

**City Planning Commission Meeting
November 11, 2014**

CONSIDERATION – SUBDIVISION DOCKET 130/14

Applicant: 1866 GENTILLY, LLC

Prepared By: Dubravka Gilic

Date: October 31, 2014

Deadline: November 24, 2014

GENERAL INFORMATION

Proposal: Subdivision of Lots X-1 and F into Lot X-1-F

Location: Square 654, in the First Municipal District, bounded by Banks, S. Salcedo, Baudin, and S. Lopez Streets. The municipal addresses are 3100-3108 Banks Street and 416 S. Lopez Street. (PD 4)

Zoning: B-2 Neighborhood Business District and Inner City Urban Corridor (ICUC) overly district.

Current

Land Use: Vacant land (former industrial site)

Compliance

Reviews: The applicant proposes to subdivide two (2) vacant lots into a single lot of record. The resubdivision will consolidate Lot X-1 which frames the corner of Banks and S. Salcedo Streets with Lot F fronting on N. Lopez Street. The newly created Lot X-1-F will be a double frontage lot which is to be avoided as per Subdivision Regulations.¹ The proposed resubdivision will facilitate development of a multi-family residential structure with 17 dwelling units. The proposed lot meets the minimum lot size requirements of **Article 4, Section 4.9.7** of the Comprehensive Zoning Ordinance for multi-family residential development within the RM-2 Multi-Family Residential District.² The proposal will be reviewed under Policy G of the Subdivision Regulations and will include a development plan as a part of the subdivision application³.

Utilities & Regulatory Agencies:

The Sewerage and Water Board and the Departments of Safety and Permits and Property Management, Division of Real Estate and Records have no objection to the request,

¹ **Article 5, Section 5.5.5 of the Subdivision Regulations**

² According to **Article 5, Section 5.6.7 of the CZO**, residential development within B-2 District default to standards of RM-2 district.

³ **Article 3, Section 3.2.7 of the Subdivision Regulations**

subject to standard requirements that the property owner is responsible for utility connections. At the time of this report, the City Planning Commission has not received written responses from the Department of Public Works and Entergy regarding the proposed subdivision. If the request is approved, the applicant must comply with the following:

- The applicant shall be responsible for sewer and water house connections and shall comply with any other requirements deemed necessary by the Sewerage and Water Board, the Department of Public Works and Entergy.

LOT SIZE

Existing Lot: Lot X-1 is an irregularly shaped lot measuring one hundred eleven feet and two inches (111'-2") in width along Banks Street, and having a depth of one hundred and twelve feet (112') along S. Salcedo Street. The lot extends in the rear, toward the Baudin Street side encompassing a small rectangle (30'-6"x33'-10"). Lot X-1 contains an area of approximately 13,455 square feet; the lot frames the corner of Banks and S. Salcedo Streets.

Lot F measures thirty-four feet and eleven inches (34'-11") in width, one hundred and one feet and seven inches (101'-7") in depth, and contains a lot area of 3,547 square feet. The lot fronts on S. Lopez Street.

Proposed Lot:

The proposed lot X-1-F will be an irregularly shaped lot measuring one hundred eleven feet and two inches (111'-2") in width along Banks Street, and having a depth of one hundred and twelve feet (112') along S. Salcedo Street. The lot will extend in the rear and onto S. Lopez Street. The width of the S. Lopez Street frontage will be thirty-four feet and eleven inches (34'-11"). The proposed Lot X-1-F will comprise an area of 17,002 square feet. Proposed Lot x-1-F will front on Banks, S. Salcedo and S. Lopez Streets.

Min. Required* Lot size:

Number of dwelling units	Width	Depth	Lot Area/Unit
Five+ Family	40'	90'	1000 sq. ft.

* According to Article 4, Section 4.9.7 (Table 4.I) Minimum Lot size standards for development within an RM-2 Multi-Family Residential District.

ANALYSIS

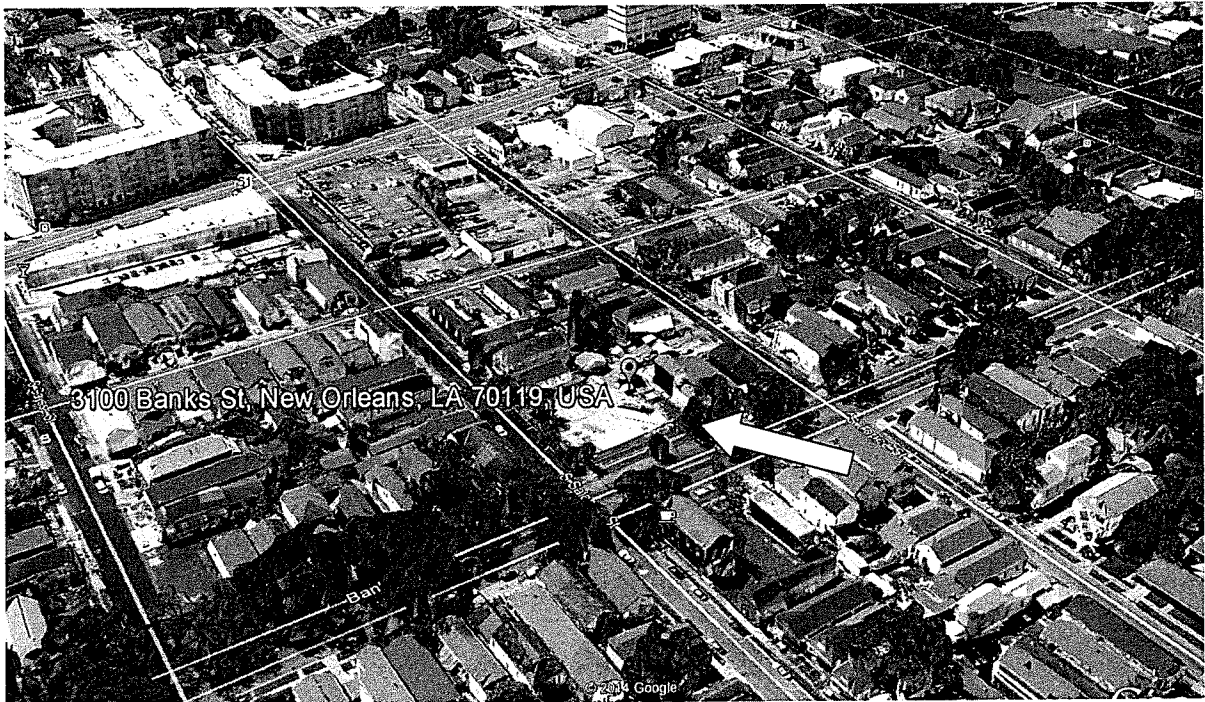
Development in the Vicinity:

The petitioned property is located within a relatively small B-2 Neighborhood Business District which occupies a square bounded by Banks, Baudin, S. Salcedo and S. Lopez

Streets, all lots within the adjacent square fronting S. Lopez Street, and three properties located at the intersection of Banks and S. Salcedo Street. The majority of the area is developed with one- and two-family residences, set close together and close to or up to the sidewalk. Commercial properties can be found at street corners and, occasionally, in the middle of the block. Those include a convenience store, a general office, closed laundry service and a bar. A large warehouse is located close by, on the site fronting on Baudin Street and Tulane Avenue. The petitioned site front on Banks Street which is a two-way, four-lane, divided roadway with a narrow neutral ground. The street is shaded with a canopy of large oak trees positioned between the sidewalk and the street on both sides. Other streets surrounding the petitioned block are all minor, one-way streets with parking on both sides.

There is a commercial corridor zoned C-2 General Commercial District one block away on Tulane Avenue, and another one zoned C-IA General Commercial District four blocks away on Broad Street. The multi-family residential development Crescent Club (The Domain property), is located two blocks away at the intersection of Tulane Avenue and S. Salcedo Street. Israel Meyer Augustine Middle School is located four blocks away from the petitioned property. Both of these commercial districts are occupied by a wide variety of uses, including retail stores, automobile sales, professional offices, restaurants, banks, cocktail lounges, multiple family dwellings and vacant lots.

