

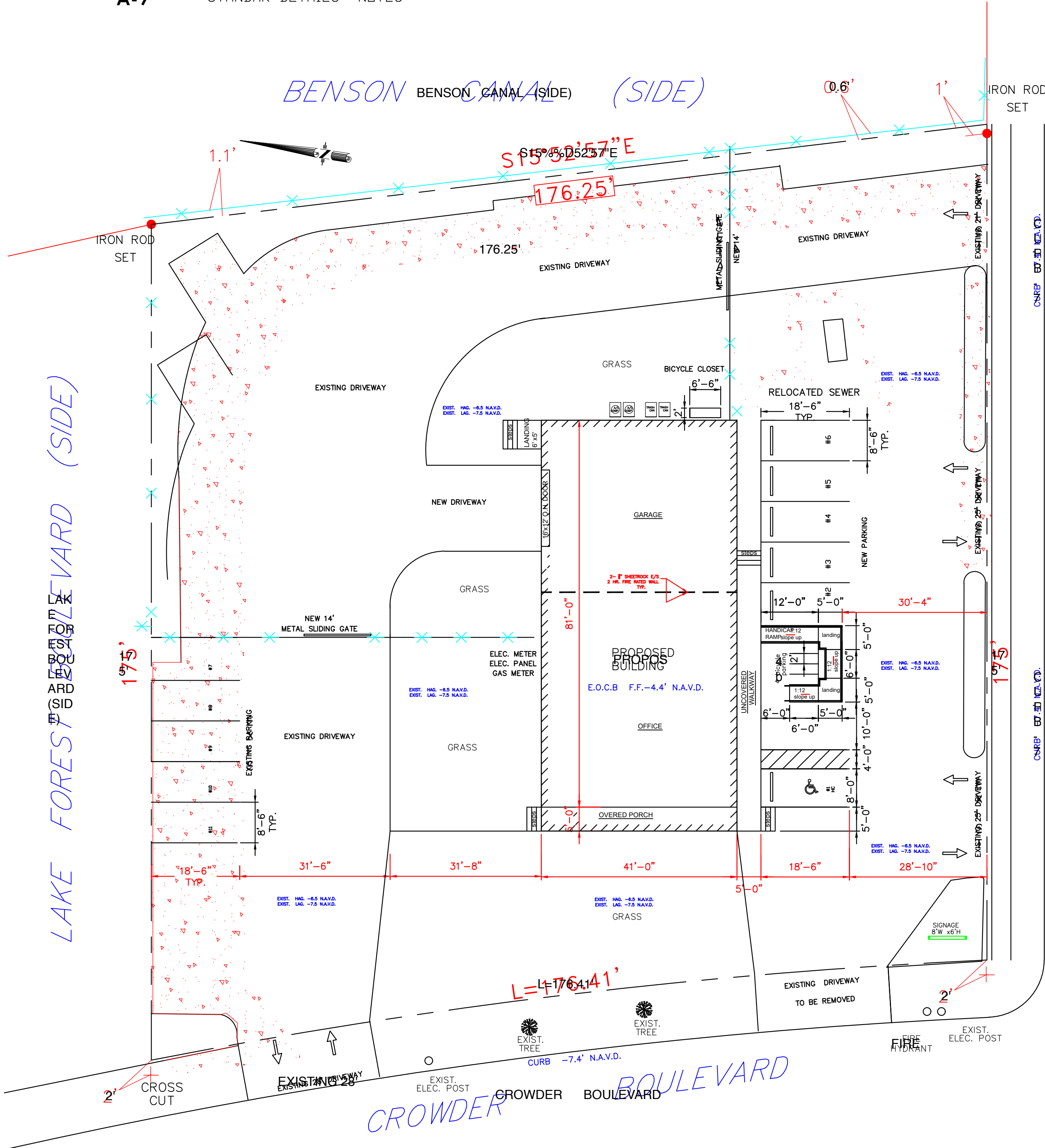
INDEX OF DRAWING

- A-1 - SITE PLAN -ELEVATIONS
- A-2 - ELEVATIONS
- A-3 - FOUNDATION AND DETAILS
- A-4 - FLOORS PLAN- 1ST. LEVEL
- A-5 - FLOORS PLAN- 2ND. LEVEL
- A-6 - ELECTRICAL PLAN
- A-7 - ROOF PLAN AND SECTION DETAIL
- A-8 - H.C. DETAILS- NOTES
- A-9 - STANDAR DETAILS- NOTES

SQUARE FOOTAGE	
GARAGE	1476
OFFICE- 1 ST. LEVEL	1845
OFFICE- 2 ND. LEVEL	1755
COVERED PORCH	205
UNCOVERED WALKWAY	278
TOTAL	5559

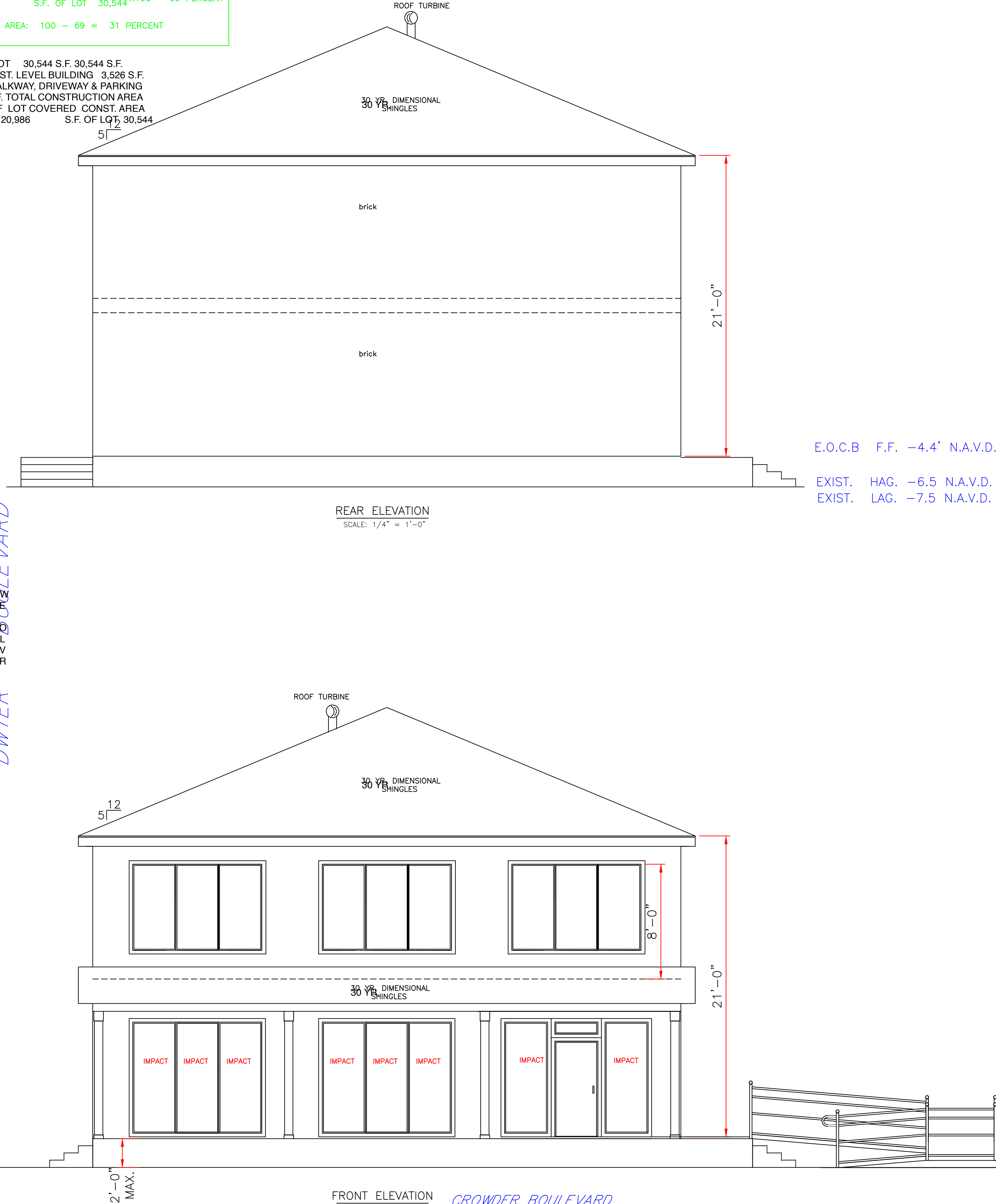
PERMEABLE AREA -CALCULATIONS	
SQUARE FOOT OF LOT	30,544 S.F.
SQUARE FOOT OF 1 ST. LEVEL BUILDING	3,526 S.F.
S.F. OF WALKWAY, DRIVEWAY & PARKING	17,460 S.F.
TOTAL CONSTRUCTION AREA	20,986 S.F.
LOT COVERED	CONST. AREA 20,986 X100 = 69 PERCENT
S.F. OF LOT	30,544
GRASS AREA:	100 - 69 = 31 PERCENT

