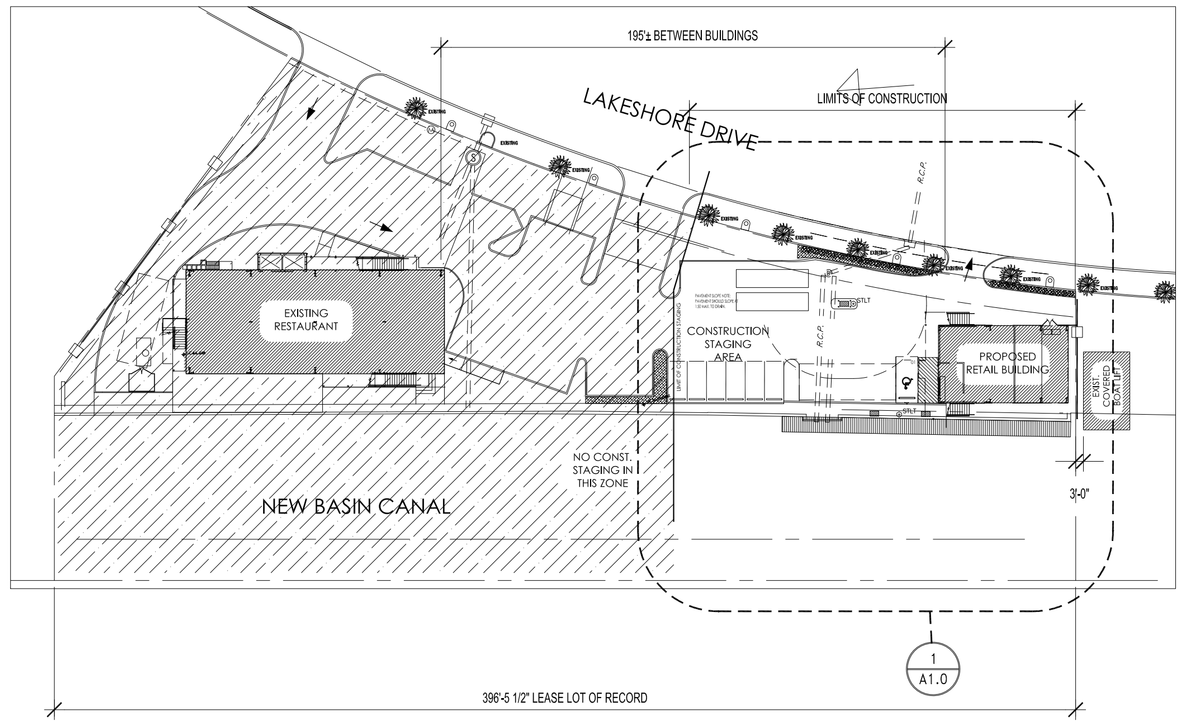


2 OVERALL SITE/LOT PLAN
A1.0 SCALE: 1:500

TRUE NORTH
PLAN NORTH

GENERAL SITE PAVEMENT CONCRETE NOTES:

PAVEMENT TO BE CONCRETE REINFORCED w/FREEWAY MESH. PORTLAND CEMENT CONCRETE TO HAVE COMPRESSIVE STRENTGH OF THREE THOUSAND (3000) LB/SQ. IN. IN TWENTY EIGHT DAYS. PREPARE CONCRETE PER ACI STANDARDS AND MANUF'R'S RECOMMENDATIONS. PROVIDE CONSTRUCTION JOINTS. REMOVE SIDE FORMS AFTER INSTALLATION.

ALL OF THE LIMITS OF CONSTRUCTION SITE SHALL BE PAVED WITH THE EXCEPTION OF THE PLANTING AREAS ALONG THE STREET FRONTAGE AND SOUTHERN SIDE.

SLOPE ALL PAVING TO DRAIN AWAY FROM BUILDING AT SLOPE OF 1:50.

AT THREE SWING DOORS INTO THE BUILDING THE CONCRETE PAVING SHALL BE LEVEL WITH THE INTERIOR SLAB; PAVING SHALL SLOPE AWAY A 1:50.

PROVIDE A MINIMUM OF 5" THICK PAVING IN GENERAL AND 8" THICK PAVING OVER BELOW GROUND TANKS AND PIPES; COORDINATE WITH TANK INSTALLATION WHICH IS UNDER A SEPARATE PERMIT.

