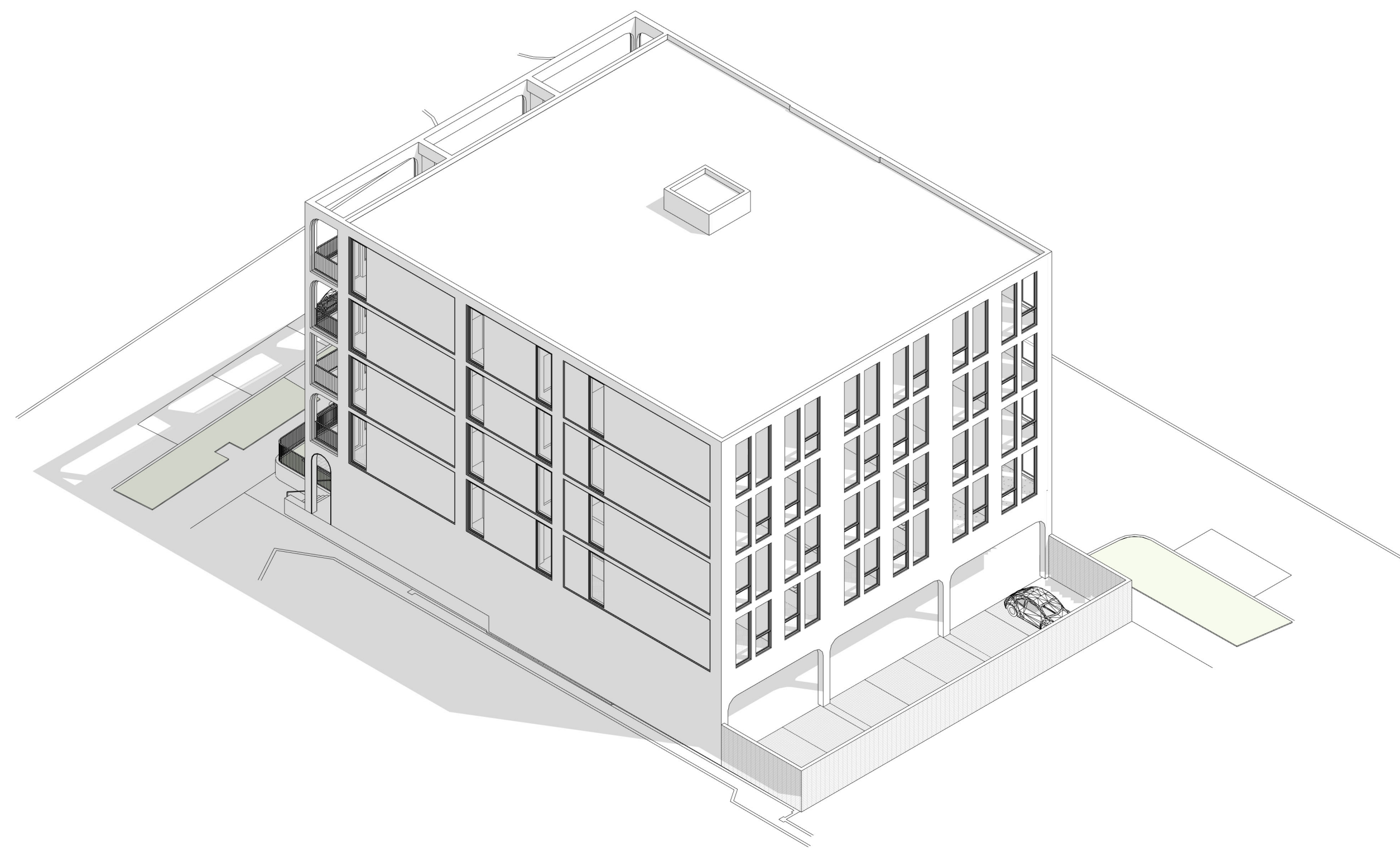


DRAWING LIST

SHEET NUMBER	SHEET NAME
A-000	PROJECT INFORMATION
A-001	ZONING ANALYSIS 1
A-002	ZONING ANALYSIS 2
A-003	ZONING ANALYSIS 3
A-010	UNIT MATRIX AND GROSS AREA PLANS
A-050	SITE PLAN
A-051	SITE PLANTING PLAN
A-052	SITE LIGHTING PLAN
A-101	FLOOR PLAN - LEVEL 01
A-103	FLOOR PLAN - LEVEL 03
A-301	ELEVATION - NORTH
A-302	ELEVATION - EAST
A-303	ELEVATION - SOUTH
A-304	ELEVATION - WEST



ISOMETRIC DRAWING - NORTHEAST CORNER

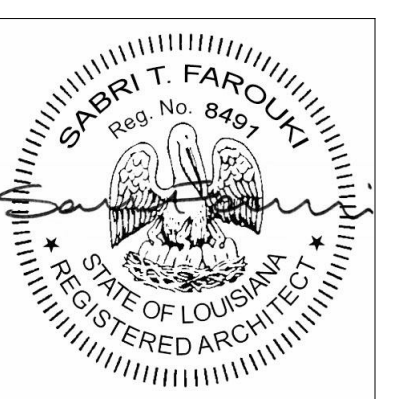


ISOMETRIC DRAWING - SOUTHWEST CORNER

**3500 ST.
CHARLES**

PROJECT ADDRESS:
3500 SAINT CHARLES AVENUE
NEW ORLEANS, LA 70115

ARCHITECT:
**FAROUKI
FAROUKI**
FAROUKI FAROUKI LLC
1229 SAINT THOMAS, SUITE B
NEW ORLEANS, LA 70130
T. 646.306.9820



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03/07/22 SCHEMATIC DESIGN

NO DATE ISSUE

SHEET TITLE:
PROJECT INFORMATION

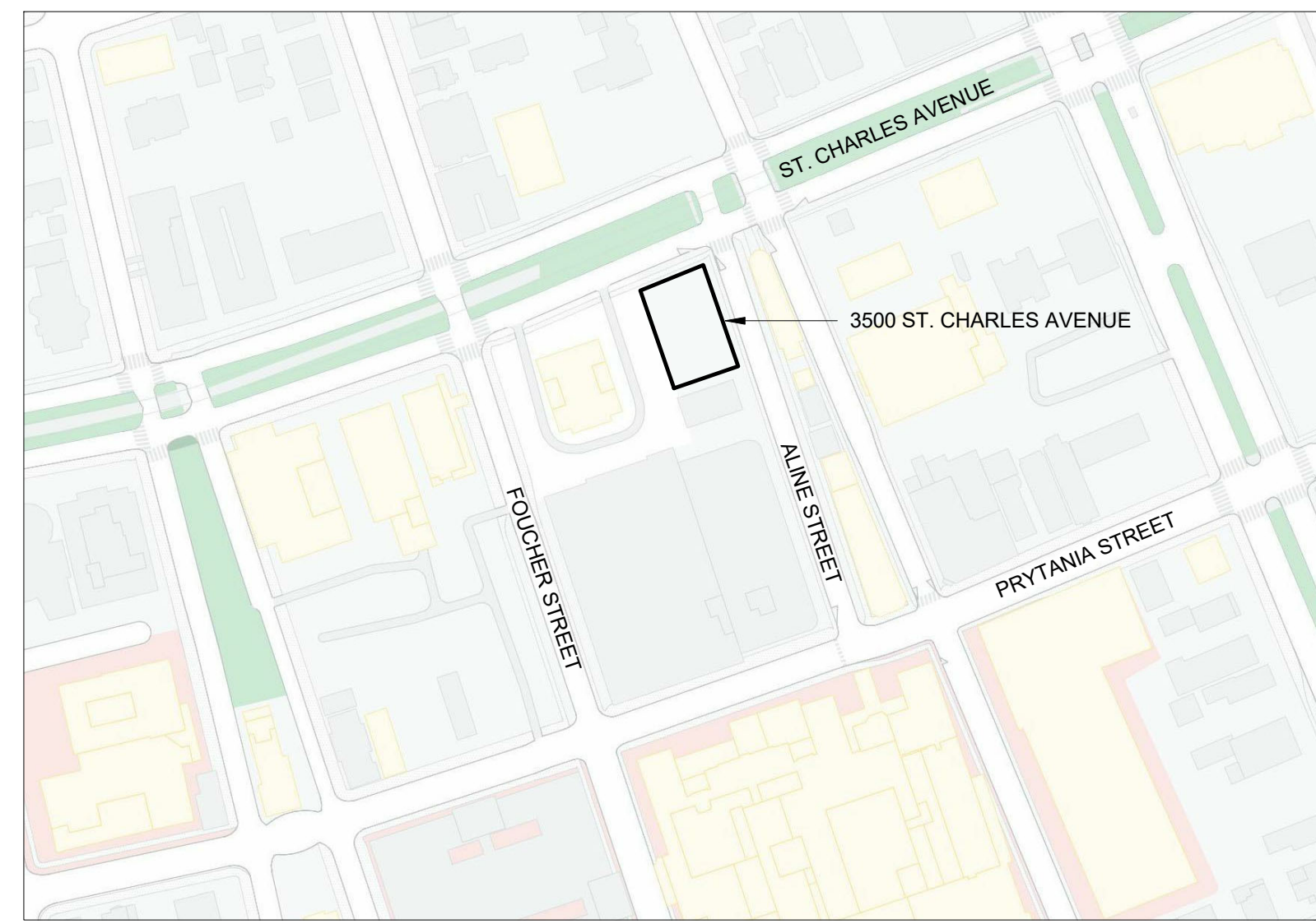
SHEET NUMBER:

A-000

ISSUE DATE: 05/02/22 PROJ NUMBER: 059
SCALE: ARCH E1 (30" X 42")

PROJECT AND SITE INFORMATION

PROJECT OVERVIEW	THE PROJECT IS THE NEW CONSTRUCTION OF A 5-STORY HOTEL BUILDING ON A VACANT SITE.
ADDRESS	3500 ST. CHARLES AVENUE NEW ORLEANS, LA 70130
BOUNDING STREETS	ST. CHARLES AVENUE, ALINE STREET, PRYTANIA STREET, FOUCHER STREET
BLOCK / LOT	BLOCK 377 / LOT C
SITE AREA	9,503 SF
ZONING DISTRICT	MU-1 (MEDIUM INTENSITY MIXED-USE DISTRICT)
OVERLAY ZONING DISTRICTS	- ST. CHARLES AVENUE USE RESTRICTION DISTRICT - CPC CHARACTER PRESERVATION CORRIDOR DESIGN OVERLAY DISTRICT
HISTORIC DISTRICT	NOHDLC, SAINT CHARLES AVENUE (FULL CONTROL)
FLOOD ZONE	- MAJORITY: FLOOD ZONE X - PARTIAL: FLOOD ZONE AE



1 LOCATION PLAN

USE INFORMATION

PERMITTED USES	PROPOSED USES
HOTEL/MOTEL	PRIMARY USE: HOTEL (COMPLIES) ACCESSORY USES: BAR (COMPLIES) RESTAURANT, SPECIALTY (COMPLIES)

ST. CHARLES AVENUE USE RESTRICTION OVERLAY DISTRICT	
THE FOLLOWING USES ARE PROHIBITED:	NONE (COMPLIES) NONE (COMPLIES) NONE (COMPLIES) NONE (COMPLIES) NONE (COMPLIES)
1. CAR WASH 2. NEW DRIVE-THROUGH FACILITY 3. NEW RESTAURANT, FAST FOOD 4. GAS STATION 5. MOTOR VEHICLE SERVICE & REPAIR, MINOR OR MAJOR	

CPC CHARACTER PRESERVATION CORRIDOR DESIGN OVERLAY DISTRICT

NOTES REGARDING HDLC APPROVAL:

- AT THE DECEMBER 8, 2021 COMMISSION MEETING, THE HDLC VOTED TO GRANT CONCEPTUAL APPROVAL OF THE MASSING AND SITE STRATEGY.
- AT THE JANUARY 5, 2022 COMMISSION MEETING, THE HDLC VOTED TO GRANT CONCEPTUAL APPROVAL OF THE OVERALL DESIGN.

REGULATIONS	PROPOSED DESIGN
18.14.B ADDITIONAL DESIGN REVIEW APPROVAL STANDARDS:	
1. DESIGN SHALL BE COMPATIBLE IN SCALE, MATERIALS, STREET LEVEL USES, AND SPATIAL RELATIONSHIPS WITH EXISTING DEVELOPMENT IN HISTORIC DISTRICTS THAT RETAIN UNIQUE CHARACTER.	COMPLIES - THE DESIGN IS COMPATIBLE IN SCALE, MATERIALS, STREET LEVEL USES, AND SPATIAL RELATIONSHIPS WITH EXISTING DEVELOPMENT.
2. DESIGN SHALL PRESERVE THE RHYTHM OF THE STREET, DOORWAYS, AND WINDOWS, ALTHOUGH MINOR VARIATIONS TO ADD INTEREST ARE ALLOWED.	COMPLIES - THE DESIGN PRESERVES THE RHYTHM OF THE STREET, DOORWAYS, AND WINDOWS.
3. STREET FACADES SHALL BE ARTICULATED WITH NO BLANK WALLS ALONG THE STREET.	COMPLIES - THE DESIGN HAS ARTICULATED STREET FACADES WITH NO BLANK WALLS ALONG THE STREET.
4. ALL SIDES AND AREA OF STRUCTURE VISIBLE TO THE PUBLIC SHALL BE TREATED WITH MATERIALS, FINISHES AND ARCHITECTURAL DETAILS APPROPRIATE TO PRIMARY STREET-FACING FACADES.	COMPLIES - ALL SIDES OF STRUCTURE VISIBLE TO THE PUBLIC ARE TREATED WITH APPROPRIATE STREET-FACING MATERIALS AND DETAILS.

BUILDING CODE INFORMATION

GROSS FLOOR AREA	33,980 SF (INCLUDES STRUCTURE-OVER-PARKING)
HEIGHT	60 FT
STORIES	5 STORIES
OCCUPANCY	RESIDENTIAL GROUP R-1 - HOTELS (TRANSIENT)
CONSTRUCTION TYPE	FLOOR 1: I-A, FLOORS 2-5: V-A (PER IBC 2015 510.2 - HORIZONTAL SEPARATION ALLOWANCE)
AUTO. SPRINKLER SYSTEM	YES (NFPA 13)
EMERGENCY POWER	YES
FIRE ALARM	YES
SMOKE DETECTOR	YES

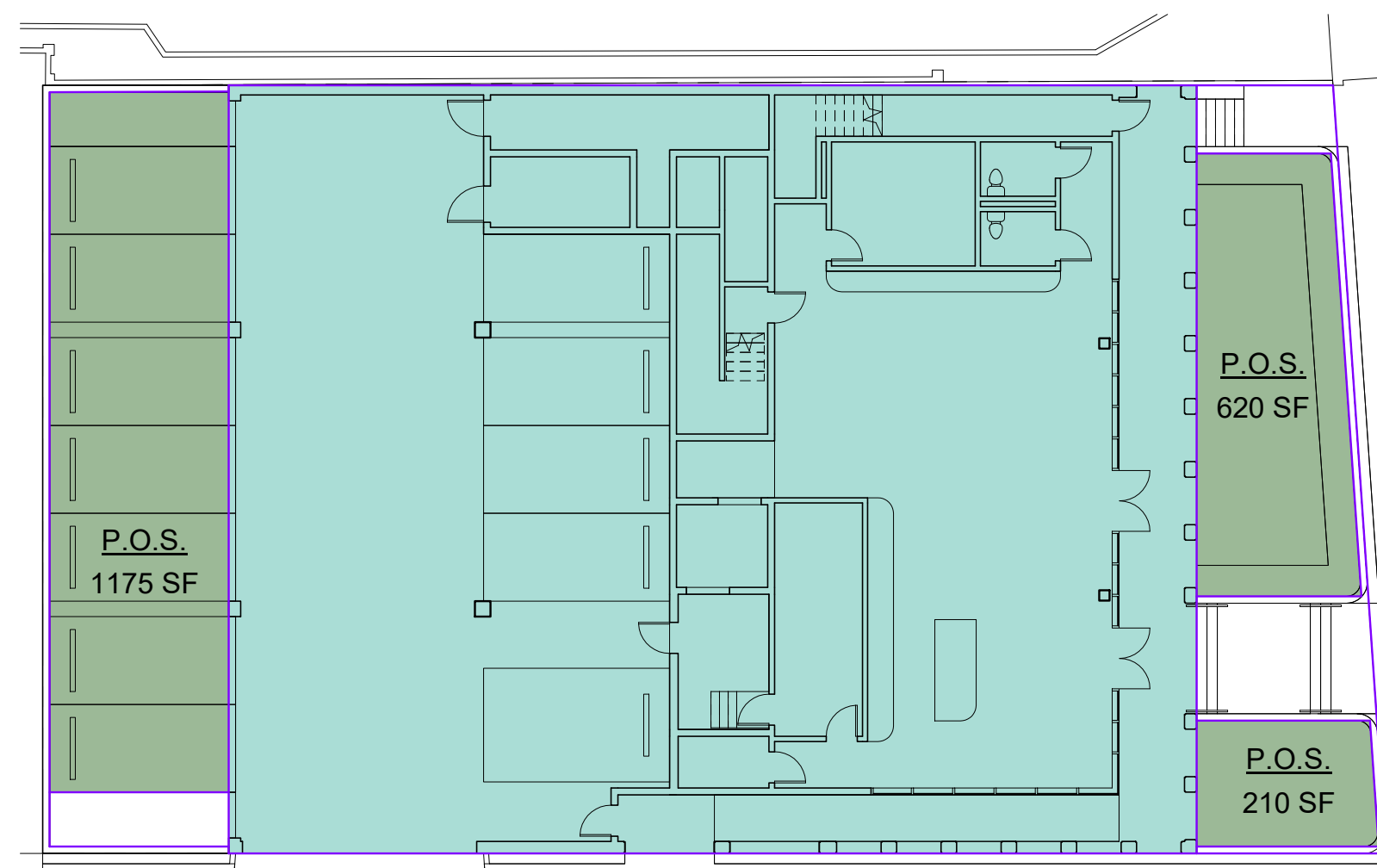
CONSTRUCTION TYPE ANALYSIS

REGULATIONS	PROPOSED DESIGN
ALLOWABLE HEIGHT FOR R-1, TYPE V-A, SPRINKLERED: 70 FT (IBC TABLE 504.3)	60 FT (COMPLIES)
ALLOWABLE STORIES FOR R-1, TYPE V-A, SPRINKLERED: 4 STORIES (IBC TABLE 504.4)	4 STORIES OF V-A CONSTRUCTION (COMPLIES)
ALLOWABLE AREA FOR R-1, TYPE V-A, SPRINKLERED: 36,000 SF (IBC TABLE 506.2)	6,963 SF (COMPLIES)

