

**REO, LLC
927 POEYFARRE STREET
NEW ORLEANS, LOUISIANA 70130**

August 8th, 2025

Ms. Aisha R. Collier
Assistant Clerk of Council
1300 Perdido Street, Rm. 1E09

RE: Ordinance 28574 Extension Request

Dear Ms. Collier,

On behalf of REO, LLC, I am requesting an extension of the Affordable Housing Planned Development (AHPD) for the project at 2256 Baronne Street, under Ordinance #28574.

Per Section 3 (pg. 8) of the ordinance, construction must begin within three (3) years from the date the CPC Executive Director approved the Planned Development. That approval is dated 9/30/2022, making the expiration date 9/30/2025.

The project is scheduled to start construction on 12/01/2025 and requests a one-year extension, through 9/30/2026.

Please let me know if any additional information or documentation is needed to process this request.

Sincerely,
Nicole Nelson

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: December 3, 2020

NO. 28574 MAYOR COUNCIL SERIES

CALENDAR NO. 33,190

BY: COUNCILMEMBER BANKS

AN ORDINANCE to grant an Affordable Housing Planned Development in an HU-RM1 Historic Urban Multi-Family Residential District, on Square 264, Lot 30 or Lots 30 and 2, in the Fourth Municipal District, bounded by Baronne Street, Philip Street, Jackson Avenue, and Brainard Street (Municipal Address: 2256 Baronne Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 71/20 was initiated by Housing Authority of New Orleans and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of an Affordable Housing Planned Development in its report to the City Council dated September 21, 2020, presented in **Zoning Docket 71/20**; and

WHEREAS, the recommendation of the City Planning Commission was upheld and the changes were deemed necessary and in the best interest of the City of New Orleans and were granted approval, subject to one (1) exception and seventeen (17) provisos as stated in Motion Number M-20-388 of the Council of the City of New Orleans on November 19, 2020.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS,

1
2 That an Affordable Housing Planned Development in an HU-RM1 Historic Urban Multi-Family
3 Residential District, on Square 264, Lot 30 or Lots 30 and 2, in the Fourth Municipal District, bounded by
4 Baronne Street, Philip Street, Jackson Avenue, and Brainard Street (Municipal Address: 2256 Baronne
5 Street); is hereby authorized and approved, subject to the following exception and provisos, as specifically
6 set forth herein:

7 **EXCEPTION:**

- 8 1. The development shall be granted an exception of Article 11, Section 11.3 and Table 11-
9 2A, which limits multi-family residential building height to forty feet (40') and no more
10 than three (3) stories, to permit the development to have a height of forty-nine feet (49')
11 and four (4) stories.

12 **PROVISOS:**

13 No person shall use any of the properties described herein or permit another to use any of those properties
14 described herein for the use authorized by this ordinance, unless the following requirements are met and
15 continue to be met:

- 16 1. The development shall be in accordance with, and submit evidence of, all affordable
17 housing requirements outlined in Article 5, Section 5.10 of the Comprehensive Zoning
18 Ordinance, including:
- 19 a. Affordable housing units shall be either rental affordable housing or
20 homeownership affordable housing.
 - 21 b. The development shall contain ten percent (10%) of units up to the sixty percent
22 (60%) Area Median Income level.
 - 23 c. The affordable housing units shall be located on-site within the same structure as
24 the market rate dwelling units. The affordable units shall be spread throughout the
25 development and not clustered on one floor or in one area of the development.
 - 26 d. The affordable housing units shall be comparable to the market-rate housing units
27 in terms floor area and exterior finishes. Interior finishes or appliances may be
28 different as long as functionality and longevity are retained.

29 e. The bedroom mix (i.e. the number of bedrooms) of the affordable housing units
30 shall be proportional to the market-rate housing units.

31 f. The obligation to provide and maintain a specified amount of affordable housing in
32 a development shall run with planned development designation containing such site
33 for not less than ninety-nine (99) years.

34 g. The residents of the affordable housing units shall have access to the same
35 amenities as the residents of the market-rate housing units.

36 2. The developer shall submit an Affordable Housing Impact Statement (AHIS) for review
37 and approval by City Planning Commission staff. The AHIS shall provide the following
38 information:

39 a. The number of units added at the Area Medium Income Levels (AMI) at or below
40 eighty percent (80%) and sixty (60%) Area Median Income.

41 b. The bedroom mix of the unit is to be added or removed (1, 2, 3, 4, etc. bedrooms).

42 3. In accordance with **Article 11, Section 11.3.B Building Design Standards** of the
43 Comprehensive Zoning Ordinance, the plans submitted to the City Planning Commission
44 for final approval shall indicate that the proposed plans are compliant with all the
45 requirements of the building design standards found in **Section 11.3.B**. This would include
46 reinstating the curb to provide for on-street parking adjacent to the site, providing safe
47 pedestrian access, and other modifications as necessary. This would also include provisions
48 to ensure all shutters shall be operational and sized to fit windows.

49 4. The plans submitted to the City Planning Commission for final approval shall include a
50 landscaping plan that complies with **Article 23, Section 23.3.B** of the Comprehensive

51 Zoning Ordinance. The landscape plan shall be prepared by a licensed Louisiana landscape
52 architect. This landscape plan shall indicate the following:

53 a. The genus, species, size, location, quantity, and irrigation of all existing and
54 proposed plant materials within both the common areas and the street rights-of-way
55 within the site, with applicable remarks and details.

56 b. Compliance with all applicable landscape regulations in **Article 23** and elsewhere
57 in the Comprehensive Zoning Ordinance including building foundation
58 landscaping in **Article 23, Section 23.6.A**.

59 c. Any proposed planting in the public right-of-way shall require the approval of the
60 Department of Parks and Parkways.

61 5. The plans submitted to the City Planning Commission for final approval shall indicate the
62 type, locations, and height of any and all exterior lighting. Any proposed exterior lighting
63 shall comply with standards of **Article 21, Section 21.5** of the Comprehensive Zoning
64 Ordinance.

65 6. The plans submitted to the City Planning Commission for final approval shall indicate the
66 type, location, size, and materials of all signage. All signage shall conform to the
67 requirements of **Article 24** of the Comprehensive Zoning Ordinance, subject to the review
68 and approval of the City Planning Commission staff.

69 7. In accordance with **Article 23, Section 23.13.A** of the Comprehensive Zoning Ordinance,
70 the plans submitted to the City Planning Commission for final approval shall indicate the
71 location of the trash receptacle which may be within an enclosed structure or screened by
72 a seven foot (7') opaque fence with latching gates. At no time, excepting trash collection
73 days, shall trash be stored as to be visible from the public rights-of-way.

74 8. The developer shall replace and/or repair the sidewalk and curb adjacent to the subject site.

75 The developer shall secure the approval of the Department of Public Works for any
76 improvements to the adjacent public right-of-way, including sidewalks, curbing, and curb
77 cuts, and any other modifications to the surrounding public rights-of-way. When
78 submitting plans to the City Planning Commission for final approval, the developer shall
79 provide documentation of all required approvals by the Department of Public Works.

80 9. The Department of Safety and Permits shall issue no building permits or licenses for this
81 project until final development plans are approved by the City Planning Commission and
82 recorded with the Office of Conveyances. Failure to complete the planned development
83 process by properly recording plans within one year or failure to request an administrative
84 extension as provided for in Article 4, Section 4.4.I.2 of the Comprehensive Zoning
85 Ordinance will void the planned development approval.

86 10. The developer should submit revised site plans to improve safety and circulation within
87 the off-street parking area. The design of vehicle parking spaces, driveways, and curb cuts
88 shall comply with the requirements as set forth in Article 22, Section 22.8 and Article 22,
89 Section 22.11 of the Comprehensive Zoning Ordinance. This includes the provision of at
90 least eleven (11) off-street parking spaces at all times.

91 11. At least eighty percent (80%) of the required bicycle parking spaces shall be long term
92 bicycle spaces, which comply with the location and design standards in Section 22.9.A
93 and Section 22.9.B.

94 12. The operator and/or developer shall submit a security and operation plan, to be reviewed
95 by the Director of Safety and Permits, and all other relevant City agencies, with the
96 following added: The security plan shall include the provision of exterior security cameras.

97 The exterior security cameras shall maintain recordings for a period not less than ninety
98 (90) days, and any recordings shall be made available to the Department of Safety and
99 Permits upon request. At no time may an exterior camera be out of service for a period
100 longer than ninety (90) days. Required exterior security cameras shall be part of the
101 SafeCam Platinum initiative and integrated with the City of New Orleans Real-Time Crime
102 Center.

103 13. Short-term rentals shall be prohibited at this development.

104 14. Developer shall place signage inside and outside the building indicating the name and
105 contact information for a property manager, who shall be accessible at all times. Such signs
106 must be posted in a visible location near all entryways.

