

# CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

## AGENDA – April 10, 2013

There will be a meeting of the Planning Advisory Committee on Wednesday, April 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 March 27, 2013 PAC meeting.
- 2) **Consideration:** **ZONING DOCKET 039/13** – Request by KAREN M WASHINGTON for a Conditional Use to permit a reception facility and a fast food restaurant in a B-1 Neighborhood Business District, on Square 2613, Lot A or X and Y, in the Third Municipal District, bounded by Duplessis, Gibson, Lafreniere and Sere Streets. The municipal addresses are 1484 SERE STREET AND 3536-38 GIBSON STREET. (ZBM D-12/PD-4)
- 3) **Consideration:** **ZONING DOCKET 040/13** – Request by HAI H LE and VAN T LE for a Conditional Use to permit an auto service shop within an Inner City Urban Corridor, within a C-1 General Commercial District, on Square 334, Lot Z or Z-1, in the Third Municipal District, bounded by Caffin and Saint Claude Avenues and North Rampart and La Manche Streets. The municipal address is 5600 SAINT CLAUDE AVENUE. (ZBM E-14/PD-8)
- 4) **Consideration:** **ZONING DOCKET 042/13** - Request by 2900 LASALLE LLC for a Conditional Use to permit the sale of alcoholic beverages for consumption on-premises at a standard restaurant in a B-2 Neighborhood Business District, on Square 334, Lots Y and H, in the Fourth Municipal District, bounded by South Liberty, La Salle, Sixth and Seventh Streets. The municipal address is 2900 LA SALLE STREET. (ZBM B-15/PD-2)
- 5) **Consideration:** A grant of servitude of air and ground rights on/over portions of Magazine St. public right-of-way, adjacent to Square 204, Lot 14-A, 6<sup>th</sup> M.D., bounded by: Constance St., General Pershing St., Milan St., and Magazine St. for a proposed balcony and columns. The municipal address is 4212-14 Magazine St.
- 6) **Consideration:** A long term lease of ground rights on/over a portion of S. Bernadotte St. public right-of-way, between Squares 829 and 838, 1<sup>st</sup> M.D., bb: Baudin St., Julia St., and S. Saint Patrick St. for proposed parking lot. The municipal location is 500 block of S. Bernadotte St.

- 7) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, April 24, 2013, at 2:00 p.m. in the City Planning Commission conference room (City Hall Room 7W03).

Respectfully yours,

Yolanda W. Rodriguez, Executive Director  
April 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 – March 27, 2013

A meeting of the Planning Advisory Committee was held on Wednesday, March 27, 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)  
Brian Jones (SWB)  
Elsie Cobb-Wright (RER)  
Martha Griset (RER)  
Arlen Brunson (CPC)  
Richard Schierman (DPW)  
Tracy St. Julien (HDLC)  
Lindsey Smith (PPW)

### GUESTS

Samuel Brown  
Debra Brown  
Barry Luke  
Charlena Stewart  
Mark Heck  
Donna Accardo

### CPC STAFF

Editha Amacker  
Stephen Kroll  
Kelly Cottrell  
Leila Manouchehri

### NON-VOTING DEPARTMENTS

William Gilchrist (Mayor's Office)

- 1) **Consideration:** Minutes from the March 13, 2013 PAC meeting.

DPW made a motion to approve the minutes as written, except for a modification to page 2, paragraph 4 to require the submittal of a Stormwater Management Plan to the state DEQ and the submittal of a drainage plan to DPW and SWB. The motion was seconded by CPC and adopted.

- 2) **Consideration:** **ZONING DOCKET 033/13** - Request by THE HOUSING AUTHORITY OF NEW ORLEANS for a Conditional Use to permit a fast food restaurant in an MU-A Mixed Use District, on Square 39, Lot 39A, in the Fourth Municipal District, bounded by Felicity, Saint Mary, Saint Thomas and Rousseau Streets. The municipal address is 1801 ROUSSEAU STREET. (ZBM C-15/PD-2)

The applicant's representative was present and explained the proposal to the committee. The committee passed a motion of no objection subject to further review by CPC.

- 3) **Consideration: ZONING DOCKET 034/13** – Request by 635 N. SCOTT LLC for a Residential Planned Community District within an RD-3 Two-Family Residential District, on Squares 522 and 525, Lots 2-A and A1, in the Second Municipal District, bounded by North Pierce, North Scott, Toulouse Streets and Orleans Avenue. The municipal address is 635 NORTH SCOTT STREET. (ZBM C-12/PD-4)

PPW said it would need to review a landscape plan for the street right-of-way adjacent to the site. DPW said that it would need to issue permits for any construction affecting the street right-of-way.

A motion of no objection, subject to further review by CPC and PPW and DPW if necessary was adopted unanimously.

- 4) **Consideration: ZONING DOCKET 035/13** – Request by THE NEW ORLEANS CENTER FOR CREATIVE ARTS INSTITUTE for a Conditional Use to permit a garden and accessory structures in an HMLI Historic Marigny Light Industrial District, on Square 253, Lot E, in the Third Municipal District, bounded by Burgundy, Dauphine, Press and Saint Ferdinand Streets. The municipal address is 7 PRESS STREET. (ZBM D-14/PD-7)

The applicant's representative described the request. The representative from DPW instructed the applicant to coordinate with the Alabama Great Southern Railroad Company for any proposed curb cuts or improvements to the right-of-way along Press Street, and with DPW for improvements within the other rights-of-way adjacent to the site. He added that DPW would also need to review and approve any utility cuts. The representative from the HDLC stated that any signage and/or structures proposed would need to be reviewed and approved by that department. The representative of Parks and Parkways said that P&PW would need to review and approve any plantings in the adjacent rights-of-way. A motion of no objection, subject to further review by CPC, DPW, HDLC and P&PW passed unanimously.

- 5) **Consideration: ZONING DOCKET 036/13** - Request by NOCCA REAL ESTATE, LLC to rescind the existing Conditional Use Ordinances No. 19,049 and 21,081 and for a new Conditional Use to permit a School, Café and Leasable Office Space in an HMLI Historic Marigny Light Industrial District, on Square 144, Lots B and Part A, bounded by Chartres, Press, Royal and Saint Ferdinand Streets. The municipal address is 2831 CHARTRES STREET. (ZBM D-14/PD-7)

The applicant's representative described the request. The representative from S&P pointed out that since all uses are conditional within the HMLI District, any uses that were not advertised as part of the current request cannot operate at the site without amending the conditional use ordinance, once it is passed. The representative from CPC

advised the applicant to submit a signage plan as soon as possible, if a waiver of the signage regulations is sought.

The representative from DPW instructed the applicant to coordinate with the Alabama Great Southern Railroad Company for any proposed curb cuts or improvements to the right-of-way along Press Street, and with DPW for improvements within the other rights-of-way adjacent to the site. He added that DPW would also need to review and approve any utility cuts. The representative from the HDLC stated that any signage and/or exterior modifications to the structures would need to be reviewed and approved by that department. The representative of Parks and Parkways said that P&PW would need to review and approve any plantings in the adjacent rights-of-way. A motion of no objection, subject to further review by CPC, DPW, HDLC and P&PW passed unanimously.

- 6) **Consideration: ZONING DOCKET 037/13** – Request by THE NEW ORLEANS JAZZ AND HERITAGE FESTIVAL AND FOUNDATION INC. to amend the existing Conditional Use Ordinance No. 24,901 to permit an increase in the allowable sign area, in an HMC-2 Historic Marigny/Treme Commercial District, on Square 110, Lots A, A-2, 4, C and E, bounded by Barracks, Governor Nicholls, North Rampart Streets and Saint Claude Avenue.

The applicant's representative stated the applicant's intent is to redevelop the former funeral home, which is built across zoning lines and upon multiple lots of record, into professional offices for the Jazz and Heritage Center. The representative of the PPW requested street trees with the North Rampart and Governor Nicholls Streets rights of way. The representative of HDLC noted that the HDLC is currently reviewing the proposed exterior modifications.

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

- 7) **Consideration: ZONING DOCKET 038/13** – Request by CHARLENA D. STEWARD for a Conditional Use to permit a reception hall in a B-1A Neighborhood Business District, on Square 389, Lots 2 or 14, in the Third Municipal District, bounded by Frenchmen and Marais Streets and Elysian Fields and Saint Claude Avenues. The municipal address is 1134-36 ELYSIAN FIELDS AVENUE. (ZBM D-13/PD 4)

The applicant's representative noted the current use of the site as a beauty salon and said that off-street parking may be provided at a business located across Elysian Fields Avenue from the site.

RER said that it would need to grant a lease of servitude for existing encroachments.

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

- 8) **Consideration:** A grant of servitude of ground rights over/on a portion of Bordeaux St. right-of-way, adjacent to Square 198, 6<sup>th</sup> M.D., bounded by: Magazine St., Constance St., Lyons St., and Bordeaux St. for an existing encroachment of a fence. The municipal address is 4800 Magazine St.

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

- 9) **Consideration:** A 3 year lease of ground rights on a portion of Bordeaux St. right of way, between Squares 525 and 526, 6<sup>th</sup> M.D., bb: Upperline St., S. Saratoga St., Valence St. and Loyola St., to store two temporary office trailers while constructing a drainage project for the U.S. Army Corps of Engineers and S&WB.

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

- 10) **Consideration:** A grant of servitude of ground rights on/over a portion of Memorial Park Drive right-of-way, adjacent to Square 71, Lot 4-A, 5<sup>th</sup> M.D., bounded by: Kansas St. Indiana St., Behman Highway and Memorial Park Drive for proposed encroachment of a concrete slab. The municipal address is 2971 Memorial Park Drive.

The committee passed a motion of no objection.

**Item # 2**

**Consideration: ZONING DOCKET 039/13** – Request by KAREN M WASHINGTON for a Conditional Use to permit a reception facility and a fast food restaurant in a B-1 Neighborhood Business District, on Square 2613, Lot A or X and Y, in the Third Municipal District, bounded by Duplessis, Gibson, Lafreniere and Sere Streets. The municipal addresses are 1484 SERE STREET AND 3536-38 GIBSON STREET. (ZBM D-12/PD-4)

# Tenant Renovations Reception Hall & Sandwich Shop



1848 Sere Street.  
New Orleans, Louisiana.

This plan and specifications were prepared by me  
in accordance with the laws of the State of Louisiana  
and the rules and regulations of the Board of  
Examiners of Professional Engineers of the State of  
Louisiana.

