

**City Planning Commission Meeting**  
**Tuesday, February 10, 2015**

**CPC Deadline: 03/27/15**  
**CC Deadline: 04/28/15**  
**Council District: B**  
**Councilmember: Cantrell**

## **PRELIMINARY STAFF REPORT**

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**To:** City Planning Commission  
**Zoning Docket:** 018/15

**Prepared By:** Editha Amacker  
**Date:** January 30, 2014

### **I. GENERAL INFORMATION**

**Applicant:** AJ PONTCHARTRAIN OWNER, LLC

**Request:** This is a request for an amendment to a Conditional Use Ordinance No. 25,273 MCS (Zoning Docket 008/13, which amended Ordinance No. 17,456 MCS and Ordinance No. 24,235 MCS to permit a hotel within a C-1A General Commercial District and the Lower Saint Charles Avenue Design Review District) to allow modifications to the hotel including an increase in guest rooms, interior and exterior building modifications, and additional dining and bar areas.

**Location:** The petitioned property is located on Square 237, Lot P, in the Fourth Municipal District, bounded by Saint Charles Avenue and Josephine, Carondelet, and Saint Andrew Streets. The municipal addresses are 2031-2035 SAINT CHARLES AVENUE. (PD 2)

**Description:** The subject site is located at the corner of Saint Charles Avenue and Josephine Street. It is developed with a 12-story hotel that is operating under a conditional use that was approved in 2013. There are previous conditional use requests associated with this property. The previous requests permitted the hotel, the installation of cellular antennas on the roof, the conversion of the hotel into a multi-family residence with a cocktail lounge, and the conversion of the multi-family residence back into a hotel. The applicant is requesting an amendment to the current conditional use in order to increase the number of rooms, make exterior renovations, add a restaurant and coffee shop on the first floor and convert the penthouse into a rooftop bar.

### **Why is City Planning Commission action required?**

Modifications to a conditional use require an amendment according to **Article 16, Section 16.6.7** of the Comprehensive Zoning Ordinance. An amendment must be authorized as set forth in **Article 16, Section 16.6** of the Comprehensive Zoning Ordinance.

## II. ANALYSIS

### A. What is the zoning of the surrounding areas? What is the land use of the surrounding areas?

#### *Zoning and Land Use*

The petitioned site is located in a C-1A General Commercial District, which generally includes lots fronting on St. Charles Avenue between Jackson Avenue and the Pontchartrain Expressway. On the lake side of St. Charles Avenue, there is a large RM-4 Multiple-Family Residential District and, on the river side, a mixture of RM-1 and RM-2A Multiple-Family Residential Districts. Properties along Saint Charles Avenue, beginning on the uptown side of Jackson Avenue, are within an RM-2A Multiple-Family Residential District from Jackson Avenue to Louisiana Avenue. The site is within the Lower St. Charles Avenue Design Review District.

The petitioned site is on the corner of St. Charles Avenue and Josephine Street. Adjacent to the site is a small restaurant. La Papillion, a large five (5) story apartment complex, is located behind the site on Josephine Street. Across Josephine Street from the site is Avenue Plaza, a Wyndham Vacation Ownership Resort. The New Orleans Convention and Visitors Bureau offices, a cleaners, and the Eiffel Society Reception Hall are across Saint Charles Avenue from the site.

### B. What is the zoning and land use history of the site?

#### **Zoning and Land Use History:**

*Zoning:* 1929 – G Commercial District  
1953 – G Eight-Story Commercial District  
1970 – C Commercial District  
1998 – C-1A General Commercial District

*Land Use:* 1929 – Commercial – First Floor  
Industrial – Second Floor  
1949 – Commercial  
1999 – Commercial<sup>1</sup>

### C. Have there been any recent zoning changes or conditional uses in the area? If so, do these changes indicate any particular pattern or trend?

There have been the following actions within five (5) blocks of the subject site in the past five (5) years:

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<sup>1</sup> The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific.

**Zoning Docket 014-15** was a request for a zoning change from an RM-1 Multiple-Family Residential District to a C-1A General Commercial District. The City Planning Commission recommended denial of the request. The request has not yet been considered by the City Council. *The location is two blocks from the petitioned site.*

**Zoning Docket 101-14** was a request for a conditional use to permit an accessory parking lot for a main use within 300' of said lot in an RM-2A Multiple-Family Residential District. The City Planning Commission recommended denial of the request which was subsequently approved by the City Council. *The location is two blocks from the petitioned site.*

**Zoning Docket 104-10** was a request for an Amendment to Conditional Use Ordinance No. 20,902 MCS (ZD 57/02) to permit an off-site accessory parking lot in an RM-2A Multiple-Family Residential District. The vote by the City Planning Commission resulted in no legal majority. The request was approved by the City Council. *The location is five blocks from the petitioned site.*

The following are previous requests on the subject site.

**Zoning Docket 008-13** was a request for an amendment to Conditional Use Ordinance No. 17,456 MCS (ZD 91/95), which permitted a rooftop installation of sectored antennas and electronic equipment for cellular or wireless (Personal Communication Services) and the rescission of 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. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *This is the petitioned site.*

The following are the eight (8) provisos of Ord. 25,273 MCS, which will be amended in this request:

1. There shall be a minimum separation distance of fifteen (15) feet between habitable structures and the highest point of an antenna and six (6) feet between habitable structures and any point on the antenna. This distance shall apply to the distance from habitable areas of the hotel complex.
2. All unused facilities shall be removed within 12 months of permanent cessation of operation.
3. The height of the antennas shall be limited to five (5) feet and three (3) inches.
4. The antennas and any related equipment shall be repainted as frequently as necessary to insure their minimal visibility from the street level.
5. All federal, state and local requirements regulating the proposed use shall be

met including, but not exclusive to EPA, FCC, and DEQ requirement.

6. The developer shall submit a request for subdivision of lots Pt. 1 or 1, 2, 3, 4, C, D, and an undesignated lot into one lot of record. The subdivision shall be finalized and recorded with the Office of Conveyances prior to the issuance of a Certificate of Occupancy by the Department of Safety and Permits.
7. The historic attached sign on the St. Andrew Street side of the property shall be retained and maintained. Any additional signage shall conform to the requirements of Article 5, Section 5.8.6. *Permitted Signs* and Article 10, Section 10.11.6. *Design Review Standards* of the Comprehensive Zoning Ordinance.
8. The Department of Safety and Permits shall issue no building permits or licenses for this project 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 16.9.11 of the Comprehensive Zoning Ordinance will void the conditional use approval.

**Zoning Docket 085-10** was a request for an Amendment to a 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) to permit a cocktail lounge in a C-1A General Commercial District, and the rescission of Ordinance No. 19,915 MCS which permitted the addition of a parking garage. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *This is the petitioned site.*

**Zoning Docket 117-00** was a request for Conditional Use and a rescission of Ord. 13,903 (ZD 13/90) to permit the expansion of an existing hotel in a C-1A General Commercial District. The City Planning Commission recommended approval. The City Council approved the request. *This is the petitioned site.*

**Zoning Docket 91-95** was a request for a conditional use to allow the rooftop installation of sectored antennas and electronic equipment for cellular or wireless Personal Communication Services in a C-1A, General Commercial District. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *This is the petitioned site.*

**Zoning Docket 13-90** was a request for Conditional Use in order to permit the expansion of a hotel to allow for meeting rooms in a C-1A General Commercial District. The City Planning Commission recommended approval. The City Council approved the request. *This is the petitioned site.*



**D. What are the comments from the design review staff?**

Additional provisos are shown in **bold**. Deletions are indicated by ~~strikethrough~~.

The applicant proposes to amend the conditional use that authorized converting the multi-family residence back into a hotel. The hotel has been operating since 2013, after the previous amendment, ZD 8-13, was approved and the plans were recorded.

The hotel is located on a lot that was subdivided through SD140-10. This met the requirements for proviso #6 of the previous conditional use. Therefore staff recommends removing this proviso.

- ~~• The developer shall submit a request for subdivision of lots Pt. 1 or 1, 2, 3, 4, C, D and an undesignated lot into one lot of record. The subdivision shall be finalized and recorded with the Office of Conveyances prior to the issuance of a Certificate of Occupancy by the Department of Safety and Permits.~~

The remaining provisos in the current ordinance should be retained because they relate to existing conditions on the site which will not be impacted by the proposal.

Currently, the hotel is operating with a bar on the first floor. They propose to re-establish a restaurant and coffee shop on the first floor. These businesses were part of the hotel before it was converted into a multi-family residence. The coffee shop will be located alongside the front entrance and will occupy 1,130 square feet on the first floor. The restaurant, formerly The Caribbean Room, will be located in the interior of the first floor. The seating area will have a floor area of 676 square feet.

The applicant proposes to convert the rooftop penthouse into a bar. The bar will have a floor area of 1,816 square feet. The following standard provisos are recommended for the bar, noting that the bar is located on a rooftop. It is in the vicinity of other high rise condominiums, and hotels in the immediate area.

- **Music of any kind shall not be projected beyond the exterior of the penthouse. Additionally, the applicant shall comply with the provisions of Section 66-202. *Maximum permissible sound levels by receiving land use* of the Code of the City of New Orleans.**
- **The applicant shall provide to the City Planning Commission staff a letter outlining a litter abatement program, approved by the Department of Sanitation, inclusive of the location of trash storage out**

**of the public right-of-way, the frequency of trash pickup, the clearing of all litter from the adjacent right-of-way, and the periodic cleaning of the adjacent street right-of-way, as necessary. The name and phone number of the owner/operator of the facility shall be kept on file in case of any violation.**

### *Exterior Changes*

The applicant proposes modifications, repainting, and repairs to the stone work on the front of the building and the exterior lighting around the building. The proposal includes replacing the awnings and removing the glass enclosure over the courtyard entrance. Exterior modifications must be approved the Historic District Landmarks Commission.

- **The applicant shall secure Certificates of Appropriateness from the Historic District Landmarks Commission for all proposed exterior modifications and repairs.**

The proposes to replace the concrete sidewalk with bricks and install ADA ramps in the public right-of-way at the corner of Saint Charles Avenue and Josephine Streets, as well as in front of the main entrance to the hotel on Saint Charles Avenue. The proposal includes restoring the historic street lights and replacing the brick planter edge around the live oak trees in the public right-of-way on Saint Charles Avenue. These improvements will require approval from the Department of Public Works.

- **The applicant shall secure approval from the Department of Public Works for all proposed modifications in the public right-of-way.**

### *Signage*

If any additional signage is proposed for the rooftop bar, it must comply with the standards for the Lower Saint Charles Avenue Design Review District, the sign regulations for the C-1A General Commercial District, and must be approved by the Historic District Landmarks Commission.

- **Any proposed signage shall comply with Article 10, Section 10.11.6.2b and Article 5, Section 5.8.6 of the Comprehensive Zoning Ordinance, subject to approval by the Historic District Landmarks Commission. No signage promoting alcoholic beverages shall be permitted on the exterior of the hotel or penthouse.**

### *Other Provisions*

Should the conditional use be approved, the staff recommends retaining the following standard proviso to ensure that the development is permitted

appropriately by the Department and Safety and Permits in accordance with the requirements of the conditional use.

- The Department of Safety and Permits shall issue no building permits or licenses for this project 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 16.9.11 of the Comprehensive Zoning Ordinance will void the conditional use approval.

**E. What is the potential traffic impact? What are the off-street parking and loading requirements? Can they be provided on site? If not, is a waiver required?**

*Traffic*

The hotel is located at the corner of Saint Charles Avenue and Josephine Street, one block from Jackson Avenue. Saint Charles and Jackson Avenues are major streets according to the *Plan for the 21<sup>st</sup> Century: New Orleans 2030 Major Streets Plan* and experience moderate volumes of traffic throughout the day. There is a streetcar route along Saint Charles Avenue and a bus route along Jackson Avenue.

The applicant submitted a traffic impact analysis which concluded that the proposal will have minimal impact on traffic operations in the adjacent area. The hotel has two parking facilities. The attached garage provides eighteen (18) parking spaces. The second parking facility is located on St. Andrew Street, which provides twenty-five (25) parking spaces.

*Off-street parking and loading*

According to Article 15, Section 15.2.1 Table 15A, one space per dwelling unit is required for hotels. The proposal will increase the number of units from 82 to 106. Hotels are allowed to have bars and restaurants as part of the hotel. According to the Department of Safety and Permits, the property is legally non-conforming as to parking and no on-site parking is provided or required.

**F. What are the comments from other agencies/departments/committees?**

The request was considered by the Planning Advisory Committee at its January 21, 2015 meeting. The representative from the Division of Real Estate and Records requested further review for potential encroachments. The representative from the Department of Parks and Parkways asked that the applicant replace the missing trees on the Josephine Street side. The representative from the Department of Public Works noted that further review will be needed for the

proposed modifications in the public right-of-way. The committee passed a motion of no objection subject to further review by the City Planning Commission, the Division of Real Estate and Records, the Department of Public Works, and the Department of Parks and Parkways.

- **The applicant shall plant trees in the existing planters in the right-of-way on the Josephine Street side of the site subject to further review by the Department of Parks and Parkways.**
- **The applicant shall secure the appropriate rights to utilize City property in connection with any and all encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.**

The comments from the Department of Public Works have been addressed in the Design Review section.

**G. What effects/impacts would the proposed use have on the neighborhood?**

The hotel is currently operating and the proposed restaurant, coffee shop and rooftop bar will operate as part of the hotel. The restaurant and coffee shop were originally part of the hotel which opened in 1927. According to a traffic impact analysis provided by the applicant, the proposal will have minimal impact on traffic in the area. Operational standards to mitigate the impact of the rooftop bar are included in the Design Review section.

**III. Are the proposed actions supported by or in conflict with the policies and strategies of the *Plan for the 21<sup>st</sup> Century: New Orleans 2030*?**

“Chapter 14: Land Use Plan” of the Master Plan designates the future land use of the petitioned site as “Mixed-Use Medium Density.” The goal, range of uses, and development character for that designation are copied below:

**MIXED-USE MEDIUM DENSITY**

Goal: Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged.

Range of Uses: Medium-density single-family, two-family and multifamily residential and commercial uses. Limited light industrial uses (craft and value added industry and passive warehousing and storage) may be allowed in some areas.

Development Character: Height/mass, and density of new development varied to ensure proper transitions to surrounding lower density residential

neighborhoods. Many structures will feature ground floor retail with residences on upper floors.

The applicant proposes to amend an existing conditional use which authorized a hotel at the subject site. No change in use is proposed rather, the applicant is expanding the number of rooms, doing exterior renovations, adding a restaurant and coffee shop on the first floor and converting the roof top penthouse into a bar/lounge. No changes to the building envelope are proposed. The subject site is operating as a commercial use which is included in the range of uses for the Mixed-Use Medium Density land use designation. Therefore, the proposal is **consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan.

#### IV. SUMMARY

The Pontchartrain Hotel is currently operating on the site. The applicant proposes to amend the existing conditional use into to add a restaurant and a coffee shop on the first floor, and to convert the penthouse into a rooftop bar. Minor exterior modifications are proposed. The applicant plans to reconfigure the current layout to change the number of rooms from 82 to 106. The recommended conditions are intended to mitigate the potential adverse impacts and ensure that the applicant secures the proper approvals for the proposed work. The proposal is consistent with the *Plan for the 21st Century* which designates the site Mixed-Use Medium Density.

#### V. PRELIMINARY STAFF RECOMMENDATION<sup>2</sup>

The staff recommends **Approval** of Zoning Docket 018/15, a request for an amendment to a Conditional Use Ordinance No. 25,273 MCS (Zoning Docket 008/13, which amended Ordinance No. 17,456 MCS and Ordinance No. 24,235 MCS to permit a hotel within a C-1A General Commercial District and the Lower Saint Charles Avenue Design Review District) to allow modifications to the hotel including an increase in guest rooms, interior and exterior building modifications, and additional dining and bar areas, subject to fourteen (14) provisos.

Additions are indicated in **bold**. Deletions are indicated by ~~striketrough~~.

Provisos

1. There shall be a minimum separation distance of fifteen (15) feet between habitable structures and the highest point of an antenna and six (6) feet between habitable structures and any point on the antenna. This distance shall apply to the distance from habitable areas of the hotel complex.
2. All unused facilities shall be removed within 12 months of permanent

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<sup>2</sup> Subject to modification by the City Planning Commission

cessation of operation.

3. The height of the antennas shall be limited to five (5) feet and three (3) inches.
4. The antennas and any related equipment shall be repainted as frequently as necessary to insure their minimal visibility from the street level.
5. All federal, state and local requirements regulating the proposed use shall be met including, but not exclusive to EPA, FCC, and DEQ requirement.
- ~~6. The developer shall submit a request for subdivision of lots Pt. 1 or 1, 2, 3, 4, C, D, and an undesignated lot into one lot of record. The subdivision shall be finalized and recorded with the Office of Conveyances prior to the issuance of a Certificate of Occupancy by the Department of Safety and Permits.~~
6. The historic attached sign on the St. Andrew Street side of the property shall be retained and maintained. Any additional signage shall conform to the requirements of Article 5, Section 5.8.6. *Permitted Signs* and Article 10, Section 10.11.6. *Design Review Standards* of the Comprehensive Zoning Ordinance.
7. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans area 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 16.9.11 of the Comprehensive Zoning Ordinance will void the conditional use approval.
8. **Music of any kind shall not be projected beyond the exterior of the penthouse. Additionally, the applicant shall comply with the provisions of Section 66-202. *Maximum permissible sound levels by receiving land use* of the Code of the City of New Orleans.**
9. **The applicant shall provide to the City Planning Commission staff a letter outlining a litter abatement program, approved by the Department of Sanitation, inclusive of the location of trash storage out of the public right-of-way, the frequency of trash pickup, the clearing of all litter from the adjacent right-of-way, and the periodic cleaning of the adjacent street right-of-way, as necessary. The name and phone number of the owner/operator of the facility shall be kept on file in case of any violation.**
10. **The applicant shall secure Certificates of Appropriateness from the Historic District Landmarks Commission for all proposed exterior modifications and repairs.**

11. **The applicant shall secure approval from the Department of Public Works for all proposed modifications in the public right-of-way.**
12. **Any proposed signage shall comply with Article 10, Section 10.11.6.2b and Article 5, Section 5.8.6 of the Comprehensive Zoning Ordinance, subject to approval by the Historic District Landmarks Commission. No signage promoting alcoholic beverages shall be permitted on the exterior of the hotel or penthouse.**
13. **The applicant shall plant trees in the existing planters in the right-of-way on the Josephine Street side of the site subject to further review by the Department of Parks and Parkways.**
14. **The applicant shall secure the appropriate rights to utilize City property in connection with any and all encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.**

#### **VI. REASONS FOR RECOMMENDATION**

1. Potential adverse impacts from the request have been addressed with additional operational standards for the proposed bar.
2. The proposal is consistent with the Mixed-Use Medium Density category in the *Plan for the 21st Century*.

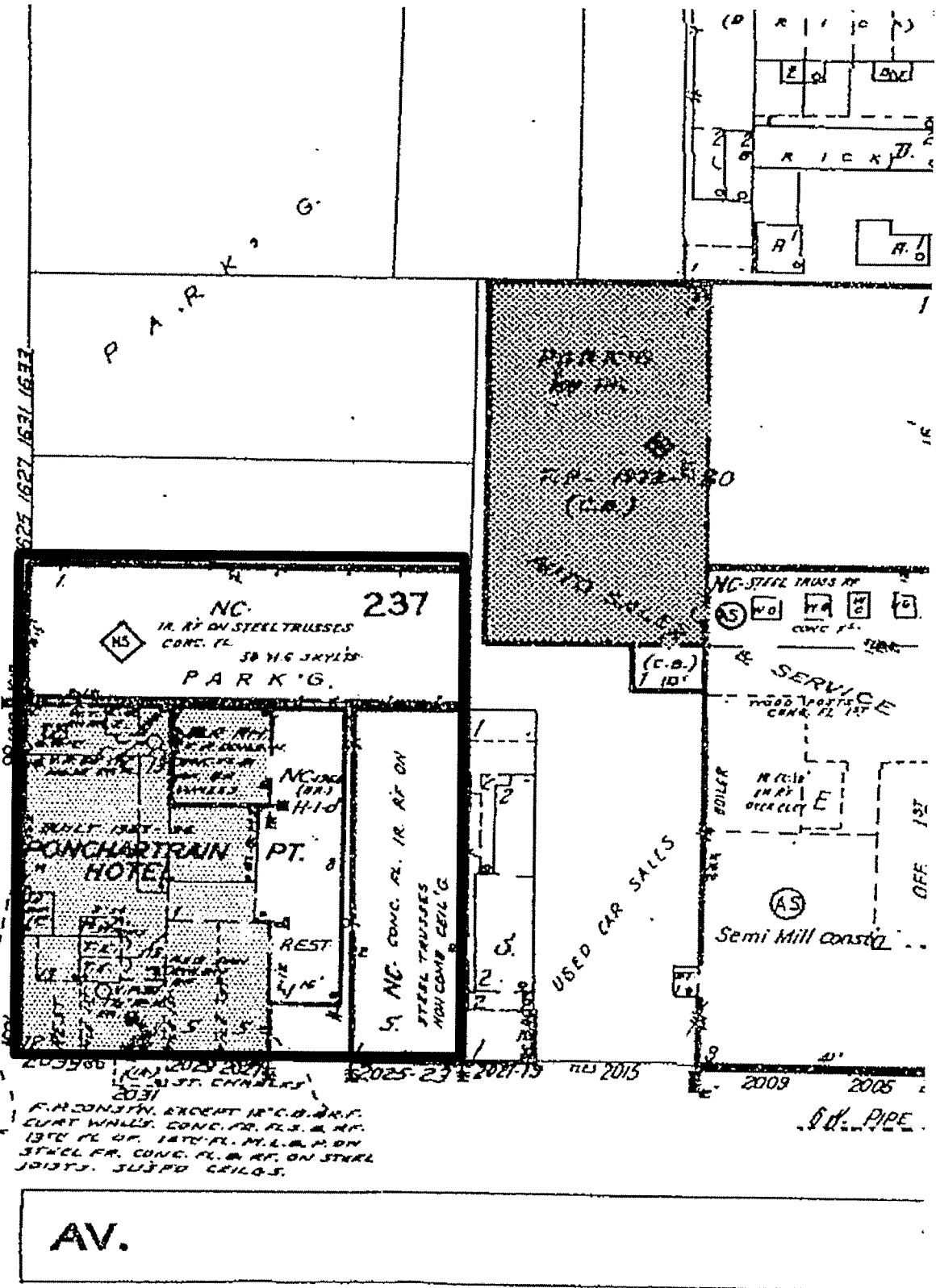
- VII.** Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.





IMP. 6" H.P.

6" H.P. PIPE



2009 2005  
 F. R. CONSTRUCTION, EXCEPT 12" C.B. & R.F.  
 CURT WALLS, CONC. FR. FL. & R.F.  
 13TH FL. UP. 14TH FL. M.L. & P. ON  
 STEEL FR. CONC. FL. & R.F. ON STEEL  
 JOISTS, SUSP. CEILINGS.

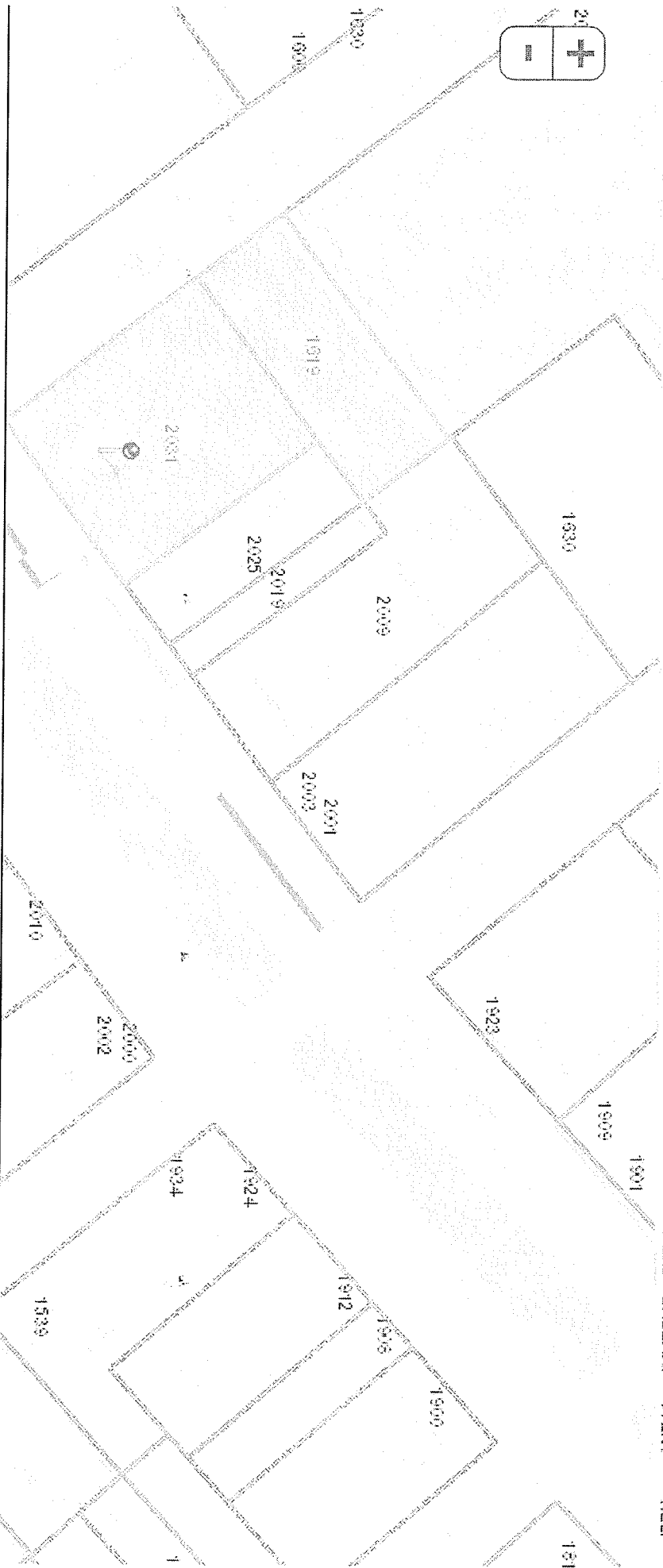
AV.

6" H.P. PIPE



# CITY OF NEW ORLEANS PROPERTY VIEWER

-  SEARCH
-  MEASURE
-  LAYERS
-  BASEMAP
-  PRINT
-  HELP



## CONDITIONAL USE/EXCEPTIONAL USE/PLANNED DEVELOPMENT

A land-use that is allowed to operate subject to design and/or operational requirements thru a review and approval process.

- Zoning Action Type: CU
- Zoning Docket Number: 8
- Zoning Docket Year: 2013
- Ordinance Number: 25.273
- Instrument Number: 353801



## ZONING

- Zoning District: C-1A
- Zoning Description: General Commercial District
- DRAFT Zoning: MU-1
- DRAFT Zoning Description: Medium Intensity Mixed-Use District
- Future Land Use: MUM
- Future Land Use Description: Mixed-Use Medium Density
- Last Updated: Thu Dec 19 2013

Some ordinances may be found by accessing Municode. All ordinances are available.

- OA
- LC
- VI
- Re
- ZOI
- OI

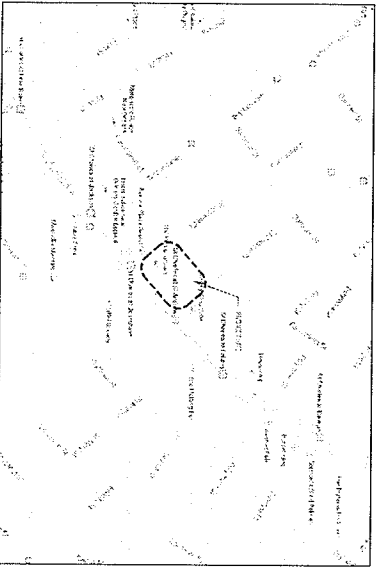
DRAWING SET FOR:  
**PONTCHARTRAIN HOTEL**  
RENOVATION OF  
2031 ST. CHARLES AVE., NEW ORLEANS, LA 70130

OWNER:  
**AJ CAPITAL PARTNERS**  
621 W. RANDOLPH, SUITE 4, CHICAGO, IL 60661  
(T) 312.275.1057 CONTACT: BRAD NICHOLS

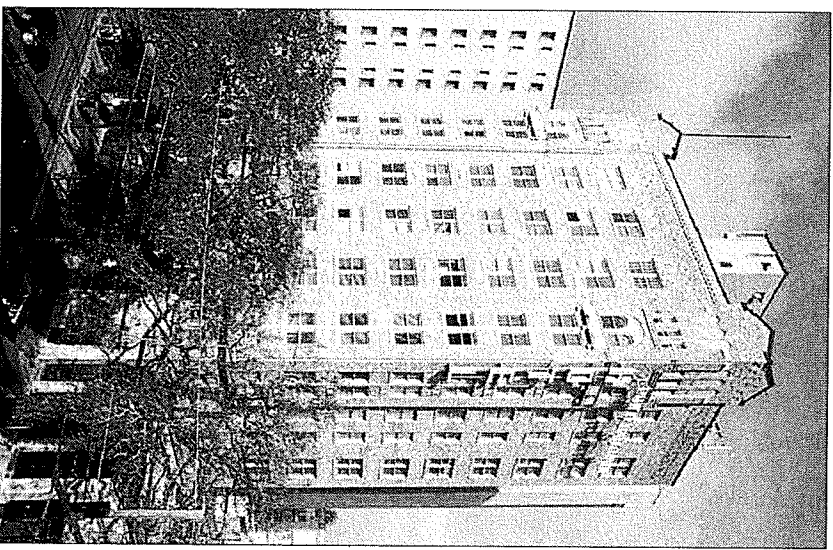
ARCHITECTURAL:  
**TRAPOLIN-PEER ARCHITECTS, A PROFESSIONAL CORPORATION**  
839 TOUCHETOUSAS ST., NEW ORLEANS, LA 70130  
(T) 504.523.2772 CONTACT: KRISTEN MASON

STRUCTURAL:  
**HARMON ENGINEERS**  
2489 SEVEN AVE, #202, METairie LA 70001  
(T) 504.552.4441 CONTACT: MATTHEW HARMON

MECHANICAL/ELECTRICAL/PLUMBING:  
**IMC CONSULTING ENGINEERS**  
3102 BOTT STREET, METairie LA 70002  
(T) 504.831.9119 (T) 504.831.9104 CONTACT: MR. PHIL DUNLEIGH E. RICHARD NICHOLS



1 SITE MAP  
A-0.01 A-0.00  
NOT TO SCALE



2 EXTERIOR PHOTO  
A-0.01 A-0.00  
NOT TO SCALE

DESIGN DEVELOPMENT

**Pontchartrain Hotel**  
Renovation  
2031 St. Charles Ave., New Orleans, Louisiana 70130

TRAPOLIN-PEER ARCHITECTS

A PROFESSIONAL CORPORATION | 650 Tchouproulais Dr | New Orleans, Louisiana 70130 | T (504) 523-2772 | F (504) 523-3581 | www.trapolinpeer.com

AJ Partnership Group, LLC  
571 Westbank, St. Louis  
Chicago, IL 60661  
T (312) 291-4165



NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION

PROJECT NO.: CH 16433  
DRAWN BY: STAFF  
CHECKED BY: PMT  
DATE: 12/29/2014

COVER SHEET

A-0.00



**SQUARE NO. 237  
FOURTH DISTRICT  
NEW ORLEANS, LA**

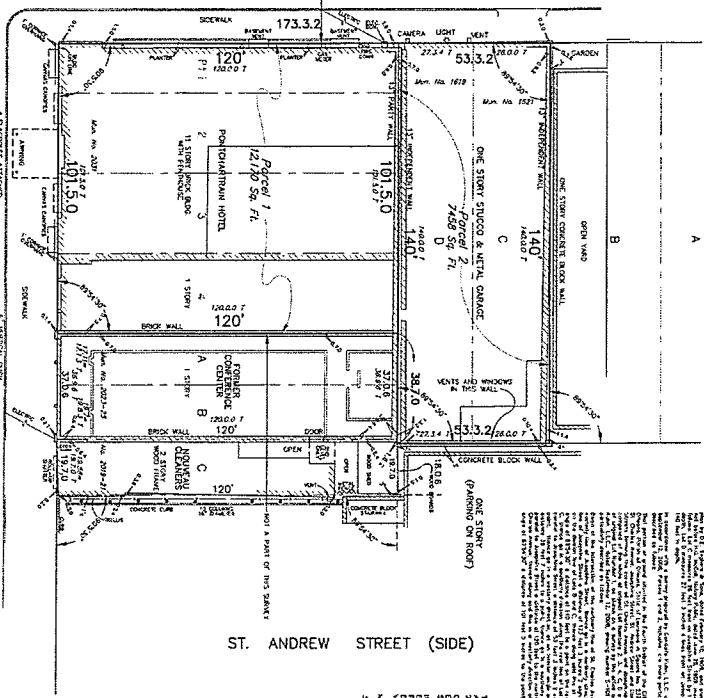
CARONDELET ST. (SIDE)

JOSEPHINE STREET

ST. CHARLES AVE.

ST. ANDREW STREET (SIDE)

127.10.6 R/W



**NOTICE:** This plan was prepared by the undersigned on the basis of a survey conducted by the undersigned on or about the date hereon. The undersigned is not responsible for the accuracy of the information furnished to the undersigned by others. The undersigned is not responsible for the accuracy of the information furnished to the undersigned by others. The undersigned is not responsible for the accuracy of the information furnished to the undersigned by others.

