

Khoobehi Properties, LLC

4500 Magazine St., New Orleans, LA 70118

Renovation of First Floor into 3 (White Boxed) Retail Spaces and Renovation of Second Floor into Doctor's Office.

PROJECT DIRECTORY:

Owner: Dr. Kamran Khoobehi
3901 Veterans Memorial Blvd.
Metairie, LA 70002

PROJECT INFORMATION:

Renovation of First Floor into 3 (White Boxed) Retail Spaces and Renovation of Second Floor into Doctor's Office.

ADDRESS: 4500 Magazine St.

BOUNDED STREETS: Jena St., Cadiz St.

PROPERTY DESCRIPTION: Lot 1,2, & 3 Square no. 201, & Parking Lot: 'A' & 7, Square no. 202

6th District, Orleans Parish, Louisiana.

CONSTRUCTION TYPE: IBC, Type V-B

FLOOD ZONE: C

ZONING: B-2

PARKING REQUIREMENTS:

Retail store or personal service establishment, health club or similar use and banks: Net Habitable: 7,243 sq. ft.

High Density Districts: 1 parking space per 300 square feet of ground floor area; 1 per 600 square feet of upper floor area = 24 parking spaces

Office or office building, post office, studio or clinic: Net Habitable: 2,875 sq. ft

High Density Districts: 1 parking space per 500 square feet of floor area = 6 parking spaces

Off Street Parking Required 59 spaces. Provided 16 spaces (13 Grandfathered in) Waiver: 30 spaces.

BZA Docket 222-11. See sheet C-100 attached.

BUILDING AREAS:

FIRST FLOOR RETAIL NET AREA:	7,820 sq. ft.
FIRST FLOOR WALLS AND CORRIDOR AREA:	1,991 sq. ft.
FIRST FLOOR GROSS AREA:	9,811 sq. ft.
SECOND FLOOR OFFICES NET AREA:	2,969 sq. ft.
SECOND FLOOR EXISTING APARTMENTS TO REMAIN:	2,435 sq. ft.
SECOND FLOOR GROSS AREA:	5,836 sq. ft.
TOTAL GROSS BUILDING AREA:	15,647 sq. ft.

B-2 Zoning Requirements	Standards
Maximum height	55 ft.
Minimum depth of front yard	20 ft.
Minimum yard on a side street	none
Minimum interior side yard	none
Minimum interior side yard abutting a residential district	5 ft.
Minimum yard on a side street when rear yard abuts a residential district	10 ft.
Minimum rear yard	none
Minimum side or rear yard if any is provided	3 ft.
Minimum rear yard abutting a residential district	20 ft.
Maximum Floor Area Ratio	2.00

List of Drawings

G-100	Title Sheet
C-100	Site Plan
LS-1	Landscape Plan
A-100	First Floor Plan
A-101	Second Floor Plan
A-200	Magazine St. Elevation
A-201	Jena St. Elevation

ALLOWABLE HEIGHT AND AREA:

Per Table 503: Allowable Height for Type V-B = 40 ft. Actual Height: 26' 2-3/8"

For First Floor: Table 503: Mercantile Type V-B 1 Floor 9,000 Sq. Ft.

For First Floor: Per Section 506.2 Frontage Increase: $If = [F / P - .25] * W / 30$

$$If = [197 \text{ In. ft.} / 403 \text{ In. ft.} - .25] * 30 / 30 = 23.88\% \text{ Increase}$$

$9000 * 1.2388 = \text{Allowable Area (With Increase) for Mercantile} = 11,149 \text{ Sq. Ft. Actual: } 9,811 \text{ Sq. Ft.}$

For Second Floor: Table 503: Business Type V-B 2 Floors 9,000 Sq. Ft.

For Second Floor: Per Section 506.2 Frontage Increase: $If = [F / P - .25] * W / 30$

$$If = [197 \text{ In. ft.} / 403 \text{ In. ft.} - .25] * 30 / 30 = 23.88\% \text{ Increase}$$

$9000 * 1.2388 = \text{Allowable Area (With Increase) for Business} = 11,149 \text{ Sq. Ft. Actual: } 2,969 \text{ Sq. Ft.}$

For Second Floor: Table 503: Residential R-2 Type V-B 2 Floors 7,000 Sq. Ft.

For Second Floor: Per Section 506.2 Frontage Increase: $If = [F / P - .25] * W / 30$

$$If = [197 \text{ In. ft.} / 403 \text{ In. ft.} - .25] * 30 / 30 = 23.88\% \text{ Increase}$$

$7000 * 1.2388 = \text{Allowable Area (With Increase) for Residential R-2} = 8,671 \text{ Sq. Ft. Actual: } 2,435 \text{ Sq. Ft.}$

ALLOWABLE BUILDING AREA FOR SEPARATED OCCUPANCIES:

508.4.2: Actual Business 2,969 Sq. Ft. / Allowable Business 11,149 Sq. Ft. = .266

Actual Residential 2,435 Sq. Ft. / Allowable Residential 8,671 Sq. Ft. = .28

508.4.2: Allowable Building Area. In each story, the building area shall be such that the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy shall not exceed 1. $.266 + .28 = .546$ (Ratio less than 1)

NOTE: All new electrical work will be done with MC cable and in accordance with National Electric Code 2009.

NOTE: All plumbing work shall be submitted to / and in accordance with the requirements of the New Orleans Sewage & Water Board.

REQUIRED OCCUPANCY SEPARATION:

Table 508.4: 2 Hours (non-sprinkled) separation between R and B and M. Separation between M and B is none.

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH IBC 2009

I HEREBY CERTIFY THAT THE PROJECT DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF LOUISIANA. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DOCUMENTS COMPLY WITH ALL CODE REQUIREMENTS. I SHALL OBSERVE THE WORK.

BY: _____

ALFRED M. HAYES

LICENSE NO. 4032

4500 MAGAZINE ST.
NEW ORLEANS, LA 70115

Hayes Architects
A.P.A.C.



