

City Planning Commission Meeting
Tuesday, March 10, 2015

CPC Deadline: 04/24/15
CC Deadline: 05/26/15
Council District: E - Gray

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 024/15

Prepared by: Larry Massey, Jr.
Date: February 27, 2015

I. GENERAL INFORMATION:

Applicant: Patricia B. Tombar, August J. Roques Jr., Doris H. Kimble, Scott Wolfe, Jane L. Wolfe, and 5000 N. Claiborne, LLC

Request: This is request for a Conditional Use to permit the sale of alcoholic beverages for consumption off-premises at a retail pharmacy in a B-2 Neighborhood Business District and within the Inner-City Urban Corridor District.

Location: The petitioned site is located on Square 676, Lots 1, 2, 3, 4, 9 through 12, A, B, C, G, H, and I (proposed Lot 1A, SD005-15), in the Third Municipal District, bounded by North Claiborne Avenue and Reynes, Forstall, and North Robertson Streets. The municipal addresses are 5000-5030 North Claiborne Avenue, 1502-1510 Forstall Street, and 5011 North Robertson Street. (PD 8)

Description: The subject site is the entirety of Square 676, which contains a total of fourteen (14) lots. Square 676 is bounded by North Claiborne Avenue and Reynes, Forstall, and North Robertson Streets. It has a frontage of 240.5 feet on North Claiborne Avenue and North Robertson Street and a frontage of 213.5 feet on Reynes and Forstall Streets. Lots A and B are occupied by a single-family residential development. Lots 1 through 4, and C are currently vacant land and void of structures. Lots 9, 10, 11, and 12 combine to create a parcel that is currently surfaced with an impervious concrete cap and the structural shell of a vacant building. Lots G, H, and I combine to create a parcel that is currently surfaced with an impervious concrete cap and the structural remains of a vacant gasoline service station.

The applicant is proposing to develop the site with a 13,225 square foot pharmacy with a masonry façade. A drive-thru window is proposed for the part of the building nearest the intersection of North Robertson Street and Reynes Street. A one-way drive-through lane is provided wrapping around the western and southern walls of the proposed building. Sixty (60) off-street parking spaces will be provided on a paved accessory surface parking lot with the majority of spaces located between the pharmacy and North Claiborne Avenue and Forstall Street.

Ingress and egress is provided at Reynes and Forstall Streets and North Claiborne Avenue. No curb cuts are proposed on the North Robertson Street frontage. Should the conditional use request be approved, the pharmacy will sell packaged alcoholic beverages for off-premises consumption. The applicant intends for the pharmacy to operate from 8 a.m. to 8 p.m. Monday through Friday, 9 a.m. to 6 p.m. Saturday, and 10 a.m. to 6 p.m. Sunday. The retail portion of the development is proposed to operate 8 a.m. to 10 p.m. every day.

Why is City Planning Commission action required?

Article 5, Section 5.6.5 Conditional Uses states, by reference to **Article 5, Section 5.4.5 Conditional Uses**, that stores selling package liquor are conditional uses in the B-2 Neighborhood Business District. **Article 10, Section 10.3A.4(2)(h)** of the Comprehensive Zoning Ordinance states that stores selling package liquor are conditional uses in the Inner-City Urban Corridor District applied along North Claiborne Avenue. **Article 10, Section 10.3A Inner-City Urban Corridor District** of the Comprehensive Zoning Ordinance states that a site plan shall be reviewed and approved by the Executive Director of the City Planning Commission.

The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 16, Section 16.6.4. Procedures for Conditional Use Permits** of the Comprehensive Zoning Ordinance.

II. ANALYSIS

A. What is the zoning of the surrounding areas? What is the existing land use and how are the surrounding areas used?

Located on the south side of North Claiborne Avenue in the Lower 9th Ward neighborhood, the subject square is the only B-2 Neighborhood Commercial District in the nearby vicinity. Most of the properties immediately across North Claiborne Avenue between Tennessee and Eganias Streets and on the south eastern corner of North Claiborne Avenue and Forstall Street are zoned B-1 Neighborhood Business District. Businesses in this district include a vacant tire repair shop, dentist office, gasoline service station, and a number of vacant properties. Surrounding the B-1 Neighborhood Business District to the north is an RM-2 Multiple-Family Residential District mostly composed of single-family residences and vacant sites. Most of the area near the petitioned property is zoned RD-3 Two-Family Residential District. This district is mostly unbroken south of North Claiborne Avenue and north of Saint Claude Avenue, with the exception of a few B-1 Neighborhood Business Districts and one B-1A Neighborhood Business District on corner lots throughout the neighborhood. Most of the RD-3 is composed of single-family residences, vacant land, and a number of two-family residences.

B. What is the zoning and land use history of the site?

Zoning: 1929 – “L” Unrestricted
1953 – Lots 9, 10, 11 & 12: “E” Neighborhood Shopping District
Remainder of Site: “B” Two-Family District
1970 – RD-3 Two-Family District
2015 – B-2 Neighborhood Business District

Land Use: 1929 – Vacant Land
1949 – Lots 1, 2, 3 and 4: Single Family Residential
Part of Lot 1: Commercial Building
Remainder of Site: Vacant Land
1999 – Commercial¹

C. Have there been any recent zoning changes or conditional uses in the area? If so, do these changes indicate any particular pattern or trend?

Zoning Docket 118/14 was a zoning change from an RD-3 Two-Family Residential District and a B-1 Neighborhood Business District to a B-2 Neighborhood Business District. The municipal addresses are 5000-5030 North Claiborne Avenue, 1502-1510 Forstall Street, and 5011 North Robertson Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council.

The only zoning change in the surrounding area was the recently approved zoning change of the subject property in order to construct a retail pharmacy on the site. There have been no other zoning change or conditional use requests within the five block area around the petitioned site

D. What are the comments from the design review staff?

Inner-City Urban Corridor Design Review

The petitioned property is within the boundaries of the Inner-City Urban Corridor District as described in **Article 10, Section 10.3A.2.h**, and is subject to the design review standards of this district. The Inner-City Urban Corridor District is intended for older developed areas of the City to promote the urban design goals that support a harmonious relationship between commercial uses and the surrounding residential neighborhoods. Furthermore, this overlay is intended to complement land use development and to establish a positive and unified streetscape along the inner-city urban corridors.

¹ The 1999 Land Use Plan characterized general land use in squares and is not lot specific.

This development proposal was reviewed based the standards enumerated in the Inner-City Urban Corridor District to ensure that the district's goals of quality development are met.

Building Design

The proposed 13,225 square foot pharmacy has a building height of 22 feet with a masonry façade alternating in color from Parchment, Irving Cream, and Rocky Road. These colors generally range from off-white to a more traditional red brick color. Detailing of the building is provided in the form of a ribbon wrapping around the front facades with circular 'dots' providing further detail. This detailing is proposed to be constructed of a building material called Exterior Insulation Finishing System (EIFS), which gives the appearance of stucco. The staff is concerned with the use of EIFS as an exterior building material because it often lacks the durability of other traditional building materials.

Windows are provided on the facades nearest the entry to the pharmacy and are positioned six feet and seven feet from the ground. The proposal includes a total of six awnings: one aluminum awning over the drive-thru window, one vinyl awning over the entry, and four additional vinyl awnings near the rear of the North Claiborne Avenue and Forstall Street facades.

The Inner-City Urban Corridor District promotes a quality pedestrian environment by encouraging the use of visually active ground level treatments and climatic protection through the use of awnings, overhangs, arcades, balconies, and galleries. Though the proposed site provides six awnings on its two main facades, the staff believes more awnings could be provided for climatic protection between the awnings in the rear of the facades and the entry. It is also not clear on the submitted plans if the proposed awnings extend from the building enough to provide adequate protection from the elements. Additionally, the staff believes that the windows, proposed six and seven feet above ground, do not provide a visually active ground level environment. The staff also believes that additional windows should be provided under the four proposed awnings near the rear of the two main facades to further cultivate a visually active pedestrian environment. To address these concerns, the staff recommends the following:

- The applicant shall not use Exterior Insulation Finishing System (EIFS) as an exterior building material for the proposed development.
- The applicant shall provide awnings of sufficient size to protect walkways nearest the two main facades of the building which lead to the pharmacy's entrance, subject to review and approval of the City Planning Commission staff.

- The applicant shall provide windows under all proposed awnings and lower the proposed windows on the front facades to be no higher than three feet from the ground to provide for a visually active ground level environment.

Site Development

The site has 240.5 feet of frontage on North Claiborne Avenue and North Robertson Street, and 213.5 feet of frontage on Reynes and Forstall Streets. The site contains an area of 51,311.1 square feet of area and covers fourteen (14) lots and the entire Square 676 of the Third District. There are six structures on the site that are planned for demolition to construct the new pharmacy, including: a one-story steel frame building, the vacant gasoline service station and canopy, one carport, one garage, and one wood frame residence. A subdivision request to combine the fourteen lots into one lot of record has been submitted under Subdivision Docket 005-15. The staff recommends the standard lot consolidation proviso to ensure no structure is built over existing lot lines.

- The subdivision request shall be finalized prior to the issuance of the certificate of use and occupancy by the Department of Safety and Permits.

The proposed pharmacy is setback approximately 73 feet from North Claiborne Avenue, 41 feet from North Robertson Street, 71.6 feet from Forstall Street, and 25.8 feet from Reynes Street. **Section 10.3A.6 Design Review Standards** requires a front yard setback equal to the average of structures on the same block face with landscaping in any front yard setback. Since this development covers all of Square 676 and there are no other structures to base the average for a front yard setback for the proposed pharmacy, the front yard setback required in the B-2 Neighborhood Business District shall apply. **Section 5.6.7. Height, Area and Bulk Regulation (Table 5.F Area Regulations for the B-2 Neighborhood Business District)** requires a 20 foot setback if a block average cannot be provided. The current proposal meets the required front yard setback of the B-2 district but does not provide landscaping within this 20 foot setback as required by the ICUC district. The proposed front yard landscaping strip ranges in depth from approximately seven feet to 12 feet when it abuts parking spaces, and 24 feet to 31 feet near the northern corners of the site.

Pedestrian access to the property is provided by one walkway measuring approximately five feet in width on the North Claiborne Avenue frontage. Access to the pharmacy from this pedestrian walkway would require a walk of 76 feet from the sidewalk to the entry; crossing two rows of parking and one 24 foot bi-directional drive-aisle. According to estimates of the American Community Survey, approximately thirty-two percent (32%) of the surrounding residents do not have access to a vehicle². This suggests that a

² Source: U.S. Census Bureau, 2008-2012 American Community Survey, Census Tracts 7.01, 9.03, and 9.04, Orleans Parish, Louisiana

significant amount of nearby residents will walk or bicycle to the site and that this should be accounted for when determining the on-site location of the building. The staff believes that the current location of the pharmacy does not provide an effective pedestrian environment that would serve the neighborhood's needs of pedestrian accessibility, and recommends the following:

- The applicant shall relocate the building to 20 feet from the North Claiborne Avenue frontage and provide the front yard landscaping required by the Inner City Urban Corridor District.

The site is accessed via three proposed curb cuts. North Claiborne Avenue, Reynes Street, and Forstall Street all have one curb cut that accommodates ingress and egress to and from the site. The Reynes and Forstall Street curb-cuts measure 24 feet in width and allow egress in the direction of travel of those one-way streets (riverbound and lakebound, respectively). The staff is concerned with the excessive width of the curb-cut located along North Claiborne Avenue. The staff recommends that the applicant revise such plan to reduce its overall width to not greater than twenty-four (24) feet. Additionally, since North Claiborne Avenue is a state highway, the Louisiana Department of Transportation and Development will require their review and approval for all modifications within the right-of-way. In regards to the curb-cut along Reynes and Forstall Streets, the staff is satisfied with the location and size of the curb-cuts; however, the review and approval of the Department of Public Works is required.

- The applicant shall secure the approval of LA DOTD for improvements within the right-of-way, including but not limited to curb-cut width and sidewalk modifications along North Claiborne Avenue.
- The developer shall secure the approval of the Department of Public Works for all proposed curb cuts along Reynes and Forstall Streets. The applicant shall restore the sidewalks and unused curb cuts within the public rights-of-way surrounding the site to the standards of the Department of Public Works. Evidence of their review and approval shall be submitted to CPC staff prior to final site plan approval.

Landscaping and Screening

The ICUC district requires a continuous landscape hedge a minimum of thirty (30) inches in height along the perimeter of any vehicular use area adjacent to the public right-of-way. The proposed retail pharmacy meets this requirement on the North Claiborne Avenue and Forstall Street frontage by providing buffers of three foot tall Shi Shi Camellias and 30 inch tall Parson's Junipers. The staff has concern with the planting of Live Oaks proposed along the perimeter of the site, particularly on the Forstall Street

frontage. Live Oaks need significant space to grow and as they mature can be destructive to utilities and nearby sidewalks. Additionally, the required buffer is not provided on the Reynes or North Robertson Street frontages. Staff believes that providing the required buffer on these two frontages is highly important because of the nearby residential properties, and thus makes the following recommendation:

- The applicant shall provide a continuous landscape hedge at a minimum height of thirty (30) inches along the perimeter of all vehicular use areas adjacent to the public right-of-way. Alternatively, masonry wall, metal fence and a hedge, or any combination thereof meeting the same height requirements may be substituted. Any residual areas not used for parking or vehicular access shall be landscaped with trees, shrubs, and groundcover.
- The applicant shall work with City Planning Commission staff and the Department of Parks and Parkways to determine appropriate tree plantings and widths of planting areas near the perimeter of the property.

The Inner-City Urban Corridor District also requires one landscaped island including the planting of one (1) shade tree, shrubs and/or groundcover for every ten (10) continuous parking spaces. This site is proposing four (4) landscaped islands planted with a combination of 30 inch tall Parson's Junipers and ten (10) foot tall East Palatka Hollies. The islands are spaced in a way that creates no more than eight (8) continuous parking spaces on the site.

