

# CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

## AGENDA – April 2, 2014

There will be a meeting of the Planning Advisory Committee on April 2, 2014 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 March 19, 2014 PAC meeting.
- 2) **Consideration:** **ZONING DOCKET 034/14** – Request by KAZI FOODS OF LOUISIANA, INC for a Conditional Use to permit a fast food restaurant with drive-thru facilities in a C-1 General Commercial District and an ICUC Inner-City Urban Corridor District overlay on Square 408, Lots A, G and H or Lots X, Y, Z, G, H and 23, in the Fourth Municipal District, bounded by South Claiborne and Washington Avenues and Fourth and South Derbigny Streets. The municipal address is 2713 SOUTH CLAIBORNE AVENUE. (PD 2)
- 3) **Consideration:** **ZONING DOCKET 035/14** – Request by NKHAN, INC for a Conditional Use to permit the sale of alcoholic beverages for consumption off premises at a gasoline service station in a B-2 Neighborhood Business District and the Eastern New Orleans Renaissance Corridor District overlay, on an undesignated square, Lot 1D2, in the Third Municipal District, bounded by Read Boulevard, East Rockton Circle, Weaver Avenue and Morrison Road. The municipal address is 7358 READ BOULEVARD. (PD 9)
- 4) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, April 23, 2014, at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Respectfully yours,

Robert D. Rivers, Director

March 28, 2014

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.

**Item #1**

**Consideration:** Minutes from the March 19, 2014 PAC meeting.

# CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

## Minutes – March 19, 2014

A meeting of the Planning Advisory Committee was held on Wednesday, March 19, 2014 at 2:00 PM in the One Stop Shop conference room A, City Hall Room 7W03. Those in attendance were:

### MEMBERS

LaJoyce Steib (SWB)  
Mark Johnson (SWB)  
Denise McCray (SWB)  
Max Camp (RER)  
Arlen Brunson (CPC)  
Tracy St. Julien (HDLC)  
Edward Horan (S&P)  
Tica Hartman (PPW)  
Bao Vu (DPW)

### GUESTS

Kathryn Montgomery (Applicant)  
Gary A. Zapata (VOA)  
Jason Burt (VOA)

### CPC STAFF

Derek Scheerer  
Stephen Kroll  
Rachel Mays

### NON-VOTING DEPARTMENTS

William Gilchrist (City of New Orleans)

- 1) **Consideration:** Minutes from the February 28, 2014 PAC meeting.
- 2) **Consideration:** **ZONING DOCKET 030/14** – Request by VOLUNTEERS OF AMERICA OF GREATER NEW ORLEANS, INC. for a Conditional Use to permit a parking lot providing off-street parking for a main use located within 300 feet of said lot in an RD-3 Two-Family Residential District on Square 783, Lot 26-A, in the First Municipal District, bounded by Cleveland and South Carrollton Avenues and Canal and South Solomon Streets. The municipal address is 4147 CLEVELAND AVENUE. (PD 4)

The representative of the Department of Parks and Parkways noted that the applicant would need to provide a landscape plan prepared by a licensed

Louisiana landscape architect for the portion of the public right-of-way adjacent to the site and that the Department of Parks and Parkways will need to review and approve that landscape plan. The Department of Public Works noted that it would need to review the site's drainage plan as well as new sidewalks and curbing. The representative of the Sewerage and Water Board noted that the applicant's contractor will need to ensure that street trees planted adjacent to the site do not interfere with the locations of house connections. Additionally, the unused house connection for the residence that formerly occupied the site can be removed. The committee passed a motion of no objection subject to further review by the City Planning Commission, the Department of Public Works, the Department of Parks and Parkways, and the Sewerage and Water Board.

- 3) **Consideration:** **ZONING DOCKET 031/14** – Request by MARCELIN BRISCO for a Conditional Use to permit a bed and breakfast home in an RD-2 Two-Family Residential District on Square 706, Lot H, in the Sixth Municipal District, bounded by Napoleon Avenue and South Derbigny, South Roman, and Jena Streets. The municipal address is 3110 NAPOLEON AVENUE. (PD 3)

The City Planning Commission presented the proposal to the committee and explained that the applicant intends to use their house as a Bed & Breakfast. A representative from the Safety and Permits raised a concern about the existing two-story two-family and thus two kitchen functionality of the structure. A brief discussion ensued between the City Planning Commission and Safety and Permits regarding the changes that the applicant will need to make to the structure in order for it to be compliant with the definition and regulations for a Bed and Breakfast in the Comprehensive Zoning Ordinance. The committee passed a motion of no objection subject to further review by the City Planning Commission.

- 4) **Consideration:** A request by Kathryn Montgomery for a grant of a predial servitude, for the proposed encroachments of steps on/over the N. Rampart St. public right-of-way, adjacent to Lot 22, Square 369, Faubourg Marigny, 3rd M.D., bounded by St. Roch Ave., St. Claude Ave., Music St., and N. Rampart St. The municipal address of the property is 2519 N. Rampart St.

The applicant was present to explain the proposal and her desire to construct new steps on the exterior front porch of her house. The Historic District Landmarks Commission stated that the applicant had already been in contact with them regarding the proposal given the historic status of the petitioned site. A representative from the Department of Public Works raised concerns with the tree well measurements missing from the plans submitted for review. A representative from Real Estate and Records responded and assured that the applicant will submit pictures with measurements to clarify the matter of concern. The committee passed a motion of no objection subject to further review by Real Estate and Records and the Department of Public Works.

- 5) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, April 2, 2014, at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Respectfully yours,

Robert D. Rivers, Director  
March 20, 2014

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.

**Item #2**

**ZONING DOCKET 034/14** – Request by KAZI FOODS OF LOUISIANA, INC for a Conditional Use to permit a fast food restaurant with drive-thru facilities in a C-1 General Commercial District and an ICUC Inner-City Urban Corridor District overlay on Square 408, Lots A, G and H or Lots X, Y, Z, G, H and 23, in the Fourth Municipal District, bounded by South Claiborne and Washington Avenues and Fourth and South Derbigny Streets. The municipal address is 2713 SOUTH CLAIBORNE AVENUE. (PD 2)

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NO.	DATE	REVISION DESCRIPTION	BY
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2713 S. CLAIBORNE AVE.  
NEW ORLEANS, LA

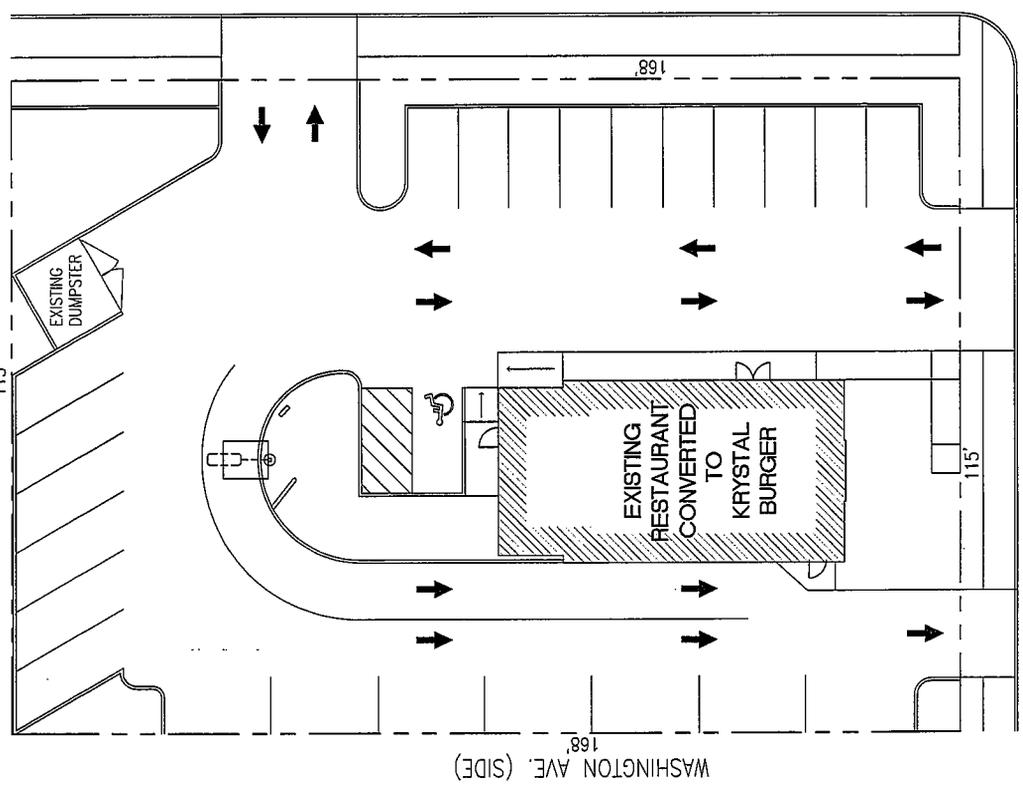


SCHEMATIC DESIGN



LEAD DESIGN PROF.	CHECKED
DRAWN	
PROJECT NUMBER	13-1178
DRAWING NUMBER	SD-1

S. DERBIGNY STREET (SIDE)  
115'



SITE PLAN  
SCALE: 1" = 10'-0"

ZD034/14

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NO.	DATE	REVISION DESCRIPTION	BY
A	2/13/14	SUBMIT FOR PERMIT	ML

KRYSTAL  
 2713 S. CLAIRBORNE AVE.  
 NEW ORLEANS, LA



EXTERIOR ELEVATIONS



LEAD DESIGN PROJ.	CHECKED
DATE	
PROJECT NUMBER	13-1178
DRAWING NUMBER	A-40

1. PROVIDE 6" HIGH (MIN) ADDRESS NUMBERS ON STREET SIDE OF OCCUPANCY VISIBLE FROM ROOFTOP.

E.I.F.S. SPECIFICATION  
 SEE SP-1 FOR EIFS MANUFACTURER AND APPROVAL SPECIFICATIONS FROM INTERIOR TO EXTERIOR.

