

Winn Dixie Phase II

1431 St. Louis Street
New Orleans, LA 70112

CPC (DAC) REVIEW

OWNER

WD Phase II, LP
100 N. Broadway Ste. 100
St. Louis, MO 63102
PH (314) 335-2884

ARCHITECT

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

CIVIL / STRUCTURAL ENGINEER

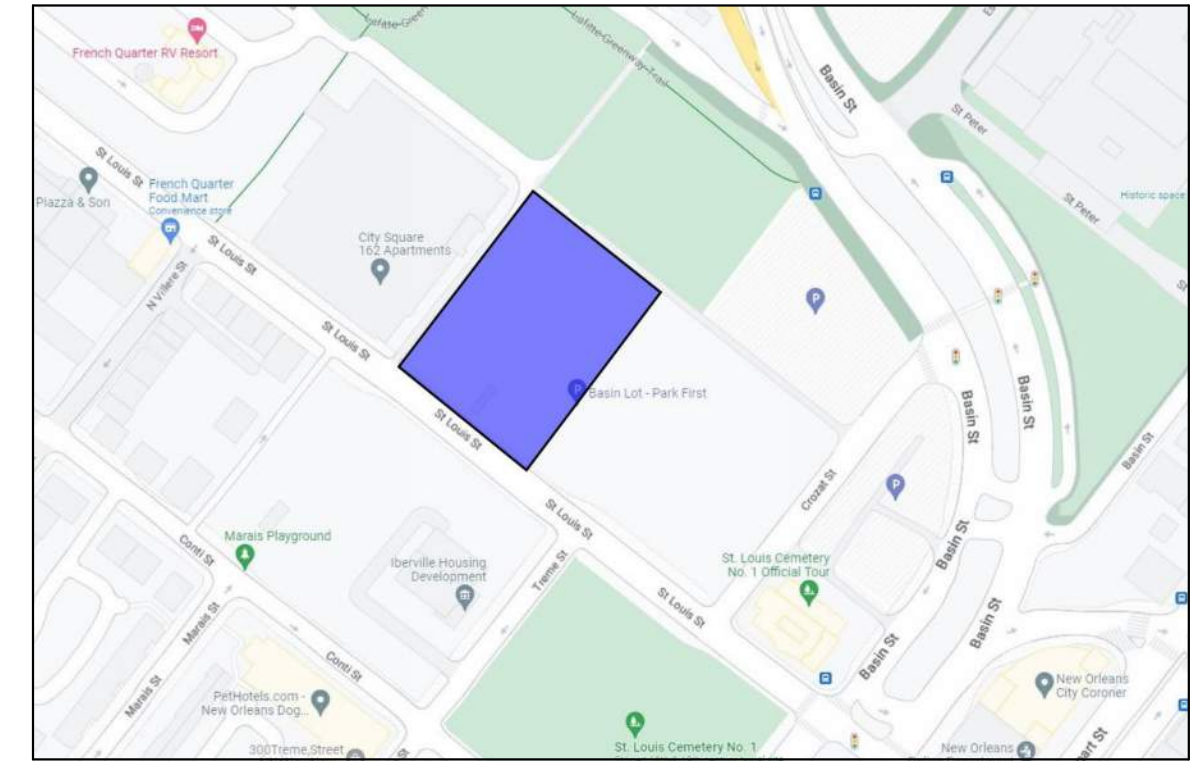
Schrenk, Endom & Flanagan
Consulting Engineers, LLC
4227 Bienville Avenue
New Orleans, LA 70119
PH (504) 482-7856
FAX (504) 482-7325

**MECHANICAL / ELECTRICAL /
PLUMBING ENGINEER**

Lucien T. Vivien, Jr. & Associates Inc.
3510 N. Causeway Blvd Ste. 612
Metairie, LA 70002
PH (504) 218-5409

LANDSCAPE ARCHITECT

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



NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION



INDEX OF DRAWINGS

GENERAL
G001.1 Cover Sheet
G003 Reference Survey

CIVIL
C1.1 Site Plan

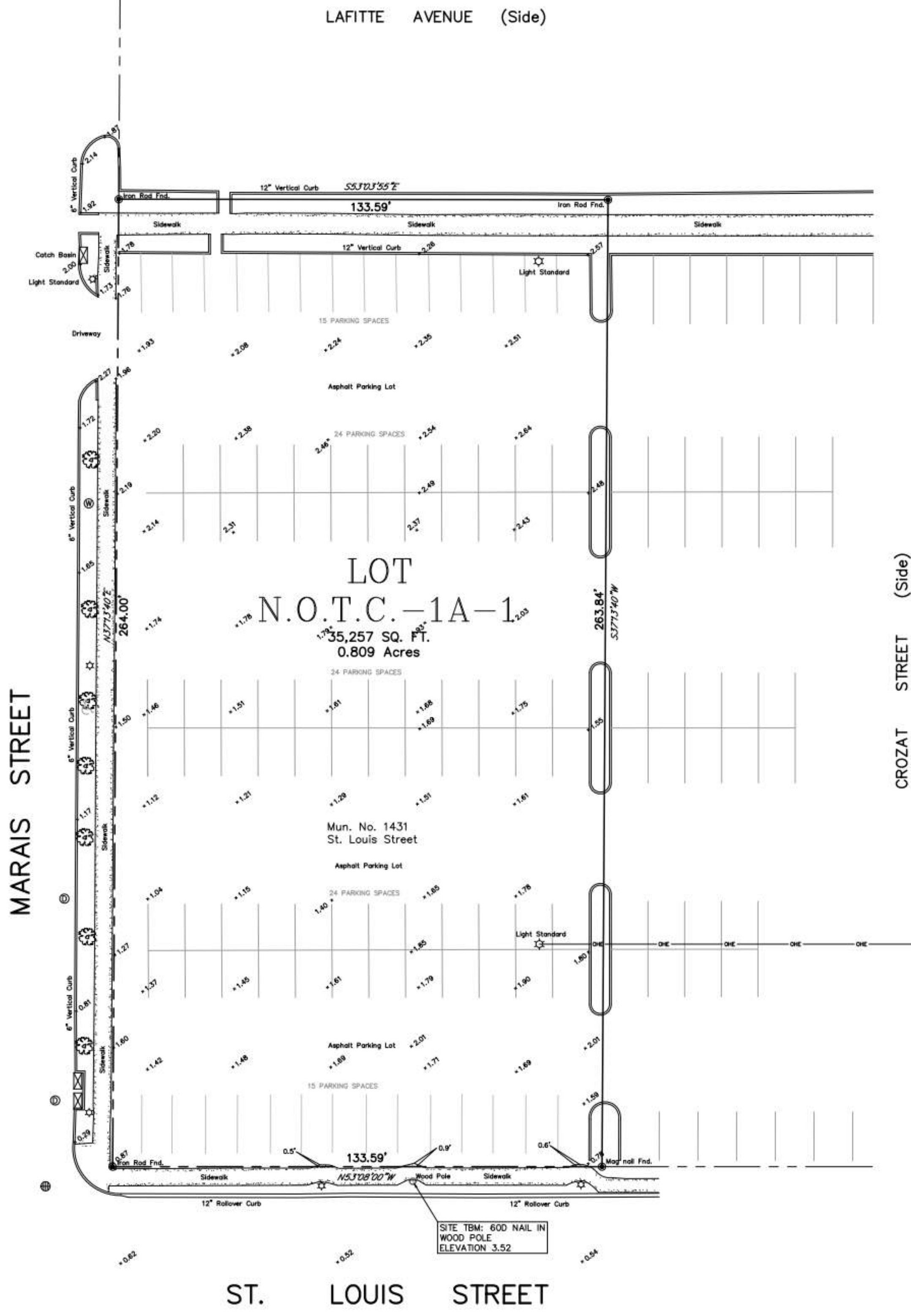
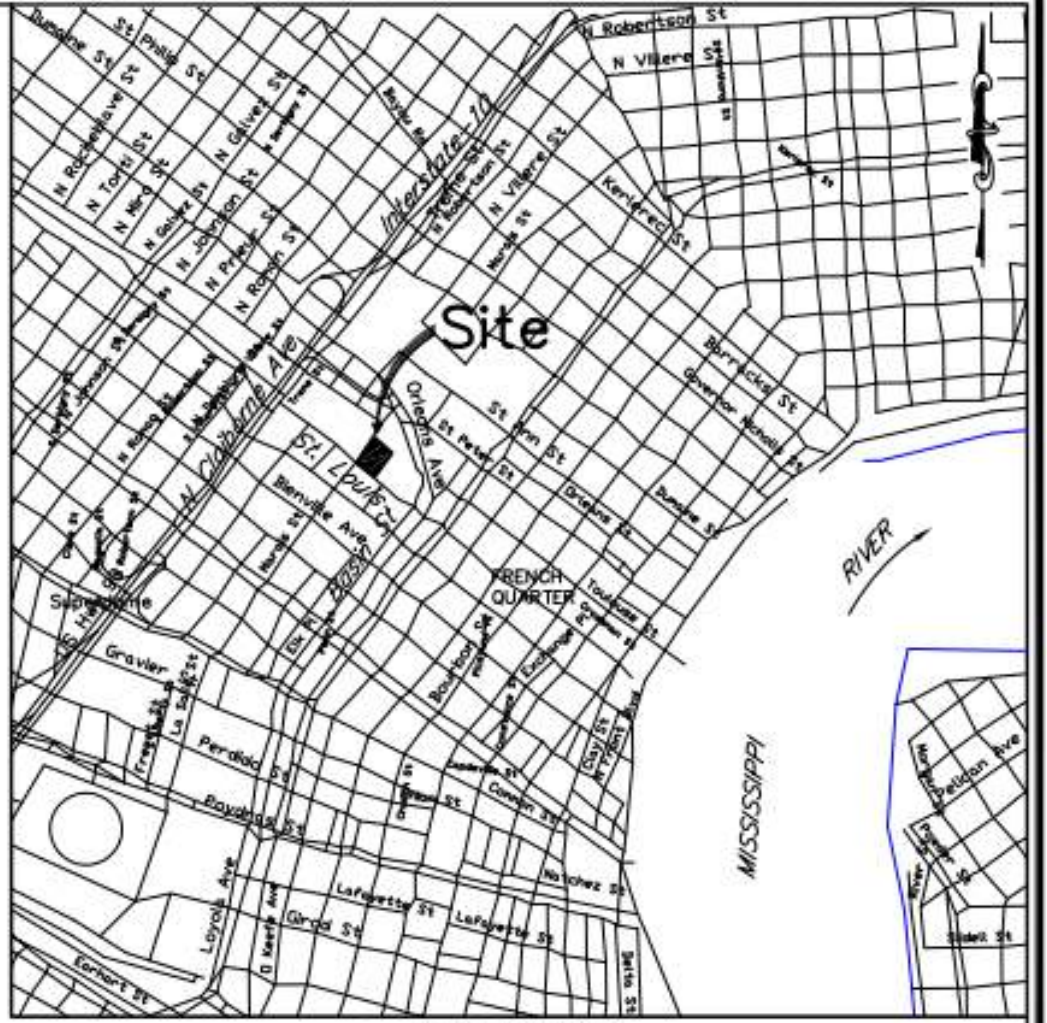
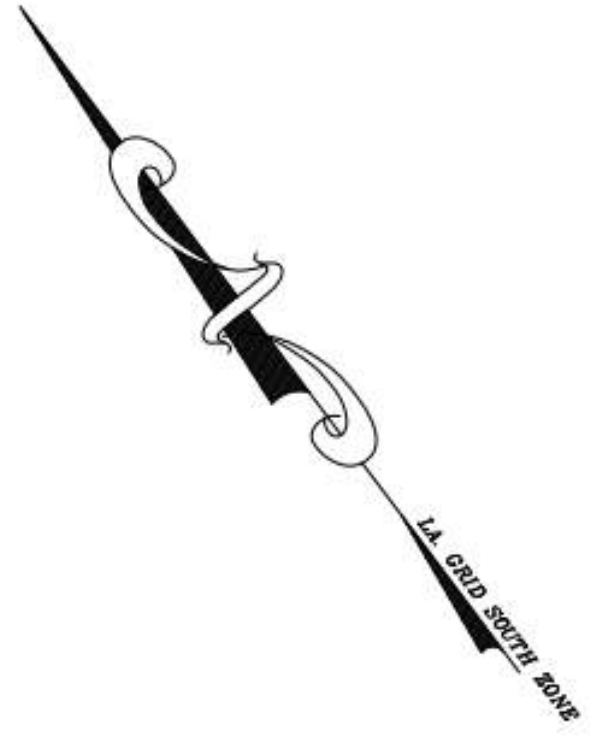
ARCHITECTURAL
A100 Site Plan
A101 First Floor Plan
A102 Second Floor Plan
A103 Third Floor Plan
A104 Fourth Floor Plan
A105 Roof Plan
A201 Exterior Elevations
A202 Exterior Elevations

