

April 22, 2014

City Planning Commission
City of New Orleans
1300 Perdido St, 7th floor
New Orleans, LA 70112

Dear Sir or Madam:

Manning Architects is please to submit the attached set of drawings for the Guste III Community Center to the City Planning Commission Design Advisory Committee.

Guste III Community Center is a Housing Authority of New Orleans project at 1416 S Liberty St. The roughly 1.25 acre site is located on Square 322, bounded by Thalia St, Simon Bolivar Ave, Martin Luther King Blvd, and S Liberty St. The planned facility will provide meeting rooms, multi-purpose room, fitness center, kitchen, library, media room, playground, wet plaza, basketball court, tennis court, and passive green space to the HANO Guste community. The building will be a 12,271 sf, 1-story structure located at the corner of S Liberty St and Thalia St.

The design of the building and site were derived from the programmatic needs of the community, the context of the surrounding neighborhood, and high-quality, energy efficient building practices:

- The building opens up to the corner of the Thalia and S Liberty St, addressing the Guste development, and mirroring the corner-orientation of the catty-corner Union Bethel African Methodist Episcopal Church.
- Children's play areas are hugged by the building at the interior of the block, while teen and adult recreational uses are located closer to the site perimeter.
- The pedestrian scale of the neighborhood is preserved with shallow building setbacks and discreet parking.
- Landscaping uses native shade trees.
- The brick and metal panel building exterior is both high quality and low maintenance.
- The building uses energy-efficient lighting and mechanical systems and has insulated glazing with low-E coating.
- Roof and wall insulation has high R-value.

Please see the attached drawings:

- A0.00 COVER SHEET
- A1.00 SITE PLAN
- A2.00 FIRST FLOOR PLAN
- A3.00 ELEVATIONS
- L1.00 OVERALL SITE PLAN

MANNING ARCHITECTS
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- L2.00 MATERIALS AND LAYOUT PLAN
- L2.03 FENCE DETAILS
- L3.00 PLANTING PLAN
- L3.01 STREET TREE PLANTING
- EXISTING SITE PHOTOS (4 PAGES)

