



**ARQUITECTONICA**

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## The Pearl

6700 South Roadway Street

Location Plan

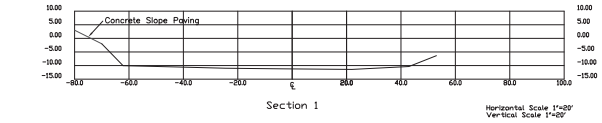
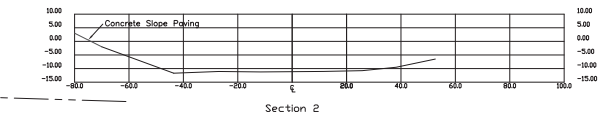
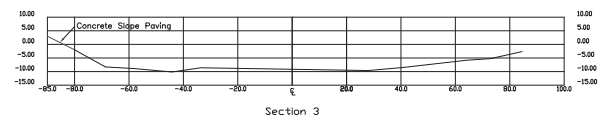
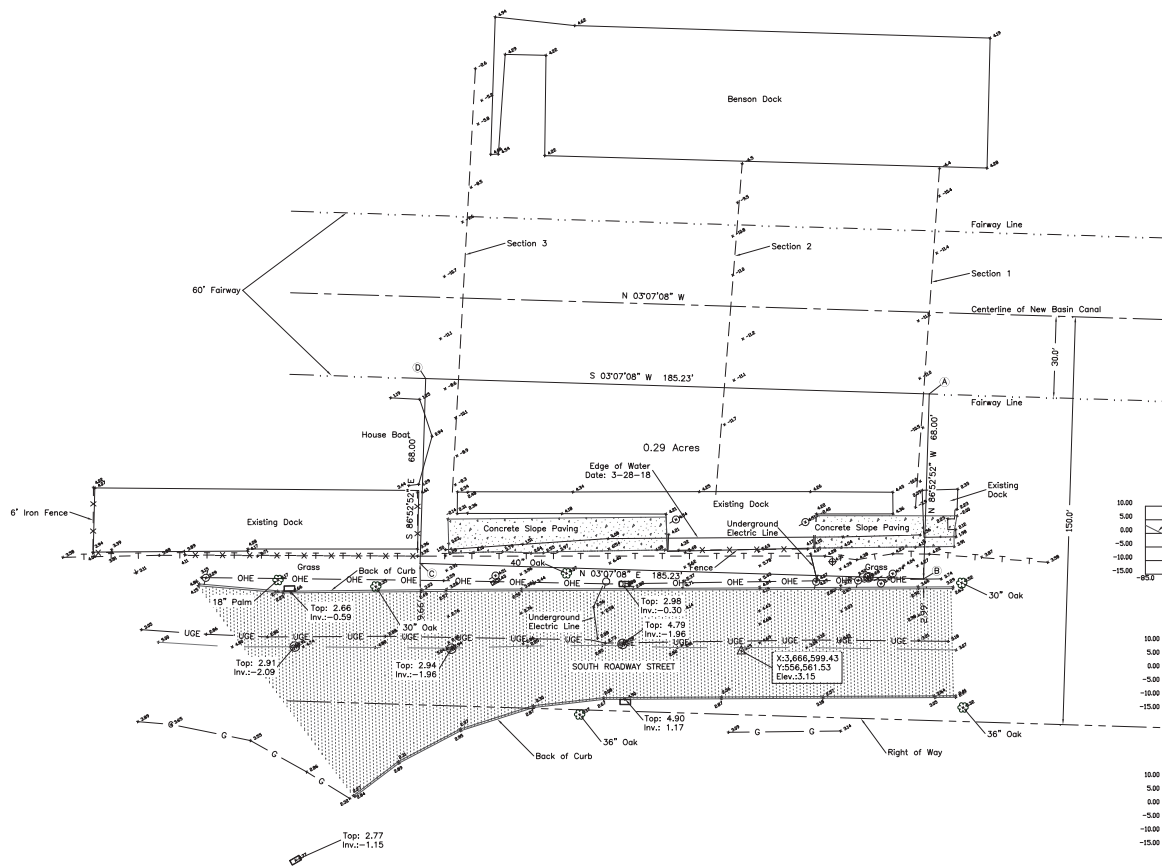
DATE:  
06/08/20

G-001

**LEGEND**

- Utility Pole
- Guy
- Catch Basin
- Telephone Pedestal
- Drain Manhole
- Sign
- Fire Hydrant
- Water Valve
- Water Meter
- Existing Tree
- Existing Fiber Optic Line
- Existing Gas Line
- Existing Overhead Electric Line
- Existing Underground Electric Line
- Existing Iron Fence

SCALE: 1"=20'



Benchmark  
30d Nail in Powerpole  
Elevation 7.00 NAVD88

	X	Y
A	3,666,692.27	556,490.28
B	3,666,624.37	556,493.98
C	3,666,634.45	556,678.94
D	3,666,702.35	556,675.24

**NOTES:**

- FEMA ZONE VE ELEVATION 17.0  
FIRM 22071C0113F 9/30/16
- ALL DRAIN INLETS AND MANHOLES WERE FILLED WITH WATER AND NO PIPE SIZES AND TYPE COULD BE DETERMINED DURING FIELD INSPECTION.

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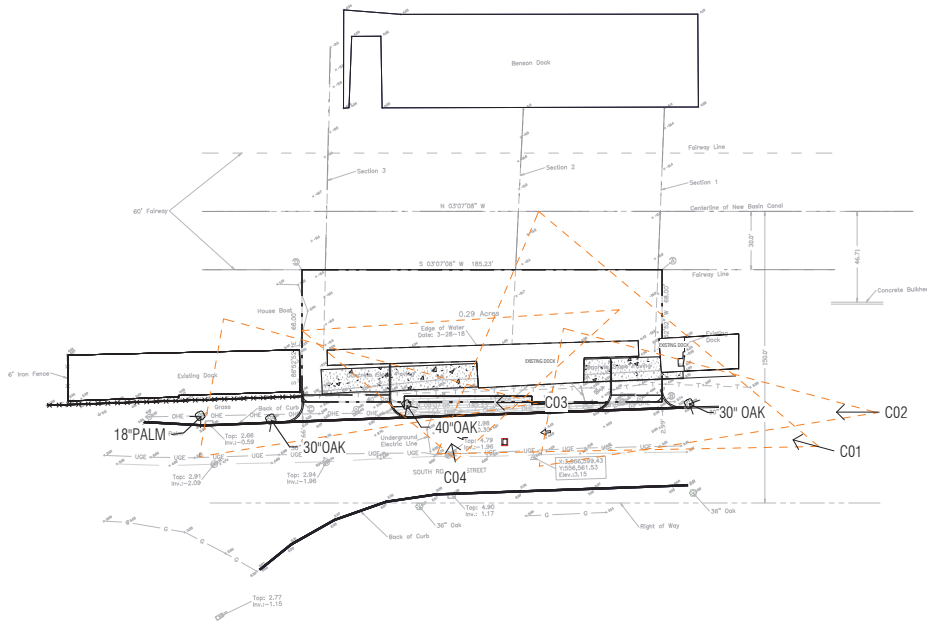
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The Pearl  
6700 South Roadway Street

SURVEY

DATE: 06.08.2020





CAMERA 01



CAMERA 02



CAMERA 03



CAMERA 04

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## The Pearl

6700 South Roadway Street

SITE IMAGES

DATE:  
06/08/20

G-003



**Zoning Information**

**6700 South Roadway Street**

S-LM Lake Area Marina District <sup>1</sup>		
<b>Bulk &amp; Yard Regulations</b>	Required	Provided
a. Minimum Lot Area	5,000 sf min.	12,596 ft.
b. Minimum Lot Width	none	185 ft.
c. Maximum Building Height	60 ft.	166 ft.
<b>Minimum Yard Requirements<sup>2</sup></b>	Required	Provided
a. Front Yard	0 ft.	0 ft.
b. Interior Side Yard	0 ft.	0 ft.
c. Rear Yard	if abutting a roadway, none required	none
<b>Density</b>	N/A	N/A

Off-Street Parking & Loading		
<b>Parking Requirement</b>	Required	Provided
Multi-Family Dwelling	1 space per dwelling unit (52 units)	52
<b>Bicycle Spaces Requirement</b>	Required	Provided
Multi-Family Dwelling	1 bicycle space per 5 dwellings	11
<b>Loading Requirement</b>	Required	Provided
Multi-Family Dwelling	1 loading space at 12ft x 35ft per 100,000sf	1

<sup>1</sup> Based on review of S-LM Lake Marina District zoning ordinance accessed on 08/29/2018

<sup>2</sup> As per Article 21, Table 21-2 of New Orleans CZO, balconies are permitted to encroach into front, side, and rear yards no more than 4 ft.

