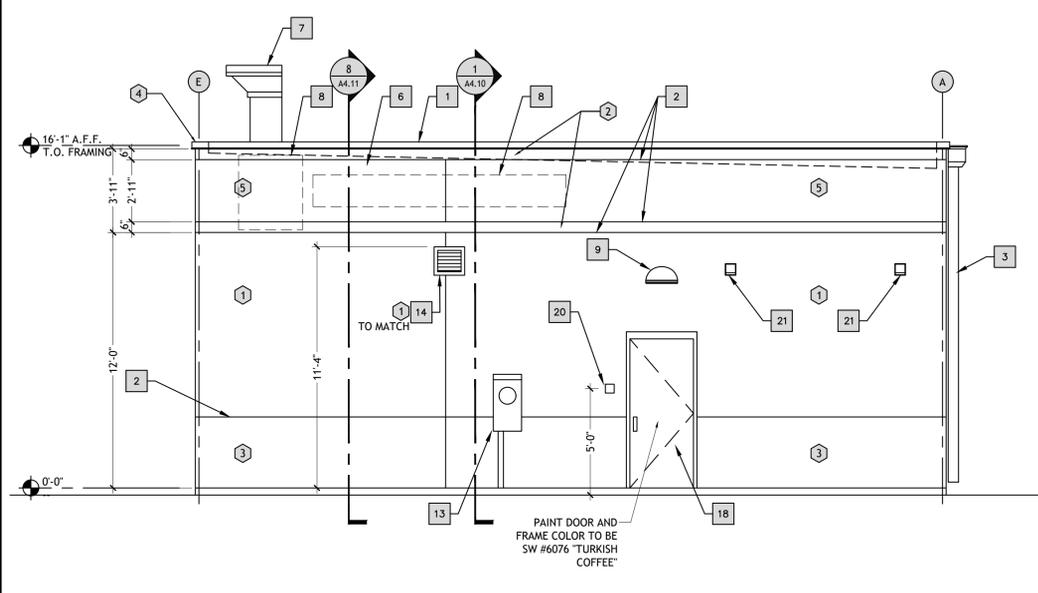




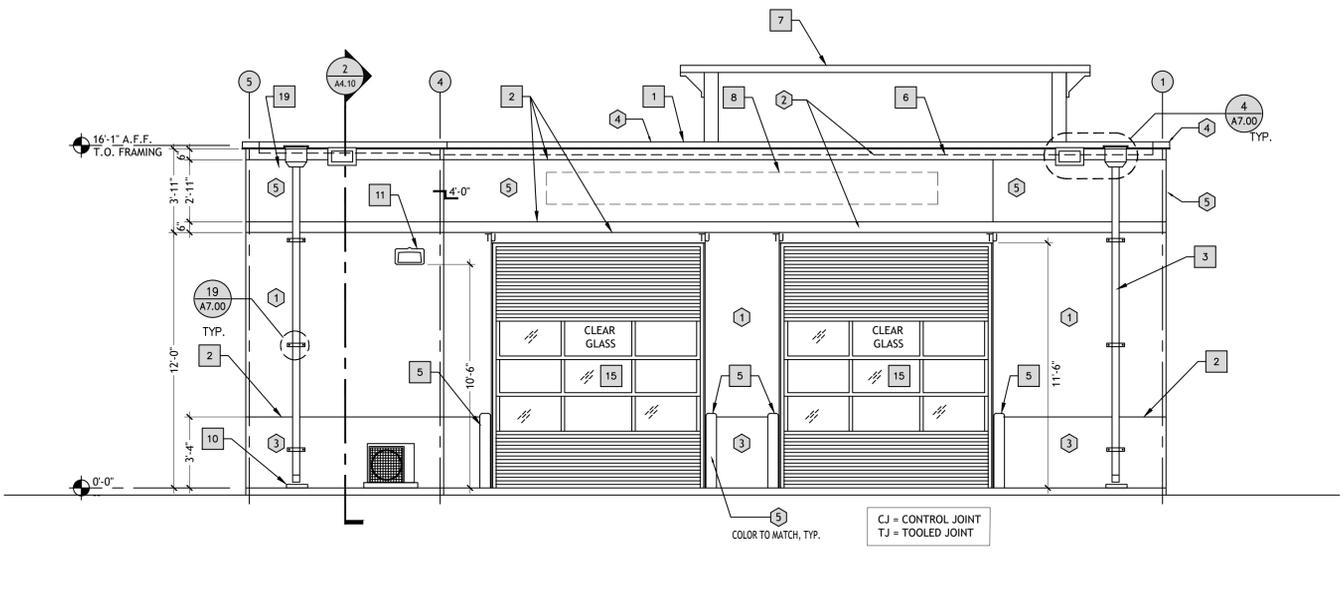
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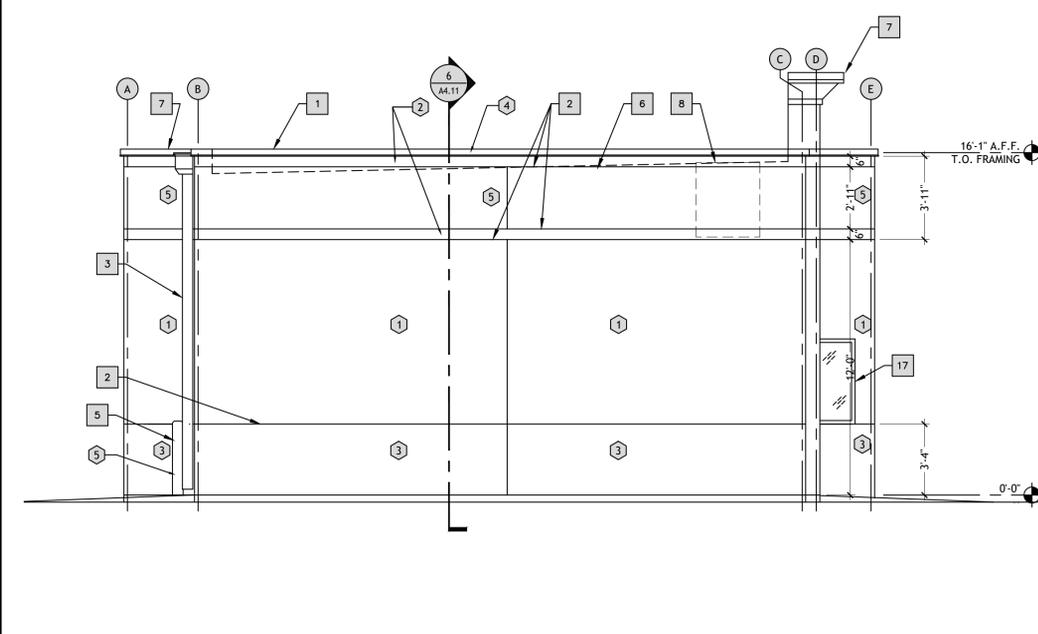
CONSULTANT:



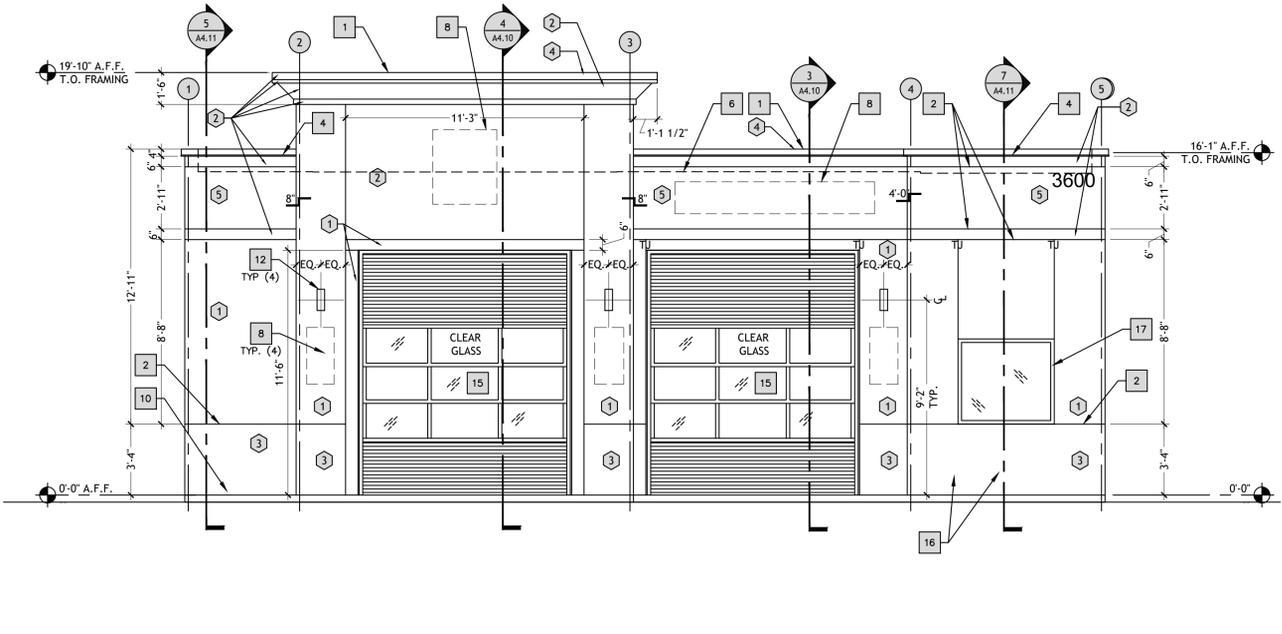
EXTERIOR ELEVATION 1/4" = 1'-0" 4



EXTERIOR ELEVATION 1/4" = 1'-0" 3



EXTERIOR ELEVATION 1/4" = 1'-0" 2



EXTERIOR ELEVATION 1/4" = 1'-0" 1

- # KEYNOTE DESCRIPTION
1. PREFINISHED GALV. MTL. COPING.
  2. 'V' JOINT IN EIFS, REFER TO DET. 2/A7.00
  3. PREFINISHED MTL. DOWNSPOUT AND LEADERHEAD W/ (3) STRAP ANCHORS PER D.S., PAINT DARK BRONZE. REFER TO DET. 11/A7.00
  4. PREFINISHED MTL. OVERFLOW SCUPPER, PAINT DARK BRONZE. REFER TO DET. 12/A7.00
  5. 6" DIA. CONC. FILLED PIPE BOLLARD, REFER TO DET. 11/A1.50
  6. ROOF LINE BEYOND.
  7. BUILDING BEYOND.
  8. SIGNAGE, BY OTHERS.
  9. WALL PACK LIGHTING. REFER TO ELEC. DWG'S.
  10. 1x2 SPLASHBLOCK OR CONNECT TO STORM DRAIN, REFER TO CIVIL DWG'S.
  11. LED LIGHT FIXTURE, REFER TO ELEC. DWG'S.
  12. SCONCE LIGHTING, REFER TO ELEC. DWG'S.
  13. ELEC. PANEL & METER, PAINT DARK BRONZE. REFER TO ELEC. DWG'S.
  14. AIR INTAKE VENT, REFER TO MECH. DWG'S.
  15. METAL ROLL-UP DOOR. REFER TO DOOR SCHEDULE A6.00.
  16. CONDENSING UNIT FOR SPLIT-SYSTEM HEAT PUMP. REFER TO MECH. DWG'S.
  17. WINDOW, REFER TO WINDOWS SCHEDULE A6.00.
  18. HM DOOR, REFER TO DOOR SCHEDULE A6.00.

19. BUILDING ADDRESS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. MIN. 6" HIGH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, REFER TO JURISDICTION FIRE PREVENTION CODE REQUIREMENTS. ADDRESS NUMBERS SHALL BE 6" BLACK ALUMINUM FLOATING OR FLAT MODERN HOUSE NUMBERS 0-9 BY MONTAGUE METAL PRODUCTS, INC.; COLOR: BLACK WITH 1.0 STROKE, OR EQUAL.
20. KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE MOUNTED ON THE DOOR OR FRAME OF BUILDING MAIN ENTRANCE. KEYS TO BE PLACE INTO THE KNOX BOX WILL BE DETERMINED BY JURISDICTION FIRE PREVENTION STAFF. ALL PER JURISDICTION FIRE DEPT. REQUIREMENTS.
21. EXHAUST VENT, REFER TO MECH DWG'S.

EXTERIOR FINISH SCHEDULE #			
NO.	AREA	COATS	COLOR
1	EIFS MAIN COLOR	-	MATCH SW COLOR #7693, STONEBRIAR
2	EIFS ACCENT BAND	-	MATCH SW COLOR #7678, COTTAGE CREAM
3	EIFS WAINSCOT	-	MATCH SW COLOR #6097, STURDY BROWN
4	COPING / CORNICE	-	MATCH SW COLOR #6871, POSITIVE RED
5	EIFS SECONDARY COLOR	-	MATCH SW COLOR #6871, POSITIVE RED

KEYNOTES

EXTERIOR FINISH SCHEDULE



TAKE 5 OIL CHANGE  
PROTOTYPE: 2 BAY  
2717 TULANE AVE  
NEW ORLEANS, LA 70119

REV	DATE	DESCRIPTION
1	11/07/23	ISSUE FOR PERMIT

DRAWN BY: AH  
CHECKED BY: JL  
ARCH. PROJECT NO.: 23-081  
SHEET NAME: EXTERIOR ELEVATIONS

SHEET NUMBER: A3.00

- CLASS 1 LIQUIDS ARE NOT STORED IN TAKE 5 BUILDINGS.
- CLASS IIB LIQUID (MOTOR OIL) IS STORED IN THE SIDE REPAIR AREA WHICH IS VENTILATED AS REQUIRED. SEE MECHANICAL SHEETS.
- NO LIQUIDS ARE STORED IN THE LUBE TRENCHES
- VEHICLES ARE OPERATED ONLY FOR THE DURATION OF MOVING THEM INTO AND OUT OF THE BUILDING.

12" WIRE SHELVING TO BE "CLOSETMAID - SUPERSLIDE" OR EQUAL, ON ADJUSTABLE MOUNT HARDWARE W/ VERT. STANDARDS AT 24" O.C. MAX. SPACING.

