CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Date _____ Received by_____
Tracking Number _____

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Applications must be complete and submitted in person. Faxed, emailed or incomplete applications will not be accepted.

Review time depends on the complexity of the project and can take up to 90 days.

Type of application: ☑ Design Review ○ Interim Zoning Districts Appeal ○ Moratorium Appeal

Property Location 2121 Chartres St, New Orleans 70116

APPLICANT INFORMATION

Applicant Identity: ○ Property Owner ◉ Agent

Applicant Name Walter Antin

Applicant Address 823 Burgundy St

City New Orleans State LA Zip 70116

Applicant Contact Number 305 877 3264 Email walter.antin@gmail.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name BCNO 4, LLC

Property Owner Address 620 ELYSIAN FIELDS AVE

City New Orleans State LA Zip 70116

Property Owner Contact Number 504 908 4395 Email rstone@latterblum.com

PROJECT DESCRIPTION

Located at the tip of the Marigny triangle, the proposal is an adaptive reuse of the vacant historic Dr Nut bottling factory and connected warehouses into a 49 suite hotel.

REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

Design Overlay District Review
- ☐ Character Preservation Corridor
- ☐ Riverfront Design Overlay
- ✓ Enhancement Corridor
- ☐ Corridor Transformation
- ☐ Greenway Corridor
- ☐ Others as required

Non-Design Overlay District Review
- ✓ Development over 40,000 sf
- ☐ Public Market
- ☐ Parking Lots with over 10 spaces or loading zones
- ☐ Wireless Antenna/Tower
- ☐ Educational Facility

- ☐ Mural Reviews
- ☐ Campus Development Plan
- ☐ CBD FAR Bonus
- ☐ Changes to Approved Plans
- ☐ DAC Review of Public Projects
- ☐ Others as required

ADDITIONAL INFORMATION

Current Use vacant except one 1200sf retail tenant Proposed Use hotel

Square Number SQ 153 Lot Number 15/18 Permeable Open Space (sf) 4,803

Zoning District HMC-2 Local Historic District/Landmark HDLC Faubourg Marigny

New Development?	Yes ◉	No ○	Addition?	Yes ◉	No ○	Tenant Width	182’
Existing Structure(s)?	Yes ◉	No ○	Renovations?	Yes ◉	No ○	Building Width	182’
Change in Use?	Yes ◉	No ○	Existing Signs?	Yes ○	No ◉	Lot Width (sf)	182’
New Sign(s)?	Yes ◉	No ○	Lot Area (sf)	27,201		BuildingArea (sf)	46,887

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction
Related Permit

Date _____	**Received by**_____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

REQUIRED ATTACHMENTS (One paper copy and one digital copy)

1. SITE PLAN

- ✓ North arrow, scale, and date of plan
- ✓ Location, dimensions, and area of permeable open space
- ✓ Name, address of the professional who prepared the plan
- ✓ Legend of symbols, patterns, and abbreviations used
- ✓ The entire lot(s), including area and property lines dimensioned (including gross area of the site)
- ✓ Curb cuts, interior streets, driveways, and parking and loading areas with dimensions and total area (sf)
- ✓ Location and dimensions of buildings and structures, including total floor area and distance from property lines
- ✓ Location of refuse storage locations
- ✓ Proposed right-of-way improvements including sidewalks and plantings, and pedestrian walkways
- ✓ Fence location, height, and materials

2. FLOOR PLAN

- ✓ Indicating the dimensions and square footage of proposed development
- ✓ Room use
- ✓ Location of all walls, doors, and windows
- ✓ Location of all plumbing fixtures
- ✓ Location of major appliances/mechanical equipment
- ✓ Stairway location
- ✓ Firewall location (if applicable)

3. ARCHITECTURAL ELEVATIONS

- ✓ Architectural elevations of easch side of the proposed structure drawn to scale indicating height, architectural elements, materials, colors, and textures proposed for any structures.

4. LIGHTING PLAN

- ✓ Location of all exterior lighting, including those mounted on poles and walls
- ✓ Types, style, height, and the number of fixtures
- ✓ Manufacturer's illustrations and specifications of fixtures

5. SIGNAGE PLAN

- ✓ Proposed Signage with overall height, width, and materials
- ✓ Building Elevation (including building width and height)
- ✓ Site plan showing the location of all proposed detached sign(s) along with setback dimensions.

6. LANDSCAPE PLAN

- ✓ Name and address of professional who prepared the plan. Landscape plans shall be prepared by a registered landscape architect licensed by the Louisiana Horticulture Commission
- ✓ All landscape plans shall meet the minimum requirements of site plans
- ✓ Legend defining all symbols, patterns, and abbreviations used
- ✓ Location, quantity, size, name, and condition (both botanical and common) of all existing and proposed plant materials and trees.
- ✓ Description of all tree preservation measures on-site and in the public right-of-way
- ✓ Width, depth, and area of landscaped area(s)
- ✓ Proposed right-of-way improvements and pedestrian walkways

Planting proposed in the right-of-way must have Parks and Parkways approval

7. PHOTOS

- ✓ Photographs of the subject site and/or building

8. NARRATIVE

- ✓ Narrative addressing compliance with applicable Comprehensive Zoning Ordinance requirements and design goals

9. COLOR ELEVATIONS/RENDERING (DAC ONLY)

- ✓ Color elevations and/or renderings are required for projects that trigger review by the Design Advisory Committee

FEES

Design Review	$225
Moratorium Appeals	$1,000

Narrative
02 15 21

Our company, 201 N Rampart LLC, is prepared to restore the historic World Bottling Company factory (home of the famous Dr. Nut soda) and surrounding warehouses at 2121 Chartres Street. Our adaptive reuse proposal converts the property into a 49-suite hotel.

