

**MOTION
NO. M-25-400**

CITY HALL: July 24, 2025

BY: COUNCILMEMBER HARRIS

SECONDED BY: COUNCILMEMBER MORRELL

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is directed to conduct a public hearing to consider amendments to Ordinance No. 30,208 M.C.S. (Zoning Docket 80/24), which established a conditional use to permit a community center in an HU-RM1 Historic Urban Multi-Family Residential District, located on Square 317, Lots A, B, 22, 23, 12, 13, A, C, and D, or Lots 8, 22, 23, 10, C, D and three undesignated lots, in the Fourth Municipal District, bounded by South Liberty Street, Philip Street, First Street, Loyola Avenue, and La Salle Street/Simon Bolivar Avenue (Municipal Addresses: 2300-2308 South Liberty Street, 2224-2226 Philip Street, and 2229-2237 First Street), to amend proviso six to allow for additional flexibility to meet the parking requirement, and to consider any waivers that are necessary to achieve this goal.

BE IT FURTHER MOVED, That the requirement to participate in the Neighborhood Participation Program is waived and application fees in the amount of \$2,320.00 are hereby waived.

BE IT FURTHER MOVED, That in the process of reviewing this amendment, the City Planning Commission staff is directed and granted the flexibility to make all appropriate changes to the proposed regulations and any existing corresponding regulations in the Comprehensive Zoning Ordinance, as amended, to establish consistency and continuity with the format of the existing zoning code, to add references wherever references are customary, needed and/or appropriate, to make the appropriate adjustments to clarify any ambiguities or mistakes, and to make adjustments deemed necessary in light of public testimony resulting from this review.

THE FOREGOING MOTION WAS READ IN FULL; THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS: Giarrusso, Green, Harris, Moreno, Morrell, Thomas - 6

NAYS: 0

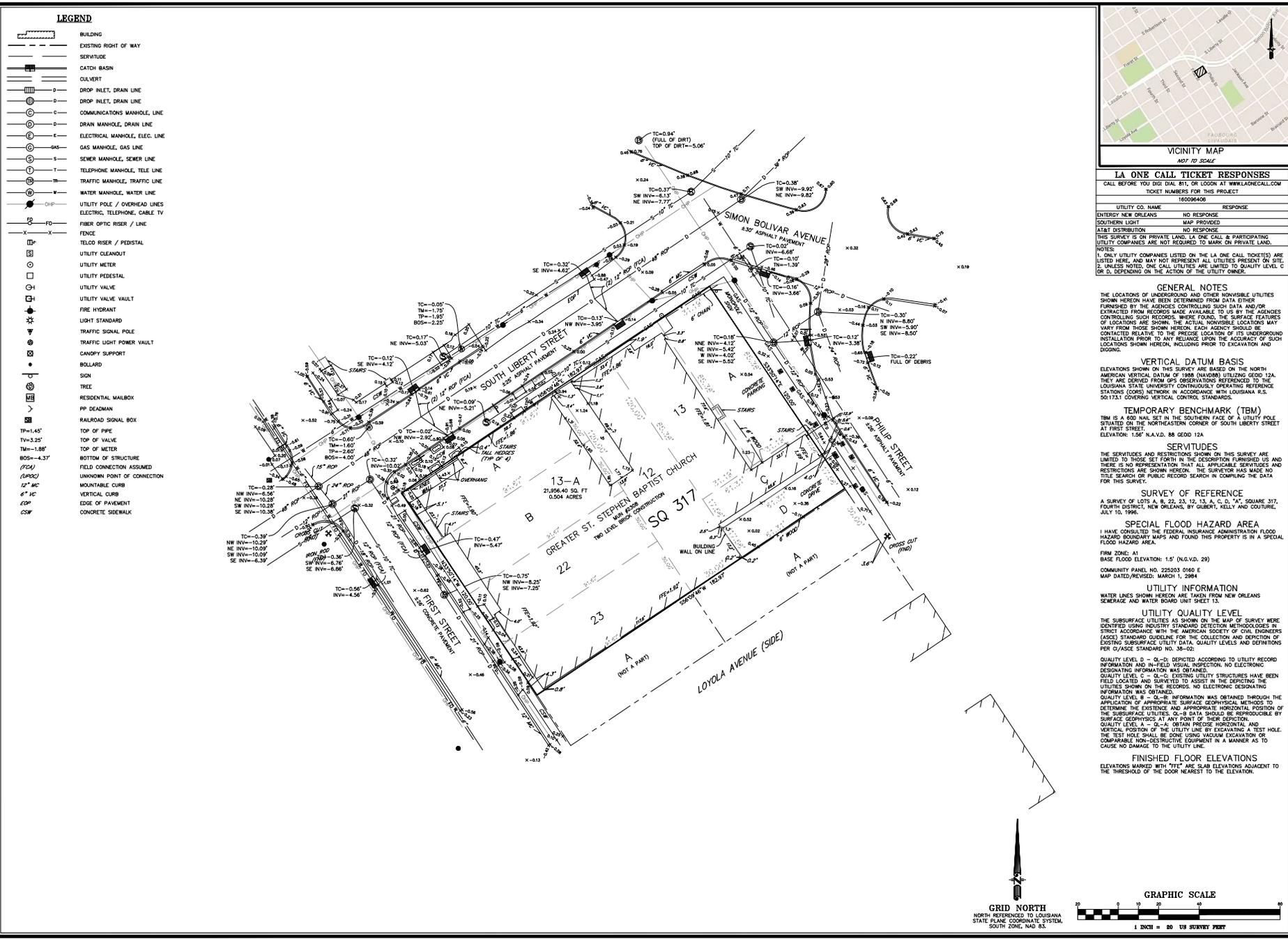
ABSENT: King - 1

AND THE MOTION WAS ADOPTED.

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**THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY**

ASSISTANT CLERK OF COUNCIL



- LEGEND**
- BUILDING
 - EXISTING RIGHT OF WAY
 - SERVICED
 - CATCH BASIN
 - CULVERT
 - D — DROP INLET, DRAIN LINE
 - ⊖ — DROP INLET, DRAIN LINE
 - ⊖ — COMMUNICATIONS MANHOLE, LINE
 - ⊖ — DRAIN MANHOLE, DRAIN LINE
 - ⊖ — ELECTRICAL MANHOLE, ELEC. LINE
 - ⊖ — GAS MANHOLE, GAS LINE
 - ⊖ — SEWER MANHOLE, SEWER LINE
 - ⊖ — TELEPHONE MANHOLE, TELE LINE
 - ⊖ — TRAFFIC MANHOLE, TRAFFIC LINE
 - ⊖ — WATER MANHOLE, WATER LINE
 - ⊖ — UTILITY POLE / OVERHEAD LINES
 - ⊖ — ELECTRIC, TELEPHONE, CABLE TV
 - FIBER OPTIC RISER / LINE
 - FENCE
 - TELCO RISER / PEDISTAL
 - — UTILITY CLEANOUT
 - — UTILITY METER
 - — UTILITY PEDESTAL
 - — UTILITY VALVE
 - — UTILITY VALVE VAULT
 - ⊙ — FIRE HYDRANT
 - ⊙ — LIGHT STANDARD
 - ⊙ — TRAFFIC SIGNAL POLE
 - ⊙ — TRAFFIC LIGHT POWER VAULT
 - ⊙ — CANOPY SUPPORT
 - ⊙ — BOLLARD
 - ⊙ — SIGN
 - ⊙ — TREE
 - ⊙ — RESIDENTIAL MAILBOX
 - ⊙ — PP DEADMAN
 - ⊙ — RAILROAD SIGNAL BOX
 - TP=1.45' — TOP OF PIPE
 - TV=3.25' — TOP OF VALVE
 - TM=1.88' — TOP OF METER
 - BOSS=4.37' — BOTTOM OF STRUCTURE
 - (FOA) — FIELD CONNECTION ASSUMED
 - (LPOC) — UNKNOWN POINT OF CONNECTION
 - 12" MC — MOUNTABLE CURB
 - 6" MC — VERTICAL CURB
 - EDP — EDGE OF PAVEMENT
 - CSW — CONCRETE SIDEWALK



VICINITY MAP
NOT TO SCALE

LA ONE CALL TICKET RESPONSES
CALL BEFORE YOU DIG DIAL 811, OR LOGON AT WWW.LAONECALL.COM
TICKET NUMBERS FOR THIS PROJECT

UTILITY CO. NAME	RESPONSE
ENTERGY NEW ORLEANS	NO RESPONSE
SOUTHERN LIGHT	MAP PROVIDED
AT&T DISTRIBUTION	NO RESPONSE

THIS SURVEY IS ON PRIVATE LAND. LA ONE CALL & PARTICIPATING UTILITY COMPANIES ARE NOT REQUIRED TO MARK ON PRIVATE LAND.

NOTES

- ONLY UTILITY COMPANIES LISTED ON THE LA ONE CALL TICKETS ARE LISTED HERE, AND MAY NOT REPRESENT ALL UTILITIES PRESENT ON SITE.
- UNLESS NOTED, ONE CALL UTILITIES ARE LIMITED TO QUALITY LEVEL C OR D, DEPENDING ON THE ACTION OF THE UTILITY OWNER.

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE 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 PRIOR TO EXCAVATION AND DIGGING.

VERTICAL DATUM BASIS

ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UTILIZING GEOD 12A. THEY ARE DERIVED FROM GPS OBSERVATIONS REFERENCED TO THE LOUISIANA STATE UNIVERSITY CONTINUOUSLY OPERATING REFERENCE STATIONS (COOPS) NETWORK IN ACCORDANCE WITH LOUISIANA R.S. 50:173.1 COVERING VERTICAL CONTROL STANDARDS.

TEMPORARY BENCHMARK (TBM)

TBM IS A 600 NAL SET IN THE SOUTHERN FACE OF A UTILITY POLE SITUATED ON THE NORTHEAST CORNER OF SOUTH LIBERTY STREET AT FIRST STREET.
ELEVATION: 1.56' N.A.V.D. 88 GEOD 12A

SERVITUDES

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.

SURVEY OF REFERENCE

A SURVEY OF LOTS A, B, 22, 23, 12, 13, A, C, Y4, SQUARE 317, FOURTH DISTRICT, NEW ORLEANS, BY GILBERT, KELLY AND COUTURE, JULY 10, 1998.

SPECIAL FLOOD HAZARD AREA

I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.

FIRM ZONE: A1
BASE FLOOD ELEVATION: 15' (N.A.V.D. 29)
COMMUNITY PANEL NO. 22503 0160 E
MAP DATED/REVISED: MARCH 1, 2004

UTILITY INFORMATION

WATER LINES SHOWN HEREON ARE TAKEN FROM NEW ORLEANS SEWERAGE AND WATER BOARD UNIT SHEET 13.

