

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – July 2, 2014

There will be a meeting of the Planning Advisory Committee on June 18, 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 June 4, 2014 PAC meeting.
- 2) **Consideration:** **ZONING DOCKET 062/14** – Request by ELIZABETH R. DENNIS for a Zoning Change from an RD-2 Two-Family Residential District to a B-1A Neighborhood Business District and a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption at an existing retail store, on Square 36, Lot 44, in the Third Municipal District, bounded by Jasmine, Wisteria, and Lotus Streets and Franklin Avenue. The municipal address is 2619 JASMINE STREET. (PD 6)
- 3) **Consideration:** **ZONING DOCKET 063/14** – Request by 127-29 CARONDELET, LLC for a Conditional Use to permit a retail store selling alcoholic beverages for off-premises consumption in a CBD-1 Central Business District, on Square 226, Lot 28 or Pt. Lot 36, in the First Municipal District, bounded by Carondelet, Canal, Common, and Baronne Streets. The municipal addresses are 127-129 CARONDELET STREET. (PD 1A)
- 4) **Consideration:** **ZONING DOCKET 066/14** – Request by CITY COUNCIL MOTION M-14-240 for an amendment to Ordinance No. 23,189 MCS (Zoning Docket 028/08, which established a Residential Planned Community District (RPC) overlay in an RM-3 Multiple-Family Residential District, on Squares 432A, 447A, 448A, 449A, 462A, 463A, 464A, 465A, 477A, 478A, 507, 508, 510, 537, 538, 539, 540, 565, 566, 567, 568, 569, 592, and 593, all lots, in the First Municipal District, bounded by Earhart and Martin Luther King Jr. Boulevards, Clio Place, South Prieur, Erato, South Miro, South Broad and South Dorgenois Streets) to allow modifications to the location and design of the community center component and any other modifications to the plans. The municipal address is 3400 EARHART BOULEVARD. (PD 4)
- 5) **Consideration:** **ZONING DOCKET 067/14** – Request by DEUTSCHES HAUS for a Conditional Use to permit a private club in an RD-3 Two-Family Residential District, on an undesignated square, Lots 13 through 20, in the Third Municipal District, bounded by Moss Street, Esplanade Avenue, and Parkview Place. The municipal address is 1700 MOSS STREET. (PD 4)

- 6) **Consideration:** Sale of a parcel of an undesignated parcel of land measuring approximately 36' x 54' adjacent to Lots 8 and 9, Square 427 2nd Municipal District, bounded by Milne Street, Florida Avenue (now the Florida Avenue off-ramp from I-10), Catina Street, and Homedale Avenue. The adjacent property's address is 5653 Catina Street.
- 7) **Consideration:** A request by 800 Perdido Place, L.L.C., for a grant of predial servitude, for the proposed encroachment of a wraparound balcony on/over the Perdido Street and Carondelet Street public rights-of-way, adjacent to Lot A-1, Square 230, 1st M.D., bounded by Carondelet Street, Poydras St, Carroll St., and Perdido Street. The municipal address of the property is 800-822 Perdido Street.
- 8) **Consideration:** A request by 1050 Annunciation Street Development Group, L.L.C., for a grant of predial servitude, for the proposed encroachment of a wraparound gallery on/over the Annunciation Street and John Churchill Chase Street public rights-of-way, adjacent to Square 69, 1st M.D., bounded by Poeyfarre St., Tchoupitoulas St., John Churchill Chase St., and Annunciation Street. The municipal address of the property is 1050 Annunciation Street.
- 9) **Consideration:** A request by Stephen Gogreve for a grant of predial servitude, for the proposed encroachment of a driveway on/over the Milan Street public right-of-way, adjacent to Lot C, Square 369, 6th M.D., bounded by Prytania St., General Pershing St., Pitt St., and Milan Street. The municipal address of the property is 1412 Milan Street.
- 10) **Consideration:** A request by James Gibeault for a grant of predial servitude, for the proposed encroachment of a gallery on/over the Frenchmen Street public right-of-way, adjacent to Lot A, Square 153, 3rd M.D., bounded by Royal St., Elysiant Fields Ave., Chartres St., and Frenchmen St. The municipal address of the property is 621-623 Frenchmen Street.
- 11) **Consideration:** A request by Eddie Talebloo for a grant of predial servitude, for the proposed encroachments of a gallery and rear doors on/over the Magazine Street and Hastings Place public rights-of-way, adjacent to Lot 6B, Square 139, 4th M.D., bounded by Hastings Place, St. Mary Street, and Magazine Street. The municipal address of the property is 1814 Magazine Street.
- 12) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, July 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
June 26, 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.

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

Minutes – June 18, 2014

A meeting of the Planning Advisory Committee was held on Wednesday, June 18, 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)
Tica Hartman (PPW)
Louis Haywood (DPW)
Bao Vu (DPW)
Kisha Gaudin (DPW)
Edward Horan (S&P)

GUESTS

Joe Crowley, Perez
Corinne Villavaso, The Villavaso Group
Chris Sarpy
Willie Murray, Carver Theater
Janet Hays

CPC STAFF

Christopher Mills
Stephen Kroll
Rachel Mays
Editha Amacker

NON-VOTING DEPARTMENTS

Christopher Ard (ITI)

1) Consideration: Minutes from the June 4, 2014 PAC meeting.

The representative from Sewerage and Water Board noted, via email, corrections to Items #1, #3 and #6.

Item #1 - Minutes from the May 21, 2014 PAC meeting:

For item #2, Sewerage and Water Board confirmed that the purchase involves the sidewalk only and has no objection to the sale of the sidewalk, subject to the proposed 10'X5' servitude on any existing Sewerage and Water Board house connections. Later, Max Camp (Real Estate and Records) asked if SWB had any objections turning the purchase area into a full-width servitude. The SWB agreed to this request. For item

#8, the SWB representative stated if work needs to be performed on these lines, the SWB may need to temporarily remove all bushes (shrubs), which will have to be replaced at the owner's expense.

Item #3 – Zoning Docket 52-14

The Sewer and Water Board stated that no trees are to be planted on M.L. King Jr. Boulevard due to the locations of the water and sewer lines. In addition, Sewerage and Water Board will need further review of the trees planted, due to the water and sewer house connections.

Item #6 – Zoning Docket 56-14

The representatives from the Sewerage and Water Board would like to review the location of the street trees on St. Ann and N. Johnson Streets and review the location of ramp in regards to house connections.

The committee passed a motion of no objection with the corrections.

- 2) **Consideration:** **ZONING DOCKET 060/14** – Request by CITY COUNCIL MOTION M-14-206 for the rescission of Ordinance No. 16,900 MCS (Zoning Docket 007/95), which granted a Conditional Use to permit a child care center in a CBD-1 Central Business District, on Square 299, Lots 14, 15, and an undesignated lot, in the First Municipal District, bounded by Loyola and Tulane Avenues and Gravier and South Rampart Streets, and to otherwise provide with respect thereto. The municipal address is 234 LOYOLA AVENUE. (PD 1A)

This item was removed from consideration.

- 3) **Consideration:** A request by Julia Street Partners, L.L.C., for a grant of a predial servitude, for the proposed encroachment of an awning on/over the Carondelet Street public right-of-way, adjacent to Lot 3-A, Square 218, 1st M.D., bounded by Girod Street, St Charles Ave., Julia Street, and Carondelet Street. The municipal address of the property is 740 Carondelet Street.

The applicant noted that the awning is present. The representative from the Historic District Landmarks Commission indicated that they are going through the application process. The committee passed a motion of no objection subject to further review by HDLC and RER.

- 4) **Consideration:** A request by Deveney Communication, L.L.C., for a grant of a predial servitude, for the proposed encroachment of a miniature streetcar statue on/over the Magazine Street public right-of-way, across the street from its office at 1582 Magazine Street, adjacent to Lots 6, 7, 9, 10, Square 149, 1st M.D., bounded by Felicity St., Orange St., Camp St., Magazine Street, and Richard St.. The municipal address of the property is 1581 Magazine Street.

The applicant indicated that the statue will be moved from Washington Square Park to the public right-of-way in front of the petitioned property. The representative from the Department of Public Works asked the applicant to obtain written permission from the property owner at 1581 Magazine Street. They also requested a diagram that shows the proposed location of the statue with dimensions for the sidewalk and the remaining space in the public right-of-way around the statue. It was noted that the statue must be at least 18” from the face of the curb. The committee passed a motion of no objection subject to further review by the DPW and RER.

Consideration: A request by Congregation of the Corpus Christi Roman Catholic Church for a grant of a predial servitude, for the proposed encroachments of fence enclosure, concrete steps, and ramp and existing encroachment of fence enclosure on/over the N. Galvez St., D’Abadie St., and N. Johnson St public rights-of-way, adjacent to Square 1036, Historic 7th Ward, 3rd M.D., bounded by N. Galvez St, D’Abadie St., St. Bernard Ave, N. Johnson St., and Onzaga Street. The municipal address of the property is 2022 St. Bernard Avenue.

The applicant explained that the proposal is returning to the committee for consideration of proposed encroachments that were not included with the initial request. The representative from the Department of Public Works requested a more detailed drawing showing the encroachment of proposed steps into the sidewalk area on N. Galvez Street. The committee passed a motion of no objection subject to further review by DPW and RER.

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

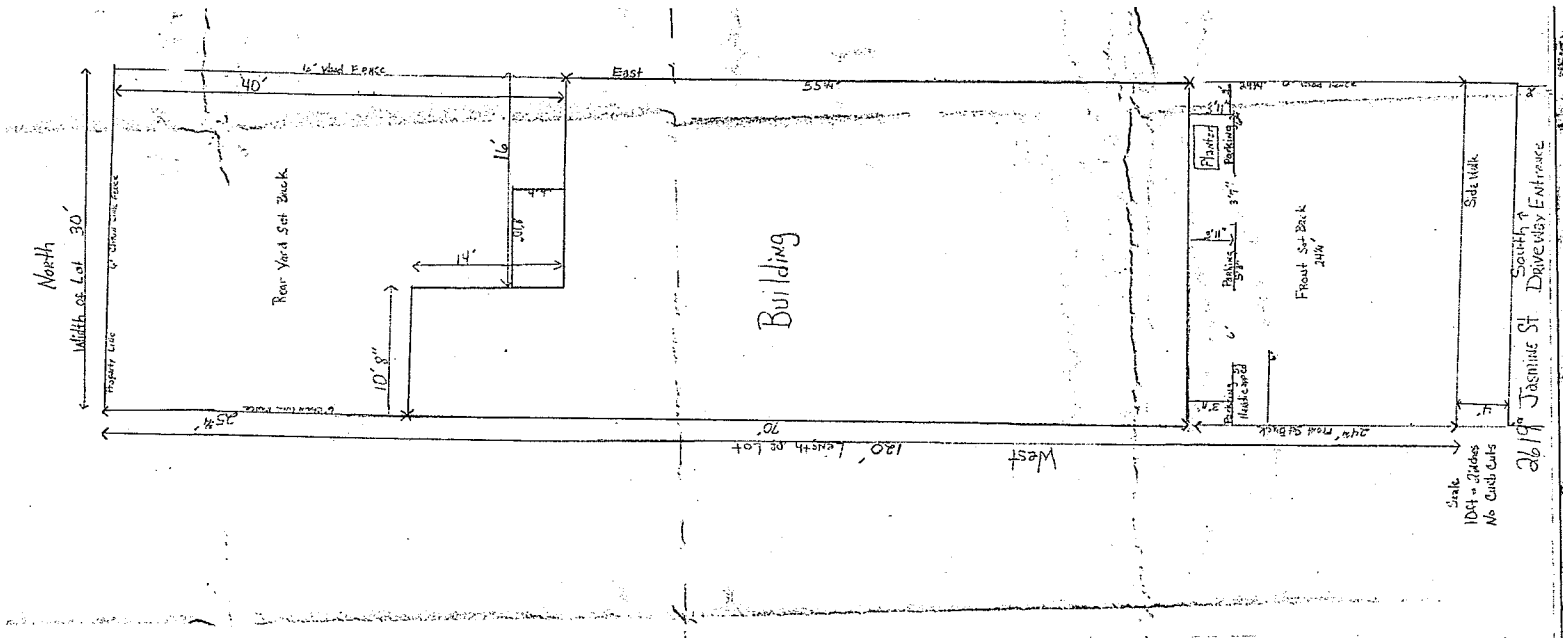
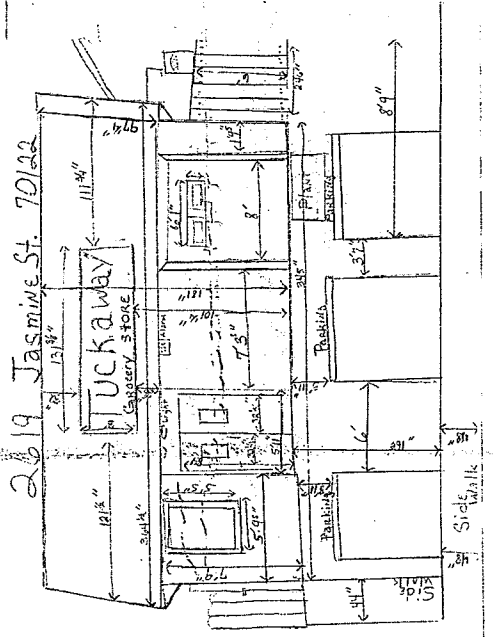
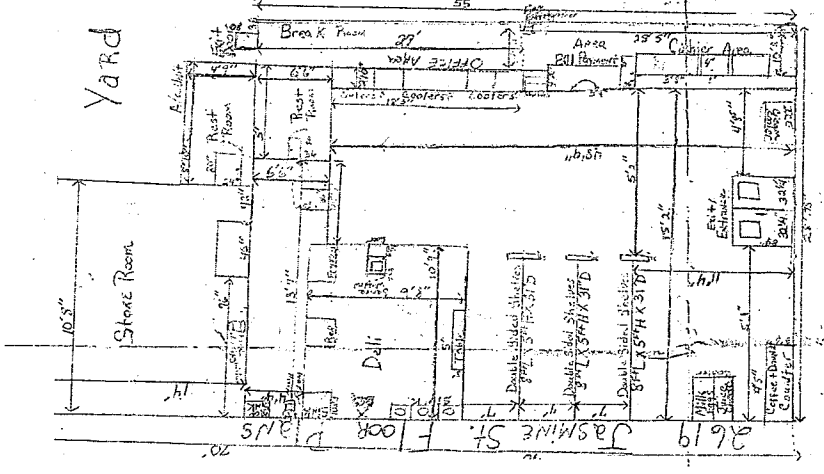
Respectfully yours,

Robert D. Rivers, Director
June 25, 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.

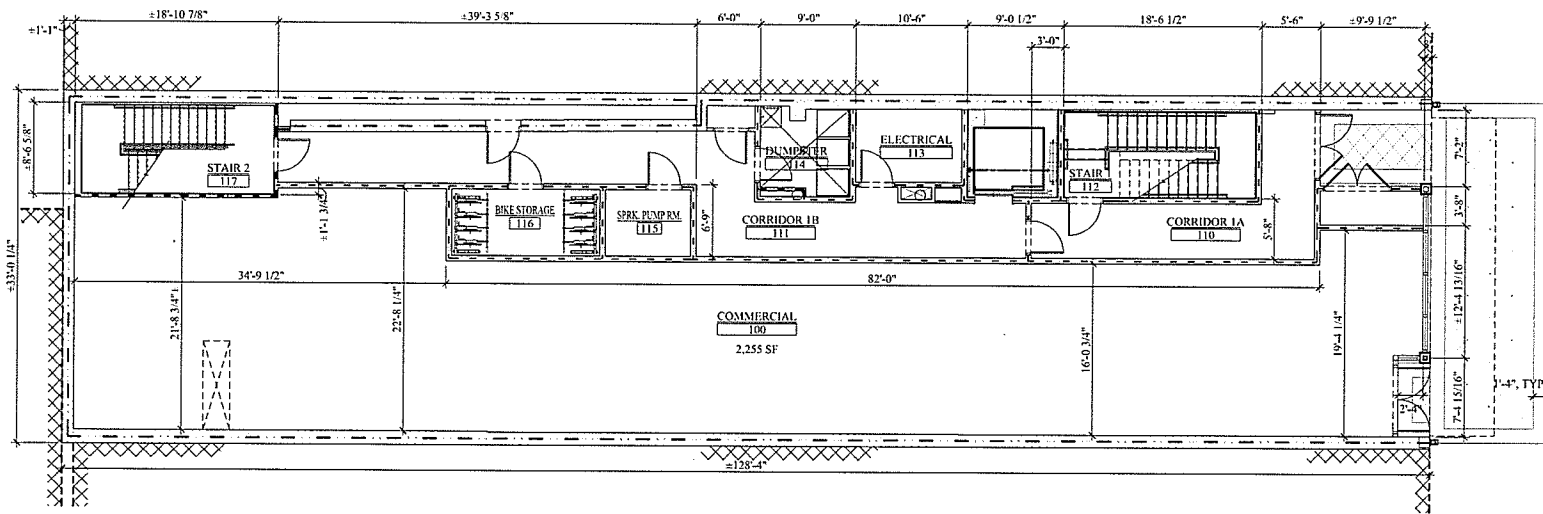
Item #2

Consideration: ZONING DOCKET 062/14 – Request by ELIZABETH R. DENNIS for a Zoning Change from an RD-2 Two-Family Residential District to a B-1A Neighborhood Business District and a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption at an existing retail store, on Square 36, Lot 44, in the Third Municipal District, bounded by Jasmine, Wisteria, and Lotus Streets and Franklin Avenue. The municipal address is 2619 JASMINE STREET. (PD 6)



