



UNIT COUNT	
Level 1	
1 BEDROOM	4
2 BEDROOM	1
Level 2	
1 BEDROOM	5
2 BEDROOM	1
Level 3	
1 BEDROOM	5
2 BEDROOM	1
Level 4	
1 BEDROOM	5
TOTAL UNITS	
	22

**DEFENSIBLE SPACE CONCEPTS (BASED ON LOUISIANA HOUSING CORPORATION QAP)**

**SECURITY**  
MAIN ENTRY VISIBLE FROM DRIVEWAY AND STREET TO FACILITATE NORMAL PATROLLING AND POLICE RESPONSE TO REQUESTS FOR ASSISTANCE AND TO ALLOW ACROSS THE STREET NEIGHBORS TO SURVEY THEIR NEIGHBORS FRONT DOORS.

**PARKING**  
POSITIONED TO FACILITATE SURVEILLANCE FROM THE UNITS. CONCRETE CURBS PROVIDED.

**WALKS**  
PROVIDE SAFE PEDESTRIAN CIRCULATION, LOCATED SO THAT THEY ARE EASILY SURVEYED FROM THE INTERIOR OF UNITS.

**LIGHTING**  
.5 FOOT CANDLES MINIMUM FOR PARKING LOTS AND WALKWAYS; 4.0 FOOT CANDLES FOR ENTRANCES, RAMPS AND STEPS. PARKING LIGHTING POLES SHALL HAVE A MINIMUM HEIGHT OF 25'-0" AND PEDESTRIAN WALK LIGHTING POLES A HEIGHT OF 12'-0" TO 15'-0"

**PLANTING**  
PLANTING SHOULDNT SCREEN VISIBILITY OF DWELLING UNITS FROM THE STREET OR WALKS LEADING FROM THE STREET TO DWELLING UNITS. PLANTING THAT HIDES THE PEDESTRIAN FROM THE MOTORIST SHOULD BE AVOIDED.

**ZONING: HU-RM1 UNDERLYING ZONING AFFORDABLE HOUSING PLANNED DEVELOPMENT (AHPD)**

**14185 SF LOT AREA**  
30% OF 14185 SF = 4256 SF PERMEABLE OPEN SPACE REQUIRED  
2400 SF MINIMUM OPEN SPACE REQUIRED = 120 SF / DU x 20 DU  
**4,410 SF - PERMEABLE OPEN SPACE PROPOSED**  
3,234 SF - PERMEABLE LANDSCAPING  
1,176 SF - PERMEABLE PAVING

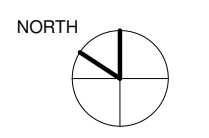
10'-0" INTERIOR SIDE YARD SETBACK  
10'-0" CORNER SIDE YARD SETBACK  
20'-0" REAR YARD SETBACK  
12'-0" FRONT YARD SETBACK

23 DU ALLOWED = 600 SF / DU MINIMUM LOT AREA / DU  
22 DU PROPOSED UNDER PLANNED DEVELOPMENT  
40' BUILDING HEIGHT AND NO MORE THAN 3 STORIES ALLOWED  
49'-0" BUILDING HEIGHT, 4 STORIES PROPOSED UNDER PLANNED DEVELOPMENT

FLOOR AREA RATIO IN HU-RM1 UNDERLYING ZONING = 1.3  
14185 SF \* 1.3 = 18,441 SF  
**20,392 SF PROPOSED**

PARKING 1 / DU = 22 SPACES REQUIRED UNDER BASE ZONING  
PLANNED DEVELOPMENT ALLOWS 50% REDUCTION TO 11  
**REQUIRED PARKING SPACES**  
11 SPACES PROPOSED  
BIKE PARKING 1 / 5 DU = 4 BIKE SPACES REQUIRED  
**10 BIKE SPACES PROPOSED**

