

1141 Esplanade Avenue Community Presentation HRI Communities & New Orleans Restoration Properties March 5, 2024





## **Current Design Overview**

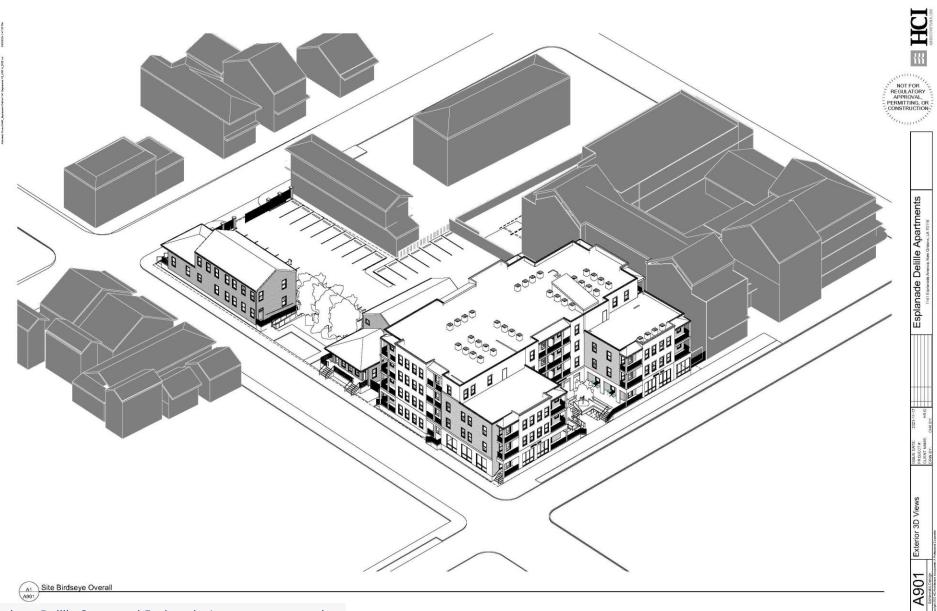




Primary building – Esplanade Avenue view

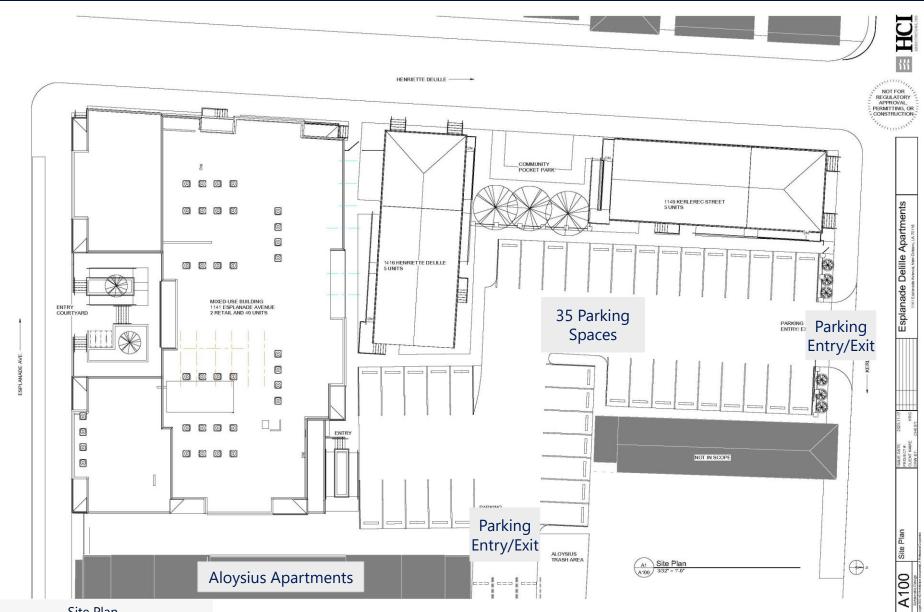


## **Design: Building Scale Model**



Henriette Delille Street and Esplanade Avenue vantage point

## **Design: Site & Parking Plan**



Site Plan



Esplanade Avenue vantage point









## **Design: 1st Floor Plan – Primary Building**



## **Property Management**

HRI Management will manage the property with dedicated onsite personnel

- 30+ years operating affordable, mixed-income and market-rate multi-family properties
- Manages 63 properties with 5,500+ units (3,478 workforce) across 5 states
- Manages 44 properties in New Orleans
- Successfully managed neighboring, mixed-income Aloysius Apartments since it opened in 2010 maintaining an average occupancy of 96%

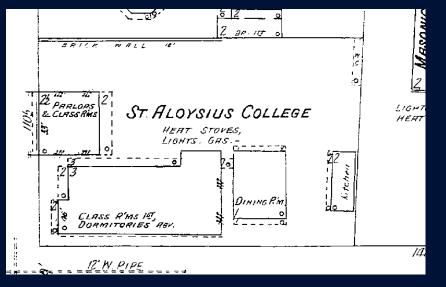
#### HRI Realty Services will manage the commercial space

• 10+ years of experience providing full service commercial brokerage for over 200,000 SF of commercial lease space concentrated in New Orleans

| Affordable Housing and/or Economic Development Commitment                                                                                                                                                                  | Number                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Rental units restricted to occupancy by households at or below 80% AMI for a period of 35+ years                                                                                                                           | 50 units                                                            |
| New Full Time Equivalent (FTE) Quality Jobs (at least \$18/hour for 30 hours per week with healthcare benefits) for Low to Moderate Income individuals for a period of at least 10 years                                   | 1 FTE Quality Job with<br>HRIM's onsite property<br>management team |
| Require each Lessee to commit to the greater of 1 new hire or 20% of total new hires to be New FTE Quality Jobs (at least \$18/hour for 30 hours per week with healthcare benefits) for Low to Moderate Income individuals | 2 FTE Quality Jobs with<br>Commercial Lessees                       |

## **Development Timeline**

HRIC and NORP understand the rich history of the block bounded by Esplanade, N. Rampart, Kerlerec and Henriette Delille Streets.



St. Aloysius College, 1908 Sanborn fire insurance map.



St. Aloysius original building at corner of N. Rampart and Esplanade, ca. 1903.

| Development Milestone                                               | Date      |
|---------------------------------------------------------------------|-----------|
| Financing Secured                                                   | Q2 2024   |
| Regulatory/Environmental/Permitting for Construction Start Obtained | Q4 2024   |
| Property Transfer                                                   | Q4 2024   |
| Financial Closing/Construction Commencement                         | Q4 2024   |
| Construction Period                                                 | 16 Months |
| Construction Completion                                             | Q1 2026   |
| Fully Leased/Stabilization                                          | Q4 2026   |



For additional questions or comments on the Esplanade Delille Apartments, please feel free to contact:

Paul Irons (pirons@nolarp.com)

or

Chris Clement (chris.clement@hricommunities.com)

# **Questions or Comments?**

For Additional Information Please Contact:

Charlotte Giroux, Project Manager Charlotte.Giroux@nola.gov 504-658-4444





# Agenda

- Introduction
- Project Background
- Current Project Timeline
- HRI Communities & NORP
   Presentation
- Questions

# **Project Background**

- NORA began leasing and leading the redevelopment of 1141 Esplanade Avenue on behalf of the City of New Orleans via a Cooperative Endeavor Agreement (CEA) in mid 2022
- NORA gathered community input that was incorporated into a competitive Request for Qualifications and Proposals (RFQ&P) process that made the property available for the development of affordable housing and/or economic development
- Selected finalists presented their proposals to the community before the property was awarded by the NORA Board of Commissioners to HRI Communities and New Orleans Restoration Properties in early 2023

## **Current Project Timeline**

July 2022 Lease Recorded between CNO and NORA

> November 2022 Virtual Community Meeting

November 2022 **Open Solicitation for Developers** 

January 2023 **Close of Development Solicitation Period** 

February 2023 **Finalist Community Engagement Meeting** 

> March 2023 NORA Board Award of Property

April 2023 Option to Sublease between NORA and **HRIC/NORP** Executed

> March 2024 Virtual Community Meeting

2024-2025 Financing & Construction Start 

2026 Construction Completion

NORAWORKS.ORG

## **Goals for this Meeting**

As a continuation of the community engagement began by the New Orleans Redevelopment Authority (NORA), and to specifically follow-up on the last community meeting held on February 2, 2023, this overview aims to provide the community with information and updates on the proposed Esplanade Delille Apartments.



## **Discussion Topics**



- 1. Community Engagement
- 2. Reintroduction of Development Team
- 3. Community Feedback & Project Objectives
- 4. Review of Project Description & Program
- 5. Project Updates
- 6. Overview of Current Design
- 7. Property Management & Commercial Space Preferences
- 8. Timeline

## **Community Engagement**

Our Development Team will lead the community engagement efforts and build upon the outreach efforts by NORA to date.

