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CASE SUMMARY SHEET

CASE NUMBER: V25-06-12
DATE RECEIVED: May 8, 2025
DATE OF MEETING: June 10, 2025 and June 24, 2025

Address: 3847 Hwy 22
Subdivision: Commercial Hwy 22 Mandeville
Zoning District: B-2 Highway Business District
Property Owner: Turbo Properties, LLC

REQUEST: V25-06-12 – Tristan Moreau requests a variance to CLURO Section 10.8.2.6. Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts, Commercial Hwy 22 Mandeville, B-2 Highway Business District, 3847 Hwy 22

CASE SUMMARY: Request to keep the building painted the brand colors of the business

The property is located on the north side of Hwy 22, west of North Causeway Blvd. The property is irregular in shape and measures 66’ along Hwy 22, 127’ along the west property line, 67’ along the rear property line, then southwest for 97’, and finally south for 32’ per the St. Tammany Parish Assessor. The property has a square footage of approximately 7,132 sqft and is currently improved with a commercial structure. The building was recently acquired to be a Mandeville location for Bub’s NOLA, a burger restaurant.

The applicant was unaware of the sign regulations when the location was chosen, and the building was painted to match other Bub’s locations. The applicant is requesting to keep the building painted as it currently looks, with the base color being Sherwin Williams Raisin with a Verve Violet trim. The application states that *“This combination matched other locations and is important to brand recognition”*.

The structure is located within the Gateway Overlay District so all exterior changes will have to be reviewed and approved by the Design Review Committee.

CLURO SECTIONS:

Sign. "Sign" is defined as a medium of communication, including its structure and component parts, which is used or intended to be used to attract attention to its subject matter or location, including paint on the surface of a building.

10.8.2.6. Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts:

Permitted Signs Allowed by District and Use: Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts.		
Land Use	Attached (wall or blade) Signs, Canopy (or awning) Signs, and Hanging Signs	Monument Signs or Free-Standing Signs with Wooden Posts
All land uses not occupying complex sites	<p>One (1) wall, canopy, hanging, or blade sign is permitted per street façade, subject to all the following:</p> <ul style="list-style-type: none">Maximum area for a wall or blade sign is one (1) square foot per linear foot of building façade.If a building façade has a linear footage of thirty-five (35) feet or less, the wall or blade sign may have a maximum area of 35 feet.The blade sign must have a minimum clearance height of eight (8) feet above the ground.If a building façade has a linear footage exceeding one-hundred-twenty (120) feet, the maximum area of the wall or blade sign is one-hundred-twenty (120) square feet.Maximum sign area for a canopy sign is twelve (12) square feet.Maximum sign area for a hanging sign is six (6) square feet. The hanging sign must have a minimum clearance	<p>One (1) monument or free-standing sign is allowed per lot, subject to all the following:</p> <ul style="list-style-type: none">The maximum sign area allowed is one hundred (100) square feet.The maximum height is seven (7) feet from grade with a maximum height of two (2) feet for the base of the sign.The Zoning Commission may approve an exception allowing a height increase if natural grade is four (4) or more feet below the crown of the abutting street.The minimum setback is fifteen (15) feet from the closest abutting right-of-way and 100 feet from the nearest residential property line.Sign may be externally or internally illuminated but may not cause any uplight or glareIf a free-standing sign is used, two-posts measuring four inches by four inches or larger must be used. Posts must be composed of wood and must

	<p>height of eight (8) feet above the ground.</p> <ul style="list-style-type: none">• Sign may be externally or internally illuminated but may not cause any uplight or glare.	<p>be incorporated as a visual design element of the sign.</p>
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TACOVONE
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BUB'S
NOLA

5031



CASE SUMMARY SHEET

CASE NUMBER: SUP25-06-02
DATE RECEIVED: May 16, 2025
DATE OF MEETING: June 10, 2025 and June 24, 2025

Address: 201 Carroll
Subdivision: Old Mandeville, Square 25B, Lot 10A
Zoning District: B-3 - Old Mandeville Business District
Property Owner: Lisa Keiffer, LLC

REQUEST: SUP25-06-02 – Lisa Keiffer, LLC represented by Thomas and Lisa Keiffer requests a revision to Special Use Approval SUP23-03-01 per CLURO Section 10.5.3.8.1. Amendments to Special Use Permit Approvals, Old Mandeville, Square 25B, Lot 10A, B-3 Old Mandeville Business District, 201 Carroll

PREVIOUS CASES: P16-01-01 Conditional Use (Ord. 15-35) – Outdoor dining in the Right of Way.
Z12-12-07 – Zoning Approval – Sit Down Restaurant
Z12-08-05 – Zoning Approval – Sit Down Restaurant
Z12-02-03 – Zoning Approval – Food Sales
V00-07-16 - Variance – Parking, Landscape Requirements
V00-01-02 – Variance – Parking, Landscape
V00-02-05 Variance – Non-Conforming Development Site
Z00-02-06 – Combined Uses
SUP22-12-04 – Special Use approval to allow Transient Lodging - Hotel/Motel
SUP23-03-01 – Exception to the B-3 Sign Standards

CASE SUMMARY: Relocate a previously approved sign

The property at 201 Carroll is located on the corner of Carroll St. and Claiborne St. The property measures 93.5’ on Carroll St. and 90.7’ on Claiborne St., having a square footage of 8,480. The applicant is requesting a revision to a previous Special Use Approval to relocate an approved sign.

In January 2023, the Commission approved the Special Use Permit request to allow a hotel/motel on the premises. A permit has been issued, and the applicant is currently in the process of developing the existing building into a 10-room boutique hotel which will be known as “The Marigny”.

The previous location of the sign was on the east side of the building, adjacent to the new courtyard area. The applicant is requesting to relocate the sign to the Carroll Street side of the building. The applicant stated that since the previous approval they have started the process of qualifying the hotel for membership in *Select Registry*, which is an exclusive group of country inns, B&Bs, and boutique hotels throughout the country.

As part of their review, *Select Registry* inspects the physical condition of the property, provided amenities, and requires ample signage which is the reason for the relocation of the sign. The specifications of the sign are changing slightly from the previous submittal. The sign will still be 18’ in height, 31 sqft in sign area, and be externally illuminated by down lighting which will be set on a timer to ensure restricted hours of use. The only changes are the location, be one-sided instead of double sided, and will now read “The Marigny” instead of “Old Town”.

CLURO SECTIONS:

4.3.2.11. Amendments to Special Use Permit Approvals

The procedural requirements for Special Use Permit Approval as specified in this Section 4.3 et seq. shall apply to an application for modification, expansion, or other change in an approved Site Plan, provided that minor revisions or modifications may be approved by the Planning Director if he determines that the circumstances or conditions applicable at the time of original approval remain valid, and that changes would not affect the findings prescribed in this Section. The Planning Director shall report to the Zoning Commission on a quarterly basis the number and kinds of modifications being approved.





