CITY PLANNING COMMISSION

CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

Monday, August 29, 2022

Hon. Chelsey Richard Napoleon
Civil District Court Clerk
Parish of Orleans
Fourth Floor, Amoco Building
1340 Poydras Street
New Orleans, LA 70112

Re: Approved plans for Zoning Docket 081/20

ZONING DOCKET 081/20 - Conditional use to permit drive-through facilities associated with a financial institution in an MU-1 Medium Intensity Mixed-Use District

Dear Ms. Napoleon:

Attached you will find two (2) sets of the approved plans as referenced above.

15L

The subject property includes: Square 75, Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, C, and D or Lots 2, 3, A, B, 4, 5, 6, 7, 8, C, and D, in the Sixth Municipal District, bounded by Soniat Street, Tchoupitoulas Street, Dufossat Street, and South Front Street. The municipal addresses are 400-420 Soniat Street, 5118-5124 Tchoupitoulas Street, and 5115 South Front Street. (PD 3)

3A

According to our records the property is owned by: Resource Bank

Please record the drawings as required. Should you need any additional information please feel free to contact me.

Sincerely,

Robert D. Rivers
Executive Director

RR/sk

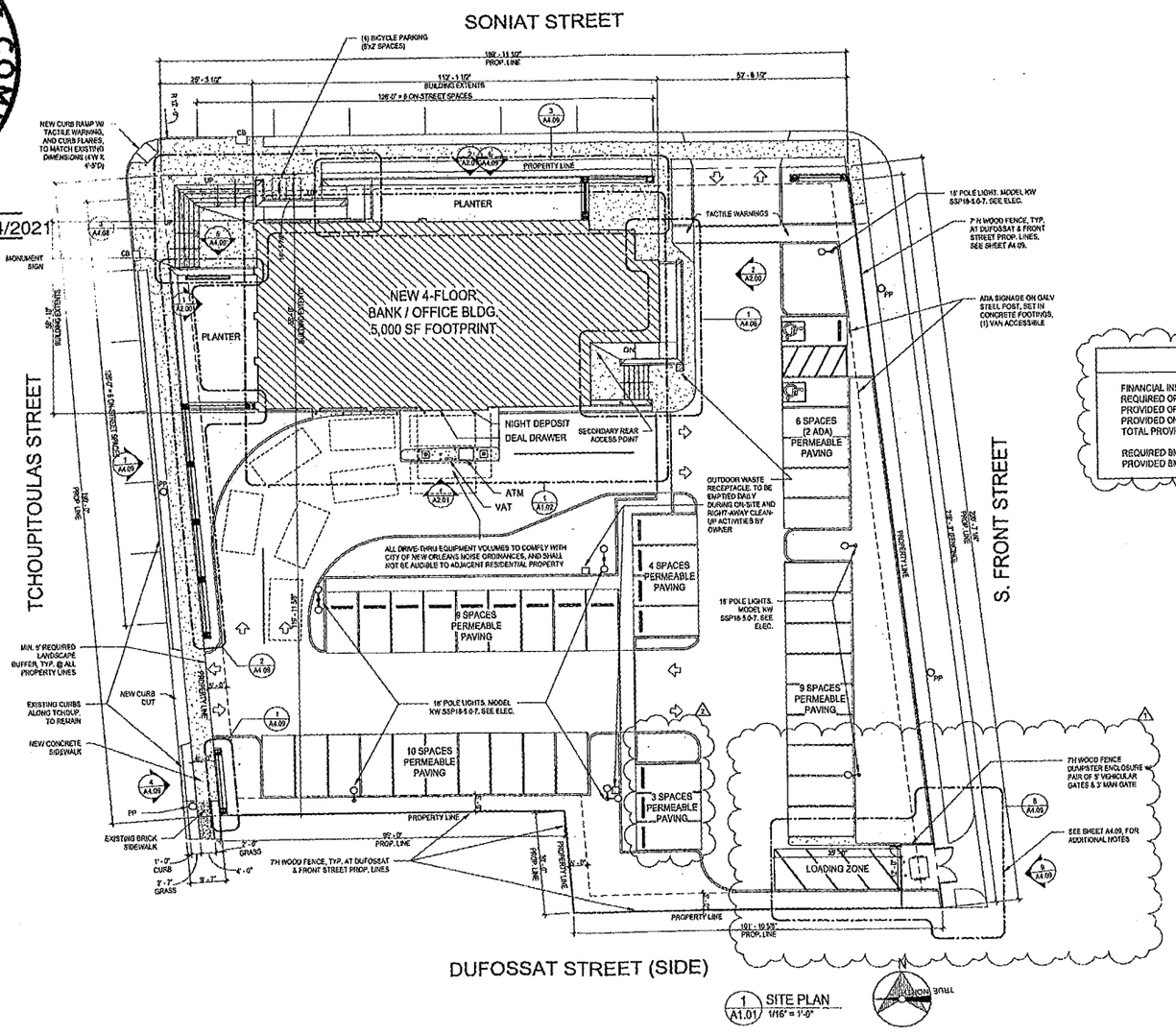
Chelsey Richard Napoleon
CLERK OF CIVIL DISTRICT COURT
INST #: 2022-35360 09/07/2022 12:34:30 PM
TYPE: CONDUSE 11 PG(S)

CIN#: 716604

FINAL PERMIT RELEASE
DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
These plans and specifications have been examined and no evidence of deviation from the International Building Code (IBC), as amended by the City of New Orleans, has been noted. This action is contingent upon compliance with all applicable codes during the construction and final inspection upon completion.
[New Orleans Code Sections 26-14 and 26-15]
Any changes to or deviation from approved plans must be immediately reported to the Department of Safety and Permits and work must stop until the revised plans have been examined and approved.
Work beyond that which is specified in these approved drawings is not authorized. Performing work beyond the scope of these plans is a violation of the Louisiana Revised Statute 40:1730.28 and Amendments to the International Building Code and/or revocation of the building permit.
REVIEWED FOR CODE COMPLIANCE
Chief Plans Examiner
jpdufour 10/04/2022

2022-35360 Page 2

CITY PLANNING COMMISSION NEW ORLEANS
CONDITIONAL USE APPROVED
DOCKET: ZD08-20
SIGNATURE:
DATE: 08/22/2022
WAIVERS: 0 PROVISOS: 14
ORDINANCE #: 28600 ADOPTED: 01/14/2021



1 A1.01 SITE PLAN 1/16" = 1'-0"

PARKING

FINANCIAL INSTITUTION/OFFICE USE TOTAL SF - 18,084
REQUIRED OFF-STREET PARKING, 1/500 GSF = 36 SPACES
PROVIDED OFF-STREET PARKING = 41 SPACES
PROVIDED ON-STREET PARKING = 12 SPACES
TOTAL PROVIDED = 53 SPACES (2 ACCESSIBLE)

REQUIRED BICYCLE PARKING, 1/5,000 GSF = 3 SPACES
PROVIDED BICYCLE PARKING = 4 SPACES

VergesRome Architects
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New Orleans, Louisiana 70119
t. 504.488.7739 f. 504.488.7743
www.VergesRome.com
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ERNEST E. VERGES REG. NO. 3906 STATE OF LOUISIANA REGISTERED ARCHITECT

NEW RESOURCE BANK BRANCH AND OFFICE SHELL BUILDING

5700 TCHOUPITOULAS STREET NEW ORLEANS, LA 70115

DATE ISSUED:	25 MARCH 2022
REVISED: 1	13 JUNE 2022
REVISED: 2	19 AUGUST 2022
REVISED:	
REVISED:	
DRAWN BY:	CMB, RMH
CHECKED BY:	CEV

PHASE: CONSTRUCTION DOCUMENTS

20024

TITLE: ARCHITECTURAL SITE PLAN

SHEET: A1.01

FINAL PERMIT RELEASE
DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
These plans and specifications have been examined and are considered to be in compliance with the applicable codes and ordinances adopted by the City of New Orleans, bars been noted. This action is contingent upon the correction of all violations noted prior to issuing the construction and final inspection upon completion.
[New Orleans Code Sections 8212 and 28-36]
Any deviation from these approved plans must be immediately reported to the Department of Safety and Permits and work must stop until the revised plans have been examined and approved.
Work beyond that which is specified in these approved drawings is not authorized. Performing work beyond the scope of these plans is a violation of the New Orleans Municipal Code. Refer any questions or revisions to the International Building Code and/or revocation of the building permit.
REVIEWED FOR CODE COMPLIANCE
jpdufour 10/04/2022

