

# CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

## AGENDA – July 10, 2013

There will be a meeting of the Planning Advisory Committee on Wednesday, July 10, 2013 at 2:00 p.m. The meeting will be held in the City Planning Commission conference room, City Hall Room 7W03.

- 1) **Consideration:** Minutes from the June 26, 2013 PAC meeting.
- 2) **Consideration:** **ZONING DOCKET 078/13** – Request by C & S DENTAL LLC for a Conditional Use to permit an accessory parking lot for a main use within 300' of said lot in an LRS-1 Lakeview Residential District, on Square 272, on lots 41 and 42, in the Second Municipal District, bounded by French and Louis 14<sup>th</sup> Streets Harrison Avenue and Canal Boulevard. The municipal address is 6258 CANAL BOULEVARD. (PD-5)
- 3) **Consideration:** **ZONING DOCKET 079/13** – Request by ISADORE NEWMAN SCHOOL for a Conditional Use to permit a school in an RD-2 Two Family Residential District and a B-1 Neighborhood Business District, on Square 493, Lots A, B, C, D, E, S, Y and Z; Square 531A, portions of Lot N-S, in the Sixth Municipal District, Bounded by Danneel, Loyola and Soniat Streets and Loyola Avenue. The Municipal Addresses are 5121 DANNEEL STREET, 1800-36 SONIAT STREET and 1903 JEFFERSON AVENUE. (PD-3)
- 4) **Consideration:** **ZONING DOCKET 080/13** – Request by Y-1 MAGAZINE STREET LLC for a Conditional Use to permit alcoholic beverage sales for off premises consumption and rescission of Conditional Use Ordinance No. 20,617 M.C.S. (ZD009/02) which permitted a retail use over 5,000 square feet, in a B-1 Neighborhood Business District, on Square 152, lots Y1-A, Y1-B, Y1-C, Y1-D, Y1-E and Y1-G, in the fourth Municipal District, bounded by Camp, Magazine, Sixth and Washington Streets. The Municipal Address is 1100 WASHINGTON STREET or 2801 MAGAZINE STREET. (PD-2)
- 5) **Consideration:** **ZONING DOCKET 081/13** – Request by TRIHN TRAN for a Conditional Use to permit a the sale of alcoholic beverages for on-premise consumption at an existing fast food restaurant in a B-1A Neighborhood Business District, on Square 378, Lots A or X, Y and 11, in the Third Municipal District, bounded by Saint Bernard and Saint Anthony Avenues, Henriette Delille Street and McShane Place. The Municipal Address is 1137-39 SAINT BERNARD AVENUE. (PD-4)

- 6) **Consideration: ZONING DOCKET 082/13** – Request by PAUL QUARTARARO for a Conditional Use to permit three residential units in an HMR-3 Historic Marigny/Treme Residential District, on Square 387, Lot 18, in the Third Municipal District, bounded by Marias, Pauger, Touro Streets and Saint Claude Avenue. The Municipal Address is 1116-1118½ TOURO STREET. (PD-4)
- 7) **Consideration: ZONING DOCKET 083/13** – Request by ORLEANS LEVEE DISTRICT to amend Conditional Use Ordinance No. 25,121 (ZD096/13) which permitted alcoholic beverage sales at a standard restaurant, to permit a reduction in parking and additional landscaping, in B-2 Neighborhood Business District, on an undesignated square, Parcels 7E, 8E and 9E, in the Second Municipal District, bounded by Lakeshore and Lake Marina Drives, New Basin Canal and Lake Pontchartrain. The municipal address is 7400 LAKESHORE DRIVE. (PD-5)
- 8) **Consideration:** A grant of servitude of air and ground rights on/over portions of Magazine St. public right-of-way, adjacent to Square 132, Lot 2 and PT Lot 3, 1<sup>st</sup> M.D., bounded by: Common St., Gravier St., Tchoupitoulas St., and Magazine St. for a proposed balcony, columns, and outward swing doors. The municipal address is 208-12 Magazine St.
- 9) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, July 24, 2013, at 2:00 p.m. in the City Planning Commission conference room (City Hall Room 7W03).

Respectfully yours,

Leslie T. Alley, Deputy Director  
July 3, 2013

The PAC was formed to meet and advise the Executive Director of the CPC on technical issues needed in the preparation of reports required as part of CPC official duties. The purpose of the PAC is to eliminate duplicated efforts, and to assist the public in determining the necessary department/agencies to meet with to resolve any technical problems that may need to be discussed or resolved prior to consideration by the CPC...A vote of "no objection" by the PAC does not give any blanket approval for a particular project or a zoning issue or a re-subdivision request, or a sale or lease of city-owned property, but only a statement on the technical issues considered by PAC.

# CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

## Minutes – June 26, 2013

A meeting of the Planning Advisory Committee was held on Wednesday, June 26, 2013 at 2:00 PM in the Conference Room of the City Planning Commission, City Hall Room 7W03. Those in attendance were:

### MEMBERS

Denise McCray (SWB)  
Elsie Cobb-Wright (RER)  
Martha Griset (RER)  
Arlen Brunson (CPC)  
Bao Vu (DPW)  
Tica Hartman (PPW)  
Louis Hayward (DPW)  
Lary Hesdorffer (VCC)  
Mark Johnson (SWB)

### GUESTS

Charles Sevin  
Mike Tift  
Avery Cootes  
Michael Bertel  
Jade Russell  
Troy Grant

### CPC STAFF

Editha Amacker  
Stephen Kroll

### NON-VOTING DEPARTMENTS

Christopher Ard

- 1) **Consideration:** Minutes from the June 12, 2013 PAC meeting.

The committee passed a motion to approve the minutes as written.

- 2) **Consideration:** **ZONING DOCKET 072/13** – Request by JAZZ CASINO COMPANY LLC to amend existing Conditional Use Ordinance No. 16,314 (ZD113-93) which permitted a parking garage, to permit an amusement place in a CBD-8 Central Business District within the Downtown Design Review District, on Square 5, Lot G, in the First Municipal District, bounded by Convention Center Boulevard, Fulton, Girod and Lafayette Streets. The municipal address is 601 CONVENTION CENTER BOULEVARD. (PD-1A)

HDLC noted that it had granted conceptual approval to the exterior work on the site.

RER noted that it was in the process of determining if is an existing lease of servitude for

the canopy wrapping around the building, which extends over the public sidewalk.

PPW said it would require the planting of street trees in the public sidewalk adjacent to the side, provided they are approved by the Downtown Development District, which has jurisdiction over the site.

DPW said it would require permits for new curbs and sidewalks, as well as a sidewalk café franchise for any sidewalk café for the amusement place.

The committee passed a motion of no objection to the request subject to further review by CPC, HDLC, PPW and DPW.

- 3) **Consideration: ZONING DOCKET 073/13** – Request by BYRIVER INVESTMENTS LLC for a Conditional Use to permit a wine bar/wine shop in an Historic Marigny/Tremé Commercial District, on Square 375, Lot 1, in the Third Municipal District, bounded by Touro, North Rampart, and Frenchmen Streets and Saint Claude Avenue. The municipal address is 1027-1031 TOURO STREET. (PD-7)

The applicant appeared before the committee. HDLC said there are outstanding violations for the property that will need to be addressed. The property owner needs to apply for a lease with RER for awnings. The committee passed a motion of no objection subject to further review by CPC, HDLC, and RER.

- 4) **Consideration:** Sale of an alley measuring 25'x100' in Grove 14, Section 10 of the N.O. Lakeshore Land Company Tract, adjacent to Lot 5, and abutting Lots (1-4), 3<sup>rd</sup> M.D., bb: Haynes Blvd., Edwards St., and Wales St., at the request of the abutting property owners on Haynes Blvd.

The committee passed a motion of no objection subject to further review by RER and CPC.

- 5) **Consideration:** Grant of servitude of air rights on/over a portion of Gentilly Blvd. and Grand Route St. John Street public rights-of-way, adjacent to Square 1530, Lots X, PT 6 & 7 (Fair Grounds 2 Subdivision), 3<sup>rd</sup> M.D., bb: Gentilly Blvd., Grand Route St. John Street, Paul Morphy St., and LaHarpe St. for a proposed cantilever canopy. The municipal address is 1544 Gentilly Blvd.

The committee passed a motion of no objection subject to further review by RER.

- 6) **Consideration:** Sale or long-term lease of ground rights on/over a portion of St. Thomas Street public right-of-way, adjacent to Square 100, Lots 2 and B, 1<sup>st</sup> M.D. This is a request by the abutting property owner. The municipal address is 1222 Annunciation St.

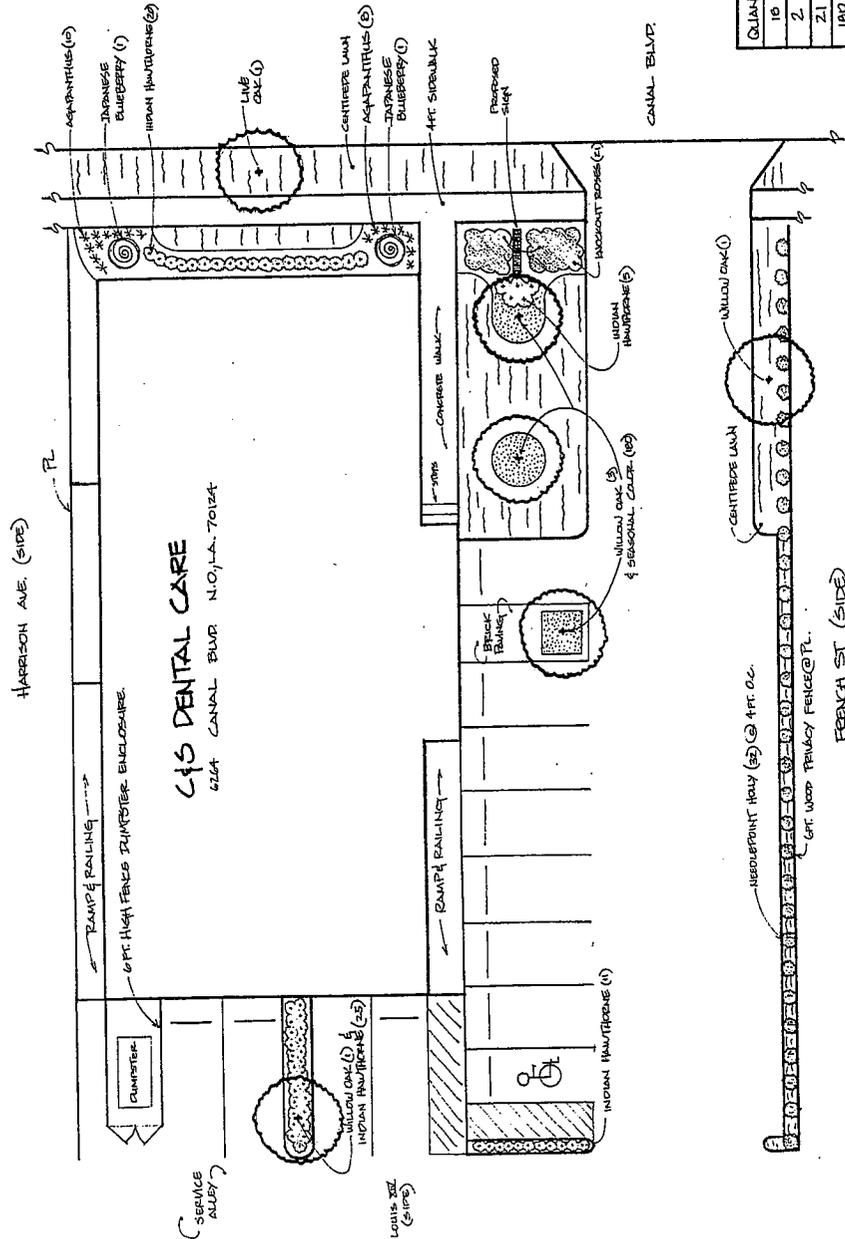
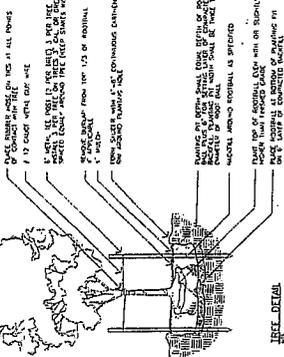
The committee passed a motion to defer the application indefinitely to allow for a survey of the site and the resolution of ownership questions related to the site.

**Item # 2**

**Consideration: ZONING DOCKET 078/13** – Request by C & S DENTAL LLC for a Conditional Use to permit an accessory parking lot for a main use within 300’ of said lot in an LRS-1 Lakeview Residential District, on Square 272, on lots 41 and 42, in the Second Municipal District, bounded by French and Louis 14<sup>th</sup> Streets Harrison Avenue and Canal Boulevard. The municipal address is 6258 CANAL BOULEVARD. (PD-5)

**LANDSCAPE INSTALLATION NOTES:**

1. ALL PLANTS TO BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS PLANTING GUIDE. ALL LANDSCAPE SHOULD BE FERTILIZED AT THE RATE OF 2.0 LB. PER 1000 SQUARE FEET OF BED AREA. FERTILIZER SHOULD BE APPLIED UNIFORMLY INTO THE BED AREA. ALL PLANTS TO BE INSTALLED AT THE RATE OF 1.0 LB. PER 1000 SQUARE FEET OF BED AREA. ALL PLANTS TO BE INSTALLED AT THE RATE OF 1.0 LB. PER 1000 SQUARE FEET OF BED AREA. ALL PLANTS TO BE INSTALLED AT THE RATE OF 1.0 LB. PER 1000 SQUARE FEET OF BED AREA.