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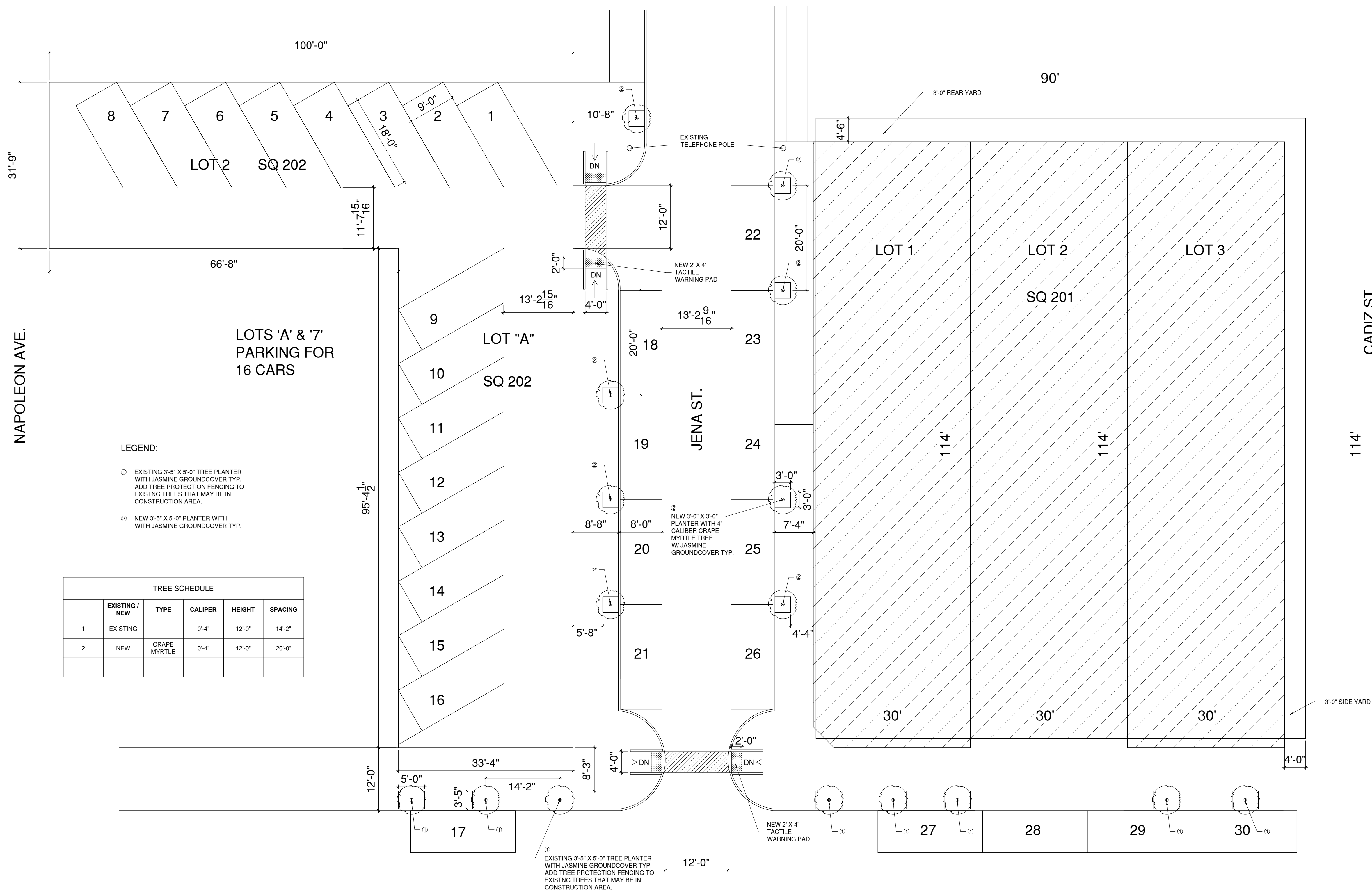
PROJECT NO. KHO 1102 REV.

SCALE:
DATE: 04/25/11

G-100

SHEET 1 OF 7

CONSTANCE ST.



NAPOLEON AVE.

LOTS 'A' & '7'
PARKING FOR
16 CARS

JENA ST.

CADIZ ST.

MAGAZINE ST.

LEGEND:

- ① EXISTING 3'-5" X 5'-0" TREE PLANTER WITH JASMINE GROUNDCOVER TYP. ADD TREE PROTECTION FENCING TO EXISTING TREES THAT MAY BE IN CONSTRUCTION AREA.
- ② NEW 3'-5" X 5'-0" PLANTER WITH JASMINE GROUNDCOVER TYP.

TREE SCHEDULE				
EXISTING / NEW	TYPE	CALIPER	HEIGHT	SPACING
1	EXISTING	0'-4"	12'-0"	14'-2"
2	NEW	CRAPE MYRTLE	0'-4"	12'-0"
				20'-0"



CITY OF NEW ORLEANS
BOARD OF ZONING ADJUSTMENTS

142 FOYDRAS STREET | SUITE 102 | NEW ORLEANS, LOUISIANA 70112
NOTICE: DISPOSITION OF ZONING CASE - BZA DOCKET 222-11
 This Zoning Request Has Been APPROVED

Applicant or Agent: Karim Khoshdel
 Property Location: 4500 Magazine Street, Zip: 70118
 Surrounding Streets: Jena St., Constance St., Cadiz St., and Magazine St.
 Square Number: 201
 Zoning District: B-2 Neighborhood Business
 Historic District: N/A
 Existing Use: Recreational Studio
 Proposed Use: Mixed-Use Office/Residential

Whereas, the above appeal was heard by the Board of Zoning Adjustments at its public hearing on Wednesday, November 16, 2011; and

Whereas, the applicant appeared before the Board seeking relief from the Comprehensive Zoning Ordinance, No. 4264 M.C.S., as amended, as it applies to Article 15, Section 15.2.1 (Table 15.A), to permit the conversion of a recreational studio into a mixed-use office, retail, and residential development with insufficient off-street parking, as indicated below:

Requested Waiver:
 Section 45.2.1 (Table 15.A) - Off-Street Parking
 Required: 39 Spaces
 Provided: 16 Spaces (13 Grandfathered) Waiver: 30 Spaces