CITY PLANNING COMMISSION NEW ORLEANS
CONDITIONAL USE APPROVED
DOCKET: ZD021-20
SIGNATURE:
DATE: 08/22/2022

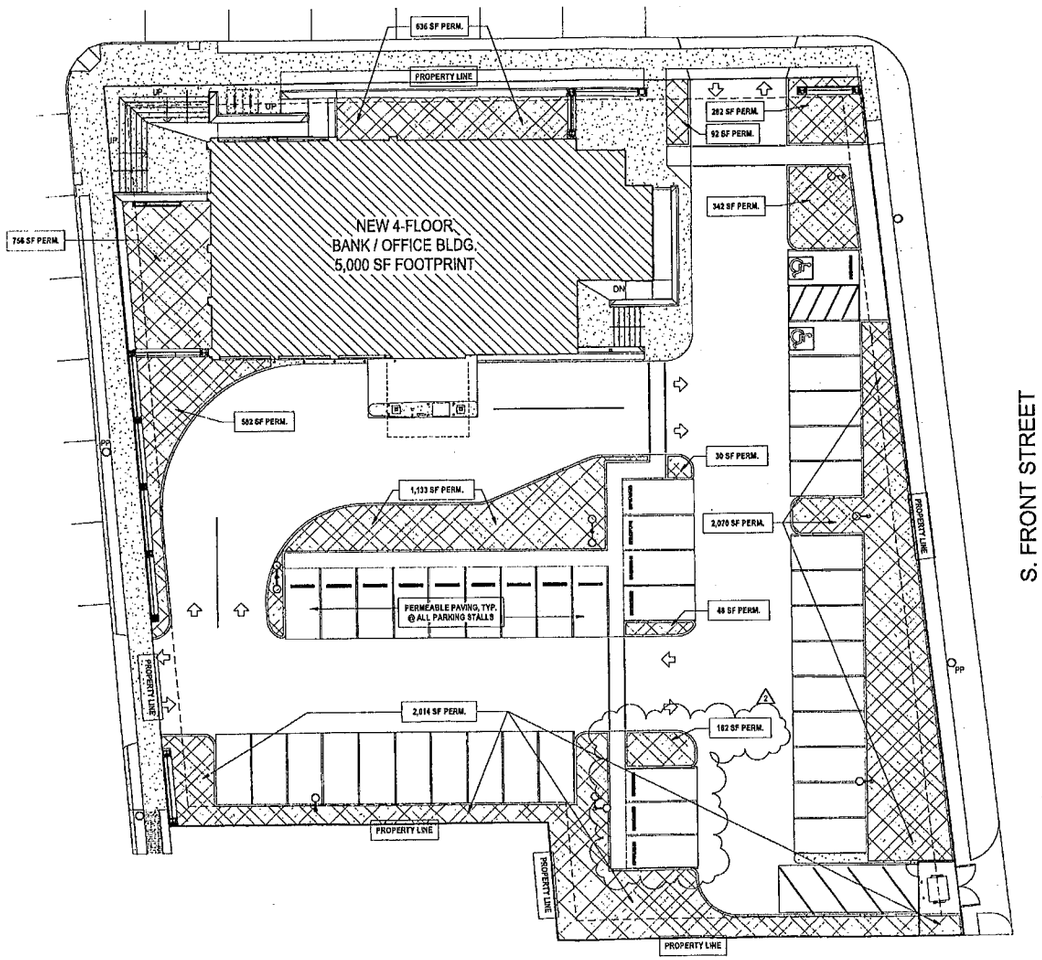
WAIVERS: 0 PROVISOS: 14
ORDINANCE #: 28600 ADOPTED: 01/14/2021

SONIAT STREET

TCHOUPITOULAS STREET

S. FRONT STREET

DUFOSSAT STREET (SIDE)



1 SITE PLAN
A1.01-B 1/16" = 1'-0"

PERMEABLE OPEN SPACE

TOTAL PROPERTY SIZE - 39,602 SF
MINIMUM PERMEABLE OPEN SPACE - 20% OF LOT = 7,920 SF
TOTAL PERMEABLE OPEN SPACE PROVIDED:
- LANDSCAPED = 8,347 SF
- PERMEABLE PAVING = 6,804 SF (AREAS CALCS NOT SHOWN)
- TOTAL = 15,151 SF

LANDSCAPED PERMEABLE AREA

VergesRome Architects
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www.VergesRome.com
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ERNEST E. VERGES III REG. NO. 3906 STATE OF LOUISIANA REGISTERED ARCHITECT

NEW RESOURCE BANK BRANCH AND OFFICE SHELL BUILDING

NEW ORLEANS , LA 70115

5100 TCHOUPITOULAS STREET

DATE ISSUED:	25 MARCH 2022
REVISED:	1 13 JUNE 2022
REVISED:	2 19 AUGUST 2022
REVISED:	
REVISED:	
DRAWN BY:	CMB
CHECKED BY:	CEV

PHASE: CONSTRUCTION DOCUMENTS

20024

TITLE: SITE PLAN - PERMEABLE CALCS

SHEET: A1.01-B

FINAL PERMIT RELEASE
DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
These plans and specifications have been examined and no evidence of deviation from the International Building Code (IBC), as amended by the City of New Orleans, is apparent. Permit is issued for construction upon installation and work complying with the code during the construction and final inspection upon completion.
Chief Plans Examiner
Any changes to or deviation from approved plans must be immediately reported to the Department of Safety and Permits and work must stop until the revised plans have been examined and approved.
Work beyond that which is specified in these approved drawings is not authorized. Performing work beyond the scope of these plans is a violation of the law and subjects the violator to penalties. Amendments to the International Building Code and/or alteration of the building permit.
Chief Plans Examiner
REVIEWED FOR CODE COMPLIANCE
jpdufour 10/04/2022

2022-35360 Page 4 of 14

CONDITIONAL USE APPROVED
DOCKET: ZD001-20
SIGNATURE:
DATE: 08/22/2022
CITY PLANNING COMMISSION NEW ORLEANS

WAIVERS: 0 PROVISOS: 14
ORDINANCE #: 28600 ADOPTED: 01/14/2021

DPW SITE PLAN APPROVAL
PERMIT REQUIRED FOR WORK

STRIPING LEGEND

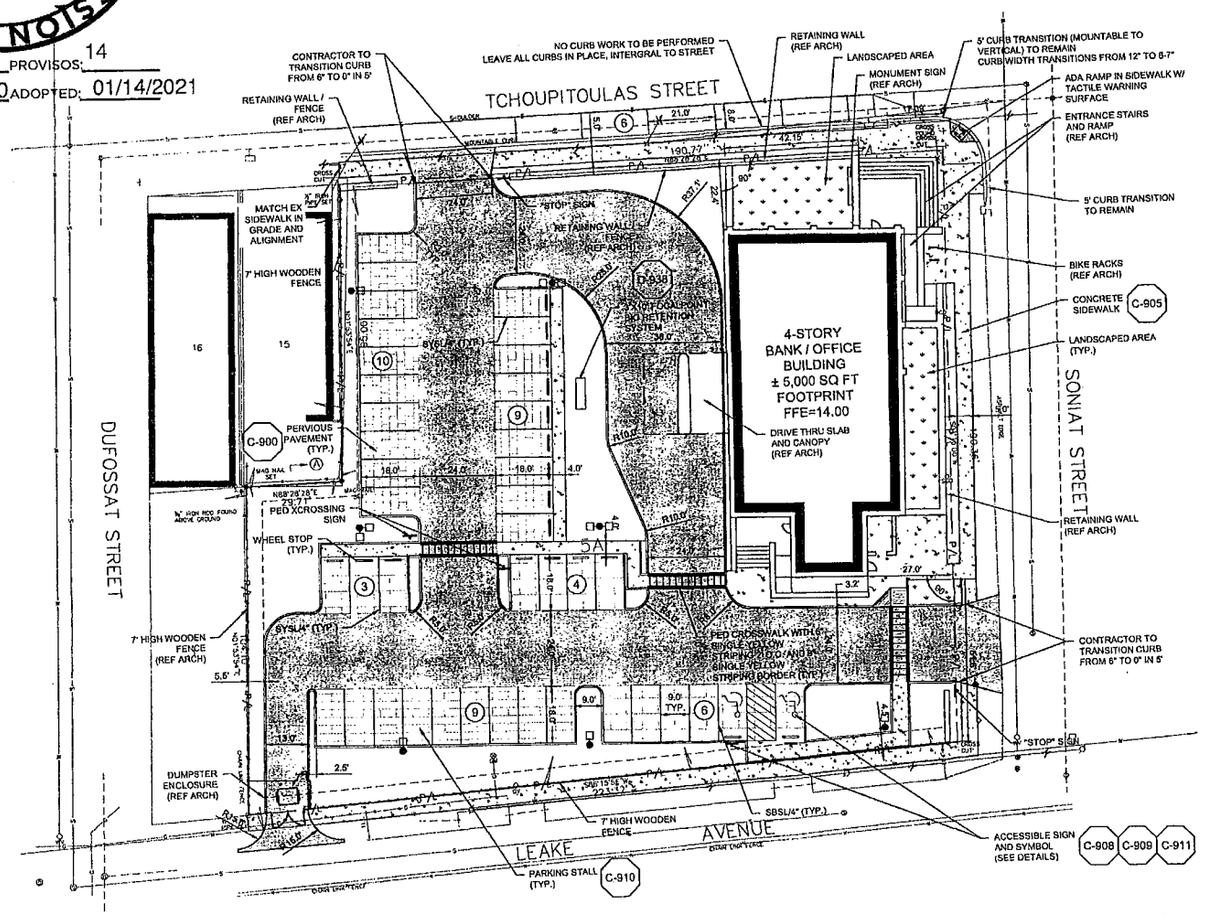
SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
SBSL/4" - SINGLE BLUE SOLID LINE / 4" WIDE
SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE
SWSL/8" - SINGLE WHITE SOLID LINE / 8" WIDE

