

ICMUSENG,LLC 1224 St. Charles Av, A.P.302 New Orleans, La 70130 Tel. 504 554-9043 C. 504-554-9043 E-mail: icmuseng@aol.com Pages: \_\_\_\_\_Conf: \_\_\_\_Routine:\_\_\_\_

## SUBJECT: DAC APPLICATION RESUBMISSION OF THE PREVIOUSLY **REVIEWED DOCUMENTATION AND THE FEB 2020 PUBLIC HEARING** CONFIRMATION 7001 READ LN., NEW ORLEANS EAST

## 6/8/2020

To: Aspen Nero, City Planner

Address: New Orleans City Planning Commission 1300 Perdido St., 7<sup>th</sup>. Floor New Orleans, La 70112

Tel. 504-668-7023

Email asnero@nola.gov

## SUMMARY REGARDIND THIS SUBMISSION TO DAC REVIEW, BASED ON THE FIRST PLANS SUBMITTED AND REVISED ACCORDINGLY WITH THE REQUEST FOR VARIANCE

Dear Aspen:

Following on the last month DAC meeting which deferred the variances for submission to BZA, we have the following comments:

- 1) The last submission and the variances requested will be null and void,
- 2) The new drawings are submitted here with this application,
- 3) The new drawings depict the old plans which were previously reviewed by your department, city safety and permits department, fire marshal department, and approved pending only the DAC/BZA approval
- 4) The landscape plan is revised accordingly and certified by the landscape architect
- 5) The February 2020 hearing was conducted by the Owner and there were 4 variances requested
- 6) This submission reduces the 4 variances to 2, which are the 5 ft. rear and the side setbacks, and the position of the parking lot being at the front of the property facing I-10 service road. The front 20 ft. set back would be contingent on the approval of the parking lot.
- 7) The changes on these plans show: a) smaller size building, b) 24 ft curb cut at the Read Ln side, c) substantial increase in the landscaped area, and d) compliance with the drainage issues.

Considering these changes we would like to revert the approval to the previously approved plans, and to resolve the 2 variances as per these drawings. If we are successful with these variances it will allow for the final review and approval in accordance with the parts issued by the agencies such as State Fire Marshal and Safety and Permits.

The authorization was given to us, that ICMUSENG,LLC is to be POR and there will not be engagement with any other design firm. The Owner also opted not to represent his company in, what he had found to be a difficult procedure with the permitting, and with us in agreement the Owner approved presentation by Nicole Webre who will be working directly under our supervision, and will be responsible only to procure the variances as noted in this submission.

