

Marrero Commons Management Building

City Planning Commission Design Advisory Committee

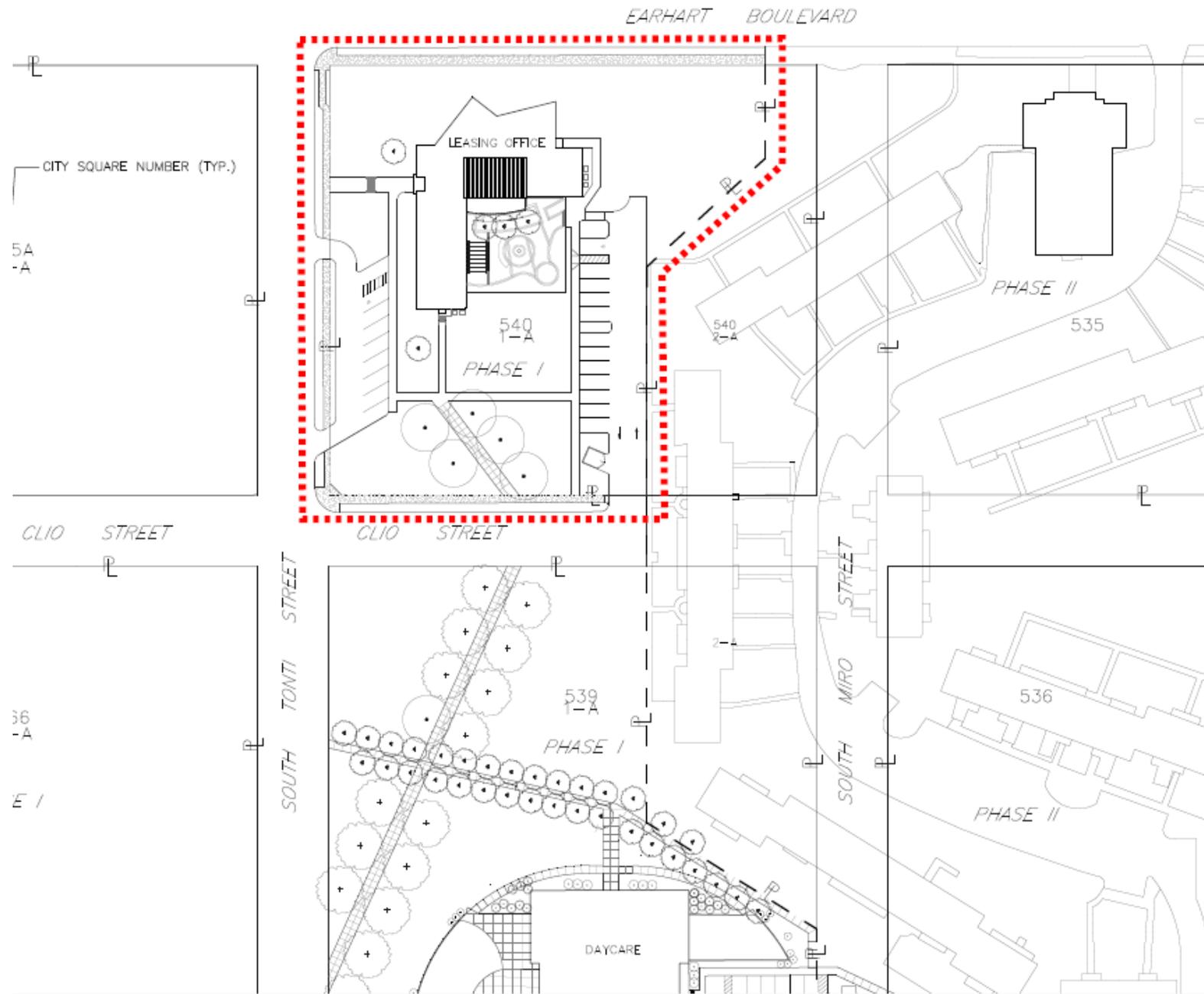
July 2, 2014

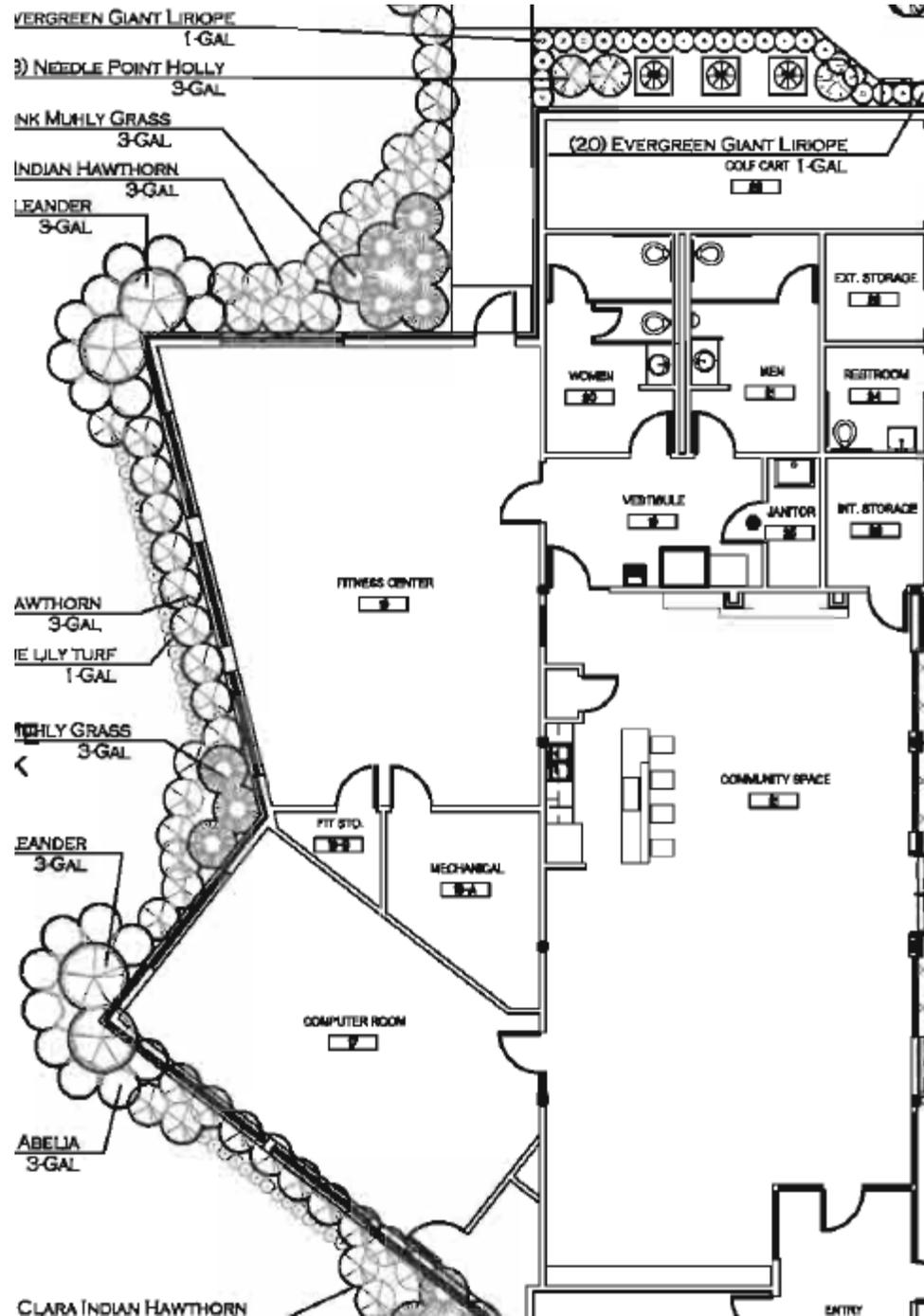
Project Description

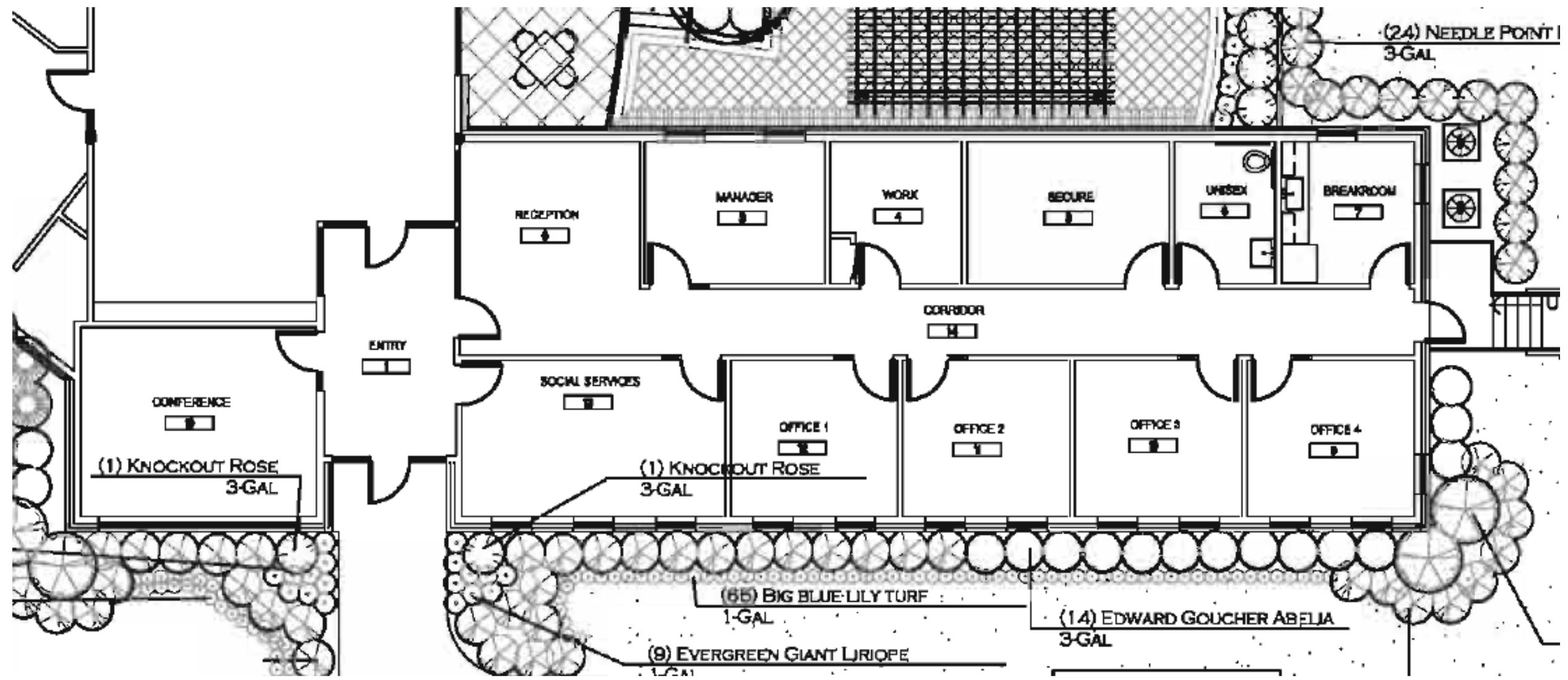
B.W. Cooper IB, LLC. would like to construct a management building on the corner of Earhart Boulevard and S. Tonti Street to house all management operations for the 410 Marrero Commons Apartments (formerly known as B.W. Cooper). The proposed building would have a central lobby, 1 conference room, a reception area, 1 social services office, 5 offices, 1 work room, 1 secure room, a unisex bathroom for staff, and a break room for use of management. Additionally proposed is a computer room, community space, fitness center, and separate men's and women's bathrooms for Marrero Commons tenants.

Hours of operation would be 8 a.m. to 5 p.m. Monday through Friday.