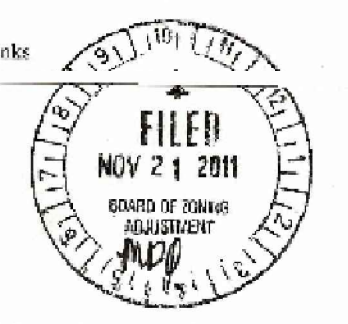
And Whereas, the Board carefully considered the facts and arguments for and against the application at the public hearing, and after considering the Comprehensive Zoning Ordinance, No. 4264 M.C.S., as amended, the Board is of the opinion that the weight of the evidence indicates that the standards for Variance of Article 14, Section 14.6.4, have been met and therefore, a motion was made by Mr. Heister and seconded by Mr. Steeg, for APPROVAL of the request, subject to the following provisions:

- Prior to the issuance of a building permit by the Department of Safety and Permits, the applicant shall submit revised site, floor, elevation, and landscape plans of the subject site and the subject parking lot to the Board of Zoning Adjustments staff for review and approval. These plans shall be the basis for which a building permit is issued.
- Prior to the issuance of a Certificate of Occupancy, the applicant shall reconfigure the subject site into a single lot of record.
- Prior to the issuance of a Certificate of Occupancy, the applicant shall file a statement of work with the Office of Community Planning detailing the proposed parking lot area to the subject site and its use as an off-street parking location for the subject site. The form of the statement is subject to prior review and approval of the Department of Safety and Permits and the staff of the City Planning Commission.
- The applicant shall ensure the sidewalks located within the public right-of-way adjacent to the subject site and parking lot, subject to the review and approval of the Department of Public Works.
- The applicant shall plant one (1) street tree in the public right-of-way adjacent to the site and parking lot for every thirty (30) four or greater thereof, or street frontage, subject to the review and approval of the Department of Parks and Parkways.

Yeaing for the Resolution: Carla Major, J. D. Wiley, Joan Heister, Robert Steeg, and Thomas McCall Screen
 Yeaing Against the Resolution: None
 Abstaining from the Resolution: None
 Absent: Denise Paente and Gloria Bryant-Banks

Approved by the Board of Zoning Adjustments,

Carla Major
 Carla Major, Chairman



Note: Plans shown are copies of this resolution to the Department of Safety & Permits, Section 7289, City Hall. When applying for a building permit, the applicant shall submit a copy of this resolution to the Department of Safety & Permits. No variance is valid for a period of more than one year unless substantial construction or change of use has commenced.

4500 MAGAZINE ST.
 NEW ORLEANS, LA 70115

Hayes Architects
 A.P.A.C.



DESIGNED BY: AHAYES
 DRAFTER: RKEMP
 CHECKED BY: AHAYES

PROJECT NO. KHO 1102 REV.

SCALE:
 DATE: 04/25/11

C-100
 SHEET 2 OF 7

1 SITE PLAN
 3/32"=1'-0"

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GENERAL NOTES:

- ALL NEW ELECTRICAL WORK WILL BE DONE WITH MC CABLE AND IN ACCORDANCE WITH NATIONAL ELECTRIC CODE 2009.
- ALL PLUMBING WORK SHALL BE SUBMITTED TO/ AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW ORLEANS SEWAGE & WATER BOARD.
- PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, AND WITHIN 24" OF ANY DOORS, AND 18" OF ANY WALKING SURFACE.
- PROVIDE PROTECTION OF OPENINGS MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996.
- ALL NEW EXTERIOR WALLS HAVE BEEN DESIGNED IN ACCORDANCE WITH ASCE 7. BASED UPON 120 BASIC WIND SPEED, EXPOSURE "B".
- FOR ALL DEMISING PARTITION WALLS: INSTALL FIRE BLOCKING AND EXTEND GYP. BD. TO 2ND FLOOR DECKING.
- ON STAGGERED STUD DEMISING PARTITIONS WEAVE MINERAL FIBER BATT INSULATION IN BETWEEN STUDS FOR DRAFT STOPPING.
- ALL EXTERIOR STUD PLATES SHALL BE ANCHORED W/ 5/8 Ø EXPANSION SHIELDS @ 32" O.C. W/ 2,000 LB. MIN. UPLIFT LOAD.
- ON NEW EXTERIOR WALLS PROVIDE H2.5A HURRICANE CLIPS AT EACH RAFTER, CEILING JOIST, AND FLOOR JOIST AS REQUIRED TO MAINTAIN LOAD PATH
- ALL 1 HOUR CEILINGS SHALL HAVE MINERAL FIBER INSULATION LOCATED AT THE DECK.
- FIRE BLOCK ALL OPENINGS BETWEEN 2ND AND 1ST FLOOR.
- PROVIDE CLOSED CELL FOAM INSULATION AT OPEN EXTERIOR WALLS AND AT RAFTERS ON 2ND FLOOR.

