

Context Views

- Aerial View South



- Aerial View East



Context Views, cont.

- Aerial View Southwest



- Riverfront



4100 ROYAL STREET

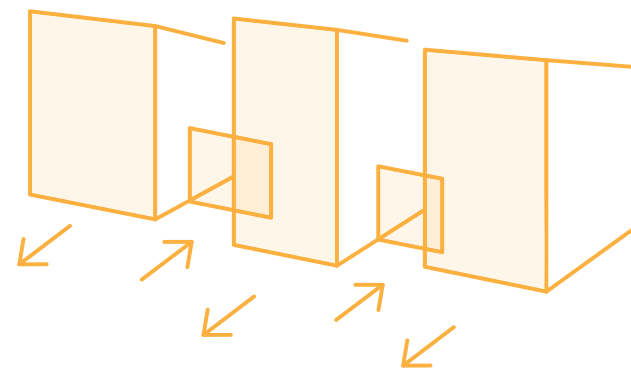
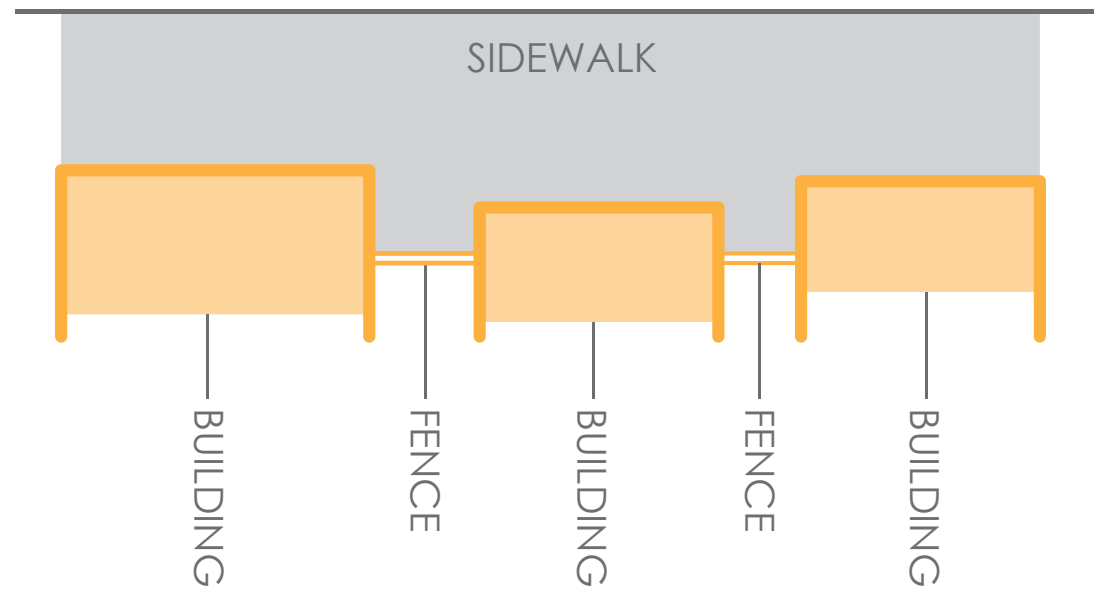


HANO PROPERTIES

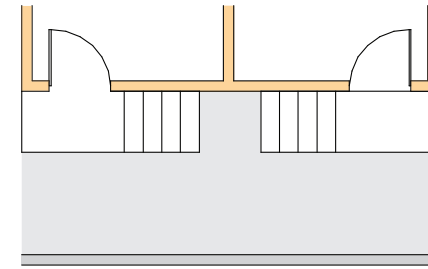


DNAworkshop
DYKE NELSON ARCHITECTURE

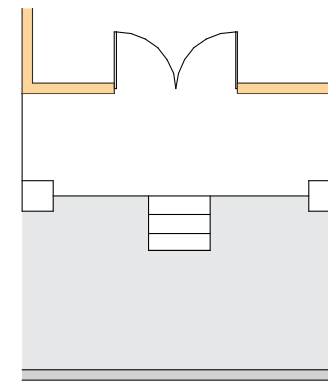
NEIGHBORHOOD FACADE PATTERNS



EXISTING NEIGHBORHOOD ENTRIES



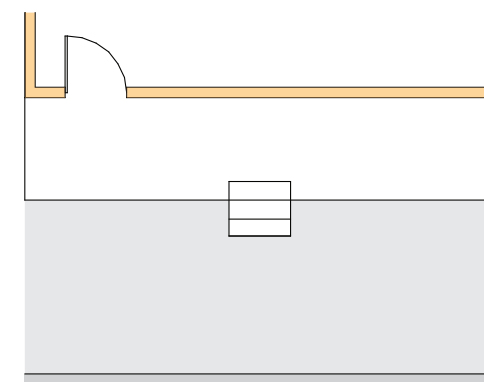
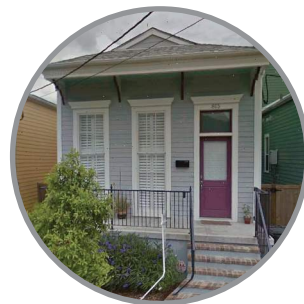
ENTRY
CONDITION
01



