

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – September 11, 2013

There will be a meeting of the Planning Advisory Committee on Wednesday, September 11, 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 August 28, 2013 PAC meeting.
- 2) **Consideration:** **ZONING DOCKET 106/13** - Request by MARGARET A. THOMAS AND RASHELLE THOMAS for a Conditional Use to permit a theater with the sale of alcoholic beverages for on-premise consumption in an HMC-2 Historic Marigny/Treme Commercial District, on Square 196, Lots A and D, in the Second Municipal District, bounded by North Claiborne Avenue, Dumaine, North Robertson and Saint Ann Streets. The municipal address is 800 North Claiborne Avenue. (PD-4)
- 3) **Consideration:** **ZONING DOCKET 107/13** – Request by TALEBLOO PROPERTIES INC for a Conditional Use to permit with the sale of alcoholic beverages for on-premise consumption at a standard restaurant in a B-1A Neighborhood Business District, on Square 205, Lot A-10, in the Sixth Municipal District, bounded by Constance, Magazine, Marengo and Milan Streets. The municipal address is 4128 MAGAZINE STREET. (PD-2)
- 4) **Consideration:** **ZONING DOCKET 108/13** – Request by 4017 IBERVILLE, LLC for a Conditional Use to permit a rooming/boarding house in a C-1A General Commercial District, on Square 532, Lot M, in the Second Municipal District, bounded by Bienville and North Carrollton Avenues and Iberville and North Pierce Streets. The municipal addresses are 4017-19 IBERVILLE STREET. (PD-4)
- 5) **Consideration:** A request for a sidewalk café franchise for a restaurant located at 1122 Decatur Street and 27-29 French Market Place.
- 6) **Consideration:** A grant of servitude of air and ground rights on/over portions of Dauphine and Ursulines Ave. public right-of-ways, adjacent to Square 83, Lot 1, 2nd M.D., bounded by: Burgundy St., Gov. Nicholls St., Dauphine St., and Ursulines Ave. for proposed encroachments of a gallery, gallery railing, columns, shutters, and roof overhang. The municipal address is 901 Ursulines Ave.

- 7) **Consideration:** A grant of servitude of air and ground rights on/over a portion of Tchoupitoulas and Upperline Streets public right-of-ways, adjacent to Square 77, Lot 11, 6th M.D., bounded by: Robert St., Upperline St., Tchoupitoulas St., and Leake Ave. for proposed encroachments of a roof overhang, steps, landing, and hand railings. The municipal address is 4900 Tchoupitoulas St.

- 8) **Consideration:** A grant of servitude of air and ground rights on/over portions of Royal and Montegut Streets public right-of-ways, adjacent to Square 170, Lot 1-A, 3rd M.D., bounded by: Clouet St., Dauphine St., Montegut St., and Royal St. for a proposed encroachment of a cantilever balcony, roof overhang, steps, and handrailings. The municipal address is 705 Montegut St.

- 9) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, September 25, 2013, at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Respectfully yours,

Leslie T. Alley, Deputy Director
September 5, 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 – August 28, 2013

A meeting of the Planning Advisory Committee was held on Wednesday, August 28, 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)
Elsie Cobb-Wright (RER)
Max Camp (RER)
Arlen Brunson (CPC)
LaJoyce Steib (DPW)
Bao Vu (DPW)
Tica Hartman (PPW)
Tracy St. Julien (HDLC)
Ed Horan (S&P)

GUESTS

Breton Smith
Audrey Flynn
Tracy Talbot
Neil Keller
Jared Bowers

CPC STAFF

Editha Amacker
Stephen Kroll
Dubravka Gilic

NON-VOTING DEPARTMENTS

Christopher Ard

- 1) **Consideration:** Minutes from the August 14, 2013 PAC meeting.

SWB noted that it did not need to be included in the further review of Item 8, regarding the possible acquisition by the City of property located at 2520 Louisiana Avenue and 3413 Freret Street. It asked that the minutes for the item be revised to reflect that.

The committee passed a motion to accept the minutes as amended by SWB.

- 2) **Consideration:** **ZONING DOCKET 099/13** – Request by RAED AL HINDI for a Conditional Use to permit a convenience store and gas station with the sale of alcoholic beverages for off-premise consumption, in a C-1A General Commercial District and Inner-City Urban Corridor District, on Square 363, lots 13, 14, 15A and

16B, in the Second Municipal District, bounded by North Broad, Iberville and North White Streets and Bienville Avenue. The municipal addresses are 217, 223, 225 and 233 NORTH BROAD STREET and 2716 BIENVILLE AVENUE. (PD-4)

The applicant's representative, architect Breton Smith, stated he was attending to any committee member questions. DPW asked about the location decision(s) for the driveways. Mr. Smith stated that the driveways are centered along the N. Broad Ave. and Bienville Street property lines. CPC stated that curb-cuts and DPW approval for those curb-cuts will be needed. DPW stated N. Broad will be reviews by the Louisiana Department of Transportation (LDOT) and DPW will permit the Bienville St. side. In addition, DPW stated the driveways only need to be 24' in width. DPW requested that the applicant show how site drainage ties into the roadway and is subject to DPW drainage plan review. CPC stated that the site should be sloped in such a way as stormwater runoff is filtered through site landscaping before entering public sewer systems. The committee passed a motion of no objection, subject to further review by CPC and DPW.

- 3) **Consideration: ZONING DOCKET 100/13** – Request by MY HOUSE INC. for a Conditional Use to permit a community center, in an RD-2 Two-Family Residential District, on Square 505, Lots 2, 3, 4, 5 and 6, in the Sixth Municipal District, bounded by Danneel, General Taylor, Peniston and South Saratoga Streets. The municipal address is 2010 PENISTON STREET. (PD-2)

DPW stated that the applicant will need to confer with their office if sidewalks need to be repaired and to obtain a utility cut permit.

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

- 4) **Consideration: ZONING DOCKET 101/13** – Request by ORLEANS PARISH SCHOOL BOARD for a Zoning Change from an RD-3 Two-Family Residential District to a C-1A General Commercial District and a Conditional Use for a development over 10,000 square feet, on Square 265, All Lots, and Square 266 or 275, Lot X or an undesignated lot and a portion of the former St. Philip Street right-of-way, in the Second Municipal District, bounded by Dumaine, North Galvez, North Johnson and Saint Philip Streets. The municipal address is 1010 NORTH GALVEZ STREET. (PD-4)

The applicant's representative, architect Gerry Billes summarized the project and stated that he was attending to any committee member questions. HDLC stated that the HDLC needs to review the redevelopment plans. PPW discussed the existing trees on the site and requested submittal of a tree protection plan for review and approval by PPW. DPW asked about the location decision(s) for the driveways and curb-cuts. He stated that DPW approval will be needed for new curb-cuts and improvements/installation of sidewalks and ADA ramps. SWB stated the presence of sewer lines six (6) feet from property lines along St. Philip Street and stated that trees

cannot be planted on that side. RER stated that any encroachments onto the public rights-of-way will require lease servitude with the City. The committee passed a motion of no objection, subject to further review by the CPC, DPW, RER, SWB, and HDLC.

- 5) **Consideration:** ZONING DOCKET 102/13 – Request by CORPUS CHRISTI EPIPHANY ROMAN CATHOLIC CHURCH for a Conditional Use to permit a Community Center in an RD-3 Two-Family Residential District and a C-1 General Commercial District, on Square 1036, All lots, in the Third Municipal District, bounded by Dabadie, North Galvez, North Johnson, Onzaga Streets and Saint Bernard Avenue. The municipal address is 2022 SAINT BERNARD AVENUE. (PD-4)

The project architect appeared before the committee. DPW noted that permits are required to restore the sidewalks and curbs and an ADA ramp on the corner. RER noted that the fence is encroaching within the public right-of-way on N. Galvez, Onzaga, and N. Johnson Street. PPW noted that the existing trees should be protected during construction and street trees should be planted in the public right of way on N. Johnson, N. Galvez, and Onzaga Streets. The committee passed a motion of no objection subject to further review by DPW, PPW, and RER.

- 6) **Consideration:** A grant of servitude of air rights on/over a portion of N. Rampart St. public right-of-way adjacent to Square 363, Lot D, 3rd M.D., bounded by: Clouet St., Montegut St., N. Rampart St., and St. Claude Ave. for a proposed encroachment of an awning and existing sign. The municipal address is 3053 N. Rampart St.

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

- 7) **Consideration:** A grant of servitude of air and ground rights on/over a portion of Congress St. public right-of-way adjacent to Square 136, Lot 17-20, 3rd M.D., bounded by: Independence St., Chartres St., Royal St., and Congress St. for proposed encroachments of roof overhang, balcony, columns, steps, landing, and hand railings. The municipal address is 605 Congress St.

The committee passed a motion of no objection, subject to further review by RER, DPW, and HDLC (if necessary).

- 8) **Consideration:** A grant of servitude of air rights on/over a portion of South Peters St. and Fulton St. public right-of-ways adjacent to Square 17, Lots A-1 and 7, 1st M.D., bounded by: Lafayette St., Girod St., Fulton St., and South Peters St. for proposed awnings and outward swing doors. The item was last considered on June 24, 2009 (Zoning Docket 061/09). The municipal address is 612-18 S. Peters St.

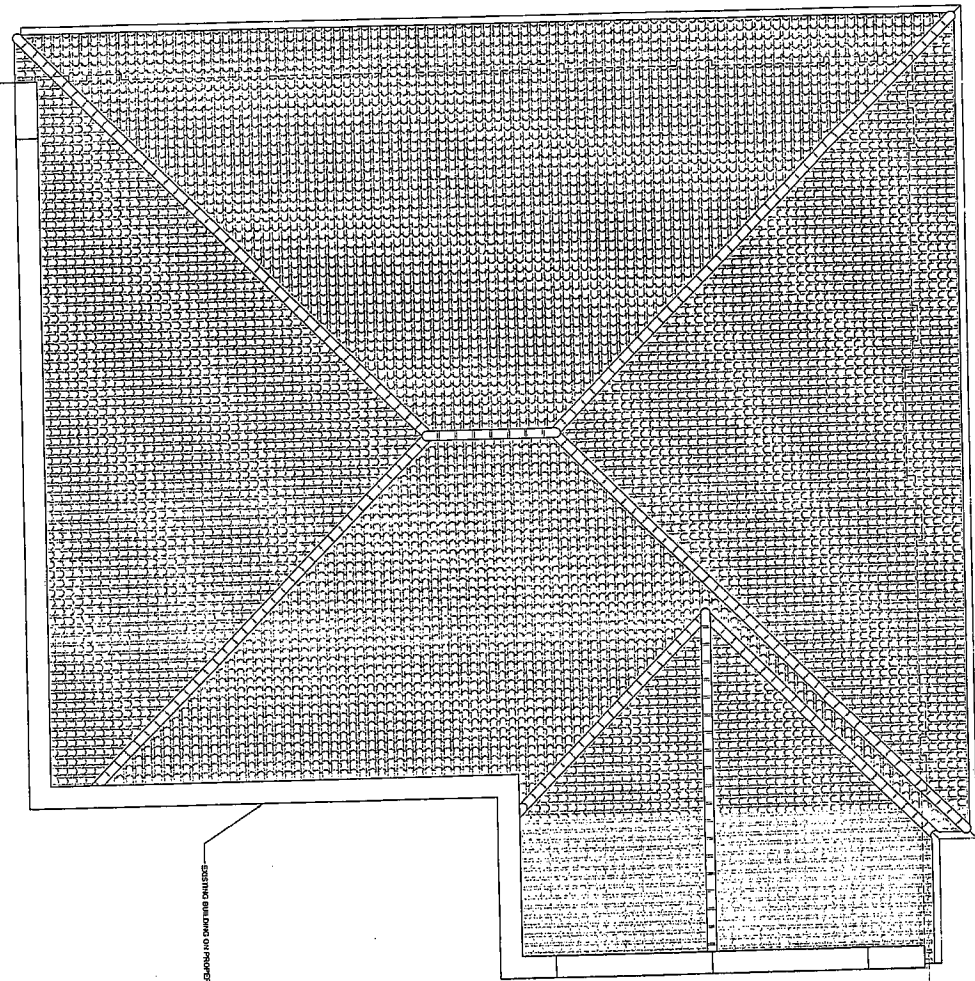
The committee passed a motion of no objection, subject to further review by RER.

Item # 2

Consideration: ZONING DOCKET 106/13 - Request by MARGARET A. THOMAS AND RASHELLE THOMAS for a Conditional Use to permit a theater with the sale of alcoholic beverages for on-premise consumption in an HMC-2 Historic Marigny/Treme Commercial District, on Square 196, Lots A and D, in the Second Municipal District, bounded by North Claiborne Avenue, Dumaine, North Robertson and Saint Ann Streets. The municipal address is 800 North Claiborne Avenue. (PD-4)

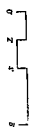
(1) Site Plan
A100

1" = 50'-0"



← ST. ANN STREET

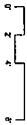
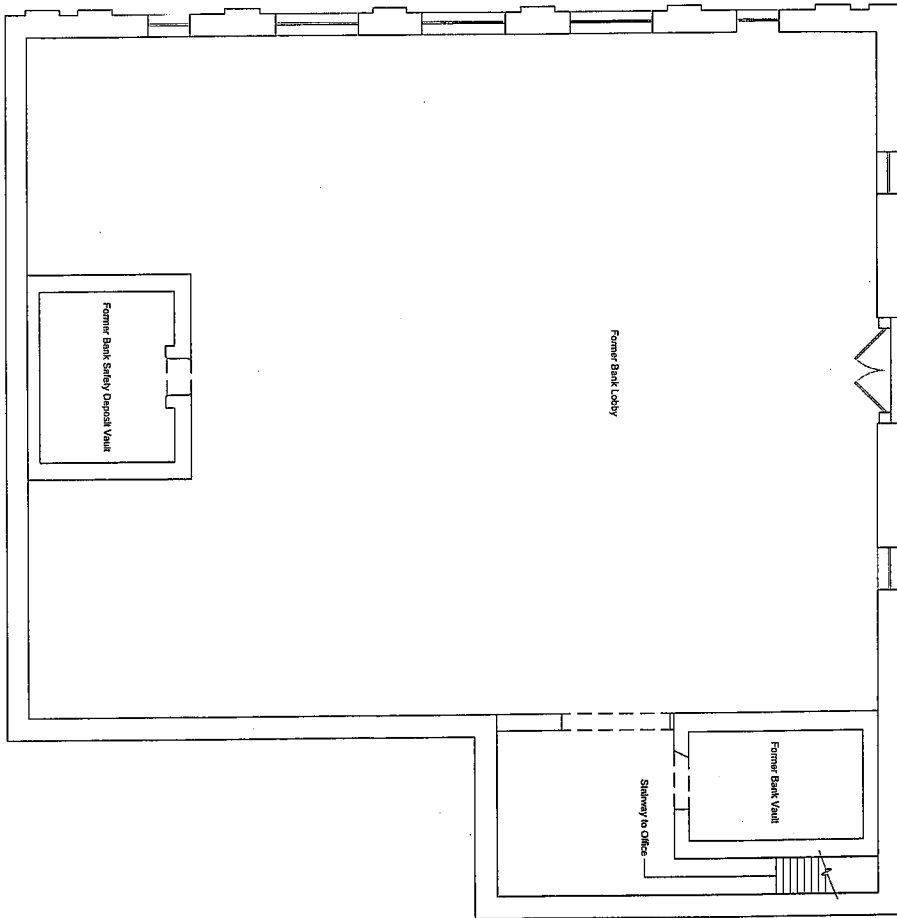
N. CLAIBORNE AVENUE →



