

HOLY CROSS CAMPUS REDEVELOPMENT

4950 Dauphine St New Orleans, LA 70117

CITY OF NEW ORLEANS CITY PLANNING COMMISSION CONDITIONAL USE



PROJECT DIRECTORY

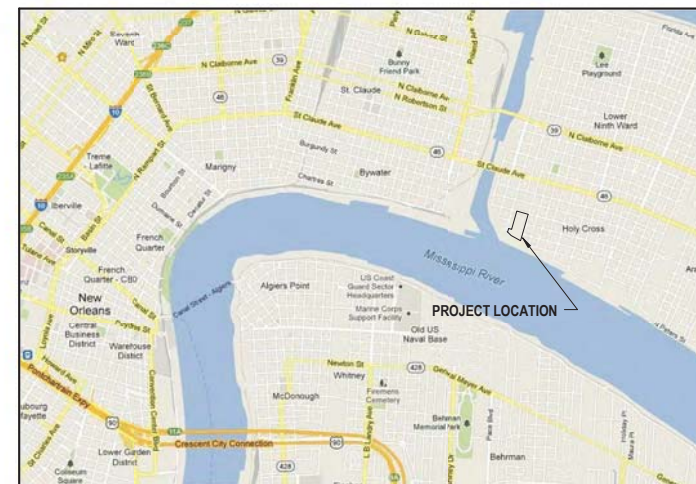
PEREZ, APC
317 BURGUNDY STREET, SUITE 11
NEW ORLEANS, LA 70112

PHONE: (504) 584-5100
FAX: (504) 584-5140

PROJECT LOCATION MAP



SITE VICINITY MAP

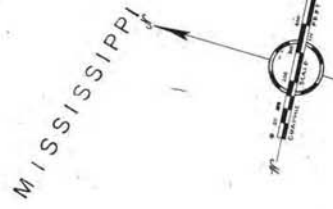


INDEX OF DRAWINGS

A.01	COVER SHEET
A.02	ZONING MAP
A.03	SURVEY
A.04	ZONING CHANGE REQUEST
A.05	CONDITIONAL USE PERMIT REQUEST
A.06	CONTEXTUAL MASTER PLAN
A.07	CONTEXTUAL SITE ELEVATIONS
A.08	CONDITIONAL USE PERMIT SITE PLAN
A.09	EXISTING BUILDING FIRST FLOOR PLAN
A.10	EXISTING BUILDING SECOND FLOOR PLAN
A.11	EXISTING BUILDING THIRD FLOOR PLAN
A.12	EXISTING BUILDING ATTIC PLAN
A.13	EXISTING BUILDING ELEVATIONS
A.14	BUILDING 1 - FLOOR PLANS
A.15	BUILDING 1 - FLOOR PLANS
A.16	BUILDING 1 - FLOOR PLANS
A.17	BUILDING 1 - FLOOR PLANS
A.18	BUILDING 1 ELEVATIONS
A.19	BUILDING 1 ELEVATIONS
A.20	POTENTIAL DEVELOPMENT SITE PLAN
A.21	POTENTIAL DEVELOPMENT ELEVATIONS
A.22	POTENTIAL DEVELOPMENT APARTMENT TYPES



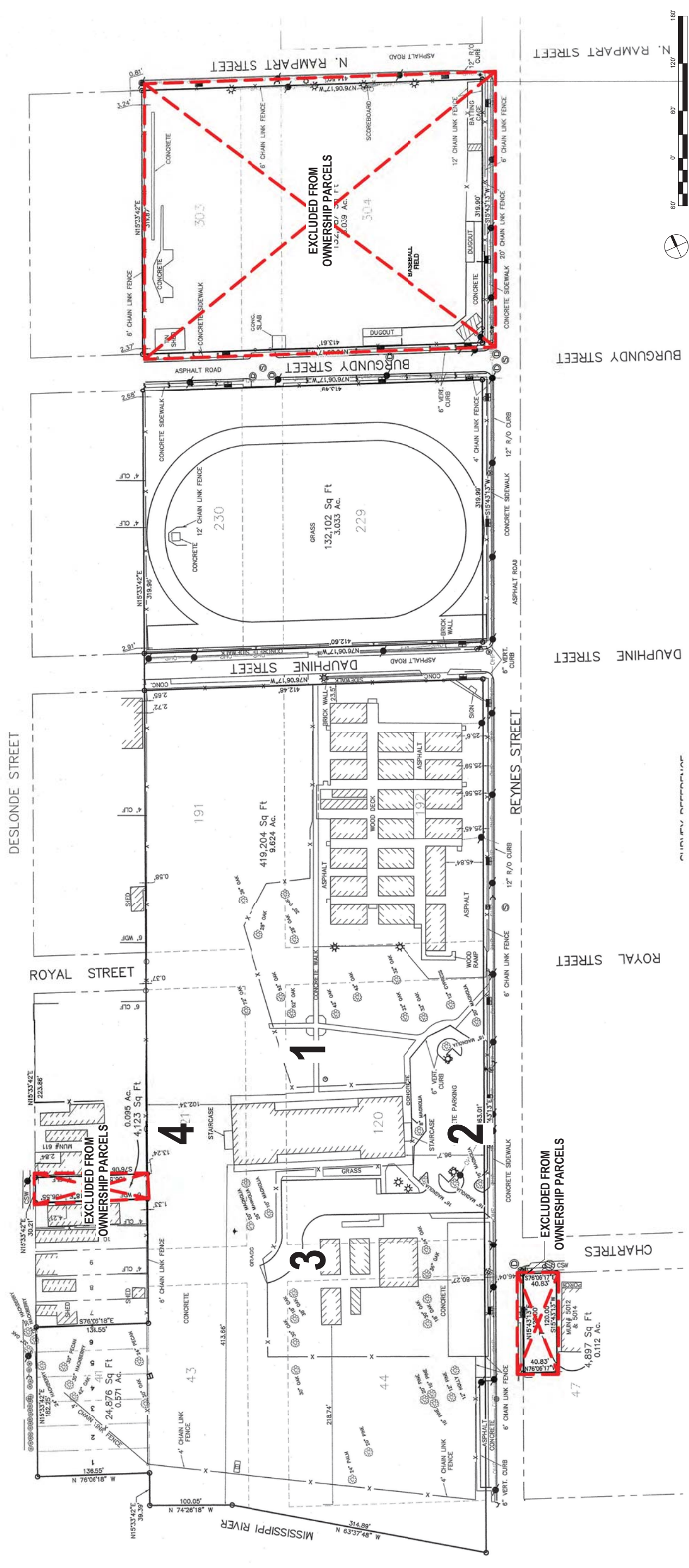
PROJECT LOCATION
RIVER



OFFICIAL ZONING MAP
APPROVED AND ADOPTED AS PART OF M.C.S. ORD. NO. 4399
ADOPTED 4/23/70

PREPARED BY CITY PLANNING COMMISSION - REVISED 1970

- LEGEND**
- | | | | |
|--|------------------------------------|--|-------------------------------|
| | BUILDING | | UTILITY POLE / OVERHEAD LINES |
| | BASELINE | | ELECTRIC, TELEPHONE, CABLE TV |
| | EXISTING RIGHT OF WAY | | FENCE |
| | CATCH BASIN | | UTILITY BOX |
| | CULVERT | | UTILITY CLEANOUT |
| | DROP INLET, DRAIN LINE | | UTILITY METER |
| | DROP INLET, DRAIN LINE | | POWER TRANSFORMER |
| | DROP INLET, DRAIN LINE | | UTILITY VALVE |
| | DRAIN MANHOLE, DRAIN LINE | | FIRE HYDRANT |
| | COMMUNICATIONS MANHOLE, COMM. LINE | | LIGHT STANDARD |
| | ELECTRICAL MANHOLE, ELEC. LINE | | TRAFFIC LIGHT |
| | GAS MANHOLE, GAS LINE | | SIGN |
| | SEWER MANHOLE, SEWER LINE | | FLAGPOLE |
| | TELEPHONE MANHOLE, TELE LINE | | TREE |
| | TRAFFIC MANHOLE, TRAFFIC LINE | | PP. BEAMMAN |
| | WATER MANHOLE, WATER LINE | | |



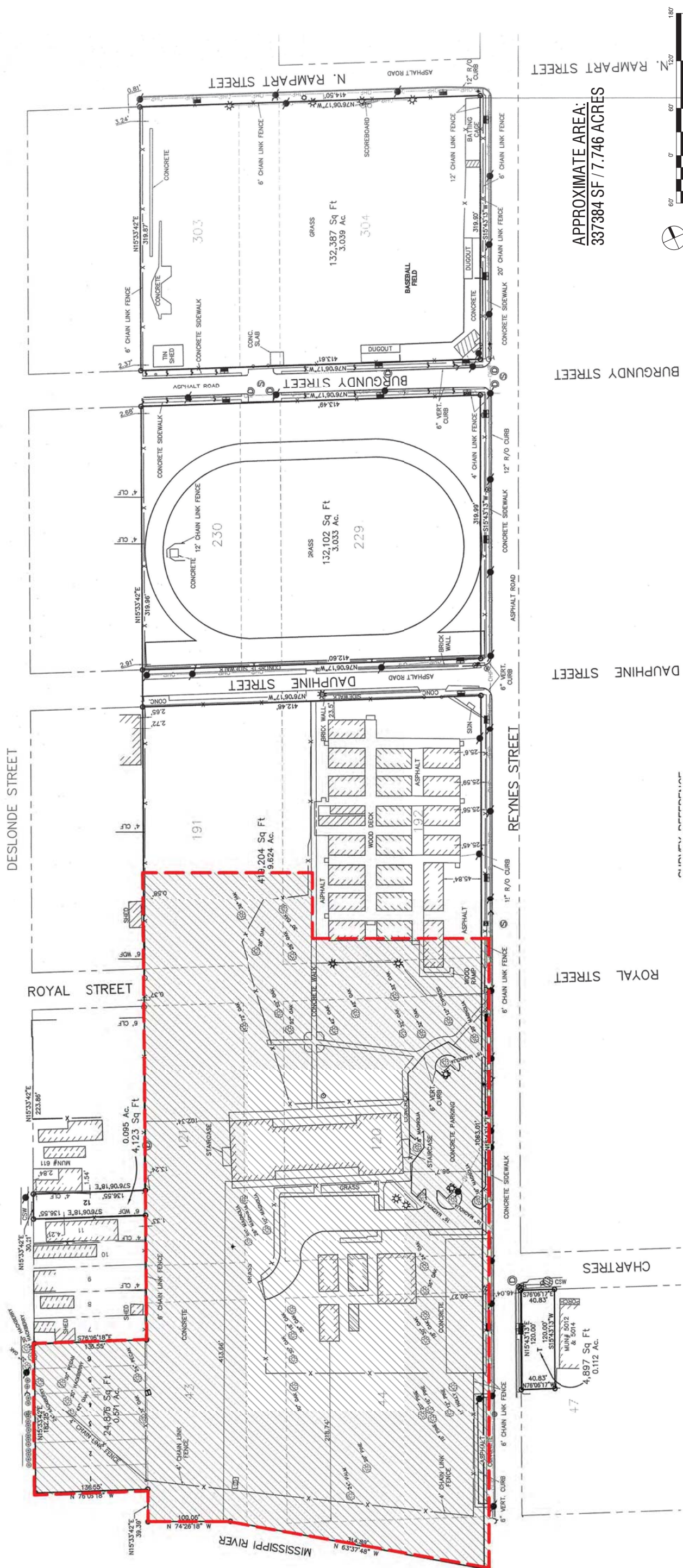
SURVEY
02/08/13
PEREZ, A PROFESSIONAL CORPORATION
NEW ORLEANS, LOUISIANA WWW.E-PEREZ.COM

