

02 Proposed Streetscape Elevation  
1/8" = 1'-0"



01 Existing Streetscape Elevation  
1/8" = 1'-0"

NOT FOR CONSTRUCTION

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A2.0  
ELEVATIONS

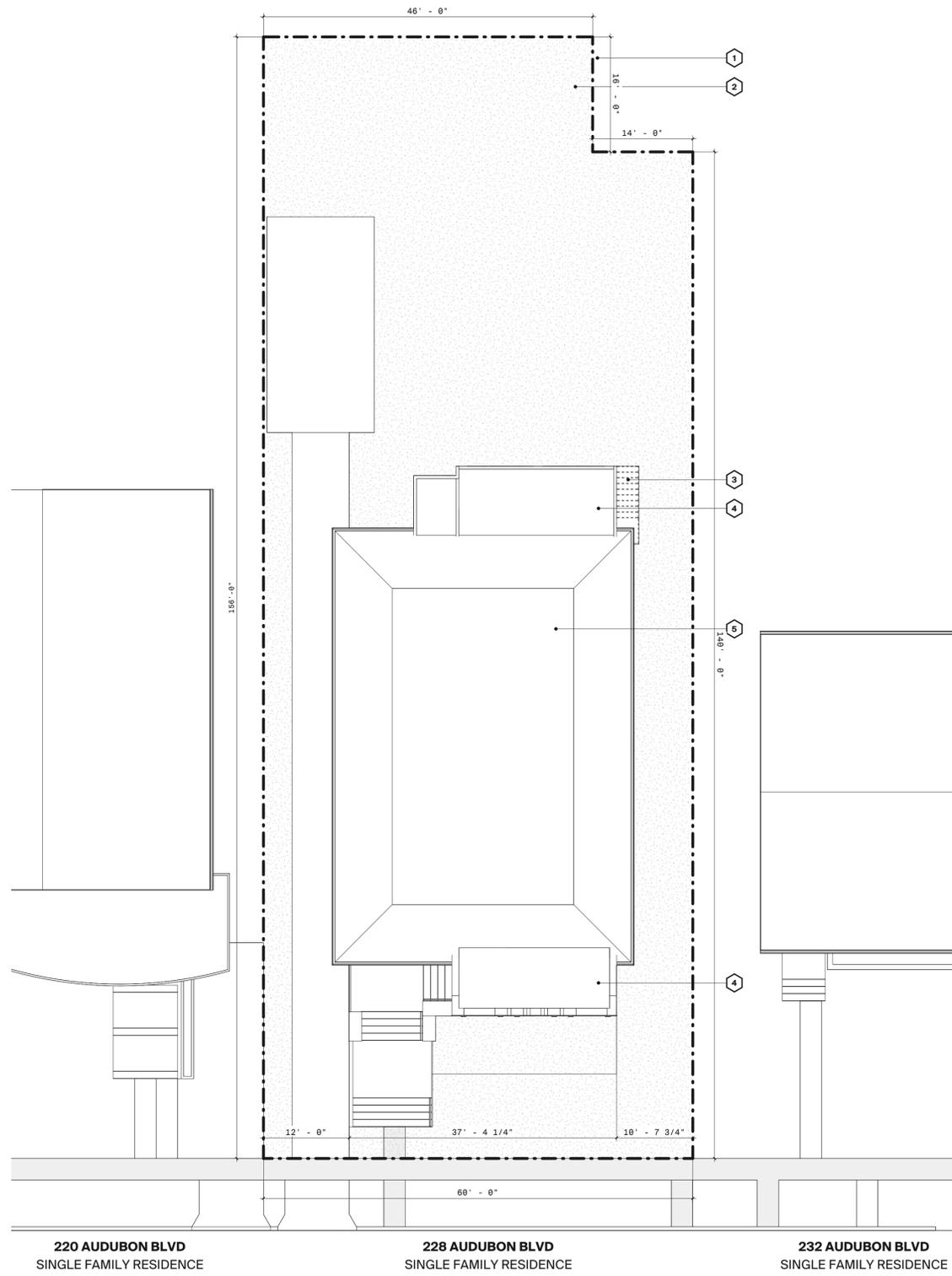
CPC DESIGN REVIEW  
11/18/21

**PERMEABLE OPEN SPACE**

LOT AREA:	9,195 SF
BUILDING FOOTPRINT:	2,965 SF
IMPERVIOUS COVERAGE:	1,480 SF
<b>PERMEABLE OPEN SPACE:</b>	<b>4,750 SF</b>

