

**McKay & Associates, L.L.C.**  
 ENGINEERING - LAND SURVEYING  
 722 E. W. JUDGE, P.O. BOX 1000, ARLING, LA 70010 (504) 988-1885

Notes

- CODE:**
  - DESIGN WIND SPEED = 140 MPH
  - 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE.
- CONTRACTOR:**
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL DIMENSIONS AND FIT-UP OF THE STRUCTURE, INCLUDING VERIFYING ALL EXISTING CONDITIONS BEFORE COMMENCING WORK.
  - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. ANY INTERFERENCE SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.
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- UTILITIES:**
  - MUST BE CONNECTED IN ACCORDANCE WITH APPLICABLE AND LOCAL SPECIFICATIONS
- DRAINAGE NOTES:**
  - PLUMBING SHALL CONFORM WITH ALL BUILDING CODES THAT ARE APPLICABLE.
  - ALL PLUMBING VENTS, A/C FLUE AND WATER HEATER FLUE ROOF PENETRATIONS ARE TO BE INSTALLED SUCH THAT THEY OCCUR ON THE REAR OF ROOF AREAS AND ARE ALSO PAINTED A COLOR TO MATCH THE ROOF.

DATUM	N/A
B.F.E.	"EXISTING..."
T.O. ....	"TOP OF..."
PR. ...	"PROPOSED..."
B.O.F.	"BOTTOM OF FRAMING"
F.F.E.	FINISH FLOOR ELEVATION
EX. ...	BASE FLOOD ELEVATION
H.E.A.G.	HIGHEST ELEVATED ADJACENT GRADE

**WIND BORNE DEBRIS PROTECTION**  
 WINDOWS IN BUILDING LOCATED IN WIND BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND BORNE DEBRIS. WOOD STRUCTURAL PANELS WITH A MIN. THICKNESS OF 7/16" AND A MAX. SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.  
 NOTE: ALL QUANTITIES ARE ESTIMATED. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN.

Client

**HSR RENOVATIONS L.L.C.**

Location  
**2131-33 PINE ST. & 7226 SYCAMORE ST. N.O., LA 70118**

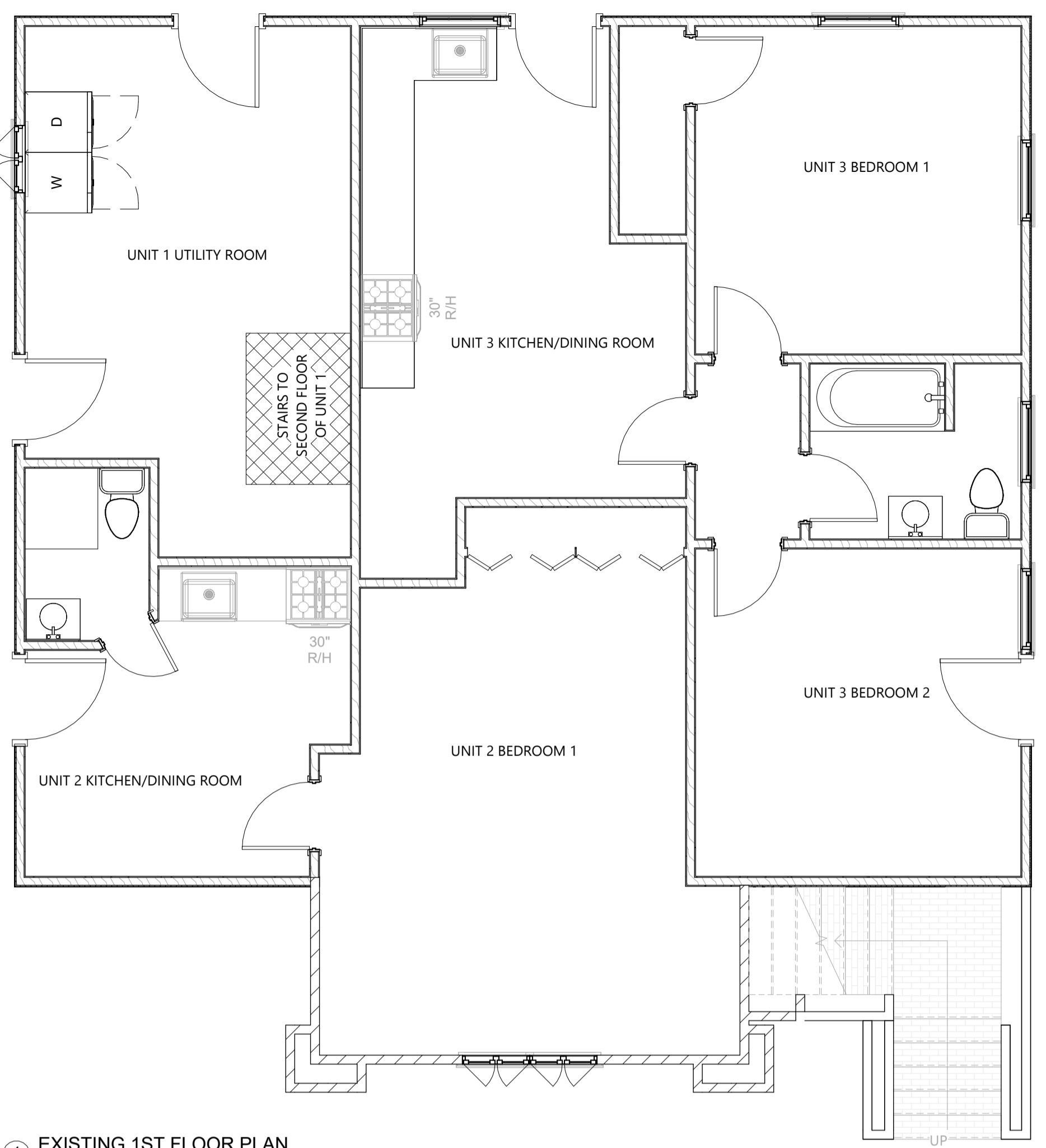
Plan Issue Date  
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Sheet Name  
**EXISTING FLOOR PLANS & ELEVATIONS**

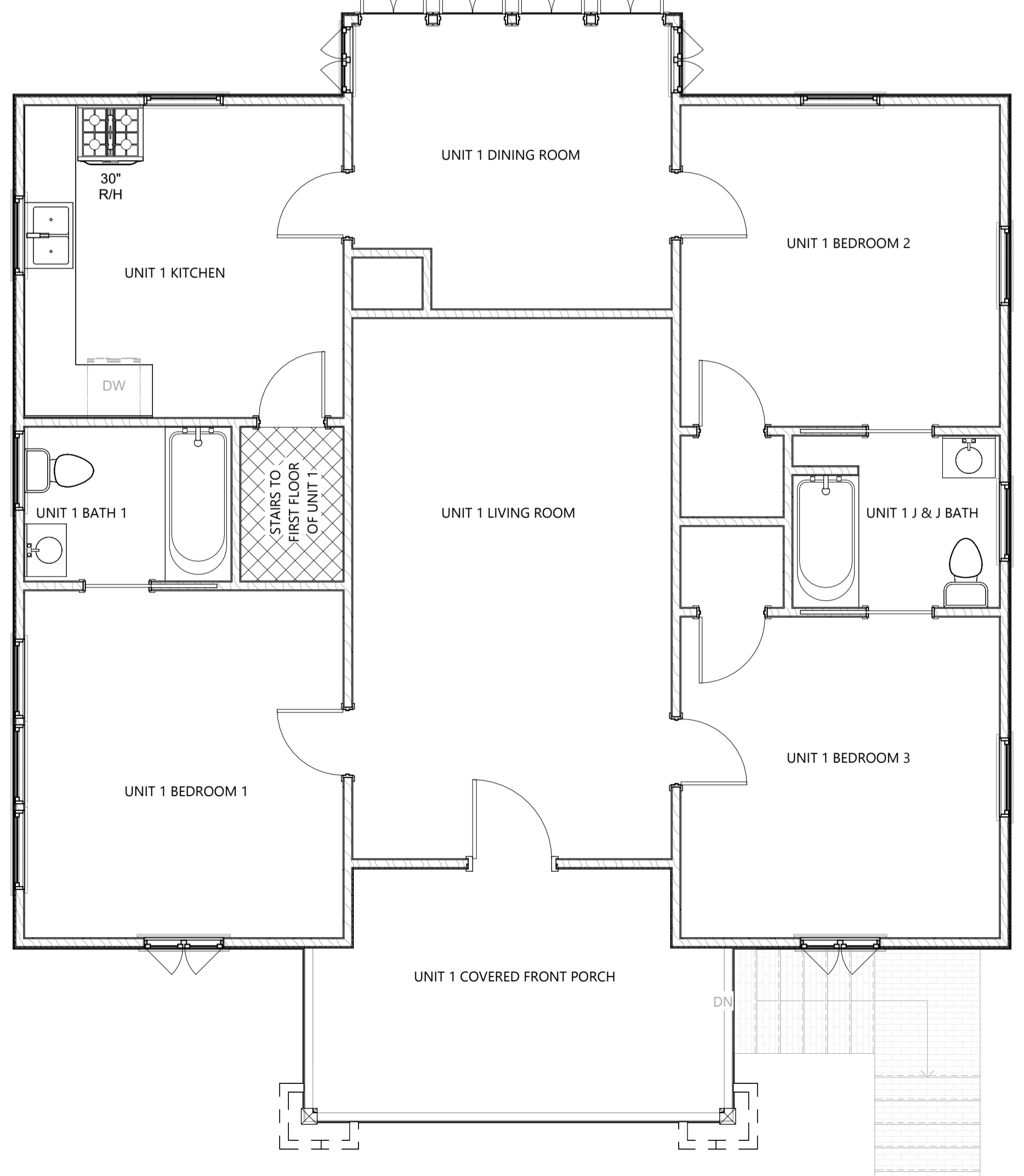
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Sheet Number  
**A-1**