EXISTING LEGEND

OVERHEAD UTILITY LINES
SEWER LINE
GAS LINE
WATER LINE
DRAIN LINE
DRAIN MANHOLE
CATCH BASIN
DRAIN CLEANOUT
GAS METER
GAS VALVE
SEWER MANHOLE
SEWER CLEANOUT
WATER MANHOLE
WATER VALVE
FIRE HYDRANT
POWER POLE
LIGHT POLE

LEGEND

CONCRETE SIDEWALK
PERVIOUS CONCRETE PAVEMENT
8" HEAVY DUTY CONCRETE PAVEMENT
10" DUMPSTER CONCRETE PAVEMENT
LANDSCAPED AREA



PARKING ANALYSIS

FINANCIAL INSTITUTION / OFFICE (CITY OF NEW ORLEANS REQUIREMENT: 1 SPACE PER 500 SQ. FT	15,700 SQ FT
REQUIRED OFF- STREET PARKING	32 SPACES
PROVIDED OFF- STREET PARKING	41 SPACES
PROVIDED ON- STREET PARKING	6 SPACES
TOTAL PROVIDED PARKING	47 SPACES
REQUIRED ADA PARKING	2 SPACES
PROVIDED ADA PARKING	2 SPACES

SITE PLAN NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING, ARCHITECTURE, SIDEWALKS, EXIT PORCHES, RAMPS, AND EXACT BUILDING UTILITY SERVICE ENTRANCE LOCATIONS AT THE BUILDING.
2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, OR SOD, AND SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED AS INDICATED ON THE LANDSCAPING PLAN.
3. PROPERTY AND TOPOGRAPHIC SURVEY WAS PREPARED ON MAY 4, 2021 BY DUFRENE SURVEYING & ENGINEERING, INC.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR PROPOSED IMPROVEMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
6. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS AND SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND TIE-INS/CONNECTIONS TO THEIR FACILITIES.
8. ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
9. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS & SLABS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY STRATUM ENGINEERING, INC. DATED APRIL 12, 2021.
10. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
12. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
13. THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, AND ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
14. CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES ADJACENT TO DRIVE AREAS.
15. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
16. CONTRACTOR TO REMOVE OR RELOCATE WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, AND CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPE, POWER POLES AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, AND ASPHALT SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED TO ALLOW FOR FILL MATERIAL. CONTRACTOR TO REVIEW SITE AS IT RELATES TO DEMOLITION WORK TO INSURE ALL DEMOLITION ITEMS ARE INCLUDED IN THE BASE BID.
17. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
18. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
19. ALL STRIPING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
20. ANY WORK IN THE RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT'S STANDARD DRAWINGS.
21. CONTRACTOR SHALL REMOVE PAVEMENT AND CONCRETE IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
22. THE PROPERTIES SHOWN HEREIN LIE WITHIN ZONE X, ACCORDING TO FLOOD AREAS OF INSURANCE RATE MAPS PUBLISHED BY F.E.M.A. COMMUNITY NO. 225203, PANEL NO. 0236F DATED 9/30/2016.

SITE LAYOUT NOTES

1. SITE AREA = +/- 0.924 ACRES.
2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 3 FEET UNLESS NOTED OTHERWISE.
4. SEE DRAWINGS C-5 THROUGH C-10 FOR DETAILS.
5. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION LAYOUT BY SURVEY.

Louisiana 811 LAONECALL.COM

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www.VergesRome.com
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FAIRWAY CONSULTING · ENGINEERING

NEW RESOURCE BANK BRANCH AND OFFICE SHELL BUILDING

NEW ORLEANS, LA 70115

5100 TCHOUPITOULAS STREET

DATE ISSUED:	26 APRIL 2022
REVISED:	10 MAY 2022
REVISED:	13 JUNE 2022
REVISED:	
REVISED:	
DRAWN BY:	DOJ
CHECKED BY:	DGS

PHASE: CONSTRUCTION DOCUMENTS

20024

TITLE: SITE PLAN

SHEET: C-1

FINAL PERMIT RELEASE
DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
These plans and specifications have been examined and in evidence thereof are stamped approved. Any work performed under permit issued by the City of New Orleans, has been noted. This action is contingent upon the work being performed in accordance with the requirements of the construction work final inspection reports completed by the [New Orleans Code Sections 28.10 and 28.30]
Any changes to or deviations from approved plans must be noted and approved by the Plan Review Division before such changes are made and work must stop until the revised plans have been examined and approved.
Work beyond that which is specified in these approved drawings is not authorized. Performing work beyond the scope of these plans is a violation of the Code and subjects the violator to the penalties and restrictions in the International Building Code and/or revocation of the building permit.
REVIEWED FOR CODE COMPLIANCE
jpdufour 10/04/2022

CONDITIONAL USE APPROVED
DOCKET: ZD021-20
SIGNATURE:
DATE: 08/22/2022
NEW ORLEANS CITY PLANNING COMMISSION
WAIVERS: 0 PROVISOS:
ORDINANCE #: 28600 ADOPTED: 01/14/2021

APPROVED
Public Landscape Plan
Date: 19 AUG 2022
By:
Dept. of Parks & Parkways

SONIAT STREET

TCHOUPITOULAS STREET

S. FRONT STREET

DUFOSSAT STREET (SIDE)

(74) Muhlenbergia capillaris `Gulf Coast`
Gulf Coast Muhly
(1,710 sf) Zoysia x `Palisades`
Palisades Zoysia
(4) Ilex cornuta 'Needlepoint'
Needlepoint Chinese Holly
(16) Muhlenbergia capillaris `Gulf Coast`
Gulf Coast Muhly
(4) Agapanthus africanus `Ella Mae`
Ella Mae Agapanthus
(41) Rhododendron x `Watchet`
Watchet Azalea
(59) Ilex cornuta 'Needlepoint'
Needlepoint Chinese Holly
(36) Rhaphiolepis indica `Snow White`
Snow Indian Hawthorn
(36) Rhododendron x `Watchet`
Watchet Azalea
(8) Magnolia virginiana
Sweet Bay
(1) Quercus nuttallii
Nuttall Oak
(5) Agapanthus africanus `Ella Mae`
Ella Mae Agapanthus
(3) Taxodium ascendens
Pond Cypress
(30) Rhododendron x `Watchet`
Watchet Azalea
Ilex cornuta 'Needlepoint' (70)
Needlepoint Chinese Holly
Quercus nuttallii (1)
Nuttall Oak
Zoysia x `Palisades` (574 sf)
Palisades Zoysia
Liriope muscari `Big Blue` (426)
Big Blue Lilyturf (8" o.c.)
(37) Rhaphiolepis indica `Snow White`
Snow Indian Hawthorn
Tulbaghia violacea (45)
Society Garlic
Taxodium ascendens (7)
Pond Cypress
(16) Muhlenbergia capillaris `Gulf Coast`
Gulf Coast Muhly
Zoysia x `Palisades` (152 sf)
Palisades Zoysia
Agapanthus africanus `Ella Mae` (5)
Ella Mae Agapanthus
Tulbaghia violacea (35)
Society Garlic
Zoysia x `Palisades` (279 sf)
Palisades Zoysia
Liriope muscari `Big Blue` (261)
Big Blue Lilyturf (8" o.c.)
Rhododendron x `Watchet` (40)
Watchet Azalea
Rhaphiolepis indica `Snow White` (31)
Snow Indian Hawthorn
Muhlenbergia capillaris `Gulf Coast` (84)
Gulf Coast Muhly
Quercus phellos (1)
Willow Oak
Sabal palmetto (3)
Cabbage Palmetto
(138) Tulbaghia violacea
Society Garlic
(3) Taxodium ascendens
Pond Cypress
(17) Dietes vegeta
Butterfly Iris
Liriope muscari `Big Blue` (126)
Big Blue Lilyturf (8" o.c.)
Zoysia x `Palisades` (596 sf)
Palisades Zoysia
Sabal palmetto (3)
Cabbage Palmetto
Muhlenbergia capillaris `Gulf Coast` (40)
Gulf Coast Muhly
Zoysia x `Palisades` (651 sf)
Palisades Zoysia
(80 sf) Zoysia x `Palisades`
Palisades Zoysia
(29) Muhlenbergia capillaris `Gulf Coast`
Gulf Coast Muhly
(3) Sabal palmetto
Cabbage Palmetto
Muhlenbergia capillaris `Gulf Coast` (25)
Gulf Coast Muhly
(1) Taxodium ascendens
Pond Cypress
(27) Tulbaghia violacea
Society Garlic
Taxodium ascendens (1)
Pond Cypress
Muhlenbergia capillaris `Gulf Coast` (25)
Gulf Coast Muhly
(2) Taxodium ascendens
Pond Cypress
Zoysia x `Palisades` (896 sf)
Palisades Zoysia
(45) Tulbaghia violacea
Society Garlic
(2) Taxodium ascendens
Pond Cypress
Quercus phellos (5)
Willow Oak
Quercus phellos (1)
Willow Oak
Zoysia x `Palisades` (770 sf)
Palisades Zoysia
LAWN
LOADING ZONE
PROPERTY LINE
EXISTING BRICK SIDEWALK
MONUMENT SIGN
CB
UP
DN
PP
CENTERED ON WALL