Design Goal:

The building presently has two distinct facades: the 1930's old bottle factory is a historic building with a series of arched bays composing the Chartres elevation and the connecting 70's era warehouse facades (extending from Chartres to around the corner and up Elysian) that employ a concrete panel and masonry wall system. Our design goal is to create more coherence across the two structures, so the hotel appears as a single property and not a cluster of buildings. We aim to rebuild the concrete and masonry walls with the same stucco finish & color and the same arch relief geometries/proportions as the bottle factory, but with a more contemporary and minimal finish, tying the two together but not out-right copying the historic factory. In addition, all the façade bays will feature a contemporary storefront and panel system. The result will be an elevation outer layer with a series of arched bays defined by the bottle factory, and an elevation inner layer that contrasts it with more contemporary forms, materials, and colors. Although the building will remain a 2-story structure, we are proposing five new penthouses; they are centrally located on the site plan, set far back from the sidewalks, and not visible from the street.

Hotel Description:

The hotel will feature a public lobby lounge on Chartres Street operating as a neighborhood coffee shop and cocktail lounge (closing at midnight). The property is located at the intersection of Elysian Fields Avenue and Chartres Street, at the bustling bottom of the Marigny Triangle, just a few steps off the lower Frenchmen Street entertainment corridor and right behind the Frenchmen Art Market. Over the past several years the Frenchmen Street entertainment corridor has been growing increasingly popular as a destination for visitors to New Orleans, resulting in a thriving local economy and commercial zone that our hotel project will feed. Our proposal is consistent with the existing pattern of development in the area. Should our conditional use be approved we would expect to begin construction Summer 2021 and begin operating Q4 2022. This project will not displace residents; the building is currently vacant except for a 1500sf retail tenant.

Our zoning designation is HMC-2 and although "hotel" is an approved use under our zoning, our proposal will have to be reviewed and approved by the City Planning Commission because we exceed 10,000 square feet.

Thank You,

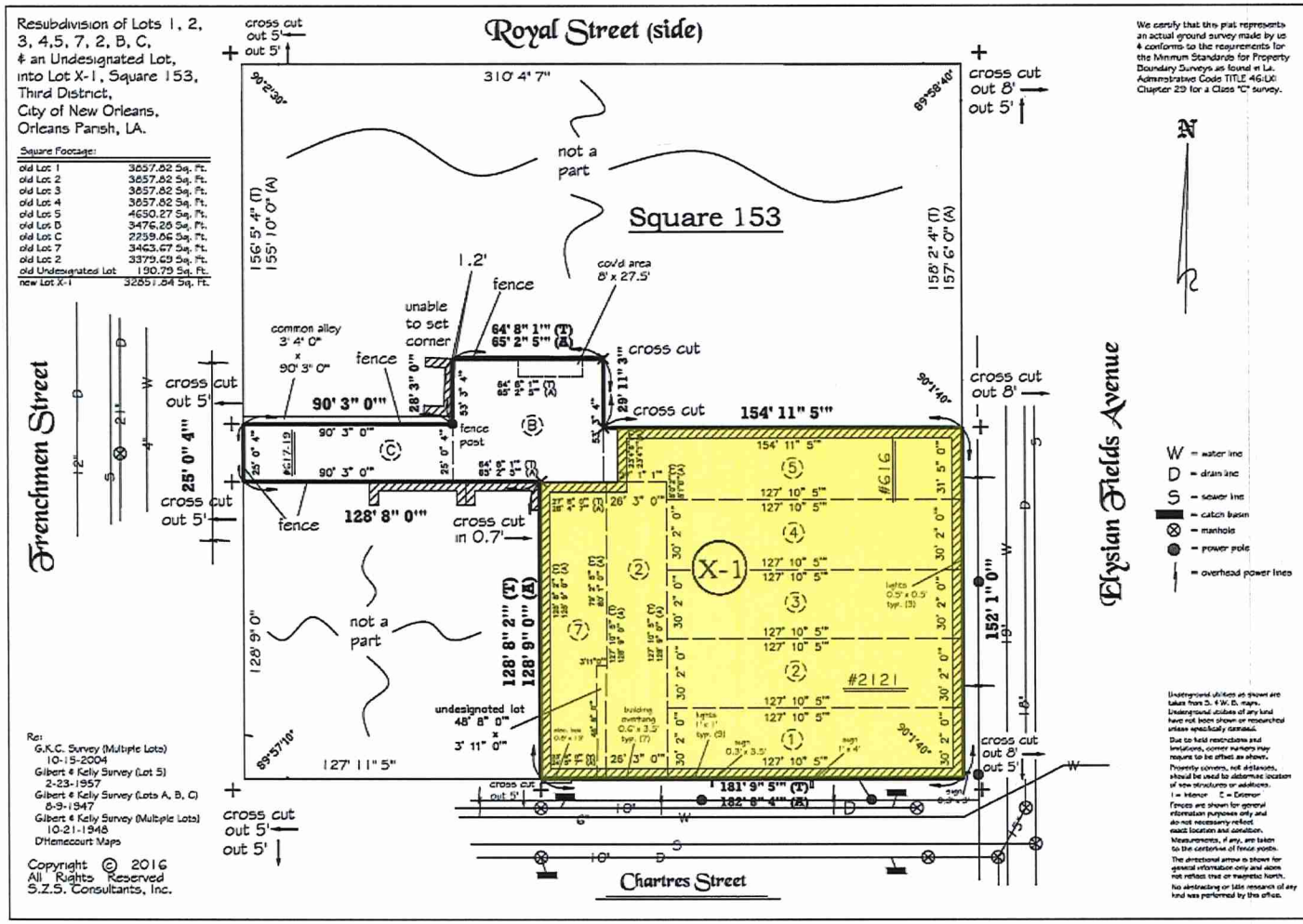
201 N Rampart LLC

Walter Antin, RA
WAAR Design Office
823 Burgundy Street
New Orleans LA 70116
walter@waardesign.com
(305) 877-3264

Resubdivision of Lots 1, 2, 3, 4, 5, 7, 2, B, C, & an Undesignated Lot, into Lot X-1, Square 153, Third District, City of New Orleans, Orleans Parish, LA.