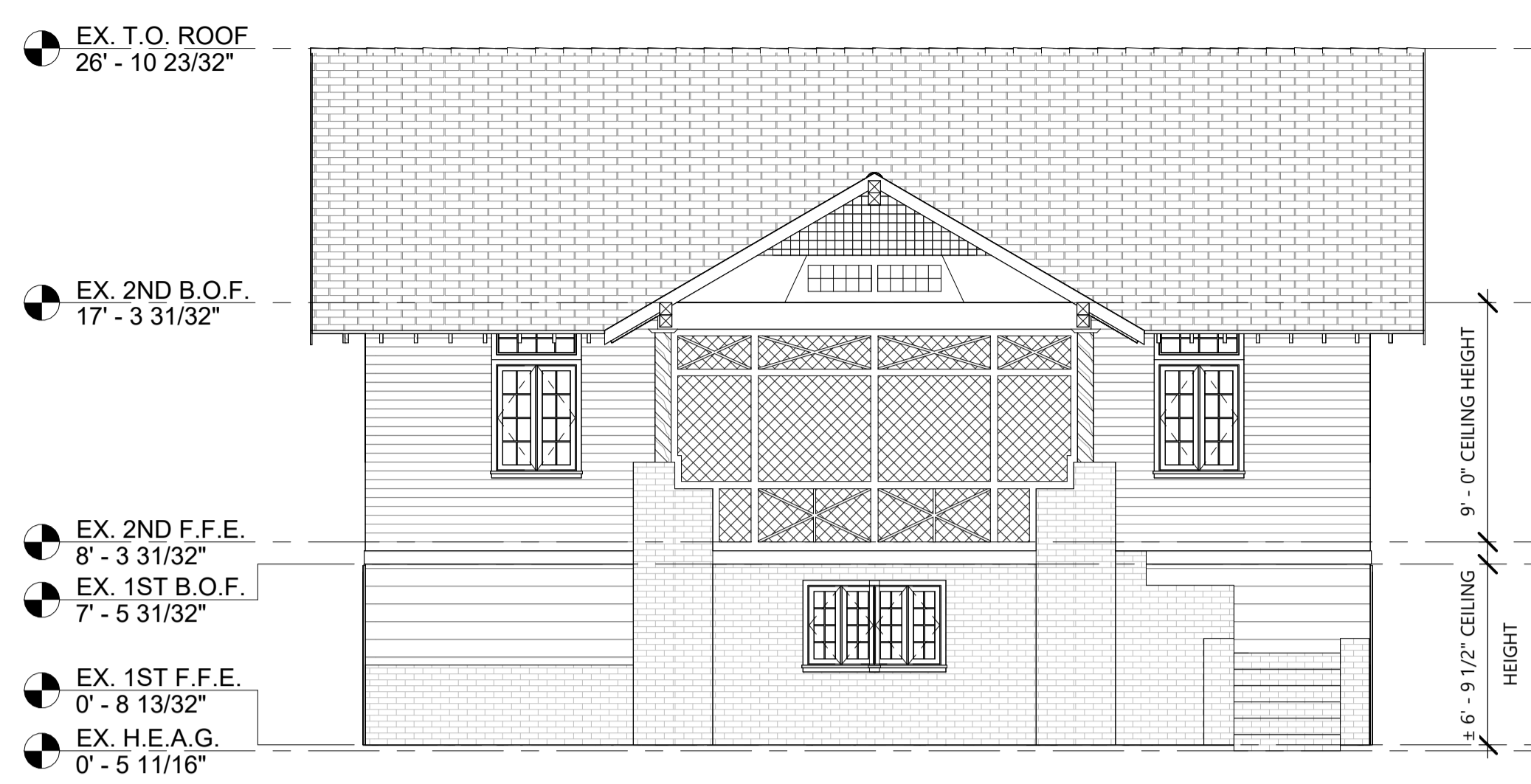
Project Number  
 25-101



1 EXISTING 1ST FLOOR PLAN  
 1/4" = 1'-0"



2 EXISTING 2ND FLOOR PLAN  
 1/4" = 1'-0"



3 EXISTING FRONT ELEVATION  
 3/16" = 1'-0"



5 EXISTING LEFT ELEVATION  
 3/16" = 1'-0"



6 EXISTING RIGHT ELEVATION  
 3/16" = 1'-0"



4 EXISTING REAR ELEVATION  
 3/16" = 1'-0"

**DOOR & WINDOW NOTES:**  
 1. DOOR AND WINDOW LOCATIONS, SIZES, AND TYPE ARE FOR VISUAL PURPOSES ONLY. CONTRACTOR TO FIELD VERIFY EACH.

EXISTING AREA	
NAME	AREA (SQ.FT.)
UNIT 1 LIVING (1ST FLOOR)	238 SF
UNIT 1 LIVING (2ND FLOOR)	1361 SF
UNIT 2 LIVING	446 SF
UNIT 3 LIVING	647 SF
<b>GRAND TOTAL:</b>	<b>2692 SF</b>

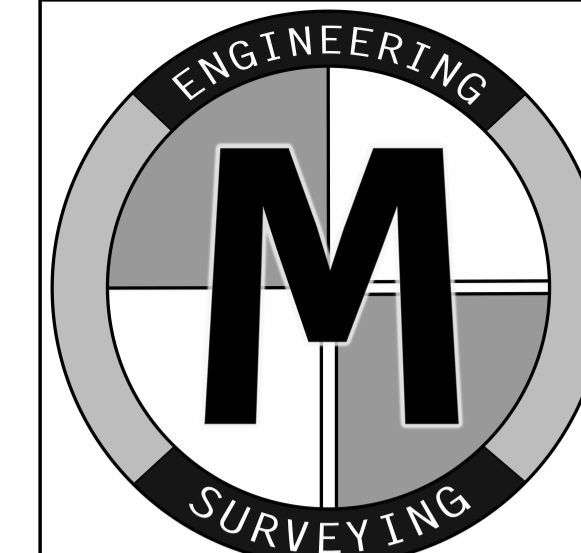
ALL DIMENSIONS SHOWN ARE TO THE FACE OF THE STUD OR STUD CENTERLINE AND DO NOT INCLUDE SIDING, SHEATHING, OR GYPSUM BOARD UNLESS OTHERWISE NOTED.

**\* CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS \***

**PRELIMINARY FOR REVIEW ONLY**  
 C.M. 10/21/2025

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REV.	DATE	REVISED	ISSUED BY



**McKay & Associates, L.L.C.**  
 ENGINEERING - LAND SURVEYING  
 722 E. W. JUDGE, PINE BLUFF, ARIZONA, 85640 (928) 938-1837

Notes



① STREET ELEVATION  
 1" = 10'-0"



② STREET VIEW  
 3/32" = 1'-0"