SQUARE FOOT OF LOT 30,544 S.F. 30,544 S.F.
SQUARE FOOT OF 1 ST. LEVEL BUILDING 3,526 S.F.
3,526 S.F. S.F. OF WALKWAY, DRIVEWAY & PARKING
17,460 S.F. 17,460 S.F. TOTAL CONSTRUCTION AREA
20,986 S.F. 20,986 S.F. LOT COVERED CONST. AREA
20,986 CONST. AREA 20,986 S.F. OF LOT 30,544



SITE PLAN

SCALE: 1/16" = 1'-0"

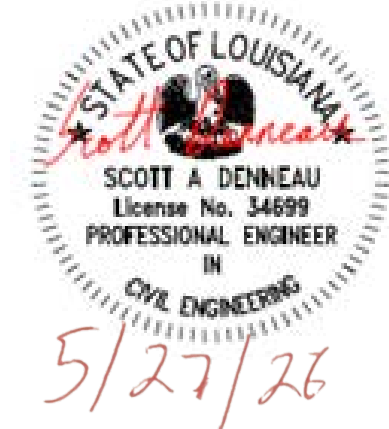


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

CROWDER BOULEVARD

General Notes



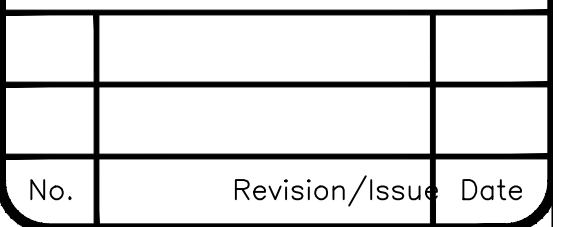
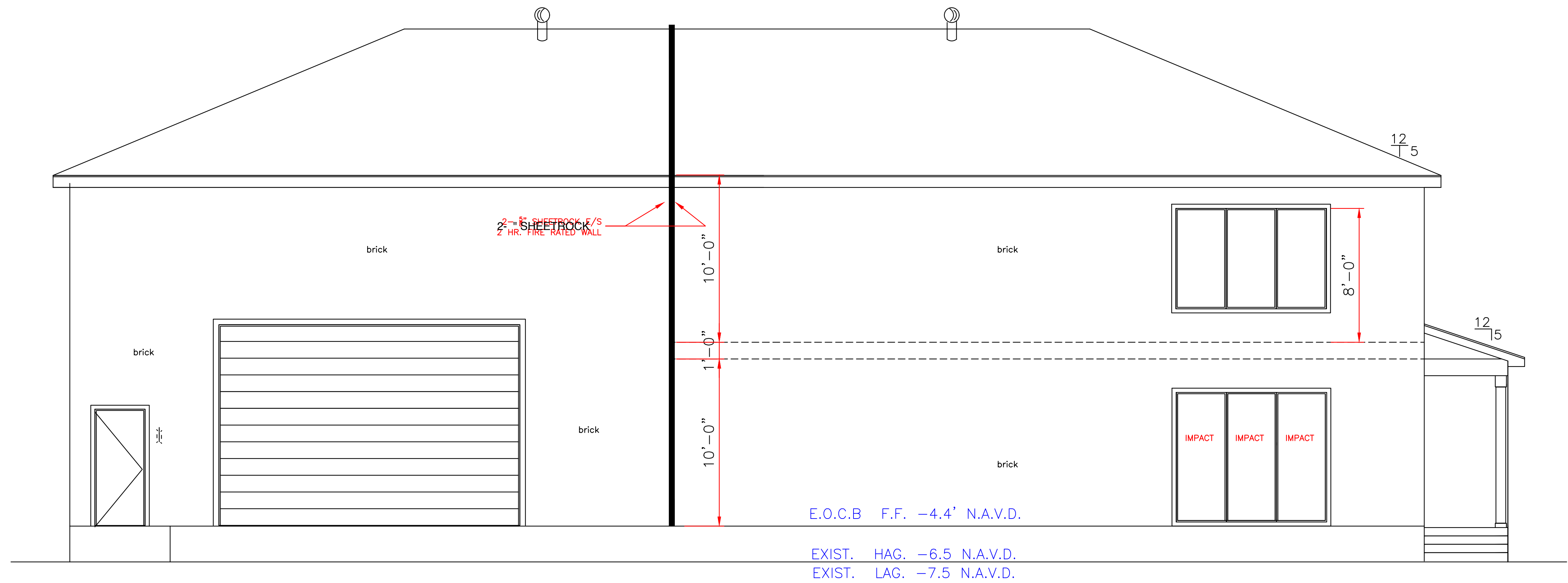
No.	Revision/Issue	Date
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scott@pesbusiness.com
scott@pesbusiness.com

Project Name and Address
Metal Building
PROPOSED
WEARHOUSE BUILDING

EAGLE ONE
EAGLE ONE 5401 CROWDER
BOULEVARD ORLEANS PARISH, LA.

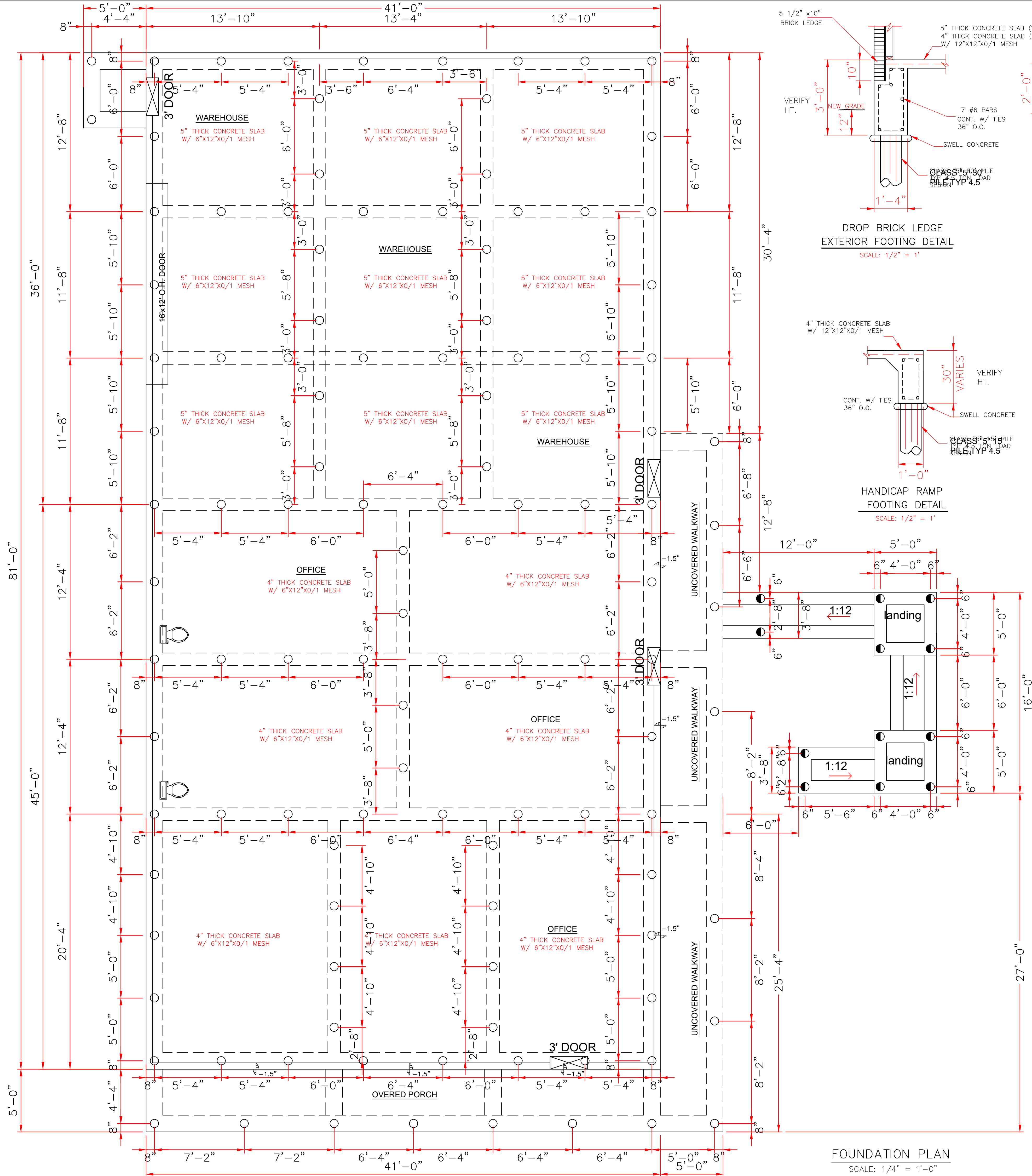
Project New Construction	Sheet 1
Date 05/27/26	
Scale As Noted	