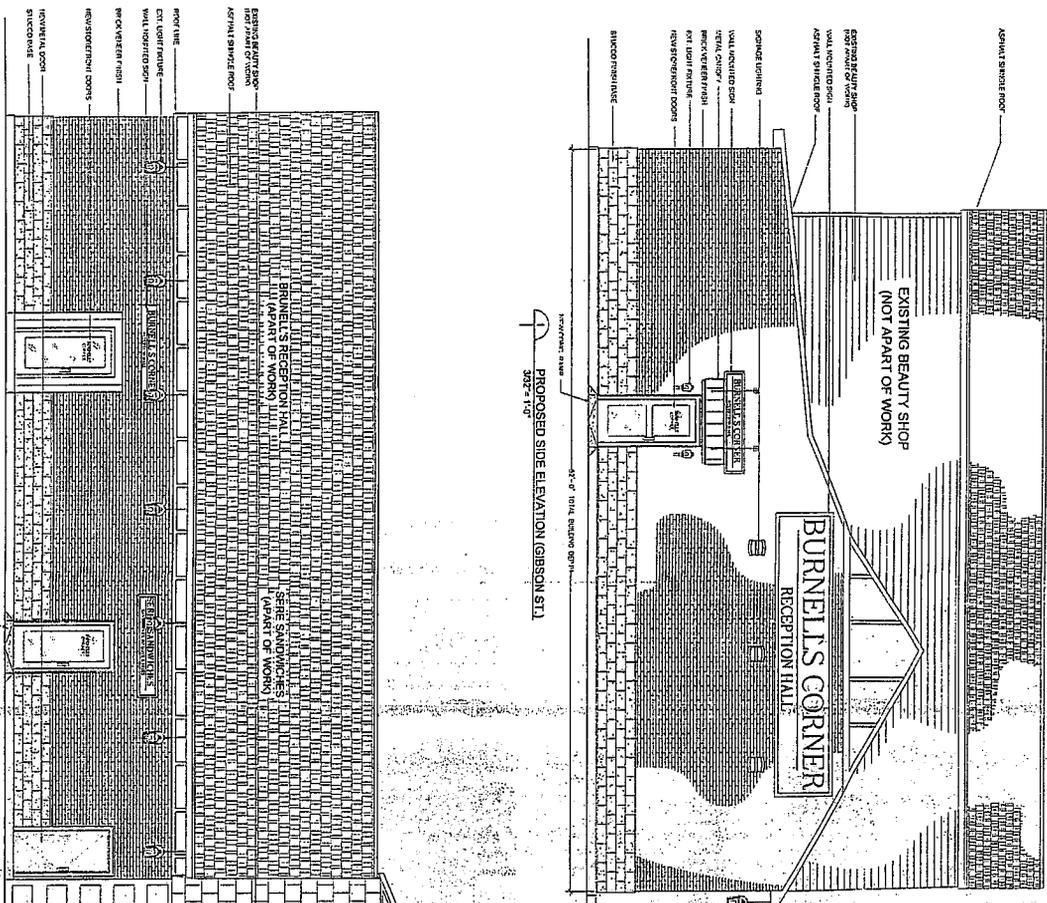
*C. J. ...*



TENANT RENOVATION  
RECEPTION HALL & SANDWICH SHOP  
1848 SERE STREET  
NEW ORLEANS, LA.

CONSTRUCTION DOCUMENTS	
NO. 1	PROPOSAL
NO. 2	PERMITS
NO. 3	GENERAL NOTES
NO. 4	FOUNDATION
NO. 5	FRONT ELEVATION
NO. 6	REAR ELEVATION
NO. 7	LEFT SIDE ELEVATION
NO. 8	RIGHT SIDE ELEVATION
NO. 9	SECTION A-A
NO. 10	SECTION B-B
NO. 11	SECTION C-C
NO. 12	SECTION D-D
NO. 13	SECTION E-E
NO. 14	SECTION F-F
NO. 15	SECTION G-G
NO. 16	SECTION H-H
NO. 17	SECTION I-I
NO. 18	SECTION J-J
NO. 19	SECTION K-K
NO. 20	SECTION L-L
NO. 21	SECTION M-M
NO. 22	SECTION N-N
NO. 23	SECTION O-O
NO. 24	SECTION P-P
NO. 25	SECTION Q-Q
NO. 26	SECTION R-R
NO. 27	SECTION S-S
NO. 28	SECTION T-T
NO. 29	SECTION U-U
NO. 30	SECTION V-V
NO. 31	SECTION W-W
NO. 32	SECTION X-X
NO. 33	SECTION Y-Y
NO. 34	SECTION Z-Z
NO. 35	SECTION AA-AA
NO. 36	SECTION BB-BB
NO. 37	SECTION CC-CC
NO. 38	SECTION DD-DD
NO. 39	SECTION EE-EE
NO. 40	SECTION FF-FF
NO. 41	SECTION GG-GG
NO. 42	SECTION HH-HH
NO. 43	SECTION II-II
NO. 44	SECTION JJ-JJ
NO. 45	SECTION KK-KK
NO. 46	SECTION LL-LL
NO. 47	SECTION MM-MM
NO. 48	SECTION NN-NN
NO. 49	SECTION OO-OO
NO. 50	SECTION PP-PP
NO. 51	SECTION QQ-QQ
NO. 52	SECTION RR-RR
NO. 53	SECTION SS-SS
NO. 54	SECTION TT-TT
NO. 55	SECTION UU-UU
NO. 56	SECTION VV-VV
NO. 57	SECTION WW-WW
NO. 58	SECTION XX-XX
NO. 59	SECTION YY-YY
NO. 60	SECTION ZZ-ZZ
NO. 61	SECTION AAA-AAA
NO. 62	SECTION BBB-BBB
NO. 63	SECTION CCC-CCC
NO. 64	SECTION DDD-DDD
NO. 65	SECTION EEE-EEE
NO. 66	SECTION FFF-FFF
NO. 67	SECTION GGG-GGG
NO. 68	SECTION HHH-HHH
NO. 69	SECTION III-III
NO. 70	SECTION JJJ-JJJ
NO. 71	SECTION KKK-KKK
NO. 72	SECTION LLL-LLL
NO. 73	SECTION MMM-MMM
NO. 74	SECTION NNN-NNN
NO. 75	SECTION OOO-OOO
NO. 76	SECTION PPP-PPP
NO. 77	SECTION QQQ-QQQ
NO. 78	SECTION RRR-RRR
NO. 79	SECTION SSS-SSS
NO. 80	SECTION TTT-TTT
NO. 81	SECTION UUU-UUU
NO. 82	SECTION VVV-VVV
NO. 83	SECTION WWW-WWW
NO. 84	SECTION XXX-XXX
NO. 85	SECTION YYY-YYY
NO. 86	SECTION ZZZ-ZZZ
NO. 87	SECTION AAAA-AAAA
NO. 88	SECTION BBBB-BBBB
NO. 89	SECTION CCCC-CCCC
NO. 90	SECTION DDDD-DDDD
NO. 91	SECTION EEEE-EEEE
NO. 92	SECTION FFFF-FFFF
NO. 93	SECTION GGGG-GGGG
NO. 94	SECTION HHHH-HHHH
NO. 95	SECTION IIII-IIII
NO. 96	SECTION JJJJ-JJJJ
NO. 97	SECTION KKKK-KKKK
NO. 98	SECTION LLLL-LLLL
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NO. 101	SECTION OOOO-OOOO
NO. 102	SECTION PPPP-PPPP
NO. 103	SECTION QQQQ-QQQQ
NO. 104	SECTION RRRR-RRRR
NO. 105	SECTION SSSS-SSSS
NO. 106	SECTION TTTT-TTTT
NO. 107	SECTION UUUU-UUUU
NO. 108	SECTION VVVV-VVVV
NO. 109	SECTION WWWW-WWWW
NO. 110	SECTION XXXX-XXXX
NO. 111	SECTION YYYY-YYYY
NO. 112	SECTION ZZZZ-ZZZZ
NO. 113	SECTION AAAAA-AAAAA
NO. 114	SECTION BBBBB-BBBBB
NO. 115	SECTION CCCCC-CCCCC
NO. 116	SECTION DDDDD-DDDD
NO. 117	SECTION EEEEE-EEEE
NO. 118	SECTION FFFFF-FFFF
NO. 119	SECTION GGGGG-GGGG
NO. 120	SECTION HHHHH-HHHH
NO. 121	SECTION IIIII-IIII
NO. 122	SECTION JJJJJ-JJJJ
NO. 123	SECTION KKKKK-KKKK
NO. 124	SECTION LLLLL-LLLL
NO. 125	SECTION MMMM-MMMM
NO. 126	SECTION NNNN-NNNN
NO. 127	SECTION OOOO-OOOO
NO. 128	SECTION PPPP-PPPP
NO. 129	SECTION QQQQ-QQQQ
NO. 130	SECTION RRRR-RRRR
NO. 131	SECTION SSSS-SSSS
NO. 132	SECTION TTTT-TTTT
NO. 133	SECTION UUUU-UUUU
NO. 134	SECTION VVVV-VVVV
NO. 135	SECTION WWWW-WWWW
NO. 136	SECTION XXXX-XXXX
NO. 137	SECTION YYYY-YYYY
NO. 138	SECTION ZZZZ-ZZZZ
NO. 139	SECTION AAAAAA-AAAAA
NO. 140	SECTION BBBBBB-BBBBB
NO. 141	SECTION CCCCCC-CCCCC
NO. 142	SECTION DDDDDDD-DDDD
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NO. 144	SECTION FFFFFFF-FFFF
NO. 145	SECTION GGGGGG-GGGG
NO. 146	SECTION HHHHHH-HHHH
NO. 147	SECTION IIIIIII-IIII
NO. 148	SECTION JJJJJJJ-JJJJ
NO. 149	SECTION KKKKKK-KKKK
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NO. 154	SECTION PPPPP-PPPP
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NO. 156	SECTION RRRRR-RRRR
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NO. 158	SECTION TTTTT-TTTT
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NO. 160	SECTION VVVVV-VVVV
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NO. 165	SECTION AAAAAV-AAAAA
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NO. 167	SECTION CCCCX-CCCCC
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NO. 310	SECTION PPPPX-PPPP
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NO. 313	SECTION SSSSX-SSSS
NO. 314	SECTION TTTTX-TTTT
NO. 315	SECTION UUUUX-UUUU
NO. 316	SECTION VVVVX-VVVV
NO. 317	SECTION WWWWX-WWWW
NO. 318	SECTION XXXXV-XXXX
NO. 319	SECTION YYYYV-YYYY
NO. 320	SECTION ZZZZV-ZZZZ
NO. 321	SECTION AAAAAV-AAAAA
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NO. 360	SECTION NNNNX-NNNN
NO. 361	SECTION OOOOX-OOOO
NO. 362	SECTION PPPPX-PPPP
NO. 363	SECTION QQQQX-QQQQ
NO. 364	SECTION RRRRX-RRRR
NO. 365	SECTION SSSSX-SSSS
NO. 366	SECTION TTTTX-TTTT
NO. 367	SECTION UUUUX-UUUU
NO. 368	SECTION VVVVX-VVVV
NO. 369	SECTION WWWWX-WWWW
NO. 370	SECTION XXXXV-XXXX
NO. 371	SECTION YYYYV-YYYY
NO. 372	SECTION ZZZZV-ZZZZ
NO. 373	SECTION AAAAAV-AAAAA
NO. 374	SECTION BBBBV-BBBBB
NO. 375	SECTION CCCCX-CCCCC
NO. 376	SECTION DDDDX-DDDD
NO. 377	SECTION EEEEX-EEEE
NO. 378	SECTION FFFFX-FFFF
NO. 379	SECTION GGGGX-GGGG
NO. 380	SECTION HHHHX-HHHH
NO. 381	SECTION IIIIX-IIII
NO. 382	SECTION JJJJX-JJJJ
NO. 383	SECTION KKKKX-KKKK
NO. 384	SECTION LLLLX-LLLL
NO. 385	SECTION MMMMX-MMMM
NO. 386	SECTION NNNNX-NNNN
NO. 387	SECTION OOOOX-OOOO
NO. 388	SECTION PPPPX-PPPP
NO. 389	SECTION QQQQX-QQQQ

