

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – May 7, 2014

There will be a meeting of the Planning Advisory Committee on May 7, 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 23, 2014 PAC meeting.
- 2) **Consideration:** A request for the sale of a portion of Argonne Street, bounded by Florida Avenue, a N.O.T.C. Railroad right-of-way, Square 400 and Square 401.
- 3) **Consideration:** A request by Unipark Ventures, L.P., for a grant of a predial servitude, for the proposed encroachments of an awning and marquis on/over the University Place (Roosevelt Way) public right-of-way, adjacent to Lot 18, Square 2627, 1st M.D., bounded Common Street, S. Rampart Street, Canal Street, and University Place (Roosevelt Way). The municipal address of the property is 145 University Place.
- 4) **Consideration:** A request by Logan Chase Enterprises, L.L.C., for a grant of a predial servitude, for the proposed encroachment of a gallery on/over the St. Charles Avenue public right-of-way, adjacent to Lot 5A, Square 210, 1st M.D., bounded by Terpsichore Street, Carondelet Street, Martin Luther King, Jr., Boulevard, and St. Charles Avenue. The municipal address of the property is 1515-1517 St. Charles Avenue.
- 5) **Consideration:** A request by Supreme Bright New Orleans, 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 Lots 6 and 7, Square 227, 1st M.D., bounded by Gravier Street, Baronne Street, Common Street, and Carondelet Street. The municipal address of the property is 221 Carondelet Street.
- 6) **Consideration:** **ZONING DOCKET 042/14** – Request by OAK STREET HOLDINGS, LLC for a Conditional Use to permit a residential/commercial development with more than 10,000 square feet of floor area in a C-1A General Commercial District, on Square 139, Lots 8, Pt. Lots 7&9 or 28, Lot 6, Pt. Lot 7 or 27, Lot 5 and Pt. Lot 4, and Lot 26, in the Seventh Municipal District, bounded by Oak, Leonidas, Monroe, and Zimpel Streets. The municipal addresses are 8610-8622 OAK STREET. (PD 3)

- 7) **Consideration: ZONING DOCKET 043/14** – Request by CITY COUNCIL MOTION M-14-92 for a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption at an existing gasoline service station in a C-2 General Commercial District and the ICUC Inner-City Urban Corridor District overlay, on Square 690 or 690-A or 691, Lot A-2, in the First Municipal District, bounded by Tulane Avenue, Jefferson Davis Parkway, South Clark Street, and Gravier Street. The municipal address is 3402 TULANE AVENUE. (PD 4)
- 8) **Consideration: ZONING DOCKET 044/14** – Request by CITY COUNCIL MOTION M-14-93 for a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption at an existing gasoline service station in an LI Light Industrial District and the UC Urban Corridor District overlay, on an undesignated square, Lot 59-A, in the Third Municipal District, bounded by Chef Menteur Highway, Old Gentilly Road, Read Boulevard, and the Louisville & Nashville Railroad. The municipal address is 9232 CHEF MENTEUR HIGHWAY. (PD 9)
- 9) **Consideration: ZONING DOCKET 045/14** – Request by CITY COUNCIL MOTION M-14-121 for the rescission of Ordinance No. 12,052 MCS and a Conditional Use to permit a neighborhood center in an RD-2 Two-Family Residential District, on Square 791, Lots A and B, in the Sixth Municipal District, bounded by South Broad, General Taylor, South Dorgenois, and General Pershing Streets. The municipal address is 3900 GENERAL TAYLOR STREET. (PD 3)
- 10) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, May 21, 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 29, 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 23, 2014 PAC meeting.

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

Minutes – April 23, 2014

A meeting of the Planning Advisory Committee was held on Wednesday, April 23, 2014 at 2:00 PM in the One Stop Shop conference room A, City Hall Room 7W03. Those in attendance were:

MEMBERS

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

GUESTS

Billy Coleman
Mark Bruser
Rosalyn Ross
Shea Treyhorn
Lisa Thomas

CPC STAFF

Derek Scheerer
Stephen Kroll
Rachel Mays

- 1) **Consideration:** Minutes from the April 2, 2014 PAC meeting.

Modifications to ZD035/14 – Due to the fact that the proposed landscape plan shows new trees being planted on top of the sewer line located 6' (feet) from the property line along Read Blvd., the SWB rejects any tree planting on the Read Blvd. side. The owner needs to consult with the SWB House Connections for the location of the service connections on Morrison Rd. The Committee passed a motion to accept the modifications. The motion was seconded by the Historic District Landmarks Commission.

A vote was made to take item #7 on the agenda (Zoning Docket 039/14) out of order. The Committee passed a motion to accept the vote. The motion was seconded by the Department of Public Works.

- 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.

Senior Project Manager Rosalyn Ross presented the proposal. The Historic District Landmarks Commission stated that they have already given conceptual approval and will soon give further approval for the final drawings recently submitted by the applicant.

Sewage and Water Board requested that the applicant verify whether or not there are existing house connections. Parks and Parkways inquired about the trees. The Committee passed a motion of no objection subject to further review by the City Planning Commission, the Department of Property Management Division of Real Estate and Records, the Department of Parks and Parkways, and the Historic District Landmarks Commission. The motion was seconded by the Historic District Landmarks Commission.

- 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.

Project Manager Shea Treyhorn presented the proposal. The Historic District Landmarks Commission stated that they have already given conceptual approval and will soon give further approval for the final drawings recently submitted by the applicant. The Department of Public Works verified the height of the proposed construction and addressed an existing curb cut that will need to be reduced in width. The Committee passed a motion of no objection subject to further review by the Department of Property Management Division of Real Estate and Records, the Department of Public Works, and the Historic District Landmarks Commission. The motion was seconded by the Historic District Landmarks Commission.

- 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.

The proposal was introduced by the applicant Mark Bruser. The Historic District Landmarks Commission recalled approving the same proposal in 2008. The Department of Public Works raised concerns about the footings. The Department of Property Management Division of Real Estate and Records passed a motion of no objection subject to further review by the Department of Public Works. The motion was seconded by the City Planning Commission.

- 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.

The proposal was presented by Lisa Thomas. The Department of Public Works requested more detailed drawings and stated that the applicant would need to obtain a sidewalk permit. The Department of Parks and Parkways informed the applicant that tree protection is required during construction as well as permits for tree removal. Sewage and Water Board also requested the applicant submit for detailed plans to review. The Department of Property Management Division of Real Estate and Records passed a motion of no objection subject to further review by the Department of Public Works, Sewage and Water Board, Parks and Parkways, and Real Estate and Records. The motion was seconded by the City Planning Commission.

- 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)

The representative of the City Planning Commission briefly explained the status of the proposal and petitioned request. A representative from the Department of Property Management Division of Real Estate and Records made a motion of no objection subject to further review by the City Planning Commission and the Historic District Landmarks Commission. The motion was seconded by the City Planning Commission and opposed by the Historic District Landmarks Commission.

- 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 S. Claiborne Avenue. (PD 3)

The representative of the City Planning Commission noted that the site's dumpsters were currently located within the public right-of-way along North Miro Street and the location was not permitted. The representative wanted the dumpster removed and placed within the site. The representative of the City Planning Commission also noted that other site

improvements were necessary including access improvements from the South Claiborne Avenue entrance, as well as landscaping and fencing along the perimeter of the site adjacent to the gas station located between a portion of the site and South Claiborne Avenue. The Committee passed a motion of no objection subject to further review by the City Planning Commission. The motion was seconded by the Department of Public Works.

- 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)

The representative of the Historic District Landmarks Commission noted that it had issued conceptual approval but that final plans had not yet been approved. The representative of the Department of Parks and Parkways noted that it would require the planting of street trees along the perimeter of the expanded site. The representative of the Department of Public Works noted that since the site is over an acre, it would need to approve a drainage plan for the site. The Sewerage and Water Board noted that it would need to review the locations of the trees proposed for the former Constance Street right-of-way, as the Sewerage and Water Board has a utility servitude for that former right-of-way. The Committee passed a motion of no objection subject to further review by the City Planning Commission, the Department of Public Works, the Department of Parks and Parkways, the Historic District Landmarks Commission, and the Sewerage and Water Board.

- 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,

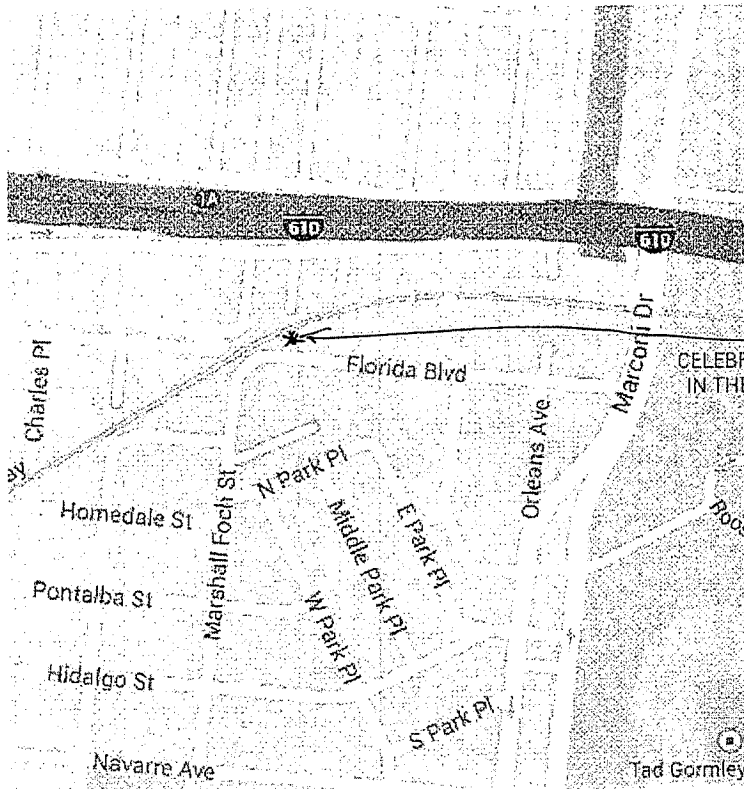
Robert D. Rivers, Director
April 24, 2014

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

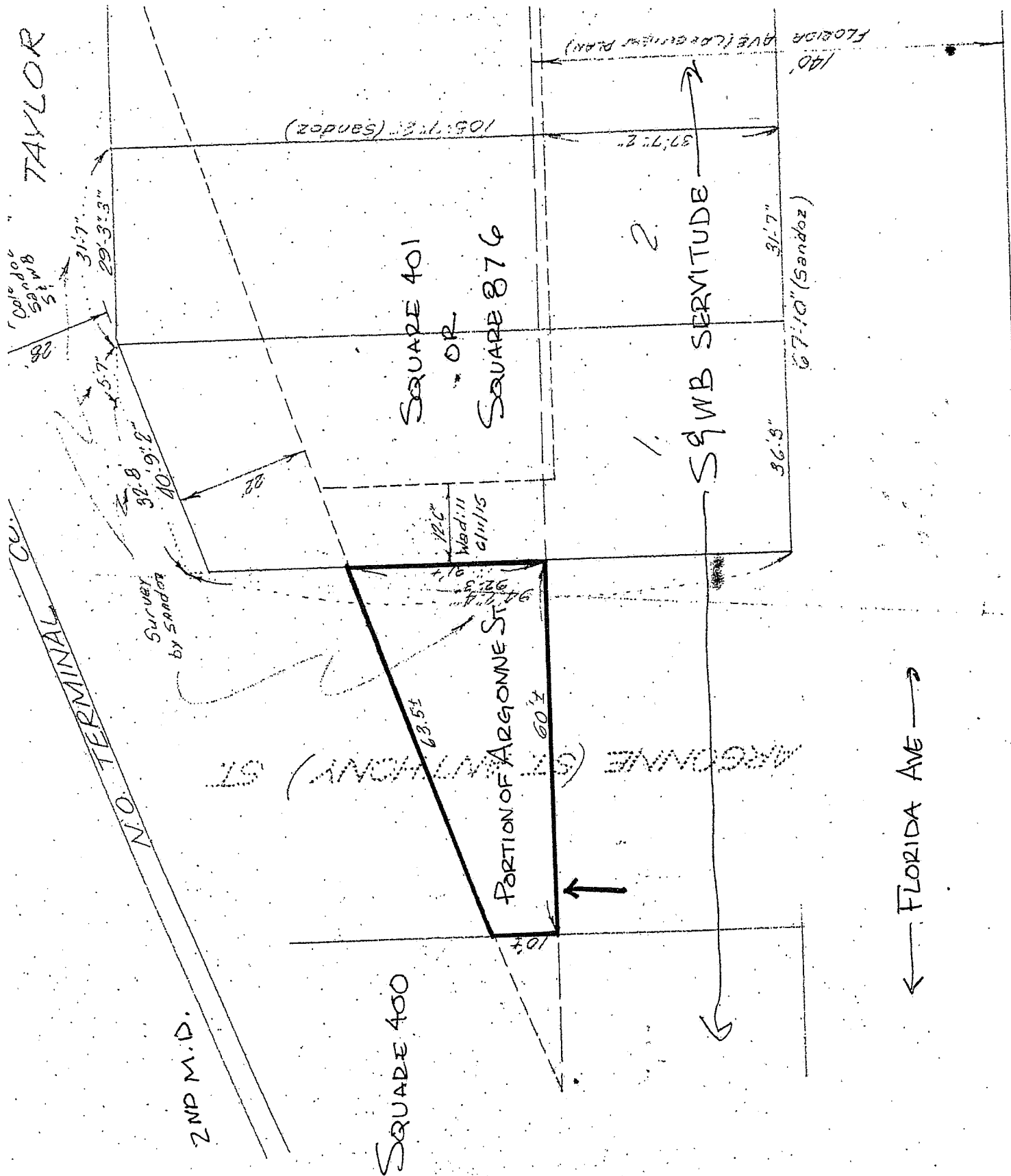
Consideration: A request for the sale of a portion of Argonne Street, bounded by Florida Avenue, a N.O.T.C. Railroad right-of-way, Square 400 and Square 401.

Item #2



PORTION OF ARGONNE ST.

Item # 2



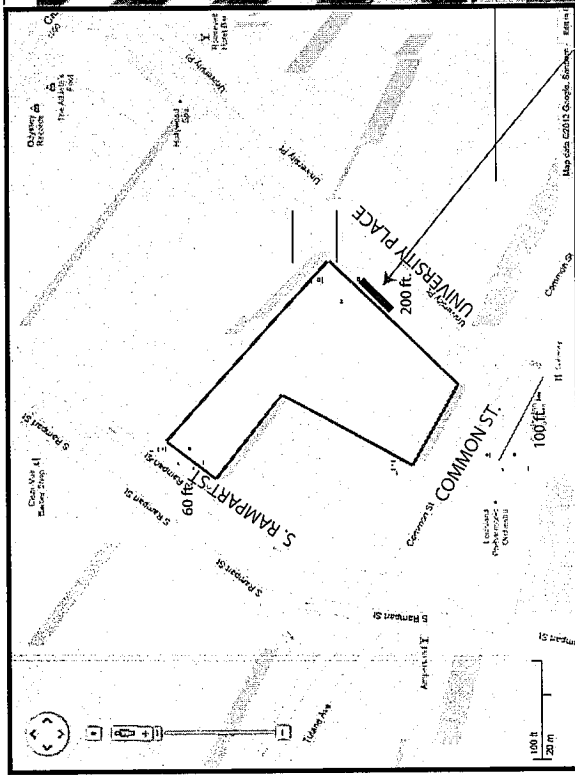
Item #3

Consideration: A request by Unipark Ventures, L.P., for a grant of a predial servitude, for the proposed encroachments of an awning and marquis on/over the University Place (Roosevelt Way) public right-of-way, adjacent to Lot 18, Square 2627, 1st M.D., bounded Common Street, S. Rampart Street, Canal Street, and University Place (Roosevelt Way). The municipal address of the property is 145 University Place.