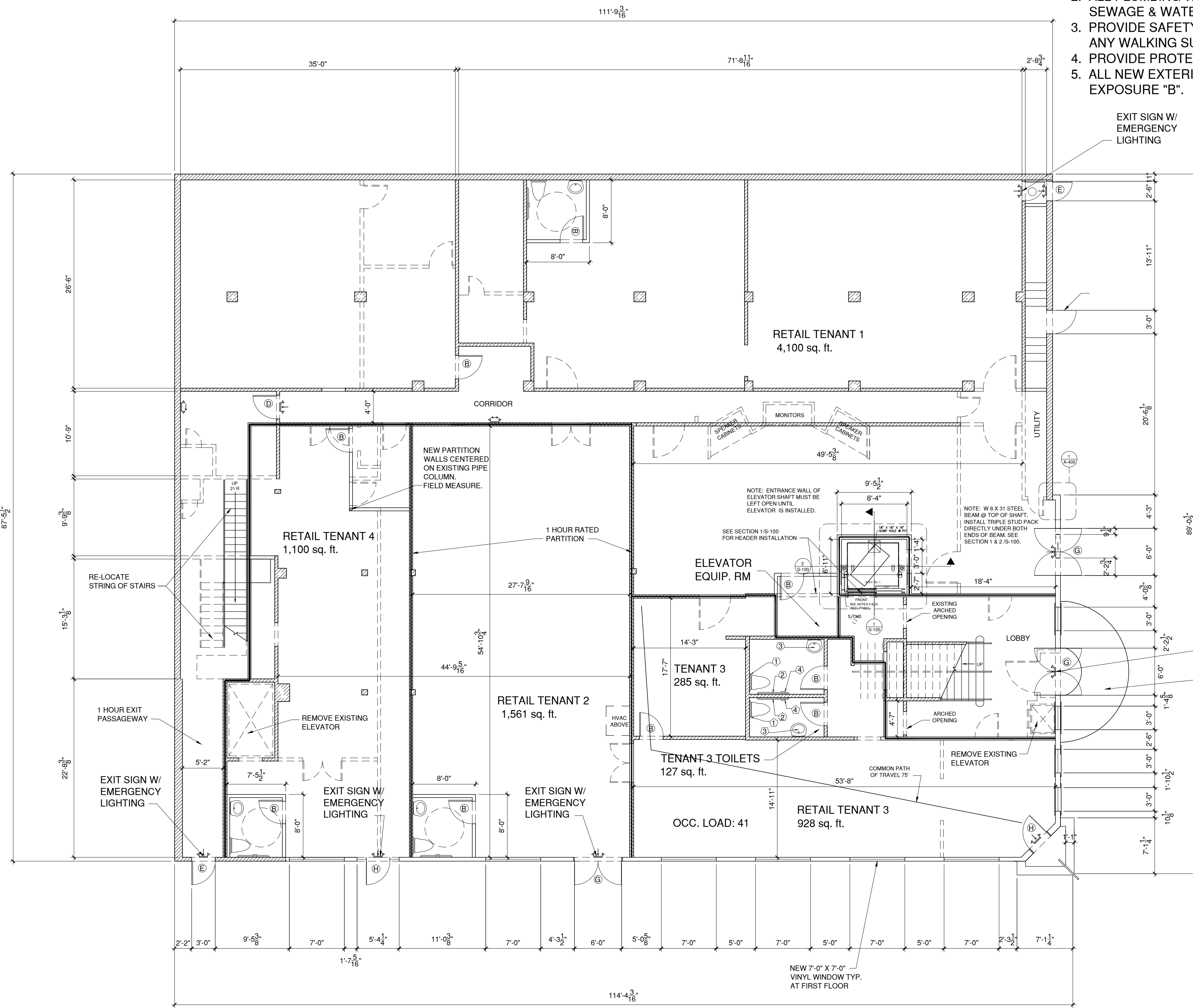
TOILET ACCESSORIES:

- 36" GRAB BAR MOUNTED @ 34" AFF.
- 42" GRAB BAR MOUNTED @ 34" AFF.
- 18" X 36" MIRROR MOUNTED @ 36" AFF. TO BOTTOM.
- TOILET TISSUE HOLDER MOUNTED @ 34" AFF.
- ALL TOILET HD PRIVACY.

	SIZE	TYPE	COMMENTS
A	3'-0" x 7'-0"	1 3/4" HOLLOW METAL DOOR & FRAME	60 MINUTE RATING
B	3'-0" x 7'-0"	1 3/4" SOLID CORE WOOD DOOR W/ H M FRAME	
C	2'-0" x 6'-8"	1 3/4" SOLID CORE WOOD DOOR W/ H M FRAME	
D	3'-0" x 7'-0"	1 3/4" SOLID CORE WOOD DOOR W/ H M FRAME	20 MINUTE RATING
E	3'-0" x 7'-0"	1 3/4" HOLLOW METAL DOOR & FRAME	EXISTING DOOR
F	3'-0" x 7'-0"	1 3/4" SOLID CORE WOOD DOOR W/ H M FRAME	45 MINUTE RATING
G	PAIR 3'-0" x 7'-0"	ALL GLASS DOOR	
H	3'-0" x 7'-0"	ALL GLASS DOOR	

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW WALLS
- 1 HOUR RATED PARTITION



TOTAL FIRST FLOOR GROSS AREA: 9,811 SQ. FT.

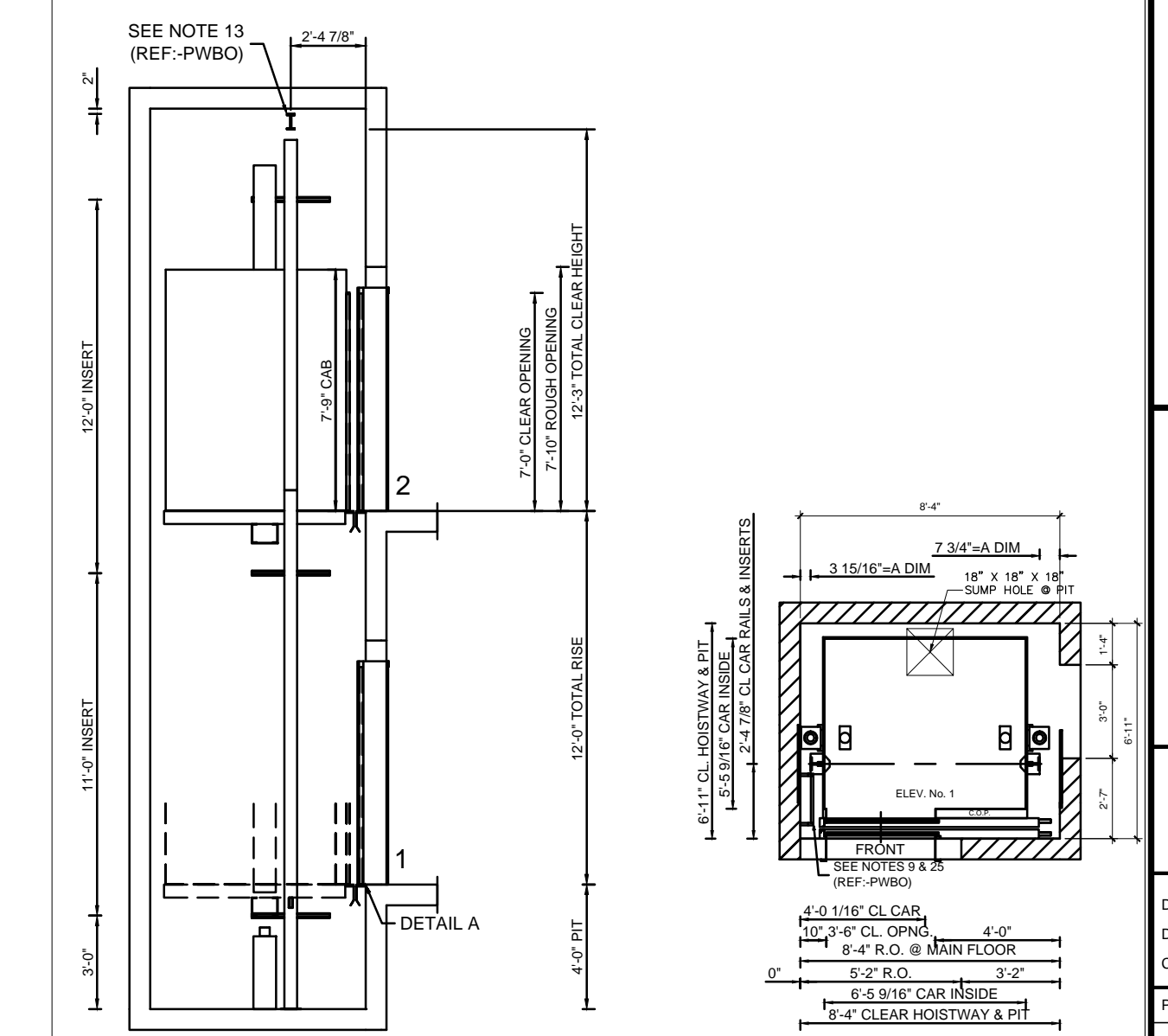
FIRST FLOOR WALLS AND CORRIDOR AREA: 1,843 SQ. FT.