**THIS PROPERTY IS LOCATED IN BLOCK 8, SQUARE 237, PARCEL 1 AND 2, LOT 1, CARONDELET STREET, NEW ORLEANS, LA. THE MAP IS FOR INFORMATIONAL PURPOSES ONLY. THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE.**



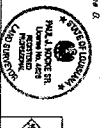
**LEGEND**

---	Property Boundary
---	Setback Line
---	Right-of-Way Line
---	Adjacent Property Boundary
---	Adjacent Right-of-Way Line
---	Adjacent Property Boundary
---	Adjacent Right-of-Way Line
---	Adjacent Property Boundary
---	Adjacent Right-of-Way Line

**Survey of Parcel 1 and Parcel 2  
made at the request of Elkins, P.L.C.  
New Orleans, La. September 12, 2008**

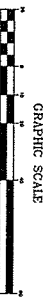
The undersigned, a duly qualified and licensed Professional Land Surveyor, has conducted a survey of the above described property and has prepared this plan in accordance with the laws and regulations of the State of Louisiana. The survey was conducted on or about the date hereon. The undersigned is not responsible for the accuracy of the information furnished to the undersigned by others. The undersigned is not responsible for the accuracy of the information furnished to the undersigned by others. The undersigned is not responsible for the accuracy of the information furnished to the undersigned by others.

Professional Land Surveyor  
LA License No. 4673



**CARONDELET SURVEY, L.L.C.**  
Professional Land Surveyors  
127.10.6 R/W  
603-919-101

**1 SITE SURVEY**



SEE GRAPHIC SCALE

**Pontchartrain Hotel  
Renovation**  
2031 St. Charles Ave., New Orleans, Louisiana 70130

TRAPOLIN-PEER ARCHITECTS

A PROFESSIONAL CORPORATION, 856 Tchoupoules St | New Orleans, Louisiana 70130 | T 504.523.2772 | F 504.523.3061 | www.trapolinpeer.com



**NOT FOR CONSTRUCTION**

SITE SURVEY

A-0.20

Project No.	08115213
Client	STMP
Drawn by	pp
Date	12/28/2014

# Pontchartrain Hotel

Renovation  
2031 St. Charles Ave., New Orleans, Louisiana 70130

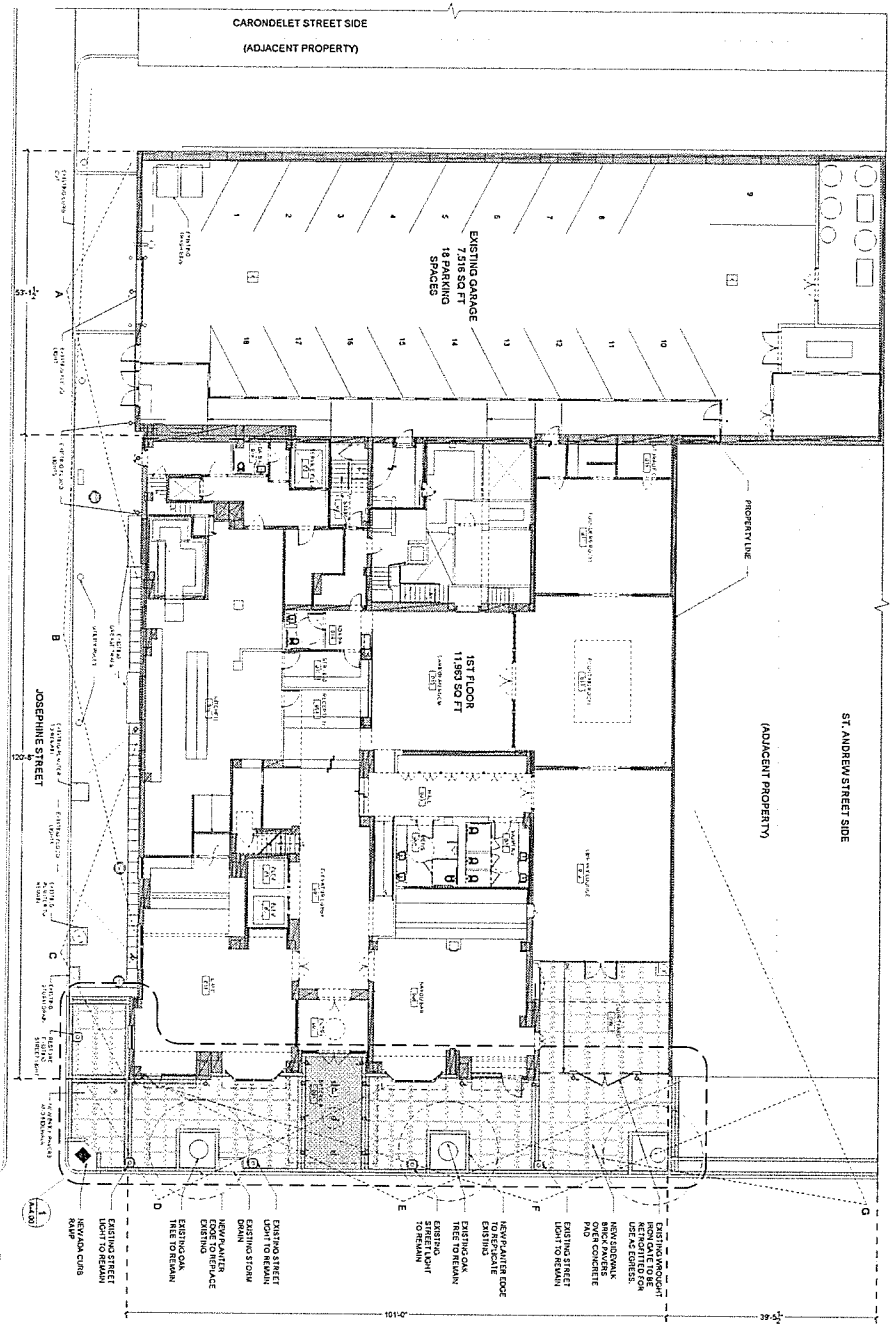
TRAPOLIN·PEER ARCHITECTS

A PROFESSIONAL CORPORATION | 850 Tchoupoulatte St | New Orleans, Louisiana 70130 | T: (504) 523 2772 | F: (504) 523 3081 | www.trapolinpeer.com

AJ Pontchartrain Owner, LLC  
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New Orleans, Louisiana 70112  
T: (512) 357-4485

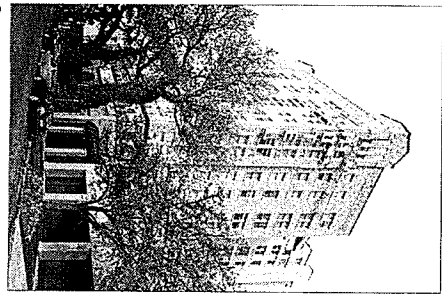
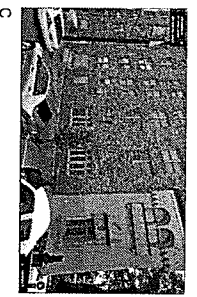
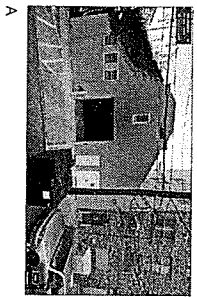


NOT FOR CONSTRUCTION



Site Plan - Descriptive

SCALE: 3/8" = 1'-0"



SITE PLAN DESCRIPTIVE

A-1.00

**Pontchartrain Hotel**  
Renovation  
2031 St. Charles Ave., New Orleans, Louisiana 70130  
**TRAPOLIN-PEER ARCHITECTS**  
A PROFESSIONAL CORPORATION | 650 Trapolin Drive | New Orleans, Louisiana 70130 | T: (504) 523-2722 | F: (504) 523-3361 | www.trapolinpeer.com

AI Pontchartrain Owner, LLC  
521 W. Riverside St., Suite 4  
Chicago, IL 60661  
T: (312) 567-4885

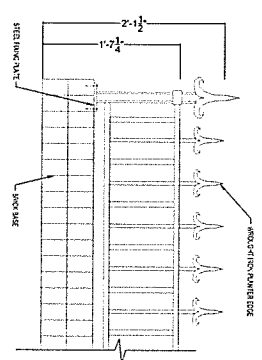
NOT FOR CONSTRUCTION

REVISIONS	DATE	BY	DESCRIPTION

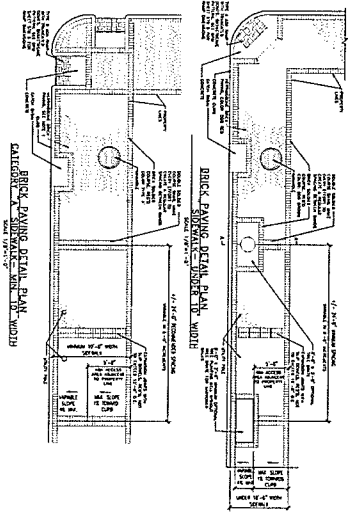
Project Number: C17-16423  
Drawn by: STAFF  
Checked by: JPP  
1/23/2014

**SITE DETAILS**

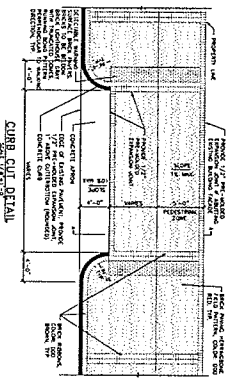
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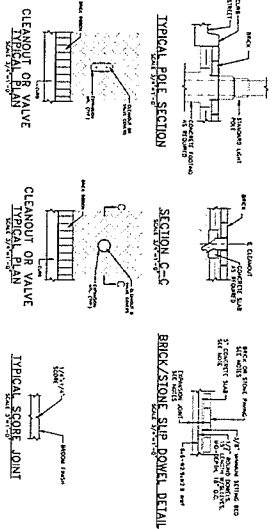
1 Planter Detail  
A-1.01



SECTION A-A



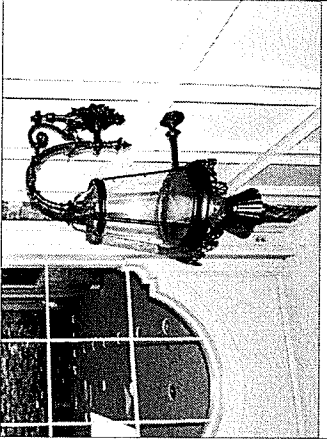
SECTION A-A



2 Downtown Development District Sidewalk Paving Standards  
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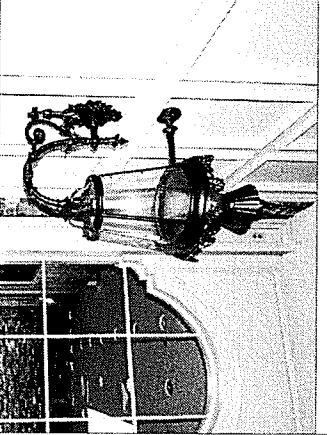
### EL 1

NEW EXTERIOR STEEL SCONCE  
REPLICATE ORIGINAL SCONCE FIXTURE, 3 SIZE  
ELECTRIC, 2700 KALVIN



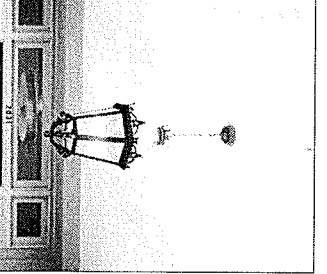
### EL 2

EXISTING STEEL SCONCES  
RELOCATED TO COURTYARD ENTRY  
@ ST. CHARLES AVE



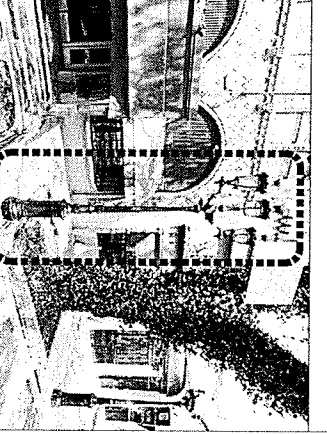
### EL 3

EXISTING PENDENT TO REMAIN  
@ MAIN ENTRY CANOPY @ ST.  
CHARLES AVE



### EL 4

EXISTING 3-HEADED STREET LIGHT  
REPAIR AND REFINISH AS REQUIRED



### EL 5 NEW EXTERIOR RECESSED DOWNLIGHT

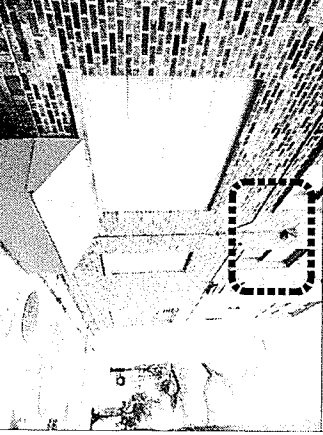
8" DIA. Ø x 3" H  
2000 K AL



Manufacturer: **GRUPO**  
Model Number: **18080**  
Manufacturer's Part No.: **24232**  
Assembly Instructions: **AUGUST 2011 (1.1)**  
Model Name: **GRUPO**  
Model Number: **18080**  
Manufacturer's Part No.: **24232**  
Assembly Instructions: **AUGUST 2011 (1.1)**  
Model Name: **GRUPO**  
Model Number: **18080**  
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Assembly Instructions: **AUGUST 2011 (1.1)**  
Model Name: **GRUPO**  
Model Number: **18080**  
Manufacturer's Part No.: **24232**  
Assembly Instructions: **AUGUST 2011 (1.1)**

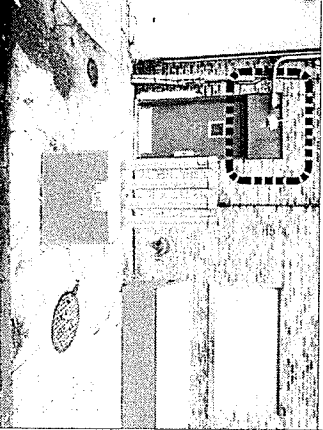
### EL 6 EXISTING EXTERIOR SURFACE DOWNLIGHT

REWORK AS REQUIRED FOR USE

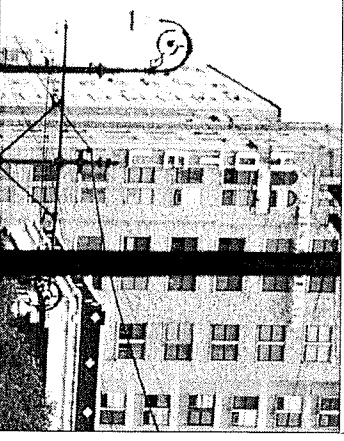


### EL 7 EXISTING EXTERIOR SURFACE DOWNLIGHT

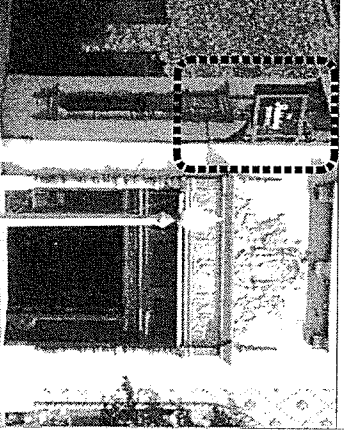
REWORK AS REQUIRED FOR USE



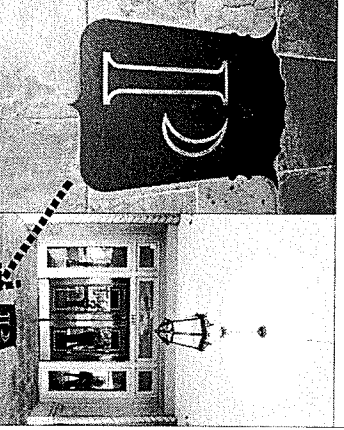
### SIGNAGE 01 EXISTING HISTORIC SIGN, "PONTCHARTRAIN HOTEL" TO BE REFURBISHED AND LIT UP ONCE AGAIN



### SIGNAGE 02 REPLICATE HISTORIC SIGN "SILVER WHISTLE" @ ST. CHARLES AVE AND FELICITY ST.



### SIGNAGE 03 REMOVE AND REINSTALL STONE "P" LOGO @ ST. CHARLES AVE ENTRY



DESIGN DEVELOPMENT

**Pontchartrain Hotel**  
Renovation  
2031 St. Charles Ave., New Orleans, Louisiana 70130

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All Pontchartrain Hotel, LLC  
621 Westmore St, Suite 4  
Chicago, IL 60661  
T (312) 261-4185



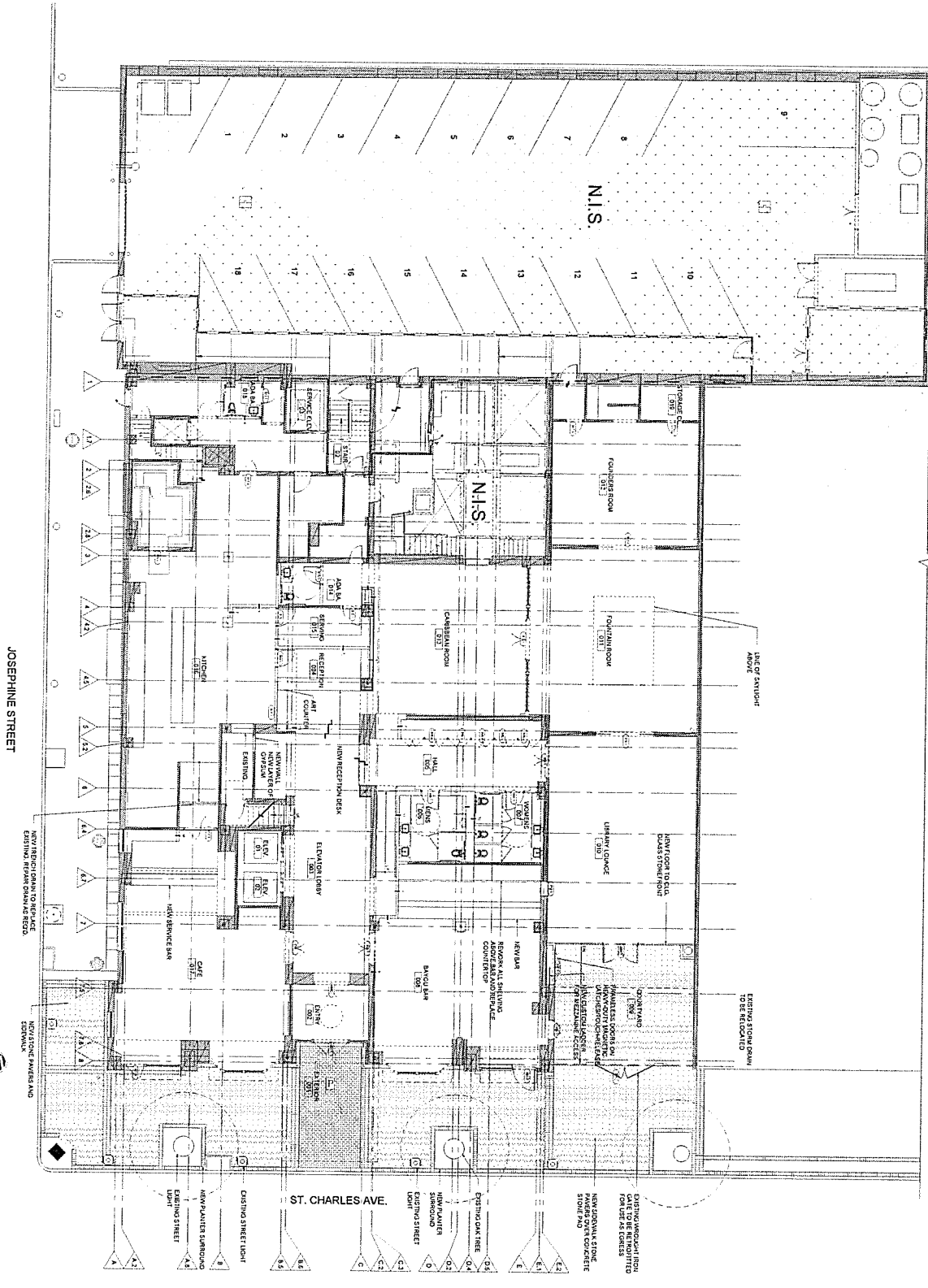
NOT FOR CONSTRUCTION

Table with columns for Item, Description, and other details. Includes fields for Architectural, Civil, Structural, and MEP disciplines.

A-1.02  
Site Lighting & Signage



First Floor Plan - Descriptive



SCALE 1/8" = 1'-0"

A-2.00A

FIRST FLOOR  
DESCRPTIVE

12/29/2014

Project Number	CJ-14633
Client	STARS
Contract	PP

NOT FOR  
CONSTRUCTION



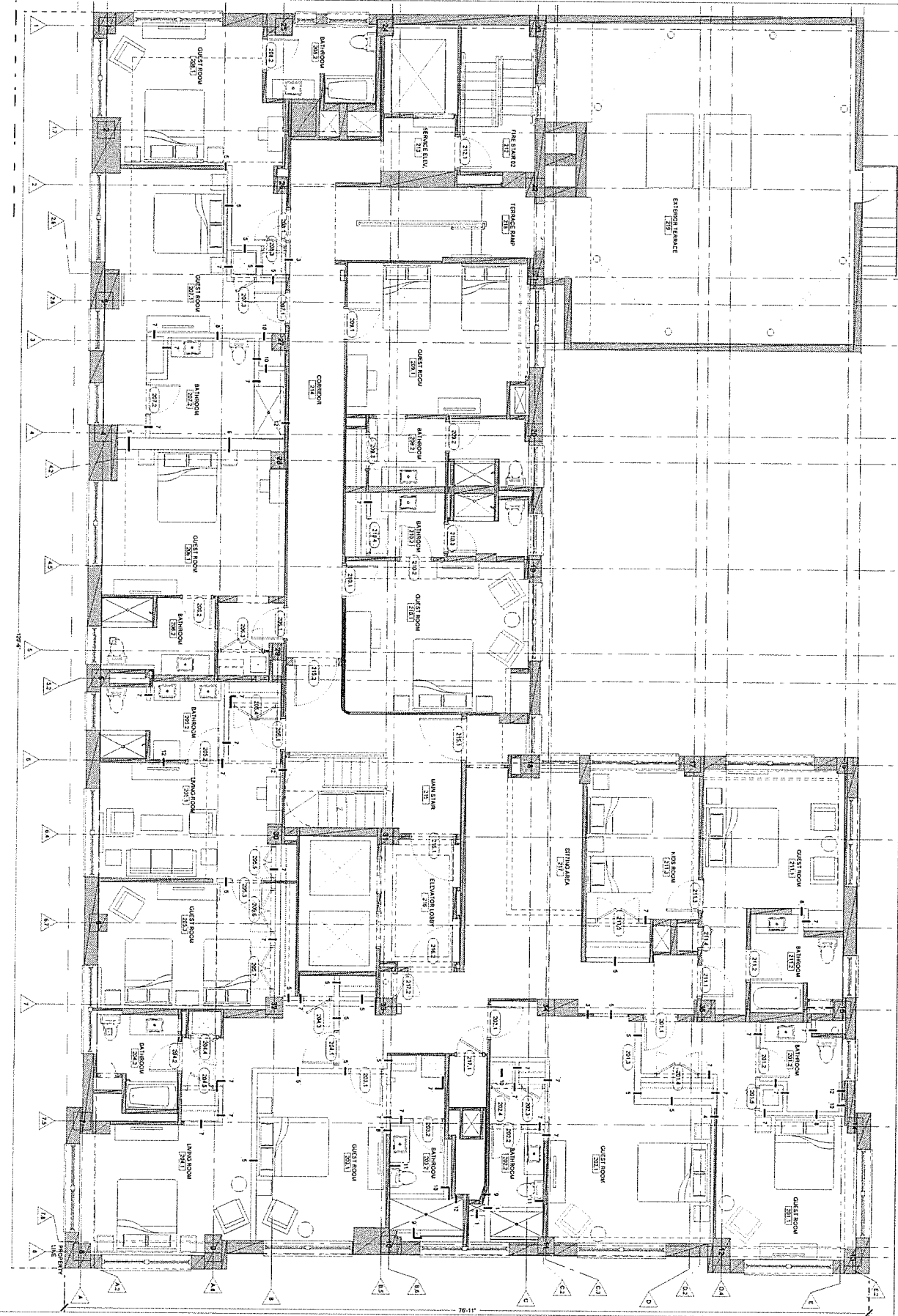
Trapolin-Peer Architects, LLC  
221 W. Poydras Street, Suite 1500  
New Orleans, Louisiana 70112  
T (504) 522-2772 F (504) 522-3551 www.trapolin-peer.com

**Pontchartrain Hotel**  
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2031 St. Charles Ave., New Orleans, Louisiana 70130  
TRAPOLIN-PEER ARCHITECTS

DESIGN DEVELOPMENT

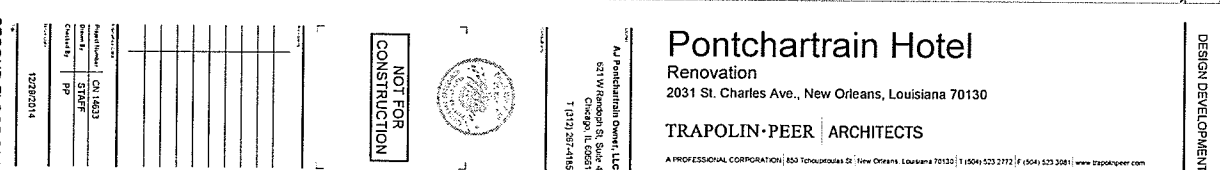
1 SECOND FLOOR PLAN - DESCRIPTIVE

SCALE 1/8" = 1'-0"



1 SECOND FLOOR PLAN - DESCRIPTIVE

SCALE 1/8" = 1'-0"



A-2.02A

NOT FOR CONSTRUCTION

12/28/2014

Project: 01.14023  
 Date: 12/28/14  
 Staff: STAFF  
 Checked: PP

12/28/2014

12/28/2014

12/28/2014

12/28/2014

12/28/2014

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12/28/2014

12/28/2014

Pontchartrain Hotel  
 Renovation  
 2031 St. Charles Ave., New Orleans, Louisiana 70130

TRAPOLIN-PEER ARCHITECTS

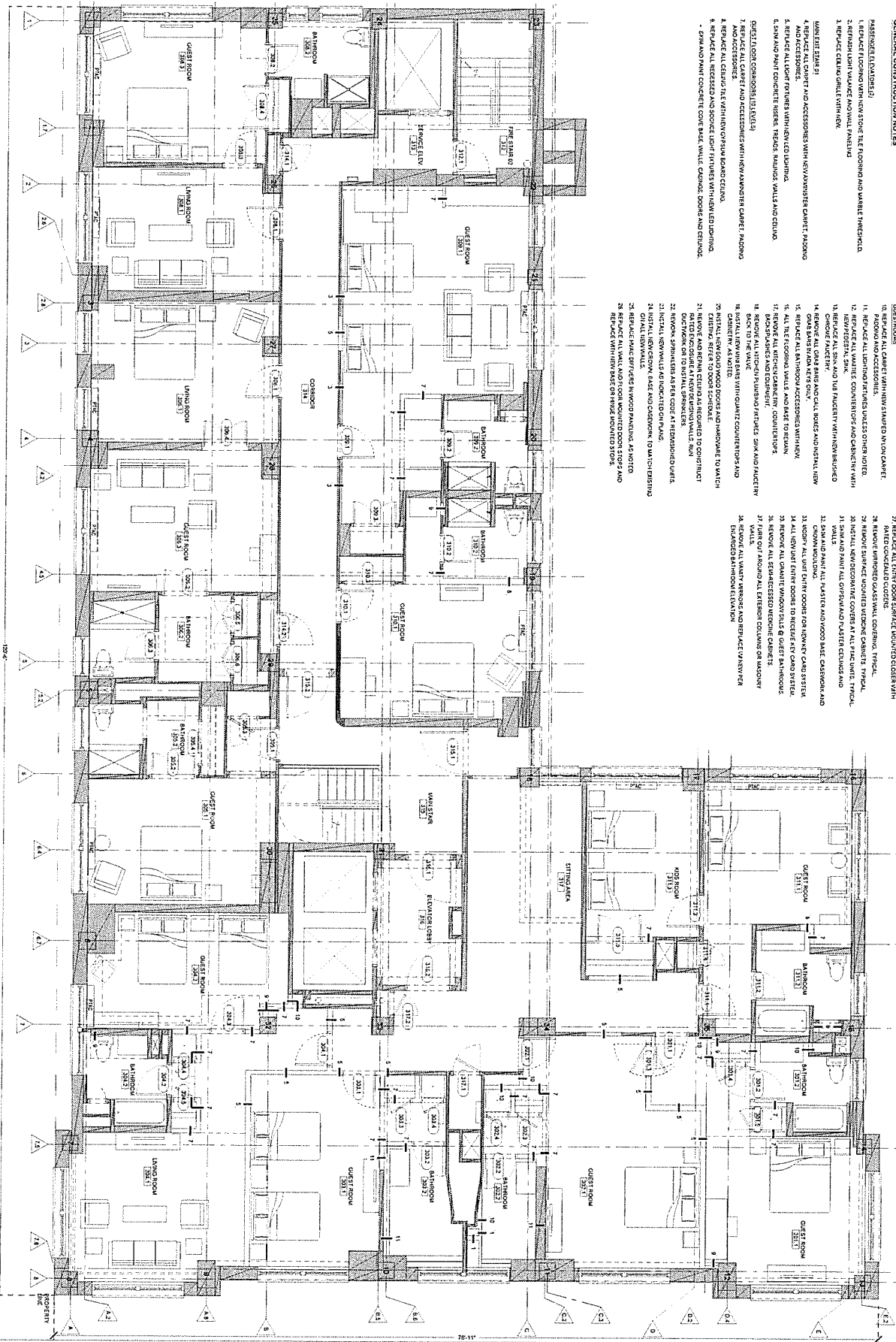
A PROFESSIONAL CORPORATION | 630 Tchoupoula Dr. | New Orleans, Louisiana 70130 | T: (504) 523-2772 | F: (504) 523-3061 | www.trapolinpeer.com

DESIGN DEVELOPMENT

**GENERAL CONSTRUCTION NOTES**

1. REPAIR EXISTING WALLS WITH NEW STONE TILE FINISH AND MARBLE THRESHOLD.
2. REPAIR LIGHT VALANCE AND WALL PANELING.
3. REPLACE CEILING LIGHT FIXTURES.
4. REPAIR EXISTING WALLS WITH NEW STONE TILE FINISH AND MARBLE THRESHOLD.
5. REPAIR LIGHT VALANCE AND WALL PANELING.
6. REPLACE CEILING LIGHT FIXTURES.
7. REPLACE ALL CARPET AND ACCESSORIES WITH NEW MARBLED CARPET, MOLDING AND ACCESSORIES.
8. REPLACE ALL CEILING LIGHT FIXTURES WITH NEW LED LIGHTING.
9. SHIP AND PAINT CONCRETE CORNER BLOCK WALLS, CORNERS, ROOMS AND CEILING.

10. REPAIR ALL UNIT ROOM SURFACE EQUIPMENT CLOSET WITH MARBLE CONCRETE AND CEILING.
11. REMOVE EXISTING WALLS AND CEILING. TYPICAL.
12. REMOVE SURFACE EQUIPMENT CLOSET CARPETS. TYPICAL.
13. REMOVE EXISTING CARPETS AND PASTER CEILING AND CHANGES TO MATCH.
14. REMOVE ALL GYM FLOOR AND GYM RIBS AND INSTALL NEW GYM FLOOR.
15. REMOVE ALL EXISTING ACCESSORIES WITH NEW GYM FLOOR.
16. ALL THE EXISTING WALLS AND PAINT TO REMAIN.
17. REMOVE ALL EXISTING CARPETS, CONSULTANTS, BASKETBALLS AND CEILING.
18. REMOVE ALL EXISTING CARPETS, SHIP AND PAINT THE CEILING WITH NEW GYM FLOOR.
19. INSTALL NEW GYM FLOOR AND MOLDING TO MATCH EXISTING.
20. INSTALL NEW SOLID WOOD DOORS AND HINGERS TO MATCH EXISTING.
21. REMOVE EXISTING CARPETS AND PASTER CEILING AND CHANGES TO MATCH.
22. REMOVE EXISTING CARPETS AND PASTER CEILING AND CHANGES TO MATCH.
23. REMOVE EXISTING CARPETS AND PASTER CEILING AND CHANGES TO MATCH.
24. REMOVE EXISTING CARPETS AND PASTER CEILING AND CHANGES TO MATCH.
25. REMOVE EXISTING CARPETS AND PASTER CEILING AND CHANGES TO MATCH.
26. REMOVE EXISTING CARPETS AND PASTER CEILING AND CHANGES TO MATCH.
27. REMOVE ALL UNIT ROOM SURFACE EQUIPMENT CLOSET WITH MARBLE CONCRETE AND CEILING.
28. REMOVE EXISTING WALLS AND CEILING. TYPICAL.
29. REMOVE SURFACE EQUIPMENT CLOSET CARPETS. TYPICAL.
30. REMOVE EXISTING CARPETS AND PASTER CEILING AND CHANGES TO MATCH.
31. REMOVE ALL GYM FLOOR AND GYM RIBS AND INSTALL NEW GYM FLOOR.
32. REMOVE ALL EXISTING ACCESSORIES WITH NEW GYM FLOOR.
33. REMOVE ALL THE EXISTING WALLS AND PAINT TO REMAIN.
34. REMOVE ALL EXISTING CARPETS, CONSULTANTS, BASKETBALLS AND CEILING.
35. REMOVE ALL EXISTING CARPETS, SHIP AND PAINT THE CEILING WITH NEW GYM FLOOR.
36. INSTALL NEW GYM FLOOR AND MOLDING TO MATCH EXISTING.
37. REMOVE EXISTING CARPETS AND PASTER CEILING AND CHANGES TO MATCH.
38. REMOVE EXISTING CARPETS AND PASTER CEILING AND CHANGES TO MATCH.



