

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – April 24, 2013

There will be a meeting of the Planning Advisory Committee on Wednesday, April 24, 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 April 10, 2013 PAC meeting.
- 2) **Consideration: ZONING DOCKET 045/13** – Request by BUSINESS PROPERTY LLC to add lots 11 and 12 to the existing Conditional Use Ordinance MCS 24,877 that permits a car wash on lots A, 4, 5, 8, 9 and 10, on Square 4, in the Third Municipal District, bounded by Amelia, General Taylor and Willow Streets and South Claiborne Avenue. The municipal addresses are 3706, 3710 and 3740 SOUTH CLAIBORNE AVENUE. (PD 2)
- 3) **Consideration: ZONING DOCKET 046/13** – Request by ST. JAMES A.M.E. HOMES OF NEW ORLEANS, INC. for a Conditional Use to permit the construction of a multi-family development in excess of 5,000 square feet in a B-1A Neighborhood Business District, within an Inner City Urban Corridor District, on Square 218, Lots 12, 13A or 13, Pt. 13, Pt. 14, Pt. 15 and N, in the Second Municipal District, bounded by North Derbigny, North Roman, Iberville Streets and Bienville Avenue. The municipal addresses are 1826-1838 BEINVILLE AVANUE. (PD-4)
- 4) **Consideration: ZONING DOCKET 047/13** – Request by PANOPS CORPERATION LLC for a Zoning Change from RD-3 Two-Family Residential District to a B-1A Neighborhood Business District and a Conditional Use to permit alcohol sales for on-premise consumption at a standard restaurant, on Square 296, Lots 12 or 12A, in the Third Municipal District, bounded by Burgundy, Kentucky and North Rampart Streets and Poland Ave. The municipal address is 939-41 POLAND AVENUE. (PD-7)
- 5) **ZONING DOCKET 048/13** – Request by THE NEW ORLEANS CENTER FOR CREATIVE ARTS INSTITUTE for a Conditional Use to permit a Bakery in an HMLI Historic Marigny Light Industrial District, on Square 280, Lot F, in the Third Municipal District, bounded by Burgundy, North Rampart, Saint Ferdinand and Press Streets. The municipal address is UNASSIGNED. (PD-7)

- 6) **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, 6th 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.
- 7) **Consideration:** A grant of servitude of air and ground rights on/over portions of Broadway St. and Zimple St. public right-of-ways, adjacent to Friberg Square 3, Lot 20, part Lot 19, 6th M.D., bounded by: Broadway St., Zimple St., Audubon St., and Freret St. for a proposed balcony and columns. The municipal address is 1037-39 Broadway St.
- 8) **Consideration:** A grant of servitude of air and ground rights on/over portions of Magazine St. public right-of-way, adjacent to Square 137, Lot C, 4th M.D., bounded by: Constance St., St Andrew St., St Mary St., and Magazine St. for a proposed balcony and columns. The municipal address is 1924 Magazine St.
- 9) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, May 15, 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 17, 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 – April 10, 2013

A meeting of the Planning Advisory Committee was held on Wednesday, April 10, 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)
Kisha Gaudin (DPW)
LaJoyce Steib (DPW)
Bao Vu (DPW)
Tica Hartman (PPW)

GUESTS

James Neville
Mack Grove
Sheleta Campbell
Zella May
Louis Kong
Sam Mehog
Claude Mauberret
Kathy Muse

CPC STAFF

Leila Manouchehri
Stephen Kroll
Kelly Cottrell

NON-VOTING DEPARTMENTS

William Gilchrist (Mayor's Office)
Christopher Ard (ITI)

- 1) **Consideration:** Minutes from the March 27, 2013 PAC meeting.

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

- 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)

PPW indicated that the applicant needs to plant street trees within the public right-of-way on Gibson Street. The committee passed a motion of no objection subject to further review by PPW and CPC.

- 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)

DPW said the applicant would have to secure DOTD approval for curb cuts on Saint Claude Avenue and DPW approvals for curb cuts on Caffin Avenue. It also said the curb cuts on Caffin Avenue would need to be reduced to 24' to meet DPW standards. DPW also provided written comments to the applicant's representative.

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

- 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)

DPW said that the applicant would need to restore all unused curb cuts and obtain a curb cut permit. RER noted that if the applicant retains the out-swinging dumpster doors along Sixth Street a lease for the encroachment would be required.

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

- 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, 6th 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.

This item was withdrawn.

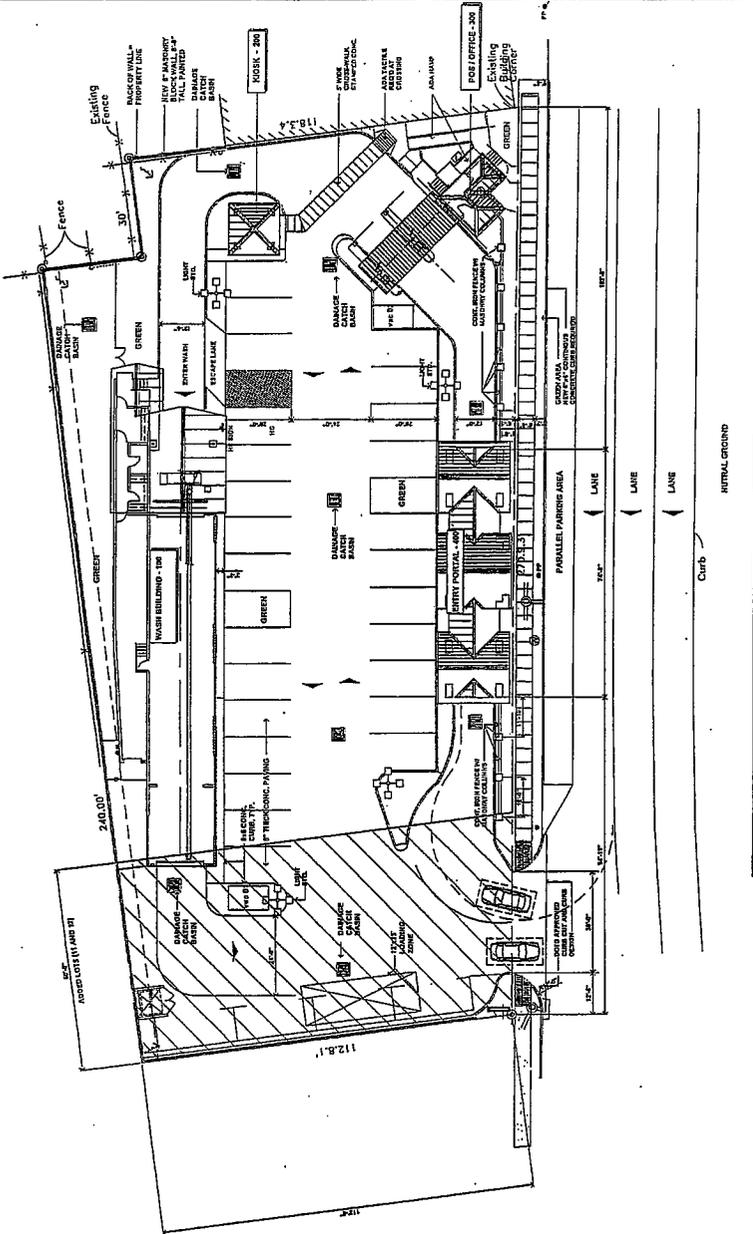
- 6) **Consideration:** A long term lease of ground rights on/over a portion of S. Bernadotte St. public right-of-way, between Squares 829 and 838, 1st M.D., bb: Baudin St., Julia St., and S. Saint Patrick St. for proposed parking lot. The municipal location is 500 block of S. Bernadotte St.

DPW said it would require a traffic plan showing how vehicles would access the leased parcel.

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

Item # 2

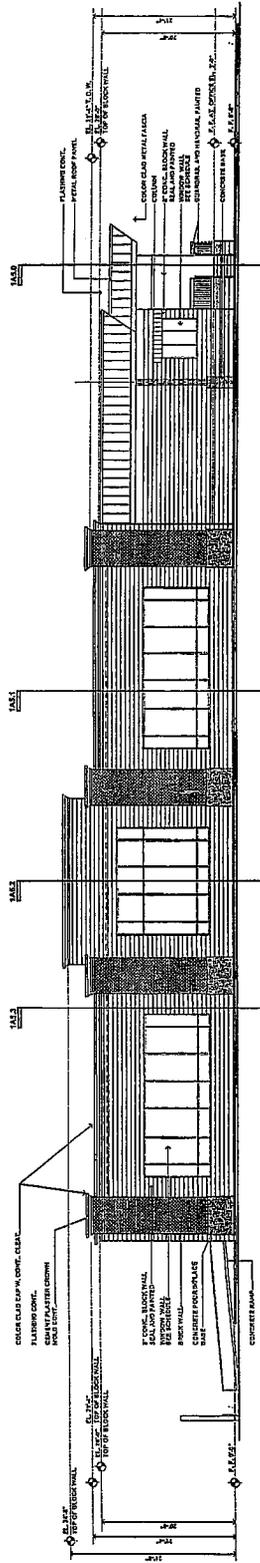
Consideration: ZONING DOCKET 045/13 – Request by BUSINESS PROPERTY LLC to add lots 11 and 12 to the existing Conditional Use Ordinance MCS 24,877 that permits a car wash on lots A, 4, 5, 8, 9 and 10, on Square 4, in the Third Municipal District, bounded by Amelia, General Taylor and Willow Streets and South Claiborne Avenue. The municipal addresses are 3706, 3710 and 3740 SOUTH CLAIBORNE AVENUE. (PD 2)



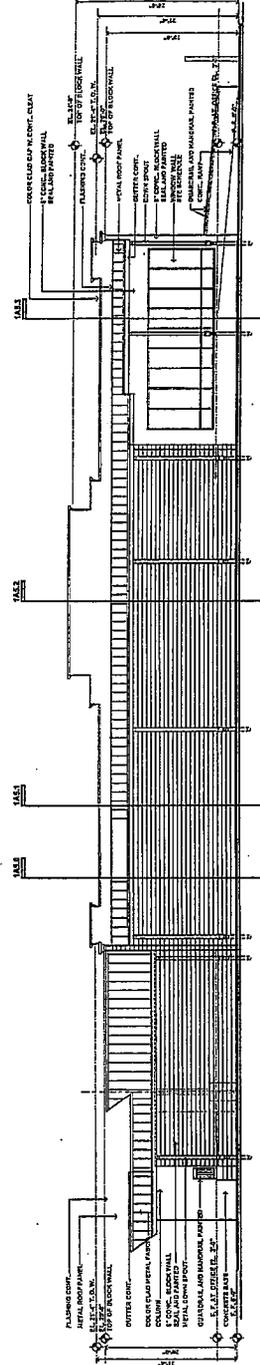
1 SITE PLAN - ADDED LOTS 11 AND 12 HATCHED



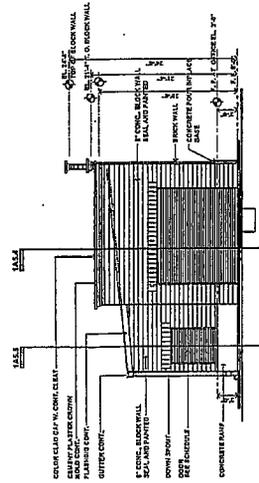
EXTERIOR ELEVATIONS



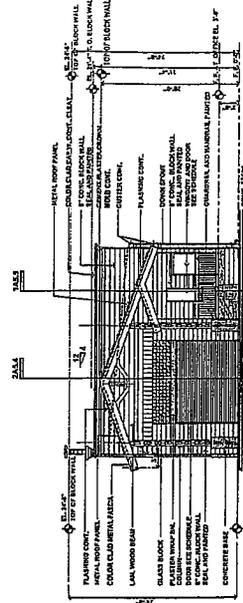
1 NORTH ELEVATION - WASH BUILDING - 100
 1/8" = 1'-0"



