

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – May 29, 2013

There will be a meeting of the Planning Advisory Committee on Wednesday, May 29, 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 May 15, 2013 PAC meeting.
- 2) **Consideration:** **ZONING DOCKET 057/13** – Request by CLAIBORNE AVENUE VENTURES LLC for a Conditional Use to permit the sale of alcoholic beverages for on-premise consumption at a standard restaurant in a B-2 Neighborhood Business District and the Inner-City Urban Corridor Overlay District, on Square 695, Lot 2, in the Sixth Municipal District, bounded by Milan, South Derbigny, General Pershing Streets and South Claiborne Avenue. The municipal address is 4235-37 SOUTH CLAIBORNE AVENUE. (PD-3)
- 3) **Consideration:** **ZONING DOCKET 058/13** – Request by TOTAL FOOT CARE INC for a Conditional Use to permit a parking lot in an RO-1 General Office District and the Inner-City Urban Corridor Overlay District, on Square 450, Lots 20 and 21, in the Second Municipal District, bounded by North Jefferson Davis Parkway, Conti and North Rendon Streets and Bienville Avenue. The municipal addresses are 3311 and 3313 BIENVILLE AVENUE. (PD-4)
- 4) **Consideration:** **ZONING DOCKET 059/13** – Request by B-3 CONSULTING LLC for a Conditional Use to permit a cocktail lounge in a C-1A General Commercial District the Inner-City Urban Corridor Overlay District, on Square 585, Lots 23 and 24, in the First Municipal District, bounded by South Broad, Gravier and South Dorgenois Streets and Tulane Avenue. The municipal addresses are 2655-2661 GRAVIER STREET and 544-550 SOUTH BROAD STREET. (PD-4)
- 5) **Consideration:** **ZONING DOCKET 060/13** – Request by XAVIER UNIVERSITY OF LOUISIANA for a Conditional Use to permit parkings lot in a C-1A General Commercial District, on Square 543, Lot 1; Square 545, Lot M; and Square 546, Lots 2 and R; in the Seventh Municipal District, bounded by Palm, Short, Edinburgh and Lowerline Streets. The municipal addresses are 7801 and 7901 EDINBURGH STREET AND 3501 and 3525 SHORT STREET. (PD-4)
- 6) **Consideration:** A grant of servitude of air and ground rights on/over a portion of Camp St. and Canal St. public right-of-ways, adjacent to Square 170, Lot A-1, 1st

M.D., bounded by: St. Charles Ave., Common St., Canal St., and Camp St. for proposed encroachments of balcony, columns, outward swing doors, and existing encroachments of bay windows. The municipal address is 600 Canal St.

- 7) **Consideration:** A grant of servitude of air rights on/over a portion of Decatur St. and Ursuline Ave. public right-of-ways, adjacent to Square 19, Lot D-1, 2nd M.D., bounded by: Ursuline Ave., Decatur St., Chartres St., and Gov. Nicholls St. for proposed encroachment of cantilever canopy. The municipal address is 1101 Decatur St.
- 8) **Consideration:** A grant of servitude of air and ground rights on/over portions of Oretha C. Haley Boulevard and Martin L. King Boulevard public right-of-ways, adjacent to Square 251, Lot A-2, 1st M.D., bounded by: Martin L. King Boulevard, Oretha C. Haley Boulevard, Thalia St., and Baronne St. for proposed encroachments of roof overhang, canopies, awnings, steps, ramps, outward swing doors, columns and enclosure dumpster. The municipal address is 1436 Oretha C. Haley Boulevard.
- 9) **Consideration:** A grant of servitude of air and ground rights on/over a portion of Lane St. public right-of-way, adjacent to Square 37, Lots 17-18, 2nd M.D., bounded by: Wuerple St., Smith St., Milne St., and Lane St. for proposed steps resulting from house elevation. The municipal address is 225 Lane St.
- 10) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, June 12, 2013, at 2:00 p.m. in the City Planning Commission conference room (City Hall Room 7W03).

Respectfully yours,

Yolanda W. Rodriguez, Executive Director
May 22, 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 – May 15, 2013

A meeting of the Planning Advisory Committee was held on Wednesday, May 15, 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)
LaJoyce Steib (DPW)
Tica Hartman (PPW)
Tracy St. Julien (HDLC)

GUESTS

Myles Martin
Darin Pierce
David Hayward
Lee Rudin
Elwood Cahill
Bob Whelan
Kevin Kush
Rosie Lacy
Kevin Severiw

CPC STAFF

Dubravka Gilic
Stephen Kroll
Editha Amacker
Kelly Cottrell

NON-VOTING DEPARTMENTS

Christopher Ard (ITI)

- 1) **Consideration:** Minutes from the April 24, 2013 PAC meeting.

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

- 2) **Consideration:** **ZONING DOCKET 051/13** – Request by JEFFREY GOSSEN for a Conditional Use to permit three residential units in an HMR-3 Historic Marigny/Treme Residential District, on Square 164, Lots 2A or 5, in the Third Municipal District, bounded by Saint Roch Avenue, Dauphine, Royal and Spain Streets. The municipal address is 2463 ROYAL STREET. (PD-7)

DPW stated that any improvements to the Royal Street right-of-way would need to be reviewed and approved by that department. HDLC stated that any exterior changes would also need to be reviewed and approved by HDLC. PPW said it 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 PPW passed unanimously.

- 3) **Consideration: ZONING DOCKET 052/13** – Request by PMAT ALGIERS PLAZA LLC for an amendment to Ordinance No. 28,891 MCS (ZD 120/11, a Conditional Use to permit a development exceeding 10,000 square feet of floor area and exceeding one acre in site area) to permit additional attached signage, in a C-1 General Commercial District and within the UC Urban Corridor District, on Square H-D, Lot 1, in the Fifth Municipal District, bounded by General DeGaulle and Holiday Drives, MacArthur Boulevard and Rue Parc Fontaine. The municipal addresses are 4100 and 4110 GENERAL DEGAULLE DRIVE and 3010 HOLIDAY DRIVE. (PD 12)

None of the departmental representatives present at the meeting had comments regarding the request. The committee passed a motion of no objection subject to further review by CPC.

Items #4 and #6 were considered together.

- 4) **Consideration: ZONING DOCKET 053/13** – Request by SHEA EMBRY and CAROLYN MANINGHAM for a Conditional Use to permit the construction of seven single family homes in an LI Light Industrial District, on Square 241, Lots 4, 5, G, H, K and L, in the Third Municipal District, bounded by Batholomew, Burgundy, Dauphine and Mazant Street. The municipal addresses are 4011-15 DAUPHINE STREET and 827 BARTHOLOMEW STREET. (PD-7)

HDLC confirmed that the proposal was approved by HDLC at their April 10, 2013 meeting. DPW noted that permits will be required for new utilities and curb cuts. PPW indicated that street trees are required where space is available within the right-of-way on Dauphine and Bartholomew Streets. The committee passed a motion of no objection subject to further review by the CPC, DPW, HDLC, and PPW.

- 6) **Consideration: SUBDIVISION DOCKET 048/13** - Request by SHEA EMBRY AND CAROLYN MANGHAM to resubdivide Lots 4, 5, G, H and L into Lots 4-A, 5-A, 5-B, G-1, H-1 and L-1, Square 241, in the Third Municipal District, bounded by Mazant, Burgundy, Dauphine and Bartholomew Streets. The municipal addresses are 827 BARTHOLOMEW STREET, 4011 AND 4015 DAUPHINE STREET. (PD 7)

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

- 5) **Consideration: ZONING DOCKET 054/13** – Request by FTB COMMUNITY DEVELOPMENT CORPERATION LIMITED PARTNERSHIP for a Conditional Use to permit the construction of a multi-family residential development that exceeds the allowable height, area and bulk requirements, in an RM-2E Eastern New Orleans Multi-Family Residential District, on Square A, Lots 1, 2, 3, 4, 5 and 6 and Square B, Lots 1, 2, 3, 4, 5 and 6, in the Third Municipal District, bounded by I-10 Service Road, Tara Lane, Lake Forest Boulevard and Benson Canal. The municipal addresses are 6840, 6852, 6866, 6847, 6861 and 6873 CINDY PLACE. (PD-9)

DPW stated any improvements to the adjacent rights-of-way would need to be reviewed and approved by that department. PPW said it 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, and PPW passed unanimously.

- 7) **Re-consideration:** A grant of servitude of air rights on/over a portion Carondelet St. public right-of-way, adjacent to Square 229, Lot 29C, 1st, M.D., bounded by: Perdido St., Baronne St., Union St., and Carondelet St. for proposed encroachment of an entrance canopy. The municipal address is 325 Carondelet St. This item appeared on the PAC agenda on April 8, 2008.

There was discussion of the numbers and locations of street trees that were required to be planted adjacent to the site.

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

- 8) **Consideration:** A grant of servitude of air and ground rights on/over a portion of N. Rampart St. public right-of-way, adjacent to Square 274, Lot 2, 3rd M.D., bounded by: Mandeville St., Burgundy St., Spain St., and N. Rampart St. for proposed encroachments of a porch, columns, steps, hand railings, and roof overhang. The municipal address is 2412 N. Rampart St.

The committee passed a motion of objection subject to further review by RER and DPW.

- 9) **Consideration:** A grant of servitude for air rights over a portion of the Notre Dame Street public right-of-way, adjacent to Square 125, Lots 11, 12, 13, 14, and 16, 1st M.D., bounded by: Notre Dame St., Tchoupitoulas St., Girod St., and Magazine St. for a proposed cantilevered balconies. The municipal address is 425 Notre Dame St.

DPW said it would need to review the proposed balconies further.

PPW noted its concerns about the locations of street trees. It said that the locations of the trees would need to be modified and plans resubmitted.

HDLC said it would need to review the proposal further.

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

- 10) **Consideration:** A grant of servitude for ground rights on/over a portion of the Caffin Street public right-of-way, adjacent to Square 553, Lot 8, 3rd M.D., bounded by: Caffin St., Urquhart St., Lamanche St., and N. Villere St. for a proposed concrete stair and landing. The municipal address is 1325 Caffin St.

PPW said it would require a street tree to be planted adjacent to the site.

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

- 11) **Consideration:** A grant of servitude of air and ground rights on/over a portion of Frenchmen St. and Chartres St. public rights-of-way, adjacent to Square 153, Lot A, 3rd Municipal District, bounded by: Frenchmen St., Chartres St., Royal St., and Elysian Fields Ave. for proposed encroachments of a gallery, columns and outward swing doors. The municipal address is 601 Frenchmen Street.

HDLC noted that it has granted conceptual approval to the application and that it would need to grant final approval.

DPW said it would need to review the plans further.

PPW said it would need to review the plans further to determine if it is possible for a street tree to be planted adjacent to the site.

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

- 12) **Consideration:** A grant of servitude of air and ground rights on/over portions of O'Keefe Avenue, Girod St., Lafayette St., and South Rampart St. public rights-of-way, adjacent to Square 273, 1st M.D., bounded by: Girod St., Lafayette St., South Rampart St., and O'Keefe Avenue for proposed encroachments of canopies and outward swing doors. The municipal address is 611 O'Keefe Avenue.

DPW said it would need to review the canopy design and would need to receive dimensioned sidewalk plans.

PPW said it would need to review and approve street landscaping plans.

