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Architecture / Urban Design

A FIRM WITH A
VIBRANT & EXCITING
CULTURE RECOGNIZED
FOR ELEVATED DESIGN



BW Cooper Phase 1 Senior

New Orleans, Louisiana

PROJECT TEAM

Owner Partnership:

BW Cooper Development, LLC

Columbia Residential
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Atlanta, Georgia 30309
P: (404)-874-5000

Providence Community Housing

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Housing Authority:

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4100 Touro Street
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#2020025 NCrawford

01



09 | Existing Building



10 | Existing Building



05 | Existing Building



06 | Existing Building



01 | Galvez Erato Intersection

Project is located at corner of Erato and S. Galvez street on the site of the former Calliope Public Housing Development. There is an existing building that we will renovate and repurpose as our Leasing center. We will add to the site 103 apartments in one building with conditioned corridors and amenity spaces around a private courtyard



02 | Galvez Street @ Existing Bldg



07 | Existing Site Plan

PROJECT DATA	
Historic Multi-family Residential	
Units	103 one-bedroom units for seniors (+1 Hospitality Suite)
Leasing/Amenity	4,340 sf Leasing/BOH 1,938 sf Leasing Mail/RR's 722 sf Community Room 576 sf Laundry 570 sf Fitness 534 sf
Parking Provided	Total: 53 spaces Regular Parking: 39 spaces Handicap Parking: 6 spaces EV Parking: 3 spaces Handicap EV Parking: 1 spaces Future EV Parking: 4 spaces Bike Parking: 16 spaces
Site Area	2.60 acres
Density	39.60 units/acre



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RENDERING

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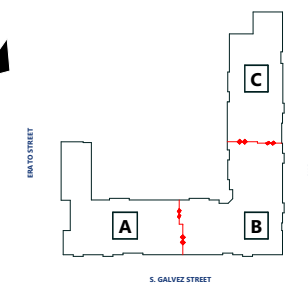
03

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01 | Leasing Rendering

The leasing entry will be off of the north side of the existing historical building and feature a covered entry ramp and steps. We will have 103 new one-bedroom apartments for seniors. All apartments are independent living.

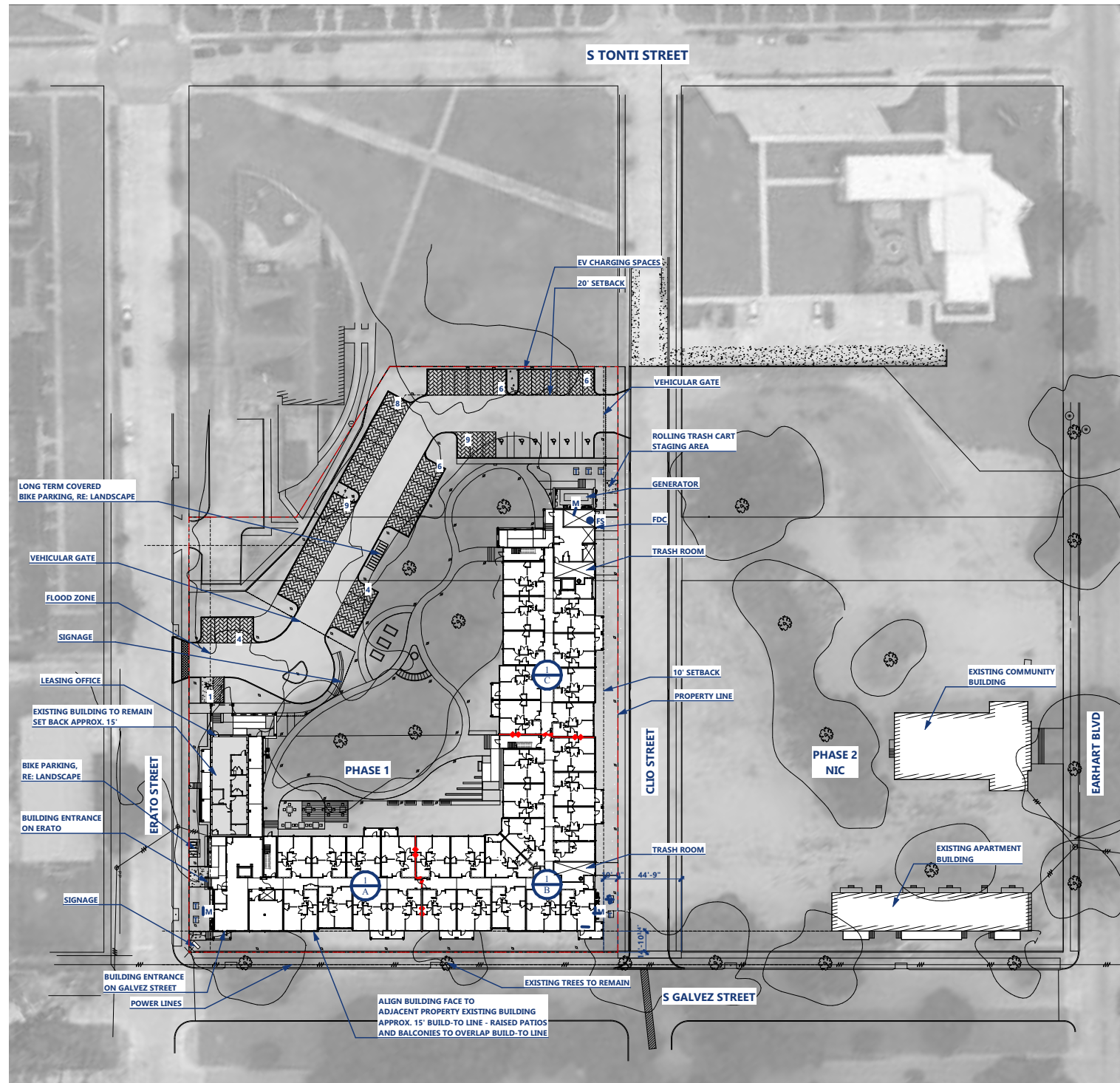
01



04 | Key Plan

Conformity with Ordinance Regulations

The project adheres to all regulations within the Historic Urban Residential Multi-Family Zoning District and the IZD-EC Enhancement Corridor Design Overlay District. It also meets local building codes and amendments, including the 40-foot maximum height limit and required setbacks. To enhance flood resilience, all residential units will be raised 3 feet above the centerline of the street and located outside the floodplain. All units meet Fair Housing requirements plus the required 5% ADA units and the additional 2% Hearing and Visually Impaired unit.



01 | Architectural Site Plan



03 | South Elevation Galvez

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**ORDINANCE
REGULATIONS**

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Conformity with City Code and the Master Plan

We had a meeting with Kelly Butler and Todd Breckman who confirmed the zoning requirements, setbacks, and parking. The development aligns with the City's Master Plan by providing affordable, resilient housing specifically for seniors. By preserving an existing building on the site, we honor the history of the area, including the legacy of former Calliope Public Housing Development residents, while introducing energy-efficient, modern housing. Please see document from Kelly Butler confirming parking, bicycle and EV Parking requirements on page 8.

Building Codes:

Building Code: Louisiana State Uniform Construction Code
2021 International Building Code with Amendments

2021 Life Safety Code

2021 International Existing Building Code with Amendments

Energy Code:

2021 International Energy Conservation Code with Amendments

Mechanical Code:

2021 International Mechanical Code with Amendments

Gas Code:

2021 International Fuel Gas Code with Amendments

Fire Code:

2021 International Fire Code

Electrical Code

2020 National Electrical Code with Amendments NFPA 70

Plumbing Code:

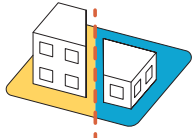
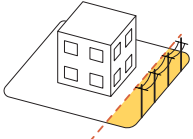
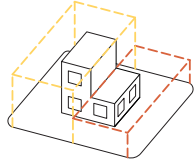

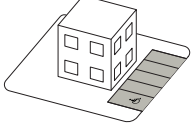
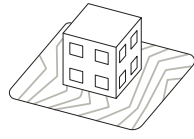


2021 International Plumbing Code

Accessibility Code:

Federal Fair Housing Act Design Manual 1998 Guidelines
ADA 2010
Section 504 of Rehabilitation act of 1973 per 24 CFR 100.201

Green Building and Tax Credit

Louisiana 2024 QAP
PRIME 3 NOFA
Energy Star Multifamily V1.1
Enterprise Green Communities 2020
IIBHS Fortified Multifamily GOLD

SITE CONDITIONS			
	Zoning District HU-RM1 Zoning Description Historic Urban Residential Multi-Family Zoning District	Existing Easement	 High voltage power line along S.Galvez st
Zoning		Min. Lot Area for MF	HU-RM1 Minimum Lot Area Required for MF is 1,250 sf per unit 30% reduction for HU-RM1 = 875 sf per unit Provided is 1,062 sf per unit
Overlays and Interim Zoning Districts	IZD-EC Enhancement Corridor Design Overlay District Residential Short Term Rental Interim Zoning District Bed and Breakfast Interim Zoning District Commercial Short Term Rental Interim Zoning District	Max. Impervious Surface	Front yard & Corner side yard: 40%
	Max 40' / 3 Stories Min. 0'	Open Space	Required: 120 sf/du Min. 7' on any side 30% of lot area for Min. permeable open space Provided: 120 sf * 103 units is 12,360 sf Courtyard SF is 28,000 sf
Height		Permeable Space	Total Site Area: 113,312.11 SF Permeable Area: 53,079.23 SF Impermeable Area: 60,232.88 SF RE: C02
	Front : Refer to the current front yard of the existing and demolished structure (At Galvez and Erato) Corner Side Yard: 10' (At Clio Street) Rear (min): 20'	Bike Parking	Per 22-1: Off Street Vehicle and Bicycle Parking Requirements Requirement: 1 space per 5 units 103 units / 5 = 21 total bike spaces 80% of these must be long-term covered spaces: 17 required to be covered plus 4 un-covered
Setbacks			Per Table 22-1 Off-Street Vehicle and Bicycle Parking Requirements: For Multi-family housing: 1 space per dwelling unit required 30% Reduction per HU-RM1 for affordable housing 103 units plus 2 leasing spaces = 105 spaces 30% Reduction: 105-32 = 73 spaces required See Grandfather Parking Calculations
	Relatively Flat		Parking provided on site: Ungated: 5 Gated: 48 Total spaces provided: 53
Topography			EV Spaces: Requirements: 10% of required off street vehicle spaces to be EV spaces with level 2 or 3 chargers An additional 10% to be EV ready
	Yes/ Keep	Required Parking Per Zoning	72 spaces - 34 grandfathered spaces = 38 10% of 38 = 4 EV charging spaces plus 4 more EV-ready
Existing Trees			
	Majority of site is designated as Flood Zone X (500 year). Small areas along north are designated as Flood Zone AE (1 percent annual chance flood event). No structures are within the Flood Zone AE.		
Flood Plain			



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CITY CODE AND MASTERPLAN

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05

Site Compatibility: Buildings, Lighting, and Signs

Our design seamlessly integrates into the surrounding Marrero Commons community, with buildings and site elements that maintain compatibility with adjacent properties. The project minimizes any impact on nearby residences and complements the existing architectural style. Thoughtful lighting and signage will enhance resident safety while preventing disruption to neighbors. The courtyard design preserves mature trees and includes walking paths, fostering both functionality and a pleasant living environment.

Building Design and Community Character

The new building is designed to respect the area’s historical character while incorporating modern energy efficiency and safety standards. It maintains the prevailing orientation to the street and reinforces the walkability of the neighborhood. By preserving and renovating the existing building, we strengthen the connection to the area’s past. Additionally, the development will meet the design requirements of the Louisiana Housing Corporation’s 2024 QAP and PRIME 3 NOFA, achieving Enterprise Green Communities 2020 standards and IIBHS Fortified Multifamily Gold certification for resilience and flood-hardy construction.



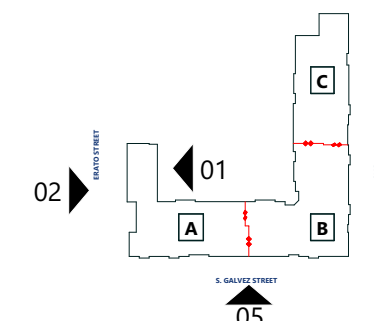
05 | South Galvez Overall Elevation



01 | East Interior Courtyard Overall Elevation



02 | West Overall Elevation Erato



04 | Key Plan

BW Cooper Phase 1 Senior
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**SITE
COMPATIBILITY
AND BUILDING
DESIGN**

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06

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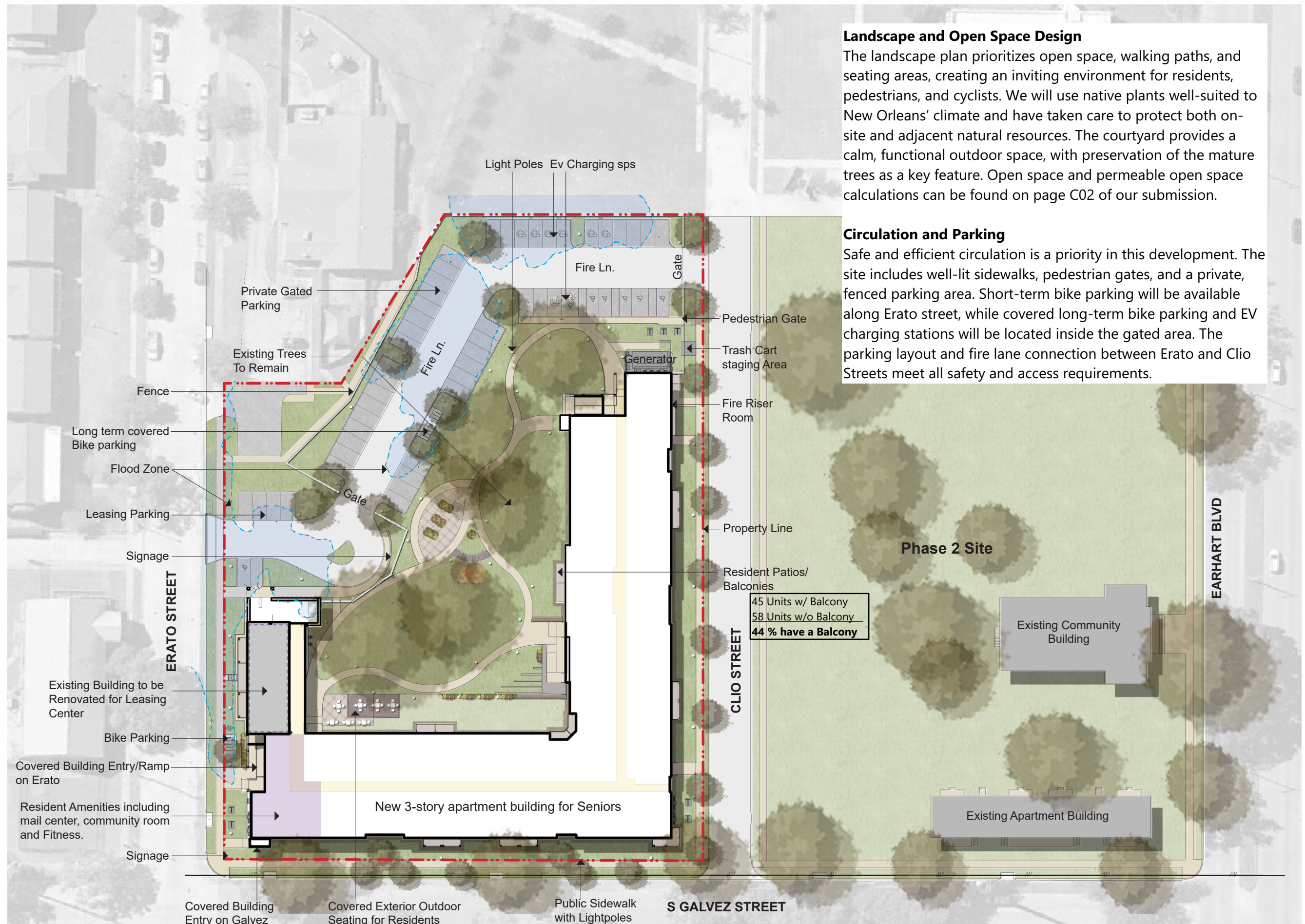


Landscape and Open Space Design

The landscape plan prioritizes open space, walking paths, and seating areas, creating an inviting environment for residents, pedestrians, and cyclists. We will use native plants well-suited to New Orleans' climate and have taken care to protect both on-site and adjacent natural resources. The courtyard provides a calm, functional outdoor space, with preservation of the mature trees as a key feature. Open space and permeable open space calculations can be found on page C02 of our submission.

Circulation and Parking

Safe and efficient circulation is a priority in this development. The site includes well-lit sidewalks, pedestrian gates, and a private, fenced parking area. Short-term bike parking will be available along Erato street, while covered long-term bike parking and EV charging stations will be located inside the gated area. The parking layout and fire lane connection between Erato and Clio Streets meet all safety and access requirements.



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LANDSCAPE, CIRCULATION, AND PARKING

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BW Cooper Off-street Parking Calculation

Step 1

	Immediate Previous Use: Required Parking	48
Subtract	Immediate Previous Use: Actual Parking	14
	Grandfathered	34

Step 2

	New Use: Required Parking	103
Subtract	VIZ Parking Reduction	31
Subtract	New Use: Actual Parking	51
	New Use: Parking Deficiency	21

Step 3

	New Use Parking Deficiency	21
Subtract	Grandfathered	34
	New Use: Additional Required Spaces	-13

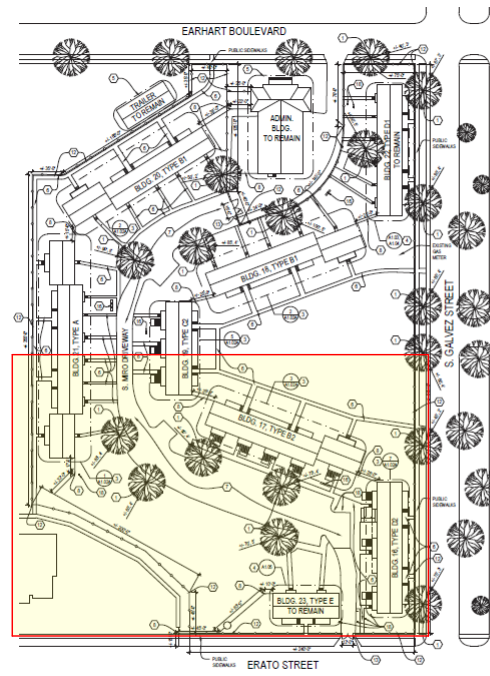
Bicycle Parking Requirement:

1/5 dwelling units = 21 spaces required. 80%, or 17 spaces must be long term.

EV Requirement:

38*10% each for EV charging spaces (4) and EV ready (4)

Completed by Kelly Butler, Inclusionary Zoning Administrator



IMMEDIATE PREVIOUS USE:
Bldgs 23, 16, 17, and 1/2 Bldgs 19 & 21 = 48 units
Previous Parking provided: approx. 14 spaces
Building 23 remains on site and will be renovated

STEP 1		
	IMMEDIATE PREVIOUS USE: Required Parking	48
Subtract	IMMEDIATE PREVIOUS USE: Actual Parking	14
	GRANDFATHERED	34
STEP 2		
	NEW USE: Required Parking	103
Subtract	VIZ Parking Reduction	31
Subtract	NEW USE: Actual Parking	53
	NEW USE: Parking Deficiency	19
STEP 3		
	NEW USE: Parking Deficiency	19
Subtract	GRANDFATHERED	34
	NEW USE: Additional Required Spaces	-15

01 | Grandfather Parking Analysis

Flood-Hardy Construction at Ground Floor

Regardless of flood elevation level, the first 2' of all ground floor walls and floors must be constructed of flood-resistant materials. Applicants should ensure their design is consistent with these requirements which include flooring which allows the floor and subfloor to dry (permitting decorative concrete (overlay or stain), terrazzo, stone, brick, porcelain or ceramic tile (unglazed tile and unsealed mortar may offer greater drying capacity), Interlocking solid vinyl tiles that don't require adhesive or other flood resistant flooring defined within specifications; interior wall finishes including paperless (fiberglass mat-faced) gypsum drywall finished with latex paint; closed-cell spray foam or closed-cell rigid foam board insulation, and brick veneer or fiber-cement exterior cladding.

Unit and Mechanical Elevations

Housing unit finished floor elevations (FFE) and mechanical equipment that services housing units (HVAC, electrical panels, elevator motors, etc.) are above the 500-year flood risk level (if known) or 3 ft. above the Base Flood Level (BFE).

QAP 2024 Project Threshold Requirements

Energy Efficiency: Projects are required to meet these minimum requirements:
HVAC

- Furnace (80% AFUE) or heat pump (HSPF 8.2)
- Energy Star qualified air conditioner (SEER 15)
- Size calculations for all HVAC equipment must be based on Manual J/S Windows
- U-value of 0.3 or less
- SHGC of 0.27 or less (SHGCE of 0.25 required by code)
- Ten-year warranty from date of delivery against breakage of the glazing panel's seal

Appliances

- Energy Star refrigerator
- Energy Star dishwasher
- Energy Star washer

Water heater: High efficiency

Insulation

- Ceiling R49
- Walls R13 (R-19 min is required by code)
- Floors- R19

Design Features: All projects must meet the following design features: i. All projects must have a 15 year or more maintenance-free exterior, such as brick, stucco, fiber-cementitious material or other Corporation-approved acceptable durable materials. The use of other durable materials is subject to review by the Corporation's Construction Department or a designated architect. Vinyl siding is not an acceptable material. ii. All projects must have at least a 25 year roof warranty. iii. All projects must have at least double paned, insulated windows. iv. All projects must obtain certification by IBHS for "Fortified Roof".

Hurricane Straps

Provide a metal tie-down strap (commonly called hurricane straps) at each bearing location of each roof truss, rafter and ceiling joist. The tie-down strap must attach to the top cord of the truss and the uppermost plate of the wall. All tie-downs shall be installed as required by AHJ.

Cabinets

Cabinet fronts shall be made of solid wood (not particleboard); doors, drawers and fronts shall be factory finished. Cabinet ends shall be finished with appropriate veneer. All cabinets shall be Kitchen Cabinet Manufacturers Association (KCMA) approved. Custom-built local cabinet options are acceptable if approved by LHC Design Review Department prior to installation

Plumbing / Laundry Amenities:

Properties must include either on-site laundry (one washer and one dryer per every 10 units) or washers and dryers installed and maintained in every unit at no additional cost to tenants. All amenities, with the exception of the on-site laundry, must be available to the tenants at no additional charge. All Units shall be equipped with washer and dryer hookups. Laundry facilities located on the second floor and higher shall be equipped with a washer overflow pan piped to carry the overflow to an appropriate location or floor drain. Washers and hot water heaters located on the second floor or higher shall have overflow pan piped into DWV, positive drain outside, or floor drain.



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PROJECT REQUIREMENTS

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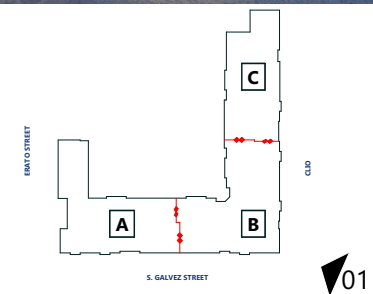
New Orleans, Louisiana

CONCLUSION

01 Galvez & Clio Corner Rendering

Conclusion

This project provides much-needed affordable senior housing while preserving the historic integrity of the site. It also ensures energy efficiency and resilience, meeting all zoning and code requirements. The development enhances the neighborhood's character, aligns with the City's Master Plan by increasing the affordable housing supply, prevents displacement, promotes sustainable and resilient design.



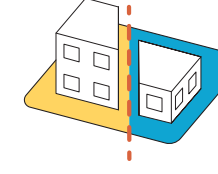
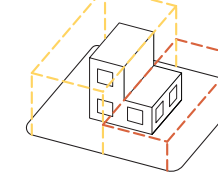
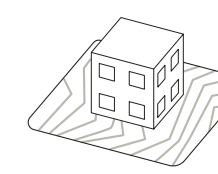
04 Key Plan

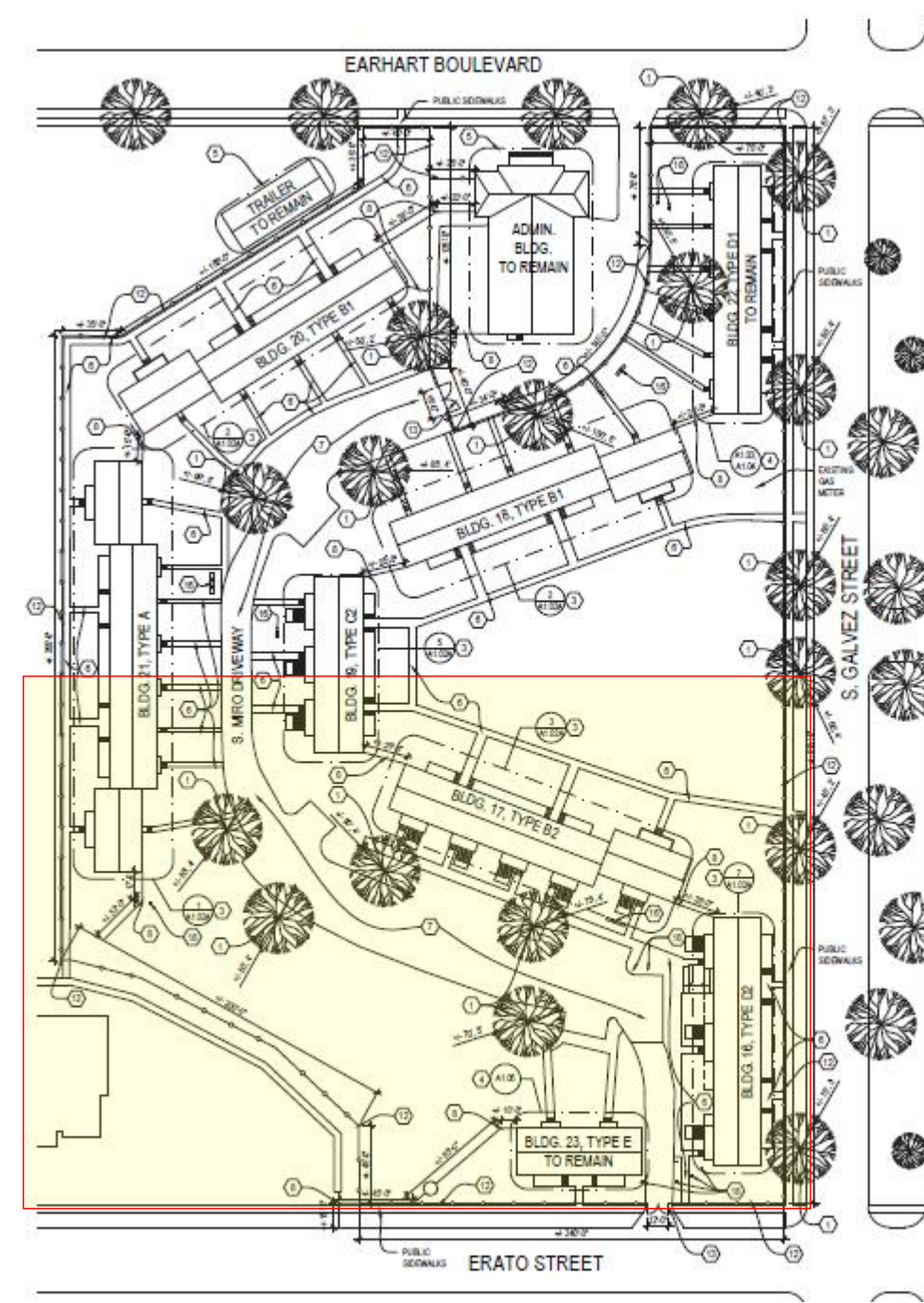
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09

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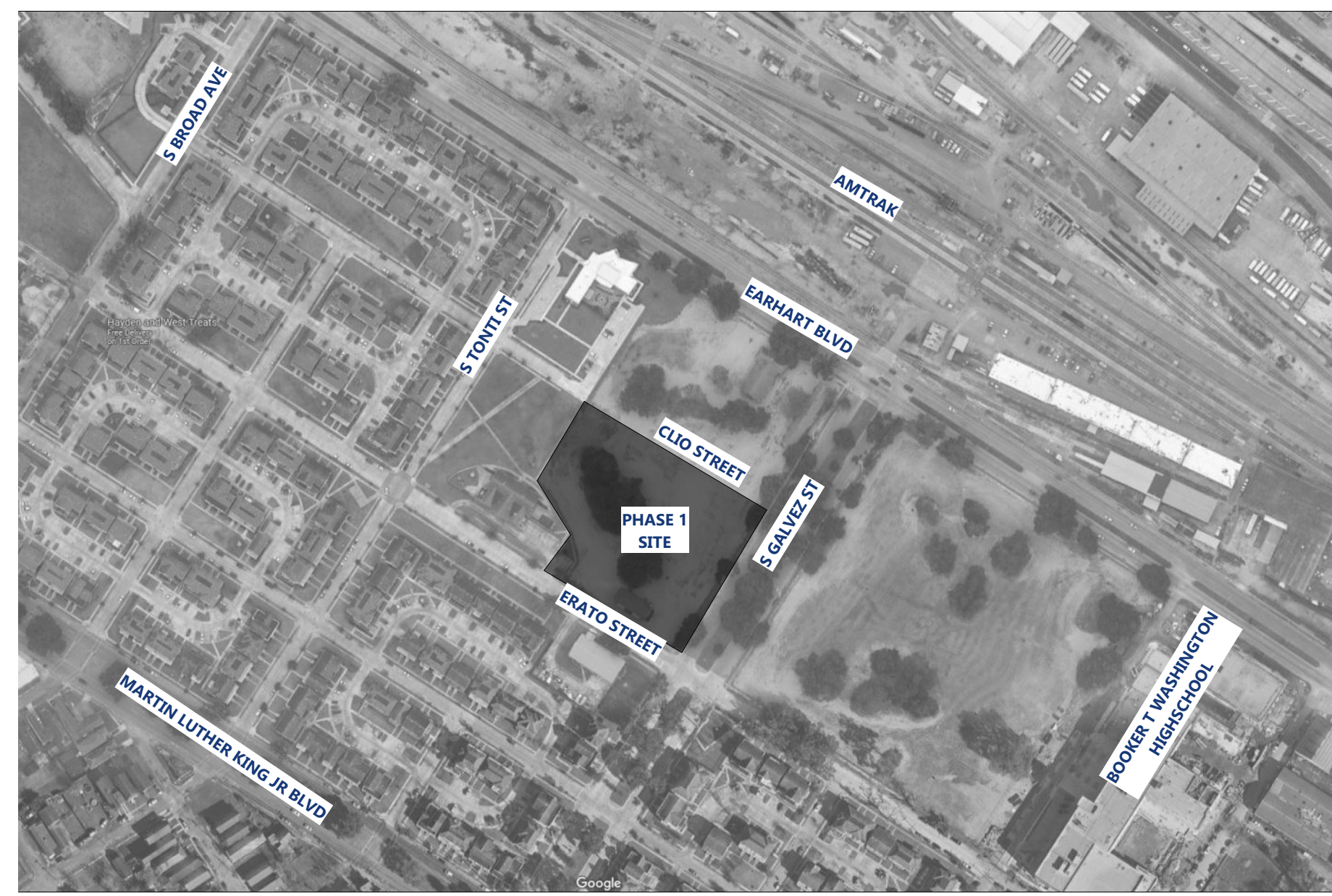
SITE CONDITIONS	
	Zoning District HU-RM1 Zoning Description Historic Urban Residential Multi-Family Zoning District
Overlays and Interim Zoning Districts	IZD-EC Enhancement Corridor Design Overlay District Residential Short Term Rental Interim Zoning District Bed and Breakfast Interim Zoning District Commercial Short Term Rental Interim Zoning District
	Max 40' / 3 Stories Min. 0'
Height	Front: Refer to the current front yard of the existing and demolished structure (At Galvez and Erato) Corner Side Yard: 10' (At Clio Street) Rear (min): 20'
	Relatively Flat
Topography	Yes/ Keep
Existing Trees	Majority of site is designated as Flood Zone X (500 year). Small areas along north are designated as Flood Zone AE (1 percent annual chance flood event). No structures are within the Flood Zone AE.
Flood Plain	High voltage power line along S Galvez st
Existing Easement	HU-RM1 Minimum Lot Area Required for MF is 1,250 sf per unit 30% reduction for HU-RM1 = 875 sf per unit Provided is 1,062 sf per unit
Min. Lot Area for MF	Front yard & Corner side yard: 40%
Max. Impervious Surface	Required: 120 sf/du Min. 7' on any side 30% of lot area for Min. permeable open space Provided: 120 sf * 103 units is 12,360 sf Courtyard SF is 28,000 sf
Open Space	Total Site Area: 113,312.11 SF Permeable Area: 53,079.23 SF Impermeable Area: 60,232.88 SF RE: C02
Permeable Space	Per 22-1: Off Street Vehicle and Bicycle Parking Requirements Requirement: 1 space per 5 units 103 units / 5 = 21 total bike spaces 80% of these must be long-term covered spaces: 17 required to be covered plus 4 un-covered
Bike Parking	Per Table 22-1 Off-Street Vehicle and Bicycle Parking Requirements: For Multi-family housing: 1 space per dwelling unit required 30% Reduction per HU-RM1 for affordable housing 103 units plus 2 leasing spaces = 105 spaces 30% Reduction: 105-32 = 73 spaces required See Grandfather Parking Calculations Parking provided on site: Ungated: 5 Gated: 48 Total spaces provided: 53 EV Spaces: Requirements: 10% of required off street vehicle spaces to be EV spaces with level 2 or 3 chargers An additional 10% to be EV ready 72 spaces - 34 grandfathered spaces = 38 10% of 38 = 4 EV charging spaces plus 4 more EV-ready
Required Parking Per Zoning	



08 Grandfather Parking Analysis
NOT TO SCALE

IMMEDIATE PREVIOUS USE:
Bldgs 23, 16, 17, and 1/2 Bldgs 19 & 21 = 48 units
Previous Parking provided: approx. 14 spaces
Building 23 remains on site and will be renovated

STEP 1	
IMMEDIATE PREVIOUS USE: Required Parking	48
Subtract IMMEDIATE PREVIOUS USE: Actual Parking	14
GRANDFATHERED	34
STEP 2	
NEW USE: Required Parking	103
Subtract VIZ Parking Reduction	31
Subtract NEW USE: Actual Parking	53
NEW USE: Parking Deficiency	19
STEP 3	
NEW USE: Parking Deficiency	19
Subtract GRANDFATHERED	34
NEW USE: Additional Required Spaces	-15



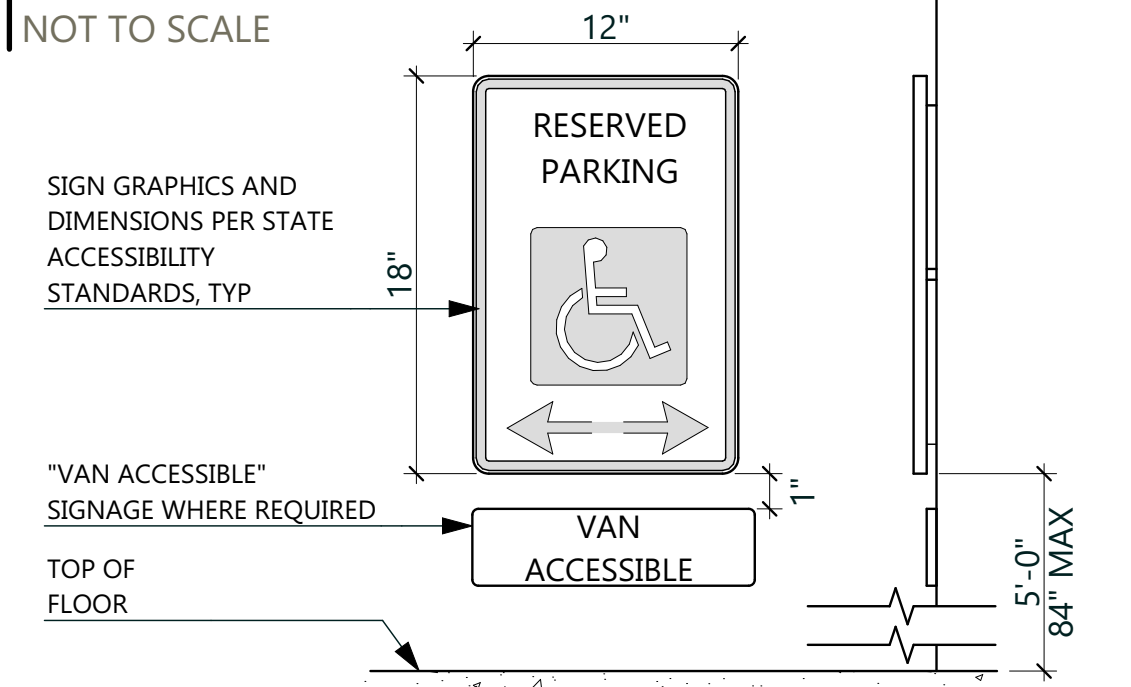
11 Location Map
NOT TO SCALE

Table 3 presents the DNL at the NALs due to the identified noise sources, as calculated using the HUD Site DNL calculator (output in Appendix). The implication of the total DNL levels listed in Table 3 is that the entire site is in the "Acceptable" category. The outdoor amenities fall between NAL #1 and NAL #2, and, in the absence of any shielding effect of the building itself, would be exposed to levels between those at the NALs, below 65 DNL. Since the building wraps around the outdoor amenities on three sides, the outdoor amenities will likely be exposed to even lower levels.