Trash Dumpsters

The ICUC overlay requires that any trash dumpster or any other type of refuse area visible from any other land use must be screened from view with an opaque fence or wall. The applicant is proposing one compactor and one dumpster surrounded by an eight-foot tall enclosure constructed of the same materials as the retail pharmacy. The proposed location of the dumpster and compactor is between the proposed pharmacy and North Claiborne Avenue. The staff believes the location of the compactor and dumpster, though screened, is very problematic because they are located near the main point of ingress and egress for the site and the one major street the site has frontage on. These two issues are further compounded by the previous CPC staff recommendation that the pharmacy be located closer to the North Claiborne Avenue property line. The staff believes that the compactor and dumpster should be located between the main building and the North Robertson Street property line. Though this might place the dumpster and compactor closer to the nearby residential properties, proper screening of this refuse area in combination with the required vehicular use area landscaping should provide an adequate buffer between the site and neighboring properties.

- The applicant shall relocate the dumpster and compactor area to the area between the building and North Robertson Street.
- The dumpster and compactor area shall contain a landscaped strip wrapping around two sides of the area with shrubs and other plantings, subject to the review and approval of the City Planning Commission staff.

Loading Area

The 13,225 square foot proposed pharmacy is required to provide two off-street loading spaces that measure a minimum of 12 feet in width and 35 feet in length. The required loading spaces are proposed between the one-way drive-thru aisle and the Reynes Street property line. The dimensions of both proposed off-street loading spaces meet the requirements of **Article 15, Section 15.3.1** and **Table 15.G Loading Requirements** of the Comprehensive Zoning Ordinance. The staff does have concern with the proximity of the two off-street loading spaces and the sidewalks near the site's Reynes Street frontage, but these concerns should be adequately addressed with the above recommendation to provide a continuous landscape hedge at a minimum height of thirty (30) inches along the perimeter of all vehicular use areas adjacent to the public right-of-way.

Lighting

The development proposal includes plans for five pole-mounted lights to illuminate the proposed parking lot. The ICUC district requires that all light standards be limited in height to 25 feet in height and not directed toward any adjacent residential uses. The proposed light standards include 25 foot poles in combination with three-foot pole-bases with luminaires that are fully shielded. Though the poles meet the height requirements of the ICUC district, the poles in combination with the proposed pole-bases increases their height to exceed the height maximum by three feet. Additionally, the plan submitted does not indicate whether the proposed light will project onto adjacent properties.

- The applicant shall comply with the required twenty-five foot height of light standards as enumerated in **Article 10, Section 10.3A**.
- The applicant shall obtain the approval of the Department of Safety and Permits to ensure that no lights project onto adjacent properties prior to the issuance of the certificate of use and occupancy. Lighting shall be directed towards the commercial use and parking lot and shall not be projected onto adjacent properties.

Signage

The sign plan for the proposed development includes three attached signs, one detached monument sign, three canopy signs, and two directional signs. The attached signs are proposed for the North Claiborne Avenue and Forstall Street facades and measure 179.8 square feet each. The third attached sign is located above the pharmacy drive-thru window and is 0.8 square feet in area. The signage regulations allow one attached sign per site frontage, and the ICUC specifically limits size based on building width to a maximum possible 70 square feet. The two proposed attached signs for the main facades of the pharmacy measure 179.8 square feet each, well above the allowable signage. The area of all three proposed attached signs combined is 360.4 square feet.

Two of the proposed canopy signs are located on the drive-thru canopy and measure 6 square feet and 10.1 square feet. A third canopy sign is located on the canopy above the pharmacy entrance and its dimensions were not included on the sign plan. The ICUC district allows two canopy signs with their area counted in the total allowable sign area for the business. The total allowable sign area was exceeded with the proposed attached signage, and thus no canopy signs can be located on this site without a reduction in overall sign area. If the total sign area is reduced, the number of canopy signs would also need to be reduced to two.

The proposed monument sign is located at the corner of North Claiborne Avenue and Forstall Street and is eleven feet tall and has a sign area of 35.1 square feet. The ICUC district allows one monument sign near corridors with four or more lanes, and limits the monument sign in area based on lot width or a maximum of 70 square feet. The proposed monument sign is well within this requirement and is also one-foot shorter than the allowed 12 feet. The ICUC district also requires a monument sign to be setback from all adjacent rights-of-way a distance equal to its height; in this case 11 feet. The sign's setbacks and exact location are not illustrated in the plans submitted to City Planning Commission staff.

The staff typically recommends that developments reviewed through a conditional use process comply with the signage provisions set forth in the Comprehensive Zoning Ordinance for the underlying zoning district. Additionally, the recently built pharmacy at the corner of South Claiborne Avenue and Napoleon Avenue that is also zoned B-2 Neighborhood Business District with the Inner-City Urban Corridor overlay was also able to comply with the signage requirements. The staff does not believe the site requires additional signage for visibility purposes and does not support granting a sign waiver.

- The applicant shall submit a signage plan indicating the location of all signage and which complies with **Article 10, Section 10.3A.6.3 Signage** of the Comprehensive Zoning Ordinance.

Litter Abatement Program

The ICUC requires a litter abatement program be submitted for each development within the district. Additionally, the sale of alcoholic beverages increases the possibility of increased impacts on properties in the surrounding neighborhood, especially in terms of level of noise and litter that it generates. To ensure that the petitioned site operates in a harmonious fashion with the surrounding neighborhood, the staff recommends performance standards. These performance standards are commonly recommended and adopted with the approval of conditional uses for the sale of alcoholic beverages.

- The operator shall discourage loitering on the site and the adjacent public right-of-way. If needed, signs to that effect shall be posted, the size and design of which shall be subject to the approval of the staff of the City Planning Commission.
- The applicant shall provide to the City Planning Commission staff a letter outlining a litter abatement program, approved by the Department of Sanitation, inclusive of the location of refuse storage out of the public rights-of-way, the frequency of trash pickup, the clearing of all litter from the adjacent rights-of-way, and the periodic cleaning of the adjacent street rights-of-way, as necessary. The name and phone number of the owner/operator of the establishment shall be kept on file in case of any violation.

E. What is the potential traffic impact? What are the off-street parking and off-street loading requirements? Can the required number of off-street parking spaces be provided on site, or would a waiver be required?

Traffic

The subject site is located at the river-side of North Claiborne Avenue and is bounded by North Robertson, Reynes, and Forstall Streets. North Claiborne Avenue is a state highway and is classified as a major street by the City's Major Street Plan. It runs in upriver and downriver directions and provides two to three lanes of traffic in each direction separated by a wide neutral ground. It is a key transportation link between the Central Business District, several Uptown and Downtown neighborhoods and both Jefferson and Saint Bernard Parishes, and accommodates a high volume of vehicular traffic at all times daily. Reynes and Forstall Streets are non-major one-way streets carrying one lane of river-bound and lake-bound traffic, respectively. North Robertson Street is a non-major bi-directional street that carries one lane of traffic and runs parallel to North Claiborne Avenue. Like most non-major streets in the immediate vicinity of the site, these streets are used primarily by residents of the surrounding area. All streets

bounding the site offer on-street parking. If the site is developed with the three curb-cuts and the street curbs are restored, there will be a substantial amount of on-street parking provided given that the site occupies the entire square.

The conditional use request considered in this report was made to allow the sale of alcoholic beverages at a pharmacy that is to be built at the site. The staff assumes that, as is the case with most products sold at a pharmacy, the sale of alcoholic beverages at the pharmacy will attract some customers buying only packaged alcoholic beverages and which would not otherwise shop at it, while others will purchase packaged alcoholic beverages along with other goods. This would result in some increase in the number of customers visiting the pharmacy over that which would otherwise be expected, though the staff expects this increase to be fairly minimal. North Claiborne Avenue is a major street that can accommodate a large volume of traffic and will be able support any increase in traffic which might result traffic traveling to or from the pharmacy which might result from the sale of alcoholic beverages.

The other non-major streets bounding the site would experience a minimal increase in the volume of traffic as a result of the sale of alcoholic beverages at the site, if any at all, compared to that which would likely be associated with the proposed pharmacy, should it not sell alcoholic beverages.

Off-street parking requirement

The pharmacy, with a floor area of 13,225 square feet, is required sixty-seven (67) off-street parking spaces.³ Sixty (60) spaces are proposed, creating a deficit of seven (7) spaces or ten percent (10%) of this proposal's off-street parking requirement. The sale of alcoholic beverages does not have an associated parking requirement and, as such, the number of off-street parking spaces required for the pharmacy would not increase, should the conditional use be approved. The seven (7) parking space deficiency is not expected to be problematic as approximately thirty-two percent (32%) of the surrounding residents do not have access to a vehicle.⁴ This suggests that a significant amount of nearby residents will walk or bicycle to the site and that sixty (60) spaces might be over-estimating parking needs for this location.

As the staff does not anticipate that the sale of alcoholic beverages at the pharmacy to draw a large number of customers that would not otherwise patronize it, the staff believes

³ According to **Article 15, Section 15.2.1**, retail stores (including pharmacies) in the B-2 Neighborhood Business District are required to provide one (1) off-street parking space per 200 square feet of floor area with a minimum of three (3) spaces provided. This calculation results in a value of 66.125 spaces to which **Article 15, Section 15.2.2.9** states that, "where fractional spaces result, the parking spaces required shall be construed to be the next highest whole number." Thus the required off-street parking is 67 spaces.

⁴ Source: U.S. Census Bureau, 2008-2012 American Community Survey, Census Tracts 7.01, 9.03, and 9.04, Orleans Parish, Louisiana

that the proposed off-street parking facilities should remain sufficient to accommodate the demand for parking associated with the pharmacy whether or not packaged alcoholic beverages are sold there.

- The applicant shall be granted a waiver of **Article 15, Section 15.2.1** which requires sixty-seven (67) off-street parking spaces to be provided, to allow sixty (60) off-street parking spaces to be provided.

F. Are there any comments from other agencies, departments or committees?

The proposal was considered by the Planning Advisory Committee at its meeting of February 11, 2015. None of the representatives of the various departments and agencies that were present at the meeting had any comments or questions. The Committee passed a motion of no objection to the request, subject to further review by the City Planning Commission.

G. What effects or impacts would the proposed conditional use have on adjacent properties?

The applicant intends to sell alcoholic beverages for off-premises consumption at a pharmacy. The potential for negative impacts on adjacent properties resulting from the retail sale of alcoholic beverages can vary widely between establishments selling packaged alcoholic beverages as a result of significant variation in the quality of the management of those establishments. When properly managed, the retail sale of alcoholic beverages can be no more offensive to properties in the surrounding area than the sale of any non-alcoholic beverage, as a customer will simply enter the establishment, purchase a packaged alcoholic beverage, and leave the establishment, consuming the alcoholic beverage at home or elsewhere. At other establishments, if the establishment's management makes no effort to control the activity of its customers, customers can loiter outside the establishment, consuming alcoholic beverages there, and produce noise, litter, and otherwise engaging in behavior that can prove harmful or obnoxious to other customers, the employees and customers of other nearby businesses, and the occupants of nearby residences. To minimize the potential for such impacts to result from the sale of packaged alcoholic beverages at the site, the staff recommends several standard operational provisos normally imposed upon retail stores selling packaged alcoholic beverages. Adherence to these provisos should sufficiently mitigate any pernicious effects of the use.

Residents have at times noted that the clustering of a large number of alcoholic beverage outlets in a certain geographic area can produce cumulative impacts that can exceed those produced by any particular individual outlet. The staff does not believe that a

concentration exists in the immediate vicinity of the site, as, according to the Department of Finance's records, there was one alcoholic beverage outlet on the petitioned property and one two blocks away. Otherwise, the nearest alcoholic beverage outlets are located several blocks away on Saint Claude Avenue.

III. Is the proposed action supported by or in conflict with the policies and strategies of the *Plan for the 21st Century*?

The proposal is located on a site in which "Chapter 14: Land Use Plan" of the Master Plan designates the future land use as "General Commercial" in the portion measuring a depth of 106.7 feet from North Claiborne Avenue. The goal, range of uses, and development character for that designation are copied below:

Goal: Increase the availability of retail services and amenities (and increase retail tax base) within the City of New Orleans, especially in areas that are currently underserved by retail, with existing and new medium- and large-scale commercial establishments and shopping centers.

Range of Uses: Larger commercial structures including shopping and entertainment centers typically anchored by large supermarkets, department stores or big-box style establishments with supportive chain retail and surface or structured parking.

Development Character: Structures oriented to the street where possible to encourage both pedestrian and automobile traffic. Sites are limited to accessible locations along major city roadways or highways with minimal negative impact on surrounding residential areas, often in proximity to transit.

The remaining portion of the site is designated "Pre-War Residential Low Density." The goal, range of uses, and development character for that designation are copied below:

Goal: Preserve the existing character and scale of pre-war (WWII) single-family residential areas of the city and allow for compatible infill development.

Range of Uses: Single-family dwellings and supporting public recreational and community facilities allowed (i.e., schools and places of worship)

Development Character: New development will fit the character and scale of surrounding single-family residential areas where structures are typically located on smaller lots and have small front and side setbacks. Maximum density of 15 units/acre.

The proposal to construct a pharmacy is consistent with the range of uses listed in “General Commercial” future land use designation. If the applicant relocates the main building closer to the North Claiborne Avenue frontage, as recommended by City Planning Commission staff, the majority of this use will be located within the portion of land currently designated as “General Commercial”, leaving only a small portion of the structure in the “Pre-War Residential Low Density” designation. With the modification of the location of the pharmacy closer to the North Claiborne Avenue frontage and nearly all of the enclosed commercial activity happening on land designated as “General Commercial,” the staff believes that the proposal is **generally consistent** with the Master Plan.