**THIRD FLOOR PLAN - DESCRIPTIVE**

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

**DESIGN DEVELOPMENT**

**Pontchartrain Hotel**  
Renovation  
2031 St. Charles Ave., New Orleans, Louisiana 70130

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AP Pontchartrain Hotel, LLC  
621 W. Poydras St., Suite 4  
New Orleans, LA 70139  
T (504) 251-4185



**NOT FOR CONSTRUCTION**

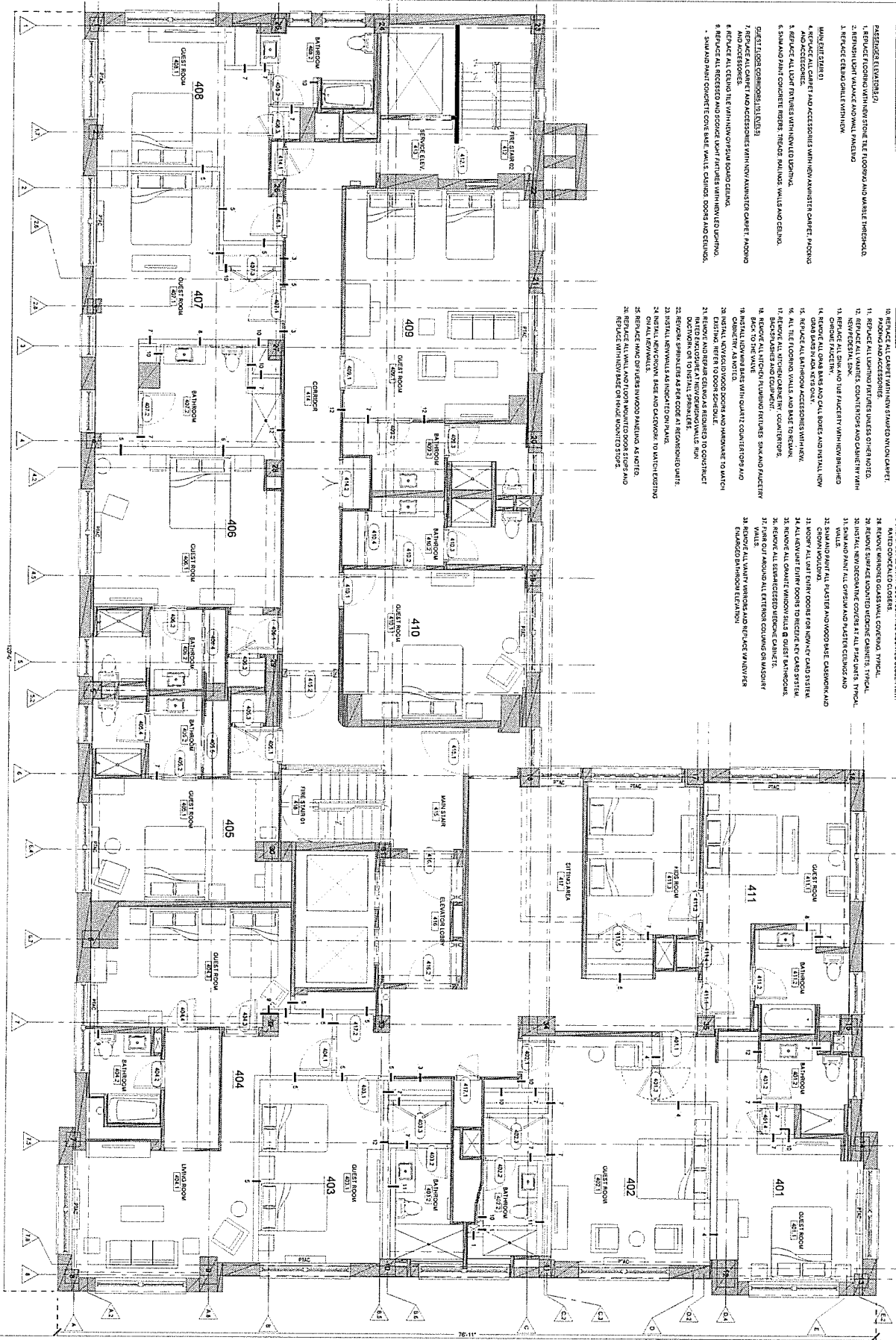
NO.	DATE	DESCRIPTION
1	12/28/2014	ISSUED FOR PERMIT
2	01/14/2015	ISSUED FOR PERMIT
3	01/14/2015	ISSUED FOR PERMIT

**A-2.03A**

**GENERAL CONSTRUCTION NOTES**

- PARTITION ELEVATIONS**
1. REPLACE FLOORING WITH NEW TILE FLOORING AND MARBLE THRESHOLD.
  2. REPAIR/REPLACE PART WALLS AND WALL PANELING.
  3. REPLACE CEILING DRYWALL SYSTEM.
- WALL PARTITIONS**
4. REPLACE ALL CABINET AND ACCESSORIES WITH NEW UNIVERSAL CABINET, FINISHING AND ACCESSORIES.
  5. REPLACE ALL LIGHT FIXTURES WITH NEW LED LIGHTING.
  6. SHIM AND PAINT CONCRETE BRICKS, BRICKS, BRICKS, WALLS AND CEILING.
- DOOR/FLOOR CORRIDORS/STAIRS**
7. REMOVE ALL CABINET AND ACCESSORIES WITH NEW UNIVERSAL CABINET, FINISHING AND ACCESSORIES.
  8. REPLACE ALL CEILING TILE WITH NEW UNIVERSAL BOARD CEILING.
  9. REPLACE ALL RECEIVED AND SCORPE LIGHT FIXTURES WITH NEW LED LIGHTING.
  10. SHIM AND PAINT CONCRETE CORE MURE WALLS, CEILING, DOORS AND CEILING.

- CEILING**
11. REPLACE ALL CABINET WITH NEW STAINLESS STEEL CABINET.
  12. REPLACE ALL WALLS, CEILING, CEILING LIGHTS AND LIGHTING FIXTURES WITH NEW UNIVERSAL BOARD CEILING.
  13. REPLACE ALL SINK AND HOT PLUMBING WITH NEW UNIVERSAL BOARD CEILING.
  14. REMOVE ALL SINK AND HOT PLUMBING AND INSTALL NEW UNIVERSAL BOARD CEILING.
  15. REPLACE ALL BATHROOM ACCESSORIES WITH NEW UNIVERSAL BOARD CEILING.
  16. ALL THE FLOORING WALLS AND MESH TO REMAIN.
  17. REMOVE ALL INTERIOR CHANGING COUNTERTOPS, BENCHTOPS AND COUNTERS.
  18. REMOVE ALL INTERIOR CHANGING SINK AND PLUMBING BACK TO THE WALL.
  19. INSTALL NEW UNIVERSAL BOARD CEILING, COUNTERTOPS AND COUNTERS, AS NOTED.
  20. REMOVE ALL CABINET TO DOOR CORNERS AND REPAIR TO MATCH ORIGINAL FINISH.
  21. REMOVE AND REPAIR CEILING AS REQUIRED TO CONSTRUCT NEW PARTITION WALLS AND CEILING WALLS.
  22. REMOVE SINK AND HOT PLUMBING AND INSTALL NEW UNIVERSAL BOARD CEILING.
  23. REMOVE SINK AND HOT PLUMBING AND INSTALL NEW UNIVERSAL BOARD CEILING.
  24. INSTALL NEW GROUND SINK AND COUNTERTOP TO MATCH EXISTING.
  25. REPLACE ALL WALL AND FLOOR MOUNTED ROOM STAIRS AND REPAIR WITH NEW UNIVERSAL BOARD CEILING.
- DOOR/FLOOR CORRIDORS/STAIRS**
26. REPLACE ALL ENTRY DOOR SURFACE EQUIPPED CLOSET WITH MATEO CONCRETE DOORS.
  27. REMOVE EXISTING DOOR SURFACE EQUIPPED CLOSET'S TYPICAL.
  28. REMOVE EXISTING DOOR SURFACE EQUIPPED CLOSET'S TYPICAL.
  29. REMOVE EXISTING DOOR SURFACE EQUIPPED CLOSET'S TYPICAL.
  30. SHIM AND PAINT ALL DOOR SURFACE EQUIPPED CLOSET'S TYPICAL WALLS.
  31. SHIM AND PAINT ALL DOOR SURFACE EQUIPPED CLOSET'S TYPICAL WALLS.
  32. SHIM AND PAINT ALL PLASTER AND MASONRY WORK AND DOOR SURFACE EQUIPPED CLOSET'S TYPICAL.
  33. REMOVE EXISTING DOOR SURFACE EQUIPPED CLOSET'S TYPICAL.
  34. REMOVE EXISTING DOOR SURFACE EQUIPPED CLOSET'S TYPICAL.
  35. REMOVE ALL EXISTING DOOR SURFACE EQUIPPED CLOSET'S TYPICAL.
  36. REMOVE ALL EXISTING DOOR SURFACE EQUIPPED CLOSET'S TYPICAL.
  37. REMOVE ALL EXISTING DOOR SURFACE EQUIPPED CLOSET'S TYPICAL.
  38. REMOVE ALL EXISTING DOOR SURFACE EQUIPPED CLOSET'S TYPICAL.



**FOURTH FLOOR PLAN - DESCRIPTIVE**

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

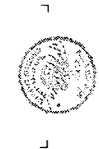
**DESIGN DEVELOPMENT**

**Pontchartrain Hotel**  
Renovation  
2031 St. Charles Ave., New Orleans, Louisiana 70130

**TRAPOLIN • PEER | ARCHITECTS**

A PROFESSIONAL CORPORATION, 450 Tchoupitoulas St., New Orleans, Louisiana 70130 | T: (504) 523-2722 | F: (504) 523-3300 | www.trapolinpeer.com

All Pontchartrain Owner, LLC  
521 W. Poydras St., Suite 400  
Chicago, IL 60661  
T: (312) 357-1455



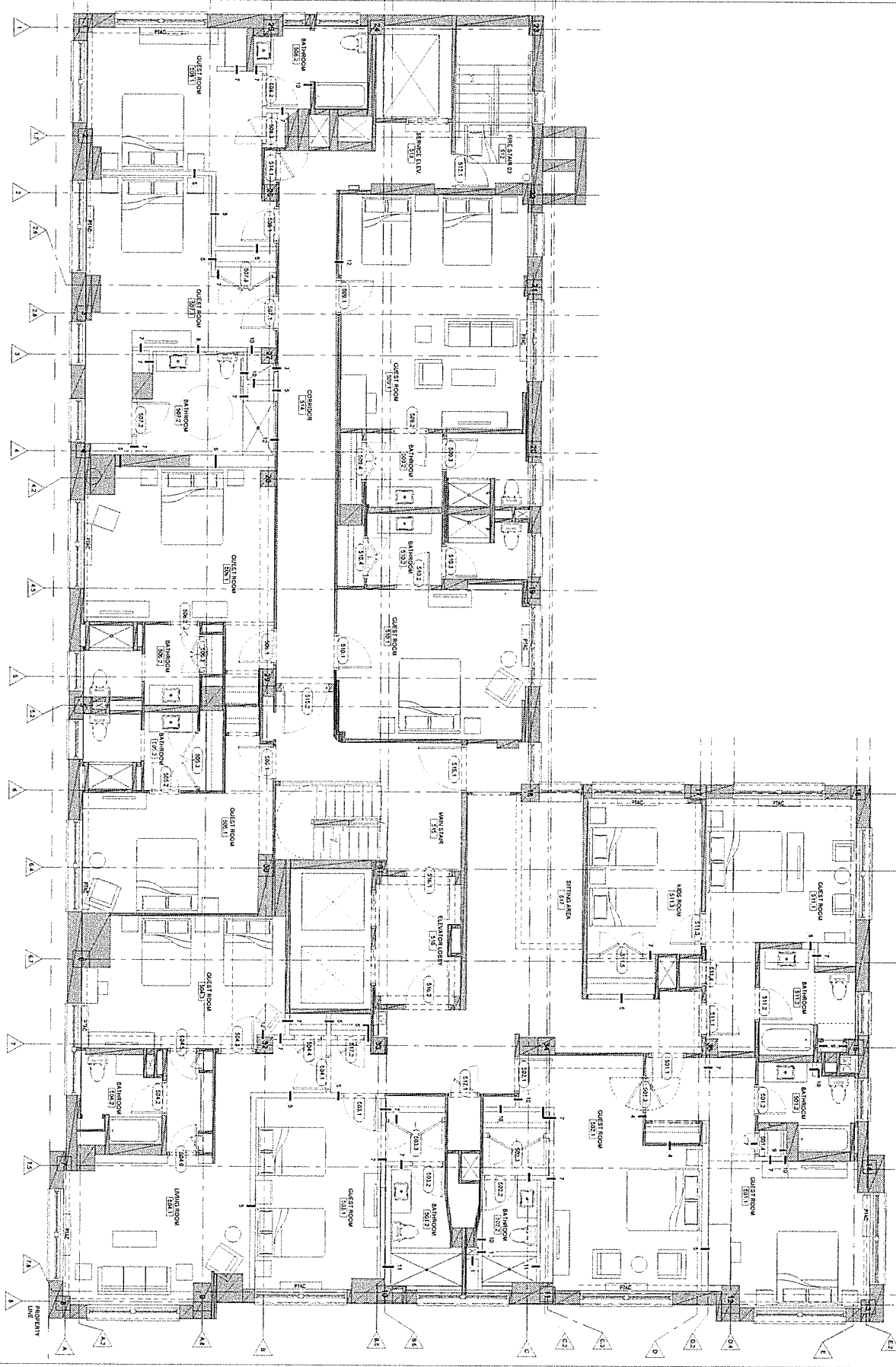
**NOT FOR CONSTRUCTION**

Project Number	04-14523
Drawn By	STAFF
Checked By	TP
Date	12/22/2014

**FOURTH FLOOR PLAN**  
DESCRIPTIVE  
**A-2.04A**

**FIFTH FLOOR PLAN - DESCRIPTIVE**

SCALE: 1/4" = 1'-0"



DESIGN DEVELOPMENT

**Pontchartrain Hotel**  
Renovation  
2031 St. Charles Ave., New Orleans, Louisiana 70130

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AL Pontchartrain Owner, LLC  
621 W. Riverside St., Suite 4  
Chicago, IL 60601  
T (312) 267-1485



NOT FOR CONSTRUCTION

Project No.	12782014
Revision	
Drawn by	CH 14533
Checked by	STAFF
Design	PP
Date	12/28/2014

FIFTH FLOOR PLAN  
DESCRIPTIVE

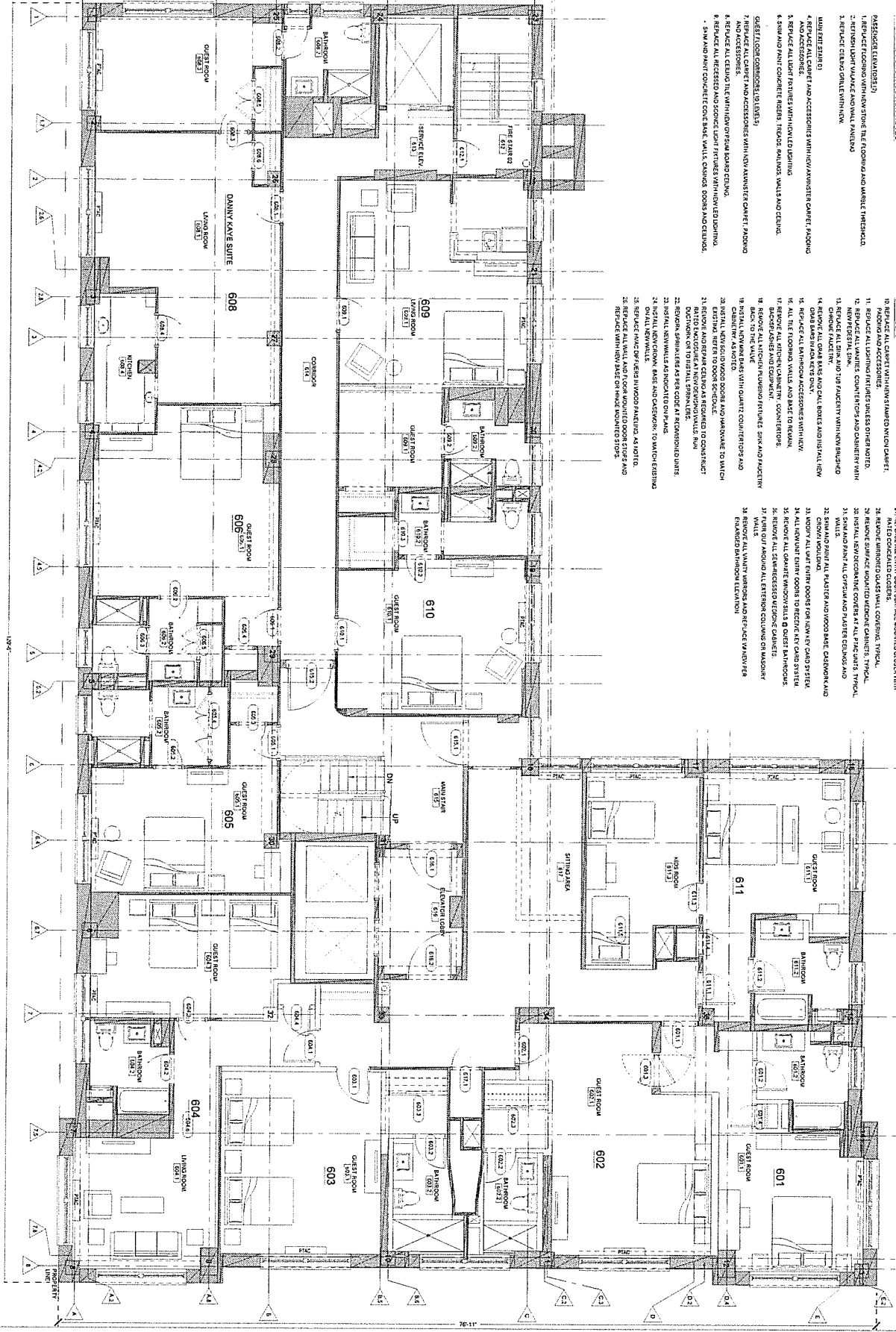
A-2.05A

**GENERAL CONSTRUCTION NOTES**

1. REPAIR FLOORING WITH NEW STONE TILE FLOORING AND MARBLE TRIMMINGS
2. REPAIR DOOR VALANCE AND WALL PANELING
3. REPLACE CEILING AND LIGHT FIXTURES
4. REPAIR ALL ACCESSORIES WITH NEW MARBLED CARPET, FLOORING AND ACCESSORIES
5. REPAIR ALL RECESSED AND SCROPE LIGHT FIXTURES WITH NEW LED LIGHTING
6. SHIM AND PAINT CONCRETE CORE BASE, WALLS, CHANGES DOORS AND CEILING.
7. REPAIR ALL CONCRETE AND ACCESSORIES WITH NEW MARBLED CARPET, FLOORING
8. REPAIR ALL CEILING TRIM AND TRIMMINGS WITH NEW LED LIGHTING
9. SHIM AND PAINT CONCRETE CORE BASE, WALLS, CHANGES DOORS AND CEILING.

**QUESTIONS**

18. REPLACE ALL CONCRETE WITH NEW MARBLED CARPET, FLOORING AND ACCESSORIES
19. REPAIR ALL ACCESSORIES WITH NEW MARBLED CARPET, FLOORING AND ACCESSORIES
20. REPAIR ALL RECESSED AND SCROPE LIGHT FIXTURES WITH NEW LED LIGHTING
21. REPAIR ALL CEILING TRIM AND TRIMMINGS WITH NEW LED LIGHTING
22. SHIM AND PAINT CONCRETE CORE BASE, WALLS, CHANGES DOORS AND CEILING.
23. REPAIR ALL CONCRETE AND ACCESSORIES WITH NEW MARBLED CARPET, FLOORING
24. REPAIR ALL CEILING TRIM AND TRIMMINGS WITH NEW LED LIGHTING
25. SHIM AND PAINT CONCRETE CORE BASE, WALLS, CHANGES DOORS AND CEILING.
26. REPAIR ALL CONCRETE AND ACCESSORIES WITH NEW MARBLED CARPET, FLOORING
27. REPAIR ALL CEILING TRIM AND TRIMMINGS WITH NEW LED LIGHTING



**SIXTH FLOOR PLAN - DESCRIPTIVE**

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

**DESIGN DEVELOPMENT**

**Pontchartrain Hotel**  
Renovation  
2031 St. Charles Ave., New Orleans, Louisiana 70130

**TRAPOLIN·PEER | ARCHITECTS**

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**NOT FOR CONSTRUCTION**

**SIXTH FLOOR PLAN**  
DESCRIPTIVE

**A-2.06A**

Project Number:	CN 14633
Client:	STAFF
Contract #:	PP
Date:	12/28/2014

**GENERAL CONSTRUCTION NOTES**

- PASSENGER ELEVATORS:**  
 1. REPLACE FLOORING WITH NEW STONE TILE FLOORING AND WALLS THROUGHOUT.  
 2. REPAIR LIGHT FIXTURES AND WALL PANELING.  
 3. REPLACE CEILING LIGHT FIXTURES.

**WALKER STAIRS:**

1. REPLACE ALL PARTS AND ACCESSORIES WITH NEW HANWATER CARPET, MOLDING AND ACCESSORIES.  
 2. REPLACE ALL LIGHT FIXTURES WITH NEW LED LIGHTING.  
 3. REMOVE AND PAINT CONCRETE RISERS, TREADS, BALUNDS, WALLS AND CEILING.  
 4. REMOVE AND PAINT CONCRETE RISERS, TREADS, BALUNDS, WALLS AND CEILING.

**QUEST ROOMS:**

1. REPLACE ALL CORNER AND ACCESSORIES WITH NEW HANWATER CARPET, MOLDING AND ACCESSORIES.  
 2. REPLACE ALL CEILING AND LIGHT FIXTURES WITH NEW LED LIGHTING.  
 3. REMOVE AND PAINT CONCRETE RISERS, TREADS, BALUNDS, WALLS AND CEILING.  
 4. REMOVE AND PAINT CONCRETE RISERS, TREADS, BALUNDS, WALLS AND CEILING.

- QUEST ROOMS:  
 1. REPLACE ALL CORNER AND ACCESSORIES WITH NEW HANWATER CARPET, MOLDING AND ACCESSORIES.  
 2. REPLACE ALL CEILING AND LIGHT FIXTURES WITH NEW LED LIGHTING.  
 3. REMOVE AND PAINT CONCRETE RISERS, TREADS, BALUNDS, WALLS AND CEILING.  
 4. REMOVE AND PAINT CONCRETE RISERS, TREADS, BALUNDS, WALLS AND CEILING.

**QUEST ROOMS:**

1. REPLACE ALL CORNER AND ACCESSORIES WITH NEW HANWATER CARPET, MOLDING AND ACCESSORIES.  
 2. REPLACE ALL CEILING AND LIGHT FIXTURES WITH NEW LED LIGHTING.  
 3. REMOVE AND PAINT CONCRETE RISERS, TREADS, BALUNDS, WALLS AND CEILING.  
 4. REMOVE AND PAINT CONCRETE RISERS, TREADS, BALUNDS, WALLS AND CEILING.

**QUEST ROOMS:**

1. REPLACE ALL CORNER AND ACCESSORIES WITH NEW HANWATER CARPET, MOLDING AND ACCESSORIES.  
 2. REPLACE ALL CEILING AND LIGHT FIXTURES WITH NEW LED LIGHTING.  
 3. REMOVE AND PAINT CONCRETE RISERS, TREADS, BALUNDS, WALLS AND CEILING.  
 4. REMOVE AND PAINT CONCRETE RISERS, TREADS, BALUNDS, WALLS AND CEILING.

**QUEST ROOMS:**

1. REPLACE ALL CORNER AND ACCESSORIES WITH NEW HANWATER CARPET, MOLDING AND ACCESSORIES.  
 2. REPLACE ALL CEILING AND LIGHT FIXTURES WITH NEW LED LIGHTING.  
 3. REMOVE AND PAINT CONCRETE RISERS, TREADS, BALUNDS, WALLS AND CEILING.  
 4. REMOVE AND PAINT CONCRETE RISERS, TREADS, BALUNDS, WALLS AND CEILING.

**QUEST ROOMS:**

1. REPLACE ALL CORNER AND ACCESSORIES WITH NEW HANWATER CARPET, MOLDING AND ACCESSORIES.  
 2. REPLACE ALL CEILING AND LIGHT FIXTURES WITH NEW LED LIGHTING.  
 3. REMOVE AND PAINT CONCRETE RISERS, TREADS, BALUNDS, WALLS AND CEILING.  
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**QUEST ROOMS:**

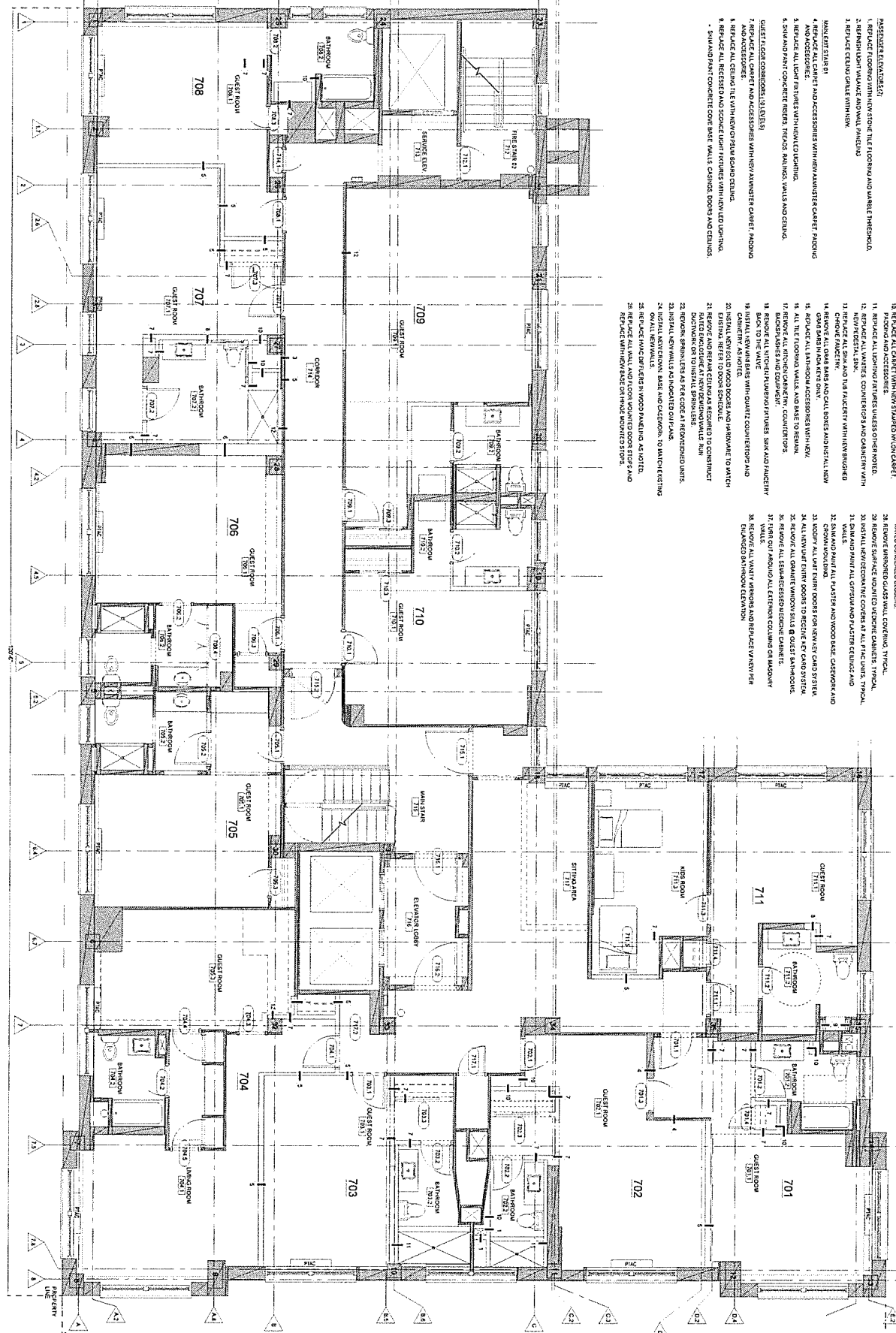
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**SEVENTH FLOOR PLAN - DESCRIPTIVE**

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



DESIGN DEVELOPMENT

**Pontchartrain Hotel**  
 Renovation  
 2031 St. Charles Ave., New Orleans, Louisiana 70130

TRAPOLIN • PEER ARCHITECTS

A PROFESSIONAL CORPORATION | 850 Tchoupoules St. | New Orleans, Louisiana 70130 | T: (504) 522-2772 | F: (504) 522-2081 | www.trapolinpeer.com



All Permitted Work, LLC  
 871 W. Magazine St., Suite 4  
 Chicago, IL 60611  
 T: (312) 267-4455

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	01/13/2014
2	ISSUE FOR CONSTRUCTION	01/13/2014
3	ISSUE FOR CONSTRUCTION	01/13/2014
4	ISSUE FOR CONSTRUCTION	01/13/2014
5	ISSUE FOR CONSTRUCTION	01/13/2014
6	ISSUE FOR CONSTRUCTION	01/13/2014
7	ISSUE FOR CONSTRUCTION	01/13/2014
8	ISSUE FOR CONSTRUCTION	01/13/2014
9	ISSUE FOR CONSTRUCTION	01/13/2014
10	ISSUE FOR CONSTRUCTION	01/13/2014

SEVENTH FLOOR PLAN - DESCRIPTIVE

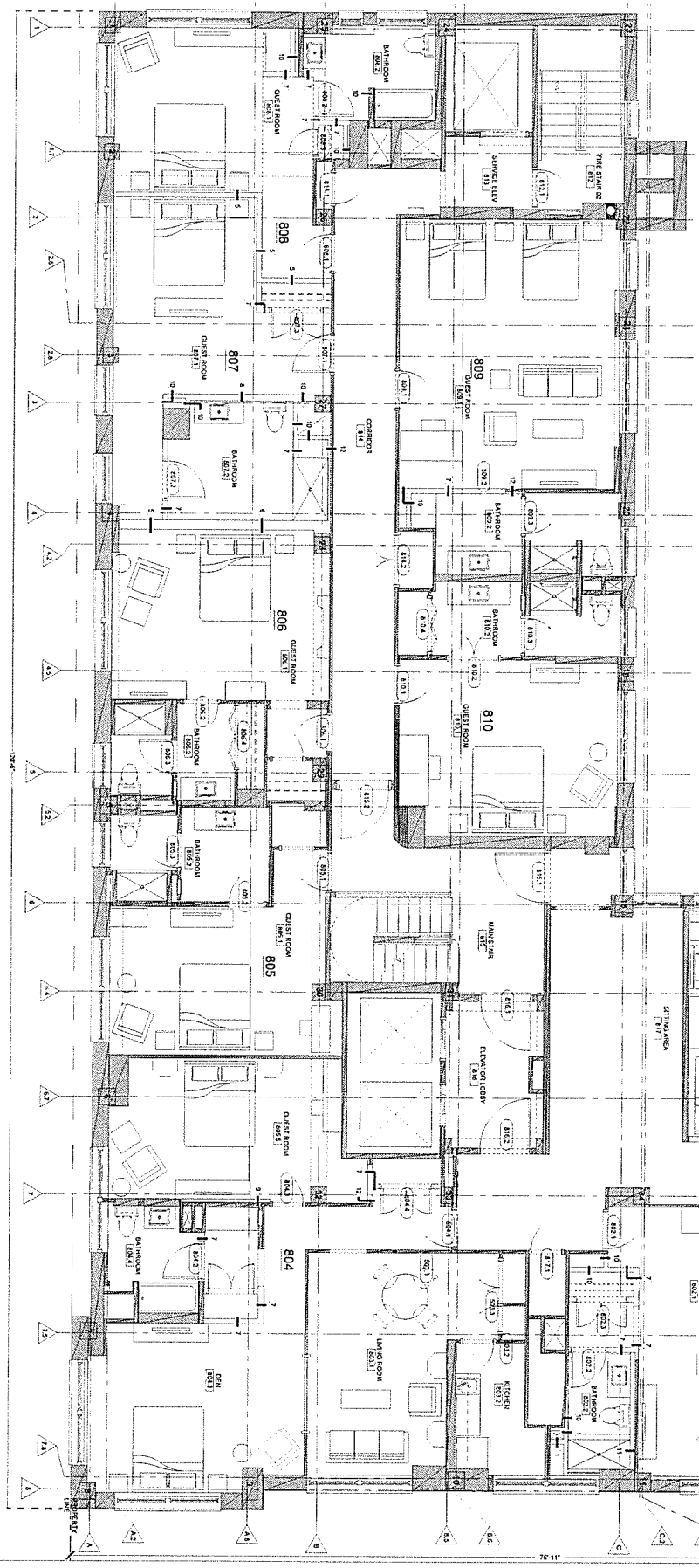
A-2.07A



**GENERAL CONSTRUCTION NOTES**

- PASSENGER ELEVATORS:**
1. REPLACE ALL CONCRETE WITH NEW STAMMED NYLON CARPET.
  2. REPLACE ALL LIGHT PARTITION THE FLOORING AND MARBLE TRIMWORK.
  3. REPAIR ALL WALLS AND WALL PARTITION.
  4. REPLACE CEILING DROPPED WITH NEW.
- WALK-OUT STAIRS:**
1. REPLACE ALL LIGHT PARTITION THE FLOORING AND MARBLE TRIMWORK.
  2. REPLACE ALL WALLS AND WALL PARTITION.
  3. REPAIR ALL WALLS AND WALL PARTITION.
  4. REPLACE CEILING DROPPED WITH NEW.
- QUEST ROOMS:**
1. REPLACE ALL CONCRETE WITH NEW STAMMED NYLON CARPET, FLOORING AND ACCESSORIES.
  2. REPLACE ALL LIGHT PARTITION THE FLOORING AND MARBLE TRIMWORK.
  3. REPAIR ALL WALLS AND WALL PARTITION.
  4. REPLACE CEILING DROPPED WITH NEW.