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (IBC TABLE 601)		
BUILDING ELEMENT	TYPE I-A	TYPE V-A
PRIMARY STRUCTURAL FRAME	3 HR	1 HR
BEARING WALLS EXTERIOR INTERIOR	3 HR 3 HR	1 HR 1 HR
EXTERIOR NONBEARING WALLS AND PARTITIONS (GROUP R, < 5 FT)	1 HR	1 HR
INTERIOR NONBEARING WALLS AND PARTITIONS	0 HR	0 HR
FLOOR CONSTRUCTION	2 HR (3 HR BETWEEN 1-A AND V-A)	1 HR
ROOF CONSTRUCTION	1 1/2 HR	1 HR

SITE DESIGN STANDARDS

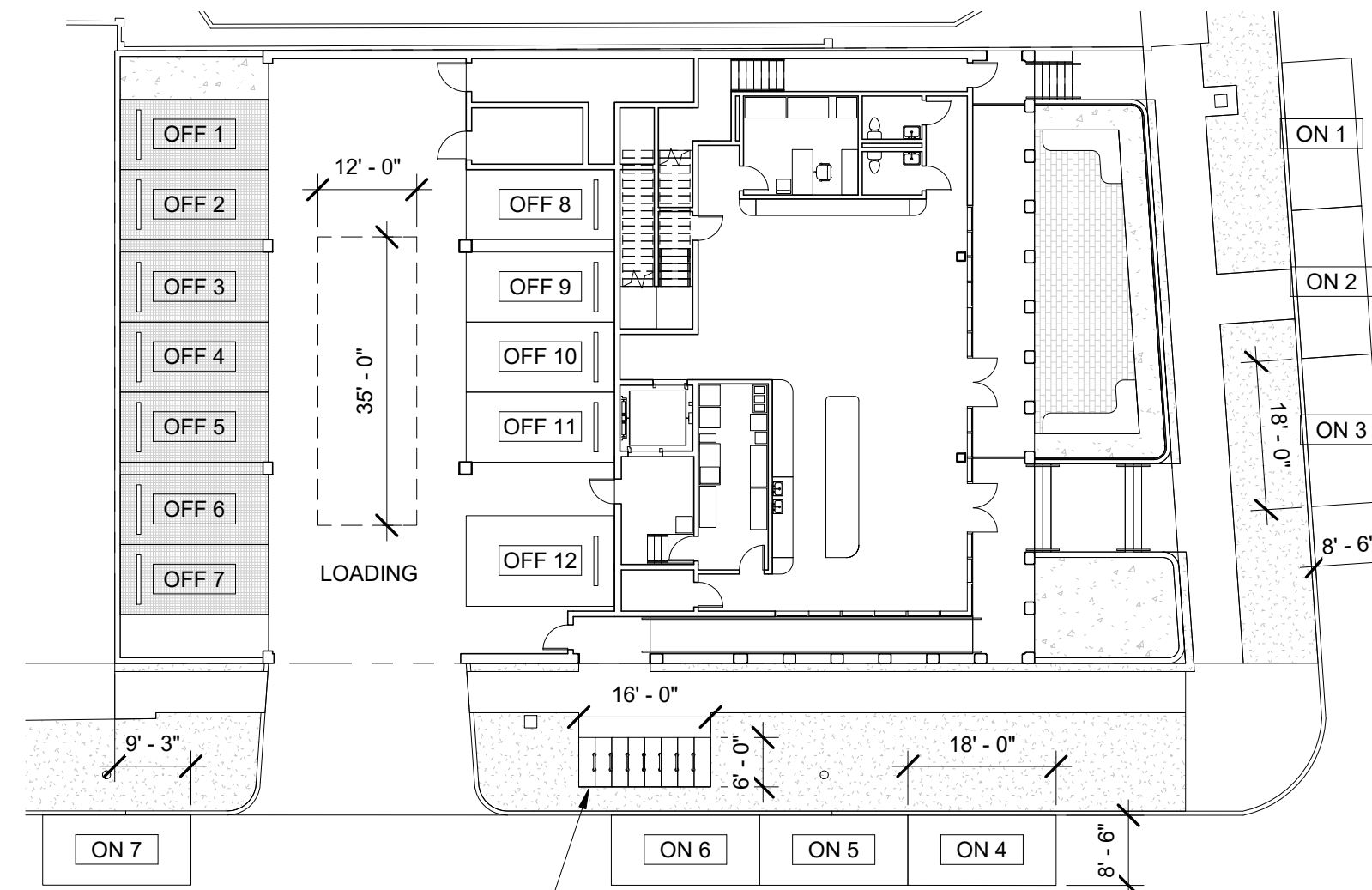
BULK REGULATIONS			
REGULATIONS		PROPOSED DESIGN	
MINIMUM LOT AREA:	NON-RES.: NONE	9,503 SF	(COMPLIES)
MAX. BUILDING HEIGHT:	NON-RES.: 60 FT / 5 STORIES	60 FT / 5 STORIES	(COMPLIES)
MIN. PERMEABLE OPEN SPACE:	20% OF THE LOT AREA	2,005 SF / 9,503 SF = 21%	(COMPLIES)
MINIMUM YARD REQUIREMENTS			
FRONT YARD	NONE	18'-4"	(COMPLIES)
INTERIOR SIDE YARD	MIXED-USE: NONE (UNLESS ABUTTING RES. DISTRICT)	0'-0"	(COMPLIES)
CORNER SIDE YARD	NONE	0'-0"	(COMPLIES)
REAR YARD	MIXED-USE: NONE (UNLESS ABUTTING RES. DISTRICT)	18'-0"	(COMPLIES)



2 PERMEABLE OPEN SPACE (P.O.S.) 1/16" = 1'-0"

OFF-STREET PARKING AND LOADING

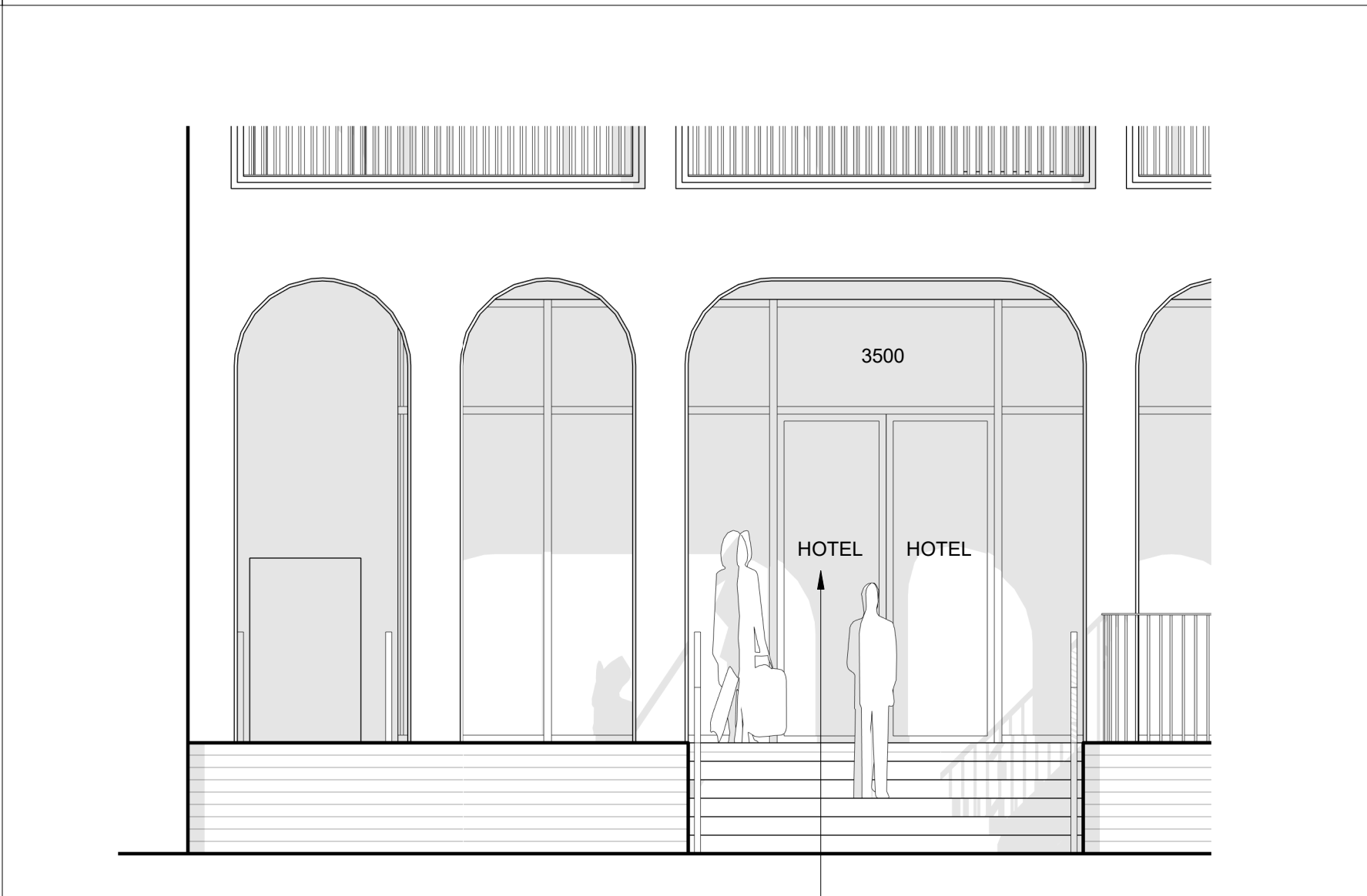
OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS			
REQUIREMENTS		PROPOSED DESIGN	
VEHICLE SPACES	HOTEL: 1 PER 2 GUEST BEDROOMS (40 BEDROOMS / 2 = 20 SPACES) 17 AFTER EXEMPTION (SEE BELOW)	12 OFF-STREET SPACES 7 ON-STREET SPACES = 19 SPACES TOTAL (SEE BELOW)	(COMPLIES)
SHORT-TERM BICYCLE SPACES	HOTEL: 1 PER 5 ROOMS (40 ROOMS / 5 = 8 SPACES)	8 SPACES	(COMPLIES)
OFF-STREET LOADING	10,000 - 100,000 GSF: 1 SPACE	1 SPACES	(COMPLIES)
CALCULATION OF PARKING EXEMPTION (22.5.A.6)			
"THE FIRST FIVE-THOUSAND (5,000) SQUARE FEET IN GROSS FLOOR AREA FOR COMMERCIAL USES IN THE HU-B1, HU-MU, AND MU-1 DISTRICTS ARE EXEMPT FROM THE VEHICLE PARKING REQUIREMENTS OF TABLE 22-1."			
40 GUEST BEDROOMS / 2 = 20 SPACES (REQUIRED PRIOR TO EXEMPTION)			
5,000 SF (EXEMPT) / 33,980 (GSF) = 15% (EXEMPT)			
85% X 20 SPACES = 17 SPACES (REQUIRED AFTER EXEMPTION)			
ON-STREET SPACES TO COUNT TOWARD PARKING REQUIREMENTS			
"IN THE HU-MU, C1, C2, AND MU-1 DISTRICTS, ON-STREET PARKING SPACES LOCATED ALONG THE FRONT OR SIDE PROPERTY LINE MAY BE COUNTED TOWARD REQUIRED OFF-STREET PARKING SPACES FOR COMMERCIAL USES."			



3 PARKING PLAN 1" = 20'-0"

BUILDING ELEMENT DESCRIPTION

BUILDING ELEMENT	DESCRIPTION
PRIMARY STRUCTURAL FRAME	PROTECTED STRUCTURAL STEEL
BEARING WALLS EXTERIOR INTERIOR	COLD-FORMED STEEL AND GWB COLD-FORMED STEEL AND GWB, CMU CORE WALLS
EXTERIOR NONBEARING WALLS AND PARTITIONS (GROUP R, < 5 FT)	COLD-FORMED STEEL AND GWB
INTERIOR NONBEARING WALLS AND PARTITIONS	COLD-FORMED STEEL AND GWB
FLOOR CONSTRUCTION	COMPOSITE (CONCRETE AND METAL DECK)
ROOF CONSTRUCTION	METAL DECK

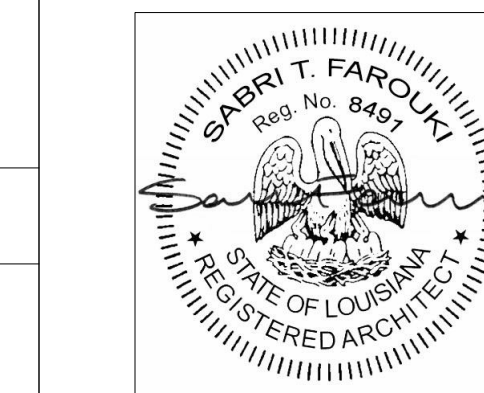


4 SIGNAGE PLAN 1/4" = 1'-0"

3500 ST. CHARLES

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APPLICABLE CODES

- INTERNATIONAL BUILDING CODE 2015
- INTERNATIONAL MECHANICAL CODE 2015
- INTERNATIONAL PLUMBING CODE 2012
- NATIONAL ELECTRICAL CODE 2014
- NFPA LIFE SAFETY CODE 2015
- LOUISIANA ADMINISTRATIVE CODE TITLE 51 (PUBLIC HEALTH - SANITARY CODE)
- D.O.J. ADA STANDARDS FOR ACCESSIBLE DESIGN 2010

05/02/22 CPC SUBMISSION
03/07/22 SCHEMATIC DESIGN

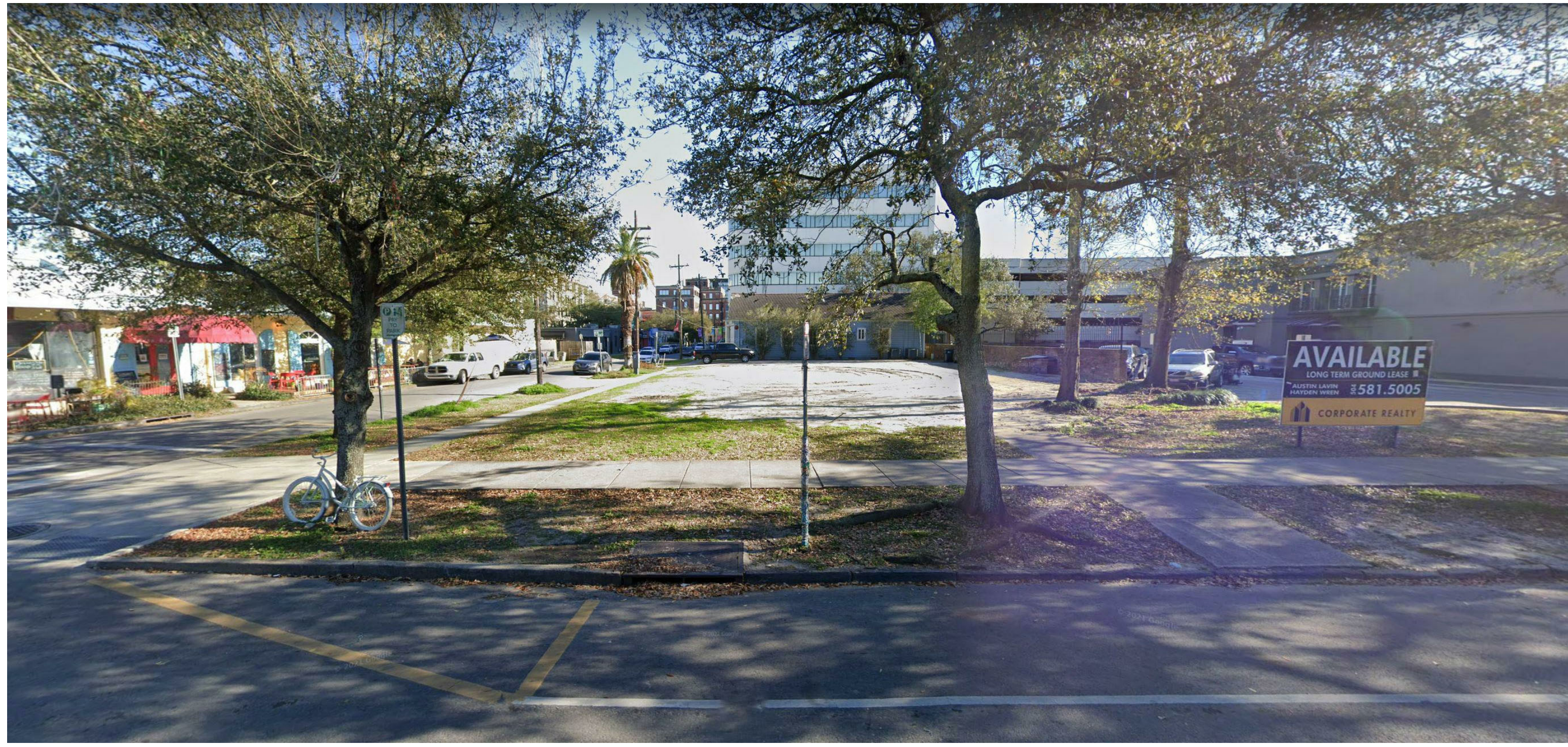
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SHEET TITLE:
ZONING ANALYSIS 1

SHEET NUMBER:

A-001

ISSUE DATE: 05/02/22
SCALE: As Indicated
PROJ NUMBER: 059
FORMAT: ARCH E1 (30" X 42")



EXISTING SITE PHOTO (FROM ST. CHARLES AVE.)