**PLANT LIST**

QUAN.	NAME	SIZE & DESCRIPTION
10	AGAPANTHUS	3 GAL. "FULL"
2	JAP. BLUEBERRY	30 GAL. CONE SHAPED
21	JAPANESE BLUEBERRY	3 GAL. "FULL"
100	SEASONAL COLOR	4" POT SPECIES TO BE DETERMINED
61	INDIAN HAWTHORNE	3 GAL. "FULL" SHDW
32	NEEDLEPOINT HOLLY	3 GAL. "FULL"
1	LIVE OAK	2 1/2" - 3" CAL. 10-12' HT. SPECIMEN
5	WILLOW OAK	2 1/2" - 3" CAL. 10-12' HT. SPECIMEN

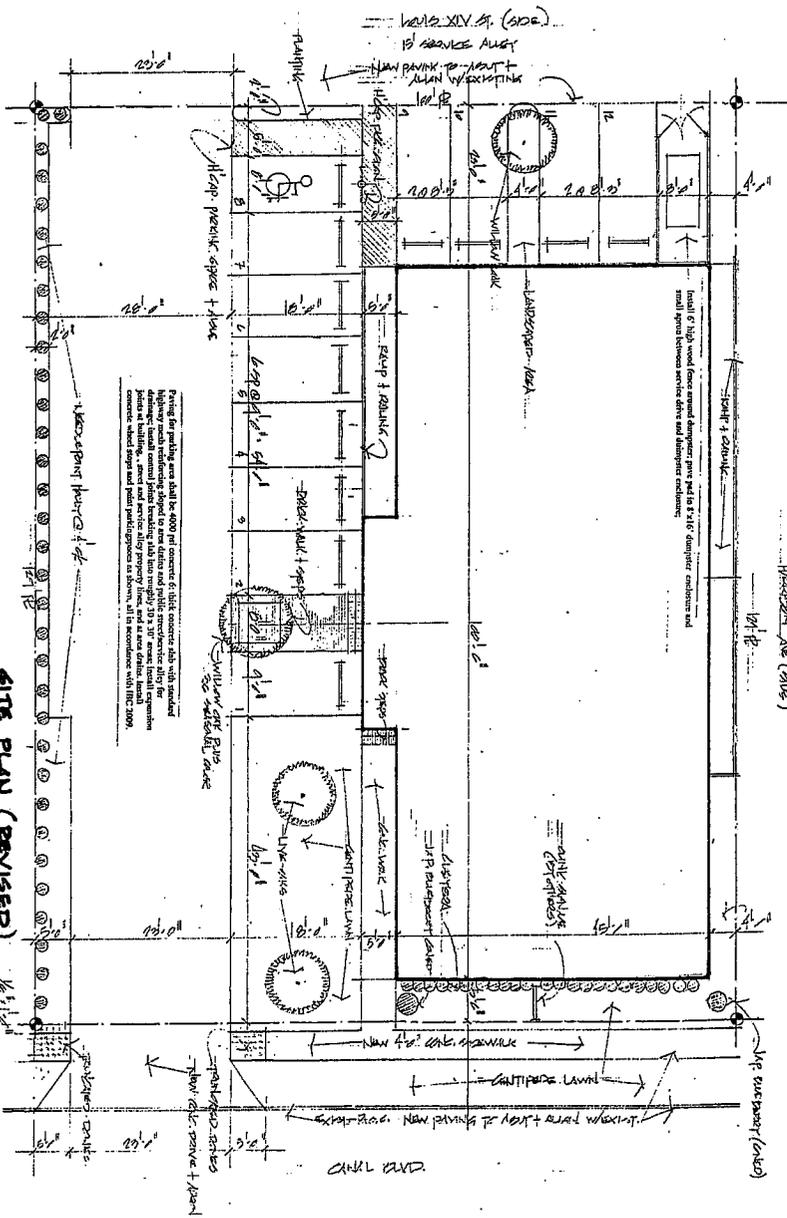
**LANDSCAPE PLAN SCALE: 1/8"=1'-0"**



LAURENCE ARCHITECT, LLC  
 1000 N. WASHINGTON ST.  
 CHICAGO, IL 60610  
 TEL: 312.467.1234  
 FAX: 312.467.1235  
 WWW.LAURENCEARCHITECT.COM



REVISED 5-22-15  
 RGA



**417E PLAN (REVISED)**

NOTE: This sheet is to be used in conjunction with original site plan sheet 1 dated 8.0.12 revised 8.12.12; any items not specifically changed on this sheet shall remain as shown on sheet 1, as drafted, noted, etc.

NOTE: See also landscaping plan by Ray Computer dated 3/7/13 for notes regarding plan fit and installation instructions. All areas denoted "hand-drawn" or "sketch" are to be done on-site.



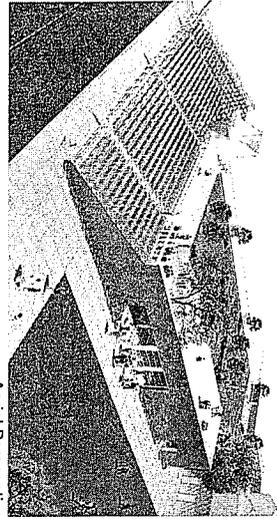
OFFERS FOR:  
**C + S DENTAL CARE**  
 CANAL ELEV. 2.0' U



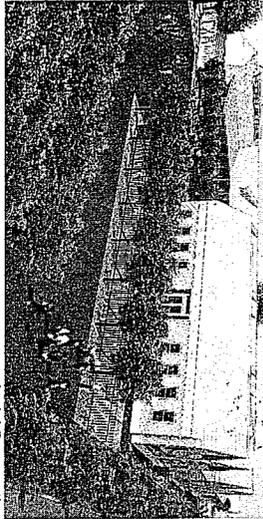


**Item # 3**

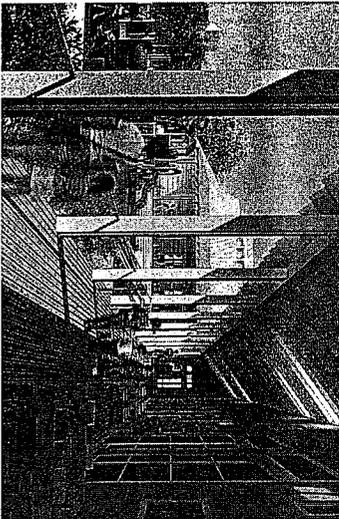
**Consideration: ZONING DOCKET 079/13** – Request by ISADORE NEWMAN SCHOOL for a Conditional Use to permit a school in an RD-2 Two Family Residential District and a B-1 Neighborhood Business District, on Square 493, Lots A, B, C, D, E, S, Y and Z; Square 531A, portions of Lot N-S, in the Sixth Municipal District, Bounded by Danneel, Loyola and Soniat Streets and Loyola Avenue. The Municipal Addresses are 5121 DANNEEL STREET, 1800-36 SONIAT STREET and 1903 JEFFERSON AVENUE. (PD-3)



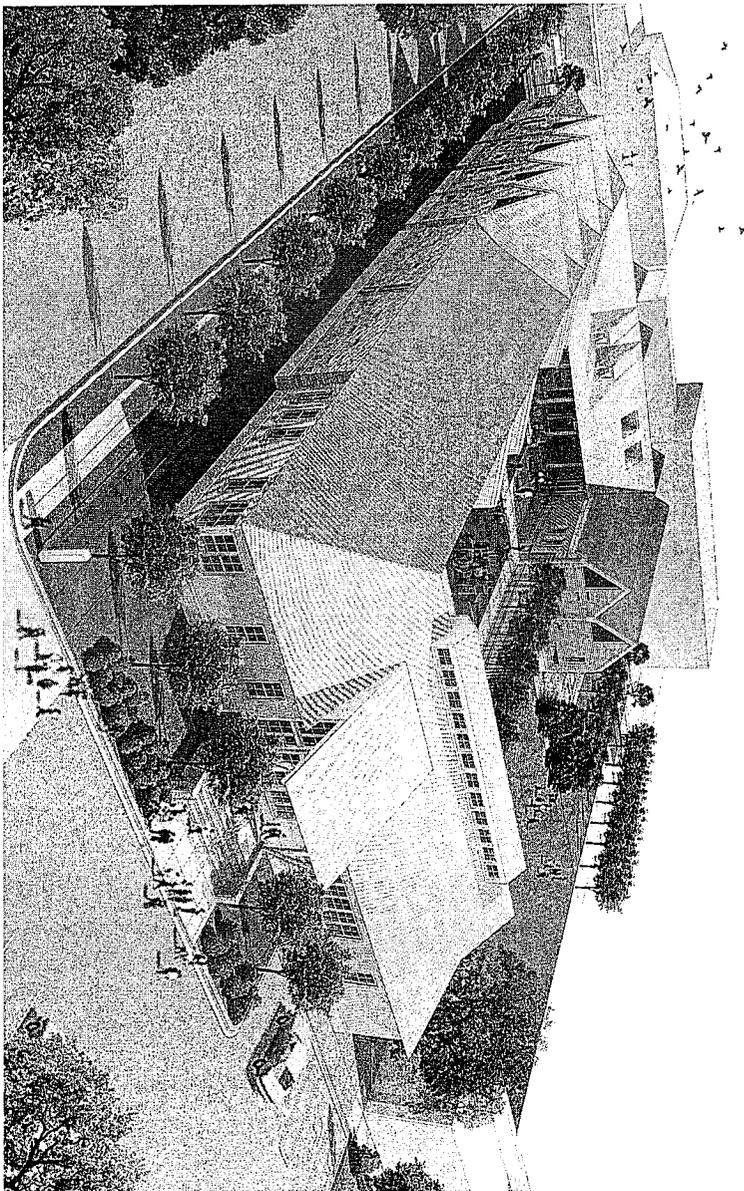
Aerial Perspective  
Concessions



Aerial Perspective  
Dammeil Street



Perspective  
Courtyard



Aerial Perspective  
North East

**ISIDORE NEWMAN SCHOOL**  
Early Childhood Center

Prepared by W&B Architects, Inc.  
1903 Jefferson Avenue  
New Orleans, Louisiana 70115  
T 504.524.5308 F 504.524.5314  
www.warchitects.com

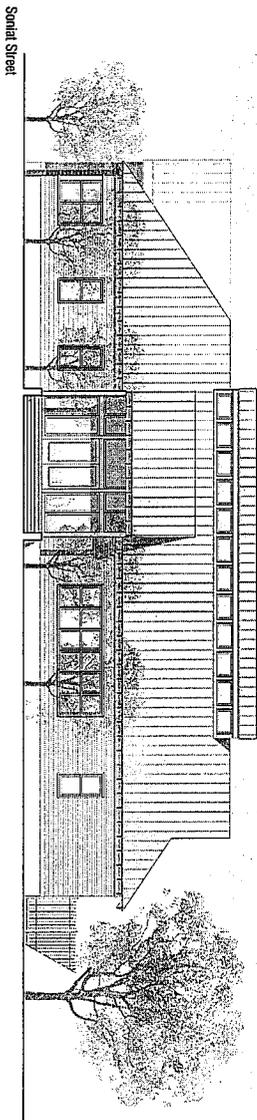
**Waggoner & Ball Architects**

2200 PRYFARMA STREET  
NEW ORLEANS, LOUISIANA 70130  
T 504.524.5308 F 504.524.5314  
www.warchitects.com

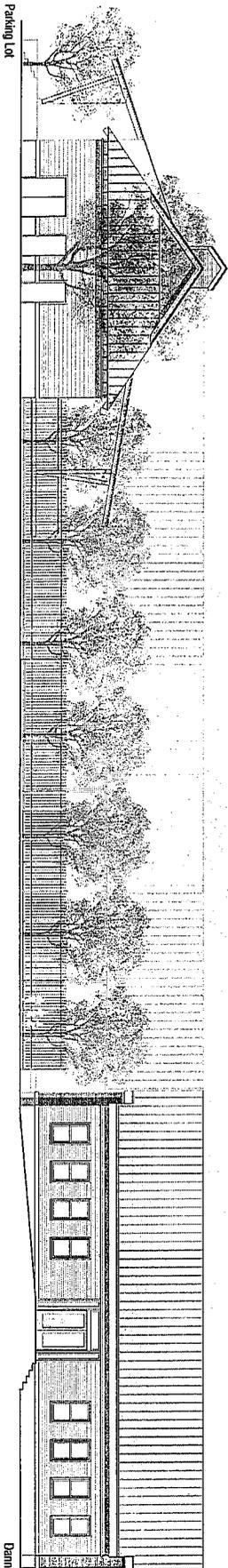
**Isidore Newman School**  
Nursery School Renovations and Expansion  
1903 Jefferson Avenue  
New Orleans, Louisiana 70115  
Project No. 1301