ENTRY
CONDITION
02



EXISTING COLOR PALETTE



ENTRY
CONDITION
03



EXISTING CONDITIONS



SQUARE FOOTAGE BREAKDOWN

FIRST FLOOR	
RESIDENTIAL	15,900 SF
LEASING OFFICE	2,200 SF
LOBBY	1,000 SF
COMMON AREA	3,500 SF
SUBTOTAL	22,600 SF
SECOND FLOOR	
RESIDENTIAL	42,600 SF
COMMON AREA	6,200 SF
COMMUNITY CENTER	1,200 SF
SUBTOTAL	50,000 SF
THIRD FLOOR	
RESIDENTIAL	31,000 SF
COMMON AREA	6,900 SF
COMMUNITY CENTER	1,200 SF
SUBTOTAL	39,100 SF
FOURTH FLOOR	
RESIDENTIAL	23,700 SF
COMMON AREA	3,600 SF
COMMUNITY CENTER	1,200 SF
SUBTOTAL	28,500 SF
GRAND TOTAL	140,200 SF

SITE AMENITIES

- FITNESS CENTER
- BUSINESS CENTER
- COMMUNITY ROOM W/ MEDIA LOUNGE
- PLAYGROUND AREAS
- BICYCLE PARKING
- ON-SITE VEHICLE PARKING
- ROOFTOP TERRACES

DISTRICTS

BULK REGULATIONS	HMR-3	HMC-2 <small>REZONE TO</small>	HMC-1
MINIMUM LOT AREA	MF: 1,000 SF/DU (MAX. OF 4 UNITS)	MF: 420 SF/DU*	MF: 630 SF/DU*
MAX BUILDING HEIGHT	40'	50'	40'
MAX FAR	1.4	2.2	1.4
FRONT YARD	NO MINIMUM	NO MINIMUM	NO MINIMUM
INTERIOR SIDE YARD	(3') MINIMUM	NO MINIMUM	NO MINIMUM
CORNER SIDE YARD	NO MINIMUM	NO MINIMUM	NO MINIMUM
REAR YARD	(20') MINIMUM	NO MINIMUM	NO MINIMUM
MIN. PERMEABLE OPEN SPACE	NO MINIMUM	15% OF LOT AREA	15% OF LOT AREA
MIN. OPEN SPACE RATIO	30% (INTERIOR)	30% (MIXED USE)	30% (MIXED USE OR RESIDENTIAL)
OFF-STREET VEHICLE PARKING	EXEMPT	EXEMPT	1 SPACE PER UNIT
OFF-STREET BICYCLE PARKING	1 SPACE PER 5 UNITS	1 SPACE PER 5 UNITS	1 SPACE PER 5 UNITS

HMR-3: HISTORIC MARIGNY/TREME/BYWATER RESIDENTIAL DISTRICT
HMC-2: HISTORIC MARIGNY/TREME/BYWATER COMMERCIAL DISTRICT
HMC-1: HISTORIC MARIGNY/TREME/BYWATER COMMERCIAL DISTRICT
*HMC-2 AND HMC-1 DENSITY BONUSES: 15% OF UNITS AS AFFORDABLE HOUSING COMPONENT ON-SITE FOR TOTAL RESULTING IN 30% REDUCTION OF MINIMUM LOT AREA PER DWELLING UNIT REQUIREMENTS. ORIGINAL MINIMUM LOT AREA PER DWELLING UNIT OF 600 SF.

LOT	ADDRESS	ZONING	LOT SIZE	MAX. FAR	MAX. GROSS	MIN. OPEN AREA
8-A-1	4100 ROYAL ST.	HMC-1/HMC-2	78,675 SF	2.5	196,688 SF	23,603 SF

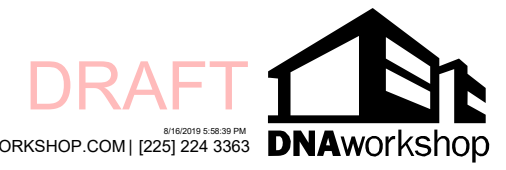
4100 ROYAL STREET

TOTAL SQUARE FOOTAGE: RESIDENTIAL	120,300 SF	4100 ROYAL STREET - UNIT MIX: 1BR UNITS (750 SF AVG.) 50 @ 34% TOTAL DEVEL. 2BR UNITS (900 SF AVG.) 68 @ 52% TOTAL DEVEL. 3BR UNITS (1200 SF AVG.) 18 @ 14% TOTAL DEVEL.
TOTAL PARKING SPACES:	136 OFF STREET	
PARKING LOT SQUARE FOOTAGE: GROSS:	43,900 SF	
TOTAL OPEN SPACE: GRADE - 10,080 SF THIRD FL - 7,600 SF FOURTH FL - 5,930 SF		4100 ROYAL STREET - TOTAL 136 TOTAL UNITS