THOMAS KEIFFER, SR.
ATTORNEY AT LAW

May 16, 2025

By Hand Delivery & Email: aweiner@cityofmandeville.com

City of Mandeville
Alex Weiner, Planning Dept. Secretary
3101 E. Causeway Approach
Mandeville, LA 70448

***Re: Amendment to Special Use Permit for Sign
SUP23-03-01***

Dear Alex,

On behalf of Lisa Keiffer, LLC ("Applicant"), I am requesting an amendment to the above referenced Special Use Permit. The amendment concerns the location of a previously approved sign. I would appreciate this application being placed on the agenda for the **June 10, 2025**, meeting.

Applicant is in the process of developing the historic building located at 201 Carroll Street into a 10-room boutique hotel. The Candy Bank, a nationally recognized vintage candy shop, shall remain at the site as a community favorite. The hotel will be known as "The Marigny."

On March 28, 2023, the Planning & Zoning Commission approved a request for a Special Use Permit to allow an exception to the B-3 Sign Design Standards to allow an 18' sign on the rear of the building. Since that time Applicant has started the process of qualifying The Marigny for membership in *Select Registry* – an exclusive group of country inns, B&Bs, and boutique hotels throughout the country that meet the highest standards for hospitality and quality lodgings. (See <https://selectregistry.com/>). In addition to inspecting the physical condition of the property along

with the amenities, *Select Registry* requires ample signage, which brings us to the reason for the amendment.

It would make more sense to locate the previously approved sign in front of the building on Carroll Street, rather than in the rear of the building facing the future parking area. To his credit, this is something that former P&Z member Nixon Adams recognized at the initial March 14, 2023, work session when he wondered, “why not put the sign out front so people can see it?” Hindsight is 20/20 and Nixon was right.

I am enclosing a completed Application for Special Use Approval and the \$250 filing fee, along with a revised site plan (Exhibit 1), a photograph of the proposed sign location (Exhibit 2), and a rendering of the sign in place (Exhibit 3). The specifications for the sign would remain as previously approved, except that the sign would be located in front of the building, be only one-sided, and say “The Marigny.”

Pursuant to CLURO section 4.3.2.4.5, the abutting or opposite lot ownership information is as follows: ¹

1. Terry & Mary Broussard, 211 Carroll St., Mandeville, La. 70448
2. Alicia Wood, 210 Carroll St., Mandeville, La. 70448
3. Sam & Molly Brunner, 200 Carroll St., Mandeville, La. 70448
4. Ellen Pierce, 150 Carroll St., Mandeville, La. 70448
5. Philip & Crystal Younger, 141 Carroll St., Mandeville, La. 70448
6. Joe May 2125, Claiborne St., Mandeville, La. 70448

¹ For the remaining required submissions please refer to SUP22-12-04 Exhibit 1 (site plan), Exhibit 2 (historic survey listing the building), Exhibit 3 (legal descriptions), Exhibit 4 (surveys), Exhibit 5 (sworn statement of owner), and Exhibit 6 (ownership documentation).

If you require any additional information or documentation, please do not hesitate to contact me. Thank you for your assistance in this matter.

With best regards, I remain,

Sincerely,

Thomas Keiffer, Sr. PLC



Thomas Keiffer, Sr.

cc (via email):

Cara Bartholomew, Planning & Development Director (cbartholomew@cityofmandeville.com)
Lauren Brinkman, Floodplain Administrator (lbrinkman@cityofmandeville.com)
Kathy Reeves, Permits Coordinator (permits@cityofmandeville.com)
Vaughan Sollberger (kvs@kvsarchitecture.com)

PARKING CALCULATIONS:

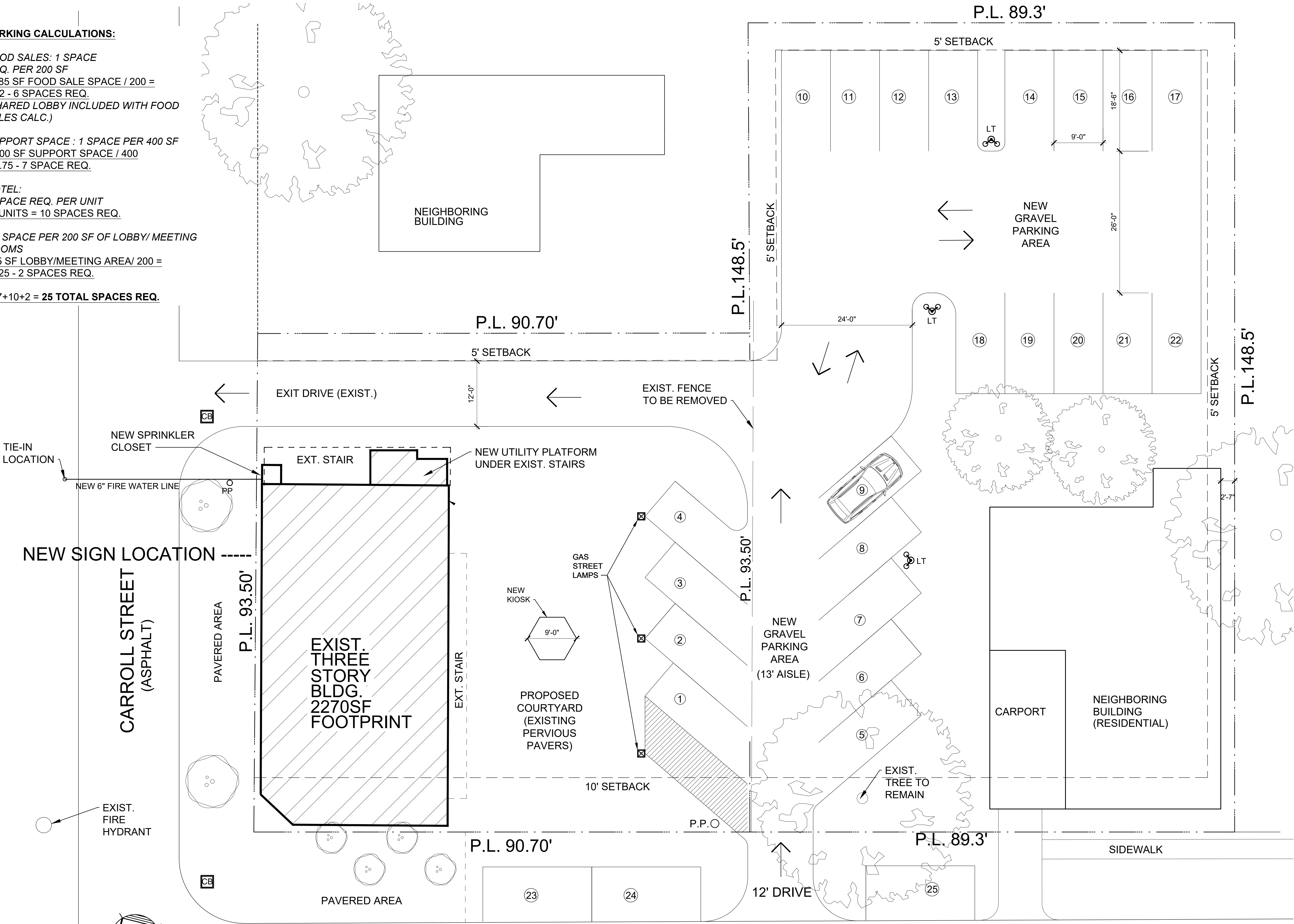
FOOD SALES: 1 SPACE
REQ. PER 200 SF
1,085 SF FOOD SALE SPACE / 200 =
5.42 - 6 SPACES REQ.
(SHARED LOBBY INCLUDED WITH FOOD
SALES CALC.)

