



Date _____	Received by _____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Please submit complete applications via email to 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

Renovation of and addition to existing mixed-use building and accessory structure.

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

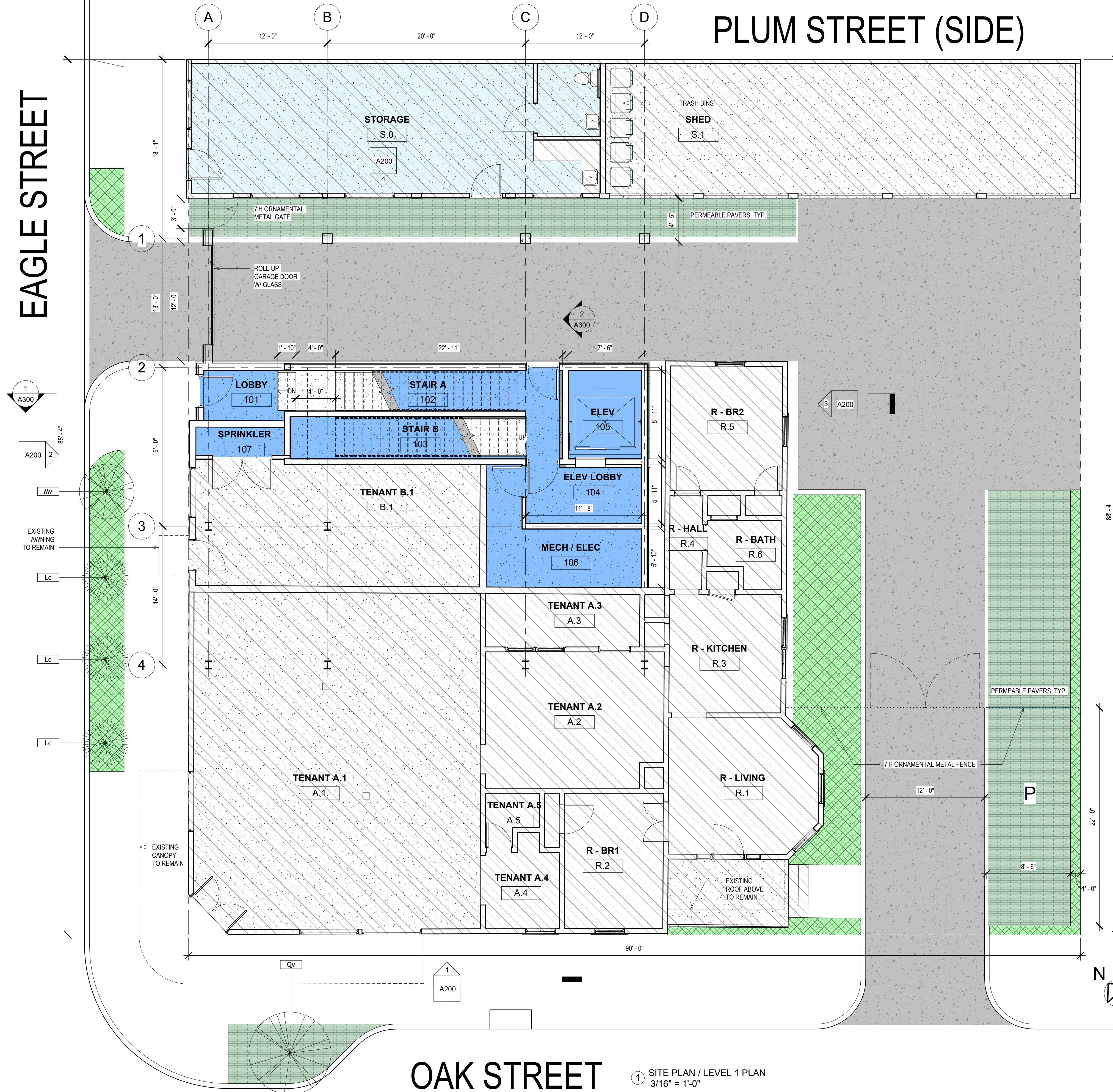
Existing Structure(s)? Yes No Renovations? Yes No Tenant Width _____

Change in Use? Yes No Existing Signs? Yes No Building Width _____

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

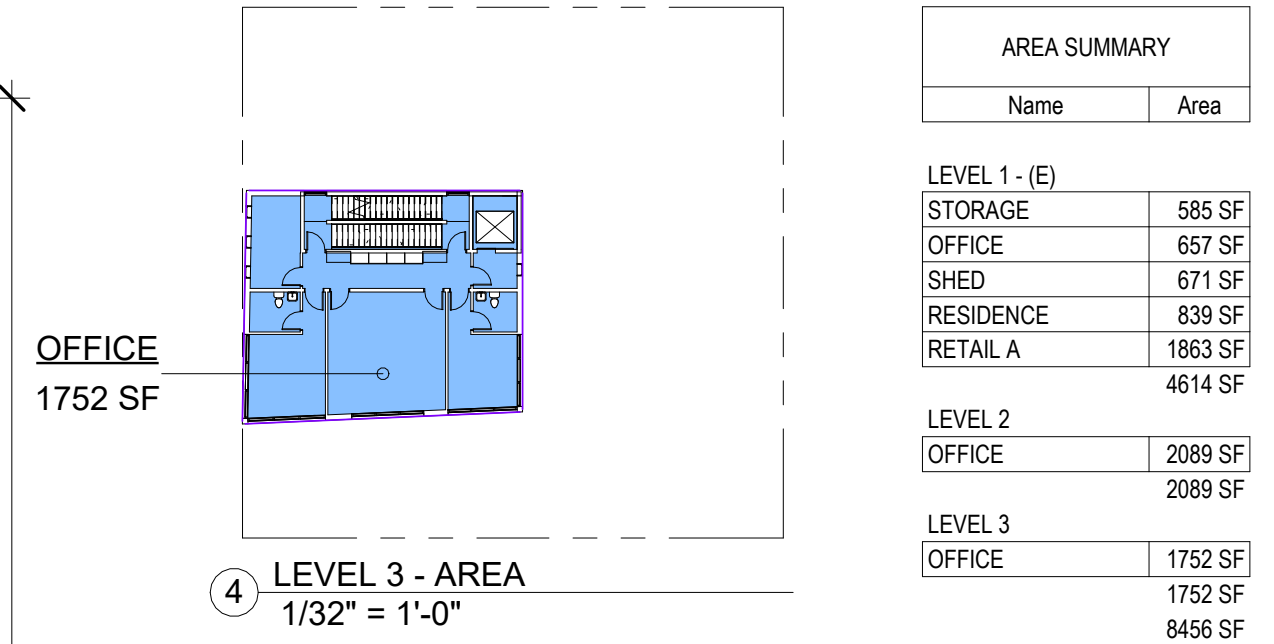
EAGLE STREET

PLUM STREET (SIDE)