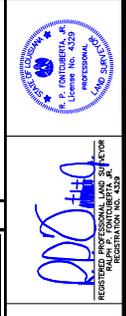
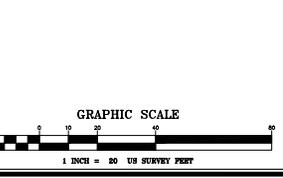
UTILITY QUALITY LEVEL

THE SUBSURFACE UTILITIES AS SHOWN ON THE MAP OF SURVEY WERE IDENTIFIED USING INDUSTRY STANDARD SECTION METHODOLOGIES IN STRICT ACCORDANCE WITH THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASSE) STANDARD GUIDELINE FOR THE COLLECTION AND SECTION OF EXISTING SUBSURFACE UTILITY DATA. QUALITY LEVELS AND DEFINITIONS PER ASSE STANDARD NO. 38-02:

QUALITY LEVEL 0 — 0-C: DETERMINED ACCORDING TO UTILITY RECORD INFORMATION AND IN-FIELD VISUAL INSPECTION. NO ELECTRONIC DESIGNATING INFORMATION WAS OBTAINED.
QUALITY LEVEL C — 0-C: EXISTING UTILITY STRUCTURES HAVE BEEN FIELD LOCATED AND SURVEYED TO ASSIST IN THE DESIGNING THE UTILITIES SHOWN ON THE RECORDS. NO ELECTRONIC DESIGNATING INFORMATION WAS OBTAINED.
QUALITY LEVEL B — 0-B: INFORMATION WAS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROPRIATE HORIZONTAL POSITION OF THE SUBSURFACE UTILITIES. 0-B DATA SHOULD BE REPRODUCIBLE BY SURFACE GEOPHYSICS AT ANY POINT OF THEIR DEPTH AND VERTICAL POSITION OF THE UTILITY LINE BY EXCAVATING A TEST HOLE. THE TEST HOLE SHALL BE DONE USING MEDIUM EXCAVATION OR COMPARABLE NON-DESTRUCTIVE EQUIPMENT IN A MANNER AS TO CAUSE NO DAMAGE TO THE UTILITY LINE.

FINISHED FLOOR ELEVATIONS

ELEVATIONS MARKED WITH "FF" ARE SLAB ELEVATIONS ADJACENT TO THE THRESHOLD OF THE DOOR NEAREST TO THE ELEVATION.



A TOPOGRAPHIC SURVEY OF
GREATER WORKS COMMUNITY CENTER
2308 S. LIBERTY STREET
CITY OF NEW ORLEANS, PARISH OF ORLEANS
LOUISIANA

1. I HAVE MADE THIS SURVEY IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERING AND SURVEYING, STATE OF LOUISIANA.

MATHES BRIERE ARCHITECTS

MARK	DESCRIPTION	DATE	BY	CHKD
1	BASED SURVEY/FINISHED FLOOR ELEVATIONS			

SCALE: 1" = 20'

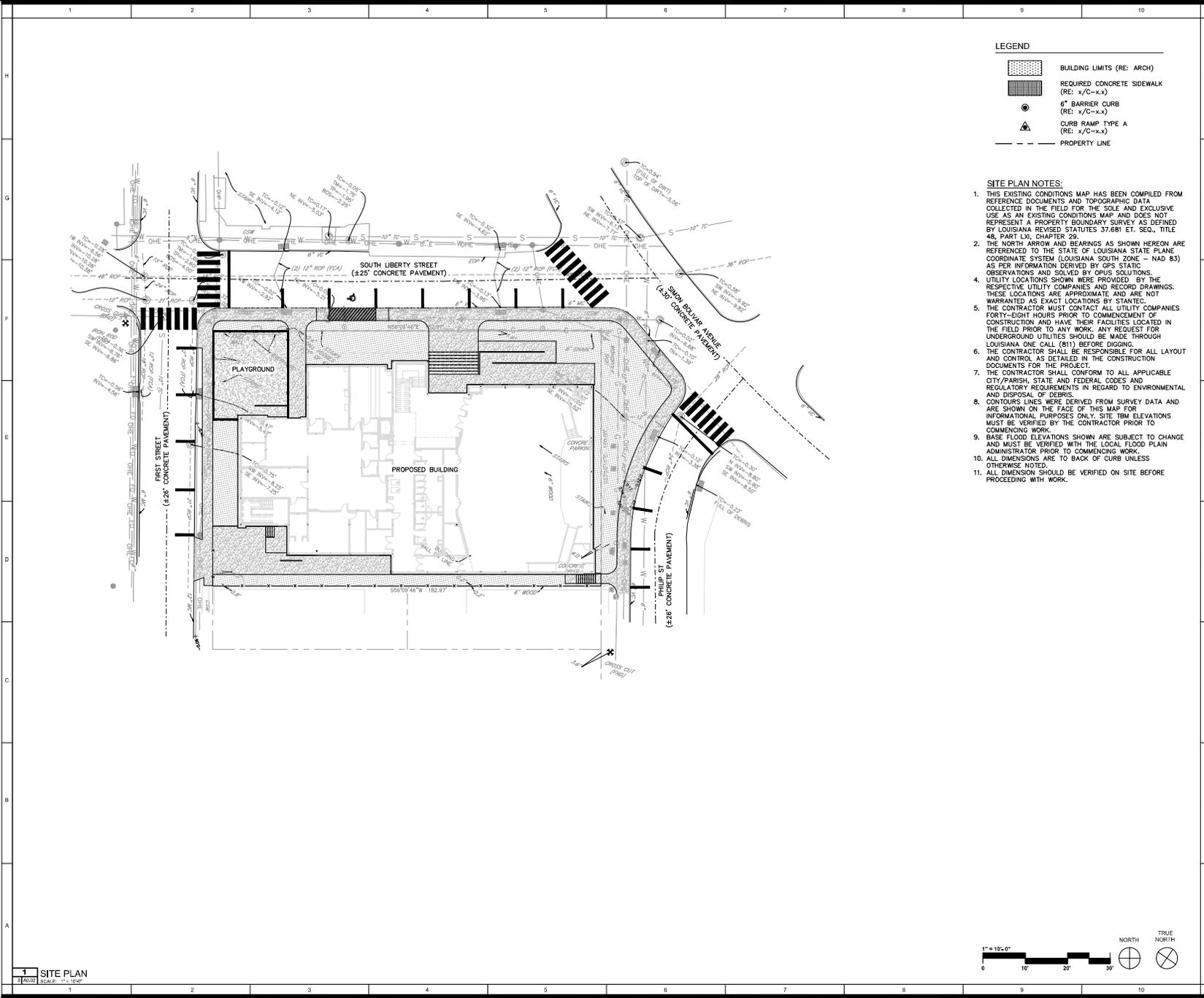
DATE: FEBRUARY 4, 2016

DRAWN BY: SLB

CHECKED BY: THG

FILE NO. 9184 PROJECT NO. 9184

SHEET 1 OF 1



LEGEND

- BUILDING LIMITS (RE: ARCH)
- REQUIRED CONCRETE SIDEWALK (RE: x/C-x.x)
-
-
-

- SITE PLAN NOTES:**
- THIS EXISTING CONDITIONS MAP HAS BEEN COMPILED FROM REFERENCE DOCUMENTS AND TOPOGRAPHIC DATA COLLECTED IN THE FIELD FOR THE SOLE AND EXCLUSIVE USE AS AN EXISTING CONDITIONS MAP AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY AS DEFINED BY LOUISIANA REVISED STATUTES: 37:481 ET. SEQ., TITLE 48, PART LX, CHAPTER 29.
 - THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE STATE OF LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH ZONE - NAD 83) AS PER INFORMATION DERIVED BY GPS STATIC OBSERVATIONS AND SOLVED BY OPUS SOLUTIONS.
 - UTILITY LOCATIONS SHOWN WERE PROVIDED BY THE RESPECTIVE UTILITY COMPANIES AND RECORD DRAWINGS. THESE LOCATIONS ARE APPROXIMATE AND ARE NOT WARRANTED AS EXACT LOCATIONS BY STATEEC.
 - THE CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES FORTY-EIGHT HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK. ANY REQUEST FOR UNDERGROUND UTILITIES SHOULD BE MADE THROUGH LOUISIANA ONE CALL (811) BEFORE DIGGING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LAYOUT AND CONTROL AS DETAILED IN THE CONSTRUCTION DOCUMENTS FOR THE PROJECT.
 - THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CITY/PARISH, STATE AND FEDERAL CODES AND REGULATORY REQUIREMENTS IN REGARD TO ENVIRONMENTAL AND DISPOSAL OF DEBRIS.
 - CONTOUR LINES WERE DERIVED FROM SURVEY DATA AND ARE SHOWN ON THE FACE OF THIS MAP FOR INFORMATIONAL PURPOSES ONLY. SITE TBM ELEVATIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK.
 - BASE FLOOD ELEVATIONS SHOWN ARE SUBJECT TO CHANGE AND MUST BE VERIFIED WITH THE LOCAL FLOOD PLAN ADMINISTRATOR PRIOR TO COMMENCING WORK.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BEFORE PROCEEDING WITH WORK.

1 SITE PLAN
 SCALE: 1" = 10'-0"



PRELIMINARY
 DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT. ANDRE' M. RODRIGUE, P.E. 29636 STATEEC CONSULTING SERVICES, INC.

CHASM ARCHITECTURE

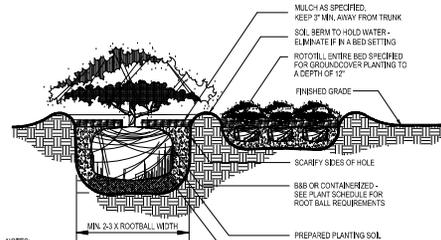
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 www.chasmarchitecture.com

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PROGRESS DRAWING NOT FOR CONSTRUCTION

Greater Works Family Life Center
 2300 S Liberty St., New Orleans, LA 70113
 for:
 Paul S. Morton Scholarship Foundation
 5600 Royal Rd.,
 New Orleans, LA 70127

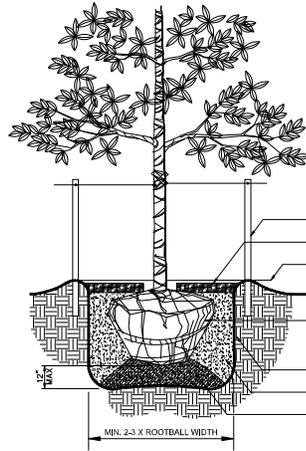
Drawn by: Author	Reviewed by: Checker	22002
SITE LAYOUT		C2.00
DESIGN DEVELOPMENT		3/29/2024



NOTES:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. IN SEMI-IMPERVIOUS SOIL CONDITIONS ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO SETTING ROOTBALL ELEVATIONS.

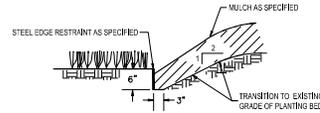
1 SHRUB & GROUND COVER PLANTING DETAIL
 NOT TO SCALE



NOTE:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL SHALL BE 4" ABOVE FINISH GRADE. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO SETTING ROOTBALL ELEVATIONS.