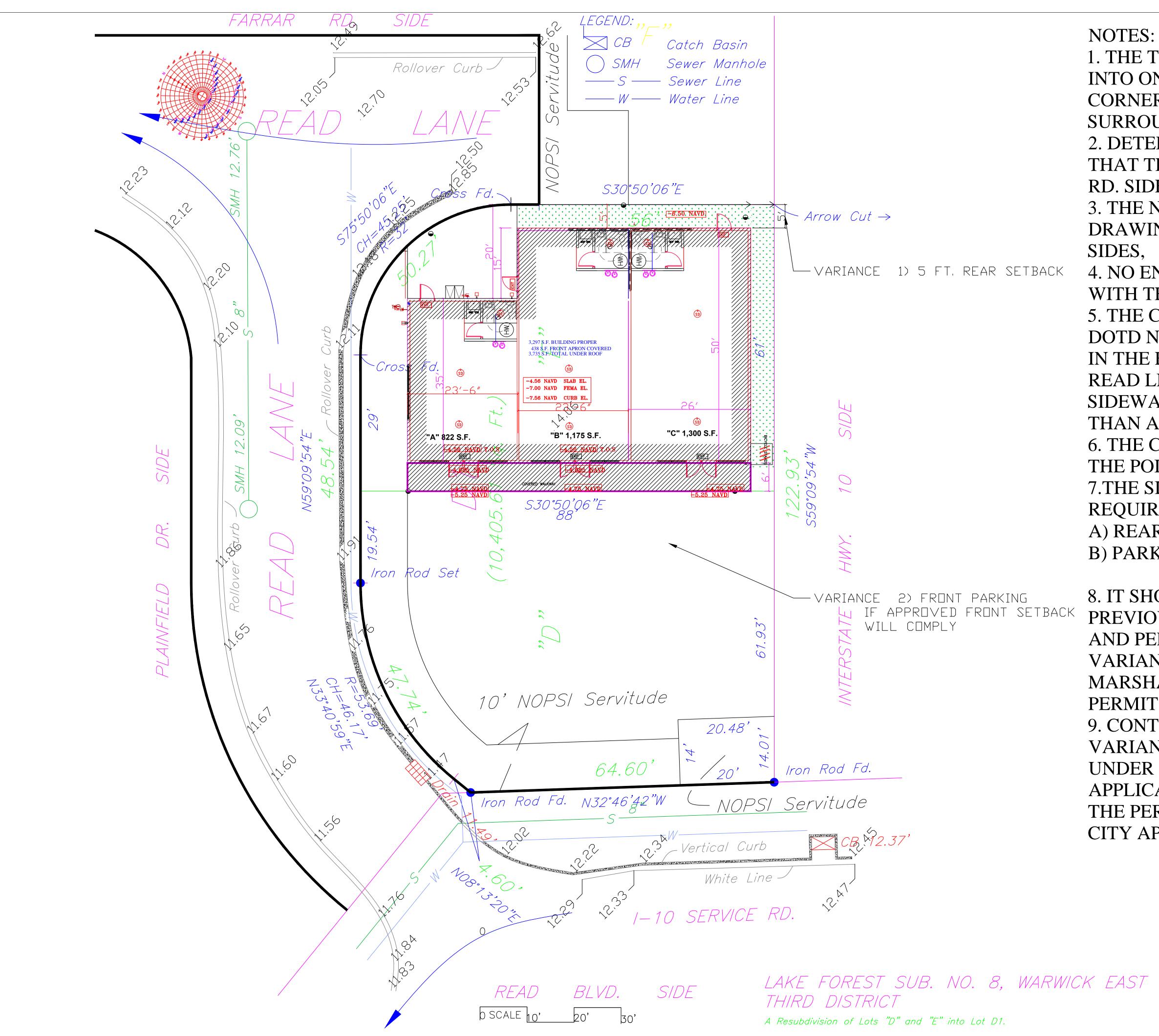
Since we had a long more than 3 years on this project the city council lady Cyndi Nguyen was communicating with us over time and was interested to see this project built. For that reason we will also inform her with this letter and submission that the process is continued based on the previously reviewed drawings for this development.