2 SOUTH ELEVATION - WASH BUILDING - 100
 1/8" = 1'-0"



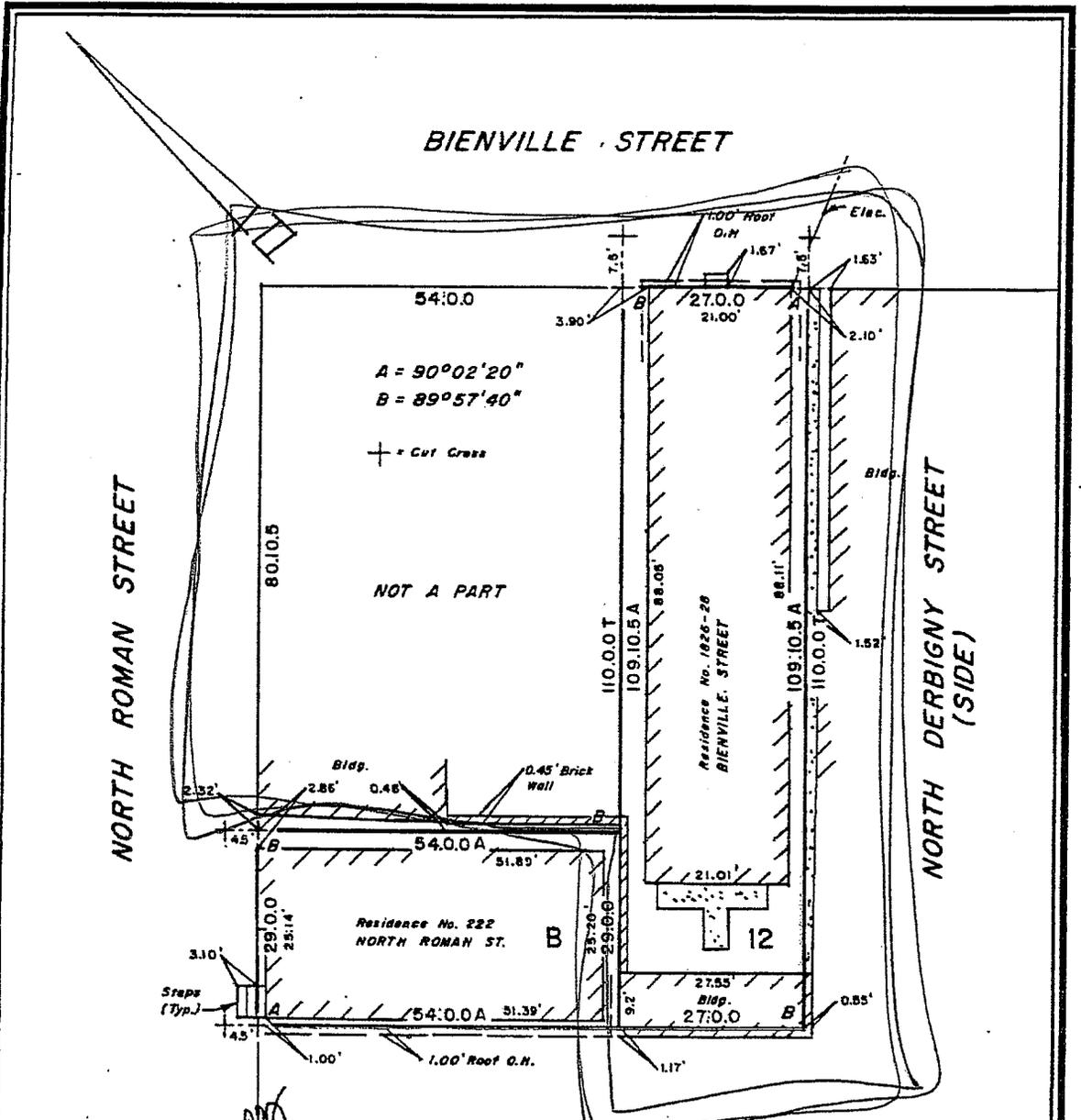
3 WEST ELEVATION - WASH BUILDING - 100
 1/8" = 1'-0"



4 EAST ELEVATION - WASH BUILDING - 100
 1/8" = 1'-0"

Item #3

Consideration: ZONING DOCKET 046/13 – Request by ST. JAMES A.M.E. HOMES OF NEW ORLEANS, INC. for a Conditional Use to permit the construction of a multi-family development in excess of 5,000 square feet in a B-1A Neighborhood Business District, within an Inner City Urban Corridor District, on Square 218, Lots 12, 13A or 13, Pt. 13, Pt. 14, Pt. 15 and N, in the Second Municipal District, bounded by North Derbigny, North Roman, Iberville Streets and Bienville Avenue. The municipal addresses are 1826-1838 BEINVILLE AVANUE. (PD-4)



Recertified Correct: *PHO*
April 30, 1997

Recertified Correct: *PHO*
October 21, 1996

IBERVILLE STREET (SIDE)

SURVEY OF LOTS "B" & 12
SQUARE 218
CITY OF NEW ORLEANS
SECOND DISTRICT
ORLEANS PARISH, LA

SURVEYED IN ACCORDANCE WITH THE LOUISIANA
"MINIMUM STANDARDS FOR PROPERTY BOUNDARY
SURVEYS" FOR A CLASS "C" SURVEY, MADE AT
THE REQUEST OF : St. James A.M.E. Homes,
Commonwealth Land and First Bank & Trust

The Servitudes and Restrictions shown on
this survey are limited to those set forth
in the description furnished us and there
is no representation that all applicable
Servitudes and Restrictions are shown
hereon. The surveyor has made no title
search or public record search in compiling
the data for this survey.

I have consulted the Federal Insurance
Administration Flood Hazard Boundary
Maps and found this property is: is not in
a Special Flood Hazard Area.

F. I. A. ZONE : A-4 0.00 NGVD, Base Flood Elevation

SCALE: 1" = 20'

DATE: September 6, 1995



A Professional Land Surveying Company
CITY OF KENNER
JEFFERSON PARISH, LOUISIANA

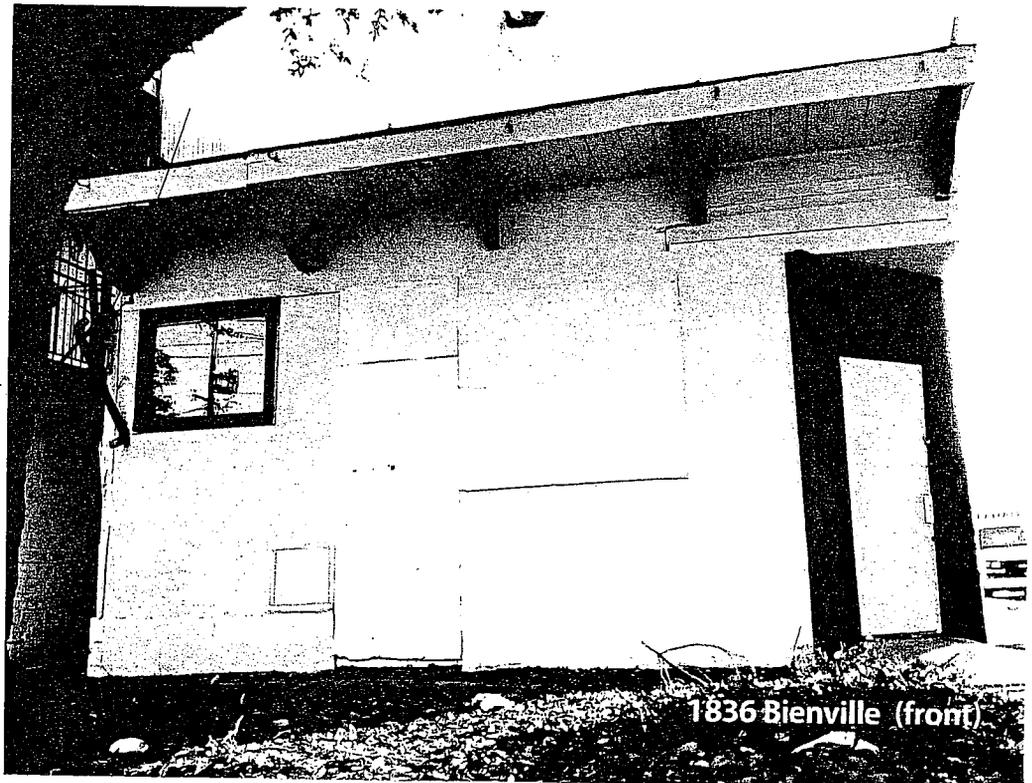
[Handwritten Signature]



1826-28 Bienville
(front)

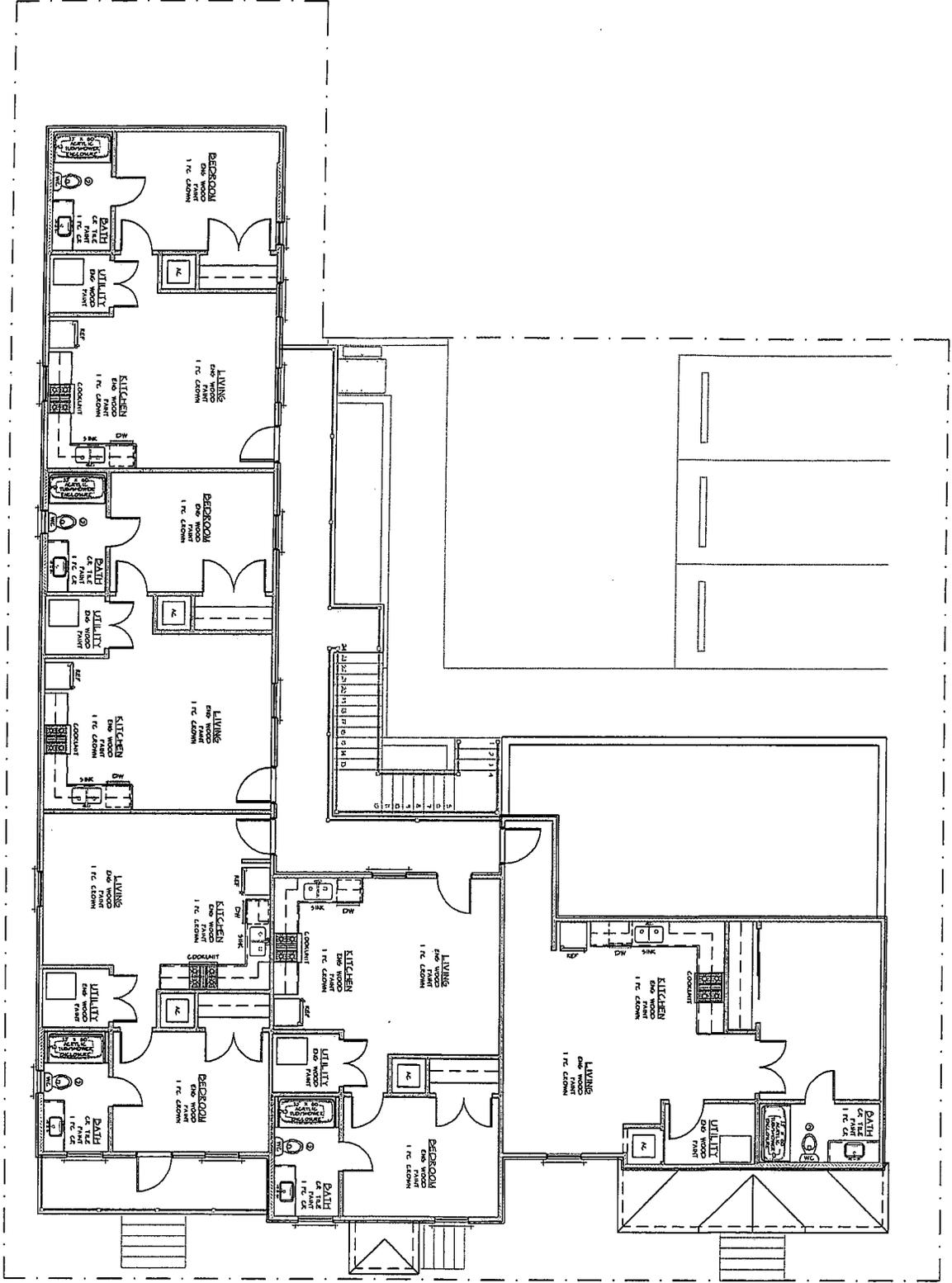


1830-32 Bienville (front)



1836 Bienville (front)

1001 L. Bismarck Drive, Metairie, Louisiana 70002



1 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"
DATE 04.19.18

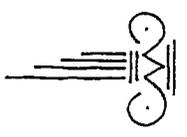
THIS FLOOR PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF CIS ARCHITECTS AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CIS ARCHITECTS.