- Continue community outreach relationships and efforts which resulted in extensive participation and feedback for nearby St. Bernard Circle
- Grassroots outreach ongoing
- Periodic project updates to the community
  - Next follow-up meeting to be scheduled in Q3 2024



## **Development Team**



## **Community Feedback & Project Objectives**



- Community Green Space/Play Space Ground Floor Commercial on Esplanade
  - Minority-Owned Business Opportunity •
    - Coffee House

**Program Objectives** 

- Neighborhood Grocery •
- Boutique/Gallery •
- Disaster Resiliency & Sustainability

#### **Design Objectives**

- Fit within Historic Neighborhood Context
- Larger Mass Along Esplanade Ave.
- Reduced Mass on Adjacent Streets •
- Live/Work Connectivity to Adjacent Streets •
- Interesting Building Facades •
- Fortified & Enterprise Green Communities ٠

## **Project Description & Program**

#### **Residential:**

- 50 high-quality, one and two-bedroom apartments
- 37 long-term affordable apartments with rents at or below 60% AMI
- Energy-Star washers and dryers, refrigerators, ceiling fans, dishwashers, and other certified efficient electrical/plumbing fixtures in every apartment
- Private balconies in the primary building

| Unit Type                   | Affordability          | Total Units |
|-----------------------------|------------------------|-------------|
| CNI Replacement & PSH Units | 30% of Resident Income | 15          |
| Workforce                   | 60% AMI                | 22          |
| Workforce                   | 80% AMI                | 13          |

#### **Commercial:**

- Two, ground floor retail bays totaling approx. 3,000+ SF and accessed from the Esplanade Avenue landscaped courtyard entry
- Intended for community-minded, small, local businesses; Will be openly marketed with community input and provide a preference for MBE/WBE-owned, local businesses

#### Amenities:

- Secure, off-street parking with entry/exit to both Kerlerec Street and N. Rampart Street
- Bicycle parking
- Fitness center
- Landscaped pocket park that will be open to the community

The Project is thoughtfully designed to be Energy Star-certified and meet the disaster-resiliency and sustainability criteria of **Enterprise Green Communities and FORTIFIED Gold Standard.** 





## **Project Updates**

#### Development

- Applied for 9% LIHTC in 2023 but did not receive award
- Applying to Louisiana Housing Corporation for PRIME-3 funding in March
  - Awards expected in May
- Environmental Phase I complete
- Preparation underway for HUD Environmental Review

#### **Design-Build**

- Landis engaged as Design-Builder
- Advancing plans/specifications towards permit set
- Proposed development is consistent with current zoning so no waiver requests are anticipated
- Productive design discussions with HDLC, CPC, & SHPO
- Although not subject to HDLC review, we anticipate conducting a courtesy review with HDLC
- Design-Build consultants: Civil/Stormwater, Geotech, Fortified, Enterprise Green Communities