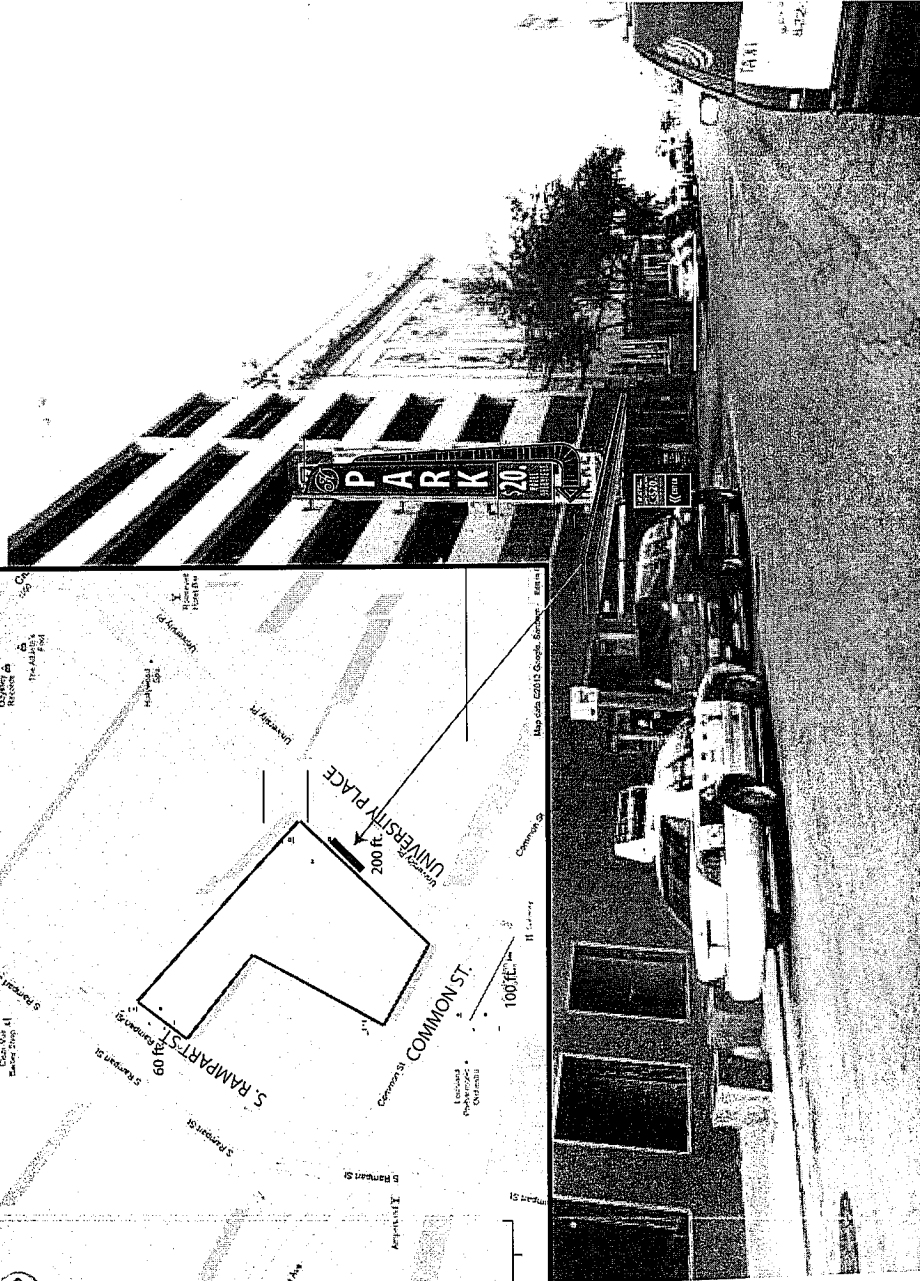
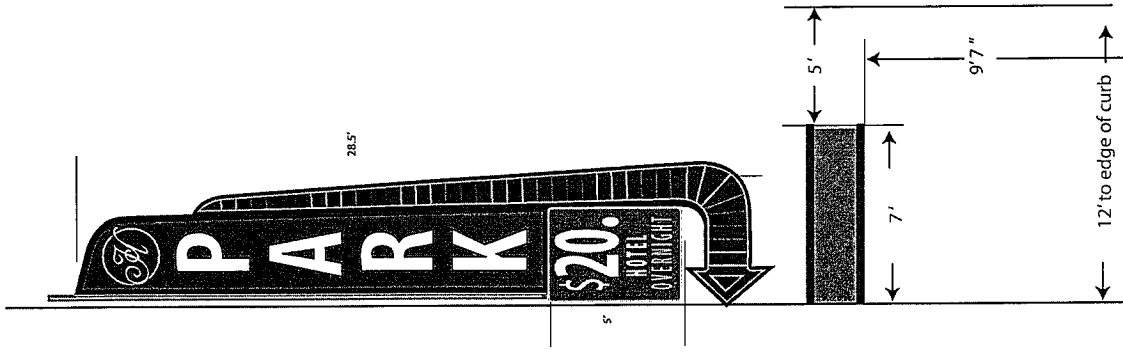
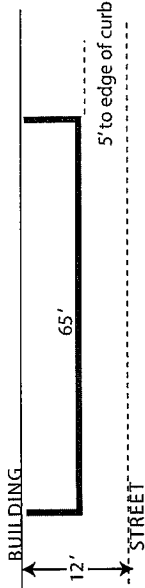
Item #3

University Place CANOPY PLAN

Sign replaced with new alum. sign cabinet ... white channel letters with LED face lit animation,
 4' x 6" 16 mm Led rate sign,
 LED border animation and canopy with red LED border.



TOP VIEW OF METAL CANOPY



David Barr
 504.237.2101 c
 davidbarr@opagraphics.com



CERTIFIED
 LA. CONTR. LIC# 56397

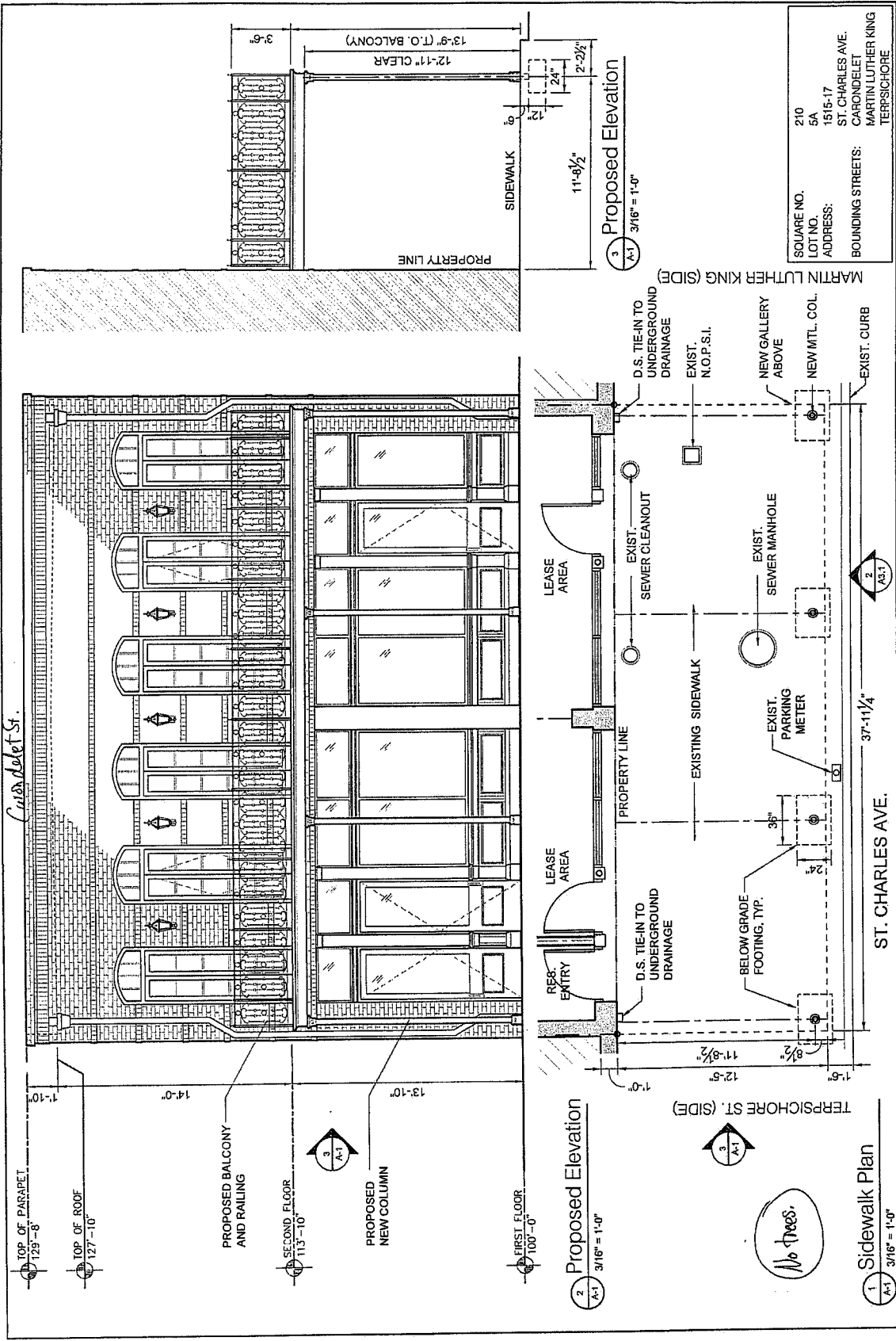
University Place Parking

All drawings that appear herein express design intent only for pricing and are not intended for actual fabrication.
 Creative art and resolution files remain the property of OPA Graphics

Item #4

Consideration: A request by Logan Chase Enterprises, L.L.C., for a grant of a predial servitude, for the proposed encroachment of a gallery on/over the St. Charles Avenue public right-of-way, adjacent to Lot 5A, Square 210, 1st M.D., bounded by Terpsichore Street, Carondelet Street, Martin Luther King, Jr., Boulevard, and St. Charles Avenue. The municipal address of the property is 1515-1517 St. Charles Avenue.

Item #4



<p>TERRELL FABACHER ARCHITECTS, L.L.C. 1515-17 St. Charles Ave., Suite 200 New Orleans, Louisiana 70112 Phone: 504-586-1200 (Fax: 504-586-1202)</p>	<p>FABACHER ARCHITECTS, L.L.C. 1515-17 St. Charles Ave., Suite 200 New Orleans, Louisiana 70112 Phone: 504-586-1200 (Fax: 504-586-1202)</p>	<p>These plans and specifications have been prepared by me or under my direct supervision in accordance with the laws and regulations of the State of Louisiana and the City of New Orleans. I am a duly Licensed Professional Engineer in the State of Louisiana.</p>	<p>New Orleans 1515 - 17 St. Charles Ave. Louisiana</p>	<p>Mixed Use Conversion of 1515 - 17 St. Charles Ave. Louisiana</p>
			<p>DATE: 08/15/2011 TIME: 10:00 AM DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>210 5A 1515-17 ST. CHARLES AVE. CARONDELET MARTIN LUTHER KING TERPSICHOIRE</p>

A-1
 SHEET 1 OF 1

TOP OF PARAPET
 129'-8"

TOP OF ROOF
 127'-10"

PROPOSED BALCONY AND RAILING

SECOND FLOOR
 113'-10"

PROPOSED NEW COLUMN

FIRST FLOOR
 100'-0"

Proposed Elevation
 3/16" = 1'-0"

TERPSICHOIRE ST. (SIDE)

Sidewalk Plan
 3/16" = 1'-0"

No trees.

ST. CHARLES AVE.

Proposed Elevation
 3/16" = 1'-0"

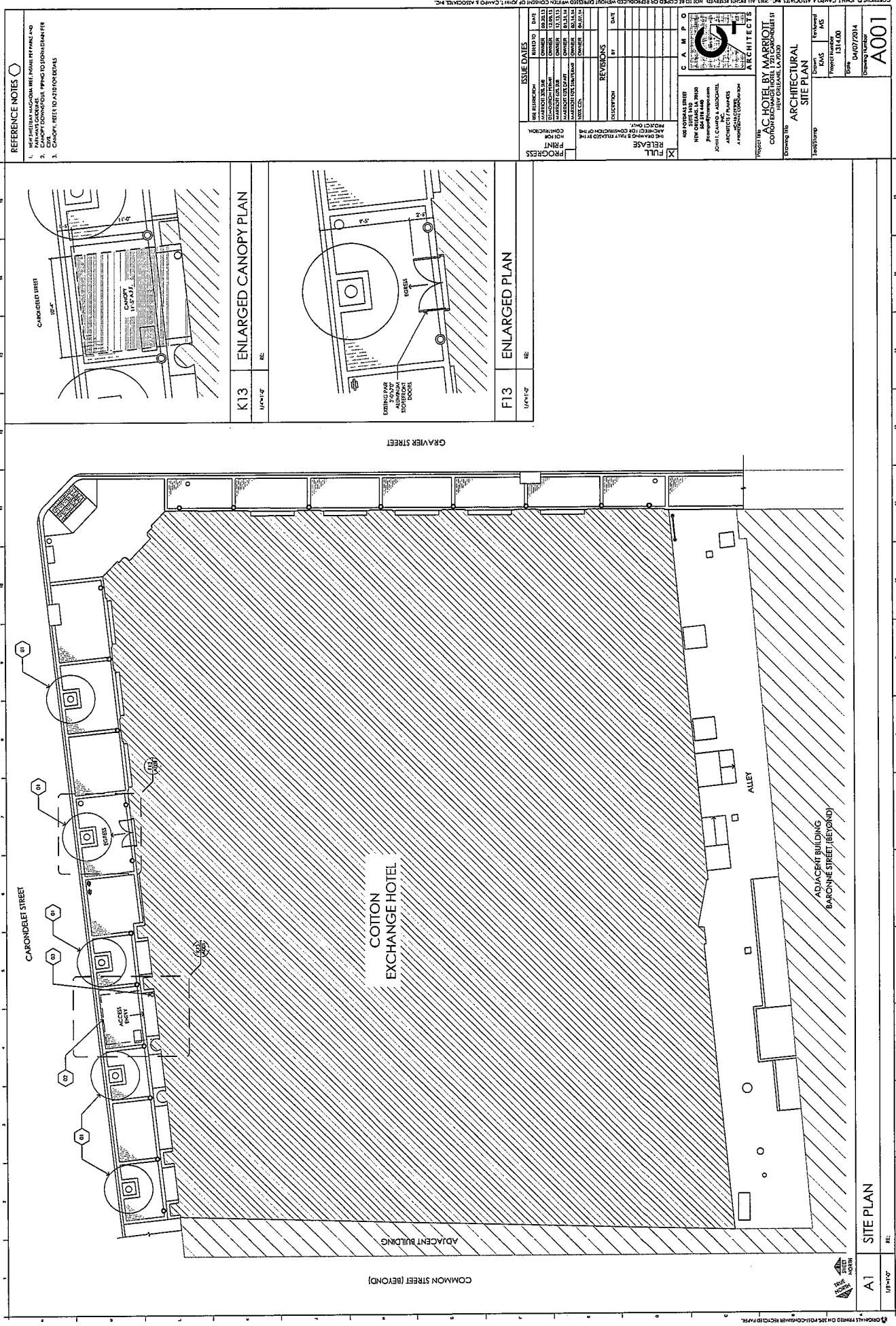
MARTIN LUTHER KING (SIDE)

SQUARE NO.
 210
 LOT NO.
 5A
 ADDRESS:
 1515-17
 ST. CHARLES AVE.
 CARONDELET
 BOUNDING STREETS:
 MARTIN LUTHER KING
 TERPSICHOIRE

Item #5

Consideration: A request by Supreme Bright New Orleans, 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 Lots 6 and 7, Square 227, 1st M.D., bounded by Gravier Street, Baronne Street, Common Street, and Carondelet Street. The municipal address of the property is 221 Carondelet Street.

Item # 5



REFERENCE NOTES

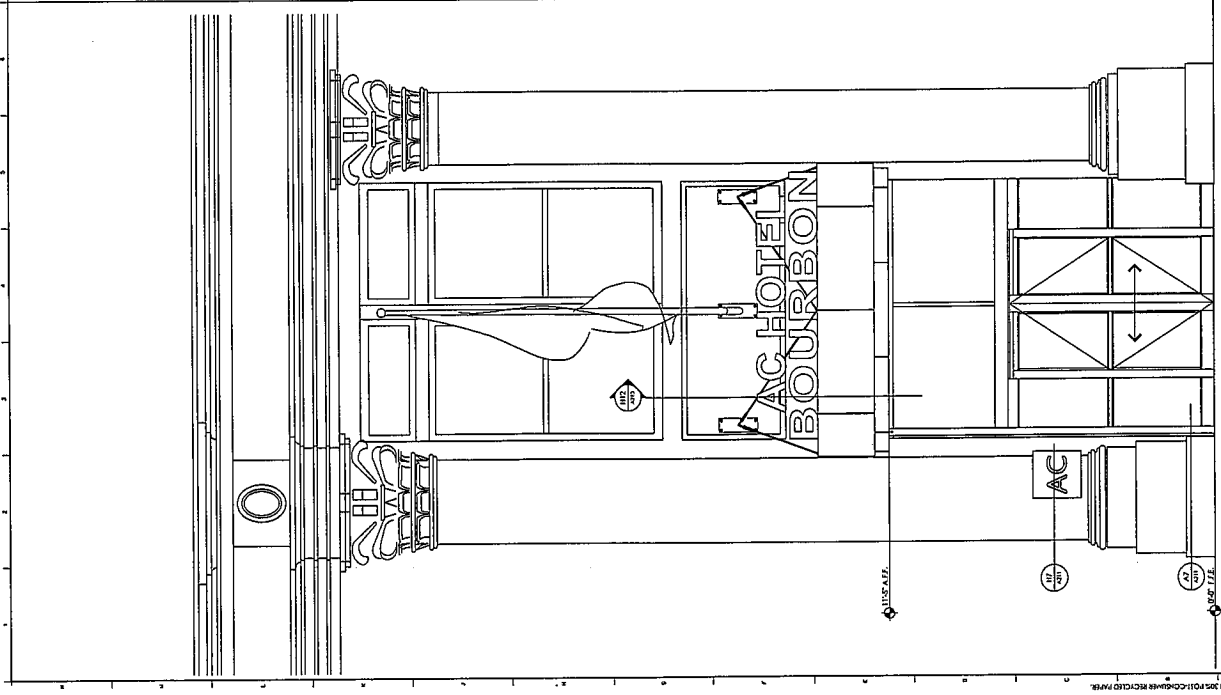
1. REFER TO ARCHITECTURAL DRAWING FOR PANEL AND
2. CANOPY DOWNHILL PIPING TO BE INSTALLED AFTER
3. CANOPY, REFER TO ARCHITECTURAL DRAWINGS

K13	ENLARGED CANOPY PLAN	1/8" = 1'-0"	RE:
F13	ENLARGED PLAN	1/8" = 1'-0"	RE:

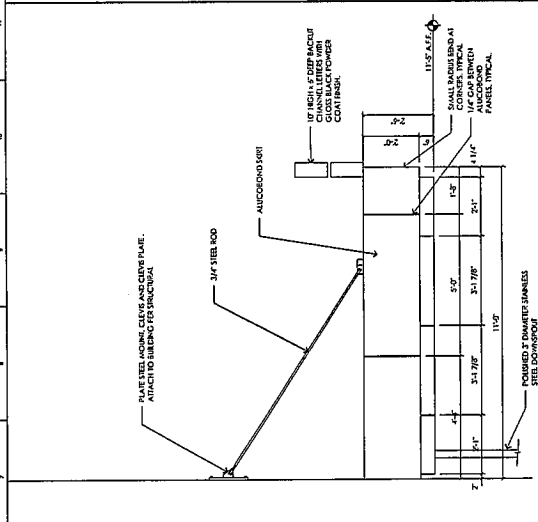
<p>PROJECT NO. 04-07-2014 PROJECT NAME: A.C. HOTEL BY MARRIOTT COMPANY: JOINT VENTURE ADDRESS: 1000 CARONDELET STREET NEW ORLEANS, LA 70112</p>		<p>DATE: 04/07/2014 DRAWING NUMBER: A001</p>	
<p>PROJECT NO. 04-07-2014 PROJECT NAME: A.C. HOTEL BY MARRIOTT COMPANY: JOINT VENTURE ADDRESS: 1000 CARONDELET STREET NEW ORLEANS, LA 70112</p>		<p>DATE: 04/07/2014 DRAWING NUMBER: A001</p>	