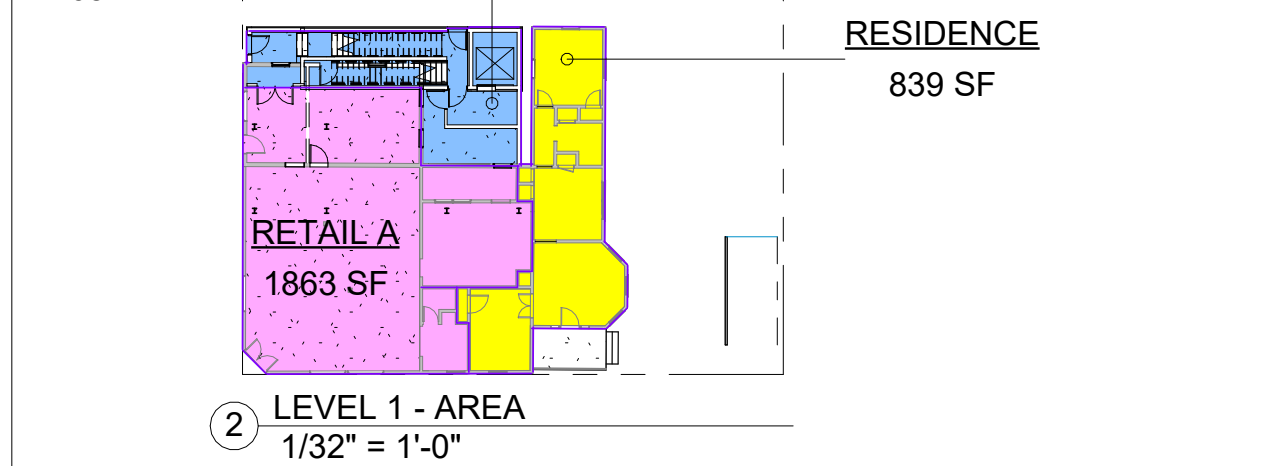
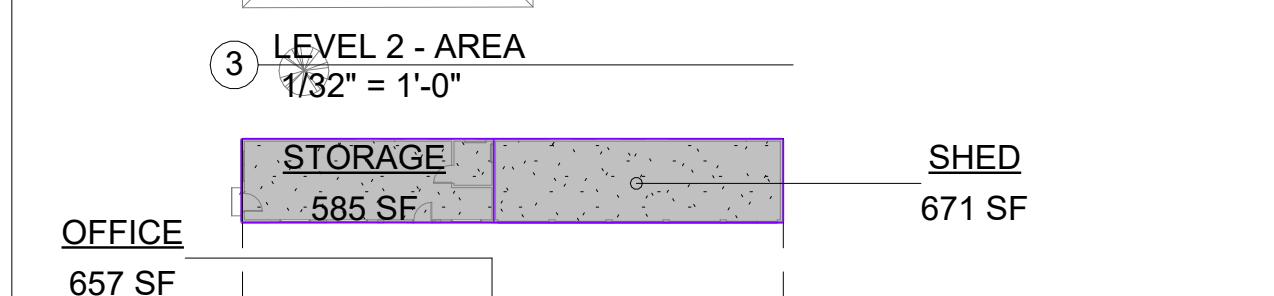
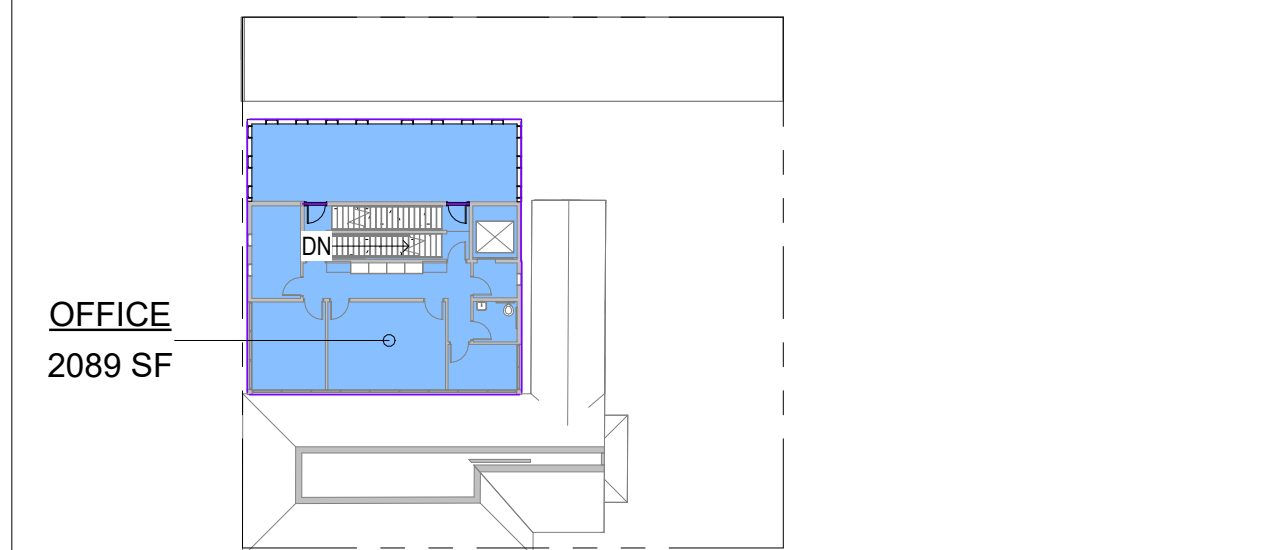


OAK STREET
 1 SITE PLAN / LEVEL 1 PLAN
 3/16" = 1'-0"

MONROE STREET (SIDE)



AREA SUMMARY	
Name	Area
LEVEL 1 - (E)	
STORAGE	585 SF
OFFICE	657 SF
SHED	671 SF
RESIDENCE	839 SF
RETAIL A	1863 SF
	4614 SF
LEVEL 2	
OFFICE	2089 SF
	2089 SF
LEVEL 3	
OFFICE	1752 SF
	1752 SF
	8456 SF



PLANTING SCHEDULE			
Type	Mark	Botanical name	Size
Fringe Flower (existing)	Lc	Loreptalum chinense	EXISTING - 3'
Fringe Flower (existing)	Lc	Loreptalum chinense	EXISTING - 3'
Fringe Flower (existing)	Lc	Loreptalum chinense	EXISTING - 3'
Live Oak (existing)	Qv	Quercus virginiana	EXISTING - 15'
Sweetbay Magnolia	Mv	Magnolia virginiana	3 IN. CALIPER

ORNAMENTAL PLANTING	
	Cenchrus alopecuroides / Little Bunny / Little Bunny Fountain Grass
	Muhlenbergia capillaris / Pink Muhly Grass
	Panicum virgatum / Switch Grass
	Rudbeckia hirta / Black-eyed Susan

PLANTING NOTES:
 1. REFER TO PARKS AND PARKWAYS STANDARD SPECIFICATIONS FOR INFORMATION REGARDING THE PROTECTION OF EXISTING TREES AND OTHER PLANT MATERIALS
 2. ALL QUANTITIES PROVIDED IN THE PLANT SCHEDULE ARE FOR REFERENCE ONLY. CONTRACTOR IS TO CONDUCT INDEPENDENT ASSESSMENT IN ORDER DETERMINE QUANTITIES NECESSARY TO MEET DESIGN INTENT.
 3. THE INSTALLATION OF ALL PLANT MATERIALS WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARD SPECIFICATION OF THE NEW ORLEANS DEPARTMENT OF PARKS AND PARKWAYS:
 3.1. SECTION 32 90 00 PLANTING; 3.2. SECTION 32 92 19 SEEDING
 3.3. SECTION 32 92 23 SODDING; 3.4. SECTION 32 94 13 LANDSCAPE EDGING
 3.5. SECTION 32 91 13 SOIL PREPARATION
 4. ANY SUBSTITUTION IS MADE TO THE PLANT SPECIES, SIZES, AND SPECIFICATIONS SHOWN ON THIS PLAN MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
 5. IN ORDER TO ENCOURAGE INFILTRATION OF STORMWATER AND TO MINIMIZE THE MIGRATION OF SEDIMENTS, THE FINISHED GRADE FOR ALL LANDSCAPED AREAS SHALL BE SET 3" MINIMUM BELOW THE SURROUNDING HARDSCAPE CONTAINMENTS [CURBING, SIDEWALKS, FOUNDATIONS, ETC.]. THE STANDARD MAY BE WAIVED WHEN NECESSARY TO PROMOTE THE PRESERVATION OF TREES SHOWN AS SUCH.