Additionally, the request would permit the sale of alcoholic beverages for consumption off-premises at a retail pharmacy in a B-2 Neighborhood Business District and within the Inner-City Urban Corridor Overlay District. The decision whether or not to grant a conditional use may be made on a case-by-case basis because the establishment of uses selling alcohol within specific use designations throughout the city is not directly addressed in the Master Plan.

IV. SUMMARY

Zoning Docket 024/15 is a request for a conditional use to permit the sale of alcoholic beverages in a proposed 13,225 square foot pharmacy on North Claiborne Avenue between Reynes and Forstall Streets. The pharmacy would be located a B-2 Neighborhood Business District that encompasses the petitioned site, as well as the Inner-City Urban Corridor District overlay that extends along North Claiborne Avenue between Tennessee Street and the Orleans and Saint Bernard Parish line. The applicant proposes to sell alcoholic beverages at the site for the off-premises consumption of customers. It should not be anticipated that the sale of alcoholic beverages would result in a significant increase in the intensity of the use in terms of noise, litter, pedestrian and vehicular traffic, or any of the other impacts that are sometimes associated with the retail sale of packaged alcoholic beverages. Any such impacts that might result from the use can be minimized through the adherence to various standard operational provisos recommended by the staff, as well as through the responsible management of the pharmacy. Should the sale of alcoholic beverages occur in a manner consistent with these provisos, their sale is expected to be compatible with the nearby residential uses that populate the surrounding neighborhoods.

V. PRELIMINARY STAFF RECOMMENDATION⁵

The CPC staff recommends **approval** of Zoning Docket 024/15, subject to one (1) waiver and seventeen (17) provisos.

Waiver

1. The applicant shall be granted a waiver of **Article 15, Section 15.2.1** which requires sixty-seven (67) off-street parking spaces to be provided, to allow sixty (60) off-street parking spaces to be provided.

Provisos

1. The applicant shall not use Exterior Insulation Finishing System (EIFS) as an exterior building material for the proposed development.
2. The applicant shall provide awnings of sufficient size to protect walkways nearest the two main facades of the building which lead to the pharmacy's entrance, subject to the review and approval of the City Planning Commission staff.
3. The applicant shall lower the proposed windows on the front facades to be no higher than three feet from the ground to provide for a visually active ground level experience.
4. The subdivision request for the site shall be finalized prior to the issuance of the certificate of use and occupancy by the Department of Safety and Permits.
5. The applicant shall relocate the building to 20 feet from the North Claiborne Avenue frontage and provide the front yard landscaping required by the Inner City Urban Corridor District.
6. The applicant shall secure the approval of LA DOTD for improvements within the right-of-way, including but not limited to curb-cut width and sidewalk modifications along North Claiborne Avenue.
7. The developer shall secure the approval of the Department of Public Works for all proposed curb cuts along Reynes and Forstall Streets. The applicant shall restore the sidewalks and unused curb cuts within the public rights-of-way surrounding the site to the standards of the Department of Public Works. Evidence of their review and approval shall be submitted to CPC staff prior to final site plan approval.

⁵ Subject to modification by the City Planning Commission

8. The applicant shall provide a continuous landscape hedge at a minimum height of thirty (30) inches along the perimeter of all vehicular use areas adjacent to the public right-of-way. Alternatively, masonry wall, metal fence and a hedge, or any combination thereof meeting the same height requirements may be substituted. Any residual areas not used for parking or vehicular access shall be landscaped with trees, shrubs and groundcover.
9. The applicant shall work with City Planning Commission staff and the Department of Parks and Parkways staff to determine appropriate tree plantings and widths of planting areas near the perimeter of the property.
10. The applicant shall relocate the dumpster and compactor area to the area between the building and North Robertson Street.
11. The dumpster and compactor area shall contain a landscaped strip wrapping around two sides of the area with shrubs and other plantings, subject to the review and approval of the City Planning Commission staff.
12. The applicant shall comply with the required twenty-five foot height of light standards as enumerated in **Article 10, Section 10.3A**.
13. The applicant shall obtain the approval of the Department of Safety and Permits to ensure that no lights project onto adjacent properties prior to the issuance of the certificate of use and occupancy. Lighting shall be directed towards the commercial use and parking lot and shall not be projected onto adjacent properties.
14. The applicant shall submit a signage plan indicating the location of all signage and which complies with **Article 10, Section 10.3A.6.3 Signage** of the Comprehensive Zoning Ordinance.
15. The operator shall discourage loitering on the site and the adjacent public right-of-way. If needed, signs to that effect shall be posted, the size and design of which shall be subject to the approval of the staff of the City Planning Commission.
16. The applicant shall provide to the City Planning Commission staff a letter outlining a litter abatement program, approved by the Department of Sanitation, inclusive of the location of refuse storage out of the public rights-of-way, the frequency of trash pickup, the clearing of all litter from the adjacent rights-of-way, and the periodic cleaning of the adjacent street rights-of-way, as necessary. The name and phone number of the owner/operator of the establishment shall be kept on file in case of any violation.

17. The Department of Safety and Permits shall issue no building permits or licenses until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.

VI. REASONS FOR RECOMMENDATION

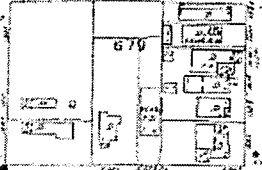
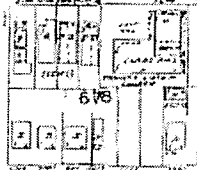
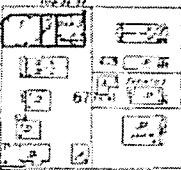
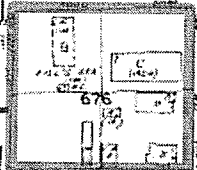
1. The intent of the Inner-City Urban Corridor District will be preserved through the adherence to the provisos regarding the overall design of the site.
2. Those negative impacts sometimes associated with the retail sale of packaged alcoholic beverages, such as litter, noise, and loitering, can be minimized through the adherence to standard operational provisos and the responsible management of the pharmacy.
3. The retail sale of packaged alcoholic beverages at the pharmacy for off-premises consumption is not in conflict with the *Plan for the 21st Century*.

- VII.** Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.

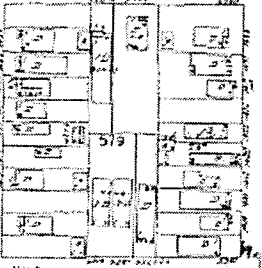
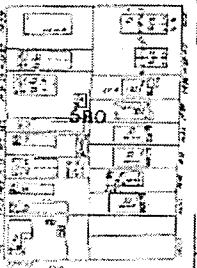
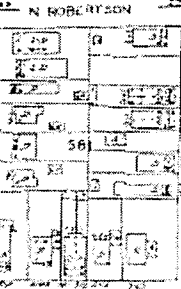
ZD 024-15

961

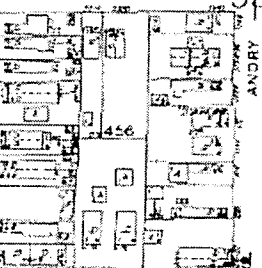
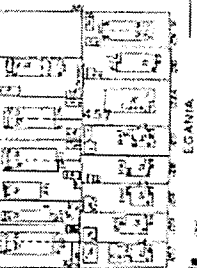
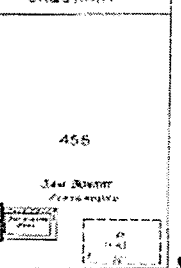
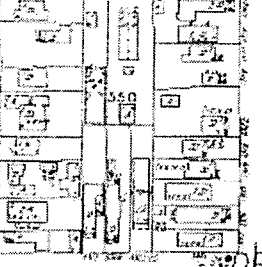
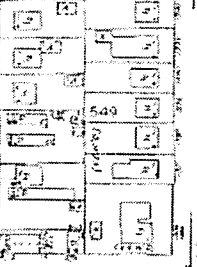
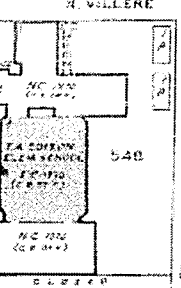
N. CLATSOP AV.



964

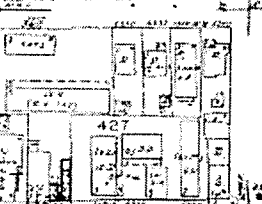
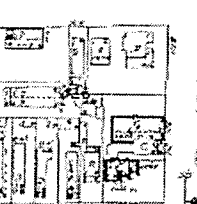
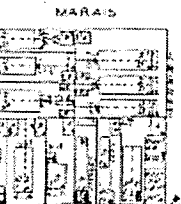
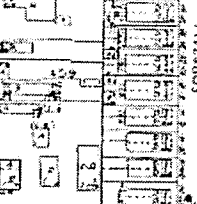


TENNESSEE



963

RICHES

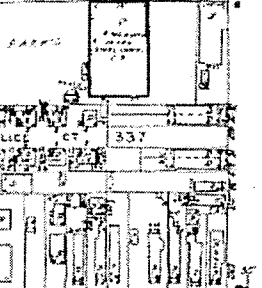
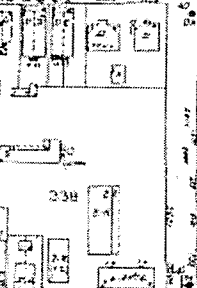
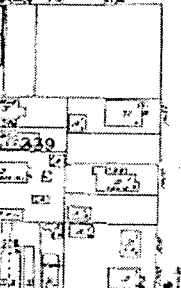
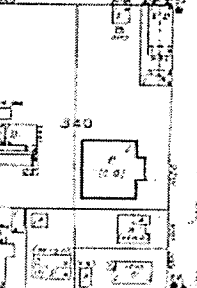


FORSTALL

ST. CLAUDE AV.



944



N. RAMPART

945

946

SCALE OF FEET
0 20 40 60 80 100
COPYRIGHT LARSON AND COMPANY, INC.



Postland St

N. Chamberlaine Ave

U

N. Ketter St

N. Johnson St

Lincoln St

Reznicek St

RD-3

Porstell St

RM-2

B-1

N. Livingston St

Edgemoor St

Amity St

Edgemoor St

N. Chamberlaine Ave

RD-3

Edgemoor St

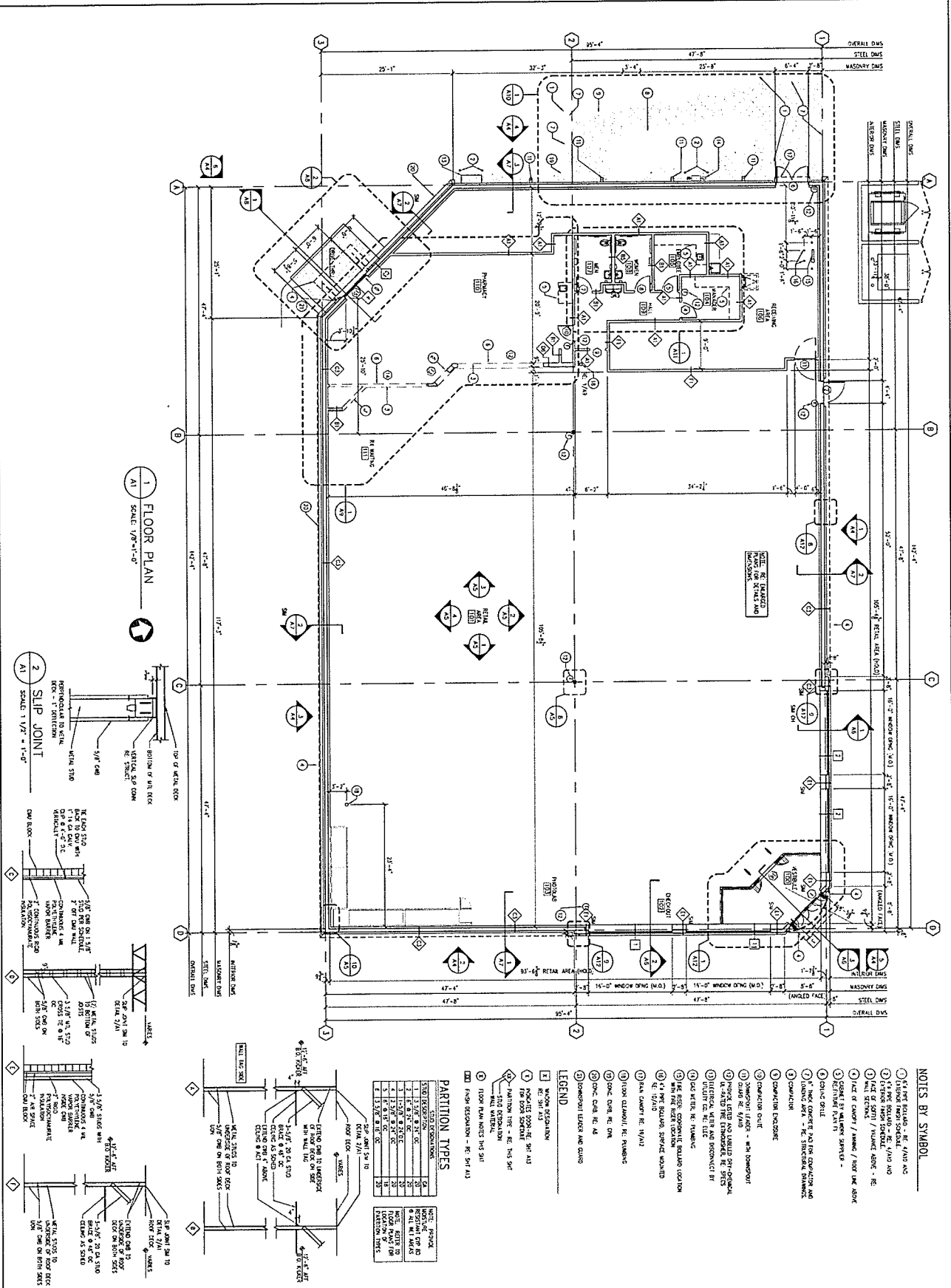
Edgemoor Ave

N. Chamberlaine Ave

RD-3

Edgemoor Ave

B-1



NOTES BY SYMBOL

- 1) 4" PIP ISOLATED - SEE PLAN AND SECTION
- 2) 1" TYPICAL THICK CONCRETE
- 3) 1" TYPICAL THICK CONCRETE
- 4) 1" TYPICAL THICK CONCRETE
- 5) 1" TYPICAL THICK CONCRETE
- 6) 1" TYPICAL THICK CONCRETE
- 7) 1" TYPICAL THICK CONCRETE
- 8) 1" TYPICAL THICK CONCRETE
- 9) 1" TYPICAL THICK CONCRETE
- 10) 1" TYPICAL THICK CONCRETE
- 11) 1" TYPICAL THICK CONCRETE
- 12) 1" TYPICAL THICK CONCRETE
- 13) 1" TYPICAL THICK CONCRETE
- 14) 1" TYPICAL THICK CONCRETE
- 15) 1" TYPICAL THICK CONCRETE
- 16) 1" TYPICAL THICK CONCRETE
- 17) 1" TYPICAL THICK CONCRETE
- 18) 1" TYPICAL THICK CONCRETE
- 19) 1" TYPICAL THICK CONCRETE
- 20) 1" TYPICAL THICK CONCRETE