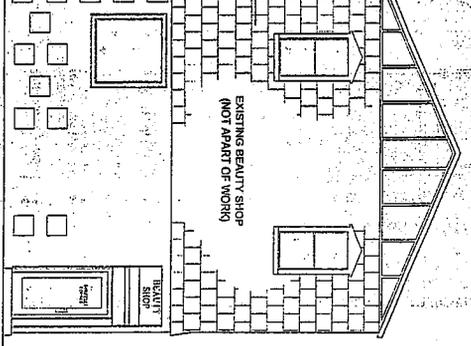




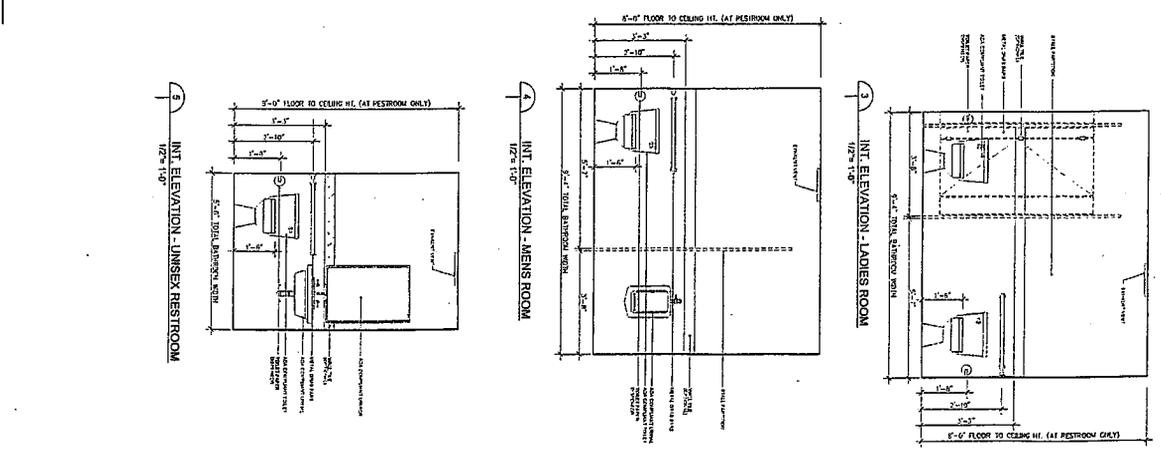
PROPOSED SIDE ELEVATION (GIBSON ST) 3/22" = 1" = 0"

PROPOSED FRONT ELEVATION (SERE ST) 3/22" = 1" = 0"

- GENERAL SCOPE OF WORK NOTES:**
1. CONTRACTOR SHALL PRESSURE WASH EXISTING BRICK VENEER AND THEN PRIME PAINT.
  2. TUCK POINT ALL BRICK SURFACES AS REQUIRED PRIOR TO PRIME AND PAINT. PAINT AS PER THE OWNERS SPECIFICATION.
  3. REPAIR EXISTING ROOF SHINGLES AS REQUIRED. INSTALL NEW PASCIA AS REQUIRED. PAINT TO FINISH.
  4. CONTRACTOR SHALL PREP EXTERIOR WALLS FOR SIGNAGE ALONG SERE ST. AND (1) LARGER SIGN ON THE GIBSON ST. SIDE.
  5. CONTRACTOR SHALL PROVIDE ADA ACCESSIBLE CONCRETE PADWALK FOR ENTRY (SEE SITE PLAN)



EXISTING BEAUTY SHOP (NOT APART OF WORK)



INT. ELEVATION - LADIES ROOM 1/2" = 1' = 0"

INT. ELEVATION - MENS ROOM 1/2" = 1' = 0"

INT. ELEVATION - UNISEX RESTROOM 1/2" = 1' = 0"

**TENANT RENOVATION  
RECEPTION HALL & SANDWICH SHOP**

4849 SERE STREET  
NEW ORLEANS, LA.

**CONTRACTOR DOCUMENTS**

NOV-12-2012

DATE: 08-1-2012

PROJECT: 12-1-2012

OWNER: [REDACTED]

DESIGNER: [REDACTED]

SCALE: 1/2" = 1' = 0"

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: 1/2" = 1' = 0"

DATE: 08-1-2012

PROJECT: 12-1-2012

OWNER: [REDACTED]

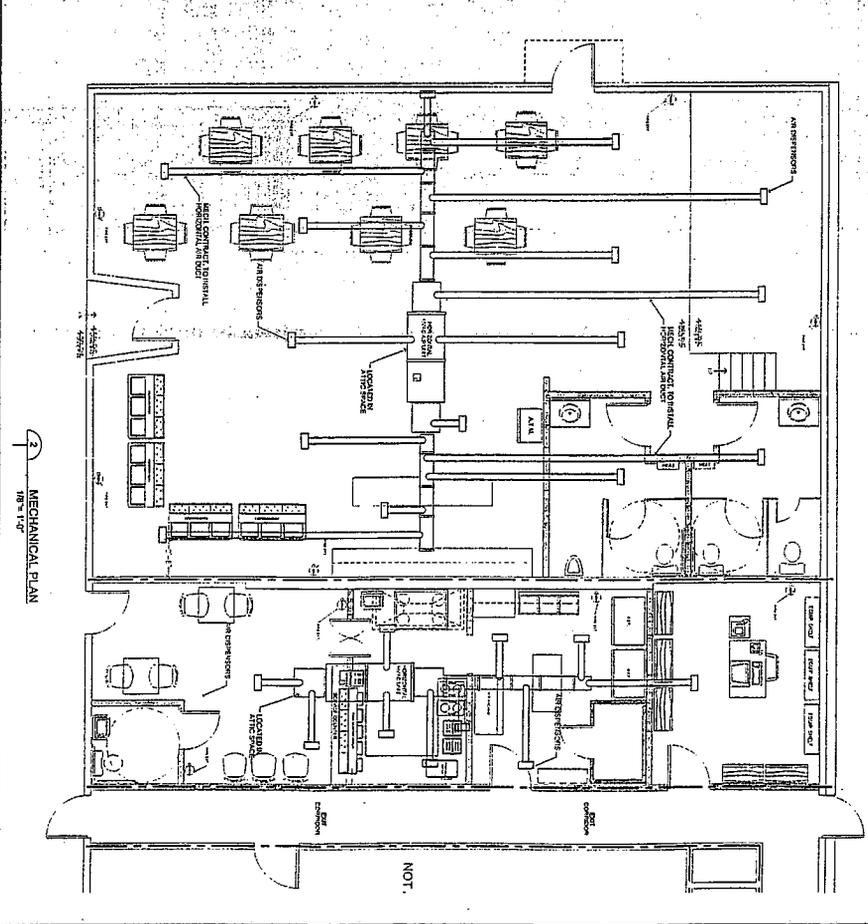
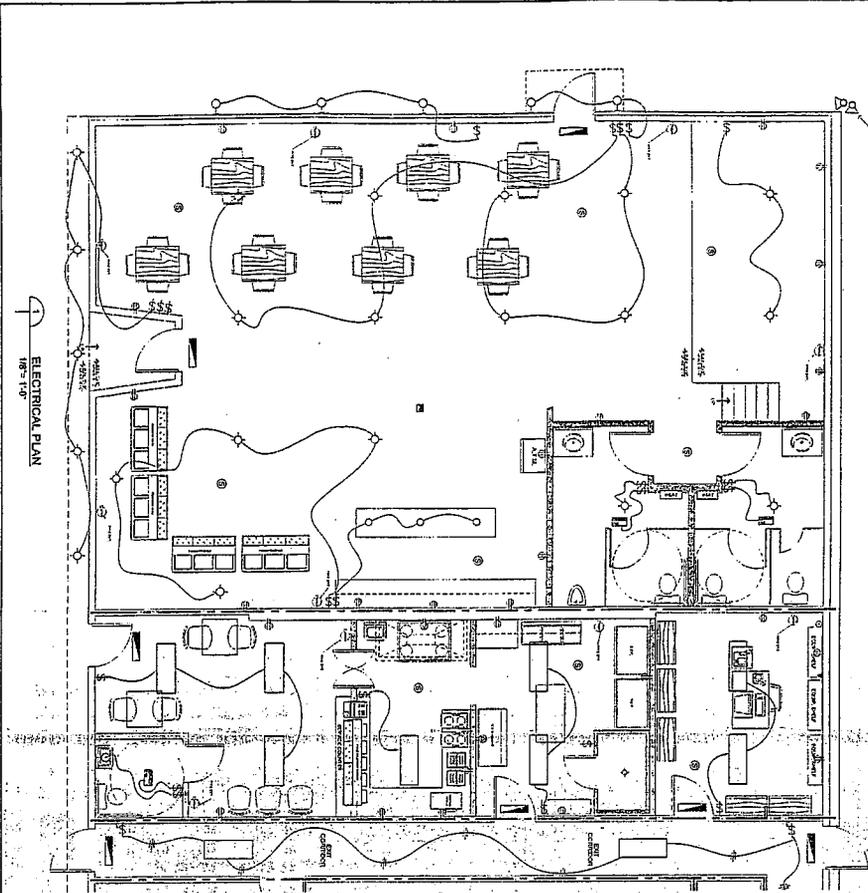
DESIGNER: [REDACTED]