1. INSULATION - MECHANICALLY EXTENDED OVER PERMEABLE MEMBRANE WITH DRAIN MEMBRANE REMOVED FOR 18" FROM CORNER AND 12" FROM WEAP TILES. INSTALL PER LOCAL CODES AND MANUFACTURERS' INSTRUCTIONS. PROVIDE EXPANSION JOINTS AS RECOMMENDED BY A.P.R. PROVIDE PROPER FLASHING AT PARAPET AND SILL.

2. "PERMANENT" WEATHER STRIPS WATER RESISTIVE (EPM-WR) OVER LIQUID APPLIED AIR PERMEABLE WATER RESISTIVE MEMBRANE OVER EXTERIOR SURFACE. PROVIDE WEATHER STRIPS AS RECOMMENDED BY MANUFACTURER. EXTERIOR FLASHING SHALL BE 3/8" DODS GLASS COLD CHAMFERED TO 1/8" ON INSIDE AND 1/8" ON OUTSIDE. PROVIDE 3/8" EXTERIOR GROUND WEATHER STRIP OVER WEATHER STRIP.

3. EXTERIOR WALL - COORDINATE WITH MANUFACTURER FOR ANCHORAGE DETAILS.

1/2 PARAPET MATCH EXISTING  
 1/2 PARAPET MATCH EXISTING  
 1/2 EIFS BUILDING MATCH EXISTING  
 1/2 EIFS BUILDING MATCH EXISTING  
 1/2 FOUNDATION ELEV. 40'-0"

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 1/2 EIFS BUILDING MATCH EXISTING  
 1/2 EIFS BUILDING MATCH EXISTING  
 1/2 FOUNDATION ELEV. 40'-0"



1. NEW W/CH COOLER BOX, APPLY 2 COATS OF 60% BONDING PRIMER, THEN APPLY 2 COATS OF RIGIDTOP TOP COAT FINISH. SEE SCHEDULES FOR COLOR.

2. NEW EIFS SYSTEM. REFER TO E.I.F.S. NOTE THIS SHEET.

3. PAINT EXISTING METAL CENTER TO MATCH CAP FINISHING. REPAIR AS NECESSARY.

4. NEW DOOR/WINDOW

5. NEW DOOR TO MATCH EXISTING STYLE AND FINISH. REFER TO DOOR SCHEDULE.

6. NEW DRIVE-THRU FINISH. SEE DETAIL 5/A/1

7. NEW FINISH. SEE DETAIL 5/A/1

8. NEW FABRIC CHIMNEY. SEE DETAIL 4/A/1

9. PROVIDE NEW SUBSTRATE AND EIFS ON EXISTING PILLARS

10. NEW DRIVE THRU WINDOW

EXTERIOR ELEVATION NOTES

EXTERIOR ELEVATION KEY NOTES

EXTERIOR ELEVATION KEY NOTES

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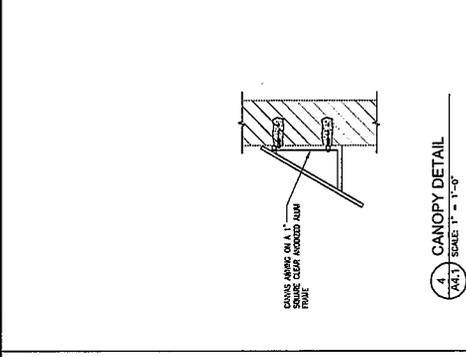
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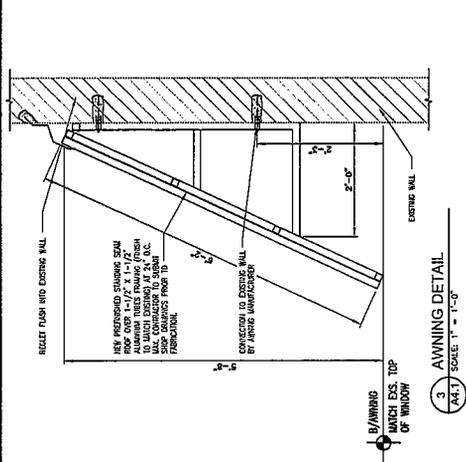
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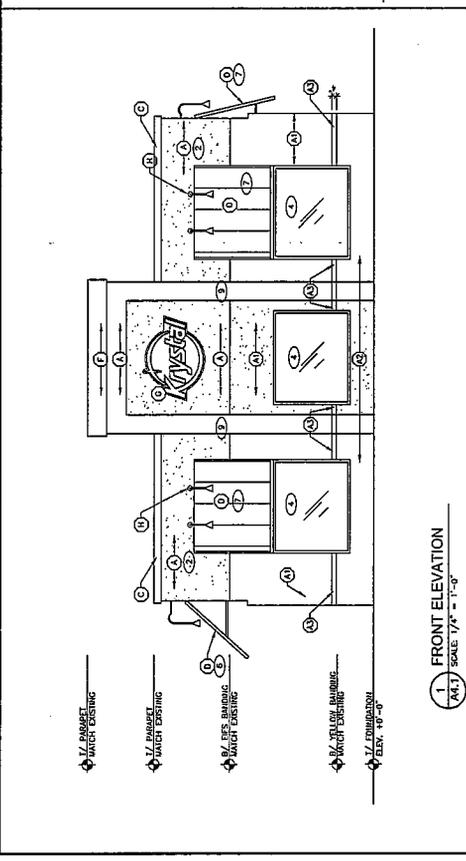
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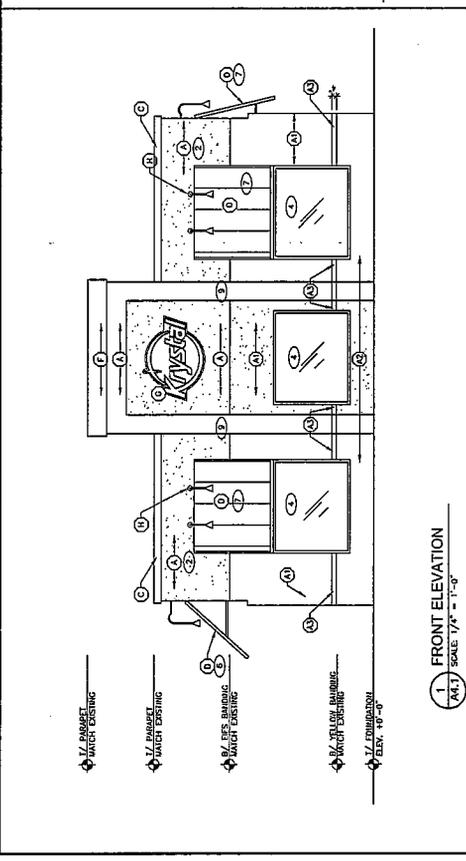
1 FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



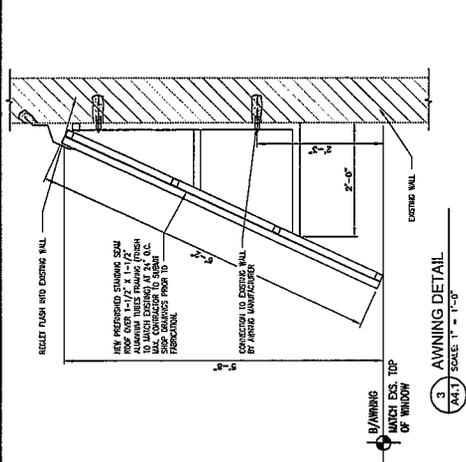
3 AWNING DETAIL  
 SCALE: 1" = 1'-0"



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



5 DRIVE-THRU AWNING  
 SCALE: 1" = 1'-0"



4 CANOPY DETAIL  
 SCALE: 1" = 1'-0"

**GENERAL NOTES**  
 1. PROVIDE 6" HIGH (MIN) ADDRESS NUMBERS ON STREET SIDE OF OCCUPANCY VISIBLE FROM ROADWAY.

**E.I.F.S. SPECIFICATION**  
 SEE SP-3 FOR EIFS MANUFACTURING AND ADDITIONAL SPECIFICATIONS.

FROM INTERIOR TO EXTERIOR  
 1. DRAINAGE E.I.F.S. SYSTEM (NOT BARRIER) CONSISTING OF 1/2" POLYURETHANE INSULATION WITH 1/2" POLYURETHANE VENEER WITH OPEN WEAVE FIBER REINFORCING MESH. THE DRAINAGE CHANNELS SHALL BE INSTALLED AT THE INTERIOR FACE OF THE CHANNELS WITH WEATHER STRIP FOR LOCAL CODES AND MANUFACTURERS' REQUIREMENTS. THE CHANNELS SHALL BE INSTALLED WITH A MINIMUM OF 1/2" CLEARANCE FROM THE EXTERIOR FACE OF THE CHANNELS. PROVIDE EXPANSION FLASHING AT PARAPET AND SILLS.

2. "CERTIFIED MEDUSA" SMART VAPOR BARRIER (SEAM-WAPOR PERMEABLE) BY CERTIFIED OR EQUAL MANUFACTURER SHALL BE INSTALLED OVER THE BARRIER BY CORIC INDUSTRIES ON EXTERIOR SHEATHING. SPECIFICATIONS: EXTERIOR SHEATHING SHALL BE 5/8" DECK BOARD OR EQUAL. EXTERIOR SHEATHING SHALL BE 5/8" CLASS 5/8" EXTERIOR GRADE PLYWOOD IN LED OF DENIS CLASS SHEATHING.