HOLY CROSS REDEVELOPMENT



LEGEND

- | | | | |
|--|------------------------------------|--|-------------------------------|
| | BUILDING | | UTILITY POLE / OVERHEAD LINES |
| | BASELINE | | ELECTRIC, TELEPHONE, CABLE TV |
| | EXISTING RIGHT OF WAY | | ELEVATED OVERHEAD LINES |
| | CATCH BASIN | | FENCE |
| | CULVERT | | UTILITY BOX |
| | DROP INLET, DRAIN LINE | | UTILITY CLEANOUT |
| | DROP INLET, DRAIN LINE | | UTILITY METER |
| | COMMUNICATIONS MANHOLE, COMM. LINE | | POWER TRANSFORMER |
| | DRAIN MANHOLE, DRAIN LINE | | FIRE HYDRANT |
| | ELECTRICAL MANHOLE, ELEC. LINE | | LIGHT STANDARD |
| | GAS MANHOLE, GAS LINE | | TRAFFIC LIGHT |
| | SEWER MANHOLE, SEWER LINE | | SIGN |
| | TELEPHONE MANHOLE, TELE. LINE | | FLAGPOLE |
| | TRAFFIC MANHOLE, TRAFFIC LINE | | TREE |
| | WATER MANHOLE, WATER LINE | | PP DEADMAN |

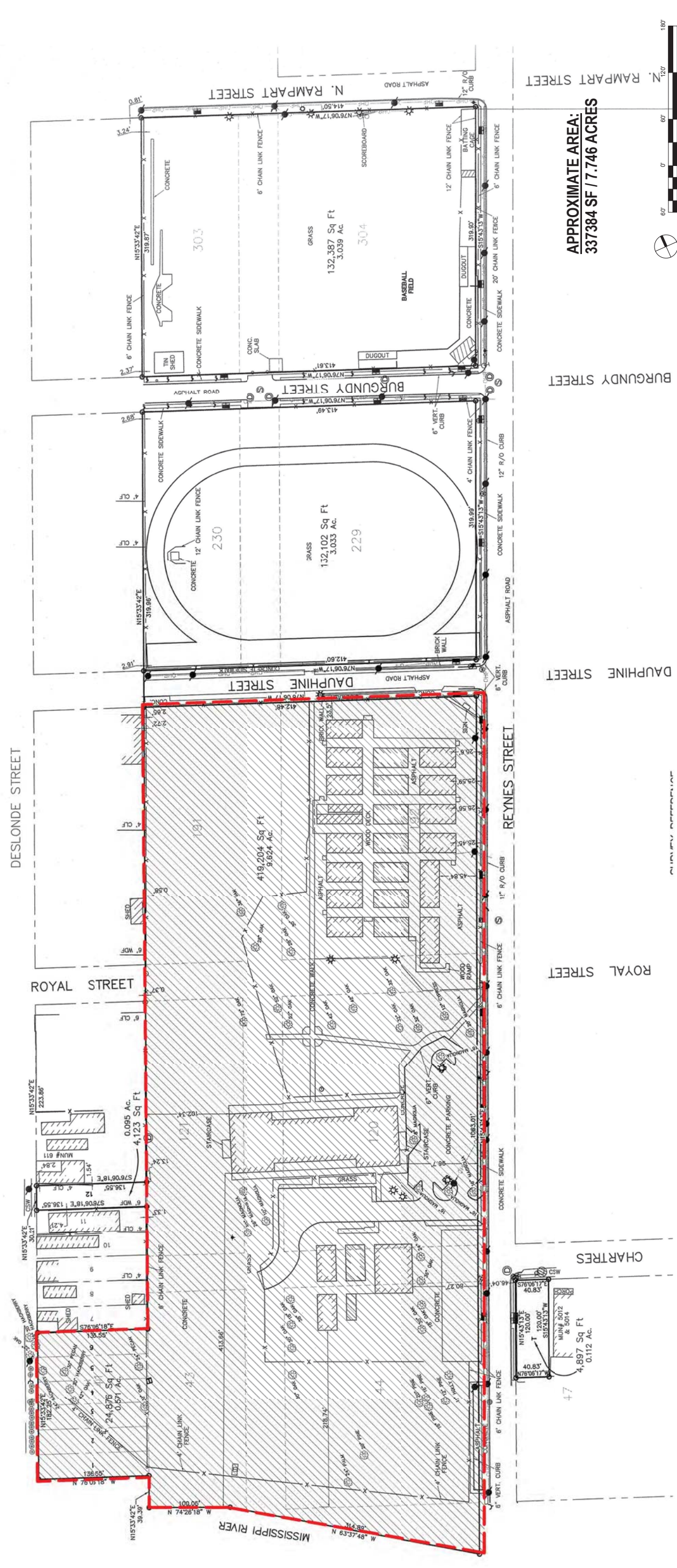


APPROXIMATE AREA:
337384 SF / 7.746 ACRES



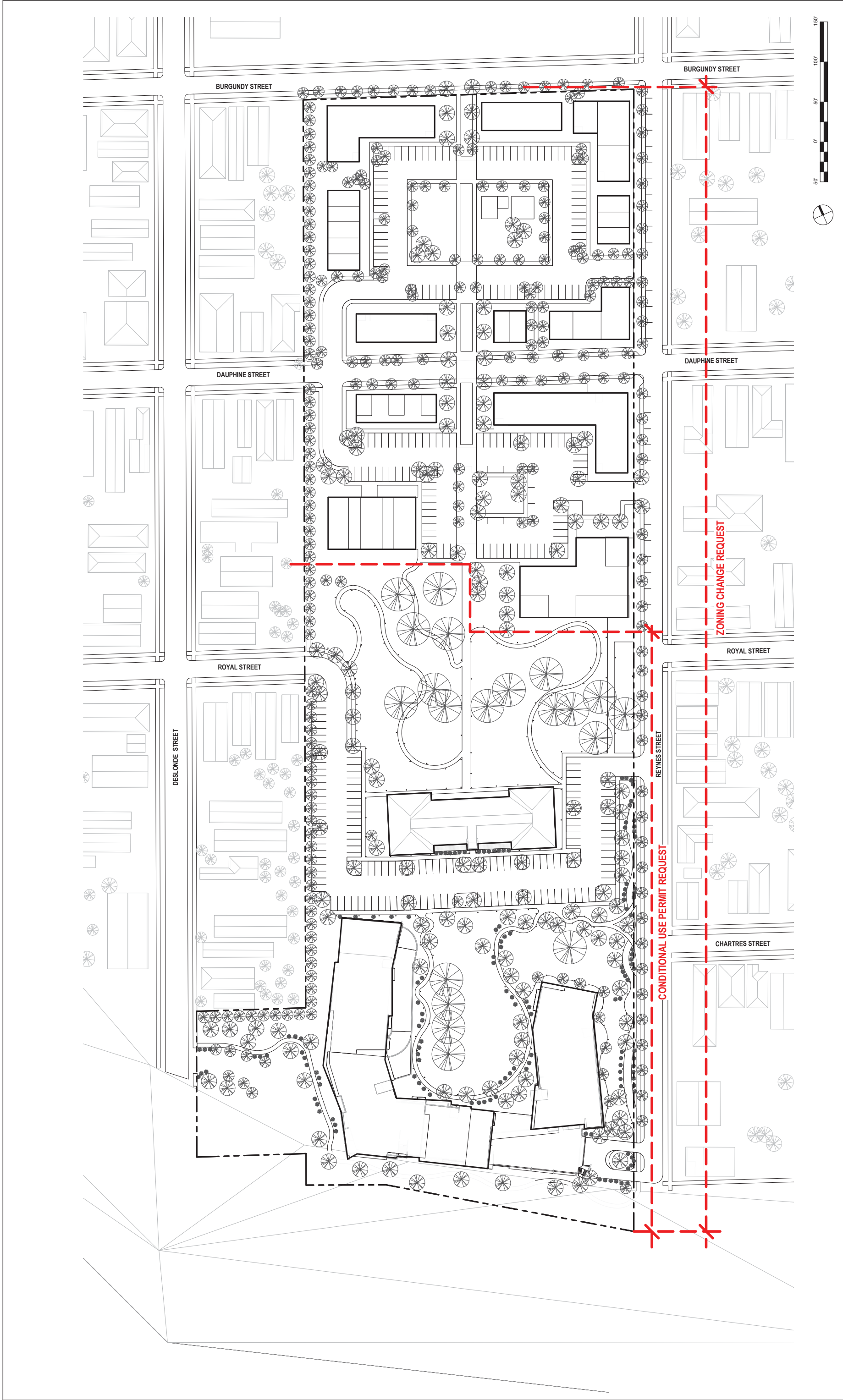
LEGEND

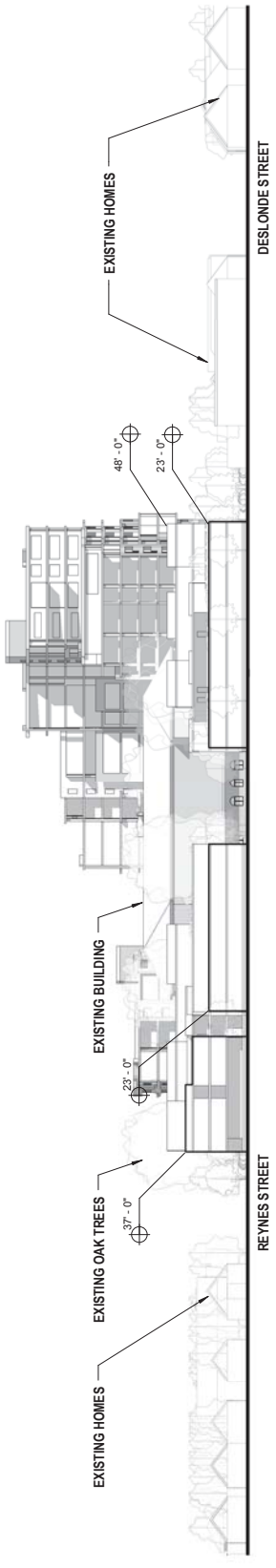
- | | | | |
|--|------------------------------------|--|-------------------------------|
| | BUILDING | | UTILITY POLE / OVERHEAD LINES |
| | BASELINE | | ELECTRIC, TELEPHONE, CABLE TV |
| | EXISTING RIGHT OF WAY | | ELEC TOWER / OVERHEAD LINES |
| | CATCH BASIN | | FENCE |
| | CULVERT | | UTILITY BOX |
| | DROP INLET, DRAIN LINE | | UTILITY CLEANOUT |
| | DROP INLET, DRAIN LINE | | UTILITY METER |
| | COMMUNICATIONS MANHOLE, COMM. LINE | | POWER TRANSFORMER |
| | DRAIN MANHOLE, DRAIN LINE | | FIRE HYDRANT |
| | ELECTRICAL MANHOLE, ELEC. LINE | | LIGHT STANDARD |
| | GAS MANHOLE, GAS LINE | | TRAFFIC LIGHT |
| | SEWER MANHOLE, SEWER LINE | | SIGN |
| | TELEPHONE MANHOLE, TELE. LINE | | FLAGPOLE |
| | TRAFFIC MANHOLE, TRAFFIC LINE | | TREE |
| | WATER MANHOLE, WATER LINE | | PP DEADMAN |



