

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – April 23, 2014

There will be a meeting of the Planning Advisory Committee on April 23, 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 April 2, 2014 PAC meeting.
- 2) **Consideration:** A request by Providence Community Housing, Inc., for a grant of a predial servitude, for the proposed encroachments of steps on/over the Governor Nicholls St. public right-of-way, adjacent to Lot 3, Square 145, 2nd M.D., bounded by Tremé St., Ursulines Ave., Marais St., and Governor Nicholls St. The municipal address of the property is 1312-1314 Governor Nicholls Street.
- 3) **Consideration:** A request by Howard Real Estate, L.L.C., for a grant of a predial servitude, for the proposed encroachment of a kitchen vent and the existing encroachment of an awning on/over the St. Joseph Street public right-of-way, adjacent to Lots 9, 10, 11, 37, 38, and 39, Square 236, 1st M.D., bounded by Baronne St., St. Joseph Street, Carondelet Street, and Howard Avenue. The municipal address of the property is 833 Howard Avenue.
- 4) **Consideration:** A request by Mark B. Bruser for a grant of a predial servitude, for the proposed encroachment of a gallery “roof” and the existing encroachment of a wraparound gallery on/over the Magazine Street and 3rd Street public rights-of-way, adjacent to Lot A, Square 130, 4th M.D., bounded by 3rd Street, Constance Street, 4th Street, and Magazine Street. The municipal address of the property is 2600-2604 Magazine Street.
- 5) **Consideration:** A request by Orleans Parish School Board for a grant of a predial servitude, for the proposed encroachments of steps, landings, and wheelchair ramps on/over the N. Gayoso and N. Salcedo St. public rights-of-way, adjacent to Lot 1, Square 398, 2nd M.D., bounded by N. Salcedo Street, Iberville Street, N. Gayoso Street, and Canal Street. The municipal address of the property is 3019 Canal Street.
- 6) **Consideration:** **ZONING DOCKET 038/14** – Request by SYDNEY J. BESTHOFF III, VIRGINIA F. BESTHOFF, VALERIE A. BESTHOFF AND JANE B. BESTHOFF for an Amendment to Ordinance No. 22,560 MCS (Zoning Docket 059/06, which granted a Conditional Use to permit a drive-thru bank in a new structure in a C-1A General Commercial District) to permit the installation of

an additional automated teller machine and associated modifications to the approved development plan, on Square 414 , Lot K-1 or D, in the Sixth Municipal District, bounded by Saint Charles and Napoleon Avenues and Jena and Carondelet Streets. The municipal address is 4401 Saint Charles Avenue. (PD 3)

- 7) **Consideration: ZONING DOCKET 039/14** – Request by LOUBAR, LLC for an Amendment to Ordinance No. 20,443 MCS (Zoning Docket 053/01, which granted a Conditional Use to permit a fast food restaurant within an existing shopping center in a B-1 Neighborhood Business District) to permit a clinic (medical or dental) having between 2,500 and 5,000 square feet of floor area and having more than four (4) practitioners and to permit a fast food restaurant, on Square 134, Lot BG, in the Sixth Municipal District, bounded by South Claiborne Avenue, State Street Drive and South Miro and Calhoun Streets. The municipal address is 6225 South CLAIBORNE AVenue. (PD 3)
- 8) **Consideration: ZONING DOCKET 040/14** – Request by CITY COUNCIL MOTION M-14-89 for an Amendment to Ordinance No. 25,568 MCS (Zoning Docket 086/13, which granted a Conditional Use to permit a community center in an RM-2A Multiple-Family Residential District) to consider the expansion of the site (Square 111, all lots) to include a portion of Square 146 (Lots 15 through 20, an undesignated parcel, Lots F, R, L and X) and the former Constance Street right-of-way between Orange and Richard Streets, and to consider any other revisions and/or additions to waivers and/or provisos, on the stated existing and expanded site. The municipal addresses are 1549-1573 Constance Street, 1011-1019 RICHARD STREET and 1016 ORANGE ST. (PD 2)
- 9) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, May 7, 2014, at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Respectfully yours,

Robert D. Rivers, Director
April 15, 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 April 2, 2014 PAC meeting.

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

Minutes – April 2, 2014

A meeting of the Planning Advisory Committee was held on Wednesday, April 2, 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 (HDL)
Edward Horan (S&P)
Tica Hartman (PPW)
Bao Vu (DPW)

GUESTS

Bert Turner (Architect)

CPC STAFF

Derek Scheerer
Stephen Kroll
Rachel Mays
Dubravka Gilic
Dale Thayer

NON-VOTING DEPARTMENTS

William Gilchrist (City of New Orleans)

- 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)

The representative of the Department of Parks and Parkways noted that it would require street trees to be planted on the portions of the South Claiborne Avenue and Fourth Street rights-of-way adjacent to the site. The representative of the

Sewerage and Water Board noted that it would be necessary for the landscape architect to ensure that the street trees were planted in locations where they would not interfere with any of the Sewerage and Water Board's utilities. The Committee passed a motion of no objection to the request, subject to further review by the City Planning Commission, the Department of Parks and Parkways, and the Sewerage and Water Board.

- 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)

Naveed Khan, NKhan Inc., appeared before the committee. The representative from the Department of Public Works noted that the curb cuts appear to be too large and was unclear as to whether the Traffic Division would recommend reducing the curb cuts. The representative from the Department of Parks and Parkways wants to review plans stamped by a licensed Louisiana landscape architect for trees within the public right-of-way. The representative from the City Planning Commission made a motion of no objection subject to further review by the City Planning Commission, the Department of Public Works, and the Department of Parks and Parkways. The motion was seconded by the Department of Property Management Division of Real Estate and Records.

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

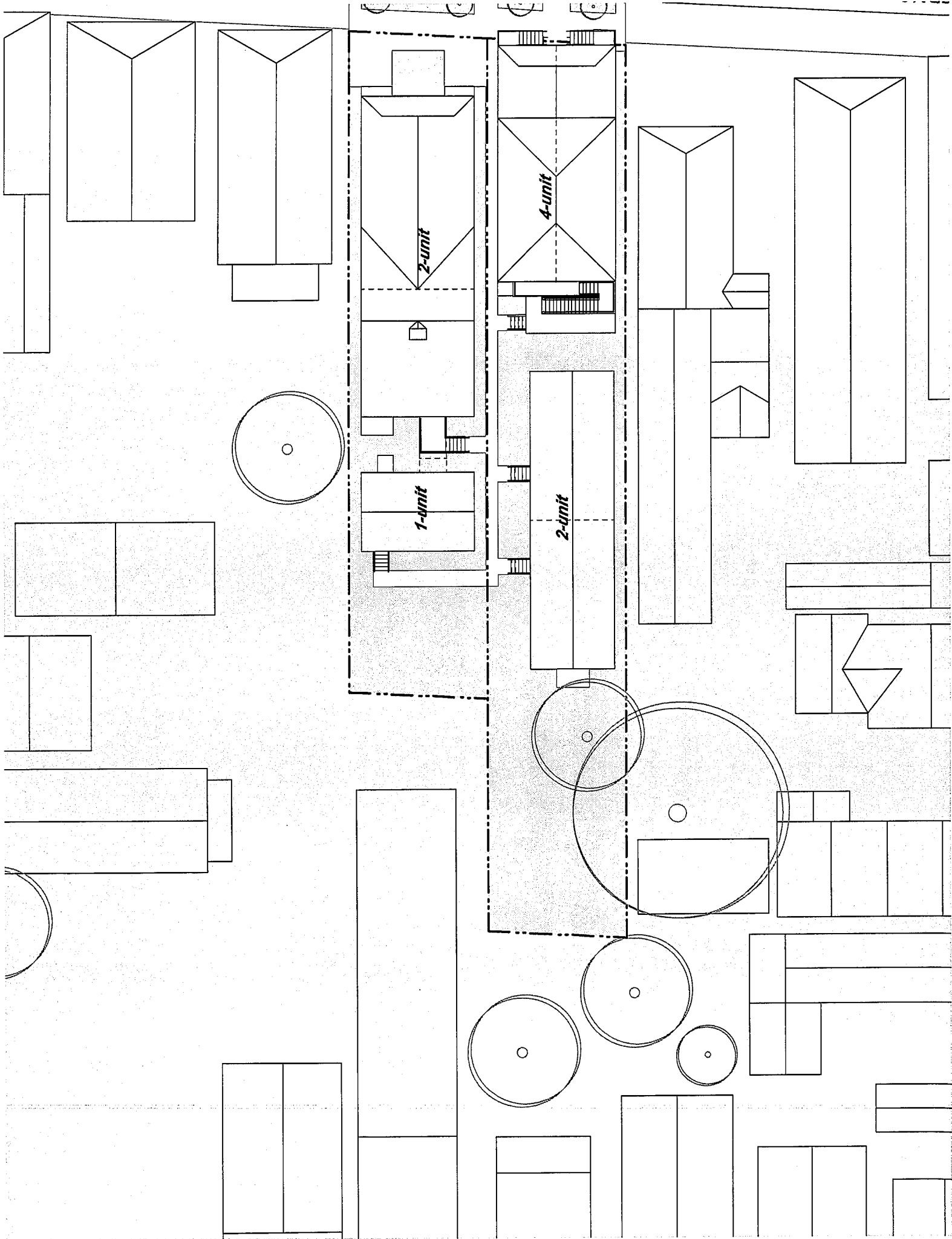
Respectfully yours,

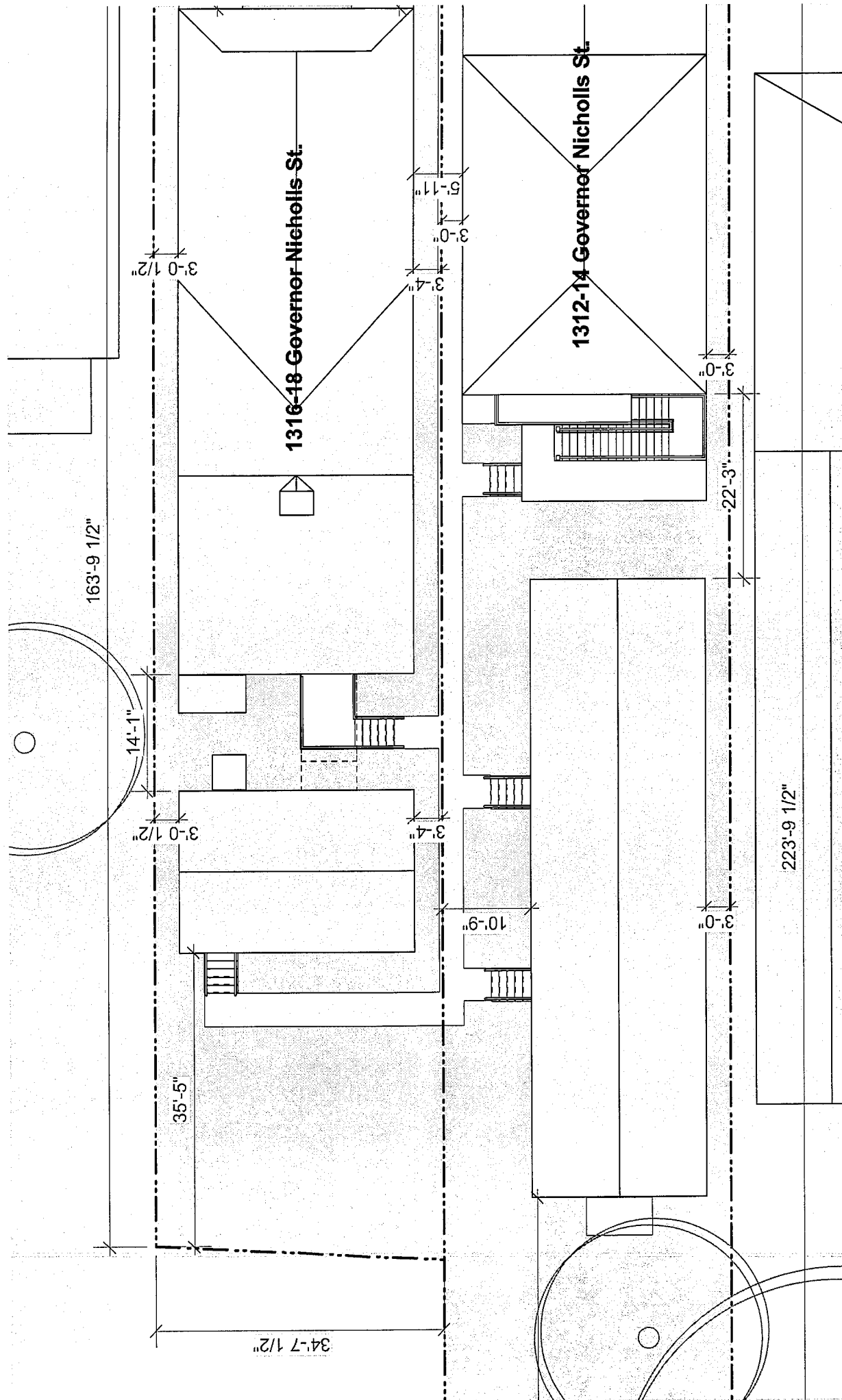
Robert D. Rivers, Director
April 15, 2014

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.

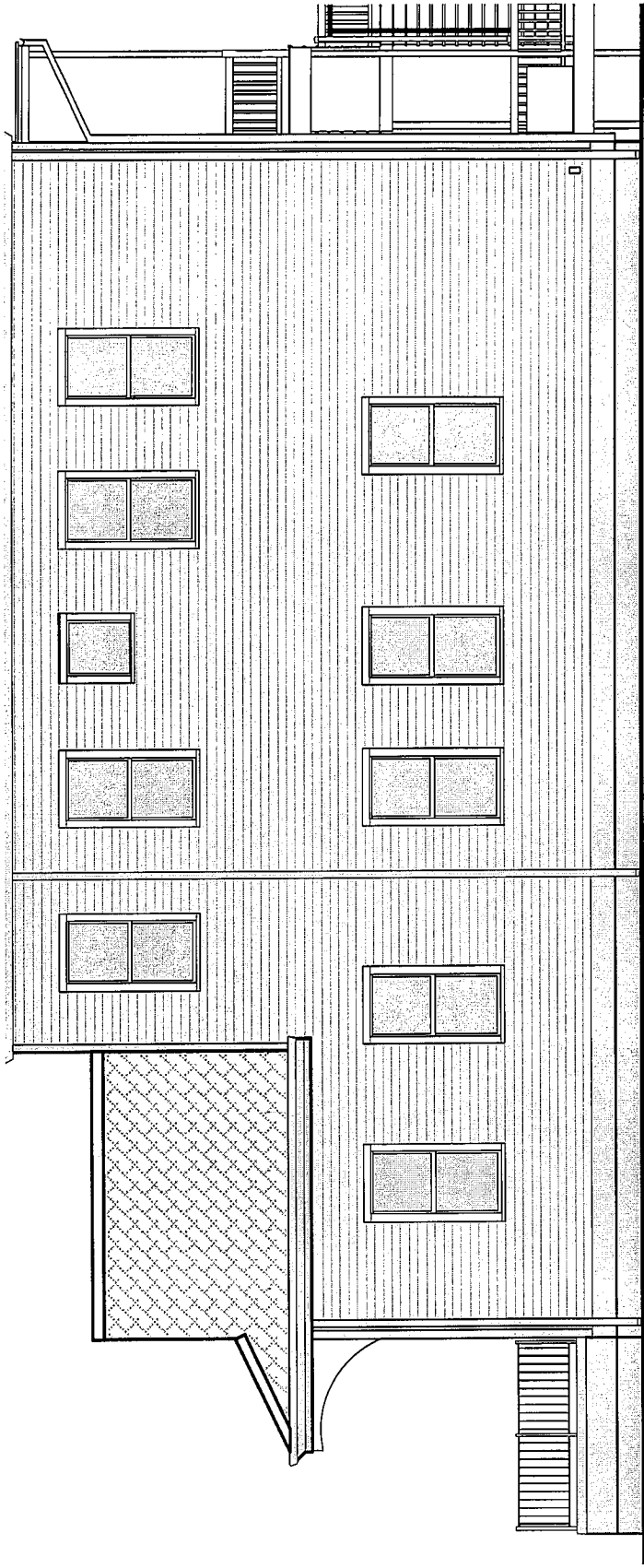
Item #2

Consideration: A request by Providence Community Housing, Inc., for a grant of a predial servitude, for the proposed encroachments of steps on/over the Governor Nicholls St. public right-of-way, adjacent to Lot 3, Square 145, 2nd M.D., bounded by Treme St., Ursulines Ave., Marais St., and Governor Nicholls St. The municipal address of the property is 1312-1314 Governor Nicholls Street.

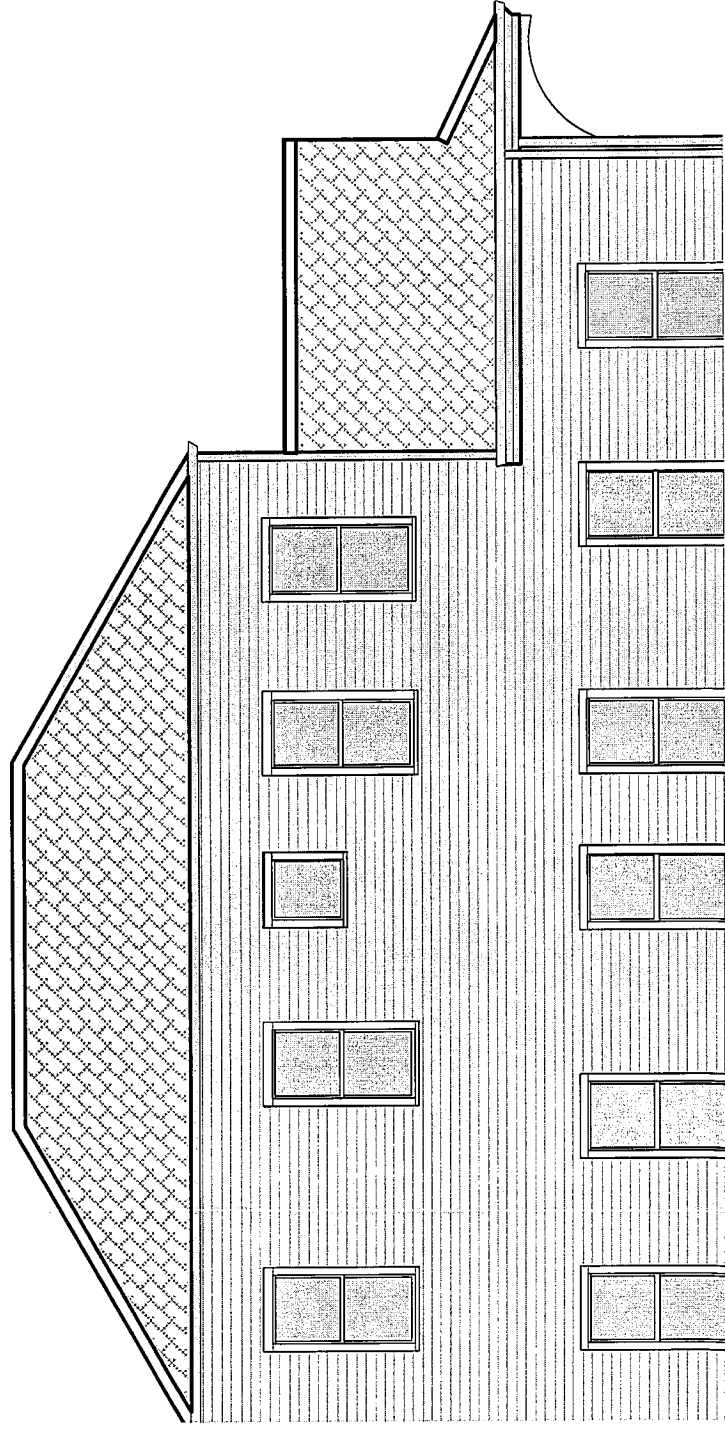
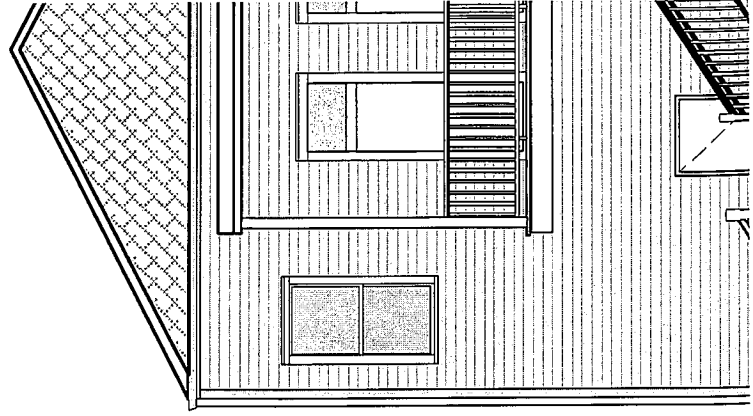
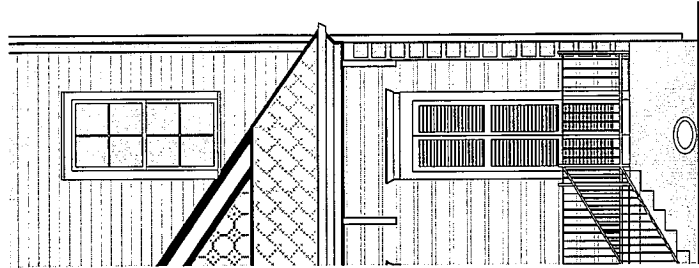