2 TREE PLANTING DETAIL
 NOT TO SCALE



NOTE:

TRENCH EDGER DETAIL SHALL BE USED AT LAWN AND PLANT BED EDGES

3 TRENCH EDGER
 NOT TO SCALE

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CHASM
 ARCHITECTURE

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 e www.chasmarchitecture.com

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PROGRESS
 DRAWING
 NOT FOR
 CONSTRUCTION

Greater Works Family Life Center
 2308 S Liberty St., New Orleans, LA 70113
 for
 Paul S. Morton Scholarship Foundation
 6000 Canal Blvd.
 New Orleans, LA 70127

Drawn by: A.Julor	Reviewed by: Chester	22002
LANDSCAPE DETAILS		L2.00
DESIGN DEVELOPMENT		3/29/2024

LANDSCAPE PLANTING NOTES

- 1. THE QUANTITIES INDICATED ON THE DRAWINGS AND ON THE PLANT MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR BUT SHOULD NOT BE ASSUMED TO BE CORRECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES INDICATED. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IN THE EVENT OF A DISCREPANCY, THE GRAPHIC REPRESENTATIONS SHOWN ON THE DRAWINGS SHALL GOVERN.
2. NO SUBSTITUTIONS AS TO SIZE, TYPE, SPACING, QUANTITY OR QUALITY OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF BOTH THE OWNER AND THE LANDSCAPE ARCHITECT. CHANGES IN PLANT MATERIAL MAY CONSTITUTE PLAN RE-APPROVAL BY JURISDICTIONAL AUTHORITIES.
3. PLANTS SHALL BE SUPPLIED AT THE SIZES SPECIFIED ON THE DRAWINGS. THE SIZES SHOWN ARE THE MINIMUMS FOR EACH CATEGORY (HEIGHT, SPREAD, CALIPER, CONTAINER SIZE, ETC.) WHEN A RANGE OF SIZE IS GIVEN, 75% OF THE PLANTS SUPPLIED MUST MEET THE MAXIMUM RANGE SIZE, AND 25% OF THE PLANTS SUPPLIED SHALL BE THE MINIMUM RANGE SIZE SPECIFIED. ALL MINIMUM SIZE REQUIREMENTS MUST BE MET PER PLANT.
4. CALIPER SIZE IS NOT TO BE REDUCED. CALIPER MEASUREMENTS SHALL BE TAKEN IN ACCORDANCE WITH ANSI STANDARDS. TREES LARGER THAN SPECIFIED MAY BE SUBSTITUTED AT NO ADDITIONAL COST TO THE OWNER. THE PLANTS SUPPLIED MUST CONFORM TO ALL OF THE MINIMUM DIMENSIONS INDICATED. SIZES OF CONTAINER OR ROOT BALLS, HEIGHT, AND SPREAD ARE INCREASED PROPORTIONATELY IN ACCORDANCE WITH ANSI Z60-1. ALL OTHER QUALITY REQUIREMENTS OF THE PLANT MATERIAL MUST ALSO BE ADHERED.
5. ALL TREES MUST BE STRAIGHT TRUNKED, HAVE A STRONG CENTRAL LEADER, FULL HEADED, AND MEET THE MINIMUM REQUIREMENTS SPECIFIED. TREES WITH A "Y" SHAPE ARE NOT ACCEPTABLE. TREES THAT HAVE BEEN FRESHLY PRUNED TO MEET THESE SPECIFICATIONS WILL BE REJECTED.
6. TREES AND SHRUBS TRANSPORTED DURING PERIODS OR CONDITIONS RESULTING IN HIGH TRANSPARATION SHALL BE SPRAYED WITH AN ANTI-DESICCANT PRIOR TO MOVING, APPLY AND REMOVE ANTI-DESICCANTS AT THE MANUFACTURER'S RECOMMENDATIONS.
7. TREES SHALL BE STAKED AND GUYED AS DETAILED AND SPECIFIED ONLY IF THE TREE CANNOT STAND ON ITS OWN. STAKE AND GUYED MATERIALS SHALL BE REMOVED BY THE LANDSCAPE SUBCONTRACTOR SIX (6) MONTHS AFTER FINAL ACCEPTANCE.
8. ALL PLANTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE AT ANY TIME PRIOR TO FINAL ACCEPTANCE. REJECTED PLANTS SHALL BE REPLACED IMMEDIATELY AT NO ADDITIONAL COST.
9. THE CONTRACTOR SHALL FIELD STAKE THE LOCATIONS OF ALL PLANTS PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE SHALL APPROVE STAKED LOCATIONS PRIOR TO EXCAVATION. PLANTS INSTALLED PRIOR TO APPROVAL ARE SUBJECT TO REJECTION AND REPLACEMENT AT NO ADDITIONAL COST.
10. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND SHALL AVOID DAMAGING UTILITIES DURING INSTALLATION. ANY UTILITIES DAMAGED DURING INSTALLATION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY. ALL REPAIRS SHALL BE AT NO ADDITIONAL COST.
11. NO TREES SHALL BE PLANTED WITHIN 10' OF SITE UTILITY LINES INCLUDING STORMWATER PIPES. TREE LOCATIONS PROPOSED WITHIN 10' SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING. FIELD ADJUSTMENT OF TREE LOCATIONS SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. PLANTS RELOCATED AND INSTALLED WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT WILL BE REMOVED, REPLACED, AND RELOCATED AT NO ADDITIONAL COST.
12. THE CONTRACTOR SHALL UTILIZE ON-SITE TOPSOIL AS AVAILABLE. ALL TOPSOIL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
13. ALL PLANTS SHALL BE PLACED WITH THE BEST FACE FORWARD, TOWARDS THE STREET WHENEVER POSSIBLE.
14. CERTIFIED SOIL TEST REPORTS: SUBMIT TWO COPIES EACH OF CERTIFIED TEST REPORTS FOR TOPSOIL. PRIOR TO COMMENCEMENT OF CONSTRUCTION, OBTAIN SOIL TEST FOR THE TOPSOIL PROPOSED FOR USE. OBTAIN A MINIMUM OF 3 TOPSOIL TESTS. TAKE SAMPLES OF AVAILABLE TOPSOIL AT 3 SEPARATE LOCATIONS, SPECIFICALLY LABELING THE POINT OF ORIGIN OF EACH. TOPSOIL TESTS SHALL BE PERFORMED BY:
LOUISIANA STATE UNIVERSITY
SOIL TESTING AND PLANT ANALYSIS LAB
104 STURGEON HILL, 137 J.C. MILLER HALL
BATON ROUGE, LA 70803
HTTPS://WWW.LSUAGCENTER.COM/PORTALS/IOUR_OFFICES/DEPARTMENTS/SP/SS/SERVICE/LABS/SOIL_TESTING/LAB

SOIL FERTILITY TEST SHALL IDENTIFY THE FOLLOWING: PH AVAILABLE PHOSPHORUS, POTASSIUM, CALCIUM, MAGNESIUM, AND ORGANIC MATTER PERCENTAGE CONTENT. RECOMMENDATIONS FOR FERTILIZERS FOR THE SOILS BASED ON THE PLANTS PROPOSED FOR THE PROJECT SHALL BE PROVIDED BY THE TESTING AGENCY, AS WELL AS ANY RECOMMENDATIONS FOR PH AND ORGANIC MATTER ADJUSTMENTS. SOIL SAMPLES SHALL BE COLLECTED, STORED, SHIPPED OR DELIVERED TO THE SPECIFIED LAB IN ACCORDANCE WITH THE WRITTEN INSTRUCTIONS OF THE TESTING AGENCY.

- SOIL AMENDMENTS - SOIL AMENDMENTS SHALL BE PER THE APPROVED SOIL TEST REPORT. AT A MINIMUM, THE FOLLOWING SHALL APPLY:
• ORGANIC MATTER: COMPOST THAT IS WEED-FREE, STABLE, FULLY COMPOSTED ORGANIC MATTER, HAVING A PH RANGE OF 5.5 TO 7. MOISTURE CONTENT 35-65 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH A 0.75 INCH SIEVE; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS, AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.
• SAND: LEAN, COARSE, UNGRADED, MEETING THE REQUIREMENTS OF ASTM C33 FOR FINE AGGREGATES.
• FINE FINE BARK: HAMMER MILLED GRADED FINE BARK, WITH PARTICLE SIZE BETWEEN 0.5-0.75 INCH.
• FERTILIZER TYPE AND RECOMMENDATIONS SHALL BE PER THE APPROVED SOIL TEST RESULTS. FERTILIZERS SHALL BE A SLOW-RELEASE GRANULAR OR PELLETED TYPE.
• COW MANURE: WELL COMPOSTED MANURE, BAGGED OR BULK, WITH AN NPK ANALYSIS OF 3-4-1 OR SIMILAR
15. TREES AND SHRUBS MOVED DURING PERIODS OF HIGH TRANSPARATION SHALL BE SPRAYED WITH AN ANTI-DESICCANT PRIOR TO MOVING. ACCEPTABLE ANTI-DESICCANTS SHALL BE AS FOLLOWS OR APPROVED EQUAL:
• CLEARSPRAY / W.A. CLEAR / CHEMICAL CORP., SOMERSET, NJ
• CLOUDCOVER / EASY GARDNER, WACO, TX
• WILT-PROOF / WILT-PROOF PRODUCTS, INC., GREENWICH, CT
APPLY AND REMOVE ANTI-DESICCANT AT THE MANUFACTURER'S RECOMMENDATIONS.

- 16. ALL PLANTS ARE SUBJECT TO REVIEW AND APPROVAL AT ANY TIME PRIOR TO FINAL ACCEPTANCE. REJECTED PLANTS SHALL BE REPLACED IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER.
17. ALL SHRUB AND GROUND COVER BEDS SHALL BE THOROUGHLY ROTO-TILLED TO A MINIMUM OF TWELVE INCHES (12") PRIOR TO PLANT PLACEMENT. AMENDMENTS SHALL BE THOROUGHLY TILLED INTO THE SOIL.
18. NO PLANTS SHALL BE INSTALLED IN POOR DRAINAGE CONDITIONS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR TESTING SUSPECT PLANT PITS PRIOR TO PLANT INSTALLATION.
19. ALL PLANTS SHOULD BE PRUNED AS NECESSARY PRIOR TO INSTALLATION.
20. PRE-EMERGENT HERBICIDES, TRIFLURALIN, PREEN, OR APPROVED EQUAL, SHALL BE APPLIED TO ALL PLANTING BEDS PRIOR TO MULCHING. APPLY AT MANUFACTURER'S RECOMMENDATIONS. HERBICIDES SHALL BE INCORPORATED INTO THE SOIL AT THE RECOMMENDATION OF THE MANUFACTURER.
21. APPLY ORGANIC ROOT STIMULATOR, CONTINUING MYCORRHIZAE, TO ALL PLANTS PRIOR TO BACKFILLING. ROOT STIMULATOR SHALL BE GREAT WHITE PREMIUM MYCORRHIZA OR APPROVED EQUAL. APPLY AT MANUFACTURER'S RECOMMENDATIONS.

- 22. SOIL AMENDMENTS SHALL BE 60% EXISTING TOPSOIL COMBINED WITH 40% PREPARED ADDITIVES (BY VOLUME) AS FOLLOWS:
• 2 PARTS ORGANIC MATTER: COMPOST THAT IS WEED-FREE, STABLE, FULLY COMPOSTED ORGANIC MATTER, HAVING A PH RANGE OF 5.5 TO 7. MOISTURE CONTENT THIRTY FIVE TO FIFTY FIVE (35 TO 55) PERCENT BY WEIGHT; ONE HUNDRED (100) PERCENT PASSING THROUGH A THREE-FOURTHS (3/4) INCH SIEVE; NOT EXCEEDING ONE-HALF (0.5) PERCENT INERT CONTAMINANTS; AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.
• 1 PART SAND, CLEAN, COARSE, UNGRADED RIVER SAND, MEETING THE REQUIREMENTS OF ASTM C33 FOR FINE AGGREGATES.
• 1 PART COW MANURE, STERILIZED, COMPOSTED, AND WEED FREE.
• 1 PART FINE FINE BARK: HAMMER MILLED GRADED FINE BARK, WITH PARTICLE SIZE BETWEEN ONE HALF AND THREE QUARTER (1/2 AND 3/4) INCH.
• FERTILIZER AMENDMENTS ONLY PER THE APPROVED SOIL TEST RESULTS.
• PH ADJUSTMENTS ONLY AS PER THE APPROVED SOIL TEST RESULTS.