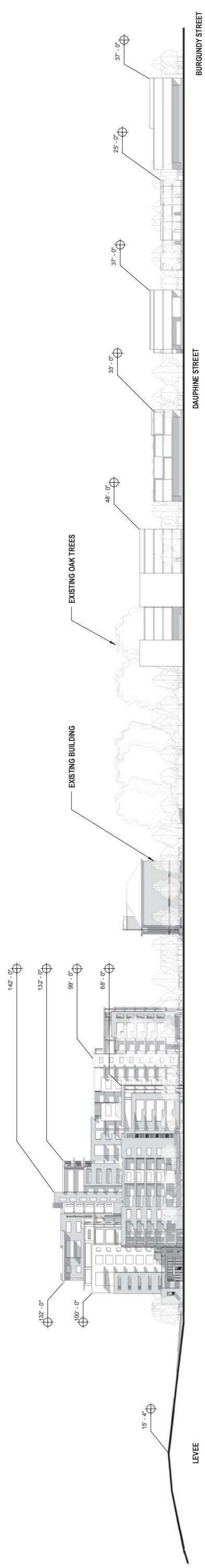
**APPROXIMATE AREA:
337384 SF / 7.746 ACRES**







SITE ELEVATION FROM BURGUNDY STREET LOOKING SOUTH
SCALE: 1"=50'-0"



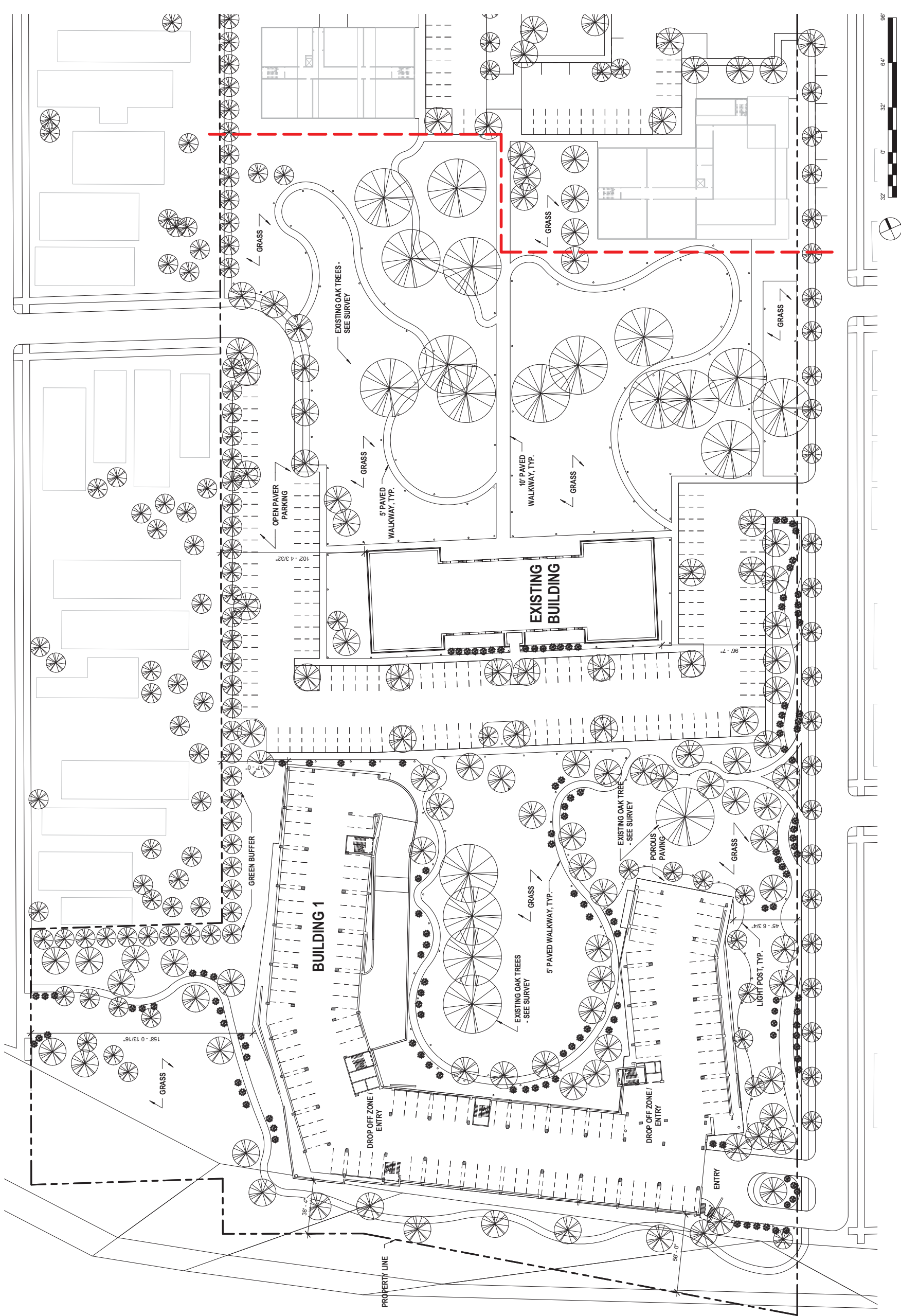
SITE ELEVATION FROM REYNES STREET LOOKING WEST
SCALE: 1"=50'-0"

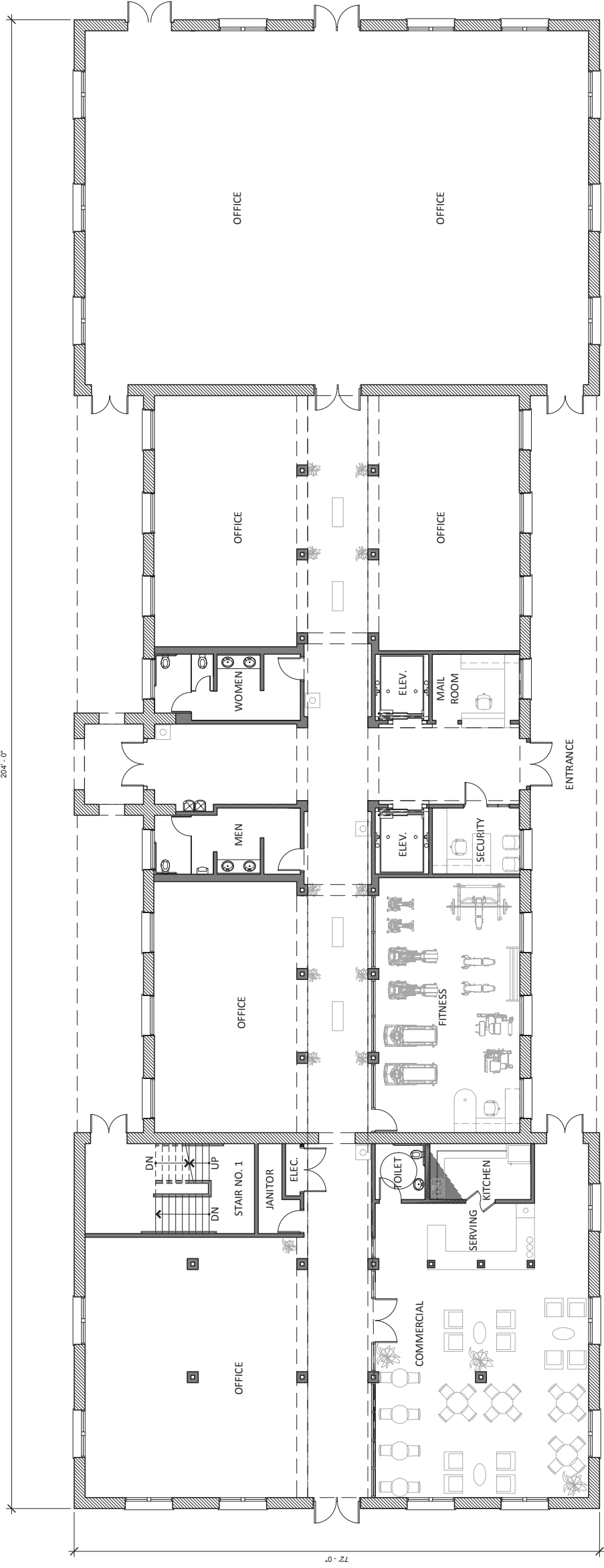


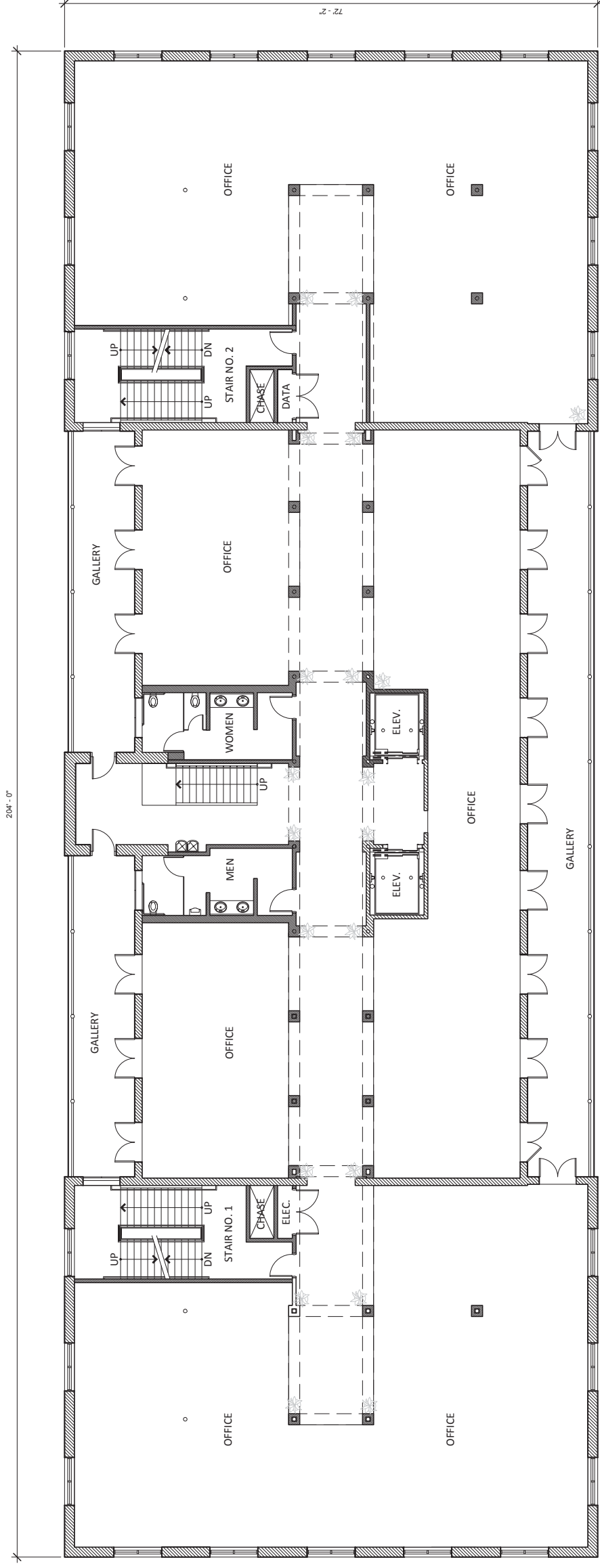
BUILDING AREAS - LOT 1	
BLDG.1	
1ST FLOOR GROSS	47088 SF
2ND FLOOR GROSS	47420 SF
3RD FLOOR GROSS	48698 SF
4TH FLOOR GROSS	44146 SF
5TH FLOOR GROSS	12870 / 29677 SF
6TH FLOOR GROSS	12907 / 29820 SF
7TH FLOOR GROSS	29690 SF
8TH FLOOR GROSS	29266 SF
9TH FLOOR GROSS	29180 SF
10TH FLOOR GROSS	17071 SF
11TH FLOOR GROSS	15023 SF
12TH FLOOR GROSS	11100 SF
TOTAL GROSS	403956 SF
EXISTING BLDG	
1ST FLOOR GROSS	12910 SF
2ND FLOOR GROSS	12936 SF
3RD FLOOR GROSS	12936 SF
ATTIC FLOOR GROSS	9052 SF
TOTAL GROSS	47834 SF