SCALE: 1/2" = 1' = 0"

1 OF 2 SHEETS

**A2.0**





**ELECTRICAL SYMBOL LEGEND**

- 1. ALL ELECTRICAL SYMBOLS SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM CODE (NFPA).
- 2. ALL ELECTRICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
- 3. ALL ELECTRICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
- 4. ALL ELECTRICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
- 5. ALL ELECTRICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
- 6. ALL ELECTRICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
- 7. ALL ELECTRICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
- 8. ALL ELECTRICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
- 9. ALL ELECTRICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
- 10. ALL ELECTRICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.

**MECHANICAL SYMBOL LEGEND**

- 1. ALL MECHANICAL SYMBOLS SHALL BE IN ACCORDANCE WITH THE NATIONAL MECHANICAL CODE (NMC) AND THE NATIONAL FIRE ALARM CODE (NFPA).
- 2. ALL MECHANICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
- 3. ALL MECHANICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
- 4. ALL MECHANICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
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- 7. ALL MECHANICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
- 8. ALL MECHANICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
- 9. ALL MECHANICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
- 10. ALL MECHANICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.

**EXHAUST HOOD SECTION**

SCALE: 3/16\"/>

**NOTES**

1. ALL ELECTRICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
2. ALL MECHANICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
3. ALL ELECTRICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
4. ALL MECHANICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
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7. ALL ELECTRICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
8. ALL MECHANICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
9. ALL ELECTRICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.
10. ALL MECHANICAL SYMBOLS SHALL BE IDENTIFIED BY A NUMBER AND LETTER.

**ME1.0**

3 OF 3 SHEETS

**TENANT RENOVATION**

**RECEPTION HALL & SANDWICH SHOP**

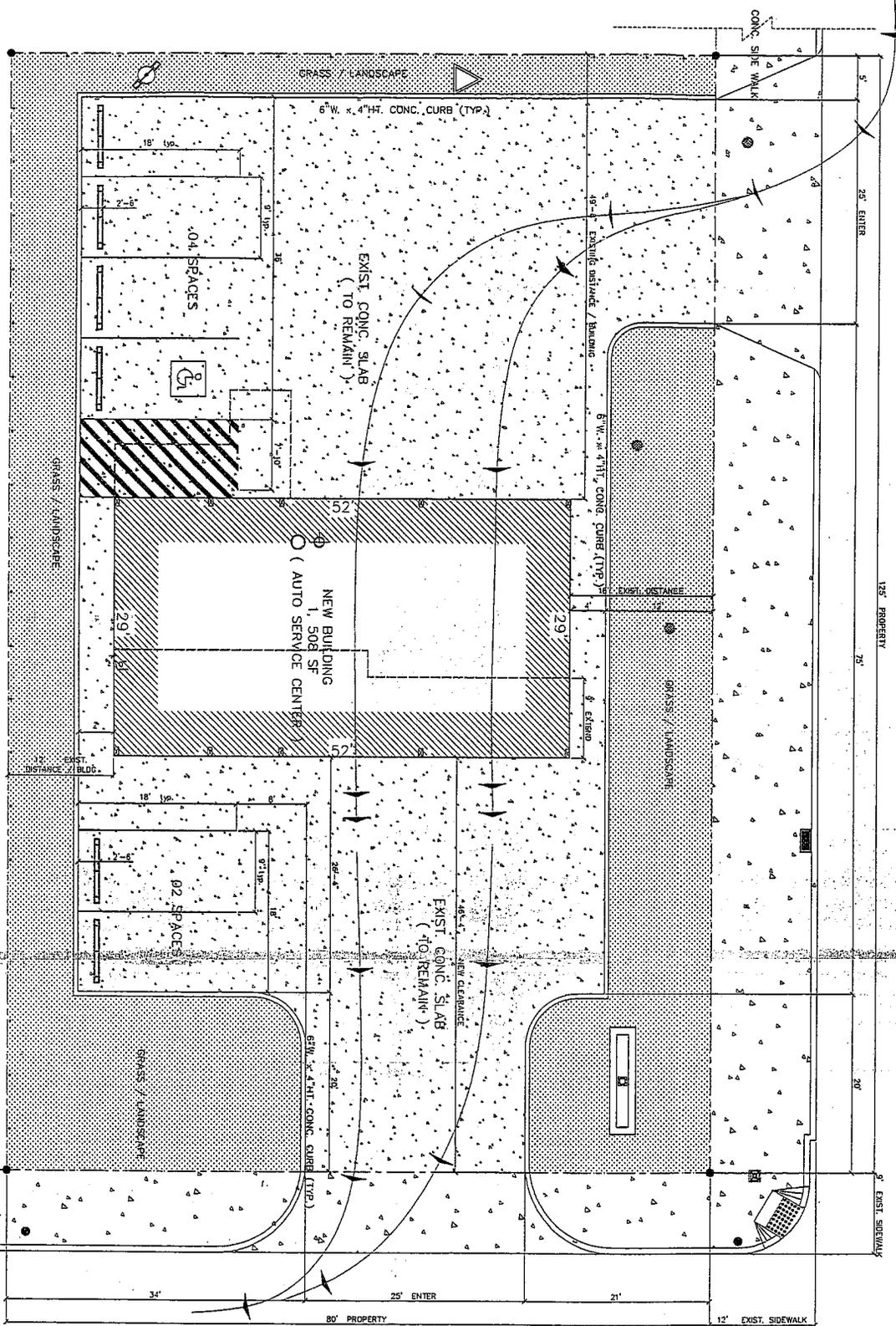
1845 SERE STREET  
NEW ORLEANS, LA.

CONTRACTOR	DATE
PROJECT	NO.
OWNER	REV.
DESIGNER	DATE
CHECKER	BY
SCALE	BY
PROJECT	NO.
OWNER	REV.
DESIGNER	DATE
CHECKER	BY
SCALE	BY

**Item #3**

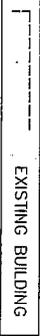
**Consideration: ZONING DOCKET 040/13** – Request by HAI H LE and VAN T LE for a Conditional Use to permit an auto service shop within an Inner City Urban Corridor, within a C-1 General Commercial District, on Square 334, Lot Z or Z-1, in the Third Municipal District, bounded by Caffin and Saint Claude Avenues and North Rampart and La Manche Streets. The municipal address is 5600 SAINT CLAUDE AVENUE. (ZBM E-14/PD-8)

C A F F I N S T R E E T



# PROPOSED SITE PLAN

SC: 3/16" = 1'-0"



\* ALL CONCRETE SLAB ON SITE PLAN / PUBLIC SIDE WALK



S T C L A U D E A V E N U E

DATE :  
 SCALE : AS SHOWN  
 DRAWN BY :  
 PROJECT No. :  
 SHEET NUMBER:  
**A-2**

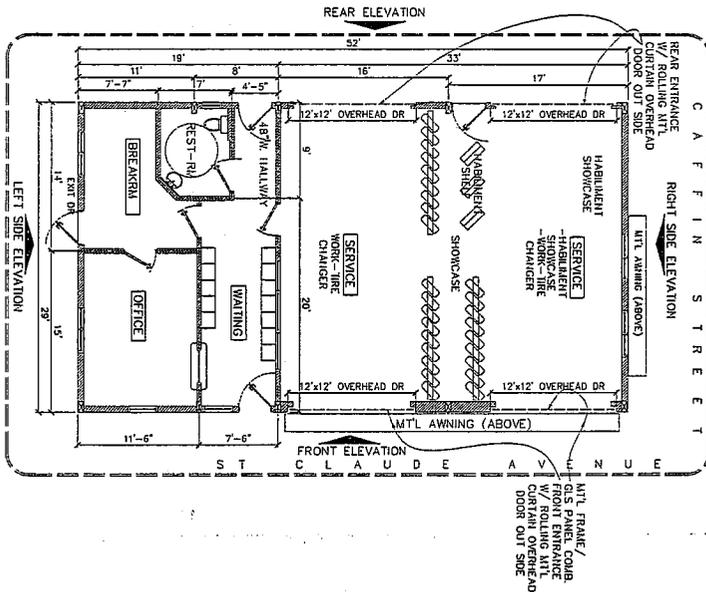
RENOVATION / ADDITION  
 INTO AUTO SERVICE CENTER  
 5600 ST CLAUDE AVENUE  
 NEW ORLEANS - LA 70117

PROPOSED SITE PLAN

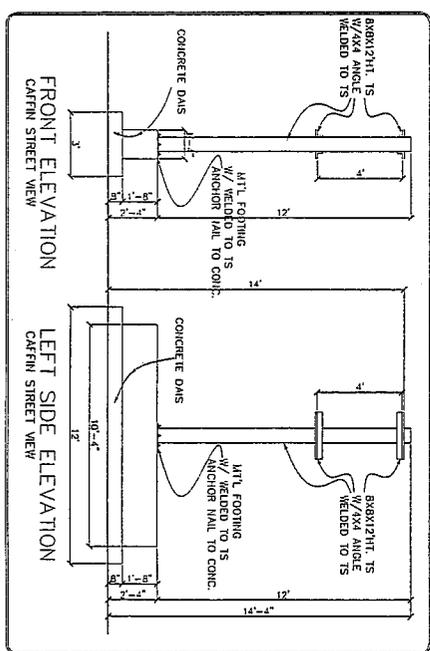
CONSULTING ENGINEER :