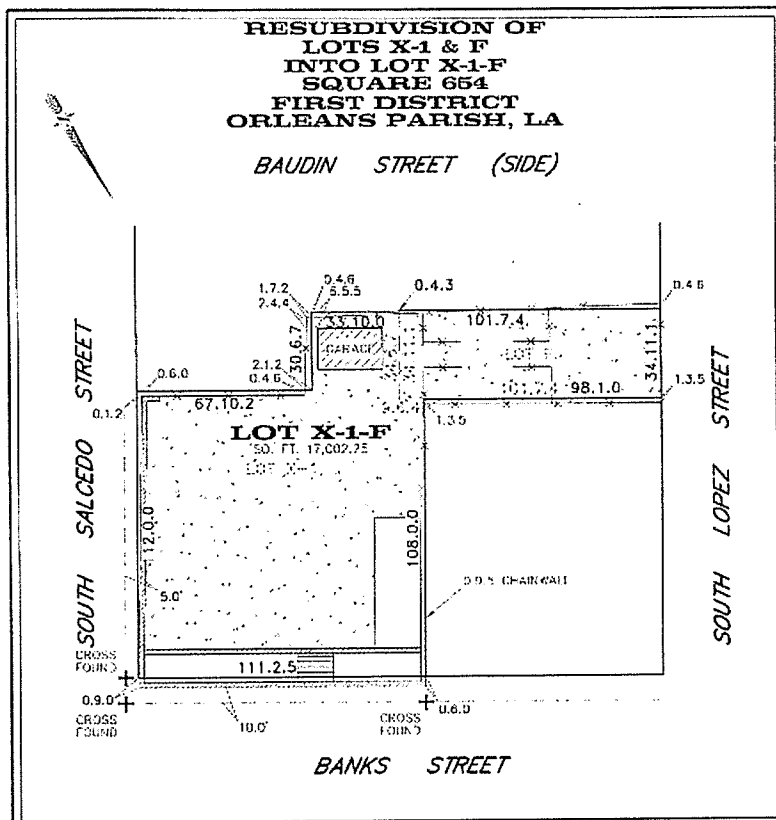
Adjacent to the B-2 District is a large RD-3 Two-Family Residential District, bounded by Canal and South Broad Streets, Tulane Avenue and South Jefferson Davis Parkway in the Mid-City neighborhood. The area consists of single- and two-family residences, as well as a variety of businesses, generally located at corners of the block.



Compliance with the Subdivision Regulations and the Comprehensive Zoning Ordinance:

Compliance with the Subdivision Regulation:

The proposed resubdivision will consolidate Lot X-1 which frames the corner of Banks and S. Salcedo Streets with Lot F fronting on N. Lopez Street. The newly created Lot X-1-F will be a double frontage lot which, because of the possibility to disrupt the established development pattern in the area, is to be avoided as per **Article 5, Section 3.2.7** of the Subdivision Regulations. As the proposed resubdivision is needed to facilitate a specific redevelopment project, the subdivision will be considered under **Policy G** of the Subdivision Regulations.

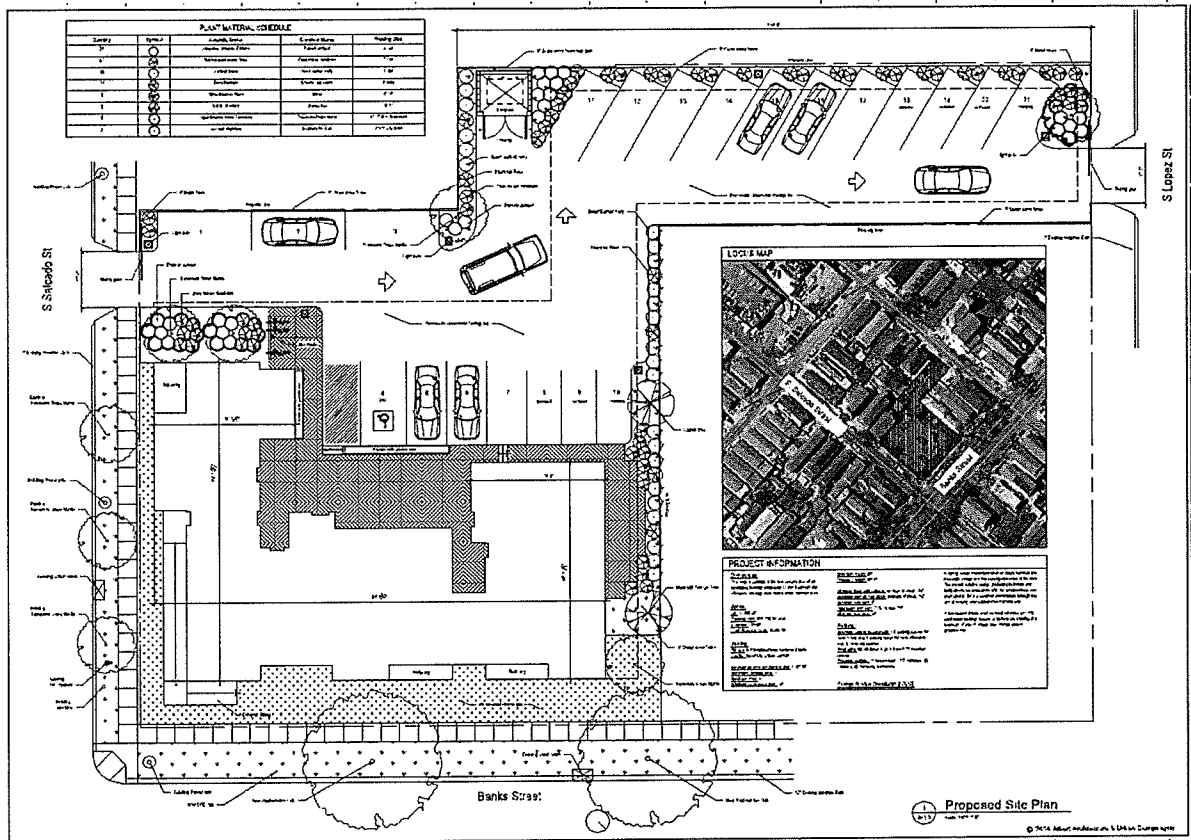


Policy G of Subdivision Regulations is intended to:

“Facilitate innovative design ... and to encourage development that creates a superior living environment and provides for the utilization of design ingenuity, although the proposal may not fully comply with all the standards of the CZO pertaining to lot size and building setbacks. A successful proposal shall be sensitive to the existing and possible future developments in the area, and shall be consistent with the goals of adopted elements of the New Orleans Master Plan. The Commission shall consider favorably those subdivision requests which include development/site plans and title restrictions, ensuring the enforceability by the City of said plans, whenever all the following provisions are met:

- a. *The subdivision will promote the public interest at its proposed location.*
- b. *The subdivision is designed, located and proposed to be operated so that the public health, safety and welfare will be protected.*
- c. *The subdivision will not cause substantial injury to other property in the neighborhood in which it is to be located.*
- d. *The overall area of the site encompassed by the subdivision plan conforms to minimum lot area per dwelling unit required by the zoning district in which it is located.*
- e. *The development/site plan conforms to any additional conditions which shall be deemed necessary by the Commission to secure the general objectives of adopted elements of the New Orleans Master Plan so as to not adversely affect other properties in the neighborhood. Such additional conditions can be established to provide:*
 1. *Adequate ingress/egress to the subdivision and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire.*
 2. *Off-street parking and loading areas where required, with particular attention to the noise or glare effects of the proposal on adjoining properties and properties generally in the district.*
 3. *Refuse and service areas, with particular emphasis on the criteria included in "a" and "b" above.*
 4. *Provision of adequate utilities.*
 5. *Screening, buffering, and landscaping that is compatible with a type, size and character of the development.*
 6. *Control of signs, if any, and proposed exterior lighting taking into consideration the issues of glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.*
 7. *Required yards and open space.*
 8. *Other necessary improvements to ensure the general compatibility with adjacent or nearby land uses and zoning in the area.*

The applicant proposes to develop the site with a multi-family residential structure that will contain 17 dwelling units, the size of which will range from 505 to 760 square feet. A community space will be on the first floor as well as a courtyard and off-street parking for 21 vehicles. The structure will contain a total floor area of 13,300 square feet, distributed over three stories plus a few appointed four-story penthouse additions and rooftop terraces. The maximum building height will be 50.5 feet.