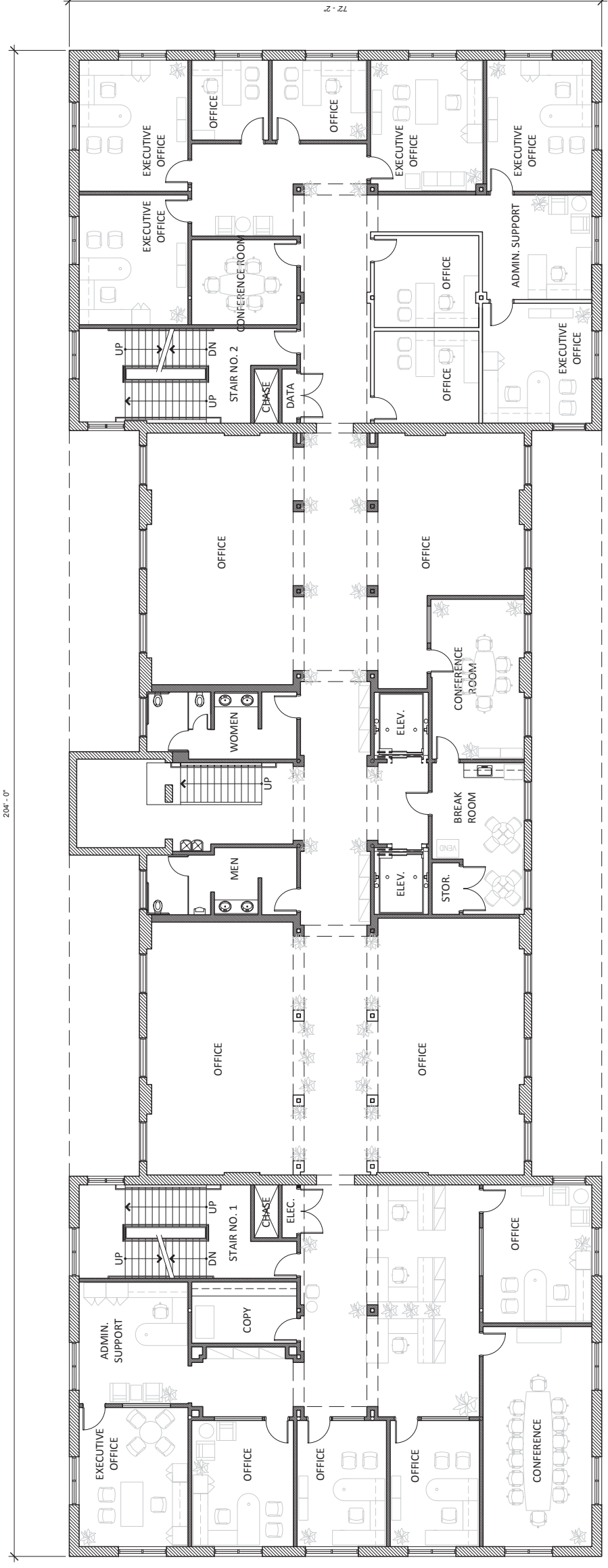
PARKING SCHEDULE - LOT 1	
BLDG.1 FIRST FLOOR DROP OFF ZONE	2
9' X 18' PARKING SPACES	105
ADA VAN SPACES	3
ADA PARKING SPACES	5
TOTAL PARKING SPACES	113
BLDG.1 SECOND FLOOR DROP OFF ZONE	2
9' X 18' PARKING SPACES	3
ADA VAN SPACES	5
ADA PARKING SPACES	103
TOTAL PARKING SPACES	111
TOTAL STRUCTURED/COVERED PARKING SPACES	224
EXISTING BUILDING DROP OFF ZONE	1
8.5' X 18' PARKING SPACES	116
ADA VAN SPACES	3
ADA PARKING SPACES	6
TOTAL OPEN PARKING SPACES	125
GRAND TOTAL PARKING SPACES	349

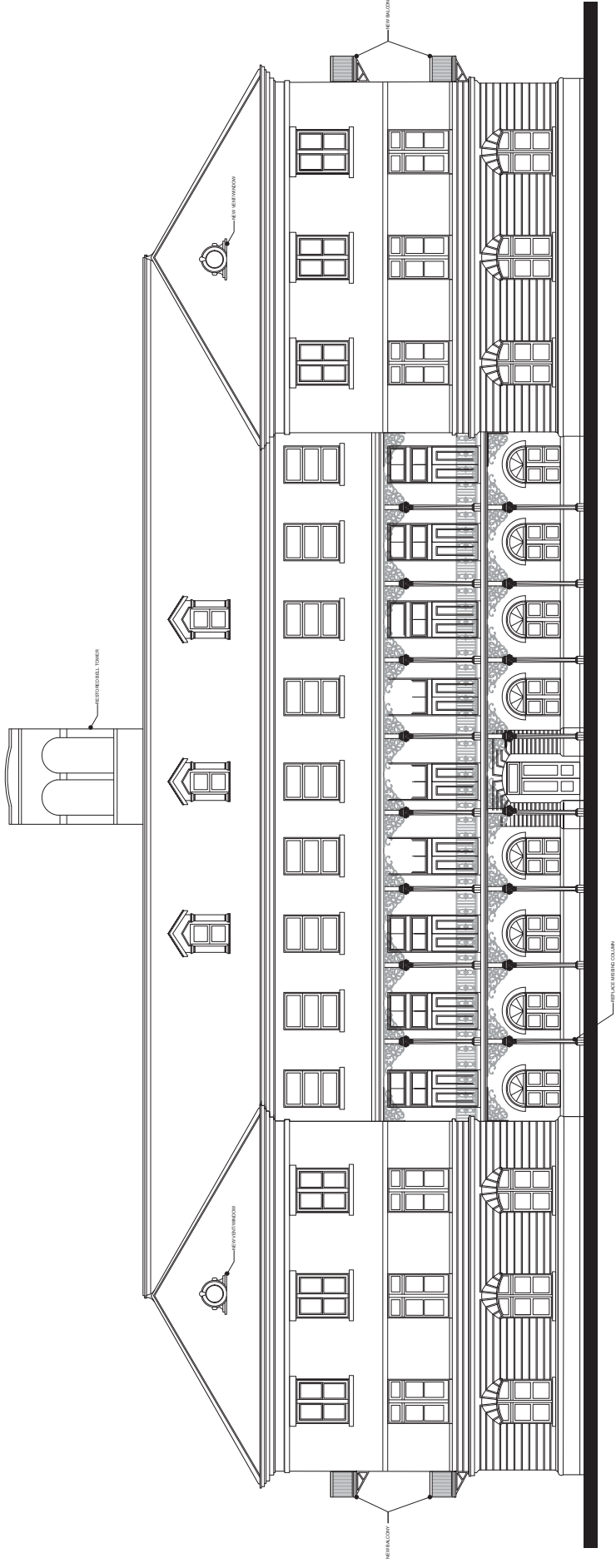
LIGHTING FIXTURES	
○ 14" 100W POLE LIGHTS	201







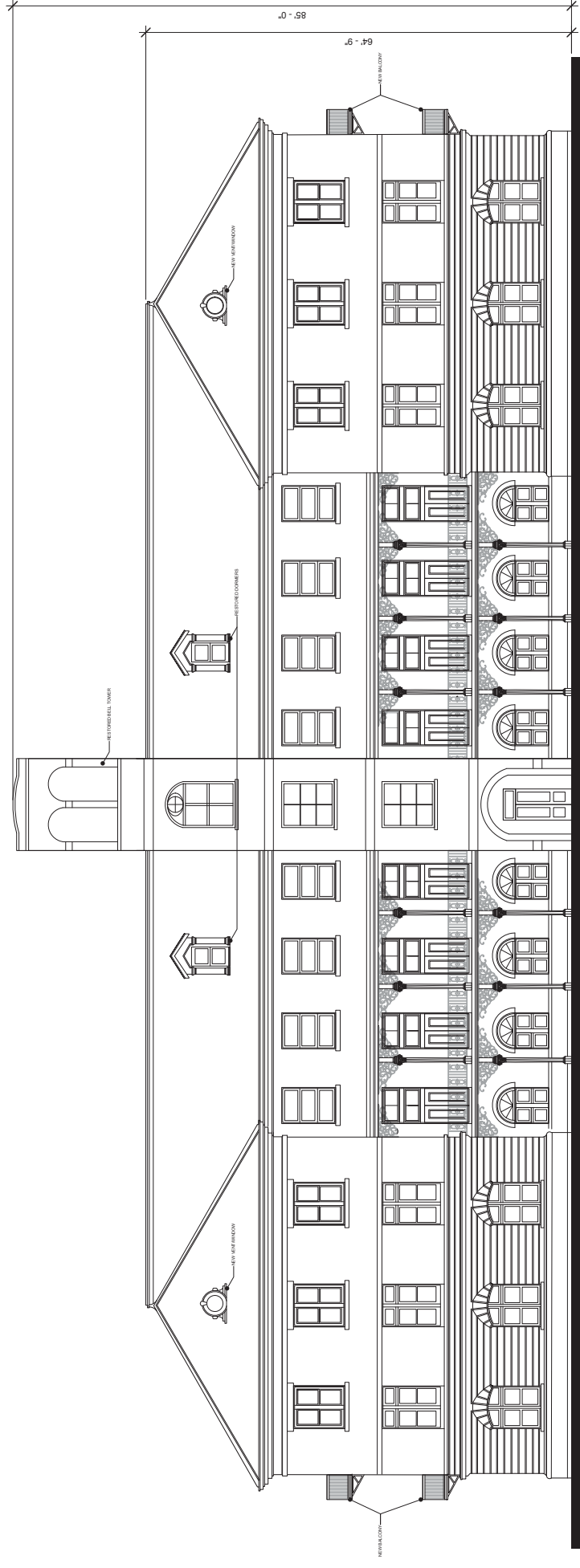




FRONT ELEVATION (NORTH FACING)