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

13) **Any Other Matters:**

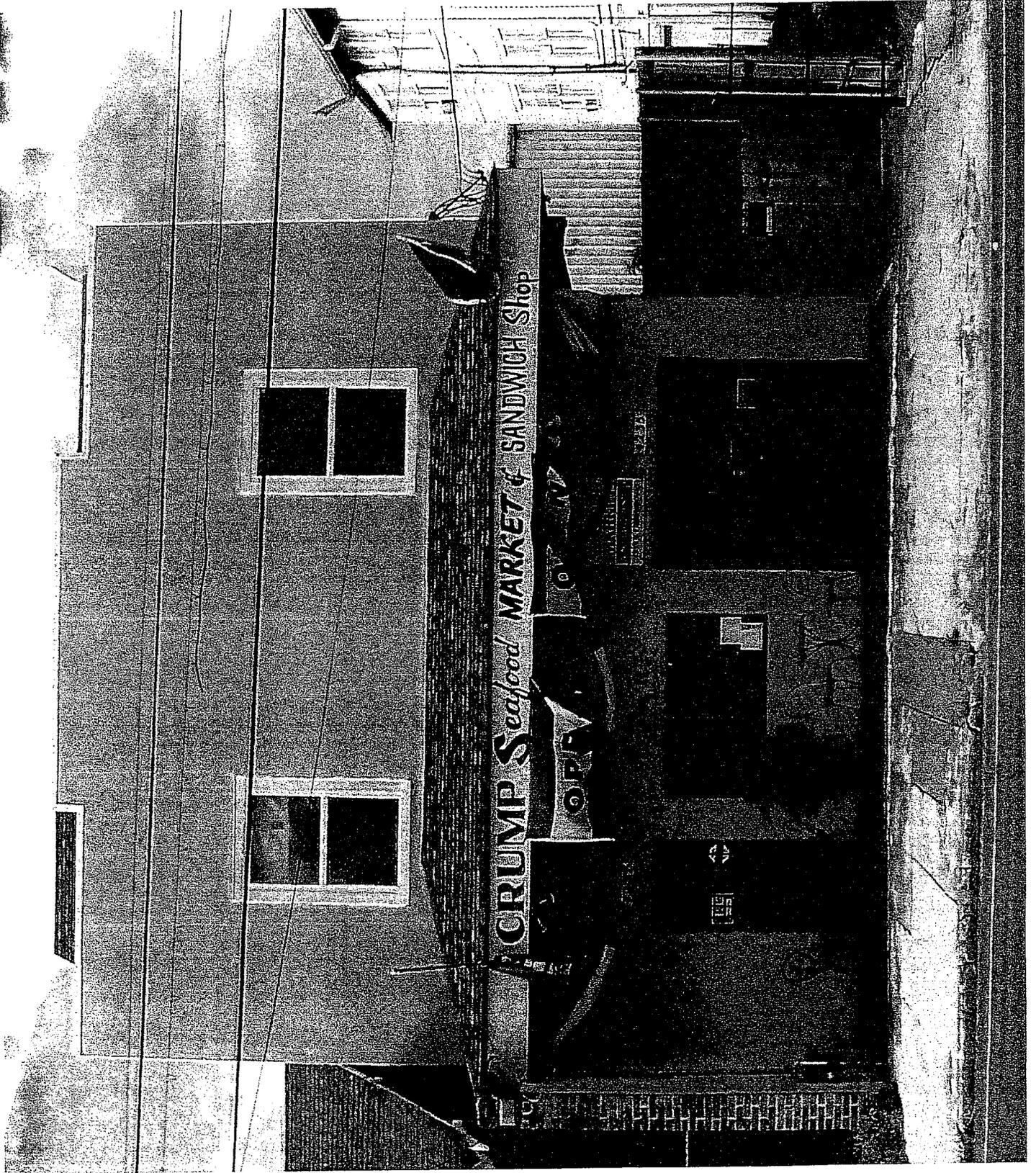
Consideration: ZONING DOCKET 055/13 – Request by CHRIS NGUYEN AND HEATHER NGUYEN for a Conditional Use to permit the sale of alcoholic beverages for consumption on-premises at a reception hall in a C-2 General Commercial District and within the Eastern New Orleans Renaissance Corridor District and Eastern New Orleans Renaissance Corridor Interim Zoning District, on Section 26, Lot 1-C-5, in the Third Municipal District, bounded by Bullard Avenue, I-10 Service Road, Barrington Court and West Barrington Drive. The municipal address is 7030 BULLARD AVENUE. (ZBM H-10/PD-9)

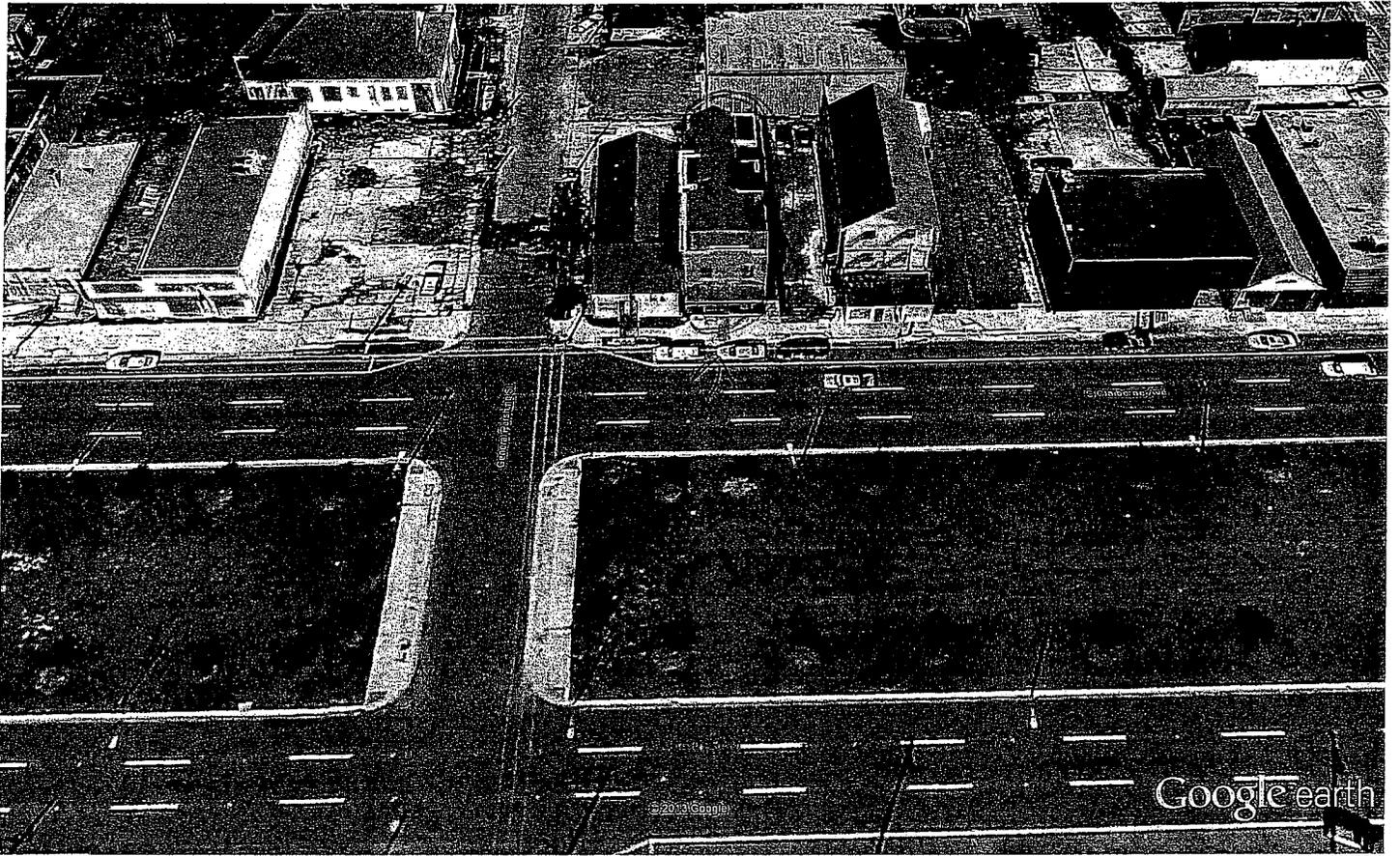
None of the departmental representatives present at the meeting had comments regarding the request.

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

Item # 2

Consideration: ZONING DOCKET 057/13 – Request by CLAIBORNE AVENUE VENTURES LLC for a Conditional Use to permit the sale of alcoholic beverages for on-premise consumption at a standard restaurant in a B-2 Neighborhood Business District and the Inner-City Urban Corridor Overlay District, on Square 695, Lot 2, in the Sixth Municipal District, bounded by Milan, South Derbigny, General Pershing Streets and South Claiborne Avenue. The municipal address is 4235-37 SOUTH CLAIBORNE AVENUE. (PD-3)