**SHEET NOTES**

- 1 PROPERTY LINE
- 2 STIPPLE INDICATES PERMEABLE OPEN SPACE
- 3 DEMO, REMOVE EXISTING STAIR AND SAVE FOR REUSE
- 4 EXISTING FLAT ROOF TO BE REMOVED AND REPLACED WITH A SLOPED ASSEMBLY USING RIGID INSULATION AND A FULLY ADHERED TPO MEMBRANE. ROOF FRAMING TO BE MODIFIED AS NEEDED FOR DRAINAGE. PARAPET WALLS TO BE REPAIRED AND ADJUSTED TO ACCOMMODATE SLOPE, INSULATION, AND FLASHING.
- 5 EXISTING MAIN ROOF TO BE REMOVED, INCLUDING FLAT CENTER PORTION AND SLOPED ROOFS AROUND PERIMETER. EXISTING CLAY TILE TO BE CAREFULLY SALVAGED FOR REUSE. NEW ROOF FRAMING TO BE PROVIDED AS REQUIRED FOR PROPOSED ADDITION AND RECONSTRUCTION.
- 6 PROPOSED MAIN ROOF TO BE REBUILT WITH NEW FRAMING AT 7:12 SLOPE. INSTALL CDX SHEATHING AND GRACE ICE & WATER SHIELD OVER ENTIRE ROOF SURFACE. EXISTING CLAY SPANISH TILE TO BE REINSTALLED AND SUPPLEMENTED WITH NEW TILE TO MATCH.
- 7 EXISTING FENCE TO REMAIN.
- 8 EXISTING RIGHT OF WAY AND LANDSCAPING TO REMAIN
- 9 EXISTING CURB CUT AND DRIVEWAY TO REMAIN