1 L1.01 LANDSCAPE PLAN
1/16" = 1'-0"

DALY • SUBLETTE
LANDSCAPE ARCHITECTS
504 832 9775
DESIGN
CONSTRUCTION
MAINTENANCE
www.dalysublette.com

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT
8	Magnolia virginiana / Sweet Bay Multi Trunk, 8'-10' Ht., 5'-7' Spd., Fully Rooted, Full & Balanced Canopy	45 gal
5	Quercus nuttallii / Nuttall Oak 3" Cal., 12-14' Ht., 5-6' Spd., Fully Rooted, Full & Balanced Canopy	65 gal
10	Quercus phellos / Willow Oak 3" Cal., 12-14' Ht., 5-6' Spd., Fully Rooted, Full & Balanced Canopy	65 gal
9	Sabal palmetto / Cabbage Palmetto Booted & Hurricane Cut, Fully Rooted	14' CT.
18	Taxodium ascendens / Pond Cypress 2.5-3" Cal., 12-14' Ht., 4-5' Spd., Fully Rooted, Full & Balanced Canopy.	65 gal

SHRUBS	BOTANICAL / COMMON NAME	SIZE
14	Agapanthus africanus `Ella Mae` / Ella Mae Agapanthus 12" Ht., 14" Spd., Fully Rooted, Full Foliage	3 gal
17	Dietes vegeta / Butterfly Iris 15" Ht., 12" Spd. Fully Rooted, Full Foliage	3 gal
123	Ilex cornuta 'Needlepoint' / Needlepoint Chinese Holly	15 gal
284	Muhlenbergia capillaris `Gulf Coast` / Gulf Coast Muhly 24" Ht., 20" Spd., Fully Rooted, Full Foliage	3 gal
97	Rhaphiolepis indica `Snow White` / Snow Indian Hawthorn 18" Ht., 18" Spd., Fully Rooted, Full Foliage	3 gal
134	Rhododendron x `Watchet` / Watchet Azalea 16" Ht., 16" Spd., Fully Rooted, Fully Rooted	3 gal
289	Tulbaghia violacea / Society Garlic	1 gal

GROUND COVERS	BOTANICAL / COMMON NAME	CONT
936	Liriope muscari `Big Blue` / Big Blue Lilyturf (8" o.c.) Fully Rooted, Full Foliage	4"pot

SOD/SEED	BOTANICAL / COMMON NAME	CONT
5,663 sf	Zoysia x `Palisades` / Palisades Zoysia	sod

PARKING

FINANCIAL INSTITUTION/OFFICE USE TOTAL SF - 15,700
REQUIRED OFF-STREET PARKING, 1/500 GSF = 31 SPACES
PROVIDED OFF-STREET PARKING = 41 SPACES
PROVIDED ON-STREET PARKING = 12 SPACES
TOTAL PROVIDED = 53 SPACES (2 ACCESSIBLE)

REQUIRED BICYCLE PARKING, 1/5,000 GSF = 3 SPACES
PROVIDED BICYCLE PARKING = 4 SPACES

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www.VergesRome.com
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BRIAN K. SUBLETTE REG. NO. 5-319 STATE OF LOUISIANA LANDSCAPE ARCHITECT

NEW RESOURCE BANK BRANCH AND OFFICE SHELL BUILDING

NEW ORLEANS, LA 70115

5100 TCHOUPITOULAS STREET

DATE ISSUED:	25 MARCH 2022
REVISED:	13 JUNE 2022
REVISED:	13 AUGUST 2022
REVISED:	
REVISED:	
DRAWN BY:	PSM
CHECKED BY:	CEV

PHASE: CONSTRUCTION DOCUMENTS

20024

TITLE: LANDSCAPE PLAN

SHEET: L1.01

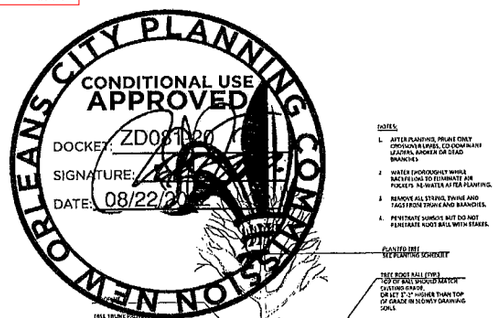
FINAL PERMIT RELEASE
DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
These plans and specifications have been examined and no evidence of deviation from the International Building Code (IBC), as amended by the City of New Orleans, is apparent. Construction shall be based upon installation and work complying with the code during the construction phase.
(New Orleans Code Sections 26-54 and 26-55)
Any changes to or deviations from approved plans must be immediately reported to the Department of Safety and Permits and work must stop until the changes or deviations have been examined and approved.
Work beyond that which is specified in these approved drawings is not authorized. Approval of these plans is valid for one year and is subject to three as prescribed in Section 106.4 of the New Orleans Amendments to the International Building Code and/or cessation of the building permit.
REVIEWED FOR CODE COMPLIANCE
jpdufour
10/04/2022

2022-35360 Page 6 of 1

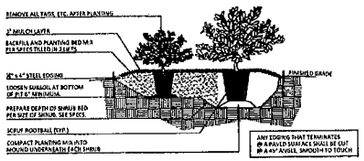
CONDITIONAL USE APPROVED
DOCKET: ZD081-20
SIGNATURE:
DATE: 08/22/20
CITY PLANNING COMMISSION NEW ORLEANS
WAIVERS: 0 PROVISOS: 14
ORDINANCE #: 28600 ADOPTED: 01/14/2021

APPROVED
Public Landscape Plan
Date: 21 JUNE 2022
By:
Dept of Parks & Parkways

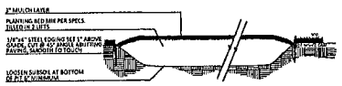
DALY • SUBLETTE
LANDSCAPE ARCHITECTS
5 0 4 8 3 2 9 7 7 5
DESIGN
CONSTRUCTION
MAINTENANCE
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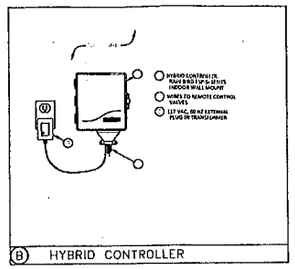
A L102 SINGLE TRUNK TREE DETAIL
NO SCALE



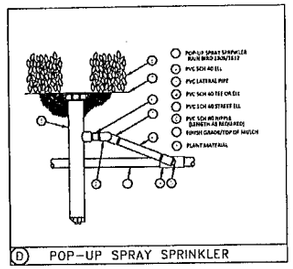
B L102 SHRUB BED DETAIL
NO SCALE



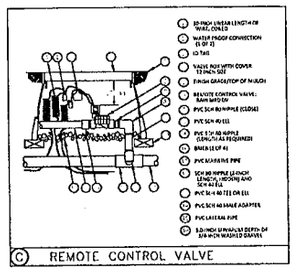
C L102 PLANTING BED DETAIL
NO SCALE



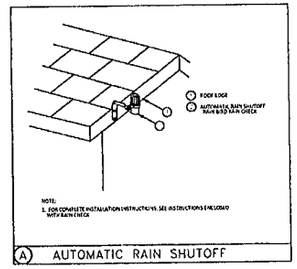
B HYBRID CONTROLLER



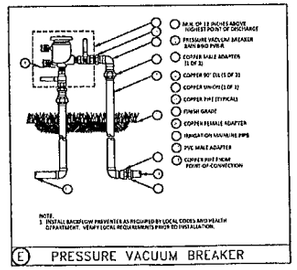
D POP-UP SPRAY SPRINKLER



C REMOTE CONTROL VALVE



A AUTOMATIC RAIN SHUTOFF



E PRESSURE VACUUM BREAKER

IRRIGATION GENERAL NOTES:

1. DRAWING IS DIAGRAMMATIC.
2. THE CONTROLLER LOCATION SHALL BE DETERMINED BY THE OWNER AT THE TIME OF INSTALLATION.
3. THE CONTRACTOR SHALL VERIFY ALL LANDSCAPING IRRIGATION PRIOR TO BIDDING.
4. THE IRRIGATION CONTRACTOR SHALL LOCATE ANY UNDERGROUND UTILITIES PRIOR TO ANY TRENCHING AND SHALL USE ALL NECESSARY PRECAUTIONS REQUIRED TO PREVENT DAMAGING ANY UNDERGROUND UTILITIES.
5. THE IRRIGATION CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF SLEEVES AND CONDUIT ON SITE.
6. ALL EXISTING PLANTING BEDS TO HAVE AT LEAST 6" OF SOIL FOR ROOTS TO GROW. ALL SHRUBS SHALL BE GROW IN UNDER 6" SPACE BOXES SHALL HAVE ROOTS GROWN OUT OF CONTAINERS.
7. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS FOR TREE AND LARGE SHRUB LOCATIONS.
8. THE CONTRACTOR SHALL START ALL CONSTRUCTION AND DISTRIBUTION SYSTEMS TO 5 POINTS PRIOR TO COMPLETION OF WORK.
9. ALL IRRIGATION INSTALLATION SHALL CONFORM TO LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND FEES AND TESTING.
10. IRRIGATION LINES AND EQUIPMENT SHOWN OUTSIDE THE PROPERTY LINES, LANDSCAPE AREAS, AND PUBLIC RIGHTS-OF-WAY IS FOR LAYOUT ONLY.
11. THE IRRIGATION SYSTEM SHOWN HAS BEEN DESIGNED WITH AN AVERAGE 30 PSI AT THE POINT OF CONNECTION. IF THE STATIC PRESSURE AT THE POINT OF CONNECTION IS LESS THAN 30 PSI, THE CONTRACTOR SHALL ENSURE PRESSURE IS FOUND TO BE SUFFICIENT TO OPERATE THE SYSTEM AS DESIGNED. PUMP EQUIPMENT TO BE PROVIDED TO SUPPLY 30 PSI AT THE PROPER GPM.
12. ALL BUBBLER AND SPRAY HEADS ARE TO BE INSTALLED USING SWING PIPE NIPPLING SYSTEMS.
13. SPRAY HEADS IN TURF AREAS ARE TO BE 4" POP UPS. SPRAY HEADS LOCATED IN SHRUB BEDS ARE TO BE 6" OR 12" POP UPS DEPENDING ON THE PLANT HEIGHT IN YOUR BED.
14. ALL VALVES ARE TO BE INSTALLED IN APPROPRIATELY SIZED PLASTIC VALVE BOXES. THE BOX IS TO BE UNITED WITH ITS LID AND LABELED WITH STATION NUMBER.
15. ALL SLEEVES ARE TO BE SCH. 40 PVC PIPE AND ARE TO BE A MIN. 2x THE DIAMETER OF THE PIPE (OR WIRE) CONTAINED.
16. THE BACK FLOW PREVENTER IS TO BE INSTALLED AS PER LOCAL CODES AND JURISDICTION.

NOTE:
IRRIGATION PIPE SLEEVE LOCATIONS SHALL BE COORDINATED WITH CIVIL ENGINEERS.

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BRIAN K. SUBLETTE REG. NO. S-319 LANDSCAPE ARCHITECT

NEW RESOURCE BANK BRANCH AND OFFICE SHELL BUILDING
NEW ORLEANS, LA 70115
5100 TCHOUPITOULAS STREET

DATE ISSUED: 25 MARCH 2022
REVISED:
REVISED:
REVISED:
REVISED:
DRAWN BY: PSM
CHECKED BY: CEV
PHASE: CONSTRUCTION DOCUMENTS

20024

TITLE: LANDSCAPE DETAILS

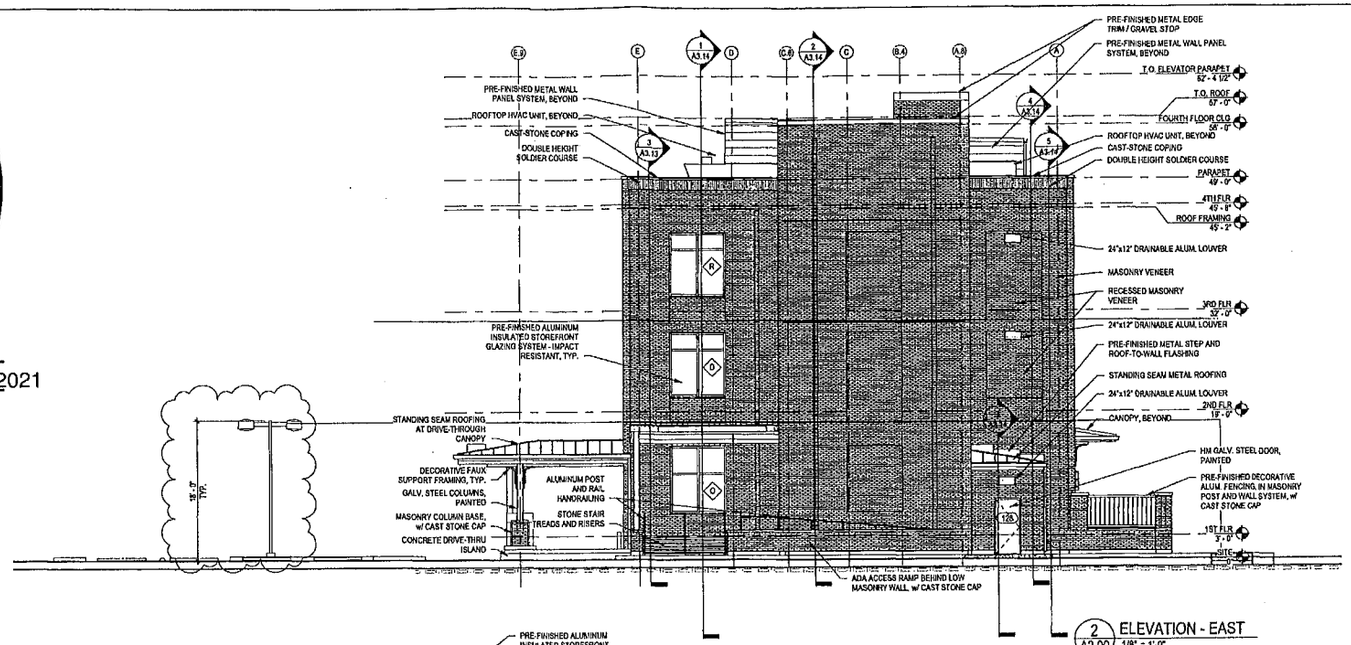
SHEET: L1.02

FINAL PERMIT RELEASE
DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
These plans and specifications have been examined and no evidence of deviation from the International Building Code (IBC), as amended by the City of New Orleans, has been found. Permit is granted based upon installation and work complying with the code during the construction and final inspection upon completion.
Approval of these plans does not allow:
Any changes in or deviation from approved plans must be immediately reported to the Department of Safety and Permits and work must stop until the revised plans have been examined and approved.
Work beyond that which is specified in these approved drawings is not authorized. Performing work beyond the scope of these plans is subject to fines as prescribed in Section 108.2 of the New Orleans Amendments to the International Building Code with each revision of the building permit.
REVIEWED FOR CODE COMPLIANCE
jpdufour 10/04/2022

