

# ST. BERNARD CIRCLE APARTMENTS

1431-41 Saint Bernard Avenue  
New Orleans, LA 70116

## SCHEMATIC DESIGN PACKAGE

**OWNER / LESSOR**

New Orleans Redevelopment Authority  
1409 Oretha Castle Haley Blvd.  
New Orleans, LA 70113  
PH (504) 658-4400  
FAX (504) 658-4551

**LESSEE / DEVELOPER**

St. Bernard Circle Apartments, LLC  
812 Gravier Street, Suite 200  
New Orleans, LA 70112  
PH (504) 566-0204  
FAX (504) 525-3932

**ARCHITECT**

HCI Architecture, Inc. APC  
812 Gravier Street, Suite 200  
New Orleans, LA 70112  
PH (504) 566-0204  
FAX (504) 525-3932

**DESIGN-BUILDER**

Landis Construction Co., LLC  
8300 Earhart Boulevard, Suite 300  
New Orleans, LA 70118  
PH (504) 833-6070  
FAX (504) 833-6662

**STRUCTURAL ENGINEER**

Fox-Nesbit  
1515 Poydras Street, Suite 1020  
New Orleans, LA 70112  
PH (504) 500-9640

**MECHANICAL / ELECTRICAL /  
PLUMBING ENGINEER**

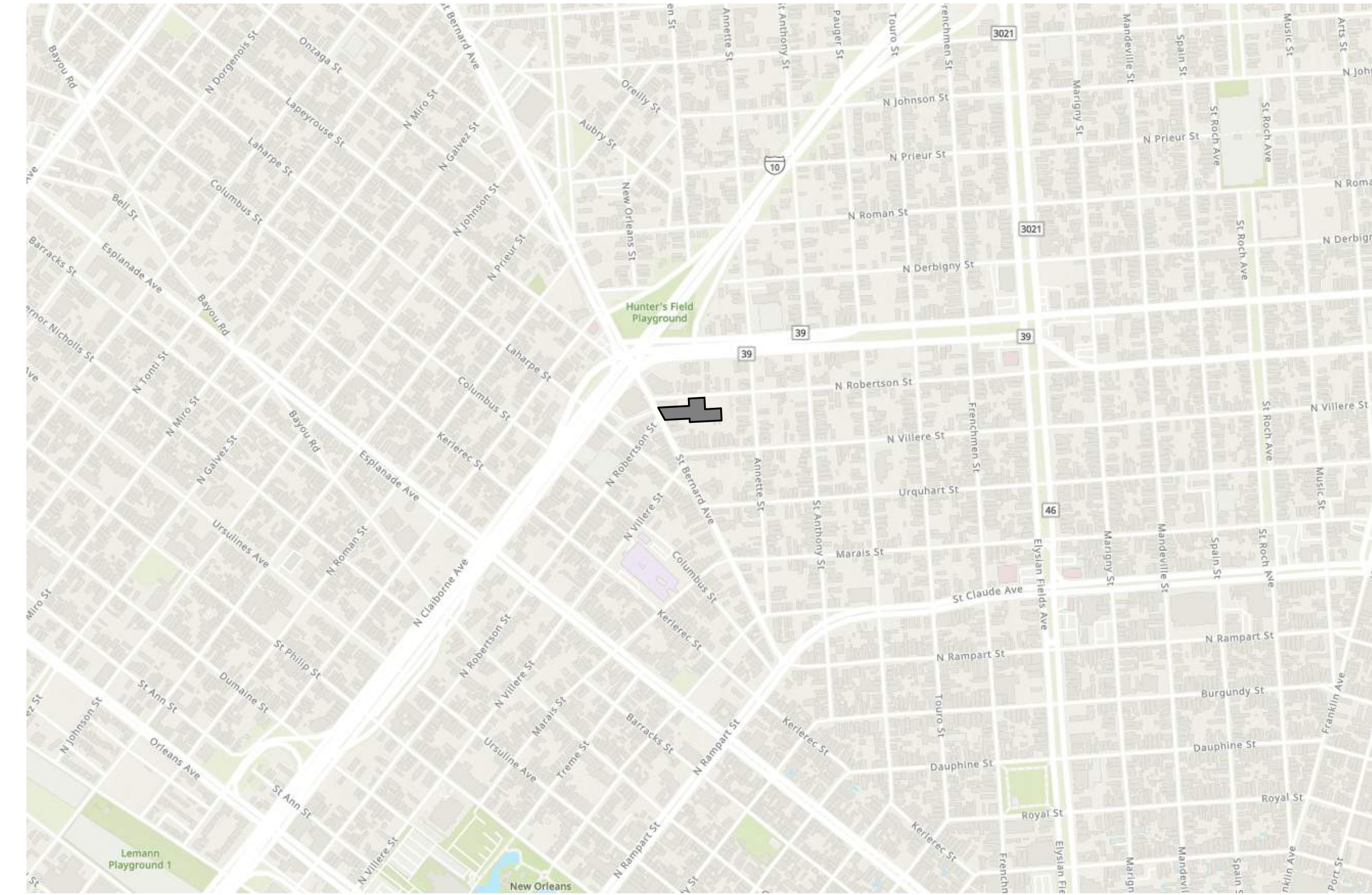
Lagniappe Consulting Group  
609 W. William David Pkwy Suite 104  
Metairie, LA 70005  
PH (504) 481-9035

**CIVIL ENGINEER**

ILSI Engineering  
5130 Tchoupitoulas Street  
New Orleans, LA 70115  
PH (504) 523-1619  
FAX (504) 523-9258

**LANDSCAPE ARCHITECT**

Dana Brown & Associates, Inc.  
1836 Valence Street  
New Orleans, LA 70115  
PH (504) 345-2639



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Table with 2 columns: Abbreviation and Description. Includes entries like @, ABAN, A/C, ACOUS, ADJ, ADMIN, A/E, AFF, AFG, AFS, AHU, ALUM, ALT, AMT, ANOD, APC, APPROX, APT, ARCH, ASPH, ATC, AUTO, A/V, B/B, BD, BDRM, BFF, BITUM, BLDG, BLK, BLKG, BM, BOJ, BOS, BOT, BRG, BRKT, BSMT, BU, BUR, C/C, CAB, CB, CBU, CG, CER, CHBD, CHAN, CI, CIP, CJ, CL, CLG, CLJ, CLO, CLR, CMU, CO, COL, COMPT, CONC, COND, CONF, CONSTR, CONT, CONTR, COORD, CORR, CPVC, CT, CTD&R, CTV, CU, CW, CYL, DBL ACT, DEMO, DEPT, DET, DF, DH, DIA, DIM, DIN, DISP, DISTR, DIV, DN, DO, DR, DS, DTL, DW, DWG, EA, EHD, EIFS, EJ, EL, ELEC, ELEV, EMER, ENCL, ENGR, EOP, EPDM, EQ, EQ SP, EQUIP, EST, EWC, EXC, EXH, EXIST, EXP, EXT, FI, FA, FABR, FACIL, FBO, FD.

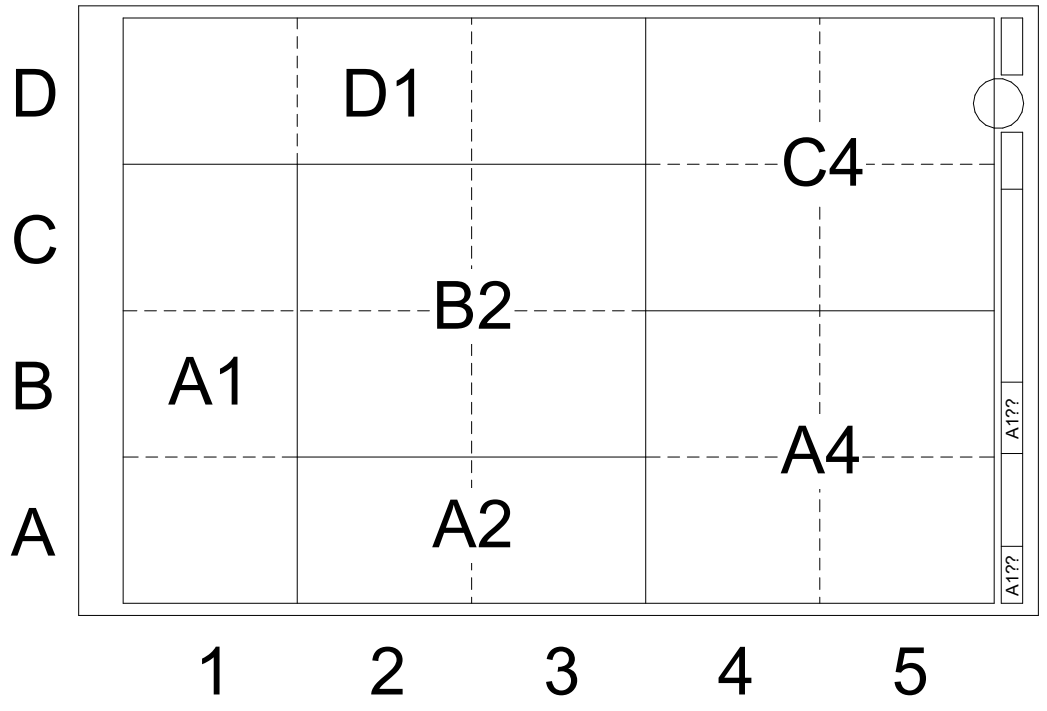
Table with 2 columns: Abbreviation and Description. Includes entries like AND, AT, ABANDON(ED), ABSOLUTE, AIR CONDITIONING, ADOUSTICAL, ADJUSTABLE, ADMINISTRATION, ARCHITECT/ENGINEER, ABOVE FINISHED FLOOR, ABOVE FINISHED GRADE, ABOVE FINISHED SLAB, AIR HANDLING UNIT, ALUMINIUM, ALTERNATE, AMOUNT, ANODIZED, ACOUSTICAL PANEL CEILING, APPROXIMATELY, APARTMENT, ARCHITECT(URAL), ASPHALT, ACOUSTICAL TILE CEILING, AUTOMATIC, AUDIO/VISUAL, BACK TO BACK, BOARD, BEDROOM, BELOW FINISHED FLOOR, BITUMINOUS, BUILDING, BLOCK, BLOCKING, BEAM, BOTTOM OF JOIST, BOTTOM OF STEEL, BOTTOM, BEARING, BRACKET, BASEMENT, BUILT-UP, BUILT-UP ROOF, CENTER TO CENTER, CABINET, CATCH BASIN, CEMENTITIOUS BACKER UNIT, CORNER GUARD, CERAMIC, CHALK BOARD, CHANNEL, CAST-IRON, CAST-IN-PLACE, CONSTRUCTION JOINT, CENTER LINE, CEILING, CONTROL JOINT, CLOSET, CLEAR, CONCRETE MASONRY UNIT, CASED OPENING, COLUMN, COMPARTMENT, CONCRETE, CONDENSER(ATE), CONFERENCE, CONSTRUCTION, CONTINUOUS(ATION), CONTRACTOR, COORDINATE, CORRIDOR, CHLORINATED, CERAMIC TILE, COMBINATION TOWEL DISPENSER & RECEPTACLE, CUBIC, COLD WATER, CYLINDER, DOUBLE ACTING, DEMOLITION, DEPARTMENT, DETAIL, DRINKING FOUNTAIN, DOUBLE HUNG, DIAMETER, DIMENSION, DISPENSER, DISTRIBUTE(ION), DIVIDER, DIVISION, DOWN, DOOR OPENING, DOOR, DOWNSPOUT, DETAIL, DISHWASHER, DRAWING, EACH, ELECTRICAL HAND DRYER, EXTERIOR INSULATION & FINISH SYSTEM, EXPANSION JOINT, ELEV ELEVATION, ELECT ELECTRICAL, ELEVATOR, EMERGENCY, ELECTRICAL METALLIC TUBING, ENCL, ENCLOSURE, ENGINEER, EDGE OF PAVEMENT, ETHYLENE PROPYLENE, DIENE MONOMER, EQUAL, EQUALLY SPACED, EQUIPMENT, ESTIMATE(D), ELECTRICAL WATER COOLER, EXCAVATE(ION)(ING), EXHAUST, EXISTING, EXPANSION, EXTERIOR, FACE OF, FIRE ALARM, FABRICATE(ING)(ION), FACILITY, FURNISHED BY OTHERS(OWNER), FLOOR DRAIN.