Square Footage:

old Lot 1	3657.82 Sq. Ft.
old Lot 2	3657.82 Sq. Ft.
old Lot 3	3657.82 Sq. Ft.
old Lot 4	3657.82 Sq. Ft.
old Lot 5	4650.27 Sq. Ft.
old Lot D	3476.26 Sq. Ft.
old Lot C	2259.06 Sq. Ft.
old Lot 7	3463.67 Sq. Ft.
old Lot 2	3379.69 Sq. Ft.
old Undesignated Lot	190.79 Sq. Ft.
new Lot X-1	32857.84 Sq. Ft.



Re:
G.K.C. Survey (Multiple Lots) 10-15-2004
Gilbert & Kelly Survey (Lot 5) 2-23-1957
Gilbert & Kelly Survey (Lots A, B, C) 8-9-1947
Gilbert & Kelly Survey (Multiple Lots) 10-21-1948
D'Hemecourt Maps

Copyright © 2016
All Rights Reserved
S.Z.S. Consultants, Inc.

We certify that this plat represents an actual ground survey made by us & conforms to the requirements for the Minimum Standards for Property Boundary Surveys as found in La. Administrative Code TITLE 46:LXI Chapter 29 for a Class "C" survey.

Underground utilities as shown are taken from S. & W. D. maps. Underground utilities of any kind have not been shown or researched unless specifically contained.

Due to field restrictions and limitations, corner markers may require to be offset as shown.

Property corners, not distances, should be used to determine location of new structures or additions.

I = Interior E = Exterior

Fences are shown for general information purposes only and do not necessarily reflect exact location and condition.

Measurements, if any, are taken to the centerline of fence posts.

The directional arrow is shown for general information only and does not reflect true or magnetic north.

No abstracting or title research of any kind was performed by this office.

RESUBDIVISION SURVEY
Made at the request of

BCNO 4 LLC

SZS CONSULTANTS, INC.
ENGINEERS * SURVEYORS * ENVIRONMENTALISTS
4421 CONLIN ST. SUITE 202
METAIRIE, LA. 70006
PHONE: (504) 581-5724 FAX: (504) 581-5729 EMAIL: SAMZSCA@BELLSOUTH.NET

No.	Revision/Issue	Date

2121 CHARTRES ST
NEW ORLEANS, LA

Job No. 12606
Date 1-4-2017
Scale 1" = 40'-0'
Sheet 1

Note: The contemplated resubdivision has not been filed

3948035-1

ground level	totals
2 bedroom apt suite	5
3 bedroom apt suite	11
4 bedroom apt suite	6

second level	totals
2 bedroom apt suite	5
3 bedroom apt suite	11
4 bedroom apt suite	6

penthouse level	totals
3 bedroom apt suite	5

	grand totals
2 bedroom apt suite	10
3 bedroom apt suite	27
4 bedroom apt suite	12