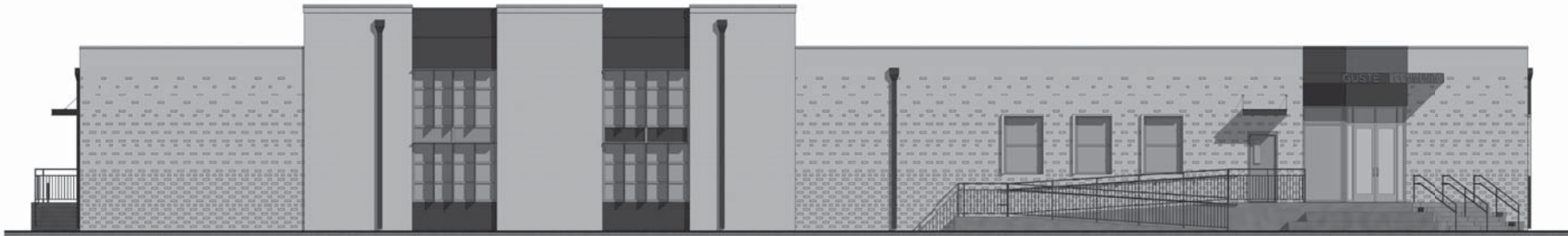
Aaron Ryan

LEED AP ND

Planner

aryan@manningarchitects.com

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



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GUSTE III
COMMUNITY CENTER
 CONSTRUCTION DOCUMENTS
 NEW ORLEANS, LA

DATE	ISSUED FOR
2014.03.25	70% CD'S

DATE	REVISION	ISSUED FOR

PROJECT NO. N1-6008
 DRAWN BY DAW
 CHECKED BY RCH
 DRAWING TITLE
COVER SHEET

SHEET NO. **A0.00**

BZA DOCKET # 096/13

WAIVERS

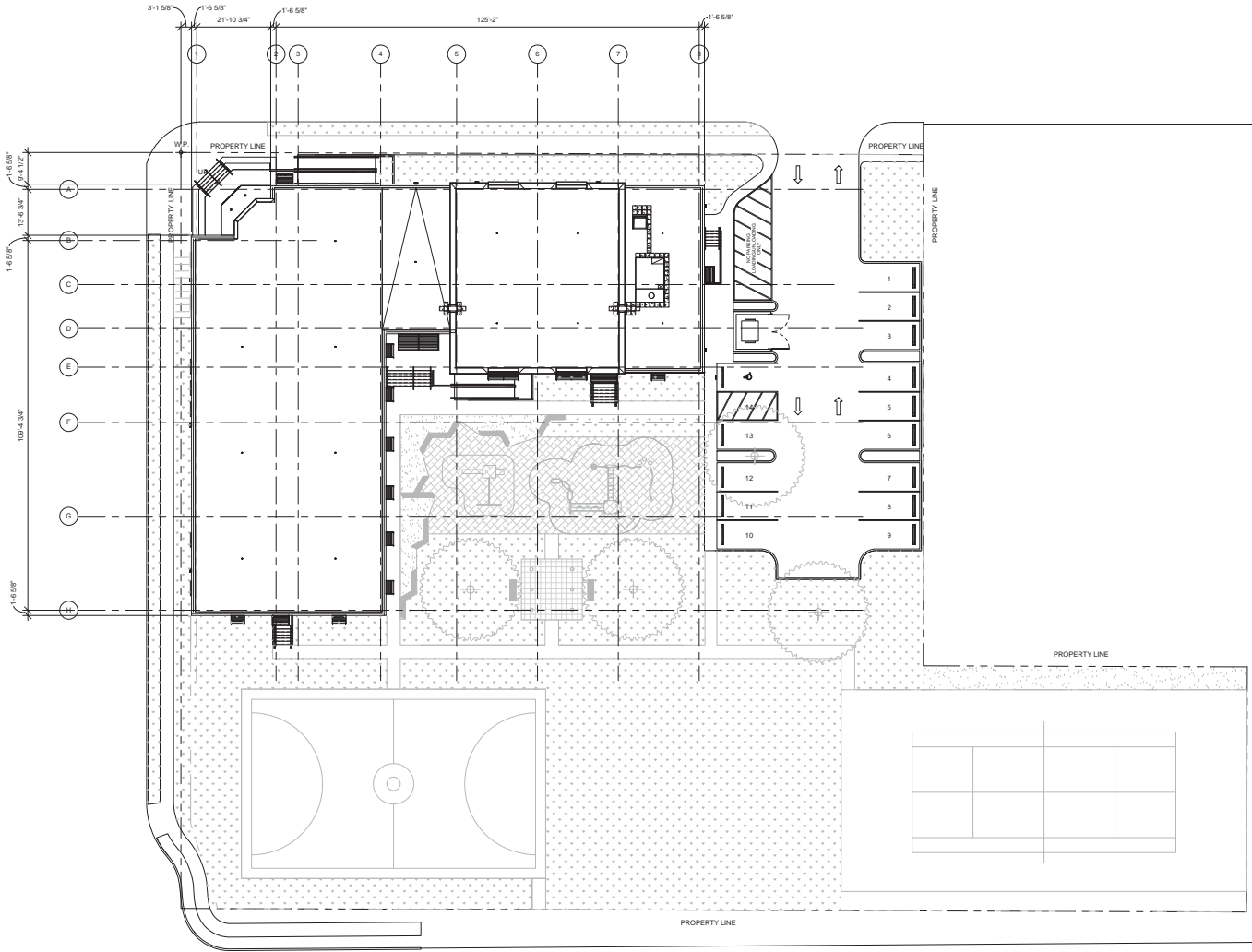
- The applicant shall be granted a waiver of Article 11, Section 11.30 (b) Public and Governmental Buildings of the Comprehensive Zoning Ordinance, which requires a setback of no less than twenty-five feet from all lot lines abutting streets, to permit a setback no greater than twelve feet (12) from the Thalia Street and South Liberty Street property lines.
- The applicant shall be granted a waiver of Article 11, Section 11.30(c) Public and Governmental Buildings of the Comprehensive Zoning Ordinance, which requires the provision of thirty-nine (39) parking spaces to permit the provision of fourteen (14) parking spaces on the site.
- The applicant shall be granted a waiver of Article 15, Section 15.3.2 and Table 15.3 of the Comprehensive Zoning Ordinance, which requires two (2) off-street loading spaces, to allow one (1) off-street loading space to be provided.

