



4201 TULANE AVE PARKING

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LANDSCAPE ARCHITECT

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NO.	DATE	DESCRIPTION

NO. DATE DESCRIPTION

REVISIONS

6/14/23 DAC REVIEW SET

DATE ISSUE

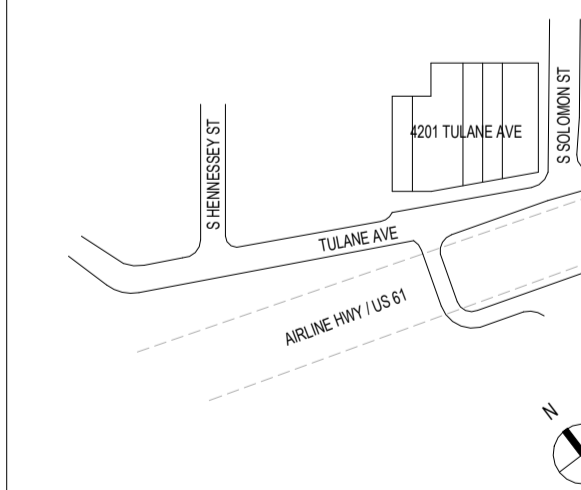
SEAL

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DAC REVIEW SET

KEY PLAN

(NTS)



BAR SCALE

SHEET NAME

SITE PLAN - PROPOSED

SHEET NO.

PROJECT NO.

230605

SCALE

As Indicated

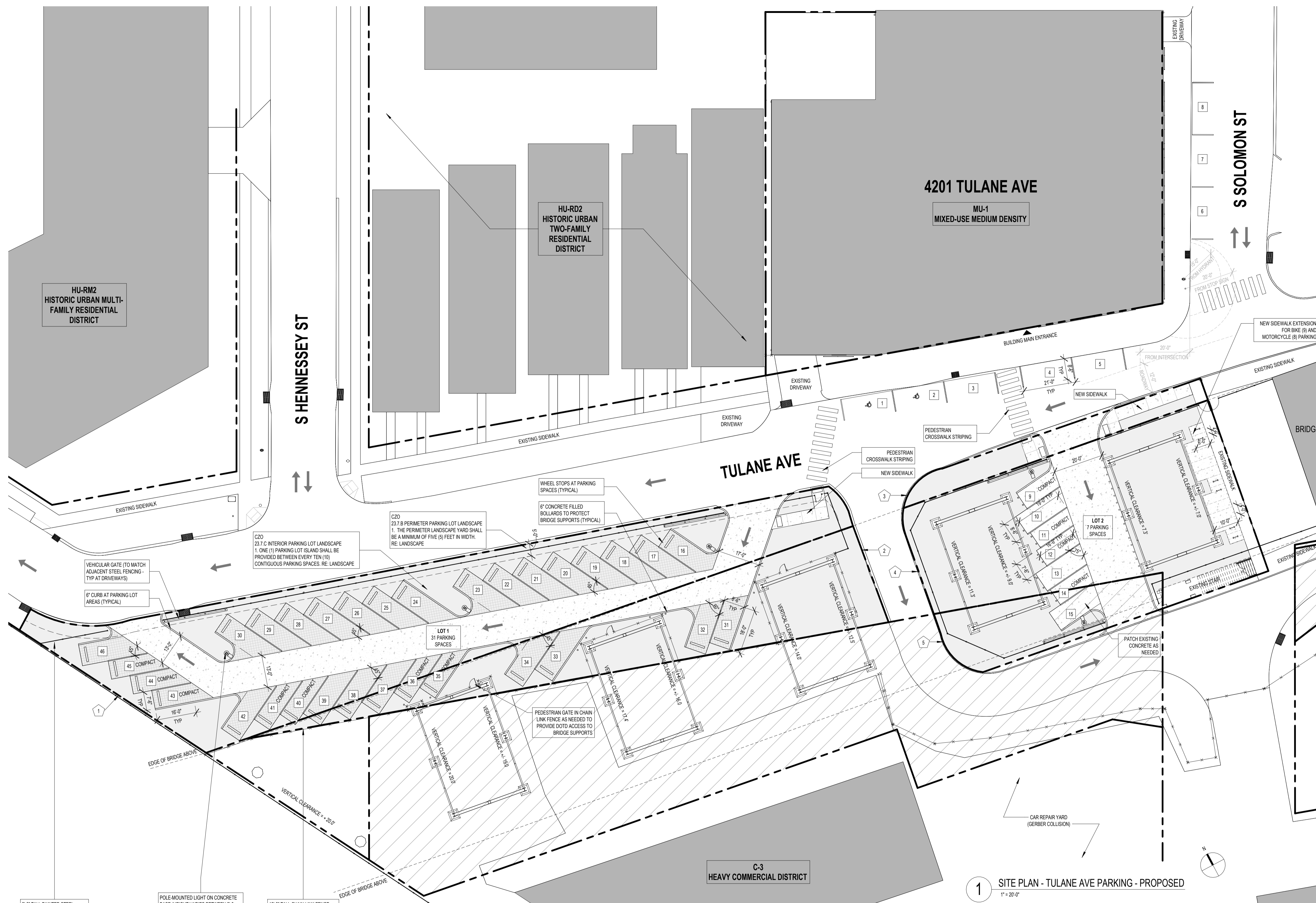
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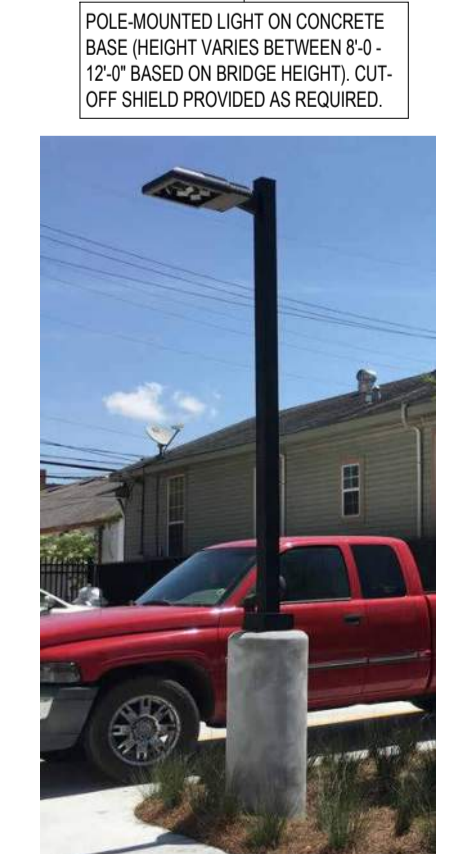
DATE

6/14/23

A001-2



1 SITE PLAN - TULANE AVE PARKING - PROPOSED
1" = 20'-0"



LEGEND

	LADOTD PROPERTY ACQUISITION		PARKING COUNT TAG
	BUILDINGS		PROPERTY LINE (RE SURVEY)
	PERMEABLE OPEN SPACE		PERIMETER PARKING LOT LANDSCAPE SETBACK
	PERMEABLE PAVING (TRUE GRID OR SIMILAR TYPICAL AT PARKING STALLS IN LARGE LOT)		EDGE OF BRIDGE ABOVE
	NEW CONCRETE (TYPICAL AT SIDEWALKS AND DRIVE AISLES)		STEEL FENCING
	DIRECTION OF VEHICULAR TRAVEL		CHAIN LINK FENCING
	CATCH BASIN (EXISTING)		FIRE HYDRANT (EXISTING)
	NEW LIGHT POLE (LITHONIA LIGHTING I-SERIES (HEIGHT RANGES FROM 8'-0" TO 12'-0" BASED ON BRIDGE HEIGHT))		LITHONIA LIGHTING I-SERIES (HEIGHT RANGES FROM 8'-0" TO 12'-0" BASED ON BRIDGE HEIGHT)

PARKING CALCULATIONS

USE	AREA	MIN REQ VEHICLE SPACES
IMMEDIATE PREVIOUS PERMITTED USE REQUIRED PARKING	RETAIL GOOD ESTABLISHMENT (LIGHTING STORE PERMIT NO 86000987 DATED 2/22/26)	1 PER 500 GSF 72 SPACES
IMMEDIATE PREVIOUS USE ACTUAL PARKING	36,104 GSF	MIN MARKED STREET PARKING 8 SPACES
GRANDFATHERED		64 SPACES
NEW USE REQUIRED PARKING	MIXED USE (RETAIL - 1ST FLOOR OFFICE - 2ND FLOOR)	1 PER 500 GSF 72 SPACES
NEW USE ACTUAL PARKING	36,104 GSF (19,152 GSF 16,952 GSF)	STREET PARKING (MAY BE COUNTED PER TABLE 22.2 OF CZO) 8 SPACES
NEW USE PARKING DEFICIENCY		64 SPACES
NEW USE PARKING DEFICIENCY		64 SPACES
GRANDFATHERED		64 SPACES
NEW USE ADDITIONAL REQUIRED SPACES		0 SPACES
PROVIDED PARKING	STREET PARKING LOT 1 (LARGE) LOT 2 (SMALL) TOTAL	8 SPACES 31 SPACES 7 SPACES 46 SPACES