107 15. The developer shall submit a litter abatement program letter to the Department of
108 Sanitation for review and approval. The letter shall be inclusive of the stated location of
109 trash storage out of the public right-of-way, the type and quantity of trash receptacles, the
110 frequency of litter pickup, and the clearing of litter from the adjacent right-of-way, as
111 necessary. The name and phone number of the on-site manager shall be included in this
112 letter to be kept on file in case of any violation.

113 16. Loitering in front of the structure or in the adjacent rights-of-way shall be prohibited.
114 Developer shall place signage in a visible location near all entryways reminding residents
115 and visitors that loitering is prohibited.

116 17. Decorative elements having historically functional purposes, such as shutters, balconies,
117 windows, and doors, shall be operational.

1 SECTION 2. Whoever does anything prohibited by this Ordinance or fails to do anything required
2 to be done by this Ordinance shall be guilty of a misdemeanor and upon conviction shall be subject to a

fine or to imprisonment or both, such fine and/or imprisonment set by Section 1-13 of the Code of the City of New Orleans, or should alternatively be subject to whatever civil liabilities, penalties or remedies the law may prescribe. Conviction shall be cause for the immediate cancellation of the Use and Occupancy permit of the premises.

SECTION 3. This ordinance shall have the legal force and effect of authorizing this Affordable Housing Planned Development only after all the provisos listed in Section 1 of this Ordinance which impose a one-time obligation have been completely fulfilled and complied with, and only after all the provisos listed in Section 1 which impose a continuing or on-going obligation shall have begun to be fulfilled, as evidenced by the Planning Commission's approval of a final site plan, which shall be submitted within one (1) year of adoption of this Affordable Housing Planned Development ordinance by the City Council. The Executive Director of the City Planning Commission shall verify that the development plan incorporates all conditions set forth in the ordinance authorizing the Affordable Housing Planned Development, and shall sign the plan to indicate final plan approval. The final approval plan shall be recorded in the Office of the Clerk of Civil District Court for the Parish of Orleans within thirty (30) days of the date of final approval, with evidence of such recordation being submitted to the City Planning Commission. No use or occupancy certificates or permits (other than the building permits needed to fulfill the provisos) shall be issued until all the provisos which impose a one-time obligation have been completely fulfilled and complied with, and only after all the provisos listed in Section 1 which impose a continuing or ongoing obligation shall have begun to be fulfilled, as evidenced by the Planning Commission's approval of a final site plan (which shall be incorporated into this ordinance by reference) and its subsequent recordation. If the development plan is not approved and recorded within the timeframes provided herein, this ordinance shall be null and void with no legal force or

20 binding effect. Furthermore, if the development or construction of the Affordable Housing Planned
21 Development authorized herein is not commenced within three (3) years from the date that the
22 Executive Director of the City Planning Commission approves the Planned Development, or
23 legally extended, as contemplated by Section 4.4.I.2 of the Comprehensive Zoning Ordinance, the
24 provisions of this Ordinance shall be null and void with no legal force or binding effect.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS JAN 14 2021

HELENA MORENO
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON JAN 15 2021

APPROVED:

JAN 19 2021

LATOYA CANTRELL
MAYOR

RETURNED BY THE MAYOR ON JAN 21 2021 AT 10:25 AM

LORA W. JOHNSON
CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS: Banks, Brossett, Giarrusso, Gisleson Palmer, Nguyen - 5

NAYS: 0

ABSENT: Moreno - 1

RECUSED: 0

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY

Lora W. Johnson
CLERK OF COUNCIL

MOTION
(AS CORRECTED)

NO. M-20-388

CITY HALL: November 19, 2020

BY: COUNCILMEMBER BANKS

SECONDED BY: COUNCILMEMBER NGUYEN

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the report and **favorable recommendation**, of the City Planning Commission on **ZONING DOCKET NO. 71/20 – HOUSING AUTHORITY OF NEW ORLEANS** – Requesting an Affordable Housing Planned Development in an HU-RM1 Historic Urban Multi-Family Residential District, on Square 264, Lot 30 or Lots 30 and 2, in the Fourth Municipal District, bounded by Baronne Street, Philip Street, Jackson Avenue, and Brainard Street (Municipal Address: **2256 Baronne Street**), is hereby **approved**. Accordingly, the Applicant's request is **granted** subject to one (1) exception and eleven (11) provisos as provided in the City Planning report, with amendments to Proviso Numbers three (3) and ten (10) with the addition of six (6) provisos, for a total of one (1) exception and seventeen (17) provisos as follows:

* * *

3. In accordance with Article 11, Section 11.3.B Building Design Standards of the Comprehensive Zoning Ordinance, the plans submitted to the City Planning Commission for final approval shall indicate that the proposed plans are complaint with all the requirements of the building design standards found in Section 11.3.B. This would **include** reinstating the curb to provide for on-street parking adjacent to the site, providing safe pedestrian access, and other

shutters shall be operational and sized to fit windows.

* * *

10. The applicant should submit revised site plans to improve safety and circulation within the off-street parking area. The design of vehicle parking spaces, driveways, and curb cuts shall comply with the requirements as set forth in Article 22, Section 22.8 and Article 22, Section 22.11 of the Comprehensive Zoning Ordinance. **This includes the provision of at least eleven (11) off-street parking spaces at all times.**

* * *

12. The operator and/or developer shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies, with the following added:

The security plan shall include the provision of exterior security cameras. The exterior security cameras shall maintain recordings for a period not less than ninety (90) days, and any recordings shall be made available to the Department of Safety and Permits upon request. At no time may an exterior camera be out of service for a period longer than ninety (90) days. Required exterior security cameras shall be part of the SafeCam Platinum initiative and integrated with the City of New Orleans Real-Time Crime Center.
13. Short-term rentals shall be prohibited at this development.
14. Developer shall place signage inside and outside the building indicating the name and contact information for a property manager, who shall be accessible at all times. Such signs must be posted in a visible location near all entryways.

15. The applicant shall submit a litter abatement program letter to the Department of Sanitation for review and approval. The letter shall be inclusive of the stated location of trash storage out of the public right-of-way, the type and quantity of trash receptacles, the frequency of litter pickup, and the clearing of litter from the adjacent right-of-way, as necessary. The name and phone number of the on-site manager shall be included in this letter to be kept on file in case of any violation.
16. Loitering in front of the structure or in the adjacent rights-of-way shall be prohibited. Developer shall place signage in a visible location near all entryways reminding residents and visitors that loitering is prohibited.
17. Decorative elements having historically functional purposes, such as shutters, balconies, windows, and doors, shall be operational.

* * *

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

YEAS: Banks, Brossett, Giarrusso, Gisleson Palmer, Nguyen - 5

NAYS: 0

ABSENT: Moreno, Williams - 2

AND THE MOTION WAS ADOPTED.

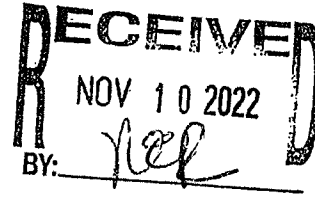
THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY
Lara W. Johnson
CLERK OF COUNCIL

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1340 Poydras Street, 4th Floor
New Orleans, Louisiana 70112



Land Records Division
Telephone (504) 407-0005



Chelsey Richard Napoleon
Clerk of Court and Ex-Officio Recorder
Parish of Orleans

DOCUMENT RECORDATION INFORMATION

Instrument Number: 2022-43141

Recording Date: 11/9/2022 12:02:37 PM

Document Type: APPROVED ZONING PLANS

Addtl Titles Doc Types:

Conveyance Instrument Number: 719306

Filed by: REO, LLC
927 POEYFARRE ST
NEW ORLEANS LA 70130

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

Friday, September 30, 2022

Hon. Chelsey Richard Napoleon
Civil District Court Clerk
Parish of Orleans
Fourth Floor, Amoco Building
1340 Poydras Street
New Orleans, LA 70112

Re: Approved plans for Zoning Docket 071/20

Approval of final development plans for an Affordable Housing Planned Development

Dear Ms. Napoleon:

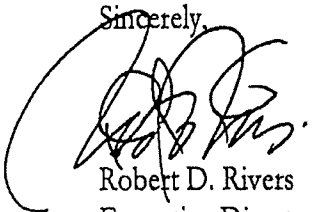
Attached you will find two (2) sets of the approved plans as referenced above.

The subject property includes: Square 264, Lot 30 or Lots 30 and 2, in the Fourth Municipal District bounded by Baronne Street, Philip Street, Jackson Avenue, and Brainard Street. The municipal address is 2256 Baronne Street.

According to our records the property is owned by: Housing Authority of New Orleans

Please record the drawings as required. Should you need any additional information please feel free to contact me.

Sincerely,


Robert D. Rivers
Executive Director

RR/sk



Chelsey Richard
CLERK OF CIVIL DISTRICT
INST #: 2022-43141 11/09/20
TYPE: ZONE 18
CIN#: 71931

[illegible]

Figure 1: Examples of standard architectural symbols.