SUPPORT SPACE : 1 SPACE PER 400 SF
2,700 SF SUPPORT SPACE / 400
= 6.75 - 7 SPACE REQ.

HOTEL:
1 SPACE REQ. PER UNIT
10 UNITS = 10 SPACES REQ.

+ 1 SPACE PER 200 SF OF LOBBY/ MEETING
ROOMS
385 SF LOBBY/MEETING AREA/ 200 =
1.925 - 2 SPACES REQ.

6+7+10+2 = **25 TOTAL SPACES REQ.**



1 SITE PLAN
1/8" = 1'-0"

KVS architecture
235 Girod Street, Mandeville, Louisiana
985.674.3077 www.kvsarchitecture.com

**OLD MANDEVILLE
GUESTHOUSE**
201 CARROLL ST. MANDEVILLE, LA 70448

REVISIONS:
DATE: 12.22.22
PROJECT No: 20035
DRAWING:

A1.0

PARKING CALCULATIONS:

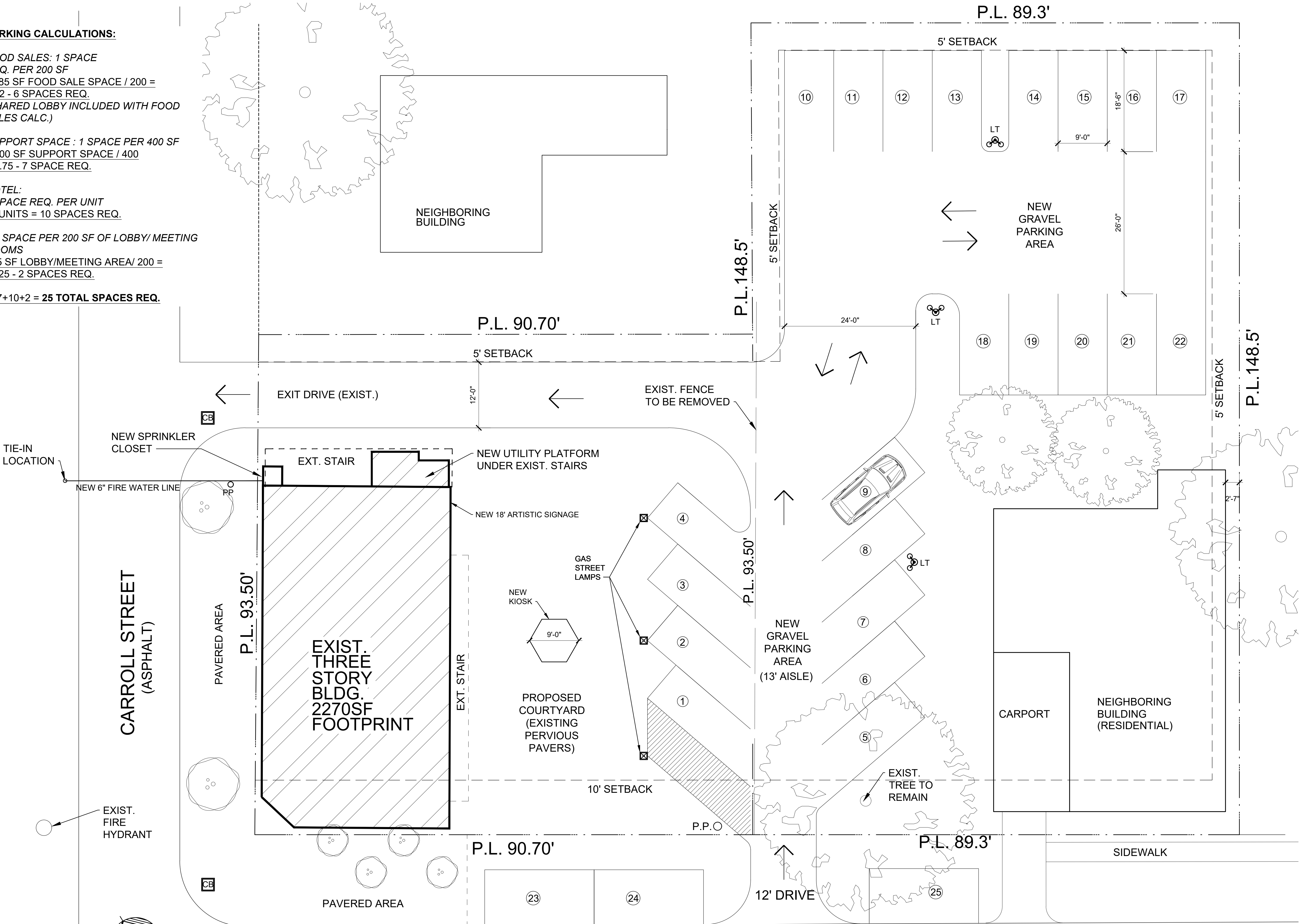
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REQ. PER 200 SF
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(SHARED LOBBY INCLUDED WITH FOOD
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+ 1 SPACE PER 200 SF OF LOBBY/ MEETING
ROOMS
385 SF LOBBY/MEETING AREA/ 200 =
1.925 - 2 SPACES REQ.