Table with 2 columns: Abbreviation and Description. Includes entries like FOUNDATION, FIRE EXTINGUISHER, FIRE EXTINGUISHER CABINET, FINISHED FLOOR, FIBERGLASS, FIRE HOSE CABINET, FINISH(ED)(ING), FINISHING, FLOOR(ING), FLUORESCENT, FACE OF CONCRETE, FACE OF FINISH, FACE OF MASONRY, FACE OF STUDS, FIREPROOFING, FIRE RATED(ING), FRAME, FOOT, FOOTING, FURNISHINGS, FURNITURE, FURRING, FABRIC WALL COVERING, GAGE, GALVANIZED, GRAB BAR, GYPSUM BACKING BOARD, GENERAL CONTRACTOR, GUARD RAIL, GENERAL, GALVANIZED IRON, GLASS, GLUE LAMINATED, GOVERNMENT, GASKET(ED)(ING), GUTTER, GUY WIRE, GYPSUM WALLBOARD, GYPSUM, HOT AND COLD WATER, HEATING AND VENTILATING, HOSE BIB, HANDICAPPED, HOLLOW CORE, HEAD, HEAVY DUTY, HEADER, HARDWARE, HANGER, HEIGHT, HOLLOW METAL, HORIZONTAL, HIGH PRESSURE, HORSEPOWER, HOUR, HEIGHT, HEATING, HEATER, HEATING, VENTILATING, AIR CONDITIONING, HOT WATER, HYDRANT, INSTALLED BY CONTRACTOR, INTERNATIONAL BUILDING CODE, INSTALLED BY OTHERS, INSIDE DIAMETER, INTERIOR DESIGN, ILLUMINATION, INCANDESCENT, INCINERATOR, INCLUDE(D)(ING), INFORMATION, INSPECTION(ING), INSTALLATION, INSULATION, INTERIOR, INTERCOMMUNICATION, INVERT, IRON PIPE, JANITOR, JUNCTION BOX, JUNCTION, JOIST, JOINT, KILN DRIED, KNOCK(ED) DOWN, KITCHEN, KNOCKOUT, KICK PLATE, LABORATORY, LAMINATE(ION)(ING), LAVATORY, POUND, LINEAR FOOT, LENGTH, LEFT HAND, LINEAR, LIQUID, LOCKER, LONG LEG HORIZONTAL, LONG LEG VERTICAL, LONGITUDINAL, LIGHT POLE, LIGHTED PETROLEUM GAS, LUMP SUM, LIGHT, LIGHTWEIGHT, LIGHTING, LOUVER, MECHANICAL AND ELECTRICAL, MACHINE, MAINTENANCE, MASONRY, MATERIAL, MASTER ANTENNA TELEVISION SYSTEM, MAXIMUM, MODIFIED BITUMEN, MEDICINE CABINET, MATCH EXISTING, MECHANICAL, MEDIUM, MEMBRANE, MEZZANINE, MANUFACTURING, MANUFACTURER.

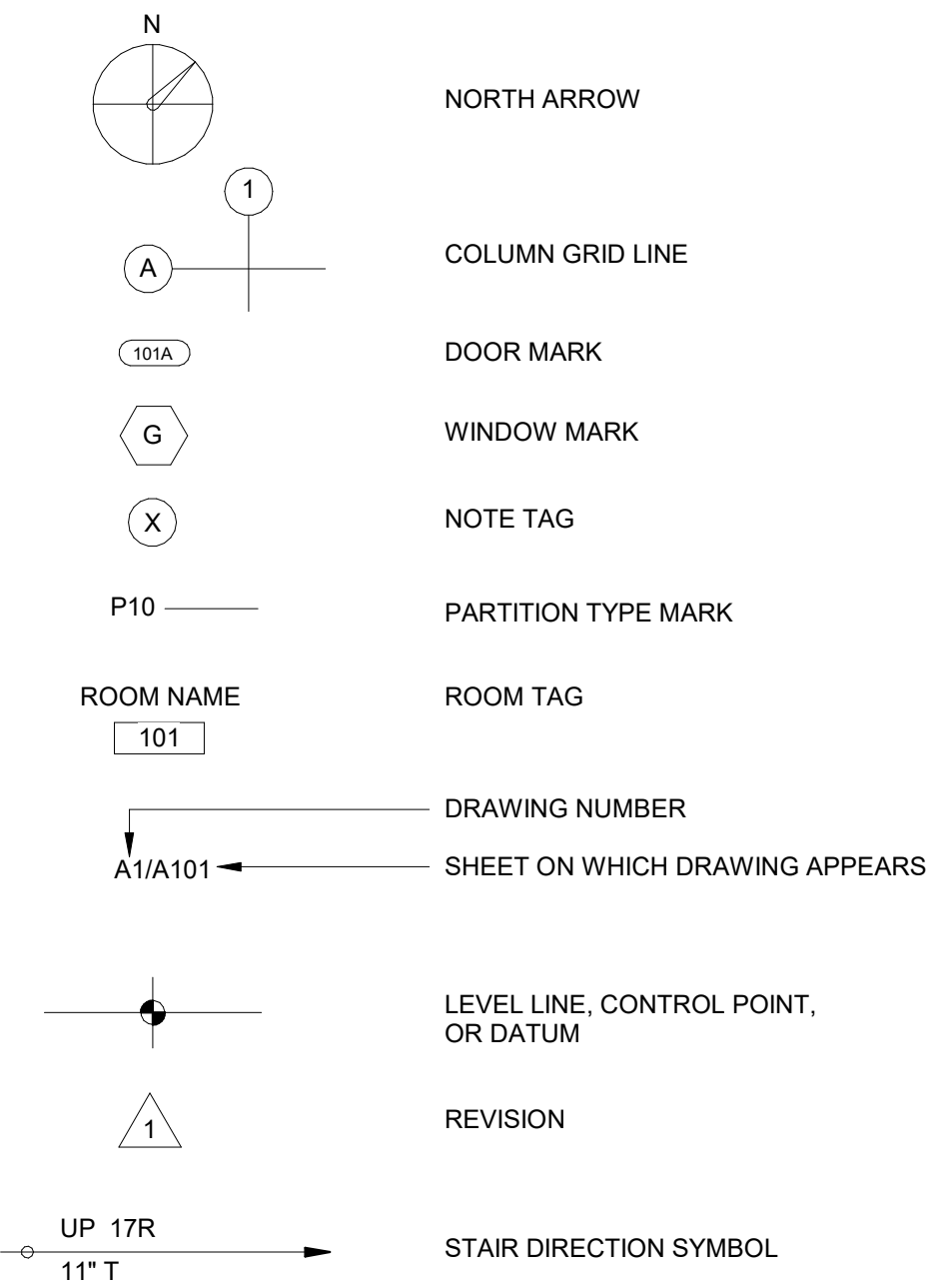
Table with 2 columns: Abbreviation and Description. Includes entries like MGT, MANHOLE, MINIMUM, MINUTE, MIRROR, MISCELLANEOUS, MARK, METAL LATH, MOLDING, MASONRY OPENING, MOBILIZATION, MODIFICATION, MOUNTED, MEETING, METAL, MULLION, MULTIPLE, NOT APPLICABLE, NATURAL, NOT IN CONTRACT, NUMBER, NOMINAL, NO PAINT, NOISE REDUCTION COEFFICIENT, NOT TO SCALE, OUT TO OUT, OUTSIDE AIR, ON CENTER, OUTSIDE DIAMETER, OUTSIDE FACE, OWNER FURNISHED - CONTRACTOR INSTALLED, OFFICE, OWNER FURNISHED - CONTRACTOR INSTALLED, GUY WIRE, OPPOSITE HAND, OPENING, OPPOSITE, ORIGINAL, ORNAMENT (AL) (ATION), ORIENTED STRAND BOARD, OVERHEAD, OUNCE, PUBLIC ADDRESS, PEDESTAL, PERFORATED, PERIMETER, PERMANENT, PERPENDICULAR, PHASE, PHOTOGRAPH, PACKAGE, PLATE, PROPERTY LINE, PLAM, PLASTER, PLYWOOD, PANEL, PAINT(ED), POLISHED, POLYETHYLENE, POWER POLE, PAIR, PREFABRICATED, PREFINISHED, PRELIMINARY, PREPARATION, PREVIOUS(LY), PARKING, PROJECT, PROPERTY, VALVE, VACUUM, VARIABLE AIR VOLUME, VINYL COMPOSITION TILE, VENTILATOR, VERTICAL, VESTIBULE, VERIFY IN FIELD, VINYL, VERIFY ON JOB, VOLUME, VISION PANEL, VAPOR RETARDER, VENT THROUGH ROOF, VINYL WALL COVERING, WITH, WITHOUT, WALL TO WALL, WATER CLOSET, WIDTH, WOOD, WASTE DISPOSER, WINDOW, WIDE FLANGE, WIRE GLASS, WALL HUNG, WAREHOUSE, WATER HEATER, WROUGHT IRON, WATERPROOF(ING), WASTE RECEPTACLE, WATERWEATHER RESISTANT, WEATHERSTRIPPING, WAINSCOT, WEIGHT, WELDED WIRE FABRIC, TRANSFORMER, YARD.

Table with 2 columns: Abbreviation and Description. Includes entries like SHTHG, SHV, SIM, SCORED JOINT, SLIDE(ING), SLEEVE, SANITARY NAPKIN DISPENSER, SANITARY NAPKIN RECEPTACLE, SPECIFICATION, SPRINKLER, SPEAKER, SPLASH, SINGLE-PLY ROOFING, SQUARE, SANITARY SEWER, STAINLESS STEEL, SERVICE SINK, STATION, STAGGERED, SOUND TRANSMISSION CLASS, STANDARD, STEEL, STORAGE, STRUCTURAL, STANDING SEAM, SUPERINTENDENT, SUSPENDED, SIDEWALK, SWITCH, SQUARE YARD, SYMMETRICAL, TEE, THERMOSTAT, TREAD, TOP AND BOTTOM, OWNER INSTALLED, TOWEL BAR, TAPE, BED, AND PAINT, TAPE, BED, TEXTURE, & PAINT, TOWEL DISPENSER, TOWEL DISPENSER/ RECEPTACLE, TELEPHONE, TEMPORARY, TERRAZZO, TOP OF FINISH FLOOR, THICKNESS, THRESHOLD, THROUGH, TOP OF JOIST, TACK BOARD, TOP OF CONCRETE, TOLERANCE, TOP OF STEEL, TOP OF PAVEMENT, TOILET PAPER HOLDER, TRANSPARENT, TREATED, TOP OF SLAB, TELEVISION, TYPICAL, HEAT TRANSFER COEFFICIENT, UNDERGROUND, UNIT HEATER, UNEXCAVATED, UNFINISHED, UNIFORM, UNLESS NOTED OTHERWISE, UNINTERRUPTIBLE POWER SUPPLY, URINAL, UTILITY, SANITARY VENT, VALVE, VOLT, VACUUM, VARIABLE AIR VOLUME, VINYL COMPOSITION TILE, VENTILATOR, VERTICAL, VESTIBULE, VERIFY IN FIELD, VINYL, VERIFY ON JOB, VOLUME, VISION PANEL, VAPOR RETARDER, VENT THROUGH ROOF, VINYL WALL COVERING, WITH, WITHOUT, WALL TO WALL, WATER CLOSET, WIDTH, WOOD, WASTE DISPOSER, WINDOW, WIDE FLANGE, WIRE GLASS, WALL HUNG, WAREHOUSE, WATER HEATER, WROUGHT IRON, WATERPROOF(ING), WASTE RECEPTACLE, WATERWEATHER RESISTANT, WEATHERSTRIPPING, WAINSCOT, WEIGHT, WELDED WIRE FABRIC, TRANSFORMER, YARD.