Item #3

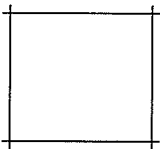
Consideration: ZONING DOCKET 063/14 – Request by 127-29 CARONDELET, LLC for a Conditional Use to permit a retail store selling alcoholic beverages for off-premises consumption in a CBD-1 Central Business District, on Square 226, Lot 28 or Pt. Lot 36, in the First Municipal District, bounded by Carondelet, Canal, Common, and Baronne Streets. The municipal addresses are 127-129 CARONDELET STREET. (PD 1A)



1
FIRST FLOOR PLAN



MONTGOMERY ROTH
ARCHITECTURE &
INTERIOR DESIGN, LLC.
406 Poydras Street, Suite 1720
New Orleans, Louisiana 70130
Tel: 504-568-1240



CARONDELET ST.
HISTORIC
RENOVATION
127-129 CARONDELET ST.
NEW ORLEANS, LA 70130

OVERALL FLOOR PLANS

1809-002
PERMIT AND CONSTRUCTION SET
12-23-2013

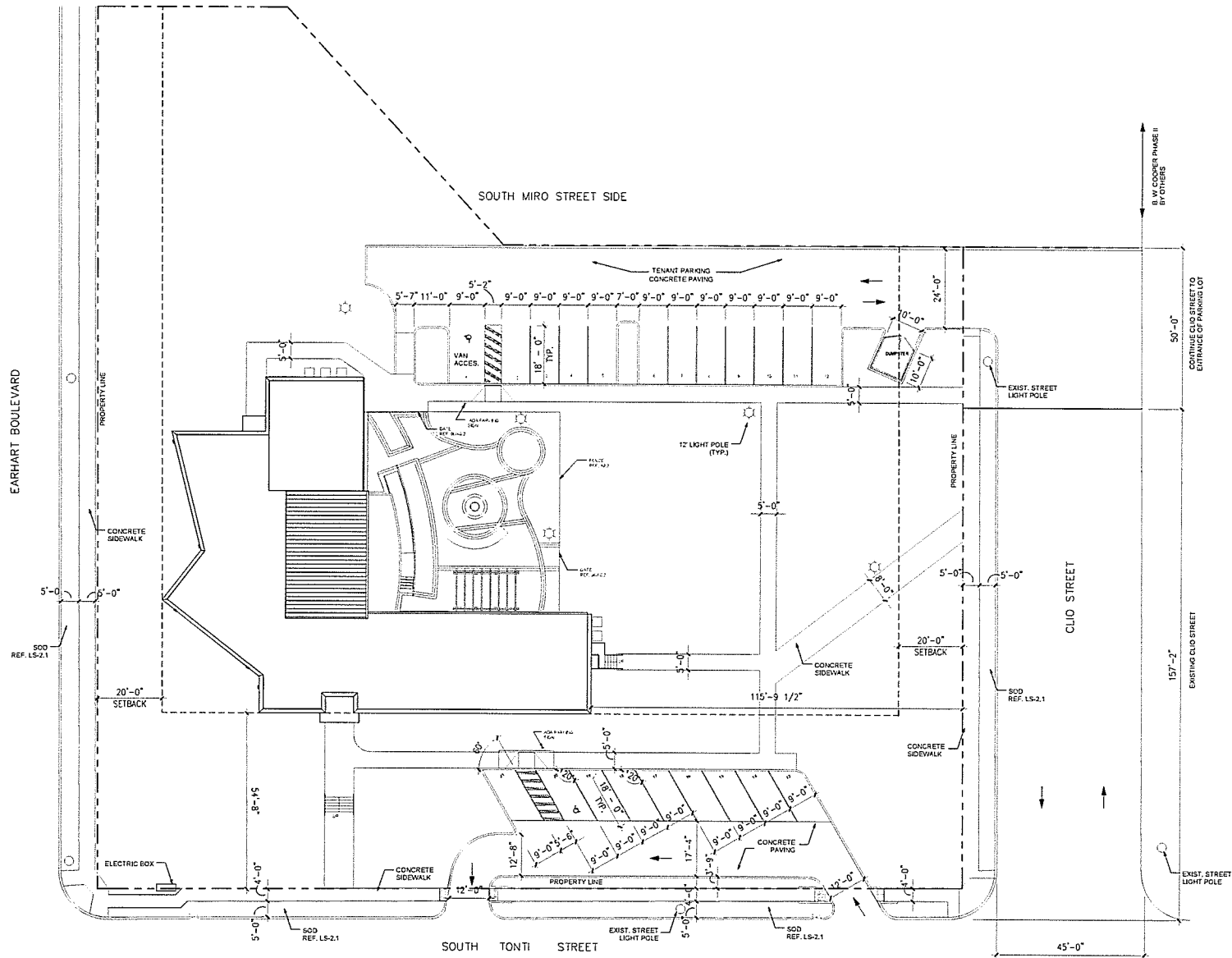
DRAWN BY
JP, NP

CHECKED BY
KN

A201

Item #4

Consideration: ZONING DOCKET 066/14 – Request by CITY COUNCIL MOTION M-14-240 for an amendment to Ordinance No. 23,189 MCS (Zoning Docket 028/08, which established a Residential Planned Community District (RPC) overlay in an RM-3 Multiple-Family Residential District, on Squares 432A, 447A, 448A, 449A, 462A, 463A, 464A, 465A, 477A, 478A, 507, 508, 510, 537, 538, 539, 540, 565, 566, 567, 568, 569, 592, and 593, all lots, in the First Municipal District, bounded by Earhart and Martin Luther King Jr. Boulevards, Clio Place, South Prieur, Erato, South Miro, South Broad and South Dorgenois Streets) to allow modifications to the location and design of the community center component and any other modifications to the plans. The municipal address is 3400 EARTHART BOULEVARD. (PD 4)



1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"



B. W. COOPER, II
STATE OF LOUISIANA
LICENSE NO. 15727

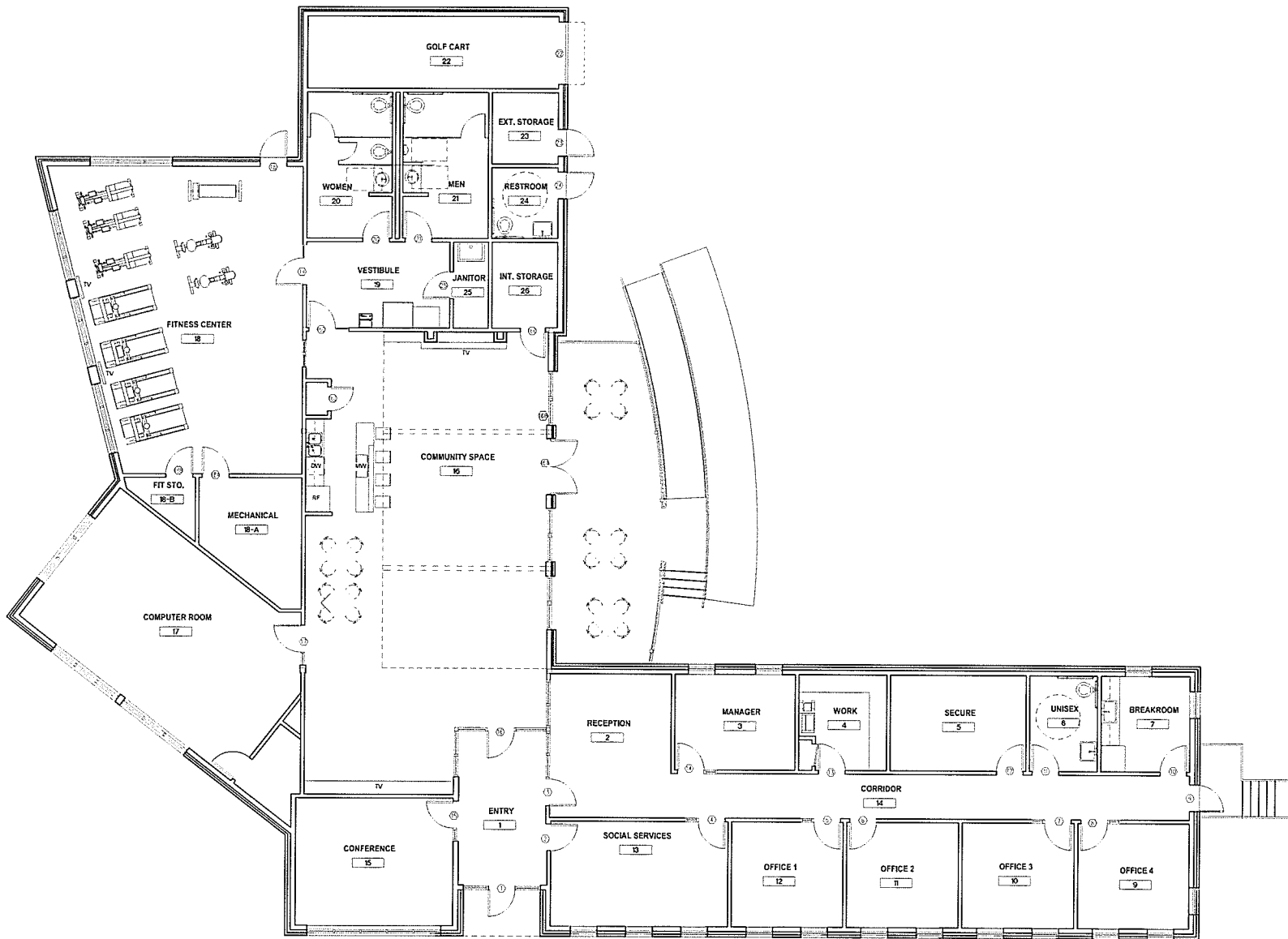
**MARRERO COMMONS
MANAGEMENT OFFICE**
3400 EARTHART BLVD
NEW ORLEANS, LOUISIANA

CONDITIONAL USE		
COMPLIANCE	8-15-13	
DATE	4-22-14	
APPROVED		
REVISIONS		
NO.	DATE	REVISION

ARCHITECTURAL
SITE PLAN

9 SHEETS

A-0.1



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



ARCHITECT: PETER J. RYAN
ARCHITECTS, P.A.
1001 MONROE STREET, SUITE 100
NEW ORLEANS, LOUISIANA 70119

MARRERO COMMONS
MANAGEMENT OFFICE
3400 EARHART BOULEVARD
NEW ORLEANS, LOUISIANA

CONDITIONAL USE

APPROVAL	
DATE	03/13/13
REV	44414
DATE	
REV	

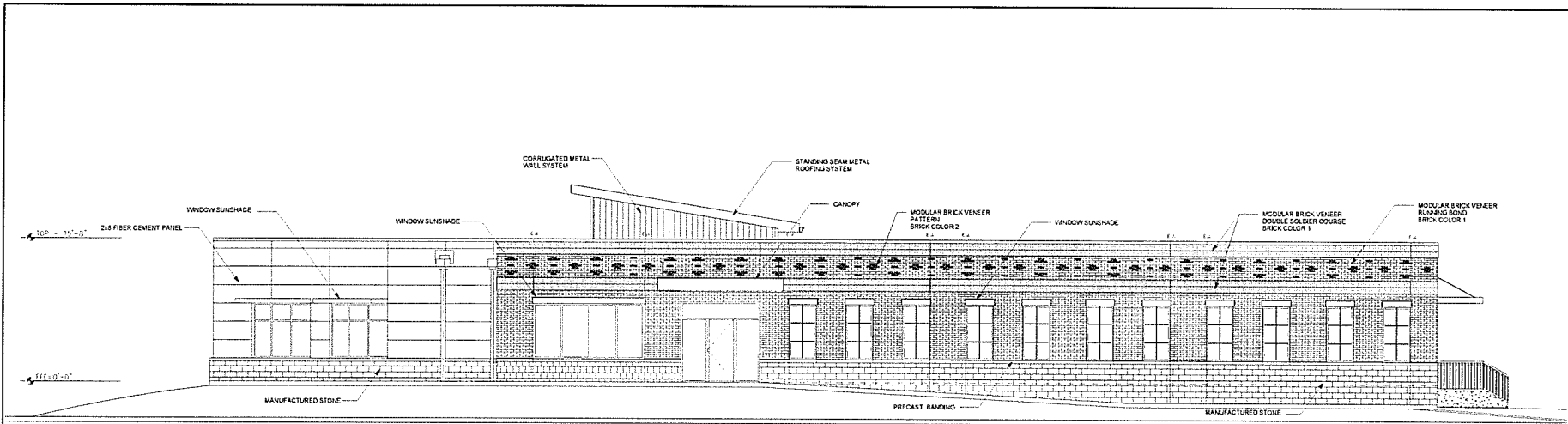
REVISIONS

NO.	DATE	REVISIONS

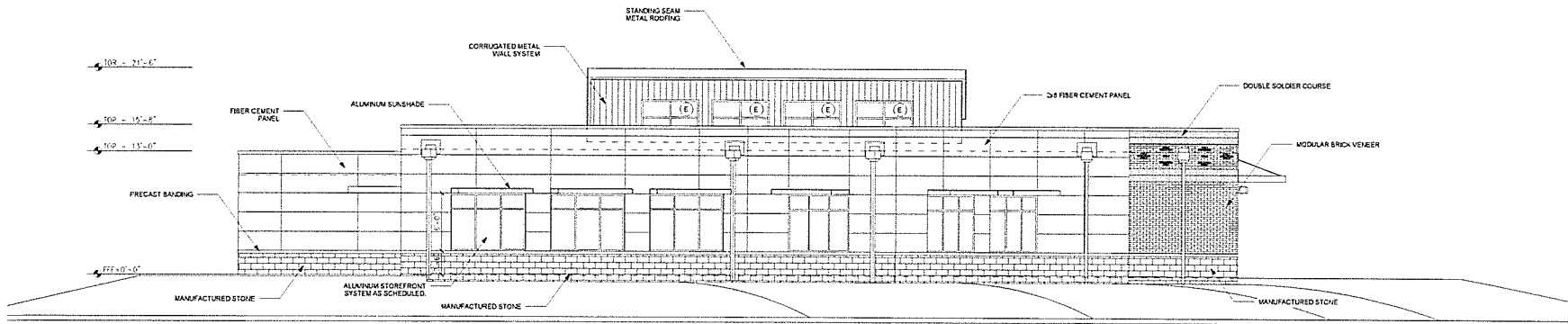
REVISIONS

FLOOR PLAN
SHEET

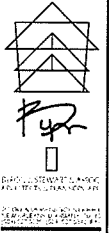
A1.0



① WEST ELEVATION
SCALE: 3/16" = 1'-0"



② NORTH ELEVATION
SCALE: 3/16" = 1'-0"



BRAD J. STEWART, AIA
FREDERICK R. JAMESON, AIA
CHRISTOPHER W. BENTLEY, AIA
CHRISTOPHER W. BENTLEY, AIA
CHRISTOPHER W. BENTLEY, AIA

MARRERO COMMONS
MANAGEMENT OFFICE
3400 EARHART BOULEVARD
NEW ORLEANS, LOUISIANA

CONDITIONAL USE

PROJECT: BUS 133
DATE: 4/1/14
CREATED BY:

REVISIONS

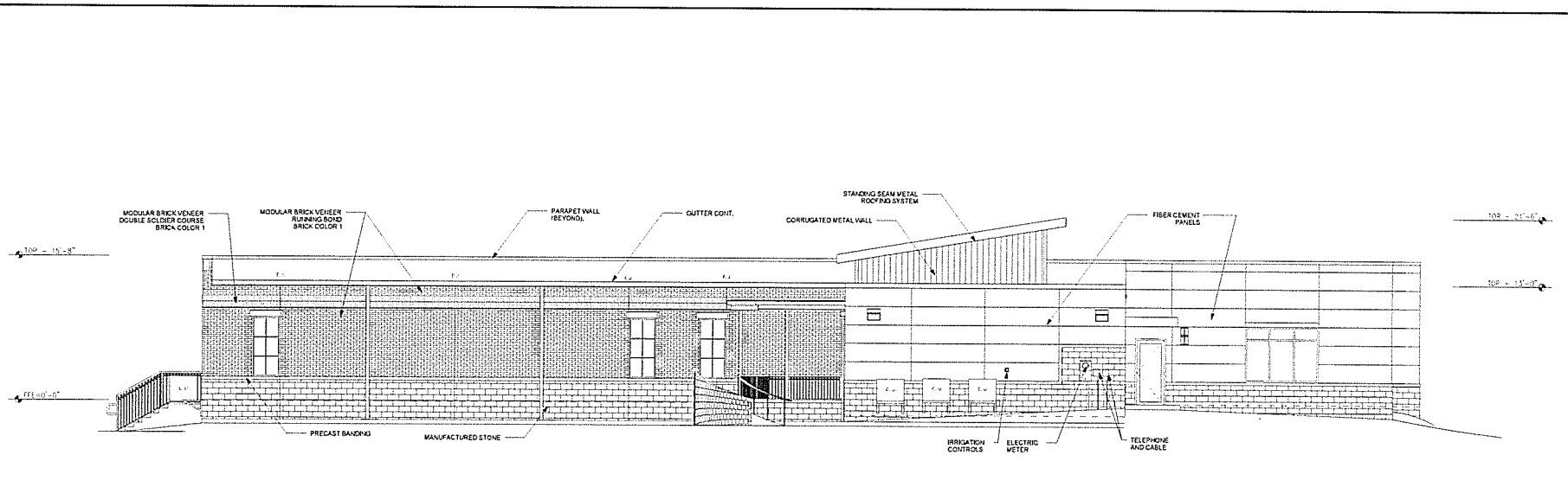
NO.	DATE	DESCRIPTION

PROJECT

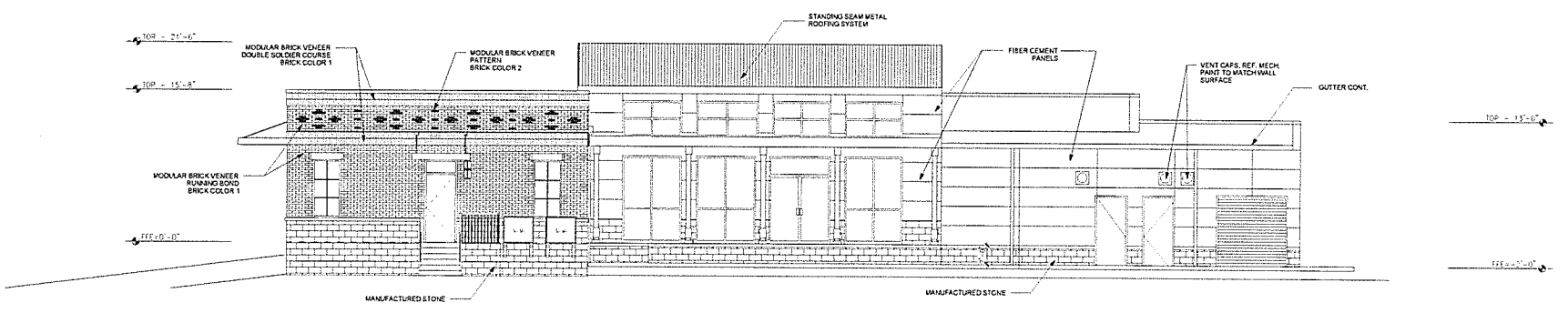
BUILDING ELEVATIONS

DATE:

A2.0



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



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



BRUNNEN ARCHITECTURAL
3400 EARHART BOULEVARD
NEW ORLEANS, LOUISIANA 70119

MARRERO COMMONS
MANAGEMENT OFFICE
3400 EARHART BOULEVARD
NEW ORLEANS, LOUISIANA

CONDITIONAL USE	
PLAN SHEET	BJS 133
DATE	04/14
SCALE	
PROJECT NO.	
DATE	
BY	
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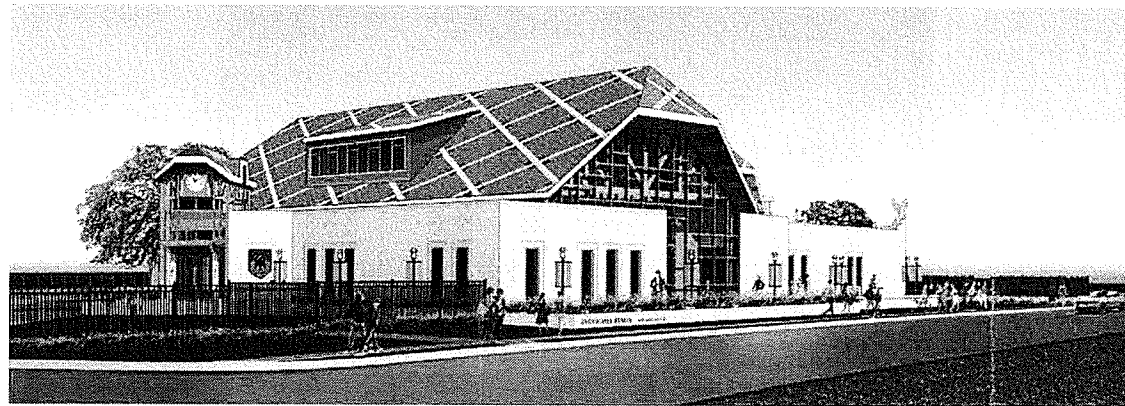
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Item #5

Consideration: ZONING DOCKET 067/14 – Request by DEUTSCHES HAUS for a Conditional Use to permit a private club in an RD-3 Two-Family Residential District, on an undesignated square, Lots 13 through 20, in the Third Municipal District, bounded by Moss Street, Esplanade Avenue, and Parkview Place. The municipal address is 1700 MOSS STREET. (PD 4)

NEW FACILITY FOR
DEUTSCHES HAUS

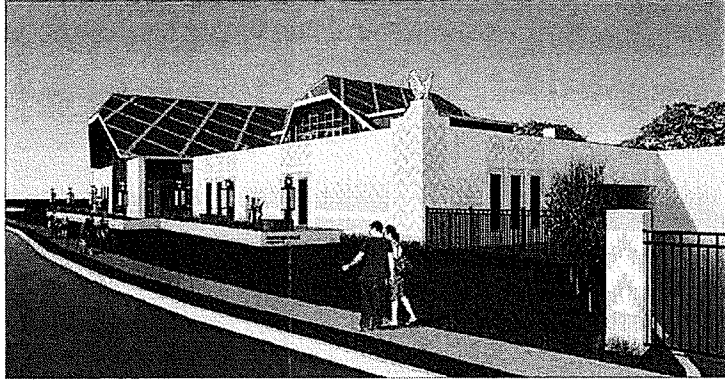
1700 MOSS STREET, NEW ORLEANS, LOUISIANA



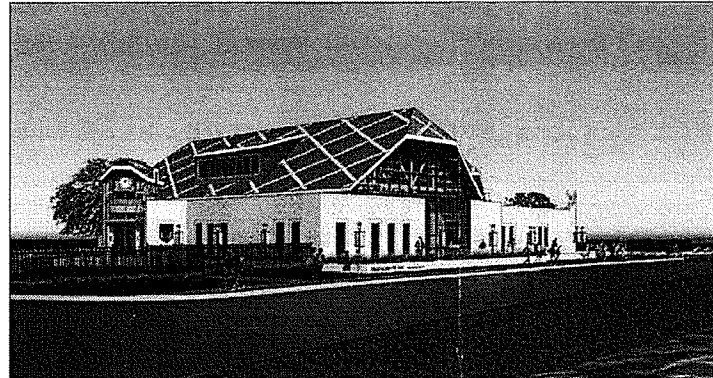
CONDITIONAL USE APPLICATION | MARCH 7, 2014 | MBA PROJECT NO. 11034

Mathes Brierre
ARCHITECTS





VIEW FROM MOSS STREET



VIEW FROM MOSS STREET



VIEW FROM BIERGARTEN

MULTISCALE 3D RENDERING ARCHITECTURE

NO.	DESCRIPTION	DATE

KEY PLAN

Mathes Brierre
ARCHITECTS

201 St. Charles Avenue, New York, NY
New Orleans, LA 70112
Phone: (504) 588-7300 Fax: (504) 588-1200
www.mathesbrierre.com

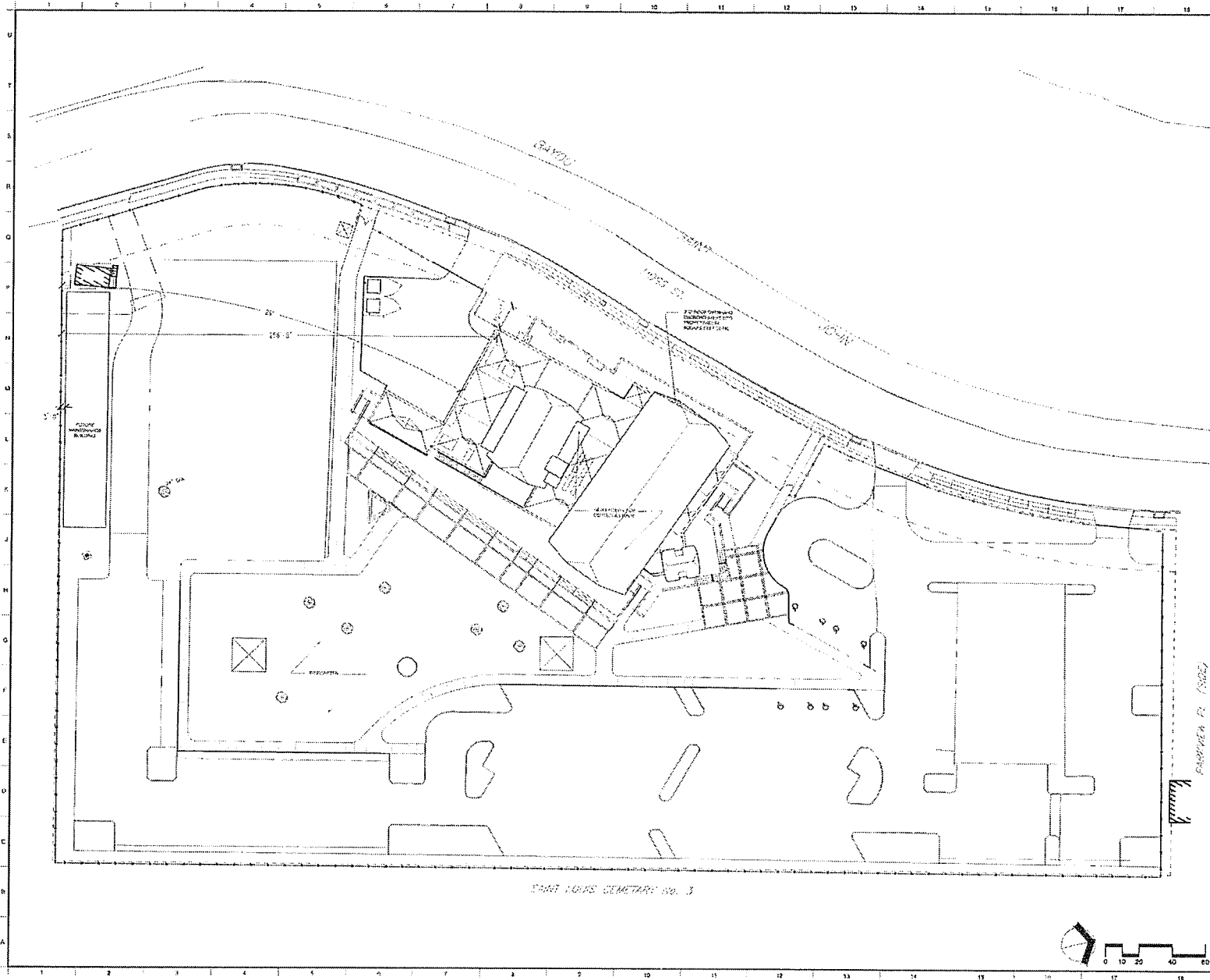
PROJECT TITLE

**NEW FACILITY FOR
DEUTSCHES HAUS**

CONDITIONAL USE APPLICATION

DESIGNED BY	KB	CHECKED BY	KB
DRAWN BY	SH	DATE	03.07.2014
SHEET TITLE	RENDERINGS		

PROJECT NO.	11034	SHEET NO.	A-000
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SANT LOUIS DEMI-TARI No. 3

DATE: 03.07.2014

NO. 421 PLAZA

Mathes Brierre
ARCHITECTS

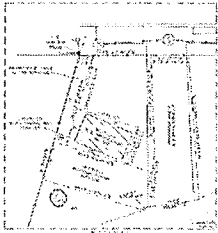
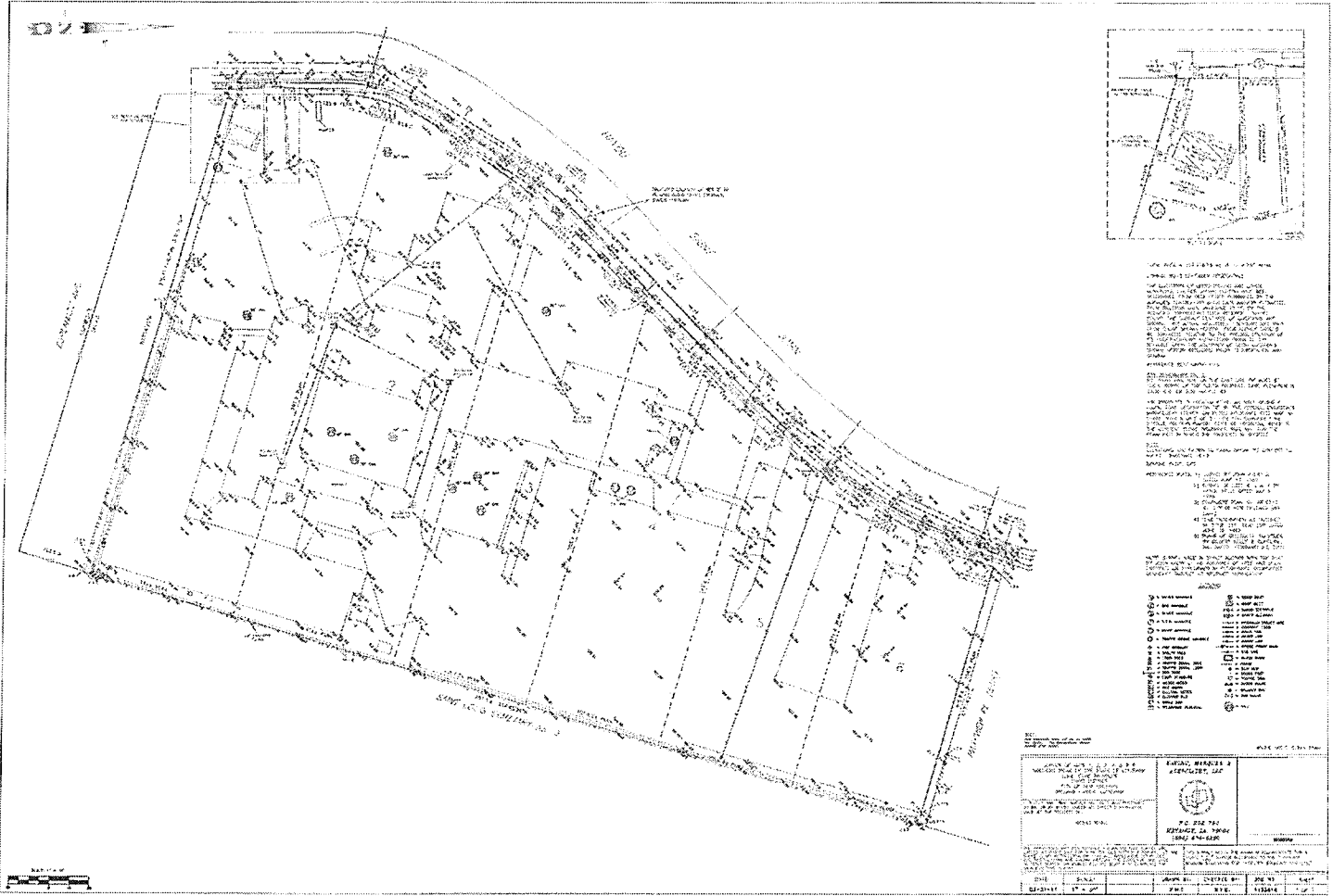
281 N. Grand Avenue, Suite 1000
New Orleans, Louisiana 70112, USA
Phone: 504.581.8877 Fax: 504.581.7114
www.mathesbrierre.com

PROJECT TITLE

NEW FACILITY FOR DEUTSCHES HAUS

CONDITIONAL USE APPLICATION

DATE: 03.07.2014	SCALE: 1/4" = 1'-0"
NO. 421 PLAZA	DATE: 03.07.2014
PROJECT NO. 11034	DATE: 03.07.2014
PROJECT NO. 11034	DATE: 03.07.2014



THE ABOVE DRAWING IS A PART OF THE
 WORKSHEET DRAWING
 OF THE PROJECT AND IS NOT TO BE
 USED FOR ANY OTHER PURPOSES.
 ANY REVISIONS TO THIS DRAWING
 SHALL BE INDICATED BY A
 CIRCLED NUMBER AND A
 DATE.
 ANY CHANGES TO THIS DRAWING
 SHALL BE MADE BY THE
 ENGINEER.
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 ENGINEER.