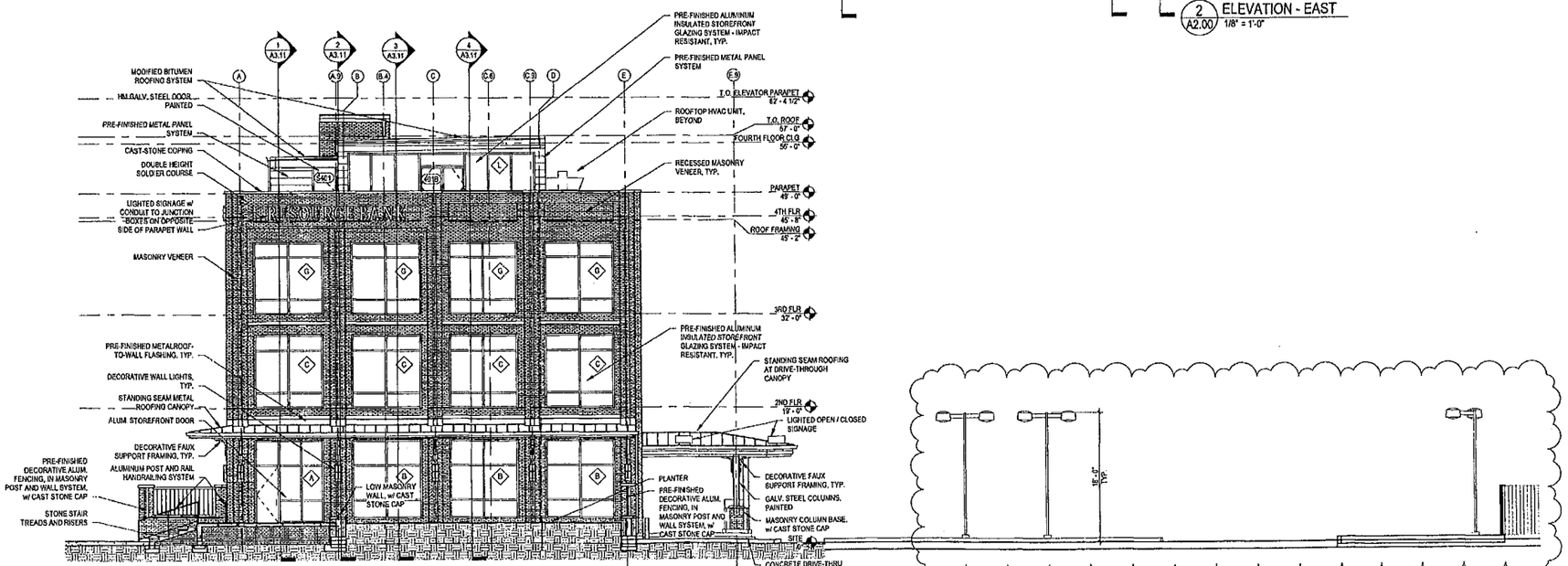
2022-35360 Page 7 of

CITY PLANNING COMMISSION NEW ORLEANS
CONDITIONAL USE APPROVED
DOCKET: ZD031/20
SIGNATURE:
DATE: 08/22/20

WAIVERS: 0 PROVISOS: 14
ORDINANCE #: 28600 ADOPTED: 01/14/2021



2 A2.00 ELEVATION - EAST 1/8" = 1'-0"



1 A2.00 ELEVATION - WEST 1/8" = 1'-0"

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ERNEST E. VERGES, IV REG. NO. 33058 STATE OF LOUISIANA REGISTERED ARCHITECT

NEW RESOURCE BANK BRANCH AND OFFICE SHELL BUILDING

5100 TCHOUPITOULAS STREET NEW ORLEANS, LA 70115

DATE ISSUED:	25 MARCH 2022
REVISED:	13 JUNE 2022
REVISED:	
REVISED:	
REVISED:	
DRAWN BY:	CMB, RMH, MTZ
CHECKED BY:	CEV

PHASE: CONSTRUCTION DOCUMENTS

20024

TITLE: EXTERIOR ELEVATIONS

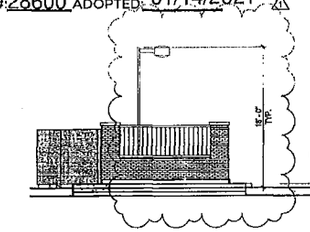
SHEET: A2.00

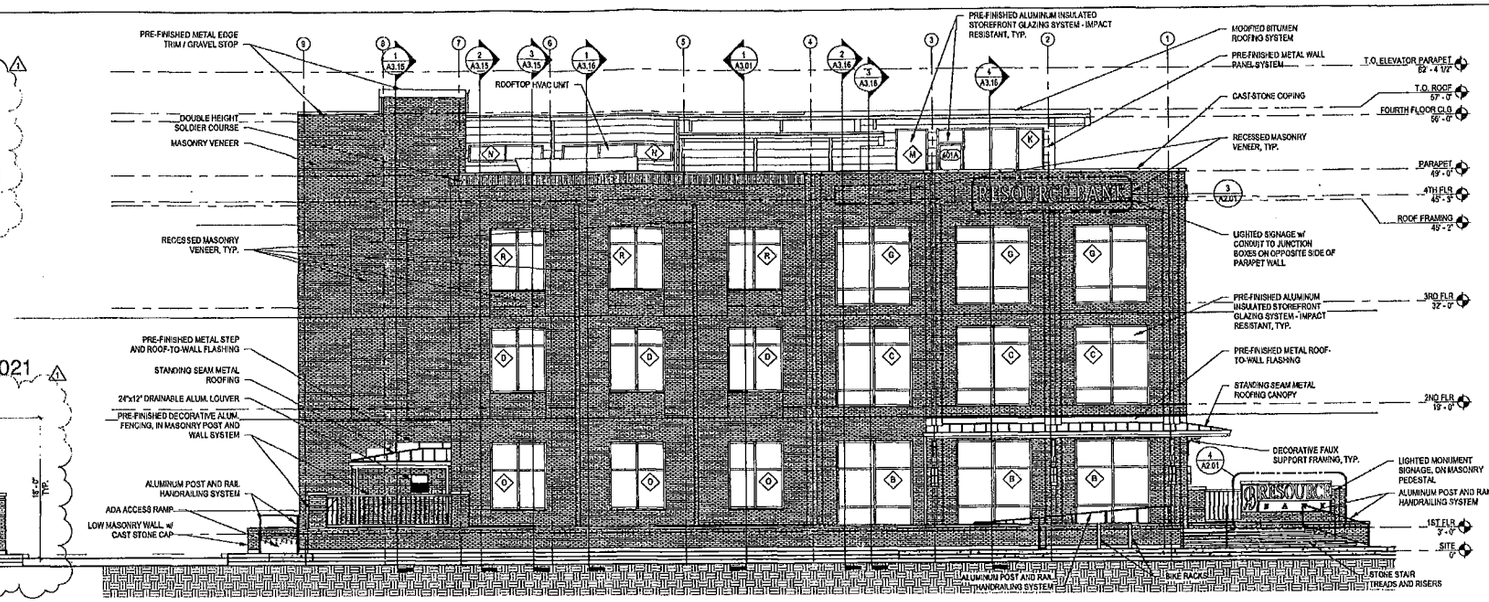
FINAL PERMIT RELEASE
DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
These plans and specifications have been examined and no evidence of deviation from the International Building Code (IBC), an overview of which is contained herein, is noted. Permit is issued for construction upon installation and work complying with the code during the construction and final inspection upon completion.
Chief Plans Examiner
Any changes in or deviation from approved plans must be immediately reported to the Department of Safety and Permits and work must stop until the changes or deviations have been examined and approved.
Work beyond that which is specified in these approved drawings is not authorized. Performing work beyond the scope of these plans is a violation of the International Building Code and the City of New Orleans Amendments to the International Building Code and/or revocation of the building permit.
REVIEWED FOR CODE COMPLIANCE
jpdufour 10/04/2022

2022-35360 Page 8 of 1

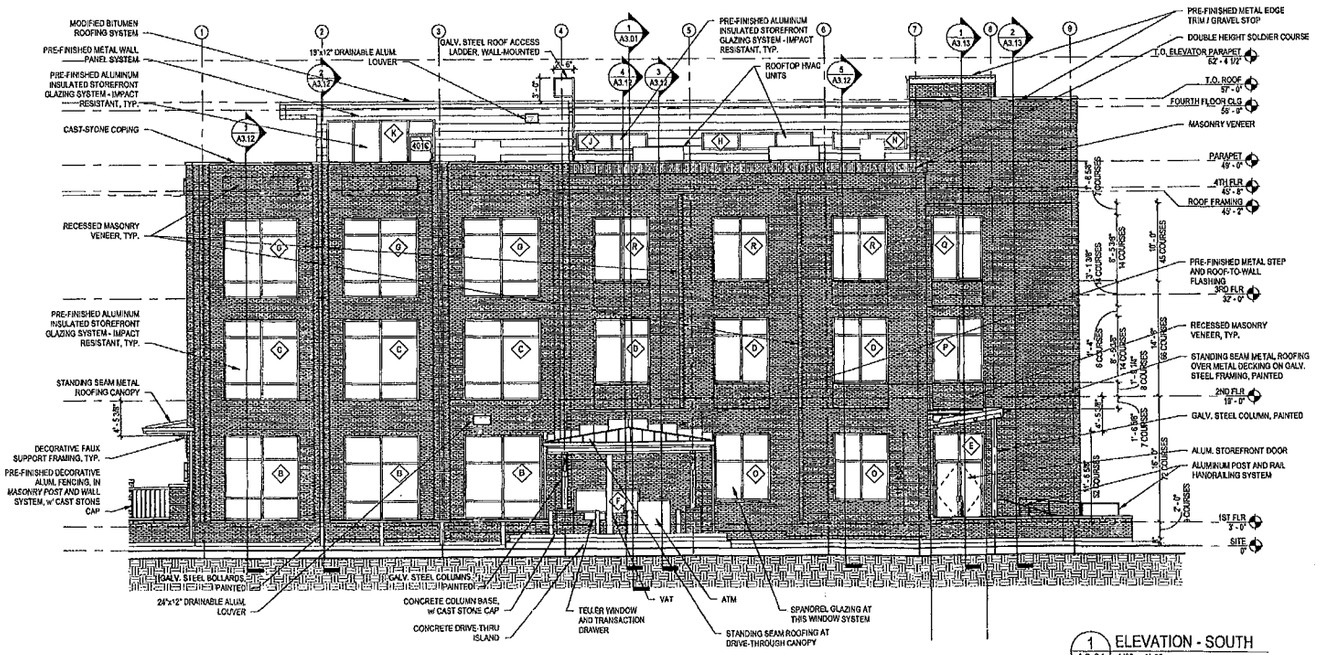
CITY PLANNING COMMISSION NEW ORLEANS
CONDITIONAL USE
APPROVED
RESUBMITTAL
DOCKET:
SIGNATURE:
DATE: 08/22/2022