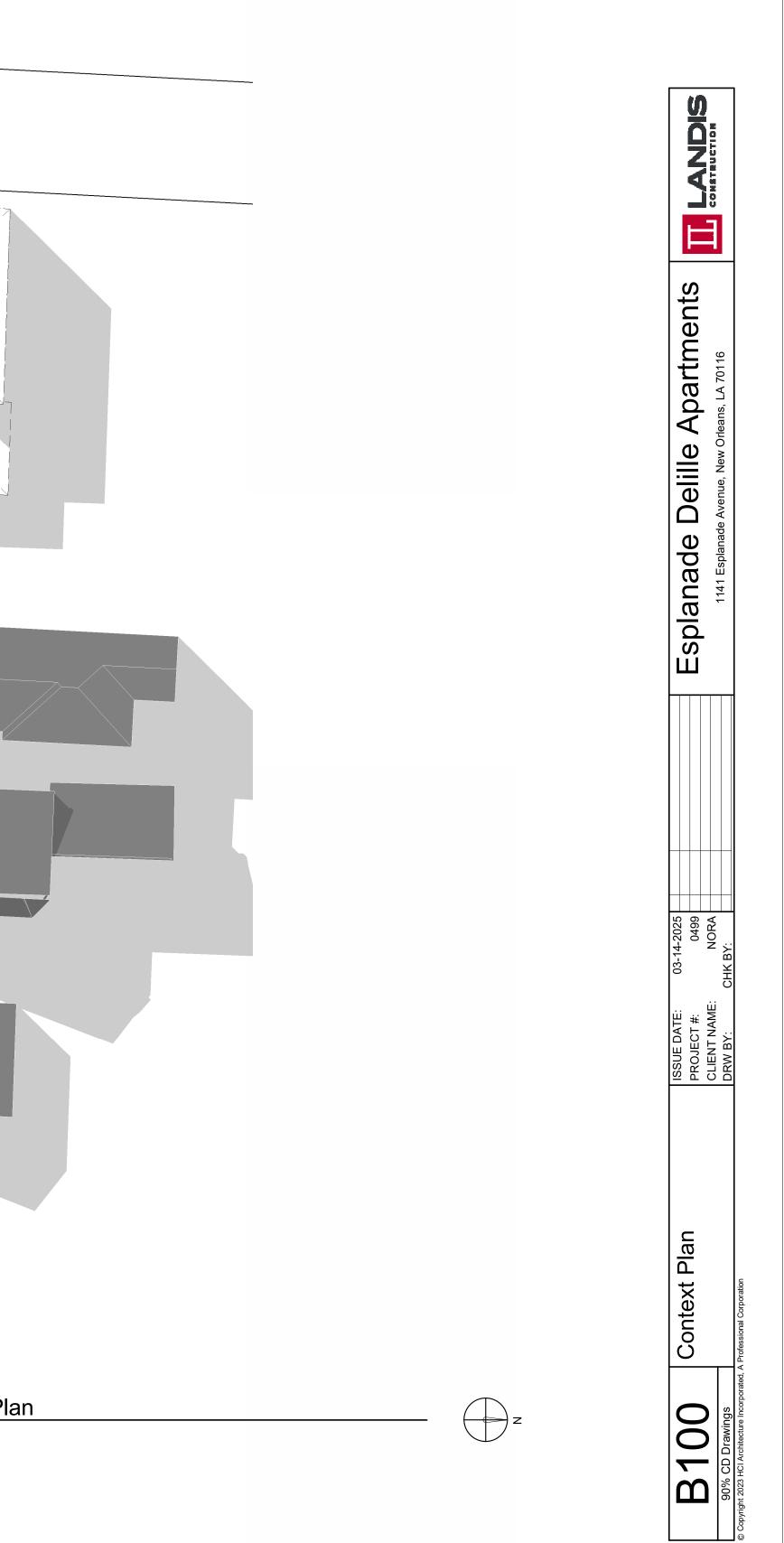
VACANT LOT

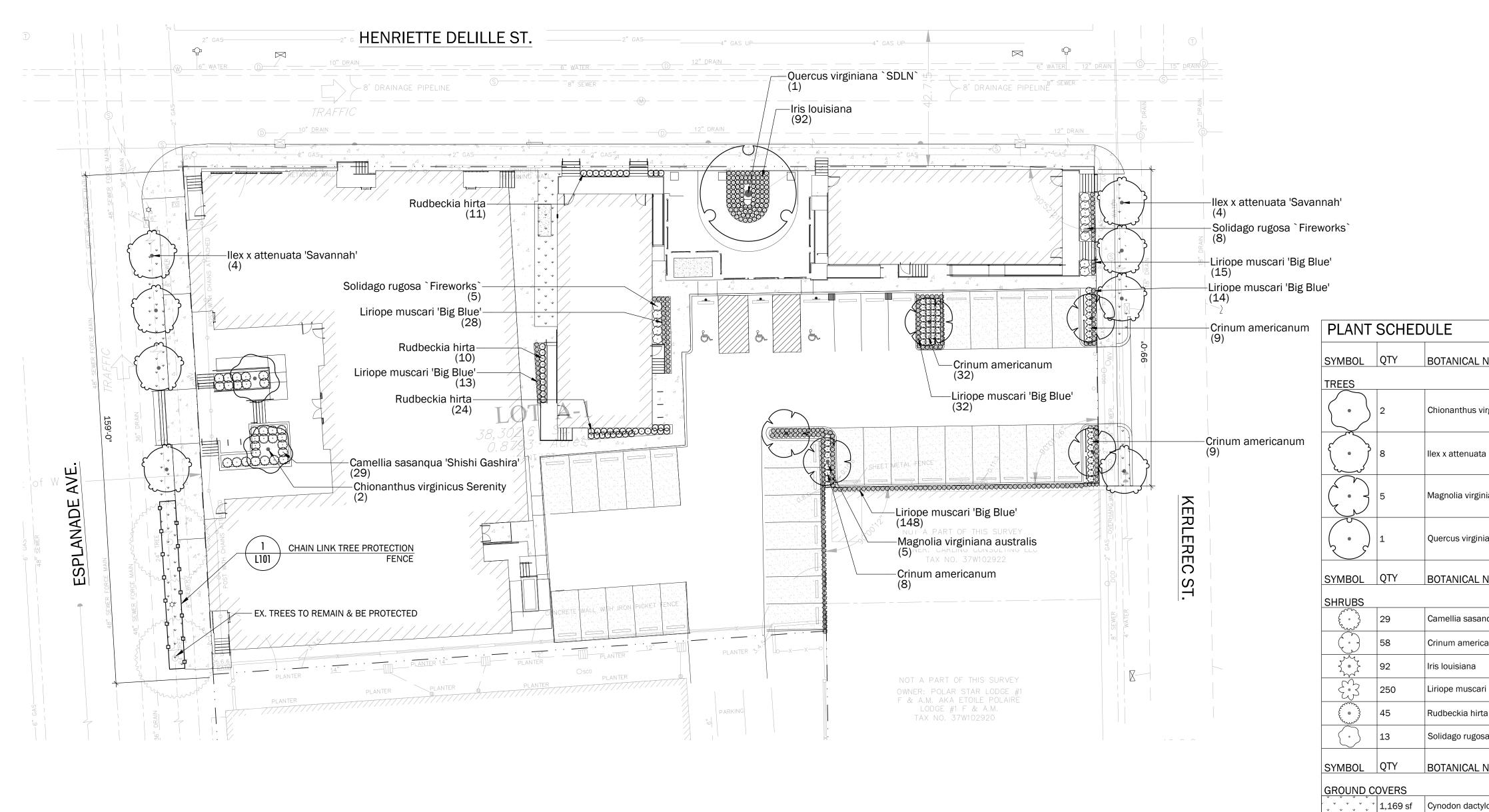


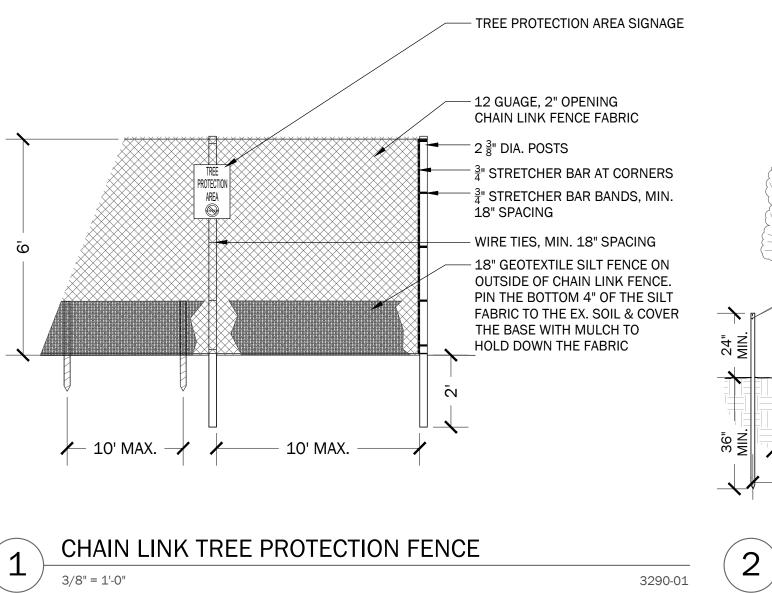
NORTH RAMPART

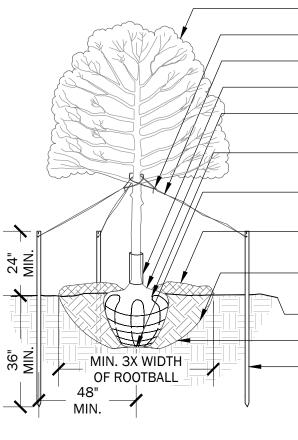
| LOT |  |
|-----|--|











1

3/8" = 1'-0"

CHAIN LINK TREE PROTECTION FENCE

3290-01

1/4" = 1'-0"

#### REMOVE ALL TAGS, TIES, ETC.

- 6" SLIP KNOT WITH STOP KNOT, 6" LARGER THAN TREE DIAMETER
- ARBOR TIE, 3/4" NYLON STRAP
- ARBOR GUARD TRUNK PROTECTOR
- ROOT CROWN TO BE AT FINISH GRADE; REMOVE ANY EXCESS SOIL FROM TOP OF CROWN AFTER PLANTING
- B&B ROOT BALL, TYP.; REMOVE TOP 1/3 OF WIRE BASKET, 1/3 OF BURLAP, AS WELL AS ALL NAILS, PINS, ETC.
- ELEVATE PIT BOTTOM TO POSITION ROOT CROWN AT FINISH GRADE; COMPACT SOIL UNDER ROOT BALL
- 3" OF PINE STRAW MULCH, TYP.; DO NOT MULCH WITHIN 3" OF TRUNK
- SCORE SIDES ALONG EXCAVATION EDGE
- TO PROMOTE ROOT GROWTH
- FINISH GRADE
- SPECIFIED SOIL MIXTURE, TYP.
- THREE 6' METAL "T" POST, TYP. COLORED GREEN WITH CENTERED 3/8" HOLE & HI-VIZ SAFETY CAP; DRIVEN IN LINE WITH STRAPS EQUALLY SPACED AROUND THE TREE

## **B&B SINGLE TRUNK TREE PLANTING - SECTION**

#### NOTES:

- 1. SEE PLANTING LEGEND FOR SHRUB SPECIES, SIZE, AND SPACING. 2. SETTLE SOIL AROUND ROOT BALL OF EACH PLANT PRIOR TO MULCHING.
- FORMOR PINE STRAW MULCH, TYP. SHRUB TO BE SPACED TRIANGULARY

## SHRUB PLANTING - PLAN

329343-01



DANA BRÓWN& Associates

APTS s, LA 701

DELILLE JE. NEW ORLEAN

ESPLANADE Esplanade avenue

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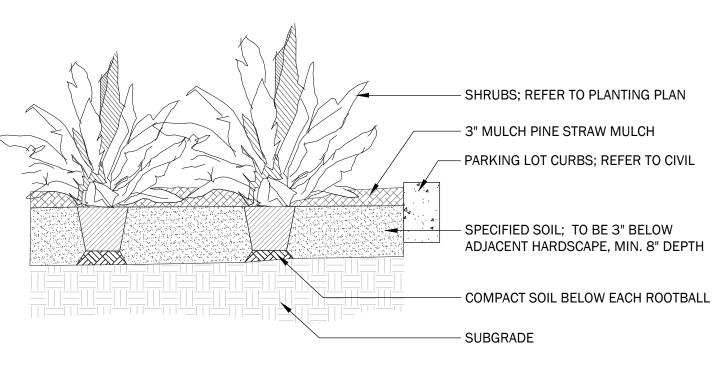
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| NAME                  | COMMON NAME                     | CAL       | CONT | HT          | REMARKS                |
|-----------------------|---------------------------------|-----------|------|-------------|------------------------|
|                       | 1                               |           |      | 1           | 1                      |
| irginicus Serenity    | White Fringetree                | 1.5" Cal. |      | 8' Min. Ht  |                        |
| a 'Savannah'          | Savannah Holly                  | 2.5" Cal. |      | 12` Min. Ht |                        |
| niana australis       | Sweetbay Magnolia               | 2.5" Cal. |      | 12` Min. Ht | single trunk           |
| iana `SDLN`           | Cathedral™ Live Oak             | 4" Cal.   | B&B  |             |                        |
| NAME                  | COMMON NAME                     | SIZE      | CONT | MIN. HT     | REMARKS                |
| nqua 'Shishi Gashira' | Shishi Gashira Camellia         | 3 gal.    | Pot  | 24" min.    | Spacing: 36" on center |
| ·                     | Swamp Lily                      | 1 gal.    | Pot  | 27          | Spacing: 36" on center |
| anum                  |                                 |           |      |             |                        |
|                       | Louisiana Iris                  | 1 gal.    |      |             |                        |
| ri 'Big Blue'         | Big Blue Lilyturf               | 1 gal.    | Pot  |             | Spacing: 18" on center |
| а                     | Yellow Coneflower               | 3 gal     | Pot  |             | Spacing: 24" on center |
| sa `Fireworks`        | Fireworks Wrinkleleaf Goldenrod | 3 gal.    | Pot  |             | Spacing: 36" on center |
| NAME                  | COMMON NAME                     | SIZE      | CONT |             | REMARKS                |
| /lon                  | Bermudagrass                    | sod       |      |             |                        |

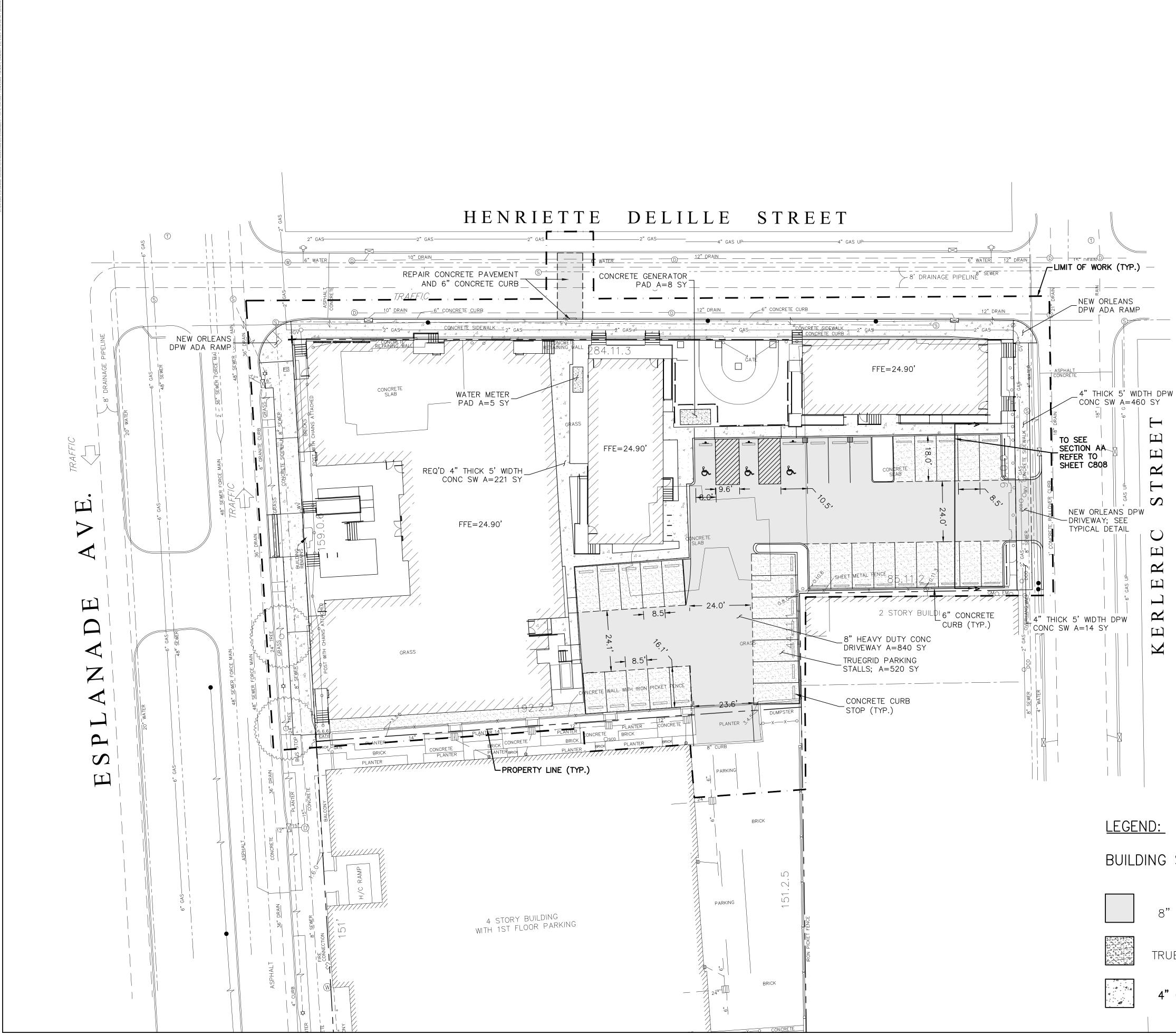




3/4" = 1'-0"

