

City Planning Commission Meeting
Tuesday, June 23, 2015

CPC Deadline: 45 days from receipt
CC Deadline: 45 days from receipt
Council District: B-Cantrell

PRELIMINARY STAFF REPORT

To: City Planning Commission
Design Review: 058-15

Prepared by: Brittany DesRocher
Date: June 9, 2015

Applicant: Pelican Shoring LLC

Request: This is an appeal of the Zion City Residential Character Preservation Interim Zoning District, **Article 18, Section 18.64** of the Comprehensive Zoning Ordinance, to permit the new construction of a warehouse in an LI Light Industrial District.

Zoning: LI Light Industrial
Zion City Residential Character Preservation Interim Zoning District

Location: The petitioned property is located in the First Municipal District, on Square 494, Lots D and E, bounded by Clio, S. White, Erato and S. Dupre Streets. The municipal address is 4116 Clio Street. (PD4)

Proposal: The petitioned site is on the block face of Clio Street between S. White Street and S. Dupre Street. The site located in an LI - Light Industrial District on a square that is also part of the Zion City Residential Character Preservation Interim Zoning District. The site is currently undeveloped and being used as storage for construction materials by the applicant. Lot D measures twenty-nine (29) feet wide by one hundred fourteen (114) feet eight and four tenths (8.4) inches deep. Lot E measures twenty-nine (29) feet wide by one hundred fourteen (114) feet eight and four tenths (8.4) inches deep. The combined lots measure fifty-eight (58) feet wide by one hundred fourteen (114) feet eight and four tenths (8.4) inches deep for an area of approximately six thousand six hundred fifty (6650) square feet. The applicant is proposing to construct a two-story warehouse with storage on the first floor and office space on the second floor. The proposed warehouse measures forty-eight (48) feet wide by thirty-five (35) feet deep with an approximate height of twenty-one (21) feet and would be located in the southwestern corner of the petitioned site. The proposed building will be on the S. Dupre Street side property line and on the rear property line. The applicant is proposing a S. White Street side yard setback of ten (10) feet and a front yard setback of seventy-nine (79) feet eight and one-half (8 1/2) inches. A fourteen (14) foot wide driveway will provide vehicular access to the warehouse. There will be two (2) parking spaces provided in the front yard. One (1) parking space will be handicap accessible.

Why is City Planning Commission Action required?

Article 18, Section 18.64.3 Appeals of the Comprehensive Zoning Ordinance requires that all appeals of the Zion City Residential Character Preservation Interim Zoning District regulations be reviewed for recommendation by the City Planning Commission and forwarded to the City Council for final action.

I. EVALUATION

Article 16, Section 16.4.5(5) Standards of the Comprehensive Zoning Ordinance notes that the City Planning Commission is to consider three standards in evaluating an appeal of the regulations of an interim zoning district.

Standard "a": The granting of the waiver is not inconsistent with the general intent of the interim zoning district.

The intent of the Zion City Residential Character Preservation Interim Zoning District (IZD) is to prohibit the establishment of any use and the issuance of any permit, certificate, or license except in accordance with the provisions of the RD-3 Two-Family Residential District within the area of applicability.

The Zion City Residential Character Preservation Interim Zoning District applies to all lots currently zoned LI Light Industrial District within Squares 494 and 495. The IZD was initiated in response to concerns from neighborhood residents that the current industrial zoning of lots on squares 494 and 495 allows for the development of uses that are inconsistent with the predominantly residential character of the area and with its designation in the Master Plan for low-density residential development in the future. The newly adopted zoning for the petitioned property is Historic Urban Two-Family Residential District which would not permit the construction of a warehouse. The IZD was put in place to prevent the development of commercial and industrial uses within the district until such time as it is replaced with new permanent zoning regulations. Allowing the construction of a new warehouse to store construction materials would be inconsistent with the intent of the IZD.

Standard "b": Harmony and compatibility with adjacent land uses would not be adversely affected.

The area affected by the IZD is predominantly developed with single- and two-family residential structures, although there are several vacant lots and some industrial sites throughout the area as well. During a site visit the staff counted approximately ten (10) residences, most of which appeared to be occupied, within the area affected by the IZD. It appears that there are five (5) current or former industrial developments and one historic commercial/mixed-use structure at South White and Erato Streets.

An LI Light Industrial District is located to the northeast and southeast of the petitioned

site, across Clio and South White Streets. This district covers several large squares and is developed with a car dealership, a utility facility, a large retail store, a rehabilitative-recovery/care center, and several small industrial uses. A small RM-2 Multiple-Family Residential District, covering three lots, is located southwest of the petitioned site, at the corner of Erato and South Dupre Streets. This district is presently vacant. The remainder of the property surrounding the site is located within an RD-3 Two-Family Residential District, and is characterized by a mixture of single- and two-family dwellings and vacant lots.

