

DESIRE SQUARE

New Construction

2711 Desire Street

New Orleans, LA 70126

OWNER

Desire Community Housing Corp.
2132 Sere Street
New Orleans, LA 70122
(504) 905-1425
Contact: Wilbert Thomas
Email: wthomasceo1@aol.com

ARCHITECT

Trapolin•Peer | Architects, APC
850 Tchoupitoulas Street
New Orleans, LA 70130
(504) 523-2772
Contact: Trent Husser
Email: thusser@trapolinpeer.com

CONTRACTOR

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City, State Zip
(area code) number
Contact: Name
Email: Email

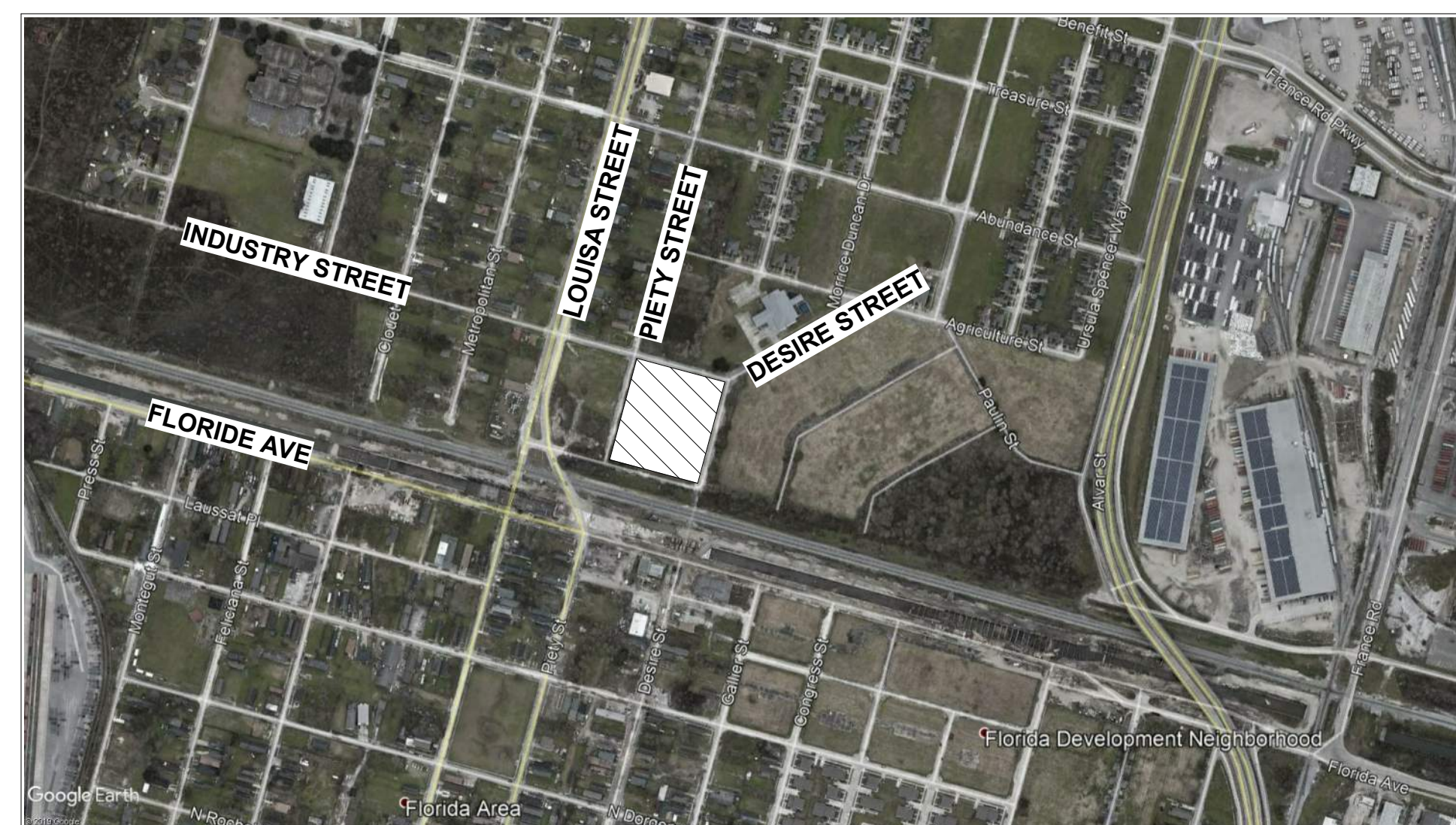
MEP Engineer

IMC Consulting Engineers, Inc.
2714 Independence Street
Metairie, LA 70006
(504) 931 - 9119
Contact: Eugene "Chip" Higbee
Email: chigbee@imcconsultingengineers.com

Civil/Structural/Landscape

KYLE ASSOCIATES, LLC
638 Village Ln N
Mandeville, LA 70471
(958) 727 9377
Contact: Eddie Powel
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SITE VIEW



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CONSTRUCTION**

REVISION #	DESCRIPTION	DATE

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PROJECT NUMBER

CN 18892

ISSUE DATE

07/06/20

COVER SHEET

T1.01

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2132 Sere Street
New Orleans, LA 70122
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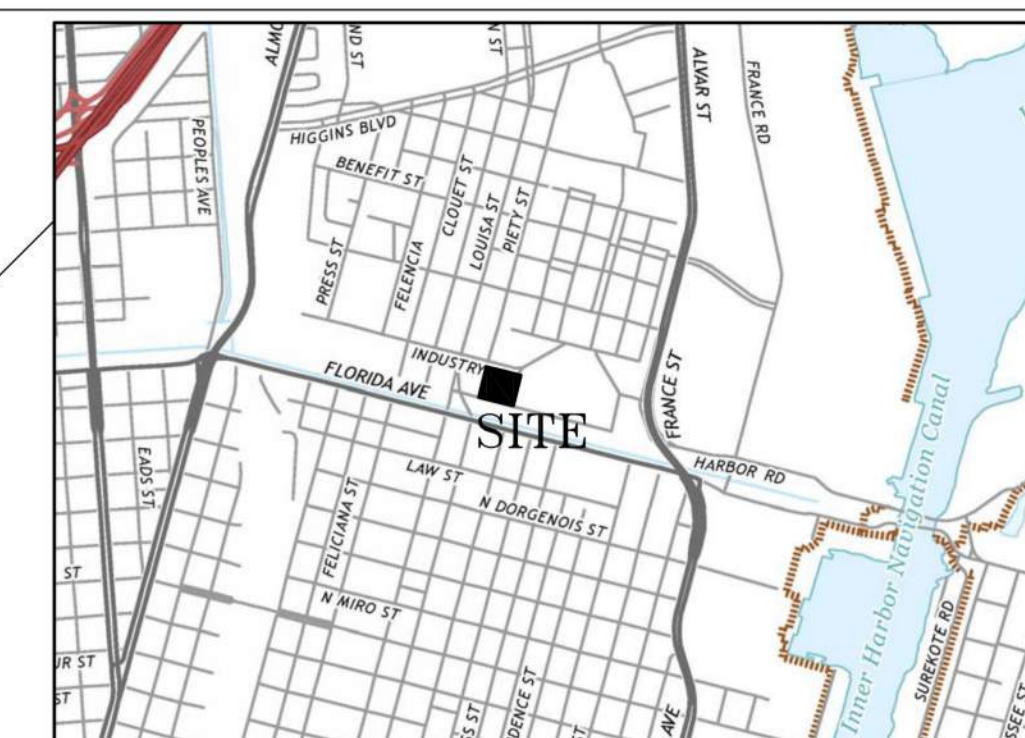
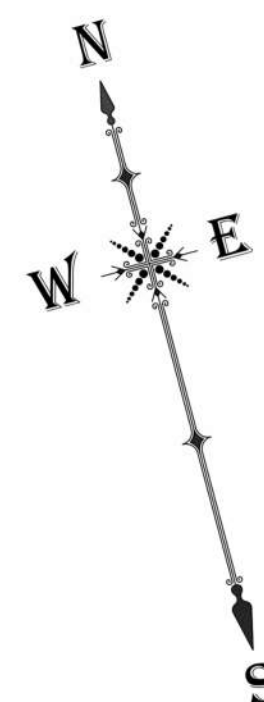
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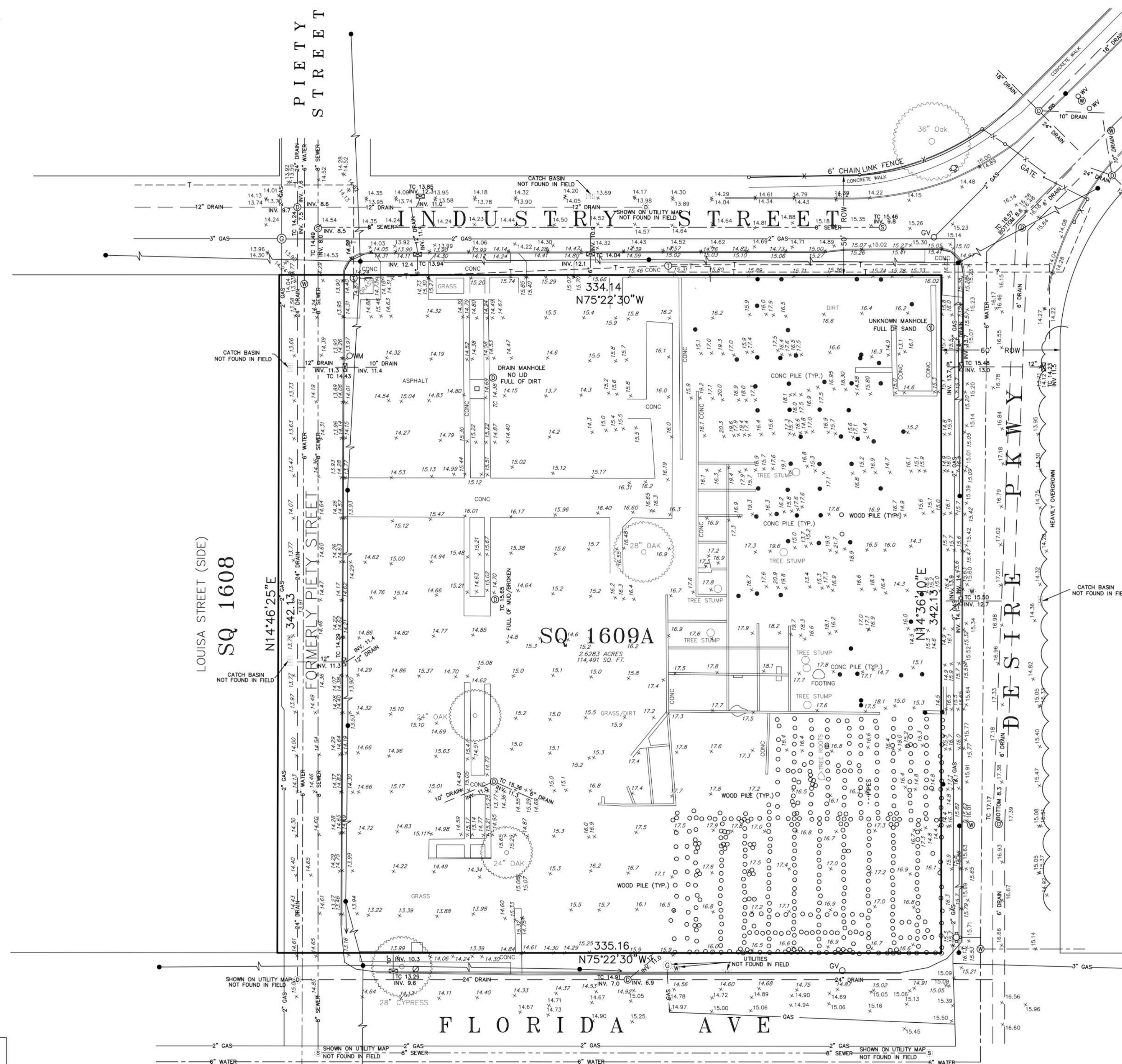
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REVISION #	DESCRIPTION	DATE

SQUARE 1609A THIRD DISTRICT



VICINITY MAP
(N.T.S.)