TOTAL DEVELOPMENT

RENTABLE SQUARE FOOTAGES		
50 - 1 BR UNITS	@750 SF	37,500 SF
68 - 2 BR UNITS	@900 SF	61,200 SF
18 - 3 BR UNITS	@1200 SF	21,600 SF
136 UNITS - TOTAL RENTABLE 120,300 SF		

1 4100 ROYAL STREET ZONING PLAN - GROUND LEVEL
3/64" = 1'-0"



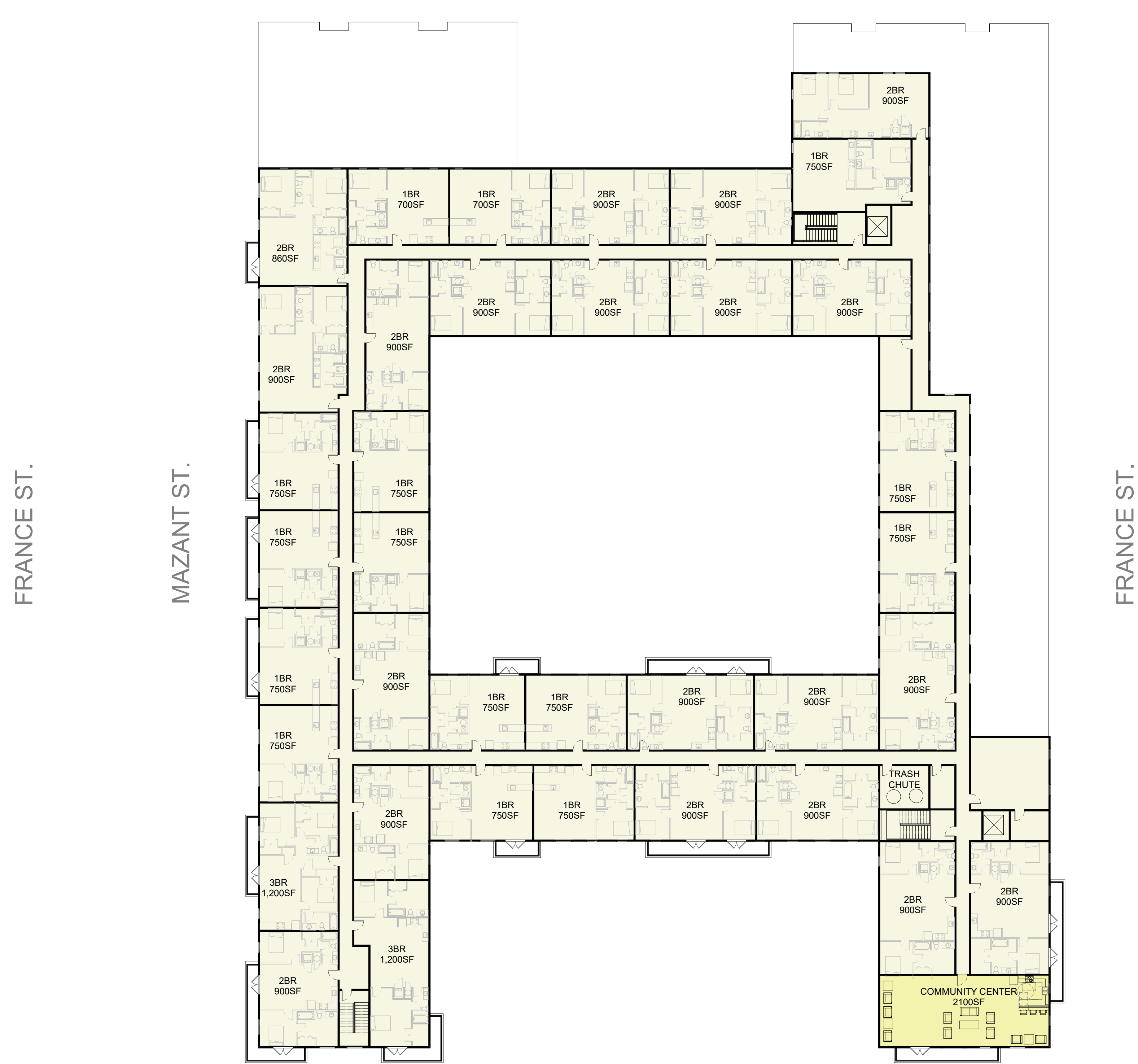
ROYAL ST.



CHARTRES ST.

1 4100 ROYAL STREET ZONING PLAN - SECOND FLOOR
3/64" = 1'-0"

ROYAL ST.

