

HOUSING AUTHORITY OF NEW ORLEANS  
**GUSTE III COMMUNITY CENTER**  
 CONSTRUCTION DOCUMENTS  
 NEW ORLEANS, LOUISIANA



**MANNING ARCHITECTS**  
 ARCHITECTURE | INTERIORS | PLANNING  
 440 PONDHARDT STREET, SUITE 1000  
 NEW ORLEANS, LOUISIANA 70112  
 (504) 581-2000 | (504) 452-2001  
 WWW.MANNINGARCHITECTS.COM

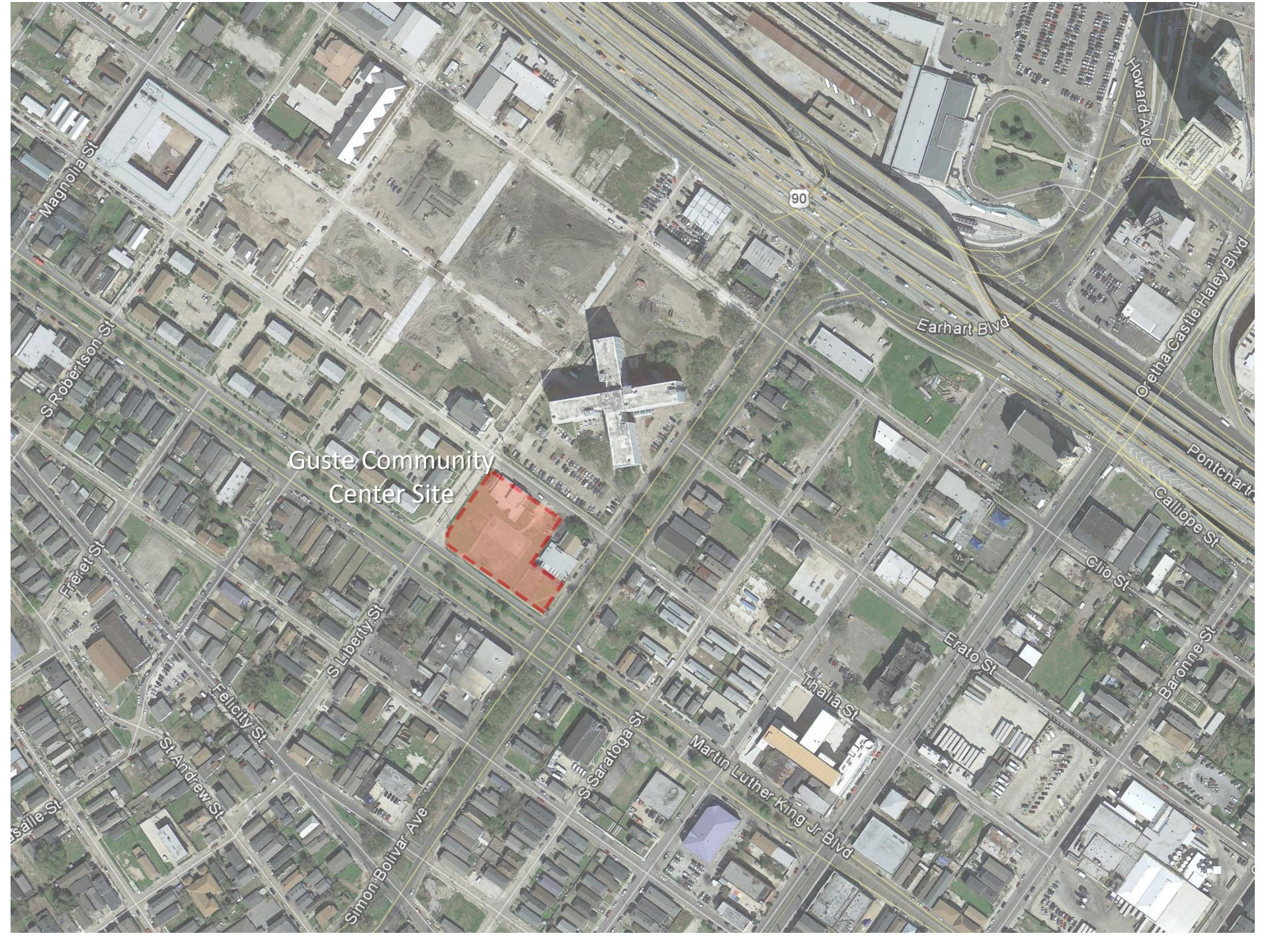
**GUSTE III**  
**COMMUNITY CENTER**  
 CONSTRUCTION DOCUMENTS  
 NEW ORLEANS, LA