- 23. MULCH MATERIAL: LOCALLY PRODUCED, FINELY SHREDDED, FIBROUS HARDWOOD BARK, FREE FROM OTHER FOREIGN MATERIAL, PASSING A ONE AND ONE-HALF (1-1/2) INCH SCREEN, DARK BROWN TO BLACK IN COLOR. MULCH SHALL CONTAIN NO DYES, CONSTRUCTION DEBRIS, STONES, STICKS, LEAVES SHREDDED WOOD PALLETS, OR TREATED WOOD PRODUCTS
24. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE PLANT INSTALLATIONS UNTIL ACCEPTED BY THE OWNER. MAINTENANCE SHALL INCLUDE RE-MULCHING, WATERING, APPLICATIONS OF HERBICIDES, FUNGICIDES, INSECTICIDES AND PESTICIDES AS NECESSARY. MAINTENANCE SHALL INCLUDE ALL PLANTINGS, TREES, SHRUBS, GROUNDCOVERS, ANNUALS, PERENNIALS, SEEDED AREAS AND SOO.
25. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE IN A VIGOROUS AND THRIVING CONDITION ACCORDING TO THE NATURAL GROWTH HABITS OF THE INDIVIDUAL SPECIES FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE OWNER. PLANTS NOT IN A HEALTHY AND THRIVING CONDITION SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR.
26. ALL PLANTS SHALL BE IN A HEALTHY AND THRIVING CONDITION ACCORDING TO THE NORMAL GROWTH HABITS OF THE INDIVIDUAL SPECIES AT THE TIME OF PROJECT TURNOVER TO THE OWNER. AT TURNOVER, THE OWNER IMMEDIATELY ASSUMES ALL MAINTENANCE NEEDS / REQUIREMENTS.

- THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS. THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THESE SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANT WARRANTY SHALL BEGIN ON THE DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE AND CONTINUE FOR THE FOLLOWING PERIODS, CLASSIFIED BY PLANT TYPE:
A. TREES - 1 YEAR.
B. SHRUBS - 1 YEAR.
C. GROUND COVER AND PERENNIAL FLOWER PLANTS - 1 YEAR.
D. BULBS, ANNUAL FLOWER AND SEASONAL COLOR PLANTS - FOR THE PERIOD OF EXPECTED BLOOM OR PRIMARY DISPLAY.

PLANTS SHALL BE HEALTHY, FREE OF PESTS AND DISEASE, AND IN FLOURISHING CONDITION AT THE END OF THE WARRANTY PERIOD. PLANTS SHALL BE FREE OF DEAD AND DYING BRANCHES AND BRANCH TIPS, AND SHALL BEAR FOLIAGE OF NORMAL DENSITY, SIZE, AND COLOR FOR THE INDIVIDUAL SPECIES. TREES AND SHRUBS SHALL BE CONSIDERED COMPLETELY DEAD IF THE MAIN LEADER HAS DIED, OR IF 25% OR MORE OF THE CANOPY / VEGETATION HAS DIED OR IN AN UNHEALTHY CONDITION AT THE END OF THE WARRANTY PERIOD. GROUNDCOVER, VINES, AND OTHER PLANTS SHALL BE CONSIDERED DEAD IF 25% OR MORE OF THE VEGETATION HAS DIED OR IN AN UNHEALTHY CONDITION AT THE END OF THE WARRANTY PERIOD.

LANDSCAPE SEED / SOD NOTES

- 1. SOD SHALL BE NUMBER ONE QUALITY / PREMIUM GRADE FESCUE SOD. LANDSCAPE CONTRACTOR SHALL SUBMIT VENDOR CERTIFICATION FOR VERIFICATION PRIOR TO INSTALLATION.
2. SCARIFY, LOOSEN, FLAT AND DRAG THE UPPER FOUR INCHES (4") OF SOIL TO BRING IT TO PROPER CONDITION AND GRADE PRIOR TO SODDING. REMOVE STONES LARGER THAN ONE INCH (1") STICKS, ROOTS, RUBBER, ETC. FINISHED GRADE SHALL BE LOOSE AND FREE DRAINING PRIOR TO SEEDING / SODDING.
3. STRIP EXISTING GRASS AND WEEDS, INCLUDING ROOTS, PRIOR TO SEEDING / SODDING OPERATIONS. APPLY HERBICIDES AS NECESSARY TO SPOT TREAT UNWANTED SPECIES.
4. INSTALL SOD TIGHTLY BUTTED, LEAVING NO GAPS BETWEEN SOD PIECES, PIN OR PEG SOD ON SLOPES 4:1 AND GREATER, MOISTEN TOPSOIL PRIOR TO PLACING SOD.
5. ALL SODDED AREAS MUST BE MAINTAINED BY THE LANDSCAPE CONTRACTOR UNTIL ACCEPTANCE BY THE OWNER.
6. SOD SHALL BE HYBRID BERMUDA 'TIF TUFF' OR APPROVED EQUAL. SOLID SOD ALL AREAS SHOWN FOR SOD.

IRRIGATION NOTES

- 1. THE CONTRACTOR SHALL PROVIDE A FULL IRRIGATION SYSTEM FOR THE PROPOSED LANDSCAPE. THE IRRIGATION SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE PARAGRAPH 23.5.G AS FOLLOWS:
SPRINKLER IRRIGATION SYSTEMS ARE REQUIRED FOR LANDSCAPED AREAS WHEN NATURAL SYSTEMS ARE NOT AVAILABLE OR ARE NOT PART OF A STORMWATER BMP. THE TYPE OF PLANT MATERIAL, THE CONDITION, AND GROWING MEDIUM WHERE THEY ARE INSTALLED, AND SUN EXPOSURE SHALL DICTATE THE TYPE OF SPRINKLER IRRIGATION SYSTEM(S). ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER AND SHALL BE APPROVED AS PART OF THE LANDSCAPE PLAN. WHEN IRRIGATION IS INSTALLED, IT SHALL COMPLY WITH THE FOLLOWING STANDARDS:
• AUTOMATIC CONTROLLERS SHALL BE SET TO WATER BETWEEN 7:00 P.M. AND 10:00 A.M. TO REDUCE EVAPORATION.
• IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID RUNOFF, LOW-HEAD DRAINAGE, OVERSPRAY, OR OTHER SIMILAR CONDITIONS WHERE WATER FLOWS OR DRIFTS ONTO ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS, OR STRUCTURES.
• IRRIGATION EQUIPMENT SHALL COMPLY WITH THE FOLLOWING STANDARDS.
o LOW-VOLUME IRRIGATION SYSTEMS WITH AUTOMATIC CONTROLLERS ARE REQUIRED. LOW-VOLUME IRRIGATION SYSTEMS INCLUDE LOW-VOLUME SPRINKLER HEADS, DRIP EMITTERS, AND BUBBLER EMITTERS.
o DRIP, TRICKLE OR OTHER LOW-VOLUME IRRIGATION SHALL BE PROVIDED ON AT LEAST NINETY PERCENT (90%) OF THE LANDSCAPE AREAS EXCEPT FOR THOSE AREAS DEVOTED TO TURF AND FLAT GROUNDCOVER PLANTS. IF A LICENSED LANDSCAPE ARCHITECT OR LANDSCAPE CONTRACTOR VERIFIES THAT A DRIP OR TRICKLE SYSTEM IS NOT FEASIBLE DUE TO LOCATION, THE REQUIRED PERCENTAGE OF DRIP OR TRICKLE IRRIGATION MAY BE REDUCED BY TECHNICAL DECISION OF STAFF APPROVING THE LANDSCAPE PLAN.
o RIFLOW, UNDER-THE-HEAD, OR IN-LINE ANTI-DRAIN VALVES SHALL BE INSTALLED AS NEEDED TO PREVENT LOW-HEAD DRAINAGE.
o AUTOMATIC CONTROL SYSTEMS SHALL BE ABLE TO ACCOMMODATE ALL ASPECTS OF THE DESIGN. AUTOMATIC CONTROLLERS SHALL BE DIGITAL, HAVE MULTIPLE PROGRAMS, MULTIPLE CYCLES, AND SENSOR INPUT CAPABILITIES.
o SOIL MOISTURE SENSORS AND RAIN OR MOISTURE-SENSING OVERRIDE DEVICES ARE MANDATORY.
o SPRINKLER HEADS SHALL BE SELECTED AND SPACED FOR PROPER AREA COVERAGE, APPLICATION RATE, OPERATING PRESSURE, AND ADJUSTMENT CAPABILITY. SPRINKLERS SHALL HAVE MATCHED PRECIPITATION AND APPLICATION RATES WITH EACH CONTROL VALVE GROUP.
o DRIP IRRIGATION SYSTEMS ARE PERMITTED IF COMMERCIAL OR AGRICULTURAL GRADE MATERIALS ARE USED. COMPONENTS SHALL BE INSTALLED BELOW THE SOIL EXCEPT FOR EMITTERS.
o BACKFLOW PREVENTION DEVICES ARE REQUIRED.
o RAINWATER HARVESTING AND/OR DEDICATED LANDSCAPE WATER METERS ARE RECOMMENDED ON ALL LANDSCAPE AREAS TO FACILITATE WATER MANAGEMENT AND COST REDUCTION.

LANDSCAPE MATERIALS SCHEDULE

Table with columns: Qty, Symbol, Botanical Name +, Common Name, Size, Height, Spread, Comments*, Native (N) / Native Hybrid (NH), Percent of Total Required (By Type). Includes Ornamental Trees, Shrubs, and Perennials/Ornamental Grasses.

Table with columns: Front Landscaped Yard Calculations per 23.6.B, Building Footing ROW minus pavement / 3', Required, Provided. Includes North, South, East, West, and TOTAL calculations.

159 PLANTS PROPOSED TOTAL. 73% Native / Native Hybrid.

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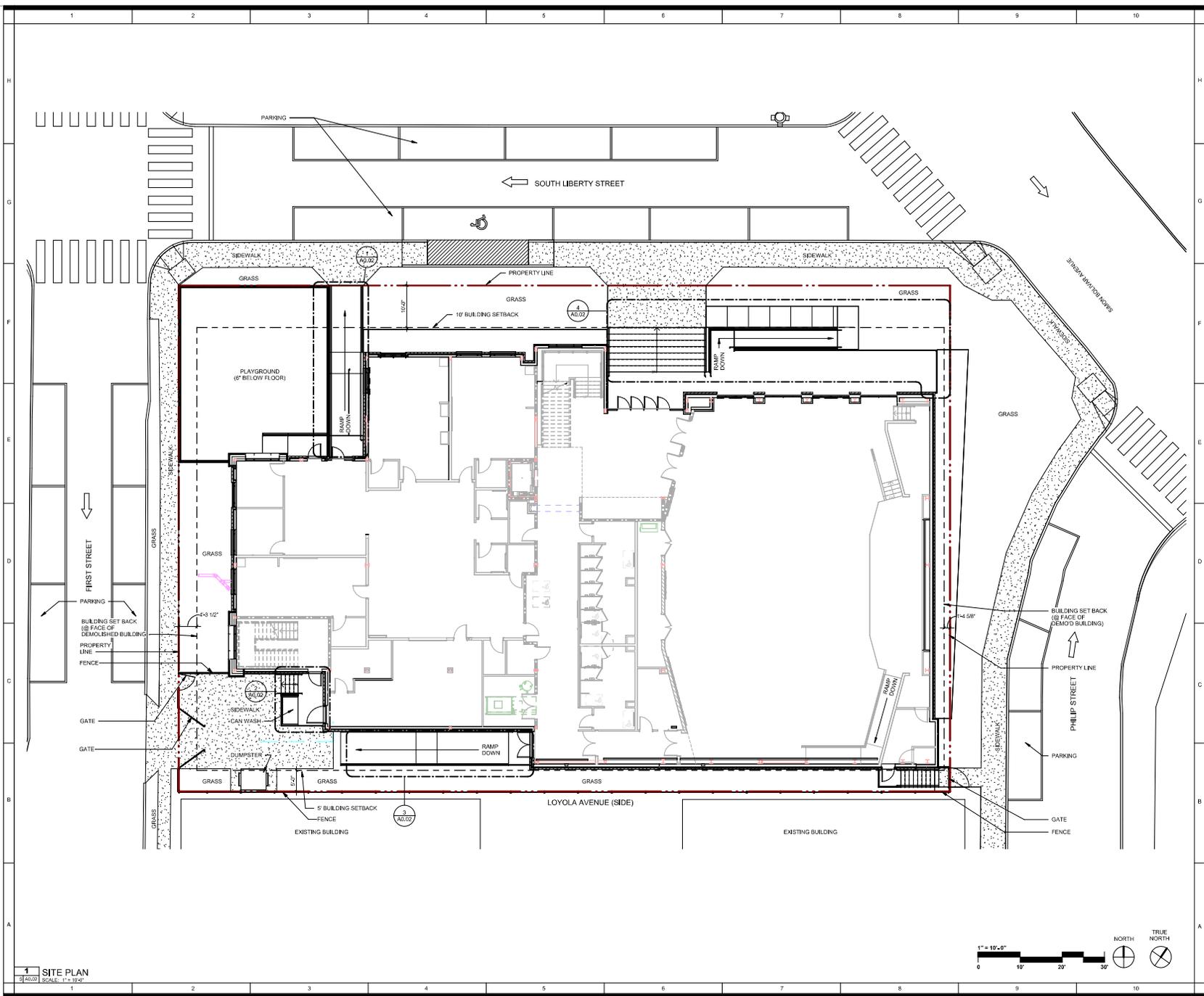
PROGRESS DRAWING NOT FOR CONSTRUCTION