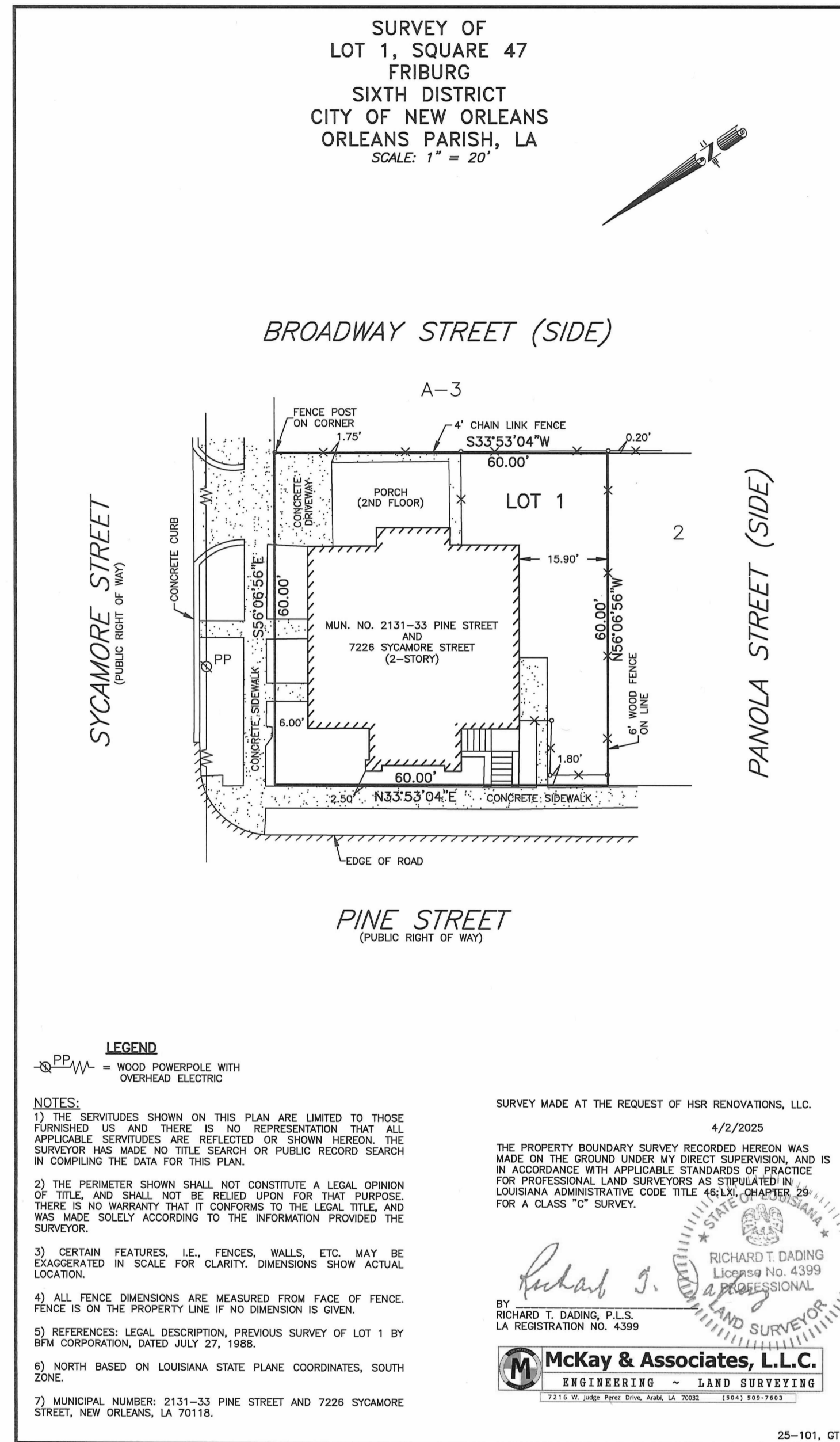
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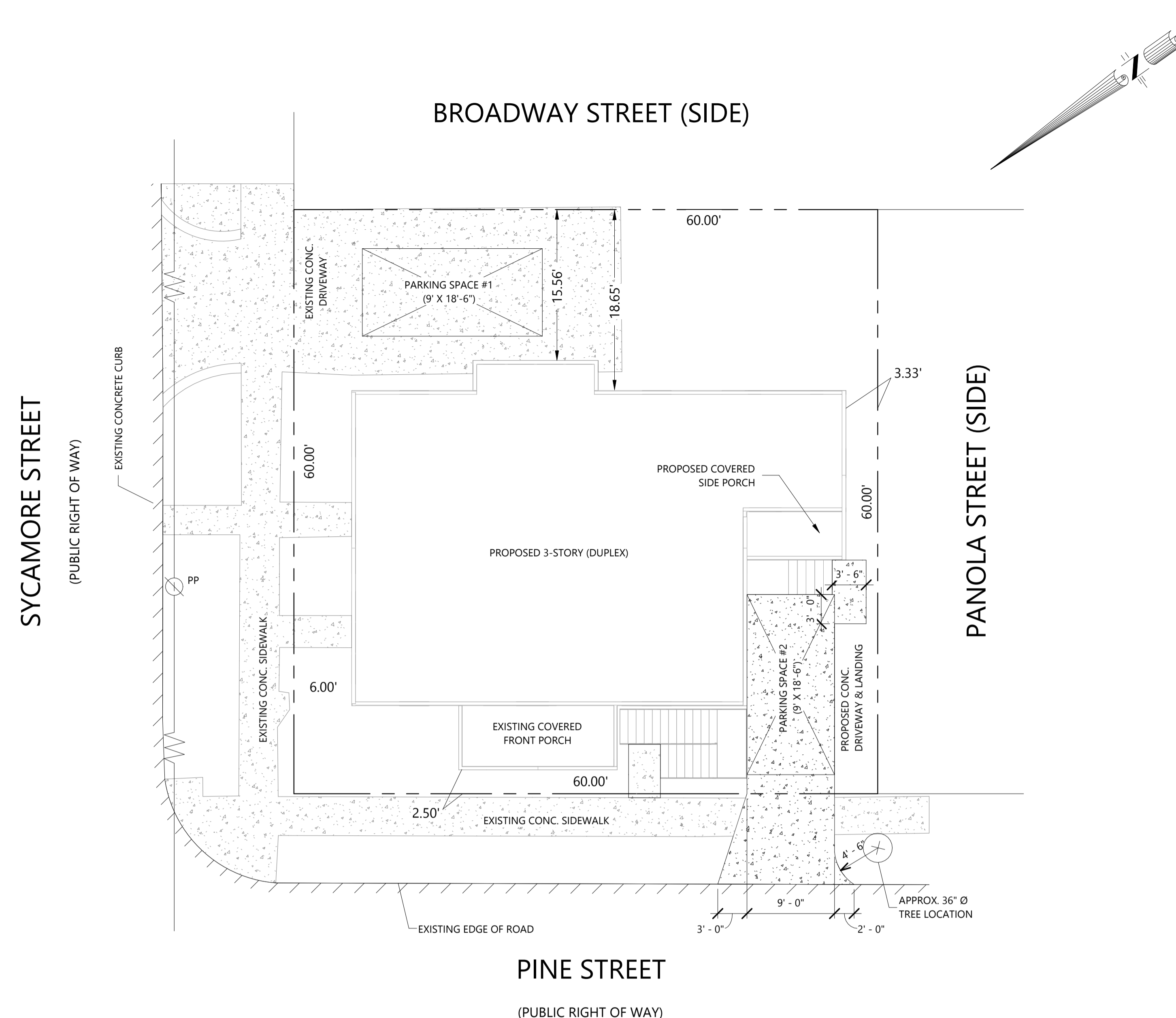
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Location	
2131-33 PINE ST. & 7226 SYCAMORE ST. N.O., LA 70118	
Plan Issue Date	
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Sheet Name	
EXISTING STREET	
Checked By	Sheet Number
--	A-1.1
Drawn By	M.N.
Project Number	25-101



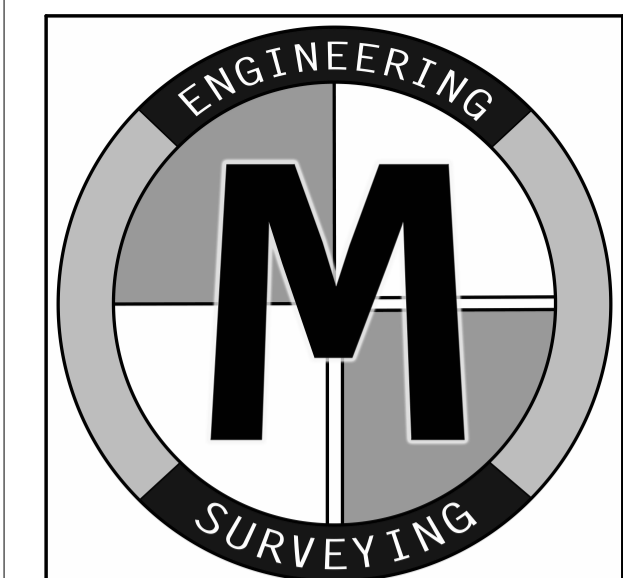
1 PROPOSED SITE PLAN  
1/8" = 1'-0"



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**McKay & Associates, L.L.C.**  
ENGINEERING ~ LAND SURVEYING  
7212 W. JUDGE PINE STREET, SUITE 100, NEW ORLEANS, LA 70118

**Notes**

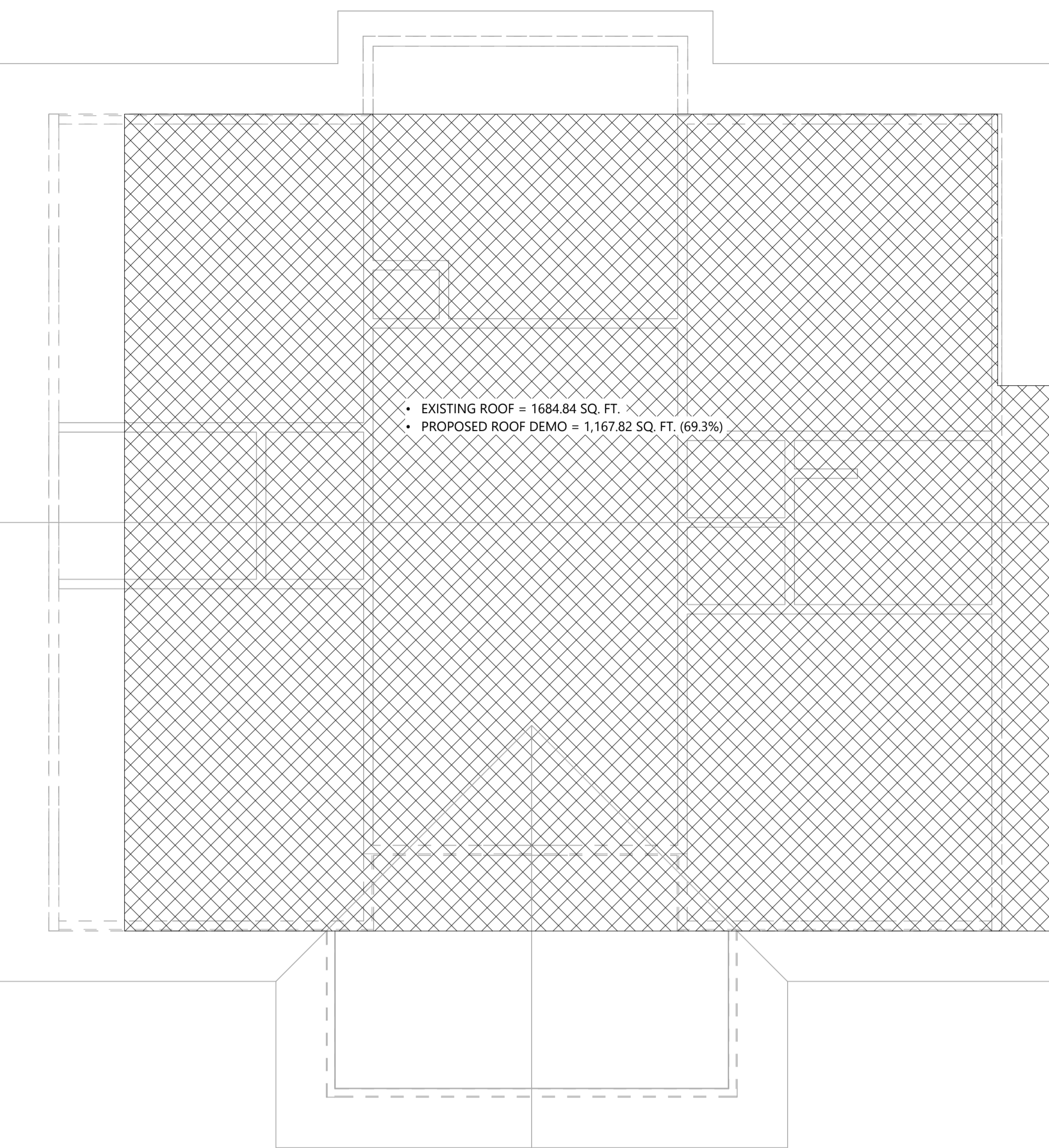
SITE PLAN OF  
LOT 1, SQUARE 47  
FRIBURG  
SIXTH DISTRICT  
CITY OF NEW ORLEANS  
ORLEANS PARISH, LA