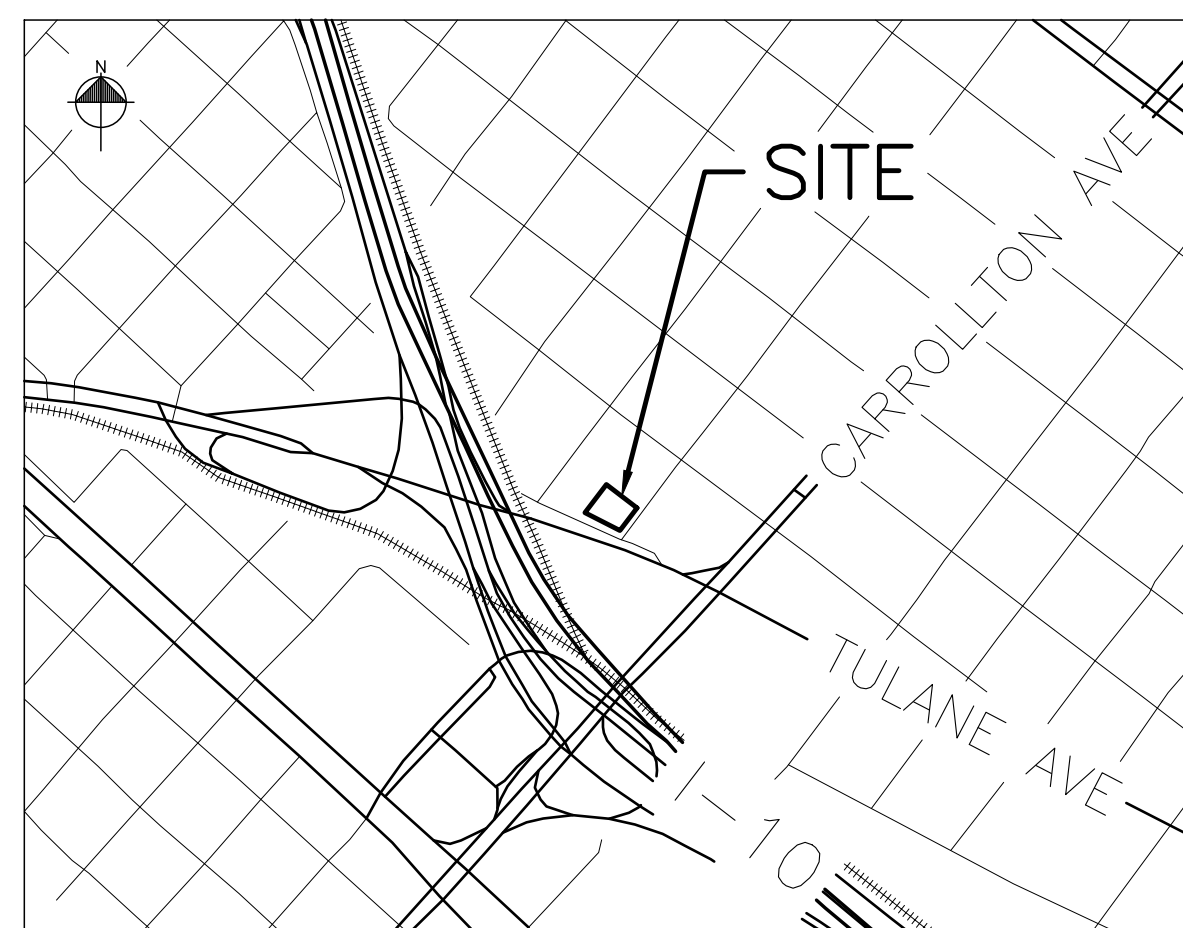
LOT AREA

RE SURVEY	PARCEL	AREA
LOT 1 (LARGE)	1	12,207 SF
	2	5,345 SF
	3	1,104 SF
	4	7,763 SF
	5	1,869 SF
TOTAL		28,378 SF

PERMEABLE OPEN SPACE

ZONING DISTRICT	LOT AREA	REQUIRED PERMEABLE OPEN SPACE	PROVIDED OPEN SPACE
NORTH-WEST PROPERTY HU-RM2 HISTORIC URBAN MULTI-FAMILY RESIDENTIAL	30% OF LOT AREA	LOT 1 = 5,286 SF LOT 2 = 3,248 SF TOTAL = 8,534 SF	LOT 1 (LARGE) = 13,107 SF
NORTH PROPERTY HU-RD2 HISTORIC URBAN TWO-FAMILY RESIDENTIAL	30% OF LOT AREA	LOT 1 = 5,286 SF LOT 2 = 3,248 SF TOTAL = 8,534 SF	LOT 2 (SMALL) = 6,352 SF
NORTH-EAST PROPERTY MU-1 MEDIUM DENSITY MIXED-USE	20% OF LOT AREA	LOT 1 = 3,510 SF LOT 2 = 2,165 SF TOTAL = 5,675 SF	TOTAL = 19,459 SF
SOUTH PROPERTY C-3 HEAVY COMMERCIAL DISTRICT	20% OF LOT AREA	LOT 1 = 3,510 SF LOT 2 = 2,165 SF TOTAL = 5,675 SF	

LEASE PARCELS 1, 2, 3, 4, & 5
FIRST DISTRICT
ORLEANS PARISH
NEW ORLEANS, LA



VICINITY MAP
NOT TO SCALE

NOTES:

1. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES 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 INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LA. ONE CALL. (1-800-272-3020).
2. NO TITLE RESEARCH OR UTILITY SERVITUDE RESEARCH WAS PERFORMED BY THE SURVEYOR.
3. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 22071C0226F, EFFECTIVE DATE SEPTEMBER 30, 2016, THE SITE IS IN ZONE AE (-2.0') AND X (NO FLOOD ZONE).
4. ELEVATIONS AND BEARINGS SHOWN ARE BASED ON GPS MEASUREMENTS, LSU C4GNET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM, US SURVEY FEET, NAVD88.
5. SOME FEATURES NOT DRAWN TO SCALE FOR CLARITY.
6. FIELD WORK COMPLETE FEBRUARY 01, 2022.

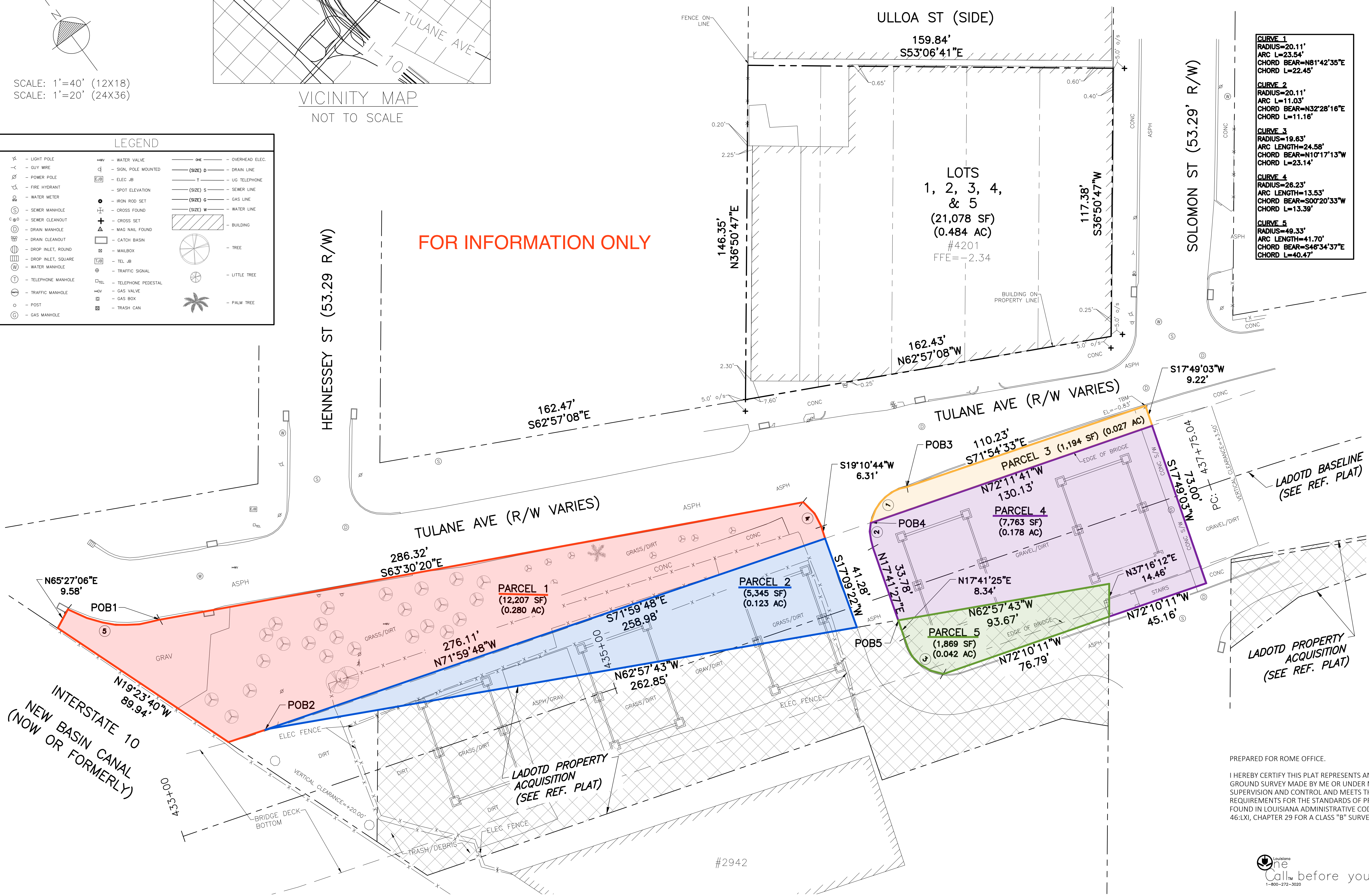
REFERENCE PLAT:

1. "MAP SHOWING RIGHT OF WAY REQUIRED ACROSS BLOCKS 791 & 776 IN CITY OF NEW ORLEANS" BY LOUISIANA HIGHWAY COMMISSION, DATED OCTOBER 20, 1938 (STATE PROJ. 4506-A, FILE 5-14-1-9)

SCALE: 1"=40' (12X18)
SCALE: 1"=20' (24X36)

LEGEND			
⊕	LIGHT POLE	—	OVERHEAD ELEC.
—	GUY WIRE	—	DRAIN LINE
⊕	POWER POLE	—	UG TELEPHONE
⊕	FIRE HYDRANT	—	SEWER LINE
⊕	WATER METER	—	GAS LINE
⊕	SEWER MANHOLE	—	WATER LINE
⊕	SEWER CLEANOUT	—	BUILDING
⊕	DRAIN MANHOLE	—	TREE
⊕	DRAIN CLEANOUT	—	LITTLE TREE
⊕	DROP INLET, ROUND	—	PALM TREE
⊕	DROP INLET, SQUARE	—	
⊕	WATER MANHOLE	—	
⊕	TELEPHONE MANHOLE	—	
⊕	TELEPHONE PEDESTAL	—	
⊕	TRAFFIC MANHOLE	—	
⊕	POST	—	
⊕	GAS MANHOLE	—	
—	WATER VALVE	—	
—	SIGN, POLE MOUNTED	—	
—	ELEC. JB	—	
—	SPOT ELEVATION	—	
—	IRON ROD SET	—	
—	CROSS FOUND	—	
—	CROSS SET	—	
—	MAG NAIL FOUND	—	
—	CATCH BASIN	—	
—	MAILBOX	—	
—	TEL. JB	—	
—	TRAFFIC SIGNAL	—	
—	TELEPHONE	—	
—	GAS VALVE	—	
—	GAS BOX	—	
—	TRASH CAN	—	

FOR INFORMATION ONLY



CURVE	RADIUS	ARC LENGTH	CHORD BEAR	CHORD L
CURVE 1	20.11'	23.54'	N81°42'35"E	22.45'
CURVE 2	20.11'	11.03'	N32°28'16"E	11.16'
CURVE 3	19.63'	24.58'	N10°17'13"W	23.14'
CURVE 4	26.23'	13.53'	S00°20'33"W	13.39'
CURVE 5	49.33'	41.70'	S46°34'37"E	40.47'

TULANE AVENUE WAREHOUSE

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NO DATE REVISIONS

NO	DATE	DESCRIPTION
201021		ADDITIONAL SURVEY
7/28/21		ISSUE FOR PERMIT
6/11/21		DRAWING SET FOR PART 2 SUBMISSION
4/7/21		100% SCHEMATIC DESIGN SET
3/15/22		OVERPASS SURVEY
3/16/23		PARCELS 1, 2, 3, 4, 5

DATE

ISSUE

SEAL

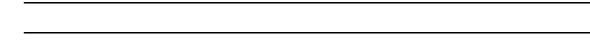


bmora@batture-eng.com

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PERMIT SET

KEY PLAN



BAR SCALE

SHEET NAME

BOUNDARY & TOPO SURVEY

PROJECT NO

200820

SCALE

1" = 20'