DATE	ISSUED FOR
2014.03.25	70% CD'S
2014.06.16	90% CD'S

DATE	REVISION	ISSUED FOR

PROJECT NO. N14008  
 DRAWN BY DAV  
 CHECKED BY RH  
 DRAWING TITLE  
**COVER SHEET**

SHEET NO. **A0.00**



Guste Community  
Center Site

90

Earhart Blvd

Howard Ave

O'etha Castle Haley Blvd

Pontchartr

Callope St

Clio St

Baronne St

Erato St

Thalia St

Martin Luther King Jr Blvd

S Caratoga St

Simon Bolivar Ave

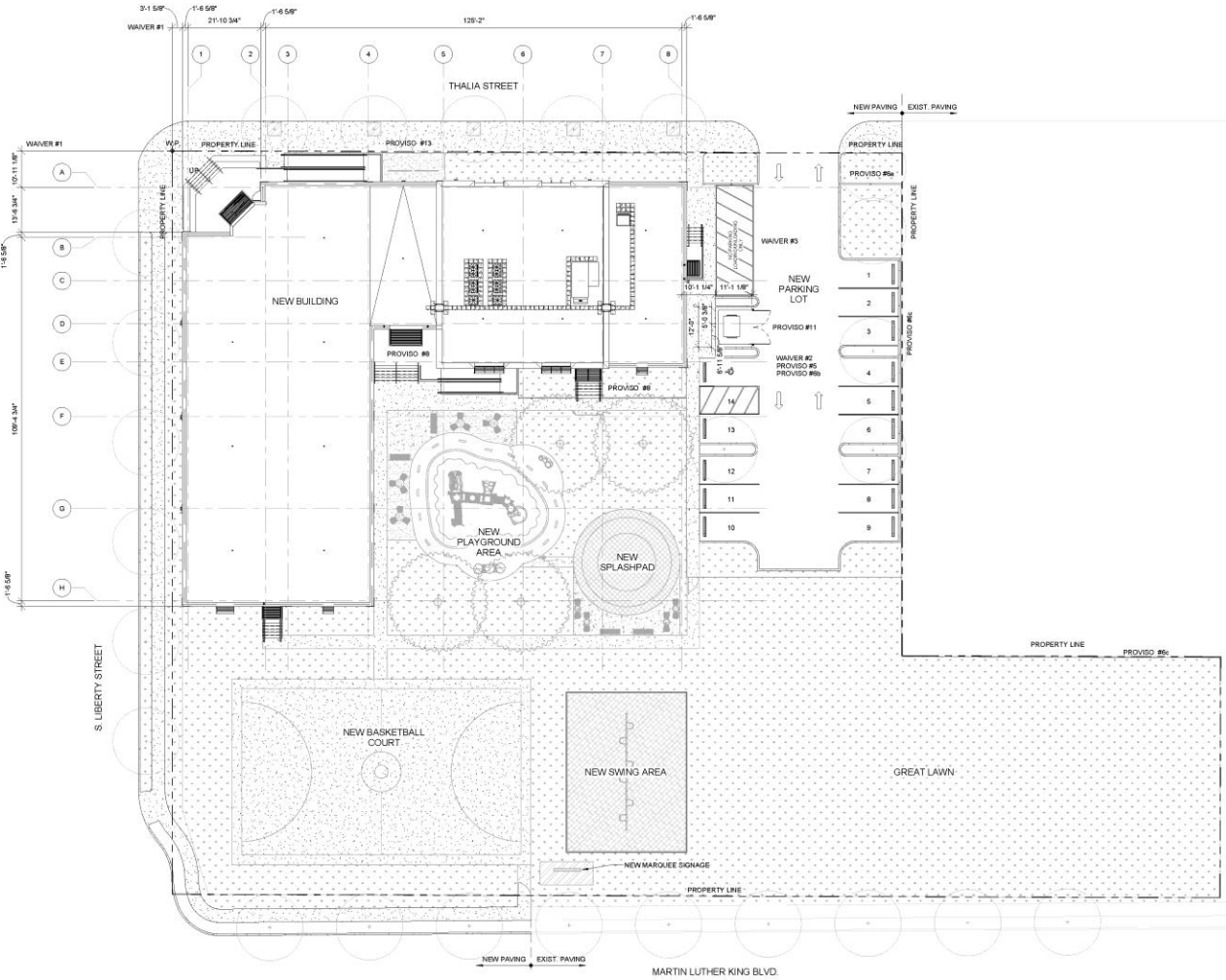
Felicity St

St Andrew St

Freret St

S Robertson St

Magnolia St



1 SITE PLAN  
AS.00(A) 0.0  
1/8" = 1'-0"

**BZA DOCKET # 096/13**

**WAIVERS**

1. The applicant shall be granted a waiver of Article 11, Section 11.39 (B) Public and Governmental Buildings of the Comprehensive Zoning Ordinance, which requires a setback of no less than twenty-five feet from all lot lines abutting streets, to permit a setback no greater than twelve feet from the Thalia Street and South Liberty Street property lines.
2. The applicant shall be granted a waiver of Article 11, Section 11.39(C) Public and Governmental Buildings of the Comprehensive Zoning Ordinance, which requires the provision of forty-one (41) parking spaces to permit the provision of fourteen (14) parking spaces on the site.
3. The applicant shall be granted a waiver of Article 15, Section 15.3.2 and Table 15.2 of the Comprehensive Zoning Ordinance, which requires (2) off-street loading spaces, to allow one (1) off-street loading space to be provided.