- LEGEND**
- 1. Wall
 - 2. Window
 - 3. Door
 - 4. Stair
 - 5. Elevator
 - 6. Utility
 - 7. Foundation
 - 8. Retaining Wall
 - 9. Slope
 - 10. Spot Elevation
 - 11. Contour
 - 12. Spot Elevation
 - 13. Contour
 - 14. Spot Elevation
 - 15. Contour
 - 16. Spot Elevation
 - 17. Contour
 - 18. Spot Elevation
 - 19. Contour
 - 20. Spot Elevation
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 - 44. Spot Elevation
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 - 46. Spot Elevation
 - 47. Contour
 - 48. Spot Elevation
 - 49. Contour
 - 50. Spot Elevation

DATE: 11-1-80

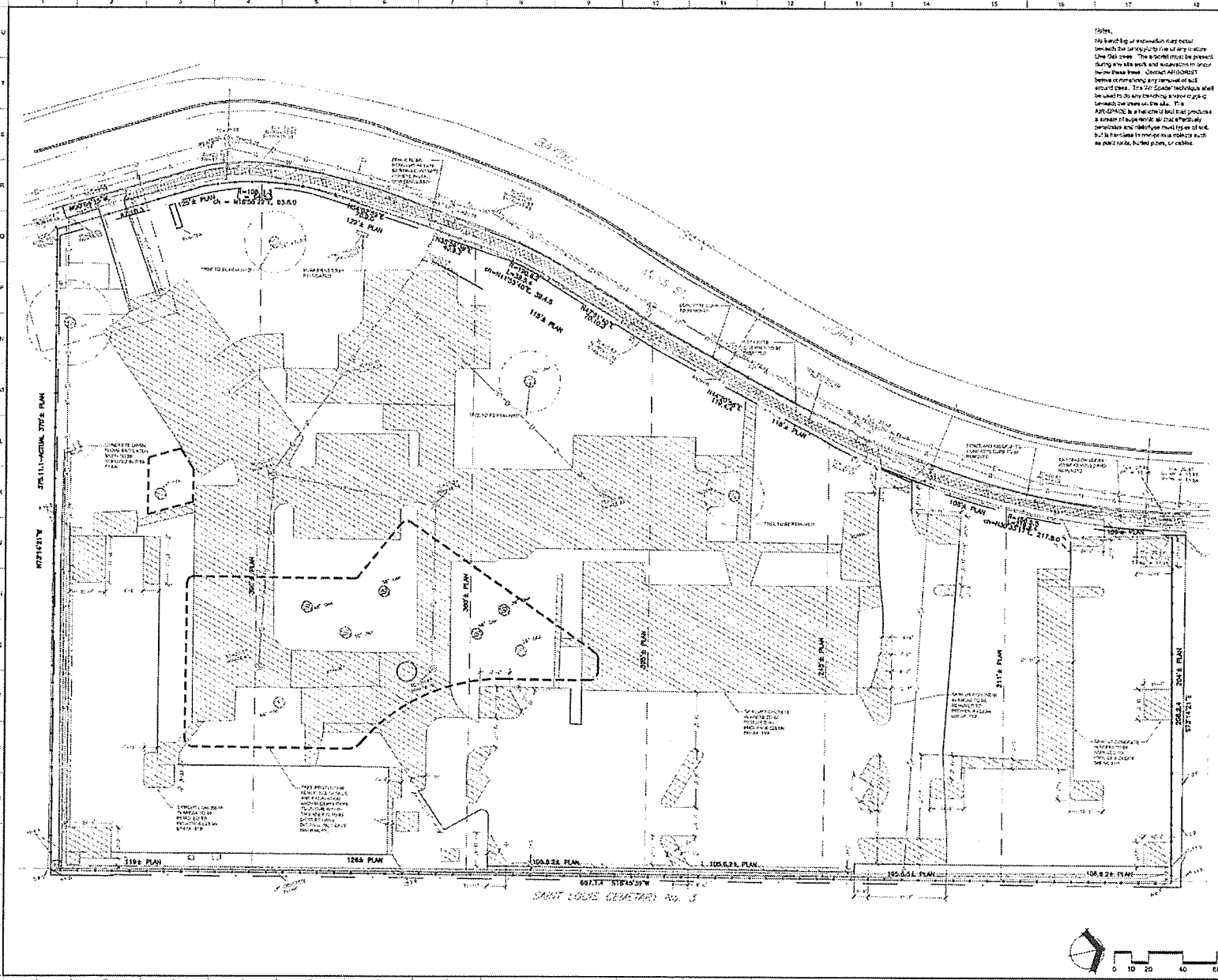
PROJECT NO.: P.C. 022 782

ENGINEER: HENRIK S. JENSEN, INC.

PROJECT: [REDACTED]

DATE: 11-1-80

DATE	BY	DESCRIPTION
11-1-80	H.S.J.	PREPARED



NOTE:
 The building or installation may occur
 beneath the landscape line of any utility
 line (gas, sewer). The owner must be protected
 during any attacks and excavations in order
 to be safe. Contact ALLIANCE
 before commencing any removal of soil
 around trees. The tree guide techniques shall
 be used to do any trenching in order to cut
 beneath the trees on the site. It is
 PURSUANT to a heretofore local ordinance
 a permit of excavation or soil alteration
 certificate and tree preservation plan is not
 to be taken in any project such
 as parking, buried pipes, or cables.

SYMBOLS AND NOTATIONS

- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- EXISTING SITE LINE
- PROPOSED SITE LINE
- EXISTING UTILITY LINE
- PROPOSED UTILITY LINE

Mathes Brierle
 ARCHITECTS

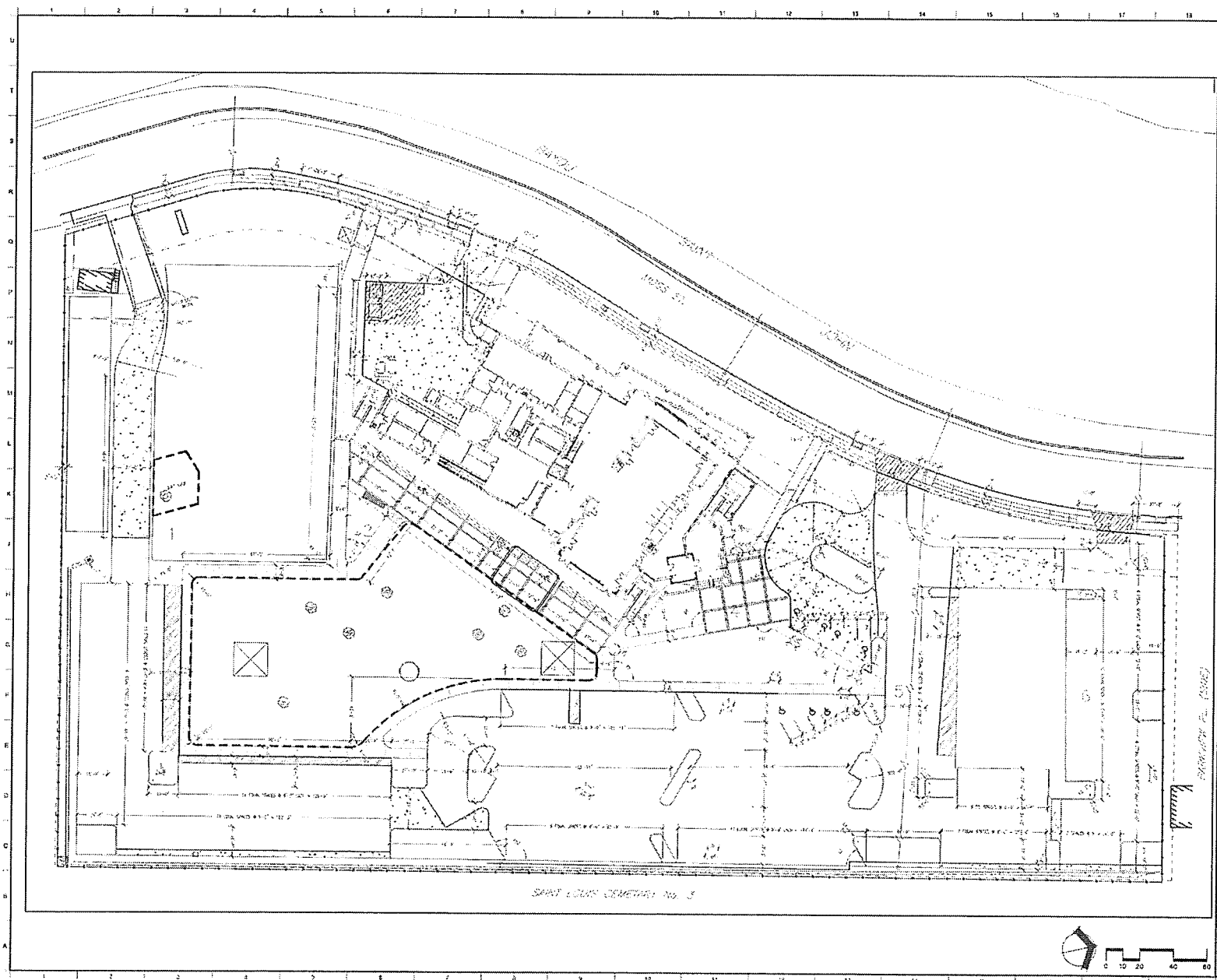
111 S. Market Street, 11th Floor
 St. Louis, Missouri 63102
 Phone: 314.433.1100
 Fax: 314.433.1101
 Website: www.mathesbrierle.com

**NEW FACILITY FOR
 DEUTSCHES HAUS**

CONDITIONAL USE APPLICATION

DATE: 03.07.2014	SCALE: 1/8" = 1'-0"
PROJECT: NEW FACILITY FOR DEUTSCHES HAUS	SHEET: 11034 L101

11034 L101



SAINT LOUIS CEMETERY No. 3

DATE: 03.07.2014

NO.	REVISIONS	DATE

Mathes Brierre
ARCHITECTS

1711 St. Charles Avenue, Room 1000
New Orleans, Louisiana 70112-3122
Phone: 504.581.2010 Fax: 504.581.2011
www.mathesbrierre.com

PROJECT TITLE

**NEW FACILITY FOR
DEUTSCHES HAUS**

CONDITIONAL USE APPLICATION

DATE: 03.07.2014	DATE: 03.07.2014
BY: SH	BY: SH
BY: SH	BY: SH

PROJECT NO: 11034 L103

CATEGORY AND COLOR NOTES

LEGEND

- SURFACE ELEVATION
- ELEVATION LINE
- ← ELEVATION DATE
- ELEVATION DATE
- UNFINISHED GRADE ELEVATION
- FINISHED GRADE ELEVATION
- TOP OF CURB
- BOTTOM OF CURB
- TOP OF WALK
- BOTTOM OF WALK
- DOWNWARD SLOPE
- UPWARD SLOPE
- FINISH OF TERRACE
- CURB AND GUTTER

NO. OF SHEETS	SHEET NO.
1	1

Mathes Briere
ARCHITECTS

101 St. Charles Avenue, Suite 100
New Orleans, Louisiana 70112
Phone: 504.581.3333 Fax: 504.581.1188
www.mathesbriere.com

PROJECT FILE

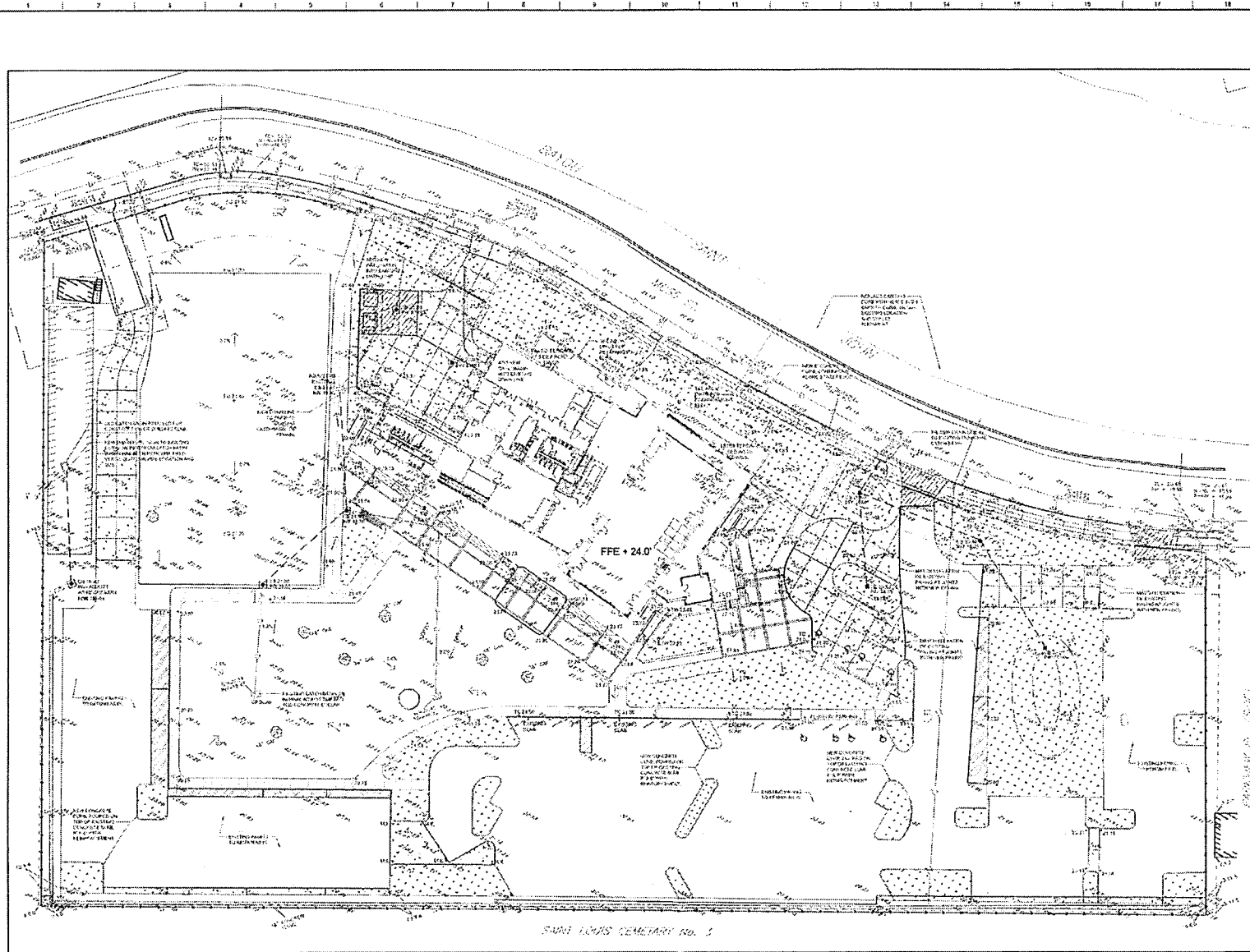
**NEW FACILITY FOR
DEUTSCHES HAUS**

CONDITIONAL LEE APPLICATION

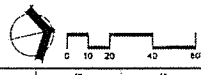
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DRAWN BY: MB
DATE: 03.07.2014

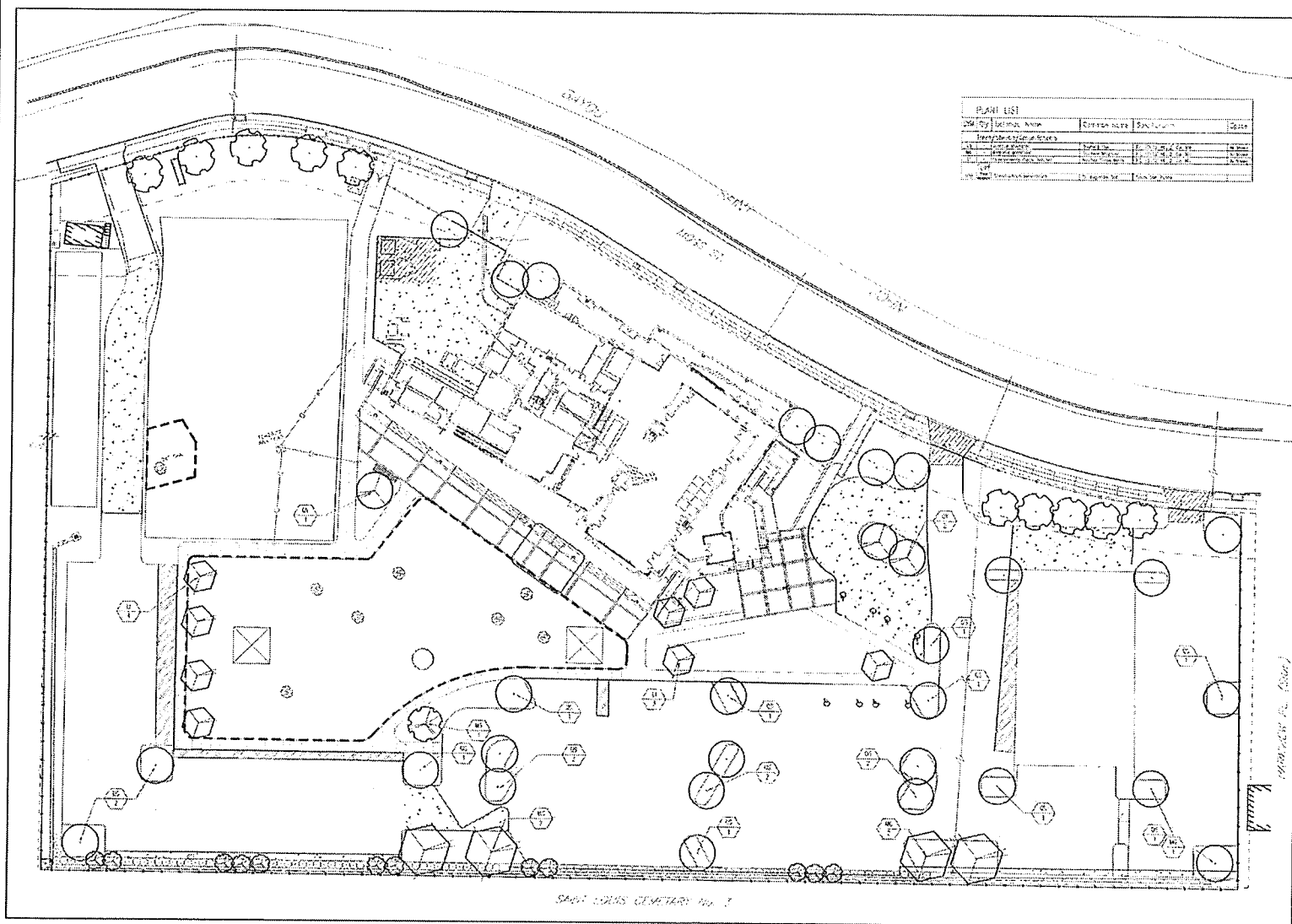
SHEET TITLE: Grading and Elevation

PROJECT NO.: 11034
SHEET NO.: L104



SARAI LUDWIG CEMETARY No. 1





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NO	DESCRIPTION	DATE
1	REVISION	01.01.2014
2	REVISION	02.02.2014
3	REVISION	03.03.2014
4	REVISION	04.04.2014
5	REVISION	05.05.2014
6	REVISION	06.06.2014
7	REVISION	07.07.2014
8	REVISION	08.08.2014
9	REVISION	09.09.2014
10	REVISION	10.10.2014
11	REVISION	11.11.2014
12	REVISION	12.12.2014