LEGEND

- 1) MASONRY WALL
- 2) MASONRY WALL
- 3) MASONRY WALL
- 4) MASONRY WALL
- 5) MASONRY WALL
- 6) MASONRY WALL
- 7) MASONRY WALL
- 8) MASONRY WALL
- 9) MASONRY WALL
- 10) MASONRY WALL
- 11) MASONRY WALL
- 12) MASONRY WALL
- 13) MASONRY WALL
- 14) MASONRY WALL
- 15) MASONRY WALL
- 16) MASONRY WALL
- 17) MASONRY WALL
- 18) MASONRY WALL
- 19) MASONRY WALL
- 20) MASONRY WALL

PARTITION TYPES

NO.	DESCRIPTION	CONSTRUCTION
1	1" TYPICAL THICK CONCRETE	1" TYPICAL THICK CONCRETE
2	1" TYPICAL THICK CONCRETE	1" TYPICAL THICK CONCRETE
3	1" TYPICAL THICK CONCRETE	1" TYPICAL THICK CONCRETE
4	1" TYPICAL THICK CONCRETE	1" TYPICAL THICK CONCRETE
5	1" TYPICAL THICK CONCRETE	1" TYPICAL THICK CONCRETE
6	1" TYPICAL THICK CONCRETE	1" TYPICAL THICK CONCRETE
7	1" TYPICAL THICK CONCRETE	1" TYPICAL THICK CONCRETE
8	1" TYPICAL THICK CONCRETE	1" TYPICAL THICK CONCRETE
9	1" TYPICAL THICK CONCRETE	1" TYPICAL THICK CONCRETE
10	1" TYPICAL THICK CONCRETE	1" TYPICAL THICK CONCRETE

CVS pharmacy
TYPE B - STANDARD
SIZES: 10' x 10' DRIVE-THRU
STORE NUMBER: 00308
596 N. GARDNER AVE. & 1905TH ST.
ROCKFORD, ILL. 61101
NEW STORE
DESIGN TEAM
CS PROJECT NUMBER: 70660

ARCHITECT OF RECORD
GENESIS DESIGN GROUP, A/P/C
431 W. HANWOOD ROAD
SUITE 100 DALLAS, TEXAS 75054
TEL: (817) 285-7444
FAX: (817) 285-7318

STRUCTURAL ENGINEER
STEPHEN A. BINA, P.E.
CONSULTING ENGINEER
8225 MARKET CENTER BLVD., STE E20
DALLAS, TEXAS 75207
TEL: (860) 646-6555
FAX: (817) 760-7050

MECHANICAL ENGINEER
DOW MECHANICAL PARTNERS, STE 300
ROCKFORD, ILL. 61101
TEL: (815) 410-2839
FAX: (815) 410-5111

DRIVER OPER
FIRST HABITAT
REALTY CORPORATION
149 CEDAR ROAD,
VANCOUVER, BC V6L 2C6
TEL: (604) 646-6555
FAX: (604) 646-5972

SEAL:

SEAL

REVISIONS

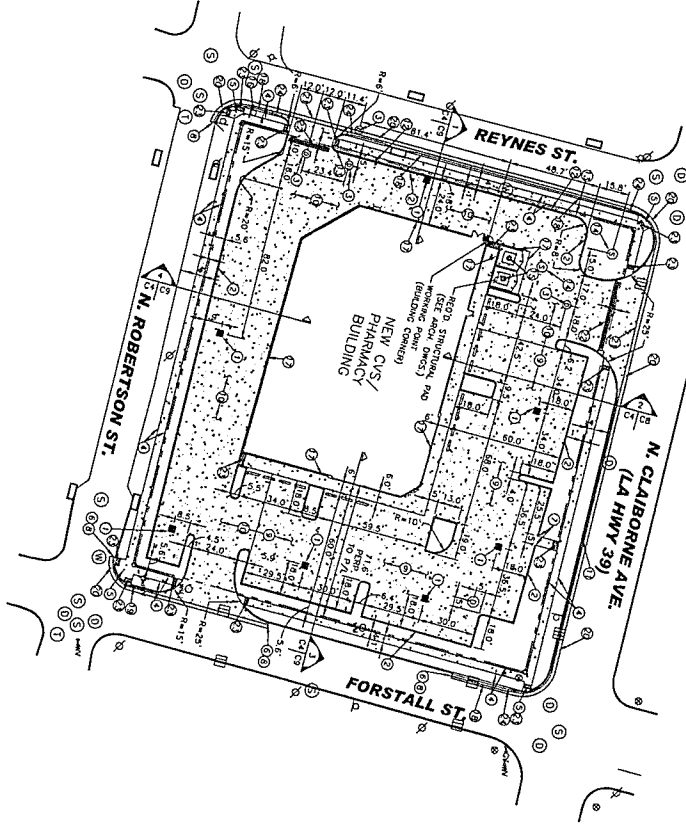
NO.	DATE	DESCRIPTION

FLOOR PLAN & DETAILS
SCALE: 1/8" = 1'-0"

A1

DATE: 22 DECEMBER 2014
DRAWING NO: 14-006
JOB NUMBER: 70660

LEGEND	
●	EXISTING FEATURES
○	NEW FEATURES
—	EXISTING FOUNDATION LINE
—	NEW FOUNDATION LINE
—	EXISTING EXTERIOR LINE
—	NEW EXTERIOR LINE
—	EXISTING UNDERGROUND TELEPHONE LINE
—	NEW UNDERGROUND TELEPHONE LINE
—	EXISTING DRAIN LINE
—	NEW DRAIN LINE
—	EXISTING OVERHEAD ELECTRIC
—	NEW OVERHEAD ELECTRIC
—	EXISTING OVERHEAD TELEPHONE
—	NEW OVERHEAD TELEPHONE
—	TEMPORARY ENCLOSURE
—	TOP OF CASTING
—	ELEVATION
—	EXISTING
—	NEW
—	EXISTING SCREW WASHLINE
—	NEW SCREW WASHLINE
—	EXISTING CIRCULATION
—	NEW CIRCULATION
—	EXISTING GUY WIRE
—	NEW GUY WIRE
—	EXISTING DROP WIRE
—	NEW DROP WIRE
—	EXISTING SCREW WASHLINE
—	NEW SCREW WASHLINE
—	EXISTING WATER WASHLINE
—	NEW WATER WASHLINE
—	EXISTING FIRE IMPACTANT
—	NEW FIRE IMPACTANT
—	EXISTING WATER METER
—	NEW WATER METER
—	GAS METER
—	EXISTING SCREW CLAMP
—	NEW SCREW CLAMP
—	EXISTING SCREW WASHLINE
—	NEW SCREW WASHLINE
—	EXISTING LIGHT POLE
—	NEW LIGHT POLE
—	EXISTING POWER OR TELEPHONE POLE
—	NEW POWER OR TELEPHONE POLE
—	EXISTING SIGN
—	NEW SIGN
—	EXISTING SIGN ELEVATION
—	NEW SIGN ELEVATION
—	RECORD PROPOSED
—	RECORD EXISTING
—	RECORD SEWER WASHLINE
—	RECORD DRAIN WASHLINE
—	RECORD CONDUIT WASHLINE
—	RECORD P.C.C.P.



CIVIL SITE PLAN
24" X 36" SCALE: 1" = 30'



- NOTES:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL DIMENSIONS AND LOCATIONS AND REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE BEGINNING CONSTRUCTION.
 2. ANY WORK IN THE VICINITY OR ADJACENT TO THE ROADWAY CURBING IN THE CITY OF NEW ORLEANS PUBLIC WORKS AND LABORATORY AND CONFORMITY TO THE CITY OF NEW ORLEANS PUBLIC WORKS AND LABORATORY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITY.
 3. FINAL DETERMINATION OF THE SITE STORAGE TO BE CONDUCTED WITH CONSULTATION OF THE CITY OF NEW ORLEANS PUBLIC WORKS AND LABORATORY.
 4. REFER TO FOUNDATION SURVEY FOR EXISTING DIMENSIONS TO LAWN.
 5. REFER TO FOUNDATION SURVEY WITH STRUCTURAL T.I.L. CONDUCTED IN ACCORDANCE WITH SPECIFICATIONS.
 6. ALL DIMENSIONS SHOWN ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED ON THESE PLANS.
 7. ALL CURB BARS SHALL BE 3 FEET UNLESS OTHERWISE NOTED ON THESE PLANS.
 8. ALL REBAR BE 0.25" DIA. UNLESS OTHERWISE NOTED ON THESE PLANS.
 9. CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC AND GEOTEXTILE FABRIC SHALL BE BOWLED INTO DRAINAGE PANS ON ALL SLOPES.
 10. ALL DIMENSIONS UNLESS OTHERWISE NOTED ON THESE PLANS SHALL BE THE LATEST CITY SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
 11. ALL DIMENSIONS UNLESS OTHERWISE NOTED ON THESE PLANS SHALL BE THE LATEST CITY SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
 12. ALL DIMENSIONS UNLESS OTHERWISE NOTED ON THESE PLANS SHALL BE THE LATEST CITY SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
 13. ALL DIMENSIONS UNLESS OTHERWISE NOTED ON THESE PLANS SHALL BE THE LATEST CITY SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
 14. ALL DIMENSIONS UNLESS OTHERWISE NOTED ON THESE PLANS SHALL BE THE LATEST CITY SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.

CONSTRUCTION LEGEND	
①	RECORD PROPOSED
②	RECORD EXISTING
③	RECORD SEWER WASHLINE
④	RECORD DRAIN WASHLINE
⑤	RECORD CONDUIT WASHLINE
⑥	RECORD P.C.C.P.
⑦	RECORD PROPOSED
⑧	RECORD EXISTING
⑨	RECORD SEWER WASHLINE
⑩	RECORD DRAIN WASHLINE
⑪	RECORD CONDUIT WASHLINE
⑫	RECORD P.C.C.P.
⑬	RECORD PROPOSED
⑭	RECORD EXISTING
⑮	RECORD SEWER WASHLINE
⑯	RECORD DRAIN WASHLINE
⑰	RECORD CONDUIT WASHLINE
⑱	RECORD P.C.C.P.
⑲	RECORD PROPOSED
⑳	RECORD EXISTING
㉑	RECORD SEWER WASHLINE
㉒	RECORD DRAIN WASHLINE
㉓	RECORD CONDUIT WASHLINE
㉔	RECORD P.C.C.P.
㉕	RECORD PROPOSED
㉖	RECORD EXISTING
㉗	RECORD SEWER WASHLINE
㉘	RECORD DRAIN WASHLINE
㉙	RECORD CONDUIT WASHLINE
㉚	RECORD P.C.C.P.
㉛	RECORD PROPOSED
㉜	RECORD EXISTING
㉝	RECORD SEWER WASHLINE
㉞	RECORD DRAIN WASHLINE
㉟	RECORD CONDUIT WASHLINE
㊱	RECORD P.C.C.P.
㊲	RECORD PROPOSED
㊳	RECORD EXISTING
㊴	RECORD SEWER WASHLINE
㊵	RECORD DRAIN WASHLINE
㊶	RECORD CONDUIT WASHLINE
㊷	RECORD P.C.C.P.
㊸	RECORD PROPOSED
㊹	RECORD EXISTING
㊺	RECORD SEWER WASHLINE
㊻	RECORD DRAIN WASHLINE
㊼	RECORD CONDUIT WASHLINE
㊽	RECORD P.C.C.P.
㊾	RECORD PROPOSED
㊿	RECORD EXISTING

CVS
pharmacy
1022-PHARM CHAMBER
DRIVE-THRU
802 N. CLAIBORNE AVE
SUITE 100
NEW ORLEANS, LA 70112
CS PROJECT NUMBER 706690

CONSULTANT:
LINFIELD HUNTLEY & HUNTER, INC.
ARCHITECTURAL, ENGINEERING, INTERIOR DESIGN
1000 PINE ST., SUITE 1000
NEW ORLEANS, LA 70112
TEL: (504) 581-1111
FAX: (504) 581-1112

DEVELOPER:
FIRST HARTFORD REALTY CORP.
140 COLONIAL RD.
MANCHESTER, CT 06045
TEL: (603) 666-4555
FAX: (603) 666-4572

SEAL:
NATIONAL BOARD OF PROFESSIONAL ENGINEERS
Professional Engineer
Civil Engineering

REVISIONS:

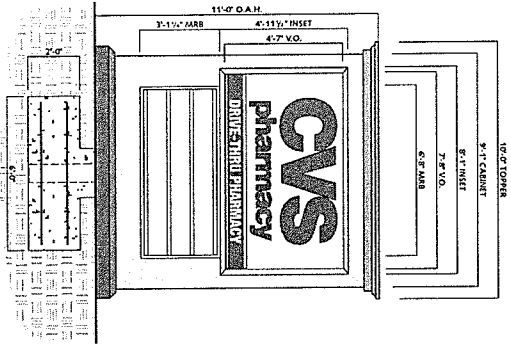
NO.	DATE	DESCRIPTION

DRAWING BY: LM
DATE: 11/14/2014
JOB NUMBER: 14317
CIVIL SITE PLAN

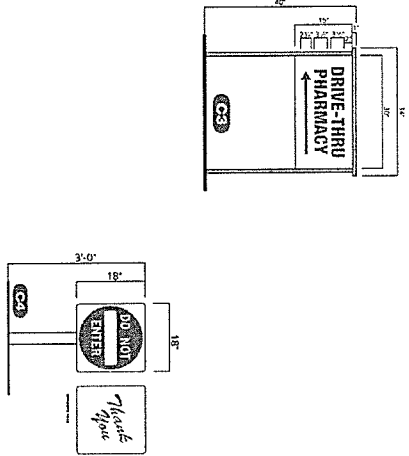
SHEET NUMBER: C4

COMMENTS:

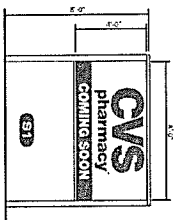
FREESTANDING SIGNS



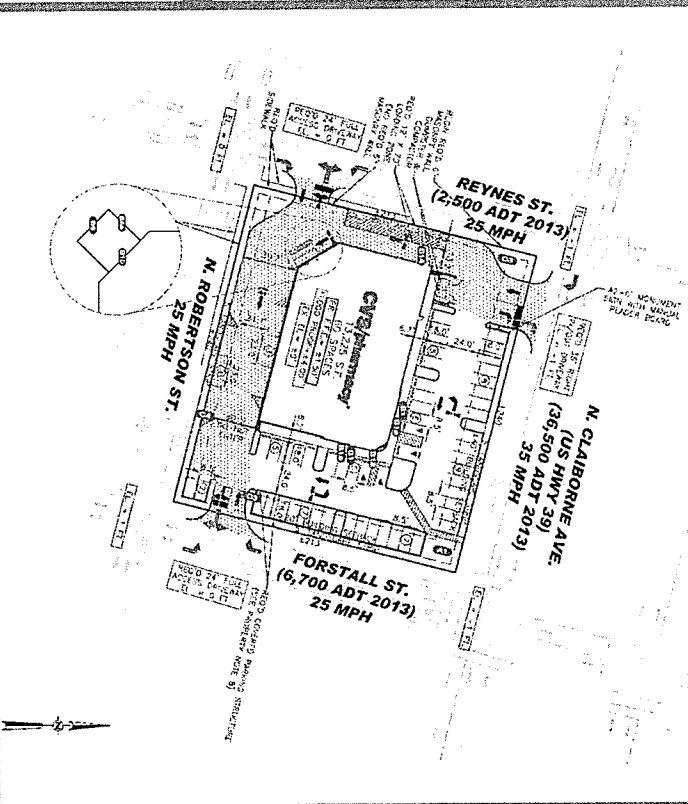
DIRECTIONAL SIGNS



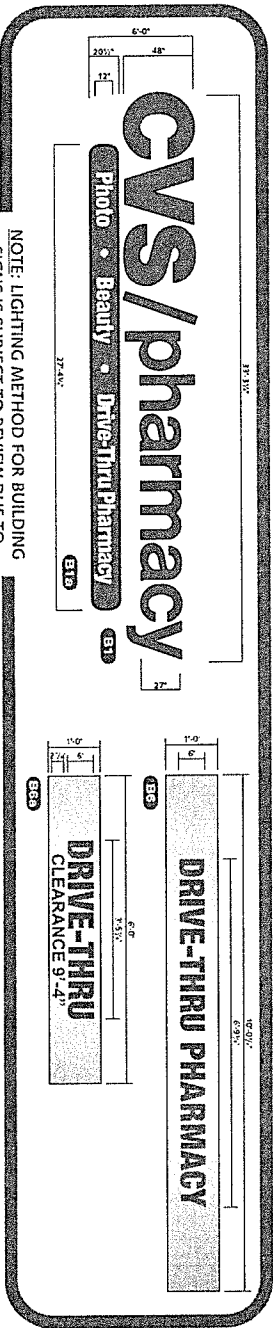
TEMPORARY SIGNS



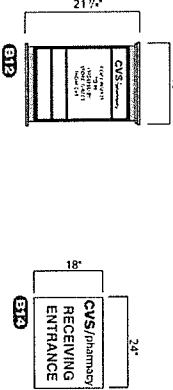
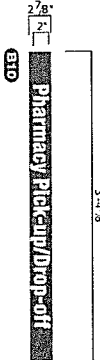
SITEMAP



BUILDING & WALL SIGNS



NOTE: LIGHTING METHOD FOR BUILDING SIGNS IS SUBJECT TO REVIEW DUE TO SURROUNDING RESIDENTIAL



Design # 12-141671
Sheet 1 of 11

Client CVS/pharmacy
Address SWCA, Claiborne Ave & Forrest St
New Orleans, LA

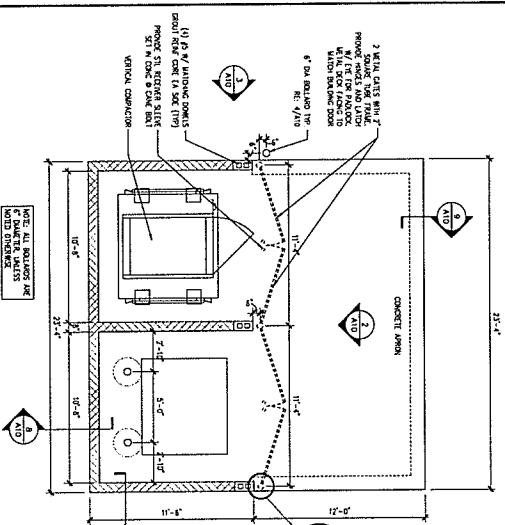
Account WIFE / DH
Buyer KMC
Date 6-5-12

Approved / Date	
Client	
Designer	
Estimator	
Buyer	
Checker	
Revisions / Date	
1	6/5/12

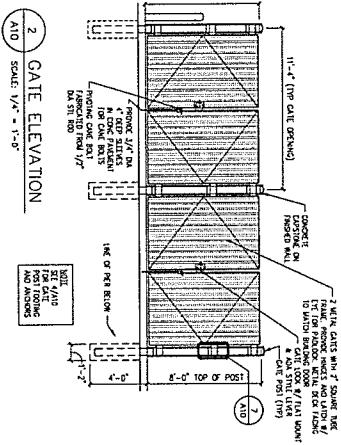
Chandler Signs	
3224 Ambassador, Suite 201, Metairie, LA 70002	504-885-3333
1011 Poydras Center Drive, Suite C, New Orleans, LA 70112	504-581-7023
743 Bayou de l'Est, Suite 200, Metairie, LA 70002	504-885-3333
27 Westbank, Suite 100, Metairie, LA 70002	504-885-3333
20 East 11th Street, Suite 100, Metairie, LA 70002	504-885-3333
20 East 11th Street, Suite 100, Metairie, LA 70002	504-885-3333

Final Electrical Connection by Customer

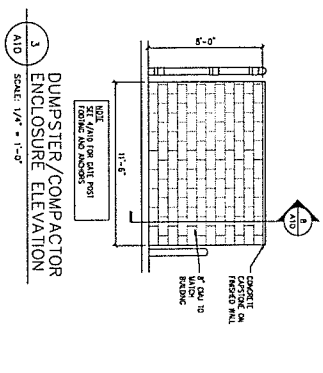
CVS pharmacy logo



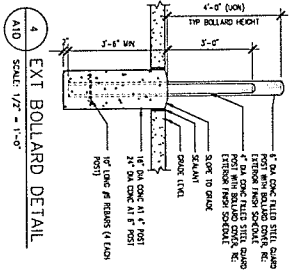
1 ENCLOSURE PLAN
SCALE 1/4" = 1'-0"



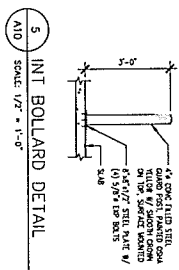
2 GATE ELEVATION
SCALE 1/4" = 1'-0"



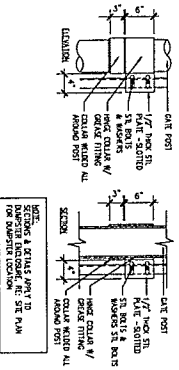
3 DUMPSTER/COMPACTOR ENCLOSURE ELEVATION
SCALE 1/4" = 1'-0"



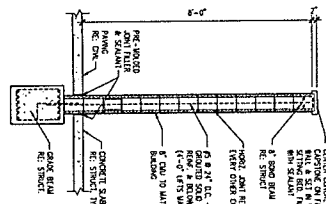
4 EXT BOLLARD DETAIL
SCALE 1/2" = 1'-0"



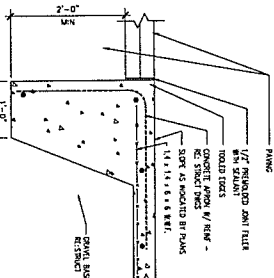
5 INT BOLLARD DETAIL
SCALE 1/2" = 1'-0"



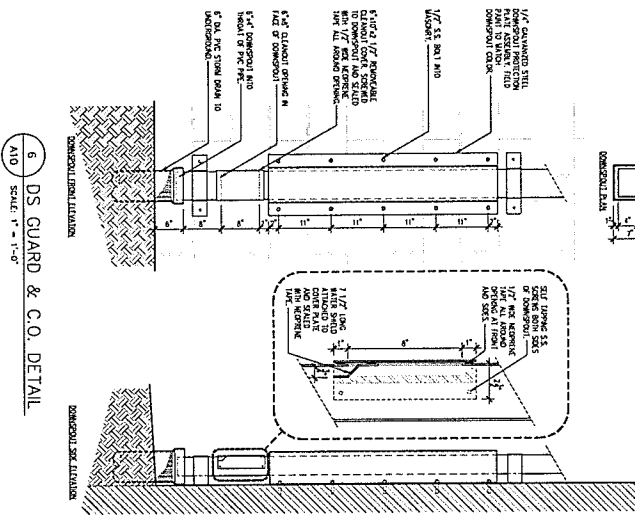
7 GATE HINGE DETAIL
SCALE 1" = 1'-0"



8 ENCLOSURE SECTION
SCALE 1/2" = 1'-0"



9 CONC APRON DETAIL
SCALE 1" = 1'-0"



6 DS GUARD & C.O. DETAIL
SCALE 1" = 1'-0"

CVS pharmacy
TYPE B - STANDARD
3225-FRCHT
CHALFEBE DRIVE-THRU
STORE NUMBER: 02328
15500 CLAYTON AVE. & FOREST ST.
MEMPHIS, TN 38117
PROJECT TYPE: NEW STORE
CS PROJECT NUMBER: 70660

ARCHITECT OF RECORD
GENES DESIGN GROUP, A/P/C
421 W HARMWOOD ROAD, APT/C
DALLAS, TEXAS 75200
PHONE: (214) 285-7444
FAX: (214) 780-7090

STRUCTURAL ENGINEER
STEPHEN A. PINK, P.E.
CONSULTING ENGINEER
1825 MARKET CENTER BLDG, STE 620
DALLAS, TEXAS 75200
PHONE: (214) 285-7444
FAX: (214) 780-7090

MECHANICAL ENGINEER
DPM, INC.
635 WESTPORT PARKWAY, STE 300
DALLAS, TEXAS 75200
PHONE: (214) 250-2445
FAX: (214) 250-5111

DEVELOPER
FIRST HARTBROD
REALTY CORPORATION
90 OSKAL NOOD,
WILMINGTON, CT 06040
TEL: (860) 646-6555
FAX: (860) 646-6572

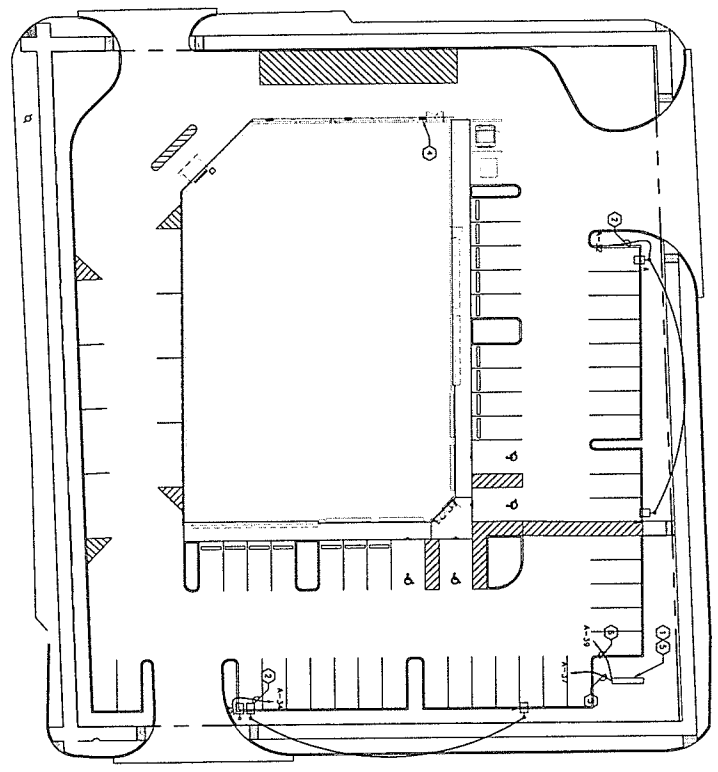
SEAL:
10/22/2014

REVISIONS:

DRAWING BY: DW
DATE: 22 OCTOBER 2014
DSS NUMBER: 14-006
TITLE: COMPACTOR ENCLOSURE PLANS & DETAILS
SHEET NUMBER: A10
CONSULTANTS: GSKT 09B 847/PMH

NO.	DESCRIPTION	QUANTITY	UNIT	AMOUNT	REMARKS
1	10' x 10' PANELS	100	100	100	10' x 10' PANELS
2	10' x 10' PANELS	100	100	100	10' x 10' PANELS
3	10' x 10' PANELS	100	100	100	10' x 10' PANELS
4	10' x 10' PANELS	100	100	100	10' x 10' PANELS
5	10' x 10' PANELS	100	100	100	10' x 10' PANELS
6	10' x 10' PANELS	100	100	100	10' x 10' PANELS
7	10' x 10' PANELS	100	100	100	10' x 10' PANELS
8	10' x 10' PANELS	100	100	100	10' x 10' PANELS
9	10' x 10' PANELS	100	100	100	10' x 10' PANELS
10	10' x 10' PANELS	100	100	100	10' x 10' PANELS
11	10' x 10' PANELS	100	100	100	10' x 10' PANELS
12	10' x 10' PANELS	100	100	100	10' x 10' PANELS

1 SITE PLAN - ELECTRICAL
SCALE: 1" = 20'-0"



ELECTRICAL LEGEND NOTES (SHEET 12345678)

1. 10' x 10' PANELS

2. 10' x 10' PANELS

3. 10' x 10' PANELS

4. 10' x 10' PANELS

5. 10' x 10' PANELS

6. 10' x 10' PANELS

7. 10' x 10' PANELS

8. 10' x 10' PANELS

9. 10' x 10' PANELS

10. 10' x 10' PANELS

11. 10' x 10' PANELS

12. 10' x 10' PANELS

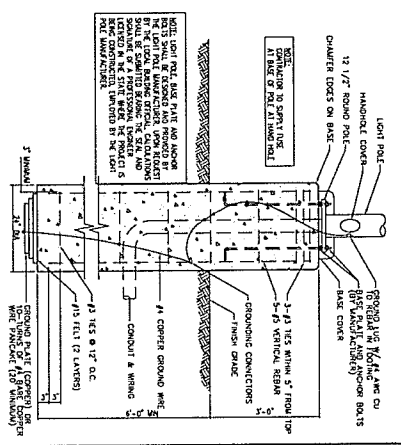
NOTES

1. REFER TO SHEET 12345678 FOR ELECTRICAL SYMBOLS.

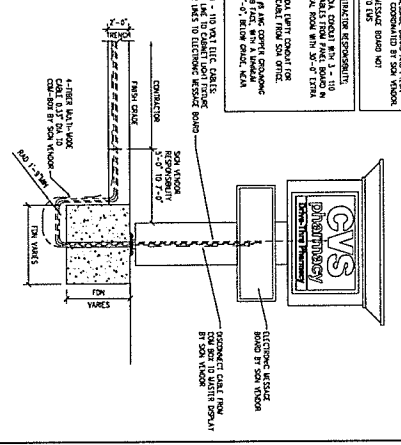
2. REFER TO SHEET 12345678 FOR ELECTRICAL SYMBOLS.

3. REFER TO SHEET 12345678 FOR ELECTRICAL SYMBOLS.

3 BASE DETAIL SITE LIGHTING
SCALE: 1" = 1'-0"



2 PYLON SIGN
SCALE: 3/8" = 1'-0"



ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.

2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.

3. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL ELECTRICAL INSPECTOR.

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/10/00	ISSUED FOR PERMIT
2	10/10/00	ISSUED FOR PERMIT
3	10/10/00	ISSUED FOR PERMIT

DATE: 10/10/00
DESIGNER: [Name]
DRAWING NO.: [Number]
TITLE: ELECTRICAL SITE PLAN
SHEET NUMBER: ES1

DRIVER/OPER:
FIRST HARTFORD
REALTY CORPORATION
49 COLLEEN ROAD
WANTON, CT 06490
TEL: (860) 648-6355
FAX: (860) 648-6322

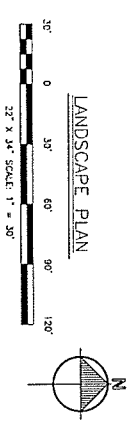
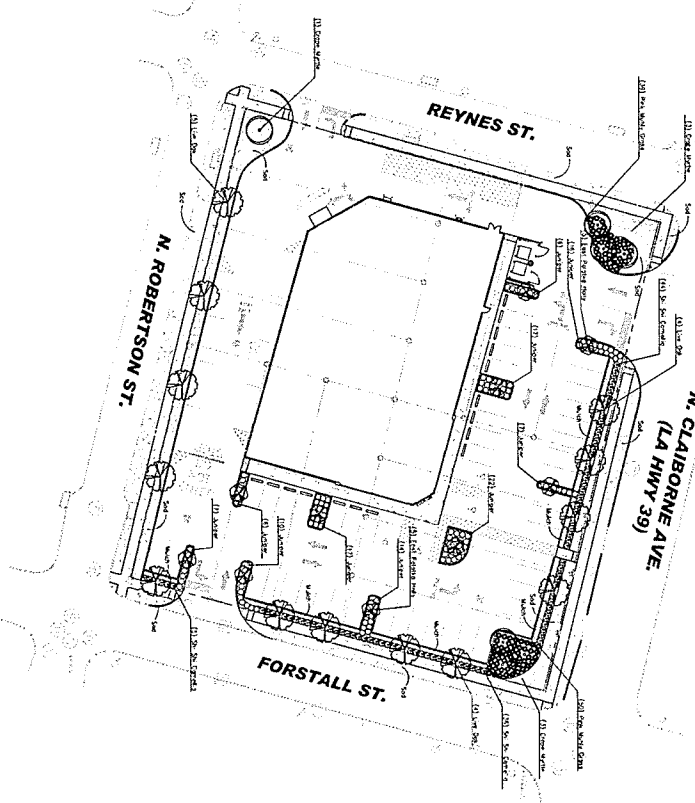
ELECTRICAL ENGINEER:
PETER A. LEPIVICH, P.E.
1235 COLBY AVENUE CT
GROTON, CT 06340
(860) 725-9127

STRUCTURAL ENGINEER:
GREGORY A. PAUL, P.E.
CONSULTING ENGINEER
1825 MARKET CENTER BLVD, STE 620
DUBLIN, MA 01930
TEL: (617) 255-7444
FAX: (617) 255-7418

ARCHITECT OF RECORD:
GENESIS DESIGN GROUP, APC
421 W HARWOOD ROAD
SUITE 100
DUBLIN, MA 01930
TEL: (617) 255-7444
FAX: (617) 255-7418

CS PROJECT NUMBER: 70660

CVS
Pharmacy
TYPE B - STANDARD
1022-NORTH
CHARLETTOWN DRIVE-THRU
STORE NUMBER: 00338
510 N. CHARLETTOWN AVE. & FOREST ST
NORTH CHARLETTOWN, VA
NEW STORE
RECALL THIS




Plant Schedule

Symbol	Quantity	Plant Name	Plant Size	Plant Source
1	10	1/2" Caliper	1/2"	1/2" Caliper
2	10	1/2" Caliper	1/2"	1/2" Caliper
3	10	1/2" Caliper	1/2"	1/2" Caliper
4	10	1/2" Caliper	1/2"	1/2" Caliper
5	10	1/2" Caliper	1/2"	1/2" Caliper
6	10	1/2" Caliper	1/2"	1/2" Caliper
7	10	1/2" Caliper	1/2"	1/2" Caliper
8	10	1/2" Caliper	1/2"	1/2" Caliper
9	10	1/2" Caliper	1/2"	1/2" Caliper
10	10	1/2" Caliper	1/2"	1/2" Caliper
11	10	1/2" Caliper	1/2"	1/2" Caliper
12	10	1/2" Caliper	1/2"	1/2" Caliper
13	10	1/2" Caliper	1/2"	1/2" Caliper
14	10	1/2" Caliper	1/2"	1/2" Caliper
15	10	1/2" Caliper	1/2"	1/2" Caliper
16	10	1/2" Caliper	1/2"	1/2" Caliper
17	10	1/2" Caliper	1/2"	1/2" Caliper
18	10	1/2" Caliper	1/2"	1/2" Caliper
19	10	1/2" Caliper	1/2"	1/2" Caliper
20	10	1/2" Caliper	1/2"	1/2" Caliper

1. All plant quantities are based on 10% extra. 2. All plant quantities are based on 10% extra. 3. All plant quantities are based on 10% extra.

CVS
Pharmacy
13225-NIGHT CHAWER
DRIVE-THRU
STORE NUMBER 10538
3600 N. CLAYTON AVE.
SUITE 100
HOUSTON, TX 77040
CS PROJECT NUMBER 70660



SEAL

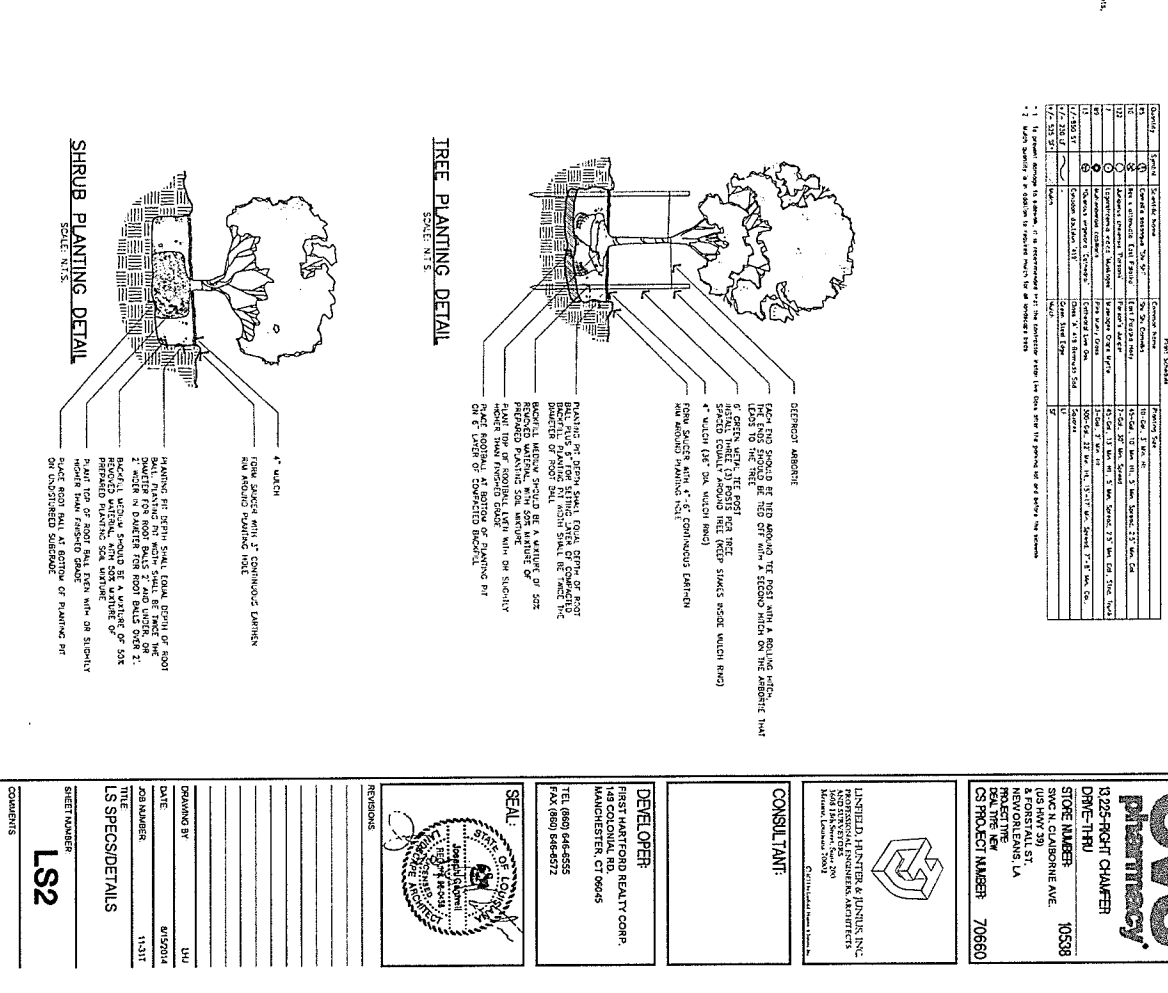
CONSULTANT:
LINFIELD HENSTER & HENRIK, INC.
PROFESSIONAL ENGINEERS, ARCHITECTS
3801 34th Street, Suite 300
Houston, Texas 77008
Tel: (281) 885-5555

DEVELOPER:
FIRST HARTFORD REALTY CORP.
149 COLONIAL RD.
MANCHESTER, CT 06045
TEL: (860) 644-8555
FAX: (860) 645-5272

DRAWING BY: JHM
DATE: 9/15/2014
JOB NUMBER: 11-31T
TITLE: LANDSCAPE PLAN
SHEET NUMBER: LS1

SECTION 02200 - LANDSCAPING

- 1.1. CHECKS:
 - A. Summer: In addition to product conditions, submit the following items applicable:
 1. Conditions of grass seed/soil firm surface analysis for each seed mixture, for use at the time of seeding.
 2. List of soil nutrient and moisture content tests to be performed, including but not limited to any other product-specific requirements for product.
 3. List of soil nutrient and moisture content test results to be provided to the contractor.
 4. List of soil nutrient and moisture content test results to be provided to the contractor.
- 1.2. EXECUTION:
 - A. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions.
 - B. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions.
 - C. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions.
 - D. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions.
 - E. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions.
 - F. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions.
 - G. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions.
 - H. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions.
 - I. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions.
 - J. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions.
 - K. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions.
 - L. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions.
 - M. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions.
 - N. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions.
 - O. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions. Apply and water in grass seed/fertilizer mixture in accordance with the manufacturer's instructions.