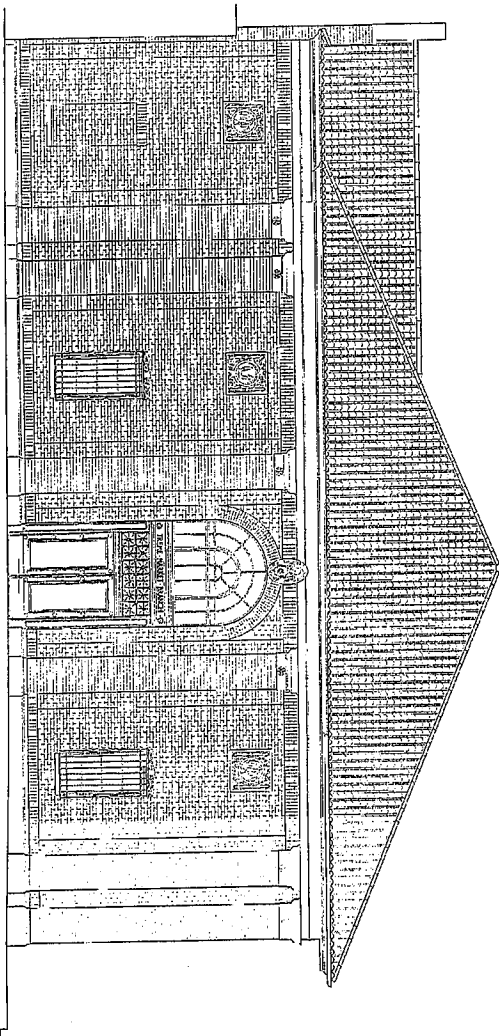
SEEING SHADING ON PROPERTY USE THROUGHOUT FOOTPRINT

| <h1 style="margin: 0;">A100</h1> | REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | NO. | DATE | DESCRIPTION | | | | | | | <h2 style="margin: 0;">Treme Market Branch</h2> <p style="margin: 0;">800 N. Claiborne Avenue New Orleans, Louisiana</p> | <p style="margin: 0; font-weight: bold;">NOT FOR CONSTRUCTION</p> | <p style="margin: 0;">This drawing is the property of John C. Williams Architects LLC and is not to be used, copied, or reproduced in any form without the written consent of John C. Williams Architects LLC. All rights reserved.</p> <p style="margin: 0;">JOHN C. WILLIAMS ARCHITECTS LLC 504 PINE ST. SUITE 200 NEW ORLEANS, LA 70112 504.588.8887 FAX</p> |
|---|--|--|---|-------------|--|--|--|--|--|--|--|---|---|
| | NO. | DATE | DESCRIPTION | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| <p style="margin: 0;">DRAWING NO.: A100</p> <p style="margin: 0;">DRAWN BY: JCW</p> <p style="margin: 0;">SCALE: 1/4" = 50'-0"</p> <p style="margin: 0;">DATE: 20 June 2013</p> | <p style="margin: 0;">DRAWING TITLE: SITE PLAN</p> | <p style="margin: 0;">PROJECT NO.: 513026.00</p> | <p style="margin: 0;">PROJECT NAME: Treme Market Branch</p> | | | | | | | | | | |

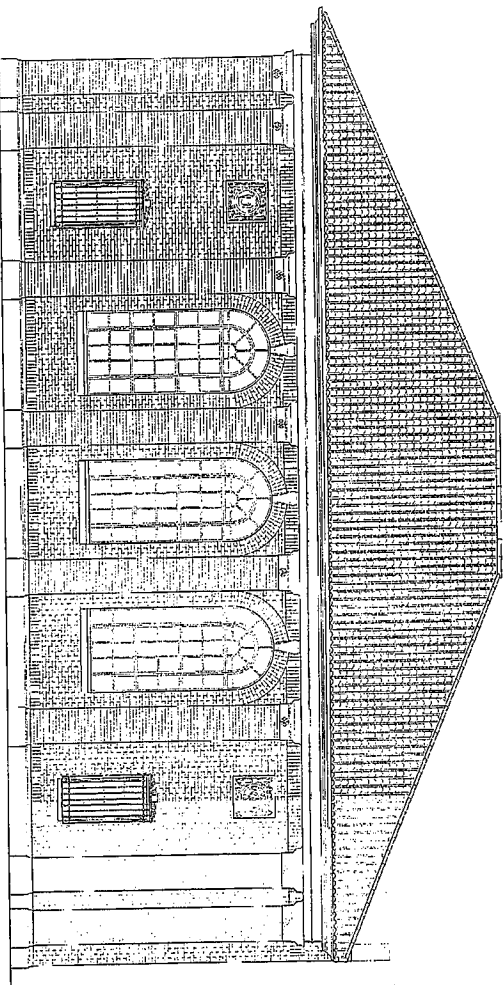
01 Existing First Floor Plan
A111



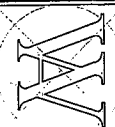
|  <p>JOHN C WILLIAMS ARCHITECTS, L.L.C.</p> <p>212 BROADWAY STREET NEW ORLEANS, LOUISIANA 70112 504.581.1111 PHONE 504.581.0057 FAX</p> | <p>Treme Market Branch</p> <p>800 N. Claiborne Avenue New Orleans, Louisiana</p> | <p>NOT FOR CONSTRUCTION</p> | <p>THIS DRAWING IS THE PROPERTY OF JOHN C WILLIAMS ARCHITECTS, L.L.C. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JOHN C WILLIAMS ARCHITECTS, L.L.C.</p> | <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">No.</th> <th style="width: 15%;">Date</th> <th style="width: 80%;">Scope</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | No. | Date | Scope | | | | <p>A111</p> |
|--|---|------------------------------------|---|--|-----|------|-------|--|--|--|--------------------|
| No. | Date | Scope | | | | | | | | | |
| | | | | | | | | | | | |
| <p>DRAWN BY: JCW SCALE: 1/8" = 1'-0" JOB No.: 513026.00 DATE: 20 June 2013 DRAWING No.:</p> | | | | | | | | | | | |



01 N. Claiborne Avenue Elevation
1/4" = 1'-0"



02 St. Ann Elevation
1/4" = 1'-0"



**JOHN C. WILLIAMS
ARCHITECTS, LLC**

3415 PUEBLO STREET
NEW ORLEANS, LA 70115
504.586.0377 FAX
504.586.0377

This drawing is the property of John C. Williams Architects, LLC. It is to be used only for the project and location specified hereon. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of John C. Williams Architects, LLC.

NOT FOR CONSTRUCTION

Treme Market Branch

800 N. Claiborne Avenue
New Orleans, Louisiana

- REVISIONS -

| No. | Date | By | Reason |
|-----|------|----|--------|
| | | | |
| | | | |

DRAWING TITLE:
ELEVATIONS

DRAWN BY: JCW
JOB NO.: S13026.00
DATE: 20 June 2013

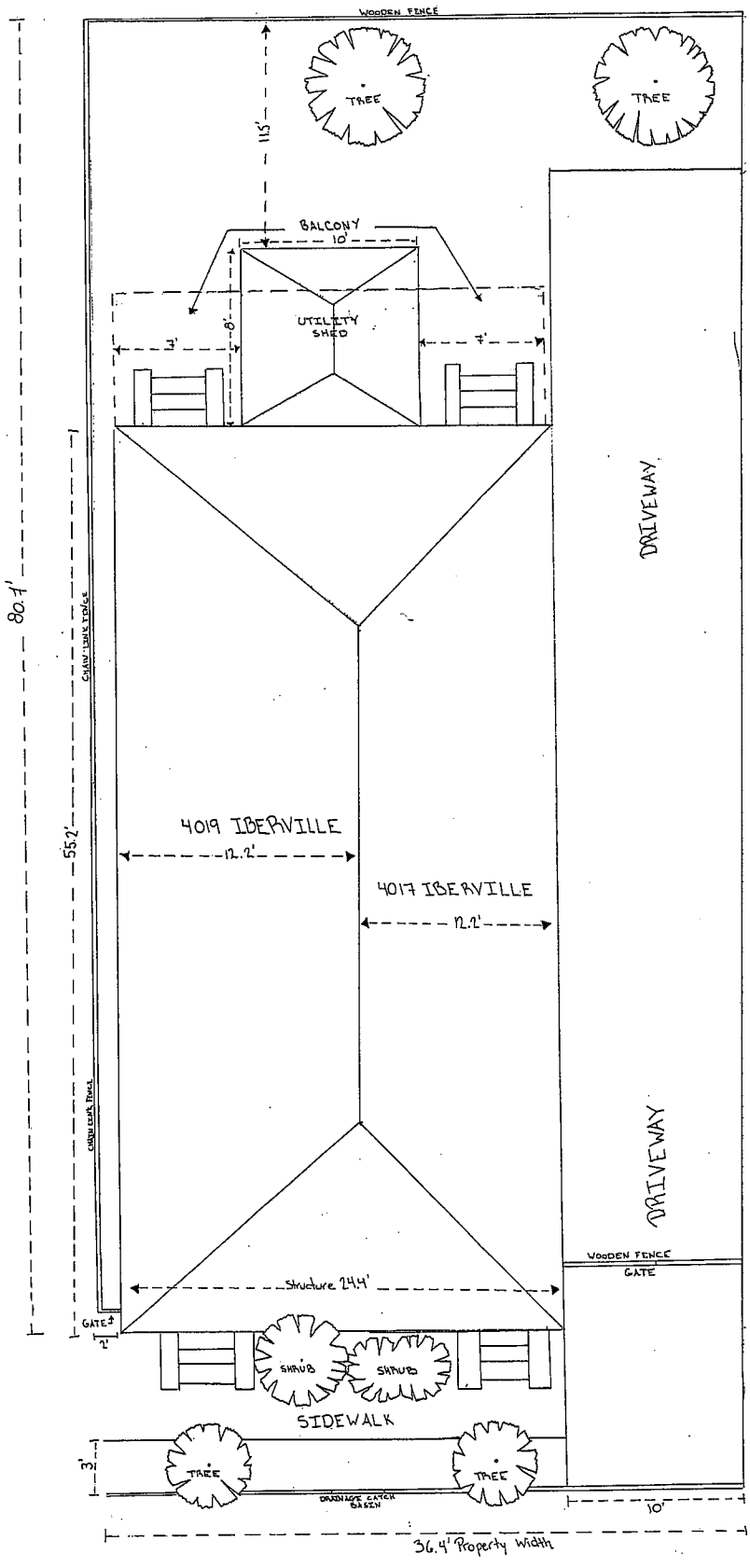
DRAWING No.:
A201

Item # 3

Consideration: ZONING DOCKET 107/13 – Request by TALEBLOO PROPERTIES INC for a Conditional Use to permit with the sale of alcoholic beverages for on-premise consumption at a standard restaurant in a B-1A Neighborhood Business District, on Square 205, Lot A-10, in the Sixth Municipal District, bounded by Constance, Magazine, Marengo and Milan Streets. The municipal address is 4128 MAGAZINE STREET. (PD-2)

Item # 4

Consideration: ZONING DOCKET 108/13 – Request by 4017 IBERVILLE, LLC for a Conditional Use to permit a rooming/boarding house in a C-1A General Commercial District, on Square 532, Lot M, in the Second Municipal District, bounded by Bienville and North Carrollton Avenues and Iberville and North Pierce Streets. The municipal addresses are 4017-19 IBERVILLE STREET. (PD-4)



80.4'

55.2'

4019 IBERVILLE

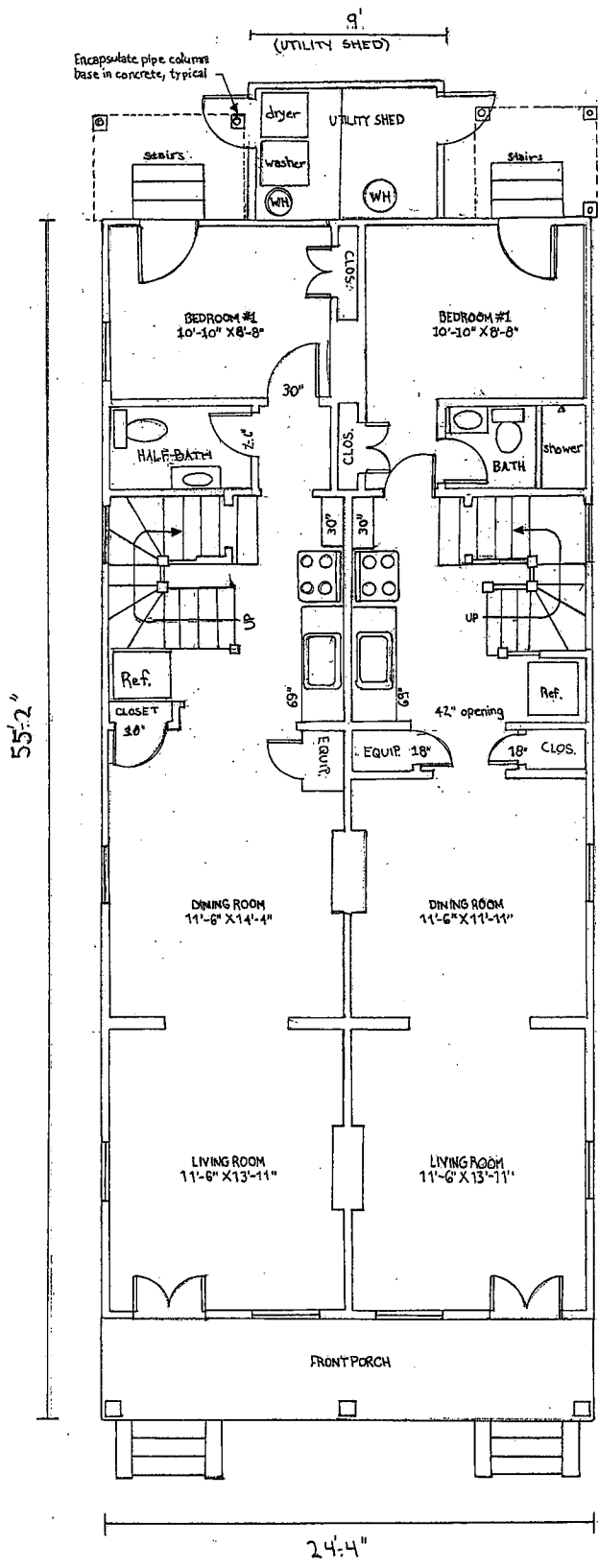
4017 IBERVILLE

Structure 24.4'