3. EXTERIOR WALL - COORDINATE WITH MANUFACTURER FOR ANCHORAGE DETAILS.

**EXTERIOR ELEVATION KEY NOTES**

1 NEW EIFS SYSTEM - REFER TO E.I.F.S. SPECIFICATION FOR MANUFACTURING AND ADDITIONAL SPECIFICATIONS. PROVIDE EXPANSION FLASHING AT PARAPET AND SILLS.

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**EXTERIOR ELEVATION KEY NOTES**

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 NEW ORLEANS, LA

**KRYSTAL**

EXTERIOR ELEVATIONS

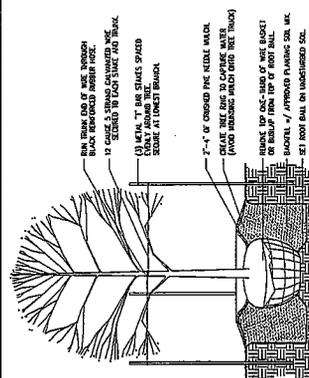
**MICHAEL LONG TURNER**  
 ARCHITECTS

PROJECT NUMBER: 13-1178  
 DRAWING NUMBER: A-41

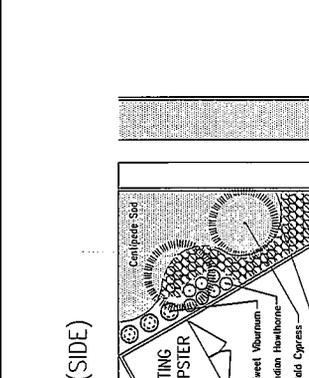
DATE: 10/10/13  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

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**Tree Planting Detail**  
 not to scale



**Shrub Planting Detail**  
 not to scale

**Plant List**

QUANTITY	CULTIVAR NAME	BOTANICAL NAME	SIZE / REMARKS
5	SWAINSON HOLLY	Ilex x attenuata 'Swainsoni'	45 gallon, 12FH (Min.), 2" Cal (Min.), Specimen Trees to Match
6	CRAPE MYRTLE	Lagotis indica 'Acoma'	45 gallon, 12FH (Min.), Multi Trunk, Specimen Trees to Match
3	BALD CYPRESS	Taxodium distichum	45 gallon, 12FH (Min.), 2" Cal (Min.), Specimen Trees to Match
52	INDIAN HAWTHORNE	Raphirolepis indica 'Snow'	3 gallon, Specimen Shrub, Space 2'-6" On Center
18	KNOCK OUT ROSE	Rosa 'Knockout'	3 gallon, Specimen Shrub, Space 3' On Center
30	DWARF BURFORD HOLLY	Ilex cornuta 'Burfordii Nova'	3 gallon, Specimen Shrub, Space 3' On Center
14	CARISSA HOLLY	Ilex cornuta 'Carissa'	3 gallon, Specimen Shrub, Space 3' On Center
7	SWEET VIBURNUM	Viburnum adalatum	3 gallon, Specimen Shrub, Space 3' On Center
5	LURPETALUM	Loropetalum chinense	3 gallon, Specimen Shrub, Space 3' On Center
30	HARBOR DWARF NANDINA	Nandina domestica 'Harbor Dwarf'	3 gallon, Full Perennial, Space 3' On Center
26	AGAPANTHUS	Agapanthus africanus	1 gallon, Full Perennial, Space 1'-6" On Center
391	LIGOEPE	Ligoepe spicata	1 gallon, Full Ground Cover, Space 1' On Center
272	ASIAN JASMINE	Trachelium asiaticum	1 gallon, Full Ground Cover, Space 1'-6" On Center
2,088	CENTIPEDE SOD	Eranthis cicutifolius	Square Feet, Certified Sod

**WARRANTY/MAINTENANCE:**

LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL GROUPS, GRASSES, TREES AND PLANTS FOR 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. WARRANTY COVERS DEFECTS IN PLANTING, PROVISIONS, REPLACEMENT PLANT MATERIAL AT NO CHARGE TO OWNER. WARRANTY DOES NOT COVER LOSS DUE TO ACTS OF GOD OR FORCE MAJEURE. CONTRACTOR SHALL BE SOLELY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING.

**Landscaping Notes & Specifications**

- GENERAL NOTES:**
- ALL WORK SHALL BE LAID OUT BY LANDSCAPE CONTRACTOR FOR ARCHITECT'S APPROVAL PRIOR TO START.
  - ALL MATERIAL SHALL BE SUBJECT TO ARCHITECT'S APPROVAL.
  - WRITTEN APPROVAL IS REQUIRED BY OWNER / ARCHITECT FOR ANY CHANGE TO THE LANDSCAPE CONTRACTOR'S PLAN.
  - LANDSCAPE CONTRACTOR TO PROVIDE DAILY CLEANUP AND MAINTENANCE THROUGH COMPLETION OF PROJECT.
  - THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ANY EXISTING BUILDING OR STRUCTURES ON SITE AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS OPERATIONS.
  - FROM PLANTING OR BEING BOUND OVER AND TO SPRINKLER OR REPAIR ALL PLANTS WHICH ARE DAMAGED DUE TO A LACK OF CARING OR STUNNING. UNWANTED PLANTS SHALL BE REMOVED AT LANDSCAPE CONTRACTOR'S EXPENSE.
  - LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE REPLACEMENT OF ANY TREES PLANTED, GRASS COVERS or/and SOD DAMAGED BY OPERATIONS OF ANY OTHER CONTRACTOR OR ANY OTHER NATURAL DISASTERS. LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
  - THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE OWNER OR GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK. IN THE EVENT ANY ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND SUCH DAMAGES SHALL NOT RESULT IN ANY ADDITIONAL EXPENSE TO THE OWNER.
  - PLANT LIST QUANTITIES ARE PROVIDED AS AN AID TO BIDDERS ONLY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND SUCH DAMAGES SHALL NOT RESULT IN ANY ADDITIONAL EXPENSE TO THE OWNER.
  - ALL PLANT MATERIAL IS TO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATIONS. THE LANDSCAPE CONTRACTOR SHALL MEET BOTH THE CONTAINER SIZE AS WELL AS HEIGHT AND SPREAD SPECIFICATIONS ON ALL PLANT MATERIAL.
  - ALL PLANT MATERIAL SHALL BE PLACED WITH PROTECTION (WITH PHYSICAL BARRIERS) AND MAINTENANCE OF EXISTING AND TRANSPORTED TREES DURING CONSTRUCTION (WHERE APPLICABLE, SET PLANT).
  - LANDSCAPE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FOR ALL BEDS AND PLANT AREAS.
  - PLANTING BED AREAS TO BE BACKFILLED WITH A Mixture OF 6 INCHES OF GARDEN SOIL.
  - PLANTING BED AREAS TO BE TOP DRESSED WITH 3 INCHES OF CRUSHED PINE MULCH.
  - LANDSCAPE CONTRACTOR RESPONSIBLE FOR PROVIDING LOCK, AGRICULTURAL EXTENSION WITH EXISTING SO. REPORT FOR FERTILIZATION RECOMMENDATIONS. (MEET WITH OWNER) LAINNS/SOD.
  - AREAS TO BE SODDED SHALL BE RAKED OF STUMPS AND DEBRIS, BEDS AND STONES AND NO INQUIRIES IN GRADE. PLACE ALL SOD IN BINS AT RIGHT ANGLES TO SLOPES. ROLLS OF SOD ARE ACCEPTABLE, (WHERE APPLICABLE).

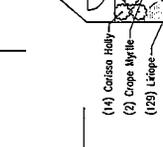
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**Landscape Plan**  
 scale: 1" = 10'

NO.	DATE	REVISION DESCRIPTION	BY
A	2/13/14	ISSUED FOR CONSTRUCTION USE	ASE
		REVISION DESCRIPTION	

KRYSTAL  
 2713 S. CLAIBORNE AVE.  
 NEW ORLEANS, LA



LEAD DESIGN PROR. \_\_\_\_\_ CHECKED \_\_\_\_\_  
 DRAWN \_\_\_\_\_  
 PROJECT NUMBER \_\_\_\_\_ DRAWING NUMBER \_\_\_\_\_  
 13-1178

2D 034-14

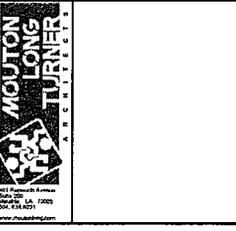
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 CONTRACTOR SHALL MAINTAIN CONSTRUCTION DOCUMENTS AND REPORTS ACCURATELY AND COMPLETELY. CONTRACTOR SHALL MAINTAIN CONTACT WITH THE ARCHITECT'S OR CONSULTANT THROUGHOUT THE CONSTRUCTION.