WAIVERS: 0 PROVISOS: 14
ORDINANCE #: 28600 ADOPTED: 01/14/2021

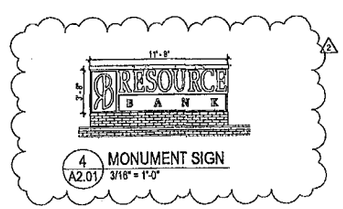




2 A2.01 ELEVATION - NORTH 1/8" = 1'-0"



1 A2.01 ELEVATION - SOUTH 1/8" = 1'-0"



4 A2.01 MONUMENT SIGN 3/16" = 1'-0"

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ERNEST E. VERGES III REG. NO. 30096 STATE OF LOUISIANA REGISTERED ARCHITECT

NEW RESOURCE BANK BRANCH AND OFFICE SHELL BUILDING

NEW ORLEANS, LA 70115

5100 TCHOUPITOULAS STREET

DATE ISSUED:	25 MARCH 2022
REVISED: 1	13 JUNE 2022
REVISED: 2	19 AUGUST 2022
REVISED:	
REVISED:	
DRAWN BY:	CMB, RMH, MTZ
CHECKED BY:	CEV

PHASE: CONSTRUCTION DOCUMENTS

20024

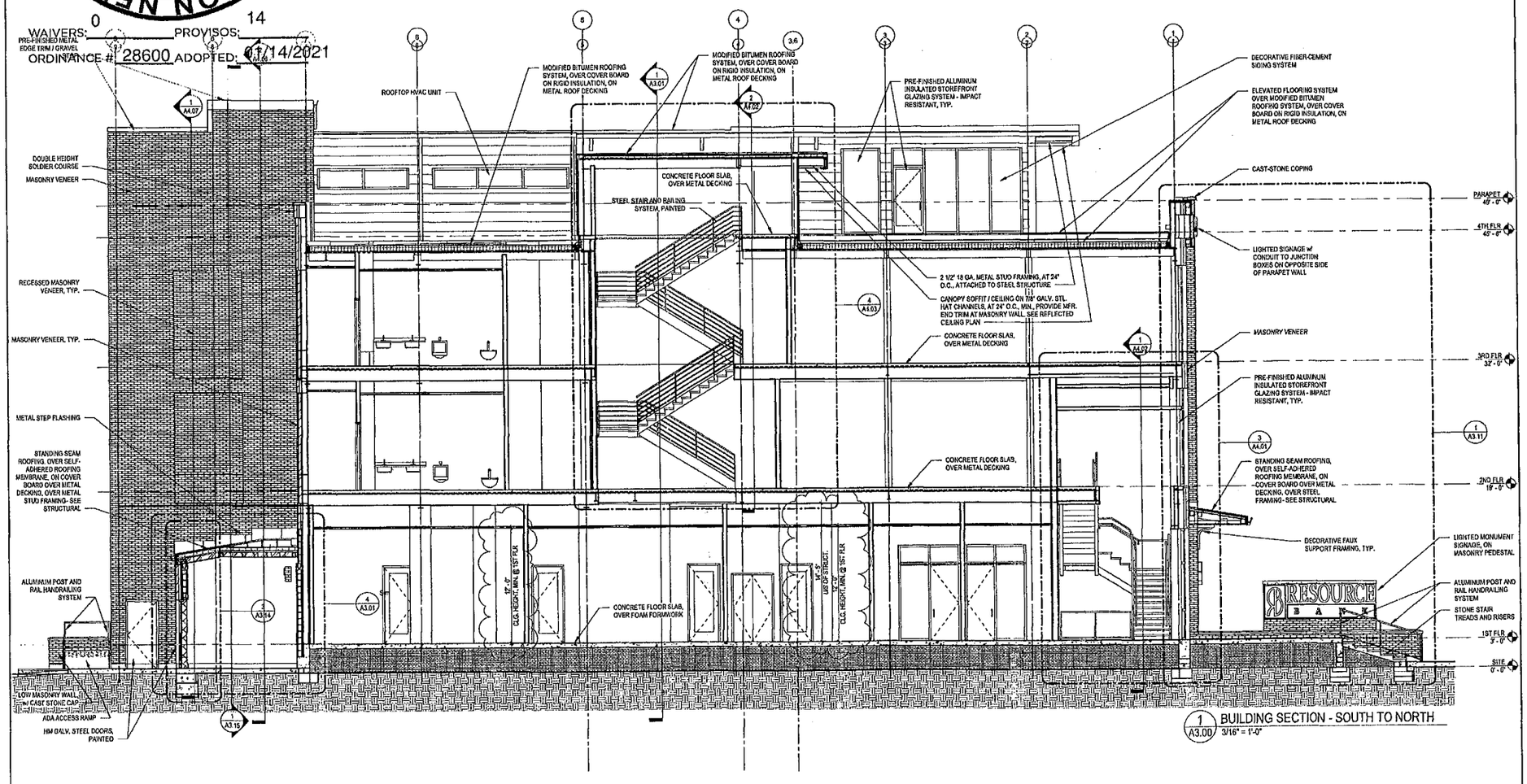
TITLE: EXTERIOR ELEVATIONS

SHEET: A2.01

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
FINAL PERMIT RELEASE
These plans and specifications have been examined and no evidence of violation of the Comprehensive Zoning Ordinance, as adopted by the City of New Orleans, has been noted. This action is contingent upon installation and work complying with the code during the construction and occupancy of the building.
(New Orleans Code: Sections 26.53 and 26.56)
Any changes to or deviation from approved plans must be immediately reported to the Department of Safety and Permits and work must stop until the changes have been examined and approved.
Work beyond that which is specified in these approved drawings is not authorized. Approval of these plans does not waive any code subject to them as prescribed in Section 108.2 of the New Orleans Amendments to the International Building Code and/or revocation of the building permit.
REVIEWED FOR CODE COMPLIANCE
jodufour 10/04/2022

2022-35360 Page 9 of 1

CITY PLANNING COMMISSION NEW ORLEANS
APPROVED
CONDITIONAL USE
DOCKET: ZD087-21
SIGNATURE:
DATE: 08/22/2021
APPROVED FIRE PROTECTION:
STRUCTURAL STEEL MEMBERS; INCLUDING BUT NOT LIMITED TO COLUMNS, BEAMS, JOISTS, GIRDERS, LINTELS, TRUSSES, AND PIECES OF MISCELLANEOUS STEEL ROOFING TO BE PROTECTED AS PER SPECIFICATION SECTION 07 81 00.
WAIVERS: 0 PROVISOS: 14
ORDINANCE #: 28600 ADOPTED: 07/14/2021



1 A3.00 BUILDING SECTION - SOUTH TO NORTH 3/16" = 1'-0"

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ERNEST E. VERGES II REG. NO. 3908 STATE OF LOUISIANA REGISTERED ARCHITECT

