

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – January 9, 2013

There will be a meeting of the Planning Advisory Committee on Wednesday, January 9, 2013, in the Conference Room of the City Planning Commission, 1340 Poydras Street, Suite 964, at 2:00 p.m.

- 1) **Consideration:** Minutes from the December 12, 2012 PAC meeting.
- 2) **Consideration: ZONING DOCKET 8/13** – Request by THE PONTCHARTRAIN HOTEL PARTNERSHIP and/or PONTCHARTRAIN ALF, LLC to Amend Conditional Use Ordinance No. 17,456 MCS (ZD 91/95), which allowed the rooftop installation of sectored antennas and electronic equipment for cellular or wireless (Personal Communication Services) and Ordinance No. 24,235 MCS (ZD 85/10) which permitted a cocktail lounge, to permit a hotel within a C-1A General Commercial District and the Lower Saint Charles Avenue Design Review District, on Square 237, Lots Pt 1, 2, 3, 4, C and D in the Fourth Municipal District, bounded by St. Charles Avenue, Josephine, Carondelet and St. Andrew Streets. The municipal addresses are 2035 SAINT CHARLES AVENUE and 1619 JOSEPHINE STREET. (ZBM C-15/PD 2)
- 3) **Consideration: ZONING DOCKET 9/13** – Request by THE HOUSING AUTHORITY OF NEW ORLEANS for a Residential Planned Community (RPC) overlay to permit a multi-family development in an RM-2 Multi-Family Residential District on Squares 1400, 1401 and 1402, All Lots, in the Third Municipal District, bounded by Congress, Law, Alvar and North Dorgenois Streets. There are multiple municipal addresses. (ZBM E-13/PD 7)
- 4) **Consideration: ZONING DOCKET 10/13** – Request by VALMONT INVESTMENTS LLC for a conditional use to permit a multi-family development within an LI Light Industrial District and the Central City Multi-Family Minimum Design Standards Interim Zoning District on Square 242, Lots 1, 2 and 9 in the First Municipal District, bounded by Baronne, Melpomene, Carondelet and Terpsichore Streets. The municipal addresses are 1527-31 CARONDELET STREET AND 1719-21 TERPSICHORE STREET. (ZBM C-14/PD-2)

- 5) **Consideration:** A servitude agreement for air and ground rights for new and existing encroachments, consisting of hand rails, roof overhangs, columns, and steps in/on/over the Douglas Street right of way adjacent to Lot B, Sq. 54, Third M.D., bb: Douglas Street, Andry Street, N. Peters Street, and Flood Street. The municipal address of the improvements is 5413 N. Peters Street.

- 6) **Any Other Matters:** The next Planning Advisory Committee meeting will be held on Wednesday, January 23, 2013, at 2:00 p.m. in the Conference Room of the City Planning Commission, 1340 Poydras Street, Suite 964.

Respectfully yours,

Yolanda W. Rodriguez, Executive Director
December 28, 2012

The PAC was formed to meet and advise the Executive Director of the CPC on technical issues needed in the preparation of reports required as part of CPC official duties. The purpose of the PAC is to eliminate duplicated efforts, and to assist the public in determining the necessary department/agencies to meet with to resolve any technical problems that may need to be discussed or resolved prior to consideration by the CPC. A vote of "no objection" by the PAC does not give any blanket approval for a particular project or a zoning issue or a re-subdivision request, or a sale or lease of city-owned property, but only a statement on the technical issues considered by PAC.

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

Minutes – December 12, 2012

A meeting of the Planning Advisory Committee was held on Wednesday, December 12, 2012 at 2:00 PM in the Conference Room of the City Planning Commission, 9th Floor, 1340 Poydras Street. Those in attendance were:

MEMBERS

Denise McCray (SWB)
Brian Jones (SWB)
Tracey St. Julien (HDLC)
Elsie Cobb-Wright (RER)
Martha Griset (RER)
Debra Calderon (RER)
Arlen Brunson (CPC)
Bao Vu (DPW)
LaJoyce Steib (DPW)
Lary Hesdorffer (VCC)
Tica Hartman (PPW)

GUESTS

Penny Young
Anna Gilclase
Alison Peloquin
Tara Hernandez
W.H. Cress

CPC STAFF

Editha Amacker
Stephen Kroll
Kelly Cottrell
Leila Manouchehri
Robert Pell
Christopher Mills
Jeremy Tennant

NON-VOTING DEPARTMENTS

Christopher Ard (ITI)

- 1) **Consideration:** Minutes from the November 14, 2012 PAC meeting.

CPC made a motion to approve the minutes as written, which was seconded by HDLC and adopted.

- 2) **Consideration:** ZONING DOCKET 1/13 – Request by PAMELA R BONURA TRUST for a Conditional Use to permit the sale of alcoholic beverages for consumption on-premises at a standard restaurant in a B-1 Neighborhood Business District, on Square C, Lot C-2, in the Third Municipal District, bounded by Robert E Lee Boulevard, Perlita,

Hamburg and Aviators Streets. The municipal address is 6100 HAMBURG STREET. (ZBM D-10/PD 6)

CPC presented a brief overview of the project. The committee passed a motion of no objection to the request, subject to further review by CPC, DPW, PPW, and RER.

- 3) **Consideration: ZONING DOCKET 2/13** – Request by BENA CAPITOL LLC for a Conditional Use to permit a Cocktail Lounge with Live Entertainment in a HMC-2 Historic Marigny/Treme Commercial District, on Square 5, Lot 22, in the Third Municipal District, bounded by Esplanade Avenue, Chartres, Frenchmen and Decatur Streets. The municipal address is 516 FRENCHMEN STREET. (ZBM D-14/PD 7)

The applicant's representative described the project, noting that though the proposed use is classified as a cocktail lounge for the purposes of the application, it would serve food in addition to alcoholic beverages. She noted that exterior and interior renovations to the structure were planned.

HDLC said that it had received an application for the modifications to planned for the structure but that the review of the application had not yet been completed.

RER noted that a long term lease of air and ground rights for the gallery and other encroachments was approved by the PAC on October 24, 2012 but that the lease had not yet been completed.

The committee passed a motion of no objection subject to further review by CPC, HDLC and RER.

- 4) **Consideration: ZONING DOCKET 3/13** – Request by ALISON E. PELOQUIN for a Conditional Use to permit a Bed and Breakfast Family Home in an RD-3 Two Family Residential District, on Square 296, Lot 4-A, in the Third Municipal District, bounded by Poland Avenue, Burgundy, North Rampart and Kentucky Streets. The municipal address is 911 POLAND AVENUE. (ZBM E-14/PD 7)

The applicant appeared before the committee and explained the proposal and indicated that they intend to repaint the house and fix the weatherboards as needed. HDLC noted that applicant must submit an application for the proposed exterior improvements. The committee passed a motion of no objection subject to further review by CPC and HDLC.

- 5) **Consideration: ZONING DOCKET 4/13** – Request by JOHN L VILLERE for a Conditional Use to permit for a parking lot to provide off street parking for a main use within 300 feet in an RM-2 Multiple Family Residential District on Square 203, Lot 19, in the Sixth Municipal District, bounded by Napoleon Avenue, Magazine, Constance, and General Pershing Streets. The municipal address is 820 GENERAL PERSHING STREET. (ZBM B-15/PD 2)

Anna Ghelase, representing the applicant, appeared before the committee and described the request. HDLC commented that the request for the demolition of the existing structure had been denied by the Neighborhood Conservation District Committee (NCDC). The representative for the applicant stated that the applicant was appealing the NCDC decision. RER asked why the request for demolition was denied and the agent for the applicant said the denial was due to neighbors' opposition. The committee passed a motion of no objection on the technical merits of the proposed use making no judgment on the merits of the proposed demolition of the existing structure, subject to further review by the DPW, PPW, and CPC.

- 6) **Consideration:** Sale of Lots 18, 19, 20 and a portion of 17, Square 485, 4th M.D., bounded by S. Broad Ave., Third Street, S. Dorgenois St., and Fourth St, at the request of Rhodes Commercial Development, LLC. The municipal address is 2600 S. Broad Avenue.

RER said that there was no present or anticipated City use for the property. PPW said it had no objection to the sale but that it wanted trees to be planted adjacent to the lot as a condition of its sale and development. The committee passed a motion of no objection subject to further review by CPC, RER, and PPW.

- 7) **Consideration:** A grant of servitude for air and ground rights over portions of Prytania and Antonine Streets public right-of-ways, adjacent to Square 376, 6th M.D., bounded by: St. Charles Ave., Foucher St., Antonine St., and Prytania St. for proposed encroachments of a grease trap, awning, outward swing doors, steps, ramp, landing, and handicap lift. The municipal address is 3629 Prytania St.

W.H. Cress, representing the applicant, said that the existing building is to be used as a restaurant and that he building lacked to space have an on-site grease trap which would be usable as a practical matter. The applicant therefore intended to install an approximately 5' by 8' grease trap under the public sidewalk. There would also be a ramp and other encroachments into the right-of-way.

PPW said it would require street trees to be planted, a landscape plan, and the protection of the existing trees.

DPW said it would require 5' sidewalk clearance around the grease trap, ramp, and other encroachments.

The committee passed a motion of no objection subject to further review by DPW, RER, and PPW.

- 8) **Consideration:** A grant of servitude for air rights over a portion of Bienville St. public right-of-way, adjacent to Square 30, 2nd M.D., bounded by: Chartres St., Iberville St., Decatur St., and Bienville St. for a proposed canopy. The municipal address is 528 Bienville St.

VCC said that it had already approved the canopy.

SWB said it had no objections to the request.

DPW said it would need to review plans stamped by a licensed engineer.

The committee passed a motion of no objection subject to further review by RER and DPW.

- 9) **Consideration:** A grant of servitude for air and ground rights over portions of Harrison Ave. and Memphis St, adjacent to Square 233, 2nd M.D., bb: Vicksburg St., Bragg St., Memphis St., and Harrison Ave. for proposed encroachments of a wraparound balcony, columns, and aluminum sunshades. The municipal address is 789 Harrison Ave.

PPW said that it would require the planting of street trees along Memphis Street.

DPW said it would need to review plans stamped by a licensed engineer.

The committee passed a motion of no objection subject to further review by RER, DPW, and PPW.

- 10) **Consideration:** Sale of a portion of South Claiborne Ave. at approximately 2,200ft², adjacent to Square 674, Lots 13, 14, 15, 16, 17, and 18, 6th M.D., bounded by: Upperline St., Willow St., Cadiz St., and South Claiborne Ave., at the request of the adjacent property owner.

The request was withdrawn, as the portion of the right-of-way is State, not City, property.

- 11) **Any other matters:**

Consideration: Sale of a portion of Willow Street between Squares 405, 406, 385-A, and 385-B and a portion of Toledano Street, adjacent to Square 386-A and 385-B, in the Fourth and Sixth Municipal Districts, bounded by Toledano Street, South Claiborne Avenue, Washington Avenue, and Clara Street at the request of JCH Development.

Consideration: Sale of a portion of Sixth Street, bounded by Square 405, Square 406, Willow Street, and South Claiborne Avenue at the request of JCH Developers.

Tara Hernandez, representing the developer, described the proposal, noting that the streets are to be incorporated into the Magnolia Marketplace development site.

DPW said that the TIA for the proposal is under review and that DPW would require a utility relocation plan. DPW said that it would also need detailed plans of the area to be purchased and that it would need to meet with the developer's architect or engineer about the proposal. DPW also said that it would be necessary that the City could not sell the area within 12' of the Toledano Street curb, as it would have to be retained as right-of-

way for public sidewalks and planting strips.

PPW said it would require the existing trees within the rights-of-way to be protected.

The committee passed a motion of no objection subject to further review by CPC, DPW, RER, SWB, and PPW.

Consideration: Election of Planning Advisory Committee chairperson and vice-chairperson for 2013

The committee passed a motion to designate Ed Horan (S&P) as the chairperson and Brian Jones (SWB) as the vice-chairperson for 2013. In the event that neither is present at a particular meeting, Arlen Brunson (CPC) will lead the meeting.

Item # 2

Consideration: **ZONING DOCKET 8/13** – Request by THE PONTCHARTRAIN HOTEL PARTNERSHIP and/or PONTCHARTRAIN ALF, LLC to Amend Conditional Use Ordinance No. 17,456 MCS (ZD 91/95), which allowed the rooftop installation of sectored antennas and electronic equipment for cellular or wireless (Personal Communication Services) and Ordinance No. 24,235 MCS (ZD 85/10) which permitted a cocktail lounge, to permit a hotel within a C-1A General Commercial District and the Lower Saint Charles Avenue Design Review District, on Square 237, Lots Pt 1, 2, 3, 4, C and D in the Fourth Municipal District, bounded by St. Charles Avenue, Josephine, Carondelet and St. Andrew Streets. The municipal addresses are 2035 SAINT CHARLES AVENUE and 1619 JOSEPHINE STREET. (ZBM C-15/PD 2)

Building Information

Project Address
 401 Veterans Blvd., Suite 1210
 New Orleans, Louisiana 70002

Zoning Classification
 C-20

Gross Building Area
 384,246 square feet

Construction Type
 Type III - Reinforced Concrete

Occupancy Type
 A-3 - Residential, Single-Family Dwellings
 A-2 - Residential, Two-Family Dwellings
 A-1 - Residential, Single-Family Dwellings
 R-3 - Residential, Single-Family Dwellings

Architect
 Burrus Investment Group
 401 Veterans Blvd., Suite 1210
 New Orleans, Louisiana 70002

Contractor
 Citadel Builders L.L.C.

Owner

Owner
 Burrus Investment Group
 401 Veterans Blvd., Suite 1210
 New Orleans, Louisiana 70002

Architect
 Trapolin Architects, A Professional Corp.
 638 Poydras Street, Suite 3000
 New Orleans, Louisiana 70112

Structural Engineer
 M.C. Coughlin Engineers
 1390 Lakeview Drive
 Metairie, Louisiana 70002

Mechanical Engineer
 M.C. Coughlin Engineers
 1390 Lakeview Drive
 Metairie, Louisiana 70002

Electrical Engineer
 M.C. Coughlin Engineers
 1390 Lakeview Drive
 Metairie, Louisiana 70002

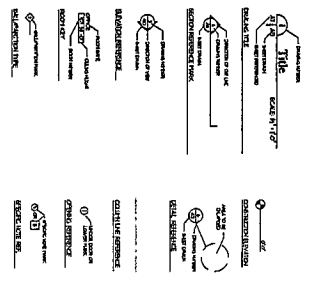
Interior Design
 M.C. Coughlin Engineers
 1390 Lakeview Drive
 Metairie, Louisiana 70002

Index of Drawings

ARCHITECTURAL

NO.	DESCRIPTION	DATE
A-0.01	SITE MAP	
A-0.1	GENERAL NOTES	
A-1.0	FLOOR PLANS	
A-2.0	SECTIONAL ELEVATIONS	
A-3.0	DETAILS	
A-4.0	MECHANICAL	
A-5.0	ELECTRICAL	
A-6.0	INTERIOR DESIGN	

Architectural Symbols



Plumbing Engineer

Plumbing Engineer
 M.C. Coughlin Engineers
 1390 Lakeview Drive
 Metairie, Louisiana 70002

Mechanical Engineer

Mechanical Engineer
 M.C. Coughlin Engineers
 1390 Lakeview Drive
 Metairie, Louisiana 70002

Electrical Engineer

Electrical Engineer
 M.C. Coughlin Engineers
 1390 Lakeview Drive
 Metairie, Louisiana 70002

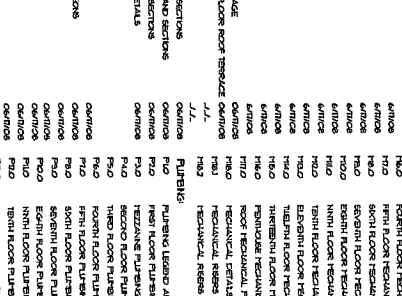
Interior Design

Interior Design
 M.C. Coughlin Engineers
 1390 Lakeview Drive
 Metairie, Louisiana 70002

Material Designations

NO.	DESCRIPTION
1	CONCRETE
2	BRICK
3	TRIPLE GLAZED WINDOW
4	WOOD
5	WOOD TRIM
6	PAINT
7	GLASS
8	CEILING
9	FLOOR
10	WALL
11	ROOF
12	MECHANICAL
13	ELECTRICAL
14	INTERIOR DESIGN

Site Map



STRUCTURAL

NO.	DESCRIPTION	DATE
B-1.0	FOUNDATION	
B-2.0	FLOOR SLABS	
B-3.0	BEAMS	
B-4.0	WALLS	
B-5.0	CEILING	
B-6.0	FLOOR	
B-7.0	WALL	
B-8.0	ROOF	
B-9.0	MECHANICAL	
B-10.0	ELECTRICAL	

AREA CALCULATIONS

NO.	DESCRIPTION	AREA (SQ FT)
1	FLOOR SLAB	384,246
2	BEAMS	10,000
3	WALLS	5,000
4	CEILING	384,246
5	FLOOR	384,246
6	WALL	5,000
7	ROOF	384,246
8	MECHANICAL	10,000
9	ELECTRICAL	5,000
10	TOTAL	1,517,834

General Notes

- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE ARCHITECT.
- CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.

TRAPOLIN ARCHITECTS

PROJECT NO. C0288
 DATE: 06/17/06
 SCALE: AS PER DWG
 DRAWN BY: ES
 CHECKED BY: [Signature]
 DESIGNED BY: [Signature]

CHRISTINA & STAUB
 7307 BREWER STREET
 NEW ORLEANS, LA 70118

Pontchartrain Hotel Apartment Conversion

2031 St. Charles Ave.
 New Orleans, Louisiana

Contractor: Burrus Investment Group
 401 Veterans Blvd., Suite 1210, Metairie, Louisiana 70002

Contractor: Trapolin Architects, A Professional Corp.
 638 Poydras Street, New Orleans, Louisiana 70112

Contractor: Citadel Builders L.L.C.