REFERENCE PLAN BY WALKER & AVERY INC.
DATED APRIL 21, 1980 REVISED AUGUST 22, 1980

CERTAIN FEATURES I.E. FENCES, WALLS, ETC. MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATIONS.

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

THIS PROPERTY IS LOCATED IN FLOOD ZONES X & AE. BASE FLOOD ELEVATION N/A & -3, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 22071C0231F EFFECTIVE SEPTEMBER 30, 2016.

SMALL SLANT FIGURES DENOTE ELEVATIONS. ELEVATIONS SHOWN HEREON ARE DERIVED FROM GPS OBSERVATIONS AND ARE REPORTED IN CAIRO DATUM. SUBTRACT 20.43 FROM VALUES SHOWN HEREON TO CONVERT ELEVATIONS TO NAVD83 GEOID 12A.

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

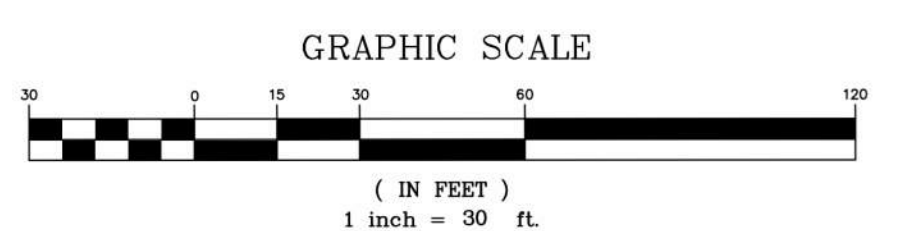
LEGEND

	CATCH BASIN		OPEN GRATE DRAINS		HYDRANT		PARKING METER		TRAFFIC LIGHT
	DRAIN MANHOLE		WATER MANHOLE		SEWER MANHOLE		GAS MANHOLE		UNDERGROUND ELECTRIC & MANHOLE
	OVERHEAD ELECTRIC & POLE		OVERHEAD TELEPHONE & POLE		UNDERGROUND TELEPHONE & MANHOLE		CATV		CATV BOX
	WESTERN UNION MH		CATCH BASIN		OPEN GRATE DRAINS		HYDRANT		PARKING METER
	DRAIN CLEANOUT		SEWER CLEANOUT		WATER VALVE		LIGHT STANDARD		WATER METER
	GAS VALVE		SIGN		POWER POLE AND GUY ANCHOR		CATCH BASIN		OPEN GRATE DRAINS

BEARINGS REFER TO RECORD BEARINGS

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

one
Call before you dig.
1-800-478-0800



Boundary & Topographic Survey of Square 1609A made for Desire Community Housing Corporation at the request of Mr. Wilbert Thomas. New Orleans, La. January 17, 2020

I certify that this plot is a delineation of a survey made on the ground, under my supervision, and meets the requirements of a Class B survey as defined in the "Standards of Practice for Property Boundary Surveys in the State of Louisiana." New Orleans, La. January 17, 2020

PRELIMINARY

Walter J. Stone, PLS
La. License No. 4698

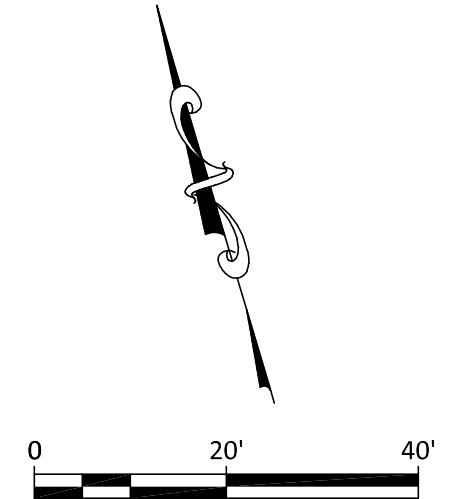
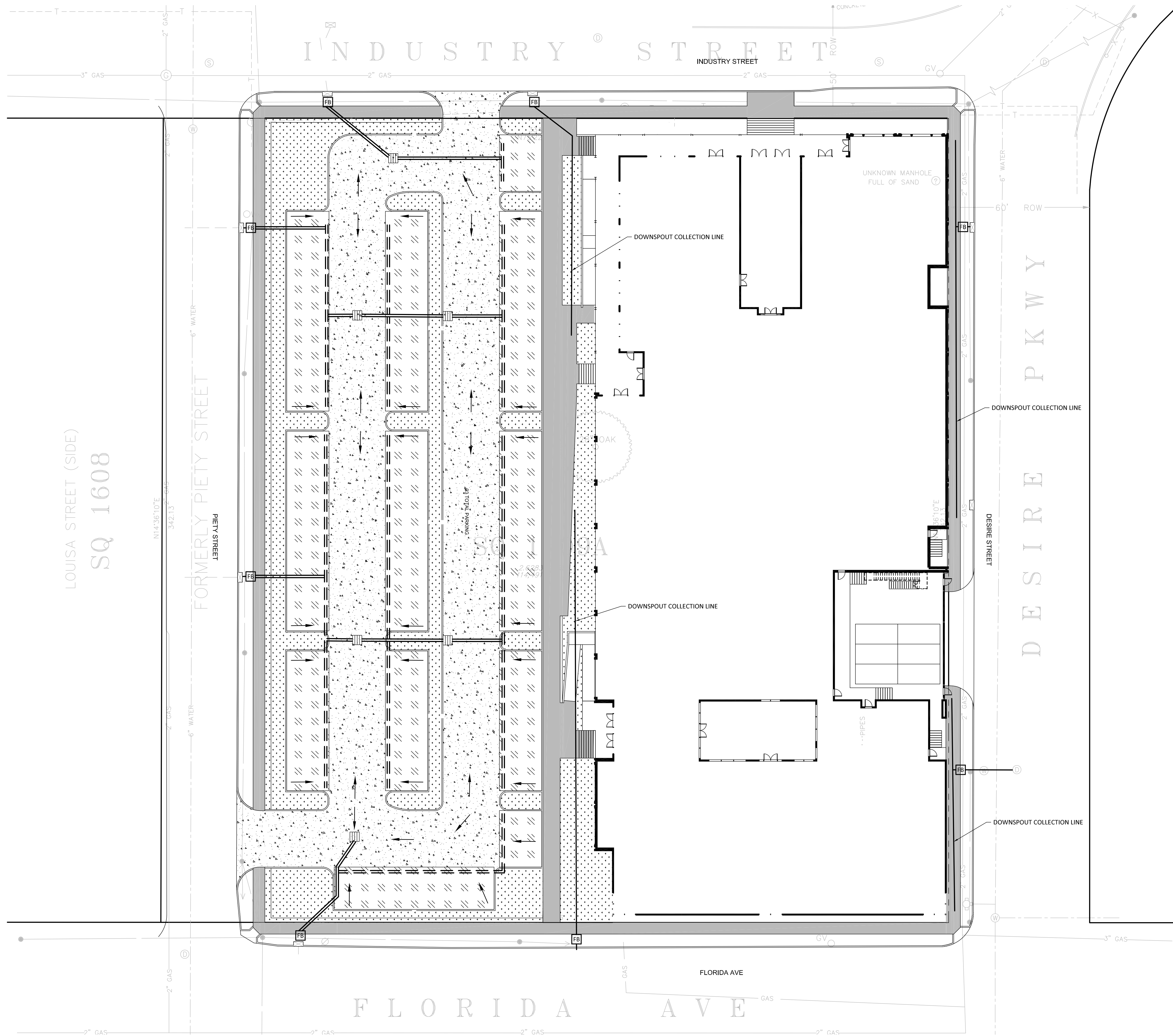
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PROJECT NUMBER
CN 18892
ISSUE DATE
07/06/20

SITE SURVEY

688-11;AA-73

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LEGEND	
	BUILDING FOUNDATION LANDSCAPING
	INTERIOR PARKING LOT LANDSCAPING
	PERIMETER LANDSCAPING
	NEW CONCRETE
	NEW SIDEWALK
	PERVIOUS PAVEMENT
	DRAINAGE PIPE
	PERFORATED DRAINAGE PIPE
	NEW CATCH BASIN
	NEW FILTER BOX

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Owner: **Desire Community Housing Corp.**
2132 Sere Street
New Orleans, LA 70122
(504) 905-1425

Contractor: **Contractor Name**
Contractor Address 1
Contractor Address 2
(area code) number

NOT FOR
CONSTRUCTION

Revisions	

Interoffice Data	
Project Number	CN 18892
Drawn By	BAF
Checked By	JEP
Issue Date	03/09/20
Title	DRAINAGE PLAN
Sheet	

PRELIMINARY DOCUMENTS
THESE DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR ISSUANCE OF A PERMIT. THESE DOCUMENTS WERE PREPARED UNDER THE DIRECT SUPERVISION OF JAMES E. POWELL, JR., P.E. LA-31063