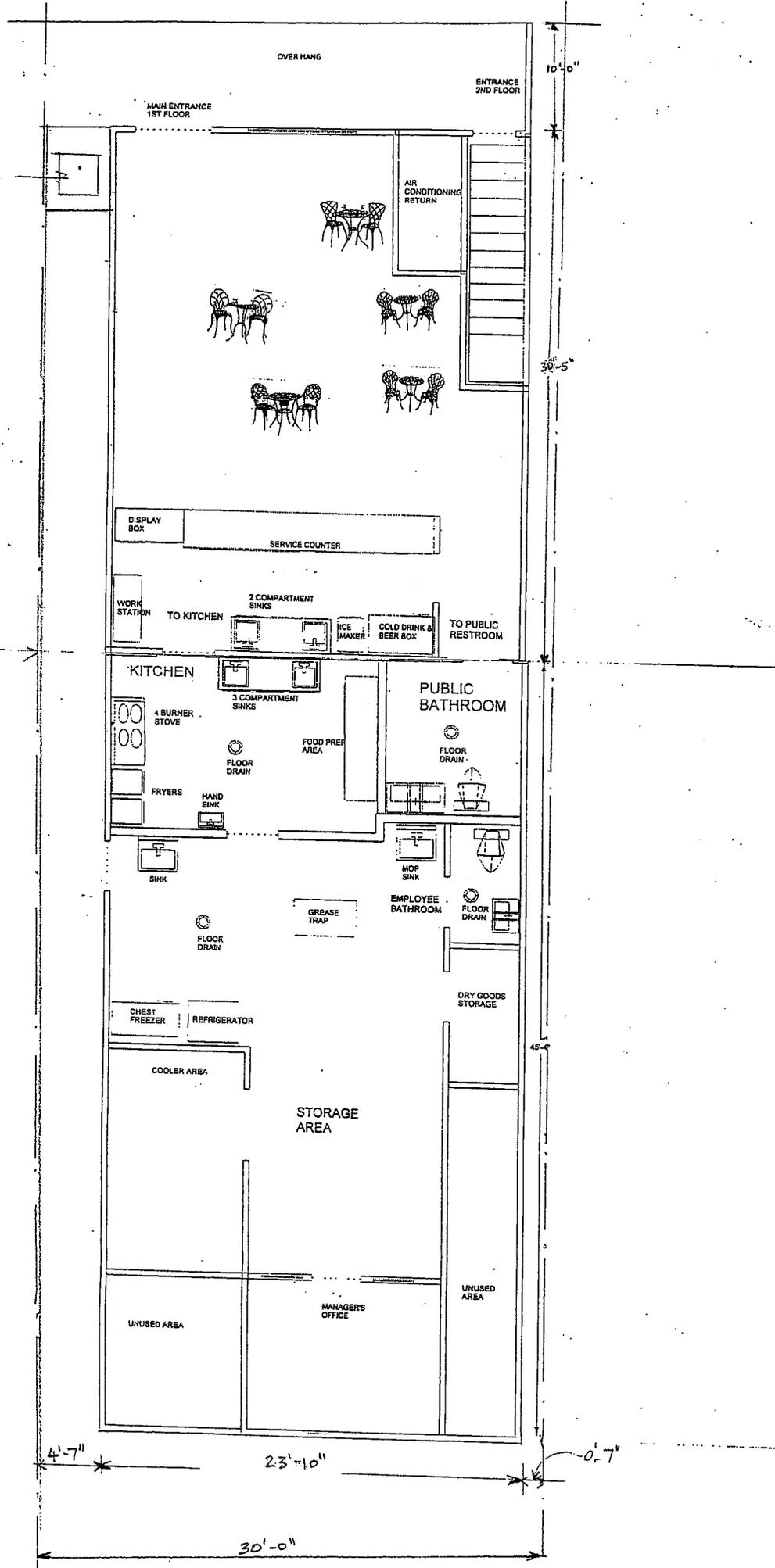
Google earth

feet
meters



4285 South Clibbane Ave
Crump Seafood Market

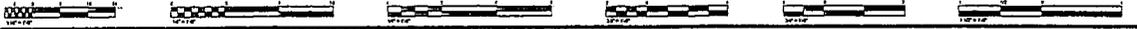
3, CLAYBURN AVE



Item #3

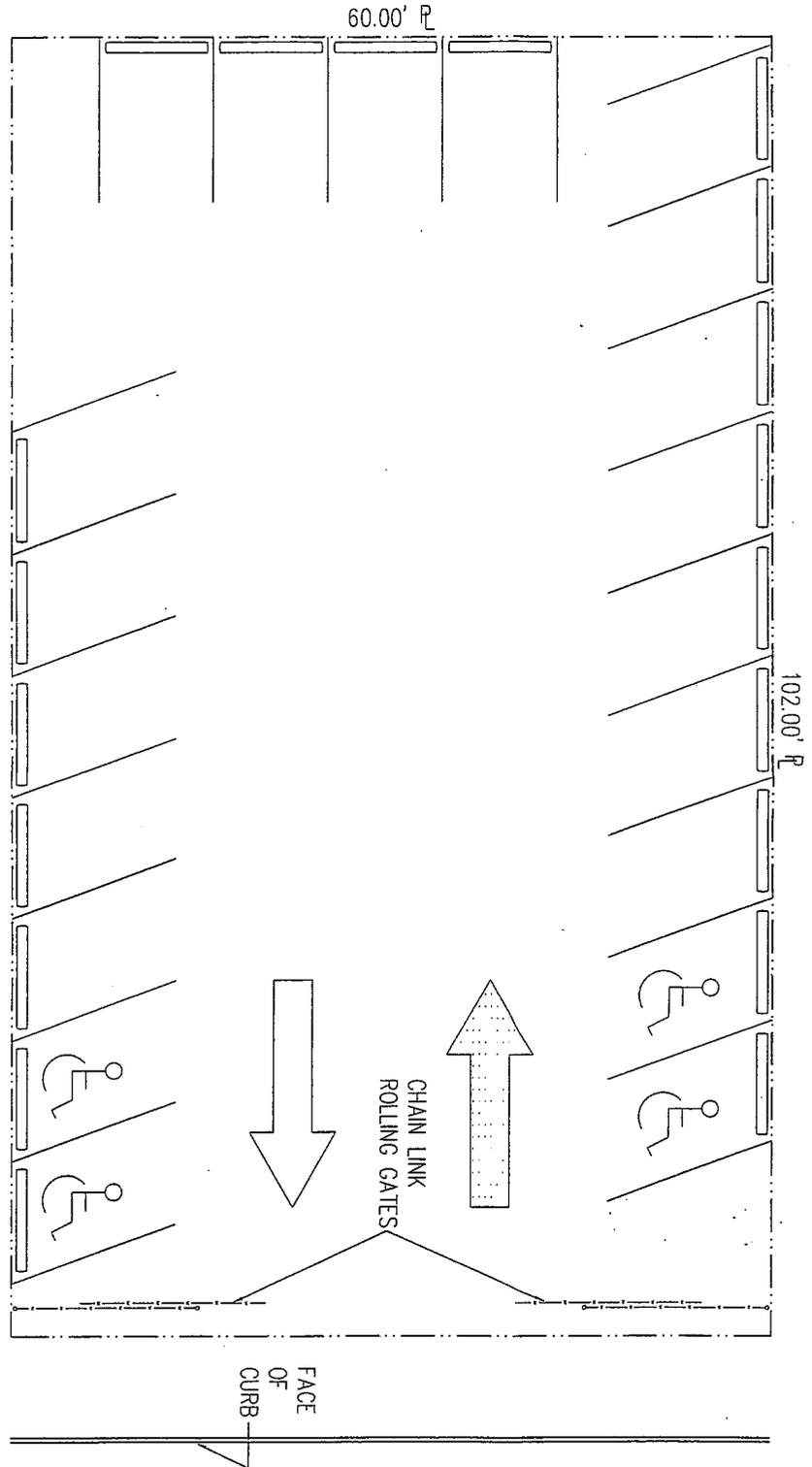
Consideration: ZONING DOCKET 058/13 – Request by TOTAL FOOT CARE INC for a Conditional Use to permit a parking lot in an RO-1 General Office District and the Inner-City Urban Corridor Overlay District, on Square 450, Lots 20 and 21, in the Second Municipal District, bounded by North Jefferson Davis Parkway, Conti and North Rendon Streets and Bienville Avenue. The municipal addresses are 3311 and 3313 BIENVILLE AVENUE. (PD-4)

**NO
PARKING**
VIOLATORS WILL
BE TOWED AT
OWNER'S EXPENSE
PARKING VIOLATING
VEHICLES WILL BE
TOWED AT 11:00 AM



1 SITE PLAN
A0 1:50

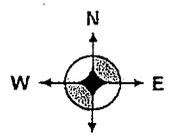
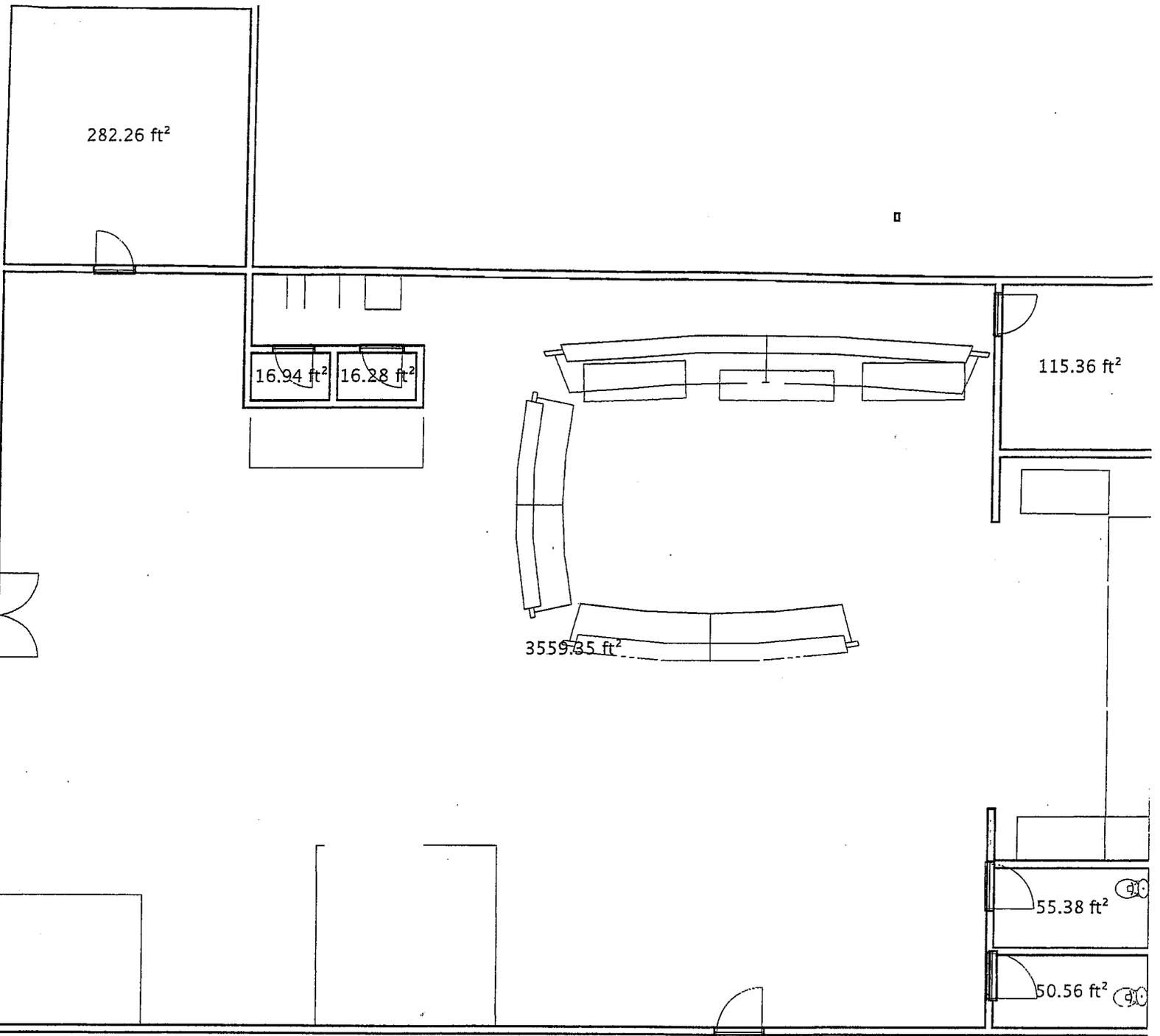
DO NOT SCALE DRAWINGS. SHEETS MAY BE DISTORTED BY THE REPRODUCTION PROCESS. USE PROVIDED DIMENSIONS AND NOTES ONLY. IF NOT SHOWN, REQUEST CLARIFICATION FROM THE ARCHITECT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD.



ARCHITECTS NASH & PERKINS 1909 SHEET NO. A0	BIENVILLE PARKING 3313 AND 3311 BIENVILLE STREET NEW ORLEANS, LA 70119	ARCHITECTURE, INCORPORATED <small>1000 CANAL STREET, SUITE 200, NEW ORLEANS, LOUISIANA 70112 (504) 581-2200 FAX (504) 225-2208 www.architecture.com</small>	ISSUE DATE 4/25/18
			REVISIONS
KEY PLAN		SITE PLAN	ON THE BASIS OF THE INFORMATION PROVIDED TO THE ARCHITECT, THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE SITE CONDITIONS AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORD WITH THE INFORMATION PROVIDED. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE.

Item # 4

Consideration: ZONING DOCKET 059/13 – Request by B-3 CONSULTING LLC for a Conditional Use to permit a cocktail lounge in a C-1A General Commercial District the Inner-City Urban Corridor Overlay District, on Square 585, Lots 23 and 24, in the First Municipal District, bounded by South Broad, Gravier and South Dorgenois Streets and Tulane Avenue. The municipal addresses are 2655-2661 GRAVIER STREET and 544-550 SOUTH BROAD STREET. (PD-4)



Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

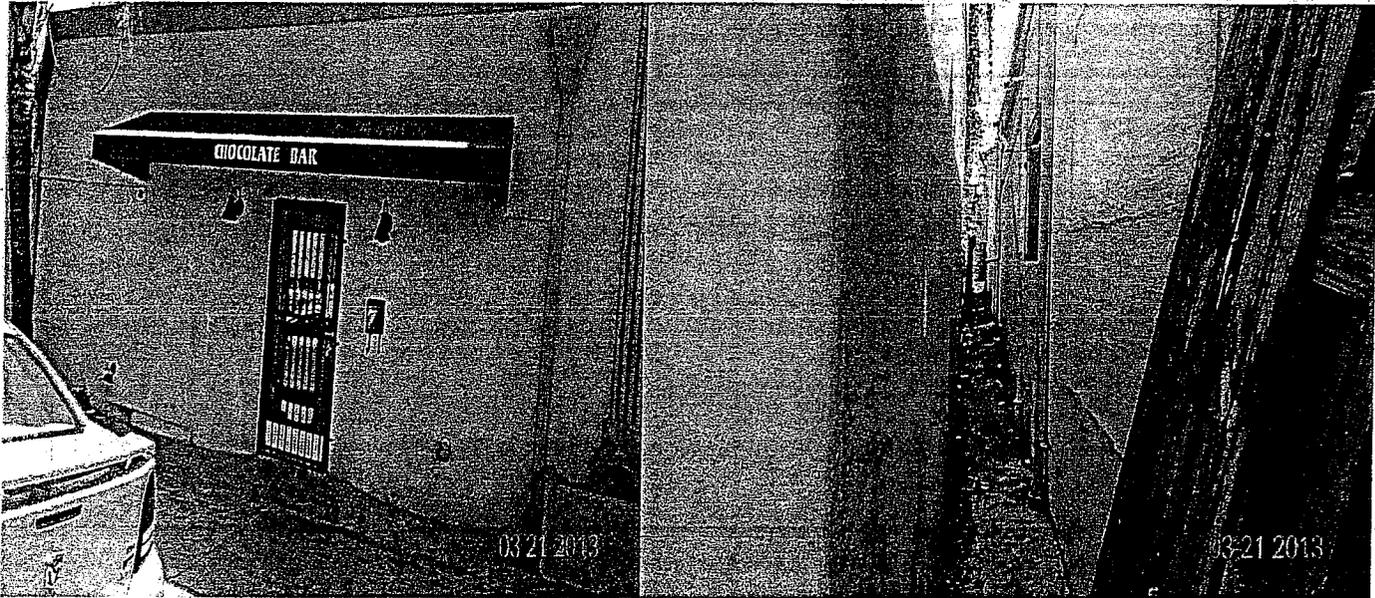
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
540 SOUTH BROAD STREET (SUITE B)

Policy Number:

City NEW ORLEANS State LA ZIP Code 70119

Company NAIC Number:

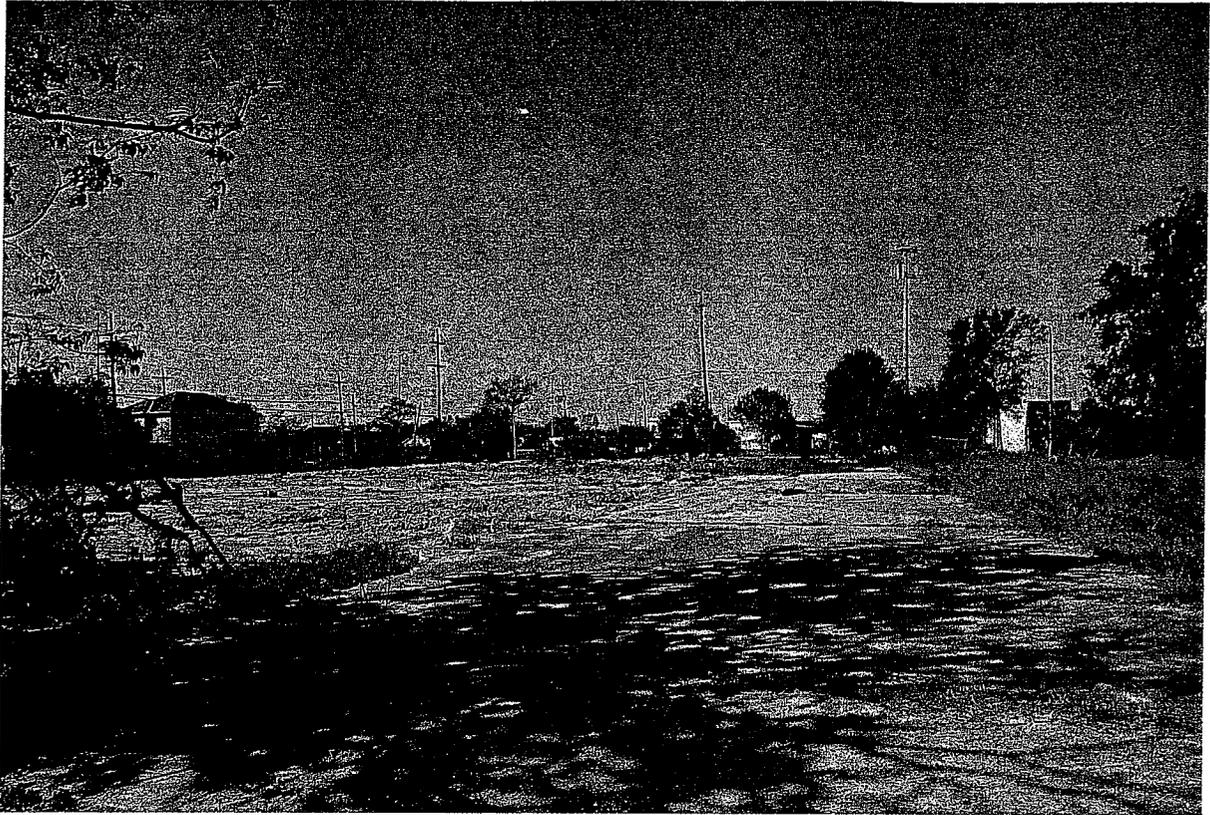
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Item #5

