

4100 ROYAL STREET

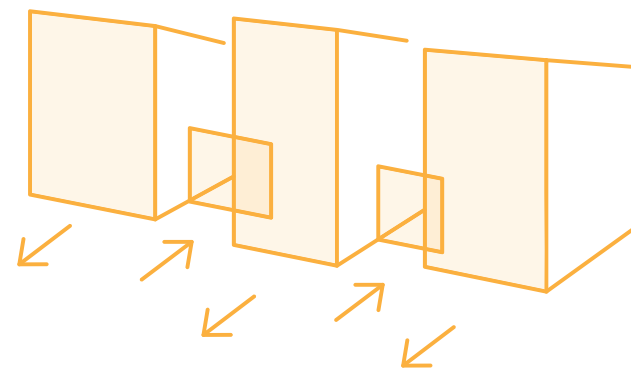
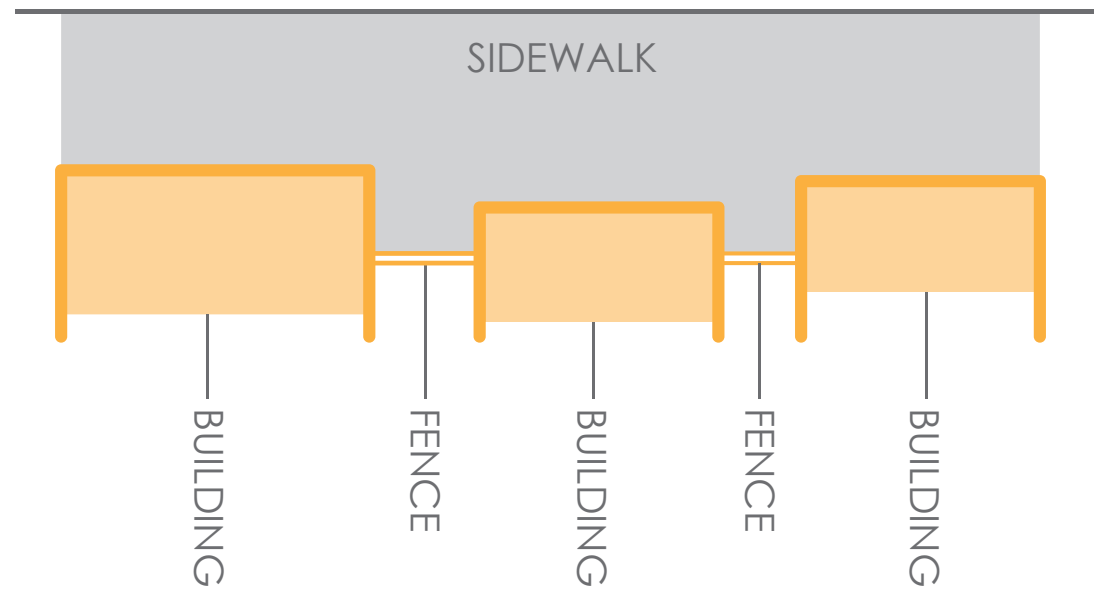


HANO PROPERTIES

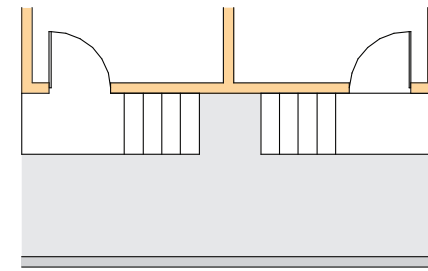


DNAworkshop
DYKE NELSON ARCHITECTURE

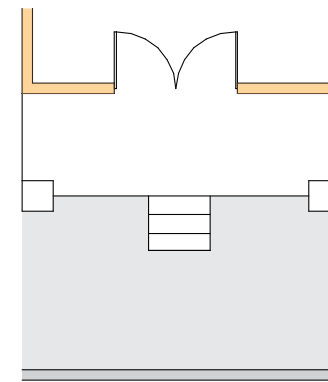
NEIGHBORHOOD FACADE PATTERNS



EXISTING NEIGHBORHOOD ENTRIES



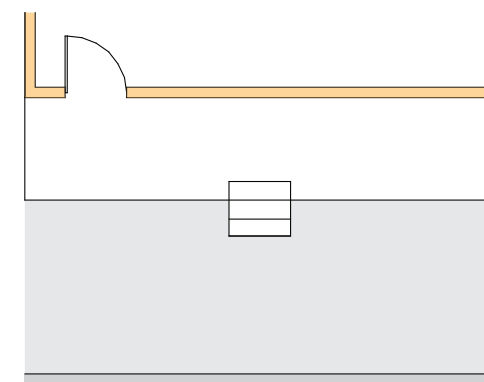
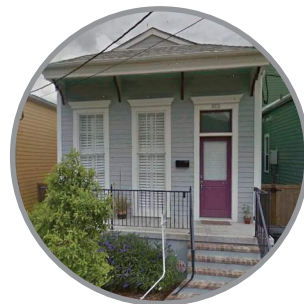
ENTRY
CONDITION
01



