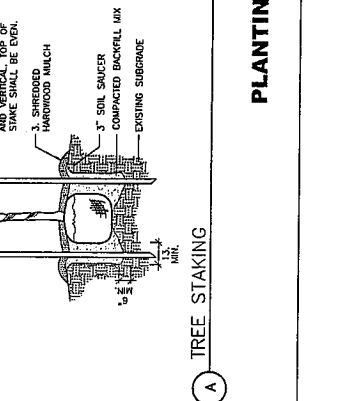
TRENCH EDGING DETAIL



GROUNDCOVER PLANTING



MULTI TRUNK TREE STAKING

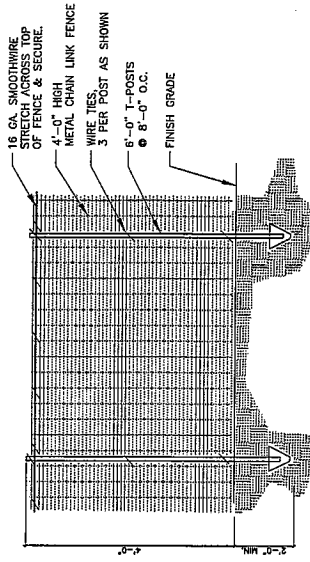


TREE STAKING

PLANTING DETAILS

TREE PROTECTION NOTES

1. CONTRACTOR SHALL NOT ALLOW ANY VEHICULAR TRAFFIC, PARKING OF VEHICLES, OR STOCKPILING OF EXCAVATED MATERIAL OR CONSTRUCTION MATERIALS INSIDE TREE PROTECTION FENCING OR THE DRIPLINE OF TREES INDICATED TO BE PRESERVED.
2. CONSTRUCTION EQUIPMENT MAY OPERATE WITHIN THE DRIP LINE OF A TREE WHEN NECESSARY FOR THE PERFORMANCE OF INDICATED WORK. SUCH OPERATIONS SHALL BE CONDUCTED WITH SPECIAL CARE TO AVOID DAMAGING THE TREE.
3. WATERS TREES INDICATED TO BE PRESERVED AS REQUIRED TO MAINTAIN THEIR HEALTHY GROWTH DURING THE COURSE OF CONSTRUCTION OPERATIONS.
4. PROTECT TREE ROOT SYSTEMS FROM DAMAGE DONE BY STRIPPING AND REGRADING. ALL EXCAVATION AND GRADING WORK SHALL BE DONE BY HAND TOOLS WHILE WORKING WITHIN TREE DRILINES.
5. PROTECT TREE ROOT SYSTEMS FROM DAMAGE DUE TO NOXIOUS MATERIALS IN CONTACT CAUSED BY RUN-OFF OR SPILLAGE DURING MINING AND PLACEMENT OF CONSTRUCTION WATERPANS, OR DRAINAGE FROM STORED MATERIALS.
6. MAINTAIN TREE PROTECTION FENCING IN GOOD CONDITION AT ALL TIMES. TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING ANY WORK AND SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION WORK IS COMPLETE.
7. SELECTED PRUNING SHALL BE PERFORMED AT THE DIRECTION OF OWNER'S REPRESENTATIVE. CONTRACTOR SHALL CLEAR ALL DEAD AND DELETERIOUS MATERIALS FROM THE SITE.



TREE PROTECTION FENCING TO BE PLACED AROUND TREE AT THE DRIPLINE, TYPICAL.

A TREE PROTECTION NTS

NEW LAKE FOREST SCHOOL

1110 LAKE FOREST BOULEVARD
@ WRIGHT ROAD
ORLEANS PARISH SCHOOL BOARD

11-6-2012

DATE

TIME

BY

HEC EDUS ARCHITECTS
101 LORAIN AVE STE 511 NEW ORLEANS, LA
504.582.8277 FAX: (504) 522-8447
P.O. BOX 5627 NEW ORLEANS, LA
70116-0527

HEC EDUS ARCHITECTS



JOB NO. 1202

SHEET

L-3

Reich Associates
Design Collaborative
101 Poydras Street, Suite 2000, New Orleans, LA 70112-3000
Phone: (504) 581-1100 Fax: (504) 581-1101

Item #7

Reconsideration: A long term lease of air and ground rights over portions of Orleans Ave. and N. Johnson St. right-of-ways, adjacent to Square 268, 2nd M.D., bb: N. Galvez St., Saint Ann St., N. Johnson St., and Orleans Ave., for proposed encroachments of stairs, ramp, railings, and an existing encroachment of the building overhang. The municipal address is 2101 Orleans Ave. The last PAC consideration was April 15, 2009.