LANDSCAPE
L101 Planting Plan
L102 Planting Details

Winn Dixie Phase II
1431 St. Louis Street, New Orleans, LA 70112

ISSUE DATE: 6/26/2022
PROJECT #: 0531
CLIENT NAME: MBS
DRAWN BY: MBS
CHK BY:

G001.1 Cover Sheet
60% DD
© Copyright 2022 HCI Architecture Incorporated, A Professional Corporation



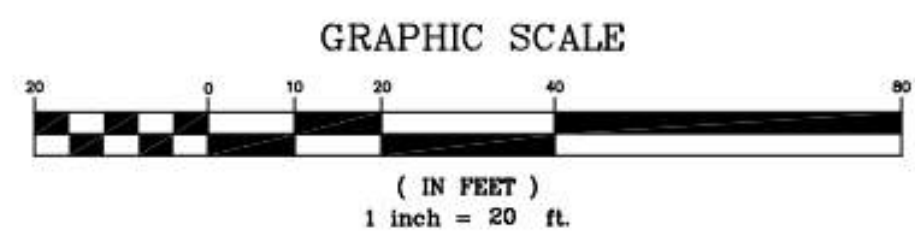
LEGAL DESCRIPTION OF LOT NOTC-1A-1
 SECOND MUNICIPAL DISTRICT
 CITY OF NEW ORLEANS
 ORLEANS PARISH, LOUISIANA

A certain lot or parcel of ground, situated in the Second District of the City of New Orleans, Parish of Orleans, State of Louisiana designated as Lot N.O.T.C.-1A, in Square 119-A, all as shown on a plan of resubdivision per Declaration of Title Change by Subdivision Approved September 12, 2003, filed September 19, 2003 in conveyance instrument no. 266838. According to said resubdivision, said lot is described as follows:

Commence at the intersection of the Western Right of Way Line of Basin Street and the Northern Right of Way Line of St. Louis Street; Then N 53 degrees 8 minutes W, a distance of 128.12 feet to the Point of Beginning (P.O.B.); thence N 53 degrees 8 minutes W, a distance of 523.72 feet to a point; thence N 37 degrees 13 minutes 40 seconds E, a distance of 319.48 feet to a point; thence S53 degrees 3 minutes 55 seconds E a distance of 310.02 feet to a point; thence N 37 degrees 14 minutes 3 seconds E a distance of 162.41 feet to a point; thence S 36 degrees 46 minutes 20 seconds E a distance of 143.09 feet to a point; thence along a curve to the right, having a radius of 282 feet, an arc distance of 84.04 feet, having a chord bearing of S28 degrees 14 minutes E and a chord distance of 83.73 feet to a point; thence S 37 degrees 13 minutes 59 seconds W a distance of 405.95 to the Point of Beginning. All more fully shown on a survey by Landmark Surveying, Inc. dated April 27, 2017

LEGEND

	SEWER MANHOLE		GAS MANHOLE
	SEWER CLEANOUT		GAS METER
	SEWER LINE		GAS VALVE
	DRAIN MANHOLE		GAS LINE
	DRAIN INLET ROUND		TELEPHONE MANHOLE
	DRAIN INLET SQUARE		TELEPHONE PEDESTAL
	DRAIN CLEANOUT		UNDERGROUND TELEPHONE
	CATCH BASIN		OVERHEAD TELEPHONE
	DRAIN LINE		ELECTRIC MANHOLE
	WATER MANHOLE		WOOD POLE
	WATER METER		OVERHEAD ELECTRIC
	WATER VALVE		UNDERGROUND ELECTRIC
	FIRE HYDRANT		LIGHT STANDARD
	WATER LINE		SIGN
	PIPELINE		TREE



REFERENCE MAP: RESUBDIVISION OF LOT N.O.T.C.-1A INTO LOTS N.O.T.C.-1A-1 & N.O.T.C.-1A-2 SQUARE 119-A, SECOND MUNICIPAL DISTRICT CITY OF NEW ORLEANS, ORLEANS PARISH, LOUISIANA BY LANDMARK SURVEYING INC DATED 12-18-14

APPROVED BY CITY PLANNING COMMISSION DOCKET NO. 182-14 DATED 3/26/15

To (name of insured, if known), (name of lender, if known), (name of insurer, if known), (names of others as negotiated with the client):

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,5,6(a),8,9,11,13 & 14 of Table A thereof. The fieldwork was completed on February 10, 2023

Date of Plat or Map: February 10, 2023



Steven M. Runnebaum
 STEVEN M. RUNNEBAUM
 REG. NO. 4740
 REGISTERED PROFESSIONAL LAND SURVEYOR
 "Unauthorized Copy if Seal is Not Red"

SURVEY MADE AT THE REQUEST OF:
 McCormack, Baron, Salazar Development, Inc.