6+7+10+2 = **25 TOTAL SPACES REQ.**



1 SITE PLAN
1/8" = 1'-0"



Exhibit 2

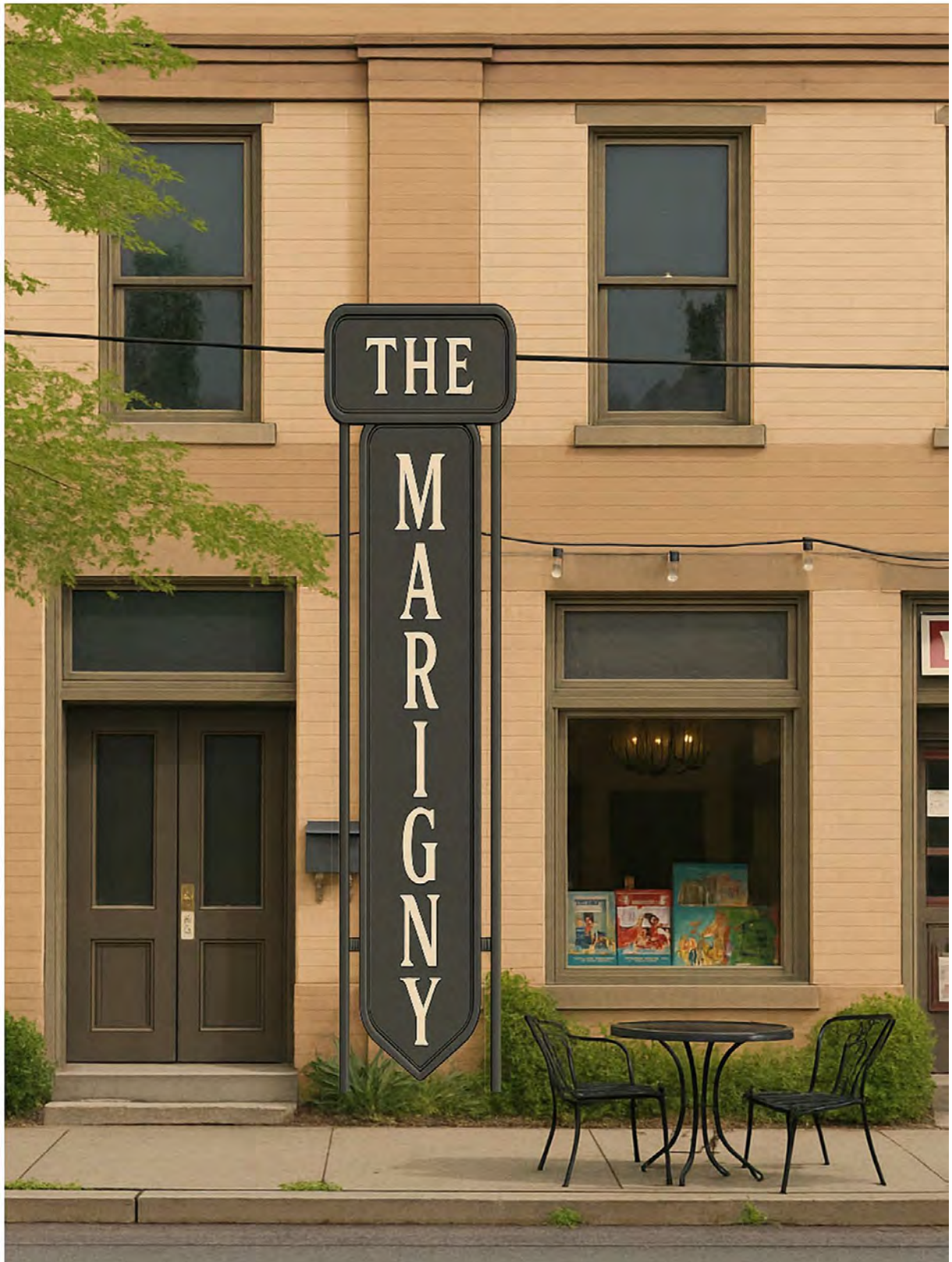


Exhibit 3

CASE SUMMARY SHEET

CASE NUMBER: SUP25-06-01
DATE RECEIVED: May 8, 2025
DATE OF MEETING: June 24, 2025 and July 8, 2025

Address: 2129 Lakeshore
Subdivision: Old Mandeville, Square 25A, Lots 4,5,6,7,17,18,19 and 20
Zoning District: B-3 Old Mandeville Business District
Property Owner: McGuire Real Estate Group

REQUEST: SUP25-06-01 – Barrett McGuire requests a revision to Special Use Approval Z15-01-02 per CLURO Section 4.3.2.11. Amendments to Special Use Permit Approvals, Old Mandeville, Square 25A, Lots 4,5,6,7,17,18,19 and 20, B-3 Old Mandeville Business District, 2129 Lakeshore

PREVIOUS CASES: Z15-01-02 – Zoning Approval for Frapart Hotel structure
Z15-01-03 – Zoning Approval for Sophie Wright Cottage and Hadden Cottage
SUP16-12-08 – Special Use Amendment to change Hadden Cottage designation
SUP17-01-02 – Special Use Amendment to change Hadden Cottage designation

CASE SUMMARY: A revision to a previous Special Use Approval to allow outdoor amplified sound and patrons below the structures

The applicant owns the property at 2129 Lakeshore located on the north side of Lakeshore Dr., west of Lafitte St., and east of Carroll St. The property measures approximately 176’ x 507’ and contains 90,905 sqft according to the St. Tammany Parish Assessor. The property is currently improved with the commercial business, Pat’s Rest Awhile.

In March of 2015 special use approval was granted to allow a Restaurant – Sit-Down with Lounge in the former “Rest Awhile” main structure and to allow a Tavern – Bar or Lounge in both the Sophie Wright Cottage and Hadden Cottage. As part of the approval the following conditions were implemented:

- 1. There is no patron area allowed at grade (below any of the structures).
- 2. No outdoor activity after 10:00pm year-round. This condition supersedes CLURO Section 7.5.10.5 Special B-3 Old Mandeville Business District, Section d. Hours of Operation and Noise.
- 3. No outdoor speakers or outdoor amplified sound. This condition supersedes CLURO Section 7.5.10.5 Special B-3 Old Mandeville Business District, Section d. Hours of Operation and Noise.

The applicant is requesting a revision to the previous special use approval to allow patrons underneath the structures and to allow outdoor amplified sound on weekends and special events. The application states that no new seating will be added for the patrons beneath the structures and the time proposed for the outdoor amplified sound is from 11:00am – 7:00pm.

CLURO SECTIONS:
4.3.2.11. Amendments to Special Use Permit Approvals

The procedural requirements for Special Use Permit Approval as specified in this Section 4.3 et seq. shall apply to an application for modification, expansion, or other change in an approved Site Plan, provided that minor revisions or modifications may be approved by the Planning Director if he determines that the circumstances or conditions applicable at the time of original approval remain valid, and that changes would not affect the findings prescribed in this Section. The Planning Director shall report to the Zoning Commission on a quarterly basis the number and kinds of modifications being approved.

6.4.67. Restaurants - Sit-Down with Lounge

A sit-down restaurant establishment utilizing up to 25% of area accessible to patrons as a lounge for the serving and consumption of alcoholic beverages.

6.4.73. Tavern - Bar or Lounge

Any premises where the principle business is the sale of alcoholic beverages at retail for consumption on the premises, where minors are excluded therefrom by law, and where incidental service of food may or may not occur, provided an excess of 25% of the patron area is used for the consumption of alcoholic beverages. Typical uses include cocktail lounges and piano bars.

7.5.10.5. Special B-3 - Old Mandeville Business District Criteria

- d. Hours of Operation and Noise. If night activities are conducted by the on-site use, such activities shall not interfere with the peace of any adjacent residential district or on-site residential use and shall conform to the requirements regarding noise and sound as set forth in the City’s Code of Ordinances.
 - (1) Outdoor operations for commercial activity located anywhere within the B-3 zoning district shall not be permitted after 10:00 p.m., except on Fridays and Saturdays, and the following holidays; New Years Eve, the Sunday and Monday preceding Mardi Gras Day, Mardi Gras Day, evening of 3rd of July, 4th of July, Sunday proceeding Labor Day Monday, Halloween Night, Wednesday preceding Thanksgiving Day, and Christmas Eve, when outdoor operations shall be permitted until midnight.