Although the area is interspersed with industrial and commercial uses, the predominate use in the area is residential. The development of a new warehouse to store construction materials would have adverse effects on the residential development in the area such negative visual impacts as well as possibly increased traffic and noise. Further, according to the Plan for the 21st Century, the future land use of the petitioned site is Residential Pre-War Low Density which calls for new development that fits with the character and scale of the surrounding residential neighborhoods. The proposal would not fit in with the character of the neighborhood and would likely discourage future residential development.

If this proposal were to be recommended for approval, there are several provisos that would need to be put in place to reduce the negative impacts on the adjacent properties. The intent of the Zion City Residential Character Preservation Interim Zoning District is that all new development be subject to the provisions of the RD-3 Two-Family Residential District. Although the use would not be permitted, the staff believes the proposal should be subject to other applicable provisions such as setback requirements, which will be more supportive to current and future residential development.

RD-3 Two-Family Residential Area Regulations – Nonresidential ¹	
Minimum Depth of Front Yard	Average of block ² ; 20'
Minimum Width of Side Yard	10'
Minimum Depth of Rear Yard	20'

- The applicant shall submit a revised site plan to City Planning Commission for review and approval that meets the yard requirements of **Article 4, Section 4.6.7** of the Comprehensive Zoning Ordinance.

Since the proposed use is inconsistent with the residential development in the area, the proposal should include modifications that would minimize the negative visual impacts of the use. Additionally, some regulations should be put in place to reduce the adverse effects of increased traffic and noise.

- The site shall be screened from adjacent properties with a minimum six foot (6')

¹ Article 4, Section 4.6.7 of the Comprehensive Zoning Ordinance.

² The front yards of the block vary more than six (6) feet therefore the average would not be used per Article 15, Section 15.5.8 of the Comprehensive Zoning Ordinance.

opaque fence, subject to review and approval of the staff of the City Planning Commission.

- No parking or storage of materials shall be permitted in the required front yard.
- Off-street loading shall be provided in such a way that in the process of loading or unloading, no truck will extend into the public right-of-way, subject to review and approval of the staff of the City Planning Commission. Additionally, no loading shall take place before 7:00am or after 10:00pm.
- The applicant shall restore a curb along the Clio Street right-of-way adjacent to the site subject to review and approval of the Department of Public Works. No curb cut along Clio Street shall exceed twelve (12) feet in width unless authorized by the Department of Public Works.
- The applicant shall restore the sidewalk in the public right-of-way adjacent to the site subject to the review and approval of the Department of Public Works.

Standard "c": Special conditions and circumstances exist which are peculiar to the land, structures, or buildings and which are not applicable to other land, structures, or buildings in the interim zoning district.

The petitioned site is two (2) lots of record that measure a combined fifty-eight (58) feet wide by one hundred fourteen (114) feet eight and four tenths (8.4) inches deep. Currently the lot is undeveloped. The lots are similar in size to those within the IZD. There are no special conditions or circumstances that would prevent the petitioned site from being developed within the regulations of the IZD.

II. MASTER PLAN

A land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines in the Land Use Element of the Master Plan and is compatible with the uses, densities, and intensities of the designation of its site on the Future Land Use Map. The proposed Conditional Use is addressed by the Plan for the 21st Century, commonly known as the Master Plan. "Chapter 14: Land Use Plan" of the Master Plan designates the future land use of the petitioned site as **Residential Pre-War Low Density**. The goal, range of uses and development character for these designations are copied below:

RESIDENTIAL PRE-WAR LOW DENSITY

Goal: Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character

Range of Uses: New development generally limited to single or two-family dwellings, and preservation of existing multi-family buildings. Businesses and traditional corner stores may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities (e.g., schools and places of worship) also allowed. Conversion to multifamily may be allowed for certain existing historic institutional, commercial or other non-residential buildings.

Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Maximum density of 24 units/acre.

The requested appeal is not consistent with the intent of the Master Plan. A warehouse to store construction materials is not within the range of uses suggested. Additionally, the proposal does not fit with the character or scale of the surrounding development.

III. PRELIMINARY STAFF RECOMMENDATION³

The CPC staff recommends **Denial** of Design Review 058/15, an appeal of the Zion City Residential Character Preservation Interim Zoning District, **Article 18, Section 18.64** of the Comprehensive Zoning Ordinance, to permit the new construction of a warehouse in LI – Light Industrial.