SHEET TITLE	ISIDORE NEWMAN SCHOOL
OWNER	ISIDORE NEWMAN SCHOOL
DATE	May 10, 2013
DESIGNED BY	W&B
DRAWN BY	W&B
CHECKED BY	W&B
DATE	May 10, 2013
DESIGNED BY	W&B
DRAWN BY	W&B
CHECKED BY	W&B
DATE	May 10, 2013
DESIGNED BY	W&B
DRAWN BY	W&B
CHECKED BY	W&B

Schematic  
Design



Exterior Elevation  
North



Exterior Elevation  
West

ISIDORE NEWMAN SCHOOL  
EARLY CHILDHOOD SCHOOL  
Exterior Elevations

Waggonner & Ball Architects

2200 PRYTANIA STREET  
NEW ORLEANS, LOUISIANA 70130  
T 504-524-5339 F 504-524-5314  
www.wbagb.com

PROJECT: 1301 - Isidore Newman School  
Nursery School Renovations and Expansion  
1903 Jefferson Avenue  
New Orleans, Louisiana 70115  
Project No. 1301

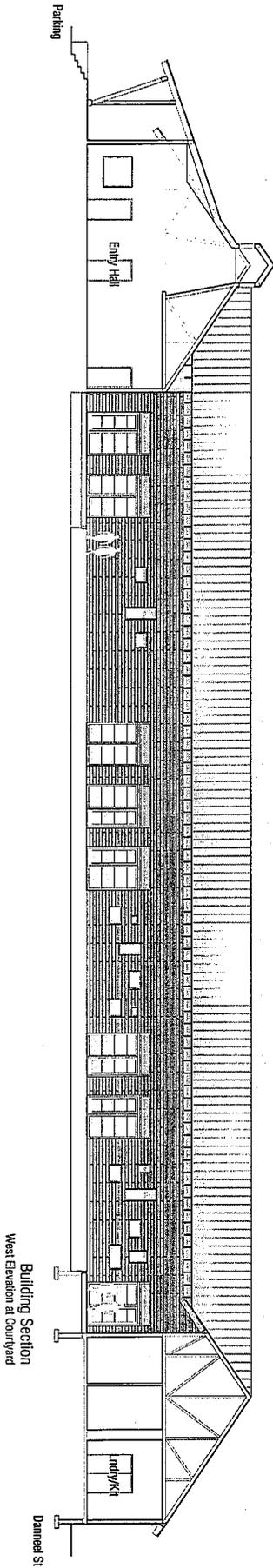
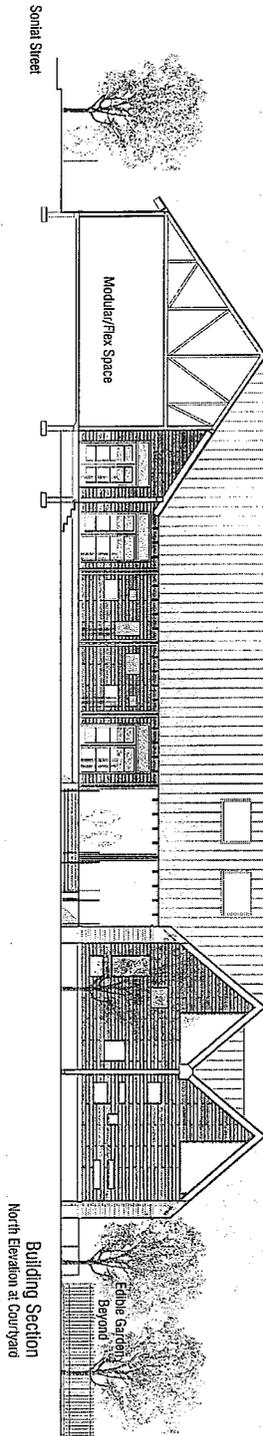
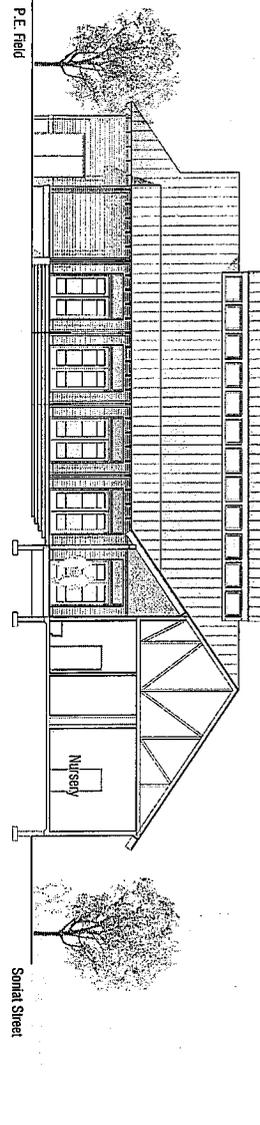
Isidore Newman School  
Nursery School Renovations and Expansion  
1903 Jefferson Avenue  
New Orleans, Louisiana 70115  
Project No. 1301

SHEET TITLE  
CAMIUS MASTER PLAN  
EXTERIOR ELEVATIONS

DATE: May, 11th, 2013  
DRAWN BY: SSS  
REVISION:

Schematic  
Design

A5



ISIDORE NEWMAN SCHOOL  
EARLY CHILDHOOD SCHOOL  
Building Sections / Partial Elevations

Approved for Construction by the City of New Orleans, Louisiana  
 The City of New Orleans, Louisiana, is not responsible for the accuracy or completeness of the information provided herein.  
 The City of New Orleans, Louisiana, is not responsible for the accuracy or completeness of the information provided herein.

Waggoner & Ball Architects

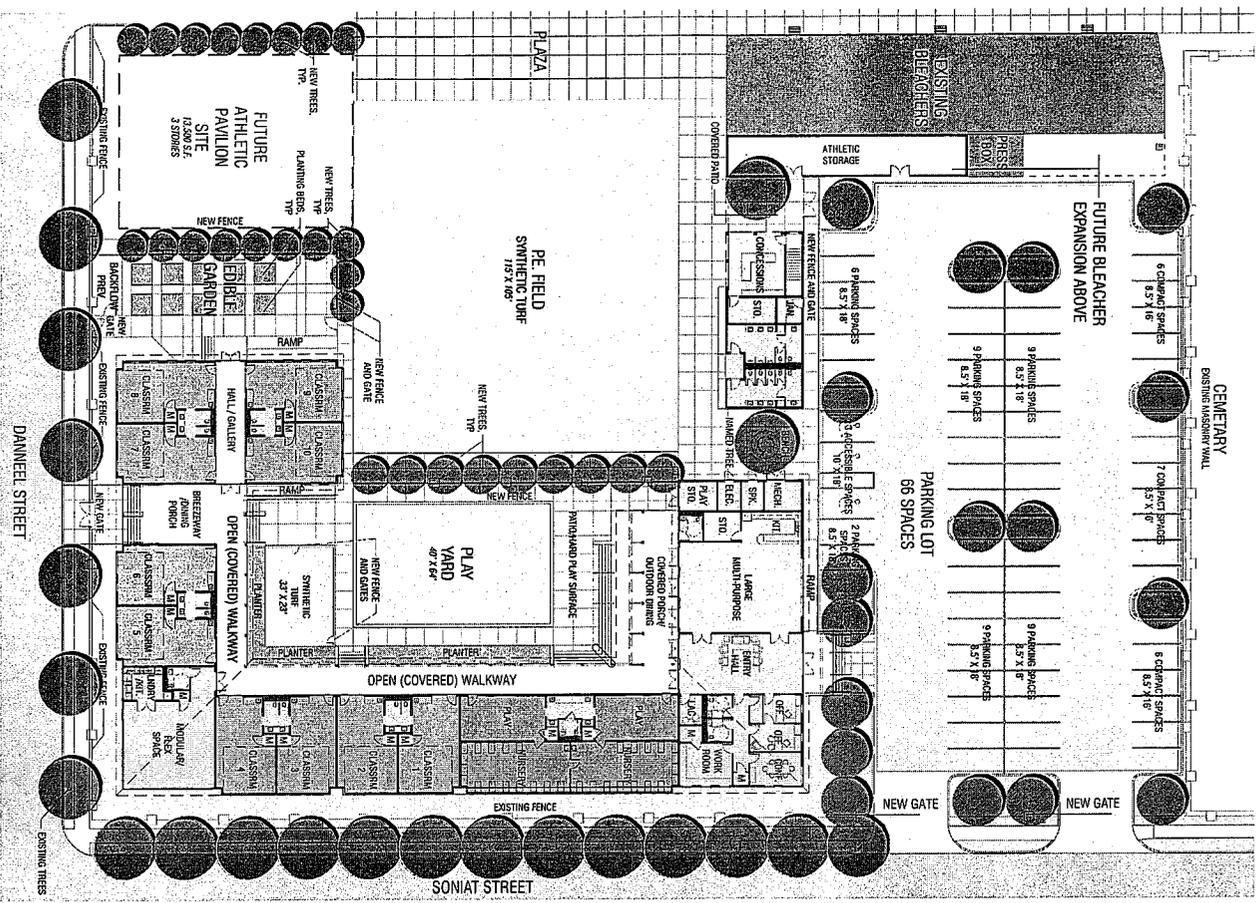
2200 PRYTHANA STREET  
 NEW ORLEANS, LOUISIANA 70130  
 T 504.524.5338 F 504.524.5314  
 www.wbaggoner.com

Isidore Newman School  
 Nursery School Renovations and Expansion  
 1903 Jefferson Avenue  
 New Orleans, Louisiana 70115  
 Project No. 1301

SHEET TITLE  
 OWNER: CAMERON UNIVERSITY  
 ARCHITECT: WAGGONER & BALL ARCHITECTS  
 DATE: May 10, 2013  
 DRAWN BY: SSS  
 REVISION:

Schematic  
 Design

A4



Program	
Early Childhood Center	7,257 SF
Class Room Space	2,092 SF
Multifunction Space	5,211 SF
Support Space	2,121 SF (1/2 MEASURED 4,242)
Exterior Covered Area	16,681 SF
Total Building Area	
Concession Stand	550 SF
Food Services	773 SF
Restroom Facilities	1,323 SF
Total Building Area	
Athletic Storage	1,100 SF
Equipment Storage	
Future Athletic Pavilion	13,500 SF
Education and training space	
Total Proposed Building Area	32,604 SF

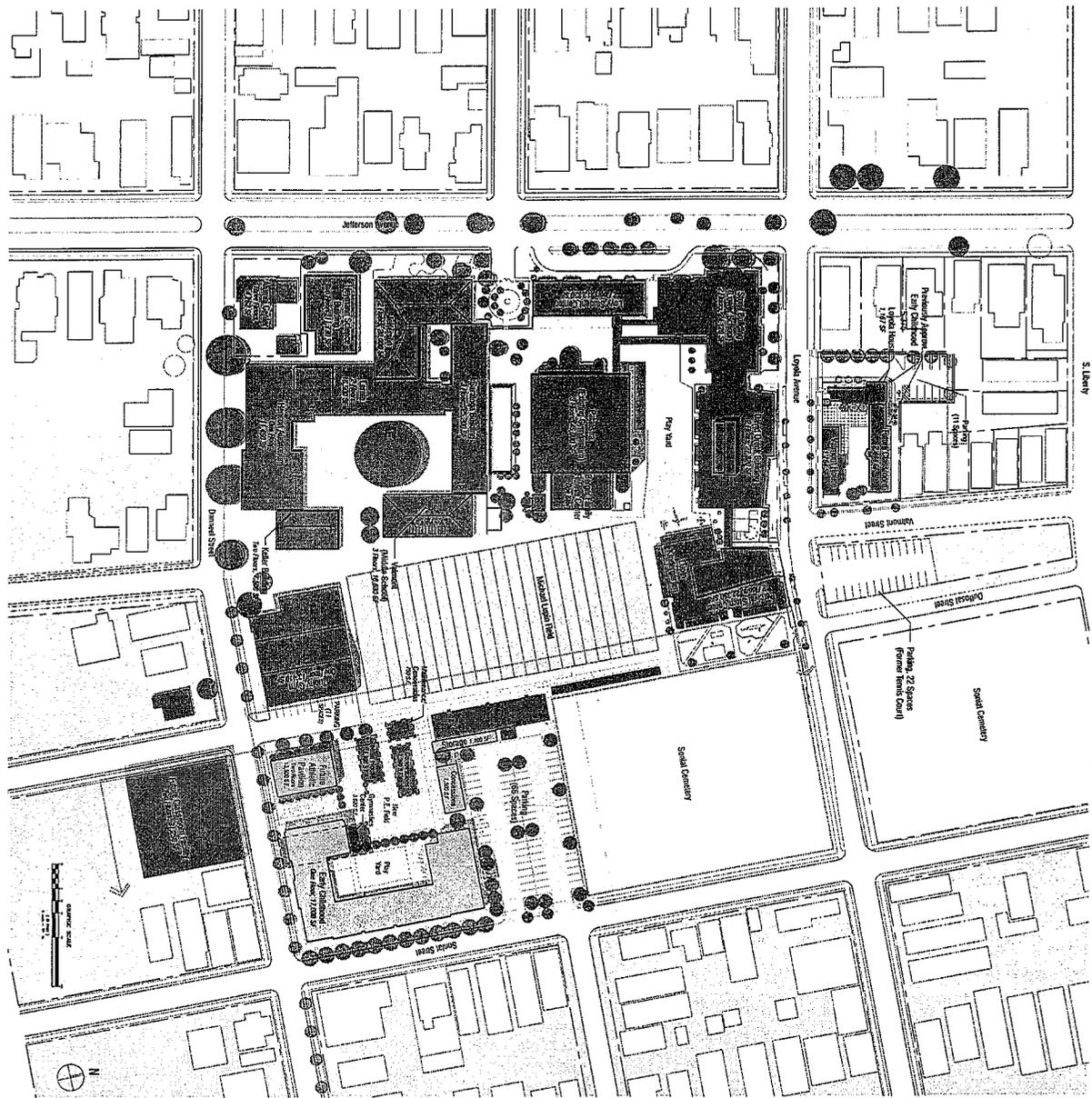


Prepared for: Isidore Newman School  
 1903 Jefferson Avenue  
 New Orleans, Louisiana 70115  
 Project No. 1301