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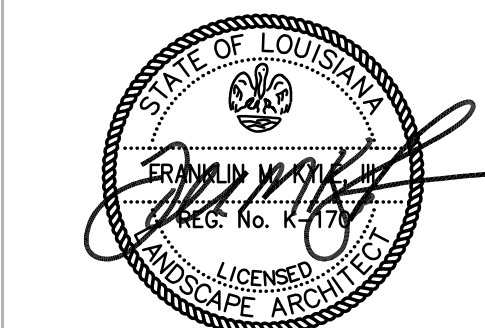
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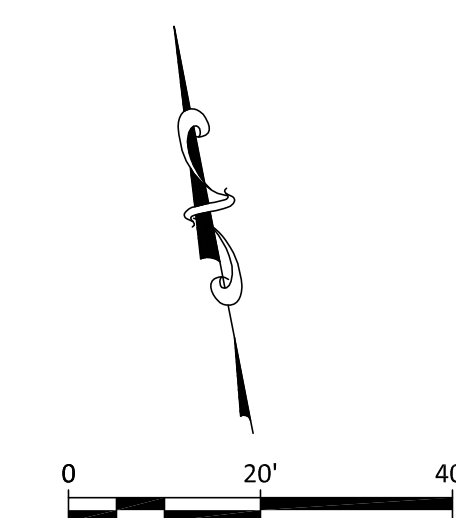
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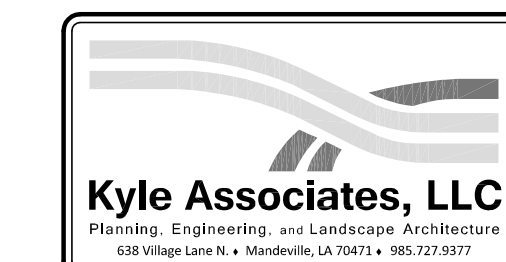
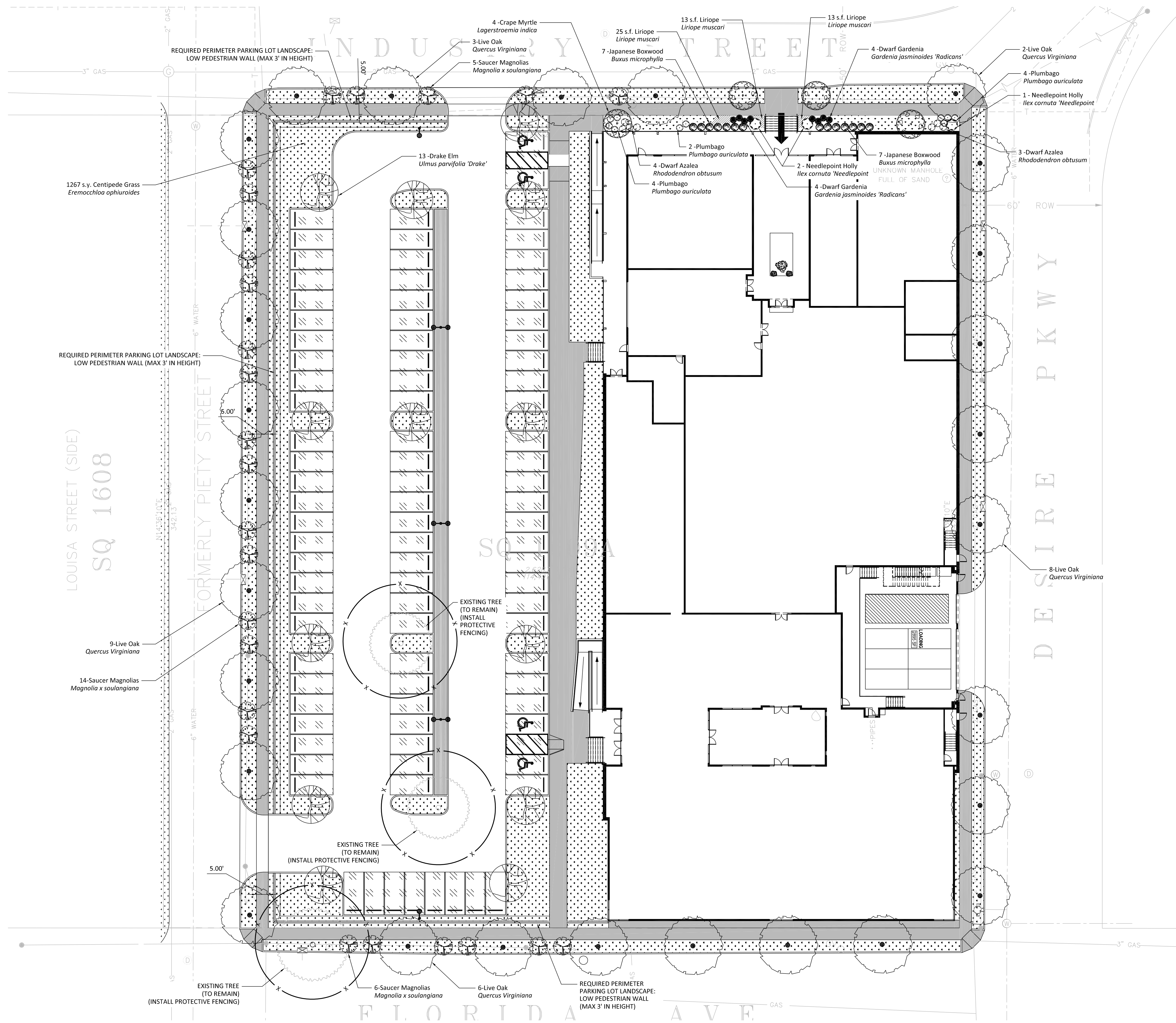
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PROJECT NUMBER
CN 18892
ISSUE DATE
07/15/20

LANDSCAPE PLAN

L1.00



NOTE:
ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED AS SHOWN ON THIS SHEET. PRIOR TO CONSTRUCTION COMMENCEMENT, A LICENSED ARBORIST IS TO INSPECT EACH TREE TO REMAIN TO ASSESS GENERAL HEALTH, REQUIRED PRUNING, AND PRECAUTIONS THAT WILL MAXIMIZE THE CHANCE FOR SURVIVAL DURING THE CONSTRUCTION PERIOD AND AFTER.



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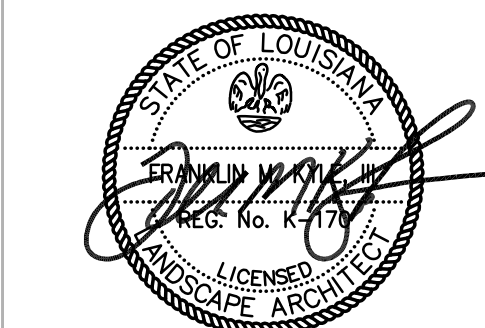
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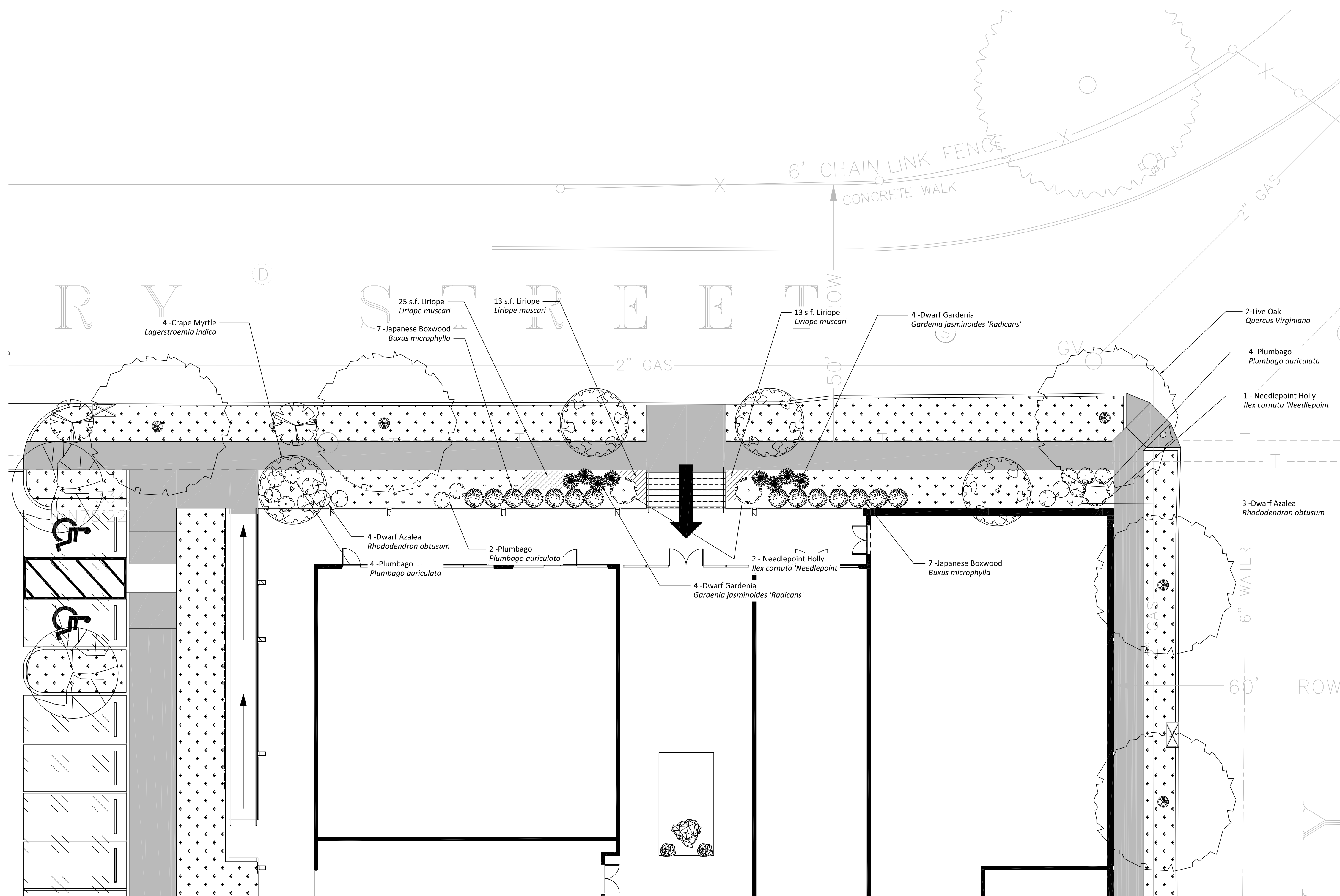
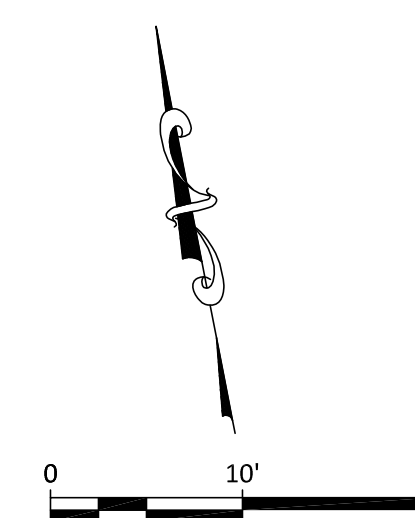
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LANDSCAPE PLAN
ENLARGED
ENTRANCE

L1.01



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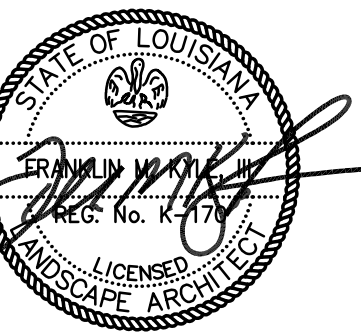
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LANDSCAPE NOTES

L2.00



MASTER LANDSCAPE PLAN MATERIALS SCHEDULE							
QUANTITY	BOTANICAL NAME	DESCRIPTION	ROOT (MIN.)	HEIGHT (MIN.)	SPREAD (MIN.)	CALIPER (MIN.)	NOTES
TREE							
4	Lagerstroemia indica	Crape Myrtle	B&B	8'	6'	2.0"	Multi-trunked (3)
25	Magnolia soulangiana	Saucer Magnolia	B&B	8'	5'	2.5"	Well Branched
28	Quercus Virginiana	Live Oak	B&B	12'	6'	3.5"	Well Branched
13	Ulmus parvifolia 'Drake'	Drake Elm	B&B	8'	6'	3.5"	Well Branched
SHRUBS							
14	Buxus microphylla	Japanese Boxwood	5 gal	30-36"	24"	-	Full Material
8	Gardenia jasminoides 'Radicans'	Dwarf Gardenia	3 gal	24"	12-18"	-	Full Material
3	Ilex cornuta 'Needlepoint'	Neddlepoint Holly	B&B	6-8'	3-4'	-	Well Branched
10	Plumbago auriculata	Plumbago	3 gal	24-30"	24-30"	-	Full material
7	Rhododendron obtusum	Dwarf Azalea	3 gal	24-30"	24-30"	-	Variety specified by owner
GROUND COVER							
1819 s.y.	Eremocchloa ophiuroides	Centipede Grass	-	-	-	-	Verify Square Footage on Site
51 s.f.	Liriope Muscari	Liriope	1 Gal	-	-	-	Spacing 12" On Center