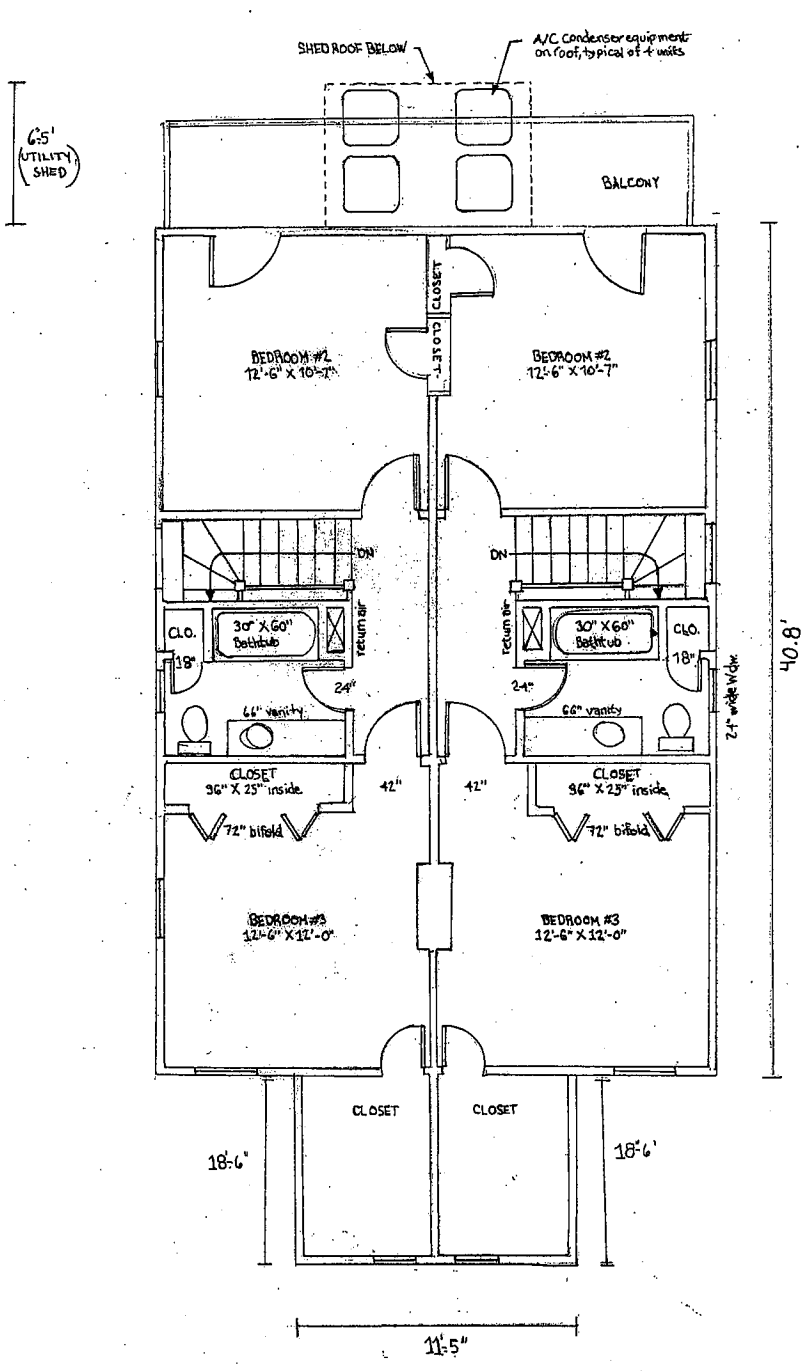
GATE#2

SIDEWALK

36.4' Property width



2 FIRST FLOOR
 A-1 Scale: 1/4" = 1'-0"



3 SECOND FLOOR
 A-1 Scale: 1/4" = 1'-0"

Item # 5

Consideration: A request for a sidewalk café franchise for a restaurant located at 1122 Decatur Street and 27-29 French Market Place.



DEPARTMENT OF PUBLIC WORKS
CITY OF NEW ORLEANS

INTER-OFFICE MEMORANDUM

August 28, 2013

TO: Leslie Alley, Deputy Director
City Planning Commission

FROM: Mark D. Jernigan, P.E., LTC (Ret)
Director

SUBJECT: Application for Sidewalk Café
1122 Decatur Street
New Orleans, LA 70116

The subject application is transmitted herewith for review and consideration by the Planning Advisory Committee.

If you have any questions, please advise Marvin Thompson at ext. 88047.

A handwritten signature in black ink, appearing to read "Mark D. Jernigan", is written over a horizontal line.

Mark D. Jernigan, P.E., LTC (Ret.)
Director

Cc:



**CITY OF NEW ORLEANS
SIDEWALK CAFÉ APPLICATION**

OVERVIEW

Ordinance No. 19,029 M.C.S. established rules and procedures for the granting of franchises to operate sidewalk cafes on City rights of way. Prior to the adoption of this ordinance, sidewalk cafes were prohibited under Section 10-403 and 14-494 of the Code of the City of New Orleans.

INSTRUCTIONS:

1. Answer the application questionnaire with attachments labeled in the proper order.
2. Submit application fee (\$850.00 for Canal Street between N. and S. Claiborne Ave and the Mississippi River; \$250.00 for all other areas)
3. Deliver or mail five (5) copies of the application to:

Director

Department of Public Works
1300 Perdido St. Room 6W03
New Orleans, LA 70112

APPLICATION AND QUALIFYING QUESTIONNAIRE:

1. State applicant's name, address and telephone number:

Rick's DECATUR VENTURE, LLC
1122 DECATUR ST.
NEW ORLEANS, LA 70116.
(504) 393-5911

2. Name, address and telephone number of contact, if different from above:

MORRIS KATHN
1000 N. RAMPART ST
NEW ORLEANS, LA 70116
(504) 913-5424

3. State sidewalk café address:

1122 DECATUR ST /
27-29 FRENCH MARKET PL.
NEW ORLEANS, LA 70116.

4. State name and address of owner of the property where the sidewalk café will be operating, if different from above:

EL-JAOUHARI, LLC
1122 DECATUR ST
NEW ORLEANS, LA 70116.

2013 AUG 28 PM 12 05

PLANNING ADVISORY COMMITTEE

MINIMUM GRAPHIC REQUIREMENTS FOR: SIDEWALK CAFÉ FRANCHISE ON PUBLIC RIGHTS-OF-WAY

Any item which is on the following list and which is visible must be shown on the drawing. Dimensions, (size and location), if any must be included; every encroachment should be shown. The applicant must check off each item in the list below as either not being applicable (i.e., it is not visible at the site) or as being shown on the drawing.

VISIBLE ITEMS. TO BE INCLUDED ON DRAWING

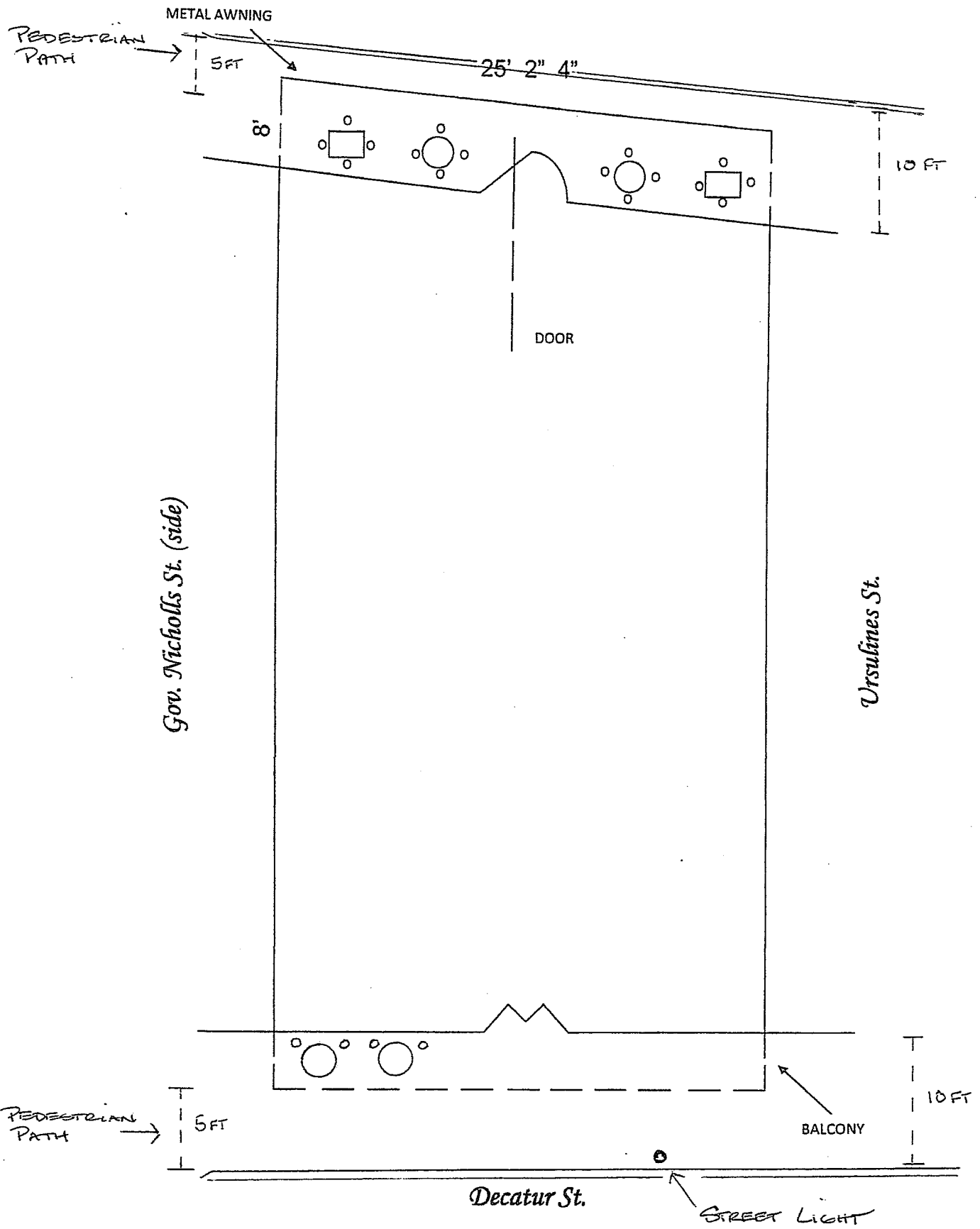
NAME OF APPLICANT RICK'S DECATUR VENTURE, LLC
ADDRESS OF PROPERTY REQUEST 1122 DECATUR ST / 27-29 French Market Pl.

| VISIBLE ITEM | N/A | SHOWN |
|---|-----|-------|
| Street Lighting standards and utility poles | | ✓ |
| Trees *drip line and approx. width (measured 6' above grade); tree grates | ✓ | |
| Hydrants and fire department connection | ✓ | |
| Fire escapes: normal and in-use positions | ✓ | |
| Water fountains | ✓ | |
| Hose bibbs | ✓ | |
| Kiosks | ✓ | |
| Traffic signs, bus zones, taxi stands, bus shelters, etc. | ✓ | |
| Bollard for sidewalk and windows, including Mardi Gras provision | ✓ | |
| Doors, windows, handicapped ramps, etc. | | ✓ |
| Handholes, manholes, clean outs | ✓ | |
| Transformer vault gratings, sidewalk elevator, etc. | ✓ | |
| Counter-service windows | ✓ | |
| Pedestrian paths (unobstructed width of sidewalk) | | ✓ |
| Sidewalk intersections | ✓ | |
| Coin telephones | ✓ | |
| Newspaper racks or stands | ✓ | |
| Property ingress and egress, including curb cuts | ✓ | |
| Queuing lines and spaces | ✓ | |
| Sidewalk merchants | ✓ | |

*drip line is equivalent to the tree's canopy

French Market Pl.

Exhibit A:
Planning Advisory Graphic



Tom Schedler
Secretary of State

State of Louisiana
Secretary of State

COMMERCIAL DIVISION
225.925.4704



Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

| Name | Type | City | Status |
|---------------------|---------------------------|-------------|--------|
| MAGNOLIA GRILL, LLC | Limited Liability Company | NEW ORLEANS | Active |

Business: MAGNOLIA GRILL, LLC

Charter Number: 41178315K

Registration Date: 5/17/2013

State Of Origin:

Domicile Address

1122 DECATUR ST
NEW ORLEANS, LA 70116

Mailing Address

1122 DECATUR ST
NEW ORLEANS, LA 70116

Status

Status: Active

Annual Report Status: In Good Standing

File Date: 5/17/2013

Last Report Filed: N/A

Type: Limited Liability Company

Registered Agent(s)

Agent: FOUAD EL JAOUHARI
Address 1: 1122 DECATUR ST
City, State, Zip: NEW ORLEANS, LA 70116
Appointment Date: 5/17/2013

Officer(s)

Additional Officers: No

Officer: FOUAD EL JAOUHARI
Title: Member, Manager
Address 1: 1122 DECATUR ST
City, State, Zip: NEW ORLEANS, LA 70116

Amendments on File

CITY OF NEW ORLEANS

Mitchell J. Landrieu, Mayor

THIS PERMIT MUST BE PUBLICLY DISPLAYED

City of New Orleans OCCUPATIONAL LICENSE

LICENSE NO: **221110**
DATE ISSUED: **February 22, 2013**
DATE EXPIRES: **December 31, 2013**

Issuance of this occupational license is a receipt for payment of said tax and entitles the recipient to operate a business at the location shown, provided said business is operated within the confines of the application thereof, and does not violate any city or state criminal, health or zoning laws.