ENTRY
CONDITION
02



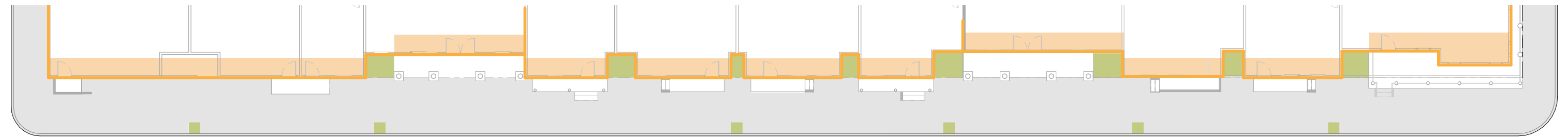
EXISTING COLOR PALETTE



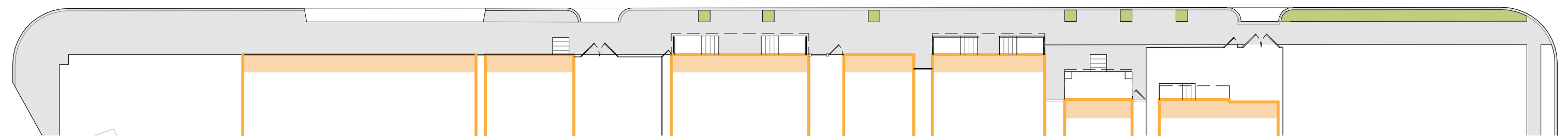
ENTRY
CONDITION
03



EXISTING CONDITIONS



FRANCE STREET

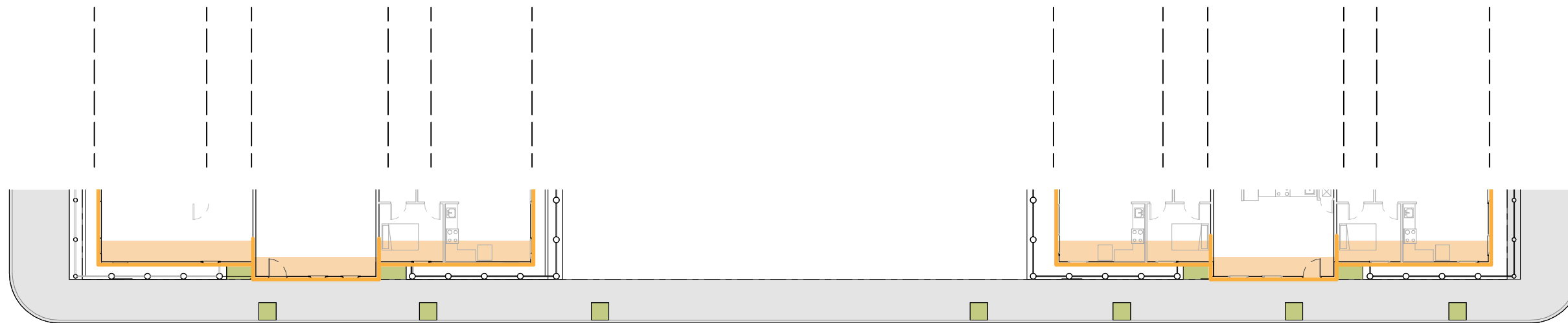


ELEVATION - FRANCE

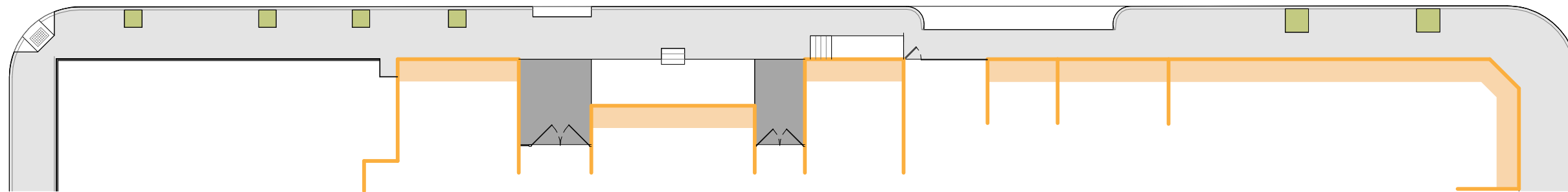


HANO PROPERTIES





ROYAL STREET



ELEVATION - ROYAL



ELEVATION - CHARTRES ST.



ELEVATION - CHARTRES ST.

ELEVATION - CHARTRES & MAZANT



SQUARE FOOTAGE BREAKDOWN

FIRST FLOOR	
RESIDENTIAL	20,900 SF
LEASING OFFICE	1,200 SF
LOBBY	1,100 SF
COMMON AREA	2,700 SF
SUBTOTAL	20,400 SF
SECOND FLOOR	
RESIDENTIAL	42,100 SF
COMMON AREA	5,000 SF
SUBTOTAL	47,100 SF
THIRD FLOOR	
RESIDENTIAL	33,700 SF
COMMON AREA	5,100 SF
COMMUNITY CENTER	1,500 SF
SUBTOTAL	40,300 SF
FOURTH FLOOR	
RESIDENTIAL	21,900 SF
COMMON AREA	3,400 SF
SUBTOTAL	25,300 SF
GRAND TOTAL	133,100 SF

SITE AMENITIES

- FITNESS CENTER
- BUSINESS CENTER
- COMMUNITY ROOM W/ MEDIA LOUNGE
- PLAYGROUND AREA
- DOG PARK
- BICYCLE PARKING
- ON-SITE VEHICLE PARKING
- ROOFTOP TERRACES

DISTRICTS

BULK REGULATIONS	HMR-3	HMC-2	REZONE TO	HM-MU
	MINIMUM LOT AREA	MF: 1,000 SF/DU (MAX. OF 4 UNITS)	MF: 420 SF/DU*	
MAX BUILDING HEIGHT	40'	50'		55'
MAX FAR	1.4	2.2		2.5
FRONT YARD	NO MINIMUM	NO MINIMUM		NO MINIMUM
INTERIOR SIDE YARD	(3') MINIMUM	NO MINIMUM		NO MINIMUM
CORNER SIDE YARD	NO MINIMUM	NO MINIMUM		NO MINIMUM
REAR YARD	(20') MINIMUM	NO MINIMUM		NO MINIMUM
MIN. PERMEABLE OPEN SPACE	NO MINIMUM	15% OF LOT AREA		15% OF LOT AREA
MIN. OPEN SPACE RATIO	30% (INTERIOR)	30% (MIXED USE)		30% (MIXED USE OR RESIDENTIAL)
OFF-STREET VEHICLE PARKING	EXEMPT	EXEMPT		1 SPACE PER UNIT (FIRST 3,000 EXEMPT)
OFF-STREET BICYCLE PARKING	1 SPACE PER 5 UNITS	1 SPACE PER 5 UNITS		1 SPACE PER 5 UNITS

HMR-3: HISTORIC MARIGNY/TREME/BYWATER RESIDENTIAL DISTRICT
HMC-2: HISTORIC MARIGNY/TREME/BYWATER COMMERCIAL DISTRICT
HM-MU: HISTORIC MARIGNY/TREME/BYWATER MIXED DISTRICT
*HMC-2 AND HM-MU DENSITY BONUSES: 15% OF UNITS AS AFFORDABLE HOUSING COMPONENT ON-SITE FOR TOTAL RESULTING IN 30% REDUCTION OF MINIMUM LOT AREA PER DWELLING UNIT REQUIREMENTS. ORIGINAL MINIMUM LOT AREA PER DWELLING UNIT OF 600 SF.