The proposed development will promote the public interest by redeveloping vacant site into an attractive multi-family development. The proposed development will provide landscaping buffers and setbacks from the adjacent properties; therefore the development should not cause injuries to public safety or negatively affect other properties in the area (as per *a*, *b*, and *c* standards). The proposed subdivision plan conforms to minimum lot area per dwelling unit required by the zoning district in which it is located (standard *d*). The development plan also conforms to additional conditions (listed under *e*, *1-8*), including the following:

1. It provides adequate ingress/egress to the site;
2. It provides the required off-street parking with screening and fencing to prevent glare. No loading is provided while two spaces are required. This requirement will be subject to waiver from the Board of Zoning Adjustments;
3. It provides an appropriately screened refuse area;

4. The project will provide adequate utilities as per requirements of regulatory agencies;
5. It will provide screening, buffering, and landscaping along property lines that is compatible with the type, size and character of the development;
6. The development proposal does not indicate any signs or exterior lighting on the property. The signs and the exterior lighting will be subject to standards and review under the Inner City Urban Corridor overlay district that is imposed on the area.
7. The project provides the required yards and open space (see discussion below, Compliance with CZO standards).
8. The project proposes other improvements including sidewalk repairs adjacent to the site and landscaping within the public rights-of-way

Compliance with the Comprehensive Zoning Ordinance:

Residential Uses in the B-2 Neighborhood Business District are subject to standards of the RM-2 Multi-Family Residential District, as stated in **Article 4, Section 4.9.7 Height, Area, and Bulk Requirements** of the Comprehensive Zoning Ordinance.

Table 4.I Area Regulations for the RM-2 Multiple-Family Residential District

Requirements	Five+ Family	Proposed Development
Minimum lot area/unit	1,000 sq. ft.	1,000 sq. ft.
Minimum lot width	50 ft.	112'-2"
Minimum lot depth	90 ft.	112'
Maximum height	75 ft. (55 ft. for B-2 District)	50'
Maximum FAR	1.00	0.78
Minimum OSR	0.30	0.43
Minimum depth of front yard	Average of block face or 20 ft.	Average of block face
Min. aggreg. width of side yards	20% of lot width	25 ft. (22 ft. required)
Minimum width of each side yard	5 ft.	5ft - 20 ft.
Minimum depth of rear yard	20 ft.	35 ft. – 65 ft.

Lot Size and Density Requirements

According to **Article 4, Section 4.9.7. Table 4.I**, lots to be developed with multi-family units must have a minimum width of fifty feet (50'), a minimum depth of ninety feet (90'), and minimum lot area of 1,000 square feet per unit. The proposed Lot X-1-F will have one hundred eleven feet and two inches (111'-2") in width, one hundred and twelve

feet (112'-0") in depth and will comprise an area of 17,002 square feet. With seventeen (17) dwelling units proposed for the site the project will meet density requirement of 1,000 square feet of lot area per unit. The project also meets FAR, OSR and front, side and rear yard minimum width requirements (see table above).

Consistency with the policies and strategies of the *Plan for the 21st Century: New Orleans 2030*?

The Plan for the 21st Century: New Orleans 2030, commonly known as the Master Plan designates the property as Residential Low Density Pre-war. The goal, range of uses, and development character for that designation are copied below.

RESIDENTIAL LOW DENSITY PRE-WAR

Goal: Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

Range of Uses: New development generally limited to single or two-family dwellings, and preservation of existing multi-family buildings. Businesses and traditional corner stores may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities and places of worship) also allowed. Conversion to multifamily may be allowed for certain existing historic institutional, commercial or other non-residential buildings.

Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Maximum density of 24 units/acre.

The proposed subdivision is to facilitate the redevelopment of a vacant parcel into multi-family residential use. The Residential Low Density Pre-War designation supports conversion of certain non-residential uses to multi-family residential. The site has a history of industrial use; however, the industrial structures have been demolished, and redevelopment of the property can proceed in accordance with the goals and range of uses stated for the District. The proposed development is inconsistent with the ranges of uses listed in the Residential Low Density Pre-War designation. The staff therefore believes the proposal is **inconsistent** with the *Plan for the 21st Century*.

SUMMARY

The applicant proposes to resubdivide two vacant lots into a single lot of record. The lot is proposed for a multi-family development with a structure containing 17 dwelling units. The petitioned site is located in a B-2 Neighborhood Business District which requires that all residential development comply with development standards of the RM-2 Multi-Family Residential District. The petitioned site is also located within the Inner City

Urban Corridor overlay district which requires compliance with the overlay district standards and an administrative site review of projects proposed within the district. The proposal is reviewed under Policy G of the Subdivision Regulations which requires review of the development plan and compliance with standards of **Article 3, Section 3.2.7** of the Subdivision Regulations. The project meets most of the Policy G standards as well as standards for residential development within an RM-2 District, but will require waiver of the loading requirement by the Board of Zoning Adjustment. The proposal, however, is **inconsistent** with the *Plan for the 21st Century*, and, as such, does not meet the Master Plan consistency requirement of Policy G of the Subdivision Regulations.

PRELIMINARY STAFF RECOMMENDATION⁴

The staff recommends **Denial** of Subdivision Docket 130/14.

REASONS FOR RECOMMENDATION

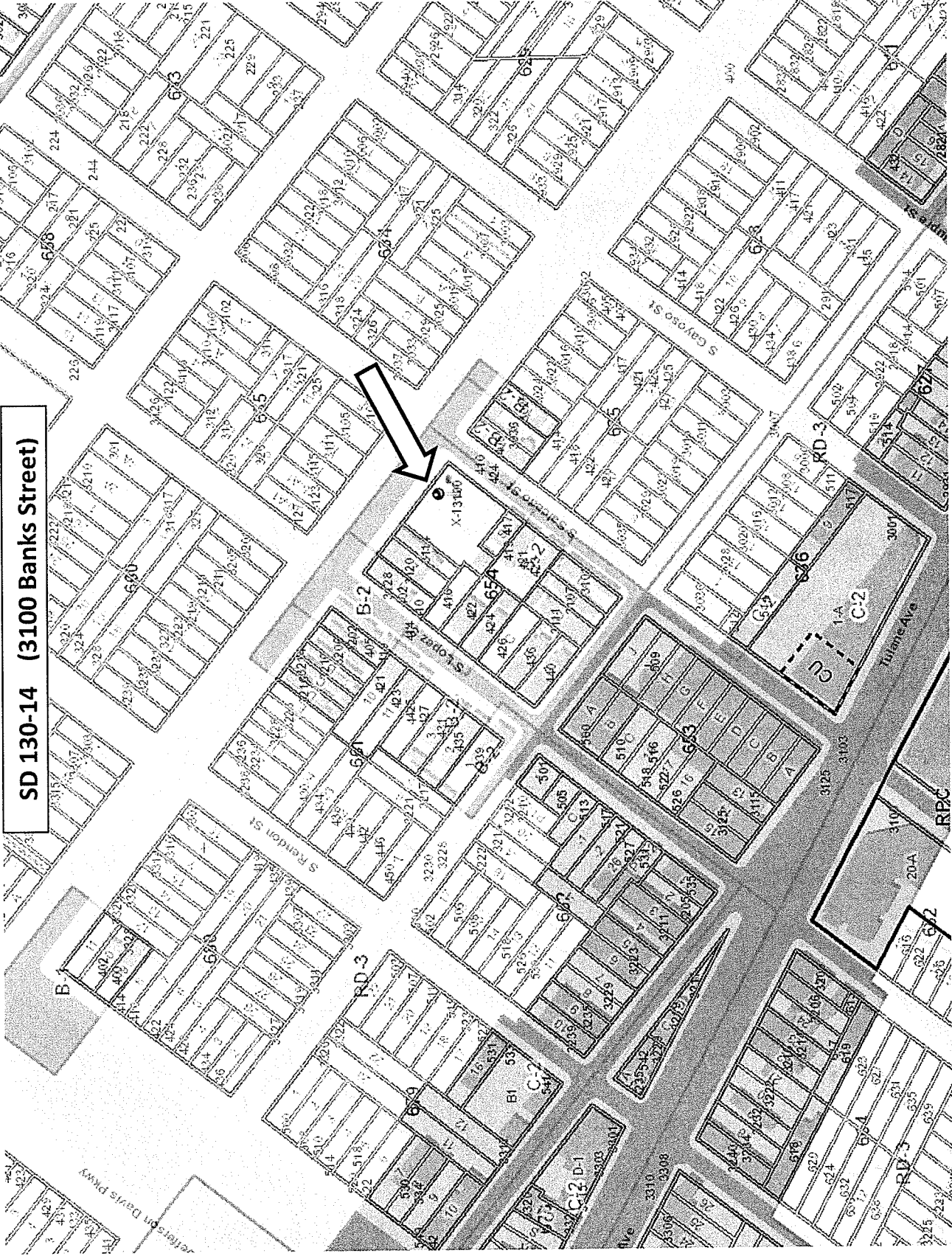
1. The proposed development is inconsistent with the *Plan for the 21st Century* and the Master Plan consistency requirement of Policy G of the Subdivision Regulations.