FORMAT

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DATE

08/15/2022

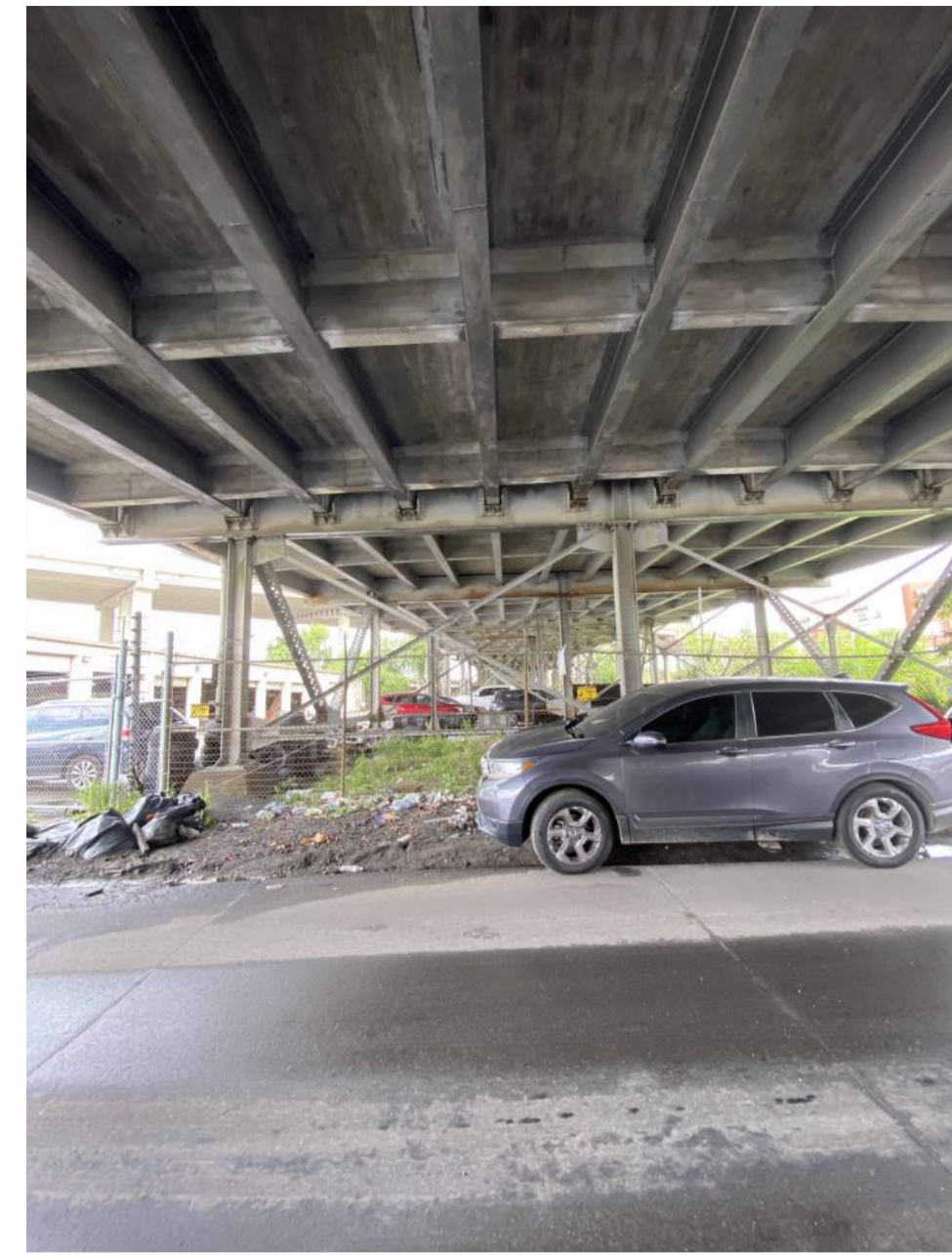
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LOUISIANA
Call before you dig.
1-800-272-3020



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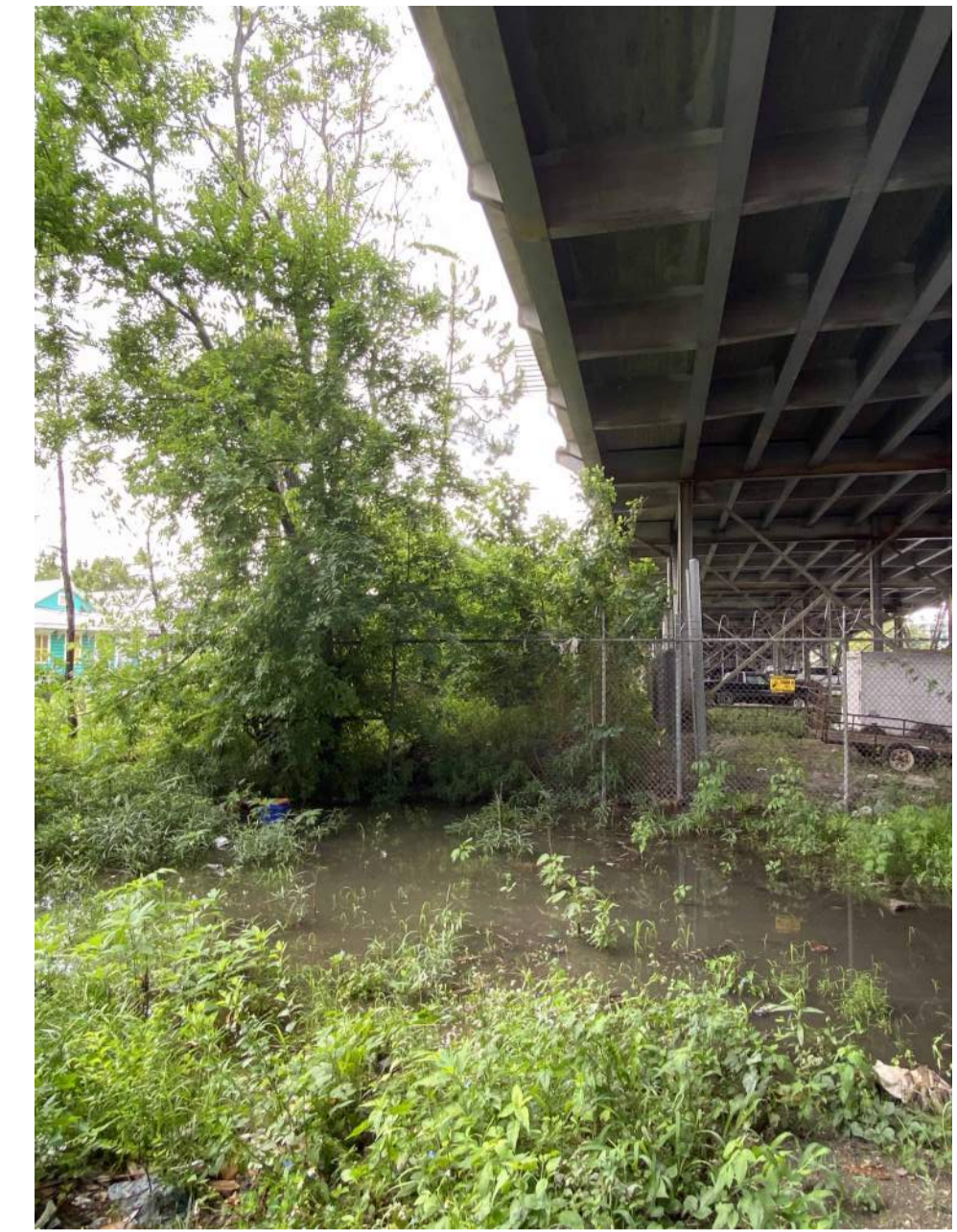
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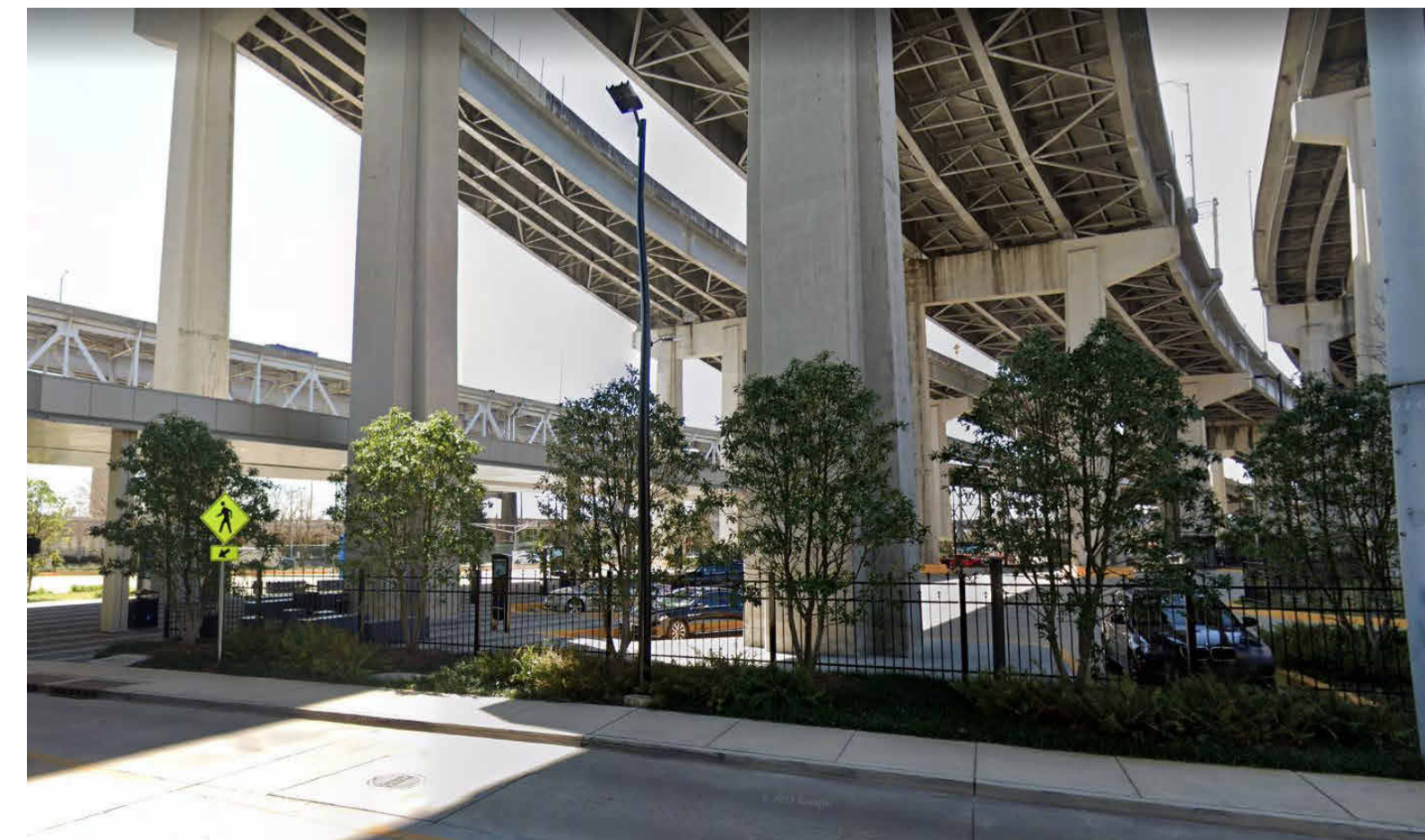
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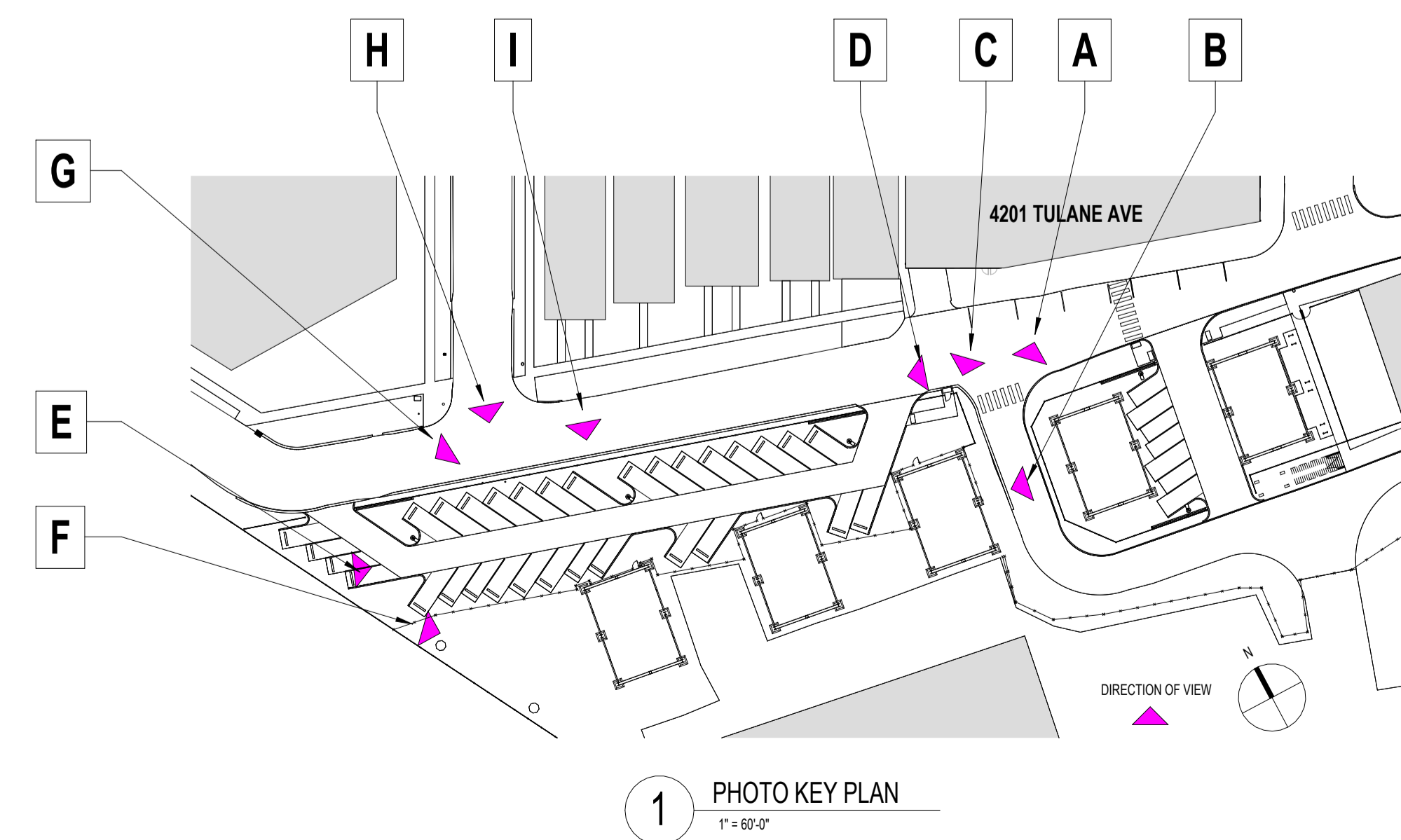
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I