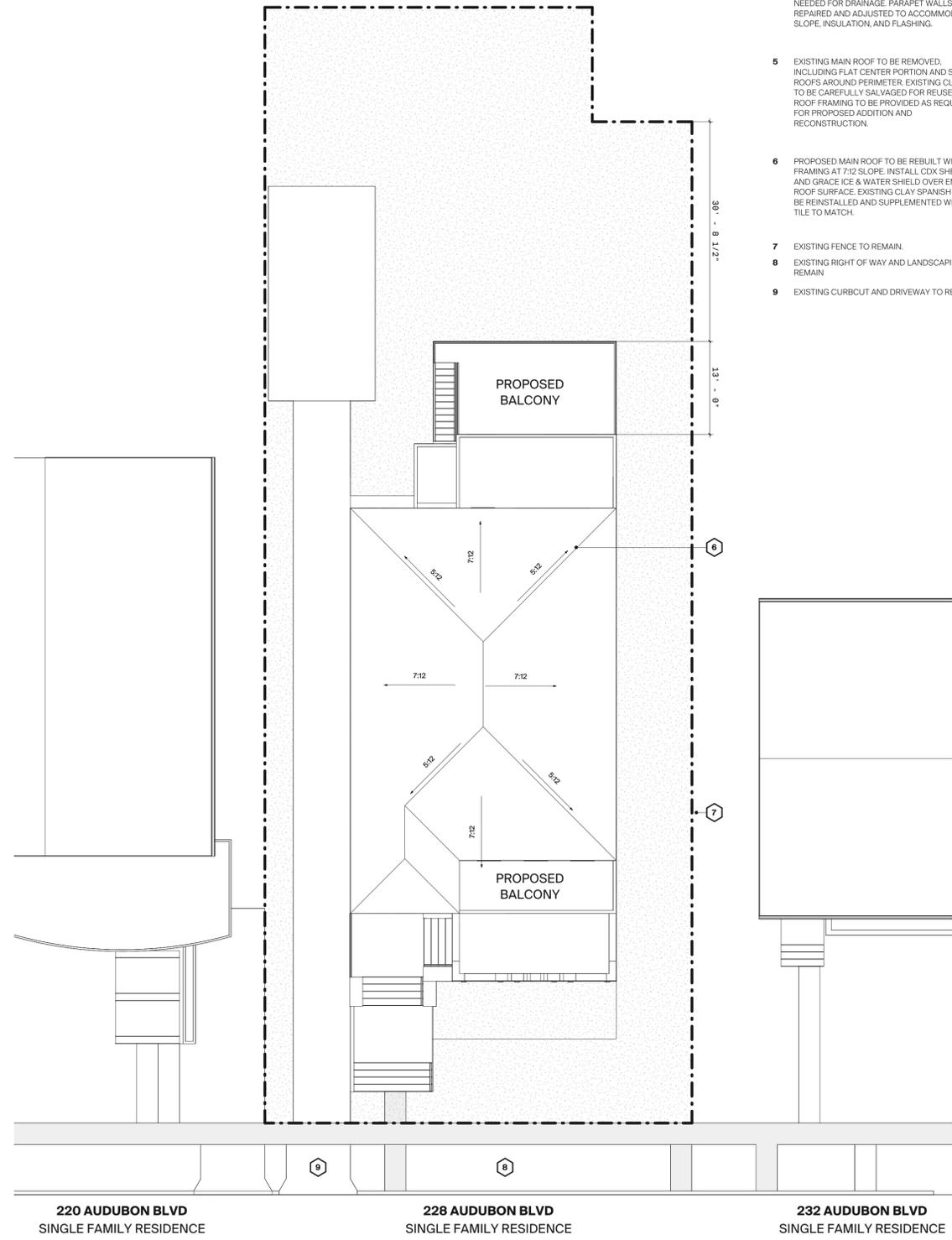
220 AUDUBON BLVD  
SINGLE FAMILY RESIDENCE

228 AUDUBON BLVD  
SINGLE FAMILY RESIDENCE

232 AUDUBON BLVD  
SINGLE FAMILY RESIDENCE



01 Site Plan - Existing  
1" = 32'-0"



220 AUDUBON BLVD  
SINGLE FAMILY RESIDENCE

228 AUDUBON BLVD  