First Floor Plan - Descriptive

SCALE: 1/8" = 1'-0"

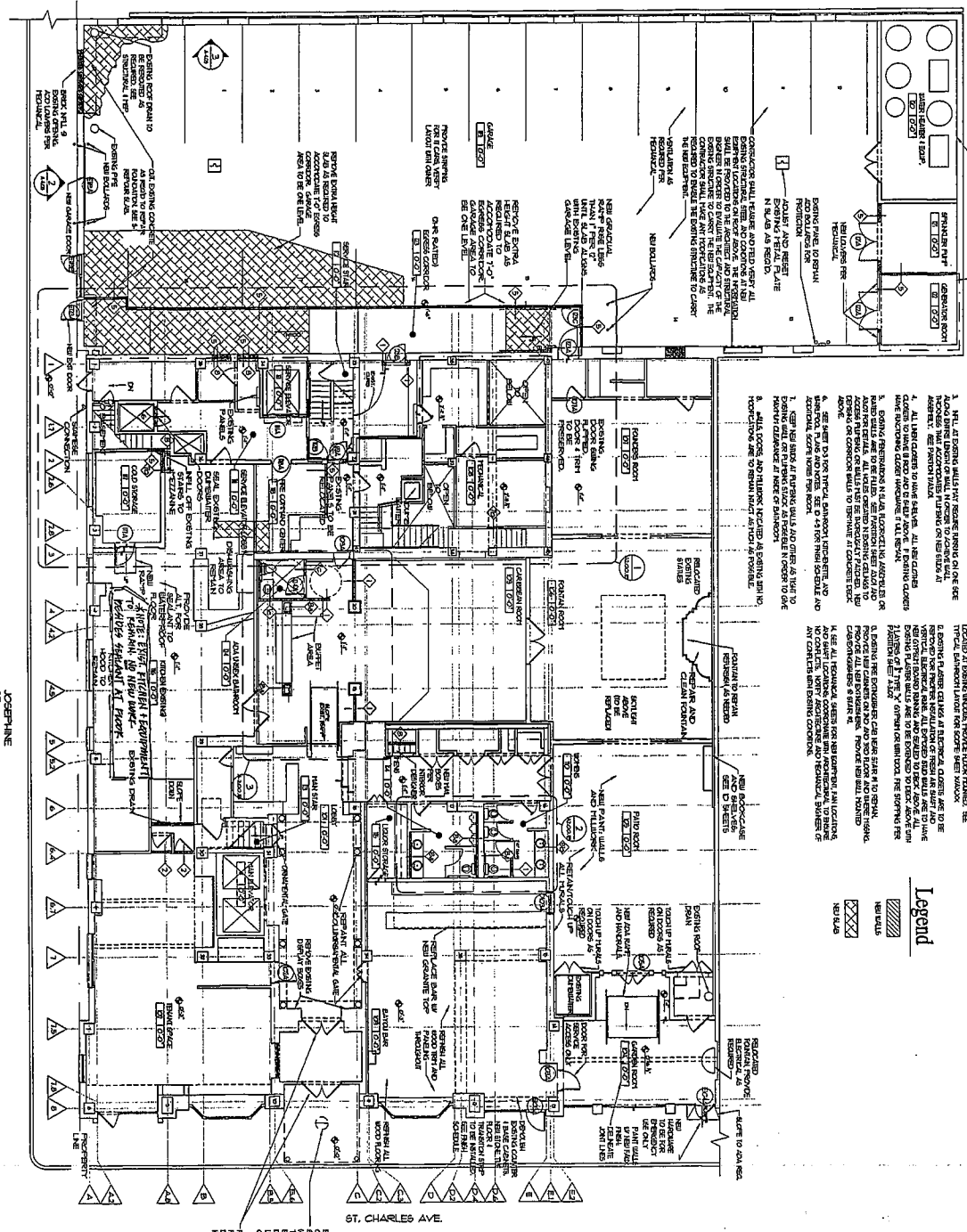
Legend

REPAIR/REPLACE
 REPAIR/REPLACE SEE SPECIAL FOR DETAILS
 EXISTING FLOOR
 EXISTING WALLS
 EXISTING PARTITION TO BE REMOVED
 EXISTING PARTITION TO BE RELOCATED

Wall and Door Legend

REPAIR/REPLACE
 REPAIR/REPLACE SEE SPECIAL FOR DETAILS
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 REPAIR/REPLACE SEE SPECIAL FOR DETAILS

CHRESTIA & STAMB
 ARCHITECTS
 700 PONTCHARTRAIN HOTEL
 NEW ORLEANS, LA 70112
 PHONE: 504.586.4177



General Notes:

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL EXISTING WALLS TO BE REMOVED OR RELOCATED SHALL BE REMOVED TO THE EXISTING FINISH FLOOR SLAB OR TO THE EXISTING FOUNDATION AS SHOWN ON THE PLAN. ALL EXISTING WALLS TO BE RELOCATED SHALL BE RELOCATED TO THE EXISTING FINISH FLOOR SLAB OR TO THE EXISTING FOUNDATION AS SHOWN ON THE PLAN.
3. EXISTING PARTITIONS TO BE REMOVED SHALL BE REMOVED TO THE EXISTING FINISH FLOOR SLAB OR TO THE EXISTING FOUNDATION AS SHOWN ON THE PLAN.
4. ALL EXISTING WALLS TO BE REMOVED SHALL BE REMOVED TO THE EXISTING FINISH FLOOR SLAB OR TO THE EXISTING FOUNDATION AS SHOWN ON THE PLAN.
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10. ALL EXISTING WALLS TO BE REMOVED SHALL BE REMOVED TO THE EXISTING FINISH FLOOR SLAB OR TO THE EXISTING FOUNDATION AS SHOWN ON THE PLAN.

Keynotes:

1. REPAIR/REPLACE EXISTING WALLS TO BE RELOCATED TO THE EXISTING FINISH FLOOR SLAB OR TO THE EXISTING FOUNDATION AS SHOWN ON THE PLAN.
2. REPAIR/REPLACE EXISTING WALLS TO BE REMOVED TO THE EXISTING FINISH FLOOR SLAB OR TO THE EXISTING FOUNDATION AS SHOWN ON THE PLAN.
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10. REPAIR/REPLACE EXISTING WALLS TO BE REMOVED TO THE EXISTING FINISH FLOOR SLAB OR TO THE EXISTING FOUNDATION AS SHOWN ON THE PLAN.

Legend

- REPAIR/REPLACE
 REPAIR/REPLACE SEE SPECIAL FOR DETAILS
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 REPAIR/REPLACE SEE SPECIAL FOR DETAILS

First Floor Plan - Descriptive	
Project No.	06282
Date	06/17/06
Scale	As Shown
Drawn By	ES
Checked By	ES
Drawn By	ES
Checked By	ES
Project No.	06282
Date	06/17/06
Scale	As Shown
Drawn By	ES
Checked By	ES
Project No.	06282
Date	06/17/06
Scale	As Shown
Drawn By	ES
Checked By	ES

A-2.00B

Pontchartrain Hotel Apartment Conversion

2031 St. Charles Ave.
New Orleans, Louisiana

Burrus Investment Group
401 Veterans Blvd., Suite 102, Metairie, Louisiana 70008

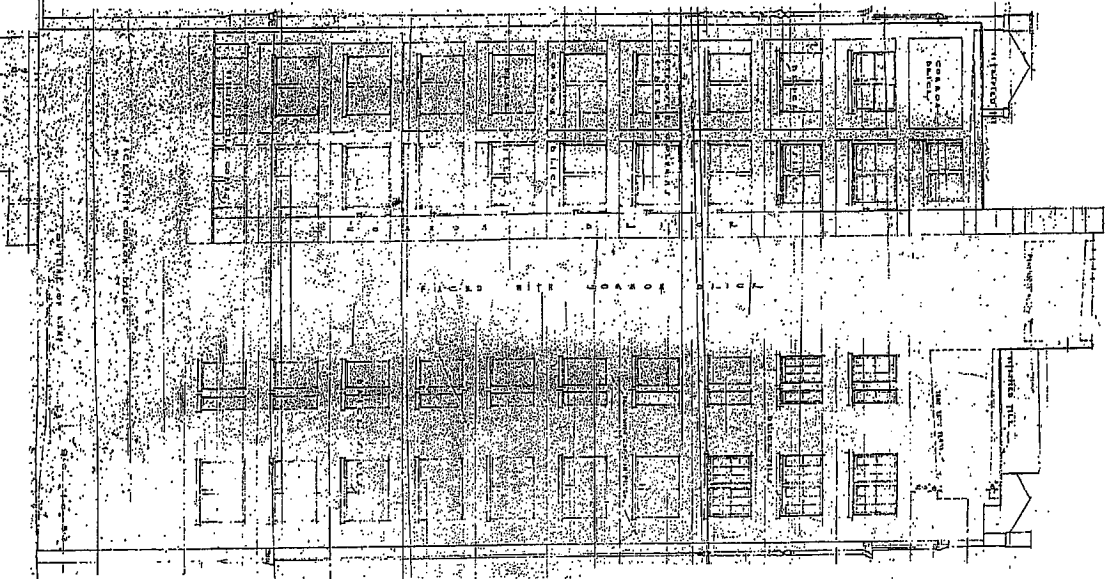
TRAPOLIN Architects, A Professional Corp.
639 Julia Street, New Orleans, Louisiana 70130

Citadel Builders L.L.C.

Construction Documents

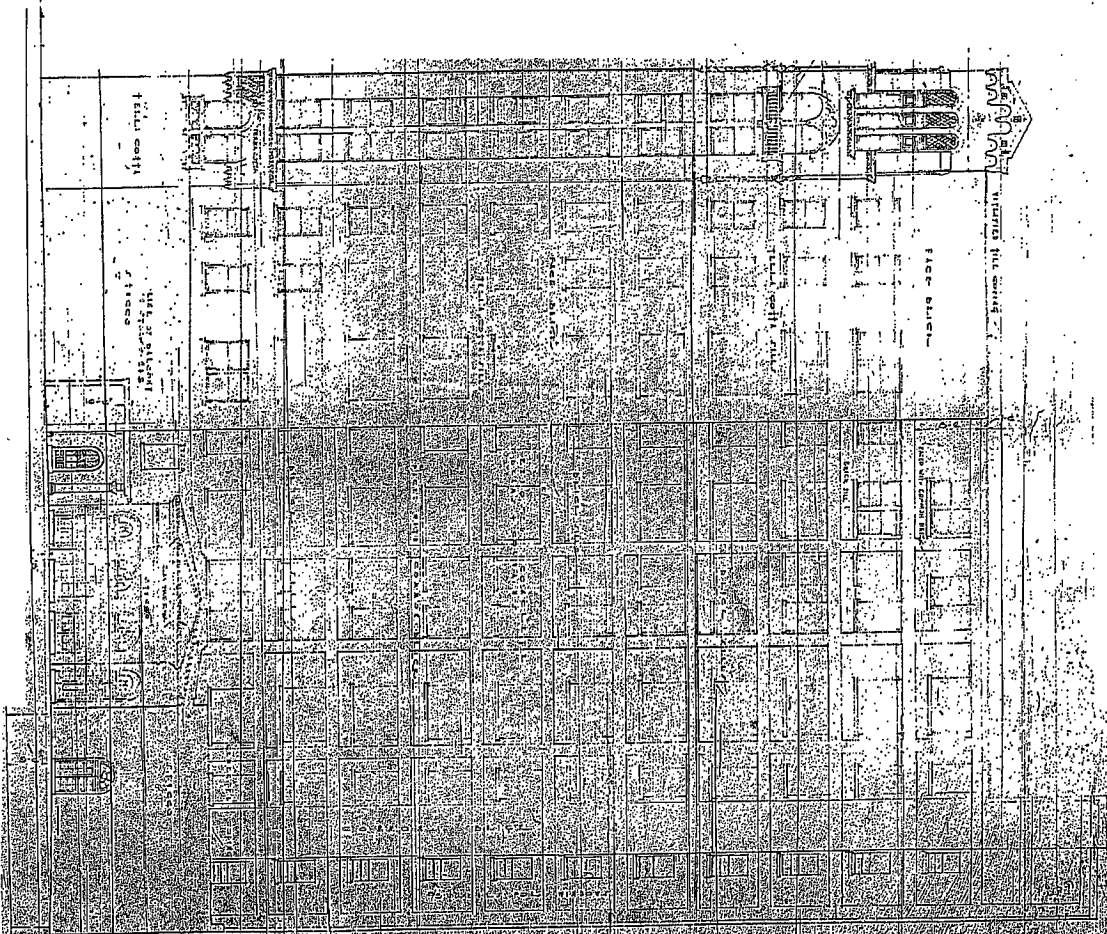
6 Rear Elevation

SCALE: 1/8" = 1'-0"



7 Right Side Elevation

SCALE: 1/8" = 1'-0"



* THESE ELEVATIONS ARE FOR REFERENCE ONLY. MINIMAL CLEAN UP WORK ON EXTERIOR WALLS.

CHRISTINA & STAB
2709 PERDUE STREET
NEW ORLEANS, LA 70115
504-586-4477

TRAPOLIN ARCHITECTS

Project No.	02088
Date	11/18/08
Scale	As Per Dwg
Drawn By	E5
Checked By	
Reviewed By	
Project/Client	PONTCHARTRAIN HOTEL APARTMENT CONVERSION
Sheet No.	A-4.02

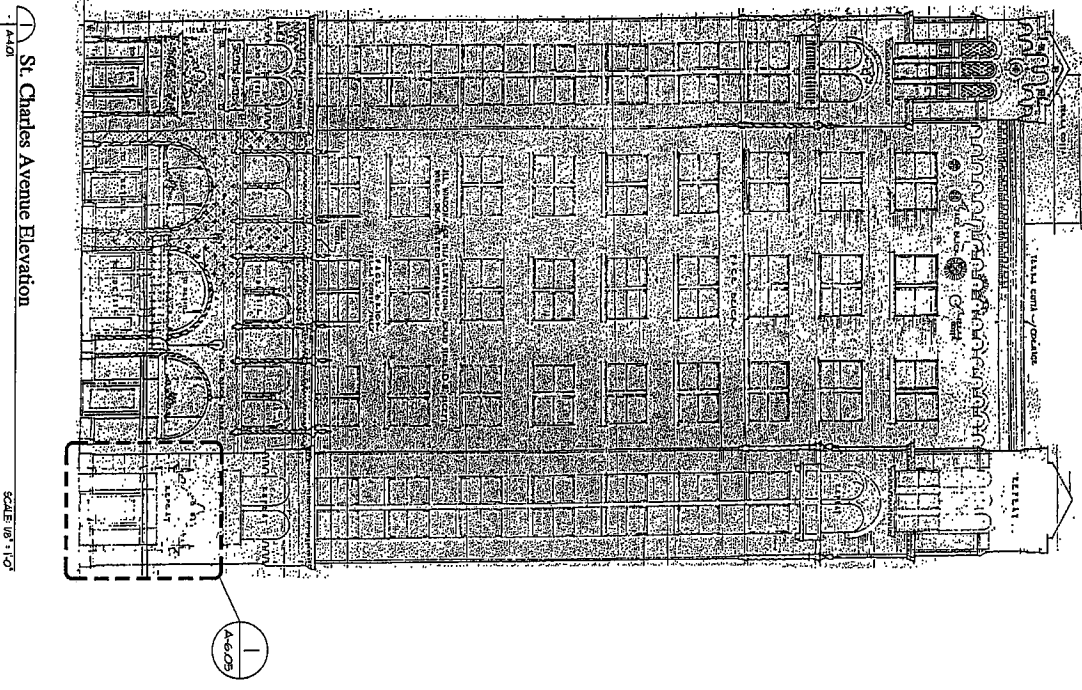
Exterior Elevations

**Pontchartrain Hotel
Apartment Conversion**

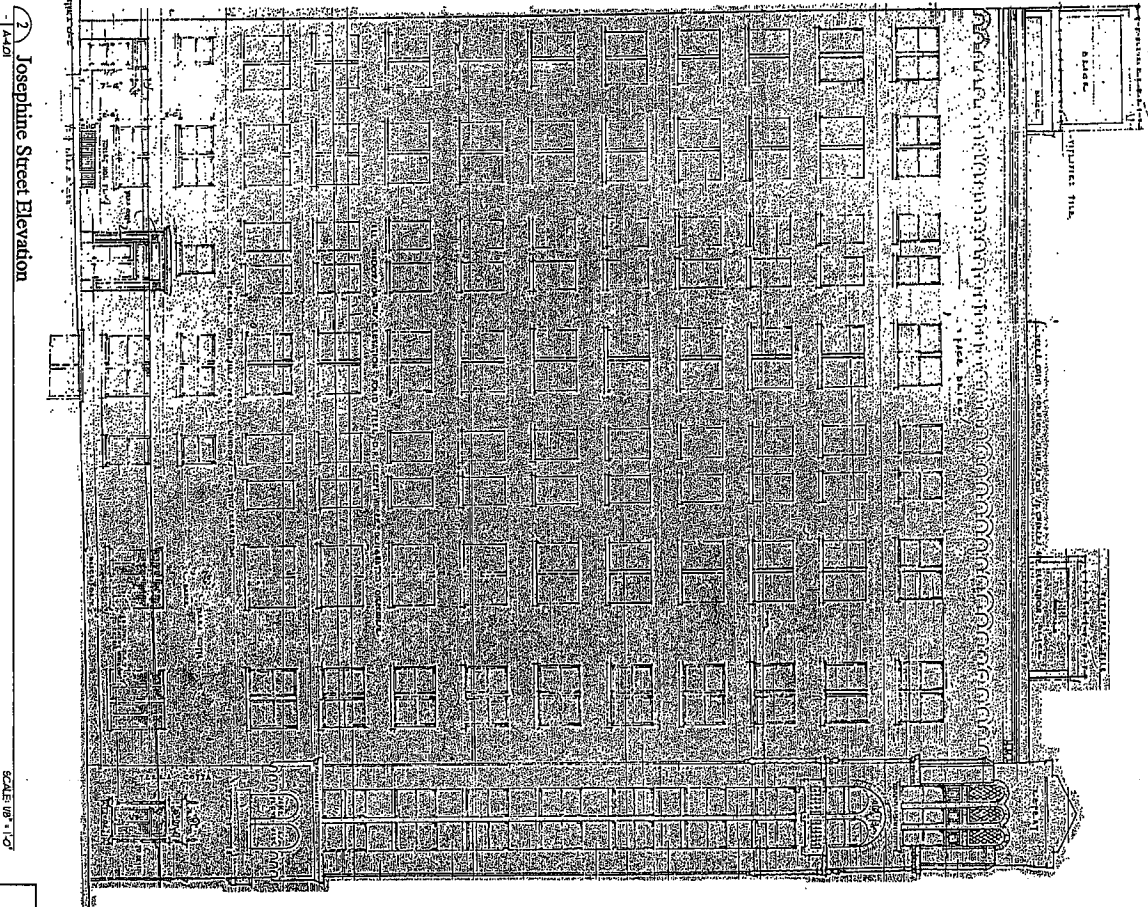
2031 St. Charles Ave.
New Orleans, Louisiana

<p>BY: Burrus Investment Group 403 Veterans Blvd., Suite 102, Metairie, Louisiana 70005</p> <p>ARCHITECT: Trapolin Architects, A Professional Corp. 639 Julia Street, New Orleans, Louisiana 70130</p> <p>CONTRACTOR: Citadel Builders L.L.C.</p>

Construction Documents



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

* THESE ELEVATIONS ARE FOR REFERENCE ONLY. MINIMAL CLEAN UP WORK ON EXTERIOR WALLS.

CHRISTINA & STAUD
 DESIGN SERVICES
 1409 PINE ST. SUITE 200
 NEW ORLEANS, LA 70112
 504-584-4277

TRAPOLIN
 ARCHITECTS

Project No.	06288
Date	11/17/08 KCK CD
Scale	As Per Dwg
Drawn By	EG
Checked By	
Revisions:	
Producing	
Set Outlines	
Δ Office	
A-4.01	

Exterior Elevations

**Pontchartrain Hotel
 Apartment Conversion**
 2031 St. Charles Ave.
 New Orleans, Louisiana

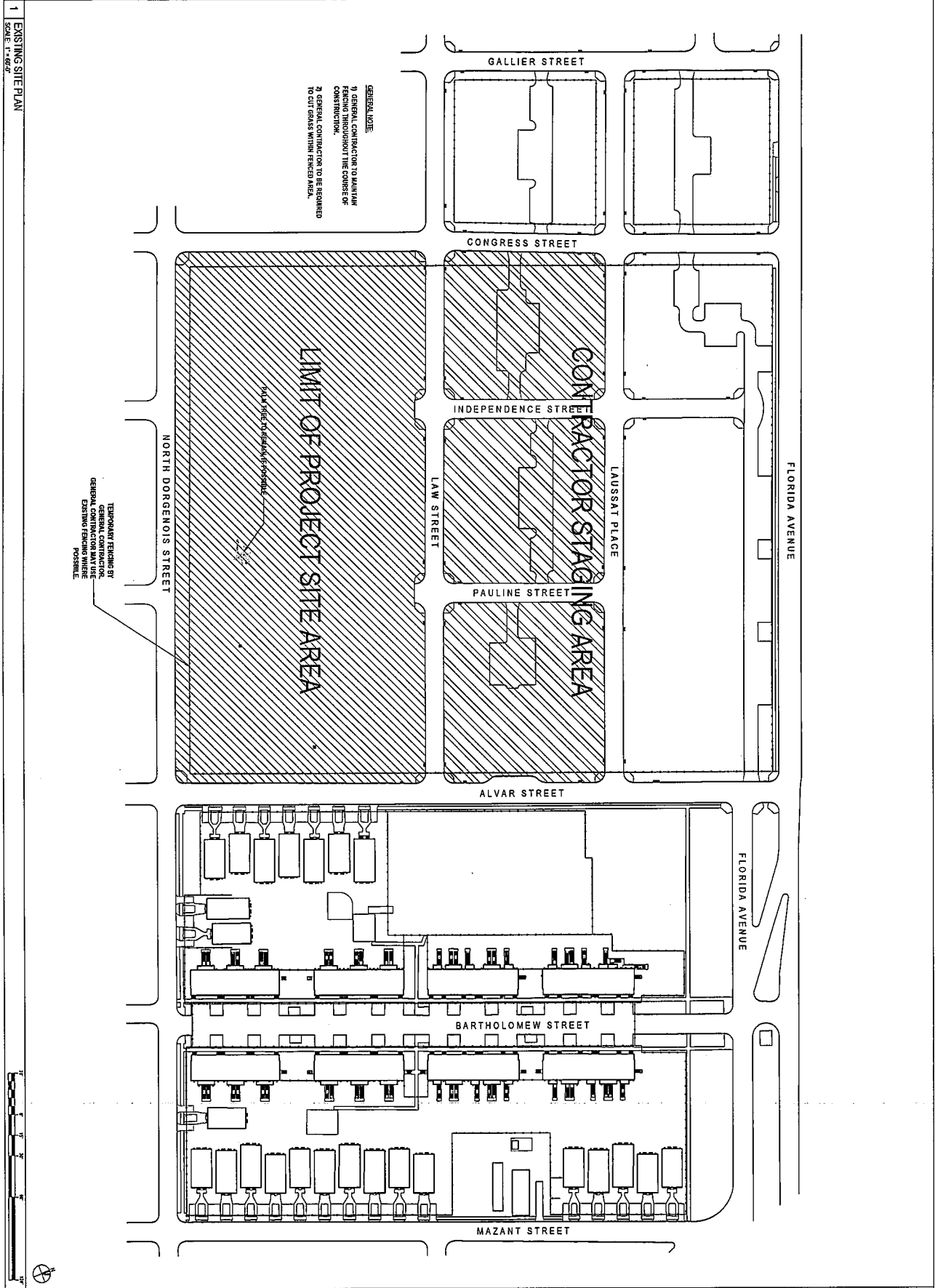
OWNER: Burrus Investment Group
 401 Venice Blvd., Suite 102, Metairie, Louisiana 70008
 ARCHITECT: Trapolin Architects, A Professional Corp.
 689 Julia Street, New Orleans, Louisiana 70130
 CONTRACTOR: Citadel Builders L.L.C.