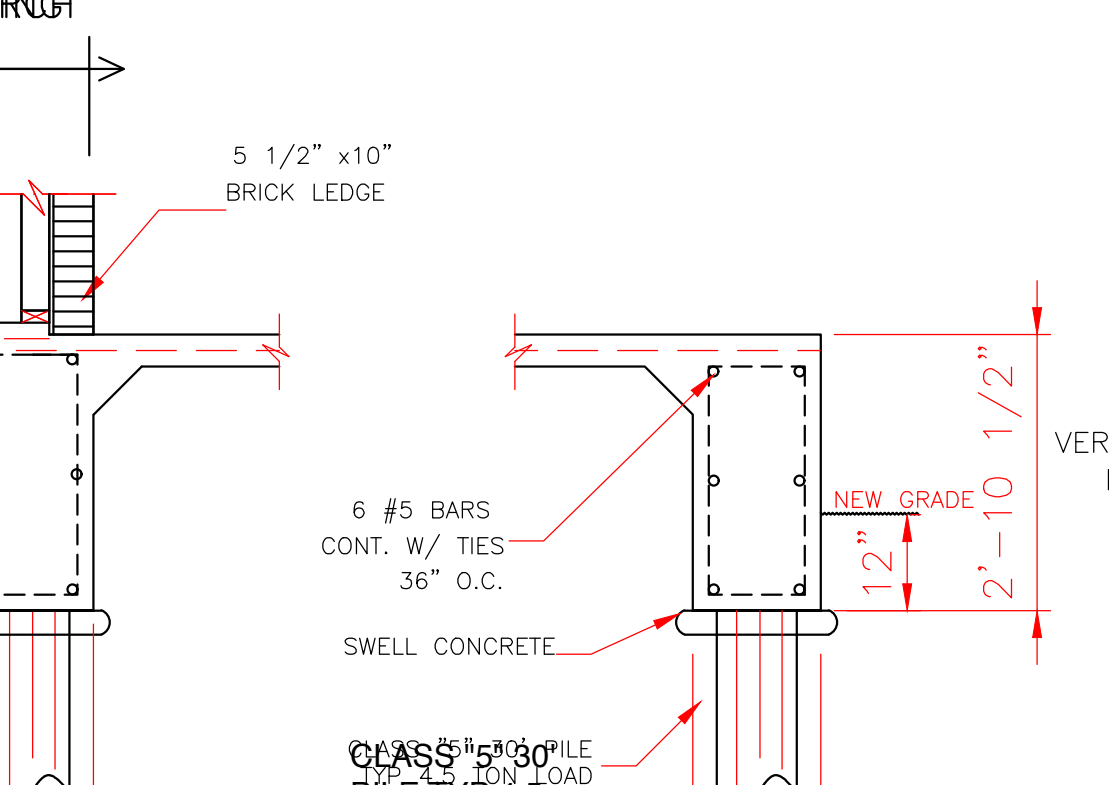
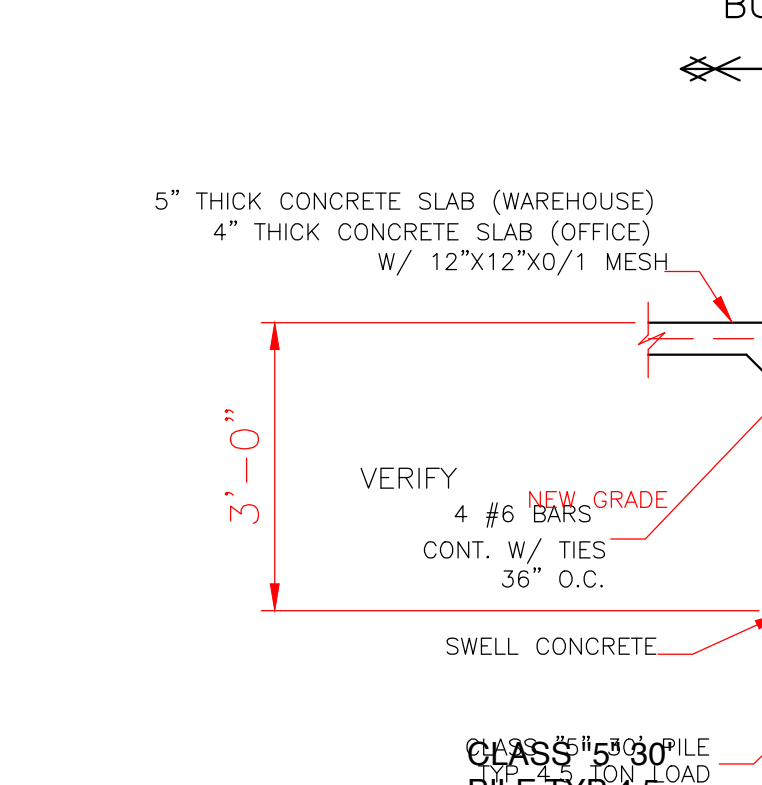
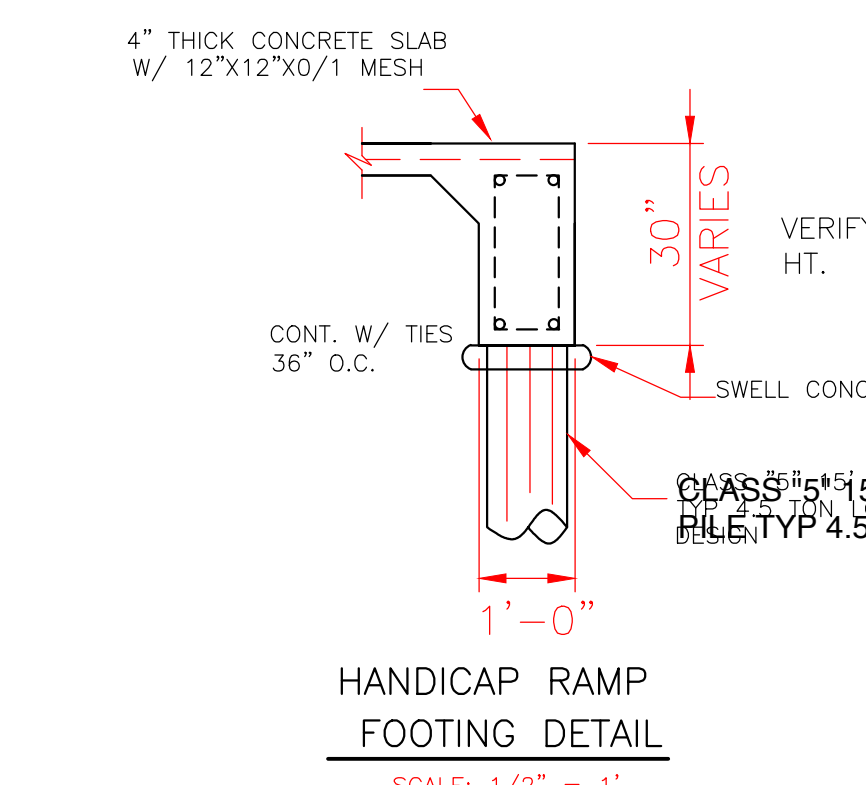
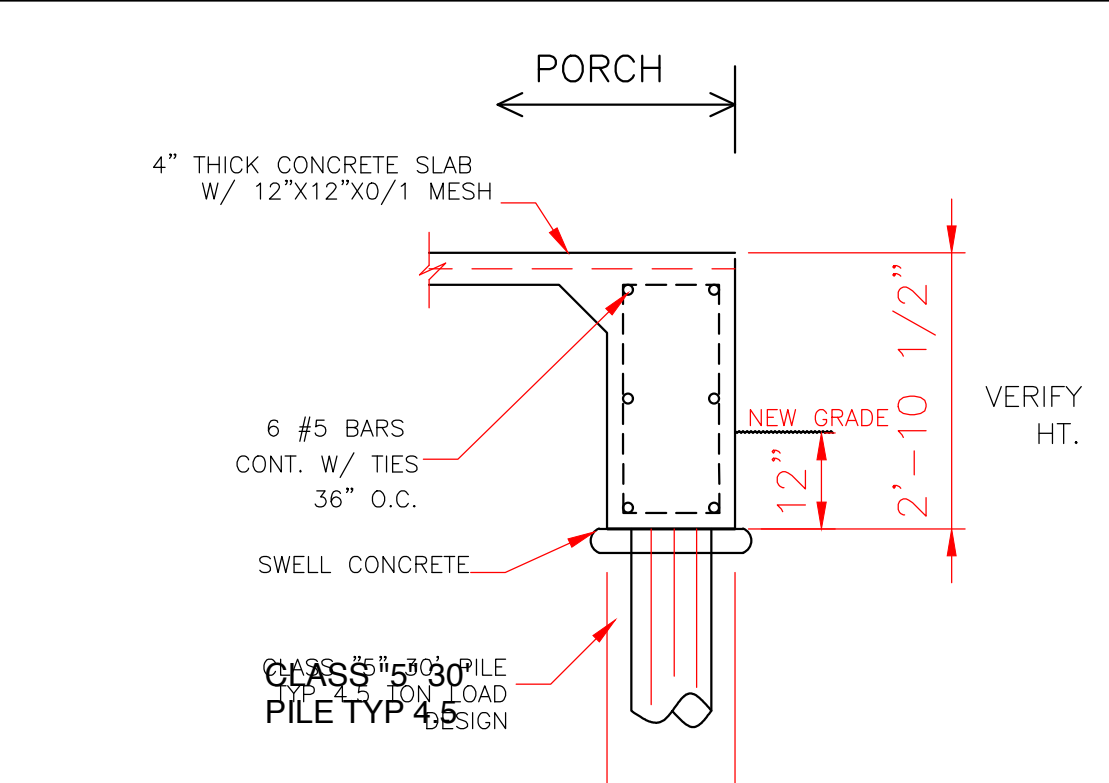
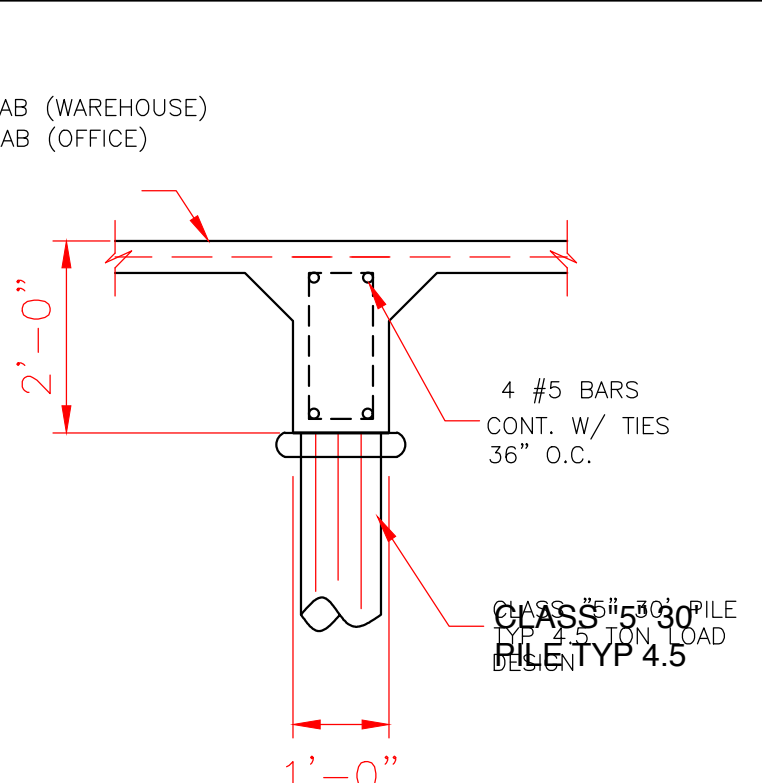
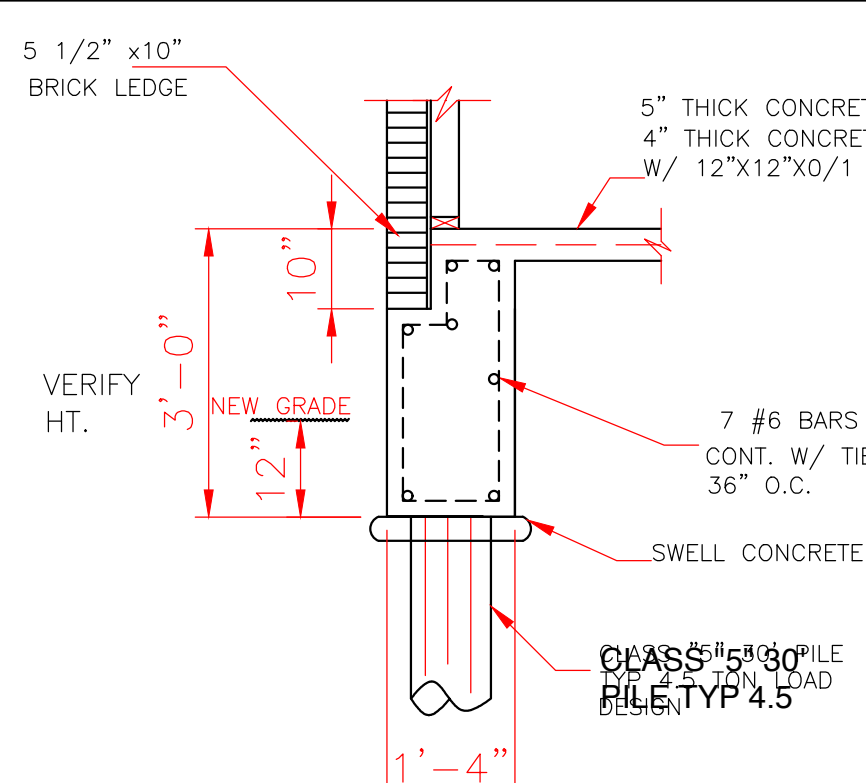
Project Name and Address
Metal Building