16" WIRE SHELVING TO BE "CLOSETMAID - MAX LOAD" OR EQUAL, ON HEAVY DUTY "MAX LOAD" ADJUSTABLE MOUNT HARDWARE W/ VERT STANDARDS AT 24" O.C. MAX. SPACING.

CLOSET ROD TO BE "CLOSETMAID" EPOXY COATED STEEL "SUPER SLIDE SYSTEM" W/ CORNER ROUNDER BAR. SUPPORTS TO BE HEAVY DUTY METAL "J" BRACKETS. PROVIDE CLOSET ROD END CAPS AT EACH END.

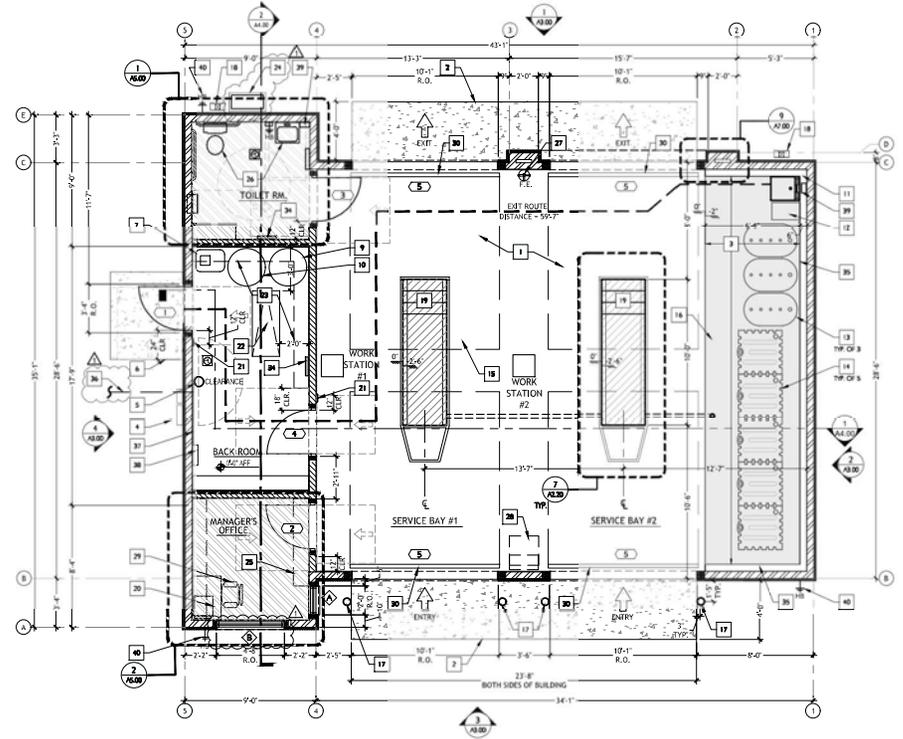
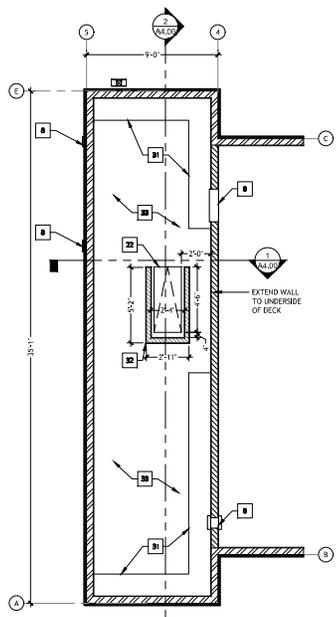
ALL FINISHES TO BE BRUSHED CHROME.

**OPERATIONAL NOTES**

**WIRE SHELVING NOTES**

**KEYNOTE DESCRIPTION**

- CONC. SLAB, 1/4" PER FT. MIN. SLOPE TO LUBE TRENCH REFER TO STRUCT. DWGS
- 4" CONC. APRON, REFER TO CIVIL DWGS.
- 2" RECESSED SLAB AT OIL TANK AREA, REFER TO STRUCT. DWGS.
- ELECTRICAL METER, REFER TO ELEC. DWGS.
- FIRE RISER (AS REQUIRED), REFER TO CIVIL DWGS.
- 5'x6' CONC. LEVEL LANDING.
- AIR COMPRESSOR.
- THRU-WALL EXHAUST FAN, REFER TO MECH. DWGS.
- WASHER FLUID TANK.
- COOLANT TANK.
- UTILITY SINK, REFER TO PLUMB. DWGS. PROVIDE FRP TO 48" A.F.F. AT ADJACENT WALLS.
- OIL INTERCEPTOR (RECESSED), REFER TO PLUMB. DWGS.
- 44"x27" USED OIL STEEL TANK.
- 36"x36" NEW OIL POLY TANK.
- 3" DIA. PVC LINE UNDER SLAB. USE SWEEP AT TURNS.
- 1" PVC STUB UP, REFER TO PLUMB. DWGS.
- 6" CONC. FILLED PIPE BOLLARD, REFER TO DET. 11/A1.50
- 4" DOWNSPOUT.
- LUBE TRENCH, REFER TO 7/A2.20 & STRUCT. DWGS.
- SAFE, MOUNTED TO WALL, PROVIDE BLOCKING.
- TACTILE EXIT SIGNAGE, REFER TO DET. 7/A0.11
- ATTIC LADDER; WERNER #AH2210 22.5"Wx54"Lx8-11"HT. G.C. TO CONFIRM 20"x30" MIN. CLR. AT ACCESS OPENING.
- (3) 4" WIRE RACK SHELVES ABOVE COMPRESSOR TANK MOUNTED AT 14" O.C. VERT.
- CONDENSING UNIT FOR SPLIT-SYSTEM HEATPUMP @ OFFICE. REFER TO MECH. DWGS.
- (3) SHELVES OVER DOOR AT 14" O.C. VERT.
- PLUMBING FIXTURE, REFER TO PLUMBING DWGS.
- FIRE EXTINGUISHER, REFER TO LEGEND BELOW.
- REFRIG. ON PLATFORM W. SHELVES ABOVE. REFER TO DET. 16/A2.20.
- FURNITURE, BY OTHERS.
- OVERHEAD SECTIONAL DOOR, REFER TO DOOR SCHEDULE.
- 18" DEEP SHELVING; (3) SHELVES @ 14" O.C. VERT.
- 42"H 2x4 WALL W/ 1x WD. CAP. REFER TO DET. 10/A7.00
- 3/4" PLYWOOD DECK.
- WALL HEATER, REFER TO MECH DWGS.
- 6'x6' CONC. CURB AT SIDES OF DEPRESSED SLAB.
- 4" CONDUIT FOR INTERNET CONNECTION.
- TELEPHONE BOARD, REFER TO ELEC. DWGS.
- ELECTRICAL PANEL, REFER TO ELEC. DWGS.
- INSTANTANEOUS WATER HEATER, REFER TO PLUMB. DWGS.
- HOSE BIB, REFER TO PLUMB. DWGS.



**FLOOR PLAN KEYNOTES**

- DIMENSIONS AS NOTED IN THE DWGS. ARE TO THE FACE OF STUD, U.N.C.
- REFER TO MECHANICAL, PLUMBING, FIRE SUPPRESSION, AND ELECTRICAL DWGS. FOR ALL EQUIPMENT LOCATIONS DIMENSIONS, AND OTHER REQUIREMENTS.
- WHERE FLOORING MATERIALS CHANGE, THE CHANGE IS TO OCCUR AT THE CENTERLINE OF THE DOOR. FLOAT FLOOR AS REQUIRED PRIOR TO INSTALLATION OF FLOOR COVERING.
- MAINTAIN A MINIMUM OF 48" CLEAR UNOBSTRUCTED EMERGENCY EXIT ASLE TO DESIGNATED EXITS.
- PROVIDE LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS. THRESHOLD SHALL BE LESS THAN 1/2" HIGH & BEVELED 1:2.
- EXTERIOR FACE OF FRAMING SHALL ALIGN WITH EXTERIOR EDGE OF CONC. SLAB & CONC. CURB.

**GENERAL NOTES**

SYMBOL	DESCRIPTION
	EXTERIOR WALL - 2x6 WOOD STUDS @ 16" O.C. W/ 1/2" PLYWOOD SHEATHING EA. SIDE & EPS FINISH.
	INTERIOR WALL - 2x6 WOOD STUDS @ 16" O.C. W/ 1/2" PLYWOOD SHEATHING EA. SIDE.
	INTERIOR WALL - 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" PLYWOOD SHEATHING EA. SIDE.
	DETAIL INDICATOR
	DOOR SYMBOL
	WINDOW SYMBOL
	ELEVATION SYMBOL
	WINDOW
	DEPRESSED SLAB AREA
	TRENCH AREA
	AREA OF SLAB INSULATION.
	EGRESS PATH OF TRAVEL FROM FARTHEST POINT
	FLOOR DRAIN, REFER TO PLUMBING DWGS
	FIRE EXTINGUISHER - 2A-10BC - 5 LB. MODEL# 1050 WITH WALL BRACKET 888-1691 BY AMEREX OR APPROVED EQUAL - 75' MAX. TRAVEL DISTANCE TO EXTINGUISHER (CFC 906) - FINAL APPROVAL LOCATION AS DETERMINED BY FIRE DEPT. INSPECTOR

**SYMBOL LEGEND**



**TAKE 5 OIL CHANGE**  
 PROTOTYPE: 2 BAY - OPT. 6B  
 ADDRESS  
 CITY, STATE ZIP

REV	DATE	DESCRIPTION
1	10/13/21	REVISED PER SET 1
2	10/13/21	REVISED PER SET 2

DRAWN BY:  
 CHECKED BY:  
 ARCH. PROJECT NO:  
 TKF-XXXX

FLOOR PLAN & ATTIC PLAN

**A2.10**

ATTIC PLAN 1/4" = 1'-0" 2

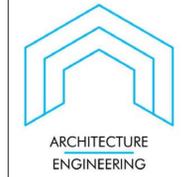
FLOOR PLAN 1/4" = 1'-0" 1

SYMBOL LEGEND









PROTOTYPE: 2 BAY  
2717 TULANE AVE  
NEW ORLEANS, LA 70119

DRAWN BY: DB  
CHECKED BY: AH

23-081

LANDSCAPE PLAN

L-100

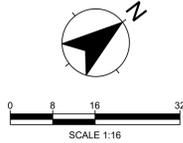
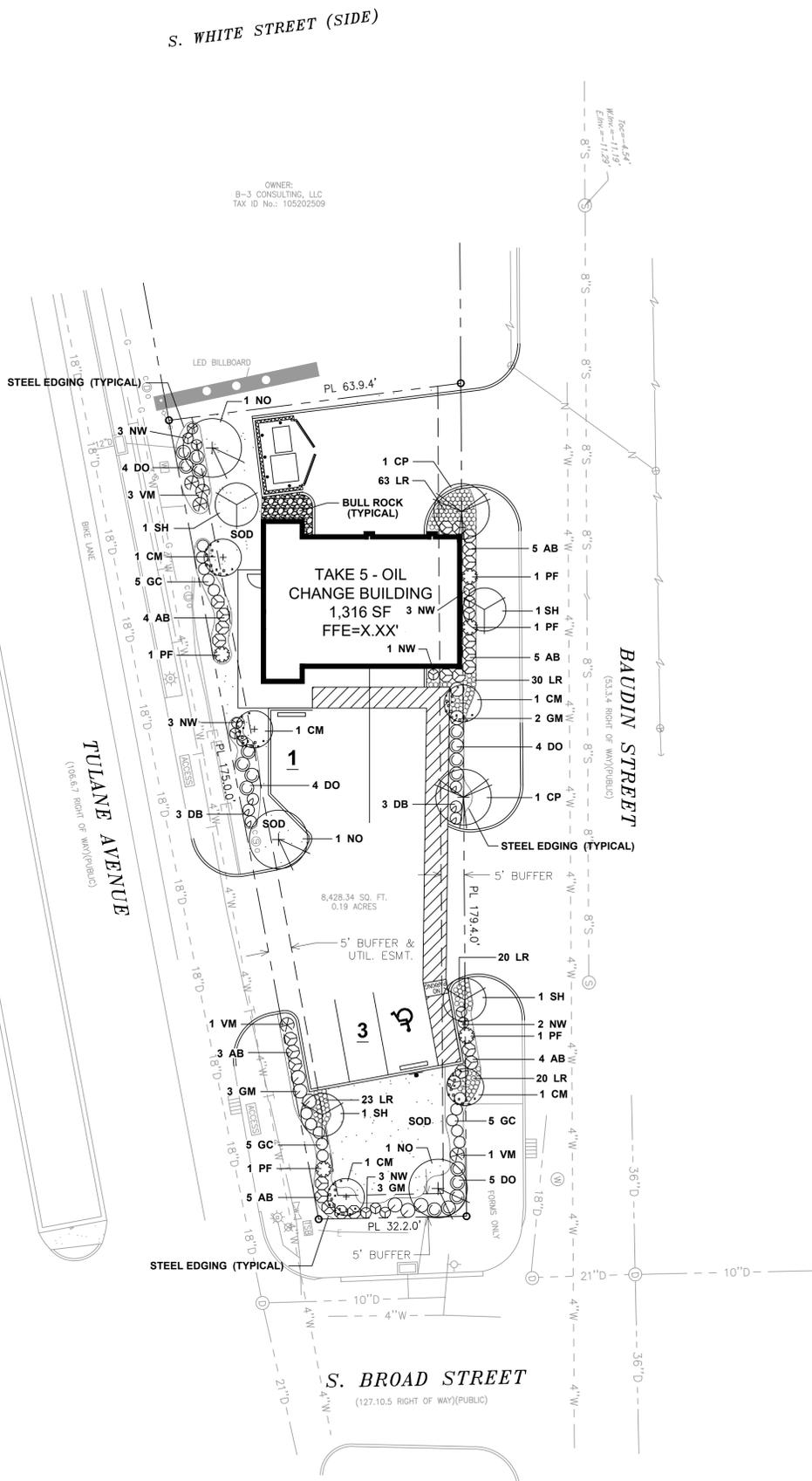
CITY OF NEW ORLEANS LANDSCAPE REQUIREMENTS DATA	
A.)	<b>BUFFERS FENCES / EASEMENTS</b> WEST PROPERTY LINE : 5' BUFFER AND UTILITY EASEMENT
B.)	<b>SITE LANDSCAPE REQUIREMENTS</b> PERIMETER LANDSCAPING REQUIRED ALONG PARKING THAT ABUTS A PUBLIC R.O.W.
C.)	<b>PARKING LOT LANDSCAPE REQUIREMENTS</b> PERIMETER PARKING LOT LANDSCAPING REQUIRED FOR ALL LOTS, WHETHER AN ACCESSORY OR PRINCIPAL USE AND SHALL BE ESTABLISHED ALONG THE EDGE OF THE PARKING LOT THAT ABUTS A PUBLIC R.O.W. ( EXCLUDING ALLEYS )
D.)	<b>LANDSCAPE PLANT QUANTITIES REQUIRED ( BY "UNIT A" CALCULATIONS )</b> BAUDIN STREET : 179.4' / 100' = 1.8 1.8 X 1 = 2 SHADE TREE 1.8 X 2 = 4 ORNAMENTAL TREES 1.8 X 20 = 36 SHRUBS S. BROAD STREET : 32.2' / 100' = .32 .32 X 1 = 1 SHADE TREE .32 X 2 = 1 ORNAMENTAL TREES .32 X 20 = 6 SHRUBS TULANE AVENUE : 175' / 100' = 1.75 1.75 X 1 = 2 SHADE TREE 1.75 X 2 = 4 ORNAMENTAL TREES 1.75 X 20 = 35 SHRUBS *NOTE: ALL PLANT TYPES ARE LOW WATER REQUIRING TYPES

**NOTES:**  
1.) ALL NEW LANDSCAPE TREES AND SHRUBS TO BE IRRIGATED WITH A PROFESSIONALLY DESIGNED AND INSTALLED AUTOMATIC LANDSCAPE IRRIGATION SYSTEM WITH RAIN SWITCH. SEE IRRIGATION PLAN TO BE PROVIDED AFTER SITE AND LANDSCAPE PLAN APPROVAL.

