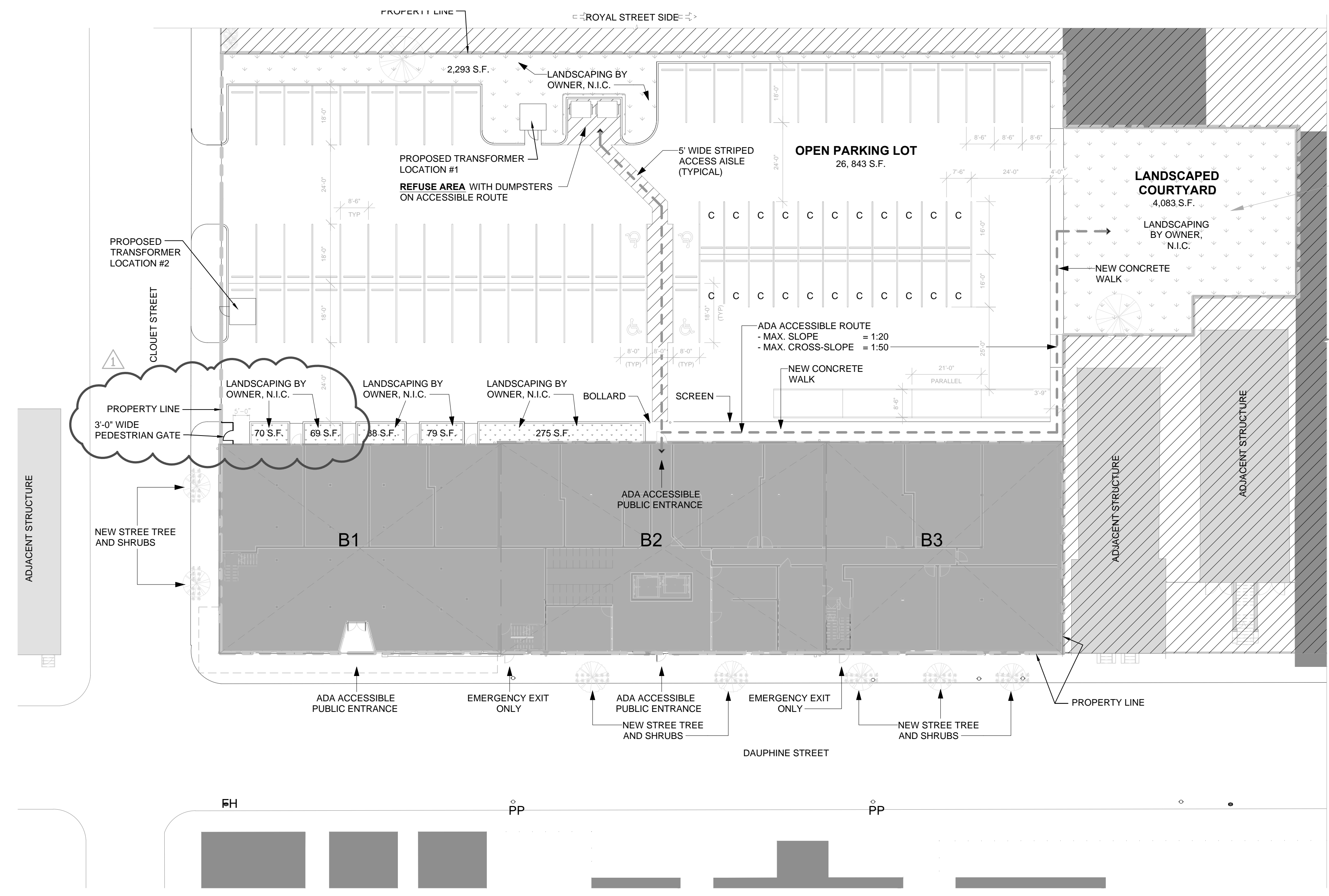


SITE PLAN, ZONING, CONTEXT GENERAL NOTES

VEHICLE PARKING:

PROVIDED VEHICLE PARKING		
STANDARD PARKING SPACE	8.5' x 18'	51
PARALLEL PARKING SPACE	8.5' x 21'	04
COMPACT PARKING SPACE	7.5' x 16'	22
ADA (VAN) SPACE	8' x 18' + 8' AISLE	04
TOTAL PARKING SPACES:		81