Consideration: ZONING DOCKET 060/13 – Request by XAVIER UNIVERSITY OF LOUISIANA for a Conditional Use to permit parkings lot in a C-1A General Commercial District, on Square 543, Lot 1; Square 545, Lot M; and Square 546, Lots 2 and R; in the Seventh Municipal District, bounded by Palm, Short, Edinburgh and Lowerline Streets. The municipal addresses are 7801 and 7901 EDINBURGH STREET AND 3501 and 3525SHORT STREET. (PD-4)

Exhibit D - Site Photos



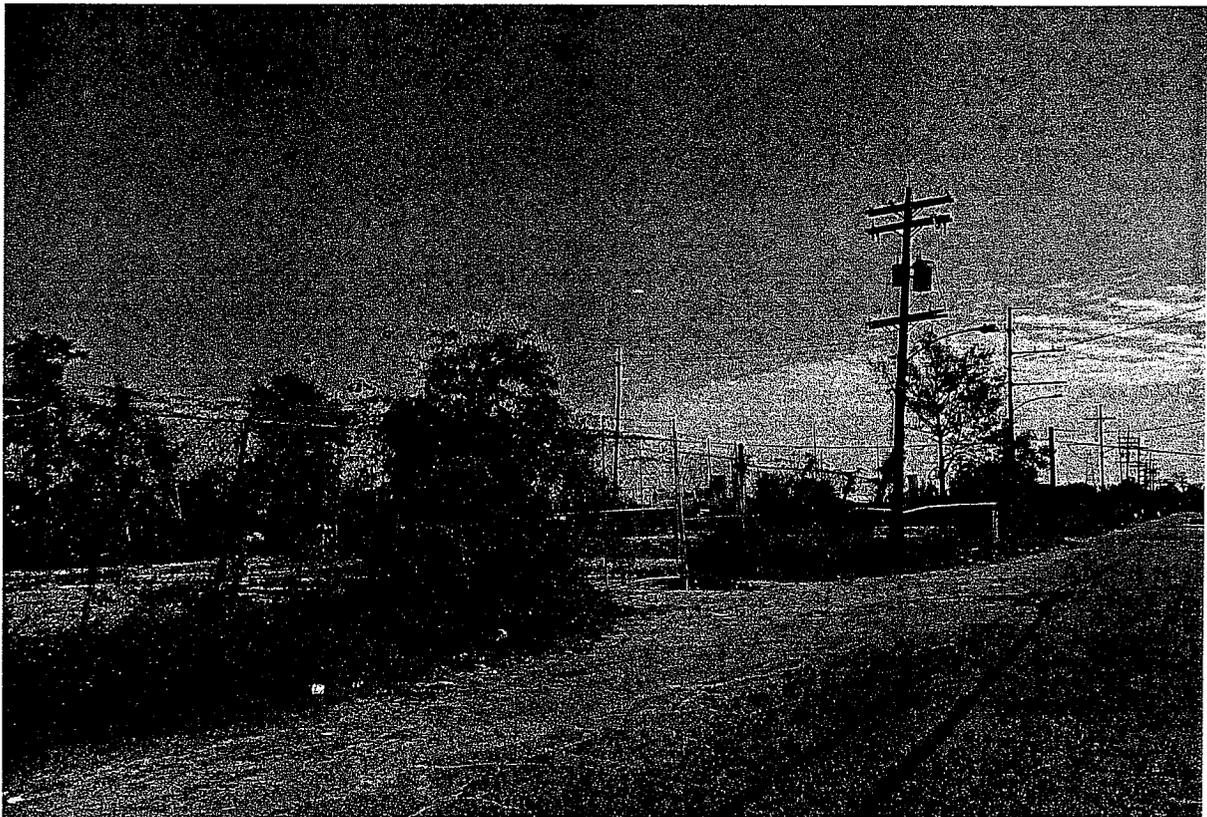
SQUARE 543 - EAST ELEVATION



SQUARE 545 - WEST ELEVATION



SQUARE 545 - NW CORNER



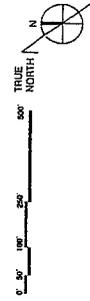
SQUARE 546 - SW CORNER

ATTACHMENT B - PROPOSED CONDITIONAL USE MAP

-  C-1 Commercial
-  C-1A Commercial
-  RM-4 Residential
-  RD-2 Residential
-  Proposed Conditional Use



ATTACHMENT C - XAVIER UNIVERSITY MASTER PLAN 2013



- Xavier Property
- Proposed Development
- Developed by Others
- To be Demolished

- 1 Demolition of Campus Police
- 2 Demolition of Gymnasium
- 3 Demolition of House of Studies
- 4 Pedestrian Bridge DOTD Project
- 5 Fitness Center
- 6 Undeveloped Green Space
- 7 Building Services
- 8 Future Development
- 9 Parking
- 10 Parking
- 11 Community Outreach Center

Item #6

Consideration: A grant of servitude of air and ground rights on/over a portion of Camp St. and Canal St. public right-of-ways, adjacent to Square 170, Lot A-1, 1st M.D., bounded by: St. Charles Ave., Common St., Canal St., and Camp St. for proposed encroachments of balcony, columns, outward swing doors, and existing encroachments of bay windows. The municipal address is 600 Canal 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: May 20, 2013
Re: PAC Agenda

Please place the following item on the PAC agenda:

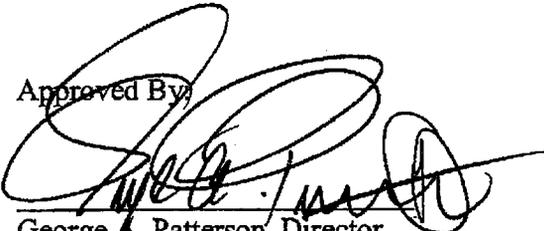
Consideration: A grant of servitude of air and ground rights on/over a portion of Camp St. and Canal St. public right-of-ways, adjacent to Square 170, Lot A-1, 1st M.D., bounded by: St. Charles Ave., Common St., Canal St., and Camp St. for proposed encroachments of balcony, columns, outward swing doors, and existing encroachments of bay windows.

The municipal address is 600 Canal St.

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

Attachments: (10)

Approved By


George A. Patterson, Director

GAP:MJG:ecw

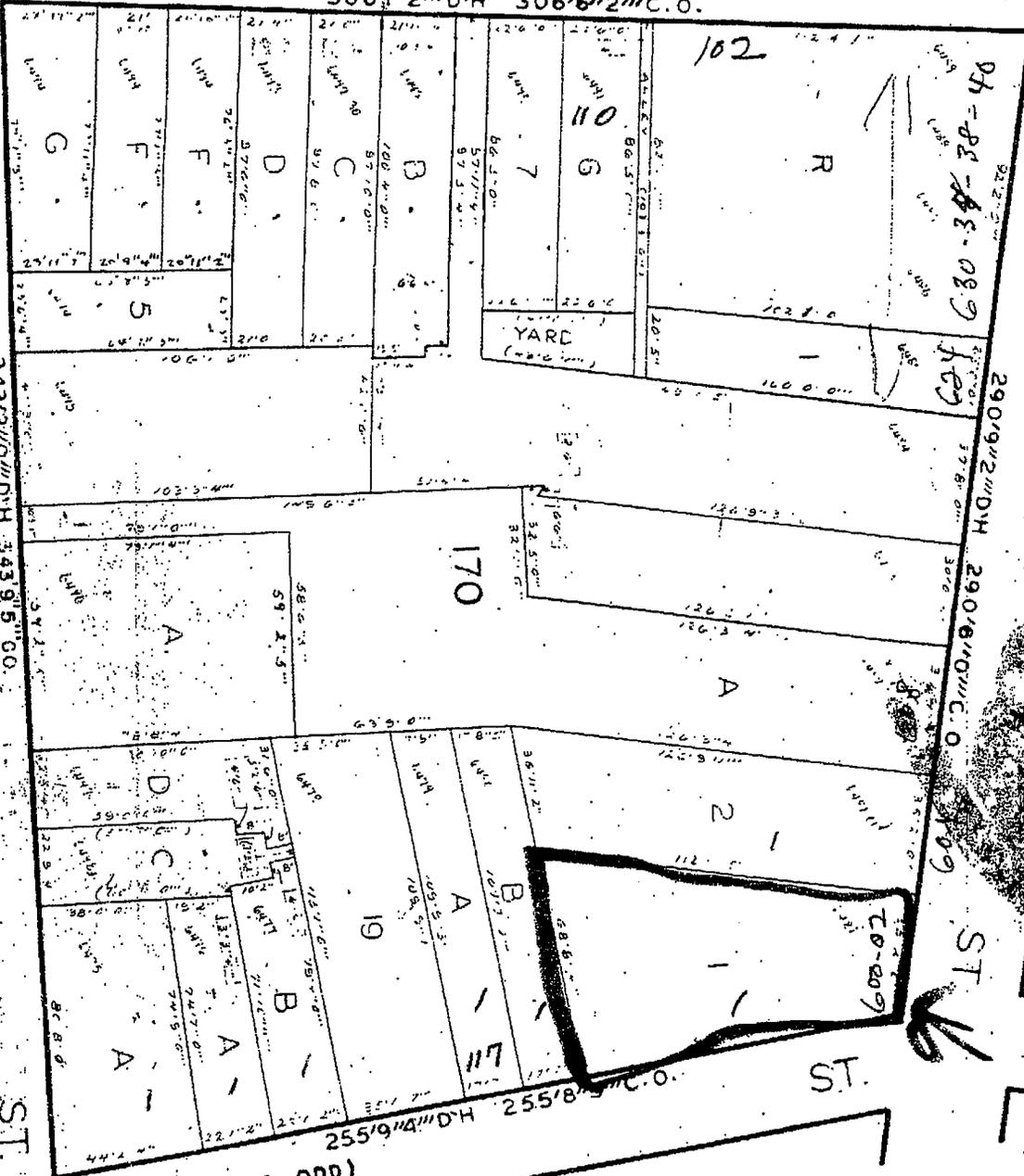
ST. CHARLES (100 EVEN)

ST.

306' 2" D.H. 306' 6" 2" C.O.