Left Column:

- NORTH ARROW:** A circle with an arrow pointing up, labeled "NORTH".
- DRAWING NUMBER:** A circle with the number "10" inside, labeled "DRAWING NUMBER".
- SHEET NUMBER:** A circle with the number "20" inside, labeled "SHEET NUMBER".
- ROOM:** A rectangle with the word "ROOM" inside, labeled "ROOM".
- ROOM USE:** A rectangle with the word "ROOM" inside, labeled "ROOM USE".
- SECTION:** A circle with the word "SECTION" inside, labeled "SECTION".
- ELEVATION:** A circle with the word "ELEVATION" inside, labeled "ELEVATION".

Right Column:

- SECTION:** A circle with the word "SECTION" inside, labeled "SECTION".
- SECTION ELEVATION:** A circle with the word "SECTION ELEVATION" inside, labeled "SECTION ELEVATION".
- SECTION ELEVATION:** A circle with the word "SECTION ELEVATION" inside, labeled "SECTION ELEVATION".
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- SECTION ELEVATION:** A circle with the word "SECTION ELEVATION" inside, labeled "SECTION ELEVATION".

[illegible]

EDUCATION	TOTAL NUMBER OF UNITS	1-OR-REQUIREMENT ATTAINABLE UNITS
ONE EDUCATION	11	2
TWO EDUCATION	3	1

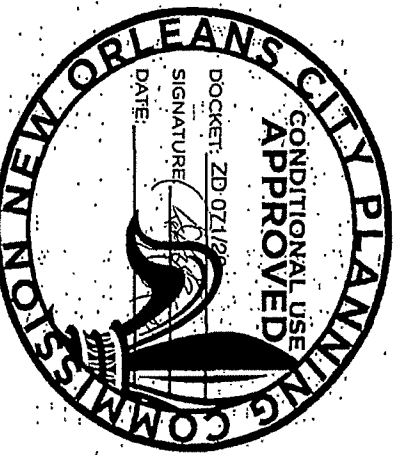
2254 DAWCHIN ST
ALBANY, NY 12206

NEW CONSTRUCTION OF MULTI-FAMILY AFFORDABLE HOUSING BUILDING ON VACANT LOT, SITE STUDY DRAINAGE ON BLVD STUD CONSTRUCTION, NEW PAVING LOT WITH APPROVALS THROUGH CPC, NEW SITE WORK AND LANDSCAPE.

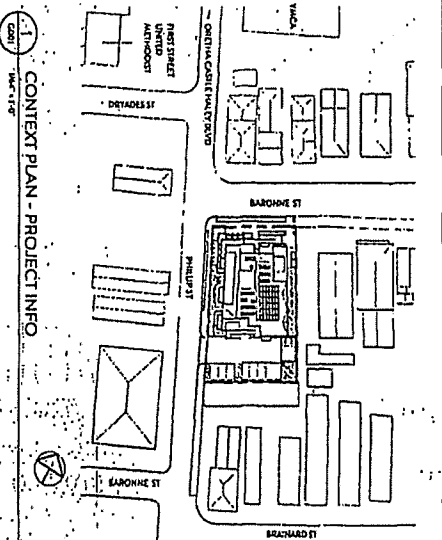
THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED UNDER MY CARE AND PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL LOCAL AND STATE REQUIREMENTS. I WILL BE OBSERVING THE WORK.

[illegible]

THIS DRAWING SEEN
BEEN ABBREVIATED
THE PURPOSES OF
CPC PLAN REVIEW



WAIIVERS: 1 EXCEPTION PROVISOS: 17
ORDINANCE #: 28574 MCS ADOPTED: 1/18/21



CONTEXT PLAN - PROJECT INFO

SWIFT SWF.24714

8) The applicant shall replace and/or repair the sidewalk and curb adjacent to the subject site. The developer shall seek approval of the Department of Public Works for any improvements to the adjacent public right-of-way, including street

- cutburing, and curb cuts, and any other modifications to the surrounding public rights-of-way. When submitting plans to the City Planning Commission for final approval, the developer shall provide documentation of all required approvals by the Department of Public Works.
- 9) The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the planned development process by properly recording plans within one year or failure to request an administrative extension provided for in Article 4, Section 4.4.1.2 of the Comprehensive Zoning Ordinance will void the planned development.
- 10) The applicant should submit revised site plans to improve safety and circulation within the off-street parking area, design of vehicle parking spaces, driveways, and curb cuts shall comply with the requirements as set forth in Article 22.8 and Article 22, Section 22.11 of the Comprehensive Zoning Ordinance.

design standards in Section 22.9.A and 22.9.B.

- 12) The operator and/or developer shall submit a security and operation plan, to be renewed by the Director of Safe Permits, and all other relevant City agencies, with the following added: The security plan shall include the provision

13) Short-term rentals shall be prohibited at this development.

14) Developer shall place signage inside and outside the building indicating the name and contact information for a manager, who shall be accessible at all times. Such signs must be posted in a visible location near all entryways.

- (15) The developer shall submit a litter statement program letter to the Department of Sanitation for review and approval. The letter shall be inclusive of the stated location of trash storage out of the public right-of-way, the type and quantity of litter, the frequency of litter pickup, and the clearing of litter from the adjacent right-of-way, as necessary. The phone number of the on-site manager shall be included in this letter to be kept on file in the Department of Sanitation.

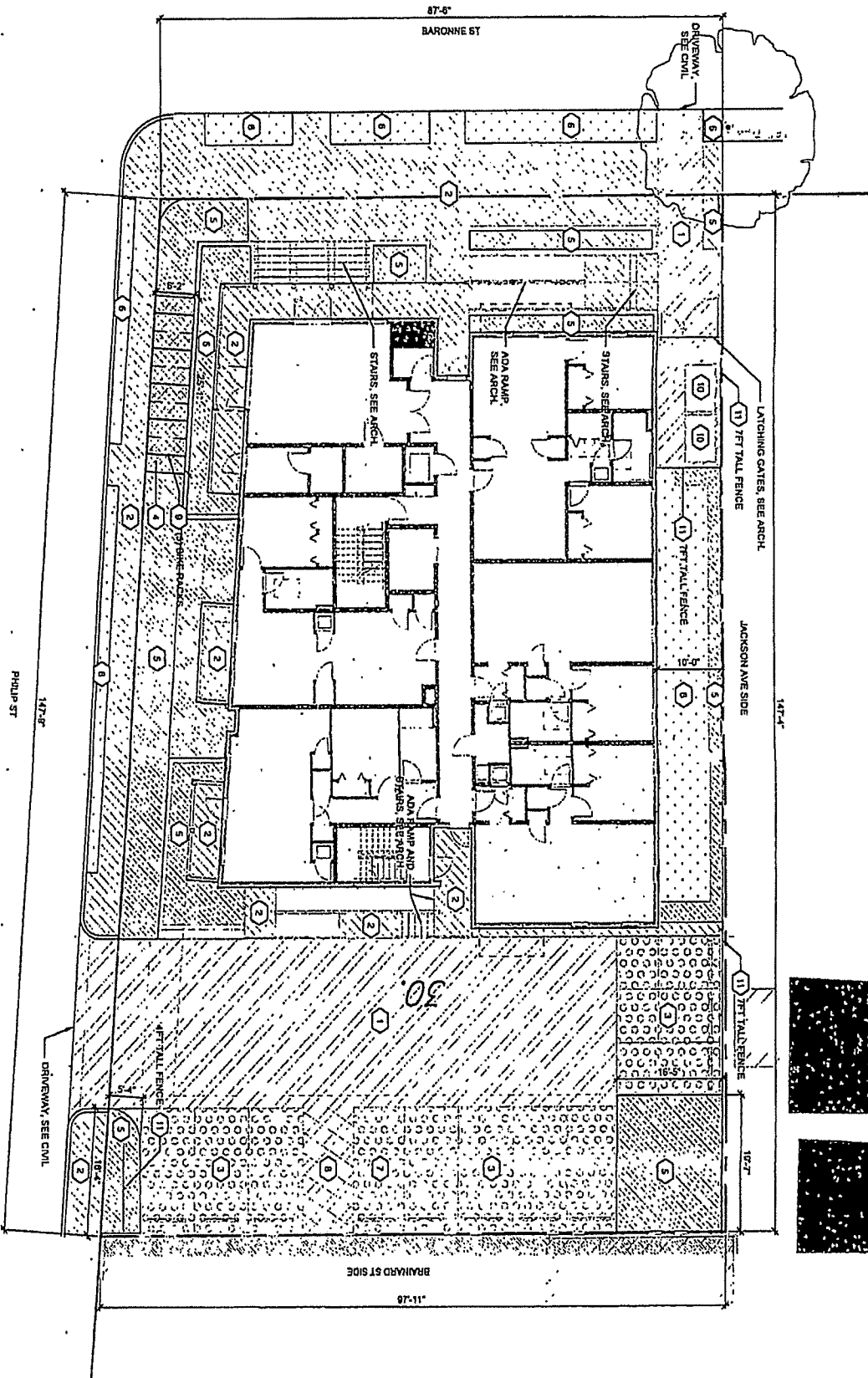
17) Decorative elements having historically functional purposes, such as shutters, balconies, windows, and doors, visible location near all entryways reminding residents and visitors that building is a **CONDITIONAL USE** **APPROVED**.