Area Schedule	
Level 1	
1 BEDROOM	708 SF
1 BEDROOM	711 SF
1 BEDROOM	700 SF
1 BEDROOM	701 SF
2 BEDROOM	899 SF
COMMUNITY ROOM	486 SF
COMPUTER ROOM	102 SF
CORRIDOR	431 SF
ELEVATOR	61 SF
SPRINKLER RM	106 SF
STAIR 1	133 SF
STAIR 2	132 SF
UTILITY	22 SF
UTILITY	74 SF
Level 2	
1 BEDROOM	705 SF
1 BEDROOM	706 SF
1 BEDROOM	734 SF
1 BEDROOM	702 SF
1 BEDROOM	702 SF
2 BEDROOM	897 SF
CORRIDOR	394 SF
ELEVATOR	60 SF
STAIR 1	130 SF
STAIR 2	131 SF
UTILITY	22 SF
UTILITY	74 SF
Level 3	
1 BEDROOM	707 SF
1 BEDROOM	710 SF
1 BEDROOM	702 SF
1 BEDROOM	718 SF
1 BEDROOM	700 SF
2 BEDROOM	902 SF
CORRIDOR	401 SF
ELEVATOR	59 SF
STAIR 1	131 SF
STAIR 2	131 SF
UTILITY	21 SF
UTILITY	74 SF
Level 4	
1 BEDROOM	700 SF
1 BEDROOM	727 SF
1 BEDROOM	700 SF
1 BEDROOM	707 SF
1 BEDROOM	710 SF
CORRIDOR	399 SF
ELEVATOR	60 SF
STAIR 1	129 SF
STAIR 2	134 SF
UTILITY	22 SF
UTILITY	74 SF
Level 5	
ELEVATOR	60 SF
STAIR 1	133 SF
STAIR 1	32 SF
UTILITY	25 SF
TOTAL SF	
	20392 SF



SHEET SIZE: 24" x 36"

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BARONNE STREET



2 FLOOR PLAN LEVEL 1  
1/4" = 1'-0"



**2256 BARONNE ST.**  
 2256 Baronne St. New Orleans, LA 70113

SHEET SIZE: 24' x 36'

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② FLOOR PLAN LEVEL 2  
1/4" = 1'-0"

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SECOND FLOOR PLAN

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① Level 3  
1/4" = 1'-0"

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THIRD FLOOR PLAN

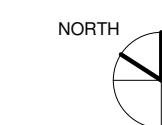
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1 FLOOR PLAN LEVEL 4  
1/4" = 1'-0"



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FOURTH FLOOR PLAN

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1 Level 5  
1/4" = 1'-0"

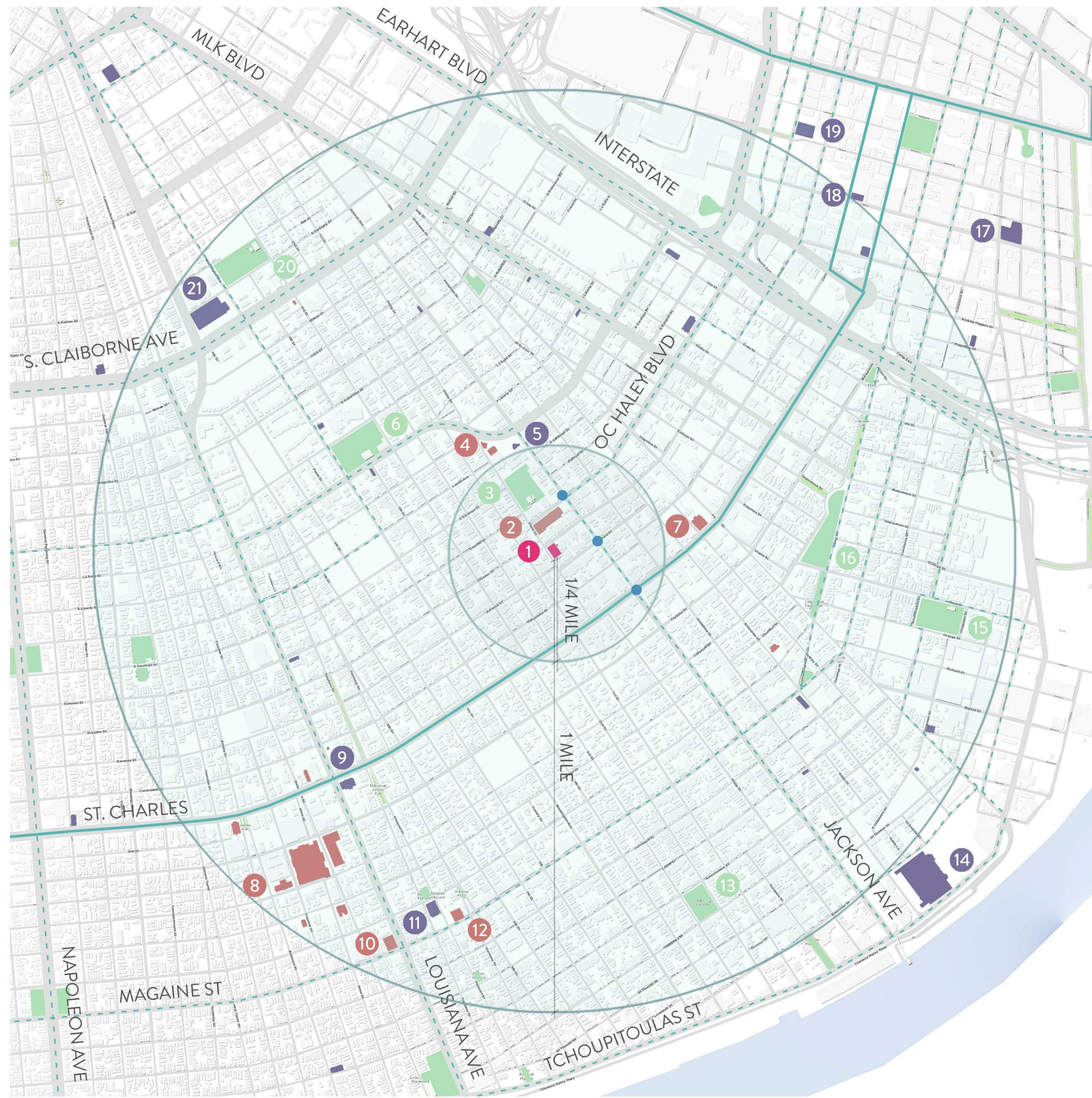
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FIFTH FLOOR PLAN