City of New Orleans
Department of Property Management
INTER-OFFICE MEMO

To: Yolanda Rodriguez, Director
City Planning Commission
From: Martha J. Griset, Real Estate Administrator
CC: File
Date: January 4, 2013
Re: PAC Agenda

Re-consideration: A long term lease of air and ground rights over portions of Orleans Ave. and N. Johnson St. right-of-ways, adjacent to Square 268, 2nd M.D., bb: N. Galvez St., Saint Ann St., N. Johnson St., and Orleans Ave., for proposed encroachments of stairs, ramp, railings, and an existing encroachment of the building overhang.

The last PAC consideration was April 15, 2009.

The municipal address is 2101 Orleans Ave.

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

Attachments: (5)

Approved By:


George A. Patterson, Director

GAP:MIG:ecw

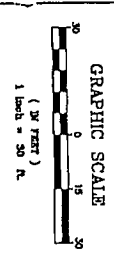


LEGEND

- WATER VALVE
- 8" W.W. WATER METER
- PH FIRE HYDRANT
- SP POWER POLE
- 5" S.W. SEWER CLEANOUT
- 5" S.W. DRAIN MANHOLE
- CB CATCH BASIN

WATER CONNECTIONS:
 2114-18 ST. ANN STREET = 081148
 2101 ORLEANS AVENUE = 015028 (REMOVED)
 2111-12 ORLEANS AVENUE = 051283
 2113-17 ORLEANS AVENUE = 022574

SEWER CONNECTIONS:
 2101 ORLEANS AVENUE = 034460
 2101 ORLEANS AVENUE = 51283
 2111-12 ORLEANS AVENUE = 051282
 2113-17 ORLEANS AVENUE = 041813



NOTES
 1. = TITLE
 A. = ACTION

THE SURVEY SHOWN ON THIS SURVEY ARE LIMITED TO THOSE PARCELS AND THERE IS NO REPRESENTATION THAT ALL PARCELS HAVE BEEN RECORDED. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

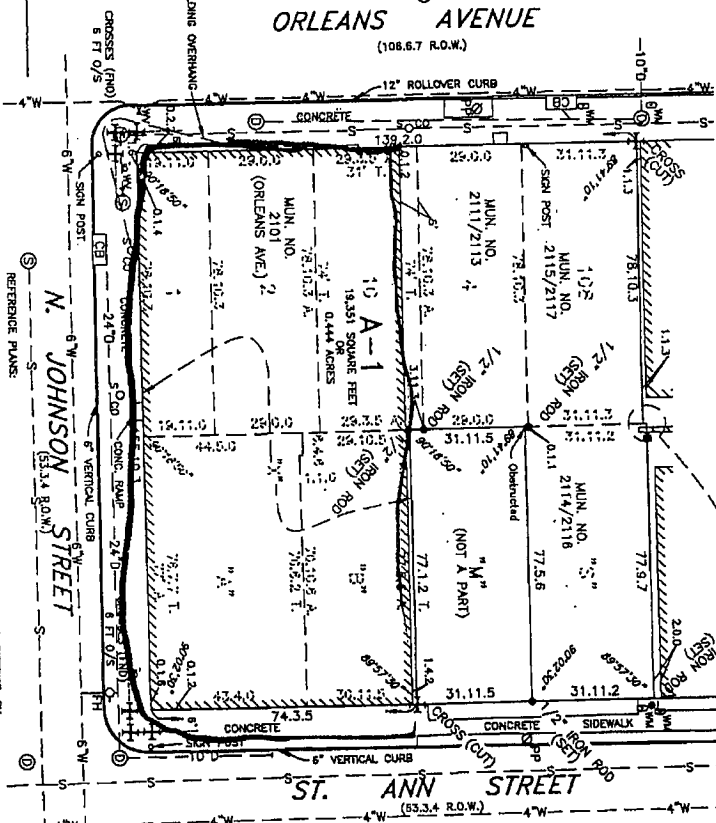
THIS SURVEY SHALL NOT CONSTITUTE A LEAD OPINION OF TITLE AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THE SURVEYOR'S INFORMATION PROVIDED THE SURVEYOR.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR CERTAIN FEATURES, I.E. FENCES, WALLS, ETC., MAY BE ENLARGED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATION.