REVISIONS :

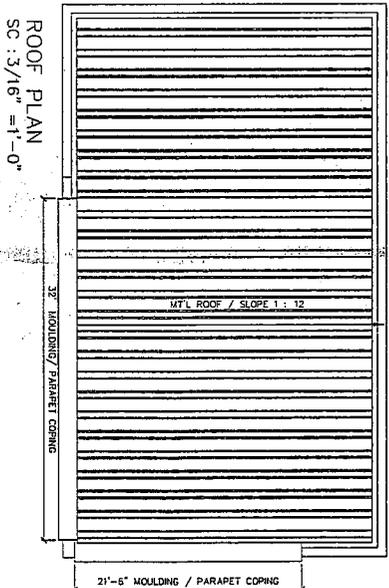

LOUIS KONG A.I.A.  
 5726 ST. CHARLES AVENUE  
 NEW ORLEANS, LA 70115  
 (504) 837-0764 FAX: (504) 837-0996



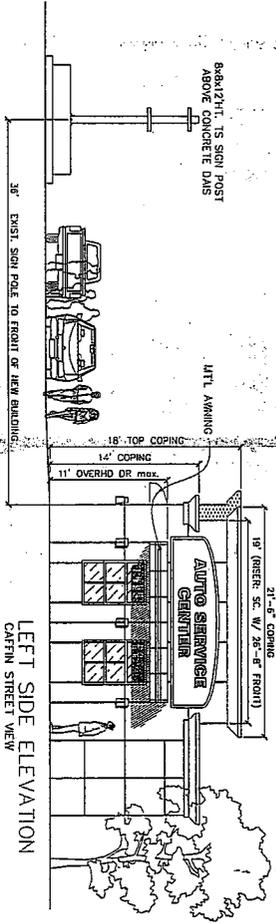
PROPOSED FLOOR PLAN  
SC: 3/16" = 1'-0"



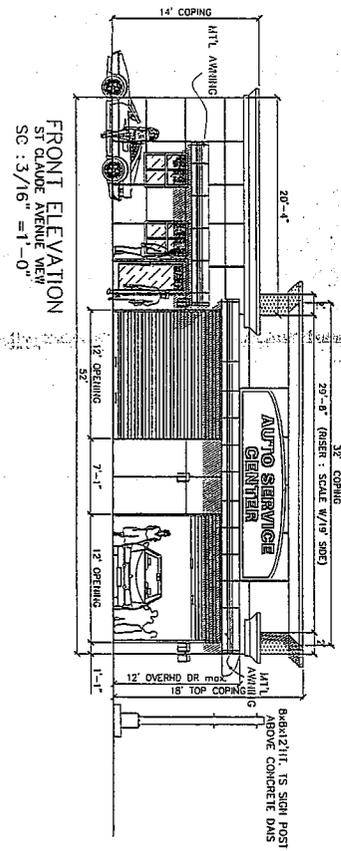
EXISTING SIGN POLE SC: 3/8" = 1'-0"



ROOF PLAN  
SC: 3/16" = 1'-0"



LEFT SIDE ELEVATION  
SC: 3/16" = 1'-0"



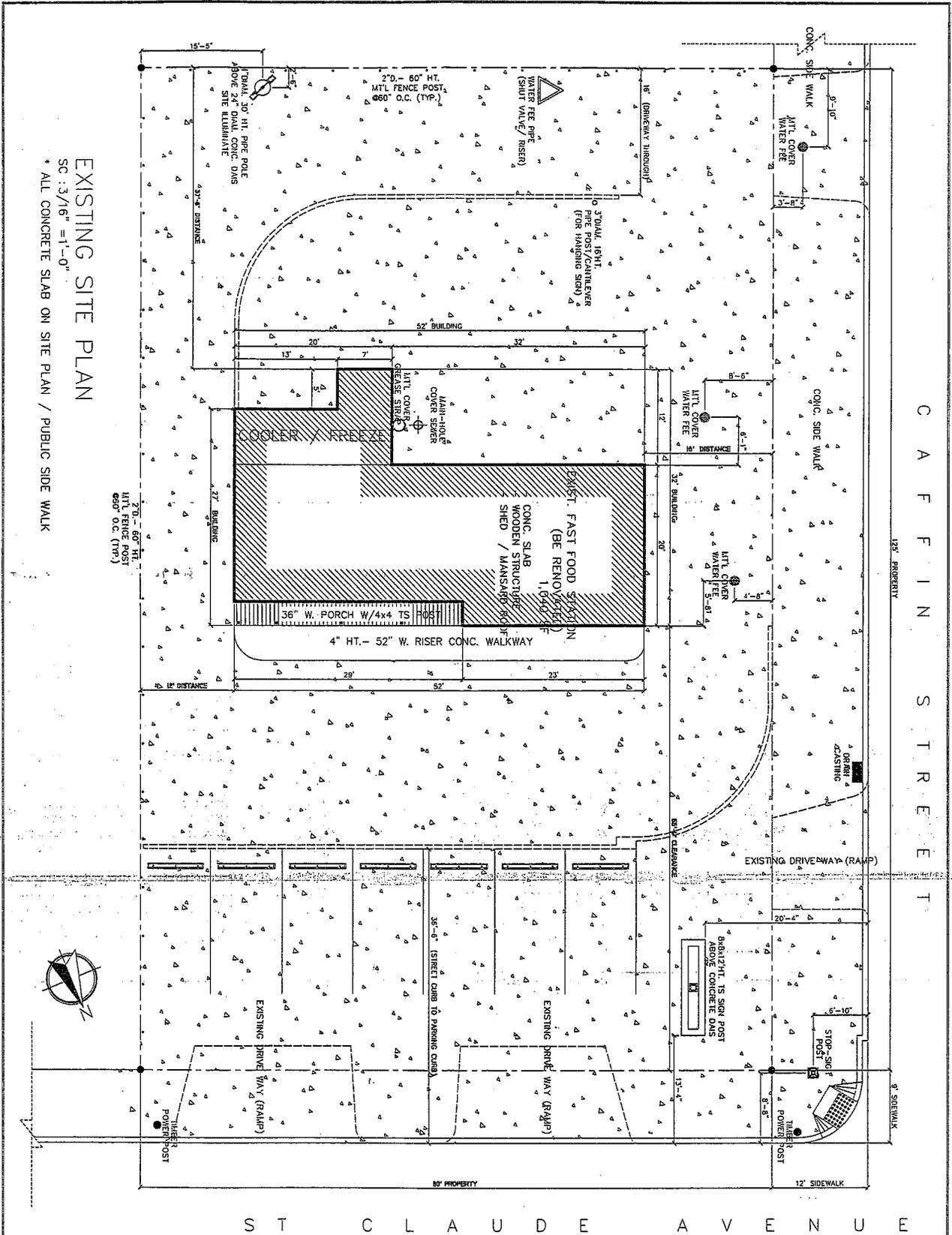
FRONT ELEVATION  
SC: 3/16" = 1'-0"

DATE : SCALE : AS SHOWN DRAWN BY : PROJECT No. :	<b>RENOVATION / ADDITION</b> INTO AUTO SERVICE CENTER 5600 ST CLAUDE AVENUE NEW ORLEANS - LA 70117	CONSULTING ENGINEER :  REVISIONS :	<b>LOUIS KONG A.I.A.</b> 5726 ST. CHARLES AVENUE NEW ORLEANS, LA 70115 (504) 837-0764 FAX: (504) 837-0996
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- BLDG PROPOSED FLOOR PLAN
- BUILDING PROPOSED ELEVATIONS
- EXISTING SIGN POLE / ELEVATIONS

SHEET NUMBER:  
**A-3**

C A F E I N S T R E E T



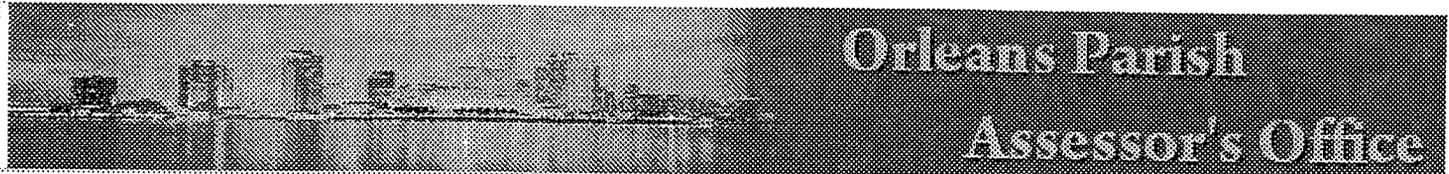
EXISTING SITE PLAN  
 SC: 3/16" = 1'-0"  
 \* ALL CONCRETE SLAB ON SITE PLAN / PUBLIC SIDE WALK



S T C L A U D E A V E N U E

<p>DATE: _____                  SCALE: AS SHOWN                  DRAWN BY: _____                  PROJECT No: _____</p>	<p>RENOVATION / ADDITION                  INTO AUTO SERVICE CENTER                  5600 ST CLAUDE AVENUE                  NEW ORLEANS - LA 70117</p>	<p>CONSULTING ENGINEER: _____                   REVISIONS: _____                  _____                  _____</p>	<p><b>LOUIS KONG A.I.A.</b>                  5726 ST. CHARLES AVENUE                  NEW ORLEANS, LA 70115                  (504) 837-0764 FAX: (504) 837-0996</p>
<p>EXISTING SITE PLAN</p>			

SHEET NUMBER:  
**A-1**



[Return to Main Search Page](#)

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**Owner and Parcel Information**

<b>Owner Name</b>	LE HAI H LE VAN T	<b>Today's Date</b>	March 1, 2013
<b>Mailing Address</b>	8032 HAYNES BLVD NEW ORLEANS, LA 70126	<b>Municipal District</b>	3
<b>Location Address</b>	5600 ST CLAUDE AV	<b>Tax Bill Number</b>	39W204523
<b>Property Class</b>	Commercial	<b>Special Tax District</b>	
<b>Subdivision Name</b>	HOLY CROSS	<b>Land Area (sq ft)</b>	9775
<b>Square</b>	334	<b>Lot</b>	Z
<b>Book</b>	02	<b>Folio</b>	047
<b>Line</b>	016	<b>Parcel Map</b>	<a href="#">Show Parcel Map</a>
<b>Legal Description</b>	1. SQ 334 LOT Z 1 ST CLAUDE 2. IMP ONLY 1/ST STONE & GLASS 3. (POPEYE'S FRIED CHICKEN) 4. SEE E002 5. 10/11/82-B47840 \$5,000 6. DEMOLISH EX BLDG & 11/3/82- 7. B47805 \$75,000 ADDITION	<b>Assessment Area</b>	HOLY CROSS COM 31 <a href="#">Show Assessment Area Map</a>