- LOT AREA 3,600 S.F. OR 0.083 ACRES.
- SETBACK REQUIREMENTS (ZONE HU-B1)
  - FRONT = EXISTING
  - SIDE = 3'
  - CORNER = EXISTING
  - REAR = EXISTING
- BASED ON A SURVEY BY: MCKAY & ASSOCIATES, DATED: FEBRUARY 2, 2025

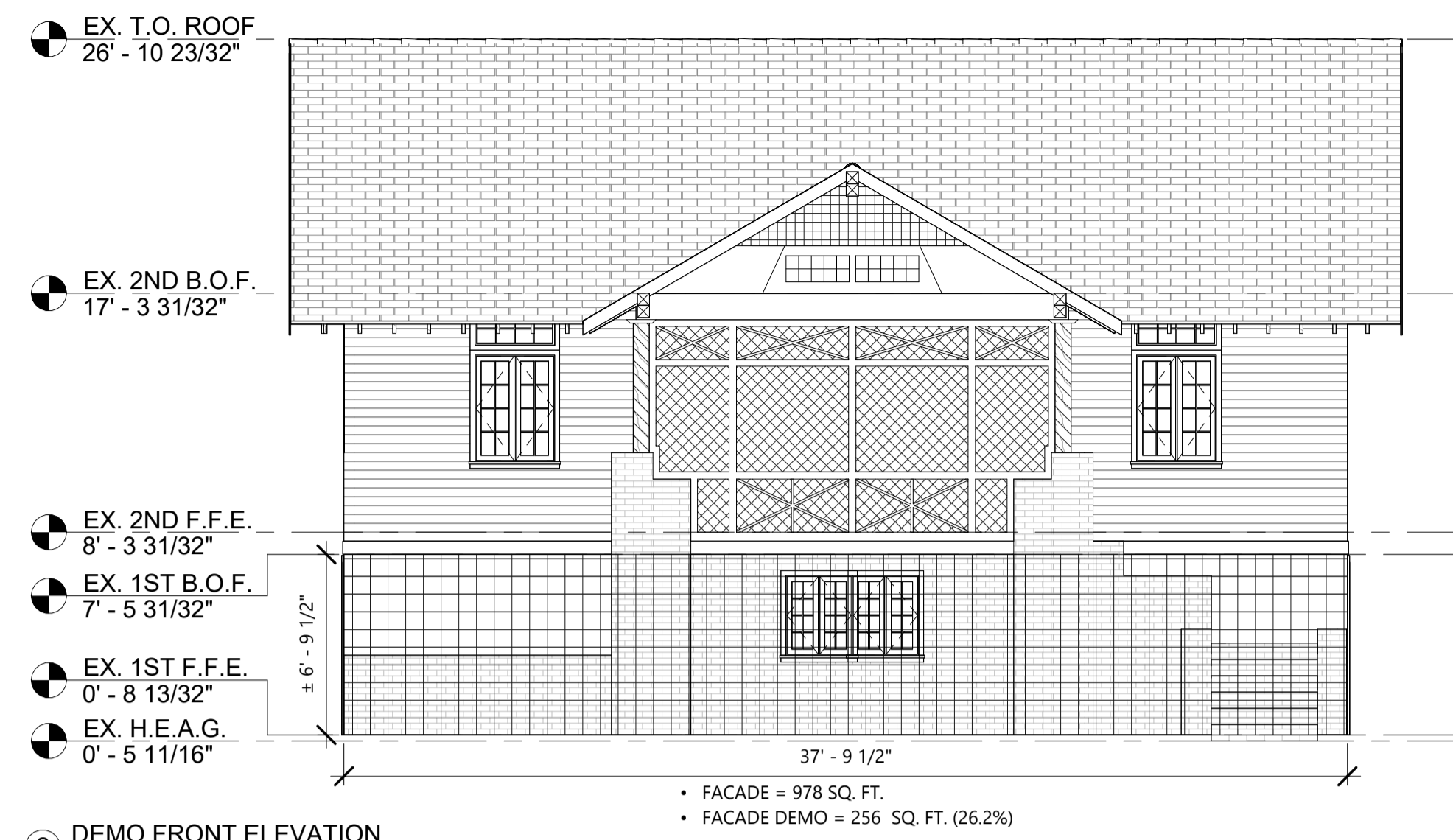
PERMEABLE LOT SPACE	PERMEABLE FRONT YARD
TOTAL AREA	TOTAL AREA
3,600 S.F.	120 S.F.
PERMEABLE AREA	PERMEABLE AREA
1,169 S.F.	95 S.F.
PERMEABLE PERCENTAGE	PERMEABLE PERCENTAGE
32.47%	79.17%

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2131-33 PINE ST. & 7226 SYCAMORE ST. N.O., LA 70118	
Plan Issue Date	
--	
Sheet Name	
SITE PLAN	
Checked By	Sheet Number
--	A-0
Drawn By	M.N.
Project Number	25-101



1 DEMO ROOF PLAN  
 1/4" = 1'-0"



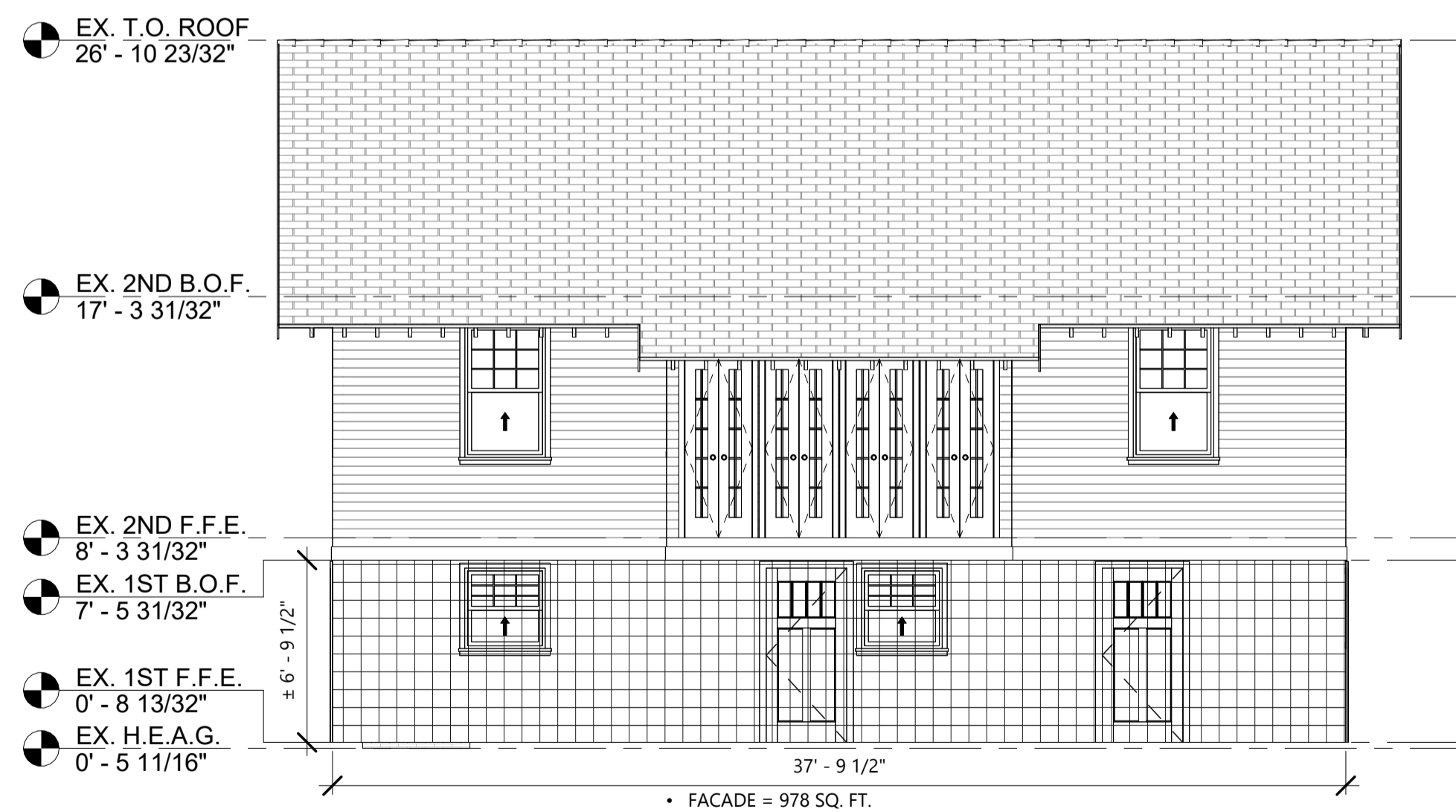
2 DEMO FRONT ELEVATION  
 3/16" = 1'-0"