NO.	DATE	REVISION DESCRIPTION	BY
A	2/21/2013	FOR CONSTRUCTION USE	ABC

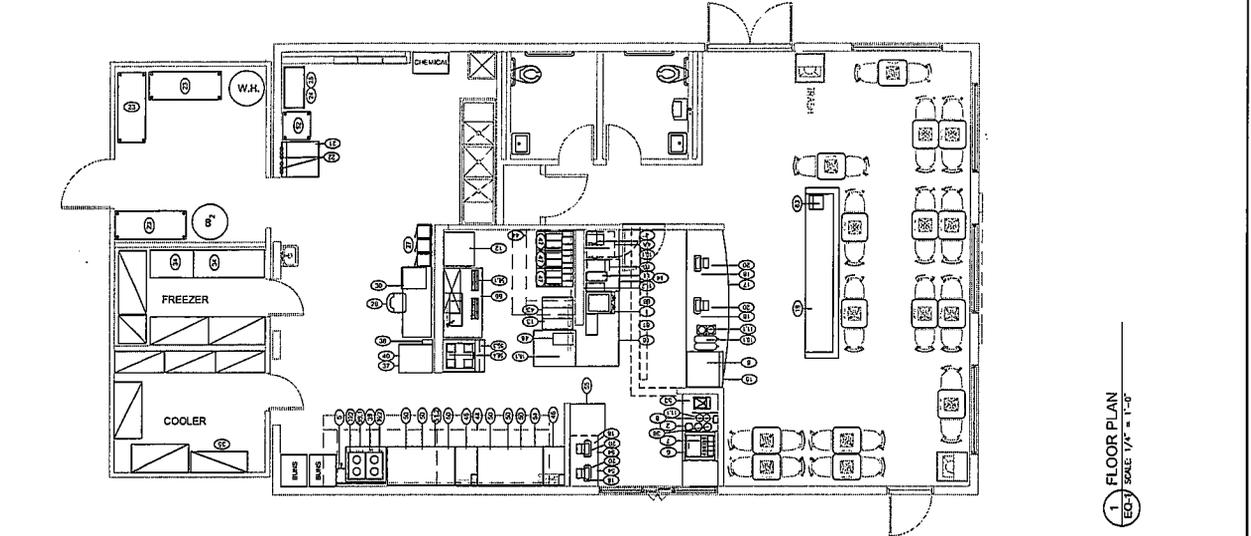
KRYSTAL  
 2713 S. CLAIBORNE AVE.  
 NEW ORLEANS, LA



EQUIPMENT PLAN  
 AND SCHEDULE



LEAD DESIGN PROF.	CHECKED
DRAWN	
PROJECT NUMBER	13-1178
DRAWING NUMBER	E0-1



1 FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

ITEM	QTY	DESCRIPTION	MANUF	MODEL #	INSTALL	REMARKS	VOLT	AMP	PH	CON	ACT	REMARKS	NOT	DUOD	INSTR	MT	EST	BITU	MT	REMARKS	ITEM
1	1	SEE PLAN FOR SIZE	CONDUIT	1/2"	BY OTHER	OC	115	18	1	1	1	117'									
2	1	SEE PLAN FOR SIZE	CONDUIT	3/4"	BY OTHER	OC	115	27	1	1	1	117'									
3	1	SEE PLAN FOR SIZE	CONDUIT	1"	BY OTHER	OC	115	37	1	1	1	117'									
4	1	SEE PLAN FOR SIZE	CONDUIT	1 1/2"	BY OTHER	OC	208	18.3	1	1	1	117'									
5	1	SEE PLAN FOR SIZE	CONDUIT	2"	BY OTHER	OC	115	15	1	1	1	117'									
6	1	SEE PLAN FOR SIZE	CONDUIT	2 1/2"	BY OTHER	OC	115	12	1	1	1	117'									
7	1	SEE PLAN FOR SIZE	CONDUIT	3"	BY OTHER	OC	115	9	1	1	1	117'									
8	1	SEE PLAN FOR SIZE	CONDUIT	3 1/2"	BY OTHER	OC	115	7.5	1	1	1	117'									
9	1	SEE PLAN FOR SIZE	CONDUIT	4"	BY OTHER	OC	115	6	1	1	1	117'									
10	1	SEE PLAN FOR SIZE	CONDUIT	4 1/2"	BY OTHER	OC	115	5	1	1	1	117'									
11	1	SEE PLAN FOR SIZE	CONDUIT	5"	BY OTHER	OC	115	4.5	1	1	1	117'									
12	1	SEE PLAN FOR SIZE	CONDUIT	5 1/2"	BY OTHER	OC	115	4	1	1	1	117'									
13	1	SEE PLAN FOR SIZE	CONDUIT	6"	BY OTHER	OC	115	3.5	1	1	1	117'									
14	1	SEE PLAN FOR SIZE	CONDUIT	6 1/2"	BY OTHER	OC	115	3	1	1	1	117'									
15	1	SEE PLAN FOR SIZE	CONDUIT	7"	BY OTHER	OC	115	2.5	1	1	1	117'									
16	1	SEE PLAN FOR SIZE	CONDUIT	7 1/2"	BY OTHER	OC	115	2	1	1	1	117'									
17	1	SEE PLAN FOR SIZE	CONDUIT	8"	BY OTHER	OC	115	1.5	1	1	1	117'									
18	1	SEE PLAN FOR SIZE	CONDUIT	8 1/2"	BY OTHER	OC	115	1.2	1	1	1	117'									
19	1	SEE PLAN FOR SIZE	CONDUIT	9"	BY OTHER	OC	115	1	1	1	1	117'									
20	1	SEE PLAN FOR SIZE	CONDUIT	9 1/2"	BY OTHER	OC	115	.8	1	1	1	117'									
21	1	SEE PLAN FOR SIZE	CONDUIT	10"	BY OTHER	OC	115	.7	1	1	1	117'									
22	1	SEE PLAN FOR SIZE	CONDUIT	10 1/2"	BY OTHER	OC	115	.6	1	1	1	117'									
23	1	SEE PLAN FOR SIZE	CONDUIT	11"	BY OTHER	OC	115	.5	1	1	1	117'									
24	1	SEE PLAN FOR SIZE	CONDUIT	11 1/2"	BY OTHER	OC	115	.4	1	1	1	117'									
25	1	SEE PLAN FOR SIZE	CONDUIT	12"	BY OTHER	OC	115	.3	1	1	1	117'									
26	1	SEE PLAN FOR SIZE	CONDUIT	12 1/2"	BY OTHER	OC	115	.25	1	1	1	117'									
27	1	SEE PLAN FOR SIZE	CONDUIT	13"	BY OTHER	OC	115	.2	1	1	1	117'									
28	1	SEE PLAN FOR SIZE	CONDUIT	13 1/2"	BY OTHER	OC	115	.18	1	1	1	117'									
29	1	SEE PLAN FOR SIZE	CONDUIT	14"	BY OTHER	OC	115	.16	1	1	1	117'									
30	1	SEE PLAN FOR SIZE	CONDUIT	14 1/2"	BY OTHER	OC	115	.14	1	1	1	117'									
31	1	SEE PLAN FOR SIZE	CONDUIT	15"	BY OTHER	OC	115	.12	1	1	1	117'									
32	1	SEE PLAN FOR SIZE	CONDUIT	15 1/2"	BY OTHER	OC	115	.1	1	1	1	117'									
33	1	SEE PLAN FOR SIZE	CONDUIT	16"	BY OTHER	OC	115	.09	1	1	1	117'									
34	1	SEE PLAN FOR SIZE	CONDUIT	16 1/2"	BY OTHER	OC	115	.08	1	1	1	117'									
35	1	SEE PLAN FOR SIZE	CONDUIT	17"	BY OTHER	OC	115	.07	1	1	1	117'									
36	1	SEE PLAN FOR SIZE	CONDUIT	17 1/2"	BY OTHER	OC	115	.06	1	1	1	117'									
37	1	SEE PLAN FOR SIZE	CONDUIT	18"	BY OTHER	OC	115	.05	1	1	1	117'									
38	1	SEE PLAN FOR SIZE	CONDUIT	18 1/2"	BY OTHER	OC	115	.04	1	1	1	117'									
39	1	SEE PLAN FOR SIZE	CONDUIT	19"	BY OTHER	OC	115	.03	1	1	1	117'									
40	1	SEE PLAN FOR SIZE	CONDUIT	19 1/2"	BY OTHER	OC	115	.02	1	1	1	117'									
41	1	SEE PLAN FOR SIZE	CONDUIT	20"	BY OTHER	OC	115	.01	1	1	1	117'									
42	1	SEE PLAN FOR SIZE	CONDUIT	20 1/2"	BY OTHER	OC	115	.01	1	1	1	117'									
43	1	SEE PLAN FOR SIZE	CONDUIT	21"	BY OTHER	OC	115	.01	1	1	1	117'									
44	1	SEE PLAN FOR SIZE	CONDUIT	21 1/2"	BY OTHER	OC	115	.01	1	1	1	117'									
45	1	SEE PLAN FOR SIZE	CONDUIT	22"	BY OTHER	OC	115	.01	1	1	1	117'									
46	1	SEE PLAN FOR SIZE	CONDUIT	22 1/2"	BY OTHER	OC	115	.01	1	1	1	117'									
47	1	SEE PLAN FOR SIZE	CONDUIT	23"	BY OTHER	OC	115	.01	1	1	1	117'									
48	1	SEE PLAN FOR SIZE	CONDUIT	23 1/2"	BY OTHER	OC	115	.01	1	1	1	117'									
49	1	SEE PLAN FOR SIZE	CONDUIT	24"	BY OTHER	OC	115	.01	1	1	1	117'									
50	1	SEE PLAN FOR SIZE	CONDUIT	24 1/2"	BY OTHER	OC	115	.01	1	1	1	117'									
51	1	SEE PLAN FOR SIZE	CONDUIT	25"	BY OTHER	OC	115	.01	1	1	1	117'									
52	1	SEE PLAN FOR SIZE	CONDUIT	25 1/2"	BY OTHER	OC	115	.01	1	1	1	117'									
53	1	SEE PLAN FOR SIZE	CONDUIT	26"	BY OTHER	OC	115	.01	1	1	1	117'									
54	1	SEE PLAN FOR SIZE	CONDUIT	26 1/2"	BY OTHER	OC	115	.01	1	1	1	117'									
55	1	SEE PLAN FOR SIZE	CONDUIT	27"	BY OTHER	OC	115	.01	1	1	1	117'									
56	1	SEE PLAN FOR SIZE	CONDUIT	27 1/2"	BY OTHER	OC	115	.01	1	1	1	117'									
57	1	SEE PLAN FOR SIZE	CONDUIT	28"	BY OTHER	OC	115	.01	1	1	1	117'									
58	1	SEE PLAN FOR SIZE	CONDUIT	28 1/2"	BY OTHER	OC	115	.01	1	1	1	117'									
59	1	SEE PLAN FOR SIZE	CONDUIT	29"	BY OTHER	OC	115	.01	1	1	1	117'									
60	1	SEE PLAN FOR SIZE	CONDUIT	29 1/2"	BY OTHER	OC	115	.01	1	1	1	117'									
61	1	SEE PLAN FOR SIZE	CONDUIT	30"	BY OTHER	OC	115	.01	1	1	1	117'									
62	1	SEE PLAN FOR SIZE	CONDUIT	30 1/2"	BY OTHER	OC	115	.01	1	1	1	117'									
63	1	SEE PLAN FOR SIZE	CONDUIT	31"	BY OTHER	OC	115	.01	1	1	1	117'									
64	1	SEE PLAN FOR SIZE	CONDUIT	31 1/2"	BY OTHER	OC	115	.01	1	1	1	117'									
65	1	SEE PLAN FOR SIZE	CONDUIT	32"	BY OTHER	OC	115	.01	1	1	1	117'									
66	1	SEE PLAN FOR SIZE	CONDUIT	32 1/2"	BY OTHER	OC	115	.01	1	1	1	117'									
67	1	SEE PLAN FOR SIZE	CONDUIT	33"	BY OTHER	OC	115	.01	1	1	1	117'									
68	1	SEE PLAN FOR SIZE	CONDUIT	33 1/2"	BY OTHER	OC	115	.01	1	1	1	117'									
69	1	SEE PLAN FOR SIZE	CONDUIT	34"	BY OTHER	OC	115	.01	1	1	1	117'									
70	1	SEE PLAN FOR SIZE	CONDUIT	34 1/2"	BY OTHER	OC	115	.01	1	1	1	117'									
71	1	SEE PLAN FOR SIZE	CONDUIT	35"	BY OTHER	OC	115	.01	1	1	1	117'									
72	1	SEE PLAN FOR SIZE	CONDUIT	35 1/2"	BY OTHER	OC	115	.01	1	1	1	117'									
73	1	SEE PLAN FOR SIZE	CONDUIT	36"	BY OTHER																