TOTAL RETAIL TENANT AREA: 7,968 SQ. FT.

FIRST FLOOR GROSS AREA: 9,811 SQ. FT.

RETAIL TENANT 1: 4,100 SQ. FT.
 RETAIL TENANT 2: 1,561 SQ. FT.
 RETAIL TENANT 3: 1,340 SQ. FT.
 RETAIL TENANT 4: 1,100 SQ. FT.

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



2 ELEVATOR DETAILS FROM OTIS
 3/16"=1'-0"

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 DRAFTER: R.KEMP
 CHECKED BY: AHAYES
 PROJECT NO: KHO 1102 REV: _____

SCALE:
 DATE: 10/16/12

A-100
 SHEET 4 OF 7

GENERAL NOTES:


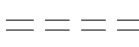
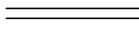
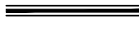
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3. PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, AND WITHIN 24" OF ANY DOORS, AND 18" OF ANY WALKING SURFACE.
4. PROVIDE PROTECTION OF OPENINGS MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996.
5. ALL NEW EXTERIOR WALLS HAVE BEEN DESIGNED IN ACCORDANCE WITH ASCE 7. BASED UPON 120 BASIC WIND SPEED, EXPOSURE "B".
6. FOR ALL DEMISING PARTITION WALLS: INSTALL FIRE BLOCKING AND EXTEND GYP. BD. TO 2ND FLOOR DECKING.
7. ON STAGGERED STUD DEMISING PARTITIONS WEAVE MINERAL FIBER BATT INSULATION IN BETWEEN STUDS FOR DRAFT STOPPING.
8. ALL EXTERIOR STUD PLATES SHALL BE ANCHORED W/ 5/8 Ø EXPANSION SHIELDS @ 32" O.C. W/ 2,000 LB. MIN. UPLIFT LOAD.
9. ON NEW EXTERIOR WALLS PROVIDE H2.5A HURRICANE CLIPS AT EACH RAFTER, CEILING JOIST, AND FLOOR JOIST AS REQUIRED TO MAINTAIN LOAD PATH
10. ALL 1 HOUR CEILINGS SHALL HAVE MINERAL FIBER INSULATION LOCATED AT THE DECK.
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12. PROVIDE CLOSED CELL FOAM INSULATION AT OPEN EXTERIOR WALLS AND AT RAFTERS ON 2ND

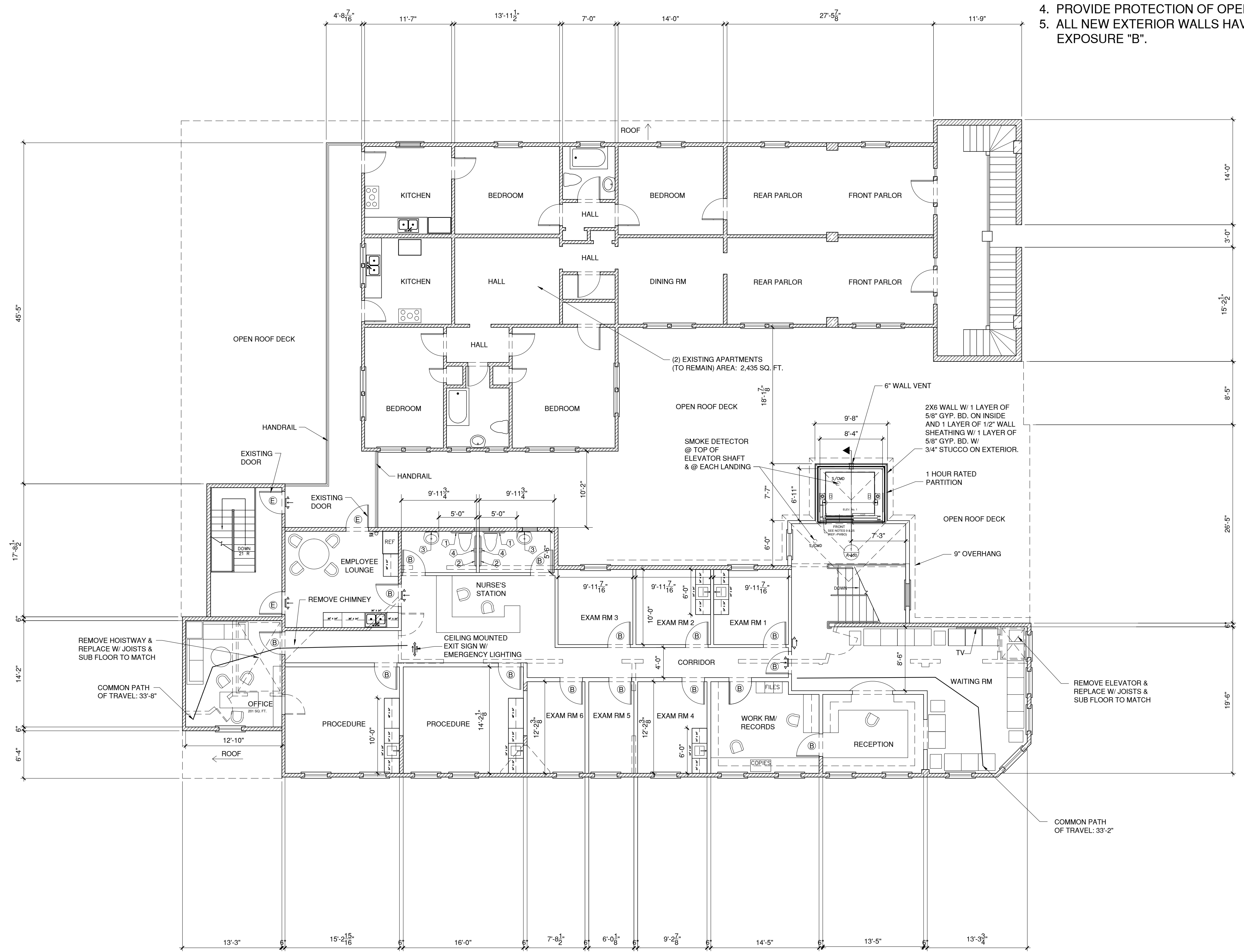
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LEGEND