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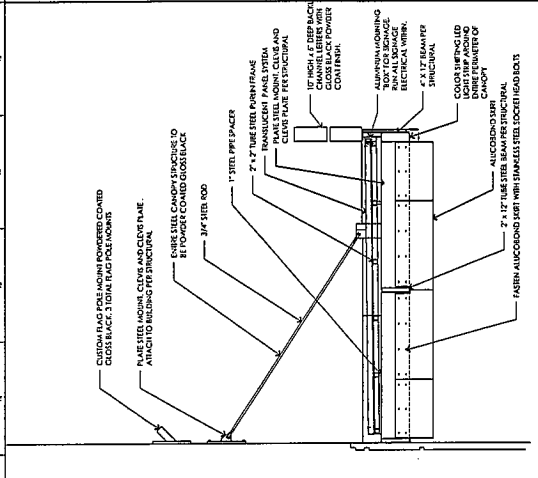
Item # 5



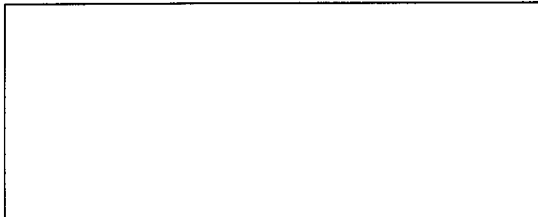
A1 CANOPY ELEVATION



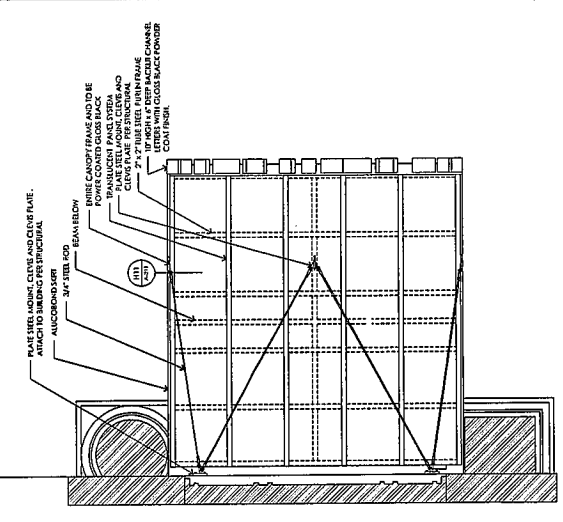
A7 CANOPY ROOF PLAN



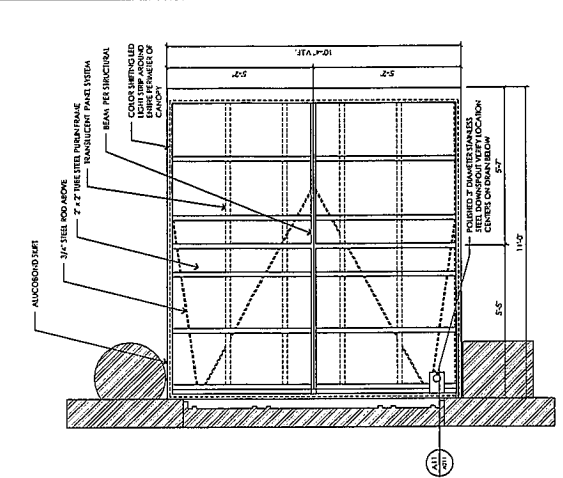
H7 CANOPY ELEVATION



H11 CANOPY SECTION



A11 CANOPY REFLECTED CEILING PLAN



A11 CANOPY REFLECTED CEILING PLAN

ISSUE DATES		REVISIONS		DATE	
ISS. NO.	DATE	NO.	DESCRIPTION	BY	DATE
1	04/17/2014	1			
2	04/17/2014	2			
3	04/17/2014	3			
4	04/17/2014	4			
5	04/17/2014	5			
6	04/17/2014	6			
7	04/17/2014	7			
8	04/17/2014	8			
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97	04/17/2014	97			
98	04/17/2014	98			
99	04/17/2014	99			
100	04/17/2014	100			

PROJECT NO. A210
 PROJECT NAME: CANOPY DETAILS
 PROJECT LOCATION: NEW ORLEANS, LA 70130
 PROJECT ARCHITECT: GTC ARCHITECTS
 PROJECT ENGINEER: JOHN L. CAMPO & ASSOCIATES
 PROJECT DATE: 04/17/2014

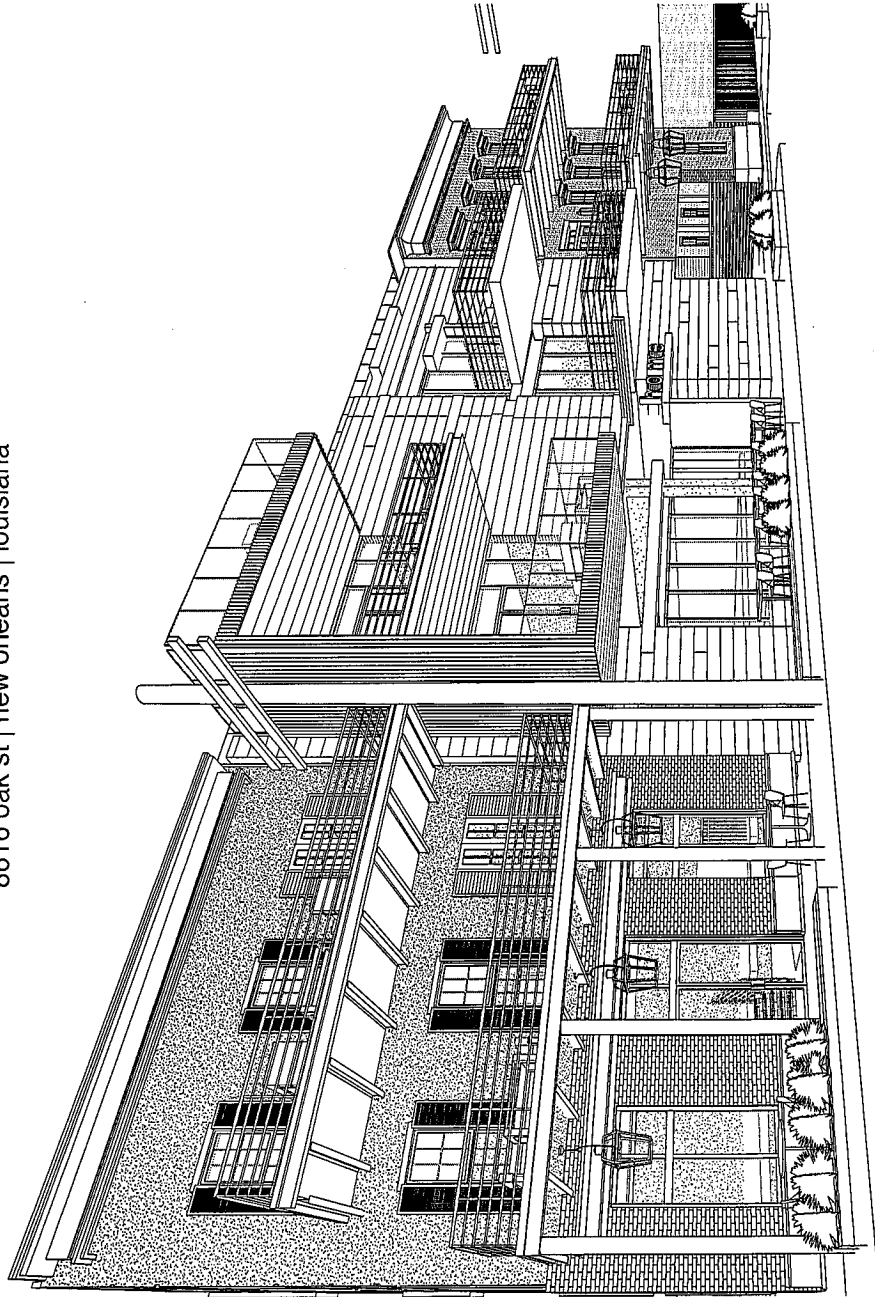
Item #6

Consideration: ZONING DOCKET 042/14 – Request by OAK STREET HOLDINGS, LLC for a Conditional Use to permit a residential/commercial development with more than 10,000 square feet of floor area in a C-1A General Commercial District, on Square 139, Lots 8, Pt. Lots 7&9 or 28, Lot 6, Pt. Lot 7 or 27, Lot 5 and Pt. Lot 4, and Lot 26, in the Seventh Municipal District, bounded by Oak, Leonidas, Monroe, and Zimpel Streets. The municipal addresses are 8610-8622 OAK STREET. (PD 3)

Item #6

oak lofts

8616 oak st | new orleans | louisiana



111747402



m2 studio

111747402 | 504.766.8888 | www.m2studio.com

No.	Description	Date

oak lofts

8616 oak st | new
orleans | louisiana

title sheet

2013.34

g101

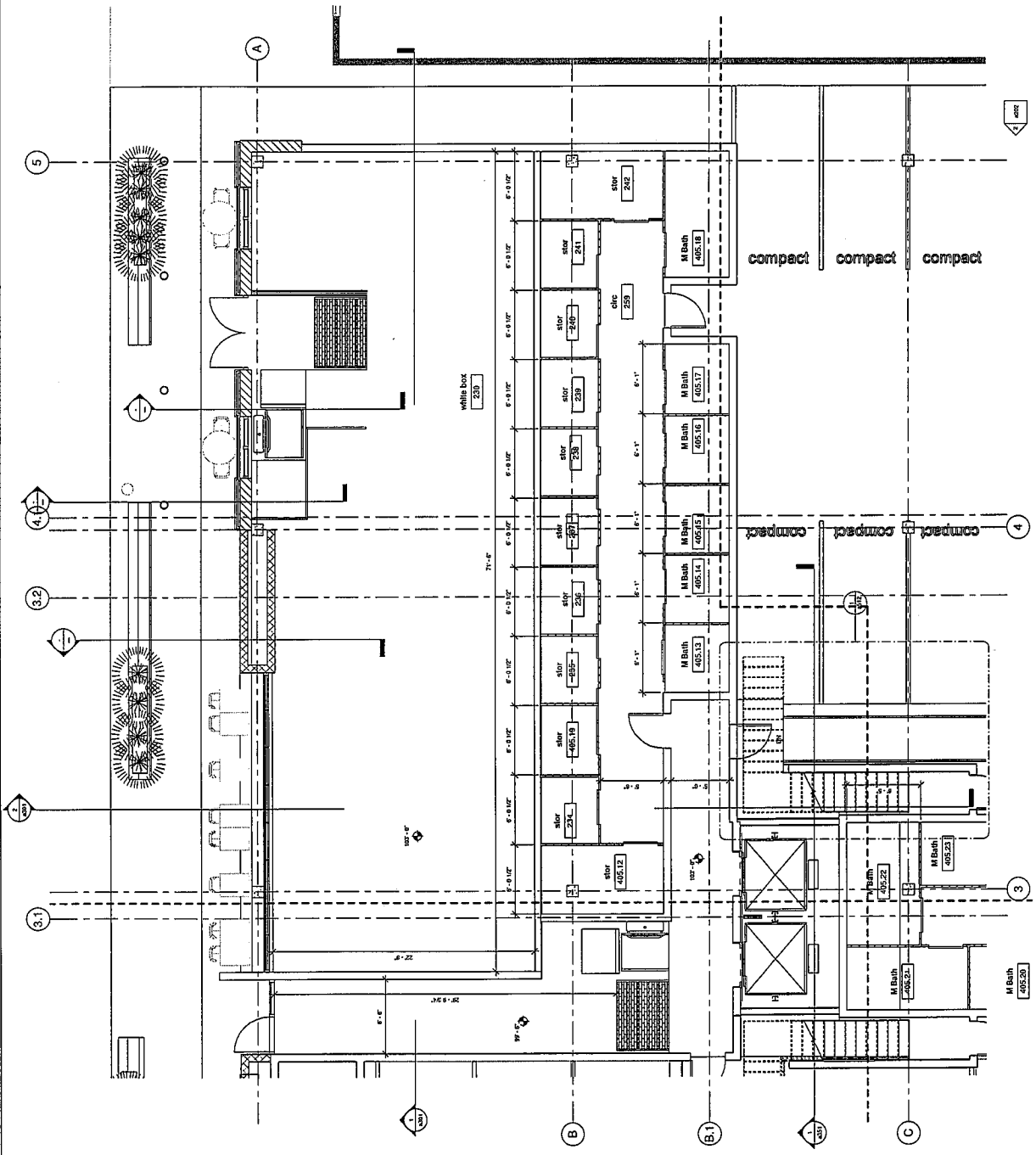
#6

02.14.2014, 11:56 AM

m2 studio
 11418 Maple Ridge | Suite 100 | Metairie | Louisiana
 504.885.7222
www.m2studio.com

No.	Description	Date

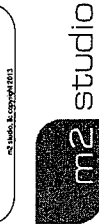
oak lofts
 8616 oak st | new orleans | louisiana
 Enlarged first floor plan NE
 2013.34
a112



Partial 1st Floor Plan NE
 1/4" = 1'-0"

#6

Name	Area	Comment
unit 201 private	146 SF	Exterior
unit 202 private	170 SF	Exterior
unit 203 private	165 SF	Exterior
unit 204 private	170 SF	Exterior
unit 205 private	143 SF	Exterior
unit 206 private	228 SF	Exterior
unit 207 private	170 SF	Exterior
unit 208 private	218 SF	Exterior
POOL DECK	1971 SF	Exterior
Exterior 9	3392 SF	
Circulation	1250 SF	Interior
Unit 201	1235 SF	Interior
Unit 202	1276 SF	Interior
Unit 203	1277 SF	Interior
Unit 204	1264 SF	Interior
Unit 205	1278 SF	Interior
Unit 206	1233 SF	Interior
Unit 207	1233 SF	Interior
Unit 208	1233 SF	Interior
Interior 9	11389 SF	
Grand total 18	14781 SF	