EAGLE ONE
EAGLE ONE 5401 CROWDER
5401 CROWDER DRIVE
DRIVE ORLEANS PARISH, LA.
ORLEANS PARISH, LA.

Project New Construction	Sheet 2
Date 05/27/2016	
Scale As Noted	



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



- 116 PILES CLASS 5 30' PILE (TREATED) WITH 4.5 TON LOAD DESIGN DRIVEN WITH STEEL DROP HAMMER OR RAPID IMPACT HAMMER METHOD, TO REFUSAL
- 12 PILES CLASS 5 15' PILE (TREATED) WITH 4.5 TON LOAD DESIGN DRIVEN WITH STEEL DROP HAMMER OR RAPID IMPACT HAMMER METHOD, TO REFUSAL

SOIL TREATMENT, CHEMICAL TERMITE OR TEMITE SHIELDS WILL BE USED FOR TERMITE PROTECTION, BUILDER VERIFY

FOUNDATION NOTES:

1. CONTRACTOR SHALL TREAT SOIL UNDER FOUNDATION WITH TERMITE PROTECTION.
2. BENEATH THE FOUNDATION AND DRIVES, ALL FILL SHALL BE FREE OF TREES, ROOTS, MASONRY AND ALL OTHER DELETERIOUS MATERIAL. FILL SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS AND SHALL BE COMPACTED TO AT LEAST 90% MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AT OPTIMUM MOISTURE CONTENT.
3. ALL CONCRETE SHALL BE REGULAR WEIGHT (APPROX. 150#/C.F.) SAND AND GRAVEL CONCRETE WITH AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS AGE CONCRETE SHALL BE MANUFACTURED, TRANSPORTED, AND PLACED IN ACCORDANCE WITH ACI-301 SPECIFICATIONS (LATEST REVISION).
4. ALL REINFORCING STEEL TO BE NEW BILLET STEEL A.S.T.M. A-615, GRADE 60. IAP BARS AT SPLICES A MINIMUM OF 45 BAR DIAMETERS.
5. REINFORCING BARS SHALL BE PLACED IN ACCORDANCE WITH THE LATEST A.C.I. SPECIFICATIONS.
6. PLACE CORNER BARS EQUAL TO BEAM HORIZONTAL STEEL AT ALL INTERSECTIONS OF GRADE BEAMS AND WALLS ON OUTSIDE FACES-ONLY, TOP AND BOTTOM.
7. CONCRETE BRIQUETTES MUST BE USED TO SUPPORT REINFORCING ON FILL. BRICKBATS OR OTHER POROUS MATERIALS ARE NOT ALLOWED.
8. SLABS SUPPORTING EQUIPMENT AT GROUND LEVEL SHALL BE AT THE SAME REQUIRED HEIGHT AS THE MAIN FIRST FLOOR SLAB.
9. SETTLEMENT OF SLABS ON FILL, SUCH AS DRIVES OR PARKING AREAS, SHOULD BE EXPECTED.