LOT	ADDRESS	ZONING	LOT SIZE	MAX. FAR	MAX. GROSS	MIN. OPEN AREA
8-A-1	4100 ROYAL ST.	HM-MU	78,675 SF	2.5	196,688 SF	23,603 SF
9	4200 ROYAL ST.	HMR-3	5,980 SF	1.4	8,372 SF	1,196 SF

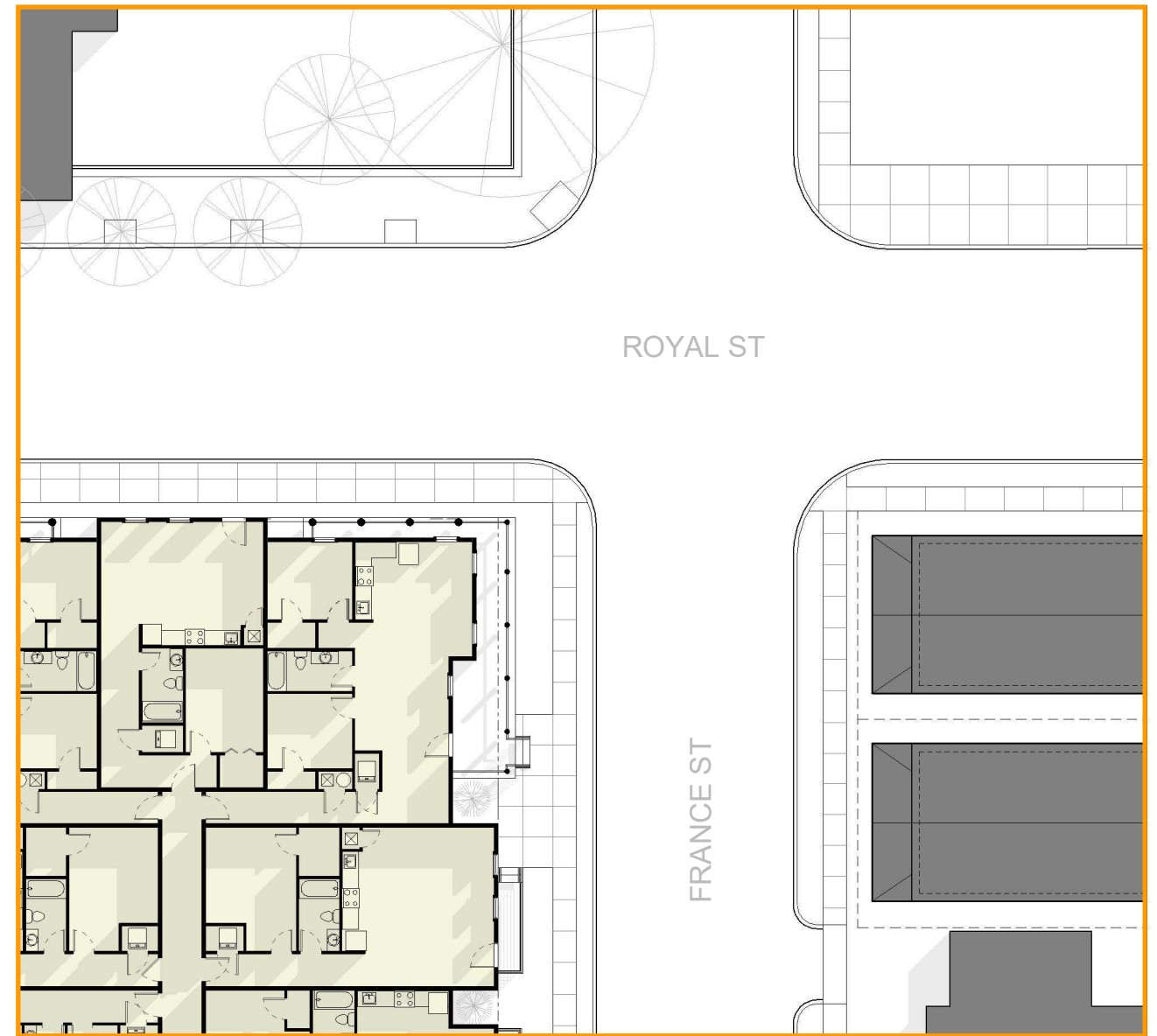
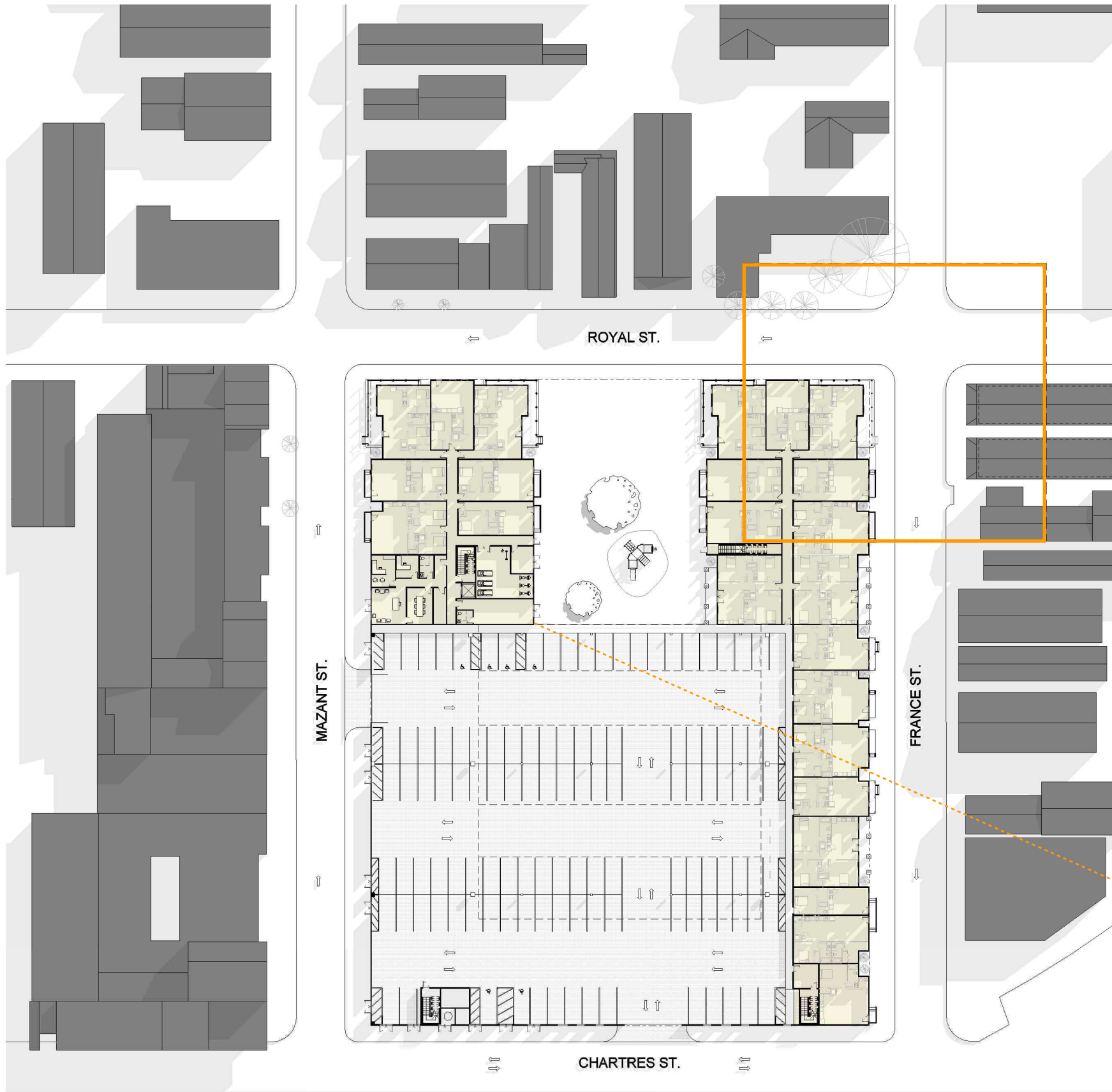
4100 ROYAL STREET