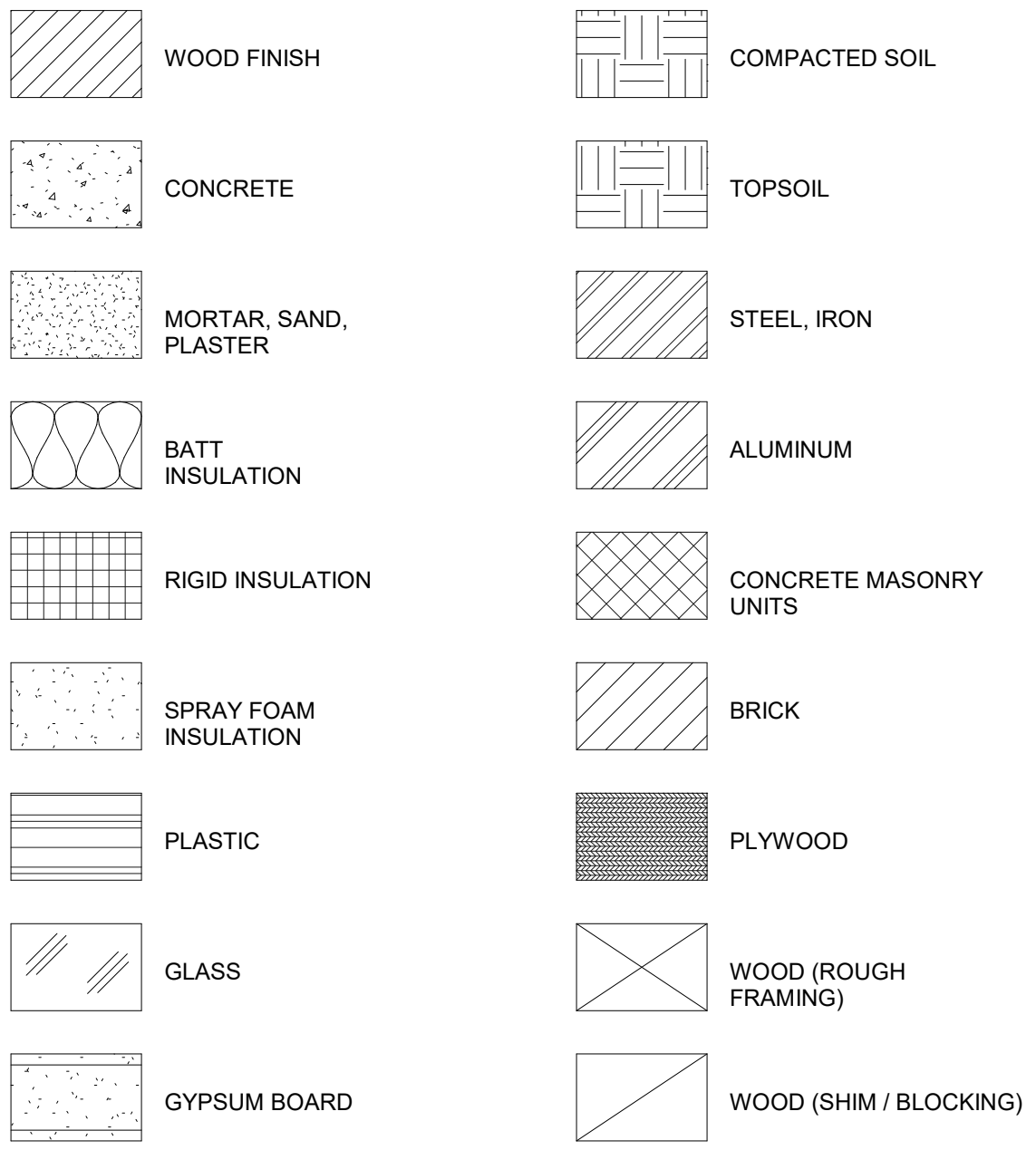
TYPICAL SHEET LAYOUT



OTHER SYMBOLS

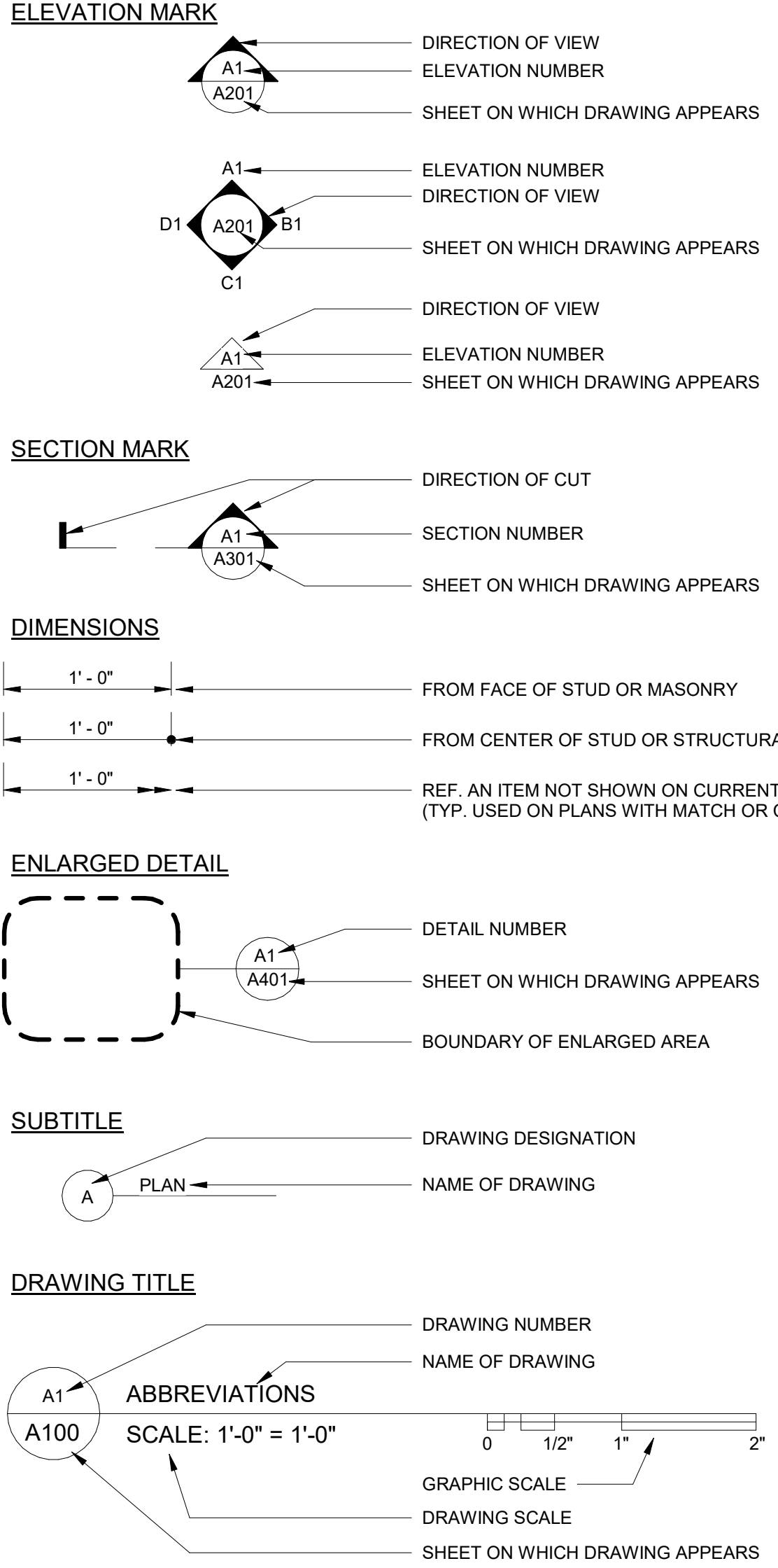


B4 SYMBOLS LEGEND Scale: NTS



A4 MATERIALS LEGEND Scale: NTS

IDENTIFICATION SYMBOLS



A5 GENERAL NOTES Scale: NTS

- 1. CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE GOVERNING FEDERAL, STATE AND LOCAL CODES.
- 2. THESE DOCUMENTS HAVE BEEN PREPARED TO THE BEST OF OUR ABILITY TO BE IN COMPLIANCE AND CONFORMANCE WITH THE FEDERAL ACCESSIBILITY LAW CONTAINED WITHIN THE AMERICANS WITH DISABILITIES ACT GUIDELINES FOR DESIGN.
- 3. THESE DOCUMENTS ILLUSTRATE GENERAL SCOPE OF WORK REQUIRED AND DO NOT ELABORATE ON INSTALLATION TECHNIQUES. ALL WORK PERFORMED SHALL MEET OR EXCEED INDUSTRY STANDARDS AND BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- 4. REFER TO THE PROJECT MANUAL FOR DETAILED MATERIAL DESCRIPTIONS AND WORKMANSHIP STANDARDS.
- 5. DO NOT SCALE DRAWINGS. DESIGN BUILDER SHALL VERIFY ALL DIMENSIONS AS GIVEN AND SHALL FIELD VERIFY ALL DIMENSIONS AND LOCATIONS IN THE DRAWING SET AND COORDINATE WITH ALL OTHER TRADES.
- 6. DESIGN BUILDER SHALL VERIFY AND CORRECT ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SPECIFICATIONS PRIOR TO BIDDING. IF, DURING CONSTRUCTION, NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS FOUND DURING BIDDING, OR UPON DISCOVERY FOR CLARIFICATION BEFORE COMMENCEMENT OF CONSTRUCTION.
- 7. THE DESIGN BUILDER SHALL CORRELATE THE PRECISE SIZE AND LOCATIONS OF ANY EQUIPMENT PADS/RACKS AS SHOWN ON THE DRAWINGS WITH THE ACTUAL EQUIPMENT BEING USED.
- 8. REFER TO THE PROJECT MANUAL DRAWINGS FOR ALL REINFORCEMENT.
- 9. ANY SURVEYING PROVIDED HEREIN WAS PERFORMED BY A PROPERLY REGISTERED/LICENSURE SURVEYOR, AND IS INCLUDED AS PART OF THESE DOCUMENTS FOR GENERAL INFORMATION TO INVOLVED PARTIES. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR ERRORS, OMISSIONS, AND OVERSIGHTS CONTAINED WITHIN THESE DOCUMENTS.
- 10. THE DESIGN BUILDER SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE AND CORRELATE SERVICE CONNECTION WITH THE RESPECTIVE UTILITY COMPANIES.

A1 ABBREVIATIONS Scale: NTS

Scale: NTS



St. Bernard Circle Apartments 1431-41, Saint Bernard Avenue, New Orleans, LA 70116

Abbreviations & Symbol Legend

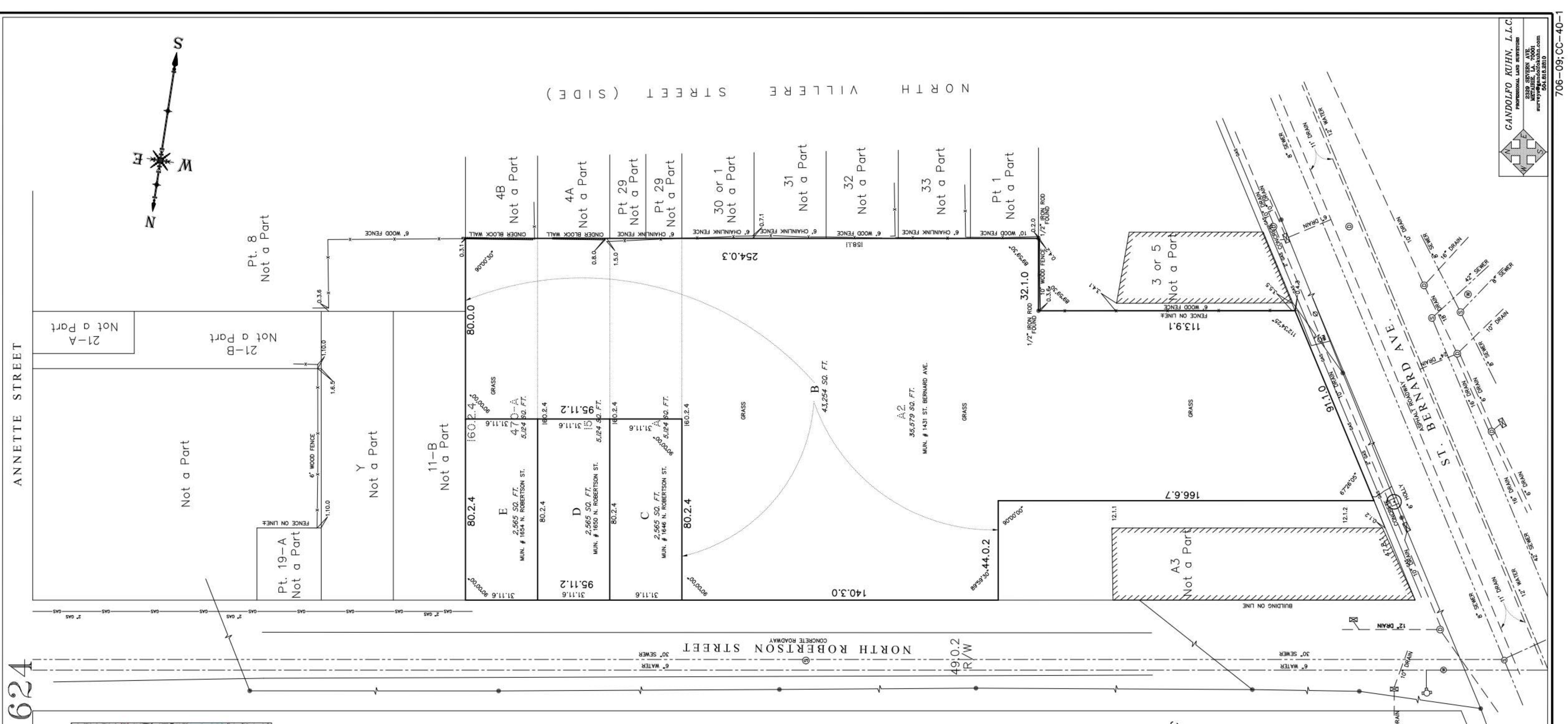
G002 Schematic Design



# SQUARE 623 & 624 THIRD DISTRICT



VICINITY MAP



THERE ARE NO TREES IN THE PUBLIC RIGHT OF WAY.  
EXTENSION OF ANY UTILITIES NOT PRESENTLY EXISTING SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THE ENGINEER. THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND WATER BOARD'S POLICY WITH DEVELOPERS FOR EXTENSION OF MAINS.  
SEWER AND WATER HOUSE CONNECTIONS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

REFERENCE SURVEY BY DAIGNI-MARQUES, & ASSOCIATES, LLC DATED APRIL 26, 2019.

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

THE SERVICES SHOWN HEREON ARE LIMITED TO THOSE SPECIFICALLY IDENTIFIED IN THE REPORT. THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND WATER BOARD'S POLICY WITH DEVELOPERS FOR EXTENSION OF MAINS. APPLICABLE SERVICES ARE REFLECTED OR SHOWN WHERE NECESSARY TO ACCURATELY REPRESENT THE SURVEY. A PUBLIC RECORD SEARCH IN COMPLYING WITH THE DATA FOR THIS SURVEY.

THE PERMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND SHALL NOT WARRANT THAT IT CONFORMS TO THE LEGAL TITLE AND WAS MADE IN ACCORDANCE WITH THE INFORMATION PROVIDED BY THE SURVEYOR.

THIS PROPERTY IS LOCATED IN FLOOD ZONE X. FLOOD INSURANCE RATE MAP AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 22071C0227F EFFECTIVE SEPTEMBER 30, 2016.

MEASUREMENTS ARE IN FEET, INCHES AND EIGHTHS.