Construction Documents

Item #3

Consideration: ZONING DOCKET 9/13 – Request by THE HOUSING AUTHORITY OF NEW ORLEANS for a Residential Planned Community (RPC) overlay to permit a multi-family development in an RM-2 Multi-Family Residential District on Squares 1400, 1401 and 1402, All Lots, in the Third Municipal District, bounded by Congress, Law, Alvar and North Dorgenois Streets. There are multiple municipal addresses. (ZBM E-13/PD 7)

1 EXISTING SITE PLAN
SCALE: 1" = 60'-0"



GENERAL NOTE:
1. GENERAL CONTRACTOR TO MAINTAIN FENCING THROUGHOUT THE COURSE OF CONSTRUCTION.
2. GENERAL CONTRACTOR TO BE REQUIRED TO CUT GRASS WITHIN FENCED AREA.

TEMPORARY FENCING BY GENERAL CONTRACTOR. GENERAL CONTRACTOR MAY USE EXISTING FENCING WHERE POSSIBLE.

Perez.

REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSISSIPPI
NO. 10000
11/29/2012

HOUSING AUTHORITY OF NEW ORLEANS
FLORIDA AVENUE - NEW AFFORDABLE HOUSING UNITS

NEW ORLEANS, LA 70117

11-120-05-05A

DATE: 11/28/12
PROJECT NO: 01-11-1037-01
REVISED: NO DATE (ORIGINAL)

OWNER: W
DESIGNER: W
DATE: W

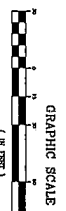
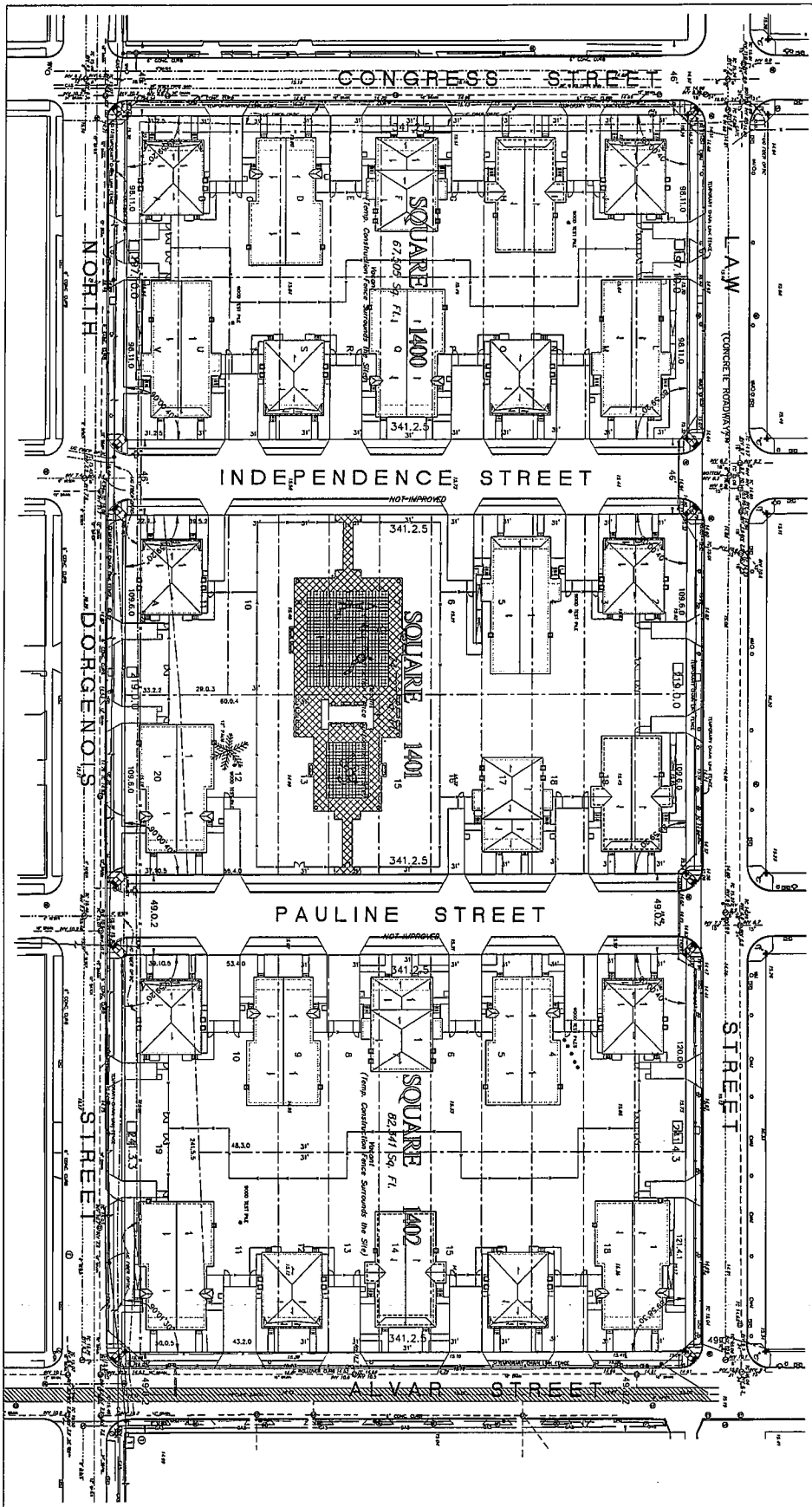
OVERALL EXISTING SITE PLAN
SHEET NO. T1.3

11-120-05-05A

11-120-05-05A

11-120-05-05A

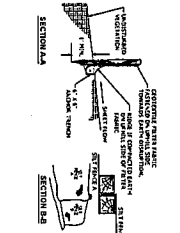
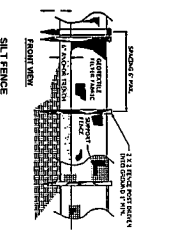
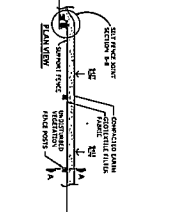
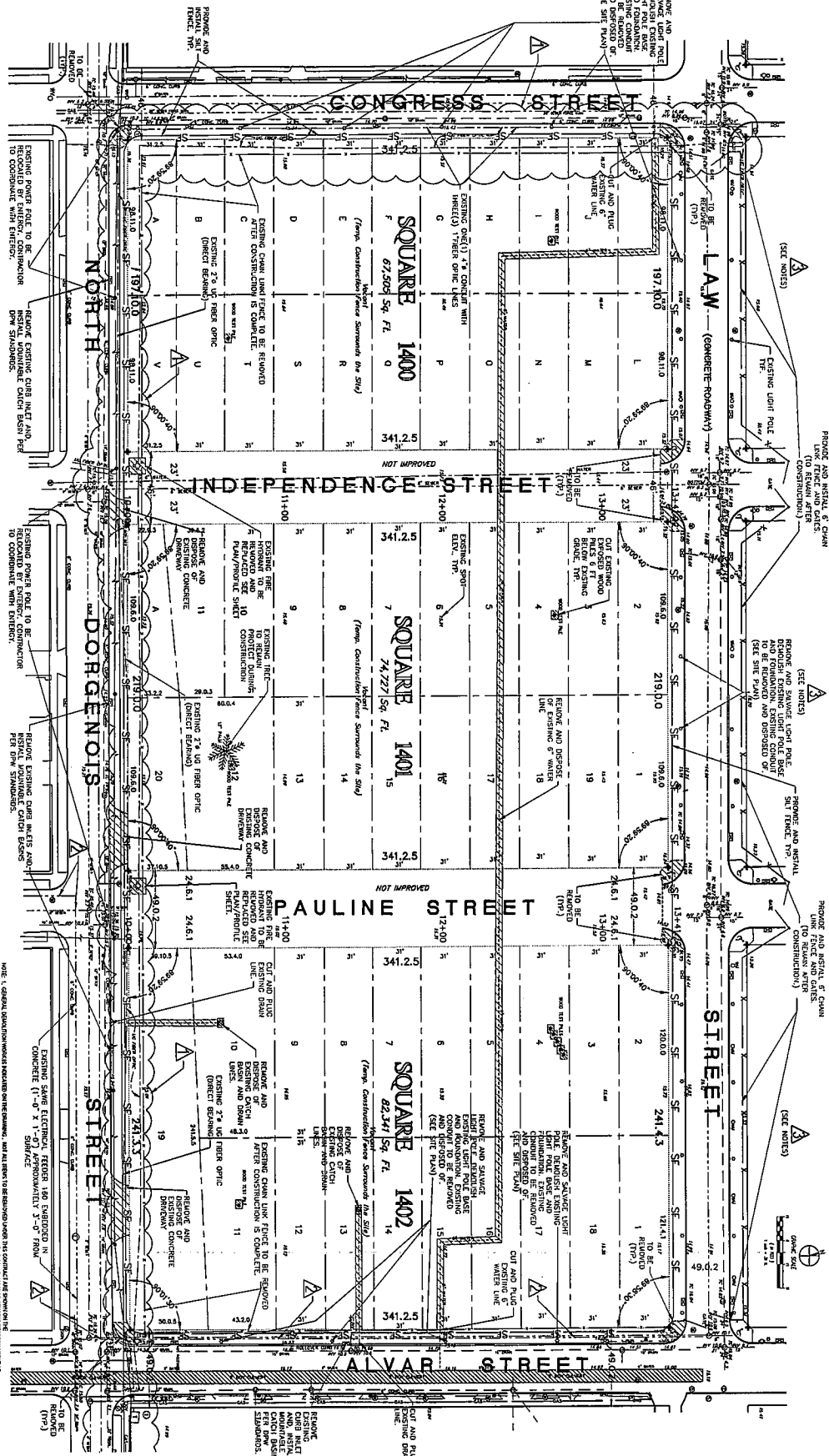
1 EXISTING SITE PLAN OVERLAIN NEW HOUSING PLANS
SCALE: 1" = 30'-0"



NOTE: THIS SHEET IS FOR REFERENCE ONLY

DATE: 11.26.12 PROJECT: 01-11-1007-01 REVISION:	HOUSING AUTHORITY OF NEW ORLEANS FLORIDA AVENUE - NEW AFFORDABLE HOUSING UNITS NEW ORLEANS, LA 70117	11-120-05-05A1 100% CONSTRUCTION DOCUMENTS	PEREZ ARCHITECTS 1000 PINE STREET, SUITE 200 NEW ORLEANS, LA 70112 TEL: 504.581.9900 WWW.PEREZARCHITECTS.COM
	DRAWN BY: WJ CHECKED BY: SC EXISTING SITE PLAN OVERLAIN NEW HOUSING PLANS		

CAUTION: UNDERGROUND FIBER OPTIC LINE IN THIS AREA. CONTRACTOR TO USE EXTREME CAUTION DURING CONSTRUCTION ACTIVITIES. CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO EXISTING FIBER OPTIC LINES. CONTRACTOR TO CONTACT FIBER OPTIC CONTRACTOR TO LOCATE AND MARK ALL FIBER OPTIC LINES PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT THE SAME AT LEAST 48 HOURS PRIOR TO EXCAVATING ADJACENT TO ELECTRICAL FEEDER 180. APPROVED CONTRACTOR STAGING AREA. CONTRACTOR TO DEMOLISH ALL STRUCTURES, UTILITIES, TREES, FOUNDATION, ETC. REMAINING AFTER CONSTRUCTION OF AFFORDABLE HOUSING UNITS. CONTRACTOR TO USE, FERTILIZE, WATER, AND MAINTAIN GRASS IN STAGING AREA THROUGHOUT THE COURSE OF CONSTRUCTION. SEE SHEET 1.1.



- NOTE:** GENERAL CONDITIONS APPLY TO THIS DEMOLITION PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW ORLEANS AND THE STATE OF LOUISIANA. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND MATERIALS FROM THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION OR BETTER. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND MATERIALS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW ORLEANS AND THE STATE OF LOUISIANA. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND MATERIALS FROM THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION OR BETTER. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND MATERIALS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW ORLEANS AND THE STATE OF LOUISIANA.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND MATERIALS FROM THE SITE.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION OR BETTER.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND MATERIALS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

EXISTING CONDITIONS AND DEMOLITION PLAN

DATE: 11.30.12
 SHEET: 01-11-037-01
 PROJECT: HOUSING AUTHORITY OF NEW ORLEANS
 FLORIDA AVENUE - NEW AFFORDABLE HOUSING UNITS
 NEW ORLEANS, LA 70117

**HOUSING AUTHORITY OF NEW ORLEANS
 FLORIDA AVENUE - NEW AFFORDABLE HOUSING UNITS**

NEW ORLEANS, LA 70117

100% CONSTRUCTION DOCUMENTS

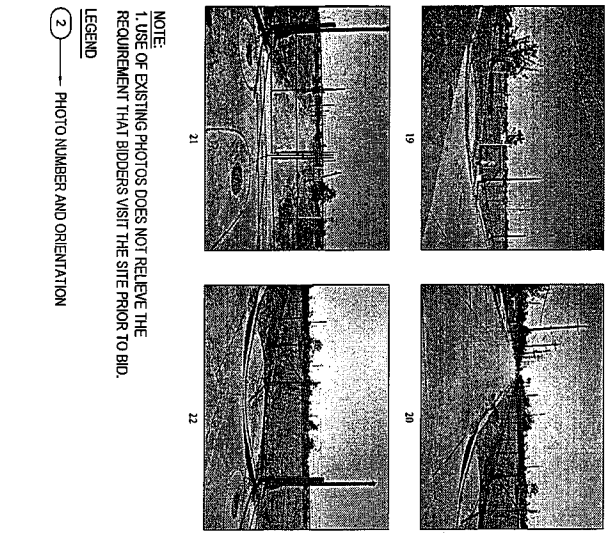
I.E.S. ENGINEERING

Integrated Logistical Support, Inc.
 ENGINEERING & CONSTRUCTION MANAGEMENT

1100 Poydras Street, Suite 2775
 New Orleans, LA 70163

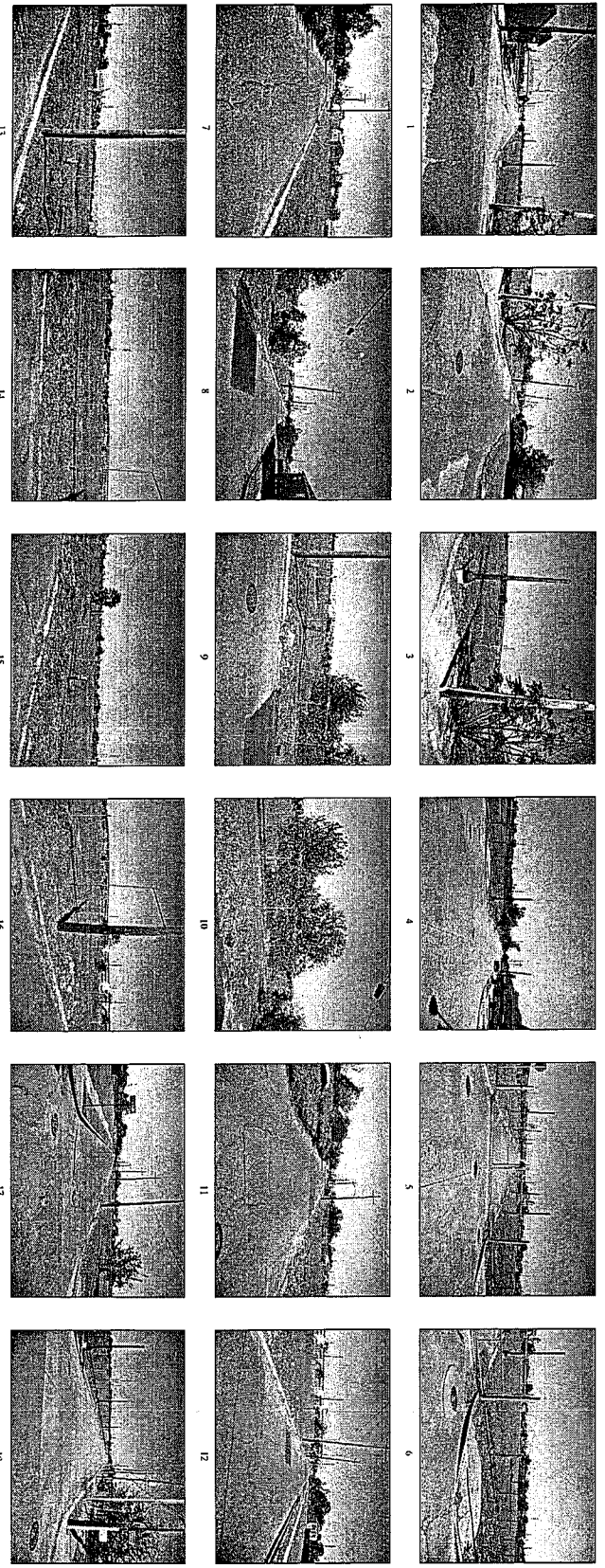
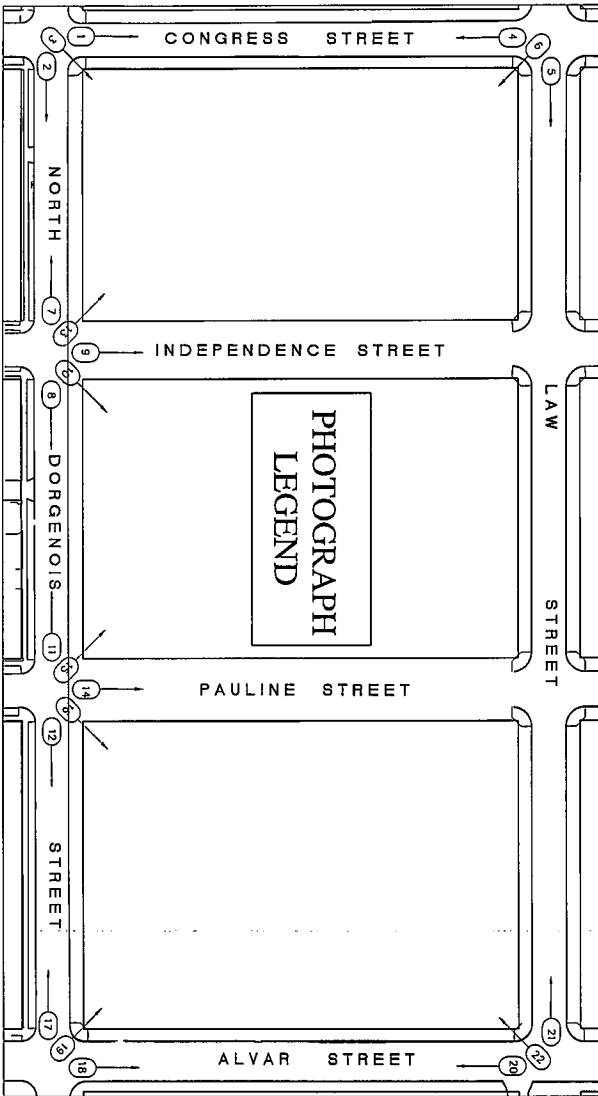
Perez, A PROFESSIONAL CORPORATION

REGISTERED PROFESSIONAL ENGINEER
 STATE OF LOUISIANA
 NO. 11111



NOTE:
1. USE OF EXISTING PHOTOS DOES NOT RELIEVE THE REQUIREMENT THAT BIDDERS VISIT THE SITE PRIOR TO BID.