The Pearl																		
LEVELS	NAVD 88 BUILDING HEIGHT	F - F HEIGHT	AMENITY		CIRC /CORE	UNIT TYPES					STORAGE	MEP SF	INTERIOR RESIDENTIAL AREA	RESIDENTIAL BALCONIES	PARKING			TOTAL GROSS AREA
			OUTDOOR	INDOOR		1	2	3	P	TOTAL UNITS					Required	Spaces	SF	
ROOF	173'				642							241						883
Level 15	160'	13'			1,315				2	2		241	6,400	1605				7,279
Level 14	147'	13'			1,316				2	2		241	6,400	1560				7,957
Level 13	137'	10'			1,315	2	2	2		6		241	6,332	1515				7,888
Level 12	127'	10'			1,315	2	2	2		6		241	6,332	1470				7,888
Level 11	117'	10'			1,315	2	2	2		6		241	6,332	1425				7,888
Level 10	107'	10'			1,315	2	2	2		6		241	6,332	1380				7,888
Level 9	97'	10'			1,315	2	2	2		6		241	6,332	1335				7,888
Level 8	87'	10'			1,315	2	2	2		6		241	6,332	1290				7,888
Level 7	77'	10'			1,315	2	2	2		6		241	6,332	1245				7,888
Level 6	67'	10'			1,315	2	2	2		6		241	6,332	1200				7,888
Level 5	55'	12'	6,466	2,905	2,643					0		227						5,775
Level 4	46'	9'			2,538						6,465	397						9,400
Level 3	34'	12'			996							418						12,447
Level 2	22'	12'			996							419			52	26*	11,033	12,448
Ground	7'	15'			1044						428	443				18	10,203	12,118
<b>TOTAL</b>		<b>166'</b>	<b>6,466</b>	<b>2,905</b>	<b>22010</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>4</b>	<b>52</b>	<b>6893</b>	<b>4555</b>	<b>63456</b>	<b>14025</b>	<b>52</b>	<b>18</b>	<b>32269</b>	<b>131,411</b>

\*Required

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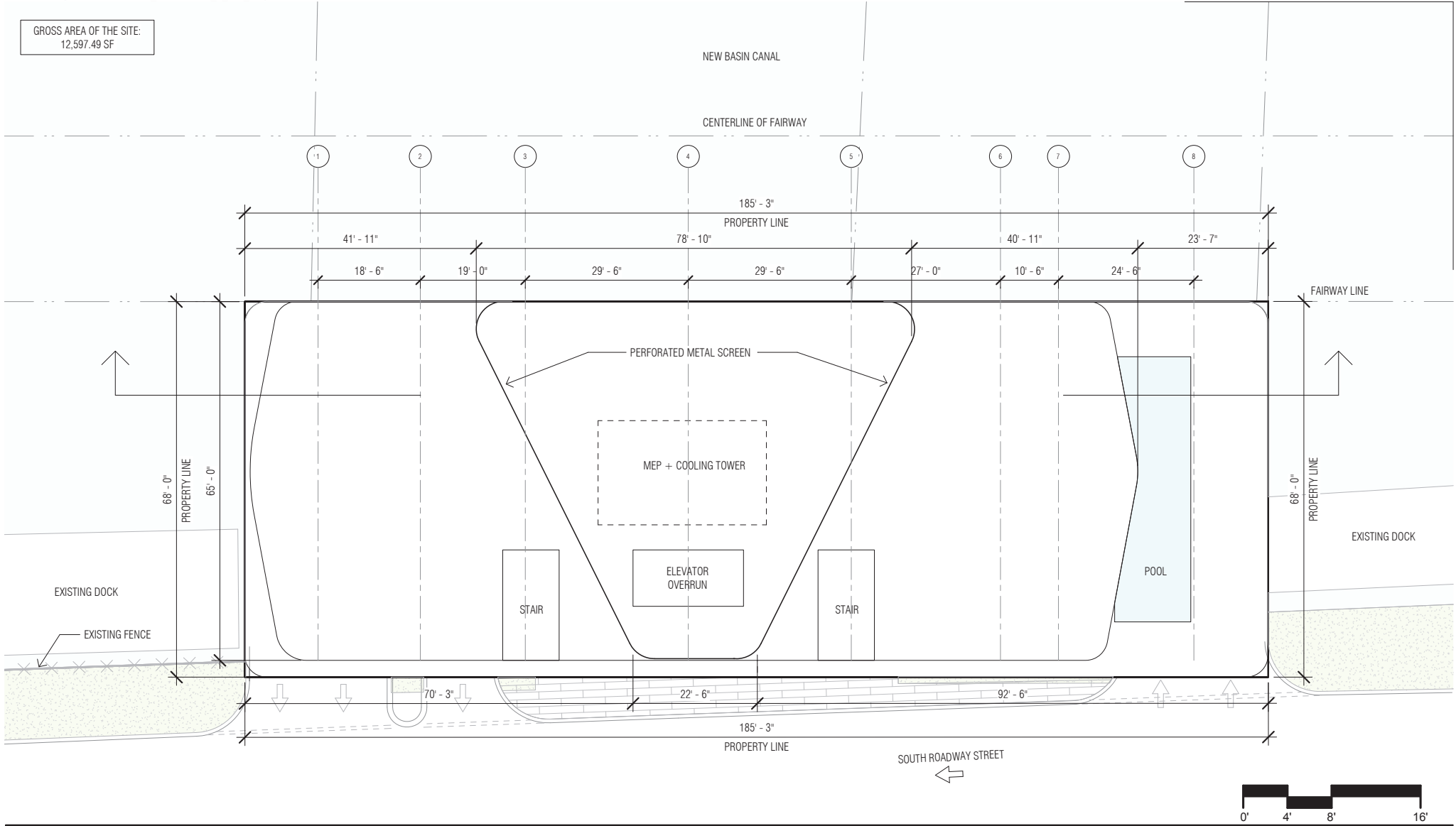
6700 South Roadway Street

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

DATE:

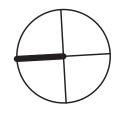
06.08.2020

GROSS AREA OF THE SITE:  
12,597.49 SF



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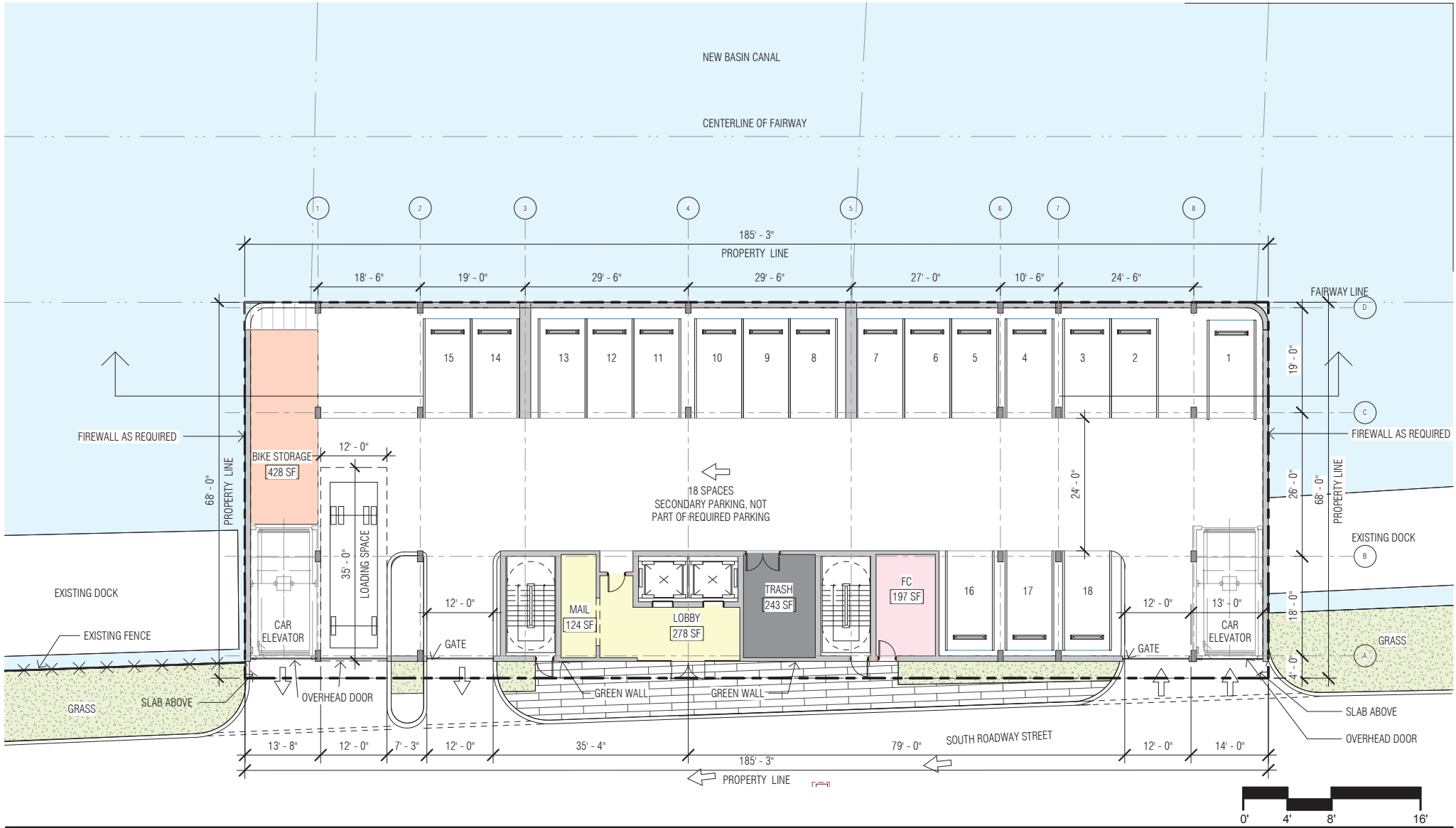
SITE PLAN  
SCALE: 1/16" = 1'-0"