THE LOCATIONS OF UNIONS, MARKERS AND OTHER UNUSABLE EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM THE SURVEY RECORDS, WHERE FOUND, BY THE SURVEYOR ARE SHOWN AS SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISION OF THE DATA AND THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

**Call before you dig.**

Owner: *New Orleans Redevelopment Authority*

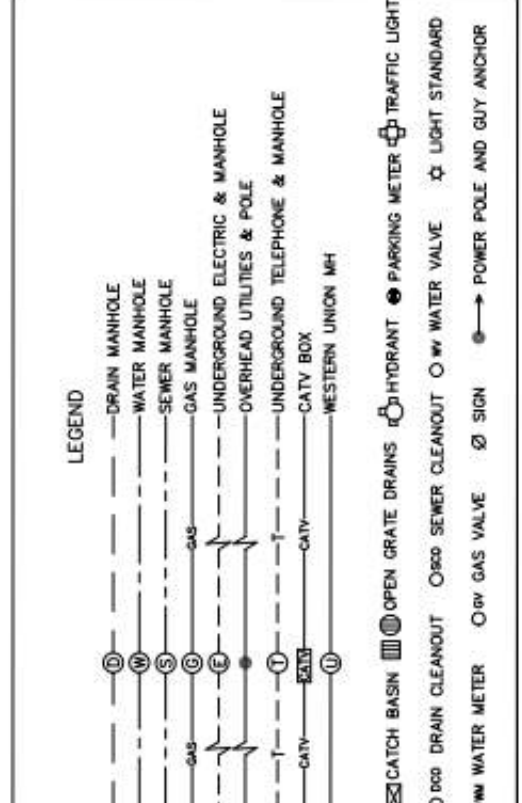
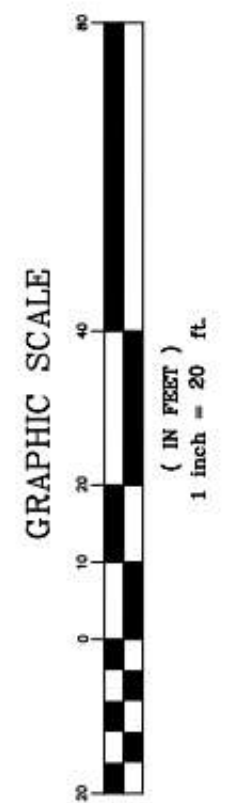
*Resubdivision of Lots A2, A, 15, & 470-A into Lots B, C, D, and E made for Elkins PLC at the request of Mrs. Deborah Davis, New Orleans, La. October 7, 2022*

*Revised October 26, 2022*

*This preliminary plat was prepared by me or under my supervision, and meets the requirements of a Class B survey as defined in the Louisiana Surveying and Mapping Act, Louisiana Statute Title 48, Chapter 1, Section 1001, Louisiana Revised Statutes Title 48, Chapter 1, Section 1001, New Orleans, La. October 7, 2022.*

**PRELIMINARY**

Walter J. Stone, PLS  
La. License No. 4659



CANDOLFO KUHN, L.L.C.  
PROFESSIONAL LAND SURVEYOR  
2320 BERNARD AVE.  
SUITE 200  
NEW ORLEANS, LA 70118  
504.812.2810

Z:\DRAWINGS\DRD DIST\SQUARE 623 & 624\A2,A15&470-A.DWG 706-09;CC-40-1

NOT TO SCALE

**G003**  
Schematic Design

Reference Survey

ISSUE DATE: 2022-09-29  
PROJECT #: 0529  
CLIENT NAME: HRI  
DRAW BY: ??? CHK BY: SJB

**St. Bernard Circle Apartments**  
1431-41 Saint Bernard Avenue, New Orleans, LA 70116

**HCI**  
ARCHITECTURE, INC.



PROJECT DESCRIPTION:

The site is a vacant lot on which a new mixed-use building will be constructed. The new building will be a 4-story, primarily wood-framed structure with 51 dwelling units. The first floor will include two commercial tenant spaces under 1000 SF each, as well as a management office, community room, fitness room, bike storage room, and apartments. The remaining floors will consist entirely of apartment units with the exception of typical support spaces. There are two elevators, two egress stairs, and a trash chute serving the building.

CODE DATA:

\*\*\* 2021 International Building Code with Louisiana Amendments \*\*\*

Table with columns for Occupancy, Occupant Load, and Exiting Widths. Includes details for Residential Group - R-2, Assembly Group - A-3, and various exercise and business spaces.

Table for Exiting Widths: Stairways (0.3 inches per occupant), Other Egress Components (0.2 inches per occupant).

Table for Stairway Widths: Minimum Stairway Width (44 inches), With Occupant Load of less than 50 (36 inches).

Exit Discharge Configuration: Up to 50% of required interior exit stairway capacity may pass through areas on the level of exit discharge per Section 1028.2, Exception 1.

Table for Construction Classification: New Construction - Type VA (Chapter 6, 602.5).

Table for Occupancy Separation: Residential to Assembly (1-hour separation), Residential to Business (1-hour separation).

Table for Fire Resistance Rating: Primary Structural Frame (1.0 hr), Bearing Walls (1.0 hr), Non Bearing Walls (0.0 hr).

Table for Maximum Allowable Area of Wall Openings: 10 ft to less than 15 ft (45%), 25 ft to less than 30 ft (No Limit).

Table for Separations: Walls Separating Sleeping Units (1.0 hr), Shaft Enclosures (< 4 stories) (1.0 hr).

Table for Corridor Walls: Residential R-2 (30 min), Provide 1-Hour load bearing corridor walls per above.

Table for Maximum Allowable Height and Area: Construction - Type VA with NFPA 13 sprinkler.

Table for Group R-2: Height - 4 stories (Table 504.4), Area/Floor 36,000sf (Table 506.2, Multistory).

Table for Group A-2 / A-3: Height - 3 stories (Table 504.4), Area/Floor 34,500 sf (Table 506.2, Multistory).

Allowable increase in area due to amount of frontage - not used

Table for Travel Distances: Common Path of Travel (Maximum), R-2 (125 feet), B (100 feet), A (75 feet).

Table for Travel Dist. To Exits: Residential (250 feet).

Table for Dead End Corridors: (50 feet).

Table for Interior Finishes: Exit Enclosures & Passageways (Class C @ R-2), Corridors (Class C @ R-2).

Sound Transmission: 1206.2 Airborne Sound. Walls, partitions and floor-ceiling assemblies separating dwelling units and sleeping units from each other...

1206.3 Structure-Borne Sound. Floor-ceiling assemblies between dwelling units and sleeping units or between a dwelling unit or sleeping unit and a public or service area...

Wind Speed: See structural drawings

Table for Life Safety Systems: Fully Automatic Sprinkler System per NFPA 13 (Section 909.3.1.1), Manual Fire Alarm System (Section 907.2.9.1).

\*\*\* 2015 NFPA 101 with Louisiana Amendments \*\*\*

Table for Occupancy: Residential - Apartment Building (200 gross), Exercise Room (50 gross), Assembly - Less Concentrated (15 net).

Table for Construction Type: New Construction (Type V (111)), Hazard Type (Ordinary).

Table for Fire Resistance Rating: per NFPA 220.

Table for Separations/Opening Protection: Elevator Hoistways (2.0 hr), Exit Access Corridor (1.0 hr), Vertical Shafts (2.0 hr).

Table for Exiting Widths: Stairways (0.3 inches per occupant), Level Components and Ramps (0.2 inches per occupant).

Table for Travel Distances: Residential (Maximum Travel Distance Within Unit: 125 feet), Assembly (Maximum Travel Distance to Exit: 250 feet).

Table for Business: Maximum Travel Distance to Exit (300 feet), Maximum Common Path of Travel (100 feet).

Table for Corridor Walls: Residential (Walls 1/2 hr, Doors 1/3 hr), Assembly (None), Business (None).

Table for Interior Finishes: Residential (Exit Enclosures: Class A, B, or C), Corridors and Lobbies: Class A or B).

Table for Assembly: Corridors and Lobbies (Class A or B), Other Spaces (Class A, B, or C).

Table for Business: Corridors and Lobbies (Class A or B), Other Spaces (Class A, B, or C).

MINIMUM REQUIRED PLUMBING FIXTURES per 2021 International Plumbing Code w/ LA Amendments. Table with columns for Occupancy, Occ Load, Male, Female, Water Closets, Lavatories, Drinking Fountains, and Other.

PROJECT DATA:

Construction Type

Type VA (2021 IBC, Chapter 6) Number of Floors 4

\*\*\* 2010 ADAS Accessibility Data \*\*\*

Table for Parking Totals: Total Parking Spaces (47 spaces), Handicap Accessible Spaces (2 spaces required).

Dwelling Units

Total Dwelling Units 51 units, Units with Mobility Features 3 units required per 233.2, Units with Communication Features 2 units required per 233.2.

\*\*\* Zoning \*\*\* - New Orleans Comprehensive Zoning Ordinance

Table for Zoning Districts: Lot A-2 (HMC-2 Historic Marigny/Treme/Bywater Commercial District), Lots A, 15 and 470-A (HMR-2 Historic Marigny/Treme/Bywater Residential District).

Table for Uses: HMC-2 zoned portion (Dwelling, Multi-Family), HMR-2 zoned portion (Parking Lot).

Site: Squares 623-624, Lot A2 (35,581 sf), parts of A, 15 and 470-A (7,674 sf) to be re-subdivided into Lot B. Total site area = 43,255 sf.

Table for Bulk & Yard Regulations: Minimum Lot Area (600 sf/du), Maximum Building Height (50 ft), Minimum Open Space Ratio (0.30).

Table for Bulk & Yard Regulations: Minimum Lot Area (None), Minimum Lot Width (None), Maximum Building Height (50 ft).

Flood Zone X

Table for Parking & Loading: Dwelling, Multi-Family (1 vehicle space per dwelling unit = 51 spaces required).

Table for TBD commercial uses: No vehicle parking required per Section 22.5.A.5 under 3,000 sf.

Table for Off-Street Loading: Not required per 22.7.C.

Table for Mandatory Inclusionary Zoning: 5% of units rented to households at 50% AMI or lower and affordable to 60% AMI or lower.

Miscellaneous: Section 21.4.F. In the case of lots with multiple zoning district designations, the zoning regulation in place on each portion of the site shall regulate that portion of the site.

MATRIX - UNIT

Table with columns for Name and Count. Lists units: 1st Floor (1BR, 1BR ADA, 2BR), 2nd Floor (1BR, 1BR ADA, 2BR), 3rd Floor (1BR, 1BR ADA, 2BR), 4th Floor (1BR, 1BR ADA, 2BR). Grand total: 51 units.

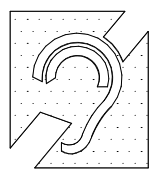
Area Schedule (Life Safety)

Table with columns for Level, Function of Space, Area, Load Factor, Gross/Net, and Occupant Load. Lists levels from 1st to 4th Floor with various room types and their respective areas and occupant loads.

ADAAG SYMBOL NOTES



FULLY ACCESSIBLE UNITS - TYPE 'A' WHERE INDICATED ON PLANS.



HEARING IMPAIRED ROOMS MARKED WITH THE ADJACENT SYMBOL SHALL HAVE THE FOLLOWING.

1. AUXILIARY VISUAL ALARMS PER ADAGG 4.28.4

2. VISUAL NOTIFICATION DEVICES PROVIDED TO ALERT DWELLING UNIT OCCUPANTS OF A DOOR KNOCK OR BELL.

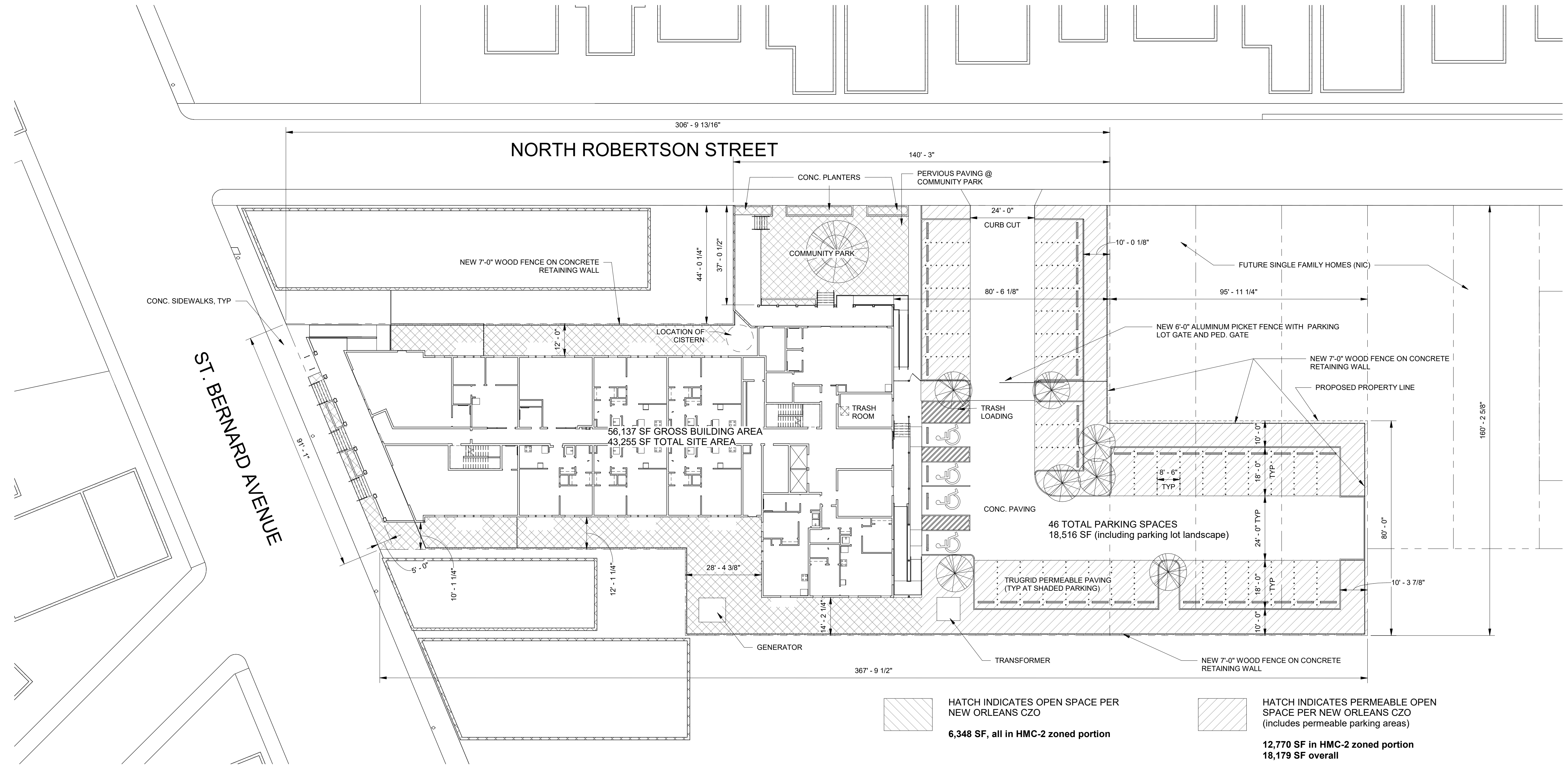
3. AN ACCESSIBLE ELECTRICAL OUTLET WITHIN 4 FT OF A TELEPHONE CONNECTION TO FACILITATE THE USE OF A TEXT TELEPHONE.