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- SITE
- HEALTH
- GREEN SPACE
- GROCERY
- BUS STOP
- TRANSPORTATION
- BUS LINE
- STREET CAR

- 1 SITE, 2256 BARONNE ST
- 2 YMCA
- 3 VAN MCMURRAY PLAYGROUND
- 4 CRESCENT CITY PHARMACY
- 5 CHICKEN MART
- 6 AL DAVIS PARK
- 7 WALGREENS
- 8 TOURO, HOSPITAL
- 9 THE FRESH MARKET
- 10 CVS
- 11 BREAUX MART
- 12 WALGREENS
- 13 BURKE PLAYGROUND
- 14 WALMART
- 15 ANNUNCIATION SQUARE
- 16 COLISEUM SQUARE PARK
- 17 NESBIT'S STREET MARKET
- 18 CRESCENT CITY FARMER'S MARKET
- 19 ROUSES
- 20 TAYLOR PARK
- 21 DOLLAR GENERAL

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#### Balconies + Galleries

- Two-story, wrap-around gallery added to the Baronne/Philip corner. This introduces the form, proportion, detailing, and location of a traditional New Orleans gallery to the project's most prominent corner. It provides extensive cover for the porch outside the Community Room, a shady space for building residents to sit and be a part of the street life in their neighborhood and offers the residential units above a wonderful amenity.
- A guardrail has been added to the Community Room porch for resident safety. It will match the stair handrails in design.
- Two-story gallery added to the end of the building closest to the parking lot on the Philip Street side. Another prominent location, a gallery here reinforces the street presence of the building and ties it back to the more historic structures around the new building. It provides a covered entry to the first floor unit (whose front door has been relocated so it faces Philip Street), and amenities to the units above.
- Cantilevered balconies have been added to units facing Baronne Street and the parking lot. Introducing exterior space on upper floors that speaks back to New Orleans porches. These balconies are intentionally simpler in form to ensure the galleries maintain their sense of prominence on the facades.
- On the Jackson Avenue side of the building, Juliette balconies have been introduced to upper units. These break up the façade on that side, as well as offering the residents an amenity. (Projecting balconies aren't possible due to the setback requirement.)

#### Building Cladding

- A combination of fiber cement lap siding has been further refined to introduce greater differences in the scale of those materials: 10", 6" and 2" lap siding exposures help the building masses to be read as individual pieces, visually breaking down the building into a composite of parts, rather than a single mass.
- Exterior cladding colors shown are indicative of an intent to distinguish the building masses from each other, and the final color selection will be determined in the Construction Phase.

#### Windows + Trim

- Windows have been re-sized from 3' x 5' to 3' x 6', more closely referencing the proportions of historic New Orleans windows. This subtle change brings the building into closer relation to its neighbors.
- Window trim has been increased in size to more closely reflect traditional New Orleans window trim.