**PROVISOS**

1. The Department of Safety and Permits shall issue no building permits or licenses until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to respond to administrative action as provided for in Article 16, Section 16.9.11 of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The applicant shall re-subdivide the lots comprising the site into a single lot of record. The subdivision shall be completed and recorded with the Office of Conveyances prior to the issuance of a Certificate of Occupancy by the Department of Safety and Permits.
3. The applicant shall consult with the Department of Parks and Parkways to determine if the planting of seven (7) trees in front of the community center within the public right-of-way is feasible and the applicant shall submit a complete and accurate landscape plan showing install six (6) inch vertical curbs, sidewalk, the planting area, the protection area and street trees within the rights-of-way adjacent to the site, subject to the review and approval of the Department of Parks and Parkways the City Planning Commission.
4. The applicant shall submit a complete and accurate landscape plan showing appropriate landscaping of the entire use area, subject to the review and approval of the Department of Parks and Parkways the City Planning Commission.
5. The applicant shall submit a revised site plan indicating the removal or relocation of all parking spaces located beyond the facade fronting Thalia Street. Additionally, the Thalia Street facade shall be set back no more than twelve feet (12') from the front property line.
6. The applicant shall submit a landscape plan subject to the review and approval of the Department of Parks and Parkways and the City Planning Commission Staff. The landscape plan shall include the species, size, location, quantity, and migration of all proposed plant material, and shall include the following:
  - a. Screening of the vehicular use area with a four foot (4') high metal and masonry fence, which has five percent (5%) opacity, along the perimeter of the parking area, adjacent to any public rights-of-way.
  - b. Landscaping of the parking area, including both interior and peripheral landscaping, of not less than ten percent (10%) of the total parking area.
  - c. Opaque screening at six feet (6') in height along all rear or side yards that abut residential districts.
7. Prior to the finalization of the Conditional Use, the application shall be reviewed by the Design Advisory Committee with recommendations incorporated into the revised design.
8. The awnings at the south elevation should be redesigned to provide weather protection at the entry to the multi-purpose room.
9. The applicant shall submit a lighting plan that indicates the exact location, type, make, and height of all proposed exterior lighting, for the review and approval of the staff of the City Planning Commission. All exterior lighting shall be limited in height to twelve feet (12'), and shall not be directed toward any adjacent residential uses.
10. The applicant shall provide to the City Planning Commission a refuse and litter abatement program letter approved by the Sanitation Department, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the cleaning of all litter from the sidewalks and periodic hosing of the street right-of-way. The name and phone number of the perpetrator shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so it is visible from the public right-of-way.
11. The applicant shall submit revised plans indicating an alternative location for the trash storage area, appropriately screened and set back from the adjacent rights-of-way.
12. The applicant shall secure approval from the Department of Public Works for a designated on-street loading zone, re-located sidewalk and curb cut.
13. The applicant shall provide bicycle rack capacity for no less than ten (10) bicycle parking spaces at the site.

**REASONS FOR RECOMMENDATION**

1. The community center will function as an expansion of the Guste Housing Development and the adjacent facility, should be generally subordinate to the mix of residential, industrial, and institutional uses that characterize the surrounding area.
2. The proposal is generally consistent with the future land use objectives of the Plan for the 21st Century.