These Plans and Specifications have been prepared under my close personal supervision and to the best of my knowledge and belief; they comply with all city requirements and that I am observing the work.

Architect \_\_\_\_\_

License No. \_\_\_\_\_





HATCH INDICATES OPEN SPACE PER NEW ORLEANS CZO  
**6,348 SF, all in HMC-2 zoned portion**

HATCH INDICATES PERMEABLE OPEN SPACE PER NEW ORLEANS CZO (includes permeable parking areas)  
**12,770 SF in HMC-2 zoned portion**  
**18,179 SF overall**

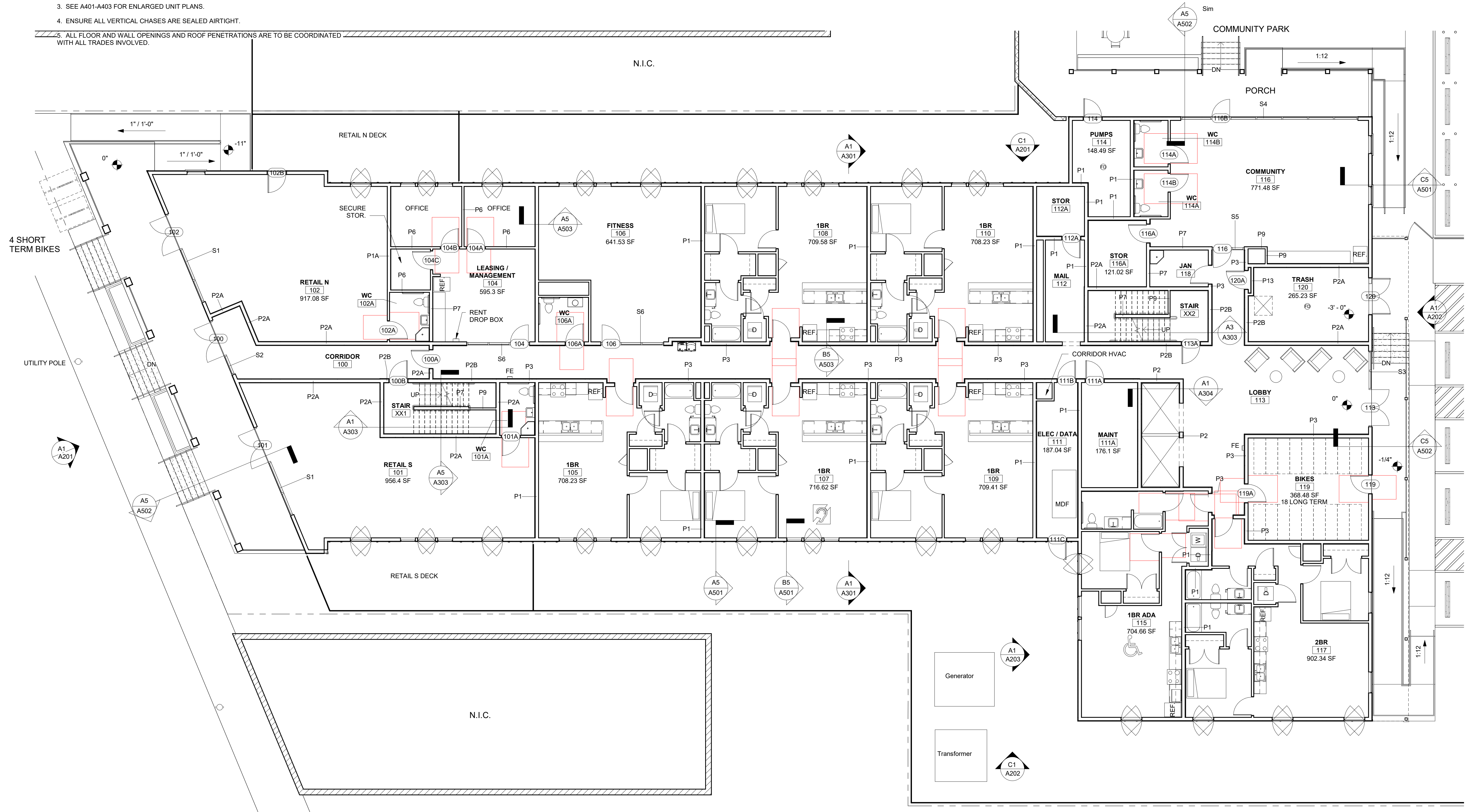
A1 Site Plan  
 A100 1" = 20'-0"



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GENERAL PLAN NOTES:

- 1. ALL DIMENSIONS ARE FACE TO FACE OF STUD, FACE OF MASONRY, CENTER OF DEMISING WALL, OR CENTER OF STRUCTURAL MEMBER UNLESS NOTED OTHERWISE.
- 2. SEE A601 FOR PARTITION TYPES.
- 3. SEE A401-A403 FOR ENLARGED UNIT PLANS.
- 4. ENSURE ALL VERTICAL CHASES ARE SEALED AIRTIGHT.
- 5. ALL FLOOR AND WALL OPENINGS AND ROOF PENETRATIONS ARE TO BE COORDINATED WITH ALL TRADES INVOLVED.

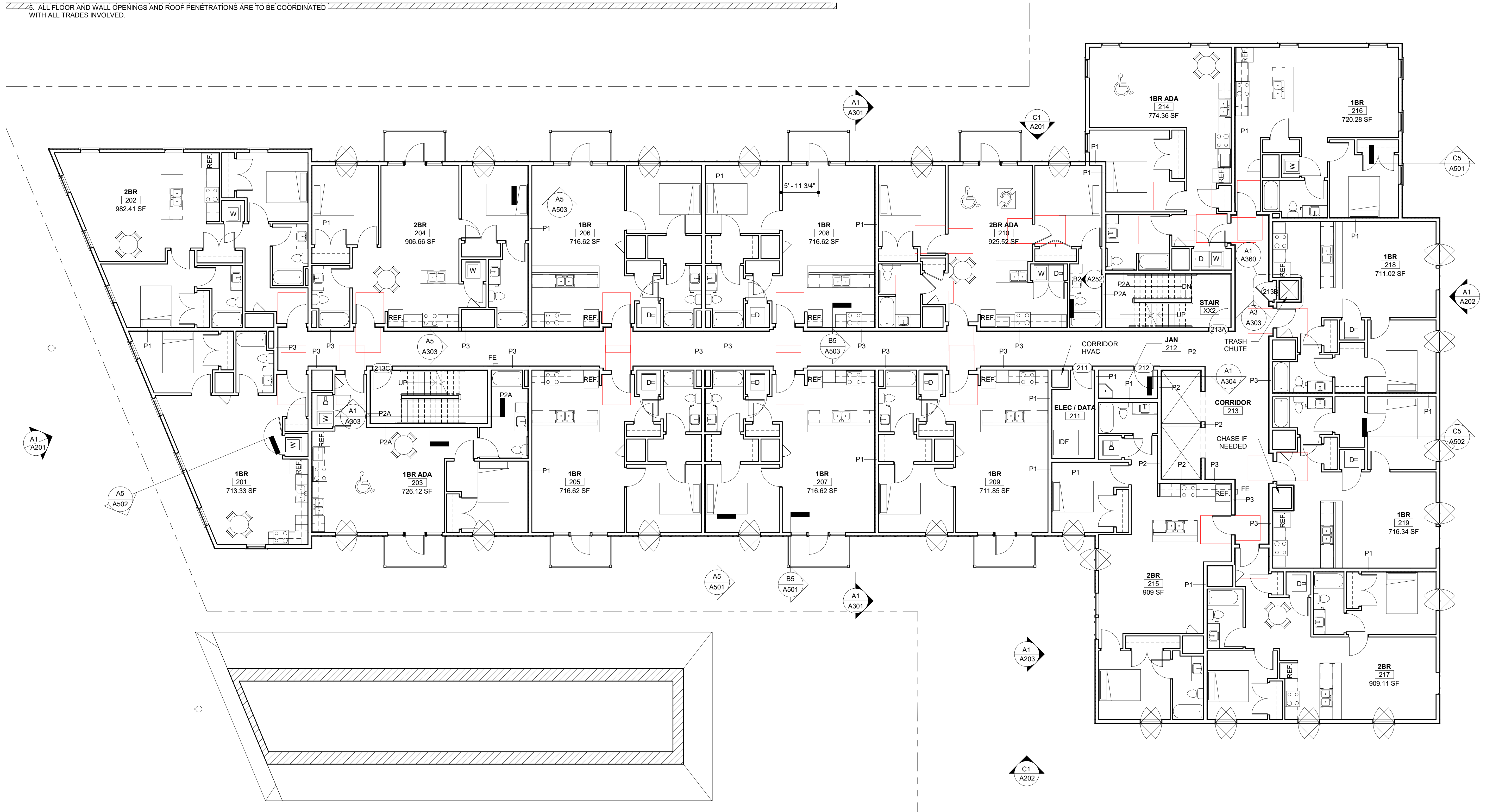


A1 First Floor Plan  
 A101 1/8" = 1'-0"



GENERAL PLAN NOTES:

1. ALL DIMENSIONS ARE FACE TO FACE OF STUD, FACE OF MASONRY, CENTER OF DEMISING WALL, OR CENTER OF STRUCTURAL MEMBER UNLESS NOTED OTHERWISE.
2. SEE A601 FOR PARTITION TYPES.
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4. ENSURE ALL VERTICAL CHASES ARE SEALED AIRTIGHT.
5. ALL FLOOR AND WALL OPENINGS AND ROOF PENETRATIONS ARE TO BE COORDINATED WITH ALL TRADES INVOLVED.

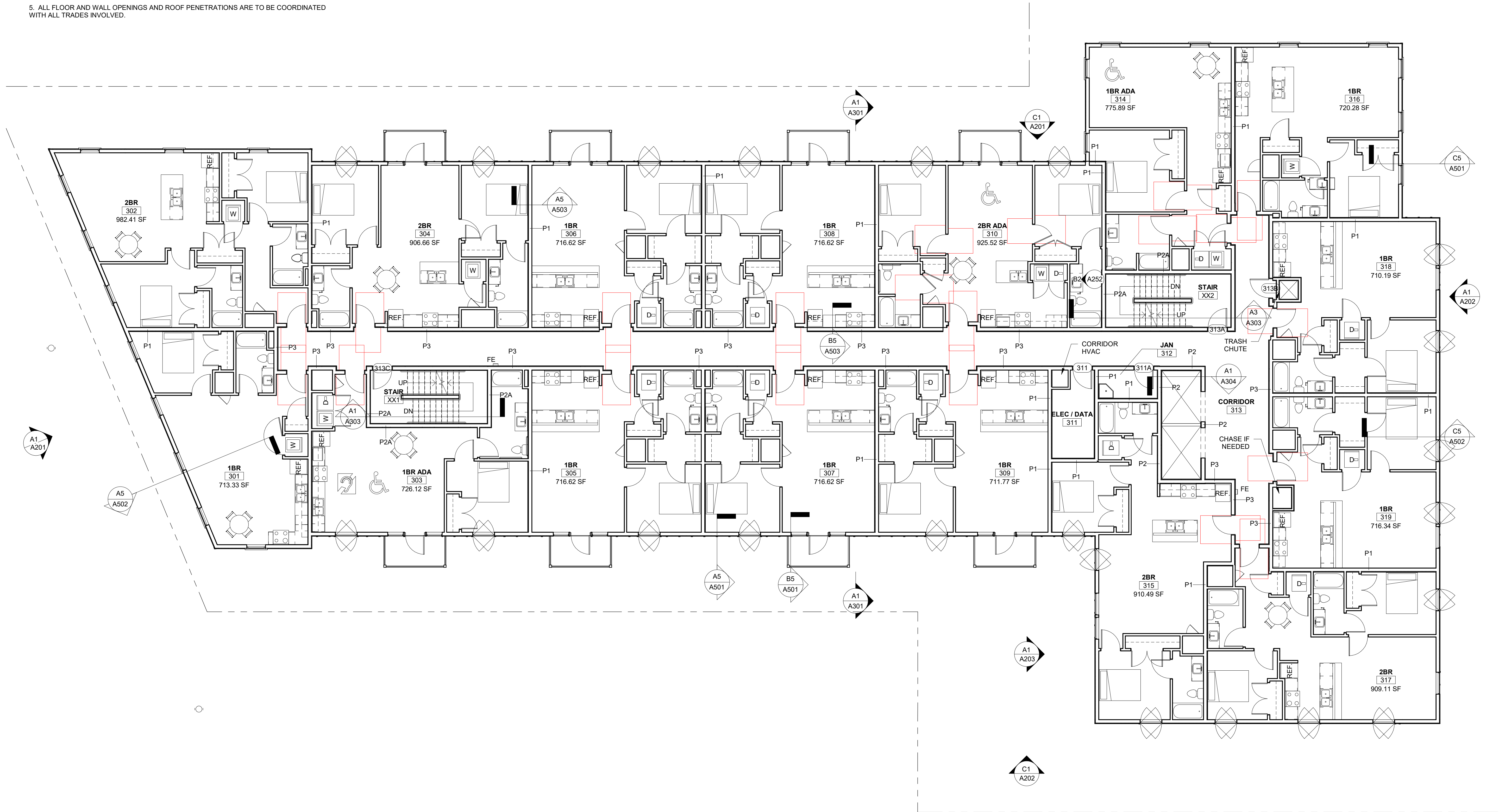


A1 Second Floor Plan  
A102 1/8" = 1'-0"