General Notes

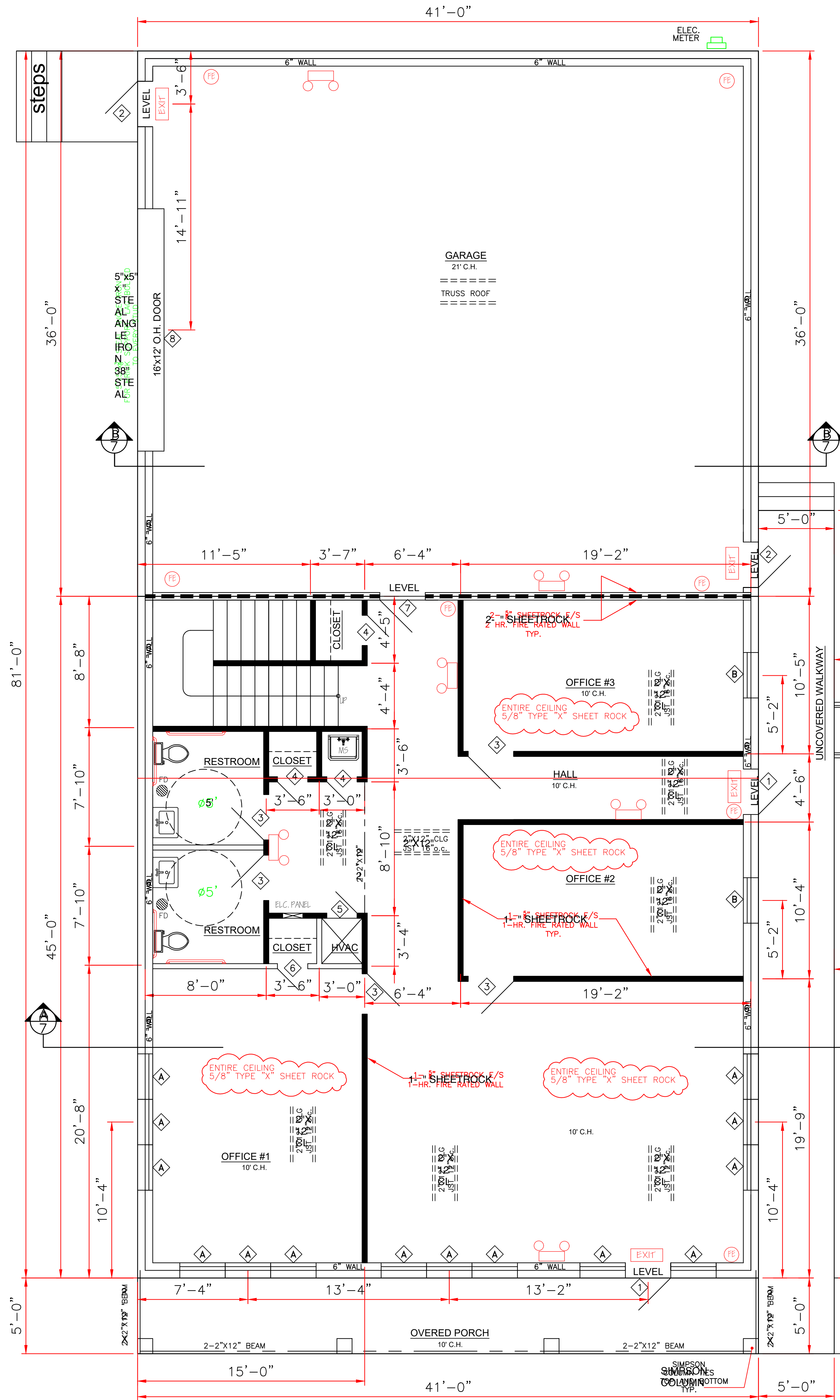
STATE OF LOUISIANA
SCOTT A DENNEAU
License No. 34699
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
5/27/26

No.	Revision/Issue	Date

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scott@pesbusiness.com

Project Name and Address
Metal Building
PROPOSED
WAREHOUSE BUILDING
EAGLE ONE
EAGLE ONE 6401 CROWDER DRIVE
ORLEANS PARISH, LA.

Project	Sheet
New Construction	3
Date 05/27/26	
Scale As Noted	



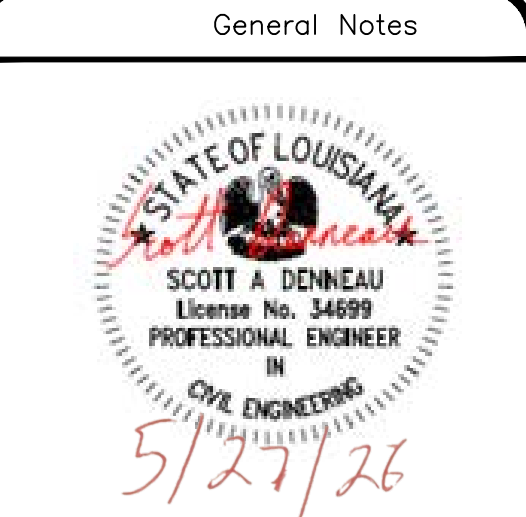
THESE PLANS HAVE BEEN PREPARED TO THE BEST OF OUR ABILITIES, HOWEVER IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO VERIFY THE ACCURACY OF THESE PLANS. THE DESIGNER ASSUMES NO RESPONSIBILITY OVER ANY PHASE OF CONSTRUCTION OR COMPLETED BUILDING. NO REPRODUCTION OR OTHER USE OF THIS DRAWING OR ITS CONTENTS IS PERMITTED WITHOUT WRITTEN CONSENT OF THE LEGAL OWNER.

LEGEND	
	FIRE EXTINGUISHER PER CODE
	EMERGENCY LIGHT W/ BATTERY PACK
	EXIT LIGHT W/ BATTERY PACK

SQUARE FOOTAGE	
GARAGE- 1 ST. LEVEL	1476
OFFICE- 1 ST. LEVEL	1845
OFFICE- 2 ND. LEVEL	1755
COVERED PORCH	205
UNCOVERED WALKWAY	278
TOTAL	5559

DOORS		
1	3'0"X7'0"X1 3/4"	EXT. INSUL. GLASS DOOR- TEMPERED
2	3'0"X7'0"X1 3/4"	EXT. INSUL. METAL DOOR- TEMPERED
3	3'0"X7'0"X1 3/8"	INTERIOR RAISED PANEL 1 HR. FIRE RATED W/ CLOSURE
4	2'0"X7'0"X1 3/8"	INTERIOR RAISED PANEL 1 HR. FIRE RATED W/ CLOSURE
5	2'0"X5'0"X1 3/8"	INTERIOR RAISED PANEL 1 HR. FIRE RATED W/ CLOSURE
6	2'0"X7'0"X1 3/8"	INTERIOR RAISED PANEL
7	3'0"X7'0"X1 3/8"	INTERIOR RAISED PANEL 2 HR. FIRE RATED W/ CLOSURE
8	16'W X12'H	GARAGE DOOR- INSUL. 140 MPH

WINDOWS		
A	3'0"X7'0"	IMPACT-FIXED GLASS WINDOW
B	3'0"X5'0"	VINYL S.H. 1/1 LTS



GENERAL NOTES:

ATTIC VENTILATION WILL BE CONTINUOUS RIDGE VENTS AND PERFORATED SOFFITS. OR EQUAL

TERMITE SHIELDS WILL BE 26 GA GALVANIZED AT EACH PIER UNDER SILLS

ATTIC VENTILATION WILL BE CONTINUOUS RIDGE VENTS AND PERFORATED SOFFITS. OR EQUAL

TERMITE SHIELDS WILL BE 26 GA GALVANIZED AT EACH PIER UNDER SILLS #2 PINE LUMBER WILL BE USED FOR FRAMING LUMBER

CONTRACTOR TO REMOVE DEBRIS FROM PROPERTY

MINIMUM OF 1 SQ. IN. PER 1 SQ. FT. OF WATER FLOW VENTING. MINIMUM INSULATION REQUIRED WALL- R-19 CEILING- R-50 BUILDING MATERIAL USED BELOW DESIGN FLOOD ELEVATION MUST BE WATER RESISTANT WINDOWS INSTALLED IN BATHTUB ENCLOSURES LESS THAN 60" F.F.F. REQUIRE SAFETY GLAZING AND WINDOWS WITHIN 2' OF DOORS AND WITHIN 5' OF STAIRS FLOOD VENTS WHERE APPLICABLE SHALL BE 1'-0" OR LESS ABOVE GRADE. 60" F.F.F. WINDOWS WHERE BOTTOM EDGE IS LESS THAN 18" DOORS AND REQUIRE SAFETY

FLOOD VENTS WHERE APPLICABLE SHALL BE 1'-0" OR LESS ABOVE GRADE.

WINDOWS WHERE BOTTOM EDGE IS LESS THAN 18" REQUIRES SAFETY

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(985) 218-8037
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scott@pesbusiness.com

Project Name and Address
Metal Building

PROPOSED
WEARHOUSE BUILDING

EAGLE ONE
EAGLE ONE 6401 CROWDER
BOULEVARD ORLEANS PARISH, LA.