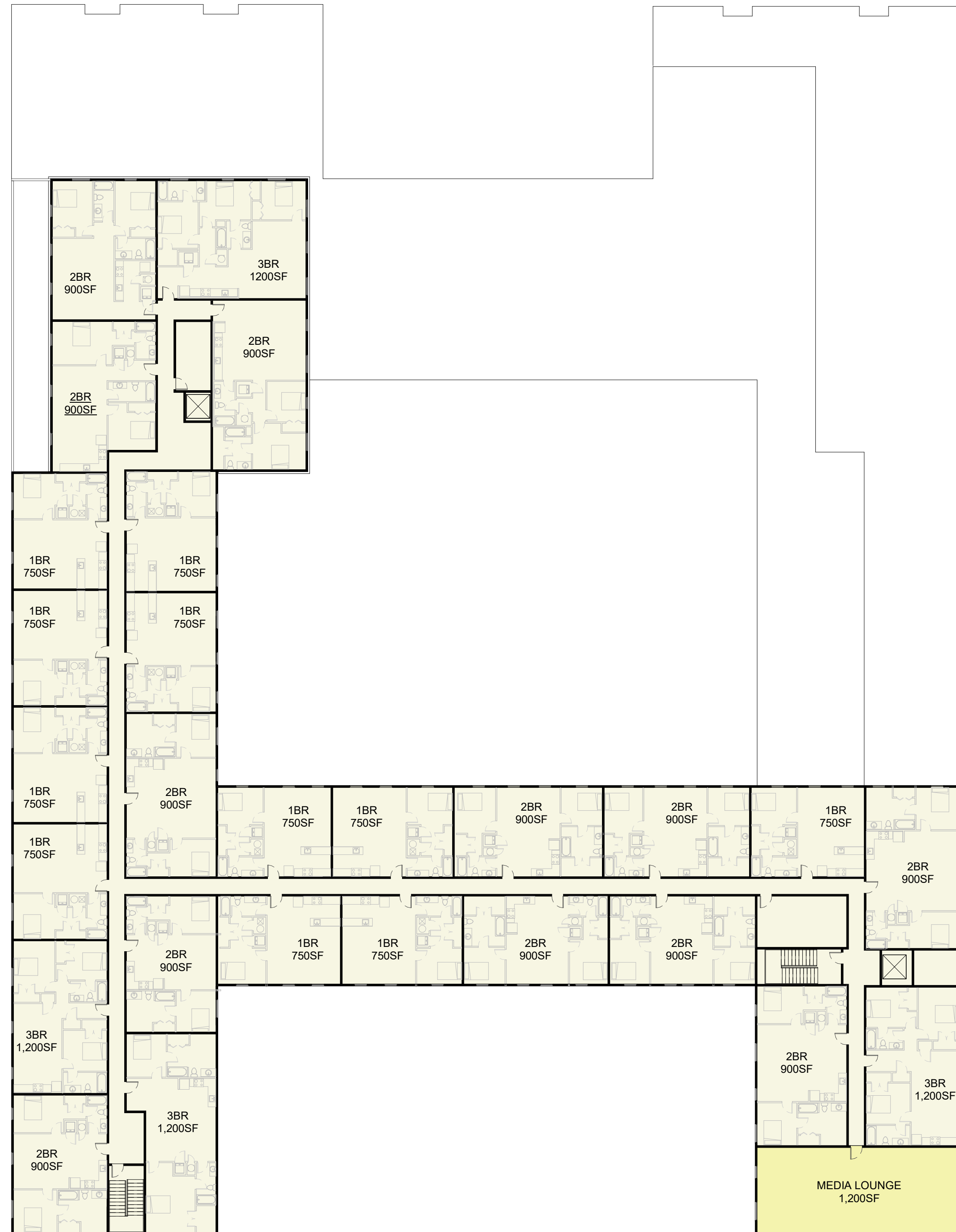


CHARTRES ST.

2 4100 ROYAL STREET ZONING PLAN - THIRD FLOOR
3/64" = 1'-0"

ROYAL ST.

MAZANT ST.