PRECEDENT IMAGES
PARKING ON CONVENTION CENTER BLVD
UNDER U.S. 90 BUSINESS



1 PHOTO KEY PLAN
1" = 80'-0"



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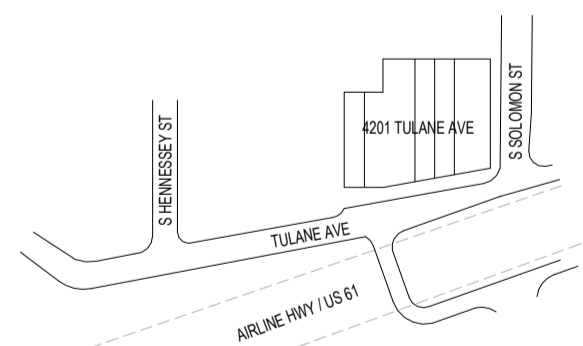
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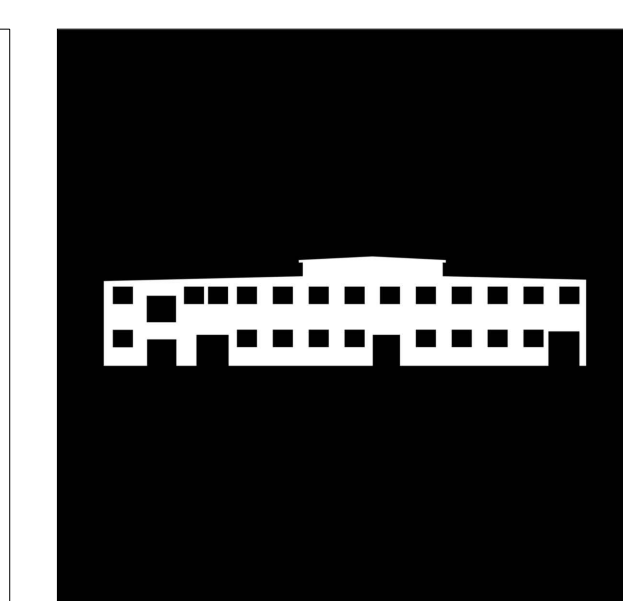
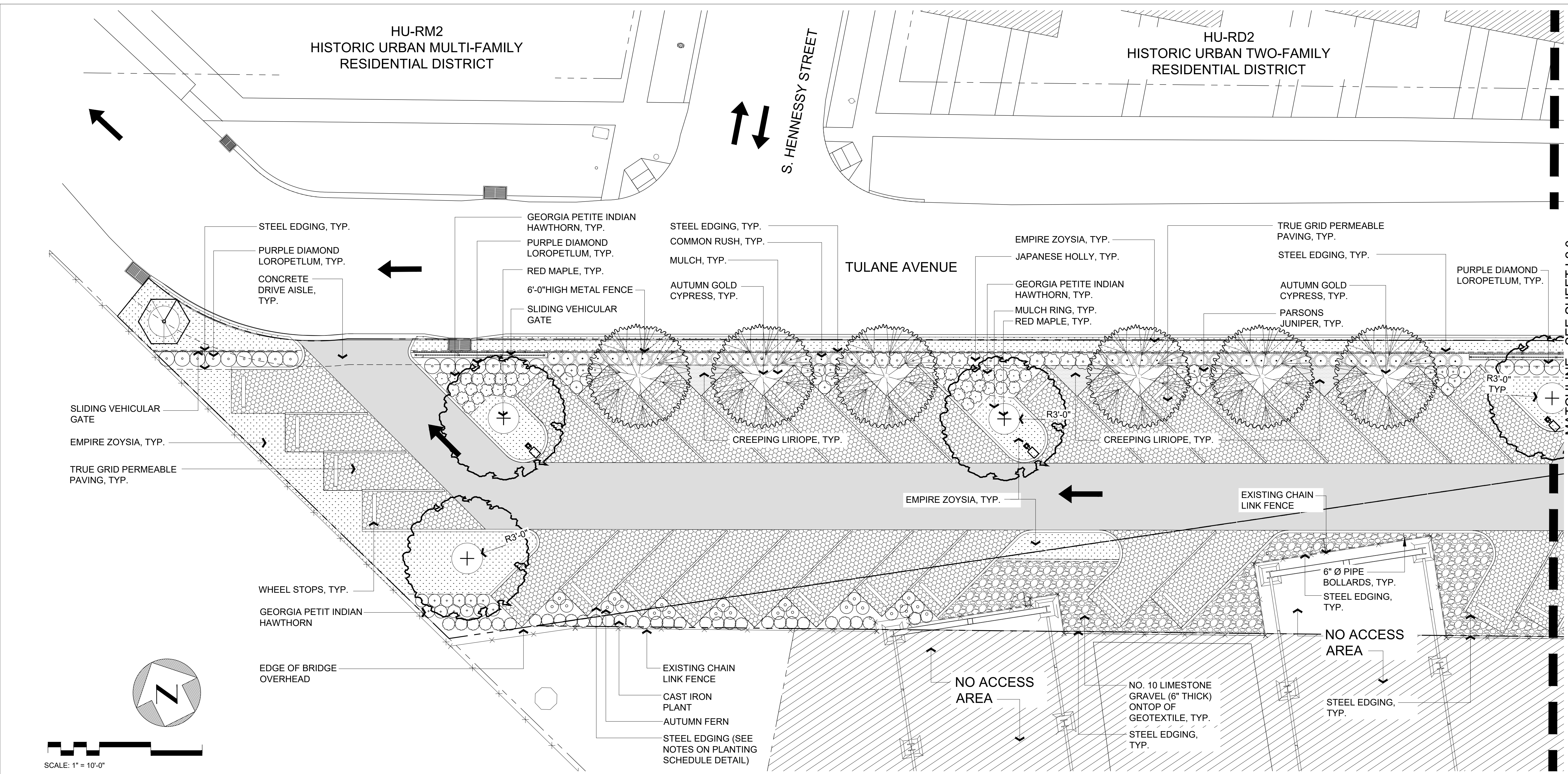
SHEET NAME

PHOTOS

SHEET NO.

PROJECT NO.
230605
SCALE
1" = 80'-0"
FORMAT
ARCH D
DATE
6/14/23

A001-3



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MATCHLINE - SEE SHEET L2.0

NO.	DATE	DESCRIPTION

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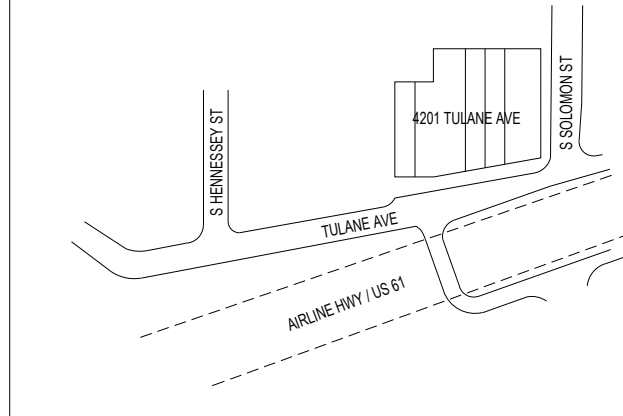
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KEY PLAN (NTS)



BAR SCALE

SHEET NAME

Planting Plan

PROJECT NO
230605

SCALE
AS NOTED

FORMAT
ARCH D

DATE
6/14/23

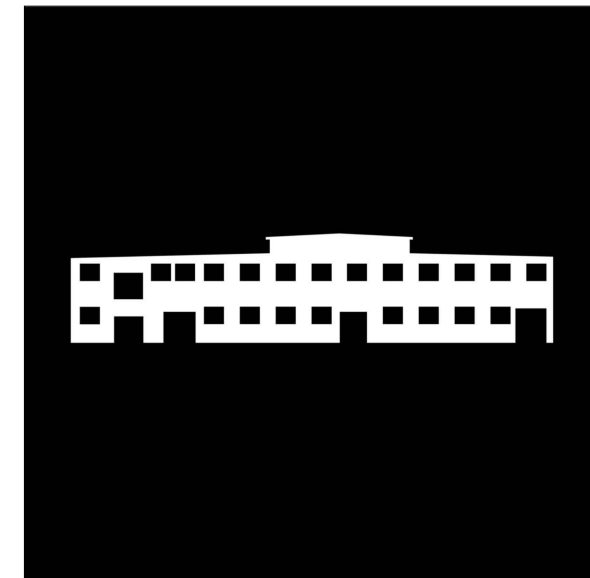
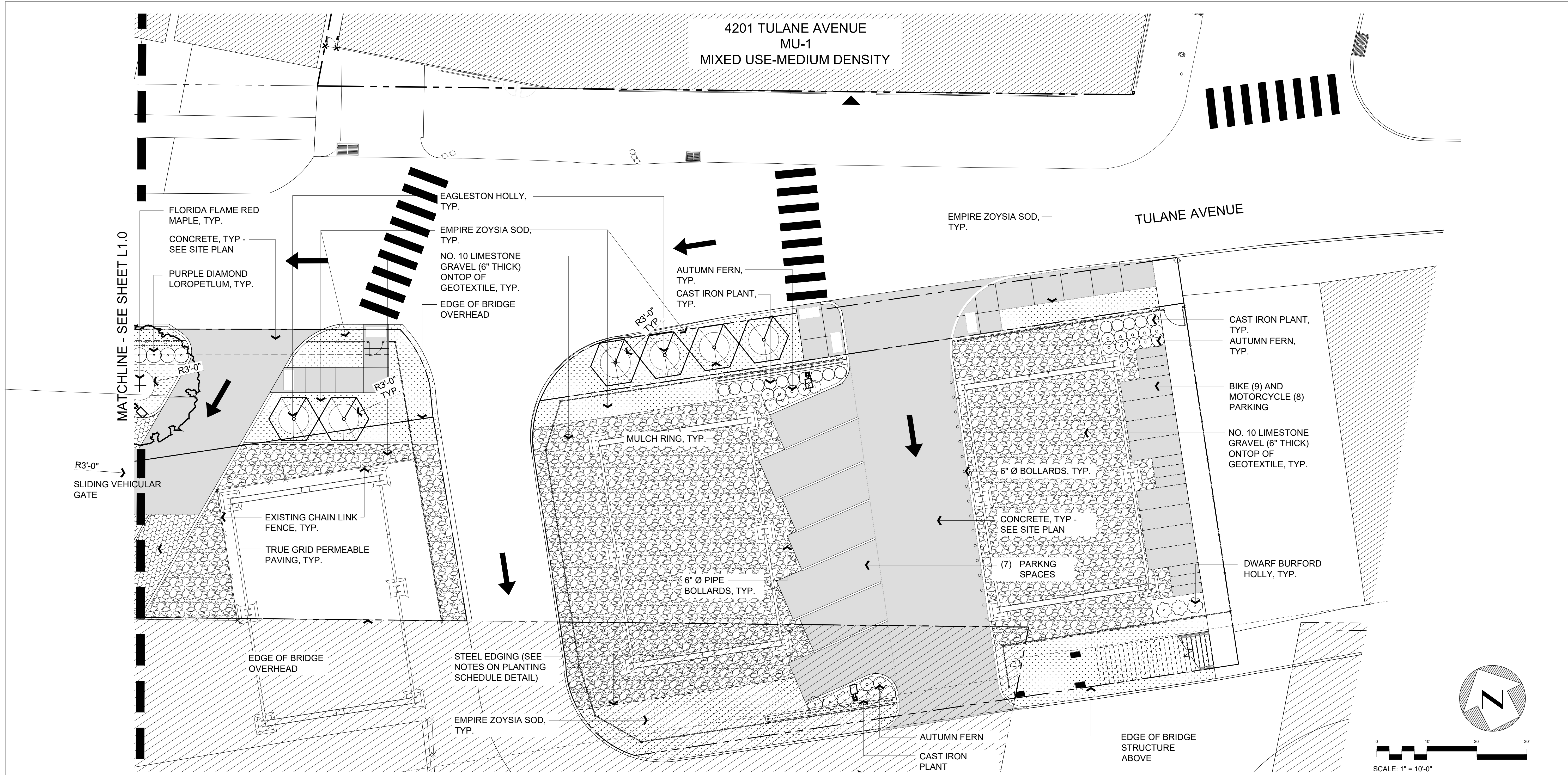
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3 PLANTING NOTES