-  EXISTING WALLS TO REMAIN
-  EXISTING WALLS TO BE REMOVED
-  NEW WALLS
-  1 HOUR RATED PARTITION



SECOND FLOOR GROSS AREA: 5,836 SQ. FT.
 SECOND FLOOR OFFICES NET AREA: 2,969 SQ. FT.
 SECOND FLOOR EXISTING APARTMENTS (TO REMAIN) AREA: 2,435 SQ. FT.

2 SECOND FLOOR PLAN
 1/8" = 1'-0"

4500 MAGAZINE ST.
 NEW ORLEANS, LA 70115

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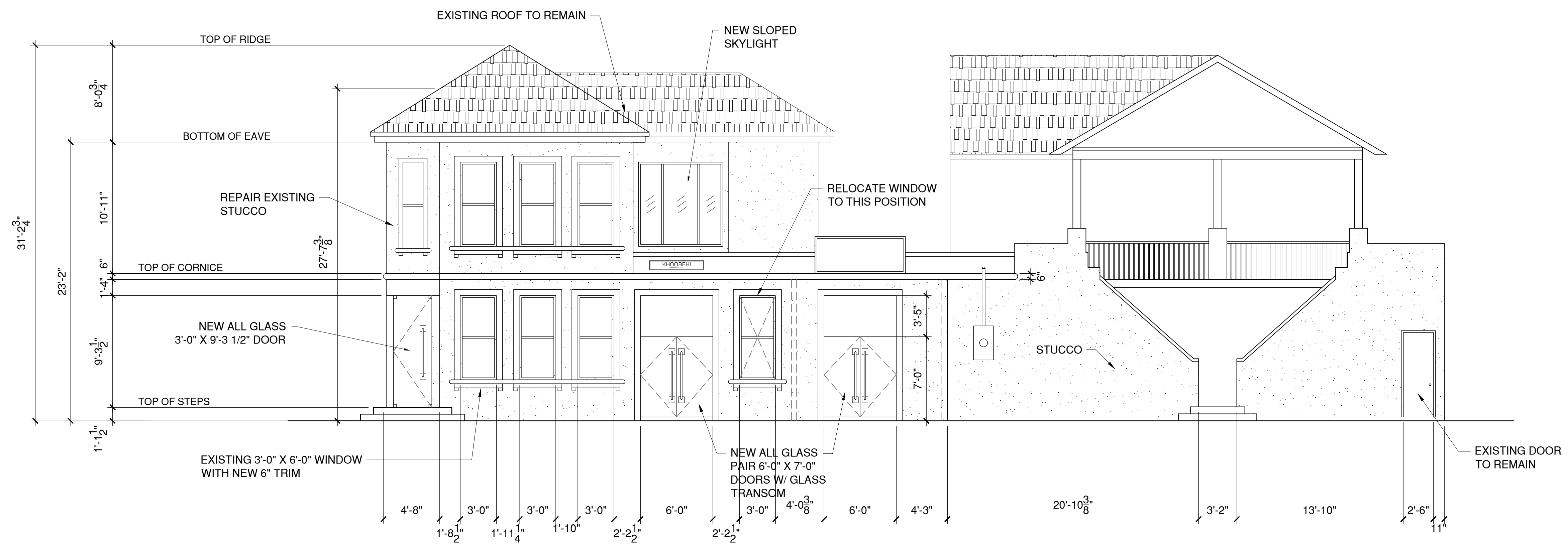


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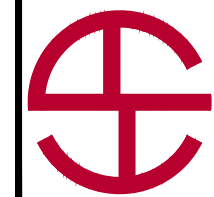
SCALE:
 DATE: 10/16/12