LEGEND
② — PHOTO NUMBER AND ORIENTATION



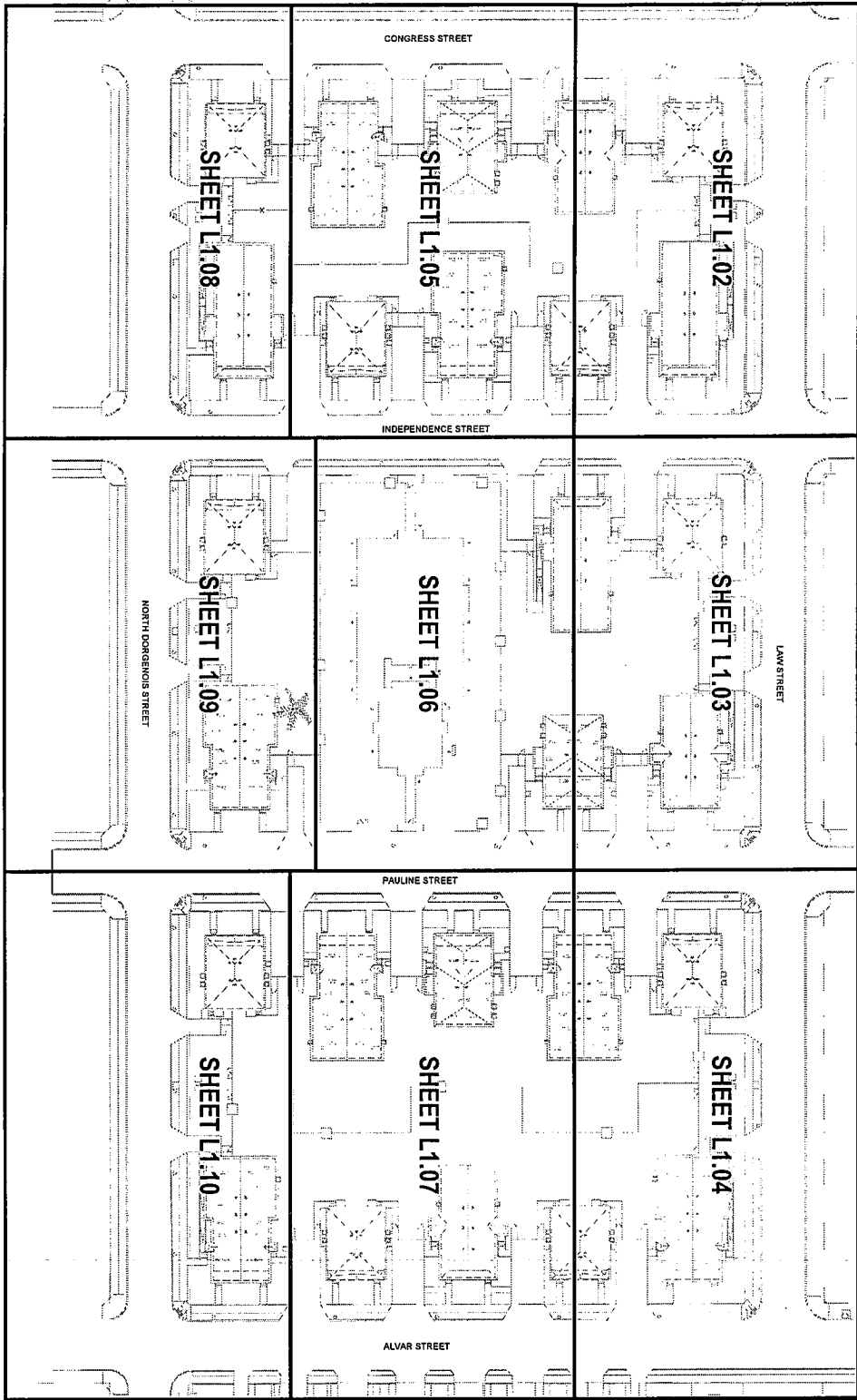
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PROJECT: 01-11-003-01
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NO. DATE DESCRIPTION
DRAWING NO. 11.28.12
REVISION: 01-11-003-01
DATE: 11.28.12
BY: [Signature]
CHECKED: [Signature]
DATE: 11.28.12
BY: [Signature]
DATE: 11.28.12
BY: [Signature]

HOUSING AUTHORITY OF NEW ORLEANS
FLORIDA AVENUE - NEW AFFORDABLE HOUSING UNITS
NEW ORLEANS, LA 70117
100% CONSTRUCTION DOCUMENTS

ILSI ENGINEERING
Integrated Logistical Support, Inc.
ENGINEERING & CONSTRUCTION MANAGEMENT
1100 Poydras Street, Suite 2775
New Orleans, LA 70165

Perez.
PROFESSIONAL CORPORATION
1100 Poydras Street, Suite 2775
New Orleans, LA 70165
PHOTOGRAPHS OF EXISTING CONDITIONS
DATE: 11.28.12
BY: [Signature]

C1.01



PLANTING KEY PLAN
 SHEET NO. L1.01

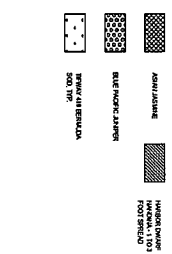
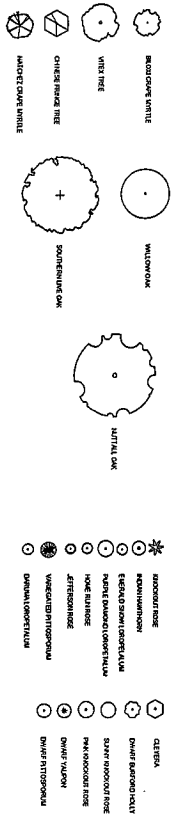
NO.	DATE	DESCRIPTION

HOUSING AUTHORITY OF NEW ORLEANS
 FLORIDA AVENUE - NEW AFFORDABLE HOUSING UNITS
 NEW ORLEANS, LA 70117
 DATE: 11.28.12
 PROJECT NO: 01-11-1007-01
 100% CONSTRUCTION DOCUMENTS

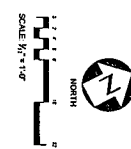
11-120-05-05A

PEREZ, A PROFESSIONAL CORPORATION
 1140 FLORIDA AVENUE
 SUITE 1100
 NEW ORLEANS, LA 70117
 TEL: 504.581.1140
 FAX: 504.581.1141
 WWW.PEREZCORP.COM

Perez,



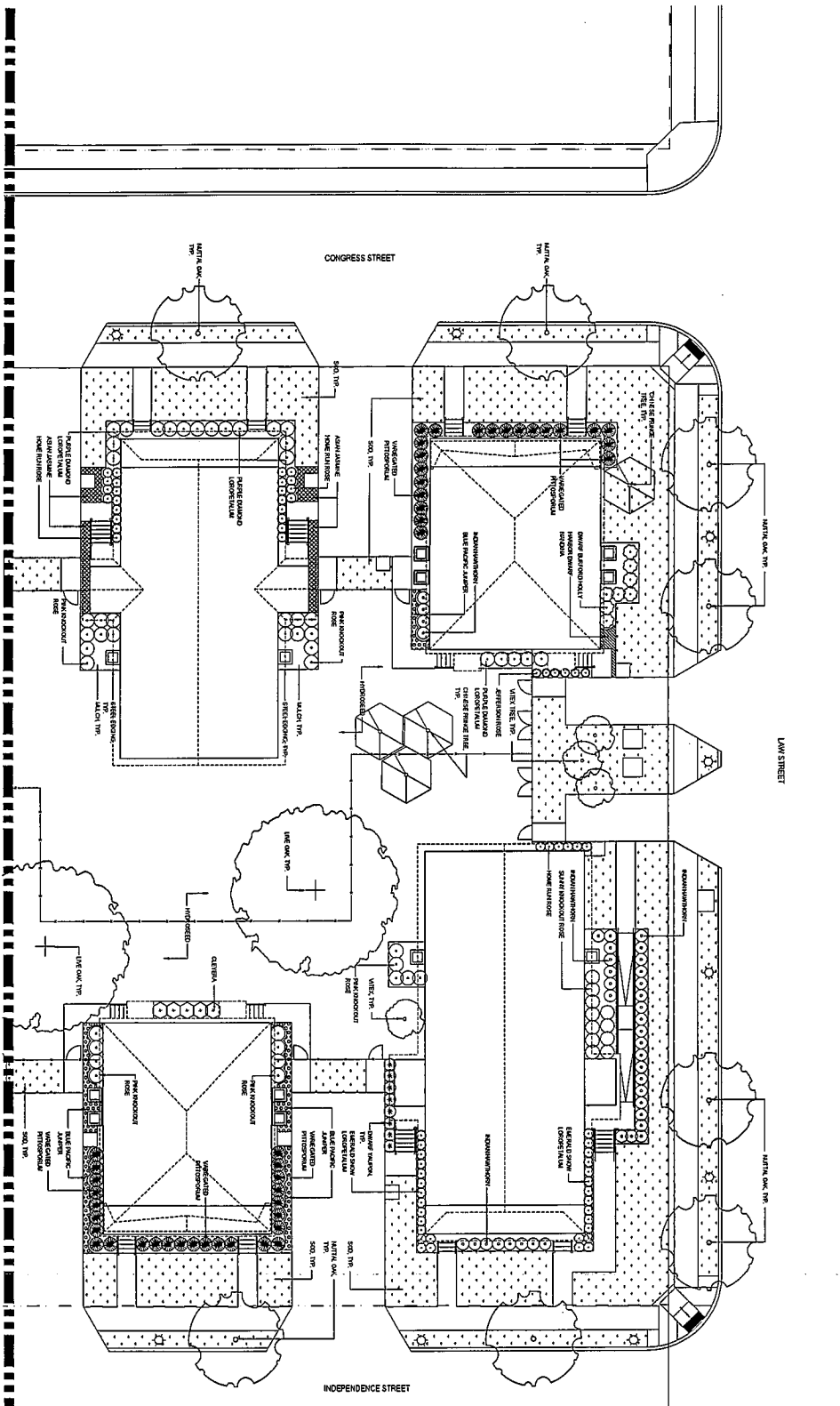
- GENERAL NOTES**
- All noted dimensions and coordinates shall be in feet and inches.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES BEFORE CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES BEFORE CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES BEFORE CONSTRUCTION.



PLANTING LEGEND

MATCHLINE - REF: SHEET L1.05

MATCHLINE - REF: SHEET L1.03



PLANTING PLAN
 SHEET NO. **L1.02**

HOUSING AUTHORITY OF NEW ORLEANS
FLORIDA AVENUE - NEW AFFORDABLE HOUSING UNITS
 NEW ORLEANS, LA 70117

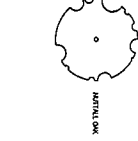
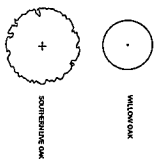
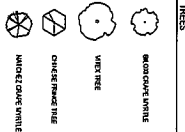
DATE: 11.30.12
 PROJECT NO.: 01-11-1037-01
 REVISIONS:

100% CONSTRUCTION DOCUMENTS

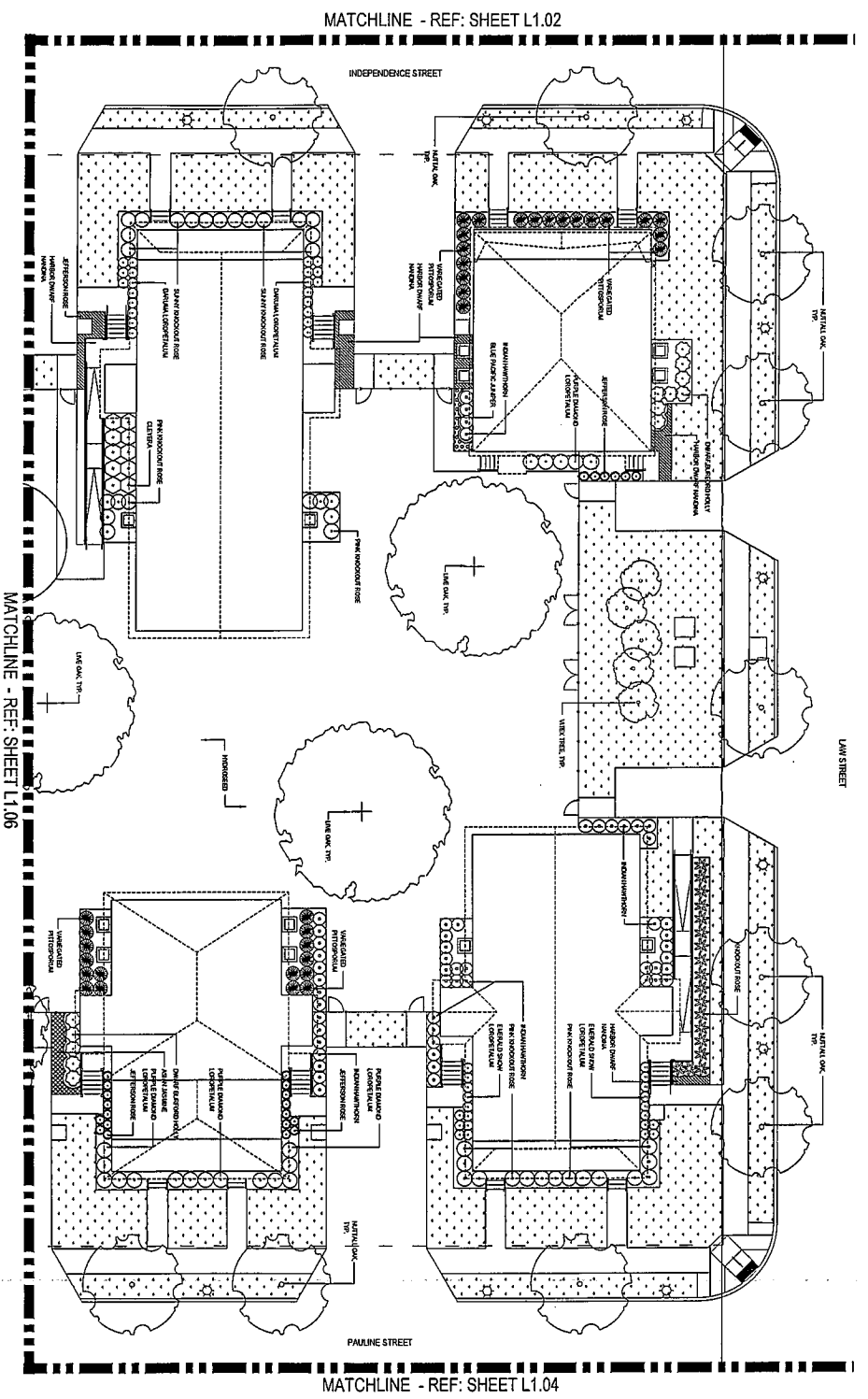
11-120-05-05A

Perez.
 PROFESSIONAL CORPORATION
 1000 PINE STREET
 SUITE 1000
 NEW ORLEANS, LA 70112
 TEL: 504.581.1100
 FAX: 504.581.1101
 WWW.PEREZPC.COM

PLANTING LEGEND



- GENERAL NOTES**
1. ALL PLANTS TO BE INSTALLED ACCORDING TO THE SPECIFICATIONS AND PLANTING NOTES ON EACH SHEET.
 2. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED PERIOD OF TIME.
 3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND PLANTING NOTES ON EACH SHEET.
 4. ALL PLANTS TO BE INSTALLED SHALL BE OF THE SPECIFIED SIZE AND SPECIES.



HOUSING AUTHORITY OF NEW ORLEANS
 FLORIDA AVENUE - NEW AFFORDABLE HOUSING UNITS
 NEW ORLEANS, LA 70117

DATE: 11.30.12
 PROJECT NO: 01-11-1002-01

SCALE: 1/8" = 1'-0"

PLANTING PLAN
 SHEET TITLE: L1.03

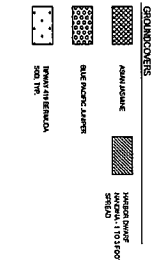
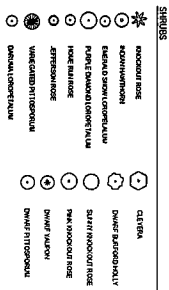
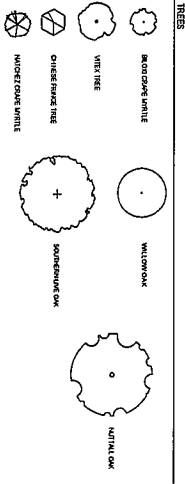
100% CONSTRUCTION DOCUMENTS



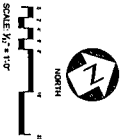
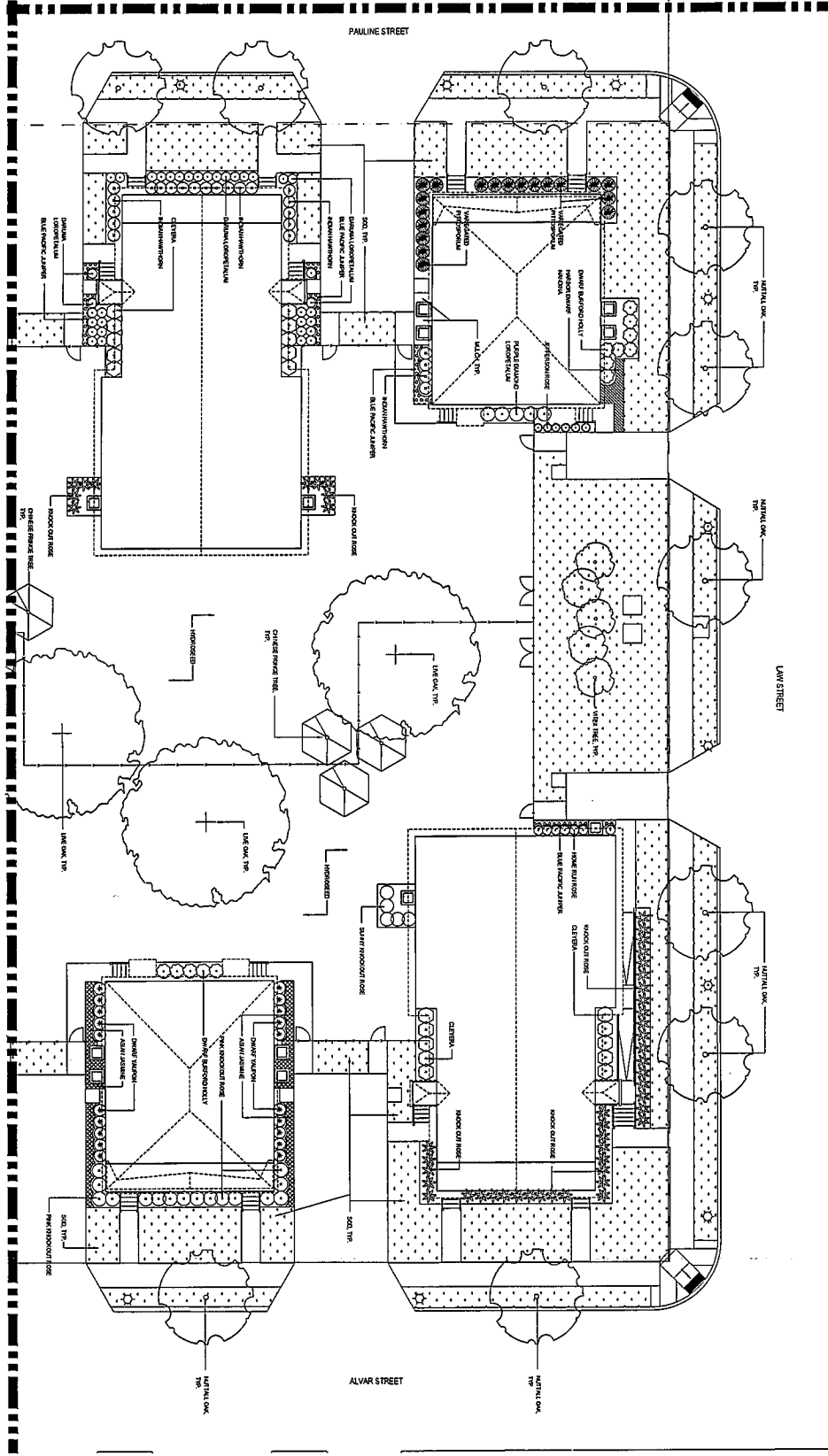
11-120-05-05A

MATCHLINE - REF: SHEET L1.03

PLANTING LEGEND



- GENERAL NOTES**
1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING REFERENCES:
 - A. THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) HANDBOOK OF LANDSCAPE ARCHITECTURE, 10TH EDITION, 2007.
 - B. THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) HANDBOOK OF LANDSCAPE ARCHITECTURE, 10TH EDITION, 2007.
 - C. THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) HANDBOOK OF LANDSCAPE ARCHITECTURE, 10TH EDITION, 2007.
 2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING REFERENCES:
 - A. THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) HANDBOOK OF LANDSCAPE ARCHITECTURE, 10TH EDITION, 2007.
 - B. THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) HANDBOOK OF LANDSCAPE ARCHITECTURE, 10TH EDITION, 2007.
 - C. THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) HANDBOOK OF LANDSCAPE ARCHITECTURE, 10TH EDITION, 2007.
 3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING REFERENCES:
 - A. THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) HANDBOOK OF LANDSCAPE ARCHITECTURE, 10TH EDITION, 2007.
 - B. THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) HANDBOOK OF LANDSCAPE ARCHITECTURE, 10TH EDITION, 2007.
 - C. THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) HANDBOOK OF LANDSCAPE ARCHITECTURE, 10TH EDITION, 2007.
 4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING REFERENCES:
 - A. THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) HANDBOOK OF LANDSCAPE ARCHITECTURE, 10TH EDITION, 2007.
 - B. THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) HANDBOOK OF LANDSCAPE ARCHITECTURE, 10TH EDITION, 2007.
 - C. THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) HANDBOOK OF LANDSCAPE ARCHITECTURE, 10TH EDITION, 2007.