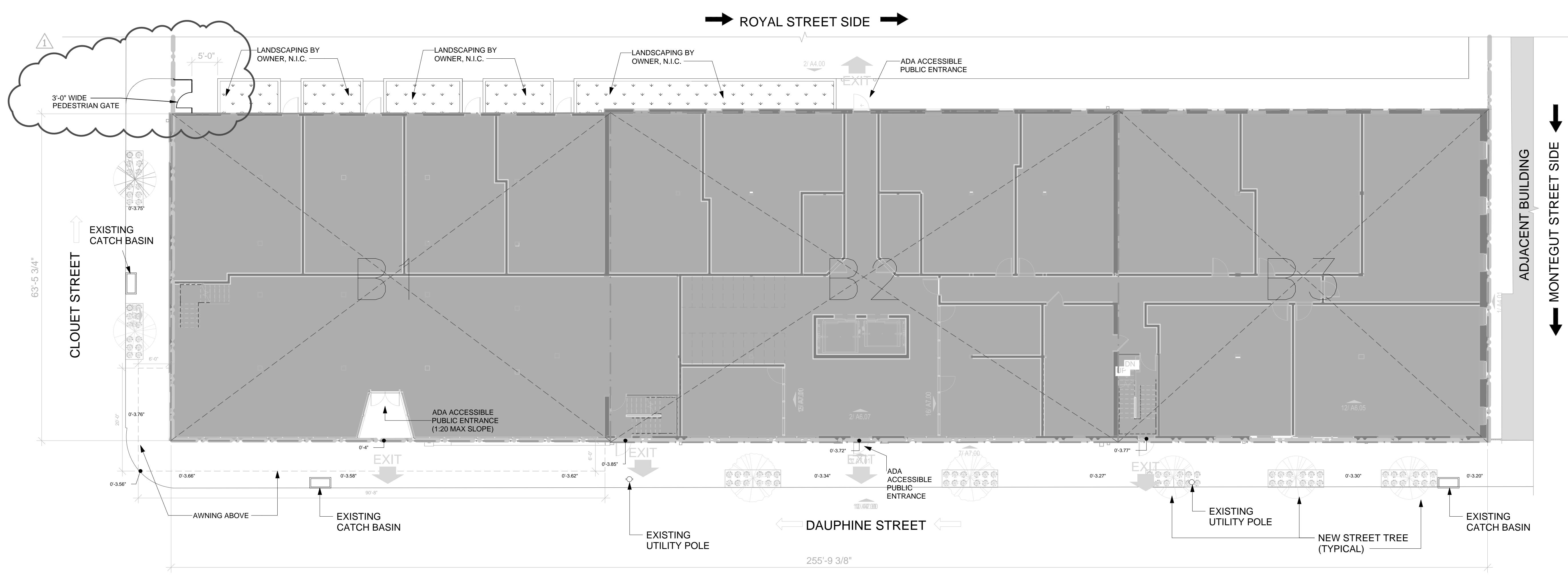
1. EXTERIOR IMPROVEMENTS INCLUDE:
- A. RENOVATIONS TO AN EXISTING OPEN ASPHALT PARKING AREA
 - a. NEW LIGHTING
 - b. BUILDING MOUNTED LIGHTING; SEE EXTERIOR ELEVATIONS
 - c. PARKING LOT LIGHTING; SEE ELECTRICAL DRAWINGS
 - B. RESTRICTION AND PROVISION OF ADA ACCESSIBLE ROUTE
 - C. LIMITED RESURFACING AND REGRADING/CURBING
 - a. PER ADA REQUIREMENTS
 - b. STORMWATER CONTROL
 - c. REPAIR AREAS AT DEMOLISHED STRUCTURES
 - D. NEW LANDSCAPED AREAS
 - E. NEW LANDSCAPED COURTYARD ON ACCESSIBLE ROUTE
 - F. NEW REINFORCED CONCRETE SIDEWALKS AND STREET TREES PER ADA; SEE CIVIL DRAWINGS
 - a. ALONG THE CLOUET STREET AND DAUPHINE STREET RIGHTS-OF-WAY PER CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE, DEPARTMENT OF PUBLIC WORKS, AND PARKS/PARKWAYS STANDARDS
 - b. NEW REFUSE AREA ON ACCESSIBLE ROUTE WITH DUMPSTER(S)
 - G. ALL BICYCLE PARKING IS PROVIDED AT BUILDING INTERIOR
 - a. 58 DWELLING UNITS AT 1:5 RATIO = 12 BIKES
 - b. 2800 +/- RETAIL SF @ 1:5000 SF = 1 BIKE
 - c. 13 BIKE SPACES REQUIRED; 20 LONG TERM BIKE SPACES PROVIDED (INSIDE BUILDING)
 - H. EXTERIOR WORK IS RENOVATION SCOPE; NO EXPANSION OF BUILDING FOOTPRINT
 - I. COORDINATE UTILITIES TIE-IN
 - A. STORMWATER
 - B. SEWER
 - C. WATER SUPPLY
 - D. FIRE-SPRINKLER
 - E. ELECTRICAL
 - F. NATURAL GAS