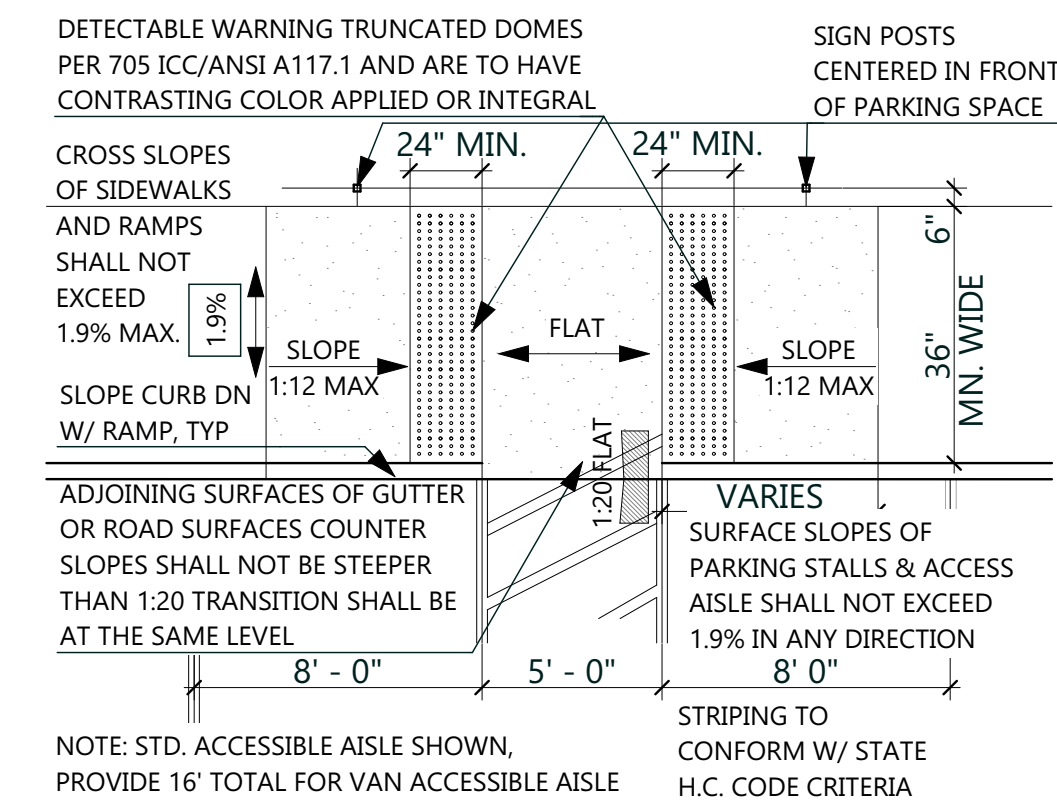
Table 3 - Partial DNL by source and total DNL at NAL

NAL	Partial DNL by source	Total DNL all sources	Category
1	Earhart Blvd	63	Acceptable
	MLK Jr Blvd	50	
	Amtrak rail	58	
2	Earhart Blvd	59	Acceptable
	MLK Jr Blvd	53	
	Amtrak rail	56	

11 Sound Study
NOT TO SCALE



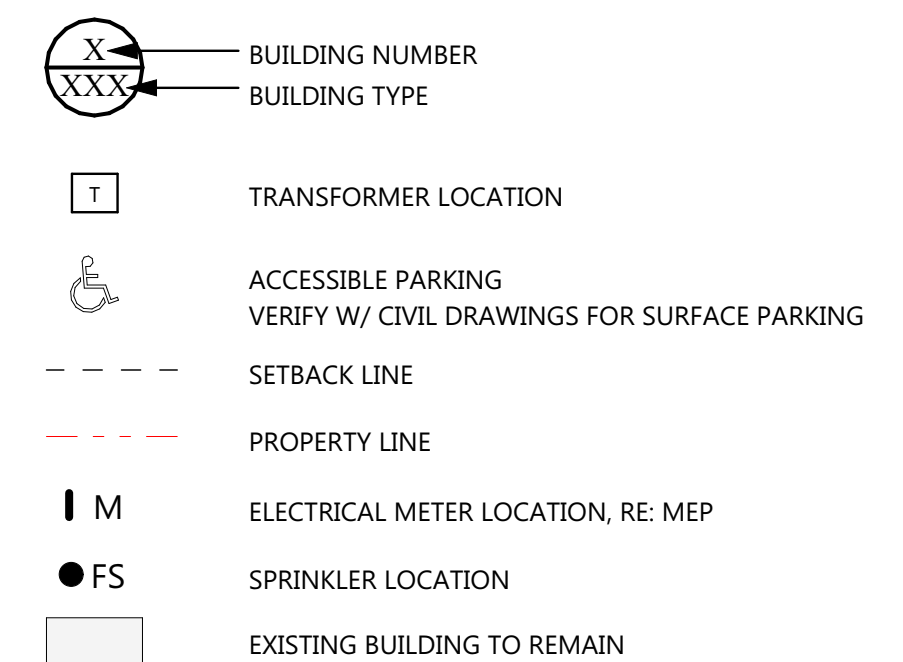
17 Accessible Parking Signage
NOT TO SCALE



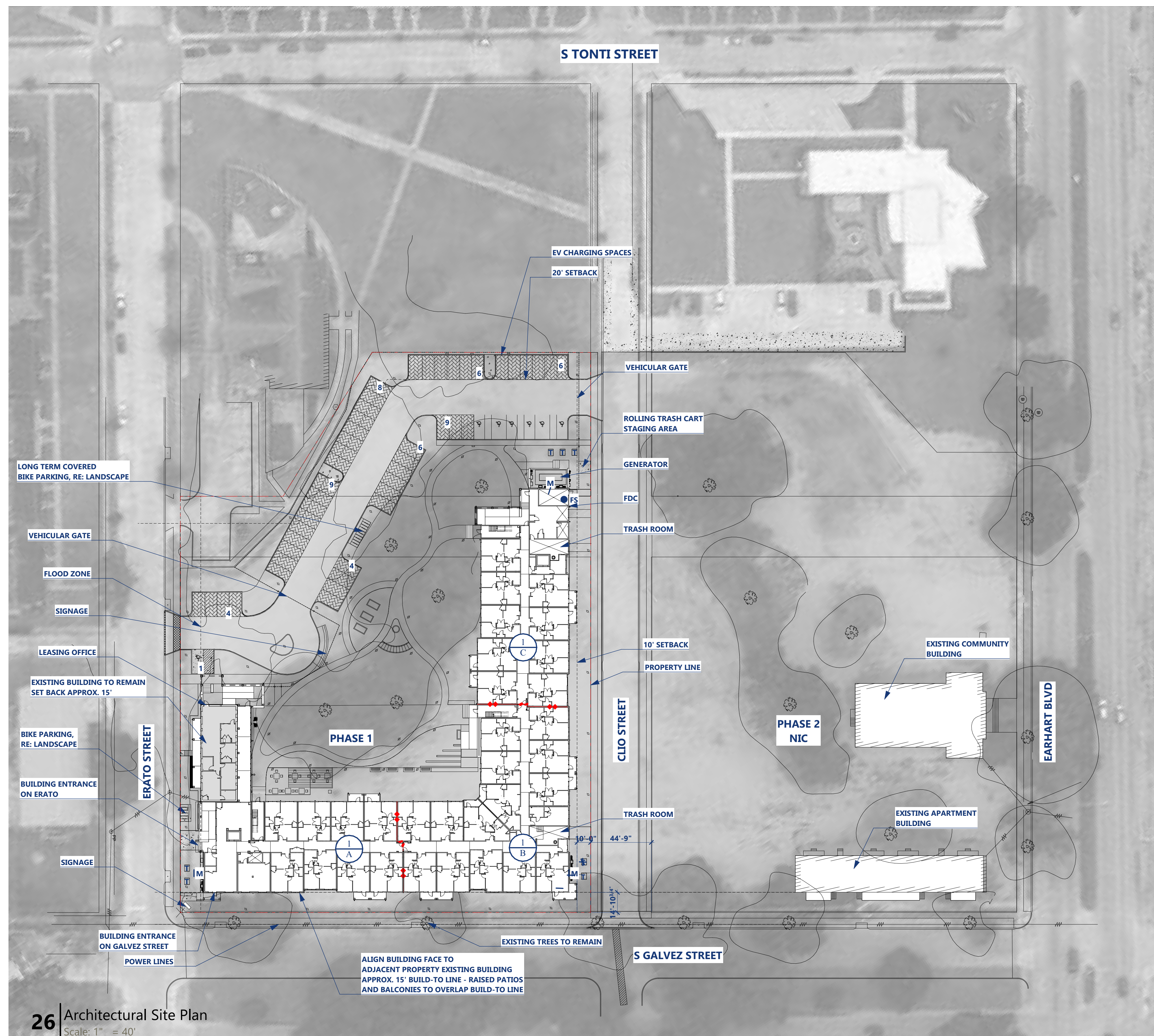
24 Accessible Curb Ramp
Scale: 1/4" = 1'-0"

SITE PLAN NOTES AND LEGEND

- REFER TO CIVIL DRAWINGS FOR GRADING, DIMENSIONAL CONTROL, UTILITIES, PAVING SPECIFICATIONS, AND PARKING QUANTITIES / LAYOUT DETAILS.
- REFER TO GEOTECHNICAL CONSULTANTS FOR SOIL PREP REQUIREMENTS OF SUBGRADE.
- REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR ALL INFORMATION RELATING TO SIDEWALKS, FENCING, PLANTING, AND SCREENING AREAS.
- ACCESSIBLE ROUTES: PROVIDE TO BUILDING ENTRIES, COMMON USE SPACES AND FACILITIES. ROUTES TO COMPLY WITH THE REQUIREMENTS NOTED ON THE CIVIL AND LANDSCAPE PLANS, TYP. -- AT LEAST ONE ENTRANCE MUST HAVE AN ACCESSIBLE ROUTE. UNLESS IT IS EXEMPTED BY THE SITE ANALYSIS TEST DEEMING IT IMPRACTICAL -- SHOWN ON ARCHITECTURAL SITE PLAN.
 - ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY SITE ARRIVAL POINTS TO ACCESSIBLE BUILDING ENTRANCES.
 - ACCESSIBLE ROUTE AND WALKS BETWEEN ACCESSIBLE BUILDINGS AND SITE FACILITIES.
 - AT LEAST ONE OF EACH SITE AMENITY SHALL BE ON AN ACCESSIBLE ROUTE.
 - ACCESSIBLE PARKING SPACES, LOADING ZONES AND CURB RAMP TO BE PROVIDED. REFER TO CIVIL & LANDSCAPING PLANS FOR ALL ACCESSIBLE ROUTES TO ALL BUILDINGS AND AMENITIES. AT LEAST ONE OF EACH TYPE (GARAGE AND CARPORT ARE TO BE PROVIDED).



ARCHITECTURAL SITE PLAN



26 Architectural Site Plan
Scale: 1" = 40'





07 Existing Building



08 Existing Building



13 Existing Building



14 Existing Building



16 Existing Site Plan



25 Galvez Erato Intersection



28 Galvez Street at Existing Building



PRELIMINARY PROJECT TABULATION

Site Acreage: 2.60 Gross Acres
Project Density: 39.60 Units Per Acre

BW Cooper Senior
New Orleans, Louisiana

JHP Architecture/Urban Design
Project Number 2020025

11.12.2024

UNIT DATA:												Unit	Net S.F.																			
Unit	A01 Cond 1	A02 Cond 1	A02 Cond 2	A02 Cond 3	A02 Cond 4	A02 H/V Cond 5	A02 H/V Cond 6	A02 Cond 7	A02 HC Cond 1	A02 HC Cond 2	Totals/Avg	When applied to the Unit Data, the net square footage includes all enclosed conditioned dwelling unit space. When applied to the Building Data the net square footage includes the enclosed conditioned floor area of the dwelling units, amenity areas, corridors and																				
Description	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B																						
Total Number	6	24	31	28	3	2	1	2	3	3	103																					
Net Square Footage	717	712	712	736	712	712	736	736	712	712	720																					
Gross Square Footage	781	712	778	736	844	778	736	736	712	778	750																					
Balcony Square Footage	64	0	66	0	132	66	0	0	0	66																						
Paint to Paint Square Footage	662	657	657	679	657	657	679	657	657	657																						
Percent of Total	5.8%	23.3%	30.1%	27.2%	2.9%	1.9%	1.0%	1.9%	2.9%	2.9%	100.0%																					
Percentage of Mix	100.0%										100.0%																					
Percentage of Mix Breakdown	100.0%										100.0%																					
Unit Net Totals	4,302	17,088	22,072	20,608	2,136	1,424	736	1,472	2,136	2,136	74,110																					
Unit Gross Totals	4,686	17,088	24,118	20,608	2,532	1,556	736	1,472	2,136	2,334	77,266																					
BUILDING DATA:												Total Units per Floor	Total Units per Area	Unit Net s.f. per floor	Unit Gross s.f. per floor	Leasing / BOH	Mail/ Sitting /Package	Community Room	Laundry	Fitness	Maintenance/ Trash/Fire Riser	Hospitality Suite	Tele/Mech/ ERRC	Corridor Gross / Exterior Ramps	Total Net s.f. per floor	Total Net s.f. per Area	Total Gross per Floor	Total Gross s.f. per Area				
Building	Level	A01 Cond 1	A02 Cond 1	A02 Cond 2	A02 Cond 3	A02 Cond 4	A02 H/V Cond 5	A02 H/V Cond 6	A02 Cond 7	A02 HC Cond 1	A02 HC Cond 2	Total Units per Floor	Total Units per Area	Unit Net s.f. per floor	Unit Gross s.f. per floor	Leasing / BOH	Mail/ Sitting /Package	Community Room	Laundry	Fitness	Maintenance/ Trash/Fire Riser	Hospitality Suite	Tele/Mech/ ERRC	Corridor Gross / Exterior Ramps	Total Net s.f. per floor	Total Net s.f. per Area	Total Gross per Floor	Total Gross s.f. per Area				
BUILDING	I - A NFPA 13R / 13 TYPE VA R-2/Business/Assembly	1	4	2							1	8		5,696	5,960		722	576		534		427	122	3,277	10,205		11,618	27,715	9,304	30,226		
		2	1	4	3					1	1	10		7,216	7,480				285				167	1,372	8,755		9,304					
		3	2	4	3					1		10		7,216	7,480				285				167	1,372	8,755		9,304					
	I - B NFPA 13R TYPE VA R-2	1	2	6	4	1	1						14		10,002	10,526							63	2,364	12,429		13,374	37,892	13,382	40,013		
		2	2		4	8	1						15		10,882	11,406						64	1,849	12,794		13,382						
		3	2		4	8	1					2	15		10,882	11,406						64	1,724	12,669		13,257						
	I - C NFPA 13R / 13 TYPE VA R-2, S	1		4	4							1	9		6,408	6,672						1562	62	2,582	9,052		10,878	27,966	9,861	30,600		
		2		3	3	3		1				1	11		7,904	8,168						140	1,491	9,457		9,861						
		3		4	4	2							11		7,904	8,168						140	1,491	9,457		9,861						
	EXISTING BUILDING - NFPA 13		1														1,936						1,938				1,938		1,938	3,876		
TOTAL		6	24	31	28	3	2	1	2	3	3	103		74,110	77,266	1,936	722	576	570	534	2,391	427	2,769	17,522	93,573	93,573	104,715	104,715				

*Project Efficiency is calculated : [total unit net SF+ leasable storage+ leasing and amenities] / total residential gross SF

Accessible Units Required 5% ADA 2010 Units			
	Units	5%	HC Provided
1 Bedroom	103	5.15	6
Total	103	5.15	6

Hearing/Visually Impaired Units Required 2% H/V Units			
	Units	2%	H/V Provided
1 Bedroom	103	2.06	3
Total	103	2.06	3

ALLOWABLE AREA CALCULATIONS New Orleans, Louisiana			
Building Type IA and Existing Building (Multiple Occupancy, Multistory)		Building Type I - B (Single Occupancy, Multistory)	
Type V-A		Type V-A	
See Mixed Occupancy Calculations			
<p>R2 Occupancy (NFPA 13R)</p> <p>Equation 5-2: $A_n = [12,000 + (12,000 \times 0.50)] \times 4$ $A_n = [A_r + (NS \times I_r)] \times S_p$</p> <p>$A_n = 18,000$ s.f. per floor max $A_n = 72,000$ s.f. per bldg max</p> <p>Table 506.3.3: $I_r = 70$ % of Building Perimeter $I_r = 30$ Open Space in Feet $I_r = 0.50$</p>			
Actual per bldg		Actual per bldg	40,047

Building Type I - C (Multiple Occupancy, Multistory)	
Type V-A	
See Mixed Occupancy Calculations	
Actual per bldg	

Building IA and Existing Building (Mixed Occupancy, Three Story)			
Equation 5-1	Equation 5-1	Equation 5-1	Equation 5-1
<p>R2 Occupancy (NFPA 13R)</p> <p>Units and Corridor $A_n = [12,000 + (12,000 \times 0.50)]$ $A_n = [A_r + (NS \times I_r)]$</p> <p>$A_n = 18,000$ s.f. per floor max</p>	<p>B Occupancy (NFPA 13 including 1st Floor Existing Building)</p> <p>Leasing, Mail, Laundry, Hospitality Suite, Fitness $A_n = [54,000 + (18,000 \times 0.50)]$ $A_n = [A_r + (NS \times I_r)]$</p> <p>$A_n = 63,000$ s.f. per floor max</p>	<p>A3 Occupancy (NFPA 13)</p> <p>Community Room $A_n = [34,500 + (11,500 \times 0.50)]$ $A_n = [A_r + (NS \times I_r)]$</p> <p>$A_n = 40,250$ s.f. per floor max</p>	<p>S2 Occupancy (NFPA 13 including 2nd Floor Existing Building)</p> <p>Mech, Telecom, Storage, Trash $A_n = [63,000 + (21,000 \times 0.50)]$ $A_n = [A_r + (NS \times I_r)]$</p> <p>$A_n = 73,500$ s.f. per floor max</p>
Table 506.3.3: $I_r = 0.50$			
506.4.2 Allowable Building Area			
$\frac{S2 \text{ Actual}}{S2 \text{ Allowable}} + \frac{R2 \text{ Actual}}{R2 \text{ Allowable}} + \frac{B \text{ Actual}}{B \text{ Allowable}} + \frac{A3 \text{ Actual}}{A3 \text{ Allowable}} \leq 1$			
1st	$\frac{132}{73,500}$	$\frac{8,802}{18,000}$	$\frac{3,621}{63,000}$
			$\frac{0}{40,250} = 0.56 \leq 1$
2nd	$\frac{2105}{73,500}$	$\frac{8,852}{18,000}$	$\frac{285}{63,000}$
			$\frac{0}{40,250} = 0.52 \leq 1$
3rd	$\frac{187}{73,500}$	$\frac{8,726}{18,000}$	$\frac{285}{63,000}$
			$\frac{0}{40,250} = 0.49 \leq 1$
$1.58 \leq 4$			
<p>R2 Occupancy at Second Floor (NFPA 13R)</p> <p>$A_n = [12,000 + (12,000 \times 0.50)]$ $A_n = [A_r + (NS \times I_r)]$</p> <p>$A_n = 18,000$ s.f. per floor max</p>		<p>R2 Occupancy at Third Floor (NFPA 13R)</p> <p>$A_n = [12,000 + (12,000 \times 0.50)]$ $A_n = [A_r + (NS \times I_r)]$</p> <p>$A_n = 18,000$ s.f. per floor max</p>	
Table 506.3.3: $I_r = 0.50$		Table 506.3.3: $I_r = 0.50$	

Building IC (Mixed Occupancy, Three Story)			
Equation 5-1	Equation 5-1	Equation 5-1	Equation 5-1
<p>R2 Occupancy at Grade (NFPA 13R)</p> <p>Units and Corridor $A_n = [12,000 + (12,000 \times 0.50)]$ $A_n = [A_r + (NS \times I_r)]$</p> <p>$A_n = 18,000$ s.f. per floor max</p>	<p>S2 Occupancy at Grade (NFPA 13)</p> <p>Maintenance, Trash, Riser $A_n = [63,000 + (21,000 \times 0.50)]$ $A_n = [A_r + (NS \times I_r)]$</p> <p>$A_n = 73,500$ s.f. per floor max</p>		
Table 506.3.3: $I_r = 0.50$			
506.4.2 Allowable Building Area			
$\frac{R2 \text{ Actual}}{R2 \text{ Allowable}} + \frac{S2 \text{ Actual}}{S2 \text{ Allowable}} \leq 1$			
1st	$\frac{8,853}{18,000}$	$\frac{1,562}{73,500}$	$= 0.51 \leq 1$
2nd	$\frac{9,671}{18,000}$		$= 0.54 \leq 1$
3rd	$\frac{9,671}{18,000}$		$= 0.54 \leq 1$
$1.59 \leq 4$			
<p>R2 Occupancy at Second Floor (NFPA 13R)</p> <p>$A_n = [12,000 + (12,000 \times 0.50)]$ $A_n = [A_r + (NS \times I_r)]$</p> <p>$A_n = 18,000$ s.f. per floor max</p>		<p>R2 Occupancy at Third Floor (NFPA 13R)</p> <p>$A_n = [12,000 + (12,000 \times 0.50)]$ $A_n = [A_r + (NS \times I_r)]$</p> <p>$A_n = 18,000$ s.f. per floor max</p>	
Table 506.3.3: $I_r = 0.50$		Table 506.3.3: $I_r = 0.50$	

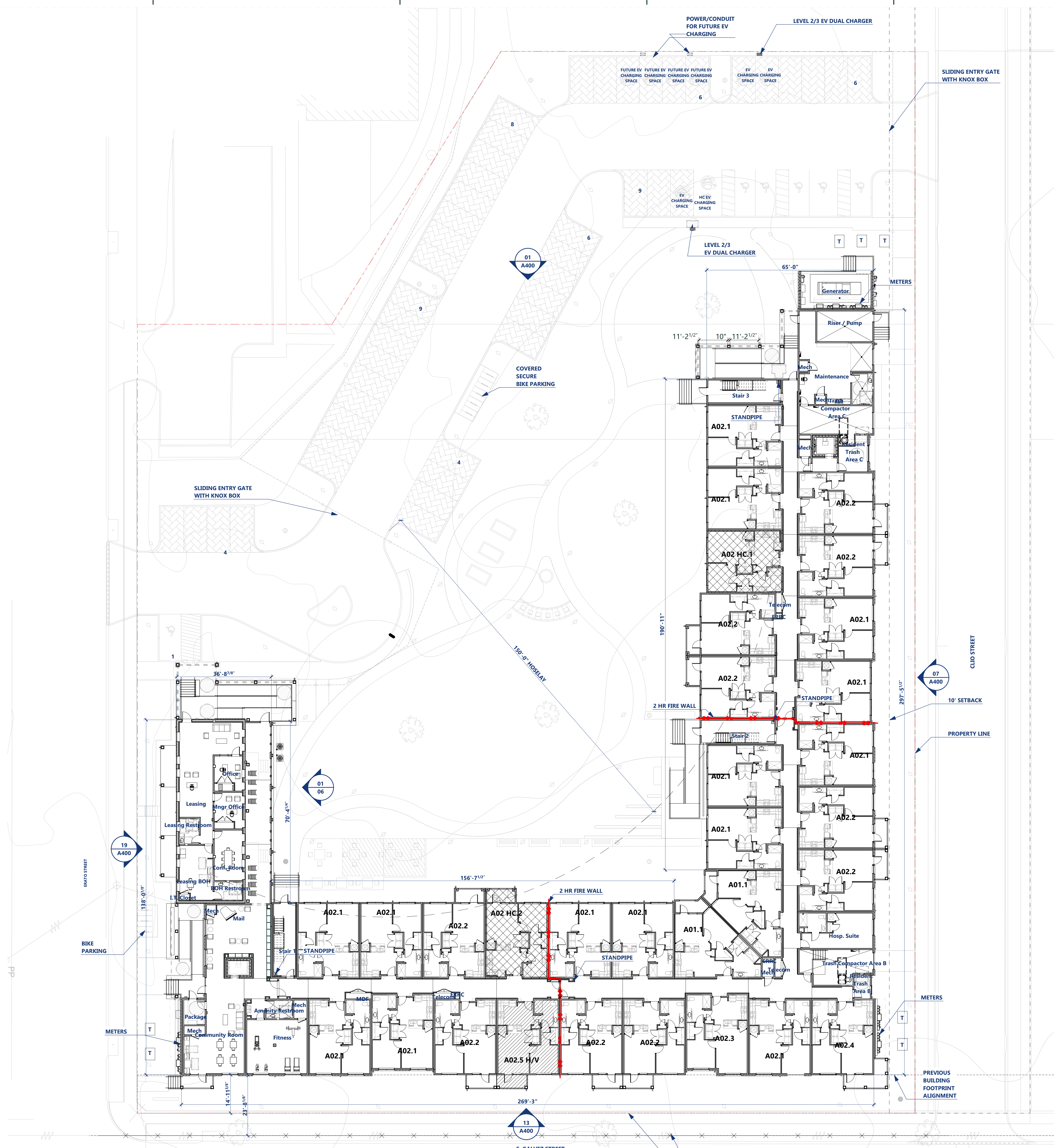
BW Cooper Phase 1 Senior
3401 Erato Street
New Orleans, Louisiana



Project Number: 2020025
Drawn By: NCrawford
Issue for: 50% CDs 11.15.2024

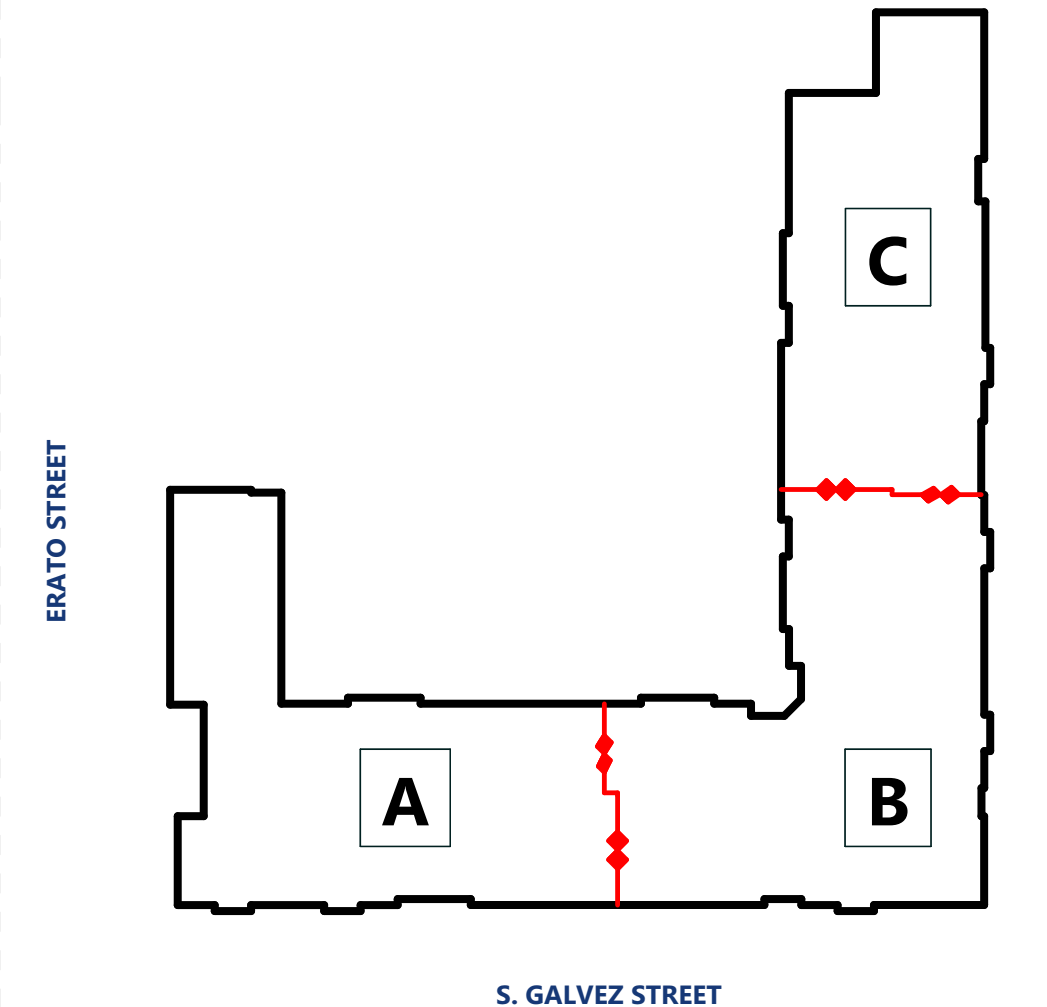
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Delta	Issue Name	Date



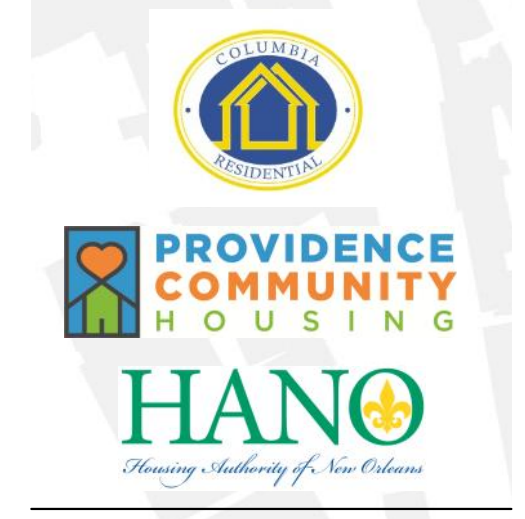
25 | First Level
Scale: 1/16" = 1'-0"

- BUILDING PLAN NOTES AND LEGEND**
- ALL BUILDING PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
 - ALL CEILING HEIGHTS TO BE 9'-0" UNLESS NOTED OTHERWISE.
 - REFER TO STRUCTURE FOR LOCATION OF LOAD BEARING WALLS AND PARTY WALLS.
 - CONTROL JOINTS TO BE 30'-0" MAX UNLESS NOTED OTHERWISE. REFER TO PLANS FOR LOCATIONS AND A720 FOR DETAILS.
 - PROVIDE CONCEALED SPRINKLER HEADS IN ALL AMENITY SPACES.
 - FLOOD-HARDY CONSTRUCTION ON GROUND FLOOR PER THE PRIME 3 NOFA: REGARDLESS OF FLOOD ELEVATION LEVEL, THE FIRST 2 FEET OF ALL GROUND FLOOR WALLS AND FLOORS MUST BE CONSTRUCTED OF FLOOD-RESISTANT MATERIAL, RE: A120.
 - PROVIDE HANDRAILS IN ALL CORRIDORS PER DETAIL 07/A720.
- HC: ADA 2010 ACCESSIBLE UNIT PER ADA SECTION 809.2-809.4
 - H/V: HEARING/VISUALLY IMPAIRED UNIT PER ADA SECTION 809.5
 - MASONRY VENEER ON 5 1/2" LEDGE
 - "X" INDICATES UNIT CONDITION
 - DOOR TYPE
 - RAM WINDOW TYPE
 - WINDOW TYPE
 - 6" DOWNSPOUT
 - FLOOR DRAIN
 - FIRE EXTINGUISHER CABINET. 4" MAX PROJECTION ON EGRESS ROUTES. 75'-0" MAX TRAVEL DISTANCE OR AS DIRECTED BY FIRE OFFICIAL. IF SURFACE MOUNTED ALONG ACCESSIBLE ROUTES, BOTTOM OF EXTINGUISHER CABINET MUST BE WITHIN MAX 27" A.F. OR HAVE CANE DETECTION DEVICE.
 - 2 HR. FIRE WALL
 - EXTERIOR BUILDING LIGHT
 - FIRE DEPARTMENT CONNECTION OR STANDPIPE