REQUEST FOR DEFERRAL

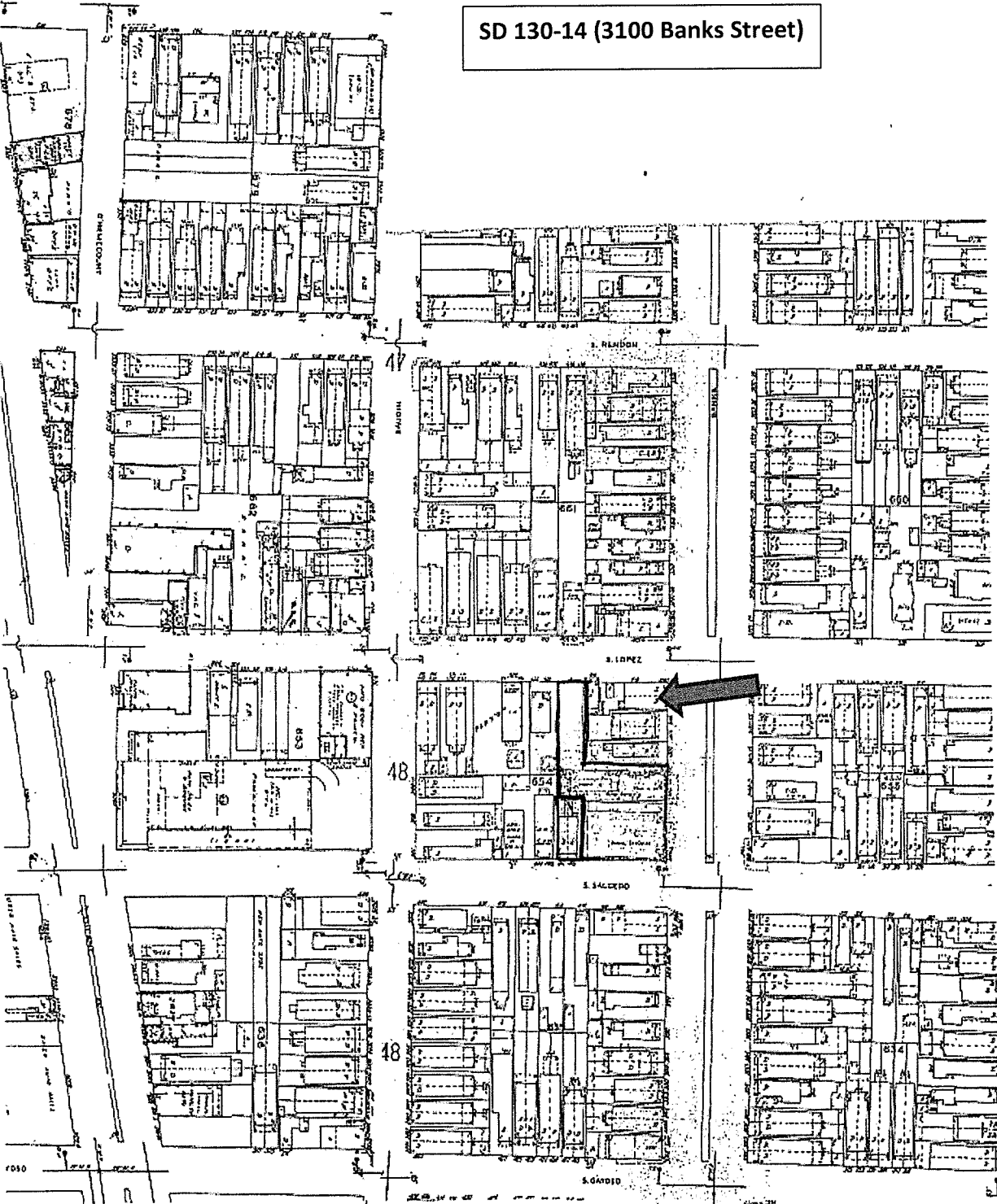
Since completion of the report, the applicant has requested a deferral of the request to allow time for consideration of the different development scenarios.

⁴ The preliminary staff recommendation is subject to modification by the City Planning Commission

SD 130-14 (3100 Banks Street)

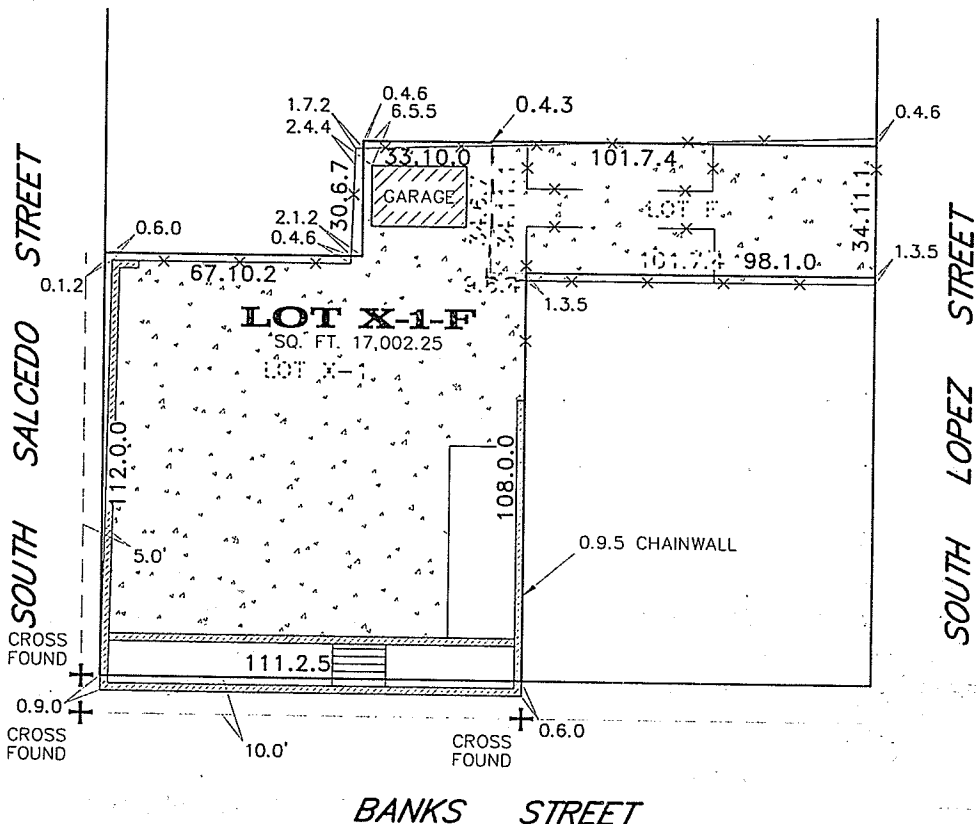
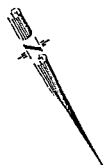