**Item #3**

**ZONING DOCKET 035/14** – Request by NKHAN, INC for a Conditional Use to permit the sale of alcoholic beverages for consumption off premises at a gasoline service station in a B-2 Neighborhood Business District and the Eastern New Orleans Renaissance Corridor District overlay, on an undesignated square, Lot 1D2, in the Third Municipal District, bounded by Read Boulevard, East Rockton Circle, Weaver Avenue and Morrison Road. The municipal address is 7358 READ BOULEVARD. (PD 9)

Designated: AA  
Drawn: AA  
Checked: EP  
Approved: DC  
Scale: SHOWN  
Date: 10/21/09  
Project No.  
Sheet No: A1 of 5

DON GARLAND  
REG. PROFESSIONAL ENGINEER  
REA. AND LAND SURVEYOR  
12141 DUTCH LAKE WEST, MONTESSA, LA 70444  
(225) 284-7034

- GENERAL NOTES:**
1. BUILDING SHALL MEET APPLICABLE REQUIREMENTS OF CITY, STATE, FEDERAL AND LOCAL CODES.
  2. ALL WORK SHALL BE INSTALLED AS PER CITY AND STATE SAFETY CODE.
  3. PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED IN ACCORDANCE WITH 101. HANDBOOK CHAPTER 34, SEC. 214, SUB-SECTION 7.9.
  4. PROVIDE LOCKED EXTERIOR EXISTING DOORS LEAD WITH THE FLOOR.
  5. ALL EXISTING DOORS SHALL HAVE A LEAD OR LOCK ONLY IF ITS FRAME HARDWARE IS IN GOOD CONDITION.
  6. LOCKS ON DOORS IN AREAS OF EXCESS SHALL BE REMOVED THE SIZE OF THE LOCKS ON SPECIAL HANDICAPPED TO OPEN IN THE DIRECTION OF ESCAPE.
  7. ALL CORRIDORS AND EXIT AREAS SHALL BE UNIMPACTED CONTINUOUSLY WHEN THE BUILDING IS OCCUPIED.
  8. INSTALL ALARM SYSTEM AS PER NFPA 720-1-1. (ALARM SYSTEM UNDER SEPARATE APPLICATION)
  9. EXISTING PAINT SHALL BE DECIDED TO ALLOW ORDERING FROM A COMPLETE INTERIOR REFINISHING CONTRACTOR.
  10. USE 401333 ALL WORK AND INSPECTIONS OF FIRE ALARM, FIRE SUPPRESSION AND FIRE EXTINGUISHERS SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR.
  11. INTERNAL ELECTRICAL CODE.

**LEGEND:**

- EXISTING CURB WALLS
- NEW WALLS
- FIRE-RATED WALLS

**SQUARE FOOTAGE:**

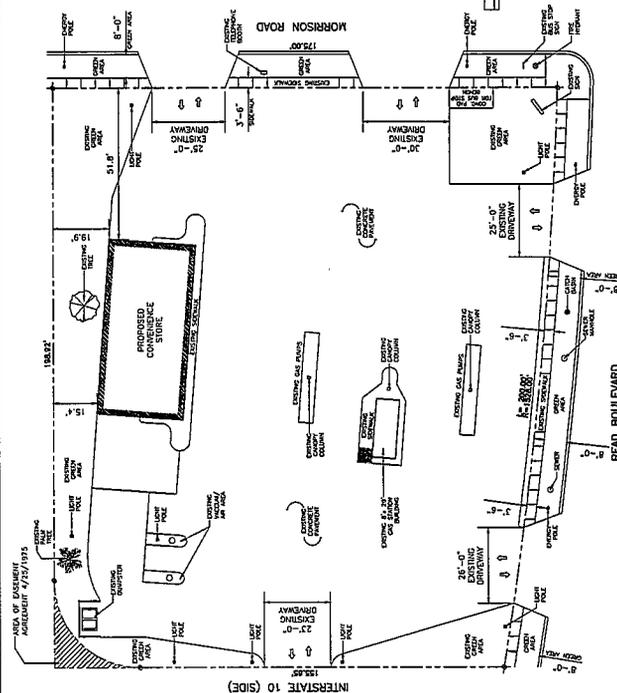
EXISTING SQUARE FOOTAGE: 1,150.00 SQ. FT.

**SCOPE OF THE WORK:**

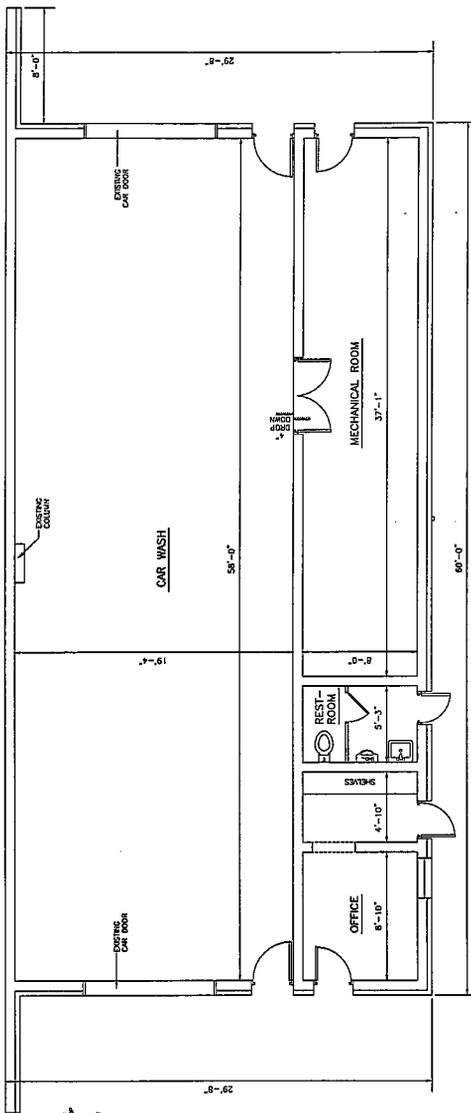
CHANGING THE USE OF AN EXISTING COURSE TO A CONVENIENCE STORE. ARCHITECTURAL PLANS ARE PROVIDED FOR A COMPLETE INTERIOR REFINISHING CONTRACTOR. EXTERIOR REFINISHING INCLUDES AN UPDATE ON EXTERIOR PAINT AT WALLS, NEW FLOORING, AND NEW ELECTRICAL, MECHANICAL, AND PLUMBING PLANS ARE PROVIDED.