IV. REASONS FOR RECOMMENDATION

1. The proposal is not consistent with the intent of the Zion City Residential Character Preservation Interim Zoning District.
2. The proposal is inconsistent with the intent of the Master Plan.
3. The proposal would have adverse effects on the adjacent land that can only be minimized by standard provisos.

¹ Subject to modification by the City Planning Commission.

City of New Orleans Property Viewer

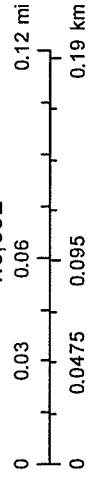


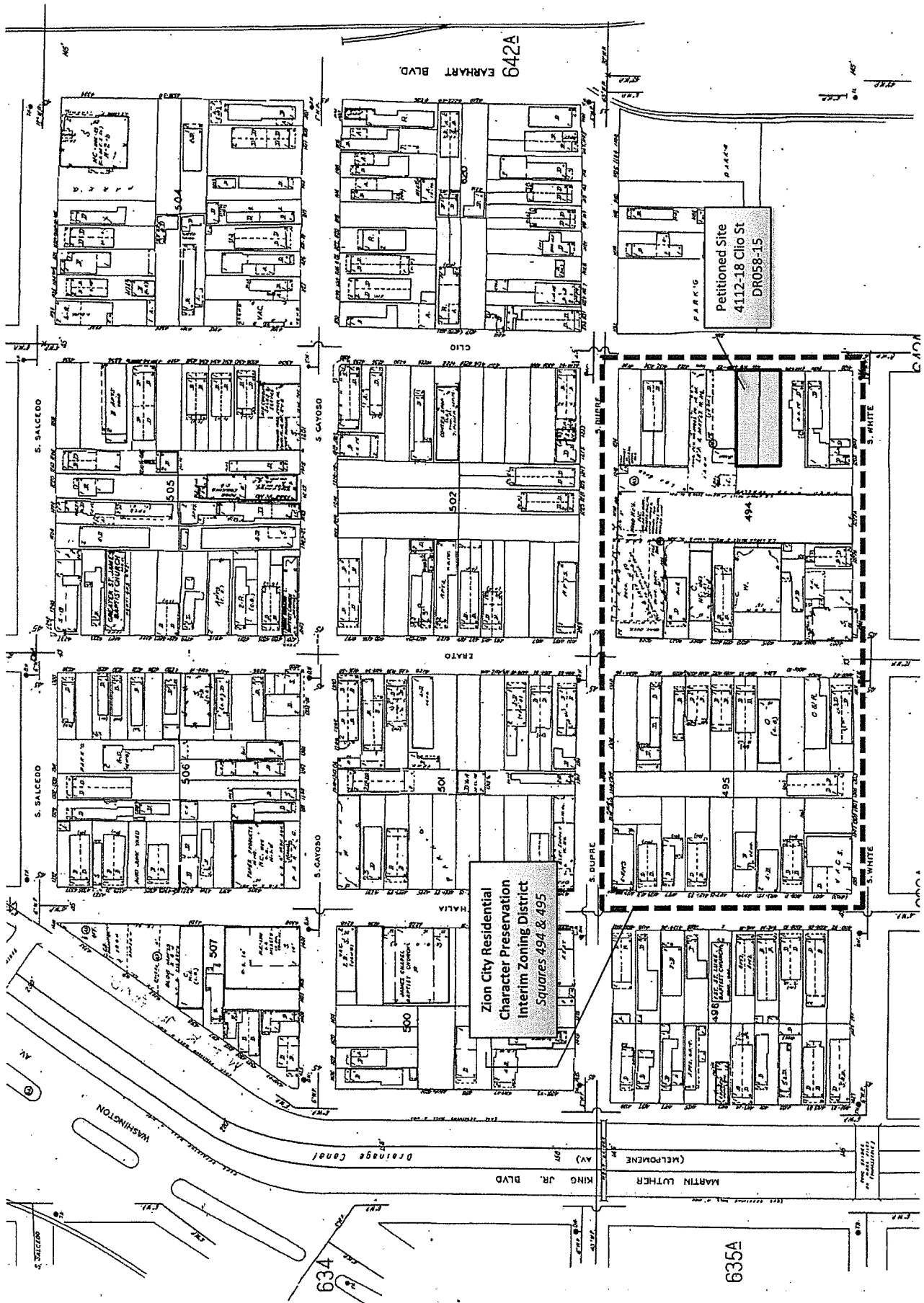
June 1, 2015

1:3,532



Override 1





Zion City Residential
Character Preservation
Interim Zoning District
Squares 494 & 495

PARKING
Petitioned Site
4112-18 Clío St
DR058-15

WASHINGTON

634

635A

642A
FARHART BLVD

S. SALCEDO

S. GAYOSO

S. DUPRE

S. WHITE

KING JR. BLVD

MARTIN LUTHER
(MELPOMENE)

PROPOSED NEW STORAGE & OFFICE BUILDING 4116 CLIO ST. NEW ORLEANS, LA.