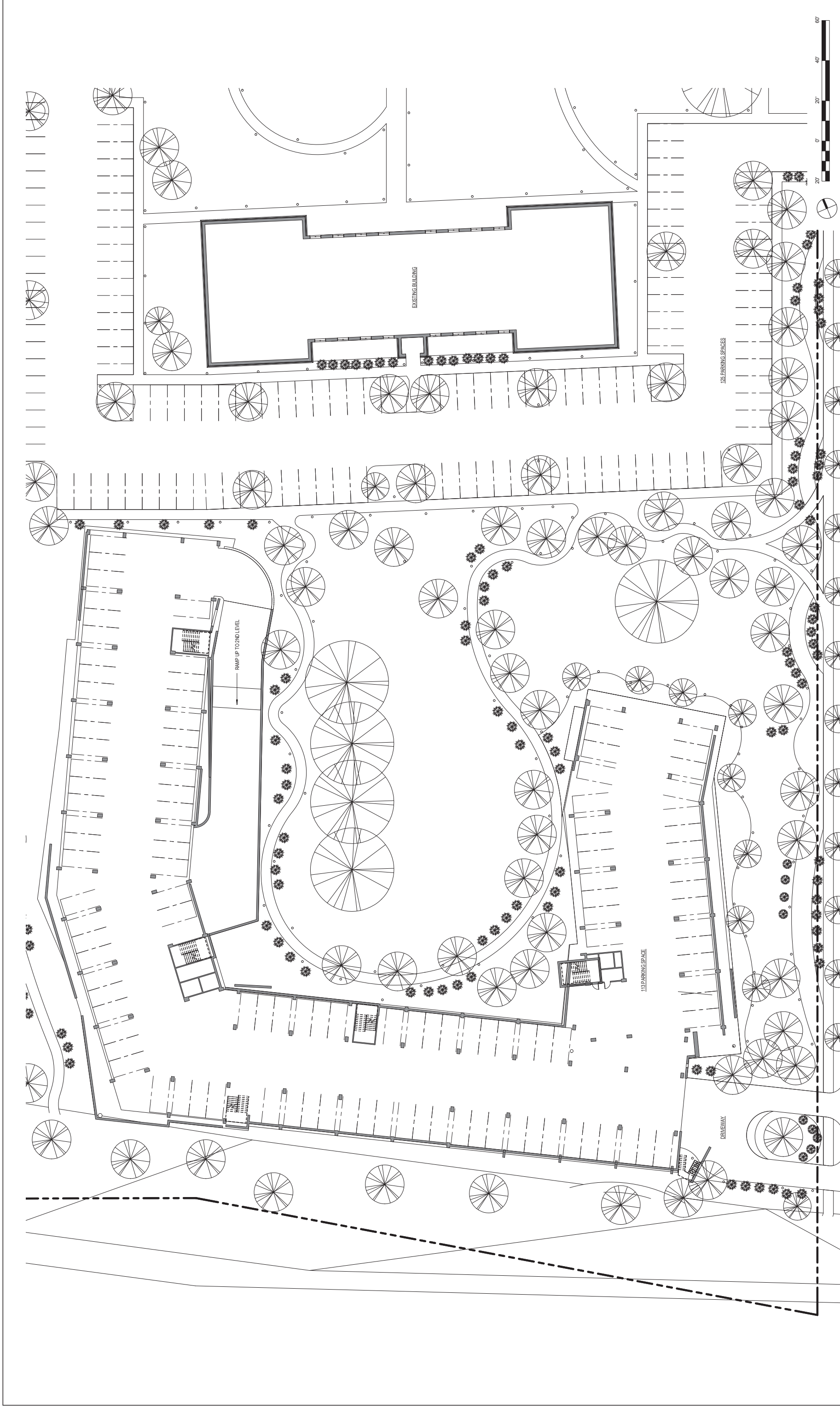
WEST ELEVATION



REAR ELEVATION (SOUTH FACING)