PLANT MATERIAL NOTES

- UPON APPROVAL OF THE PLANTING BED SHAPES AND TREE LOCATIONS, ALL EXISTING VEGETATION IN THESE AREAS IS TO BE CHEMICALLY ERADICATED USING A NON-SELECTIVE HERBICIDE (ROUND-UP OR EQUAL) APPLIED PER MANUFACTURER'S INSTRUCTIONS. BEDDING MATERIAL/PLANTING MEDIUM IS NOT TO BE PLACED IN THESE AREAS UNTIL THE CHEMICAL APPLICATION HAS SATISFACTORILY ELIMINATED THIS VEGETATION.
- WHERE EXCAVATION REVEALS UNSUITABLE SOILS FOR PROPER TREE GROWTH, THE PLANTING HOLE IS TO BE DUG TWO TIMES THE SIZE OF THE ROOT BALL SPECIFIED, AND ALL BACKFILL IS TO BE TOPSOIL OR GARDEN MIX. UNSUITABLE MATERIAL IS TO BE REMOVED FROM THE SITE.
- UPON INSTALLATION OF PLANT MATERIAL, ALL TREE WELLS AND BEDDING AREAS ARE TO BE MULCHED WITH PINE STRAW MULCH, AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. MULCH SHALL BE A MINIMUM OF 4" THICK.
- ALL PLANT MATERIAL SPECIFIED IS TO BE FREE OF ALL PESTS, DISEASE, AND OTHER FOREIGN MATTER UPON DELIVERY TO THE SITE. MATERIAL SHOULD COME FROM A REPUTABLE AND LICENSED NURSERY WITHIN THE REGION WHERE THE PROJECT EXISTS. ANY PLANT THAT DOES NOT MEET THESE REQUIREMENTS OR IS NOT IN EXCELLENT HEALTH WILL BE REJECTED.
- ALL PLANT MATERIAL WILL MEET OR EXCEED THE MINIMUM SIZES INDICATED IN THE PLANT MATERIAL SCHEDULE. ADDITIONALLY, ALL CONTAINER PLANT MATERIAL IS TO HAVE BEEN IN THE CONTAINER SIZE SPECIFIED FOR A MINIMUM OF ONE FULL GROWING SEASON. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE MATERIAL IN THE EVENT THESE MINIMUM STANDARDS ARE NOT MET.
- PLANT MATERIAL DELIVERED TO THE PROJECT SITE IS NOT TO BE STOCKPILED FOR MORE THAN THREE DAYS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE HEALTH AND WELL BEING OF ALL LANDSCAPE MATERIAL STAGED ON SITE.
- ALL PLANT MATERIAL IS TO BE FERTILIZED AT THE TIME OF PLANTING WITH A BALANCED, TIME RELEASED FERTILIZER SUITABLE FOR THE SPECIFIC PLANT MATERIAL INSTALLED. FERTILIZATION FOR MATERIAL IN PLANTING BEDS MAY BE INCORPORATED INTO THE SOIL MIX OR APPLIED AT EACH PLANT LOCATION.
- THE LANDSCAPE CONTRACTOR IS TO APPLY A WEED INHIBITOR ON THE SURFACE OF ALL BED AREAS PRIOR TO MULCHING, OR AS PER MANUFACTURER'S INSTRUCTIONS.
- THE SCOPE OF THIS PROJECT INCLUDES THE PRUNING AND MAINTENANCE OF ALL MATERIAL (IMMEDIATELY AFTER PLANTING). PLANT MATERIAL IS TO HAVE THE HIGHEST QUALITY APPEARANCE AT THE TIME OF FINAL PRODUCT ACCEPTANCE.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO WATER ALL MATERIAL THOROUGHLY UPON INSTALLATION, EVERY DAY FOR THE FIRST THREE DAYS FROM PLANTING, THEN EVERY OTHER DAY FOR THE NEXT TEN DAYS. THIS REQUIREMENT WILL BE WAIVED ONCE AN IRRIGATION SYSTEM IS INSTALLED AND OPERATIONAL.
- CONTRACTOR IS TO WARRANT THE SURVIVABILITY OF ALL PLANT MATERIAL FOR ONE YEAR AFTER ACCEPTANCE, WITH EXCEPTIONS BEING MADE FOR FREEZE, WIND DAMAGE, AND VEHICULAR DAMAGE. DROUGHT IS EXCLUDED.
- SOIL FOR LAWN AREAS IS TO BE A SANDY LOAM TYPE SOIL, FREE OF STICKS, ROOTS, EXISTING VEGETATION, AND ROCKS, AND IS TO HAVE A MINIMUM DEPTH OF 6" TO 8". BEDDING AREA SOILS ARE TO BE A GARDEN MIX OF SANDY LOAM, FINELY CHOPPED BARK MULCH, AND A NUTRIENT BASE EITHER FROM FERTILIZERS OR NATURAL SOIL AMENDMENTS. ALL BEDDING AREAS ARE TO HAVE A MINIMUM PLANTING DEPTH OF 12". EXISTING MATERIAL MAY BE AMENDED PROVIDED THE QUALITY SPECIFIED ABOVE IS MET.
- ALL LAWN AREAS THAT ARE TO BE SODDED SHALL BE FREE OF NOXIOUS WEEDS AND PESTS, AND SOURCED FROM A LICENSED AND REPUTABLE SOD GROWER LOCATED WITHIN THE REGION. NO "PASTURE GRASS" SOD IS ALLOWED.
- ALL GRADING OF LAWN AND BED AREAS ARE TO BE AWAY FROM STRUCTURES AND WALKS. FINAL LAWN GRADES ARE TO BE ESTABLISHED AS PART OF THE OVERALL DRAINAGE SYSTEM. GUTTER DOWNSPOUTS ARE NOT TO FLOW DIRECTLY INTO BEDDING AREAS. RETRACTABLE DOWNSPOUT EXTENSIONS, SPLASH BLOCKS, OR CONNECTION TO SUBSURFACE DRAINAGE SYSTEMS IS REQUIRED
- ALL DITCHES AND CANAL SIDE SLOPES SHALL BE SODDED.
- CORRUGATED DRAIN PIPE SHALL BE INSTALLED ON ALL DOWNSPOUT THAT EMPTIES IN A PLANTER BED. THE PIPE SHALL RUN AWAY FROM THE BUILDING AND END AT THE EDGE OF THE PLANTER BED. ALL OTHER DOWNSPOUTS SHALL HAVE A SPLASH BOX.

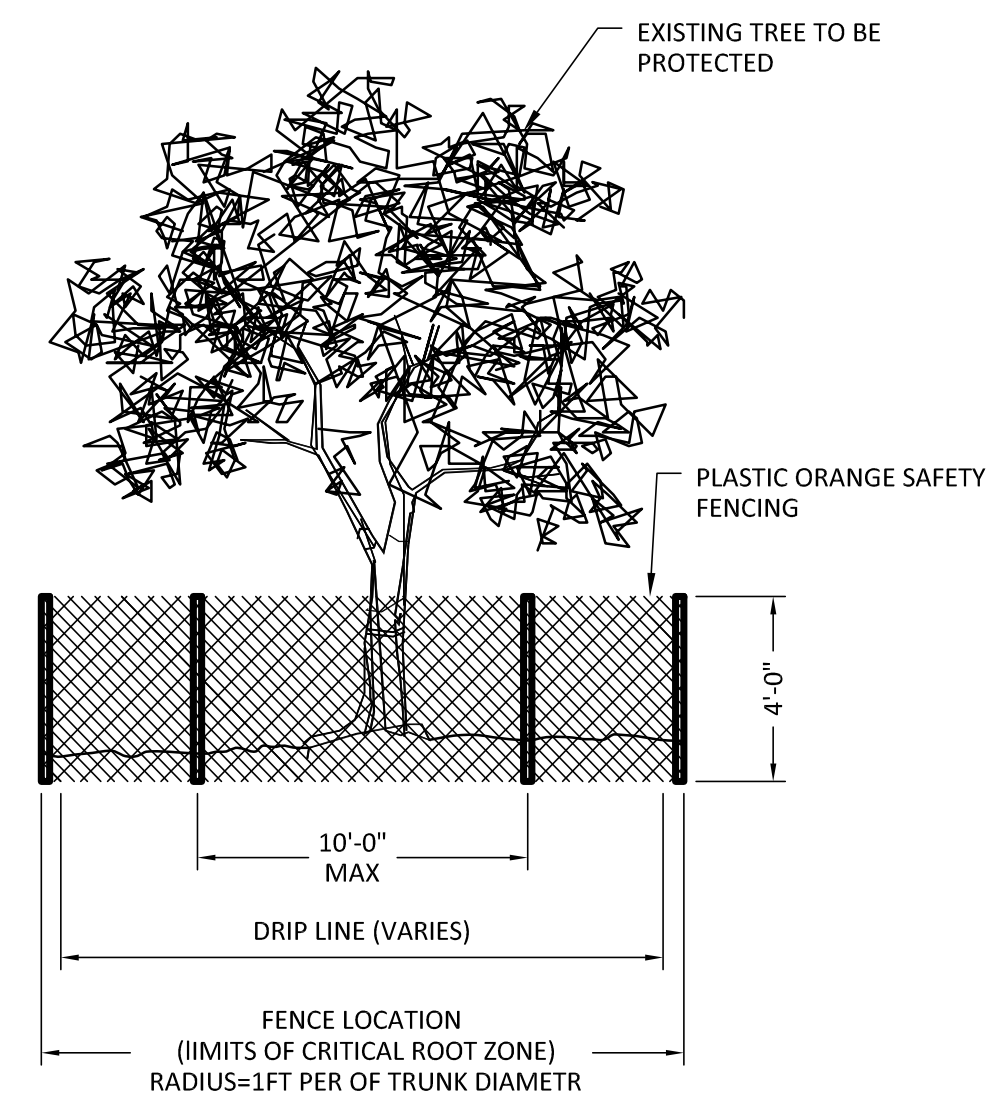
IRRIGATION NOTES

- ALL LANDSCAPE INSTALLATION WORK IS TO BE COORDINATED WITH THE IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT OF SPRAY HEADS AND NOZZLES TO FIT THE PLANT MATERIAL FOR THE PROJECT.
- THE WATER SOURCE FOR THIS PROJECT IS TO BE THE MUNICIPAL WATER SYSTEM SERVING THE SITE. ALL CONNECTIONS TO THE SYSTEM ARE TO BE IN CONFORMANCE WITH THE RULES AND REGULATIONS GOVERNING WATER CONNECTIONS FOR IRRIGATION SYSTEMS IN THE JURISDICTION IN WHICH THIS PROJECT EXISTS. A BACKFLOW PREVENTER IS TO BE INSTALLED AT THE POINT OF WATER SOURCE CONNECTION, PER LOCAL CODES.
- IRRIGATION COVERAGE FOR LAWN AREAS IS TO BE 90%, AND COVERAGE OF ALL BED AREAS IS TO BE 95% (MINIMUM). THE IRRIGATION/LANDSCAPE CONTRACTOR IS TO ENSURE THAT DIRECT OR OVERSPRAY FROM IRRIGATION HEADS IS TO BE PERMITTED TO WET WALKWAYS OR BE A DETRIMENT TO ADJACENT STREETS OR DRIVES.
- ONLY TORO, RAIN BIRD, OR HUNTER IRRIGATION PRODUCTS (OR APPROVED EQUAL) WILL BE PERMITTED. THE LANDSCAPE CONTRACTOR IS TO PROVIDE SUBMITTALS ON ALL PRODUCTS TO BE USED IN THE IRRIGATION SYSTEM.
- THE IRRIGATION SYSTEM MAY MAKE USE OF SPRAY HEADS, DRIP EMITTERS, SOAKER HOSES, OR ANY COMBINATION THEREOF. THE SYSTEM WILL BE A FULLY AUTOMATED SYSTEM WITH INITIAL SET-UP MADE BY THE LANDSCAPE/IRRIGATION CONTRACTOR.
- IRRIGATION SYSTEM ZONES ARE TO BE HYDRAULICALLY DESIGNED FOR A WATER SOURCE WITH AN OPERATING PRESSURE OF 55 PSI AND A FLOW RATE OF 40 GALLONS PER MINUTE. SYSTEM SHALL BE CONFIGURED TO HAVE NO MORE THAN TWO ZONES OPERATING AT ONE TIME. FOR LARGE SYSTEMS WHERE THESE PARAMETERS ARE NOT ADEQUATE, THE CONTRACTOR WILL REQUEST FROM THE LANDSCAPE ARCHITECT PARAMETER VARIANCES.
- THE IRRIGATION SYSTEM CONTROLLER IS TO BE LOCATED AT A LOCATION APPROVED BY THE OWNER. REFERENCE SHOULD BE MADE TO THE ELECTRICAL PLANS PRIOR TO ENSURE A POWER SUPPLY IS ACCESSIBLE FOR THE LOCATION SELECTED.
- ALL PIPING IS TO BE PVC CLASS 200 FOR LATERAL, SYSTEM, AND ZONES LINES. ALL MAIN LINE (CONTINUALLY CHARGED) PIPING IS TO BE PVC SCHEDULE 40. LINES ARE TO BE BURIED A MINIMUM OF 16" DEEP. ALL LINES ARE TO BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS.
- AT LOCATIONS WHERE THE SYSTEM EXTENDS BENEATH PAVEMENT, LINES ARE TO BE INSERTED INTO PVC SCHEDULE 40 SLEEVES. LOCATION OF SLEEVES IS TO BE COORDINATED WITH THE SITE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY PAVEMENT. FOR ALL LOCATIONS THAT EXTEND BENEATH PAVED SURFACES THAT WILL BE USED BY A VEHICULAR TRAFFIC, THE MINIMUM DEPTH OF SLEEVES WILL BE 24", AND THE MINIMUM DEPTH FOR LINES EXTENDING BENEATH PUBLIC ROADWAYS IS TO BE 36" OR PER LOCAL CODE.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR AND AUTOMATIC SHUT-OFF FOR THOSE TIMES WHEN ADEQUATE RAINFALL HAS OCCURRED FOR THE LANDSCAPE.
- PROVIDED AN IRRIGATION PLAN IS NOT INCLUDED IN THE CONSTRUCTION DOCUMENTS, THE LANDSCAPE CONTRACTOR IS TO PROVIDE A SCHEMATIC IRRIGATION SYSTEM DESIGN WHICH INDICATES THE HEAD LOCATIONS, PIPING DIAGRAM, PIPE SIZES, VALVE LOCATIONS, AND WATER SOURCE CONNECTION. THIS PLAN IS TO REFLECT THE LANDSCAPE PLANTING PLAN INCLUDED AS A PART OF THIS SET. THE IRRIGATION PLAN IS TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ANY WORK BEING COMMENCED.