Sincerely,

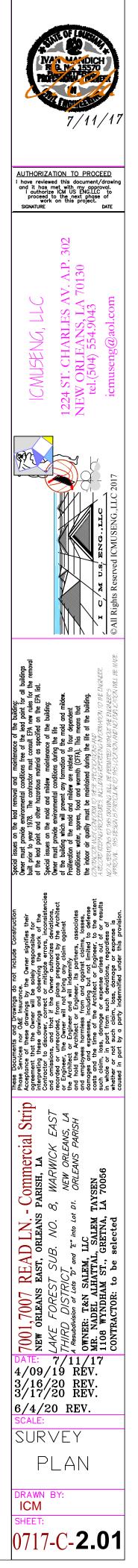
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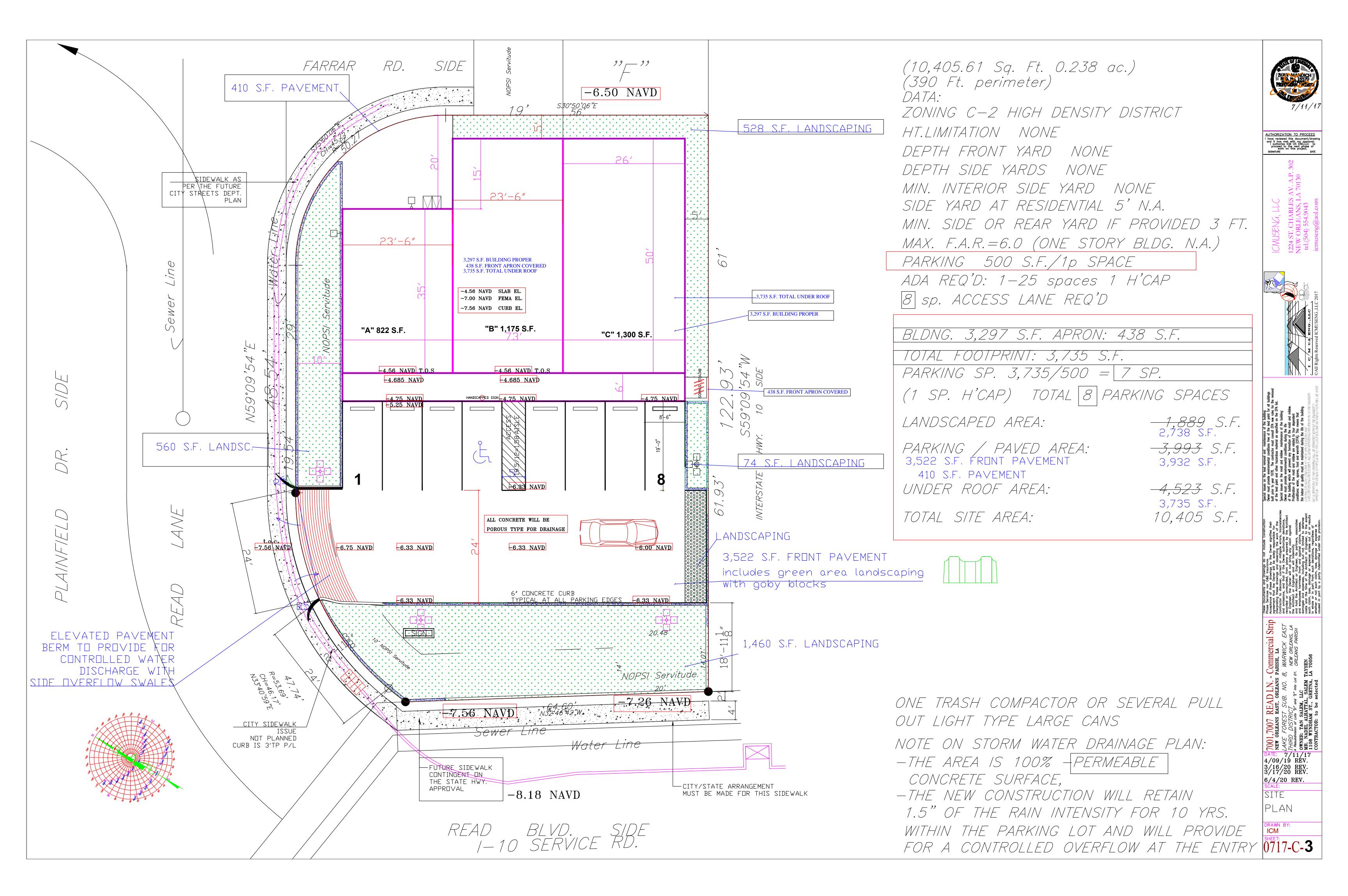
Ivan C. Mandich, PE.MA.