4





| CONCRETE | SIDEWALK |
|----------|----------|
|----------|----------|

TRUEGRID PERVIOUS PAVEMENT

8" HEAVY DUTY CONCRETE

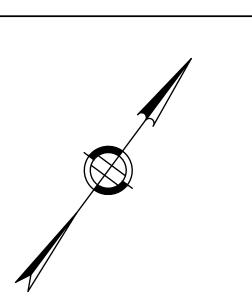
BUILDING SLAB ELEVATION = 24.90

PERVIOUS AREA = 18% (6875.79 SF)

SCALE:

1" = 20'

|                      | T ESPLANADE DELILI | II'' ESPLANADE AVENILE NEW OBL | AVENUC, 11CW |
|----------------------|--------------------|--------------------------------|--------------|
|                      |                    |                                |              |
| PLOT DATE II-15-2024 | PROJECT NO. 0499   | DRAWING FILE PP-SITE LAYOUT    |              |
|                      | SHE LAYUUI FLAN    |                                |              |
|                      |                    | )<br>)<br>)                    | PERMIT SET   |







APTS s, la 701

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## **PROJECT DESCRIPTION:**

50 unit mixed income housing development with retail space apartment building on the long vacant, City owned corner of Esplanade Ave and Henriette Delille St. The design consists of a 4 story C shaped wood framed building on a slab raised 3' that contains 40 apartments. Two smaller, two story 5 plexes are to be located on the Kerlerec Street side and parking will be behind the buildings. A public, pocket park is to be located between the two 5 plexes with parking near the center of the site.

## **CODE DATA:**

| CODE DATA:                                                                                                                                                                                                                                                                                |                                                                                                  |                                                      |                                                                                                       |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--|
| *** 2021 International Building Code with Louisiana Amendments ***                                                                                                                                                                                                                        |                                                                                                  |                                                      |                                                                                                       |  |
| Occupancy<br>Residential Group - R-2 (Apartments)<br>Assembly Group - A-3 (Community Rm.)<br>Business Group - B (Fitness)<br>Business Group - B (Leasing, Computers)                                                                                                                      | )                                                                                                |                                                      | (Section 310.4)<br>(Section 303.4)<br>(Section 303.1.2)<br>(Section 304.1)                            |  |
| Occupant Load<br>Residential<br>Exercise rooms (Fitness)<br>Assembly, Unconcentrated (Community)<br>Business (Leasing, Computers)<br>Accessory storage areas,<br>mechanical equipment rooms                                                                                               | 200 gross sf per<br>50 gross sf per<br>15 net sf per per<br>100 gross sf per<br>300 sf gross per | person<br>rson<br>person                             | (Table 1004.1.2)<br>(Table 1004.1.2)<br>(Table 1004.1.2)<br>(Table 1004.1.2)<br>(Table 1004.1.2)      |  |
| <u>Exiting Widths</u><br>Stairways<br>Other Egress Components                                                                                                                                                                                                                             | 0.3 inches per o<br>0.2 inches per o                                                             |                                                      | (Section 1005.3.1)<br>(Section 1005.3.2)                                                              |  |
| <u>Stairway Widths</u><br>Minimum Stairway Width<br>With Occupant Load of less than 50                                                                                                                                                                                                    | 44 inches<br>36 inches                                                                           |                                                      | (Section 1011.2)<br>(Section 1011.2, Exception 1)                                                     |  |
| Exit Discharge Configuration<br>Up to 50% of required interior exit stairway<br>Section 1028.2, Exception 1.                                                                                                                                                                              | y capacity may pa                                                                                | ass through areas                                    | on the level of exit discharge per                                                                    |  |
| Construction Classification<br>New Construction - Type VB                                                                                                                                                                                                                                 |                                                                                                  | (Chapter 6, 602.                                     | 5)                                                                                                    |  |
| Allowable Height and Area<br>Allowable Height (R-2, S, VB)<br>Allowable Area Factor (R-2, SM, VB)<br>Frontage Increase Factor<br>Allowable Area per Story = 21,000 sf + (2                                                                                                                | 1,000 sf x 0.75) =                                                                               | 4 stories, 60 feet<br>21,000 sf<br>0.75<br>36,750 sf | (Table 504.3, 504.4)<br>(Table 506.2)<br>(Table 506.3.3)<br>(Equation 5-1)                            |  |
| Occupancy Separation<br>Residential to Assembly (NFPA 13 sprink<br>Residential to Business (NFPA 13 sprink)                                                                                                                                                                               |                                                                                                  | 1.0 hr<br>1.0 hr                                     | (Section 420.2, Table 508.4)<br>(Section 420.2, Table 508.4)                                          |  |
| Mail, Trash rooms and Maintenance are a                                                                                                                                                                                                                                                   | ccessory occupa                                                                                  | ncies with no sep                                    | aration required per 508.2.4.                                                                         |  |
| Fire Resistance Rating<br>Primary Structural Frame<br>Bearing Walls (Exterior)<br>Bearing Walls (Interior)<br>Non Bearing Walls (Int.)<br>Non Bearing Walls (Ext.)<br>Floor Const (Includes beams & joists)<br>Roof Const (Includes beams & joists)                                       | Type VB<br>0.0 hr<br>0.0 hr<br>0.0 hr<br>0.0 hr<br>per FSD<br>0.0 hr<br>0.0 hr                   |                                                      | (Table 601)<br>(Table 601)<br>(Table 601)<br>(Table 601)<br>(Table 601)<br>(Table 601)<br>(Table 601) |  |
| Maximum Allowable Area of Wall Open                                                                                                                                                                                                                                                       |                                                                                                  |                                                      |                                                                                                       |  |
| UP, S (Esplanade) and P (Starred Openin<br>3 ft to less than 5 ft<br>5 ft to less than 10 ft<br>10 ft to less than 15 ft<br>15 ft to less than 20 ft<br>20 ft or greater<br>UP, NS (Henriette Delille/Kerlerec, except                                                                    | 15%<br>25%<br>45%<br>75%<br>No Limit                                                             |                                                      | (Table 705.8)<br>(Table 705.8)<br>(Table 705.8)<br>(Table 705.8)<br>(Table 705.8)                     |  |
| 3 ft to less than 5 ft<br>5 ft to less than 10 ft<br>10 ft to less than 15 ft<br>15 ft to less than 20 ft<br>20 ft or greater                                                                                                                                                             | Not Permitted<br>25%<br>45%<br>75%<br>No Limit                                                   | -                                                    | (Table 705.8)<br>(Table 705.8)<br>(Table 705.8)<br>(Table 705.8)<br>(Table 705.8)                     |  |
| <u>Separations</u><br>Walls Separating Dwelling Units<br>Shaft Enclosures (< 4 stories)<br>(>= 4 stories)                                                                                                                                                                                 | 0.5 hr<br>1.0 hr<br>2.0 hr                                                                       |                                                      | (Section 708.3, Exc. 2)<br>(Section 713.4)<br>(Section 713.4)                                         |  |
| Corridor Walls<br>Residential R-2 (Apartments)                                                                                                                                                                                                                                            | 0.5 hr (Sprinkled                                                                                | 1)                                                   | (Table 1020.2)                                                                                        |  |
| <u>Travel Distances</u><br>Common Path of Travel (Maximum)<br>R-2<br>B<br>A                                                                                                                                                                                                               | 125 feet (Sprink<br>100 feet (Sprink<br>75 feet (Sprinkle                                        | led)                                                 | (Table 1006.2.1)<br>(Table 1006.2.1)<br>(Table 1006.2.1)                                              |  |
| <b>Travel Dist. To Exits (Maximum)</b><br>R-2<br>B, A                                                                                                                                                                                                                                     | 250 feet<br>200 feet                                                                             |                                                      | (Table 1017.2 - Sprinkled)<br>(Table 1017.2 - Unsprinkled)                                            |  |
| Dead End Corridors (Maximum)                                                                                                                                                                                                                                                              | 20 feet                                                                                          |                                                      | (Section 1020.5)                                                                                      |  |
| Class B @ B (Table 2)<br>Class B @ A-3 (Table 2)<br>Corridors and enclosure for exit access st<br>Class C @ R-2 (Table 2)<br>Class C @ B (Table 2)<br>Class B @ A-3 (Table 2)<br>Rooms and enclosed spaces<br>Class C @ R-2 (Table 2)<br>Class C @ R-2 (Table 2)<br>Class C @ B (Table 2) | 803.13 - Sprinkleo<br>803.13 - Sprinkleo<br>803.13 - Sprinkleo                                   | 1)<br>1)<br>55<br>1)<br>1)<br>1)<br>1)               |                                                                                                       |  |
|                                                                                                                                                                                                                                                                                           |                                                                                                  |                                                      | Alexandre and the second state of the                                                                 |  |

Sound Transmission 1206.2 Airborne Sound. Walls, partitions and floor-ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class of not less than 50 where tested in accordance with ASTM E90...

1206.3 Structure-Borne Sound. Floor-ceiling assemblies between dwelling units and sleeping units or between a dwelling unit or sleeping unit and a public or service area within the structure shall have an impact insulation class rating of not less than 50 where tested in accordance with ASTM E492...