CANAL (600 EVEN)

COMMON (600 ODD)



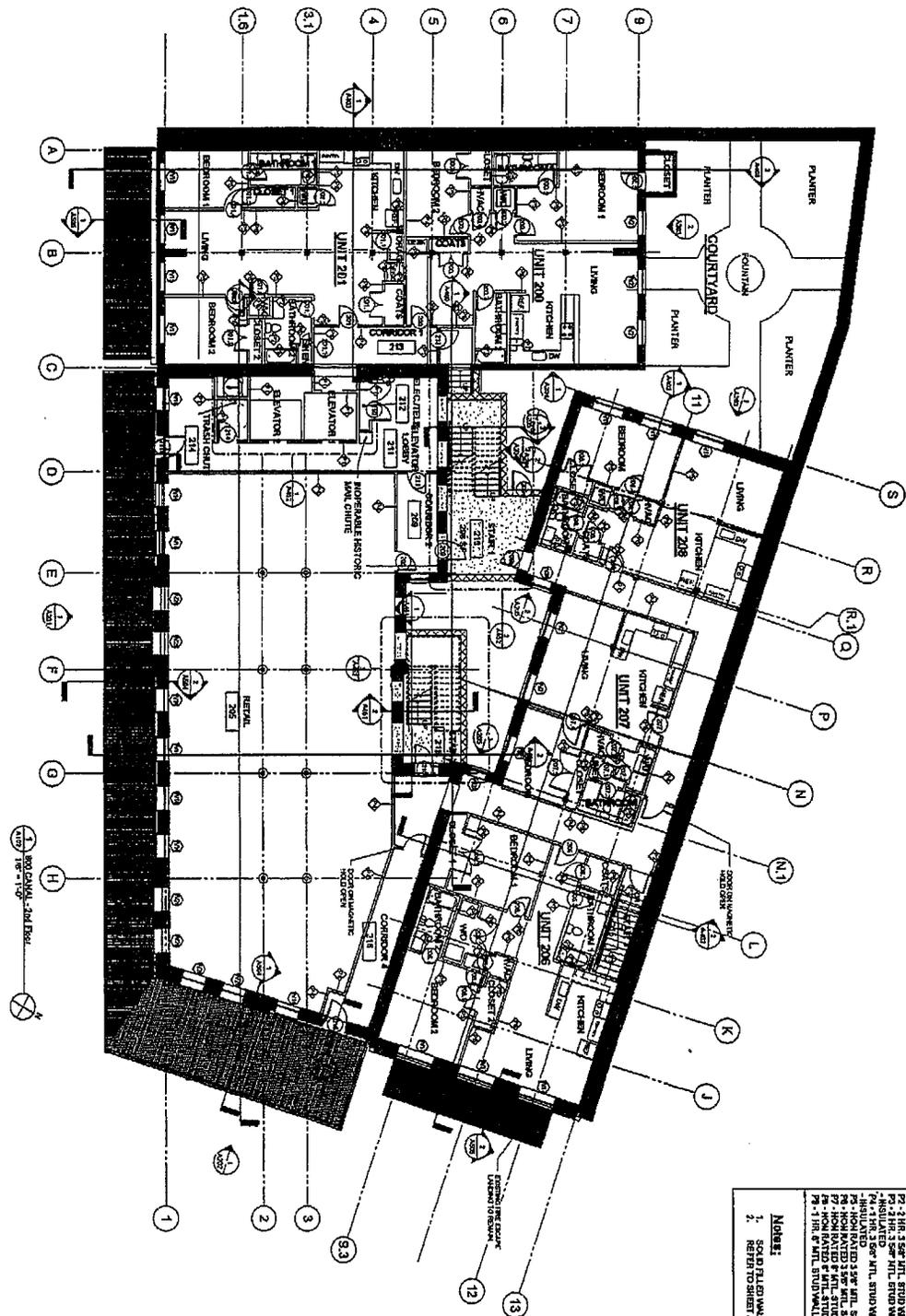
343' 2" D.H. 343' 8" C.O.

290' 9" 2" D.H. 290' 6" 1" C.O.

255' 9" 1" D.H. 255' 8" 1" C.O.

CAMP (100 ODD)

1" = 50'



WALL TYPES LEGEND

1. SOLID FLESH WALLS EXISTING AND EXISTING
 2. REINFORCED CONCRETE WALLS

Notes:

1. SEE FLOOR WALLS EXISTING AND EXISTING
 2. REINFORCED CONCRETE WALLS

W-1 1/2" x 3 1/2" MTL. STUD WALL - INSULATED
 W-2 1/2" x 3 1/2" MTL. STUD WALL - INSULATED
 W-3 1/2" x 3 1/2" MTL. STUD WALL WITH RESILIENT CHANNEL
 W-4 1/2" x 3 1/2" MTL. STUD WALL WITH RESILIENT CHANNEL
 W-5 1/2" x 3 1/2" MTL. STUD WALL WITH RESILIENT CHANNEL
 W-6 1/2" x 3 1/2" MTL. STUD WALL - INSULATED
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 W-15 1/2" x 3 1/2" MTL. STUD WALL - INSULATED
 W-16 1/2" x 3 1/2" MTL. STUD WALL - INSULATED

NOTE: SEE DIMENSIONED PLANS FOR ALL DIMENSIONS

A102

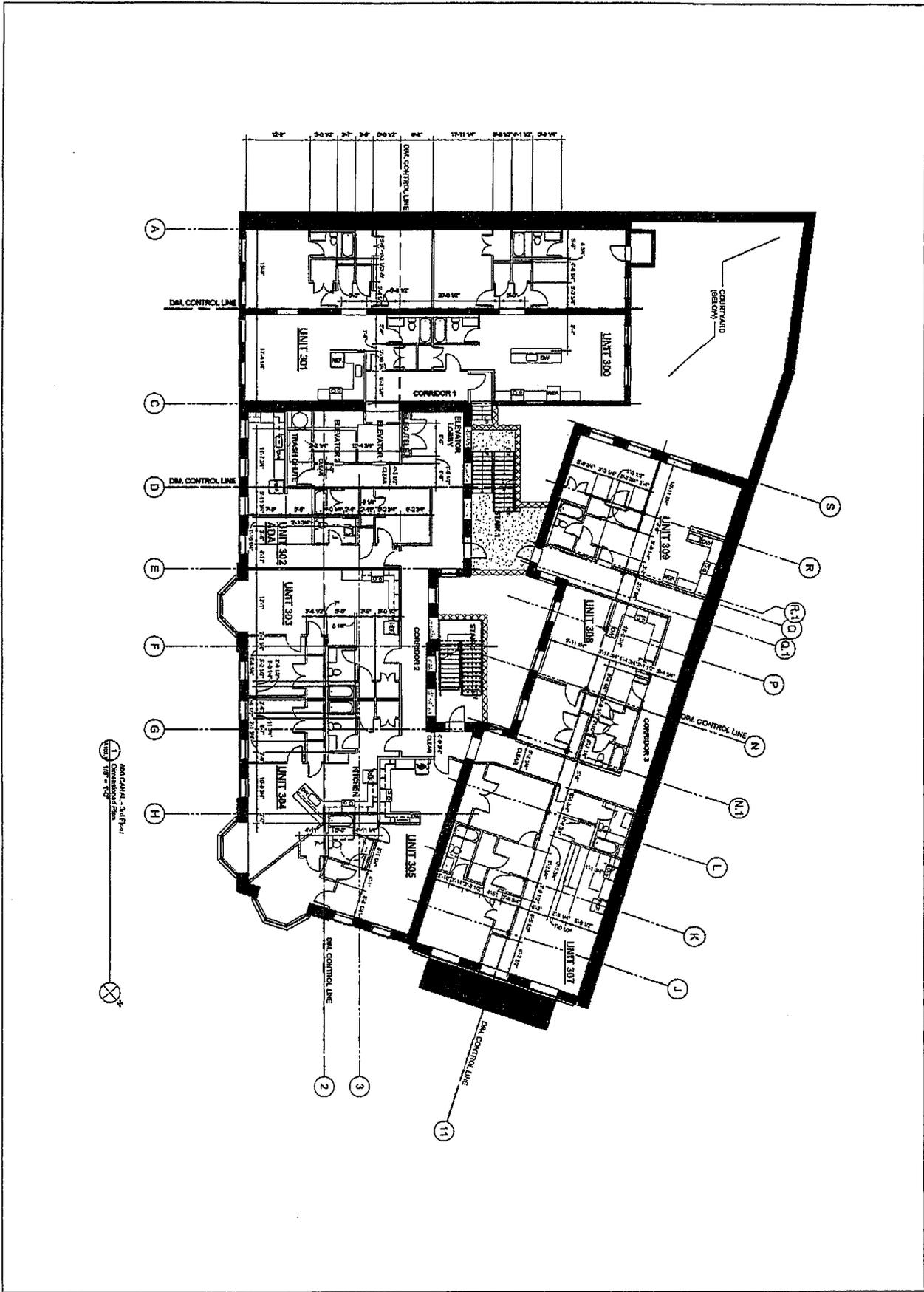
DATE: _____
 PROJECT: _____
 SHEET: _____
 OF: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____

600 CANAL STREET

woodward design group
 P.O. BOX 1047 NEW ORLEANS, LOUISIANA 70116
 504 582 0444 TEL. WOODWARD@WOODWARDDESIGN.COM

John F. Dalton Jr.
 ARCHITECT A1.A, LEED AP

W



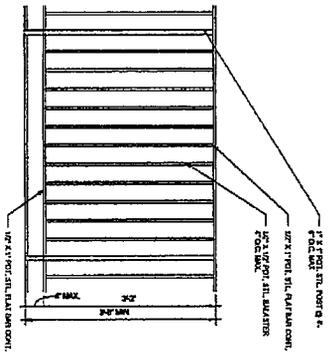
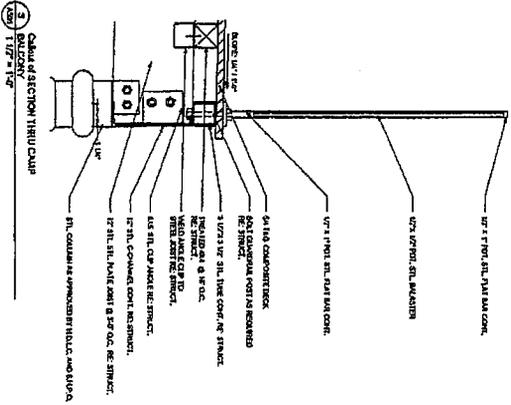
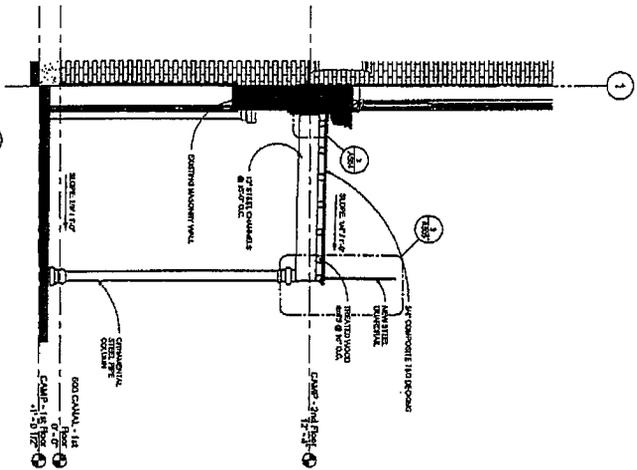
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600 CANAL STREET
 New Orleans, Louisiana

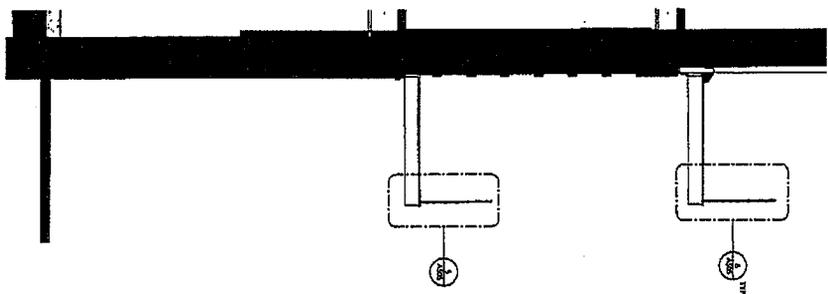
woodward design group
 P.O. BOX 13367 NEW ORLEANS, LOUISIANA 70113
 504.882.9448 TEL. WOODWARDDESIGNGROUP.COM
 John F. Dalton Jr.
 ARCHITECT A.I.A., LEED AP



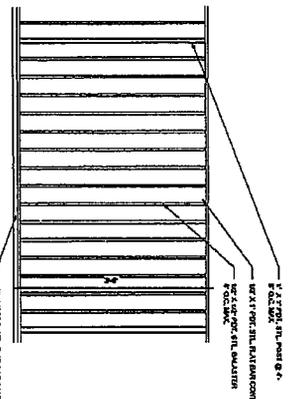
A103.1



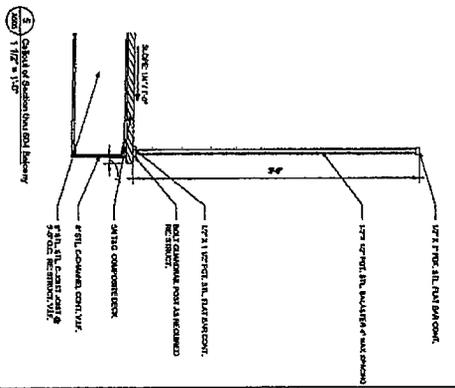
NOTE
 1. APPROXIMATE DIMENSIONS ONLY. VERIFY DIMENSIONS OF ALL MATERIALS AND FINISHES WITH SUPPLIER.
 2. DIMENSIONS SHALL BE GOVERNED BY DIMENSIONS PROVIDED IN ARCHITECT'S NOTES.



SECTION THRU BALCONY
 1/2\"/>



Detail of Section Thru Balcony
 1/2\"/>



Detail of Section Thru Balcony
 1/2\"/>

Item #7

Consideration: A grant of servitude of air rights on/over a portion of Decatur St. and Ursuline Ave. public right-of-ways, adjacent to Square 19, Lot D-1, 2nd M.D., bounded by: Ursuline Ave., Decatur St., Chartres St., and Gov. Nicholls St. for proposed encroachment of cantilever canopy. The municipal address is 1101 Decatur 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: May 20, 2013
Re: PAC Agenda

Please place the following item on the PAC agenda:

Consideration: A grant of servitude of air rights on/over a portion of Decatur St. and Ursuline Ave. public right-of-ways, adjacent to Square 19, Lot D-1, 2nd M.D., bounded by: Ursuline Ave., Decatur St., Chartres St., and Gov. Nicholls St. for proposed encroachment of cantilever canopy.

The municipal address is 1101 Decatur St.