PROVIDE 6" MIN. CONC. CURB AT EDGES OF PAVEMENT WITH CURB CUTS TO ALLOW FOR PROPER DRAINAGE.

BOLD PLASTIC STOP BLOCKS TO CONCRETE PAVING.

PROVIDE STRIPPING AT HANDICAPP PARKING PLACE AND TO INDICATED ONE WAY DIRECTION OF TRAFFIC. PARKING PAINT TO HAVE REFLECTIVE GLASS BEADS PER MANUFACTURER'S RECOMMENDATION.

GENERAL LANDSCAPE NOTES:

CONTRACTOR TO SOD ALL NON-PAVED AREAS UNLESS INDICATED OTHERWISE AS WELL AS OTHER AREAS DISTURBED BY CONSTRUCTION ACTIVITIES. WHERE PLANTED AREA ABUT ADJACENT AREAS; CONTINUE GROUND COVER FROM ADJACENT AREAS.

ALL PLANT MATERIAL TO BE IN COMPLANCE WITH AND HANDLED IN ACORDANCE WITH THE NEW ORLEANS PARKS AND PARKWAYS STANDARD SPECIFICATION SECTION 02481 FOR THE INSTALLATION OF NEW PLANT MATERIAL.

PROVIDE MULCH BEDS AROUND SHRUBS TO ALLOW CLEARANCE FOR LAWN MOWERS. WHERE NO PLANTING ARE INDICATED, THE EXPOSED NON-PAVED AREAS ARE TO BE SODDED. WHERE SHRUBS ARE SET IN BEDS OF SOD OR GROUND COVER, A MULCH BED SHALL EXTEND 1'-3" FROM THE CENTRAL TRUNK AND WILL BE EDGED WITH BLACK PLASTIC EDGING SET IN GROUND AND LINED BELOW WITH WEED SUPPRESSING FABRIC. MULCH BEDS TO BE MAINTAINED WITH 2" MINIMUM OF PINE STRAW MULCH REPLENISHED TWICE YEARLY.

ALL PLANTS TO BE INSTALLED BY EMPLOYEES OF LICENSED NURSURY OR LANDSCAPE CONSTRACTOR.

GENERAL TERMITE TREATMENT NOTE: CONTRACTOR TO PROVIDE BASF CORP. "TERMIDOR SC" GROUND TREATMENT FOR TERMITES SCHEDULED CONSTRUCTION. PROVIDE TREATMENT WITH FIVE YEAR GUARANTEE AND MONITORING CONTRACT TO BE PAID FOR BY THE OWNER AFTER THE INITIAL PAYMENTS; TREATMENT TO MEET EPA AND STATE ENVIRONMENTAL STANDARDS.

CONDITIONAL USE PROVISOS:

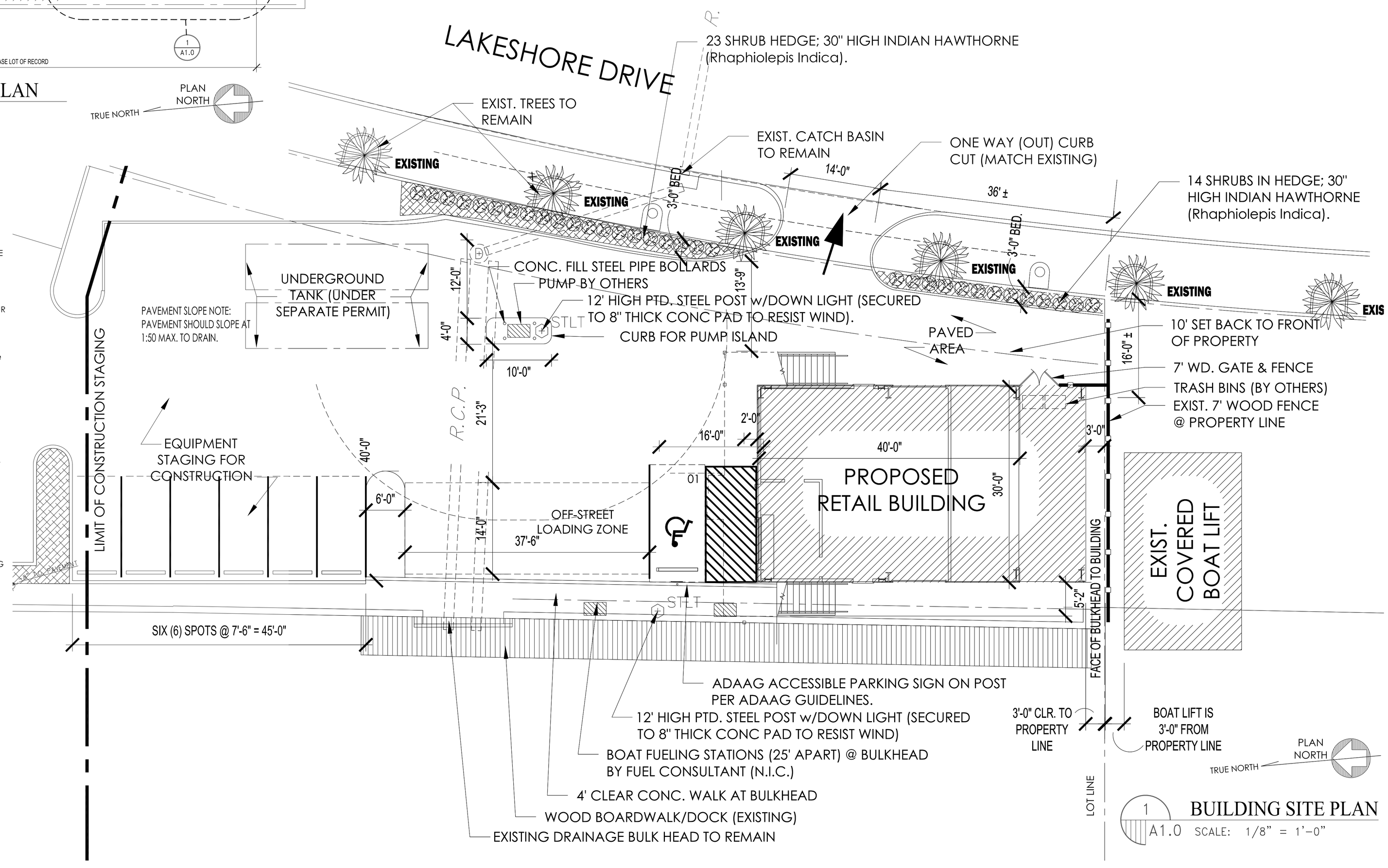
1) PRIOR TO ISSUANCE OF A BUILDING PERMIT BY THE DEPARTMENT OF SAFETY AND PERMITS, THE APPLICANT SHALL SUBMIT SITE, FLOOR, ARCHITECTURAL ELEVATIONS, AND LANDSCAPE PLANS OF THE SUBJECT SITE TO THE BOARD OF ZONING ADJUSTEMENTS STAFF FOR REVIEW AND APPROVAL. THESE PLANS SHALL BE THE PLANS FOR WHICH THE BUILDING PERMIT IS ISSUED. IN THE PLANS SUBMITTED THE APPLICANT SHALL INDICATE THE FOLLOWINGI
   a. ADDITIONS OF WINDOWS ON THE SECOND FLOOR OF THE STRUCTURE FACING LAKESHORE DRIVE.
   b. DETAILED LANDSCAPED PLAN INDICATING TYPE, QUANTITY, AND SIZE OF ALL PLANTING MATERIALS. THE PARKING AREA SHALL BE SCREEN FROM THE AJDACENT PUBLIC RIGHT-OF-WAYS WITH A MINIMUM OF A 30" HIGH LANDSCAPING HEDGE OR A WALL. ANY EXISTING TREES IN THE PUBLIC RIGHT-OF-WAY AND ADJACENT TO THE SITE SHALL BE PROTECTED DURING CONSTRUCTION.
2) THE APPLICANT SHALL SECURE THE APPROVAL OF THE NON-FLOOD PROTECTINO ASSET MANAGEMENT AUTHORITY FOR INSTALLATION OR REMOVAL OF ANY CURB CUTS ADJACETN TO THE PETITIONED SITE AND THE RESTORATION OF ANY SIDE WALKS AND CURBS ADJACENT TO THE PETITIONED SITE.
3) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FROM THE DEPARTMENT OF SAFELTY AND PERMITS, THE APPLICANT SHALL PROVIDE THE STAFF OF THE DEPARTMENT OF SANITATION AND PERMITS AND THE STAFF OF THE BOARD OF ZONING ADJUSTMENTS A LITTER ABATEMENT PROGRAM LETTER, INCLUSIVE OF THE STATED LOCATION OF LITTER STORAGE, THE TYPE, AND QUANTITY OF TRASH RECEPTACLES, THE FREQUENCY OF LITTER PICK UP BY A CONTRACTED TRASH REMOVAL COMPAY, AND THE CLEARING OF ALL LITTER FROM THE SIDEWALKS. THE NAME AND PHONE NUMBER OF THE OWNER OR OPERATOR OF THE DEVELOPMENT SHALL BE INCLUDED IN THIS LETTER TO BE KEPT ON FILE IN CASE OF ANY VIOLATION. IN NO CASE SHALL LITTER BE STORED SO THAT IT IS VISIBLE FROM THE PUBLIC RIGHT OF WAY.