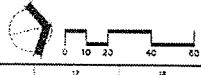
Mathes Brierre
ARCHITECTS

2115, Charles Avenue, 2nd Floor
New Orleans, Louisiana 70112
Phone: 504.581.1111
Fax: 504.581.1112
www.mathesbrierre.com

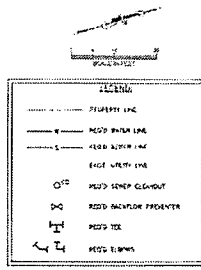
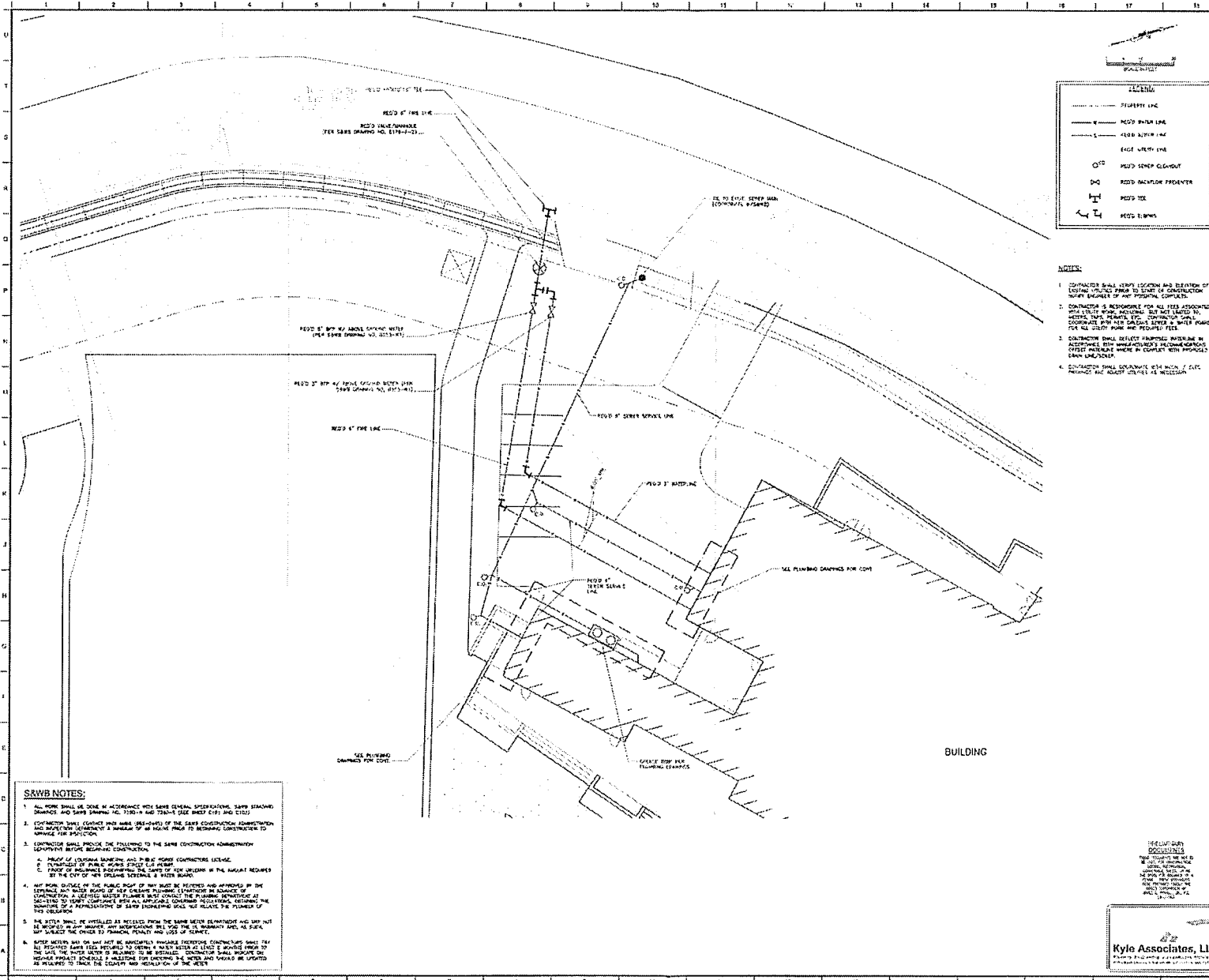
NEW FACILITY FOR DEUTSCHES HAUS

CONDITIONAL USE APPLICATION

STAMP NO. 15 0200141 15
 DRAWN BY: [Signature] DATE: 03.07.2014
 CHECKED BY: [Signature]
 PROJECT NO.: 11034 L105



11034 L105



- NOTES:**
1. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. SURVEY ENGINEER OF ANY PROPOSAL COMPLETE.
 2. CONTRACTOR IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH UTILITY WORK INCLUDING, BUT NOT LIMITED TO, NECESSARY PERMITS, SPEC. CONTRACTOR LINES, COORDINATE WITH ALL EXISTING UTILITIES & WATER MAINS FOR ALL UTILITY WORK AND REQUIRED FEES.
 3. CONTRACTOR SHALL VERIFY PROPOSED WORKING IS ACCORDANCE WITH UNDERGROUND UTILITIES RECORDS OR OTHER MATERIAL WHERE IN CONFLICT WITH PROPOSED WORK AND/OR OTHER.
 4. CONTRACTOR SHALL EQUIP WORK WITH ALL NECESSARY PROTECTIVE AND SAFETY UTILITY AS NECESSARY.

- SRWB NOTES:**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH STATE GENERAL SPECIFICATIONS, STATE STANDARD SPECIFICATIONS AND STATE DRAWING NO. 12010-1 AND TRADE SIZE SPEC 0101 AND CIVIL.
 2. CONTRACTOR SHALL CONTACT THE STATE OF LOUISIANA CONSTRUCTION ADMINISTRATION AND INSPECTION DEPARTMENT A MINIMUM OF 14 DAYS PRIOR TO BEGINNING CONSTRUCTION TO VERIFY THE PROVISION.
 3. CONTRACTOR SHALL PROVIDE THE FOLLOWING TO THE STATE CONSTRUCTION ADMINISTRATION DEPARTMENT BEFORE BEGINNING CONSTRUCTION:
 - a. PROOF OF LOUISIANA MERCHANT AND PUBLIC WORKS CONTRACTORS LICENSE.
 - b. PROOF OF STATE WORKER'S COMPENSATION INSURANCE.
 - c. PROOF OF ALL STATE REQUIREMENTS FOR ALL WORKERS IN THE MARKET REQUIRED BY THE STATE OF LOUISIANA INCLUDING A STATE BOARD.
 4. ANY WORK OUTSIDE OF THE PUBLIC RIGHT OF WAY MUST BE REVIEWED AND APPROVED BY THE STATE AND WATER BOARD OF ANY OTHER AGENCIES. CONTRACTOR SHALL ADVANCE TO CONSTRUCTION A SUFFICIENT NUMBER OF PLANS AND COPIES TO THE PUBLIC ADMINISTRATION AT THE STATE OF LOUISIANA CONSTRUCTION ADMINISTRATION DEPARTMENT. OBTAINING THE SIGNATURE OF A REPRESENTATIVE OF STATE AGENCIES CONCERNED INCLUDING THE PLANNING OF THE CONSTRUCTION.
 5. THE UTILITY SHALL BE INSTALLED AS REQUIRED FROM THE SAME WITHIN DEPARTMENT AND MAY NOT BE INSTALLED BEFORE ANY APPROVED PERMITS AND THE STATE BOARD AS PER ALL STATE LAWS WHICH THE OWNER TO FINANCIAL PENALTY AND LOSS OF SERVICE.
 6. STATE METER AND OR ANY NOT BE INSTALLED UNLESS THE CONTRACTOR SHALL ADVANCE TO CONSTRUCTION A SUFFICIENT NUMBER OF PLANS AND COPIES TO THE PUBLIC ADMINISTRATION AT THE STATE OF LOUISIANA CONSTRUCTION ADMINISTRATION DEPARTMENT. OBTAINING THE SIGNATURE OF A REPRESENTATIVE OF STATE AGENCIES CONCERNED INCLUDING THE PLANNING OF THE CONSTRUCTION.

DATE PLOTTED: 02/19/2014 10:00:00 AM

NO.	REVISIONS/DESCRIPTION	DATE

11/1 PLAN

Mathes Briere
ARCHITECTS

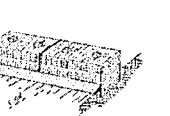
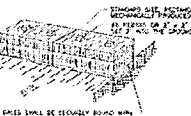
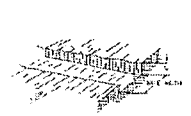
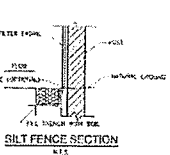
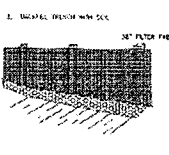
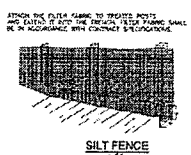
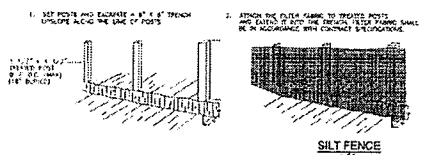
301 St. Charles Avenue, Suite 1000
New Orleans, Louisiana 70112
Tel: 504.586.2277 Fax: 504.586.2278
www.mathesbriere.com

PROJECT TITLE
NEW FACILITY FOR DEUTSCHES HAUS

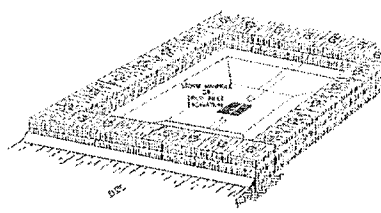
DESIGNED BY	JEP	CHECKED BY	JEP
DRAWN BY	TM	DATE	02.19.2014
PROJECT NO.	11034	SHEET NO.	C100

Site Utility Plan

Kyle Associates, LLC
PLANNING ENGINEERING ARCHITECTURE
1000 Poydras Street, Suite 2000
New Orleans, LA 70112



HAY BALE BARRIER

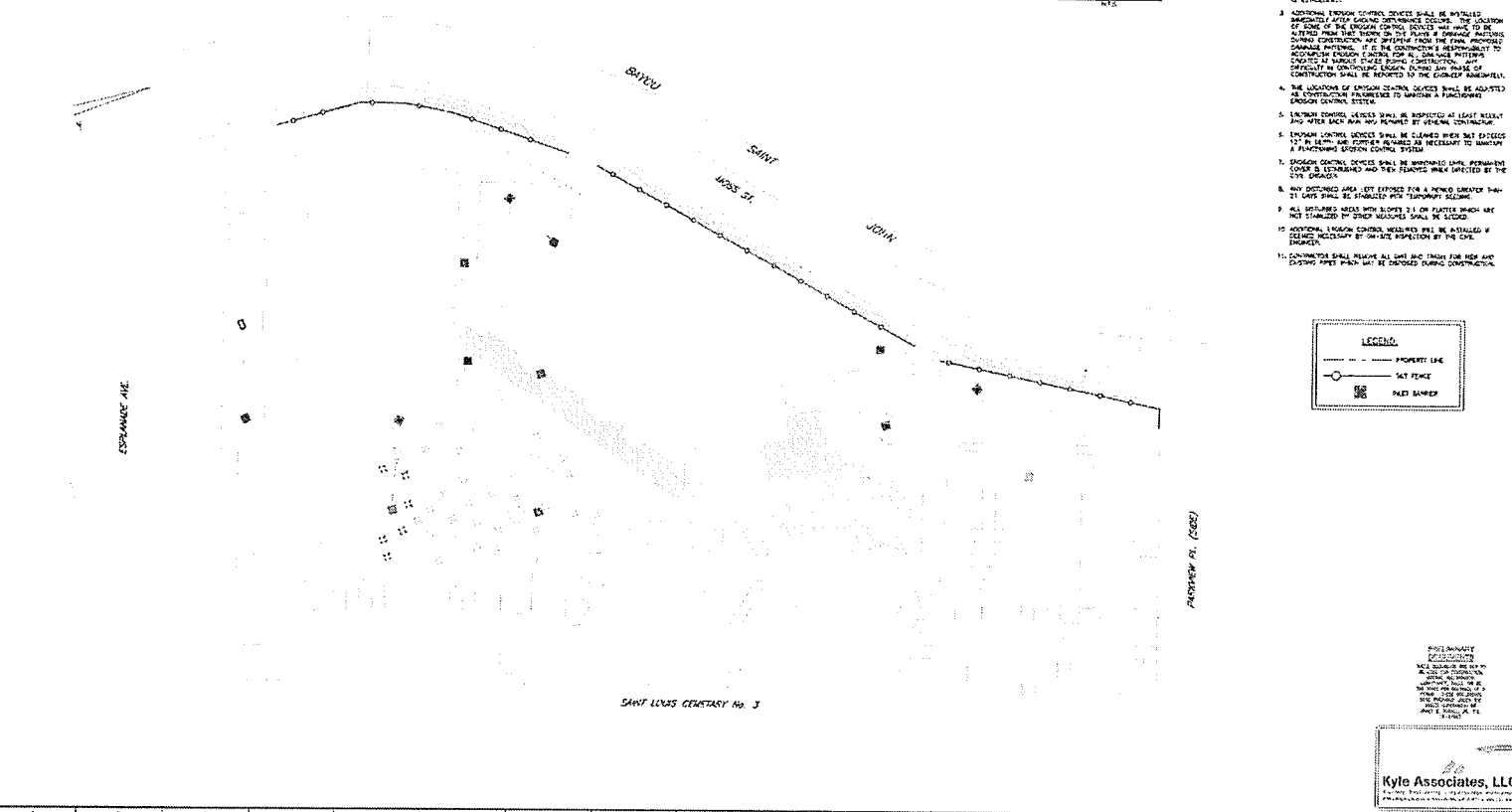


DETAIL OF INLET BARRIER



EROSION CONTROL NOTES

1. THERE IS NO OTHER CONSTRUCTION. A STABILIZED CONSTRUCTION SITE SHALL BE COMPLETED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE.
2. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION DISTRICTS, ALL EXISTING EROSION CONTROL DEVICES AND SYSTEMS WITH MANAGEMENT NOTICES SHALL BE REMOVED, REPAIRED, AND REINSTALLED. THE LOCATION OF ALL EXISTING EROSION CONTROL DEVICES AND SYSTEMS SHALL BE NOTIFIED TO THE DISTRICTS. CONSTRUCTION AND MAINTENANCE SHALL BE COMPLETED BEFORE PERMANENT GROUND COVER IS ESTABLISHED.
3. ADDITIONAL EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER EACH DISTRICT IS COMPLETED. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES WILL HAVE TO BE ADJUSTED FROM THE LOCATION OF THE DISTRICTS. DISTRICTS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DISTRICTS. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EROSION CONTROL DEVICES, THE CONTRACTOR SHALL NOTIFY THE DISTRICTS IMMEDIATELY. CONSTRUCTION SHALL BE STOPPED UNTIL THE DISTRICTS ARE RELOCATED.
4. THE LOCATION OF EROSION CONTROL DEVICES SHALL BE ADJUSTED AS CONSTRUCTION PROGRESSES TO MAINTAIN A FUNCTIONING EROSION CONTROL SYSTEM.
5. EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN AND REPAIRED BY GENERAL CONTRACTOR.
6. EROSION CONTROL DEVICES SHALL BE REMOVED WHEN THEY EXCEED 12" IN LEAK AND FORMER REMOVED AS NECESSARY TO MAINTAIN A FUNCTIONING EROSION CONTROL SYSTEM.
7. EROSION CONTROL DEVICES SHALL BE REMOVED UPON PERMANENT COVER IS ESTABLISHED AND THEY REMOVED WHEN SPECIFIED BY THE DISTRICTS.
8. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD LONGER THAN 30 DAYS SHALL BE STABILIZED WITH TURFGRASS SEEDING.
9. ALL DISTURBED AREAS WITH EROSION TILLS OR FLUTES WHICH ARE NOT STABILIZED BY OTHER MEASURES SHALL BE SEEDING.
10. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY BY ON-SITE INSPECTION BY THE DISTRICTS.
11. CONTRACTOR SHALL REMOVE ALL LOGS AND BRUSH FROM SITES AND EXISTING APERTURES SHALL BE CLOSED DURING CONSTRUCTION.