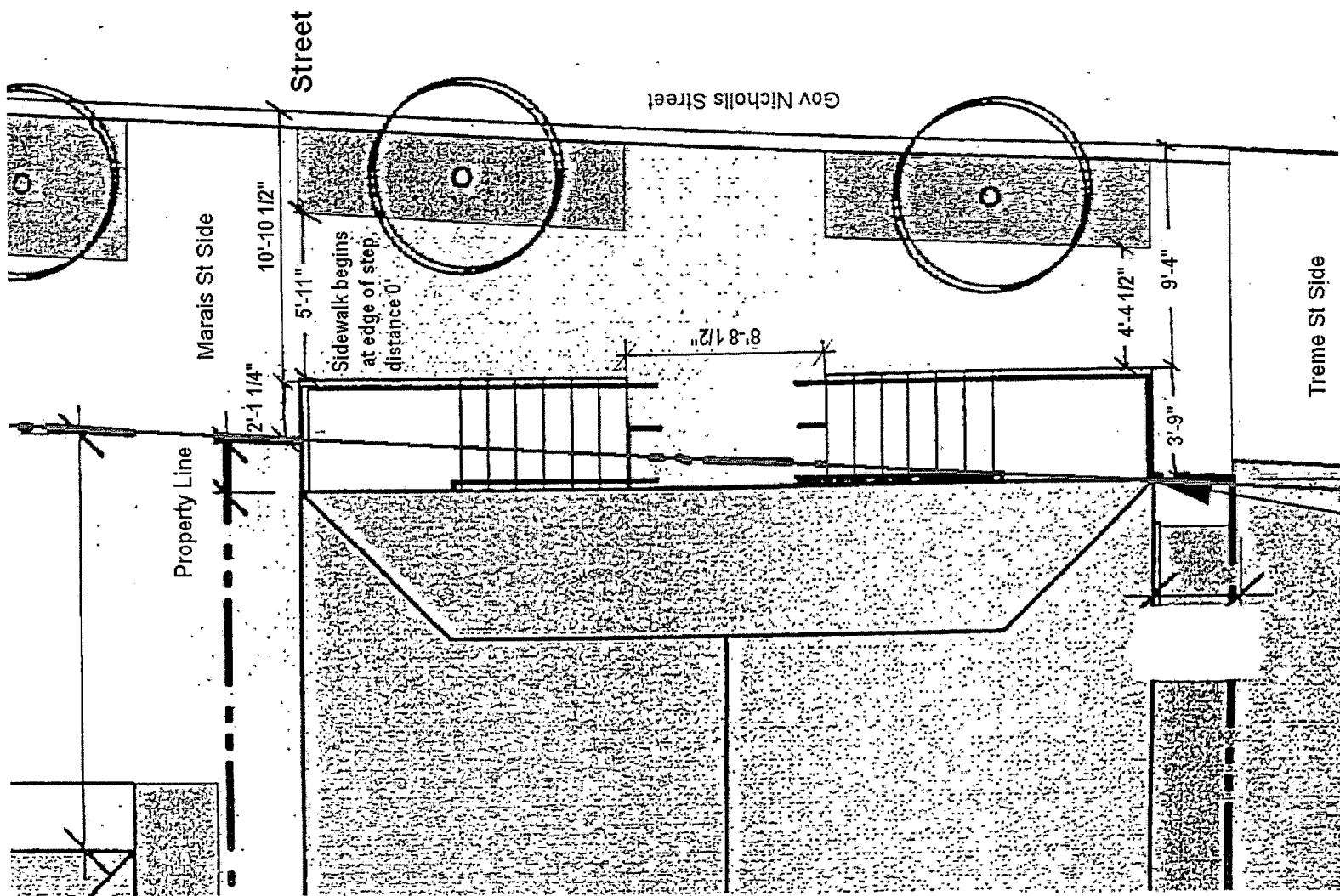


EXST POR
REM/
PROPERTY



2 TREME STREET | SIDE ELEVATION
SCALE: 1/8" = 1'-0"





Item #3

Consideration: A request by Howard Real Estate, L.L.C., for a grant of a predial servitude, for the proposed encroachment of a kitchen vent and the existing encroachment of an awning on/over the St. Joseph Street public right-of-way, adjacent to Lots 9, 10, 11, 37, 38, and 39, Square 236, 1st M.D., bounded by Baronne St., St. Joseph Street, Carondelet Street, and Howard Avenue. The municipal address of the property is 833 Howard Avenue.



Owner

Howard Reed Estate LLC
de la Tour Holdings LLC
1100 Poydras St. 34th Floor
New Orleans, LA 70163
(T) 504-595-8350
(F) 504-561-0073
Contact: Vignam R. Langer Jr.
vignam@hres.com

630 Main Street
New Orleans, LA 70130

(T) 504 523-2772
(F) 504 523-3061
Contact: Shea Italian
sruban@trappoloneer.com

New Orleans, LA 70125
(504) 581-6443

Contact: Nicholas Mannix
nmannix@woodwardclark.org

110 Union Street
Malden, MA 02148
(617) 264-7340 x61

Contact: Brian Swallow
b.swallow@northmech.co.uk

100

Horstede Electric, Inc.
2520 Metairie Lawn Drive

MEASUREMENT, LA 70002
(T) 504-831-7730

(F) 5043344/6
Contact Larry Deather

Longitudinal studies

General C

Woodward Design+Build
10000 S. Surface Road
Dallas, TX 75243
972.382.1000
www.woodwarddesign.com

the Orleans, Louisiana 7
(713) 681-1234/644

www.moscowtimes.ru

118

Project Address

833 Howard Avenue
New Orleans, LA 70117

1
 2
 3
 4

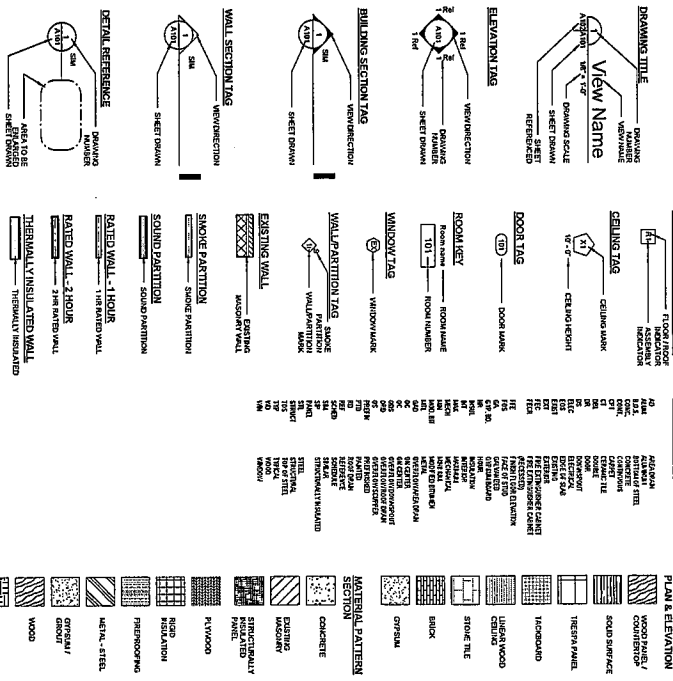
21,100 SF

Declinancy Types

R-2 - Residential Group as per IBC 2012
A-2 - Assembly Group as per IBC 2012



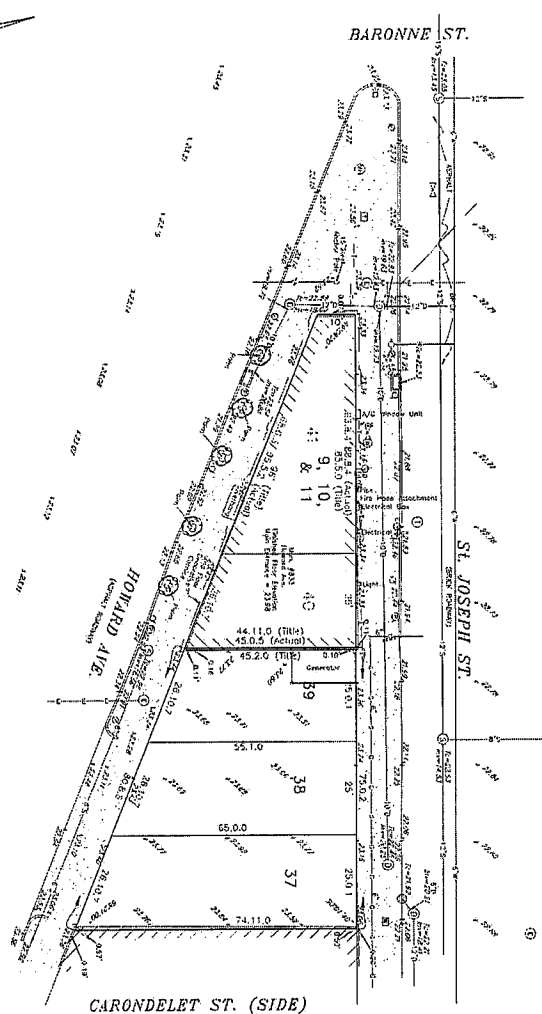
833 Howard Avenue, New Orleans, LA 70113

A PROFESSIONAL CORPORATION | 639 Jaha Street | New Orleans, Louisiana 70130 | T (504) 523-2772 | F (504) 523-3081 | www.tracpro.com

OWENS
Howard Real Estate LLC
de la Tour Holdings LLC
1100 Poydras Street, 34th Floor
New Orleans, Louisiana 70165
(504) 593-8336

CORPAC
Woodward Design/Bulk
1000 S. Jefferson Davis Pkwy,
New Orleans, Louisiana 70125

[illegible]



Note: Elevations are based on GPS observations.
Elevations are given to Cape Datum. To convert
to M.A.S.L. subtract 25.43

Maximum building height: HT-6410

SAND DEGRADED PROPERTY IS LOCATED WITHIN AN AREA
HAVING A ZONE DESIGNATION OF "Z" & "I" BY THE FEDERAL
DISASTER MANAGEMENT AGENCY (FEMA). ON FLOOD
INSURANCE RATE MAP NUMBER 61667, WITH A DATE OF
DECEMBER 22, 1983, 1-08-1-1983, FOR COMMUNITY PANEL
NUMBER 225203, AT ORANGE PRAIRIE, STATE OF LOUISIANA,
WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR
THE COMMUNITY IN WHICH SAID PRETREATS IS LOCATED.
(BASE FLOOD ELEVATION = 4.00 MGD (V.S.I.))

THE LOCATIONS OF UNDERGROUND AND OTHER NONRESIDENTIAL STRUCTURES SHOULD HAVE BEEN DETERMINED BEFORE ANY DATA OTHER THAN THAT BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS WERE MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH DATA. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS AND LOCATIONS ARE SHOWN. THE ACTUAL NONRESIDENTIAL LOCATIONS MAY VARY FROM THOSE SHOWN HEREIN. EXISTING AGENCIES SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY ATTEMPT TO REDUCE ORIGIN THE ACTUALITY OF SUCH LOCATIONS. SHOWN HEREIN INCLUDING PRECISE TO EXPLANATION AND DISCUSSION.

improvements may not be too far off. The simplest is shown above over right.

NOTE: ELEVATION OF ENTRANCE DOORS FROM ST. JOSEPH ST.

A) 21.59 CARP. DUTY OR 3.16 N/A/D (PICK HEAVYEST COMPONENT ST.)

B) 23.05 CARP. DUTY OR 3.12 N/A/D

C) 23.39 CARP. DUTY OR 3.12 N/A/D

D) 23.87 CARP. DUTY OR 3.24 N/A/D (GOOD NEAREST NEAREST ST.)

SITE REMOVAL: WARE ON FIRE HAZARD ON ST. JOSEPH STREET BEHIND EASY-BROWN BUILDING

ELEVATION = 22.50 CARP. DUTY OR 5.53 N/A/D

FILE BASED CITY OF NEW ORLEANS
 SEARCHED BY DIRECTOR



P.O. BOX 790
METAIRIE, LA. 700
(504) 834-0200

THE SEARCHES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SEARCHES AND RESTRICTIONS ARE SHOWN HEREIN. THE SUPPORTER HAS MADE NO FURTHER SEARCH OR REFINED FILTERED SEARCH IN COVERING THE DATA FOR THIS SURVEY.

-02-2014	1" = 20'	R.U.S.
----------	----------	--------

WOLFE, L. A. and J. W. GARDNER 1974: 811. *Memorial to Professor C. L. Clark*. *Ann. Entomol. Soc. Am.* 67: 811-812.

A PROFESSIONAL CORPORATION | 839 Julia Street | New Orleans, Louisiana 70130 | T (504) 525 2772 | F (504) 525 3081 | www.itrapolinpeet.com

OWENS
Howard Real Estate LLC
de la Tour Holdings LLC
1100 Poydras Street, 34th Floor
New Orleans, Louisiana 70116
(504) 599-8330

LEWIS
Woodward Design/Bulk
1000 S. Jefferson Davis Pkwy
New Orleans, Louisiana 70122
(504) 822-6441



[Signature]

[illegible]

A-0.02

Construction Documents

The Howard Building

Renovation
833 Howard, New Orleans, LA 70130

TRAPOLIN-PEER | ARCHITECT

A PROFESSIONAL CORPORATION | 633 Ave Dree | New Orleans, Louisiana 70130 | T (504) 523 2772 | F (504) 523 3061 | www.trapolinpeer.com

Owner
Howard Real Estate LLC
die is Tour Holdings LLC
1100 Poydras Street
New Orleans, Louisiana 70112
(504) 599-8330

Architect
Trapolin-Peer
1009 S. Jefferson Davis Hwy
New Orleans, Louisiana 70175
(504) 322-6443



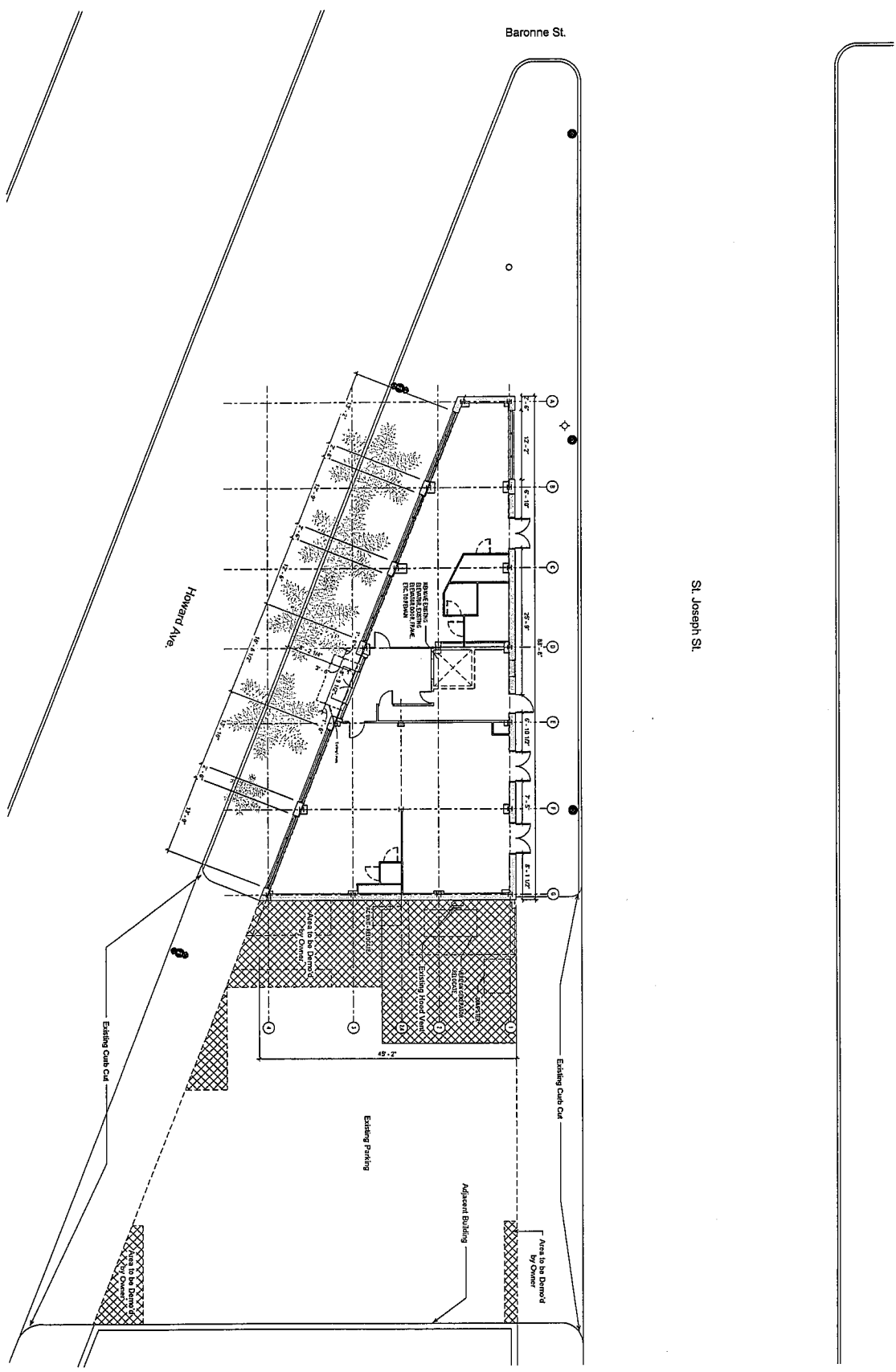
Trapolin-Peer

NO.	DATE	DESCRIPTION
1	02/13/20	Final Set
2	02/13/20	Final Set
3	02/13/20	Final Set
4	02/13/20	Final Set
5	02/13/20	Final Set
6	02/13/20	Final Set
7	02/13/20	Final Set
8	02/13/20	Final Set
9	02/13/20	Final Set
10	02/13/20	Final Set

Site Plan Existing

A-1.01

Site Plan Existing
SCALE: 1/8" = 1'-0"



The Howard Building

Renovation
833 Howard, New Orleans, LA 70130

TRAPOLIN·PEER | ARCHITECT

A PROFESSIONAL CORPORATION | 609 Poydras Street, Suite 2700 | New Orleans, Louisiana 70130 | 1 (504) 523-2772 | F 1 (504) 523-2000 | www.trapolinpeer.com

Owner
Howard Real Estate LLC
de la Tour Holdings LLC
1100 Poydras Street, Suite 1900
New Orleans, LA 70130
(504) 599-8330

Architect
Woodward Design Build
1000 Poydras Street, Suite 2700
New Orleans, LA 70130
(504) 822-6444