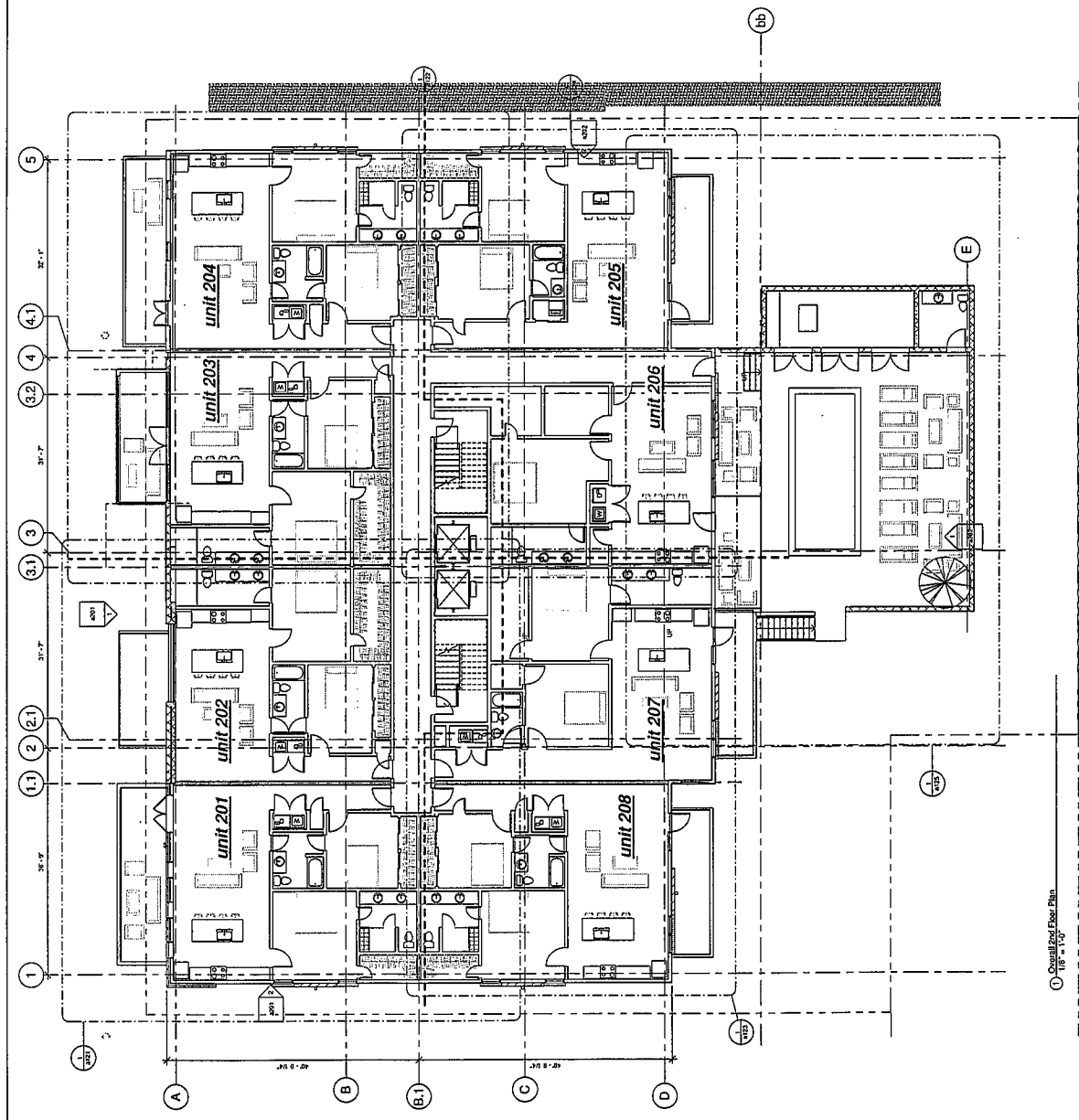


No.	Description	Date
1	LOOSE	2/16/2020

oak lofts
 8616 oak st | new orleans | louisiana

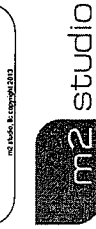
second floor plan
 2019.34

a120



2 Second Floor Plan 1/8" = 1'-0"

A6



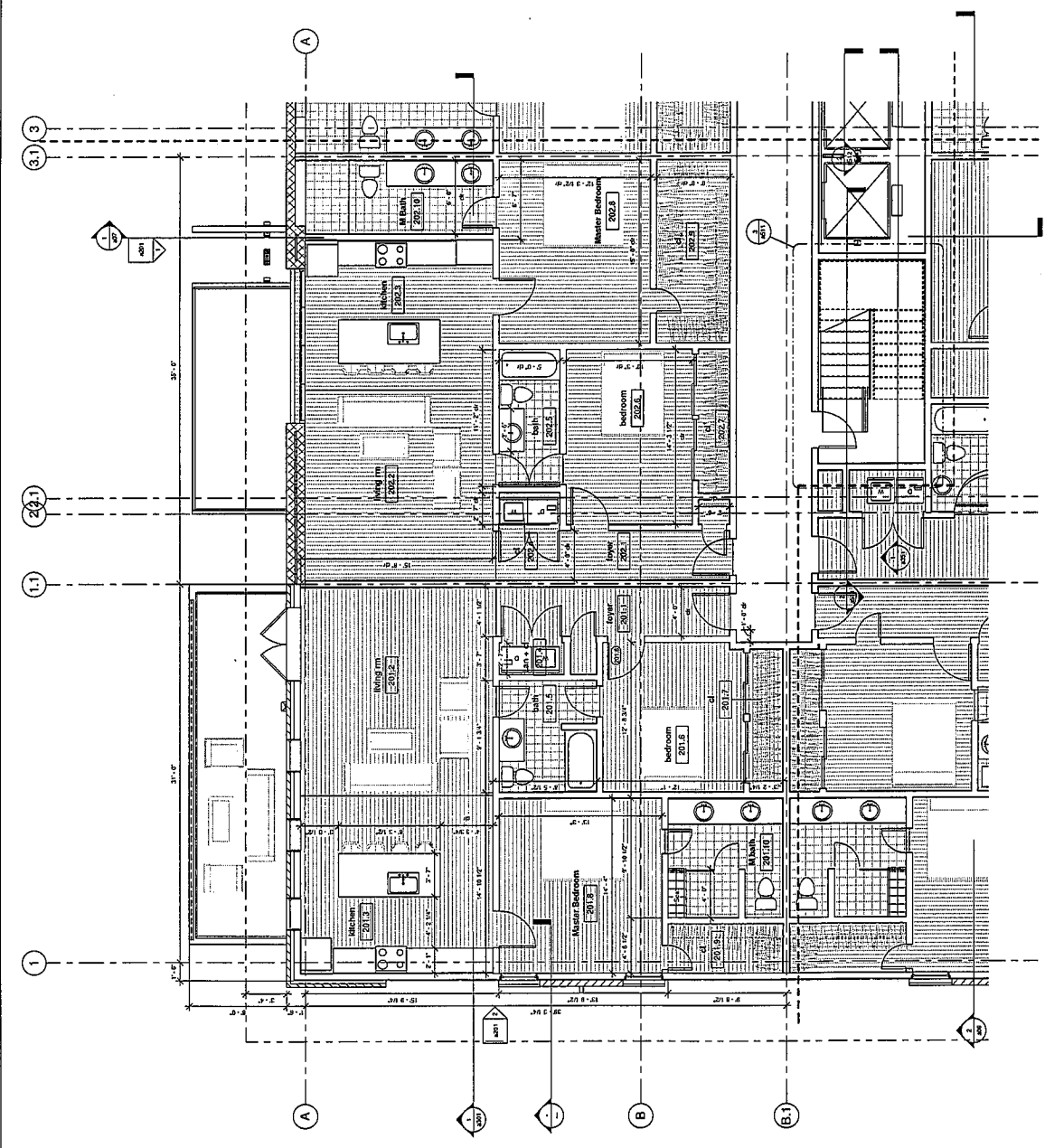
1225 Jackson Street | Suite 1 | Metairie, LA 70003 | Phone: 504.885.2668 | www.m2studio.com

No.	Description	Date

oak lofts
8616 oak st | new orleans | louisiana

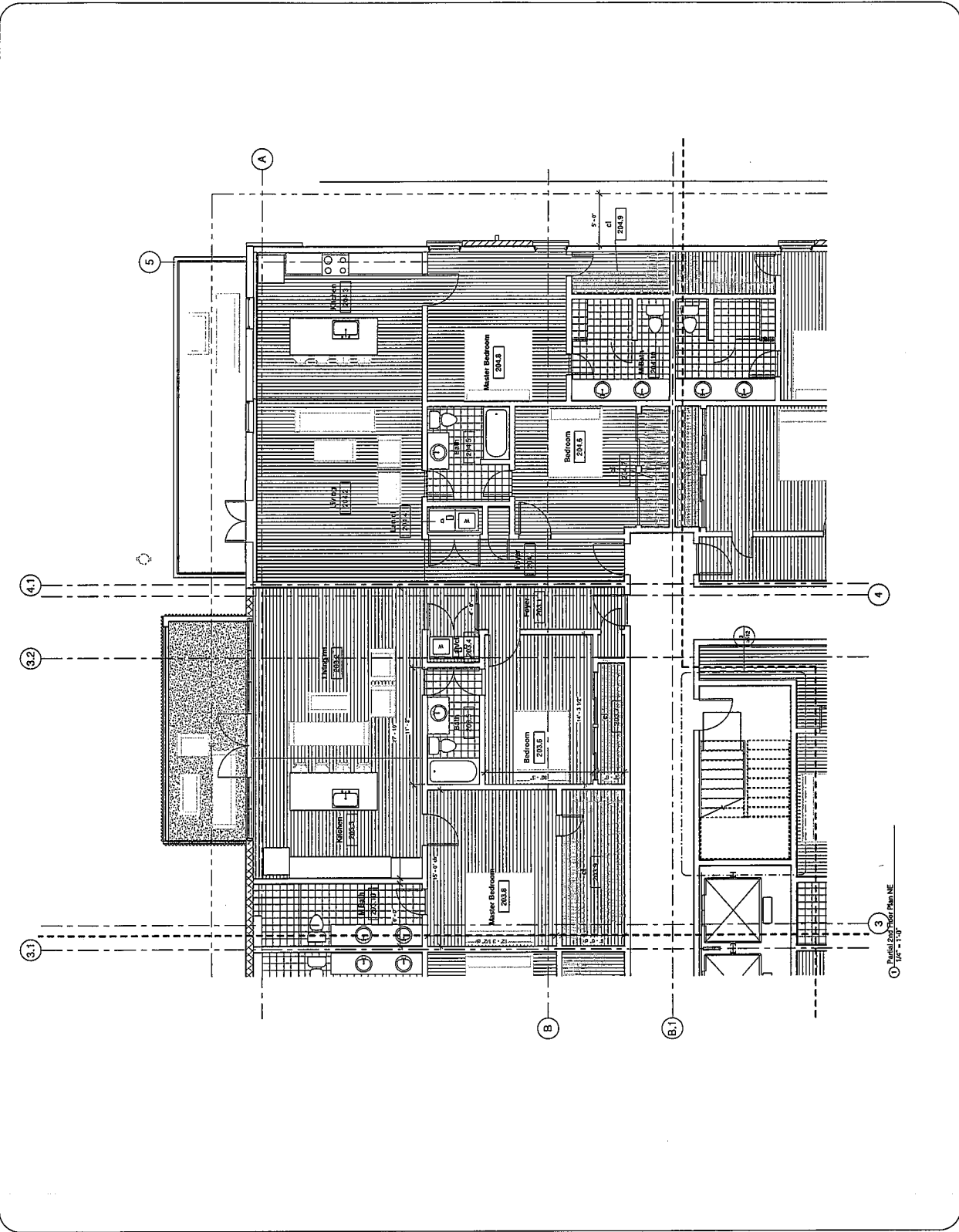
Partial 2nd floor plan NW
2013.34

a121



Partial 2nd floor plan NW
1/8" = 1'-0"

#6



2013.34

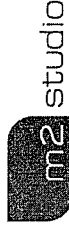
a122

Partial 2nd
Floor plan
NE

8616 oak st | new
orleans | louisiana

oak lofts

No.	Description	Date



43.4006.02.000001.2013

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#6

11/15/2014 9:55:38 AM

m2 studio

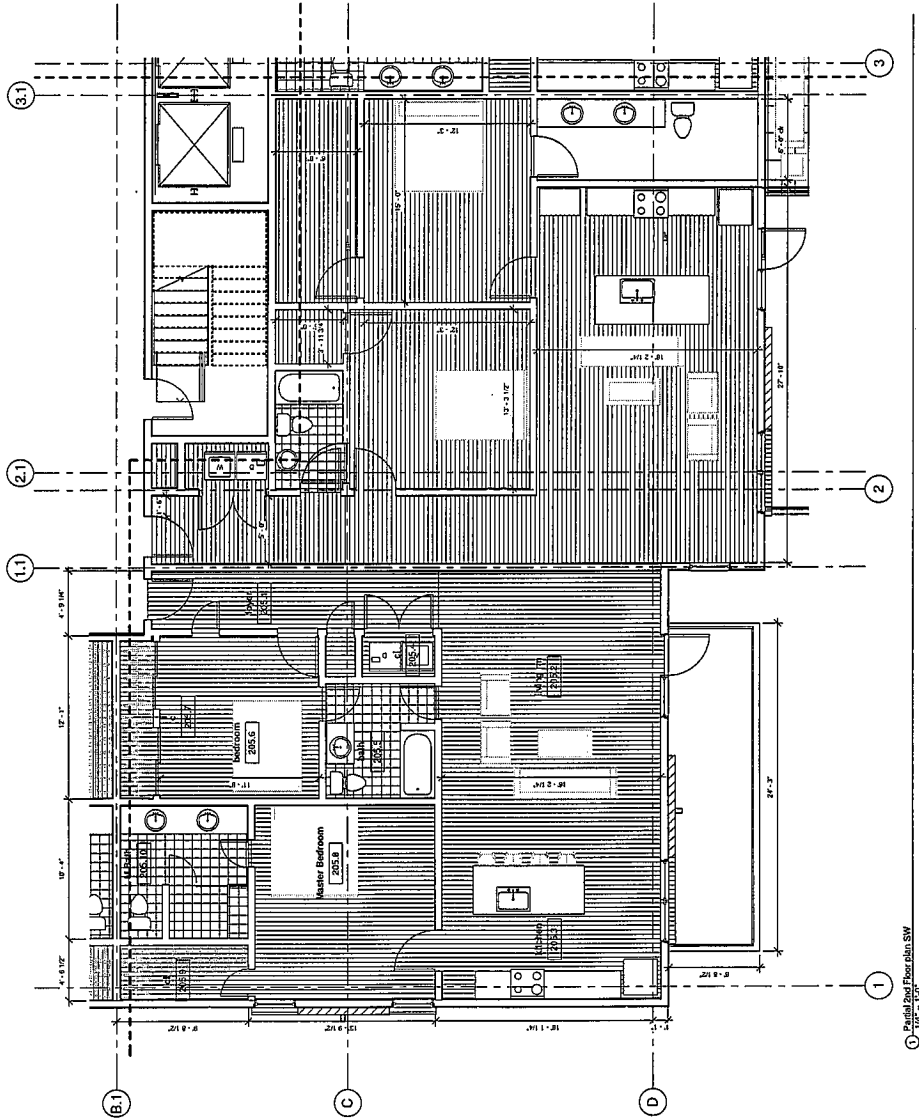
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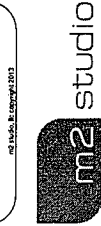
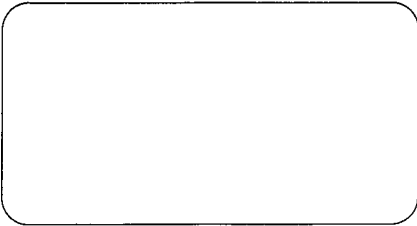
oak lofts
8616 oak st | new
orleans | louisiana

Unnamed
2013.34

a123



#6



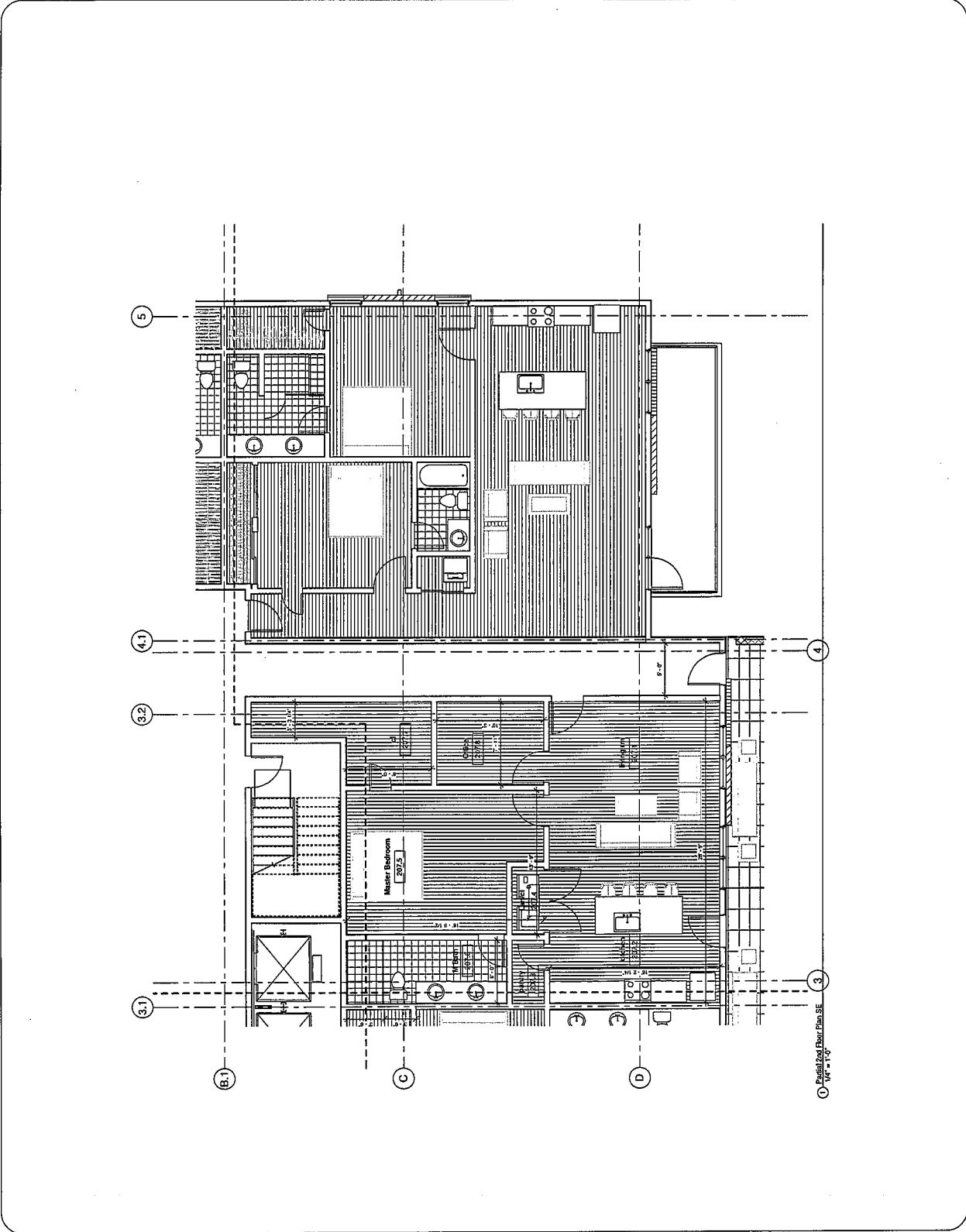
312 Westbank Blvd | Suite 4 | Metairie | Louisiana 70001
www.m2studio.com | info@m2studio.com | 504.835.2000

No.	Description	Date

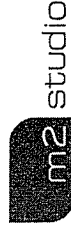
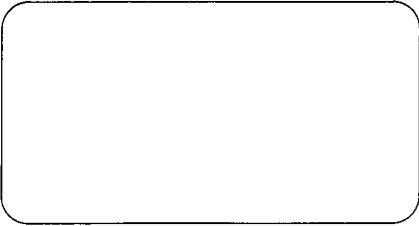
oak lofts
8616 oak st | new orleans | louisiana

Partial 2nd Floor Plan
SE
2013.34

a124



#6



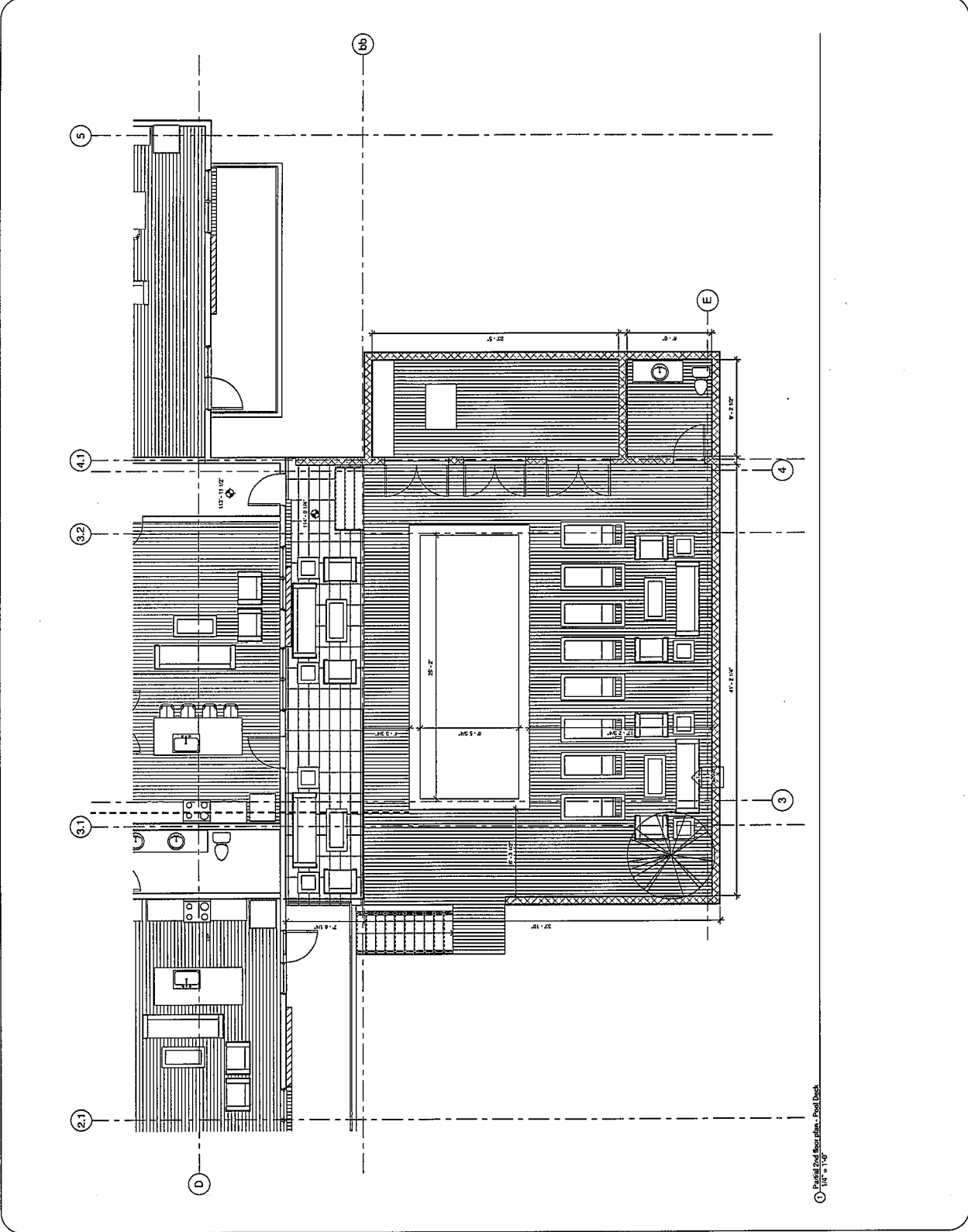
100 Maple Street | Suite 1 | New Orleans, LA 70112
www.m2studio.com | 504.584.8282