**MANNING ARCHITECTS | PLANNING**  
ARCHITECTURE | INTERIORS | PLANNING

**GUSTE III**  
**COMMUNITY CENTER**  
CONSTRUCTION DOCUMENTS  
NEW ORLEANS, LA

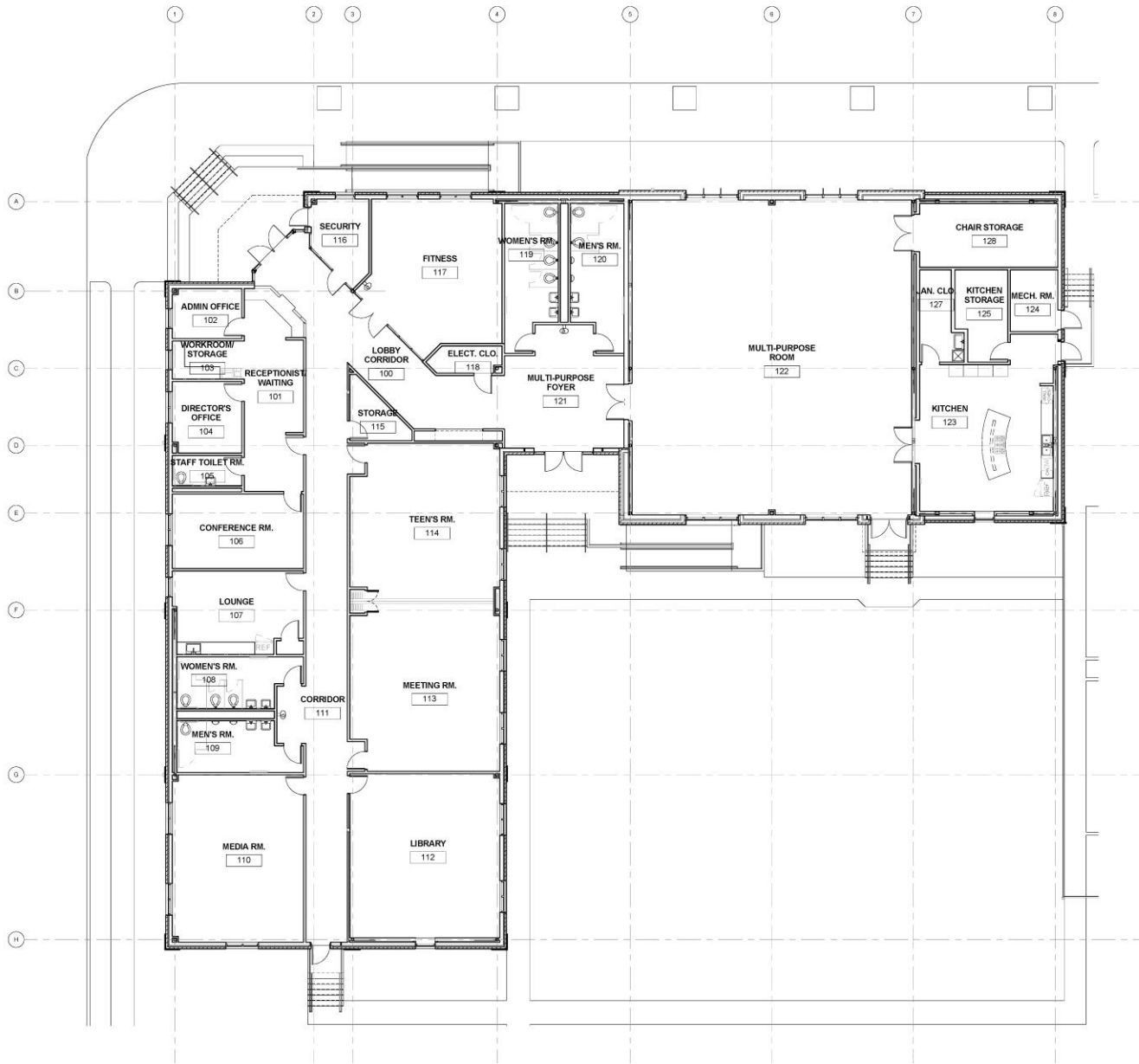
456 PONDHAWK STREET, SUITE 2150  
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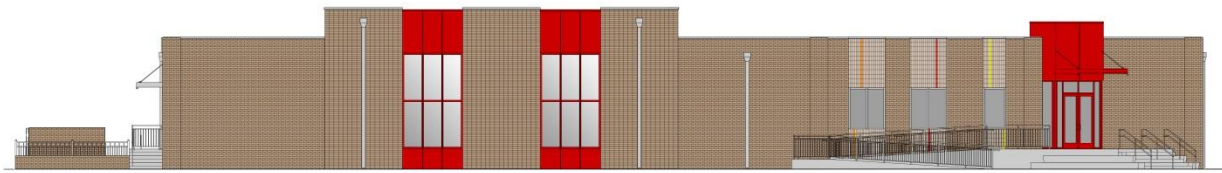
DATE	ISSUED FOR
2014.05.25	70% CD'S
2014.06.18	80% CD'S

DATE	REVISION	ISSUED FOR

PROJECT NO. N14008  
DRAWN BY DAV  
CHECKED BY RH  
DRAWING TITLE  
**SITE PLAN**

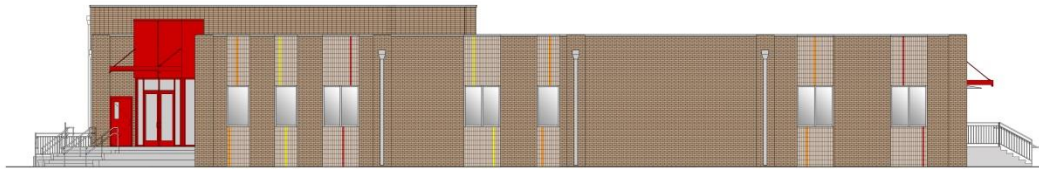
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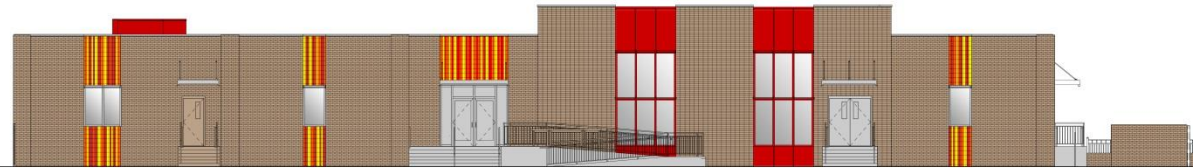
NORTH ELEVATION - THALIA ST.

1/8" = 1'-0"



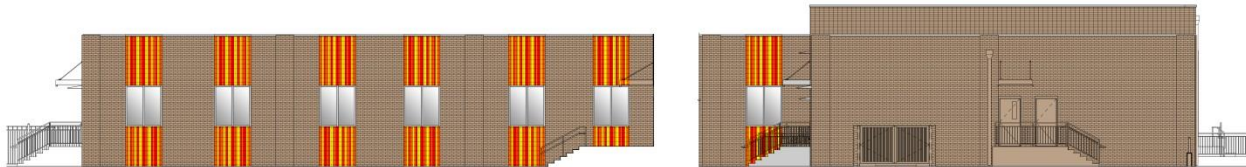
WEST ELEVATION - S. LIBERTY ST.

1/8" = 1'-0"



SOUTH ELEVATION - MLK JR. BLVD.