EXISTING SITE PHOTO (FROM ST. CHARLES AVE. AND ALINE ST.)



EXISTING SITE PHOTO (FROM ST. CHARLES AVE. AND FOUCHER ST.)



EXISTING SITE PHOTO (FROM ALINE ST. AND PRYTANIA ST.)



EXISTING CONTEXT ELEVATION (ST. CHARLES AVE.)

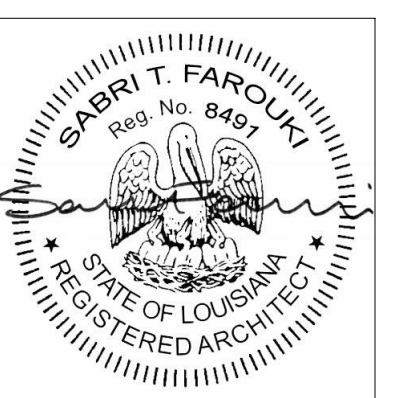
3500 ST. CHARLES

PROJECT ADDRESS:
3500 SAINT CHARLES AVENUE
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ARCHITECT:

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05/02/22 CPC SUBMISSION
03/07/22 SCHEMATIC DESIGN

NO DATE ISSUE

SHEET TITLE:
ZONING ANALYSIS 2

SHEET NUMBER:

A-002

ISSUE DATE: 05/02/22
SCALE: ARCH E1 (30" X 42")
PROJ NUMBER: 059
FORMAT: ARCH E1 (30" X 42")



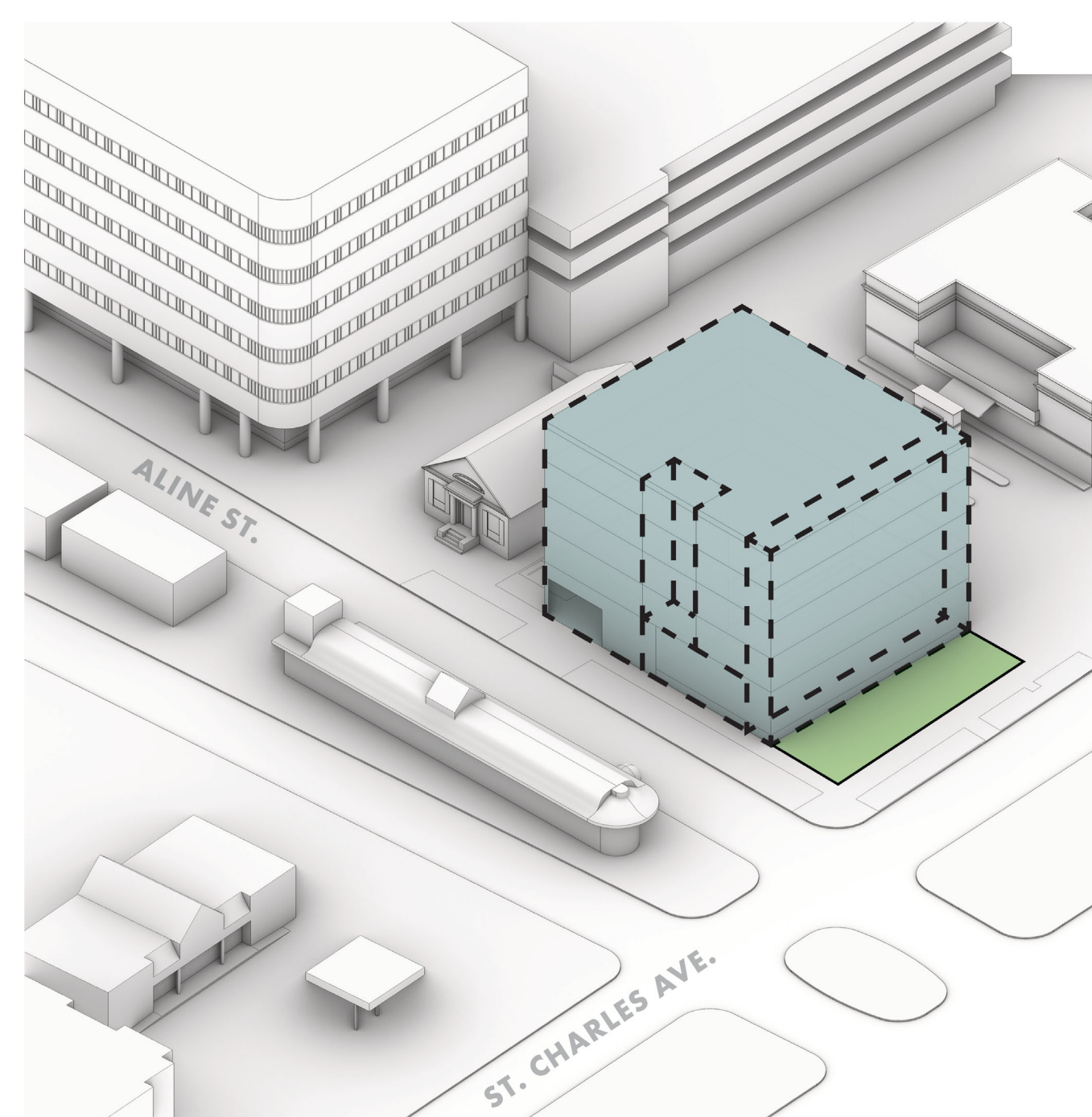
HDLC ARC APPROVED RENDERING (FROM ST. CHARLES AVE. AND ALINE ST.)



HDLC ARC APPROVED RENDERING (FROM ST. CHARLES AVE. AND FOUCHER ST.)



HDLC ARC APPROVED RENDERING (FROM ST. CHARLES AVE.)



HDLC ARC APPROVED MASSING DIAGRAM

MASSING STEP #1:
CREATE A FRONT SETBACK AND A FRONT GARDEN CONSISTENT WITH ST. CHARLES AVE.

MASSING STEP #2:
CREATE A GALLERY ON ST. CHARLES AVE. TO BREAK DOWN THE MASS AND CREATE DEPTH AND LAYERING ON THE FRONT FACADE.

MASSING STEP #3:
CREATE A GALLERY ON ALINE ST. TO FURTHER BREAK DOWN THE MASS AND CREATE DEPTH AND LAYERING ON THE SIDE FACADE.

3500 ST. CHARLES

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NEW ORLEANS, LA 70115

ARCHITECT:

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NO	DATE	ISSUE
05/02/22	05/02/22	CPC SUBMISSION
03/07/22	03/07/22	SCHEMATIC DESIGN

SHEET TITLE:
ZONING ANALYSIS 3

SHEET NUMBER:

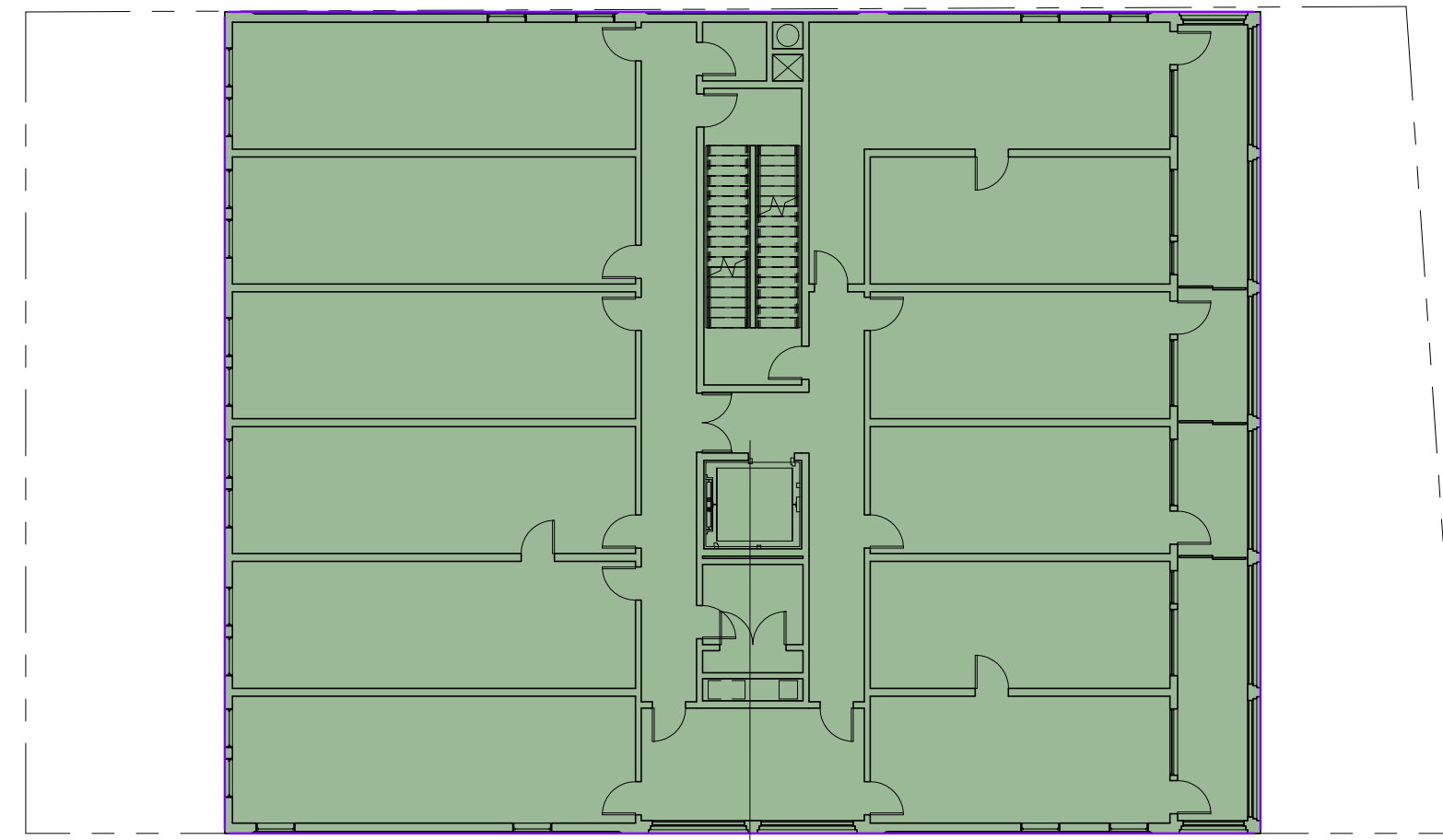
A-003

ISSUE DATE: 05/02/22
SCALE: ARCH E1 (30" X 42")
PROJ NUMBER: 059
FORMAT: ARCH E1 (30" X 42")