- The lot area : 60, 097.71 SF
- Building footprint: 7,100.00 SF
- Building height: 21'-0" at roof ridge
- Building Materials: brick veneer, fiber cement panels, TPO roof, parapet walls, metal roof and wall panels, aluminum doors and windows
- Parking Spaces: 21
- Landscape: Courtyard and landscaping around building (see images)
- Setbacks: Earhart Blvd: 20'; S. Tonti St.: 54.66'; Clio Street: 115.75'
- Sidewalks: 581' new sidewalks
- Parking Materials: concrete paving







1.1 GENERAL

- A. **Submittals:** In addition to product certificates, submit the following:
1. Certification of grass seed from seed vendor for each seed mixture.
 2. Planting schedule indicating anticipated dates and locations for each type of planting.
- B. **Quality Assurance:** Provide trees, shrubs, ground covers, and plants of quality, size, genus, species, and variety indicated, complying with applicable requirements of ANSI Z60.1 "American Standard for Nursery Stock."
- C. **Special Warranty:** Warranty trees, shrubs and ground covers for a period of one year after date of Substantial Completion, against defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner, abnormal weather conditions unusual for warranty period, or incidents which are beyond Contractor's control.
1. Remove and replace unhealthy and dead trees and shrubs within the warranty period.
- D. Maintain and establish lawns by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations to produce a uniformly smooth lawn for not less than the following:

1.2 PRODUCTS

- A. **Trees and Shrubs:** Well-shaped, fully branched, healthy, vigorous nursery-grown stock of sizes and grades indicated, free of disease, insects, eggs, larvae, and defects, conforming to ANSI Z60.1.
1. Provide balled and burlapped trees and shrubs.
 2. Provide container grown trees and shrubs.
- B. **Ground Covers and Plants:** Established and well rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size indicated.
- C. **Grass Seed:** Fresh, clean, dry, new-crop seed complying with the Association of Official Seed Analysts' "Rules for Testing Seeds" for purity and germination tolerances.
1. **Seed Mixture:** Provide seed of grass species and varieties, proportions by weight, and minimum percentages of purity, germination, and maximum percentage of weed seed as indicated.
- D. **Sod:** Certified turfgrass sod complying with ASPA specifications for machine-cut thickness, size, strength, moisture content, and mowed height, and free of weeds and undesirable native grasses. Provide viable sod of uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted.
1. **Species:** Provide sod of grass species and varieties, proportions by weight, and minimum percentages of purity, germination, and maximum percentage of weed seed as indicated.

E. **Topsoil:** ASTM D 5268, pH range of 5.5 to 7, 4 percent organic material minimum, free of stones 1 inch (25 mm) or larger in any dimension, and other extraneous materials harmful to plant growth.

1. **Topsoil Source:** Amend existing surface soil to produce topsoil. Supplement with imported topsoil when required.
2. **Imported topsoil:** Equal parts of sharp sand, peat moss and composted bark.

F. **Lime:** ASTM C 602, Class T, agricultural limestone.

G. **Peat Humus:** Finely divided or granular texture, with a pH range of 6 to 7.5, composed of partially decomposed moss peat (other than sphagnum), peat humus, or reed-sedge peat.

H. **Sawdust or Ground-Bark Humus:** Decomposed, nitrogen-treated, of uniform texture, free of chips, stones, sticks, soil, or toxic materials.

I. **Bonemeal:** Commercial, raw, finely ground, minimum of 4 percent nitrogen and 20 percent phosphoric acid.

J. **Superphosphate:** Commercial, phosphate mixture, soluble, minimum of 20 percent available phosphoric acid.

K. **Commercial Fertilizer:** Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea-form, phosphorus, and potassium in the following composition:

1. **Composition:** 1 lb per 1000 sq. ft. (0.5 kg per 100 sq. m) of actual nitrogen, 4 percent phosphorus, and 2 percent potassium, by weight.

L. **Slow-Release Fertilizer:** Granular fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:

1. **Composition:** 5 percent nitrogen, 10 percent phosphorus, and 5 percent potassium, by weight.

M. **Organic Mulch:** Organic mulch, free from deleterious materials and suitable as a top dressing, consisting of ground or shredded bark, wood or bark chips, salt hay or threshed straw, or shredded hardwood.

N. **Peat Mulch:** Provide peat moss in natural, shredded, or granulated form, of fine texture, with a pH range of 4 to 6.

O. **Mineral Mulch:** Hard, durable riverbed gravel or crushed stone, washed free of loam, sand, clay, and other foreign substances.

1. **Size Range:** 1-1/2 inches (38 mm) maximum, 3/4 inch (19 mm) minimum.