GENERAL SITE NOTES:

1) THE TWO (2) LIGHT POST INDICATED ON THE SITE SHALL BE AS FOLLOWS: EACH SHALL HAVE A 12'-0" TALL 4x4 PTD. STEEL POST WELDED TO A 12" BY 12" ATTACHMENT FLANGE AT THE BASE. THE POST SHALL BE BOLTED TO A 12" THICKED BASE IN THE CONCRETE PAVING. POST AND ATTACHMENT SHALL BE DESIGNED BY THE MANUFACTURER TO RESIST WINDS DEVELOPED AT THE SITE IN ACCORDANCE WITH IBC 2012.
2) TWO LIGHT FIXTURES SHALL BE ATTACHED TO EACH POLE. THEY ARE TO BE "INDUSTRIAL LIGHTING" INDUCTION SHOEBOX BI-LEVEL DIMMING 16" PARKING LOT FIXTURE (200 W).
3) THE LIGHT FIXTURES SHALL BE OPERATED FROM THE BUILDING AND SHALL BE DESIGNED TO AUTOMATICALLY TURN ON FROM DUSK UNTIL ON HOUR AFTER THE CLOSING OF THE STORE AND ONE HOUR BEFORE THE OPENING OF THE STOR TILL DAWN. THEY SHALL ALSO BE DESIGNED TO AUTOMATICALLY TURN ON WHEN LIGHT LEVELS DIP BELOW A CERTAN LEVELS DURING THE DAY TIME HOURS.
4) Fuel-dispensing facilities shall be designed in accordance with the International Fire Code and Seciton 406.7 of the IBC 2012 edition.

GENERAL OCCUPANCY NOTES:

1) THE ENTIRE BUILDING IS OCCUPIED BY ONE BUSINESS. THIS BUSINESS IS A MERCANTILE OCCUPANCY WITH UNDER 50 OCCUPANCIES, WHICH RUNS A CONVENIENCE STORE AND SELLS FUEL.
2) ON THE SECOND FLOOR THE BUSINESS HAS A CONVENIENCE STORE.
3) ON THE GROUND FLOOR THE BUSINESS OPERATES AN OFFICE TO OVERSEE THE FUEL DISPENSERS AND A GENERAL SMALL ENGINE REPAIR SHOP (FOR BOAT MOTORS).
4) THE OPEN STORAGE AREA ON THE SOUTHERN SIDE OF THE BUILDING IS FOR STORING PADDLE BOARDS WHICH ARE RENTED OUT BY THE CONVENIENCE STORE. THESE ARE LOW HAZARD STORAGE.
5) NO FUEL IS STORED IN THE BUILDING. THE FUEL IS STORED IN UNDERGROUND TANKS.



1 BUILDING SITE PLAN
A1.0 SCALE: 1/8" = 1'-0"

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SEAL

LAKESHORE MARINE & FUEL
7840 LAKESHORE DRIVE
NEW ORLEANS, LOUISIANA 70124
SITE PLAN w/PLANTING

19 FEB 2014
PERMIT SUBMITTAL PER MEP
12 APRIL 2014
FIRE MARSHAL REVISIONS
18 AUGUST 2014
CONDITIONAL USE APPLICATION

1221.00

A1.0