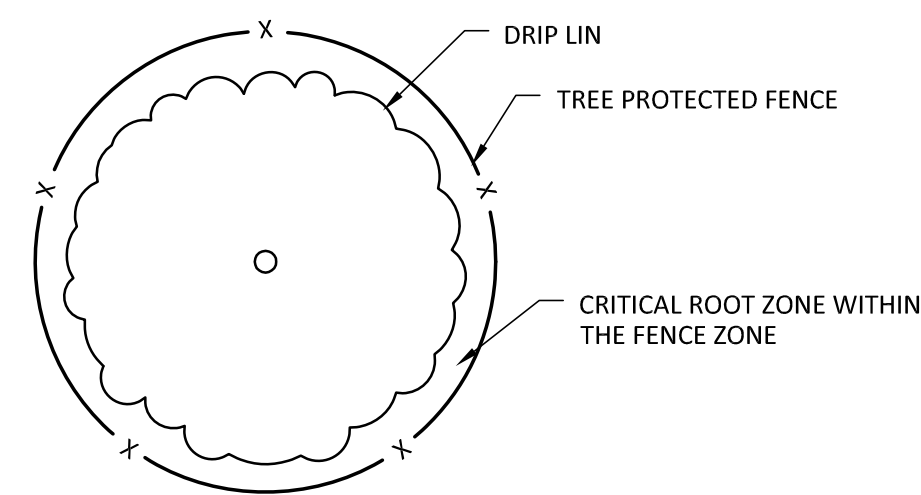
GENERAL NOTES

- THE WORK PERFORMED UNDER THE DIRECTION OF THESE DOCUMENTS IS TO BE OF THE HIGHEST WORKMANSHIP AND QUALITY FOR WORK OF THIS TYPE. BEST INDUSTRY STANDARDS ARE TO BE APPLIED FOR ALL WORK DEFINED IN THESE DOCUMENTS.
- THIS SET OF PLANS HAS BEEN DEVELOPED USING A SURVEY OR BASE INFORMATION PROVIDED BY THE OWNER. CONTRACTOR IS TO IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES THAT EXIST BETWEEN THE SURVEY/BASE INFORMATION AND THE ACTUAL FIELD CONDITIONS.
- THE PLAN REFLECTS A PROGRAM SET FORTH BY THE PROJECT OWNER. VARIATION IN PLANT SPECIES, SIZE, OR ARRANGEMENTS WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT. ALL CORRESPONDENCE, ADDITIONS, SUBTRACTIONS, OR OTHER INSTANCES WHERE VARIATIONS IN THE PLAN MAY BE SUITABLE SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- ALL WORK PERFORMED UNDER THESE DOCUMENTS IS TO BE DONE IN ACCORDANCE WITH THE LAWS AND REGULATIONS OF THE JURISDICTION IN WHICH THE PROJECT IS LOCATED. LOCAL, STATE, AND FEDERAL LAWS APPLY.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND THE COST OF ALL PERMITS AND APPROVALS REQUIRED FOR THIS WORK. ONLY LICENSED AND INSURED LANDSCAPE CONTRACTORS WILL BE PERMITTED TO PERFORM THE WORK INDICATED ON THESE PLANS.
- THE CONTRACTOR IS TO CONTACT THE LOCAL UTILITY LOCATION SERVICE PRIOR TO THE COMMENCEMENT OF WORK AND HAVE ALL SUBSURFACE UTILITIES MARKED ON THE GROUND SURFACE, INCLUDING BUT NOT LIMITED TO TELEPHONE, NATURAL GAS, CABLE, WATER, SEWER, DRAINAGE, AND FIBER OPTIC. DEPTH OF THE UTILITIES SHALL BE A CONSIDERATION IN THIS EVALUATION. ADJUSTMENTS REQUIRED TO THE LANDSCAPE PLAN OR IRRIGATION DESIGN AS A RESULT OF UTILITY CONFLICTS ARE TO BE MADE PRIOR TO THE COMMENCEMENT OF WORK.
- ALL EXISTING UTILITIES ARE TO BE PROTECTED AND MAINTAINED. REPAIRS ON UTILITIES DAMAGED BY THE CONTRACTOR WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXISTING TREES AND OTHER LANDSCAPING THAT IS TO REMAIN, IS TO BE PROTECTED BY INSTALLING 4'ORANGE CONSTRUCTION SAFETY FENCING AROUND THE TREE AT THE DRIP LINE AND AROUND OTHER PLANTINGS AT THE EDGE OF THE PLANTED AREA.
- EXISTING TREES AND SHRUBS THAT ARE INDICATED "TO BE REMOVED" ON THE PLANS SHALL BE CUT AND DISPOSED OF OFF SITE. THIS INCLUDES THE REMOVAL OF ALL ROOT SYSTEMS AND STUMPS (WHICH MAY BE GROUND) SO THAT THIS MATERIAL DOES NOT INTERFERE WITH THE NEW LANDSCAPE PROGRAM.
- ALL CONSTRUCTION DEBRIS, INCLUDING BUT NOT LIMITED TO ROCKS, CONCRETE, BATTER BOARDS, PIPE, AND FOUNDATION BASE MATERIAL IS TO BE REMOVED FROM AREAS TO BE PLANTED PRIOR TO THE INSTALLATION OF BEDDING SOIL OR BASE PREPARATION FOR SOD.
- UPON COMPLETION OF ALL BED PREPARATION, PLANTS ARE TO BE FULLY ARRANGED IN THE BED PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT AND/OR THE OWNER ARE TO APPROVE THE ARRANGEMENT PRIOR TO PLANT INSTALLATION. THE LANDSCAPE CONTRACTOR IS TO ROTATE ALL TREE AND LARGE SHRUB MATERIAL AS TO MAXIMIZE THE BENEFIT OF THE BRANCHING STRUCTURE TOWARDS THE OUTWARD APPEARANCE. FAILURE TO OBTAIN SUCH APPROVAL MAY RESULT IN THE RELOCATION OF MATERIAL.
- ALL TREES ARE TO BE STAKED USING WOOD STAKES, THREE PER TREE. GUY WIRES ARE TO BE GALVANIZED WITH PLASTIC SHEATHING AT ALL TREE CONTACT POINTS. GUY WIRES ARE TO BE SET WITH 2" SLACK TO ALLOW FOR TREE MOVEMENT. ALL WIRES ARE TO BE FLAGGED WITH HIGH VISIBILITY TAPE.

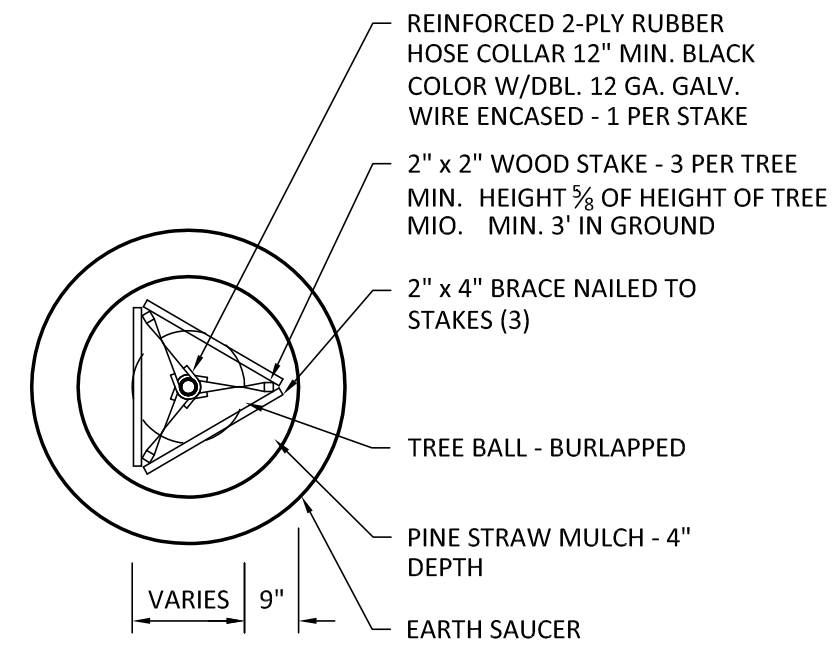
TREE PROTECTION FENCE DETAIL:



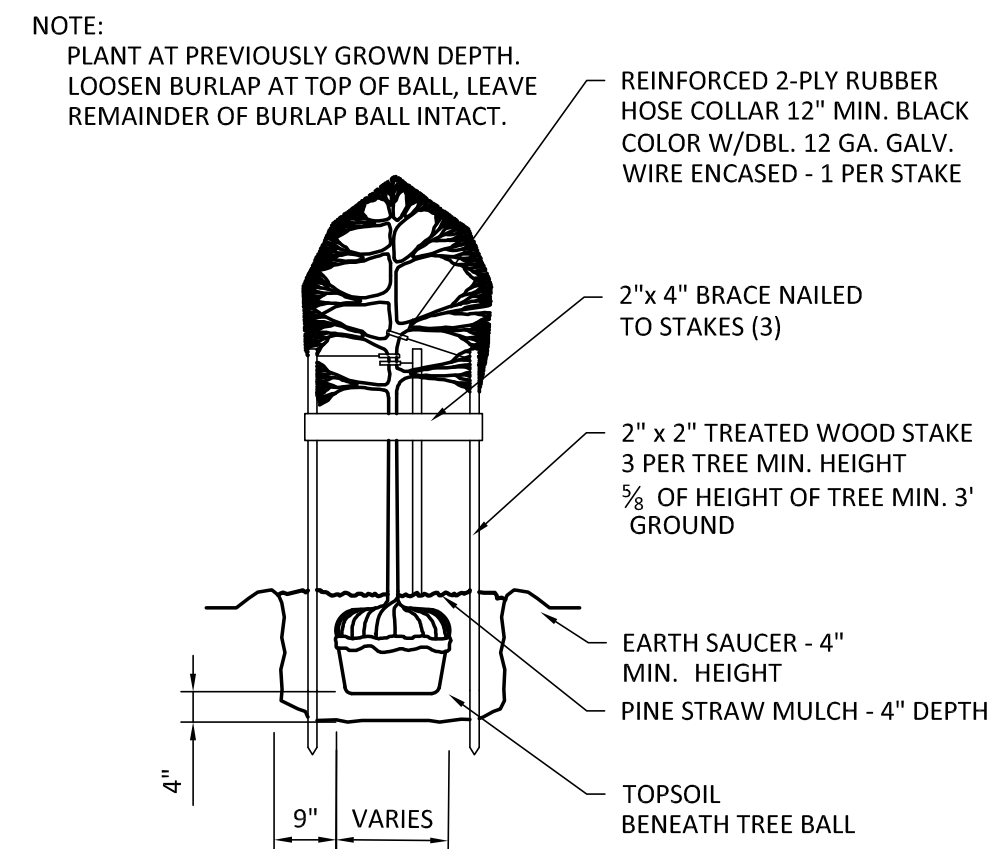
ELEVATION VIEW
N.T.S.