For the year ending December 31, 2013, the person or firm named hereon is hereby licensed to pursue the occupation of **1105 - Full Service Restaurants (table service available)**

| | | | |
|-------------------|---|-----------|----------|
| TAXPAYER | RICK'S DECATUR VENTURE, LLC DBA:MAGNOLIA GRILL | AMOUNT: | \$900.00 |
| ACCOUNT NO: | 102744420 | INTEREST: | \$0.00 |
| BUSINESS LOCATION | 1120 DECATUR ST | PENALTY | \$0.00 |
| | | TOTAL: | \$900.00 |

Norwood F. Fite
DIRECTOR OF FINANCE
Roy S. Brown
COLLECTOR OF REVENUE

THIS PERMIT IS NOT TRANSFERABLE



27-29 French Market Place



27-29 French Market Place



1122 Decatur Street

City of New Orleans
ALCOHOLIC BEVERAGE PERMIT

THIS PERMIT MUST BE PUBLICLY DISPLAYED

C.O.P.
PERMIT NO: **49981**
DATE ISSUED: **April 27, 2013**
DATE EXPIRES: **May 31, 2014**

HIGH CONTENT ONLY

TO SELL, OFFER FOR SALE, HANDLE OR DISTRIBUTE ALCOHOLIC BEVERAGES OF ANY ALCOHOLIC CONTENT
IN EXCESS OF 6% BY VOLUME

TAXPAYER: **RICK'S DECATUR VENTURE, LLC**
DBA: MAGNOLIA GRILL
ACCOUNT NO: **102744420**
BUSINESS LOCATION: **1120 DECATUR ST**

PROCESSING FEE: **\$1,000.00**
PERMIT FEE: **\$500.00**
POLICE CHARGE: **\$0.00**
PENALTY: **\$0.00**
TOTAL: **\$1,500.00**

THIS PERMIT IS NOT TRANSFERABLE

City of New Orleans
ALCOHOLIC BEVERAGE PERMIT

THIS PERMIT MUST BE PUBLICLY DISPLAYED

C.O.P.
PERMIT NO: **49982**
DATE ISSUED: **April 27, 2013**
DATE EXPIRES: **May 31, 2014**

BEER ONLY

TO SELL, OFFER FOR SALE, HANDLE OR DISTRIBUTE ALCOHOLIC BEVERAGES OF ANY ALCOHOLIC CONTENT
NOT IN EXCESS OF 6% BY VOLUME

TAXPAYER: **RICK'S DECATUR VENTURE, LLC**
DBA: MAGNOLIA GRILL
ACCOUNT NO: **102744420**
BUSINESS LOCATION: **1120 DECATUR ST**

PROCESSING FEE: **\$0.00**
PERMIT FEE: **\$135.00**
POLICE CHARGE: **\$0.00**
PENALTY: **\$0.00**
TOTAL: **\$135.00**

THIS PERMIT IS NOT TRANSFERABLE

[Signature]
DIRECTOR OF FINANCE

Class

State of Louisiana
Department of Revenue
Office of Alcohol and Tobacco Control

331243

This permit is not transferable
Permit must be publicly displayed

\$10.00 .B \$200.00 .L \$0.00 .LW \$50.00 .RV

CLASS A RESTAURANT BEER AND LIQUOR

AR


BL

TO SELL, OFFER FOR SALE, HANDLE OR DISTRIBUTE
ALCOHOL IN A RESTAURANT ESTABLISHMENT
BEVERAGES OF LOW AND HIGH ALCOHOLIC
CONTENT SUBJECT TO STATE AND LOCAL LAW.

EXPIRES: 05/31/2014

| | | |
|--|-------------------|--------------------------|
| Permit Number AR 36 0000012123-BL | Penalty \$0.00 | Issue Date 06/01/2013 |
| 1120 DECATUR ST NEW ORLEANS, LA 70116 <small>Business Location</small> | | INSIDE |

RICKS DECATUR VENTURE LLC
MAGNOLIA GRILL
1122 DECATUR ST
NEW ORLEANS, LA 70116


Troy Hebert, Commissioner



This permit must be returned to the Office of Alcohol and Tobacco Control or surrendered to an agent of the Commissioner within five (5) days of closure, when the business ownership is transferred or the business is terminated. Failure to comply will result in fine or revocation of permit. LRS 26:20 and 26:27B(1)(b)
Return to Louisiana Department of Revenue, Office of Alcohol and Tobacco Control,
PO Box 66464, Baton Rouge, LA 70899-6464

TAXPAYER COPY

Class

State of Louisiana
Department of Revenue
Office of Alcohol and Tobacco Control
CLASS R RESTAURANT

2014

This permit is not transferable.
Permit must be publicly displayed.

AR

25.00

RETAIL RESTAURANT 1st PERMIT TO OPERATE AS A
BONA FIDE RESTAURANT AS DEFINED ON LA R.S.
26:73 AND LA R.S. 26:272

R

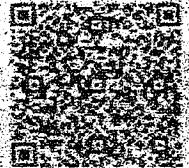
No Smoking On Premises

EXPIRES: 05/31/2014

| Permit Number | Penalty | Issue Date |
|---|---------|------------|
| AR 36.0000012123-R | | 06/01/2013 |
| 1120 DECATUR ST NEW ORLEANS, LA 70116 Business Location | | |

RICKS DECATUR VENTURE LLC
MAGNOLIA GRILL
1122 DECATUR ST
NEW ORLEANS LA 70116

Troy Hebert, Commissioner



This permit must be returned to the Office of Alcohol and Tobacco Control or surrendered to an agent of the
Commissioner within five (5) days of closure, when the business ownership is transferred or the business is
terminated. Failure to comply will result in fine or revocation of license (LRS 26:76 and 26:276A(2)).
Contact: Louisiana Department of Revenue, Office of Alcohol and Tobacco Control,
P.O. Box 66434, Baton Rouge, LA 70896-5434 DB


TAXPAYER COPY

Item # 6

Consideration: A grant of servitude of air and ground rights on/over portions of Dauphine and Ursulines Ave. public right-of-ways, adjacent to Square 83, Lot 1, 2nd M.D., bounded by: Burgundy St., Gov. Nicholls St., Dauphine St., and Ursulines Ave. for proposed encroachments of a gallery, gallery railing, columns, shutters, and roof overhang. The municipal address is 901 Ursulines Ave.

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

To: Leslie T. Alley, Deputy Director
City Planning Commission
From: Martha J. Griset, Real Estate Administrator
CC: File
Date: August 30, 2013
Re: PAC Meeting Agenda



Please place the following item on the PAC meeting agenda:

Consideration: A grant of servitude of air and ground rights on/over portions of Dauphine and Ursulines Ave. public right-of-ways, adjacent to Square 83, Lot 1, 2nd M.D., bounded by: Burgundy St., Gov. Nicholls St., Dauphine St, and Ursulines Ave. for a proposed encroachments of a gallery, gallery railing, columns, shutters, and roof overhang.

The municipal address is 901 Ursulines Ave.

If you have any questions, please contact Elsie Cobb-Wright at 658-3615

Attachments: (8)

Approved By



George A. Patterson, Director

GAP:MJG:ecw

URSULINE

ST.

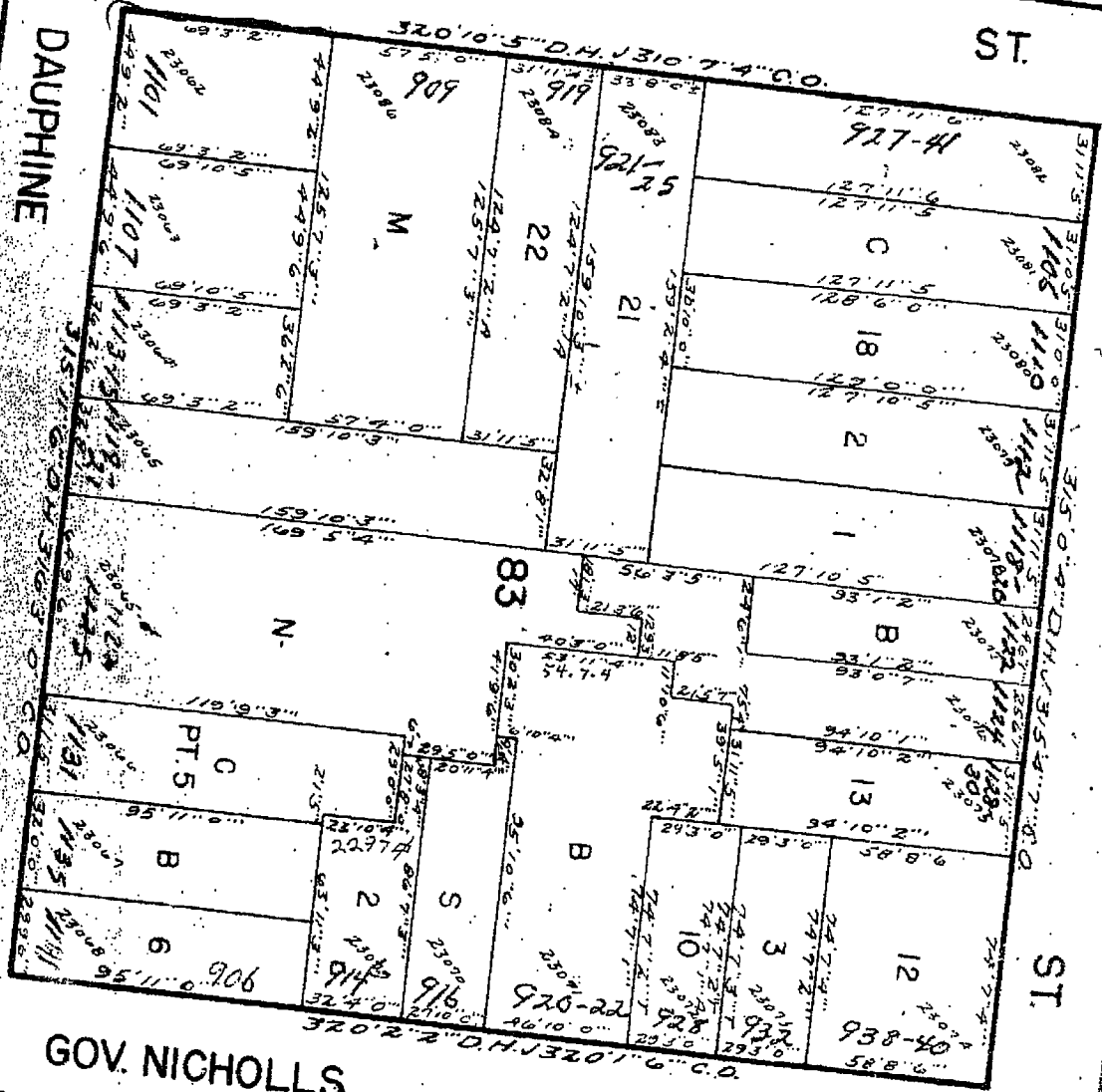
BURGUNDY

DAUPHINE

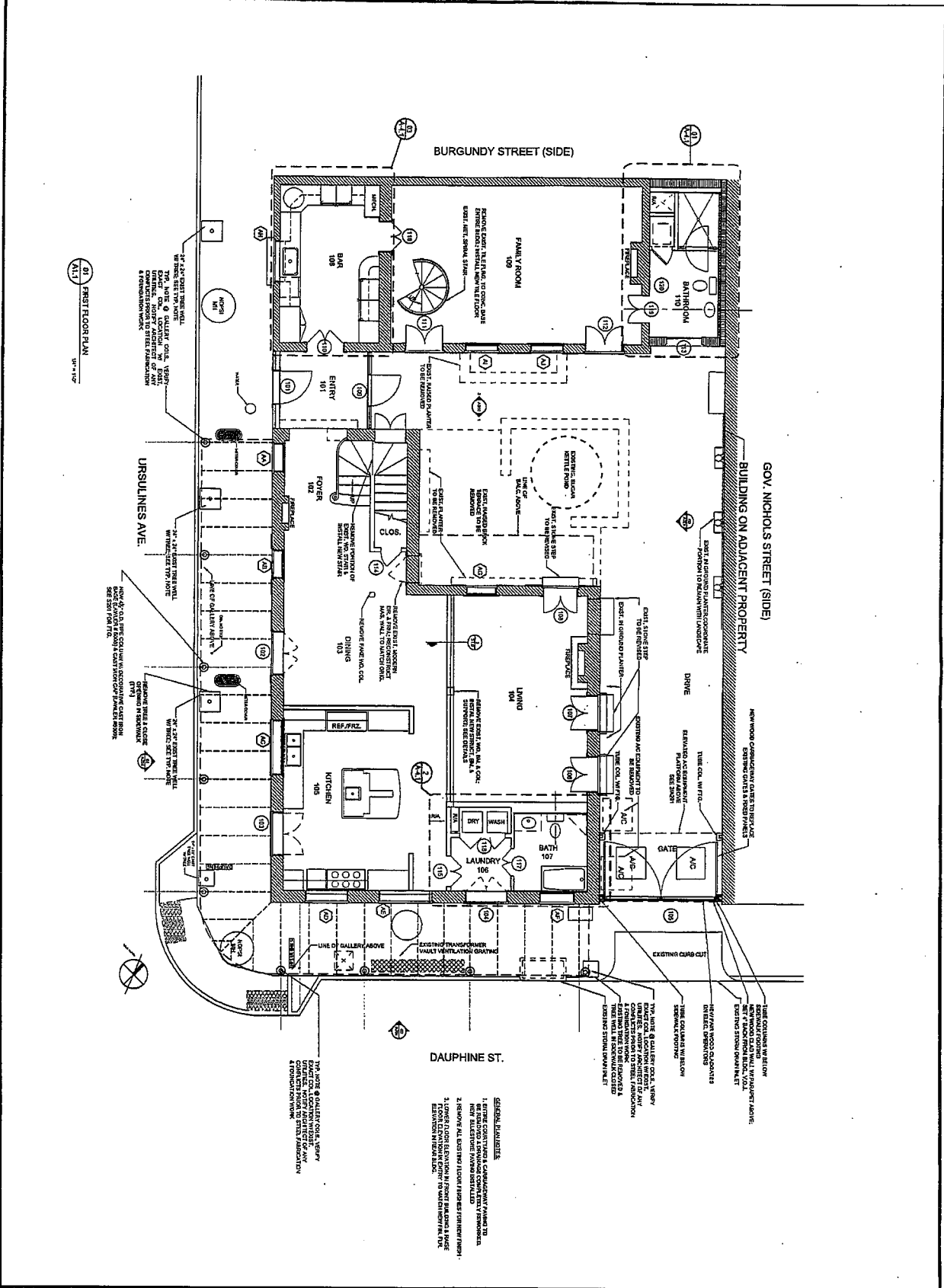
ST.