**Value Information**

[Estimate Taxes](#)

[Tax Information](#)

Year	Land Value	Building Value	Total Value	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment	Special Assessment Treatment			
									Age Freeze	Disability Freeze	Assmnt Change	Tax Contract
2013	\$ 56,000	\$ 44,000	\$ 100,000	\$ 5,600	\$ 6,600	\$ 12,200	\$ 0	\$ 12,200				
2012	\$ 56,000	\$ 44,000	\$ 100,000	\$ 5,600	\$ 6,600	\$ 12,200	\$ 0	\$ 12,200				
2011	\$ 56,000	\$ 44,000	\$ 100,000	\$ 5,600	\$ 6,600	\$ 12,200	\$ 0	\$ 12,200				

**Sale/Transfer Information**

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
05-22-2008	\$ 100,000	JIM DANDY FOODS INC	LE HAI H	08-34248	409135

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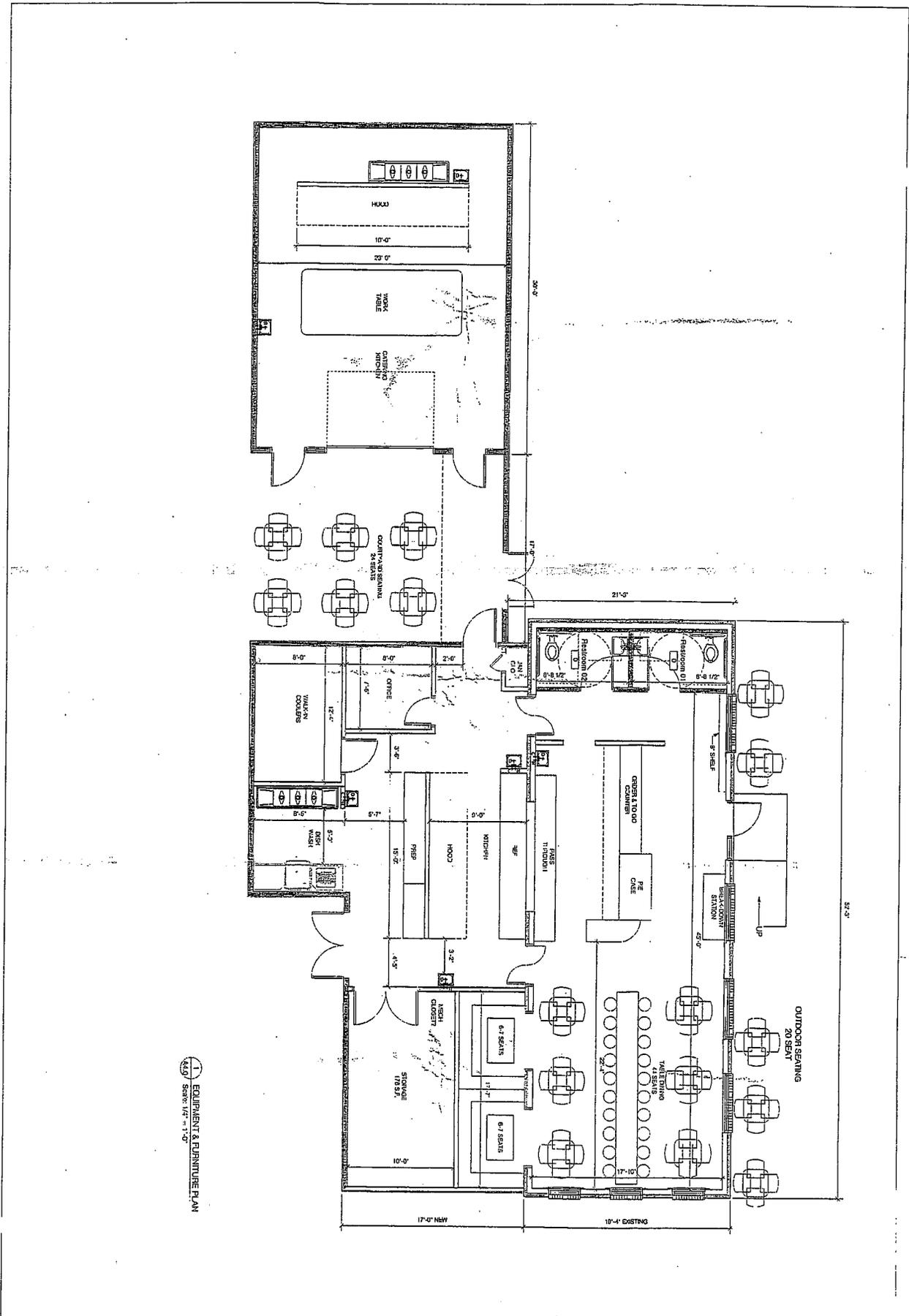
**Item # 4**

**Consideration: ZONING DOCKET 042/13** - Request by 2900 LASALLE LLC for a Conditional Use to permit the sale of alcoholic beverages for consumption on-premises at a standard restaurant in a B-2 Neighborhood Business District, on Square 334, Lots Y and H, in the Fourth Municipal District, bounded by South Liberty, South La Salle, Sixth and Seventh Streets. The municipal address is 2900 LA SALLE STREET. (ZBM B-15/PD-2)









1 EQUIPMENT & FURNITURE PLAN  
 1/4" = 1'-0" Scale

A2.1	ISSUED FOR:	ISSUED DATE:	REVISION:	REVISED DATE:
27 FEB 2013	PROJECT NO.:	12-018	DRWING BY:	JK, AM
	APPROVED BY:			

RENOVATION OF AN EXISTING COMMERCIAL BUILDING AT  
 2900 LA SALLE ST.  
 FOR  
 NEVILLE DEVELOPMENT  
 NEW ORLEANS, LA 70115



## Item #5

**Consideration:** A grant of servitude of air and ground rights on/over portions of Magazine St. public right-of-way, adjacent to Square 204, Lot 14-A, 6<sup>th</sup> M.D., bounded by: Constance St., General Pershing St., Milan St., and Magazine St. for a proposed balcony and columns. The municipal address is 4212-14 Magazine St.

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

To: Yolanda Rodriguez, Director  
City Planning Commission  
From: Martha J. Griset, Real Estate Administrator  
CC: File  
Date: March 28, 2013  
Re: PAC Agenda

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Please place the following item on the PAC agenda:

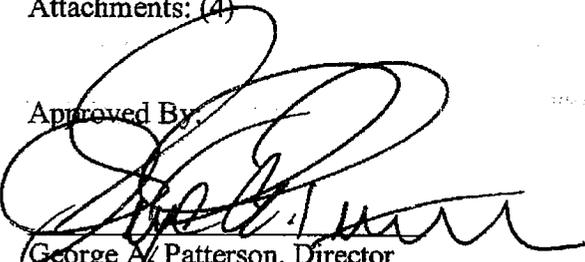
Consideration: A grant of servitude of air and ground rights on/over portions of Magazine St. public right-of-way, adjacent to Square 204, Lot 14-A, 6<sup>th</sup> M.D., bounded by: Constance St., General Pershing St., Milan St., and Magazine St. for a proposed balcony and columns.

The municipal address is 4212-14 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

## PLANNING ADVISORY COMMITTEE

### MINIMUM GRAPHIC REQUIREMENTS FOR SALES OF PUBLIC PROPERTY INCLUDING STREETS OR LONG TERM LEASES AND/OR FRANCHISES AND/OR AIR RIGHTS ON/OVER PUBLIC PROPERTY INCLUDING STREETS

*Any item which is on the following list and which is visible (bird's eye view) must be shown on the drawing. Dimensions, (size and location), if any, must be included; every encroachment should be shown. The applicant must check off each item in the list below as either not being applicable (i.e., it is not visible at the site) or as being shown on the drawing. If there is an existing encroachment(s), the applicant must also supply at least 4 photographs, preferably panoramic, showing all of the encroachments.*

NAME OF APPLICANT Robert Watters PH# 504-458-1203

MAILING ADDRESS OF APPLICANT 1239 Second Street, New Orleans, LA 70130

ADDRESS OR STREET NAME OF PROPERTY REQUESTED 4212 Magazine Street

#### VISIBLE ITEMS TO BE INCLUDED ON DRAWINGS

VISIBLE ITEM	N/A	APPEARS IN DRAWING
◆ Street lighting standards and utility poles.	X	
◆ Trees (drip line and approx. width measured 6' above grade); tree grates	X	
◆ Hydrants and fire department connections	X	
◆ Elevator shaft in the sidewalk	X	
◆ Fire escapes; normal and in-use positions	X	
◆ Water fountains	X	
◆ Hose bibbs	X	
◆ Kiosks	X	
◆ Traffic signs, bus zones, taxi stands, bus shelters, etc.		X
◆ Bollards for sidewalk and window, including Mardi Gras Provisions	X	
◆ Doors, windows, handicapped ramps, etc.		X
◆ Roof and gutter overhangs		X
◆ Fences and gates		X
◆ Hand holes, manholes, clean outs	X	
◆ Transformer vault, gratings, sidewalk elevators, etc.	X	
◆ Counter-service windows	X	
◆ Pedestrian paths (unobstructed width of sidewalks)		X
◆ Sidewalk intersections		X
◆ Coin telephones	X	
◆ Newspaper racks or stands	X	
◆ Property ingress and egress, including curb cuts		X
◆ Queuing lines and spaces	X	
◆ Sidewalk merchants	X	
◆ Any and all physical items between curb and property lines		X