DOCKET: ZD 021128
SIGNATURE: *[Signature]*

FLORIDA



ORDINANCE #: 28,574 MCS ADOPTED: _____
 WAIVERS: 1 EXCEPTION PROVISOS: _____



WAIVERS: 1 EXCEPTION PROVISOS:
ORDINANCE #: 28.574 MCS ADOPTED:



FOR THEIR PROTECTION AT ONYWAY, SEE:
<https://noda.gov/noda/media/PW/STD00-Tree-Pro>

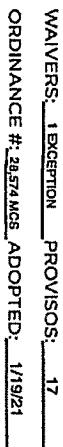
NOTES

1. SEE ARCHITECTURE FOR SITE LIGHT
2. SEE L900 SERIES FOR PLANTING AND
3. SEE L900 FOR SITE DETAILS.

EXISTING TEXT TO REMAIN AND
PROTECTED

— PROPERTY LINE

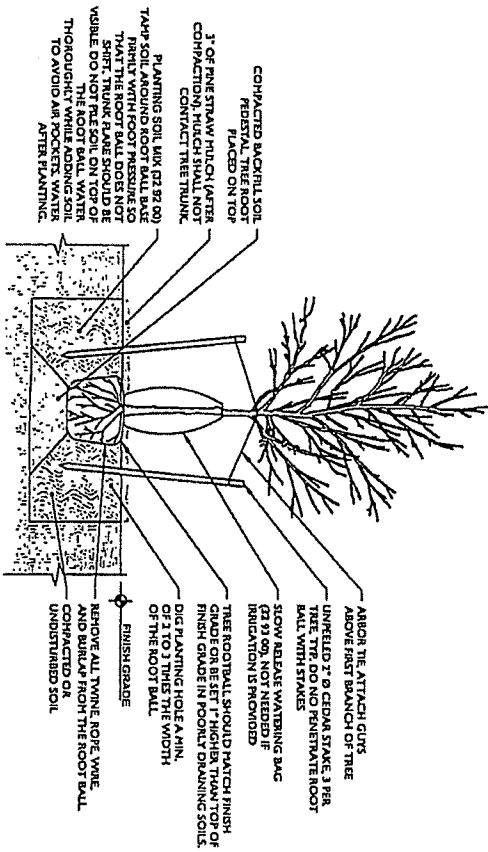
- | | |
|---|--|
| 1 | CONCRETE PAVEMENT, VEHICULAR, SEE CIVIL |
| 2 | CONCRETE PAVEMENT, PEDESTRIAN, SEE CIVIL |
| 3 | PERMEABLE PAVEMENT, VEHICULAR, SEE CIVIL |
| 4 | PERMEABLE PAVEMENT, PEDESTRIAN, SEE 1/2.5000 |
| 5 | PLANTING, SEE L150 |



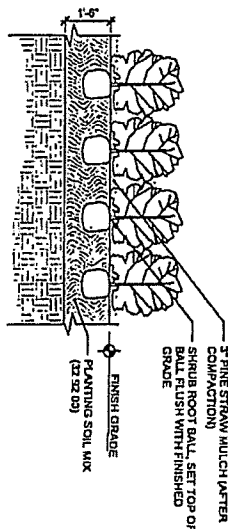
1. ALL PUNTING SHALL BE TRIANGULAR SPACING UNLESS OTHERWISE NOTED

SHRUBS AND GROUNDCOVER

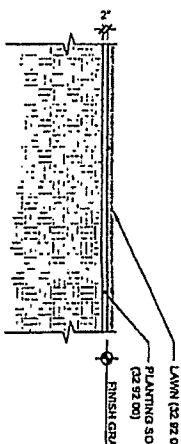
On May 19, 1968, the following information was received from the Bureau of the Census, Washington, D.C.:



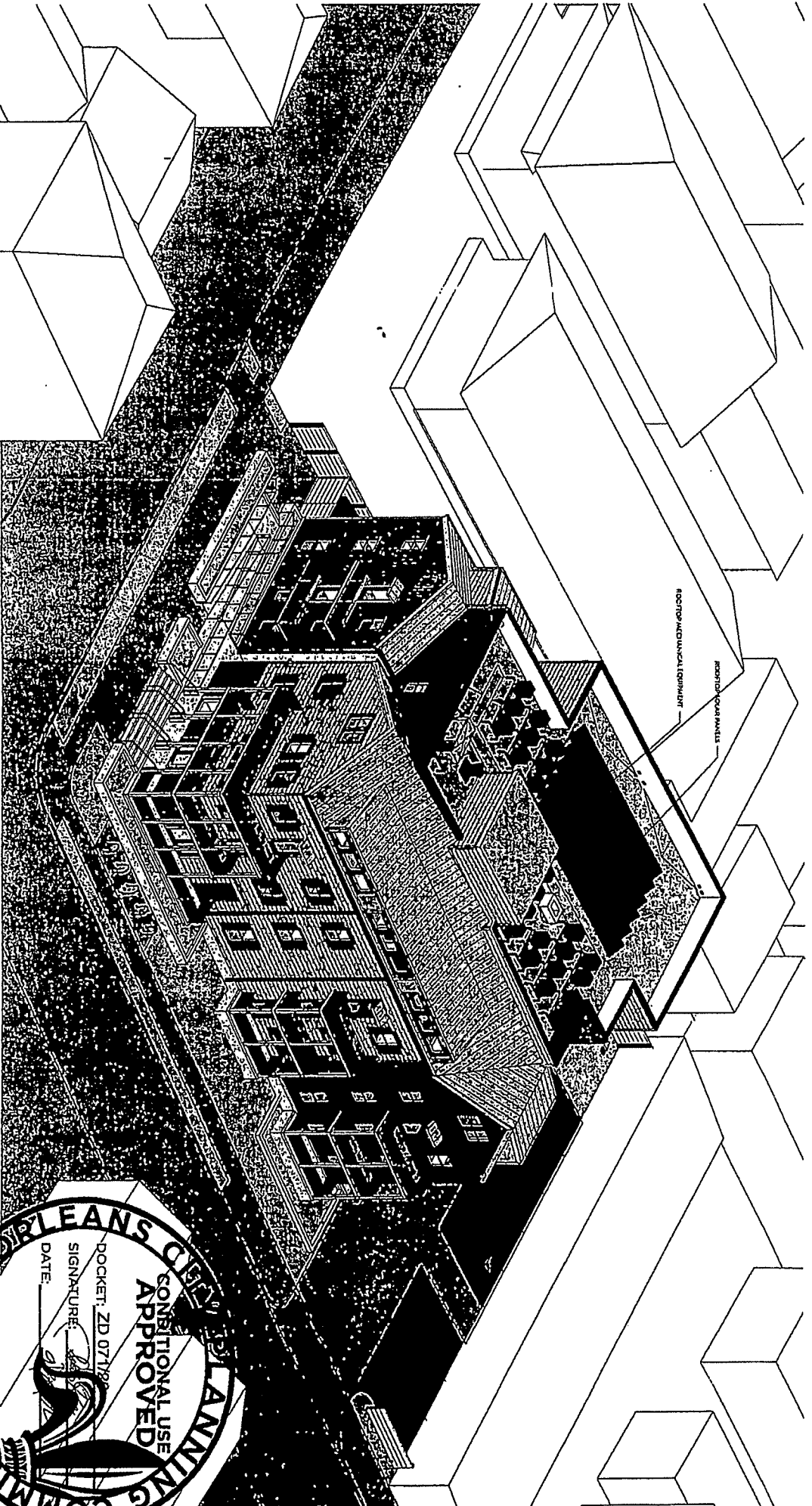
Detail



Detail



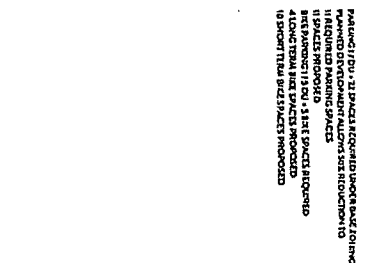




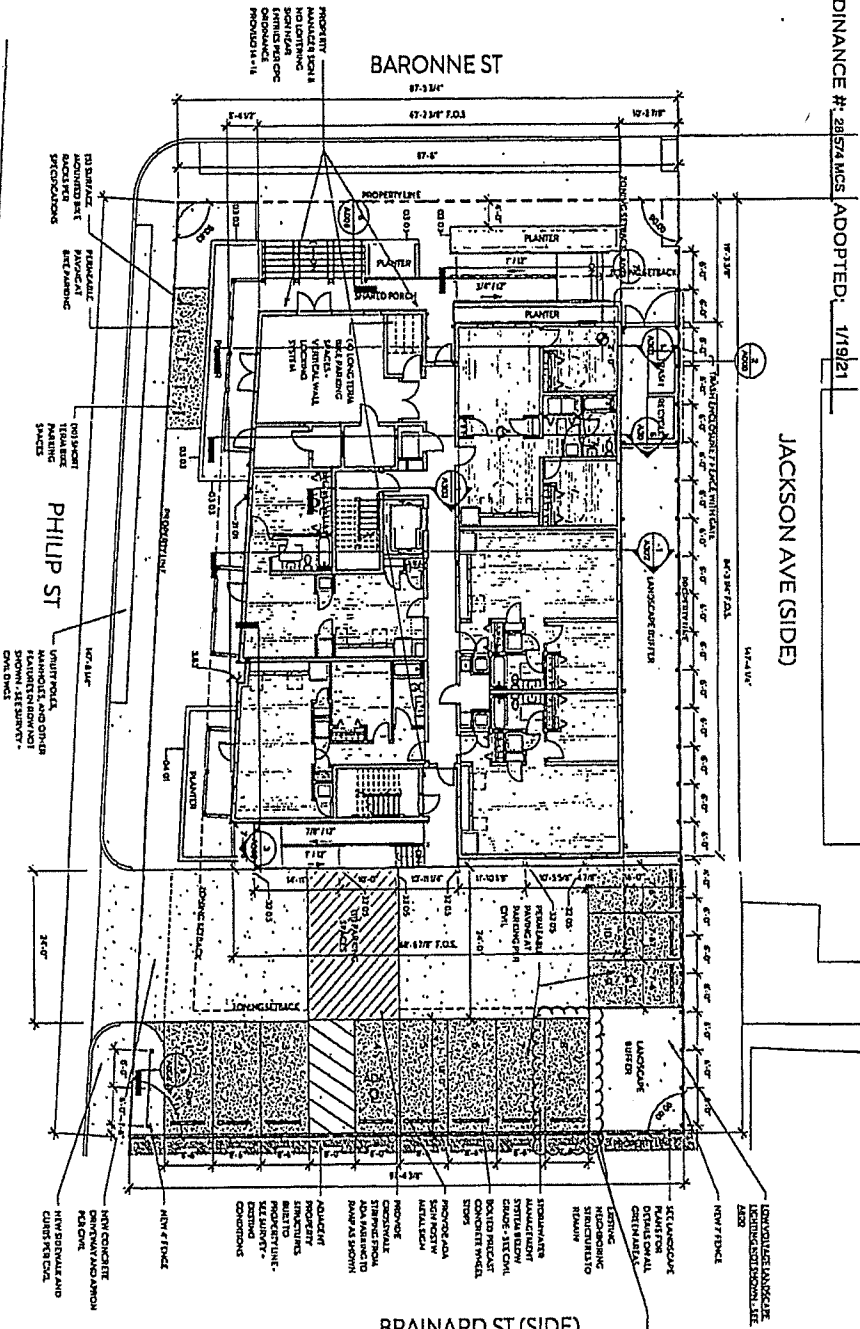
WAIVERS: 1 EXCEPTION 17 PROVISOS: 17

ORDINANCE #: 28,574 MCS ADOPTED: 1/19/21

Scale: 1/8" = 1'-0"
 Date: 1/19/21
 001



JACKSON AVE (SIDE)



BRAINARD ST (SIDE)

10.0.0.0 (10.0.0.0)		10.0.0.0 (10.0.0.0)
101	COMMUNITY ROOM	418.5F
102	TYPE 2 - 1 BEDROOM	712.5F
103	TYPE 3 - 1 BEDROOM	703.5F
104	TYPE 4 - 1 BEDROOM	703.5F
105	TYPE 5 - 1 BEDROOM	706.5F
106	TYPE 6 - 2 BEDROOM (ADA)	900.5F
107	UTILITY	51.5F
108	TRASH	37.5F
109	COMPUTER ROOM	66.5F
110	ELECTRICAL RM	38.5F
111	SPRINKLER R/A	72.5F
112	BAKE PARK	63.5F
113	FRESH AIR	6.5F
114	ELEVATOR	71.5F
ST11	STAIR 1	131.5F
ST12	STAIR 2	136.5F

200	CORRIDOR	441.5F
201	TYPE 1 - 1 BEDROOM	720.5F
202	TYPE 2 - 1 BEDROOM	720.5F
203	TYPE 3 - 1 BEDROOM	720.5F
204	TYPE 4 - 1 BEDROOM	720.5F
205	TYPE 5 - 1 BEDROOM	720.5F
206	TYPE 6 - 2 BEDROOM	920.5F
207	UTILITY	50.5F
208	TRASH	31.5F
209	FRESH AIR	6.5F
E12	ELEVATOR	74.5F
S12	STAIR 1	134.5F
S12	STAIR 2	134.5F

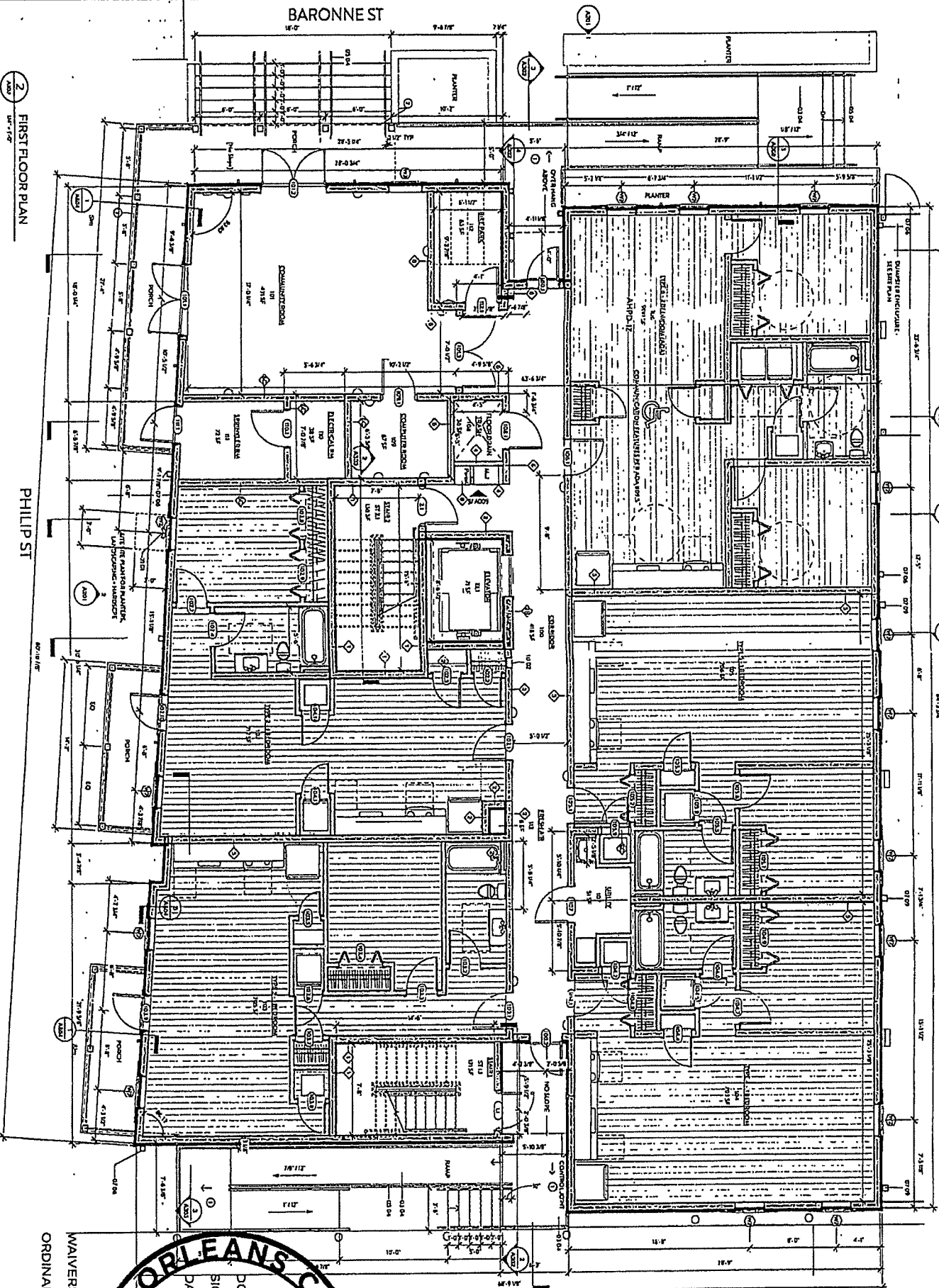
TO STAIR - LEVEL 3	
300 CORRIDOR	144 SF
301 TYPE 2 - 1 BEDROOM	687 SF
302 TYPE 2 - 1 BEDROOM	705.5 SF
303 TYPE 3 - 1 BEDROOM	703.5 SF
304 TYPE 2 - 1 BEDROOM	709.3 SF
305 TYPE 3 - 1 BEDROOM	677.5 SF
306 TYPE 2 - 1 BEDROOM	906.5 SF
307 UTILITY - 2 BEDROOM	515 SF
308 TRASH	31.5 SF
313 FRESH AIR	6.5 SF
E3 ELEVATOR	71.5 SF
ST3 STAIR	127.5 SF
ST3 STAIR 2	136.5 SF