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SHEET
A.21

DATE: 07.20.18
PROJECT: 1830 BIENVILLE
DRAWN BY: [Name]
CHECKED BY: [Name]
CHARLES E. HODGINS & ASSOCIATES, INC.



Roman - Bienville Homes
1830 Bienville
New Orleans, Louisiana

CIS Architects

Metairie, Louisiana www.cisarchitects.com 504.454.3112

REVISIONS

NO.	DATE	DESCRIPTION



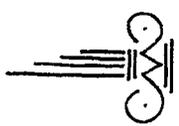
1830 Bienville Facade Study
1/4"=1'-0"

DATE: 07/21/2008
PROJECT NO. 1000
DRAWN BY: C/S
CHECKED BY: C/S
DATE: 07/21/2008

THIS PLAN AND SPECIFICATIONS HAVE BEEN PREPARED BY US OR UNDER OUR CLOSE PERSONAL SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. WE MAKE NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS OR SUITABILITY OF THE INFORMATION, DESIGN OR CONSTRUCTION THEREOF. THE USER OF THESE DOCUMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES. ALL RIGHTS RESERVED.



DATE: 07/21/2008
PROJECT NO. 1000
DRAWN BY: C/S
CHECKED BY: C/S
DATE: 07/21/2008
SHEET P1



Roman - Bienville Homes
1830 Bienville
New Orleans, Louisiana

CIS Architects

Metairie, Louisiana www.cisarchitects.com 504 454 3112

REVISIONS
ADDITIONAL NOTES
DATE
BY
CHECKED BY
DATE

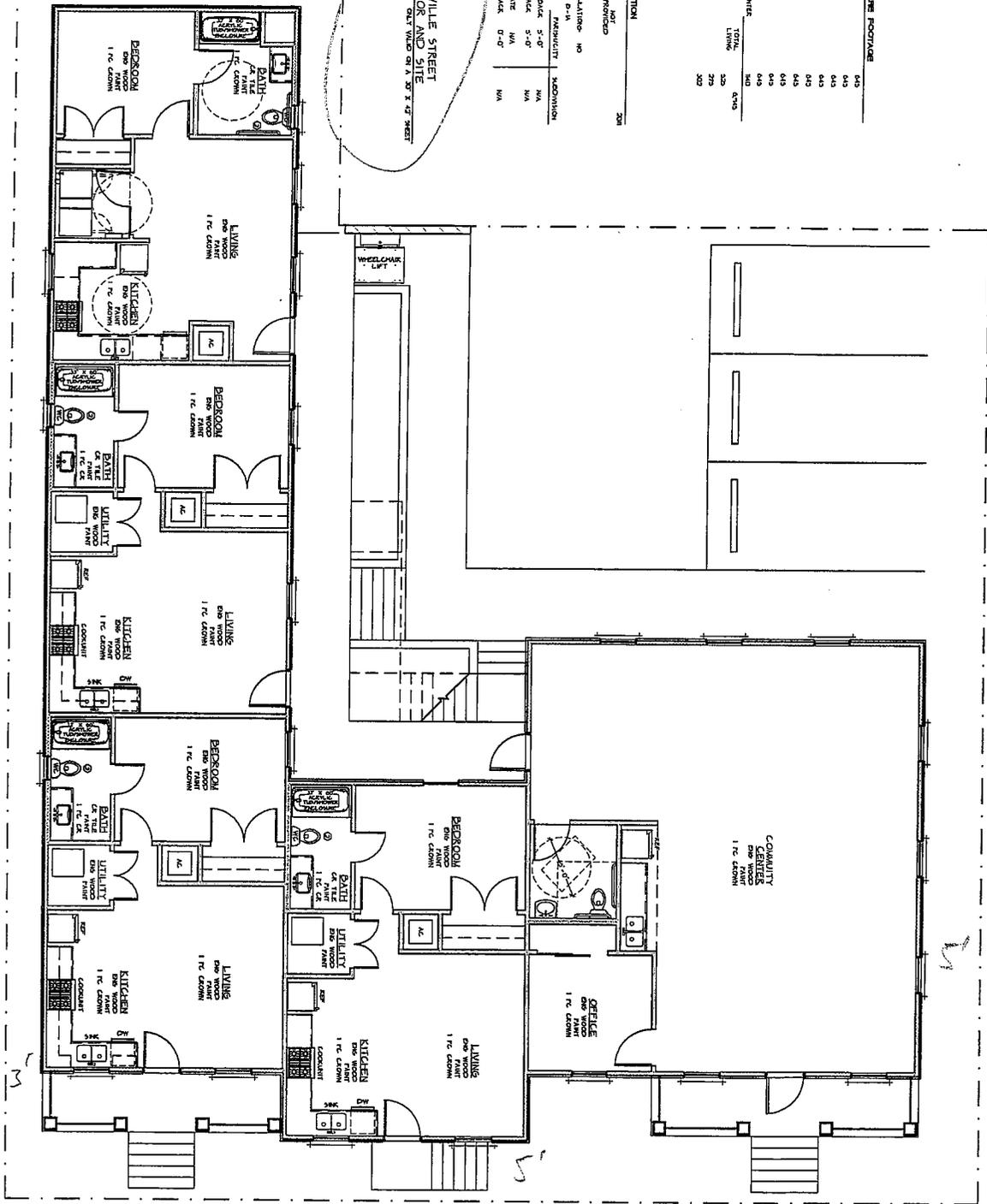
10/2

1830 BIENVILLE STREET
FIRST FLOOR AND SITE
SCALE: 1/8" = 1'-0" ONLY WARD ON A 30" X 42" SHEET
1'-0" DIA. HALL

BRIEF INFORMATION

START DATE: 10/10/10
REVISIONS:
DESIGNED BY: [blank]
ADDITIONAL EVALUATION: NO
Zone: P-1A
MUNICIPALITY: MADISONVILLE
FRONT YARD SETBACK: 5'-0"
SIDE YARD SETBACK: 5'-0"
REAR YARD SETBACK: N/A
REAR YARD SETBACK: D-0'

UNIT	SQUARE FOOTAGE
UNIT A	643
UNIT B	643
UNIT C	643
UNIT D	643
UNIT E	643
UNIT F	643
UNIT G	643
UNIT H	643
UNIT I	643
COMMUNITY CENTER	400
TOTAL	6743
OFFICER	20
STAFF	20



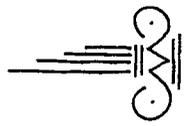
THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND THAT I AM NOT PROVIDING CONTRACT ADMINISTRATION AND THAT I AM NOT PROVIDING CONTRACT ADMINISTRATION AND THAT I AM NOT PROVIDING CONTRACT ADMINISTRATION.

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DATE: FEBRUARY 27, 2010
PROJECT NO.: [blank]
DRAWN BY: [blank]
CHECKED BY: [blank]
DESIGNED BY: [blank]
DRAWN BY: [blank]
DATE: [blank]

SHEET
SK 5



Roman - Bienville Homes
1830 Bienville
New Orleans, Louisiana

CIS Architects

Metairie, Louisiana www.cisarchitects.com 504.454.3112

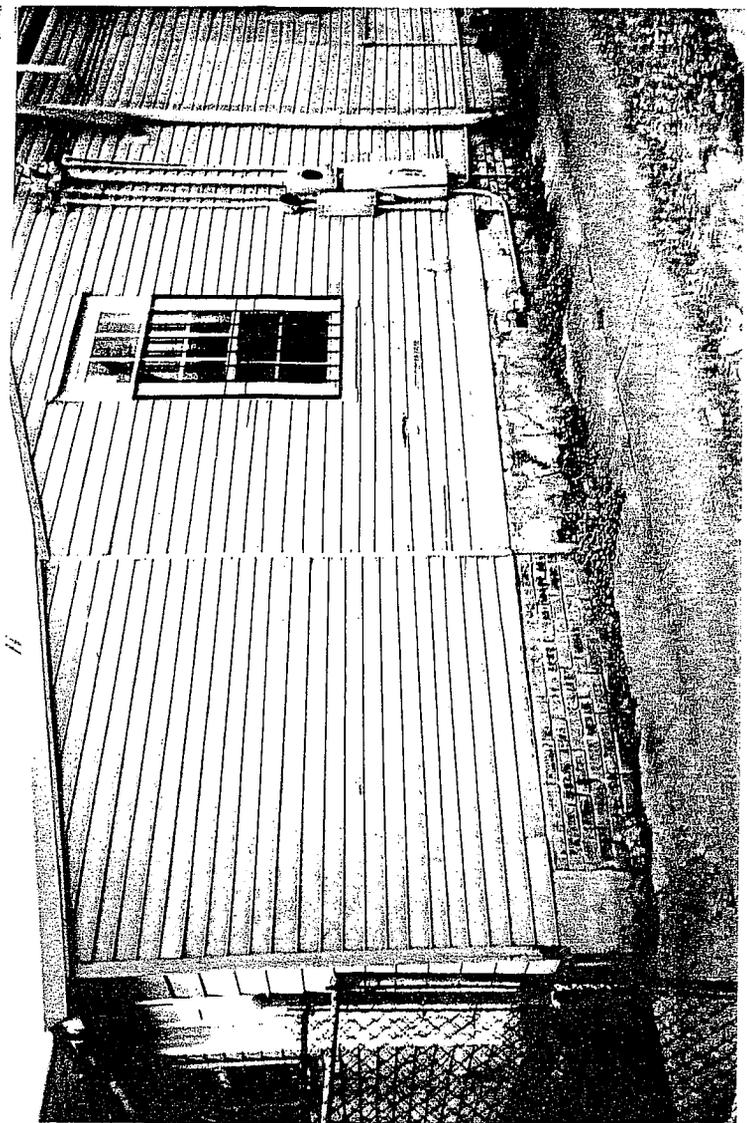
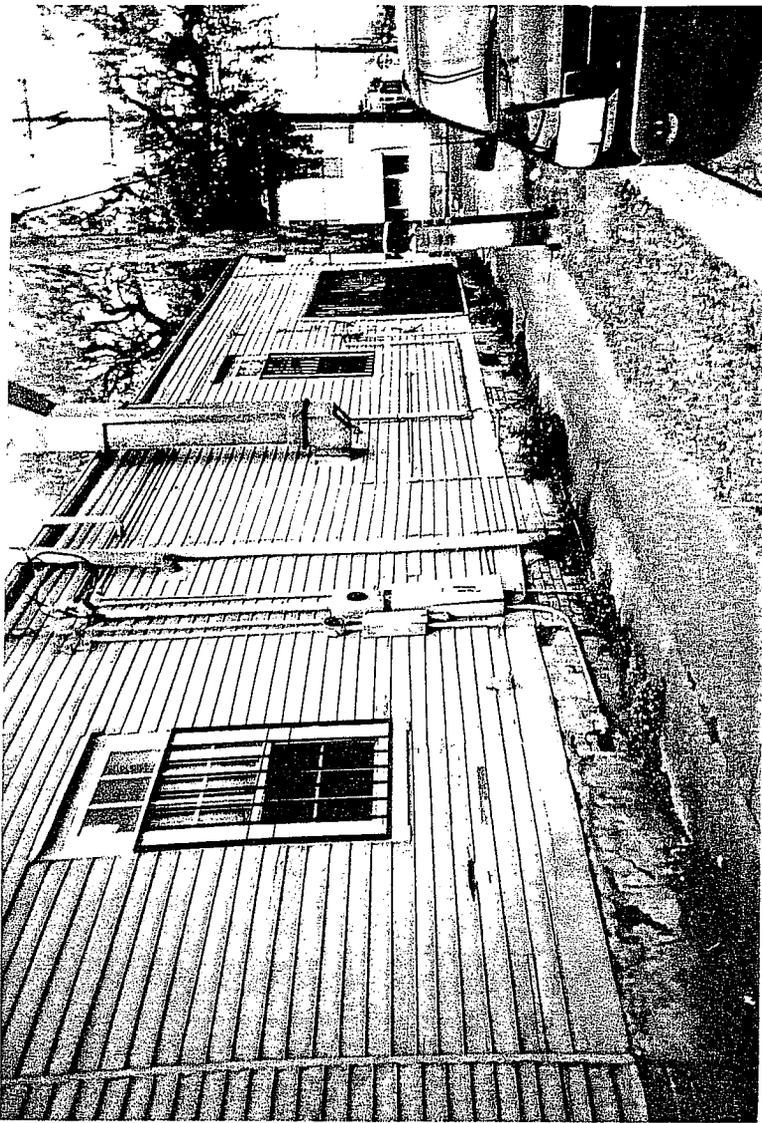
REVISIONS