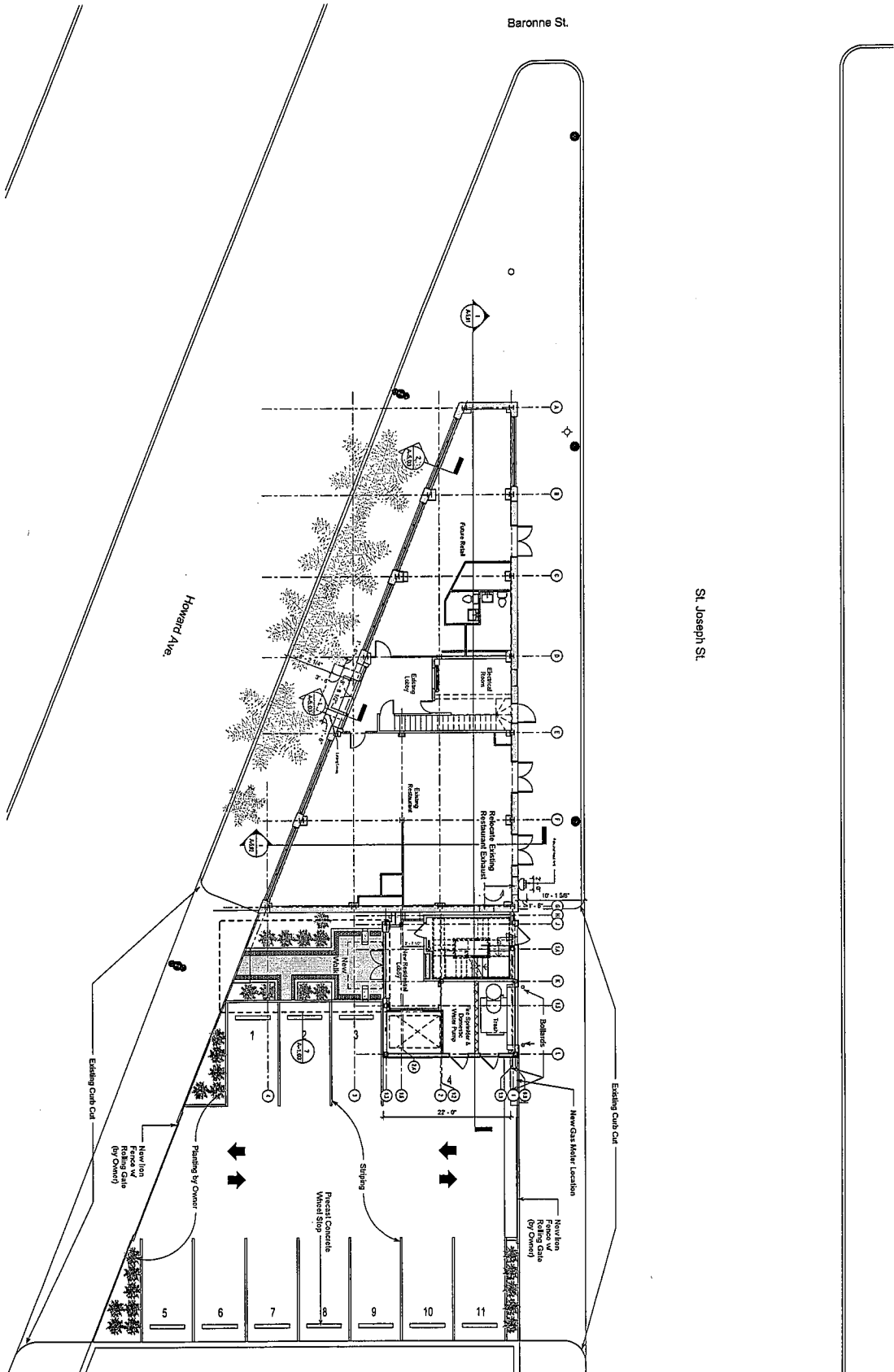


Project Number	CH13065
Drawn By	James
Checked By	Charles
Revision	02/28/14

Site Plan Proposed

A-1.02

Site Plan Proposed
ASAP 1/1/12 SCALE: 1/8" = 1'-0"



Owner
Howard Real Estate LLC
de la Tour Holdings LLC
1100 Poydres Street, 24th Floor
New Orleans, Louisiana 70115
(504) 599-0330

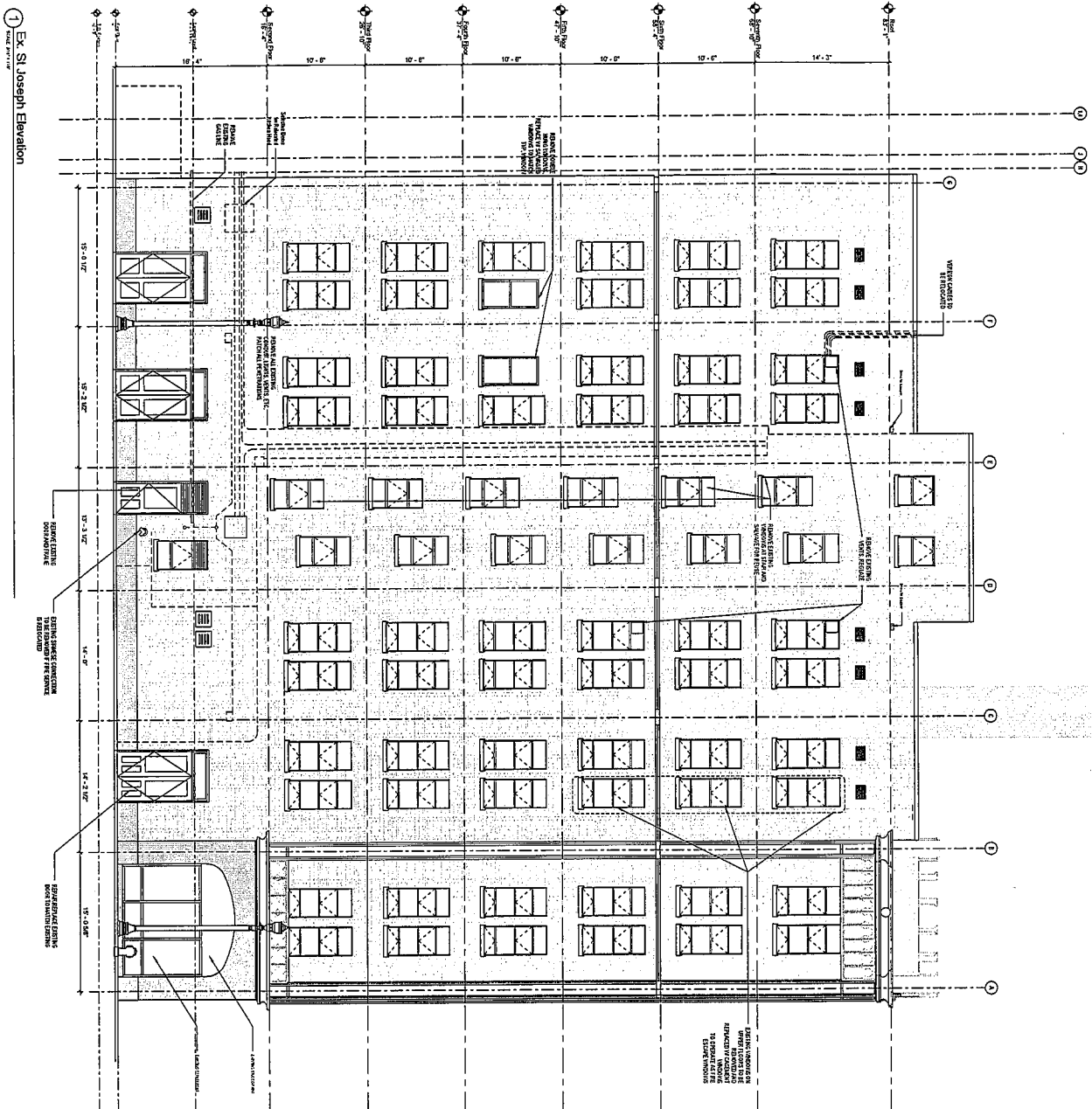
Contractor
Woodward Design+Build
1000 S. Jefferson Davis Pkwy.
New Orleans, Louisiana 70125
(504) 822-6443

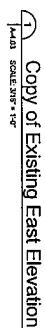


[Signature]

[illegible]Existing North
Elevation

A-4.02



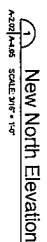


A PROFESSIONAL CORPORATION | 630 Julia Street | New Orleans, Louisiana 70130 | T (504) 523 2772 | F (504) 523 3061 | www.trapsinpeer.com

[Signature]

[illegible]

A-4.03



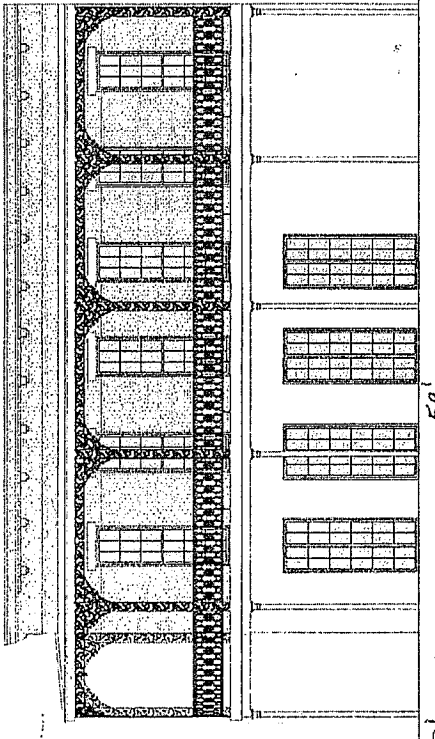
Item #4

Consideration: A request by Mark B. Bruser for a grant of a predial servitude, for the proposed encroachment of a gallery "roof" and the existing encroachment of a wraparound gallery on/over the Magazine Street and 3rd Street public rights-of-way, adjacent to Lot A, Square 130, 4th M.D., bounded by 3rd Street, Constance Street, 4th Street, and Magazine Street. The municipal address of the property is 2600-2604 Magazine Street.

REC'D
JUN 25 2008

0002 9 2 1991

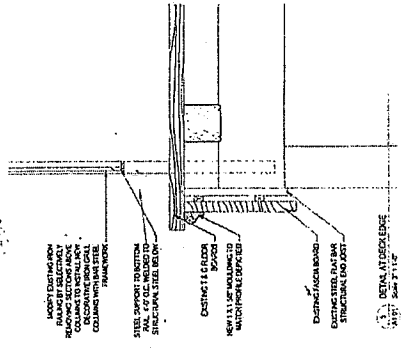
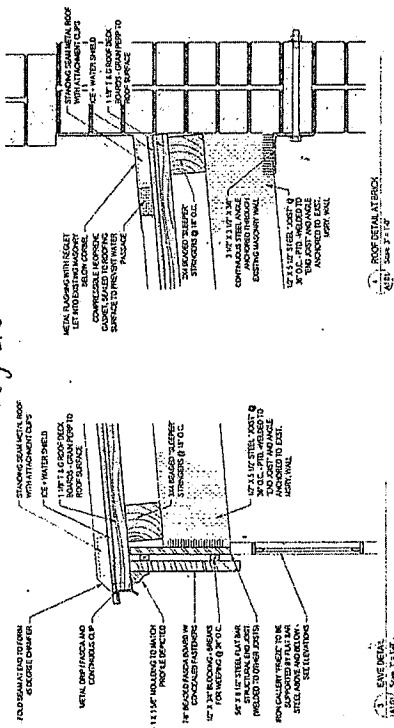
WAYNE TROYER ARCHITECTS
1838 FARMINGTON STREET • NEW BEDFORD, MASSACHUSETTS 02459
PHONE 781 552-1000 FAX 781 552-1001 WWW.WAYNETROYER.COM



Constance St

14-1674-KVS

Magazine St.



14-11574-RNVS

3/8 X 3 Flat Bar

* ← 36" → *

③ Bolts were needed
THRU WALL 1 1/2"

3/8 X 3 Flat Bar

① clips were used
IS needed

3/8 X 8 Flat BAR

3/8 HOLES
EVERY 4 3/8"
ON 4

3/8 X 7 Flat Bar

#22

#22

#21

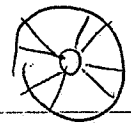
← 1" solid Δ BAR

EXISTING
RAIL

EXISTING
RAIL

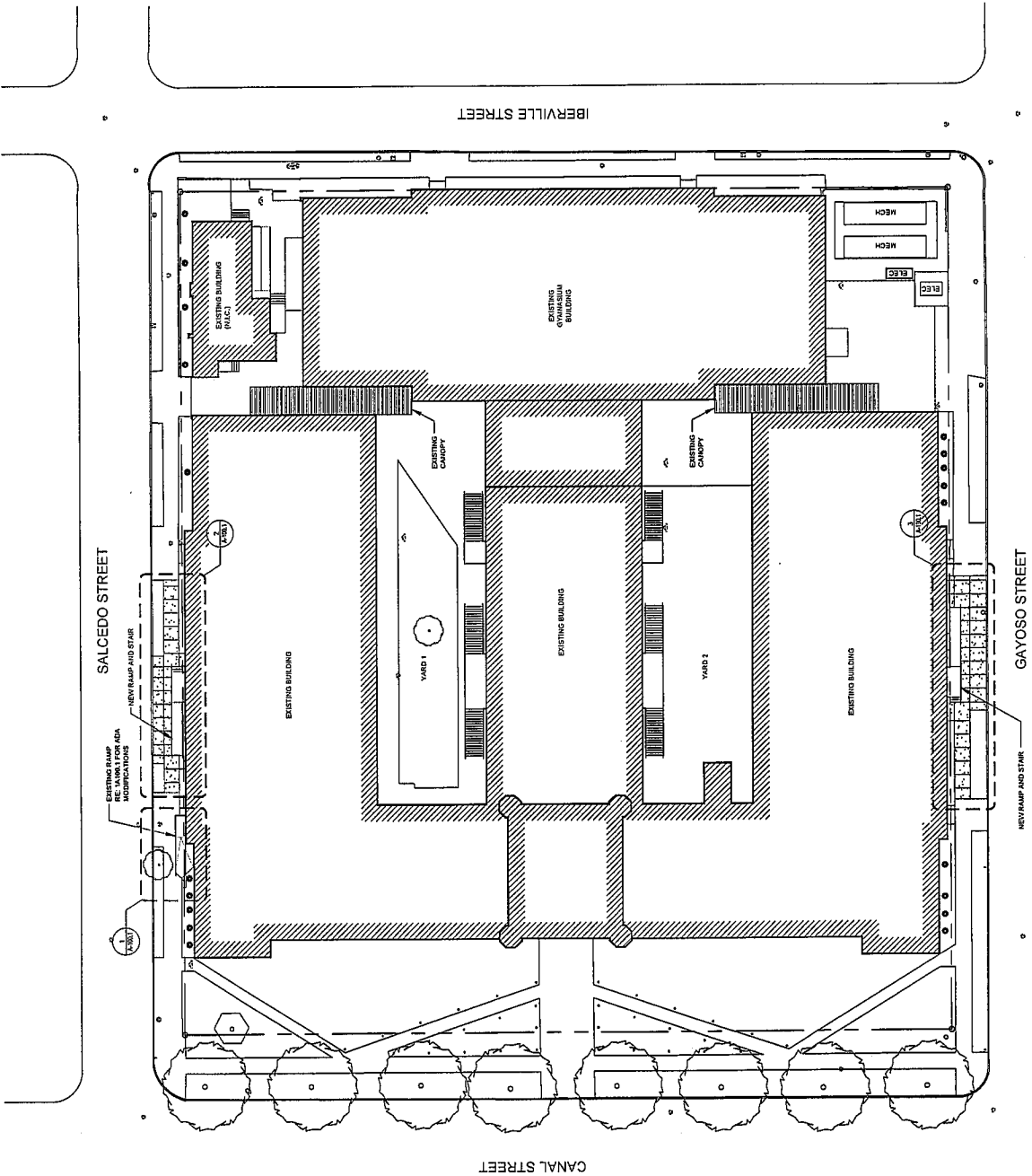
1 1/4 X 1 1/2 Flat BAR

1 1/4 X 1 1/2



Item #5

Consideration: A request by Orleans Parish School Board for a grant of a predial servitude, for the proposed encroachments of steps, landings, and wheelchair ramps on/over the N. Gayoso and N. Salcedo St. public rights-of-way, adjacent to Lot 1, Square 398, 2nd M.D., bounded by N. Salcedo Street, Iberville Street, N. Gayoso Street, and Canal Street. The municipal address of the property is 3019 Canal Street.



GENERAL NOTES

1. SITE LAYOUTS INCLUDE EXISTING TREES, GRASS, AND OTHER PLANTINGS. PLANTINGS SHALL BE REPLACED/REDESIGNED TO MAINTAIN EXISTING LANDSCAPE DUE TO CONSTRUCTION ACTIVITIES.
2. PROVIDE TEMPORARY TREE PROTECTION FENCING TO PROTECT EXISTING TREES AND PLANTINGS FROM CONSTRUCTION ACTIVITIES.
3. ADJUSTMENT OF EXISTING FENCING SHALL BE FOR THE PROTECTION OF EXISTING TREES AND PLANTINGS.
4. CONSTRUCTION OF NEW PAVING, CURBS AND RAMP, DRAINAGE, AND UNDERGROUND LAYOUTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MCDONOUGH STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
5. FIELD VERIFY ALL EXISTING CONDITIONS AND VARY CONTRACT DOCUMENTS. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY.

LEGEND

NOT IN CONTRACT
PROPERTY LINE
EXISTING FENCING
EXISTING UTILITY POLE
EXISTING FIRE HYDRANT
EXISTING TRAFFIC SIGNAL
EXISTING SEWER MANHOLE
EXISTING WATER MANHOLE
EXISTING DRAIN MANHOLE
EXISTING SEWER CLEAN-OUT
EXISTING WATER METER
EXISTING HOPS MANHOLE
EXISTING PLANTING TO REMAIN
EXISTING TREE TO REMAIN
EXISTING BUILDING
NEW PAVING TO BE INSTALLED: RE-CONCRETE

Chenevert ARCHITECTS
BATON ROUGE | NEW ORLEANS | ASHEVILLE
CHENEVERTARCHITECTS.COM

OWNER
LOUISIANA DEPARTMENT OF EDUCATION
ORLEANS PARISH SCHOOL BOARD
909 PONDRAVIA STREET, SUITE 1200
NEW ORLEANS, LA 70112

PROJECT
WARREN EASTON SENIOR HIGH
3019 CANAL ST
NEW ORLEANS, LA 70119

STAMP

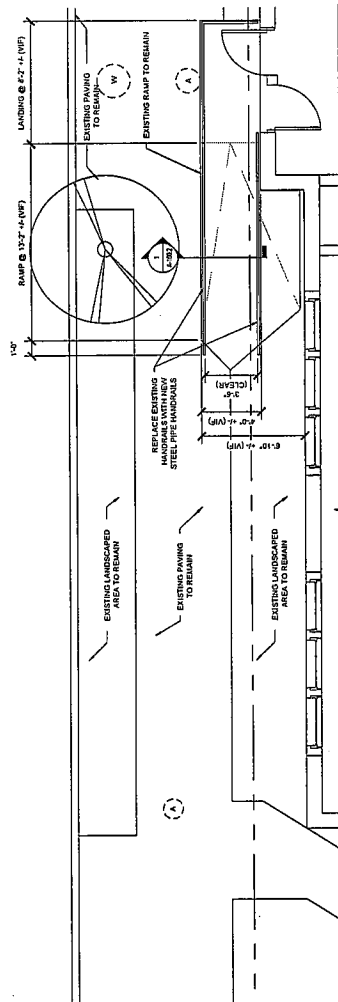
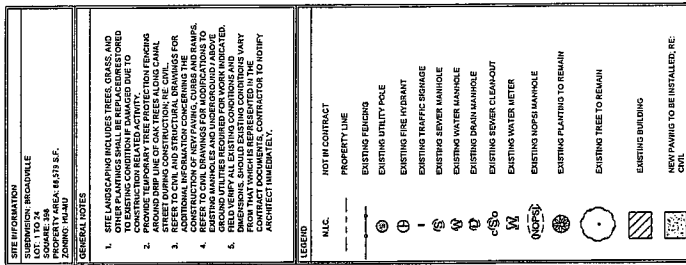


THE DESIGN CONCEPT REPRESENTED IN THIS DOCUMENT IS SPECIFICALLY FOR THE PROJECT INFORMATION. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY REPRODUCTION OR COPIING OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED. ANY REPRODUCTION OR COPIING OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