PROJECT NO. 11-00000-0001

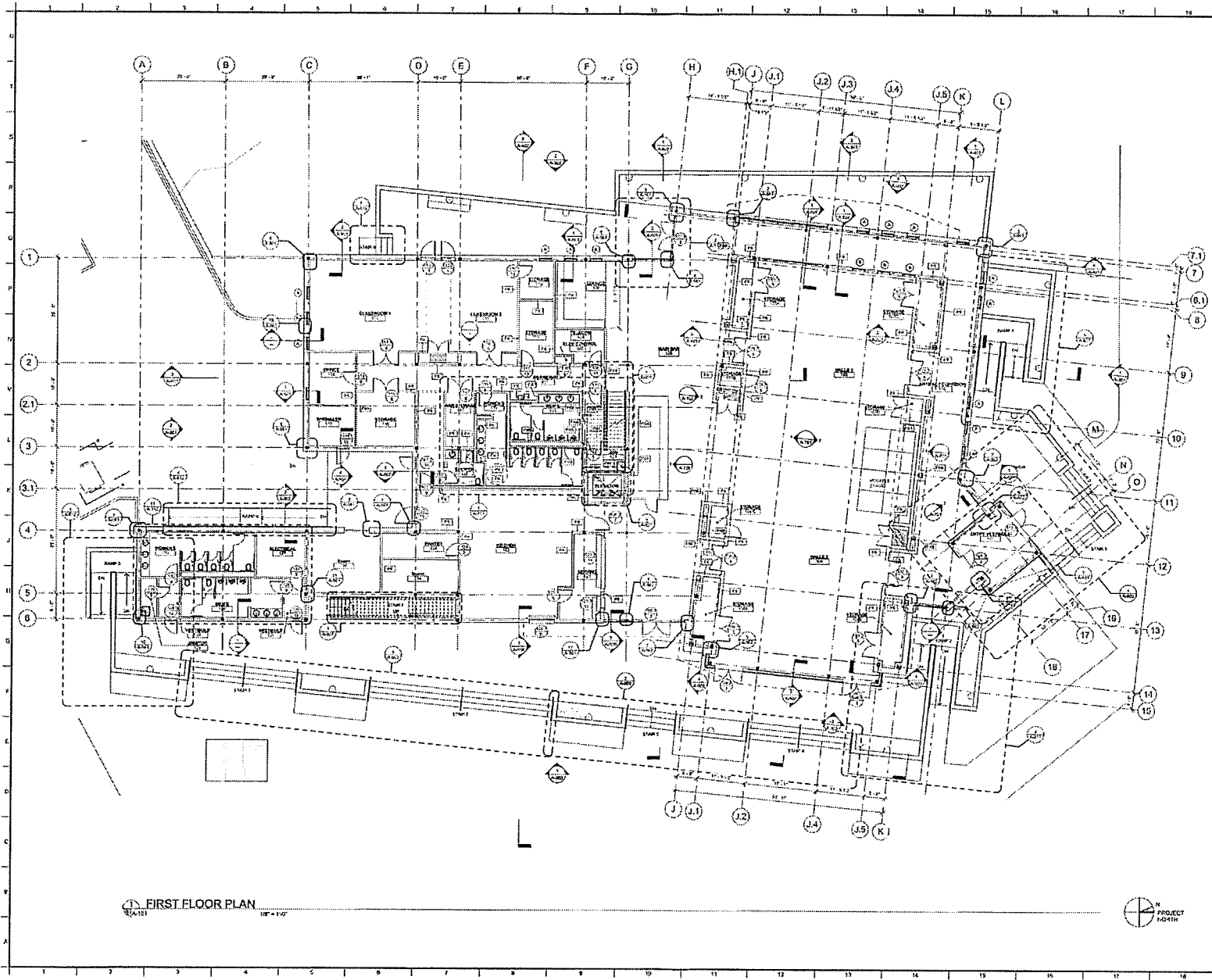
Mathes Brierre
ARCHITECTS

201 E. Charles Avenue, P.O. Box 1000
New Orleans, Louisiana 70112
504.586.1000 Fax 504.586.1001
www.mathesbrierre.com

PROJECT TITLE
NEW FACILITY FOR DEUTSCHES HAUS

DESIGNED BY	JEP	CHECKED BY	JEP
DRAWN BY	NSR	DATE	02.19.2014
DATE PLOTTED	02/19/2014 10:00:00 AM	PROJECT NO.	11034
PROJECT TITLE	Mathes, Charles Project	SHEET NO.	C200

Kyle Associates, LLC
 11034 C200



FIRST FLOOR PLAN
 100-101
 100-1107



WATERMARK LISTING GENERAL NOTES

No.	Description	Date



Mathes Brierre
 ARCHITECTS

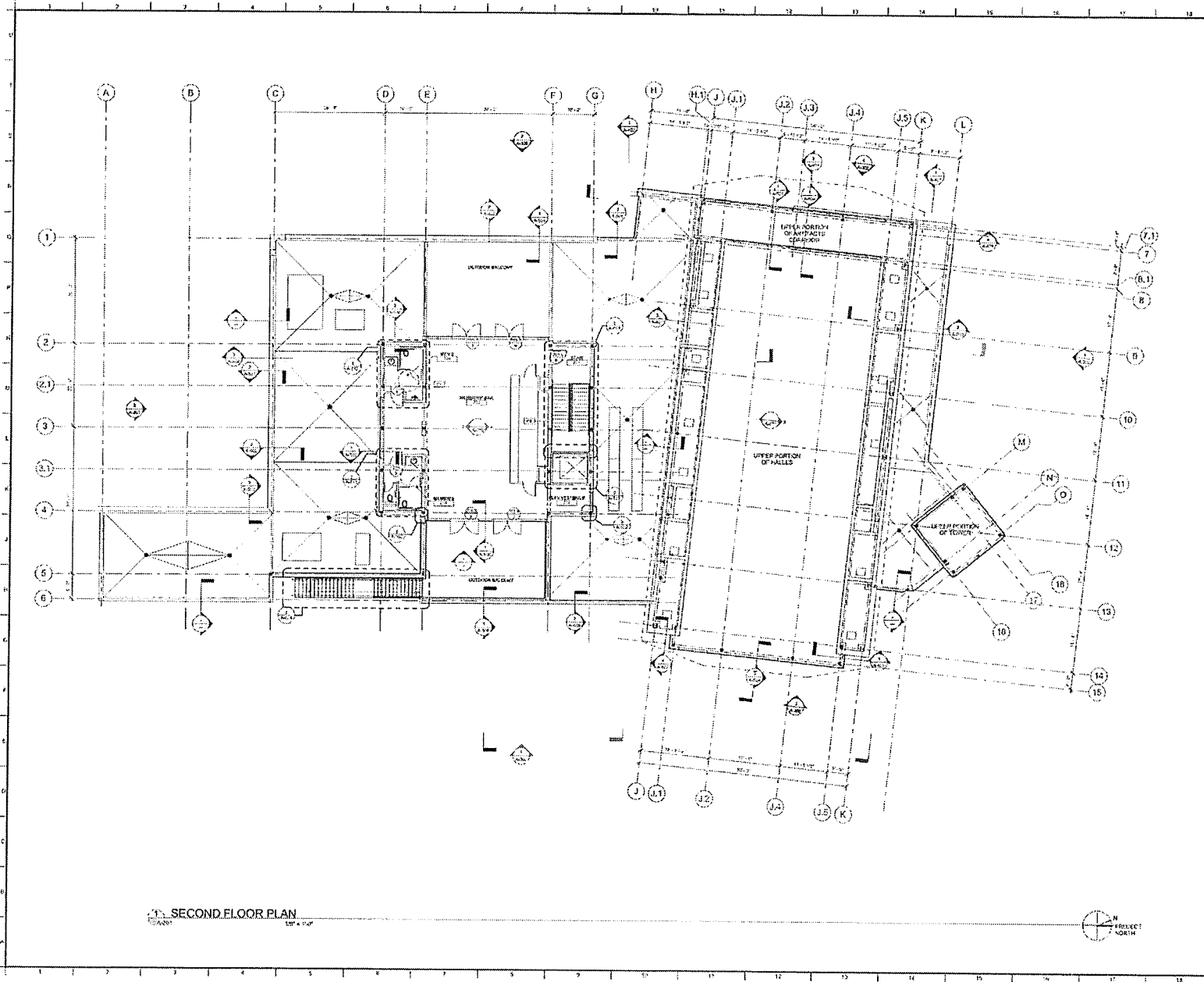
201 St. Charles Avenue, Lady O'Leary House
 New Orleans, Louisiana 70112-2400
 Phone: 504.586.2200, Fax: 504.586.1000
 Email: info@mathesbrierre.com

PROJECT TITLE
**NEW FACILITY FOR
 DEUTSCHES HAUS**

CONDITIONAL USE
 APPLICATION

DESIGNED BY	PLANNED BY	DATE	AM.
DRAWN BY	SCALE	DATE	
CHECKED BY	PROJECT	DATE	
FIRST FLOOR PLAN			

PROJECT NO. 11034
 SHEET NO. A-101



UNIVERSITY OF CALIFORNIA

NO.	DESCRIPTION	DATE

Mathes Brierre
ARCHITECTS

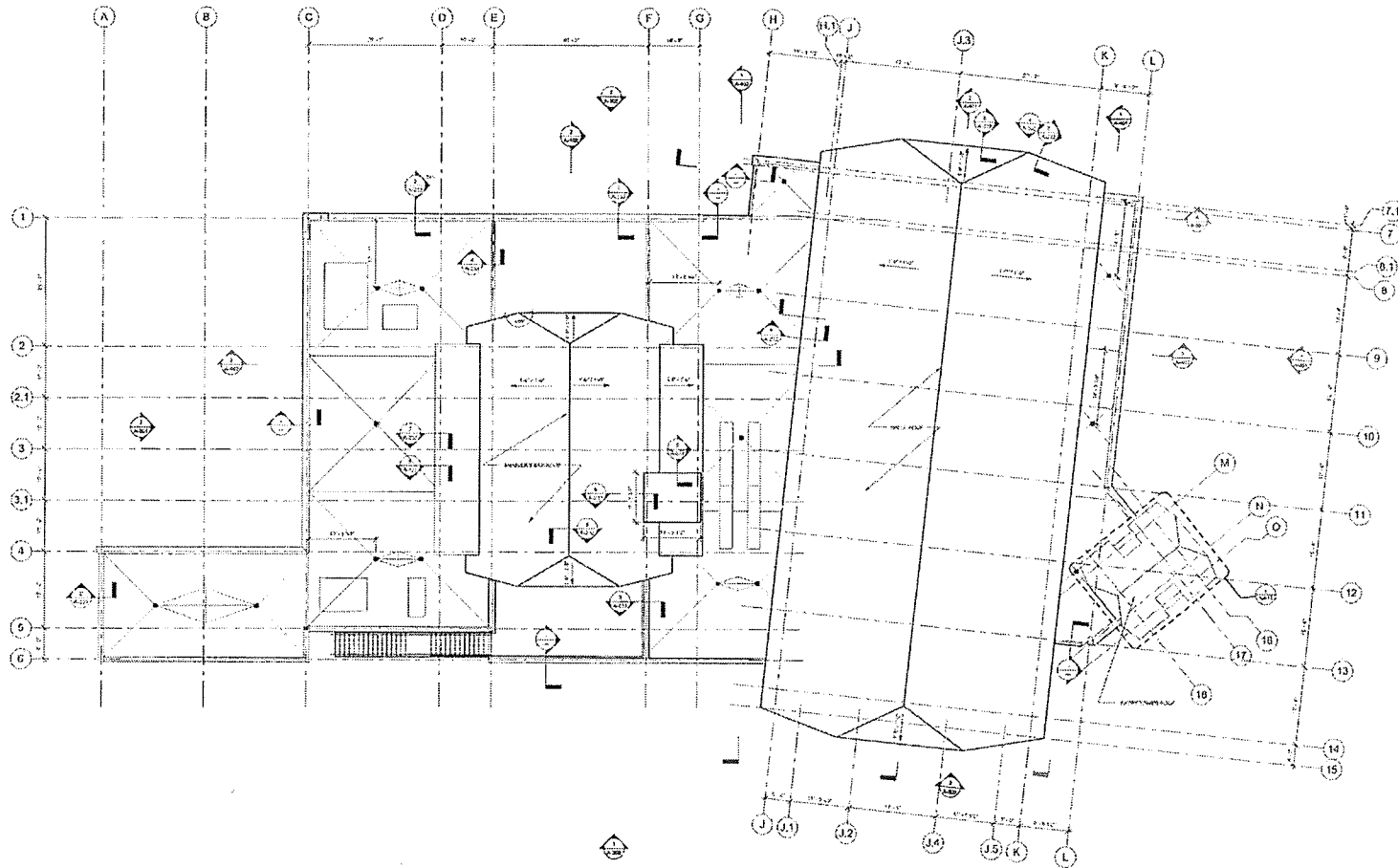
2016 County Avenue, Suite 200
Berkeley, CA 94704
415.841.2222

PROJECT TITLE
NEW FACILITY FOR DEUTSCHES HAUS

CONDITIONAL USE APPLICATION

DATE: 4-1-10	DESIGNER: MATHES BRIERRE	CHECKED: MATHES BRIERRE
DATE: 4-1-10	DATE: 4-1-10	DATE: 4-1-10
SECOND FLOOR PLAN		

PROJECT NO: 11034 A-201



ROOF PLAN



NO.	DESCRIPTION	DATE

Mathes Brierre
ARCHITECTS

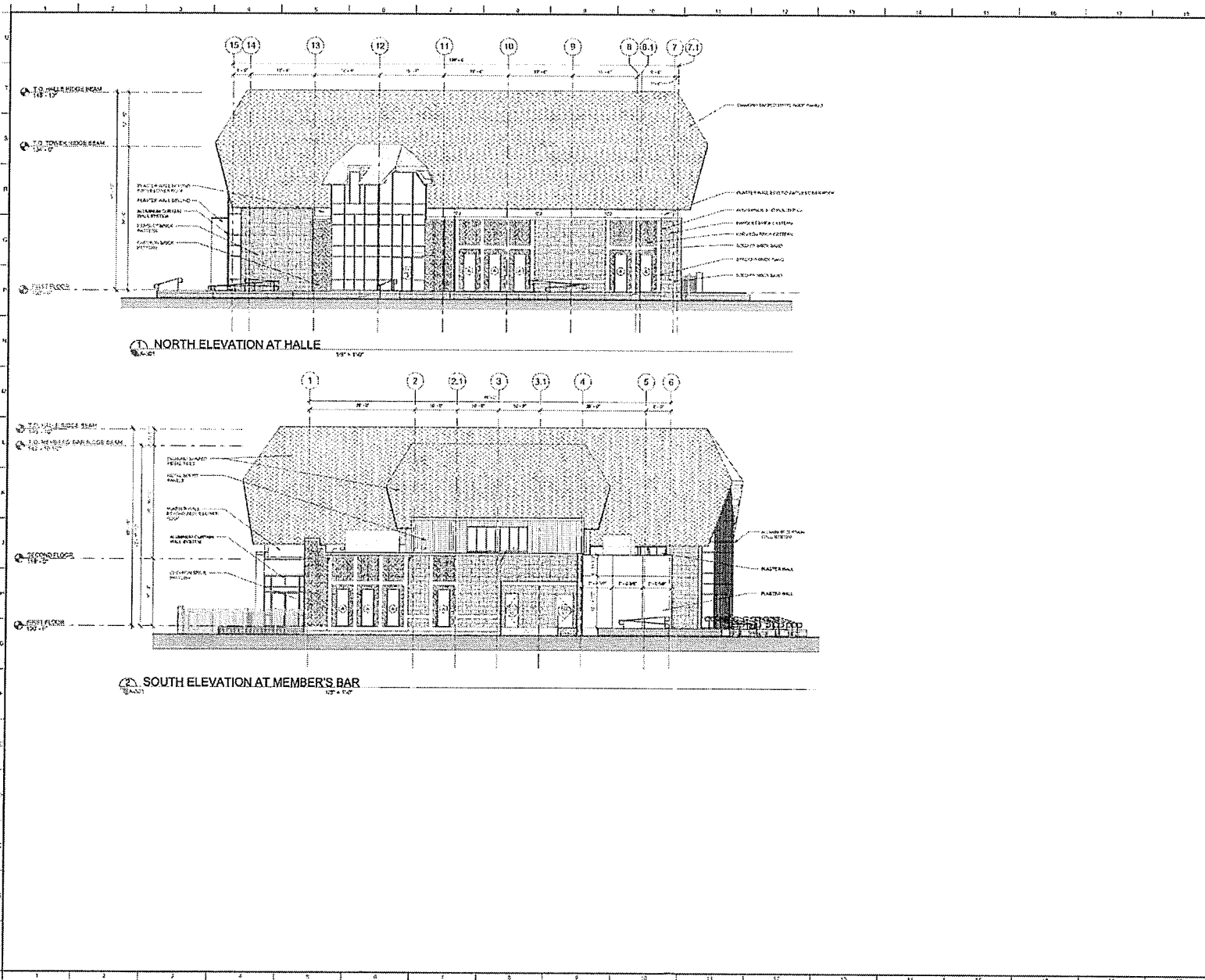
301 St. Charles Avenue, Suite 1000
New Orleans, Louisiana 70130
Phone: 504.581.1111 Fax: 504.581.1110
www.mathesbrierre.com