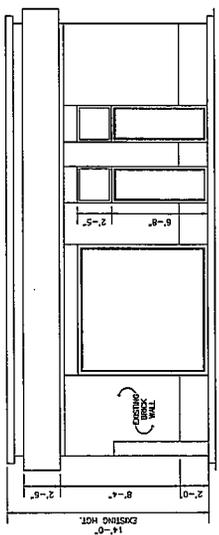
7358 READ BOULEVARD  
LAKE FOREST #8  
SQUARE D  
LAKERRAT TRACT  
CITY OF NEW ORLEANS  
ORLEANS PARISH, LA



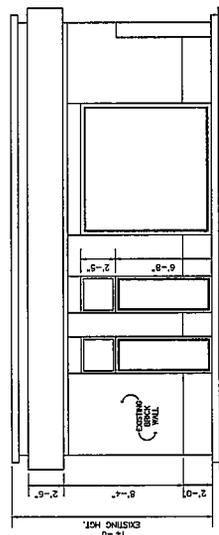
**1** EXISTING PLOT PLAN  
SCALE: 1" = 20'-0"



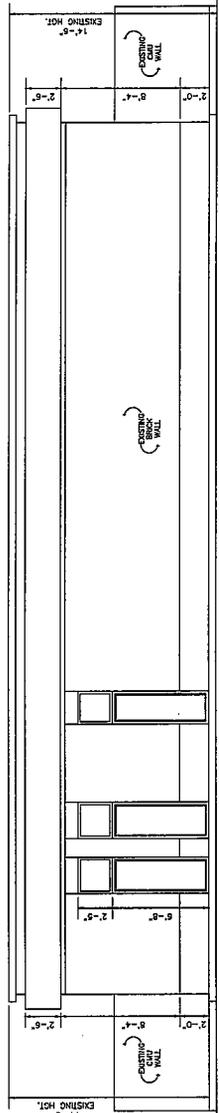
**4** EXISTING FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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



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

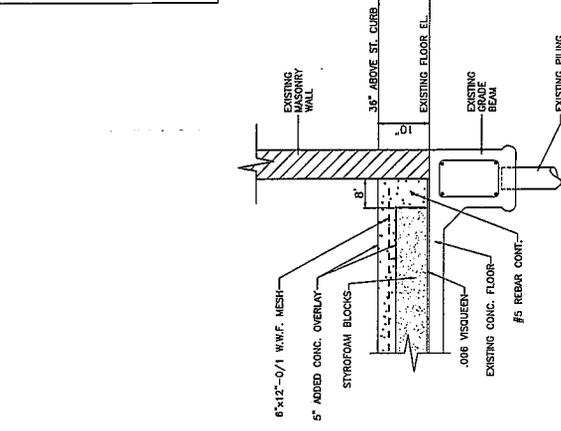


**5** EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

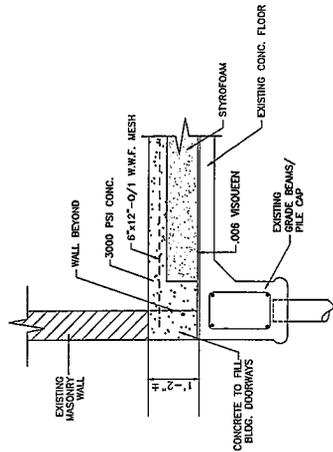
20035.14

PROFESSIONAL DESIGNS  
ELIZABETH PHELPS  
BUILDING DESIGNER

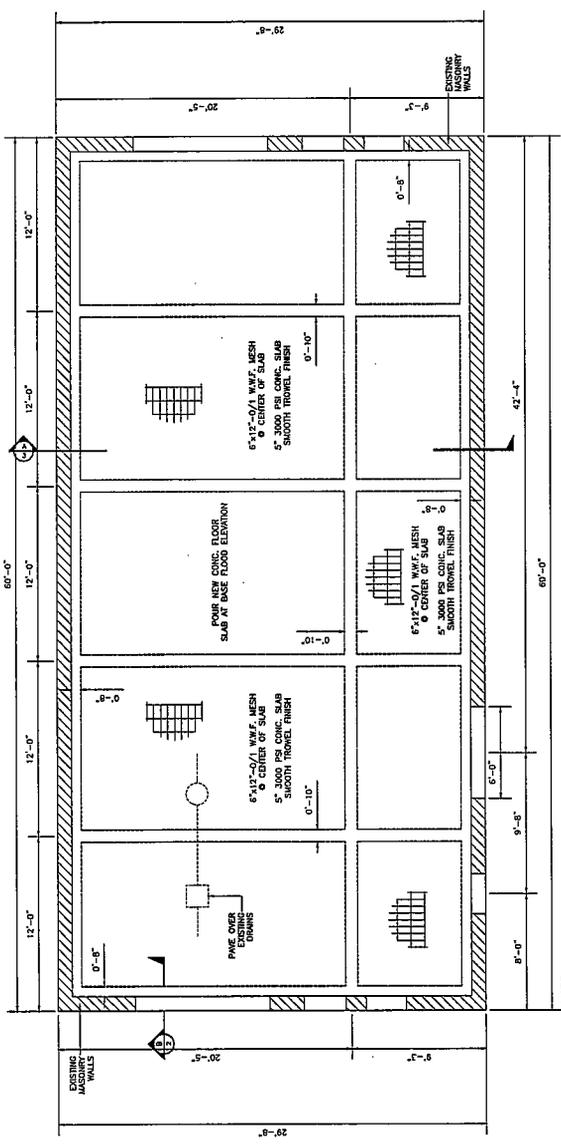
12141 DUTCH LAKE WEST, SUITE 204  
METairie, LA 70002  
DON GARLAND  
REG. PROFESSIONAL ENGINEER  
AND LAND SURVEYOR



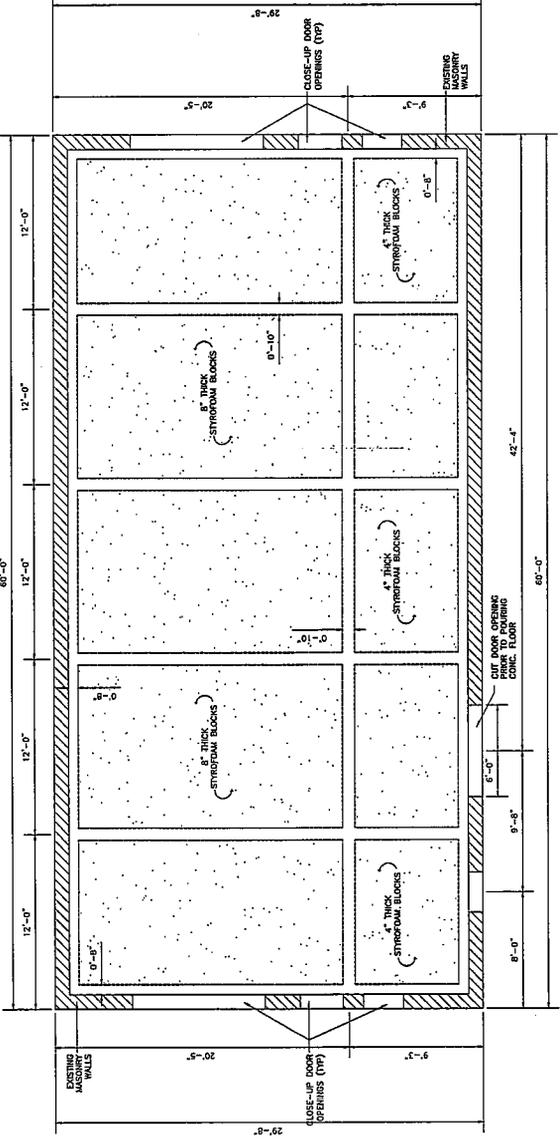
3 TYPICAL SECTION  
AT EXT. WALLS  
SCALE: 3/4\"/>



4 SECTION B-2  
SCALE: 3/4\"/>



1 FOUNDATION PLAN  
SCALE: 1/4\"/>

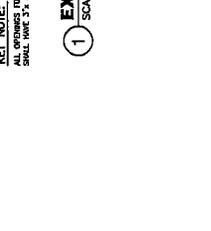
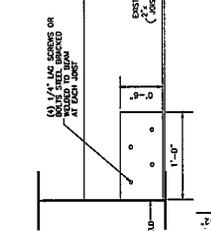
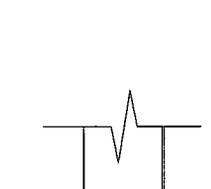
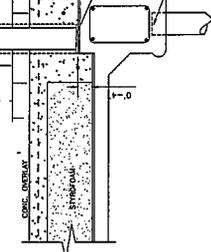
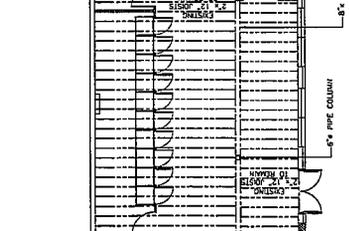
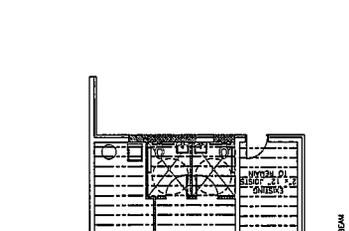
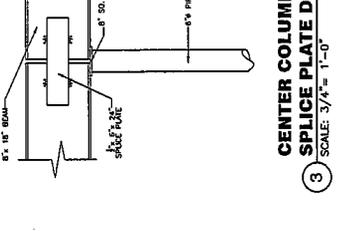
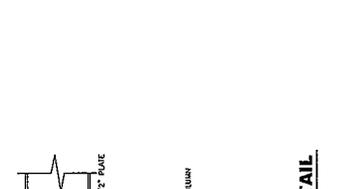
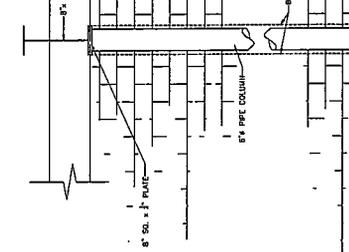


2 STYROFOAM BLOCKING LAYOUT  
AND FOOTINGS  
SCALE: 1/4\"/>

2003514

Designed: AA	Drawn: AA	Checked: EP	Approved: DG
Scale: SHOWN	Date: 10/21/09	Project No:	Sheet No: A5 of 5

DON GARLAND  
 REG. PROFESSIONAL ENGINEER  
 AND LAND SURVEYOR  
 12141 DUTCH LAKE WEST, POWHATAN, LA 70484  
 (504) 294-7034



2D 035.14

20035.14

MR. KHAN'S CONVENIENCE STORE  
 7358 READ BLVD., NEW ORLEANS LA 70128  
 PROPOSED PLOT PLAN, FLOOR PLAN, ELEVATIONS & NOTES

PROFESSIONAL DESIGNS  
 ELIZABETH PHELPS  
 BUILDING DESIGNER  
 213 RIVER OAKS DR. N.O., LA 70131 (888) 394-4344

REVISED  
 12-15-09  
 Project No:  
 Date: 10/21/09  
 Scale: SHOWN  
 Approved: DG  
 Checked: EP  
 Drawn: AA  
 Design: AA

Sheet No:  
 AZ of 5

**SQUARE FOOTAGE:**

EXISTING SQUARE FOOTAGE: 17,620.00 SQ. FT.  
 PROPOSED SQUARE FOOTAGE: 21,150.00 SQ. FT.  
 TOTAL GROSS AREA: 39,770.00 SQ. FT.