TREES AND SPOT ELEVATIONS	SHRUBS	SITE MATERIALS AND GRADES			
CYPRESS TREE 'AUTUMN GOLD' OR APPROVED EQUAL EAGLESTON HOLLY FLORIDA FLAME RED MAPLE	CAST IRON PLANT JAPANESE HOLLY *TO BE TRIMMED AT ALL TIMES NOT TO EXCEED 30" IN HEIGHT COMMON RUSH PURPLE DIAMOND LOROPETALUM *TO BE TRIMMED AT ALL TIMES NOT TO EXCEED 30" IN HEIGHT INDIAN HAWTHORN 'GEORGIA PETITE' GROUNDCOVERS PARSONS JUNIPER AUTUMN FERN CREEPING LIRIOPE, TYP. EMPIRE ZOYSIA SOD, TYP.	6" THICK LIMESTONE (NO. 10) ON TOP OF GEOTEXTILE FABRIC, TYP. TRUE GRID PERMEABLE PAVING CONCRETE PAVING EXISTING SPOT ELEVATION (TO BE SHOWN PER BUILDING PERMIT APPLICATION) PROPOSED SPOT ELEVATION (BE SHOWN PER BUILDING PERMIT APPLICATION) BLACK STEEL EDGING - TO BE LOCATED WHERE PLANTING BEDS MEET TURF AND/OR PAVEMENT (EXCLUDING CURBS) AND WHERE GRAVEL MEETS TURF, PLANTING BEDS, AND/OR PAVEMENT INCLUDING TRUE GRID (EXCLUDING CURBS). STEEL EDGING SHOULD ONLY BE EXPOSED ABOVE GROUND LEVEL 1/2" INCHES, TYP. SEE SPECS.	<p>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID ANY DAMAGE TO UTILITIES DURING THE COURSE OF WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC. RESULTING FROM LANDSCAPE CONSTRUCTION.</p> <p>2. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, LATEST EDITION.</p> <p>3. ALL PLANT MATERIAL SHALL BE VIGOROUS AND FREE OF INJURY, INSECTS OR DEFECTS. PLANT MATERIAL SHALL BE STOCK FROM A RECOGNIZED NURSERY WITHIN THE SOUTH REGION.</p> <p>4. WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE IN HEALTHY, VIGOROUS CONDITION. SEE SPECIFICATIONS FOR TIME PERIOD AND MORE INFORMATION.</p> <p>5. TOPSOIL FOR PLANTING PITS AND BEDS SHALL BE FERTILE, FRAGILE, NATURAL, TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS. REFERENCE SPECIFICATIONS.</p> <p>6. ALL TREES AND SHRUBS TO BE MATCHED.</p> <p>7. THE CONTRACTOR SHALL UTILIZE THE SERVICES OF AN EXPERIENCED AND QUALIFIED LANDSCAPE CONTRACTOR LICENSED IN THE STATE OF LOUISIANA TO INSTALL AND MAINTAIN ALL PLANTINGS. SPECIAL CARE, SKILL AND EQUIPMENT IS REQUIRED FOR LIFTING LARGE TREES FROM THE TRUCK TO THE PLANTING HOLES.</p> <p>8. SEE LANDSCAPING SECTION IN THE SPECIFICATIONS FOR MORE DETAILS ON LANDSCAPE AND PLANTING REQUIREMENTS.</p> <p>9. SEE SHRUB AND GROUNDCOVER DETAIL AND CONFORM TO THE TRIANGULAR SPACING AS SPECIFIED IN THE DETAIL ACCORDINGLY.</p> <p>10. REFERENCE SITE PLAN FOR SITE FENCING</p> <p>11. CONTRACTOR SHALL INCLUDE STEEL EDGING WHERE PLANTING BEDS MEET TURF OR PAVEMENT - SEE PLANTING PLANS, DETAILS AND SPECIFICATIONS</p> <p>12. NO LANDSCAPING SHALL TOUCH ANY BUILT STRUCTURE IN ORDER TO PREVENT TERMITE INFESTATION.</p> <p>13. CONTRACTOR SHALL REFERENCE THE SURVEY FOR EXISTING CONDITIONS, INCLUDING EXISTING VEGETATION AND SIDEWALKS.</p> <p>14. ANY SODDED AREAS DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED WITH EMPIRE ZOYSIA</p> <p>15. CONTRACTOR TO REFERENCE TREE PROTECTION NOTES AND DETAILS AND PARKS AND PARKWAYS SPECIFICATIONS FOR TREE PROTECTION AND PLANT MATERIALS IN THE RIGHT-OF-WAY</p> <p>16. A LOW VOLUME IRRIGATION SYSTEM WILL BE PROVIDED FOR PLANTING MATERIALS. PLANS, DETAILS AND SPECIFICATIONS WILL BE SUBMITTED FOR PERMITTING.</p> <p>17. ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED IN GOOD CONDITION, PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE, AND KEPT FREE OF WEEDS, REFUSE, AND DEBRIS. ANY DEAD, UNHEALTHY, OR MISSING PLANTS SHALL BE REPLACED WITHIN SIX (6) MONTHS OF NOTIFICATION BY THE CITY. FENCES, STEPS, RETAINING WALLS, AND SIMILAR LANDSCAPE ELEMENTS SHALL BE MAINTAINED IN GOOD REPAIR. THE OWNER OF THE PREMISES IS RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL LANDSCAPE MATERIALS, FENCES, STEPS, RETAINING WALLS, AND SIMILAR LANDSCAPE ELEMENTS, AND ALL REFUSE DISPOSAL AREAS. THE IRRIGATION SYSTEM SHALL BE MAINTAINED IN GOOD OPERATING CONDITION TO PROMOTE THE HEALTH OF THE PLANT MATERIAL AND THE CONSERVATION OF WATER.</p>	<p>11.52</p> <p>+ 2.62</p> <p>(-) 2.66</p>	<p>15.00</p> <p>15.00</p> <p>15.00</p> <p>15.00</p>

3 PLANTING LEGEND



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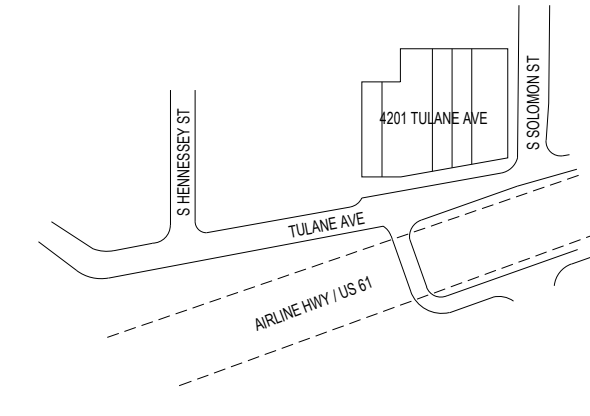
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KEY PLAN (NTS)



BAR SCALE

SHEET NAME

Planting Plan

PROJECT NO: 230695
 SCALE: AS NOTED
 FORMAT: ARCH D
 DATE: 6/14/23

L2.0

3 PLANTING NOTES

TREES AND SPOT ELEVATIONS	SHRUBS	SITE MATERIALS AND GRADES
CYPRESS TREE "AUTUMN GOLD" OR APPROVED EQUAL EAGLESTON HOLLY FLORIDA FLAME RED MAPLE	CAST IRON PLANT JAPANESE HOLLY "TO BE TRIMMED AT ALL TIMES NOT TO EXCEED 30" IN HEIGHT COMMON RUSH PURPLE DIAMOND LOROPETALUM "TO BE TRIMMED AT ALL TIMES NOT TO EXCEED 30" IN HEIGHT INDIAN HAWTHORN "GEORGIA PETITE" GROUNDCOVERS PARSONS JUNIPER AUTUMN FERN CREEPING LIRIOPE, TYP. EMPIRE ZOYSIA SOD, TYP.	6" THICK LIMESTONE GRAVEL (NO. 10) ON TOP OF GEOTEXTILE FABRIC, TYP. TRUE GRID PERMEABLE PAVING CONCRETE PAVING EXISTING: SPOT ELEVATION (NOT BE SHOWN) (SEE BUILDING PERMIT APPLICATION) PROPOSED: SPOT ELEVATION (SEE SHOWN) (SEE BUILDING PERMIT APPLICATION) BLACK STEEL EDGING - TO BE LOCATED WHERE PLANTINGS BEET TO TURF AND/OR PAVEMENT (EXCLUDING CURBS) AND WHERE GRAVEL MEETS TURF. PLANTINGS BEET TO TURF INCLUDING TRUE GRID (EXCLUDING CURBS). STEEL EDGING SHALL ONLY BE EXPOSED ABOVE GROUND LEVEL 1 1/2" INCHES, TYP. SEE SPEC'S.

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- TOPSOIL FOR PLANTING PITS AND BEDS SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS. REFERENCE SPECIFICATIONS.
- ALL TREES AND SHRUBS TO BE MATCHED.
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- SEE LANDSCAPING SECTION IN THE SPECIFICATIONS FOR MORE DETAILS ON LANDSCAPE AND PLANTING REQUIREMENTS.
- SEE SHRUB AND GROUND COVER DETAIL AND CONFORM TO THE TRIANGULAR SPACING AS SPECIFIED IN THE DETAIL ACCORDINGLY.
- REFERENCE SITE PLAN FOR SITE FENCING.
- CONTRACTOR SHALL INCLUDE STEEL EDGING WHERE PLANTING BEDS MEET TURF OR PAVEMENT - SEE PLANTING PLANS, DETAILS AND SPECIFICATIONS.
- NO LANDSCAPING SHALL TOUCH ANY BUILT STRUCTURE IN ORDER TO PREVENT TERMITE INFESTATION.
- CONTRACTOR SHALL REFERENCE THE SURVEY FOR EXISTING CONDITIONS, INCLUDING EXISTING VEGETATION AND SIDEWALKS.
- ANY SODDED AREAS DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED WITH EMPIRE ZOYSIA.
- CONTRACTOR TO REFERENCE TREE PROTECTION NOTES AND DETAILS AND PARKS AND PARKWAYS SPECIFICATIONS FOR TREE PROTECTION AND PLANT MATERIALS IN THE RIGHT-OF-WAY.
- A LOW VOLUME IRRIGATION SYSTEM WILL BE PROVIDED FOR PLANTING MATERIALS. PLANS, DETAILS AND SPECIFICATIONS WILL BE SUBMITTED FOR PERMITTING.
- ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED IN GOOD CONDITION, PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE, AND KEPT FREE OF WEEDS, REFUSE, AND DEBRIS. ANY DEAD, UNHEALTHY, OR MISSING PLANTS SHALL BE REPLACED WITHIN SIX (6) MONTHS OF NOTIFICATION BY THE CITY. FENCES, STEPS, RETAINING WALLS, AND SIMILAR LANDSCAPE ELEMENTS SHALL BE MAINTAINED IN GOOD REPAIR. THE OWNER OF THE PREMISES IS RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL LANDSCAPE MATERIALS, FENCES, STEPS, RETAINING WALLS, AND SIMILAR LANDSCAPE ELEMENTS, AND ALL REFUSE DISPOSAL AREAS. THE IRRIGATION SYSTEM SHALL BE MAINTAINED IN GOOD OPERATING CONDITION TO PROMOTE THE HEALTH OF THE PLANT MATERIAL AND THE CONSERVATION OF WATER.