- QUEST ROOMS:**
1. REPLACE ALL CONCRETE WITH NEW STAMMED NYLON CARPET, FLOORING AND ACCESSORIES.
  2. REPLACE ALL LIGHT PARTITION THE FLOORING AND MARBLE TRIMWORK.
  3. REPAIR ALL WALLS AND WALL PARTITION.
  4. REPLACE CEILING DROPPED WITH NEW.
- QUEST ROOMS:**
1. REPLACE ALL CONCRETE WITH NEW STAMMED NYLON CARPET, FLOORING AND ACCESSORIES.
  2. REPLACE ALL LIGHT PARTITION THE FLOORING AND MARBLE TRIMWORK.
  3. REPAIR ALL WALLS AND WALL PARTITION.
  4. REPLACE CEILING DROPPED WITH NEW.



**EIGHTH FLOOR PLAN - DESCRIPTIVE**

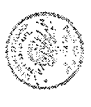
SCALE: 1/8" = 1'-0"

**DESIGN DEVELOPMENT**

**Pontchartrain Hotel**  
Renovation  
2031 St. Charles Ave., New Orleans, Louisiana 70130

**TRAPOLIN-PEER ARCHITECTS**

A PROFESSIONAL CORPORATION | 450 THOMPSONS ST. | NEW ORLEANS, LOUISIANA 70130 | T (504) 522-2772 | F (504) 523-3281 | www.trapolinpeer.com



**NOT FOR CONSTRUCTION**

**EIGHTH FLOOR PLAN DESCRIPTIVE**

**A-2.08A**

Project No.	1728/2014
Sheet No.	021-003
Client	STAFF
Design	PP

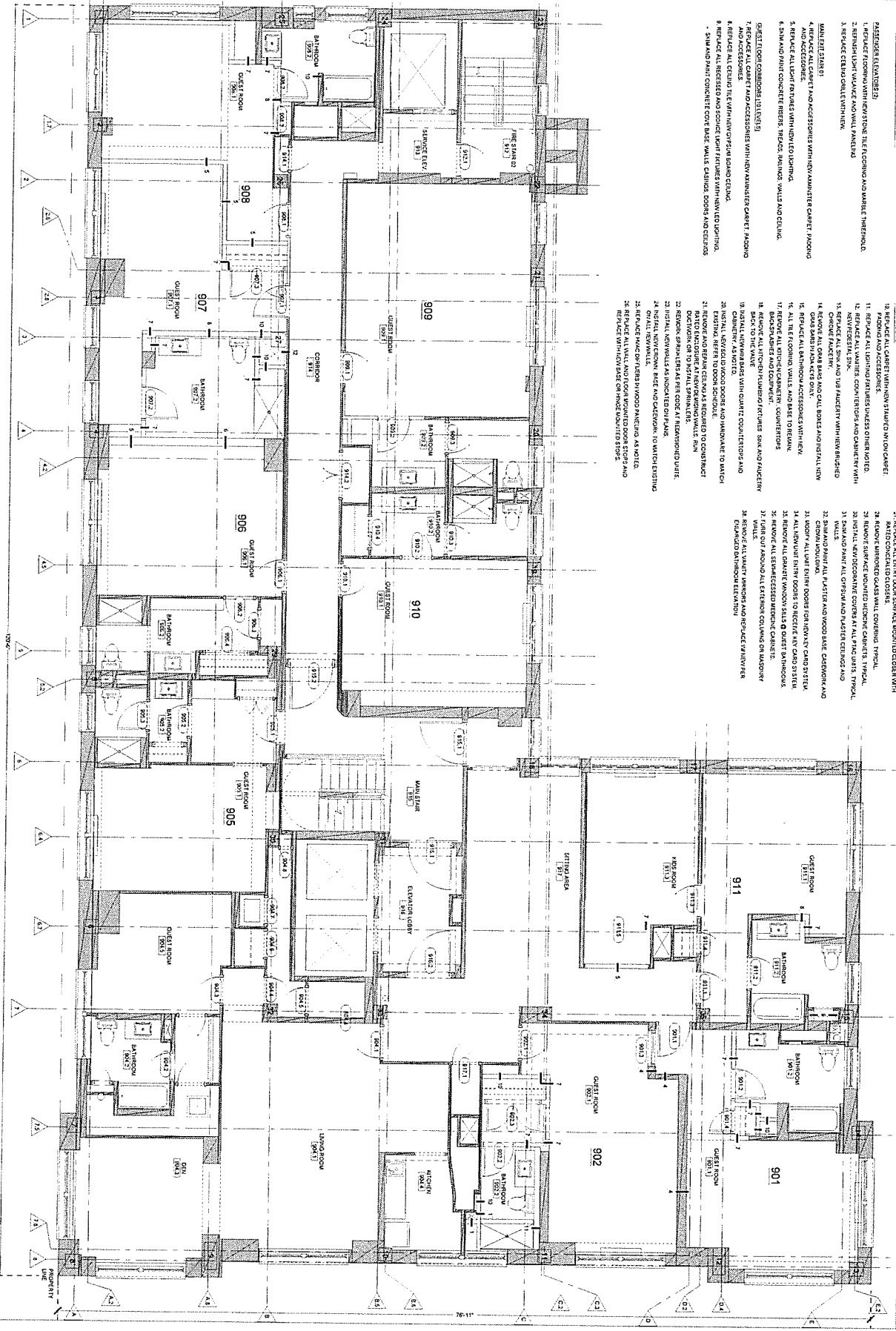
Al Panchanani Owner, LLC  
631 W. Randolph St., Suite 4  
Chicago, IL 60661  
T (312) 267-4185



**GENERAL CONSTRUCTION NOTES**

- FACE/SET/ELEVATIONS**
1. REPLACE FLOORING WITH NEW TILE IN THE ROOMS AND WALKWAYS THEREAFTER.
  2. REPLACE LIGHT VALUETS AND WALL PANELING.
  3. REPLACE CEILING AND DUCTWORK.
- WALLS/DOORS/FR**
4. REMOVE ALL CARPET AND ACCESSORIES WITH NEW GRANITE TILE CARPET, FRAMING AND ACCESSORIES.
  5. REPLACE ALL LIGHT FINISHES WITH NEW TILE WORKING.
  6. SHIM AND PAINT CONCRETE INTERIOR FINISHES, PARTIAL WALLS AND CEILING.
- DUCTWORK/CONCRETE/CEILING**
7. REMOVE ALL DUCTWORK AND ACCESSORIES WITH NEW GRANITE TILE CARPET, FRAMING AND ACCESSORIES.
  8. REPLACE ALL CEILING TILE WITH NEW GRANITE TILE CARPET, FRAMING AND ACCESSORIES.
  9. SHIM AND PAINT CONCRETE CORE WALLS, WALLS, CEILING, DOORS AND CEILING.

- QUESTIONS**
10. REPLACE ALL CARPET WITH NEW GRANITE TILE IN ALL ROOMS.
  11. REMOVE AND REFACE ALL WALLS AND CEILING.
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**NINTH FLOOR PLAN - DESCRIPTIVE**

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

**DESIGN DEVELOPMENT**

**Pontchartrain Hotel**  
Renovation  
2031 St. Charles Ave., New Orleans, Louisiana 70130

TRAPOLIN-PEER ARCHITECTS

A PROFESSIONAL CORPORATION, 850 Toulouse Street, New Orleans, Louisiana 70112 | T: (504) 523-2772 | F: (504) 523-3081 | www.trapolin-peer.com



At Pontchartrain Owner, LLC  
221 W. Washington St. Suite 4  
Chicago, IL 60661  
T: (312) 237-4185

**NOT FOR CONSTRUCTION**

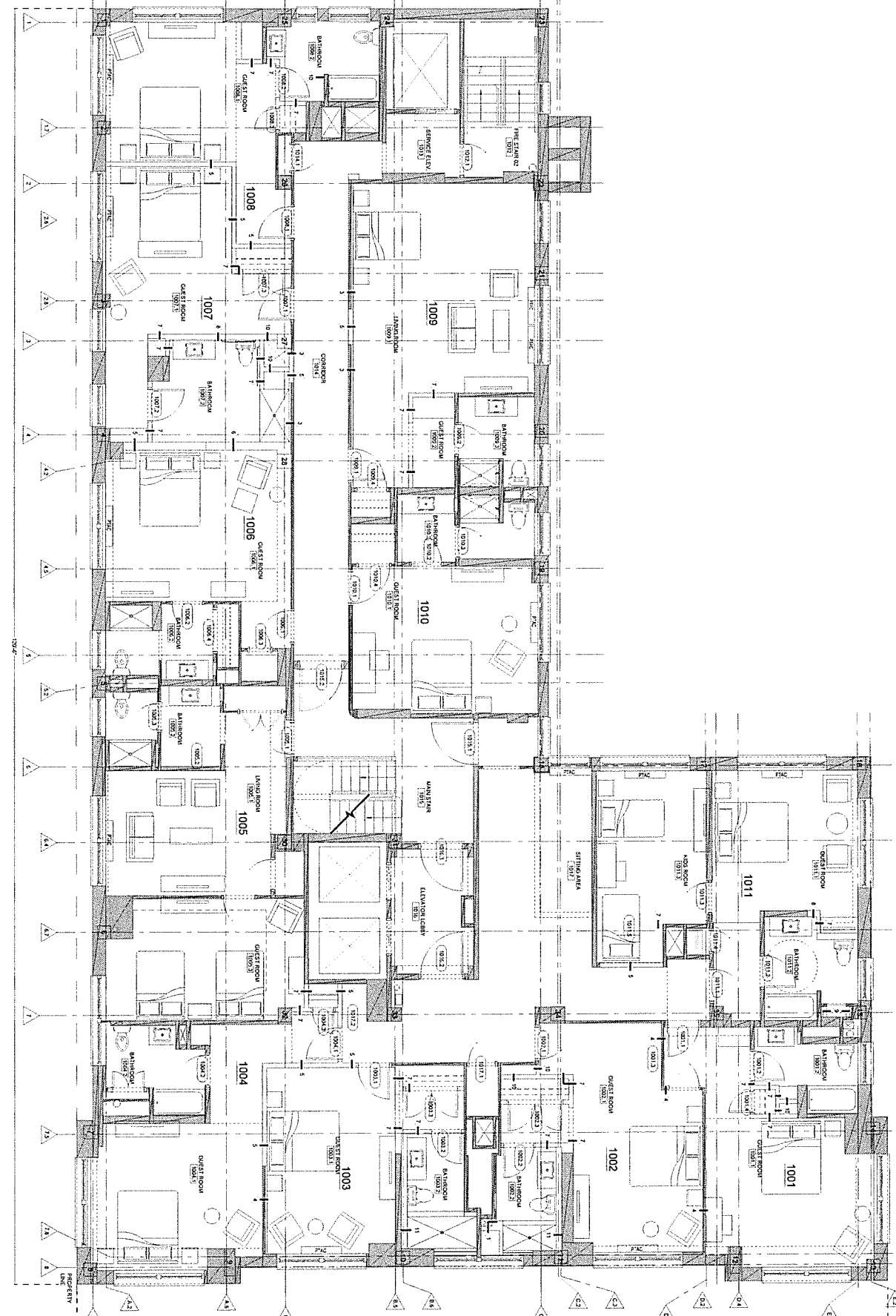
Project Name	01-1523
Client	STATE
Contract	PP
Date	12/29/2014

**A-2.09A**

**NINTH FLOOR PLAN DESCRIPTIVE**

TENTH FLOOR PLAN - DESCRIPTIVE

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

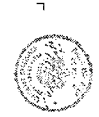


DESIGN DEVELOPMENT

**Pontchartrain Hotel**  
Renovation  
2031 St. Charles Ave., New Orleans, Louisiana 70130

TRAPOLIN·PEER ARCHITECTS

A PROFESSIONAL CORPORATION | 850 TULOUP DRIVE | NEW ORLEANS, LOUISIANA 70130 | T (504) 523-2712 | F (504) 523-3061 | www.trapolinpeer.com



NOT FOR CONSTRUCTION

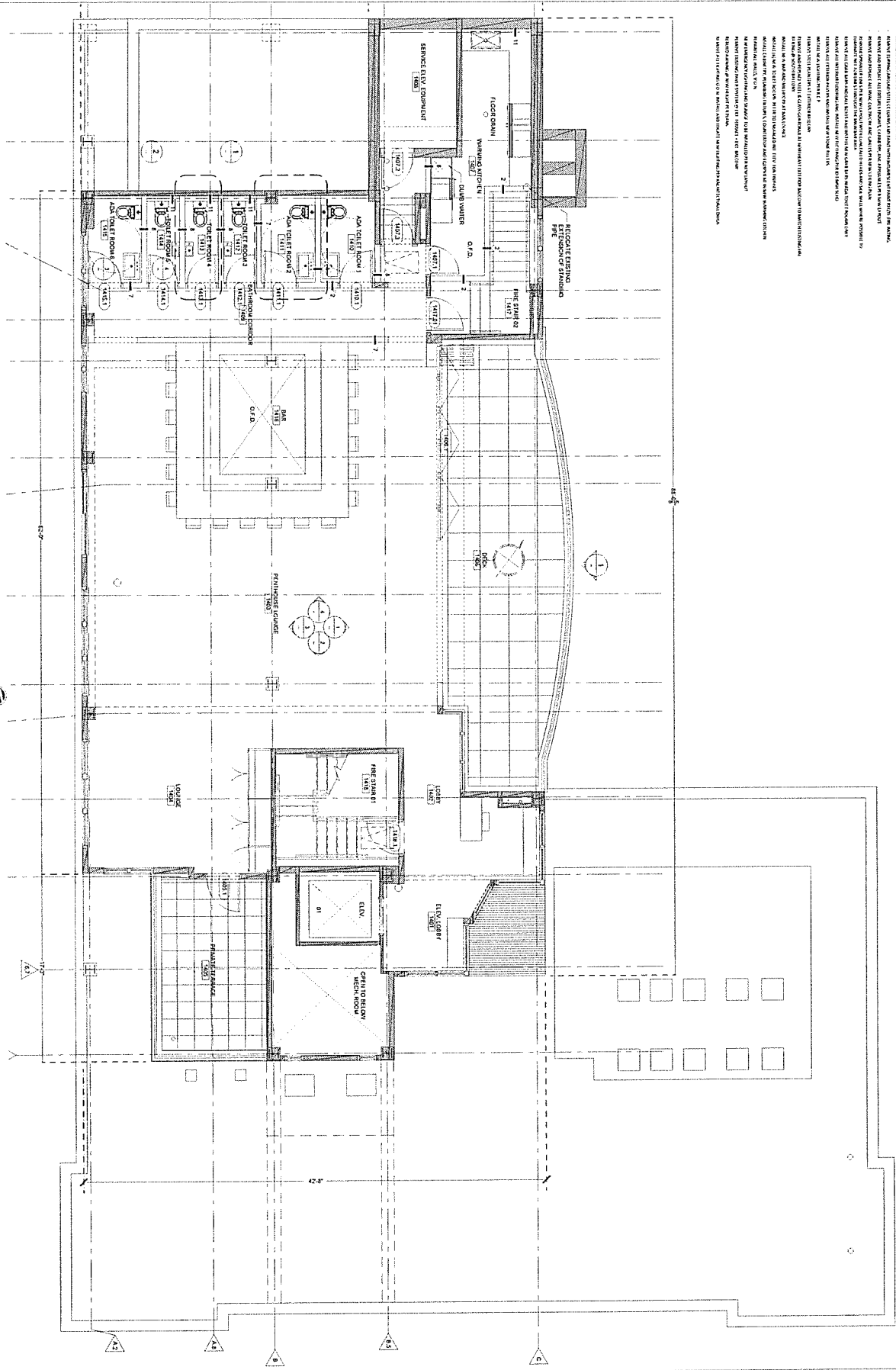
Project Name	CH 1423
Client	STARR
Contract #	PP
Date	12/28/2014
Architect	TRAPOLIN·PEER ARCHITECTS
Scale	1/8" = 1'-0"
Sheet	A-2.10A

TENTH FLOOR PLAN  
DESCRIPTIVE  
A-2.10A



**PENTHOUSE GENERAL RENOVATION NOTES**

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL, ELECTRICAL AND PLUMBING CODES AND ALL APPLICABLE REGULATIONS.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STRUCTURAL CODES AND ALL APPLICABLE REGULATIONS.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FIRE AND LIFE SAFETY CODES AND ALL APPLICABLE REGULATIONS.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENVIRONMENTAL AND ENERGY CODES AND ALL APPLICABLE REGULATIONS.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ACCESSIBILITY CODES AND ALL APPLICABLE REGULATIONS.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE HISTORIC PRESERVATION CODES AND ALL APPLICABLE REGULATIONS.
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE LANDMARK PRESERVATION CODES AND ALL APPLICABLE REGULATIONS.
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL RECORDS AND ALL APPLICABLE REGULATIONS.
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE HISTORIC DISTRICT REGULATIONS AND ALL APPLICABLE REGULATIONS.



**FOURTEENTH FLOOR PLAN - DESCRIPTIVE**

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

SCHEMATIC DESIGN

**Pontchartrain Hotel**  
Renovation  
2031 St. Charles Ave., New Orleans, Louisiana 70130

TRAPOLIN-PEER ARCHITECTS

A PROFESSIONAL CORPORATION | 850 Tchoupchoula St | New Orleans, Louisiana 70130 | T (504) 523-2722 | F (504) 523-3581 | www.trapolinpeer.com

AJ Capital Partners  
621 W. Randolph, Suite 4  
Chicago, IL 60661  
T (312) 367-4185



NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	09/10/2014	CONTRACT
2	09/10/2014	SCHEMATIC DESIGN
3	09/10/2014	PERMITS

**A-2.14A**  
14th FLOOR PLAN  
DESCRIPTIVE

# Pontchartrain Hotel

Renovation  
2031 St. Charles Ave., New Orleans, Louisiana 70130

TRAPOLIN·PEER ARCHITECTS

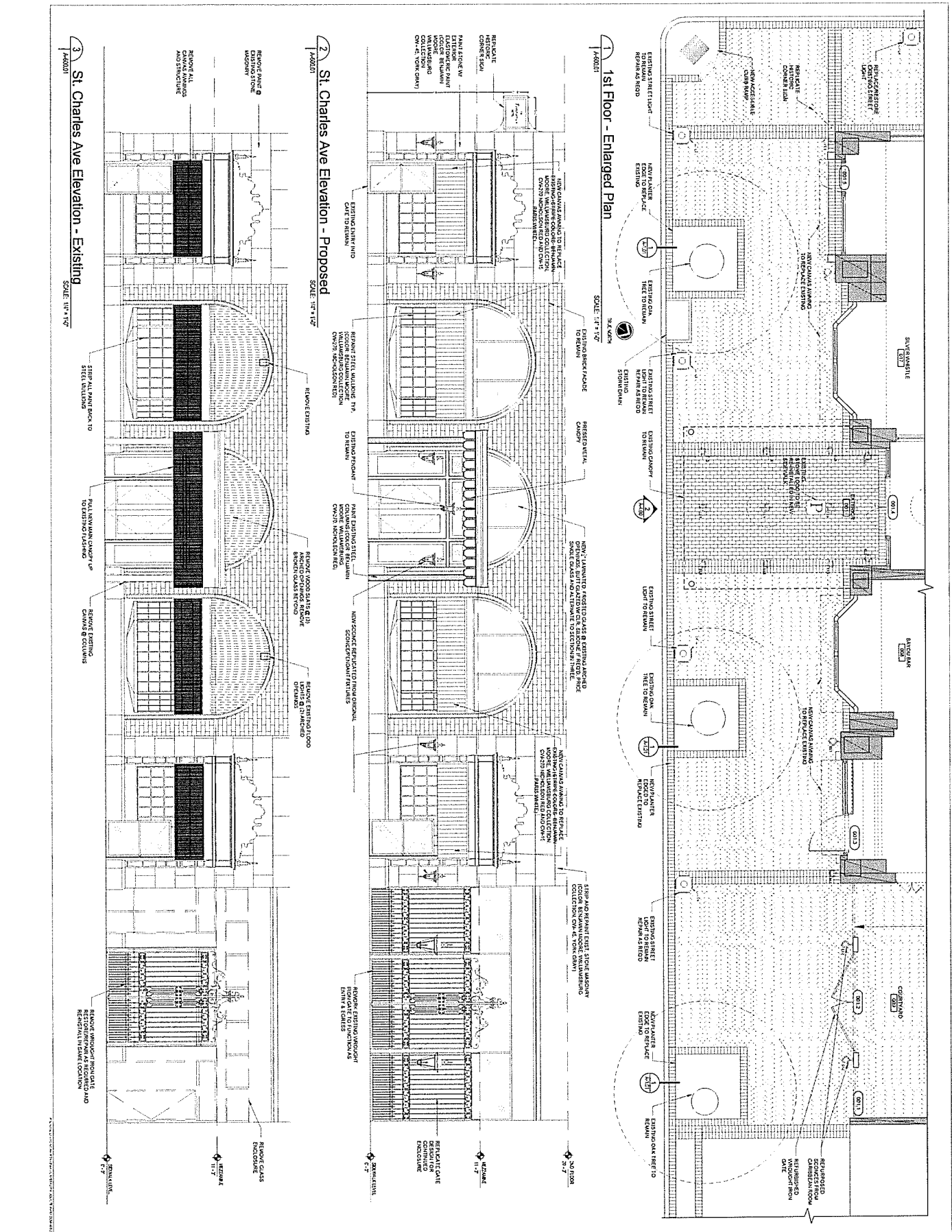
A PROFESSIONAL CORPORATION | 650 TROUBLESHOOTER ST | NEW ORLEANS, LOUISIANA 70130 | T (504) 523-2772 | F (504) 523-2281 | www.trapolinpeer.com

A/J Pontchartrain Owner, LLC  
 621 Warehouse St, Suite 4  
 Chicago, IL 60651  
 T (312) 261-4185

NOT FOR CONSTRUCTION

PROJECT	2031 St. Charles Ave. Renovation
DATE	01/15/23
DESIGNER	TP
SCALE	1/4" = 1'-0"
PROJECT NO.	12292014

Exterior Elevations  
 1st Floor  
 A-4.00

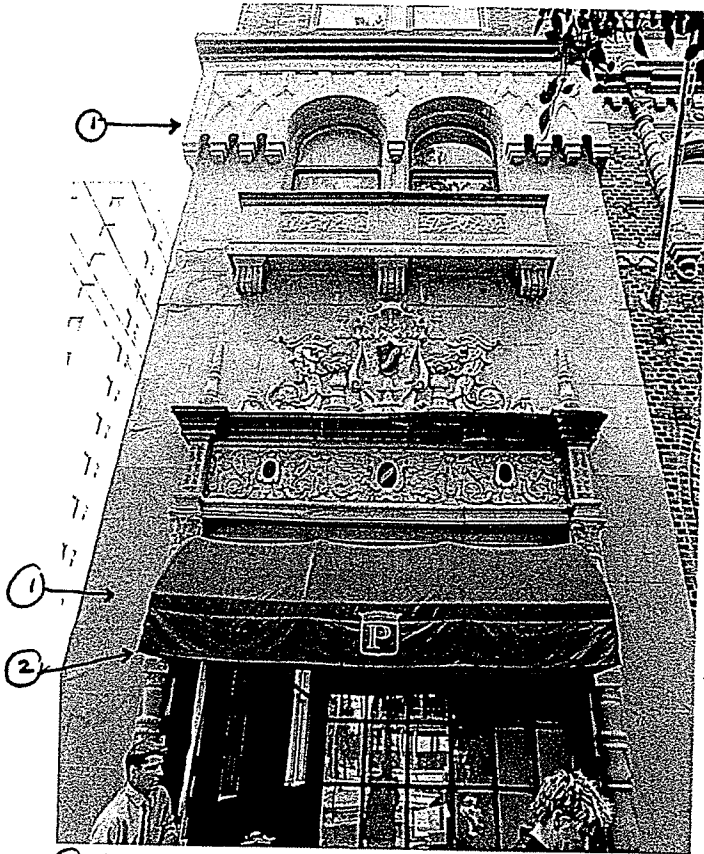


1 St. Charles Ave Elevation - Existing  
SCALE: 1/4" = 1'-0"

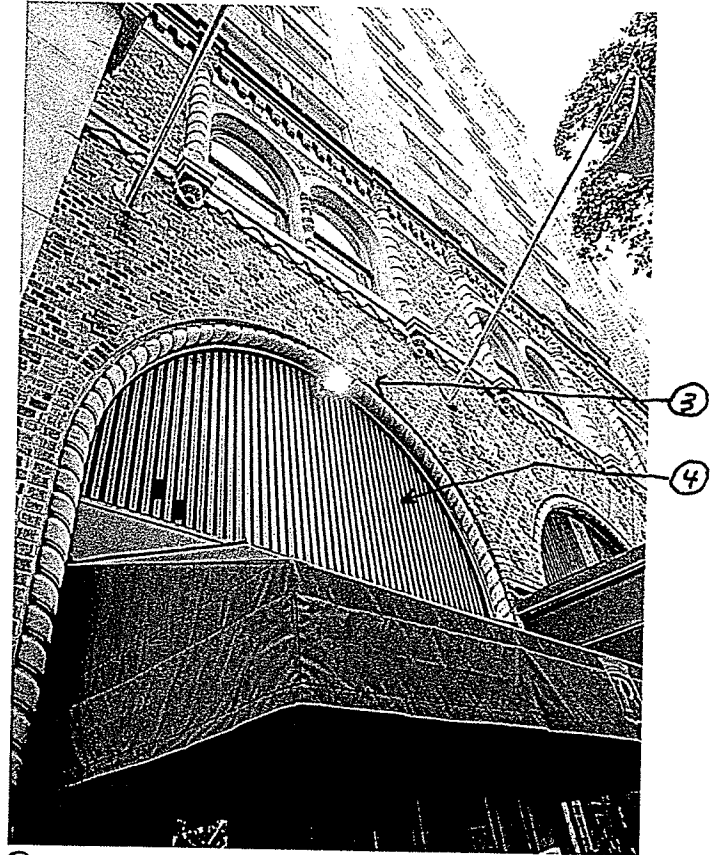
2 St. Charles Ave Elevation - Proposed  
SCALE: 1/4" = 1'-0"

3 1st Floor - Enlarged Plan  
SCALE: 1/4" = 1'-0"

2031 ST. CHARLES AVENUE - EXTERIOR PHOTOS



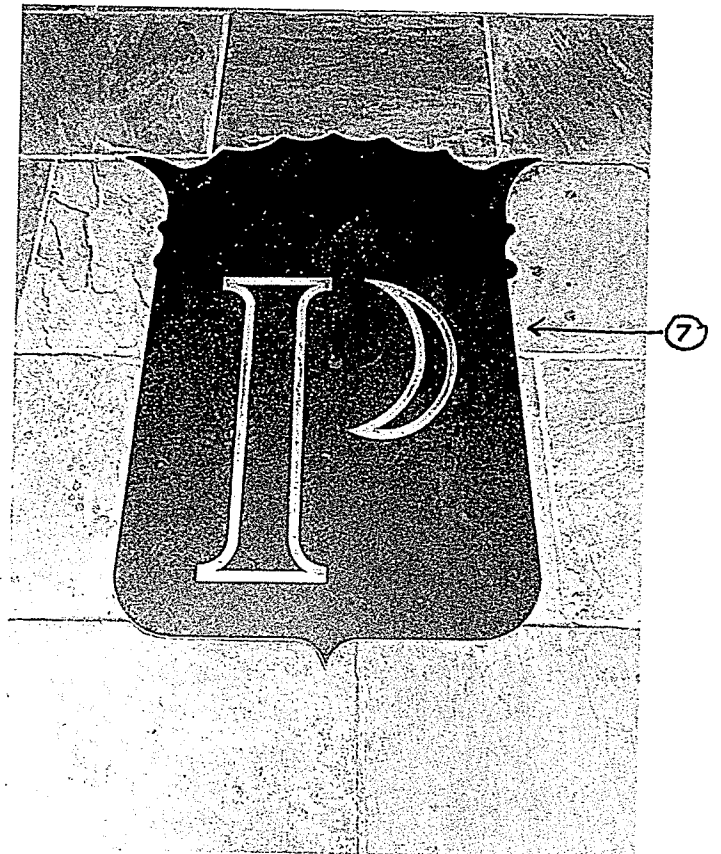
- ① REPAINT EXISTING STONE MASONRY
- ② REPLACE CANVAS AWNINGS WITH NEW



- ③ REMOVE EXTERIOR LIGHT
- ④ REPLACE WOOD SLATS W/ IMPACT-RATED GLASS

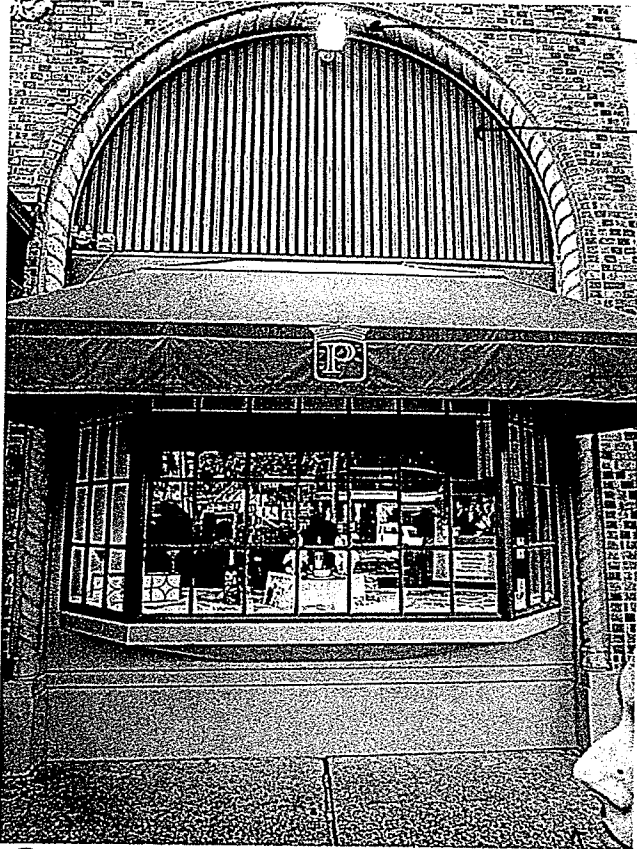


- ⑤ REPLACE CFL W/ LED LIGHT
- ⑥ EXISTING "PENDANT" TO REMAIN

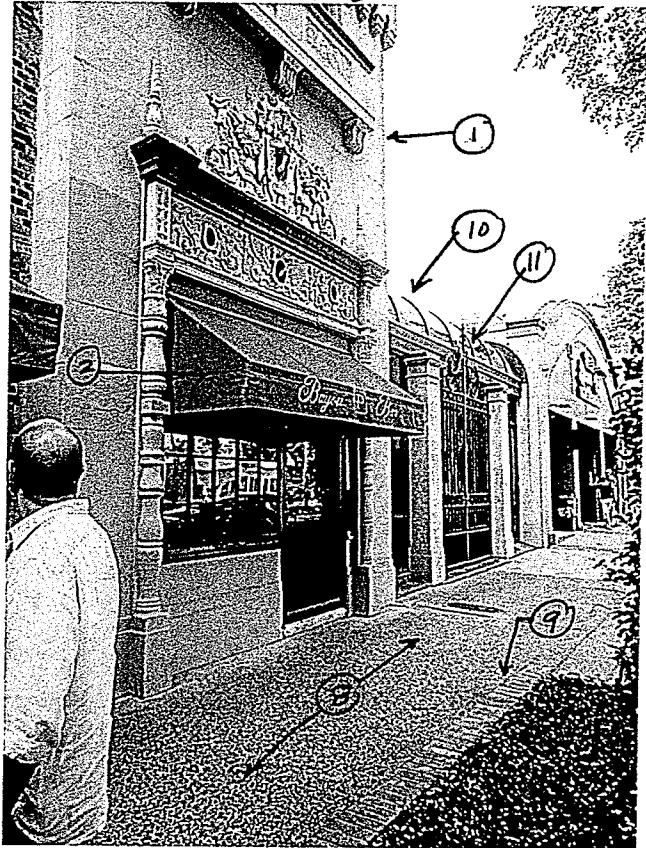


- ⑦ EXISTING STONE "P" TO BE REINSTALLED WITH NEW BASE

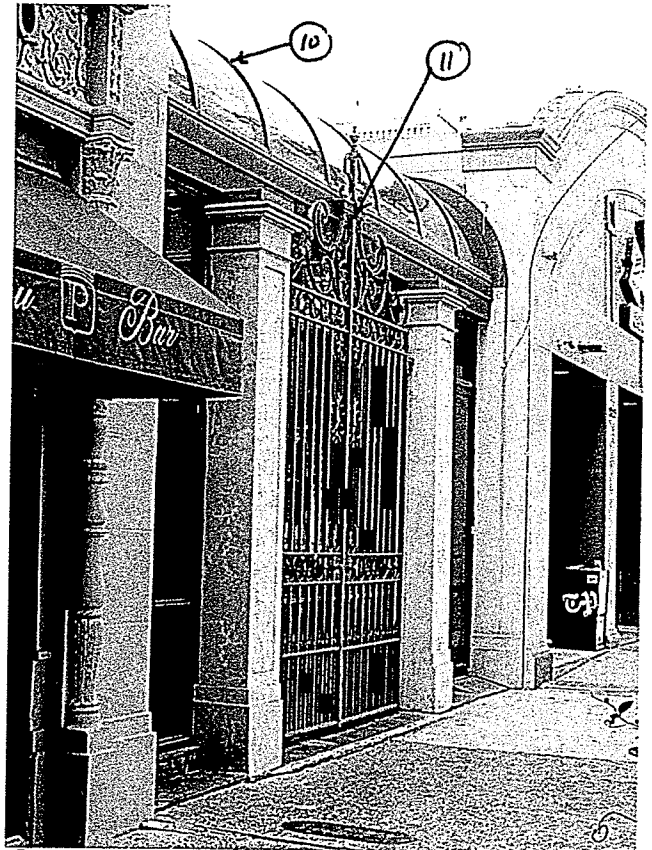




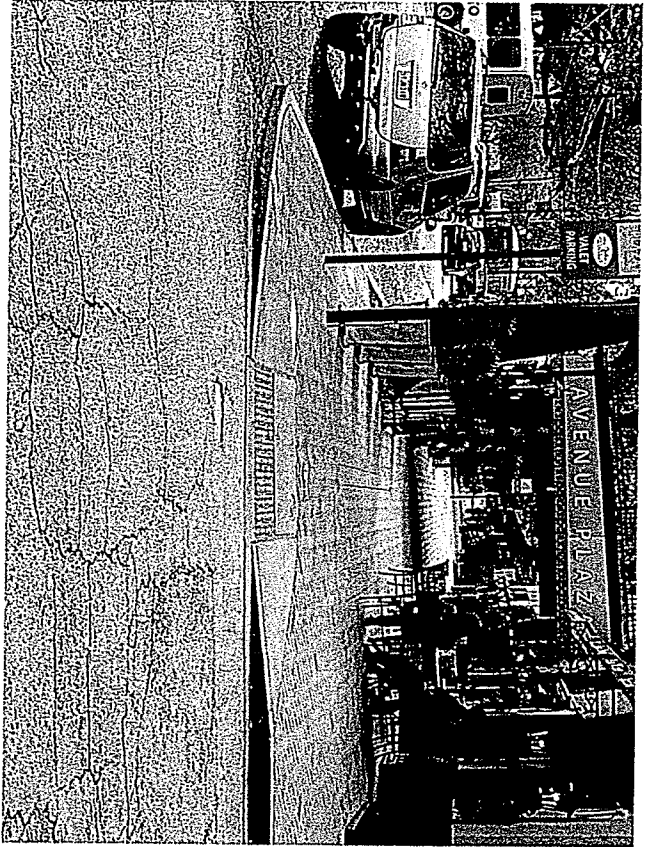
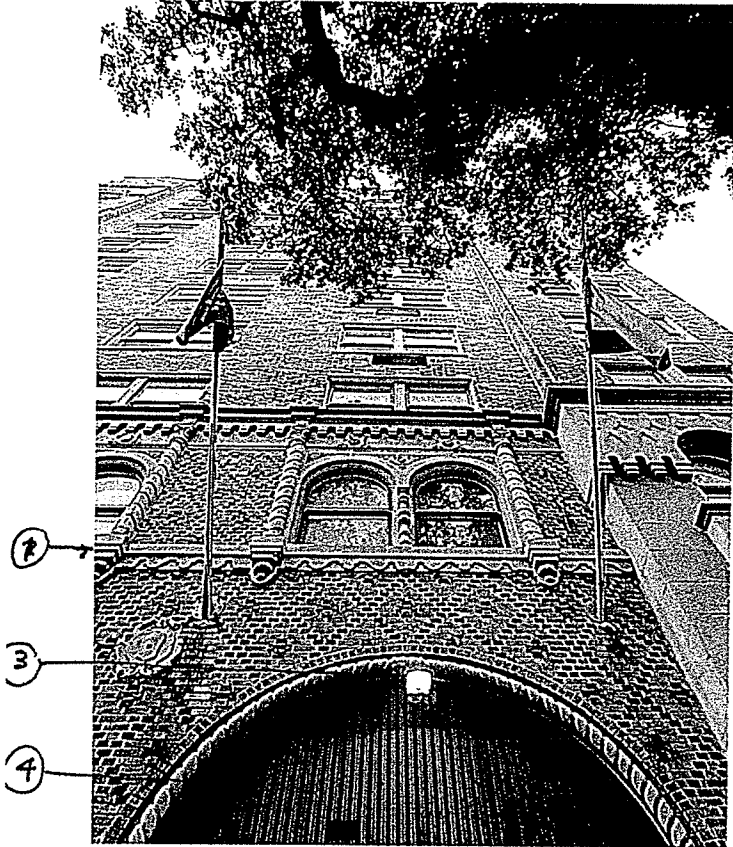
⑧ REPLACE CONCRETE SIDEWALKS WITH NEW BRICK SIDEWALKS (SEE SITE PLAN) ⑨