3 DEMO LEFT ELEVATION  
 3/16" = 1'-0"



5 DEMO RIGHT ELEVATION  
 3/16" = 1'-0"

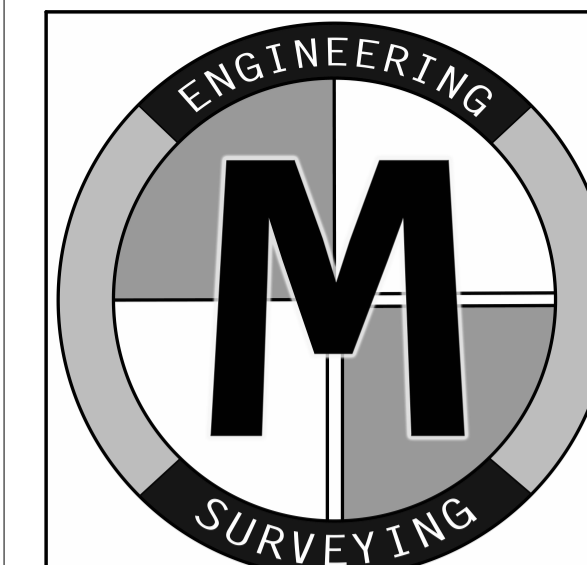


4 DEMO REAR ELEVATION  
 3/16" = 1'-0"

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 ENGINEERING • LAND SURVEYING  
 1221 E. W. JUDGE, P.O. BOX 1000, AUBURN, LA 70511 (504) 885-7437

Notes

ABBREVIATION	MEANING
B.F.E.	"EXISTING..."
T.O. ....	"TOP OF..."
PR. ...	"PROPOSED..."
B.O.F.	"BOTTOM OF FRAMING"
F.F.E.	FINISH FLOOR ELEVATION
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 N.O., LA 70118

Plan Issue Date  
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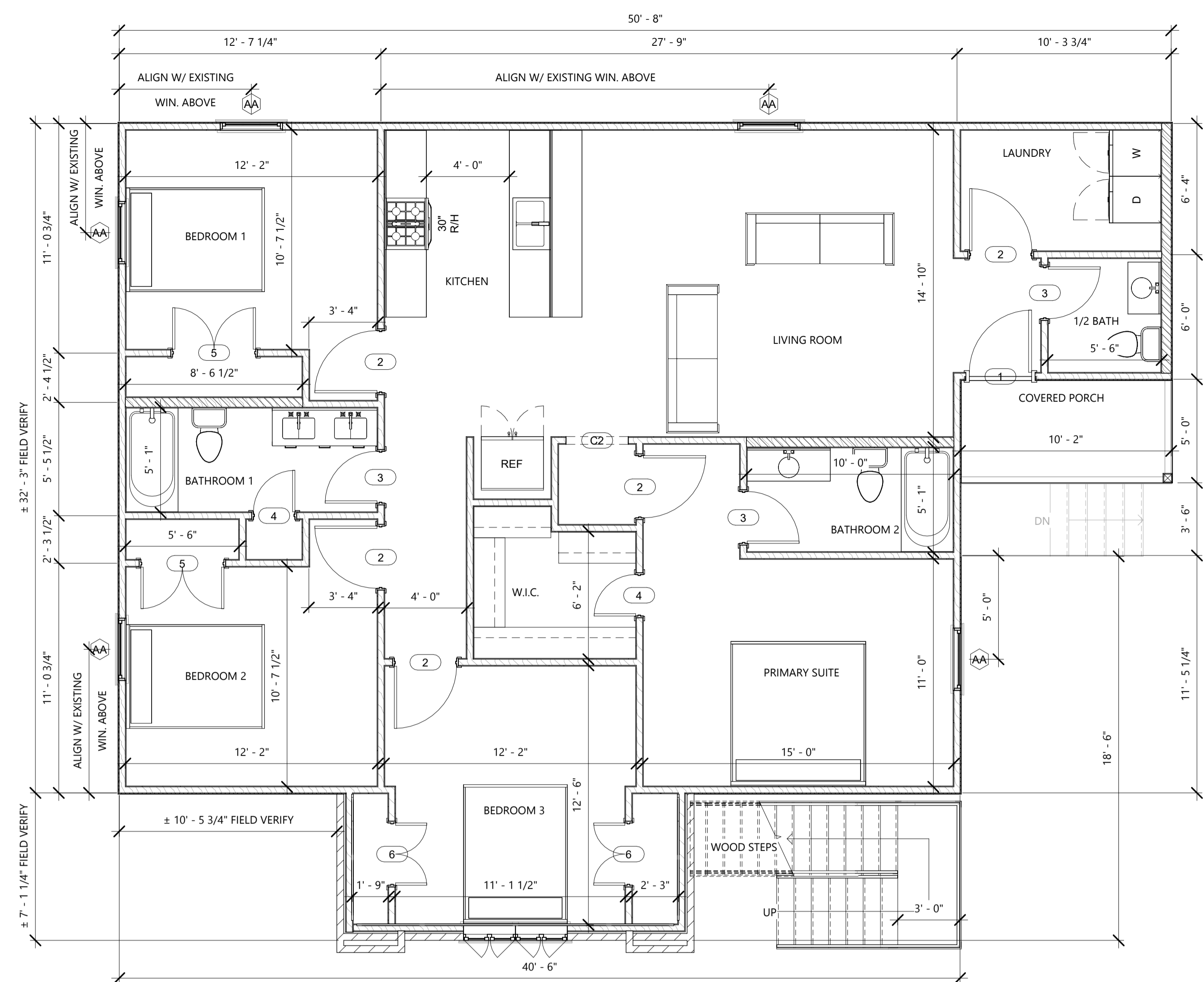
Sheet Name  
**DEMOLITION PLAN**

Checked By  
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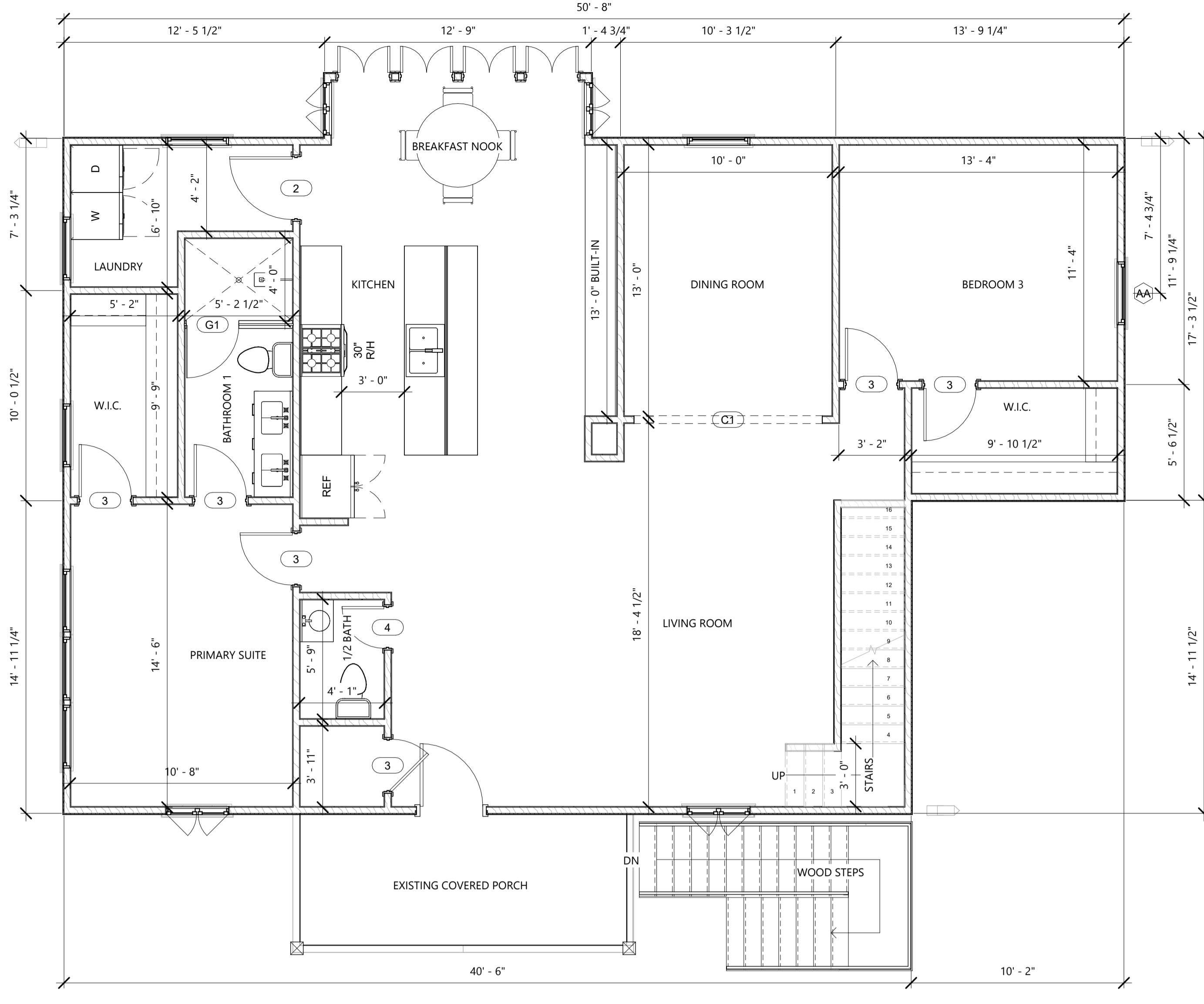
Sheet Number  
**A-2**

Drawn By  
 M.N.