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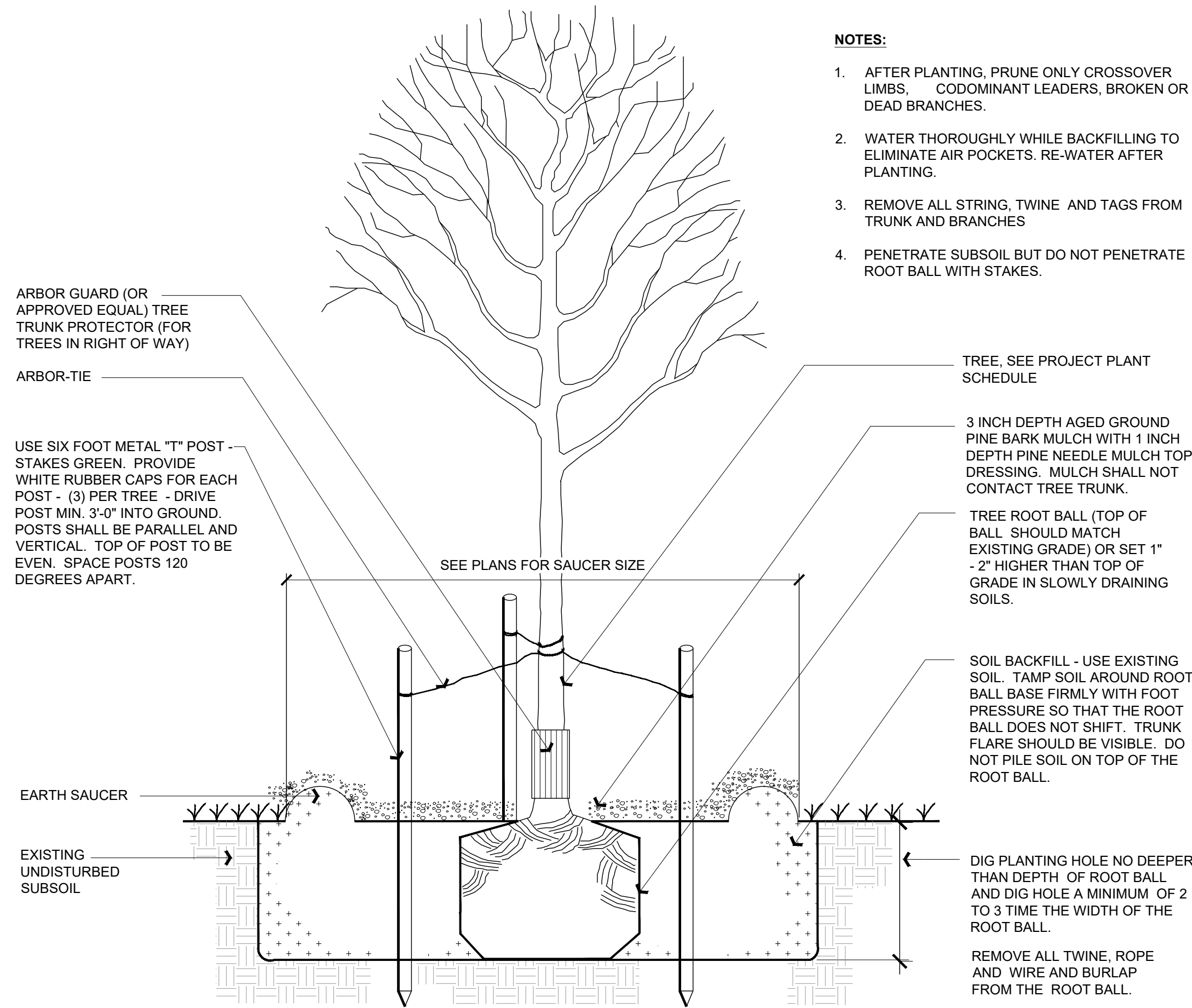
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All work required by these drawings and designs shall be performed in accordance with, and comply with the requirements of all applicable codes and ordinances in effect at the place of the project, including requirements of the State Fire marshal, American Disabilities Act, and the National Electrical Code.

The drawings and specifications are partial instruments of the contract documents, which must be read in their entirety to be fully understood. Portions of the designs shown herein may impact, or be impacted by, other items indicated elsewhere in the contract documents. The drawings and specifications are partial instruments of the complete landscape architectural services. When performing only partial services, the landscape architect shall not be responsible for quality, structural integrity or implementation of the project. M. Johanna Leibe, LLC and any company or corporation she is associated with or connected to is strictly absolved, released and indemnified by the owner, the City of New Orleans, and the contractor from any and all liability for the implementation and/or execution of these plans, drawings, specifications and renderings.

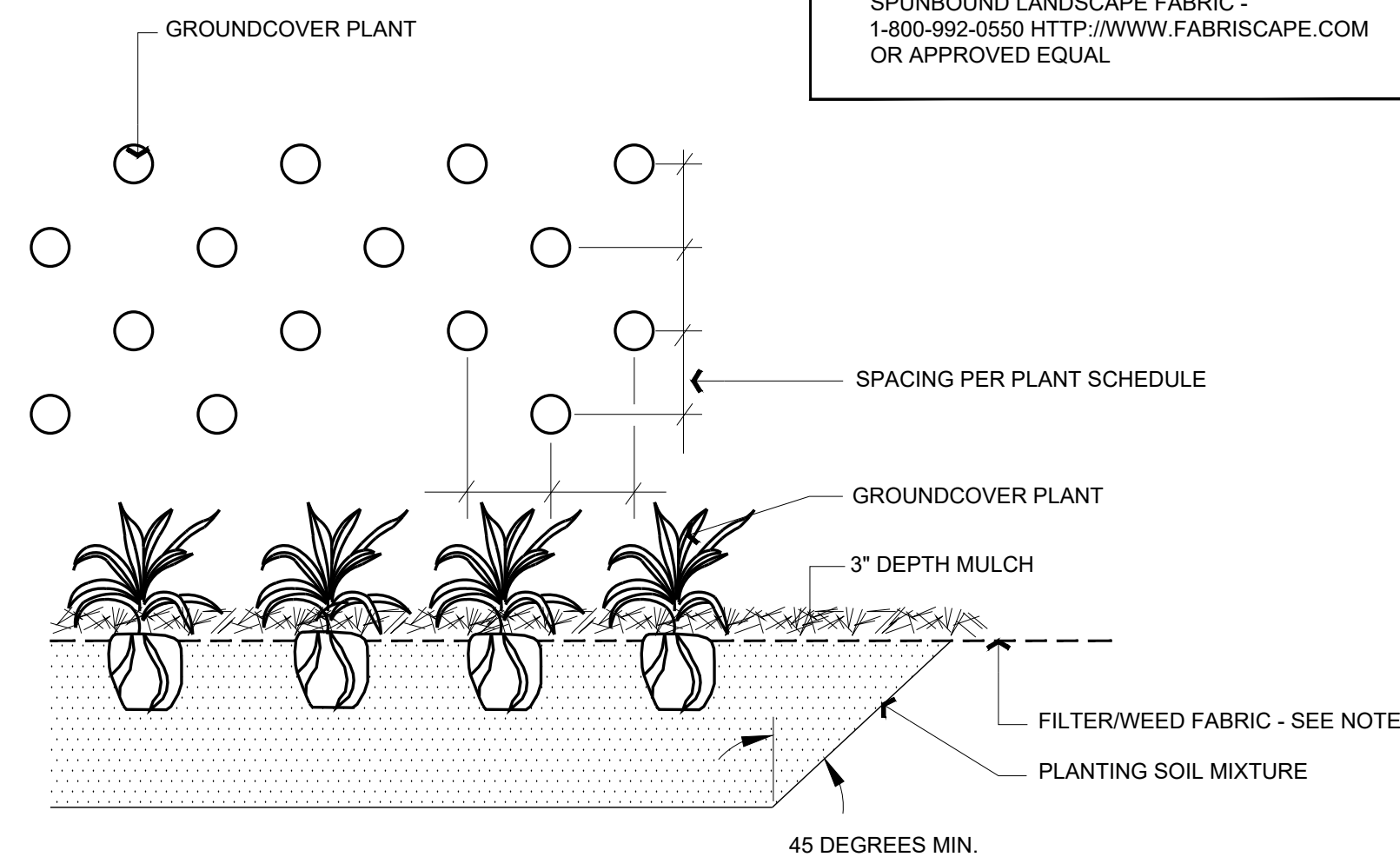
The contractor/owner and any other party that makes use of these drawings and specifications shall indemnify and hold harmless M. Johanna Leibe, LLC against all damages, liabilities or costs including reasonable attorney's fees and defense costs, arising out of or in any way connected with project.

3 PLANTING LEGEND



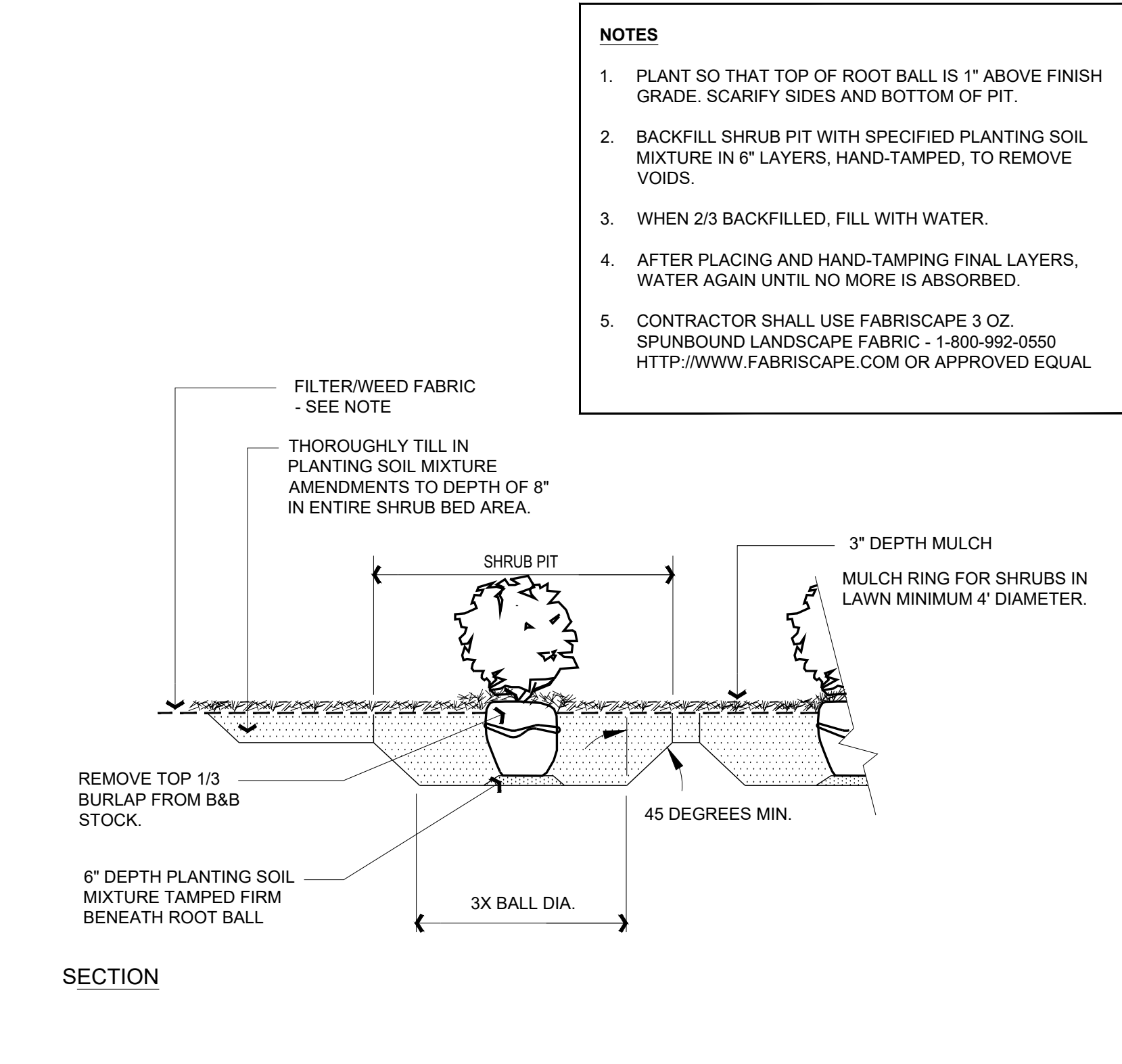
- NOTES:
- AFTER PLANTING, PRUNE ONLY CROSSOVER LIMBS, CODOMINANT LEADERS, BROKEN OR DEAD BRANCHES.
 - WATER THOROUGHLY WHILE BACKFILLING TO ELIMINATE AIR POCKETS. RE-WATER AFTER PLANTING.
 - REMOVE ALL STRING, TWINE AND TAGS FROM TRUNK AND BRANCHES
 - PENETRATE SUBSOIL BUT DO NOT PENETRATE ROOT BALL WITH STAKES.