DOORS		
1	3'0"X7'0"X1 3/4"	EXT. INSUL. GLASS DOOR-TEMPERED
2	3'0"X7'0"X1 3/4"	EXT. INSUL. METAL DOOR-TEMPERED
3	3'0"X7'0"X1 3/8"	INTERIOR RAISED PANEL 1-HR. FIRE RATED W/ CLOSURE
4	2'0"X7'0"X1 3/8"	INTERIOR RAISED PANEL 1-HR. FIRE RATED W/ CLOSURE
5	2'0"X5'0"X1 3/8"	INTERIOR RAISED PANEL 1-HR. FIRE RATED W/ CLOSURE
6	2'0"X7'0"X1 3/8"	INTERIOR RAISED PANEL
7	3'0"X7'0"X1 3/8"	INTERIOR RAISED PANEL 2-HR. FIRE RATED W/ CLOSURE
8	16'W X12'H	GARAGE DOOR- INSUL. 140 MPH

WINDOWS		
A	3'0"X7'0"	IMPACT-FIXED GLASS WINDOW
B	3'0"X6'0"	VINYL S.H. 1/1 LTS
C	3'0"X6'0"	FIXED GLASS WINDOW

GENERAL NOTES:

ATTIC VENTILATION WILL BE CONTINUOUS RIDGE VENTS AND PERFORATED SOFFITS. OR EQUAL

TERMITE SHIELDS WILL BE 26 GA GALVANIZED AT EACH PIER UNDER SILLS

ATTIC VENTILATION WILL BE CONTINUOUS RIDGE VENTS AND PERFORATED SOFFITS. OR EQUAL

TERMITE SHIELDS WILL BE 26 GA GALVANIZED AT EACH PIER UNDER SILLS #2 PINE LUMBER WILL BE USED FOR FRAMING LUMBER

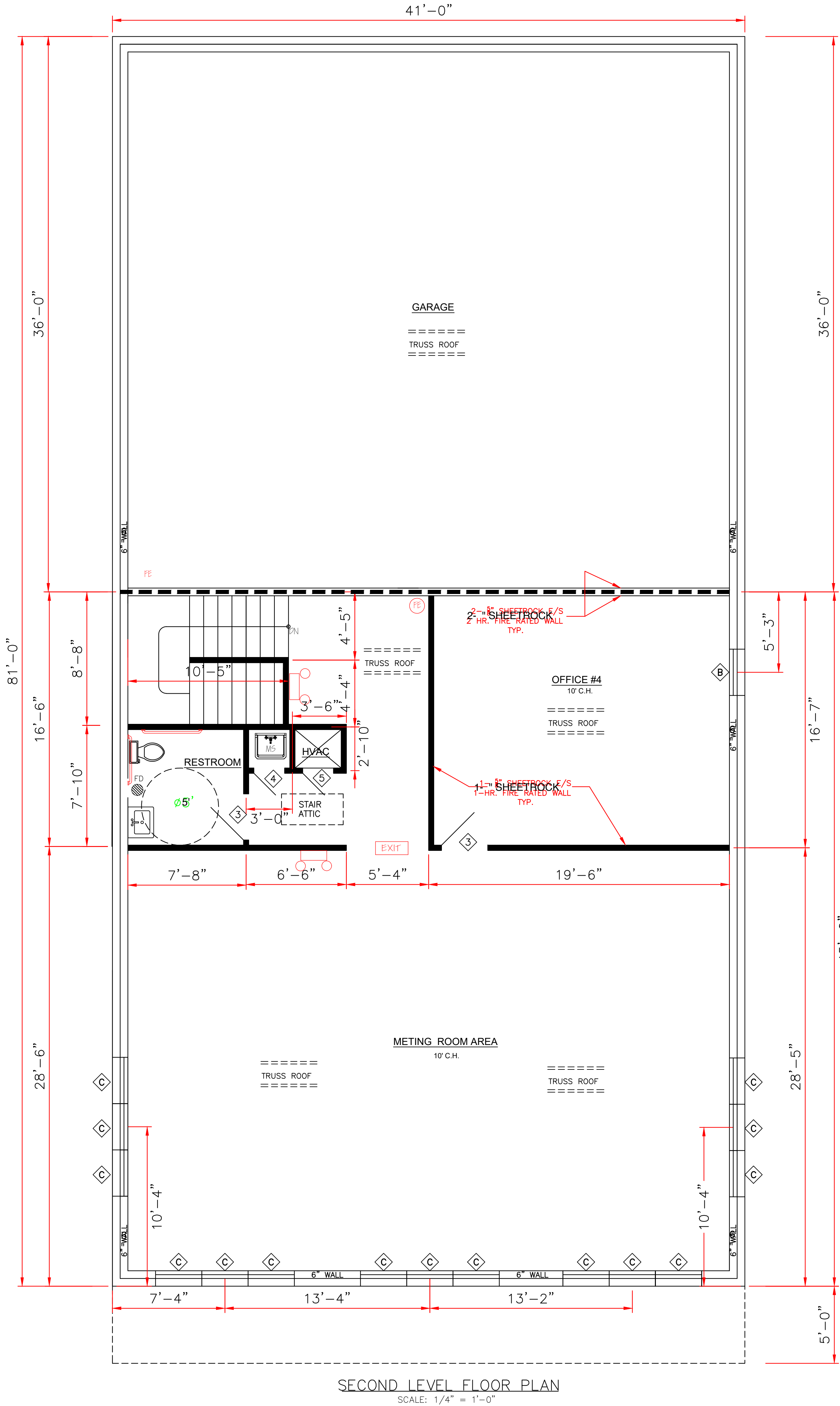
CONTRACTOR TO REMOVE DEBRIS FROM PROPERTY

ENCLOSED AREAS BELOW FLOOD GRADE SHALL HAVE A MINIMUM OF 1 SQ. IN. PER 1 SQ. FT. OF WATER FLOW VENTING. MINIMUM INSULATION REQUIRED WALL- R-19 CEILING- R-50 BUILDING MATERIAL USED BELOW DESIGN FLOOD ELEVATION MUST BE WATER RESISTANT WINDOWS INSTALLED IN BATHTUB ENCLOSURES LESS THAN 60" F.F.F. REQUIRE SAFETY GLAZING AND WINDOWS WITHIN 2' OF DOORS AND WITHIN 5' OF STAIRS FLOOD VENTS WHERE APPLICABLE SHALL BE 1'-0" OR LESS ABOVE GRADE. 60" F.F.F. WINDOWS WHERE BOTTOM EDGE IS LESS THAN 18" DOORS AND REQUIRE SAFETY

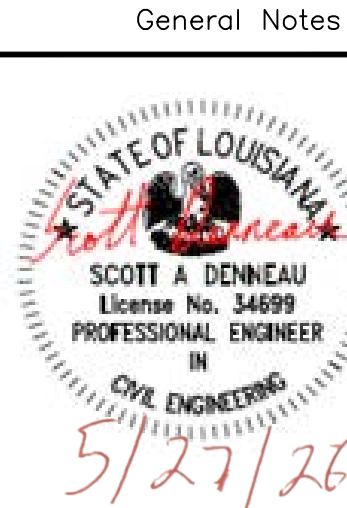
FLOOD VENTS WHERE APPLICABLE SHALL BE 1'-0" OR LESS ABOVE GRADE.

WINDOWS WHERE BOTTOM EDGE IS LESS THAN 18" REQUIRES SAFETY

LEGEND	
	FIRE EXTINGUISHER PER CODE
	EMERGENCY LIGHT W/ BATTERY PACK
	EXIT LIGHT W/ BATTERY PACK



SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



No.	Revision/Issue	Date

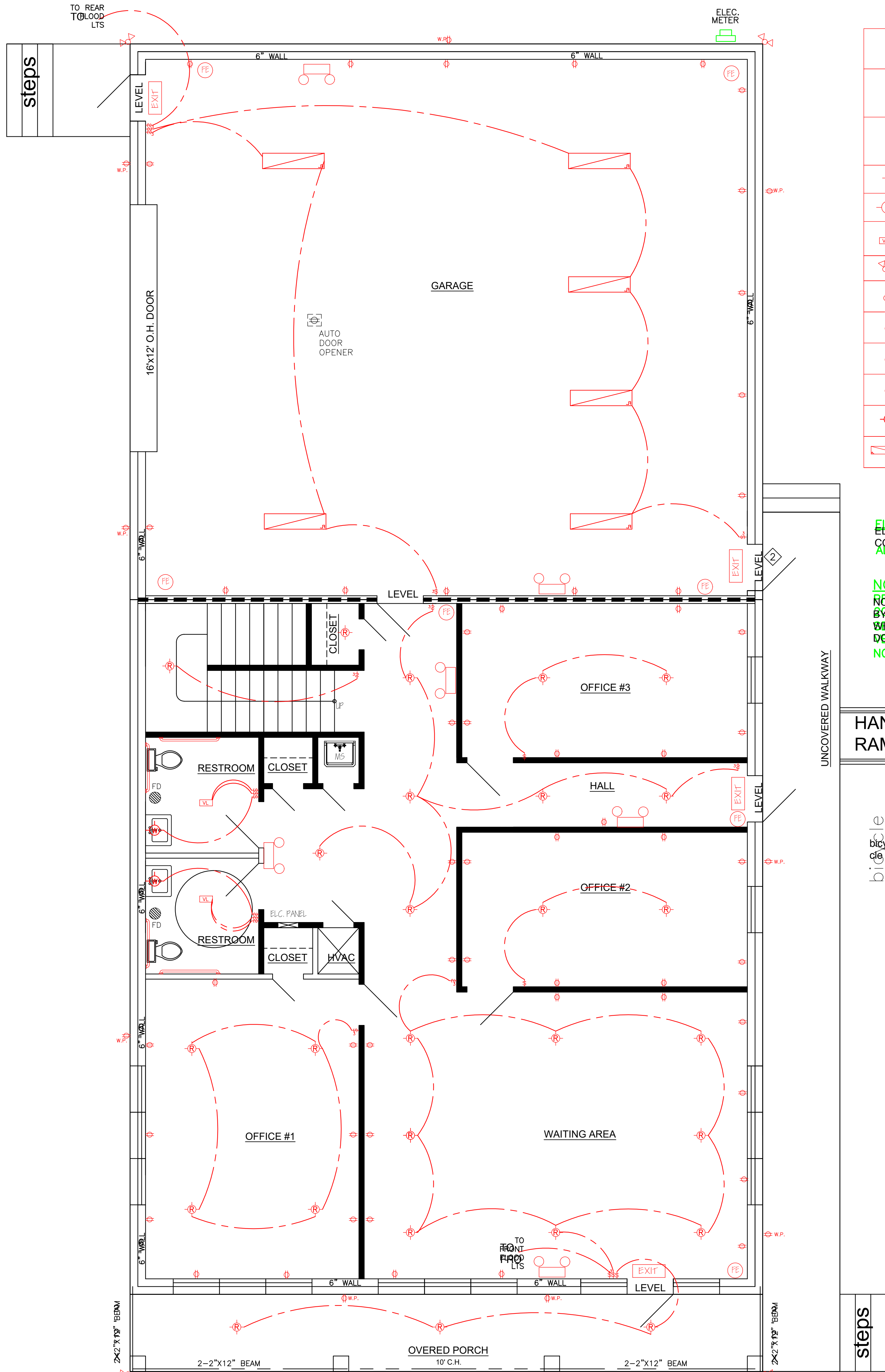
Firm Name and Address
Denneau Professional Engineering Services, LLC
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(985) 218-8037
scott@dpesbusiness.com
scott@dpesbusiness.com