PLANT LIST				
QUANT.	SYMBOL	PLANT TYPE	SIZE	NOTES
26	A B	ABELIA, PINK Abelia grandiflora 'Edward Goucher'	3 GAL.	3' O.C., FULL, HEALTHY, MATCHING 24" - 30" HT. X 24" - 30" SPR.
5	C M	CRAPE MYRTLE, "Watermelon Red"	45 GAL. - 65 GAL.	MULTI-TRUNK, DOUBLE-STAKED
2	C P	CHINESE PISTACHE Lagotis indica	1.5" MIN. CAL. EA.	9' - 10' HT. X 4' - 5' SPR., MATCHING
6	D B	DWARF BOTTLEBRUSH Callistemon citrinus 'Little John'	3 GAL.	2' - 6" O.C., FULL, HEALTHY, MATCHING 10" HT. X 18" SPR. MINIMUM
17	D O	DWARF PINK OLEANDER Nerium oleander 'Pettie Pink'	3 GAL.	2' - 9" O.C., FULL, HEALTHY, MATCHING 22" - 26" HT. X 16" - 24" SPR.
15	G C	'GREEN CLOUD' SAGE Leucophyllum frutescens 'Green Cloud'	3 GAL.	2' - 6" O.C., FULL, HEALTHY, MATCHING 22" - 28" HT. X 18" - 22" SPR.
8	G M	GULF MUHLY Muhlenbergia capillaris	3 GAL.	3' O.C., FULL, HEALTHY, MATCHING 20" - 24" HT. X 14" - 18" SPR.
156	LR	LIRIOPE, 'BIG BLUE' Liriope spicata 'Big Blue'	1 GAL.	13" O.C., FULL, HEALTHY, MATCHING 6" - 8" HT. X 6" - 8" SPR.
3	N O	NUTTALL OAK Quercus nuttallii	65 GAL.	SINGLE-TRUNK, DOUBLE-STAKED 11' - 14" HT. X 5' - 6' SPR., MATCHING
15	N W	PINK SHRUB ROSE, NEARLY WILD Rosa compacta 'Nearly Wild'	3 GAL.	2' - 3" O.C., FULL, HEALTHY, MATCHING 12" - 16" HT. X 14" - 18" SPR.
5	P F	PURPLE FOUNTAINGRASS Pennisetum 'tuberosum'	3 GAL.	3' - 6" O.C., FULL, HEALTHY, MATCHING 24" HT. MINIMUM
4	S H	SAVANNAH HOLLY Ilex x attenuata var Savannah	45 GAL. - 65 GAL.	SINGLE-TRUNK, FULL TO GROUND 14" - 18" HT. X 18" - 22" SPR.
5	V M	VARI. MISCANTHUS, "CABARET" Miscanthus sinensis x "var." "Cabe"	3 GAL.	3' O.C., FULL, HEALTHY, MATCHING 24" HT. MINIMUM
	SOD	COMMON BERMUDAGRASS Cynodon dactylon	SQ. YD.	SOLID SOD ROLLED INSTALL WHERE INDICATED

LEGEND		
CP		CHINESE PISTACHE
NO		NUTTALL OAK
SH		SAVANNAH HOLLY
CM		WM. RED CRAPE MYRTLE
AB		PINK ABELLIA 3' O.C.
DB		DWARF BOTTLEBRUSH 2.5' O.C.
DO		DWARF PINK OLEANDER 3' O.C.
GC		GREEN CLOUD SAGE 2.5' O.C.
GM		GULF MUHLY GRASS 3' O.C.
NW		DWARF PINK SHRUB ROSE 2.25' O.C.
PF		PURPLE FOUNTAINGRASS 3.25' O.C.
VM		VARIEGATED MISCANTHUS 3' O.C.
LR		BIG BLUE LIRIOPE
SOD		COMMON BERMUDAGRASS
		BULL ROCK

SITE DATA SUMMARY TABLE	
ZONING:	MU-1 MEDIUM INTENSITY MIXED USE
SITE AREA:	0.19 AC (8,428 S.F.)
BUILDING AREA:	0.03 AC (1,316 S.F.)
LANDSCAPE AREA:	
PARKING REQUIRED: (INSERT PARKING FORMULA HERE)	2 PER SERVICE BAY 4 REQUIRED STALLS
PARKING EMPLOYEE: TOTAL:	4 SPACES (1 ACCESSIBLE) 4 SPACES (1 ACCESSIBLE)
QUEUING CAPACITY: OIL CHANGE BUILDING	4 VEHICLES



Prepared by:  
Integrated Landscape Architecture LLC  
765 Rolling Oaks Drive  
Driftwood, Texas 78619  
PH 713-973-7851  
E-Mail info@LandArchTx.com

**COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES**

- ELECTRIC
- GAS-OIL-STEAM
- COMMUNICATION CATV
- WATER
- SEWER
- PROPOSED EXCAVATION

**811** Know what's below. Call before you dig. or 1-800-272-1000

**NEW JERSEY ONE CALL**  
CALL FOR FREE MARKOUTS  
3 FULL DAYS BEFORE YOU DIG

Image Source: New Jersey One Call - www.nj1-call.org/811

PLANT LIST				
QUANT.	SYMBOL	PLANT TYPE	SIZE	NOTES
26	A B	ABELIA, PINK <i>Abelia grandiflora 'Edward Goucher'</i>	3 GAL.	3' O.C., FULL, HEALTHY, MATCHING 24" - 30" HT. X 24" - 30" SPR.
5	C M	GRAPE MYRTLE, "Watermelon Red" <i>Lagenstroemia indica</i>	45 GAL. - 65 GAL. 1.5' MIN. CAL. EA.	MULTI-TRUNK, DOUBLE-STAKED 9' - 10' HT. X 4" - 5" SPR., MATCHING
2	C P	CHINESE PISTACHE <i>Pistacia chinensis</i>	65 GAL. 3" CAL. MIN.	SINGLE-TRUNK, DOUBLE-STAKED 11' - 14' HT. X 5' - 6' SPR., MATCHING
6	D B	DWARF BOTTLEBRUSH <i>Callistemon citrinus 'Little John'</i>	3 GAL.	2' - 6" O.C., FULL, HEALTHY, MATCHING 10" HT. X 18" SPR. MINIMUM
17	D O	DWARF PINK OLEANDER <i>Nerium oleander 'Petite Pink'</i>	3 GAL.	2' - 9" O.C., FULL, HEALTHY, MATCHING 22" - 26" HT. X 16" - 24" SPR.
15	G C	"GREEN CLOUD" SAGE <i>Leucophyllum frutescens 'Green Cloud'</i>	3 GAL.	2' - 6" O.C., FULL, HEALTHY, MATCHING 22" - 28" HT. X 18" - 22" SPR.
8	G M	GULF MUHLY <i>Muhlenbergia capillaris</i>	3 GAL.	3' O.C., FULL, HEALTHY, MATCHING 20" - 24" HT. X 14" - 18" SPR.
156	L R	LIRIOPE, BIG BLUE <i>Liriope spicata 'Big Blue'</i>	1 GAL.	13" O.C., FULL, HEALTHY, MATCHING 6" - 8" HT. X 6" - 8" SPR.
3	N O	NUTTALL OAK <i>Quercus nuttallii</i>	65 GAL. 3" CAL. MIN.	SINGLE-TRUNK, DOUBLE-STAKED 11' - 14' HT. X 5' - 6' SPR., MATCHING
15	N W	PINK SHRUB ROSE, NEARLY WILD <i>Rosa compacta 'Nearly Wild'</i>	3 GAL.	2' - 3" O.C., FULL, HEALTHY, MATCHING 12" - 16" HT. X 14" - 18" SPR.
5	P F	PURPLE FOUNTAINGRASS <i>Pennisetum 'ubrum'</i>	3 GAL.	3' - 6" O.C., FULL, HEALTHY, MATCHING 24" HT. MINIMUM
4	S H	SAVANNAH HOLLY <i>Ilex x attenuata var Savannah</i>	45 GAL. - 65 GAL. 3" CAL. MIN.	SINGLE-TRUNK, FULL TO GROUND 14" - 18" HT. X 18" - 22" SPR.
5	V M	VARI. MISCANTHUS, "CABARET" <i>Miscanthus sinensis x 'ant.' 'Cabaret'</i>	3 GAL.	3' O.C., FULL, HEALTHY, MATCHING 24" HT. MINIMUM
	SOD	COMMON BERMUDAGRASS <i>Cynodon dactylon</i>	SQ. YD.	SOLID SOD, ROLLED INSTALL WHERE INDICATED

LEGEND		
CP		CHINESE PISTACHE
NO		NUTTALL OAK
SH		SAVANNAH HOLLY
CM		WM. RED CRAPE MYRTLE
AB		PINK ABELLIA 3' O.C.
DB		DWARF BOTTLEBRUSH 2.5' O.C.
DO		DWARF PINK OLEANDER 3' O.C.
GC		GREEN CLOUD SAGE 2.5' O.C.
GM		GULF MUHLY GRASS 3' O.C.
NW		DWARF PINK SHRUB ROSE 2.25' O.C.
PF		PURPLE FOUNTAINGRASS 3.25' O.C.
VM		VARIEGATED MISCANTHUS 3' O.C.
LR		BIG BLUE LIRIOPE
SOD		COMMON BERMUDAGRASS
		BULL ROCK

**NOTES :**

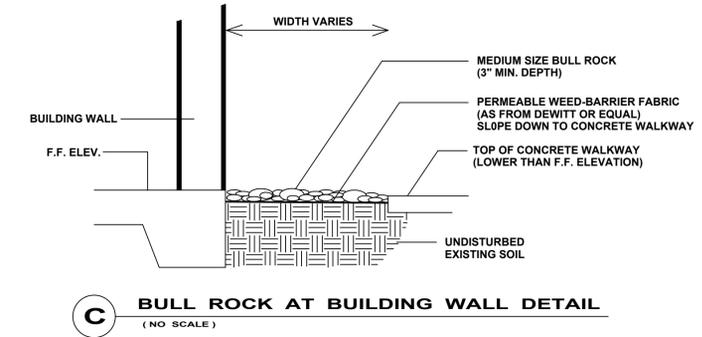
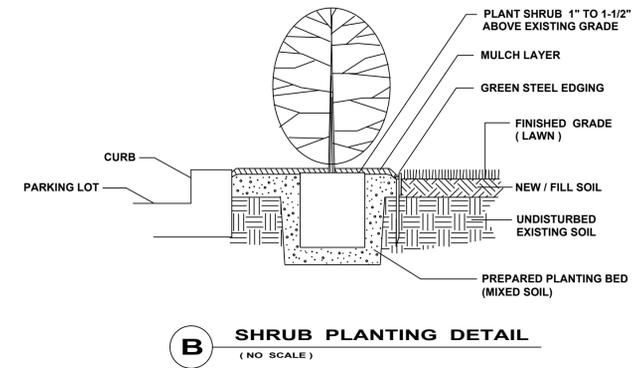
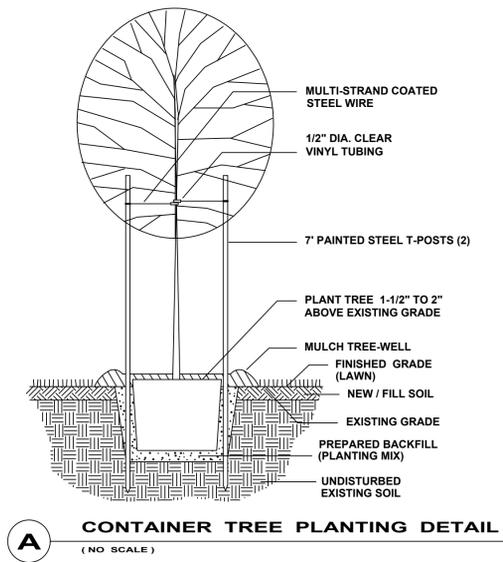
- 1.) ALL NEW LANDSCAPE TREES AND SHRUBS TO BE IRRIGATED WITH A PROFESSIONALLY DESIGNED AND INSTALLED AUTOMATIC LANDSCAPE IRRIGATION SYSTEM WITH RAIN SWITCH. SEE IRRIGATION PLAN TO BE PROVIDED AFTER SITE AND LANDSCAPE PLAN APPROVAL.