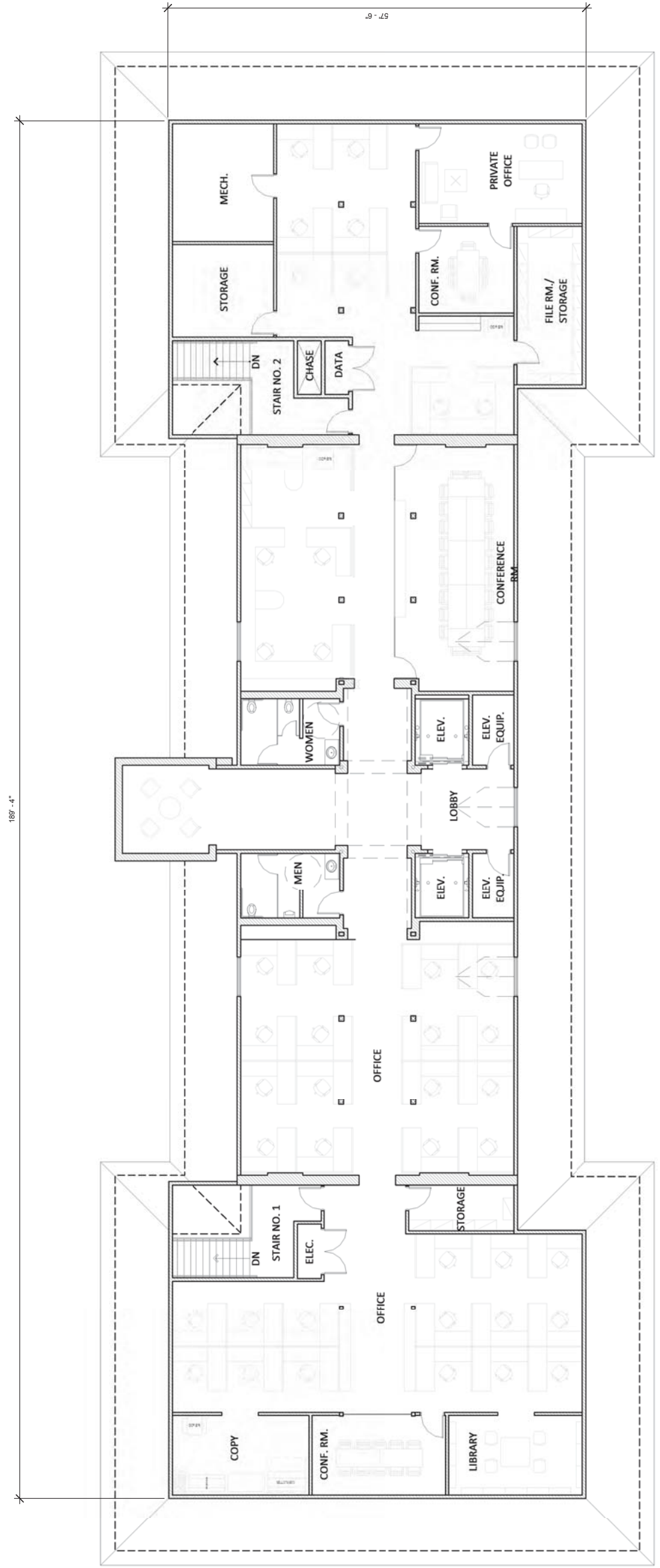


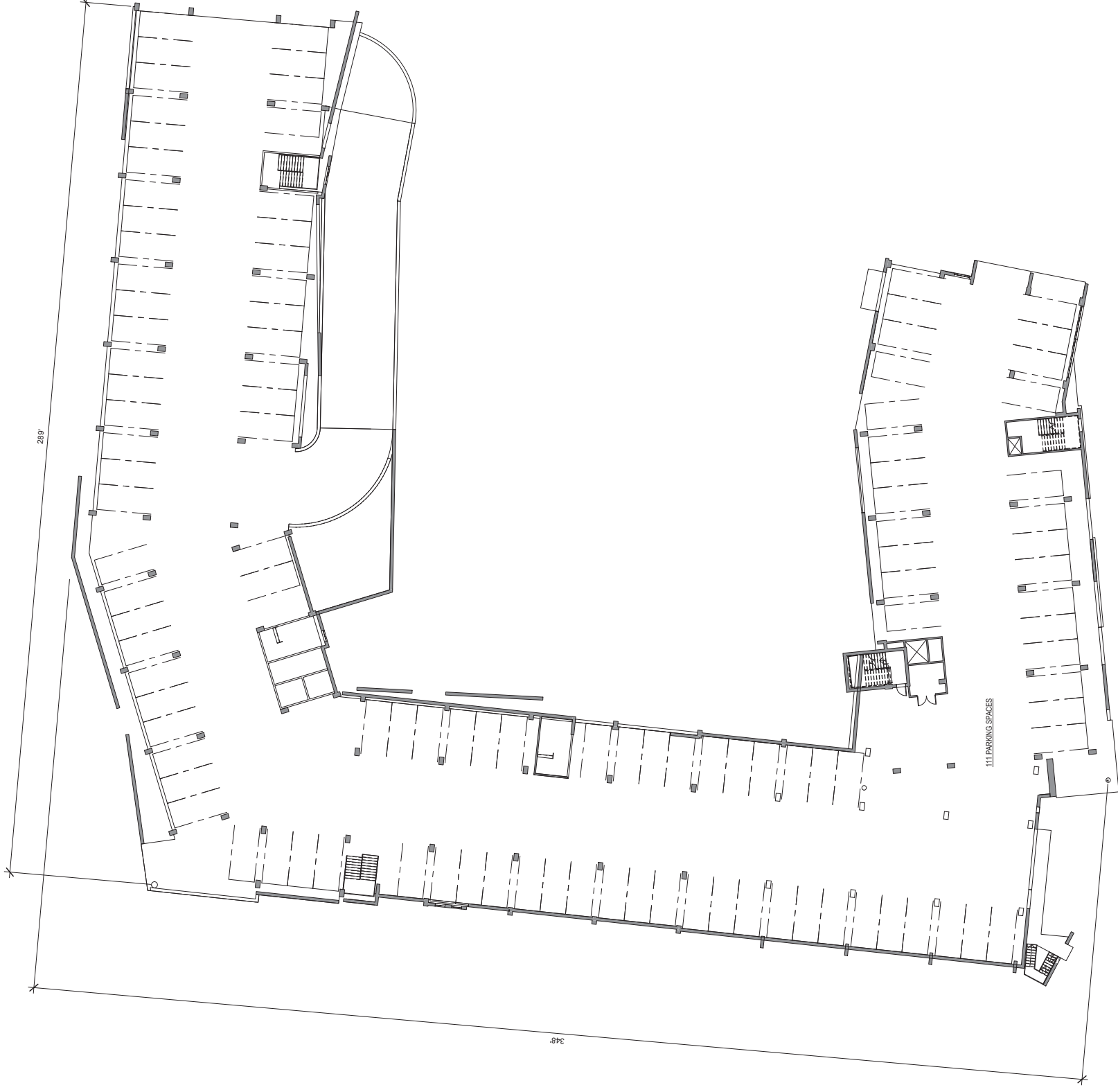
EAST ELEVATION



HOLY CROSS CAMPUS REDEVELOPMENT

BUILDING 1 - FIRST FLOOR PLAN
 02/08/13
 PEREZ, A PROFESSIONAL CORPORATION
 NEW ORLEANS, LOUISIANA WWW.PEREZ.COM



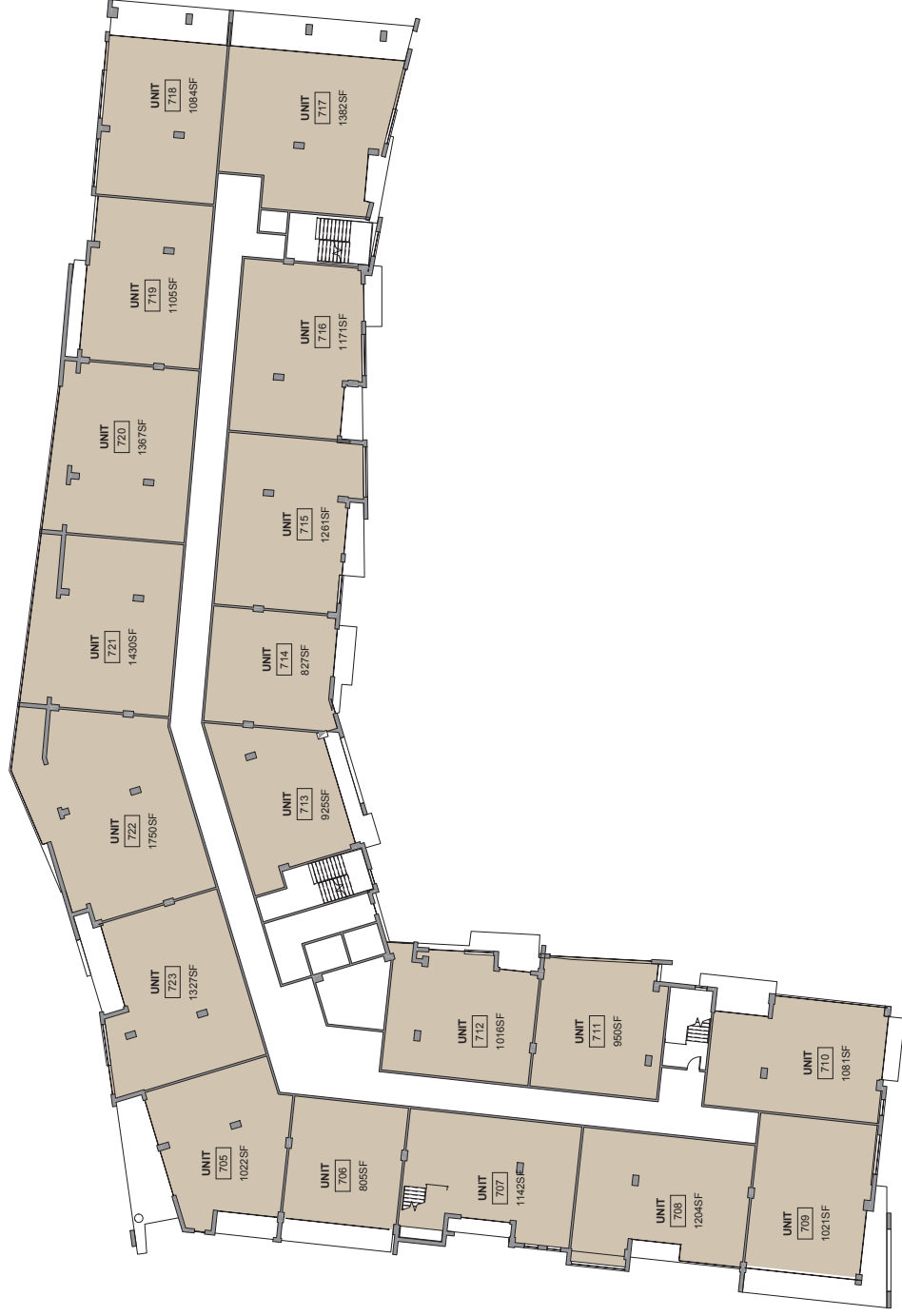


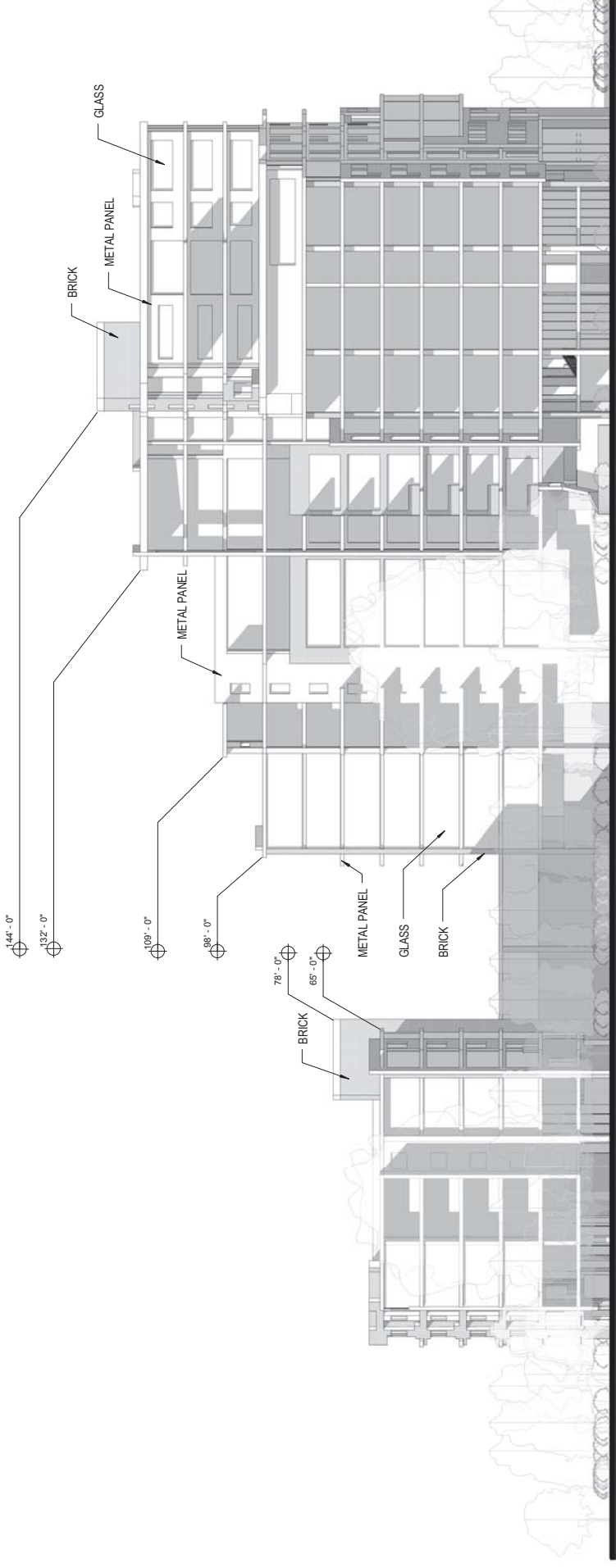
HOLY CROSS CAMPUS REDEVELOPMENT

BUILDING 1 - SECOND FLOOR PLAN
02/08/13
PEREZ, A PROFESSIONAL CORPORATION
NEW ORLEANS, LOUISIANA WWW.PEREZ.COM

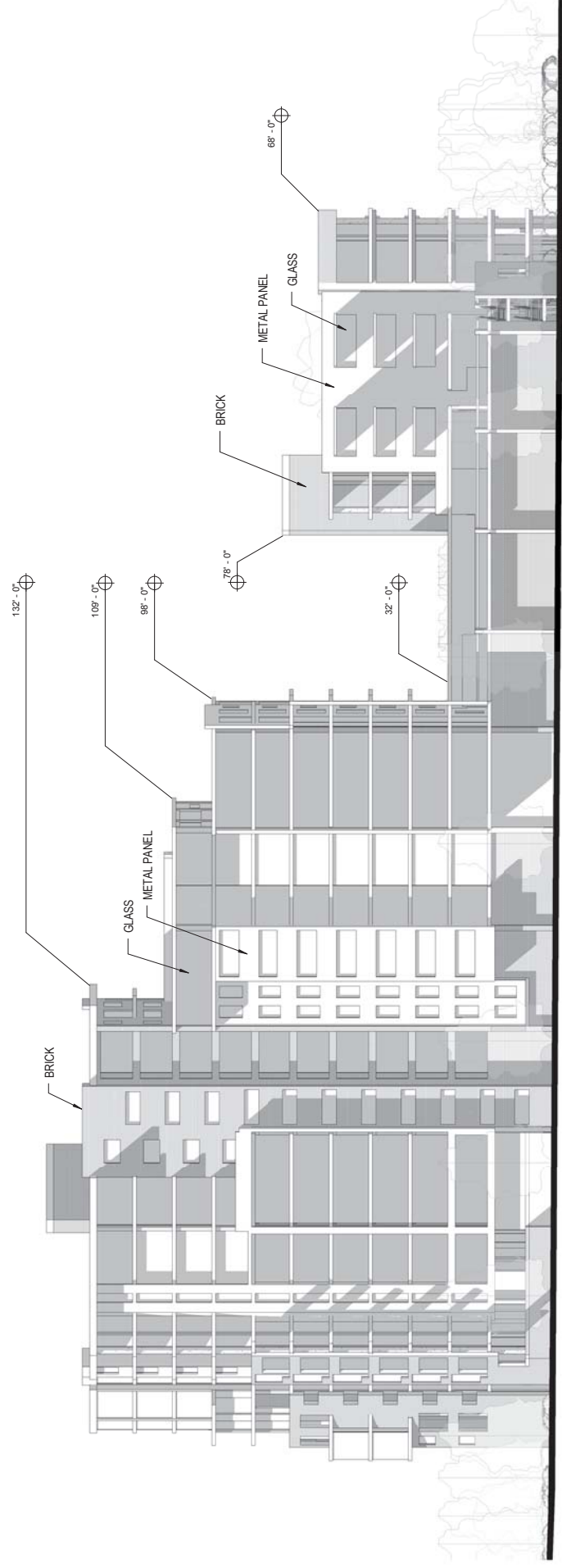






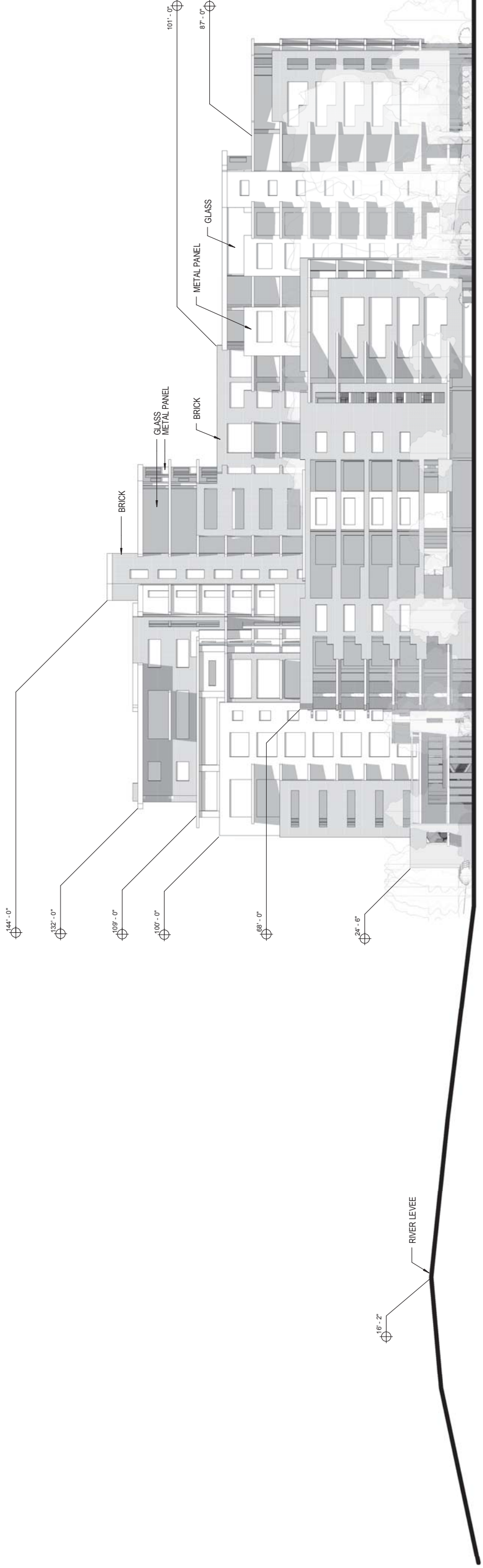


NORTH ELEVATION - BUILDING 1
SCALE: 1" = 20'-0"

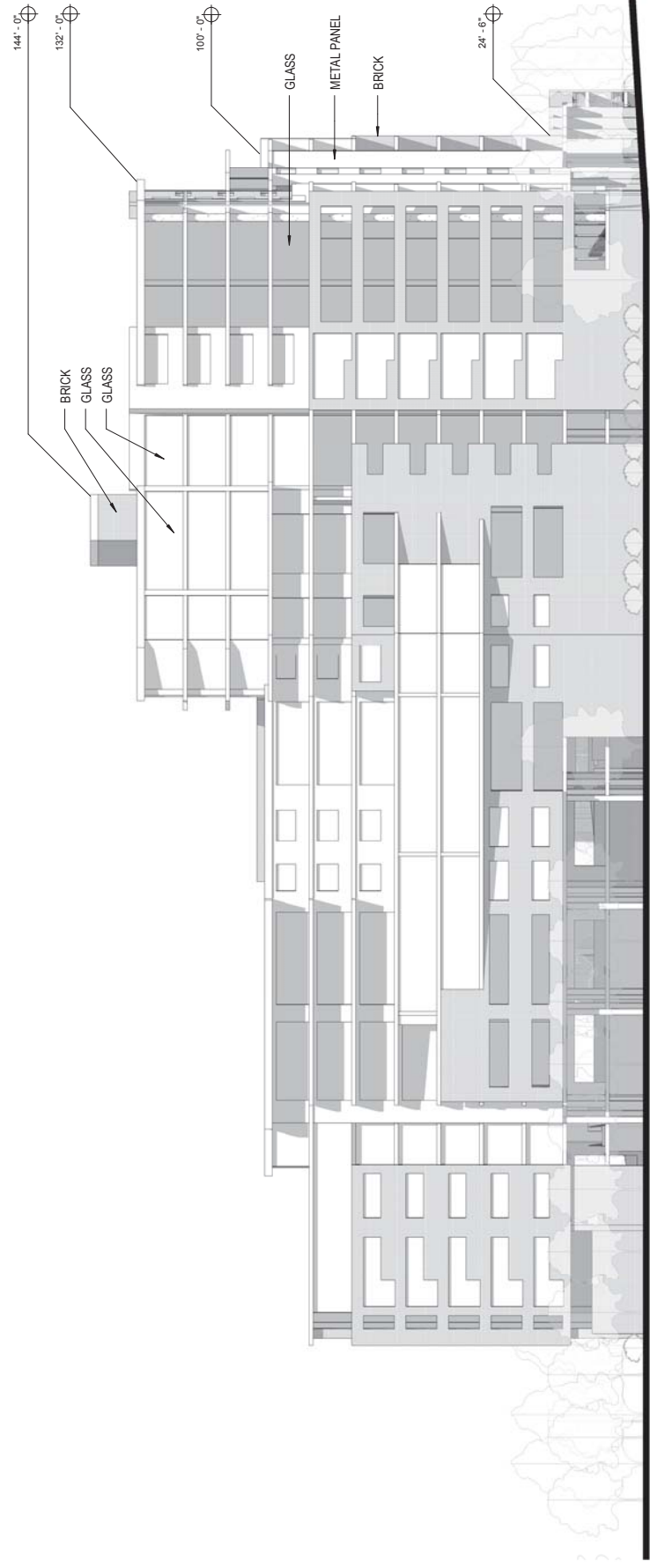


SOUTH ELEVATION - BUILDING 1
