PHILIP STREET AND DRYADES ST. VIEW

Building Cladding
- A combination of fiber cement lap siding has been further refined to introduce greater differences in the scale of these materials: 12", 8", and 5" lap siding exposures help the building mass to be read as individual pieces, visually breaking down the building into a composite of parts, rather than a single mass.
- Exterior cladding colors shown are indicative of an intent to distinguish the building masses from each other, and the final color selection will be determined in the Construction Phase.

Windows + Trim
- Windows have been re-sized from 3' x 5' to 3' x 6', more closely referencing the proportions of historic New Orleans windows. This subtle change brings the building into closer relation to its neighbors.
- Window trim has been increased in size to more closely reflect traditional New Orleans window trim.

Balconies + Galleries
- Two-story, wrap-around gallery added to the Baronne/Philip corner. This introduces the form, proportion, detailing, and location of a traditional New Orleans gallery to the project's most prominent corner. It provides extensive cover for the porch outside the Community Room, a shady space for building residents on an often part of the street life that's neighborhood and offers the residents a view of a wonderful auditory.
- A balcony has been added to the Community Room porch for resident safety. It is the same one that is made in design.
- Two-story gallery added at the end of the building closest to the parking lot on the Philip Street side. This protects the gallery, a gallery that contains the porch on the building, and it's back to the historic influence around the new building. It provides a covered entry to the first floor unit (whose front door has been relocated to a lower level), and a view to the units above.
- Cantilevered balconies have been added to units facing Baronne Street and the parking lot. Introducing exterior space on upper floors that speaks back to New Orleans porches.
- On the Jackson Avenue side of the building, Juliet balconies have been introduced to upper units. These break up the façade on that side, as well as offering the residents an amenity. (Projecting balconies aren’t possible due to the setback requirements.)
- On the Julia Street side of the building, Juliet balconies have been introduced to upper units. These break up the façade on that side, as well as offering the residents an amenity. (Projecting balconies aren’t possible due to the setback requirements.)
Balconies + Galleries

- Two-story, wrap-around gallery added to the Baronne/Philip corner. This introduces the form, proportions, detailing, and location of a traditional New Orleans gallery to the project’s most prominent corner. It provides extensive cover for the porch outside the Community Room, a space open for building residents to sit and be apart of the street life in their neighborhood and allows the residential units above a wonderful amenity.
- A guardrail has been added to the Community Room porch for resident safety. It will match the stair handrails in design.
- A railing gallery added to the end of the building closest to the parking lot on the Philip Street side. Another prominent location, a gallery here reinforces the street presence of the building and ties it back to the historic structures around the new building. It provides a covered entry to the first floor unit ( whose front door has been relocated at 3 Baronne Street), and entrances to the units above.
- Conditioned balconies have been added to units facing Baronne Street and the parking lot. Introducing exterior space on upper floors that connects back to New Orleans porches. These balconies are intentionally simpler in form to ensure the galleries maintain their sense of prominence on the facades.
- On the Jackson Avenue side of the building, Juliette balconies have been introduced to upper units. These break up the facade on that side, as well as offering the residents an amenity. (Projecting balconies aren’t possible due to the setback requirement.)

Baronne St. View

Building Cladding

- A combination of fiber cement lap siding has been further refined to introduce greater differences in the scale of those materials. 10", 6", and 2" lap siding exposures help the building masses to be read as individual pieces, visually breaking down the building into a composition of parts, rather than a single mass.
- Exterior cladding colors shown are indicative of an intent to distinguish the building masses from each other, and the final color selection will be determined in the Construction Phase.

Windows + Trim

- Windows have been re-sized from 3' x 5' to 3' x 6', more closely referencing the proportions of historic New Orleans windows. This subtle change brings the building into closer relation to its neighbors.
- Window trim has been increased in size to more clearly reflect traditional New Orleans window trim.

Philip St. View
Baronne + Galleries

- Two-story, wrap-around gallery added to the Baronne/Philip corner. This introduces the form, proportion, detailing, and location of a traditional New Orleans gallery to the project's most prominent corner. It provides extensive cover for the porch outside the Community Room, a shady spot for building residents to sit and be a part of the street life in their neighborhood and affords the residential units above a wonderful amenity.

- A guardrail has been added to the Community Room porch for resident safety. It matches the stair handrails in design.

- Two-story gallery added to the end of the building facing the parking lot on the Philip Street side. Another prominent location, a gallery here reinforces the street presence of the building and ties it back to the more historic structures around the new building. It provides a covered entry to the first floor unit (whose front door has been relocated so it faces Philip Street), and amenities to the units above.

- Cantilevered balconies have been added to units facing Baronne Street and the parking lot, introducing exterior space on upper- floors that speaks back to New Orleans porches. These balconies are intentionally simpler in form to ensure they maintain their sense of prominence on the façade.

- On the Jackson Avenue side of the building, Juliette balconies have been introduced to upper units. These break up the façades on that side, as well as offering the residents an amenity. (Projecting balconies aren't possible due to the setback requirement.)

Building Cladding

- A combination of fiber cement siding has been further refined to introduce greater differences in the scale of those materials: 10", 6" and 2" lap siding exposures help the building masses to be read as individual pieces, visually breaking down the building into a composite of parts, rather than a single mass.

- Exterior cladding colors chosen are indicative of an intent to distinguish the building masses from each other, and the final color selection will be determined in the Construction Phase.

Windows + Trim

- Windows have been re-sized from 3’ x 5’ to 3’ x 6’, more closely referencing the proportions of historic New Orleans windows. This subtle change brings the building into closer relation to its neighbors.

- Window trim has been increased in size to more closely reflect traditional New Orleans window trim.
PHILIP STREET AND BARONNE ST. VIEW

- Balconies + Galleries
  - Two-story, wrap-around gallery added to the Baronne/Philip corner. This introduces the form, proportion, detailing, and location of a traditional New Orleans gallery to the project’s most prominent corner. It provides extensive cover for the porch outside the Community Room, a shady space for building residents to sit and be a part of the street life in their neighborhood and often the residential side above a materials change.
  - A guardrail has been added to the Community Room porch for resident safety. It will match the stair handrails in design.
  - Two-story gallery added to the end of the building closest to the parking lot on the Philip Street side. Another prominent location, a gallery here reinforces the street presence of the building and ties it back to the more historic structures around the new building. It provides a covered entry to the first floor单元 (Juliette balconies have been relocated to the Philip Street side), and amenities to the units above.
  - Cantilevered balconies have been added to units facing Baronne Street and the parking lot. Introducing exterior space on upper floors that extends back to New Orleans traditions. These balconies are intentionally simpler in form to ensure the galleries maintain their sense of prominence on the facade.
  - On the Jackson Avenue side of the building, Juliette balconies have been introduced to upper units. These break up the facade at the side, as well as offering the residents an amenity. (Projecting balconies won’t be possible due to the setback requirements.)

- Building Cladding
  - A combination of fiber cement lap siding has been further refined to introduce greater differences in the scale of those materials, 10", 6", and 2" lap siding exposures help the building masses to be read as individual pieces, visually breaking down the building into a component of parts, rather than a single mass.
  - Exterior cladding will be an indication of an element that is different from each other, and the final color selection will be determined in the Construction Phase.

- Windows + Trim
  - Windows have been re-sized from 3' x 5' to 3' x 6', more closely referencing the proportions of historic New Orleans windows. This subtle change brings the building into closer relation to its neighbors.
  - Window trim has been increased in size to more closely reflect traditional New Orleans window trims.