**SCOPE OF THE WORK:**

CONVERT THE EXISTING STORE TO A CONVENIENCE STORE. ARCHITECTURAL PLANS ARE PROVIDED FOR A COMPLETE INTERIOR REFINISHING, MECHANICAL, ELECTRICAL, AND PLUMBING WORK. EXTERIOR RENOVATION INCLUDES AN UPDATE ON THE BUILDING'S FRONT FACADE. ALL EXISTING AND PROPOSED WORK ARE PROVIDED.

- GENERAL NOTES:**
1. BUILDINGS SHALL MEET APPLICABLE REQUIREMENTS OF CITY, STATE, FEDERAL AND LOCAL AGENCIES. ALL PERMITS SHALL BE OBTAINED PRIOR TO START OF WORK.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE CODES.
  3. PERMISSIBLE THE CONTRACTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE CODES.
  4. ALL EXISTING STRUCTURAL MEMBERS SHALL BE REINFORCED WITH STEEL OR CONCRETE AS NECESSARY TO SUPPORT THE PROPOSED LOADS AND TO MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE CODES.
  5. ALL EXISTING STRUCTURAL MEMBERS SHALL BE REINFORCED WITH STEEL OR CONCRETE AS NECESSARY TO SUPPORT THE PROPOSED LOADS AND TO MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE CODES.
  6. ALL EXISTING STRUCTURAL MEMBERS SHALL BE REINFORCED WITH STEEL OR CONCRETE AS NECESSARY TO SUPPORT THE PROPOSED LOADS AND TO MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE CODES.
  7. ALL EXISTING STRUCTURAL MEMBERS SHALL BE REINFORCED WITH STEEL OR CONCRETE AS NECESSARY TO SUPPORT THE PROPOSED LOADS AND TO MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE CODES.
  8. ALL EXISTING STRUCTURAL MEMBERS SHALL BE REINFORCED WITH STEEL OR CONCRETE AS NECESSARY TO SUPPORT THE PROPOSED LOADS AND TO MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE CODES.
  9. ALL EXISTING STRUCTURAL MEMBERS SHALL BE REINFORCED WITH STEEL OR CONCRETE AS NECESSARY TO SUPPORT THE PROPOSED LOADS AND TO MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE CODES.
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  11. ALL EXISTING STRUCTURAL MEMBERS SHALL BE REINFORCED WITH STEEL OR CONCRETE AS NECESSARY TO SUPPORT THE PROPOSED LOADS AND TO MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE CODES.

**GENERAL LANDSCAPING NOTES:**

1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL MATERIALS UNDER AND ABOVE GROUND NECESSARY TO COMPLETE ALL LANDSCAPING WORK AS SHOWN ON PLANS.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT ISSUE OF THE AMERICAN BURDETT GARDEN CENTER'S "PLANTING FOR THE SOUTH" HANDBOOK. ALL PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE HANDBOOK.
3. PLANTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE HANDBOOK.
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14. PLANTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE HANDBOOK.

**LEGEND:**

EXISTING CURB WALLS  
 NEW WOOD PATIOWNS  
 FIRE-RATED WALLS

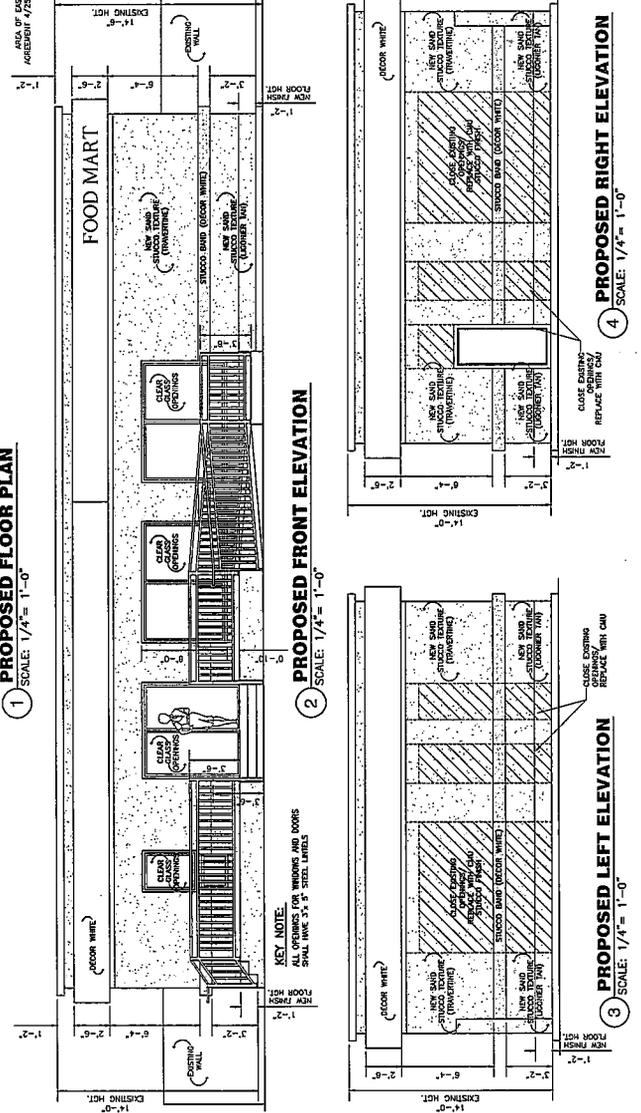
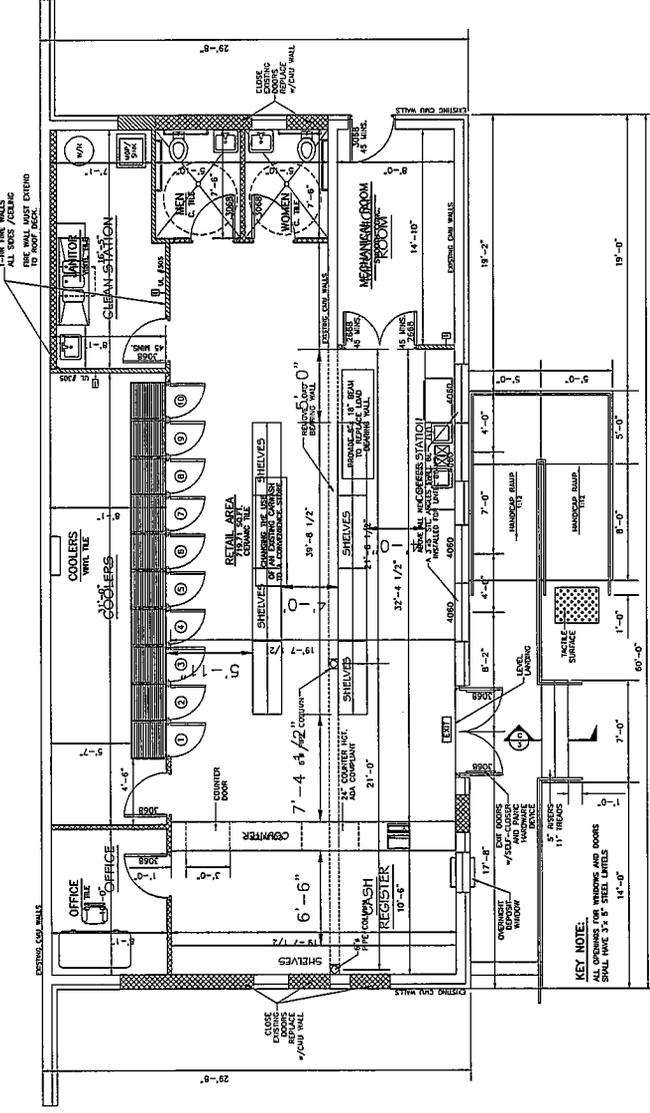
**SQUARE FOOTAGE:**

EXISTING SQUARE FOOTAGE: 17,620.00 SQ. FT.  
 PROPOSED SQUARE FOOTAGE: 21,150.00 SQ. FT.  
 TOTAL GROSS AREA: 39,770.00 SQ. FT.