SD 130-14 (3100 Banks Street)

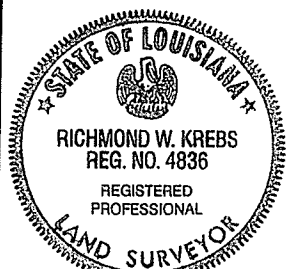


**RESUBDIVISION OF
LOTS X-1 & F
INTO LOT X-1-F
SQUARE 654
FIRST DISTRICT
ORLEANS PARISH, LA**

BAUDIN STREET (SIDE)



NOTE:
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.



GENERAL NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: A PLAN OF SURVEY BY DADING, MARQUES & ASSOCIATES, INC. DATED AUGUST 15, 1989

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: MARCH 1, 1984 FLOOD ZONE: A4
BASE FLOOD ELEVATION: 0.0' COMMUNITY PANEL: 225203 0160 E

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:XXI, CHAPTER 25 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF CULLAN MAUMUS

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BY: *Richmond W. Krebs*

DATE: AUGUST 21, 2014	DRAWN BY: JTW
SCALE: 1" = 40'	CHECKED BY:
JOB #: 142666	COPYRIGHT © 2007 ALL RIGHTS RESERVED R.W. KREBS, LLC

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3100 Banks Street
New Orleans, Louisiana

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PROJECT ADDRESS:

PROJECT PHONE:

PROJECT FAX:

TITLE:

Cover Sheet

SHEET:

A-0.0

3100 BANKS STREET

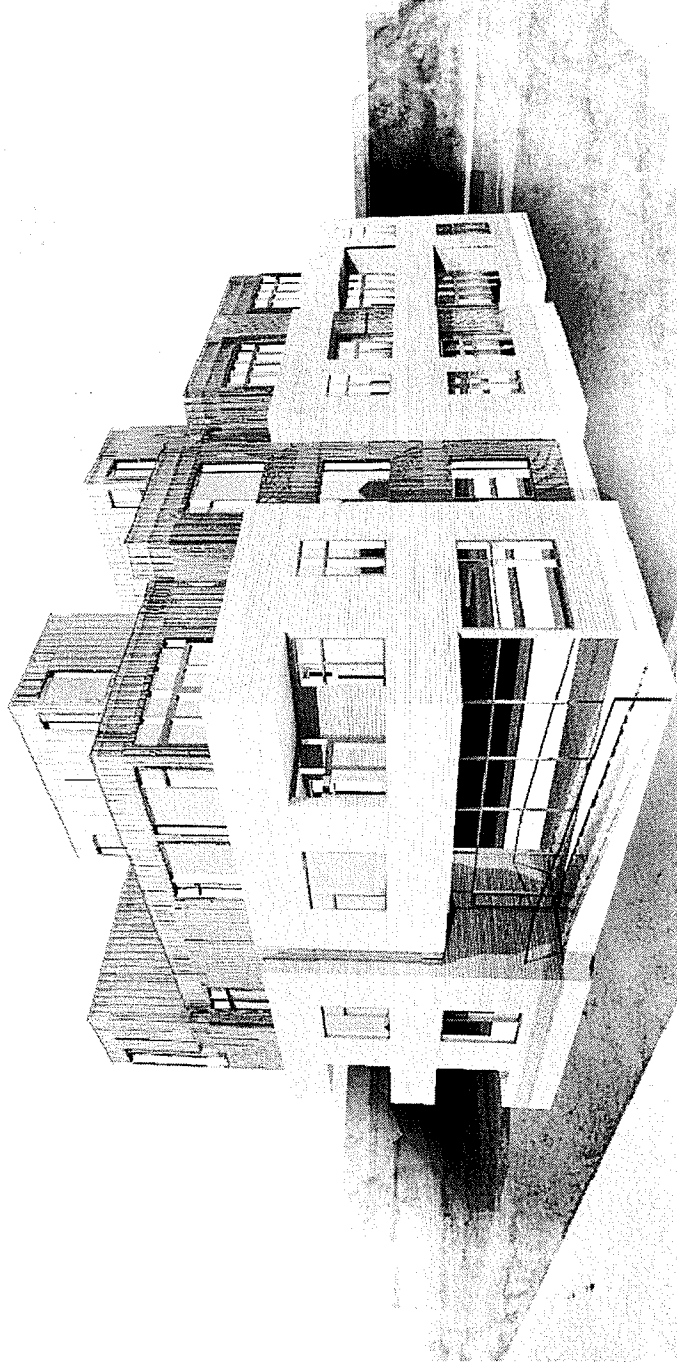
Architect:

ALBERT
ARCHITECTURE

3221 Tulane Avenue
New Orleans, LA 70119
504.827.0056

DRAWING INDEX

- A-0.0 COVER SHEET
- A-1.0 PROPOSED SITE PLAN
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND FLOOR PLAN
- A-1.3 THIRD FLOOR PLAN
- A-1.4 FOURTH FLOOR PLAN
- A-2.0 EXTERIOR ELEVATIONS



SCHEMATIC DESIGN SUBMITTAL

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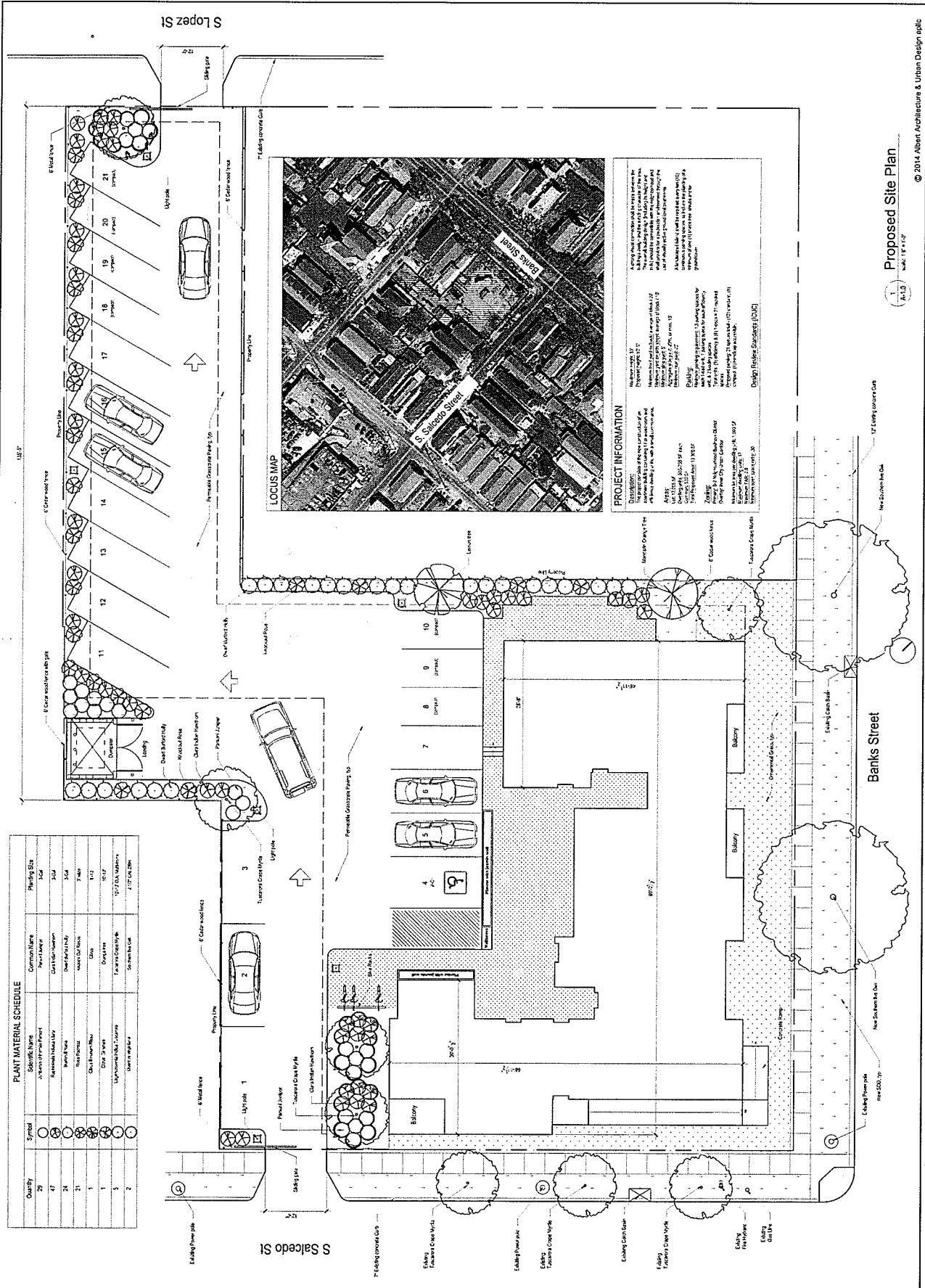
**ALBERT
ARCHITECTURE**
A URBAN DESIGN FIRM
3224 Tulane Avenue
New Orleans, LA, 70119
504 . 827 . 0056