GOV. NICHOLLS

ST.



2M-8A
SCALE 1"=60'



901 Ursulines Ave
New Orleans, Louisiana

DATE: 20 JUNE 2013
SCALE: 1/4" = 1'-0"
JOB NO.: 500817\01
DRAWN BY: JWA
FIRST FLOOR PLAN & SITE PLAN

JOHN C. WILLIAMS ARCHITECTS LLC

821 BROADWAY STREET
NEW ORLEANS, LA 70111
504.581.1111
WWW.JCWILLIAMSARCHITECTS.COM

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------|
| 1 | 02/21/13 | SCOPE |
| 2 | 03/21/13 | PROGRESS |
| 3 | 04/11/13 | PROGRESS |
| 4 | 05/11/13 | PROGRESS |
| 5 | 07/16/13 | VCC |
| 6 | 07/22/13 | PROGRESS |
| 7 | 07/22/13 | VCC/ARCH. |

REVISIONS:

1. REVISIONS TO BE MADE TO THE PLAN TO REFLECT THE LATEST APPROVED PERMITS AND TO CORRECT ANY OMISSIONS OR ERRORS.

2. REMOVE ALL EXISTING FLOOR FINISHES THROUGHOUT.

3. LOWER FLOOR ELEVATION IN FRONT OF GARAGE & MAKE ELEVATION IN REAR ALIVE.

4. REMOVE EXISTING WALLS IN FRONT OF GARAGE & MAKE ELEVATION IN REAR ALIVE.

5. REMOVE EXISTING WALLS IN FRONT OF GARAGE & MAKE ELEVATION IN REAR ALIVE.

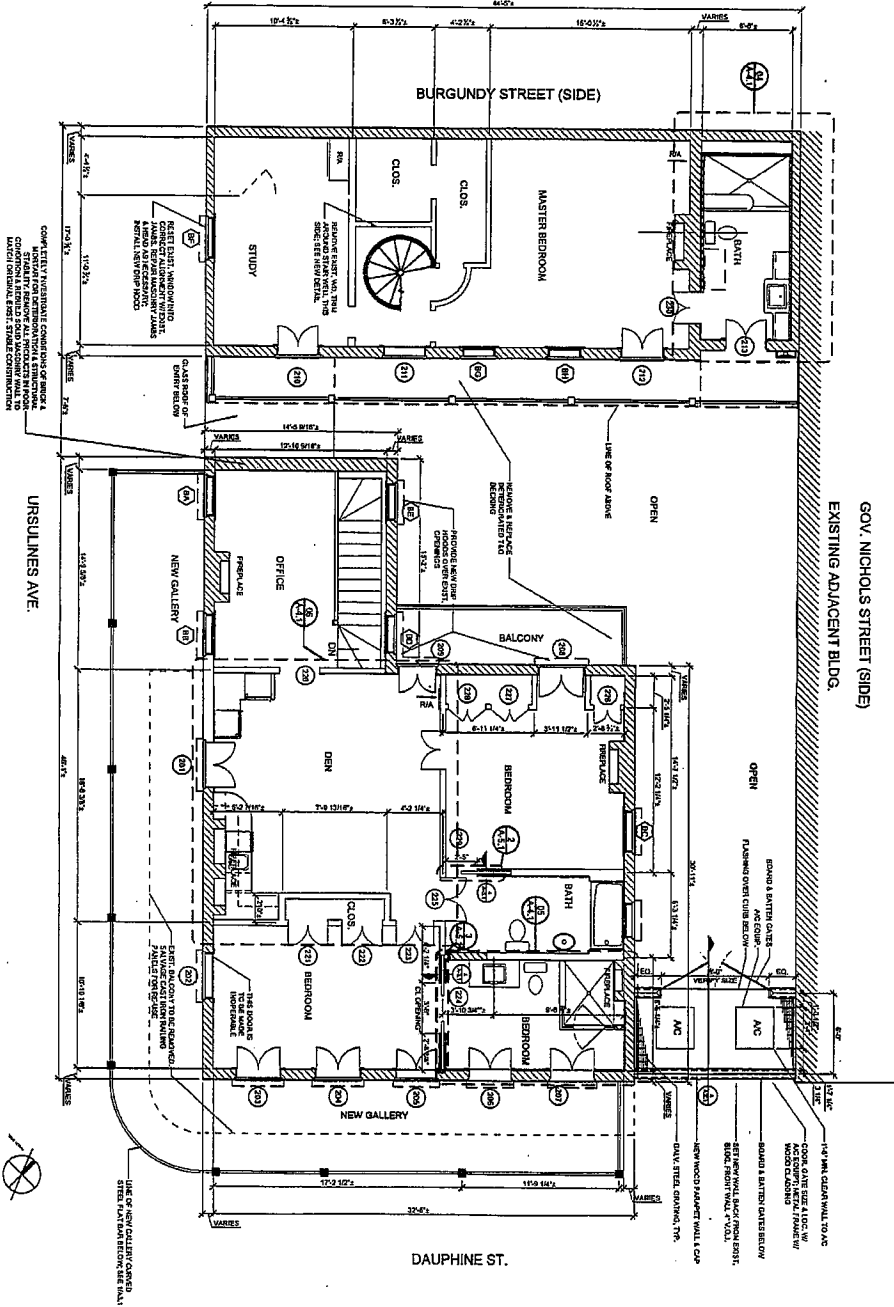
6. REMOVE EXISTING WALLS IN FRONT OF GARAGE & MAKE ELEVATION IN REAR ALIVE.

7. REMOVE EXISTING WALLS IN FRONT OF GARAGE & MAKE ELEVATION IN REAR ALIVE.

8. REMOVE EXISTING WALLS IN FRONT OF GARAGE & MAKE ELEVATION IN REAR ALIVE.

9. REMOVE EXISTING WALLS IN FRONT OF GARAGE & MAKE ELEVATION IN REAR ALIVE.

10. REMOVE EXISTING WALLS IN FRONT OF GARAGE & MAKE ELEVATION IN REAR ALIVE.



(A1) SECOND FLOOR PLAN
A-1.2

COMPLETELY INVESTIGATE CONDITION OF BRICK & MASONRY FOR REPAIRS AND REPAIRS TO EXISTING WALLS AND CEILING. REPAIRS TO EXISTING WALLS TO BE MADE IN ACCORDANCE WITH THE MOST CURRENT BRICK & MASONRY CODES.

URSU LINES AVE.

DAUPHINE ST.

GOV. NICHOLS STREET (SIDE)
EXISTING ADJACENT BLDG.

DAUPHINE ST.

901 Ursulines Ave

New Orleans, Louisiana

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------|
| 1 | 07/29/13 | ISSUES |
| 2 | 07/29/13 | PROGRESS |
| 3 | 07/29/13 | PROGRESS |
| 4 | 07/29/13 | PROGRESS |
| 5 | 07/29/13 | UPC |
| 6 | 07/29/13 | PROGRESS |
| 7 | 07/29/13 | UPC |

DRAWING TITLE
SECOND FLOOR PLAN

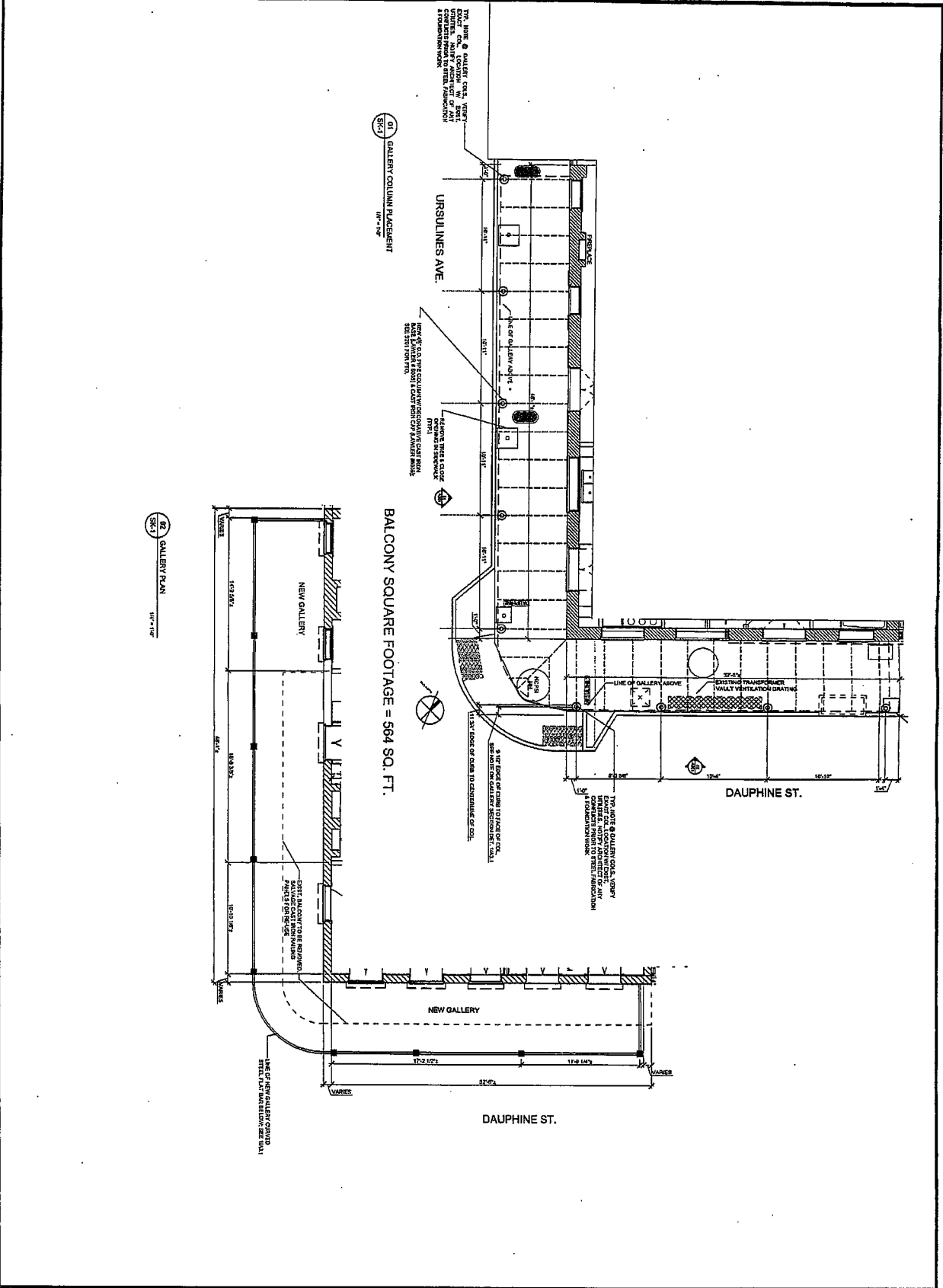
DRAWN BY: JMW
SCALE: 1/4" = 1'-0"
JOB NO.: 500817.01
DATE: 20 JUNE 2013

DRAWING NO.:
A-1.2

**JOHN C WILLIAMS
ARCHITECT LLC**

1400 PINE STREET
SUITE 200
NEW ORLEANS, LA 70112
504.581.1111
WWW.JCWILLIAMSARCHITECT.COM

THIS DRAWING IS THE PROPERTY OF JOHN C WILLIAMS ARCHITECT LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JOHN C WILLIAMS ARCHITECT LLC.



01 GALLERY COLUMN PLACEMENT
1/4" = 1'-0"

02 GALLERY PLAN
1/4" = 1'-0"

BALCONY SQUARE FOOTAGE = 564 SQ. FT.

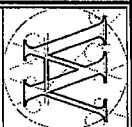
901 Ursulines Ave
New Orleans, Louisiana

REVISIONS

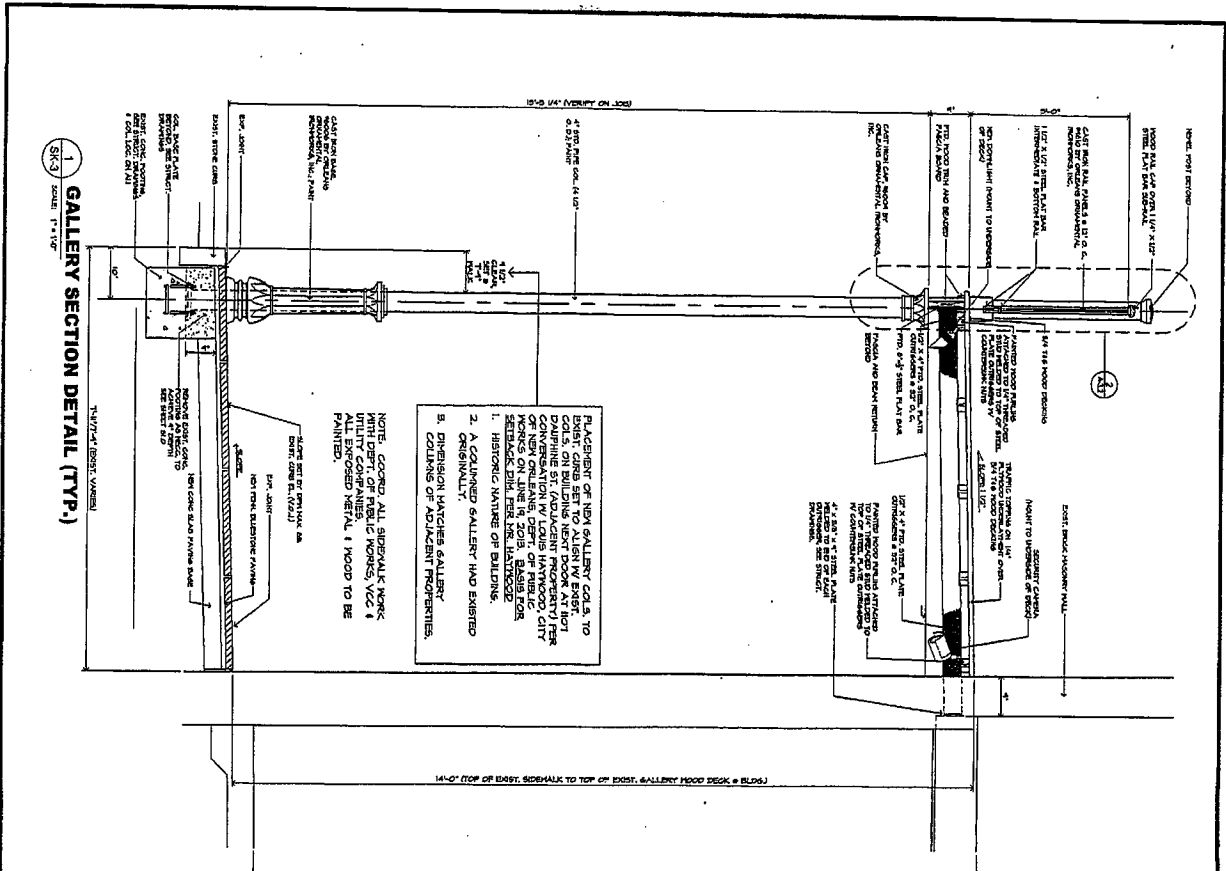
| No. | Description |
|-----|-------------------|
| 1 | ISSUED FOR PERMIT |
| 2 | ISSUED FOR PERMIT |
| 3 | ISSUED FOR PERMIT |
| 4 | ISSUED FOR PERMIT |
| 5 | ISSUED FOR PERMIT |
| 6 | ISSUED FOR PERMIT |
| 7 | ISSUED FOR PERMIT |
| 8 | ISSUED FOR PERMIT |
| 9 | ISSUED FOR PERMIT |
| 10 | ISSUED FOR PERMIT |