DATE:  
06/08/20

A-100

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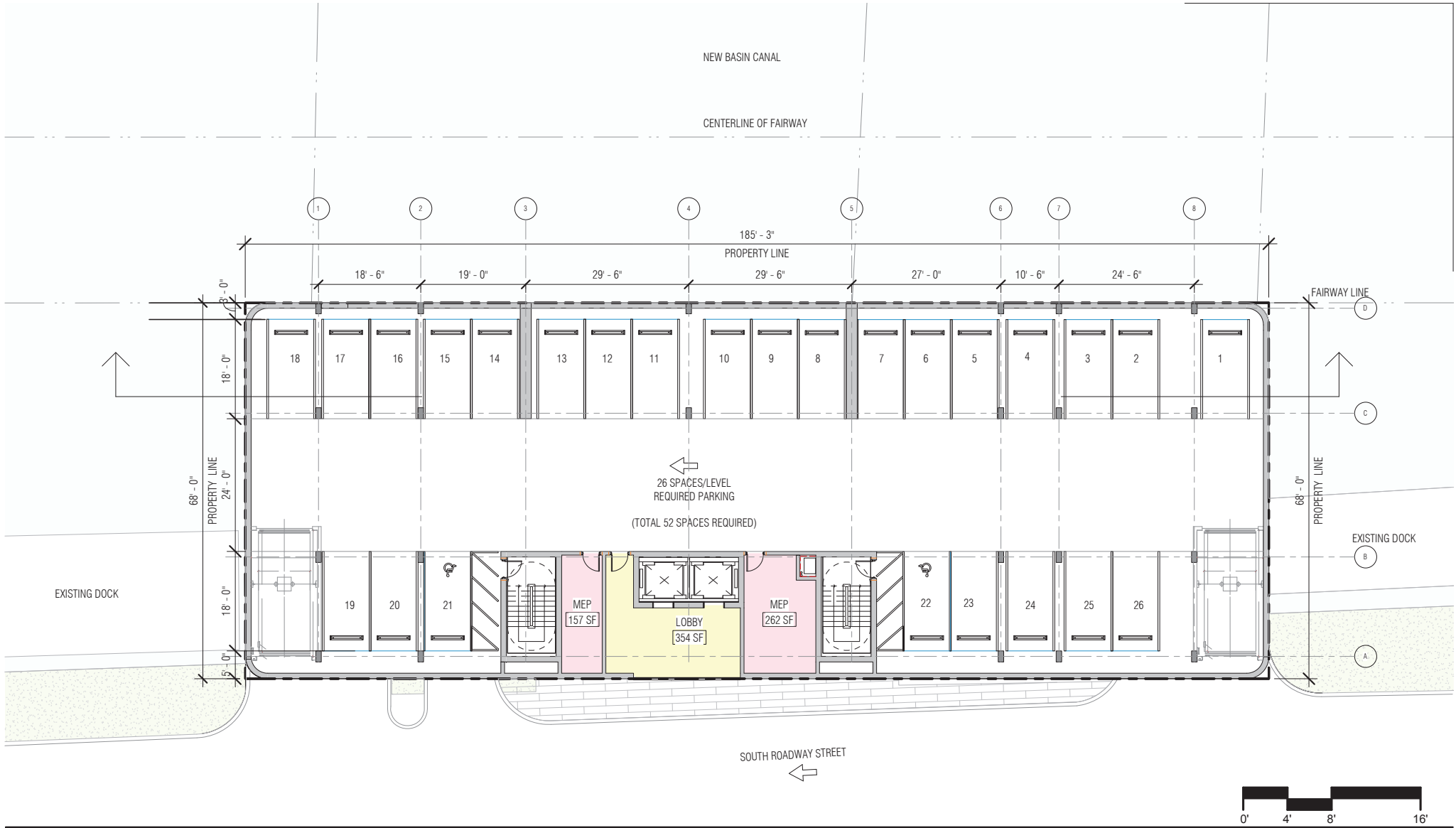
**The Pearl**  
 6700 South Roadway Street

GROUND LEVEL  
 SCALE: 1/16" = 1'-0"

DATE:  
 06/08/20

**A-101**

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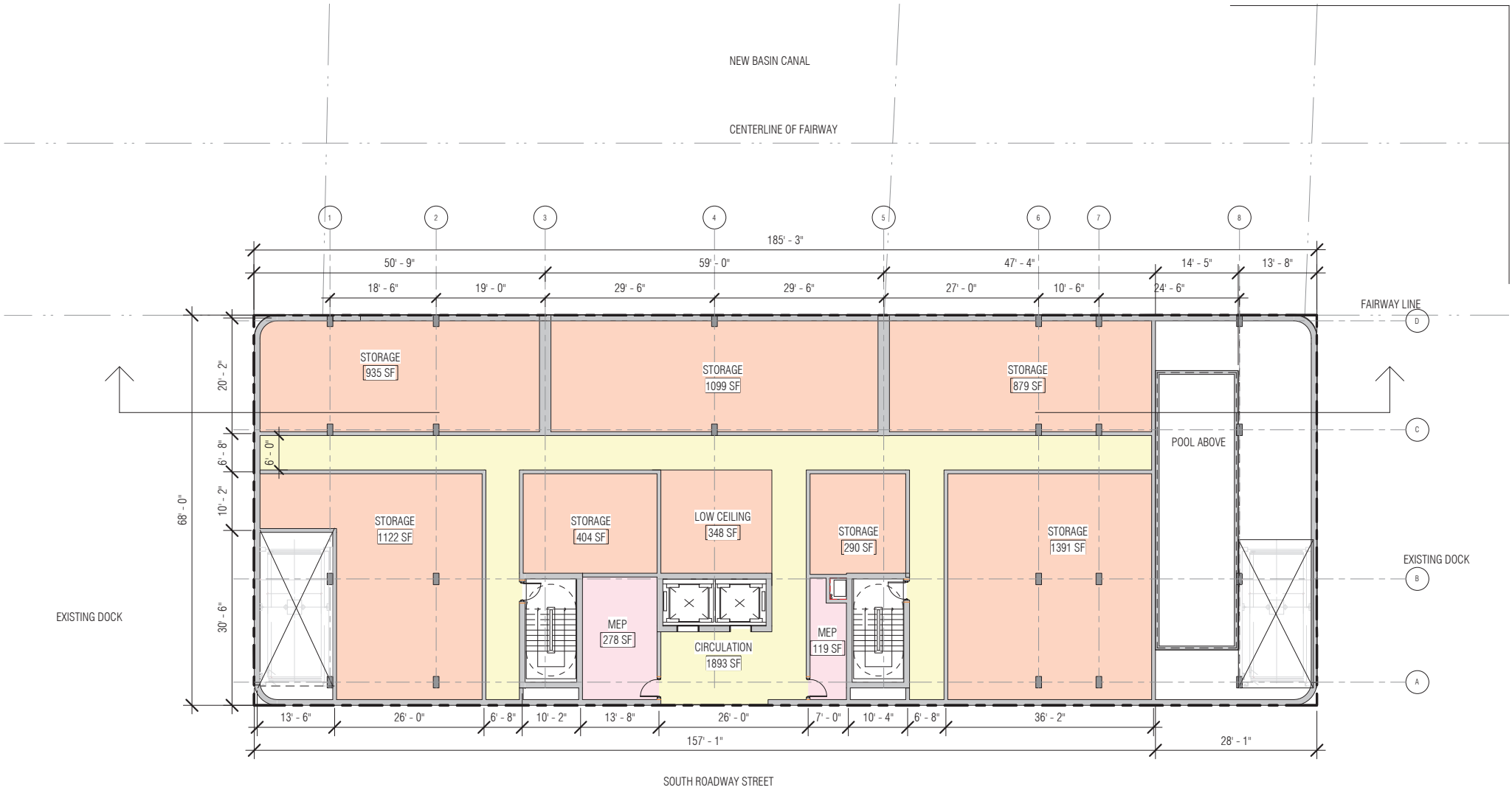
LEVELS 02-03  
 SCALE: 1/16" = 1'-0"

DATE:  
 06/08/20

**A-102**

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The Pearl  
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LEVEL 04  
 SCALE: 1/16" = 1'-0"

DATE:  
 06/08/20

A-103

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**The Pearl**

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LEVEL 05 - AMENITIES  
SCALE: 1/16" = 1'-0"