PLAN VIEW
N.T.S.



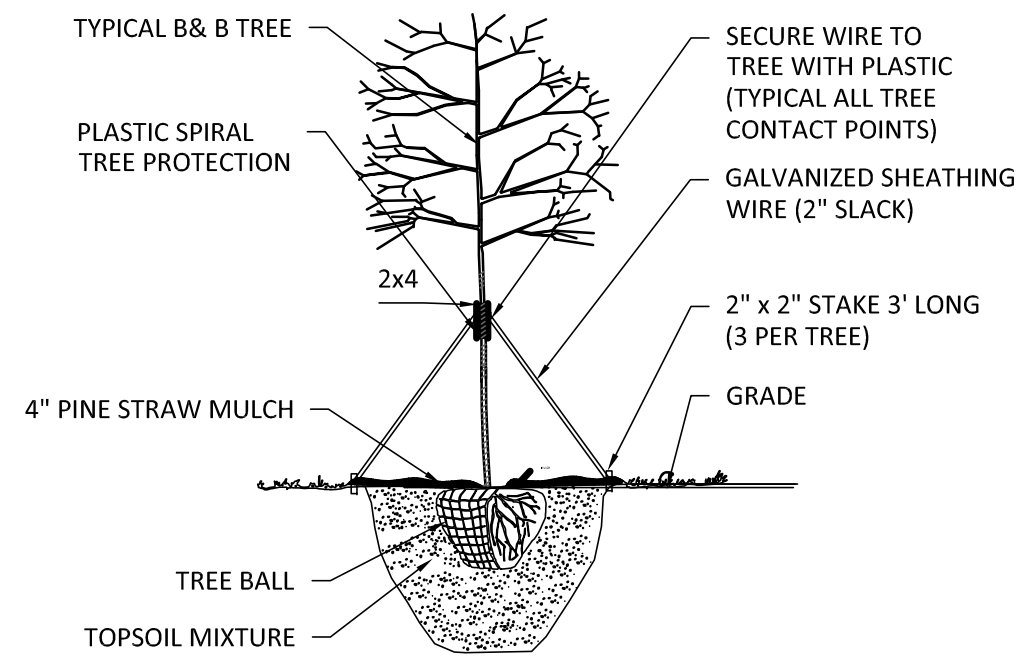
1 TREE STAKING DETAIL-PLAN VIEW
(LESS THAN 8')
N.T.S.



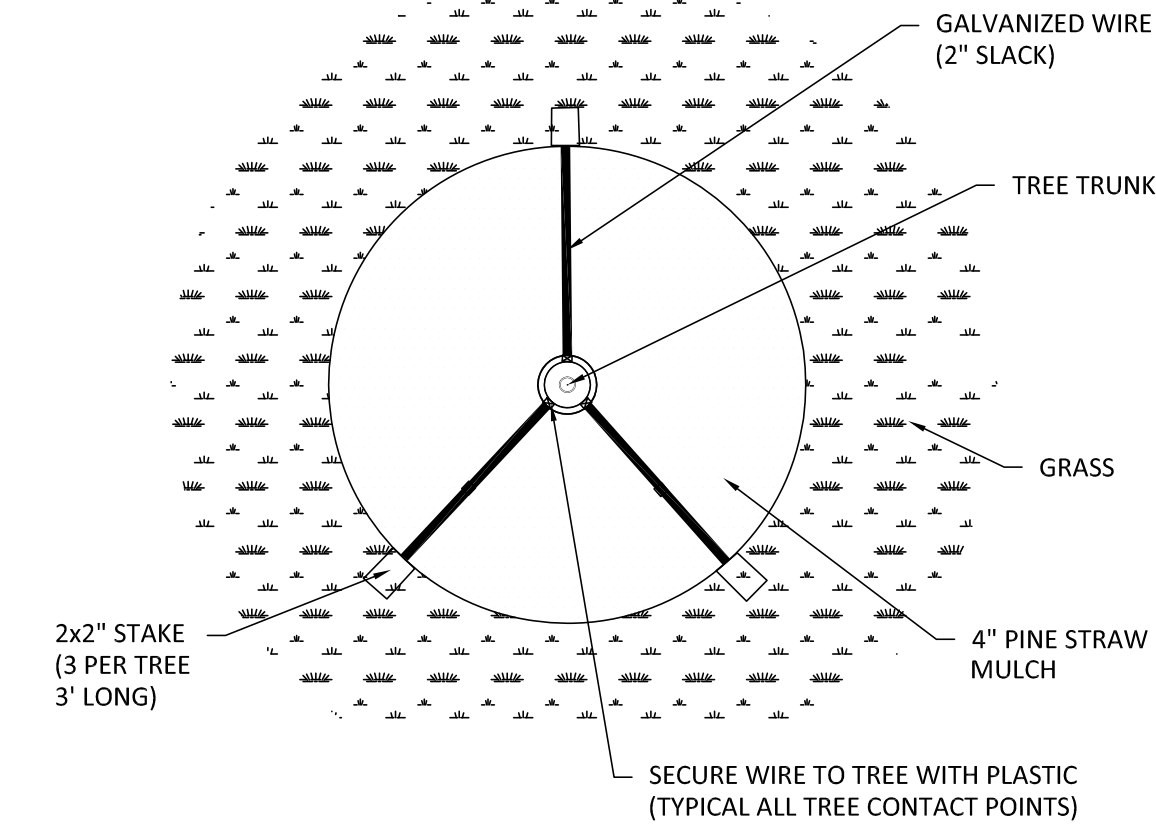
2 TREE STAKING DETAIL
(LESS THAN 8')
N.T.S.

NOTE:
ALL TREES SHOULD BE PRUNED ONLY AFTER INSTALL-IN THE THE TREE - PRUNE TO GROWERS SPECIFICATIONS

NOTE:
ALL TREES SHALL COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK - INCLUDING TREE PIT DEPTH AND WIDTH

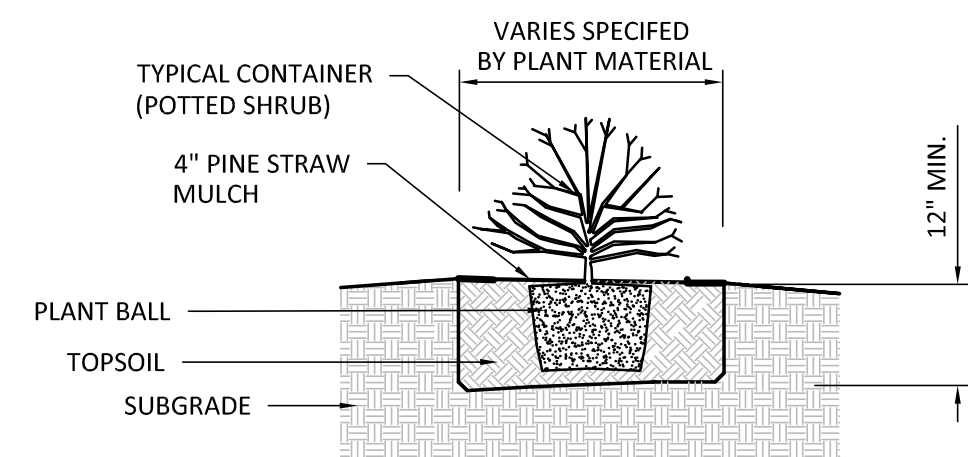


3 TREE STAKING
(8' HEIGHT & GREATER)
N.T.S.

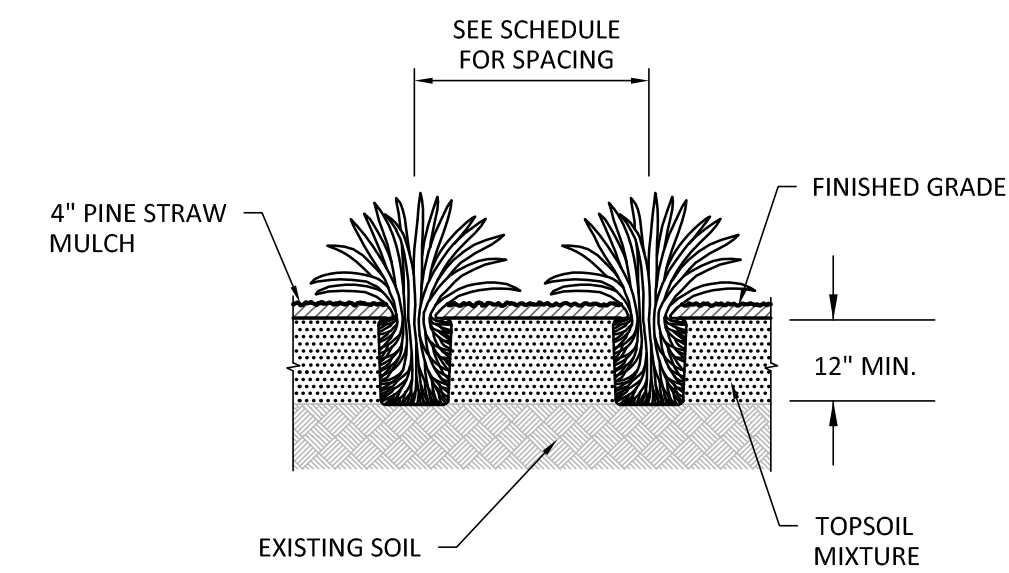


4 TREE STAKING PLAN
(8' HEIGHT & GREATER)
N.T.S.

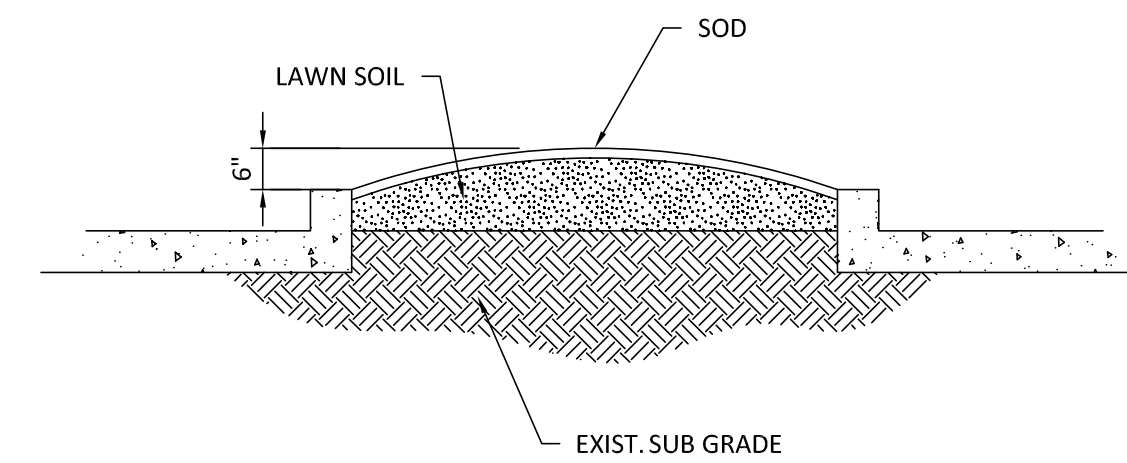
NOTE:
PRUNE SHRUB AS RECOMMENDED BY GROWER ONLY AFTER THE PLANT HAS BEEN WATERED IN TO THE PLANTING SOIL.