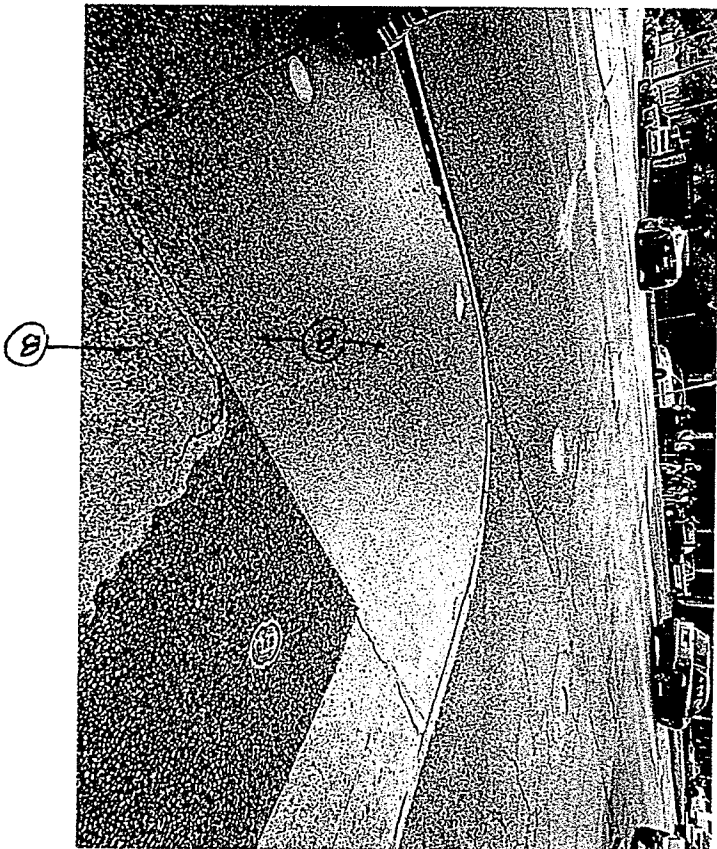
⑨ REPLACE EXISTING PLANTER (SEE SITE PLAN)



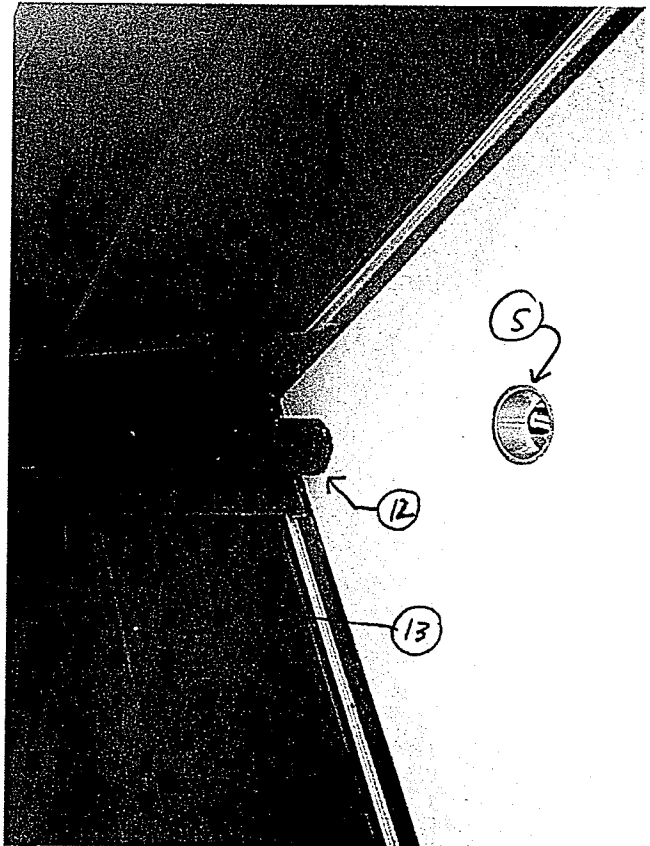
⑩ REMOVE GLASS ENCLOSURE ⑪



\* PHOTO SHOWING ADA RAMP ACROSS JOSEPHINE STREET

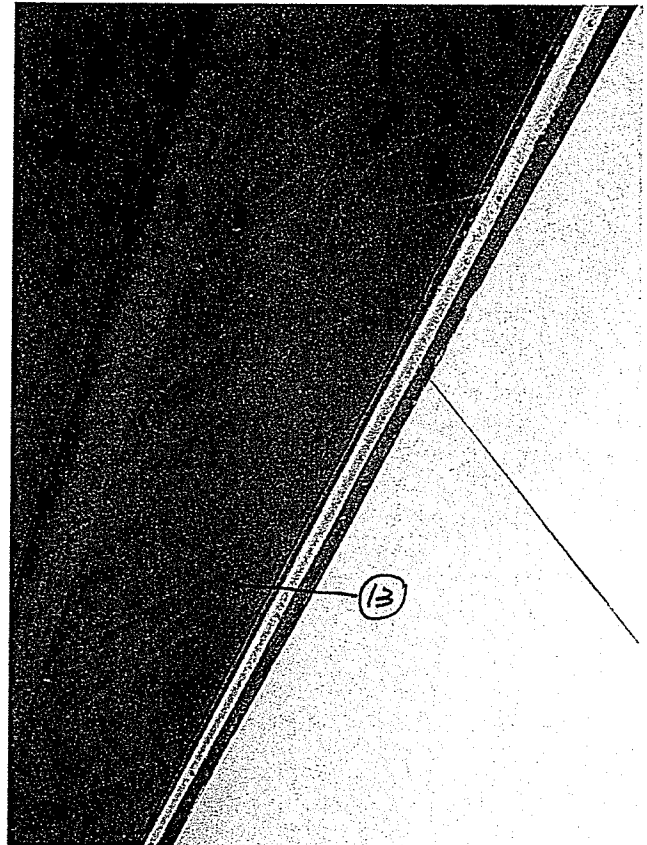
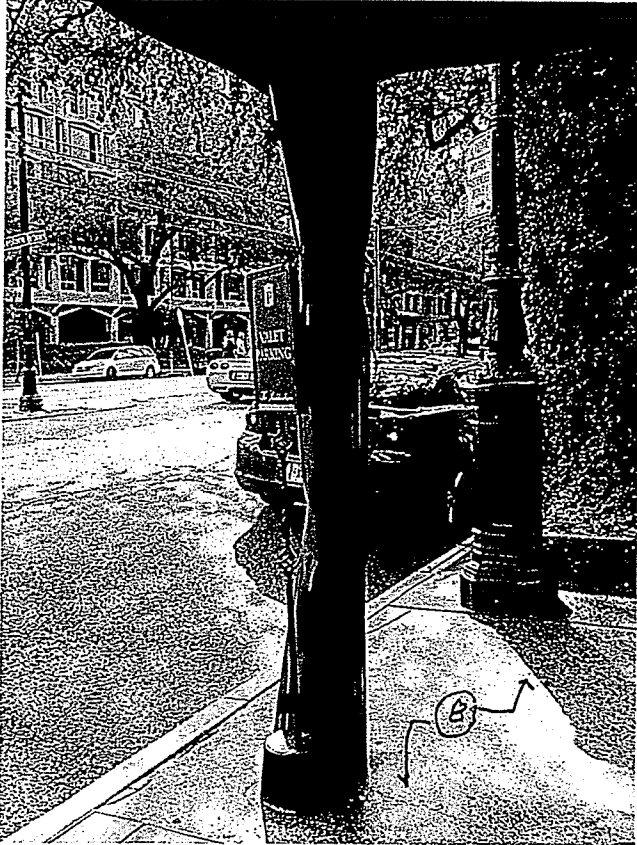


CONDITION @ ST. CHARLES @ JOSEPHINE  
 (8) ADA ADA RAMP

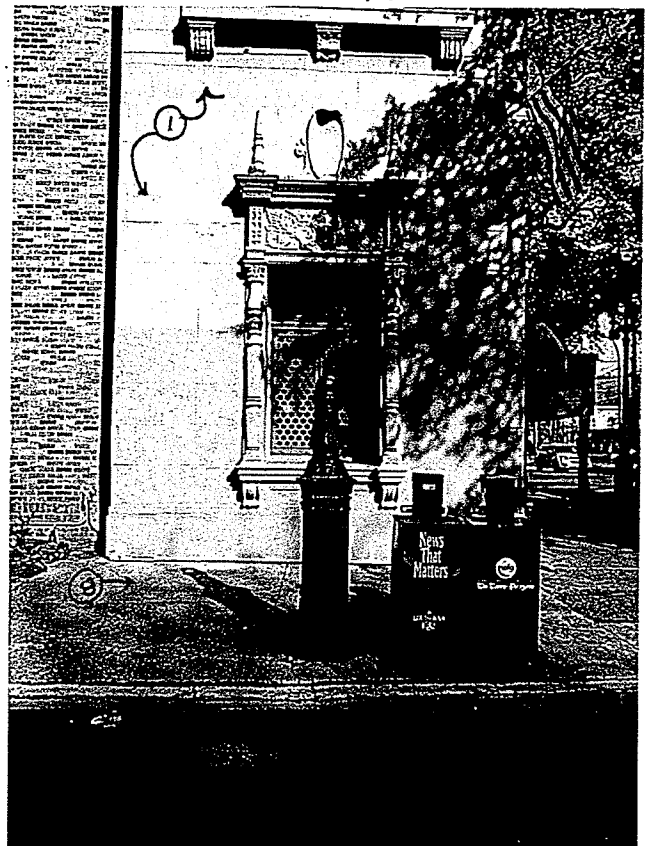


(12) REPAINT EXISTING STEEL COLUMNS  
 (13) REPAIR DAMAGE IN DRIPLESS METAL



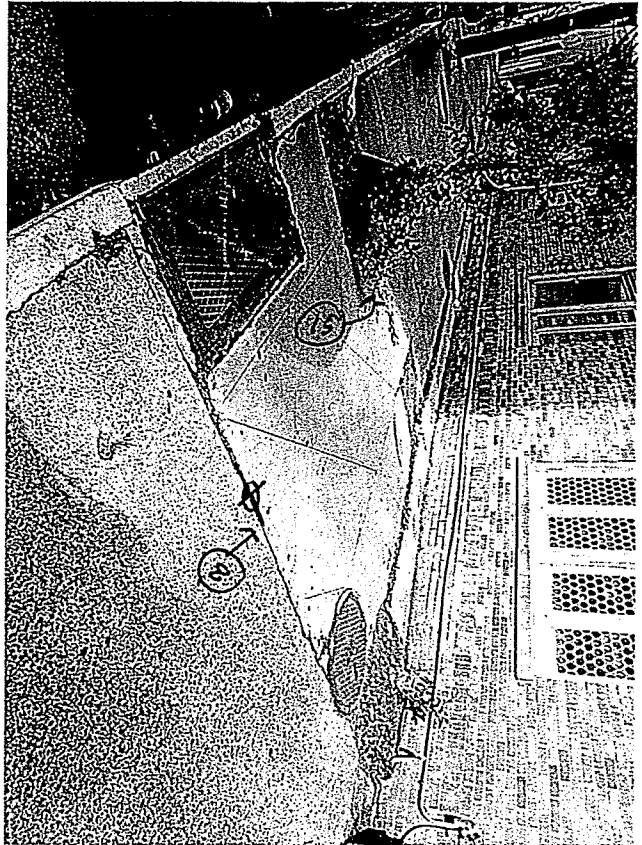


13 REPLACE EXISTING CANVAS BY PRESSED METAL AWNING TO MATCH HISTORIC DETAIL @ MAIN CANOPY.

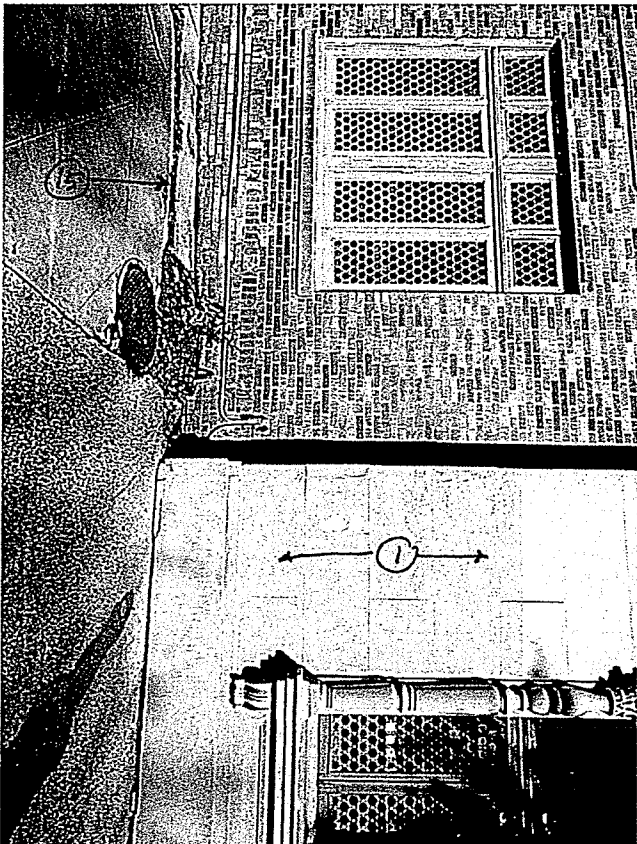




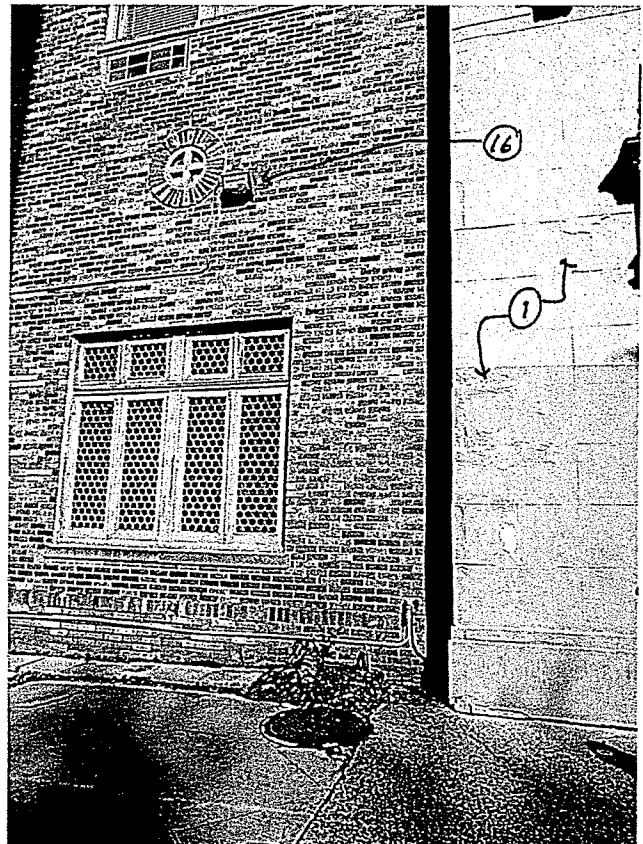
⑭ RESTORE EXISTING STREET LIGHT TO MATCH OTHERS.



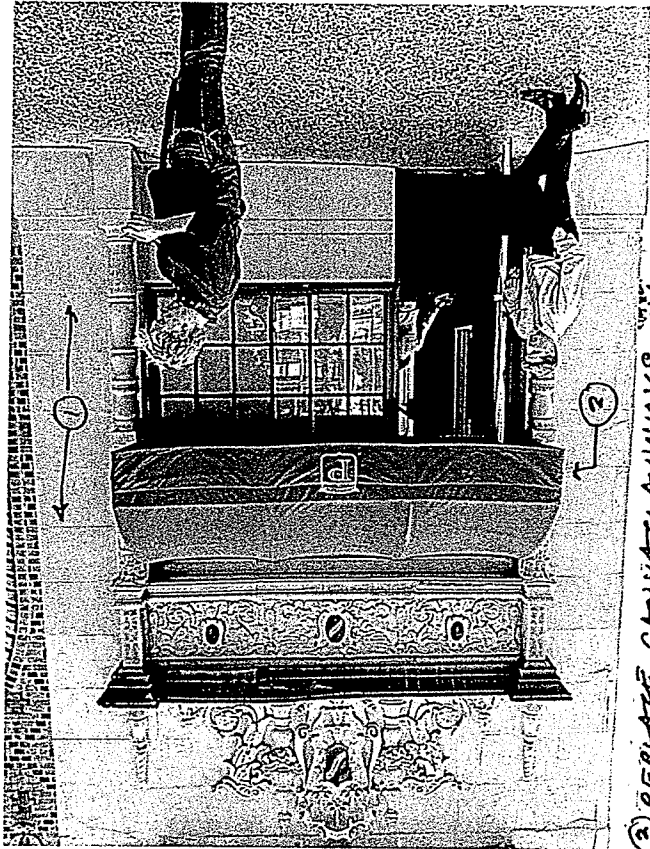
⑮ REPLACE CONCRETE SIDEWALKS BY BRICK UP TO EDGE SHOWN.



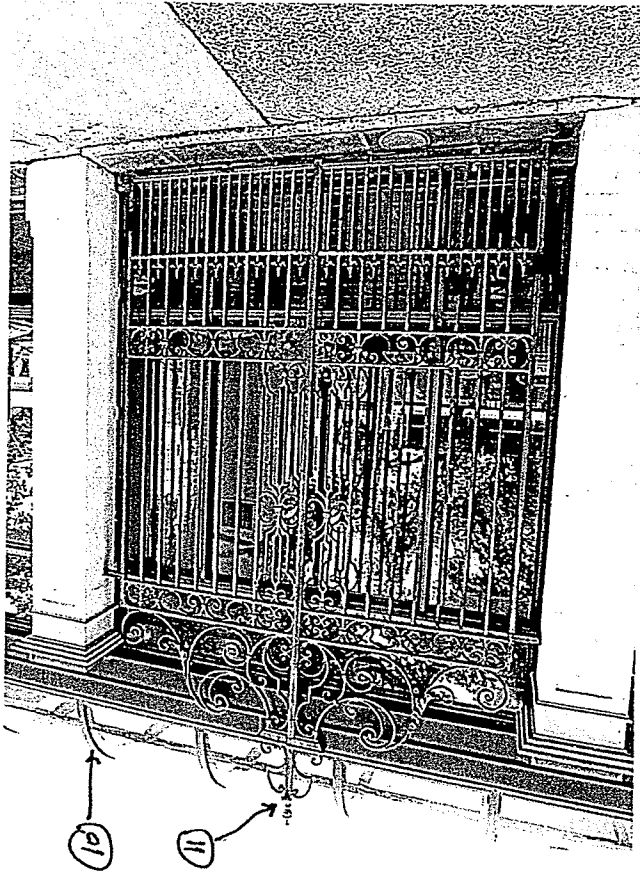
⑯ EXISTING PLANTERS TO BE RESTORED



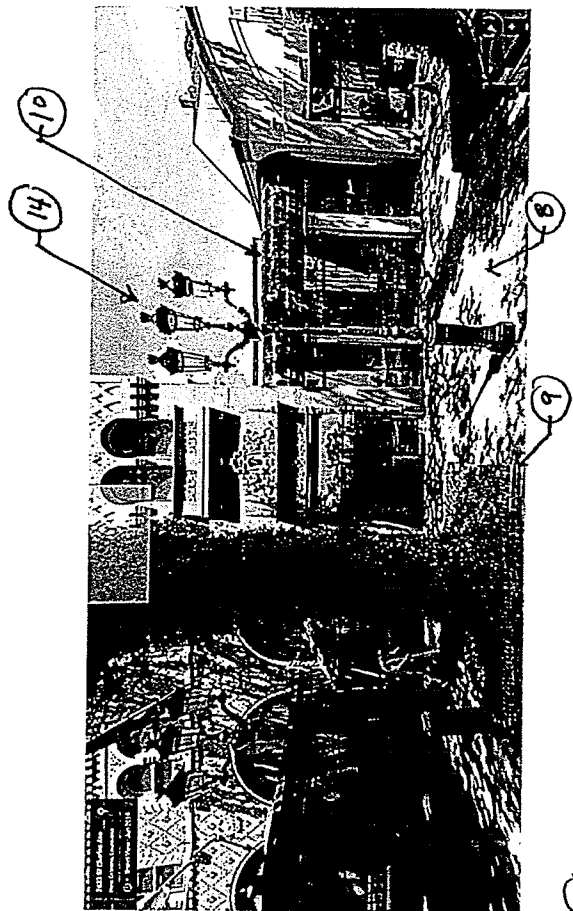
⑰ EXISTING EXTERIOR LIGHT



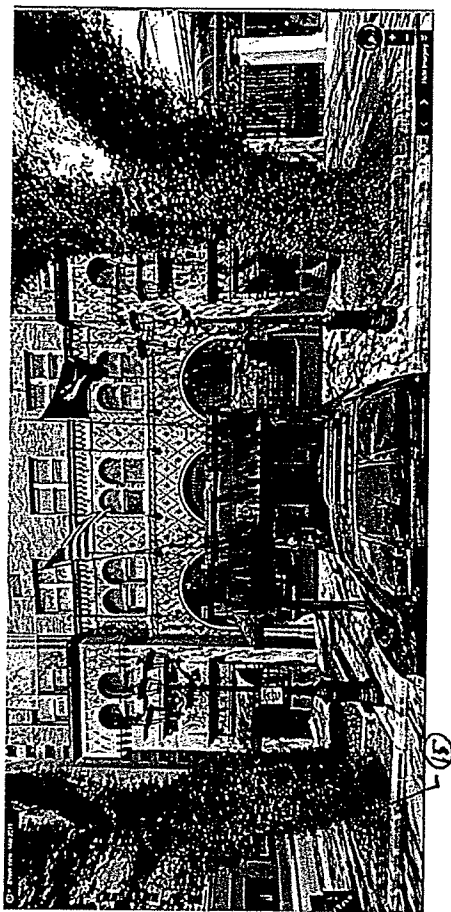
12 REPLACE CAVIARY AWNINGS BY NEW



11 REWORK HISTORIC GATES TO OPERATE AS ENTRY AND EGRESS



14 EXISTING STREET LIGHTS TO BE RESTORED AS REQUIRED.



15 EXISTING PLANTERS TO BE CLEANED UP, TREES PRUNED

DEPARTMENT OF SAFETY & PERMITS  
ZONING ADMINISTRATION DIVISION  
**CITY OF NEW ORLEANS**

MITCHELL J. LANDRIEU  
MAYOR

PAUL MAY  
DIRECTOR

**ZONING VERIFICATION**

The City's Zoning Map can be found online at <http://cno-gisweb02.cityofno.com/CNOPropertyviewer/default.aspx>; the full and complete text of the Comprehensive Zoning Ordinance is available online at <http://www.municode.com/resources/onlinelibrary.asp>.

Date: 9/23/2014

To: Elkins, LLC

This letter is to verify the zoning classification of the following property:

Address: 2031 St. Charles Ave.

Lot Number(s): \_\_\_\_\_ Square(s): \_\_\_\_\_

Zoning Designation: C-1A with a Conditional Use

Zoning Description: General Commercial District

Zoning Base Map: \_\_\_\_\_

Attachment(s): \_\_\_\_\_

Comments: This property is legal non-conforming as to parking.  
None is provided, and no parking is required.

Inspector Signature: [Signature]

Please note that the City's Zoning Base Maps do not reflect municipal addresses and may not contain accurate legal property descriptions. Prior to any sale, purchase, or mortgage any interested party should personally review the most current maps, which are maintained by the City Planning Commission (1340 Poydras Street, Suite 900).

1300 PERDIDO STREET | ROOM 7E05 | NEW ORLEANS, LOUISIANA 70112  
TELEPHONE: 504.658.7125 | FACSIMILE: 504.658.7210



# Pontchartrain Hotel Traffic Impact Analysis

## Introduction

The purpose of this report is to investigate the traffic impact the addition of 24 hotel rooms to the existing 82 room Pontchartrain Hotel located in the 2000 block of St. Charles Avenue. The following text will detail existing traffic volume and flow conditions at the site, project new vehicle trips using Institute of Transportation Engineers' (ITE) trip generation rates, assign new trips to the streets that provide access to the site and evaluate the impact of these new trips on the adjacent street network.

## Project Description

The proposed hotel expansion will add 24 guest rooms to an existing hotel located on square number 236 bounded by St. Charles Avenue, Josephine Street, Carondelet Street and St. Andrew Street. Current land uses surrounding the site on St. Charles Avenue are primarily commercial.

In addition to the 24 guest rooms, the project will include the development of a roof top bar and a street level coffee shop. These ancillary uses are common in hotel properties and generally attract internal and external trips. The main entrance to the hotel lobby and valet drop-off and return will remain on St. Charles Avenue.

Figure 1 presents a vicinity map of the proposed site and the adjacent street network.

## Existing Traffic Volume and Flow Conditions

St. Charles Avenue is a four lane boulevard street, with two travel lanes operating in the uptown and downtown bound directions. The St. Charles streetcar line operates in the median separating the uptown and downtown bound travel lanes. The median width is approximately 30 feet. The St. Charles Streetcar operates on 8 to 10 minute headways during all but the late night hours.

In the 2000 block of St. Charles Avenue, a single unregulated parking space is located on the lakeside of the street and 3 metered and two unregulated curb spaces are located on the riverside of the street.

Josephine Street is a single lane street that operates one-way lakebound between St. Charles Avenue and Carondelet Street with curb parking on both sides of the street. There are two off street parking garages and 21 unregulated curb parking spaces on this section of Josephine.



**Figure 1. Vicinity Map  
(Image Source Google Earth)**

On the riverside of St. Charles Avenue, Josephine Street operates two-way between St. Charles and Prytania Streets and there are 13 unregulated curb parking on the uptown side of the street.

Carondelet Street is a two lane one-way street that operates in a downtown bound direction. Land use on Carondelet is residential and there is unregulated curb parking on both sides of the street.

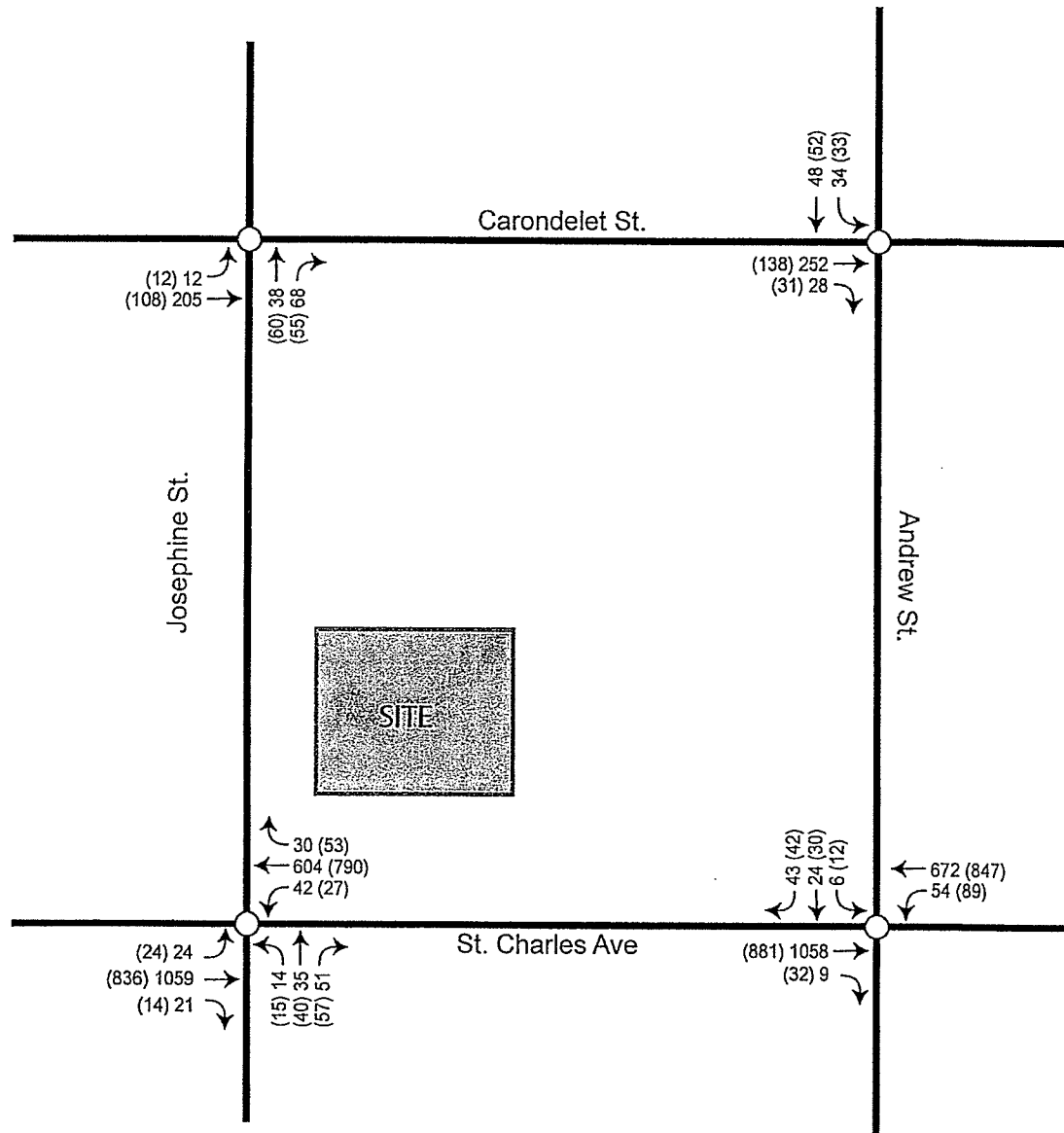
St Andrew Street is a single lane one-way street that operates in a riverbound direction with unregulated curb parking on both sides of the street between St. Charles and Carondelet Streets.

The intersections of St. Charles at Josephine and at St. Andrew and Carondelet at Josephine and at St. Andrew are unsignalized. The Josephine and St. Andrew Street approaches are stop sign controlled at each intersection.

Figure 2 presents current AM and PM vehicular volume count data at each intersection.