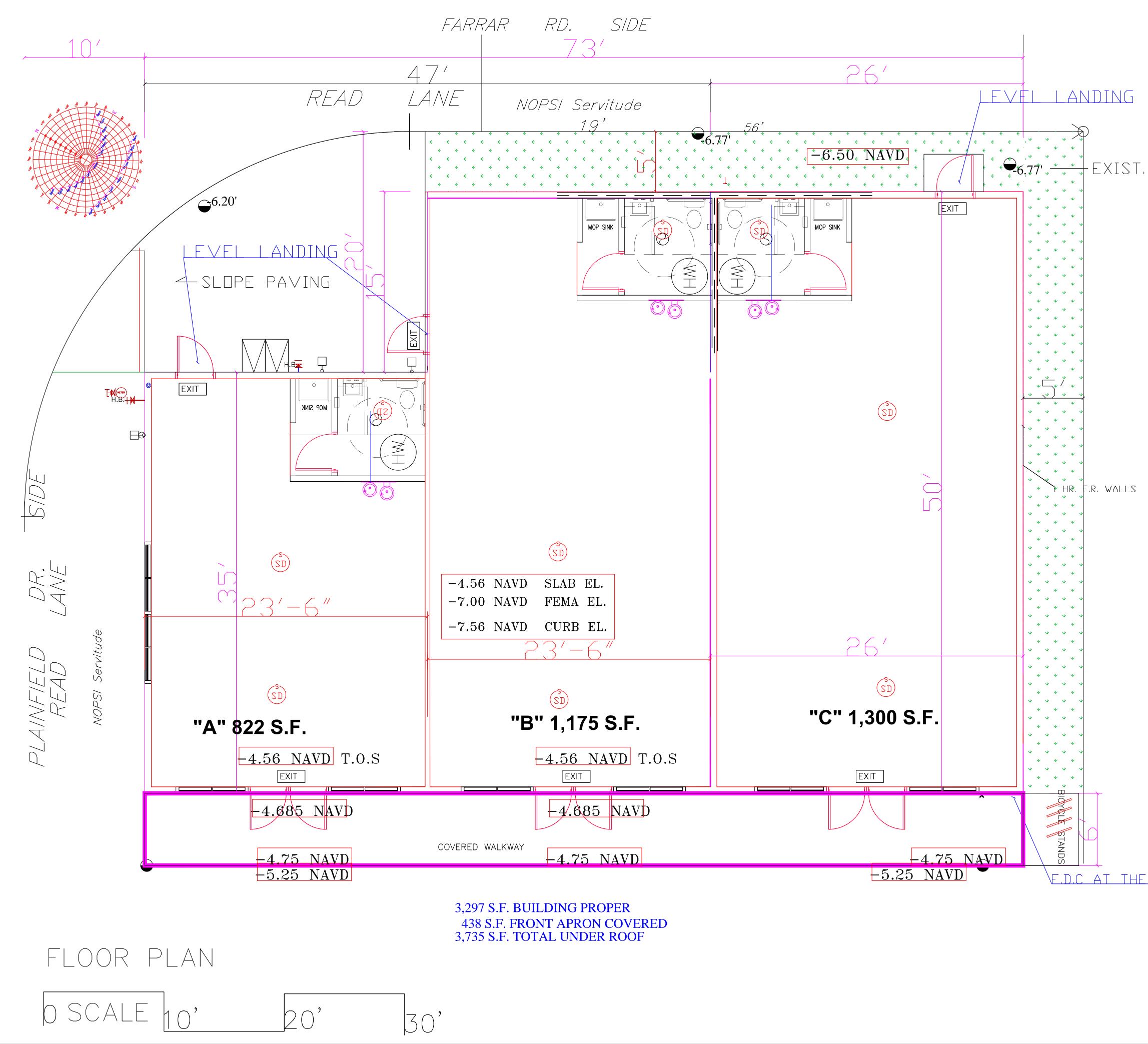
Attachment: dwgs. To: cyndinguyen4districte <<u>cyndinguyen4districte@gmail.com</u>> Nicole Webre <<u>nicole@webreconsulting.com</u>> To: rdrivers <<u>rdrivers@nola.gov</u>> Cc: nadersalem1979 <<u>nadersalem1979@gmail.com</u>> Adam <7001read@att.net>



- 1. THE TWO PROPERTIES WERE SUBDIVIDED INTO ONE PARCEL AND AS SUCH THE TWO CORNER LOTS BECAME ONE END LOT SURROUNDED WITH 3 STREETS,
- 2. DETERMINATION WAS MADE BY THE CPC THAT THE FRONTAGE IS ON THE 1-10 SERVICE RD. SIDE,
- 3. THE NOPSI SERVITUDE AS SHOWN ON THIS DRAWING IS ONLY ON THE I-10 AND READ LN.
- 4. NO ENCROACHMENT OVER THE SERVITUDE IS WITH THE BUILDING,
- 5. THE CITY STREETS DEPARTMENT AND THE DOTD NEED TO COORDINATE IF ANY SIDEWALK IN THE FUTURE WILL BE CONSTRUCTED. THE READ LN. SIDE HAS NO ROOM FOR THE
- SIDEWALK DUE TO THE CURB IN PLACE LESS THAN APPROX. 3 FT. FROM THE PROPERTY LINE, 6. THE CURB CUT IS AT 24 FT. DISTANCE FROM THE POINT DESIGNATED,
- 7. THE SITE PLAN AND FLOOR PLAN SHOW THE **REQUIREMENT FOR VARIANCE WHICH ARE:** A) REAR SETBACK 5 FT. WIDE, AND B) PARKING AT THE FRONT FACING 1-10 SIDE.
- 8. IT SHOULD BE NOTED THAT THIS PLAN WAS PREVIOUSLY SUBMITTED TO THE CITY SAFETY AND PERMITS FOR REVIEW PENDING THE VARIANCE ONLY, AND THE STATE FIRE MARSHAL REVIEW WAS COMPLETED AND THE PERMIT ISSUED.
- 9. CONTINGENT ON THE APPROVAL OF THIS VARIANCE THE PROJECT WILL CONTINUE UNDER THE PREVIOUSLY ASSIGNED PERMIT APPLICATIONS.
- THE PERMIT NO. IS: AR-17-012872 CITY APPLICATION NO. IS: L72QQJ