SINGLE FAMILY RESIDENCE

232 AUDUBON BLVD  
SINGLE FAMILY RESIDENCE



02 Site Plan - Proposed  
1" = 32'-0"

NOT FOR CONSTRUCTION

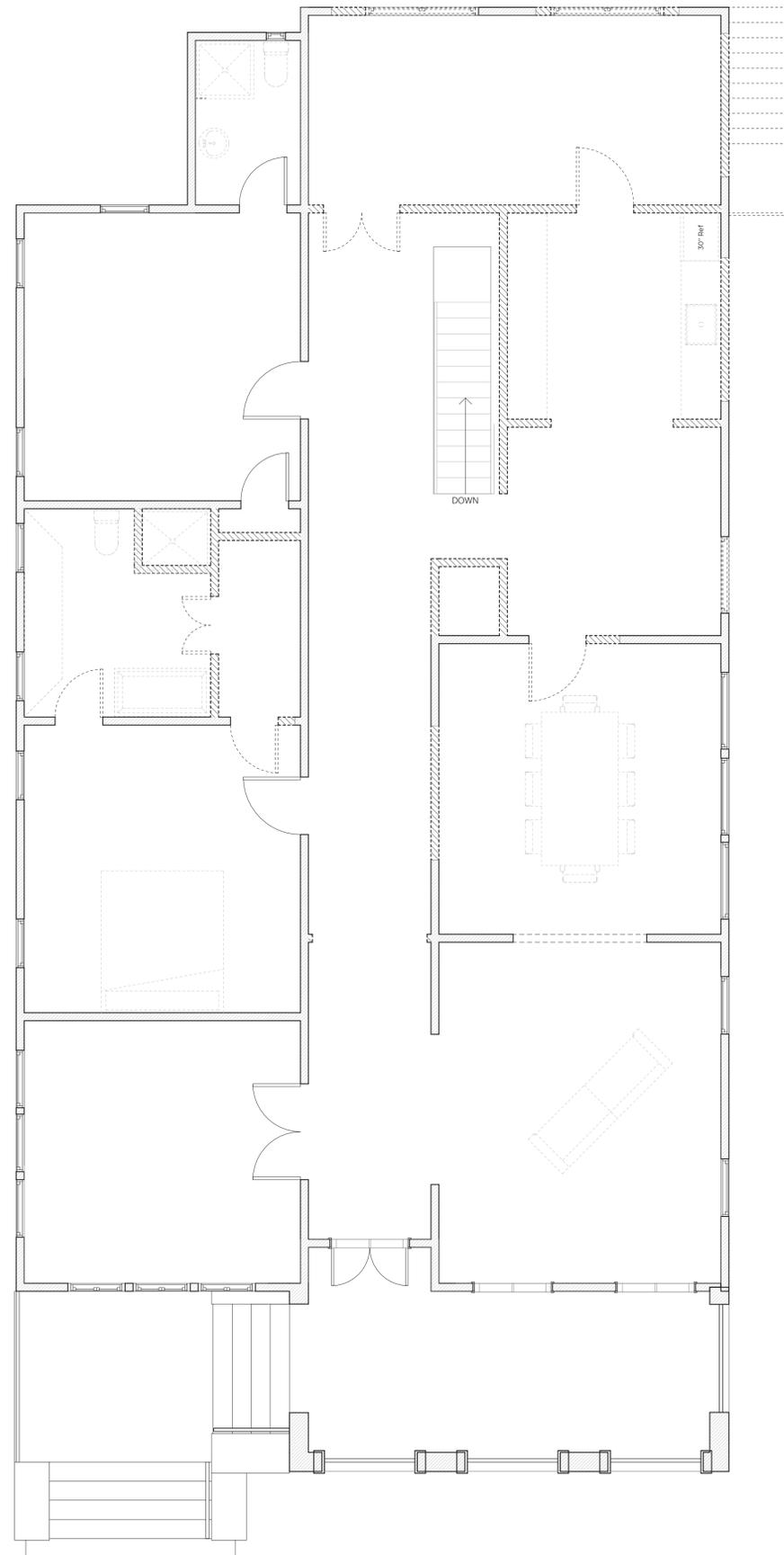


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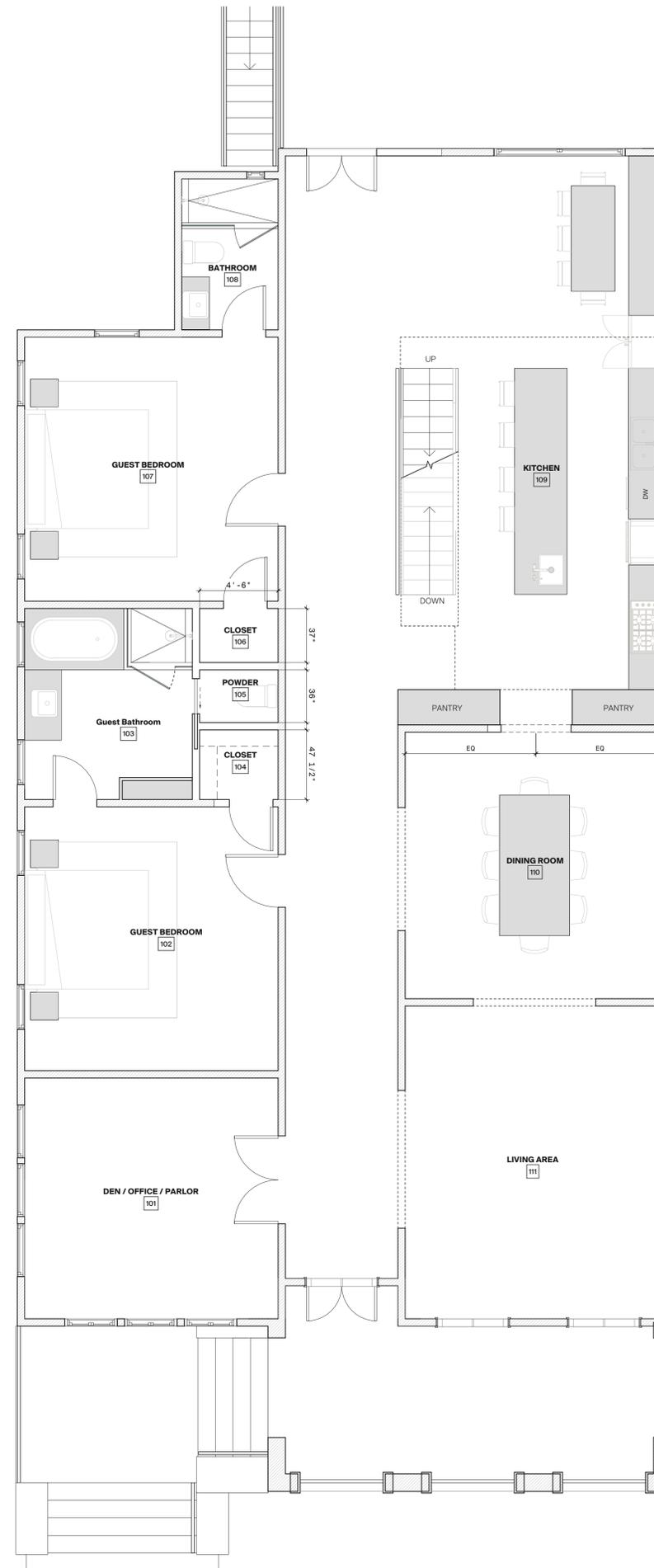
**A1.0**  
SITE PLAN