**LANDSCAPE CONSTRUCTION SPECIFICATIONS :**

- 1.) General Contractor to bring all areas to final grade with a boxblade using a good quality, gradable topsoil.
- 2.) Prepare all new planting beds by removing all rocks, concrete and construction debris and till in 3" to 4" of new Soil Mix and pre-emergent herbicide (such as Pennant or Eptam) at the recommended rates, then rake all bed areas smooth prior to planting.
- 3.) Grade all planting beds to edges of beds and away from buildings prior to planting for positive drainage away from foundation. Install green Ryerson Steel landscape edging (1/8" thick x 4" tall) between turf and planting beds. Cut exposed corners at 45 degrees when steel butts up against curbs or walkways for pedestrian safety.
- 4.) Fertilize all new trees, shrubs and groundcovers with Osmocote (or equal) time-release fertilizer.
- 5.) Mulch all new palms and trees with a 3" (avg.) layer of shredded hardwood topdress mulch. Apply locally sourced Bull Rock (2" to 5" aggregate size) on DeWitt type permeable weed barrier "fabric" in areas indicated in lieu of mulch to a minimum depth of 3".
- 6.) Double-Stake all specified trees (see plant list) with 2 (7' tall painted metal T-Posts, multi-strand coated steel wire and clear vinyl tubing.
- 7.) Root-Stimulate all new trees with Superthrive brand root-stimulator (or equal) as per manufacturers recommendations.
- 8.) Plant sizes shown are the minimum acceptable. Plants will be inspected and measured for conformance. Plants specified with container size only shall be of or better than locally accepted nursery standards. Obviously undersized, misshapen, weak or inadequately rooted plants will be rejected. The Owner's decision will be final in matters concerning plant size, condition and health. Plants larger in size than specified may be used if approved by the Landscape Architect or the Owner, but the use of larger plants will not automatically increase the contract amount.
- 9.) Thoroughly hand water all new plantings immediately after planting.
- 10.) Fine grade all new turf areas (by hand if necessary) prior to installation of grass. This is for a nice smooth turf-bed as well as for normal drainage purposes.
- 11.) Solid sod within property to be 99 percent pure Common Bermudagrass. Sod to be rolled immediately after wetting and installation.
- 12.) Landscape contractor is responsible for keeping jobsite neat, clean and safe at all times in reference to their landscape work. Excess excavated soil accumulations of landscape related trash, plant containers etc. to be removed from jobsite by Landscape Contractor daily and at the end of the project.
- 13.) The Owner, Landscape Architect and general Contractor reserve the right to inspect the progress of the project and any or all of the materials and procedures used at any time. Such materials and procedures will be subject to approval or rejection at that time and promptly followed up in writing to all concerned parties.

**WATERING INSTRUCTIONS :**

- 1.) Water well (soak) every day for the first week.
- 2.) Water well (soak) every other day for the second week.
- 3.) Water well (soak) every third day for the third week.
- 4.) Continue watering at least 3 times a week if weater is very warm or if it has not rained recently. Look for drooping leaves as a sign of "thirsty" plants.
- 5.) Rainy weather may provide the opportunity to defer watering.



Project Neighborhood Participation Program  
In Person Meeting 1/31/24 at 6:00 PM held at First Grace United Methodist Church

Project Name: 2717 Tulane Ave. Conditional Use

Overview: A conditional use to permit a motor vehicle repair shop, minor within the HUC HISTORIC URBAN CORRIDOR USE RESTRICTION OVERLAY

This report summarizes the neighborhood engagement process as of the date of this report for a proposed oil change facility at 2717 Tulane Ave. This project would entail demolition of 1 vacant convenience store building and construction of a Take 5 oil change.

Consistent with City Planning Commission NPP guidelines, we engaged in in-person neighborhood engagement as well as via e-mail.

Contacts: Sherman Strategies, LLC  
800 Baronne Street  
New Orleans, LA 70113

Missy Quigley  
(504) 799 – 9335  
[missy@shermanstrategiesllc.com](mailto:missy@shermanstrategiesllc.com)

Neighborhood Engagement

All citizens within a 300-foot radius received a letter with information on the proposed project, explanation of the NPP guidelines, and contact information. The three (3) registered neighborhood associations also received the letter.

3 neighbors attended the meeting. The following is a summary of communication that took place at the meeting. Comment cards were provided to attendees, but only one was filled out.

Questions	Response
Will there be fencing?	There will be none.
What uses are restricted in this overlay besides motor vehicle repair?	Bar, Car Wash, Restaurant, Fast Food, Gas Station, Indoor Amusement Facility, Motor Vehicle Service & Repair, Minor or Major and Retail Sales of Packaged Alcoholic Beverages.

<p>Concerns about vandalism, homelessness, and crime, specifically drug deals.</p>	<p>A vehicle gate is an option to keep people out when the oil change is closed. This was favored by the attendees.</p>
<p>Where is the sidewalk? You need to have a sidewalk.</p>	<p>This will be incorporated into the plan.</p>
<p>You must do better than just grass on the portion closest to Broad. Perhaps hawthorne bushes, flowers, and trees.</p>	<p>We will explore these options.</p>
<p>We would like a sign or a sculpture in that portion as well. You should reach out to MCNO and the Biodistrict for assistance. Perhaps, "Welcome to Mid City", "Keep Mid City clean" or something referencing the Biodistrict.</p>	<p>We will try to incorporate and will inquire with groups to help sponsor.</p>
<p>What are you doing to encourage walkability and transition like MU-1 encourages?</p>	<p>We are incorporating nice landscaping and will make sure this has a sidewalk. We are in a transitional area of that district and will respect that.</p>
<p>What will you do to discourage crime? If it is a passive use that isn't open at night, bad things will happen.</p>	<p>Cameras, lighting, painting over graffiti in a timely fashion. We are open to ideas.</p>
<p>What is your plan for stormwater and wastewater?</p>	<p>We have not designed the stormwater plan yet, but it will match code requirements. 1 1/4 inch retained on site. We will explore bioswales and tree wales and also permeable paving.</p>
<p>How do you separate the rainwater and oil?</p>	<p>The technicians are under the ground and the oil does not drip on areas that are subject to rain. We will provide further information.</p>
<p>What will you do about litter?</p>	<p>We will have a sanitation plan.</p>
<p>This area floods very easily, can you explore permeable paving for the parking area?</p>	<p>We will explore.</p>

What is the timeline?	Once we go through the City entitlement process, there will be 7-8 months of construction.
Have you done a traffic study?	No, but we have designed this to avoid congestion at this busy intersection.
Please be a good neighbor and respect the neighborhood and keep this area nice.	We will of course do that.

Attachments

- Copy of NPP Letter
- NPP List
- Email to Mid City Neighborhood Association
- Email to Greater Mid City Business Association
- Email to Broad Community Connections
- Email to CPC
- Email to Councilmember
- NPP Sign in sheet
- Comment card

**UPDATE: MEETING IS WEDNESDAY, JANUARY 31<sup>st</sup> at 6 PM**

January 17, 2024

Dear Neighbors,

**You likely received a copy of this letter already. This updated letter clarifies the day for the meeting.**

We are writing to share a proposal for a Take 5 Oil Change at 2717 Tulane Avenue and invite you to a community meeting. The site consists of a vacant building that was most recently a convenience store which will be demolished to make way for the new structure. Previous history of the site includes use as a parking lot and a gas station. The proposed operation features a site plan fit to accommodate the "V-shaped" site which fronts on Tulane Avenue at the corner of Broad Street. The proposed building is 1,294 sf, and the site is approximately 8,429 sf. The design will include a significant addition of landscaping to both improve appearance of the site and increase drainage.

The site is in the **MU-1 MEDIUM INTENSITY MIXED-USE DISTRICT** zoning district where a motor vehicle repair shop, minor, is a permitted use. The conditional use is required due to the HUC Historic Urban Corridor Use Restriction Overlay. The Use Table and Restrictions for these rules can be found here: <http://czo.nola.gov/Article-15#15-2-A>. and <http://czo.nola.gov/Article-18#18-5>

**NPP Meeting Date:**  
**Wednesday, January 31@ 6:00 P.M.**  
First Grace United Methodist Church  
3401 Canal St, New Orleans, LA 70119  
in the Parlor (back of church)

**Public Comment & Inquiry  
Contact Information:**

Missy Quigley  
[Missy@shermanstrategiesllc.com](mailto:Missy@shermanstrategiesllc.com)  
504-799-9335

**ZONING REQUEST SUMMARY: A conditional use to permit a motor vehicle repair shop, minor within the HUC HISTORIC URBAN CORRIDOR USE RESTRICTION OVERLAY.**

The conditional use process involves many steps and approvals, including neighborhood notice through this letter, a neighborhood meeting as detailed in this letter, a study by the City Planning Commission staff, and finally, a hearing by the New Orleans City Council during which a final ordinance for approval is required. We anticipate that construction will take approximately 6-8 months.

This letter is being delivered through U.S. Mail. At the meeting, we will provide a sign-in sheet to obtain email addresses so that we can keep you in the loop as the project moves forward. We hope to see you at the meeting. If you are unable to attend, please feel free to reach out to us by phone or e-mail with any questions or concerns.



January 17, 2024

Dear Neighbors,

We are writing to share a proposal for a Take 5 Oil Change at 2717 Tulane Avenue. The site consists of a vacant building that was most recently a convenience store which will be demolished to make way for the new structure. Previous history of the site includes use as parking lot and a gas station. The proposed operation features a site plan fit to accommodate the "V-shaped" site which fronts on Tulane Avenue at the corner of Broad Street. The proposed building is 1,294 sf, and the site is approximately 8,429 sf. The design will include a significant addition of landscaping to both improve appearance of the site and increase drainage.

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The conditional use process involves many steps and approvals, including neighborhood notice through this letter, a neighborhood meeting as detailed in this letter, a study by the City Planning Commission staff, and finally, a hearing by the New Orleans City Council during which a final ordinance for approval is required. We anticipate that construction will take approximately 6-8 months.

This letter is being delivered through U.S. Mail. At the meeting, we will provide a sign-in sheet to obtain email addresses so that we can keep you in the loop as the project moves forward. We hope to see you at the meeting. If you are unable to attend, please feel free to reach out to us by phone or e-mail with any questions or concerns.

**NPP Meeting Date:**  
Thursday, January 31 @ 6:00 P.M.  
First Grace United Methodist Church  
3401 Canal St, New Orleans, LA 70119  
in the Parlor (back of church)

**Public Comment & Inquiry  
Contact Information:**  
Missy Quigley  
[Missy@shermanstrategiesllc.com](mailto:Missy@shermanstrategiesllc.com)  
504-799-9335



**Contact List for NPP Invitations (all letters must be sent out at least 14 days (and no more than 30 days) prior to the NPP meeting)**

**Property Owners & Occupants Within 300 ft**

**Delivery Method: Mail and/or hand delivery**

Name	Mailing Address	City	Stat	Zip
2645 Tulane LLC	2735 Tulane Ave	New Orleans	LA	70119
Adams Commerical Properties LLC	217 Derbigny St	Gretna	LA	70053
B-3 Consulting LLC	540 S Broad St Ste C	New Orleans	LA	70119
Band David Jr	422 S Broad St	New Orleans	LA	70119
Central City Nola Investments LLC	1539 Jackson Ave Suite 100	New Orleans	LA	70130
City Of New Orleans	1300 Perdido St	New Orleans	LA	70112
Clc Investments LLC	850 Edwards Ave	New Orleans	LA	70123
Current Resident	2636 Tulane Ave	New Orleans	LA	70119
Current Resident	2642 Tulane Ave	New Orleans	LA	70119
Current Resident	2644 Tulane Ave	New Orleans	LA	70119
Current Resident	2645 Tulane Ave	New Orleans	LA	70119
Current Resident	2655 Tulane Ave	New Orleans	LA	70119
Current Resident	2657 Tulane Ave	New Orleans	LA	70119
Current Resident	2700 Tulane Ave	New Orleans	LA	70119
Current Resident	2701 Gravier St	New Orleans	LA	70119
Current Resident	2701 Tulane Ave	New Orleans	LA	70119
Current Resident	2707 Tulane Ave	New Orleans	LA	70119
Current Resident	2716 Banks St	New Orleans	LA	70119
Current Resident	2717 Tulane Ave	New Orleans	LA	70119
Current Resident	2718 Banks St	New Orleans	LA	70119
Current Resident	2722 Banks St	New Orleans	LA	70119
Current Resident	2725 Tulane Ave	New Orleans	LA	70119
Current Resident	2725 Tulane Ave SIGN	New Orleans	LA	70119
Current Resident	2726 Banks St	New Orleans	LA	70119
Current Resident	2727 Tulane Ave	New Orleans	LA	70119

Current Resident	2728 Banks St	New Orleans	LA	70119
Current Resident	2732 Banks St	New Orleans	LA	70119
Current Resident	2733 Gravier St	New Orleans	LA	70119
Current Resident	2733 Tulane Ave	New Orleans	LA	70119
Current Resident	2734 Banks St	New Orleans	LA	70119
Current Resident	2735 Gravier St	New Orleans	LA	70119
Current Resident	2736 Banks St	New Orleans	LA	70119
Current Resident	2737 Tulane Ave	New Orleans	LA	70119
Current Resident	2738 Banks St	New Orleans	LA	70119
Current Resident	2739 Tulane Ave	New Orleans	LA	70119
Current Resident	2741 Tulane Ave	New Orleans	LA	70119
Current Resident	2745 Tulane Ave	New Orleans	LA	70119
Current Resident	2747 Tulane Ave	New Orleans	LA	70119
Current Resident	2749 Tulane Ave	New Orleans	LA	70119
Current Resident	2751 Tulane Ave	New Orleans	LA	70119
Current Resident	2753 Tulane Ave	New Orleans	LA	70119
Current Resident	2755 Tulane Ave	New Orleans	LA	70119
Current Resident	2757 Tulane Ave	New Orleans	LA	70119
Current Resident	2761 Gravier St	New Orleans	LA	70119
Current Resident	2765 Tulane Ave	New Orleans	LA	70119
Current Resident	2767 Tulane Ave	New Orleans	LA	70119
Current Resident	2785 Baudin St	New Orleans	LA	70119
Current Resident	400 S Broad St	New Orleans	LA	70119
Current Resident	400 S Broad St Ste A	New Orleans	LA	70119
Current Resident	400 S Broad St Ste B	New Orleans	LA	70119
Current Resident	400 S Broad St Ste C	New Orleans	LA	70119
Current Resident	410 S Broad St	New Orleans	LA	70119
Current Resident	411 S Broad St	New Orleans	LA	70119
Current Resident	412 S Broad St	New Orleans	LA	70119
Current Resident	415 S Broad St	New Orleans	LA	70119
Current Resident	416 S Broad St	New Orleans	LA	70119