Greater Works Family Life Center 2306 S Liberty St., New Orleans, LA 70113 for Paul St. Morton Scholarship Foundation 6000 Road 894, New Orleans, LA 70127

Table with columns: Drawn by: AJR, Reviewed by: Chaker, 22002, LANDSCAPE NOTES, L2.01, DESIGN DEVELOPMENT, 3/29/2024

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DATE: 7/1/2024 10:45 AM
 FILE: 24-001 - AUGUST BOOK (Greater Works Family Life Center) 20240710.RVT
 AUTHOR: Bob Chasman



1 SITE PLAN
 3/1/2024 SCALE: 1" = 10'-0"

#	DATE	CHANGE DESCRIPTION

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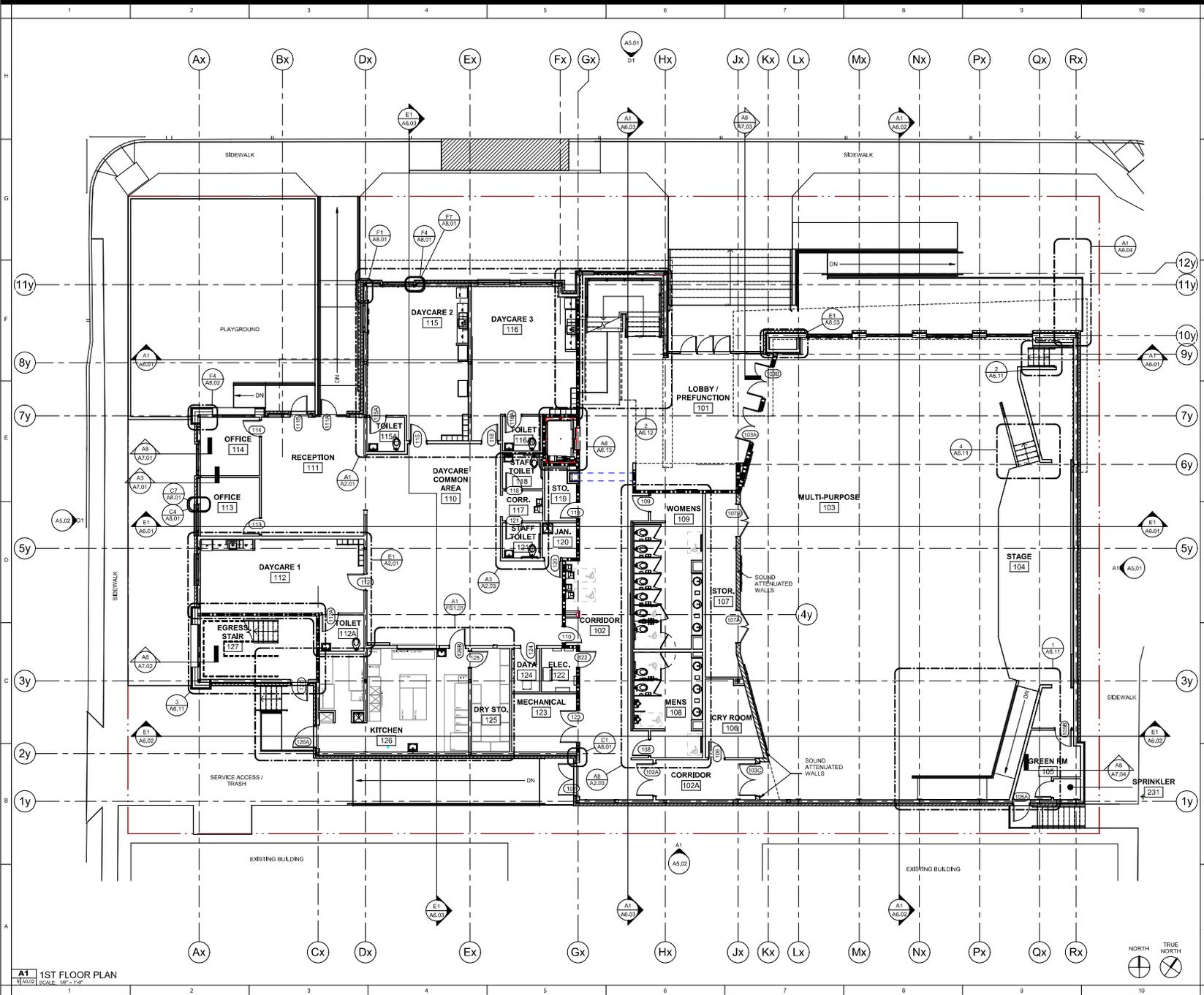
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GREATER WORKS FAMILY LIFE CENTER

Greater Works Family Life Center
 2308 S Liberty St., New Orleans, LA 70113
 for Paul S. Morton Scholarship Foundation
 6800 Royal Blvd.,
 New Orleans, LA 70112

Drawn by: Author	Reviewed by: Checker	22002
SITE PLAN		A0.01
DESIGN DEVELOPMENT		3/29/2024



A1 1ST FLOOR PLAN
 8/14/2022 SCALE: 1/8" = 1'-0"

#	DATE	CHANGE DESCRIPTION



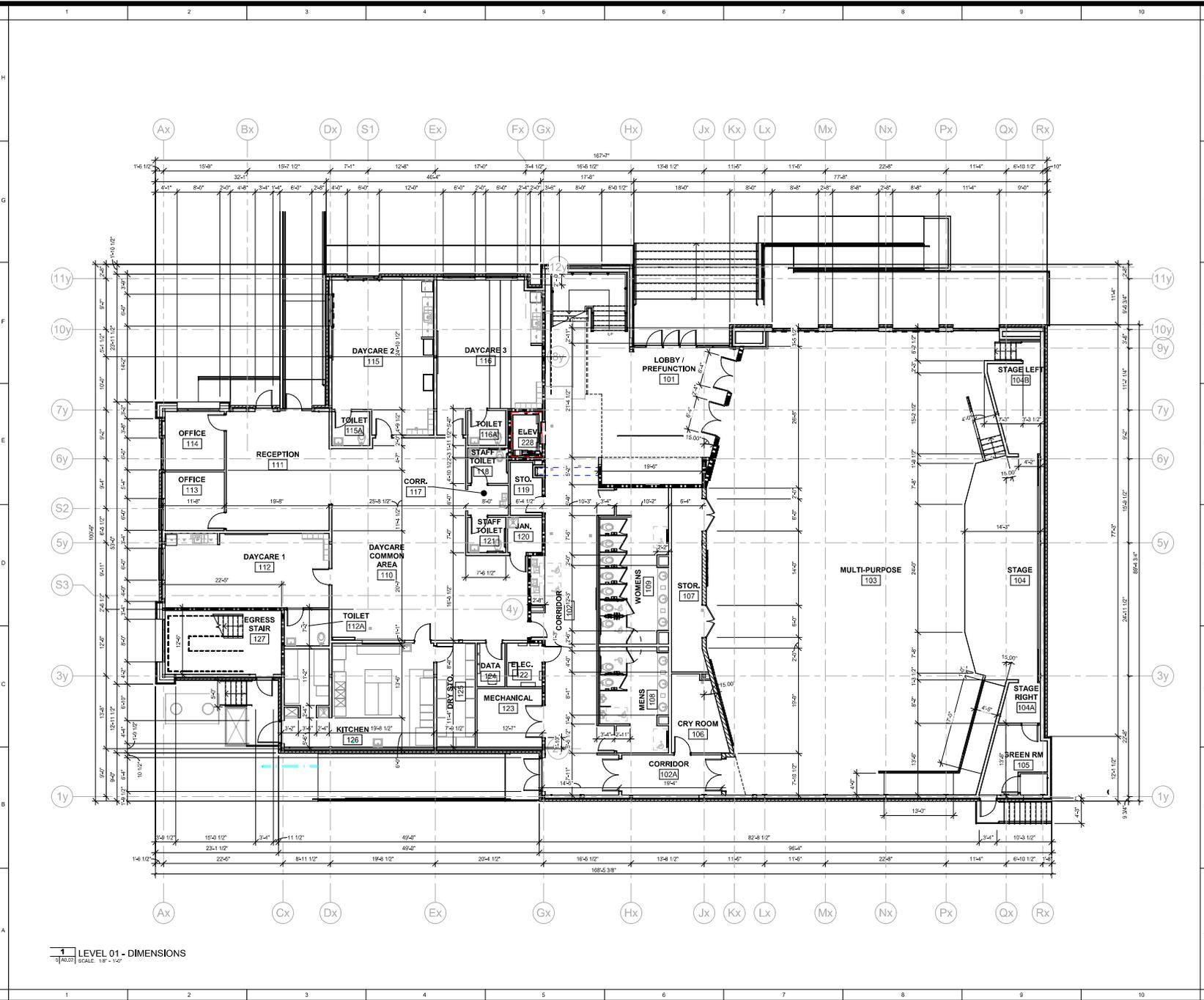
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PROGRESS DRAWING
 NOT FOR CONSTRUCTION

GREATER WORKS
 Greater Works Family Life Center
 2305 St. Liberty St., New Orleans, LA 70113
 for Paul S. Morton Scholarship Foundation
 5600 Road 88c
 New Orleans, LA 70127

Drawn by: gg	Reviewed by: Chacdr	22002
FLOOR PLAN - 1ST FLOOR		A1.01
DESIGN DEVELOPMENT		3/29/2024