DRAWN BY: JWA
SCALE: 1/4" = 1'-0"
JOB NO.: 500817.01
DATE: 20 JUNE 2013
DRAWING NO.: SK-1

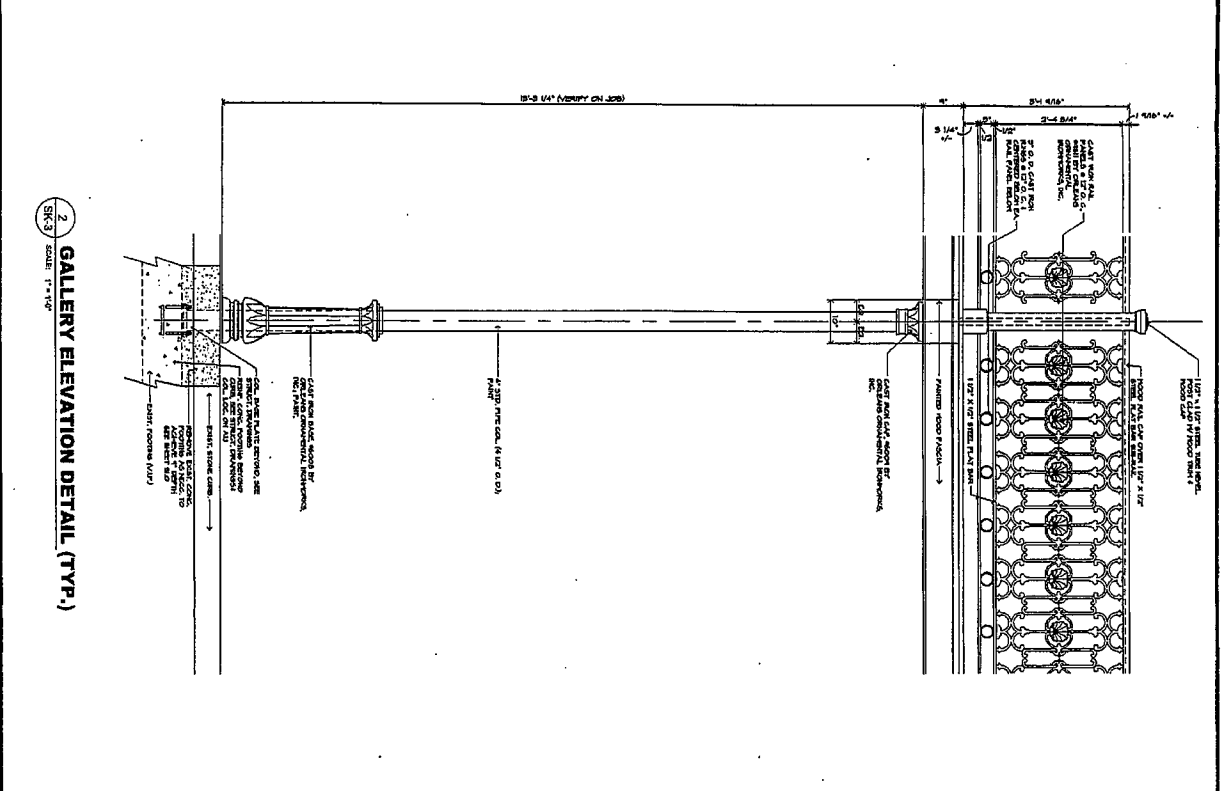
JOHN C WILLIAMS ARCHITECTS LLC
 215 ROBINSON STREET
 NEW ORLEANS, LA 70112
 504.581.8811 PHONE
 504.581.8811 FAX



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1 GALLERY SECTION DETAIL (TYP.)
SCALE: 1" = 1'-0"



2 GALLERY ELEVATION DETAIL (TYP.)
SCALE: 1" = 1'-0"

NOTE: COORD. ALL BIDWALK WORK WITH ALL UTILITIES COMPANIES. ALL EXPOSED METAL & WOOD TO BE PAINTED.

1. HISTORIC NAME OF BUILDING.

2. A COLLARED GALLERY HAD EXISTED ORIGINALLY.

3. DIVISION HATCHES GALLERY COLUMNS OF ADJACENT PROPERTIES.

901 Ursulines Ave
New Orleans, Louisiana

| REVISIONS | |
|-----------|-------------------|
| No. | Date |
| 1 | 02/26/13 VGC |
| 2 | 02/26/13 PROGRESS |
| 3 | 07/01/13 VGC |
| 4 | 07/01/13 VGC |
| 5 | 07/01/13 PROGRESS |

DRAWING TITLE: GALLERY DRAWING BY: JCH DATE: 28 JUNE 2013

SK-3


JOHN C. WILLIAMS ARCHITECTS, LLC
1540 CANAL STREET
NEW ORLEANS, LA 70119
504.581.1700
www.jcwarchitects.com

Item # 7

Consideration: A grant of servitude of air and ground rights on/over a portion of Tchoupitoulas and Upperline Streets public right-of-ways, adjacent to Square 77, Lot 11, 6th M.D., bounded by: Robert St., Upperline St., Tchoupitoulas St., and Leake Ave. for proposed encroachments of a roof overhang, steps, landing, and hand railings. The municipal address is 4900 Tchoupitoulas St.

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

To: Leslie T. Alley, Deputy Director
City Planning Commission
From: Martha J. Griset, Real Estate Administrator
CC: File
Date: August 30, 2013
Re: PAC Meeting Agenda



Please place the following item on the PAC meeting agenda:

Consideration: A grant of servitude of air and ground rights on/over a portion of Tchoupitoulas and Upperline Streets public right-of-ways, adjacent to Square 77, Lot 11, 6th M.D., bounded by: Robert St., Upperline St., Tchoupitoulas St., and Leake Ave. for proposed encroachments of a roof overhang, steps, landing, and hand railings.

The municipal address is 4900 Tchoupitoulas St.

If you have any questions, please contact Elsie Cobb-Wright at 658-3615

Attachments: (4)

Approved By:



George A. Patterson, Director

GAP:MJG:ecw

ROBERT ST.

176' 3" 4" P. 176' 5" 3" C.O.

| | | | | | | | | | | | | | | | | | | | |
|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 1 | 20 | 2 | 19 | 3 | 18 | 4 | 17 | 5 | 16 | 6 | 15 | 7 | 14 | 8 | 13 | 9 | 12 | 10 | 11 |
| 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" |
| 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" | 30' 0" 6" |

301' 8" 3" P. 302' 8" 2" C.O.

TCHOUPILOULAS

300' 7" 6" P. 302' 3" 0" C.O.

ST.

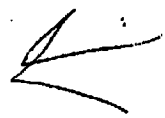
LEAKE

AVE.

UPPERLINE ST.

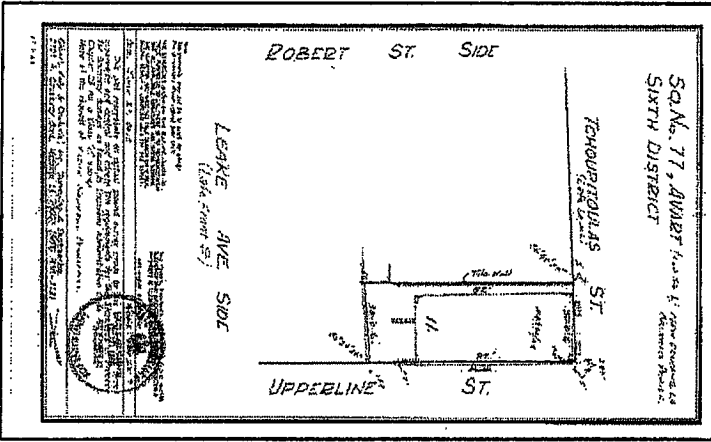
164' 2" 0" P. C.O.

6M-14A SCALE 1"=60'



GENERAL NOTES FOR CONSTRUCTION

1. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS AND SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE LOCAL AMENDMENT VARIATION DISCREPANCY.
2. THESE DRAWINGS HAVE BEEN CHECKED FOR A REASONABLE AND INDUSTRY ACCEPTED DEGREE OF ACCURACY. HOWEVER, THE CONTRACTOR IS RESPONSIBLE AND INDUSTRY ACCEPTED DEGREE OF CARE REQUIRED BY THESE PLANS FROM THE START OF THE WORK.
3. CONTRACTOR SHALL VERIFY THE FEMA REQUIRED FLOOD ELEVATION FROM TO THE START OF CONSTRUCTION.
4. DO NOT SCALE DRAWINGS.
5. ALL CONSTRUCTION SHALL BE COMPLETED AND THE CONTRACTOR SHALL PROVIDE THE ITEMS INDICATED IN THE CONSTRUCTION SCHEDULE (GENERAL CONDITIONS).
6. THE TERM "PROVIDE" MEANS TO FURNISH AND INSTALL.
7. CONTRACTOR SHALL COORDINATE ALL ASPECTS OF THE CONSTRUCTION TO INCLUDE, BUT NOT LIMITED TO, SITE WORK, SITE PREP, UTILITY CONNECTIONS, FOUNDATION, FRAMING, BLOCKING, EXTERIOR INSULATION, INTERIOR FINISHES, ROOFING, MECHANICAL, PLUMBING, ELECTRICAL, SECURITY, FIRE, ALARM AND SPECIAL STRIKES.
8. CONTRACTOR SHALL CLEAN THE SITE DAILY AND REMOVE TRASH QUARTERS FROM THE SITE A MINIMUM OF (1) ONE TIME PER WEEK. COORDINATE DEBRIS TRUCKER. LOCATED WITH OWNER.
9. EXTERIOR WALLS AND CEILING SPACE SHALL RECEIVE FLANK OF R-13 INSULATION.
10. ALL AT-RISK SPACES SHALL RECEIVE R-8 UNFACED BATT INSULATION.
11. PLUMBING IN WALLS REQUIRING PIPE SIZES LARGER THAN 2" SHALL RECEIVE 2X6 STUD FRAMING.
12. PROVIDE 2x4 BLOCKING AT ALL ANCHOR POINTS FOR ITEMS TO MOUNT, TO INCLUDE, BUT NOT LIMITED TO, SINKS, COUNTERS, WALLWORK, CABINETS, BATHROOM AND OTHER ACCESSORIES. (TYPE 1).
13. ALL OPERATIONS ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS OTHERWISE NOTED.
14. STUCCO TO BE INSTALLED PER INDUSTRY STANDARDS AND/OR MANUFACTURER'S DIRECTIONS.



NOTE: SURVEY IS PROVIDED FOR INFORMATION ONLY AND IS NOT TO SCALE.

INDEX OF DRAWINGS

| ARCHITECTURAL | OWNER | CONTRACTOR |
|----------------------------|--|---|
| A1 REVISIONS SHEET | Project Name 1234 Street New Orleans, LA 70112 C. 123.456.789 | Contractor Name 1234 Street New Orleans, LA 70112 C. 987.654.321 |
| A2 SITE PLAN | | |
| A3 ELEVATIONS | | |
| A4 FLOOR AND LIFTING PLANS | | |

PROJECT DIRECTORY

| OWNER | CONTRACTOR |
|--|---|
| Project Name 1234 Street New Orleans, LA 70112 C. 123.456.789 | Contractor Name 1234 Street New Orleans, LA 70112 C. 987.654.321 |

MATERIALS

| | | |
|-------------------|----------------|-------------------|
| CONCRETE | WOOD (GRADE) | REBAR MATERIAL |
| COMPOSITE MASONRY | WOOD FINISH | ACRYLIC SEALER |
| BACK | SLATE FLOORING | WOOD PRESERVATIVE |
| GLASS | MARBLE | WOOD PRESERVATIVE |
| INSULATION | | WOOD PRESERVATIVE |

DRAFTING SYMBOLS

| | |
|--------------------------|--------------------------|
| SECTION OF DETAIL NUMBER | SECTION OF DETAIL NUMBER |
| SECTION OF DETAIL NUMBER | SECTION OF DETAIL NUMBER |
| SECTION OF DETAIL NUMBER | SECTION OF DETAIL NUMBER |
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| SECTION OF DETAIL NUMBER | SECTION OF DETAIL NUMBER |

ARCHITECT'S DECLARATION

I, the undersigned, being a duly licensed Architect under the laws of the State of Louisiana, do hereby certify that I am the author of the above described drawings and that I am a duly licensed Architect under the laws of the State of Louisiana. I am not providing these drawings as a consultant or as a contractor. I am providing these drawings as a professional service to the client. I am not providing these drawings as a contractor or as a consultant.

BUILDING INFORMATION

| | |
|---------------------|--|
| PROJECT DESCRIPTION | 1400 ST. DOMINGUE CONCRETE BLOCK BUILDING TO BE RENOVATED FOR USE AS A RETAIL OCCUPANCY. |
| PREPARED BY | ENCLOSED |
| DATE | 1400 ST. DOMINGUE |
| DESIGNER | ORLEANS PARSIF |
| OWNER | U |
| CONTRACT NO. | RETAIL |
| DATE | NOT SPECIFIED |

CODE DATA

| | |
|------------------|---|
| APPLICABLE CODES | INTERNATIONAL BUILDING CODE, 2006 EDITION NFPA 701 LIFE SAFETY CODE 2009 ADA ACCESSIBILITY GUIDELINES OCCUPANCY CLASSIFICATION: R-1A - RESIDENTIAL R-1B - MULTIFAMILY MAX. EXIT TRAVEL DISTANCE ALLOWED: 150 FT 100 FT LONGEST EXIT TRAVEL DISTANCE ACTUAL AS INDICATED ON PLAN MAX. COLLISION PATH OF TRAVEL ALLOWED: 75 FT 75 FT MAX. COLLISION PATH OF TRAVEL ACTUAL AS INDICATED ON PLAN |
|------------------|---|

DESIGN OCCUPANT LOAD

| | | |
|----------------|----------------------|----------|
| SECTION TYP. 1 | GROSS SQUARE FOOTAGE | 1,410 |
| | GROSS SQUARE FOOTAGE | 1,410 |
| | OCCUPANT LOAD FACTOR | 30 GROSS |
| | OCCUPANT LOAD | 48 |

GENERAL NOTES PERTAINING TO INTERIOR PARTITIONS

1. ALL PARTITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2006 EDITION.
2. ALL PARTITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2006 EDITION.
3. ALL PARTITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2006 EDITION.
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7. ALL PARTITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2006 EDITION.
8. ALL PARTITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2006 EDITION.
9. ALL PARTITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2006 EDITION.
10. ALL PARTITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2006 EDITION.