PROVISOS

- 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 request an administrative extension as provided for in Article 16, Section 16.5.11 of the Comprehensive Zoning Ordinance will void the conditional use approval.
- 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.
- 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 and within the public right-of-way will be advisable and the applicant shall submit a complete and accurate landscape plan showing install six (6) inch vertical curbing, planting strips, sidewalks, tree protection plan 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.
- The applicant shall submit a complete and accurate landscape plan showing appropriate landscaping of the vehicle use area, subject to the review and approval of the Department of Parks and Parkways the City Planning Commission.
- 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 loading dock shall be set back no more than twelve feet (12) from the front property line.
- 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 irrigation of all proposed plant materials, and shall include the following:
 - Screening of the vehicular use area with a four foot (4') high metal and masonry fence, which has fifty percent (50%) opacity, along the perimeter of the parking area, adjacent to any public right-of-way.
 - Landscaping of the parking area, including both interior and peripheral landscaping, of not less than ten percent (10%) of the total parking area.
 - Opaque screening at six feet (6') in height along all rear or side yards that abut residential districts.
- 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.
- The awnings at the south elevation should be redesigned to provide weather protection at the entry to the multi-purpose room.
- 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.
- 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 mowing of the street rights-of-way. The name and phone number of the owner/operator shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.
- 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.
- The applicant shall secure approval from the Department of Public Works for a designated on-street loading zone, replacement sidewalks and curb cuts.
- The applicant shall provide bicycle rack capacity for no less than ten (ten) bicycle parking spaces at the site.

REASONS FOR RECOMMENDATION

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



SITE PLAN
 1
 A3.00/A1.00 1/16" = 1'-0"