THE LANDSCAPED COURTYARD BEHIND THE HOUSES WILL NOT BE SUBDIVIDED AND INCORPORATED INTO OUR LOTS. OUR PLAN IS FOR THE APARTMENTS TO HAVE THE EXCLUSIVE RIGHT TO USE THIS AREA BY SERVITUDE.

PLANTING SCHEDULE				
SYMBOL	CODE	LOCATION	COUNT	BOTANICAL/ COMMON NAME
	MAG VIR	SIDE WALKS ALONG CLOUET & DAUPHINE ST.	5	MAGNOLIA VIRGINICA / SWEET BAY MAGNOLIA
	ULM AME	SIDE WALK ALONG DAUPHINE ST.	2	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM
	RHA IND	SIDE WALKS ALONG CLOUET & DAUPHINE ST.	80	RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORNE

2 CONTEXT SITE PLAN
3/64" = 1'-0"



1 OVERALL SITE PLAN
3/32" = 1'-0"

← - - - - - ADA ACCESSIBLE ROUTE

07-24-2020 Revisions
3060 DAUPHINE STREET PROJECT
NEW ORLEANS, LOUISIANA 70117

20018.B JOB NO.

SITE PLAN

CON. DOCS. - HUD 07.06.2020

As indicated SCALE



A2.00

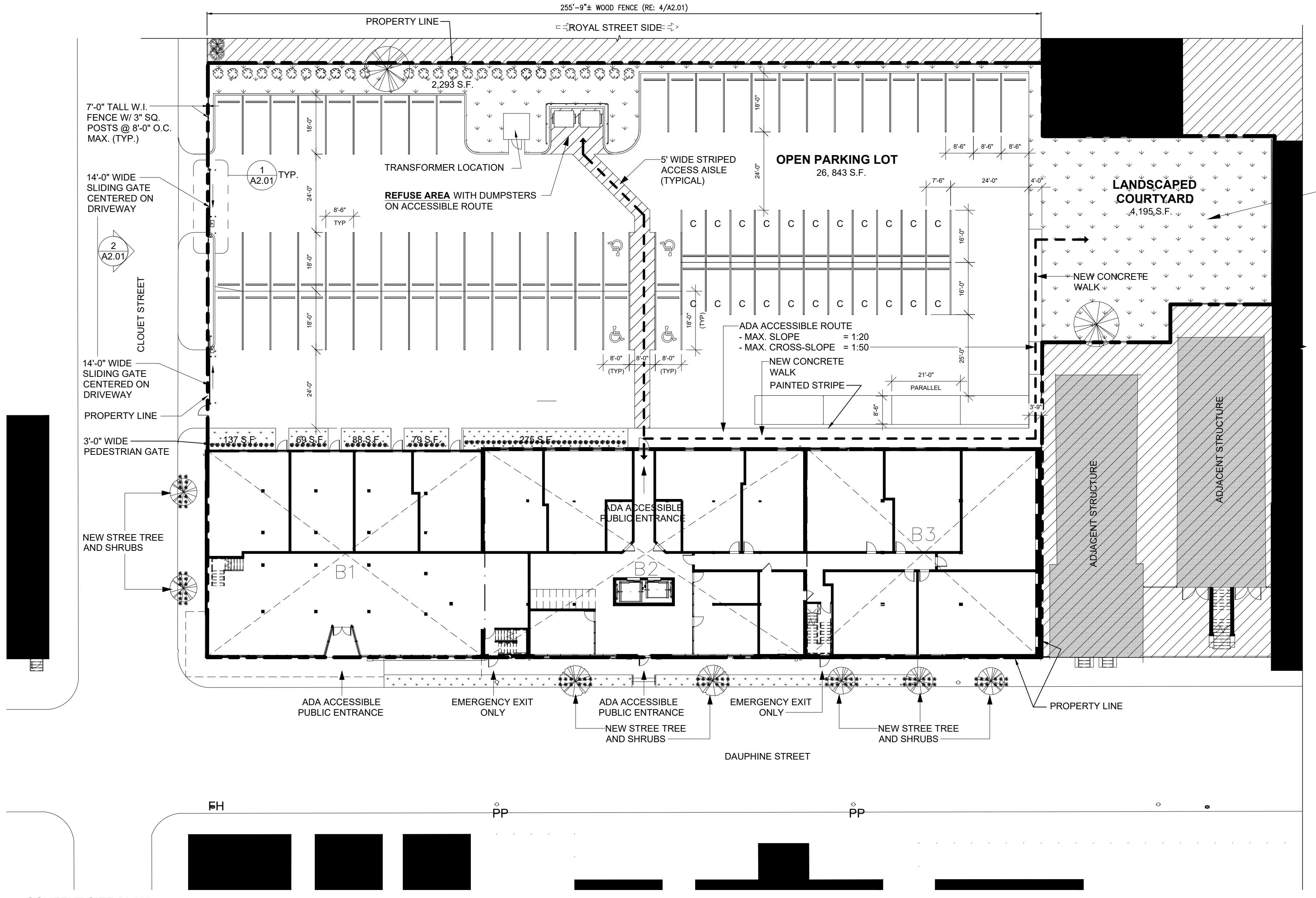
STEVEN J. FINIGAN ARCHITECTS, LTD.
A PROFESSIONAL CORPORATION
123 S. PIERCE ST.
NEW ORLEANS, LA. 70119 (504) 486-5744
E-MAIL: stevefinigan@noctxmail.com