Project Number  
 25-101



1 PR. 1ST F.F.E.  
1/4" = 1'-0"



2 PR. 2ND F.F.E.  
1/4" = 1'-0"

DOOR SCHEDULE				
MARK	FAMILY	TYPE	LEVEL	QTY
1	Exterior-Craftsman-Style	36" x 80"	PR. 1ST F.F.E.	1
2	Interior-4-Panel	36" x 80"	PR. 1ST F.F.E.	5
2	Interior-4-Panel	36" x 80"	PR. 2ND F.F.E.	1
2	Interior-4-Panel	36" x 80"	PR. ATTIC F.F.E.	1
3	Interior-4-Panel	30" x 80"	PR. 1ST F.F.E.	3
3	Interior-4-Panel	30" x 80"	PR. 2ND F.F.E.	6
3	Interior-4-Panel	30" x 80"	PR. ATTIC F.F.E.	1
4	Interior-4-Panel	24" x 80"	PR. 1ST F.F.E.	2
4	Interior-4-Panel	24" x 80"	PR. 2ND F.F.E.	1
5	Double-4-Panel	48" x 80"	PR. 1ST F.F.E.	2
6	Double-4-Panel	36" x 80"	PR. 1ST F.F.E.	2
C1	Cased Opening	108" x 80"	PR. 2ND F.F.E.	1
C2	Cased Opening	36" x 80"	PR. 1ST F.F.E.	1
G1	Glass Door	30" X 80"	PR. 2ND F.F.E.	1
G1	Glass Door	30" X 80"	PR. ATTIC F.F.E.	1

**DOORS NOTES:**  
 1. DOORS SELECTED BY OWNER. CONTRACTOR SHALL CONSULT WINDOW MANUFACTURER FOR AVAILABLE SELECTIONS AND SIZING.  
 2. DOORS MUST MEET THE SAFETY GLAZING / TEMPERED GLAZING REQUIREMENTS PER THE IRC 2021, SECTION 308.

WINDOW SCHEDULE						
MARK	FAMILY	WIDTH	HEIGHT	HEAD HEIGHT	QTY	LEVEL
AA	Single-Hung	3'-0"	5'-0"	6'-8"	5	PR. 1ST F.F.E.
BB	Casement-Double	5'-0"	2'-6"	4'-2"	4	PR. ATTIC F.F.E.

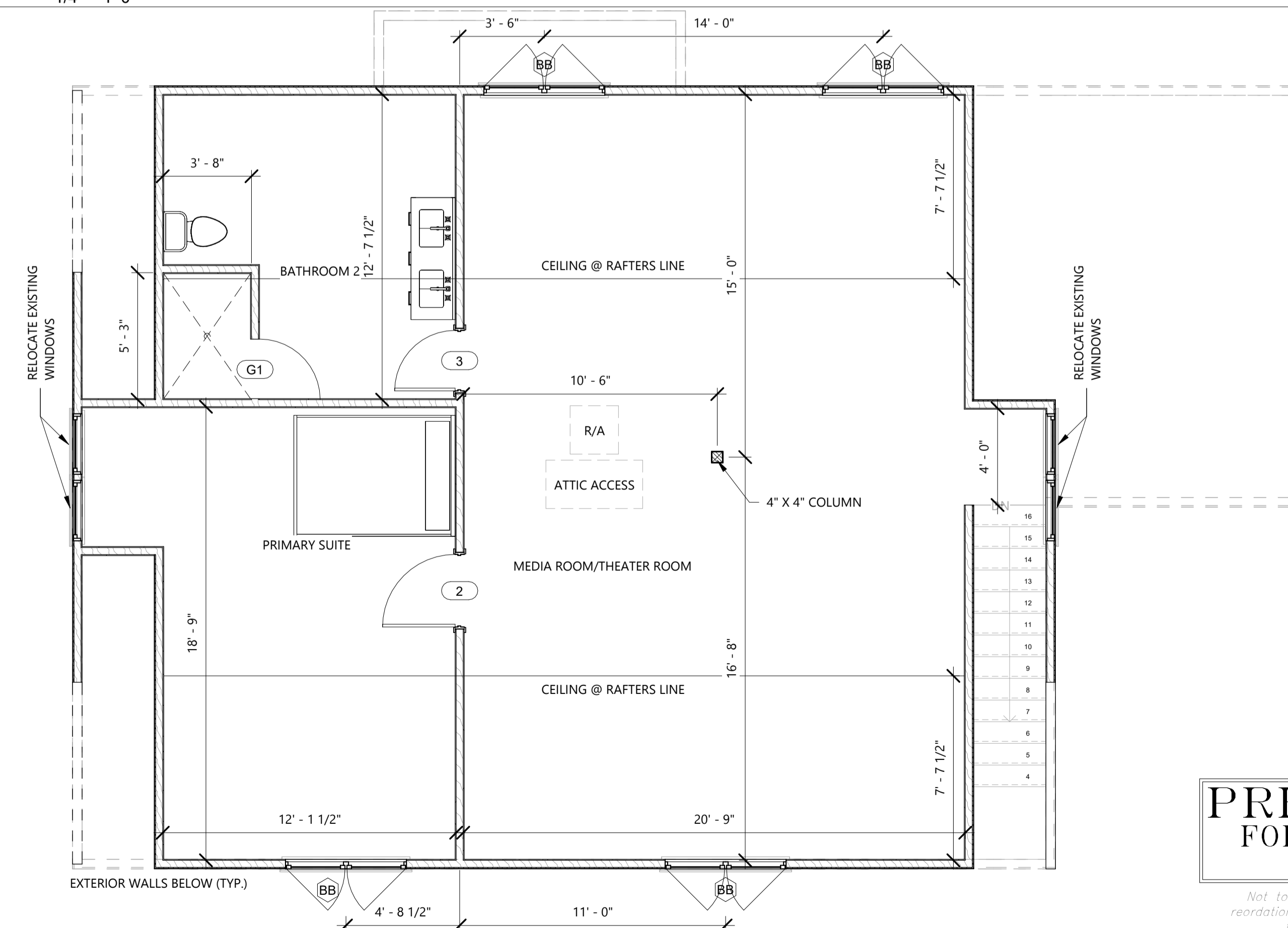
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 2. WINDOWS MUST MEET THE SAFETY GLAZING / TEMPERED GLAZING REQUIREMENTS PER THE IRC 2021, SECTION 308.  
 3. WINDOWS MUST MEET THE EGRESS REQUIREMENTS PER THE IRC 2021, SECTION 310.2.  
 4. WINDOWS INSTALLED IN BATH / SHOWER ENCLOSURES TO BE IN ACCORDANCE WITH THE IRC 2021, SECTION 308.4.5.  
 5. WINDOW ENERGY PERFORMANCE RATING: U-FACTOR = 0.55; SOLAR HEAT GAIN COEFFICIENT = 0.35.  
 6. WINDOWS NOT TAGGED ON FLOOR PLAN ARE TAGGED IN ELEVATION VIEWS.  
 7. EXISTING WINDOWS NOT TAGGED ARE TO EITHER REMAIN UNCHANGED OR TO BE RELOCATED. CONSULT W/ OWNER.

PROPOSED AREA	
NAME	AREA (SQ. FT.)
UNIT 1 LIVING (1ST FLOOR)	1568 SF
UNIT 1 PORCH (1ST FLOOR)	51 SF
UNIT 2 LIVING (2ND FLOOR)	1480 SF
UNIT 2 PORCH (2ND FLOOR)	97 SF
UNIT 2 LIVING (3RD FLOOR)	1180 SF
GRAND TOTAL	4375 SF

**FLASHING NOTES:**  
 1. WINDOW FLASHING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS  
 2. DOOR FLASHING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS  
 3. FLASHING SHALL BE INSTALLED ALONG ROOF LINE AT ALL CHIMNEY INTERFACES (IF APPLICABLE)  
 4. FLASHING SHALL BE INSTALLED ALONG INSIDE WALLS OF ALL PORCHES

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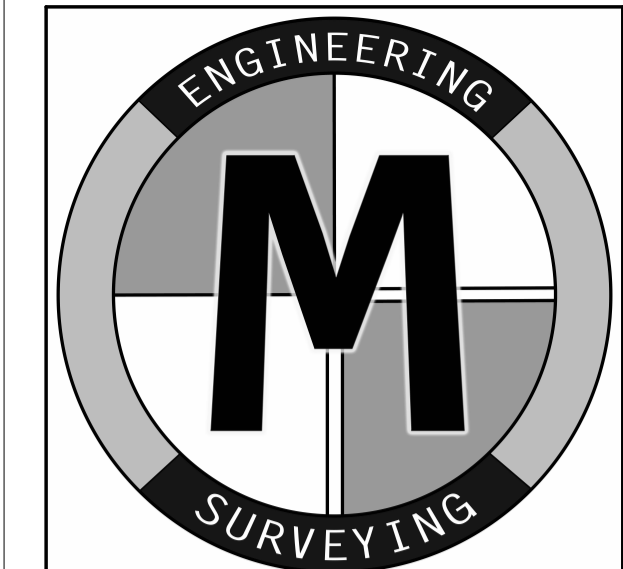