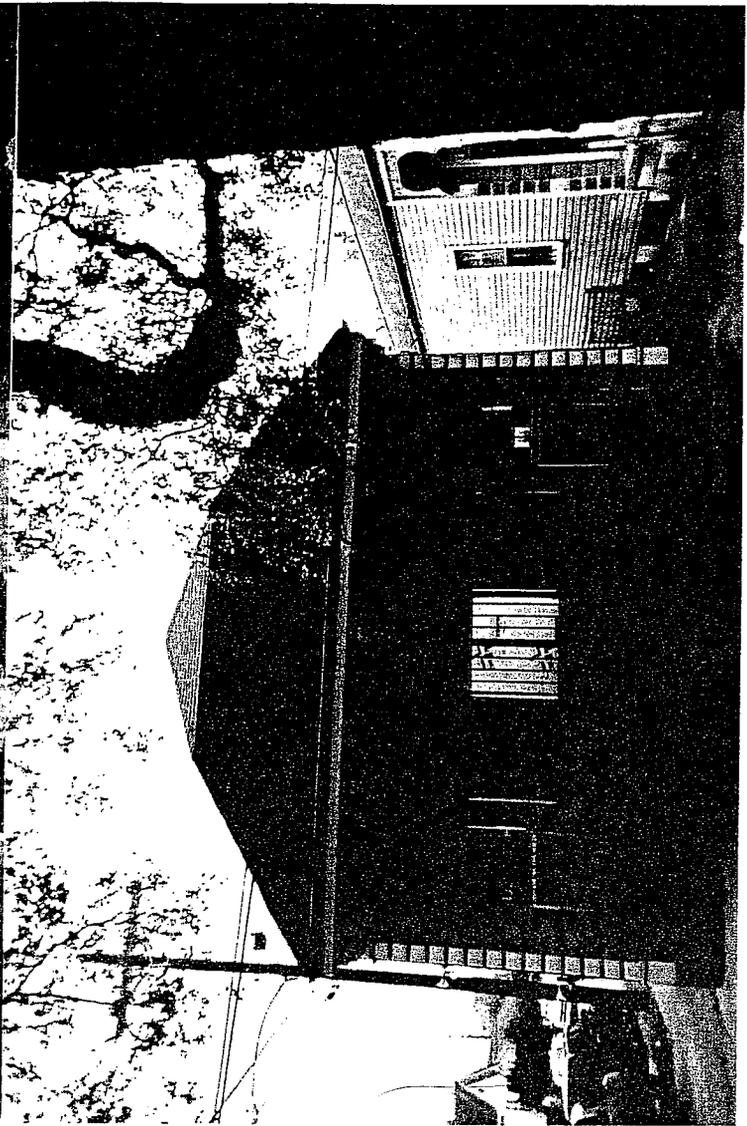
NO.	DATE	DESCRIPTION

CONTRACT NO. [blank]
JOB NO. [blank]
CONSTRUCTION DOCUMENTS

Item # 4

Consideration: ZONING DOCKET 047/13 – Request by PANOPS CORPERATION LLC for a Zoning Change from RD-3 Two-Family Residential District to a B-1A Neighborhood Business District and a Conditional Use to permit alcohol sales for on-premise consumption at a standard restaurant, on Square 296, Lots 12 or 12A, in the Third Municipal District, bounded by Burgundy, Kentucky and North Rampart Streets and Poland Ave. The municipal address is 939-41 POLAND AVENUE. (PD-7)







NORTH RAMPART STREET

LENGTH OF PROPERTY = 100'-0"

POLAND AVENUE

WIDTH OF PROPERTY = 28'-0"

LESS THAN 3' (EXIST.)

64'-3"± EXISTING

21'-4"± EXIST.

9"±

EXISTING METER LOCATION
EXISTING FENCE & GATE

3'-0" CLR.

28'±

EXIST. PROPERTY
LINE & FENCE

EXIST.
OVERHANG

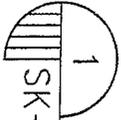
EXISTING ADJACENT
STRUCTURE

EXISTING COMMERCIAL
ONE STORY BUILDING
(VACANT TO
BE RENOVATED)

EXISTING REAR
ONE STORY BLDG.
(VACANT TO BE
RENOVATED)

HVAC CONDENSING
UNITS (ON 3' HIGH
PLATFORMS)
SMALL DUMPSTER
LOCATION

NOTE*: SITE PLAN DOES NOT SHOW ALTERATION TO BE MADE TO BUILDINGS TO BRING THEM INTO CODE COMPLIANCE.
NOTE**: STRUCTURES ON ADJACENT SITE ARE APPROXIMATELY SHOWN. ONLY STRUCTURES ON SITE ARE SHOWN TO SCALE.



1 Proposed Site Plan Showing Existing Buildings to Remain
SK-SITE SCALE: 1/16" = 1'-0"



941 Poland Zoning Redistricting
939-41 Poland Avenue
New Orleans, Louisiana 70117
Site Plan w/ Existing Buildings
SCALE: 1/16" = 1'-0"

19 MAR 2013
ZONING
Proj. No. 1312.00

D. GLASGOW, ARCHITECT
ARCHITECTURE + DESIGN

1833 ESPLANADE AVENUE
(V) 504.905.5595

NEW ORLEANS, LOUISIANA 70116
(F) 504.266.2083



NORTH RAMPART STREET

POLAND AVENUE

LENGTH OF PROPERTY = 100'-0"

WIDTH OF PROPERTY = 28'-0"

LESS THAN 3' (EXIST.)

64'-3"± EXISTING

21'-4" EXIST.

9"±

EXISTING METER LOCATION
EXISTING FENCE & GATE

EXISTING COMMERCIAL
ONE STORY BUILDING
(VACANT TO
BE RENOVATED)

EXISTING REAR
ONE STORY BLDG.
(VACANT TO BE
RENOVATED)

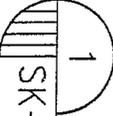
EXISTING ADJACENT
STRUCTURE

HVAC CONDENSING
UNITS (ON 3' HIGH
PLATFORMS)
SMALL DUMPSTER
LOCATION

EXIST.
OVERHANG
EXIST. PROPERTY
LINE & FENCE

NOTE*: SITE PLAN DOES NOT SHOW ALTERATION TO BE MADE TO
BUILDINGS TO BRING THEM INTO CODE COMPLIANCE.

NOTE**: STRUCTURES ON ADJACENT SITE ARE APPROXIMATELY
SHOWN. ONLY STRUCTURES ON SITE ARE SHOWN TO SCALE.



1 Proposed Site Plan Showing Existing Buildings to Remain
SK-SITE SCALE: 1/16" = 1'-0"



941 Poland Zoning Redistricting
939-41 Poland Avenue
New Orleans, Louisiana 70117
Site Plan w/ Existing Buildings
SCALE: 1/16" = 1'-0"

19 MAR 2013
ZONING
Proj. No. 1312.00

D. GLASGOW, ARCHITECT
ARCHITECTURE + DESIGN

1833 ESPLANADE AVENUE
(V) 504.905.5595

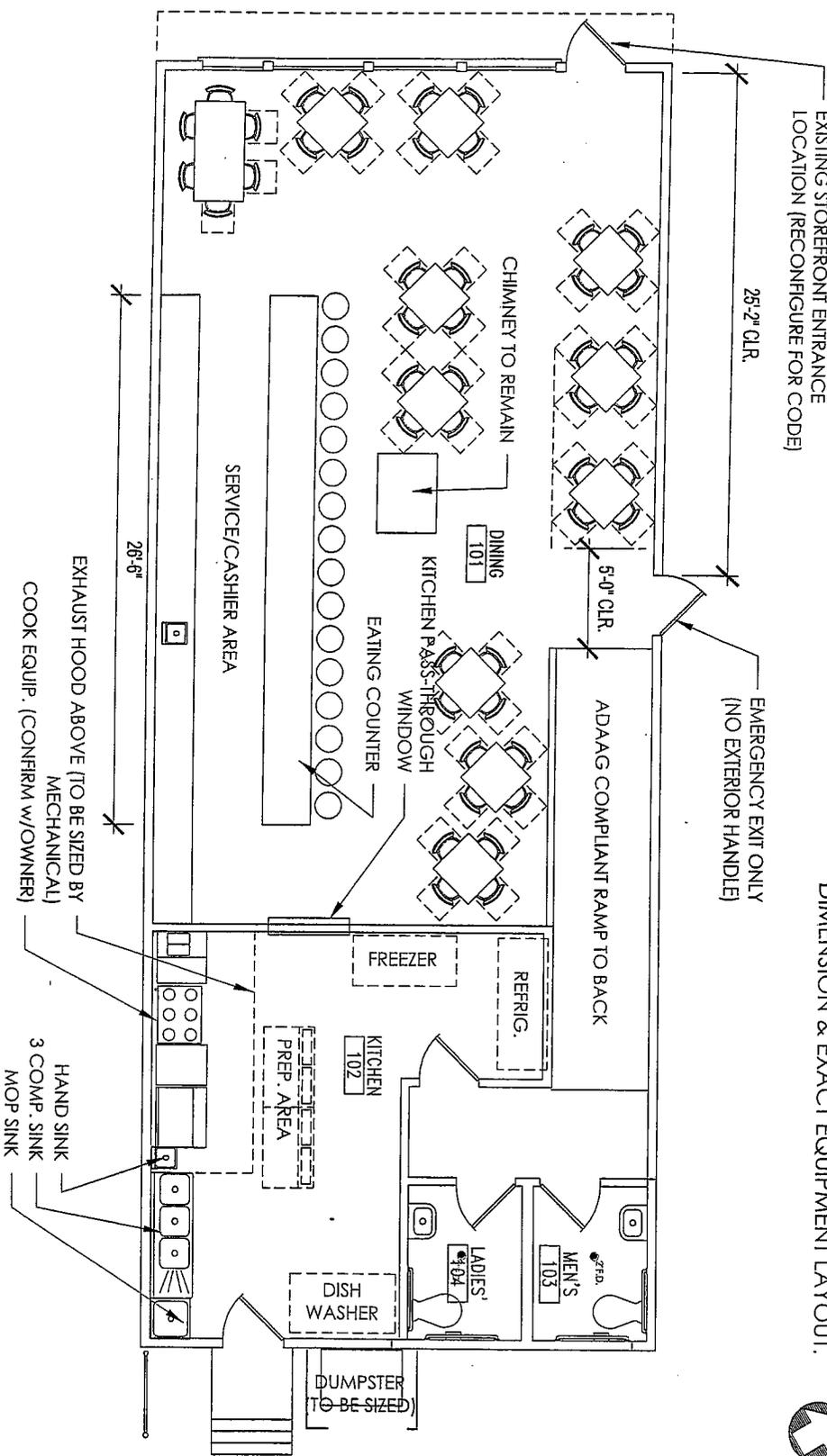
NEW ORLEANS, LOUISIANA 70116
(F) 504.266.2083

EXISTING STOREFRONT ENTRANCE
LOCATION (RECONFIGURE FOR CODE)

25'-2" CLR.

EMERGENCY EXIT ONLY
(NO EXTERIOR HANDLE)

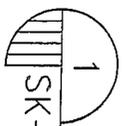
NOTE*: CONCEPTUAL PLAN. CONFIRM
DIMENSION & EXACT EQUIPMENT LAYOUT.