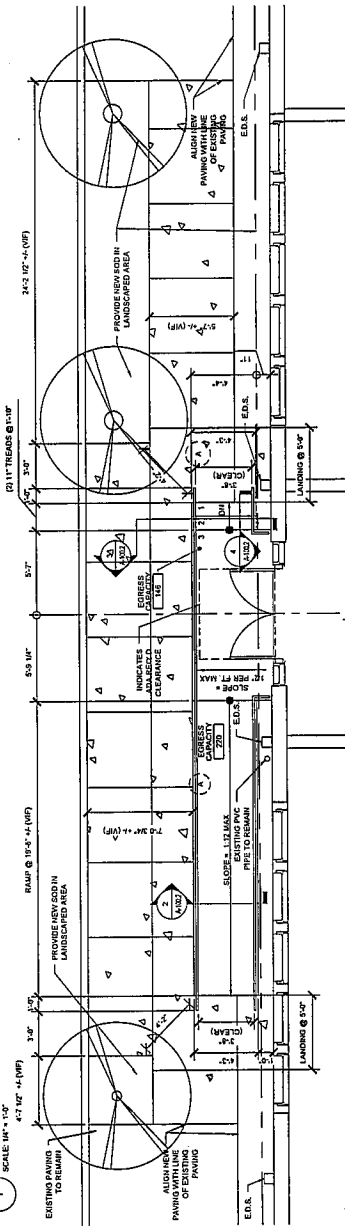
DATE	APRIL 11, 2014
PROJECT NAME	1000 AS
CAD FILE	1000 AS
DRAWN BY	LT, GD
CHECKED BY	UB

SHEET TITLE
ARCHITECTURAL
SITE PLAN

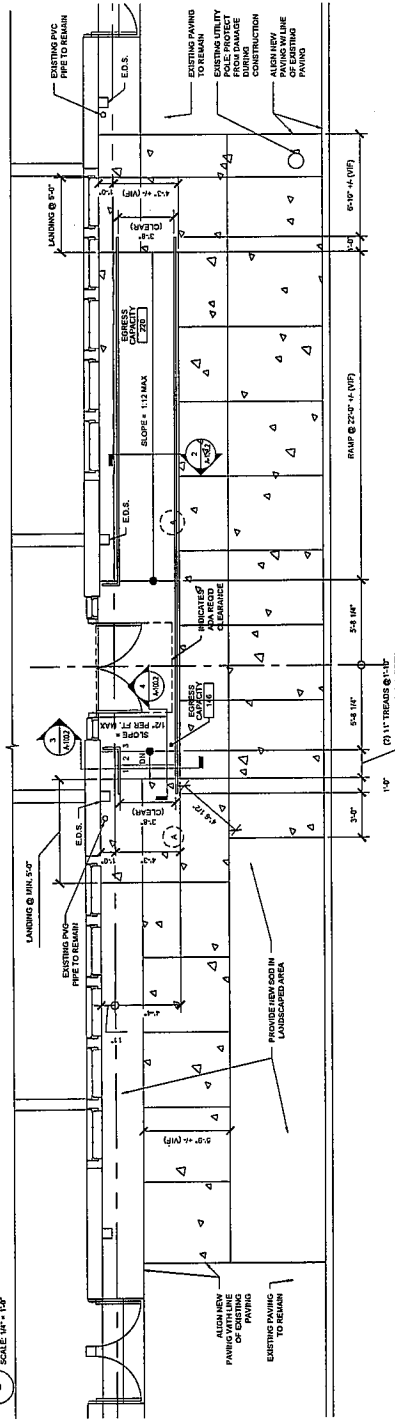
A-100.0



ENLARGED RAMP PLAN-EXISTING



ENLARGED RAMP PLAN- NEW



ENLARGED RAMP PLAN-NEW

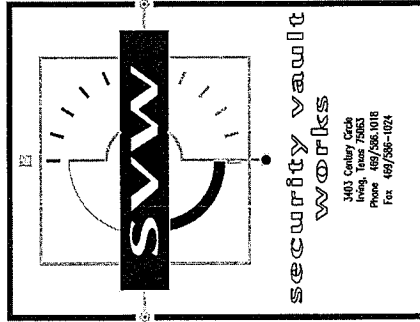
Item #6

Consideration: ZONING DOCKET 038/14 – Request by SYDNEY J. BESTHOFF III, VIRGINIA F. BESTHOFF, VALERIE A. BESTHOFF AND JANE B. BESTHOFF for an Amendment to Ordinance No. 22,560 MCS (Zoning Docket 059/06, which granted a Conditional Use to permit a drive-thru bank in a new structure in a C-1A General Commercial District) to permit the installation of an additional automated tellar machine and associated modifications to the approved development plan, on Square 414 , Lot K-1 or D, in the Sixth Municipal District, bounded by Saint Charles and Napoleon Avenues and Jena and Carondelet Streets. The municipal address is 4401 SAINT CHARLES AVENUE. (PD 3)



CAPITAL ONE BANK- 4401 St. CHARLES AVENUE

DRIVE-UP ATM INSTALLATION: CONSTRUCTION DOCUMENTS



Development Name:

St. Charles
4401 St. Charles Avenue
New Orleans, LA. 70115

Owner Of Record:

Capital One Bank
4401 St. Charles Avenue
New Orleans, LA. 70115

Developer/ Applicant:

Security Vault Works
3403 Century Circle
Irving, Texas 75062

Schedule Of Drawings:

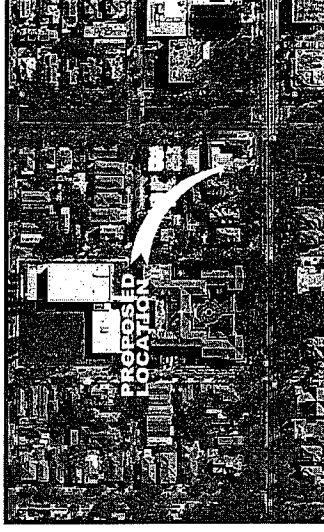
General:
Cover Sheet

Site Plans:

- A-1 Site Plan
- A-2 Enlarged Demolition Site Plan
- A-3 Enlarged Proposed Site Plan
- A-4 Proposed Elevation
- A-5 Proposed Section Plan
- A-6 Details
- A-7 MPOE Plan

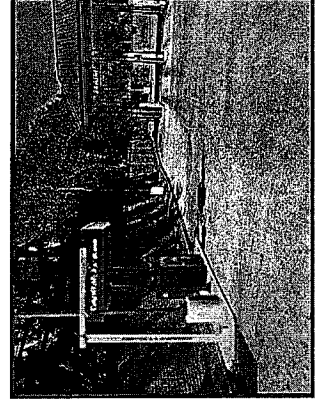
Site Location Map:

Scale: NTS



Rendering:

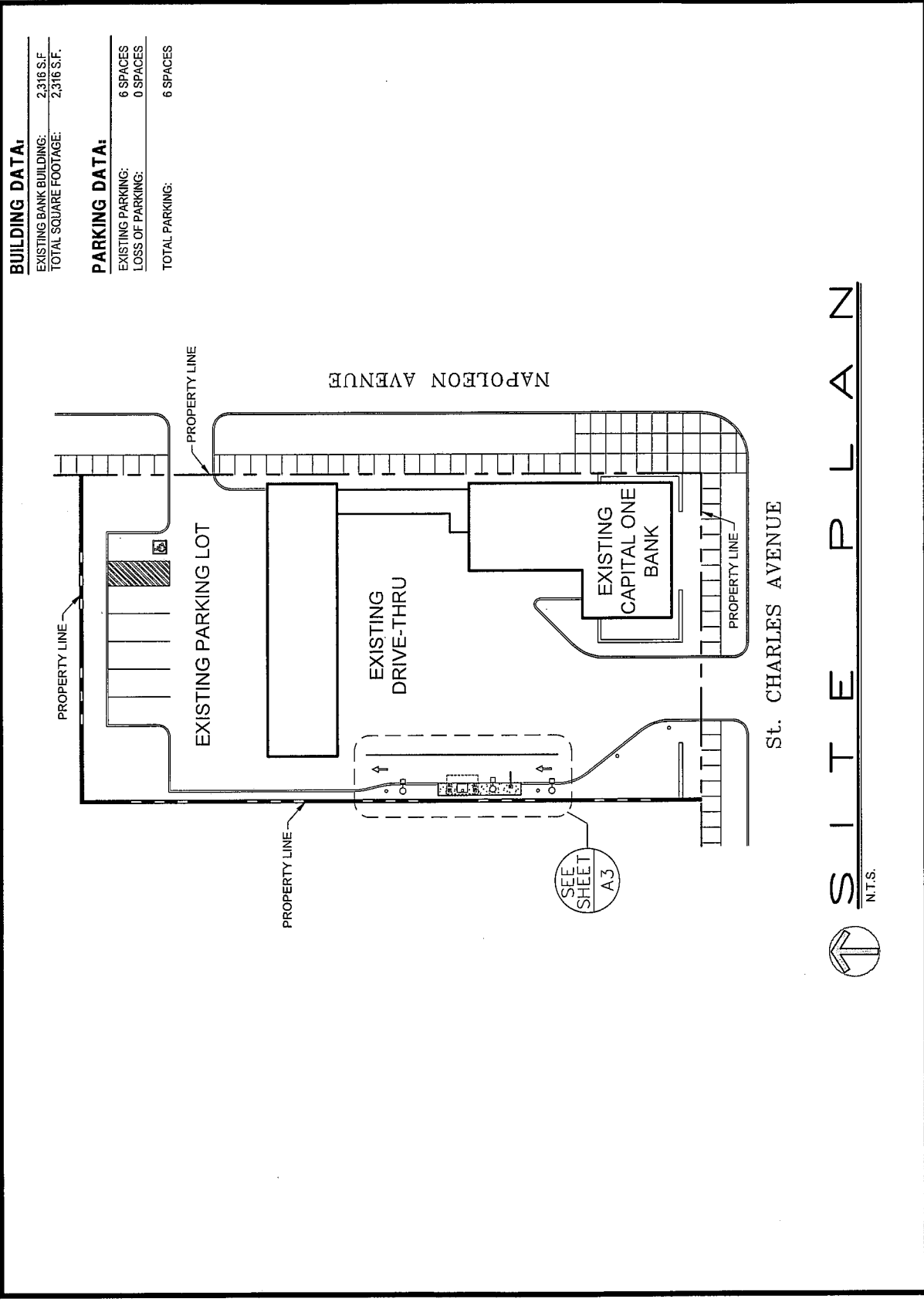
Scale: NTS





S I T E P L A N

N.T.S.

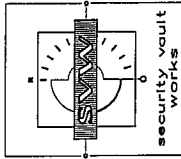


BUILDING DATA:

EXISTING BANK BUILDING: 2,316 S.F.
TOTAL SQUARE FOOTAGE: 2,316 S.F.

PARKING DATA:

EXISTING PARKING: 6 SPACES
LOSS OF PARKING: 0 SPACES
TOTAL PARKING: 6 SPACES



Capital One Bank
New Drive-Up ATM

4401 St. Charles Avenue
New Orleans, LA 70115

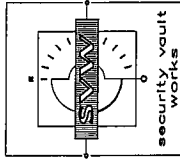
PROJECT# 1402

All rights reserved. Designs, drawings and specifications as instruments of service are and shall remain the property of Security Vault Works, Incorporated whether the project for which they are made is executed or not. They are not to be used by the owner except by agreement in writing and with appropriate compensation to Security Vault Works, Incorporated.

Security Vault Works, Inc.
3403 Century Circle
Irving, Texas 75062
Phone 469/586.1016
Fax 469/586.1024
Copyright © 2011
DATE: 2-20-14
DRAWN BY: PS

REVISIONS:

Sheet No.
A-1

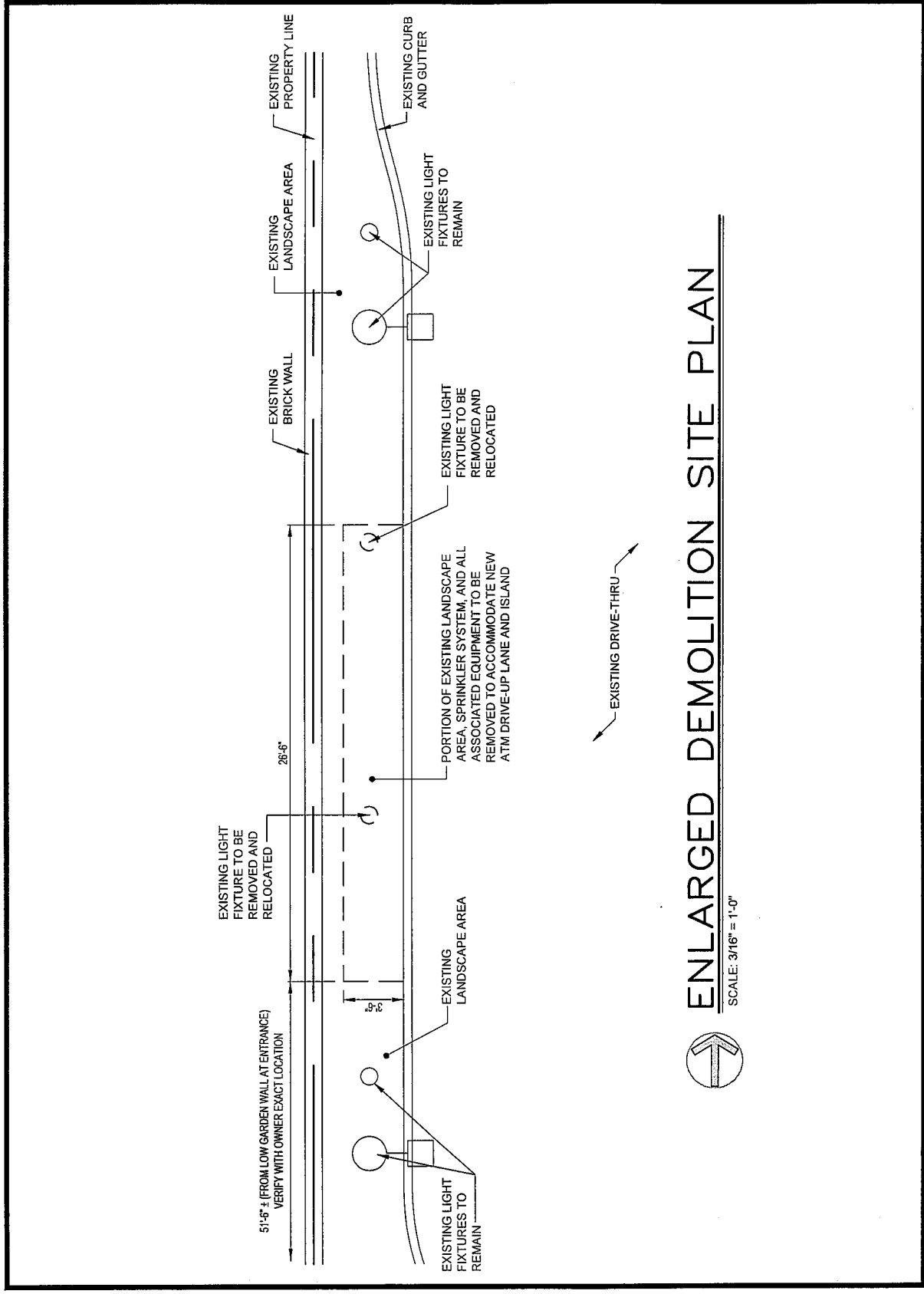


Capital One Bank
New Drive-Up ATM
4401 St. Charles Avenue
New Orleans, LA 70115
PROJECT # 1402

All rights reserved. Designs, drawings and specifications as instruments of service are and shall remain the property of Security Vault Works, Incorporated. Any reproduction or other projects or extensions to this project except by agreement in writing and with appropriate compensation to Security Vault Works, Incorporated.

Security Vault Works, Inc.
3403 Century Circle
Irving, Texas 75062
Phone 469/586.1018
Fax 469/586.1024
Copyright © 2011
DATE: 2-17-14
DRAWN BY: PS

Sheet No. **A-2**



ENLARGED DEMOLITION SITE PLAN

SCALE: 3/16" = 1'-0"

A-3

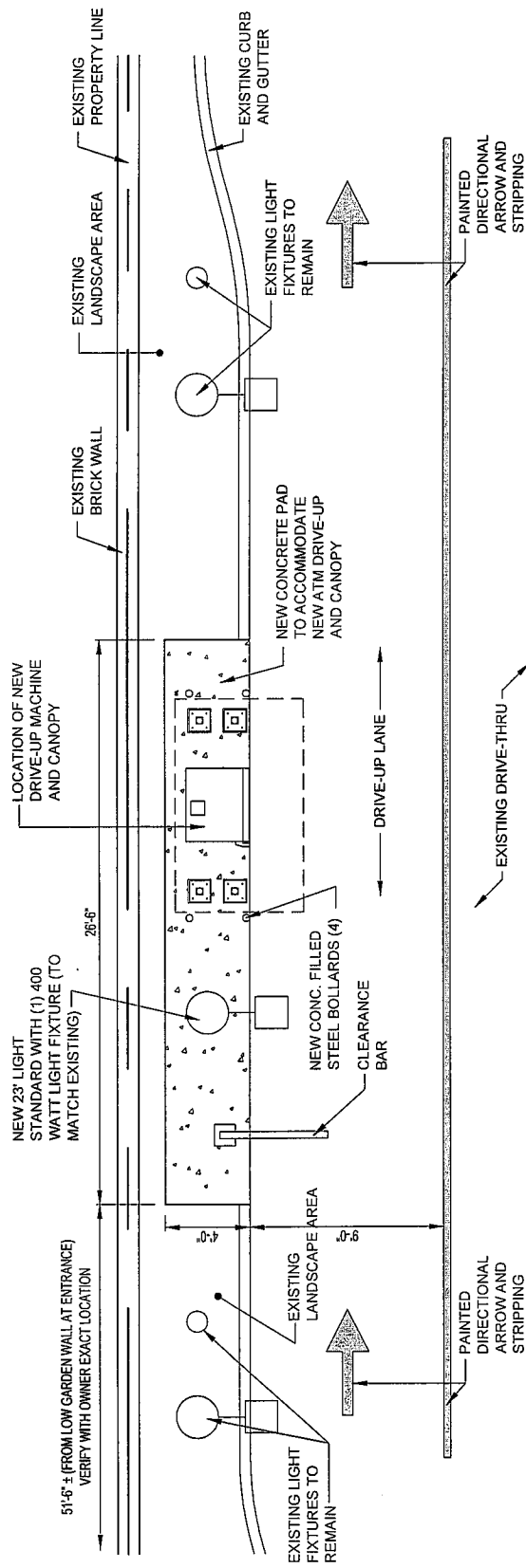
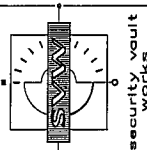
Sheet No.

REVISIONS:

Security Vault Works, Inc.
3403 Century Circle
Irving, Texas 75062
Phone 469/586,1018
Fax 469/586,1024
Copyright © 2011
Security Vault Works, Incorporated
DATE: 2-17-14
DRAWN BY: PS

All rights reserved. Designs, drawings and specifications as instruments of service are and shall remain the property of Security Vault Works, Incorporated whether the project for which they are made is executed or not. They are not to be used by the owner or other projects or extensions to this project except by agreement in writing and with appropriate compensation to Security Vault Works, Incorporated.