**PROPOSED PLOT PLAN**

SCALE: 1" = 20'-0"

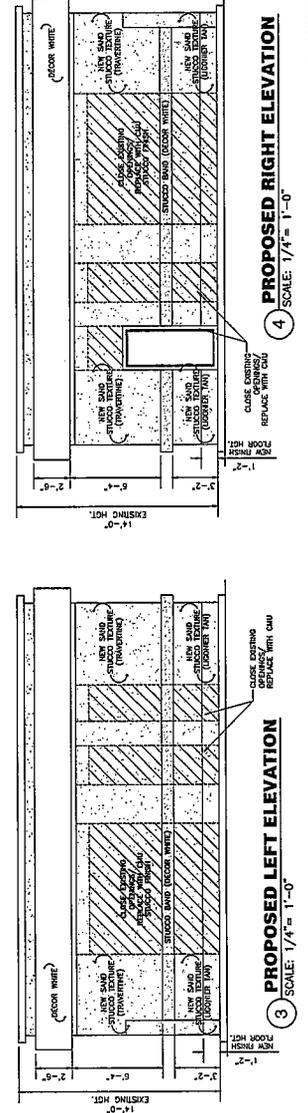
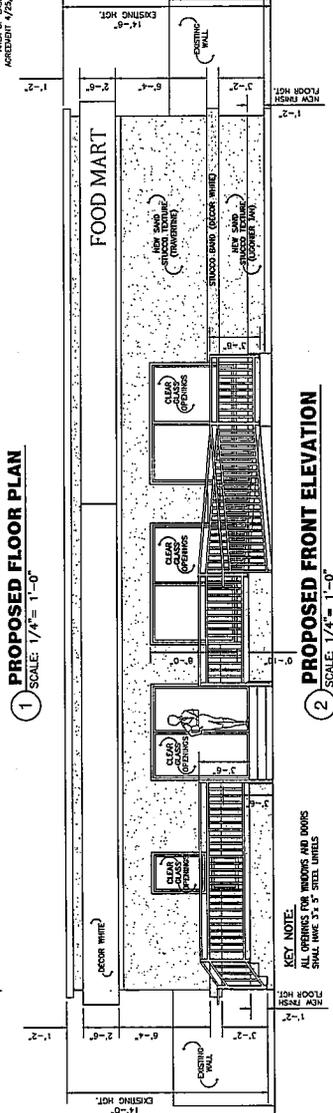
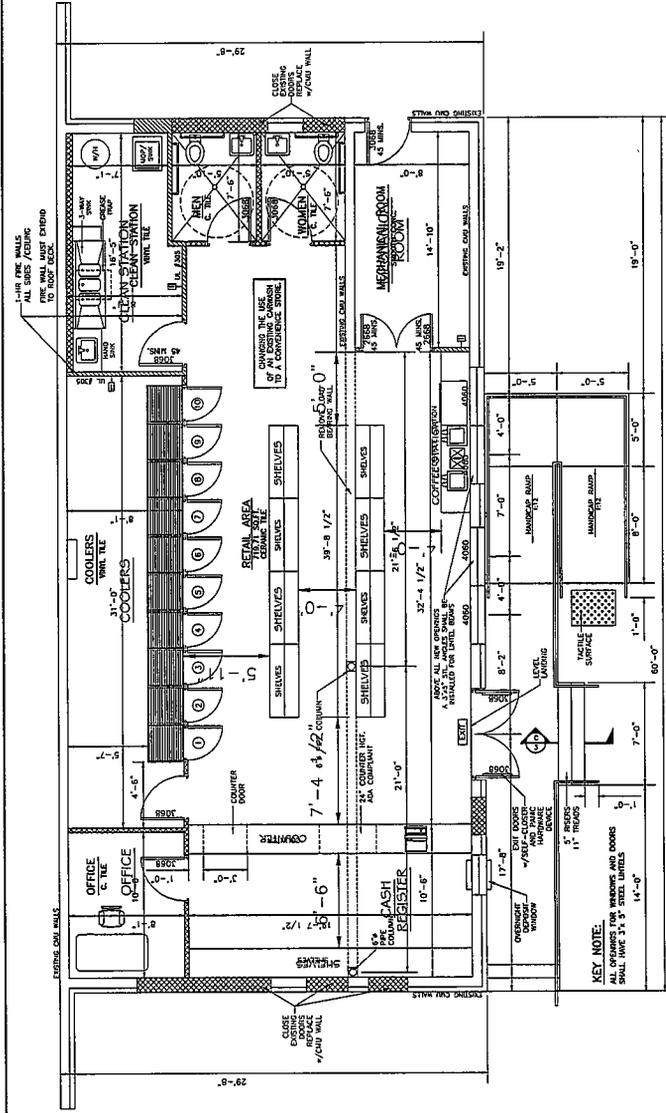
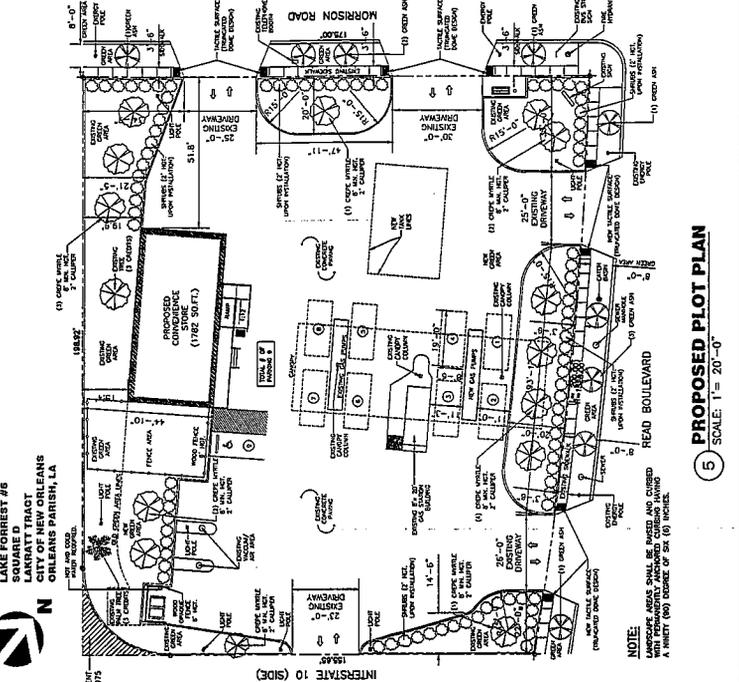
NOTE: LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN BURDETT GARDEN CENTER'S "PLANTING FOR THE SOUTH" HANDBOOK.





- LEGEND:**
- EXISTING CHU WALLS
  - NEW WOOD PARTITIONS
  - EXISTING SQUARE FOOTAGE
  - NEW SCHEDULED WALLS
- SQUARE FOOTAGE:**
- |                      |                   |
|----------------------|-------------------|
| TOTAL EXISTING AREA: | 52,162.36 SQ. FT. |
| TOTAL NEWLY AREA:    | 3,278.84 SQ. FT.  |
- DEPARTMENT OF HEALTH REQUIREMENTS:**
- A HAND SINK WITH HOT AND COLD WATER UNDER PRESSURE THROUGH A SINK FAUCET IS REQUIRED IN THE 3-COMPARTMENT SINK AREA.
  - THE THREE-COMPARTMENT-SINK MUST HAVE A NON-SLIP FACE.
  - WORKING IN THE FOOD PREPARATION AREA MUST BE SANITIZED AND PROTECTIVE GLOVES SHALL BE WORN THROUGHOUT THE FOOD PREPARATION AREA. A NUMBER OF 50-TIME CONTOURS OF SANITIZED GLOVES.
  - ALL FLOORS, WALLS AND CEILINGS THROUGHOUT THE FOOD PREPARATION AREA MUST BE ANTICORROSIVE WITH SMOOTH AND EASY CLEANABLE SURFACES.
  - A HOT SINK WITH HOT AND COLD WATER UNDER PRESSURE IS REQUIRED.
  - A CHANGE TAP INDICATOR SHALL BE PROVIDED AT THE SINK SINK LINE.
  - AS CALULAS GROUND WORK WILL BE PROVIDED.
  - DISPOSABLES WITH A HIGH-BACKED CHUTE TO A SANITARY BIN WITH ACCESS TO HOT AND COLD WATER SHALL BE PROVIDED.
  - WALLS SHALL HAVE FLOOR DRAIN, MECHANICAL, VENTILATION, AND DUCT SELF-CLEANING DOORS.

- GENERAL NOTES:**
- REQUIREMENTS SHALL MEET APPLICABLE REQUIREMENTS OF CITY, STATE, FEDERAL CODES AND NFPA.
  - EMERGENCY LIGHTING TO BE INSTALLED AS PER NFPA LIFE SAFETY CODE 101 THROUGH CHAPTER 36. SECTION 2.9. SUB-SECTION 7.3.
  - NFPA SECTION 10. COMMERCIAL SHALL BE PROVIDED TO ACCORDANCE WITH 10.1.1.1.1.
  - PROVIDE LAMINATE OUTSIDE DOOR DOORS LEVEL WITH THE FLOOR.
  - DOORS SHALL BE INSTALLED TO OPEN IN THE DIRECTION OF ESCAPE.
  - LOCAL OR WORKS IN WORKS OF REPAIRS SHALL BE ASSURE THE USE OF A HOT, SPECIAL DANCE OR SPECIAL EQUIPMENT TO OPEN IN THE DIRECTION OF ESCAPE.
  - ALL REPAIRS SHALL BE INSTALLED CONTIGUOUSLY WITH EXISTING WORK.
  - WORKING IN THE FOOD PREPARATION AREA MUST BE SANITIZED AND PROTECTIVE GLOVES SHALL BE WORN THROUGHOUT THE FOOD PREPARATION AREA. A NUMBER OF 50-TIME CONTOURS OF SANITIZED GLOVES.
  - ALL FLOORS, WALLS AND CEILINGS THROUGHOUT THE FOOD PREPARATION AREA MUST BE ANTICORROSIVE WITH SMOOTH AND EASY CLEANABLE SURFACES.
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  - DISPOSABLES WITH A HIGH-BACKED CHUTE TO A SANITARY BIN WITH ACCESS TO HOT AND COLD WATER SHALL BE PROVIDED.
  - WALLS SHALL HAVE FLOOR DRAIN, MECHANICAL, VENTILATION, AND DUCT SELF-CLEANING DOORS.



**PROPOSED PLOT PLAN**  
 SCALE: 1" = 20'-0"  
 (5)

**PROPOSED FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 (2)

**PROPOSED LEFT ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 (3)

**PROPOSED RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 (4)

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