<p>HOUSING AUTHORITY OF NEW ORLEANS FLORIDA AVENUE - NEW AFFORDABLE HOUSING UNITS NEW ORLEANS, LA 70117</p>	
DATE	11/23/12
PROJECT NO.	01-11-002-01
NO.	DESCRIPTION
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49	PLANTING PLAN
50	PLANTING PLAN

Perez, A Professional Corporation
 11120-05-05A
 100% CONSTRUCTION DOCUMENTS

TREES

	RED OAK TREE		WALNUT OAK
	WHITE PINE		MAGNOLIA OAK
	CHESTNUT TREE		MAGNOLIA
	WHITE FLOWERING MAPLE		MAGNOLIA

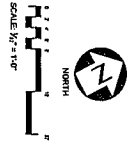
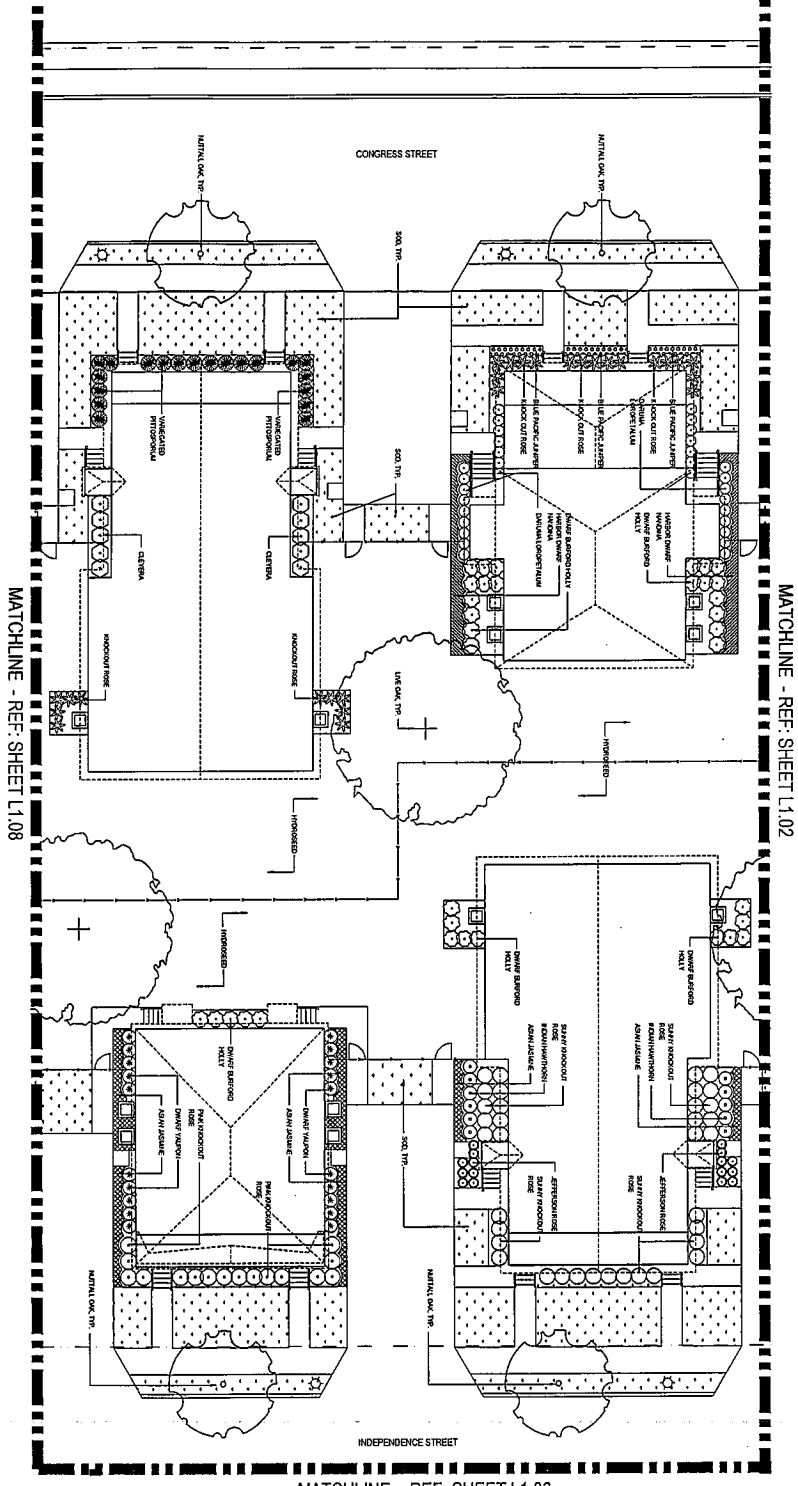
SHRUBS

	MAGNOLIA SHRUB		MAGNOLIA SHRUB
	MAGNOLIA SHRUB		MAGNOLIA SHRUB
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GENERAL NOTES

1. ALL REBAR INSTALLATIONS AND CONCRETE PLACEMENT SHALL BE ACCORDANCE WITH ALL APPLICABLE CODES AND SPECIFICATIONS.
2. CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH AND SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH ALL APPLICABLE CODES AND SPECIFICATIONS.
3. ALL REBAR SHALL BE EPOXY COATED AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND SPECIFICATIONS.
4. ALL REBAR SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND SPECIFICATIONS.

PLANTING LEGEND



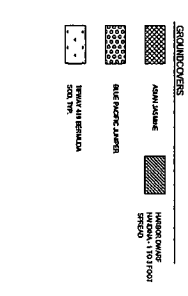
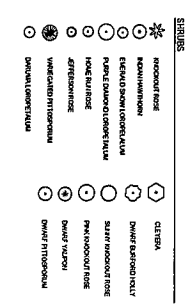
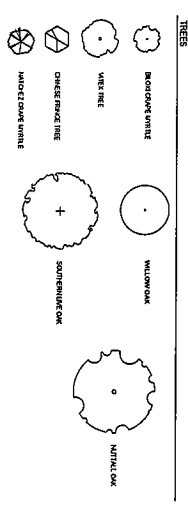
PLANTING PLAN
L1.05

NO.	DATE	DESCRIPTION
1	11.30.12	ISSUED FOR PERMIT
2	01.11.10.07.01	REVISED

HOUSING AUTHORITY OF NEW ORLEANS
FLORIDA AVENUE - NEW AFFORDABLE HOUSING UNITS
NEW ORLEANS, LA 70117
100% CONSTRUCTION DOCUMENTS

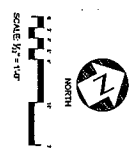
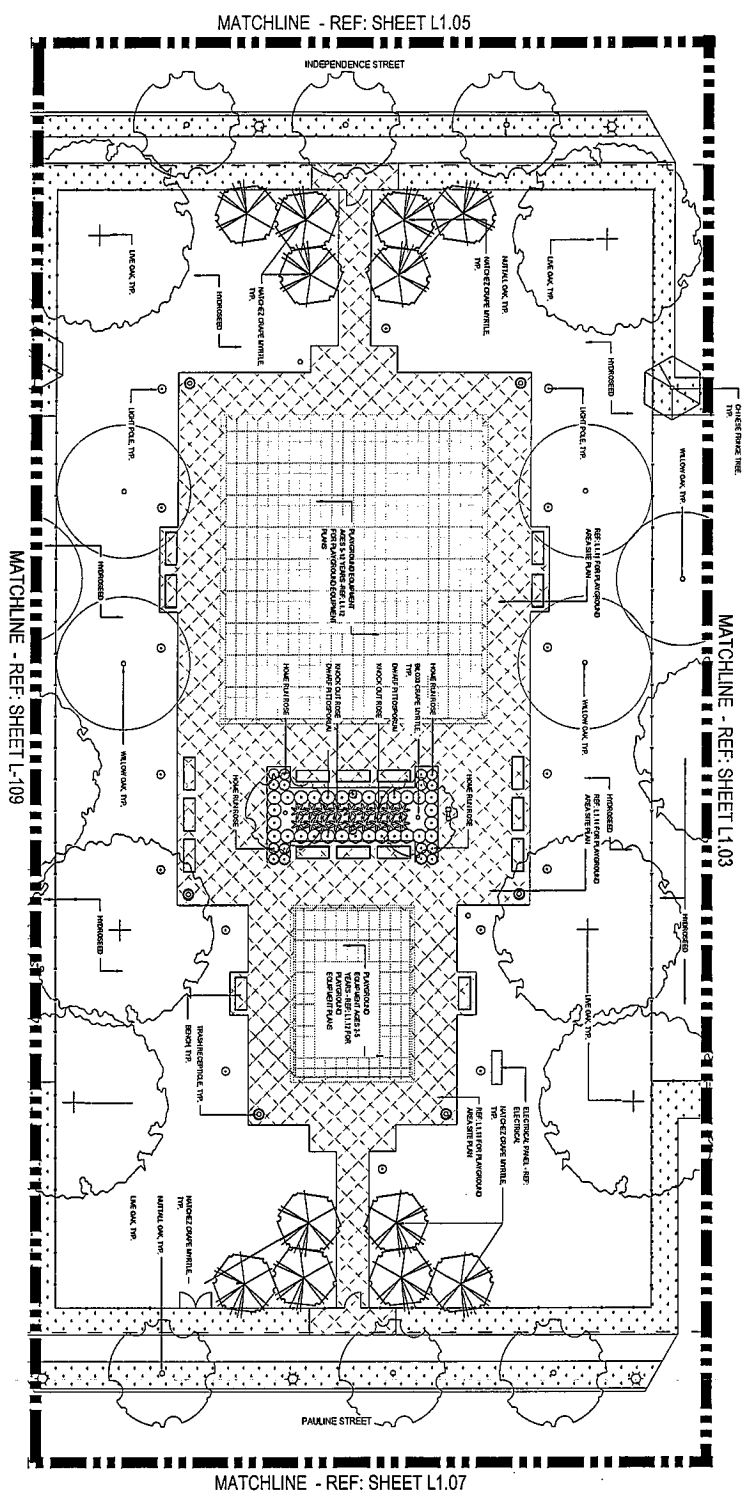
Perez.
ARCHITECTURE
CONSULTING
ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE

11-20-05-05A



- GENERAL NOTES**
1. ALL PLANTING SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS AND THE PLANTING SCHEDULE.
 2. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS AND THE PLANTING SCHEDULE.
 3. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS AND THE PLANTING SCHEDULE.
 4. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS AND THE PLANTING SCHEDULE.

PLANTING LEGEND



PLANTING PLAN

DATE: 11.30.12

PROJECT NO: 01-11-1007-01

SCALE: 1/8" = 1'-0"

HOUSING AUTHORITY OF NEW ORLEANS

FLORIDA AVENUE - NEW AFFORDABLE HOUSING UNITS

NEW ORLEANS, LA 70117

100% CONSTRUCTION DOCUMENTS

Perez,

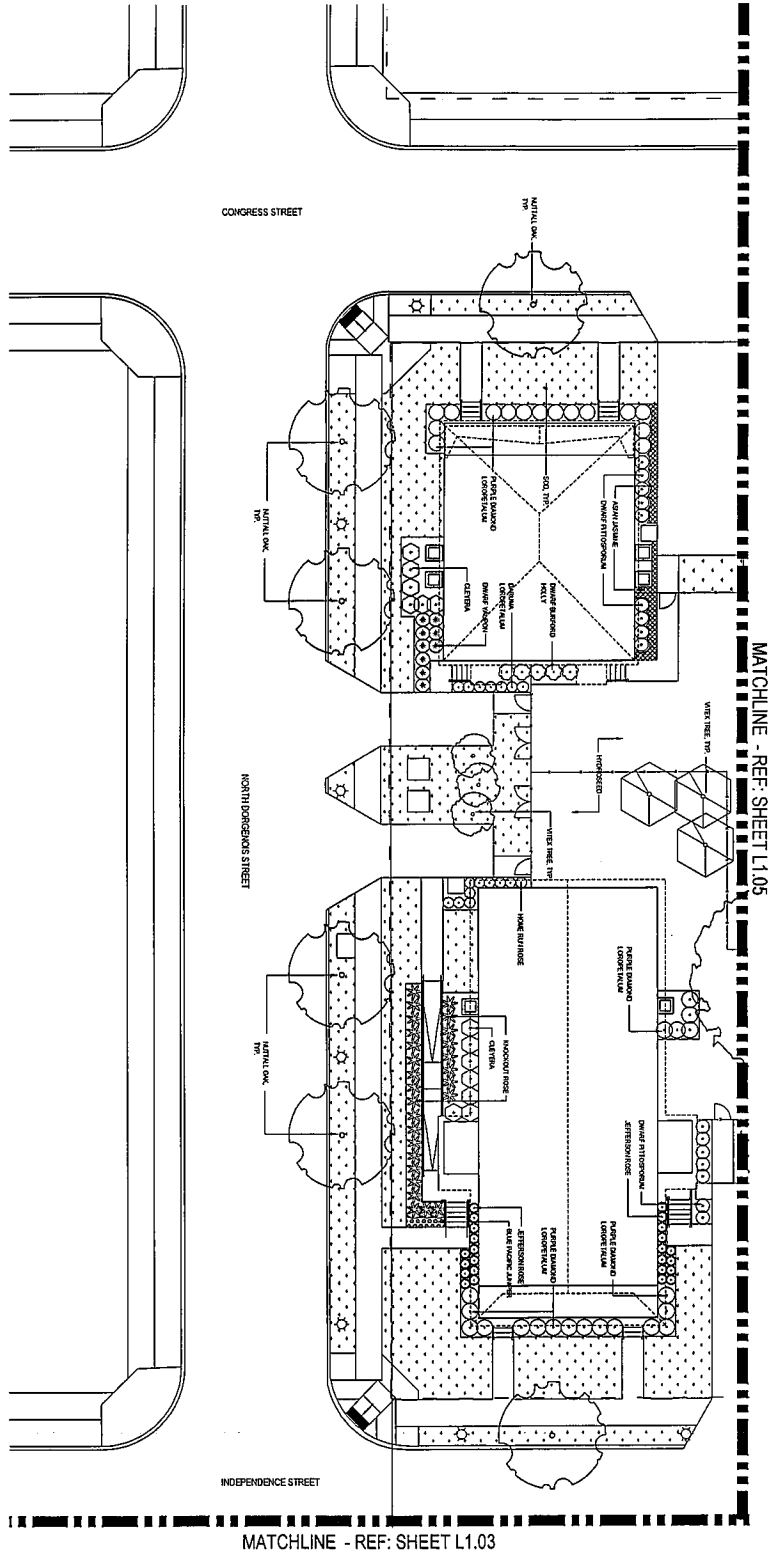
ARCHITECTURAL

PLANNING

LANDSCAPE

ENGINEERING

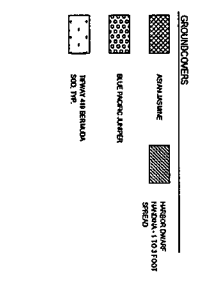
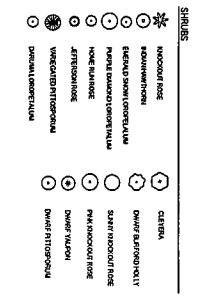
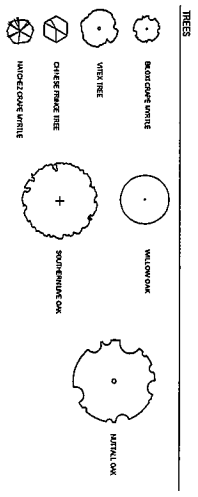
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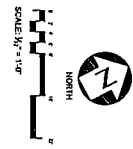
MATCHLINE - REF: SHEET L1.05

MATCHLINE - REF: SHEET L1.03

PLANTING LEGEND



- GENERAL NOTES**
1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE HOUSING AUTHORITY OF NEW ORLEANS CONSTRUCTION MANUAL.
 2. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE HOUSING AUTHORITY OF NEW ORLEANS CONSTRUCTION MANUAL.
 3. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE HOUSING AUTHORITY OF NEW ORLEANS CONSTRUCTION MANUAL.
 4. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE HOUSING AUTHORITY OF NEW ORLEANS CONSTRUCTION MANUAL.



HOUSING AUTHORITY OF NEW ORLEANS
FLORIDA AVENUE - NEW AFFORDABLE HOUSING UNITS
 NEW ORLEANS, LA 70117

11-20-05-05A

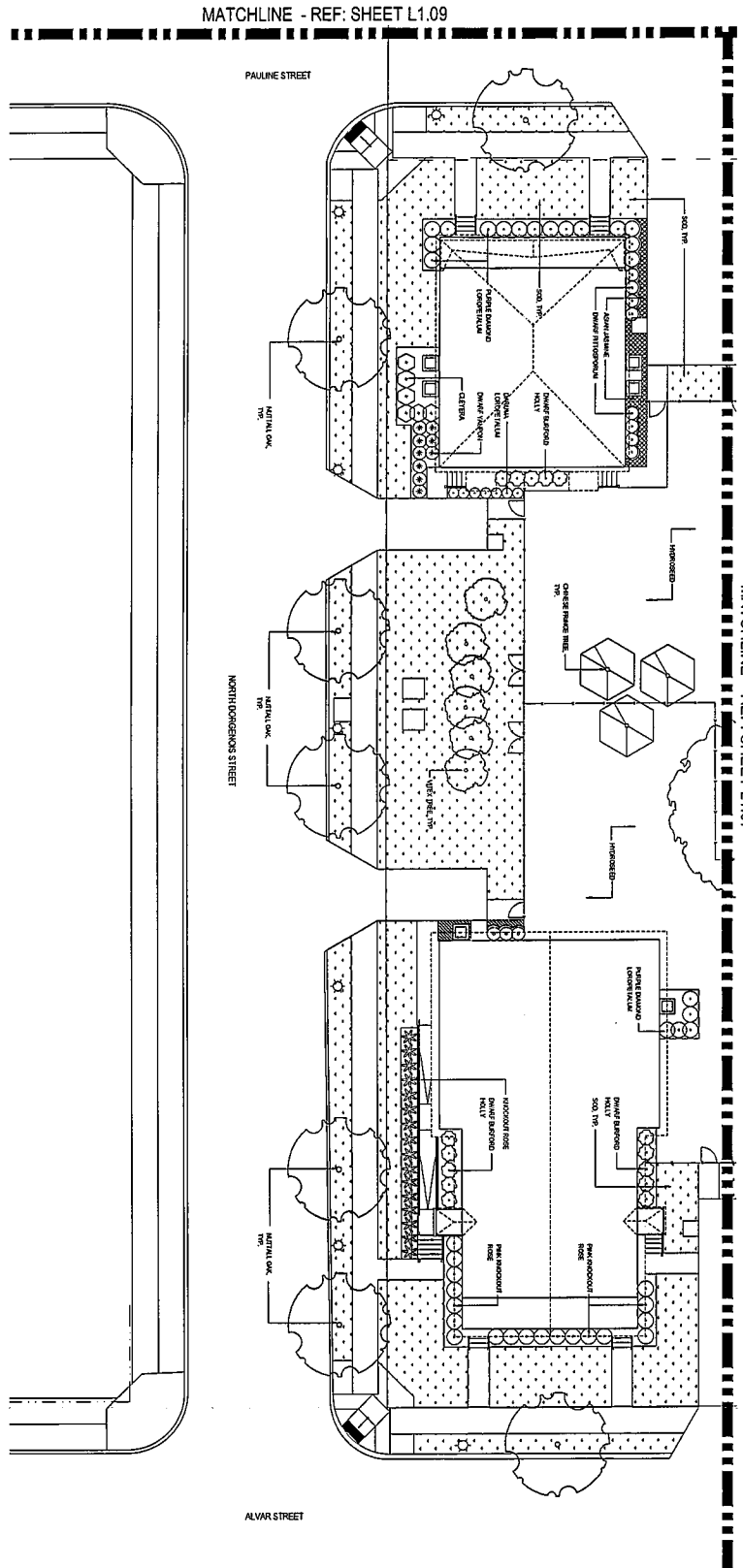
Perez.
 PROFESSIONAL CORPORATION
 1111 PINE STREET
 SUITE 400
 NEW ORLEANS, LA 70112
 (504) 581-1111
 WWW.PEREZCORP.COM

DATE: 11/28/12
 PROJECT: 01-11-0201
 REVISION: NO DATE DESCRIPTION
 1 11/28/12 PLANTING PLAN

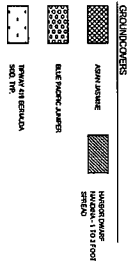
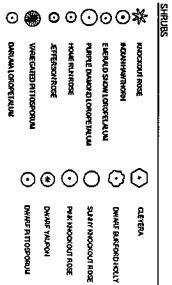
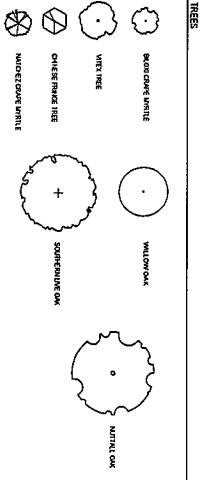
OWNER: HOUSING AUTHORITY OF NEW ORLEANS
 DESIGNER: PEREZ, A PROFESSIONAL CORPORATION
 CONTRACT NO.: 11-20-05-05A
 SHEET TITLE: PLANTING PLAN

100% CONSTRUCTION DOCUMENTS

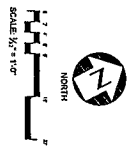
PLANTING PLAN
 SHEET NO. L1.08



PLANTING LEGEND



- GENERAL NOTES**
1. ALL PLANTING MATERIALS SHALL BE SPECIFIED BY TRADE NAME AND COMMON NAME.
 2. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NEW ORLEANS PLANTING SPECIFICATIONS.
 3. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NEW ORLEANS PLANTING SPECIFICATIONS.
 4. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NEW ORLEANS PLANTING SPECIFICATIONS.