DATE: 06/08/20

A-104





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**The Pearl**

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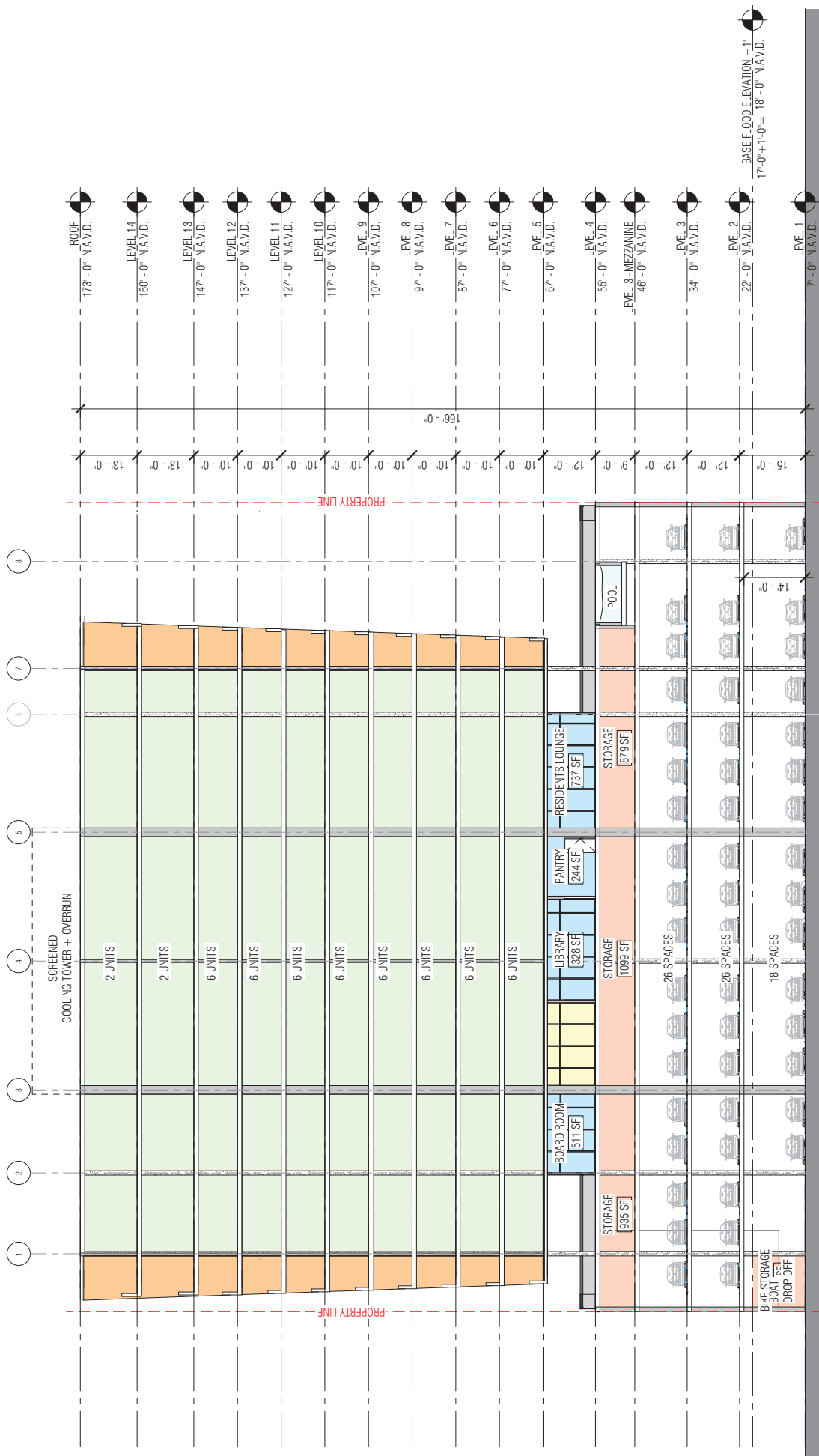
TYPICAL FLOOR PLAN  
 SCALE: 1/16" = 1'-0"

DATE: 06/08/20

A-105





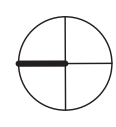


A-300

DATE: 06/08/20

SECTION 01  
SCALE: 3/64" = 1'-0"

The Pearl  
6700 South Roadway Street



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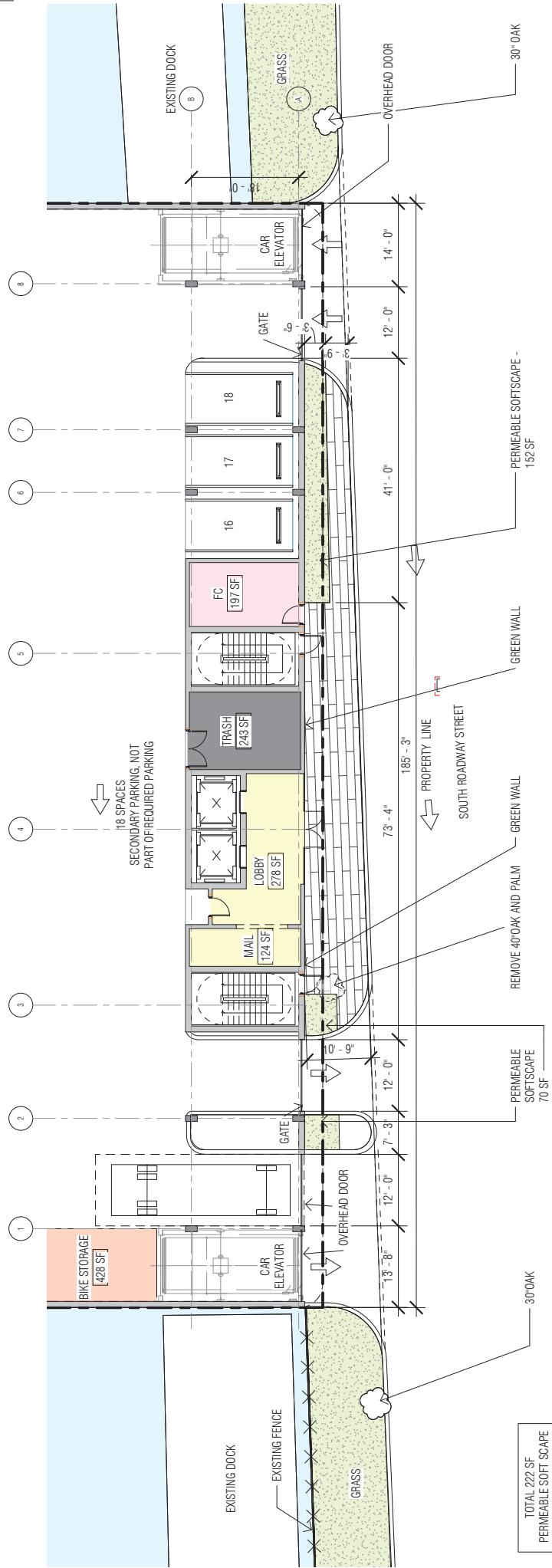
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# CONTEXT LANDSCAPE IMAGES



EXISTING OAK AND PALM TO BE REMOVED



TOTAL 222 SF  
PERMEABLE SOFT SCALE

**The Pearl**  
6700 South Roadway Street

LANDSCAPE  
SCALE: 1/16" = 1'-0"