3500 ST. CHARLES

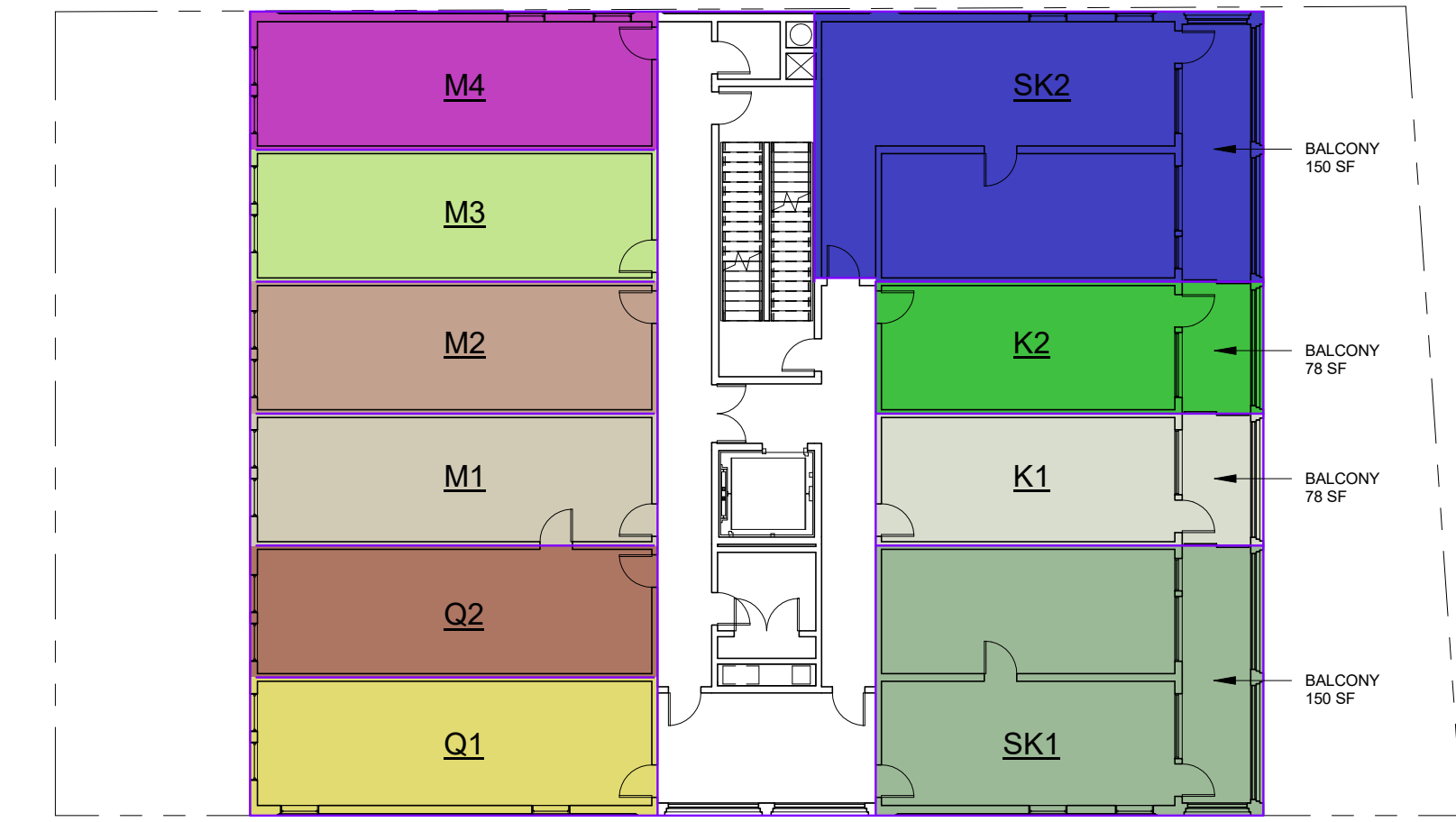
PROJECT ADDRESS:
3500 SAINT CHARLES AVENUE
NEW ORLEANS, LA 70115

ARCHITECT:
FAROUKI FAROUKI
FAROUKI FAROUKI LLC
1229 SAINT THOMAS, SUITE B
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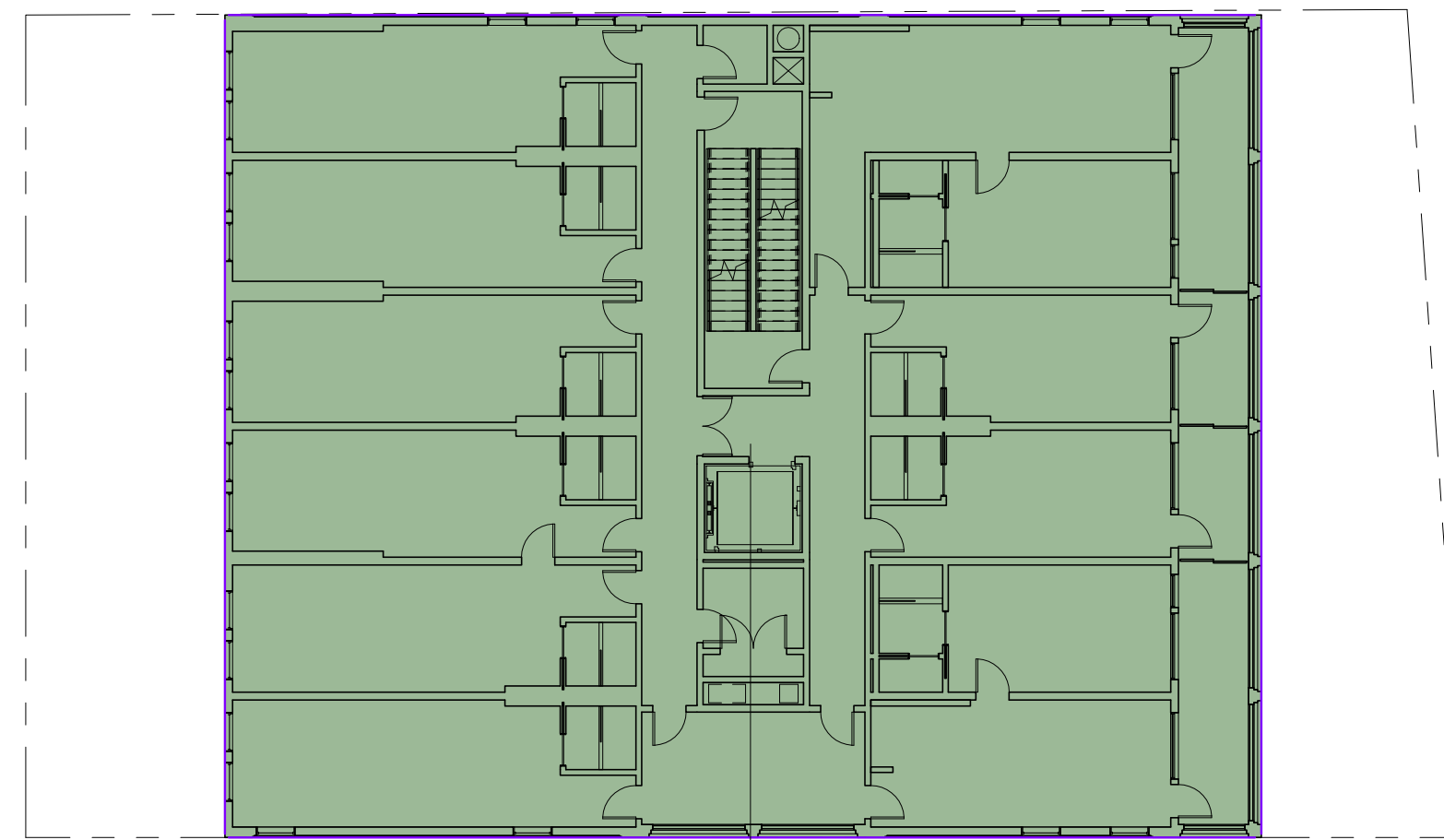


LEVEL 04
6963 SF

8 LEVEL 04 1/16" = 1'-0"

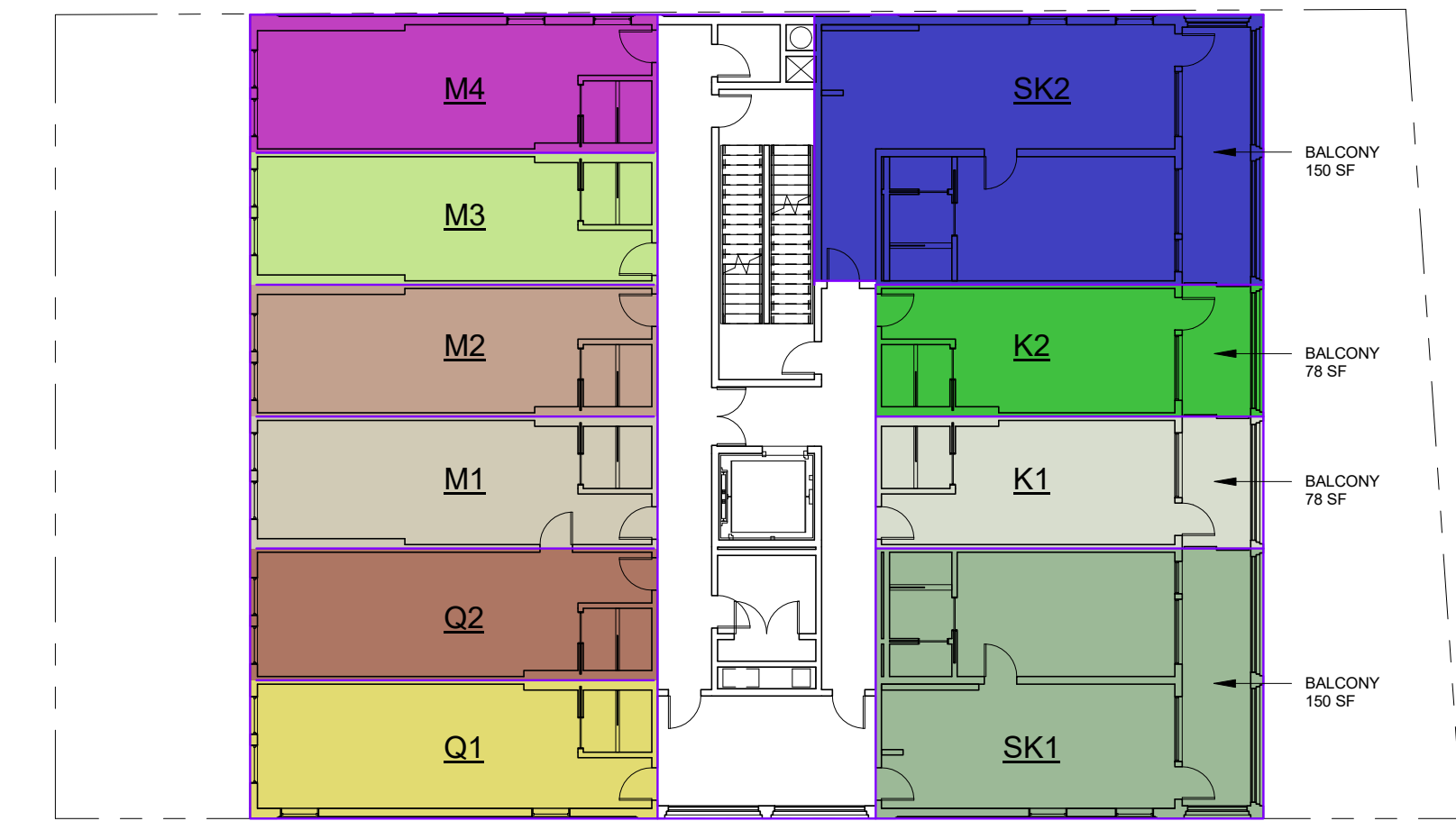


4 LEVEL 04 1/16" = 1'-0"



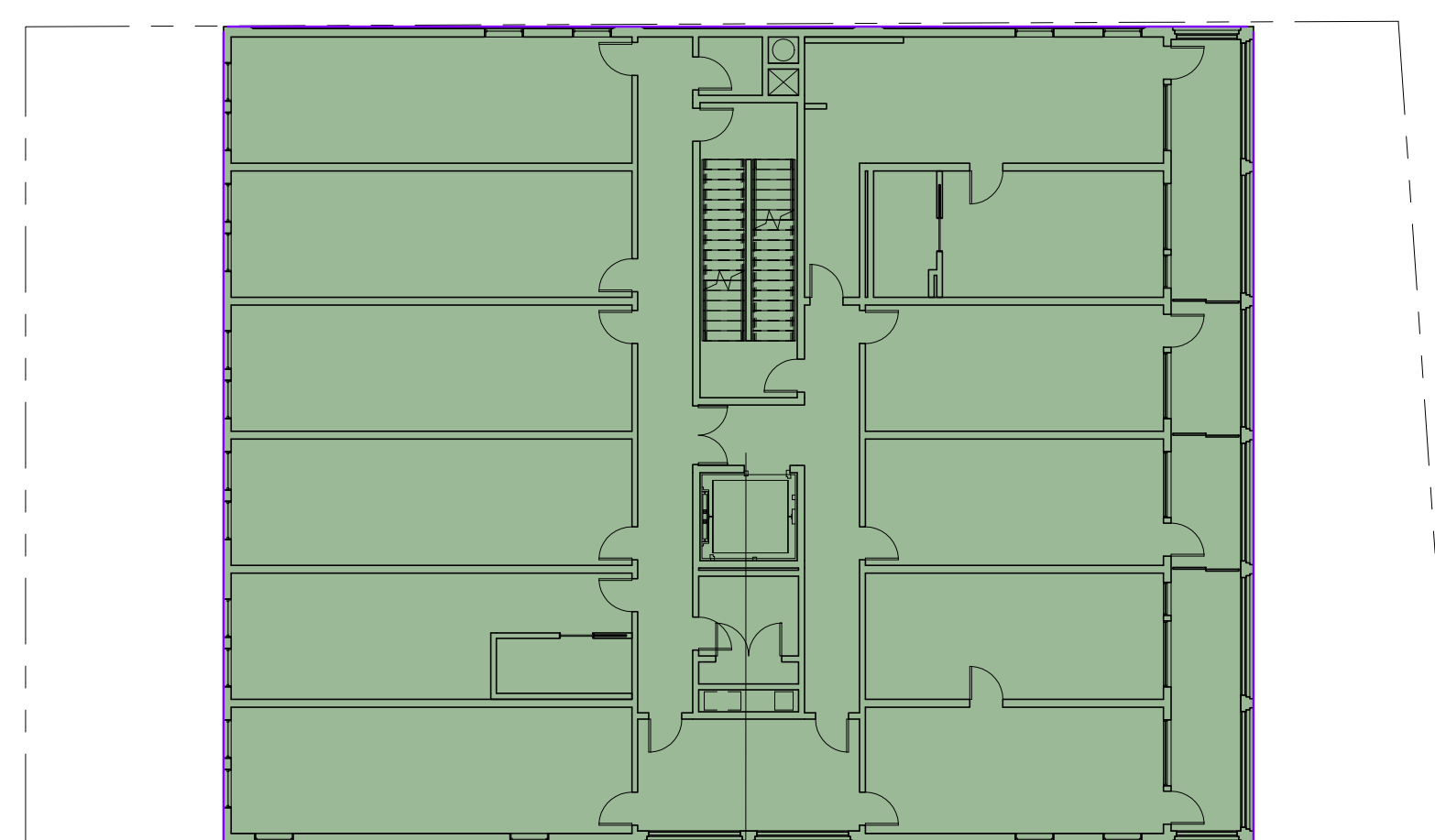
LEVEL 03
6963 SF

7 LEVEL 03 1/16" = 1'-0"



3 LEVEL 03 1/16" = 1'-0"

GROSS FLOOR AREA	
LEVEL	AREA
COVERED PARKING	2913 SF
LEVEL 01	3218 SF
LEVEL 02	6963 SF
LEVEL 03	6963 SF
LEVEL 04	6963 SF
LEVEL 05	6963 SF
	33980 SF

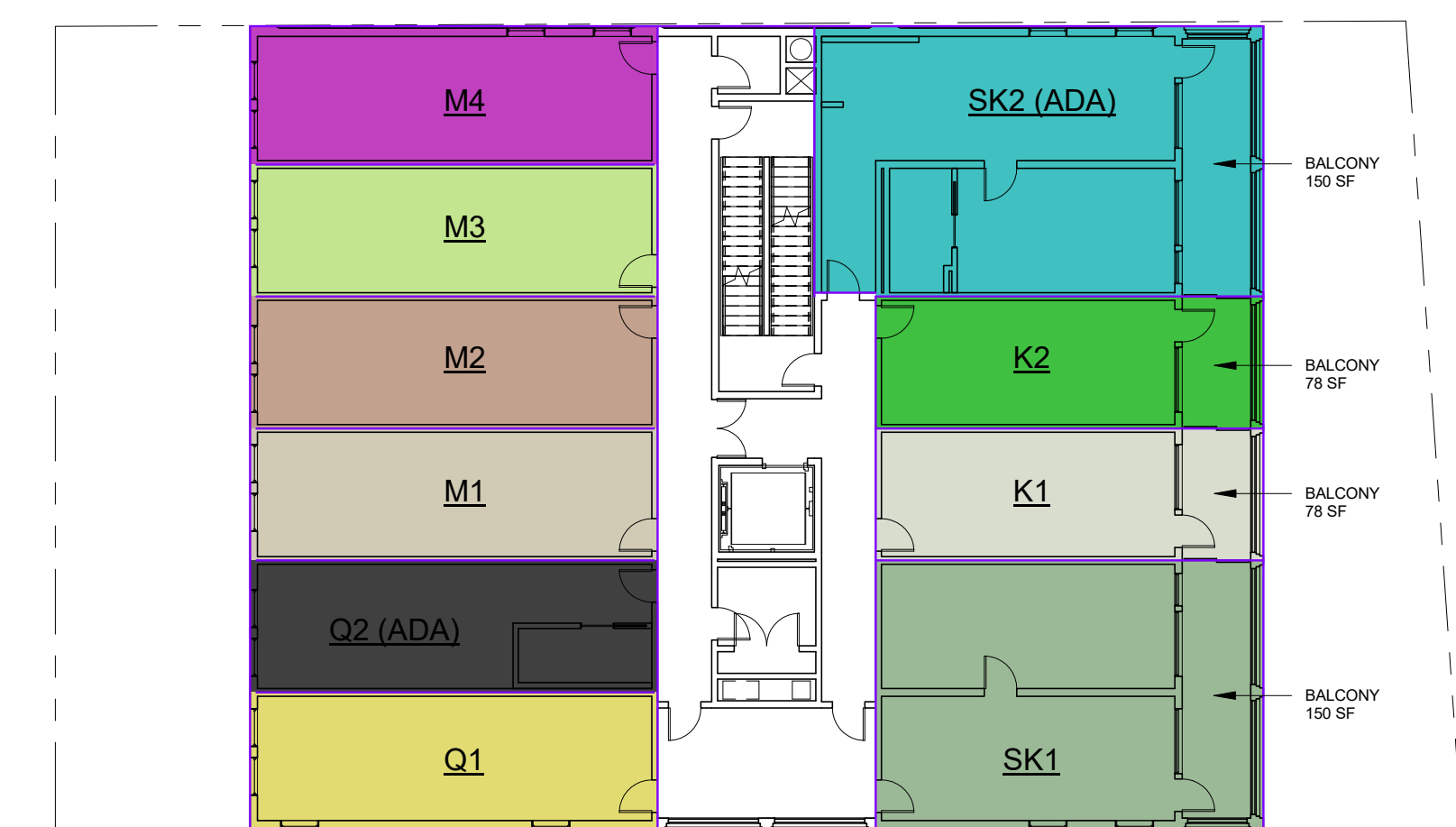


LEVEL 02
6963 SF

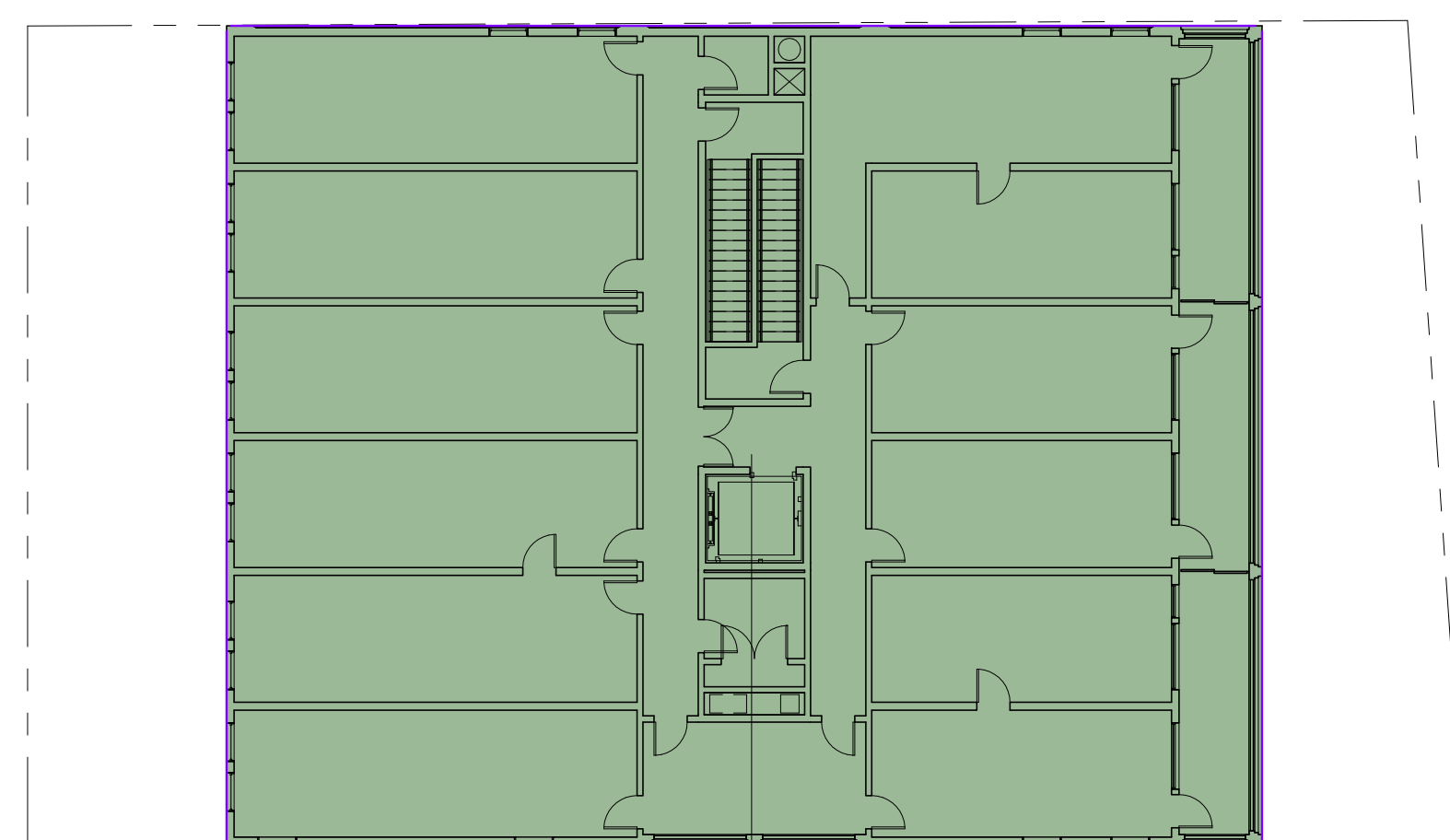
6 LEVEL 02 1/16" = 1'-0"