1 LEVEL 01 - DIMENSIONS
 9/20/23 SCALE: 1/8" = 1'-0"

#	DATE	CHANGE DESCRIPTION



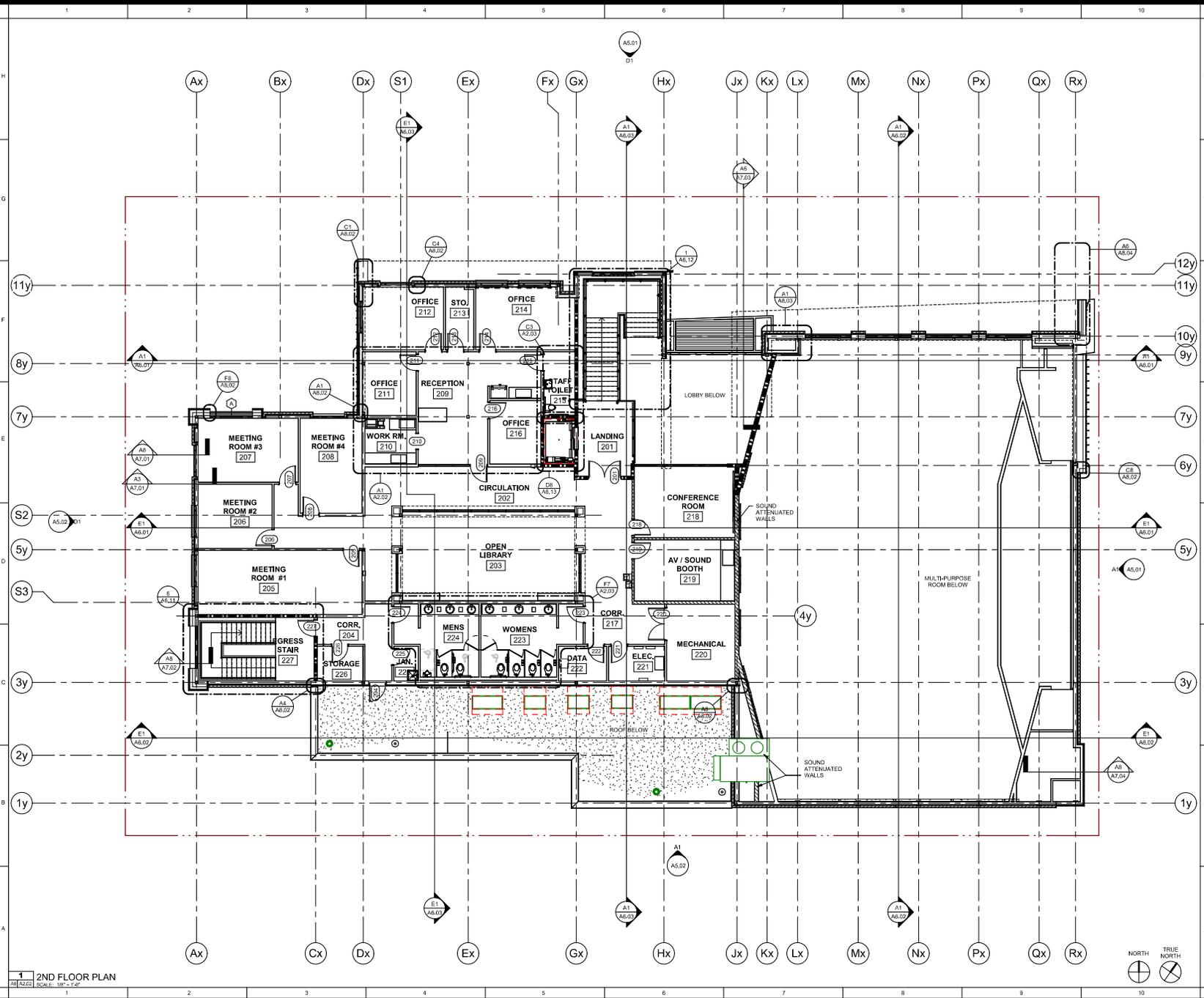
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PROGRESS DRAWING
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GREATER Works
 Greater Works Family Life Center
 2200 St. Liberty St., New Orleans, LA 70113
 for Paul S. Morton Scholarship Foundation
 5000 Road Blv.,
 New Orleans, LA 70127

Drawn by: Author	Reviewed by: Chador	22002
DIMENSION PLAN - 1ST FLOOR		A1.01D
DESIGN DEVELOPMENT		3/29/2024



1 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

#	DATE	CHANGE DESCRIPTION



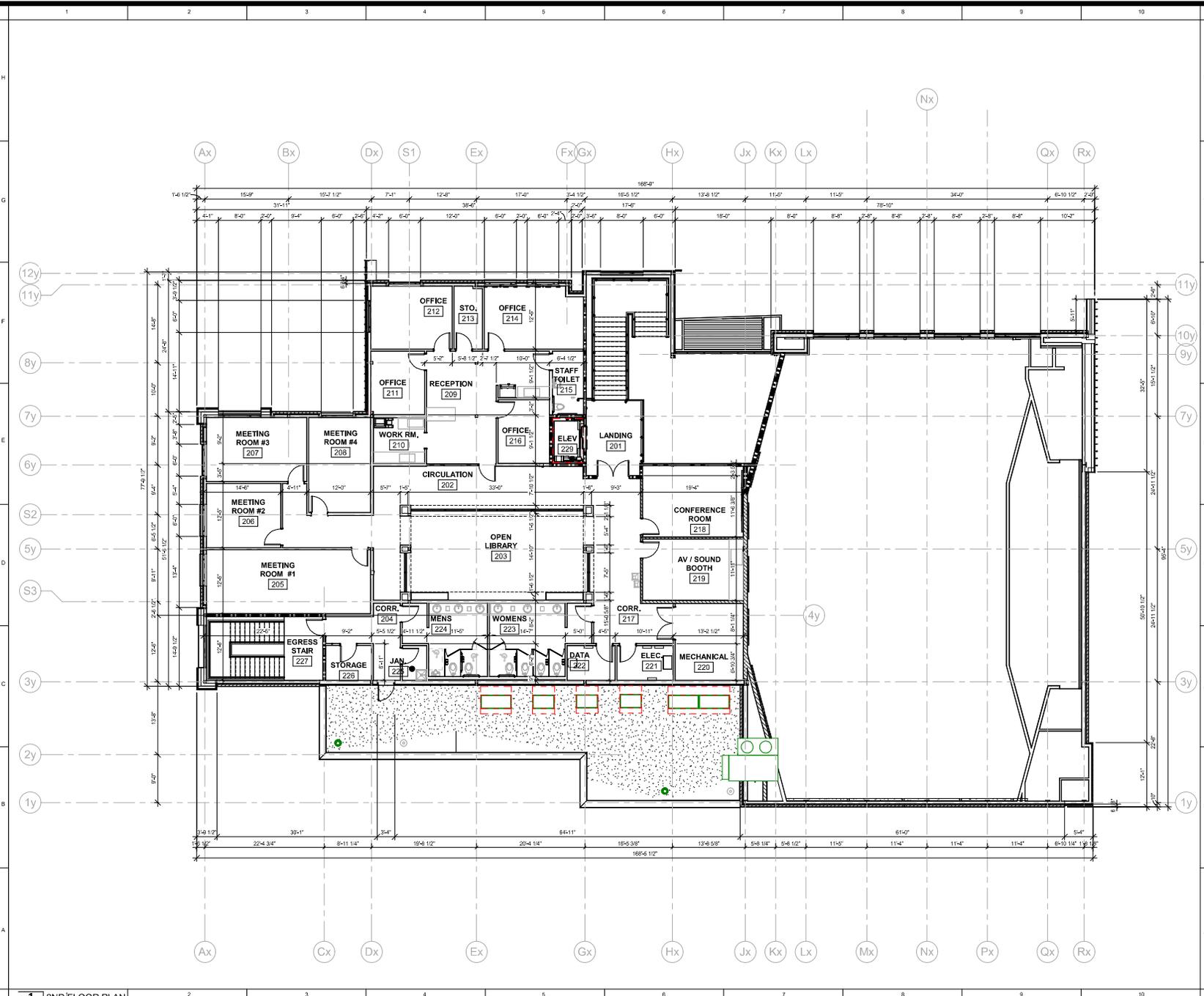
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GREATER Works
Greater Works Family Life Center
 2305 St. Liberty St., New Orleans, LA 70113
 for
 Paul S. Morton Scholarship Foundation
 5600 Road 88c
 New Orleans, LA 70127

Drawn by: gg	Reviewed by: Chadar	22002
FLOOR PLAN - 2ND FLOOR		A1.02
DESIGN DEVELOPMENT		3/29/2024



#	DATE	CHANGE DESCRIPTION



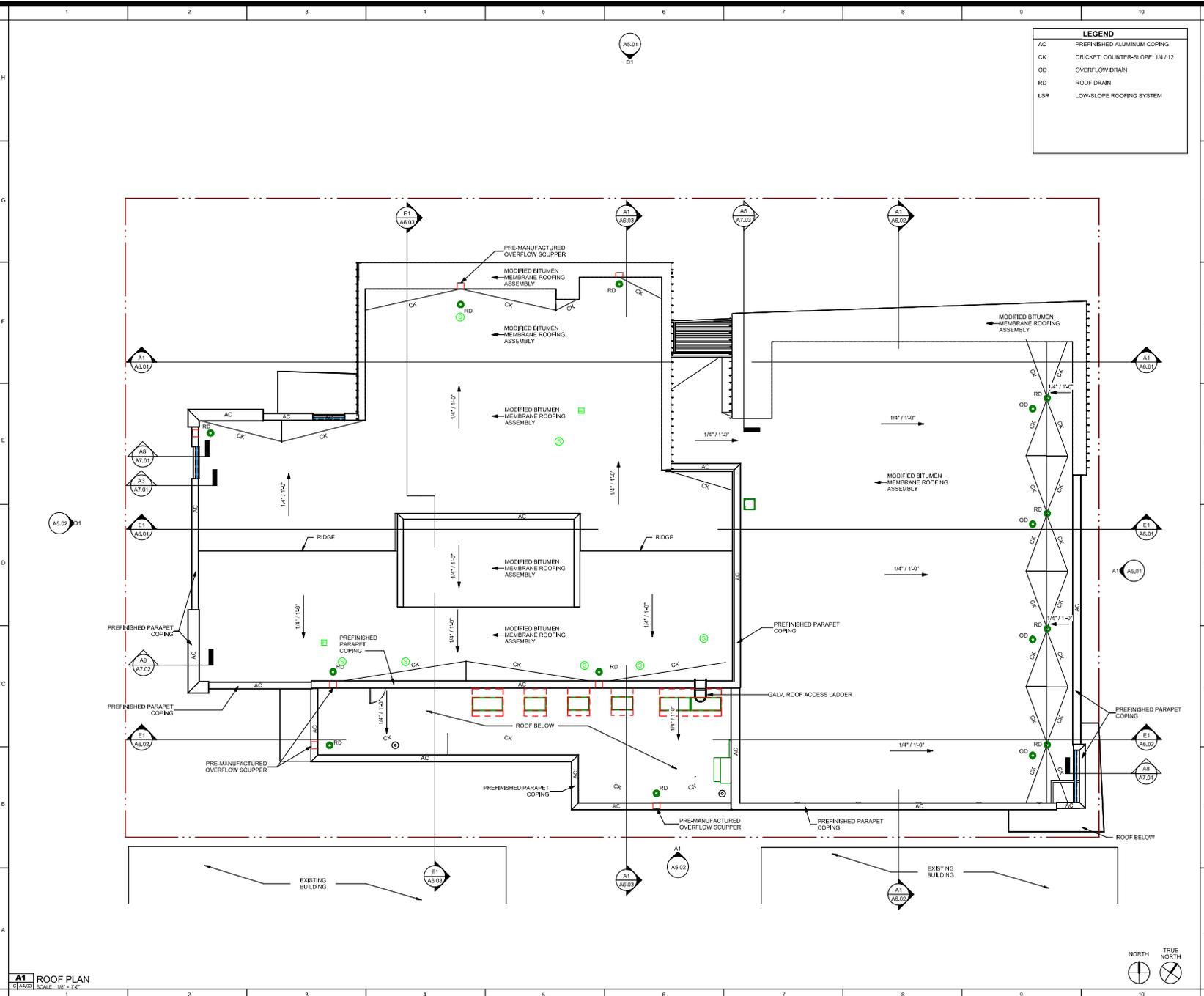
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Drawn by: Author	Reviewed by: Chasler	22002
DIMENSION PLAN - 2ND FLOOR		A1.02D
DESIGN DEVELOPMENT		3/29/2024