amenities	sqft
lobby bar	1,816
courtyard pool	3,248

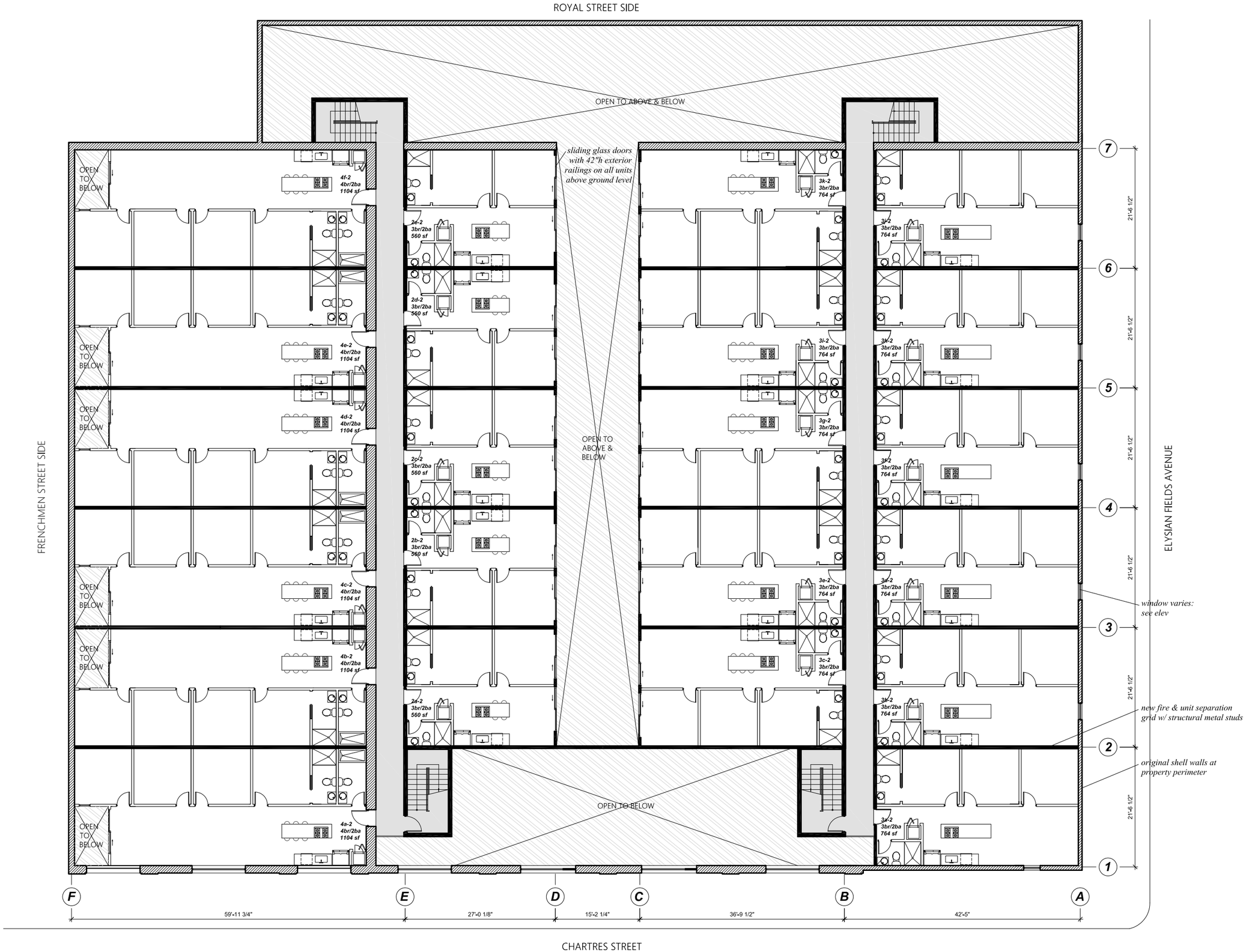
GROUND LEVEL PLAN

$\frac{1}{16}$" = 1'

2121 Chartres St
The Bottle Factory Hotel
Schematic 12 28 20

WAAR Design Office
823 Burgundy St, New Orleans LA 70116

The design(s) illustrated in this document are the property of WAAR Design Office. The reproduction, distribution and utilization of this document as well as the communication of its contents to others without express authorization is prohibited. All rights reserved.



ground level	totals
2 bedroom apt suite	5
3 bedroom apt suite	11
4 bedroom apt suite	6

second level	totals
2 bedroom apt suite	5
3 bedroom apt suite	11
4 bedroom apt suite	6

penthouse level	totals
3 bedroom apt suite	5

	grand totals
2 bedroom apt suite	10
3 bedroom apt suite	27
4 bedroom apt suite	12

amenities	sqft
lobby bar	1,816
courtyard pool	3,248

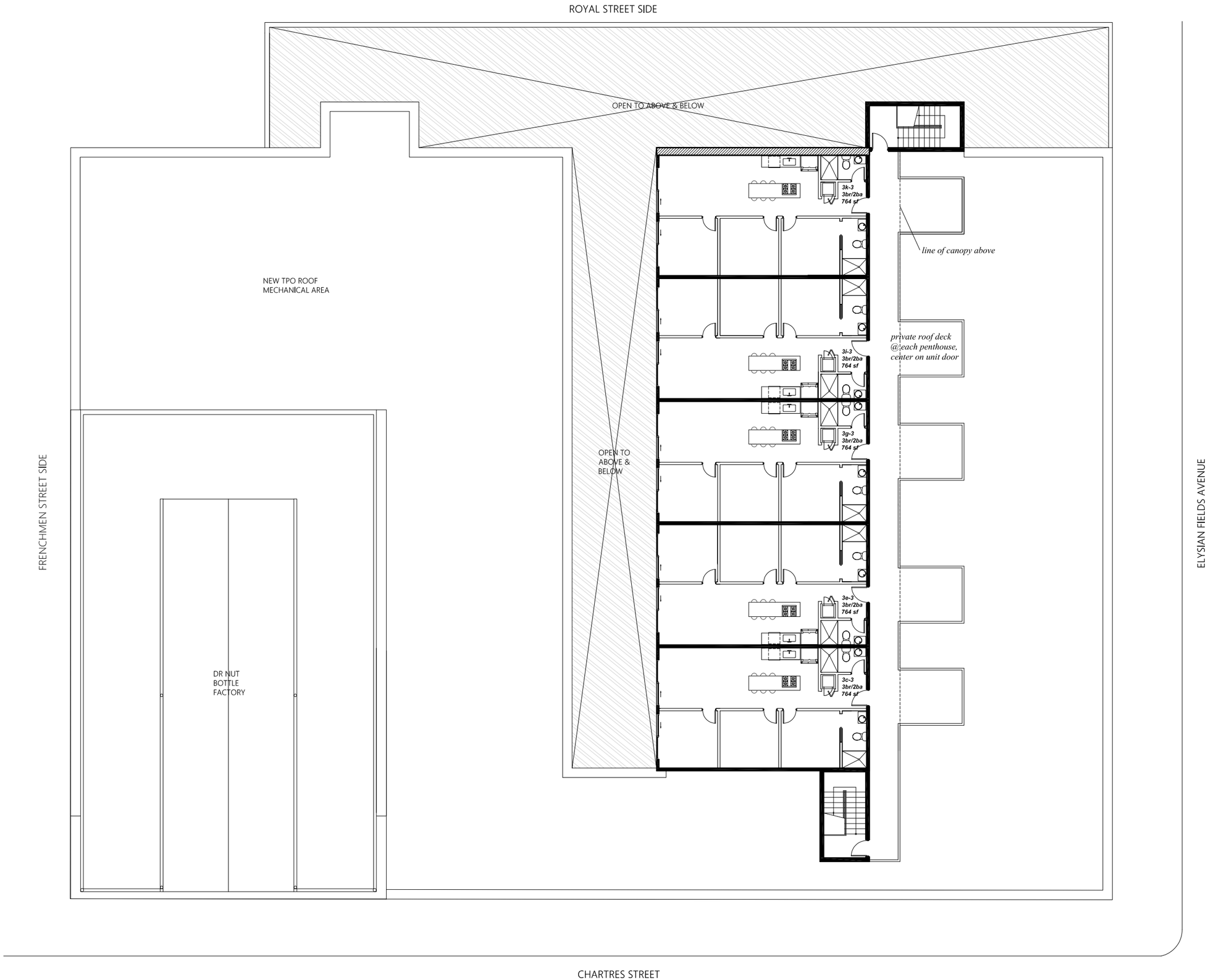
SECOND LEVEL PLAN

$\frac{1}{16}$" = 1'

2121 Chartres St
The Bottle Factory Hotel
Schematic 12 28 20

WAAR Design Office
823 Burgundy St, New Orleans LA 70116

The design(s) illustrated in this document are the property of WAAR Design Office. The reproduction, distribution and utilization of this document as well as the communication of its contents to others without express authorization is prohibited. All rights reserved.