No.	Description	Date

oak lofts
8616 oak st | new orleans | louisiana

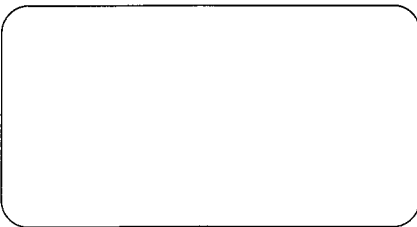
Enlarged 2nd Floor Pool Deck
2013.34

a125

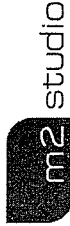


Partial 2nd Floor plan - Pool Deck
1/8\"/>

#6



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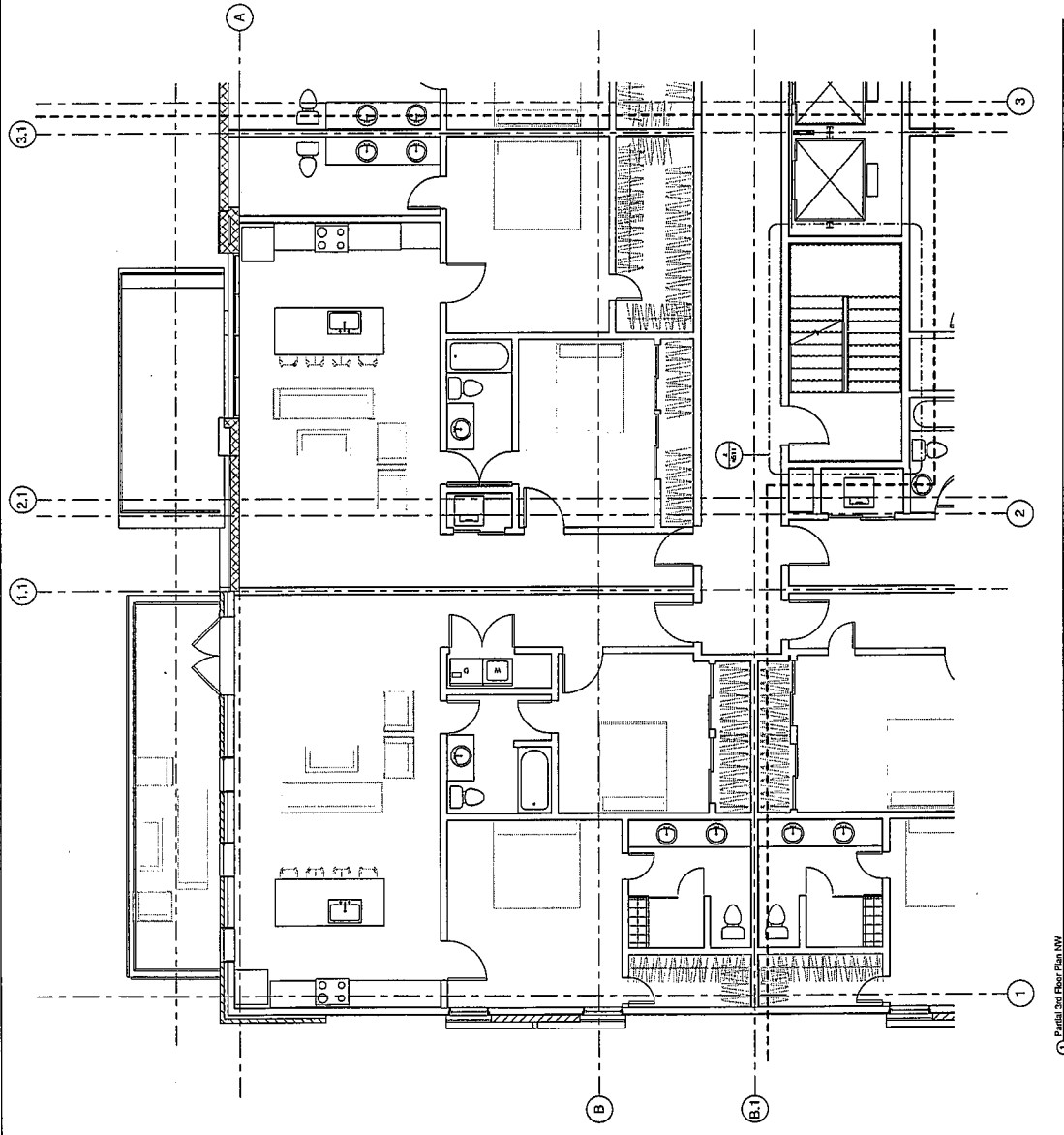
1537 Poydras Street | Suite 7 | New Orleans | LA 70112
www.m2studio.com | Tel: 504.576.4247

No.	Description	Date

oak lofts
8616 oak st | new orleans | louisiana

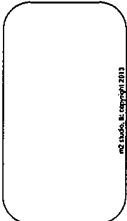
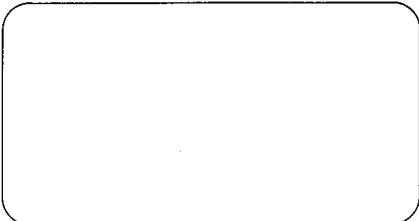
Enlarged 3rd Floor - NW
2013.34

a131



1 Partial 3rd Floor Plan NW
1/8" = 1'-0"

#6

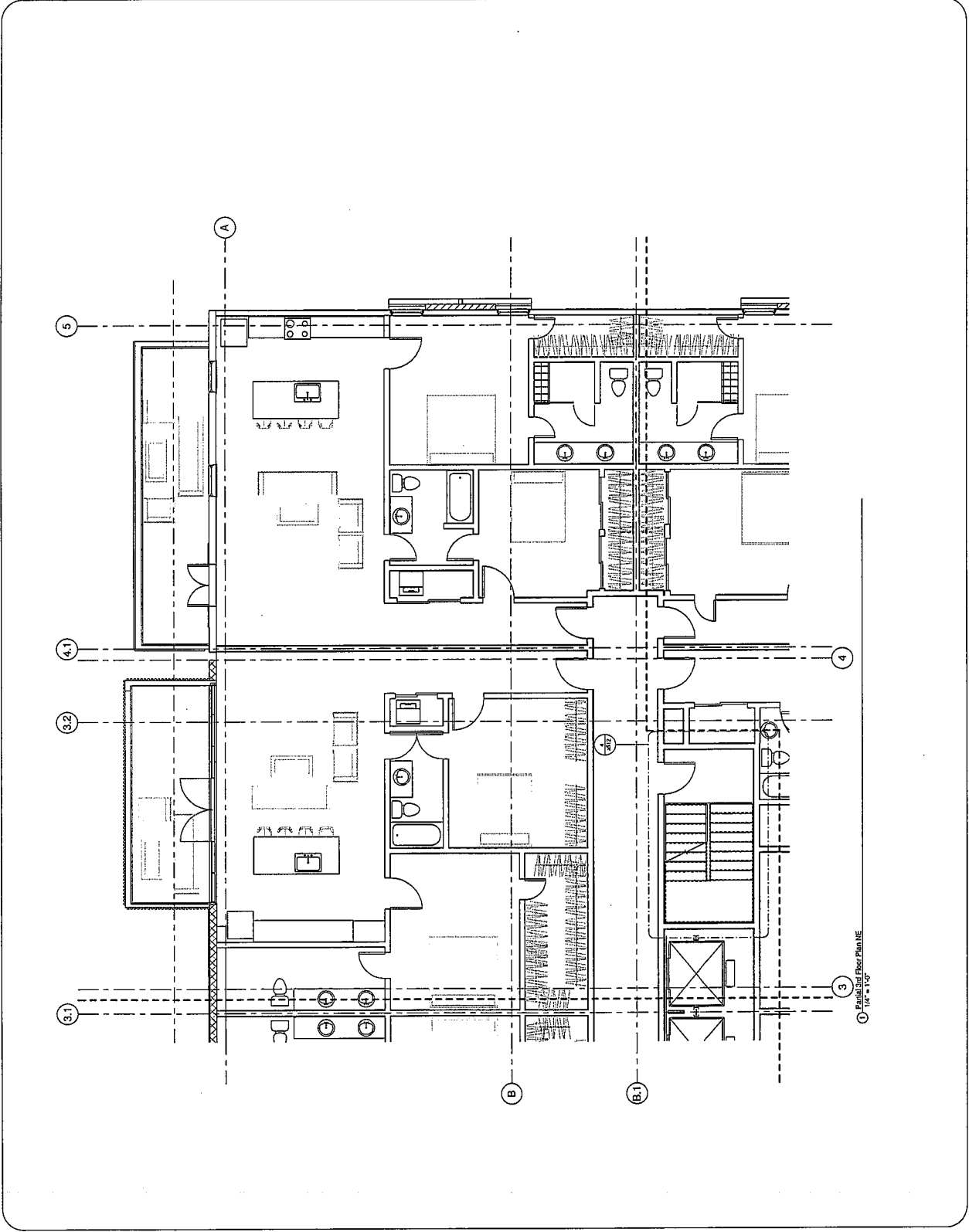


No.	Description	Date

oak lofts
8616 oak st | new orleans | louisiana

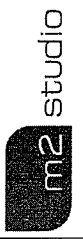
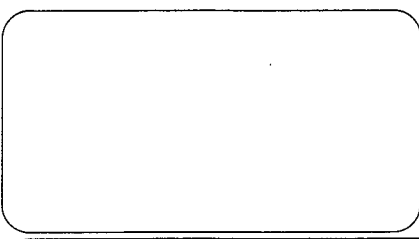
Enlarged 3rd Floor - NE
2013.34

a132



Enlarged 3rd Floor Plan NE
1/8" = 1'-0"

#10

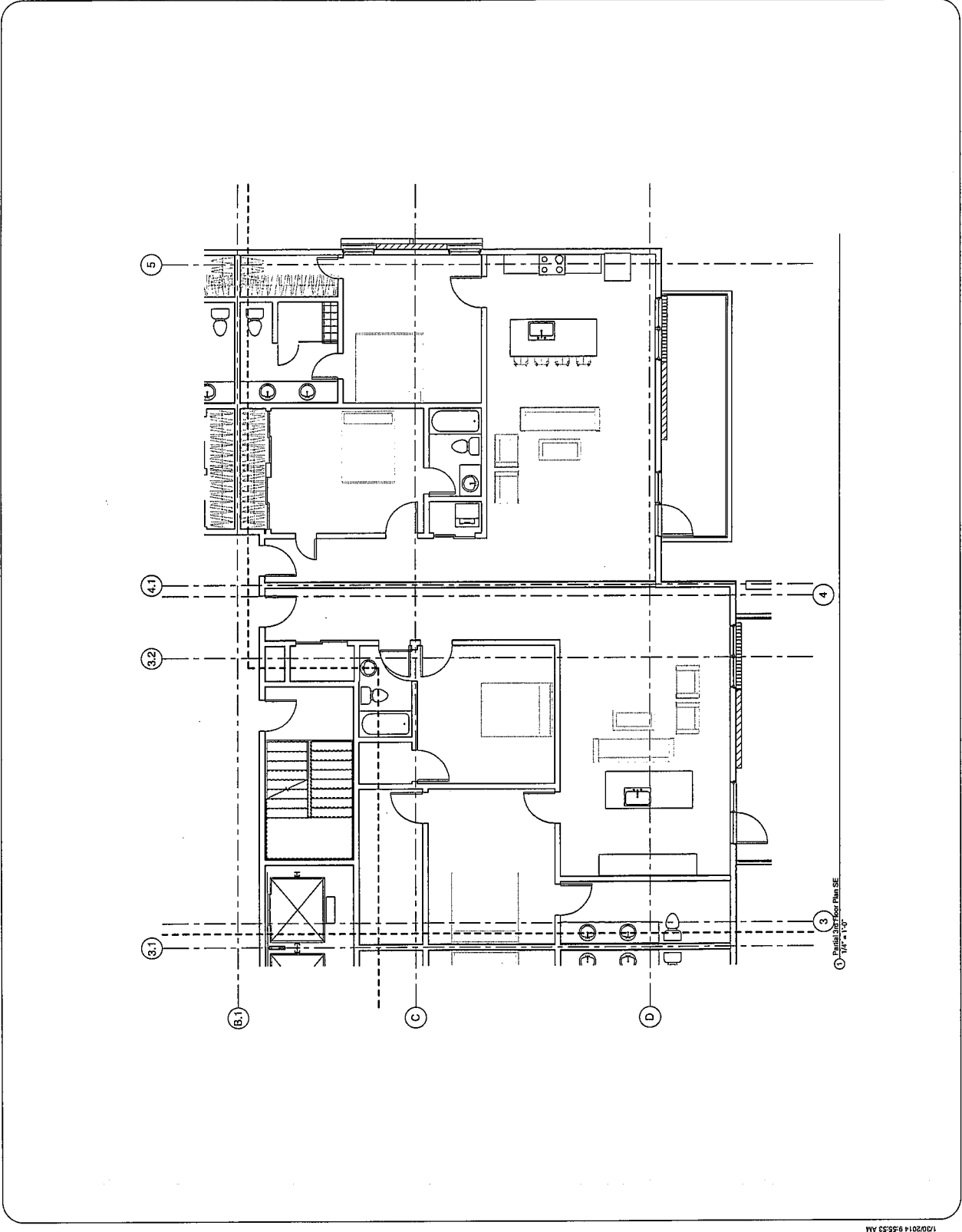


No.	Description	Date

oak lofts
8616 oak st | new orleans | louisiana

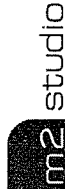
Partial 3rd Floor Plan - SE
2013.34

a133



#6

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For project information, visit www.m2studio.com or call 504.251.4444