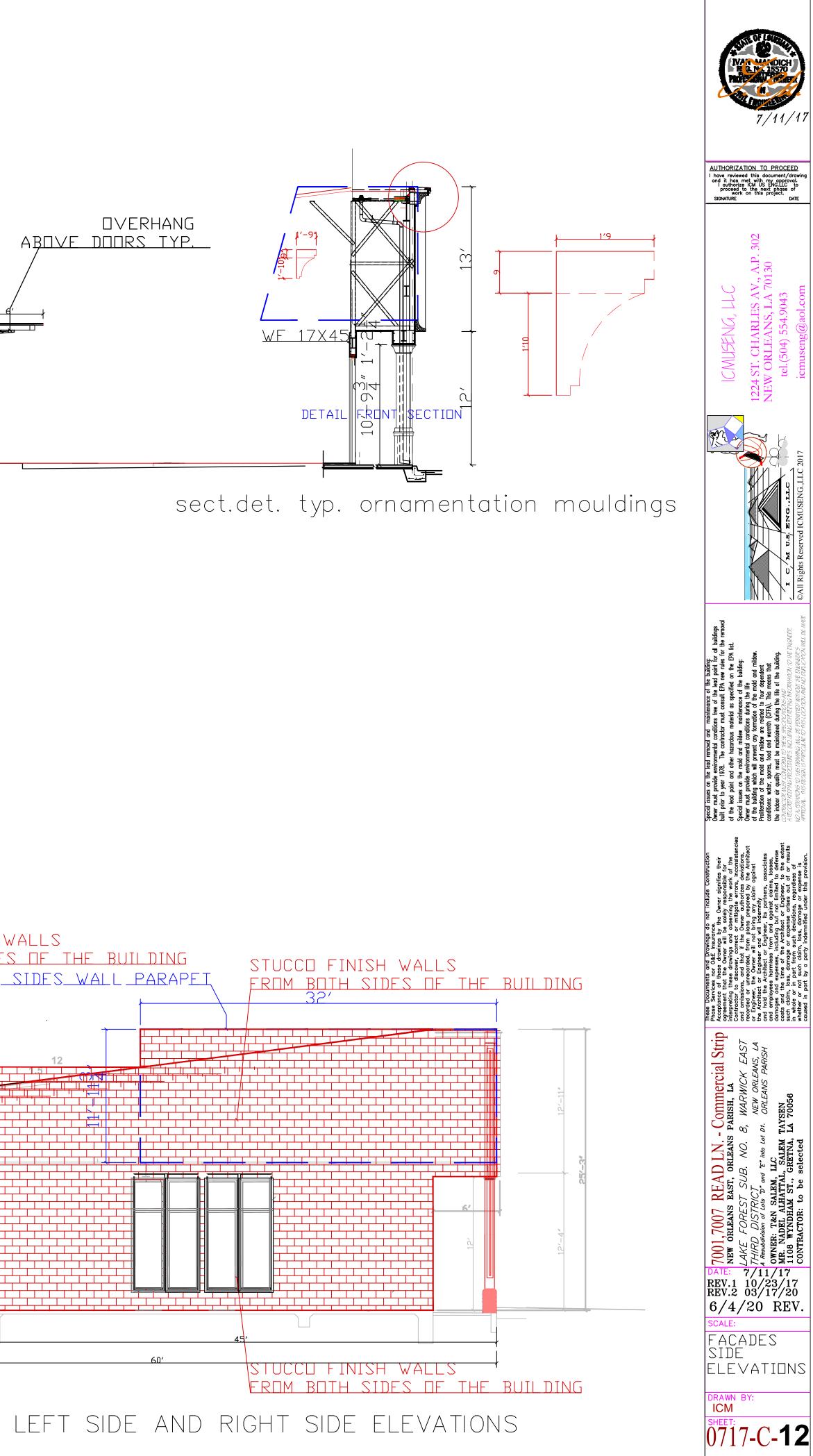


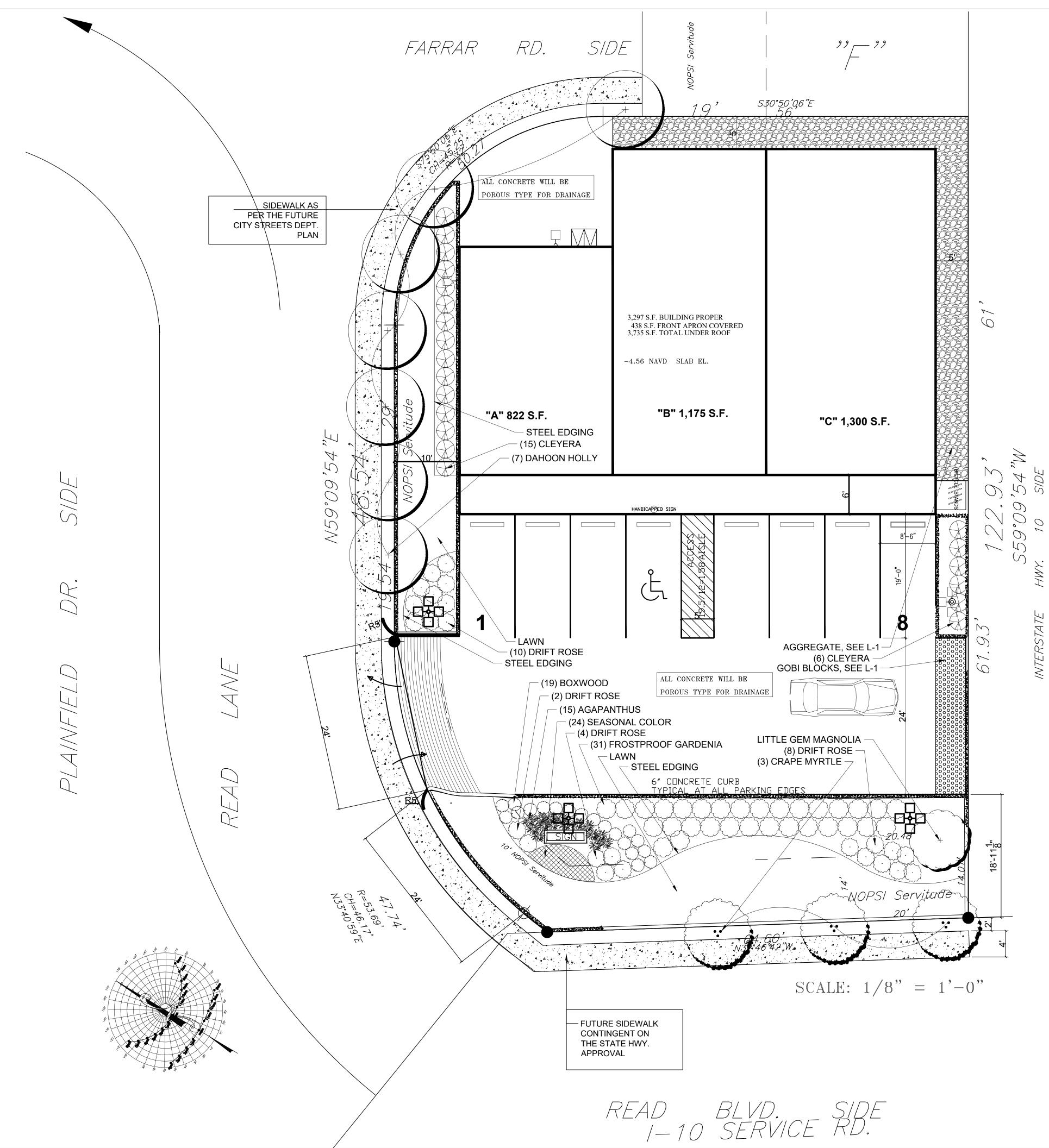




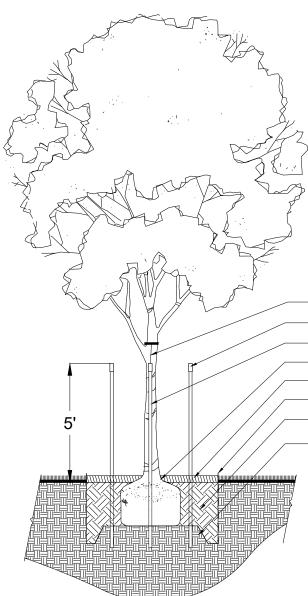
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	TO CENTERLINE OF STUD. BUILDING IS NOT REQUIRED TO HAVE SPRINKLERS.	AUTHORIZATION TO PROCEED
	HEIGHT NOTES:	I have reviewed this document/drawing and it has met with my approval. I authorize ICM US ENGLEC to proceed to the next phase of work on this project. SIGNATURE DATE
GR, ELEV	HEIGHT AT THE FRONT: 25'-0" A.F.F. HEIGHT INTERIOR CLEAR : 12'-0" A.F.F.	. 302
	ALL SPACES ARE MERCANTILE WITH	. L <i>С</i> . AV, А.Р . A 70130 )43 сот
	NO TENANT SELECTED AT THIS TIME. THE FUTURE USE WILL BE TYPICAL	CMUSENG, LLC ST. CHARLES AV ' ORLEANS, LA 7 tel.(504) 554.9043 icmuseng@aol.com
	OF THE SHOPPING STRIP TYPE TENANT'S	CMUSE EW ORLEA tel.(504) icmuseng
	AND IMPROVEMENTS, AND EACH TENANT WILL SEPARATELY APPLY FOR INTERIOR	Z
	CONSTRUCTION PERMIT.	
	NOTES:	I C M U.S. ENG. LLC 2017
	1. ROOF MTL. COLOR DARK RED TYPE AS PER MANUFACTURER'S SPECS.	M U.S. I