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GUSTE III
COMMUNITY CENTER
 CONSTRUCTION DOCUMENTS
 NEW ORLEANS, LA

DATE	ISSUED FOR
2014.03.25	70% CD'S

DATE	REVISION	ISSUED FOR

PROJECT NO.	N1-6008
DRAWN BY	JTP
CHECKED BY	MPH
DRAWING TITLE	SITE PLAN

SHEET NO. **A1.00**

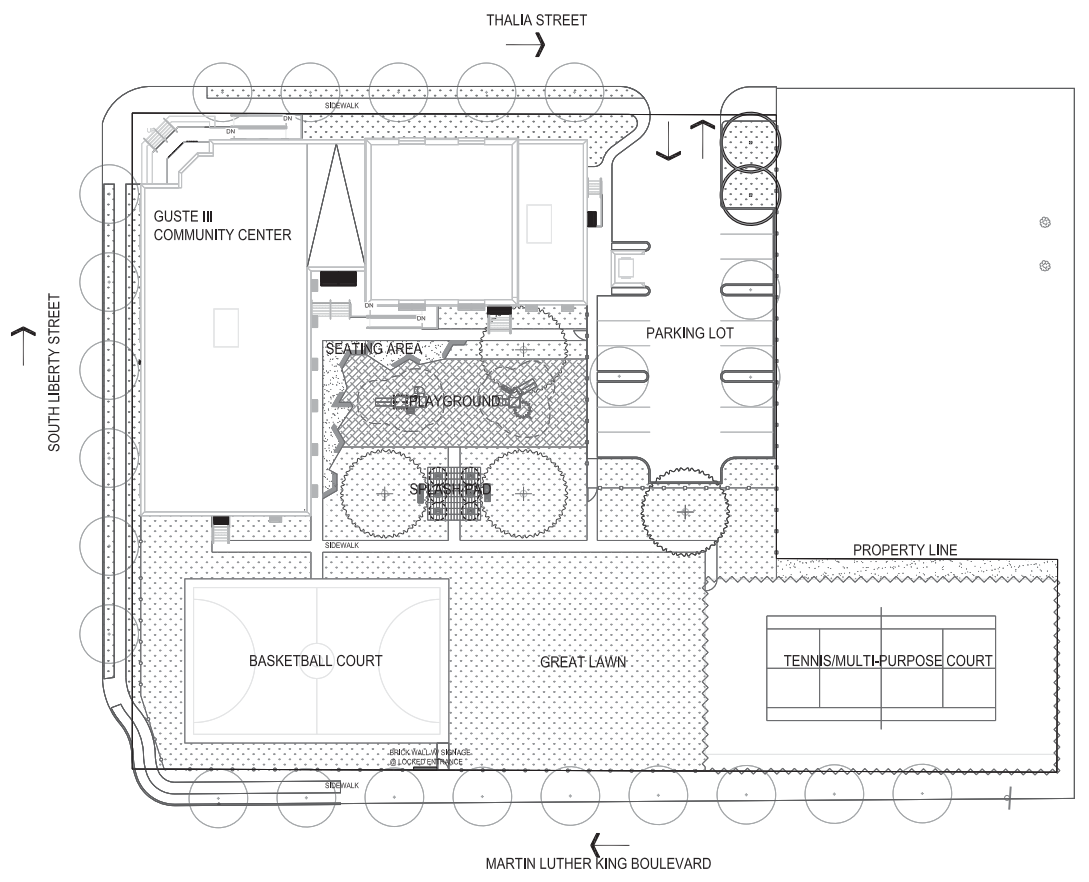
A
B
C
D

1

2

3

4



GENERAL NOTES:

WORK COVERED BY THIS SECTION INCLUDES FURNISHING OF AND PAYING FOR ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, OTHER ITEMS, AND APPLIANCES NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE DRAWING.

PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK AND PROVIDE FOR ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND UTILITY LINES (TELEPHONE, GAS, WATER, ELECTRICAL, CABLE, ETC.) PRIOR TO START OF ANY WORK.

CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES.

NO ATTEMPT HAS BEEN MADE BY MICHAELS BATES LLC, TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHT-OF-WAYS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE.

THE LOCATION OF PROPERTY LINES, SERVITUDES AND UTILITIES ARE APPROXIMATE AND WERE FURNISHED BY ORIGINAL SURVEYED INFORMATION. MICHAELS BATES LLC DOES NOT WARRANT THE EXACT LOCATION OF INFORMATION SHOWN.

FOR UNDERGROUND INFORMATION:
LOUISIANA ONE CALL 1 800 272 3020

1 OVERALL PLAN
1:1.00 1"=20'



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

DATE	ISSUED FOR
2/14/2018	FOR CONSTRUCTION (1/14/2018)