Capital One Bank
New Drive-Up ATM
4401 St. Charles Avenue
New Orleans, LA 70115
PROJECT# 1402



ENLARGED IMPROVEMENT SITE PLAN

SCALE: 3/16" = 1'-0"

A-4

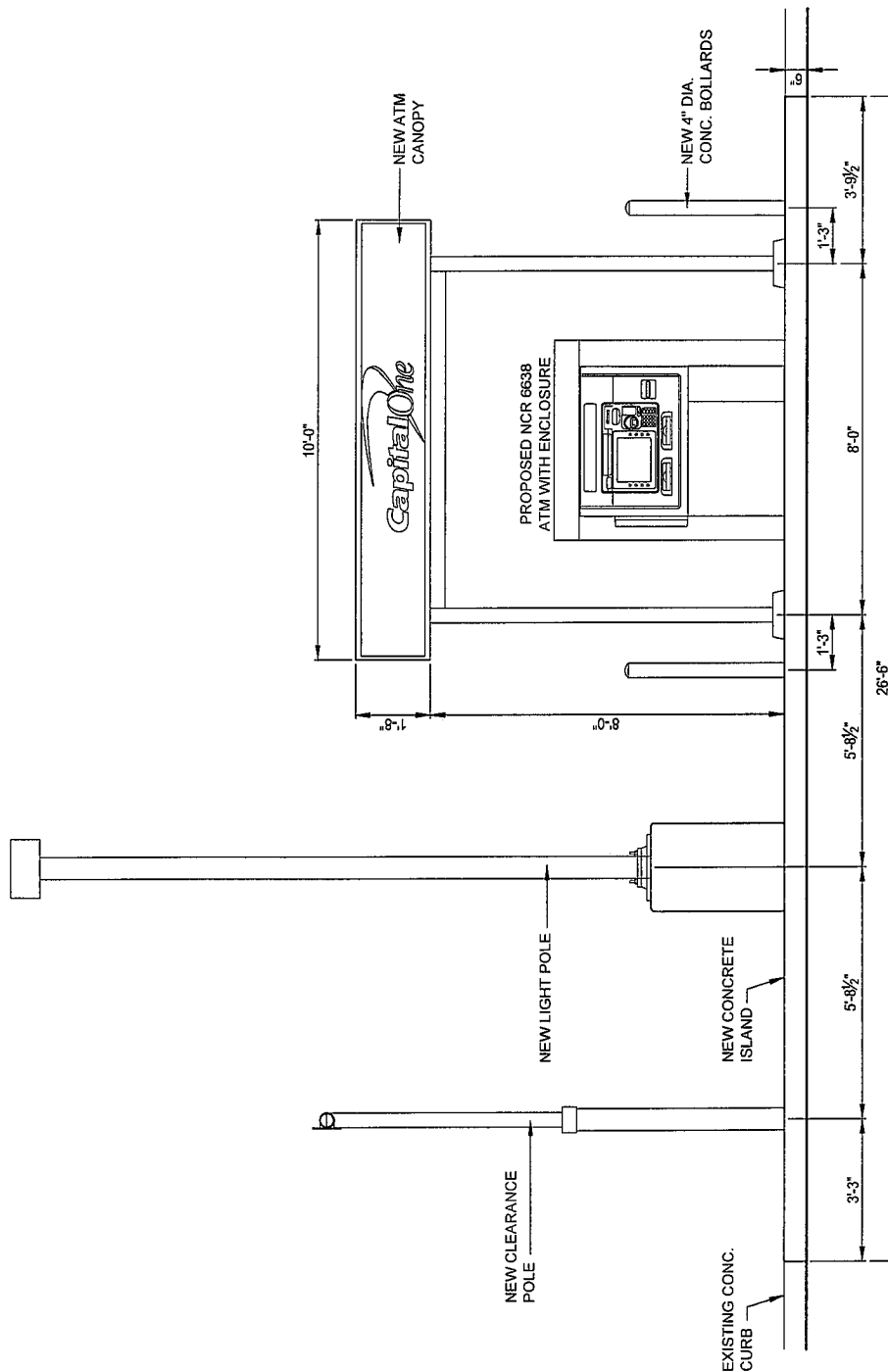
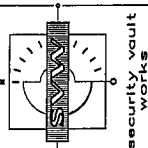
Sheet No.

REVISIONS:

Security Vault Works, Inc.
3403 Century Circle
Irving, Texas 75062
Phone 469/586.1018
Fax 469/586.1024
Copyright © 2011
Security Vault Works, Incorporated
DRAWN BY: PS
DATE: 2-17-14

All rights reserved. Designs, drawings and specifications as instruments of service are and shall remain the property of Security Vault Works, Incorporated whether the project for which they are made is executed or not. They are not to be used by the owner or other projects or extensions to this project except by agreement in writing and with appropriate compensation to Security Vault Works, Incorporated.

Capital One Bank
New Drive-Up ATM
4401 St. Charles Avenue
New Orleans, LA 70115
PROJECT# 1402



PROPOSED ELEVATION

1

SCALE: 3/8" = 1'-0"

A-5

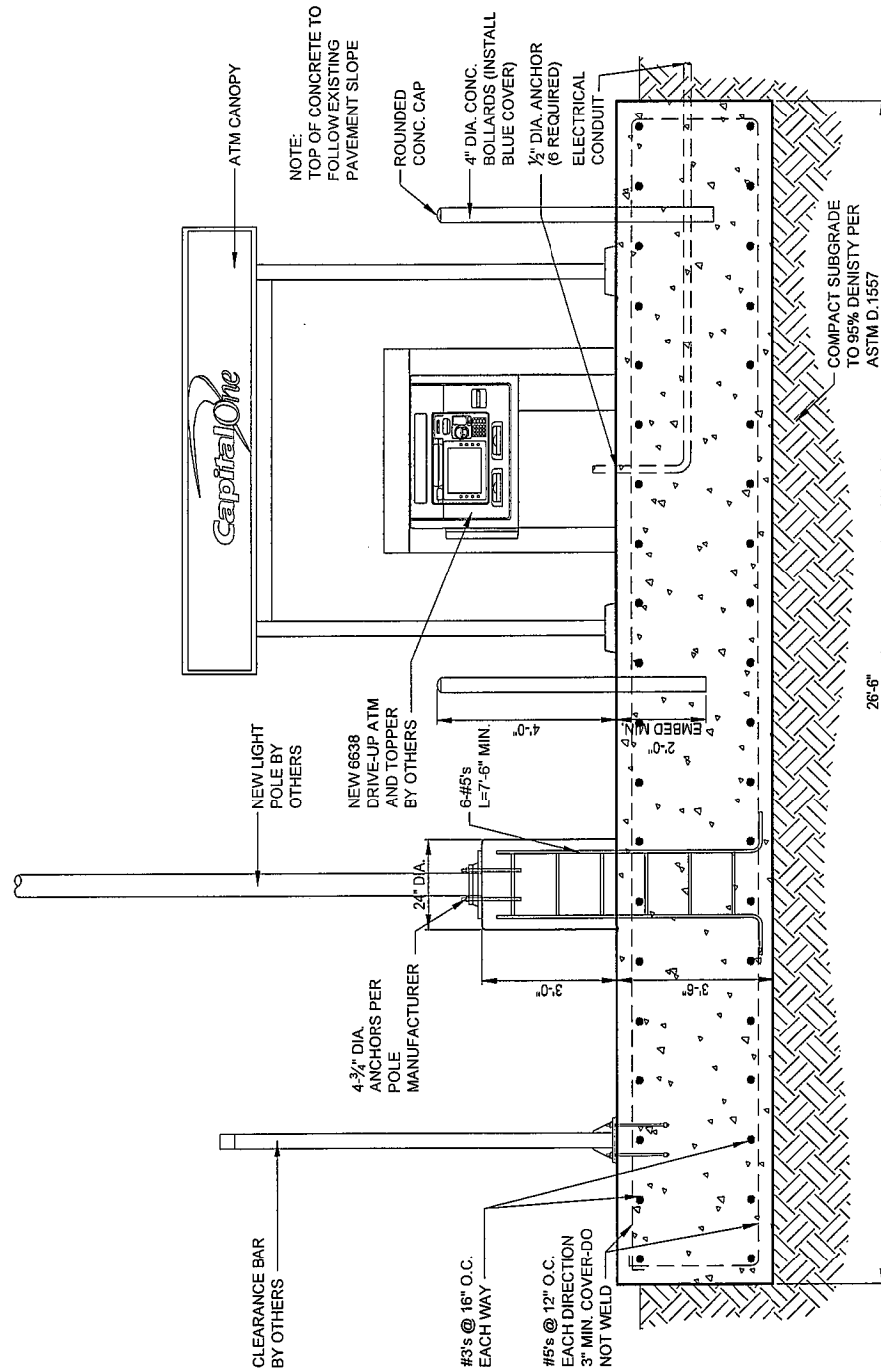
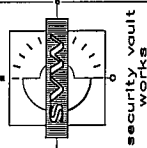
REVISIONS:

Security Vault Works, Inc.
3403 Century Circle
Irving, Texas 75062
Phone 469/586.1018
Fax 469/586.1024
Copyright © 2011
Security Vault Works, Incorporated
DATE: 2-17-14
DRAWN BY: PS

All rights reserved. Designs, drawings and specifications as instruments of service are and shall remain the property of Security Vault Works, incorporated whether the project for which they are made is executed or not. They are not to be used by the owner on other projects or extensions to this project except by agreement in writing and with appropriate compensation to Security Vault Works, incorporated.

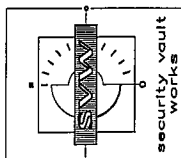
Capital One Bank
New Drive-Up ATM

4401 St. Charles Avenue
New Orleans, LA 70115
PROJECT # 1402



①

SCALE: 3/8" = 1'-0"

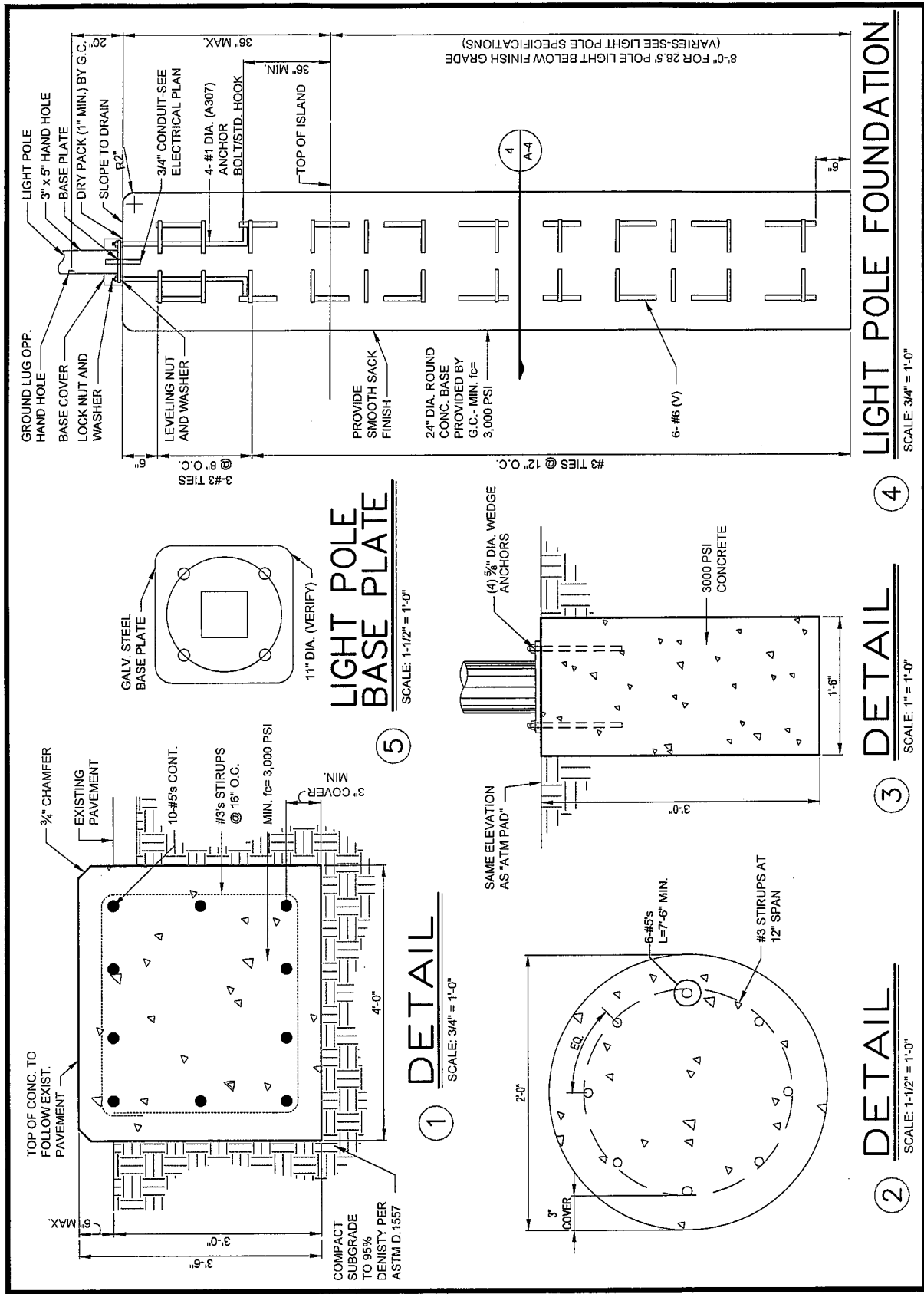


Capital One Bank
New Drive-Up ATM
4401 St. Charles Avenue
New Orleans, LA 70115
PROJECT# 1402

All rights reserved. Designs, drawings and specifications are instruments of service and shall remain the property of Security Vault Works, Incorporated. Any reproduction or other projects or extensions to this project except by agreement in writing and with appropriate compensation to Security Vault Works, Incorporated.

Security Vault Works, Inc.
3403 Century Circle
Irving, Texas 75062
Phone 469/586.1018
Fax 469/586.1024
Copyright © 2011
DATE: 2-17-14
DRAWN BY: PS

REVISIONS:
Sheet No.
A-6



1 DETAIL SCALE: 3/4" = 1'-0"

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

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

4 LIGHT POLE FOUNDATION SCALE: 3/4" = 1'-0"

A-7

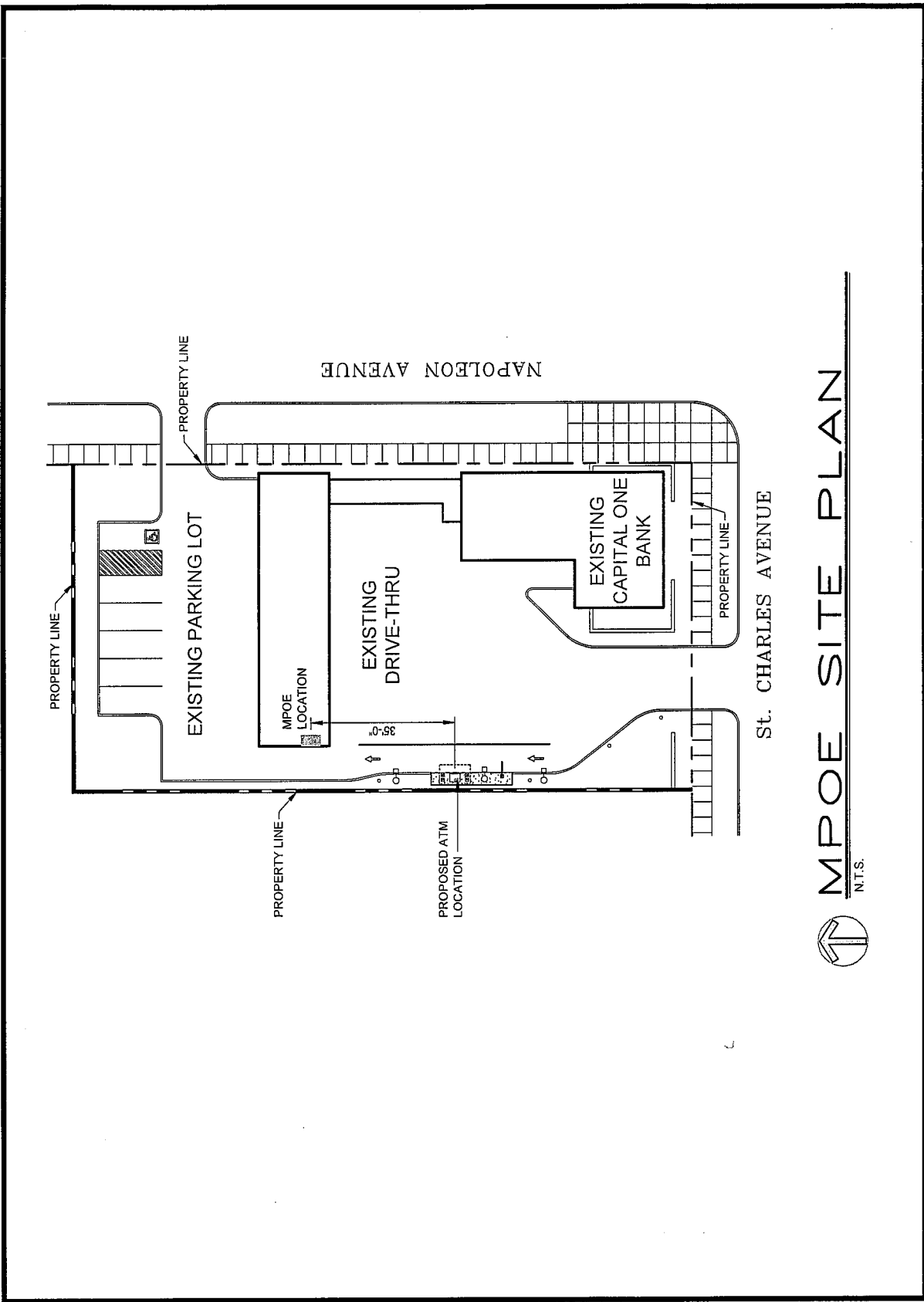
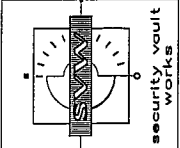
Sheet No.

REVISIONS:

Security Vault Works, Inc.
3403 Century Circle
Irving, Texas 75062
Phone 469/586.1016
Fax 469/586.1024
Copyright © 2011
Security Vault Works, Incorporated
DRAWN BY: PS
DATE: 2-17-14

All rights reserved. Designs, drawings and specifications as shown on these drawings are and shall remain the property of Security Vault Works, Incorporated whether the project for which they are made is executed or not. They are not to be used by the owner on other projects or extensions to this project except by agreement in writing and with appropriate compensation to Security Vault Works, Incorporated.

Capital One Bank
New Drive-Up ATM
4401 St. Charles Avenue
New Orleans, LA 70115
PROJECT# 1402



MPOE SITE PLAN

N.T.S.