**Waggoner & Ball Architects**  
 2200 PRITANIA STREET  
 NEW ORLEANS, LOUISIANA 70110  
 T 504.524.5308 F 504.524.5314  
 www.wbarchitects.com

SHEET TITLE: Isidore Newman School Nursery School Renovations and Expansion  
 CAMDRA MASTER PLAN  
 DATE: May 19, 2013  
 DRAWN BY: SSS  
 CHECKED BY: SSS  
 DESIGNER: SSS

Schematic Design  
**A2**



**EXISTING FACILITIES**

Stem Center (LS)	22,350
Deck (LS)	27,820
Stone (LS)	24,120
Lery (Cafeteria)	12,320
Jefferson (Admin.)	20,000
Heyman (Science)	11,730
Palastria (Gym)	45,000
Saratoga (HS)	25,200
Leinie (HS)	16,500
Henson (Auditorium)	11,450
Vannont (MS)	16,890
Kelley (Art)	7,500
Tuohy (Gym)	13,410
Alumni Center	4,282
Early Childhood Program	5,375
Greene House (Alum)	1,395
Concessions (Ath)	1,395
Maintenance/Concessions (Ath)	720
Gymnastics Center (Ath)	3,620
Autopaint Building (HS)	31,250

**PROPOSED**

Subtotal	302,108 SF (Existing)
Early Childhood Center	17,000
New Concessions	1,325
New Athletic Storage	1,200
Future Athletic Pavilion	13,500
(Demo) Greene House (Alum)	-1,395
(Demo) Concessions	-1,395
(Demo) Maintenance/Concessions	-720
Subtotal	29,514 SF (Proposed)
<b>TOTAL</b>	<b>331,622 SF</b>

- Existing Newman buildings
  - Newman buildings to be renovated or constructed as per master plan
  - Newman buildings (or approved future buildings) to be removed from campus & master plan
- Note: Square footages and # of stories are noted on each building

**ISIDORE NEWMAN SCHOOL  
MASTER PLAN**

**Item # 4**

**Consideration: ZONING DOCKET 080/13** – Request by Y-1 MAGAZINE STREET LLC for a Conditional Use to permit alcoholic beverage sales for off premises consumption and rescission of Conditional Use Ordinance No. 20,617 M.C.S. (ZD009/02) which permitted a retail use over 5,000 square feet, in a B-1 Neighborhood Business District, on Square 152, lots Y1-A, Y1-B, Y1-C, Y1-D, Y1-E and Y1-G, in the fourth Municipal District, bounded by Camp, Magazine, Sixth and Washington Streets. The Municipal Address is 1100 WASHINGTON STREET or 2801 MAGAZINE STREET. (PD-2)



**CRYSTAL CLEAR IMAGING**  
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**PROJECT INFORMATION**

**JOB NAME:** BIN 428  
**ADDRESS:** Magazine Street  
**CITY, STATE:** New Orleans LA  
**SALES REP:** Jonathan Nenne  
**DESIGNER:** Donnie Dossauer  
**SCALE:** 1"=1'-0" **DATE:** 5/14/13  
**TITLE:** BIN 428

R1	
R2	
R3	
R4	
R5	
R6	

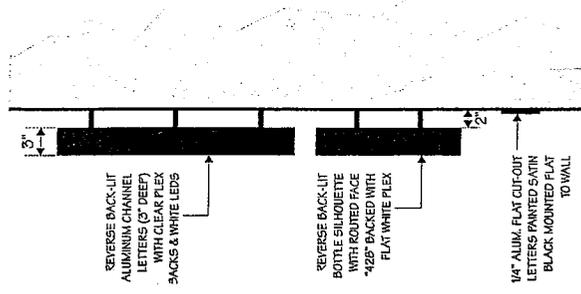
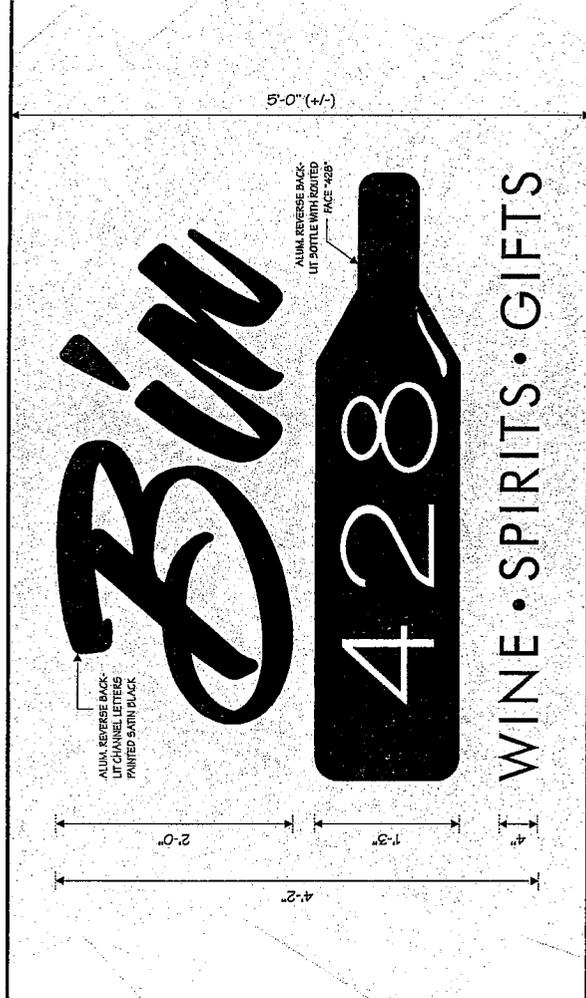
**SALES REP APPROVAL**

DATE: \_\_\_/\_\_\_/\_\_\_

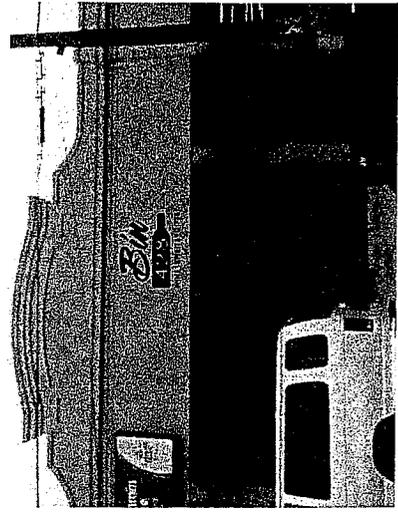
**CUSTOMER APPROVAL**

DATE: \_\_\_/\_\_\_/\_\_\_

BIN 428 - MAGAZINE STREET - NOLA



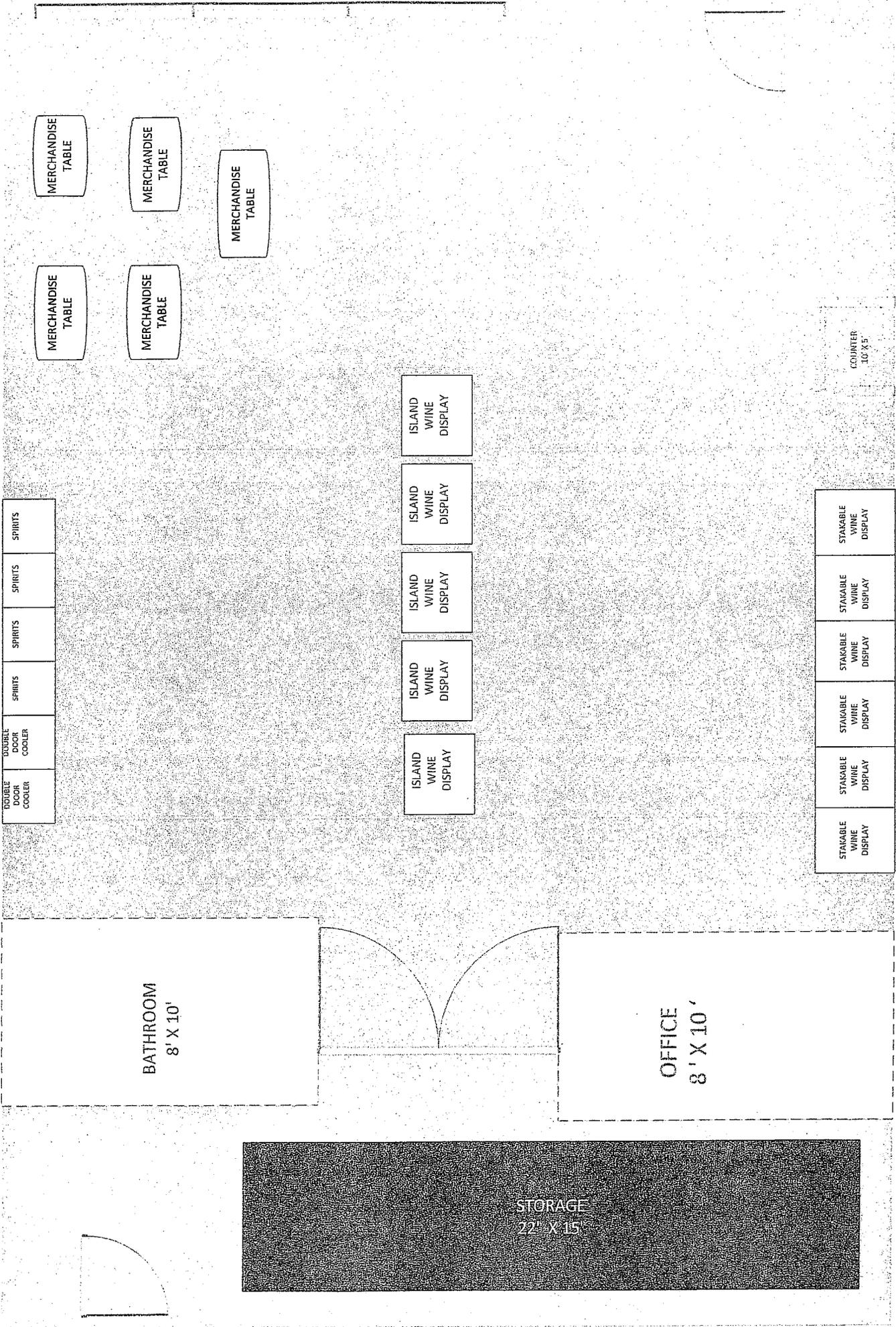
**SIDE VIEW**



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504.818.7241 • 877.818.6677 (TOLL FREE) • 504.818.7241 (FAX)





MERCHANDISE TABLE

MERCHANDISE TABLE

MERCHANDISE TABLE

MERCHANDISE TABLE

MERCHANDISE TABLE

ISLAND WINE DISPLAY

COUNTER  
10' X 5'