PROJECT NAME
**NEW FACILITY FOR
DEUTSCHES HAUS**

**CONDITIONAL USE
APPLICATION**

DESIGNED BY	DATE	CHECKED BY	DATE
DRAWN BY	DATE	SCALE	
PROJECT NO.		PROJECT NAME	

PROJECT NO. **11034** SHEET NO. **A-231**



1 NORTH ELEVATION AT HALLE
18' x 8'0"

2 SOUTH ELEVATION AT MEMBER'S BAR
12' x 8'0"

DATE: 03/07/2014

NO.	REVISION	DATE

Mathes Brierre
ARCHITECTS

201 St. Charles Avenue, Fifth Floor New Orleans, Louisiana 70112
Phone: 504.581.0100 Fax: 504.581.0101
www.mathesbrierre.com

NEW FACILITY FOR DEUTSCHES HAUS

CONDITIONAL USE APPLICATION

PROJECT NO.	11034	DATE	MARCH 7, 2014
DESIGNER	JR	CHECKER	JR

11034 A-301

No.	Description	Date

Mathes Brierre
ARCHITECTS

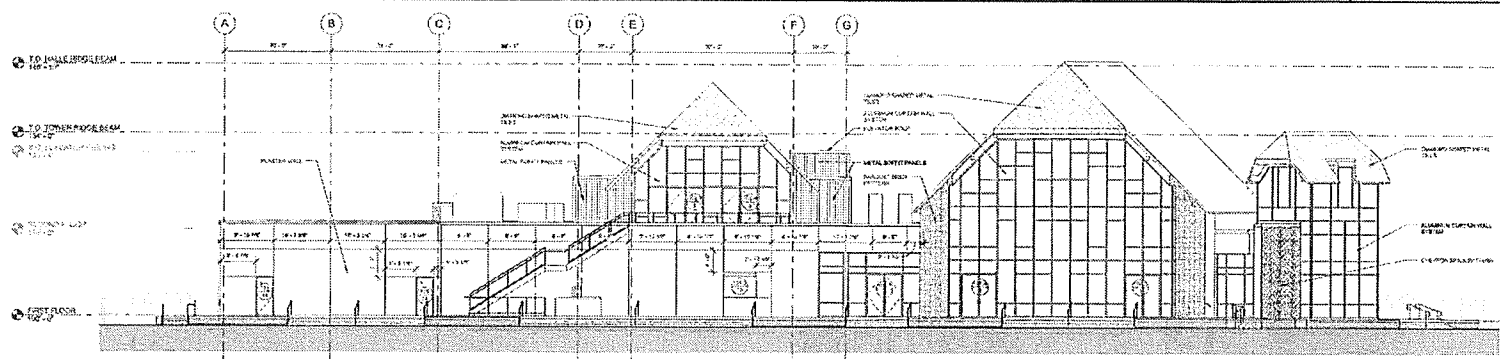
301 N. Gering Avenue, Fort Scott, MO
816-221-2222, Fax 816-221-1222
www.mathesbrierre.com

PROJECT TITLE
NEW FACILITY FOR DEUTSCHES HAUS

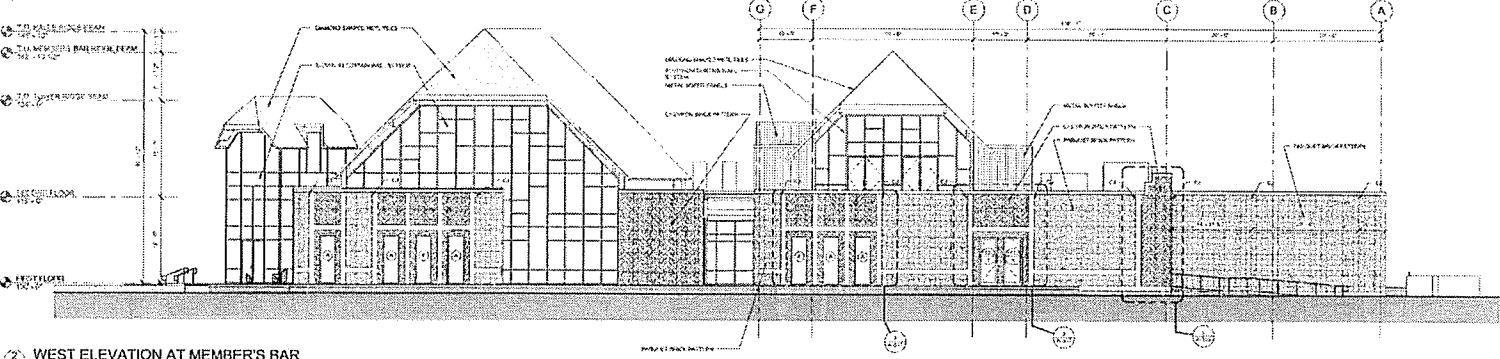
CONDITIONAL USE APPLICATION

DATE: 03/07/2014
DRAWN BY: JTB
CHECKED BY: JTB
DATE: 03/07/2014
PROJECT: EXTERIOR ELEVATIONS

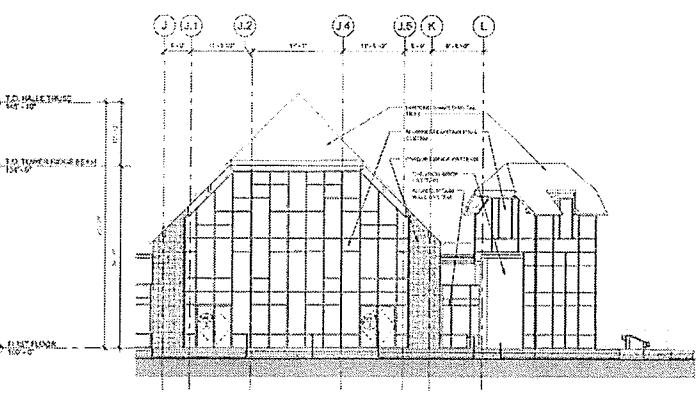
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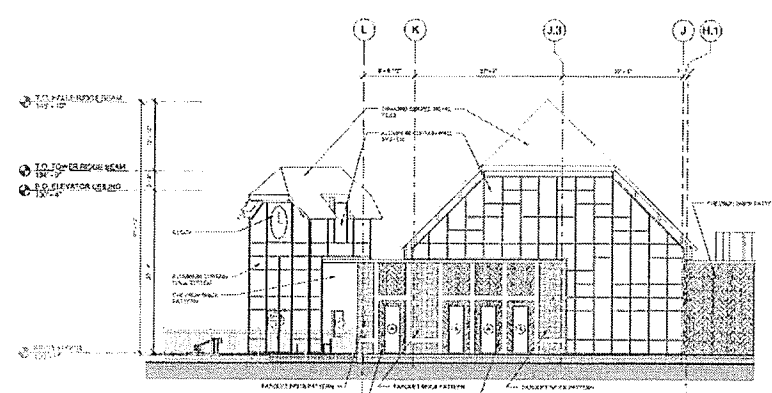
1. EAST ELEVATION AT MEMBER'S BAR
1/8" = 1'-0"



2. WEST ELEVATION AT MEMBER'S BAR
1/8" = 1'-0"



3. BUILDING ELEVATION - HALLE EAST
1/8" = 1'-0"



4. BUILDING ELEVATION - HALLE WEST
1/8" = 1'-0"

Item #6

Consideration: Sale of a parcel of an undesignated parcel of land measuring approximately 36' x 54' adjacent to Lots 8 and 9, Square 427 2nd Municipal District, bounded by Milne Street, Florida Avenue (now the Florida Avenue off-ramp from I-10), Catina Street, and Homedale Avenue. The adjacent property's address is 5653 Catina Street.

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

To: Robert Rivers, Executive Director, City Planning Commission
From: Martha J. Griset, Real Estate Administrator
CC: Editha Amacker
Date: 6/18/2014
Re: PAC Agenda

Please place on the following on the next PAC Agenda:

Consideration: Sale of a parcel of an undesignated parcel of land measuring approximately 36' x 54' adjacent to Lots 8 and 9, Square 427 2nd Municipal District, bounded by Milne Street, Florida Avenue (now the Florida Avenue off-ramp from I-10), Catina Street, and Homedale Avenue. The adjacent property's address is 5653 Catina Street.

Attachment:

Approved By:

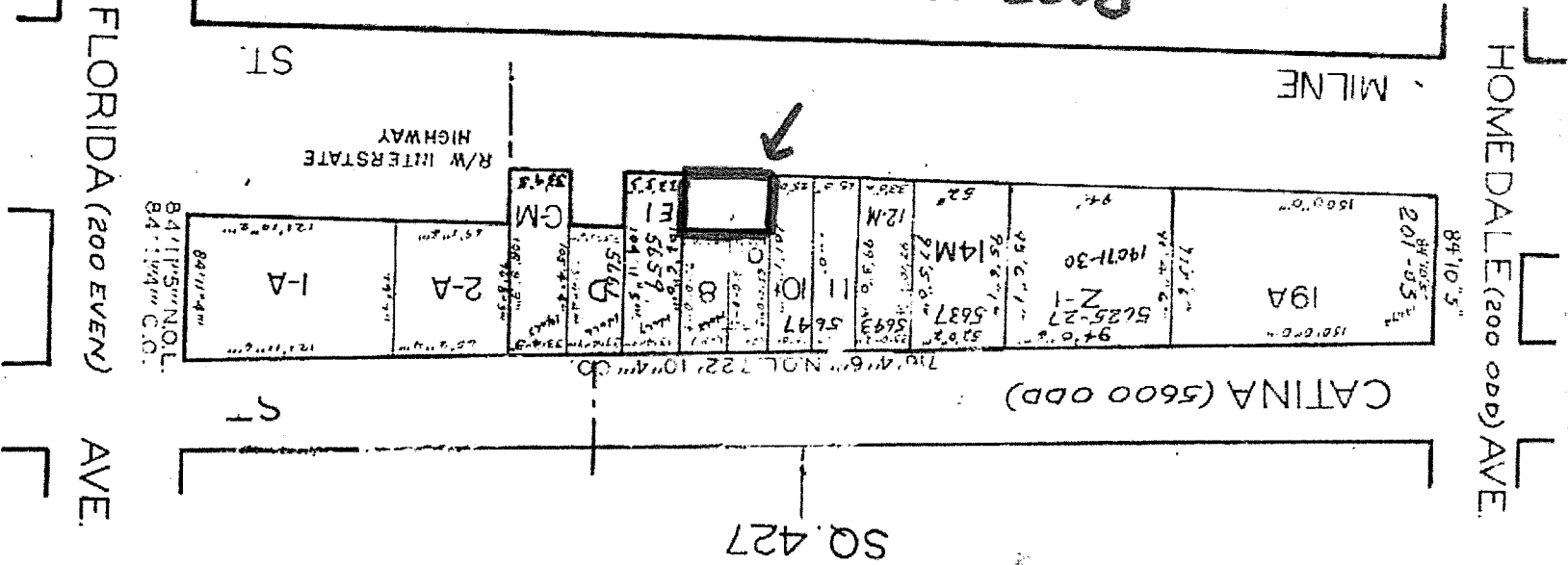


George Patterson, Director

2M-6A SCALE 1" = 100'

PORTION OF MILNE ST. ADJACENT TO LOTS 8, 9, 59, 427

36' 1" 4" X 59'



HOMEDALE (200 ODD) AVE

FLORIDA (200 EVEN) AVE

MILNE ST

CATINA (5600 ODD)

SO. 427

84' 11" 5" N.O.L.
84' 11" 4" C.O.

84' 10" 5"

19A

201'-05"

5125-27
Z-1
1907-30

14M
5637

12N
5693

11
5647

10
5647

8
5659

5
5666

GM
5648

2-A

1-A

R/W INTERSTATE HIGHWAY

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

To: Robert Rivers, Executive Director, City Planning Commission
From: Martha J. Grisset, Real Estate Administrator
CC: Editha Amacker
Date: 6/18/2014
Re: PAC Agenda

Please place on the following on the next PAC Agenda:

Consideration: Sale of a parcel of an undesignated parcel of land measuring approximately 36' x 54' adjacent to Lots 8 and 9, Square 427 2nd Municipal District, bounded by Milne Street, Florida Avenue (now the Florida Avenue off-ramp from I-10), Catina Street, and Homedale Avenue. The adjacent property's address is 5653 Catina Street.

Attachment:

Approved By:

George Patterson, Director

Item #7

Consideration: A request by 800 Perdido Place, L.L.C., for a grant of predial servitude, for the proposed encroachment of a wraparound balcony on/over the Perdido Street and Carondelet Street public rights-of-way, adjacent to Lot A-1, Square 230, 1st M.D., bounded by Carondelet Street, Poydras St, Carroll St., and Perdido Street. The municipal address of the property is 800-822 Perdido Street.

Item #8

Consideration: A request by 1050 Annunciation Street Development Group, L.L.C., for a grant of predial servitude, for the proposed encroachment of a wraparound gallery on/over the Annunciation Street and John Churchill Chase Street public rights-of-way, adjacent to Square 69, 1st M.D., bounded by Poeyfarre St., Tchoupitoulas St., John Churchill Chase St., and Annunciation Street. The municipal address of the property is 1050 Annunciation Street.

Item #9

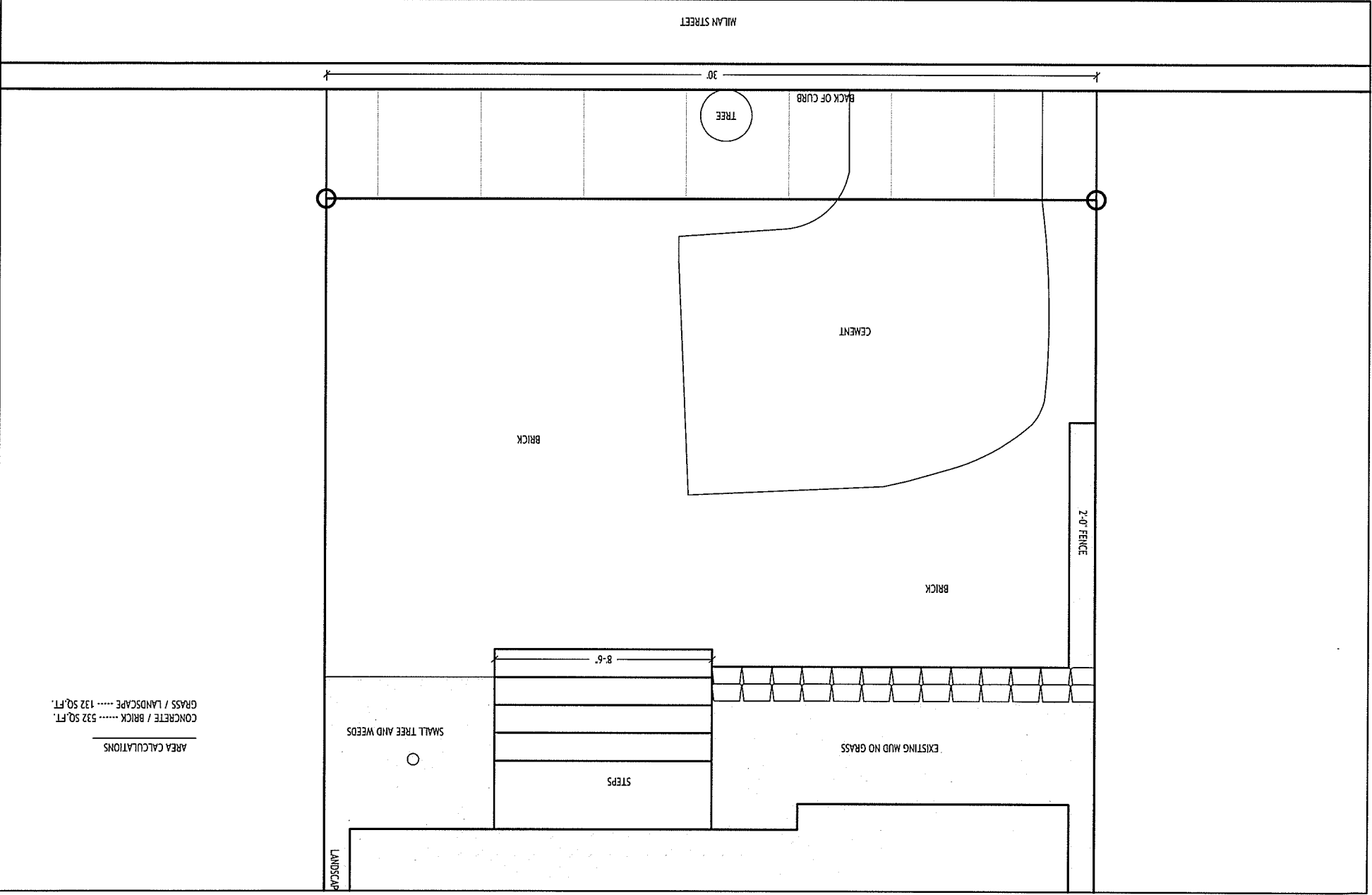
Consideration: A request by Stephen Gogreve for a grant of predial servitude, for the proposed encroachment of a driveway on/over the Milan Street public right-of-way, adjacent to Lot C, Square 369, 6th M.D., bounded by Prytania St., General Pershing St., Pitt St., and Milan Street. The municipal address of the property is 1412 Milan Street.