DATE:  
06/08/20

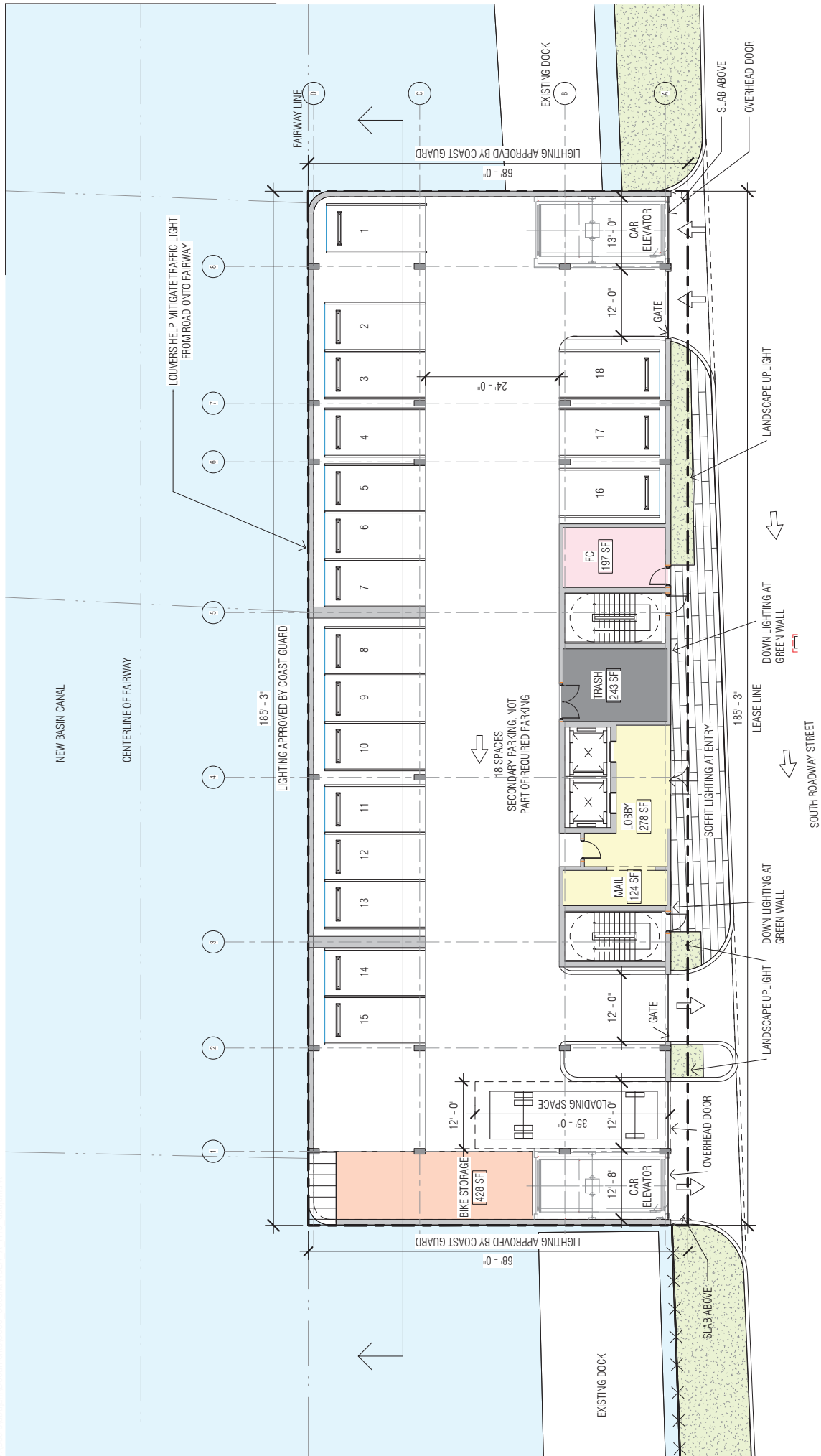
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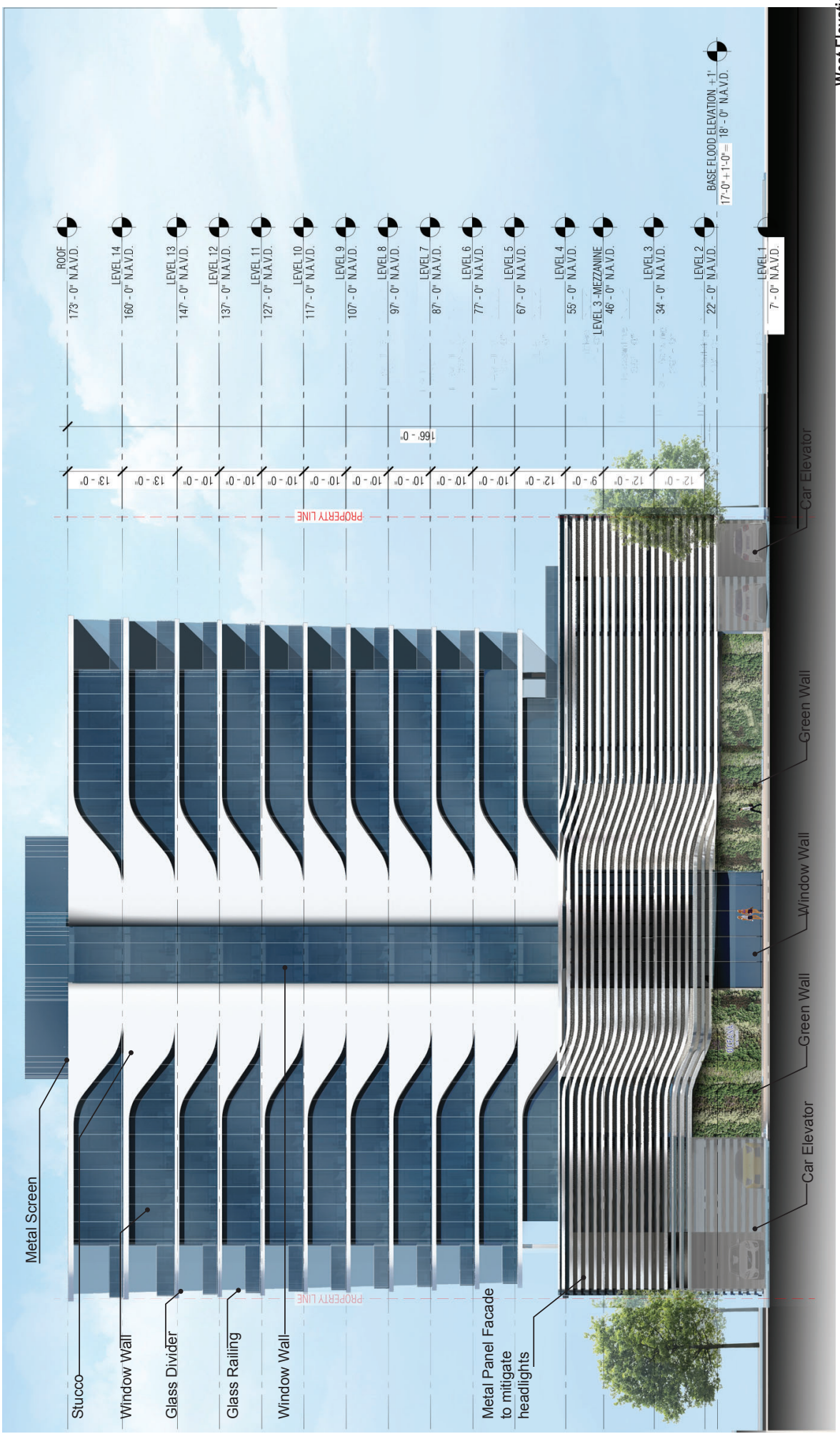
EXTERIOR LIGHTING

DATE: 06/08/20

A-701

DATE: 06/08/20 11:58 AM





West Elevation

DATE: 06.08.2020

0 32 64  
Scale: 3/64" = 1'-0"

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Metal Screen

Stucco

Window Wall

Glass Divider

Glass Railing

PROPERTY LINE

PROPERTY LINE

Metal Screen

- ROOF 173'-0" V.A.V.D.
- LEVEL 14 160'-0" V.A.V.D.
- LEVEL 13 147'-0" V.A.V.D.
- LEVEL 12 137'-0" V.A.V.D.
- LEVEL 11 127'-0" V.A.V.D.
- LEVEL 10 117'-0" V.A.V.D.
- LEVEL 9 107'-0" V.A.V.D.
- LEVEL 8 97'-0" V.A.V.D.
- LEVEL 7 87'-0" V.A.V.D.
- LEVEL 6 77'-0" V.A.V.D.
- LEVEL 5 67'-0" V.A.V.D.
- LEVEL 4 55'-0" V.A.V.D.
- LEVEL 3 - MEZZANINE 46'-0" V.A.V.D.
- LEVEL 3 34'-0" V.A.V.D.
- LEVEL 2 22'-0" V.A.V.D.
- LEVEL 1 7'-0" V.A.V.D.

BASE FLOOD ELEVATION +1'-1"  
17'-0" +1'-0" = 18'-0" N.A.V.D.

0 32 64  
Scale: 3/64" = 1'-0"

DATE:

06.08.2020

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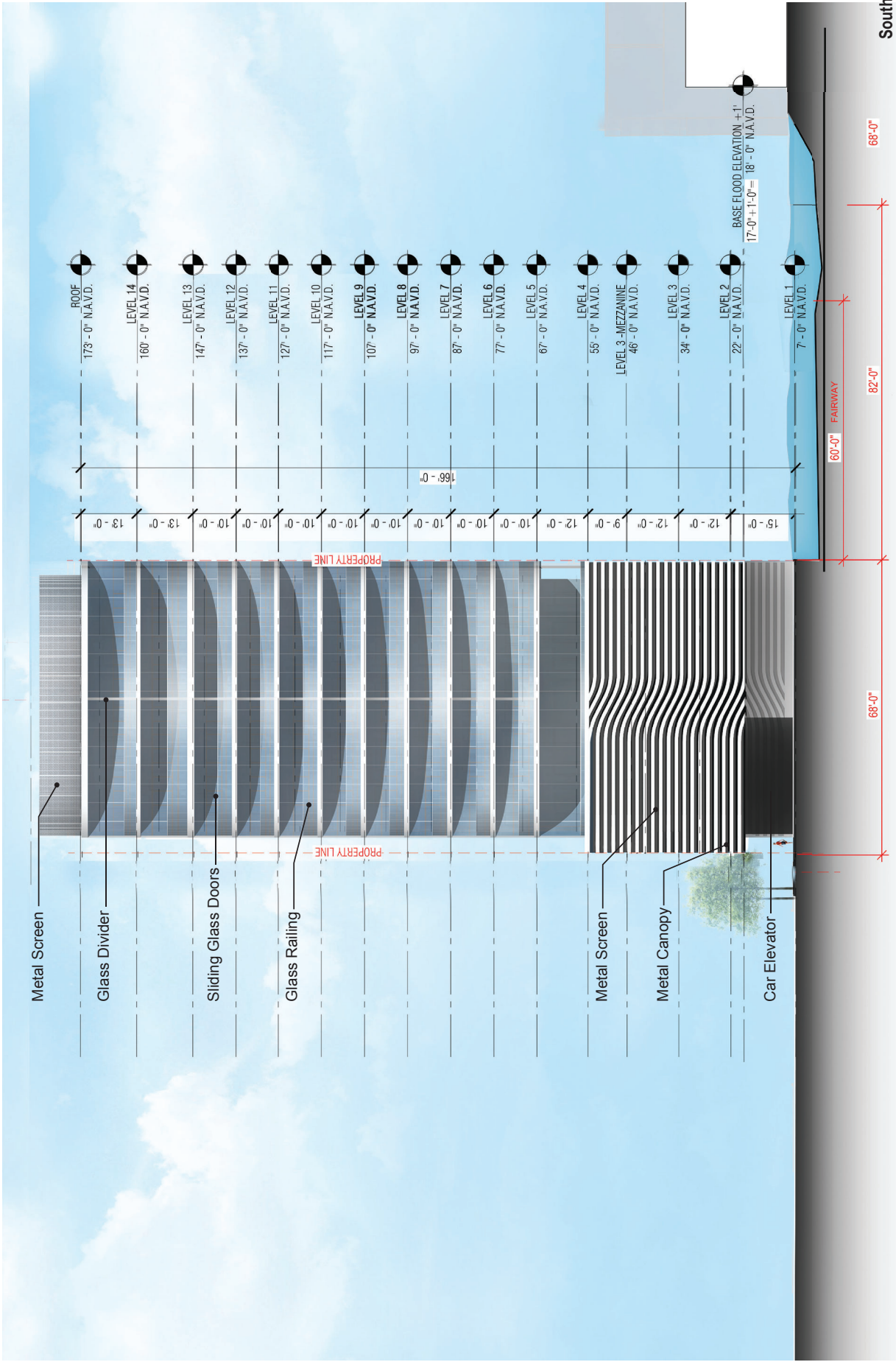
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**The Pearl**