GENERAL PLAN NOTES:

- 1. ALL DIMENSIONS ARE FACE TO FACE OF STUD, FACE OF MASONRY, CENTER OF DEMISING WALL, OR CENTER OF STRUCTURAL MEMBER UNLESS NOTED OTHERWISE.
- 2. SEE A601 FOR PARTITION TYPES.
- 3. SEE A401-A403 FOR ENLARGED UNIT PLANS.
- 4. ENSURE ALL VERTICAL CHASES ARE SEALED AIRTIGHT.
- 5. ALL FLOOR AND WALL OPENINGS AND ROOF PENETRATIONS ARE TO BE COORDINATED WITH ALL TRADES INVOLVED.



A1  
A103 Third Floor Plan  
1/8" = 1'-0"



GENERAL PLAN NOTES:

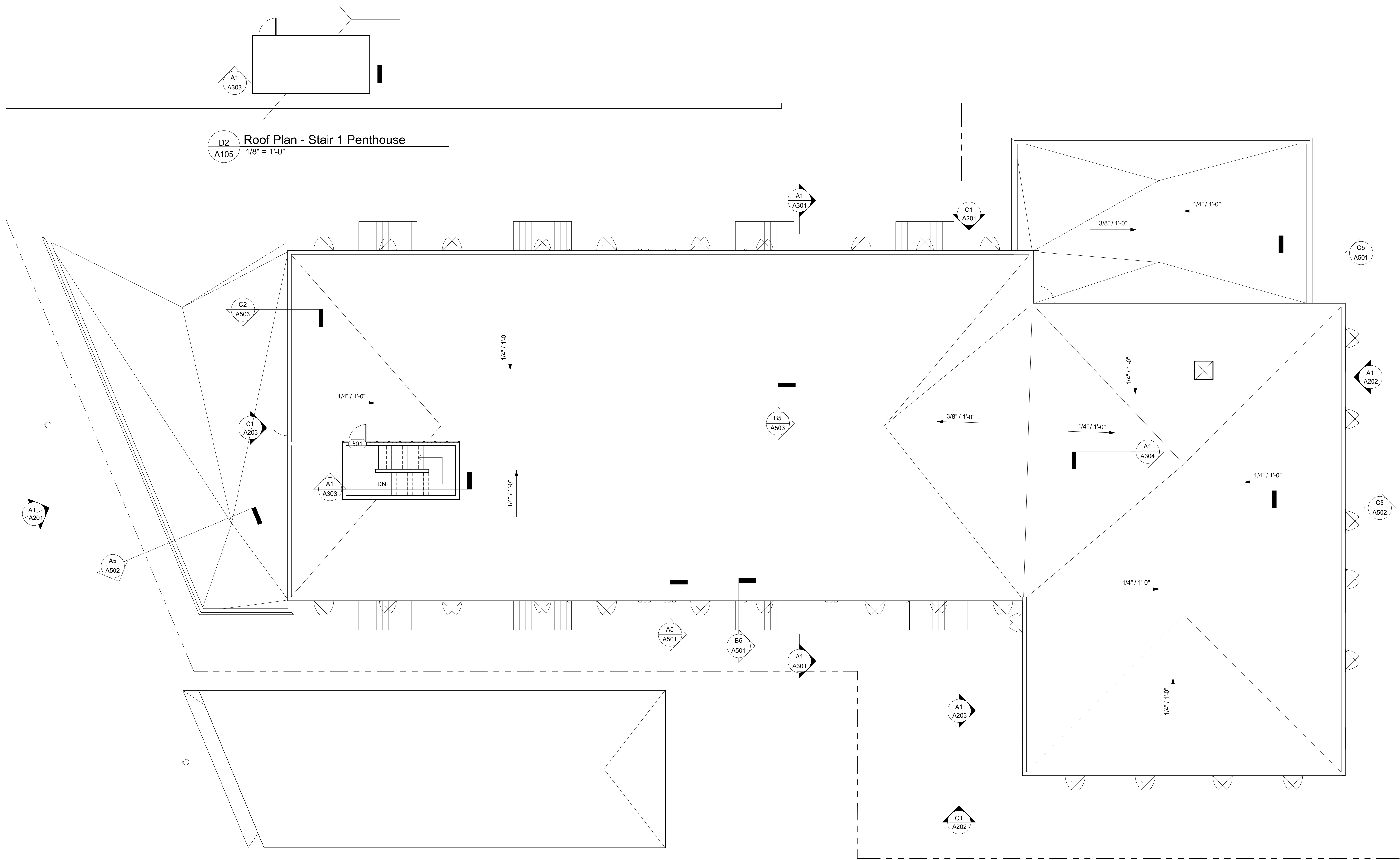
- 1. ALL DIMENSIONS ARE FACE TO FACE OF STUD, FACE OF MASONRY, CENTER OF DEMISING WALL, OR CENTER OF STRUCTURAL MEMBER UNLESS NOTED OTHERWISE.
- 2. SEE A601 FOR PARTITION TYPES.
- 3. SEE A401-A403 FOR ENLARGED UNIT PLANS.
- 4. ENSURE ALL VERTICAL CHASES ARE SEALED AIRTIGHT.
- 5. ALL FLOOR AND WALL OPENINGS AND ROOF PENETRATIONS ARE TO BE COORDINATED WITH ALL TRADES INVOLVED.



A1  
A104 Fourth Floor Plan  
1/8" = 1'-0"



D2 Roof Plan - Stair 1 Penthouse  
A105 1/8" = 1'-0"



A1 Roof Plan  
A105 1/8" = 1'-0"





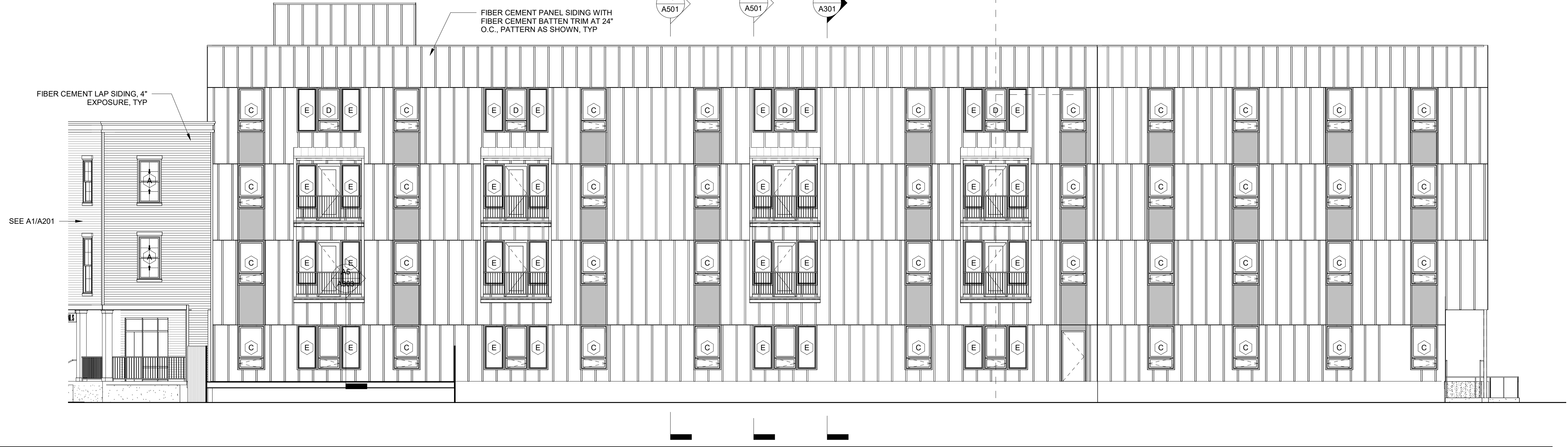
**C1**  
**A201** North Exterior Elevation  
 1/8" = 1'-0"



**A1**  
**A201** West Exterior Elevation  
 1/8" = 1'-0"



- Roof HP  
46' - 5 5/8"
- Roof LP  
44' - 5 5/8"
- 4th Floor  
33' - 7 3/4"
- 3rd Floor  
22' - 9 7/8"
- 2nd Floor  
12' - 0"
- 1st Floor  
0"
- T.O. Curb  
-3' - 0"



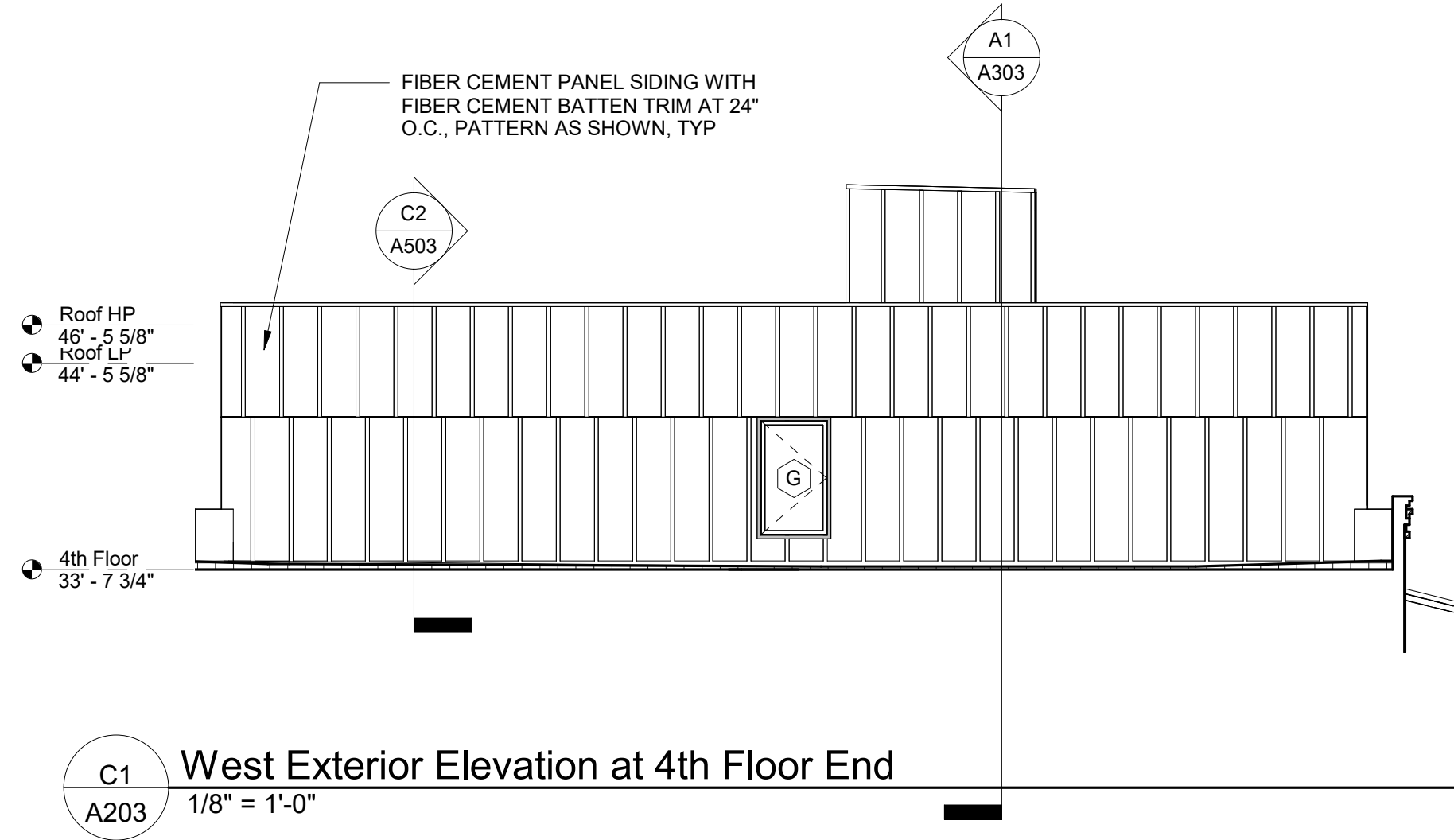
C1 South Exterior Elevation  
A202 1/8" = 1'-0"