400	CORRIDOR	335.55'
401	STORAGE	91.55'
402	UTILITY	15.55'
404	TYPE - 1 BEDROOM	70.55'
405	TYPE - 2 BEDROOM	70.55'
407	TYPE - 2 BEDROOM	103.55'
408	TYPE - 2 BEDROOM	70.55'
409	TYPE - 1 BEDROOM (VADO)	172.55'
410	FRESH AIR	34.55'
411	FRESH AIR	7.55'
E04	ELEVATOR	74.55'
ST1L	STAIR 1	135.55'
ST2L	STAIR 2	136.55'

501	STAIR LOBBY	32 SF
EL5	ELEV. OVERIDE	73 SF
5TH5	STAIR 2	127 SF

[illegible][illegible]

Call for
Catalogue No. 1
Page 10: 2007-10-10



PLAN GENERAL NOTES

1. All work shall be in accordance with the latest edition of the Building Code of the City of New Orleans.
2. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
4. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

SHEET NOTES

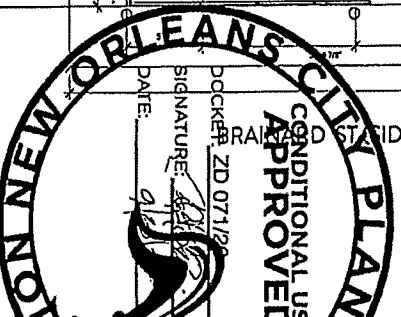
1. ALL CONCRETE FLOORING AND LANDING TO BE FINISHED WITH POLISHED CONCRETE.
2. ALL EXISTING DOOR AND WINDOW THRESHOLS TO BE REMOVED AND NEW THRESHOLS TO BE INSTALLED.
3. ALL EXISTING DOOR AND WINDOW THRESHOLS TO BE REMOVED AND NEW THRESHOLS TO BE INSTALLED.
4. ALL EXISTING DOOR AND WINDOW THRESHOLS TO BE REMOVED AND NEW THRESHOLS TO BE INSTALLED.

KEYNOTE LEGEND

- 0104 CONCRETE IN PLACE
- 0204 STRENGTHENED CONCRETE
- 0304 STRENGTHENED CONCRETE
- 0404 STRENGTHENED CONCRETE
- 0504 STRENGTHENED CONCRETE
- 0604 STRENGTHENED CONCRETE
- 0704 STRENGTHENED CONCRETE
- 0804 STRENGTHENED CONCRETE
- 0904 STRENGTHENED CONCRETE
- 1004 STRENGTHENED CONCRETE
- 1104 STRENGTHENED CONCRETE
- 1204 STRENGTHENED CONCRETE
- 1304 STRENGTHENED CONCRETE
- 1404 STRENGTHENED CONCRETE
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- 1704 STRENGTHENED CONCRETE
- 1804 STRENGTHENED CONCRETE
- 1904 STRENGTHENED CONCRETE
- 2004 STRENGTHENED CONCRETE
- 2104 STRENGTHENED CONCRETE
- 2204 STRENGTHENED CONCRETE
- 2304 STRENGTHENED CONCRETE
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- 3804 STRENGTHENED CONCRETE
- 3904 STRENGTHENED CONCRETE
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- 4704 STRENGTHENED CONCRETE
- 4804 STRENGTHENED CONCRETE
- 4904 STRENGTHENED CONCRETE
- 5004 STRENGTHENED CONCRETE
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- 9904 STRENGTHENED CONCRETE
- 1004 STRENGTHENED CONCRETE

FLOOR FINISH LEGEND

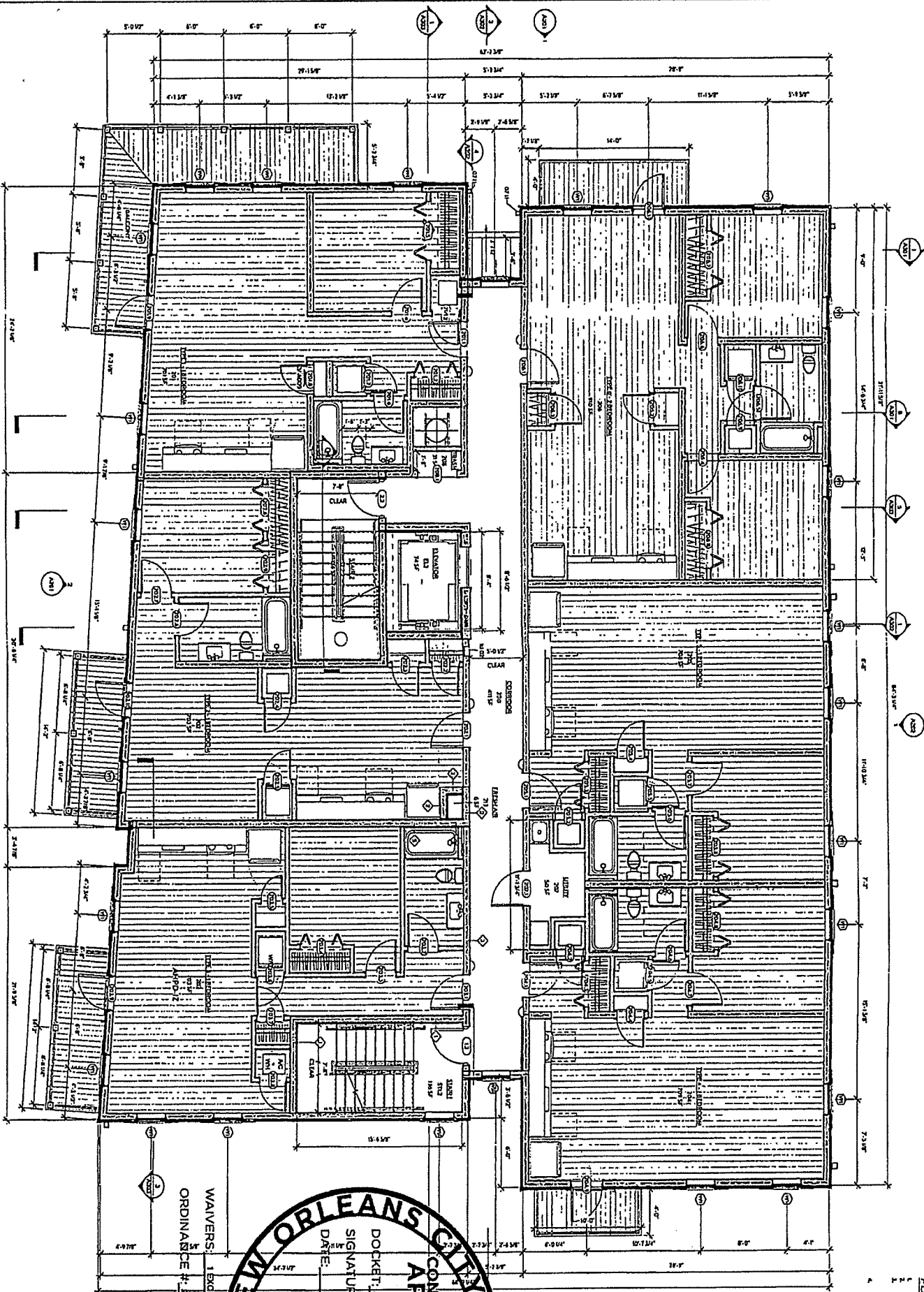
- 1. ALL CONCRETE FLOORING TO BE FINISHED WITH POLISHED CONCRETE.
- 2. ALL EXISTING DOOR AND WINDOW THRESHOLS TO BE REMOVED AND NEW THRESHOLS TO BE INSTALLED.
- 3. ALL EXISTING DOOR AND WINDOW THRESHOLS TO BE REMOVED AND NEW THRESHOLS TO BE INSTALLED.
- 4. ALL EXISTING DOOR AND WINDOW THRESHOLS TO BE REMOVED AND NEW THRESHOLS TO BE INSTALLED.