NOTE:
 The Locations of Underground and Other Non Visible Utilities Shown Hereon Have Been Determined From Data And/or Extracted From Records Made Available To Us By Agencies Controlling Such Records. Where Found, The Surface Features Of Locations Are Shown. The Actual Non Visible Locations May Vary From Those Shown Hereon. Each Agency Should Be Contacted Relative To The Precise Location Of Its Underground Installation Prior To Any Reliance Upon The Accuracy Of Such Locations Shown Hereon, Including To Excavation And Digging.

TICKET #230087061, DATED 2/9/23

SCALE: 1"=20'

NO.	DATE	DESCRIPTION	BY

GENERAL NOTES:

I HAVE CONSULTED FLOOD INSURANCE RATE MAP NO. 225003 0229 F, DATED 9-30-2016 AND FOUND THIS PROPERTY IS IN ZONE X

NO BASE FLOOD ELEVATION GIVEN ON SAID MAP

BEARINGS REFER TO PLAN OF SURVEY BY GANDOLFO, KUHN & ASSOCIATES, DATED JUNE 16, 1993.

LANDMARK SURVEYING, INC.
 1513 Kuebel Street
 Harahan, Louisiana 70123
 Fax: 504-734-8357 Phone: 504-733-3303

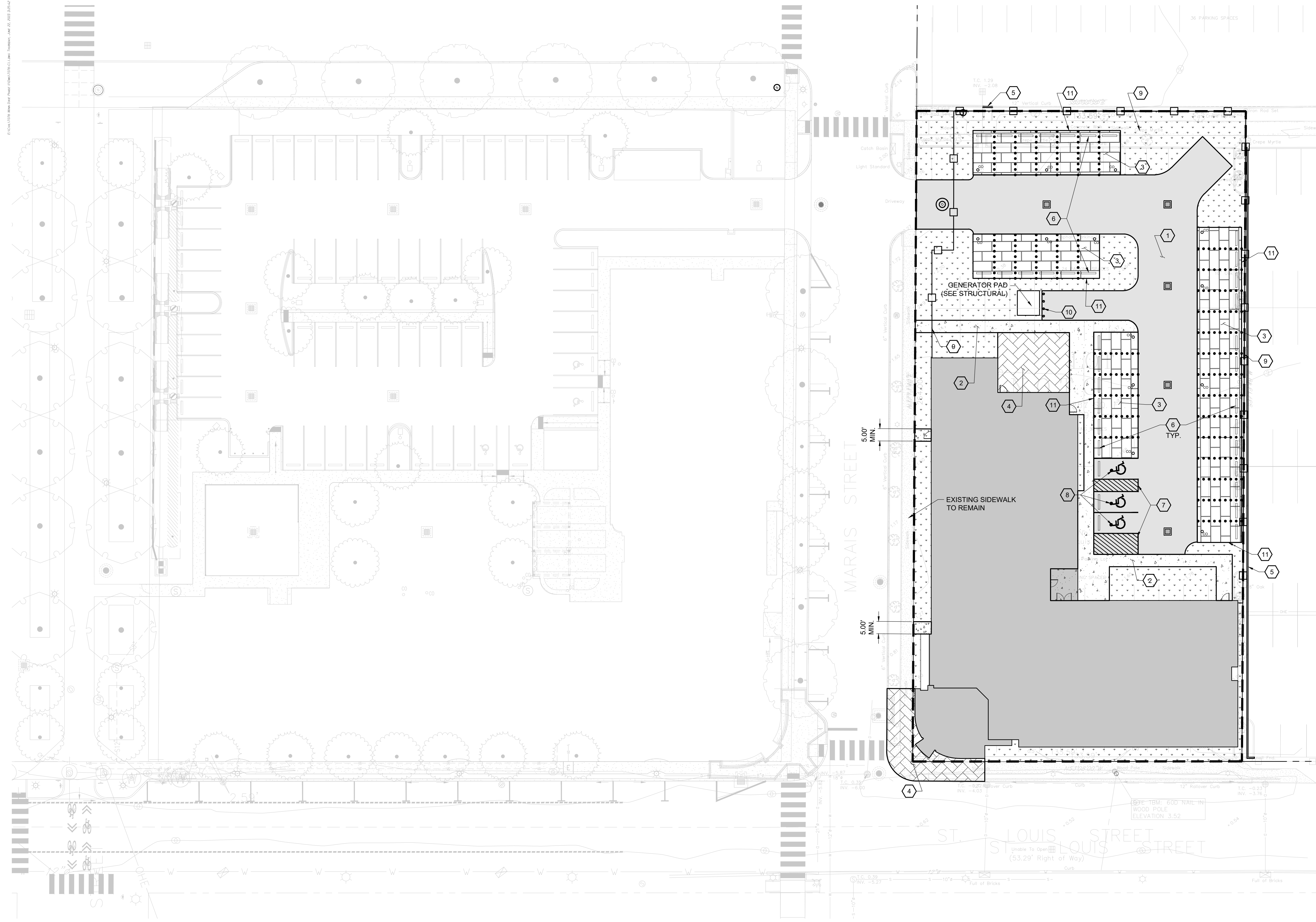
Not a Valid Copy if Seal is Not Red - Copyright

There is no representation that all applicable servitudes and/or restrictions have been shown hereon. Any servitudes and/or restrictions shown on this plat are limited to those set forth in the description and/or information furnished the undersigned. A title or public record search for such information was not made by the undersigned in compiling the data for this survey.

I certify that this plat represents an actual ground survey made by me, or by those under my direction, that no visible encroachments exist either way across the property lines except as shown hereon and that this survey, and plat, are in accordance with the adopted Louisiana Standards of Practice for Property Boundary Surveys. This is a Class C Survey.

ALTA/NSPS SURVEY OF LOT NOTC-1A-1
 SECOND MUNICIPAL DISTRICT
 CITY OF NEW ORLEANS
 ORLEANS PARISH
 LOUISIANA

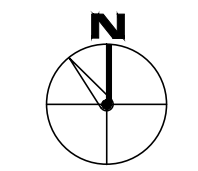
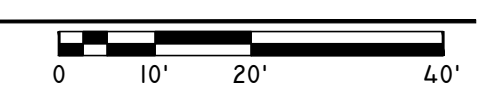
JOB NO. 22-0269 DATE: FEBRUARY 10, 2023 DRAWING NO: 220269



- ### CONSTRUCTION NOTES
- 1 CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT PER 1/C5.1.
 - 2 CONSTRUCT CONCRETE SIDEWALK PAVEMENT PER 3/C5.1.
 - 3 CONSTRUCT PERMEABLE PAVEMENT PER 9/C5.3.
 - 4 CONSTRUCT PAVERS (MATCH PHASE I) PER 7/C5.3.
 - 5 INSTALL CURB & GUTTER PER 8/C5.3
 - 6 INSTALL CONCRETE WHEEL STOP BLOCK PER 4/C5.1.
 - 7 PAINT HANDICAP STRIPING AS SHOWN, 4-INCH WIDE, TRAFFIC BLUE.
 - 8 INSTALL HANDICAP SYMBOL PER 6/C5.3.
 - 9 INSTALL FENCE (SEE ARCH).
 - 10 BOLLARDS PER 10/C5.3
 - 11 PERMEABLE PAVER EDGE RESTRAINT PER 11/C5.3

- ### LEGEND
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT PER 1/C5.1
 - PROPOSED CONCRETE SIDEWALK PAVEMENT PER 3/C5.1
 - PROPOSED PERMEABLE PAVEMENT PER 9/C5.3
 - PROPOSED PAVERS (MATCH PHASE I) PER 7/C5.3
 - SEE LANDSCAPE PLAN
 - PROPOSED CONCRETE WHEEL STOP BLOCK PER 4/C5.1
 - PROPOSED SEWER OR DRAIN CLEANOUT PER 4/C5.2
 - EXISTING SANITARY SEWER MANHOLE PER 1/C5.2
 - PROPOSED DRAIN MANHOLE PER 3/C5.2
 - PROPOSED DRAIN INLET PER 2/C5.2
 - PROPOSED FENCE (SEE ARCH)