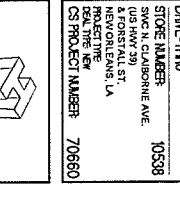
SHRUB PLANTING DETAIL
SCALE: 1/4" = 1'-0"

PLANTING FOR SHRUB SHALL BE INSTALLED AS SHOWN. SOIL SHOULD BE FIRM AND FREE FROM ROCKS AND DEBRIS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

TREE PLANTING DETAIL
SCALE: 1/4" = 1'-0"

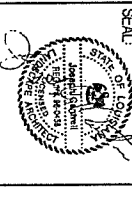
PLANTING FOR TREE SHALL BE INSTALLED AS SHOWN. SOIL SHOULD BE FIRM AND FREE FROM ROCKS AND DEBRIS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

DEFERRED ARBORIC
PLANTING SHOULD BE LEFT OPENING TO THE TREE WITH A ROUND WAGON WHEEL TO THE TREE. PLANTING SHOULD BE LEFT OPENING TO THE TREE WITH A ROUND WAGON WHEEL TO THE TREE. PLANTING SHOULD BE LEFT OPENING TO THE TREE WITH A ROUND WAGON WHEEL TO THE TREE.



CONSULTANT:
LINTFIELD, HANDBER & JUNKIN, INC.
REGISTERED ENGINEERS AND ARCHITECTS
1045 S. MAIN ST., SUITE 200
MONROE, LA 70501
OFFICE: (504) 835-8800
FAX: (504) 835-8801

DEVELOPER:
FIRST HARTFORD REALTY CORP.
140 CONCORD RD.
MANCHESTER, CT 06045
TEL: (603) 644-8655
FAX: (603) 646-8272



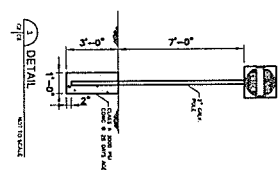
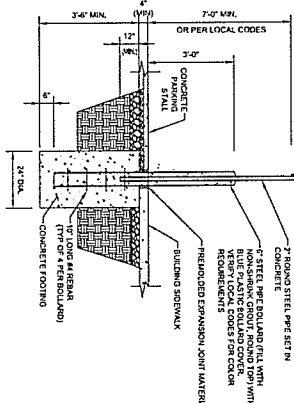
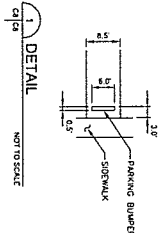
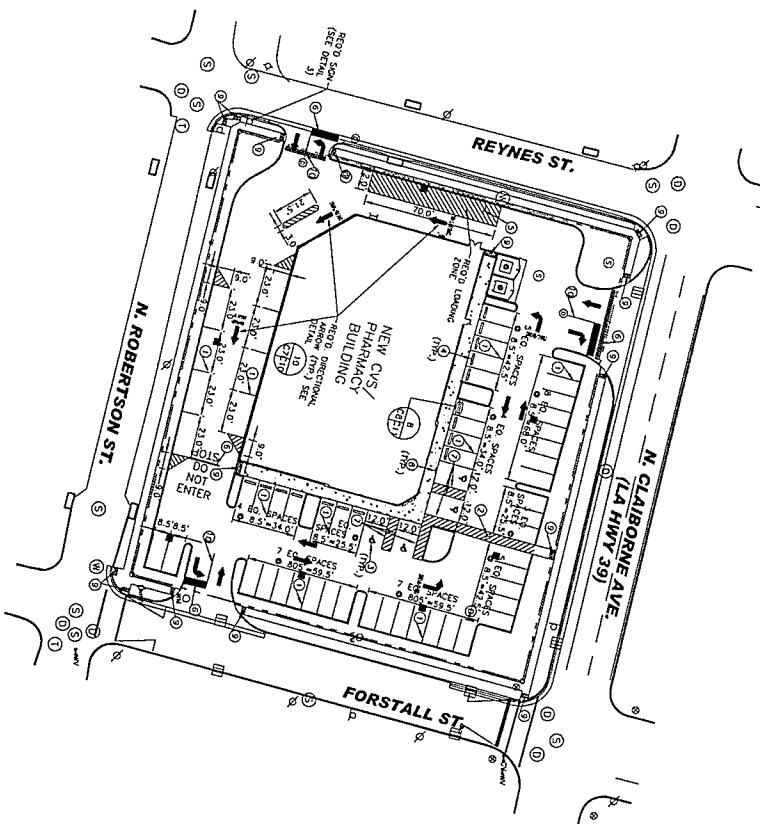
REVISIONS

NO.	DATE	DESCRIPTION

DRAWING BY: JHU
CHECKED BY: JHU
DATE: 8/20/04
JOB NUMBER: 1131T
TITLE: LS SPEEDDETAILS
SHEET NUMBER: LS2
DATE: 8/20/04
DESIGNER: JHU

LEGEND	
	FOUND IRON PIPE
	SET IRON PIPE
	EAST BOUNDARY LINE
	EAST ASSESSOR'S LINE
	EAST SEWER LINE
	EAST UNDERGROUND TELEPHONE LINE
	EAST DRAINAGE LINE
	OVERHEAD ELECTRIC
	EAST CHANGING ELEVATION
	TEMPORARY BENCHMARK
	TOP OF DASTING ELEVATION
	EL. ELEVATION
	EAST SIGHTING MARKS
	EAST WATER MANHOLE
	EAST CATCH BASIN
	INVERT ELEVATION
	EAST CURB WIRE
	EAST DROP INLET
	EAST SAGEP MANHOLE
	EAST WATER MANHOLE
	EAST TELEPHONE MANHOLE
	EAST FIRE HYDRANT
	EAST WATER METER
	GAS METER
	EAST NATURE CLAMOUR
	EAST CURB
	EAST SLOPE
	EAST BOLLARD
	EAST LIGHT POLE
	EAST POWER OR TELEPHONE POLE
	EAST CATCH BASIN
	EAST FIRE OR SPRINKLER POLE
	EAST 30 FT ELEVATION
	1:100

- STRIPING LEGEND**
- 1 RECO * 1/2" BLUE STRIPING
 - 2 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 3 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 4 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 5 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 6 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 7 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 8 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 9 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 10 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 11 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 12 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 13 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 14 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 15 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 16 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 17 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 18 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 19 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 20 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 21 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 22 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 23 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 24 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 25 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 26 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 27 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 28 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 29 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 30 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 31 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 32 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 33 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 34 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 35 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 36 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 37 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 38 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 39 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 40 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 41 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 42 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 43 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 44 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 45 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 46 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 47 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 48 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 49 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.
 - 50 RECO * 1/2" BLUE STRIPING @ 4'-0" & 4'-0" C.C.



ALL DETECTABLE WARNING SURFACES ON CURB PROPERTY SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE. REFER TO THE GOVERNING BODY.

STRIPING PLAN
21/2" X 29" SCALE 1" = 20'

CVS Pharmacy
10205-ROBT CHAMBER
DRIVE-THRU
STORE NUMBER: 10538
464 HWY 39
LAKE CHARLES, LA 70601
NEW ORLEANS, LA 70112
RENT OFFICE PER FOR BRENKE
DEAL THE NEW
CS PROJECT NUMBER 70680

CONSULTANT:
UNFIELD HUNTER & HUNTER, INC.
205 S. WYCK OFFICE BUILDING
SUITE 200
NEW ORLEANS, LA 70112
Phone: (504) 581-1100
Fax: (504) 581-1101

DEVELOPER:
FIRST PARTHARD REALTY CORP.
401 PINE STREET, SUITE 100
NEW ORLEANS, LA 70112
TEL: (504) 581-4555
FAX: (504) 581-4772

SEAL:
Professional Engineer
State of Louisiana
No. 111111
Date: 11/14/2014

REVISIONS:

NO.	DESCRIPTION	DATE

COMMENTS:

SHEET NUMBER: **C8**

TITLE: STRIPING PLAN

DATE: 11/14/2014

JOB NUMBER: 11317



TYPE B - STANDARD
CVS pharmacy
 CHARLETT DRIVE-THRU
 STORE NUMBER: 00338
 516 X CHARLETT AVE & FOREST ST
 PROJECT NUMBER: 70660
 ARCHITECT OF RECORD
 GENESIS DESIGN GROUP, A/P/C
 421 W HARBWOOD ROAD
 SUITE 100, DALLAS, TEXAS 75209
 TEL: (817) 255-7444
 FAX: (817) 255-7418

STRUCTURAL ENGINEER:
 STEPHEN A. DUNN, P.E.
 CONSULTING ENGINEER
 1825 MARKET CENTER BLVD, STE 620
 DALLAS, TEXAS 75209
 TEL: (817) 750-7000
 FAX: (817) 750-7000

MECHANICAL ENGINEER:
 DON TERPOTI PARKWAY, STE 300
 GARLAND, TX 75041
 TEL: (817) 410-2335
 FAX: (817) 531-9111

DRAWN BY:
 FIRST HARDY
 REALTY CORPORATION
 149 E. COOKA, ROAD,
 WADSWORTH, CT 06890
 TEL: (860) 545-6555
 FAX: (860) 546-8672

SEAL:

REVISIONS:
 10/27/2014

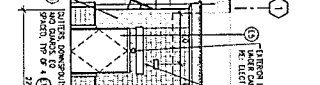
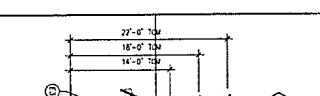
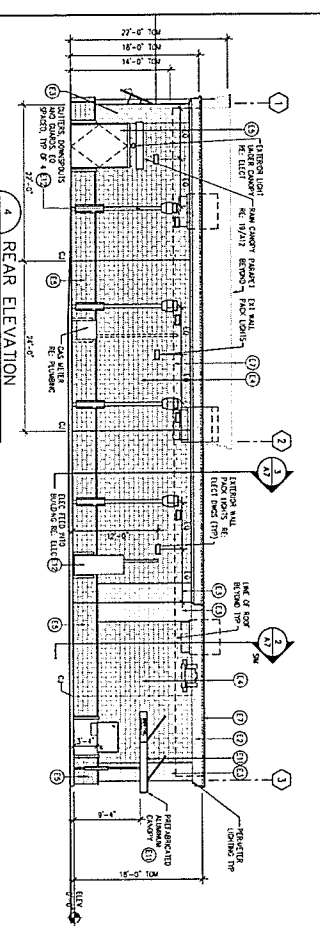
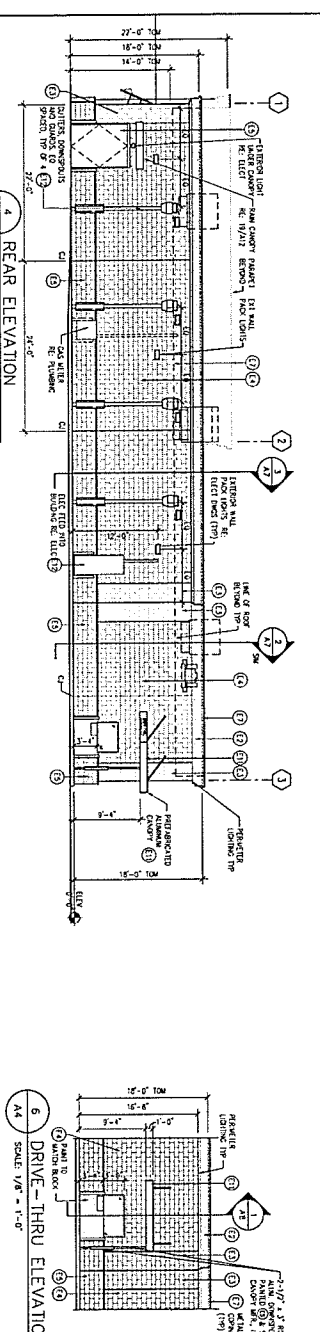
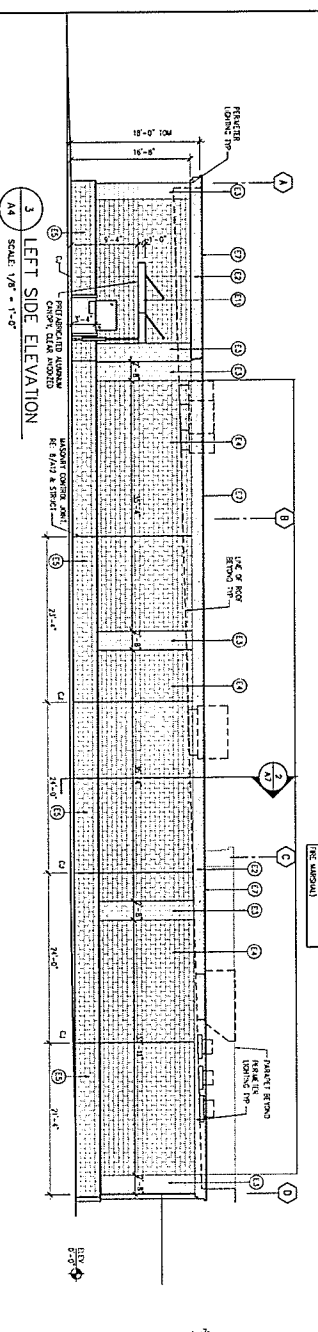
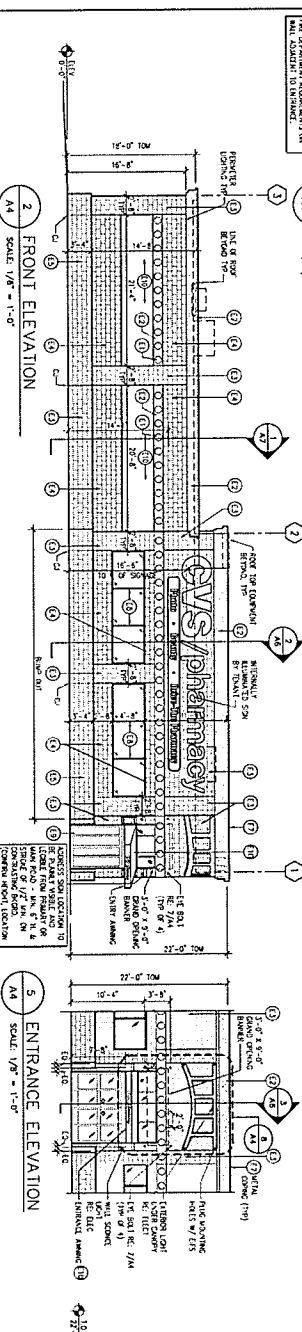
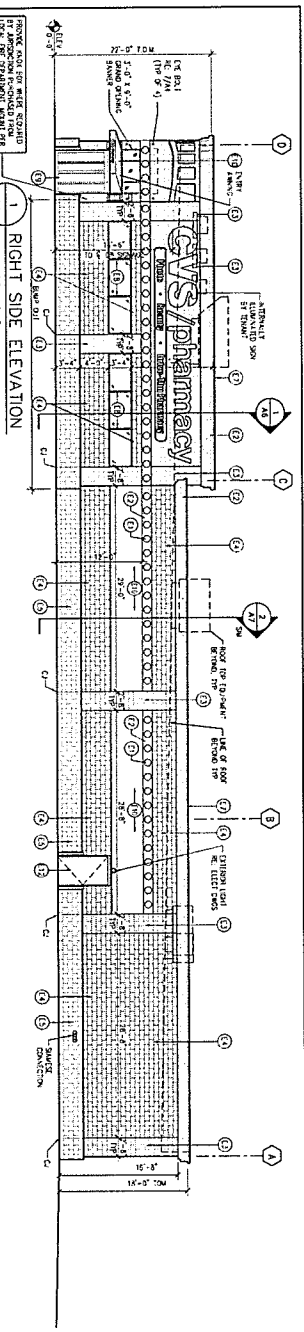
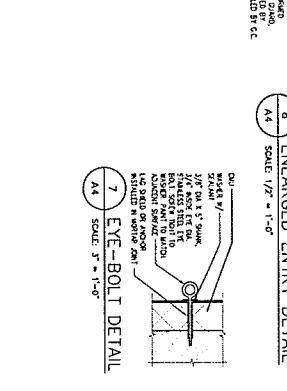
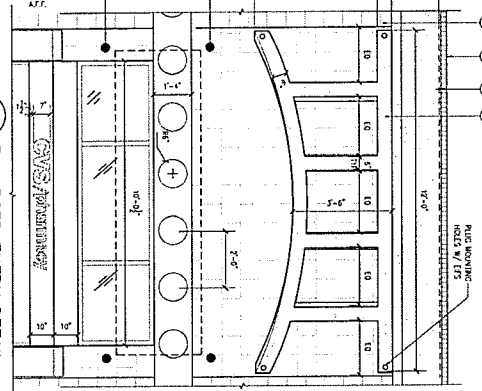
COMMENTS:
 2827 (R) 807/01/01
 SHEET NUMBER: **A4**
 EXTENSION ELEVATIONS
 DATE: 27 OCTOBER 2014
 JOB NUMBER: 14-106
 DRAWING BY: DW
 CHECKED BY: JG