No.	Description	Date

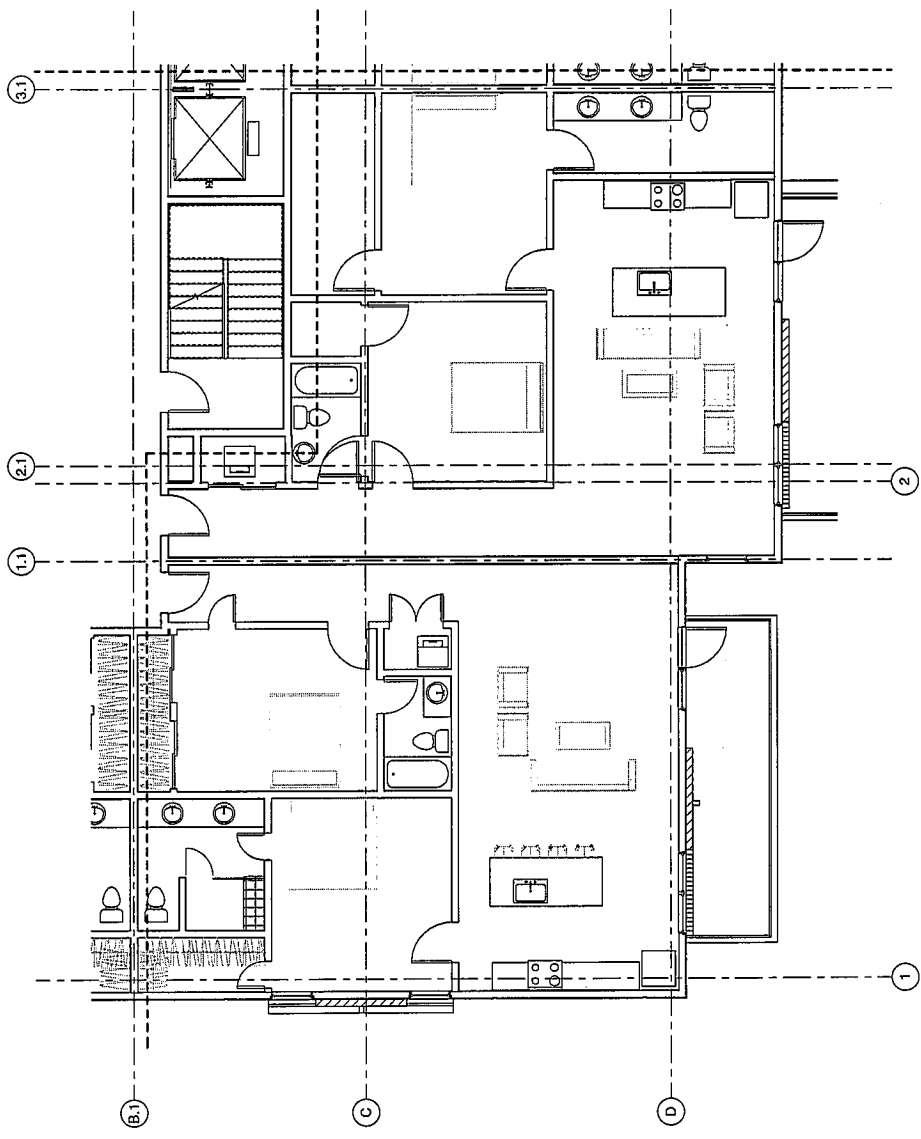
oak lofts

8616 oak st | new
orleans | louisiana

Partial 3rd
Floor Plan -
SW

2013.34

a134



Partial 3rd Floor Plan SW

#6

86116 Oak St	
New Orleans, Louisiana	
m2 studio	
401 Poydras Street, Suite 2000 New Orleans, LA 70112	
No.	Date

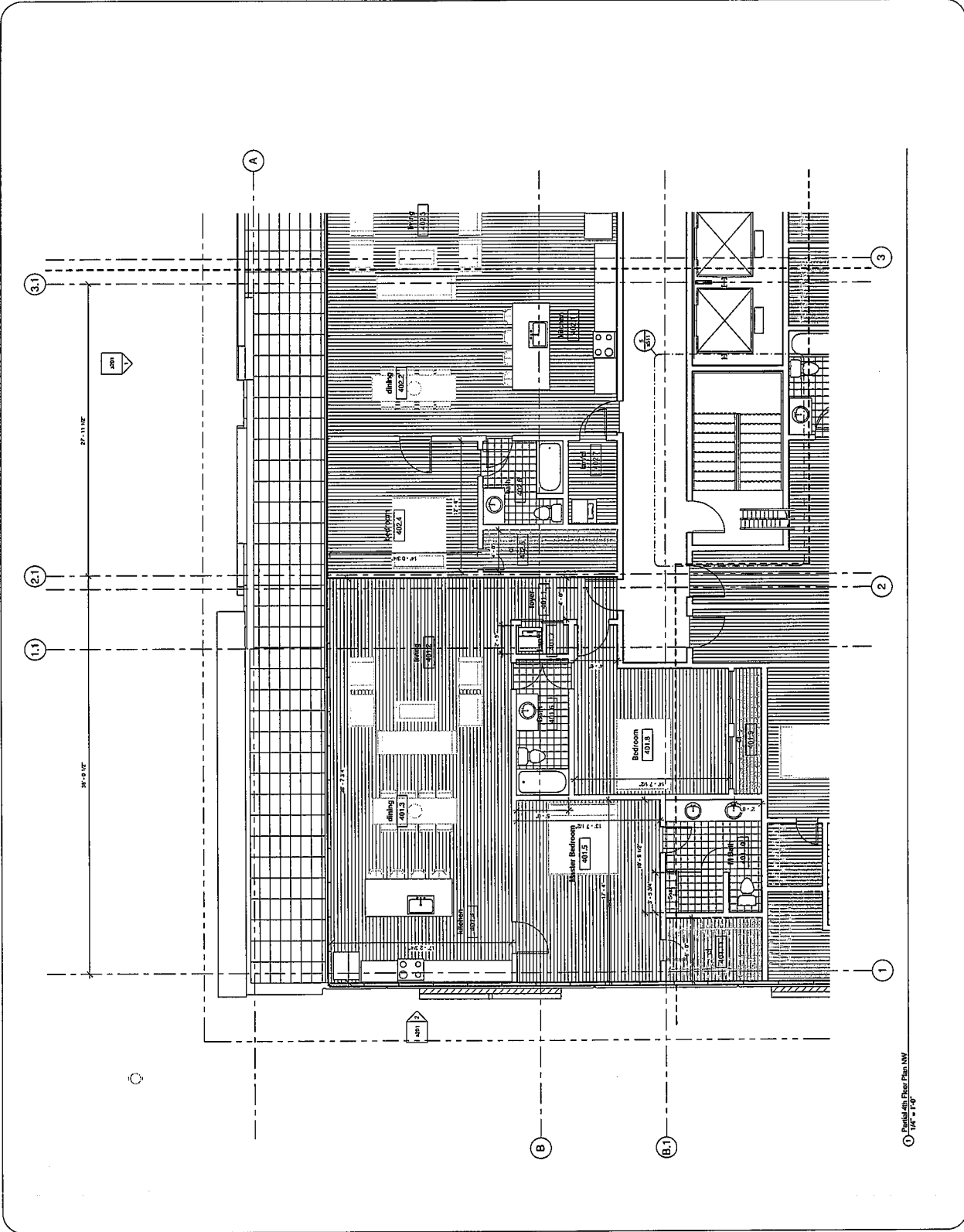
m2 studio

No.	Description	Date

oak lofts
8616 oak st | new orleans | louisiana

Partial 4th
Floor Plan - NW
2013.34

a141



Partial 4th Floor Plan NW
10/20/13

#16

m2 studio

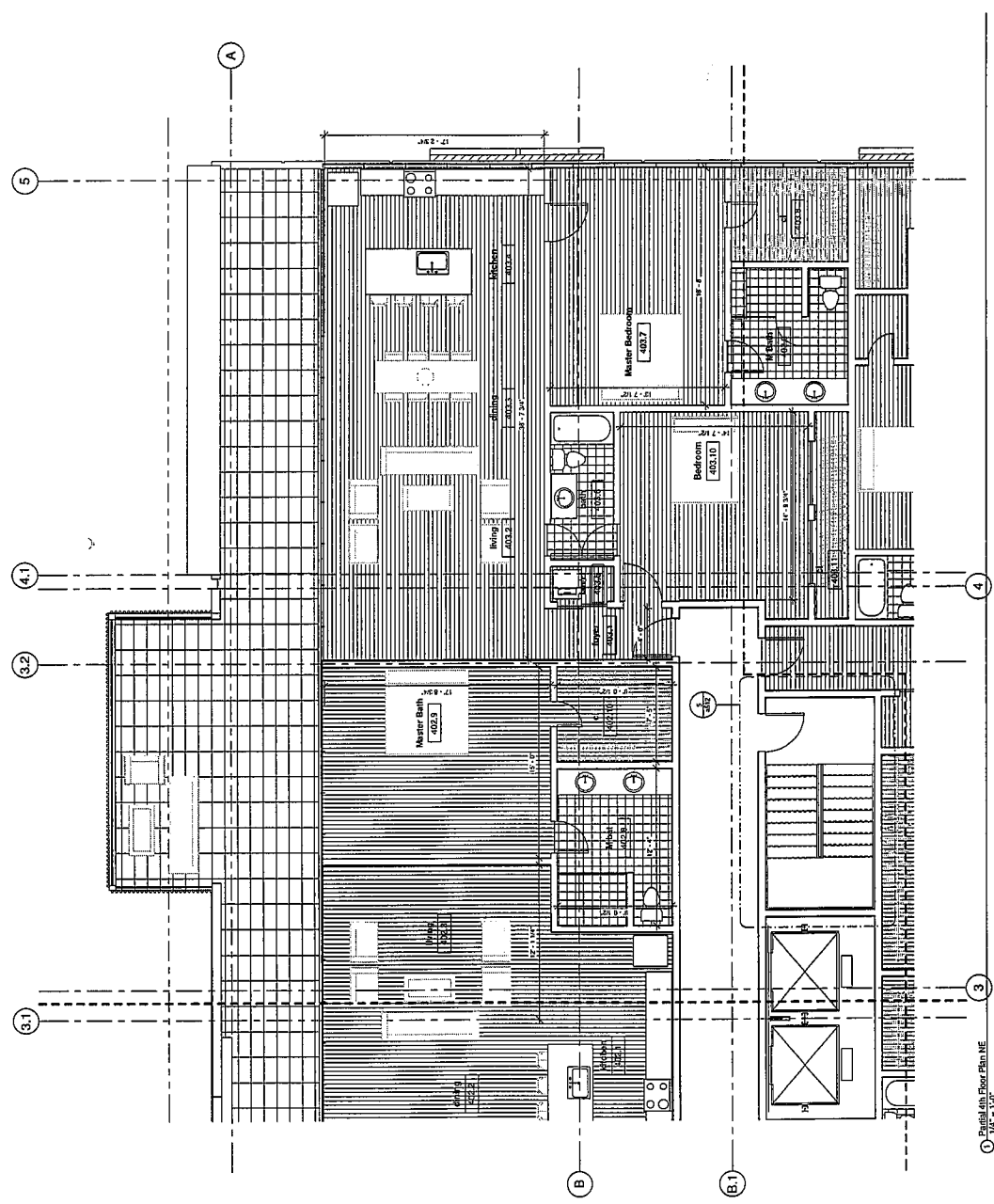


No.	Description	Date

oak lofts
 8616 oak st | new orleans | louisiana

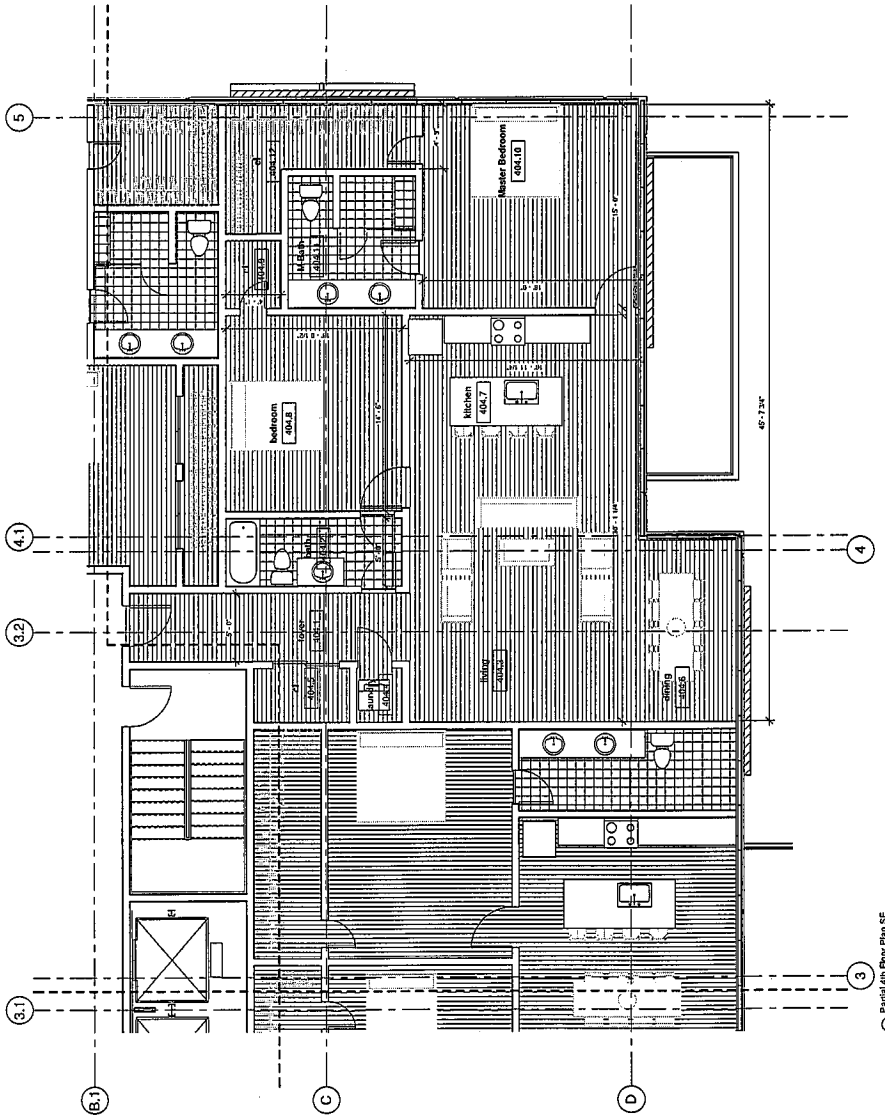
Partial 4th Floor Plan - NE
 2013.34

a142



Partial 4th Floor Plan, NE
 1/4" = 1'-0"

#6



Partial 4th Floor Plan SE
1/8" = 1'-0"

10/08/2013

m2 studio

3128 Imperial Hwy., Suite 101, New Orleans, LA 70114
Tel: (504) 885-1111 Fax: (504) 885-1112

No.	Description	Date

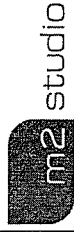
oak lofts
8616 oak st | new
orleans | louisiana

Partial 4th
Floor Plan
SE
2013.34

a143

#6

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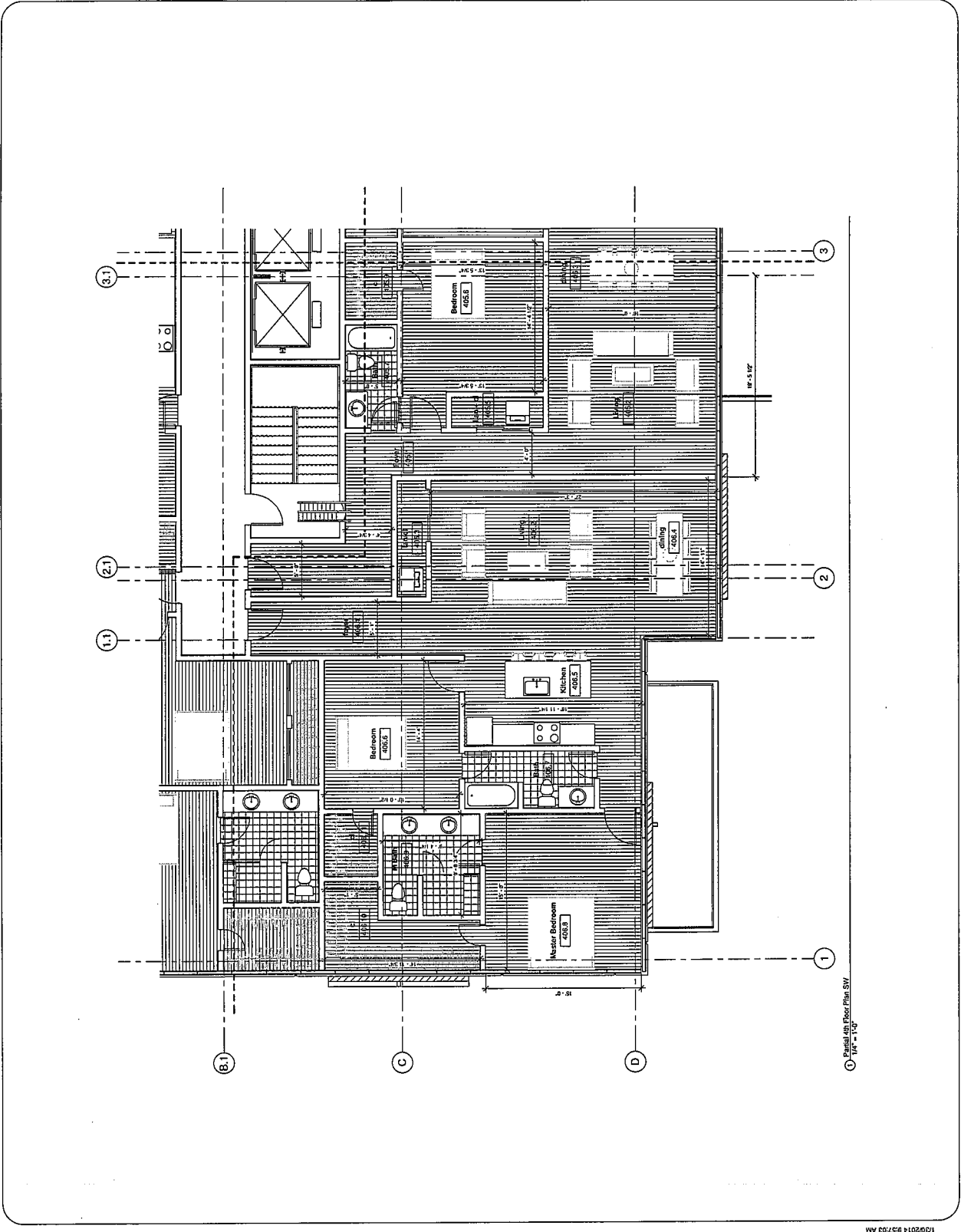


No.	Description	Date

oak lofts
8616 oak st | new
orleans | louisiana

**Partial 4th
Floor Plan
SW**
2013.34

a144



① Partial 4th Floor Plan SW
1/8" = 1'-0"

#10

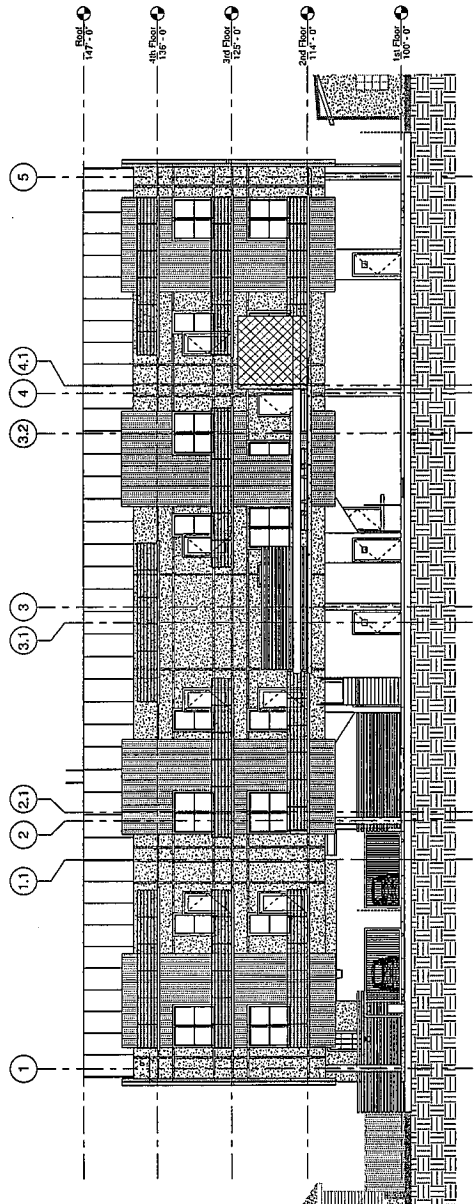
© 2013, m2 studio



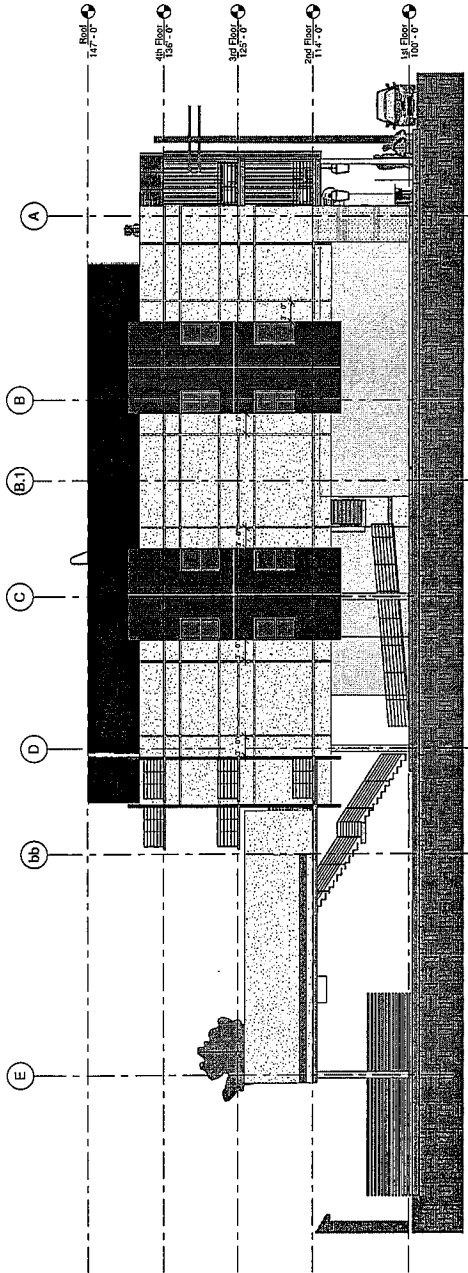
1122 Poplar Street, Suite 100, New Orleans, LA 70119
 504.581.3313 | www.m2studio.com