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	4. ALL COLUMNS WHITE 5. CMU WALLS PAINT PROTECTIVE COAT	: or all buildings is for the removal EPA list. dew. fing. fing. htt. DN WIL PE MUEE.
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	THE METAL WORK WILL BE REQUIRED TO JOIN THE WOOD MEMBERS THE MTL.SHOP DWG. WILL BE SUBMITTED FOR APPROVAL PRIOR TO	H H H H H H H H H H H H H H H H H H H
	MANUFACTURING. THE METAL PARTS WILL CONFORM TO THE HURRICANE TIES AND CLIPS REQUIRED TO SUSTAIN 140 MPH WIND FORCE.	Commercial Strip parish, la <i>b</i> , <i>WARWICK EAST</i> <i>NEW ORLEANS, LA</i> <i>DI. ORLEANS PARISH</i> TAYSEN LA 70056
	TYP. HURRICANE TIES AS REQUIRED BY WFCM CAN BE PURCHASED FROM A MANUFACTURER	
	OR SITE MANUFACTURED. INSTALL AT ALL CORNERS FROM THE FOUNDATION TO ROOF	AD LN. T, ORLEANS U.B. NO. and "" into Lot M. LLC AL, SALEM CRETNA, e selected
	TO THE TOP PLATE NOTES: 1. SHOPPING STRIP WILL PROVIDE SALE, SERVICE AS NOTED ON THE PLAN ALL PUSINESS IS NOT TOYIC NOT HAZADDOUS	007 RE/ LEANS EAST LEANS EAST OREST SU DISTRICT on of Lots "D" of T&N SALEM T ALHATTA NDHAM ST., TOR: to be