Perez.
PROFESSIONAL CORPORATION
ARCHITECTS AND ENGINEERS
1111 PINE STREET, SUITE 1000
NEW ORLEANS, LA 70112
PHONE: 504.581.1000
FAX: 504.581.1001
WWW.PEREZPC.COM

HOUSING AUTHORITY OF NEW ORLEANS
FLORIDA AVENUE - NEW AFFORDABLE HOUSING UNITS
NEW ORLEANS, LA 70117

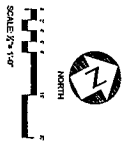
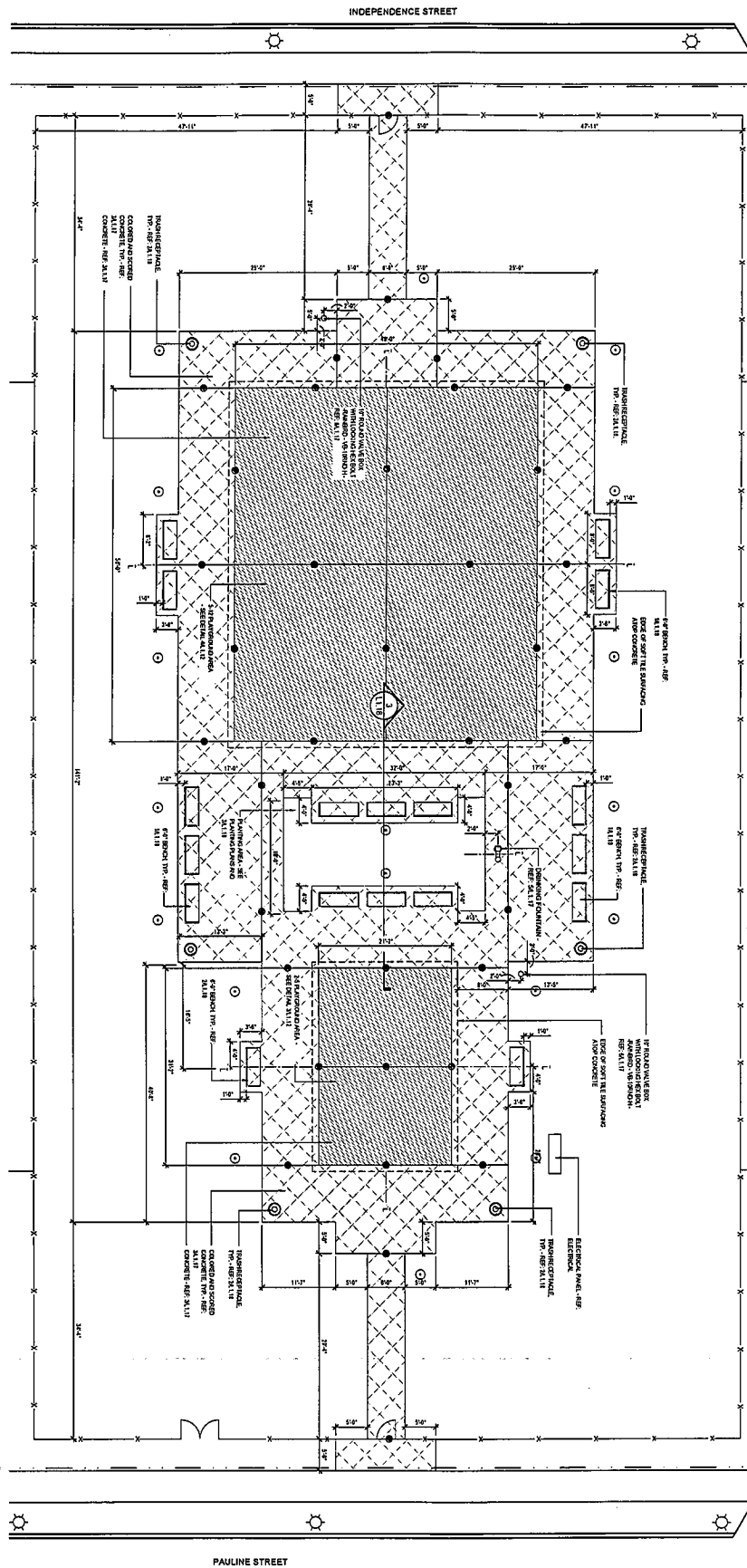
11-120-05-05A

DATE: 11.30.12
PROJECT NO: 01-11-007-01
REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED BY: []
CHECKED BY: []
SCALE: 1/8" = 1'-0"

100% CONSTRUCTION DOCUMENTS



HOUSING AUTHORITY OF NEW ORLEANS
 FLORIDA AVENUE - NEW AFFORDABLE HOUSING UNITS
 NEW ORLEANS, LA 70117

DATE: 11.30.12
 PROJECT NO: 01-11-1007-01

100% CONSTRUCTION DOCUMENTS

11-120-05-05A

PLAYGROUND LAYOUT PLAN
 SHEET TITLE
 1111



Item # 4

Consideration: ZONING DOCKET 10/13 – Request by VALMONT INVESTMENTS LLC for a conditional use to permit a multi-family development within an LI Light Industrial District and the Central City Multi-Family Minimum Design Standards Interim Zoning District on Square 242, Lots 1, 2 and 9 in the First Municipal District, bounded by Baronne, Melpomene, Carondelet and Terpsichore Streets. The municipal addresses are 1527-31 CARONDELET STREET AND 1719-21 TERPSICHORE STREET. (ZBM C-14/PD-2)

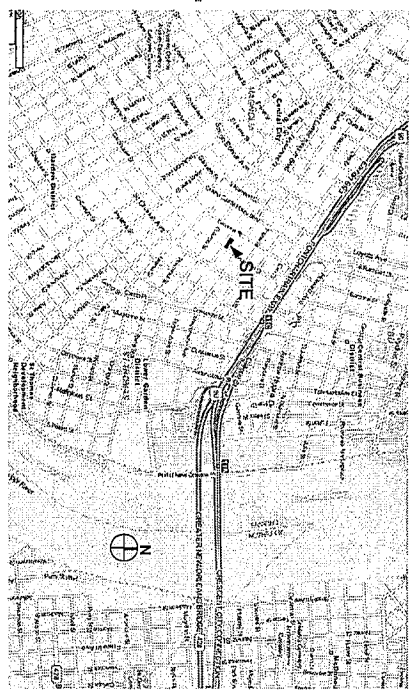
CARONDELET RESIDENTIAL CONDOMINIUMS

CARONDELET STREET NEW ORLEANS, LOUISIANA

ABBREVIATIONS

A.C.	ARCHITECTURE	H.C.	HIGH CLEAR
A.E.	ARCHITECTURAL ELEVATION	H.D.	HIGH DENSITY
A.F.	ARCHITECTURAL FINISH	H.F.	HIGH FINISH
A.G.	ARCHITECTURAL GROUP	H.H.	HIGH HUB
A.I.	ARCHITECTURAL INTERIOR	H.L.	HIGH LEVEL
A.J.	ARCHITECTURAL JUNCTION	H.M.	HIGH MOUNT
A.K.	ARCHITECTURAL KITCHEN	H.N.	HIGH NEST
A.L.	ARCHITECTURAL LAYOUT	H.O.	HIGH OFFICE
A.M.	ARCHITECTURAL MATERIAL	H.P.	HIGH PITCH
A.N.	ARCHITECTURAL NOTE	H.R.	HIGH RISE
A.O.	ARCHITECTURAL OFFICE	H.S.	HIGH SCALE
A.P.	ARCHITECTURAL PLAN	H.T.	HIGH TOWER
A.Q.	ARCHITECTURAL QUARTER	H.U.	HIGH UNIT
A.R.	ARCHITECTURAL ROOM	H.V.	HIGH VENT
A.S.	ARCHITECTURAL SECTION	H.W.	HIGH WALL
A.T.	ARCHITECTURAL TOWER	H.X.	HIGH X-RAY
A.U.	ARCHITECTURAL UNIT	H.Y.	HIGH YIELD
A.V.	ARCHITECTURAL VIEW	H.Z.	HIGH ZONE
A.W.	ARCHITECTURAL WINDOW		
A.X.	ARCHITECTURAL X-RAY		
A.Y.	ARCHITECTURAL YIELD		
A.Z.	ARCHITECTURAL ZONE		
B.A.	BASIC AREA		
B.C.	BASIC CODE		
B.D.	BASIC DESIGN		
B.E.	BASIC ELEVATION		
B.F.	BASIC FINISH		
B.G.	BASIC GROUP		
B.H.	BASIC HUB		
B.I.	BASIC INTERIOR		
B.J.	BASIC JUNCTION		
B.K.	BASIC KITCHEN		
B.L.	BASIC LAYOUT		
B.M.	BASIC MATERIAL		
B.N.	BASIC NOTE		
B.O.	BASIC OFFICE		
B.P.	BASIC PITCH		
B.R.	BASIC RISE		
B.S.	BASIC SCALE		
B.T.	BASIC TOWER		
B.U.	BASIC UNIT		
B.V.	BASIC VIEW		
B.W.	BASIC WINDOW		
B.X.	BASIC X-RAY		
B.Y.	BASIC YIELD		
B.Z.	BASIC ZONE		

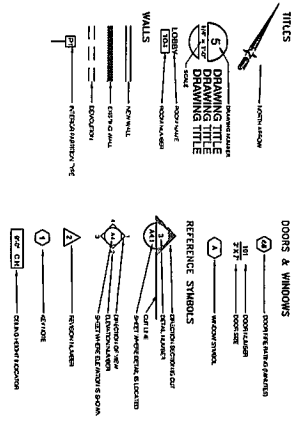
VICINITY MAP



DRAWING INDEX

ARCHITECTURAL	1.1 TITLE SHEET, LOCATION MAP, DRAWING INDEX, ABBREVIATIONS
1.1	TITLE SHEET, LOCATION MAP, DRAWING INDEX, ABBREVIATIONS
S1	SITE PLAN - GAZERO FLOOR PLAN AND ELEVATIONS
A1	FIRST FLOOR PLAN, FINISH AND DOOR SCHEDULES
A2	SECOND FLOOR PLAN
A3	THIRD FLOOR PLAN
A4	ELEVATIONS
A5	BUILDING CROSS SECTION, PARTITION TYPES AND DETAILS

SYMBOL LEGEND



CARONDELET RESIDENTIAL CONDOMINIUMS
1523 - 1531 CARONDELET AT TERPSICHORE
NEW ORLEANS, LOUISIANA 70113

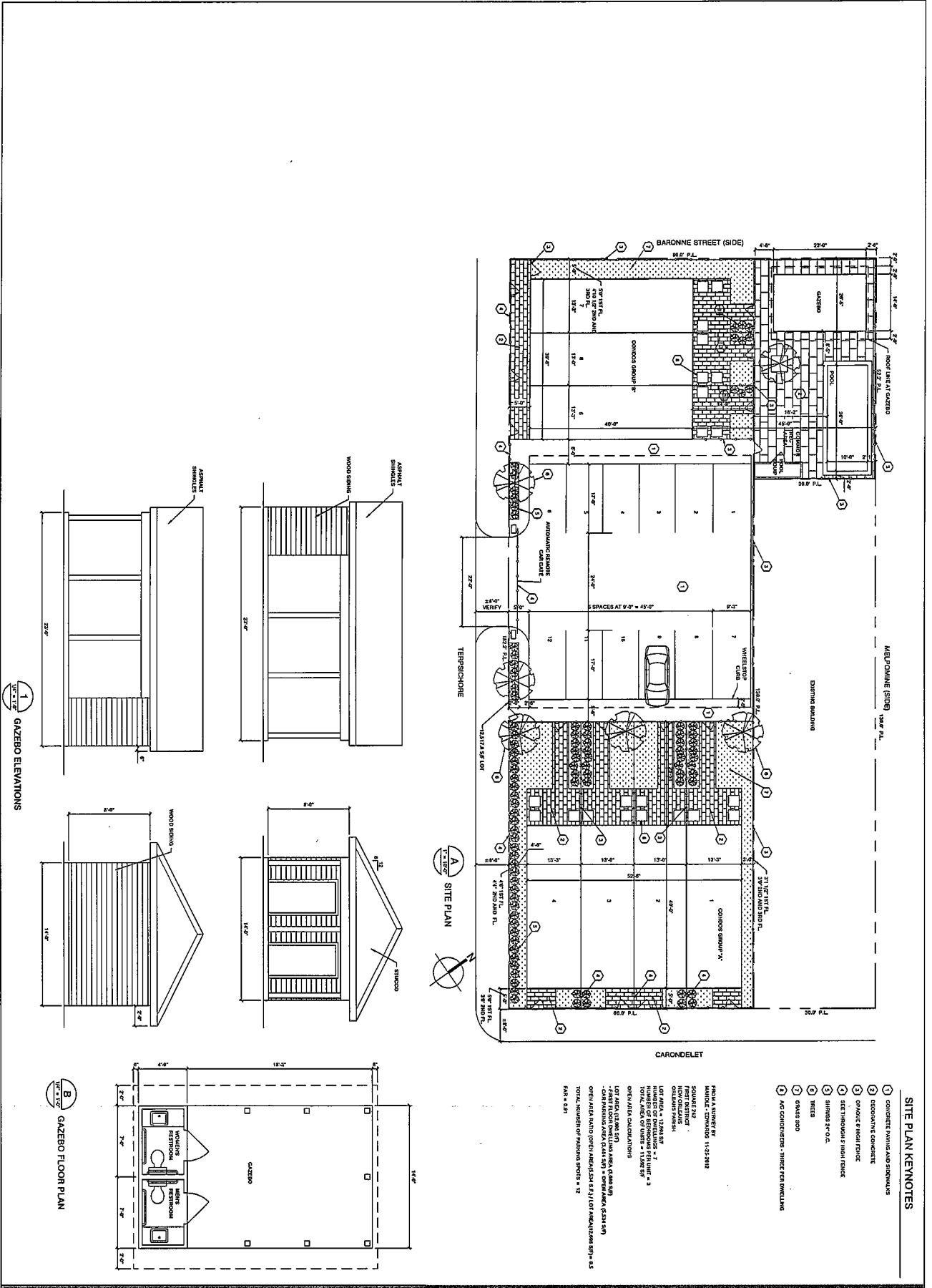
THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE PROJECTOR OF THIS PLAN IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ALECHA ARCHITECTURE
1535 SAGE AVENUE, SUITE 200, NEW ORLEANS, LA 70113
TEL: (504) 726-7277 FAX: (504) 726-7277 EMAIL: PAUL@ALECHA-ARCH.COM

REVISION	DATE
1	
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INDEX, SITE MAP
ABBREVIATIONS
SYMBOLS, LEGEND
SHEET
TL1

1315TL1.DWG



SITE PLAN KEYNOTES

- 1 CONCRETE PAVING AND SIDEWALKS
- 2 DECORATIVE CONCRETE
- 3 GRASS & FOLIAGE
- 4 SET INHOURS FROM FINISH
- 5 FINISH 2" P.O.C.
- 6 TREES
- 7 GRASS SOO
- 8 AC CONDENSERS - THREE PER DWELLING

TECHNICAL DATA

TOTAL NUMBER OF UNITS: 45
 MARKET: TOWNHOMES
 SQUARE FEET: 11,292 SF
 FIRST FLOOR: 11,292 SF
 TOTAL AREA: 11,292 SF
 LOT AREA: 12,986 SF
 NUMBER OF DWELLING UNITS: 45
 TOTAL AREA OF UNITS: 11,292 SF
 OFFICE/AREA CALCULATIONS
 LOT AREA (12,986 SF) x 0.88 = 11,427 SF
 - EXISTING (ASB, DATA SP) = 0 SF
 - EXISTING (ASB, DATA SP) = 0 SF
 OFFICE/AREA RATIO (OFFICE/AREA) = 1.01 (OFFICE/AREA) = 4.5
 TOTAL NUMBER OF PARKING SPOTS = 12
 50% = 6 SP

CARONDELET RESIDENTIAL CONDOMINIUMS
 1523 - 1531 CARONDELET AT TERPSICHORE
 NEW ORLEANS, LOUISIANA 70113

ISSUE DATE:
 DEC. 7, 2012
 SCHEMATIC PLANS
 CONDITIONAL USE

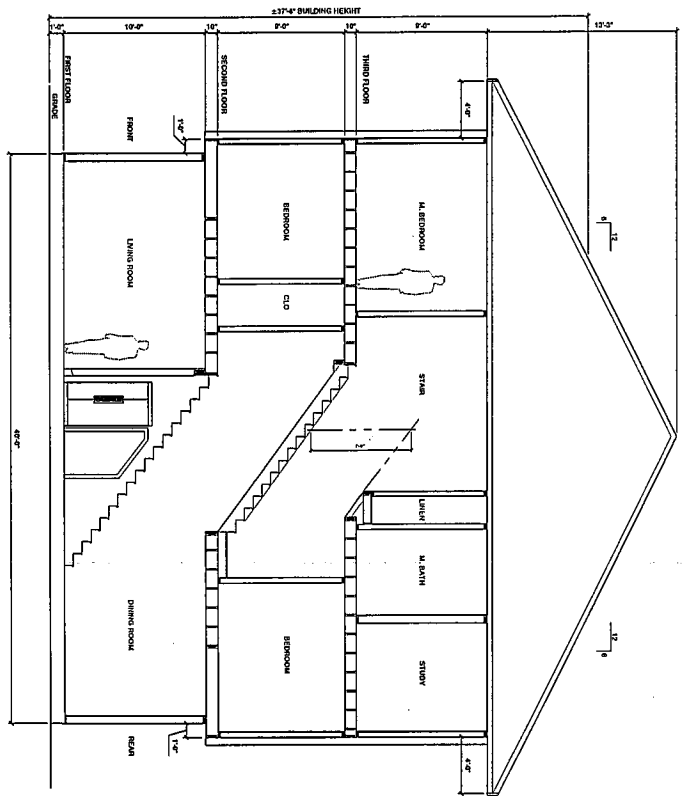
REVISION
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SHEET
SP1.0
 1215P71.02DWG

ALECHA ARCHITECTURE
 1535 SAUN AVENUE, SUITE 200, NEW ORLEANS, LA 70113
 TEL: (504)736-7437 FAX: (504)736-7437 EMAIL: ALECHA@ALECHA.COM

COMPILED BY:
 THE ARCHITECTURE FIRM OF ALECHA ARCHITECTURE, INC.
 1535 SAUN AVENUE, SUITE 200, NEW ORLEANS, LA 70113
 TEL: (504)736-7437 FAX: (504)736-7437 EMAIL: ALECHA@ALECHA.COM