## <u>Wind Speed</u> See structural drawings

<u>Life Safety Systems</u> Fully Automatic Sprinkler System per

Manual Fire Alarm System Smoke alarms provided

NFPA 13 (Esplanade) (Section 903.3.1.1) (NFPA 13R not allowed per 903.3.1.2(2)) NFPA 13R (Henriette Delille / Kerlerec) (Section 903.3.1.2) (Section 907.2.9.1) (Section 907.2.11.2)

| dments                              |
|-------------------------------------|
|                                     |
| Other                               |
| Other                               |
| 1 service<br>sink                   |
| None per<br>table 403.1,<br>note e. |
| 1 service<br>sink                   |
| 1 service<br>sink                   |
| er<br>5.5                           |

| Gross Building Area - MF |           |                |  |
|--------------------------|-----------|----------------|--|
| Level                    | Area      | Comments       |  |
| Level 1 E                | 11,895 SF | 1141 ESPLANADE |  |
| Level 2 E                | 12,076 SF | 1141 ESPLANADE |  |
| Level 3 E                | 12,076 SF | 1141 ESPLANADE |  |
| Level 4 E                | 8,793 SF  | 1141 ESPLANADE |  |
| L                        | 44,840 SF |                |  |

| Gross Building Area - CB 1 |          |                        |  |
|----------------------------|----------|------------------------|--|
| Level                      | Area     | Comments               |  |
| Level 1 E                  | 2,170 SF | 1416 HENRIETTE DELILLE |  |
| Level 2 E                  | 1,493 SF | 1416 HENRIETTE DELILLE |  |
|                            | 3,664 SF |                        |  |

## Gross Building Area - CB 2

Comments

| Level     | Area     |               |
|-----------|----------|---------------|
| Level 1 E | 2,170 SF | 1140 KERLEREC |
| Level 2 E | 1,509 SF | 1140 KERLEREC |

(MF = Esplanade)

Level 4 E

Level 4 E

Level 4 E

Grand total

3,679 SF 52,198 Total SF - excluding covered porches & balconies

| (CB1 = Henriette Delille) |             |       |  |  |
|---------------------------|-------------|-------|--|--|
| MATRIX - CB1 UNITS        |             |       |  |  |
| Level                     | Name        | Count |  |  |
| Level 1 E                 |             |       |  |  |
| Level 1 E                 | 1BR 1BA     | 2     |  |  |
| Level 1 E                 | 1BR 1BA ADA | 1     |  |  |
| Level 2 E                 |             |       |  |  |
| Level 2 E                 | 1BR 1BA     | 2     |  |  |
| Grand total               |             | 5     |  |  |
| (CB2 = Kerlerec           | )           |       |  |  |
| MATRIX - CB2 UNITS        |             |       |  |  |
| Level                     | Name        | Count |  |  |
| Level 1 HD                |             |       |  |  |

| Level       | Name        | Count |
|-------------|-------------|-------|
| Level 1 HD  |             |       |
| Level 1 HD  | 1BR 1BA     | 2     |
| Level 1 HD  | 1BR 1BA ADA | 1     |
| Level 2 E   |             |       |
| Level 2 E   | 1BR 1BA     | 2     |
| Grand total |             | 5     |

| MATRIX - PARKING |          |          |       |  |  |  |  |
|------------------|----------|----------|-------|--|--|--|--|
| Space Type       | Width    | Length   | Count |  |  |  |  |
| Grade E          |          |          |       |  |  |  |  |
| ADA              | 8' - 0"  | 18' - 0" | 2     |  |  |  |  |
| ADA              | 11' - 0" | 18' - 0" | 1     |  |  |  |  |
| COMPACT          | 7' - 6"  | 16' - 0" | 6     |  |  |  |  |
| COMPACT          | 8' - 6"  | 16' - 0" | 5     |  |  |  |  |
| STANDARD         | 8' - 6"  | 18' - 0" | 23    |  |  |  |  |
| Grand total      |          |          | 37    |  |  |  |  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |          | Class I or I<br>Class A, B<br>Class A or                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                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| Citizantia     Manual Logical distance     Citizantia     Report distance     Report distance     Assignation     Comparison     Comparison     Search Page     Addition       13 Economics / Londoncepe     M     M     Personal distance     Personal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |
| Citizers         Mondatory<br>Provide<br>December<br>2012         Citizers         Mondatory<br>Provide<br>December<br>2012         Citizers         Assigned         December<br>December<br>2012         Base Provide<br>December<br>2012         Base Provide<br>December<br>2012         Base Provide<br>December<br>2012         Base Provide<br>December<br>2012         Base Provide<br>December<br>2012         Base Provide<br>December<br>2012         Addition<br>Provide<br>December<br>2012         Provide<br>December<br>2012         Provide<br>December<br>2012 <th></th>                                                                                                                                                                                               |                          |
| 31 Scorytein Services / Landscape         M         M         Address in starting starti                                                             | nal information Complete |
| 24 Advanced Water Research Management     44 Meet Conserving Tutlense     44 Weet Conserving Tutlense     44 Weet Conserving Tutlense     45 Weet Conserving Tutlense     45 Weet Conserving Tutlense     45 Weet Conserving Tutlense     46 Weet Conserving Tutlense     47 Weet Conserving Tutlense     46 Weet Conserving Tutlense     47 Weet Conserving Tutlense     47 Weet Conserving Tutlense     48 Weet Conserving Tutlense     49 Weet Conserving Tutlense     49 Weet Conserving Tutlense     40 Weet Conserv                |                          |
| State Effective Review         M         M         offsective/initial         Nutl         Outermain         Outermain         Nutl           4.1 Water Consuming Finitaries         M         M         Water Schwarzer/State         Medical Initial And Andrea Schwarzer/State         ECC water calculator         ECC water calculator           4.1 Water Consuming Finitaries         M         M         Water Schwarzer/State         Schwarzer/State         ECC water calculator           4.2 Advanced Water Consuming To Schwarzer/State         Schwarzer/State         Schwarzer/State         ECC water calculator                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                          |
| transaction of the second                |                          |
| 42 Advanced Water Conservation 3-8 Increased reductions: 30% for 3 points, 40% for 4 points, 50% for 5 point, 80% for 5 points                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                          |
| Develop a Legionalia management program:<br>Optional 8 bits for testing values in all unit faxote and remediate with fitters (see prop), additional                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                          |
| 4.3 Water Guality M M orferia for well water                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                          |
| 5.18 Unitiding Performance Standard         M         M         Project will corefy to ENERCY 574 Multifamily New Construction (NENC)           5.58 Moving to Zvor Cabore. AT Electric         15         15         presentation (presentation (NENC)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |
| 19.5 strang and Ecoling<br>Equipment M M Included in ENERGY STAR Confidation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                          |
| 3.7 ENROY STAR Appliances (if providing     M M Project will install ENROY STAR clothes washers, dishwashers and refrigerators,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                          |
| For all permovedly multialed (pl/bg fburns, tetroir and extence project all initial high-efficial)<br>pling that is sequed at the initial end permovedle and the two incertains are provided in the two<br>plants are provided in the initial end permovedle and the initial end permovedle and the initial<br>enders and an enders are provided in the initial end permovedle and the initial enders are provided in the initial<br>enders and an enders and an enders and an enders and an enders are provided in the initial enders and an enders<br>and an enders and an enders an enders and an enders and an enders and an enders an enders an | •                        |
| Prior twice on the former of t           |                          |
| S 7 Brailine Tisneys Systems:     Soon, AND Gasga and Install building systems in such a wylin 1, this case of an entregency.     Podoproofing     S 8 the operation of these systems will not be operation affected purchase.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                          |
| Provide Improvary power for critical lack including lighting, haring, faste, medical equipment, enternet, and elevance (Johona) Intelliational lighting, haring, faste, medical equipment, S149 Realisent Energy Systems: Critical Effected generator. If emergency power is provided in a community norm, it should be alard for Loads 6 8 10 10 56 or ensors for the light and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                          |
| A Healther Manual Selection: All inferior     Meets GCARDA VVC limits for jamits, finishes, sealants and adverses, CDPH for flooring, no partish, coatings, primers and wellpeaper     M     M     det Ul Finishediro, CARB2 composite word products                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                          |
| Project will use monitore-instance handing materials tableform for the center board or     equivalent per ASTN #0 6239 or ASTN #0 5273 beind tableformer endowine endowine endowine per the     requirements of the criterion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                          |
| E & Managing Molitaire: Foundations (AB     Hew Construction and Rehab with craw     Capitary break under slabe and 8 mil cross laminated polyethylene over dirt cramitspaces satiled     grace foundations     M M to foundation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                          |
| 6.10 Construction Waste Management M M pathways other than mandatory selection. all materials Option 3, or Option 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                          |
| 7.1 Radon Miligation M M Passive radon vent system required for all projects in Zone 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                          |
| 7.3 Combustion Equipment M M X constantion are uppriment multi be director o power verted, initial CO distectors in all alseging                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                          |
| T A Garage Modation     M     M     Set and a commonly dong virtual and that the bioinform of garage,     Post of the discrete finance of the dis                |                          |
| penetrations with low-VOC cauking or other appropriate nontoxic sealing methods to prevent pest<br>73 Integrated Pest Management M M or thy method is a structure and inclument and enforce a structure for policy in                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |
| al common areas per the criteria. 10 points available for no smoking in all indoor spaces in "Terrart lesses or other document<br>7.8 smoke-Free Policy M 10 property."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |
| 7.7 Ventilation M M 2010, and continue with s157 hor 159 of designed from rate. certification certification of the continue with s157 hor 159 of designed from rate. certification certi           |                          |