SITE PLAN, ZONING, CONTEXT GENERAL NOTES

VEHICLE PARKING:

PROVIDED VEHICLE PARKING	STANDARD PARKING SPACE	51
STANDARD PARKING SPACE	8.5' x 18'	51
PARALLEL PARKING SPACE	8.5' x 21'	04
COMPACT PARKING SPACE	7.5' x 16'	22
ADA (VAN) SPACE	8' x 18' + 8' AISLE	04
TOTAL PARKING SPACES:		81

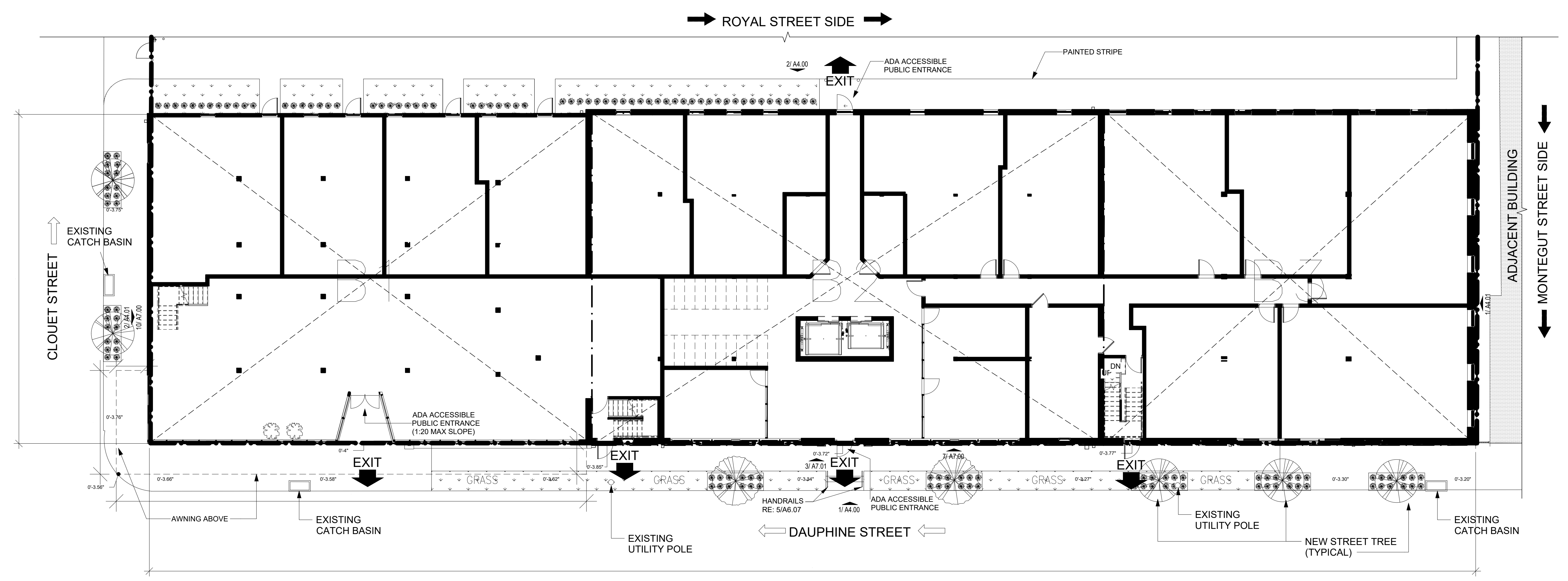
- EXTERIOR IMPROVEMENTS INCLUDE:
 - RENOVATIONS TO AN EXISTING OPEN ASPHALT PARKING AREA
 - NEW LIGHTING
 - BUILDING MOUNTED LIGHTING; SEE EXTERIOR ELEVATIONS
 - PARKING LOT LIGHTING; SEE ELECTRICAL DRAWINGS
 - RESTRIPING AND PROVISION OF ADA ACCESS AISLE
 - LIMITED RESURFACING AND REGRADING/CURSING
 - PER ADA REQUIREMENTS
 - STORMWATER CONTROL
 - REPAIR AREAS AT DEMOLISHED STRUCTURES
 - NEW LANDSCAPED AREAS
 - NEW LANDSCAPED COURTYARD ON ACCESSIBLE ROUTE
 - ALONG THE CLOUET STREET AND DAUPHINE STREET RIGHTS-OF-WAY PER CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE, DEPARTMENT OF PUBLIC WORKS, AND PARKS/PARKWAYS STANDARDS
 - NEW REFUSE AREA ON ACCESSIBLE ROUTE WITH DUMPSTER(S)
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 - 58 DWELLING UNITS AT 1:5 RATIO = 12 BIKES
 - 2800 +/- RETAIL SF @ 13500 SF = 1 BIKE
 - 13 BIKE SPACES REQUIRED, 20 LONG TERM BIKE SPACES PROVIDED (INSIDE BUILDING)