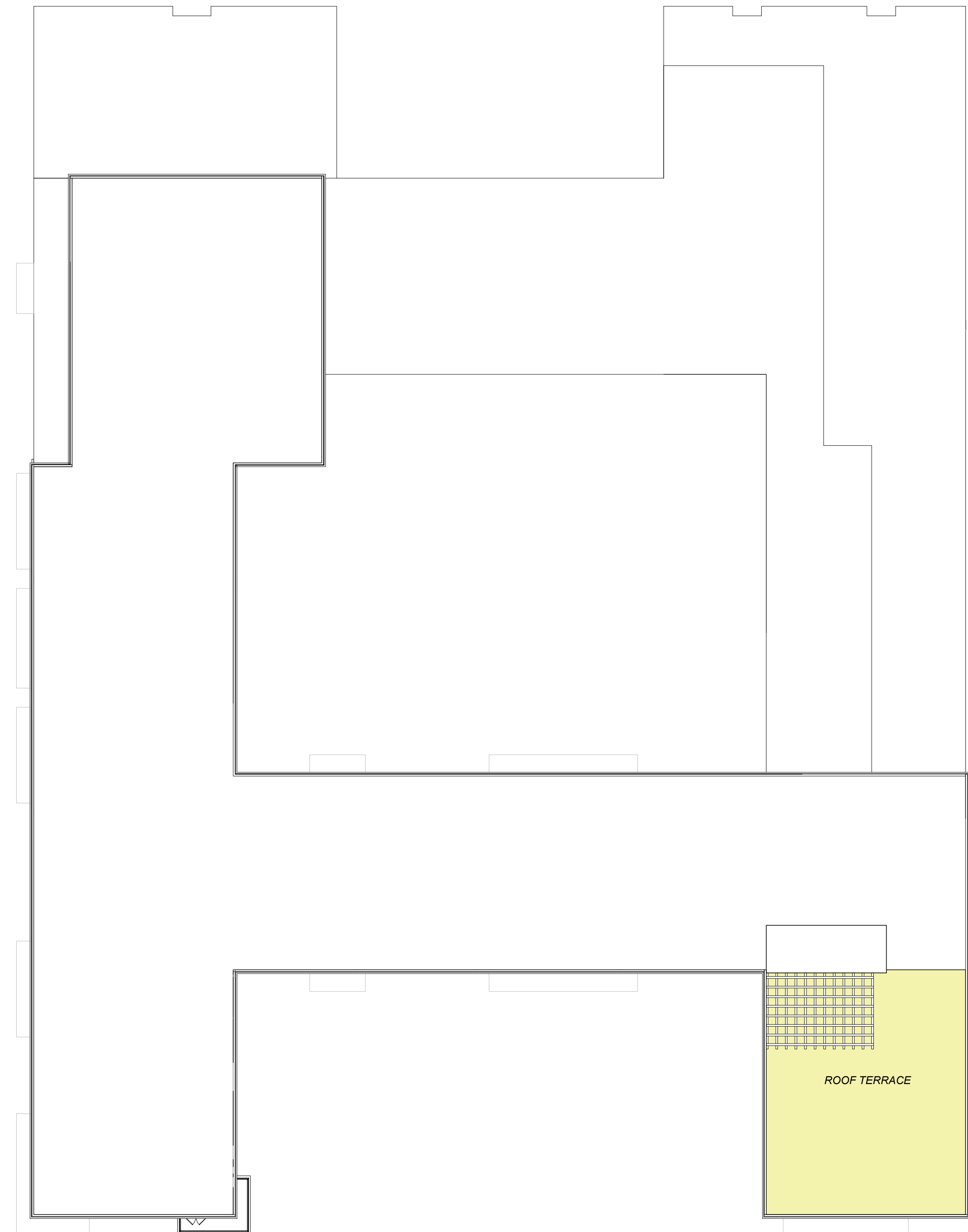
CHARTRES ST.

1 4100 ROYAL STREET ZONING PLAN - FOURTH FLOOR
3/64" = 1'-0"

ROYAL ST.