3 PR. ATTIC F.F.E.  
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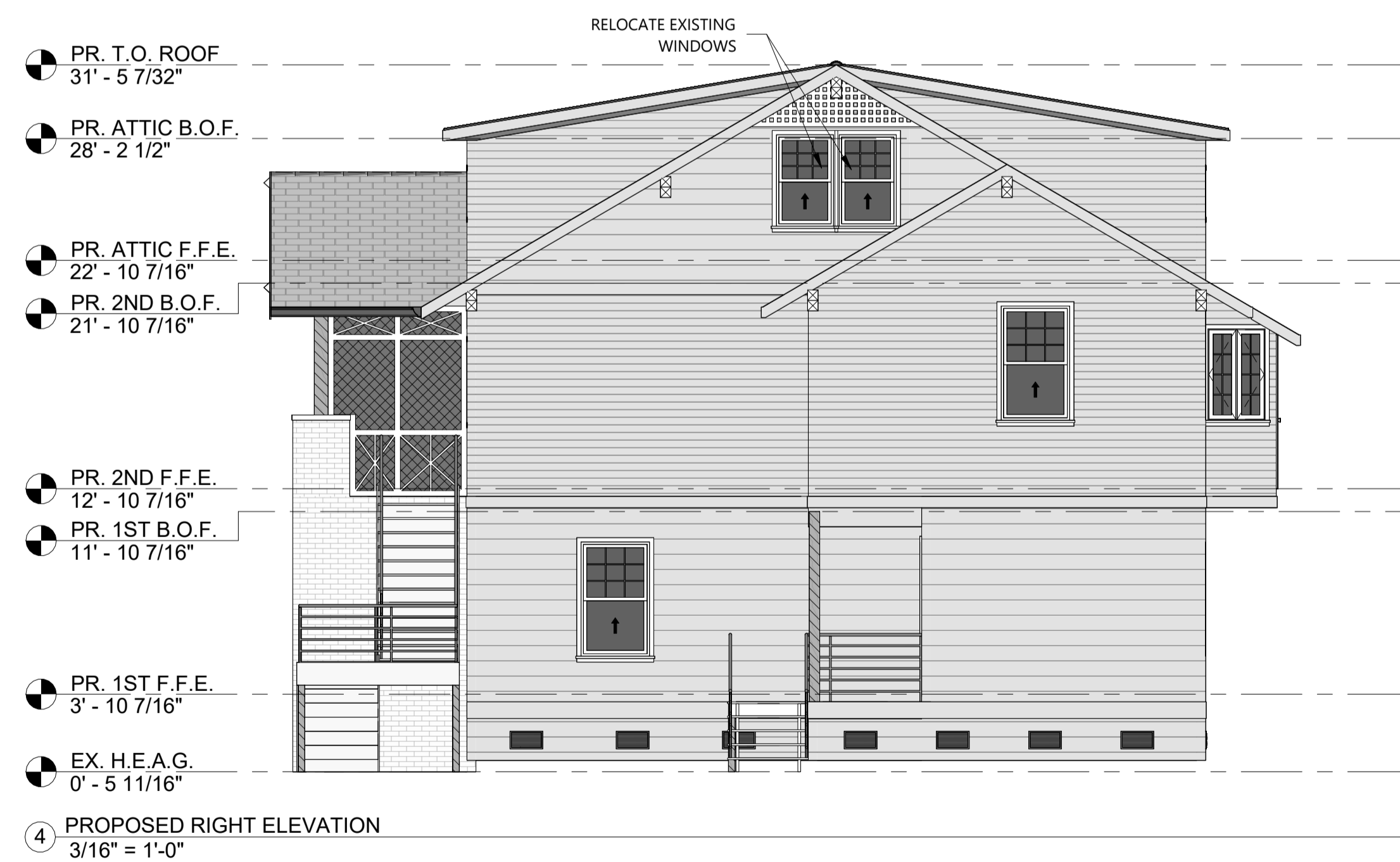
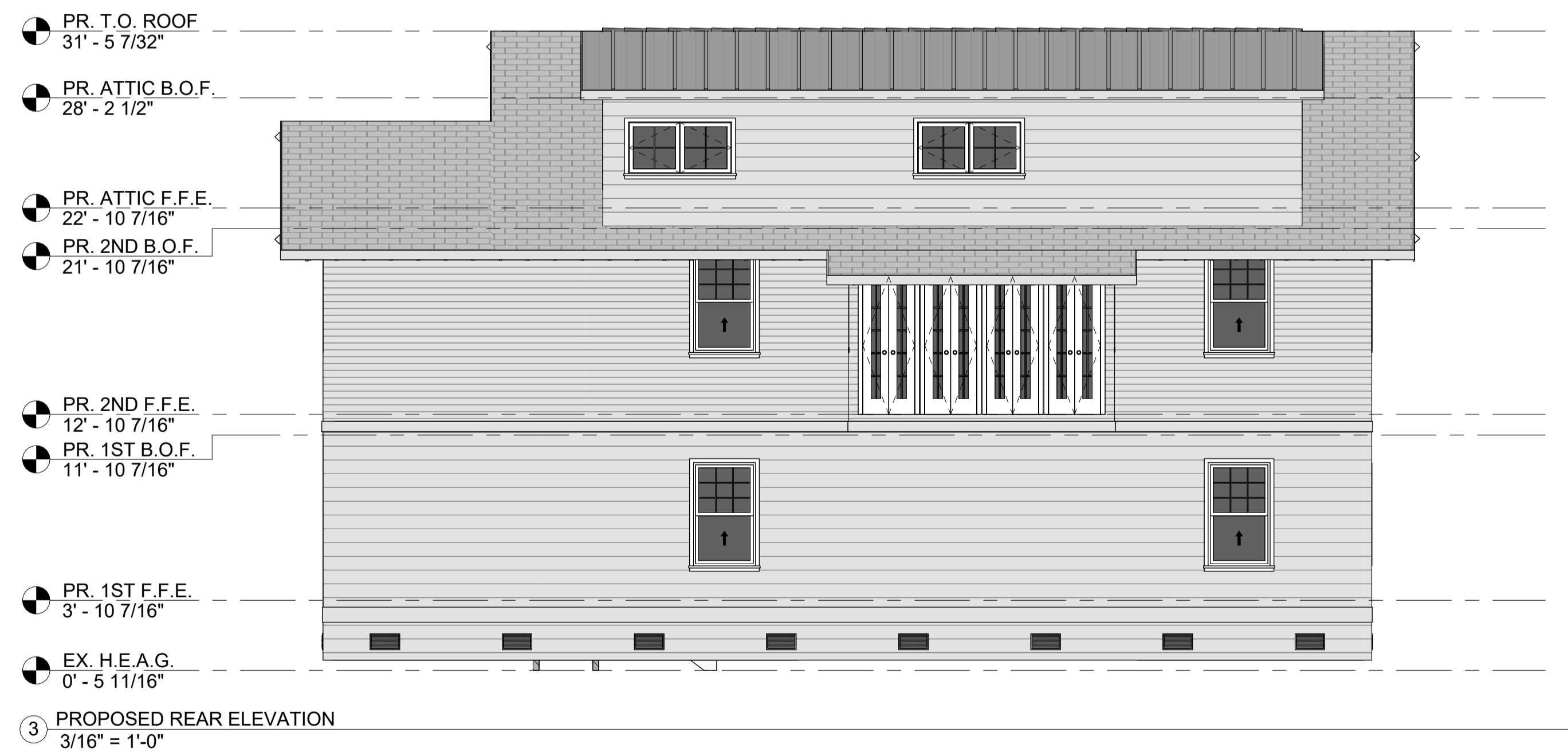


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 ENGINEERING - LAND SURVEYING  
 7221 E. W. JUDGE POND DRIVE, AUBURN, LA 70517  
 (504) 885-1815

- Notes**
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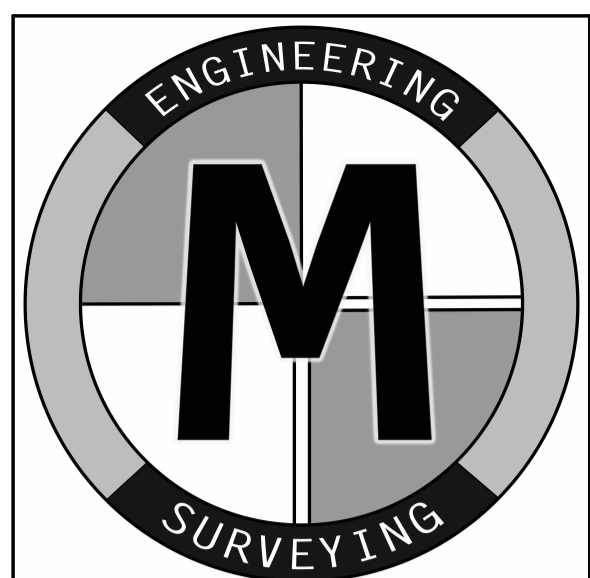
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Drawn By	M.N.
Project Number	25-101



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 722 E. W. JUDGE POND DRIVE, AUSTIN, TX 78748  
 (512) 835-1435