**LEGEND.**

- X AM Peak Hour
- (X) PM Peak Hour
- Unsignalized Intersection
- Signalized Intersection



**Figure 2**  
Existing Conditions



Pontchartrain Hotel  
New Orleans, LA

NOT TO SCALE  
FOR PLANNING PURPOSES ONLY



### Existing Conditions Level of Service Analysis

Capacity analysis was performed to determine operational conditions in the AM and PM peaks. This type of analysis is the industry standard for traffic impact studies and the methods are the widely accepted practice of evaluating impacts on traffic operations.

Levels of Service (LOS) represent a qualitative and quantitative evaluation of the traffic operation of a given intersection using procedures developed by the Transportation Research Board and contained in the Highway Capacity Manual Special Report 209. The Highway Capacity Manual (HCM) procedures have been adapted to computer-based analysis packages, which include signalized and unsignalized intersection modules.

Intersection geometry, turning movement volumes, and traffic control parameters were entered into HCS for the unsignalized intersections to determine the expected LOS.

Levels of Service range from LOS A, a condition of little or no delay, to LOS F, a condition of capacity breakdown represented by heavy delay and congestion. LOS B is characterized as stable flow. LOS C is considered to have a stable traffic flow, but is becoming susceptible to congestion with general levels of comfort and convenience declining noticeably. LOS D approaches unstable flow as speed and freedom to maneuver are severely restricted and LOS E represents unstable flow at or near capacity levels with poor levels of comfort and convenience.

Table 1 presents the level of service criteria for unsignalized intersections.

**Table 1**  
**Level of Service Criteria:**  
**Unsignalized Intersections**

Level of Service	Control Delay (sec/veh)
A	$\leq 10$
B	$> 10$ and $\leq 15$
C	$> 15$ and $\leq 25$
D	$> 25$ and $\leq 35$
E	$> 35$ and $\leq 50$
F	$> 50$

### *Existing Conditions LOS Analysis*

Volume and intersection control data were input into the HCS 2010 software application for unsignalized intersection analysis to generate Level of Service and Delay estimates at each intersection under AM and PM peak hour demand conditions. LOS worksheets are provided in the Appendix.



Table 2 presents the results of the LOS analyses at each of the subject locations.

Table 2  
Level of Service Analysis: 2014 Existing Conditions

Intersection	AM Peak		PM Peak	
	LOS	Delay	LOS	Delay
<b>St.Charles Ave at St Andrew St</b>				
St.Charles Ave Westbound	B	11.7	B	11.1
St Andrew St. Southbound	C	19.6	D	25.8
<b>St.Charles Ave at Josephine St</b>				
St.Charles Ave Eastbound	A	9.1	B	10.0
St.Charles Ave Westbound	B	11.6	B	10.1
Josephine St. Northbound	C	24.9	C	22.5
<b>Carondelet St at St Andrew St</b>				
St Andrew St Southbound	B	10.9	B	10.1
<b>Carondelet St at Josephine St</b>				
Carondelet St Eastbound	B	11.6	B	10.6

A review of Table 2 indicates that the existing intersections operate with acceptable LOS and Delay.

#### Trip Generation Estimates

The trips that will be generated by the development were estimated using the 9<sup>th</sup> Edition of the *ITE Trip Generation Manual*. This manual represents the summary of vehicle trip generation studies conducted by public and private sector entities for a wide variety of land uses. Data reported in *Trip Generation* is considered to be appropriate for use in the estimation of traffic impacts resulting from land development and, as such, is accepted by the city of New Orleans in the preparation of traffic impact analyses. For this study the difference in proposed hotel rooms and existing hotel rooms was used to determine the new trips that would be generated. Land Use “310, Hotel” was used for the trip generation based on the independent variable of rooms. For the proposed coffee shop Land Use “936, Coffee/Donut Shop without Drive-Through Window” was used based on the independent variable square foot gross floor area. For the roof top bar Land Use “925, Drinking Place was used based on the independent variable square foot gross floor area. The trip generation data is included in the Appendix.

A 50% reduction was applied to account for pass-by trips, internal capture, transit, and pedestrians.

**Table 3  
Trip Generation Estimates**

		925 Drinking Place	936 Coffee/Donut Shop without Drive- Through Window	50% Reduction	Subtotal	310 Hotel	New Trips
Independent Variable		1,816 sf	1,130 sf			24 Rooms	
Projected AM Peak Trips	Enter	0	63	31	32	8	40
	Exit	0	60	30	30	5	35
	<b>Total</b>	<b>0</b>	<b>123</b>	<b>61</b>	<b>62</b>	<b>13</b>	<b>75</b>
Projected PM Peak Trips	Enter	14	23	18	19	8	27
	Exit	7	24	15	16	7	23
	<b>Total</b>	<b>21</b>	<b>47</b>	<b>33</b>	<b>35</b>	<b>15</b>	<b>50</b>

A review of Table 3 indicates that the proposed expansion will generate an estimate 75 new trips during the AM peak hour, 40 entering and 35 exiting and 50 trips during the PM peak hour, 27 entering and 23 exiting.

It should be noted that the ancillary uses, the Coffee Shop and Roof Top bar, listed above generally fall within the trip generation parameters of a full service hotel and the net number of new trips will likely be less than are estimated in Table 3.

Trip Distribution and Traffic Assignment

New trips were assigned to the network based upon the traffic operation of the street network, current traffic flow characteristics, the location of the Hotel Lobby entry/exit and the existing passenger zone and valet drop-off and return on St.Charles Avenue and professional judgment. Table 4 presents the directional distribution of site traffic.

**Table 4  
Directional Distribution of Site Traffic**

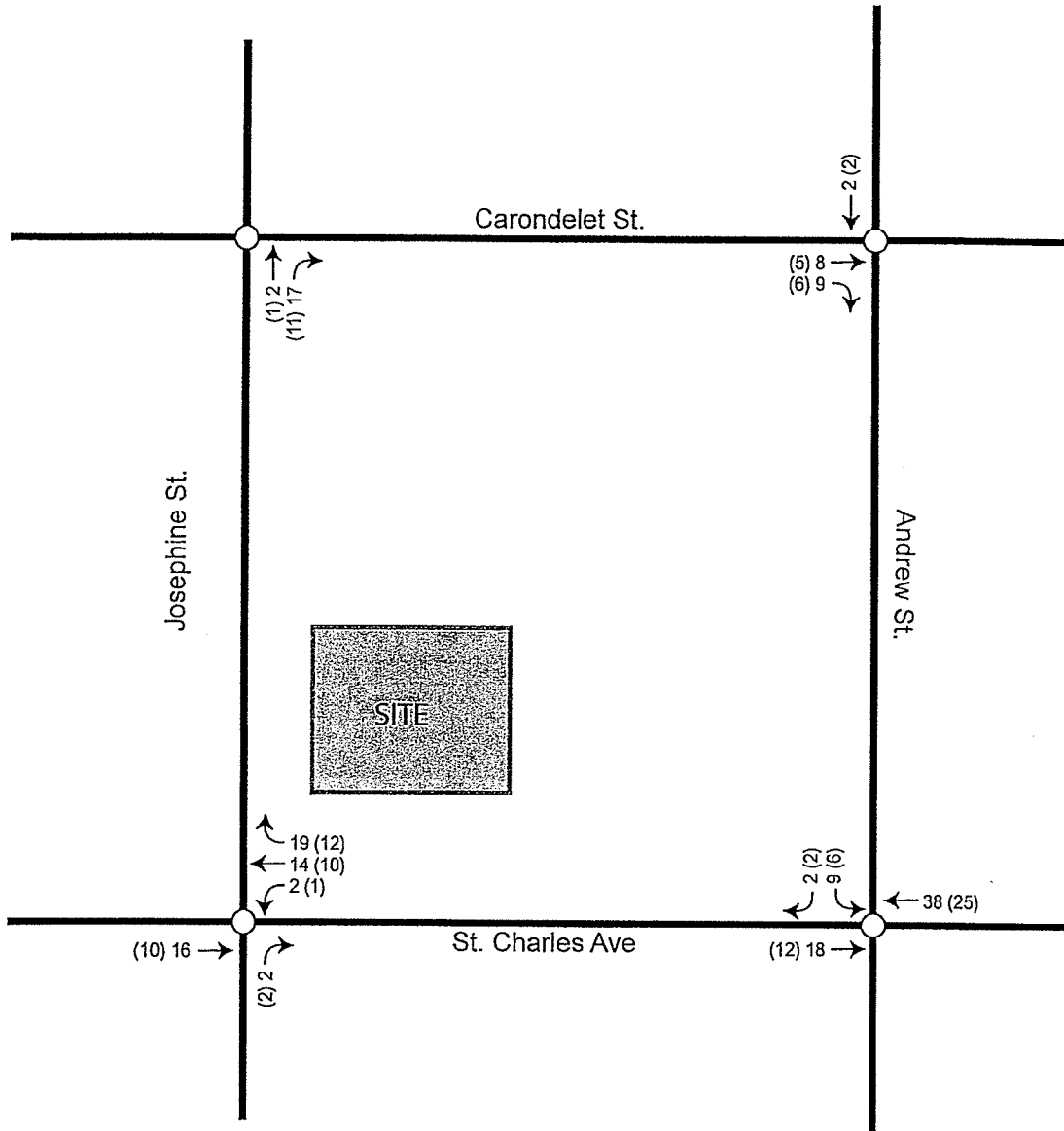
Origin / Destination	Percent Trips
Uptown	40%
Downtown	50%
Lake	5%
River	5%

Figure 3 presents new trips assigned to the network based upon this distribution.

Figure 4 presents projected traffic volumes at each intersection under project development.

**LEGEND.**

- X AM Peak Hour
- (X) PM Peak Hour
- Unsignalized Intersection
- Signalized Intersection



**Figure 3**  
New Trips

URBANSYSTEMS inc.

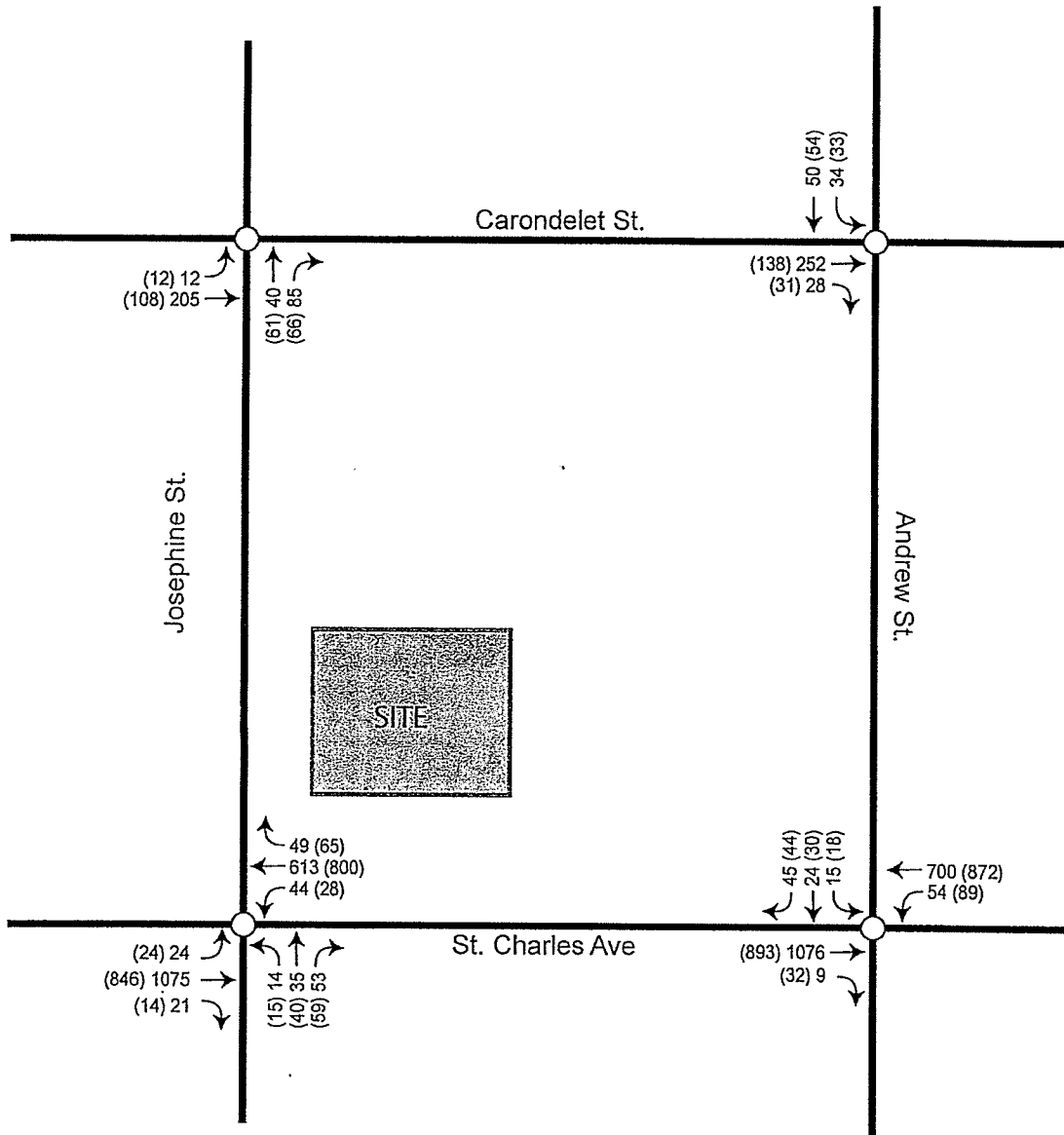


Pontchartrain Hotel  
New Orleans, LA

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**LEGEND**

- X AM Peak Hour
- (X) PM Peak Hour
- Unsignalized Intersection
- ⊙ Signalized Intersection



**Figure 4**  
Projected Conditions

Pontchartrain Hotel  
New Orleans, LA

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URBAN SYSTEMS inc.



Projected LOS Conditions

New trips were added to current traffic volumes at each intersection and projected conditions AM and PM LOS analyses prepared. Tables 5 and 6 present a comparison of current and projected conditions at each of the subject intersections.

**Table 5  
Comparison of Existing and Projected LOS Analysis Results:  
AM Peak Hour**

Intersection	Existing		Projected	
	LOS	Delay	LOS	Delay
<b>St.Charles Ave at St Andrew St</b>				
St.Charles Ave Westbound	B	11.7	B	11.8
St Andrew St. Southbound	C	19.6	C	21.2
<b>St.Charles Ave at Josephine St</b>				
St.Charles Ave Eastbound	A	9.1	A	9.2
St.Charles Ave Westbound	B	11.6	B	11.8
Josephine St. Northbound	C	24.9	D	25.7
<b>Carondelet St at St Andrew St</b>				
St Andrew St Southbound	B	10.9	B	11.0
<b>Carondelet St at Josephine St</b>				
Carondelet St Eastbound	B	11.6	B	11.9

A review of Table 5 indicates no change in LOS designations at all but one movement and minimal increases in delay during the AM peak hour.

The LOS designation for the Josephine Street north or lakebound approach at St. Charles is estimated to deteriorate from LOS C to LOS D under projected demand conditions as the estimated Control Delay increases to 25.7 seconds. This exceeds the LOS C threshold of 25.0 seconds by 0.7 seconds. This level of increased delay is not significant and would be imperceptible to the driver.

**Table 6**  
**Comparison of Existing and Projected LOS Analysis Results:**  
**PM Peak Hour**

Intersection	Existing		Projected	
	LOS	Delay	LOS	Delay
<b>St.Charles Ave at St Andrew St</b>				
St.Charles Ave Westbound	B	11.1	B	11.1
St Andrew St. Southbound	D	25.8	D	28.1
<b>St.Charles Ave at Josephine St</b>				
St.Charles Ave Eastbound	B	10.0	B	10.2
St.Charles Ave Westbound	B	10.1	B	10.2
Josephine St. Northbound	C	22.5	C	23.1
<b>Carondelet St at St Andrew St</b>				
St Andrew St Southbound	B	10.1	B	10.3
<b>Carondelet St at Josephine St</b>				
Carondelet St Eastbound	B	10.6	B	10.7

A review of Table 6 indicated no change in LOS designation at each intersection and minimal increases in approach delay.

Conclusions

This report has analyzed the traffic impact of the development of an additional 24 guest rooms and ancillary facilities, a roof top bar and a ground level coffee shop, at the Pontchartrain Hotel. The net impact of this development is insignificant and is expected to have minimal impact on intersection operations and delay.

# Project NPP Report

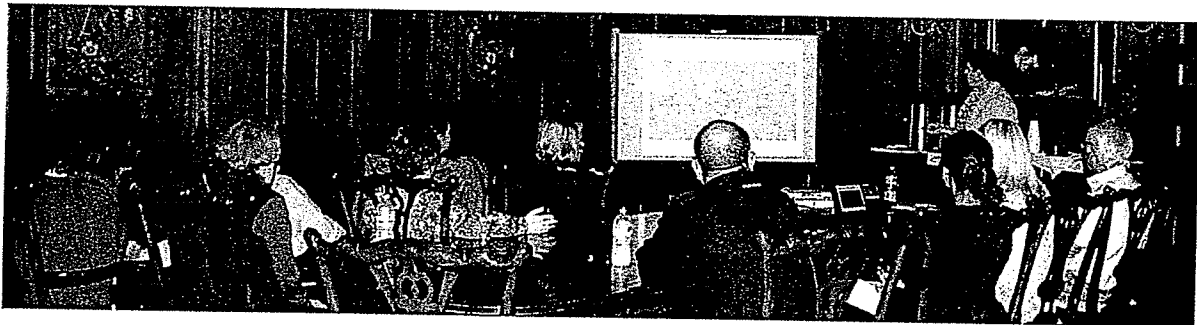
**Date of Report:** December 29, 2014

**Project Name:** The Pontchartrain Hotel

**Overview:** This report provides the results of the implementation of the Project Neighborhood Participation Program for property located at 2031 St. Charles Ave. The site is in a location where a hotel is a Conditional Use, and the applicant intends to file an application to make renovations to the property. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, letters, and other materials are attached.

**Contact:**

Ava Allmont, AIA LEED AP BD+C  
Trapolin-Peer Architects  
850 Tchoupitoulas Street  
New Orleans, LA 70130  
504.523.2772  
aallmont@trapolinpeer.com



**Neighborhood Meeting:** A meeting where citizens were invited to discuss the applicant's proposal was held at the property at 2031 St. Charles Ave. on December 23, 2014 at 10:00 a.m. to 11:00 a.m. (Comments, sign-in lists, and other feedback are attached.) Nine people attended the meeting in addition to project staff.

At the meeting, presenters gave a presentation that included the site plan, a description of the planned renovations, the timeframe for construction and completion, and a background on the owner/developer.

**Correspondence:**

Letters were mailed via the USPS on December 16, 2014 to property owners, residents, and neighborhood associations or the equivalent local groups, businesses and

neighbors within 600 feet of the subject property. The lists of contacts were provided by the City Planning Commission. (See Attachments A, E, and F.)

**Results:**

- I. Summary of concerns, issues and problems.
  - A. A neighbor asked what will be done with present tenants (In the past, the hotel had some permanent residents).
  - B. A neighbor asked about noise, followed by stating "I assume this will be more upscale".
  - C. A neighbor asked about the amenities in the room.
  - D. A neighbor asked if this would be part of a chain.
  - E. A neighbor asked which spaces would be available for private events.
  - F. A neighbor asked for a report of the presentation.
  - G. Neighbors asked about food deliveries off site.
  
2. How concerns, issues and problems will be addressed:
  - A. There are no present tenants in the building; it is fully a hotel with temporary occupants.
  - B. The building should not be noisy, and the rooftop lounge will be small, upscale, and high above surrounding neighbors.
  - C. Rooms will not have kitchens, but they will feature higher-end finishes and qualities.
  - D. The Pontchartrain will not be part of a large hotel franchise.
  - E. The Caribbean Room (and possibly the 2nd floor terrace and rooftop lounge) will be available to rent for private events. The Pontchartrain will not market to large meetings/conventions; it will be a boutique hotel.
  - F. We will be mailing a report of the presentation to the neighbor who requested it.
  
3. Concerns, issues, and problems not addressed and why:
  - A. We are still figuring out how all of the kitchen operations will best function.

Most of the comments we received were positive. Two such comment sum up the sentiment: "This is great! I can't wait! I love this place!" and "We want reservations!"

We have collected contact information for each of the attendees in order to be able to keep them updated. (See sign-in list attachment B.)

We also received two emails (Attachment C) and responded to them (Attachment D).



## ATTACHMENT A

December 16, 2014

Dear Neighbor,

We are preparing to revitalize The Pontchartrain Hotel at 2031 St. Charles Ave., New Orleans, LA 70130. The property was built in the 1920's, and for decades it was one of the city's most chic hotels with guests including Frank Sinatra, Rita Hayworth, and President Gerald Ford. We are excited to announce plans to restore the Pontchartrain to its former prominence and stature while breathing a new life into its interior spaces.

We will be modernizing 106 guest rooms as well as the food and beverage components while being respectful of the rich history of the hotel and its importance within the community. We also plan to convert an existing penthouse suite into a lounge and to restore the once popular "Silver Whistle" coffee shop within its original location, which is currently unoccupied on the ground floor.

The site is in a location where a hotel is a Conditional Use, which means we are required to apply for approval to make these types of improvements to the building. Because you are a neighbor, own property near the Pontchartrain Hotel, or are otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose and present questions or concerns. We are required to do this before we submit our application to the City Planning Commission.

The meeting will take place:

10:00 a.m. to 11:00 a.m.  
Tuesday, December 23, 2014  
at  
The Pontchartrain Hotel  
2031 St. Charles Avenue, New Orleans, LA 70130

This letter is being delivered through U.S. Mail. At the meeting, we will provide a sign-in sheet to obtain email addresses so that we can keep you updated if there are any changes to the plans.

I have enclosed a project site plan for the portion of the building where we will be making improvements for your review. We will have a full project site plan at the meeting. If we receive approval, we plan to start construction in April 2015. We estimate that work will conclude and the hotel will open in January 2016.

If you have any questions or comments, please email them to [thepontchartrainhotel@gmail.com](mailto:thepontchartrainhotel@gmail.com). I hope to see you at the meeting on December 23.

Sincerely,  
Brad Nichols  
AJ Pontchartrain Owner LLC

ATTACHMENT B

THE PONTCHARTRAIN HOTEL  
Neighborhood Meeting

SIGN IN

NAME	ADDRESS	EMAIL	PHONE
Sherril Herman	2100 St. Charles Ave. # 5D NOLA 70130	sherril@bellsouth.net	504-352-3309
CAROL FONTANA / CAROL CAMPBELL	2100 ST CHARLES AVE	carolfontana@bellsouth.net	504-522-5561
LARRY SAMUEL	2100 ST CHARLES AVE # 3G	larrysamuel@gmail.com	504-715-0484
LOEL SAMUEL	"	loel@samuel@gmail.com	504-782-4091
BOB PETER TEBAULT	2100 ST CHARLES AV #6A	NONE	504-524-5326
ANN SCHARFENBERG	2100 St. Charles Ave #7-K	ann.scharfenberg@kare-south.com	899-5142
Janice Mills	2100 St. Charles B.H	kathoride.scharfenberg@gmail.com	
John Shean	"	janice.mills@nola.com	504-999-9984
Robt Wolf	2100 St. Charles 2A	john.shean@bellsouth.net	920-1913
		wolfrtola@bellsouth.net	

12/1/03

12/1/03

## ATTACHMENT C

### Received Email 1

Kit Wohl

Dec 17

Hello Mr. Nichols, we're your almost next door neighbor, at 1630 Josephine Street, catty corner from behind the hotel. We're the original owners of our property. I don't know if we'll be able to make the meeting on Tuesday, but there are three comments:

1) I'm an author and photographer with 11 published books, working on #12. (an easy Google.) This book is New Orleans Icons: Iron Lace. I'd like permission to photograph the gates in the next few days. We have a high camera to capture a still of the gates head on, as opposed to shooting up from the sidewalk, and don't want to disturb anyone. It's no big thing but I'd question anyone aiming a peculiar camera at my property. I'll contact Trapolin to see if they know who actually built it. It is modern times, Albert Aschaffenberg had it made under his watch. The deterioration of such a fine piece has been distressing. Before David passed away he had just given me permission, and I've not been able to reach the current manager.

2) The hotel lost considerable good will when it eliminated the blueberry muffins that little old ladies used to slip into their purses. So silly. Who knew what wrath would ensue? I have the recipe for them, as well as the famous corned beef hash with poached eggs, and mile high pie - tricky (many of my books are cookbooks, so I did major research.) Your new chef is welcome to them as well as several others I have once that is functioning. We knew Chef Louis Evans very well.

3) We used to order dinner from the cafe, via room service. The room service waiter would bring the order across the street. Strange, yes, but it's New Orleans. Efficient. And, I'm sure you've been told far too much about the habits and traditions of the business breakfast groups.

You're going to enjoy the Pontchartrain, and certain it will once again be a sterling success.

I'm looking forward to hearing from someone about shooting the gates,

Best regards, Kit Wohl

Received Email 2

Dov Glazer, D.D.S.  
Dec 18

Dear Brad Nichols,

I received your letter in today's mail and would like to congratulate you and your team on your ambitious plans to revitalize "one of the City's most chic hotels". While I am unable to attend the 12/23/14 meeting, I am interested in learning of your plans for the project, and would appreciate being placed on your mailing list.

Happy holidays, and best wishes for much success!

- Dov

--

Dr. Dov Glazer

## ATTACHMENT D

### Response to Email 1

Ms. Wohl,

Thank you very much for reaching out regarding the pending redevelopment of The Pontchartrain Hotel. We're very excited to begin our work there and happy to be joining a community as exceptional as yours. Given your history with The Pontchartrain it would appear I don't need to mention how exceptional an opportunity we feel we have to reposition a property with such a rich history.

Admittedly, I was unfamiliar with your work prior to receiving this note. Of course we would be agreeable to your photography on the St. Charles iron work (just save me a copy of the book once published so we can show it off in the new lounge). If you have similar requests in the future feel free to send them to me directly (contact info below). Also, let's keep in touch as there may be opportunities down the road as we develop our art program.

With each passing day I'm inundated with the most tremendous stories and relationships folks have had with the Pontchartrain. It's fantastic. It's our goal to redevelop the property in a manner that's respectful of that past while ushering in new stories and memories which will hopefully resonate the same. We're still figuring out how all of the kitchen operations will best function but you can be sure that we've got the local community as our primary focus while that work occurs.

Thanks and feel free to reach out anytime.

PS – the blueberry muffin is absolutely coming back as soon as we reopen. While that's a recipe that we do have in the hotel safe I would be extremely interested in any others you may be willing to share with our new chef.

Regards,

Brad D. Nichols  
AJCP

Response to Email 2

Dr. Glazer,

Thank you for your email and interest in our pending redevelopment of The Pontchartrain Hotel. We're very excited to begin our work there and sincerely look forward to developing a strong relationship with the community.

The Pontchartrain has a tremendous amount of rich history and we feel lucky to be a part of its renaissance as a pillar for hospitality in New Orleans.

I'll add you to our mailing list for future correspondence. In the meantime, feel free to send me an email if I can be of any assistance.

Regards,

Brad D. Nichols  
AJCP

## ATTACHMENT E

### Neighborhood Associations

Organization Name: St. Charles Avenue Association  
Point of Contact: Robert Hassinger  
Phone Number: 504-561-0138  
Email: rhassing@bellsouth.net  
Street Address: P.O. Box 15833  
City: New Orleans  
Zip: 70175

Organization Name: St. Charles Avenue Merchants Association  
Point of Contact: Edward Halparn  
Phone Number: 504-524-0427  
Email: -  
Street Address: 1525 Prytania Street  
City: New Orleans  
Zip: 70130

Organization Name: Garden District Association  
Point of Contact: Shelley Landrieu  
Phone Number: 504-525-7608  
Email: gardendistrictno@bellsouth.net  
Street Address: P.O. Box 50836  
City: New Orleans  
Zip: 70112

Organization Name: Faubourg Lafayette Neighborhood Improvement Association  
Point of Contact: Thomas Carton  
Phone Number: -  
Email: tcarton@tulane.edu  
Street Address: 1233 Carondelet Street  
City: New Orleans  
Zip: 70130

Organization Name: Central City Renaissance Alliance  
Point of Contact: Kysha Brown Robinson  
Phone Number: 504-581-5301  
Email: kbr@myccra.org  
Street Address: 1631 Oretha Castle Haley Boulevard  
City: New Orleans  
Zip: 70113

Organization Name: Central City Partnership  
Point of Contact: Barbara Lacen-Keller  
Phone Number: 504-524-3843  
Email: info@centralcitypartnership.com  
Street Address: 2020 Jackson Avenue, 2nd Fl.  
City: New Orleans

**City Councilmember for District B**

LaToya Cantrell  
City Hall, Room 2W10  
1300 Perdido Street  
New Orleans, LA 70112



## ATTACHMENT F

Address Label	OwnerName
<b>Building</b>	<b>OwnerAddress</b>
<b>1520 Josephine St</b>	S & R Property Investments, LLC 7500 St Charles Ave, New Orleans, LA 70118
<b>2112 Brainard St</b>	Vasbinder Norbert J 2209 Taft Park, Metairie, LA 70001
<b>1628 Felicity St</b>	Houston'srestaurant C/O W. Glen Viers, Vp. C/O 8 Piedmont Center, Ste 720, Atlanta, GA 30305
<b>1617 Jackson Ave</b>	Tran Dieu V 1840 Wedgwood Dr, Harvey, LA 70058
Natural Nails	
<b>2039 Prytania St</b>	Show & Tell Of New Orleans, LLC 1423 First St, New Orleans, LA 70130
<b>1900 St Charles Ave</b>	Chamaryllc C/O L. Walker Allen, Manager 189 Highway 22 East, Madisonville, LA 70447
At&T Mobility	
<b>1529 Jackson Ave</b>	Avenuemangement Jackson C/O James Macphaille 5721 Magazine St., Ste 219 New Orleans, LA 70115
<b>2020 Baronne St</b>	Jmf Properties, LLC 2020 Baronne St New Orleans, LA 70113
<b>2233 St Charles Ave</b>	Georgianpartnership Sizeler 2542 William Blvd Kenner, LA 70062
Helen Elizabeth Ullrich Md	
<b>1527 Josephine St</b>	Mesa LLC C/O Marie E Mahorner 5524 S Liberty Street, New Orleans, LA 70115
<b>2000 Prytania St</b>	Leslie A Perrin 1450 St Andrew St New Orleans, LA 70130
<b>1802 St Charles Ave</b>	L.L.C. Chamary 189 Highway. 22 East Madisonville, LA 70447
<b>1743 St Charles Ave</b>	Williams Sherwin The Sherwin-Williams Co #73 Development Corp P.O. Box 6027 Cleveland, OH 44101
<b>2024 St Charles Ave</b>	Towers Eiffel C/O Ann Mahorner 5524 S Liberty St New Orleans, LA 70115
The Eiffel Society	
<b>1733 Josephine St</b>	Travis Lyons 4600 Washington Ave New Orleans, LA 70125
<b>1530 St Mary St</b>	Kodaq Gordon 1530 St Mary Street New Orleans, LA 70130
<b>2119 Brainard St</b>	Millie Charles 2119 Brainard St New Orleans, LA 70113
<b>1706 Jackson Ave</b>	Galvin Christian 1706 Jackson Ave, New Orleans, LA 70113
<b>1829 St Charles Ave</b>	Felicity St Charles LLC 206 Sycamore Dr Metairie, LA 70005
Walgreens #05040	
<b>1646 St Andrew St</b>	G T Tran 156 Helen Dr Westwego, LA 70094
<b>1737 Jackson Ave</b>	Daniel Tyrone

	2127 Brainard St, New Orleans, LA 70113
<b>1619 Josephine St</b>	Pontchartrain Alf LLC
	401 Veterans Bl 102 Metairie, LA 70005
<b>1700 Josephine St</b>	Reach, Inc. Operation
Knowledge Garden	1700 Josephine Street New Orleans, LA 70113
<b>1575 St Mary St</b>	Chamary LLC
	C/O L. Walker Allen, Manager 189 Highway 22 East, Madisonville, LA 70447
<b>1901 St Charles Ave</b>	Public Storageinc
Public Storage	Dept. Pt - La - 29112 P.O. Box 25025 Glendale, CA 91221-5025
<b>2120 Carondelet St</b>	Avenue Plaza LLC
	2111 St Charles Avenue New Orleans, LA 70140
<b>1734 Josephine St</b>	Lisa Grant
	Et-Al Phillip A Pockett 1734 Josephine St New Orleans, LA 70113
<b>1709 St Andrew St</b>	First Emanuel Homes Of N O
	1829 Carondelet St New Orleans, LA 70130
<b>1625 Jackson Ave</b>	Cazalas Mary Williams
	1116 City Park, New Orleans, LA 70119
<b>1450 Josephine St</b>	M Courreges Owen
	1450 Josephine Street New Orleans, LA 70130
<b>2131 Carondelet St</b>	Topsider Funds, LLC
	3940 Canal Street, New Orleans, LA 70119
<b>2127 Carondelet St</b>	R & D Designs, LLC
	C/O Ron Jeandron, Member 2029 Lakeshore Blvd. S. Slidell, LA 70461
<b>1717 Jackson Ave</b>	Termar Properties, LLC
	82 Hawk Street, New Orleans, LA 70124
<b>1908 St Charles Ave</b>	Chamaryllc
	C/O L. Walker Allen, Manager 189 Highway 22 East, Madisonville, LA 70447
<b>1519 Jackson Ave</b>	Franca Ise De La Nouvelle L'alliance
	1519 Jackson Av New Orleans, LA 70130
<b>2042 Prytania St</b>	2042 Prytania LLC
Zara's Food Store Inc	2217 Palmer Ave, New Orleans, LA 70118
<b>2025 St Charles Ave</b>	Yu Song Theresa
Real Travel LLC	1545 Lapalco Blvd # 2 D, Harvey, LA 70058
<b>2021 Brainard St</b>	Stephen W Clayton
	2021 Brainard St New Orleans, LA 70113
<b>1751 St Charles Ave</b>	Michel F Melle
National Holdings LLC	9917 Debra Dr River Ridge, LA 70123
<b>1802 Carondelet St</b>	Houston's Restaurants
	C/O W. Glen Viers, Vp. 8 Piedmont Center, Ste 720, Atlanta, GA 30305
<b>2123 Carondelet St</b>	R & D Designs, LLC
	2029 Lakeshore Blvd. S., Slidell, LA 70461
<b>1923 St Charles Ave</b>	Enterprises, L.L.C. Kalmar
Lucky Coin Machine Co.	400 Bowler Dr Harahan, LA 70123