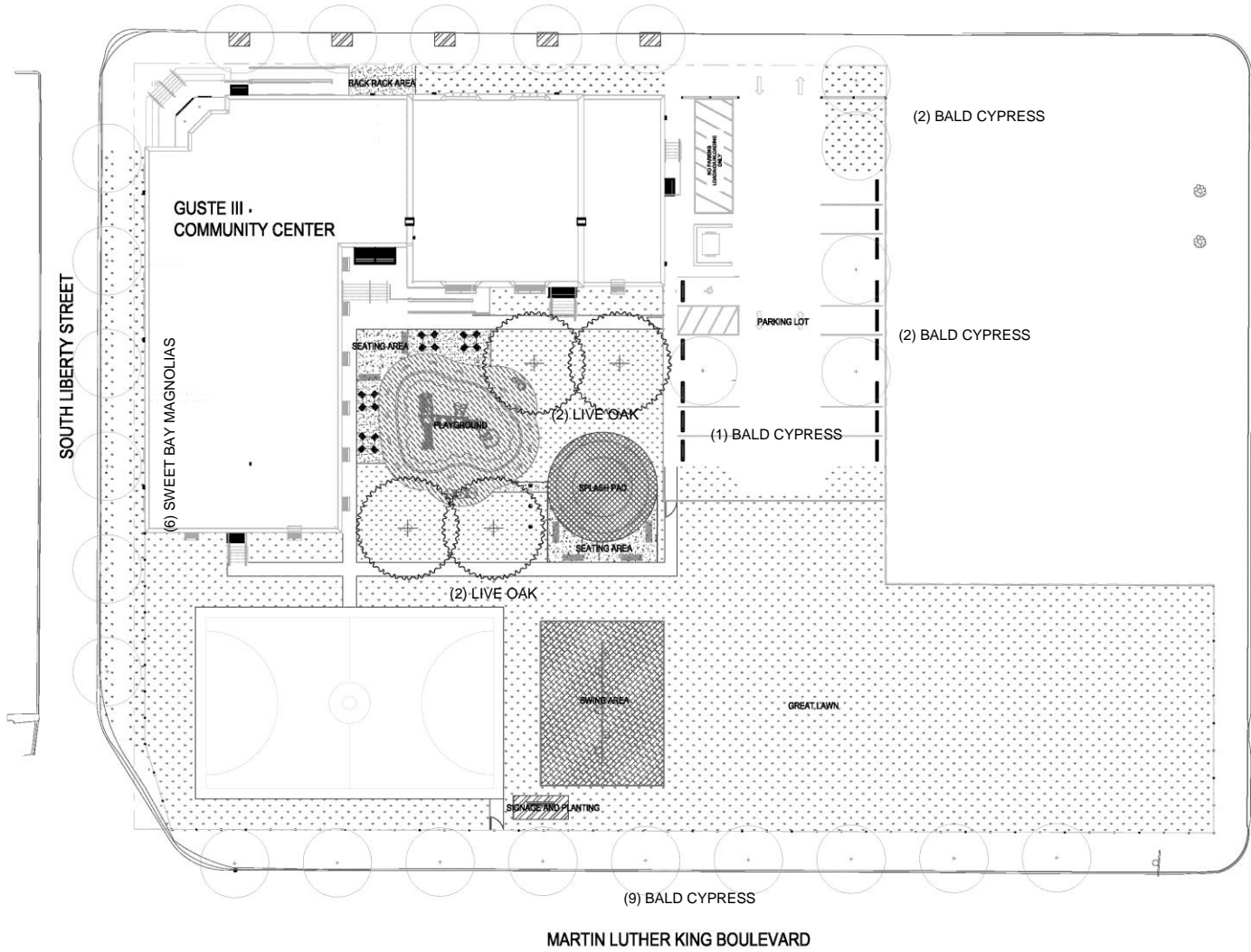
1/8" = 1'-0"



EAST ELEVATION - SIMON BOLIVAR AVE.

1/8" = 1'-0"