6700 South Roadway Street

East Elevation





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**The Pearl**  
 6700 South Roadway Street

DATE: 06.08.2020

Scale: 3/64" = 1'-0"

0 32 64

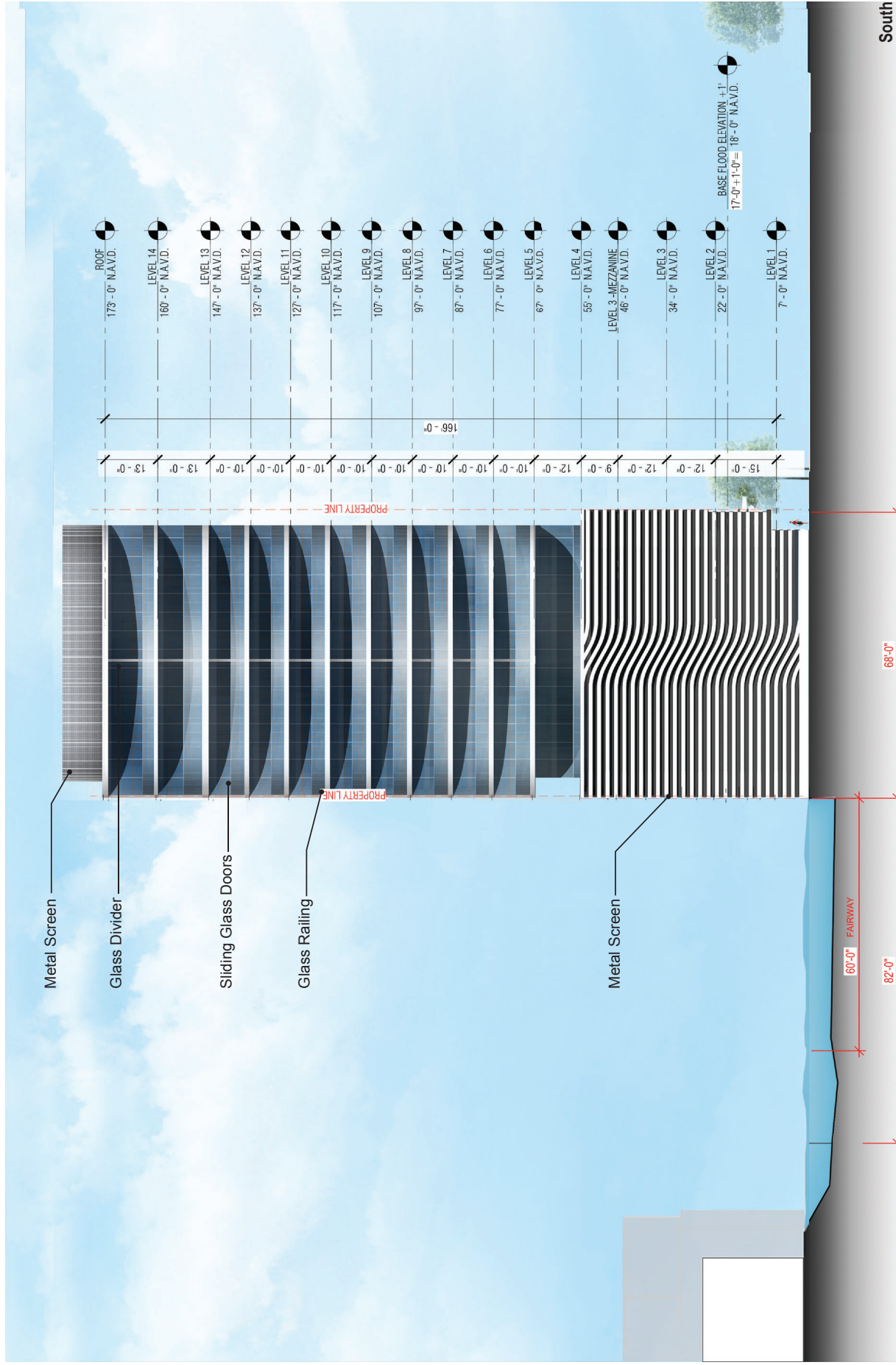
68'-0"

60'-0" FAIRWAY

82'-0"

68'-0"

South Elevation



Metal Screen

Glass Divider

Sliding Glass Doors

Glass Railing

Metal Screen

- ROOF 173'-0" NAVD.
- LEVEL 14 160'-0" NAVD.
- LEVEL 13 147'-0" NAVD.
- LEVEL 12 137'-0" NAVD.
- LEVEL 11 127'-0" NAVD.
- LEVEL 10 117'-0" NAVD.
- LEVEL 9 107'-0" NAVD.
- LEVEL 8 97'-0" NAVD.
- LEVEL 7 87'-0" NAVD.
- LEVEL 6 77'-0" NAVD.
- LEVEL 5 67'-0" NAVD.
- LEVEL 4 55'-0" NAVD.
- LEVEL 3-MEZZANINE 46'-0" NAVD.
- LEVEL 3 34'-0" NAVD.
- LEVEL 2 22'-0" NAVD.
- LEVEL 1 7'-0" NAVD.

PROPERTY LINE

PROPERTY LINE

BASE FLOOD ELEVATION +1'  
17'-0" + 1'-0" = 18'-0" NAVD.

60'-0" FAIRWAY

82'-0"

68'-0"

South Elevation

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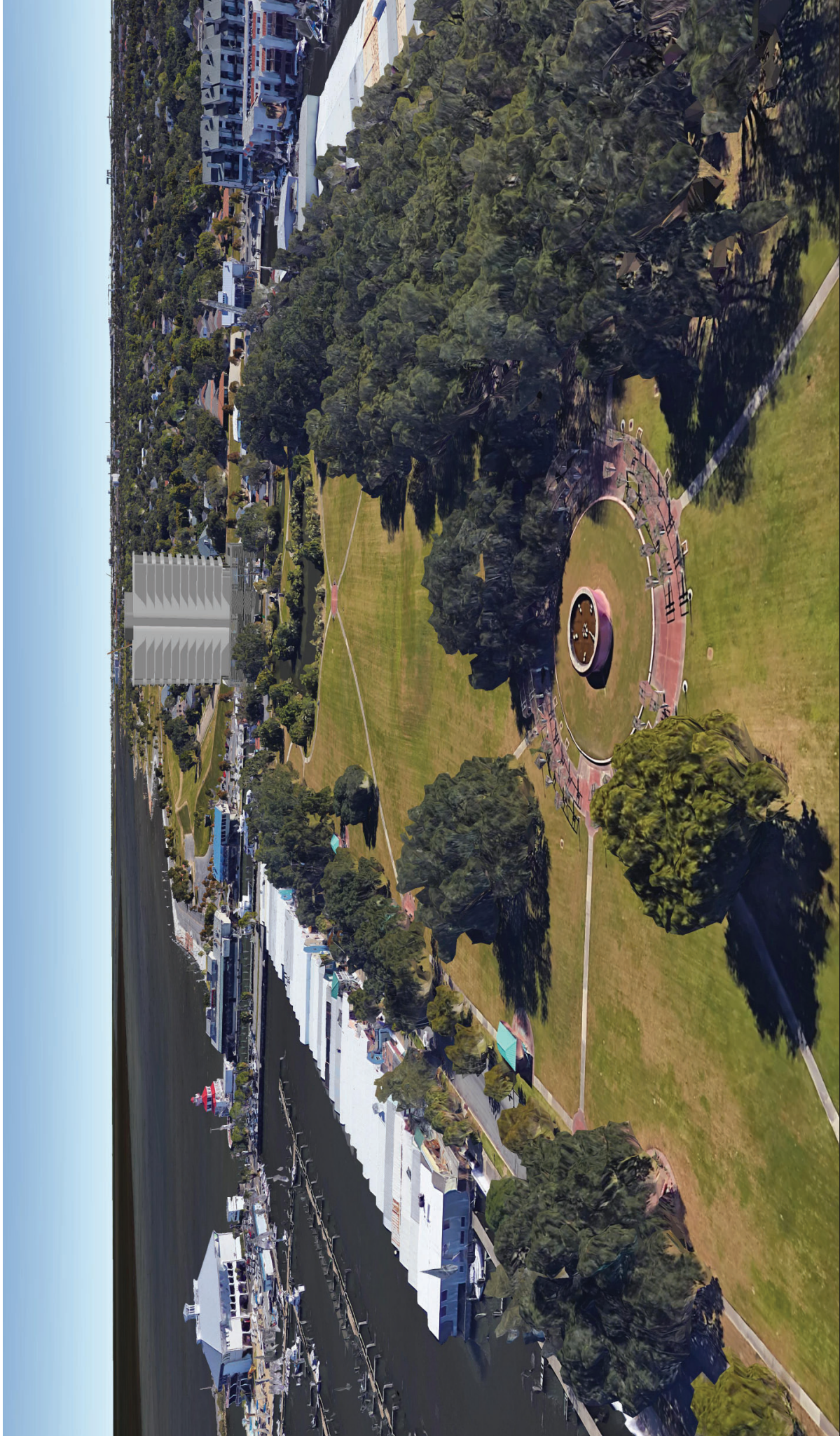


Scale: 3/64" = 1'-0"

DATE:

06.08.2020





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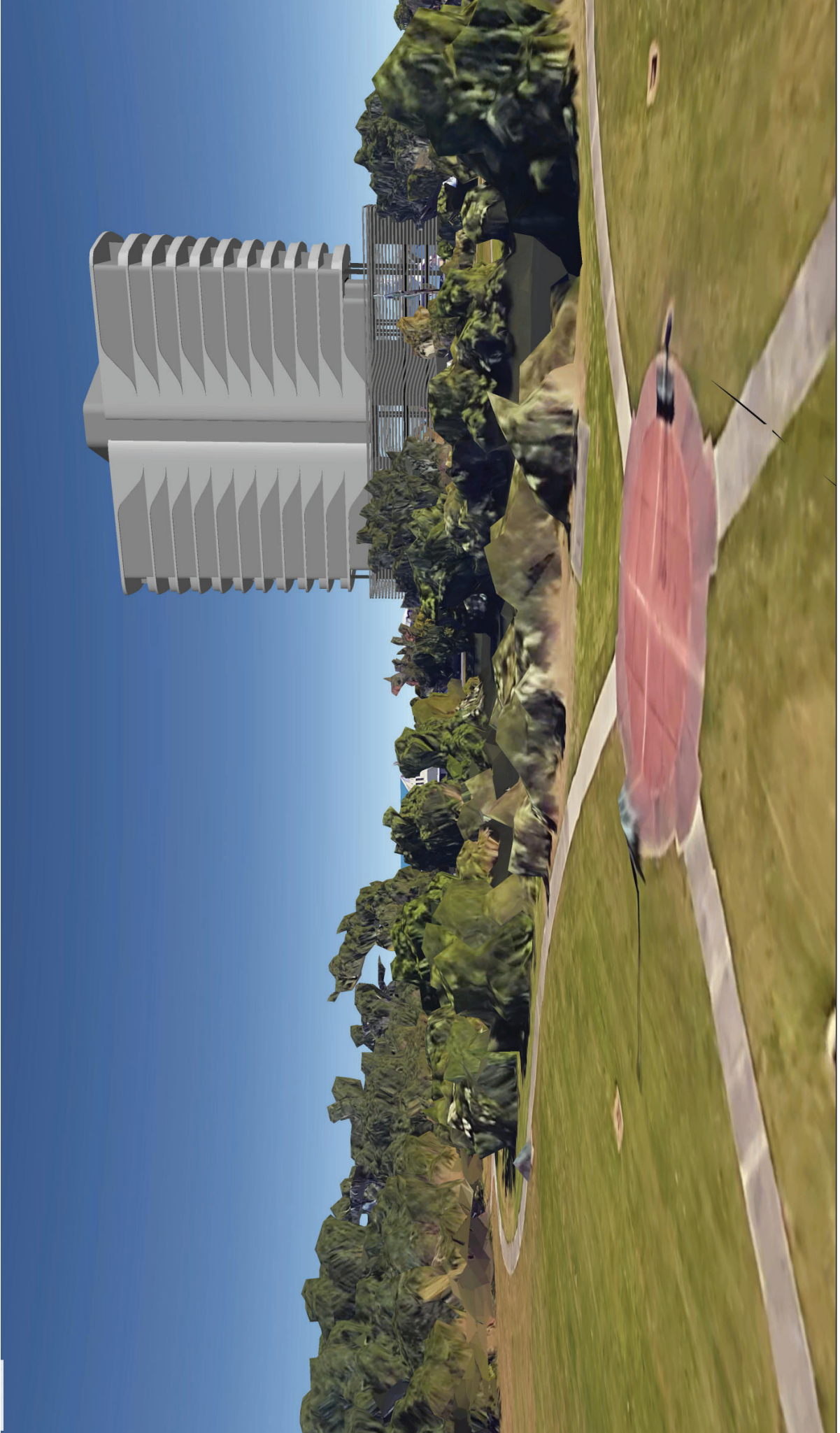
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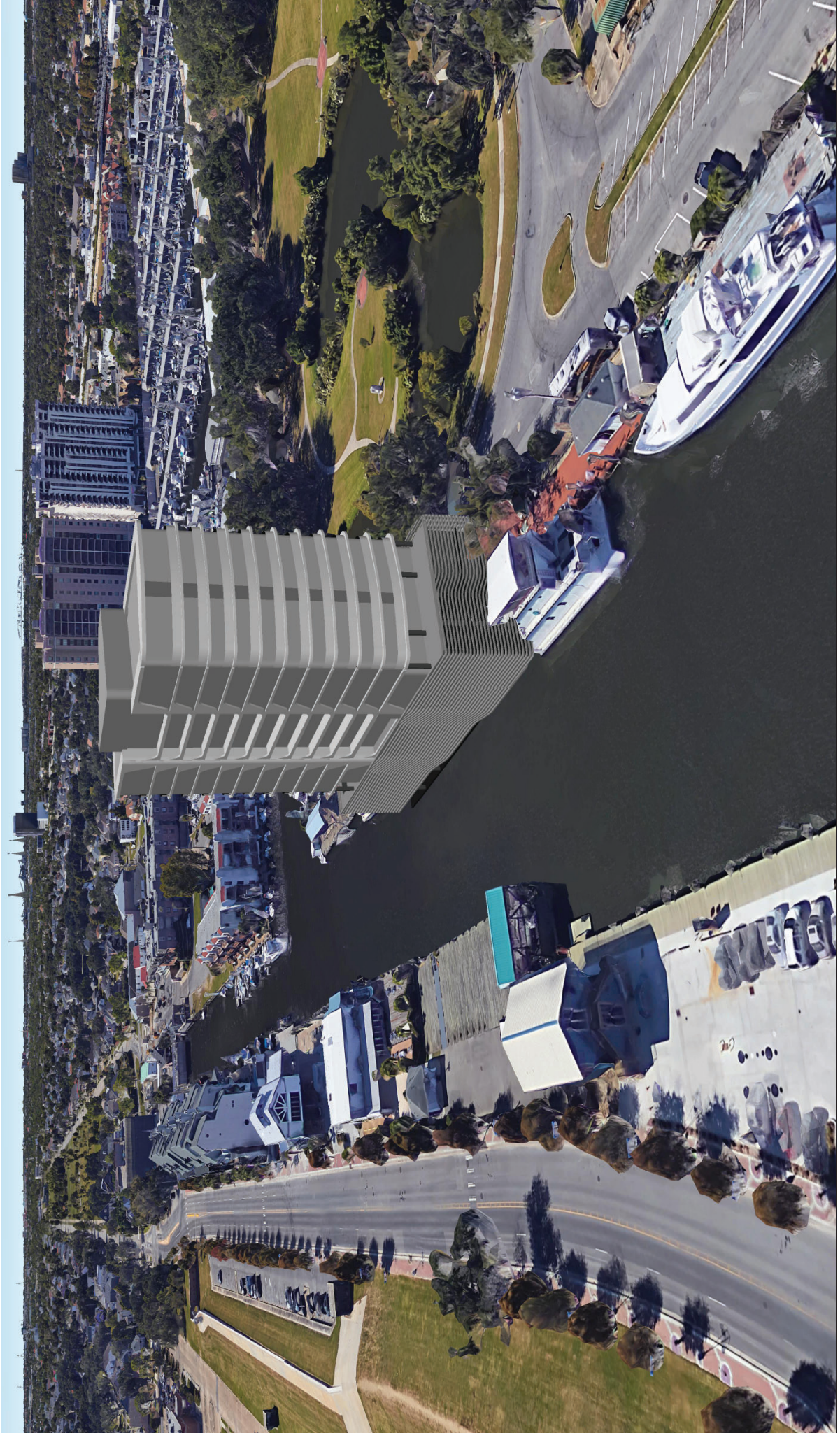
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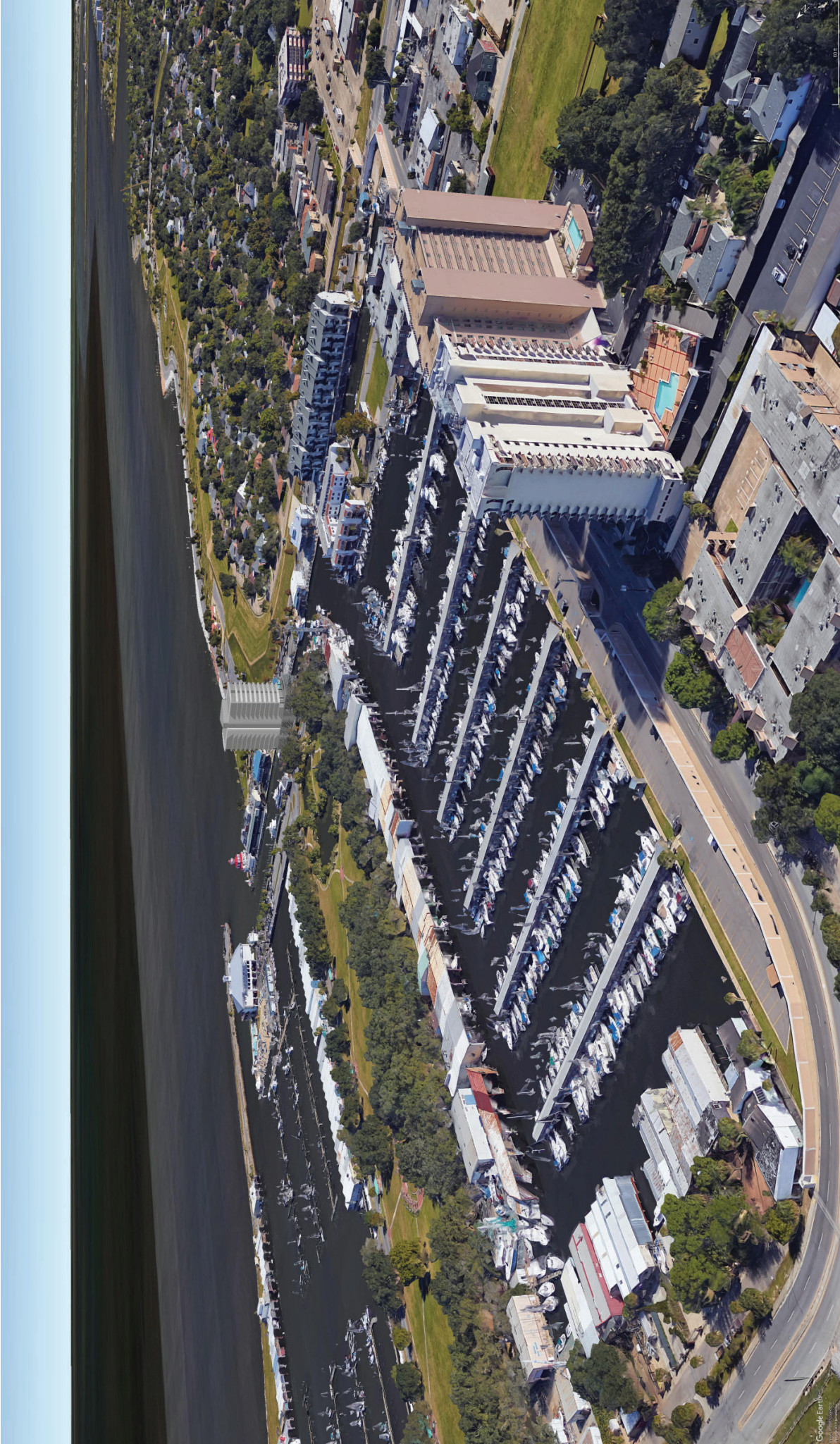
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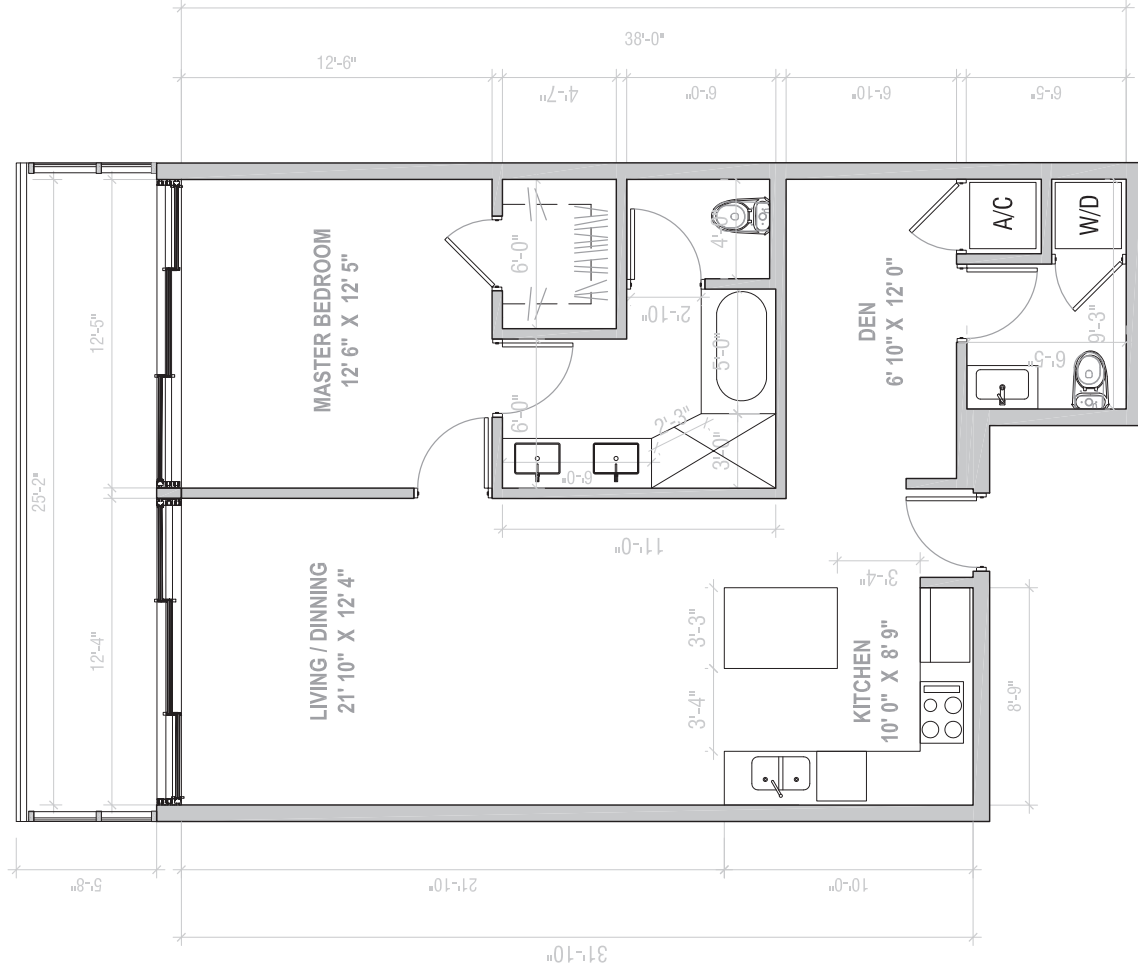