LEGEND	
AC	PRE-FINISHED ALUMINUM COPING
CK	CRICKET, COUNTER-SLOPE: 1/4" / 1/2"
OD	OVERFLOW DRAIN
RD	ROOF DRAIN
LSR	LOW-SLOPE ROOFING SYSTEM

A1 ROOF PLAN
 CLASS: 01 SCALE: 1/8" = 1'-0"



#	DATE	CHANGE DESCRIPTION

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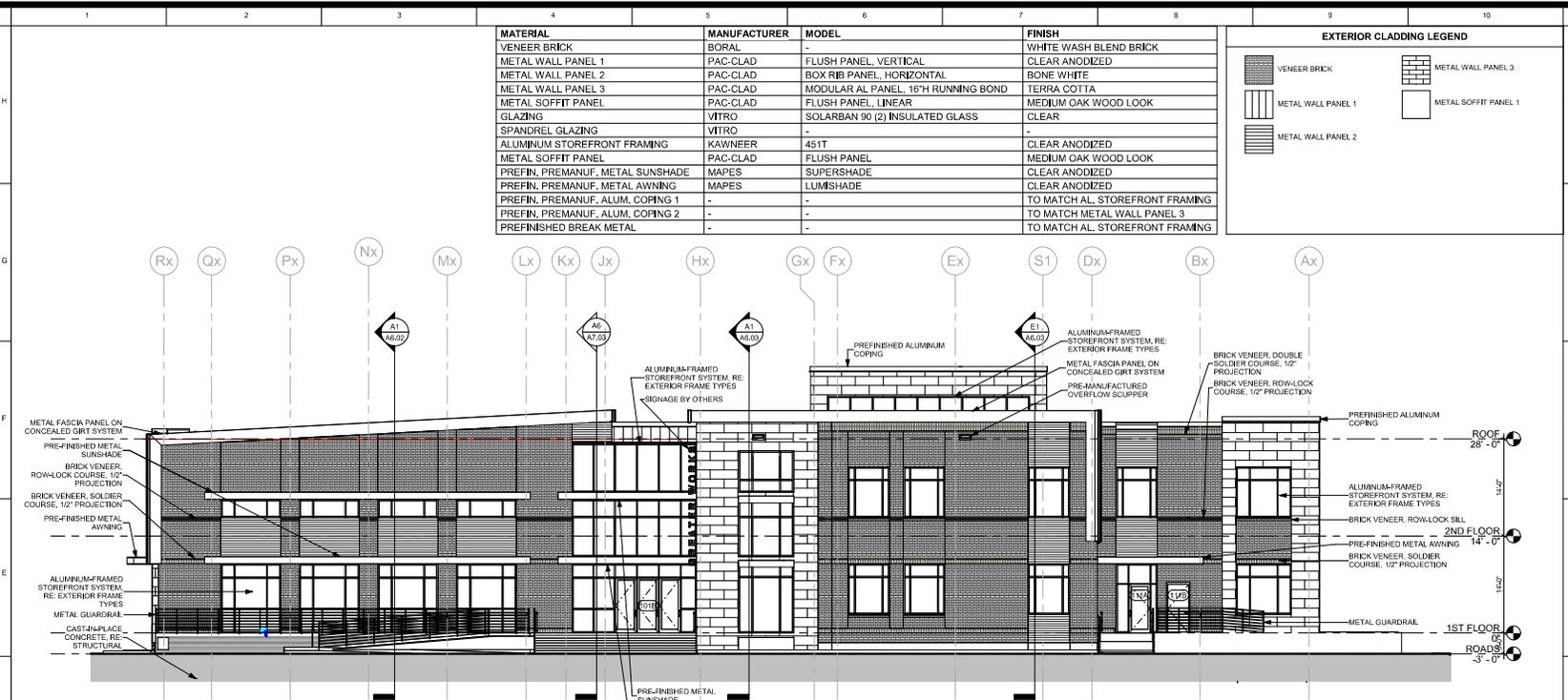
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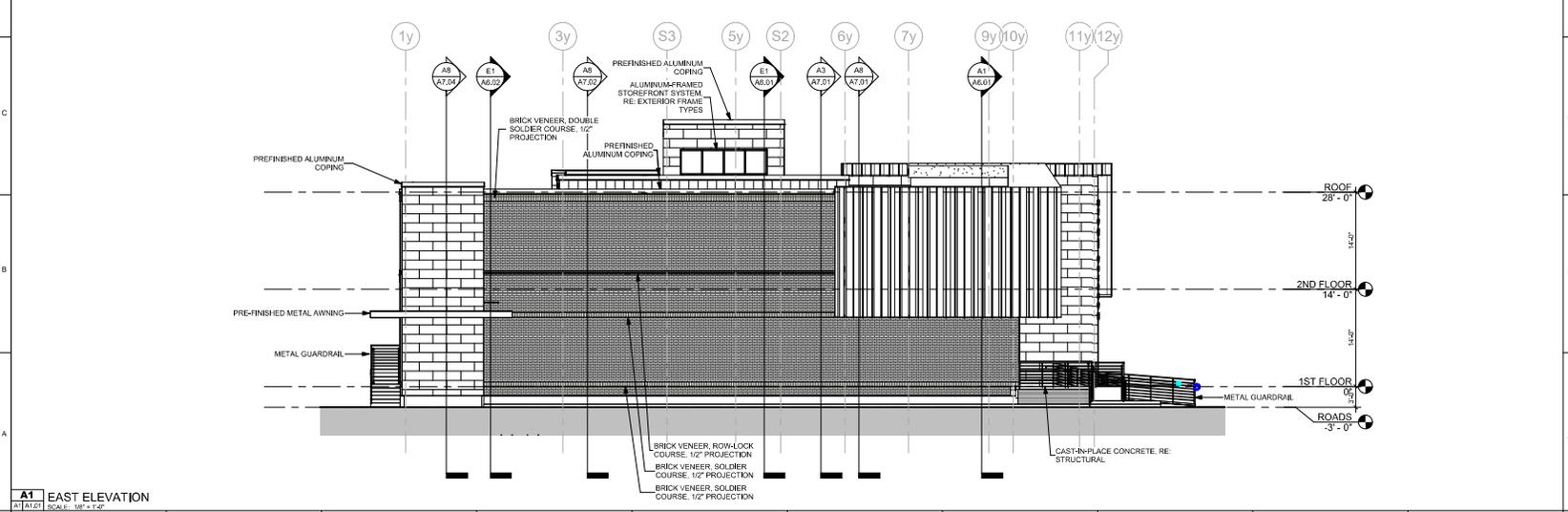
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GREATER *works* *family life*
Greater Works Family Life Center
 2300 St. Liberty St., New Orleans, LA 70113
 for Paul S. Morton Scholarship Foundation
 8000 Road 88-0
 New Orleans, LA 70127

Drawn by: gg	Reviewed by: Chadar	22002
ROOF PLAN		A1.03
DESIGN DEVELOPMENT		3/29/2024



A1 NORTH ELEVATION
 A1 | A1.01 | SCALE: 1/8" = 1'-0"



A1 EAST ELEVATION
 A1 | A1.01 | SCALE: 1/8" = 1'-0"

MATERIAL	MANUFACTURER	MODEL	FINISH
VENEER BRICK	BORAL	-	WHITE WASH BLEND BRICK
METAL WALL PANEL 1	PAC-CLAD	FLUSH PANEL, VERTICAL	CLEAR ANODIZED
METAL WALL PANEL 2	PAC-CLAD	BOX RIB PANEL, HORIZONTAL	BONE WHITE
METAL WALL PANEL 3	PAC-CLAD	MODULAR AL PANEL, 16" RUNNING BOND	TERRA COTTA
METAL SOFFIT PANEL	PAC-CLAD	FLUSH PANEL, LINEAR	MEDIUM OAK WOOD LOOK
GLAZING	VITRO	SOLARBAN 90 (2) INSULATED GLASS	CLEAR
SPANDREL GLAZING	VITRO	-	-
ALUMINUM STOREFRONT FRAMING	KAWNEER	451T	CLEAR ANODIZED
METAL SOFFIT PANEL	PAC-CLAD	FLUSH PANEL	MEDIUM OAK WOOD LOOK
PREFIN. PREMANUF. METAL SUNSHADE	MAPES	SUPERSHADE	CLEAR ANODIZED
PREFIN. PREMANUF. METAL AWNING	MAPES	LUMSHADE	CLEAR ANODIZED
PREFIN. PREMANUF. ALUM. COPING 1	-	-	TO MATCH AL. STOREFRONT FRAMING
PREFIN. PREMANUF. ALUM. COPING 2	-	-	TO MATCH METAL WALL PANEL 3
PREFINISHED BREAK METAL	-	-	TO MATCH AL. STOREFRONT FRAMING