SCALE: 1" = 20'-0"

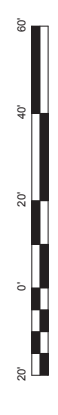


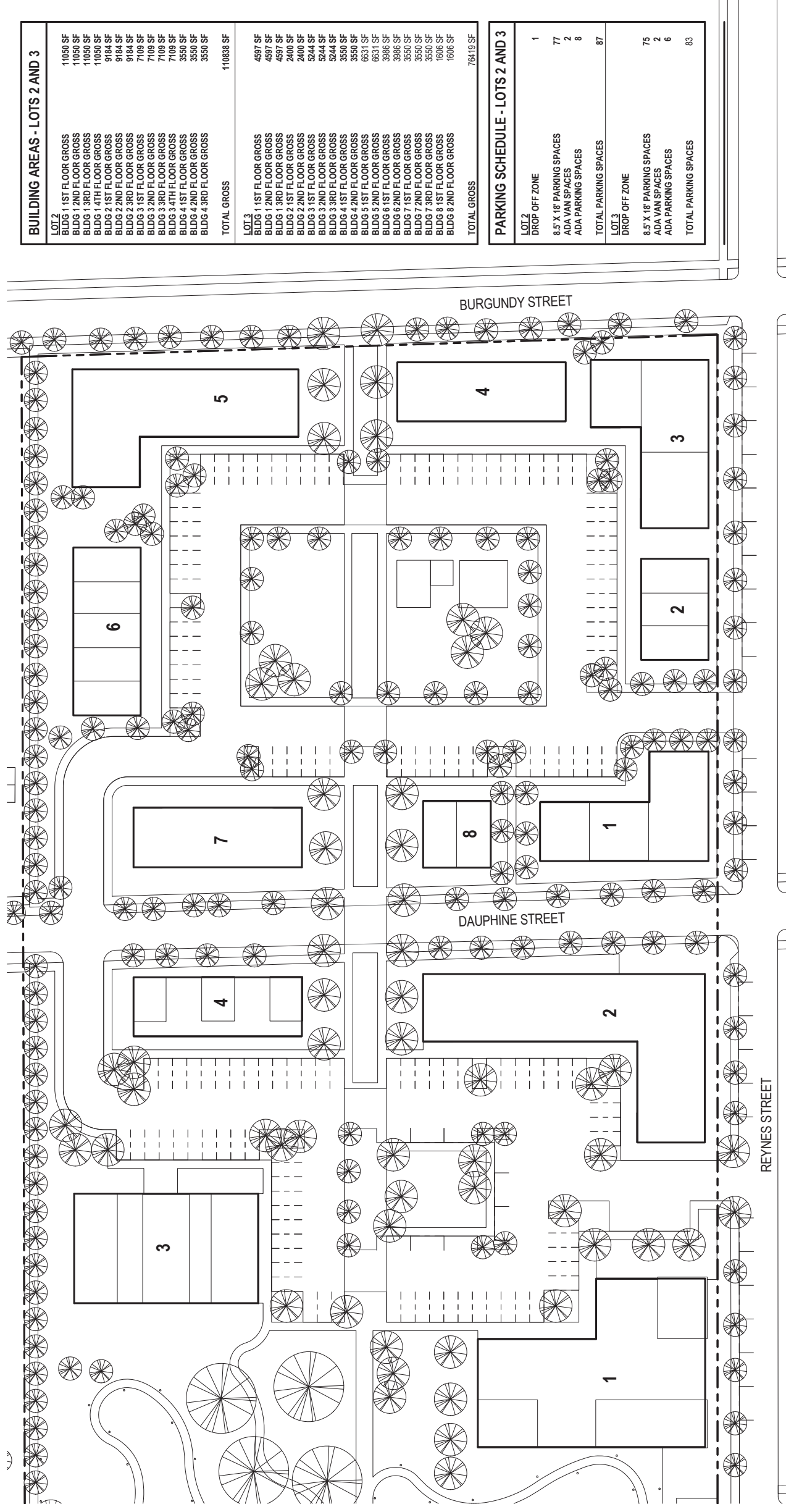


EAST ELEVATION - BUILDING 1
SCALE: 1" = 20'0"



WEST ELEVATION - BUILDING 1
SCALE: 1" = 20'0"





BUILDING AREAS - LOTS 2 AND 3

LOT 2	
BLDG 1 1ST FLOOR GROSS	11050 SF
BLDG 1 2ND FLOOR GROSS	11050 SF
BLDG 1 3RD FLOOR GROSS	11050 SF
BLDG 1 4TH FLOOR GROSS	11050 SF
BLDG 2 1ST FLOOR GROSS	9184 SF
BLDG 2 2ND FLOOR GROSS	9184 SF
BLDG 2 3RD FLOOR GROSS	9184 SF
BLDG 3 1ST FLOOR GROSS	7108 SF
BLDG 3 2ND FLOOR GROSS	7108 SF
BLDG 3 3RD FLOOR GROSS	7108 SF
BLDG 3 4TH FLOOR GROSS	7108 SF
BLDG 4 1ST FLOOR GROSS	3550 SF
BLDG 4 2ND FLOOR GROSS	3550 SF
BLDG 4 3RD FLOOR GROSS	3550 SF
TOTAL GROSS	111838 SF