DOUBLE DOOR COOLER    SPIRITS    SPIRITS    SPIRITS    SPIRITS    SPIRITS

STORABLE WINE DISPLAY    STORABLE WINE DISPLAY

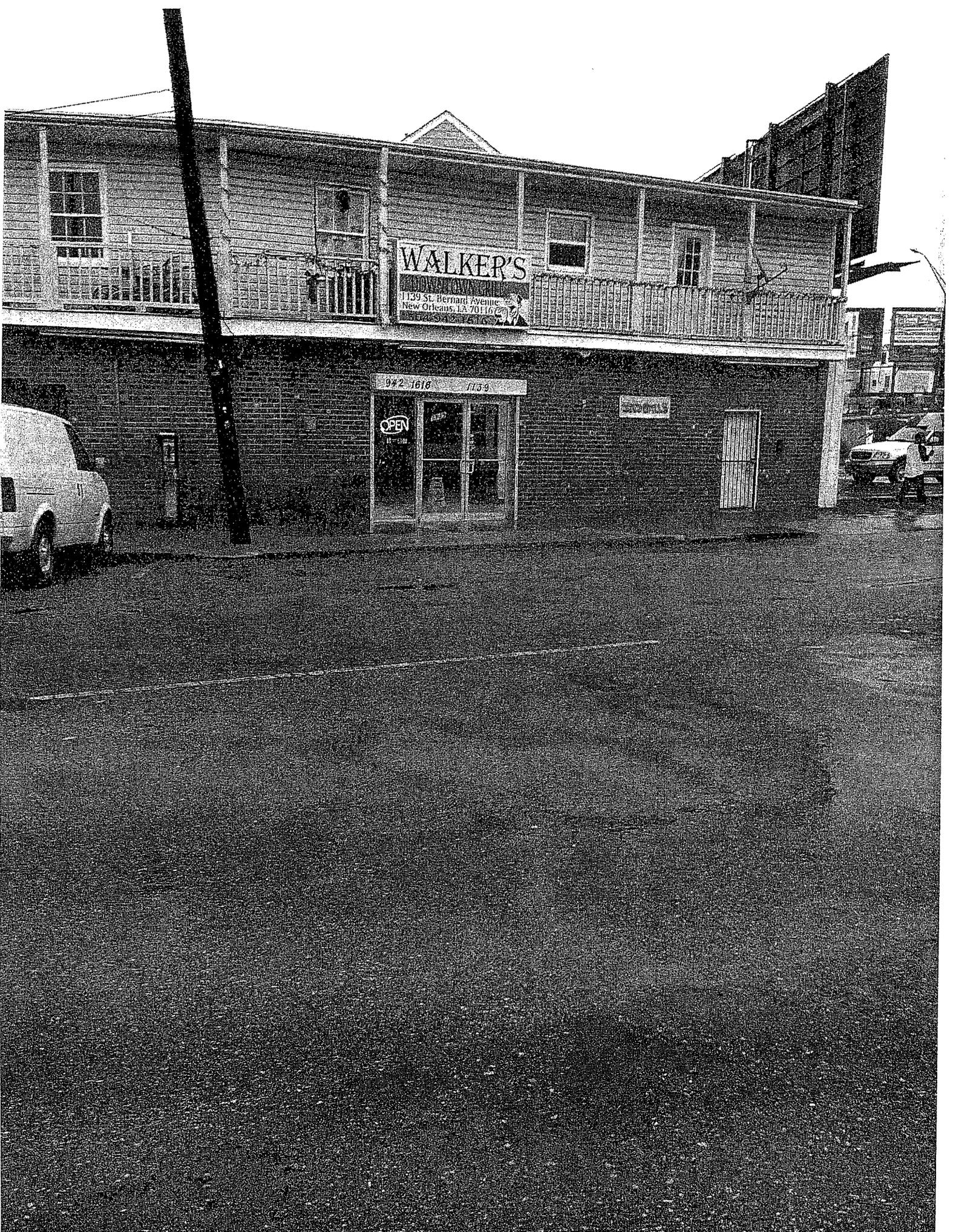
BATHROOM  
8' X 10'

OFFICE  
8' X 10'

STORAGE  
22' X 15'

**Item # 5**

**Consideration: ZONING DOCKET 081/13** – Request by TRIHN TRAN for a Conditional Use to permit a the sale of alcoholic beverages for on-premise consumption at an existing fast food restaurant in a B-1A Neighborhood Business District, on Square 378, Lots A or X, Y and 11, in the Third Municipal District, bounded by Saint Bernard and Saint Anthony Avenues, Henriette Delille Street and McShane Place. The Municipal Address is 1137-39 SAINT BERNARD AVENUE. (PD-4)



WALKER'S

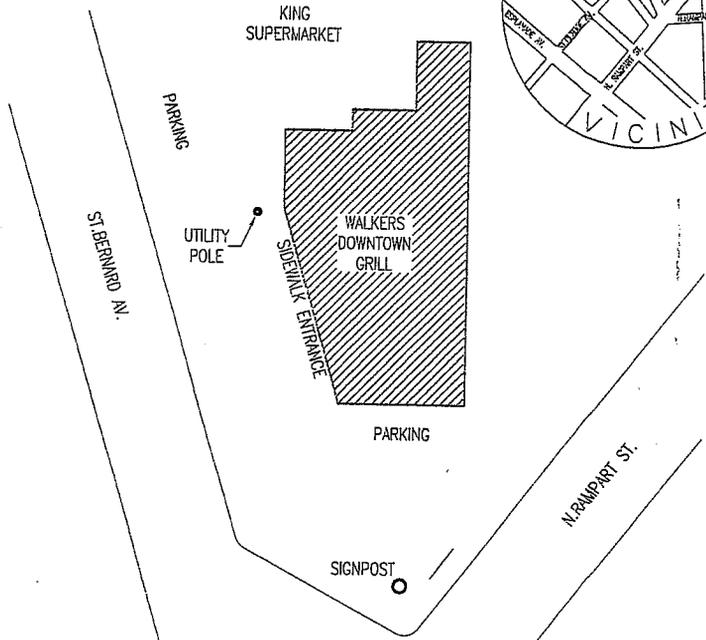
1139 St. Bernard Avenue  
New Orleans, LA 70116

942-1610 1139

OPEN

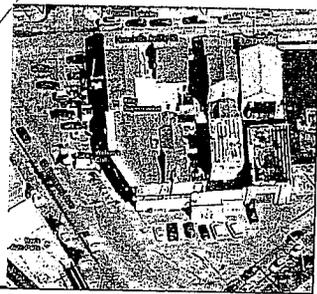
WALKER'S

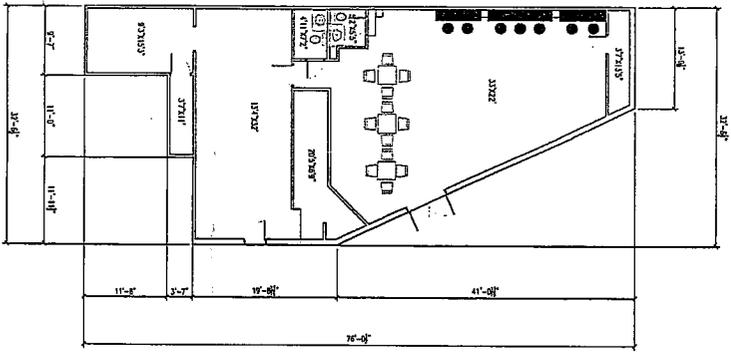
# WALKERS DOWNTOWN GRILL



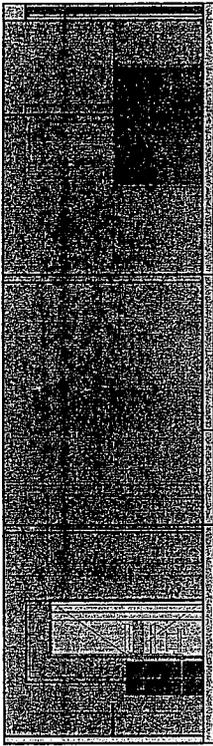
**WALKER'S DOWNTOWN GRILL**  
 Sheryl Patin, Owner  
 1139 St. Bernard Avenue  
 New Orleans, LA 70116-1410  
 Cell Phone: 504-261-8056  
 Scale: 1"=20'

**PARKING:**  
 STANDARD \_\_\_\_\_  
 HANDICAPPED \_\_\_\_\_  
 OTHER: \_\_\_\_\_  
 \_\_\_\_\_

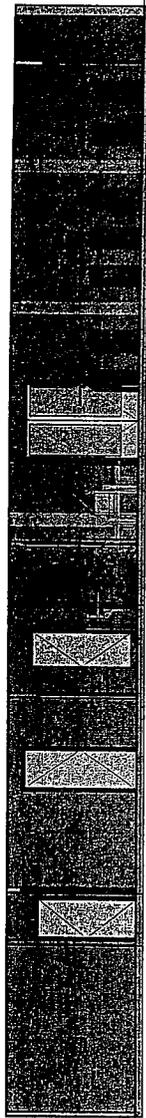




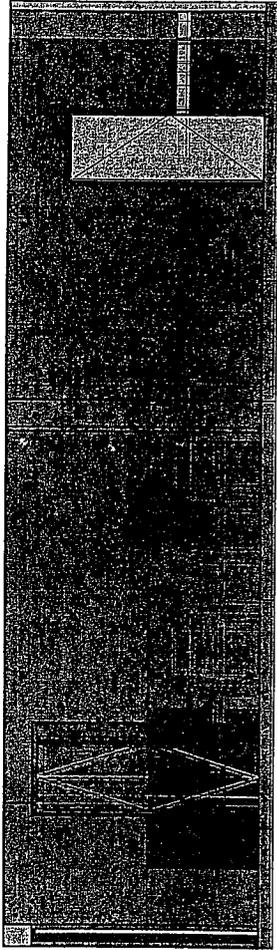




LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

**Item # 6**

**Consideration: ZONING DOCKET 082/13** – Request by PAUL QUARTARARO for a Conditional Use to permit three residential units in an HMR-3 Historic Marigny/Treme Residential District, on Square 387, Lot 18, in the Third Municipal District, bounded by Marias, Pauger, Touro Streets and Saint Claude Avenue. The Municipal Address is 1116-1118½ TOURO STREET. (PD-4)

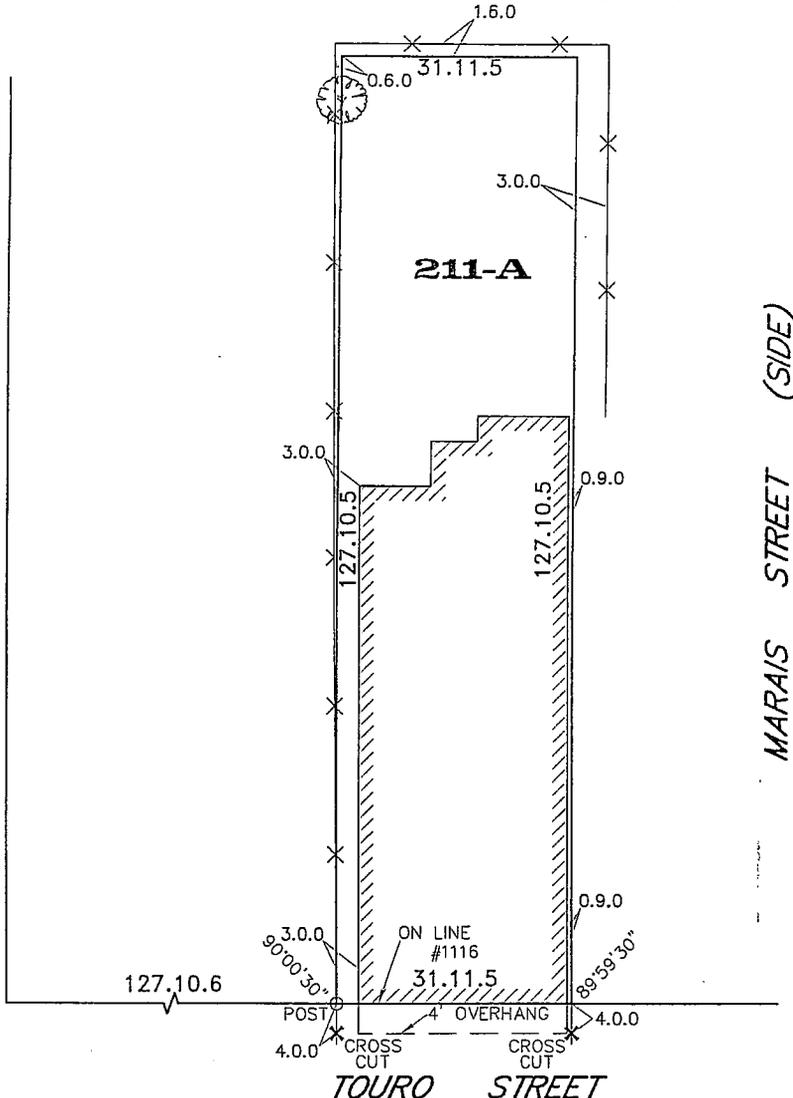
**BOUNDARY SURVEY OF  
LOT 211-A  
SQUARE 387  
THIRD DISTRICT  
ORLEANS PARISH, LA.**



PAUGER STREET (SIDE)

ST. CLAUDE AVENUE

MARAIS STREET (SIDE)



**NOTE:**  
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

**GENERAL NOTES**

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1  
REFERENCE PLAN #1: A PLAN OF SURVEY BY GILBERT, KELLY AND COUTURIE DATED MAY 24, 1988

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

**ELEVATION NOTES**

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: 3/1/84  
BASE FLOOD ELEVATION: 2.5' FLOOD ZONE: A1  
COMMUNITY PANEL: 225203 0095 E