- (2) Outdoor speakers and amplified sound shall comply with applicable noise ordinance requirements and are prohibited from 10:00 p.m. until 7:00 a.m. unless otherwise authorized through a Special Event permit.
- (3) Indoor music intended for principal entertainment purposes shall comply with applicable noise ordinance requirements and is prohibited from 10:00 p.m. until 7:00 a.m. weekdays (Sunday through Thursday) and midnight until 7:00 a.m. on weekends (Friday and Saturday) except as authorized in conjunction with a Special Events Permit. Music intended as background music shall be played at or below the sound level of normal human conversation.

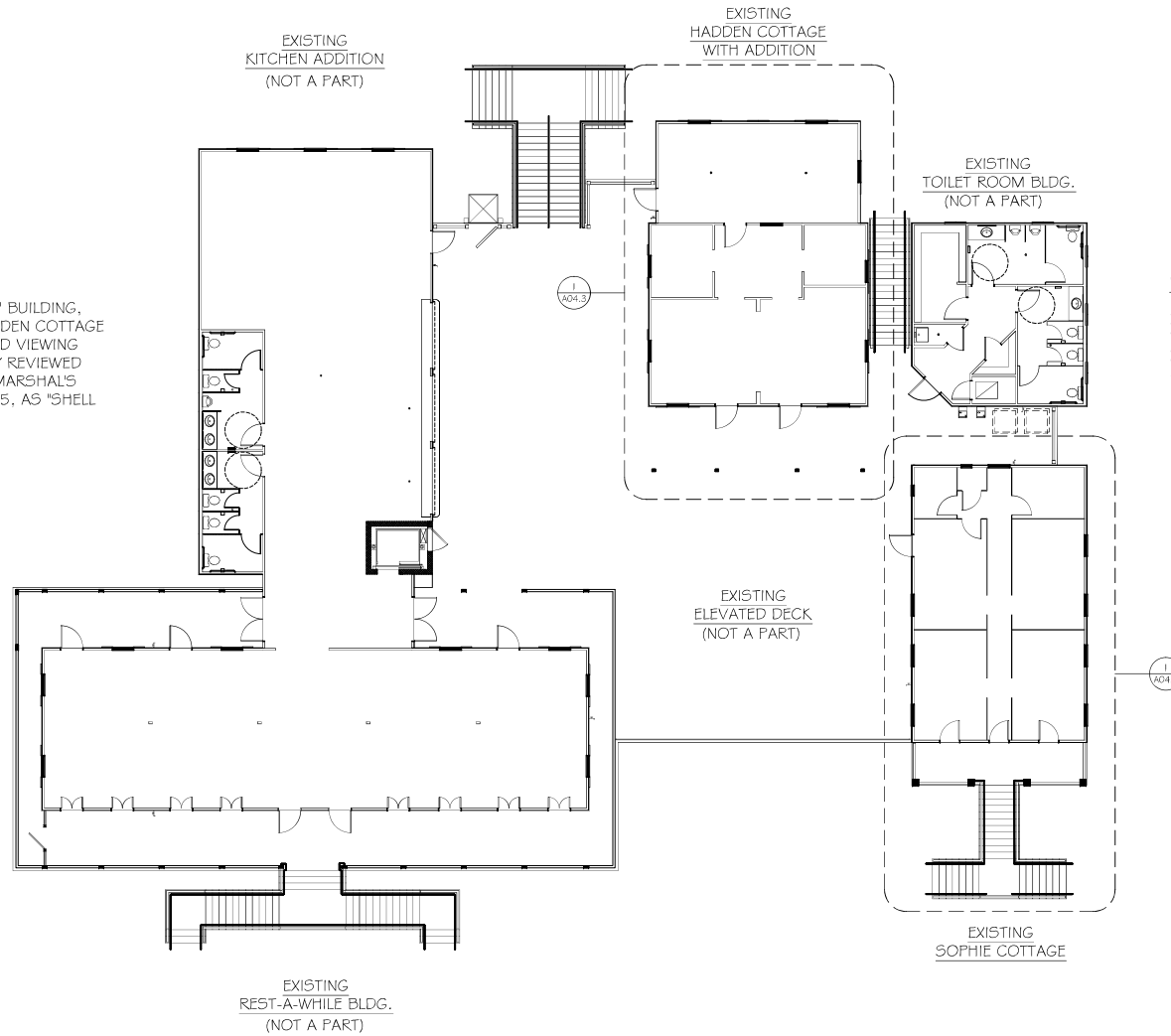


NOTE:

EXISTING "REST-A-WHILE" BUILDING,
KITCHEN ADDITION, HADDEN COTTAGE
ADDITION, AND ELEVATED VIEWING
DECK WERE PREVIOUSLY REVIEWED
BY THE LA. STATE FIRE MARSHAL'S
OFFICE, #AR-17-006705, AS "SHELL
ONLY".

NOTE:

EXISTING TOILET ROOM BUILDING
WAS PREVIOUSLY REVIEWED BY THE
LA. STATE FIRE MARSHAL'S OFFICE,
#AR-16-014477



1. EXISTING FIRST FLOOR DEVELOPMENT PLAN - OVERALL

project 1217
date 3.23.20
revisions



Piazza Architecture Planning APAC
Mandeville Louisiana



P.A.P. © 2020

~ Rest - A - While ~
A Commercial Development
Mandeville • Louisiana
(Renovations to the Sophie and Hadden Cottages)

sheet

A04.2

of

**City of Mandeville
Planning and Zoning Commission**

DENNIS THOMAS, CHAIRMAN
PLANNING COMMISSION

NIXON ADAMS, CHAIRMAN
ZONING COMMISSION

LOUISETTE L. KIDD, AICP, CFM
DIRECTOR, DEPT. OF PLANNING &
DEVELOPMENT



MEMBERS

MICHAEL BLACHE
REN CLARK
SCOTT QUILLIN
SIMMIE FAIRLEY
REBECCA BUSH

March 4, 2015

McGuire Real Estate Group, LLC
1551 Lakeshore Drive
Mandeville, LA 70488

RE: Z15-01-02 and Z15-01-03 McGuire Real Estate Group, LLC requests a Zoning Permit Z15-01-02 to CLURO Section 6.4.67 Sit Down Restaurant with Lounge in former Rest A While main structure (Frapart Hotel) and a Zoning Permit (Z15-01-03) to CLURO Section 6.4.73 Tavern- Bar or Lounge in Sophie Wright Cottage and the Hadden Cottage

Dear Mr. McGuire:

At the special meeting of the Planning and Zoning Commission held on Monday, February 23, 2015, the Zoning Commission approved two Zoning Permits. The first, to allow a Sit Down Restaurant with Lounge in the former "Rest A While" main structure, (Frapart Hotel), as defined under CLURO Section 6.4.67 Restaurants - Sit-Down with Lounge defined as follows:

A sit-down restaurant establishment utilizing up to 25% of area accessible to patrons as a lounge for the serving and consumption of alcoholic beverages.

The second Zoning Permit was approved to allow a Tavern – Bar or Lounge in both the Sophie Wright Cottage and the Hadden Cottage as defined under CLURO Section 6.4.73 Tavern - Bar or Lounge – defined as follows:

Any premises where the principle business is the sale of alcoholic beverages at retail for consumption on the premises, where minors are excluded there from by law, and where incidental service of food may or may not occur, provided an excess of 25% of the patron area is used for the consumption of alcoholic beverages. Typical uses include cocktail lounges and piano bars.