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

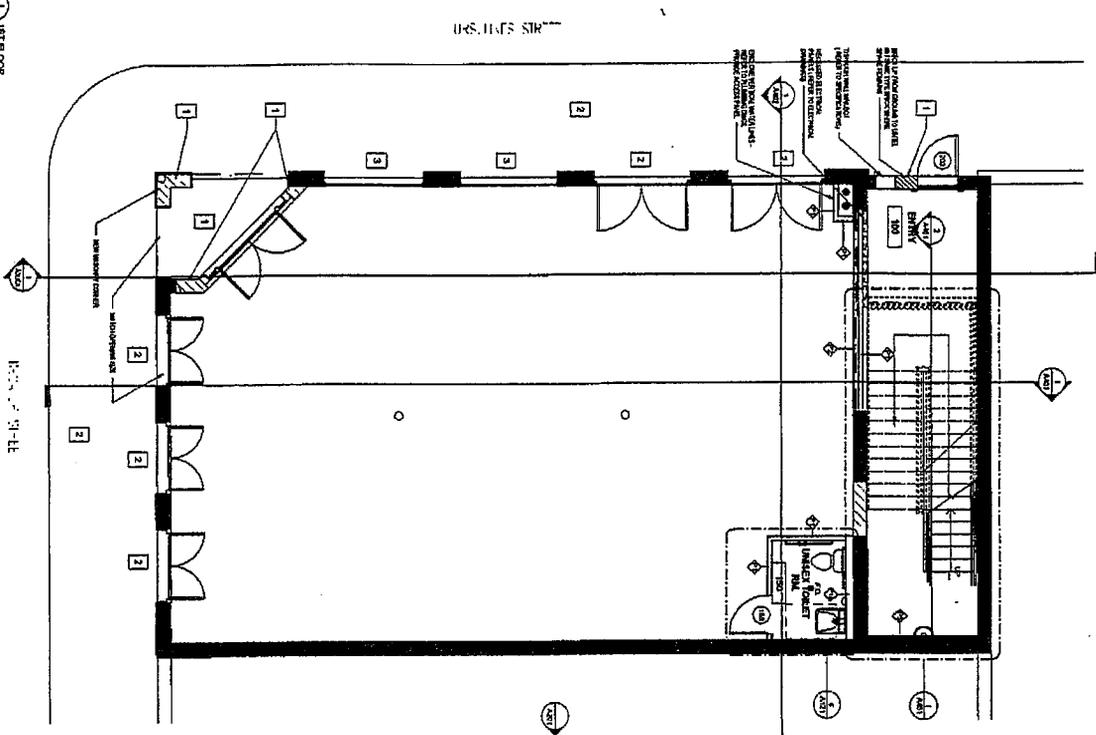
Attachments: (6)

Approved By

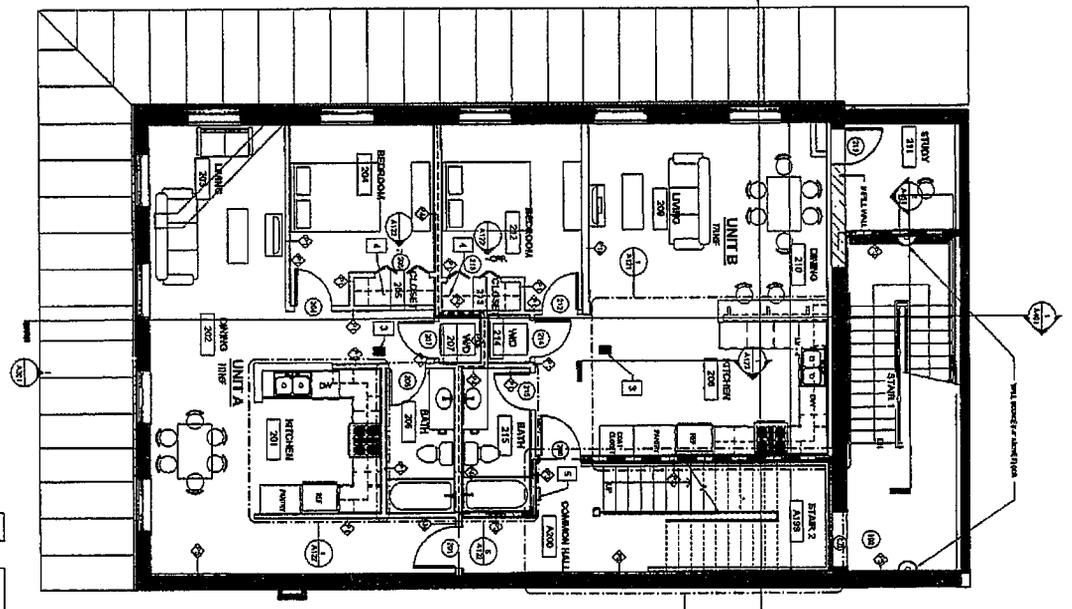

George A. Patterson, Director

GAP:MJG:ecw

1.11 1ST FLOOR
11/17/12



1.12 2ND FLOOR
11/17/12



KEYED NOTES

1. NEW MASONRY
2. INTERMEDIATE LEVELS, EXISTING CONCRETE CLIMB TO REPAIR
3. SAND, STAIN AND POLYURETHANE FINISH TO EXISTING CONCRETE AND REPAIRS ABOVE
4. INSTALL 1/2" REEF SHEETS & JOIST JOG, REFER TO INTERIOR ELEVATION
5. SEMI-ACCESSIBLE RISE ENHANCER CABINET
6. LIMIT PORTION OF EXISTING STAIR OPENING - REFER TO STRUCTURE
7. LIGHT WEIGHT ROOF PAVERS ON MEZANINE

LEGEND

- ONE HOUR WALL
- - - - - FOUR HOUR WALL
- THIRTY MINUTE WALL

A101

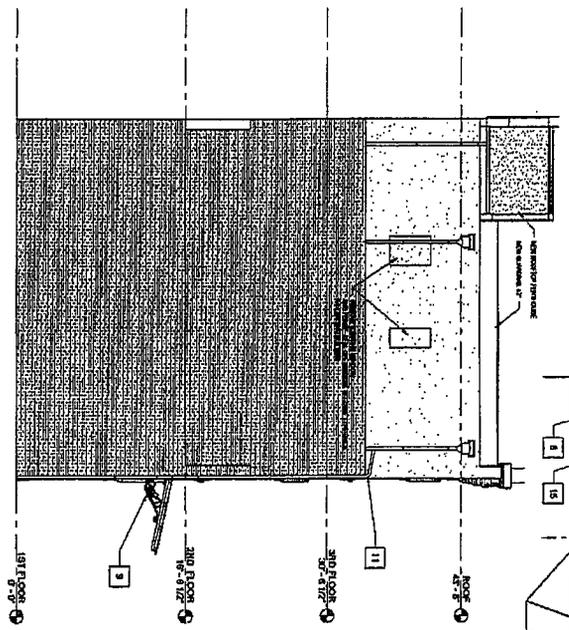
THOMAS ANTHONY WISMAR ARCHITECT
1101 DECATUR
NEW ORLEANS, LOUISIANA 70112
504.581.1111
www.thomasanthonywismar.com

Project: 1101 Decatur
Date: 11/17/12
Scale: 1/8" = 1'-0"
Sheet: 1.11 1ST FLOOR
1.12 2ND FLOOR

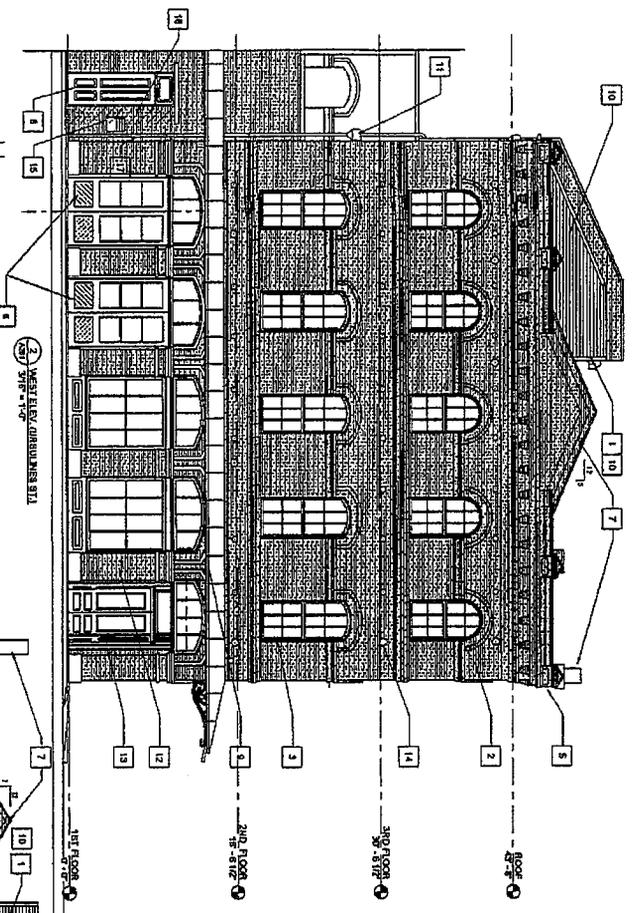
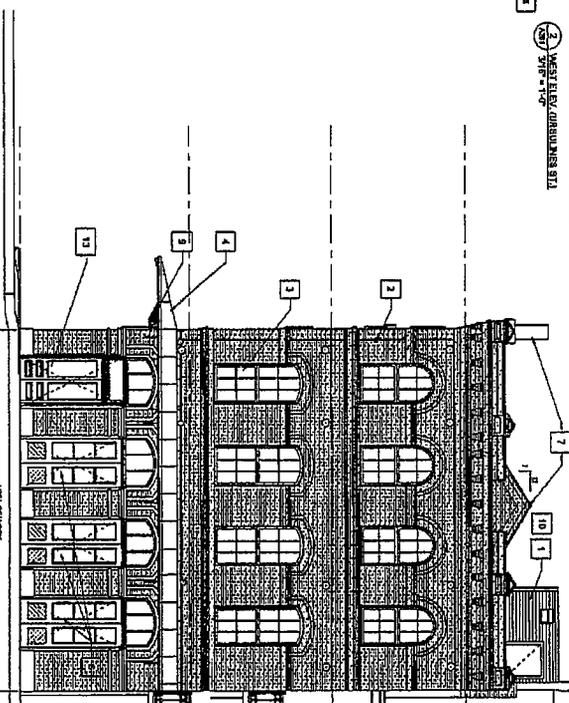
1101 Decatur
New Orleans, Louisiana
woodward design group
P.O. BOX 8747 NEW ORLEANS, LOUISIANA 70116
504.581.1111 TEL: 504.581.1111 FAX: 504.581.1112
Erik Wismar
ARCHITECT A.A.



2 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION (REARVIEW 3D)
1/8" = 1'-0"



- KEYED NOTES**
1. NEW ROOF STAIR PENHOUSE
 2. CLEAN & RESTORE EXISTING EXTENSION BRICK THROUGHOUT / RE-TUCK EXIST. MORTAR JANTS
 3. EXISTING WINDOWS TO REPAIR, REPAIR, REFINISH & PAINT / EXISTING GLAZING TO REMOVE IMPACT RESISTANT FILM REFER TO SPECIFICATIONS
 4. NEW METAL CANOPY (SEE PLAN)
 5. REMOVE VEGETATION FROM BRICK PARAPET
 6. REPAIR, REFINISH & REPAINT WOOD DOORS
 7. NEW PERSIAN CURTAINS (REVIEW MATCHING BRICK TO BE APPROVED BY ARCHITECT (SEE SPECIFICATIONS))
 8. NEW/REF DOOR AND TRANSOM
 9. DUPLICATE EXISTING BRACKETS TO REPLACE MISSING
 10. HANG BOARD SIDING
 11. NEW LEADERHEAD AND DOWNPOUTS
 12. RECONSTRUCT PLASTER TO ORIGINAL WITH USING MATCHING BRICK (APPROVED BY ARCHITECT)
 13. REMOVE ENTIRE FRAME AND DOOR (SAVE REWORKER - CONSTRUCTION DOOR AND FRAME REPLACEMENT T&B)
 14. REMOVE PLATES AND PIVOT BUSHING (PLATES NOT CONNECTED TO TENSION RODS)
 15. NEW THROUGH WALL HANGERS
 16. RETURN WALL AROUND NEW FRAME UNDER LITTLE USING MATCHING BRICK (APPROVED BY ARCHITECT)
 17. LOWER PORTION OF EXIST. DOWNPOUT TO REMAIN.