28'-6"

EXHAUST HOOD ABOVE (TO BE SIZED BY
MECHANICAL)
COOK EQUIP. (CONFIRM W/OWNER)

Preliminary Restaurant Floor Plan



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



941 Poland Zoning Redistricting
939-41 Poland Avenue
New Orleans, Louisiana 70117
Preliminary Floor Plan
To Be Reviewed for Code Compliance

27 MAR 2013
ZONING
Proj. No. 1312.00

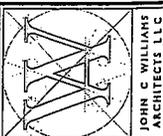
D. GLASGOW, ARCHITECT
ARCHITECTURE + DESIGN

1833 Esplanade Avenue
(v) 504.905.5595

New Orleans, Louisiana 70116
(f) 504.266.2083

Item #5

ZONING DOCKET 048/13 – Request by THE NEW ORLEANS CENTER FOR CREATIVE ARTS INSTITUTE for a Conditional Use to permit a Bakery in an HMLI Historic Marigny Light Industrial District, on Square 280, Lot F, in the Third Municipal District, bounded by Burgundy, North Rampart, Saint Ferdinand and Press Streets. The municipal address is UNASSIGNED. (PD-7)



JOHN C WILLIAMS ARCHITECTS LLC
 828 BARBOUR STREET
 NEW ORLEANS, LA 70113
 (504) 581-1111
 WWW.JCWILLIAMS.COM

These drawings were prepared by the Architect under contract with the Client. The Client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Architect is not responsible for any errors or omissions in these drawings, or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by the negligence of the Architect.

NOT FOR CONSTRUCTION

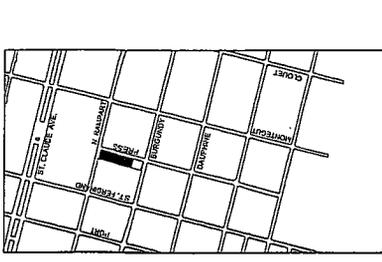
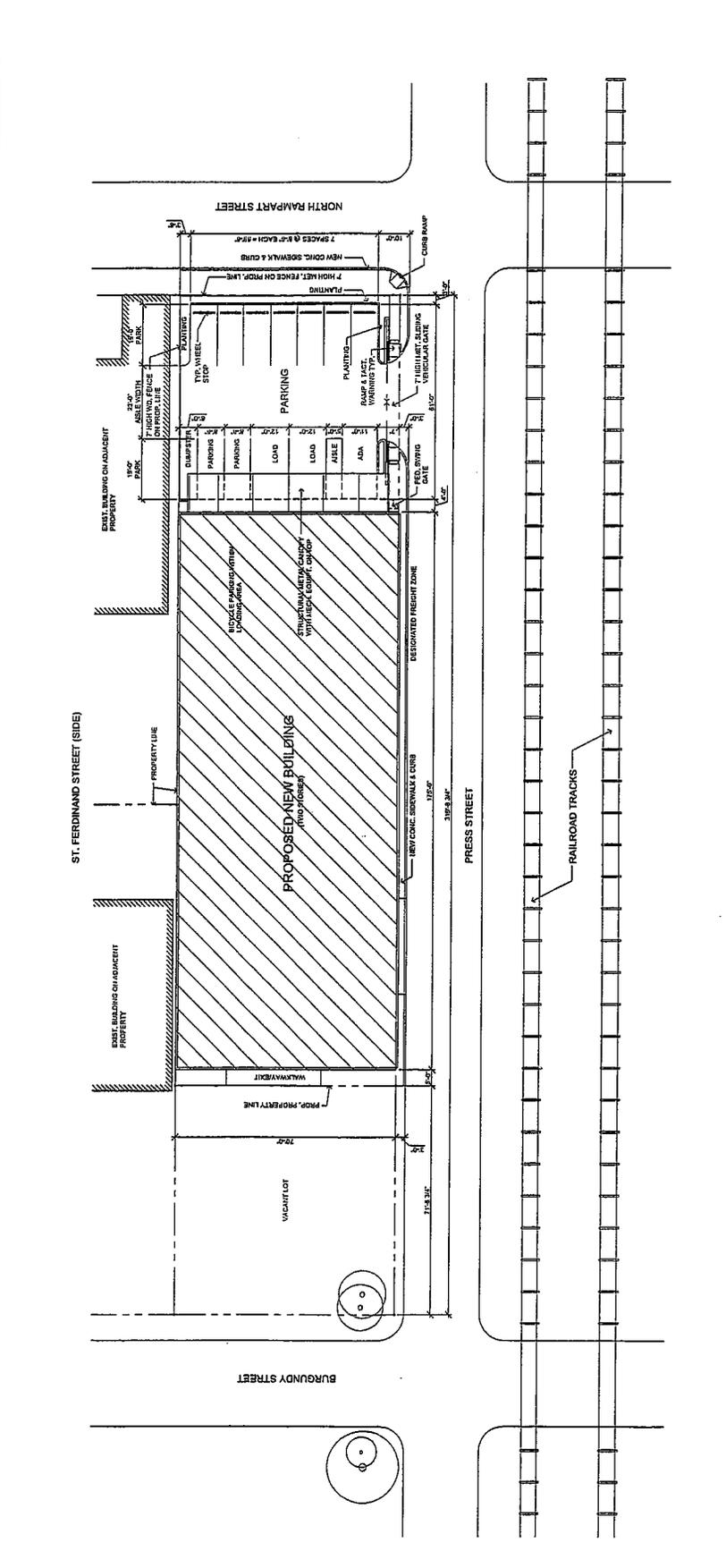
Hubig's Pies
 New Orleans, Louisiana

REVISIONS -
 No. Date Scope

DRAWING TITLE:
 PROPOSED SITE PLAN

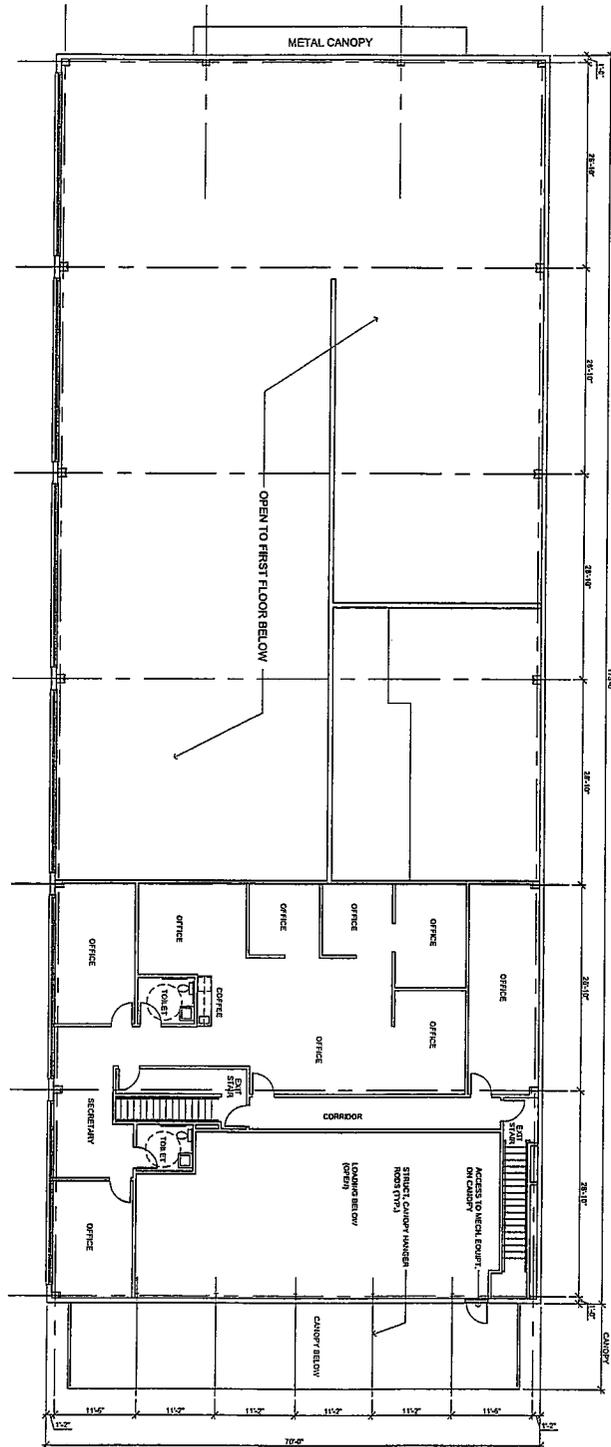
DRAWN BY: MR. [Name]
 DATE: [Date]
 JOB NO.: [Number]
 DATE: 28 MARCH 2013

DRAWING No.: **A100**



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

2 LOCATION PLAN
 SCALE: 1" = 1-MILE



1
A102 SCALE: 1/8" = 1'-0"

PROPOSED SECOND FLOOR PLAN



JOHN C WILLIAMS ARCHITECTS LLC
 1515 MONROE STREET
 SUITE 2000 - PHONE
 504.586.0187 FAX
 504.586.0188

Hubig's Pies is not responsible for any errors or omissions in this drawing. The user of this drawing is responsible for its accuracy and for its use. The user of this drawing is responsible for its accuracy and for its use. The user of this drawing is responsible for its accuracy and for its use.

2008
 NOT FOR CONSTRUCTION

Hubig's Pies
 New Orleans, Louisiana

- REVISIONS -

No.	Date	Scope

DRAWING TITLE:
 PROPOSED SECOND FLOOR PLAN

DRAWN BY: NR
 SCALE: 1/8" = 1'-0"
 JOB NO.: 512044.00
 DATE: 28 MARCH 2013

DRAWING NO.:
A102

Item #6

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, 6th 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: April 15, 2013
Re: PAC Agenda

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, 6th 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

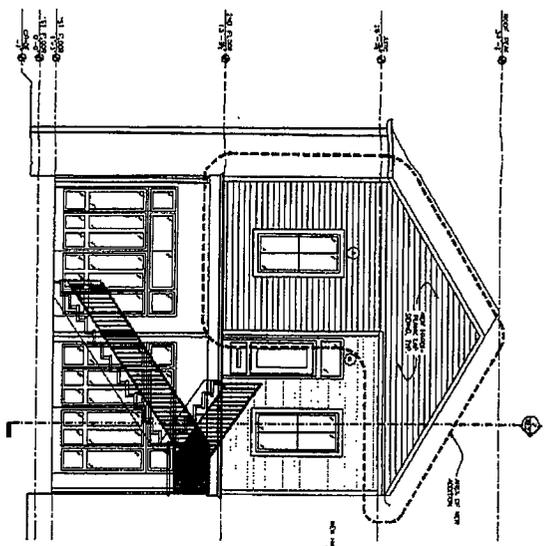
Attachments: (3)

Approved By:

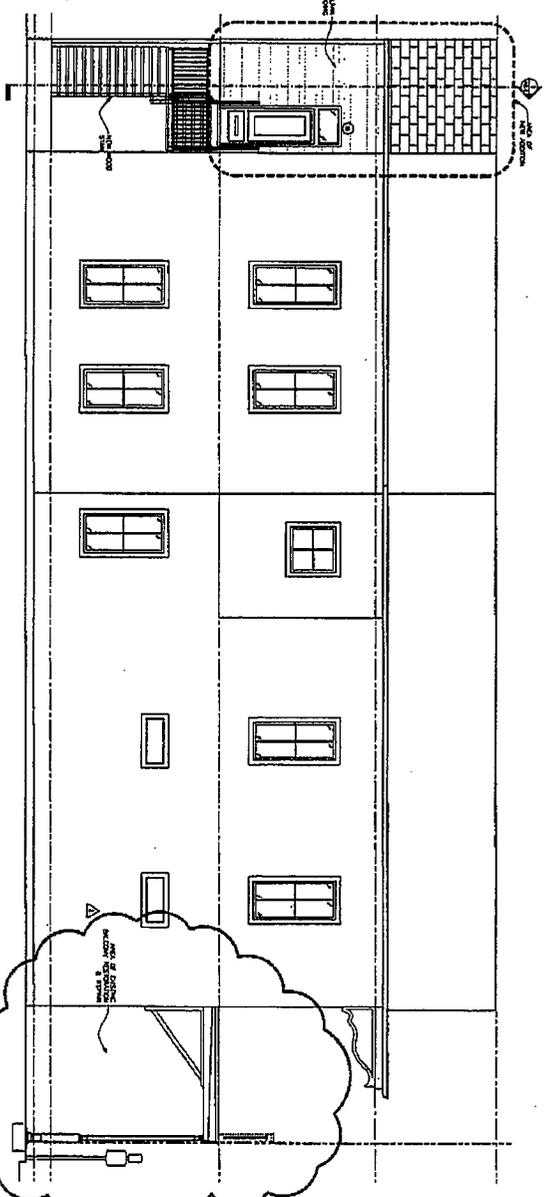


George A. Patterson, Director

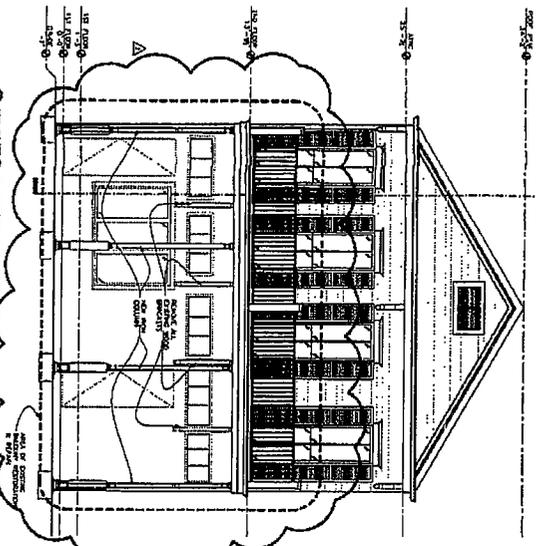
GAP:MJG:ecw



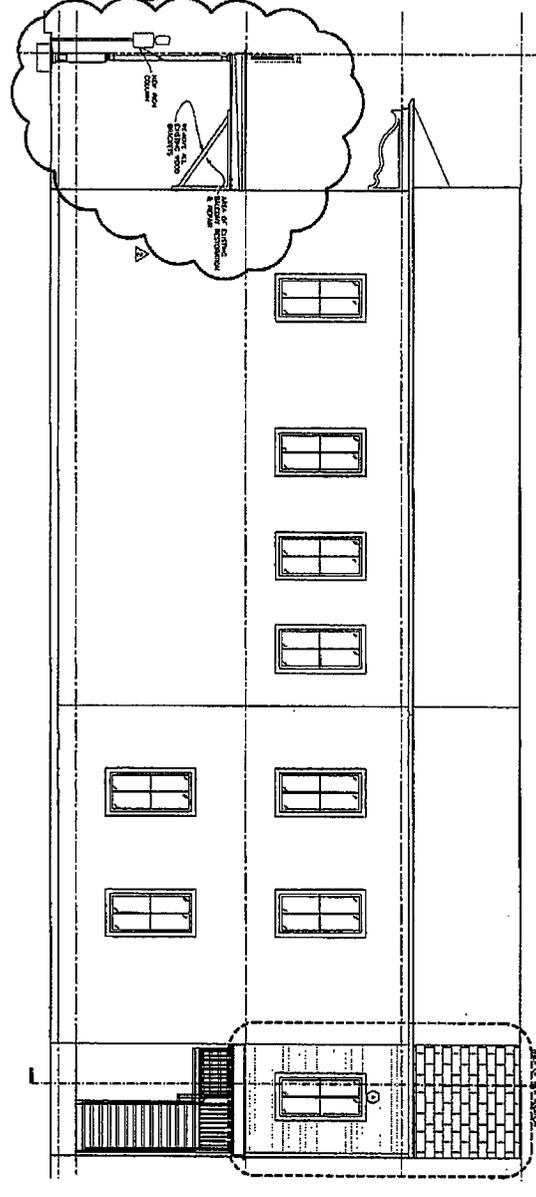
1 REAR ELEVATION (MAGAZINE ST.)
SCALE: 1/4" = 1'-0" (ALL WINDOW AND DOOR SIZES ARE NEW CONSTRUCTION)



3 SIDE ELEVATION (MAGAZINE ST.)
SCALE: 1/4" = 1'-0" (ALL WINDOW AND DOOR SIZES ARE NEW CONSTRUCTION)



2 FRONT ELEVATION (MAGAZINE ST.)
SCALE: 1/4" = 1'-0" (ALL WINDOW AND DOOR SIZES ARE NEW CONSTRUCTION)



4 SIDE ELEVATION (GENERAL PERSHING ST.)
SCALE: 1/4" = 1'-0" (ALL WINDOW AND DOOR SIZES ARE NEW CONSTRUCTION)

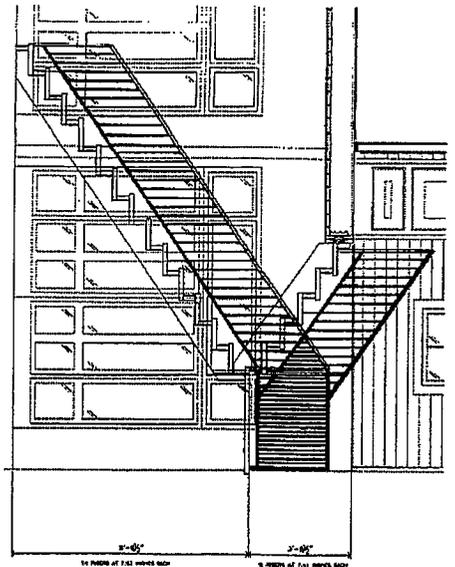
**RENOVATIONS TO
4212-14 MAGAZINE ST.
NEW ORLEANS • LOUISIANA**

HARRY BAKER SWIFT ARCHITECTS

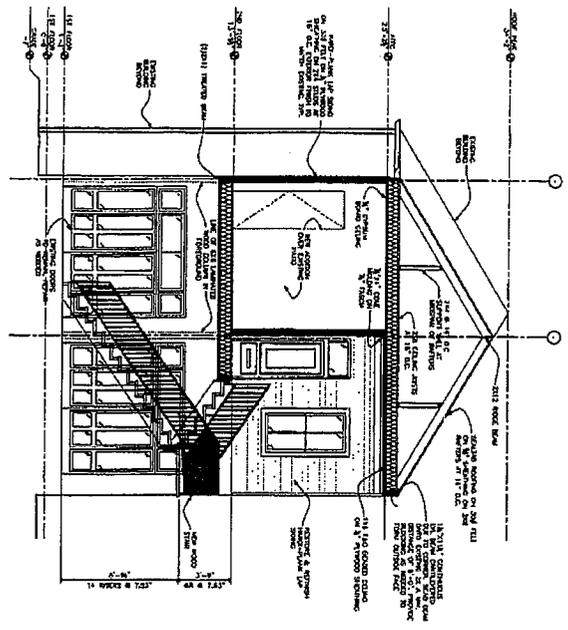
1000 Poydras Street, Suite 1100
 New Orleans, LA 70112
 Phone: (504) 581-1100
 Fax: (504) 581-1101
 Email: hbs@hbsa.com
 Website: www.hbsa.com

NO.	DESCRIPTION	DATE	NAME
1	ADDED DIMS TO BALCONY PER CITY REVIEW	3-20-2013	JOEY
2	REVISED BALCONY SETBACK FROM CURB	4-04-2013	JOEY

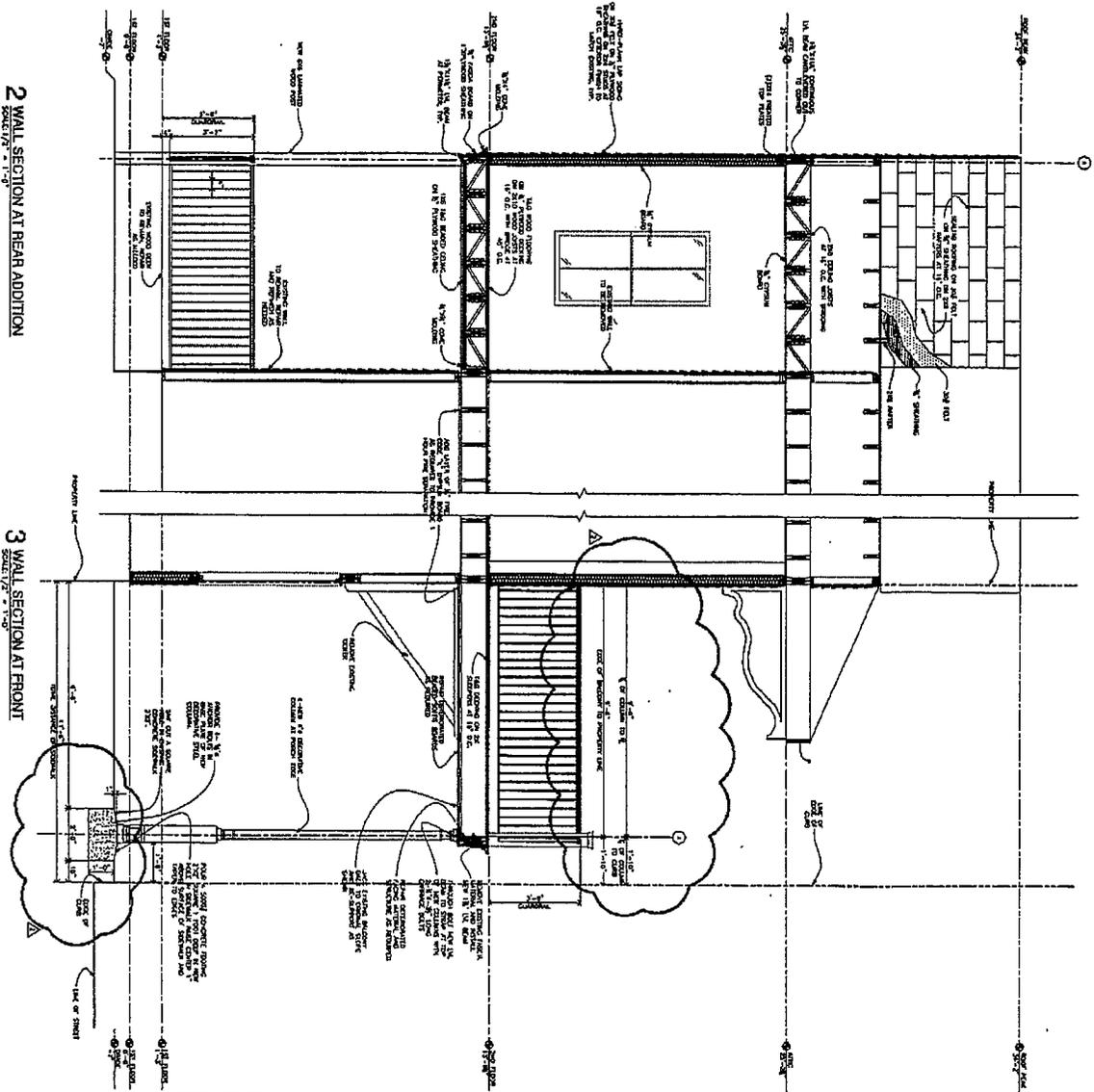
PROJECT: 1208
 DRAWN BY: JWS
 CHECKED BY: JWS
 DATE: 03/20/13
 SCALE: A2.1



4 STAIR SECTION
ELEVATION - 1/8"



1 BUILDING SECTION
SCALE 1/4"



2 WALL SECTION AT REAR ADDITION
SCALE 1/2"

3 WALL SECTION AT FRONT
SCALE 1/2"

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

HB
SAM
ARCHITECTS

HARVEY
BANKER
SAMUEL
ARCHITECTS

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ADDED DIMS. TO BALCONY FOR GUY RICHARD	1-3-20	LR	LR
2	REMOVED BALCONY TRIMMAGE FROM GUY RICHARD	1-12-17	LR	LR