Both Zoning Permits were approved in accordance with plans prepared by Piazza Architecture Planning dated 12/23/2014 revised through 2/18/2015 listed as follows:

- Sheet A02.1 Overall Site Plan – Existing
- Sheet A02.2, Site Plan - basic dimensions

3101 EAST CAUSEWAY APPROACH x MANDEVILLE, LOUISIANA 70448 x (985) 624-3103 x Fax (985) 626-7929

- Sheet A02.3, Site Plan – basic dimensions
- Sheet A02.4, Site Plan, patron level
- Sheet A02.5 Overall Site Plan – Proposed
- Sheet A02.6 Neighbor Parking Plan
- Sheet A04.1 Overall Floor Plan - Patron Level
- Sheet A10.1, Elevations (existing buildings)
- Sheet D01.1 Existing Drainage Plan
- Sheet D02.1, Conceptual Drainage Plan
- Sheet L01.1 Existing Landscape
- Sheet L02.1 Code Compliance Landscape Plan
- Architectural 3d Rendering

The Zoning Commission found that the proposed uses of a Sit Down Restaurant with Lounge in the Frapart Hotel and Tavern – Bar or Lounge in the Sophie Wright and Hadden Cottages as depicted on the site plan and architectural 3d rendering, is compatible with existing, conforming and permitted uses on adjacent properties.

The Zoning Commission approved the Zoning Permits and the above referenced plans with specific conditions to mitigate potential adverse impacts to the adjacent property and neighborhood as follows:

1. There is no patron area allowed at grade (below any of the structures).
2. No outdoor activity after 10:00 p.m. year round. This condition supersedes CLURO Section 7.5.10.5 Special B-3 Old Mandeville Business District Criteria, Section d. Hours of Operation and Noise.
3. No outdoor speakers or outdoor amplified sound. This condition supersedes CLURO Section 7.5.10.5 Special B-3 Old Mandeville Business District Criteria, Section d. Hours of Operation and Noise.

Additionally, the items listed below were offered in your amended application dated January 16, 2015 and the Zoning Commission included them as conditions of the approval. Some of these items were also reflected on amended site plans.

1. All space between addition and property line will be green
2. Install internal and external fire sprinklers
3. Install fire proofing interior walls on West side of Frapart Hotel and addition
4. Restrict/Block access to West side porch facing neighbor
5. Screen West side front porch so that the Frapart Hotel front porch is not viewable from the neighbor front porch
6. Shutter all West side windows
7. Build privacy fence on West side. Boards will alternate so there is no "bad" side of the fence
8. Plant landscaping on the West Side
9. Locate interior bar of the Frapart Hotel to the far East side of the building
10. Do not install speakers/music on the West side of the Frapart Hotel front porch

11. Install sound proofing on West side walls of Frapart Hotel and addition
12. Install Molitron Odor and Smoke Abatement System (MOAS), or like product, on kitchen exhaust system. Reduce odor particles by approximately 95% and reduces pproximately 50% of smoke particles.
13. Face kitchen exhaust to the East

Should you have any questions, please do not hesitate to contact me at 624-3103.

Sincerely,



Louissette L. Kidd, AICP, CFM

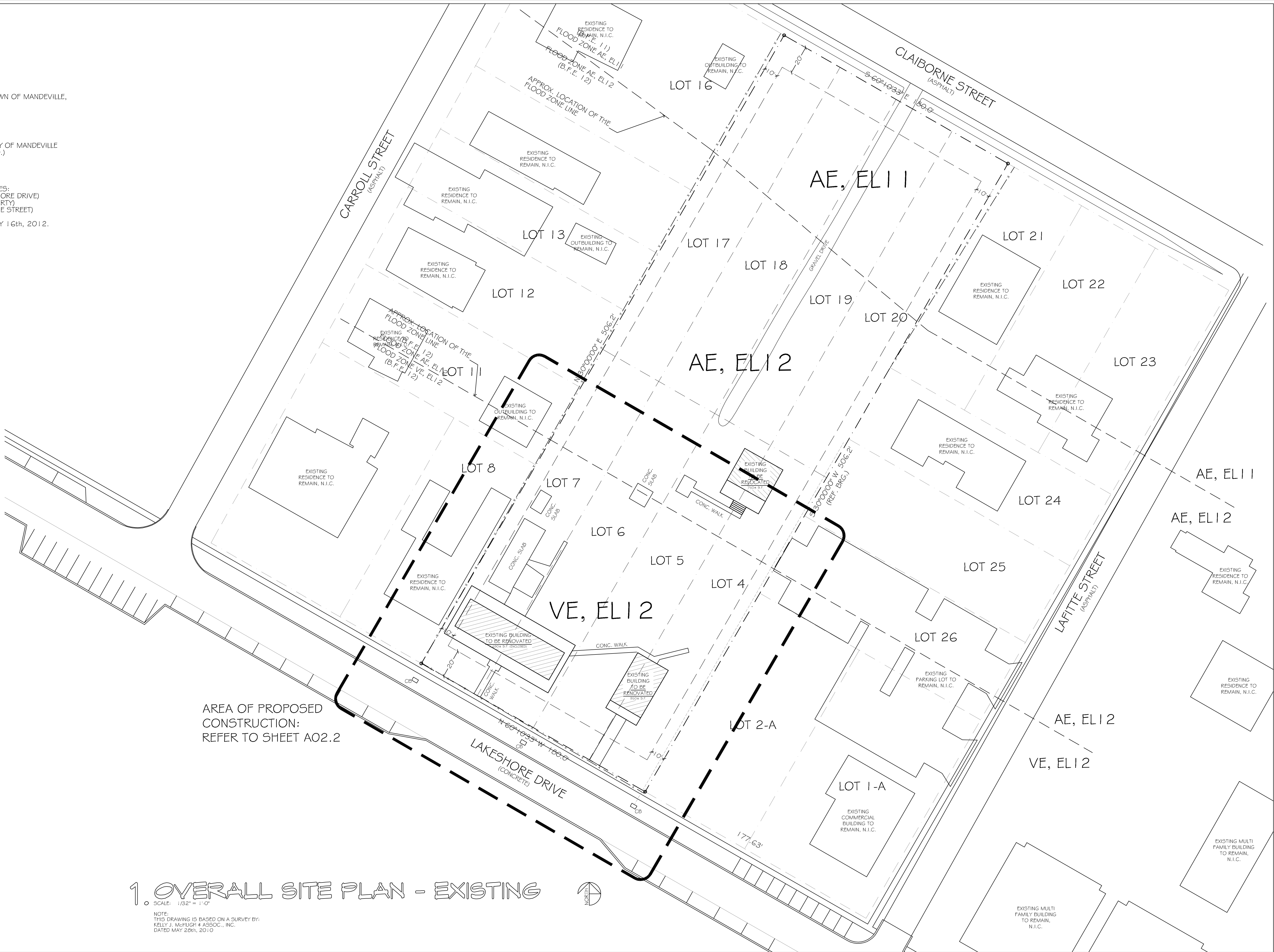
Director, Dept. of Planning & Development

SITE INFORMATION:

PARCEL IS LOCATED IN THE CITY OF MANDEVILLE, LOUISIANA.
PARCEL IS LOTS 4, 5, 6, 7, 17, 18, 19 & 20, SQUARE 25-A, TOWN OF MANDEVILLE,
SECTION 49, T85-R11 E, ST. TAMMANY PARISH, LA.
PARCEL IS 91,115.6 SQ. FT., OR 2.092 ACRES.
PARCEL IS ZONED B-3, "OLD MANDEVILLE BUSINESS DISTRICT".
PARCEL SHALL COMPLY WITH THE GUIDELINES AS SET BY THE CITY OF MANDEVILLE
COMPREHENSIVE LAND USE REGULATIONS ORDINANCE (C.L.U.R.O.)