No.	Description	Date
1	ISSUE	2/12/2013

oak lofts
 8616 oak st | new orleans | louisiana
 exterior elevations
 2013.34
a202

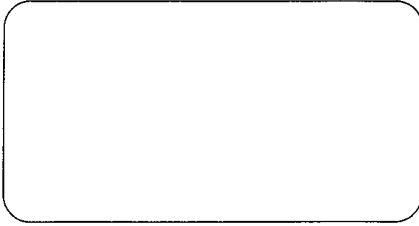


① Exterior Elevation - West
 1/8" = 1'-0"

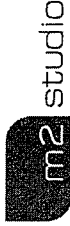


② Exterior Elevation - Left Side
 1/8" = 1'-0"

#6



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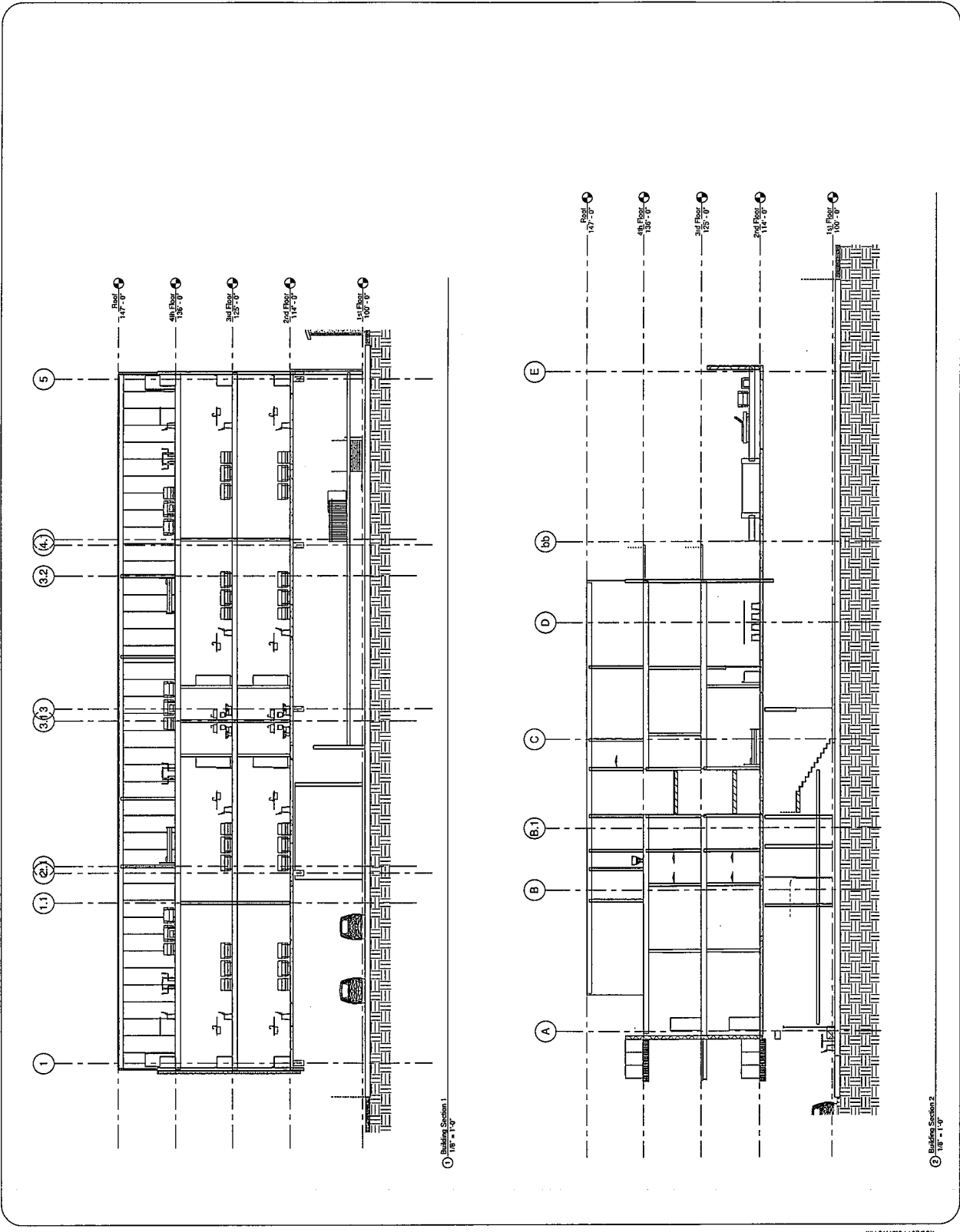
224 middle brook | oak | new orleans | louisiana | 504.278.4224

No.	Description	Date
1	XXXX	2012.02.22

oak lofts
8616 oak st | new orleans | louisiana

building sections
2013.34

a301



#6

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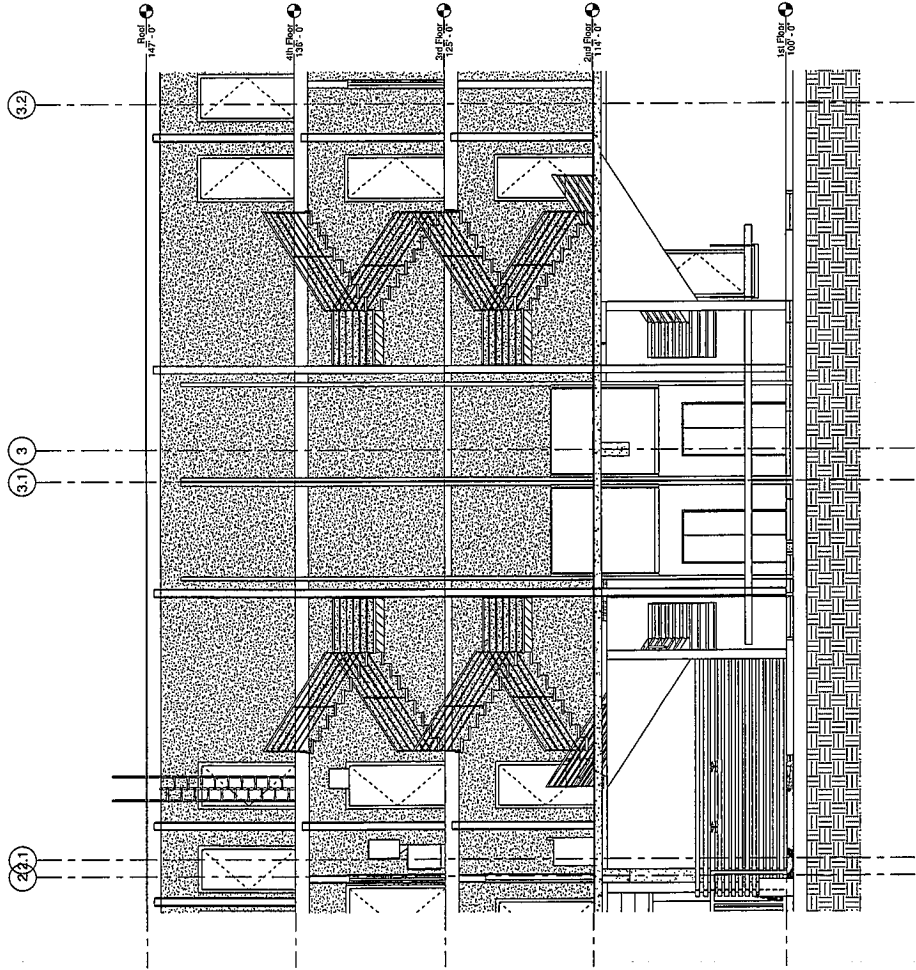
1500 Westheimer Road | Suite 100 | Houston, TX 77060
Phone: 713.551.2525 | Fax: 713.551.2526

No.	Description	Date
1	ISSUE	2014.03.02

oak lofts
8616 oak st | new orleans | louisiana

wall sections
2013.34

a351



Item #7

Consideration: ZONING DOCKET 043/14 – Request by CITY COUNCIL MOTION M-14-92 for a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption at an existing gasoline service station in a C-2 General Commercial District and the ICUC Inner-City Urban Corridor District overlay, on Square 690 or 690-A or 691, Lot A-2, in the First Municipal District, bounded by Tulane Avenue, Jefferson Davis Parkway, South Clark Street, and Gravier Street. The municipal address is 3402 TULANE AVENUE. (PD 4)

Item #8

Consideration: ZONING DOCKET 044/14 – Request by CITY COUNCIL MOTION M-14-93 for a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption at an existing gasoline service station in an LI Light Industrial District and the UC Urban Corridor District overlay, on an undesignated square, Lot 59-A, in the Third Municipal District, bounded by Chef Menteur Highway, Old Gentilly Road, Read Boulevard, and the Louisville & Nashville Railroad. The municipal address is 9232 CHEF MENTEUR HIGHWAY. (PD 9)

ELEVATION CERTIFICATE

IMPORTANT: Follow the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name
CHEEMA PROPERTIES, LLC

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
9232 CHEF MENTEUR HWY.

City **NEW ORLEANS** State **LA** ZIP Code **70127**

Item #8

Policy Number:
 Company NAIC Number:

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 Subdivision **GENTILLY LANDS District THIRD Lot 59 Square 1**

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) **Non-residential**

A5. Latitude/Longitude: Lat. **30.01589** Long. **-89.97795** Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number **1A**

A8. For a building with a crawl space or enclosure(s):
 a) Square footage of crawl space or enclosure(s) **N/A** sq ft
 b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade **N/A**
 c) Total net area of flood openings in A8.b **N/A** sq in
 d) Engineered Flood Openings? Yes No

A9. For a building with an attached garage:
 a) Square footage of attached garage **N/A** sq ft
 b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade **N/A**
 c) Total net area of flood openings in A9.b **N/A** sq in
 d) Engineered Flood Openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
CITY OF NEW ORLEANS 225203

B2. County Name
ORLEANS

B3. State
LA

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
0115	E	3/1/1984	3/1/1984	B	NONE

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other/ Source

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/ Source

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized **ALCO** Vertical Datum **NAVD '88**

Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source:
 Datum used for building elevations must be the same as that used for the BFE. Check the measurement used.

a) Top of bottom floor (including basement, crawl space, or enclosure floor) **3.18** feet meters
 b) Top of the next higher floor **N/A** feet meters
 c) Bottom of the lowest horizontal structural member (V Zones only) **N/A** feet meters
 d) Attached garage (top of slab) **N/A** feet meters
 e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) **13.18** feet meters
 f) Lowest adjacent (finished) grade (LAG) **2.54** feet meters
 g) Highest adjacent (finished) grade (HAG) **2.76** feet meters
 h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support **N/A** feet meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by licensed land surveyor? Yes No

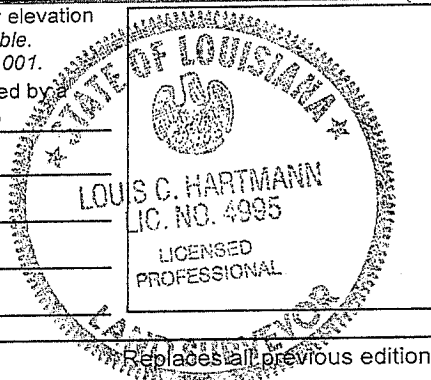
Check here if attachments.

Certifier's Name **Louis C. Hartmann** License Number **4995**

Title **Professional Land Surveyor** Company Name **Gilbert, Kelly & Couturie, Inc.**

Address **2121 N. CAUSEWAY BLVD., SUITE 121** City **METAIRIE** State **LA** ZIP Code **70001**

Signature **[Signature]** Date **8/19/2013** Telephone **(504) 836-2121**



48

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9232 CHEF MENTEUR HWY.			For Insurance Company Use:		
City NEW ORLEANS			State LA	ZIP Code 70127	Policy Number
			Company NAIC Number		

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments
SECTION C2E IS A/C COMPRESSOR ON ROOF, THE TOP OF THE CURB IS 1.50 NAVD., TO CONVERT TO NGVD ADJUST UP .21 (NOT APPLIED)

Signature _____ Date 8/19/2013

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

- For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.
- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the LAG.
 - E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
 - E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
 - E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
 - E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8. and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4.-G9.) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	-----------------------------------------------------

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

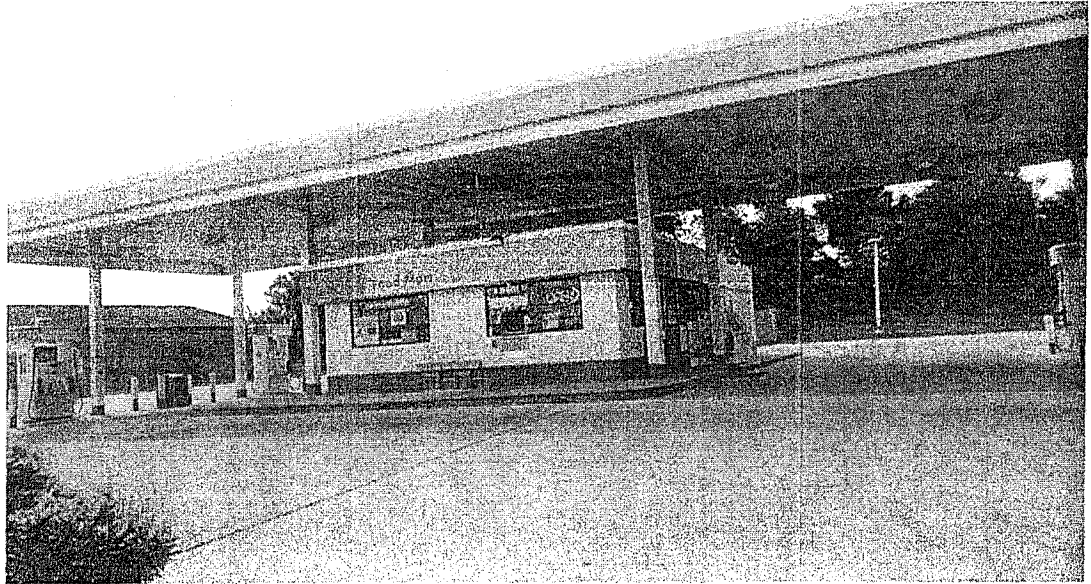
Check here if attachments

#8

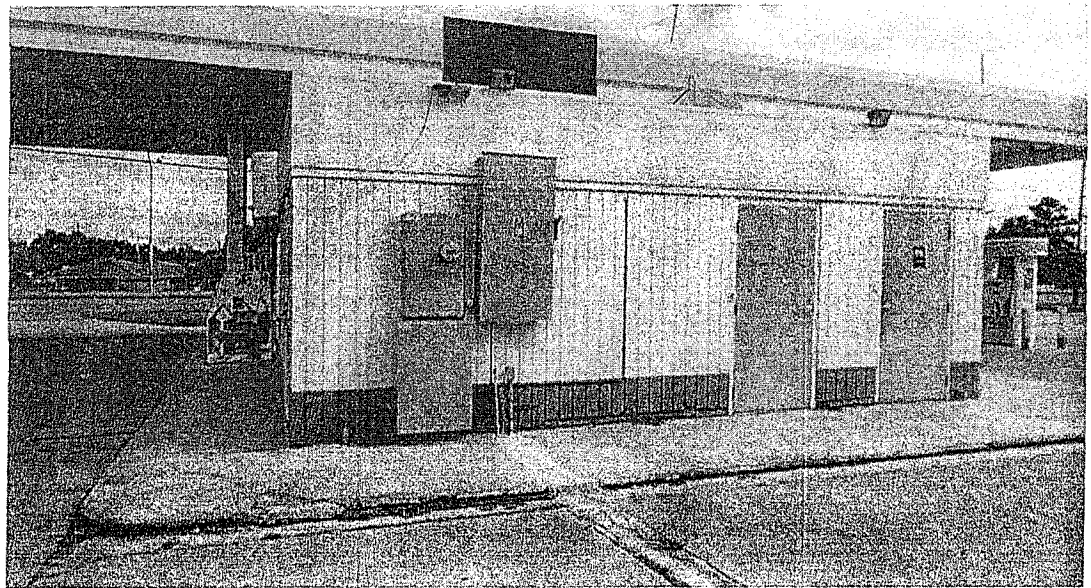
IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9232 CHEF MENTEUR HWY.			Policy Number
City NEW ORLEANS	State LA	ZIP Code 70127	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.