30 | Key Plan
NOT TO SCALE

OVERALL FIRST FLOOR PLAN



Project Number: 2020025
Drawn By: NCrawford
Issue for: 50% CDs
11.15.2024

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Drawn By: NCrawford
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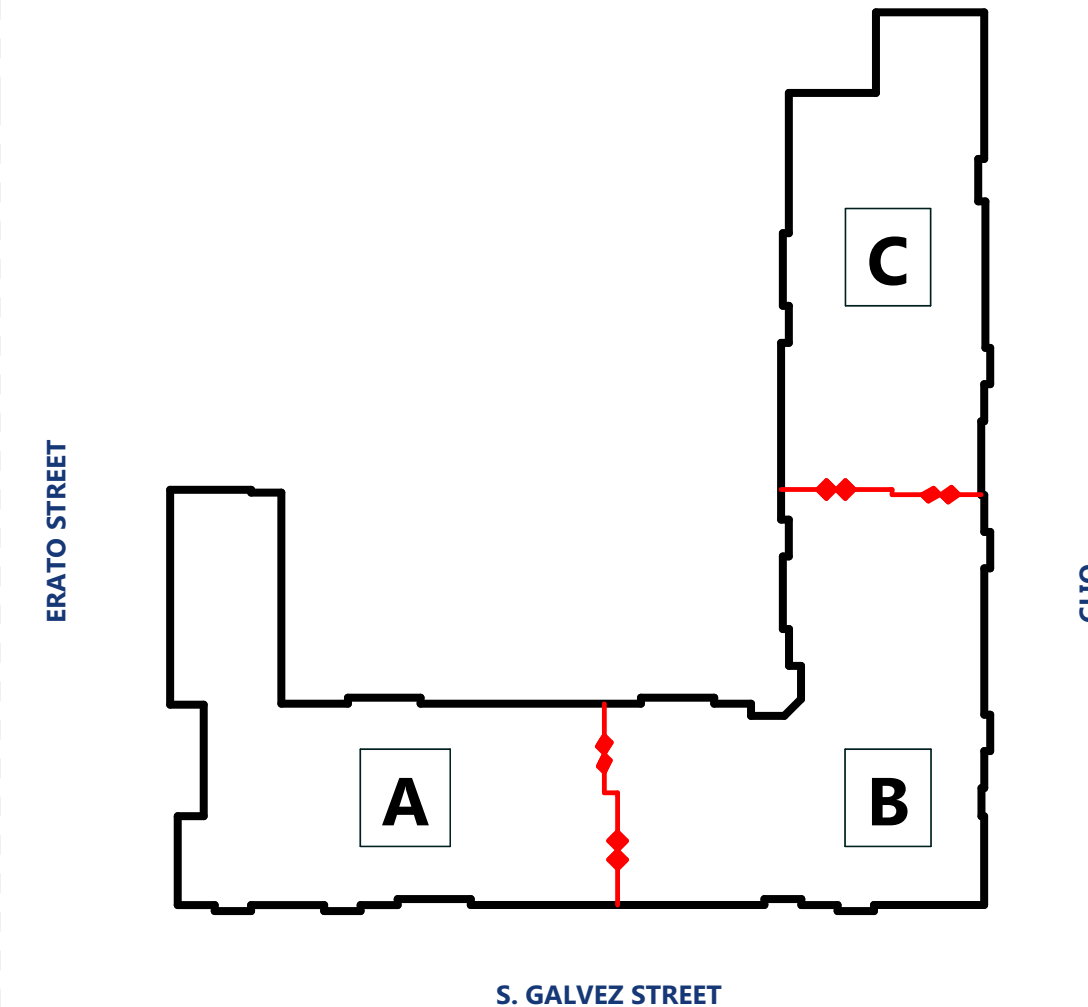
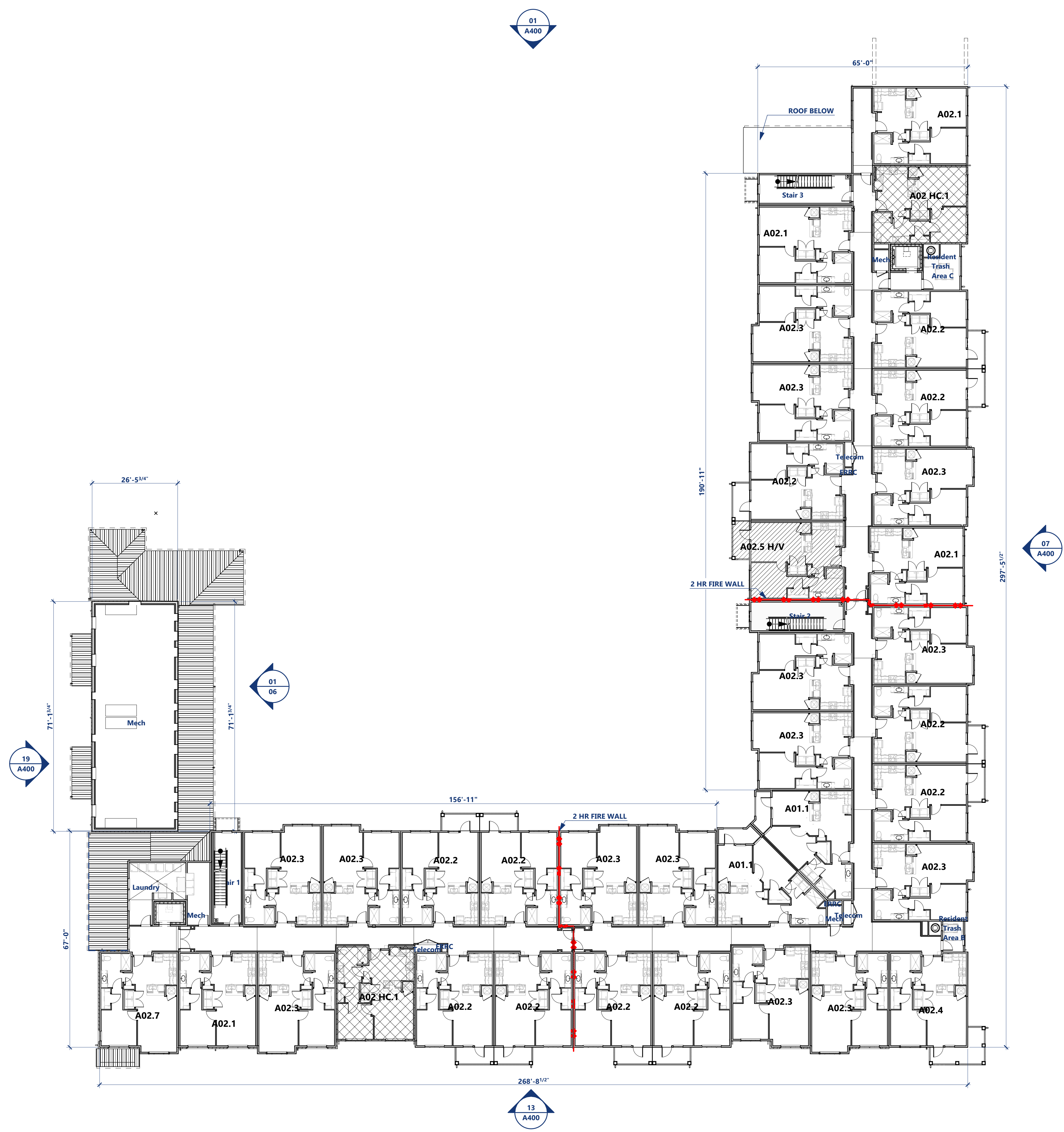
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Delta Issue Name Date

BUILDING PLAN NOTES AND LEGEND

- ALL BUILDING PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- ALL CEILING HEIGHTS TO BE 9'-0" UNLESS NOTED OTHERWISE.
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- PROVIDE HANDRAILS IN ALL CORRIDORS PER DETAIL 07/A720

- HC: ADA 2010 ACCESSIBLE UNIT PER ADA SECTION 809.2-809.4
- H/V: HEARING/VISUALLY IMPAIRED UNIT PER ADA SECTION 809.5
- MASONRY VENEER ON 5 1/2" LEDGE
- A1.X** "X" INDICATES UNIT CONDITION
- DOOR TYPE
- RAM WINDOW TYPE
- WINDOW TYPE
- 6" DOWNSPOUT
- FLOOR DRAIN
- FIRE EXTINGUISHER CABINET. 4" MAX PROJECTION ON EGRESS ROUTES. 75'-0" MAX TRAVEL DISTANCE OR AS DIRECTED BY FIRE OFFICIAL. IF SURFACE MOUNTED ALONG ACCESSIBLE ROUTES, BOTTOM OF EXTINGUISHER CABINET MUST BE WITHIN MAX 27" A.F.F. OR HAVE CANE DETECTION DEVICE.
- 2 HR. FIRE WALL
- EXTERIOR BUILDING LIGHT
- FIRE DEPARTMENT CONNECTION OR STANDPIPE





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New Orleans, Louisiana



Project Number: 2020025
Drawn By: NCrawford
Issue for: 50% CDs 11.15.2024

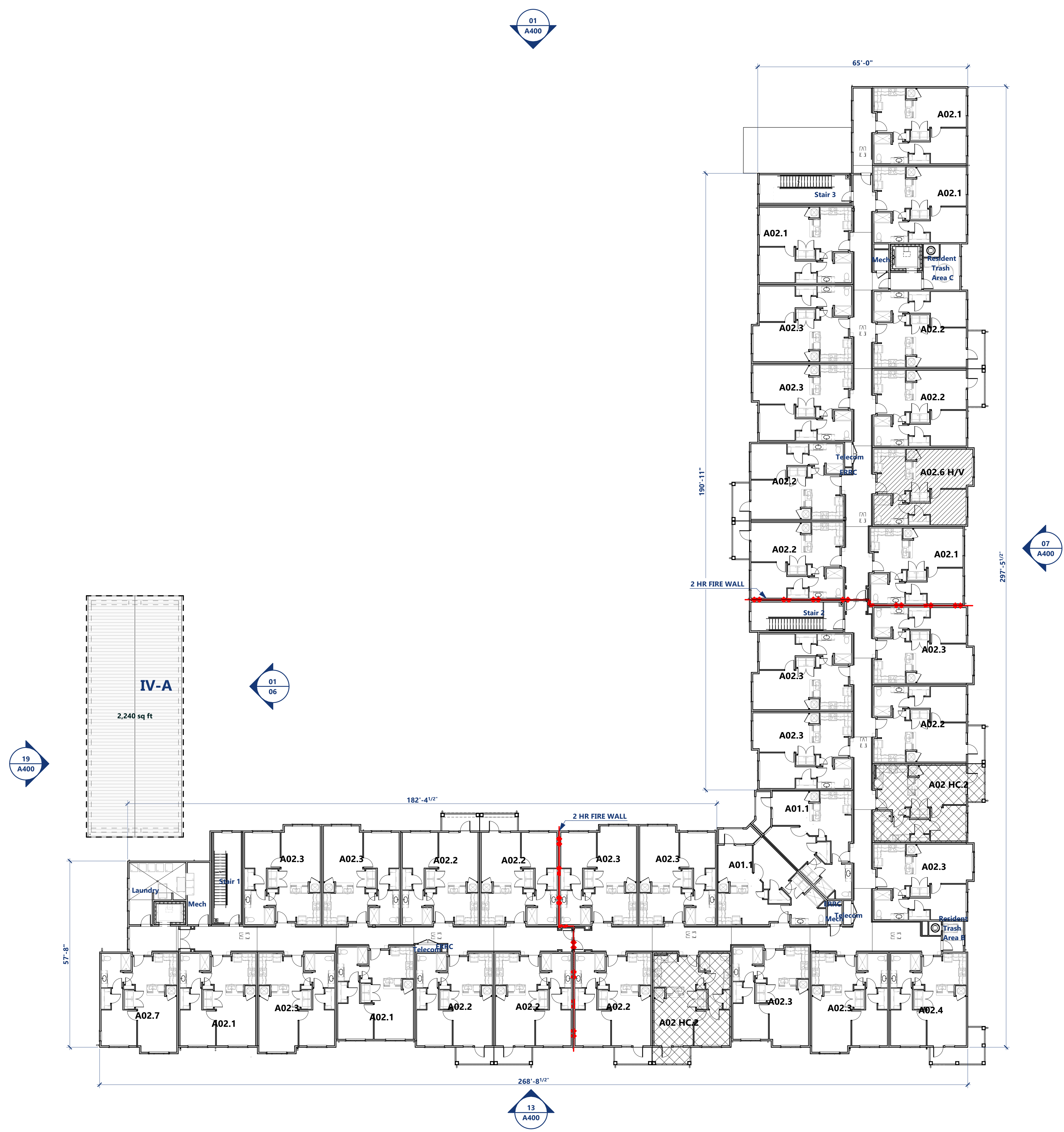
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Delta Issue Name Date

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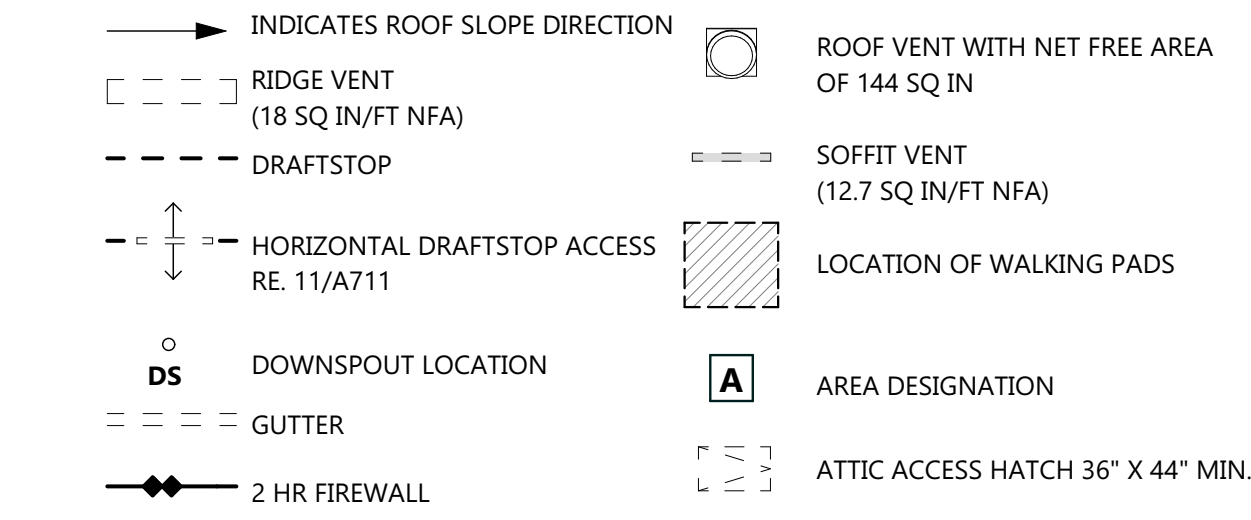
- HC: ADA 2010 ACCESSIBLE UNIT PER ADA SECTION 809.2-809.4
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- 2 HR. FIRE WALL
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AREA ATTIC VENTILATION CALCULATIONS			
I-A 2,741 SF	UPPER ROOF	658 SQ. INCHES REQUIRED	696 SQ. INCHES PROVIDED
	LOWER ROOF	658 SQ. INCHES REQUIRED	1283 SQ. INCHES PROVIDED
I-B 1,885 SF	UPPER ROOF	452.4 SQ. INCHES REQUIRED	480 SQ. INCHES PROVIDED
	LOWER ROOF	452.4 SQ. INCHES REQUIRED	483 SQ. INCHES PROVIDED
I-C 1,743 SF	UPPER ROOF	418.32 SQ. INCHES REQUIRED	440 SQ. INCHES PROVIDED
	LOWER ROOF	418.32 SQ. INCHES REQUIRED	419 SQ. INCHES PROVIDED
I-D 1,857 SF	UPPER ROOF	445.68 SQ. INCHES REQUIRED	480 SQ. INCHES PROVIDED
	LOWER ROOF	445.68 SQ. INCHES REQUIRED	457 SQ. INCHES PROVIDED
I-E 1,900 SF	UPPER ROOF	456 SQ. INCHES REQUIRED	576 SQ. INCHES PROVIDED
	LOWER ROOF	456 SQ. INCHES REQUIRED	457 SQ. INCHES PROVIDED

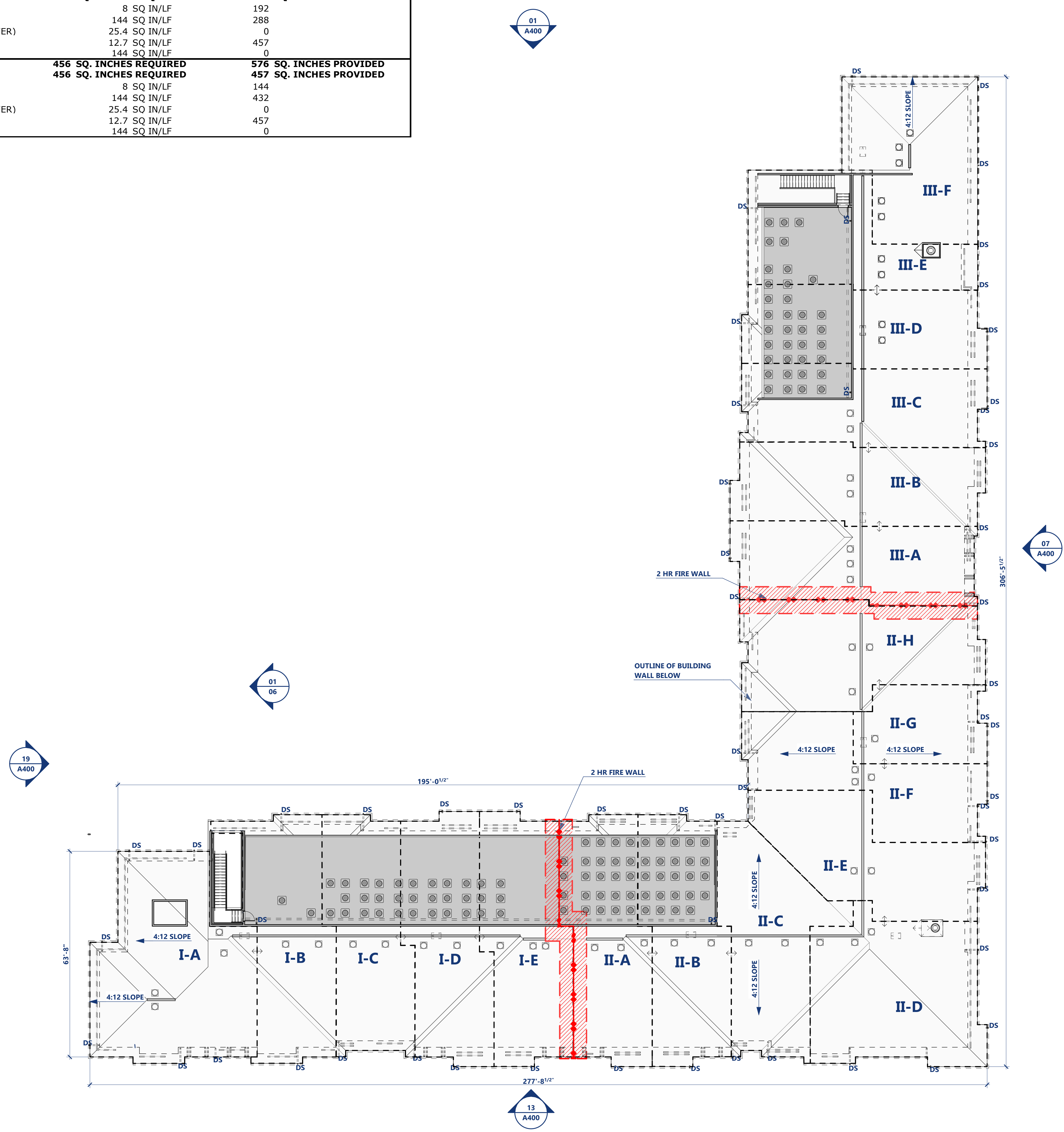
ROOF PLAN NOTES AND LEGEND

- ROOF OVERHANG VARIES. RE: ROOF PLANS FOR DIMENSIONS.
- TYP. ROOF SLOPE IS 4:12. TYPICAL LOW SLOPE ROOF IS 1/2" PER FT. ALL CRICKETS TO BE BUILT UP WITH TAPERED INSULATION AT 1" PER FT. (TWICE THE MAIN ROOF SLOPE) MIN. OR WOOD FRAMED. SLOPE VARIES.
- PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS TYP. ALL COMPOSITION ROOF EAVES TO BE FULLY GUTTERED. PROVIDE 6" ROUND DOWNSPOUTS TO BE TIED IN. PROVIDE 1 HR RATED ATTIC ACCESS HATCH INTO CONCEALED ATTIC SPACE. REFER TO TOP FLOOR PLAN AND/OR ROOF PLAN FOR ACCESS LOCATION. COORDINATE LOCATIONS WITH ROOF FRAMING PLANS. PROVIDE 30" MIN CLEAR HEADROOM AT ACCESS. ALL ATTIC SCUTTLE HOLES TO BE WEATHER STRIPPED AND LOCKABLE WITH A MINIMUM 3'-0" WIDTH. MAINTAIN INSULATION VALUE THROUGH THE OPENING. THE MINIMUM REQUIRED NET FREE VENTILATION AREA SHALL BE 1/300 OF THE TOTAL ATTIC AREA. VENTED WITH BOTH UPPER AND LOWER VENTILATION. TYP. FOR LOW SLOPE ROOFS. VENT WITH BOTH INTAKE AND EXHAUST VENTILATION. DRAFTSTOP CONSTRUCTION MAY CONSIST OF 1 LAYER OF 1/2" GYP. BOARD OR ONE LAYER OF OSB ANCHORED TO WOOD ROOF TRUSSES AND INSTALLED WHERE SHOWN ON ROOF PLANS. TYP. DRAFTSTOP AREA NOT TO EXCEED 3000 SF OR 2 UNITS (MAY INCLUDE CORRIDOR).
- CONTRACTOR TO PROVIDE ALTERNATE FOR FRANKLIN LIGHTNING PROTECTION SYSTEM (WITH AN OPTION FOR ESE SYSTEM) AT ALL ROOFS.
- PROVIDE CONCEALED SPRINKLER HEADS IN ALL AMENITY SPACES.



ROOF DRAINAGE CALCULATIONS			
AREA	FACTORED TOTAL SF	SF/DOWNSPOUT	TOTAL DOWNSPOUTS
1	REQ'D 8,985	÷ 2,308	= 4 DOWNSPOUTS
	PROVIDED		15 DOWNSPOUTS
2	REQ'D 9,785	÷ 2,308	= 5 DOWNSPOUTS
	PROVIDED		19 DOWNSPOUTS
3	REQ'D 9,033	÷ 2,308	= 4 DOWNSPOUTS
	PROVIDED		12 DOWNSPOUTS
4	REQ'D 8,332	÷ 2,308	= 4 DOWNSPOUTS
	PROVIDED		11 DOWNSPOUTS
5	REQ'D 1,083	÷ 2,308	= 1 DOWNSPOUTS
	PROVIDED		3 DOWNSPOUTS
6	REQ'D 1,083	÷ 2,308	= 1 DOWNSPOUTS
	PROVIDED		3 DOWNSPOUTS
7	REQ'D 2,020	÷ 2,308	= 1 DOWNSPOUTS
	PROVIDED		9 DOWNSPOUTS

DOWN SPOUT CALCULATIONS BASED ON 6" VERTICAL LEADERS AND 8" ANNUAL RAINFALL



25 Roof Plan
Scale: 1/16" = 1'-0"

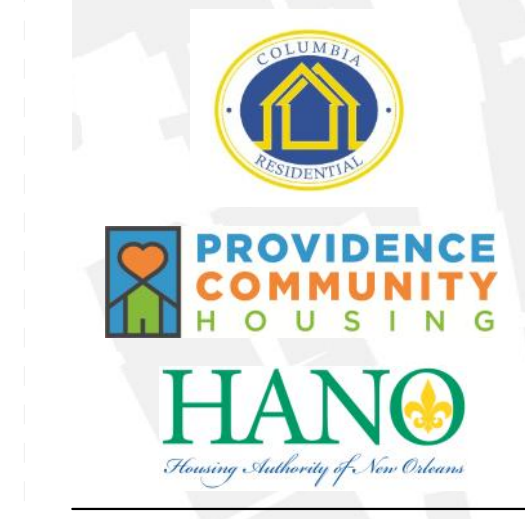
30 Key Plan
NOT TO SCALE

OVERALL ROOF PLAN

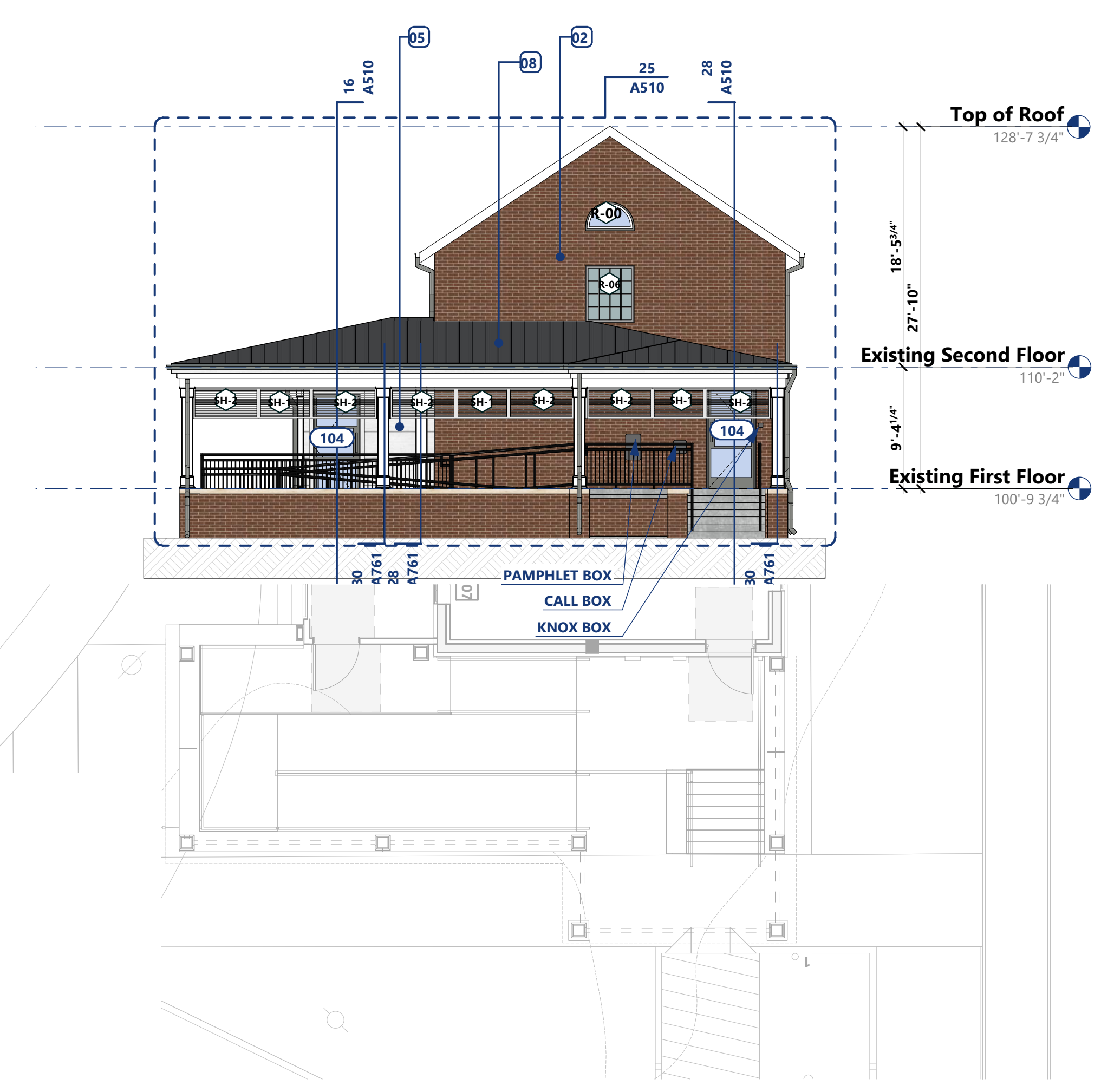
JHP
Architecture / Urban Design
A FIRM WITH A VIBRANT & EXCITING CULTURE RECOGNIZED FOR ELEVATED DESIGN
NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.
JOHN M. SCHRADER
Registered Architect of the State of LOUISIANA
Registration Number: 8533

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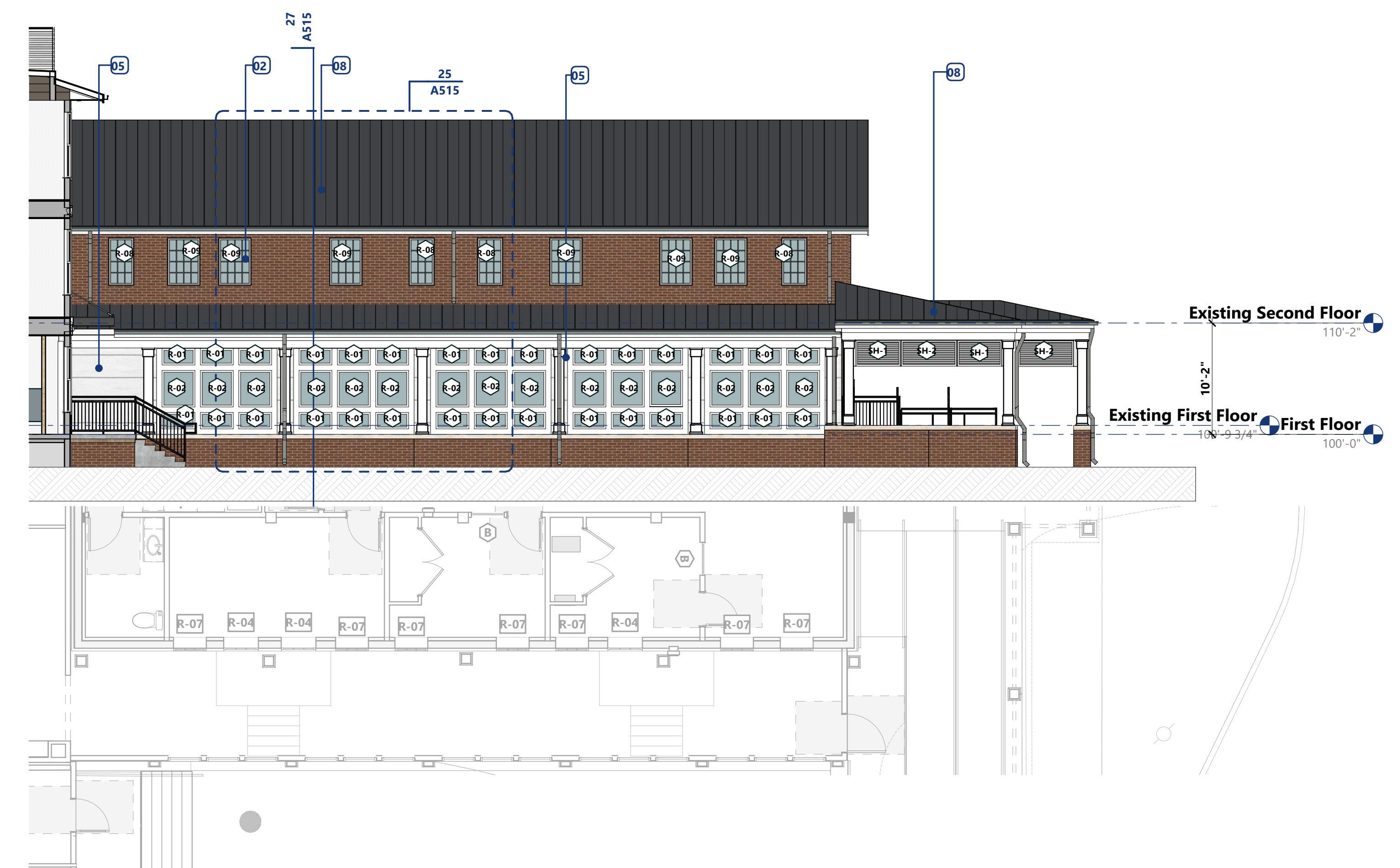
whole community design™
Project Number: 2020025
Drawn By: NCrawford
Issue for: 50% CDs 11.15.2024
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Delta Issue Name Date



07 West Elevation Erato
Scale: 1/8" = 1'-0"



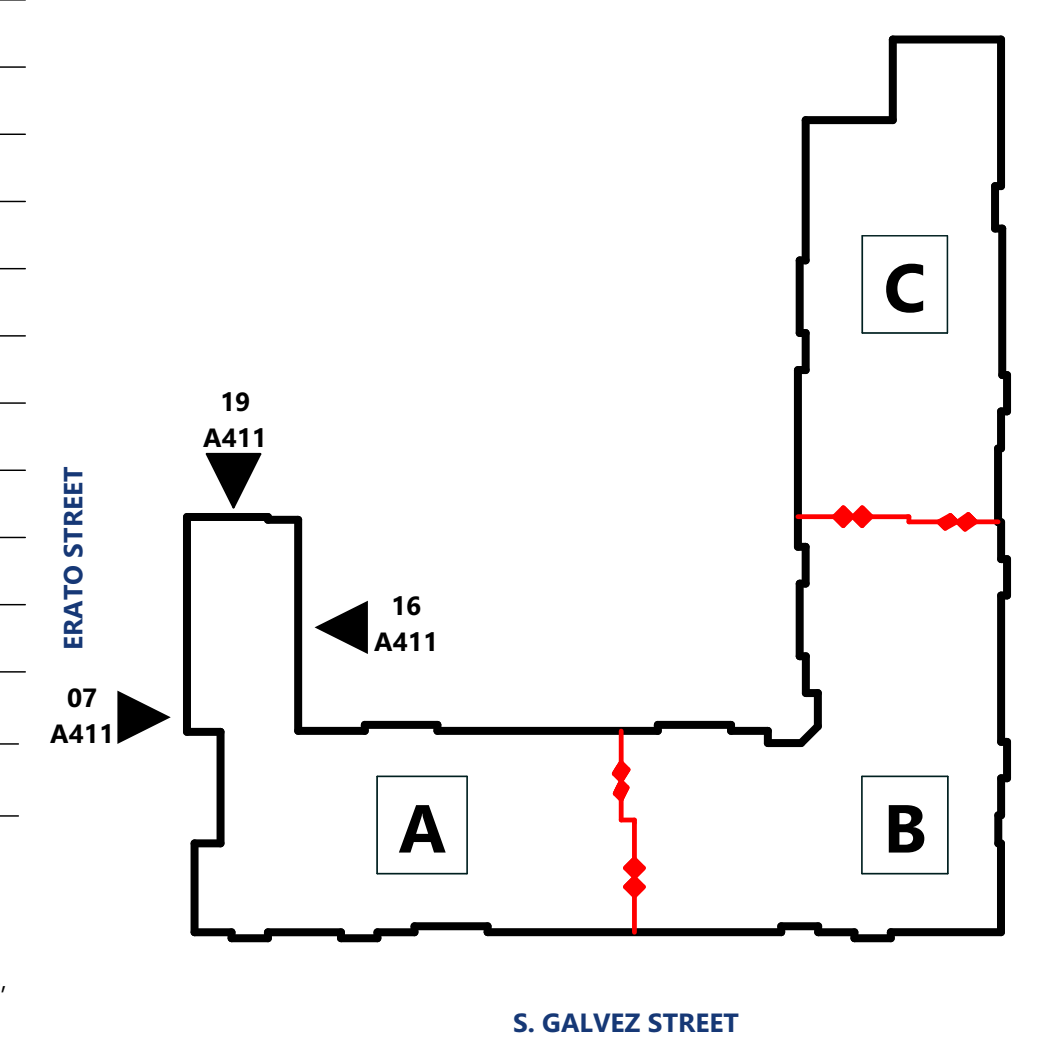
19 North Elevation Leasing
Scale: 1/8" = 1'-0"



16 East Elevation Interior Courtyard
Scale: 1/8" = 1'-0"

MATERIAL LEGEND		
ID	MATERIAL	COLOR
01	BRICK	CHEROKEE RED VELOUR
02	BRICK	EXISTING BRICK
03	FIBER CEMENT SIDING	ARGOS SW 7065
04	FIBER CEMENT SIDING	PORPOISE SW 7047
05	FIBER CEMENT PANEL	EVENING SHADOW SW 7662
06	FIBER CEMENT PANEL	NEBULOUS WHITE SW 7063
07	COMPOSITION SHINGLE ROOF	
08	STANDING SEAM METAL ROOF	
09	TPO MEMBRANE ROOF	
10	CAST STONE	SANDSTONE COLOR

ELEVATION GENERAL NOTES	
1.	ALL EXTERIOR BRICK, PANEL, AND SIDING TO WRAP CORNERS AND TERMINATE AT INSIDE CORNERS, TYPICAL, UNLESS NOTED OTHERWISE.
2.	A VERTICAL BRICK CONTROL JOINT TO EXIST AT ALL BRICK TO BRICK INSIDE CORNERS, TYPICAL AND AS SHOWN, 30" SEPARATION MAX.
3.	ALL MEP ROOF PIPE PENETRATIONS TO BE PAINTED TO MATCH ADJACENT ROOF COLOR.
4.	EXTERIOR COLOR PACKAGE TO BE ISSUED AT A LATER DATE.