DATE: 07/1/98
SIGNATURE: [Signature]

ORDINANCE # 28574 MCS, ADOPTED
WAIVERS: 1 EXEMPTION PROVISIO

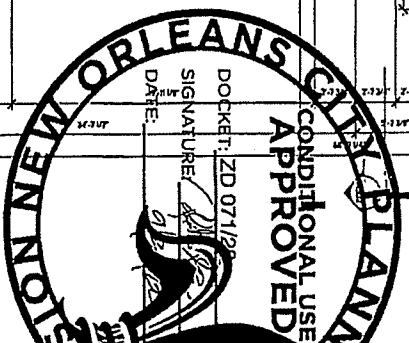
2 SECOND FLOOR PLAN



WAIVERS, EXCEPTION, PROVISOS:
ORDINANCE # 38574 MCS ADOPTED:

FLOOR FINISH LEG

□ STAIN CONCRETE SLAB
□ WHITE BOARD FLOORING FINISH



PLAN GENERAL NOTES
1. Dimensions are given in feet and inches (F&I).
2. All dimensions are to the center of the wall unless otherwise noted.
3. All dimensions are to the center of the wall unless otherwise noted.
4. All dimensions are to the center of the wall unless otherwise noted.

On 14-15
March 1964
at 10:00 AM

FOUR
UC - T.O.
1
A04



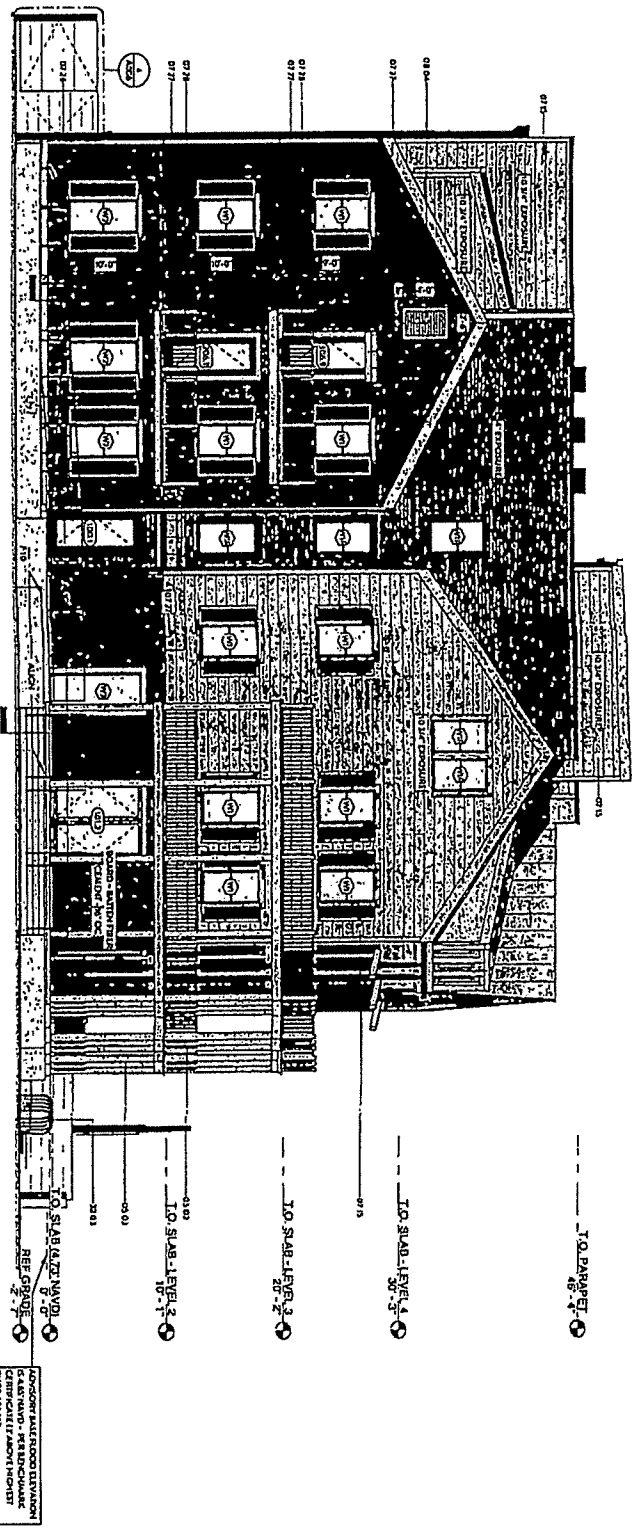
2. Rider from legs to stabilize her at corners of
3. Tripped down stairs including driving with
4. accident and does seem to suffer an Borel's

① DO NOT WALK TO HOUSE ELEVATOR COMPARTMENT - SEE ELEVATOR SPECIFICATIONS

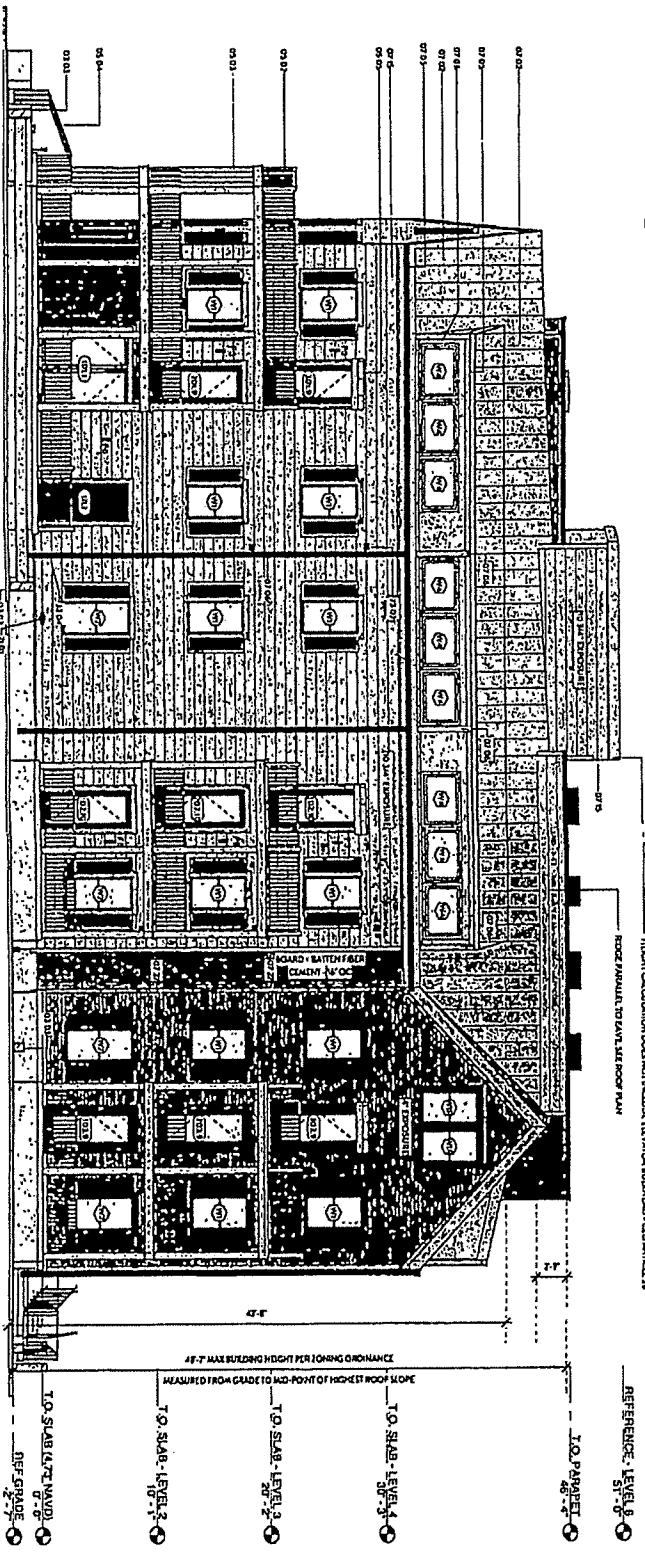
1. STAGED CONCRETE SLAB
2. VENTIL. PLANK FLOORING WITH DIT

CITY OF NEW ORLEANS
 LOUISIANA
 CONDITIONAL USE
 APPROVAL
 DOCKET: ZD 07/128
 SIGNATURE: [Signature]
 DATE: 9/1/12

ORDINANCE #: 28,574 MCS, ADOPTED[illegible]

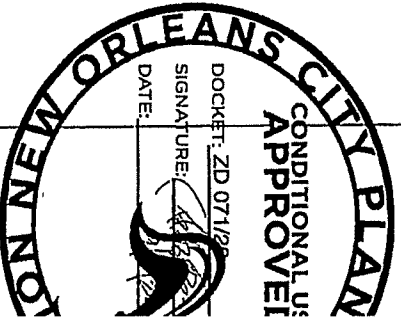


1 BARONNE STREET ELEVATION
3/16" = 1'-0"



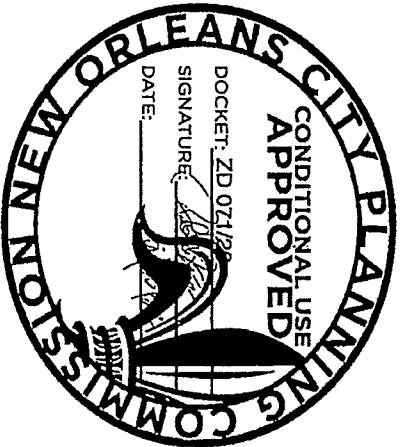
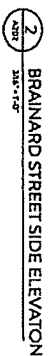
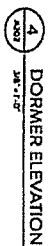
2 PHILIP STREET ELEVATION
3/16" = 1'-0"

- ELEVATION GENERAL**
1. All elevations shall be drawn to scale.
 2. All elevations shall be drawn to scale.
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 30. All elevations shall be drawn to scale.
 31. All elevations shall be drawn to scale.