Front View 8/19/2013



Rear View 8/19/2013

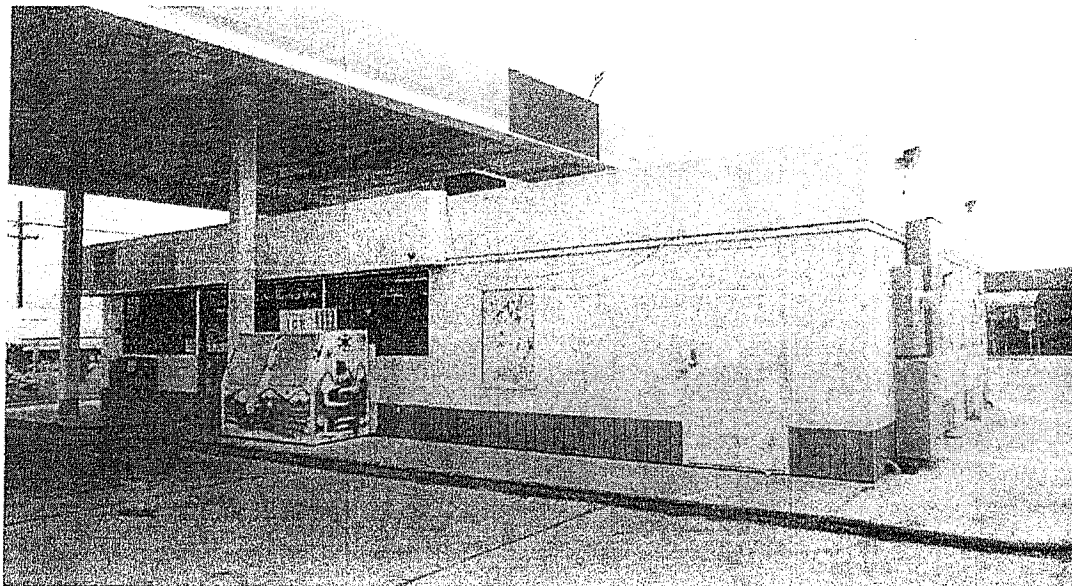


#8

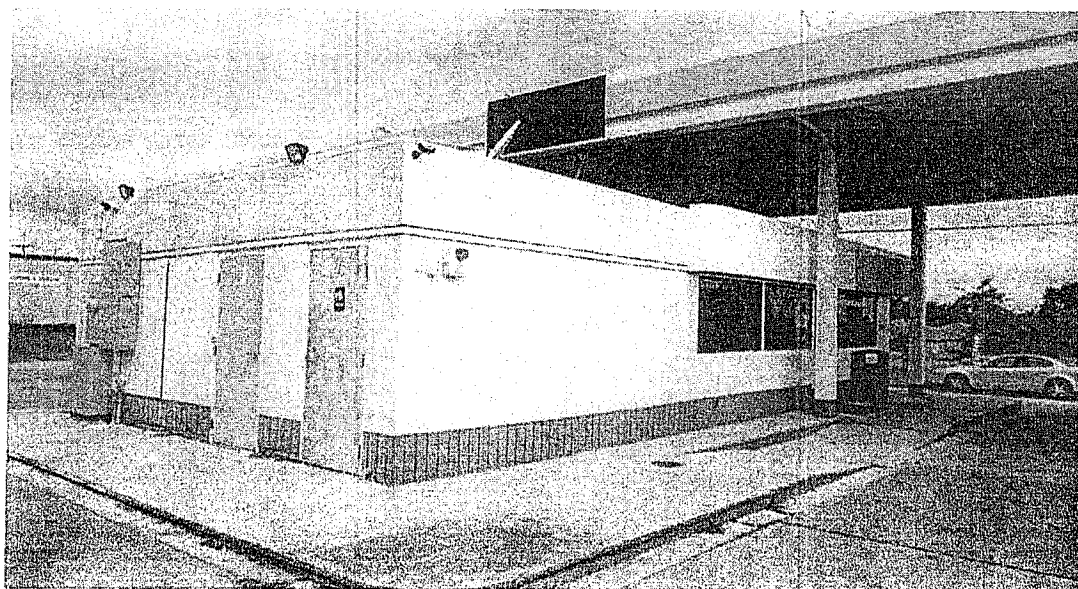
IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 9232 CHEF MENTEUR HWY.			Policy Number
City NEW ORLEANS	State LA	ZIP Code 70127	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."

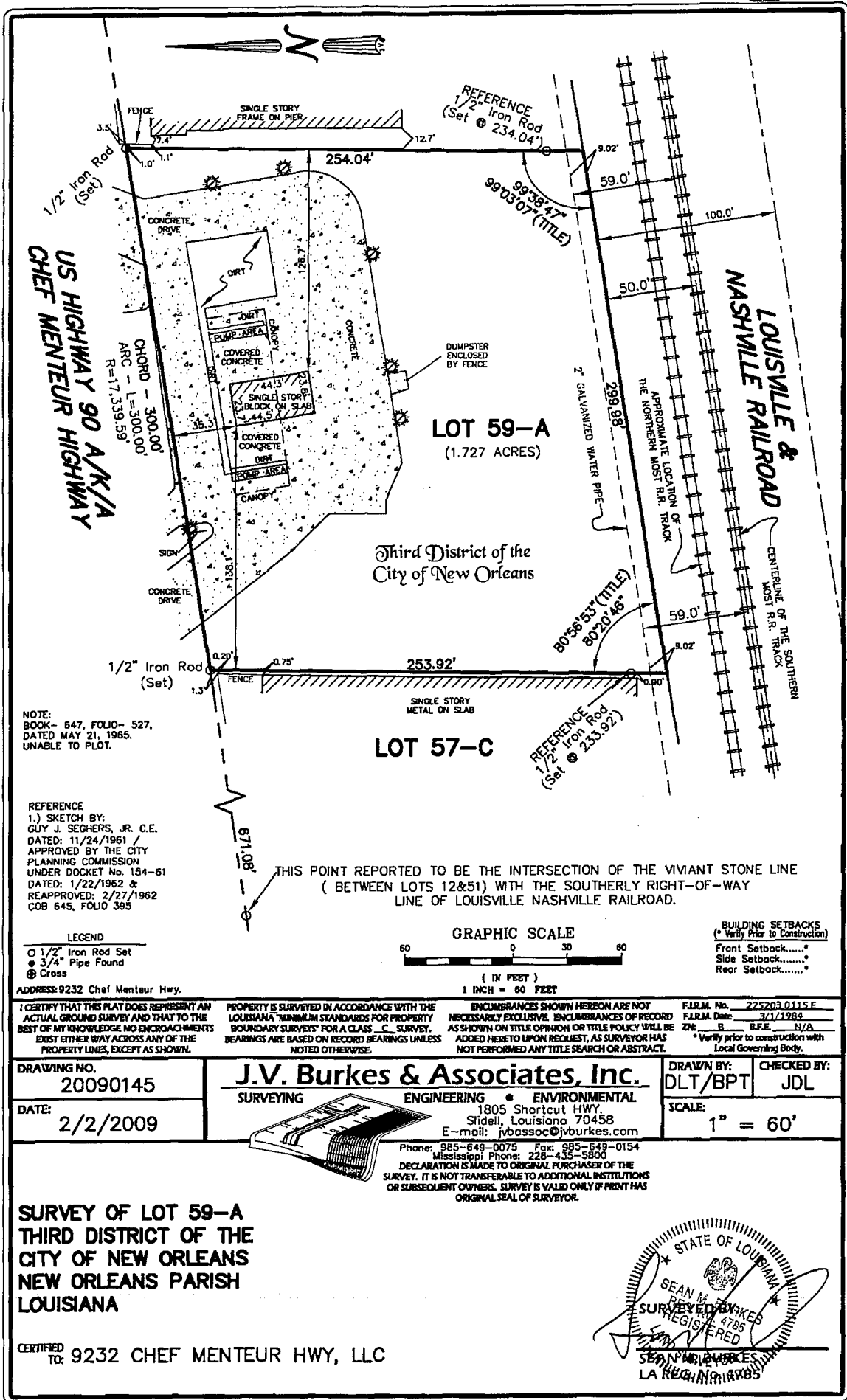
Right Side View 8/19/2013



Left Side View 8/19/2013



#8

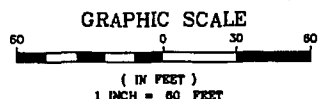


NOTE:
BOOK- 647, FOLIO- 527,
DATED MAY 21, 1965.
UNABLE TO PLOT.

REFERENCE
1.) SKETCH BY:
GUY J. SEGHERS, JR. C.E.
DATED: 11/24/1961 /
APPROVED BY THE CITY
PLANNING COMMISSION
UNDER DOCKET No. 154-61
DATED: 1/22/1962 &
REAPPROVED: 2/27/1962
COB 645, FOLIO 395

LEGEND
○ 1/2" Iron Rod Set
● 3/4" Pipe Found
⊕ Cross

ADDRESS: 9232 Chef Menteur Hwy.



BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....
Side Setback.....
Rear Setback.....

I CERTIFY THAT THIS PLAN DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

FIRM No. 225203.0115 E
F.I.R.M. Date: 3/1/1988
Z.N.: B E.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20090145

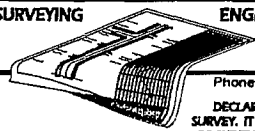
J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL

DRAWN BY: DLT/BPT
CHECKED BY: JDL

DATE:
2/2/2009

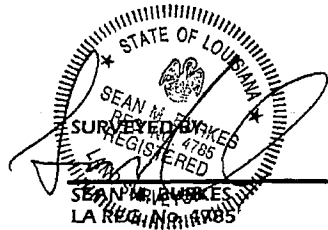
1805 Shortcut HWY.
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

SCALE:
1" = 60'



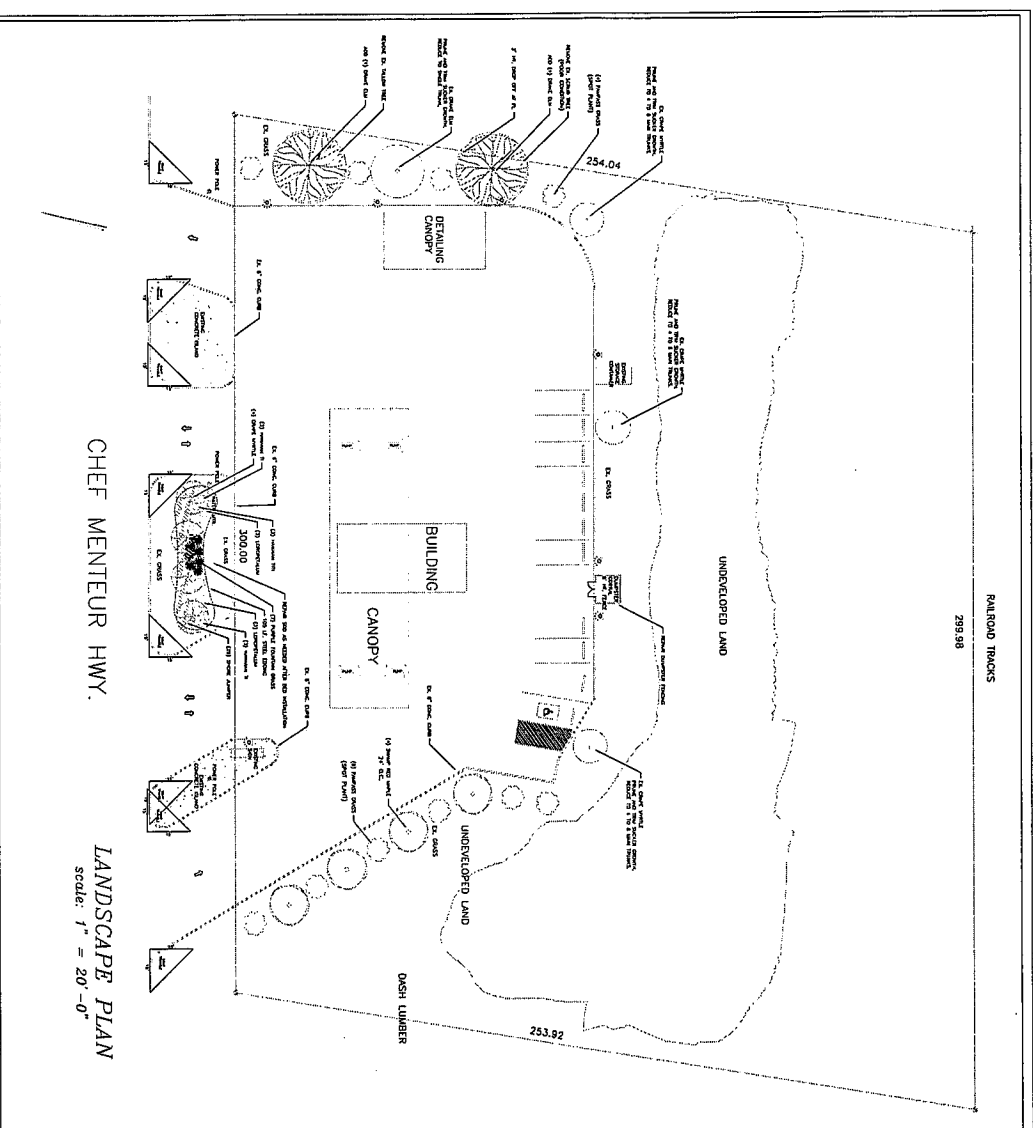
Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**SURVEY OF LOT 59-A
THIRD DISTRICT OF THE
CITY OF NEW ORLEANS
NEW ORLEANS PARISH
LOUISIANA**



CERTIFIED TO: 9232 CHEF MENTEUR HWY, LLC

#8



CHEF MENTEUR HWY.
LANDSCAPE PLAN
Scale: 1" = 20'-0"

- LANDSCAPE AND BUFFER MAINTENANCE NOTATION
1. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING.
 2. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND DOMESTIC CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
 3. PLANT MATERIALS WHICH SHALL BE REPLACED WITH SIMILAR HEALTHY MATERIALS SHALL BE REPLACED WITH SIMILAR HEALTHY MATERIALS.
 4. LANDSCAPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS TO INSURE THAT NO PLANT MATERIALS DEVELOP DISEASES, DAMAGE OR DEFICIES AND SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ALL PLANT MATERIALS WHICH SHALL BE REPLACED WITH SIMILAR HEALTHY MATERIALS.
 5. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY AND DOMESTIC CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
 6. LANDSCAPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS TO INSURE THAT NO PLANT MATERIALS DEVELOP DISEASES, DAMAGE OR DEFICIES AND SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ALL PLANT MATERIALS WHICH SHALL BE REPLACED WITH SIMILAR HEALTHY MATERIALS.

KEY	QTY	BOTANICAL DESCRIPTION	COMMON NAME	OR-00-03	SIZE/PLANTING
11	4	UNIDENTIFIED BIRD	ORANGE BIRD		7" GAL. 10-12" HI. MULTI-TRUNK
12	2	UNIDENTIFIED TREE	STAGHOLE TREE		7" GAL. 10-12" HI.
13	4	UNIDENTIFIED TREE	ORANGE BIRD		7" GAL. 10-12" HI.
14	10	UNIDENTIFIED TREE	ORANGE BIRD		3 GAL.
15	2	UNIDENTIFIED TREE	ORANGE BIRD		3 GAL.
16	2	UNIDENTIFIED TREE	ORANGE BIRD		3 GAL.
17	6	UNIDENTIFIED TREE	ORANGE BIRD		3 GAL.
18	2	UNIDENTIFIED TREE	ORANGE BIRD		3 GAL.
19	2	UNIDENTIFIED TREE	ORANGE BIRD		3 GAL.
20	2	UNIDENTIFIED TREE	ORANGE BIRD		3 GAL.
21	2	UNIDENTIFIED TREE	ORANGE BIRD		3 GAL.

GENERAL LANDSCAPE NOTES

- * ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND DOMESTIC CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- * ALL PLANT MATERIALS WHICH SHALL BE REPLACED WITH SIMILAR HEALTHY MATERIALS SHALL BE REPLACED WITH SIMILAR HEALTHY MATERIALS.
- * LANDSCAPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS TO INSURE THAT NO PLANT MATERIALS DEVELOP DISEASES, DAMAGE OR DEFICIES AND SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ALL PLANT MATERIALS WHICH SHALL BE REPLACED WITH SIMILAR HEALTHY MATERIALS.
- * ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY AND DOMESTIC CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- * LANDSCAPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS TO INSURE THAT NO PLANT MATERIALS DEVELOP DISEASES, DAMAGE OR DEFICIES AND SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ALL PLANT MATERIALS WHICH SHALL BE REPLACED WITH SIMILAR HEALTHY MATERIALS.

CHEF MENTEUR HWY. PLANT MATERIALS LIST OR-00-03

KEY	QTY	BOTANICAL DESCRIPTION	COMMON NAME	OR-00-03	SIZE/PLANTING
11	4	UNIDENTIFIED BIRD	ORANGE BIRD		7" GAL. 10-12" HI. MULTI-TRUNK
12	2	UNIDENTIFIED TREE	STAGHOLE TREE		7" GAL. 10-12" HI.
13	4	UNIDENTIFIED TREE	ORANGE BIRD		7" GAL. 10-12" HI.
14	10	UNIDENTIFIED TREE	ORANGE BIRD		3 GAL.
15	2	UNIDENTIFIED TREE	ORANGE BIRD		3 GAL.
16	2	UNIDENTIFIED TREE	ORANGE BIRD		3 GAL.
17	6	UNIDENTIFIED TREE	ORANGE BIRD		3 GAL.
18	2	UNIDENTIFIED TREE	ORANGE BIRD		3 GAL.
19	2	UNIDENTIFIED TREE	ORANGE BIRD		3 GAL.
20	2	UNIDENTIFIED TREE	ORANGE BIRD		3 GAL.
21	2	UNIDENTIFIED TREE	ORANGE BIRD		3 GAL.

NOTE: CONTINUATION OF NOTES TO VISIT ALL QUANTITIES FOR PROJECT. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND DOMESTIC CONDITION.

SjRome
STEVEN J. ROME III
LANDSCAPE ARCHITECT
206 ALBERTA ROAD
SUITE 100
MONROE, LOUISIANA 70087
(504) 469-6595 TX 467-4502

NORTH

SHELL GAS STATION
9232 CHEF MENTEUR HWY.
NEW ORLEANS, LOUISIANA 70127
C 504

DATE: 02-09-13
PROJECT NO: 13013
DRAWING NO: 1 OF 1

Item #9

Consideration: ZONING DOCKET 045/14 – Request by CITY COUNCIL MOTION M-14-121 for the rescission of Ordinance No. 12,052 MCS and a Conditional Use to permit a neighborhood center in an RD-2 Two-Family Residential District, on Square 791, Lots A and B, in the Sixth Municipal District, bounded by South Broad, General Taylor, South Dorgenois, and General Pershing Streets. The municipal address is 3900 GENERAL TAYLOR STREET. (PD 3)