ground level	totals
2 bedroom apt suite	5
3 bedroom apt suite	11
4 bedroom apt suite	6

second level	totals
2 bedroom apt suite	5
3 bedroom apt suite	11
4 bedroom apt suite	6

penthouse level	totals
3 bedroom apt suite	5

	grand totals
2 bedroom apt suite	10
3 bedroom apt suite	27
4 bedroom apt suite	12

amenities	sqft
lobby bar	1,816
courtyard pool	3,248

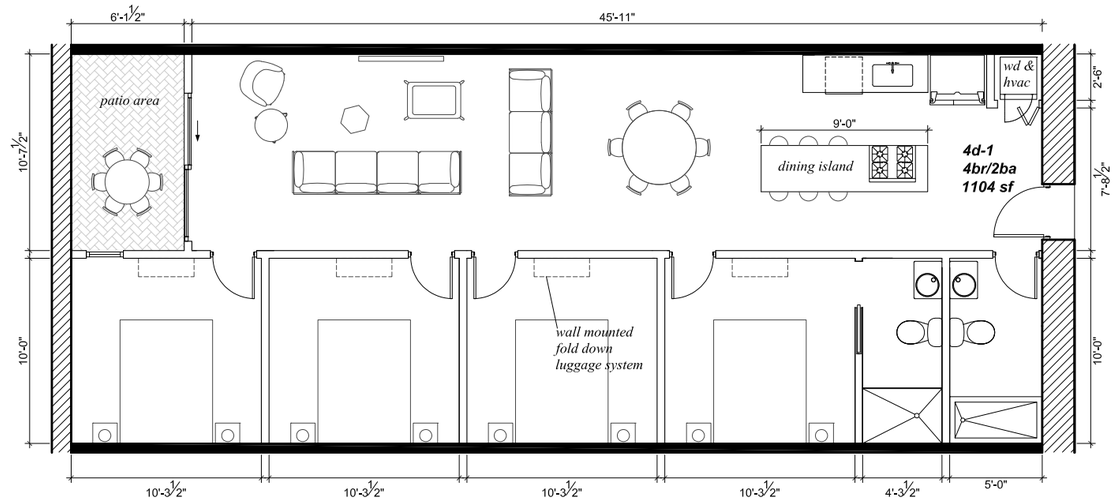
PENTHOUSE PLAN

$\frac{1}{16}$" = 1'

2121 Chartres St
The Bottle Factory Hotel
Schematic 12 28 20

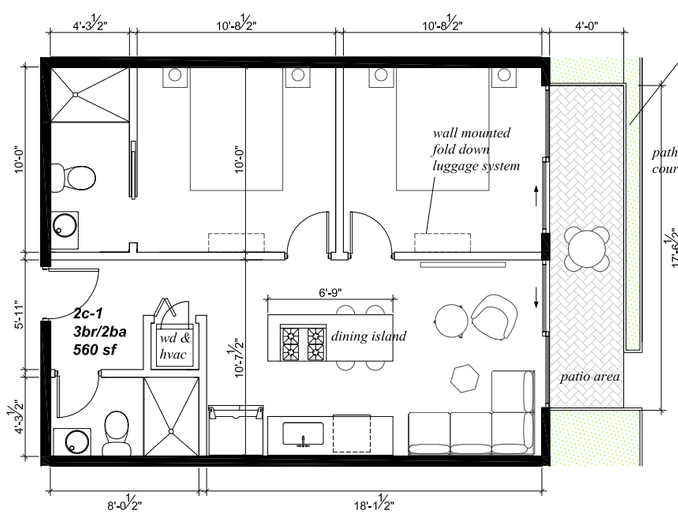
WAAR Design Office
823 Burgundy St, New Orleans LA 70116

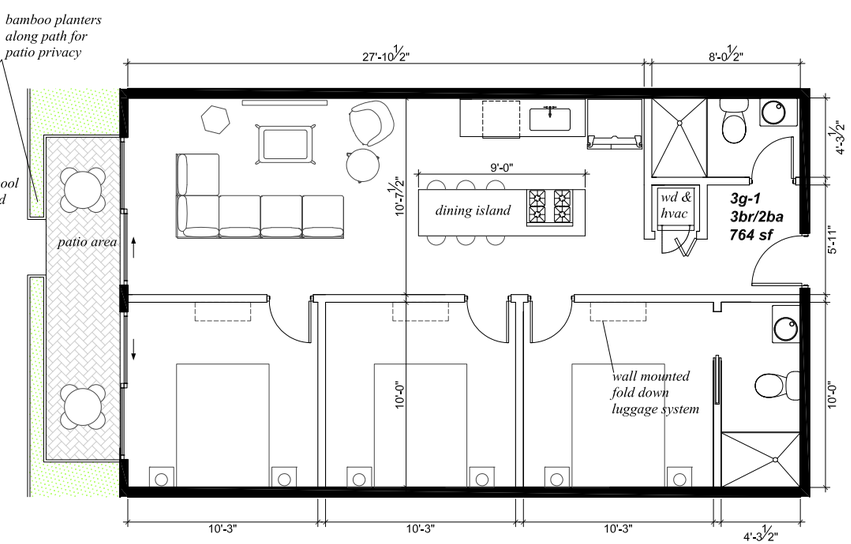
The design(s) illustrated in this document are the property of WAAR Design Office. The reproduction, distribution and utilization of this document as well as the communication of its contents to others without express authorization is prohibited. All rights reserved.