3100 Banks Street New Orleans, Louisiana

PROJECT NO. _____
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CHECKED BY: _____
DATE: _____
SCALE: _____
SHEET: _____

TITLE:
Site

SHEET:
A-1.0



Quantity	Symbol	Species/Name	Common Name	Planting Size
25	(Symbol)	Shrubbery	Common Name	Small
17	(Symbol)	Shrubbery	Common Name	Small
24	(Symbol)	Shrubbery	Common Name	Small
31	(Symbol)	Shrubbery	Common Name	Small
1	(Symbol)	Shrubbery	Common Name	Small
2	(Symbol)	Shrubbery	Common Name	Small

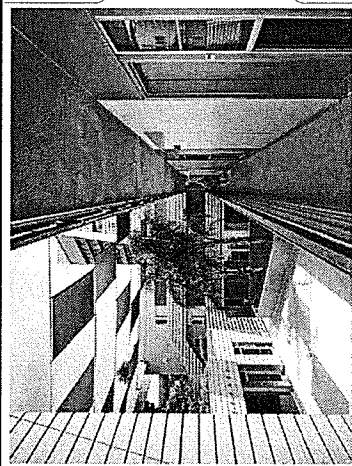
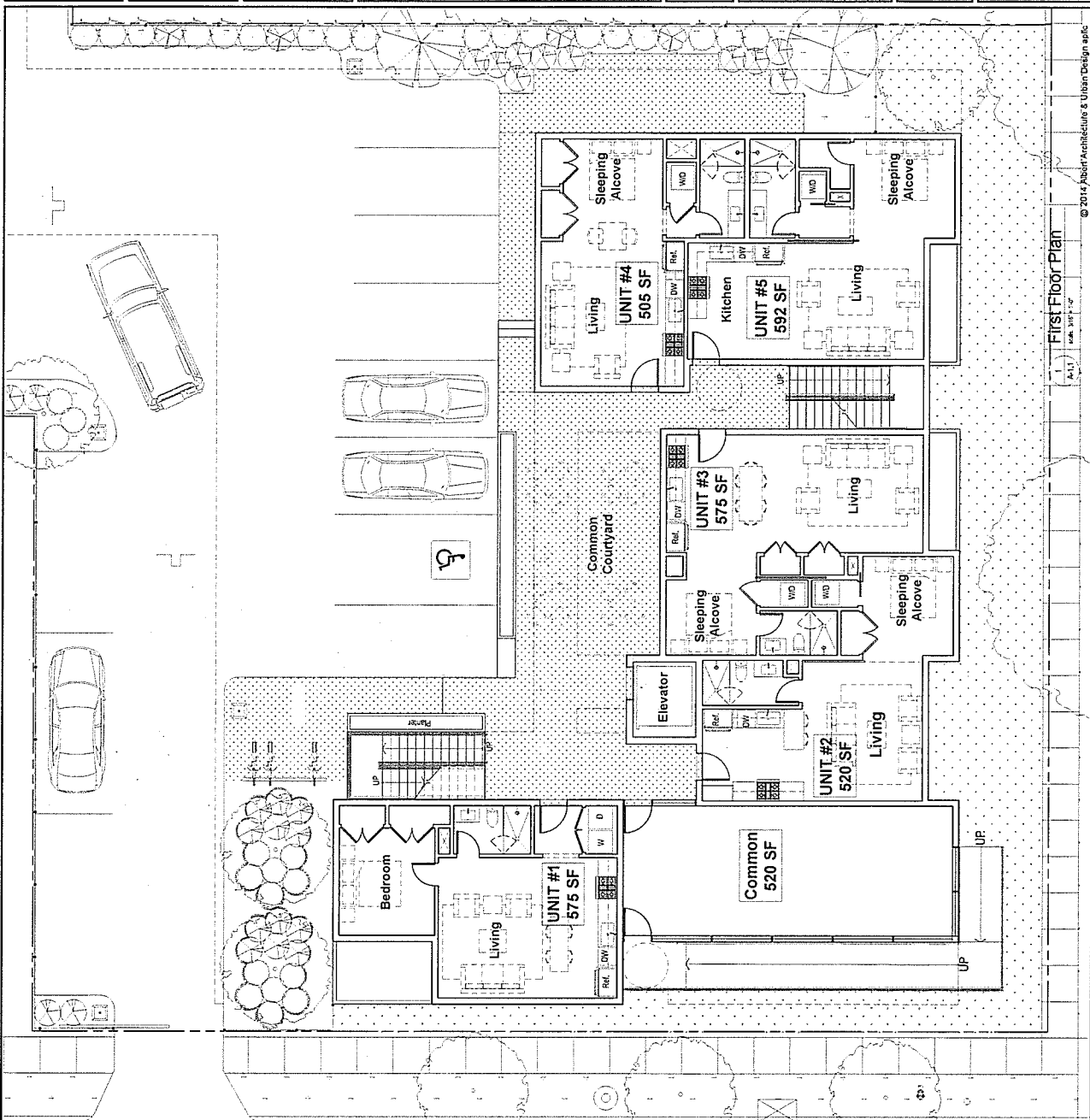
PROJECT INFORMATION

Location: 3100 Banks Street, New Orleans, LA 70119
 Client: Albert Architecture
 Architect: Albert Architecture
 Designer: Albert Architecture
 Date: 11/2017
 Scale: 1/8" = 1'-0"

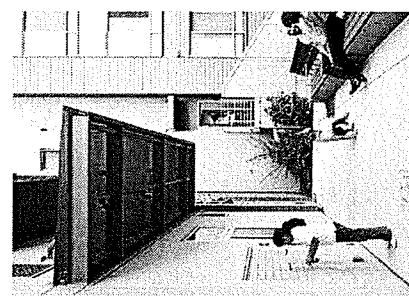
Design Notes:
 1. All plantings are to be installed by the contractor.
 2. All plantings are to be installed in the specified locations.
 3. All plantings are to be installed in the specified sizes.
 4. All plantings are to be installed in the specified quantities.