THERE ARE NO TREES IN THE PUBLIC ROW.

N. GALVEZ STREET (SIDE)
 (53.14 R.O.W.)

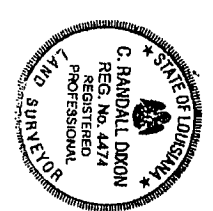
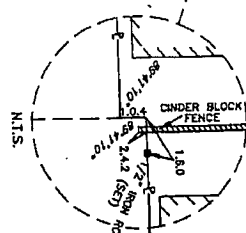
ORLEANS AVENUE
 (108.67 R.O.W.)



REFERENCE PLANS:

- 1) SURVEY OF LOTS 1, 2, 10, 'A' & 'B', SQUARE 288, SECOND DISTRICT, BR. GILBERT, KELLY & COULINE, INC., SURVEYING & ENGINEERING, DATED JULY 31, 1998.
- 2) SURVEY OF LOT 4, SQUARE 288, SECOND DISTRICT, BR. GILBERT, KELLY & COULINE, INC., SURVEYING & ENGINEERING, DATED SEPTEMBER 15, 1984.
- 3) SURVEY OF LOT 108, SQUARE 288, SECOND DISTRICT, BR. BRINK, E. KELLY, SURVEYOR, DATED MARCH 14, 1983.
- 4) SURVEY OF LOT X, SQUARE 288, SECOND DISTRICT, BR. ALDRE ORR, JR., SURVEYOR, DATED AUGUST 23, 1949.
- 5) SURVEY OF LOTS 'M' & 'S', SQUARE 288, SECOND DISTRICT, BR. GILBERT & KELLY, SURVEYORS, DATED JANUARY 15, 1940.

REMARKS ARE BASED UPON REFERENCE PLAN NO. 1.



SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'A' BASE FLOOD ELEVATION 15' N.G.M.D., PER F.I.R.M., COMMUNITY 225903, PANEL 0180 E, DATED MARCH 1, 1984.

FEMA ADVISORY BASE FLOOD ELEVATION
 MAP: LA-0031
 DATE: JUNE 5, 2006. ELEVATION (ABOVE ADVISORY BASE FLOOD) ABOVE HIGHEST EXISTING ELEVATION (VIDEO), WHICH EVER IS HIGHER, ADVISORY (VIDEO), WHICH EVER IS HIGHER.