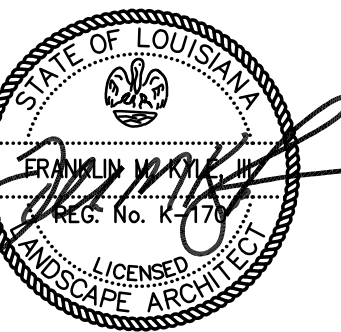
5 CONTAINER SHRUB PLANTING DETAIL
N.T.S.



6 DECORATIVE GRASS PLANTING DETAIL
N.T.S.



7 SOD PLANTING DETAIL
N.T.S.



N:\2020\2004 - Desire Square\Drawings\Civil\2004-PL-LANDSCAPE.dwg, 7/15/2020 9:56:37 AM, rcmimgue

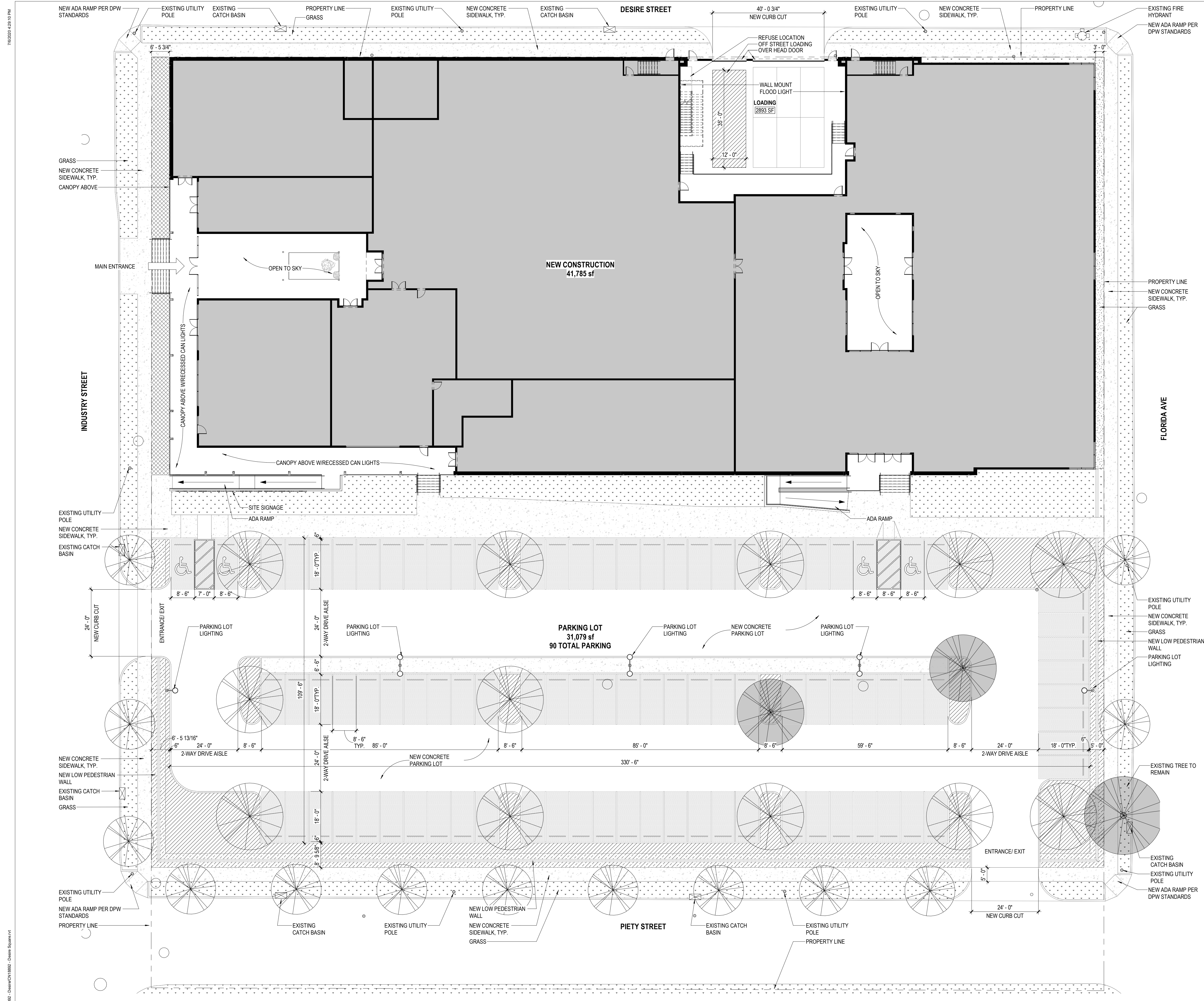
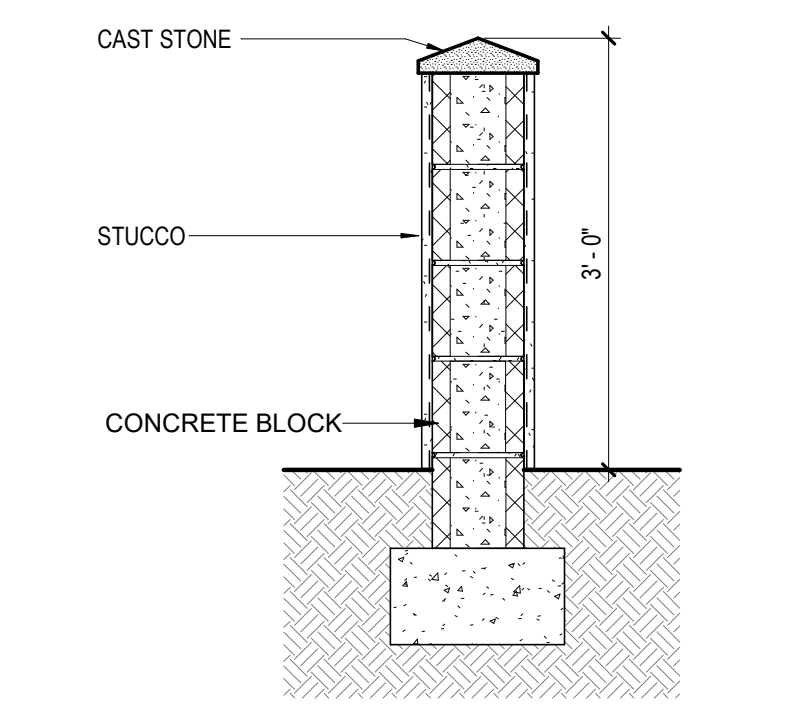
ZONING ANALYSIS:

PROPERTY DESCRIPTION	
PROPERTY ADDRESS: 2711 DESIRE STREET NEW ORLEANS, LA 70126	
LOT DESCRIPTION: SQUARE: 1609 BOOK 07 LINE 010 FOLIO 005 LAND AREA (SF) 40,920 (0.94 ACRES)	
ZONING DISTRICT: S-B2 (SUBURBAN PEDESTRIAN-ORIENTED CORRIDOR BUSINESS DISTRICT)	
FUTURE LAND USE: MUL (MIXED-USE LOW DENSITY)	
PROPERTY USE	
PRIMARY USE: B (BUSINESS)	
ADDITIONAL USES: A (ASSEMBLY)	
BULK REGULATIONS (TABLE 14-2)	
MIN. LOT AREA: 10,000SF	
MAX TOTAL FLOOR AREA - COMMERCIAL: PERMITTED UP TO 25,000SF OF TOTAL FLOOR AREA. CONDITIONAL USE APPROVAL REQUIRED FOR 25,000 OR MORE SQUARE FEET OF TOTAL AREA	
MINIMUM LOT WIDTH: 50'	
MINIMUM LOT DEPTH: 100'	
MAXIMUM BUILDING HEIGHT: 40'	
MINIMUM PERMEABLE OPEN SPACE: 20% OF LOT AREA. (REFER TO SITE PLAN)	
MIN. YARD REQUIREMENTS (TABLE 14-2)	
FRONT YARD: 14.3 A.2	
INTERIOR SIDE YARD: NONE	
CORNER SIDE YARD: NONE, TO A MAX OF 12'	
MINIMUM REAR YARD: 3'	

LANDSCAPE LEGEND

	BUILDING FOUNDATION LANDSCAPING, RE: LANDSCAPING
	INTERIOR PARKING LOT LANDSCAPING
	REAR BUFFER YARD
	PERIMETER LANDSCAPING
	NEW CONCRETE SIDEWALK
	GRASS
	PERMEABLE OPEN SPACE
	EXISTING TREE TO REMAIN
	NEW TREE

*SEE LANDSCAPING DRAWINGS FOR ADDITIONAL PLANTING LOCATIONS
*SEE CIVIL FOR DRAINAGE INFORMATION



DESIRE SQUARE
New Construction
2711 Desire Street
New Orleans, LA 70126

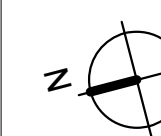
OWNER
Desire Community Housing Corp.
2132 Sere Street
New Orleans, LA 70122
(504) 905-1425

ARCHITECT
TRAPOLIN-PEER
850 TCHOUPITOULAS ST.
NEW ORLEANS, LA 70130
(504) 523-2772
www.trapolinpeer.com

CONTRACTOR
Contractor Name
Address
City, State Zip
(area code) number

NOT FOR
CONSTRUCTION

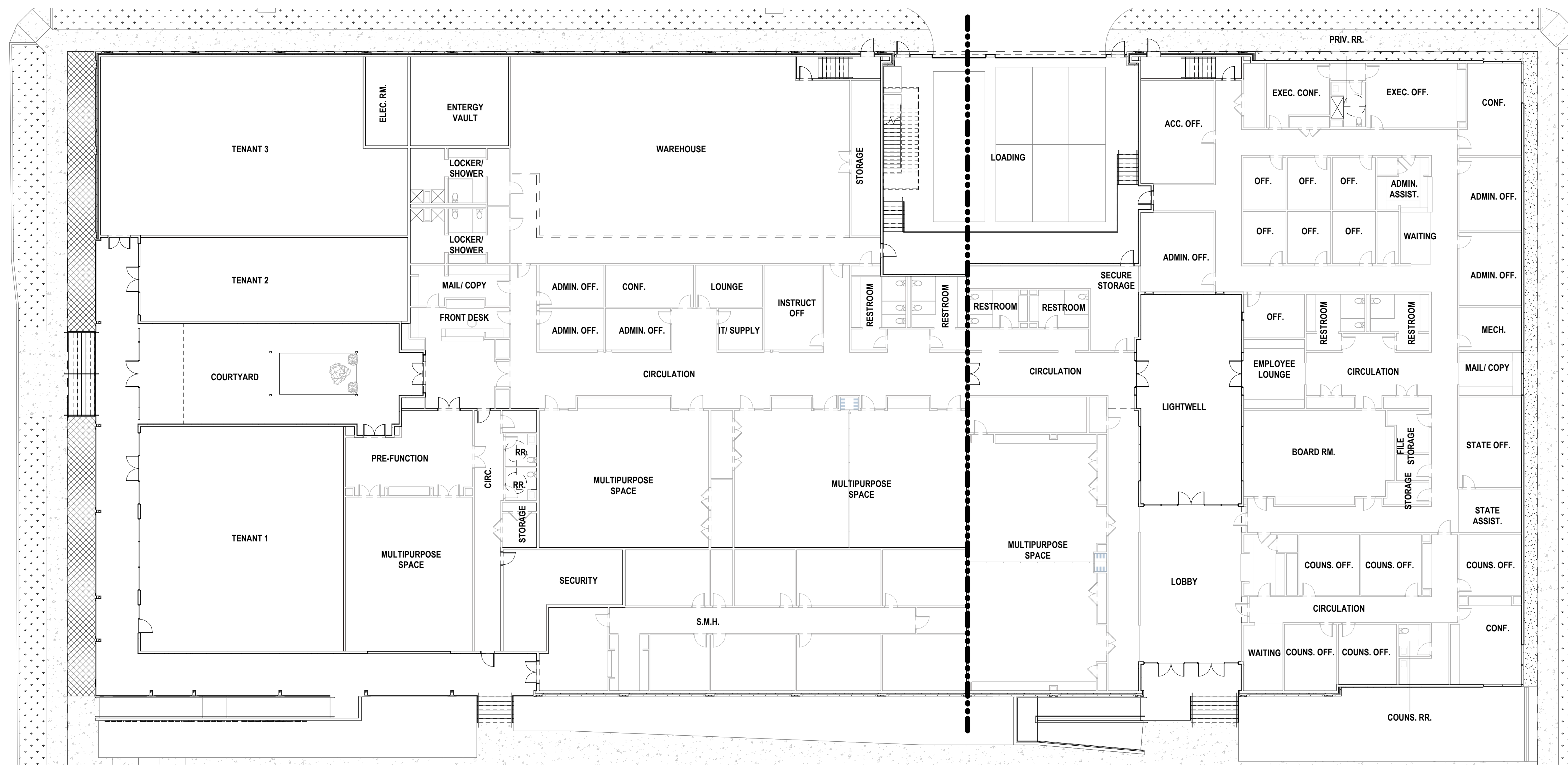
REVISION #	DESCRIPTION	DATE
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PROJECT NUMBER
CN 18892
ISSUE DATE
07/06/20