DESIGN CRITERIA - INTERNATIONAL BUILDING CODE(IBC) 2012 EDITION.
DESIGN WIND SPEED - 130MPH
EXPOSURE CATEGORY "B"
IMPORTANCE FACTOR 1.0
BUILDING IS NOT SPRINKLED

SCOPE OF WORK
NEW RIGID METAL FRAME STORAGE BUILDING

DESIGNED
BY

MICHAEL M. HATTAWAY, P.E.
637 MARYILYN DRIVE
MANDEVILLE, LA. 70448
985-626-9253

DRAWN
BY

NEYREY DESIGN, L.L.C.
4208 LUCERNE STREET
METAIRIE, LA. 70006
504-583-4522
FAX 504-888-1241

SHEET

DRAWING TITLE

- C1 NOTES AND SPECIFICATIONS
- A1 SITE PLAN
- A2 FIRST FLOOR PLAN
- A3 SECOND FLOOR PLAN
- A4 ELEVATIONS
- A5 FOUNDATION AND PILE PLAN
- A6 SECTIONS AND STAIR DETAILS



DEPARTMENT OF SAFETY & TERRITORY
CITY OF NEW ORLEANS

PERMIT NO. _____ DISTRICT _____

CONTRACTOR: NEYREY DESIGN, L.L.C.
ADDRESS: 4208 LUCERNE STREET, METAIRIE, LA 70006

DATE: 11/15/15

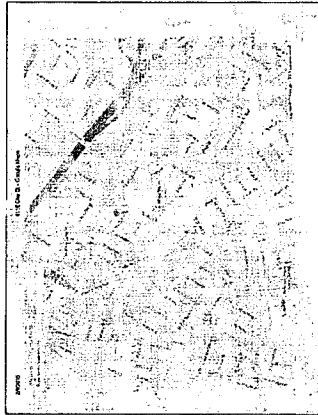
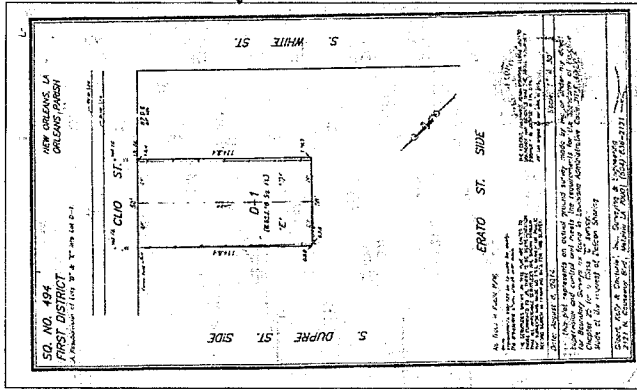
PROJECT: NEW RIGID METAL FRAME STORAGE BUILDING

SCOPE OF WORK: NEW RIGID METAL FRAME STORAGE BUILDING

APPROVED BY: _____

DATE: _____

REMARKS: _____



DESIGN CRITERIA - INTERNATIONAL BUILDING CODES 2012 EDITION
 ASCE STRUCTURAL CODE

FLOOR 120 PSF
 ROOF 20 PSF

WIND CLASSIFICATION, IBC 609
 DEPARTMENT CLASS (ASCE WIND TUNNEL 6-1)
 WIND DIRECTION 40 N 80 E
 WIND SPEED 110 MPH @ 33m + 3 DEGREES WIND
 WIND DIRECTION 180 ST/ 30N + 3 DEGREES WIND

ROOF RISE 20' CLEAR OPENING/ 20' = 100 OCCUPANCY

DIVISION ONE GENERAL REQUIREMENTS

1. PERMITS
 A. CONTRACTOR SHALL SECURE AND PAY FOR REQUIRED PERMITS.
 B. ALL PERMITS AND TIES AS PART OF THE WORK SHALL BE OBTAINED BY THE CONTRACTOR.
 C. JOBS UTILIZE WATER THE GENERAL CONTRACTOR SHALL ARRANGE WITH LOCAL UTILITY COMPANY FOR TEMPORARY WATER SERVICE.