FRONT	THE PLAN. ALL BUSINESS IS NOT TOXIC NOT HAZARDOUS NUMBER OF EMPLOYEES TYP. 5 PER BUSINESS. <u>ONE COMPANY VEHICLE PER TENANT.</u> 2. SIGN PERMIT WILL BE APPLIED SEPARATELY. 3. THE PROJECT MAY REQUIRE A GAS CONNECTION.	21 CONTRACTOR: 100 CONTRACTOR:
	<ul> <li>4. SPRINKLER SYSTEM IS NOT REQUIRED NFPA 13</li> <li>5.INSULATION AND INSULATION ASSEMBLY WILL MEET:</li> <li>a) CONCEALED INSULATION FLAME SPREAD OF 0-75, SMOKE DEVELOPED OF 0-450,</li> <li>b) EXPOSED INSULATION FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450.</li> </ul>	$\begin{array}{c} 4/09/19 \text{ REV.} \\ 3/16/20 \text{ REV.} \\ 3/17/20 \text{ REV.} \\ 6/4/20 \text{ REV.} \end{array}$
	6. NFPA 10: FIRE EXTINGUISHERS TO BE PROVIDED. NFPA 10:1-6.9 SUL APPROVED SMOKE DETECTORS IN COMPLIANCE WITH ICC 2016 ED.	SCALE: FLOOR
	DETECTORS WILL BE WIRED TO THE BLDG POWER WITH BATTERY BACK-UP.	PLAN DRAWN BY:
	MECH. VENTS IN ALL BATHROOMS AND KITCHEN, EXHAUST TO EXTERIOR AT RATE OF 12 MIN. EXCHANGE AS PER ICC 2016 ED	ICM SHEET: 0717-C- <b>8</b>