1 BUILDING CROSS SECTION



CONTRACTOR
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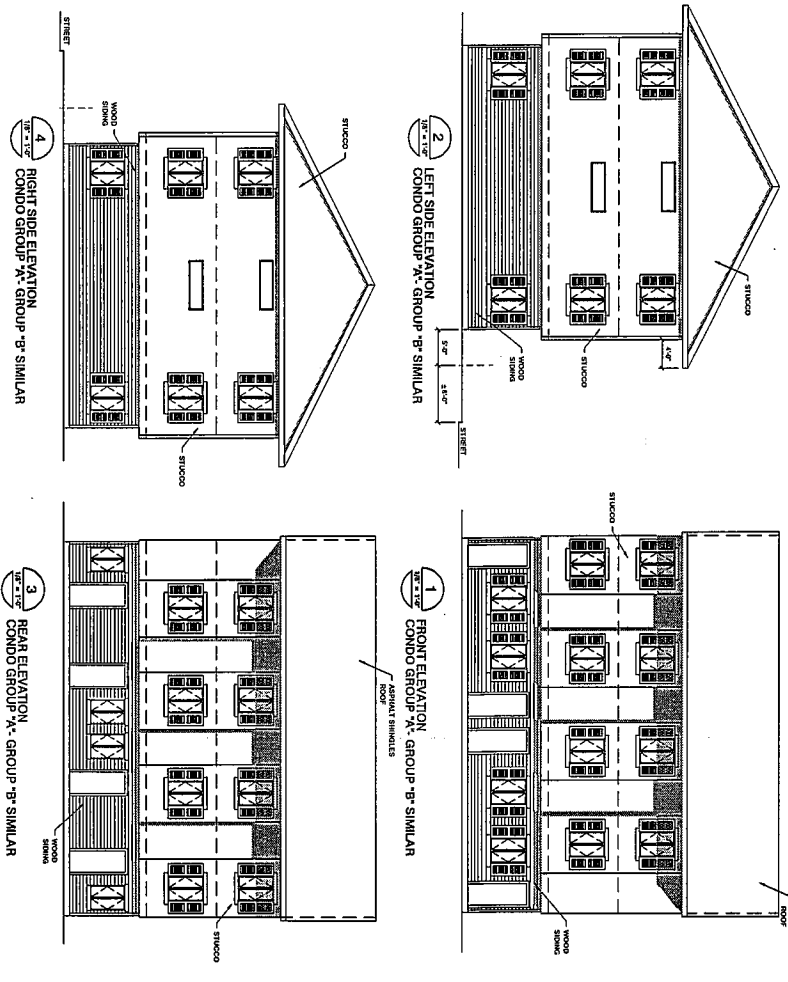
ALECHA ARCHITECTURE
 1530 SAKS AVENUE, SUITE 200, NEW ORLEANS, LA 70123
 TEL: (504) 734-7427 FAX: (504) 734-8037 EMAIL: ALECHA@AOL.COM

CARONDELET RESIDENTIAL CONDOMINIUMS
 1523 - 1531 CARONDELET AT TERPSICHORE
 NEW ORLEANS, LOUISIANA 70113

ISSUE DATE:
 DEC. 7, 2012
 SCHEMATIC PLANS
 CONDITIONAL USE

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BUILDING CROSS SECTION DETAILS
 SHEET
A5.0
 121844.0.DWG



CARONDELET RESIDENTIAL CONDOMINIUMS
 1523 - 1531 CARONDELET AT TERPSICHORE
 NEW ORLEANS, LOUISIANA 70113

ISSUE DATE:
 DEC. 7, 2012
 SCHEMATIC PLANS
 CONDITIONAL USE

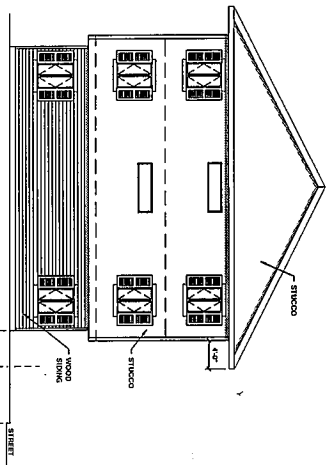
REVISION
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EXTERIOR ELEVATIONS
 SHEET
A4.0
 131544.DWG

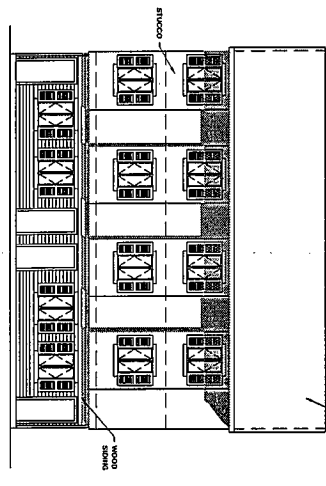
ALECHA ARCHITECTURE

1336 SAHLS AVENUE, SUITE 200, NEW ORLEANS, LA 70113
 TEL: (504)734-7437 FAX: (504) 734-6877 EMAIL: FALCH@ALECHA.COM

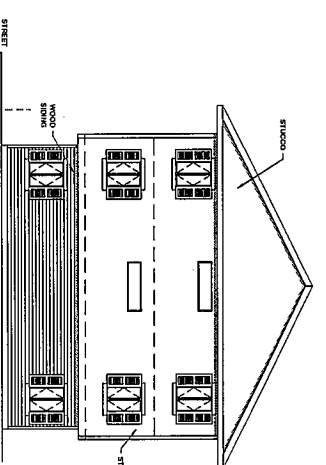
COPYRIGHT
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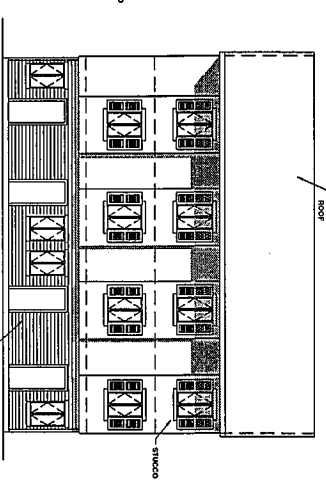
2 LEFT SIDE ELEVATION
CONDO GROUP "A" - GROUP "B" SIMILAR



1 FRONT ELEVATION
CONDO GROUP "A" - GROUP "B" SIMILAR



4 RIGHT SIDE ELEVATION
CONDO GROUP "A" - GROUP "B" SIMILAR



3 REAR ELEVATION
CONDO GROUP "A" - GROUP "B" SIMILAR

ALECHA ARCHITECTURE
 1536 SAHLS AVENUE, SUITE 200, NEW ORLEANS, LA 70123
 TEL: (504) 734-7437 FAX: (504) 734-8637 CHANG FALSHORRA@ALECHA.COM

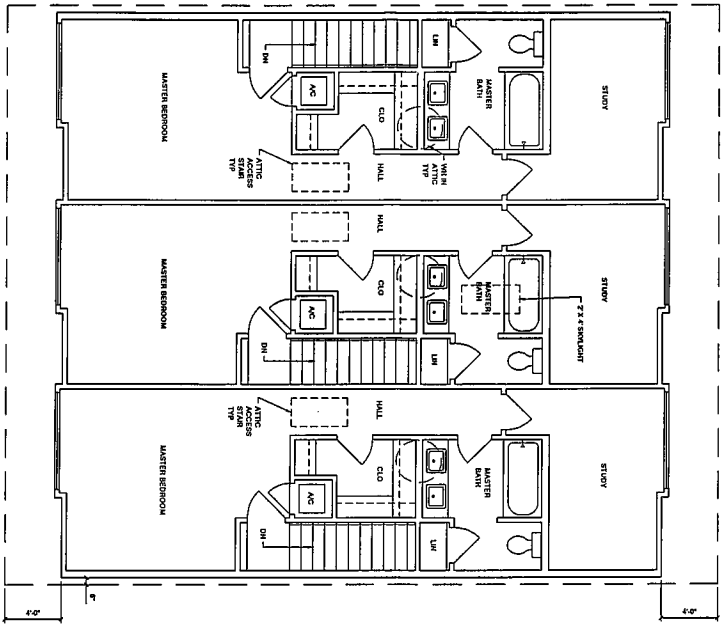
CONTRACT
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CARONDELET RESIDENTIAL CONDOMINIUMS
 1523 - 1531 CARONDELET AT TERPSICHOE
 NEW ORLEANS, LOUISIANA 70113

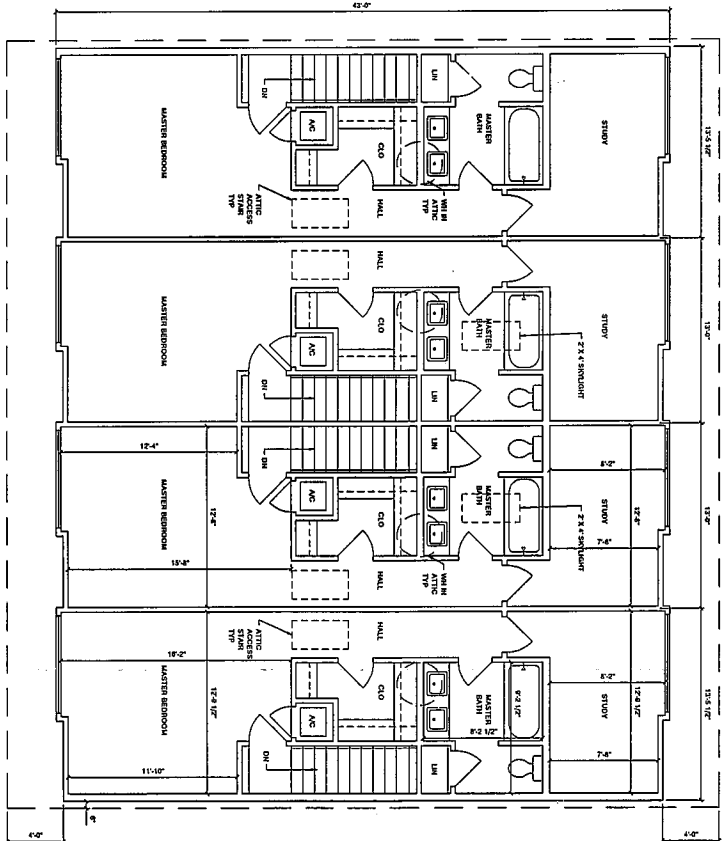
ISSUE DATE:
 DEC. 7, 2012
 SCHEMATIC PLANS
 CONDITIONAL USE

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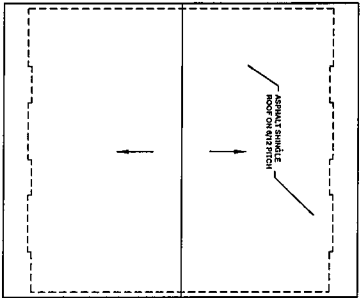
EXTERIOR ELEVATIONS
 SHEET
A4.0
 1215A4.DWG



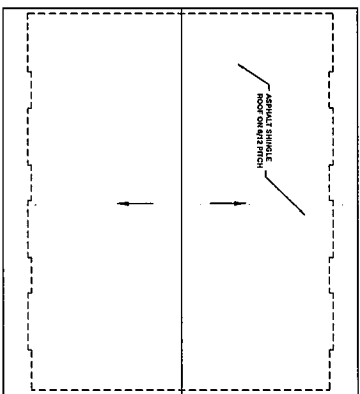
B
THIRD FLOOR PLAN
CONDO GROUP B



A
THIRD FLOOR PLAN
CONDO GROUP A



D
ROOF PLAN
CONDO GROUP B



C
ROOF PLAN
CONDO GROUP A

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION. ALL DIMENSIONS AND CONDITIONS SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

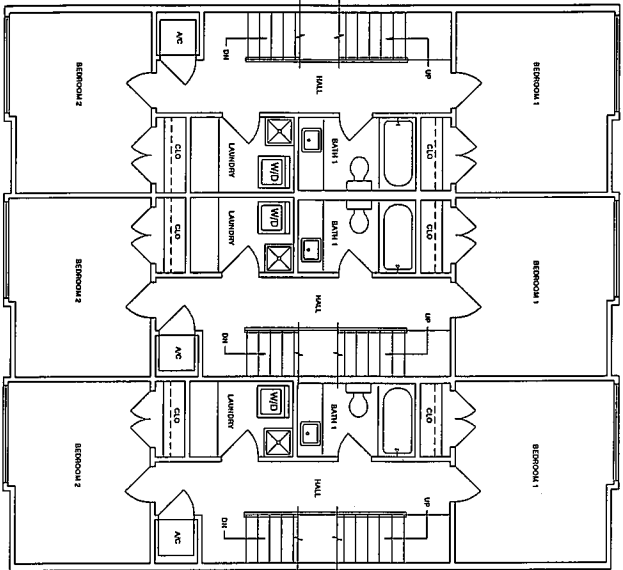
ALECHA ARCHITECTURE
1539 SAGE AVENUE, SUITE 200, NEW ORLEANS, LA 70113
TEL: (504) 734-7477 FAX: (504) 734-7477 CHAIR: PALECHA@ALECHA.COM

CARONDELET RESIDENTIAL CONDOMINIUMS
1523 - 1531 CARONDELET AT TERPSICHORE
NEW ORLEANS, LOUISIANA 70113

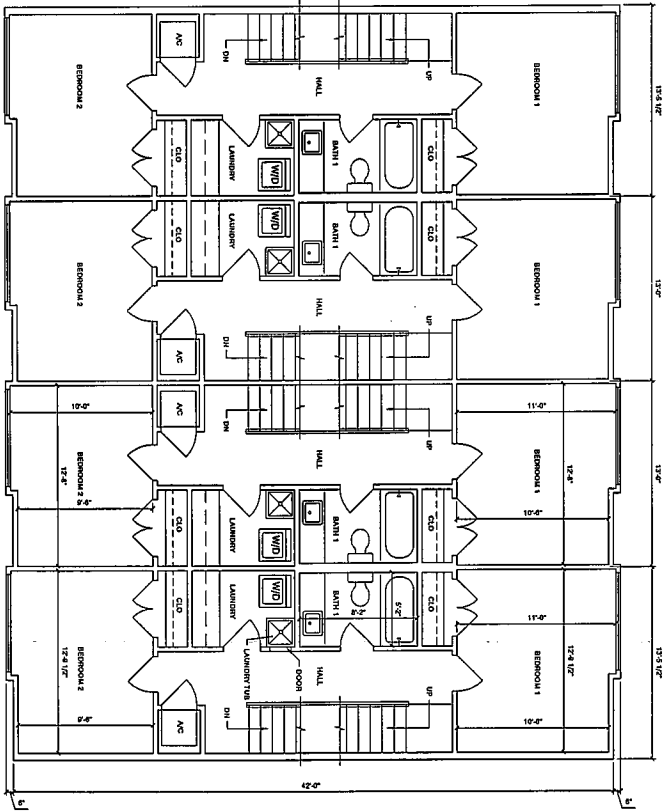
ISSUE DATE:
DEC. 7, 2012
SCHEMATIC PLANS
CONDITIONAL USE

REVISION	DATE
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THIRD FLOOR PLANS
DETAILS
SHEET
A3.0
121843.DWG



B
SECOND FLOOR PLAN
CONDO GROUP



A
SECOND FLOOR PLAN
CONDO GROUP

CONTRACTOR
THIS IS A SCHEMATIC PLAN
AND DOES NOT REPRESENT
THE FINAL DESIGN OF THE
PROJECT. IT IS FOR INFORMATION
ONLY AND SHOULD NOT BE
USED FOR CONSTRUCTION
OR ANY OTHER PURPOSE
WITHOUT THE WRITTEN
CONSENT OF SAIC.

ALECHA ARCHITECTURE
1536 SAUNDERS AVENUE, SUITE 200, NEW ORLEANS, LA 70112
TEL: 504.574.7377 FAX: 504.574.7378 WWW.ALECHA-ARCH.COM

**CARONDELET RESIDENTIAL
CONDOMINIUMS**
1523 - 1531 CARONDELET AT TERPSICHORE
NEW ORLEANS, LOUISIANA 70113

ISSUE DATE:
DEC. 7, 2012
SCHEMATIC PLANS
CONDITIONAL USE

REVISION	DATE
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SECOND FLOOR
PLANS
DETAILS
SHEET
A2.0
121592A.DWG

Item #5

Consideration: A servitude agreement for air and ground rights for new and existing encroachments, consisting of hand rails, roof overhangs, columns, and steps in/on/over the Douglas Street right of way adjacent to Lot B, Sq. 54, Third M.D., bb: Douglas Street, Andry Street, N. Peters Street, and Flood Street. The municipal address of the improvements is 5413 N. Peters Street.

City of New Orleans
Department of Property Management
INTER-OFFICE MEMO

To: Yolanda Rodriguez, Director, City Planning Commission
From: Martha J. Griset, Real Estate Administrator 
CC: Stephen Kroll, Arlen Brunson
Date: December 28, 2012
Re: PAC Agenda

Please place the following on the PAC Agenda:

Consideration: A servitude agreement for air and ground rights for new and existing encroachments, consisting of hand rails, roof overhangs, columns, and steps in/on/over the Douglas Street right of way adjacent to Lot B, Sq. 54, Third M.D., bb: Douglas Street, Andry Street, N. Peters Street, and Flood Street.

The municipal address of the improvements is 5413 N. Peters Street

If you have any questions, please contact me at ext. 3615.

Please see attachments.

MJG

Approved By:

George A. Patterson, Director



ANDRY

ST.

DOUGLAS

403'11"5" C.O.

N. PETERS

N. PETERS ST

5413 N. PETERS STREET

LOT B

54

25-A

24

PT. 23

17

20-B

21

516'8"4" C.O.

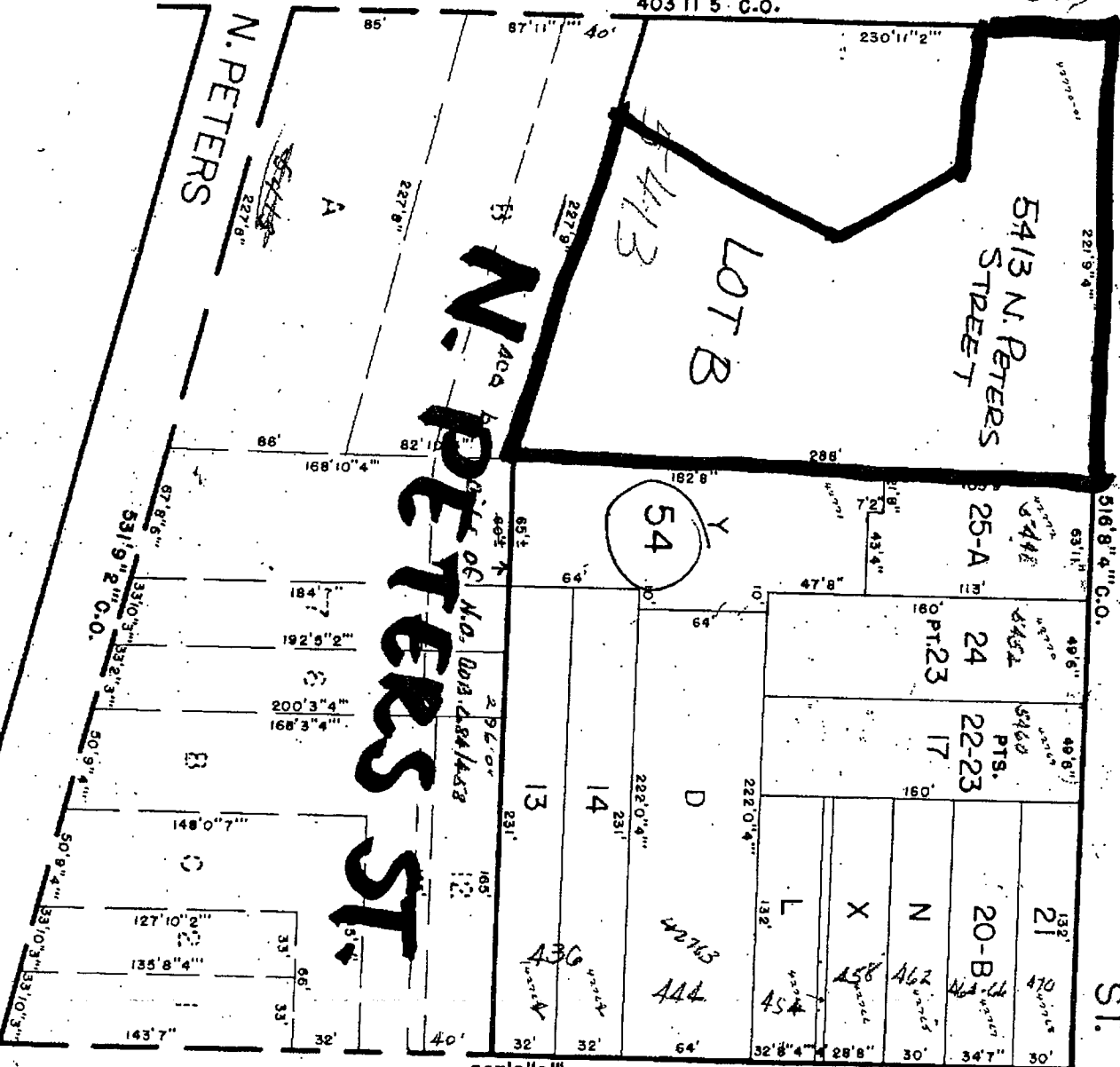
ST.