TOTAL SQUARE FOOTAGE: RESIDENTIAL	120,300 SF	4100 ROYAL STREET - UNIT MIX: 1BR UNITS (750 SF AVG.) 50 @ 34% TOTAL DEVEL. 2BR UNITS (900 SF AVG.) 68 @ 52% TOTAL DEVEL. 3BR UNITS (1200 SF AVG.) 18 @ 14% TOTAL DEVEL.
TOTAL PARKING SPACES: 150 OFF STREET 0 STREET		
PARKING LOT SQUARE FOOTAGE: GROSS: 47,300 SF		
TOTAL OPEN SPACE: GRADE - 10,080 SF THIRD FL - 7,600 SF FOURTH FL - 5,930 SF		4100 ROYAL STREET - TOTAL 136 TOTAL UNITS

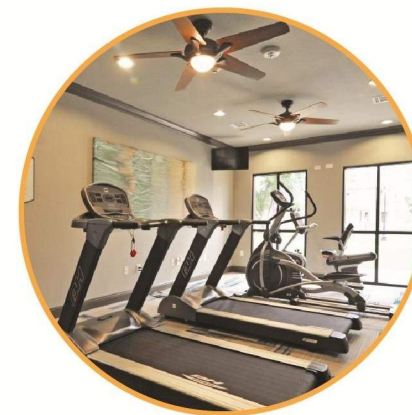
TOTAL DEVELOPMENT

RENTABLE SQUARE FOOTAGES		
50 - 1 BR UNITS	@750 SF	37,500 SF
68 - 2 BR UNITS	@900 SF	61,200 SF
18 - 3 BR UNITS	@1200 SF	21,600 SF
136 UNITS - TOTAL RENTABLE 120,300 SF		