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## UNIT LAYOUTS



1 BEDROOM + DEN LAYOUT  
931 SF

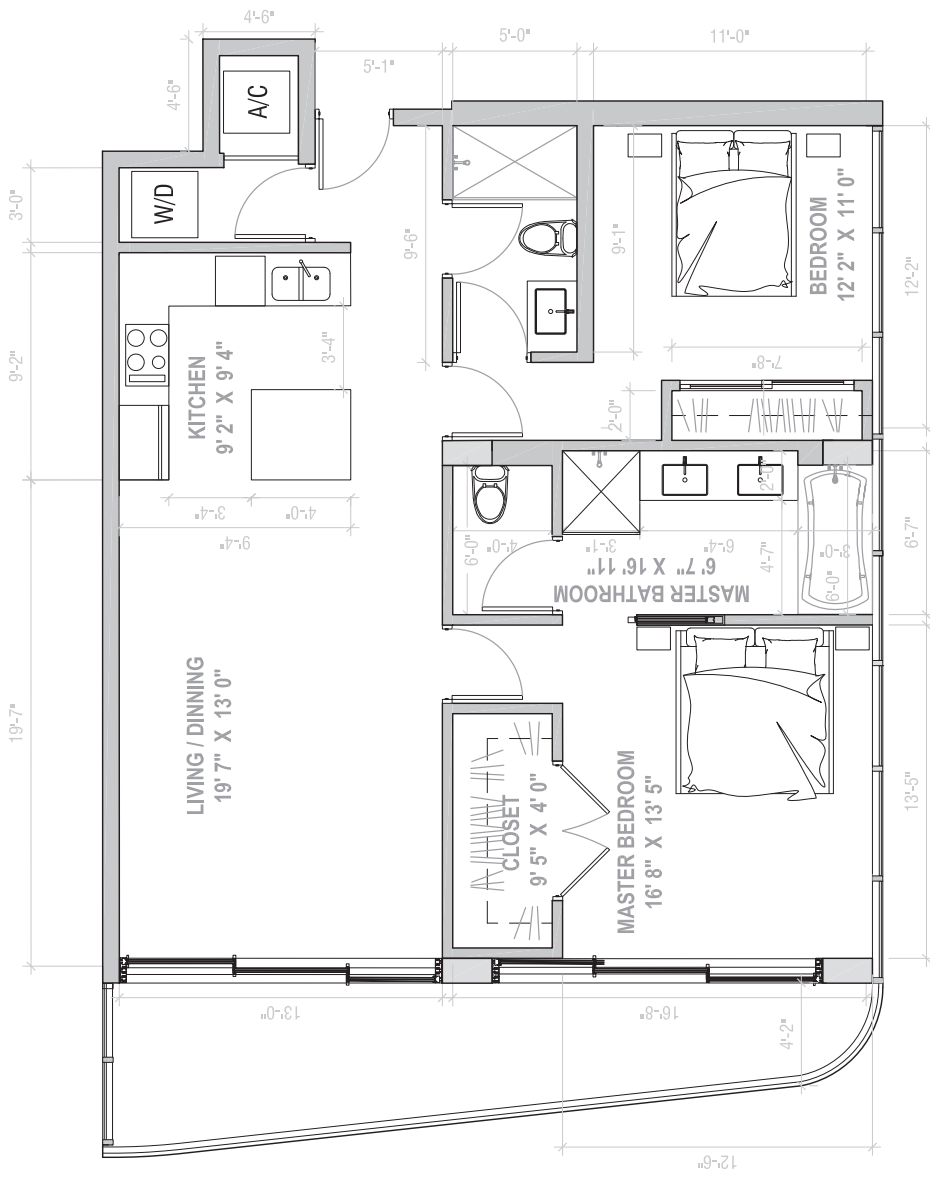


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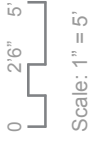
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2 BEDROOM LAYOUT  
1, 093 SF

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