2. TEMPORARY ELECTRICAL SERVICE
 A. TEMPORARY ELECTRICAL SERVICE, THE GENERAL CONTRACTOR SHALL ARRANGE WITH LOCAL UTILITY COMPANY FOR TEMPORARY WATER SERVICE.
 B. TEMPORARY ELECTRICAL SERVICE, THE GENERAL CONTRACTOR SHALL ARRANGE WITH LOCAL UTILITY COMPANY FOR TEMPORARY WATER SERVICE.
 C. SERVICE OF ADEQUATE CAPACITY FOR THE NEEDS OF ALL CONTRACTORS ON THE WORK MAY PAY ALL CHARGES INCIDENTAL TO PROVIDING SERVICE.

3. THE GENERAL CONTRACTOR SHALL KEEP THE ENTIRE PREMISES IN A CLEAN AND SANITARY CONDITION DURING THE PROGRESS OF THE WORK AND MUST REMOVE ALL DEBRIS AND WASTE TO KEEP THE SITE CLEAN

DIVISION TWO SITE WORK

1. REMOVE ALL EXISTING VEGETATION FROM SAND AND CLAY FILL AND FILL SHALL BE COMPACTED TO STANDARD COMPACTION LEVELS.

2. ALL EXISTING FOUNDATION SHALL BE EXPOSED TO STANDARD COMPACTION LEVELS.
 3. ALL EXISTING FOUNDATION SHALL BE EXPOSED TO STANDARD COMPACTION LEVELS.
 4. ALL EXISTING FOUNDATION SHALL BE EXPOSED TO STANDARD COMPACTION LEVELS.
 5. CONSULT TO BE TO FOUNDATION ENGINEER SPEC.

6. PAVING
 SEE FOUNDATION ENGINEER STANDARDS

DIVISION THREE CONCRETE

1. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
 2. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
 3. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
 4. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
 5. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.

6. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
 7. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
 8. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
 9. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.

DIVISION FOUR STRUCTURAL STEEL, MISCELLANEOUS METALS

1. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
 2. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
 3. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
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 8. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
 9. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.

DIVISION FIVE FINISH CARPENTRY

1. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
 2. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
 3. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
 4. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.

DIVISION SIX THERMAL AND MOISTURE PROTECTION

1. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
 2. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
 3. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
 4. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.

DIVISION SEVEN DOORS, WINDOWS, AND GLASS

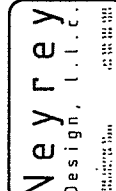
1. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
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 4. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.

DIVISION EIGHT MILLWORK, CASING, AND TRIM

1. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
 2. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
 3. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.
 4. ALL MATERIALS SHALL COMPLY WITH NECA/IBEW AND ASTM SPECIFIED LATEST EDITION, TYPE 1 AND 2.

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE PARISH AND STATE BUILDING CODE REQUIREMENTS: INTERNATIONAL BUILDING CODE 2012 EDITION.
2. LOCKS ON DOORS IN MEANS OF EGRESS SHALL NOT REQUIRE THE USE OF KEYS. SPECIAL KNOWLEDGE TO OPEN IN THE DIRECTION OF EGRESS MINIMUM 1 1/2 HOURS.
3. PROVIDE HAND OPERATED FIRE EXTINGUISHERS AS REQUIRED BY THE STATE FIRE MARSHALL AND PARISH BUILDING CODES IN ACCORDANCE WITH NFPA 10.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
5. ALL WIRING SHALL BE RUN IN METAL RACEWAYS, UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT PRIOR TO PROCEEDING.
6. CEILING SHALL BE USED FOR UN-DUCTED SOURCES OF HVAC SUPPLY AND RETURN.
7. ALL ELECTRICAL WORK SHALL COMPLY WITH NECA/IBEW AND NEC THE LATEST EDITIONS PROVIDE ILLUMINATION OF MEANS OF EGRESS IN ACCORDANCE WITH NFPA 1013-B THE ELECTRICAL CONTRACTOR SHALL VISIT THE EXISTING SITE AND EXAMINE CONDITIONS PERTAINING TO THE WORK TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
8. CONTRACTOR TO WATCH TO MATCH EXISTING HOLLOW METAL DOOR FRAMES, DOORS, AND HARDWARE.
9. THE OWNER WILL FURNISH & INSTALL ALL FLOOR FINISHES.