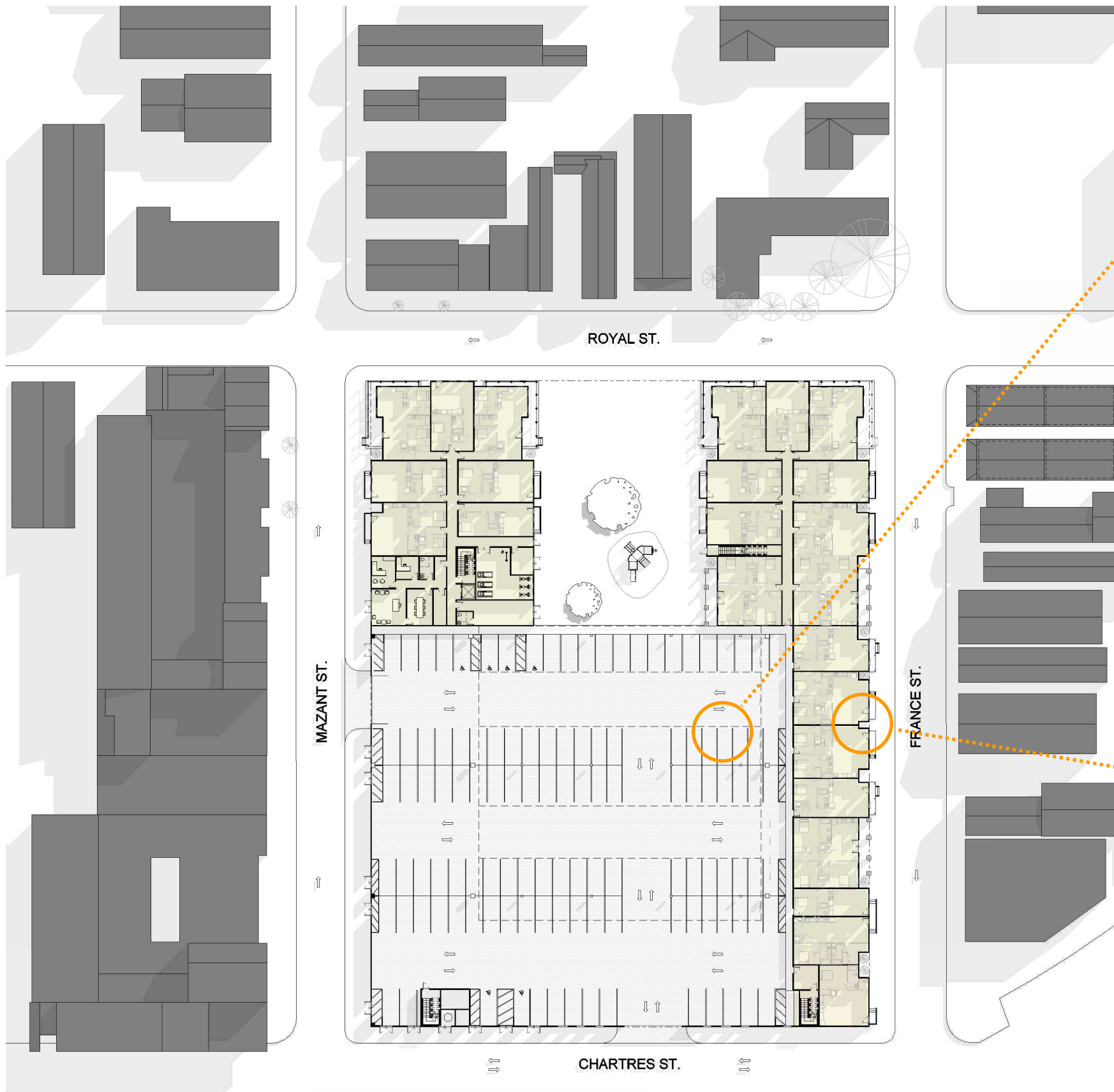
1 4100 ROYAL STREET ZONING PLAN - GROUND LEVEL
3/64" = 1'-0"