GENERAL NOTES
-All beds are Queen size 60"x80"
-Finishes & Fixtures to meet or exceed Sonder standards

typical 4 bedroom suite
scale: $\frac{1}{8}$" = 1'





typical 2 bedroom suite
scale: $\frac{1}{8}$" = 1'

typical 3 bedroom suite
scale: $\frac{1}{8}$" = 1'

ground level	totals
2 bedroom apt suite	5
3 bedroom apt suite	11
4 bedroom apt suite	6

second level	totals
2 bedroom apt suite	5
3 bedroom apt suite	11
4 bedroom apt suite	6

penthouse level	totals
3 bedroom apt suite	5

	grand totals
2 bedroom apt suite	10
3 bedroom apt suite	27
4 bedroom apt suite	12

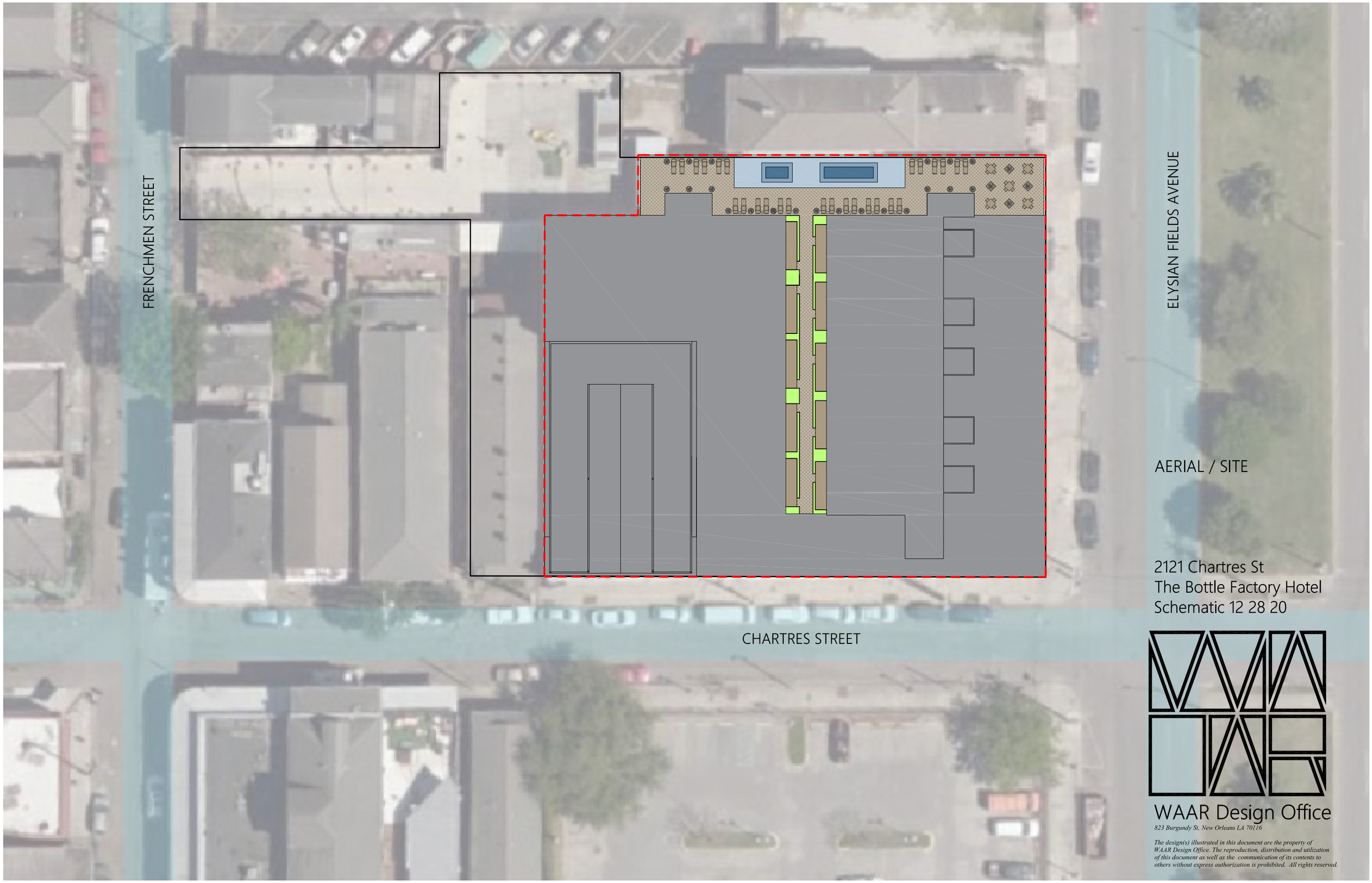
amenities	sqft
lobby bar	1,816
courtyard pool	3,248

UNIT FURNITURE DETAIL
$\frac{1}{8}$" = 1'

2121 Chartres St
The Bottle Factory Hotel
Schematic 12 28 20

WAAR Design Office
823 Burgundy St, New Orleans LA 70116

The design(s) illustrated in this document are the property of WAAR Design Office. The reproduction, distribution and utilization of this document as well as the communication of its contents to others without express authorization is prohibited. All rights reserved.