WRITE OR TELEPHONE 504-833-1234
 4116 CLIO STREET
 NEW ORLEANS, LA 70114-36
 AS SHOWN

2018-36
 4116 CLIO STREET
 NEW ORLEANS, LA 70114-36
 AS SHOWN



General Notes

Revision / Issue	Date

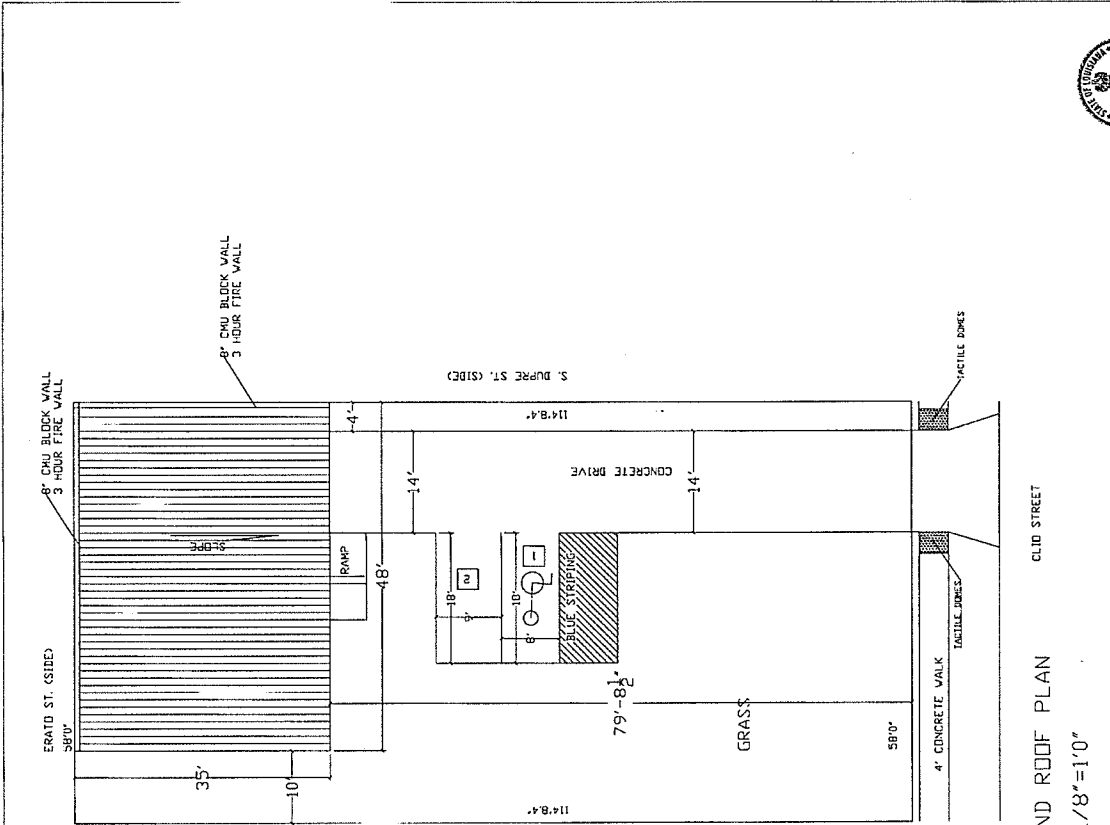
ALL CIVIL ENGINEERING AND ARCHITECTURAL DESIGN SHALL BE THE RESPONSIBILITY OF NEYGREY DESIGN, L.L.C. NEYGREY DESIGN, L.L.C., 1800 P&G DRIVE, SUITE 100, DUNWOODY, GA 30348. ALL CIVIL ENGINEERING AND ARCHITECTURAL DESIGN SHALL BE THE RESPONSIBILITY OF NEYGREY DESIGN, L.L.C.

Neygrey
Design, L.L.C.
2014-11-14 14:58:00

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NEW STORGE BLDG.
4116 CLIO STREET
NEW ORLEANS, LA.

PROJECT NO. 2014-36
DATE 1-14-16
DRAWN BY AS Shown
SHEET NO. A1



CLIO STREET

PLOT AND ROOF PLAN
SCALE 1/8"=1'0"