1 TREE PLANTING DETAIL NOT TO SCALE



- NOTES
- THOROUGHLY TILL IN PLANTING SOIL MIXTURE AMENDMENTS TO DEPTH OF 8" IN ENTIRE GROUNDCOVER BED AREA.
 - WORK SOIL TO LOOSE, UNIFORMLY FINE TEXTURE. HAND-TAMP BACKFILL TO REMOVE VOIDS AND AIR POCKETS.
 - WATER IMMEDIATELY AFTER PLANTING UNTIL NO MORE WATER IS ABSORBED.
 - CONTRACTOR SHALL USE FABRISCAPE 3 OZ. SPUNBOUND LANDSCAPE FABRIC - 1-800-992-0550 HTTP://WWW.FABRISCAPE.COM OR APPROVED EQUAL

4 GROUND COVER PLANTING SECTION AND PLAN NOT TO SCALE



- NOTES
- PLANT SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISH GRADE. SCARIFY SIDES AND BOTTOM OF PIT.
 - BACKFILL SHRUB PIT WITH SPECIFIED PLANTING SOIL MIXTURE IN 6" LAYERS, HAND-TAMPED, TO REMOVE VOIDS.
 - WHEN 2/3 BACKFILLED, FILL WITH WATER.
 - AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.
 - CONTRACTOR SHALL USE FABRISCAPE 3 OZ. SPUNBOUND LANDSCAPE FABRIC - 1-800-992-0550 HTTP://WWW.FABRISCAPE.COM OR APPROVED EQUAL

2 B&B AND CONTAINER SHRUB PLANTING DETAIL NOT TO SCALE

TREES

QTY	COMMON NAME	BOTANICAL NAME	ROOT	SIZE	HEIGHT	REMARKS
6	AUTUMN GOLD CYPRESS	TAXODIUM DISTICHUM SOFINE 'AUTUMN GOLD'	B&B	2.5'-3" CAL. MIN.	12'-14' HEIGHT, MIN.	FULL
4	RED MAPLE	ACER RUBRUM 'FLORIDA FLAME'	45 GAL.	2.5'-3" CAL. MIN.	12'-14' HEIGHT, MIN.	FULL
6	EAGLESTON HOLLY	ILEX ATTENUATA 'EAGLESTON'	45 GAL.	2.0"-2.5" CAL. MIN	10'-12' HEIGHT, MIN.	SINGLE TRUNK

SHRUBS

QTY	COMMON NAME	BOTANICAL NAME	ROOT	SIZE	SPACING	REMARKS
43	COMMON RUSH	JUNCUS EFFUSUS	CONT	3 GAL. - 24" HT. MIN.	3'-0" O.C.	FULL
31	GEORGIA PETITE INDIAN HAWTHORN	RHAPHIOLEPIS X DELACOURII 'GEORGIA PETITE'	CONT	3 GAL. - 12" HT. MIN.	2'-6" O.C.	FULL
47	CAST IRON PLANT	ASPIDISTRALATIOR	CONT	3 GAL. - 18" HT. MIN.	1'-6" O.C.	FULL
23	JAPANESE HOLLY	ILEX CRENADA 'COMPACTA'	CONT	5 GAL. - 24" HT. MIN.	3'-0" O.C.	FULL
23	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'SHANG-HI' PP18331	CONT	5 GAL. - 24" HT. MIN.	3'-0" O.C.	FULL

GROUNDCOVERS

QTY	COMMON NAME	BOTANICAL NAME	ROOT	SIZE	SPACING	REMARKS
38	PARSONS JUNIPER	JUNIPERUS SQUAMATA EXPANSA 'PARSONII'	CONT	3 GAL.	2'-0" O.C.	FULL
40	AUTUMN FERN	DRYOPTERIS ERYTHROSORA	CONT	1 GAL. - 8" HT. MIN.	1'-0" O.C.	FULL
432	CREeping LIRIOPE	LIRIOPE SPICATA	CONT	4" POT	6" O.C.	FULL

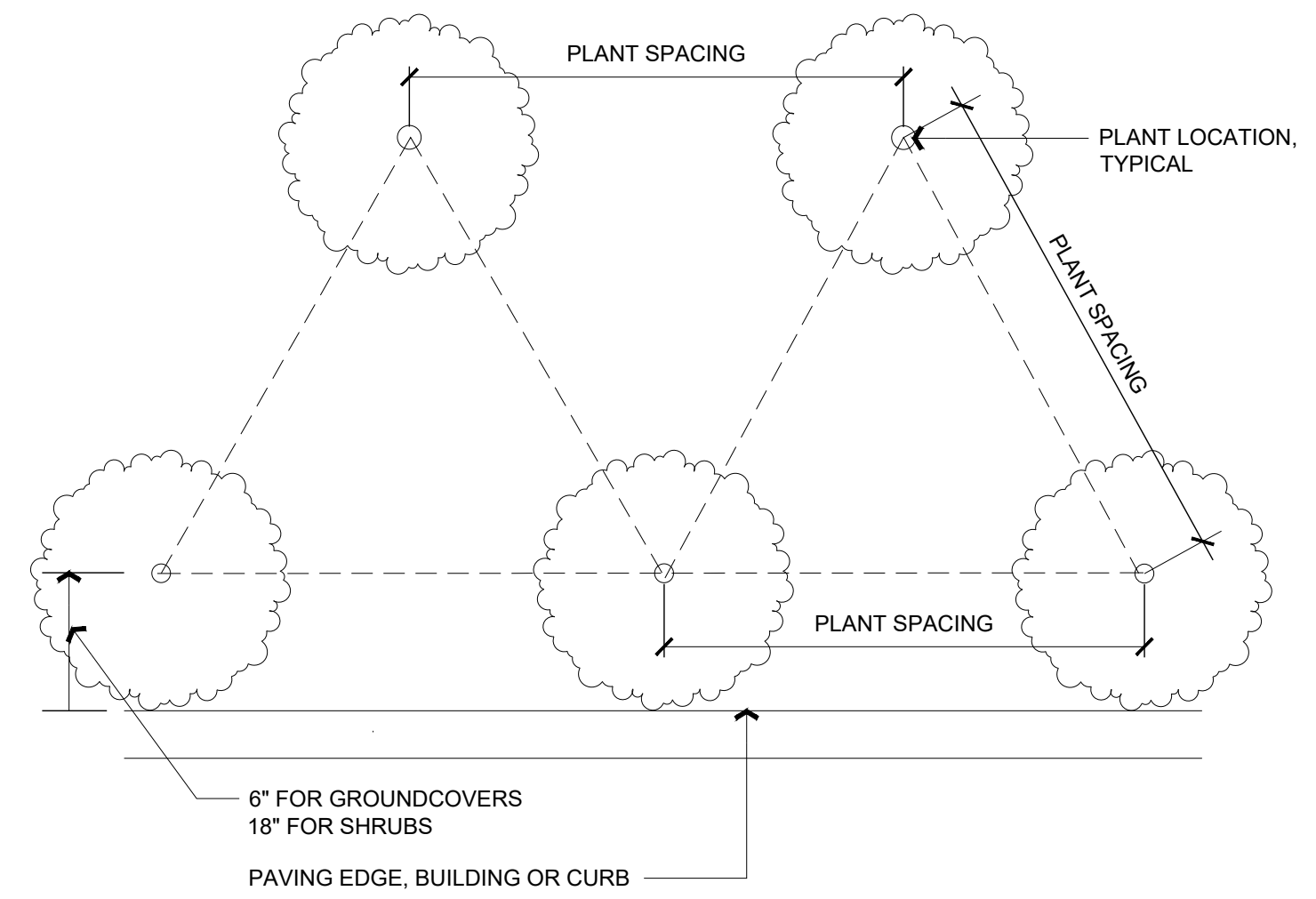
PERENNIALS AND LAWN

QTY	ITEM	SPECIFICATION	ROOT	SIZE	SPACING	REMARKS
	EMPIRE ZOYSIA	ZOYSIA JAPONICA 'EMPIRE'				SOLID SOD

NOTES:

- THE PLANT MATERIALS LIST IS PROVIDED TO THE CONTRACTOR AS A GUIDE AND SHALL NOT BE USED AS A TAKE OFF
- CONTRACTOR TO INSTALL FOR FULL COVERAGE, SHOULD STAKE ALL TREES, AND SHOULD USE 3" CRUSHED PINE NEEDLE MULCH
- CONTRACTOR SHALL ALSO INCLUDE STEEL EDGING WHERE PLANTING BEDS MEET TURF AND/OR PAVEMENT (EXCLUDING CURBS) AND WHERE GRAVEL MEETS TURF, PLANTING BEDS, AND/OR PAVEMENT (EXCLUDING CURBS BUT INCLUDING TRUE GRID PERMEABLE PAVING). STEEL EDGING SHOULD ONLY BE EXPOSED ABOVE GROUND LEVEL 1/2" INCHES, TYP. STEEL EDGING SHALL BE BLACK - SEE SPECS. FOR MORE INFORMATION.
- CONTRACTOR SHALL ADJUST SHRUBS AND GROUNDCOVERS ACCORDINGLY AROUND LIGHT POLES, UTILITY BOXES, AND/OR OTHER SITE AMENITIES/UTILITIES.