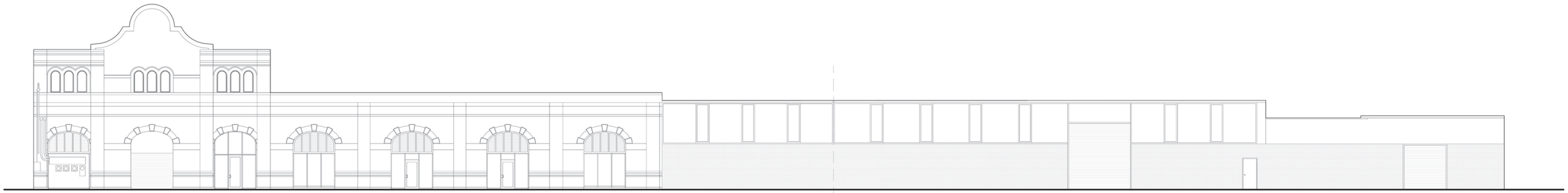


AERIAL / SITE

2121 Chartres St
The Bottle Factory Hotel
Schematic 12 28 20

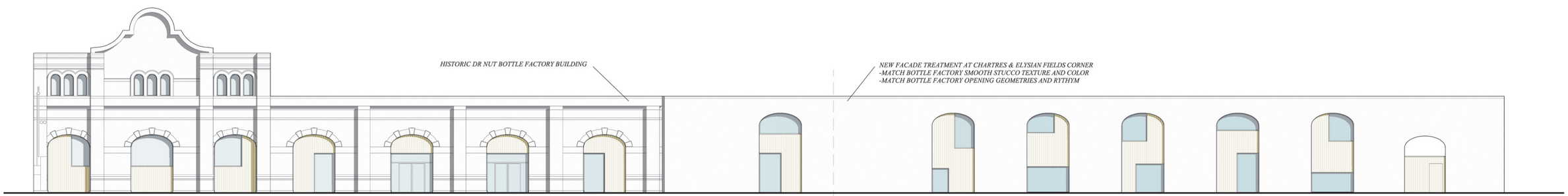
WAAR Design Office
823 Burgundy St, New Orleans LA 70116

The design(s) illustrated in this document are the property of WAAR Design Office. The reproduction, distribution and utilization of this document as well as the communication of its contents to others without express authorization is prohibited. All rights reserved.



EXISTING CHARTRES ST ELEVATION

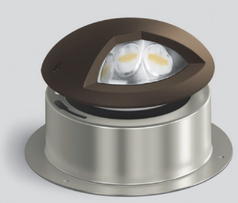
EXISTING ELYSIAN FIELDS AVE ELEVATION

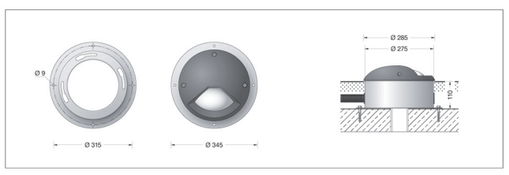


PROPOSED CHARTRES ST ELEVATION

PROPOSED ELYSIAN FIELDS AVE ELEVATION

in-ground wall washer between each arched bay (14 total)

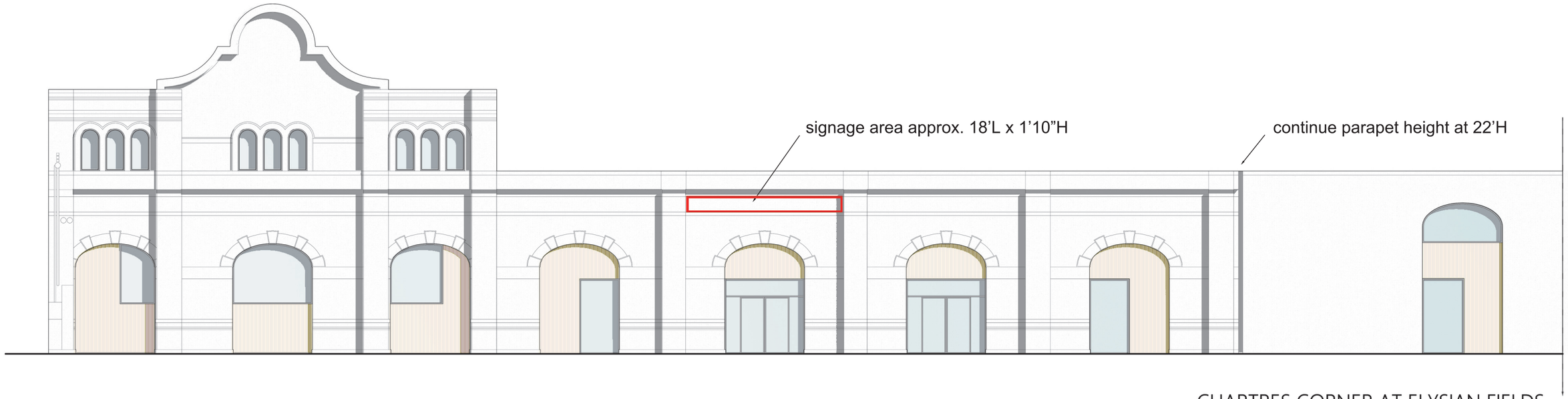




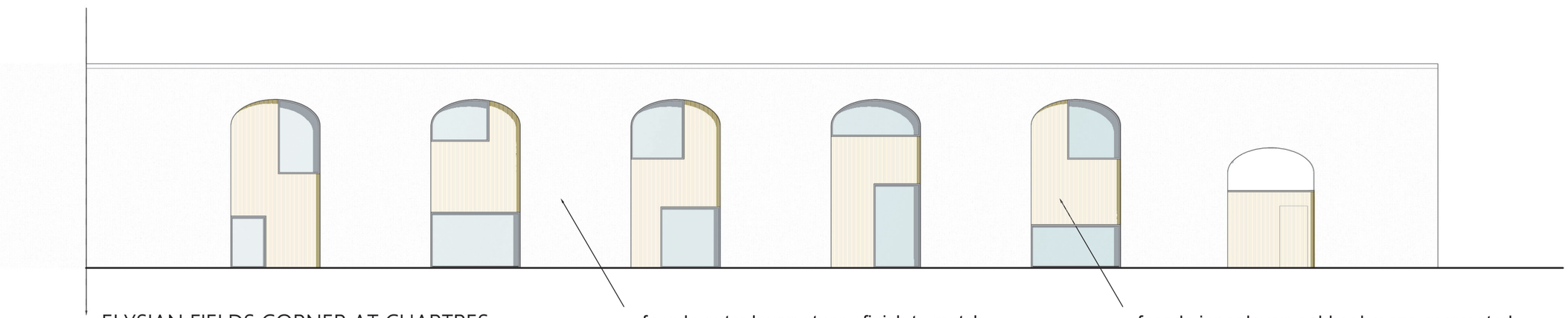
2121 Chartres St
The Bottle Factory Hotel
Schematic 12 28 20

WAAR Design Office

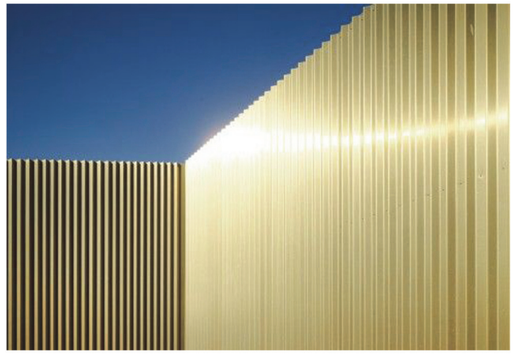
The design(s) illustrated in this document are the property of WAAR Design Office. The reproduction, distribution and utilization of this document as well as the communication of its contents to others without express authorization is prohibited. All rights reserved.