FLOOD ZONE INFORMATION:

PER LSU AGCENTER WEBSITE, PARCEL IS LOCATED IN FLOOD ZONES:
VE, EL 12 B.F.E. 12.00' NAVD88 (FRONTING LAKESHORE DRIVE)
AE, EL 12 B.F.E. 12.00' NAVD88 (CENTER OF PROPERTY)
AE, EL 11 B.F.E. 11.00' NAVD88 (FACING CLAIBORNE STREET)
F.I.R.M., COMMUNITY NO. 220202, PANEL 0427 D, REVISED MAY 16th, 2012.
CITY OF MANDEVILLE REQUIRES A 2'-0" FREEBOARD ABOVE B.F.E.

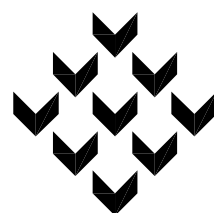


AREA OF PROPOSED
CONSTRUCTION:
REFER TO SHEET A02.2

1. OVERALL SITE PLAN - EXISTING

NOTE:
THIS DRAWING IS BASED ON A SURVEY BY:
KELLY J. McFUGH & ASSOC., INC.
DATED MAY 28th, 2010

project 0614
date 12.23.14
revisions 1.30.15
2.13.15
2.18.15



Piazza Architecture Planning APAC
Mandeville Louisiana

P.A.P. © 2015

~ Rest - A - While ~
A Commercial Development
Mandeville • Louisiana

sheet
A02.1
of

SITE INFORMATION:

PARCEL IS LOCATED IN THE CITY OF MANDEVILLE, LOUISIANA.

PARCEL IS LOTS 4, 5, 6, 7, 17, 18, 19 & 20, SQUARE 25-A, TOWN OF MANDEVILLE, SECTION 49, T8S-R11E, ST. TAMMANY PARISH, LA.

PARCEL IS 91,115.6 SQ. FT., OR 2.092 ACRES.

PARCEL IS ZONED B-3, "OLD MANDEVILLE BUSINESS DISTRICT".

PARCEL SHALL COMPLY WITH THE GUIDELINES AS SET BY THE CITY OF MANDEVILLE COMPREHENSIVE LAND USE REGULATIONS ORDINANCE (C.L.U.R.O.)

FLOOD ZONE INFORMATION:

PER LSU AGCENTER WEBSITE, PARCEL IS LOCATED IN FLOOD ZONES:

VE, EL 12	B.F.E. 12.00' NAVD88 (FRONTING LAKESHORE DRIVE)
AE, EL 12	B.F.E. 12.00' NAVD88 (CENTER OF PROPERTY)
AE, EL 11	B.F.E. 11.00' NAVD88 (FACING CLAIBORNE STREET)

F.I.R.M., COMMUNITY NO. 220202, PANEL 0427 D, REVISED MAY 16th, 2012.

CITY OF MANDEVILLE REQUIRES A 2'-0" FREEBOARD ABOVE B.F.E.

BUILDING INFORMATION:

MAXIMUM HEIGHT: 35'-0", OR...
40'-0" WITH A MINIMUM 7:12 ROOF PITCH IF RECOMMENDED BY DESIGN REVIEW COMMITTEE FOR STRUCTURES WHERE THE GROUND FLOOR IS REQUIRED TO BE ELEVATED MORE THAN 6'-0" ABOVE GRADE.

ACTUAL HEIGHTS

REST-A-WHILE BUILDING:	34'-7"	(CURRENTLY ELEVATED 11'-2")
HADDEN COTTAGE:	30'-11"	(ELEVATED 11'-2")
SOPHIE COTTAGE:	28'-8"	(ELEVATED 11'-2")

C.L.U.R.O. INFORMATION:

6.4.64 RESTAURANT - SIT DOWN WITH LOUNGE
PARKING RATIO: 1 PER 150 S.F. GROSS FLOOR AREA

6.4.70 TAVERN - BAR OR LOUNGE
PARKING RATIO: 1 PER 150 S.F. GROSS FLOOR AREA

DEVELOPMENT INFORMATION: COMMERCIAL

REST A WHILE BUILDING: (WITH KITCHEN ADDITION)

RESTAURANT/LOUNGE/	3,104 SQ. FT. (INTERIOR)
KITCHEN ADDITION:	

SLAB AT GRADE:	3,054 SQ. FT. (EXTERIOR)
PORCH AREA:	1,460 SQ. FT. (EXTERIOR)

SOPHIE COTTAGE:

TAVERN:	920 SQ. FT. (INTERIOR)
---------	------------------------

PORCH AREA:	144 SQ. FT. (EXTERIOR)
-------------	------------------------

HADDEN COTTAGE:

TAVERN:	764 SQ. FT. (INTERIOR)
---------	------------------------

PORCH AREA:	302 SQ. FT. (EXTERIOR)
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RESTROOM ADDITION:

RESTROOMS/STORAGE:	700 SQ. FT. (INTERIOR)
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NEW DECK and WALKWAYS:

DECK AREA:	1,631 SQ. FT. (EXTERIOR)
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PARKING: B3 ALLOWS FOR EITHER INTERIOR OR EXTERIOR CALCULATION, THEN PARKING IS DETERMINED BY THE HIGHER OF THE TWO.