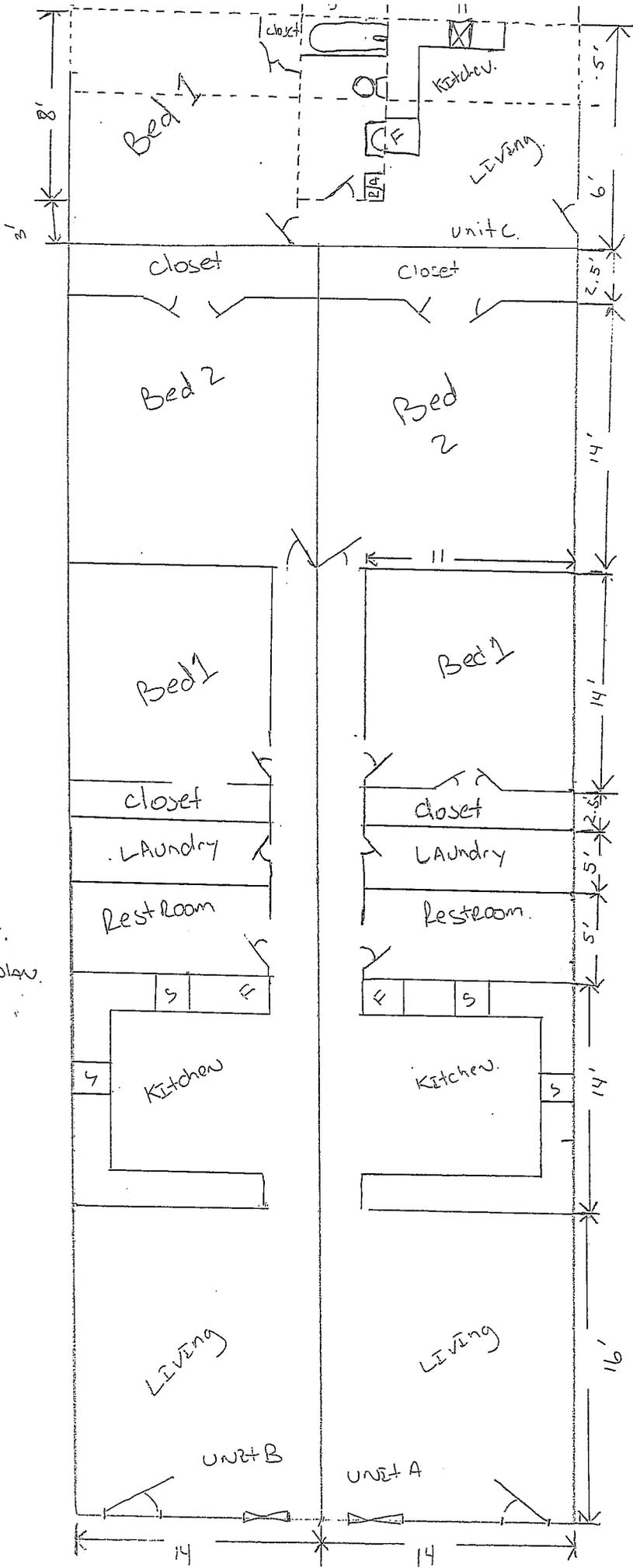
THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:XXI, CHAPTER 25 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF ETI, INC.

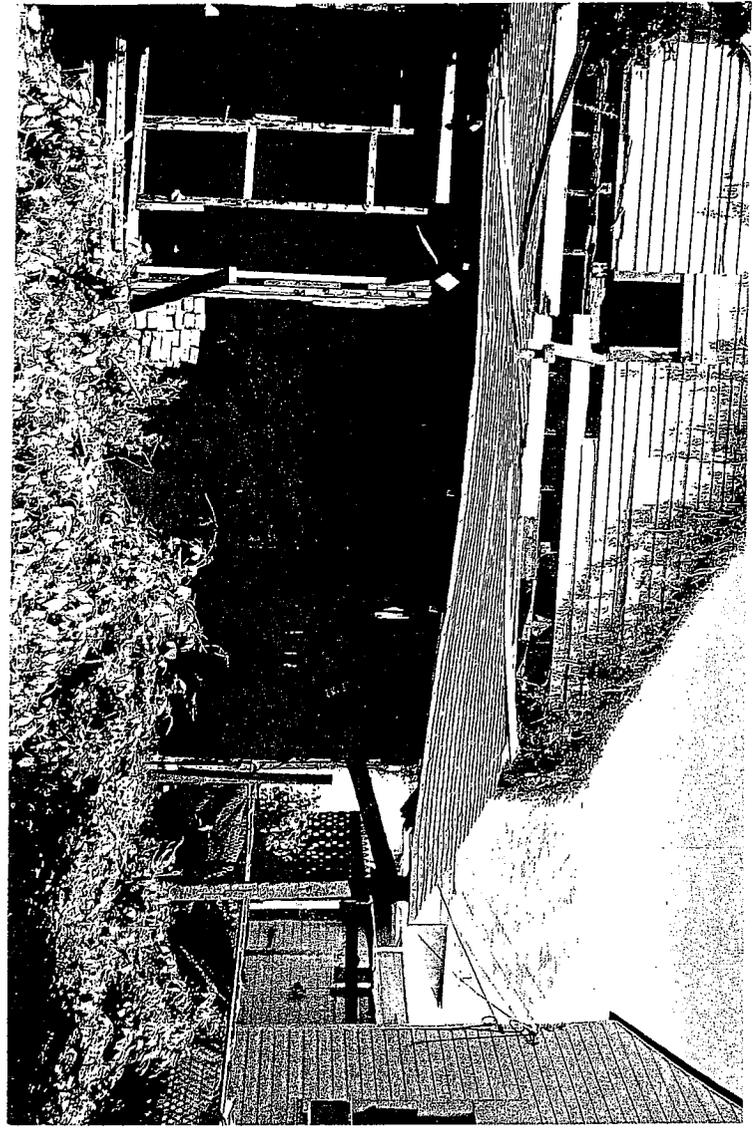
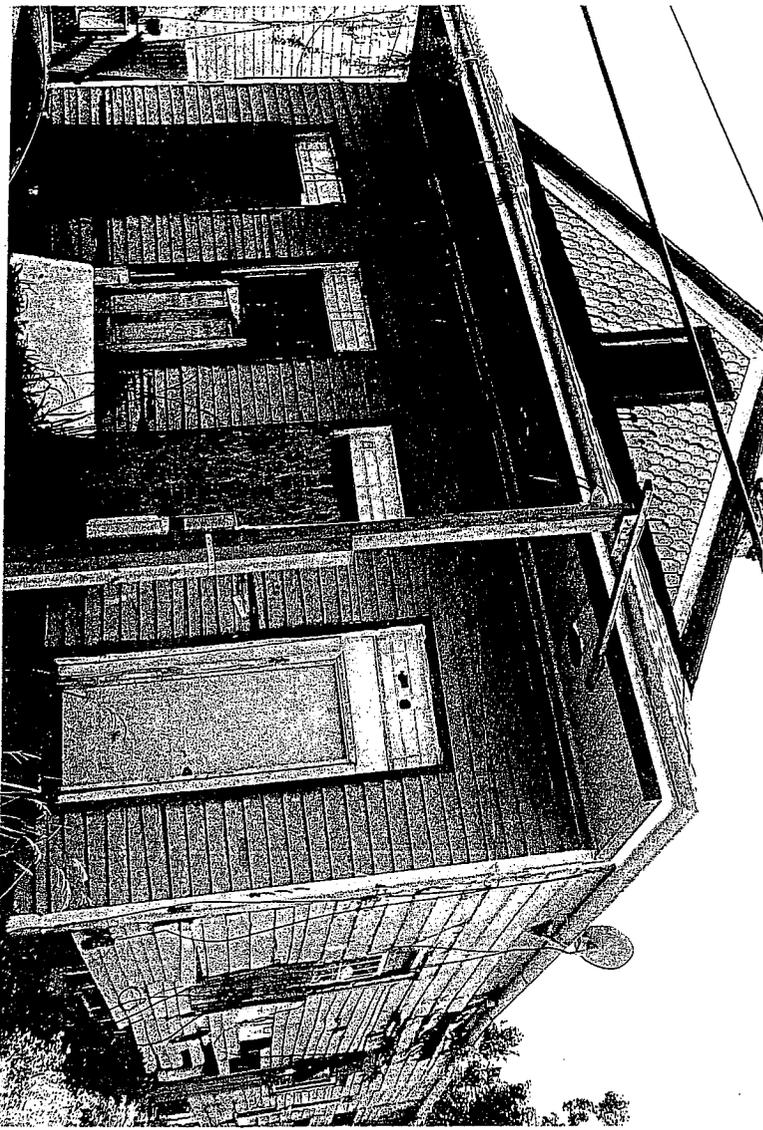
**R. W. KREBS, L.L.C.  
RICHMOND W. KREBS  
PROFESSIONAL LAND SURVEYING  
P.O. BOX 8641  
METAIRIE, LA. 70011-8641  
PHONE: (504) 889-9616  
FAX: (504) 889-0916  
E-MAIL: richmond@rwkrebs.com  
WEB: www.rwkrebsllc.com**

BY: *Richmond W. Krebs*

DATE: JUNE 6, 2013	DRAWN BY: NDK	COPYRIGHT © 2007 ALL RIGHTS RESERVED R.W. KREBS, LLC
SCALE: 1" = 20'	CHECKED BY:	
JOB #: 131564		



SRPP  
 1116 Toledo St.  
 3 Unit Floorplan.  
 BT  
 6/7/13



**Item # 7**

**Consideration: ZONING DOCKET 083/13** – Request by ORLEANS LEVEE DISTRICT to amend Conditional Use Ordinance No. 25,121 (ZD096/13) which permitted alcoholic beverage sales at a standard restaurant, to permit a reduction in parking and additional landscaping, in B-2 Neighborhood Business District, on an undesignated square, Parcels 7E, 8E and 9E, in the Second Municipal District, bounded by Lakeshore and Lake Marina Drives, New Basin Canal and Lake Pontchartrain. The municipal address is 7400 LAKESHORE DRIVE. (PD-5)

NEW BASIN CANAL

NORTH LAKE

FAIRWAY LINE

HONG KONG RESTAURANT

BE & 9E  
9612 SF

ROLLOVER CURB

X

Y

V

A

EAST R/V LINE NEW BASIN CANAL

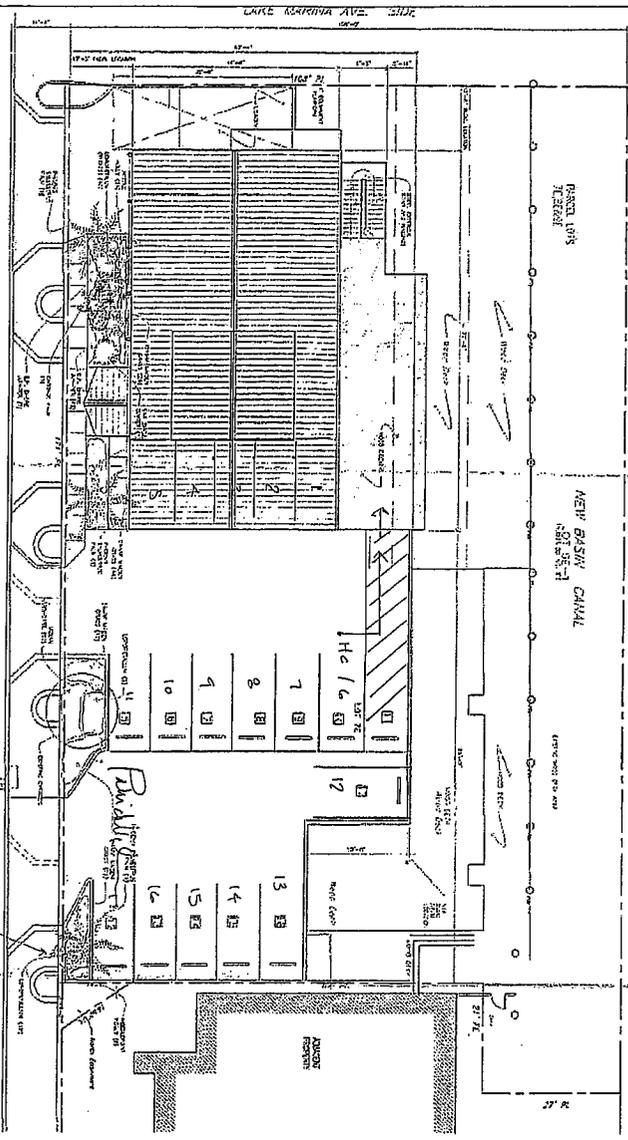
WEST END BLVD.