4900 Tchoupitoulas Street
New Orleans, LA 70115

Project No. 1234
Date: 12/15/2011
Client: ABC COMPANY

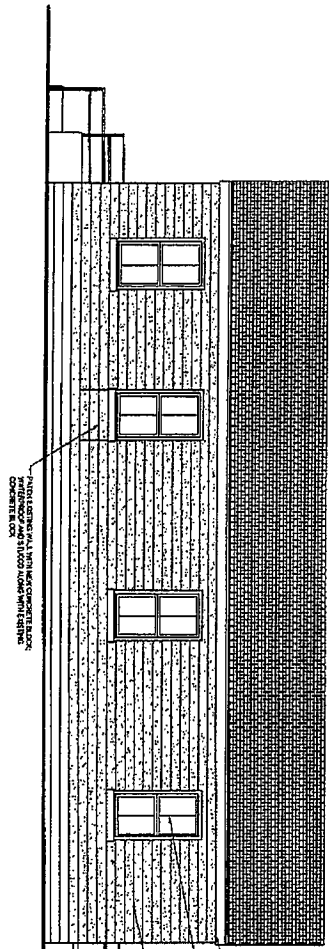
REVISIONS:
1. 12/15/2011
2. 12/15/2011

PROJECT INFORMATION SHEET

A-1

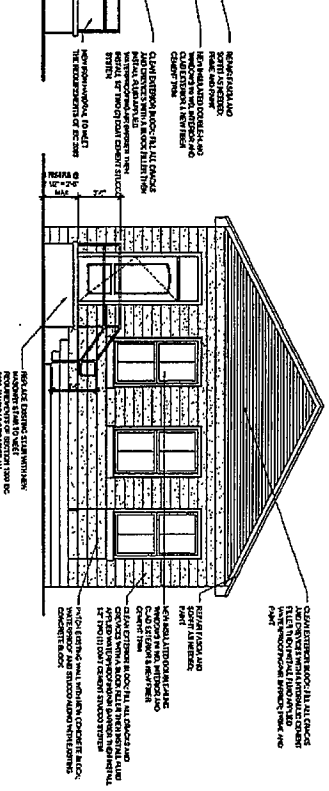
Jessica becker
architecture

1234 Street
New Orleans, LA 70112
C. 123.456.789



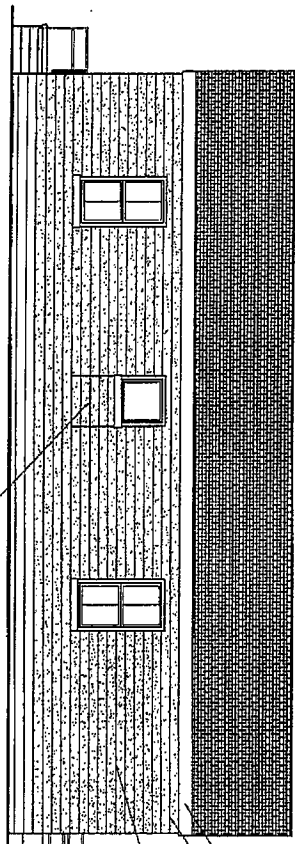
EAST ELEVATION

SCALE 1/4" = 1'-0"



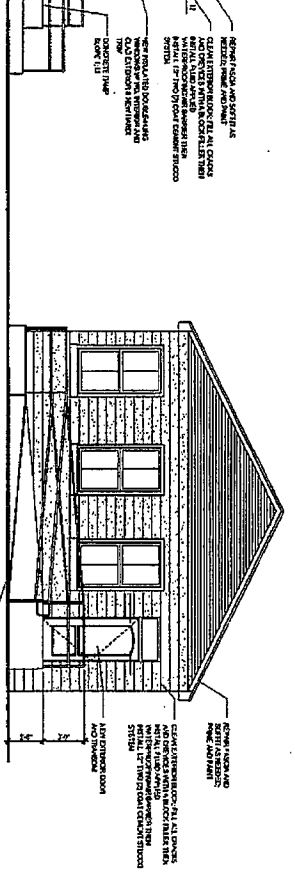
NORTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

INTERIOR FINISHES TO BE DETERMINED BY THE ARCHITECT AND TO BE SHOWN ON SEPARATE DRAWINGS.

GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
9. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

PAINTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

GENERAL NOTES:
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GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
9. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

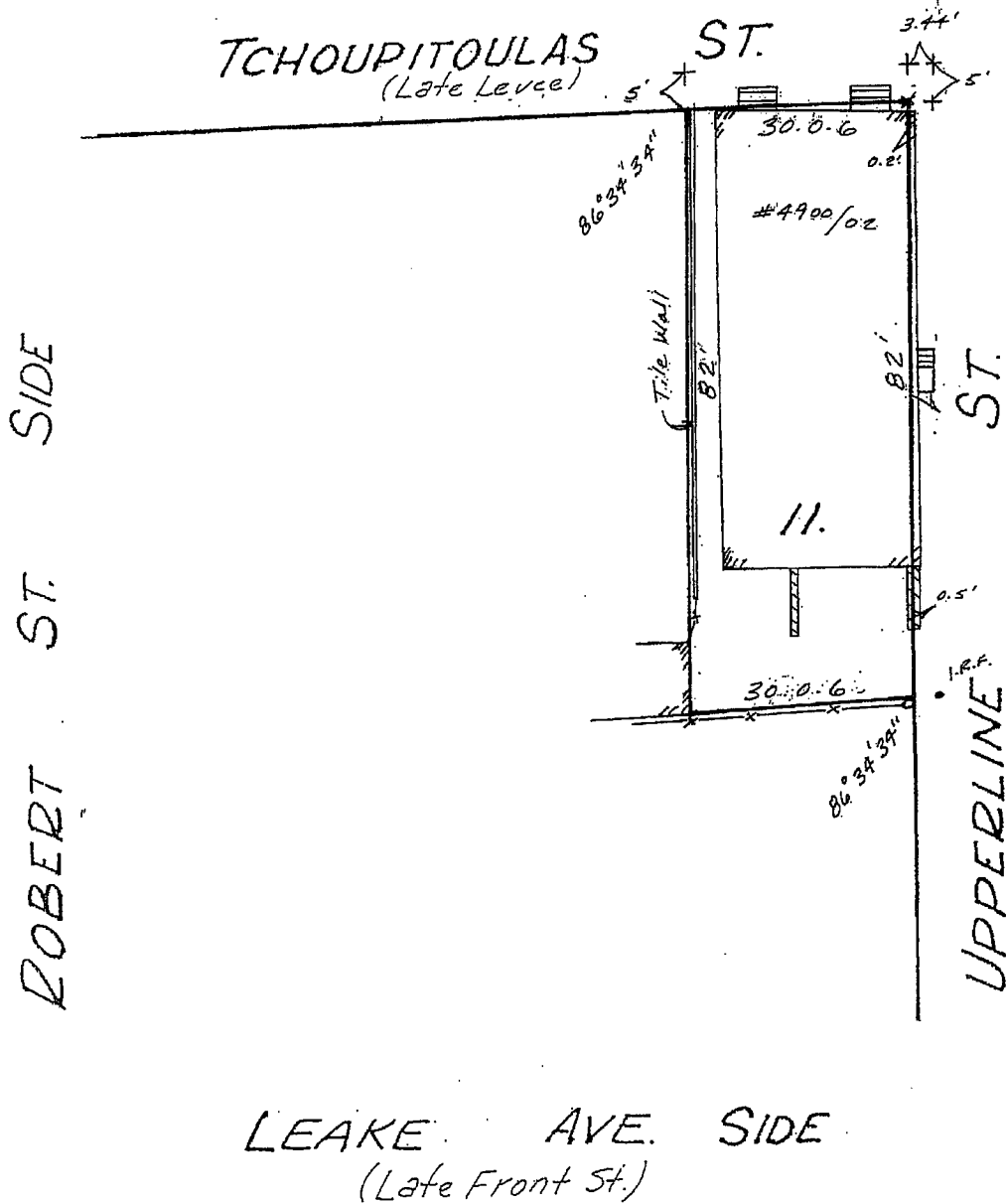
| | |
|-------------|----------------|
| PROJECT NO. | 1234 |
| DATE | 12/15/2023 |
| CLIENT | ABC COMPANY |
| DESIGNER | JESSICA BECKER |
| CHECKED BY: | JLB |

4900 Tchoupitoulas
New Orleans, LA 70115

jessica becker
architecture

(713) 554-4963

SQ. No. 77, AVART (OLD SQ. 1) NEW ORLEANS, LA.
 ORLEANS PARISH.
 SIXTH DISTRICT



Note:
 Improvements may not be to scale for clarity.
 The dimensions shown prevail over scale.

THE SERVITUDES SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE X

Lot angles as per plan of sub.

Date: June 21, 2013

Scale: 1" = 20'

This plat 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:LXI, Chapter 25 for a Class "C" survey.

Made at the request of Vieux Nouveau Properties.

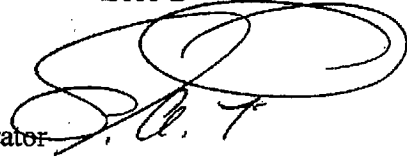
Gilbert, Kelly & Couturie, Inc., Surveying & Engineering
 2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

Item # 8

Consideration: A grant of servitude of air and ground rights on/over portions of Royal and Montegut Streets public right-of-ways, adjacent to Square 170, Lot 1-A, 3rd M.D., bounded by: Clouet St., Dauphine St., Montegut St., and Royal St. for a proposed encroachment of a cantilever balcony, roof overhang, steps, and handrailings. The municipal address is 705 Montegut St.

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

To: Leslie T. Alley, Deputy Director
City Planning Commission
From: Martha J. Griset, Real Estate Administrator
CC: File
Date: August 30, 2013
Re: PAC Meeting Agenda



Please place the following item on the PAC meeting agenda:

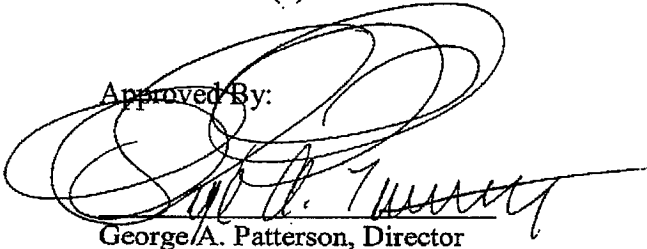
Consideration: A grant of servitude of air and ground rights on/over portions of Royal and Montegut Streets public right-of-ways, adjacent to Square 170, Lot 1-A, 3rd M.D., bounded by: Clouet St., Dauphine St., Montegut St., and Royal St. for a proposed encroachment of a cantilever balcony, roof overhang, steps, and handrailings.

The municipal address is 705 Montegut St.

If you have any questions, please contact Elsie Cobb-Wright at 658-3615

Attachments: (6)