|         | Enterprise Green Commu<br>Esplanade Delille<br>1141 ESPLANADE AVENUE NEW<br>70116 |                             | ation Ne          | w Construction - Urban                                                                                                                                                                                                                                                                                                                                                                     |          | Mandatory<br>Optional<br>Complete                                                 | esonline,<br>orgintroductio<br>a<br>< Points confirm | ed, all documentation re- | eived                  |           |
|---------|-----------------------------------------------------------------------------------|-----------------------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------|------------------------------------------------------|---------------------------|------------------------|-----------|
|         | Criteria                                                                          | Mandatory/<br>Optional Pts. | Claimed<br>Points | How will this action be implemented?                                                                                                                                                                                                                                                                                                                                                       | Assigned | Documentation Needed                                                              | Location in<br>Project<br>Documents                  | Spec Page<br>MPlan Type   | Additional information | Complete? |
| HEAL    | 7.8 Dehumidification                                                              | м                           | м                 | Required for projects located in Climate Zones 1A,2A,3A or 4A and following Criterion 5.2a, 5.2b,<br>or 5.4.                                                                                                                                                                                                                                                                               |          |                                                                                   |                                                      | na                        |                        |           |
| -       | "Must choose one of the following (7.11                                           | I, 7.12, 7.13) - only co    | unt points if m   |                                                                                                                                                                                                                                                                                                                                                                                            |          |                                                                                   |                                                      |                           |                        |           |
|         | 7.11 Active Design: Promoting Physical<br>Activity                                | 8                           | 8                 | Options 1: Encourage Stair Use; 2: Provide an on-site dedicated recreation space with exercise or<br>play opportunities for adults and/or children that is open and accessible to all residents, per the<br>requirements of the criteria.                                                                                                                                                  |          |                                                                                   |                                                      |                           |                        |           |
| ŝ       | 8.1 Building Operations & Maintenance<br>(O&M) Manual and Plan                    | м                           | м                 | Project team will develop a manual with thorough building operations & maintenance guidance<br>and a complementary accountability plan, inclusive of all applicable topics outlined in the criteria.                                                                                                                                                                                       |          | Manual                                                                            |                                                      |                           |                        |           |
| TENANC  | 8.2 Emergency Management Manual                                                   | м                           | м                 | Project team will provide a manual on emergency operations targeted toward operations and<br>maintenance staff and other building-level personnel; addressing responses to various types of<br>emergencies, and inclusive of all applicable topics outlined in the oriteria.                                                                                                               |          | Manual                                                                            |                                                      |                           |                        |           |
|         | 8.3 Resident Manual                                                               | м                           | м                 | Project team will provide a Resident Manual for homeowners and renters that explains the intent,<br>benefits, use and maintenance of their home's green features and practices, and is inclusive of all<br>applicable topics outlined in the criteria and other topics as appropriate for the project.                                                                                     |          | Manual                                                                            |                                                      |                           |                        |           |
| NOL     | 8.4 Walk-Throughs and Orientations to<br>Property Operation                       | м                           | м                 | Project team will provide a comprehensive walk through and orientation for all residents and for all<br>property manager(s) and buildings operations staff per the criteria.                                                                                                                                                                                                               |          |                                                                                   |                                                      |                           |                        |           |
| 8-OPERA | 8.5 Energy and Water Data Collection an<br>Monitoring                             | nd M                        | м                 | Project will meet the requirements of one of four compliance methods per the criteria to collect and<br>report project energy and water performance data. This data will be uploaded and tracked using<br>ENERGY STAR Porticio Manager annually be at least 5 years from time of construction<br>completion. View access for this data will be granted to Enterprise for that time period. |          | Screen shot confirming utility<br>account info has been shared with<br>Enterprise |                                                      |                           |                        | D         |
|         |                                                                                   | Optional Points Total       | 68                |                                                                                                                                                                                                                                                                                                                                                                                            |          |                                                                                   |                                                      |                           |                        |           |

## Architect

License No.

|    | Type<br>Ordii                                          | e V (111)<br>nary                                                                      |                                                                                  | entary Tal<br>6.2.2.3)                                   | ole 8.1)                               |                 |
|----|--------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------|----------------------------------------|-----------------|
|    | 1 hr<br>1 hr<br>1 hr<br>2 hr<br>1 hr<br>1/2 h<br>1/2 h | 1/3 hr door<br>1 hr door<br>1 1/2 hr door<br>3/4 hr door<br>1/3 hr door<br>1/3 hr door | (Table 8<br>(Table 8<br>(Table 8<br>(Table 8<br>(Table 8<br>(Table 8<br>(Section | 2.3.4.2)<br>2.3.4.2)<br>2.3.4.2)<br>2.3.4.2)             | 1                                      |                 |
|    | 0.3 inches pe<br>0.2 inches pe                         |                                                                                        | (Table 7<br>(Table 7                                                             |                                                          |                                        |                 |
| it |                                                        | 125 feet<br>200 feet<br>50 feet<br>50 feet                                             | (Section<br>(Section                                                             | 30.2.6.2<br>30.2.6.3.<br>30.2.5.3.<br>30.2.5.4.          | 2 Sprinkl<br>2 Sprinkl                 | ed)<br>ed)      |
|    |                                                        | 250 feet<br>20 feet<br>20 feet                                                         | (Section                                                                         | 12.2.6.2(<br>12.2.5.1.<br>12.2.5.1.                      | 2)                                     | led             |
|    |                                                        | 300 feet<br>100 feet<br>50 feet                                                        | (Section                                                                         | 38.2.6.3<br>38.2.5.3.<br>38.2.5.2.                       | 1 Sprinkl                              | ed)             |
|    |                                                        | 1/2 hr.<br>1/3 hr.<br>None<br>None                                                     | (Section<br>(Section                                                             | 30.3.6.1.<br>30.3.6.2.<br>12.3.6(2)<br>38.3.6.1(         | 1)<br>Sprinkle                         | ed)             |
|    | Class I or II (I                                       | Floors)<br>(Walls & Ceilings)                                                          | ings)                                                                            | (Section<br>(Section<br>(Section<br>(Section<br>(Section | 30.3.3.3.1<br>30.3.3.2(<br>30.3.3.3.3. | 2)<br>2))<br>2) |
|    | Class I or II (I                                       | (Walls & Ceilings)<br>Floor)<br>r C (Walls and Ceili                                   | ings)                                                                            | (Section<br>(Section<br>(Section                         | 12.3.3.5.                              | 2)              |

(Section 38.3.3.2.1)

(Section 38.3.3.2.2)

| MATRIX - MF UNITS |             |       |  |  |  |  |
|-------------------|-------------|-------|--|--|--|--|
| Level             | Name        | Count |  |  |  |  |
| Level 1 E         |             |       |  |  |  |  |
| Level 1 E         | 1BR 1BA     | 4     |  |  |  |  |
| Level 1 E         | 1BR 1BA ADA | 1     |  |  |  |  |
| Level 2 E         |             |       |  |  |  |  |
| Level 2 E         | 1BR 1BA     | 11    |  |  |  |  |
| _evel 2 E         | 1BR 1BA ADA | 1     |  |  |  |  |
| Level 2 E         | 2BR 2BA     | 1     |  |  |  |  |
| _evel 3 E         |             |       |  |  |  |  |
| Level 3 E         | 1BR 1BA     | 10    |  |  |  |  |
| Level 3 E         | 1BR 1BA ADA | 2     |  |  |  |  |
| Level 3 E         | 2BR 2BA ADA | 1     |  |  |  |  |
| Level 4 E         | •           |       |  |  |  |  |

1BR 1BA

2BR 2BA

Mandatory eraintireductio

https://www. greencommunit

1BR 1BA ADA

40 **50 total units** Grand total

#### (Section 6.1.8.1.5) (Section 6.1.2.1) (Section 6.1.11) 200 gross (Table 7.3.1.2) (Table 7.3.1.2) 50 gross

15 net

100 gross

\*\*\* 2015 NFPA 101 with Louisiana Amendments \*\*\*

<u>Occupancy</u>

Occupant Load

Construction Type New Construction Hazard Type

per NFPA 220

Fire Barriers

Smoke Barriers

Exiting Widths

<u>Travel Distances</u>

Stairways

Residential

Assembly

Business

Corridor Walls

Walls

Doors

Exit Enclosures

Other Spaces

Enterprise Green Communities Certification New Construction - Urban

Corridors and Lobbies

Corridors and Lobbies

Corridors and Lobbies Other Spaces

Other Spaces (under 300 occ. load)

the measures intended to meet Enterpris

r the criteria requirements; 2: ths per year; 3: Locate within 1/2

in 1/4 mile walk from 80% unpaved open space of at least 3/4 acr portion of the total project acreage as permanent open space that evolutions, 250, for 2 points, 35% for 4 points, 45% + unitse state

Interior Finishes

Residential

Assembly

Business

Residential

Assembly

Business

tegrative Design Construction 1.6 Resilient Communities: Multi-Hazar Risk/ Vulnerability Assessment

2.14 Local Economic Development a Community Wealth Creation

2.15b Access to Broadband: Connectivity 3.1 Environmental Remediation

Smoke Partitions

Elevator Hoistways Exit Access Corridor Vertical Shafts

Fire Resistance Rating

Separations/Opening Protection

Walls separating Dwelling Units

Level Components and Ramps

Maximum Dead End

Maximum Dead End

Maximum Dead End

Maximum Travel Distance Within Unit

Maximum Travel Distance to Exit

Maximum Common Path of Travel

Maximum Travel Distance to Exit

Maximum Common Path of Travel

Maximum Distance from Unit Door to Exit Maximum Common Path of Travel

Assembly

Business

Business

Residential - Apartment Building

Residential - Apartment Building

Exercise Room (with equipment)

Assembly - Less Concentrated

(Table 7.3.1.2)

(Table 7.3.1.2)