- NEW ENCLOSED BUILDING AREA
- NEW CONCRETE SITE PAVING RE: CIVIL
- PERMEABLE PAVERS
- PERMEABLE LANDSCAPED AREA
- EXISTING SPACES TO BE RENOVATED; INTERIOR TENANT IMPROVEMENTS

1 SITE PLAN LEGEND
 3/16" = 1'-0"



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RENOVATION & ADDITION
 8739 OAK STREET
 NEW ORLEANS, LA 70118

No.	Description	Date
1	DESIGN REVIEW	4.22.2026

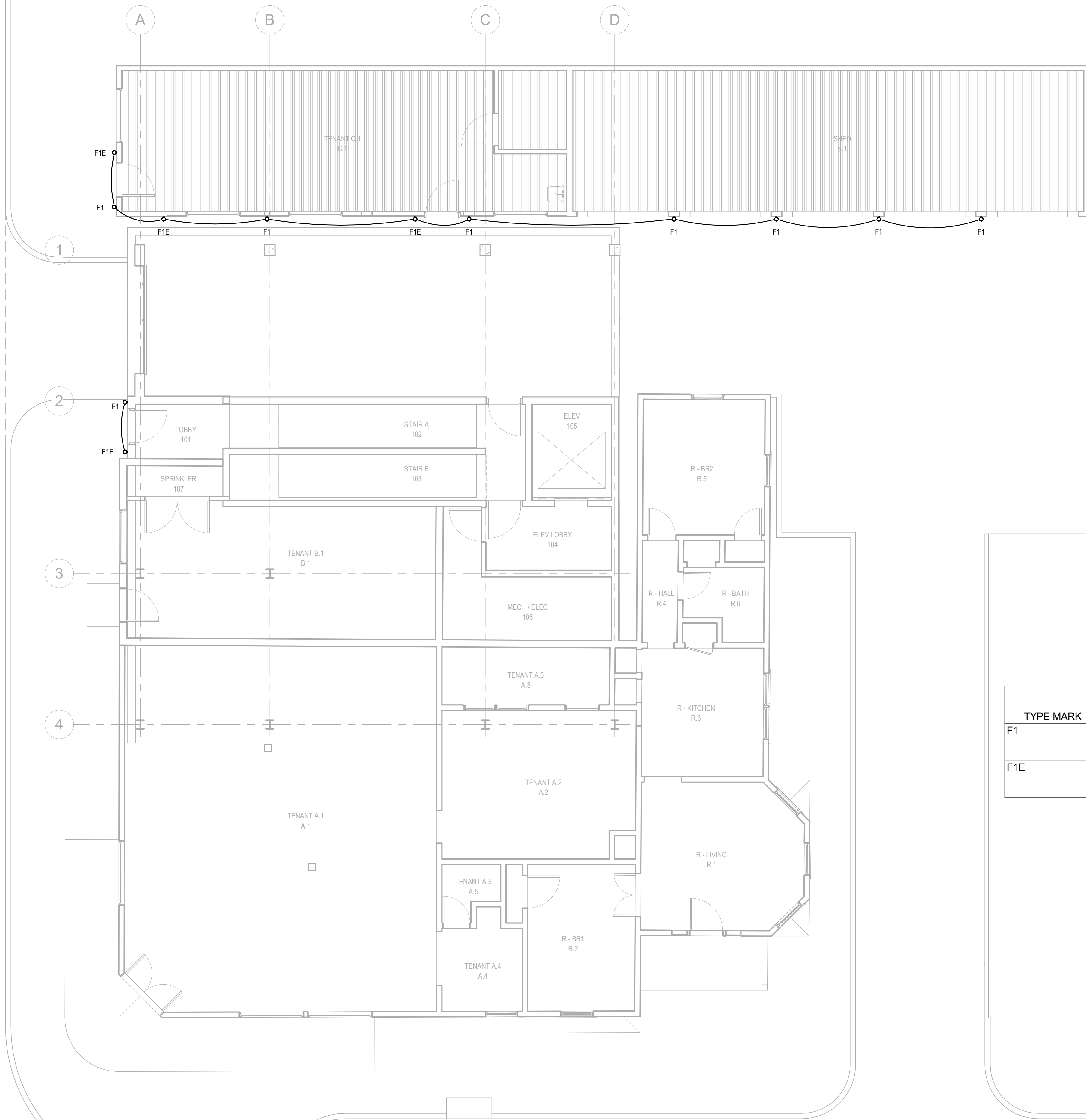


8739 OAK ST.
 RENO & ADDITION
 SITE, AREA, LANDSCAPE
 PLAN - LEVEL 1

Project number	2512
Date	4.22.2026
Drawn by	GH
Checked by	GH

A101
 Scale As indicated

EAGLE STREET



OAK STREET

1 LIGHTING PLAN - SITE
E100 3/16" = 1'-0"

GENERAL PLAN NOTES:

- A. THESE PLANS ARE DIAGRAMMATIC IN NATURE. THE EXACT LOCATION OF DEVICES AND EQUIPMENT MAY DEVIATE FROM THE LOCATION INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE PREPARED TO MAKE SOME ALTERATIONS TO NEW SERVICES TO FIT ACTUAL JOB CONDITIONS.
- B. IF THE CONTRACTOR DOES NOT CLEARLY UNDERSTAND THESE PLANS, OR IS NOT SURE OF THEIR MEANING, HE SHOULD OBTAIN THE ENGINEER'S WRITTEN EXPLANATION AND INTERPRETATION PRIOR TO SUBMITTING HIS BID. THE CONTRACTOR WILL BE HELD RIGIDLY TO THE INTERPRETATION OF THE ENGINEER.
- C. ALL ELBOWS, FITTINGS, ETC. IN ELECTRICAL ARE NOT NECESSARILY INDICATED TO CLEAR ALL OBSTRUCTIONS.
- D. BECAUSE OF LIMITED SPACE AVAILABLE TO INSTALL THE ELECTRICAL WORK, COORDINATION BETWEEN THE VARIOUS TRADES IS OF THE UTMOST IMPORTANCE.
- E. EMERGENCY FIXTURES, SUCH AS EXIT LIGHTS (EL) AND NIGHT LIGHTS (NL), SHALL BE POWERED VIA AN UNSWITCHED HOT.

AERA 4" SEAL CYLINDER Lumenwerx
WALL
DIRECT/INDIRECT, DIRECT, INDIRECT

Beam Angles: 15°, 25°, 35°, 50°, 60°, 90°
Low UGR < 10 in 10', 25', 35', and 50' beams

Performance
LUMEN OUTPUT: 16 W, 30 W, 40 W
EFFECTIVE: 80 lm/w, 80 lm/w, 80 lm/w
Color: 3000K, 4000K, 5000K, 6000K, 6500K, 7000K, 8000K, 9000K
Beam: 10', 25', 35', 50', 60', 90'

Distributions: Direct, Indirect, Direct, Indirect
Mounting Options: Flat, Direct
Certification: IP66

Light Source: Static White, SOLA: Sun-to-Warm, DUO - Tunable White
COB: 7 Step Color Binning, Up to 95+ CRI
Driver: 1% 0/1% Dimming Available, 0-10V, TRIAC, ELV, Lutron EcoSystem, DALI, DMX, Emergency Battery (optional)

LIGHTING FIXTURE SCHEDULE

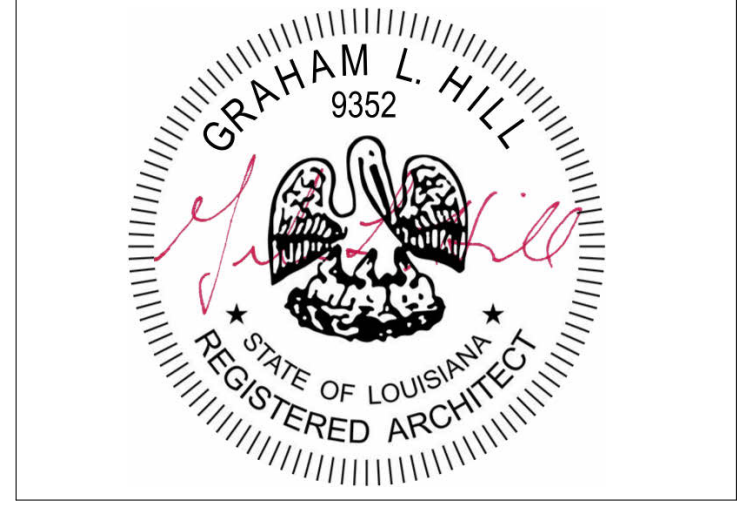
TYPE MARK	APPARENT LOAD	MANUFACTURER	MODEL
F1	16 VA	Lumenwerx	AE4SEALCYW-D-STR-8IN-FTMxx-BVLG-xxx-xx-90DEG-NA-3STP-80CRI-xxK-NA-UNV-14W-NA-RD1
F1E	16 VA	Lumenwerx	AE4SEALCYW-D-STR-8IN-FTMxx-BVLG-xxx-xx-90DEG-NA-3STP-80CRI-xxK-NA-UNV-14W-NA-RD1+BP