1 CIVIL SITE PLAN
 CI.1 SCALE: 1" = 20' - 0"



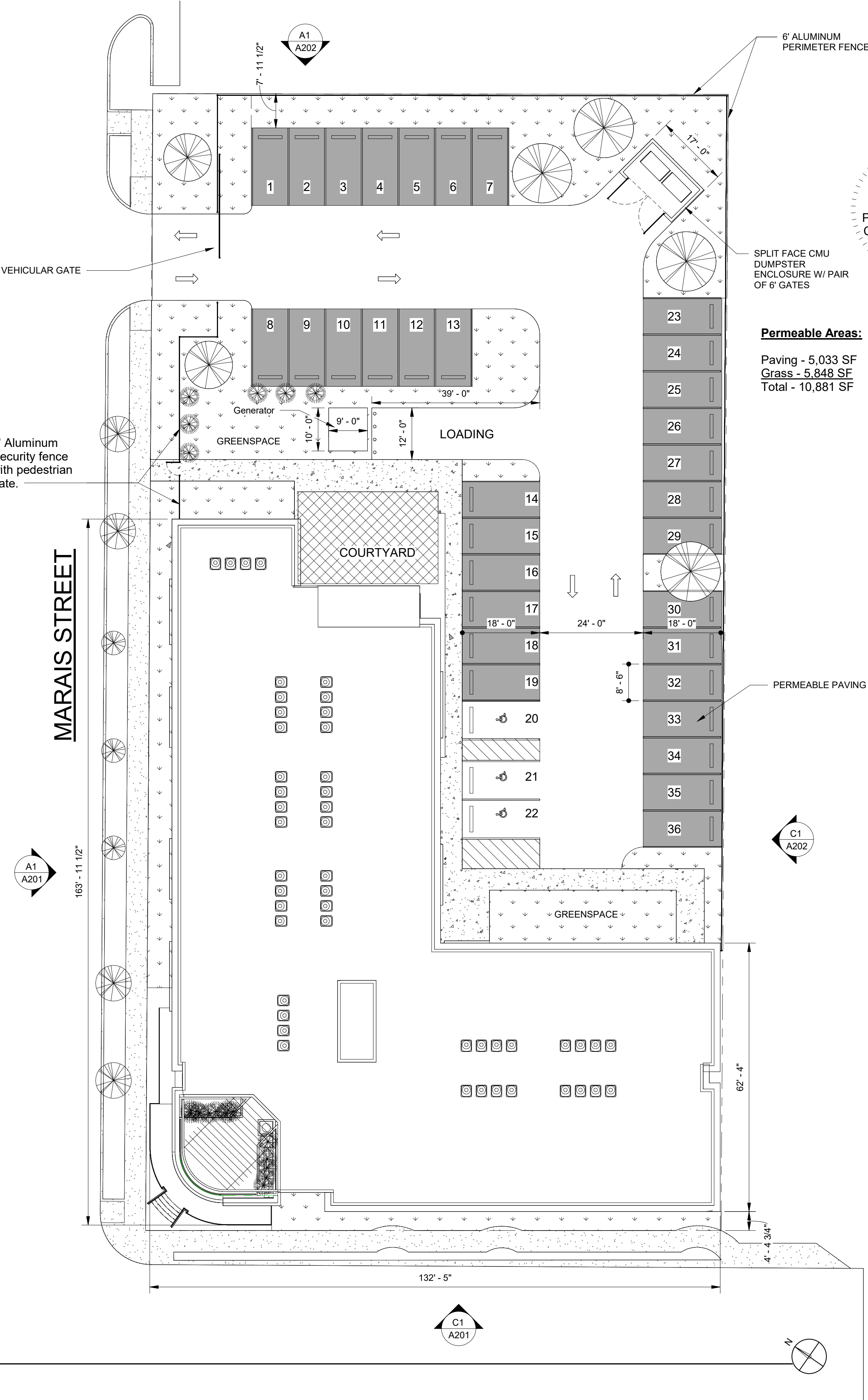
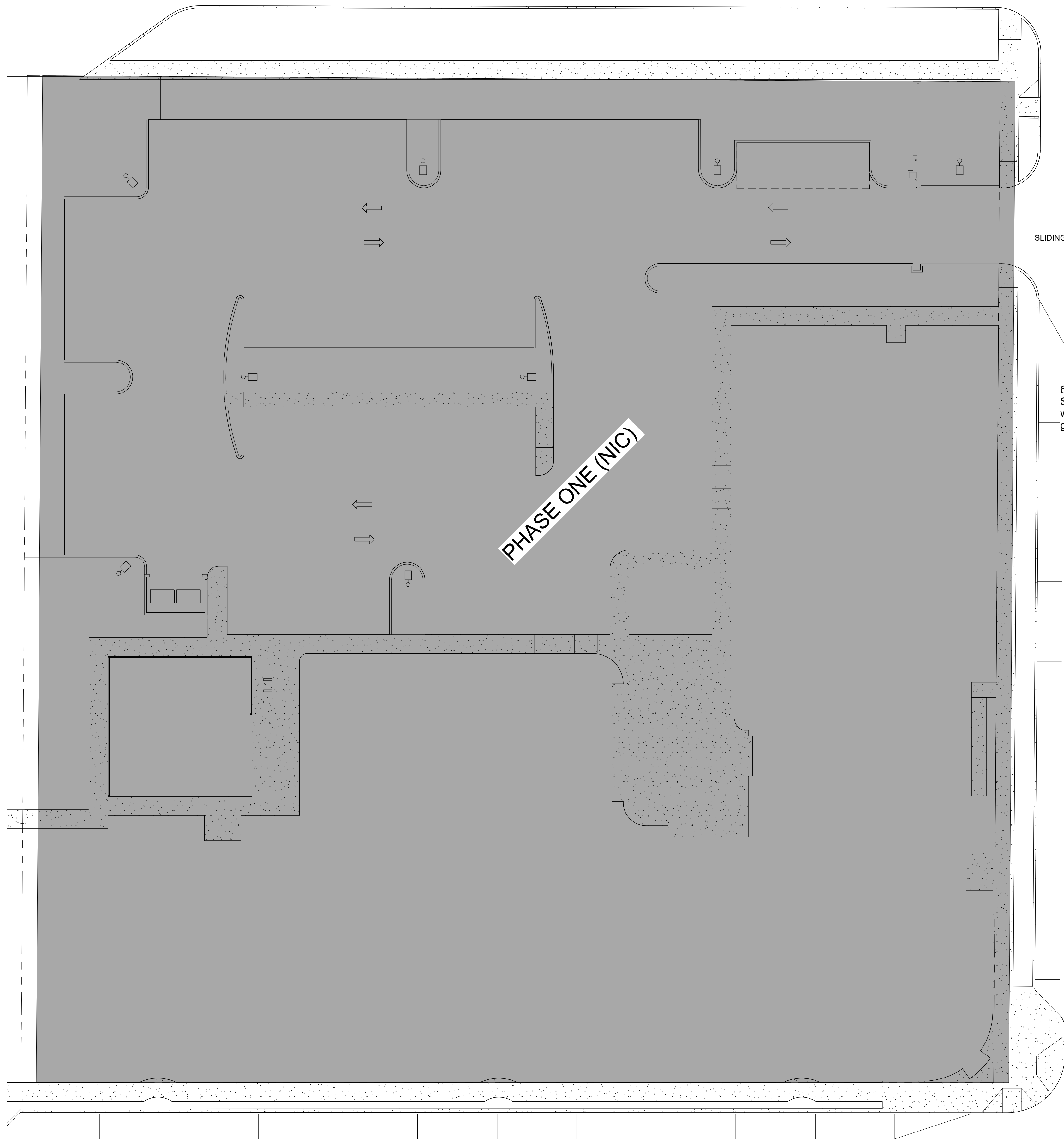
2 FULL BUSINESS DAYS BEFORE DIGGING
 DIAL: 811
 OR 800-272-3020
 Louisiana One Call

CI.1 CIVIL SITE PLAN

WINN DIXIE PHASE II
 ST. LOUIS ST.
 NEW ORLEANS, LOUISIANA

PROJECT #:
 CLIENT NAME:
 DATE: 06.23.2023
 DRAWN BY:

6056 DD
 © COPYRIGHT 2017 HCI ARCHITECTURE INCORPORATED, A PROFESSIONAL CORPORATION



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

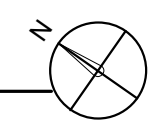


Winn Dixie Phase II
1431 St. Louis Street, New Orleans, LA 70112

ISSUE DATE: 6/26/2023
PROJECT #: 0531
CLIENT NAME: MBS
DRAW BY: DES CHK BY: RWF

A100 Site Plan
60% DD
© Copyright 2023 HCI Architecture Incorporated, A Professional Corporation

A1 Site Plan
A100 1/16" = 1'-0"



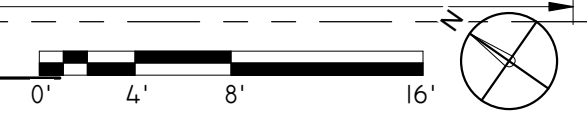


UNIT MIX	
Name	Count
Level 1	
1BR/1BA	6
1BR/1BA ADA	1
2BR/1BA ADA	1
2BR/2BA ADA	2
10	10
Level 2	
1BR/1BA	3
1BR/1BA ADA	2
2BR/1BA	2
2BR/1BA ADA	1
2BR/2BA	3
2BR/2BA ADA	1
12	12
Level 3	
1BR/1BA	3
1BR/1BA ADA	2
2BR/1BA	3
2BR/2BA	4
12	12
Level 4	
1BR/1BA	3
1BR/1BA ADA	1
2BR/1BA	4
2BR/2BA	3
11	11
Grand total	45

PARKING			
Space Type	Width	Length	Count
Level 1			
ADA	9' - 0"	18' - 0"	3
STANDARD	8' - 6"	18' - 0"	33
Grand total			36

Building Areas		
Level	Gross Area	Net Area
Level 1	12,391 SF	7,756 SF
Level 2	12,928 SF	10,158 SF
Level 3	12,923 SF	10,158 SF
Level 4	11,707 SF	9,289 SF
	49,950 SF	37,361 SF

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



NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION



A1 Floor Plan - Level 2
 A102 1/8" = 1'-0"



NOT FOR
 REGULATORY
 APPROVAL,
 PERMITTING, OR
 CONSTRUCTION



Winn Dixie Phase II
 1431 St. Louis Street, New Orleans, LA 70112

ISSUE DATE: 6/29/2023
 PROJECT #: 0531
 CLIENT NAME: MBS
 DRAW BY: MBS
 CHK BY:

Second Floor Plan

A102
 60% DD



1 Floor Plan - Level 4
 A104 1/8" = 1'-0"



NOT FOR
 REGULATORY
 APPROVAL,
 PERMITTING, OR
 CONSTRUCTION

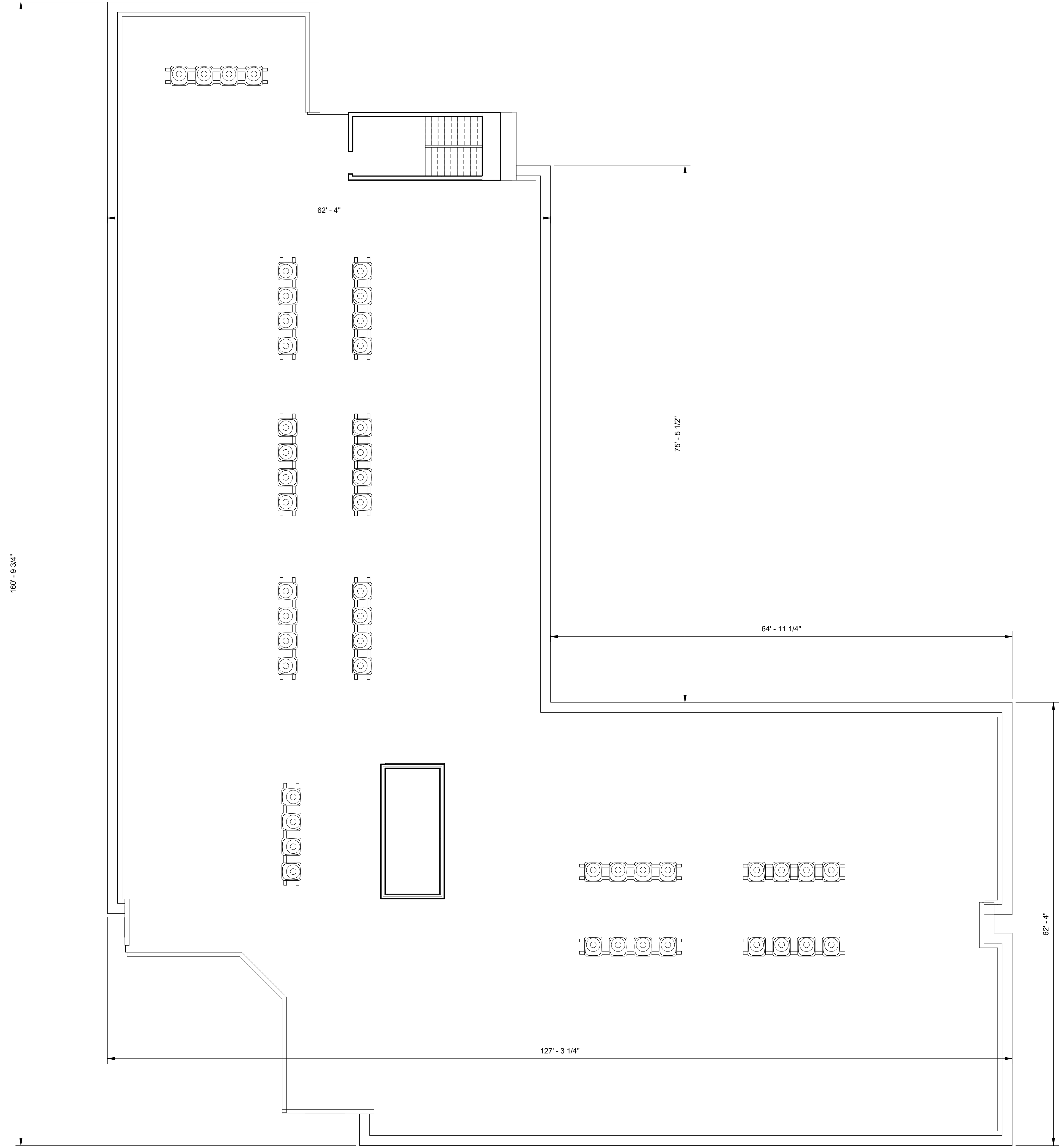
A104 Fourth Floor Plan

Winn Dixie Phase II
 1431 St. Louis Street, New Orleans, LA 70112

ISSUE DATE: 6/29/2023
 PROJECT #: 0531
 CLIENT NAME: MBS
 DRAWN BY: MBS
 CHECK BY: MBS

© Copyright 2023 HCI Architecture Incorporated, A Professional Corporation





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

NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION



A105	Roof Plan	ISSUE DATE: 6/28/2022	PROJECT #: 0531	CLIENT NAME: MBS	DRW BY: Author	CHK: Wecker
		Winn Dixie Phase II 1431 St. Louis Street, New Orleans, LA 70112				



C1 South
A201 1/8" = 1'-0"



A1 West
A201 1/8" = 1'-0"

NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION



C1 East
A202 1/8" = 1'-0"



A1 North
A202 1/8" = 1'-0"

NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION



C1 South
A201 1/8" = 1'-0"



A1 West
A201 1/8" = 1'-0"

NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

Winn Dixie Phase II
1431 St. Louis Street, New Orleans, LA 70112

ISSUE DATE: 6/28/2023
PROJECT #: 0531
CLIENT NAME: MBS
DRAWN BY: DES CHK BY: RWF

Exterior Elevations

A201
60% DD

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



C1 East
A202 1/8" = 1'-0"



A1 North
A202 1/8" = 1'-0"