FLOOR PLAN -
OVERALL

A2.01



1 FLOOR PLAN - DESCRIPTIVE
A2.01 SCALE: 1/16" = 1'-0"

DESIRE SQUARE
New Construction
2711 Desire Street
New Orleans, LA 70126

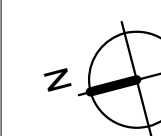
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CONTRACTOR
Contractor Name
Address
City, State Zip
(area code) number

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CONSTRUCTION**

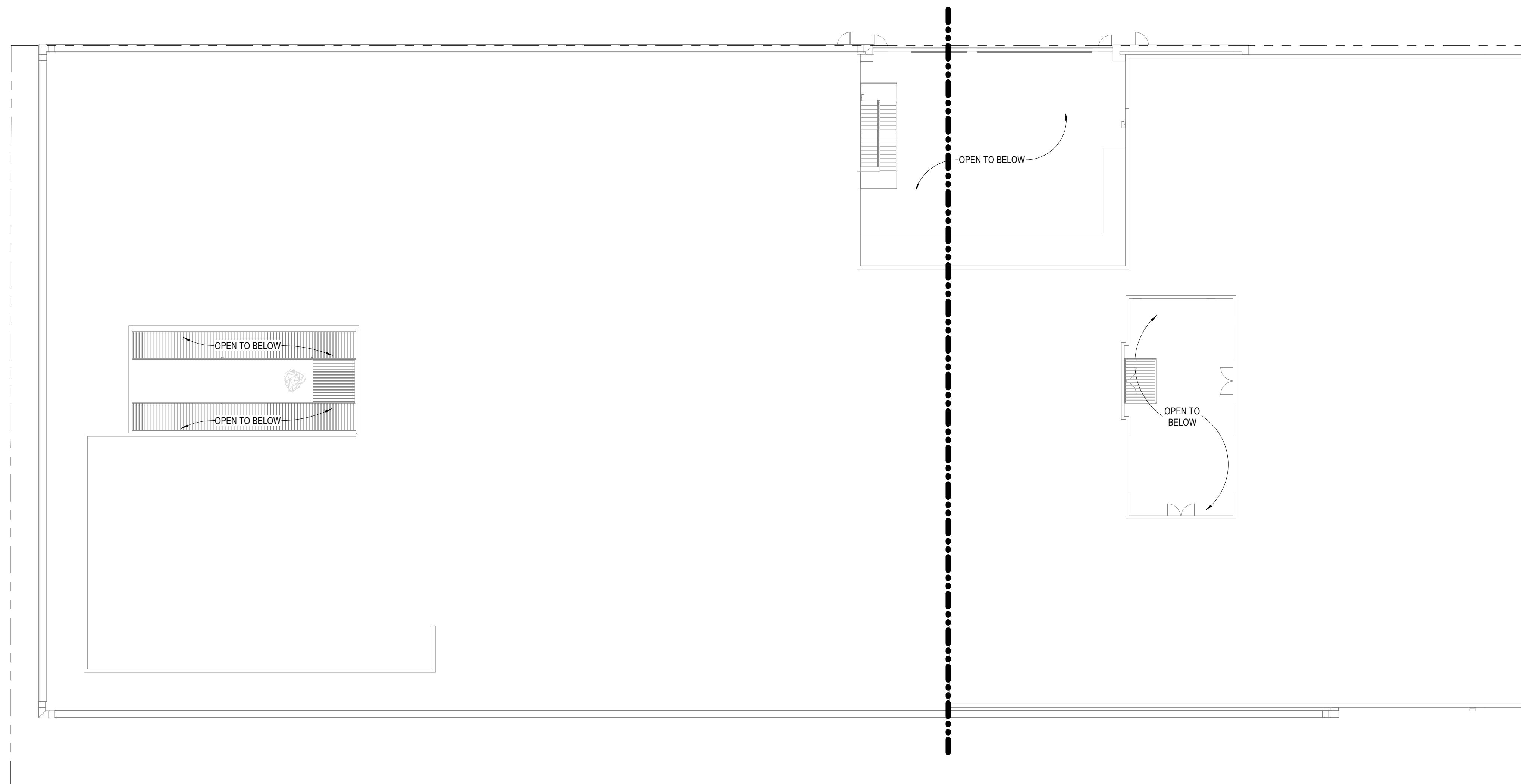
REVISION #	DESCRIPTION	DATE
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ISSUE DATE
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**ROOF PLAN -
OVERALL**

A2.02



1 ROOF PLAN
A2.02 SCALE: 1/16" = 1'-0"

TPA MATERIAL TYPE LEGEND		
MARK	KEYNOTE	DESCRIPTION
BRK 1	BRICK VENEER	STACKED SOLDIER BOND
BRK 2	BRICK VENEER	RUNNING BOND
BRK 3	BRICK VENEER	STACKED HEADER BOND
CONC		Cast-in-place concrete
MTL	FORMED METAL PANEL	FLAT 16" HORIZONTAL
STEEL		Structural steel 50ksi
STO	PORTLAND CEMENT PLASTERING	

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New Orleans, LA 70126

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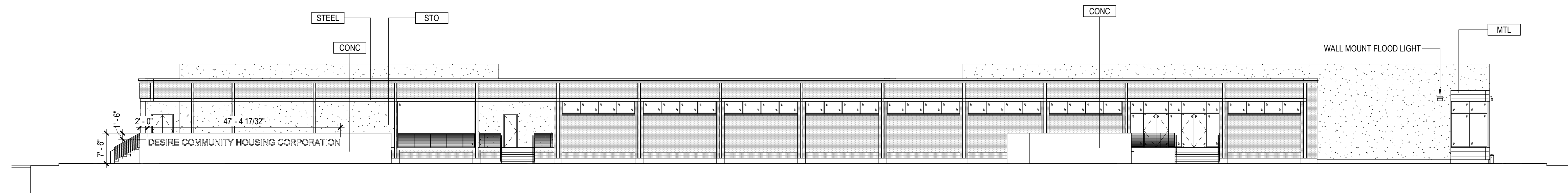
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CONSTRUCTION**

REVISION #	DESCRIPTION	DATE
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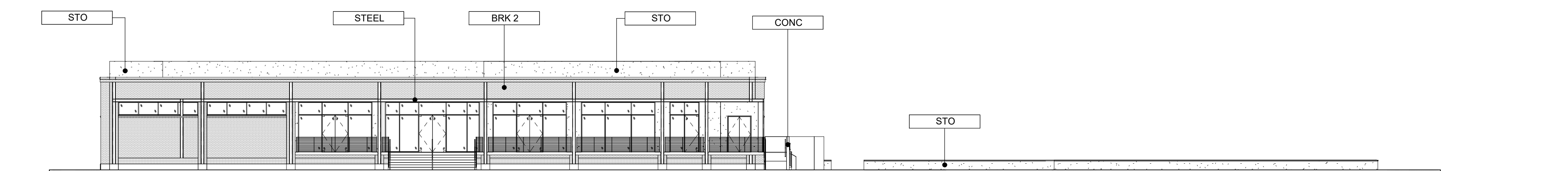
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CN 18892
ISSUE DATE
07/06/20

**BUILDING
ELEVATIONS -
OVERALL**

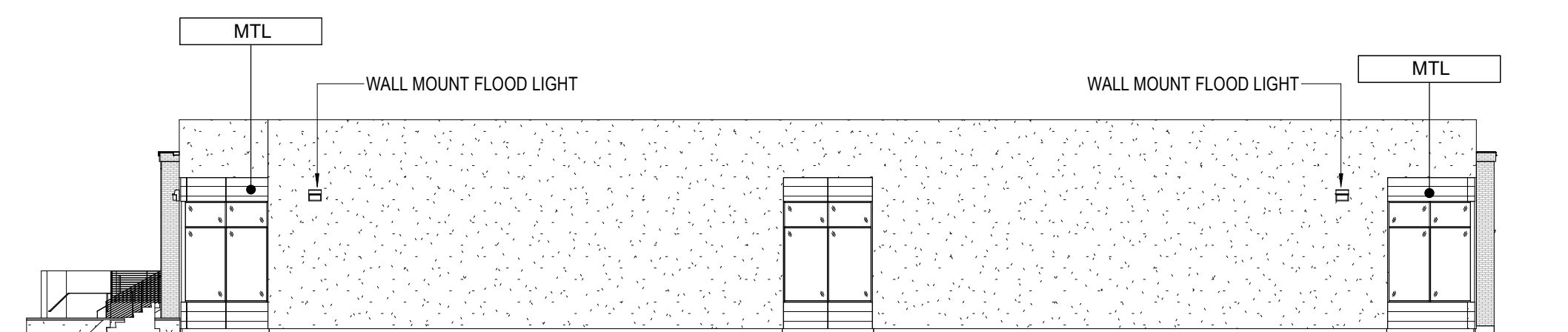
A3.01



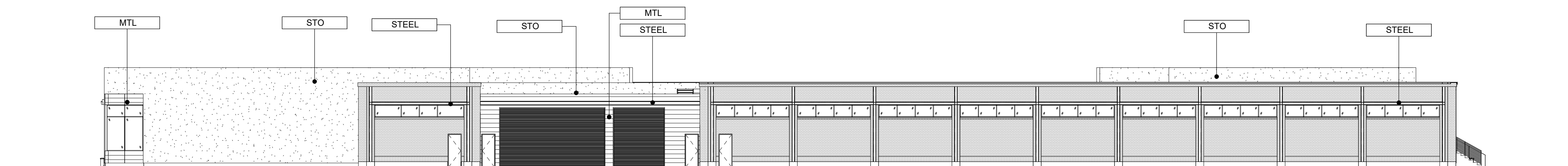
1 ELEVATION - WEST - PIETY STREET SIDE
A3.01 SCALE: 1/16" = 1'-0"



2 ELEVATION - NORTH - INDUSTRY STREET SIDE
A3.01 SCALE: 1/16" = 1'-0"



3 ELEVATION - SOUTH - FLORIDA AVE SIDE
A3.01 SCALE: 1/16" = 1'-0"



4 ELEVATION - EAST - DESIRE STREET SIDE
A3.01 SCALE: 1/16" = 1'-0"

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