EXTERIOR CLADDING LEGEND	
	METAL WALL PANEL 3
	METAL SOFFIT PANEL 1

#	DATE	CHANGE DESCRIPTION

CEILING HATCH LEGEND	
	EXP EXPOSED STRUCTURE

LIGHTING LEGEND	
	2x2 TROFFER
	1x1 SQUARE LED
	1x4 LINEAR LED
	6' LINEAR RECESSED LED

SPECIALTY GEOMETRIC LED	



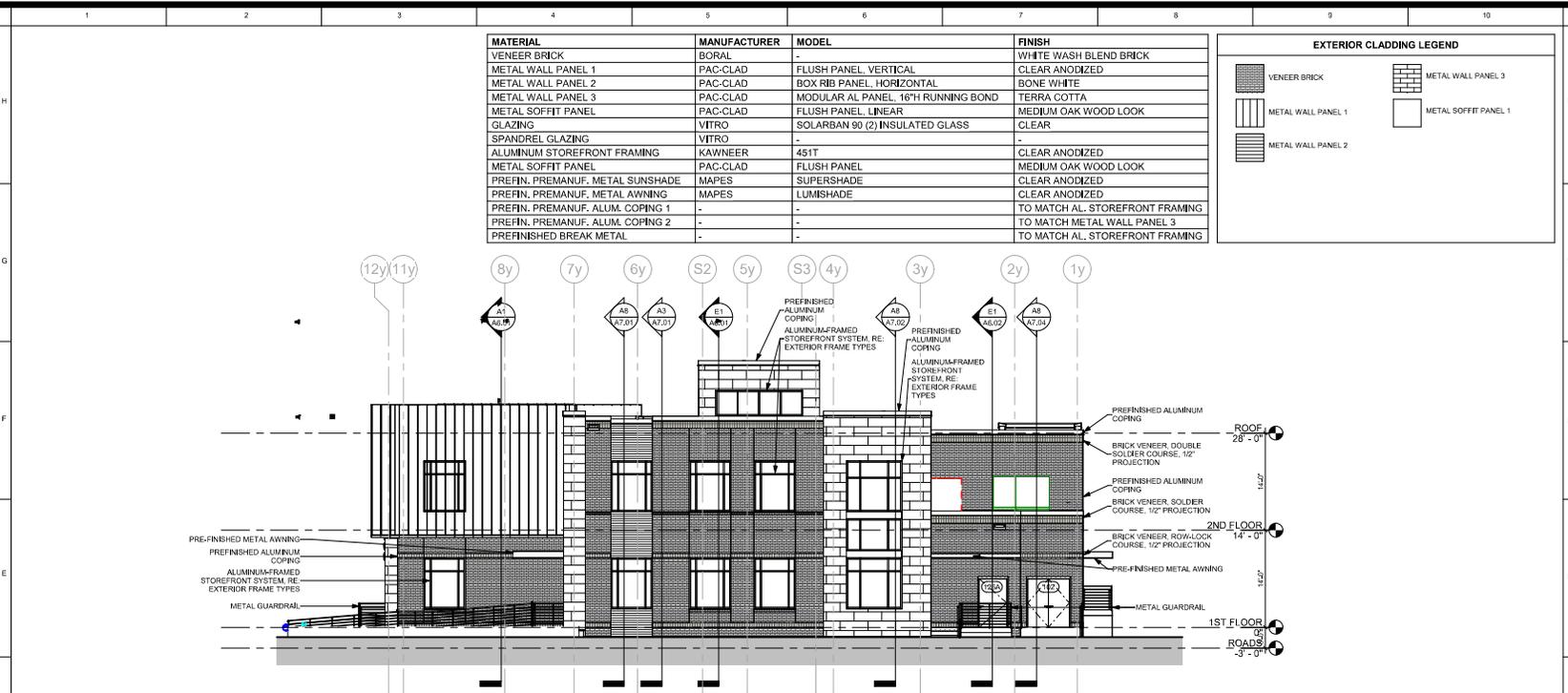
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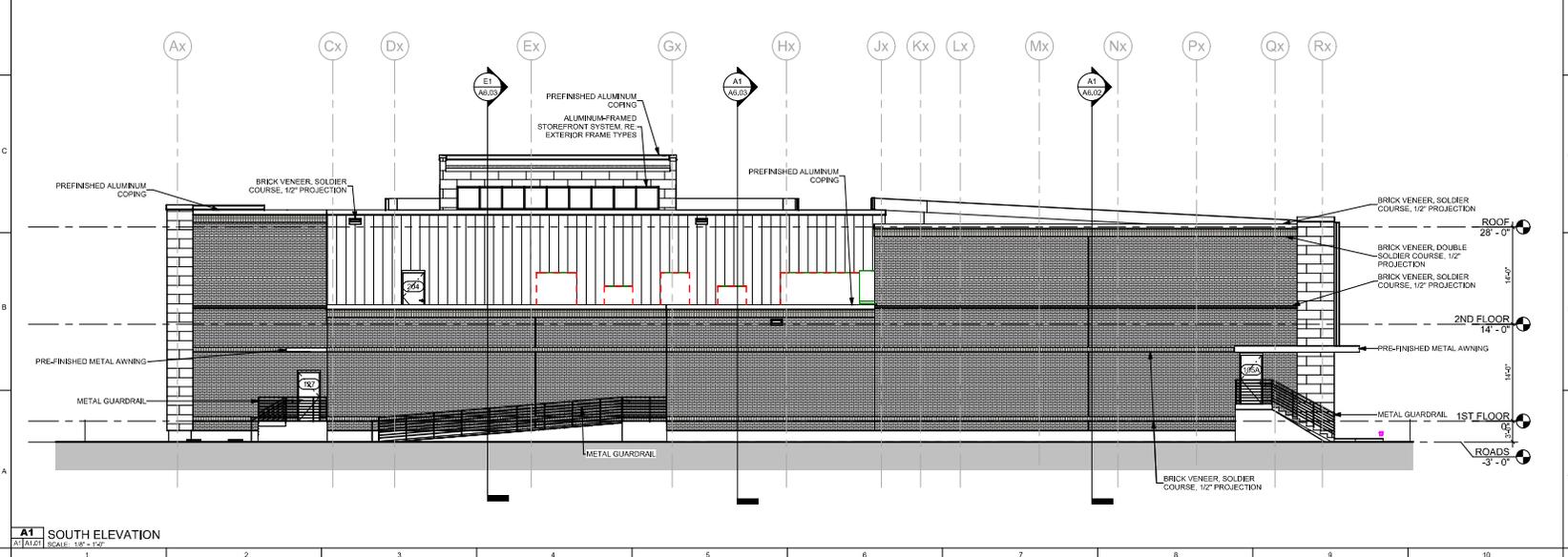
PROGRESS DRAWING
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GREATER works
Greater Works Family Life Center
 2305 St. Liberty St., New Orleans, LA 70113
 for
 Paul S. Morton Scholarship Foundation
 5600 Royal Bluff
 New Orleans, LA 70127

Drawn by: gg	Reviewed by: Chadar	22002
EXTERIOR ELEVATIONS		A5.01
DESIGN DEVELOPMENT		3/29/2024



D1 WEST ELEVATION
A1(A1.01) SCALE: 1/8" = 1'-0"



A1 SOUTH ELEVATION
A1(A1.02) SCALE: 1/8" = 1'-0"

MATERIAL	MANUFACTURER	MODEL	FINISH
VENEER BRICK	BORAL	-	WHITE WASH BLEND BRICK
METAL WALL PANEL 1	PAC-CLAD	FLUSH PANEL, VERTICAL	CLEAR ANODIZED
METAL WALL PANEL 2	PAC-CLAD	BOX RIB PANEL, HORIZONTAL	BONE WHITE
METAL WALL PANEL 3	PAC-CLAD	MODULAR AL PANEL, 16"H RUNNING BOND	TERRA COTTA
METAL SOFFIT PANEL	PAC-CLAD	FLUSH PANEL, LINEAR	MEDIUM OAK WOOD LOOK
GLAZING	VITRO	SOLARBAN 90 (2) INSULATED GLASS	CLEAR
SPANDREL GLAZING	VITRO	-	-
ALUMINUM STOREFRONT FRAMING	KAWNEER	451T	CLEAR ANODIZED
METAL SOFFIT PANEL	PAC-CLAD	FLUSH PANEL	MEDIUM OAK WOOD LOOK
PREFIN. PREMANUF. METAL SUNSHADE	MAPES	SUPERSHADE	CLEAR ANODIZED
PREFIN. PREMANUF. METAL AWNING	MAPES	LUMISHADE	CLEAR ANODIZED
PREFIN. PREMANUF. ALUM. COPING 1	-	-	TO MATCH AL. STOREFRONT FRAMING
PREFIN. PREMANUF. ALUM. COPING 2	-	-	TO MATCH METAL WALL PANEL 3
PRE-FINISHED BREAK METAL	-	-	TO MATCH AL. STOREFRONT FRAMING

EXTERIOR CLADDING LEGEND	
	VENEER BRICK
	METAL WALL PANEL 1
	METAL WALL PANEL 2
	METAL WALL PANEL 3
	METAL SOFFIT PANEL 1

#	DATE	CHANGE DESCRIPTION



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PROGRESS DRAWING
NOT FOR
CONSTRUCTION



Drawn by: gg	Reviewed by: Chacar	22002
EXTERIOR ELEVATIONS		A5.02
DESIGN DEVELOPMENT		3/29/2024

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NORTH AND EAST ELEVATIONS FROM SIMON BOLIVAR AND S. LIBERTY ST.



BUILDING ENTRY



EAST SIDE AT SIMON BOLIVAR AVE.



NORTH AND WEST ELEVATIONS FROM S. LIBERTY ST. AND FIRST ST.



AERIAL VIEW FROM SOUTHEAST



NORTH ELEVATION FROM ACROSS S. LIBERTY ST.



AERIAL VIEW FROM NORTHEAST

#	DATE	CHANGE DESCRIPTION

PROJECT DATE: 11/15/2024, 10:46:40 AM
 FILE INFO: AerialArchitectural/Chasm/Works/FamilyLifeCenter/202402/Chasm/Works/Arch/Rev24.rvt



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PROGRESS DRAWING NOT FOR CONSTRUCTION

GREATER *fybe*
Greater Works Family Life Center
 2100 S. Liberty St., New Orleans, LA 70113
 for
Paul S. Morton Scholarship Foundation
 5600 Royal Bluff
 New Orleans, LA 70127

Drawn by: Author	Reviewed by: Chodar	22002
BUILDING RENDERINGS		A5.03
DESIGN DEVELOPMENT		3/29/2024

LOWER GARDEN DISTRICT NEIGHBORHOOD ASSOCIATION

August 4, 2025

City Planning Commission
cpcinfo@nola.gov

Subject: 1300 Prytania Street, New Orleans, LA 70130
OneStop Reference Code: 2P28ZY

Ladies and Gentlemen,

I represent the Lower Garden District Neighborhood Association, and our board of directors voted at our last meeting to support Victor Farrugia's conditional use request to allow his property to be used as a parking lot for Nelson Industries' employees, as it has been for the past several years.

Victor Farrugia is a long-time Lower Garden District resident and property owner, and the parking lot he has provided for Nelson Industries has significantly reduced the street parking demand in that portion of our neighborhood, which is dense with homes without off-street parking.

We support Mr. Farrugia's conditional use request for 1300 Prytania Street.

Thank you very much for your thoughtful consideration.

LOWER GARDEN DISTRICT NEIGHBORHOOD ASSOCIATION

Suzan Mizell
President

Zoning Docket 051/25

From Jen LeCompte <jlhanno@gmail.com>

Date Sat 9/6/2025 10:06 PM

To CPCINFO <CPCINFO@nola.gov>

Members of the City Planning Commission,

I am writing to express my concern regarding the proposed parking waiver for the Greater St. Stephen's Community Center located near 2308 S. Liberty in Central City.

As previously mentioned in a lengthy email on August 31, 2024, the capacity for the center is set at 700 people. To allow a waiver for dedicated parking spots for the center to be granted, will be detrimental to the safety and well-being of the residents around the area. From the November 2024 staff report, *"Requiring the applicant to provide the full requirement of 74 spaces would deprive the applicant of the commonly-enjoyed right to provide minimal off-street parking."* The Applicant should provide for as much comfort, care and well-being to the neighborhood that they are moving back into - not displacing the residents who need the dedicated parking spots to carry in groceries, diaper bags and medical supplies. The reports also stated, *"The use of the site as a community center would result in increases in the **levels of traffic, parking demand** and noise."* The Applicant, in their desire to create a community gathering spot, should find balance between the people they hope to attract and the residents that continue to occupy First, Phillip, S. Liberty Loyola and Simon Bolivar. Further stated, *"The increases in activity in this area may be considered a welcome change as opposed to an unwelcome nuisance."* The process thus far has been beyond a nuisance, as the residents of the area continue to experience stress related to the Greater St. Stephen ministries and their vision, lack of follow-through, and consideration to us, the residents.

There are numerous opportunities for *dedicated* parking spots in the area, including:

2311 S Liberty St.
2217 First St.
2300 First St.
2311 First St.
2318 First St.
2320 First St.
2233 Simon Bolivar
2237 Simon Bolivar
2216 Phillip St.

All empty or blighted sites owned by Greater St. Stephens Ministries.

Respectfully,
Jen LeCompte
2226 First St.
New Orleans, LA 70113