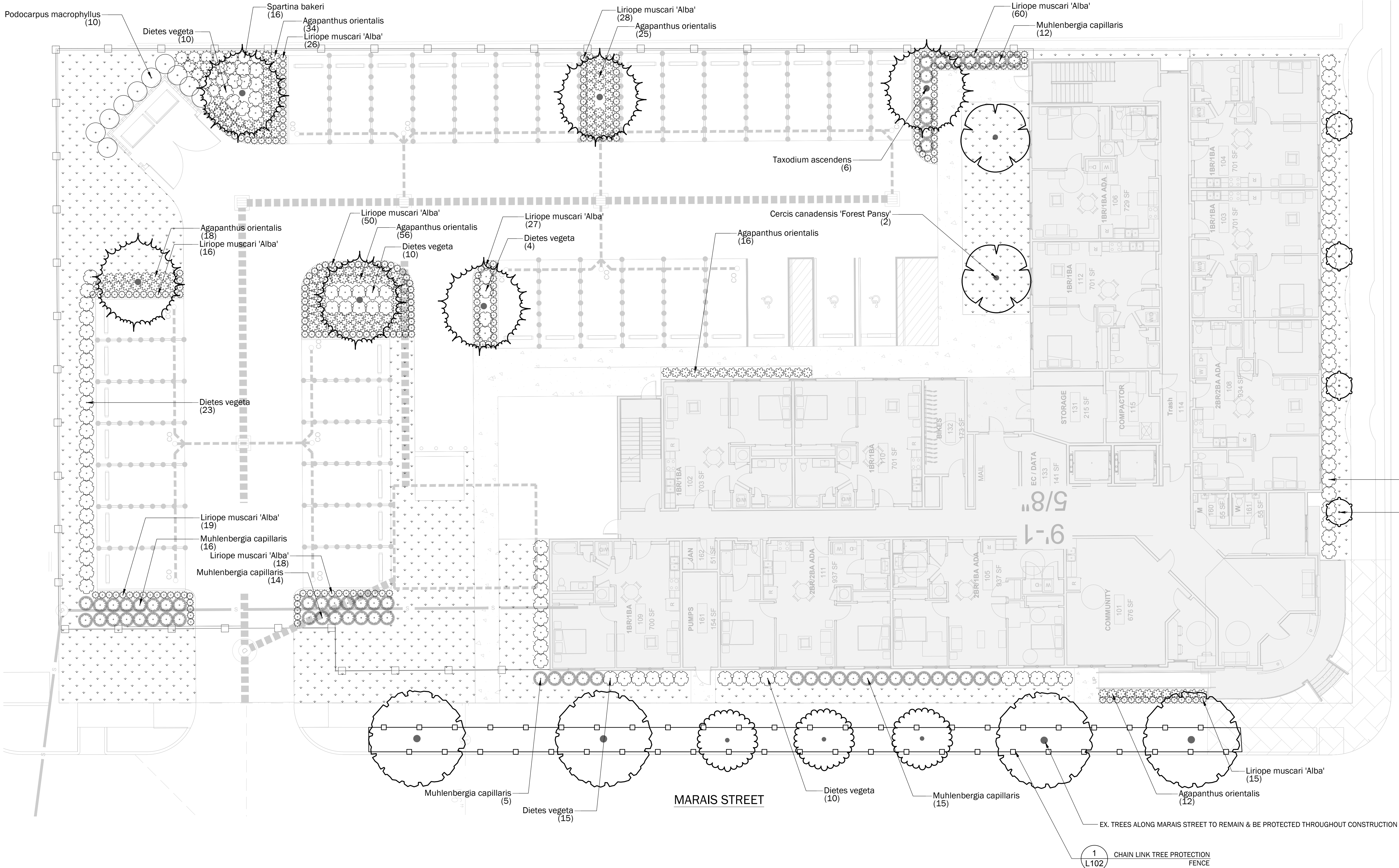
Winn Dixie Phase II
1431 St. Louis Street, New Orleans, LA 70112

ISSUE DATE: 6/26/2023
PROJECT #: 0531
CLIENT NAME: MBS
DRAWN BY: Author
CHK: MBS

Exterior Elevations

A202
60% DD

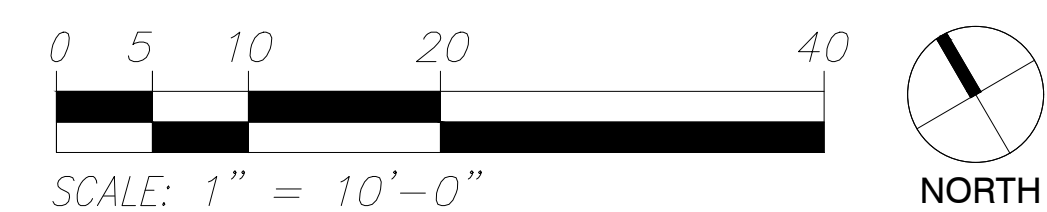
NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION