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RENOVATION & ADDITION
8739 OAK STREET
NEW ORLEANS, LA 70118

No.	Description	Date
1	DESIGN REVIEW	4.22.2026



8739 OAK ST.
RENO & ADDITION
SITE LIGHTING PLAN

Project number	2512
Date	4.22.2026
Drawn by	GH
Checked by	GH

A105

Scale



WDG | ENGINEERS
821 BARONNE ST.
NEW ORLEANS, LA 70113
PHONE (504) 754-5280
FAX (504) 754-5275
WDG PROJECT NUMBER: 25-194



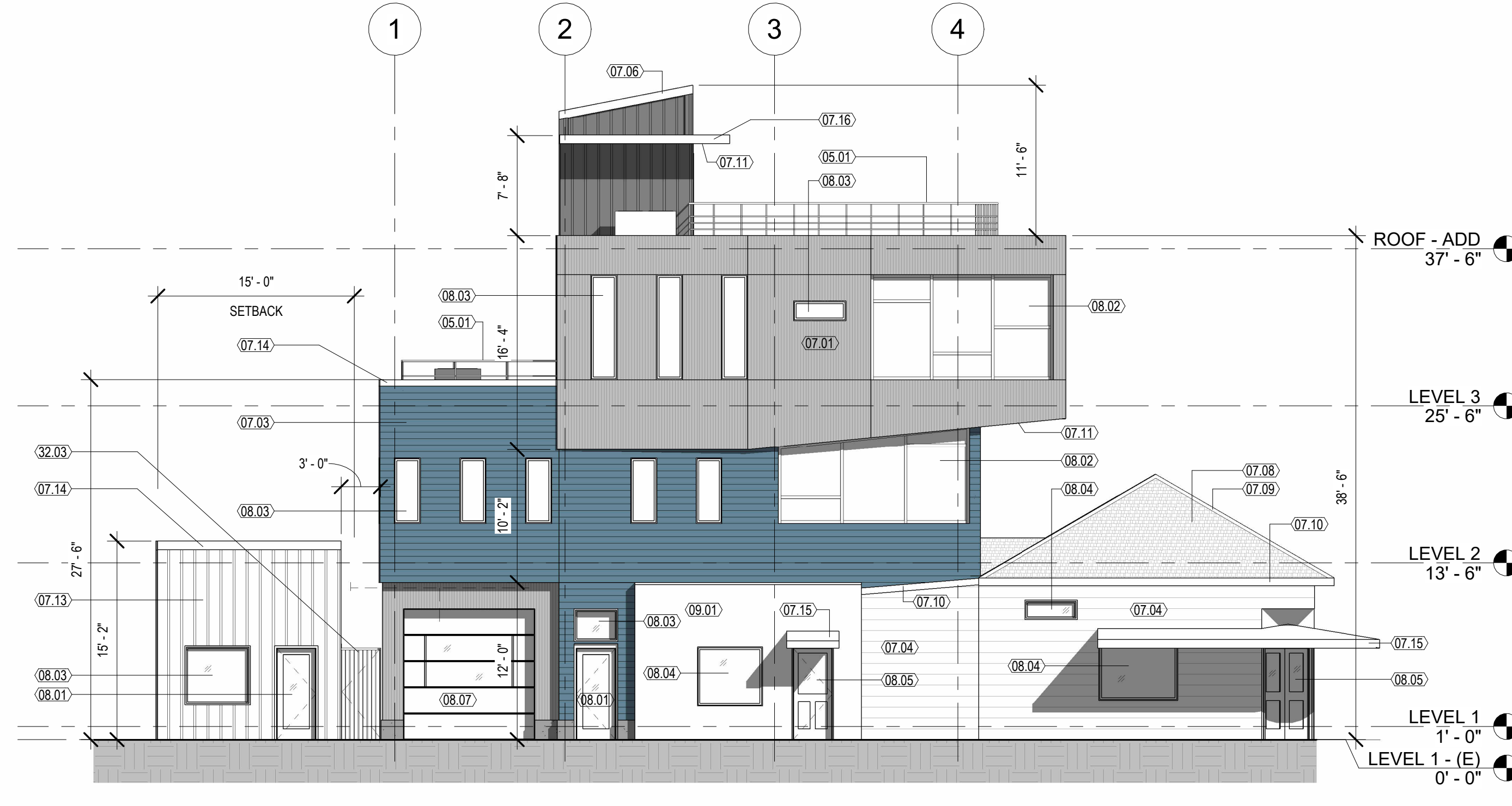
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KEYNOTE LEGEND	
#	Keynote Text
03.01	CAST-IN-PLACE CONCRETE, TYP.
03.02	PARGE COAT CEMENTITIOUS PLASTER OVER MASONRY CHAIN WALL, TYP.
05.01	METAL GUARDRAIL, GALVANIZED, POWDER COATED, TYP.
07.01	CORRUGATED GALVALUME PANEL SIDING, TYP.
07.02	VERTICAL FIBER CEMENT BOARD AND BATTEN SIDING, SMOOTH TEXTURE, PAINTED, TYP.
07.03	FIBER CEMENT LAP SIDING, SMOOTH TEXTURE, PAINTED, TYP.
07.04	EXISTING COMPOSITE SHINGLE SIDING, PAINTED, TYP.
07.06	STANDING SEAM METAL ROOF, TYP.
07.08	EXISTING ASPHALT SHINGLE ROOF, TYP.
07.09	EXISTING TERRA COTTA ROOF RIDGE CAP, TYP.
07.10	EXISTING WOOD FASCIA, PAINTED, TYP.
07.11	VENTED ALUMINUM COMPOSITE SOFFIT PANEL, TYP.
07.12	EXISTING R-PANEL METAL ROOF, TYP.
07.13	EXISTING SMOOTH FIBER CEMENT BOARD AND BATTEN SIDING, PAINTED, TYP.