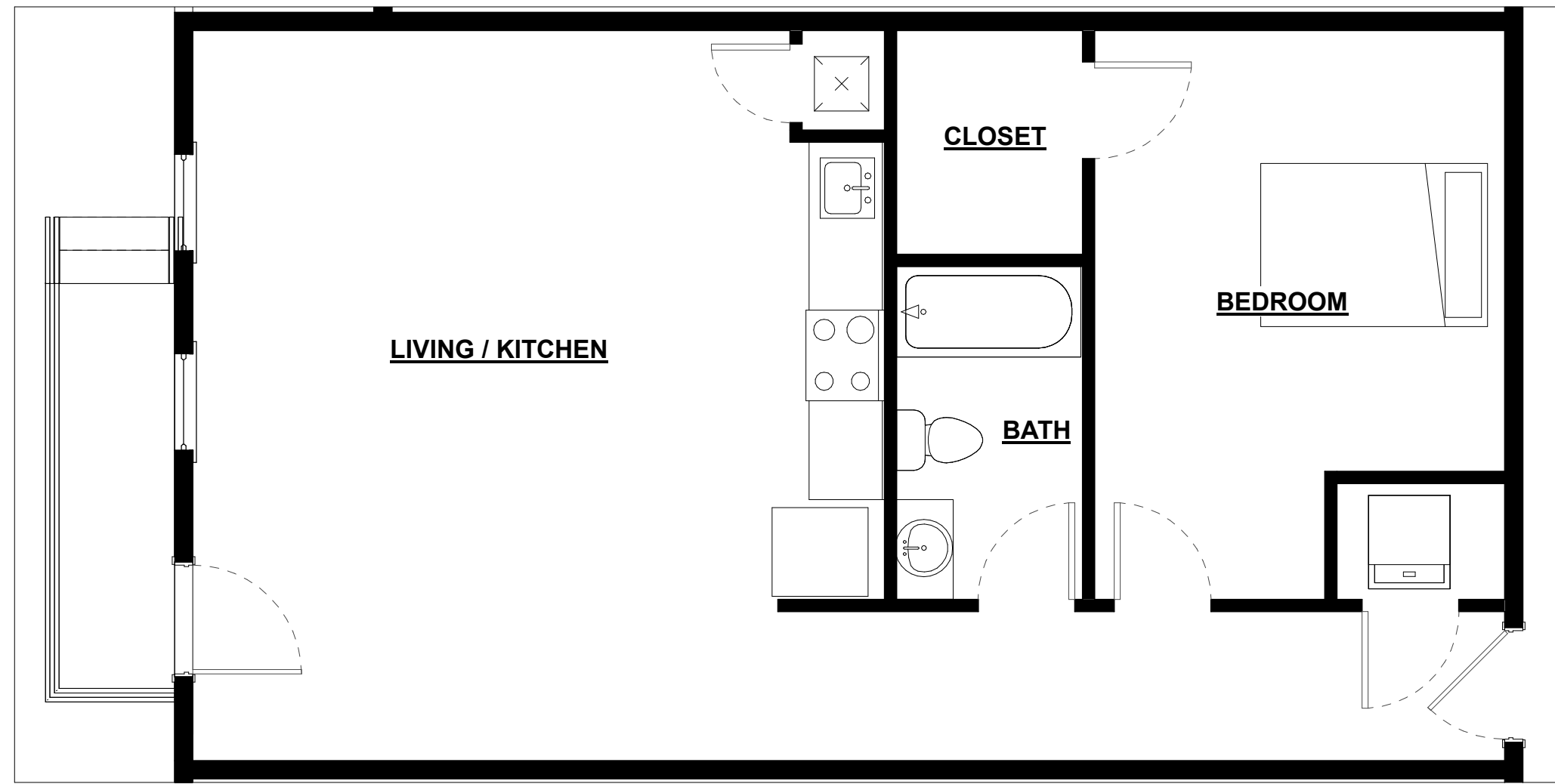
FRANCE ST.

MAZANT ST.