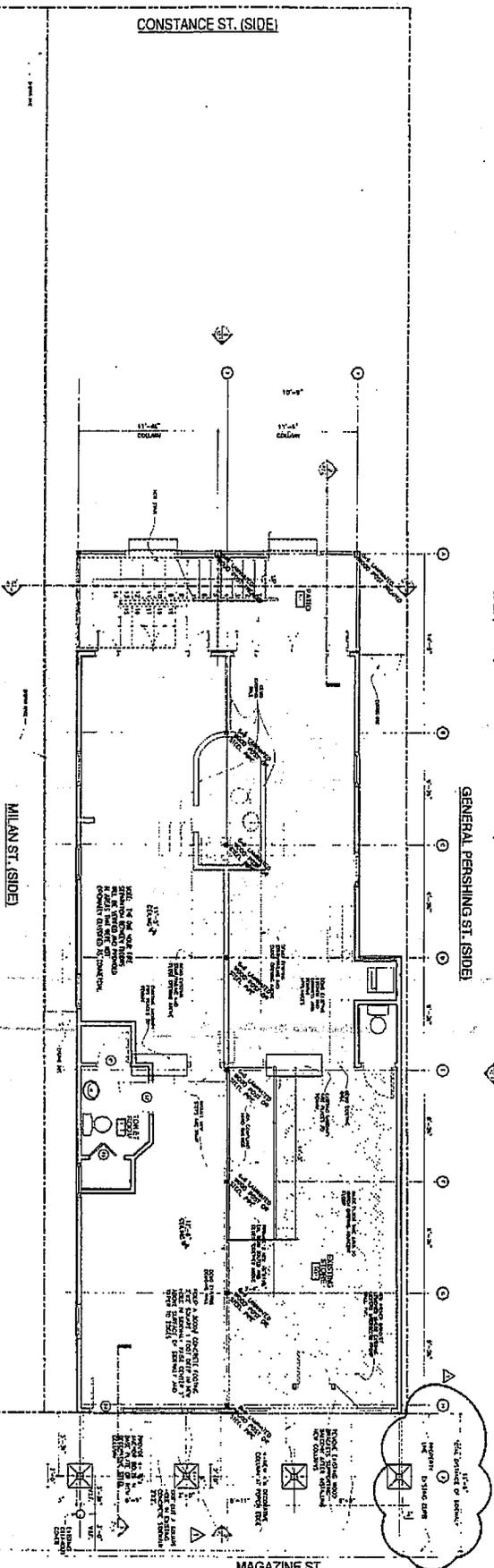
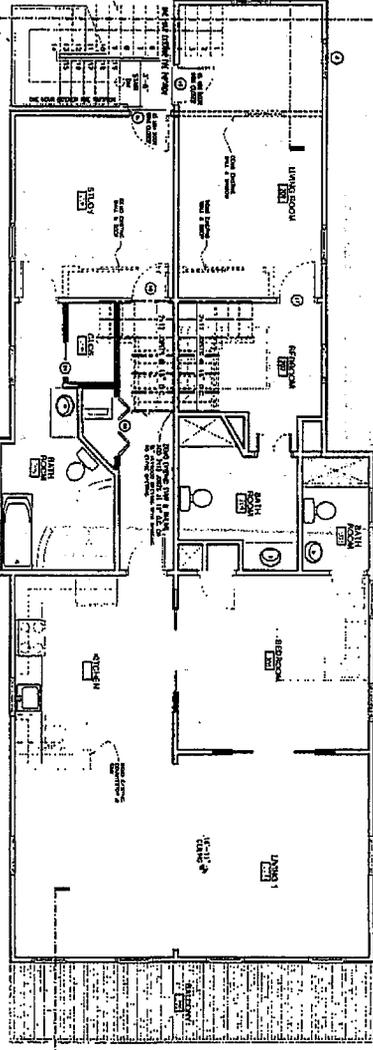
*Should you have any questions or concerns, please contact:*

City of New Orleans  
Dept of Property Management  
Division of Real Estate & Records  
Martha J. Griset  
Real Estate Administrator  
Rm. 5W06- City Hall  
1300 Perdido St.  
Phone: (504) 658-3615  
Fax: (504) 658-3652

E-mail: [mjgriset@no.ia.gov](mailto:mjgriset@no.ia.gov)

*Then please forward entire package to the above listed address.*

OPENING SCHEDULE		WINDOW SCHEDULE	
NO.	LOCATION	NO.	DESCRIPTION
1	...	1	...
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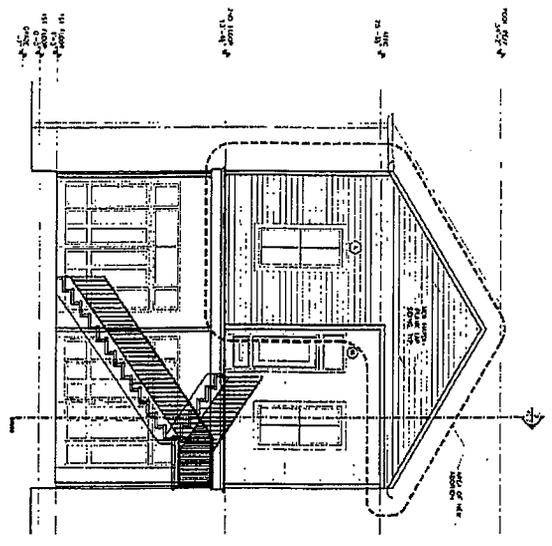


1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

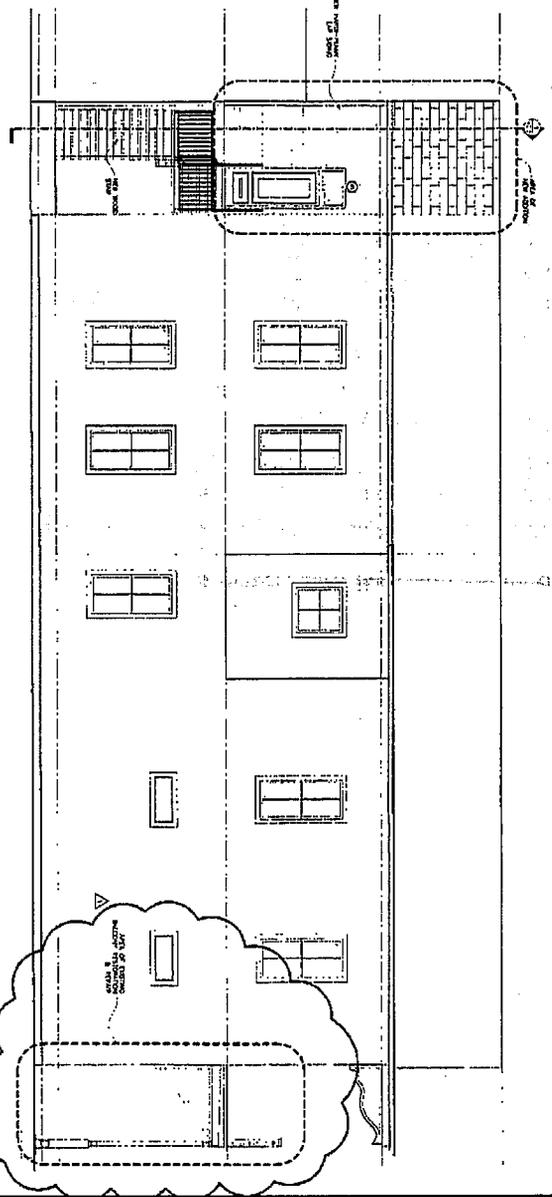
**RENOVATIONS TO**  
**4212-14 MAGAZINE ST.**  
NEW ORLEANS • LOUISIANA

**HARRY HANSEN ARCHITECTS**  
SOUTH  
S.A. INC.

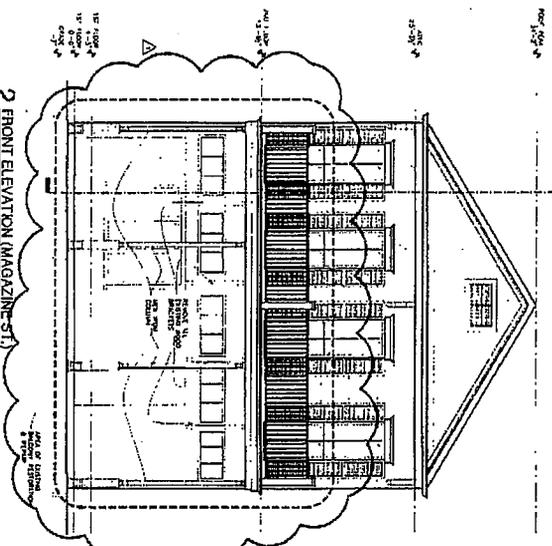
DATE: 11/11/1988  
PROJECT: 4212-14 MAGAZINE ST.  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN  
SHEET NO. 11 OF 12



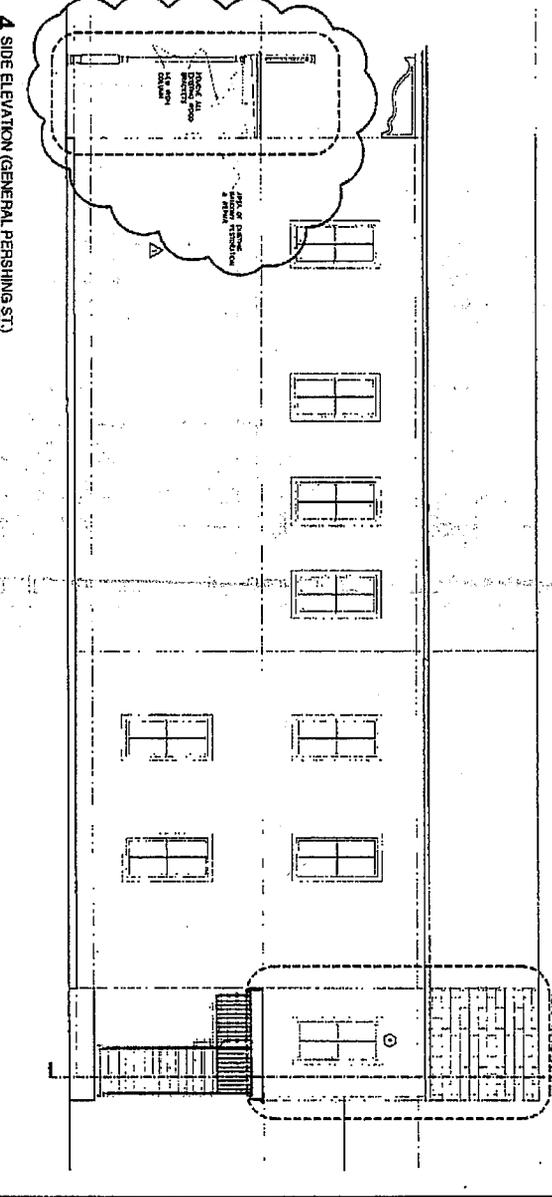
**1 REAR ELEVATION (CONSTANCE ST.)**  
SCALE: 1/8" = 1'-0" (SEE NOTES FOR DIMENSIONS AND CONSTRUCTION)