- EXTERIOR WORK IS RENOVATION SCOPE; NO EXPANSION OF BUILDING FOOTPRINT
 - COORDINATE UTILITIES TIE-IN
 - STORMWATER
 - SEWER
 - WATER SUPPLY
 - FIRE-SPRINKLER
 - ELECTRICAL
 - NATURAL GAS



THE LANDSCAPED COURTYARD BEHIND THE HOUSES WILL NOT BE SUBDIVIDED AND INCORPORATED INTO OUR LOTS. OUR PLAN IS FOR THE APARTMENTS TO HAVE THE EXCLUSIVE RIGHT TO USE THIS AREA BY SERVITUDE.

PLANTING SCHEDULE			
SYMBOL	LOCATION	COUNT	BOTANICAL/ COMMON NAME
	SIDE WALKS ALONG CLOUET & DAUPHINE ST.	5	MAGNOLIA VIRGINIA / SWEET BAY MAGNOLIA
	SIDE WALK ALONG DAUPHINE ST.	2	ULMUS AMERICANA 'PRINCETON'/ AMERICAN ELM
	SIDE WALKS ALONG CLOUET & DAUPHINE ST. AND ALONG THE REAR OF THE BUILDING	148	RHAPHIOLEPIS INDICA 'CLARA'/ INDIAN HAWTHORNE
	ROYAL STREET SIDE PARKING LOT FENCE	27	RED TIP PHOTINIA
	SIDE WALKS ALONG CLOUET & DAUPHINE ST. AND AROUND THE PARKING LOT	7,446 S.F.	CYNODON DACTYLON / BERMUDA GRASS

2 CONTEXT SITE PLAN
3/64" = 1'-0"



1 OVERALL SITE PLAN
3/32" = 1'-0"

← - - - - - ADA ACCESSIBLE ROUTE

3060 DAUPHINE STREET NEW ORLEANS, LOUISIANA 70117	PROJECT
20018.B	JOB NO.
SITE PLAN	
CON. DOCS. - HUD	08.07.2020
As indicated	SCALE
A2.00	
STEVEN J. FINEGAN ARCHITECTS, LTD. A PROFESSIONAL CORPORATION 123 S. PIERCE ST. NEW ORLEANS, LA 70119 (504) 486-5744 E-MAIL: stevefinegan@nocoxmail.com	