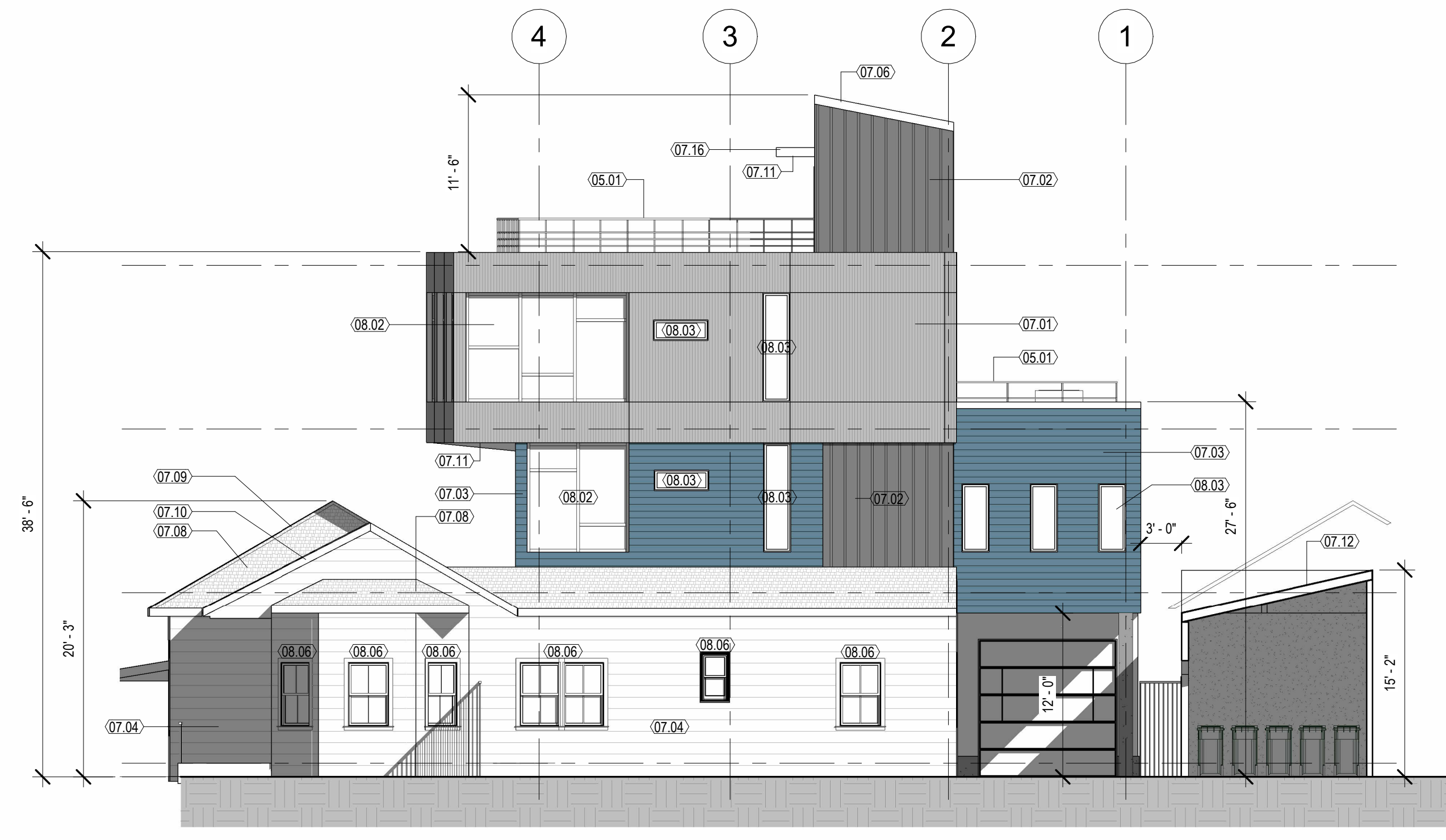
KEYNOTE LEGEND	
#	Keynote Text
07.14	PREFINISHED METAL COPING, TYP.
07.15	EXISTING AWNING/CANOPY TO REMAIN
07.16	PREFINISHED METAL CANOPY, TYP.
08.01	CLAD ENTRY DOOR W/ IMPACT GLAZING, TYP.
08.02	ALUMINUM STOREFRONT W/ IMPACT GLAZING, TYP.
08.03	CLAD WINDOW W/ IMPACT GLAZING, TYP.
08.04	EXISTING FIXED PANEL WINDOW, TYP.
08.05	EXISTING WOOD DOOR W/ GLAZING, TYP.
08.06	EXISTING DOUBLE-HUNG WINDOW, TYP.
08.07	ROLL-UP SECTIONAL GARAGE DOOR W/ IMPACT GLAZING, TYP.
09.01	EXISTING STUCCO WALL, PAINTED, TYP.
32.02	ORNAMENTAL METAL FENCING, TYP.
32.03	ORNAMENTAL METAL GATE W/ HEAVY DUTY HARDWARE



④ ELEVATION - PLUM ST. (REAR)
1/8" = 1'-0"



② ELEVATION - EAGLE ST.
1/8" = 1'-0"



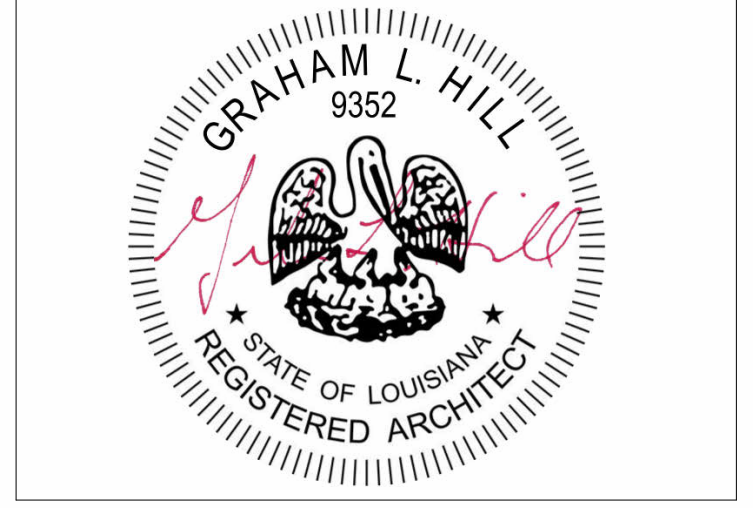
③ ELEVATION - MONROE ST. (SIDE)
1/8" = 1'-0"



① ELEVATION - OAK ST.
1/8" = 1'-0"

RENOVATION & ADDITION
8739 OAK STREET
NEW ORLEANS, LA 70118

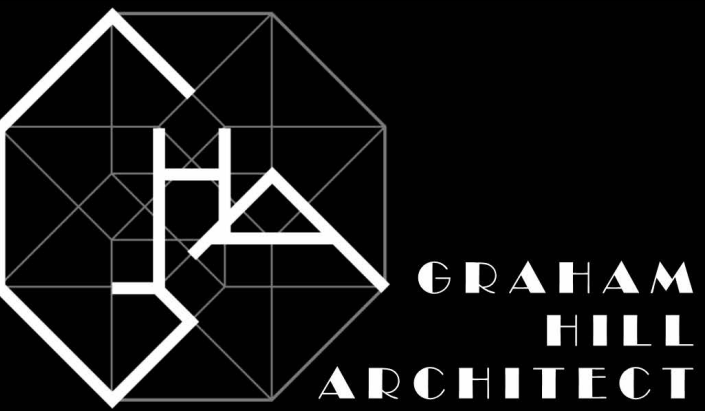
No.	Description	Date
1	DESIGN REVIEW	4.22.2026