**3 SIDE ELEVATION (MILAM ST.)**  
SCALE: 1/8" = 1'-0" (SEE NOTES FOR DIMENSIONS AND CONSTRUCTION)



**2 FRONT ELEVATION (MAGAZINE ST.)**  
SCALE: 1/8" = 1'-0" (SEE NOTES FOR DIMENSIONS AND CONSTRUCTION)



**4 SIDE ELEVATION (GENERAL PERSHING ST.)**  
SCALE: 1/8" = 1'-0" (SEE NOTES FOR DIMENSIONS AND CONSTRUCTION)

**RENOVATIONS TO  
4212-14 MAGAZINE ST.  
NEW ORLEANS • LOUISIANA**

**HARBET  
RANKEN  
SMITH  
S.A. II**  
ARCHITECTS  
1001 P. 211

NO.	DESCRIPTION	DATE
1	ADDED DWG TO SCHEDULE PER CITY REVIEW	3-20-2015

**REVISION HISTORY**

DATE: 3-20-2015  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]  
 SHEET NO.: [Number]  
 TOTAL SHEETS: [Number]

**PROJECT DATA**

PROJECT NO.: [Number]  
 DRAWING NO.: [Number]  
 SHEET NO.: [Number]  
 TOTAL SHEETS: [Number]

**CLIENT INFORMATION**

CLIENT NAME: [Name]  
 ADDRESS: [Address]  
 CITY: [City]  
 STATE: [State]

**ARCHITECT INFORMATION**

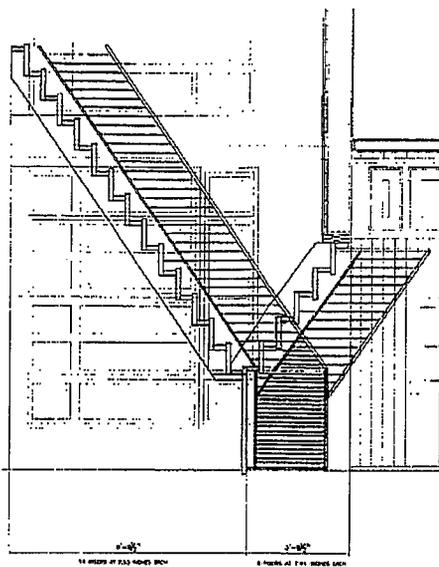
ARCHITECT NAME: [Name]  
 ADDRESS: [Address]  
 CITY: [City]  
 STATE: [State]

**SCALE**

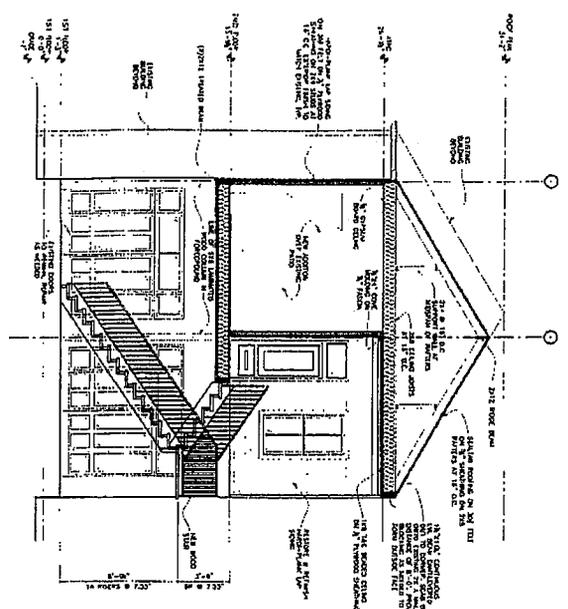
SCALE: 1/8" = 1'-0"

**DATE**

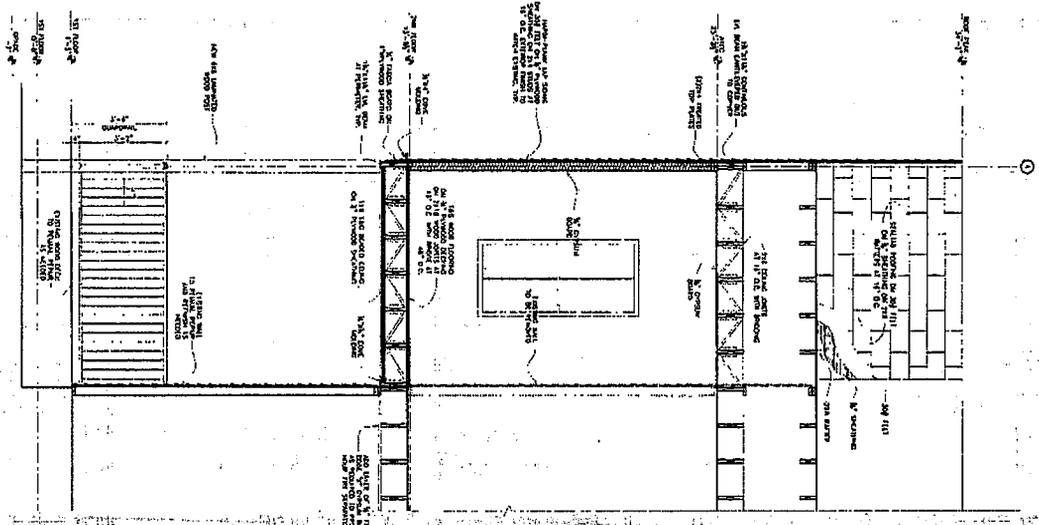
DATE: 3-20-2015



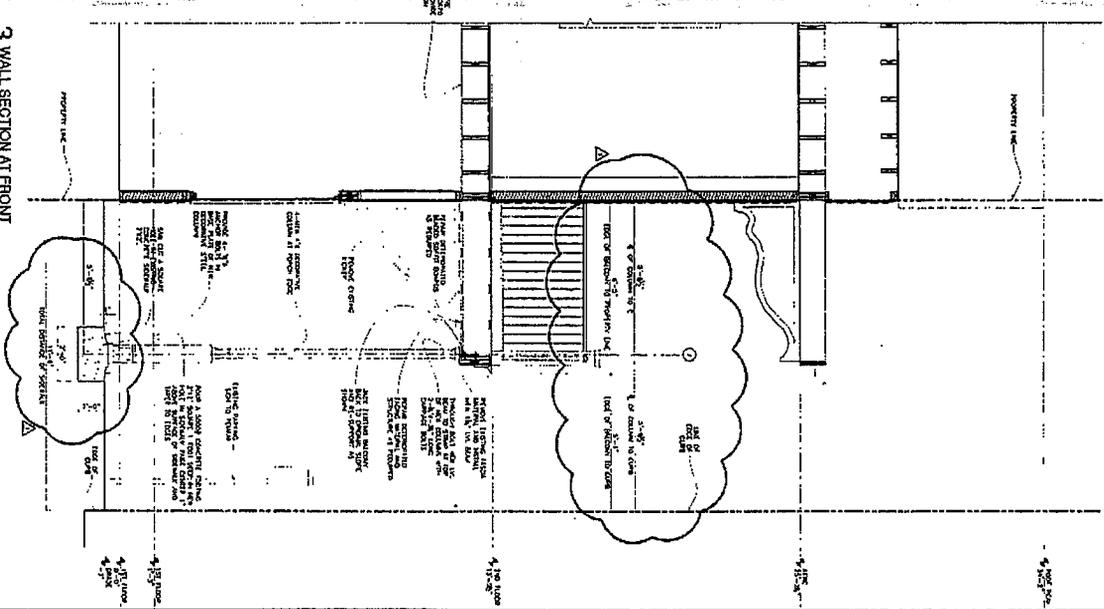
4 STAIR SECTION  
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



2 WALL SECTION AT REAR ADDITION  
SCALE: 1/4" = 1'-0"



3 WALL SECTION AT FRONT  
SCALE: 1/4" = 1'-0"

<p><b>HARRY HARRIS ARCHITECTS</b>  <b>SA II</b>          1111 PINE STREET          NEW ORLEANS, LA 70112          (504) 581-1111</p>	<p>RENOVATIONS TO  <b>4212-14 MAGAZINE ST.</b>          NEW ORLEANS • LOUISIANA</p>	
	<p>PROJECT NO. 1111          DATE: 11/11/11          DRAWING NO. A2.2          SCALE: AS SHOWN</p>	

**Item #6**

**Consideration:** A long term lease of ground rights on/over a portion of S. Bernadotte St. public right-of-way, between Squares 829 and 838, 1<sup>st</sup> M.D., bb: Baudin St., Julia St., and S. Saint Patrick St. for proposed parking lot. The municipal location is 500 block of S. Bernadotte St.

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

**To:** Yolanda Rodriguez, Director  
City Planning Commission

**From:** Martha J. Griset, Real Estate Administrator

**CC:** File

**Date:** April 1, 2013

**Re:** PAC Agenda

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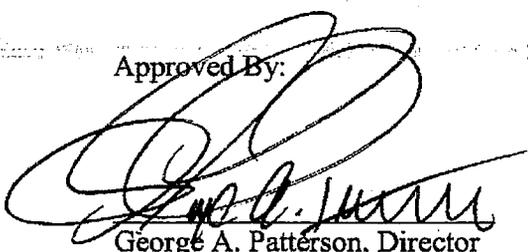
Please place the following item on the PAC Agenda:

**Consideration:** A long term lease of ground rights on/over a portion of S. Bernadotte St. public right-of-way, between Squares 829 and 838, 1<sup>st</sup> M.D., bb: Baudin St., Julia St., and S. Saint Patrick St. for proposed parking lot. The municipal location is 500 Block S. Bernadotte St.

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

Attachment: (1)

Approved By:

  
George A. Patterson, Director

GAP:MJG:ecw