A-101
 SHEET 5 OF 7



1 MAGAZINE ST. ELEVATION
 3/16"=1'-0'

4500 MAGAZINE ST.
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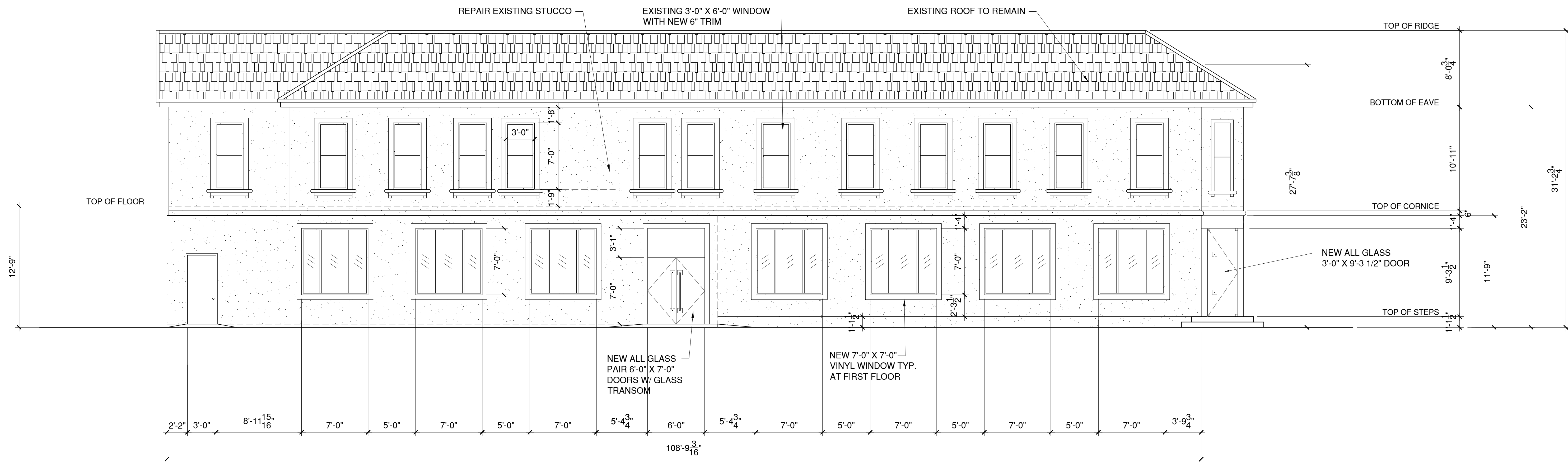
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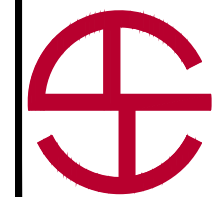
SCALE:
 DATE: 03/25/11

A-200
 SHEET 6 OF 7



2 JENA ST. ELEVATION
 3/16"=1'-0"

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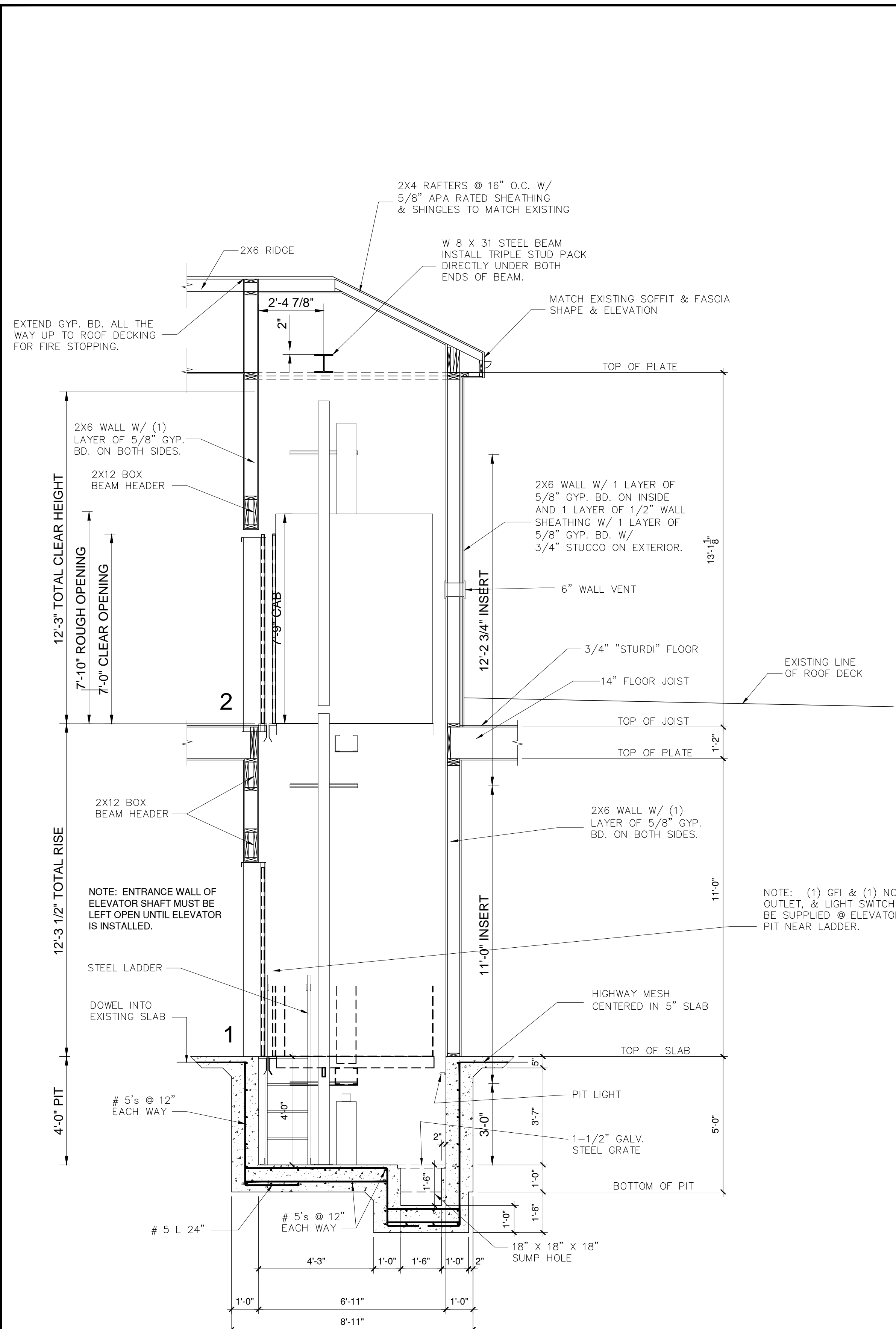
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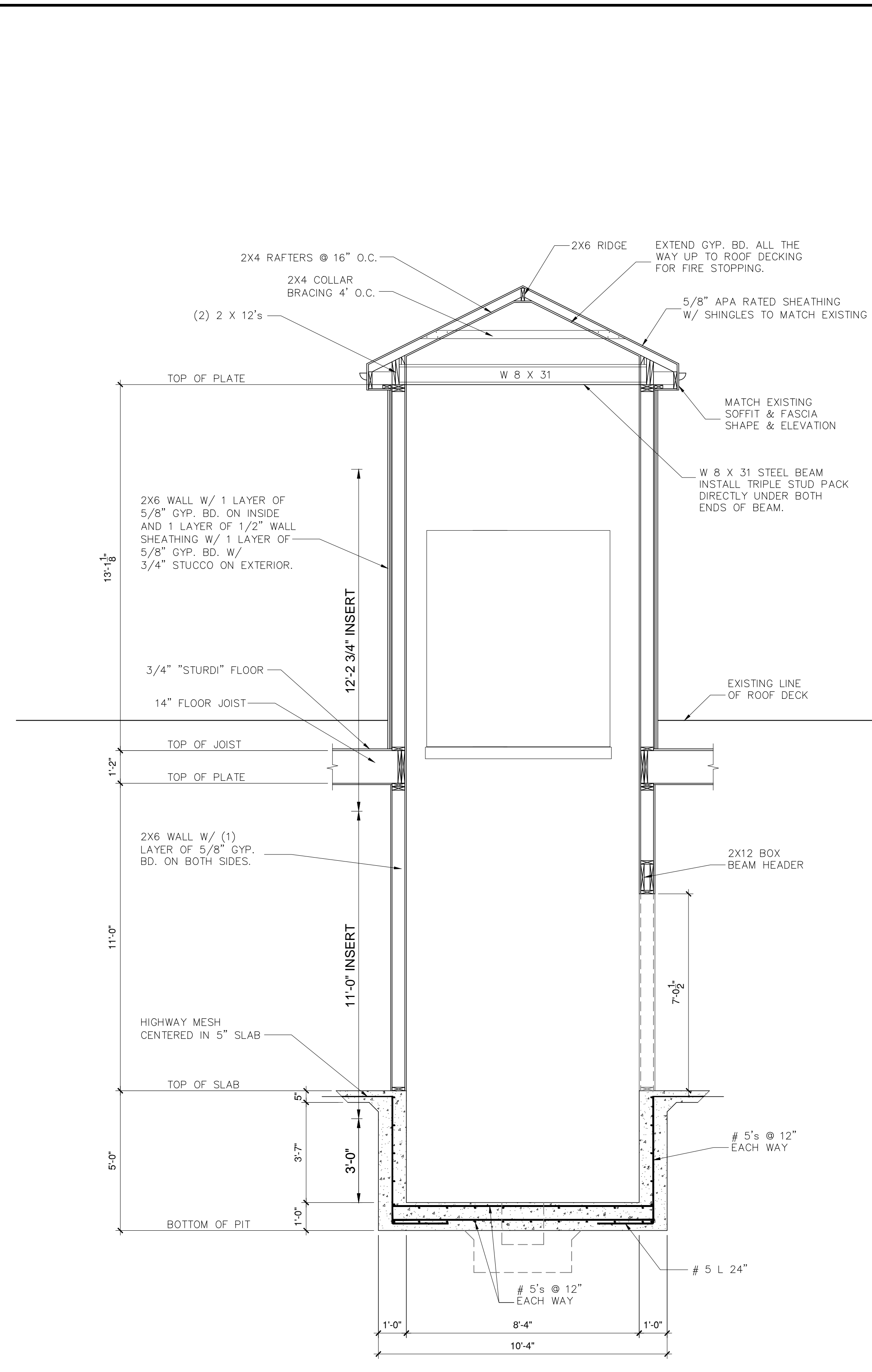
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SCALE:
 DATE: 03/25/11