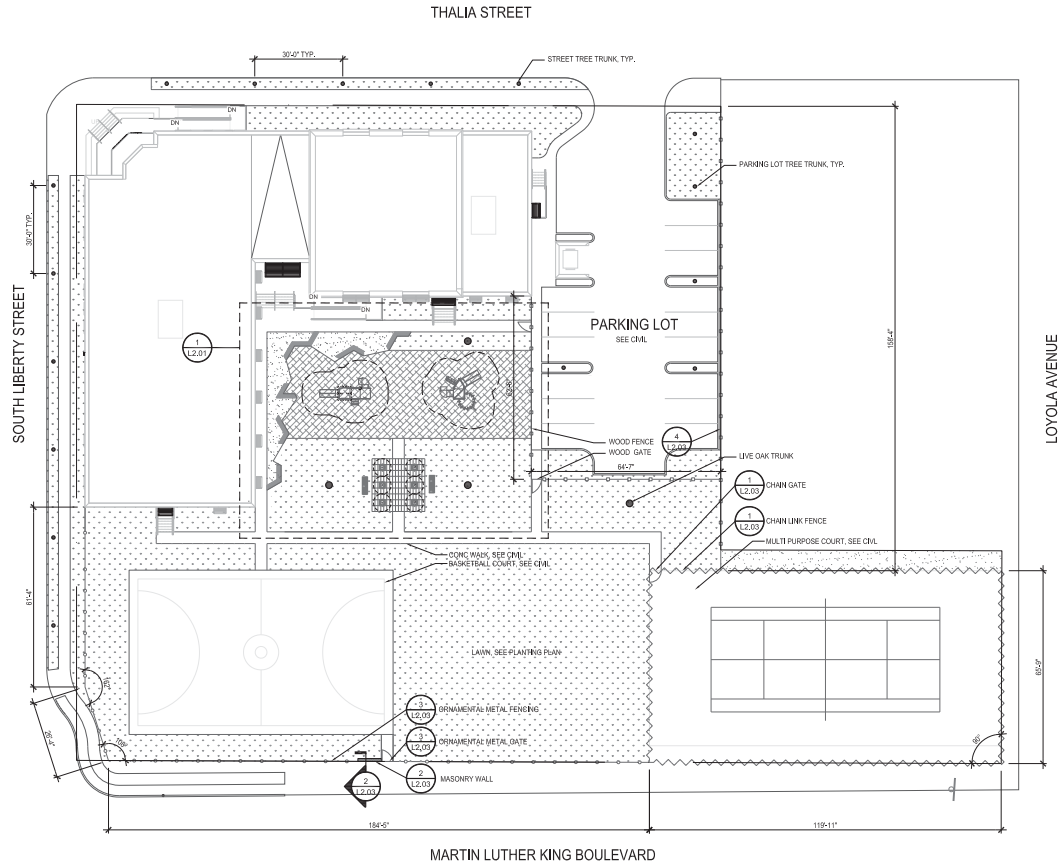


PROJECT NO.	18-14-0018
DRAWN BY	PM
CHECKED BY	PM
DRAWING TITLE	OVERALL SITE PLAN

MICHAELS BATES
LANDSCAPE ARCHITECTURE, URBAN DESIGN, PLANNING

SHEET NO. **L1.00**

A
B
C
D



1 MATERIALS AND LAYOUT PLAN 1"=20'



GENERAL NOTES

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LEGEND

- IN GROUND SPRAY FOUNTAIN
- ▬ SHADOWLINE BENCH BY LANDSCAPE FORMS
- ▬ PARALLEL 42 BENCH BY LANDSCAPE FORMS
- DECOMPOSED GRANITE
- SPECIAL PLAYGROUND SURFACE
- CONCRETE PAVER
- DECORATIVE METAL FENCE
- WOOD FENCE
- CHAIN LINK FENCE

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GUSTE III
COMMUNITY CENTER
CONSTRUCTION DOCUMENTS
NEW ORLEANS, LA

DATE	ISSUED FOR
10/14/2019	FOR CONSTRUCTION (10/14/2019)



PROJECT NO. M14-0019
DRAWN BY PJB
CHECKED BY PJB
DRAWING TITLE
MATERIALS AND LAYOUT PLAN

MICHAELS BATES
LANDSCAPE ARCHITECTURE, URBAN DESIGN, PLANNING

SHEET NO. **L2.00**

Guste Community Center
Existing Site Conditions



Guste Community Center
Existing Site Conditions



Guste Community Center
Existing Site Conditions



Guste Community Center
Existing Site Conditions