	PLANT MATERI	AL SCHEDULE	
QUANTITY	SCIENTIFIC NAME	Common Name	PLANTING SIZE
3	LAGERSTROEMIA INDICA 'BILOXI'	CRAPE MYRTLE	SINGLE TRUNK, 2" CAL.; CONTAINER GROWN, 7' CLEAR TRUNK
1	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	SINGLE TRUNK, 2'' CAL.; CONTAINER GROWN, 7' CLEAR TRUNK
7	ILEX CASSINE	DAHOON HOLLY	SINGLE TRUNK, 2" CAL.; CONTAINER GROWN, 10'-12- TALL MIN.
31	GARDENIA JASMINOIDES 'FROST PROOF'	FROST PROOF GARDENIA	2' TALL
24	MEISWETDOM' PP 21,612	DRIFT ROSE 'SWEET'	3 GALLON
21	TERNSTROMIA GYMNATHERA	CLEYERA	2' TALL
19	BUXUS MICROPHYLLA 'WINTERGREEN'	BOXWOOD	3 GALLON
	CRUSHED PINE NEEDLE MULCH		2.5" THICK
	DECOMPOSED PINE BARK MULCH SOIL CONDITIONER		TILL INTO NATIVE SOIL, TOP 6"
950 S.F.	GARDEN BED AREA		
145 L.F.	STEEL EDGING	GREEN	4" TALL, INSTALL 1" ABOVE ADJACENT CONCRETE
1265 S.F.	EREMOCHLOA OPHIUROIDES	CENTIPEDE GRASS (LAWN)	GRADE 'A'



- ARBOR TIE NON SLIP KNOT, 1.5" SLACK IN LOOP

— SAFETY POST CAP

- (3) 7' IRON T- POST, TRIANGULAR SPACING - PLANT ROOT FLARE 1" ABOVE SURROUNDING SOIL
- CRUSHED PINE NEEDLE MULCH
- LOOSENED NATIVE SOIL
- PLANTING SHELF CREATED FROM UNDISTURBED SUB SOIL

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MAGNOLIA LANDSCAPE ARCHITECTURE 3605 GREEN ACRES METAIRIE, LA 70003 PHONE: 504-460-9780 WEB: Magnoliascapes.com



DAVID ABADIE DAVID ABADIE REG. NO. 0726 CENSED CAPE ARCH NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION I have reviewed this document/drawing and it has mergin my approval. I univerze to the former of science of the former of the former of science of the former of the former of science of the former o
I31 NURSERY AV., METAIRIE, LA tel.(504) 554.9043 icmuseng@aol.com
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Special issues on the lead removal and manitenance of the building: Dwiner must provide environmental conditions free of the lead paint for all buildings built prior to year 1978. The contractor must consult EPA new rules for the removal of the lead paint and other hozardous material as specified on the EPA list. Special issues on the mold and mildew mointenance of the building: Owner must provide environmental conditions during the fife of the building which will prevent any formation of the mold and mildew. Proliferation of the mold and mildew are related to four dependent conditions: water, spores, food and warmth (FTA). This means that the indoor air quality must be mointened during the fife of the building. <i>CAUNECOR INER CONCOMN ON THE S PREMITED WHICH THE BULANEER</i> <i>A B CORO NETWOR WILL BE PREMITED WHICH THE BULANEER</i> <i>A D A REVIOLS TO THE DRAWING WHILL OF ADV NO D PLATICATON WILL DE MAN</i>
These Documents and Drawings do not include Construction Phose Services nor OXE Insurance. Acceptance of these drawings by the Owner signifies their agreement that the Owner will be solely responsible for interpreting these drawings and observing the work of the Contractor to discover, correct or mitigate errors, inconsistencies and omissions, and that if the Owner authorizes deviations, recorded or unrecorded, from plans prepared by the Architect or Engineer, the Owner will not bring any claim against methyleses hormless from and against claims, losses, and hold the Architect or Engineer, its partners, associates and mold the Architect or Engineer, its partners, associates and mold the Architect or Engineer, to the extent such claim, loss, damage or expense arises out of or results in whole or in part from such edviations, regardeds of whether or not such claim, loss, damage or expense of whether or not by a party indemnified under this provision.
7001,7007 READ LN Commercial Strip NEW ORLEANS EAST, ORLEANS PARISH, LA NEW ORLEANS EAST, ORLEANS PARISH, LA <i>LAKE FOREST SUB. NO. 8, WARWICK EAST</i> <i>THIRD DISTRICT</i> <i>A Resubdivision of Lots "D" and "E" into Lot D1. ORLEANS PARISH</i> OWNER: TRÂN SALEM, LLC MR. NADEL ALHATTAL, SALEM TAYSEN 1108 WYNDHAM ST., GRETNA, LA 70056 CONTRACTOR: to be selected
DATE: 7/11/17 4/09/19 REV. 3/16/20 REV. 3/17/20 REV. 6/8/20 REV. 6/8/20 REV. 5CALE: PLANTING PLAN DRAWN BY: DMA SHEET: 0717-L-2