BOARD OF LEVEE COMMISSIONERS  
ORLEANS LEVEE DISTRICT  
HONG KONG RESTAURANT INC LEASE

10-0 APPR *Alvin*  
6-5-70 CHIEF ENGR. LACUE #873

DWG. No L.D. 4520

LANDSCAPE SITE PLAN  
 SCALE: 1/8" = 1'-0"



*Palm & Ocean*  
 6.6.01.13



SECTION 1  
 1. ALL EXISTING UTILITIES TO REMAIN SHALL BE SHOWN AS DASHED LINES.  
 2. ALL NEW UTILITIES SHALL BE SHOWN AS SOLID LINES.  
 3. ALL UTILITIES SHALL BE SHOWN AT THEIR DEPTH.  
 4. ALL UTILITIES SHALL BE SHOWN AT THEIR LOCATION.  
 5. ALL UTILITIES SHALL BE SHOWN AT THEIR SIZE.  
 6. ALL UTILITIES SHALL BE SHOWN AT THEIR MATERIAL.  
 7. ALL UTILITIES SHALL BE SHOWN AT THEIR CONDITION.  
 8. ALL UTILITIES SHALL BE SHOWN AT THEIR LOCATION.  
 9. ALL UTILITIES SHALL BE SHOWN AT THEIR SIZE.  
 10. ALL UTILITIES SHALL BE SHOWN AT THEIR MATERIAL.  
 11. ALL UTILITIES SHALL BE SHOWN AT THEIR CONDITION.  
 12. ALL UTILITIES SHALL BE SHOWN AT THEIR LOCATION.  
 13. ALL UTILITIES SHALL BE SHOWN AT THEIR SIZE.  
 14. ALL UTILITIES SHALL BE SHOWN AT THEIR MATERIAL.  
 15. ALL UTILITIES SHALL BE SHOWN AT THEIR CONDITION.

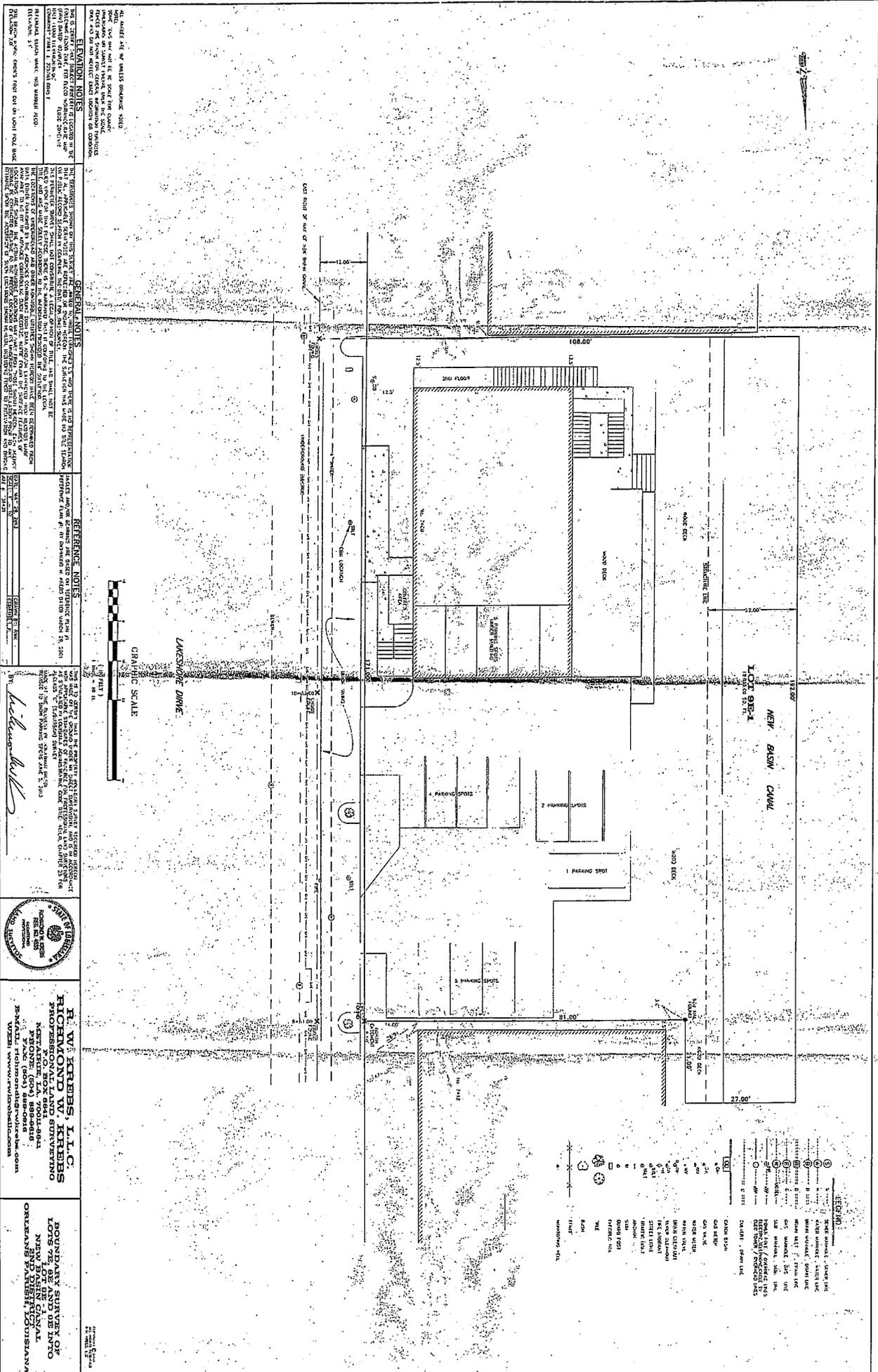
PERMIT SET

**Brisbi's Restaurant**  
 7400 Lakshore Drive  
 New Orleans, LA

<b>Site Plan</b>	
Sheet # 1 of 10	
Project #:	Residence
Date: 01/14/2013	Residence
Scale:	
Drawn By:	
Checked By:	
Residence:	

<b>A-1.00</b>	
---------------	--

**MELANCON ORTEGA DESIGNS**  
 ARCHITECTS  
 4255 LAKE MARIGNY DRIVE  
 SUITE 200  
 NEW ORLEANS, LA 70115



**ELEVATION NOTES**

1. ALL ELEVATIONS ARE TO FINISH GRADE UNLESS NOTED OTHERWISE.

2. FINISH GRADE IS TO BE DETERMINED BY THE SURVEYOR.

3. FINISH GRADE IS TO BE DETERMINED BY THE SURVEYOR.

4. FINISH GRADE IS TO BE DETERMINED BY THE SURVEYOR.

5. FINISH GRADE IS TO BE DETERMINED BY THE SURVEYOR.

6. FINISH GRADE IS TO BE DETERMINED BY THE SURVEYOR.

7. FINISH GRADE IS TO BE DETERMINED BY THE SURVEYOR.

8. FINISH GRADE IS TO BE DETERMINED BY THE SURVEYOR.

9. FINISH GRADE IS TO BE DETERMINED BY THE SURVEYOR.

10. FINISH GRADE IS TO BE DETERMINED BY THE SURVEYOR.

**GENERAL NOTES**

1. THE DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

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9. THE DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

10. THE DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

**REFERENCE NOTES**

1. ALL DIMENSIONS ARE TO FINISH GRADE UNLESS NOTED OTHERWISE.

2. ALL DIMENSIONS ARE TO FINISH GRADE UNLESS NOTED OTHERWISE.

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9. ALL DIMENSIONS ARE TO FINISH GRADE UNLESS NOTED OTHERWISE.

10. ALL DIMENSIONS ARE TO FINISH GRADE UNLESS NOTED OTHERWISE.

**GRAPHIC SCALE**

1" = 10' (1:120)

1" = 20' (1:240)

1" = 40' (1:480)

1" = 80' (1:960)

1" = 160' (1:1920)

1" = 320' (1:3840)

1" = 640' (1:7680)

1" = 1280' (1:15360)

1" = 2560' (1:30720)

1" = 5120' (1:61440)

1" = 10240' (1:122880)

1" = 20480' (1:245760)

1" = 40960' (1:491520)

1" = 81920' (1:983040)

1" = 163840' (1:983040)

*Handwritten signature*

**H. W. KREBS, I.L.C.**  
**PROFESSIONAL LAND SURVEYOR**  
 METairie, LA 70001-8641  
 26-Metairie, Louisiana - Metairie, Louisiana  
 504-885-9999

**BOUNDARY SURVEY OF  
 LOTS 76, 77, 78 AND 79 INTO  
 NEW BASIN CANAL  
 ORLEANS PARISH, LOUISIANA**

**LEGEND**

1. 1" = 10' (1:120)

2. 1" = 20' (1:240)

3. 1" = 40' (1:480)

4. 1" = 80' (1:960)

5. 1" = 160' (1:1920)

6. 1" = 320' (1:3840)

7. 1" = 640' (1:7680)

8. 1" = 1280' (1:15360)

9. 1" = 2560' (1:30720)

10. 1" = 5120' (1:61440)

11. 1" = 10240' (1:122880)

12. 1" = 20480' (1:245760)

13. 1" = 40960' (1:491520)

14. 1" = 81920' (1:983040)

15. 1" = 163840' (1:983040)

**Item # 8**

**Consideration:** A grant of servitude of air and ground rights on/over portions of Magazine St. public right-of-way, adjacent to Square 132, Lot 2 and PT Lot 3, 1<sup>st</sup> M.D., bounded by: Common St., Gravier St., Tchoupitoulas St., and Magazine St. for a proposed balcony, columns, and outward swing doors. The municipal address is 208-12 Magazine St.

**City of New Orleans**  
**Department of Property Management**  
**INTER-OFFICE MEMO**

To: Leslie Alley, Deputy Director  
City Planning Commission  
From: Martha J. Griset, Real Estate Administrator  
CC: File  
Date: July 1, 2013  
Re: PAC Agenda

A

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Please place the following item on the PAC meeting agenda:

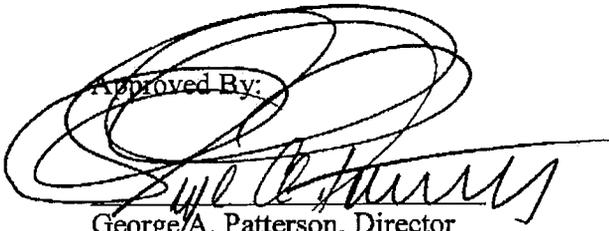
Consideration: A grant of servitude of air and ground rights on/over portions of Magazine St. public right-of-way, adjacent to Square 132, Lot 2 and PT Lot 3, 1<sup>st</sup> M.D., bounded by: Common St., Gravier St., Tchoupitoulas St., and Magazine St. for a proposed balcony, columns, and outward swing doors.

The municipal address is 208-12 Magazine St.

If you have any questions, please contact Elsie Cobb-Wright at 658-3615

Attachments: (4)

Approved By:

  
George A. Patterson, Director

GAP:MJG:ecw

MAGAZINE (200 EVEN)

GRAVIER (400 ODD)

IM-5A SCALE 1"=50'

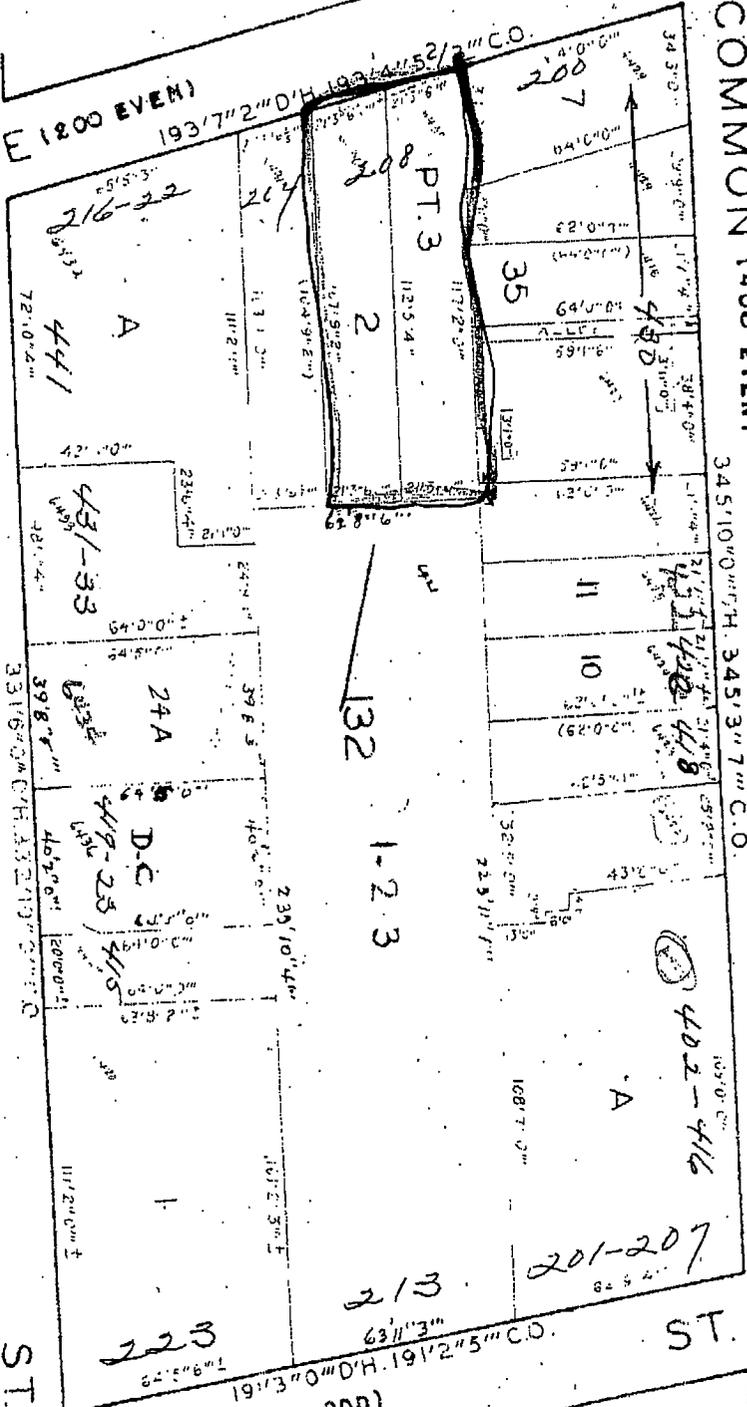
TCHOUPITOU LA S (100 ODD)

ST.