30 Key Plan
NOT TO SCALE
ENLARGED ELEVATIONS

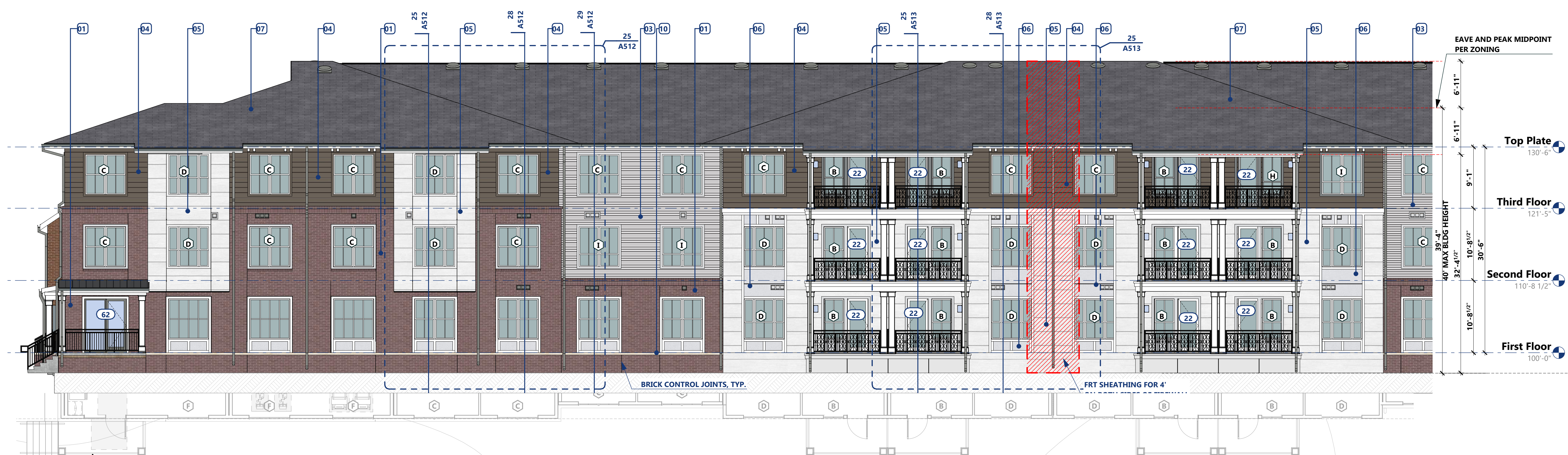
BW Cooper Phase 1 Senior
3401 Erato Street
New Orleans, Louisiana



Project Number: 2020025
Drawn By: NCrawford
Issue for: 50% CDs 11.15.2024

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Delta	Issue Name	Date



07 South Elevation Galvez
Scale: 1/8" = 1'-0"



13 South Elevation Galvez
Scale: 1/8" = 1'-0"



15 East Elevation Clio
Scale: 1/8" = 1'-0"



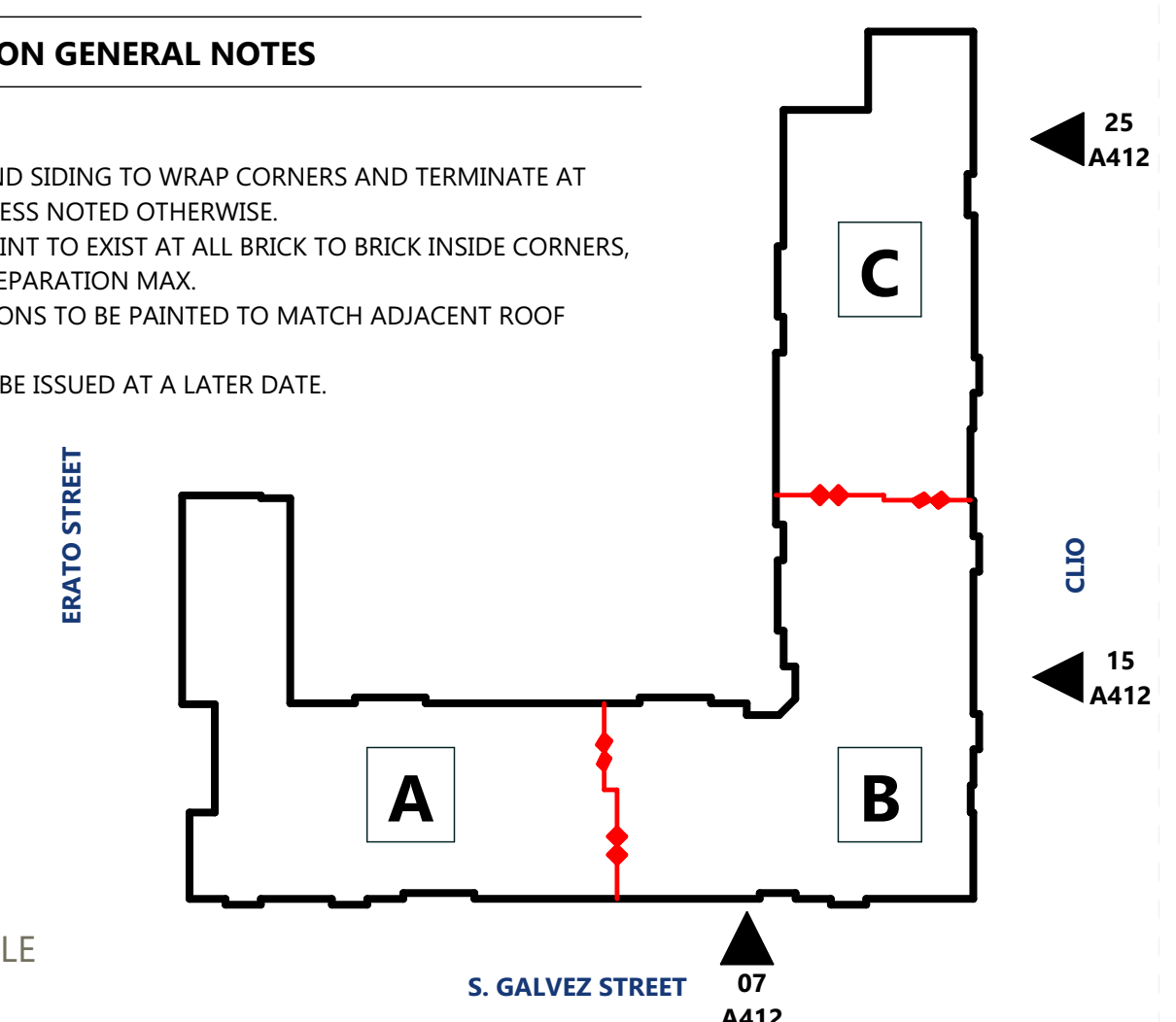
25 East Elevation Clio
Scale: 1/8" = 1'-0"

MATERIAL LEGEND		
ID	MATERIAL	COLOR
01	BRICK	CHEROKEE RED VELOUR
02	BRICK	EXISTING BRICK
03	FIBER CEMENT SIDING	ARGOS SW 7065
04	FIBER CEMENT SIDING	PORPOISE SW 7047
05	FIBER CEMENT PANEL	EVENING SHADOW SW 7662
06	FIBER CEMENT PANEL	NEBULOUS WHITE SW 7063
07	COMPOSITION SHINGLE ROOF	
08	STANDING SEAM METAL ROOF	
09	TPO MEMBRANE ROOF	
10	CAST STONE	SANDSTONE COLOR

ELEVATION GENERAL NOTES

- ALL EXTERIOR BRICK, PANEL, AND SIDING TO WRAP CORNERS AND TERMINATE AT INSIDE CORNERS, TYPICAL, UNLESS NOTED OTHERWISE.
- A VERTICAL BRICK CONTROL JOINT TO EXIST AT ALL BRICK TO BRICK INSIDE CORNERS, TYPICAL AND AS SHOWN, 30' SEPARATION MAX.
- ALL MEP ROOF PIPE PENETRATIONS TO BE PAINTED TO MATCH ADJACENT ROOF COLOR.
- EXTERIOR COLOR PACKAGE TO BE ISSUED AT A LATER DATE.

30 Key Plan
NOT TO SCALE





BW Cooper Phase 1 Senior

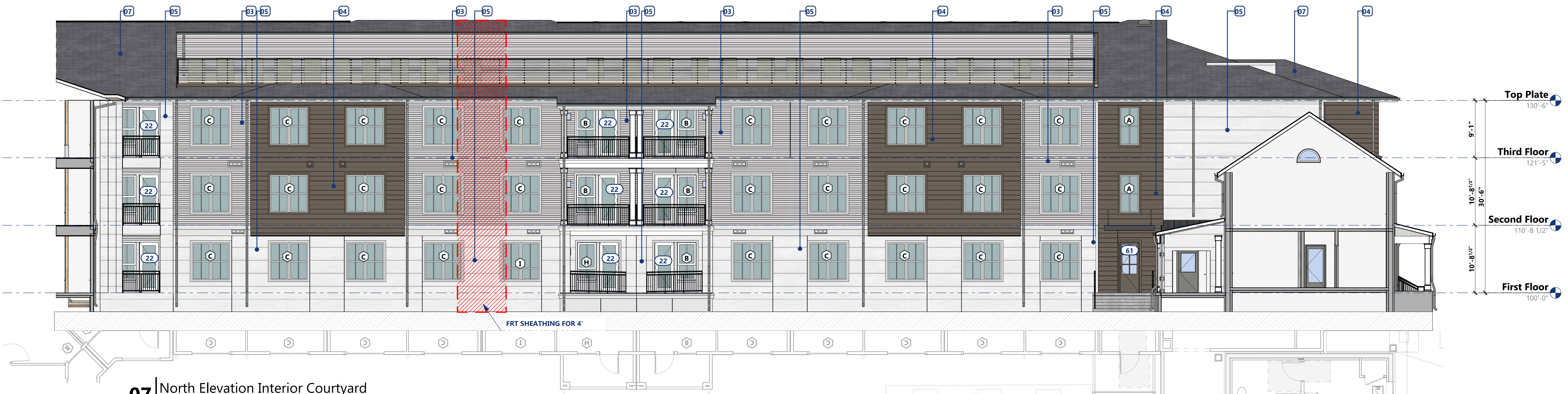
3401 Erato Street
New Orleans, Louisiana



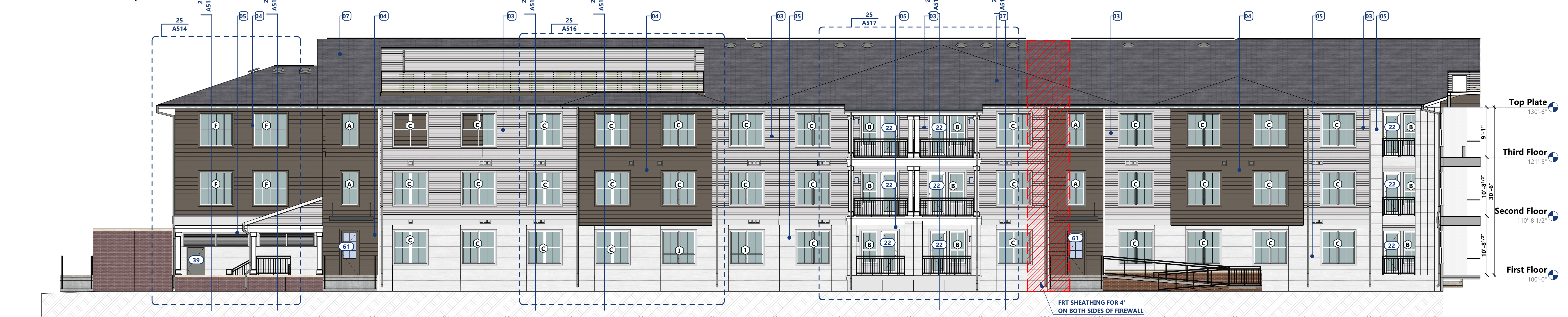
Project Number: 2020025
Drawn By: NCrawford
Issue for: 50% CDs 11.15.2024

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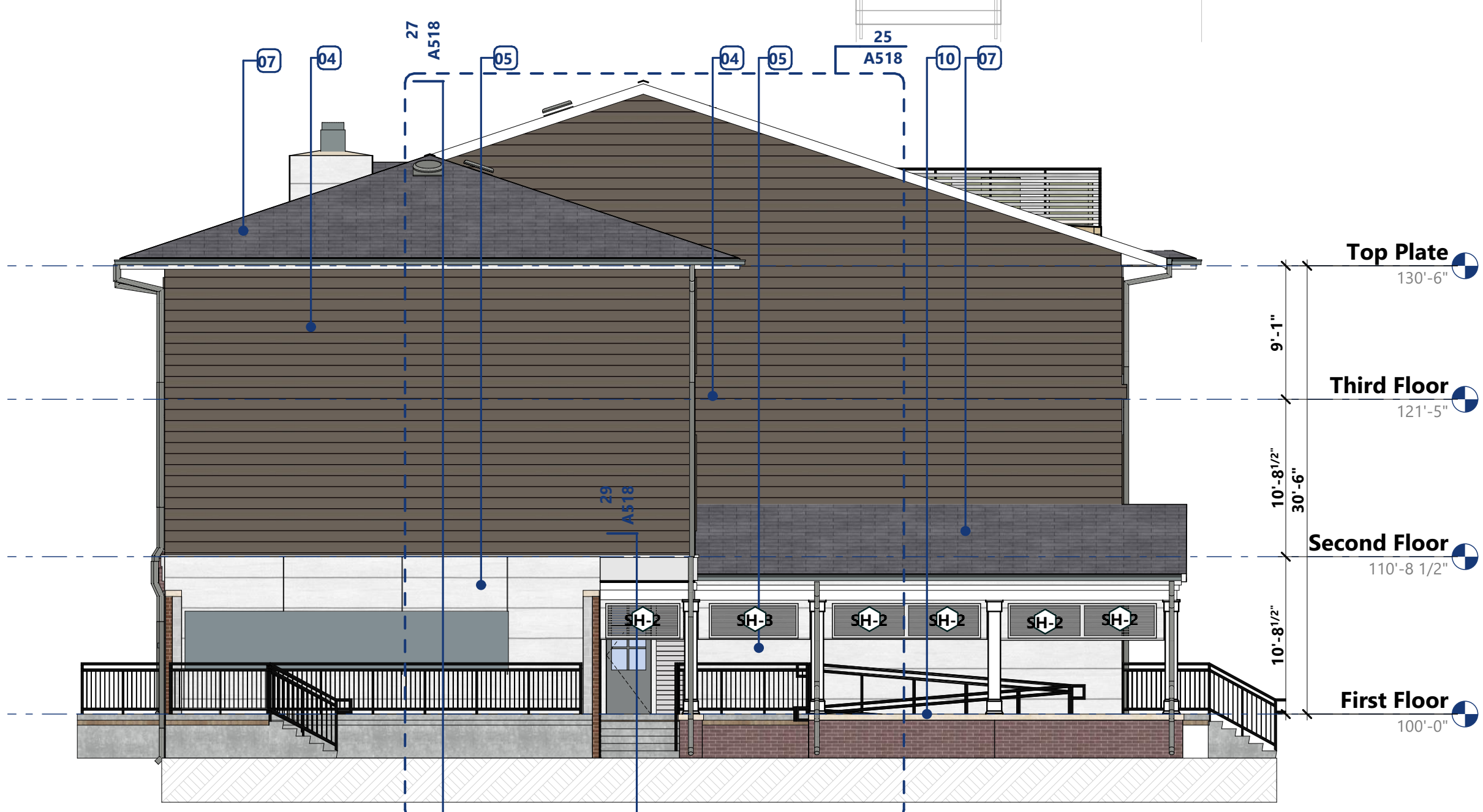
Delta Issue Name Date



07 North Elevation Interior Courtyard
Scale: 1/8" = 1'-0"



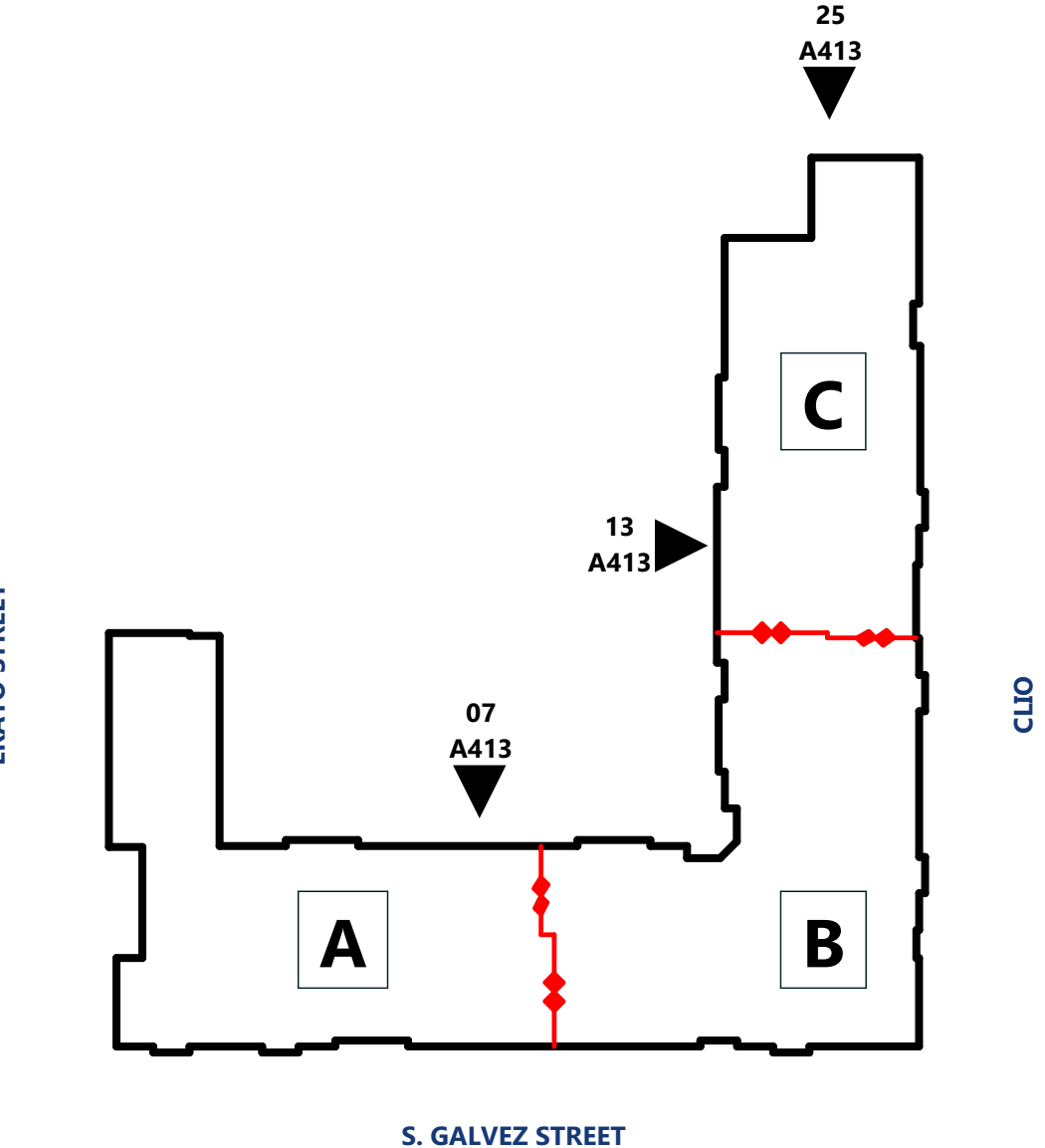
13 West Elevation Interior Courtyard
Scale: 1/8" = 1'-0"



25 North Elevation Building C
Scale: 1/8" = 1'-0"

MATERIAL LEGEND		
ID	MATERIAL	COLOR
01	BRICK	CHEROKEE RED VELOUR
02	BRICK	EXISTING BRICK
03	FIBER CEMENT SIDING	ARGOS SW 7065
04	FIBER CEMENT SIDING	PORPOISE SW 7047
05	FIBER CEMENT PANEL	EVENING SHADOW SW 7662
06	FIBER CEMENT PANEL	NEBULOUS WHITE SW 7063
07	COMPOSITION SHINGLE ROOF	
08	STANDING SEAM METAL ROOF	
09	TPO MEMBRANE ROOF	
10	CAST STONE	SANDSTONE COLOR

- ELEVATION GENERAL NOTES**
- ALL EXTERIOR BRICK, PANEL, AND SIDING TO WRAP CORNERS AND TERMINATE AT INSIDE CORNERS, TYPICAL, UNLESS NOTED OTHERWISE.
 - A VERTICAL BRICK CONTROL JOINT TO EXIST AT ALL BRICK TO BRICK INSIDE CORNERS, TYPICAL AND AS SHOWN, 30" SEPARATION MAX.
 - ALL MEFP ROOF PIPE PENETRATIONS TO BE PAINTED TO MATCH ADJACENT ROOF COLOR.
 - EXTERIOR COLOR PACKAGE TO BE ISSUED AT A LATER DATE.



30 Key Plan
NOT TO SCALE

ENLARGED ELEVATIONS

EXISTING LEGEND

⊗ LIGHT POLE	○ SPOT ELEVATION	— OHE OVERHEAD ELEC
⊕ METAL POWER POLE	□ CATCH BASIN (VERTICAL)	- - - (SIZE) D - - - DRAIN
⊙ POWER POLE	□ DROP INLET (SQUARE)	- - - (SIZE) S - - - SEWER
⊕ FIRE HYDRANT	○ DROP MANHOLE	- - - (SIZE) G - - - GAS
⊙ WATER MANHOLE	○ GAS VALVE	- - - (SIZE) W - - - WATER
⊙ SEWER MANHOLE	— X — X — FENCE	— — — RIGHT OF WAY
		▨ BUILDING

SIZE" SPECIES
 LO = LIVE OAK
 QUERCUS VIRGINIANA



EXISTING CONDITIONS

1"=20'



REV. NO.	DATE	DESCRIPTION

BW Cooper Phase 1
 New Orleans, LA 70125

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 DATE:
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Robert J. Moore, P.E., P.L.S.
 Professional Land Surveyor
 Reg. No. 35118, State of Louisiana
 Professional Land Surveyor
 Reg. No. 5042, May 2012

PROFESSIONAL OF RECORD:
 bmoore@batture-eng.com

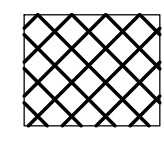
EXISTING CONDITIONS

SHEET NUMBER:
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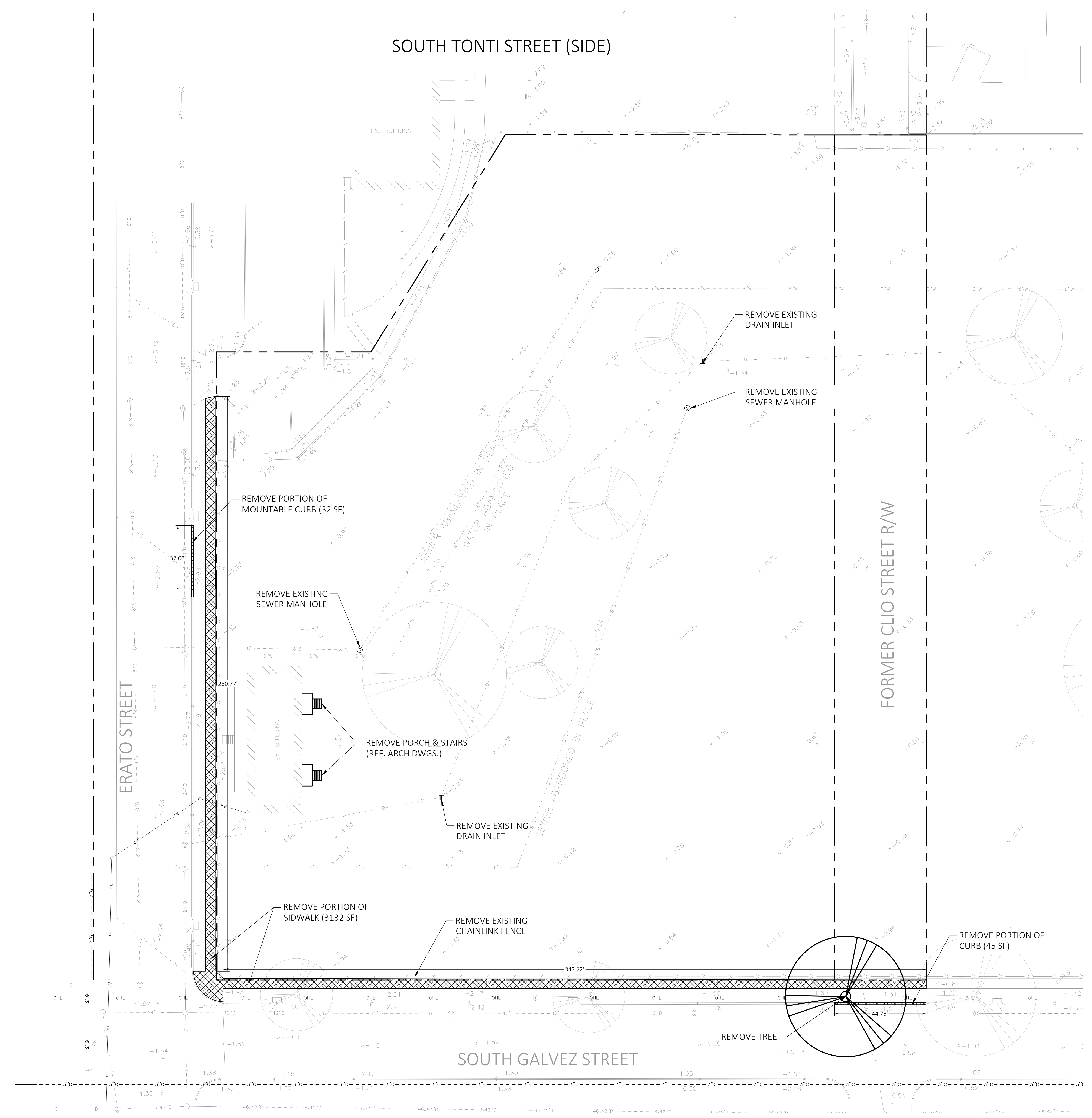
SOUTH TONTI STREET (SIDE)

DEMOLITION LEGEND

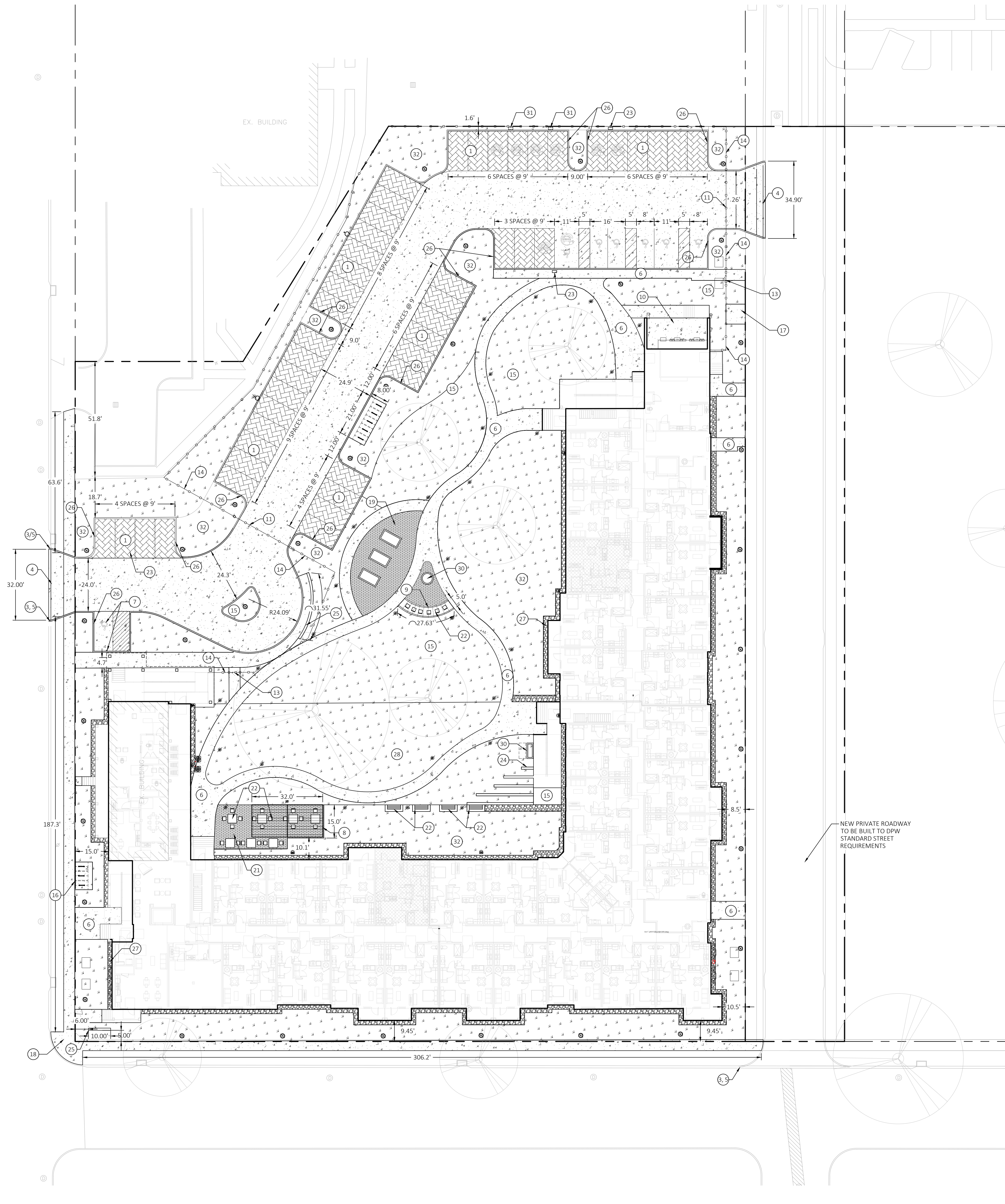
 EXISTING CONCRETE

DEMOLITION NOTES:

- CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY AGENCIES TO VERIFY THAT UTILITY SERVICES HAVE BEEN TERMINATED OR DISCONNECTED PRIOR TO REMOVAL OF STRUCTURES (BUILDINGS), WATER METERS, GAS METERS, ETC.
- THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO USE BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NON-VISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LOUISIANA ONE CALL (#811).
- CONTRACTOR SHALL FILL TRENCHES/VOIDS CREATED BY REMOVAL OF PIPES, DROP INLETS, TREES, STRUCTURES, ETC. WITH SELECT STRUCTURAL FILL. REMOVAL AND BACKFILLING OF THESE ITEMS SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN SECTION 202 OF THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES (LSSRD), 2006 EDITION.
- CLEARING AND STRIPPING - CONTRACTOR SHALL CLEAR THE EXISTING GROUND SURFACE OF PAVEMENT, VEGETATION, STUMPS, LOOSE TOPSOIL, DEBRIS, LOOSE FILL, ORGANIC MATTER, DEMOLITION DEBRIS, AND ANY OTHER DELETERIOUS MATERIALS. STRIPPING SHOULD BE TO A DEPTH NECESSARY TO REMOVE VEGETATION AND ROOTS AND REACH FIRM UNDISTURBED SOIL. CLEARING SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN SECTION 201 OF THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES (LSSRD), 2006 EDITION. TOPSOIL, EXISTING ROOTS, ORGANIC MATERIAL, AND ANY FILL MATERIAL REMOVED FROM AREAS BELOW NEW RETAINING WALLS AND PAVEMENT CAN BE USED AS TOPSOIL IN LANDSCAPE AREAS.
- SUBGRADE PREPARATION - AFTER REACHING FIRM UNDISTURBED SOIL, EXPOSED GROUND SHALL BE PROOF ROLLED WITH A BULLDOZER, COMPACTOR OR TRACKED VEHICLE EXERTING A GROUND PRESSURE BETWEEN 10 AND 15 PSI. NO VIBRATORY SYSTEM (IF PRESENT) SHALL BE USED DURING PROOF ROLLING. PROOF ROLLING SHALL BE PERFORMED DURING PERIODS OF DRY WEATHER. THE GEO-TECHNICAL ENGINEER SHALL BE PRESENT DURING PROOF ROLLING.
- CONTRACTOR SHALL PROVIDE DRAINAGE AWAY FROM PLANNED PAVING AREAS TO PREVENT WATER PONDING ON THE SITE DURING CONSTRUCTION.
- STRUCTURAL FILL - SHALL BE DEFINED AS A SELECT GRANULAR MATERIAL (SUCH AS LOCALLY AVAILABLE RIVER SAND). SAND FILL (AASHTO A-3) SHOULD BE NON PLASTIC AND FREE OF ROOTS, CLAY LUMPS, AND OTHER DELETERIOUS MATERIALS WITH NO MORE THAN 10% BY WEIGHT OF MATERIAL PASSING A U.S. STANDARD NO. 200 MESH SIEVE. THE MAXIMUM ORGANIC CONTENT SHOULD NOT EXCEED 5% BY WEIGHT. PRIOR TO TRANSPORTING STRUCTURAL FILL TO THE SITE, A SAMPLE SHOULD BE TESTED TO VERIFY ITS CONFORMANCE TO THESE RECOMMENDATIONS.
- COMPACTION - STRUCTURAL FILL USED BENEATH GRADE SUPPORTED FOOTINGS AND PAVEMENTS SHOULD BE PLACED IN 6 TO 8-IN. LOOSE LIFTS AND COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY NEAR OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D 1557. STRUCTURAL FILL OR GENERAL FILL USED FOR NON-STRUCTURAL GRADING SHOULD BE SPREAD IN LOOSE LIFTS OF 10 TO 12 INCHES AND COMPACTED BY SEVERAL PASSES OF A BULLDOZER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION AND SHALL IMMEDIATELY REPORT ANY DAMAGES TO THE UTILITY ENTITIES. ALL REPAIRS OF THE DAMAGED UTILITIES SHALL BE DONE BY THE RESPECTIVE UTILITY ENTITY. ALL REPAIRS SHALL BE DONE AT THE CONTRACTORS EXPENSE.
- ANY WORK IN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO CITY OF NEW ORLEANS DPW TRAFFIC ENGINEERING DIVISION AND CONFORMITY TO THE REQUIREMENTS OF THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR MUST FURNISH ALL TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.