Proposed Site Plan
 A-1.0
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 Date: 11/17/17

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				PROJECT NO. _____ DRAWN BY _____ CHECKED BY _____ DATE: 1/15/2014 10/15/14 Proposed Design Review 10/22/14 Approved Design Review	TITLE: First Floor Plan	SHEET: A-1.1



OPEN AIR COMMON COURTYARD

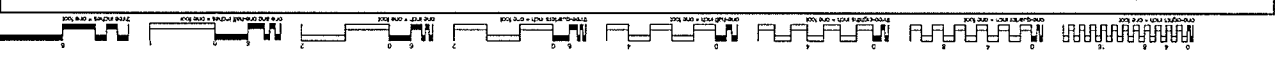


OPEN AIR COMMON COURTYARD



INTERIOR COMMON SPACE

First Floor Plan
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 A-1.1 1/15/14



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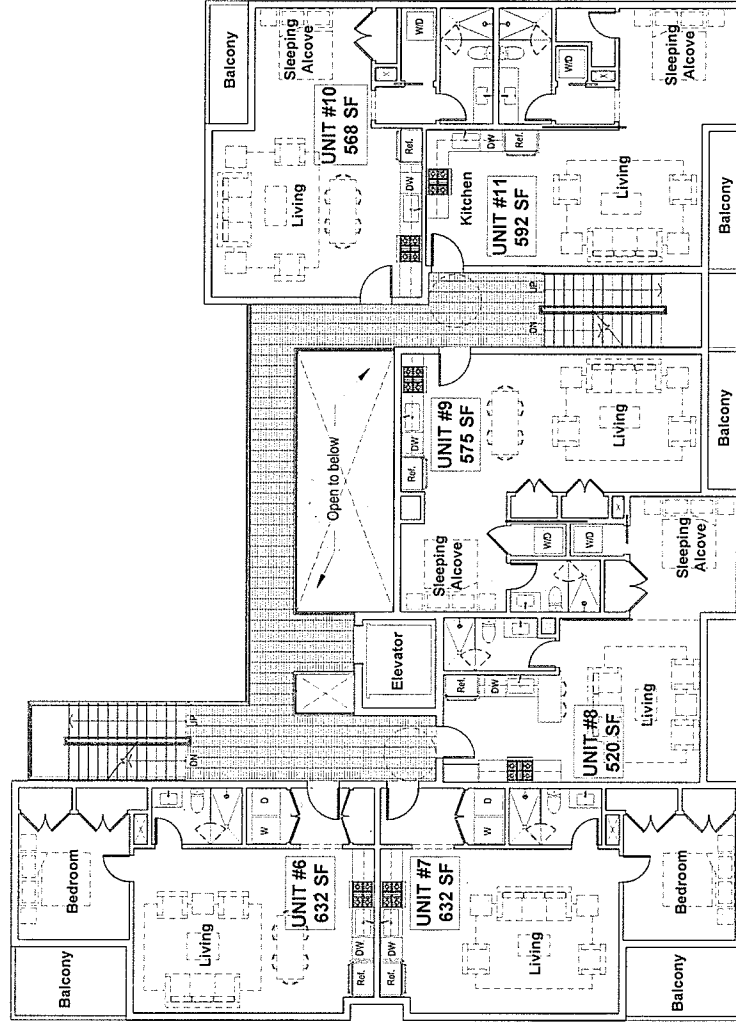
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08.11.14	3/26 CONSIDER
10.22.14	REVISED DRAWING
12.22.14	REVISED DRAWING

TITLE:
Second Floor Plan

SHEET:
A-1.2



1
A-1.2
Second Floor Plan
Scale: 3/8" = 1'-0"

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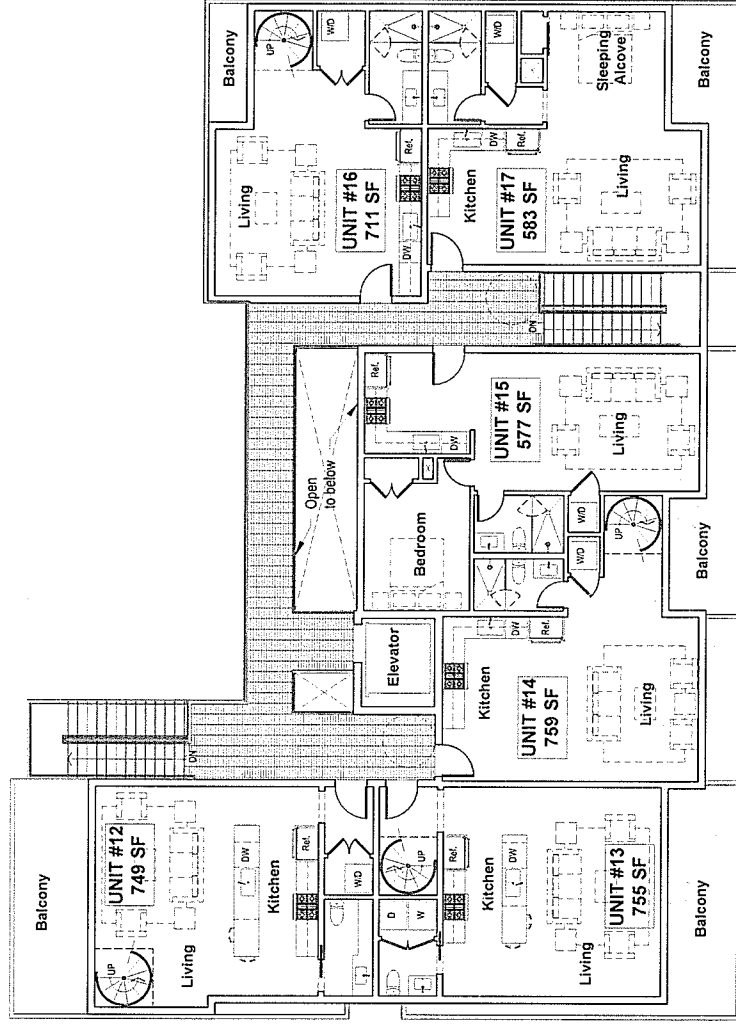
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04.23.14	REVISIONS
05.23.14	REVISIONS