OVERALL INTERIOR SQ. FT. = 5,488 / 150 = 37 PARKING SPACES

OVERALL EXTERIOR SQ. FT. = 6,591 / 150 = 44 PARKING SPACES

SINCE PARKING BASED ON EXTERIOR SQUARE FOOTAGE IS GREATER, THEN PARKING AS REQUIRED: 44 PARKING SPACES

PARKING AS PROVIDED: (OFF STREET) 26 PARKING SPACES

PARKING REDUCTION ALLOWED PER C.L.U.R.O. 7.5.10.5.3a (REFER TO SHEET A02.5) 19 PARKING SPACES

OVERALL ON/OFF STREET PARKING AVAILABLE: 45 PARKING SPACES

IMPERVIOUS AREA:

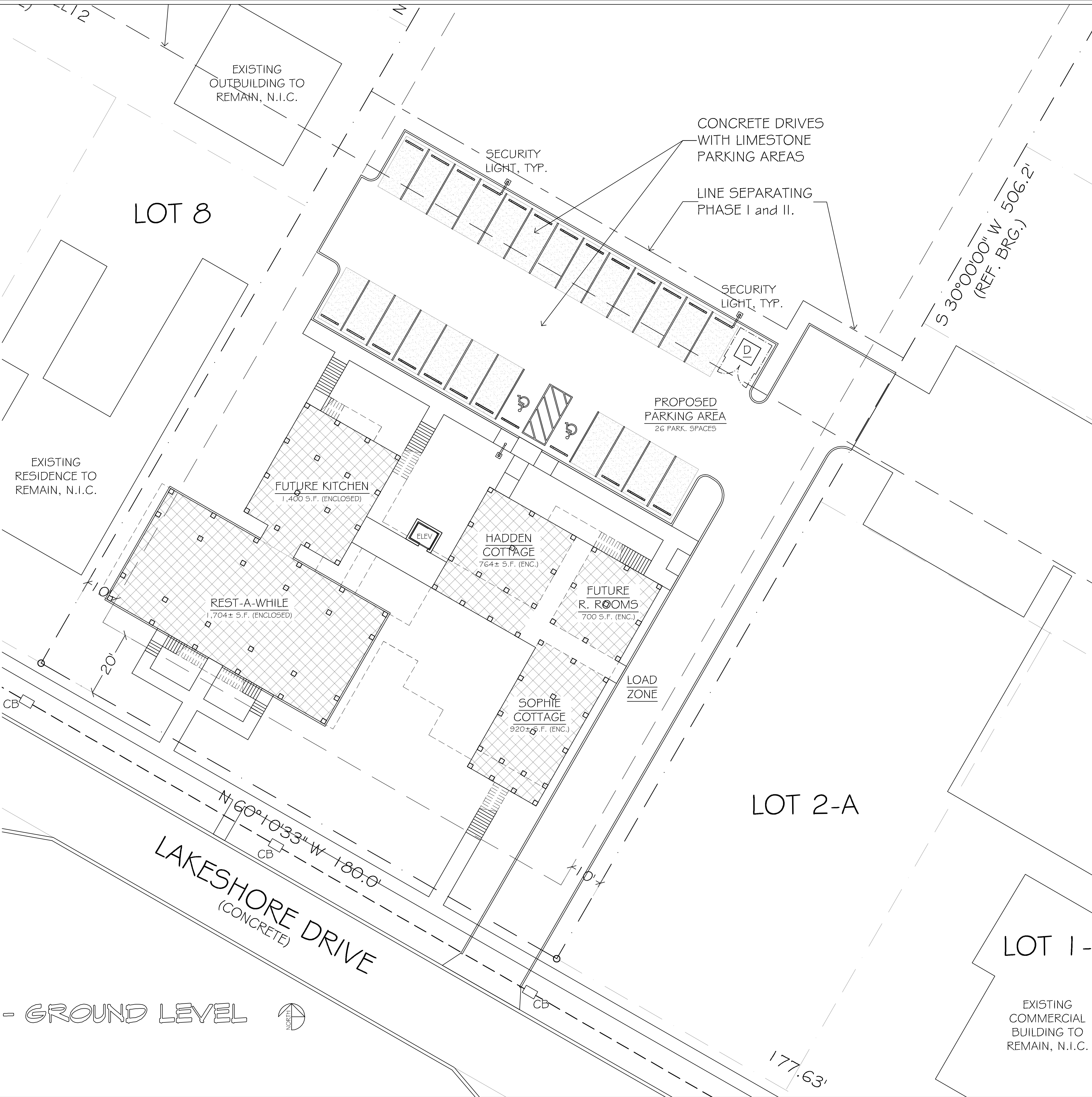
DEVELOPMENT AREA, THIS PHASE:	36,353 SQ. FT.
IMPERVIOUS AREA, THIS PHASE:	25,529 SQ. FT.

70.23% IMPERVIOUS

1. SITE PLAN - GROUND LEVEL

SCALE: 1/16" = 1'-0"

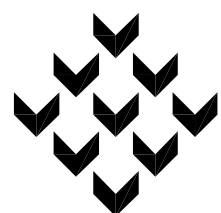
NOTE:
THIS DRAWING IS BASED ON A SURVEY BY:
KELLY J. McHUGH & ASSOC., INC.
DATED MAY 28th, 2010



project 0614

date 12.23.14

revisions 1.30.15
2.13.15
2.18.15



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SITE INFORMATION:

PARCEL IS LOCATED IN THE CITY OF MANDEVILLE, LOUISIANA.

PARCEL IS LOTS 4, 5, 6, 7, 17, 18, 19 & 20, SQUARE 25-A, TOWN OF MANDEVILLE, SECTION 49, T85-R11E, ST. TAMMANY PARISH, LA.

PARCEL IS 91,115.6 SQ. FT., OR 2.092 ACRES.

PARCEL IS ZONED B-3, "OLD MANDEVILLE BUSINESS DISTRICT".

PARCEL SHALL COMPLY WITH THE GUIDELINES AS SET BY THE CITY OF MANDEVILLE COMPREHENSIVE LAND USE REGULATIONS ORDINANCE (C.L.U.R.O.)

FLOOD ZONE INFORMATION:

PER LSU AGCENTER WEBSITE, PARCEL IS LOCATED IN FLOOD ZONES:

VE, EL 12 B.F.E. 12.00' NAVD88 (FRONTING LAKESHORE DRIVE)
AE, EL 12 B.F.E. 12.00' NAVD88 (CENTER OF PROPERTY)
AE, EL 11 B.F.E. 11.00' NAVD88 (FACING CLAIBORNE STREET)

F.I.R.M., COMMUNITY NO. 220202, PANEL 0427 D, REVISED MAY 16th, 2012.

CITY OF MANDEVILLE REQUIRES A 2'-0" FREEBOARD ABOVE B.F.E.

BUILDING INFORMATION:

MAXIMUM HEIGHT: 35'-0", OR...
40'-0" WITH A MINIMUM 7:12 ROOF PITCH IF RECOMMENDED
BY DESIGN REVIEW COMMITTEE FOR STRUCTURES WHERE THE
GROUND FLOOR IS REQUIRED TO BE ELEVATED MORE THAN
6'-0" ABOVE GRADE.

ACTUAL HEIGHTS

REST-A-WHILE BUILDING: 34'-7" (CURRENTLY ELEVATED 11'-2")
HADDEN COTTAGE: 30'-11" (ELEVATED 11'-2")
SOPHIE COTTAGE: 28'-8" (ELEVATED 11'-2")

C.L.U.R.O. INFORMATION:

6.4.64 RESTAURANT - SIT DOWN WITH LOUNGE
PARKING RATIO: 1 PER 150 S.F. GROSS FLOOR AREA
6.4.70 TAVERN - BAR OR LOUNGE
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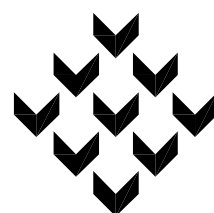
1. SITE PLAN - PATRON LEVEL

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DATED MAY 28th, 2019

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