A201

Architectural
EXTERIOR
ELEVATIONS

NO.	DATE	DESCRIPTION
1	10/20/20	ISSUED FOR PERMIT
2	11/10/20	ISSUED FOR CONSTRUCTION
3	12/15/20	ISSUED FOR RECORD
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

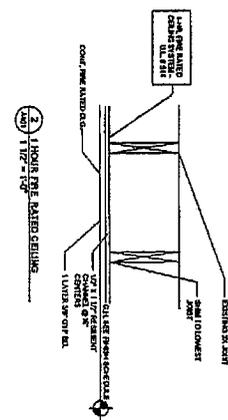
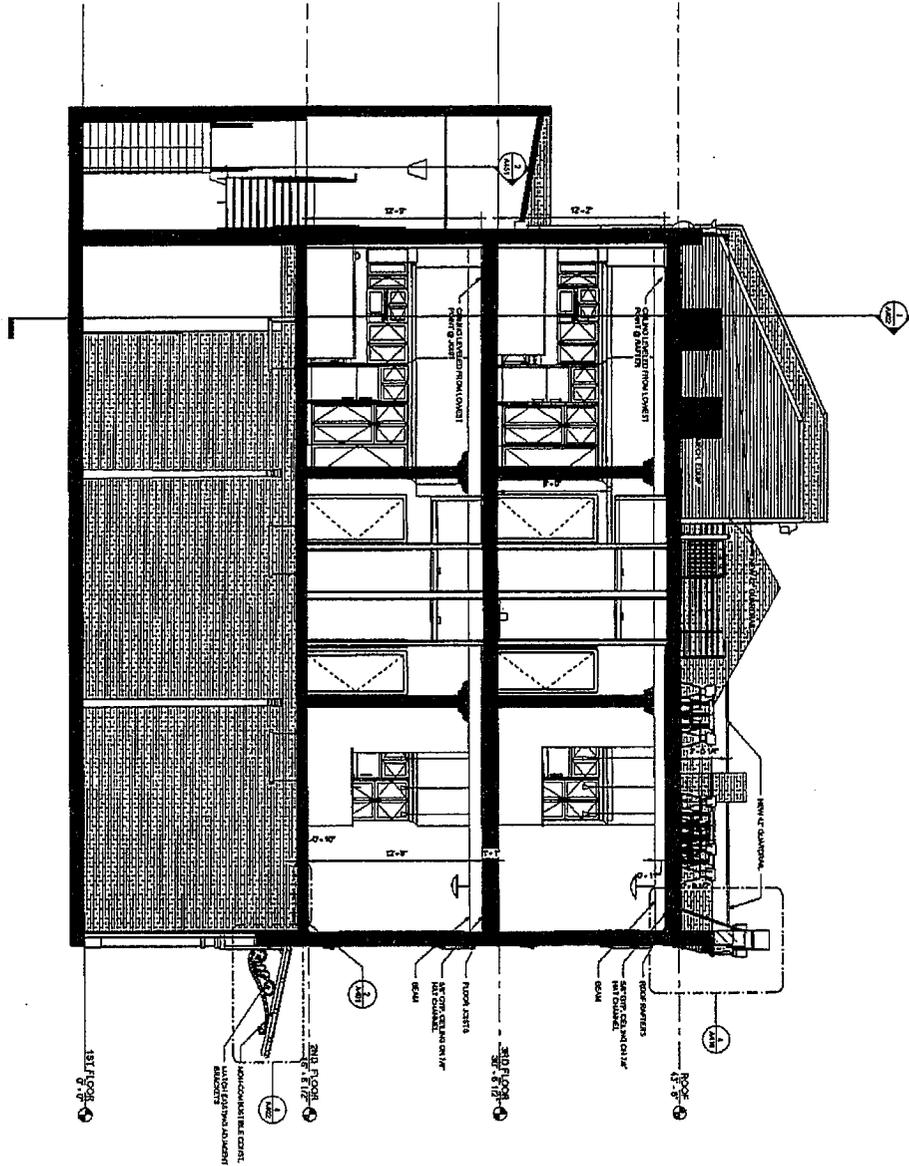
1101 Decatur

woodward design group
P.O. BOX 1060 NEW ORLEANS, LOUISIANA 70116
504.522.0646 TEL: WOODWARDDESIGNGROUP.COM

Erik Wistmar
ARCHITECT A.I.A.



1 HORIZONTAL SECTION
 1/4" = 1'-0"



A401

1101 Decatur

Woodward Design Group

PO. BOX 2767 NEW ORLEANS, LOUISIANA 70116

MM 822 844-1414 TEL. WOODWARD@WOODWARDGROUP.COM

Erik Wismar

ARCHITECT A.I.A.

Item #8

Consideration: A grant of servitude of air and ground rights on/over portions of Oretha C. Haley Boulevard and Martin L. King Boulevard public right-of-ways, adjacent to Square 251, Lot A-2, 1st M.D., bounded by: Martin L. King Boulevard, Oretha C. Haley Boulevard, Thalia St., and Baronne St. for proposed encroachments of roof overhang, canopies, awnings, steps, ramps, outward swing doors, columns and enclosure dumpster. The municipal address is 1436 Oretha C. Haley Boulevard.

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: May 20, 2013
Re: PAC Agenda

Please place the following item on the PAC agenda:

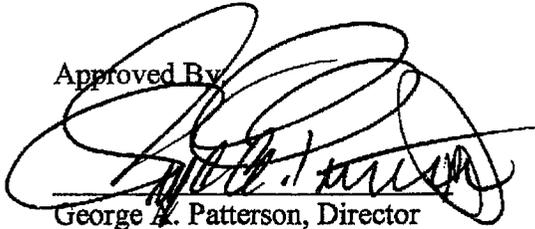
Consideration: A grant of servitude of air and ground rights on/over portions of Oretha C. Haley Boulevard and Martin L. King Boulevard public right-of-ways, adjacent to Square 251, Lot A-2, 1st M.D., bounded by: Martin L. King Boulevard, Oretha C. Haley Boulevard, Thalia St., and Baronne St. for proposed encroachments of roof overhang, canopies, awnings, steps, ramps, outward swing doors, columns and enclosure dumpster.

The municipal address is 1436 Oretha C. Haley Boulevard.

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

Attachments: (4)

Approved By

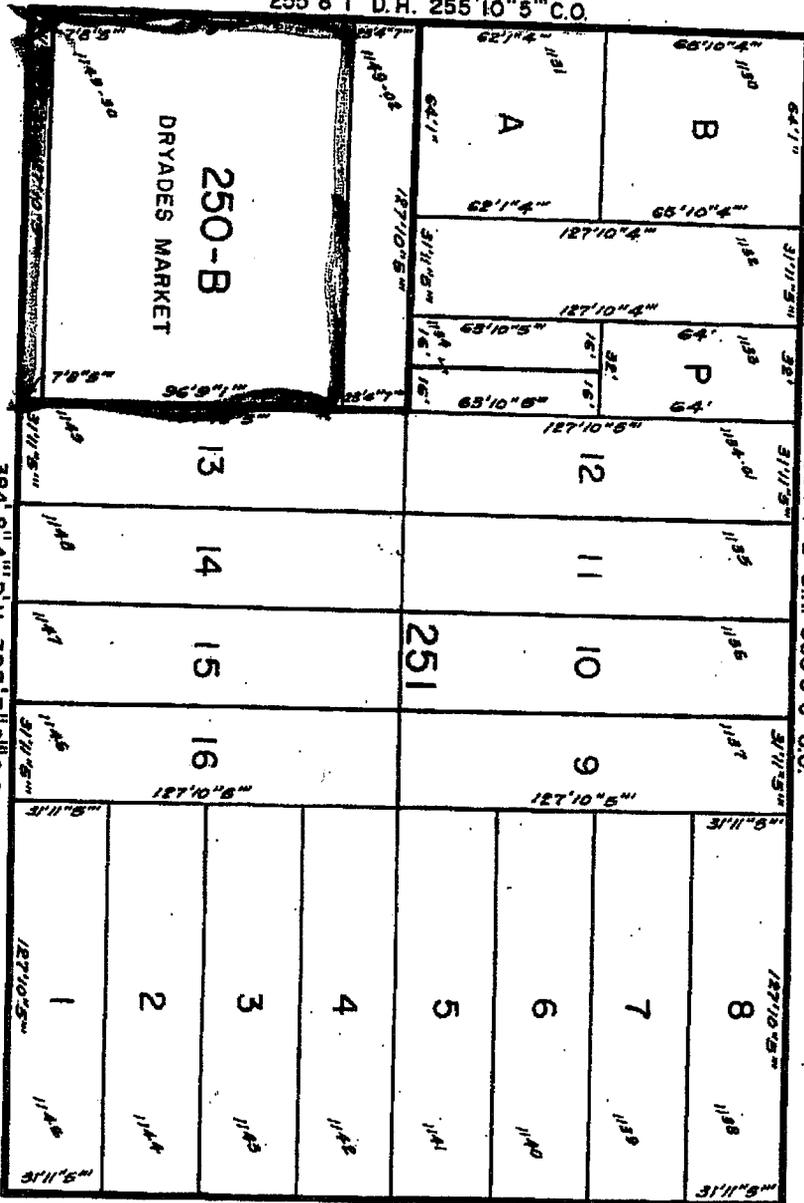


George A. Patterson, Director

GAP:MJG:ecw

Former
DRYADES (1400 EVEN) *Orville C. Halley Blvd*

255'8"1" D.H. 255'10"5" C.O.



THALIA (1800 EVEN)

384'7"2" D.H. 383'9"6" C.O.

ST.

384'8"4" D.H. 383'7"6" C.O.

(MELPOMENE (1800 ODD) ST.)
MARTIN LUTHER KING, JR.

BLVD.

255'8"4" D.H. 255'7"2" C.O.

BARONNE (1400 ODD)

ST.

IM-1A SCALE 1"=60'



KRONBERG WALL
ARCHITECTS

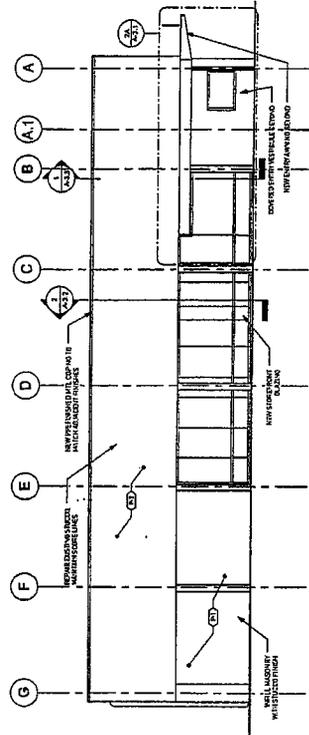
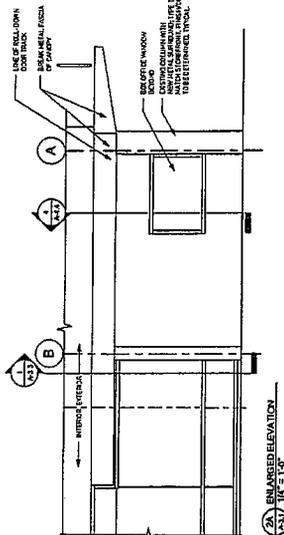


NEW ORLEANS JAZZ MARKET
1436 OC HALEY BLVD
NEW ORLEANS, LA 70113

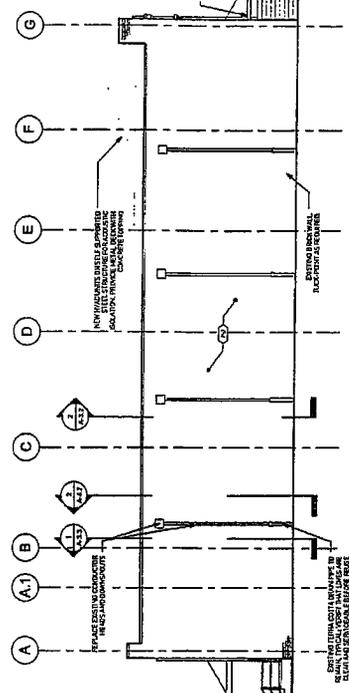
PROJECT NO.	1436 OC HALEY BLVD
DATE	02/11/11
DESIGNED BY	DAVID A. ALHAMBRA
CHECKED BY	DAVID A. ALHAMBRA
DATE	02/11/11

BUILDING ELEVATIONS
A-3.1

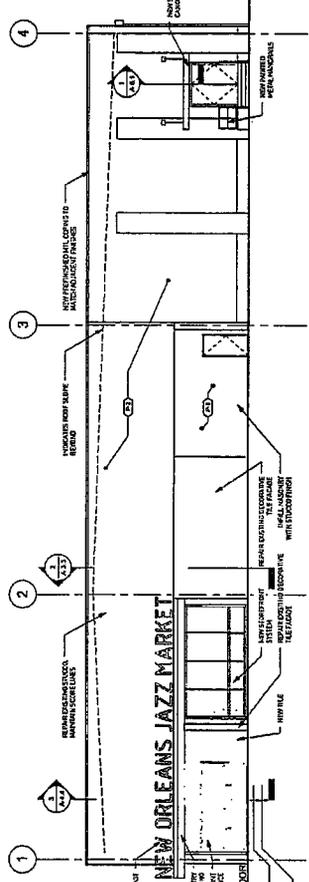
FOR CONSTRUCTION



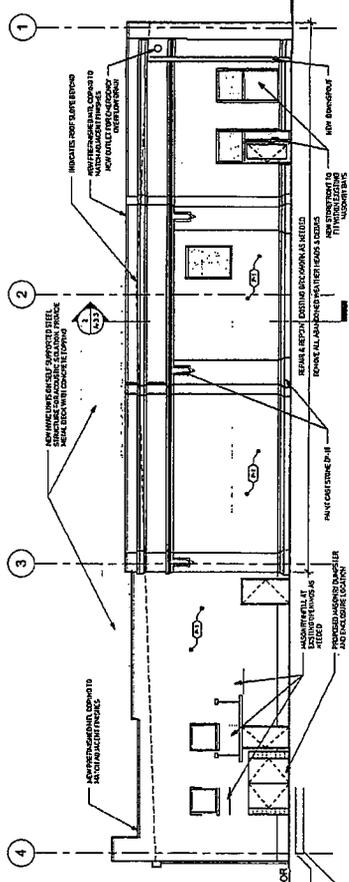
NOTE GLAZING TO BE IMPACT RESISTANT FOR 10 MPH WINDS MEETING THE REQUIREMENTS OF THE LARGE AREA TEST OF ASTM E 1194.