(5) SWEET BAY MAGNOLIAS



**MATERIALS**

	PLANTING BED
	LAWN
	SWING SURFACE
	SPLASH PAD SURFACE
	PLAYGROUND SURFACE
	CONCRETE
	DECOMPOSED GRANITE

1 OVERALL PLAN  
L1.00 1"=20'

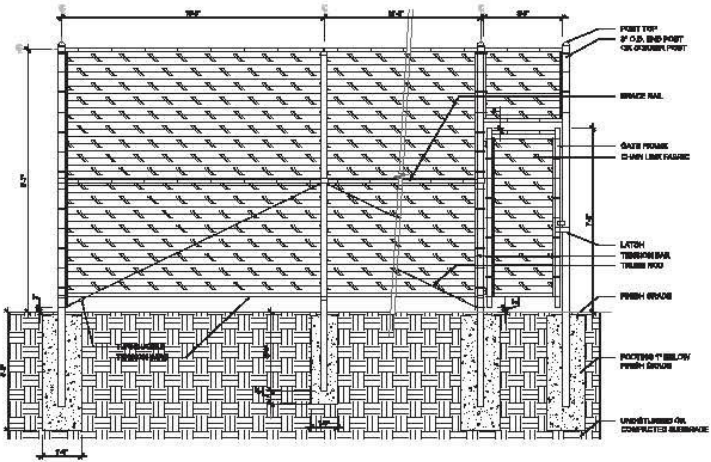


DATE	ISSUED FOR
02/15/20	FOR CONSTRUCTION 2020

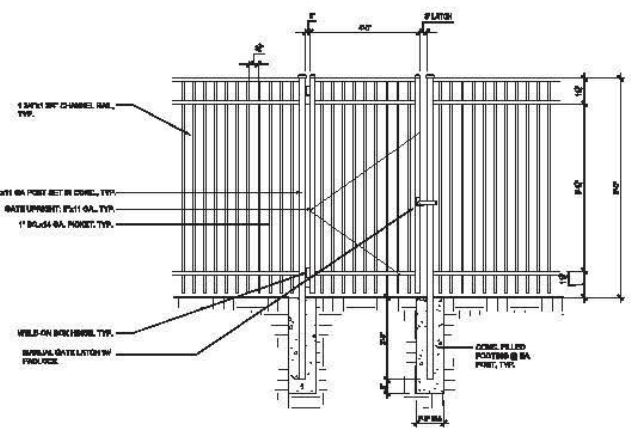


PROJECT NO. 19-000  
 DRAWN BY MB  
 CHECKED BY MB  
 DRAWING TITLE  
**FENCE DETAILS**

A

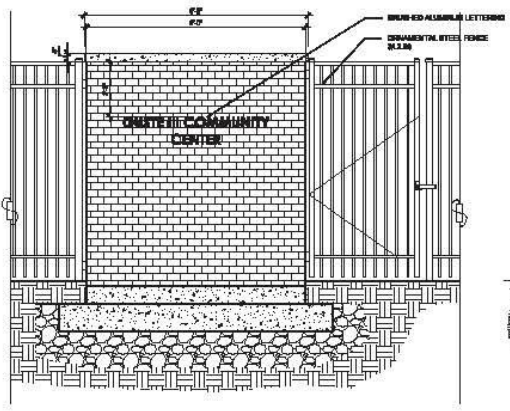


**METAL CHAIN LINK FENCE @ TENNIS COURT**  
 SCALE: 1/4\"/>

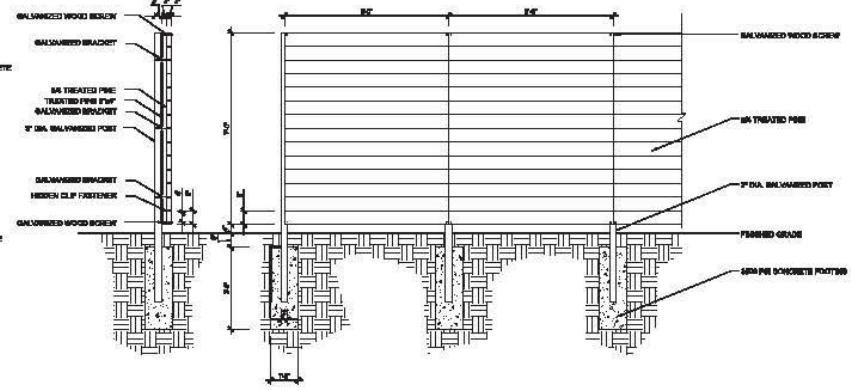
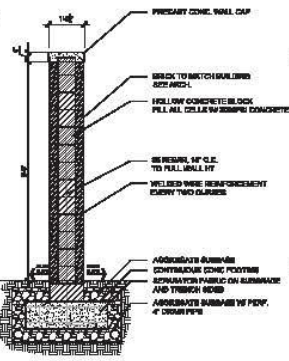


**Ornamental Steel Fence**  
 SCALE: 1/4\"/>

C



**Brick Masonry Wall**  
 SCALE: 1/4\"/>



**Horizontal Wood Fencing**  
 SCALE: 1/4\"/>

1

2

3

4

**MICHAELS BATES**  
 LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING

DATE	ISSUED FOR
02/28/24	FOR CONSTRUCTION DOCUMENT

PROJECT NO.	1614-008
DRAWN BY	
CHECKED BY	
DRAWING FILE #	
STREET TREE PLANTING	
SHEET NO.	L3.01

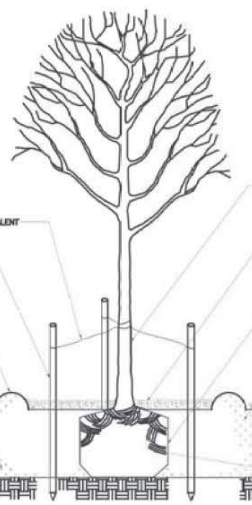
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PLOT FILE: 1614-008-03.dwg  
PLOT SCALE: 1" = 8'-0"

A

B

C

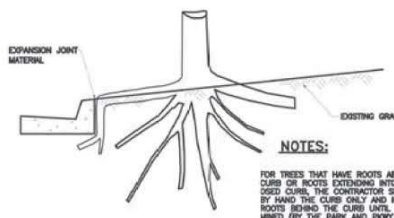
D



- NOTES:**
- AFTER PLANTING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, BROKEN OR DEAD BRANCHES.
  - WATER THOROUGHLY WHILE BACKFILLING TO AVOID AIR POCKETS. REWATER AFTER PLANTING.
  - REMOVE ANY STRING OR TWINE AROUND TRUNK.
  - PENETRATE SUBSOIL, BUT NOT ROOT BALL WITH STAKES.