CPC DESIGN REVIEW  
08/06/2025





01 Demo Plan - Level 1  
1/4" = 1'-0"



02 Proposed Plan - Level 1  
1/4" = 1'-0"

NOT FOR CONSTRUCTION

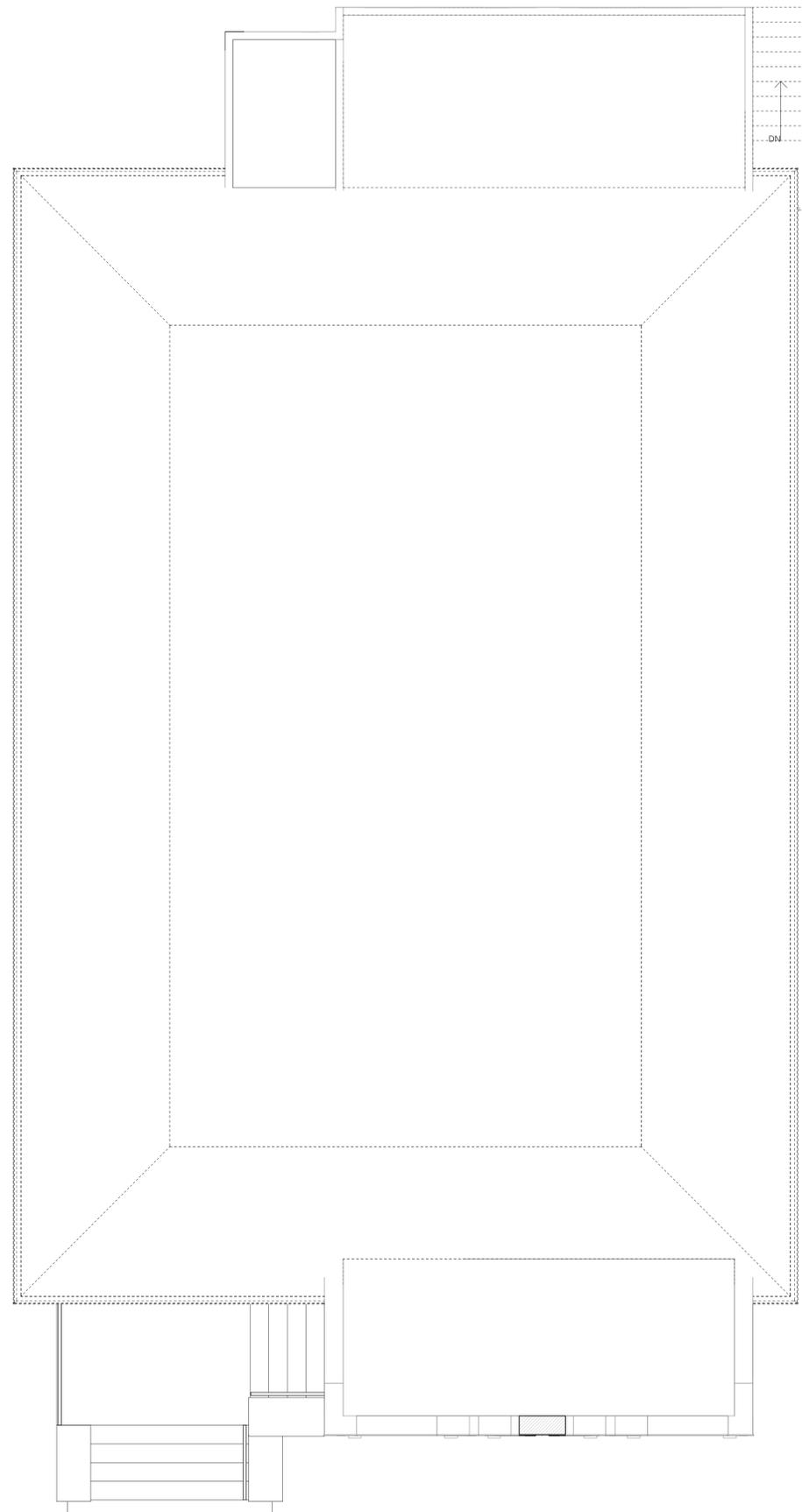


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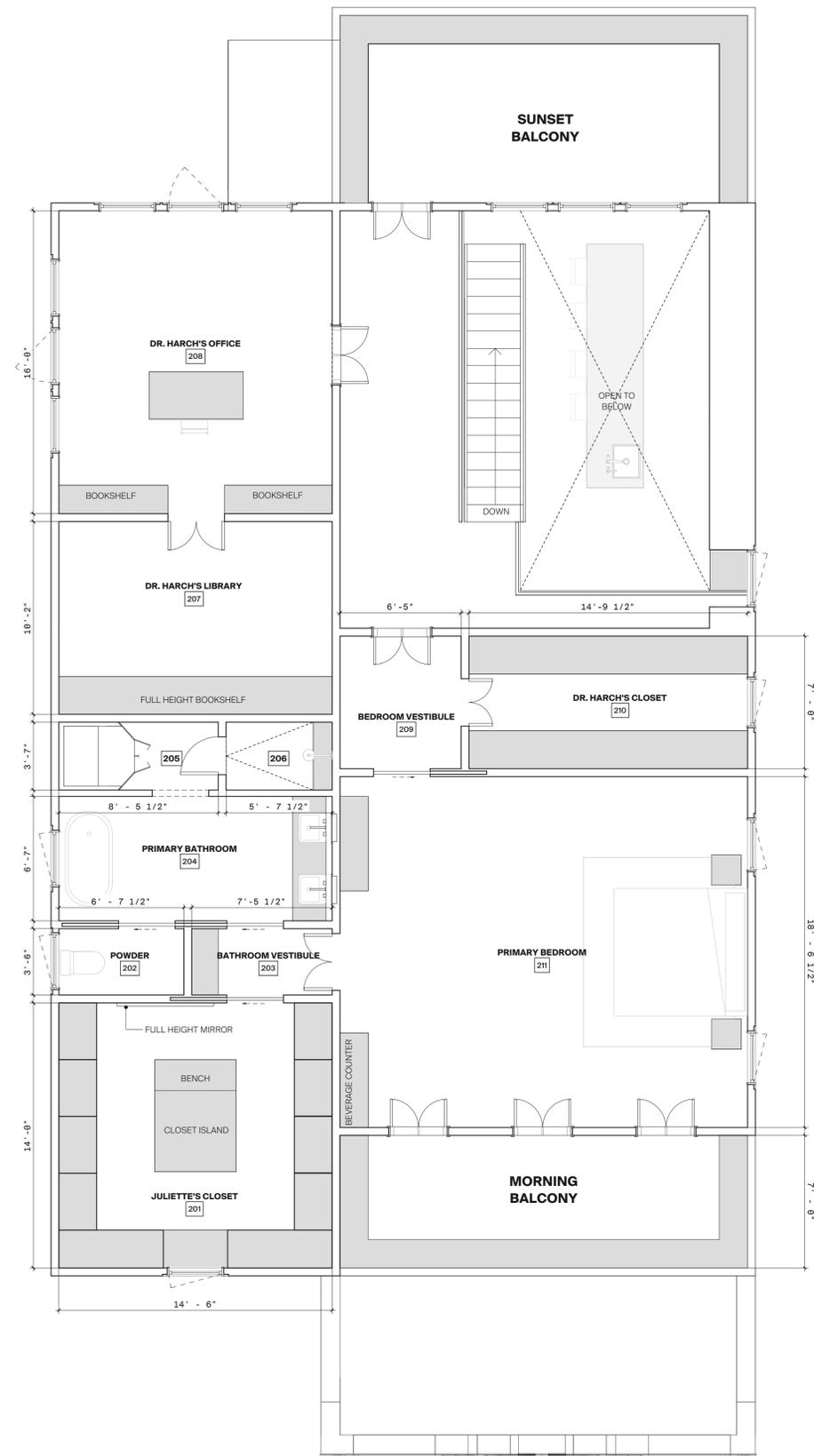