2 ENLARGED PLAN - ROYAL/FRANCE CORNER
3/32" = 1'-0"



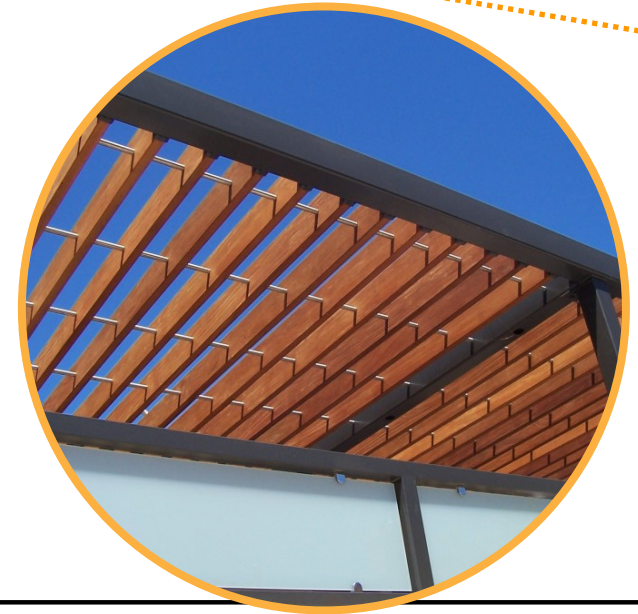
3 SITE AMENITIES



PARKING AREA CANOPY



EXTERIOR ACCENT WALL

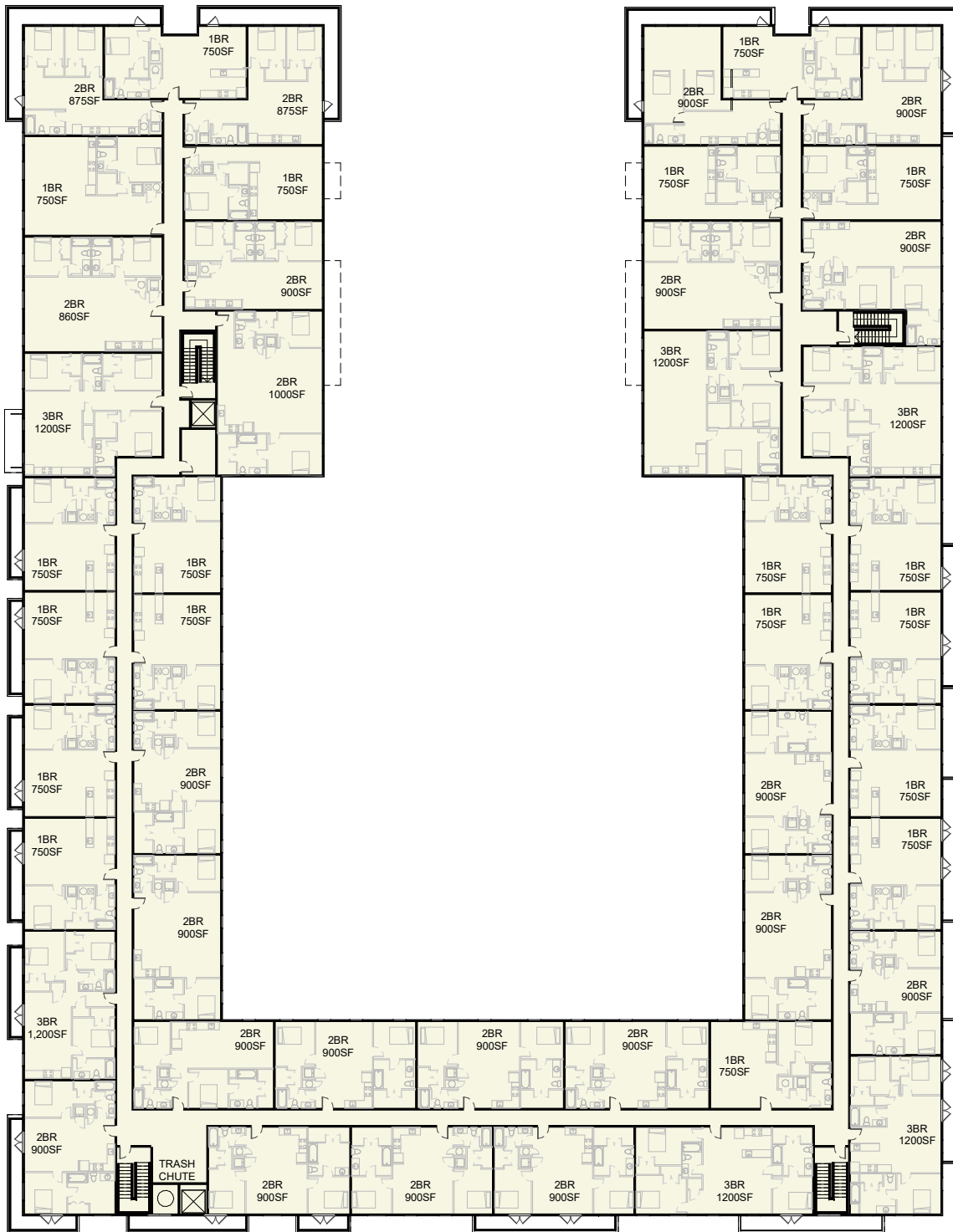


ROYAL ST.

ROYAL ST.

MAZANT ST.

FRANCE ST.



CHARTRES ST.

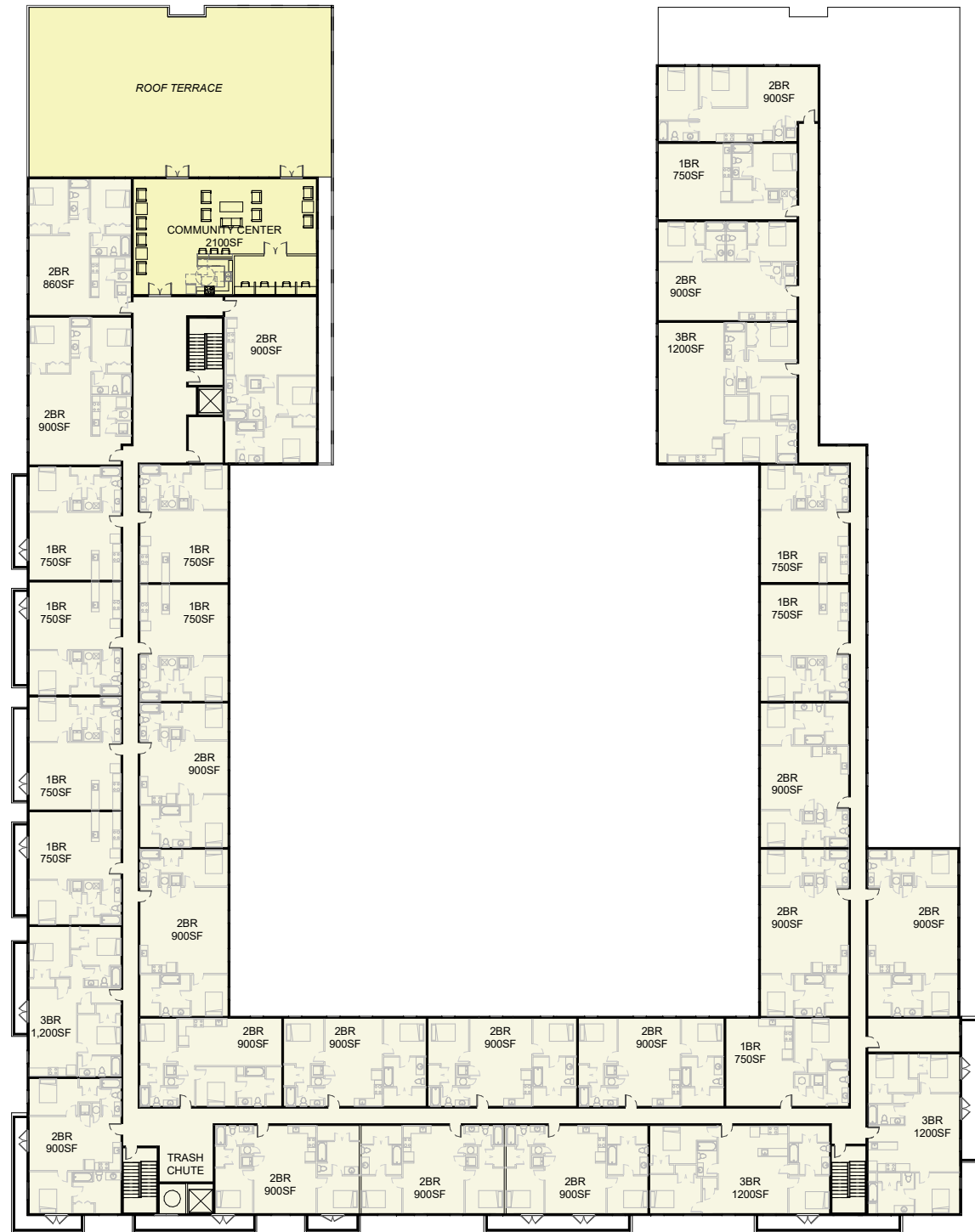


1 4100 ROYAL STREET ZONING PLAN - SECOND FLOOR
3/64" = 1'-0"

FLOORPLANS



HANO PROPERTIES



CHARTRES ST.