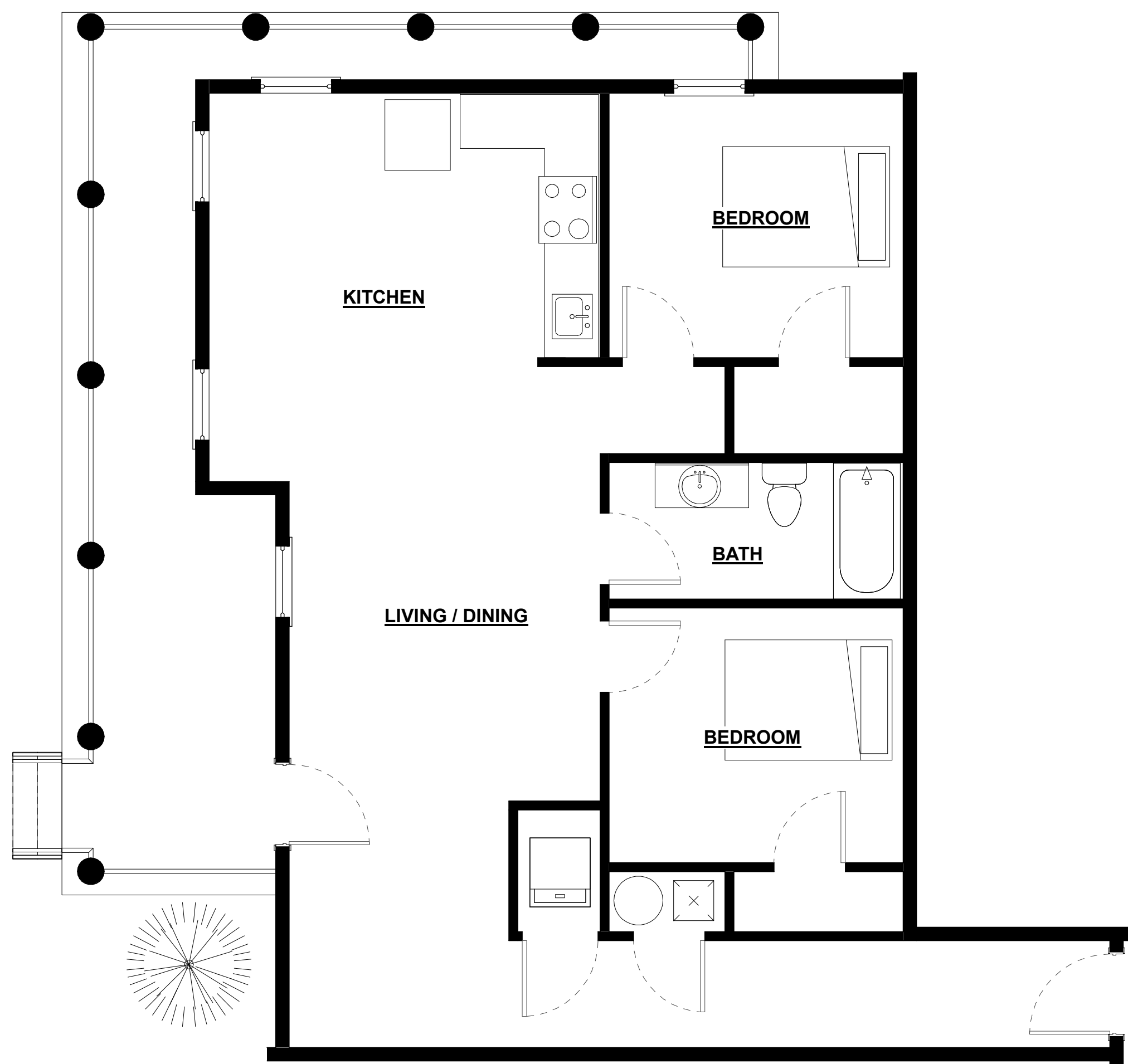


CHARTRES ST.

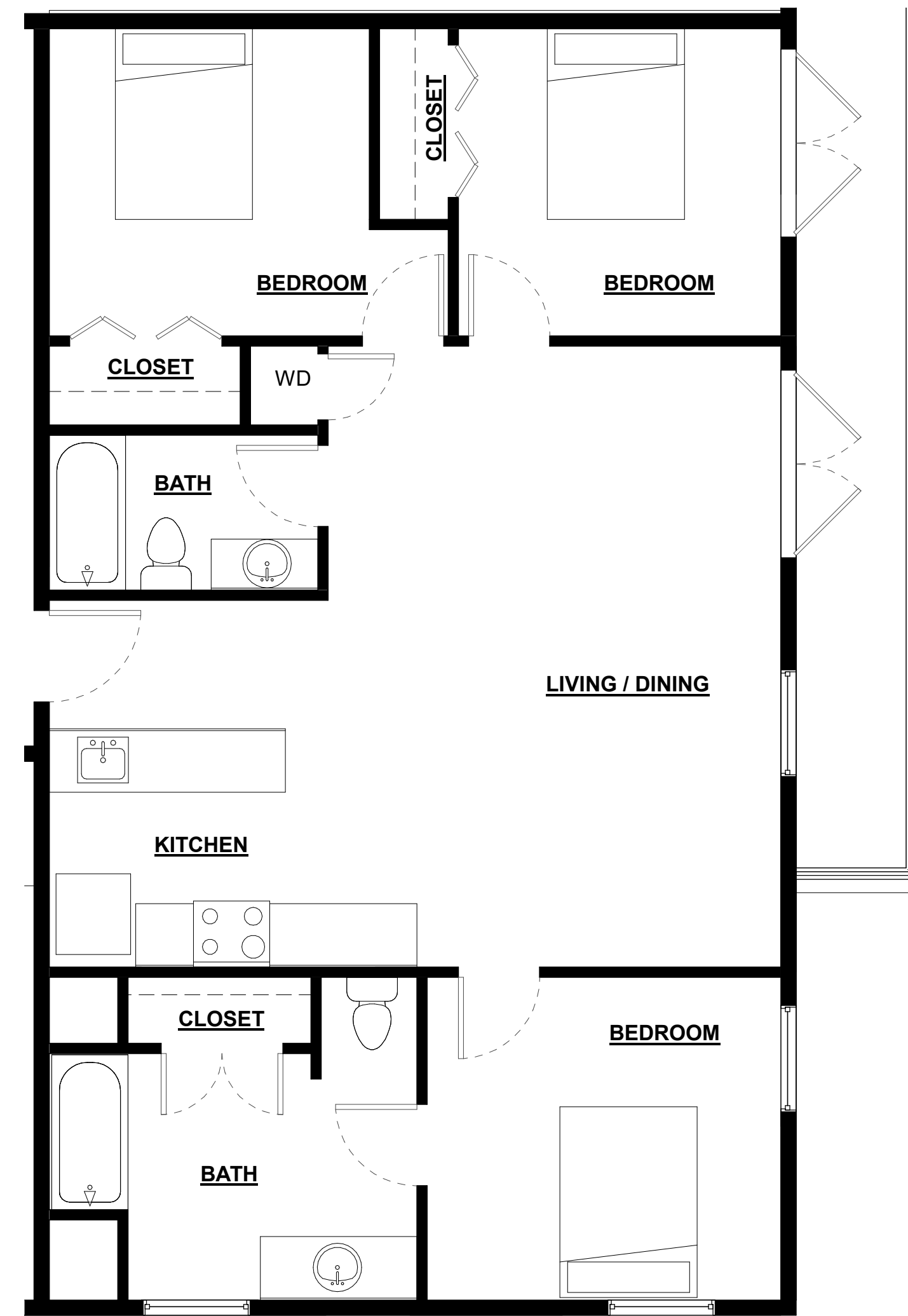
2 4100 ROYAL STREET ZONING PLAN - ROOF FLOOR
3/64" = 1'-0"