WENTHUR LA MARCH 12, 2008

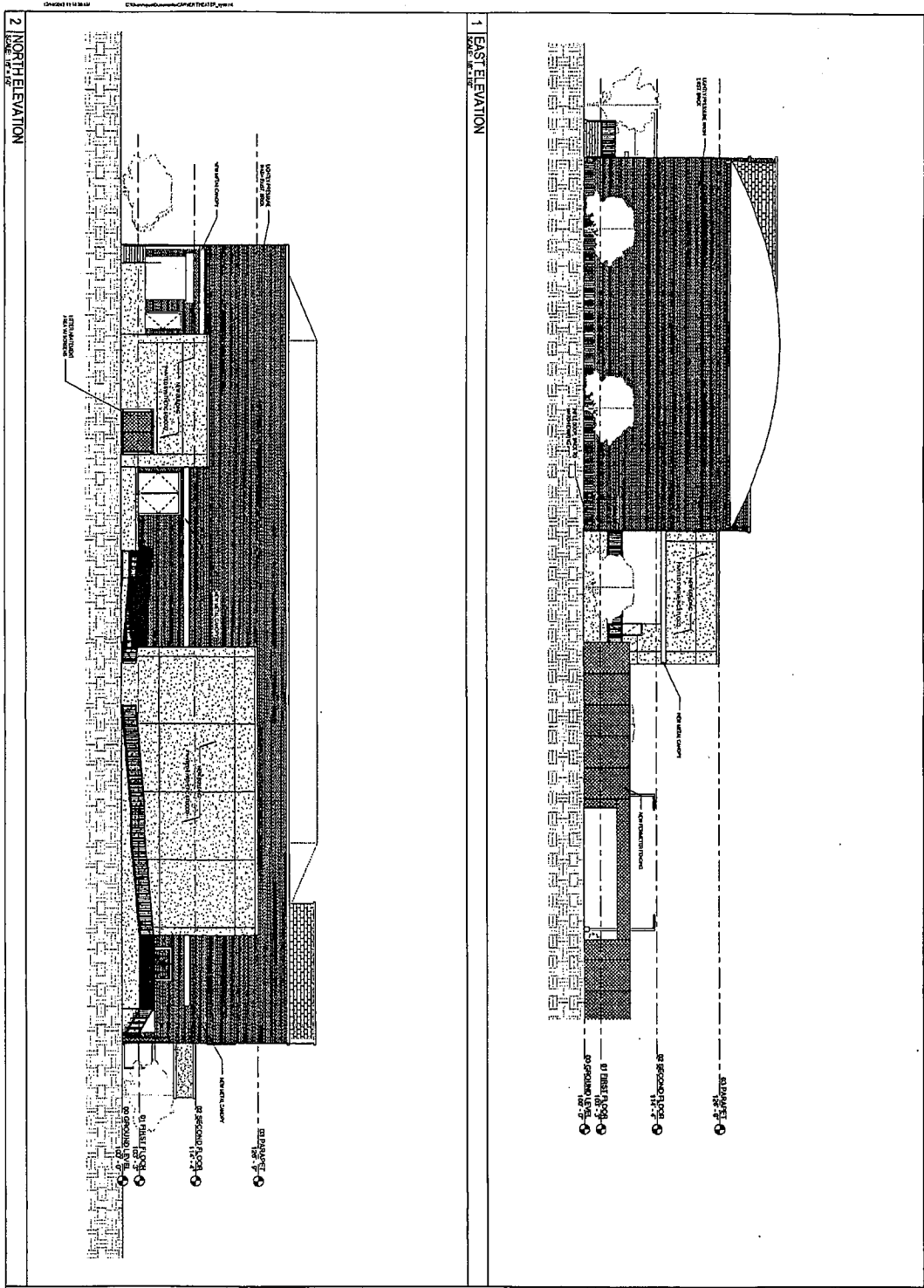
SURVEYED AT THE REQUEST OF: EDDIE OPPMAN

BY: *C. Randall Dixon*
 C. RANDALL DIXON, REG. NO. 4474
 REGISTERED PROFESSIONAL LAND SURVEYOR

RESUBDIVISION OF LOTS 1, 2, 10, 'A', 'B' (AKA LOT X), 4, 108, & 'S' INTO LOT A-1 SQUARE 288 SECOND DISTRICT ORLEANS PARISH, LA

KIRRS, LASALLE, LAMIEUX CONSULTANTS, INC.
 ENGINEERING & SURVEYING - HYDROLOGY - ENVIRONMENTAL
 301 S. CAUSEWAY APPROACH JANDOLLE LA 70471 (985) 241-5132

SCALE: 1" = 30'	DRAWN BY: G.A.M.
DATE: MARCH 12, 2008	CHECKED BY: G.A.M.
JOB NO. 07-0445-0000089	



1 EAST ELEVATION

2 NORTH ELEVATION

Perez.

ARCHITECT
 2101 ORLEANS AVENUE
 NEW ORLEANS, LA 70116
 TEL: 504.581.1111
 WWW.PEREZARCHITECTS.COM

**HISTORIC CARVER THEATER
 RENOVATIONS AND ADDITIONS**
 2101 ORLEANS AVENUE
 NEW ORLEANS, LA 70116
 100% PERMIT SET

NO.	DATE	DESCRIPTION
1	01/20/11	ISSUED FOR PERMIT
2	02/15/11	ISSUED FOR PERMIT
3	03/15/11	ISSUED FOR PERMIT
4	04/15/11	ISSUED FOR PERMIT
5	05/15/11	ISSUED FOR PERMIT
6	06/15/11	ISSUED FOR PERMIT
7	07/15/11	ISSUED FOR PERMIT
8	08/15/11	ISSUED FOR PERMIT
9	09/15/11	ISSUED FOR PERMIT
10	10/15/11	ISSUED FOR PERMIT
11	11/15/11	ISSUED FOR PERMIT
12	12/15/11	ISSUED FOR PERMIT

ELEVATIONS
 A0.9