General Notes

Revision / Issue	Date

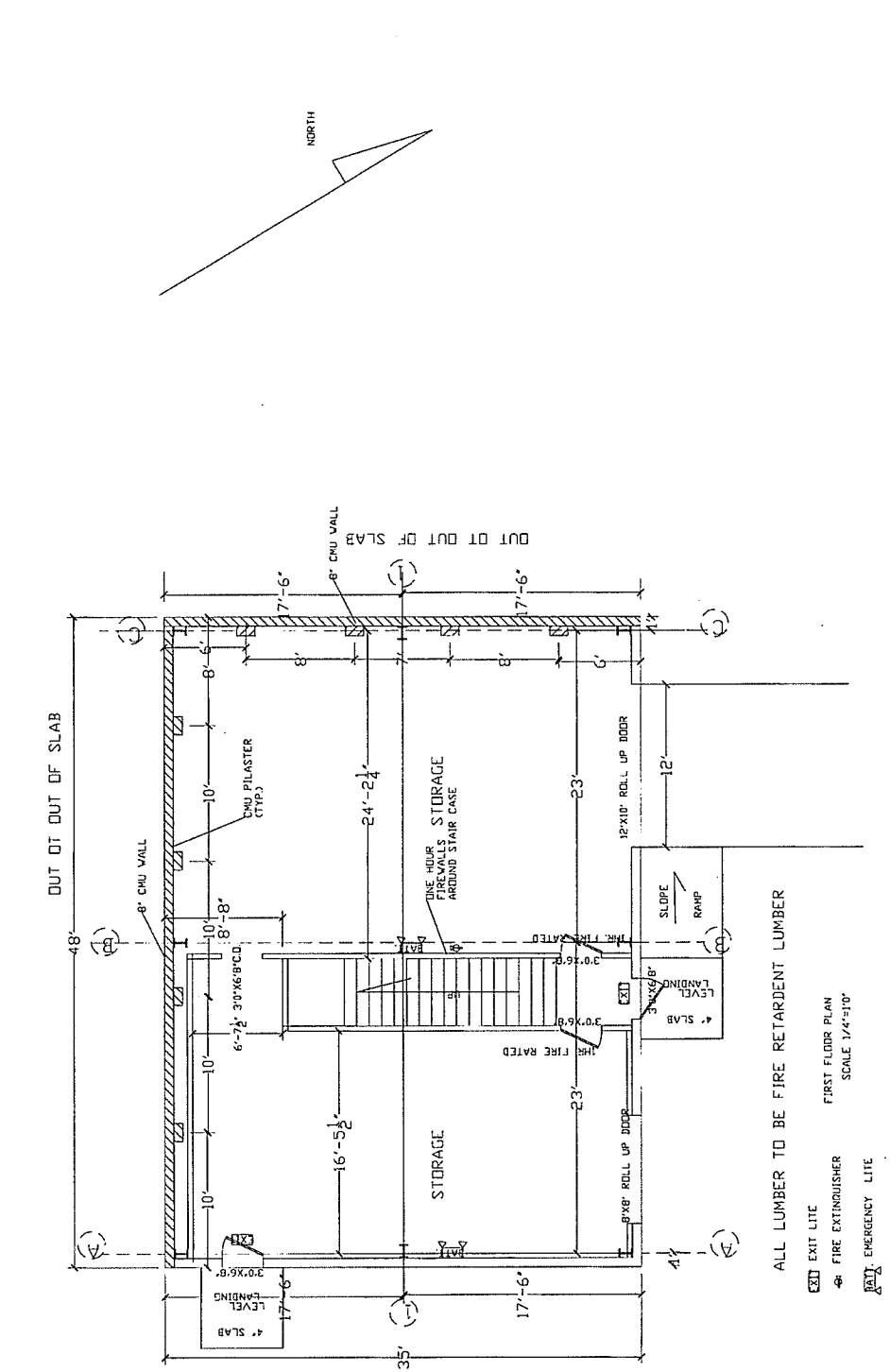
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Neygrey
Design, L.L.C.
1111 Poydras Street
New Orleans, LA 70112
Phone: (504) 585-2200
Fax: (504) 585-2201

Working conditions at this site are not to be considered as a basis for design. It is the responsibility of the contractor to provide all appropriate safety and protective measures for all workers on the job site. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. All work shall be performed in accordance with the approved methods, materials, and workmanship.

PROJECT NAME: NEW STORAGE BLDG.
PROJECT ADDRESS: 1111 Poydras Street
PROJECT LOCATION: NEW ORLEANS, LA.