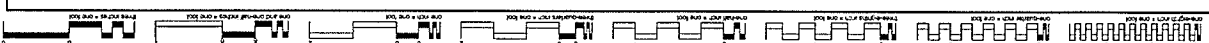
TITLE:
Third Floor Plan

SHEET:
A-1.3



Third Floor Plan
1
A-1.3
MAR 25, 2014

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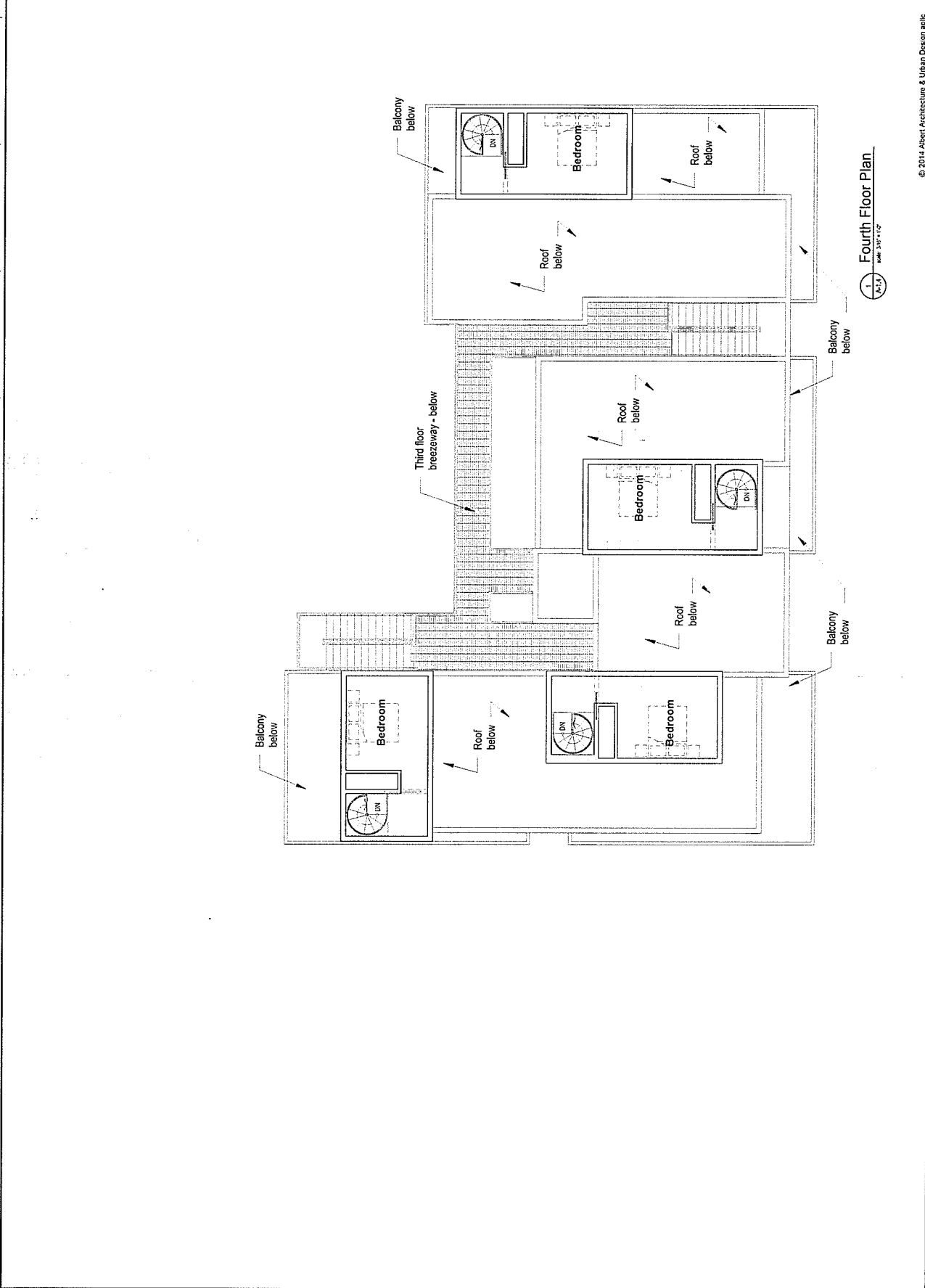
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03.12.14	Site Concept
03.12.14	Preliminary Design Review
03.12.14	Technical Specifications

TITLE:
Fourth Floor Plan

SHEET:
A-1.4



Fourth Floor Plan
A-1.4 3/12/14

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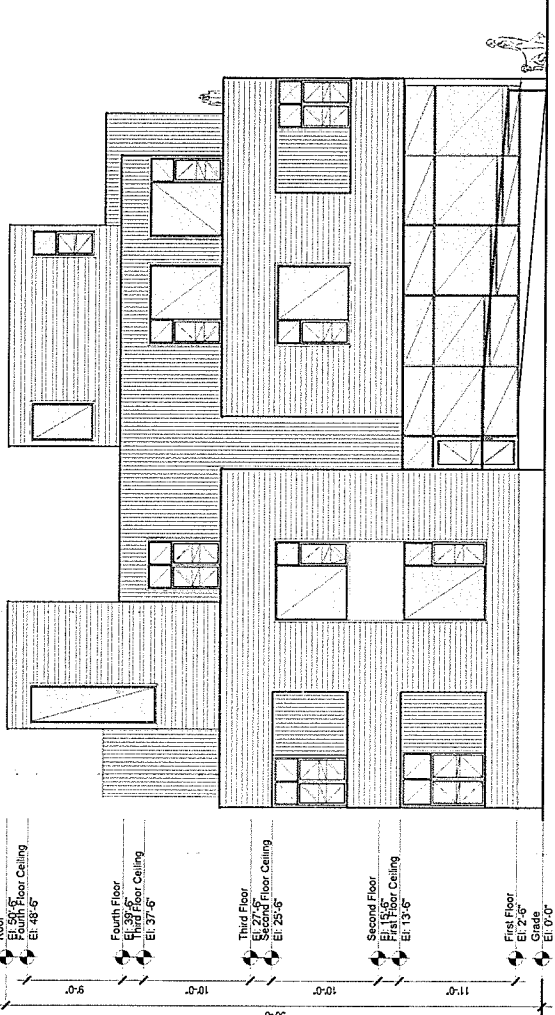
3100 Banks Street
New Orleans, Louisiana

This drawing is to be used only as a guide for construction. Any use for other than the intended purpose without the written consent of the architect is prohibited. All dimensions are in feet and inches.

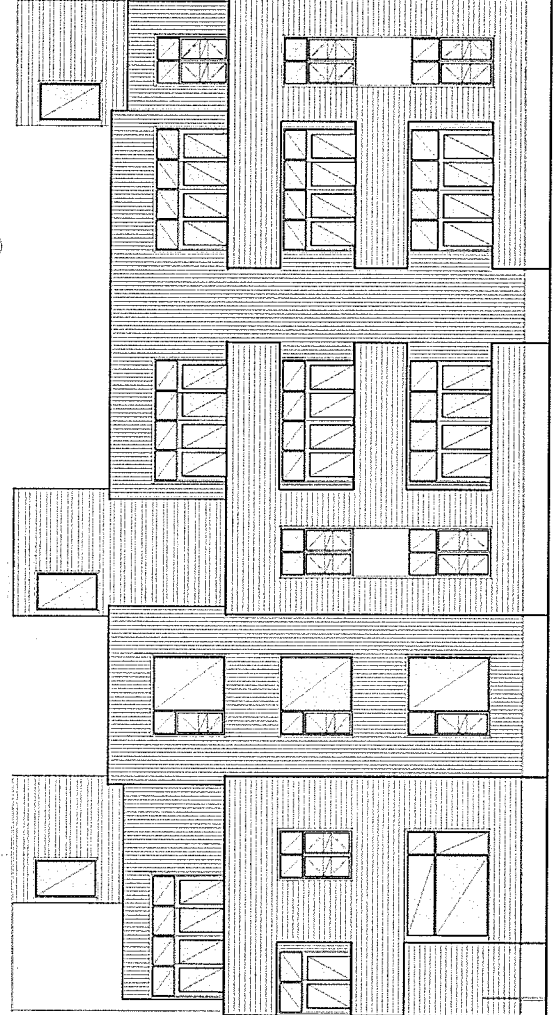
PROJECT NO.	
DATE	
SCALE	
DATE	
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TITLE:
Exterior Elevations

SHEET:
A-2.0



2
A-2.0
S. Salcedo Elevation
1/8" = 1'-0"



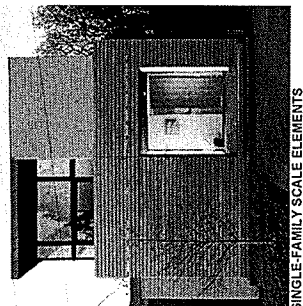
1
A-2.0
Banks Street Elevation
1/8" = 1'-0"



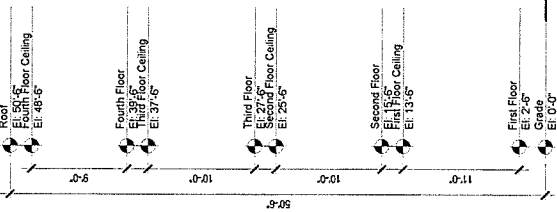
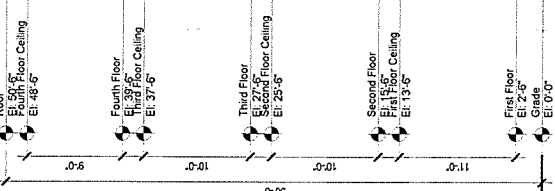
CLUSTERS & TOWERS TO CREATE DYNAMIC FACADES



COMBINATION OF MATERIALS: METAL,
FIBER CEMENT SIDING, GLASS



SINGLE-FAMILY SCALE ELEMENTS



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