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SITE PATTERN LEGEND			
	IMPERMEABLE CONCRETE (22,469.53 SF)		PLANTING AREAS, SEE LANDSCAPE (37,322 SF)
	PERMEABLE PAVER - PARKING (7,505 SF)		GRAVEL (2,382 SF)
	PERMEABLE PAVER - PATIO (1,907 SF)		LANDSCAPE FORMS ALCOTT AREA LIGHT 12"
			LANDSCAPE FORMS ASHBERRY BOLLARD 4"
			EV PARKING SPACE

SITE PLAN CALLOUT LEGEND	
1 BELGARD PERMEABLE PAVERS, VEHICULAR RATED, SEE DETAIL 6, SHT C06	18 CONCRETE SIDEWALK PER DPW STANDARD DETAIL
2 VEHICLE CONCRETE PAVEMENT, SEE DETAIL 4, SHT C0A	19 RAISED GARDEN BEDS
3 TIE REQ'D BARRIER CURB TO EXISTING BARRIER CURB	20 CAST-IN-PLACE SPLASH BLOCK
4 DPW STANDARD DRIVEWAY FOR CONCRETE MOUNTABLE CURB, SEE DETAIL 9, SHT C0A	21 BELGARD "DIMENSIONS" PAVERS, COLOR "LEADERS GRAY" PEDESTRIAN RATED, SEE DETAIL 6, SHT C0A
5 BEGIN / END CONCRETE CURB, SEE DETAIL 6, SHT C0A	22 FURNISHINGS TBD
6 4" CONCRETE SIDEWALK, SEE DETAIL 5, SHT C0A	23 REQUIRED STATION AND SIGNAGE - ELECTRIC VEHICLE PARKING, SEE MEP FOR ELECTRICAL
7 STRIPING AND SIGNAGE FOR ADA PARKING STALLS, SEE DETAILS 5, SHT C0B	24 12" WIDE CONCRETE STRIP, SEE DETAIL X, SHT XX
8 LANDSCAPE FORMS "SCENIC" SHELTER, SEE DETAIL 2, SHT C0C	25 ENTRANCE SIGN, 4" TALL X 1" THICK.
9 PREFAB TRELLIS, TBD	26 CURB GAPS SEE, DETAIL 1, SHT C0B
10 GENERATOR PAD, REF STRUCTURAL AND MEP	27 24" GRAVEL BUILDING APRON
11 VEHICULAR GATE, SEE DETAIL 1, SHT C0C	28 LAWN, SEE PLANTING PLAN
12 BICYCLE PARKING SHELTER, SEE DETAIL 10, SHT C0B	29 PUBLIC COMMISSIONED ART 1
13 PEDESTRIAN GATE, SEE DETAIL 3, SHT C0C	30 PUBLIC COMMISSIONED ART 2
14 BEGIN/END 8' MONTAGE INDUSTRIAL ORNAMENTAL STEEL FENCE, SEE DETAIL 2, SHT C0C	31 POWER/CONDUIT FOR FUTURE EV CHARGING
15 PLANTING AREAS, SEE PLANTING PLAN	32 RAIN GARDENS SEE LANDSCAPE PLANS
16 WESTPOST NO SCRATCH BIKE RACK, SEE DETAIL 11, SHT C0B	
17 TRASH STAGING PAD	

- SITE PLAN NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
 - ANY WORK IN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO CITY OF NEW ORLEANS DPW TRAFFIC ENGINEERING DIVISION AND CONFORMITY TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA". THE CONTRACTOR MUST FURNISH ALL TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.
 - REFER TO BOUNDARY SURVEY FOR EXISTING MONUMENTS TO LAYOUT PROPERTY LINE.
 - BRING UP GRADE UNDER ALL PAVEMENT WITH STRUCTURAL FILL COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
 - ALL DIMENSIONS SHOWN ARE FROM:
 - FACE OF CURB TO FACE OF CURB
 - FACE OF CURB TO PROPERTY LINE
 - FACE OF CURB TO CENTER OF STRUCTURE (DROP INLET, MANHOLE, ETC.)
 - PROPERTY LINE TO BUILDING FACE
 - ALL CURB RADII SHALL BE 4 FEET UNLESS OTHERWISE NOTED ON THIS PLAN.
 - ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 - TOTAL SITE AREA: 113,312.11 SF
 PERMEABLE AREA: 53,079.23 SF
 IMPERMEABLE AREA: 60,232.88 SF
 - CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLANS FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL INSPECTION.

BW Cooper Phase 1
 New Orleans, LA 70125

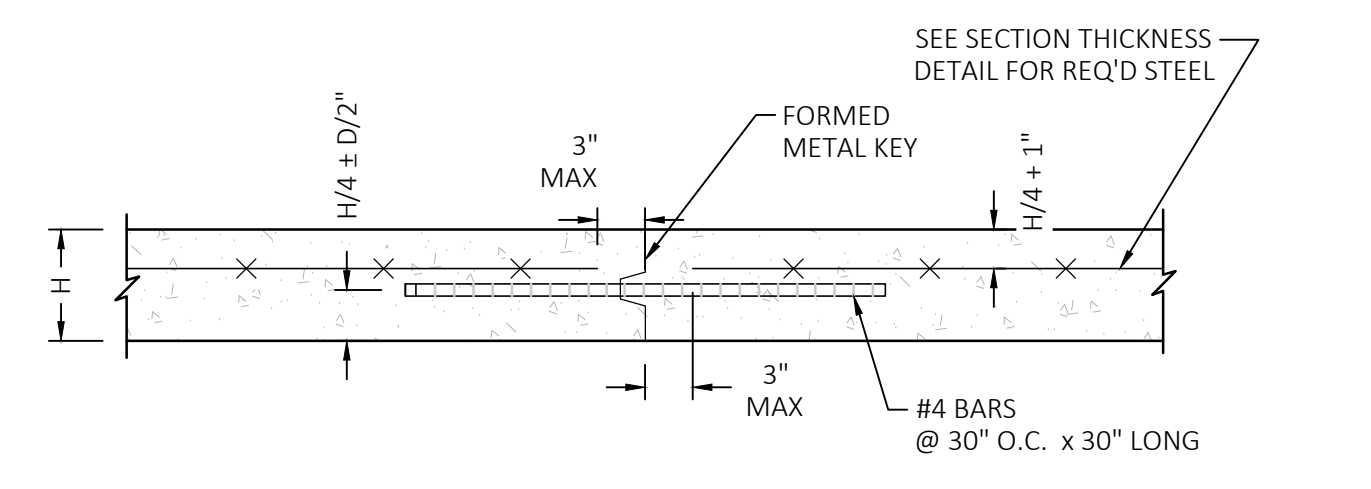
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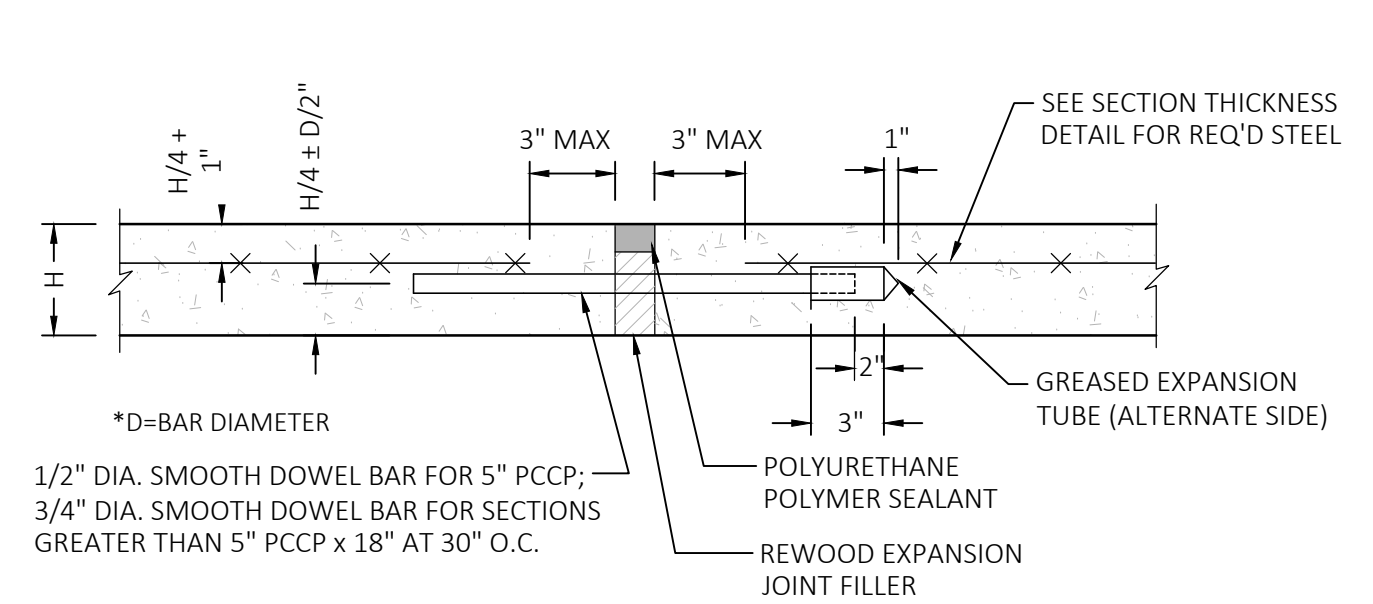
SITE PLAN

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C02

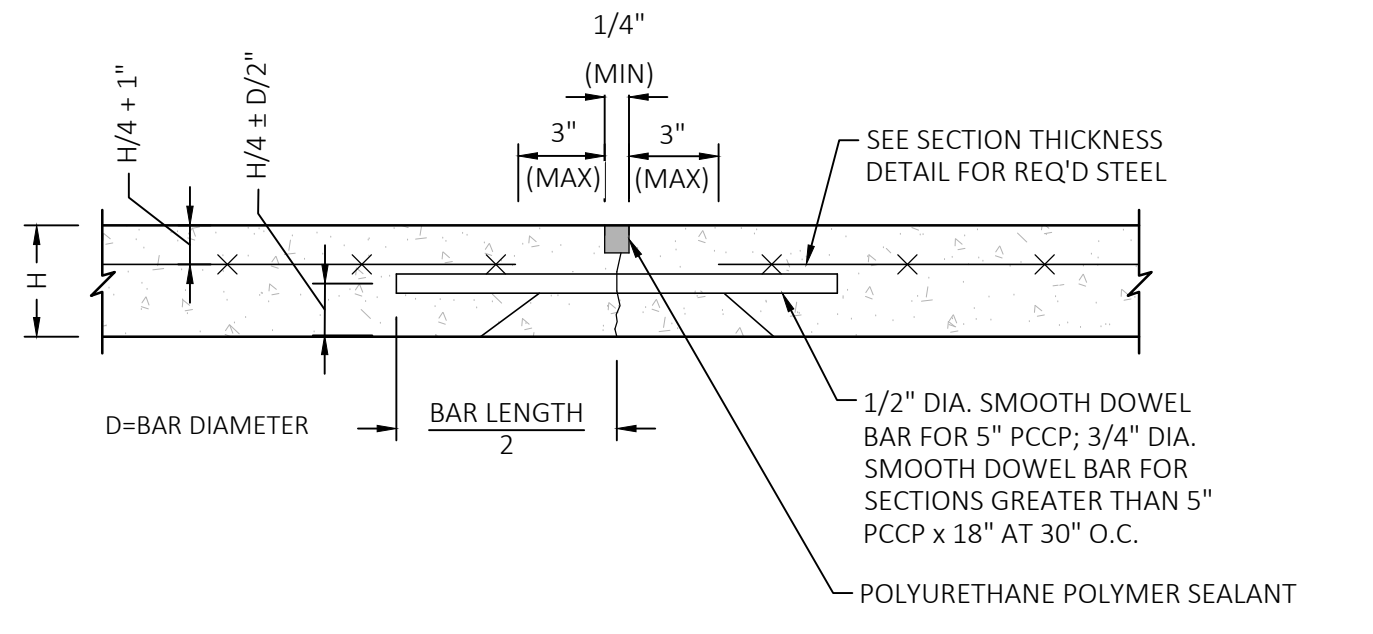
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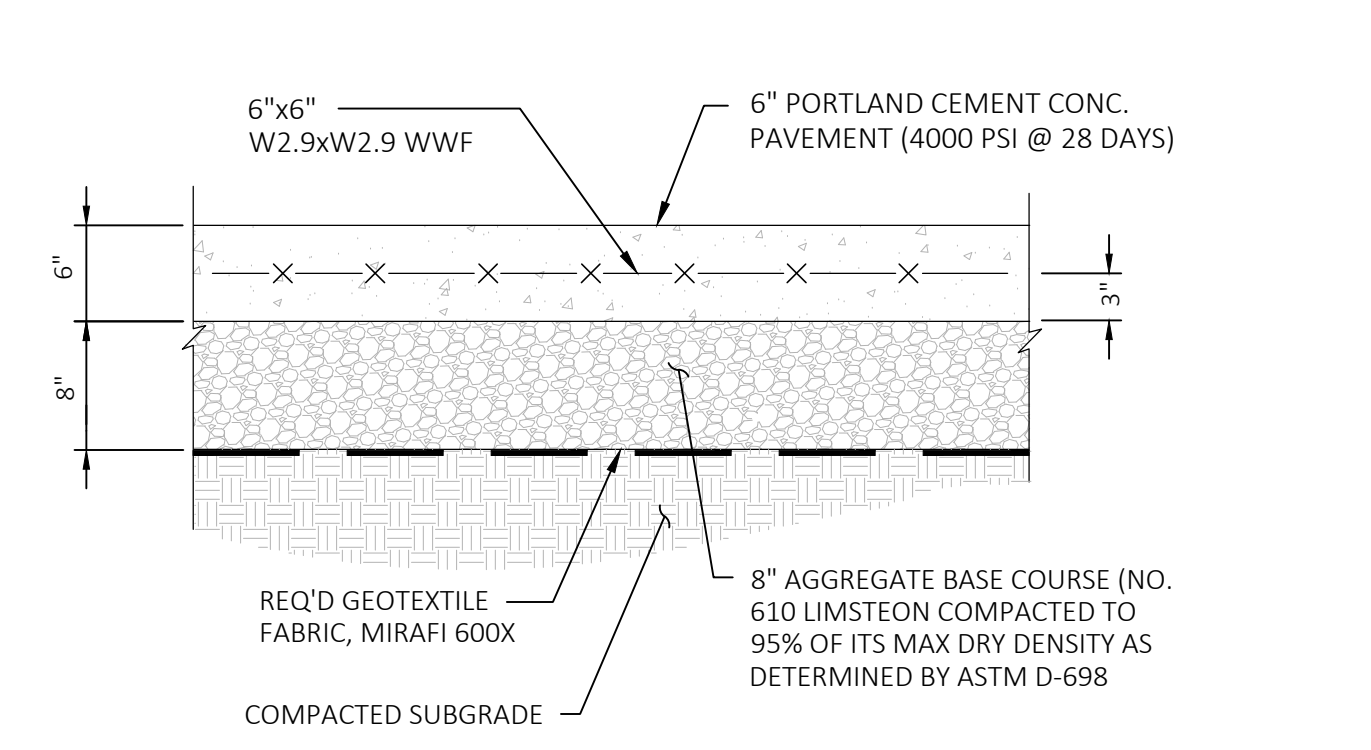
1 LONGITUDINAL JOINT
CO2 | COA NOT TO SCALE



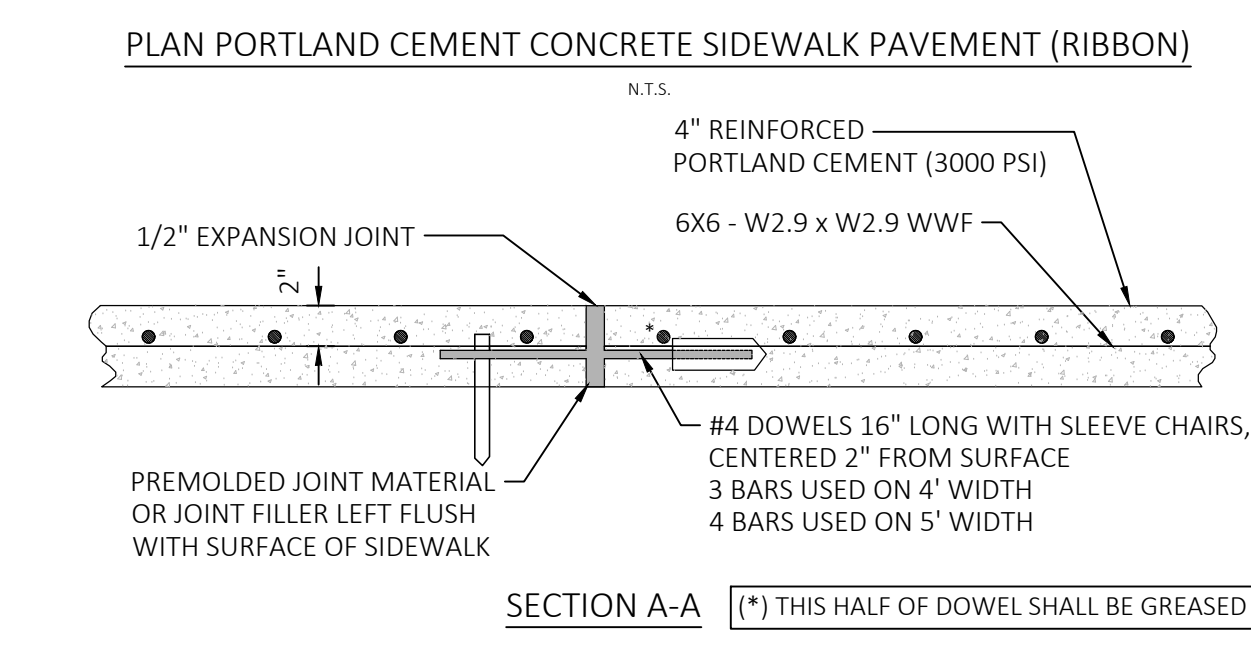
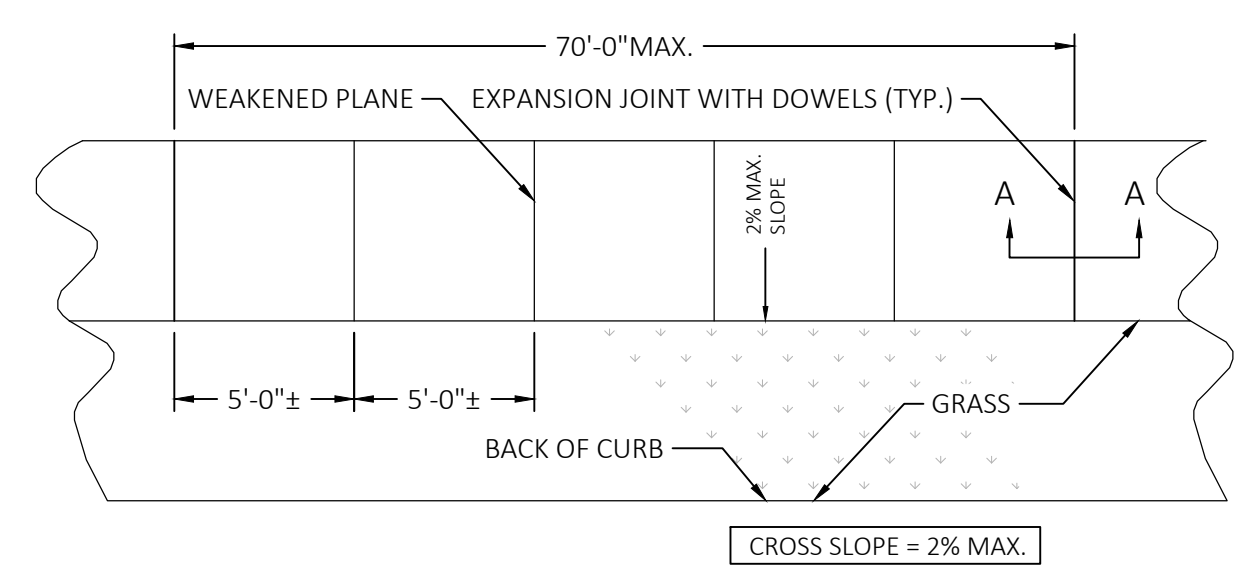
2 EXPANSION JOINT
CO2 | COA NOT TO SCALE



3 TRANSVERSE JOINT
CO2 | COA NOT TO SCALE

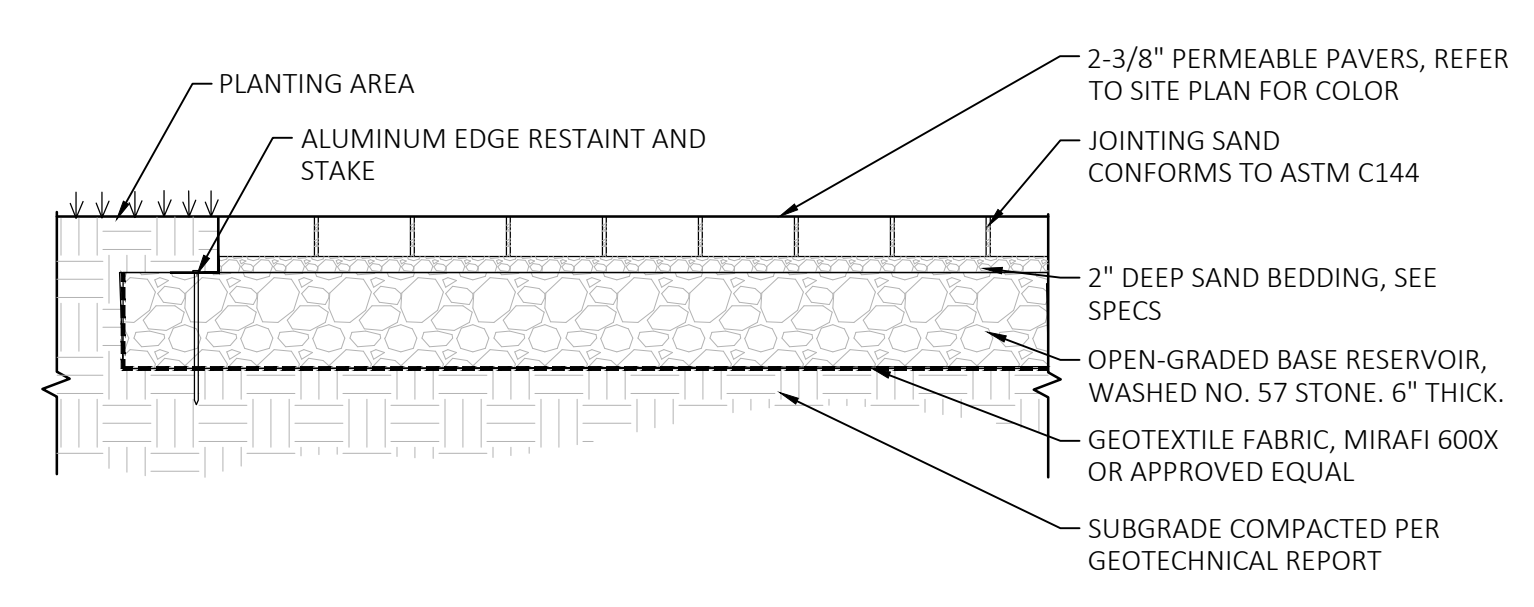


4 VEHICULAR CONCRETE PAVEMENT
CO3 | COA NOT TO SCALE

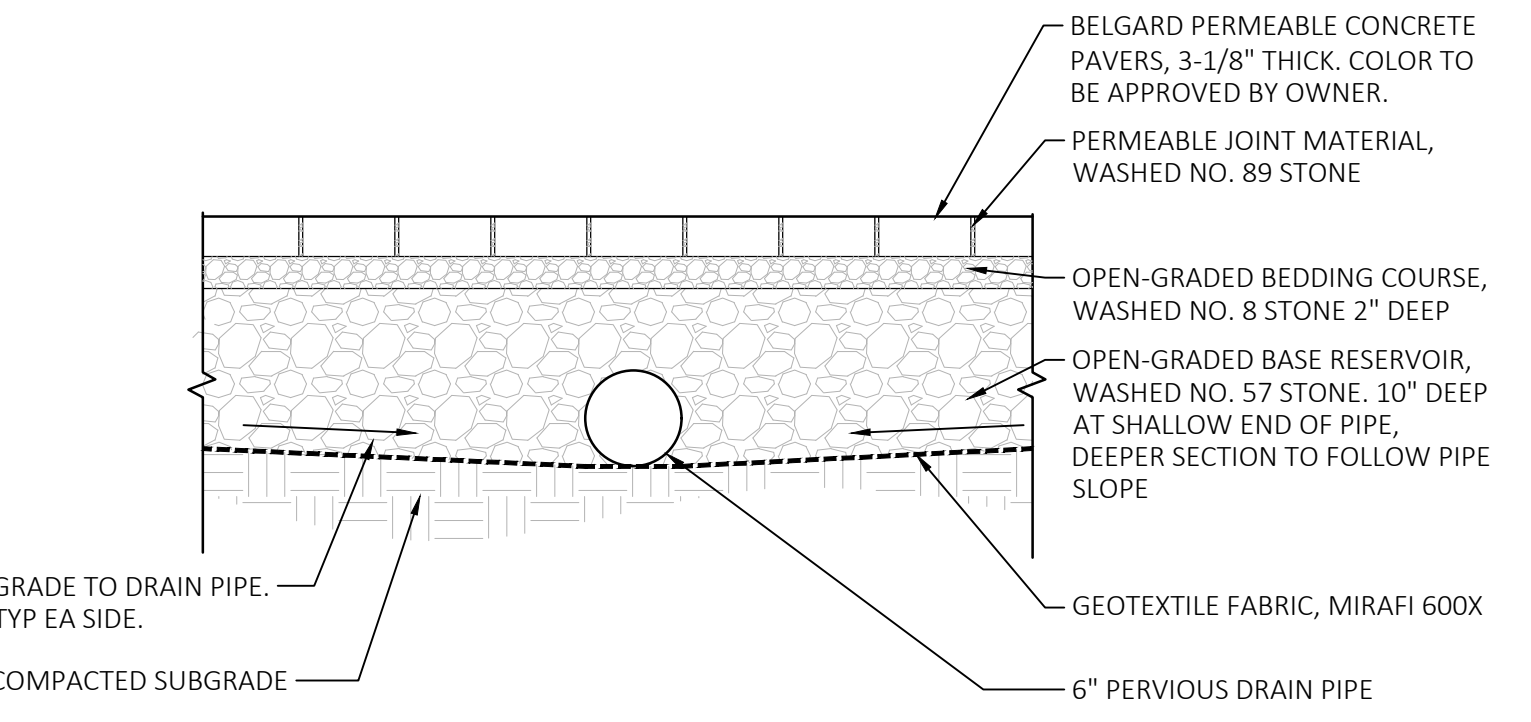


5 4" CONCRETE SIDEWALK
CO2 | COA NOT TO SCALE

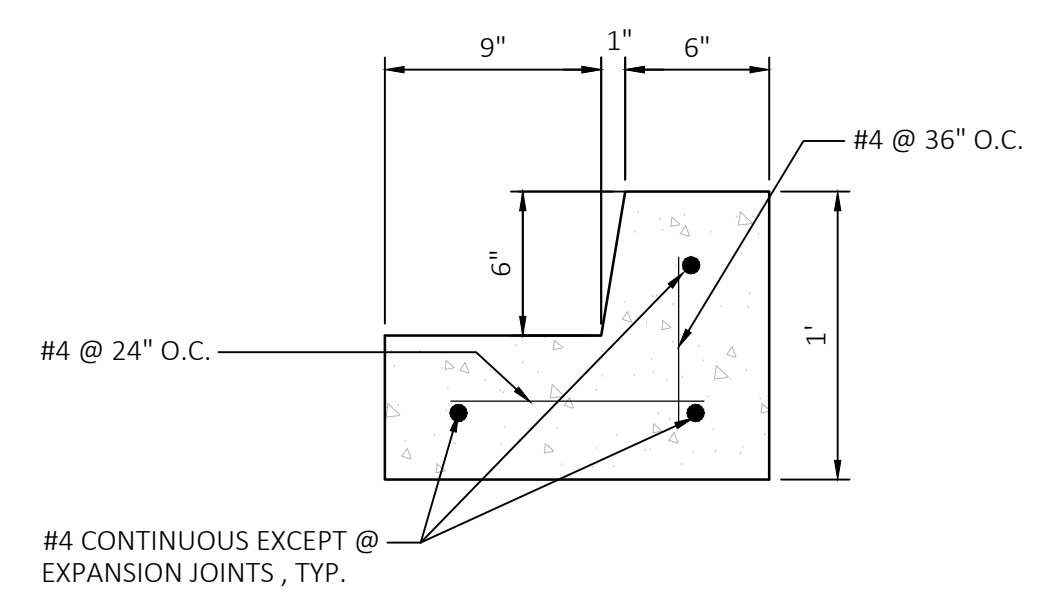
- SIDEWALK NOTES:**
- SAND SUBBASE SHOULD BE COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY NEAR OPTIMUM WATER CONTENT USING ASTM D 1557.
 - COMPACTED SAND (I.E. RIVER SAND) - SHALL BE NON-PLASTIC AND FREE OF ROOTS, CLAY LUMPS, AND OTHER DELETERIOUS MATERIALS WITH NO MORE THAN 10% BY WEIGHT OF MATERIAL PASSING A U.S. STANDARD NO. 200 MESH SIEVE. MAXIMUM ORGANIC CONTENT SHOULD NOT EXCEED 5% BY WEIGHT. PRIOR TO TRANSPORTING FILL TO THE SITE, A SAMPLE SHOULD BE TESTED TO VERIFY ITS CONFORMANCE TO THESE REQUIREMENTS.
 - ASPHALT SHALL CONFORM TO THE MATERIAL AND CONSTRUCTION REQUIREMENTS FOR ASPHALT PAVEMENT AS SPECIFIED IN THE LSSRB.
 - GEOTEXTILE STABILIZATION FABRIC SHALL MEET OR EXCEED THE MATERIAL REQUIREMENTS IN SECTION 1019.01 OF THE LSSRB. A CLASS C GEOTEXTILE SHOULD BE USED AND PLACED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - SUBGRADE PREPARATION - AFTER STRIPPING, CLEARING, AND DEMOLITION OPERATIONS, THE EXPOSED GROUND SHOULD BE PROOFROLLED WITH A BULLDOZER, COMPACTOR, OR TRACKED VEHICLE EXERTING A GROUND PRESSURE BETWEEN 10 AND 15 PSI. THE VIBRATORY SYSTEM ON THE COMPACTOR, IF PRESENT, SHOULD NOT BE USED DURING PROOFROLLING. ANY WEAK AREAS SHOULD BE REMOVED AND BACKFILLED WITH COMPACTED SAND. CLEARING AND COMPACTION OPERATIONS SHALL ONLY BE PERFORMED DURING PERIODS OF DRY WEATHER.