131 ormond center court
 destrehan, la 70047
 (985) 764 - 7275
 fax (985) 725 - 0182

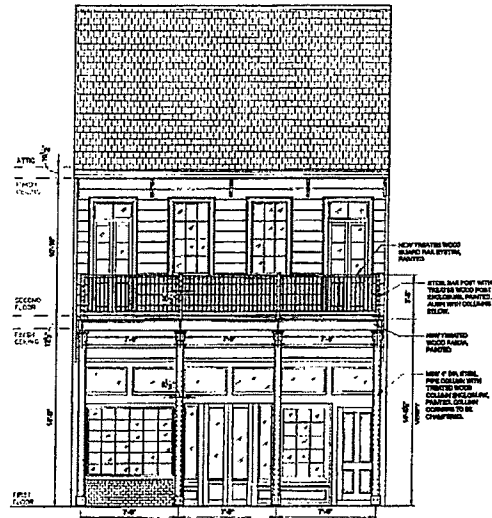
sketch description
 1412 Milan Street, New Orleans
 Steve Gogrove
 13-07210-ZONG

project number 1406	file name N/A	issued for hearing
date 02.24.2014	drawing number ASK-01	this drawing modifies: XXX

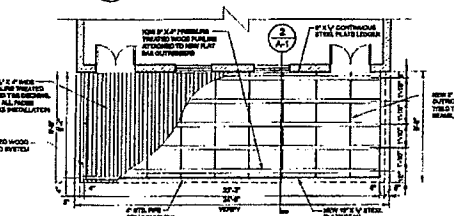


Item #10

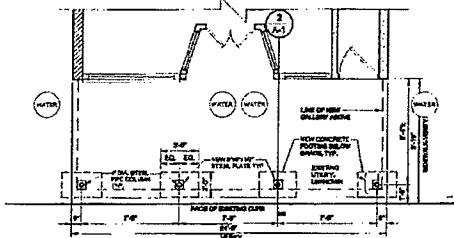
Consideration: A request by James Gibeault for a grant of predial servitude, for the proposed encroachment of a gallery on/over the Frenchmen Street public right-of-way, adjacent to Lot A, Square 153, 3rd M.D., bounded by Royal St., Elysian Fields Ave., Chartres St., and Frenchmen St. The municipal address of the property is 621-623 Frenchmen Street.



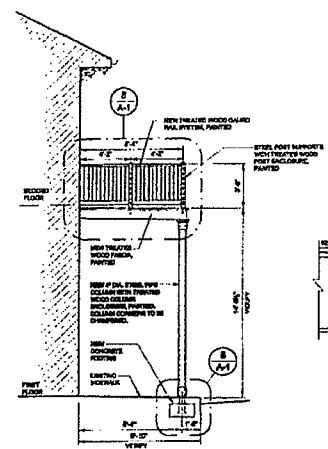
1 Frenchmen Street Elevation
A-1 1/4" = 1'-0"



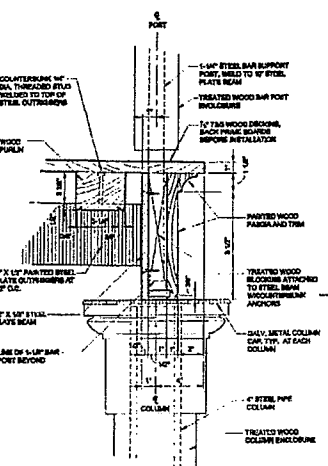
3 Second Floor Gallery Plan
A-1 1/4" = 1'-0"



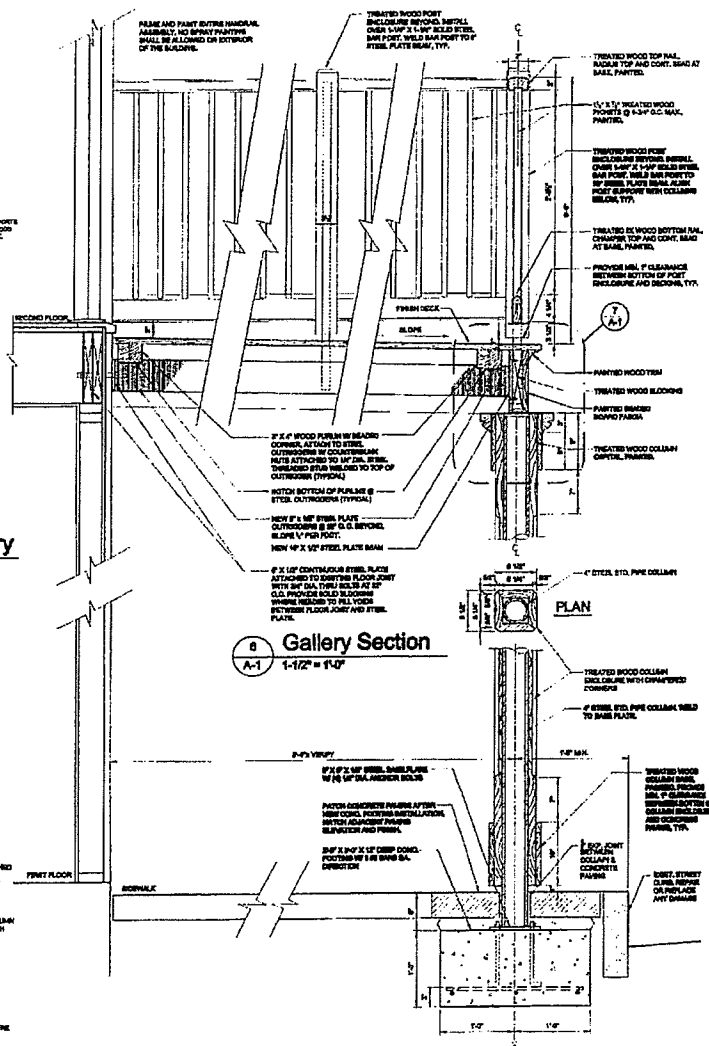
4 First Floor Gallery Plan
A-1 1/4" = 1'-0"



2 Sidewalk Elevation of Gallery
A-1 1/4" = 1'-0"



7 Enlarged Fascia Detail
A-1 3" = 1'-0"



6 Gallery Section
A-1 1-1/2" = 1'-0"

5 Gallery Section
A-1 1-1/2" = 1'-0"

TERRELL-FABACHER ARCHITECTS, L.L.C.

1111/12
A-1

New Gallery Addition
The Spotted Cat Music Club
623 Frenchmen Street

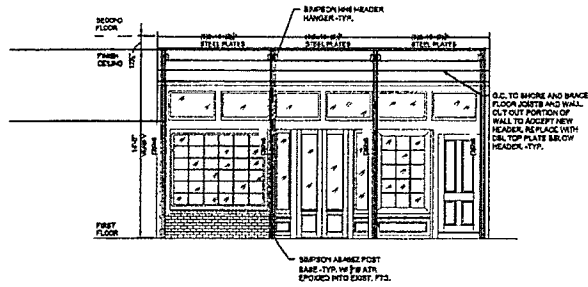
NO REVISIONS
DATE: JANUARY 12, 2011

DRAWN BY: [Signature]

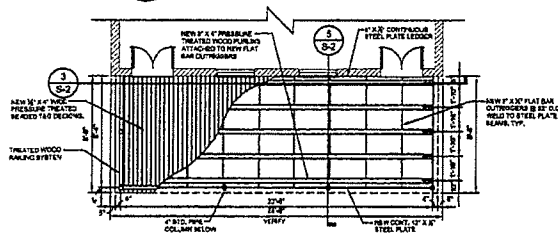
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DATE: 1/11/12

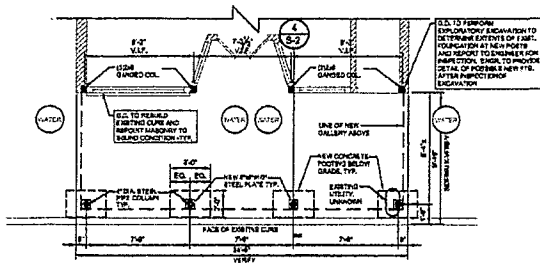
SHEET 1 OF 1



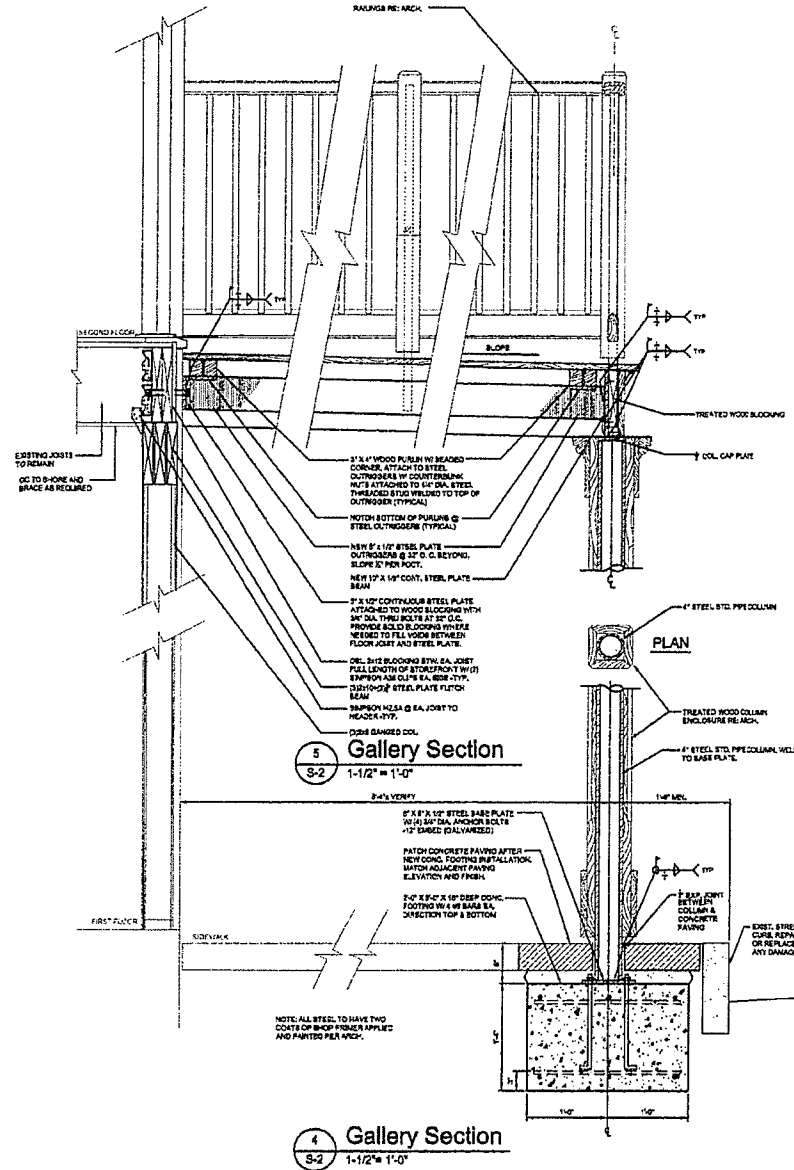
3 Frenchmen Street Elevation
S-2 1/4" = 1'-0"



2 Second Floor Gallery Plan
S-2 1/4" = 1'-0"



1 First Floor Gallery Plan
S-2 1/4" = 1'-0"



5 Gallery Section
S-2 1-1/2\"/>

4 Gallery Section
S-2 1-1/2\"/>



Terrell-Fabacher Architects, LLC
1005 S. Cooper Avenue, LLC
New Orleans, Louisiana 70130
Phone: 504-581-7500
Fax: 504-581-7501

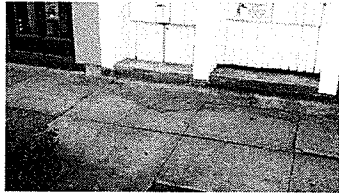
New Gallery Addition
The Spotted Cat Music Club
623 Frenchmen Street
New Orleans, Louisiana

NO. REVISED	
DATE	
DESIGNED BY	
DRAWN BY	
DATE	SEPTEMBER 16, 2012
JOB NO.	

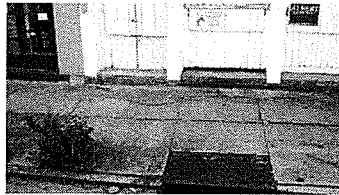
S-2
SHEET 1 OF 2

Item #11

Consideration: A request by Eddie Talebloo for a grant of predial servitude, for the proposed encroachments of a gallery and rear doors on/over the Magazine Street and Hastings Place public rights-of-way, adjacent to Lot 6B, Square 139, 4th M.D., bounded by Hastings Place, St. Mary Street, and Magazine Street. The municipal address of the property is 1814 Magazine Street.



1 Utility Marks
A20



2 Utility Marks
A20

Wall Legend	
	New 2" FRC Reinforced Wall, see Structural, see 1-17, A-2.1, typ.
	Existing Masonry Wall, 12" Min. thick, typ.
	Masonry 8" Min. Thick, 6" Min. thick, typ.
	New 1" FRC Reinforced Wall of Super Panel Foundation, see UL, always min. 1200' min.
	New 2" FRC Reinforced Wall of Super Panel Foundation, see UL, always min. 1200' min.

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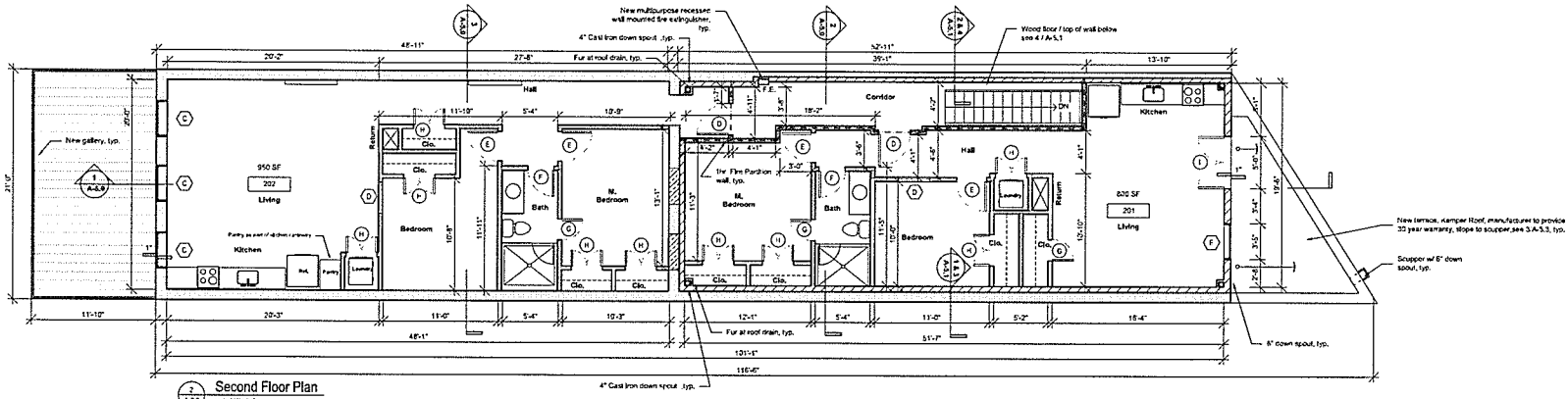
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1814 Magazine Street
 New Orleans, Louisiana

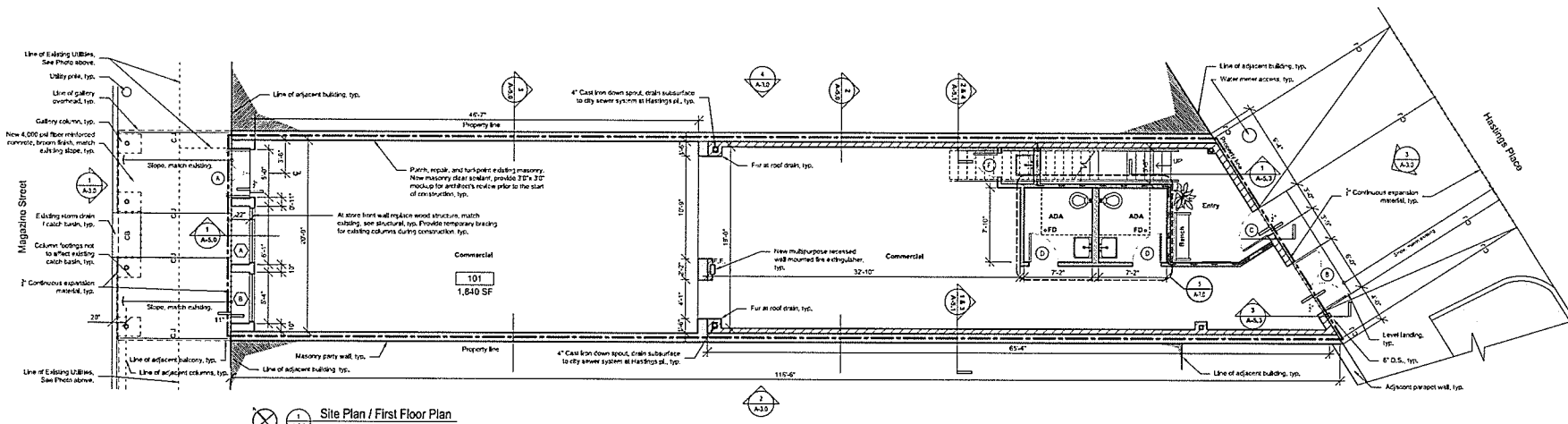
Site Plan/1st, 2nd Floor Plan

PROJECT NO.	AA-1335
DRAWN BY:	BJS + DJJ
CHECKED BY:	RA
DATE:	04/16/2014
REVISIONS:	

A-2.0



2 Second Floor Plan
A20



1 Site Plan / First Floor Plan
A20