**A1.2**  
LEVEL 1

CPC DESIGN REVIEW  
09/15/2025



01 Option 1 - Roof Demolition Plan  
1/4" = 1'-0"



02 Proposed Plan - Level 2  
1/4" = 1'-0"

NOT FOR CONSTRUCTION



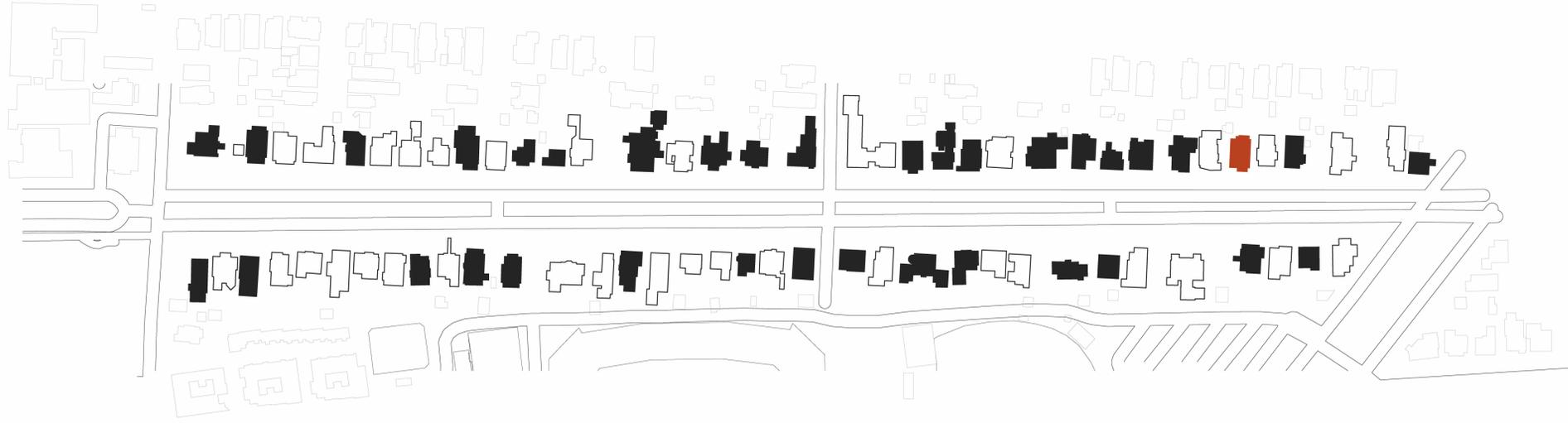
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A1.3  
LEVEL 2

CPC DESIGN REVIEW  
08/06/2025

- PROJECT SITE
- CONTEXT BUILDINGS
- CONTEXT BUILDINGS ALONG AUDUBON BLVD.
- CONTEXT BUILDINGS EXCEEDING MAX BLDG HEIGHT



NOT FOR CONSTRUCTION



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**A1.4**  
CONTEXT STUDY

CPC DESIGN REVIEW  
03/15/25

## **DESIGN NARRATIVE**

September 16, 2025

228 Audubon Blvd  
New Orleans, LA 70118

CPC Design Review

This application proposes the renovation and vertical expansion of an existing single-family home. The scope includes the removal of the current roof and construction of a new second story, along with the redesign of the roof at a 7:12 slope. The existing clay Spanish tile will be carefully salvaged and reinstalled, with new tile added to match where needed.

The decision to rebuild the roof at a steeper pitch reflects both performance considerations and homeowner concerns. The current roof includes flat and shallow-pitched areas that have contributed to ongoing water intrusion and maintenance issues. A steeper roof slope, combined with full ice and water shield protection, provides better drainage and long-term durability while maintaining architectural compatibility with the original design.

The addition is designed to respond thoughtfully to the character and scale of the surrounding neighborhood. A context study included in the drawing set documents seventy-one surrounding homes along Audubon Boulevard. Multiple nearby structures exceed 30 feet in height, especially on the same and opposite block faces. The proposed height and massing are consistent with these surrounding conditions and integrate appropriately with the existing streetscape.

Materials, proportions, and details have been selected to reinforce the character of the home and neighborhood. The addition extends the stucco finish of the original structure and preserves key features such as the clay tile roofing and arched openings at the front porch. The new roof form is expressed as a continuous surface to visually unify the addition with the existing structure. Proposed balconies and windows are scaled to maintain rhythm and hierarchy along the façade.

**SENSO**  
ARCHITECTS

The project retains 4,750 square feet of permeable open space, consistent with current conditions. The driveway, landscape, and refuse storage remain unchanged. No changes are proposed to fencing or site access.

This design aims to resolve long-standing performance issues while maintaining architectural integrity and neighborhood compatibility. Thank you for your consideration.

Warmly,

A handwritten signature in black ink, consisting of a large, stylized 'I' and 'C' followed by a wavy line and a period.