6 PEDESTRIAN RATED PERMEABLE PAVERS
CO2 | COA NOT TO SCALE

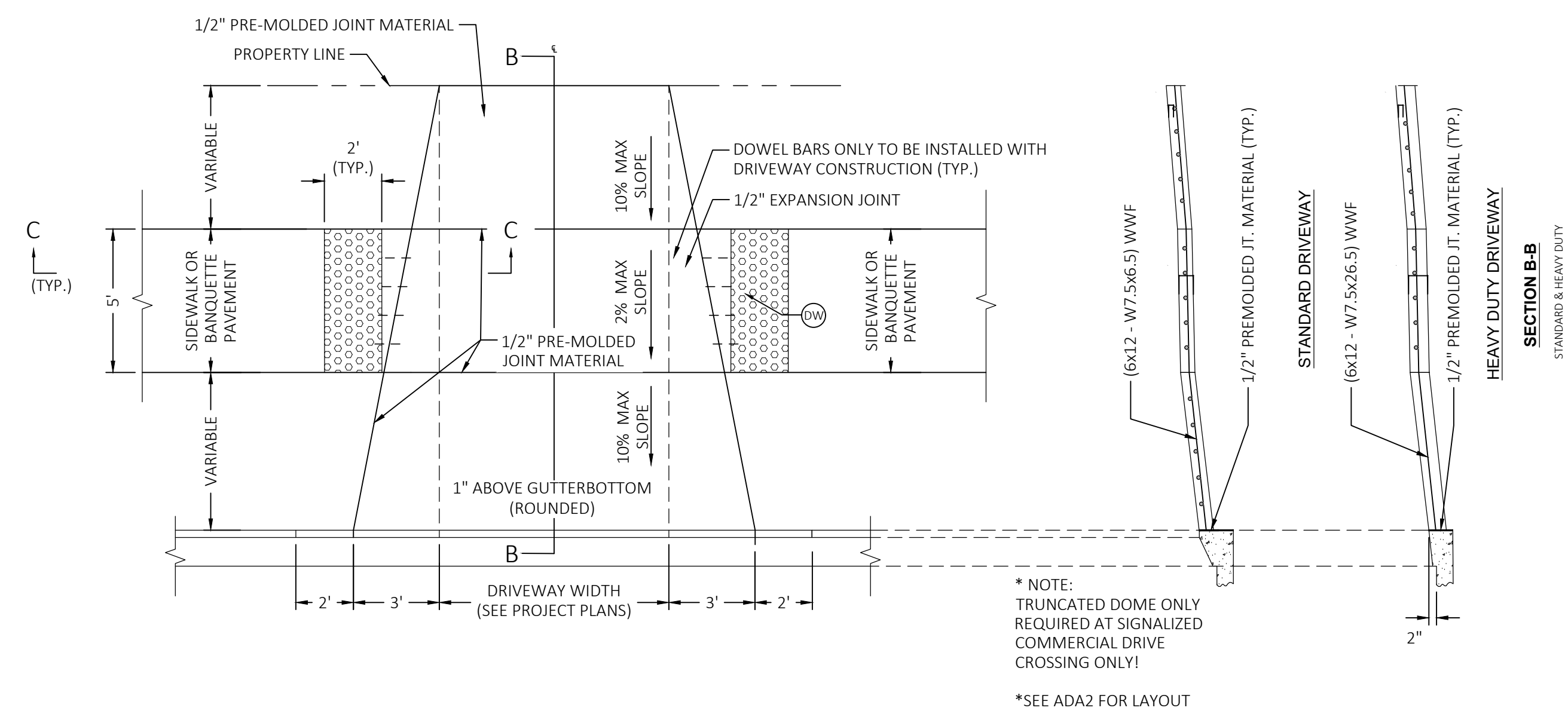


7 VEHICLE RATED PERMEABLE PAVERS
CO2 | COA NOT TO SCALE

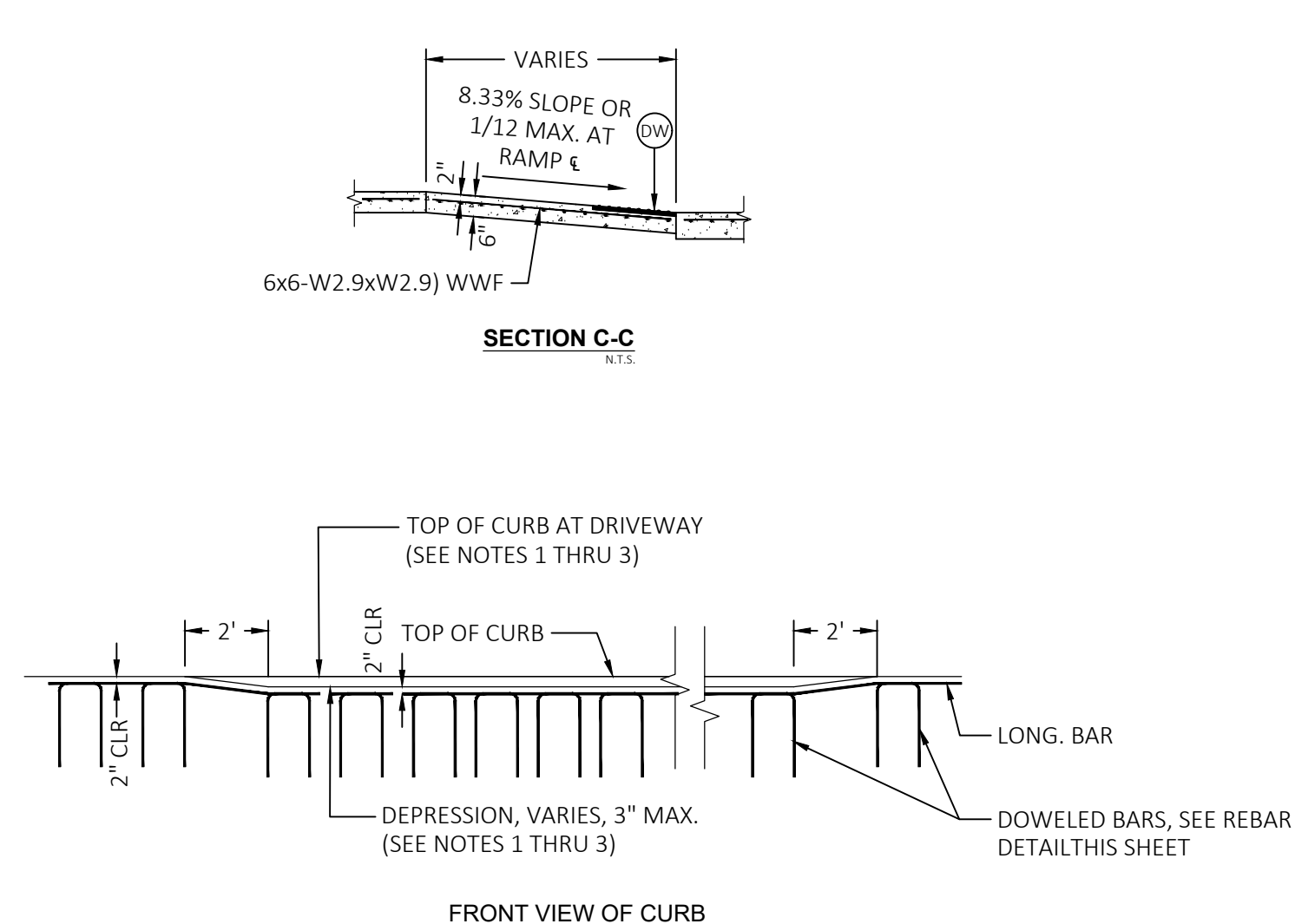


- NOTES:**
- CURB SHALL HAVE SCORE JOINTS AT 20' (MAX.) INTERVALS AND EXPANSION JOINTS AT 100' (MAX.) INTERVALS.

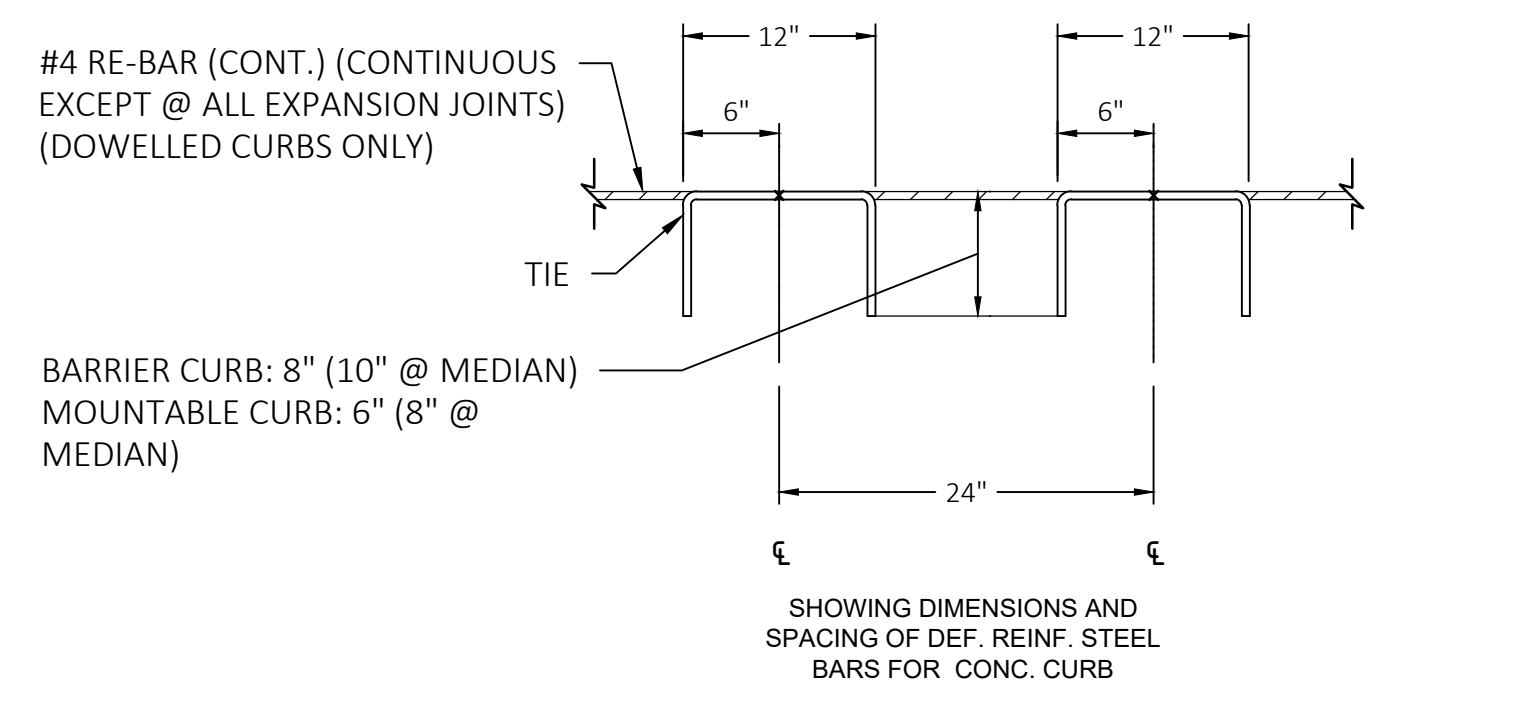
8 CONCRETE CURB & GUTTER
CO2 | COA NOT TO SCALE



9 STANDARD DRIVEWAY FOR CONCRETE MOUNTABLE CURB
CO3 | COA NOT TO SCALE



10 REBAR DETAIL
CO2 | COA NOT TO SCALE



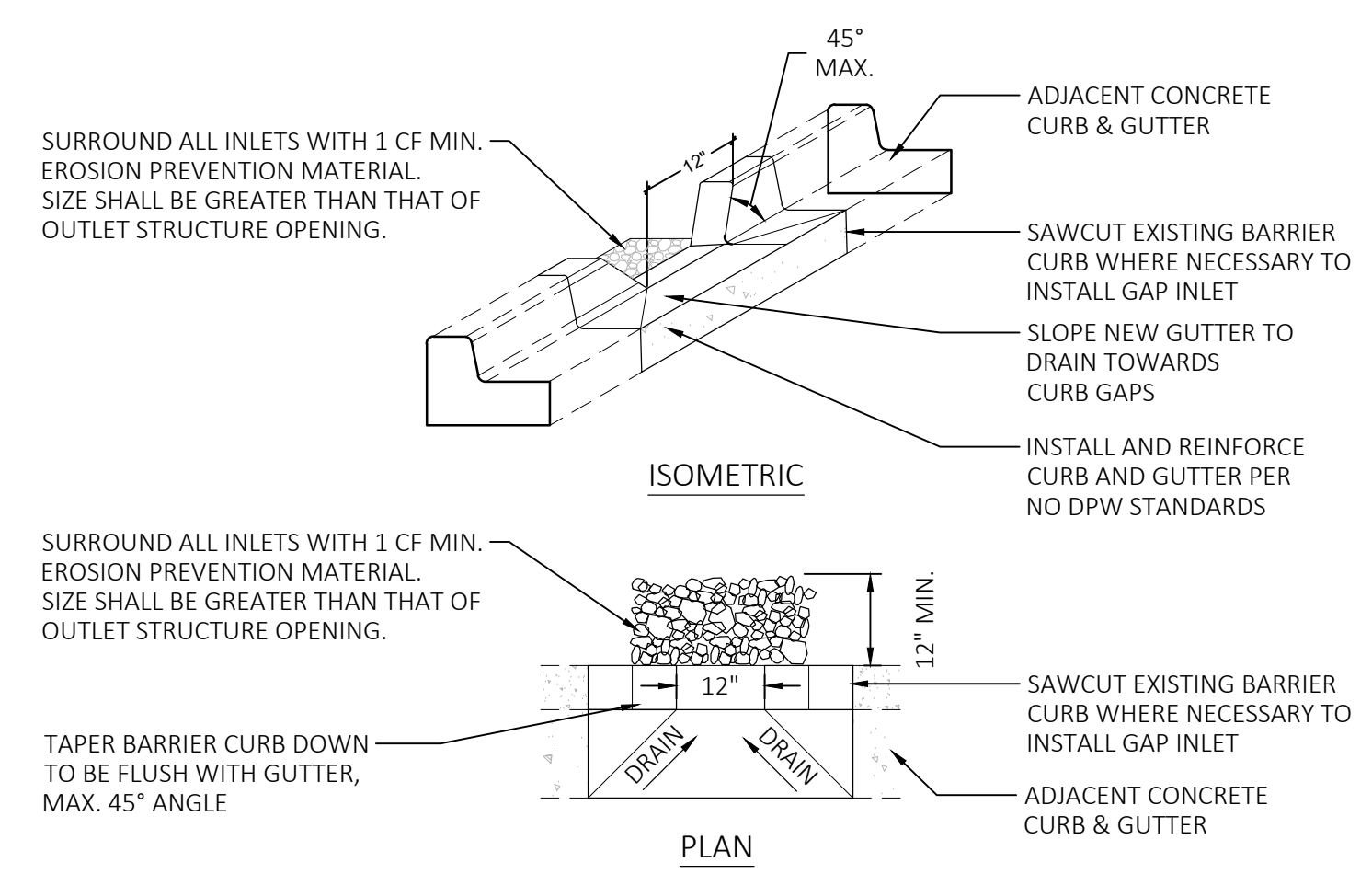
11 BARRIER CURB & MOUNTABLE CURB
CO2 | COA NOT TO SCALE

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New Orleans, LA 70125

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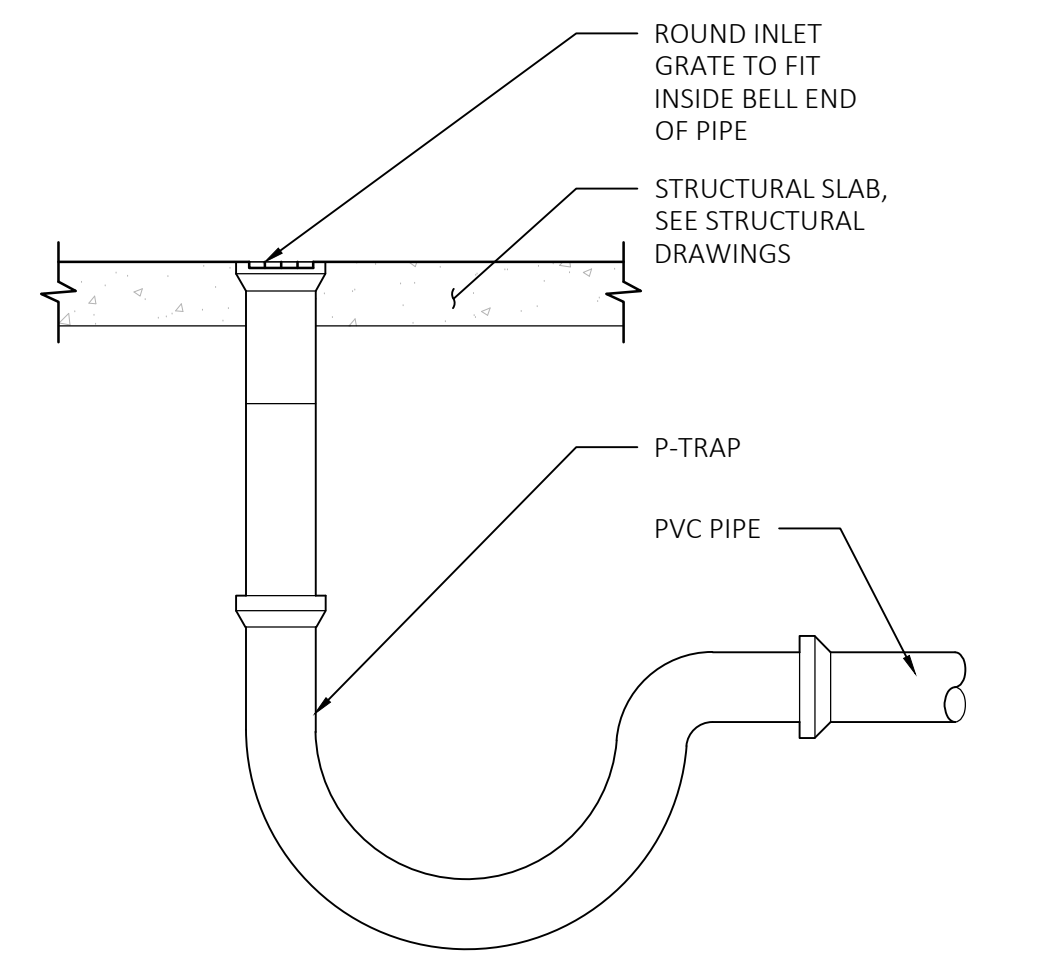




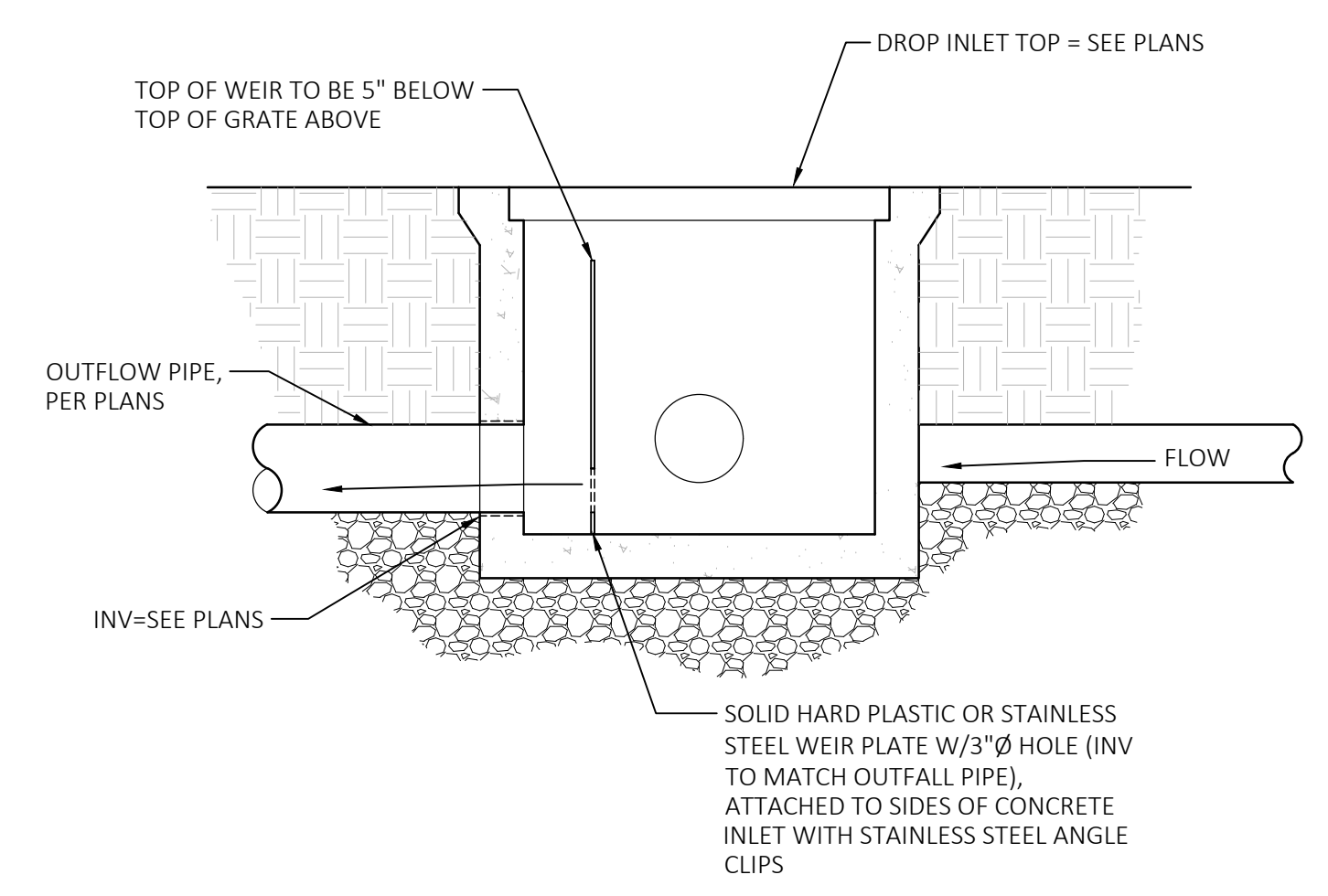
1 TYPICAL CURB GAPS
 C03 | COB NOT TO SCALE



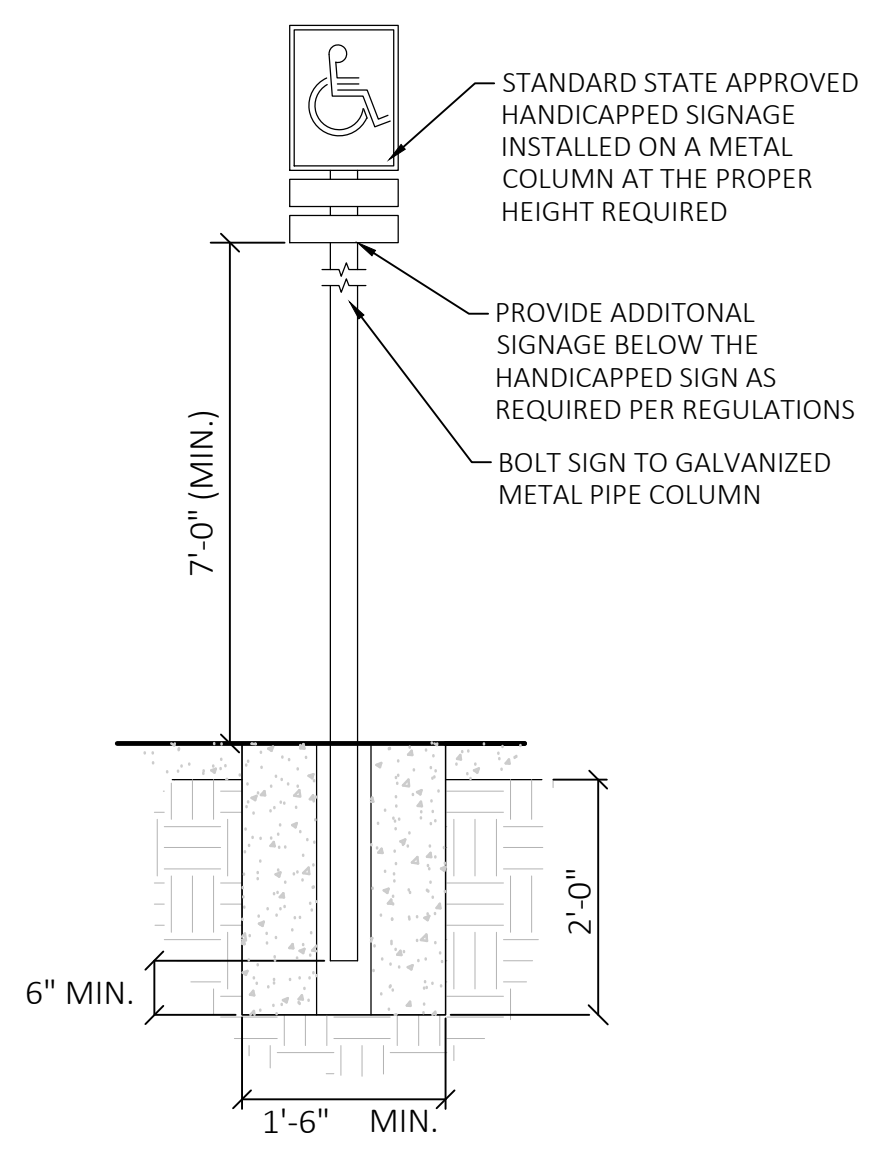
2 TYPICAL CLEANOUT
 C03 | COB NOT TO SCALE



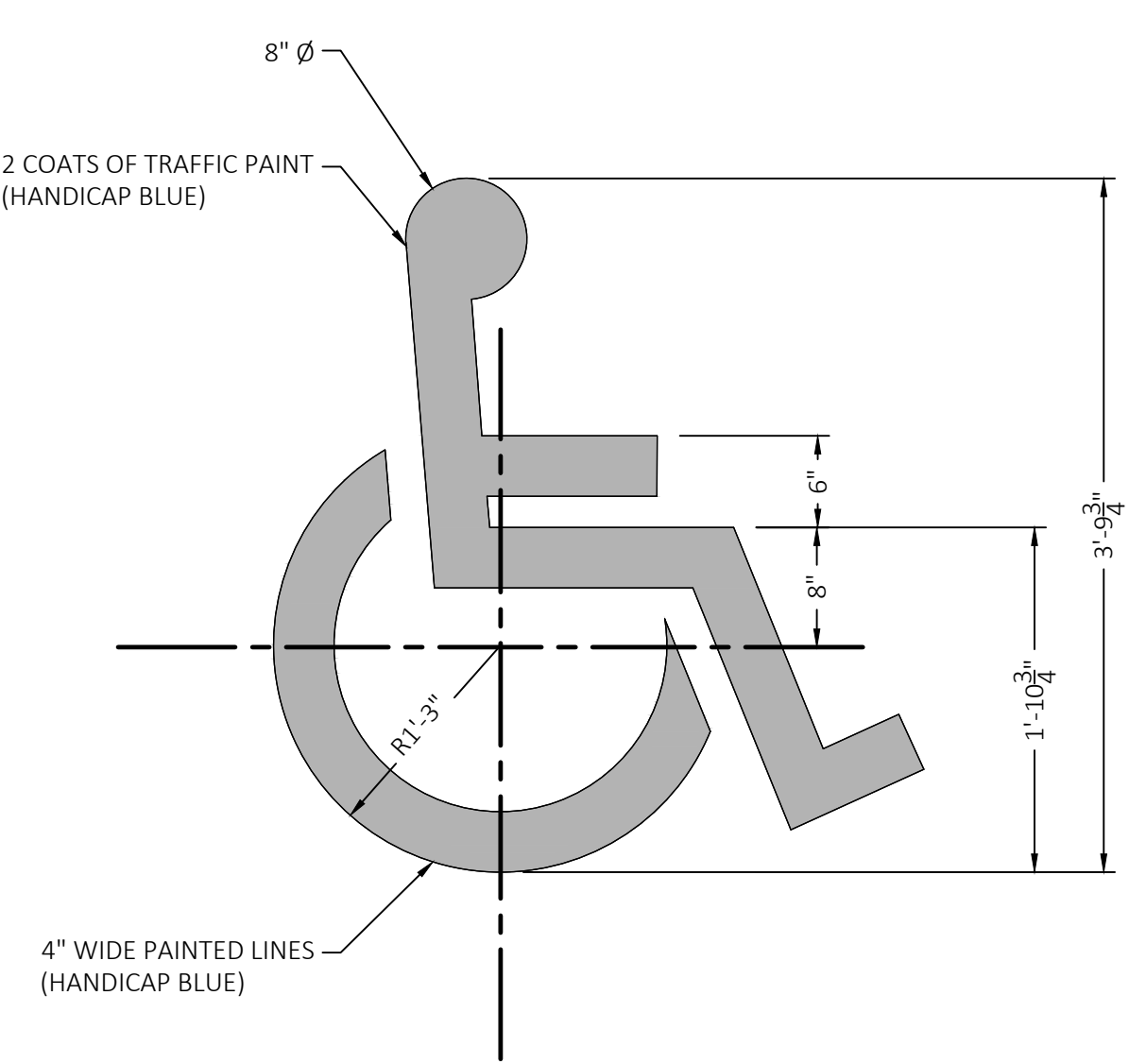
3 DUMPSTER PAD INLET
 C03 | COB NOT TO SCALE



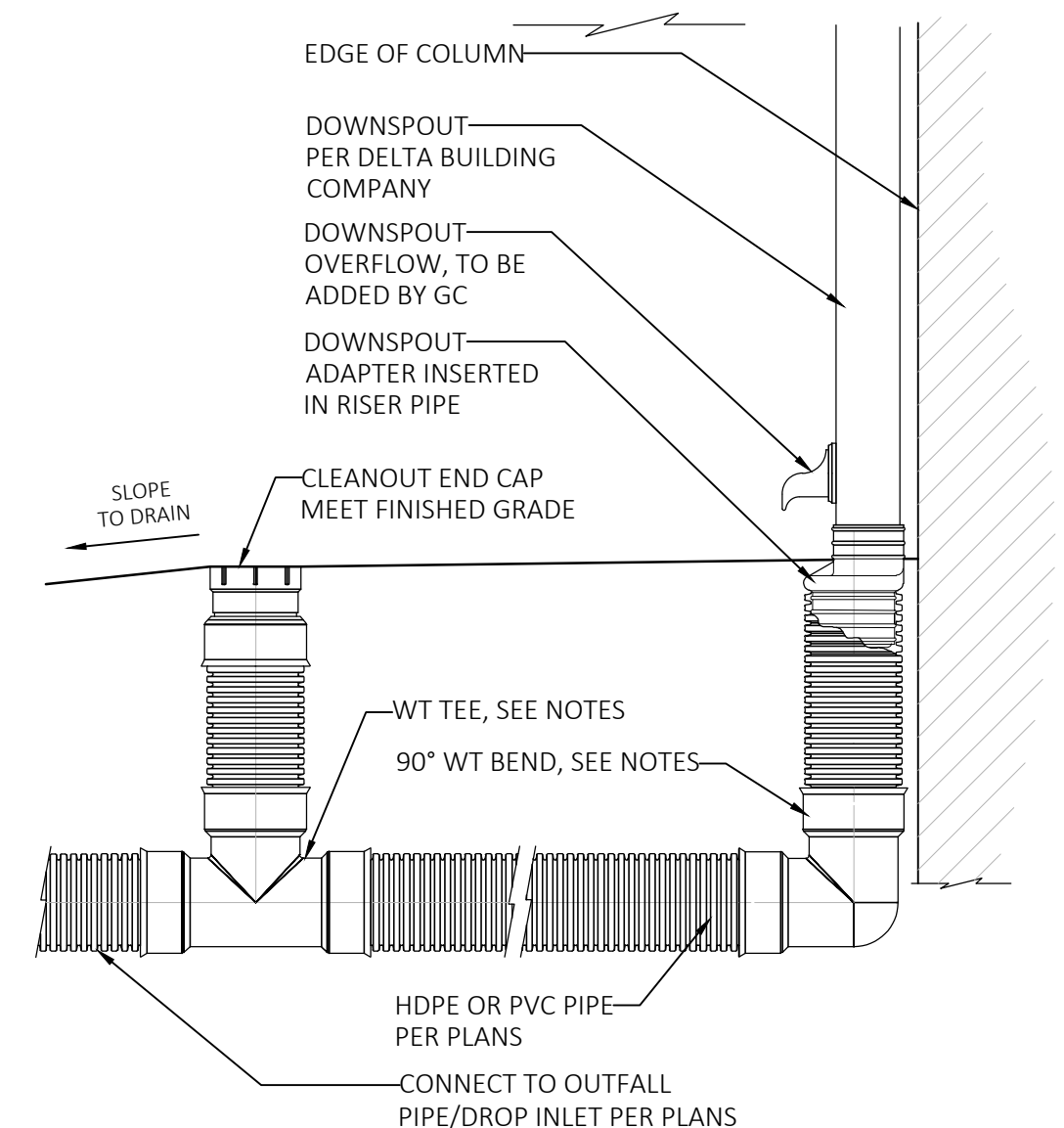
4 CATCH BASIN WITH WEIR PLATE
 C03 | COB NOT TO SCALE



5 HANDICAP SIGNAGE
 C03 | COB NOT TO SCALE

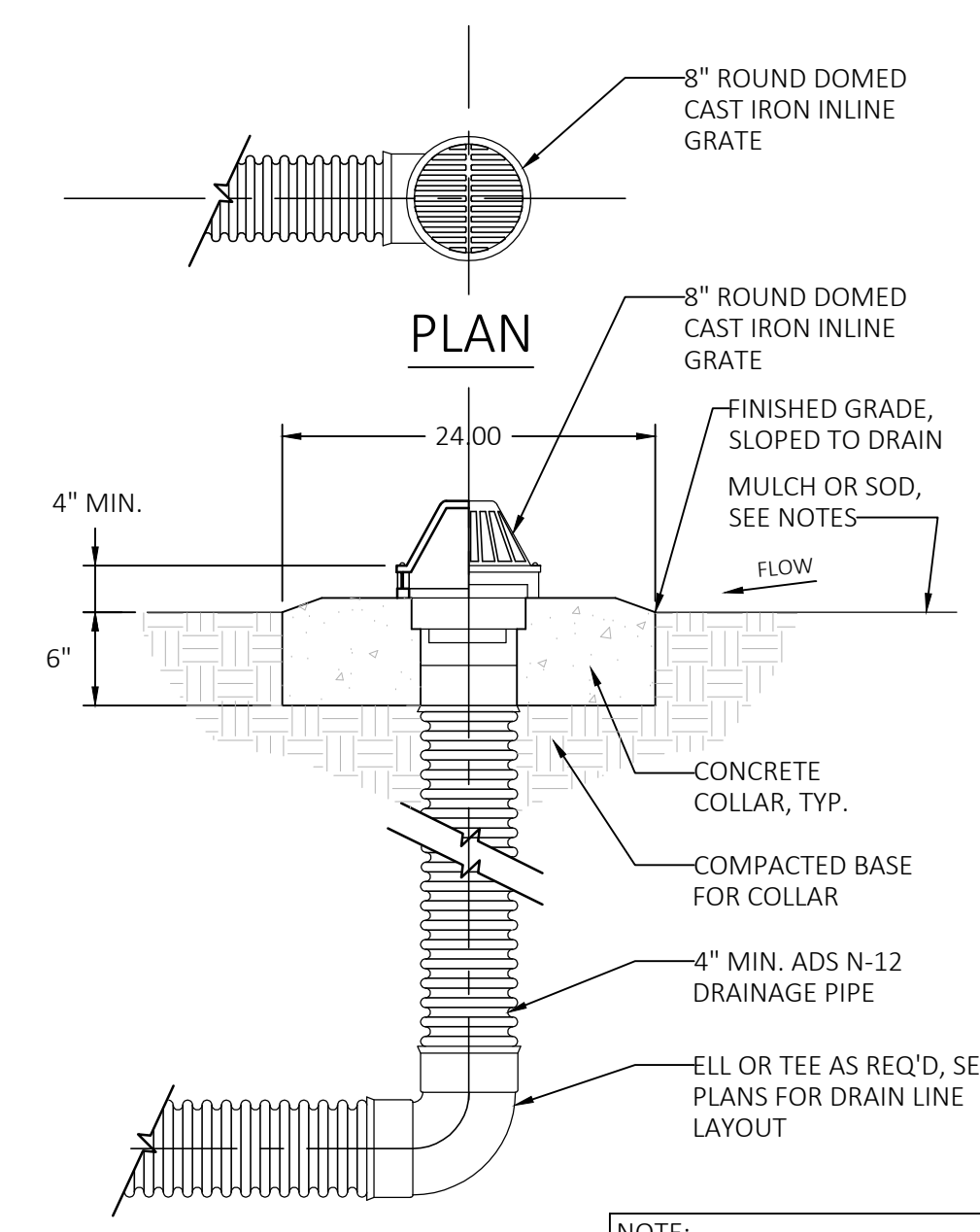


6 HANDICAP SYMBOL
 C03 | COB NOT TO SCALE



- NOTES:**
1. INSTALL ALL COMPONENTS OF CONNECTION PER MANUFACTURER SPECS.
 2. FOLLOWING CONNECTION, CONTRACTOR TO ENSURE POSITIVE DRAINAGE TOWARDS OUTFALL IS ACHIEVED