PROJECT 1359

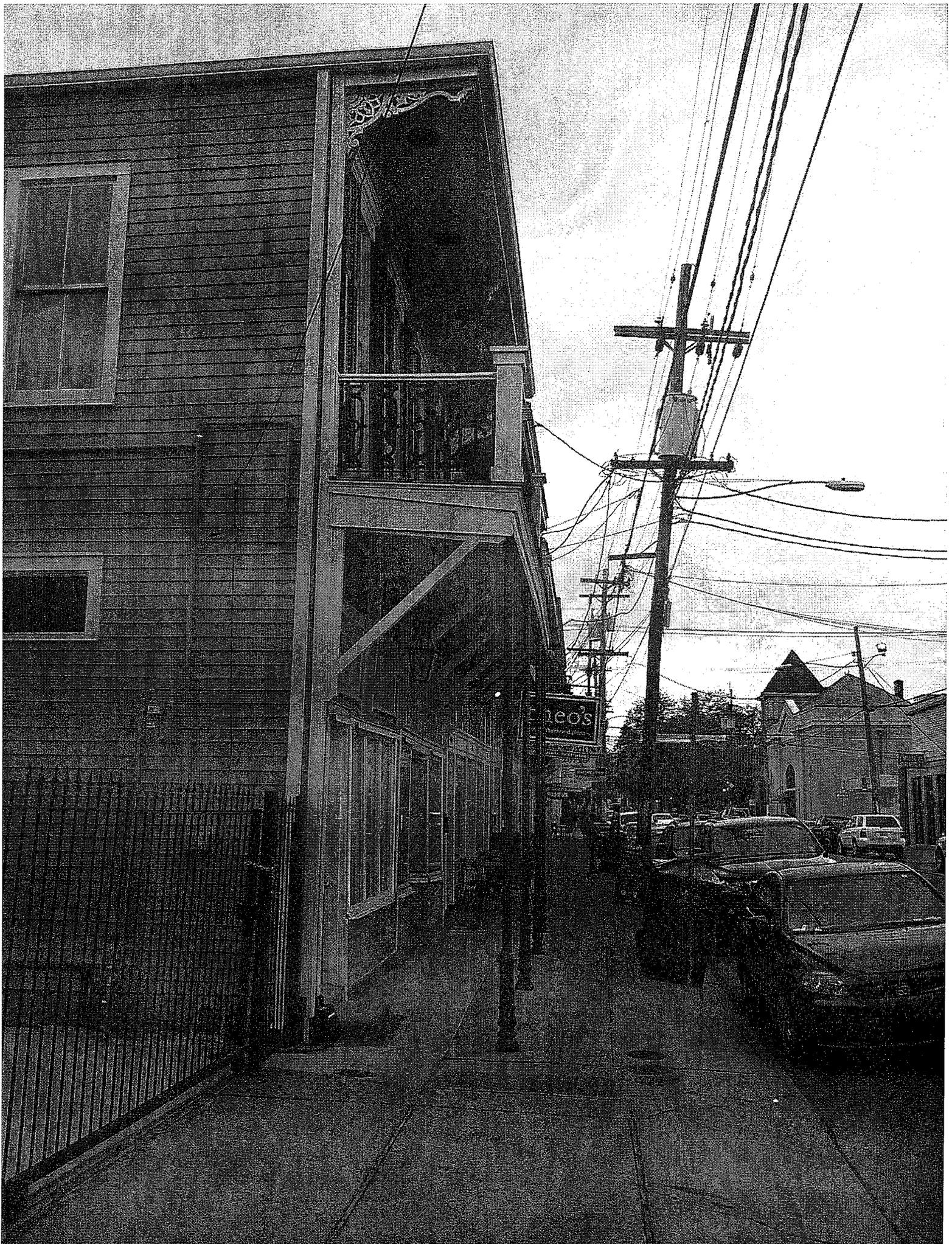
PROVIDED

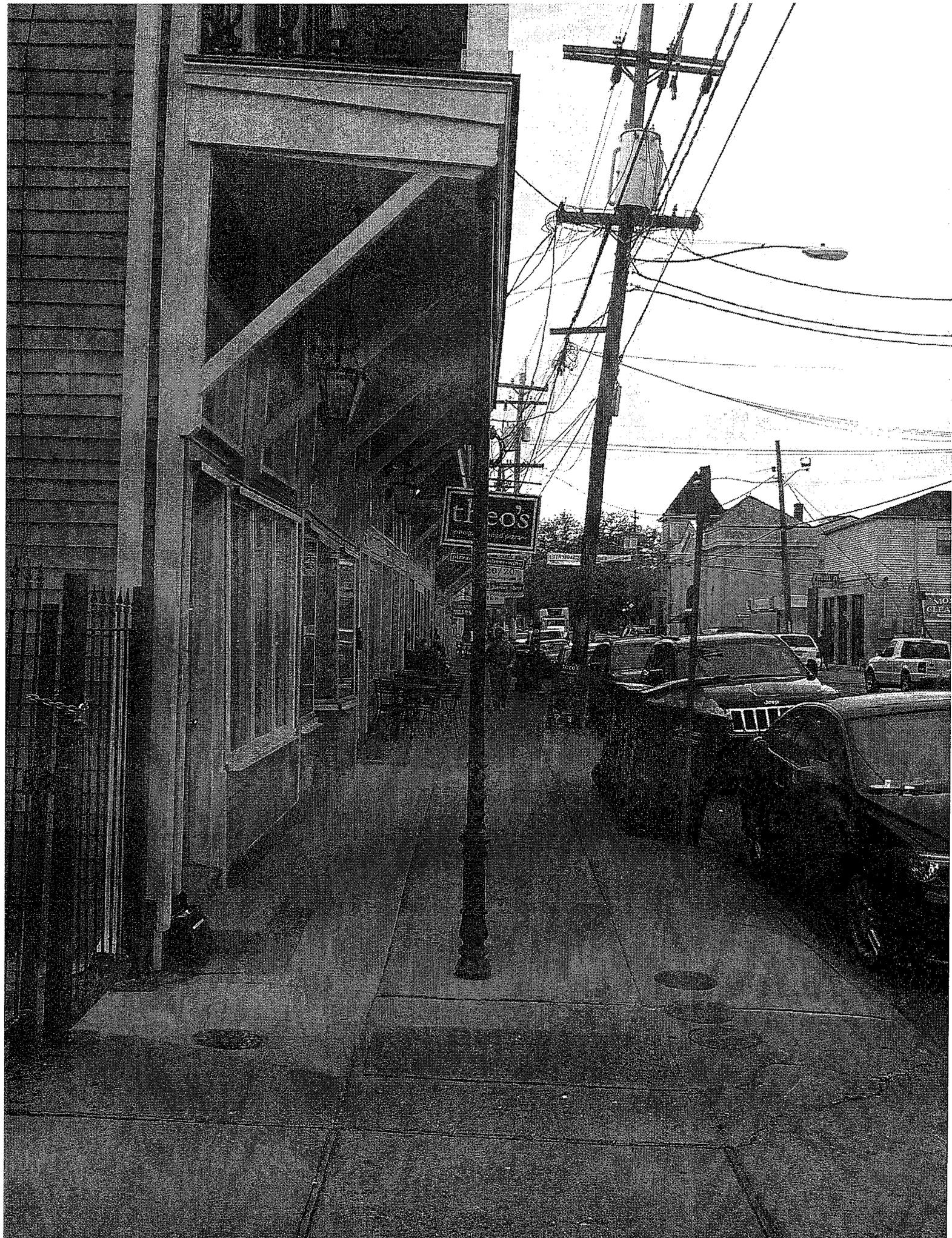
DESIGNED BY

DATE OF DRAWING

SCALE

A2.2





Item #7

Consideration: A grant of servitude of air and ground rights on/over portions of Broadway St. and Zimple St. public right-of-ways, adjacent to Friberg Square 3, Lot 20, part Lot 19, 6th M.D., bounded by: Broadway St., Zimple St., Audubon St., and Freret St. for a proposed balcony and columns. The municipal address is 1037-39 Broadway 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 15, 2013
Re: PAC Agenda

Please place the following item on the PAC agenda:

Consideration: A grant of servitude of air and ground rights on/over portions of Broadway St. and Zimple St. public right-of-ways, adjacent to Friberg Square 3, Lot 20, part Lot 19, 6th M.D., bounded by: Broadway St., Zimple St., Audubon St., and Freret St. for a proposed balcony and columns.

The municipal address is 1037-39 Broadway St.

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

Attachments: (1)

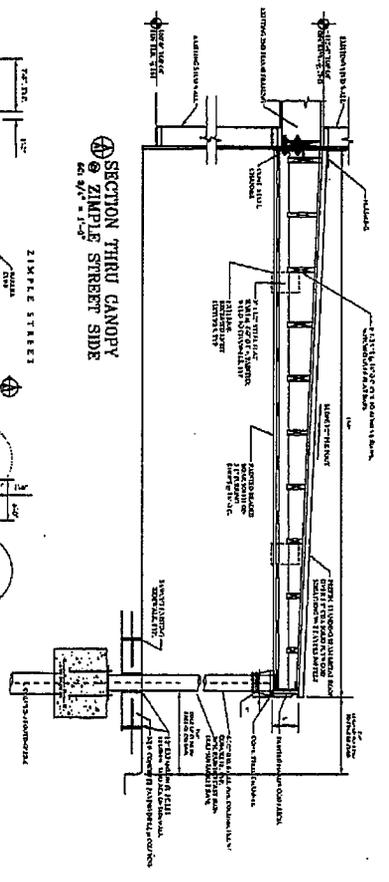
Approved By:

George A. Patterson, Director

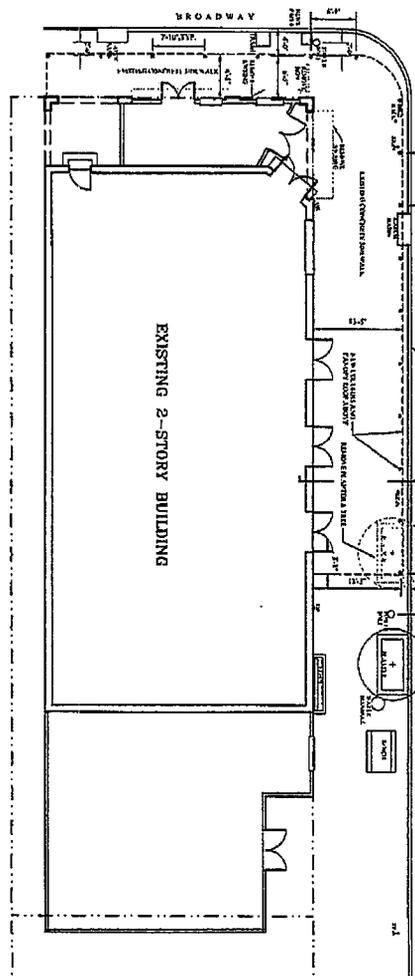


GAP:MJG:ecw

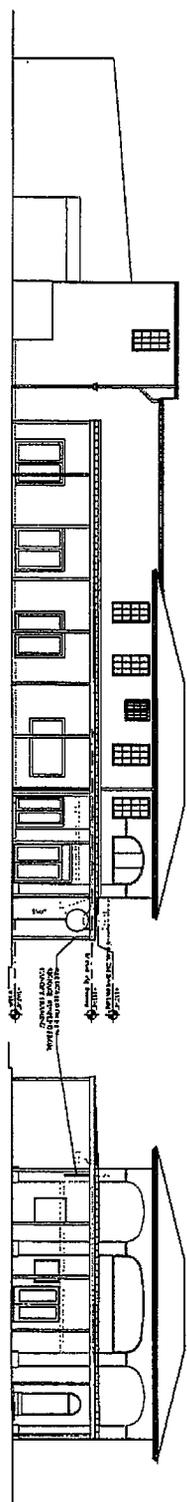
SECTION THRU CANOPY @ ZIMPLE STREET SIDE
 Scale: 3/4" = 1'-0"



SITE PLAN / FIRST FLOOR PLAN



ZIMPLE STREET ELEVATION



PRELIMINARY
 NOT FOR CONSTRUCTION

BROADWAY STREET ELEVATION

NOTE: THESE DIMENSIONS ARE TO THE SCALES INDICATED ONLY IF THEY ARE PRINTED ON 24"x36" SHEETS

NEW CANOPY @ THE BOOT
 1039 Broadway
 New Orleans, Louisiana

LIBERTON Architects
 2700 Lakeshore Boulevard
 New Orleans, Louisiana 70115-1801

4.16.2013
A1
 LIBERTON

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 137, Lot C, 4th M.D., bounded by: Constance St., St Andrew St., St Mary St., and Magazine St. for a proposed balcony and columns. The municipal address is 1924 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: April 15, 2013
Re: PAC Agenda

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 137, Lot C, 4th M.D., bounded by: Constance St., St Andrew St., St Mary St., and Magazine St. for a proposed balcony and columns.