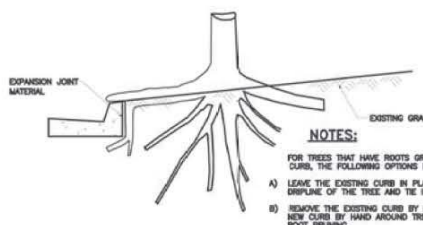
- TREE, SEE PROJECT PLANT SCHEDULE
- PINE STRAW MULCH, 3" (AFTER COMPACTION) MULCH SHALL NOT CONTACT TREE TRUNK
- TREE ROOT BALL (TOP OF BALL SHOULD MATCH EXISTING GRADE) OR SET 1" - 2" HIGHER THAN TOP OF GRADE IN SLOWLY DRAINING SOILS.
- SOIL BACKFILL (USE EXISTING SOIL) TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT THE ROOT BALL DOES NOT SHIFT. TRUNK FLARE SHOULD BE VISIBLE. DO NOT FILL SOIL ON TOP OF THE ROOT BALL.
- DIG PLANTING HOLE NO DEEPER THAN DEPTH OF ROOT BALL AND DIG HOLE A MINIMUM OF 2'-0" WIDER THAN ROOT BALL.
- REMOVE ALL TWINE, ROPE AND WIRE AND BURLAP FROM THE ROOT BALL.

**TREE PLANTING DETAIL**  
N. T. S.



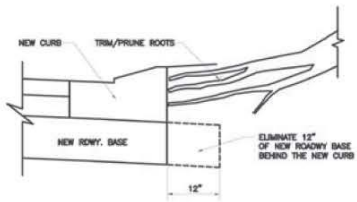
- NOTES:**
- FOR TREES THAT HAVE ROOTS ABUTTING THE CURB OR ROOTS EXTENDING INTO THE PROPOSED CURB, THE CONTRACTOR SHALL REMOVE BY HAND THE CURB ONLY AND NOT DISTURB TREE ROOTS BEHIND THE CURB LINE. IF IT IS DETERMINED (BY THE PARK AND PARKWAY DEPARTMENT) HOW MUCH OF THE ROOTS CAN BE PRUNED, ONCE MARKED, THE ROOTS CAN BE PRUNED BY A LICENSED ARBORIST. ELIMINATE 12" OF ROADWAY BASE BEHIND NEW CURB WHERE ROOTS ARE ENCOUNTERING THE CURB. (SEE DETAIL "A")

**TYPICAL DIAGRAM NO. 1**  
TREE ROOTS GROWING BEHIND EXISTING OR PROPOSED CURBS  
N. T. S.

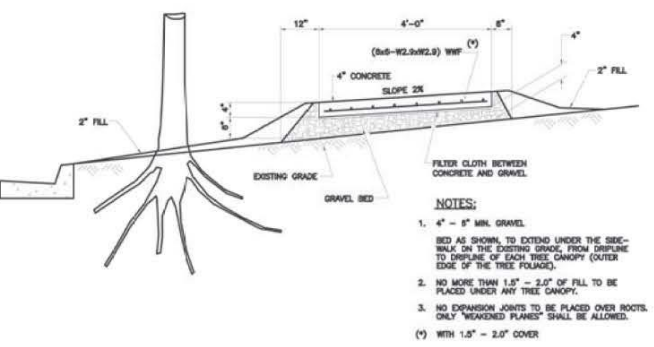


- NOTES:**
- FOR TREES THAT HAVE ROOTS GROWING OVER THE CURB, THE FOLLOWING OPTIONS MAY BE POSSIBLE:
- 1) LEAVE THE EXISTING CURB IN PLACE UNDER THE DISPLINE OF THE TREE AND TIE INTO THE NEW CURB.
  - 2) REMOVE THE EXISTING CURB BY HAND AND FORM NEW CURB BY HAND AROUND TREE ROOTS WITHOUT ROOT PRUNING.
  - 3) REMOVE THE EXISTING CURB BY HAND, PRUNE ROOTS AS MARKED BY THE DEPARTMENT OF PARKS & PARKWAYS, FORM AND POUR NEW CURB.

**TYPICAL DIAGRAM NO. 2**  
TREE ROOTS GROWING OVER CURB  
N. T. S.

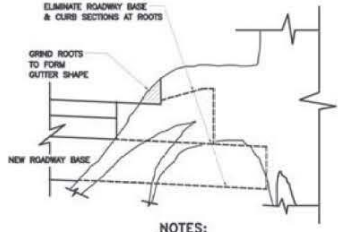


**DETAIL "A"**  
DETAIL FOR ROOT PRUNING AT CURBS  
REFER TO "TYPICAL DIAGRAM NO. 1"  
N.T.S.



- NOTES:**
1. 4" - 6" MIN. GRAVEL BED AS SHOWN, TO EXTEND UNDER THE SIDEWALK ON THE EXISTING GRADE, FROM DISPLINE TO DISPLINE OF EACH TREE CANOPY (OUTER EDGE OF THE TREE FOULING).
  2. NO MORE THAN 1.5" - 2.0" OF FILL TO BE PLACED UNDER ANY TREE CANOPY.
  3. NO EXPANSION JOINTS TO BE PLACED OVER ROOTS. ONLY "WIDENED PLANES" SHALL BE ALLOWED.
  - (V) WITH 1.5" - 2.0" COVER