8739 OAK ST.
RENO & ADDITION
EXTERIOR ELEVATIONS

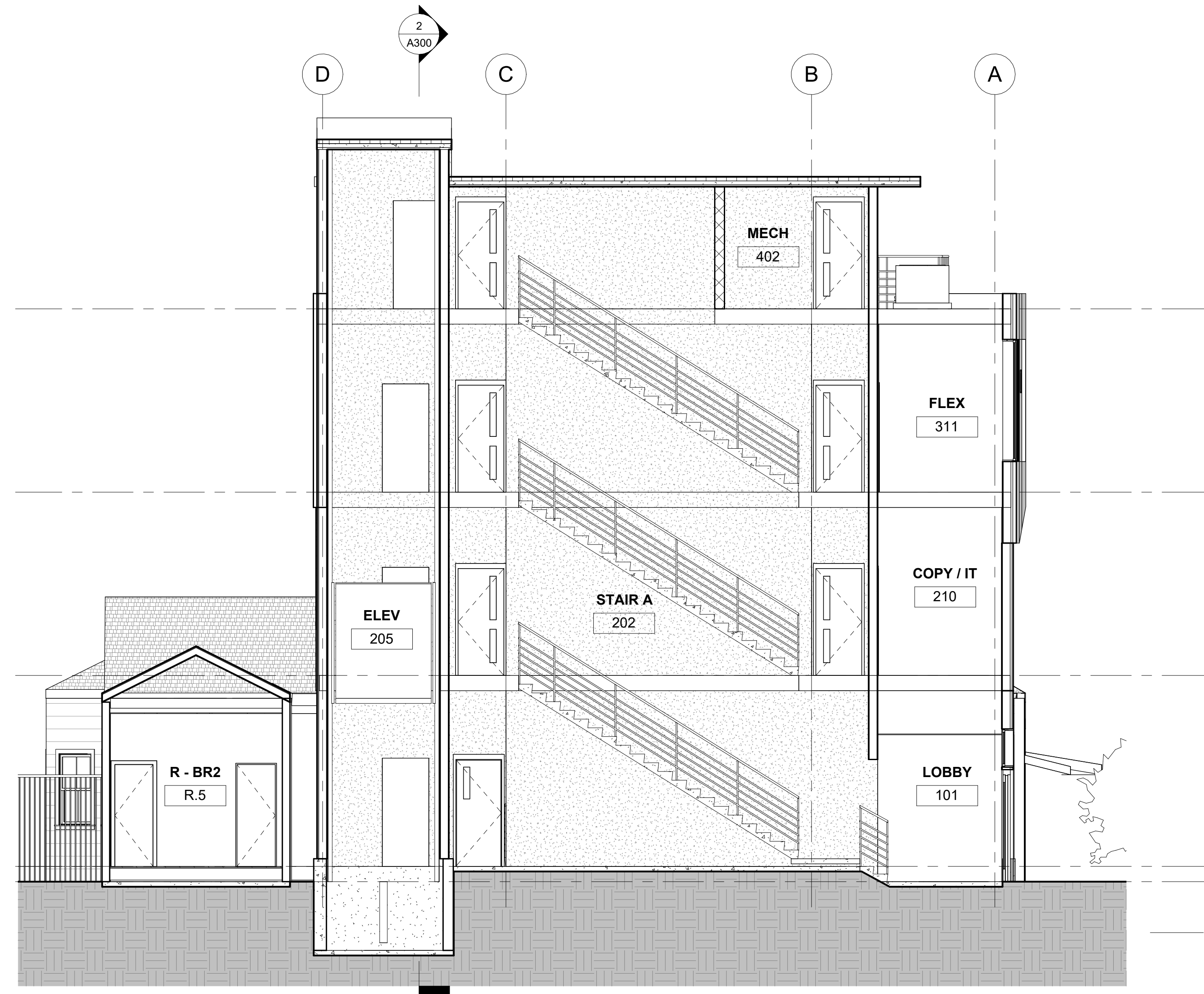
Project number	2512
Date	4.22.2026
Drawn by	GH
Checked by	GH

A200
Scale 1/8" = 1'-0"

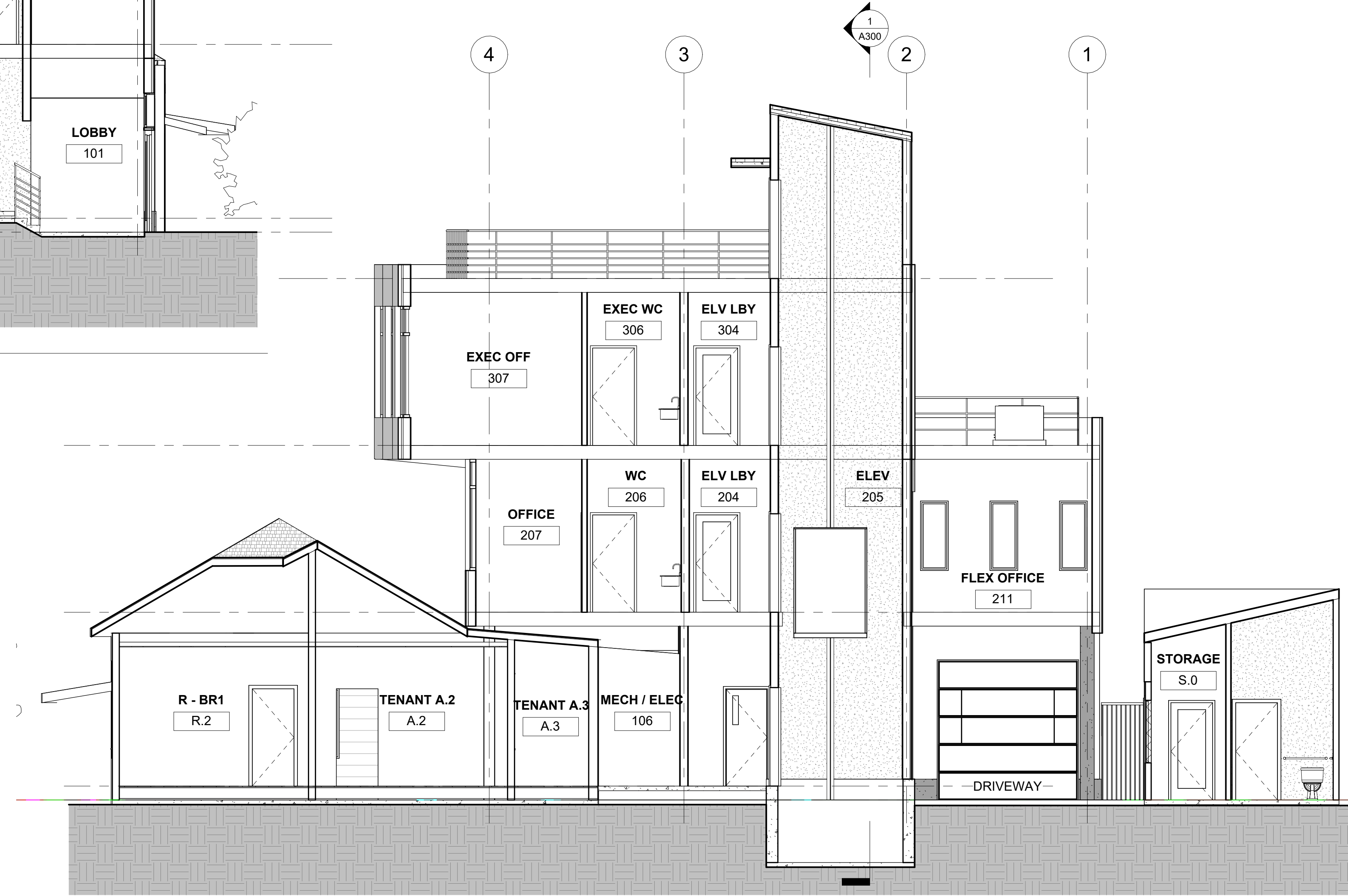


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RENOVATION & ADDITION
8739 OAK STREET
NEW ORLEANS, LA 70118

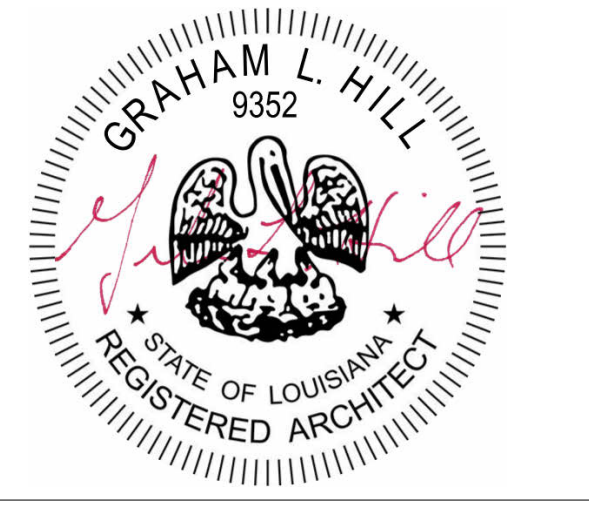


1 Section 1
3/16" = 1'-0"



2 Section 2
3/16" = 1'-0"

No.	Description	Date
1	DESIGN REVIEW	4.22.2026



8739 OAK ST.
RENO & ADDITION
SECTIONS

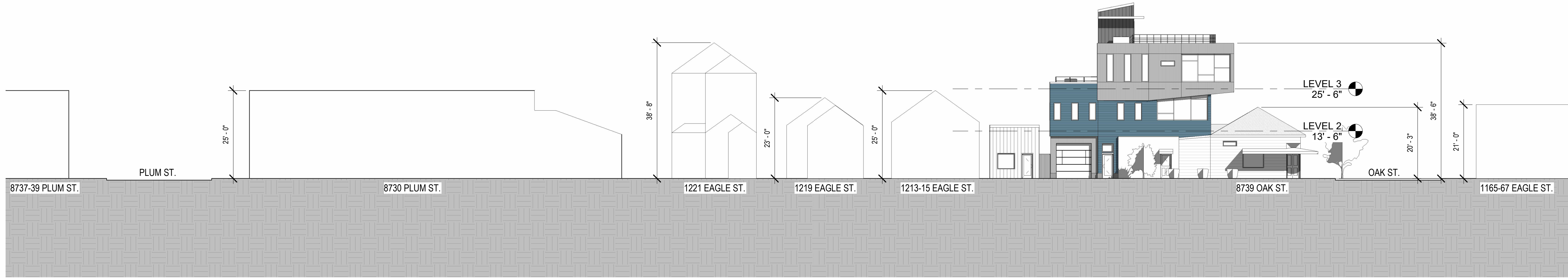
Project number	2512
Date	4.22.2026
Drawn by	GH
Checked by	GH