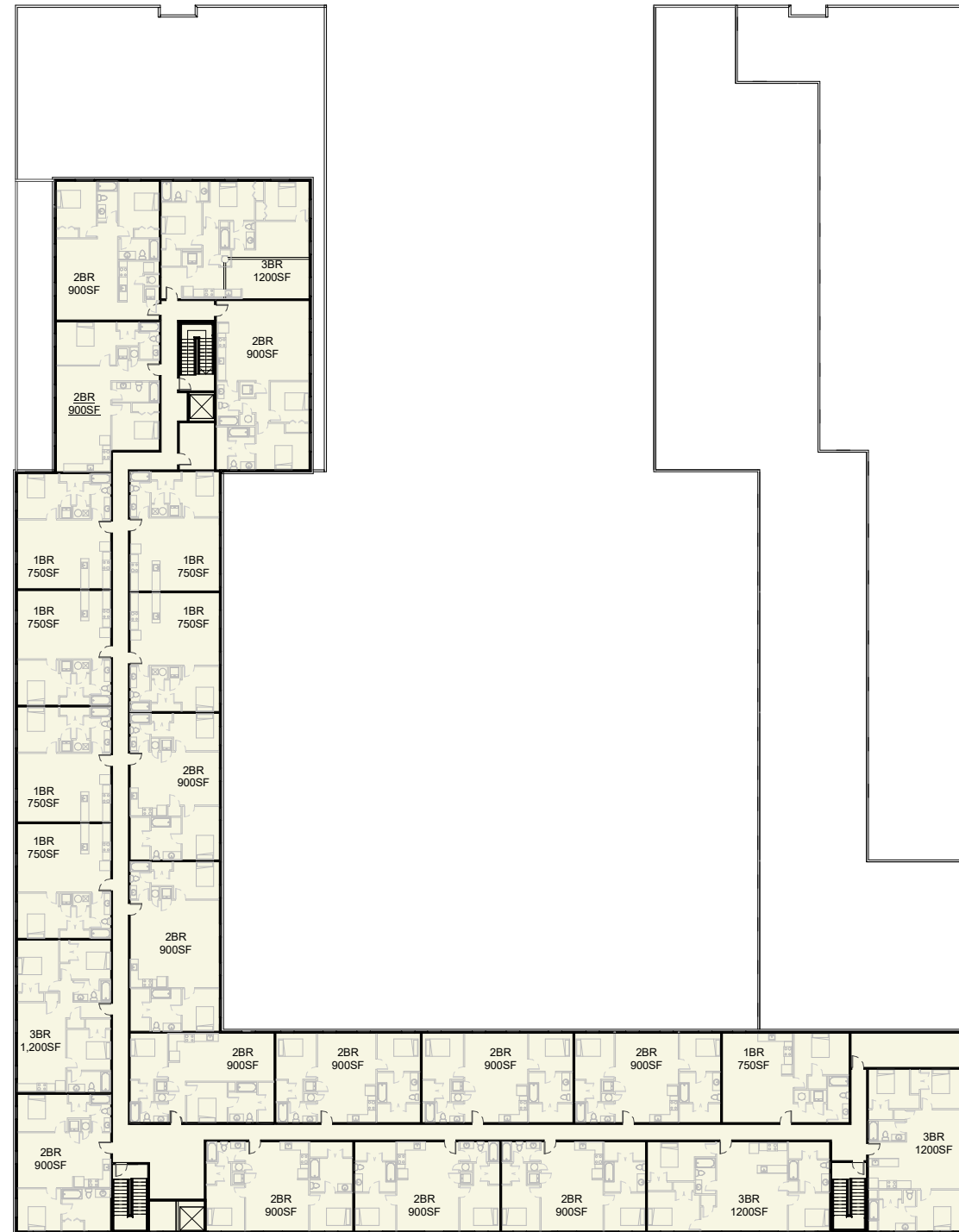
2 4100 ROYAL STREET ZONING PLAN - THIRD FLOOR
3/64" = 1'-0"



ROYAL ST.

MAZANT ST.

FRANCE ST.



CHARTRES ST.



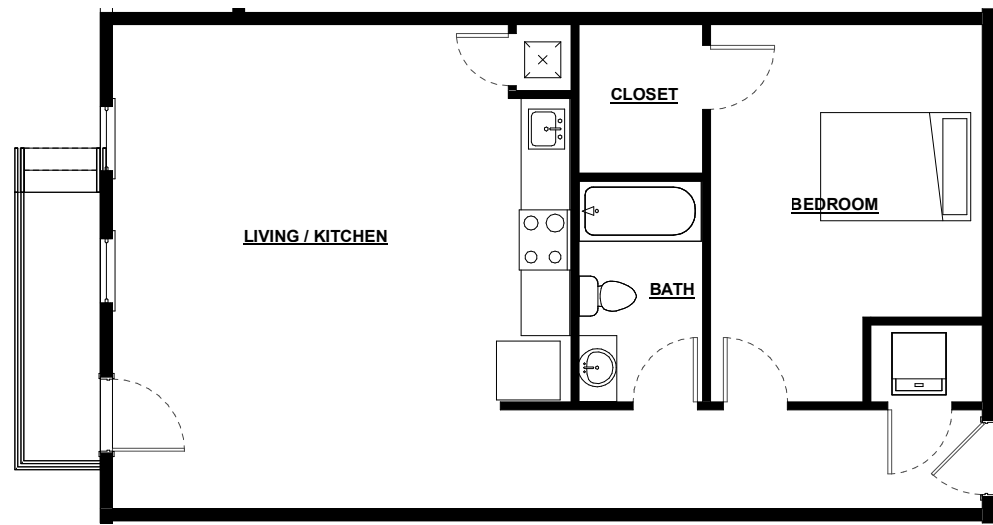
1 4100 ROYAL STREET ZONING PLAN - FOURTH FLOOR
 3/64" = 1'-0"