Ira Concepcion, AIA



Date _____	Received by _____
Tracking Number _____	

## DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Please submit complete applications via email to [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov). Applicants without the ability to submit via email should contact (504) 658-7300 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 **228 AUDUBON BLVD, NEW ORLEANS, LA, 70118**

### APPLICANT INFORMATION

Applicant Identity:  Property Owner  Agent

Applicant Name **IRA CONCEPCION**

Applicant Address **1122 THIRD ST. #4**

City **NEW ORLEANS** State **LOUISIANA** Zip **70130**

Applicant Contact Number **832.773.7475** Email **ira@sensoarchitects.com**

### PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name **PAUL AND JULIETTE HARCH**

Property Owner Address **228 AUDUBON BLVD**

City **NEW ORLEANS** State **NEW ORLEANS** Zip **70118**

Property Owner Contact Number **917.450.0500** Email **juliette@hbot.com**

### PROJECT DESCRIPTION

**BURTHEVILLE AUD BLV US SQ D SEE SQ 44 F B PORTION REAR 16/14X45 REAR LOTS  
 60X142 56 58 AUDUBON BD S-RAISED W FILE #96672 3/10**

### REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

#### Design Overlay District Review

- Character Preservation Corridor
- Riverfront Design Overlay
- Enhancement Corridor
- University Area Design Overlay
- 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	<b>SINGLE FAMILY RESIDENCE</b>	Proposed Use	<b>SINGLE FAMILY RESIDENCE</b>
Square Number	<b>D</b>	Lot Number	<b>58 + 60</b>
		Permeable Open Space (sf)	<b>4,750 SF</b>
New Development?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Addition?	Yes <input checked="" type="radio"/> No <input type="radio"/>
Existing Structure(s)?	Yes <input checked="" type="radio"/> No <input type="radio"/>	Renovations?	Yes <input checked="" type="radio"/> No <input type="radio"/>
Change in Use?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Existing Signs?	Yes <input type="radio"/> No <input checked="" type="radio"/>
New Sign(s)?	Yes <input checked="" type="radio"/> No <input type="radio"/>	Lot Area (sf)	<b>9,195 SF</b>
		Tenant Width	_____
		Building Width	<b>37.5 FT</b>
		Lot Width (sf)	<b>60 FT</b>
		Building Area (sf)	<b>2,164 SF</b>

<b>Base Zoning District:</b>			
<b>Bulk Regulations</b>	<b>Requirement</b>	<b>Provided</b>	<b>Waiver Necessary?</b>
<i>Minimum Lot Area</i>	<b>5,000 sf / du</b>	<b>9,195 sf / du</b>	<b>No</b>
<i>Minimum Lot Width</i>	<b>50'</b>	<b>60'</b>	<b>No</b>
<i>Minimum Lot Depth</i>	<b>90'</b>	<b>142'</b>	<b>No</b>
<i>*Maximum Building Height</i>	<b>30'</b>	<b>34' - 5 1/2"</b>	<b>Yes</b>
<i>Minimum Permeable Open Space</i>	<b>2,758.5 sf</b>	<b>4,750 sf</b>	<b>No</b>
<i>Minimum Open Space</i>	<b>None</b>	<b>N/A</b>	<b>N/A</b>
<i>Maximum Impervious Surface in Front Yard</i>	<b>40%</b>	<b>55%</b>	<b>No</b>
<i>Maximum Impervious Surface in Corner Side Yard</i>	<b>40%</b>	<b>N/A</b>	<b>N/A</b>
<b>Minimum Yard Requirements</b>	<b>Requirement</b>	<b>Provided</b>	<b>Waiver Necessary?</b>
<i>Front Yard</i>	<b>Build to Line</b>	<b>Existing</b>	<b>No</b>
<i>Interior Side Yard</i>	<b>6'</b>	<b>10' and 12'</b>	<b>No</b>
<i>Corner Side Yard</i>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<i>Rear Yard</i>	<b>20'</b>	<b>43'</b>	<b>No</b>
<b>***Parking</b>	<b>Requirement</b>	<b>Provided</b>	<b>Waiver Necessary?</b>
	<b>1</b>	<b>1</b>	<b>No</b>

\* Pursuant to **Article 18, Section 18.32.B.4**, in the HU-RD1, HU-RD2, and HU-RS Districts, building height of any new structure, or addition or enlargement or an existing structure, is limited to no more than 30 feet, or to three (3) feet higher than the taller of the immediately adjacent structures, whichever is less.

\*\*Waivers of height requirements may be considered by the Board of Zoning Adjustments.

\*\*\*Confirm the off-street parking requirements of both [Article 22](#) and [Article 18, Section 18.30](#) University Area Off-Street Parking Overlay District are met.



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 adjacent buildings
- 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, ground floor ceiling, ground floor transparency, 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

#### 10. SUPPLEMENT 'A' (UNIVERSITY AREA DESIGN OVERLAY)

- Additional submittal requirements for the University Area Design Overlay

### FEES

Design Review	\$225
CBD Demolitions	\$500
Moratorium Appeals	\$1,000