LOT 3

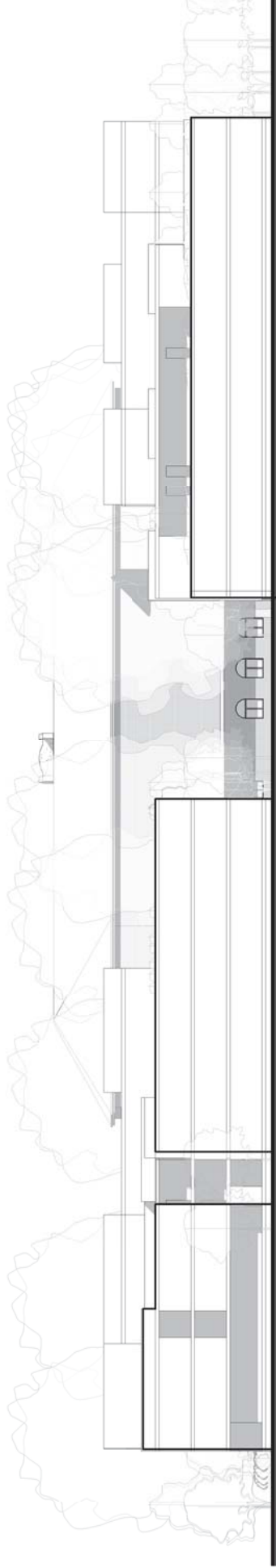
BLDG 1 1ST FLOOR GROSS	4597 SF
BLDG 1 2ND FLOOR GROSS	4597 SF
BLDG 1 3RD FLOOR GROSS	4597 SF
BLDG 2 1ST FLOOR GROSS	2400 SF
BLDG 2 2ND FLOOR GROSS	2400 SF
BLDG 3 1ST FLOOR GROSS	5244 SF
BLDG 3 2ND FLOOR GROSS	5244 SF
BLDG 3 3RD FLOOR GROSS	5244 SF
BLDG 4 1ST FLOOR GROSS	3550 SF
BLDG 4 2ND FLOOR GROSS	3550 SF
BLDG 5 1ST FLOOR GROSS	6631 SF
BLDG 5 2ND FLOOR GROSS	6631 SF
BLDG 6 1ST FLOOR GROSS	3896 SF
BLDG 6 2ND FLOOR GROSS	3896 SF
BLDG 7 1ST FLOOR GROSS	3550 SF
BLDG 7 2ND FLOOR GROSS	3550 SF
BLDG 7 3RD FLOOR GROSS	3550 SF
BLDG 8 1ST FLOOR GROSS	1606 SF
BLDG 8 2ND FLOOR GROSS	1606 SF
TOTAL GROSS	76119 SF

PARKING SCHEDULE - LOTS 2 AND 3

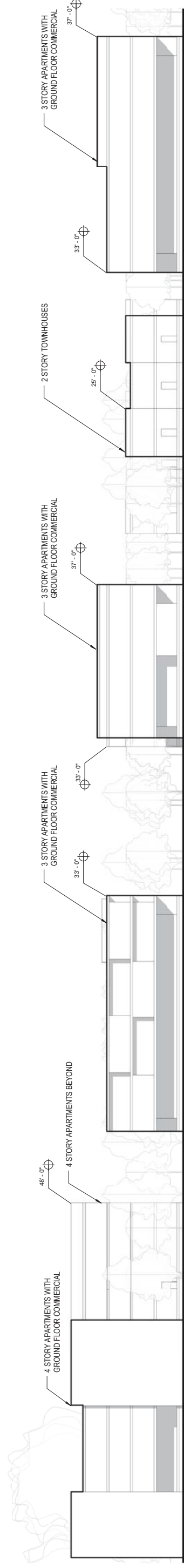
LOT 2	
DROP OFF ZONE	1
8.5' X 18' PARKING SPACES	77
ADA VAN SPACES	2
ADA PARKING SPACES	8
TOTAL PARKING SPACES	87
LOT 3	
DROP OFF ZONE	
8.5' X 18' PARKING SPACES	75
ADA VAN SPACES	2
ADA PARKING SPACES	6
TOTAL PARKING SPACES	83

**POTENTIAL DEVELOPMENT PLAN FOR
FUTURE CONDITIONAL USE REQUEST**





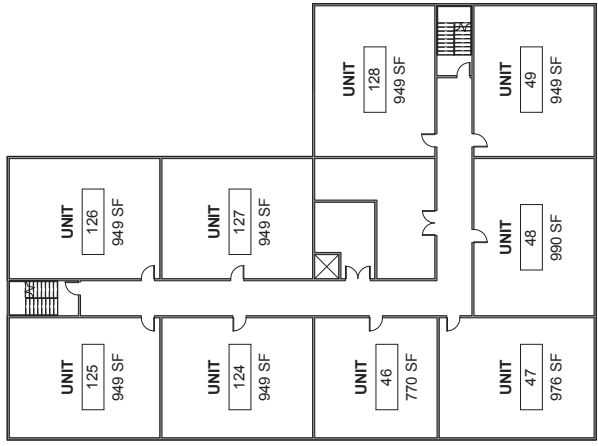
ELEVATION - LOT 3 FROM BURGUNDY STREET LOOKING SOUTH
SCALE: 1" = 20'-0"



ELEVATION - LOTS 2 AND 3 FROM REYNES STREET LOOKING WEST
SCALE: 1" = 20'-0"

POTENTIAL DEVELOPMENT PLAN FOR
FUTURE CONDITIONAL USE REQUEST

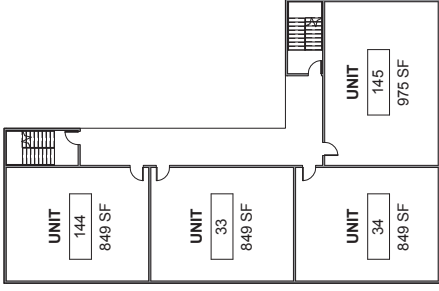
POTENTIAL DEVELOPMENT PLAN FOR
FUTURE CONDITIONAL USE REQUEST



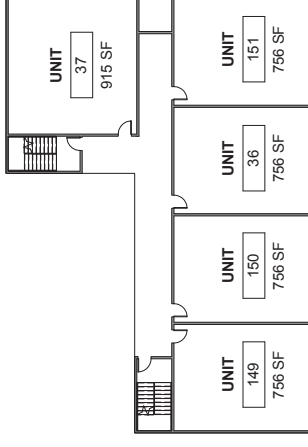
TYPE 1 - RESIDENTIAL
SCALE: 1" = 20'-0"



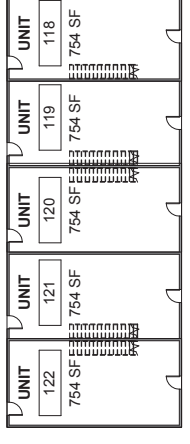
TYPE 2 - RESIDENTIAL
SCALE: 1" = 20'-0"



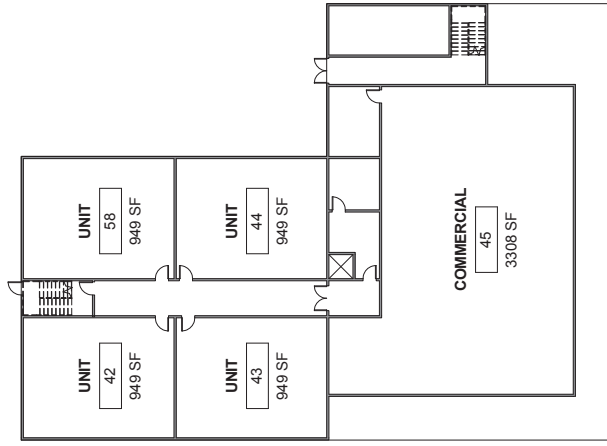
TYPE 3 - RESIDENTIAL
SCALE: 1" = 20'-0"



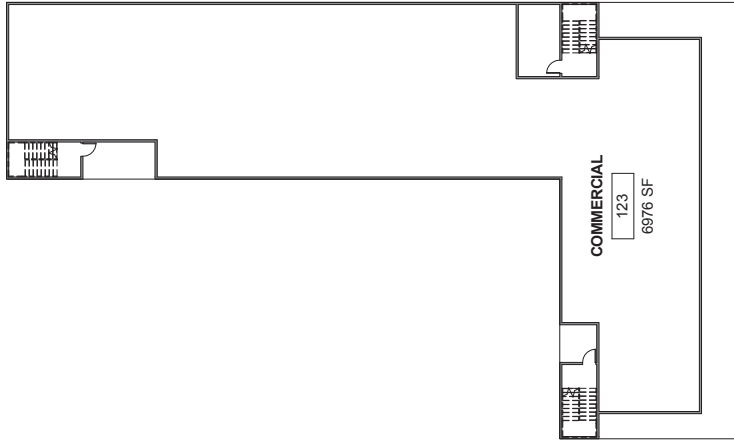
TYPE 4 - RESIDENTIAL
SCALE: 1" = 20'-0"



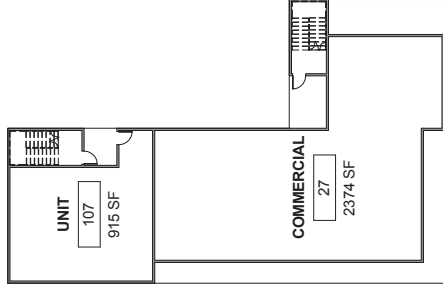
TYPE 7 - RESIDENTIAL
SCALE: 1" = 20'-0"



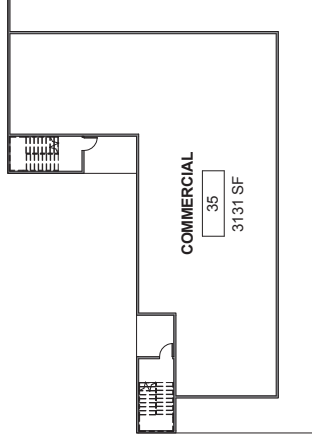
TYPE 1 - COMMERCIAL
SCALE: 1" = 20'-0"



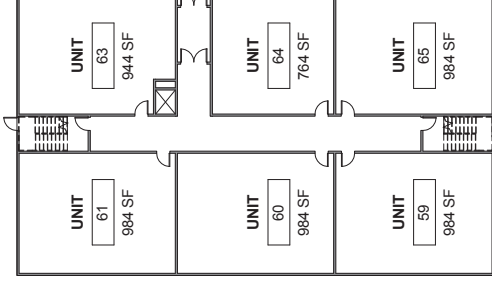
TYPE 2 - COMMERCIAL
SCALE: 1" = 20'-0"



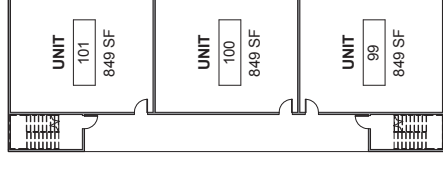
TYPE 3 - COMMERCIAL
SCALE: 1" = 20'-0"



TYPE 4 - COMMERCIAL
SCALE: 1" = 20'-0"



TYPE 5 - RESIDENTIAL
SCALE: 1" = 20'-0"



TYPE 6 - RESIDENTIAL
SCALE: 1" = 20'-0"