5 PLANT MATERIAL SCHEDULE



3 TRIANGULAR SHRUB SPACING DETAIL PLAN NOT TO SCALE

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID ANY DAMAGE TO UTILITIES DURING THE COURSE OF WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC. RESULTING FROM LANDSCAPE CONSTRUCTION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERMAN, LATEST EDITION.
- ALL PLANT MATERIAL SHALL BE VIGOROUS AND FREE OF INJURY, INSECTS OR DEFECTS. PLANT MATERIAL SHALL BE STOCK FROM A RECOGNIZED NURSERY WITHIN THE SOUTH REGION.
- WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE IN HEALTHY, VIGOROUS CONDITION. SEE SPECIFICATIONS FOR TIME PERIOD AND MORE INFORMATION.
- TOPSOIL FOR PLANTING PITS AND BEDS SHALL BE FERTILE, FRABLE, NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS. REFERENCE SPECIFICATIONS.
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6 PLANTING NOTES



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NO DATE DESCRIPTION

REVISIONS

6/14/23 DAC REVIEW SET

DATE ISSUE

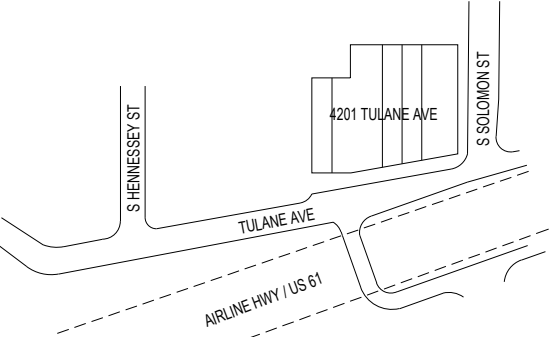
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THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

DAC REVIEW SET

KEY PLAN (NTS)



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Planting Details & Schedule

SHEET NO

PROJECT NO
230695

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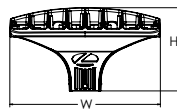
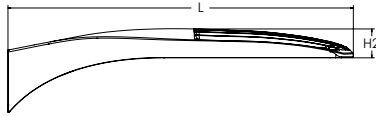
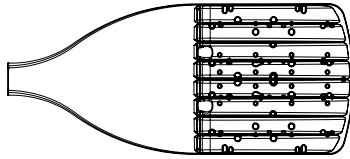
D-Series Size 1 LED Area Luminaire



d#series

Specifications

EPA:	0.69 ft ² (0.06 m ²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED								
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution		Voltage	Mounting	
DSX1 LED	Forward optics	(this section 70CRI only)		AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare ³ T4M Type IV medium T4LG Type IV low glare ³ TFTM Forward throw medium	T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control ³ BLC4 Type IV backlight control ³ LCCO Left corner cutoff ³ RCCO Right corner cutoff ³	MVOLT (120V-277V) ⁴ HVOLT (347V-480V) ^{5,6} XVOLT (277V - 480V) ^{7,8}	Shipped included SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling ⁹ RPA5 Round pole mounting #5 drilling ⁹ SPA8N Square pole mounting #8 drilling WBA Wall bracket ¹⁰ MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)	
		P1 P6	30K 3000K					70CRI
		P2 P7	40K 4000K					70CRI
	P3 P8	50K 5000K	70CRI					
	P4 P9	(this section 80CRI only, extended lead times apply)						
	P5							
	Rotated optics			80CRI				
	P10 ¹ P12 ¹	27K 2700K	80CRI					
	P11 ¹ P13 ¹	30K 3000K	80CRI					
		35K 3500K	80CRI					
		40K 4000K	80CRI					
		50K 5000K	80CRI					

Control options	Other options	Finish (required)
<p>Shipped installed</p> <p>NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc^{11, 12, 20, 21}</p> <p>PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc^{13, 20, 21}</p> <p>PER NEMA twist-lock receptacle only (controls ordered separate)¹⁴</p> <p>PER5 Five-pin receptacle only (controls ordered separate)^{14, 21}</p>	<p>PER7 Seven-pin receptacle only (controls ordered separate)^{14, 21}</p> <p>FAO Field adjustable output^{15, 21}</p> <p>BL30 Bi-level switched dimming, 30%^{16, 21}</p> <p>BL50 Bi-level switched dimming, 50%^{16, 21}</p> <p>DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)¹⁷</p> <p>DS Dual switching^{18, 19, 21}</p> <p>Shipped installed</p> <p>SPD20KV 20KV surge protection</p> <p>HS Houseside shield (black finish standard)²²</p> <p>L90 Left rotated optics¹</p> <p>R90 Right rotated optics¹</p> <p>CCE Coastal Construction²³</p> <p>HA 50°C ambient operation²⁴</p> <p>Shipped separately</p> <p>EGSR External Glare Shield (reversible, field install required, matches housing finish)</p> <p>BSDB Bird Spikes (field install required)</p>	<p>DDBXD Dark Bronze</p> <p>DBLXD Black</p> <p>DNAXD Natural Aluminum</p> <p>DWHXD White</p> <p>DDBTXD Textured dark bronze</p> <p>DBLBXD Textured black</p> <p>DNATXD Textured natural aluminum</p> <p>DWHGXD Textured white</p>



Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁵
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁵
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁵
DSHORT SBK	Shorting cap ²⁵
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPAS (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1 or P10.
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link](#).
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
- PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
- PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.

Shield Accessories



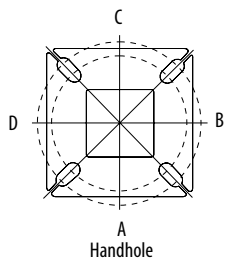
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION

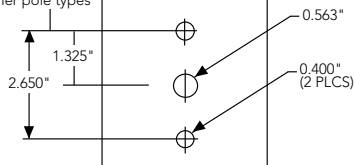


Handhole

Template #8

Top of Pole

1.75" for aluminum poles
2.75" for other pole types



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09



Date _____	Received by _____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Covid-19 Submittal Protocol: Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7100 to make alternative arrangements. Incomplete applications will not be accepted and will be returned to the applicant. Review time depends on the complexity of the project and can take up to 90 days.

Type of application: Design Review Interim Zoning Districts Appeal Moratorium Appeal

Property Location 4201 Tulane Ave (parking at off site parcels)

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Rome Office (Architect: Melissa Rome)

Applicant Address 400 N Peters Suite 212

City New Orleans State LA Zip 70130

Applicant Contact Number 504-827-1928 Email melissa@romeoffice.us

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name KCT Tulane LLC

Property Owner Address 2727 Prytania St Suite 14

City New Orleans State LA Zip 70130

Property Owner Contact Number 504-390-1265 Email tonygelderman@yahoo.com

PROJECT DESCRIPTION

Providing off-site parking for tenants of the recently renovated building at 4201 Tulane Ave. The parcels will be leased from the city and state (LADOTD).

REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

Design Overlay District Review

- Character Preservation Corridor
- Riverfront Design Overlay
- Enhancement Corridor
- Corridor Transformation
- Greenway Corridor
- Others as required

Non-Design Overlay District Review

- Development over 40,000 sf
- Public Market
- CBD FAR Bonus
- Wireless Antenna/Tower
- Educational Facility

- Changes to Approved Plans
- DAC Review of Public Projects
- Others as Required

ADDITIONAL INFORMATION

Current Use Vacant Proposed Use Parking

Square Number n/a Lot Number n/a Permeable Open Space (sf) 19,459

New Development? Yes No Addition? Yes No Tenant Width n/a

Existing Structure(s)? Yes No Renovations? Yes No Building Width n/a

Change in Use? Yes No Existing Signs? Yes No Lot Width (sf) n/a

New Sign(s)? Yes No Lot Area (sf) 28,378 Building Area (sf) n/a



Date _____	Received by _____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

REQUIRED ATTACHMENTS (One digital copy)

1. SITE PLAN

- North arrow, scale, and date of plan
- Location, dimensions, and area of permeable open space
- Name, address of the professional who prepared the plan
- Legend of symbols, patterns, and abbreviations used
- The entire lot(s), including area and property lines dimensioned (including gross area of the site)
- Curb cuts, interior streets, driveways, and parking and loading areas with dimensions and total area (sf)
- Location and dimensions of buildings and structures, including total floor area and distance from property lines
- Location of refuse storage locations
- Proposed right-of-way improvements including sidewalks and plantings, and pedestrian walkways
- Fence location, height, and materials

2. FLOOR PLAN

- Indicating the dimensions and square footage of proposed development
- Room use
- Location of all walls, doors, and windows
- Location of all plumbing fixtures
- Location of major appliances/mechanical equipment
- Stairway location
- Firewall location (if applicable)

3. ARCHITECTURAL ELEVATIONS

- Architectural elevations of each side of the proposed structure drawn to scale indicating height, architectural elements, materials, colors, and textures proposed for any structures.

4. LIGHTING PLAN

- Location of all exterior lighting, including those mounted on poles and walls
- Types, style, height, and the number of fixtures
- Manufacturer's illustrations and specifications of fixtures

5. SIGNAGE PLAN

- Proposed Signage with overall height, width, and materials
- Building Elevation (including building width and height)
- Site plan showing the location of all proposed detached sign(s) along with setback dimensions.

6. LANDSCAPE PLAN

- Name and address of professional who prepared the plan. Landscape plans shall be prepared by a registered landscape architect licensed by the Louisiana Horticulture Commission
- All landscape plans shall meet the minimum requirements of site plans
- Legend defining all symbols, patterns, and abbreviations used
- Location, quantity, size, name, and condition (both botanical and common) of all existing and proposed plant materials and trees.
- Description of all tree preservation measures on-site and in the public right-of-way
- Width, depth, and area of landscaped area(s)
- Proposed right-of-way improvements and pedestrian walkways

Planting proposed in the right-of-way must have Parks and Parkways approval

7. PHOTOS

- Photographs of the subject site and/or building

8. NARRATIVE

- Narrative addressing compliance with applicable Comprehensive Zoning Ordinance requirements and design goals

9. COLOR ELEVATIONS/RENDERING (DAC ONLY)

- Color elevations and/or renderings are required for projects that trigger review by the Design Advisory Committee

FEES

Compliant Plan	\$225
CBD Demolitions	\$500
Moratorium Appeals	\$1,000

Rome Office

Rome Office LLC
400 N. Peters St., Suite 212
New Orleans, LA 70130, USA
504.827.1928

Project: 4201 Tulane Ave – Parking
Subject: Design Review Application Narrative

June 14, 2023

The proposed development is located at the northwestern end of Tulane Ave, where the roadway runs along the Airline Highway/ US 61 overpass. It is currently an undeveloped area owned by the city and LADOTD. The lots sit between HU-RM2, HU-RD2, MU-1, and C-3 zoning districts. The land has recently been used as a dumping ground for vehicles, tires, furniture, and needles and has acted as a hub for illicit activity.

The proposed use is a parking lot including a smaller, 7-space lot and a larger, 31-space lot. These lots are intended to be accessory to the recently renovated building at 4201 Tulane Ave. The building, originally constructed in 1925 for Riecke Cabinet Works, underwent an extensive renovation in 2022 to stabilize the structure and preserve the original exterior concealed under a metal box for decades.

The intended use of the building is a retail space on the ground floor with an office component on the second, though the process of finding a tenant has not yet begun. A secure, maintained parking site will be an advantage to help bring the building back into commerce and alleviate excessive street parking congestion for the neighbors.

The development aims to comply with all requirements of the EC Enhancement Corridor Design Overlay District (**CZO 18.15**) as follows:

1. *Development shall promote safe, convenient, and attractive pedestrian and bicycle access.*
 - Sidewalks and crosswalks are provided to connect parking areas with the building.
 - Fencing/ gates are provided for pedestrian access and to allow LADOTD access to the bridge supports.
 - Light poles with shields are included to illuminate the site while preventing illumination of the residential neighbors and the bridge.
2. *Compact neighborhood centers shall be created at major intersections to the extent possible in order to support transit.*
 - The existing building is located at S Solomon St and Tulane Ave, with existing sidewalk access to the nearby bus stop at the corner of S Carrollton Ave and Tulane Ave.
3. *Development shall ensure compatibility between commercial uses and surrounding residential areas.*
 - Decorative steel fencing and perimeter landscaping is provided across from residential zones.

Rome Office

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4. *The architectural design should be consistent with the context, character, scale and materials of structures in the adjacent areas.*
 - Fencing along the street includes 6ft tall steel fencing, similar in appearance to existing fencing along train tracks.
 - Fencing at the interior lot line includes 10ft tall chain link fence with a privacy screen to provide visual separation from the adjacent car repair yard.
5. *Neon signage is prohibited on the interior or exterior of windows, other than an "open" sign.*
 - Not applicable.

The development incorporates additional applicable zoning requirements as follows:

- Minimum permeable open space complying with Article 11, Table 11-2A.
- Landscape plan complying with Article 23, Section 23.7.
- Exterior lighting complying with standards of Article 21, Section 21.5.C
- Fencing complying with Article 21, Section 21.6.N.
- Parking complying with Article 22.