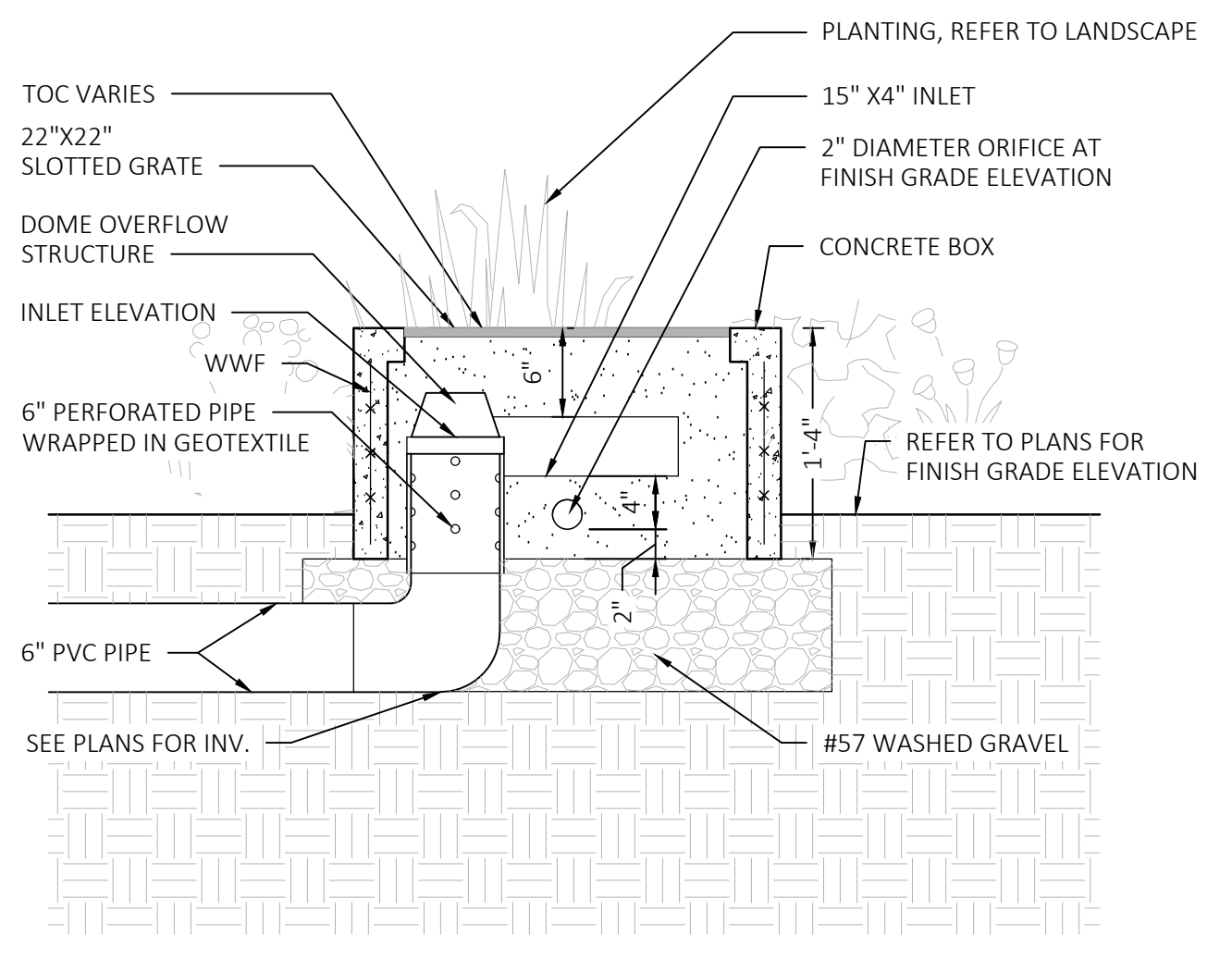
7 DOWNSPOUT CONNECTION
 C03 | COB NOT TO SCALE



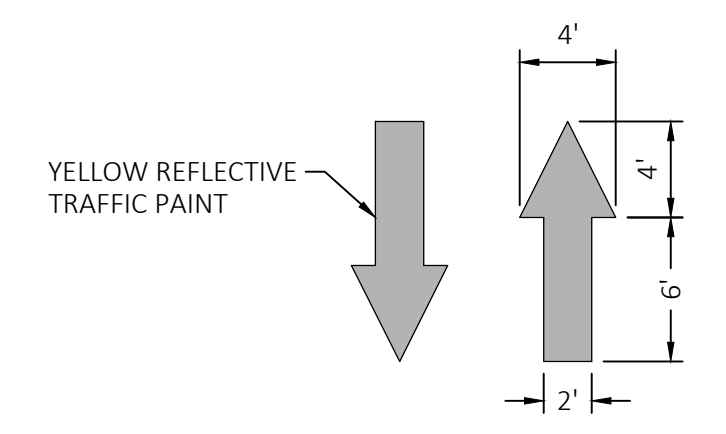
NOTE:
 NYLOPLAST INLINE DRAIN AND CAST IRON GRATE ARE AVAILABLE FROM ADS ADVANCED DRAINAGE SYSTEM, INC., (866) 888-8479 or www.ads-pipe.com

- STORMWATER MANAGEMENT NOTES:**
- THE PONDING ELEVATION SHALL BE MEASURED FROM THE TOP OF PLANT MATERIAL AND/OR MULCH LAYER AND EXTEND ACROSS THE ENTIRE PLANTING AREA.
 - SLOPE ALL PLANTING AREAS TOWARD OVERFLOW DRAINS TO ENSURE POSITIVE DRAINAGE IS ACHIEVED.
 - PONDING ELEVATION SHALL BE SET 2" MIN. LOWER THAN ELEVATION OF ADJACENT HARDSCAPE.

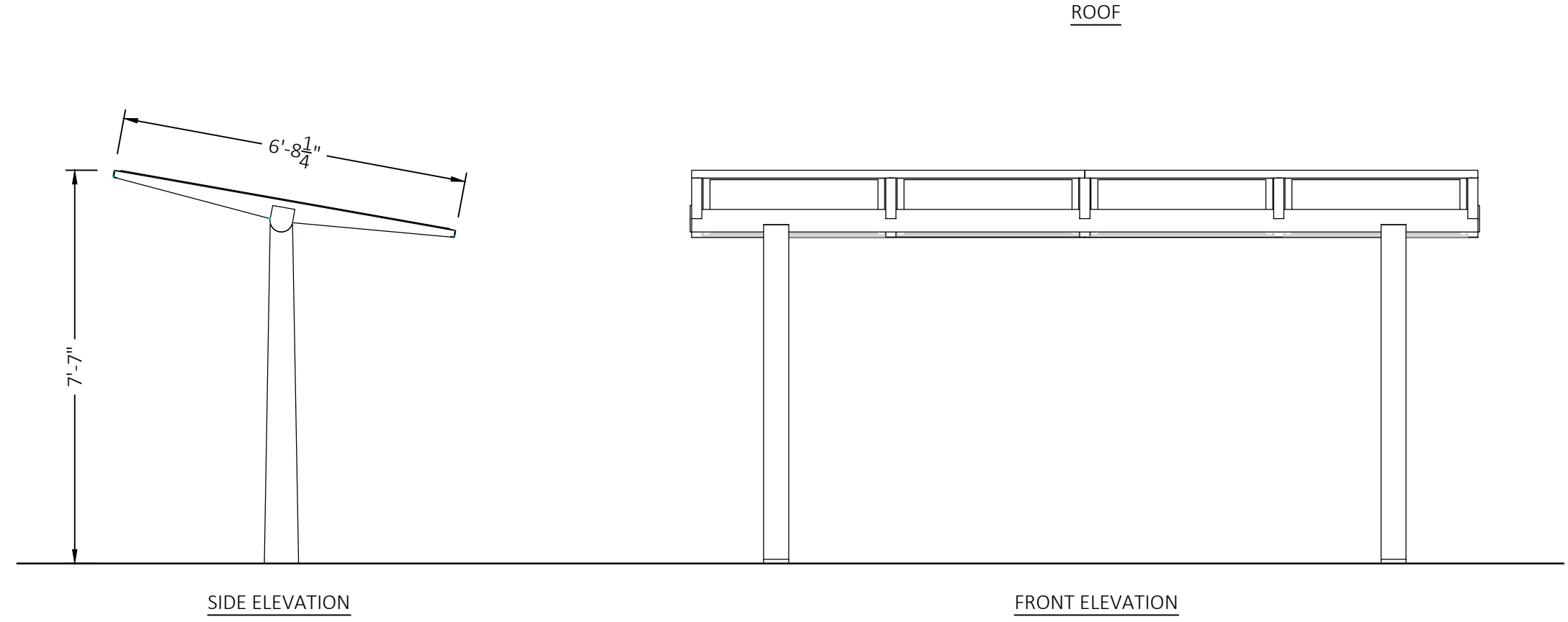
8 YARD DRAIN IN PLANTING
 C03 | COB NOT TO SCALE



9 INLET STRUCTURE
 C03 | COB NOT TO SCALE



10 DIRECTION ARROWS
 C03 | COB NOT TO SCALE



vestre 'COVER' roof
 4701A
 STEEL BICYCLE SHELTER

11 BICYCLE SHELTER
 C03 | COB NOT TO SCALE



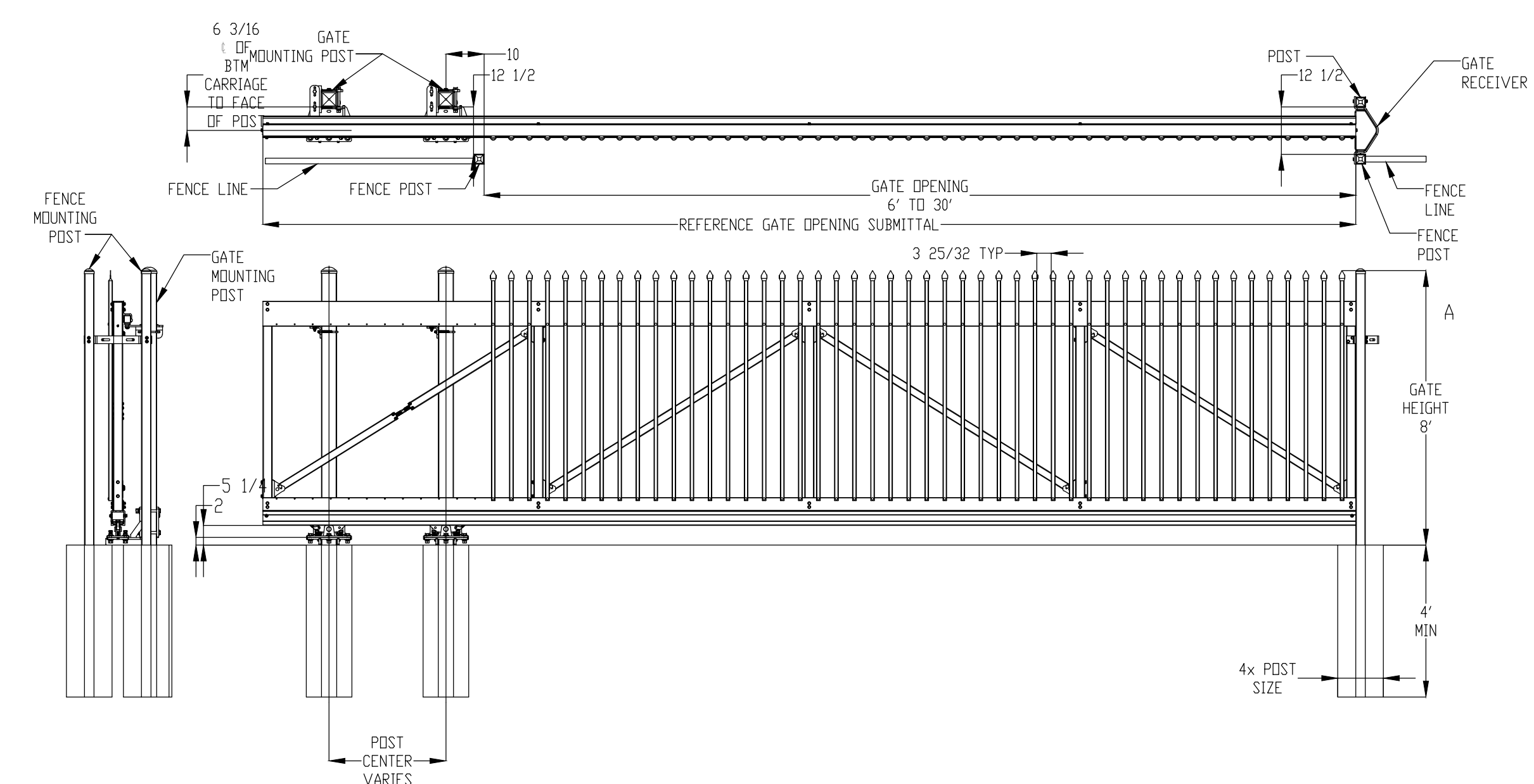
12 BICYCLE RACK
 C03 | COB NOT TO SCALE

BW Cooper Phase 1
 New Orleans, LA 70125

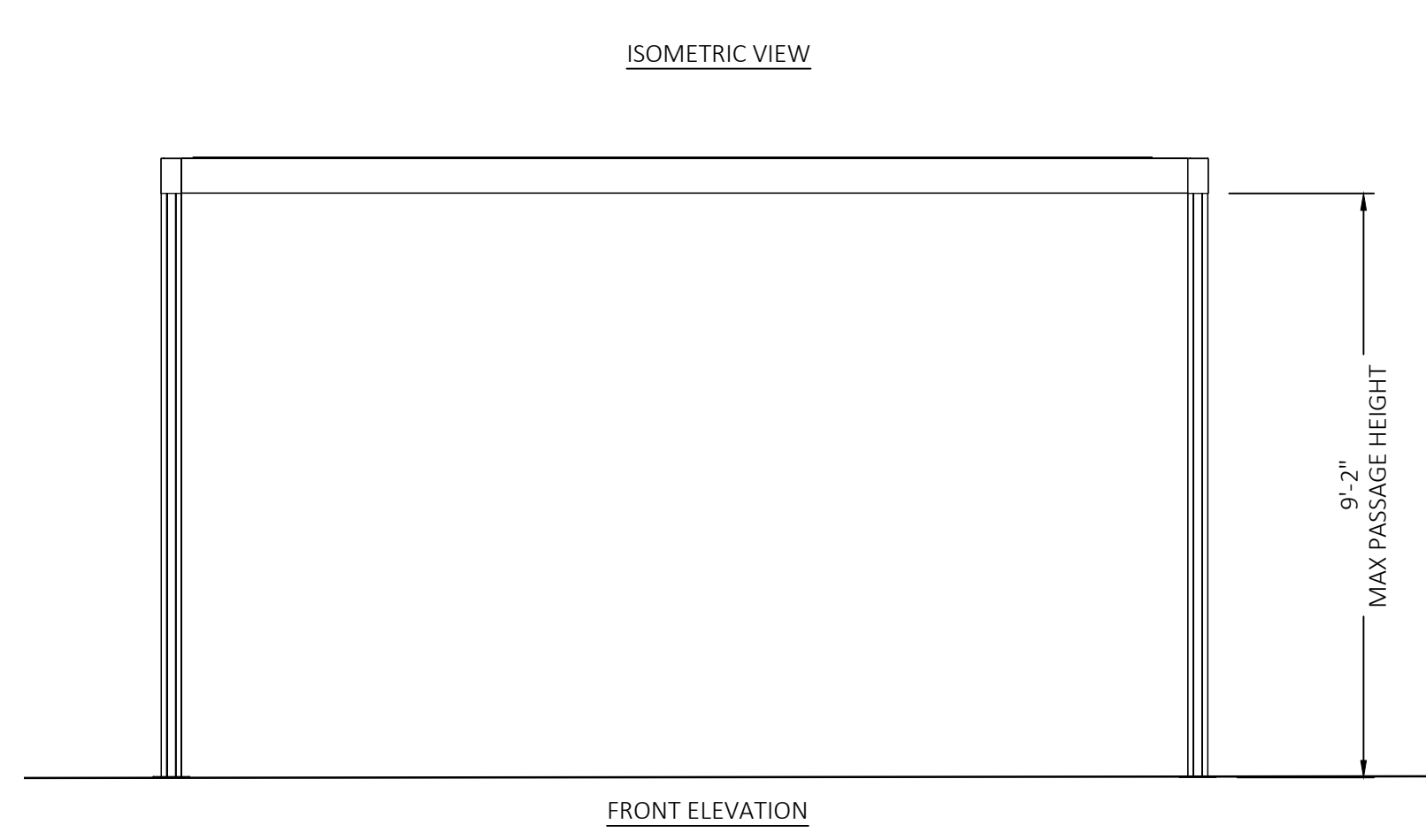
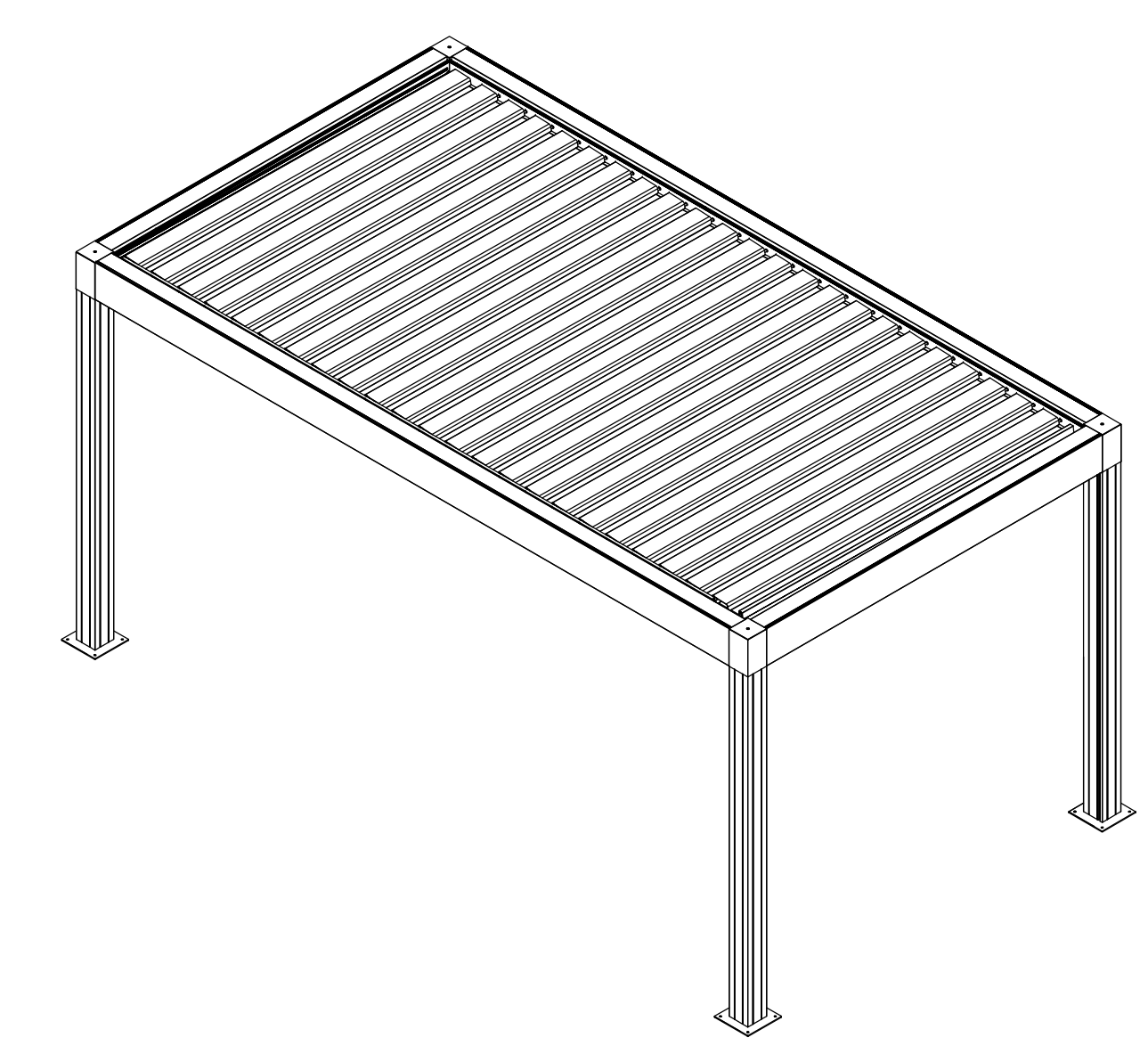
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CHECKED BY: BATTURE	DATE: 10/21/2024
DATE: 10/21/2024	ISSUE: DAC Review Set
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SHEET NUMBER: COB	

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REV. NO.	DATE	DESCRIPTION

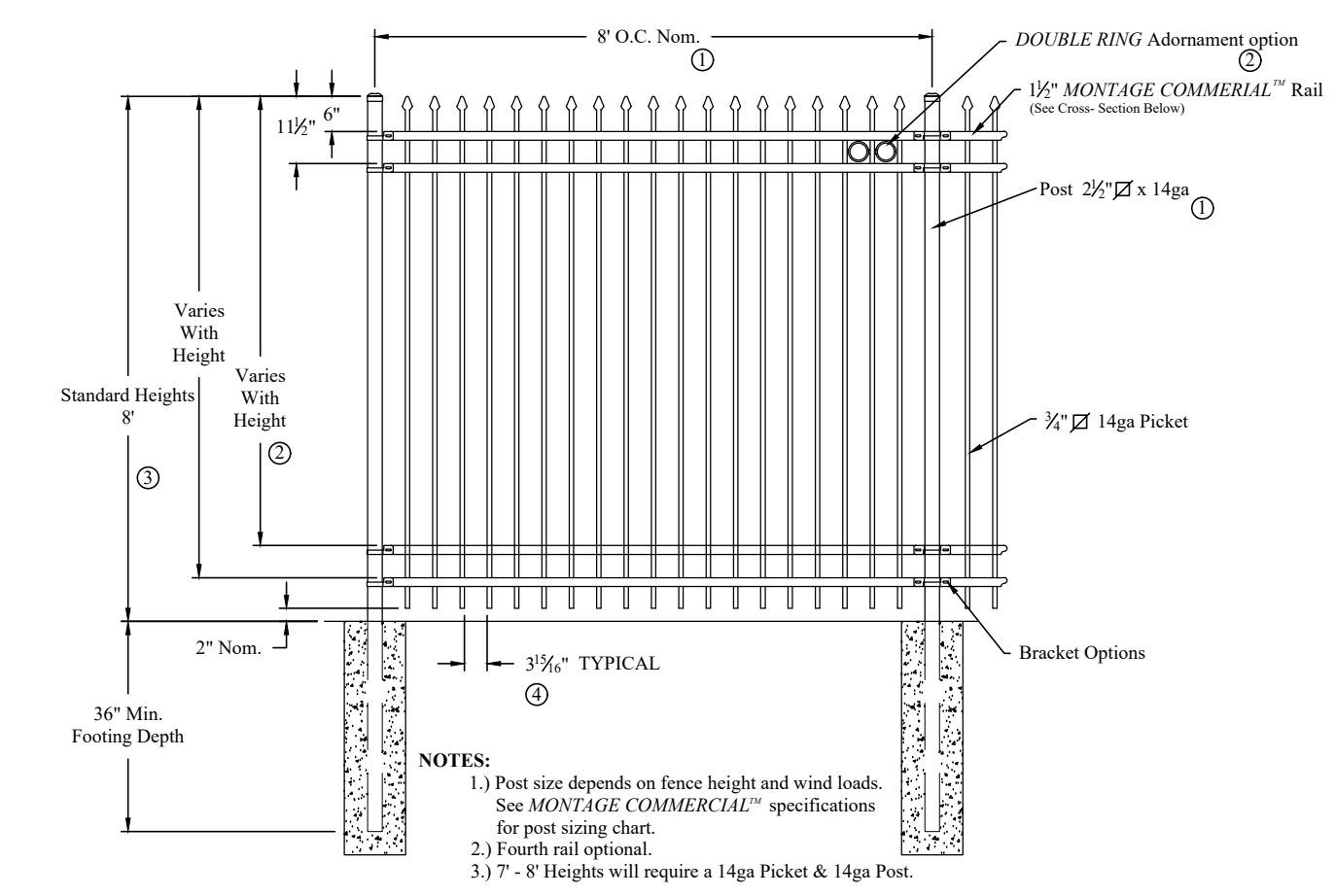


1 VEHICULAR ACCESS GATE
COC CDC NOT TO SCALE

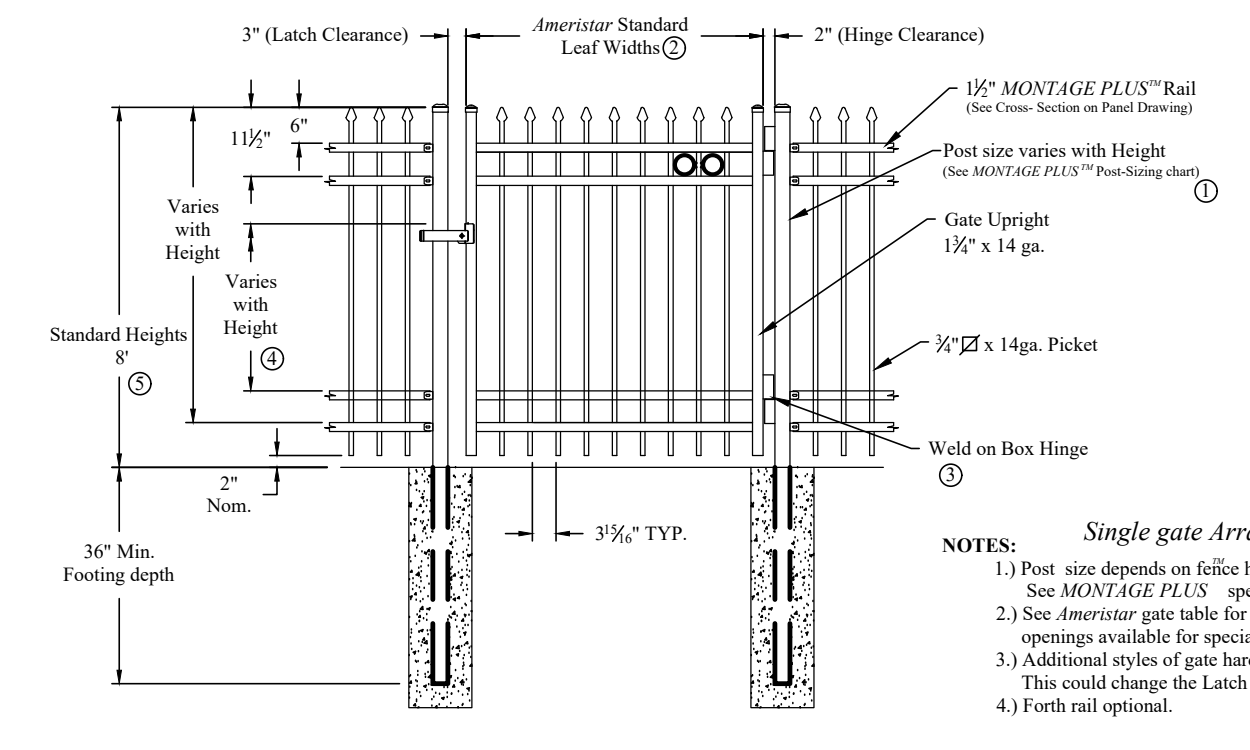


landscape forms
"SCENIC" outdoor structure
BASIC UNIT SIZE: 14'-6" X 16'-0"

2 LANDSCAPE FORMS OUTDOOR STRUCTURE
COC CDC NOT TO SCALE

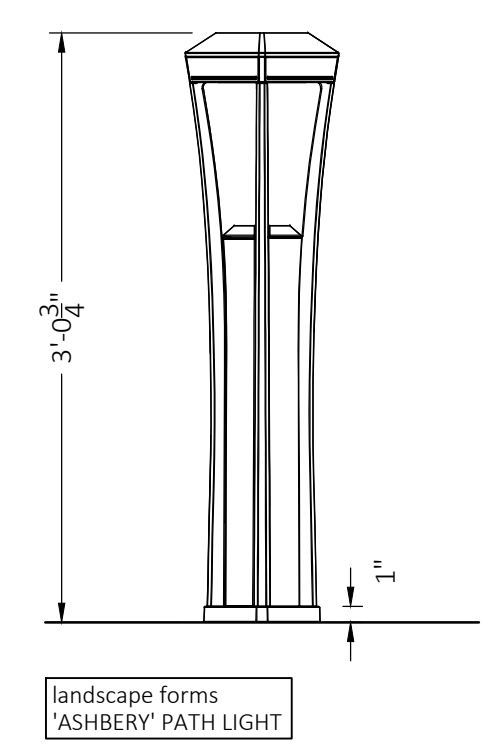


3 PERIMETER FENCING
COC CDC NOT TO SCALE

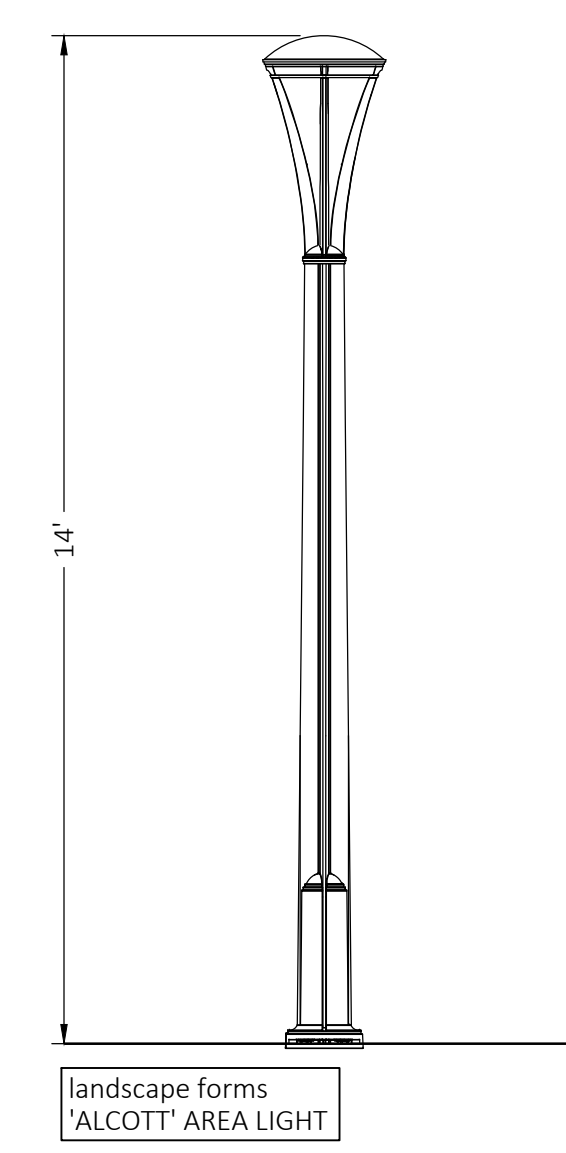


4 PEDESTRIAN ACCESS GATES
COC CDC NOT TO SCALE

NOTES:
Single gate Arrangement
1.) Post size depends on fence height, weight and wind loads. See MONTAGE PLUS specifications for post sizing chart.
2.) See American gate table for standard out to eave. Custom gate openings available for special out to eave/walls.
3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
4.) Fourth rail optional.