FLOORPLANS

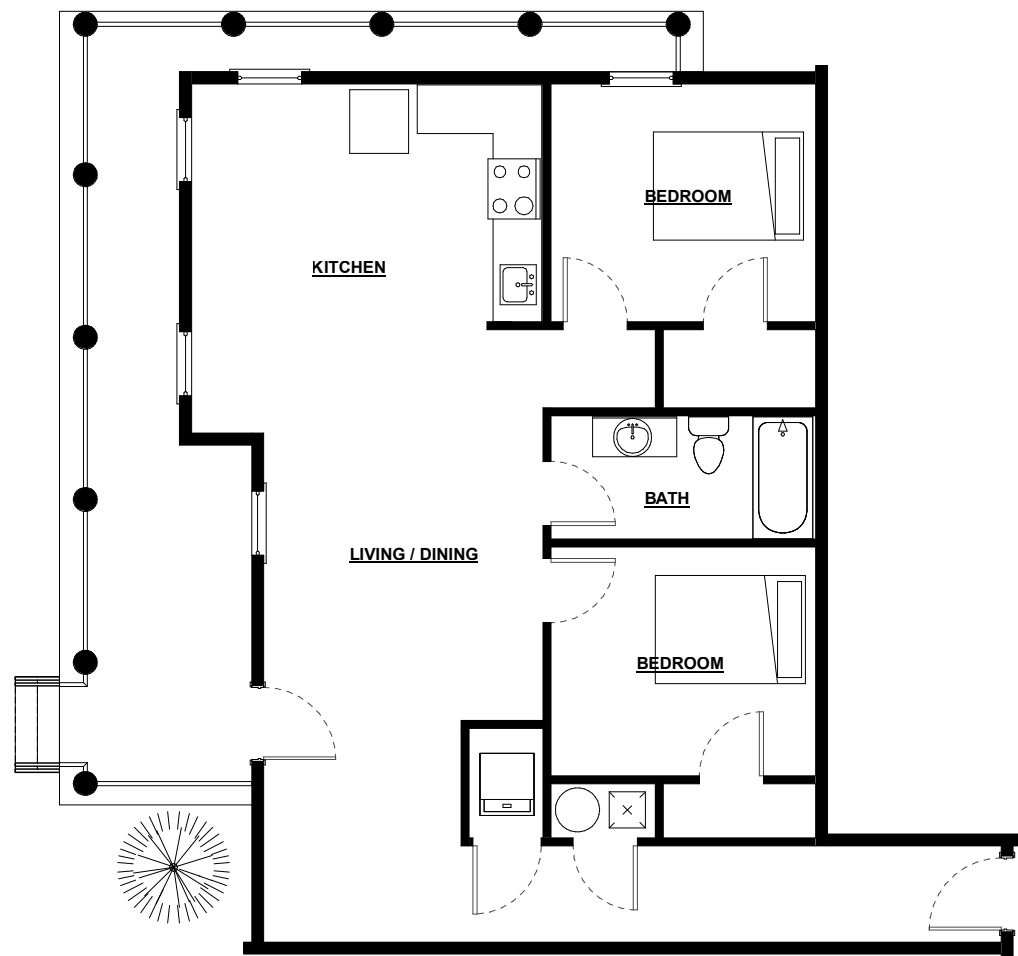


HANO PROPERTIES

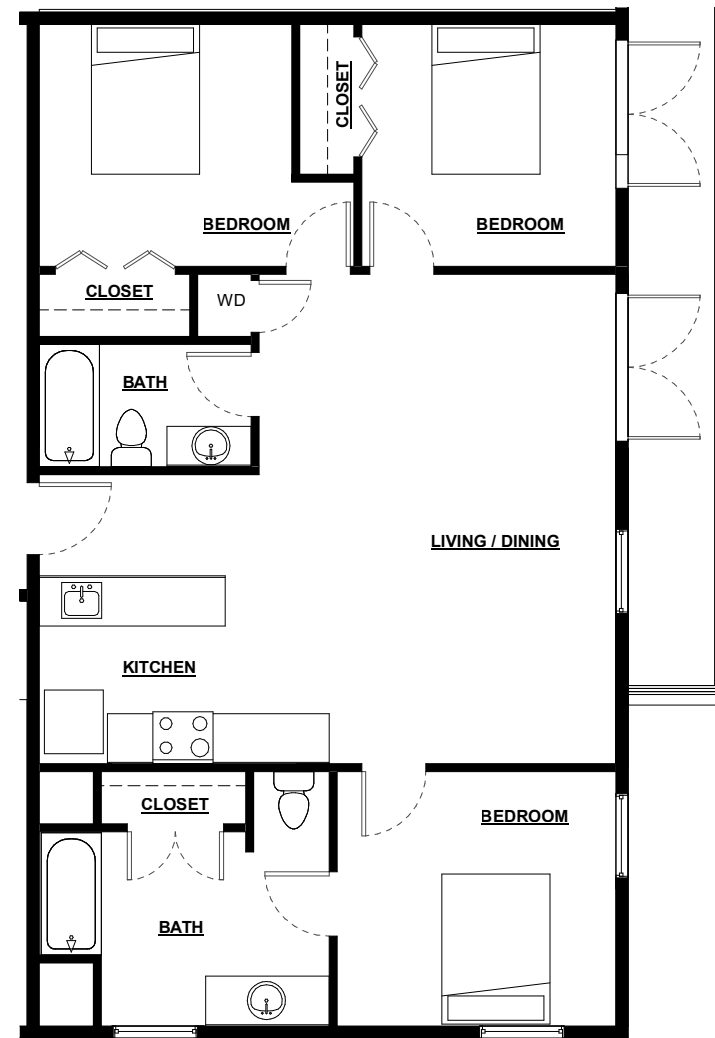




TYPICAL ONE BEDROOM (22' X 35')



TYPICAL TWO BEDROOM (25' X 36')



TYPICAL THREE BEDROOM (26' X 46')