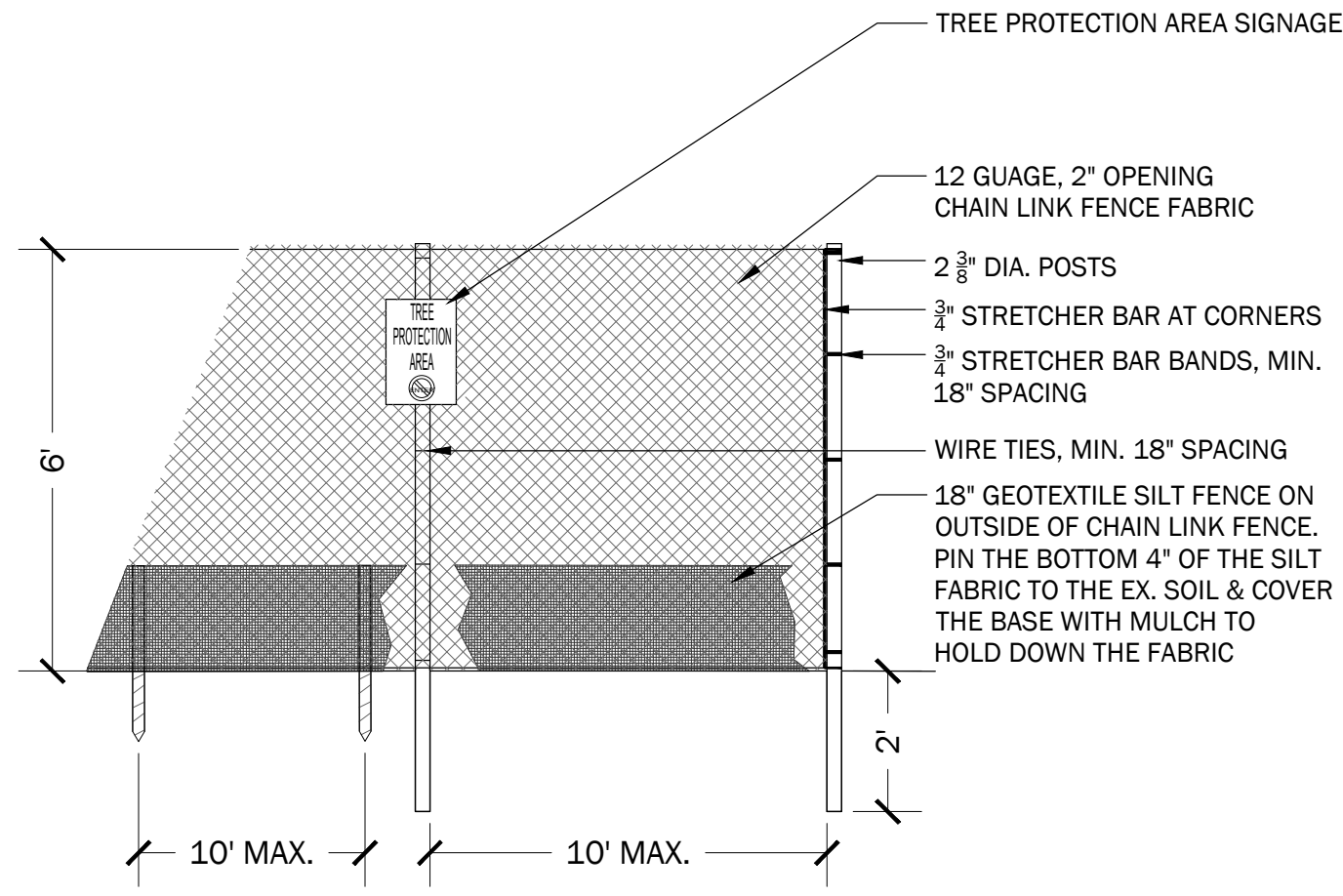
ST. LOUIS STREET

MARAIS STREET

1 PLANTING PLAN
scale: 1" = 10' - 0"



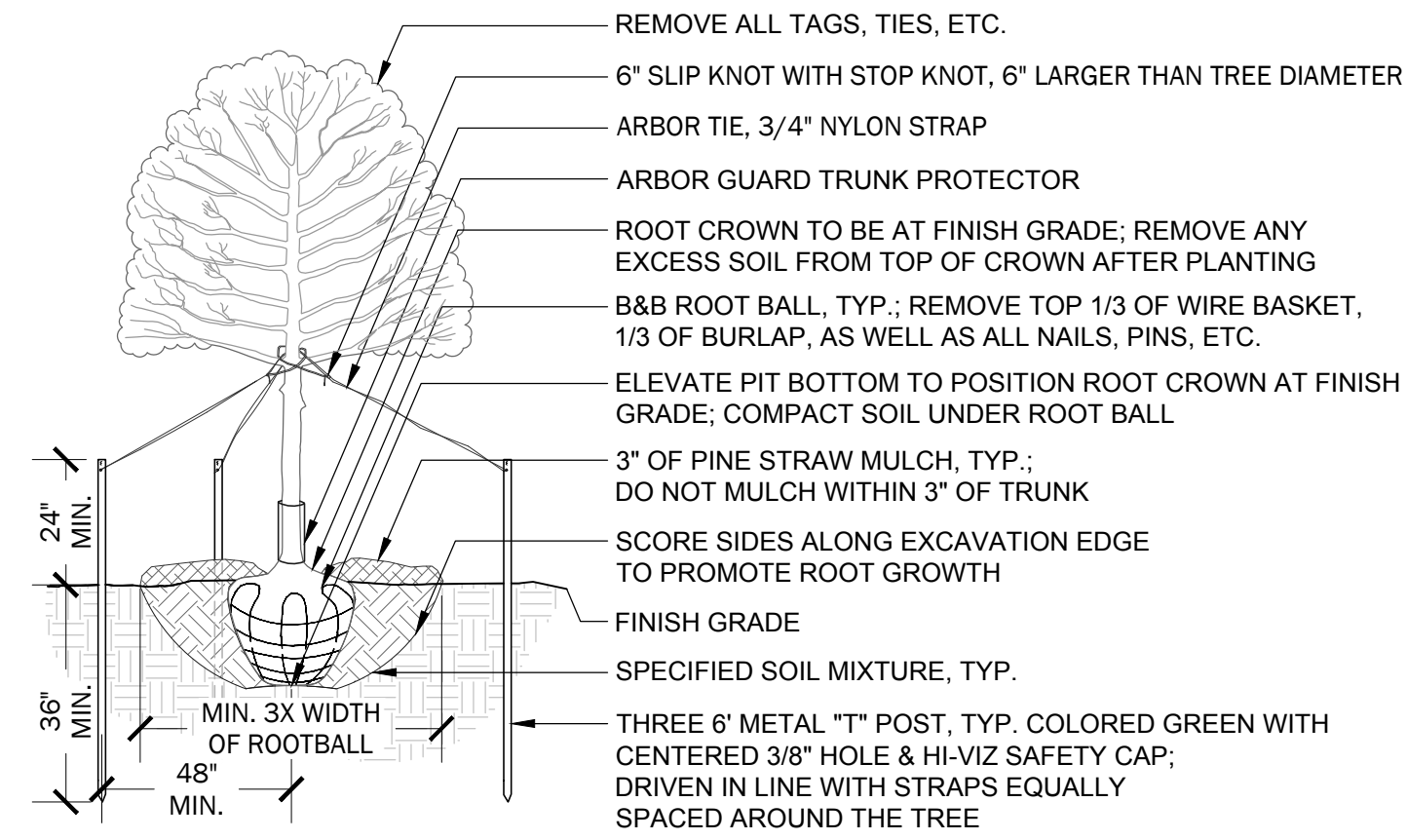
1 L102 CHAIN LINK TREE PROTECTION FENCE



1 CHAIN LINK TREE PROTECTION FENCE

3/8" = 1'-0"

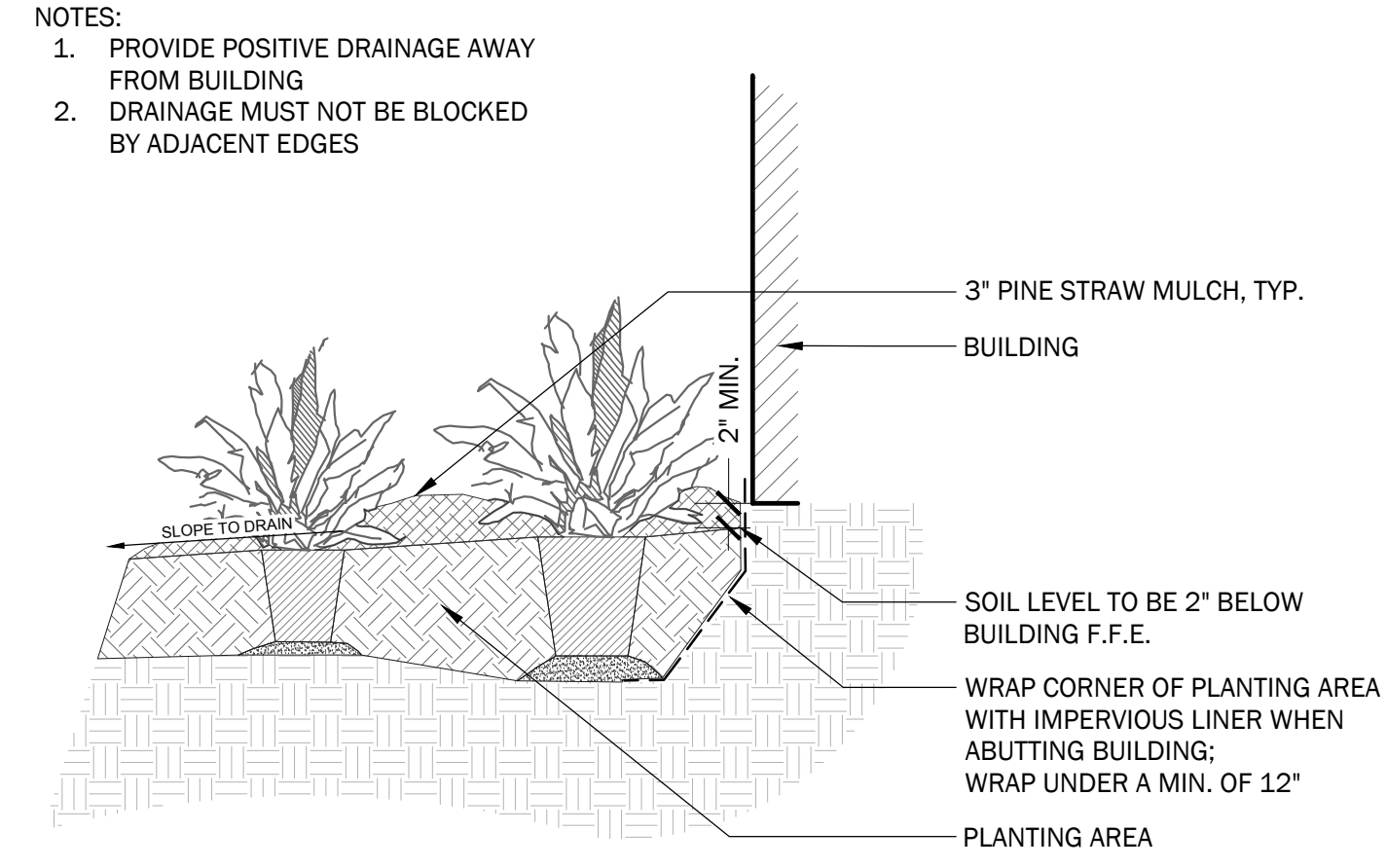
3290-01



2 B&B SINGLE TRUNK TREE PLANTING - SECTION

1/4" = 1'-0"