St. CHARLES AVENUE

NAPOLÉON AVENUE

EXISTING
CAPITAL ONE
BANK

EXISTING
DRIVE-THRU

MPOE
LOCATION

PROPOSED ATM
LOCATION

EXISTING PARKING LOT

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

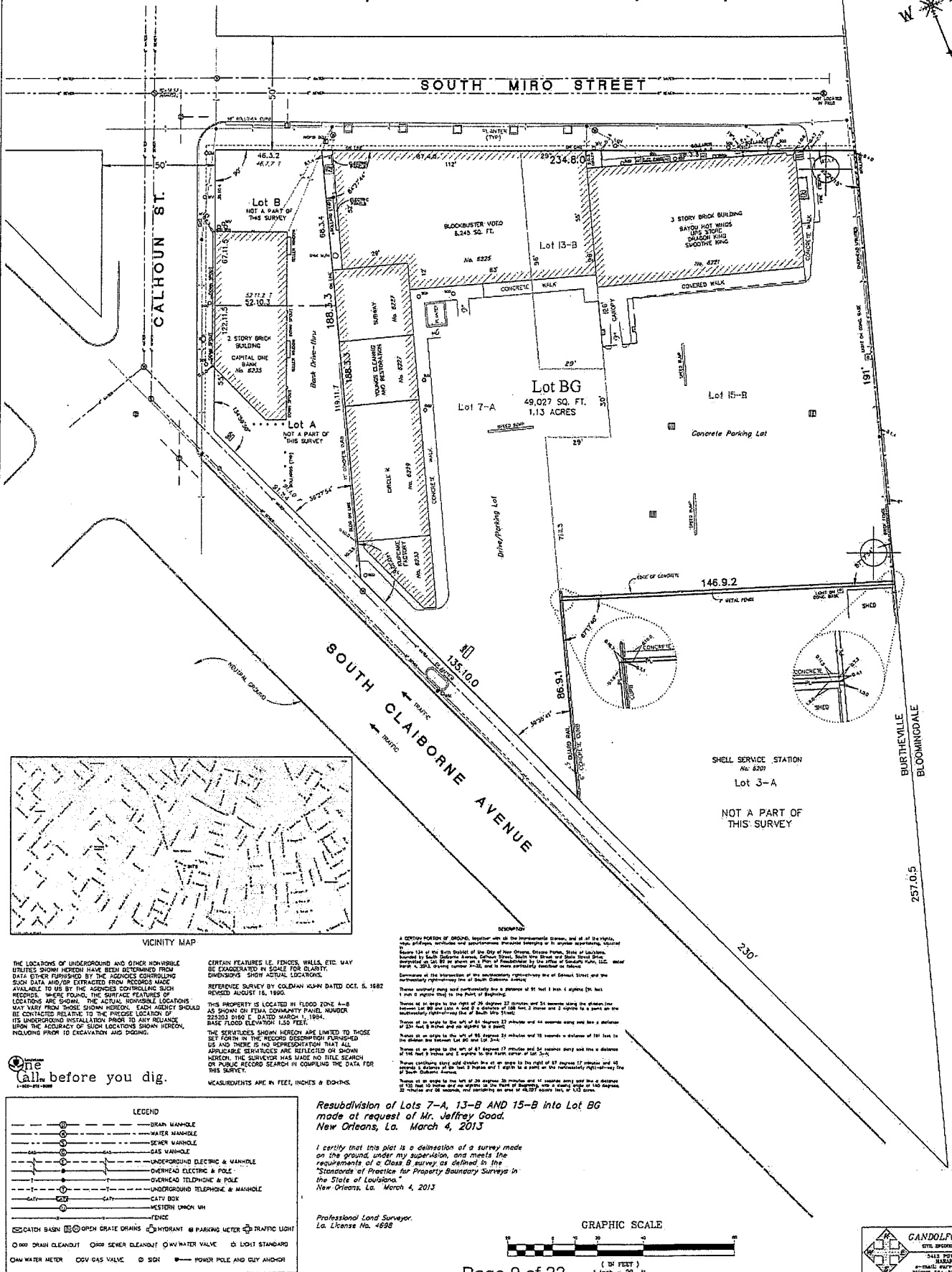
PROPERTY LINE

Item #7

Consideration: **ZONING DOCKET 039/14** – Request by LOUBAR, LLC for an Amendment to Ordinance No. 20,443 MCS (Zoning Docket 053/01, which granted a Conditional Use to permit a fast food restaurant within an existing shopping center in a B-1 Neighborhood Business District) to permit a clinic (medical or dental) having between 2,500 and 5,000 square feet of floor area and having more than four (4) practitioners and to permit a fast food restaurant, on Square 134, Lot BG, in the Sixth Municipal District, bounded by South Claiborne Avenue, State Street Drive and South Miro and Calhoun Streets. The municipal address is 6225 SOUTH CLAIBORNE AVENUE. (PD 3)

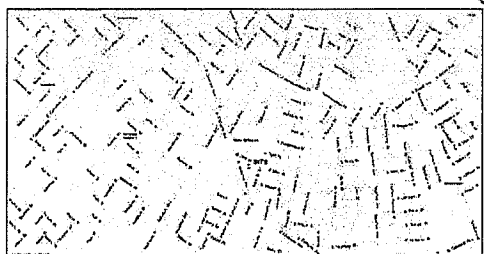
SQUARE 134 SIXTH DISTRICT BURTHEVILLE

A high resolution version is at:
<http://www.uvnola.com/plot13.pdf>



STATE STREET DRIVE (SIDE)

BURTHEVILLE
BLOOMINGDALE



THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

CERTAIN FEATURES (E. FENCES, WALLS, ETC.) MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOWN ACTUAL LOCATIONS.

REFERENCE SURVEY BY GOLDMAN KUHNS DATED OCT. 5, 1982 REVISED AUGUST 16, 1990.

THIS PROPERTY IS LOCATED IN FLOOD ZONE A-B AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 22583 DMS C, DATED MARCH 1, 1984. BASE FLOOD ELEVATION 1.50 FEET.

THE SURVEYED SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE RECORD DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO FIELD SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.

MEASUREMENTS ARE IN FEET, INCHES & DOWNS.

Call before you dig.

LEGEND

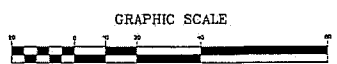
- BRICK MANHOLE
- WATER MANHOLE
- SEWER MANHOLE
- GAS MANHOLE
- UNDERGROUND ELECTRIC & MANHOLE
- OVERHEAD ELECTRIC & POLE
- OVERHEAD TELEPHONE & POLE
- UNDERGROUND TELEPHONE & MANHOLE
- CATV BOX
- WESTERN UNION BOX
- FENCE
- CATCH BASIN
- OPEN GRATE DRAIN
- HYDRANT
- PARKING METER
- TRAFFIC LIGHT
- DRAIN CLEANOUT
- SEWER CLEANOUT
- WATER VALVE
- STANDARD
- WATER METER
- OV GAS VALVE
- SGH
- POWER POLE AND GUY ANCHOR

Resubdivision of Lots 7-A, 13-B AND 15-B into Lot BG made at request of Mr. Jeffrey Good, New Orleans, La. March 4, 2013

I certify that this plot is a delineation of a survey made on the ground under my supervision, and meets the requirements of a Class B survey as defined in the "Standards of Practice for Property Boundary Surveys in the State of Louisiana."

New Orleans, La. March 4, 2013

Professional Land Surveyor.
La. License No. 4698



CANDOLFO KUHN, L.L.C.
CITY, SEVEN AND LAND SURVEYORS
5413 PINEVILLE, SUITE A
BAYOU LA PRAIRIE, LA. 70057
e-mail: survey@candolfokuhn.com
PHONE: 504-818-2810 FAX: 504-818-2811