Project Name and Address
Metal Building

PROPOSED
WEARHOUSE BUILDING

EAGLE ONE
EAGLE ONE 6400 PROVIDER
DRIVE ORLEANS PARISH, LA.
ORLEANS PARISH, LA.

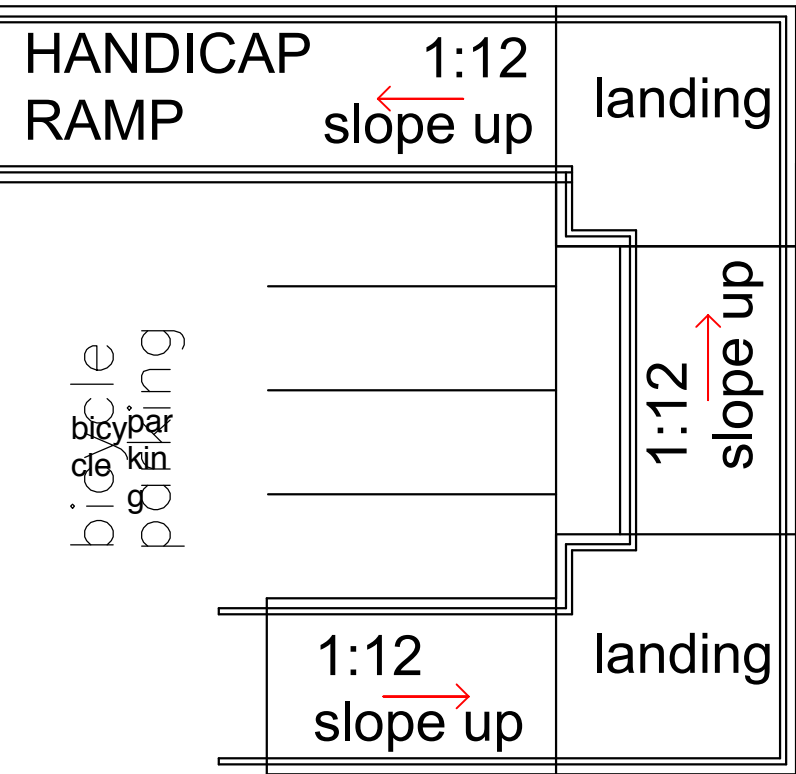
Project New Construction	Sheet 5
Date 05/27/26	
Scale As Noted	



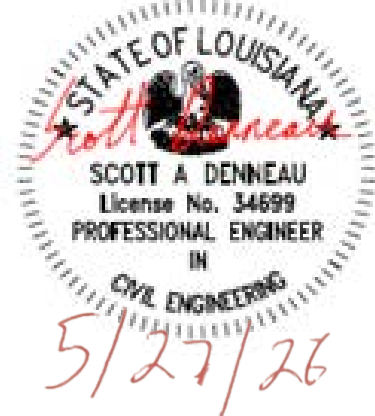
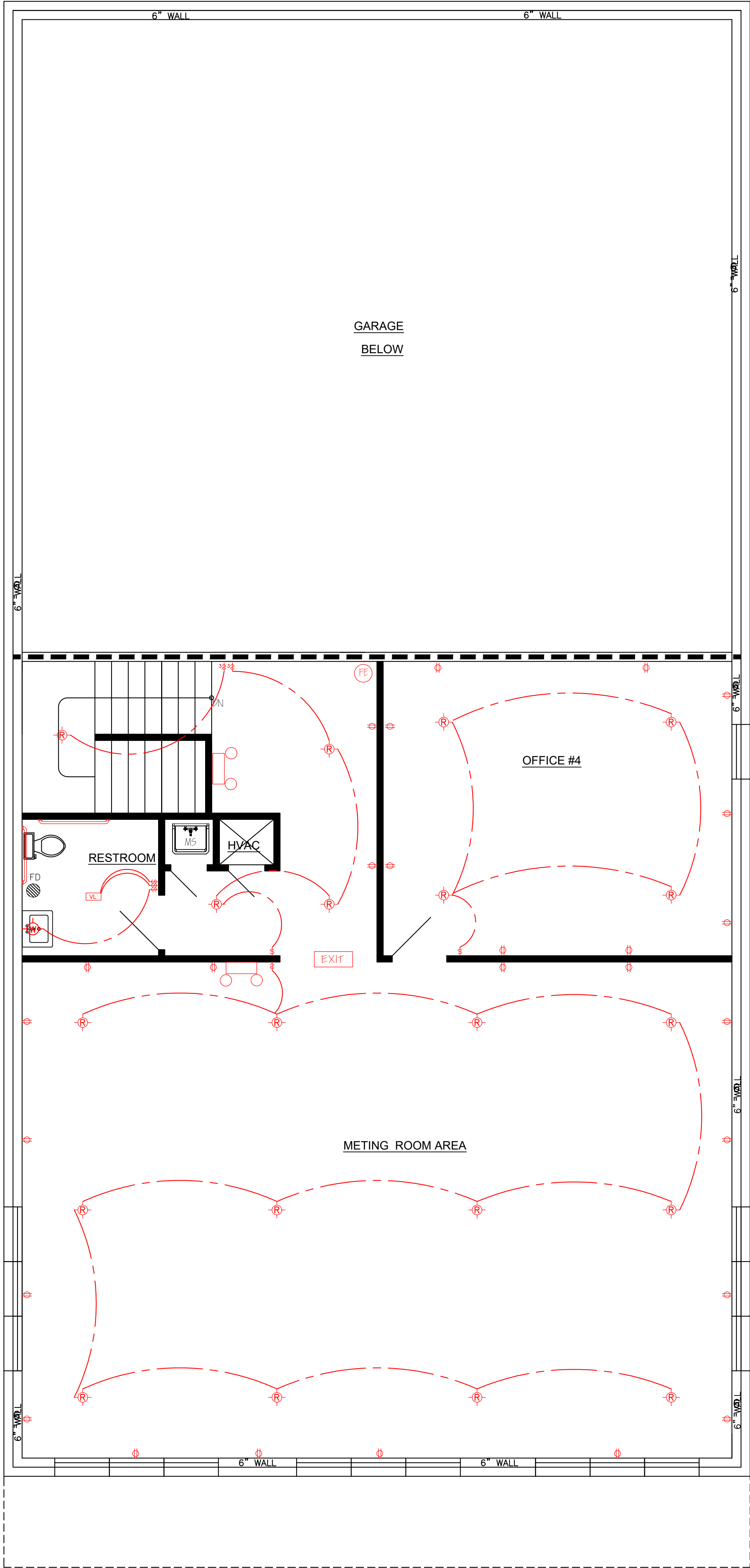
LEGEND	
⌘	WALL SWITCH 15A., 120V., SINGLE POLE SINGLE THROW, MOUNT AT 48" AFF
⌘	3-WAY WALL SWITCH 15A., 120V., MOUNT AT 48" AFF
⌘	RECESSED LIGHTS- 10 WATTS
⌘	CEILING LIGHT 12x48" FLUORESCENT LIGHT, 2-30 WATTS
⌘	VENT/LIGHT FIXTURE
⌘	FLOOD LIGHTS
⌘	WATER PROOF W/ 120V GROUND FAULT INTERRUPTER CIRCUIT OUTLET-120V
⌘	GROUND FAULT INTERRUPTER CIRCUIT OUTLET-120V
⌘	110 VOLT OUTLET
⌘	220 VOLT OUTLET
⌘	WALL LIGHT FIXTURE
⌘	FLUORESCENT LIGHT, 12x48" FLUORESCENT LIGHT, 2-30 WATTS

ELECTRICAL NOTES
ELECTRICAL NOTES ALL ELECTRICAL ACC. TO CODE 2020 NEC.
ALL ELECTRICAL ACC. TO CODE 2020 NEC.