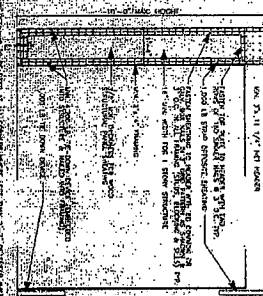
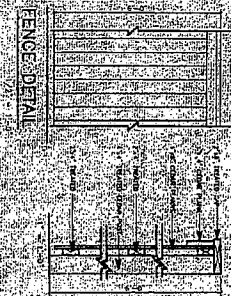
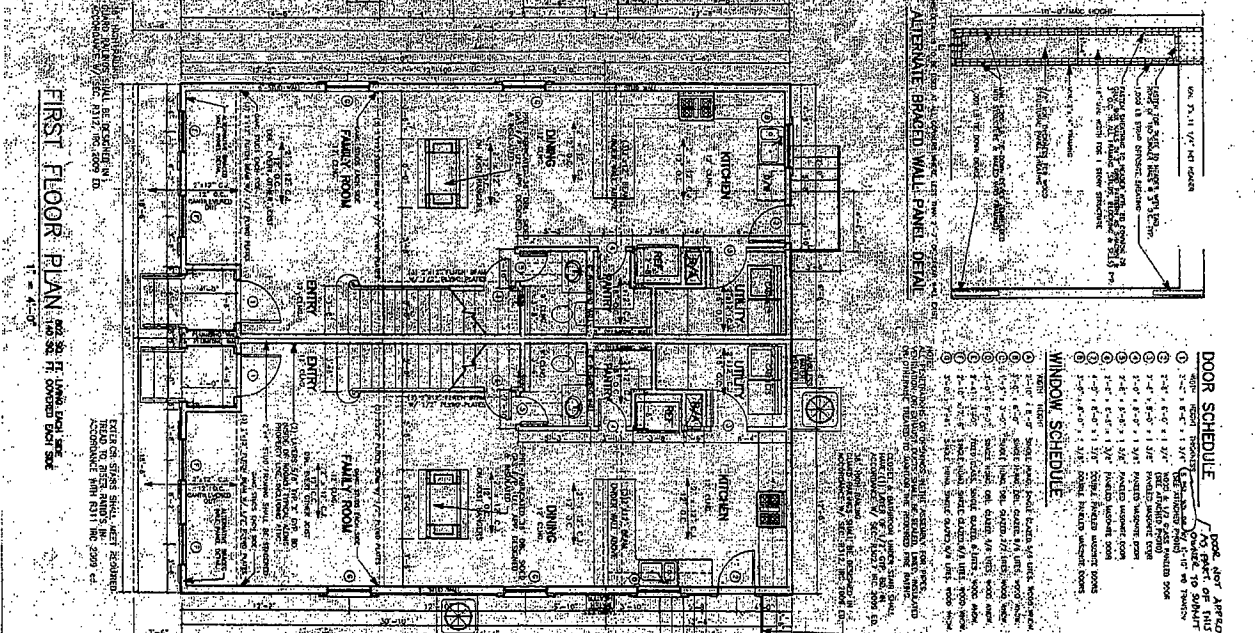
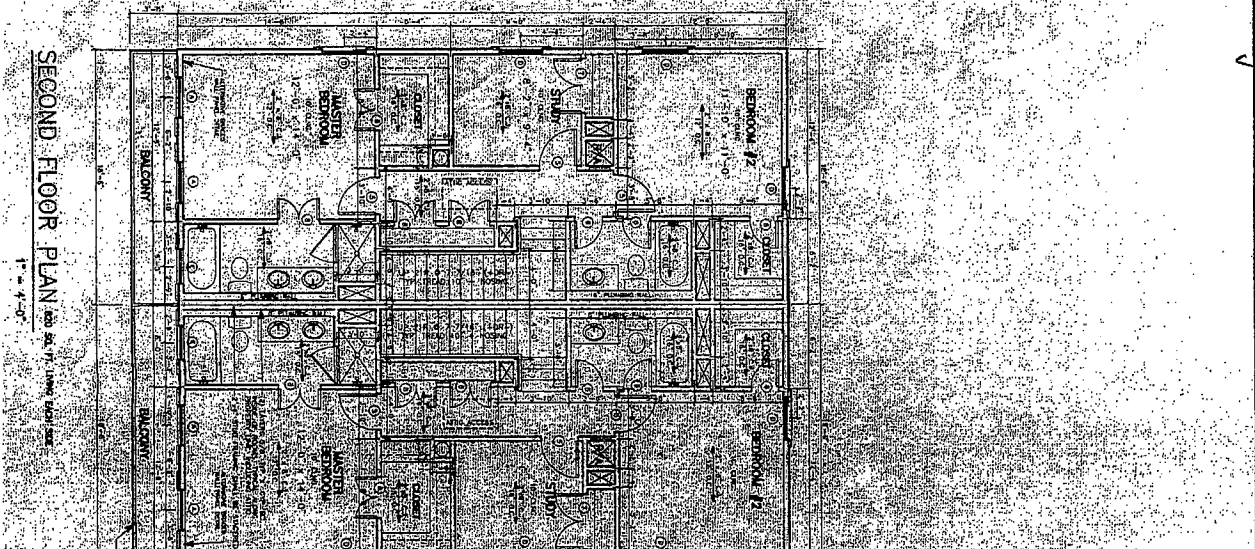
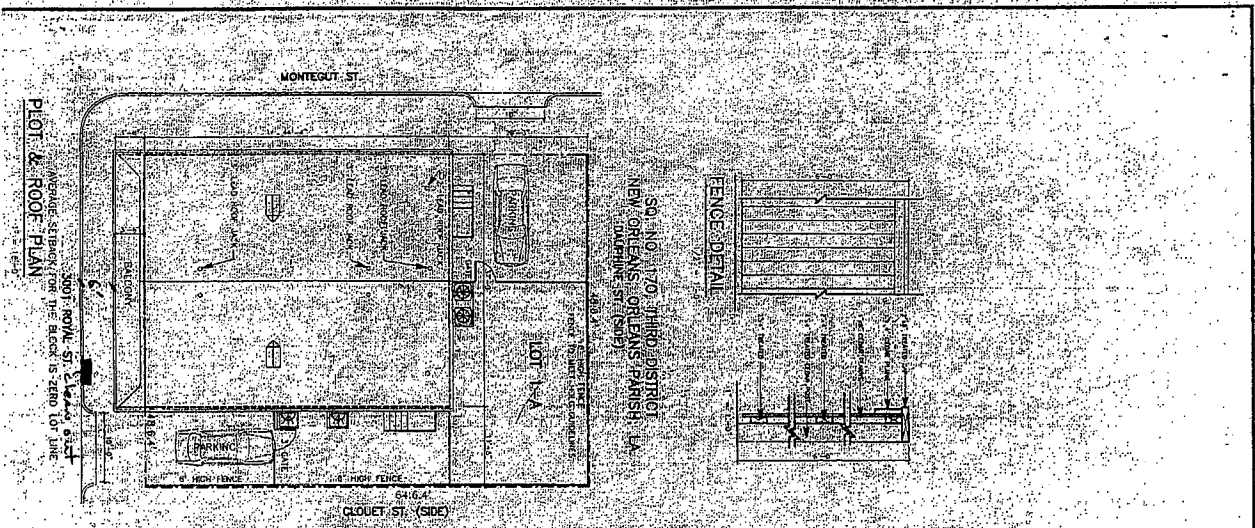
Approved By:



George A. Patterson, Director

GAP:MJG:ecw

705 Montegut



- DOOR SCHEDULE**
- 1 6'-0" x 2'-0" Solid wood door with 1/2" thick glass insert
 - 2 3'-0" x 6'-0" Solid wood door with 1/2" thick glass insert
 - 3 3'-0" x 6'-0" Solid wood door with 1/2" thick glass insert
 - 4 3'-0" x 6'-0" Solid wood door with 1/2" thick glass insert
 - 5 3'-0" x 6'-0" Solid wood door with 1/2" thick glass insert
 - 6 3'-0" x 6'-0" Solid wood door with 1/2" thick glass insert
 - 7 3'-0" x 6'-0" Solid wood door with 1/2" thick glass insert
 - 8 3'-0" x 6'-0" Solid wood door with 1/2" thick glass insert
 - 9 3'-0" x 6'-0" Solid wood door with 1/2" thick glass insert
 - 10 3'-0" x 6'-0" Solid wood door with 1/2" thick glass insert
- WINDOW SCHEDULE**
- 1 3'-0" x 6'-0" Double hung window with 1/2" thick glass
 - 2 3'-0" x 6'-0" Double hung window with 1/2" thick glass
 - 3 3'-0" x 6'-0" Double hung window with 1/2" thick glass
 - 4 3'-0" x 6'-0" Double hung window with 1/2" thick glass
 - 5 3'-0" x 6'-0" Double hung window with 1/2" thick glass
 - 6 3'-0" x 6'-0" Double hung window with 1/2" thick glass
 - 7 3'-0" x 6'-0" Double hung window with 1/2" thick glass
 - 8 3'-0" x 6'-0" Double hung window with 1/2" thick glass
 - 9 3'-0" x 6'-0" Double hung window with 1/2" thick glass
 - 10 3'-0" x 6'-0" Double hung window with 1/2" thick glass

MARK SCIRODER ARCHITECT AIA
 228 ST CHARLES SUITE 1209 NO. LA 70130 504/581-1100

Van Hoven Party Wall Double

3001 BOTTLA ST
 NEW ORLEANS, LA 70119

DATE: 11/17/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

DESCRIPTION OF MATERIALS

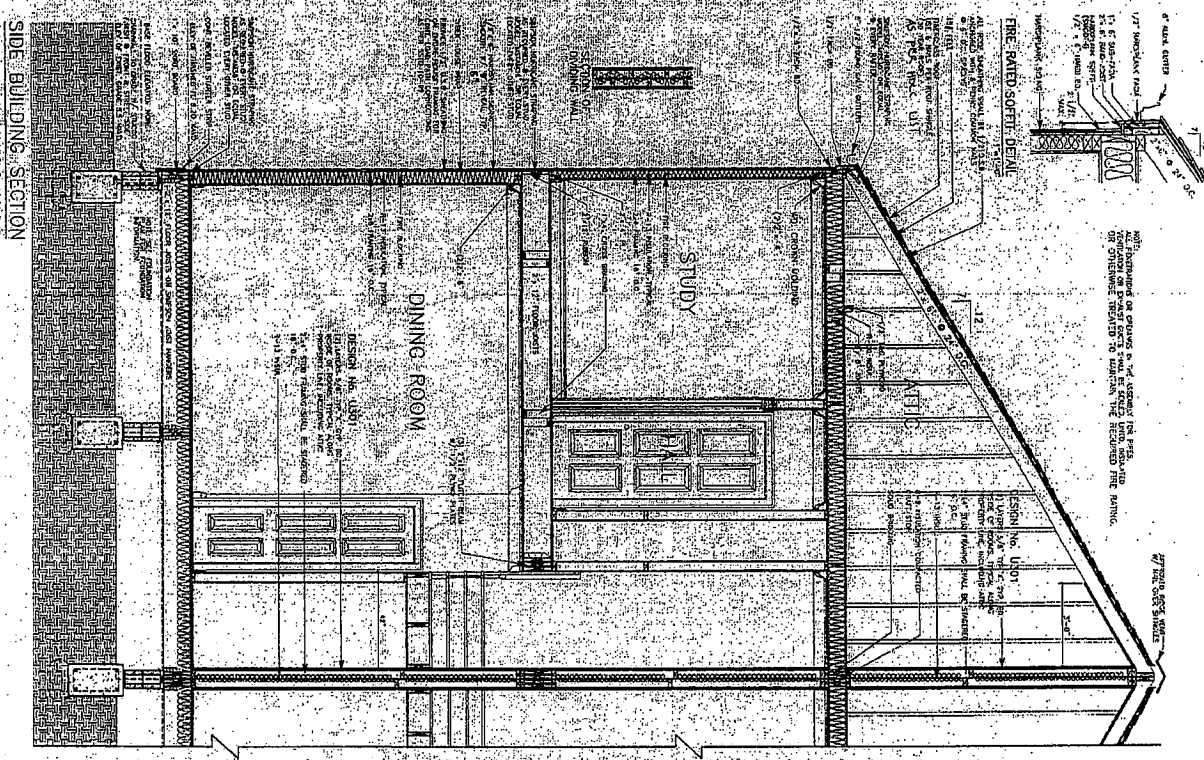
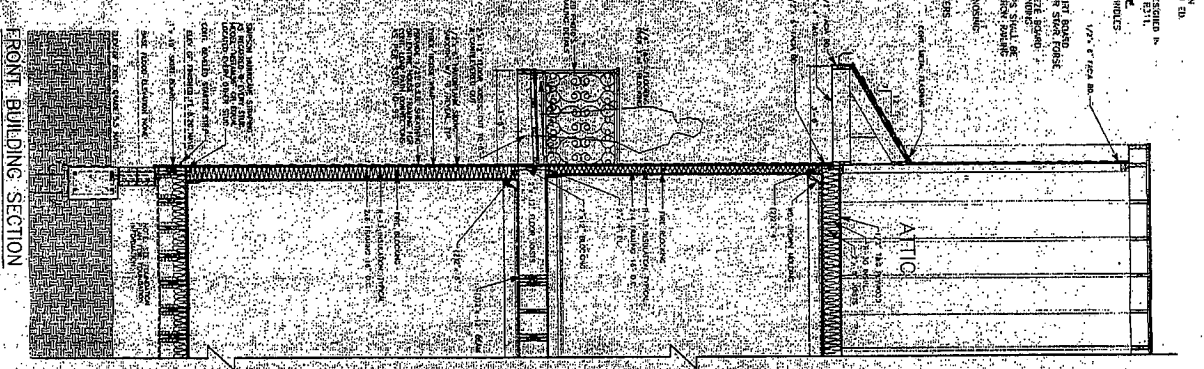
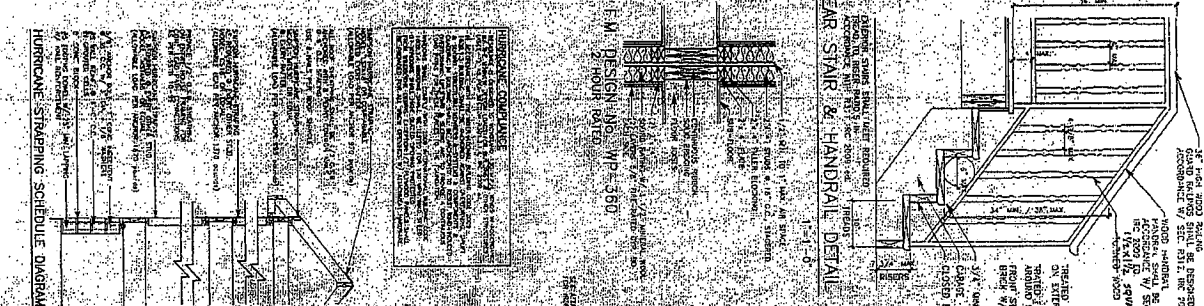
ALL MATERIALS TO BE USED IN THIS PROJECT SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE SCHEDULE OF MATERIALS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT. THE ARCHITECT SHALL BE NOTIFIED IN WRITING AT LEAST 48 HOURS BEFORE THE START OF ANY WORK TO BE INSPECTED. THE ARCHITECT SHALL HAVE THE RIGHT TO REFUSE ANY MATERIALS THAT DO NOT MEET THE SPECIFICATIONS AND TO REQUIRE THE SUBSTITUTION OF OTHER MATERIALS. THE ARCHITECT SHALL BE NOTIFIED IN WRITING AT LEAST 48 HOURS BEFORE THE START OF ANY WORK TO BE INSPECTED. THE ARCHITECT SHALL HAVE THE RIGHT TO REFUSE ANY MATERIALS THAT DO NOT MEET THE SPECIFICATIONS AND TO REQUIRE THE SUBSTITUTION OF OTHER MATERIALS.

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2012 INTERNATIONAL BUILDING CODE (IBC).

2. THE ARCHITECT SHALL BE NOTIFIED IN WRITING AT LEAST 48 HOURS BEFORE THE START OF ANY WORK TO BE INSPECTED. THE ARCHITECT SHALL HAVE THE RIGHT TO REFUSE ANY MATERIALS THAT DO NOT MEET THE SPECIFICATIONS AND TO REQUIRE THE SUBSTITUTION OF OTHER MATERIALS.

3. THE ARCHITECT SHALL BE NOTIFIED IN WRITING AT LEAST 48 HOURS BEFORE THE START OF ANY WORK TO BE INSPECTED. THE ARCHITECT SHALL HAVE THE RIGHT TO REFUSE ANY MATERIALS THAT DO NOT MEET THE SPECIFICATIONS AND TO REQUIRE THE SUBSTITUTION OF OTHER MATERIALS.



MARK SCHROEDER ARCHITECT, AIA
 778 ST CHARLES SUITE 1209 NO. LA. 70130 504/581-1100

Van Hoven Party Wall Double

PROJECT NO. 2012-001
 DATE: 7/17/2013
 SHEET NO. 3 OF 3

PARTIAL DOUBLE FOR 3001 ROVAL ST.

SCALE: 1/2" = 1'-0"

DESIGNED BY: M. SCHROEDER
 DRAWN BY: M. SCHROEDER

REGISTERED ARCHITECT
 STATE OF LOUISIANA
 NO. 10171