CHARTRES CORNER AT ELYSIAN FIELDS



ELYSIAN FIELDS CORNER AT CHARTRES



2121 Chartres St
The Bottle Factory Hotel
Schematic 12 28 20

WAAR Design Office

The design(s) illustrated in this document are the property of WAAR Design Office. The reproduction, distribution and utilization of this document as well as the communication of its contents to others without express authorization is prohibited. All rights reserved.

BEGA

84 175

In-ground floodlight

IP 67

Project · Reference number

Date

Product data sheet

Application
In-ground floodlight · Wall washer
The design of this in-ground floodlight makes it possible to fully illuminate a vertical surface, e.g. a façade, from the ground to the lower edge of the roof. The lower limit of the light distribution is a straight line, without the usual “light cone”. The luminaires can be driven over by vehicles with pneumatic tyres.
Please note:
Luminaire must not be used for installation in road lanes, where the fixture is exposed to a horizontal strain due to braking, acceleration and change of direction.

Product description
Luminaire cover made of cast bronze
Luminaire housing made of cast aluminium
Recess housing made of stainless steel (Steel grade no. 1.4301) with 2 cable entries for cable conduit, max. ø 30 mm
Hardened crystal glass
Reflector surface made of pure aluminium
1,8 m water-resistant connecting cable 07RN8-F 5G1□ with implemented water stopper and 1.2 m PVC cable conduit
LED power supply unit
220-240 V ~ 0/50-60 Hz
DC 176-276 V
DALI controllable
A basic isolation exists between power cable and control line
BEGA Thermal Control®
Temporary thermal regulation to protect temperature-sensitive components without switching off the luminaire
Safety class I
Protection class IP 67
Dust-tight and protection against temporary immersion
Pressure load 1,000 kg (~10 kN)
Impact strength IK10
Protection against mechanical impacts < 20 joule
CE – Conformity mark
IK10 – Safety mark
Weight: 8.5 kg

Lamp

Module connected wattage	24.6 W
Luminaire connected wattage	27.5 W
Rated temperature	t_a = 25 °C
Ambient temperature	$t_{a\,max}$ = 30 °C

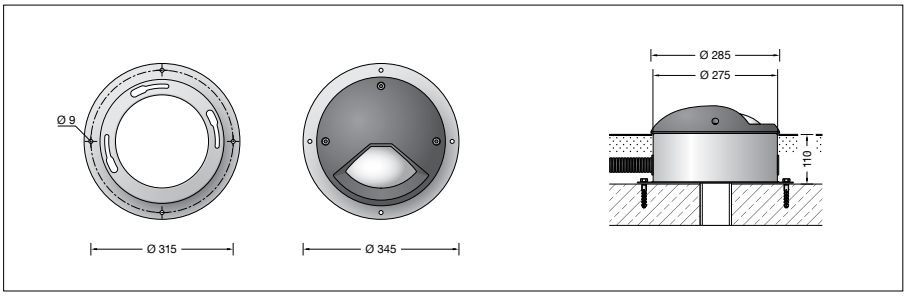
On request we can offer you modifications for enviroments with higher temperatures as a customized product.

84 175 K3

Module designation	3x LED-0897/830
Colour temperature	3000 K
Colour rendering index	CRI > 80
Module luminous flux	3435 lm
Luminaire luminous flux	2336 lm
Luminaire luminous efficiency	84,9 lm/W

84 175 K4

Module designation	3x LED-0897/840
Colour temperature	4000 K
Colour rendering index	CRI > 80
Module luminous flux	3435 lm
Luminaire luminous flux	2336 lm
Luminaire luminous efficiency	84,9 lm/W



Service life · Ambient temperature
Rated temperature t_a = 25 °C

LED psu:	> 50,000 h
LED module:	192,000 h (L80B50)
	100,000 h (L90B50)

Ambient temperature $t_{a\,max}$ = 30 °C (100 %)

LED psu:	50,000 h
LED module:	140,000 h (L80B50)

Light technique
In-ground floodlight with wide beam asymmetrical light distribution.
Particularly suitable for floodlighting objects with high uniformity.
German patent DE 199 188 72
The values of the charts show approximate value $\bar{E}$ on the illuminated surface.

Inrush current
Inrush current: 12 A / 24.2 µs
Maximum number of luminaires of this type per miniature circuit breaker:

B10A:	50 luminaires
B16A:	50 luminaires
C10A:	50 luminaires
C16A:	50 luminaires

Article No. 84 175
LED colour temperature optionally 3000 K or 4000 K
3000 K – Article number + **K3**
4000 K – Article number + **K4**

Accessories
Distribution box for installation in soil

70 730	Distribution box with 7 cable entries Connection terminals 5 x 4□
71 053	Distribution box with 10 cable entries Connection terminals 6 x 16□

For the accessories a separate instructions for use can be provided upon request.

Latter & Blum
latterblum.com
FOR SALE
504-525-1311
HAPPY FRIDAY
BUNCHES
THE FIRST
PRIDE WAS
RIOT

2121
Latter & Blum
FOR SALE
504-525-1311