Current Resident	416 S Broad St A	New Orleans	LA	70119
Current Resident	417 S Broad St	New Orleans	LA	70119
Current Resident	418 S Broad St	New Orleans	LA	70119
Current Resident	419 S Broad St	New Orleans	LA	70119
Current Resident	420 S Broad St	New Orleans	LA	70119
Current Resident	424 S Broad St	New Orleans	LA	70119
Current Resident	425 S Broad St	New Orleans	LA	70119
Current Resident	426 S Broad St	New Orleans	LA	70119
Current Resident	427 Manassas Pl	New Orleans	LA	70119
Current Resident	428 S Broad St	New Orleans	LA	70119
Current Resident	434 S Broad St	New Orleans	LA	70119
Current Resident	512 S Broad St	New Orleans	LA	70119
Current Resident	518 S Broad St	New Orleans	LA	70119
Current Resident	522 S Broad St	New Orleans	LA	70119
Current Resident	528 S Broad St	New Orleans	LA	70119
Current Resident	600 S White St	New Orleans	LA	70119
Earnest E Airhia	1105 Trudeau St	Metairie	LA	70003
Eloise S Speight	ET Al 12597 Bayou Fardoche Rd	Morganza	LA	70759
Family Group Investment LLC	5515 S Claiborne Ave	New Orleans	LA	70125
George T IV Oliver	1441 St Mary St	New Orleans	LA	70130
Investmentsllc Clc	850 Edwards Ave	Harahan	LA	70123
J Philip Stein	2735 Tulane Ave	New Orleans	LA	70119
Joe H Johnson	4500 Dreux Ave	New Orleans	LA	70126
John Paul Sapir LLC	6301 Laurel St	New Orleans	LA	70118
John Paul Sapir LLC	417 S Broad St	New Orleans	LA	70119
Kundan & Veena Louisiana LLC	6733 Westcott Rd	Falls Church	VA	22042
Mary E Gehman	618 Mississippi St	Donaldsonville	LA	70346
Mary H Dehring	Terry H Delanzac 1525 Cherokee Ave	Metairie	LA	70005
Orleans Parish School Board	3520 General Degaulle Dr Suite 5055	New Orleans	LA	70114
Owner 2722	6168 Vicksburg St	New Orleans	LA	70124
Paws Rescue Take	2730 Banks St	New Orleans	LA	70119
RLL Trust NO 1F	C/O Jordan Jacobs 1937 N Rampart St	New Orleans	LA	70116
The Dog House Realty LLC	2515 Nashville Ave	New Orleans	LA	70115

**Delivery Method: Email or mail (email preferred)**

City Planning Commission  
1300 Perdido Street  
7th Floor  
New Orleans, LA 70112  
[cpcinfo@nola.gov](mailto:cpcinfo@nola.gov)

**Neighborhood Associations**

**Delivery Method: Email AND Mail**

Broad Community Connections - Broad Street Main Street  
Jeff Schwartz  
504-561-7495  
[jeff@broadcommunityconnections.org](mailto:jeff@broadcommunityconnections.org)  
P.O. Box 19770  
New Orleans  
70179  
Mid City Neighborhood Organization  
Emily Leitzinger  
504-507-0831  
[president@mcno.org](mailto:president@mcno.org)  
P.O. Box 791023  
New Orleans  
Greater Mid-City Business Association  
Tim Levy  
[tlevy@pelhughes.com](mailto:tlevy@pelhughes.com)  
PO Box 791041  
New Orleans  
70119

**City Councilmember**

**Delivery Method: Email**

Council District B, Lesli Harris  
City Hall, Room 2W10  
1300 Perdido Street

New Orleans, LA 70112  
Phone: (504) 658-1020  
Email: Lesli.Harris@nola.gov

### Buffer Radius Map





Missy Quigley <missy@shermanstrategiesllc.com>

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## NPP Letter 2717 Tulane Conditional Use

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**Missy Quigley** <missy@shermanstrategiesllc.com>  
To: CPCINFO <cpcinfo@nola.gov>

Wed, Jan 17, 2024 at 4:51 PM

Please see attached.

Thank you!

**Missy Quigley**

Direct 504-390-5197

[missy@shermanstrategiesllc.com](mailto:missy@shermanstrategiesllc.com)

**Sherman Strategies**

800 Baronne St.

New Orleans, LA 70113

[www.shermanstrategiesllc.com](http://www.shermanstrategiesllc.com)



**NPP Letter.pdf**

2348K



Missy Quigley <missy@shermanstrategiesllc.com>

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## NPP Letter 2717 Tulane Ave. Conditional Use

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**Missy Quigley** <missy@shermanstrategiesllc.com>

Wed, Jan 17, 2024 at 4:53 PM

To: jeff@broadcommunityconnections.org, MCNO President <president@mcno.org>, tlevy@pelhughes.com

All-

Please see attached. Please let me know if you have any questions. Hope to see you at the meeting!

Thanks!

**Missy Quigley**

Direct 504-390-5197

[missy@shermanstrategiesllc.com](mailto:missy@shermanstrategiesllc.com)

**Sherman Strategies**

800 Baronne St.

New Orleans, LA 70113

[www.shermanstrategiesllc.com](http://www.shermanstrategiesllc.com)



**NPP Letter.pdf**

2348K

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**NPP Letter 2717 Tulane Avenue**

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**Broad Community Connections** <info@broadcommunityconnections.org>

Wed, Jan 17, 2024 at 5:00 PM

To: Missy Quigley &lt;missy@shermanstrategiesllc.com&gt;

Cc: chris@broadcommunityconnections.org, sonali@broadcommunityconnections.org

Thank you Missy!

We have received and will share it.

Best,

website: <https://www.broadcommunityconnections.org/> | phone: (504) 517-6267

IG: [@broadcommunityconnections](#) | Facebook: [@broadcommunityconnections](#)



[Quoted text hidden]

**2717 Tulane Ave.**  
**Conditional Use Request**  
**Neighborhood Participation Plan Meeting**  
**Wednesday January 31, 2024 at 6:00 PM**

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
MARY MYSING-GWBALA	312 S. GENEVA ST.	NCNO	MARYGWBALA@ BEN.SOUTHWEST
Elkssam ABUAMRICH	2657 TULANE AVE		midcitynewandseting@att <sup>n</sup> 504-494-3183
CHRIS DAEMMRICH	1123 CRETE ST. APT. A		rchrisdammrich @gmail.com

2717 Tulane – Conditional Use Application  
COMMENT CARDS

Name:

CHRIS DAEMMIRICH

Address:

1123 CRETE ST, APT A

Please provide thoughts, ideas, and concerns regarding this project:

Pedestrian safety should be a priority

Stormwater management on-site should exceed minimum requirements because if floods on this corner.

Permeable pavement should be used.

30'x30' area at Tulane & Broad corner can be site for a sign or public art

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the Conditional Use application.

January 31, 2024

celebrating the neighborhood.



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

**LAND-USE REQUEST APPLICATION**

Please submit complete applications via email to [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov) or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application:  Text Amendment  Zoning Change  Conditional Use/Planned Development

Address of Property for which this application is being filed. 2717 Tulane Avenue

**APPLICANT INFORMATION**

Applicant Identity:  Property Owner  Agent

Applicant Name Missy Quigley

Applicant Address 800 Baronne St.

City New Orleans State LA Zip 70113

Applicant Contact Number 504-390-5197 Email missy@shermanstrategiesllc.com

**PROPERTY OWNER INFORMATION** SAME AS ABOVE

Property Owner Name Kundan & Veena Louisiana, LLC

Property Owner Address 6733 Westcott Road

City Falls Church State VA (Virginia) Zip 22042

Property Owner Contact Number (972)213-8014 Email kevingupta@live.com

**SPECIFIC ZONING REQUEST**

A conditional use to permit a motorvehicle repair shop, minor within the HUC Historic Corridor Use Restriction overlay.

**PROPERTY LOCATION**

Square Number(s) 603 Lot Number(s) 2 S. Broad St.

Bounding Streets Baudin S. Broad S. White

Zoning MU-1 Municipal District 1

Tax Bill Number 105202512 Planning District 4

**DESCRIPTION OF PROJECT (Attachments are acceptable)**

See Attached



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

## LAND-USE REQUEST APPLICATION

### ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature Paul Smith Date 02/01/2024

Agent Signature Melissa Stumming Date 2/1/24

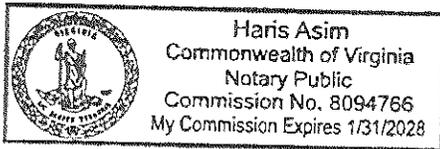
If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 1<sup>st</sup> day of February 2024

My Commission expires 01/31/2028



This is a proposal for a Take 5 Oil Change at 2717 Tulane Avenue. The site consists of a vacant building that was most recently a convenience store which will be demolished to make way for the new structure. Previous history of the site includes use as a parking lot and a gas station. The proposed operation features a site plan fit to accommodate the "V-shaped" site which fronts on Tulane Avenue at the corner of Broad Street. The proposed building is 1,294 sf, and the site is approximately 8,429 sf. The design will include a significant addition of landscaping to both improve the appearance of the site and increase drainage.

**AUTHORIZATION**  
KUNDAN & VEENA LOUISIANA, L.L.C  
DULY PASSED ON 11/19/24

---

**WHEREAS**, KUNDAN & VEENA LOUISIANA, L.L.C. (the "Company") is duly formed and in good standing under the laws of the State of Louisiana;

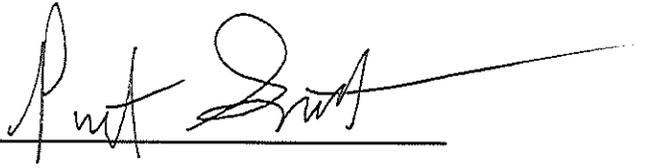
**WHEREAS**, the Company wishes to authorize a the development of an Oil Change, or otherwise authorize development of the property which it owns at 2717 TULANE AVE NEW ORLEANS, LA 70119

**RESOLVED**, that the Company authorizes Puneet/ Kevin Gupta to take whatever actions are necessary or appropriate with regard to the application for a conditional use and to take whatever other actions are necessary or appropriate to effectuate the same; and

**FURTHER RESOLVED**, that the Company authorizes Sherman Strategies, LLC and its employees and agents, including but not limited to Missy Quigley, to act as agents on behalf of the Company with regard to aforesaid conditional use application and to take whatever other actions are necessary and appropriate to effectuate the same including but not limited to signing conditional use and other land use applications on behalf of the Company.

It is hereby certified by the undersigned that the foregoing resolution was duly passed on the date as stated herein.

Signed:

Sign:   
\_\_\_\_\_

Puneet/ Kevin Gupta  
KUNDAN & VEENA LOUISIANA, L.L.C



**Nancy Landry**  
SECRETARY OF STATE

*As Secretary of State of the State of Louisiana, I do hereby Certify that*

the attached document(s) of

**KUNDAN & VEENA LOUISIANA, L.L.C.**

are true and correct and are filed in the Louisiana Secretary of State's Office.

42660695K	ORIGF	5/30/2017	7 page (s)
43368248	1308	2/21/2019	1 page (s)
44903945	1308	4/24/2022	1 page (s)
45434843	23 AR	5/28/2023	1 page (s)

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

January 30, 2024

*Nancy Landry*

*Secretary of State*

WEB 42660695K



Certificate ID: 11837598#8ES93

To validate this certificate, visit the following web site, go to **Business Services, Search for Louisiana Business Filings, Validate a Certificate**, then follow the instructions displayed.

[www.sos.la.gov](http://www.sos.la.gov)

STATE OF LOUISIANA

PARISH OF Jefferson

**ARTICLES OF ORGANIZATION  
OF  
KUNDAN & VEENA LOUISIANA, L.L.C.**

The undersigned does by these presents form and organize a limited liability company, pursuant to the Limited Liability Company Law of Louisiana, La. R.S. 12:1301 *et seq.*, and in accordance therewith adopts the following Articles of Organization, to-wit:

**ARTICLE I  
NAME**

The name of this limited liability company is **KUNDAN & VEENA LOUISIANA, L.L.C.**

**ARTICLE II  
PURPOSE**

The purpose of this limited liability company is to engage in any lawful activity for which limited liability companies may be formed under the Louisiana Limited Liability Company Law, La. R.S. 12:1301 *et seq.*

**ARTICLE III  
MANAGEMENT**

The business of this limited liability company shall be managed by a Manager or a Board of Managers, and the initial manager is Puneet K. Gupta. The manager(s) may, but do not have to be, members of this limited liability company. The number, classification, qualification, terms of office, manner of election, times and places of meetings and the powers and duties of the Manager or Board of Managers shall be set forth in a written operating agreement. No manager shall be personally liable for monetary damages for breach of any duty provided for in La R.S. 12:1314, except in the case of such manager's fraud, willful misconduct, malfeasance or bad faith.

**ARTICLE IV  
TERM**

The limited liability company shall terminate on midnight on December 31, 2099, unless all Members elect in writing to extend the term ninety (90) days prior to such date. The limited liability company also may terminate in accordance with the provisions of a written operating agreement.