DOCKET: ZD 07/1/20
SIGNATURE: _____
DATE: _____

WAIVERS: 1 EXCEPTION PROVISIC
ORDINANCE #: 28.574MCS ADOPTED
DATE: 11/20/2017



WAIVERS: 1 EXCEPTION PROVISO: 17
ORDINANCE #: 28.574 MCS ADOPTED: 1/19/21

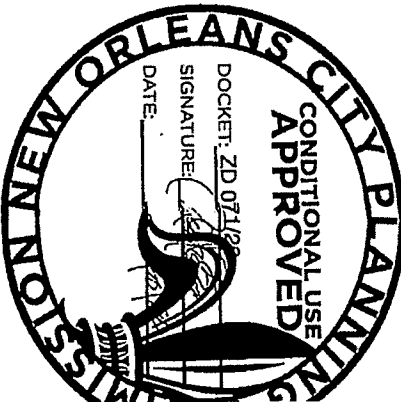
[illegible]

SITE LIGHTING GENERAL NOTES

1. EXTERIOR LIGHTING SHALL BE POWERED BY THE CITY.
2. EXTERIOR LIGHTING SHALL BE ON A PHOTOCELL CONTROLLER.

LIGHT POLE IS LIMITED TO 12' PER SECTION 21.5.C.2 OF THE COMPREHENSIVE ZONING ORDINANCE

POLE LIGHT OR STREET LIGHT SHALL BE USED.

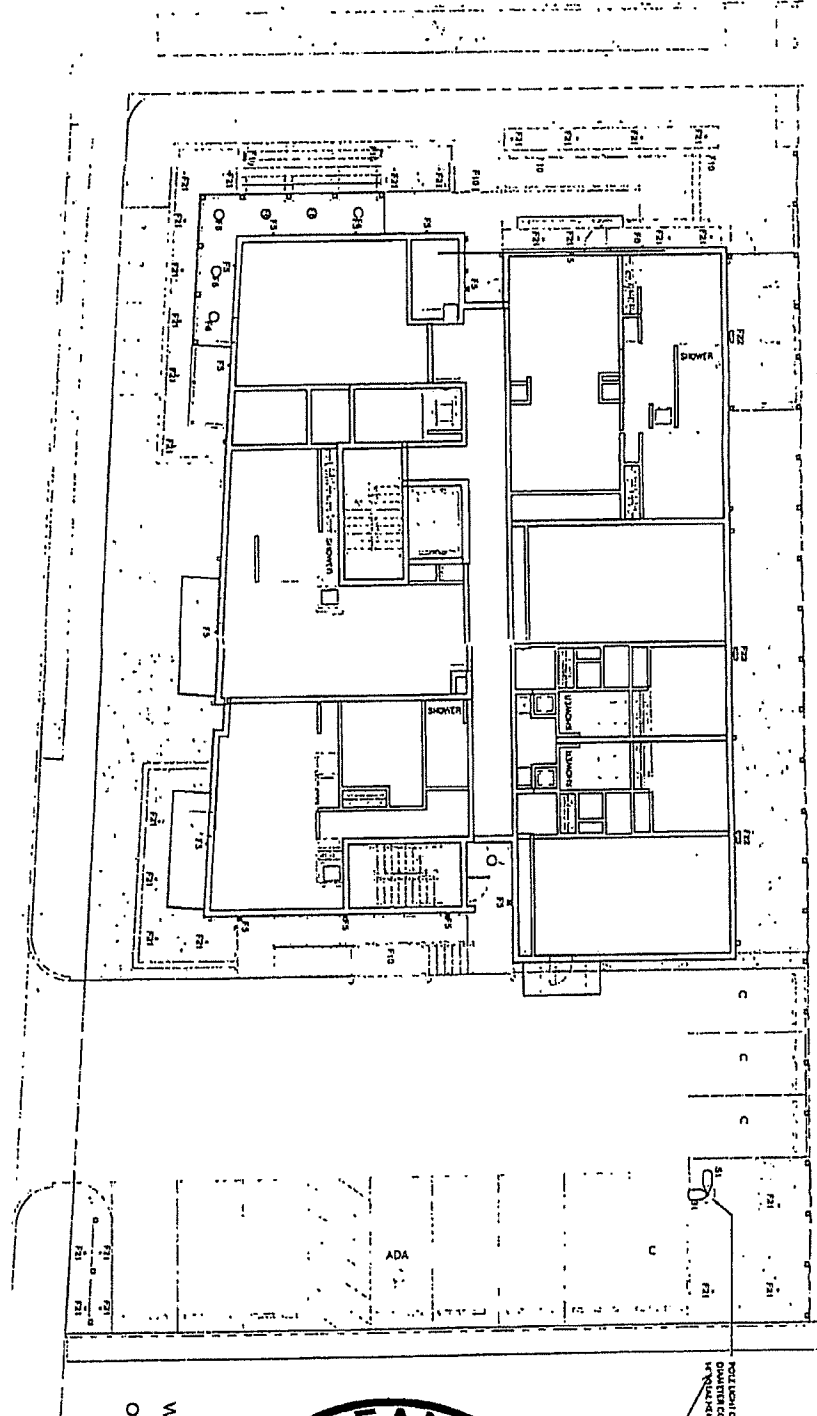


DOCKET: ZD 0712
SIGNATURE: _____
DATE: _____

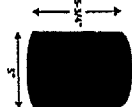
WAIVERS: 1 EXCEPTION PROVISOS: 17
ORDINANCE #: 28,574 MCS ADOPTED: 1/19/2

SITE LIGHTING PLAN

1/8" = 1'-0"



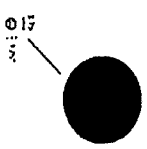
P3 - 3' x 3' WALL SCONCE
HIGHLIGHTS 15" MARK
1500 LUMEN
MOUNTED TO WALL 8" ABOVE FLOOR



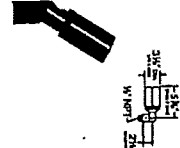
P4 - CEILING MOUNTED CYLINDRICAL
PROJECTS DOWNWARD
1500 LUMEN
MOUNTED TO CEILING 8" ABOVE FLOOR



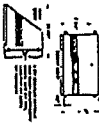
P6 - OUTDOOR TRIP LIGHT
1500 LUMEN
MOUNTED TO STAIRWALL 8" ABOVE FLOOR



P7 - 12" x 12" SQUARE LIGHT
1500 LUMEN
MOUNTED TO WALL 8" ABOVE FLOOR



P8 - 24" x 24" SQUARE LIGHT
1500 LUMEN
MOUNTED TO WALL 8" ABOVE FLOOR



P9 - 24" x 24" SQUARE LIGHT
1500 LUMEN
MOUNTED TO WALL 8" ABOVE FLOOR

TYPE	Lighting Fixture Schedule
P1	RECESSED CEILING LIGHT
P2	BATHROOM VANITY LIGHT
P3	CEILING FAN, NO LIGHT KIT
P4	INTERIOR WALL SCONCE - CORRIDOR - COMMUNITY
P5	EXTERIOR WALL SCONCE - PORCHES AND EXTERIOR
P6	EXTERIOR CEILING MOUNTED - ENTRANCES AND EXTERIOR
P7	INTERIOR CEILING MOUNTED UTILITY LIGHT
P8	INTERIOR WALL SCONCE - LIT ENTRY
P9	LED LINEAR UNDERCABINET
P10	STEP LIGHT
P11	DAMP RATED RECESSED CAN
P12	STAINED LANDSCAPE LIGHT
P13	EXTERIOR WALL MOUNTED SECURITY LIGHT
P14	BATHROOM EXHAUST FAN - NO LIGHT
P15	POLE LIGHT

1340 Poydras Street, 4th Floor
New Orleans, Louisiana 70112



Land Records Division
Telephone (504) 407-0005

Chelsey Richard Napoleon
Clerk of Court and Ex-Officio Recorder
Parish of Orleans

DOCUMENT RECORDATION INFORMATION

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Recording Date: 11/9/2022 12:02:37 PM

Document Type: APPROVED ZONING PLANS

Addtl Titles Doc Types:

Conveyance Instrument Number: 719306

Filed by: REO, LLC
927 POEYFARRE ST
NEW ORLEANS LA 70130