UNIT MATRIX	
UNIT TYPE	KEYS
K1	4
K2	4
M1	4
M2	4
M3	4
M4	4
Q1	4
Q2	3
Q2 (ADA)	1
SK1	4
SK2	3
SK2 (ADA)	1
	40

LEVEL 05	LEVEL 04	LEVEL 03	LEVEL 02
K1 437 SF	K1 437 SF	K1 437 SF	K1 437 SF
K2 437 SF	K2 437 SF	K2 437 SF	K2 437 SF
M1 459 SF	M1 459 SF	M1 459 SF	M1 459 SF
M2 459 SF	M2 459 SF	M2 459 SF	M2 459 SF
M3 459 SF	M3 459 SF	M3 459 SF	M3 459 SF
M4 481 SF	M4 481 SF	M4 481 SF	M4 481 SF
Q1 481 SF	Q1 481 SF	Q1 481 SF	Q1 481 SF
Q2 459 SF	Q2 459 SF	Q2 459 SF	Q2 (ADA) 459 SF
SK1 895 SF	SK1 895 SF	SK1 895 SF	SK1 895 SF
SK2 1034 SF	SK2 1034 SF	SK2 1034 SF	SK2 (ADA) 1034 SF

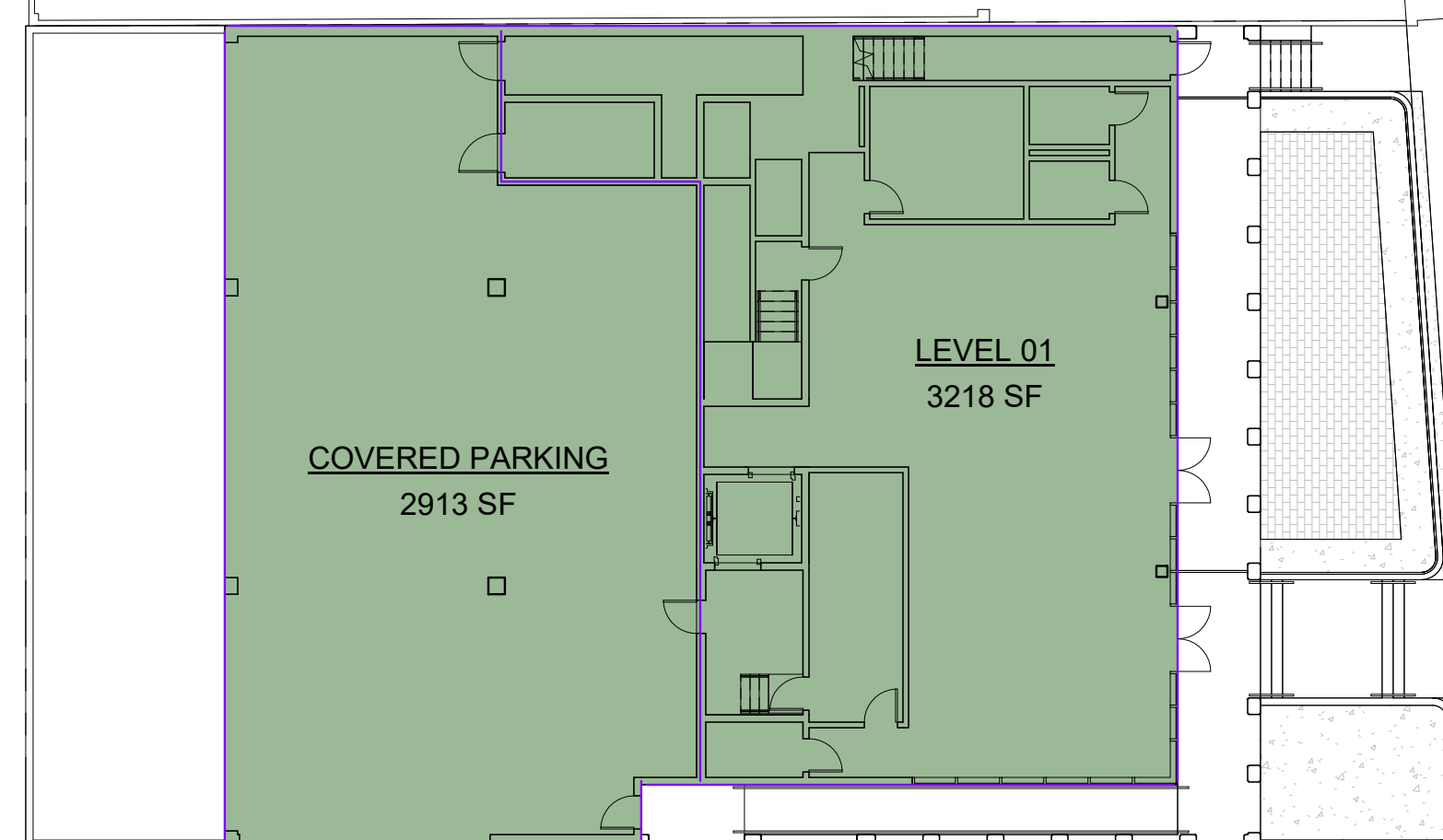


2 LEVEL 02 1/16" = 1'-0"



LEVEL 05
6963 SF

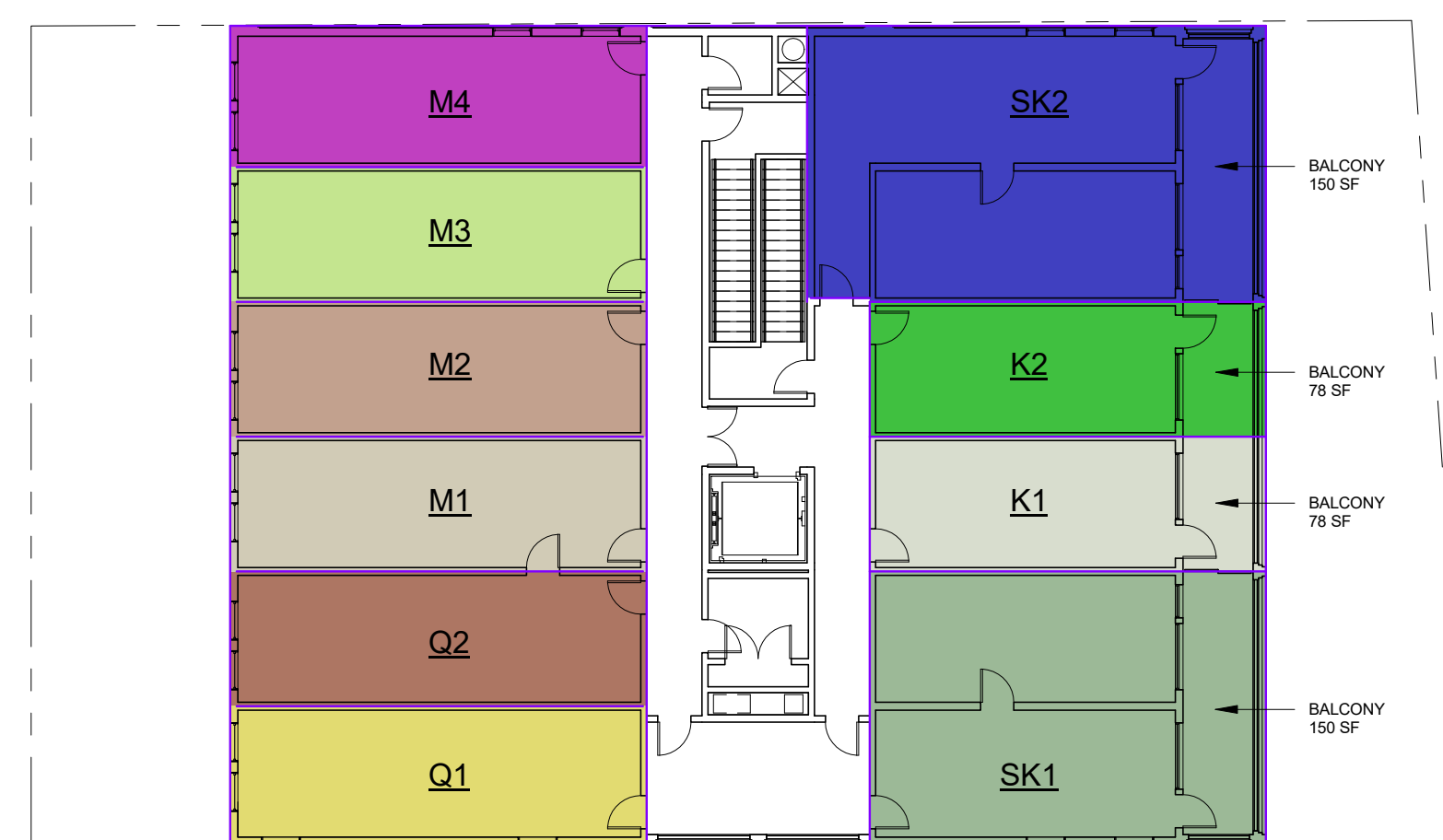
9 LEVEL 05 1/16" = 1'-0"



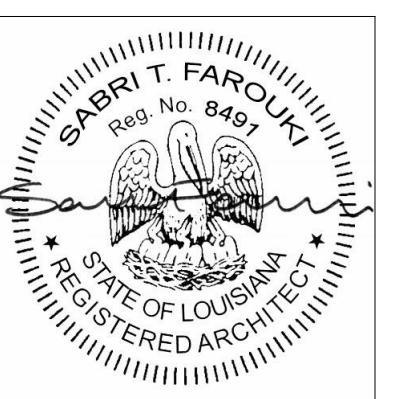
COVERED PARKING
2913 SF

LEVEL 01
3218 SF

1 LEVEL 01 1/16" = 1'-0"



5 LEVEL 05 1/16" = 1'-0"



05/02/22 CPC SUBMISSION
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NO DATE ISSUE

SHEET TITLE:
UNIT MATRIX AND GROSS AREA PLANS

SHEET NUMBER:

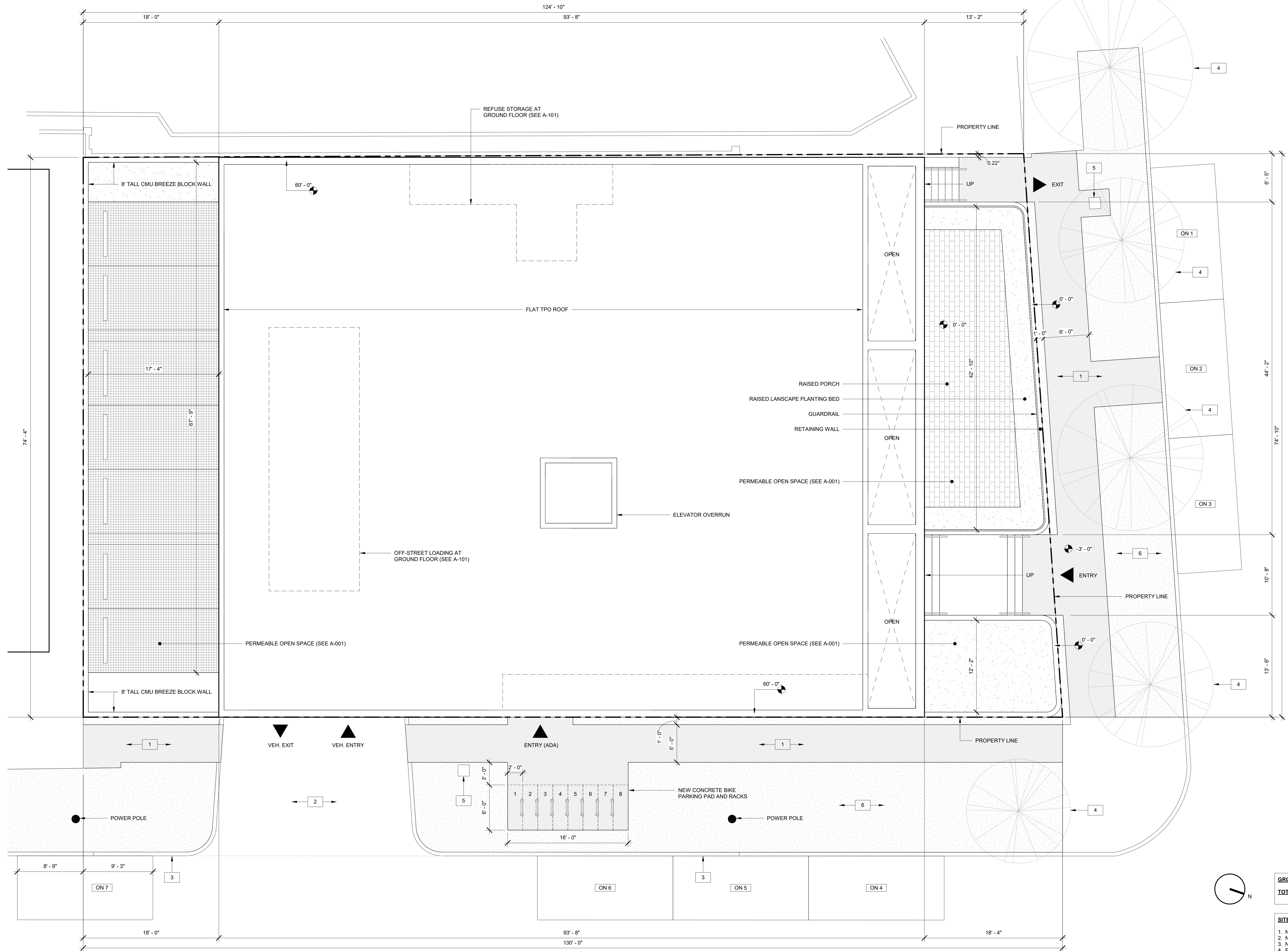
A-010

ISSUE DATE: 05/02/22
SCALE: 1/16" = 1'-0"
PROJ NUMBER: 059
FORMAT: ARCH E1 (30" X 42")

3500 ST. CHARLES

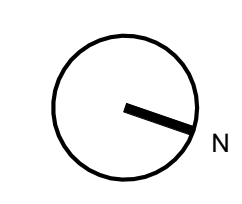
PROJECT ADDRESS:
3500 SAINT CHARLES AVENUE
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
ST. CHARLES AVE.

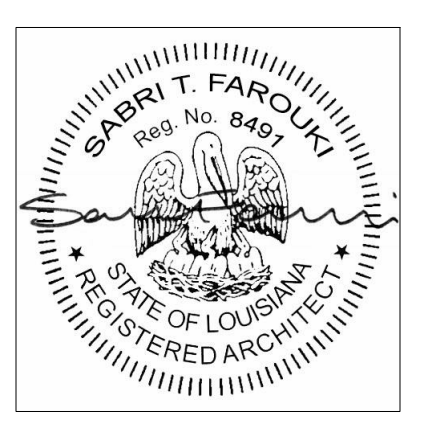
ALINE ST.