{B1247734.1}

**ARTICLE V**  
**CERTIFICATES**

Persons dealing with this limited liability company may rely upon a certificate executed by any manager of this limited liability company, acting alone, to establish the membership of any member or manager, the authenticity of any records of this limited liability company, or the authority of any person to act on behalf of this limited liability company, including but not limited to the authority to take the actions referred to in La. R.S. 12:1318 (B). Except as authorized by the manager, no member is an agent of this limited liability company or has the authority to make any contracts, enter into any transactions or make any commitments on behalf of this limited liability company.

**ARTICLE VI**  
**POWERS**

The Manager or Board of Managers of this limited liability company are authorized to act on behalf of this limited liability company in the management of the limited liability company in all matters in the ordinary course of its business, which is hereby confirmed. The Manager or Board of Managers are specifically authorized to act on behalf of this limited liability company:

(i) To enter into, execute and carry out any and all agreements, contracts, documents, certifications, and instruments necessary or convenient in connection with the management, maintenance, and operation of any immovable or movable property of this limited liability company, or in connection with managing the affairs of this limited liability company;

(ii) To bring, prosecute, defend, settle, compromise and dismiss actions at law or in equity;

(iii) To open checking, savings, escrow, trust, or other deposit accounts and to sign any checks or wire authorizations in connection therewith and to enter into any checking, savings, escrow, trust, or other deposit contracts related thereto;

(iv) To contract on behalf of this limited liability company for the employment and services of employees and/or independent contractors, such as lawyers and accountants, and delegate to such persons the duty to manage or supervise any of the assets or operations of this limited liability company;

(v) To buy, acquire, sell, lease, convey, exchange, dispose of, manage, or operate personal or movable property, whether tangible, intangible, corporeal or incorporeal, including all property now owned or hereinafter acquired by, this limited liability company, whether now or in the future, for such consideration as the Manager or Board of Managers may deem appropriate, including for cash, credit, a combination of both or exchange of property rights, and to execute leases, acts and documents in furtherance thereof, containing such terms

and conditions as the Manager or Board of Managers may deem necessary, proper and/or advisable;

(vi) To buy, acquire, sell, lease, convey, exchange, dispose of, manage, or operate real or immovable property, whether tangible, intangible, corporeal or incorporeal, including all property now owned or hereinafter acquired by, this limited liability company, whether now or in the future, for such consideration as the Manager or Board of Managers may deem appropriate, including for cash, credit, a combination of both or exchange of property rights, and to execute deeds, leases, acts and documents in furtherance thereof, containing such terms and conditions as the Manager or Board of Managers may deem necessary, proper and/or advisable;

(vii) To borrow monies, whether secured or unsecured, from any bank, financial institution, corporation, person or entity and/or to guaranty the debts and obligations of any person or entity, all to be on such terms and conditions and to contain such rates of interest and repayment terms as the Manager or Board of Managers may deem necessary or proper;

(viii) To execute promissory notes, letters of credit, loan agreements and continuing guaranties all upon such terms and conditions as the Manager or Board of Managers may deem necessary or proper; and

(ix) To assign, pledge, mortgage or grant security interests in or otherwise encumber any immovable or movable property of this limited liability company with such documents to contain the usual and customary security clauses, including without limitation a confession of judgment, waiver of appraisal and pact de non alienando, all upon such terms and conditions as the Manager or Board of Managers may deem necessary or proper.

**THUS DONE AND EXECUTED** in multiple originals by the organizer on the 24<sup>th</sup> day of May, 2017 before the undersigned competent witnesses.

**WITNESSES:**

  
Print Name: Raj P. CHAUHAN, Dr.

  
PUNEET K. GUPTA

  
Print Name: Jeannette S. Waring

**ACKNOWLEDGMENT**

STATE OF LOUISIANA

PARISH OF Jefferson

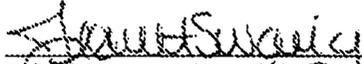
BEFORE ME, the undersigned authority, personally came and appeared, PUNEET K. GUPTA, who being duly sworn, acknowledged in my presence and in the presence of the undersigned witnesses that he executed the foregoing instrument as his free act and deed.

IN WITNESS WHEREOF, the said Appearer has executed this acknowledgment in my presence and in the presence of the undersigned competent witnesses on this 28<sup>th</sup> day of May, 2017.

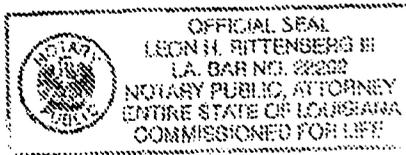
WITNESSES:

  
Print Name: Roy P. CHAUVIS

  
PUNEET K. GUPTA, Organizer

  
Print Name: Jannette S. Waring

  
NOTARY PUBLIC



**INITIAL REPORT  
OF  
KUNDAN & VEENA LOUISIANA, L.L.C.**

To the Secretary of State  
State of Louisiana

The following Initial Report is hereby submitted in accordance with the provisions of Louisiana Revised Statutes, Title 12, Section 1305(E):

1.

The location and address of the registered office of **KUNDAN & VEENA LOUISIANA, L.L.C.** is:

5001 Lapalco Blvd.  
Marrero, LA 70072

2.

The registered agent for service of process of **KUNDAN & VEENA LOUISIANA, L.L.C.** is:

Puneet K. Gupta  
5001 Lapalco Blvd.  
Marrero, LA 70072

3.

The name and municipal address of the first manager of **KUNDAN & VEENA LOUISIANA, L.L.C.** is :

Puneet K. Gupta  
5001 Lapalco Blvd.  
Marrero, LA 70072

Executed in New Orleans, Louisiana, this 26<sup>th</sup> day of May, 2017.

  
PUNEET K. GUPTA, ORGANIZER

**ACKNOWLEDGMENT**

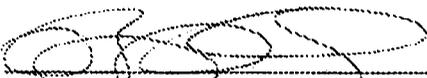
STATE OF LOUISIANA

PARISH OF Jefferson

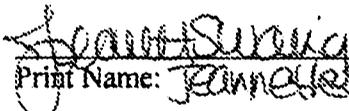
BEFORE ME, the undersigned authority, personally came and appeared, PUNEET K. GUPTA, who being duly sworn, acknowledged in my presence and in the presence of the undersigned witnesses that he executed the foregoing instrument as his free act and deed.

IN WITNESS WHEREOF, the said Appearer has executed this acknowledgment in my presence and in the presence of the undersigned competent witnesses on this 26<sup>th</sup> day of May, 2017.

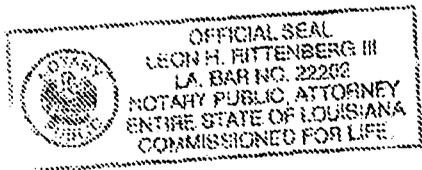
WITNESSES:

  
Print Name: Roy P. Chauvin

  
PUNEET K. GUPTA

  
Print Name: Janelles Waring

  
NOTARY PUBLIC



**AFFIDAVIT OF ACKNOWLEDGMENT  
AND ACCEPTANCE BY  
DESIGNATED REGISTERED AGENT**

STATE OF LOUISIANA

PARISH OF Jefferson

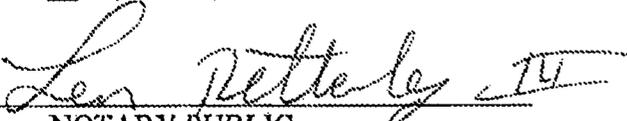
On this 26<sup>th</sup> day of May, 2017, before me, a Notary Public in and for the State and Parish aforesaid, personally came and appeared:

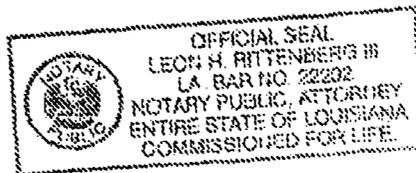
PUNEET K. GUPTA

who, being duly sworn, acknowledged to me that he does hereby accept appointment as the Registered Agent of **KUNDAN & VEENA LOUISIANA, L.L.C**, a Limited Liability Company organized under and authorized to transact business in the State of Louisiana, pursuant to the provisions of La. R.S. 12:1301 et seq.

  
PUNEET K. GUPTA, Registered Agent

Sworn to and subscribed before me this 26 day of May, 2017

  
NOTARY PUBLIC



## NOTICE OF CHANGE

**Charter Number:** 42660695K

**Name:** KUNDAN & VEENA LOUISIANA, L.L.C.

### **ADDRESSES:**

**The location and municipal address (not a P.O. Box only) of this limited liability company's registered office:**

5674 EVELYN CT  
NEW ORLEANS, LA, 70124

### **Mailing Address:**

C/O PUNEET K. GUPTA 10151 WAVELL RD  
FAIRFAX, VA, 70072

### **AGENTS:**

#### **Agent Name:**

PUNEET K. GUPTA  
4940 OAK ALLEY BLVD  
MARRERO, LA, 70072

### **MEMBERS/MANAGERS:**

#### **Member/Manager Name:**

PUNEET K. GUPTA (MANAGER)  
10151 WAVELL RD  
FAIRFAX, VA, 22032

**The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.**

TO BE ELECTRONICALLY SIGNED BY MEMBER OR MANAGER.

**ELECTRONIC SIGNATURE:** PUNEET K GUPTA (2/21/2019)

**TITLE:** PRESIDENT

## NOTICE OF CHANGE

**Charter Number:** 42660695K

**Name:** KUNDAN & VEENA LOUISIANA, L.L.C.

### ADDRESSES:

**The location and municipal address (not a P.O. Box only) of this limited liability company's registered office:**

5674 EVELYN CT  
NEW ORLEANS, LA, 70124

### Mailing Address:

C/O PUNEET K. GUPTA 6733 WESTCOTT RD  
FALLS CHURCH, VA, 22042

### AGENTS:

#### Agent Name:

PUNEET K. GUPTA  
5674 EVELYN CT  
NEW ORLEANS, LA, 70124

### MEMBERS/MANAGERS:

#### Member/Manager Name:

PUNEET K. GUPTA (MANAGER, MEMBER)  
6733 WESTCOTT RD  
FALLS CHURCH, VA, 22042

**The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.**

TO BE ELECTRONICALLY SIGNED BY MEMBER OR MANAGER.

**ELECTRONIC SIGNATURE:** PUNEET GUPTA (4/24/2022)

**TITLE:** MANAGER

<b>R. Kyle Ardoin</b> <b>Secretary of State</b> 	<b>LIMITED LIABILITY COMPANY</b> <b>ANNUAL REPORT</b> <b>For Period Ending</b> <b>5/30/2023</b>	 42660695K  2023	
<b>Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)</b> 42660695 K KUNDAN & VEENA LOUISIANA, L.L.C.  C/O PUNEET K. GUPTA 6733 WESTCOTT RD FALLS CHURCH, VA 22042	1	<b>(INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)</b> Registered Office Address in Louisiana (Do not use P. O. Box) 5674 EVELYN CT NEW ORLEANS, LA 70124  Federal Tax ID Number	
Our records indicate the following registered agents for the company. Indicate any changes or deletions below. All agents must have a Louisiana address. Do not use a P. O. Box. <b>A</b> <b>NEW REGISTERED AGENT REQUIRES A NOTARIZED SIGNATURE</b> PUNEET K. GUPTA 5674 EVELYN CT NEW ORLEANS, LA 70124			
I hereby accept the appointment of registered agent(s).	Sworn to and subscribed before me on NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #		
<b>New Registered Agent Signature</b>	<b>Notary Signature</b> <b>Date</b>		
This report reflects a maximum of three members/managers for the company. Indicate any changes or deletions below. Include a listing of all names and addresses. Do not use a P. O. Box. If additional space is needed attach an addendum. <i>Officer titles, such as president or secretary are not acceptable.</i>			
PUNEET K. GUPTA 6733 WESTCOTT RD FALLS CHURCH, VA 22042	Manager, Member		
The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to the fine or imprisonment or both under R.S. 14:133.			
<b>SIGN →</b>	<b>To be signed by a manager, member, or agent</b> Puneet Gupta (SIGNED ELECTRONICALLY)  Signee's address	Title President & Owner  Email Address ON FILE	Phone   Date 05/28/2023  (For Office Use Only)
Enclose filing fee of     \$30.00		Return by:                      5/30/2023	
<b>Make remittance payable to Secretary of State</b> <b>Do Not Send Cash</b> <b>Do Not Staple</b>  web site: <a href="http://www.sos.louisiana.gov">www.sos.louisiana.gov</a>		To: <b>Commercial Division</b> <b>P. O. Box 94125</b> <b>Baton Rouge, LA 70804-9125</b> <b>Phone (225) 925-4704</b>	
<b>DO NOT STAPLE</b>		1	

UNSIGNED REPORTS WILL BE RETURNED

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE PARISH OF ORLEANS, STATE OF LOUISIANA, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN LOT OF GROUND, SITUATED IN THE FIRST DISTRICT OF THE CITY OF NEW ORLEANS, IN SQUARE NUMBER 603, BOUNDED BY TULANE AVENUE, WHITE STREET, BROAD STREET, AND BAUDIN STREET, DESIGNATED BY THE LETTER "X" ON A SKETCH OF SURVEY MADE BY ADLOE ORR, CIVIL ENGINEER, DATED NOVEMBER 15, 1934, AND ACCORDING TO WHICH, SAID LOT COMMENCES AT A DISTANCE OF ONE HUNDRED AND TWENTY-NINE FEET AND EIGHT INCHES FROM THE CORNER OF TULANE AVENUE AND BROAD STREET AND MEASURES THENCE FORTY-FIVE FEET AND FOUR INCHES FRONT ON TULANE AVENUE, BY A DEPTH ON THE SIDE TOWARDS WHITE STREET OF SIXTY-THREE FEET, NINE INCHES AND FOUR LINES, A DEPTH ON THE OTHER SIDE OF FIFTY-FOUR FEET, NINE INCHES AND FOUR LINES, AND A WIDTH IN THE REAR FRONTING ON BAUDIN STREET OF FORTY-FOUR FEET AND SEVEN INCHES; SAID LOT FORMS PART OF A LARGER LOT DESIGNATED BY THE LETTER "D" ON A SKETCH BY GEORGE DE ARMAS, DEPUTY CITY SURVEYOR, DATED APRIL 30, 1912.