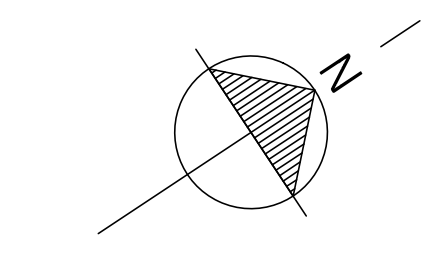
5 PATH LIGHT
COC CDC NOT TO SCALE



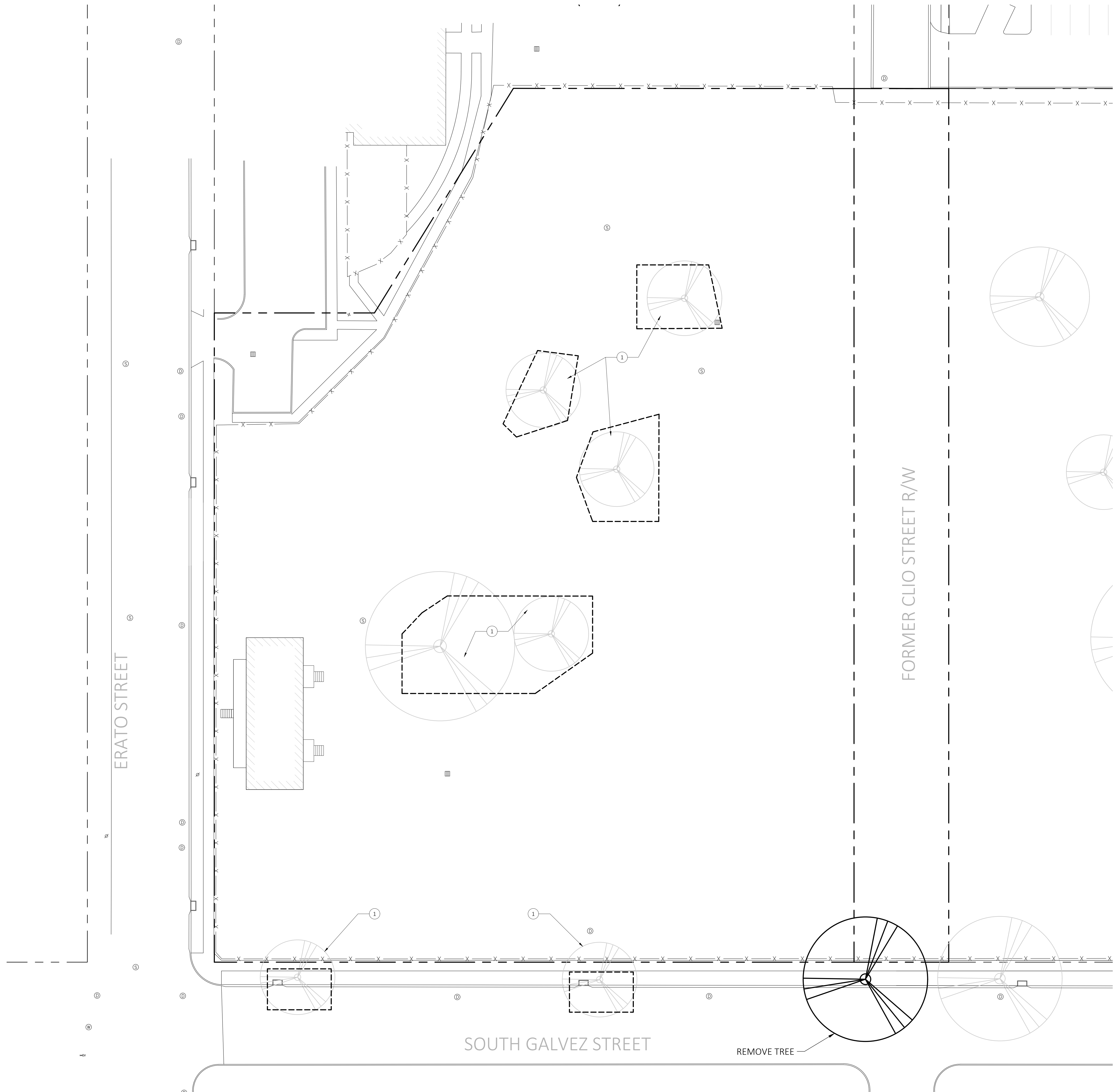
6 AREA LIGHT
COC CDC NOT TO SCALE

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PRELIMINARY
Robert J. Moore, P.E., P.L.S. Professional Seal No. 10118, Exp. 2025 Professional Land Surveyor Reg. No. 5042, May 2015
PROFESSIONAL OF RECORD: bmore@batture-eng.com
DETAILS
SHEET NUMBER: COC



SCALE: 1"=40' (15X21)
SCALE: 1"=20' (30X42)



TREE PROTECTION AND REMOVAL LEGEND

--- TREE PROTECTION FENCING

① PROTECT EXISTING TREE, SEE DETAIL L, SHT L03

TREE PROTECTION NOTES :

- IT IS CRUCIAL THAT TREE PROTECTION FENCE MUST BE ERECTED PRIOR TO ANY SITE DEMOLITION BEGIN.
- PROTECTION FENCE SHALL BE PLACED AROUND CRITICAL ROOT ZONE OF ALL TREES TO BE RETAINED.
- DO NOT UNDER ANY CIRCUMSTANCE DRIVE OR PARK MACHINERY ON TREE ROOTS OR UNDER THE DRIPLINE.
- AVOID DISTURBING ROOTS IN CRITICAL ROOT ZONE. IF ROOT CUTTING IS NECESSARY OR ANY DAMAGED ROOTS OCCURRED, THEY SHALL BE CUT CLEANLY WITH AN AXE A FEW INCHES CLOSER TO THE TRUNK. ANY OVERED/EXPOSED OR PRUNED TREE ROOTS MUST BE COVERED IMMEDIATELY WITH DIRT AND MULCH TO PREVENT ROOTS FROM DRYING OUT.
- NO STORAGE OR CONCRETE DUMPING IS PERMITTED ON TREE ROOTS AND/OR UNDER DRIPLINE.
- NO BUILDING MATERIALS ARE TO BE STACKED OR STOCKPILED WITHIN THE DRIPLINE OR WITHIN 6 FEET OF ANY TREE TO BE PRESERVED, WHICHEVER IS GREATER.
- TOPSOIL SHALL NOT BE STOCKPILED WITHIN THE DRIP LINE OR WITHIN 6 FEET OF ANY TREE TO BE PRESERVED, WHICHEVER IS GREATER.
- TREE BOARDING SHALL BE USED IF WORK IS REQUIRED WITHIN FENCING.
- ANY UNCOVERED/EXPOSED TREE ROOTS SHALL BE IMMEDIATELY COVERED WITH MULCH.
- ANY UNDERSTORY CLEARING WITHIN SIX FEET OF EXISTING TREE TRUNKS SHALL BE DONE BY HAND.
- AVOID DAMAGE TO MAJOR TREE BRANCHES.
- ARBORIST TO BE ON SITE DURING ANY WORK ADJACENT TO TREE THAT MAY AFFECT TREE BRANCHES OR ROOTS.
- PER CITY CODE, CONTRACTOR MAY BE HELD LIABLE FOR DEATH OR DECLINE OF TREE.
- NO MAJOR GRADING SHALL TAKE PLACE AROUND TRUNK AND MAJOR ROOTS OF EXISTING TREES TO REMAIN.



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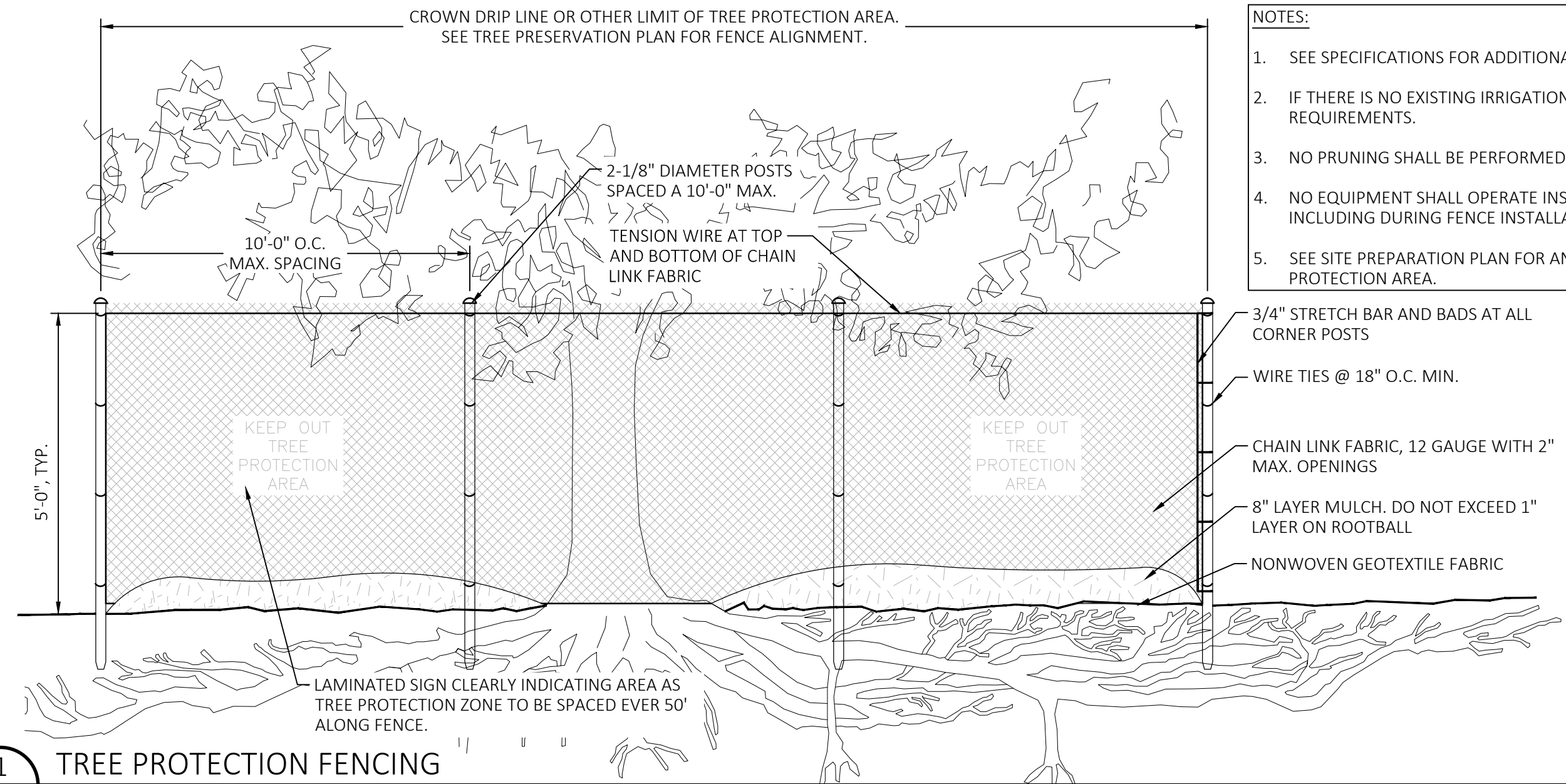
PRELIMINARY

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Professional
Land Surveyor
No. 101,101

PROFESSIONAL OF RECORD:
Williams@batture-eng.com

PROTECTION PLAN

SHEET NUMBER:
L01

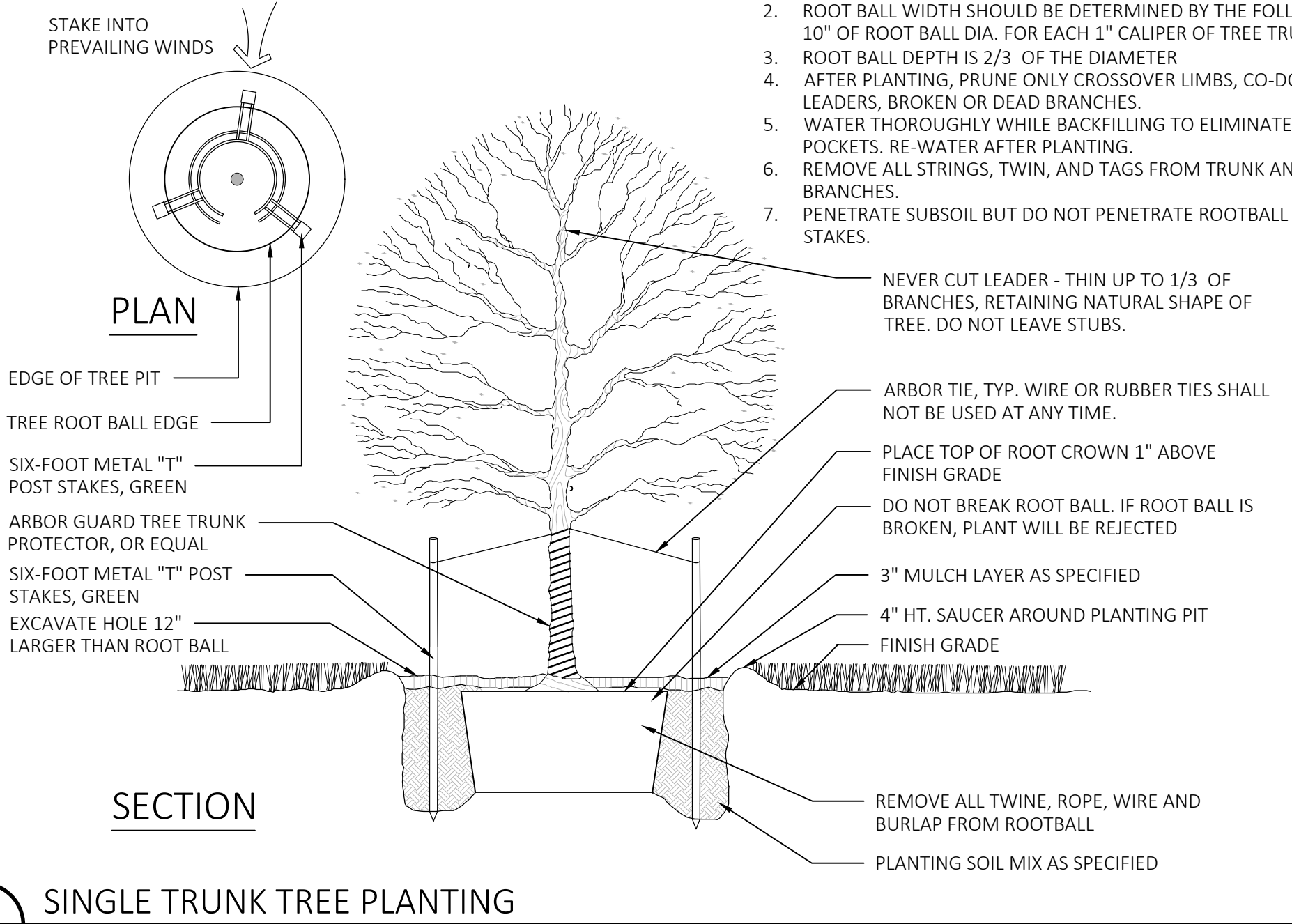


- NOTES:**
- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
 - IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
 - NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 - NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 - SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

1 TREE PROTECTION FENCING

L01|L03

NOT TO SCALE

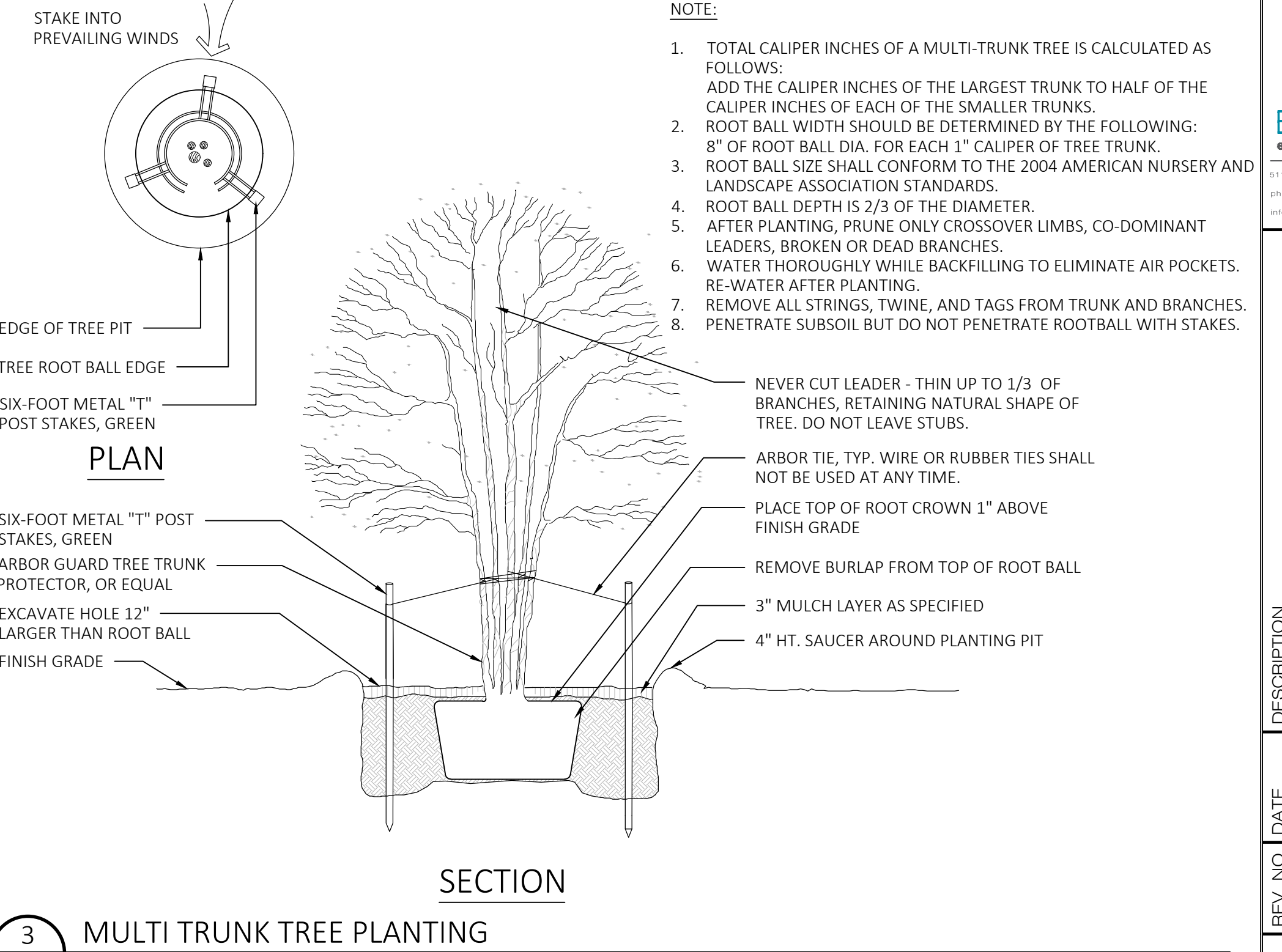


- NOTE:**
- ROOT BALL SIZE SHALL CONFORM TO THE 2004 AMERICAN NURSERY AND LANDSCAPE ASSOCIATION STANDARDS.
 - ROOT BALL WIDTH SHOULD BE DETERMINED BY THE FOLLOWING: 10" OF ROOT BALL DIA. FOR EACH 1" CALIPER OF TREE TRUNK.
 - ROOT BALL DEPTH IS 2/3 OF THE DIAMETER
 - AFTER PLANTING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, BROKEN OR DEAD BRANCHES.
 - WATER THOROUGHLY WHILE BACKFILLING TO ELIMINATE AIR POCKETS. RE-WATER AFTER PLANTING.
 - REMOVE ALL STRINGS, TWIN, AND TAGS FROM TRUNK AND BRANCHES.
 - PENETRATE SUBSOIL BUT DO NOT PENETRATE ROOTBALL WITH STAKES.

2 SINGLE TRUNK TREE PLANTING

L02|L03

NOT TO SCALE

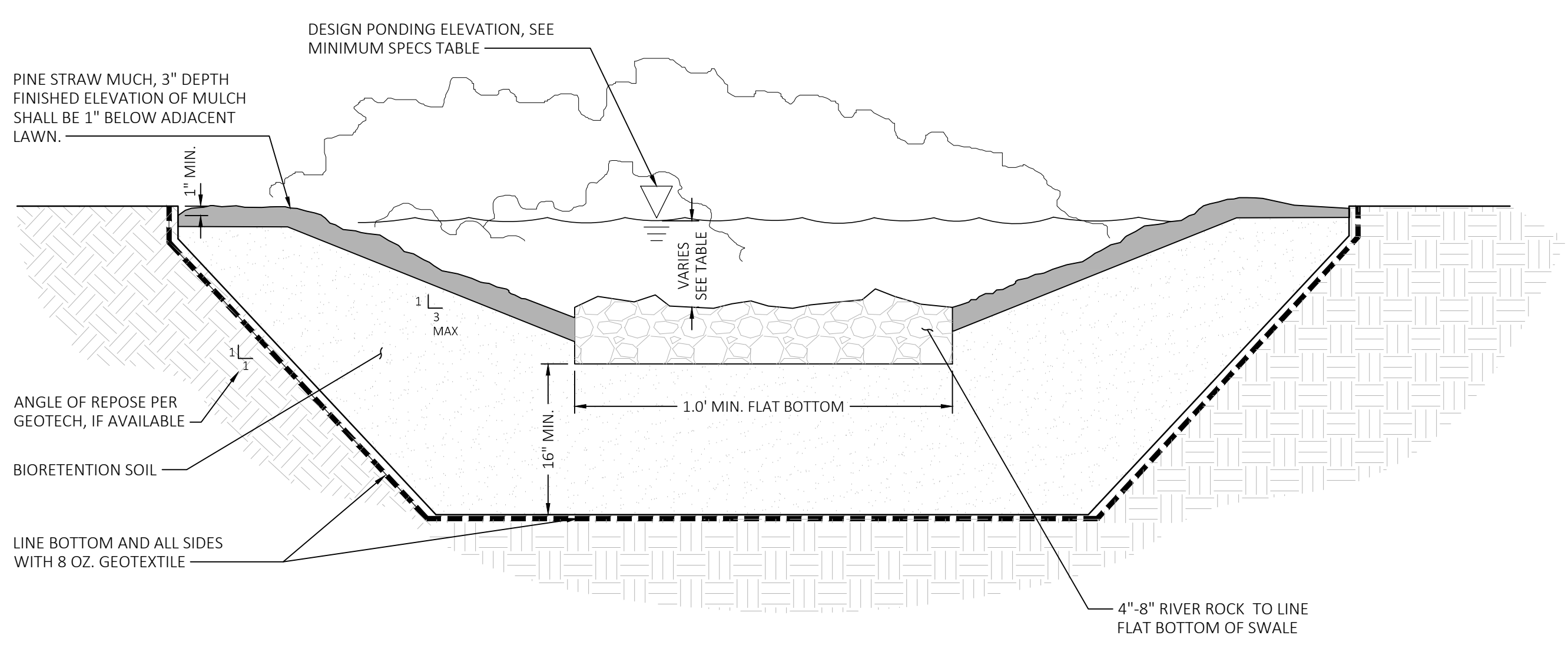


- NOTE:**
- TOTAL CALIPER INCHES OF A MULTI-TRUNK TREE IS CALCULATED AS FOLLOWS:
ADD THE CALIPER INCHES OF THE LARGEST TRUNK TO HALF OF THE CALIPER INCHES OF EACH OF THE SMALLER TRUNKS.
 - ROOT BALL WIDTH SHOULD BE DETERMINED BY THE FOLLOWING: 8" OF ROOT BALL DIA. FOR EACH 1" CALIPER OF TREE TRUNK.
 - ROOT BALL SIZE SHALL CONFORM TO THE 2004 AMERICAN NURSERY AND LANDSCAPE ASSOCIATION STANDARDS.
 - ROOT BALL DEPTH IS 2/3 OF THE DIAMETER.
 - AFTER PLANTING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, BROKEN OR DEAD BRANCHES.
 - WATER THOROUGHLY WHILE BACKFILLING TO ELIMINATE AIR POCKETS. RE-WATER AFTER PLANTING.
 - REMOVE ALL STRINGS, TWIN, AND TAGS FROM TRUNK AND BRANCHES.
 - PENETRATE SUBSOIL BUT DO NOT PENETRATE ROOTBALL WITH STAKES.

3 MULTI TRUNK TREE PLANTING

L02|L03

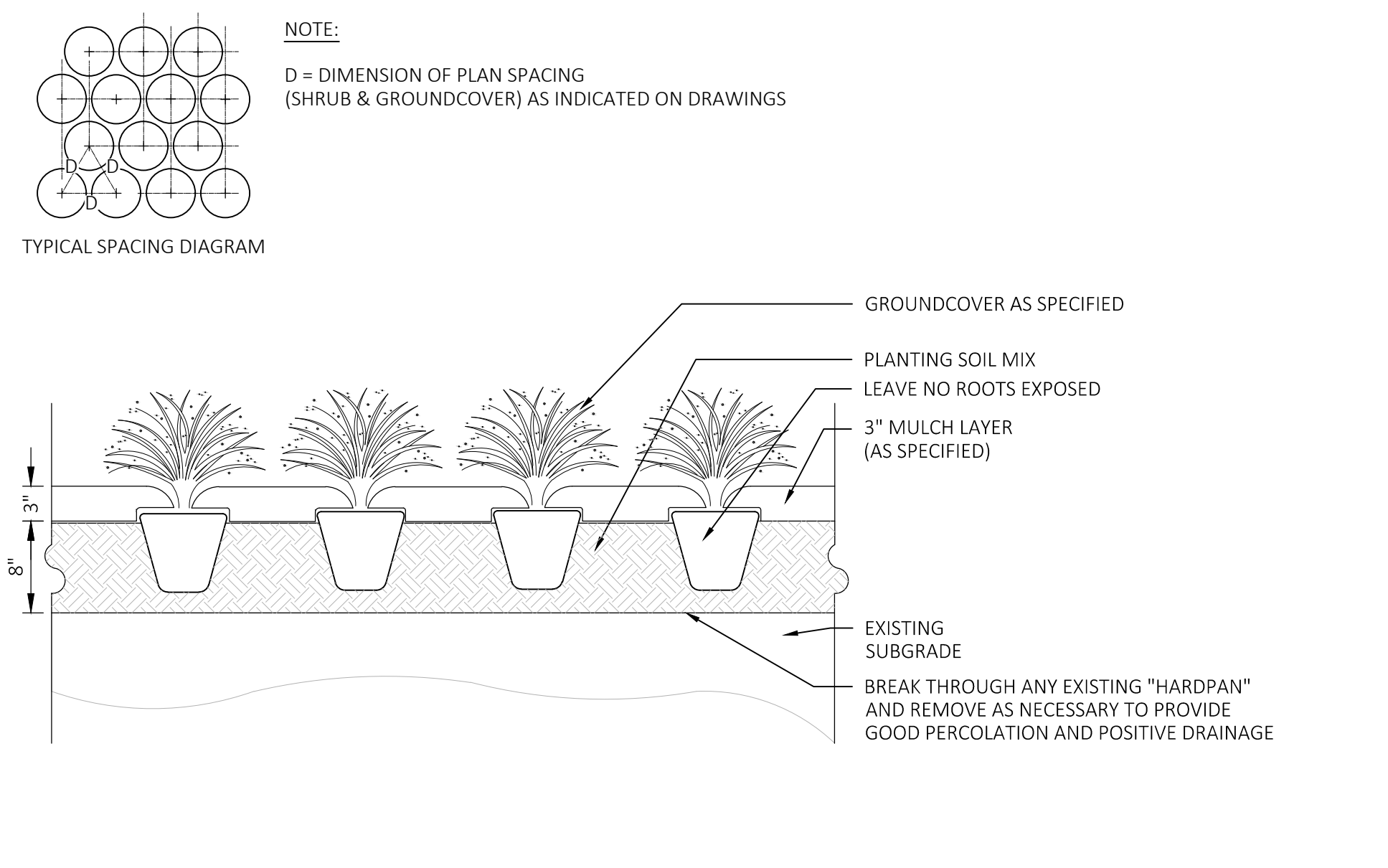
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4 TYPICAL BIORETENTION AREA

C02|L03

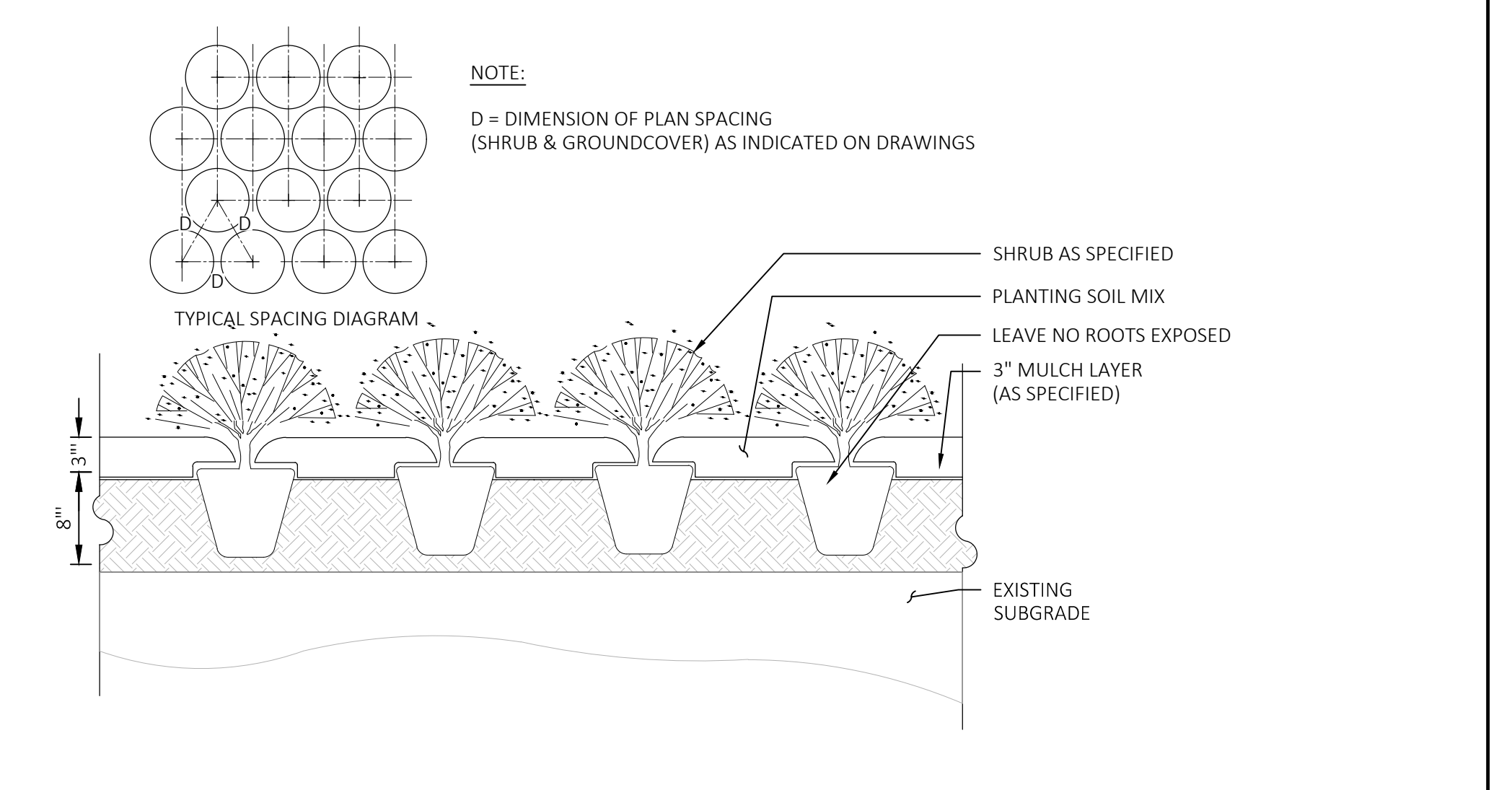
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6 GROUND COVER PLANTING, TYP.

C0X|L03

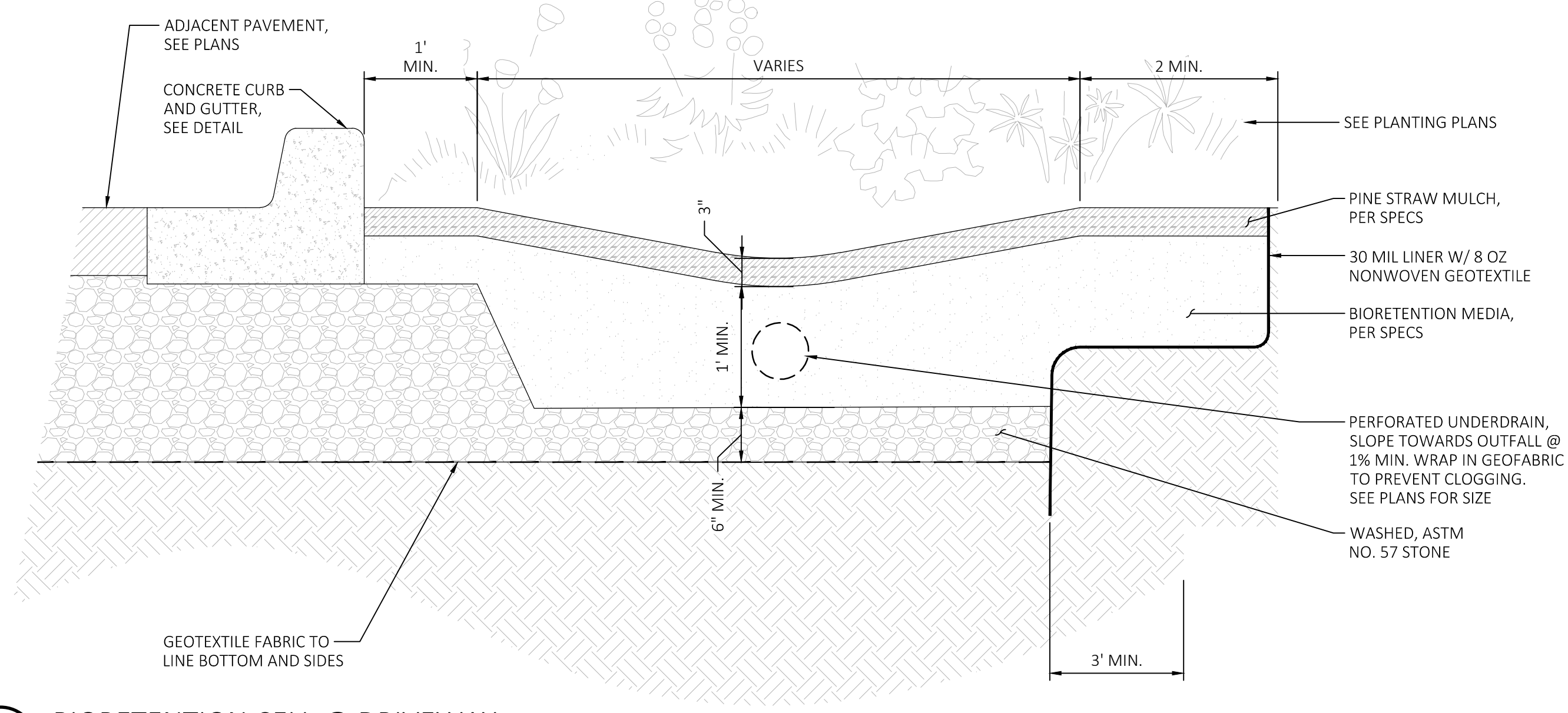
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7 SHRUB PLANTING

L02|L03

NOT TO SCALE



5 BIORETENTION CELL @ DRIVEWAY

C0X|L03

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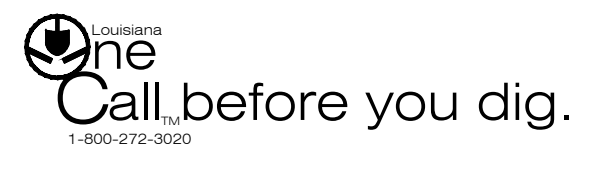
PRELIMINARY

Loewen E. Williams, P.L.A. G.P.
Professional
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Reg. No. W-281

PROFESSIONAL OF RECORD
williams@batture-eng.com

DETAILS

SHEET NUMBER:
L03



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Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
○	PT1		34	Lithonia Lighting	RADPT P4 30K SYM	RADIAN P40 Top with P4 3000K Symmetric distributor	1	11071	1	85.6762	
○	BL		29	Lithonia Lighting	RADB LED P4 30K SYM DWHD	RADB LED P4 30K SYM DWHD	1	2071	1	18.59	
○	PT2		2	Lithonia Lighting	RAD1 LED P4 30K SYM	RADIAN arm mount with P4 3000K Symmetric distributor	1	11731	1	85.6762	
⊞	WP		6	Lithonia Lighting	WDGE3 LED P4 70CRI RFT 30K	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 3000K, 70CRI, FORWARD THROW OPTIC	1	11314	1	87.8914	

BW COOPER SENIOR HOUSING PH II New Orleans, LA

1 SITE PHOTOMETRICS PLAN - ELECTRICAL
 SCALE: 1"=20'-0"

Project Number: 9788-23
 Drawn By: PHA
 Issue For: 09/18/2024
 30% CD

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Revision Date