NEW RESOURCE BANK BRANCH AND OFFICE SHELL BUILDING

NEW ORLEANS, LA 70115

5100 TCHOUPITOULAS STREET

DATE ISSUED:	25 MARCH 2022
REVISED:	13 JUNE 2022
REVISED:	
REVISED:	
REVISED:	
DRAWN BY:	CMB, RMH
CHECKED BY:	CEV

PHASE: CONSTRUCTION DOCUMENTS

20024

TITLE: BUILDING SECTIONS

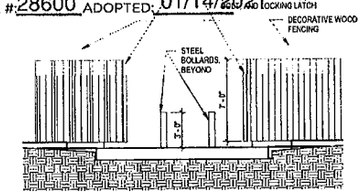
SHEET: A3.00

FINAL PERMIT RELEASE
DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
These plans and specifications have been examined and in accordance with applicable laws, ordinances and regulations adopted by the City of New Orleans, has been noted. This action is contingent upon the correction of errors and omissions discovered during the construction and final inspection upon completion.
(New Orleans Code Sections 26.52 and 26.53)
Any deviation from approved plans must be reported immediately to the Department of Safety and Permits and work must stop until the revised plans have been examined and approved.
Work beyond that which is specified in these approved drawings is not authorized. Performing work beyond the scope of these plans is a violation of the law and may result in fines, penalties, and corrections to the International Building Code and/or revocation of the building permit.
REVIEWED FOR CODE COMPLIANCE
jpdufour 10/04/2022

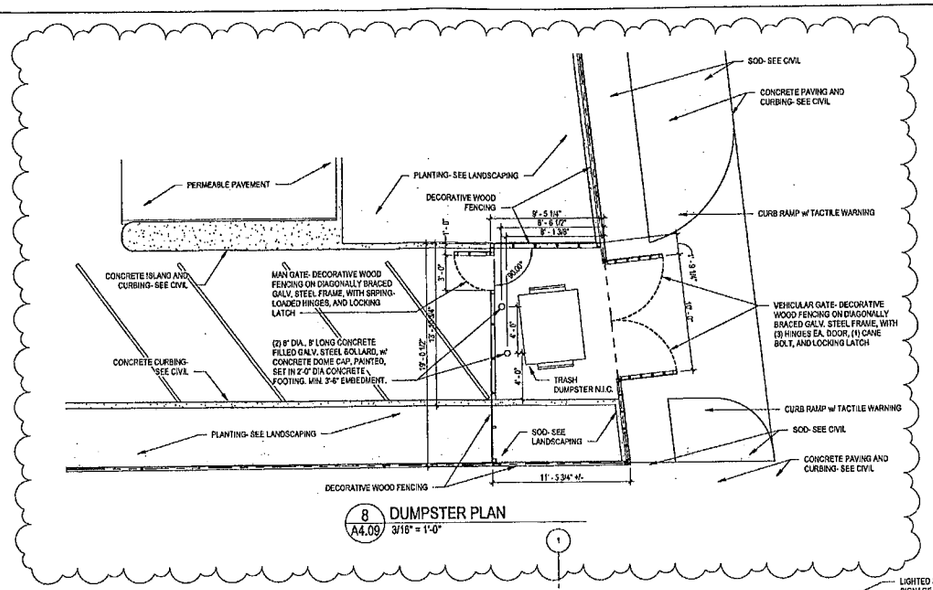
2022-35360 Page 10 of 11

CITY PLANNING COMMISSION NEW ORLEANS
CONDITIONAL USE APPROVED
DOCKET: ZD081-22
SIGNATURE:
DATE: 08/22/22

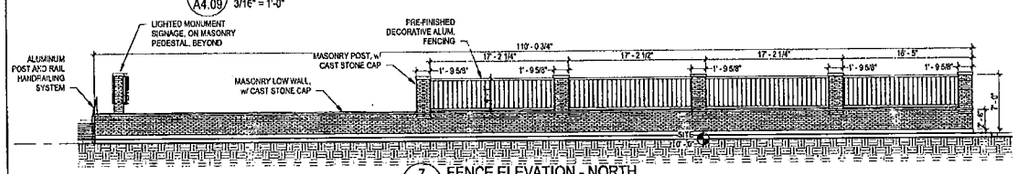
WAIVERS: 0 PROVISOS: 14
ORDINANCE #: 28600 ADOPTED: 01/14/2016



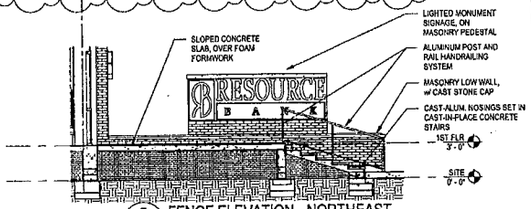
9 A4.09 DUMPSTER GATE ELEVATION 3/16" = 1'-0"



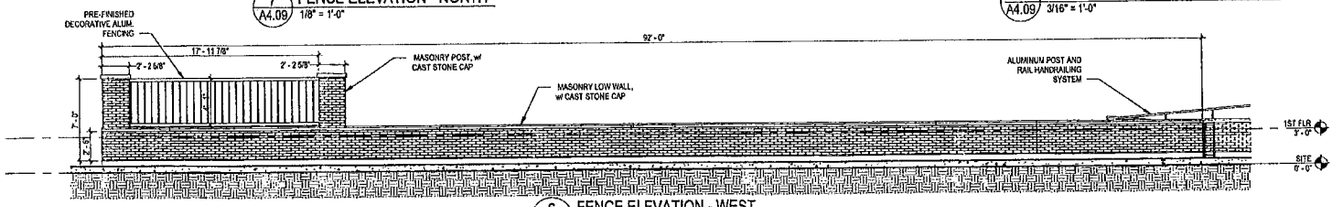
8 A4.09 DUMPSTER PLAN 3/16" = 1'-0"



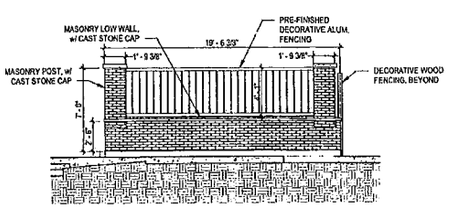
7 A4.09 FENCE ELEVATION - NORTH 1/8" = 1'-0"



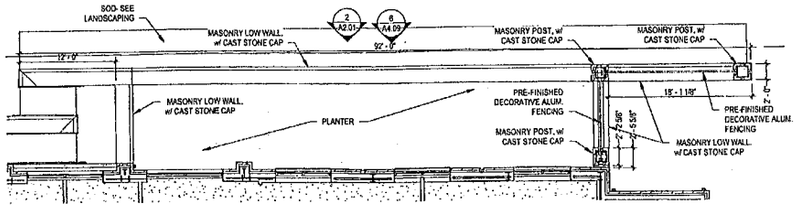
5 A4.09 FENCE ELEVATION - NORTHEAST 3/16" = 1'-0"



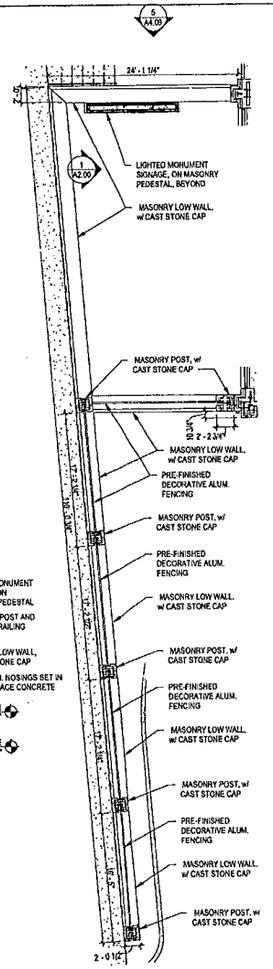
6 A4.09 FENCE ELEVATION - WEST 3/16" = 1'-0"



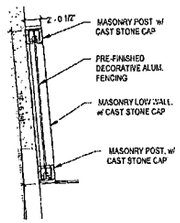
4 A4.09 FENCE ELEVATION - NORTHWEST 3/16" = 1'-0"



3 A4.09 FENCE PLAN - EAST 1/8" = 1'-0"



2 A4.09 FENCE PLAN - NORTH 1/8" = 1'-0"



1 A4.09 FENCE PLAN - NORTHWEST 1/8" = 1'-0"

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ERNEST E. VERGES II REG. NO. 3905 STATE OF LOUISIANA REGISTERED ARCHITECT

NEW RESOURCE BANK BRANCH AND OFFICE SHELL BUILDING

NEW ORLEANS, LA 70115

5100 TCHOUPITOULAS STREET

DATE ISSUED:	25 MARCH 2022
REVISED:	13 JUNE 2022
REVISED:	
REVISED:	
REVISED:	
DRAWN BY:	RMH
CHECKED BY:	CEV

PHASE: CONSTRUCTION DOCUMENTS

20024

TITLE: ENLARGED SITE PLANS, ELEVS, & DTLS

SHEET: A4.09

1340 Poydras Street, 4th Floor
New Orleans, Louisiana 70112

Land Records Division
Telephone (504) 407-0005

Chelsey Richard Napoleon

Clerk of Court and Ex-Officio Recorder
Parish of Orleans

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Recording Date: 9/7/2022 12:34:30 PM

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320 N CARROLLTON AVE
SUITE 100
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Chelsey Richard Napoleon, Clerk, Civil District Court