**SIDEWALK GRAVEL BED**  
REQ'D. AT EACH TREE LOCATION  
N. T. S.



- NOTES:**
- WHERE BIG ROOTS EXTEND INTO ROADWAY SECTION, ELIMINATE ROADWAY BASE AND CURB SECTIONS AT ROOTS, AND GRIND ROOTS TO FORM OUTER SHAPE MATCHING ADJOINING CONCRETE GUTTERS AS PER DIRECTION OF THE DEPARTMENT OF PARKS & PARKWAYS

**TYPICAL DIAGRAM NO. 3**  
TREE ROOTS EXTENDING INTO PROPOSED ROADWAY SECTION  
N. T. S.

- GENERAL NOTES:**
- (1) THE CONTRACTOR IS RESPONSIBLE FOR HIRING A LICENSED ARBORIST TO PRUNE TREE ROOTS ON CITY TREES. ALL TREE ROOTS OF CITY OWNED TREES, DAMAGED DURING REMOVAL OF CURBS, SIDEWALKS AND DRIVEWAYS SHALL BE ROOT PRUNED. ALL TREE ROOTS DAMAGED DURING ANY EXCAVATION OPERATIONS, YARD DRAIN, COLLECTOR LINES, ETC. SHALL BE ROOT PRUNED.
  - (2) ALL PROJECTS REQUIRE ON-SITE INSPECTION BY THE DEPARTMENT OF PARKS & PARKWAYS AND THE ARBORIST TO DETERMINE THE EXTENT OF ROOT PRUNING THAT WILL BE REQUIRED OR ALLOWED.
  - (3) FERTILIZATION - ONLY IF SPECIFIED BY DEPARTMENT OF PARKS & PARKWAYS ARBORIST, THE TREE ROOTS PRUNED DUE TO CONSTRUCTION SHALL BE FERTILIZED USING A WATER SOLUBLE FERTILIZER MIXED INTO THE SOIL. THE MINIMUM ACCEPTABLE N-P-K RATIO SHALL BE 30-5-5. THE NUTRIENT COMPLEX AND RATIO (CAL/50. FT.) MUST BE APPROVED BY THE URBAN FORESTER OVERSEEING THE PROJECT.
  - (4) ONLY IF SPECIFIED BY THE DEPARTMENT OF PARKS & PARKWAYS, MYCOORHIZAL FUNGAL INOCULATE TREATMENT SHALL BE APPLIED TO CONSTRUCTION DAMAGED TREE ROOT ZONES AS APPROVED BY THE URBAN FORESTER FROM THE PARK AND PARKWAYS DEPARTMENT.
  - (5) TERMITICIDE TREATMENT - ALL TREE ROOTS PRUNED DUE TO CONSTRUCTION SHALL BE TREATED FOR TERMITES WITH A TERMITICIDE APPROVED BY THE URBAN FORESTER.
  - (6) ALL TREES SHALL BE IRRIGATED AND MULCHED AS INDICATED IN THE SECTION 02480, "LANDSCAPE PROTECTION DURING CONSTRUCTION".
  - (7) ONLY IF SPECIFIED BY THE DEPARTMENT OF PARKS & PARKWAYS, DAMPSTAT GROWTH REGULATOR OR EQUIVALENT SHALL BE APPLIED TO THE TREES AS PER THE DIRECTION OF THE URBAN FORESTER OVERSEEING THE PROJECT.

	<b>STANDARD PLAN</b> STD10																				
	CITY OF NEW ORLEANS DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION																				
	<b>TREE PLANTING &amp; ROOT PRUNING FOR STREET CONSTRUCTION</b>																				
<table border="1"> <tr> <td>DESIGNED BY</td> <td>DATE</td> </tr> <tr> <td>DRAWN BY</td> <td>DATE</td> </tr> <tr> <td>CHECKED BY</td> <td>DATE</td> </tr> <tr> <td>APPROVED BY</td> <td>DATE</td> </tr> </table>	DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE	<table border="1"> <tr> <td>PROJECT NO.</td> <td>1614-008</td> </tr> <tr> <td>DRAWN BY</td> <td> </td> </tr> <tr> <td>CHECKED BY</td> <td> </td> </tr> <tr> <td>DRAWING FILE #</td> <td> </td> </tr> <tr> <td>STREET TREE PLANTING</td> <td> </td> </tr> <tr> <td>SHEET NO.</td> <td>L3.01</td> </tr> </table>	PROJECT NO.	1614-008	DRAWN BY		CHECKED BY		DRAWING FILE #		STREET TREE PLANTING		SHEET NO.	L3.01
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SHEET NO.	L3.01																				

NO.	DESCRIPTION	DATE

1 DPW STANDARD TREE PLANTING DETAILS  
LAST



#	Date	Comments

Drawn By: BYRON LEFFLER  
Checked By: ISHAC SCHLESINGER  
Company: CHANTIER ENGINEERING GROUP  
Date: 04/30/14  
Scale: 1/16"=1'-0"

GUSTE III COMMUNITY CENTER  
1460 SOUTH LIBERTY STREET  
NEW ORLEANS LA.