A-201
 SHEET 7 OF 7



NOTE: FIELD MEASURE ALL CEILING HEIGHTS TO LINE UP WITH EXISTING CEILING HEIGHTS.



NOTE: FIELD MEASURE ALL CEILING HEIGHTS TO LINE UP WITH EXISTING CEILING HEIGHTS.

- SPECIFICATIONS - CONCRETE FOOTINGS AND SLABS ON GRADE
THE GOVERNING CODE FOR THE DESIGN IS THE IBC/IRC.
- The concrete mix should yield a minimum compressive strength of 3000 p.s.i. at 28 days. Concrete design mix shall be in accordance with ACI-318 (latest version). No chlorides shall be allowed.
 - All conventional reinforcing steel shall meet ASTM-A615 (Grade 60). Reinforcing steel shall be detailed and accessories provided in accordance with the latest "ACI Manual of Standard Practice for Detailing Reinforced Concrete Structures".
 - UNLESS NOTED OTHERWISE, WHERE CONTINUOUS REINFORCING IS DESIGNATED, LAP BOTTOM AND TOP BARS 24 DIAS. (12" MIN.). AT NON-CONTINUOUS ENDS OF ALL BEAMS AND SLABS PROVIDE ACI RECOMMENDED 90 DEGREE HOOK FOR ALL BARS, HORIZONTAL, TOP, BOTTOM AND ALL INTERMEDIATE BARS LAPPING 24 DIAS. IN EACH DIRECTION. ALL WALLS, SEE "TYPICAL WALL DETAILS" IN THE ACI DETAILING MANUAL FOR HOOKS AND BARS FOR THE HORIZONTAL WALL REINFORCING.
 - Reinforcement shall have 3" cover in the grade beam bottoms, 1 1/2" cover in the slab top and bottoms, unless noted otherwise.
 - 1 layer(s) of 6 mil polyethylene vapor barrier shall be placed under all concrete.
 - The contractor shall verify all drops, off-sets, brick ledges, and block outs and Architectural plans and notify the Engineer of any discrepancies that may exist.
 - All subgrade fill shall be select granular material compacted to 90% standard Proctor density in a maximum of 6" lifts.
 - A minimum of 4" of concrete will be maintained throughout the entire slab.
 - All trees within close proximity shall be removed to prevent the roots from extending under the slab.
 - Remove a minimum of 12" of existing soil and all unstable silt prior to placing any fill.
 - Maximum of 2 feet of fill may be placed on the site. Maximum differential fill shall not exceed 20%.
 - Exterior footings will have a minimum of 12" embedment below finished grade.
 - Provide termite treatment prior to pouring all footings in accordance with LA Pest Control Requirements.
 - Provide termite shields at top of all CMU piers.

1 ELEVATOR PIT SECTION
1/4"=1'-0"

2 ELEVATOR PIT SECTION
1/4"=1'-0"

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A.P.A.C.

DESIGNED BY: AHAYES
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PROJECT NO. KHO 1102 REV.

SCALE:
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S-100
SHEET 7 OF 8

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