- Roof HP  
46' - 5 5/8"
- Roof LP  
44' - 5 5/8"
- 4th Floor  
33' - 7 3/4"
- 3rd Floor  
22' - 9 7/8"
- 2nd Floor  
12' - 0"
- 1st Floor  
0"
- T.O. Curb  
-3' - 0"

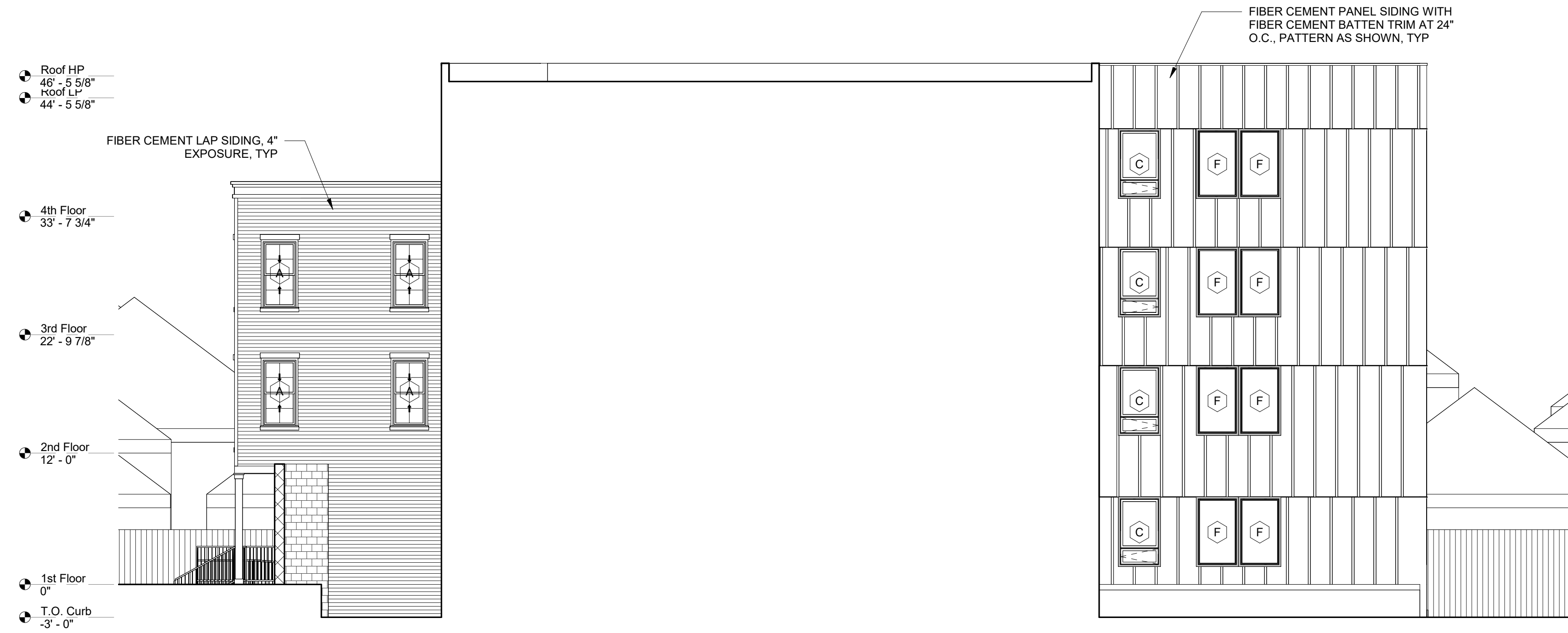


A1 East Exterior Elevation  
A202 1/8" = 1'-0"



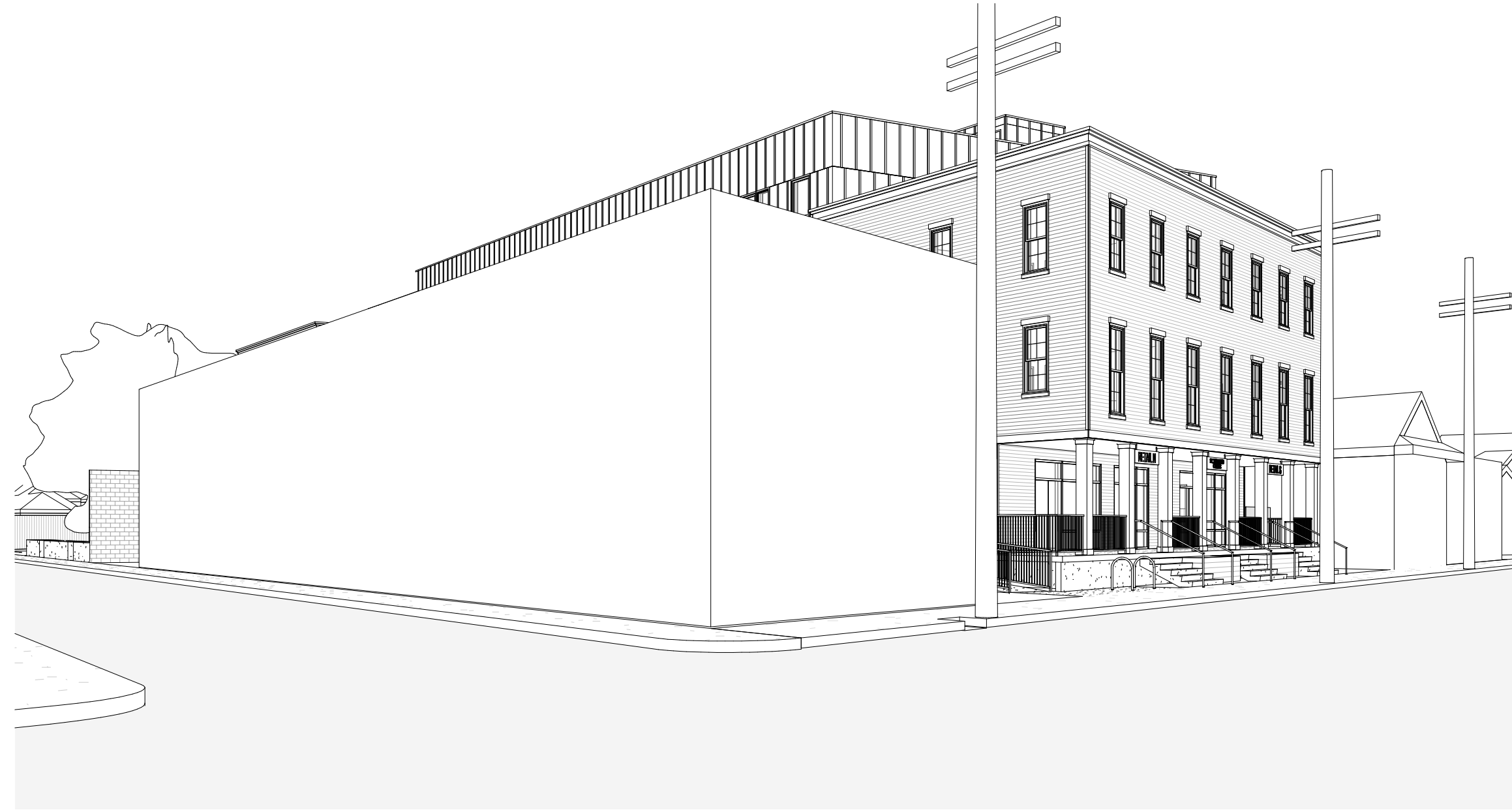


C1  
A203 West Exterior Elevation at 4th Floor End  
1/8" = 1'-0"



A1  
A203 West Exterior Elevation at Center  
1/8" = 1'-0"





C1  
A901

3D View from Corner



C2  
A901

3D View - Birdseye



A1  
A901

3D View from North Robertson



A2  
A901

3D View from St. Bernard





**VIEW FROM ST. BERNARD AVENUE**



**VIEW FROM NORTH ROBERTSON STREET**





**VIEW FROM NORTHWEST ON ST. BERNARD AVENUE**



**VIEW FROM NORTHEAST ON NORTH ROBERTSON STREET**



**VIEW FROM NORTH ON NORTH ROBERTSON STREET**



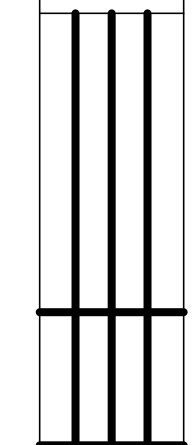
**VIEW FROM SOUTHWEST ON ST. BERNARD AVENUE**



PLAN PREPARED BY  
LOUISIANA LICENSED  
LANDSCAPE  
ARCHITECT:  
DANIELLE DUHE,  
LICENSE NO. D-277;  
NOT FOR  
CONSTRUCTION

**DANA BROVING & Associates**

1439-41 St Bernard Avenue

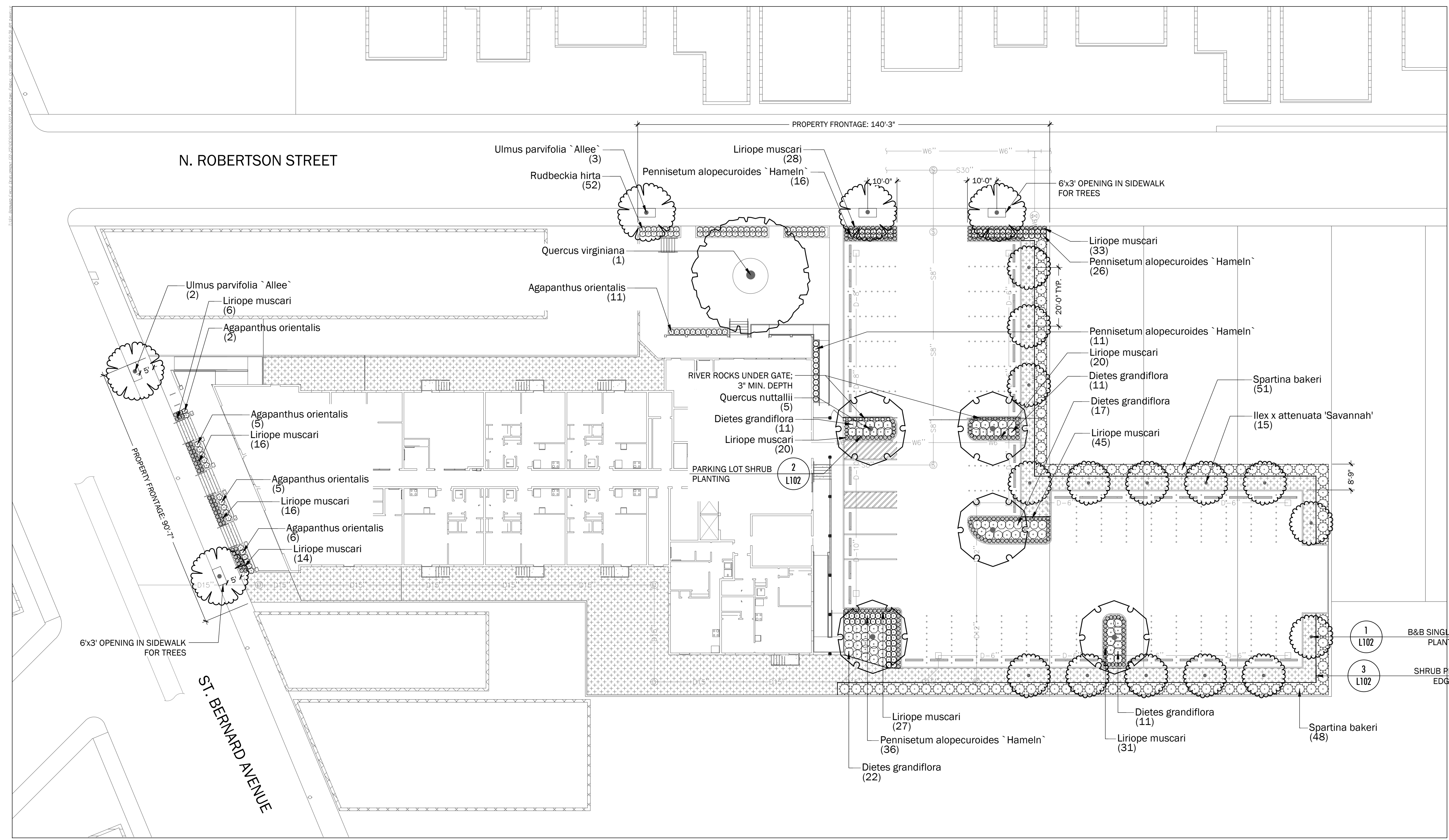


ISSUE DATE: 2022-10-27  
PROJECT #: 0259  
CLIENT NAME: HRI  
DRAWN BY: DD  
CHK. BY: DBA

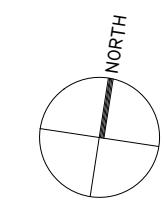
PLANTING PLAN

**L100**  
PRELIMINARY

- NOTES:
1. QUANTITIES GIVEN FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SPACING AVAILABLE PRIOR TO THE PURCHASE AND INSTALLATION OF PLANTS.
  2. PLANT SCHEDULE LOCATED ON SHEET L102.
  3. LANDSCAPE EDGING SHALL BE INSTALLED PER DETAIL PROVIDED WHENEVER A PLANTING BED ABUTS TURFGRASS.