2014-36
9-30-14
As Shown
A2



ALL LUMBER TO BE FIRE RETARDANT LUMBER

EXIT: EXIT LITE
 (X): FIRE EXTINGUISHER
 (E): EMERGENCY LITE

FIRST FLOOR PLAN
SCALE 1/4"=1'0"

FIRST FLOOR PLAN
SCALE 1/4"=1'0"



General Notes	

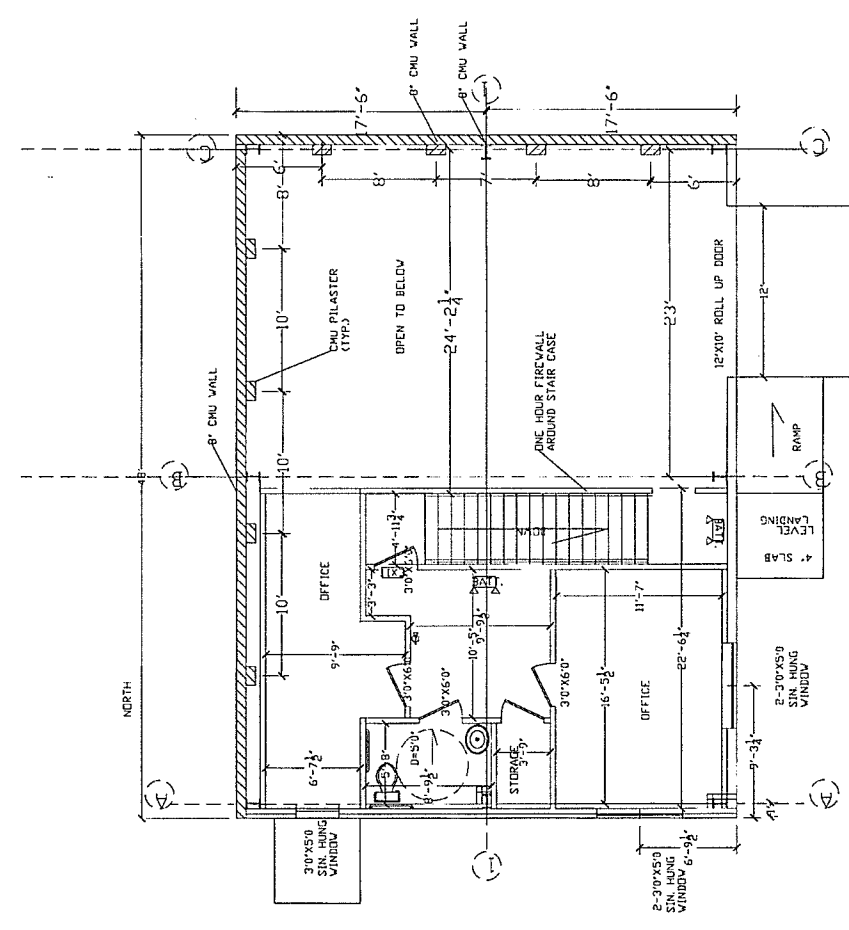
GENERAL NOTES:
 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES, ALL CITY ORDINANCES, AND ALL STATE LAWS AND REGULATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

Newrey

Designer, L.L.C.
 2014-2016
 4116 CLAY STREET
 NEW ORLEANS, LA.

PROJECT NO. 10-01-001
 SHEET NO. 10-01-001

2011-36
 9-19-16
 AS SHOWN
 A3



ALL LUMBER TO BE FIRE RETARDANT LUMBER
 EXIT EXIT LITE
 FIRE EXTINGUISHER
 EMERGENCY LITE

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



General Notes

REVISION / ISSUE	DATE

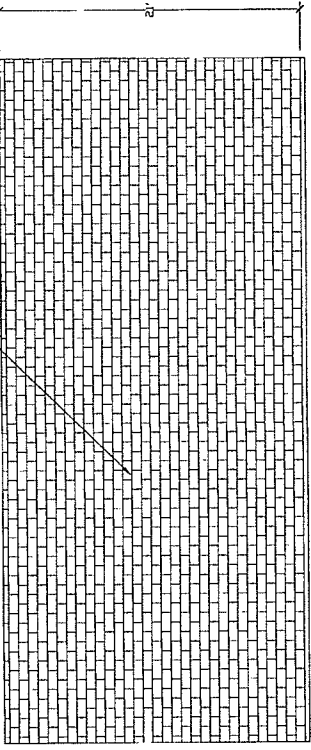
Neyrey
Design, I.I.C.

Working drawings of these plans were prepared by the undersigned for the use of the client and are not to be used for any other purpose without the written consent of the undersigned. The undersigned shall not be held responsible for any errors or omissions in these drawings. The undersigned shall not be held responsible for any damages or injuries caused by the use of these drawings.

NEW STORAGE BLDG.
4516 LOUISIANA STREET
NEW ORLEANS, LA.

2014-36
9-10-14
AS Shown
A4

8" CMU WALL



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

RIGHT (SIDE) ELEVATION
SCALE 1/4"=1'-0"

8" CMU WALL

METAL WALL PANELS

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

METAL WALL PANELS

LEFT (SIDE) ELEVATION
SCALE 1/4"=1'-0"