AND

A CERTAIN LOT OF GROUND, SITUATED IN THE FIRST DISTRICT OF THE CITY OF NEW ORLEANS, STATE OF LOUISIANA, IN SQUARE 603, BOUNDED BY TULANE AVENUE, WHITE, BROAD AND BAUDIN STREETS, DESIGNATED BY THE LETTER "Z", ON A SKETCH OF SURVEY BY ADLOE ORR, CIVIL ENGINEER, DATED NOVEMBER 15, 1934, ACCORDING TO WHICH SKETCH SAID LOT MEASURES SEVENTY-SEVEN (77) FEET FRONT ON TULANE AVENUE, THIRTY-TWO FEET, TWO INCHES (32'2") FRONT ON BROAD STREET, AND A FRONT ON BAUDIN STREET OF EIGHT-TWO FEET, SIX INCHES (82'6"), WITH A DEPTH ON THE SIDE LINE TOWARDS WHITE STREET OF FORTY-FOUR FEET, FOUR INCHES, FOUR LINES (44'4"), WHICH SAID LOT FORMS A PART OF A LARGER LOT DESIGNATED BY THE LETTER "D" ON A SKETCH BY GEORGE DEARMAS, DEPUTY CITY SURVEYOR, DATED APRIL 20, 1913; SAID SKETCH BY ADLOE ORR, CIVIL ENGINEER, DATED NOVEMBER 15, 1934 BEING ATTACHED TO ACT PASSED BEFORE A.W. MERRITT, N.P., ON DECEMBER 4, 1935.

AND

A CERTAIN LOT OF GROUND, SITUATED IN THE FIRST DISTRICT OF THE CITY OF NEW ORLEANS, STATE OF LOUISIANA, IN SQUARE NO. 603, BOUNDED BY TULANE AVENUE, WHITE, BROAD AND BAUDIN STREETS, DESIGNATED BY THE LETTER "Y" ON A SKETCH OF SURVEY MADE BY ADLOE ORR, CIVIL ENGINEER, DATED NOVEMBER 15, 1934, A COPY OF WHICH IS ATTACHED TO ACT BEFORE A.W. MERRITT, N.P., ON DECEMBER 4, 1935, AND ACCORDING TO WHICH SKETCH SAID LOT COMMENCES AT A DISTANCE OF SEVENTY-SEVEN FEET (77) FROM THE CORNER OF TULANE AVENUE AND BROAD STREET, MEASURES FIFTY-TWO FEET, EIGHT INCHES (52'8") FRONT ON TULANE AVENUE, BY A DEPTH ON THE SIDE TOWARDS WHITE STREET OF FIFTY-FOUR FEET, NINE INCHES, FOUR LINES (54'9'4"), AND A DEPTH ON THE OTHER SIDE OF FORTY-FOUR FEET, FOUR INCHES, FOUR LINES (44'4'1"), WITH A WIDTH IN THE REAR FRONTING ON BAUDIN STREET OF FIFTY-TWO FEET, THREE INCHES (52'3"), WHICH SAID LOT FORMS PART OF A LARGER LOT DESIGNATED BY THE LETTER "D" ON A SKETCH BY GEORGE DEARMAS, DEPUTY CITY SURVEYOR, DATED APRIL 30, 1922.

ACCORDING TO SURVEY OF DADING, MARQUES & ASSOCIATES, INC., DATED APRIL 9, 1991, A COPY OF WHICH IS ANNEXED TO ACT OF CREDIT SALE DATED AUGUST 10, 1989 AND RECORDED IN THE CONVEYANCE RECORDS OF ORLEANS PARISH ON MAY 28, 1991 AT INST. 890132, CIN 36416, SAID LOTS "X", "Y" AND "Z" ADJOIN EACH OTHER AND HAVE THE SAME LOCATION AND MEASUREMENTS AS ABOVE SET FORTH.

BEING THE SAME PROPERTY ACQUIRED BY KUNDAN & VEENA LOUISIANA, L.L.C. BY ACT RECORDED BY ACT OF CAPITAL CONTRIBUTION RECORDED ON JUNE 2, 2017 AT INST. 2017-20917, CIN 619082.

## SCHEDULE B EXCEPTIONS II

- NOTICE OF LEASE BY KUNDAN & VEENA LOUISIANA, L.L.C. TO AVENUE 504 LLC EFFECTIVE DATED JULY 14, 2020, RECORDED AT INST. 2020-32809, CIN 679348 (WILL BE DELETED IF CANCELED). (NOT A SURVEY MATTER.)

## SIGNIFICANT OBSERVATIONS

- A** FENCE EXTENDS OVER THE PROPERTY LINE BY 0.60'.
- B** BUILDING EXTENDS OVER THE PROPERTY LINE BY 0.15'.
- C** FENCE FOR DUMPSTER EXTENDS OVER THE PROPERTY LINE BY 9.20'.
- D** OVERHEAD BILLBOARD LIGHT EXTENDS OVER THE PROPERTY LINE BY 8.25'.

## ZONING INFORMATION

SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION AT THE TIME OF SURVEY.

## LEGEND

(T) = TITLE	= DROP INLET
(A) = ACTUAL	= CATCH BASIN
= 1" IRON PIPE FOUND	= LIGHT POLE
= IRON ROD FOUND	= SEWER MANHOLE
= CROSS CUT	= UTILITY POLE
= DRAIN MANHOLE	= WATER METER
= SEWER CLEANOUT	= FENCE
= FIRE HYDRANT	= OVERHEAD UTILITY LINE
= WATER VALVE	= WATER LINE
= TRAFFIC SIGNAL BOX	= UNDERGROUND ELECTRIC LINE
= LIGHT	= UNKNOWN LINE
= TRAFFIC SIGNAL POLE	= TELECOMMUNICATIONS LINE
= DRAIN CLEAN OUT	= CONCRETE
	= ASPHALT



## LA ONE CALL

TICKET NO. 230604928

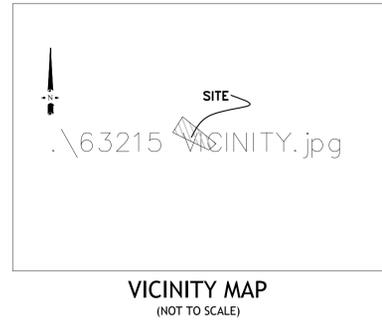
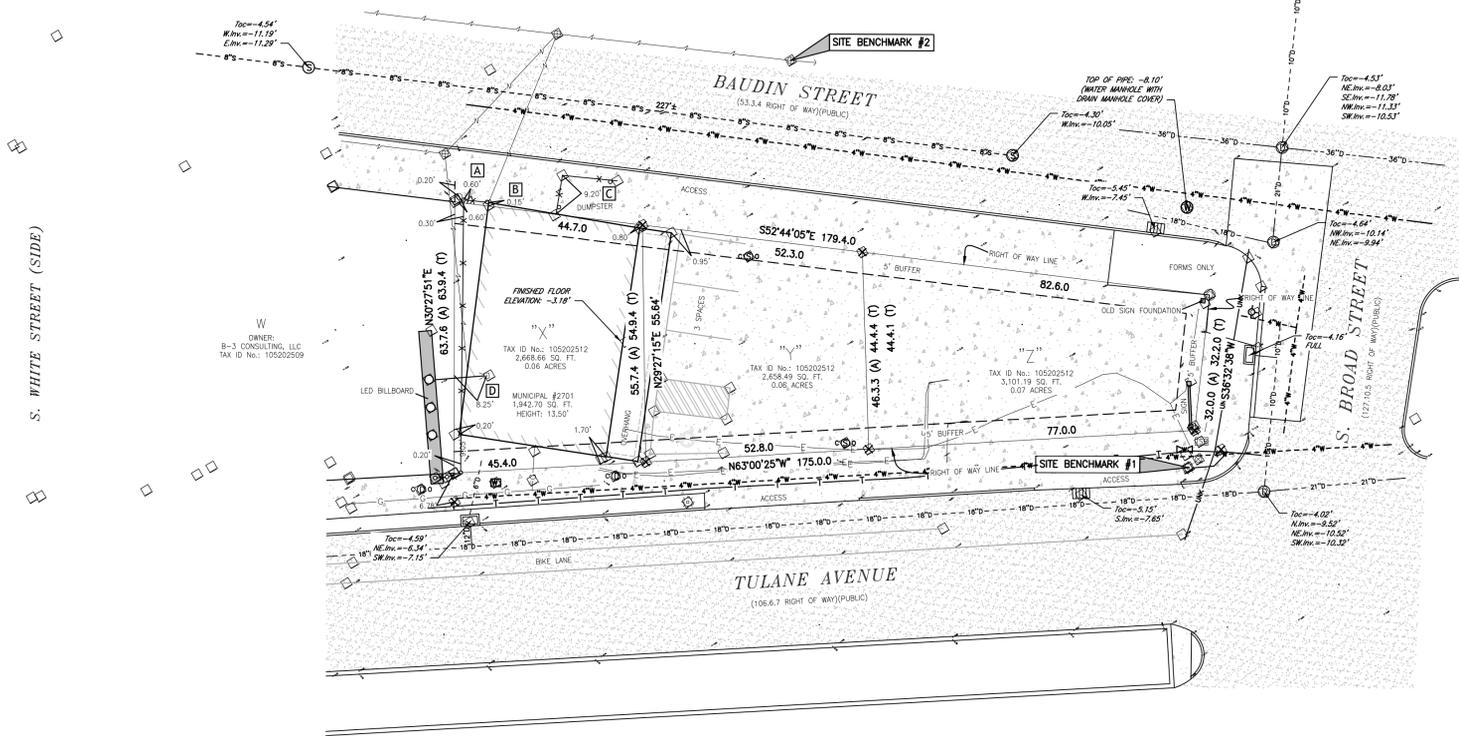
MEMBERS NOTIFIED:

ENTERGY LOUISIANA, LLC	ENTERGY NEW ORLEANS (GAS)
AT&T DISTRIBUTION	MCI COMMUNICATIONS
UNITI FIBER	WINDSTREAM
ZAYO GROUP	

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BY CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON INCLUDING PRIOR TO EXCAVATION AND DIGGING.

## ELEVATION NOTES

- ELEVATIONS ARE SHOWN IN NAVD 88. ELEVATIONS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LSU C4G SOLUTION 10-04-2023 NAVD 88 GEOID 12A.
- SITE BENCHMARK 1 - "A" CUT IN CONCRETE NORTHWEST CORNER OF TULANE AVENUE & S. BROAD STREET.  
ELEVATION = -1.00' NAVD 88.
- SITE BENCHMARK 2 - 60D NAIL SET IN EAST FACE POWER POLE ACROSS BAUDIN STREET FROM CENTER OF LOT.  
ELEVATION = -1.00' NAVD 88.



## GENERAL SURVEY NOTES

- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE OF THE STATE OF LOUISIANA.
- THE BASIS OF BEARING FOR THIS SURVEY IS N63° 00'25"W, AS SHOWN HEREON.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 230333-CCH2303464NT, WITH AN EFFECTIVE DATE OF JUNE 28, 2023 AT 8:00 AM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 22071C-0229F WITH A DATE OF IDENTIFICATION OF SEPTEMBER 30, 2016, FOR COMMUNITY NO. 225203, IN ORLEANS PARISH, STATE OF LOUISIANA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO TULANE AVENUE & BAUDIN STREET, DEDICATED PUBLIC STREETS OR HIGHWAYS.
- THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 4, INCLUDING 1 DESIGNATED HANDICAP SPACES.
- THERE IS OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, SIDEWALK AREA AT BAUDIN STREET AND S. BROAD STREET IS UNDER CONSTRUCTION AS OF THE DATE OF THIS SURVEY AND IS SHOWN HEREON.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUM OR SANITARY LANDFILL.
- OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTO/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- NO MARKERS INDICATING A DELINEATION OF WETLANDS HAVE BEEN OBSERVED DURING THE COMPLETION OF THIS SURVEY.
- THE BUILDING HEIGHT, SHOWN HEREON, WAS MEASURED BETWEEN THE HIGHEST POINT OF THE BUILDING AND THE FINISHED FLOOR ELEVATION.
- IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.
- THE MUNICIPAL ADDRESS WAS PROVIDED IN DOCUMENTS. (2701 TULANE AVENUE (A.K.A. 2717 TULANE AVENUE; A.K.A. 2717-19 TULANE AVENUE), NEW ORLEANS, LOUISIANA, 70119).
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON..

## SURVEY REFERENCE

SURVEY OF LOTS "X", "Y" & "Z", SQUARE 603, FIRST DISTRICT, BY RICHARD T. DADING, P.L.S., DATED APRIL 9, 1991.

## BASIS OF BEARING

BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LSU C4G NETWORK SOLUTION ON 10-04-2023 NAVD 88/NAD 83 GEOID 12A.