<b>2010 St Charles Ave</b> Toy Cleaners	Jae Hong Kim 2010 St Charles Ave New Orleans, LA 70130
<b>2111 St Charles Ave</b> Durand Food Services	Avenue Plaza, LLC 8427 South Park Circle Ste 500 Orlando, FL 32819
<b>2126 Brainard St</b>	Constantino Jo Ann Et Al 810 Newman Ave, Jefferson, LA 70121
<b>1720 Josephine St</b>	Josienne P Goodrow 1724 Josephine Street New Orleans, LA 70113
<b>2030 St Charles Ave</b>	Beko Properties.L.L.C. C/O Kory Chatelain 2030 St Charles Avenue, New Orleans, LA 70130
<b>2207 Carondelet St</b>	Liang Sidney 2209 Carondelet St, New Orleans, LA 70130
<b>2003 Carondelet St</b>	Stan-M Inc C/O Dr. D.L. Mckenna, Pres. 1827 Gentilly Blvd. New Orleans, LA 70119
<b>1637 Jackson Ave</b>	Avenue Plaza LLC 2111 St Charles Avenue, New Orleans, LA 70140
<b>1818 Carondelet St</b>	Walter V Jaycox 1818 Carondelet St New Orleans, LA 70130
<b>1738 Josephine St</b>	Nathaniel Armour 1738 Josephine St New Orleans, LA 70113
<b>2000 St Charles Ave</b> Subway 14873	John B Levert Land Co P O Box 518, Metairie, LA 70004-0518
<b>2019 St Charles Ave</b> Nouveau Cleaners	Yu Song Theresa 1545 Lapalco Blvd # 2D, Harvey, LA 70058
<b>2004 Baronne St</b>	Valmont Investments, LLC 3905 Tchoupitoulas Street New Orleans, LA 70115
<b>2100 Baronne St</b>	Baronne Placellc C/O Frank M Maselli 1401 St Andrew St, #132, New Orleans, LA 70130
<b>1631 Felicity St</b>	Charles Reetpartnership St C/O Marvin F. Poer & Company 11757 Katy Freeway, Ste 1240 Houston, TX 770
<b>2104 Brainard St</b>	Grant Lisa S Et-Al Phillip A Pockett 1734 Josephine St, New Orleans, LA 70113
<b>2203 St Charles Ave</b>	Rlj III 3 Bethesda Metro Center Suite 1000, Bethesda, MD 20814
<b>2027 Carondelet St</b>	Richard S Favor 2027 Carondelet St New Orleans, LA 70130
<b>1727 Jackson Ave</b> Pet Au Pair Of New Orleans	Mary A Flores Et-Al 1729 Jackson Av New Orleans, LA 70113
<b>1431 Josephine St</b>	Josephine,L.Lc 1431 C/O John A Hotard & James S Hoptard 1531 Eight Street New Orleans, LA 7011
<b>1434 St Andrew St</b>	St. Andrew,Llc 1434 P.O. Box 24147 New Orleans, LA 70184
<b>1716 Josephine St</b>	Greenaway Jason A

	1718 Josephine St. Unit B, New Orleans, LA 70113
<b>2009 St Charles Ave</b>	Lazow Susan P Etal P.O. Box 9088, Mandeville, LA 70470-9088
<b>1721 Jackson Ave</b>	Hannah Christopher W Et Al 1721 Jackson Ave, New Orleans, LA 70113
<b>2124 Brainard St</b>	Gordon T Causey 2124 Brainard Street New Orleans, LA 70113
<b>1812 Carondelet St</b>	Patrick's Place East LLC 4901 Chef Menteur Hwy Ste B New Orleans, LA 70126-5029
<b>1824 Carondelet St</b>	Jaycox Walter V 1818 Carondelet St, New Orleans, LA 70130
<b>2022 Baronne St</b>	2030 Baronne, LLC 230 Rosewood Dr. Metairie, LA 70005
<b>2026 Prytania St</b>	Noar Mark D 11 Alterwood Lane, Owings Mills, MD 21117
<b>2220 St Charles Ave</b>	Broel Bonnie 2220 St Charles Av, New Orleans, LA 70130
<b>1912 St Charles Ave</b>	1912 St Charlesavenue LLC C/O Jon P Vaccari, Manag. Mem. 4858 Magazine Street New Orleans, LA 70115
<b>2030 Josephine St</b>	2030 Baronne LLC 230 Rosewood Dr. Metairie, LA 70005
<b>1540 St Mary St</b>	Chamary, LLC 189 Highway 22 East, Madisonville, LA 70447
<b>2112 Baronne St</b>	Ilfat Takhauv 5203 Conti St New Orleans, LA 70124
<b>1524 St Mary St</b>	Oestericher Properties LLC C/O David W Oestreicher II 307 Exchange Alley New Orleans, LA 70130
<b>1536 St Mary St</b>	Randall F Michaels 1536 St Mary Street New Orleans, LA 70130
<b>2013 Carondelet St</b>	Of The Tulane Educational Administrators 6823 St. Charles Ave. Suite 300 New Orleans, LA 70118
<b>1617 Felicity St</b>	Charles Reetpartnership St C/O Marvin F. Poer & Company 11757 Katy Freeway, Ste 1240 Houston, TX 770
<b>2000 Brainard St</b>	Stan-M Inc C/O Dr. D.L. Mckenna, Pres. 1827 Gentilly Blvd., New Orleans, LA 70119
<b>2018 Prytania St</b>	Vincent William Jr 2018 Prytania Street, New Orleans, LA 70130
<b>2034 Prytania St</b>	2034 Prytania LLC 2217 Palmer Ave, New Orleans, LA 70118
<b>1924 St Charles Ave</b>	Zion Lutheran Church 1924 St Charles New Orleans, LA 70130
<b>2011 Brainard St</b>	Hd Real Estates LLC 6962 Louis Xiv St New Orleans, LA 70124

<b>1719 St Andrew St</b>	Frank Russell 1137 St Michael Dr, Harvey, LA 70058
<b>1804 St Charles Ave</b>	Chamary, L.L.C. 189 Highway, 22 East, Madisonville, LA 70447
<b>1921 Prytania St</b>	Chane L Austin 700 Commerce St. New Orleans, LA 70130
<b>1520 St Andrew St</b>	Blair House LLC 7840 Maple Street New Orleans, LA 70118
<b>1533 St Andrew St</b>	Barrie Beth Smith Byrnes 1533 St Andrew St New Orleans, LA 70130
<b>2125 St Charles Ave</b>	Regan Martin E Jr Regan & Associates A Profess 4112 Lemon Street, Metairie, LA 70006
<b>2135 St Charles Ave</b>	4437 Magazine LLC Busters Soul Food 2133 St Charles Av, New Orleans, LA 70130
<b>2010 Prytania St</b>	Deborah Ann Vinson Living Trust 121 Meadowbrook Street, Gretna, LA 70056
<b>2116 Baronne St</b>	Christine N Simmons 18632 Delano Street Reseda, CA 91335
<b>1519 St Andrew St</b>	Lgd Propertiesinc 1556 Camp Street, New Orleans, LA 70130
<b>2200 St Charles Ave</b>	Bank One, Na C/O Industry Consluting Group Po Box 810490, Dallas, TX 75381-0490
<b>2031 St Charles Ave</b>	Pontchartrain Alf LLC The Pontchartrain 401 Veterans Bl. 102 Metairie, LA 70005
<b>2102 Baronne St</b>	Raymond G Perry 2102 Baronne St New Orleans, LA 70113
<b>1534 St Andrew St</b>	Chuck M Yee 3929 Bennigan Lane Duluth, GA 30097
<b>1520 St Mary St</b>	Re-Place Louisiana LLC Stephen D Morel 933 Old Metairie Drive Metairie, LA 70001
<b>2113 Brainard St</b>	Kruger Miriam Ruth 2113 Brainard Street, New Orleans, LA 70113
<b>1900 Carondelet St</b>	First Emanuel Baptist Church 1829 Carondelet St New Orleans, LA 70130
<b>2133 St Charles Ave</b>	2133 St Charlesllc Igor's Lounge And Game Rooi Et-Al 2133 St Charles Ave, New Orleans, LA 70130
<b>2026 Baronne St</b>	2030 Baronne, LLC 3106 Coliseum St New Orleans, LA 70115-000
<b>2106 Baronne St</b>	Jackson Tibitha Salvant 2106 Baronne St, New Orleans, LA 70113
<b>1528 Jackson Ave</b>	Jackson Avenue Management LLC C/O Lance A Garcia, President 5721 Magazine St., Ste 219 New Orleans, LA 701
<b>2016 Baronne St</b>	Valmont Investments, LLC

4530 Magazine St Unit A New Orleans, LA 70115

**2228 St Charles Ave** Peggy Sue Herrington

Da Cajun Critter Cookbook 2228 St Charles Ave New Orleans, LA 70130-5822

**1600 Josephine St** Wohl

Watts Wohl & Associates Inc 1630 Josephine St New Orleans, LA 70140

**2005 Carondelet St** Stan-M Inc

C/O Dr. D.L. Mckenna, Pres. 1827 Gentilly Blvd. New Orleans, LA 70119

**2118 Brainard St** George A Etienne

2120 Brainard St New Orleans, LA 70113

**2004 Prytania St** Robert R Steinfeld

2006 Prytania St New Orleans, LA 70130

**1711 Jackson Ave** Jackson Avenue Apts, LLC

1514 Savanne Rd Houma, LA 70360

**2127 Prytania St** Hollie D Vest

Magnolia Mansion Et-Al Wanda Berryman Hansen P.O. Box 33219 Las Vegas, NV 89133

**1525 St Andrew St** Virat Kapur

1525 St Andrew Street New Orleans, LA 70130

**1539 Jackson Ave** Jackson Avenue Management LLC

Sader Power - Special Event 5721 Magazine St.,Ste 219 New Orleans, LA 70115

**2001 St Charles Ave** Susan P Lazow

Copeland's Cheesecake Bistr Et Al P.O. Box 9088 Mandeville, LA 70470-9088

**1629 St Mary St** Lenahan Leland C III

1629 St Mary St, New Orleans, LA 70130

**2222 Carondelet St** Timothy John Adams

2222 Carondelet St Unit H New Orleans, LA 70130

**1823 Carondelet St** 1St Emanuel Baptist Church, 1St Emanuel Baptist Church

1831 Carondelet St New Orleans, LA 70113

**1755 St Charles Ave** Charles Reetpartnership St

Houston's Restaurant C/O Marvin F. Poer & Company 11757 Katy Freeway, Ste 1240 Houston, TX 770

**1630 St Andrew St** Lazow Susan P

Etal P.O. Box 9088, Mandeville, LA 70470-9088

**2110 Baronne St** Claire B Bannerman

P.O. Box 611711 Rosemary Beach, FL 32461

**2116 Baronne St** Bgs Group LLC

5910 Wright Road New Orleans, LA 70128

**2116 Baronne St 1** Icm Investments, LLC

1819 Bienville St New Orleans, LA 70112

**2116 Baronne St 2** Bianka M Lebeouf

1819 Bienville Street New Orleans, LA 70112

**2116 Baronne St 3** Bgs Group LLC

5910 Wright Road New Orleans, LA 70128

**2123 Brainard St** Sterling Sheila M

2123 Brainard St, New Orleans, LA 70113

<b>1520 St Mary St A</b>	April Laris 140 Chateau Dr Lockport, LA 70374
<b>1520 St Mary St B</b>	Elizabeth Carney 1520 St Mary St, Unit B New Orleans, LA 70130
<b>1520 St Mary St C</b>	Susanne Yurasits 697 Glendale Rd Franklin Lakes, NJ 07417
<b>1520 St Mary St D</b>	Christopher P Howard 1520 St Mary St Unit D New Orleans, LA 70130
<b>1520 St Mary St E</b>	Donald C, III Haney Etal 1520 St Mary St Unit E New Orleans, LA 70130
<b>1520 St Mary St F</b>	Connelly M Luke 4407 Grand Caillou Rd Houma, LA 70363
<b>1520 St Mary St G</b>	Kenneth L Gilliam 1520 St Mary St Unit G New Orleans, LA 70130
<b>1520 St Mary St H</b>	Chelsea Lane Gober 1520 St Mary Street Unit H New Orleans, LA 70130
<b>2220 St Charles Av C</b>	Broel Bonnie Columns And Oaks 2220 St Charles Av, New Orleans, LA 70130
<b>2222 Carondelet St A</b>	James B Smith 2222 Carondelet Street Unit A New Orleans, LA 70113
<b>2222 Carondelet St B</b>	2222 Carondeletstreet LLC C/O Todd G Wetzberger 422 Eliza Street New Orleans, LA 70114
<b>2222 Carondelet St C</b>	Ramona T Gibson 2222 Carondelet Street Unit C New Orleans, LA 70113
<b>2222 Carondelet St D</b>	Regina M Galjour 2222 Carondelet St D New Orleans, LA 70130
<b>2222 Carondelet St E</b>	Quinn Mary 2222 Carondelet St. E., New Orleans, LA 70113
<b>2222 Carondelet St F</b>	Aguirre Revocable Living Trust 1002 Aurora St Houston, TX 77009
<b>2222 Carondelet St G</b>	Michael Russell Eller 2222 Carondelet St Unit G New Orleans, LA 70130
<b>1600 Josephine St</b>	Jef Realty Foundation Watts Wohl & Associates Inc C/O Sanford Maslansky 234 Loyola Bldg., Ste 6 New Orleans, LA 70112
<b>1635 St Mary St</b>	Cunningham Benjamin Jr 1635 St Mary St, New Orleans, LA 70130
<b>1646 St Andrew St</b>	Borne Allen 1646 St Andrew St, New Orleans, LA 70130
<b>1716 Josephine St A</b>	Shannon K Ryerson 1716 Josephine Street Unit A New Orleans, LA 70113
<b>1716 Josephine St B</b>	Thomas Robert Ian Turnipseed 1716 Josephine Street Unit B New Orleans, LA 70113
<b>1718 Josephine St A</b>	Whitestone Contracting, LLC

P O Box 219, Ellisville, MS 39437  
**1718 St Andrew St** Milton Tammy L  
 1718 St Andrew St, New Orleans, LA 70113  
**1720 Josephine St** Josephinellc 1716  
 Todd Wetzelberger 422 Eliza Street New Orleans, LA 70114  
**1720 Josephine St A** Luke A Haidorfer  
 1720 Josephine Street Unit A New Orleans, LA 70113  
**1720 Josephine St B** William D Parker  
 155 Patton Av Shreveport, LA 71105  
**1722 Josephine St** Livaccari Nicole  
 1722 Josephine Street, New Orleans, LA 70113  
**1735 Jackson Av** Williams Lillie L  
 1735 Jackson Av, New Orleans, LA 70130  
**1737 Jackson Av** Trahan Annette D  
 Etal 1737 Jackson Ave, New Orleans, LA 70113  
**1801 St Charles Av** & Denechaud  
 Walgreens #05040 C/O Michael D Charbonnet 2909 Division St. Suite A Metairie, LA 70002  
**1921 Prytania St A** Austin Chane L  
 700 Commerce St., New Orleans, LA 70130  
**1921 Prytania St B** Maria T Cusimano  
 1921 Prytania St Apt.B New Orleans, LA 70130  
**1921 Prytania St C** Comeaux David T  
 1921 Prytania Street, Unit C, New Orleans, LA 70130  
**1921 Prytania St D** Patrick Diecidue  
 1025 Villere St Unit B Madisonville, LA 70447  
**1921 Prytania St E** Richardson Michael  
 621 Mcintosh Street, Gulfport, MS 39507  
**1921 Prytania St F** II Don Lennox Hermann  
 201 Anthony Avenue Abita Springs, LA 70420  
**1921 Prytania St G** Jefferson Akilah A  
 1921 Prytania St Unit G, New Orleans, LA 70130  
**1921 Prytania St H** Navarro Investments, LLC  
 265 W Robert E Lee Bl New Orleans, LA 70124  
**1921 Prytania St I** Comeaux David  
 Ms. Jill Abbott 6925 Catina Street, New Orleans, LA 70124  
**1921 Prytania St J** Aimee Jean Everett  
 1921 Prytania Street Unit J New Orleans, LA 70130  
**1921 Prytania St K** LLC Bling  
 C/O Tonya E Gatt 1608 East Frisco Drive Laplace, LA 70068  
**1921 Prytania St L** Rothschild Tiffany L  
 1921 Prytania Street Unit L, New Orleans, LA 70130  
**1921 Prytania St M** Chane L Austin  
 700 Commerce St. New Orleans, LA 70130



<b>1921 Prytania St N</b>	Omar A Ramirez 1921 Prytania Street Unit N New Orleans, LA 70130
<b>1921 Prytania St O</b>	Suzanne P Taylor 1921 Prytania St Unit O New Orleans, LA 70130
<b>1921 Prytania St Q</b>	John G Danna 1921 Prytania St Unit Q New Orleans, LA 70130
<b>1921 Prytania St R</b>	Lynnette M Braud 1921 Prytania St Unit R New Orleans, LA 70130
<b>1921 Prytania St S</b>	Johnson Texel D 250 Roper St, Mobile, AL 36604
<b>1921 Prytania St T</b>	Benson A Kansas 1921 Prytania St Unit T New Orleans, LA 70130
<b>1921 Prytania St U</b>	Farley Dana C 1319 Merlins Oaks Drive, Spring, TX 77379
<b>2000 Carondelet St</b>	Irvin Melvin Jr P.O. Box 1626, Gonzales, LA 70707
<b>2002 Carondelet St</b>	Hall Tyrone 2002 Carondelet St, New Orleans, LA 70130
<b>2004 Carondelet St</b>	Clayton Ventures, LLC 2701 Tchoupitoulas St Ste S, New Orleans, LA 70130
<b>2020 St Charles Ave</b>	Welcome Center Building LLC C/O J. Stephen Perry 2020 St Charles Avenue New Orleans, LA 70130
<b>2026 Prytania St</b>	William S Jr Vincent 1439 St Mary St New Orleans, LA 70130
<b>2026 Prytania St A</b>	Beau R Dingler 2026 Prytania St Unit A New Orleans, LA 70130
<b>2026 Prytania St B</b>	Blane Adams Sessions 2026 Prytania St Unit B New Orleans, LA 70130
<b>2026 Prytania St C</b>	Julie Elizabeth Tauzin 2026 Prytania St Unit C New Orleans, LA 70130
<b>2026 Prytania St D</b>	Dixon Leighton M 2026 Prytania St. Unit D, New Orleans, LA 70130
<b>2026 Prytania St E</b>	James R, III Sims 2026 Prytania St Unit E New Orleans, LA 70130
<b>2010 Baronne St</b>	Valmont Investments, LLC 3905 Tchoupitoulas Street, New Orleans, LA 70115
<b>1638 St Mary St</b>	Public Storageinc Dept Pt La 29112 Po Box 25025, Glendale, CA 91221
<b>2139 St Charles Ave</b>	Hmd Inc 2120 S. Village Green, Harvey, LA 70058
<b>2008 Carondelet St</b>	Allen H Borne 7716 St Charles Avenue New Orleans, LA 70118
<b>2030 Carondelet St</b>	Tulane University

	Attention: Director Of Real Estate 800 East Commerce Road Suite 201 New Orleans, LA 70124
<b>2117 Prytania St</b>	Gekel LLC
	215 Fairway Dr New Orleans, LA 70124
<b>2100 St Charles Ave</b>	Thomas J Singer
Kenneth's Garden District	2100 St Charles Avenue Unit 11F New Orleans, LA 70140
<b>2100 St Charles Av 11H</b>	Charles E Bickham
Kenneth's Garden District	2100 St Charles Avenue Unit 11H New Orleans, LA 70130
<b>2100 St Charles Av 11K</b>	Adele Levy Adatto
Kenneth's Garden District	2100 St Charles Ave 11K New Orleans, LA 70130
<b>2100 St Charles Av 11M</b>	Henry Heyman
Kenneth's Garden District	56 Woodard Court Doylestown, PA 18901
<b>2100 St Charles Av 11N</b>	Henry J Heymann
Kenneth's Garden District	56 Woodard Court Doylestown, PA 18901
<b>2100 St Charles Av 12C</b>	Irrevocable Trust Dienes
Kenneth's Garden District	2100 St Charles Avenue Unit 12C New Orleans, LA 70130
<b>2100 St Charles Av 12G</b>	Sulochana D Mandhare
Kenneth's Garden District	2100 St Charles Avenue Unit 12-G New Orleans, LA 70130
<b>2100 St Charles Av 12K</b>	Freddie Boudreaux Benjamin
Kenneth's Garden District	2100 St Charles Ave Apt 12 K New Orleans, LA 70130
<b>2100 St Charles Av 2C</b>	Marilyn Vidacovich Dittmann
Kenneth's Garden District	2100 St Charles Avenue Unit 2C New Orleans, LA 70130
<b>2100 St Charles Av 2G</b>	Frank A Jr Vonderhaar
Kenneth's Garden District	2100 St Charles Ave Unit 2G New Orleans, LA 70130
<b>2100 St Charles Av 2K</b>	Richard Allen Davis
Kenneth's Garden District	1718 Lakeshore Drive New Orleans, LA 70122
<b>2100 St Charles Av 3C</b>	Henry W Sullivan
Kenneth's Garden District	Et Al 2100 St Charles Av Unit 3-C New Orleans, LA 70130
<b>2100 St Charles Av 3D</b>	Tina Guidry
Kenneth's Garden District	2100 St Charles Avenue Unit 3D New Orleans, LA 70130
<b>2100 St Charles Av 3K</b>	Peter F Brandt
Kenneth's Garden District	2100 St Charles Av Unit 3-K New Orleans, LA 70140
<b>2100 St Charles Av 3L</b>	Madeline L Scheinuk
Kenneth's Garden District	2100 St Charles Av Unit 3-L New Orleans, LA 70140
<b>2100 St Charles Av 4C</b>	Michael A Herman
Kenneth's Garden District	1343 W. School Street Chicago, IL 60657
<b>2100 St Charles Av 4E</b>	Angelo J Giorlando
Kenneth's Garden District	2100 St Charles St Unit 4-D New Orleans, LA 70130
<b>2100 St Charles Av 5D</b>	Sherril Ann Herman
Kenneth's Garden District	2100 St Charles Avenue Unit 5D New Orleans, LA 70130
<b>2100 St Charles Av 5G</b>	Walter F Metzinger, Jr & The
Kenneth's Garden District	2100 St Charles Avenue Unit 5G New Orleans, LA 70130
<b>2100 St Charles Av 5L</b>	Henry L Granet
Kenneth's Garden District	2100 St Charles Ave Unit 5L New Orleans, LA 70130

<b>2100 St Charles Av 7A</b>	Kim G Goldberg
Kenneth's Garden District	2100 St Charles Ave Unit 7A New Orleans, LA 70140
<b>2100 St Charles Av 7D</b>	Chastine H Watters
Kenneth's Garden District	2100 Stcharles Ave Unit 7D New Orleans, LA 70130
<b>2100 St Charles Av 7N</b>	Neil J Ferguson
Kenneth's Garden District	1728 Oakton St Evanston, IL 60202
<b>2100 St Charles Av 8Jk</b>	Betty B Kohn
Kenneth's Garden District	2100 St Charles Ave U8j-K New Orleans, LA 70140
<b>2100 St Charles Av 8L</b>	Dorothy R Shushan
Kenneth's Garden District	2100 St Charles Ave Unit 8L New Orleans, LA 70140
<b>2100 St Charles Av 9B</b>	Mark C Ledet
Kenneth's Garden District	2100 St Charles Av Unit 9-B New Orleans, LA 70130
<b>2100 St Charles Av 9C</b>	Irrevocable Rosenthal/Hershfield
Kenneth's Garden District	C/O Susan Rosenthal 4019 Bristol Road Durham, NC 27707
<b>2100 St Charles Av 9J</b>	Wendy E King
Kenneth's Garden District	2100 St Charles Av Unit 9-J New Orleans, LA 70130
<b>2100 St Charles Av 9K</b>	John Jacob Zollinger III The
Kenneth's Garden District	2100 St Charles Ave Unit 9K New Orleans, LA 70140
<b>2100 St Charles Av Cu2</b>	Kenmar Enterprises, LLC
Kenneth's Garden District	400 Veterans Blvd., Unit 1 Metairie, LA 70005
<b>2100 St Charles Av Cu4</b>	Kenmar Enterprises
Kenneth's Garden District	400 Veterans Blvd. Metairie, LA 70005
<b>2100 St Charles Av Cu5</b>	James B Saucier
Kenneth's Garden District	2100 St Charles Ave Cu5 New Orleans, LA 70130
<b>2100 St Charles Av Cu6</b>	Condominiumassociation Carol
Kenneth's Garden District	2100 St Charles Avenue New Orleans, LA 70130
<b>2100 St Charles Av Phi</b>	Edith L Rosenblum
Kenneth's Garden District	2100 St. Charles Ave Phi New Orleans, LA 70130
<b>2100 St Charles Av 2F</b>	Pamala H Bridges
Kenneth's Garden District	2100 St Charles Av 2F New Orleans, LA 70130
<b>2100 St Charles Av 2Hj</b>	Robert R Wolf
Kenneth's Garden District	2100 St Charles Ave 2Hj New Orleans, LA 70130
<b>2100 St Charles Av 2L</b>	Saundra K Levy
Kenneth's Garden District	2100 St Charles Ave Unit 2-L New Orleans, LA 70130
<b>2100 St Charles Av 2M</b>	Hertha Rosenblum Bart
Kenneth's Garden District	2100 St Charles Av Unit 2-M New Orleans, LA 70130
<b>2100 St Charles Av 3G</b>	Charles M III Samuel
Kenneth's Garden District	2100 St Charles Ave Unit 3G New Orleans, LA 70130
<b>2100 St Charles Av 3H</b>	Ford Of Louisiana, LLC
Kenneth's Garden District	473 Jordan Dr Biloxi, MS 39531
<b>2100 St Charles Av 4A1</b>	Patricia D Crosby Revocable Trust
Kenneth's Garden District	617 Henley Field-Mcneil Rd Carriere, MS 39426
<b>2100 St Charles Av 4G</b>	Blanche L Kirchhoff

Kenneth's Garden District	2100 St Charles Av Unit 4G New Orleans, LA 70140
<b>2100 St Charles Av 5A1</b>	Joseph A Kunstler
Kenneth's Garden District	1123 Sherwood Forest Baton Rouge, LA 70815
<b>2100 St Charles Av 5C</b>	Margaret J Jones
Kenneth's Garden District	2100 St Charles Ave Unit 5C New Orleans, LA 70130
<b>2100 St Charles Av 5H</b>	Clara P Badowski
Kenneth's Garden District	2100 St Charles Avenue Unit 5H New Orleans, LA 70130
<b>2100 St Charles Av 5K</b>	William J III Kearney
Kenneth's Garden District	2100 St Charles Avenue Unit 5K New Orleans, LA 70130
<b>2100 St Charles Av 6F</b>	Carole R Perrault
Kenneth's Garden District	2100 St Charles Av Unit 6-F New Orleans, LA 70130
<b>2100 St Charles Av 6H</b>	Oswald Rodriguez-Fierro Carlos
Kenneth's Garden District	1111 Medical Center Blvd S-350 Marrero, LA 70072
<b>2100 St Charles Av 6J</b>	Jon Edward Guidry
Kenneth's Garden District	2100 St Charles Av Unit 6-J New Orleans, LA 70140
<b>2100 St Charles Av 6L</b>	Albert A Newman
Kenneth's Garden District	2100 St. Charles Ave. Apt 6L New Orleans, LA 70130
<b>2100 St Charles Av 6N</b>	I & R Real Estate Holdings, LLC
Kenneth's Garden District	245 East 93Rd St Apt 16E New York, NY 10128
<b>2100 St Charles Av 7E</b>	Wattsco, LLC
Kenneth's Garden District	C/O Warren K Watters 2100 St Charles Avenue 7E New Orleans, LA 70130
<b>2100 St Charles Av 7J</b>	Pecan Company Of Louisiana LLC
Kenneth's Garden District	1820 St Charles Av Ste 201 New Orleans, LA 70130
<b>2100 St Charles Av 7M</b>	Aline Rothschild
Kenneth's Garden District	2100 St Charles Ave Unit 7M New Orleans, LA 70130
<b>2100 St Charles Av 8B</b>	Sandra Robinson
Kenneth's Garden District	2100 St Charles Av Unit 8B New Orleans, LA 70130
<b>2100 St Charles Av 8D</b>	William L Geary
Kenneth's Garden District	2100 St Charles Avenue Unit 8-D New Orleans, LA 70130
<b>2100 St Charles Av 8F</b>	Managementassoc.,Inc Pitts
Kenneth's Garden District	Dennis Edmon, Vice-President 7946 Goodwood Blvd Baton Rouge, LA 70806
<b>2100 St Charles Av 8H</b>	Josephine C Brown
Kenneth's Garden District	1472 Camp St New Orleans, LA 70130
<b>2100 St Charles Av 9F</b>	Vicki R Rabin
Kenneth's Garden District	5106 Braeburn Bellaire, TX 77401
<b>2100 St Charles Av 9G</b>	Martha A Madden
Kenneth's Garden District	2100 St Charles Avenue Unit 9G New Orleans, LA 70130
<b>2100 St Charles Av Cu1</b>	Whitney National Bank
Kenneth's Garden District	C/O Real Estate Tax Group 5500 Prytania St Pmb 521 New Orleans, LA 70115
<b>2100 St Charles Av Cu3</b>	Carol Condominium Assoc Inc
Kenneth's Garden District	2100 St Charles Ave New Orleans, LA 70140
<b>2100 St Charles Av Phf</b>	Susan Debarneure Krohn
Kenneth's Garden District	3630 Willowick Road Houston, TX 77019

<b>2100 St Charles Av Phj-K</b>	Phyllis M Taylor
Kenneth's Garden District	2100 St Charles Av Unit Phj-K New Orleans, LA 70140
<b>2100 St Charles Av Phn</b>	Phyllis M Taylor
Kenneth's Garden District	2100 St Charles Av Unit Phn New Orleans, LA 70140
<b>2100 St Charles Av 10C</b>	Emory M Ornelles
Kenneth's Garden District	2100 St Charles Av Unit 10C New Orleans, LA 70140
<b>2100 St Charles Av 10H</b>	Michael E Davis
Kenneth's Garden District	238 Mulberry Dr Metairie, LA 70005
<b>2100 St Charles Av 10K</b>	Charles C Coleman
Kenneth's Garden District	2100 St Charles Ave Unit 10K New Orleans, LA 70130
<b>2100 St Charles Av 10M</b>	Joan S Berenson
Kenneth's Garden District	505 Northline St Metairie, LA 70005
<b>2100 St Charles Av 10N</b>	Joan S Berenson
Kenneth's Garden District	505 Northline St Metairie, LA 70005
<b>2100 St Charles Av 11C</b>	Irwin Isaacson
Kenneth's Garden District	2100 St Charles Av Unit 11-C New Orleans, LA 70130
<b>2100 St Charles Av 11E</b>	Frederick D Weil
Kenneth's Garden District	687 Delgado Drive Baton Rouge, LA 70808
<b>2100 St Charles Av 3E</b>	House,Inc. Tiki
Kenneth's Garden District	730 Bayfront Pkwy Unit #3E Pensacola, FL 32502
<b>2100 St Charles Av 3F</b>	George W Repple
Kenneth's Garden District	229 O'connor Street Menlo Park, CA 94025
<b>2100 St Charles Av 3M</b>	Danica Cordell-Reeh
Kenneth's Garden District	2100 St Charles Ave Unit 3-M New Orleans, LA 70130
<b>2100 St Charles Av 3N</b>	B. O'sullivan Bernadette
Kenneth's Garden District	3000 St Charles Av Unit 307 New Orleans, LA 70115
<b>2100 St Charles Av 4B</b>	D. Crosby Revocable Trust Patricia
Kenneth's Garden District	617 Henley Field-Mcneill Rd Carriere, MS 39426
<b>2100 St Charles Av 4D</b>	Angelo J Giorlando
Kenneth's Garden District	2100 St Charles Ave 4-D New Orleans, LA 70130
<b>2100 St Charles Av 4J</b>	Ricnoe, LLC
Kenneth's Garden District	3708 Tolmar Drive Metairie, LA 70002-1845
<b>2100 St Charles Av 4KI</b>	Ann L Burka
Kenneth's Garden District	2100 St Charles Ave 4K New Orleans, LA 70140
<b>2100 St Charles Av 4Mn</b>	Charles L Jr Brown
Kenneth's Garden District	2100 St Charles Avenue Unit 4Mn New Orleans, LA 70130
<b>2100 St Charles Av 5B</b>	Judith L Applebaum
Kenneth's Garden District	Etal 2100 St Charles Ave 5B New Orleans, LA 70130
<b>2100 St Charles Av 5E</b>	Margaret Monroe Tilghman
Kenneth's Garden District	C/O Ms. Peggy M Tilghman 6215 Wagner Lane Bethesda, MD 20816
<b>2100 St Charles Av 5J</b>	Gital K Karamchandani
Kenneth's Garden District	2100 St Charles Ave 5J New Orleans, LA 70130
<b>2100 St Charles Av 5M</b>	Peter C Schaumber