NOTE: THESE WALLS ARE TO BE CONSTRUCTED WITH 12" CMU WITH REINFORCING BARS AND GROUTED JOINTS.



NOTE: FACADES TO BE PAINTED WITH 2 COATS OF PAINT, COLOR TO BE DETERMINED BY ARCHITECT.

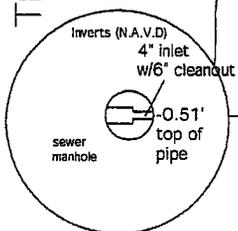
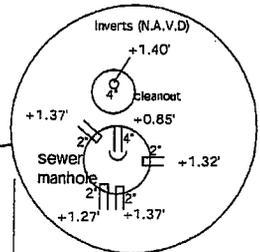
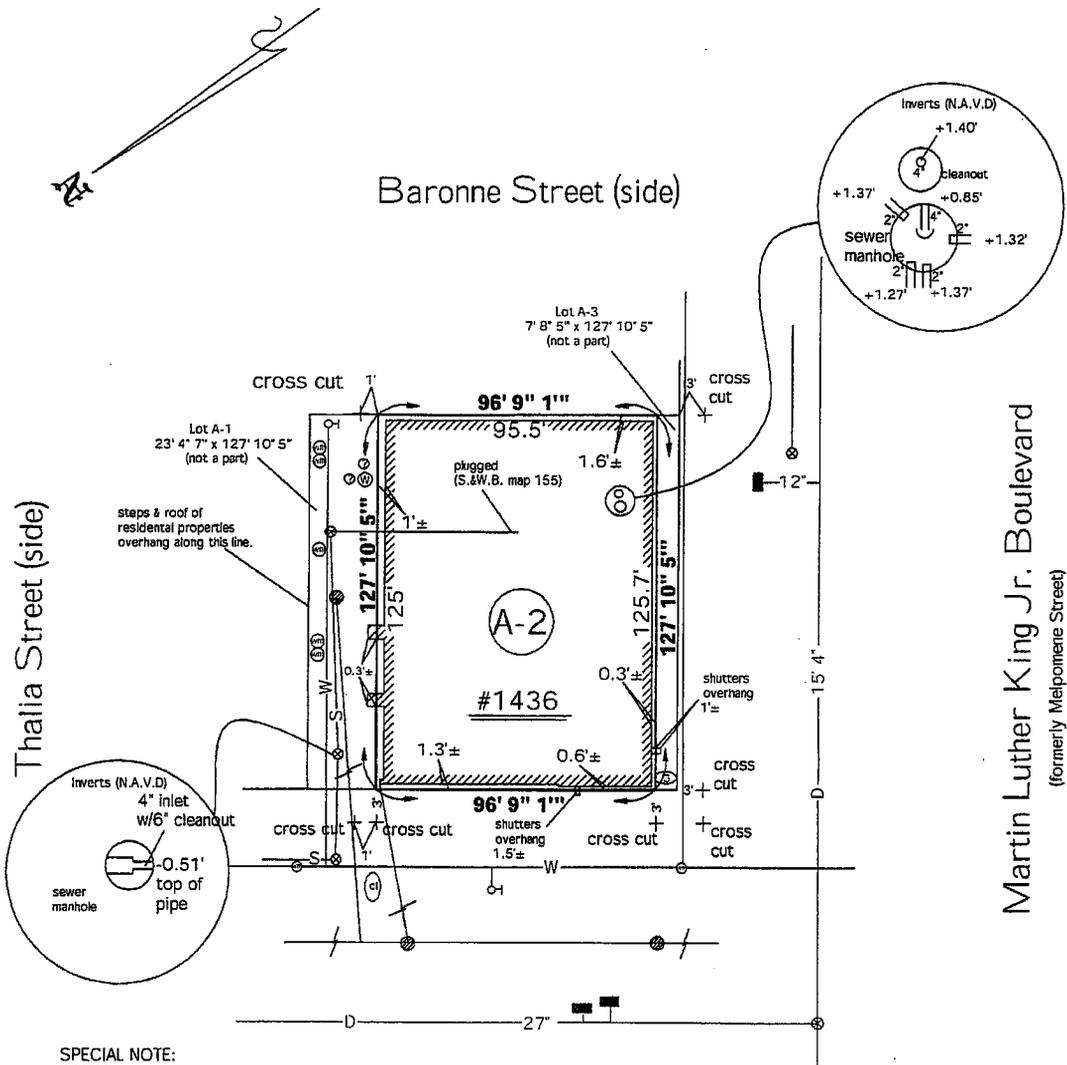


NOTE: THESE WALLS ARE TO BE CONSTRUCTED WITH 12" CMU WITH REINFORCING BARS AND GROUTED JOINTS.



Lot A-2, Square 251,
 First District,
 City of New Orleans,
 Orleans Parish, LA.

We certify that this plat represents
 an actual ground survey made by us
 & conforms to the requirements for
 the Minimum Standards for Property
 Boundary Surveys as found in La.
 Administrative Code TITLE 46:LXI
 Chapter 29 for a Class "C" survey.



SPECIAL NOTE:
 INVERT ELEVATIONS
 DO NOT REFLECT
 FLOW DIRECTION

Underground utilities of any kind
 have not been shown or researched
 unless specifically located.
 Due to field restrictions and
 limitations, corner markers may
 require to be offset as shown.
 Property corners, not distances,
 should be used to determine location
 of new structures or additions.
 I = Interior E = Exterior
 Fences are shown for general
 information purposes only and
 do not necessarily reflect
 exact location and condition.
 Measurements, if any, are taken
 to the centerline of fence posts.
 The directional arrow is shown for
 general information only and does
 not reflect true or magnetic North.
 No abstracting or title research of any
 kind was performed by this office.

W = water line	⊕ = water manhole w/ valve
D = drain line	⊙ = unknown manhole
S = sewer line	⊕ = sewer cleanout
■ = catch basin	⊕ = water meter
⊕ = fire hydrant	⊕ = power pole
⊗ = manhole	⚡ = overhead power lines

Re:
 Marques Survey
 4-17-97 (90° 00' 35" I.F.R.)
 Copyright © 2013
 All Rights Reserved
 S.Z.S. Consultants, Inc.

IMPROVEMENT SURVEY Made at the request of New Orleans Jazz Orchestra, Inc. and Its Assignees & Community Development Capital		
S.Z.S. CONSULTANTS, INC. 616 BARONNE STREET SUITE 302 NEW ORLEANS, LA. 70113		
PH. (504) 561-5724 FAX (504) 561-5726 ENGINEERS - ENVIRONMENTALISTS - SURVEYORS		
DRAWN: SJB SCALE: 1" = 40' DATE: 2-7-2013 JOB NO. 11234		

Item #9

Consideration: A grant of servitude of air and ground rights on/over a portion of Lane St. public right-of-way, adjacent to Square 37, Lots 17-18, 2nd M.D., bounded by: Wuerple St., Smith St., Milne St., and Lane St. for proposed steps resulting from house elevation. The municipal address is 225 Lane 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: May 20, 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 a portion of Lane St. public right-of-way, adjacent to Square 37, Lots 17-18, 2nd M.D., bounded by: Wuerple St., Smith St., Milne St., and Lane St. for proposed steps resulting from house elevation.

The municipal address is 225 Lane St.

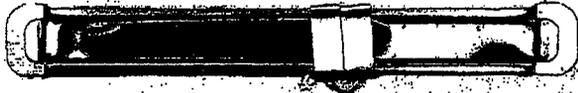
If you have any questions, please contact Elsie Cobb-Wright at 658-3615

Attachments: (2)

Approved By:


George A. Patterson, Director

GAP:MJG:ecw



SMITH

ST

255' 0" 0" N.O.L. V C.O.

MILNE

400' 0" 0" N.O.L. 406' 0" 0" C.O.

ST.

32	31	30	29	27-28	26	25	24	23	22	21	20	19	18	17
6541	6541-48	6537	6533	6529	6525	6521	6517	6513	6509	6505	6501	6506	6502	6507
1	2	A	B	C	D	9	10	11	12	13	14	15	16	

173 ALLEY

WUERPEL

400' 0" 0" N.O.L. V C.O.

ST.

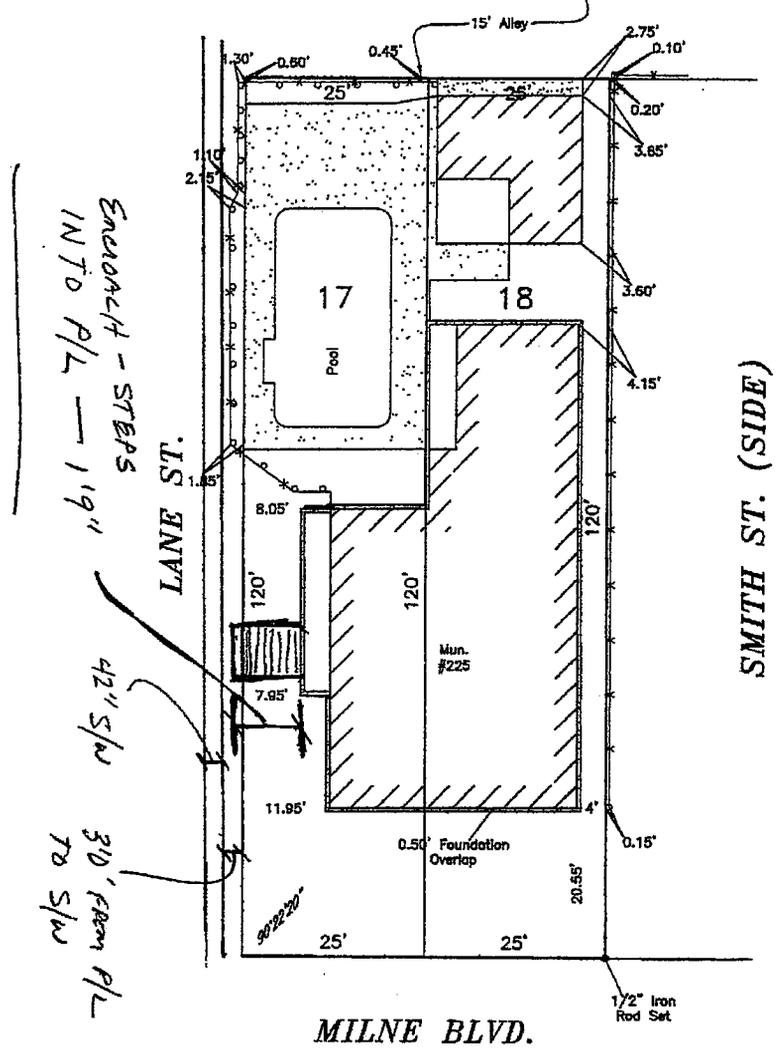
LANE

255' 0" 0" N.O.L. V C.O.

ST.

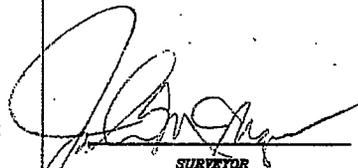
2M-6A SCALE 1"=50'

WUERPLE ST. (SIDE)



NOTE:
Improvements may not be to scale for clarity. The dimensions shown prevail over scale.

ANGLE BASIS: PLAN OF LAKEVIEW BY J.F. COLEMAN

SURVEY OF LOTS 17 & 18 SQUARE 173 LAKEVIEW SECOND DISTRICT CITY OF NEW ORLEANS ORLEANS PARISH, LOUISIANA		DADING, MARQUES & ASSOCIATES, LLC  P.O. BOX 790 METAIRIE, LA. 70004 (504) 834-0200		 SURVEYOR	
I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION. MADE AT THE REQUEST OF: BRANNAN CONSTRUCTION & DEVELOPMENT		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.			
THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "C" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."		DATE: 05-29-2012 SCALE: 1" = 20' DRAWN BY: R.M.S. CHECKED BY: J.M.M. JOB NO.: 48483 PLAT No.: D-212-870			

P.L.S. 05-30-2012 Printed