## PHILIP STREET AND DRYADES ST. VIEW

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HANO REVIEW

IEWS

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BARONNE ST. VIEW

Balconies + Galleries

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PHILIP ST. VIEW

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BARONNE STREET VIEW

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## PHILIP STREET AND BARONNE ST. VIEW

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IEWS

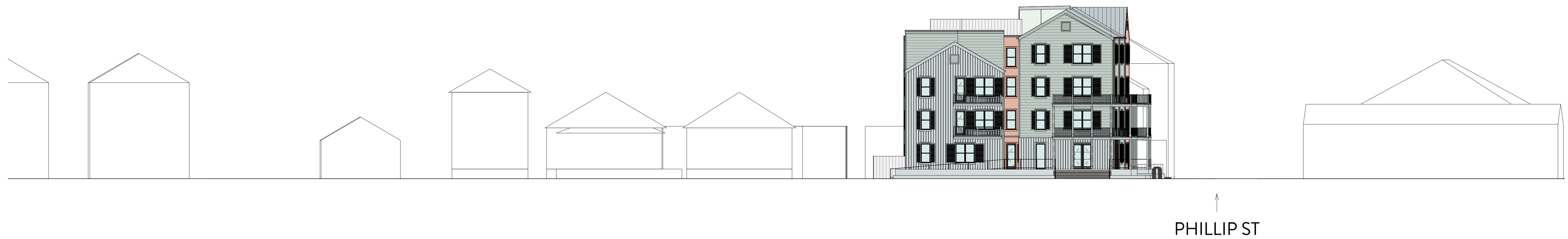
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② PHILLIP STREET ELEVATION  
1/16" = 1'-0"



① BARONNE STREET CONTEXT  
1/16" = 1'-0"

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CONTEXT ELEVATIONS

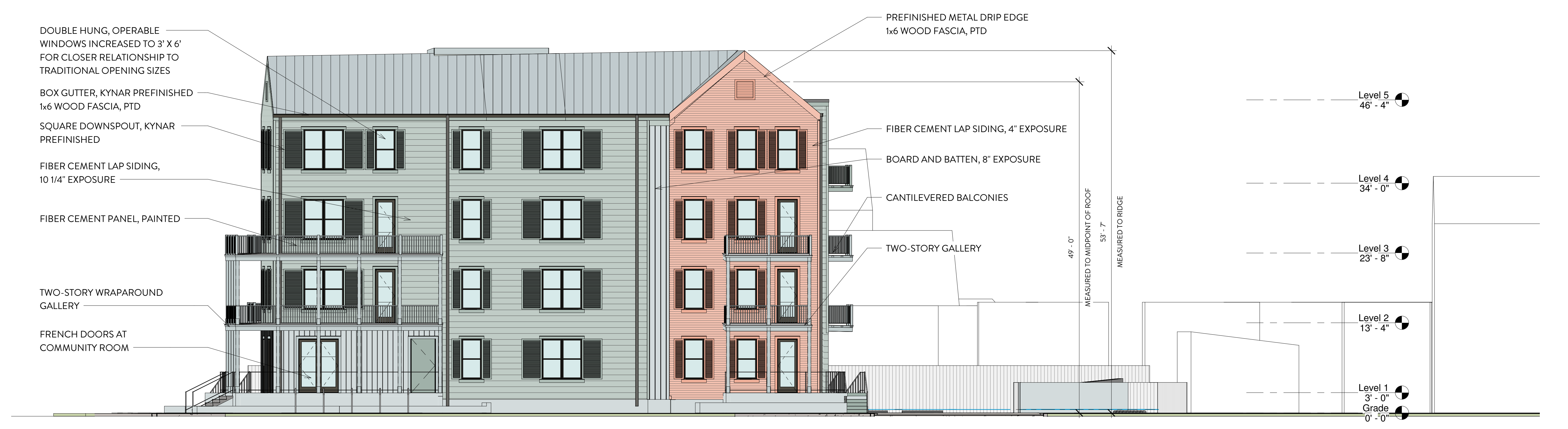
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NOTE:  
- EXTERIOR COLORS TBD



① BARONNE STREET ELEVATION  
1/8" = 1'-0"



② PHILLIP STREET ELEVATION  
1/8" = 1'-0"

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ELEVATIONS

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NOTE:  
- EXTERIOR COLORS TBD



② BRAINARD STREET SIDE ELEVATION  
1/8" = 1'-0"



① JACKSON AVE SIDE ELEVATION  
1/8" = 1'-0"

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ELEVATIONS

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