SITE PLAN

 $\frac{1}{16}'' = 1'$

4.24.2013

DRAWN BY: J. GOOD ZURIK

CALCULATIONS

LOT AREA: 49,027 SF

FLOOR AREA:	
FIRST FLOOR RETAIL	16,900 SF
FIRST FLOOR COMMON AREA	8,400 SF
UPPER FLOOR AREA	8,400 SF*

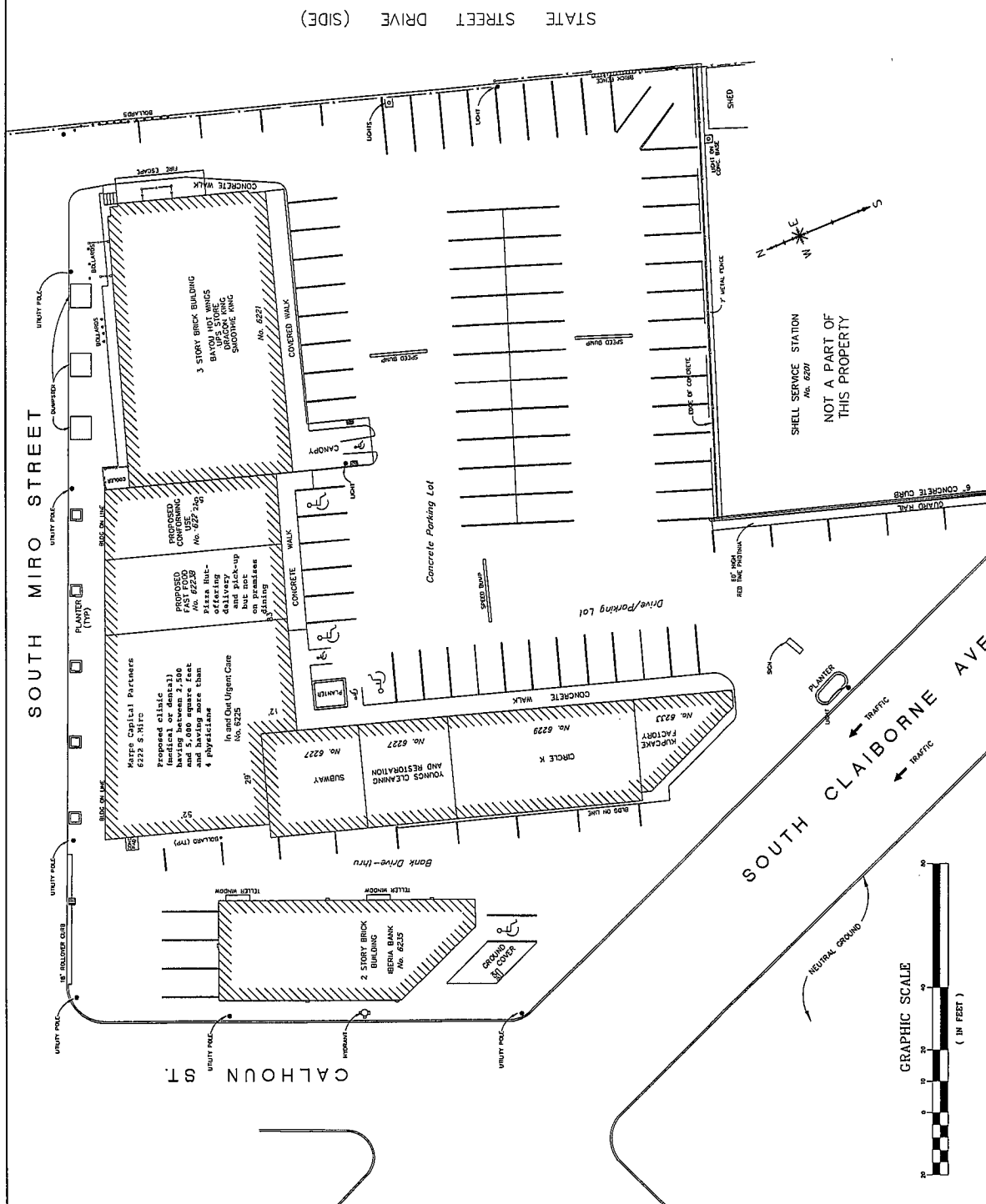
* LEASABLE AREA OF 5,725

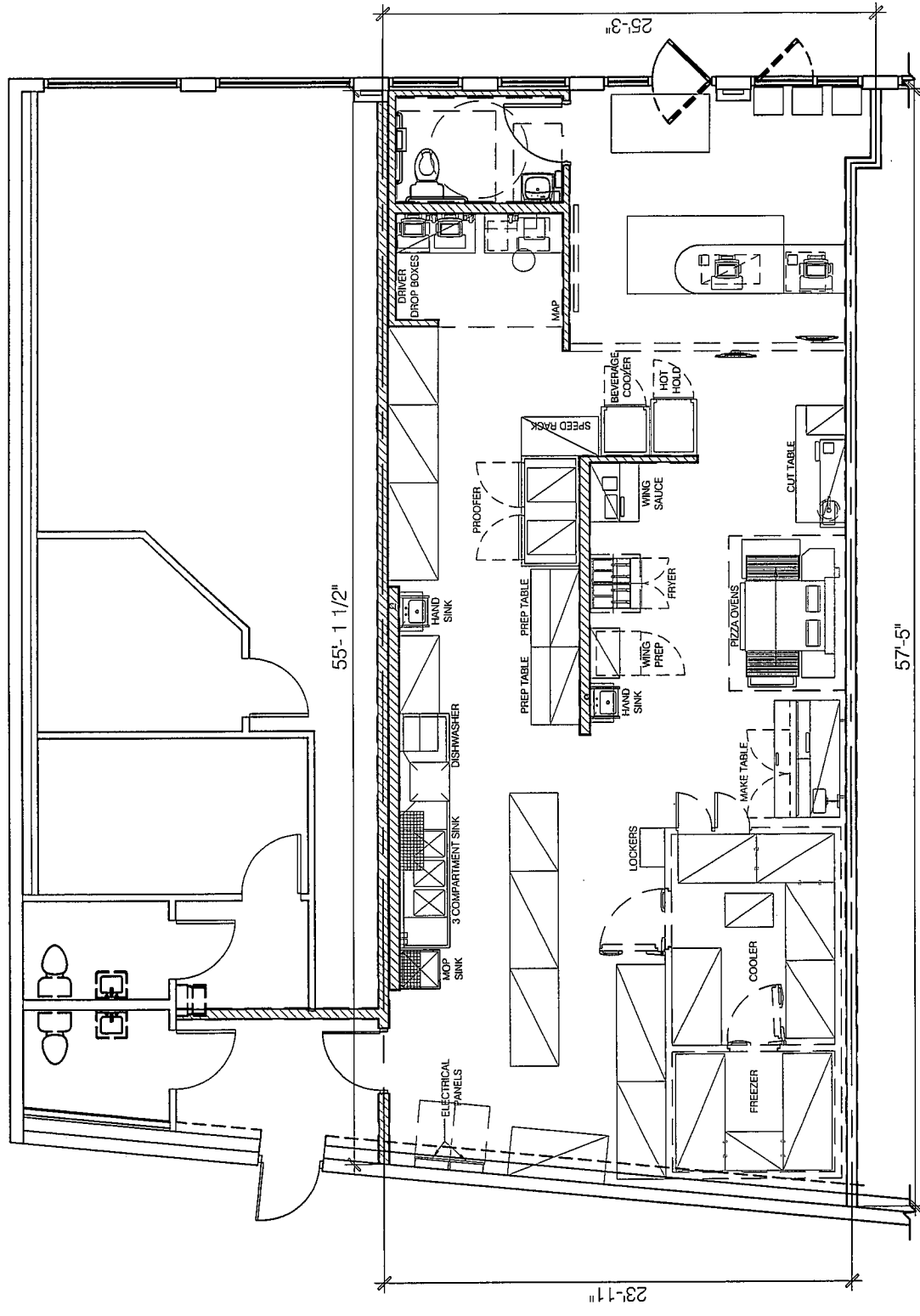
OPEN SPACE 31,727 SF

PARKING: 90 TOTAL

STANDARD

FOR CPC USE





NEW ORLEANS, LOUISIANA - CLAIBORNE

1,385 SQ FT

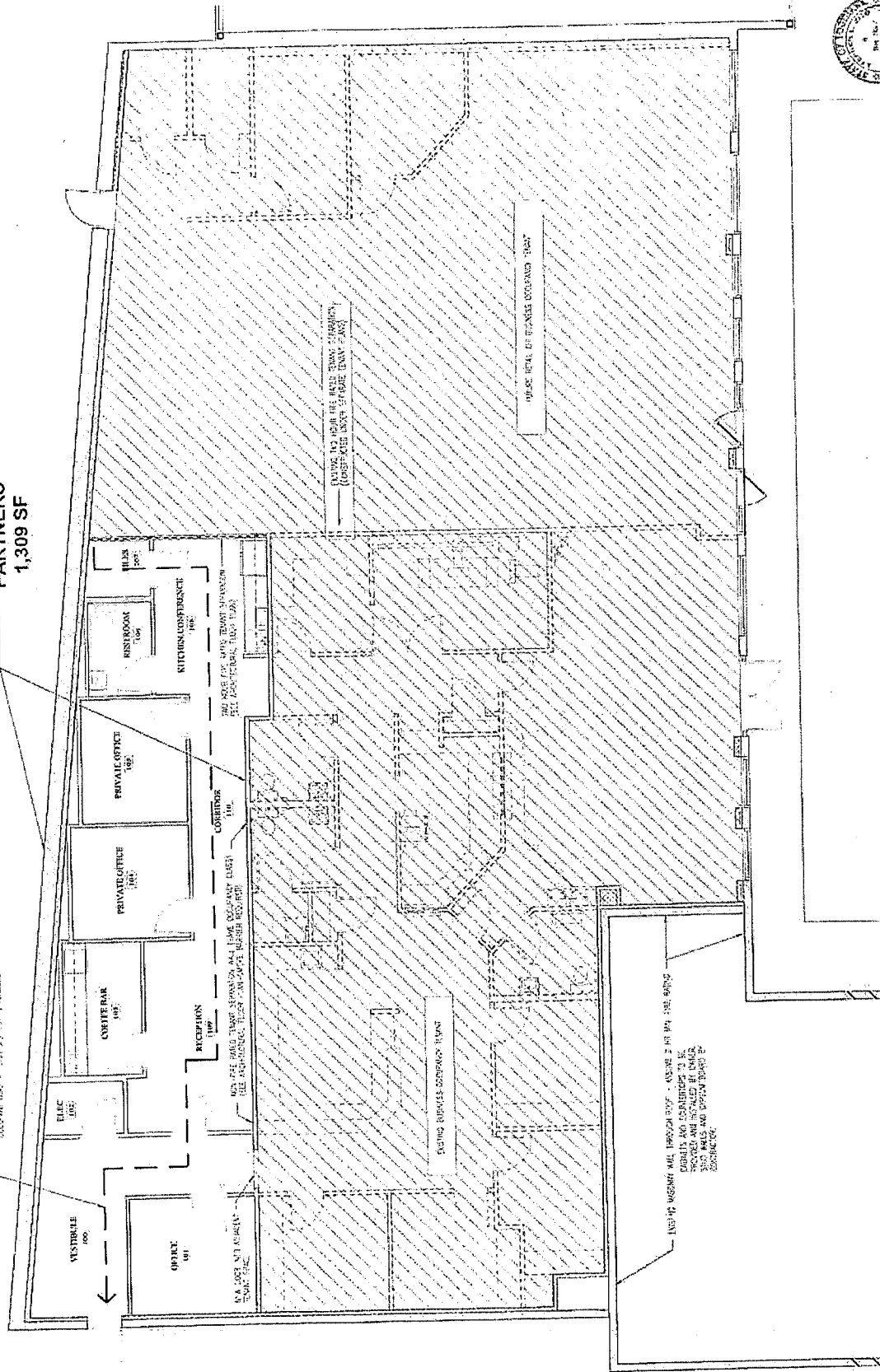
PH - DELCO EQUIPMENT PLAN

DWG: 02.11.14



UNUSABLE ROOM, UNUSABLE AND
COMMON AREA OF THIS FLOOR
NOT ALLOWED FOR SCALE DUE
TO OVERLAP WITH OTHER FLOORS

MARPE CAPITAL PARTNERS 1,309 SF



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

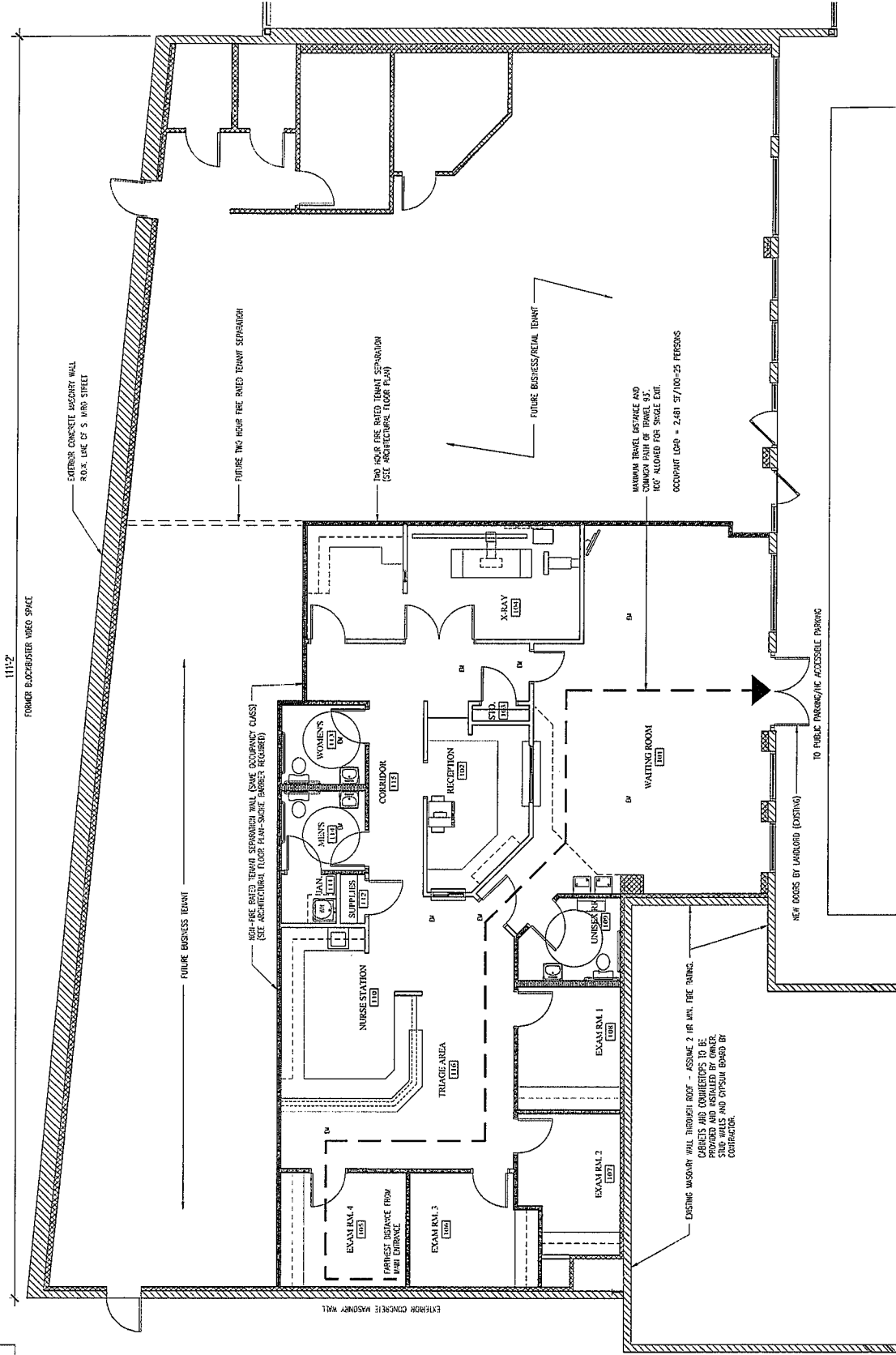
MARPE CAPITAL PARTNERS

ZITO-RUSSELL



LS1.0





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

IN AND OUT URGENT CARE
6225 S. CLAIBORNE AVE.
NEW ORLEANS, LA

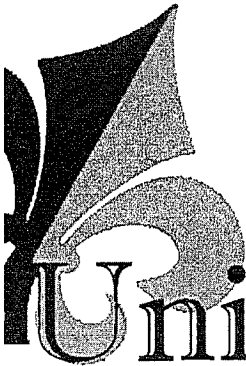
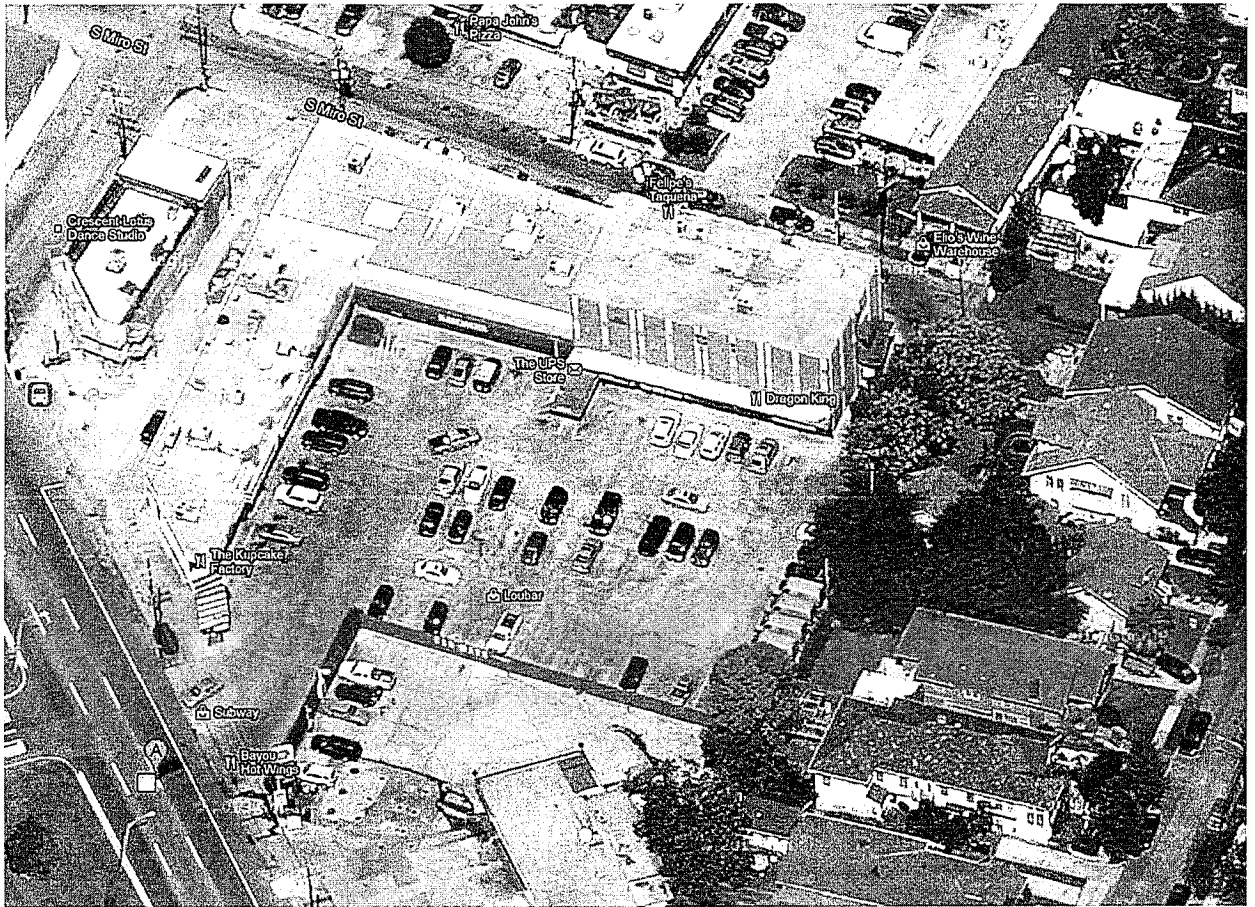
ZITO-RUSSELL
ARCHITECTS, P.C.
820 S. UNIVERSITY BLVD. SUITE 20
MOBILE, AL 36688
PHONE (205) 343-8181
FAX (205) 343-0508

REVISIONS

NO.	DATE	DESCRIPTION
1	10/08/21	ISSUED FOR PERMITS

DATE: 10/08/21
SHEET: 1

LS1.0



University Village

6221-6235 S. Claiborne Ave.









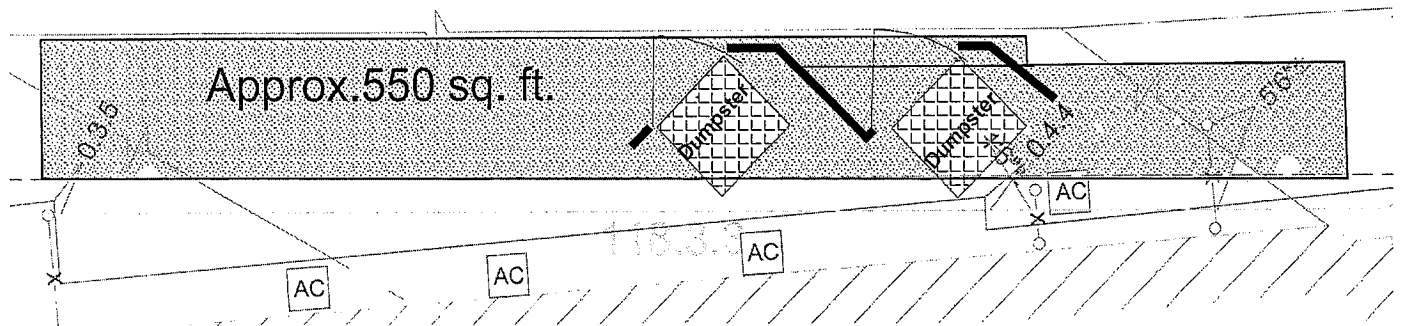
Proposal for Dumpsters showing screens and Gates

This shows 2 rather than 3 as in the past.

Note: This location without screens was approved in 2001 by the City Council.

Loubar's preference is to purchase the land. If required we will screen the dumpsters and if necessary include gates.

S. Miro Street behind 3-story building.



Submitted by Loubar LLC
February 2014

Parking Requirements In
Accordance with Zoning for
6221 S. Claiborne Ave.

	Square Footage	Square Feet/Place*	Total Places
UPS	1,100	200	5.50
Chinese Restaurant	1,100	150	7.33
Smoothie King	1,100	200	5.50
Subway	1,100	150	7.33
Dry Cleaner	700	200	3.50
Circle K	1,800	150	12.00
Kupcake	900	150	6.00
Iberia	2,300	200	11.50
Bayou Wings	570	150	3.80
Second Floor	4,800	400	12.00
Third Floor	4,800	400	12.00
Pizza Hut	1,400	200	7.00
Vacant	1,040	200	5.20
In and Out	3,766	400	9.42
Total	22,647		109
Provided			90
Waived in 1990			21
Excess			2

Item #8

Consideration: ZONING DOCKET 040/14 – Request by CITY COUNCIL MOTION M-14-89 for an Amendment to Ordinance No. 25,568 MCS (Zoning Docket 086/13, which granted a Conditional Use to permit a community center in an RM-2A Multiple-Family Residential District) to consider the expansion of the site (Square 111, all lots) to include a portion of Square 146 (Lots 15 through 20, an undesignated parcel, Lots F, R, L and X) and the former Constance Street right-of-way between Orange and Richard Streets, and to consider any other revisions and/or additions to waivers and/or provisos, on the stated existing and expanded site. The municipal addresses are 1549-1573 CONSTANCE STREET, 1011-1019 RICHARD STREET AND 1016 ORANGE ST. (PD 2)

RAISED TERRACE

NEW CONCRETE WALK
REF: CIVIL

LANDSCAPED COURTYARD
RAISED FILL
OVER EXISTING GRADE

PLAYGROUND

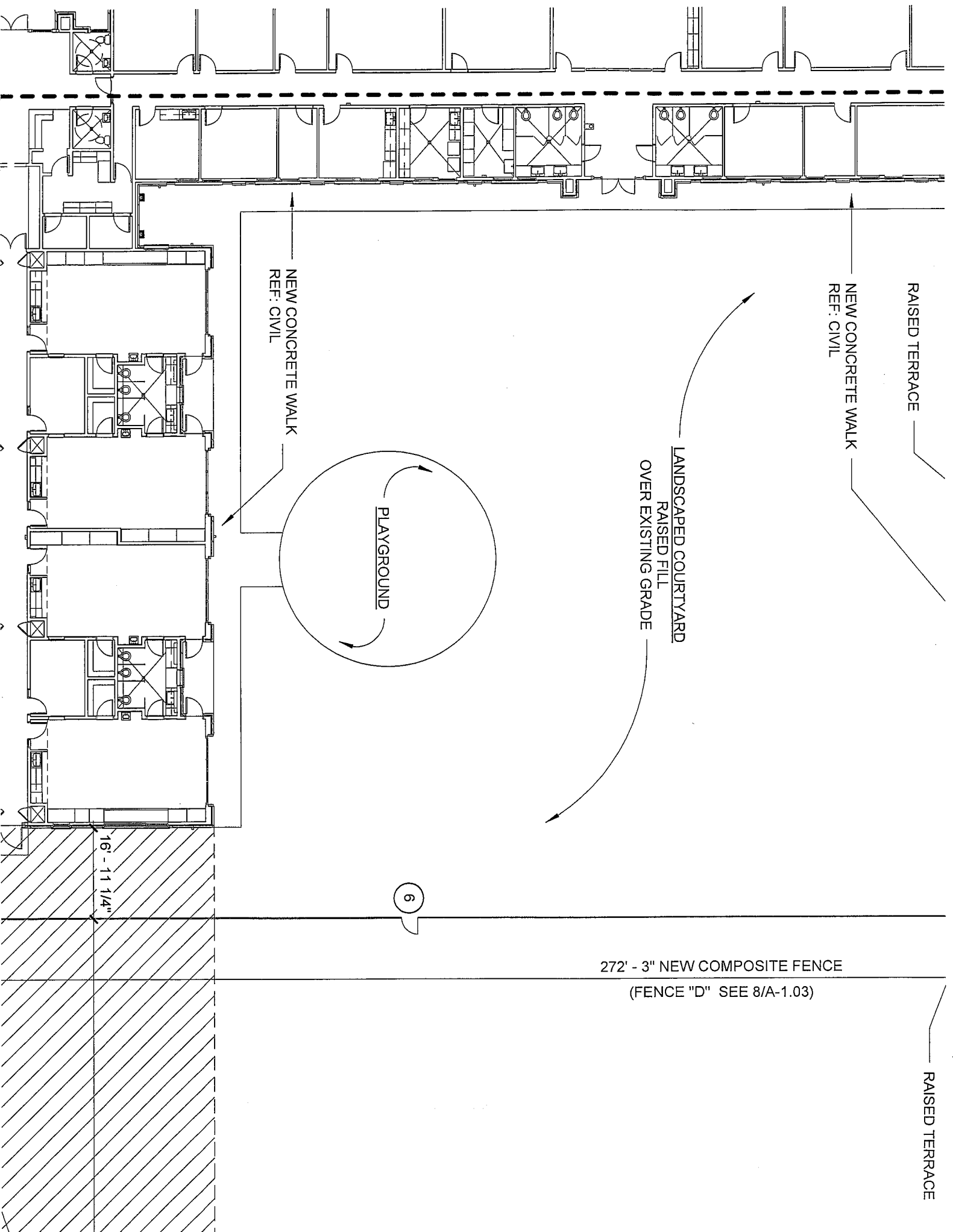
NEW CONCRETE WALK
REF: CIVIL

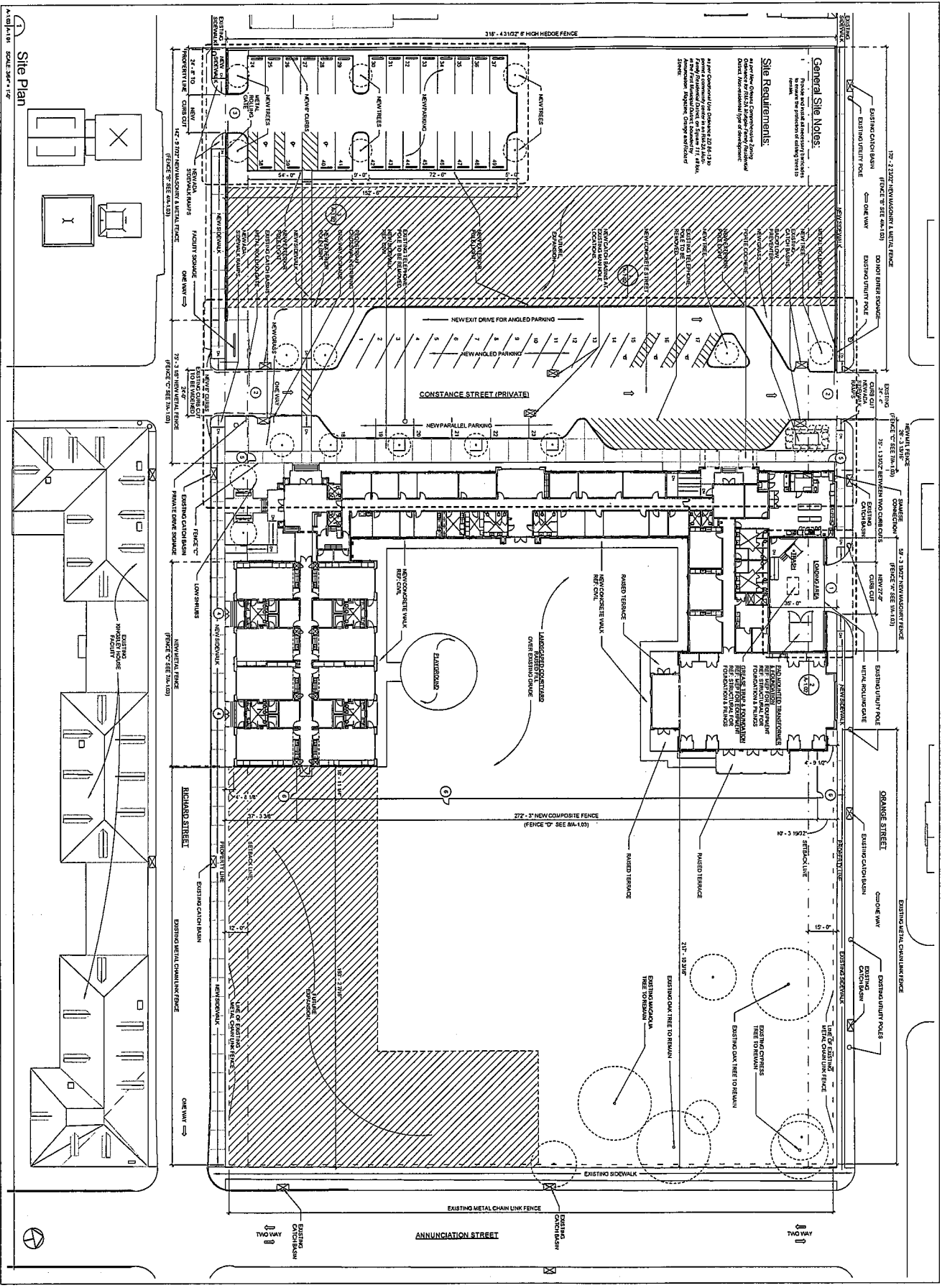
RAISED TERRACE

272' - 3" NEW COMPOSITE FENCE
(FENCE "D" SEE 8/A-1.03)

6

16' - 11 1/4"





PERMIT SET

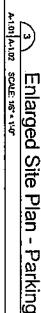
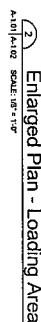
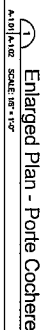
KHTC
Kingsley House Taylor Campus - New Construction
1572 Constance Street
New Orleans, LA 70130
TRAPOLIN-PEER | ARCHITECT
A PROFESSIONAL CORPORATION | 633 Ann Street | New Orleans, Louisiana 70130 | T (504) 523-2272 | F (504) 523-2681 | www.trapolinpeer.com

Owner: Kingsley House
1500 Constance Street
New Orleans, LA 70130
(504) 523-2271
Contractor: KHTC
1500 Constance Street
New Orleans, LA 70130
(504) 523-2271
Architect: TRAPOLIN-PEER
1500 Constance Street
New Orleans, LA 70130
(504) 523-2271



Project No.	00302014
Sheet No.	A-1.01
Scale	1" = 10'
Date	03/20/14
Drawn by	CH/SSC
Checked by	CH/SSC
Reviewed by	CH/SSC
Approved by	CH/SSC

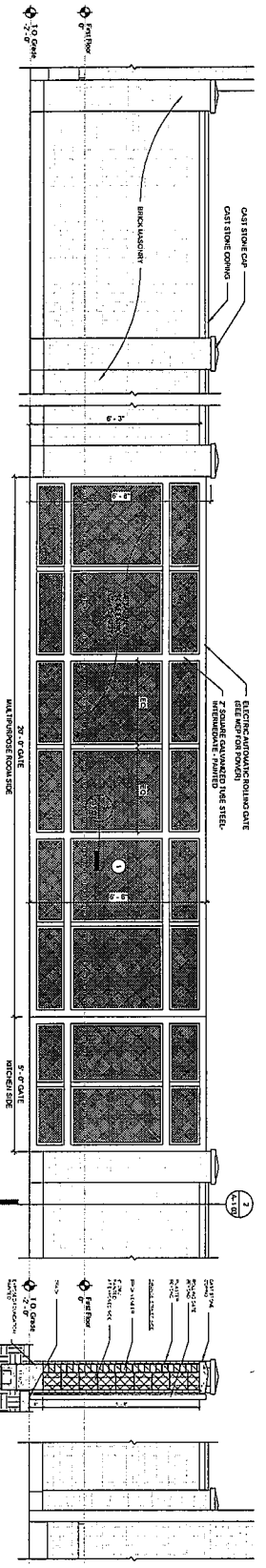
A-1.01



Kingsley House Taylor Campus - New Construction
1572 Constance Street
New Orleans, LA 70130
TRAPOLIN+PEER | ARCHITECT

A PROFESSIONAL CORPORATION | 619 Julia Street | New Orleans, Louisiana 70130 | T (504) 523 2772 | F (504) 523 3581 | www.traspathpeer.com