Kenneth's Garden District	3824 Klinge Pl Nw Washington, DC 20016
<b>2100 St Charles Av 6B</b>	Kyle T Del'hierro
Kenneth's Garden District	Soileau, Mr William K 2100 St Charles Ave Unit 6-B New Orleans, LA 70130
<b>2100 St Charles Av 6D</b>	Helen S Kohlman
Kenneth's Garden District	2100 St Charles Ave 6D New Orleans, LA 70115
<b>2100 St Charles Av 7F</b>	Team Morgan Investments, Inc
Kenneth's Garden District	22 Marine Circle Hattiesburg, MS 39402
<b>2100 St Charles Av 7G</b>	St Charlesllc 2100
Kenneth's Garden District	83 Tranquility Dr Mandeville, LA 70471
<b>2100 St Charles Av 7L</b>	Patricia L Barnett
Kenneth's Garden District	2100 St Charles Ave Unit 7L New Orleans, LA 70130
<b>2100 St Charles Av 9A1</b>	Lawrence J Sr Tedesco
Kenneth's Garden District	2100 St Charles Ave #9A1 New Orleans, LA 70130
<b>2100 St Charles Av 9D</b>	Patricia N Mitchell
Kenneth's Garden District	2100 St Charles Avenue Unit 9D New Orleans, LA 70130
<b>2100 St Charles Av 9E</b>	J&R Condo Properties LLC.
Kenneth's Garden District	610 W. 115 St. # 3A New York, NY 10025
<b>2100 St Charles Av 9L</b>	Carol Heinberg Rosen
Kenneth's Garden District	2100 St Charles Av Unit9l New Orleans, LA 70130
<b>2100 St Charles Av 9M</b>	Philip, Jr. Gensler
Kenneth's Garden District	303 Gloria's Place Mandeville, LA 70471
<b>2100 St Charles Av Phc</b>	The Sally Mcneil-Blimling Revocable Tru
	2100 St. Charles Ave. Phc, New Orleans, LA 70130
<b>2100 St Charles Av 10D</b>	Bratsas Dorothy
	Miss Leona Bersadsky 2100 St Charles Ave Unit 10D, New Orleans, LA 70140
<b>2100 St Charles Av 10Ef</b>	Shlosman Leona Z
	2100 St Charles Unit 10E-F, New Orleans, LA 70140
<b>2100 St Charles Av 10G</b>	Wusnack Charles J
	2100 St Charles Avenue Unit 10G, New Orleans, LA 70130
<b>2100 St Charles Av 10J</b>	Seaver David W
	2100 St Charles Av Unit 10-J, New Orleans, LA 70130
<b>2100 St Charles Av 10L</b>	Hbv, LLC
	C/O Theresa M Voorhies 1139 Third Street, New Orleans, LA 70130
<b>2100 St Charles Av 11-A1</b>	Diaz Jean M
	2100 St Charles Ave Unit 11-A1, New Orleans, LA 70140
<b>2100 St Charles Av 11B</b>	Diaz Jean M
	2100 St Charles Av Unit 11-A-1, New Orleans, LA 70130
<b>2100 St Charles Av 11D</b>	Aronson Jay R
	2100 St Charles Avenue Unit 11D, New Orleans, LA 70130
<b>2100 St Charles Av 3A1</b>	Knight Belinda A
	1029 Esplande Avenue Unit #7, New Orleans, LA 70116
<b>2100 St Charles Av 3B</b>	Lewis James
	2100 St Charels Ave Unit 3-B, New Orleans, LA 70130

<b>2100 St Charles Av 3J</b>	Brandt Peter F Jr 2100 St Charles Av Unit 3-J, New Orleans, LA 70140
<b>2100 St Charles Av 4F</b>	Johnson Gerald W 674 Grand View Avenue, San Francisco, CA 94114
<b>2100 St Charles Av 4H</b>	White Susan A. 2100 St Charles Av Unit 4-H, New Orleans, LA 70130
<b>2100 St Charles Av 5F</b>	Glazer Dov 2100 St Charles Av Unit 5-F, New Orleans, LA 70140
<b>2100 St Charles Av 5N</b>	Kim Glazer Goldberg 332 Walnut St, New Orleans, LA 70118
<b>2100 St Charles Av 6A</b>	Tebault Bob Peter 2100 St Charles Ave Unit 6A, New Orleans, LA 70140
<b>2100 St Charles Av 6C</b>	Weiss Henry 2100 St Charles Av Unit 6-C, New Orleans, LA 70140
<b>2100 St Charles Av 6E</b>	Daniel Suzanne M 2100 St Charles Av Unit 6-E, New Orleans, LA 70130
<b>2100 St Charles Av 6G</b>	The Jeffrey Revocable Trust 2100 St Charles Avenue Unit 6G, New Orleans, LA 70130
<b>2100 St Charles Av 6K</b>	Calhoun Anne C 2100 St Charles Ave Unit 6K, New Orleans, LA 70140
<b>2100 St Charles Av 6M</b>	Rodriguez Eduardo E 2100 St Charles Ave Unite 6M, New Orleans, LA 70130
<b>2100 St Charles Av 7B</b>	Vincent William J 2100 St Charles Avenue Unit 7B, New Orleans, LA 70130
<b>2100 St Charles Av 7C</b>	Holmes Elizabeth C 333 Hillcrest Rd, Ridgewood, NJ 07450
<b>2100 St Charles Av 7H</b>	Brant David R Sr 2100 St Charles Unit 7-H, New Orleans, LA 70130
<b>2100 St Charles Av 7K</b>	Scharfenberg John C 2100 St Charles Av Unit 7-K, New Orleans, LA 70140
<b>2100 St Charles Av 8A</b>	Sandra Kramer Irrevocable Trust 2100 St Charles Avenue Unit 8-A, New Orleans, LA 70130
<b>2100 St Charles Av 8C</b>	Brenner Ronnie R 2100 St. Charles Avenue Unit 8C, New Orleans, LA 70130
<b>2100 St Charles Av 8E</b>	Martin Cedric D C/O D Y Martin, Jr Inc P O Box 19091, New Orleans, LA 70179-0091
<b>2100 St Charles Av 8G</b>	Rubin Michael H 14Th Floor,One American Pl, Baton Rouge, LA 70825
<b>2100 St Charles Av 8M</b>	Mills Percy Joseph Jr 2100 St Charles Avenue Unit 8M, New Orleans, LA 70130
<b>2100 St Charles Av 9H</b>	Raphael Living Trust Audrey L The Phoenician East 4633 N 65Th Street, Scottsdale, AZ 85251-1038
<b>2100 St Charles Av 9N</b>	Hymel Ronald J

6174 Breeze Point, Gonzales, LA 70737

**2100 St Charles Av Pha** Goldman Toby M  
C/O Bella G Goldman-Usufruct Only 2100 St Charles Ave Pha, New Orleans, LA

**2100 St Charles Av Phb** Simmons David E  
2100 St Charles Ave. Phb, New Orleans, LA 70130

**2100 St Charles Av Phg** Grayson Revocable Trust  
228 St Charles Av Suite 814, New Orleans, LA 70130

**2100 St Charles Av Phm** Rosenblum Paul S  
2100 St. Charles Ave Phl, New Orleans, LA 70130

**2100 St Charles Av 10Ab** Lincove Barbara R  
2100 St Charles Av Unit 10A-B, New Orleans, LA 70140

**2100 St Charles Av 11G** Berenson Michael A  
1033 Nashville Avenue, New Orleans, LA 70115

**2100 St Charles Av 11J** Pusateri Colleen J  
4640 W Beach Blvd, 3-C, Gulfport, MS 39501

**2100 St Charles Av 12A** Addamus Carmelita B  
2100 St Charles Unit 12A-1, New Orleans, LA 70140

**2100 St Charles Av 12B** Auxerre Business Ltd  
Akara Building , 24 De Castro Street Wickhams Cay 1, Road Town, Tortola Bvi

**2100 St Charles Av 12D** Gottsegen Marshall I  
2100 St. Charles Ave. Apt. 12-D, New Orleans, LA 70130

**2100 St Charles Av 12E** Kancher Allan A  
2100 St Charles Avenue Unit 12E, New Orleans, LA 70130

**2100 St Charles Av 12H** Fuller Jane  
2100 St Charles Av Unit 12-H, New Orleans, LA 70130

**2100 St Charles Av 12J** Reeves James J  
730 Bayfront Pkwy., Ste 4B, Pensacola, FL 32502

**2100 St Charles Av 12L** Brennan Richard J  
2100 St Charles Avenu Unit 12L, New Orleans, LA 70130

**2100 St Charles Av 12M** Beroset Barry W  
2551 Bayou Blvd, Pensacola, FL 32503

**2100 St Charles Av 12N** Sophia Properties LLC  
1331 Philip St, New Orleans, LA 70130

**2100 St Charles Av 2B** Petroleum Specialty Rental LLC  
700 Youngs Road, Morgan City, LA 70381

**2100 St Charles Av 2D** Lescale Properties, LLC  
68 West Cedar St, Poughkeepsie, NY 12601

**2100 St Charles Av 2E** Lescale Melvin J  
1210 Challenger, Austin, TX 78734

**2100 St Charles Av 2A1** Schiro-Shelton Judith Gic  
P O Box 50058, New Orleans, LA 70150

**2100 St Charles Av Phh** Phyllis M Taylor  
Kenneth's Garden District One Lee Circle New Orleans, LA 70130



<b>2105 Prytania St</b>	Gekel LLC 215 Fairway Dr New Orleans, LA 70124
<b>2115 Prytania St</b>	Gekel LLC 215 Fairway Dr New Orleans, LA 70124
<b>2109 Prytania St</b>	Gekel LLC 215 Fairway Dr New Orleans, LA 70124
<b>2119 Prytania St</b>	Gekel LLC 215 Fairway Dr New Orleans, LA 70124
<b>2107 Prytania St</b>	Gekel LLC 215 Fairway Dr New Orleans, LA 70124
<b>2113 Prytania St</b>	Gekel LLC 215 Fairway Dr, New Orleans, LA 70124
<b>2111 Prytania St</b>	Gekel LLC 215 Fairway Dr, New Orleans, LA 70124
<b>1722 St Andrew St</b>	William A Harsch 1722 St Andrew St New Orleans, LA 70113
<b>1724 St Andrew St</b>	Stephen W Clayton 1724 St Andrew St New Orleans, LA 70113
<b>1529 Josephine St</b>	

ATTACHMENT G

<b>2100 St. Charles Ave.</b>	
<b>Municipal Address</b>	<b>Property Owner's Name and Mailing Address</b>
<b>2100 St Charles Av 11H</b> Kenneth's Garden District	Charles E Bickham 2100 St Charles Avenue Unit 11H New Orleans, LA 70130
<b>2100 St Charles Av 11K</b> Kenneth's Garden District	Adele Levy Adatto 2100 St Charles Ave 11K New Orleans, LA 70130
<b>2100 St Charles Av 11M</b> Kenneth's Garden District	Henry Heyman 56 Woodard Court Doylestown, PA 18901
<b>2100 St Charles Av 11N</b> Kenneth's Garden District	Henry J Heymann 56 Woodard Court Doylestown, PA 18901
<b>2100 St Charles Av 12C</b> Kenneth's Garden District	Irrevocable Trust Dienes 2100 St Charles Avenue Unit 12C New Orleans, LA 70130
<b>2100 St Charles Av 12G</b> Kenneth's Garden District	Sulochana D Mandhare 2100 St Charles Avenue Unit 12-G New Orleans, LA 70130
<b>2100 St Charles Av 12K</b> Kenneth's Garden District	Freddie Boudreaux Benjamin 2100 St Charles Ave Apt 12 K New Orleans, LA 70130
<b>2100 St Charles Av 2C</b> Kenneth's Garden District	Marilyn Vidacovich Dittmann 2100 St Charles Avenue Unit 2C New Orleans, LA 70130
<b>2100 St Charles Av 2G</b> Kenneth's Garden District	Frank A Jr Vonderhaar 2100 St Charles Ave Unit 2G New Orleans, LA 70130
<b>2100 St Charles Av 2K</b> Kenneth's Garden District	Richard Allen Davis 1718 Lakeshore Drive New Orleans, LA 70122
<b>2100 St Charles Av 3C</b> Kenneth's Garden District	Henry W Sullivan Et Al 2100 St Charles Av Unit 3-C New Orleans, LA 70130
<b>2100 St Charles Av 3D</b> Kenneth's Garden District	Tina Guidry 2100 St Charles Avenue Unit 3D New Orleans, LA 70130
<b>2100 St Charles Av 3K</b> Kenneth's Garden District	Peter F Brandt 2100 St Charles Av Unit 3-K New Orleans, LA 70140
<b>2100 St Charles Av 3L</b> Kenneth's Garden District	Madeline L Scheinuk 2100 St Charles Av Unit 3-L New Orleans, LA 70140
<b>2100 St Charles Av 4C</b> Kenneth's Garden District	Michael A Herman 1343 W. School Street Chicago, IL 60657
<b>2100 St Charles Av 4E</b> Kenneth's Garden District	Angelo J Giorlando 2100 St Charles St Unit 4-D New Orleans, LA 70130
<b>2100 St Charles Av 5D</b> Kenneth's Garden District	Sherril Ann Herman 2100 St Charles Avenue Unit 5D New Orleans, LA 70130
<b>2100 St Charles Av 5G</b> Kenneth's Garden District	Walter F Metzinger, Jr & The 2100 St Charles Avenue Unit 5G New Orleans, LA 70130
<b>2100 St Charles Av 5L</b> Kenneth's Garden District	Henry L Granet 2100 St Charles Ave Unit 5L New Orleans, LA 70130
<b>2100 St Charles Av 7A</b> Kenneth's Garden District	Kim G Goldberg 2100 St Charles Ave Unit 7A New Orleans, LA 70140
<b>2100 St Charles Av 7D</b>	Chastine H Watters

<b>2100 St. Charles Ave.</b>	
<b>Municipal Address</b>	<b>Property Owner's Name and Mailing Address</b>
Kenneth's Garden District	2100 Stcharles Ave Unit 7D New Orleans, LA 70130
<b>2100 St Charles Av 7N</b>	Nell J Ferguson
Kenneth's Garden District	1728 Oakton St Evanston, IL 60202
<b>2100 St Charles Av 8Jk</b>	Betty B Kohn
Kenneth's Garden District	2100 St Charles Ave U8j-K New Orleans, LA 70140
<b>2100 St Charles Av 8L</b>	Dorothy R Shushan
Kenneth's Garden District	2100 St Charles Ave Unit 8L New Orleans, LA 70140
<b>2100 St Charles Av 9B</b>	Mark C Ledet
Kenneth's Garden District	2100 St Charles Av Unit 9-B New Orleans, LA 70130
<b>2100 St Charles Av 9C</b>	Irrevocable Rosenthal/Hershfield
Kenneth's Garden District	C/O Susan Rosenthal 4019 Bristol Road Durham, NC 27707
<b>2100 St Charles Av 9J</b>	Wendy E King
Kenneth's Garden District	2100 St Charles Av Unit 9-J New Orleans, LA 70130
<b>2100 St Charles Av 9K</b>	John Jacob Zollinger III The
Kenneth's Garden District	2100 St Charles Ave Unit 9K New Orleans, LA 70140
<b>2100 St Charles Av Cu2</b>	Kenmar Enterprises, LLC
Kenneth's Garden District	400 Veterans Blvd., Unit 1 Metairie, LA 70005
<b>2100 St Charles Av Cu4</b>	Kenmar Enterprises
Kenneth's Garden District	400 Veterans Blvd. Metairie, LA 70005
<b>2100 St Charles Av Cu5</b>	James B Saucier
Kenneth's Garden District	2100 St Charles Ave Cu5 New Orleans, LA 70130
<b>2100 St Charles Av Cu6</b>	Condominiumassociation Carol
Kenneth's Garden District	2100 St Charles Avenue New Orleans, LA 70130
<b>2100 St Charles Av Phi</b>	Edith L Rosenblum
Kenneth's Garden District	2100 St. Charles Ave Phi New Orleans, LA 70130
<b>2100 St Charles Av 2F</b>	Pamala H Bridges
Kenneth's Garden District	2100 St Charles Av 2F New Orleans, LA 70130
<b>2100 St Charles Av 2Hj</b>	Robert R Wolf
Kenneth's Garden District	2100 St Charles Ave 2Hj New Orleans, LA 70130
<b>2100 St Charles Av 2L</b>	Saundra K Levy
Kenneth's Garden District	2100 St Charles Ave Unit 2-L New Orleans, LA 70130
<b>2100 St Charles Av 2M</b>	Hertha Rosenblum Bart
Kenneth's Garden District	2100 St Charles Av Unit 2-M New Orleans, LA 70130
<b>2100 St Charles Av 3G</b>	Charles M III Samuel
Kenneth's Garden District	2100 St Charles Ave Unit 3G New Orleans, LA 70130
<b>2100 St Charles Av 3H</b>	Ford Of Louisiana, LLC
Kenneth's Garden District	473 Jordan Dr Biloxi, MS 39531
<b>2100 St Charles Av 4A1</b>	Patricia D Crosby Revocable Trust
Kenneth's Garden District	617 Henley Field-Mcneil Rd Carriere, MS 39426
<b>2100 St Charles Av 4G</b>	Blanche L Kirchhoff
Kenneth's Garden District	2100 St Charles Av Unit 4G New Orleans, LA 70140
<b>2100 St Charles Av 5A1</b>	Joseph A Kunstler

<b>2100 St. Charles Ave.</b>	
<b>Municipal Address</b>	<b>Property Owner's Name and Mailing Address</b>
Kenneth's Garden District <b>2100 St Charles Av 5C</b>	1123 Sherwood Forest Baton Rouge, LA 70815 Margaret J Jones
Kenneth's Garden District <b>2100 St Charles Av 5H</b>	2100 St Charles Ave Unit 5C New Orleans, LA 70130 Clara P Badowski
Kenneth's Garden District <b>2100 St Charles Av 5K</b>	2100 St Charles Avenue Unit 5H New Orleans, LA 70130 William J III Kearney
Kenneth's Garden District <b>2100 St Charles Av 6F</b>	2100 St Charles Avenue Unit 5K New Orleans, LA 70130 Carole R Perrault
Kenneth's Garden District <b>2100 St Charles Av 6H</b>	2100 St Charles Av Unit 6-F New Orleans, LA 70130 Oswald Rodriguez-Fierro Carlos
Kenneth's Garden District <b>2100 St Charles Av 6J</b>	1111 Medical Center Blvd S-350 Marrero, LA 70072 Jon Edward Guidry
Kenneth's Garden District <b>2100 St Charles Av 6L</b>	2100 St Charles Av Unit 6-J New Orleans, LA 70140 Albert A Newman
Kenneth's Garden District <b>2100 St Charles Av 6N</b>	2100 St. Charles Ave. Apt 6L New Orleans, LA 70130 I & R Real Estate Holdings, LLC
Kenneth's Garden District <b>2100 St Charles Av 7E</b>	245 East 93Rd St Apt 16E New York, NY 10128 Wattsco, LLC
Kenneth's Garden District <b>2100 St Charles Av 7J</b>	C/O Warren K Watters 2100 St Charles Avenue 7E New Orleans, LA 70130 Pecan Company Of Louisiana LLC
Kenneth's Garden District <b>2100 St Charles Av 7M</b>	1820 St Charles Av Ste 201 New Orleans, LA 70130 Aline Rothschild
Kenneth's Garden District <b>2100 St Charles Av 8B</b>	2100 St Charles Ave Unit 7M New Orleans, LA 70130 Sandra Robinson
Kenneth's Garden District <b>2100 St Charles Av 8D</b>	2100 St Charles Av Unit 8B New Orleans, LA 70130 William L Geary
Kenneth's Garden District <b>2100 St Charles Av 8F</b>	2100 St Charles Avenue Unit 8-D New Orleans, LA 70130 Managementassoc.,Inc Pitts
Kenneth's Garden District <b>2100 St Charles Av 8H</b>	Dennis Edmon, Vice-President 7946 Goodwood Blvd Baton Rouge, LA 70806 Josephine C Brown
Kenneth's Garden District <b>2100 St Charles Av 9F</b>	1472 Camp St New Orleans, LA 70130 Vicki R Rabin
Kenneth's Garden District <b>2100 St Charles Av 9G</b>	5106 Braeburn Bellaire, TX 77401 Martha A Madden
Kenneth's Garden District <b>2100 St Charles Av Cu1</b>	2100 St Charles Avenue Unit 9G New Orleans, LA 70130 Whitney National Bank
Kenneth's Garden District <b>2100 St Charles Av Cu3</b>	C/O Real Estate Tax Group 5500 Prytania St Pmb 521 New Orleans, LA 70115 Carol Condominium Assoc Inc
Kenneth's Garden District <b>2100 St Charles Av Phf</b>	2100 St Charles Ave New Orleans, LA 70140 Susan Debarneure Krohn
Kenneth's Garden District <b>2100 St Charles Av Phj-K</b>	3630 Willowick Road Houston, TX 77019 Phyllis M Taylor

<b>2100 St. Charles Ave.</b>	
<b>Municipal Address</b>	<b>Property Owner's Name and Mailing Address</b>
Kenneth's Garden District <b>2100 St Charles Av Phn</b>	2100 St Charles Av Unit Phj-K New Orleans, LA 70140 Phyllis M Taylor
Kenneth's Garden District <b>2100 St Charles Av 10C</b>	2100 St Charles Av Unit Phn New Orleans, LA 70140 Emory M Ornelles
Kenneth's Garden District <b>2100 St Charles Av 10H</b>	2100 St Charles Av Unit 10C New Orleans, LA 70140 Michael E Davis
Kenneth's Garden District <b>2100 St Charles Av 10K</b>	238 Mulberry Dr Metairie, LA 70005 Charles C Coleman
Kenneth's Garden District <b>2100 St Charles Av 10M</b>	2100 St Charles Ave Unit 10K New Orleans, LA 70130 Joan S Berenson
Kenneth's Garden District <b>2100 St Charles Av 10N</b>	505 Northline St Metairie, LA 70005 Joan S Berenson
Kenneth's Garden District <b>2100 St Charles Av 11C</b>	505 Northline St Metairie, LA 70005 Irwin Isaacson
Kenneth's Garden District <b>2100 St Charles Av 11E</b>	2100 St Charles Av Unit 11-C New Orleans, LA 70130 Frederick D Weil
Kenneth's Garden District <b>2100 St Charles Av 3E</b>	687 Delgado Drive Baton Rouge, LA 70808 House,Inc. Tiki
Kenneth's Garden District <b>2100 St Charles Av 3F</b>	730 Bayfront Pkwy Unit #3E Pensacola, FL 32502 George W Repple
Kenneth's Garden District <b>2100 St Charles Av 3M</b>	229 O'connor Street Menlo Park, CA 94025 Danica Cordell-Reeh
Kenneth's Garden District <b>2100 St Charles Av 3N</b>	2100 St Charles Ave Unit 3-M New Orleans, LA 70130 B. O'sullivan Bernadette
Kenneth's Garden District <b>2100 St Charles Av 4B</b>	3000 St Charles Av Unit 307 New Orleans, LA 70115 D. Crosby Revocable Trust Patricia
Kenneth's Garden District <b>2100 St Charles Av 4D</b>	617 Henley Field-Mcneill Rd Carriere, MS 39426 Angelo J Giorlando
Kenneth's Garden District <b>2100 St Charles Av 4J</b>	2100 St Charles Ave 4-D New Orleans, LA 70130 Ricnoe, LLC
Kenneth's Garden District <b>2100 St Charles Av 4KI</b>	3708 Tolmar Drive Metairie, LA 70002-1845 Ann L Burka
Kenneth's Garden District <b>2100 St Charles Av 4Mn</b>	2100 St Charles Ave 4K New Orleans, LA 70140 Charles L Jr Brown
Kenneth's Garden District <b>2100 St Charles Av 5B</b>	2100 St Charles Avenue Unit 4Mn New Orleans, LA 70130 Judith L Applebaum
Kenneth's Garden District <b>2100 St Charles Av 5E</b>	Etal 2100 St Charles Ave 5B New Orleans, LA 70130 Margaret Monroe Tilghman
Kenneth's Garden District <b>2100 St Charles Av 5J</b>	C/O Ms. Peggy M Tilghman 6215 Wagner Lane Bethesda, MD 20816 Gital K Karamchandani
Kenneth's Garden District <b>2100 St Charles Av 5M</b>	2100 St Charles Ave 5J New Orleans, LA 70130 Peter C Schaumber

<b>2100 St. Charles Ave</b>	
<b>Municipal Address</b>	<b>Property Owner's Name and Mailing Address</b>
Kenneth's Garden District <b>2100 St Charles Av 6B</b>	3824 Klingle Pl Nw Washington, DC 20016 Kyle T Del'hierro
Kenneth's Garden District <b>2100 St Charles Av 6D</b>	Soileau, Mr William K 2100 St Charles Ave Unit 6-B New Orleans, LA 70130 Helen S Kohlman
Kenneth's Garden District <b>2100 St Charles Av 7F</b>	2100 St Charles Ave 6D New Orleans, LA 70115 Team Morgan Investments, Inc
Kenneth's Garden District <b>2100 St Charles Av 7G</b>	22 Marine Circle Hattiesburg, MS 39402 St Charlesllc 2100
Kenneth's Garden District <b>2100 St Charles Av 7L</b>	83 Tranquility Dr Mandeville, LA 70471 Patricia L Barnett
Kenneth's Garden District <b>2100 St Charles Av 9A1</b>	2100 St Charles Ave Unit 7L New Orleans, LA 70130 Lawrence J Sr Tedesco
Kenneth's Garden District <b>2100 St Charles Av 9D</b>	2100 St Charles Ave #9A1 New Orleans, LA 70130 Patricia N Mitchell
Kenneth's Garden District <b>2100 St Charles Av 9E</b>	2100 St Charles Avenue Unit 9D New Orleans, LA 70130 J&R Condo Properties LLC.
Kenneth's Garden District <b>2100 St Charles Av 9L</b>	610 W. 115 St. # 3A New York, NY 10025 Carol Heinberg Rosen
Kenneth's Garden District <b>2100 St Charles Av 9M</b>	2100 St Charles Av Unit9l New Orleans, LA 70130 Phillip, Jr. Gensler
Kenneth's Garden District <b>2100 St Charles Av Phc</b>	303 Gloria's Place Mandeville, LA 70471 The Sally Mcneil-Blimling Revocable Tru 2100 St. Charles Ave. Phc, New Orleans, LA 70130
<b>2100 St Charles Av 10D</b>	Bratsas Dorothy Miss Leona Bersadsky 2100 St Charles Ave Unit 10D, New Orleans, LA 70140
<b>2100 St Charles Av 10Ef</b>	Shlosman Leona Z 2100 St Charles Unit 10E-F, New Orleans, LA 70140
<b>2100 St Charles Av 10G</b>	Wusnack Charles J 2100 St Charles Avenue Unit 10G, New Orleans, LA 70130
<b>2100 St Charles Av 10J</b>	Seaver David W 2100 St Charles Av Unit 10-J, New Orleans, LA 70130
<b>2100 St Charles Av 10L</b>	Hbv, LLC C/O Theresa M Voorhies 1139 Third Street, New Orleans, LA 70130
<b>2100 St Charles Av 11-A1</b>	Diaz Jean M 2100 St Charles Ave Unit 11-A1, New Orleans, LA 70140
<b>2100 St Charles Av 11B</b>	Diaz Jean M 2100 St Charles Av Unit 11-A-1, New Orleans, LA 70130
<b>2100 St Charles Av 11D</b>	Aronson Jay R 2100 St Charles Avenue Unit 11D, New Orleans, LA 70130
<b>2100 St Charles Av 3A1</b>	Knight Belinda A 1029 Esplande Avenue Unit #7, New Orleans, LA 70116
<b>2100 St Charles Av 3B</b>	Lewis James

<b>2100 St. Charles Ave.</b>	
<b>Municipal Address</b>	<b>Property Owner's Name and Mailing Address</b>
	2100 St Charels Ave Unit 3-B, New Orleans, LA 70130
<b>2100 St Charles Av 3J</b>	Brandt Peter F Jr
	2100 St Charles Av Unit 3-J, New Orleans, LA 70140
<b>2100 St Charles Av 4F</b>	Johnson Gerald W
	674 Grand View Avenue, San Francisco, CA 94114
<b>2100 St Charles Av 4H</b>	White Susan A.
	2100 St Charles Av Unit 4-H, New Orleans, LA 70130
<b>2100 St Charles Av 5F</b>	Glazer Dov
	2100 St Charles Av Unit 5-F, New Orleans, LA 70140
<b>2100 St Charles Av 5N</b>	Kim Glazer Goldberg
	332 Walnut St, New Orleans, LA 70118
<b>2100 St Charles Av 6A</b>	Tebault Bob Peter
	2100 St Charles Ave Unit 6A, New Orleans, LA 70140
<b>2100 St Charles Av 6C</b>	Weiss Henry
	2100 St Charles Av Unit 6-C, New Orleans, LA 70140
<b>2100 St Charles Av 6E</b>	Daniel Suzanne M
	2100 St Charles Av Unit 6-E, New Orleans, LA 70130
<b>2100 St Charles Av 6G</b>	The Jeffrey Revocable Trust
	2100 St Charles Avenue Unit 6G, New Orleans, LA 70130
<b>2100 St Charles Av 6K</b>	Calhoun Anne C
	2100 St Charles Ave Unit 6K, New Orleans, LA 70140
<b>2100 St Charles Av 6M</b>	Rodriguez Eduardo E
	2100 St Charles Ave Unite 6M, New Orleans, LA 70130
<b>2100 St Charles Av 7B</b>	Vincent William J
	2100 St Charles Avenue Unit 7B, New Orleans, LA 70130
<b>2100 St Charles Av 7C</b>	Holmes Elizabeth C
	333 Hillcrest Rd, Ridgewood, NJ 07450
<b>2100 St Charles Av 7H</b>	Brant David R Sr
	2100 St Charles Unit 7-H, New Orleans, LA 70130
<b>2100 St Charles Av 7K</b>	Scharfenberg John C
	2100 St Charles Av Unit 7-K, New Orleans, LA 70140
<b>2100 St Charles Av 8A</b>	Sandra Kramer Irrevocable Trust
	2100 St Charles Avenue Unit 8-A, New Orleans, LA 70130
<b>2100 St Charles Av 8C</b>	Brenner Ronnie R
	2100 St. Charles Avenue Unit 8C, New Orleans, LA 70130
<b>2100 St Charles Av 8E</b>	Martin Cedric D
	C/O D Y Martin, Jr Inc P O Box 19091, New Orleans, LA 70179-0091
<b>2100 St Charles Av 8G</b>	Rubin Michael H
	14Th Floor,One American Pl, Baton Rouge, LA 70825
<b>2100 St Charles Av 8M</b>	Mills Percy Joseph Jr
	2100 St Charles Avenue Unit 8M, New Orleans, LA 70130
<b>2100 St Charles Av 9H</b>	Raphael Living Trust Audrey L

<b>2100 St. Charles Ave.</b>	
<b>Municipal Address</b>	<b>Property Owner's Name and Mailing Address</b>
	The Phoenician East 4633 N 65Th Street, Scottsdale, AZ 85251-1038
<b>2100 St Charles Av 9N</b>	Hymel Ronald J 6174 Breeze Point, Gonzales, LA 70737
<b>2100 St Charles Av Pha</b>	Goldman Toby M C/O Bella G Goldman-Usufruct Only 2100 St Charles Ave Pha, New Orleans, LA 70
<b>2100 St Charles Av Phb</b>	Simmons David E 2100 St Charles Ave. Phb, New Orleans, LA 70130
<b>2100 St Charles Av Phg</b>	Grayson Revocable Trust 228 St Charles Av Suite 814, New Orleans, LA 70130
<b>2100 St Charles Av Phm</b>	Rosenblum Paul S 2100 St. Charles Ave Phl, New Orleans, LA 70130
<b>2100 St Charles Av 10Ab</b>	Lincove Barbara R 2100 St Charles Av Unit 10A-B, New Orleans, LA 70140
<b>2100 St Charles Av 11G</b>	Berenson Michael A 1033 Nashville Avenue, New Orleans, LA 70115
<b>2100 St Charles Av 11J</b>	Pusateri Colleen J 4640 W Beach Blvd, 3-C, Gulfport, MS 39501
<b>2100 St Charles Av 12A</b>	Addamus Carmelita B 2100 St Charles Unit 12A-1, New Orleans, LA 70140
<b>2100 St Charles Av 12B</b>	Auxerre Business Ltd Akara Building , 24 De Castro Street Wickhams Cay 1, Road Town, Tortola Bvi
<b>2100 St Charles Av 12D</b>	Gottsegen Marshall I 2100 St. Charles Ave. Apt. 12-D, New Orleans, LA 70130
<b>2100 St Charles Av 12E</b>	Kancher Allan A 2100 St Charles Avenue Unit 12E, New Orleans, LA 70130
<b>2100 St Charles Av 12H</b>	Fuller Jane 2100 St Charles Av Unit 12-H, New Orleans, LA 70130
<b>2100 St Charles Av 12J</b>	Reeves James J 730 Bayfront Pkwy., Ste 4B, Pensacola, FL 32502
<b>2100 St Charles Av 12L</b>	Brennan Richard J 2100 St Charles Avenu Unit 12L, New Orleans, LA 70130
<b>2100 St Charles Av 12M</b>	Beroset Barry W 2551 Bayou Blvd, Pensacola, FL 32503
<b>2100 St Charles Av 12N</b>	Sophia Properties LLC 1331 Philip St, New Orleans, LA 70130
<b>2100 St Charles Av 2B</b>	Petroleum Specialty Rental LLC 700 Youngs Road, Morgan City, LA 70381
<b>2100 St Charles Av 2D</b>	Lescale Properties, LLC 68 West Cedar St, Poughkeepsie, NY 12601
<b>2100 St Charles Av 2E</b>	Lescale Melvin J 1210 Challenger, Austin, TX 78734
<b>2100 St Charles Av 2A1</b>	Schiro-Shelton Judith Gic



**2100 St. Charles Ave.**

**Municipal Address**

**2100 St Charles Av Phh**  
Kenneth's Garden District

**Property Owner's Name and Mailing Address**

P O Box 50058, New Orleans, LA 70150  
Phyllis M Taylor  
One Lee Circle New Orleans; LA 70130