# **PROJECT DATA:**

| Construction Type<br>Existing Construction<br>Number of Floors                                                                                                                                                                                                    | Type VA<br>4     | (2021 IBC, Chapter 6)<br>(2021 IBC-Table 503, Section 504.2, and 509.4)      |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------------------------------------------------------|--|--|--|--|
| 2010 ADAS Accessibility Data                                                                                                                                                                                                                                      |                  |                                                                              |  |  |  |  |
| <u>Parking Totals</u><br>Total Parking Spaces<br>Handicap Accessible Spaces<br>Long Term Bicycle Parking                                                                                                                                                          | 3 Acces          | al off street spaces<br>ssible Spaces Provided<br>ces provided (In building) |  |  |  |  |
| Per ADAS 233.1 - Minimum of 5% of the Dwelling Units Will Have Mobility Features<br>Per ADAS 233.1 - Minimum of 2% of the Dwelling Units Will Have Communication Features (Hearing Impaired)<br>Per ADAS 233.3.5 - Total Units Dispersed Among Various Unit Types |                  |                                                                              |  |  |  |  |
| 5% x 50 = 3 Accessible Units With Mobility Features Required - <b>8 Provided:</b> Units 105, 212, 304, 306,<br>312, 404, H-1C, K-1C<br>2% x 50 = 1 Unit With Communication Features Required - <b>3 Provided:</b> Units 107, 205, 301                             |                  |                                                                              |  |  |  |  |
| <u>Communication Features (Hearing Impaired)</u><br>3 Total - Required per Table 224.4                                                                                                                                                                            |                  |                                                                              |  |  |  |  |
| Zoning - New Orleans Compret                                                                                                                                                                                                                                      | nensive Zoning ( | Drdinance                                                                    |  |  |  |  |
| Zoning                                                                                                                                                                                                                                                            | HMC-2            | (Historic Marigny/Treme/Bywater Commercial District)                         |  |  |  |  |
| Site                                                                                                                                                                                                                                                              | PLAN 7-1-16 V    |                                                                              |  |  |  |  |
| Site Area: 38 302 sq. ft                                                                                                                                                                                                                                          | 1141 E           | splanade Ave, 1416 Henriette Delille St., 1140 Kerlerec St.                  |  |  |  |  |

Site Area: 38,302 sq. ft.

Flood Zone

Parking -

Minimum Lot Area MF – 4+ Units : 600sf/du Maximum Height 50 feet MINIMUM PERMEABLE OPEN SPACE : 15% of lot area Maximum FAR 2.2 Х Multifamily 1/1, 50 apartments = 50 spaces Total allowance for all affordable housing = 30% reduction = 35 required

## **2024 QAP REQUIREMENT NOTES:**

**<u>1. Minimum Internet/Cable Capacity</u>:** All units must be equipped with networks to provide cable television, telephone and internet access in the living area and each bedroom.

- Telephone network installed for phones using CAT 5e or better wiring. • Network for data installed using CAT 5e or better wiring, networked from the unit back to a central • location or similar configured wireless network.
- Television services network using COAX cable. •

#### 2. Energy Efficiency: 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 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: See below

3. 2022 Fortified Multifamily Wind Standards (Gold)

## **2020 GREEN COMMUNITIES NOTES:**

Refer to 2020 Enterprise Green Communities Criteria Checklist

ENERGY STAR / INSULATION SCOPE NOTES:

- Minimums: Ceilings R-49, Walls R-19 (2x6), Floors R-19 Regular batt insulation is prohibited in exterior walls. Blown-in insulation is required to achieve a Grade I install, inlcuding around obstacles such as wires, boxes, pipes, ducts, framing. See wall sections for required R-
- values.
- Insulate exterior wall corners to R-6 minimum at locations noted on structural details. Exterior wall insulation at intersections with interior partitions must be the same R-value as the rest of the wall.
- At exterior opening headers, insulate wall to R-5 minimum.
- See sheet A601 for insulation in interior partitions/floors, and floodproof insulation required at first floor.
- Seal/caulk all penetrations and wall/ceiling/floor devices to reduce air leakage during final testing by ES Rater. Dwelling units leakage to be measure no greater than 0.30 CFM50 per sq ft.
- At all locations including showers/tubs bordering exterior walls, insulation visual inspection by ES Rater is required prior to closing of the wall.
- At exterior air barrier penetrations such as balcony cantilevered framing, visual inspection by ES Rater is
- required prior to closing of the wall from the interior side. Windows and glazed entrance doors to meet or exceed the requirements specified for "Class AW" fenestration • in the ENERGY STAR Multifamily Reference Design.
  - Fixed Window U-Factor: 0.50 Operable Window U-Factor: 0.60 Glazed Entrance Door U-Factor: 0.83
  - SHGC: 0.27

These Plans and Specifications have been prepared under my close personal supervision and to the best of my knowledge and belief; they comply with all Parish requirements and that I am observing the work.

| L                                       | FULLY ACCESSIBLE UNITS WITH MOBILITY<br>FEATURES IN ACCORDANCE WITH ADAAG<br>SECTION 809.2 THROUGH 809.4 |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------|
| - A A A A A A A A A A A A A A A A A A A | ACCESSIBLE UNITS WITH COMMUNICATION<br>FEATURES IN ACCORDANCE WITH ADAAG<br>SECTION 809.5                |

ADAAG SYMBOL NOTES

# splanade

0499 ORA

Data

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Apartments

Φ

Delill

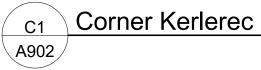


















| 1    | 3D View Esp |
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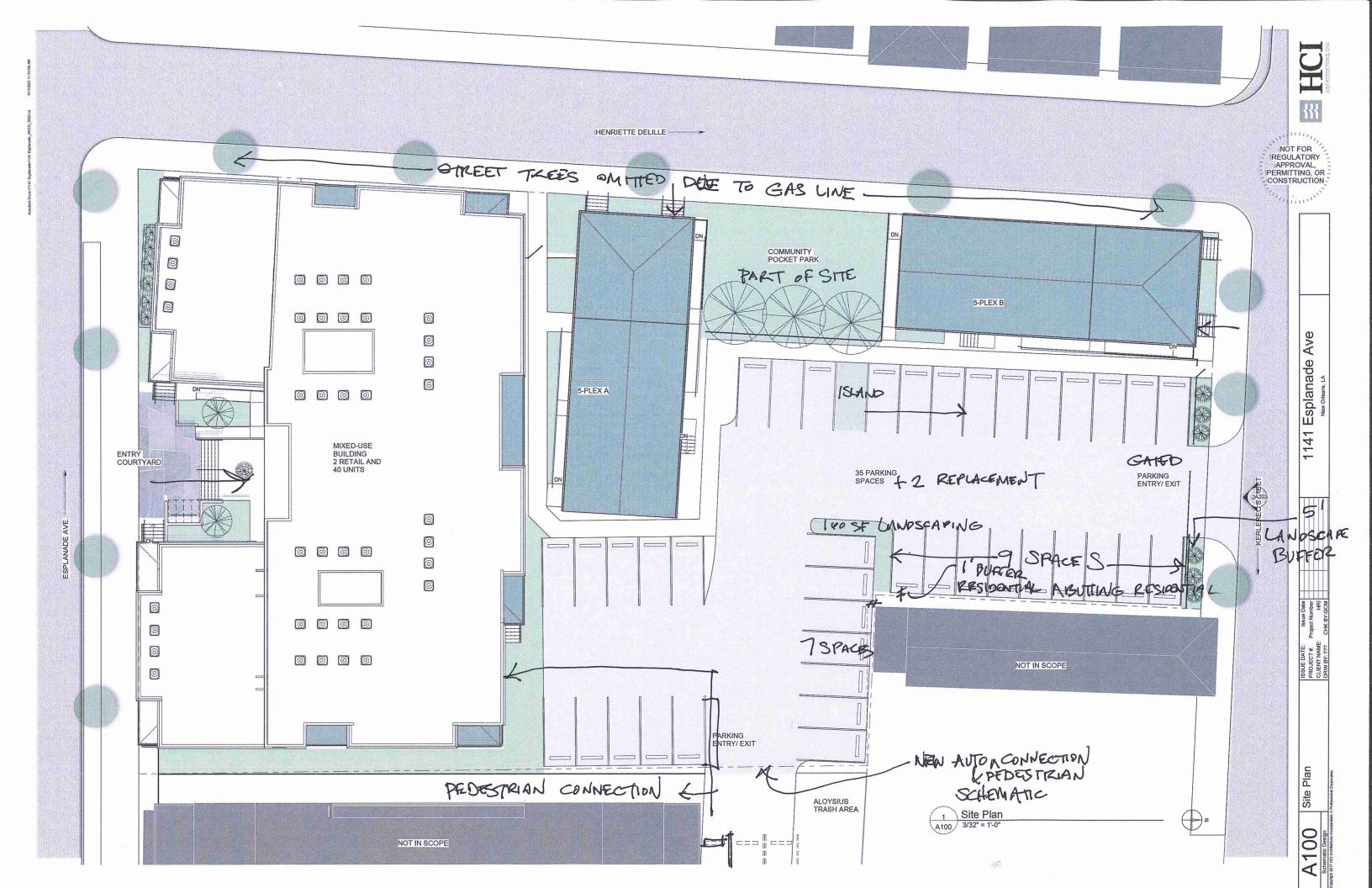