The municipal address is 1924 Magazine St.

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

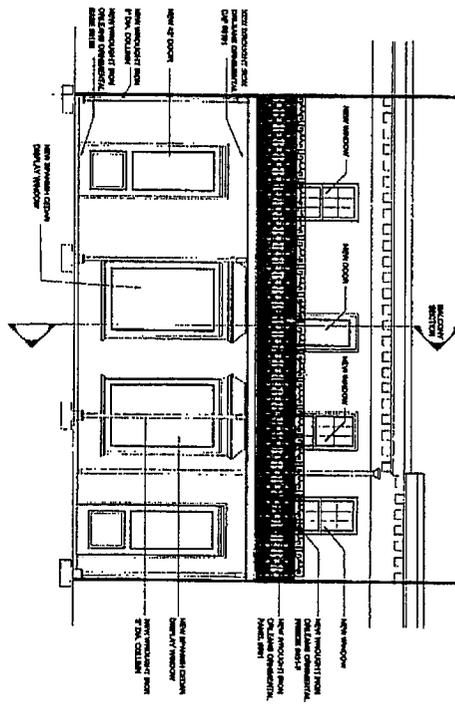
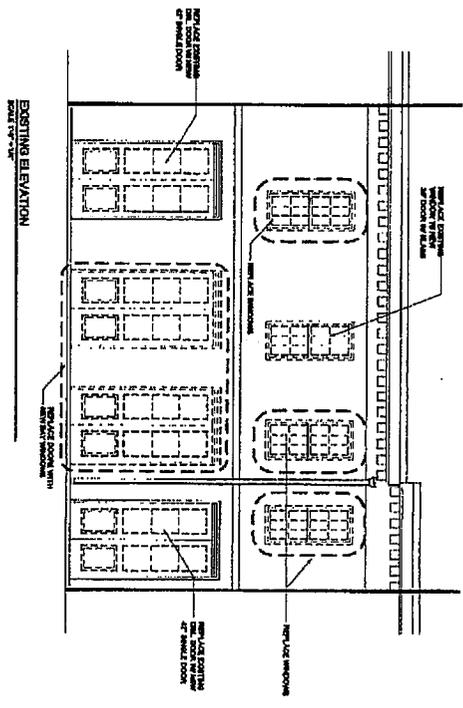
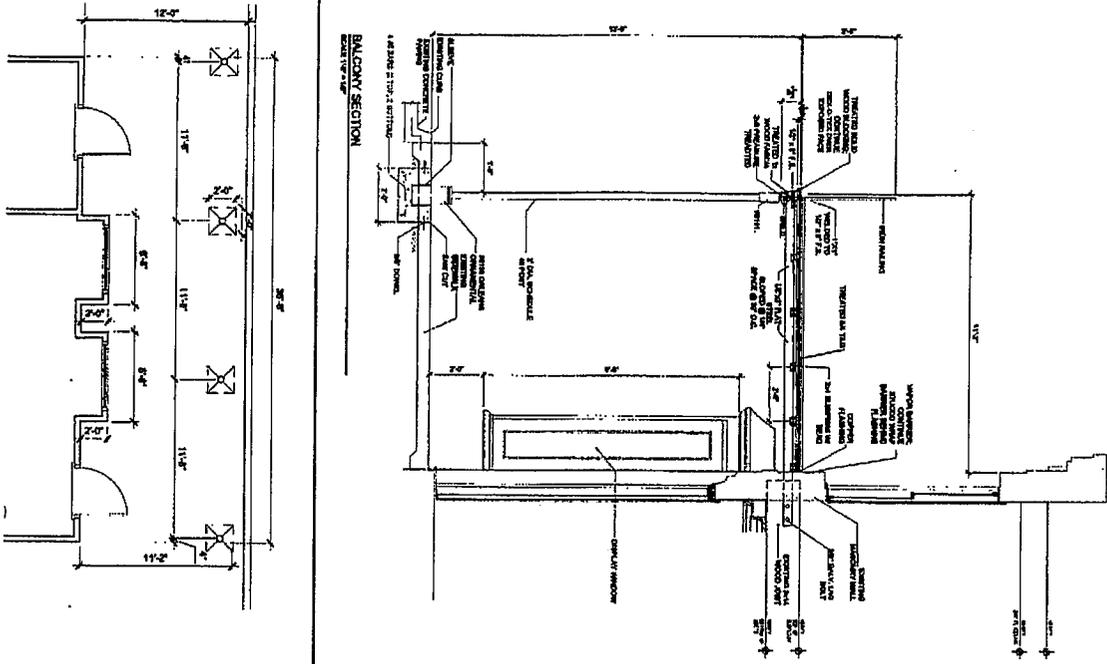
Attachments: (3)

Approved By:

George A. Patterson, Director



GAP:MJG:ecw



BALCONY PLANS

A-1

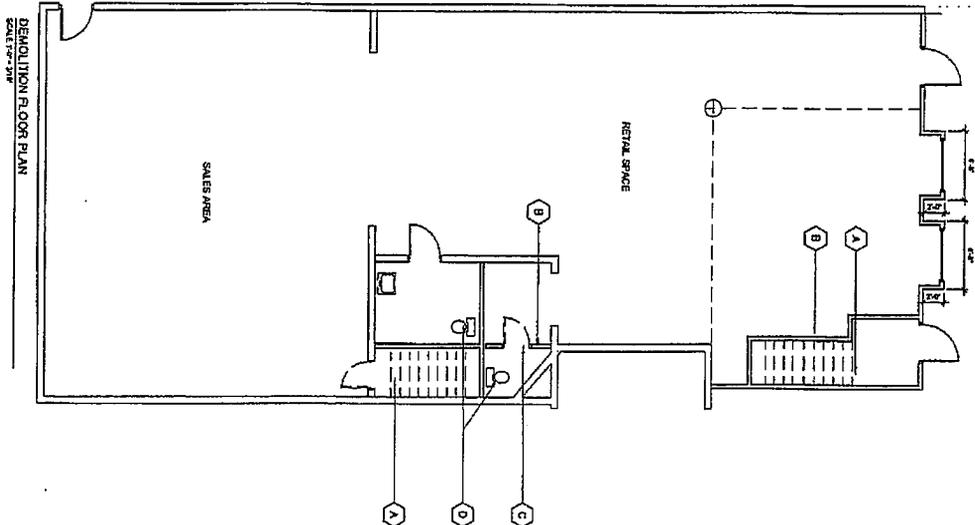
DATE: 12/15/10
PROJECT NO. 200000

**EXTERIOR RENOVATION
NEW BALCONY**

1924 MAGAZINE STREET
NEW ORLEANS, LA

in site
NEW ORLEANS | MIAMI

PHONE 504-616-7226 FAX 504-862-9821
WWW.INSITIDEVELOPMENTS.COM

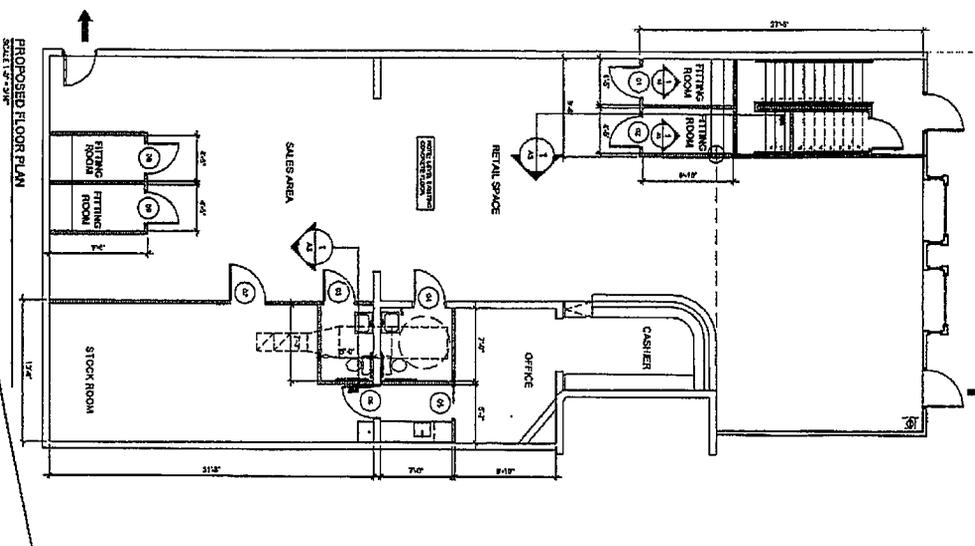


GENERAL NOTES TO THE CONTRACTOR

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS IS GO AT JOB SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
2. WORK ONLY FROM THE WRITTEN DIMENSION SHOWN. DO NOT SCALE DRAWINGS. WORK FROM ESTABLISHED LINES LINED UP FIELD OF THE WORK. MAINTAIN LINES FOR RECONSTRUCTION.
3. BEFORE STARTING DEMOLITION WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS IS GO AT JOB SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
4. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS FOR THIS WORK. ALL WORK SHALL BE ACCORDANCE WITH TRADE STANDARDS AND ALL APPLICABLE CODES, LAWS, AND REGULATIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS IS GO AT JOB SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
6. CONTRACTOR MUST COMPLY WITH ALL RULES AND REGULATIONS OF THE CITY OF NEW ORLEANS AND STATE OF LOUISIANA.
7. PROTECT ALL EXISTING UTILITIES AND STRUCTURES. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES.
8. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN AND IN COMPLIANCE WITH BUILDING REGULATIONS AND TRADE STANDARDS GOVERNMENTAL LAWS, STATUTES AND ORDINANCES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF ALL MATERIALS TO BE DEMOLISHED AND FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES.
10. ALL MATERIALS TO BE DEMOLISHED SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
11. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS EQUAL TO AN EQUIVALENT QUALITY MATERIAL, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT.
12. ALL WORK AND MATERIALS SHALL BE QUANTIFIED AGAINST SPECIFICATIONS AND AT LEAST ONE TEAM FROM APPROVAL FOR FINAL INVENTORY.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR THIS WORK AND ALL TRADES (ELECTRICAL, PLUMBING, MECHANICAL, ETC.) SHALL BE RESPONSIBLE FOR THEIR RESPECTIVE WORK AND ALL TRADES (ELECTRICAL, PLUMBING, MECHANICAL, ETC.) SHALL LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOD CLEAN WORK AREA.
14. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS AND DEBRIS. PERMITS TO BE OBTAINED FOR THE WORK AND ALL TRADES (ELECTRICAL, PLUMBING, MECHANICAL, ETC.) SHALL LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOD CLEAN WORK AREA.
15. ANY DAMAGE WHICH RESULTS IN A NET EXTRA COST SHALL NOT BE RECEIVED BY THE CONTRACTOR.
16. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL WALK THROUGH THE PROJECT WITH THE OWNER AND COMPLETE A FINAL LIST OF CORRECTIONS AND UNSATISFACTORY WORK FOR THE WORK. FINAL INVENTORY WILL BE COMPLETED UPON COMPLETION OF THESE WORK ITEMS.

NOTES

- A DEMOLISH STAIRS
- B DEMOLISH WALL
- C DEMOLISH DOORS
- D REMOVE ENTIRE



FLOOR PLANS

**INTERIOR RENOVATION TO
NEW RETAIL BOUTIQUE**

1924 MAGAZINE STREET
NEW ORLEANS, LA

in|site

NEW ORLEANS | MIAMI

PHONE 504-610-7235 FAX 305-892-9921
WWW.INSITIDEVELOPMENTS.COM



A-1

ARCHITECTURAL DRAWING