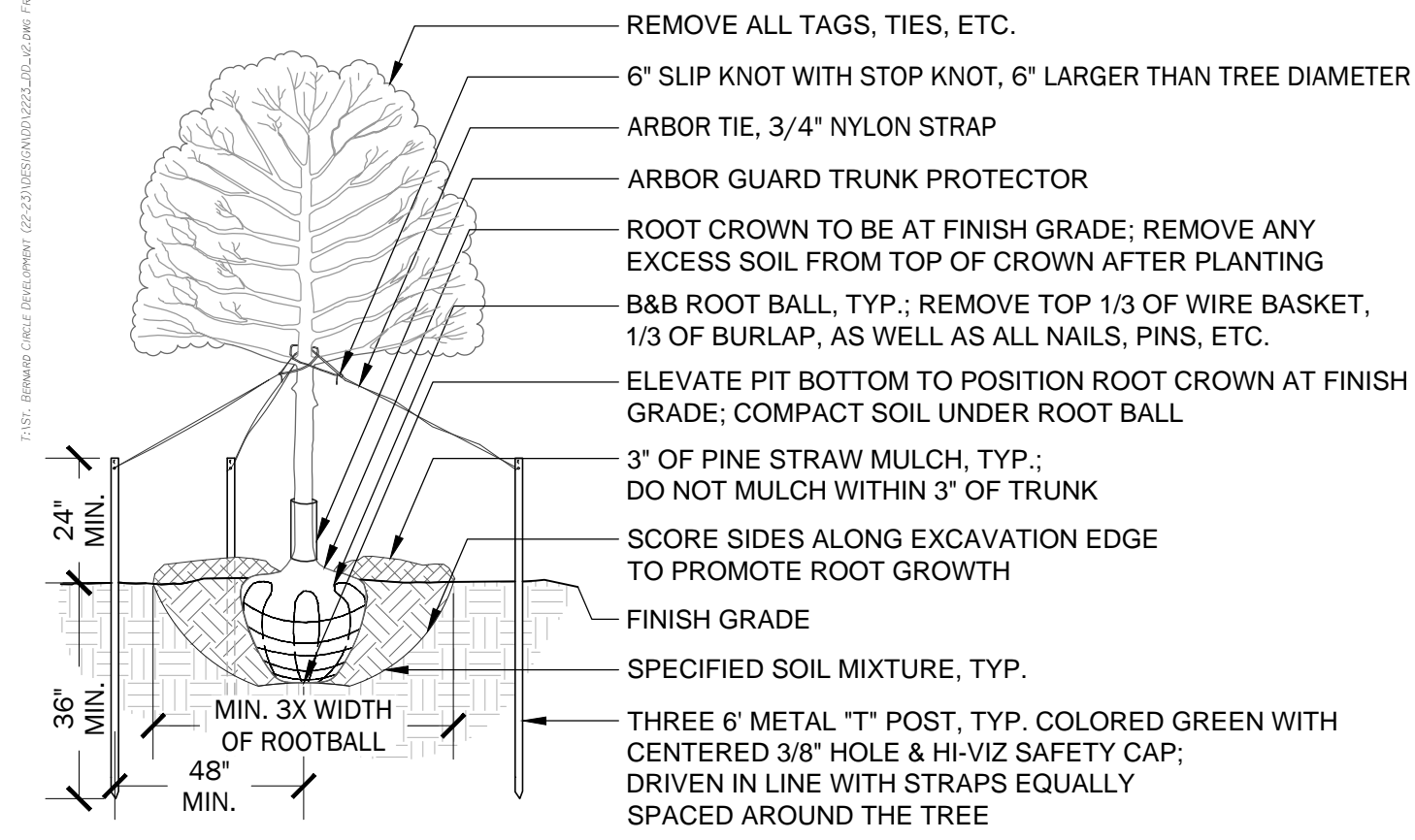


**1**  
L100  
**PLANTING PLAN**  
SCALE: 1" = 20' - 0"



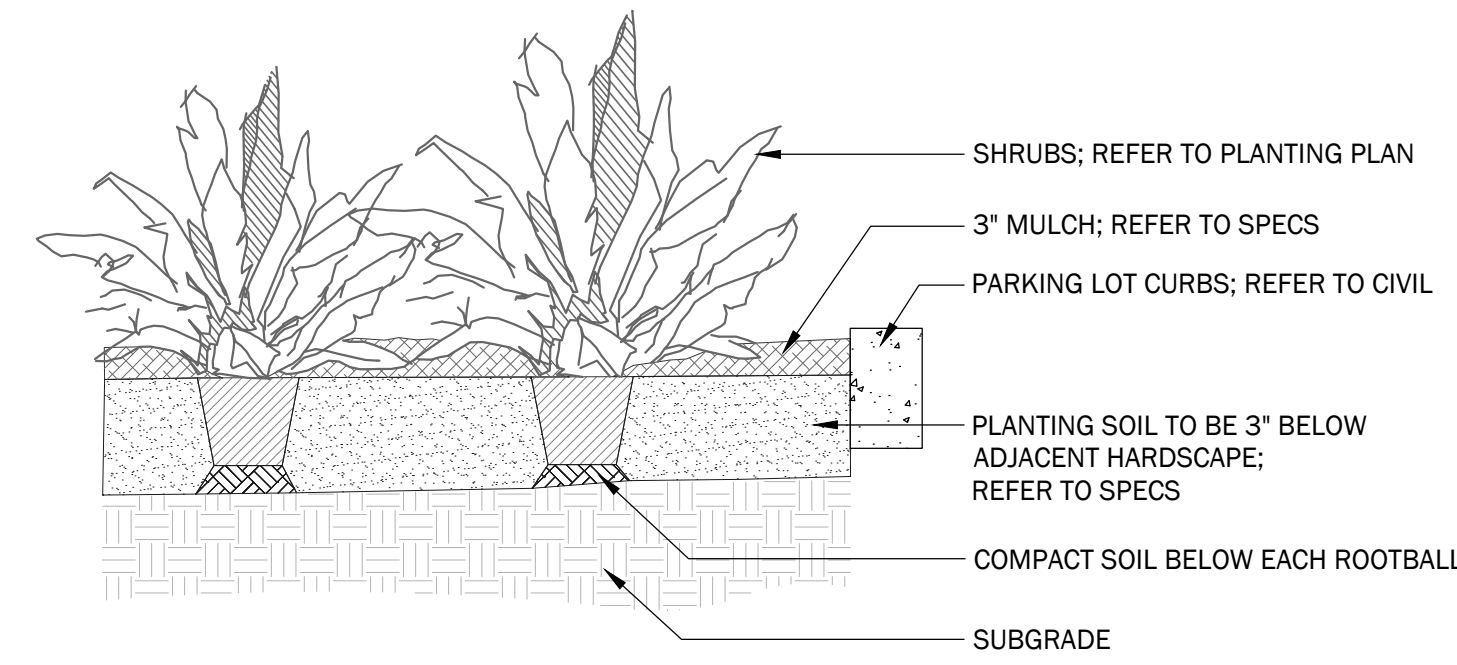


1/2" = 1'-0" (1/4" = 1'-0")  
 3/4" = 1'-0" (1/4" = 1'-0")  
 3/4" = 1'-0" (1/4" = 1'-0")



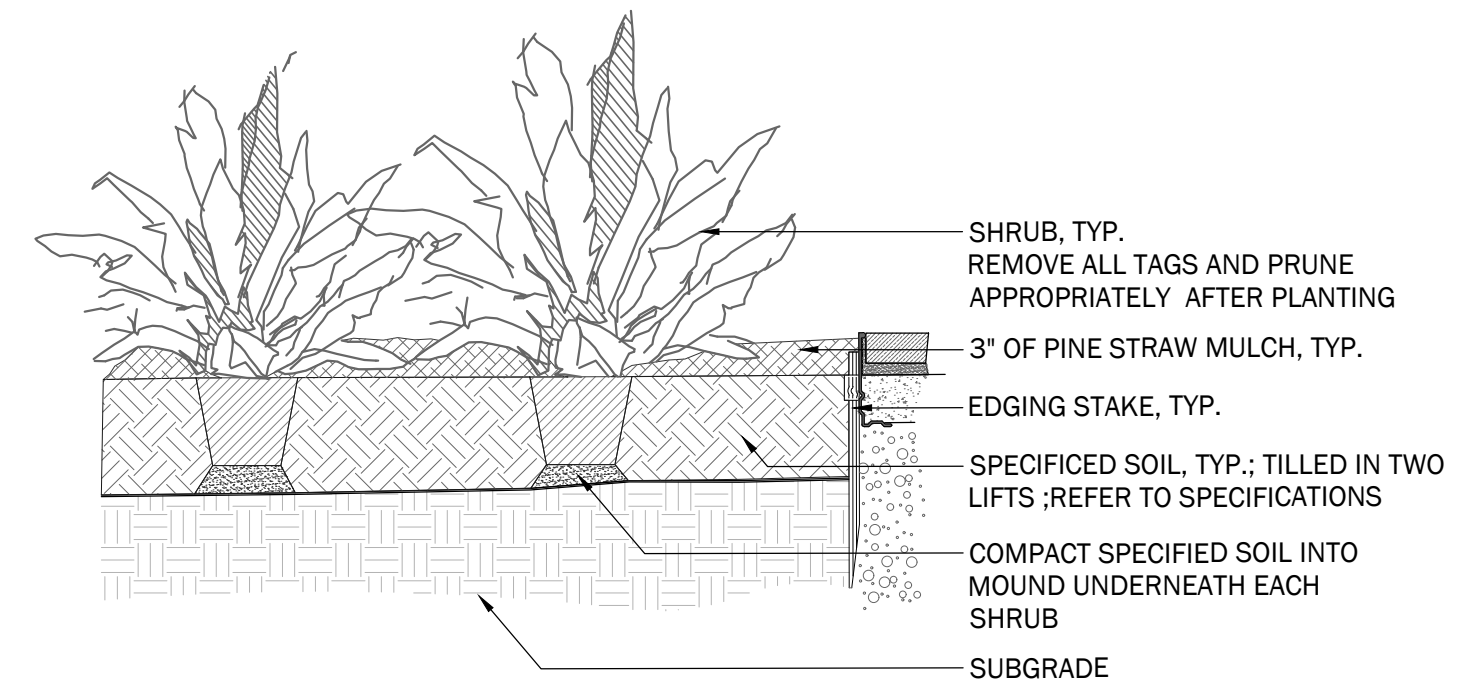
**1 B&B SINGLE TRUNK TREE PLANTING - SECTION**  
1/4" = 1'-0"

329343-01



**2 PARKING LOT SHRUB PLANTING**  
3/4" = 1'-0"

329333-14



**3 SHRUB PLANTING WITH EDGING - SECTION**  
3/4" = 1'-0"

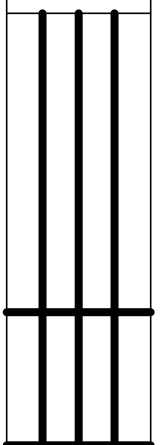
329333-03

| PLANT SCHEDULE |          |  |                             |           |      |                                       |
|----------------|----------|--|-----------------------------|-----------|------|---------------------------------------|
| TREES          | QTY      | BOTANICAL NAME                           | COMMON NAME                 | CAL       | CONT | REMARKS                               |
|                | 15       | <i>Ilex x attenuata</i> 'Savannah'       | Savannah Holly              | 2.5" Cal. | B&B  | Single leader; 80" min. crotch height |
|                | 5        | <i>Quercus nuttallii</i>                 | Nuttall Oak                 | 2.5" Cal. | B&B  | Single leader; 80" min. crotch height |
|                | 1        | <i>Quercus virginiana</i>                | Southern Live Oak           | 4" Cal.   | B&B  | Single leader; 80" min. crotch height |
|                | 5        | <i>Ulmus parvifolia</i> 'Allee'          | Allee Lacebark Elm          | 2.5" Cal. | B&B  | Single leader; 80" min. crotch height |
| SHRUBS         | QTY      | BOTANICAL NAME                           | COMMON NAME                 | SIZE      | CONT | REMARKS                               |
|                | 29       | <i>Agapanthus orientalis</i>             | Lily of the Nile            | 1 gal.    | Pot  | Spacing: 24" on center                |
|                | 72       | <i>Dietes grandiflora</i>                | Fortnight Lily              | 3 gal.    | Pot  | Spacing: 36" on center                |
|                | 256      | <i>Liriope muscari</i>                   | Lilyturf                    | 1 gal.    | Pot  | Spacing: 18" on center                |
|                | 89       | <i>Pennisetum alopecuroides</i> 'Hameln' | Hameln Dwarf Fountain Grass | 3 gal.    | Pot  | Spacing: 24" on center                |
|                | 52       | <i>Rudbeckia hirta</i>                   | Yellow Coneflower           | 3 gal.    | Pot  | Spacing: 24" on center                |
|                | 99       | <i>Spartina bakeri</i>                   | Sand Cordgrass              | 3 gal.    | Pot  | Spacing: 48" on center                |
| GROUND COVERS  | QTY      | BOTANICAL NAME                           | COMMON NAME                 | SIZE      | CONT | REMARKS                               |
|                | 6,592 sf | <i>Stenotaphrum secundatum</i>           | St. Augustine Grass         | sod       |      | Class A sod                           |

PLAN PREPARED BY  
 LOUISIANA LICENSED  
 LANDSCAPE  
 ARCHITECT:  
 DANIELLE DUHE,  
 LICENSE NO. D-277;  
 NOT FOR  
 CONSTRUCTION

DANA BROVINE &  
 Associates

1439-41 St Bernard Avenue



ISSUE DATE: 2022-10-27  
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 DRAWN BY: DD  
 CHK. BY: DBA

PLANTING DETAILS

L102  
 PRELIMINARY

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