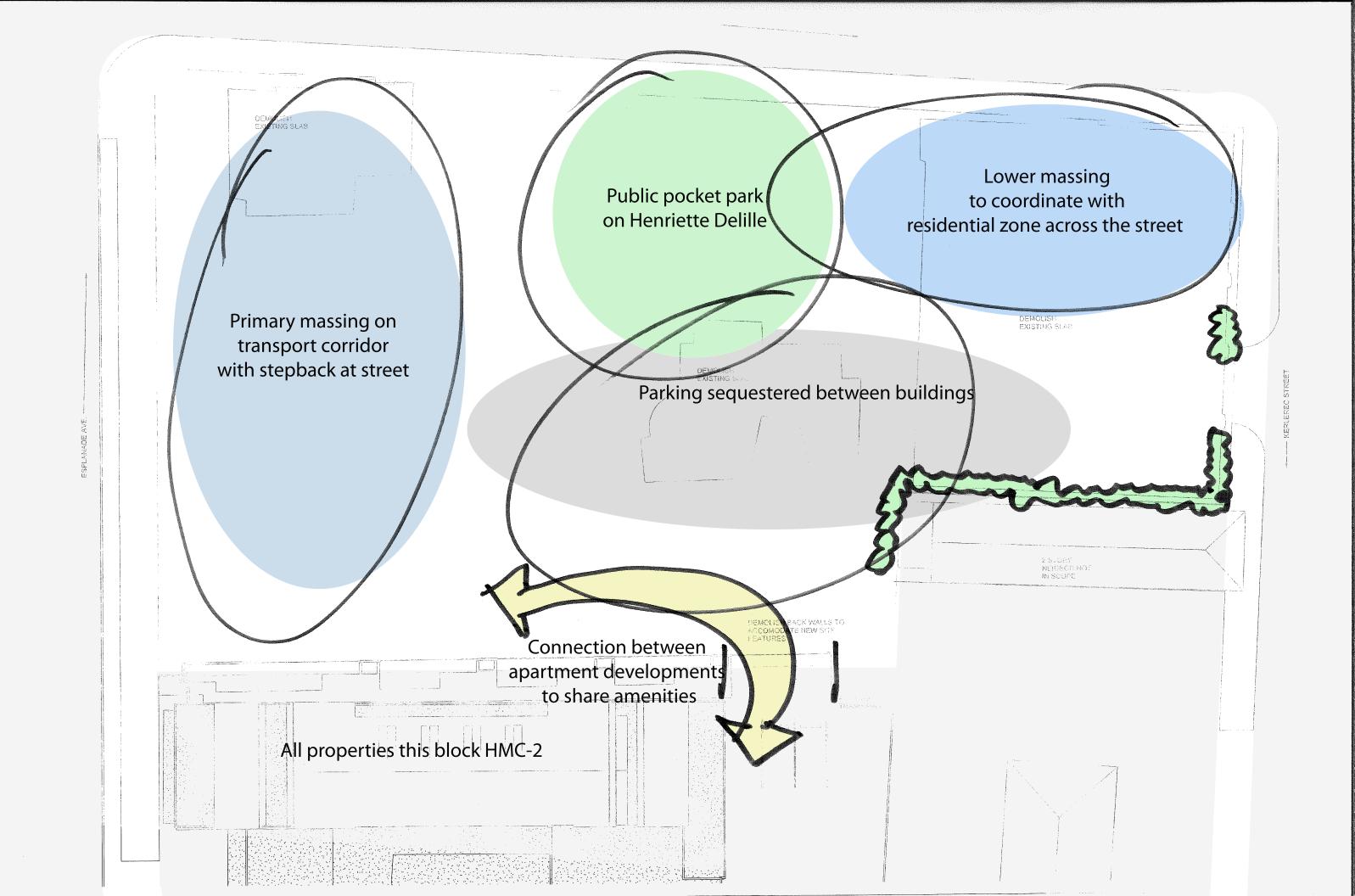
4-2025 0499 NORA

ISSUE DATE: PROJECT #: CLIENT NAME:

Exterior 3D Views

A905





#### Permits;

24-29387-NEWC, at 1141 Esplanade Ave. 25-09220-NEWC, at 1416 Henriette Delille St 25-09212-NEWC, at 1140 Kerlerec St Project Description Narrative: 05/08/2025

The layout consists of a 4 story C shaped building that locates community oriented businesses on the first floor at the prominent corner of Esplanade and Henriette Delille. Two retail bays off of Esplanade Ave flank a central, landscaped courtyard with accessible ramp that serves as the entry to the apartment building. Retail total area is less than 3,000 s.f. The first floor has a leasing office, community and fitness rooms as well as other support rooms and apartments and most have individual, exterior entries. The remainder of the 40 apartments are one and 2 bedrooms units located on floors above with most mechanical equipment occurring on the roofs.

The foundation is to be a raised concrete slab elevated to 3' above highest adjacent curb. The front portion of the main building drops down to 3 stories tall to relate with the height of Aloysius apartments next door which HCI designed several years ago and then steps up to 4 stories closer to the middle of the block and will stay under 50'.

Almost all apartments feature balconies as an amenity and also make reference to the galleries or porches that commonly occur on houses on Esplanade . They are enhanced with a contemporary metal railing on street elevations. The cladding is to be cementitious lap siding as well as cementitious panel that simulates stucco with an exception for the 2 brick clad retail bays which recall some masonry townhouses found on the French quarter side of Esplanade.

On the Kerlerec side of the site we have two similar 5 plexes of one and two stories, configured to recall the massing of camelback houses found in 7th ward and Marigny. They are to have front porches just as a shotgun doubles typically do and are smaller in massing to relate with the two story buildings nearby. A public pocket park is programmed for the space between the two 5plexes. Parking is located behind the buildings. Parking drives are to be two way with entries and exits off of both Kerlerec and share one on N Rampart of Aloysius Apartments. The parking lot is surrounded by a secured fence. 1141 Esplanade can also use the existing dumpster enclosure at Aloysius Apartments although it will have its own trash room with compactor. All parts of the property will be monitored with a closed circuit camera system.

All properties on the block are zoned HMC-2 so there are no setback requirements. In fact it was a request of HDLC staff to locate perimeter walls on side lot property lines and encroach on the public right of way at residential entrances.

## Zoning Description/Analysis for 1141 Esplanade Ave.

5/9/2025

| Multifamily Development   | BLOCK 380 LOT A1 - HMC-2    |                      |                    |                                                   |
|---------------------------|-----------------------------|----------------------|--------------------|---------------------------------------------------|
| Lot Area = 38,302 sq.ft.  | Required                    | Provided             | Waiver Amount      |                                                   |
| Min Lot Area              | 600 sf/du                   | 766 sf/du            | No Waiver Required |                                                   |
| Max Building Height       | 50'                         | 50'                  | No Waiver Required |                                                   |
| Min Open Space Ratio      | 0.3                         | 0.34                 | No Waiver Required | Number includes private apartment balconies       |
| Min Permeable Open Space  | 15%                         | 18%                  | No Waiver Required |                                                   |
| Max Floor Area Commercial | 10,000 sf                   | 2,641 sf             | No Waiver Required |                                                   |
| Min Yard Requirements     | none                        | varies               | No Waiver Required | All properties on entire block HMC-2              |
| Max FAR                   | 2.2                         | 1.36                 | No Waiver Required |                                                   |
| Off-Street Parking        | 50 for 50 apts              | 37                   | No Waiver Required | Reduced by 30% per Section 28.7.1                 |
| Commecial Parking         | 0 for < 3,000 s.f.          | 0                    | No Waiver Required |                                                   |
| Bicycle Parking           | 10 (8 long term)            | 16 (12)              | No Waiver Required |                                                   |
| EV charging stations      | 3                           | 4                    | No Waiver Required |                                                   |
| Off-Street Loading Spaces | 0 - Historic Core Exemption | 0                    | No Waiver Required |                                                   |
| Landscaping               | per Article 23              | Landscape Plan/ Site | No Waiver Required | Parking landscaping, street trees and pocket park |



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## OFFICE OF COMMUNITY ASSETS AND INVESTMENT

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# 1141 Esplanade Avenue (Henriette **Delille)**

OCAI and the New Orleans Redevelopment Authority (NORA) guided 1141 Esplanade Avenue, a vacant City-owned parcel, through the Redevelopment Framework. HRI Communities and New Orleans Restoration Properties are developing the site into 50 one and two-bed apartment units, 37 of which are planned to be afforable and the remainder workforce housing. There will also be two ground floor commericial bays.

#### **Timeline:**

- June, 2022: Lease recorded between the City of New Orleans and the New Orleans Redevelopment Authority
- November, 2022: Virtual community meeting
- November, 2022: Open solicitation for developers
- January, 2023: Close of development solicitation period
- February, 2023: Finalist community engagement meeting
- March, 2023: NORA board award of property
- April, 2023: Option to sublease between NORA and HRIC/NORP executed
- March, 2023: <u>Virtual community meeting</u>

#### **Project Description:**

- Residential
  - Residential:

#### Pages in this section

- <u>Redevelopment</u>
  - <u>Redevelopment</u> **Framework**
  - <u>City Owned Property</u> <u>Map</u>
  - 1141 Esplanade <u>Avenue</u>
  - Louisiana Avenue **Firehouse**

- 50 high-quality, one and two-bedroom apartments
- 37 long-term affordable apartments with rents at or below 60% AMI
- Energy-Star washers and dryers, refrigerators, ceiling fans, dishwashers, and other certified efficient electrical/plumbing fixtures in every apartment
- Private balconies in the primary building

|   | Unit Type                   | Affordability          | Total Units |
|---|-----------------------------|------------------------|-------------|
| _ | CNI Replacement & PSH Units | 30% of Resident Income | 15          |
|   | Workforce                   | 60% AMI                | 22          |
|   | Workforce                   | 80% AMI                | 13          |

- Commercial
  - Two, ground floor retail bays totaling approx. 3,000+ SF and accessed from the Esplanade Avenue landscaped courtyard entry

 Intended for community-minded, small, local businesses; Will be openly marketed with community input and provide a preference for MBE/WBEowned, local businesses

#### • Amenities

- Secure, off-street parking with entry/exit to both Kerlerec Street and N.
   Rampart Street
- Bicycle parking
- Fitness center
- Landscaped pocket park that will be open to the community



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## Service and Information Lookup for the City of New Orleans