Site - Enlarged Plans

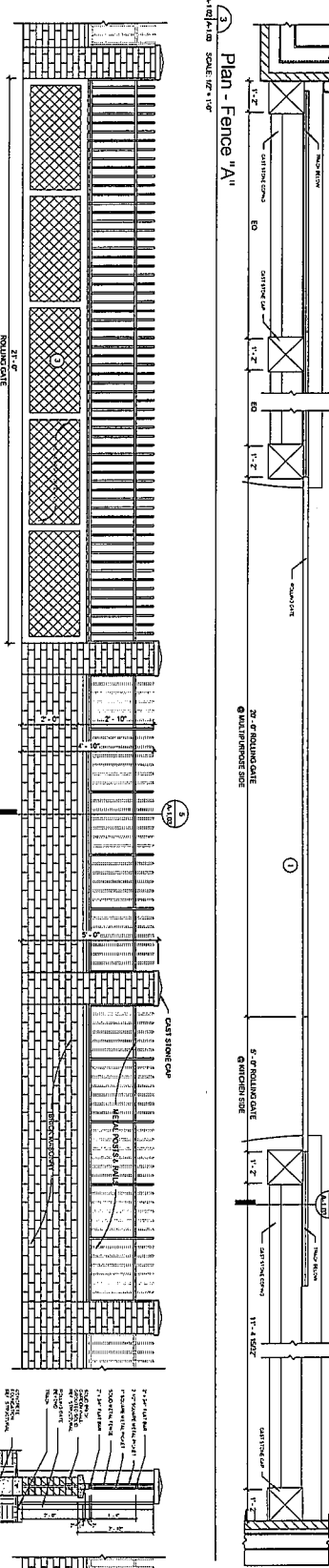


Elevation - Fence "A"

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

DI Section - Fence "A"

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

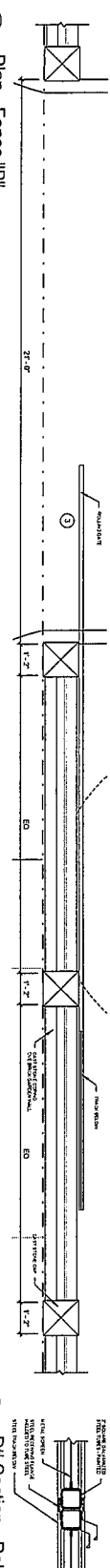


Elevation - Fence "B"

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

DI Section - Fence "B"

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

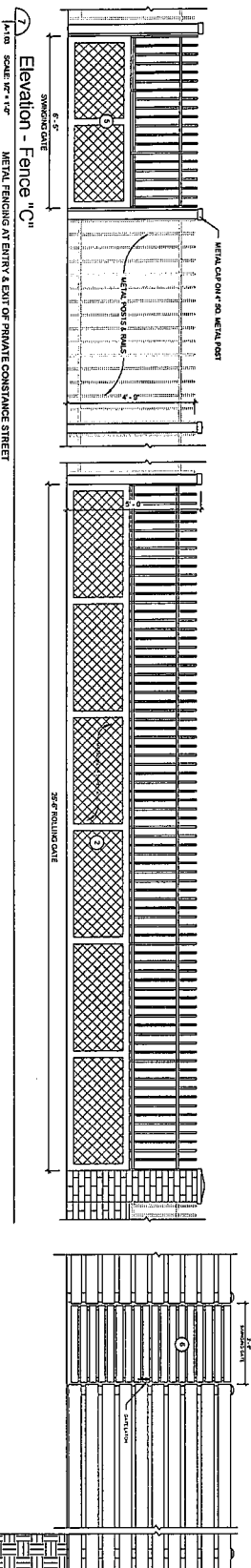


Plan - Fence "B"

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

DI Section - Rolling Gate

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

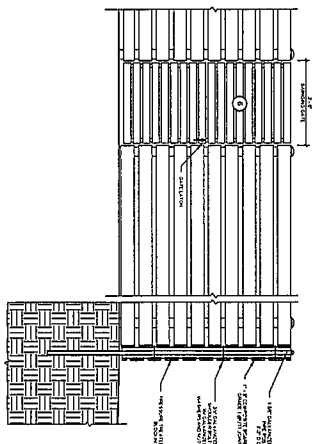


Elevation - Fence "C"

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

Elevation - Fence "D"

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



Site Details - Fencing

A-1.03

PERMIT SET

KHTC
Kingsley House Taylor Campus - New Construction
1572 Constance Street
New Orleans, LA 70130
TRAPOLIN-PEER ARCHITECT

A PROFESSIONAL CORPORATION | 639 Poydras Street | New Orleans, Louisiana 70130 | T: (504) 523-2772 | F: (504) 523-3561 | www.trapolin-peer.com

Contractor Name (TRB)
Kingsley House
1500 Constance Street
New Orleans, LA 70130
(504) 523-2271

Contractor Name (TRB)
Kingsley House
1500 Constance Street
New Orleans, LA 70130
(504) 523-2271



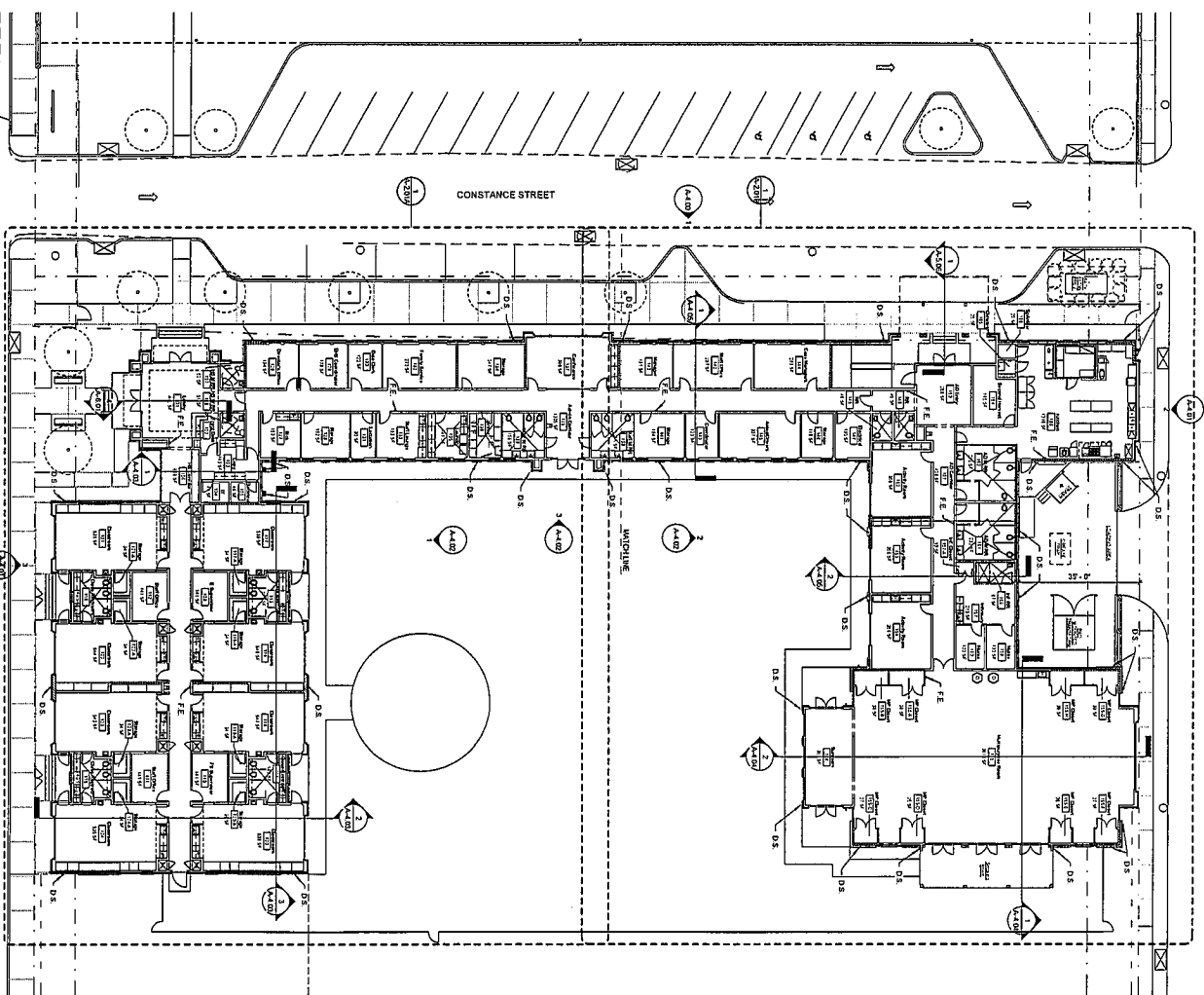
Project Name	Kingsley House
Project Number	01/10/13
Contract Number	01/10/13
Contractor Name	Kingsley House
Contractor Address	1500 Constance Street New Orleans, LA 70130
Contractor Phone	(504) 523-2271
Contractor Email	info@kingsleyhouse.com
Contractor Website	www.kingsleyhouse.com
Contractor License	10000
Contractor License State	LA
Contractor License Expiration	04/10/13
Contractor License Renewal	04/10/14
Contractor License Renewal Fee	\$100.00
Contractor License Renewal Date	04/10/14
Contractor License Renewal Status	Renewed

General Floor Plan Notes:

1. All dimensions are to face of wall unless otherwise noted. "Major" and "Minor" dimensions are to face of wall unless otherwise noted.
2. All areas shown to be included in the floor plan shall be shown.
3. All areas shown to be excluded from the floor plan shall be shown.
4. All areas shown to be included in the floor plan shall be shown.
5. All areas shown to be excluded from the floor plan shall be shown.
6. All areas shown to be included in the floor plan shall be shown.
7. All areas shown to be excluded from the floor plan shall be shown.
8. All areas shown to be included in the floor plan shall be shown.
9. All areas shown to be excluded from the floor plan shall be shown.
10. All areas shown to be included in the floor plan shall be shown.

Wall Legend:

- Shear Walls
- Bracing Walls



Floor Plan - Descriptive

PERMIT SET

KHTC
Kingsley House Taylor Campus - New Construction
1572 Constance Street
New Orleans, LA 70130
TRAPOLIN-PEER ARCHITECT
A PROFESSIONAL CORPORATION | 822 2nd Ave Street | New Orleans, Louisiana 70130 | T: (504) 523-2772 | F: (504) 523-2338 | www.trapolinpeer.com

Owner
Kingsley House
1572 Constance Street
New Orleans, LA 70130
(504) 523-2271

Contractor
Contractor Name (TBD)
Contractor Address 1 (TBD)
Contractor Address 2 (TBD)
(area code) number (TBD)



Project Name	CONSTRUCTION
Project Number	10000
Project Address	1572 Constance Street
Project City	New Orleans, LA
Project State	LA
Project Zip	70130
Project Date	02/28/2014

A-2.01

[illegible][illegible]

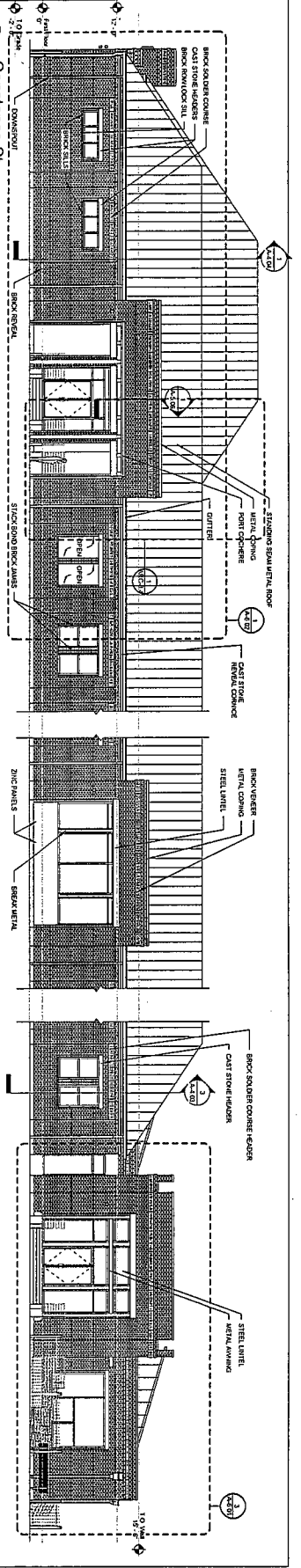
Kingsley House
1600 Constance Street
New Orleans, LA 70130
(504) 523-6227

Contractor Name (TBD)
Contractor Address 1 (TBD)
Contractor Address 2 (TBD)
(site code) number (TBD)

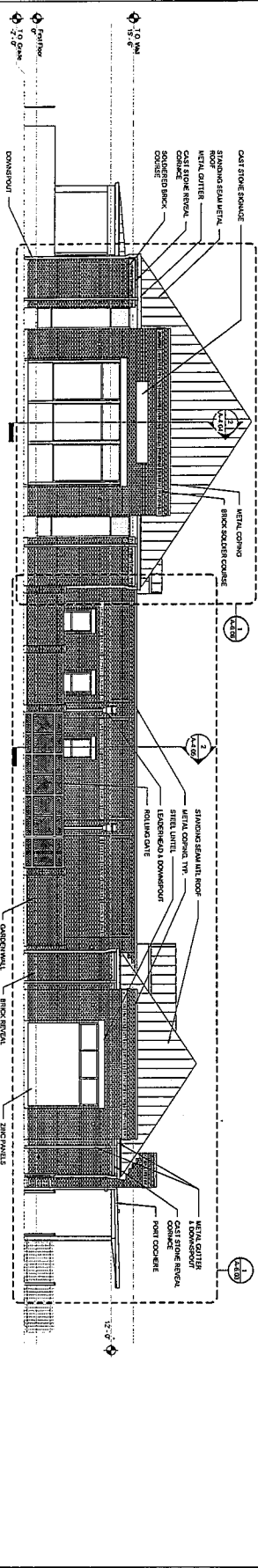
[illegible]

Building Elevations

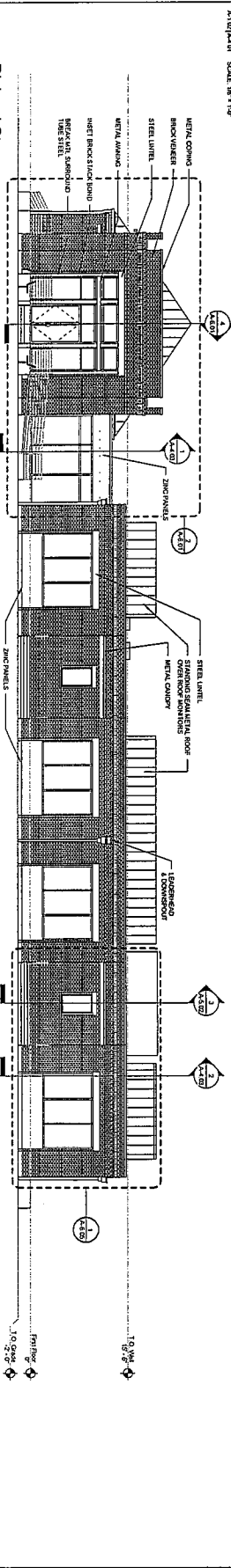
A-4.00



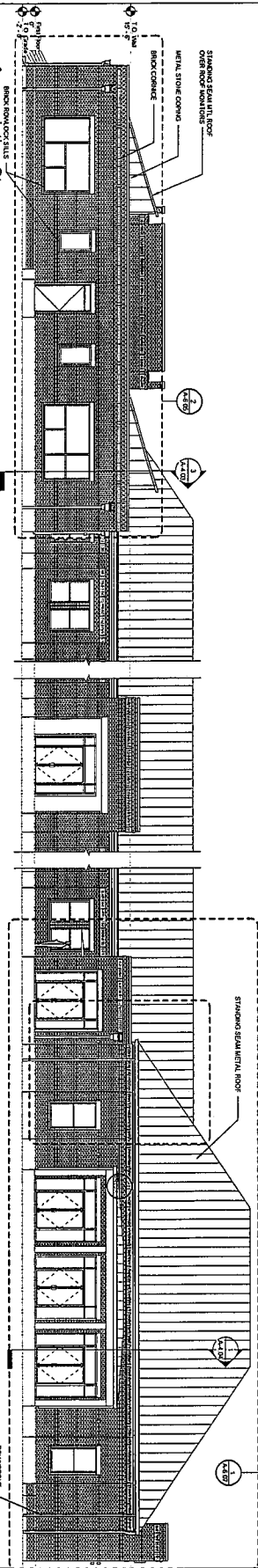
Constance St.



Orange St.



Richard St.



Annunciation St.

PERMIT SET

KHTC
Kingsley House Taylor Campus - New Construction
1572 Constance Street
New Orleans, LA 70130
TRAPOLIN-PEER ARCHITECT
A PROFESSIONAL CORPORATION | 822 Poydras Street | New Orleans, Louisiana 70130 | (504) 523-2712 | F (504) 523-3261 | www.trapolin-peer.com

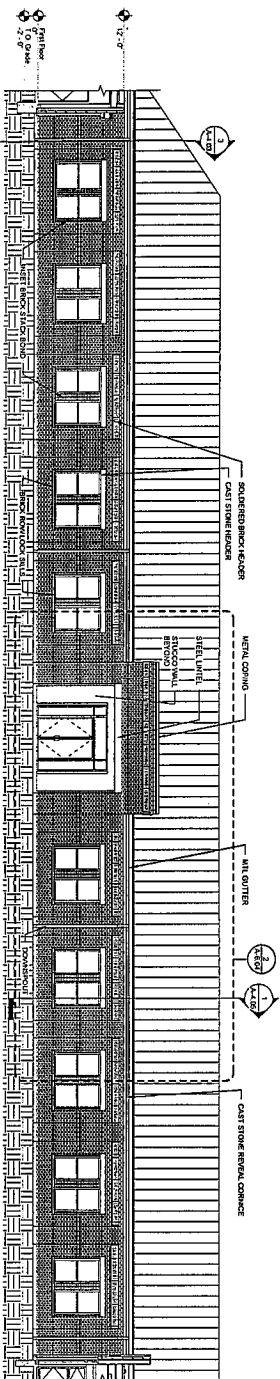
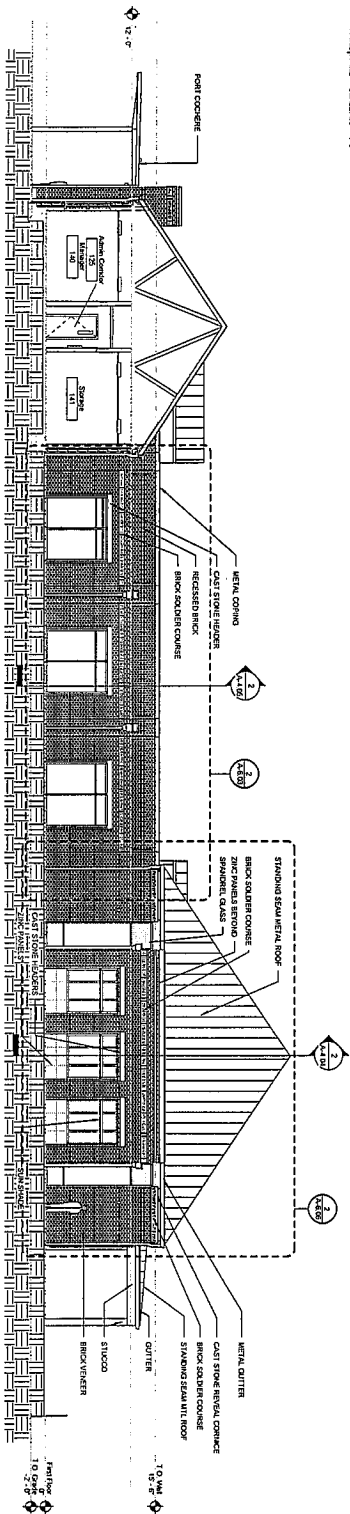
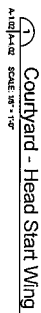
Owner: Kingsley House
1572 Constance Street
New Orleans, LA 70130
(504) 523-2721

Contractor Name (TBO):
Contractor Address 1 (TBO):
Contractor Address 2 (TBO):
(area code) number (TBO):



Project Name	02/28/2014
Project Number	02/28/2014
Quantity	1
Unit	1
Building Elevations	

A-4.01



3 Courtyard - Admin Wing

Kingsley House Taylor Campus - New Construction
1572 Constance Street
New Orleans, LA 70130
TRAPOLIN+PEER | ARCHITECT

A PROFESSIONAL CORPORATION | 619 Julia Street | New Orleans, Louisiana 70130 | T (504) 523 2772 | F (504) 523 3081 | www.traplinegear.com

Kingsley House
1500 Constance Street
New Orleans, LA 70130

Contractor Name (TBD)
Contractor Address 1 (TBD)
Contractor Address 2 (TBD)
(area code) number (TBD)

[illegible]

Building Elevations