GROSS AREA OF THE SITE: 9,503 SF
TOTAL BUILDING FLOOR AREA: 6,963 SF (SEE A-010)

- SITE PLAN KEY NOTES:**
1. NEW CONCRETE SIDEWALK PAVEMENT
 2. NEW CONCRETE DRIVEWAY PAVEMENT
 3. NEW VERTICAL CURB PER DPW STANDARDS
 4. EXISTING TREE TO BE PRESERVED
 5. PARKING METER
 6. RIGHT-OF-WAY GRASS PLANTING

-  NEW CONCRETE PAVEMENT
-  RIGHT-OF-WAY GRASS PLANTING
-  LANDSCAPE DESIGN PLANTING
-  GRAVEL PERMEABLE PAVING SYSTEM



NO	DATE	ISSUE
05/02/22	CPC SUBMISSION	
03/07/22	SCHEMATIC DESIGN	

SHEET TITLE:
SITE PLAN

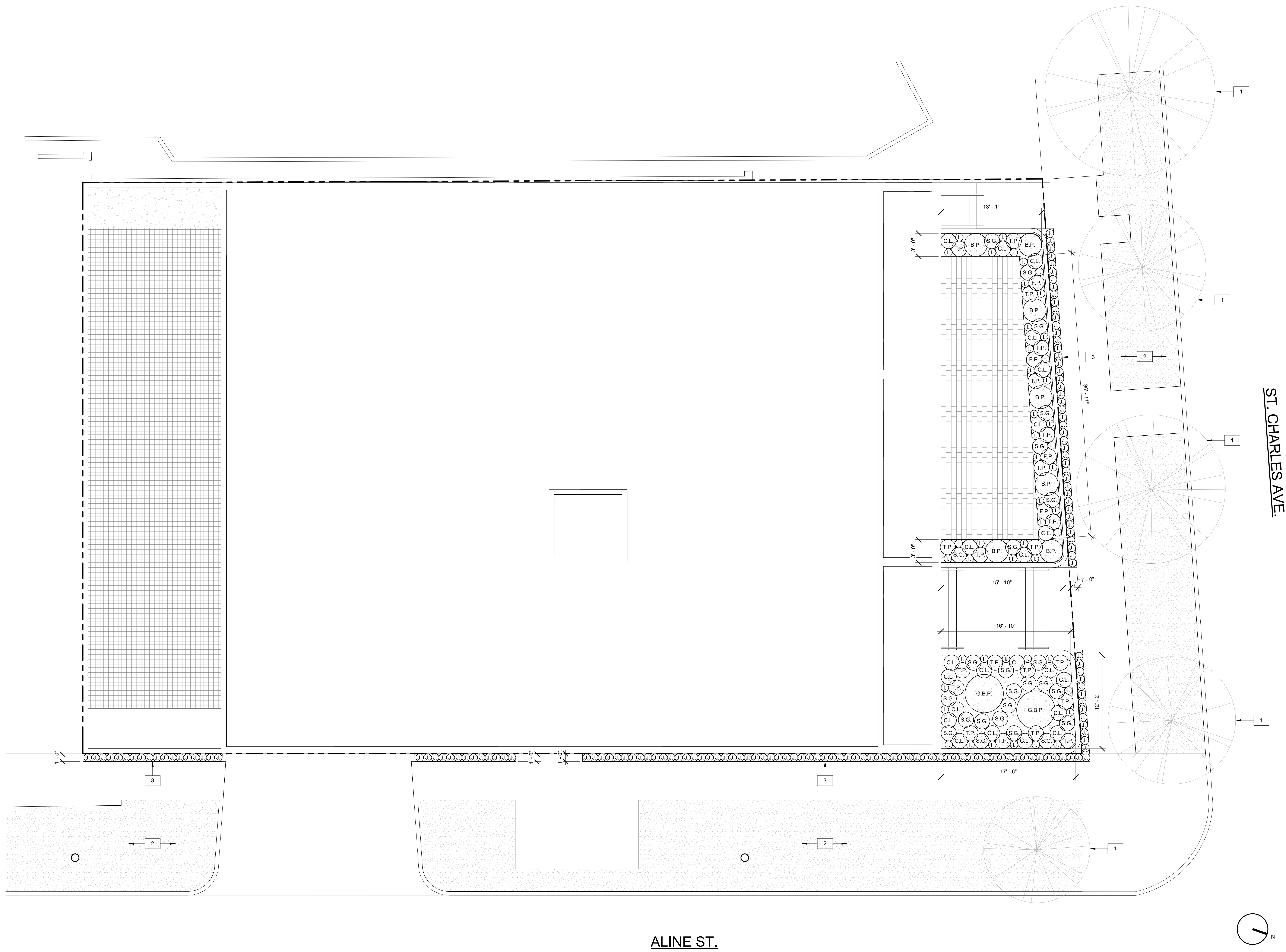
SHEET NUMBER:
A-050

ISSUE DATE: 05/02/22
SCALE: As Indicated
PROJ NUMBER: 059
FORMAT: ARCH E1 (30" X 42")

3500 ST. CHARLES

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ST. CHARLES AVE.

ALINE ST.

SITE PLANTING PLAN KEY NOTES:
1. EXISTING STREET TREE TO BE PRESERVED
2. RIGHT-OF-WAY GRASS PLANTING
3. PLANT TYPE J PLANTED IN RIGHT-OF-WAY

NOTE REGARDING EXISTING STREET TREES:
EXISTING STREET TREES SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE AND THE DEPARTMENT OF PARKS AND PARKWAYS SECTION 02460 "LANDSCAPE PROTECTION DURING CONSTRUCTION."



SITE PLANTING SCHEDULE

TAG	COMMON NAME	BOTANICAL NAME	LOCATION	SIZE	SPACING	QUANTITY	NOTES
J.	ASIATIC JASMINE	TRACHELOSPERMUM ASIATICUM	FRONT PORCH RAISED PLANTERS	1 GALLON	12" O.C.	154	
I.	IVY	HEDERA	FRONT PORCH RAISED PLANTERS	1 GALLON	12" O.C.	47	
S.G.	VARIEGATED SHELL GINGER	ALPINIA ZERUMBET "VARIEGATA"	FRONT PORCH RAISED PLANTERS	2 GALLON	24" O.C.	18	
T.P.	TRACTOR SEAT PLANT	LIGULARIA RENIFORMIS	FRONT PORCH RAISED PLANTERS	2 GALLON	24" O.C.	18	
C.L.	ORANGE CANNA LILY	CANNA	FRONT PORCH RAISED PLANTERS	2 GALLON	24" O.C.	18	
F.P.	FOUNTAIN PALM	LIVISTONA CHINENSIS	FRONT PORCH RAISED PLANTERS	2 GALLON	24" O.C.	18	
B.P.	BIRD OF PARADISE	STRELITZIA	FRONT PORCH RAISED PLANTERS	3 GALLON	36" O.C.	7	
G.B.P.	GIANT BIRD OF PARADISE	STRELITZIA NICOLAI	FRONT PORCH RAISED PLANTERS	15 GALLON	(SEE PLAN)	2	

05/02/22 CPC SUBMISSION
03/07/22 SCHEMATIC DESIGN

SHEET TITLE:
SITE PLANTING PLAN

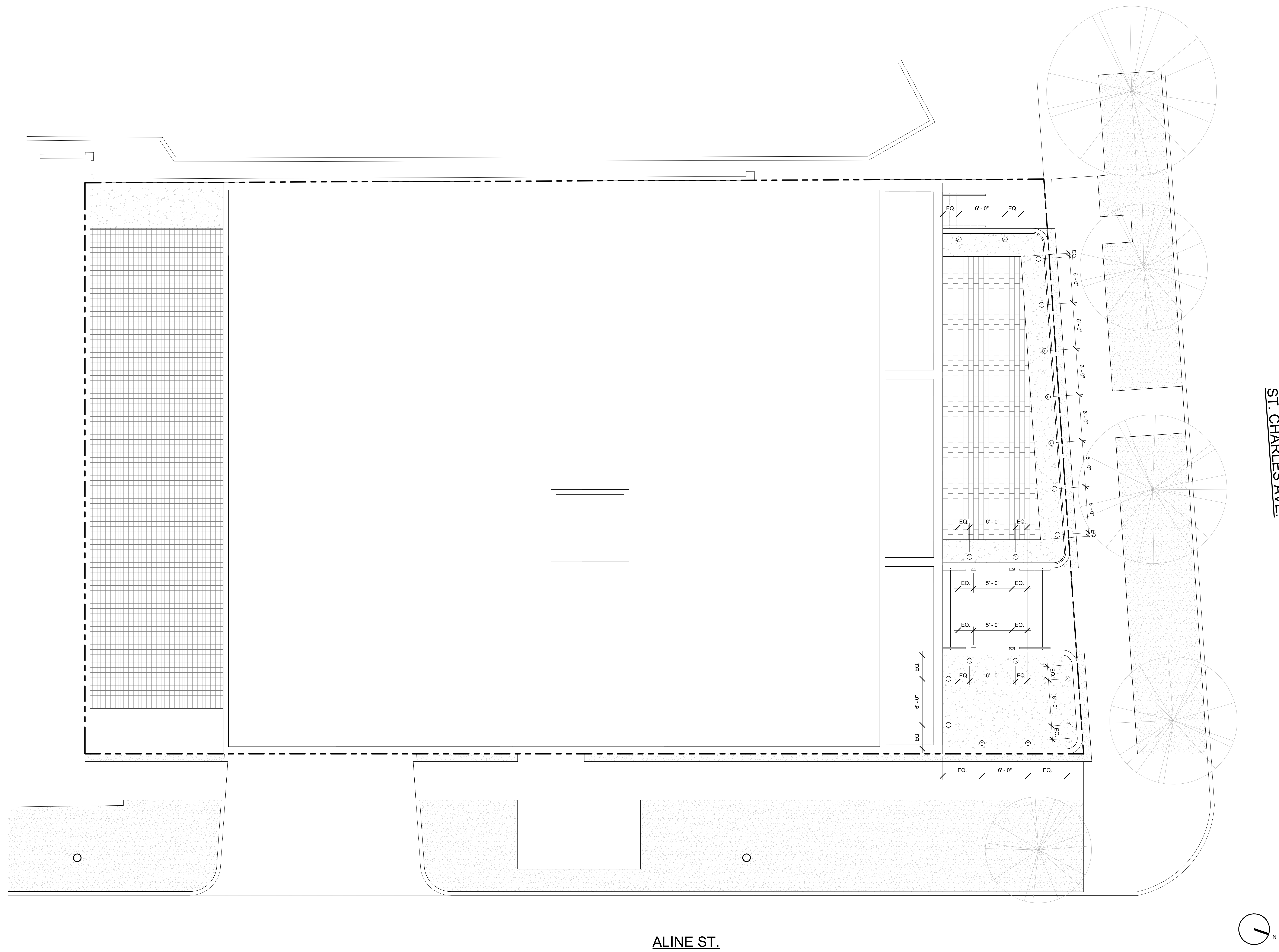
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A-051

ISSUE DATE: 05/02/22
SCALE: 3/16" = 1'-0"
PROJ NUMBER: 059
FORMAT: ARCH E1 (30" X 42")

**3500 ST.
CHARLES**

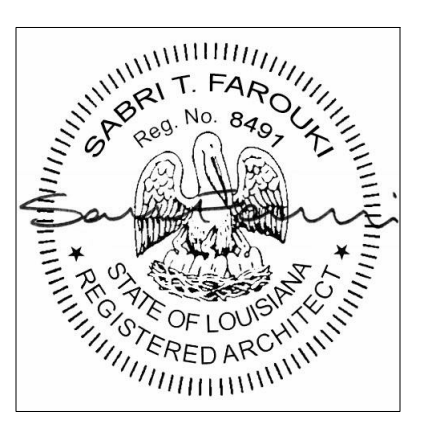
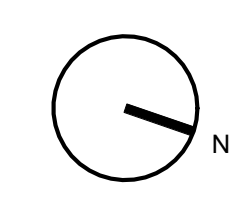
PROJECT ADDRESS:
3500 SAINT CHARLES AVENUE
NEW ORLEANS, LA 70115

ARCHITECT:
FAROUKI FAROUKI
FAROUKI FAROUKI LLC
1229 SAINT THOMAS, SUITE B
NEW ORLEANS, LA 70130
T. 646.306.9820



ST. CHARLES AVE.

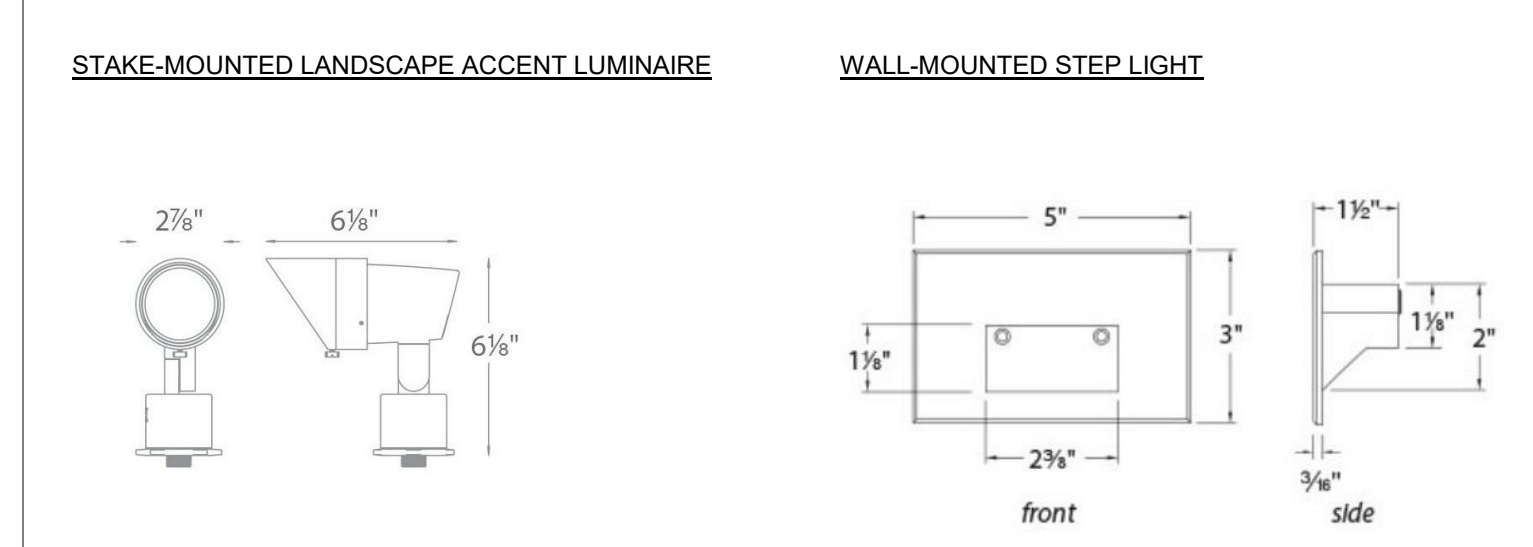
ALINE ST.



SITE LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	DESCRIPTION	LOCATION	MANUFACTURER	PRODUCT & FINISH	CATALOG NUMBER	LAMPING	MOUNTING HEIGHT	CONTACT	OFCI
⊙		STAKE-MOUNTED LANDSCAPE ACCENT LUMINAIRE	FRONT PORCH RAISED PLANTER BEDS	WAC LIGHTING	ACCENT 12V (BLACK ON ALUMINUM)	S011-27BK	1W TO 18W (INTEGRAL LED)	STAKE-MOUNTED AT TOP OF SOIL		NO
⊠		WALL-MOUNTED STEP LIGHT	FRONT PORCH PRIMARY ENTRY STEPS	WAC LIGHTING	WL-LED100 (GRAPHITE ON ALUMINUM)	WL-LED100-27-GH	3.5W (INTEGRAL LED)	9" ABOVE LANDING WALKING SURFACE		NO