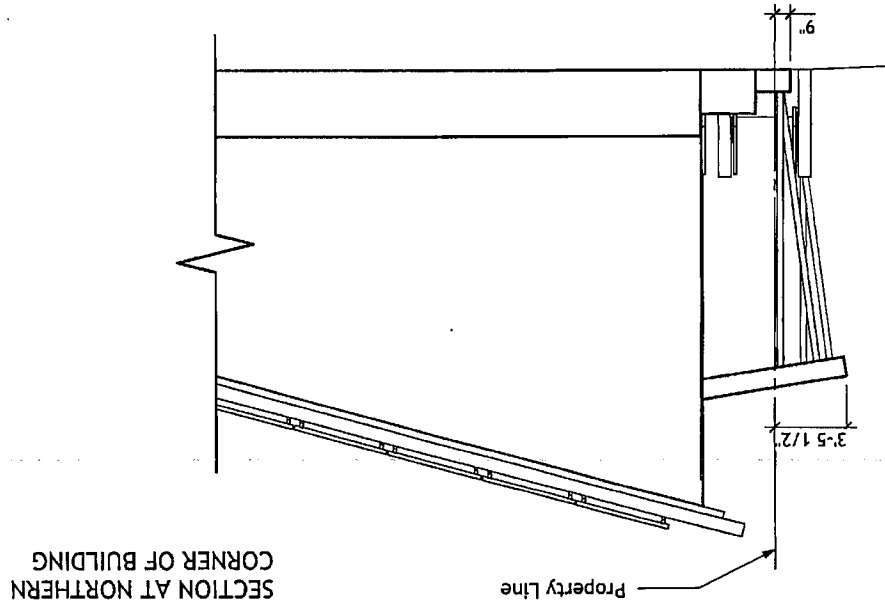
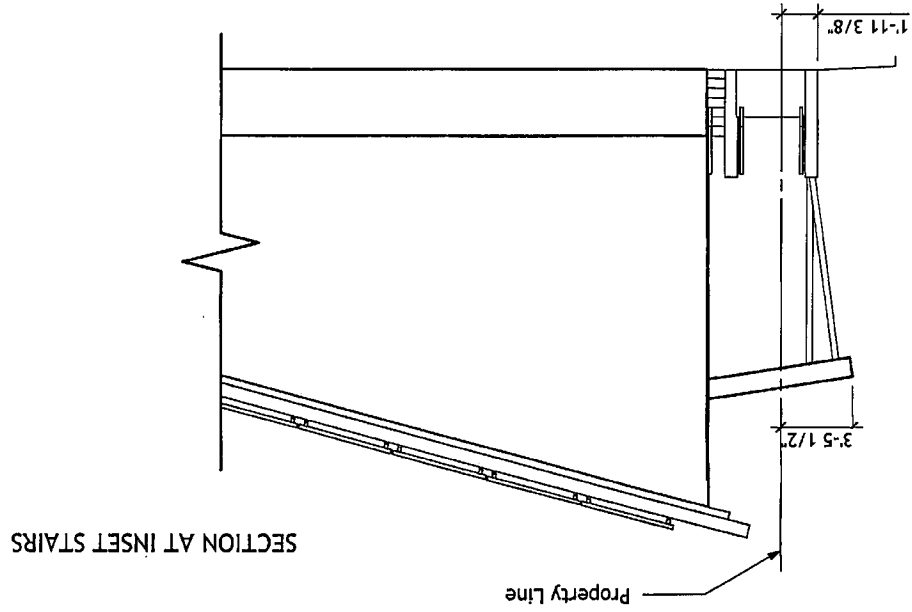
527'0"0" C.O.

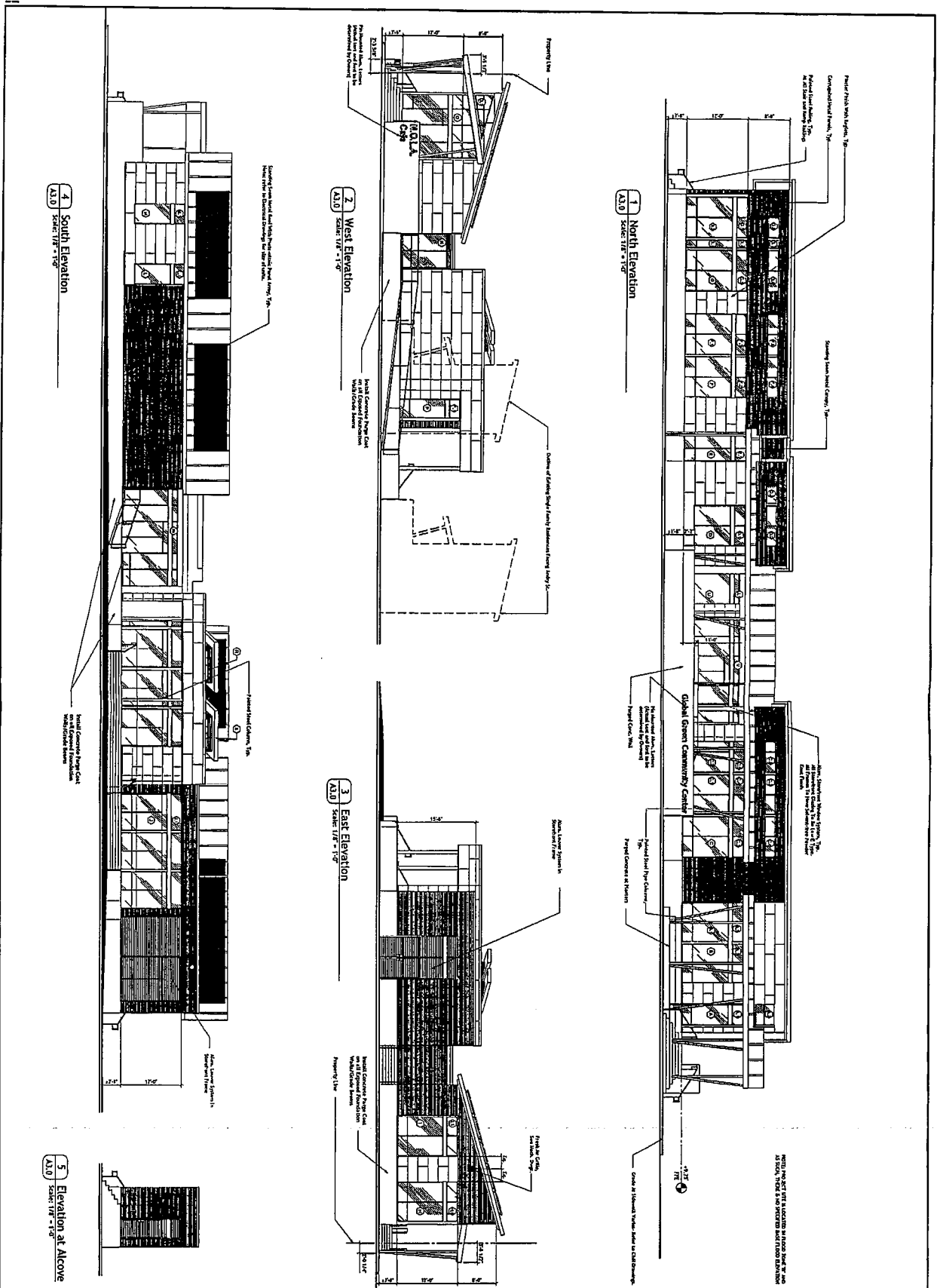
ST.

FLOOD

ST.







Global Green
Holy Cross Community Center
 New Orleans, Louisiana

SCM7
 2010-2011
 1000 Poydras Street, Suite 2000
 New Orleans, LA 70112
 Phone: (504) 581-1234
 Fax: (504) 581-1235
 Website: www.scm7.com

DATE	BY	DESCRIPTION
10/10/10	JMZ	Initial Design
11/15/10	JMZ	Revised Design
01/20/11	JMZ	Final Design
02/10/11	JMZ	Construction Documents
03/15/11	JMZ	Final Construction Documents

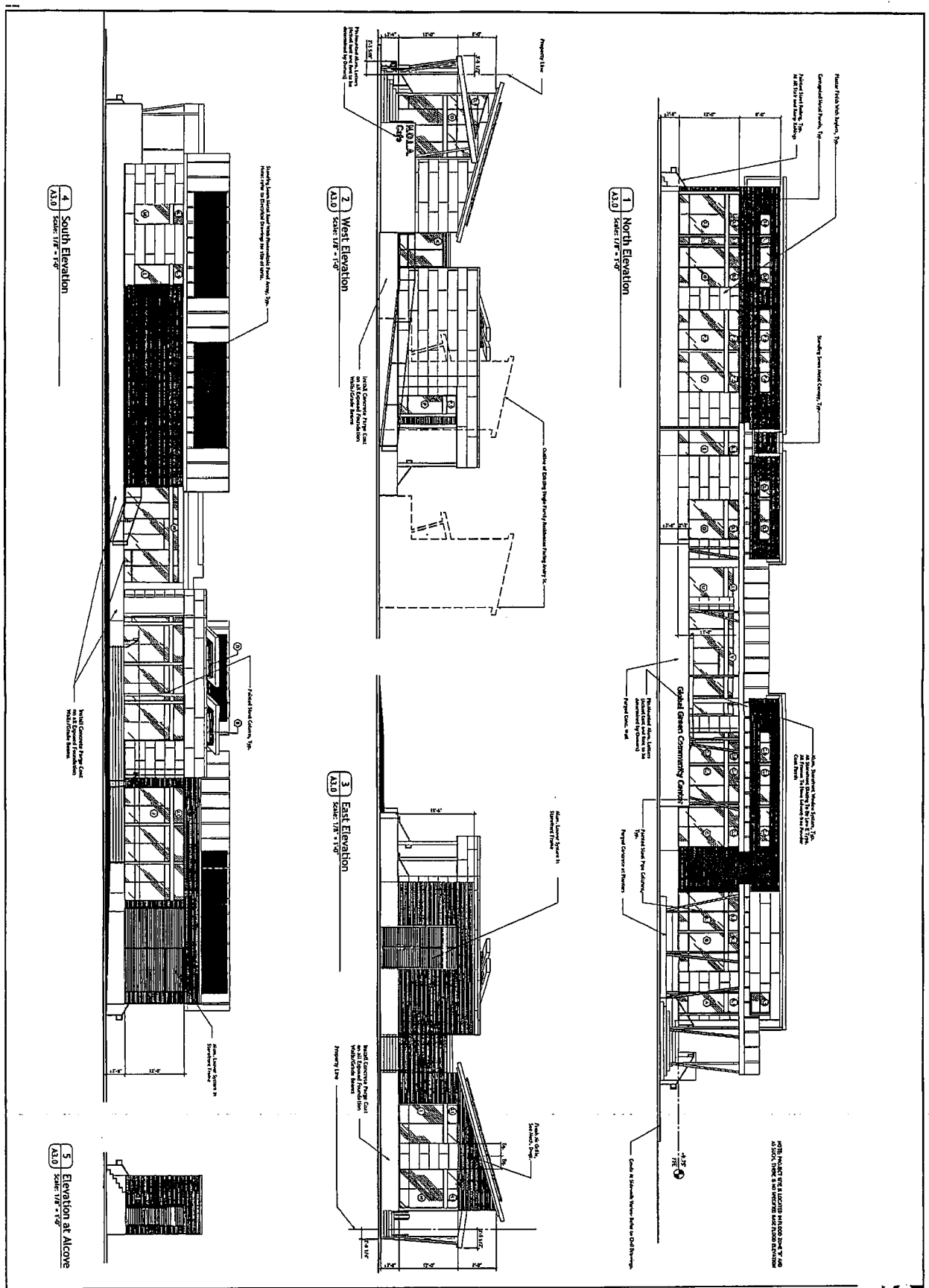
REVISION	DATE	DESCRIPTION
1	10/10/10	Initial Design
2	11/15/10	Revised Design
3	01/20/11	Final Design
4	02/10/11	Construction Documents
5	03/15/11	Final Construction Documents

PROJECTS	STATUS
Global Green Holy Cross Community Center	<input type="checkbox"/>
Global Green Holy Cross Community Center	<input type="checkbox"/>
Global Green Holy Cross Community Center	<input type="checkbox"/>
Global Green Holy Cross Community Center	<input type="checkbox"/>

RELEASER	DATE
JMZ	10/10/10
JMZ	11/15/10
JMZ	01/20/11
JMZ	02/10/11
JMZ	03/15/11

PROJECT NO.	DATE	DESIGNED BY	CHECKED BY
102	10/10/10	JMZ	JMZ
102	11/15/10	JMZ	JMZ
102	01/20/11	JMZ	JMZ
102	02/10/11	JMZ	JMZ
102	03/15/11	JMZ	JMZ

A3.0
 Exterior Elevations



Global Green
 Holy Cross Community Center
 New Orleans, Louisiana



DATE	TO	BY / REVISION
11/11/11	Final	JMM
08/11/11	Construction	JMM
07/11/11	Final	JMM
06/11/11	Final	JMM
05/11/11	Final	JMM
04/11/11	Final	JMM
03/11/11	Final	JMM
02/11/11	Final	JMM
01/11/11	Final	JMM

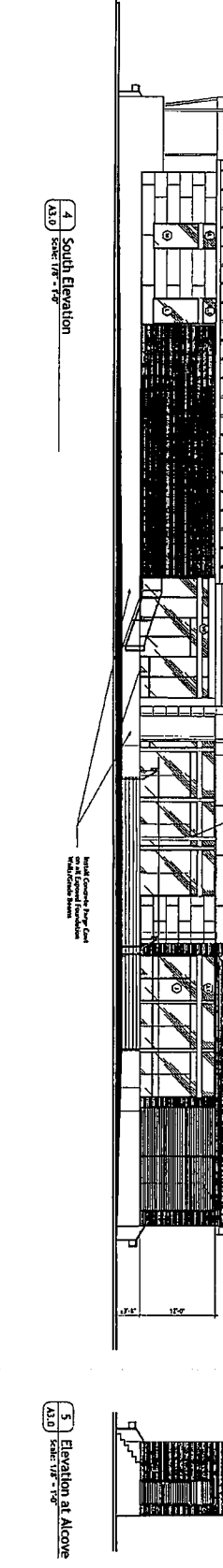
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08/11/11	JMM	JMM
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04/11/11	JMM	JMM
03/11/11	JMM	JMM
02/11/11	JMM	JMM
01/11/11	JMM	JMM

DATE	BY	CHECKED BY
11/11/11	JMM	JMM
08/11/11	JMM	JMM
07/11/11	JMM	JMM
06/11/11	JMM	JMM
05/11/11	JMM	JMM
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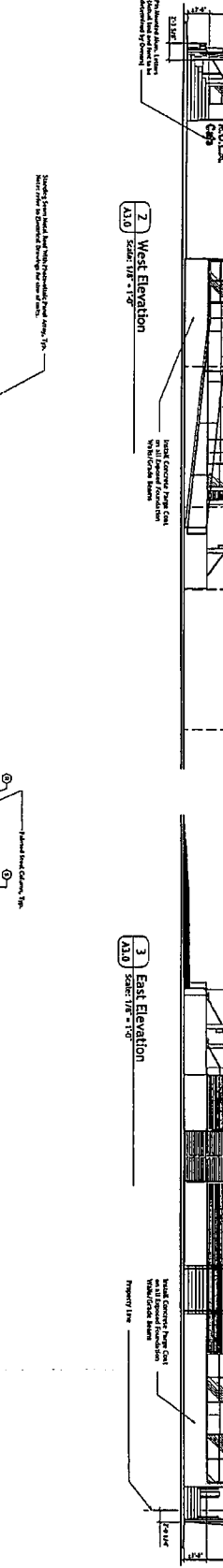
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07/11/11	JMM	JMM
06/11/11	JMM	JMM
05/11/11	JMM	JMM
04/11/11	JMM	JMM
03/11/11	JMM	JMM
02/11/11	JMM	JMM
01/11/11	JMM	JMM

Project No. 1012
 Drawn By: JMM
 Checked By: JMM
 Exterior Elevations
A3.0

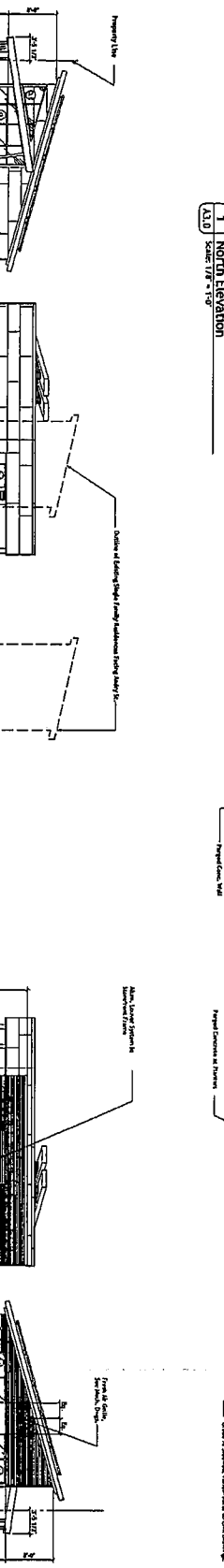
1 North Elevation
 A3.0 SCALE: 1/8" = 1'-0"



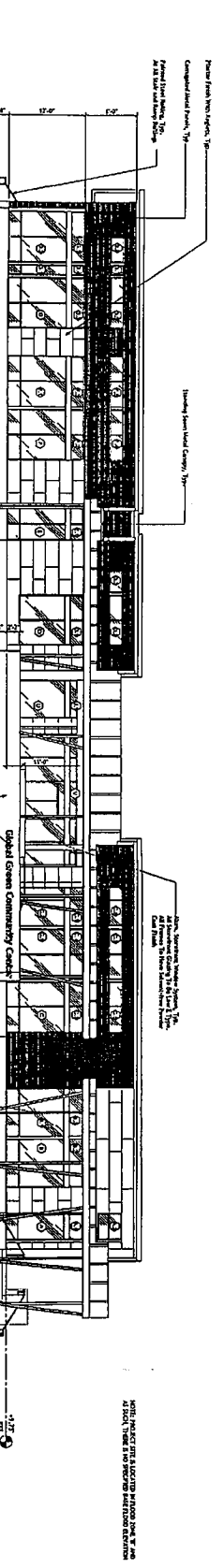
2 West Elevation
 A3.0 SCALE: 1/8" = 1'-0"



3 East Elevation
 A3.0 SCALE: 1/8" = 1'-0"



4 South Elevation
 A3.0 SCALE: 1/8" = 1'-0"



5 Elevation at Alcove
 A3.0 SCALE: 1/8" = 1'-0"



Global Green
 Holy Cross Community Center
 New Orleans, Louisiana

TABLE 4

Item No.	Description	Quantity	Unit
1	1st Floor Slabs	1000	Sq. Ft.
2	2nd Floor Slabs	1000	Sq. Ft.
3	3rd Floor Slabs	1000	Sq. Ft.
4	4th Floor Slabs	1000	Sq. Ft.
5	5th Floor Slabs	1000	Sq. Ft.
6	6th Floor Slabs	1000	Sq. Ft.
7	7th Floor Slabs	1000	Sq. Ft.
8	8th Floor Slabs	1000	Sq. Ft.
9	9th Floor Slabs	1000	Sq. Ft.
10	10th Floor Slabs	1000	Sq. Ft.
11	11th Floor Slabs	1000	Sq. Ft.
12	12th Floor Slabs	1000	Sq. Ft.
13	13th Floor Slabs	1000	Sq. Ft.
14	14th Floor Slabs	1000	Sq. Ft.
15	15th Floor Slabs	1000	Sq. Ft.
16	16th Floor Slabs	1000	Sq. Ft.
17	17th Floor Slabs	1000	Sq. Ft.
18	18th Floor Slabs	1000	Sq. Ft.
19	19th Floor Slabs	1000	Sq. Ft.
20	20th Floor Slabs	1000	Sq. Ft.

Project No. 1012
 Drawn By JHT
 Checked By JHT

A3.0
 Exterior Elevations