EXTERIOR FINISH SCHEDULE

NO.	FINISH / DESCRIPTION	FINISH / DESCRIPTION	NOTE
(1)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(2)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(3)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(4)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(5)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(6)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(7)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(8)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(9)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(10)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(11)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(12)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(13)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(14)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(15)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(16)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(17)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(18)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(19)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(20)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(21)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(22)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(23)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(24)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(25)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(26)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(27)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(28)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(29)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(30)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(31)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(32)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(33)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(34)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(35)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(36)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(37)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(38)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(39)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(40)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(41)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(42)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(43)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(44)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(45)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(46)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(47)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(48)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(49)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(50)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(51)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(52)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(53)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(54)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(55)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(56)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(57)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(58)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(59)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(60)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(61)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(62)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(63)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(64)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(65)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(66)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(67)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(68)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(69)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(70)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(71)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(72)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(73)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(74)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(75)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(76)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(77)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(78)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(79)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(80)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(81)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(82)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(83)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(84)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(85)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(86)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(87)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(88)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(89)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(90)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(91)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(92)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(93)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(94)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(95)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(96)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(97)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(98)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(99)	SPRINKLER	SPRINKLER	SEE SCHEDULE
(100)	SPRINKLER	SPRINKLER	SEE SCHEDULE

LEGEND

(1) - SEE EXTERIOR FINISH SCHEDULE
 (2) - SEE EXTERIOR FINISH SCHEDULE
 (3) - SEE EXTERIOR FINISH SCHEDULE
 (4) - SEE EXTERIOR FINISH SCHEDULE
 (5) - SEE EXTERIOR FINISH SCHEDULE
 (6) - SEE EXTERIOR FINISH SCHEDULE
 (7) - SEE EXTERIOR FINISH SCHEDULE
 (8) - SEE EXTERIOR FINISH SCHEDULE
 (9) - SEE EXTERIOR FINISH SCHEDULE
 (10) - SEE EXTERIOR FINISH SCHEDULE
 (11) - SEE EXTERIOR FINISH SCHEDULE
 (12) - SEE EXTERIOR FINISH SCHEDULE
 (13) - SEE EXTERIOR FINISH SCHEDULE
 (14) - SEE EXTERIOR FINISH SCHEDULE
 (15) - SEE EXTERIOR FINISH SCHEDULE
 (16) - SEE EXTERIOR FINISH SCHEDULE
 (17) - SEE EXTERIOR FINISH SCHEDULE
 (18) - SEE EXTERIOR FINISH SCHEDULE
 (19) - SEE EXTERIOR FINISH SCHEDULE
 (20) - SEE EXTERIOR FINISH SCHEDULE
 (21) - SEE EXTERIOR FINISH SCHEDULE
 (22) - SEE EXTERIOR FINISH SCHEDULE
 (23) - SEE EXTERIOR FINISH SCHEDULE
 (24) - SEE EXTERIOR FINISH SCHEDULE
 (25) - SEE EXTERIOR FINISH SCHEDULE
 (26) - SEE EXTERIOR FINISH SCHEDULE
 (27) - SEE EXTERIOR FINISH SCHEDULE
 (28) - SEE EXTERIOR FINISH SCHEDULE
 (29) - SEE EXTERIOR FINISH SCHEDULE
 (30) - SEE EXTERIOR FINISH SCHEDULE
 (31) - SEE EXTERIOR FINISH SCHEDULE
 (32) - SEE EXTERIOR FINISH SCHEDULE
 (33) - SEE EXTERIOR FINISH SCHEDULE
 (34) - SEE EXTERIOR FINISH SCHEDULE
 (35) - SEE EXTERIOR FINISH SCHEDULE
 (36) - SEE EXTERIOR FINISH SCHEDULE
 (37) - SEE EXTERIOR FINISH SCHEDULE
 (38) - SEE EXTERIOR FINISH SCHEDULE
 (39) - SEE EXTERIOR FINISH SCHEDULE
 (40) - SEE EXTERIOR FINISH SCHEDULE
 (41) - SEE EXTERIOR FINISH SCHEDULE
 (42) - SEE EXTERIOR FINISH SCHEDULE
 (43) - SEE EXTERIOR FINISH SCHEDULE
 (44) - SEE EXTERIOR FINISH SCHEDULE
 (45) - SEE EXTERIOR FINISH SCHEDULE
 (46) - SEE EXTERIOR FINISH SCHEDULE
 (47) - SEE EXTERIOR FINISH SCHEDULE
 (48) - SEE EXTERIOR FINISH SCHEDULE
 (49) - SEE EXTERIOR FINISH SCHEDULE
 (50) - SEE EXTERIOR FINISH SCHEDULE
 (51) - SEE EXTERIOR FINISH SCHEDULE
 (52) - SEE EXTERIOR FINISH SCHEDULE
 (53) - SEE EXTERIOR FINISH SCHEDULE
 (54) - SEE EXTERIOR FINISH SCHEDULE
 (55) - SEE EXTERIOR FINISH SCHEDULE
 (56) - SEE EXTERIOR FINISH SCHEDULE
 (57) - SEE EXTERIOR FINISH SCHEDULE
 (58) - SEE EXTERIOR FINISH SCHEDULE
 (59) - SEE EXTERIOR FINISH SCHEDULE
 (60) - SEE EXTERIOR FINISH SCHEDULE
 (61) - SEE EXTERIOR FINISH SCHEDULE
 (62) - SEE EXTERIOR FINISH SCHEDULE
 (63) - SEE EXTERIOR FINISH SCHEDULE
 (64) - SEE EXTERIOR FINISH SCHEDULE
 (65) - SEE EXTERIOR FINISH SCHEDULE
 (66) - SEE EXTERIOR FINISH SCHEDULE
 (67) - SEE EXTERIOR FINISH SCHEDULE
 (68) - SEE EXTERIOR FINISH SCHEDULE
 (69) - SEE EXTERIOR FINISH SCHEDULE
 (70) - SEE EXTERIOR FINISH SCHEDULE
 (71) - SEE EXTERIOR FINISH SCHEDULE
 (72) - SEE EXTERIOR FINISH SCHEDULE
 (73) - SEE EXTERIOR FINISH SCHEDULE
 (74) - SEE EXTERIOR FINISH SCHEDULE
 (75) - SEE EXTERIOR FINISH SCHEDULE
 (76) - SEE EXTERIOR FINISH SCHEDULE
 (77) - SEE EXTERIOR FINISH SCHEDULE
 (78) - SEE EXTERIOR FINISH SCHEDULE
 (79) - SEE EXTERIOR FINISH SCHEDULE
 (80) - SEE EXTERIOR FINISH SCHEDULE
 (81) - SEE EXTERIOR FINISH SCHEDULE
 (82) - SEE EXTERIOR FINISH SCHEDULE
 (83) - SEE EXTERIOR FINISH SCHEDULE
 (84) - SEE EXTERIOR FINISH SCHEDULE
 (85) - SEE EXTERIOR FINISH SCHEDULE
 (86) - SEE EXTERIOR FINISH SCHEDULE
 (87) - SEE EXTERIOR FINISH SCHEDULE
 (88) - SEE EXTERIOR FINISH SCHEDULE
 (89) - SEE EXTERIOR FINISH SCHEDULE
 (90) - SEE EXTERIOR FINISH SCHEDULE
 (91) - SEE EXTERIOR FINISH SCHEDULE
 (92) - SEE EXTERIOR FINISH SCHEDULE
 (93) - SEE EXTERIOR FINISH SCHEDULE
 (94) - SEE EXTERIOR FINISH SCHEDULE
 (95) - SEE EXTERIOR FINISH SCHEDULE
 (96) - SEE EXTERIOR FINISH SCHEDULE
 (97) - SEE EXTERIOR FINISH SCHEDULE
 (98) - SEE EXTERIOR FINISH SCHEDULE
 (99) - SEE EXTERIOR FINISH SCHEDULE
 (100) - SEE EXTERIOR FINISH SCHEDULE



Project Neighborhood Participation Program Report

Date of Meeting: December 18, 2014

Project Name: CVS Pharmacy- N. Claiborne Avenue and Forstall Street

Overview:

This report provides the results of a second community meeting for this project as a part of the Project Neighborhood Participation Program for the block at municipal addresses 5000-5030 N. Claiborne Avenue. The site is between Forstall Street and Reynes Street. The applicant has filed an application to rezone the site from B-1 and RD-3 to B-2 to permit a general retail pharmacy. Next, the applicant will file a conditional use application to sell packaged liquor. This report provides a summary of this second meeting (the first meeting was held in September). Opportunities have been provided to learn about and comment on the proposed plans and actions.

Contacts:

Mike Sherman
1309 Marengo Street
New Orleans, LA 70115
(504) 250-2257
mike@shermanstrategiesllc.com

Avery Cootes
1309 Marengo Street
New Orleans, LA 70115
(504) 301-5228
avery@shermanstrategiesllc.com

Kirk Farrelly, Project Engineer
Linfield, Hunter, and Junius, Inc.
3608 18th Street, Suite 200
Metairie, LA 70002
(504) 833-5300
kfarrelly@lhjunius.com

Neighborhood Meeting:

We held a second neighborhood meeting on Thursday, December 18th between 5:00pm and 6:00pm at Cafe Dauphine, 5229 Dauphine Street, New Orleans, LA 70117. The meeting was led by Avery Cootes (urban planner), Mike Sherman (attorney), Kirk Farrelly (project engineer), and Pete Sanchez (project advisor). Neighbors were able to review and comment upon the updated site plan and various elevations of the proposed site. Only one neighbor attended the meeting, likely because this was a follow-up, second meeting and there was virtually no opposition at the first meeting for this store. (Sign in sheet is attached.)

Results:

Reverend Douglas Haywood of the New Israel Baptist Church was the meeting's only attendee. His comments regarding the sale of alcohol were that the store should sell fine wine, high-end liquors, no singles, etc. in order to attract the right 'clientele'. The Reverend was involved in the moratorium on liquor in the Ninth Ward some years ago but would remain supportive of the Ninth Ward CVS selling packaged liquor, if it were limited to high volume, high quality types. Other than this commentary, he is excited for the store to open and sees a very high demand for this store in the Ninth Ward.