- Notes
- CRAWL SPACE & FLOOD VENTS:**
1. 1 SQ. INCH OF VENT NET OPENING FOR EACH SQ. FOOT OF ENCLOSED CRAWLSPACE.
  2. NUMBER OF VENTS REQUIRED MAY VARY FROM NUMBER SHOWN ON DIAGRAM.
  3. NUMBER OF FLOOD VENTS MAY VARY PENDING MANUFACTURER'S SPECIFICATIONS.  
**"ESTIMATED NUMBER OF FLOOD VENTS"**
  4. FLOOD VENTS SHALL BE INSTALLED AS PER SEC R322.2.2 OF THE IRC 2021 ED. AND NFIP REGULATIONS
  5. FLOOD VENTS SHALL BE INSTALLED WITHIN 3' FROM DWELLING CORNER
  6. F.F.E. MAY BE INCREASED TO PROVIDE AN ACCESS DOOR TO CRAWL SPACE AS PER R408.4.
  7. B.F.E. LISTED IS PER CITY OF NEW ORLEANS MINIMUM REQUIREMENTS, NOT PER MINIMUM FEMA REQUIREMENTS OF AN "X" FLOOD ZONE AS PER CONSTRUCTION BENCHMARK.
  8. EXISTING H.E.A.G. ELEVATION IS THE AVERAGE OF 4 GRADE ELEVATIONS SHOWN ON NEW ORLEANS CONSTRUCTION BENCHMARK BY MCKAY & ASSOCIATES DATED: 04/04/2025.
  9. GUTTERS & DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. DOWNSPOUTS SHALL BE IN NON-VISUALLY OFFENSIVE LOCATIONS.
  10. CONTRACTOR TO ENSURE ADEQUATE ATTIC VENTILATION IS PROVIDED VIA VENTED SOFFITS, RIDGE VENTS OR OTHER MECHANICAL MEANS.

DATUM	N/A
B.F.E.	"EXISTING..."
T.O. ....	"TOP OF..."
PR. ...	"PROPOSED..."
B.O.F.	"BOTTOM OF FRAMING"
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Sheet Name	
PROPOSED ELEVATIONS	
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--	A-4
Drawn By	M.N.
Project Number	25-101

# Development Plan & Design Review Narrative

**Property:** 2131–33 Pine Street & 7226 Sycamore Street, New Orleans, LA

**Permit:** Permit 25-23503-RNVS Renovation (Structural)

**Zoning District:** HU-RD1

**Applicant:** Summer Fiedler % HSR Renovations, LLC

To the members of the City Planning Commission:

We respectfully submit this narrative in support of the proposed renovation and addition at 2131–33 Pine Street and 7226 Sycamore Street. The project meets the threshold for Development Plan and Design Review because it includes an increase of more than 15% of the existing square footage, and it is located within the HU-RD1 zoning district where this review applies.

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## 1. Development Plan & Design Review Required (15% Threshold)

The existing structure contains **2,692 sq. ft.** of living area, as shown on the Existing Floor Plans. The proposed renovation increases the total living area to **4,177 sq. ft.**, as documented in the Proposed Floor Plans. This represents an increase of more than **50%**, exceeding the 15% threshold established by the Comprehensive Zoning Ordinance. Review is therefore required.

## 2. Applicability to HU-RD1 Zoning District

The parcel is zoned HU-RD1, one of the districts specifically subject to Development Plan and Design Review.

The Site Plan (Sheet A-0) confirms the property's zoning and existing yard conditions.

# 3. Compatibility With Neighborhood Character, Scale, Massing, and Spatial Relationships

## a. Existing Neighborhood Context

Pine Street and Sycamore Street contain a mix of one- and two-story traditional residential buildings, many with front porches and pitched roofs, as shown in the Existing Street Elevation (Sheet A-1.1)

Importantly, **directly across Pine Street and at the caddy-corner intersections**, there are **three-story residential buildings**. These structures establish a varied vertical context on the block, demonstrating that multi-level residential forms already exist within the immediate neighborhood. The proposed design is therefore not introducing an unfamiliar building scale.

## b. Neighborhood Character Changes and the Intent of this Project

Over the past decade, this portion of Pine Street has undergone a noticeable shift from long-term owner-occupied homes to investor-owned, dorm-style rentals characterized by high turnover, late-night activity, crowding, and parking strain on a narrow street. These changes have diluted this once previously stable and quiet residential character that originally defined the neighborhood.

This house was my childhood home, and I witnessed firsthand how these shifts in occupancy and use altered the livability of the block—ultimately leading my parents to move to another neighborhood. This renovation is an effort to reinvest in and stabilize the property, returning it to a long-term residential use aligned with the neighborhood's historic character and the HU-RD1 district's purpose.

## c. Functional Need for Additional Square Footage (Family-Oriented Design Intent)

The existing footprint of the home, while functional for very young children, becomes restrictive as families grow. Having lived in this house as a child, I experienced these limitations directly. The original layout does not adequately support today's living patterns, which often include work-from-home requirements, space for adolescents, and the ability to host visiting family and friends.

The thoughtfully designed increase in square footage allows the home to function over time as a true family residence. In this area, it is common for students attending nearby universities to remain at home, supporting both family stability and traditional residential patterns. However,

the existing layout does not adequately provide the privacy, study space, or flexibility needed for older children, work-from-home requirements, or hosting visiting friends and relatives.

The proposed expansion addresses these limitations by creating a home that can comfortably support evolving household needs while remaining fully compatible with the character and scale of the block. In addition, the design allows the homeowner to maintain a modest supplemental income through a downstairs rental unit, supporting long-term owner occupancy. The home is currently configured as a triplex, with two very tight ground-floor units and ceiling heights so low they are commonly referred to as “the basement.” Our goal is to combine these two units into a single, more livable and market-appropriate residence that can comfortably accommodate families, improving both functionality and habitability while preserving neighborhood character.

#### **d. Architectural Compatibility: Massing, Articulation & Roof Form**

The proposed three-story form is carefully articulated to maintain compatibility with both nearby two-story homes and the existing three-story structures across Pine Street. Compatibility is achieved through:

- A front porch and symmetrical façade consistent with surrounding homes
- Traditional window proportions and alignments
- Roof pitches that reflect neighborhood patterns
- Step-backs and recessed elements that reduce apparent massing

These design elements are shown in the Proposed Elevations (Sheet A-4)

#### **e. Landscape Compatibility**

The landscape plan preserves significant existing trees and enhances the site with regionally appropriate plantings. These improvements soften the building mass and reinforce the historic tree canopy characteristic of the area.

The Landscape Demo Plan (HP00) documents tree protection and preservation measures, while the Horticulture Plan (HP01) details new plantings that align with neighborhood scale and aesthetic

## **4. Height Requirements in HU-RD1**

In HU-RD1 districts, new structures or additions are limited to **30 feet**, or **no more than three feet above the height of the taller immediately adjacent structure**, whichever is less.

The Proposed Elevations (Sheet A-4) show a height of **31'5"**.

## 5. Waivers of Development Standards

Any deviations from the overlay's development standards shall be reviewed by the Board of Zoning Adjustments. We understand this requirement and will submit the appropriate supplemental materials to the BZA in coordination with CPC staff recommendations.

## 6. Compliance with Section 4.5.D Review Procedures

This submission includes all materials required under Section 4.5.D, including:

- A complete site plan showing parking, access, driveways, and permeable surfaces (Sheet A-0)  
25-101 Preliminary House Plans ...
- Existing and proposed floor plans (Sheets A-1 and A-3)  
25-101 Preliminary House Plans ...
- Existing and proposed elevations (Sheets A-1.1 and A-4)  
25-101 Preliminary House Plans ...
- Full landscape plans documenting preservation and enhancement strategies (Sheets HP00–HP02)

These materials allow staff to conduct a thorough and complete design review.

## Conclusion

The proposed renovation and addition at 2131–33 Pine Street is a thoughtful reinvestment that:

- Restores and enhances the architectural character of the home
- Reinforces long-term residential stability
- Provides the square footage needed to sustain family occupancy

- Respects the neighborhood's established scale, including nearby three-story buildings
- Strengthens the streetscape through landscape preservation and improvement

We respectfully request approval of the Development Plan and Design Review and look forward to continuing to work collaboratively with Planning Commission staff and the Board of Zoning Adjustments.

Thank you for your consideration.

Summer Fiedler  
Owner  
HSR Renovations LLC

Houses near 2133 Pine St with similar height being requested – January 26, 2026

# 2202 Pine St



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**Subtitle**

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# 2134 Pine St



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# 2203 Pine St



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# 2123 Pine St













2133



2133









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 \_\_\_\_\_

### APPLICANT INFORMATION

Applicant Identity:                      Property Owner                      Agent

Applicant Name \_\_\_\_\_

Applicant Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Applicant Contact Number \_\_\_\_\_ Email \_\_\_\_\_

### PROPERTY OWNER INFORMATION                      SAME AS ABOVE

Property Owner Name \_\_\_\_\_

Property Owner Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Property Owner Contact Number \_\_\_\_\_ Email \_\_\_\_\_

### PROJECT DESCRIPTION

Renovate existing tri-plex into duplex includes raising basement level ceiling height and add additional square footage

### 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 \_\_\_\_\_ Proposed Use \_\_\_\_\_

Square Number \_\_\_\_\_ Lot Number \_\_\_\_\_ Permeable Open Space (sf) \_\_\_\_\_

New Development?    Yes    No     Addition?    Yes     No    Tenant Width \_\_\_\_\_

Existing Structure(s)?    Yes     No    Renovations?    Yes     No    Building Width \_\_\_\_\_

Change in Use?    Yes    No     Existing Signs?    Yes    No     Lot Width (sf) \_\_\_\_\_

New Sign(s)?    Yes    No     Lot Area (sf) \_\_\_\_\_ Building Area (sf) \_\_\_\_\_



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