A300

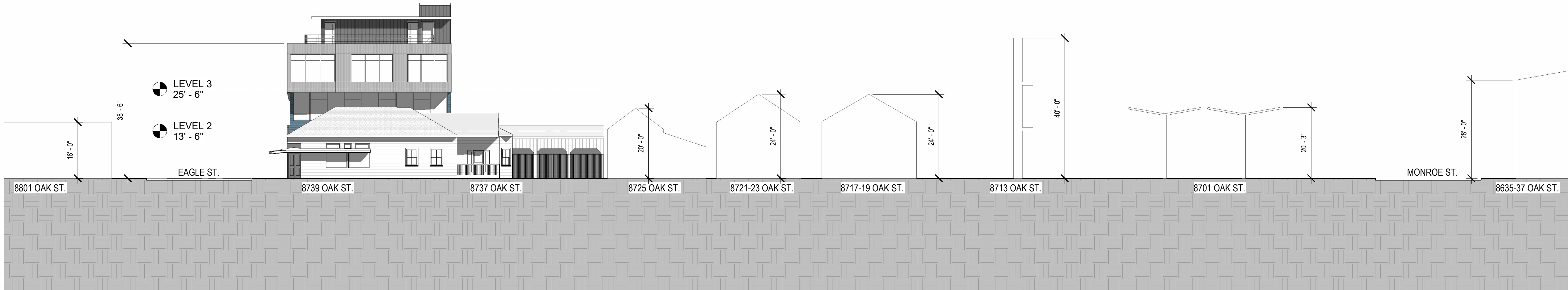
Scale 3/16" = 1'-0"



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② ELEVATION - 1200 EAGLE ST. BLOCKFACE
1/16" = 1'-0"



① ELEVATION - 8700 OAK ST. BLOCKFACE
1/16" = 1'-0"



EAGLE STREET - EXISTING CONDITIONS



OAK STREET - EXISTING CONDITIONS

RENOVATION & ADDITION
8739 OAK STREET
NEW ORLEANS, LA 70118

No.	Description	Date
1	DESIGN REVIEW	4.22.2026



8739 OAK ST.
RENO & ADDITION
EXISTING PHOTOS /
BLOCK ELEVATIONS

Project number	2512
Date	4.22.2026
Drawn by	GH
Checked by	GH

A400

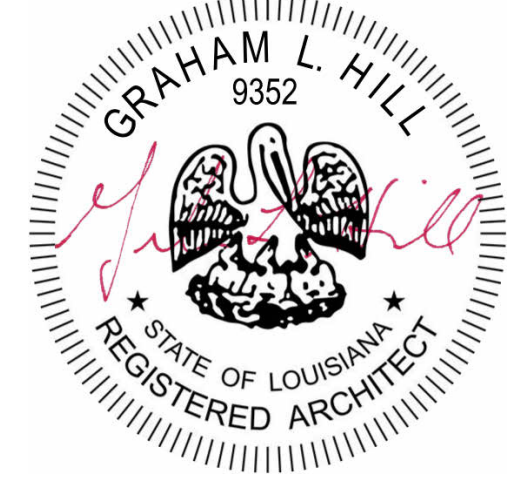
Scale 1/16" = 1'-0"



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**RENOVATION & ADDITION
8739 OAK STREET
NEW ORLEANS, LA 70118**

No.	Description	Date
1	DESIGN REVIEW	4.22.2026



**8739 OAK ST.
RENO & ADDITION
CONTEXT - 8623 OAK ST.
COMPARABLE PROJECT**

Project number	2512
Date	4.22.2026
Drawn by	GH
Checked by	GH

A401

Scale



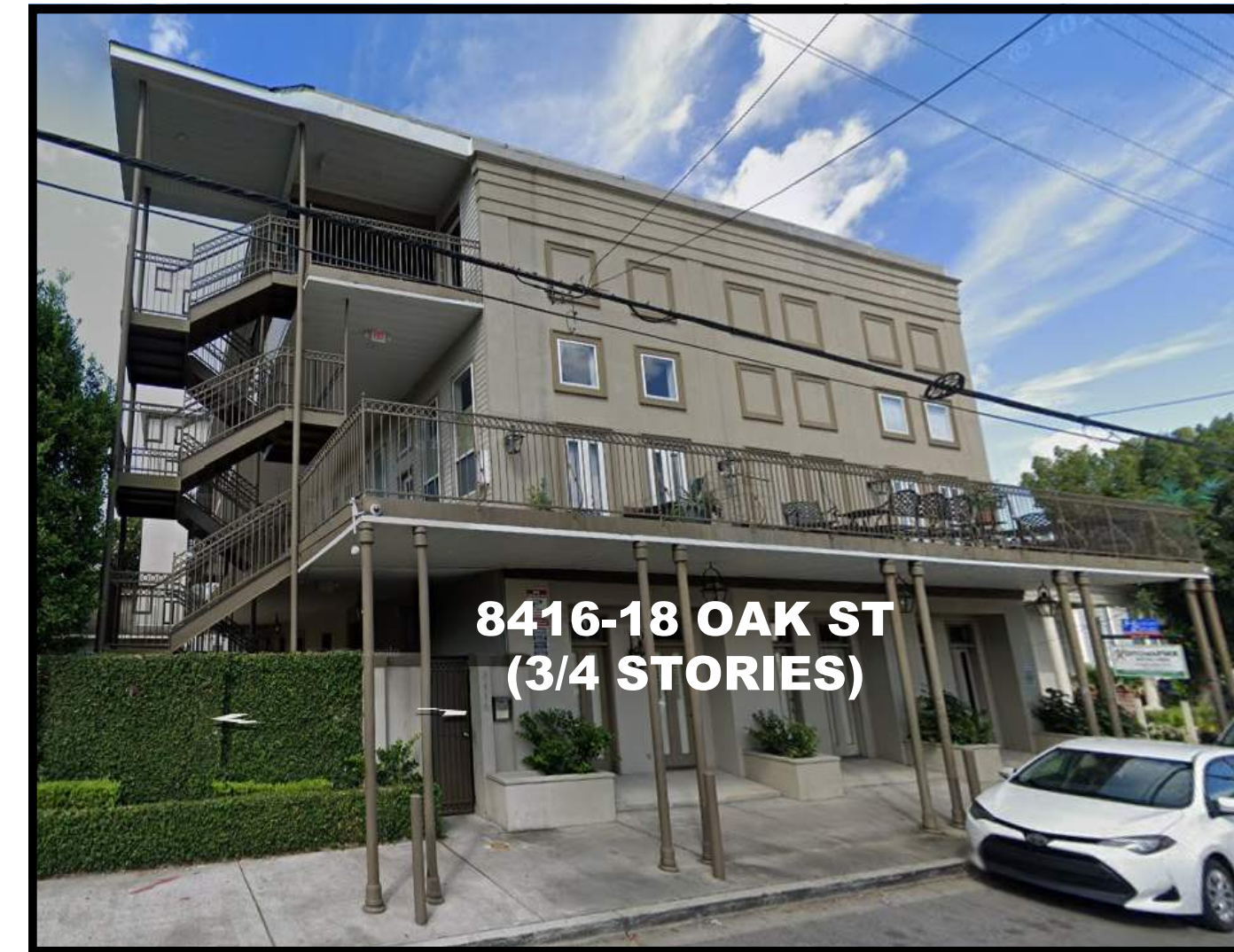
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**8623 OAK ST
(3 STORIES)**