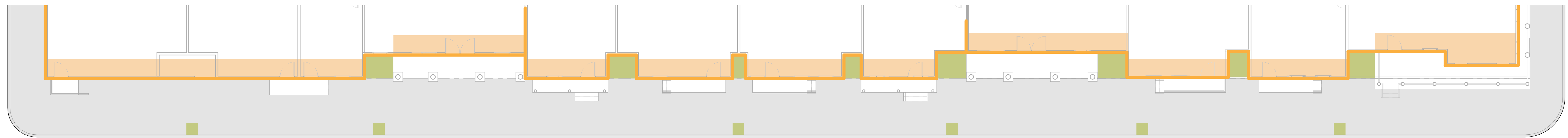
TYPICAL ONE BEDROOM (22' X 35')



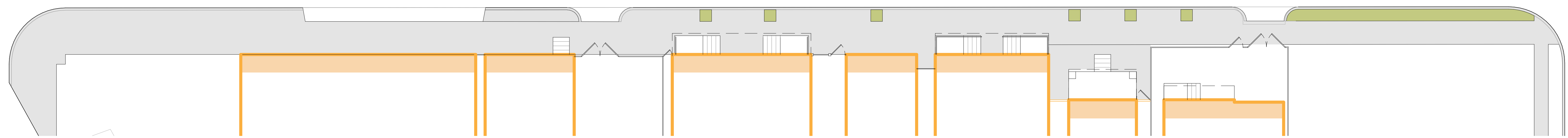
TYPICAL TWO BEDROOM (25' X 36')



TYPICAL THREE BEDROOM (26' X 46')



FRANCE STREET

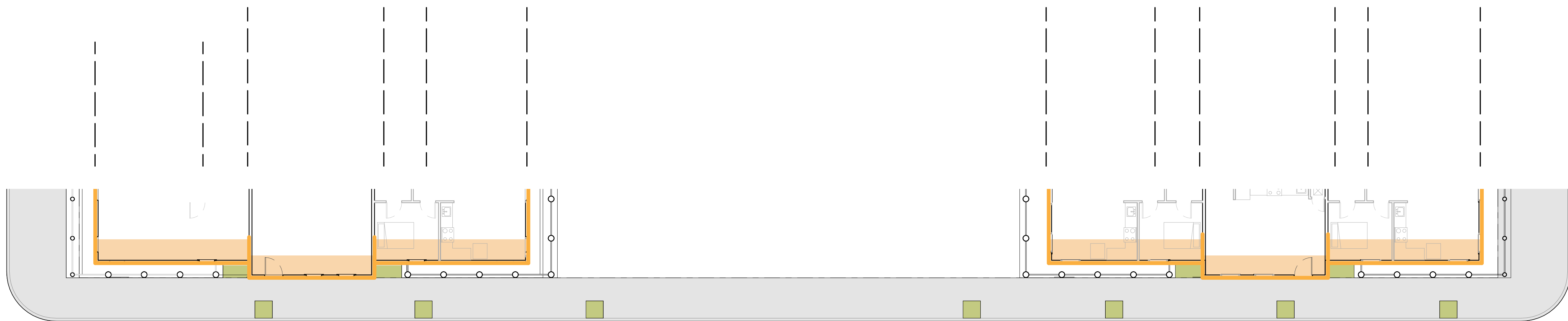


ELEVATION - FRANCE

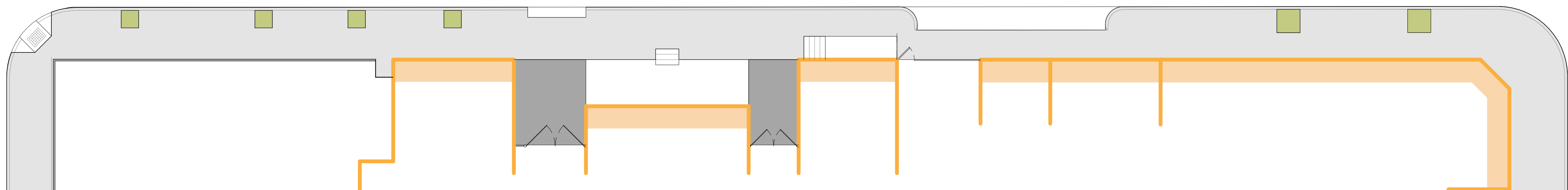


HANO PROPERTIES





ROYAL STREET



ELEVATION - ROYAL



ELEVATION - CHARTRES ST.



ELEVATION - MAZANT ST.

ELEVATION - CHARTRES & MAZANT