## LAND AREA

LOT X	2,668.66 SQ. FT. / 0.06 ACRES
LOT Y	2,658.49 SQ. FT. / 0.06 ACRES
LOT Z	3,101.19 SQ. FT. / 0.07 ACRES
<b>TOTAL:</b>	<b>8,428.34 SQ. FT. / 0.19 ACRES</b>

## SURVEYOR'S CERTIFICATE

TO TAKE 5 PROPERTIES SPV, LLC.; DRIVEN BRANDS, INC., A DELAWARE CORPORATION; BOING US HOLDCO, INC., A DELAWARE CORPORATION; CHICAGO TITLE INSURANCE COMPANY AND BUREAU VERITAS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 10-04-2023  
DATE OF PLAT OR MAP: 10-04-2023

PRELIMINARY

CODY A. DIMARCO, PLS #5069

NOT TO BE USED FOR CONSTRUCTION BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

REVISIONS		
NO.	Description of Revisions	DATE

# ALTA /NSPS LAND TITLE SURVEY

TAKE 5 OIL CHANGE  
LOTS "X", "Y" & "Z"  
SQUARE 603  
FIRST DISTRICT  
CITY OF NEW ORLEANS  
ORLEANS PARISH, LOUISIANA

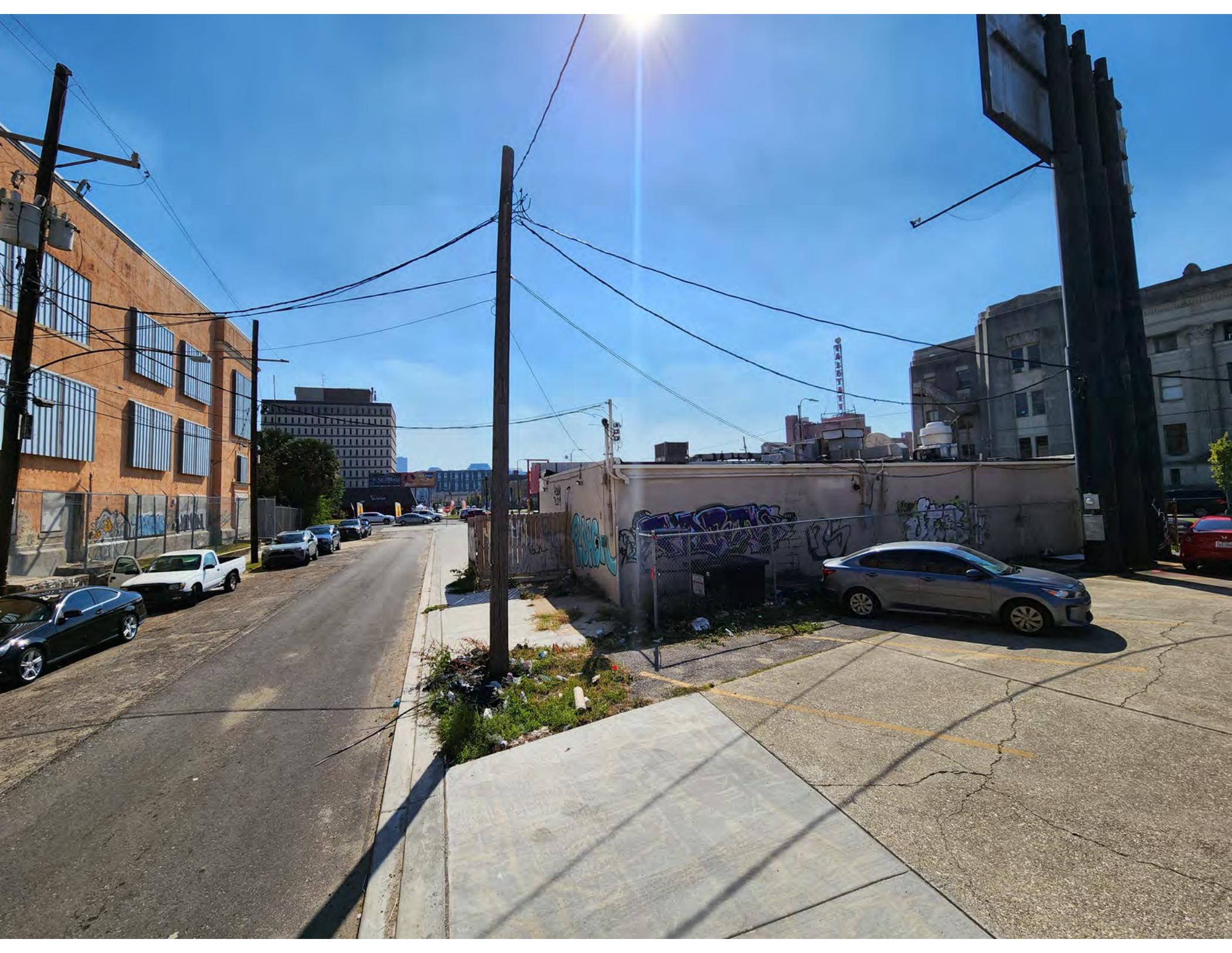
**DADING, MARQUES & ASSOCIATES, LLC**  
PROFESSIONAL LAND SURVEYING

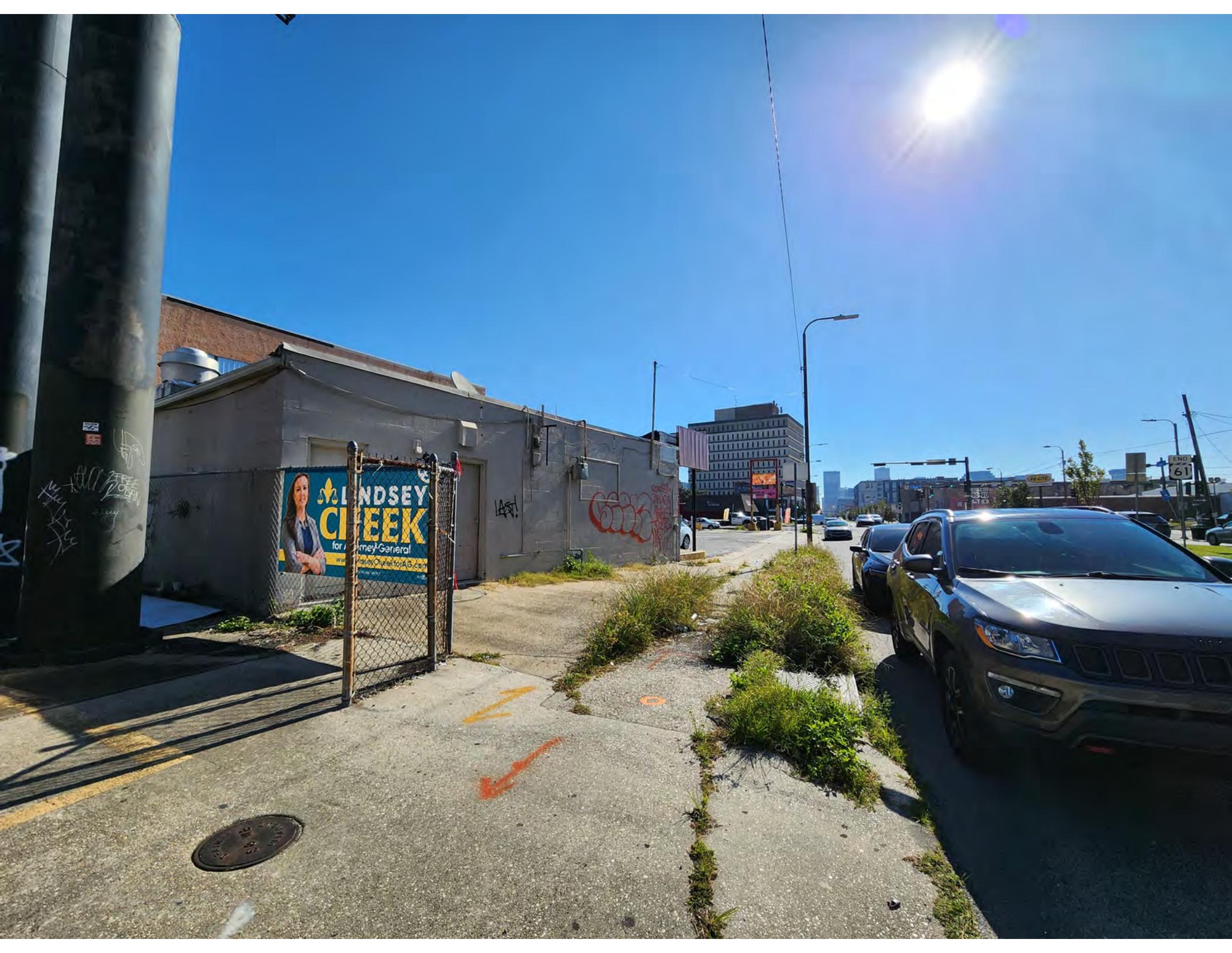
**DADING, MARQUES & ASSOCIATES**  
2728 DECATUR ST.  
KENNER, LOUISIANA, 70062  
(504)834-0200  
INFO@DADINGMARQUES.NET  
JOB #63215  
SHEET 1 OF 1

Survey Coordinated by:  
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510 E. Memorial Road, Suite A-1  
Oklahoma City, OK 73114  
800-411-2010  
ALTA@bvna.com  
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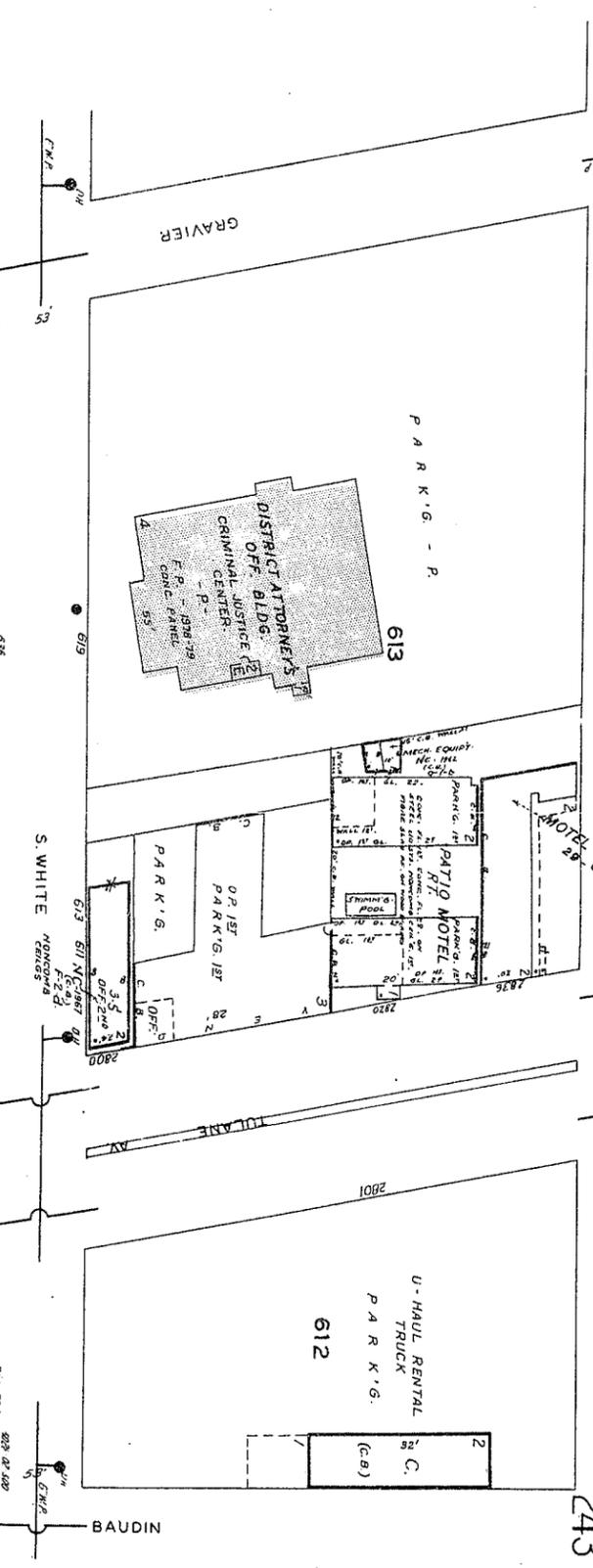
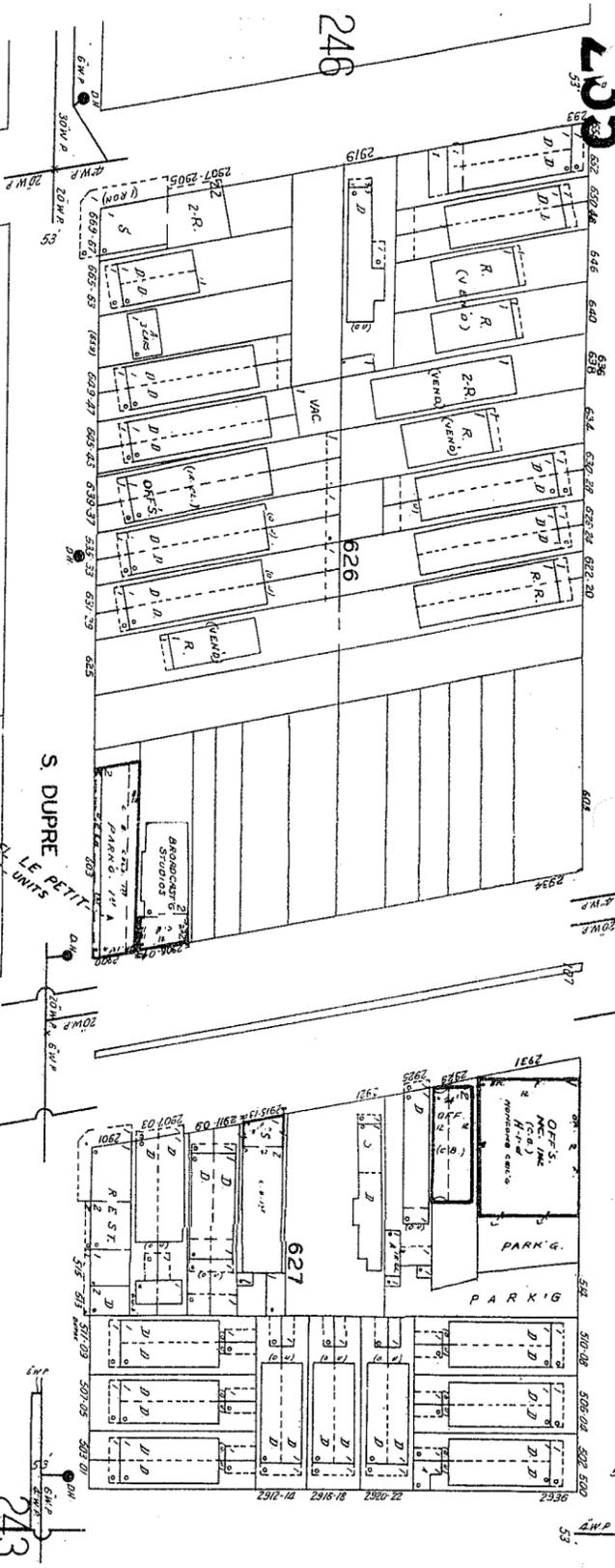


COMMERCIAL REALTY  
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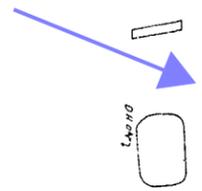
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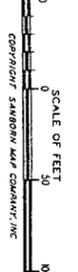




Subject Site



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