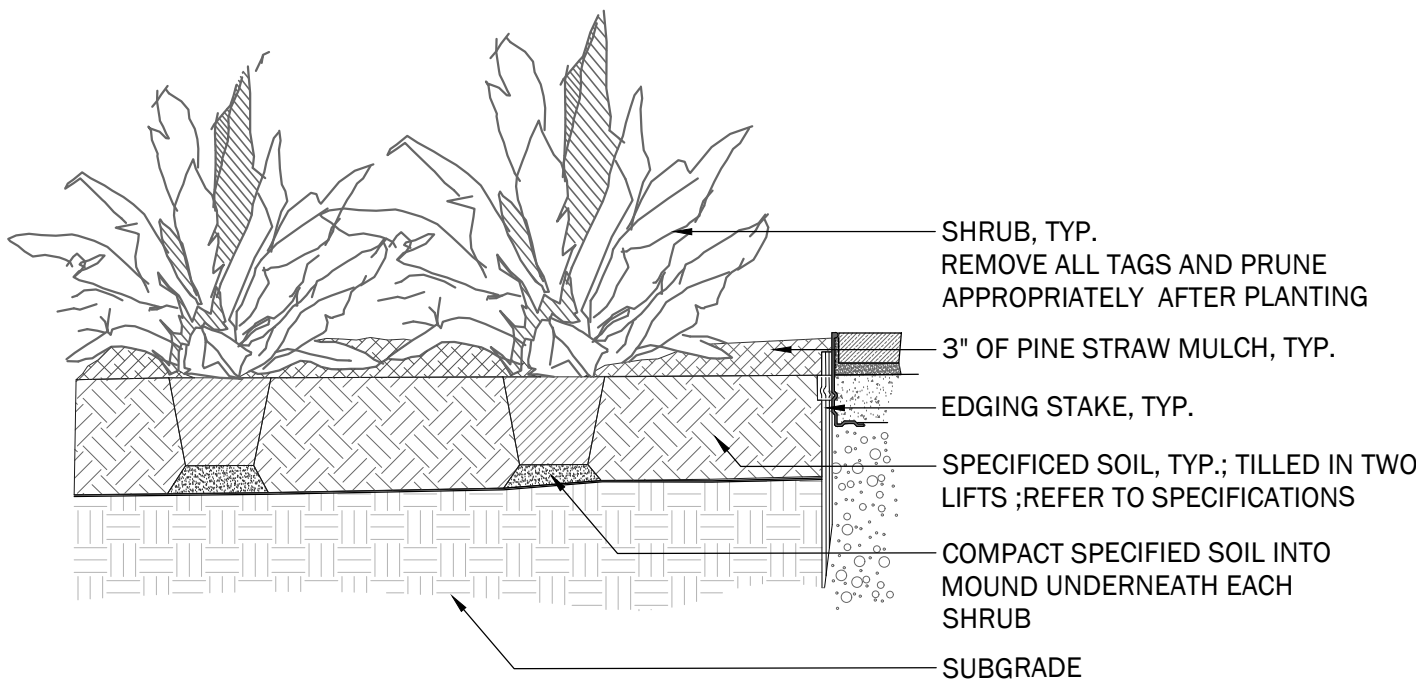
329343-01



3 PLANTING ADJACENT TO BUILDING - SECTION

1/2" = 1'-0"

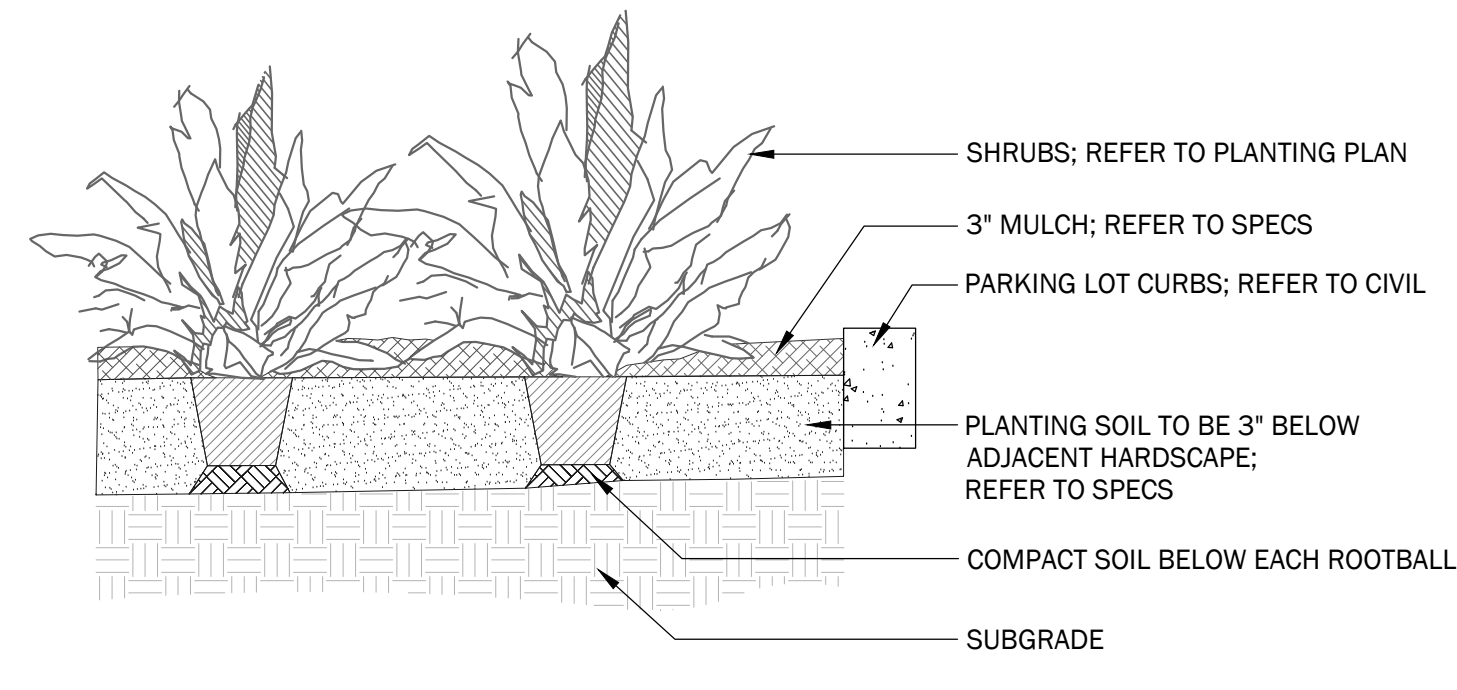
329333-04



4 SHRUB PLANTING WITH EDGING - SECTION

3/4" = 1'-0"

329333-03



5 PARKING LOT SHRUB PLANTING

3/4" = 1'-0"

329333-14

PLANT SCHEDULE					
TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL	REMARKS
	2	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Eastern Redbud	2" Cal.	
	4	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Slender Silhouette Sweet Gum	2" Cal.	
	6	<i>Taxodium ascendens</i>	Pond Cypress	2.5" Cal.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	161	<i>Agapanthus orientalis</i>	Lily of the Nile	3 gal	
	107	<i>Diets vegeta</i>	African Iris	3 gal	
	259	<i>Liriope muscari</i> 'Alba'	White Lilyturf	1 gal.	
	62	<i>Muhlenbergia capillaris</i>	Pink Muhly	3 gal	
	10	<i>Podocarpus macrophyllus</i>	Yew Podocarpus	3 gal.	
	16	<i>Spartina bakeri</i>	Sand Cordgrass	3 gal	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	4,339 sf	<i>Stenotaphrum secundatum</i>	St. Augustine Grass	sod	



Date _____	Received by _____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Covid-19 Submittal Protocol: Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7100 to make alternative arrangements. Incomplete applications will not be accepted and will be returned to the applicant. 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 1431 St. Louis Street

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name WD Phase II LP (Judith Moran)

Applicant Address 100 N. Broadway, Ste. 100

City St. Louis State MO Zip 63102

Applicant Contact Number 504-450-7637 Email judith.jonesmoran@mccormackbaron.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name Housing Authority of New Orleans (Chanelle Campbell-Washington)

Property Owner Address 4100 Touro Street

City New Orleans State LA Zip 70112

Property Owner Contact Number 504-670-3267 Email cwashington@hano.org

PROJECT DESCRIPTION

Construction of 45 new apartment units in a 4 story, 48,000 SF building. This phase is a continuation of the Iberville Redevelopment Offsite Component under the Choice Neighborhood Initiative grant awarded to the City of New Orleans and HANO.

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
- CBD FAR Bonus
- Wireless Antenna/Tower
- Educational Facility

- Changes to Approved Plans
- DAC Review of Public Projects
- Others as Required

ADDITIONAL INFORMATION

Current Use Parking Proposed Use Multifamily Residential R-2

Square Number 119AST Lot Number NOTC-1A1 Permeable Open Space (sf) 10,881

New Development?	Yes <input checked="" type="radio"/> No <input type="radio"/>	Addition?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Tenant Width	_____
Existing Structure(s)?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Renovations?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Building Width	_____
Change in Use?	Yes <input checked="" type="radio"/> No <input type="radio"/>	Existing Signs?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Lot Width (sf)	<u>35,257</u>
New Sign(s)?	Yes <input checked="" type="radio"/> No <input type="radio"/>	Lot Area (sf)	<u>35,257</u>	Building Area (sf)	<u>48,230</u>



Date _____	Received by _____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

REQUIRED ATTACHMENTS (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 each 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

Compliant Plan	\$225
CBD Demolitions	\$500
Moratorium Appeals	\$1,000