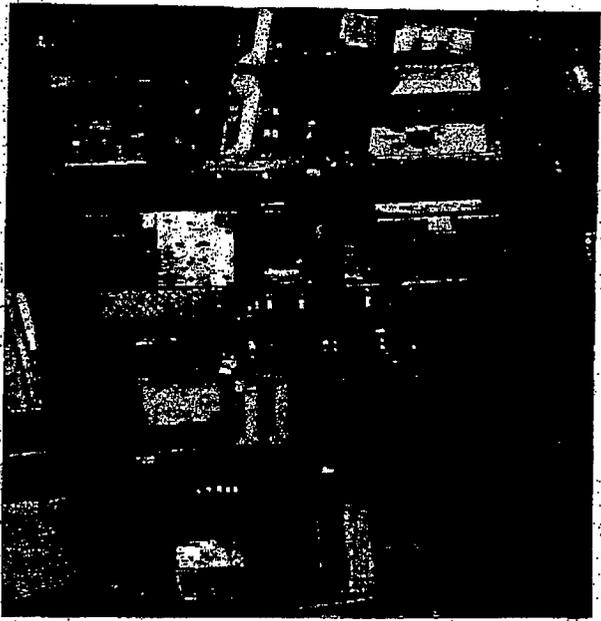
COMMON (400 EVEN)

ST.

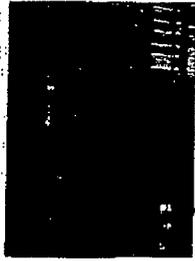
ST.



ST.



1 PLAN - EXISTING SITE



2 MAGERS - EXISTING SITE



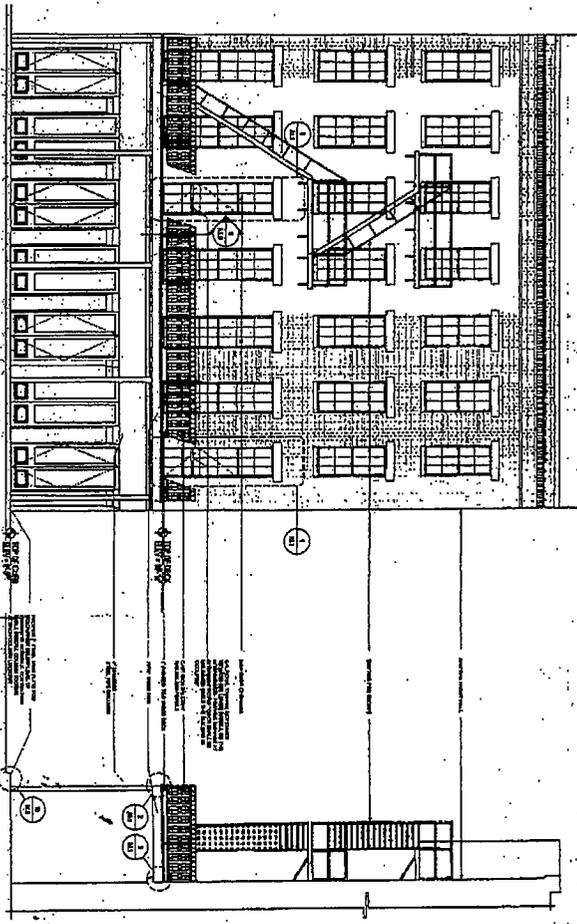
3 MAGERS - EXISTING SITE



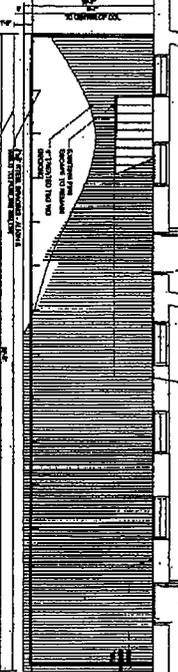
4 MAGERS - EXISTING SITE



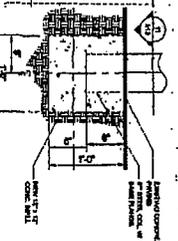
5 MAGERS - EXISTING SITE



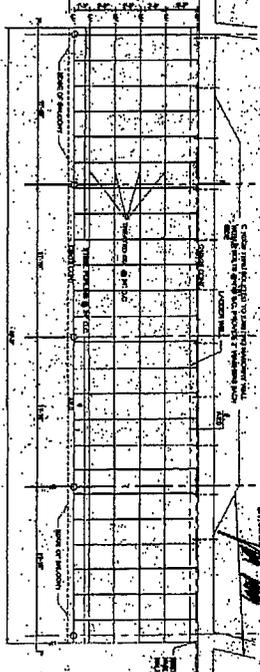
6 PLAN - BALCONY FRAMING



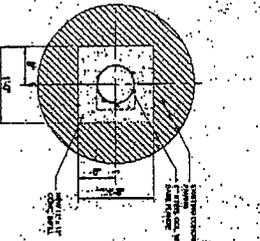
7 PLAN - ENLARGED BALCONY



10 DETAIL - COLUMN FOOTING



8 PLAN - ENLARGED BALCONY FRAMING

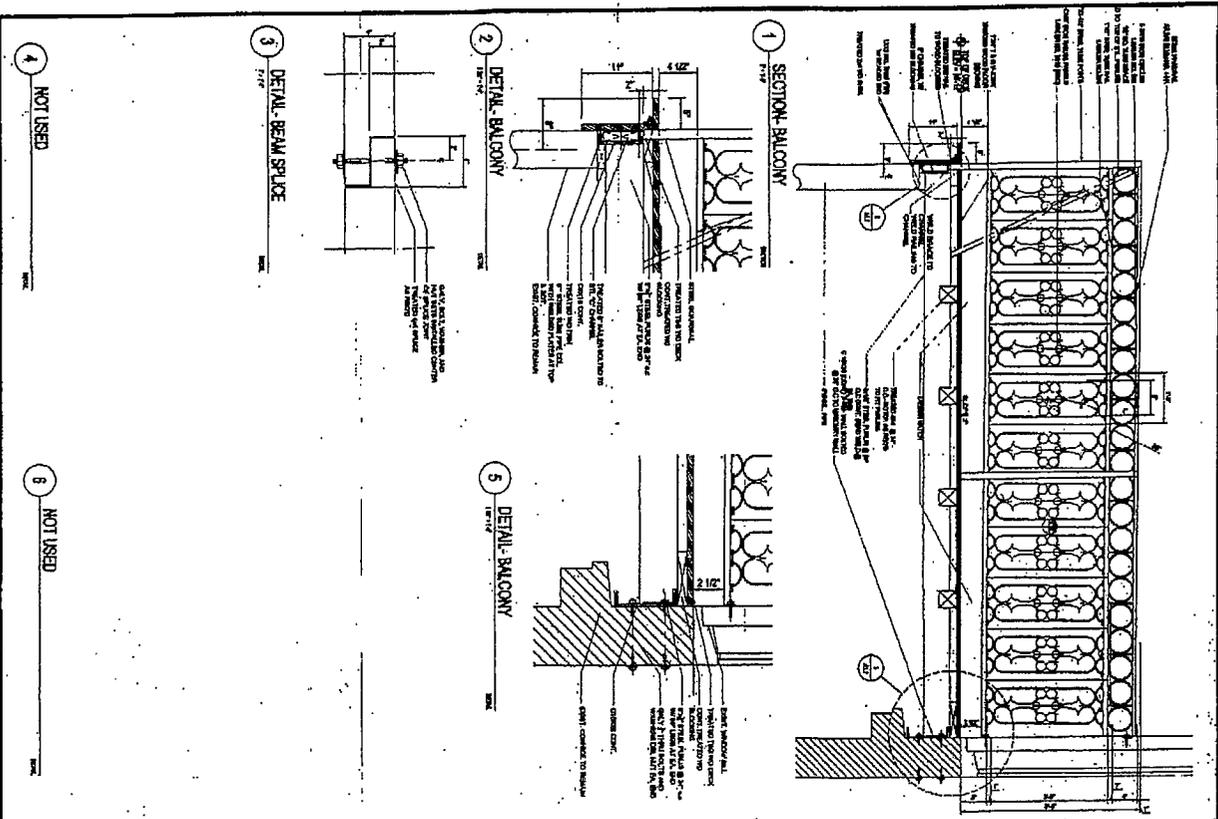


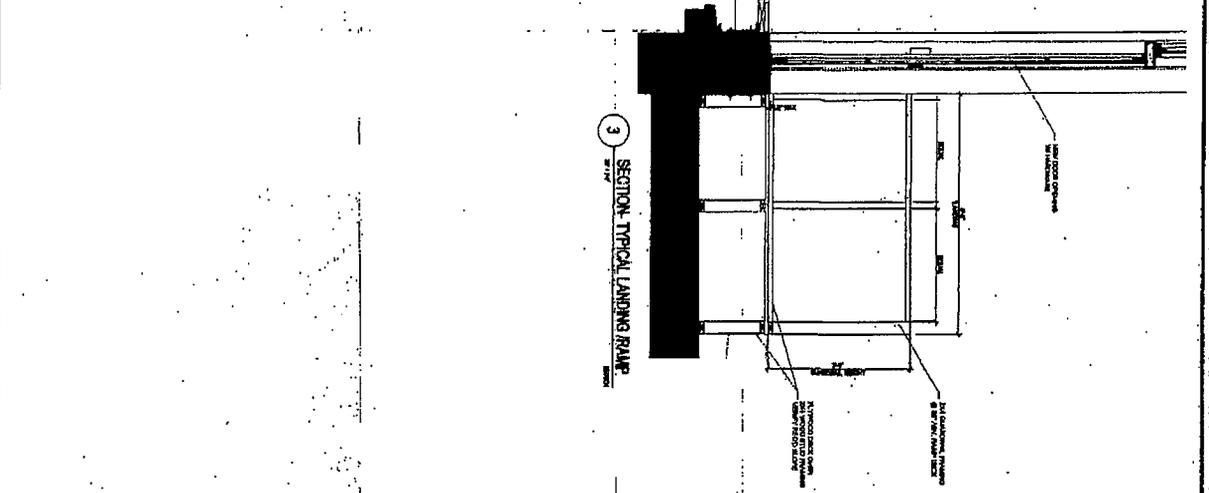
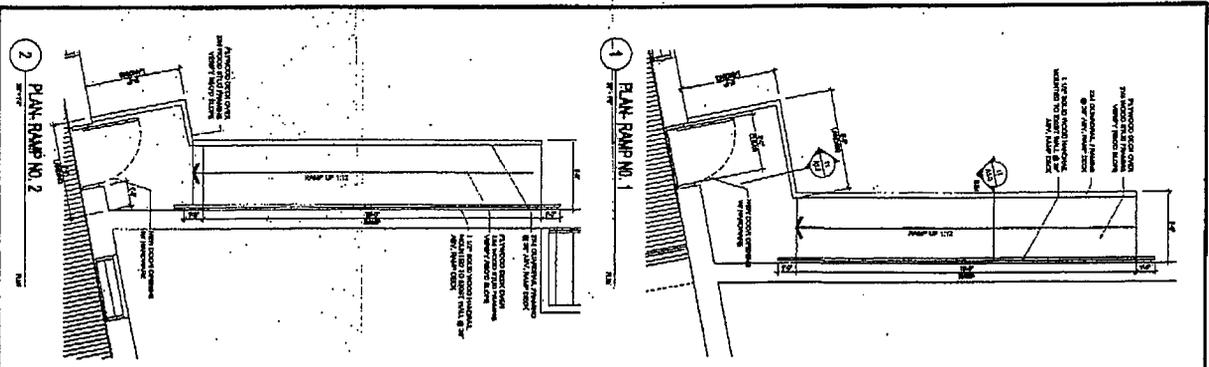
11 SECTION - BALCONY FRAMING

CASA ANGELLO - BALCONY ADDITION  
 208-212 MAGAZINE STREET  
 NEW ORLEANS, LOUISIANA

ARCHITECTS EBO  
 CONSULTING ENGINEERS

FLOOR PLANS & ELEVATIONS  
 A.1.0





428882  
 REVISED FOR  
 AS PER NEW LETTER  
 OF REVISIONS  
 07/15/11

ARCHITECTS ESQ.  
 1500 PINE STREET  
 NEW ORLEANS, LA 70112

NO.	DATE	DESCRIPTION

**CASA ANGELLO- BALCONY ADDITION**  
 208-212 MAGAZINE STREET  
 NEW ORLEANS, LOUISIANA

ARCHITECTS ESQ.  
 1500 PINE STREET  
 NEW ORLEANS, LA 70112