**8522-24 OAK ST
(3 STORIES)**



**8416-18 OAK ST
(3/4 STORIES)**



**8616 OAK ST
(4 STORIES)**

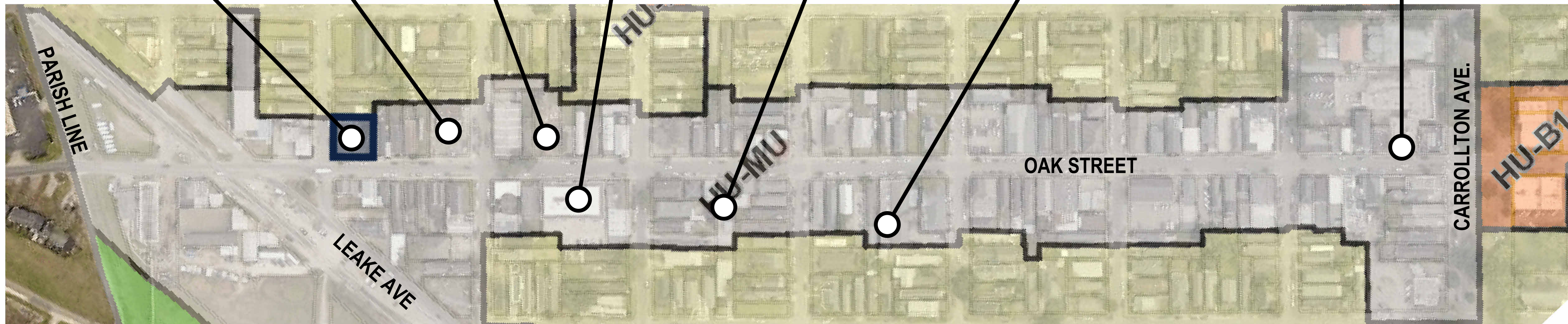


**8411-13 OAK ST
(3 STORIES)**



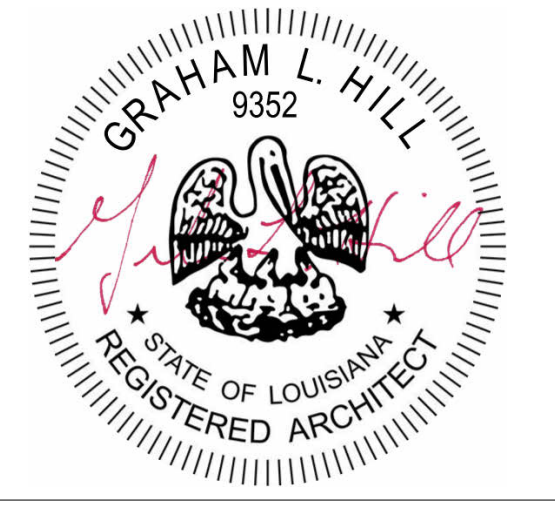
**8700 OAK ST
40' BILLBOARD
(3 STORIES)**

**8739 OAK ST.
(PROJECT SITE)
3 STORIES**



**RENOVATION & ADDITION
8739 OAK STREET
NEW ORLEANS, LA 70118**

No.	Description	Date
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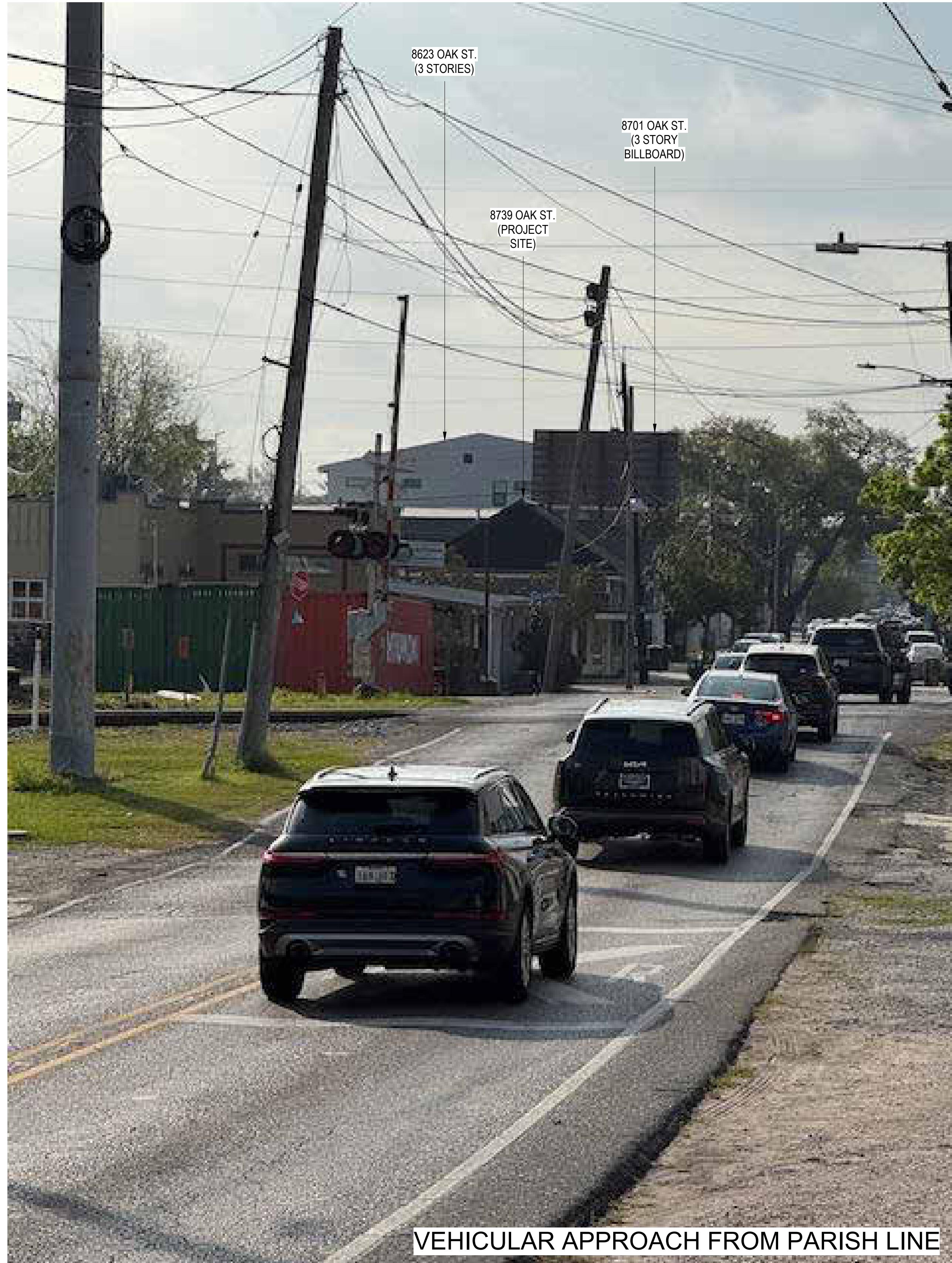


**8739 OAK ST.
RENO & ADDITION
CONTEXT - MASSING,
HEIGHT & SCALE**

Project number	2512
Date	4.22.2026
Drawn by	GH
Checked by	GH

A402

Scale



VEHICULAR APPROACH FROM PARISH LINE



PEDESTRIAN APPROACH FROM OAK STREET ENHANCEMENT CORRIDOR



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**RENOVATION & ADDITION
 8739 OAK STREET
 NEW ORLEANS, LA 70118**

No.	Description	Date
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**8739 OAK ST.
 RENO & ADDITION
 CONTEXT - OAK STREET
 APPROACH VANTAGES**

Project number	2512
Date	4.22.2026
Drawn by	GH
Checked by	GH

A403

Scale