SITE LIGHTING FIXTURE DIAGRAMS



05/02/22 CPC SUBMISSION
03/07/22 SCHEMATIC DESIGN

NO. DATE ISSUE

SHEET TITLE:
SITE LIGHTING PLAN

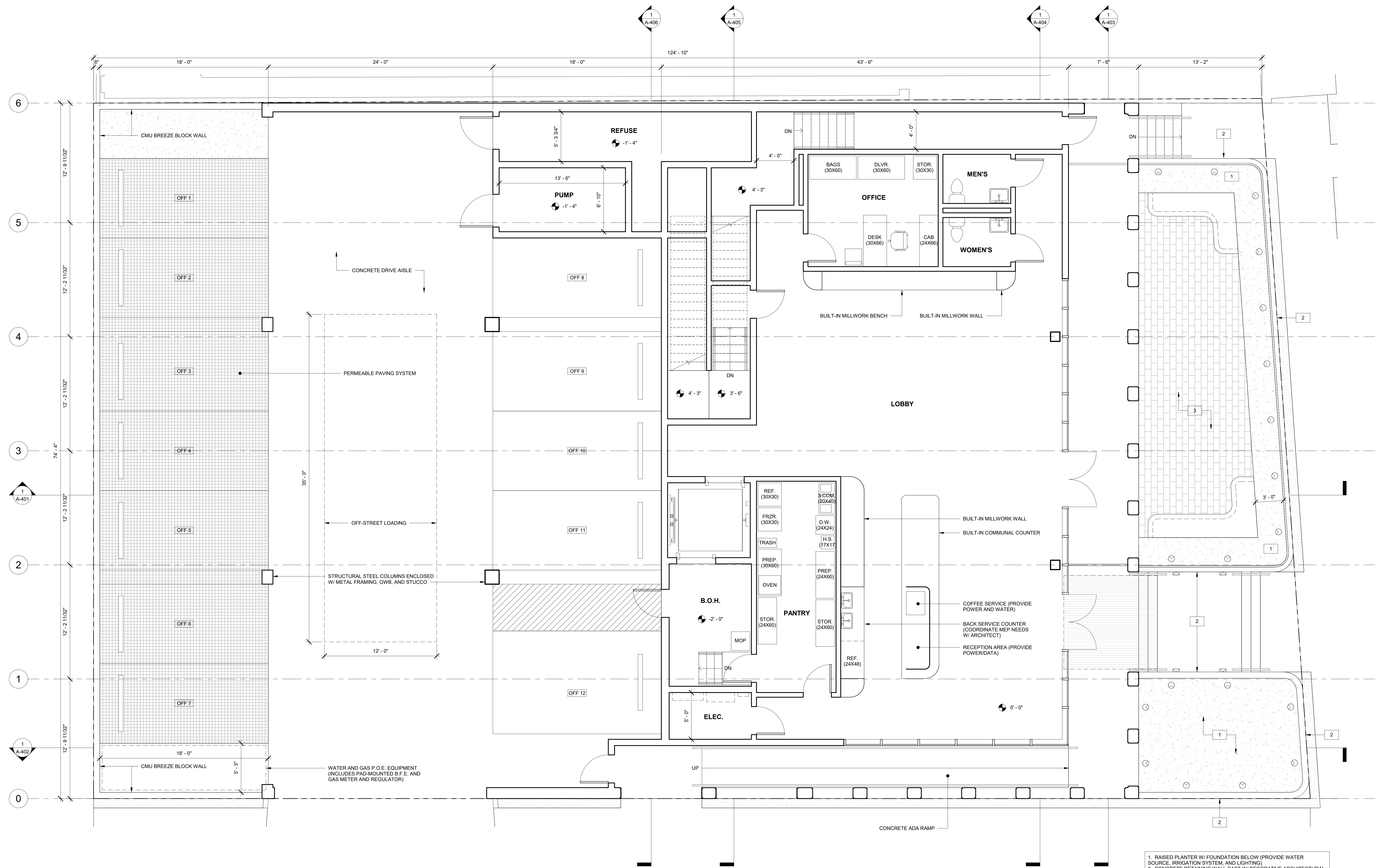
SHEET NUMBER:
A-052

ISSUE DATE: 05/02/22
SCALE: 3/16" = 1'-0"
PROJ NUMBER: 059
FORMAT: ARCH E1 (30" X 42")

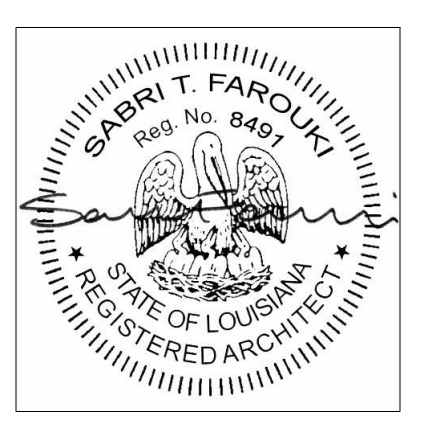
3500 ST. CHARLES

PROJECT ADDRESS:
3500 SAINT CHARLES AVENUE
NEW ORLEANS, LA 70115

ARCHITECT:
FAROUKI FAROUKI
FAROUKI FAROUKI LLC
1229 SAINT THOMAS, SUITE B
NEW ORLEANS, LA 70130
T. 646.306.9820



- 1. RAISED PLANTER W/ FOUNDATION BELOW (PROVIDE WATER SOURCE, IRRIGATION SYSTEM, AND LIGHTING)
- 2. CONCRETE RETAINING WALL CAST W/ DECORATIVE ARCHITECTURAL FORMLINER (MFG.: SIKA OR SIMILAR)
- 3. RAISED PORCH W/ FOUNDATION BELOW AND PERMEABLE PAVERS WALKING SURFACE



NO	DATE	ISSUE
05/02/22		CPC SUBMISSION
03/07/22		SCHEMATIC DESIGN

SHEET TITLE:
FLOOR PLAN - LEVEL 01

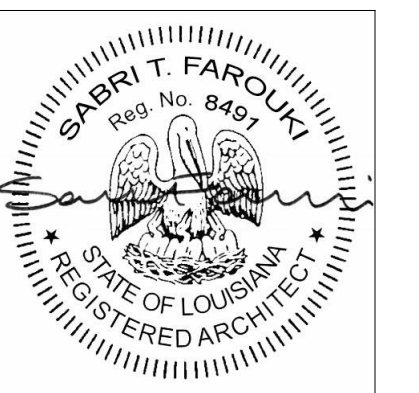
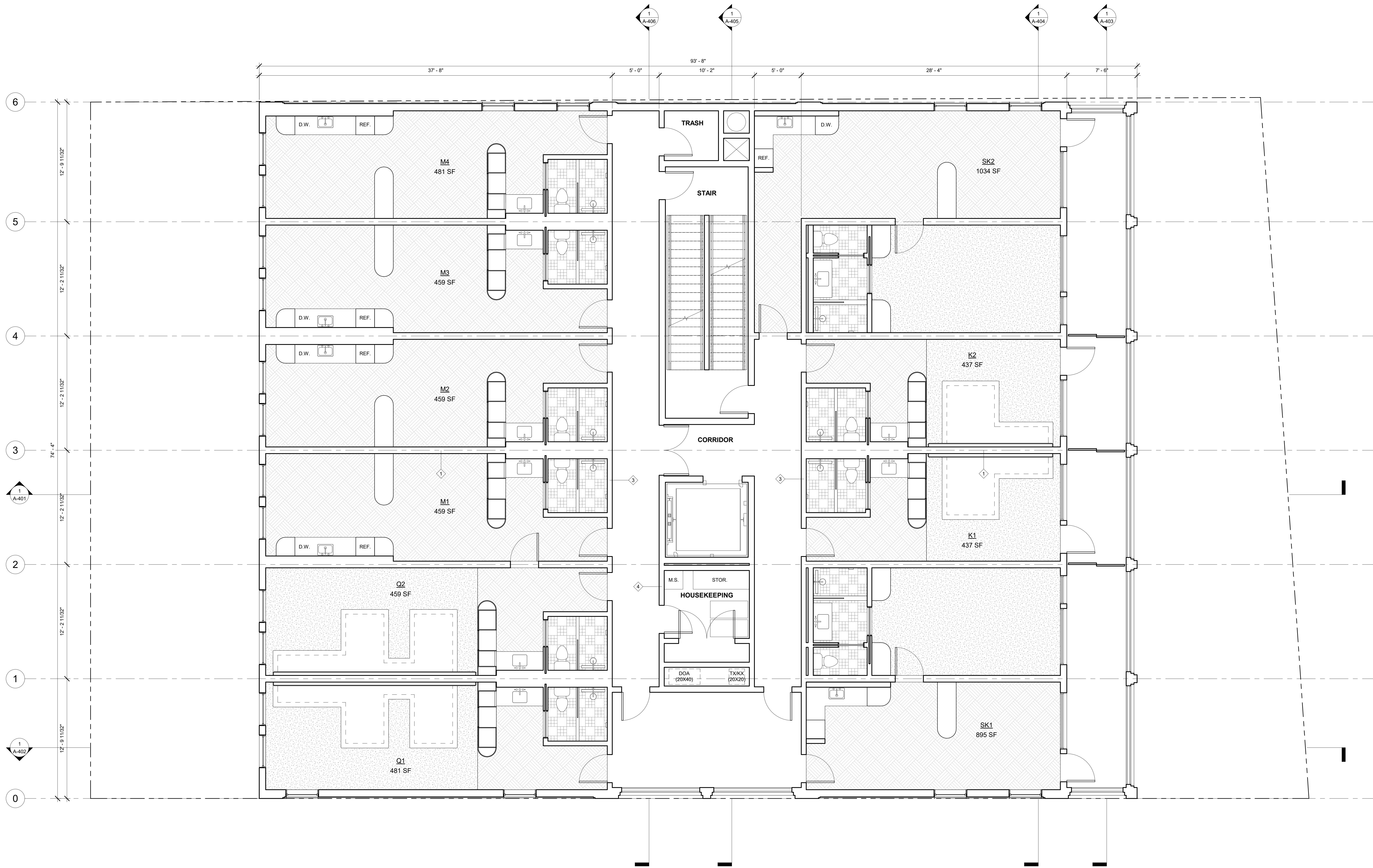
SHEET NUMBER:
A-101

ISSUE DATE: 05/02/22
PROJ NUMBER: 059
SCALE: 1/4" = 1'-0"
FORMAT: ARCH E1 (30" X 42")

**3500 ST.
CHARLES**

PROJECT ADDRESS:
3500 SAINT CHARLES AVENUE
NEW ORLEANS, LA 70115

ARCHITECT:
FAROUKI FAROUKI
FAROUKI FAROUKI LLC
1229 SAINT THOMAS, SUITE B
NEW ORLEANS, LA 70130
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NO	DATE	ISSUE
05/02/22		CPC SUBMISSION
03/07/22		SCHEMATIC DESIGN

SHEET TITLE:
FLOOR PLAN - LEVEL 03

SHEET NUMBER:
A-103

ISSUE DATE: 05/02/22
SCALE: 1/4" = 1'-0"

PROJ NUMBER: 059
FORMAT: ARCH E1 (30" X 42")

**3500 ST.
CHARLES**

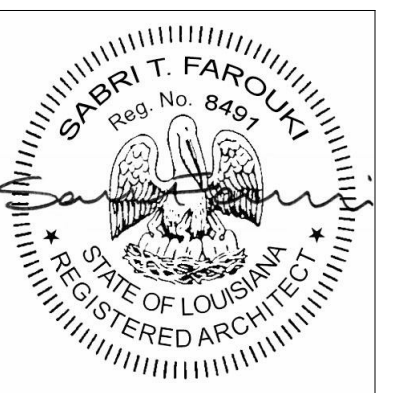
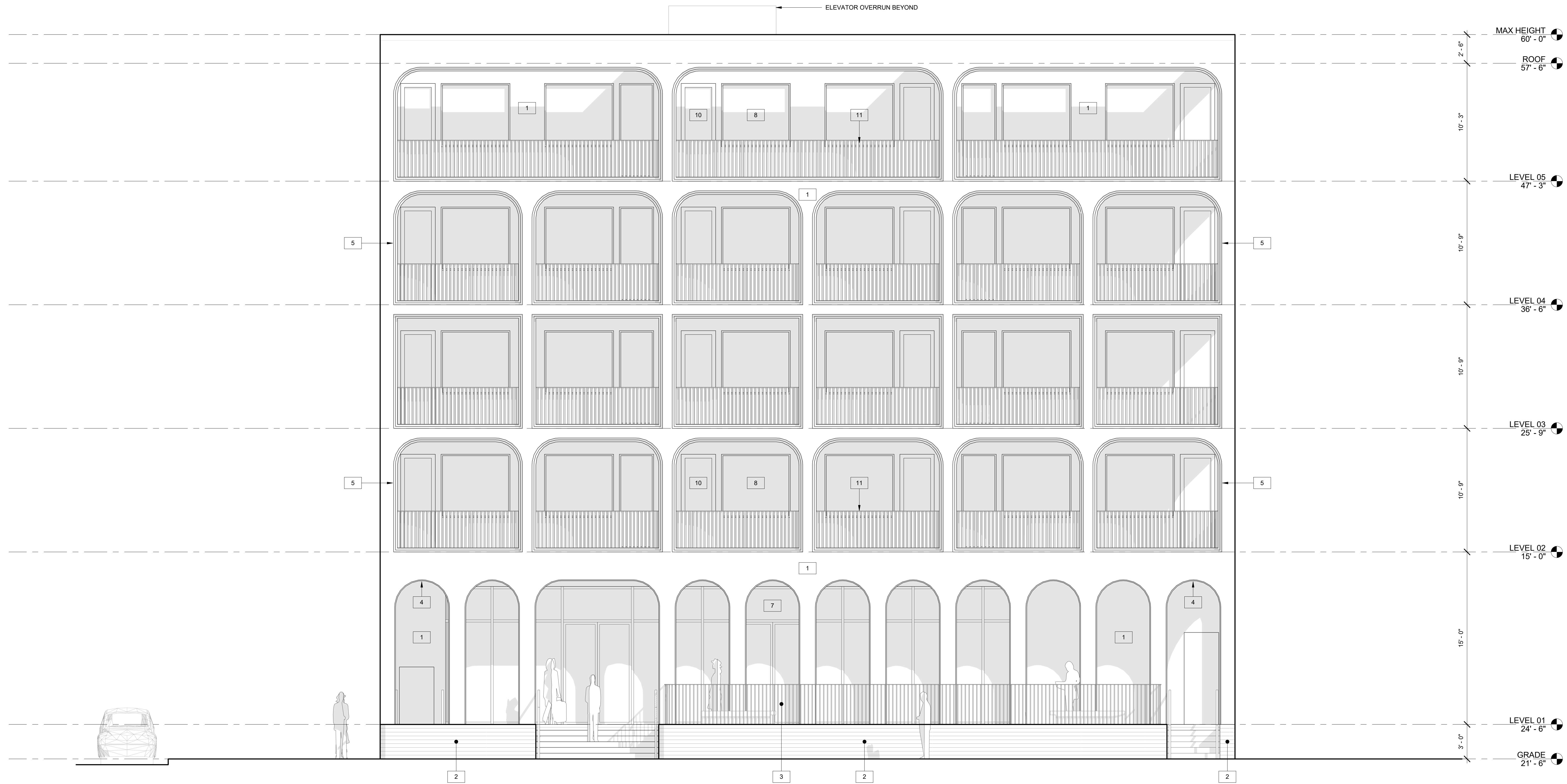
PROJECT ADDRESS:
3500 SAINT CHARLES AVENUE
NEW ORLEANS, LA 70115

ARCHITECT:
FAROUKI FAROUKI
FAROUKI FAROUKI LLC
1229 SAINT THOMAS, SUITE B
NEW ORLEANS, LA 70130
T. 646.306.9820

CPC CHARACTER PRESERVATION CORRIDOR DESIGN OVERLAY DISTRICT (18.4.B)

1. THE DESIGN IS COMPATIBLE IN SCALE, MATERIALS, STREET LEVEL USES, AND SPATIAL RELATIONSHIPS WITH EXISTING DEVELOPMENT.
2. THE DESIGN PRESERVES THE RHYTHM OF THE STREET, DOORWAYS, AND WINDOWS.
3. THE DESIGN HAS ARTICULATED STREET FACADES WITH NO BLANK WALLS ALONG THE STREET.
4. ALL SIDES OF STRUCTURE VISIBLE TO THE PUBLIC ARE TREATED WITH APPROPRIATE STREET-FACING MATERIALS AND DETAILS.

1. 3-PART STUCCO SYSTEM W/ CONTINUOUS INSULATION (SEE A-410 FOR ADDITIONAL INFORMATION.)
2. CONCRETE RETAINING WALL CAST W/ DECORATIVE ARCHITECTURAL FORMLINER (MFG. SIKKA OR SIMILAR)
3. CONTINUOUS ARCHITECTURAL GUARDRAIL (PAINTED STEEL ROD PICKETS W/ STEEL FLAT BAR TOP AND BOTTOM RAILS)
4. OUTSIDE CORNER REGLET DETAIL AT GROUND FLOOR ROUND ARCHES
5. TWO-STEP (4" EACH / 8" OVERALL) ARCHITECTURAL REVEAL TYPICAL AT FLOORS 2 TO 5.
6. TWO-STEP (1" EACH / 2" OVERALL) ARCHITECTURAL REVEAL TYPICAL AT EAST AND WEST ELEVATIONS.
7. ALUMINUM STOREFRONT SYSTEM
8. FIXED ALUMINUM SINGLE-LITE PUNCHED WINDOW
9. FIXED ALUMINUM DIVIDED-LITE PUNCHED WINDOW
10. OUTSWING FULL-LITE BALCONY DOOR
11. CONTINUOUS ARCHITECTURAL GUARDRAIL (PAINTED STEEL ANGLED FLAT BAR PICKETS W/ STEEL FLAT BAR TOP AND BOTTOM RAILS)
12. CONTRASTING STUCCO COLOR
13. CMU BREEZE BLOCK WALL



05/02/22 CPC SUBMISSION
03/07/22 SCHEMATIC DESIGN

NO DATE ISSUE

SHEET TITLE:
ELEVATION - NORTH

SHEET NUMBER:

A-301

ISSUE DATE: 05/02/22 PROJ NUMBER: 059
SCALE: As Indicated FORMAT: ARCH E1 (30" X 42")

**3500 ST.
CHARLES**

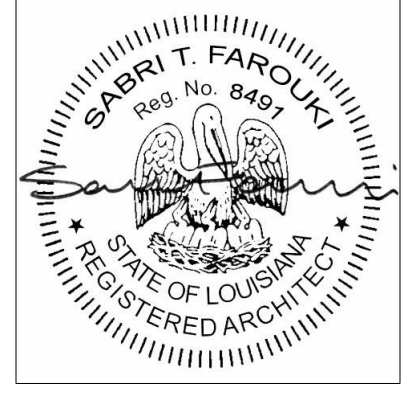
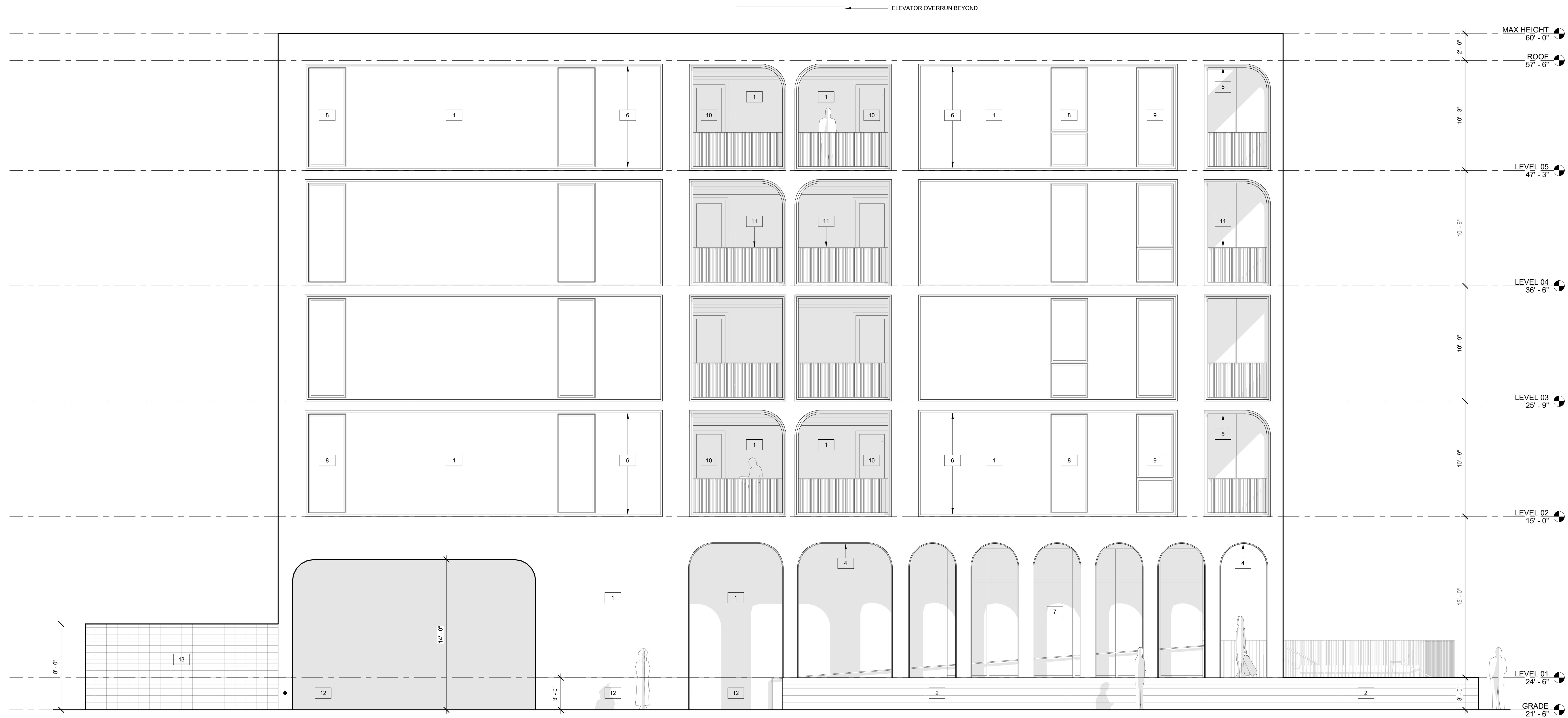
PROJECT ADDRESS:
3500 SAINT CHARLES AVENUE
NEW ORLEANS, LA 70115

ARCHITECT:
FAROUKI FAROUKI
FAROUKI FAROUKI LLC
1229 SAINT THOMAS, SUITE B
NEW ORLEANS, LA 70130
T. 646.356.9820

CPC CHARACTER PRESERVATION CORRIDOR DESIGN OVERLAY DISTRICT (18.4.B)

1. THE DESIGN IS COMPATIBLE IN SCALE, MATERIALS, STREET LEVEL USES, AND SPATIAL RELATIONSHIPS WITH EXISTING DEVELOPMENT.
2. THE DESIGN PRESERVES THE RHYTHM OF THE STREET, DOORWAYS, AND WINDOWS.
3. THE DESIGN HAS ARTICULATED STREET FACADES WITH NO BLANK WALLS ALONG THE STREET.
4. ALL SIDES OF STRUCTURE VISIBLE TO THE PUBLIC ARE TREATED WITH APPROPRIATE STREET-FACING MATERIALS AND DETAILS.

1. 3-PART STUCCO SYSTEM W/ CONTINUOUS INSULATION (SEE A-410 FOR ADDITIONAL INFORMATION.)
2. CONCRETE RETAINING WALL CAST W/ DECORATIVE ARCHITECTURAL FORMLINER (MFG. SIKA OR SIMILAR)
3. CONTINUOUS ARCHITECTURAL GUARDRAIL (PAINTED STEEL ROD PICKETS W/ STEEL FLAT BAR TOP AND BOTTOM RAILS)
4. OUTSIDE CORNER REGLET DETAIL AT GROUND FLOOR ROUND ARCHES
5. TWO-STEP (4" EACH / 8" OVERALL) ARCHITECTURAL REVEAL TYPICAL AT FLOORS 2 TO 5.
6. TWO-STEP (1" EACH / 2" OVERALL) ARCHITECTURAL REVEAL TYPICAL AT EAST AND WEST ELEVATIONS.
7. ALUMINUM STOREFRONT SYSTEM
8. FIXED ALUMINUM SINGLE-LITE PUNCHED WINDOW
9. FIXED ALUMINUM DIVIDED-LITE PUNCHED WINDOW
10. OUTSWING FULL-LITE BALCONY DOOR
11. CONTINUOUS ARCHITECTURAL GUARDRAIL (PAINTED STEEL ANGLED FLAT BAR PICKETS W/ STEEL FLAT BAR TOP AND BOTTOM RAILS)
12. CONTRASTING STUCCO COLOR
13. CMU BREEZE BLOCK WALL



05/02/22 CPC SUBMISSION
03/07/22 SCHEMATIC DESIGN

NO	DATE	ISSUE

SHEET TITLE:
ELEVATION - EAST

SHEET NUMBER:
A-302

ISSUE DATE: 05/02/22
SCALE: As Indicated
PROJ NUMBER: 059
FORMAT: ARCH E1 (30" X 42")

**3500 ST.
CHARLES**

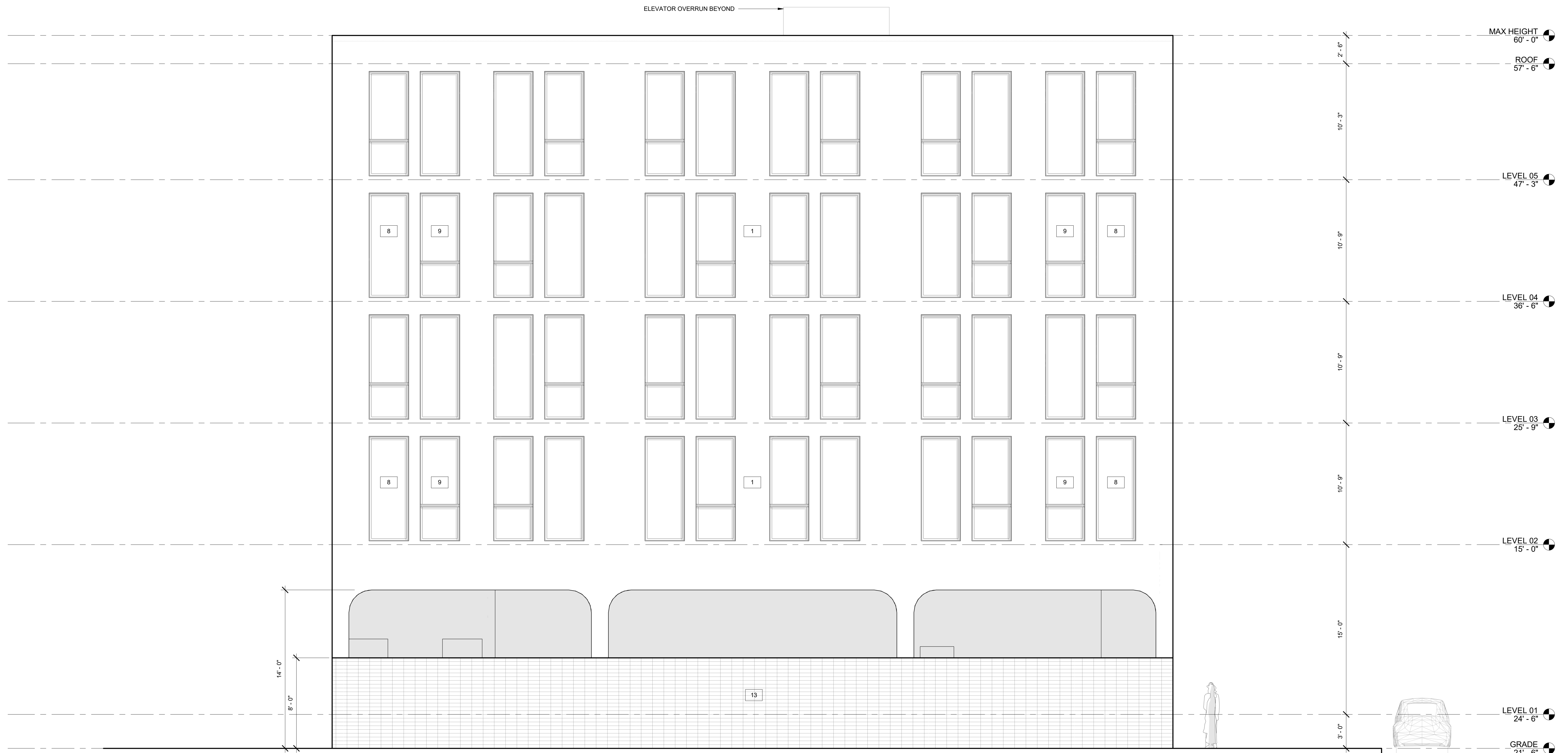
PROJECT ADDRESS:
3500 SAINT CHARLES AVENUE
NEW ORLEANS, LA 70115

ARCHITECT:
FAROUKI FAROUKI
FAROUKI FAROUKI LLC
1229 SAINT THOMAS, SUITE B
NEW ORLEANS, LA 70130
T. 646.356.9820

CPC CHARACTER PRESERVATION CORRIDOR DESIGN OVERLAY DISTRICT (18.4.B)

1. THE DESIGN IS COMPATIBLE IN SCALE, MATERIALS, STREET LEVEL USES, AND SPATIAL RELATIONSHIPS WITH EXISTING DEVELOPMENT.
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7. ALUMINUM STOREFRONT SYSTEM
8. FIXED ALUMINUM SINGLE-LITE PUNCHED WINDOW
9. FIXED ALUMINUM DIVIDED-LITE PUNCHED WINDOW
10. OUTSWING FULL-LITE BALCONY DOOR
11. CONTINUOUS ARCHITECTURAL GUARDRAIL (PAINTED STEEL ANGLED FLAT BAR PICKETS W/ STEEL FLAT BAR TOP AND BOTTOM RAILS)
12. CONTRASTING STUCCO COLOR
13. CMU BREEZE BLOCK WALL



05/02/22 CPC SUBMISSION
03/07/22 SCHEMATIC DESIGN

NO DATE ISSUE

SHEET TITLE:
ELEVATION - SOUTH

SHEET NUMBER:

A-303

ISSUE DATE: 05/02/22 PROJ NUMBER: 059
SCALE: As Indicated FORMAT: ARCH E1 (30" X 42")

**3500 ST.
CHARLES**

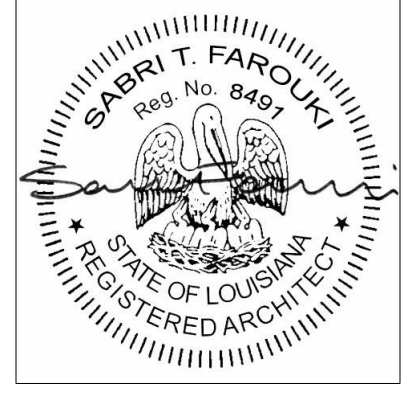
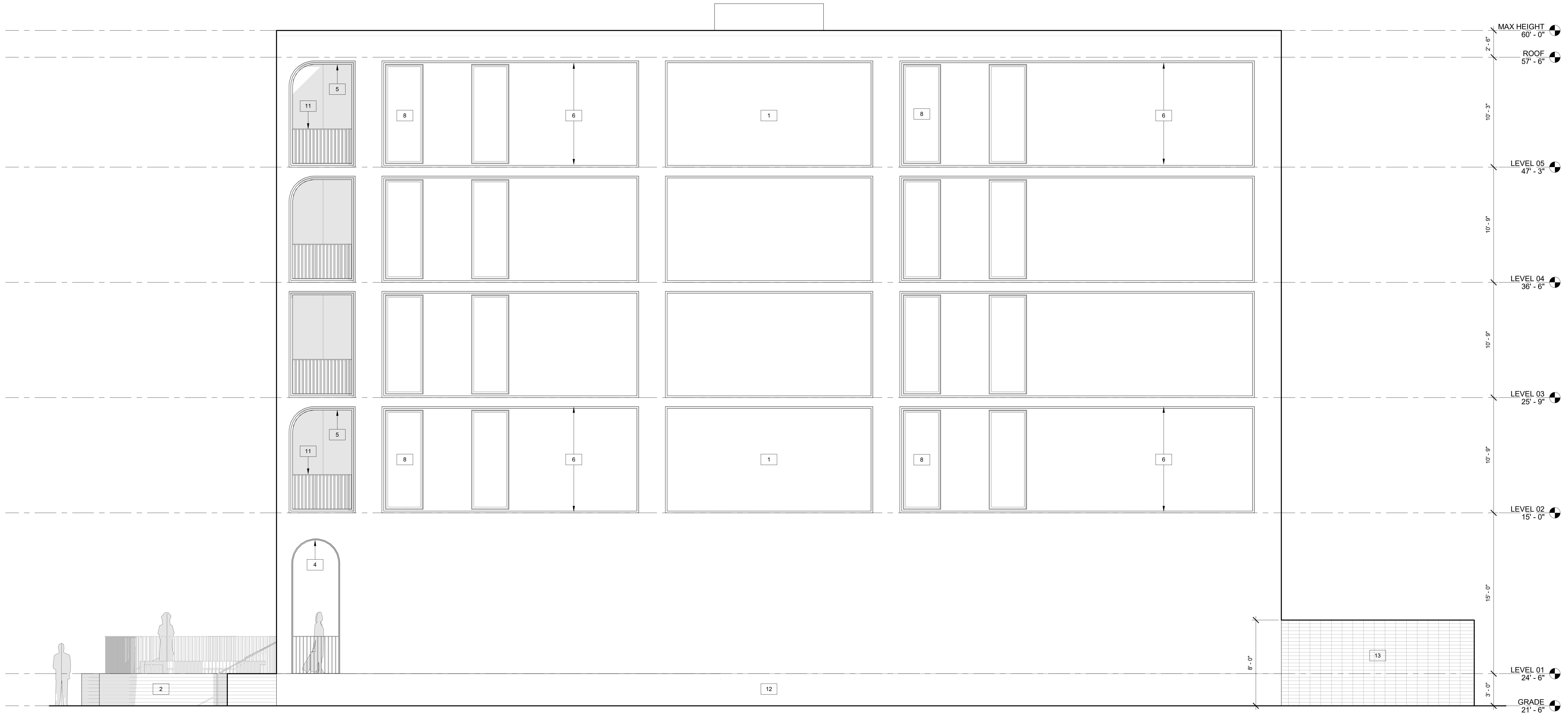
PROJECT ADDRESS:
3500 SAINT CHARLES AVENUE
NEW ORLEANS, LA 70115

ARCHITECT:
FAROUKI FAROUKI
FAROUKI FAROUKI LLC
1229 SAINT THOMAS, SUITE B
NEW ORLEANS, LA 70130
T. 646.356.9820

CPC CHARACTER PRESERVATION CORRIDOR DESIGN OVERLAY DISTRICT (18.4.B)

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9. FIXED ALUMINUM DIVIDED-LITE PUNCHED WINDOW
10. OUTSWING FULL-LITE BALCONY DOOR
11. CONTINUOUS ARCHITECTURAL GUARDRAIL (PAINTED STEEL ANGLED FLAT BAR PICKETS W/ STEEL FLAT BAR TOP AND BOTTOM RAILS)
12. CONTRASTING STUCCO COLOR
13. CMU BREEZE BLOCK WALL



05/02/22 CPC SUBMISSION
03/07/22 SCHEMATIC DESIGN

NO	DATE	ISSUE

SHEET TITLE:
ELEVATION - WEST

SHEET NUMBER:
A-304

ISSUE DATE: 05/02/22
SCALE: As Indicated
PROJ NUMBER: 059
FORMAT: ARCH E1 (30" X 42")