NOTE:
RIDGE VENTS ARE REQUIRED BY 2021 IBC, SEC. R806. (NOTE: RIDGE VENTS, WITHOUT THE USE OF INSULATION, DO NOT GUARANTEE COMPLIANCE WITH CODE.) DO NOT GUARANTEE COMPLIANCE WITH CODE.)



PANEL SCHEDULE EACH UNIT		
2	OUTLETS	20 AMP
2	CEILING LIGHT	20 AMP
1	VENT LIGHT	20 AMP
1	SIGN LIGHT	20 AMP
1	WATER HEATER	20 AMP
1	EXTERIOR LIGHT	20 AMP
1	EXIT SIGN	20 AMP



No.	Revision/Issue	Date

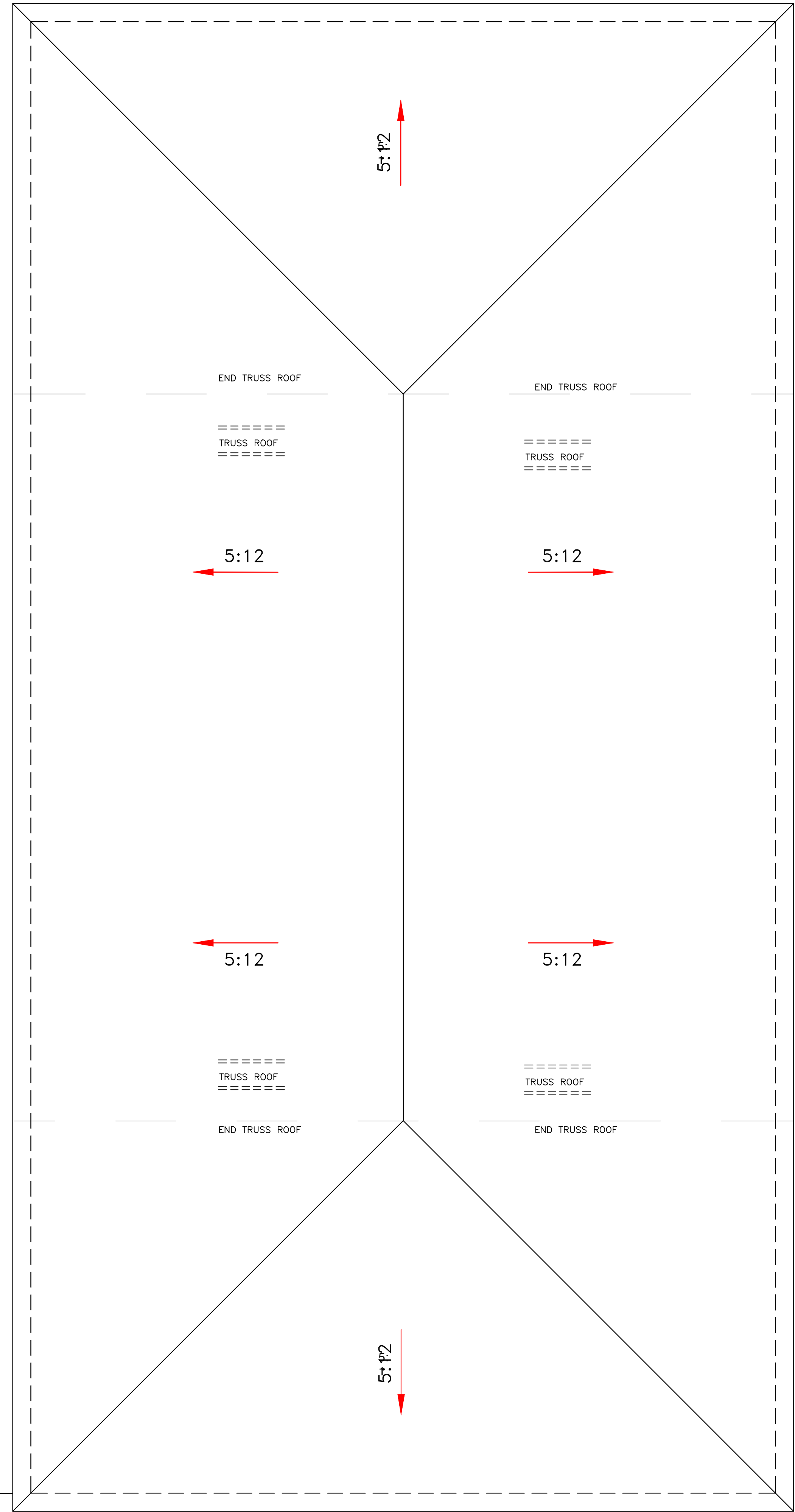
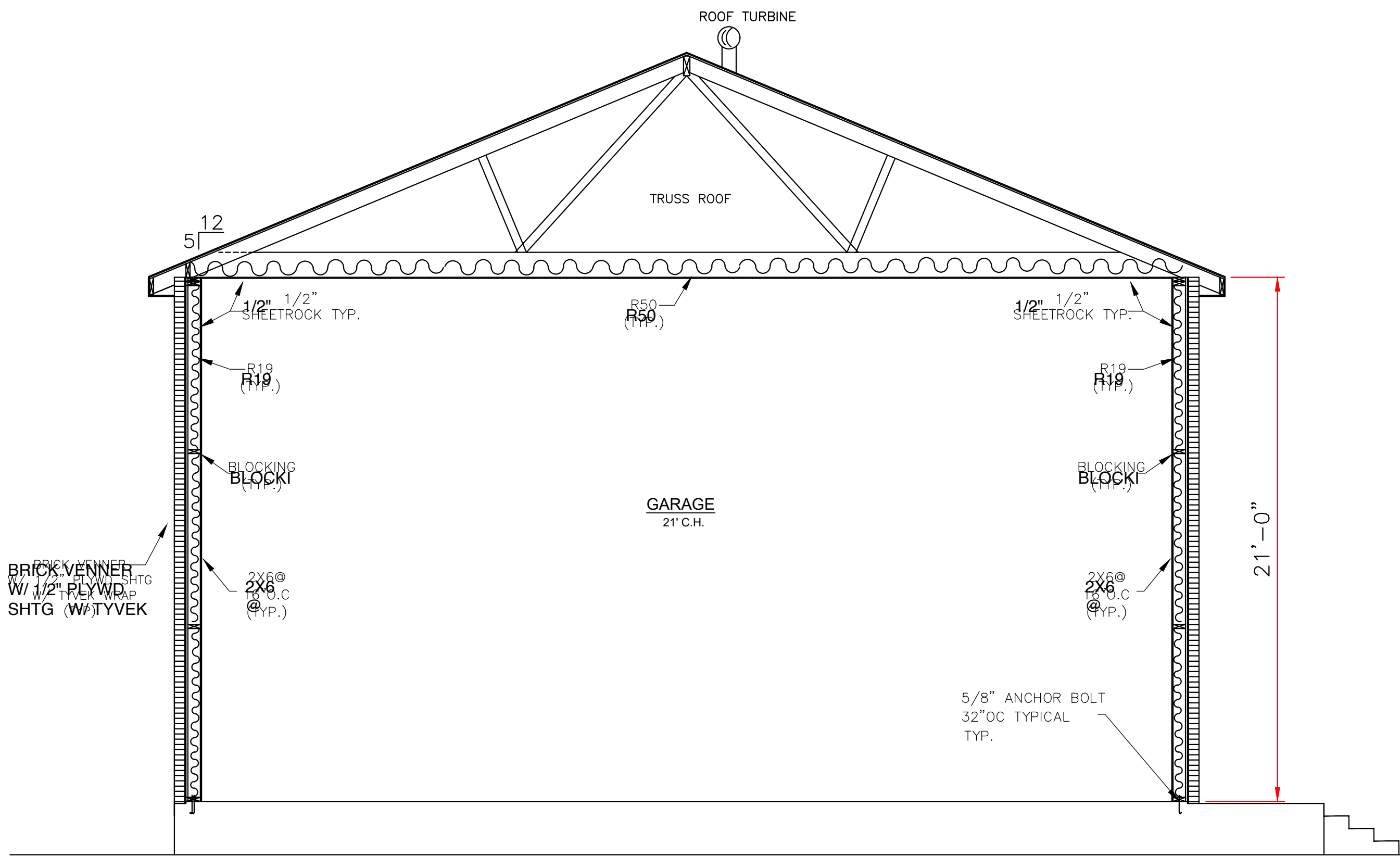
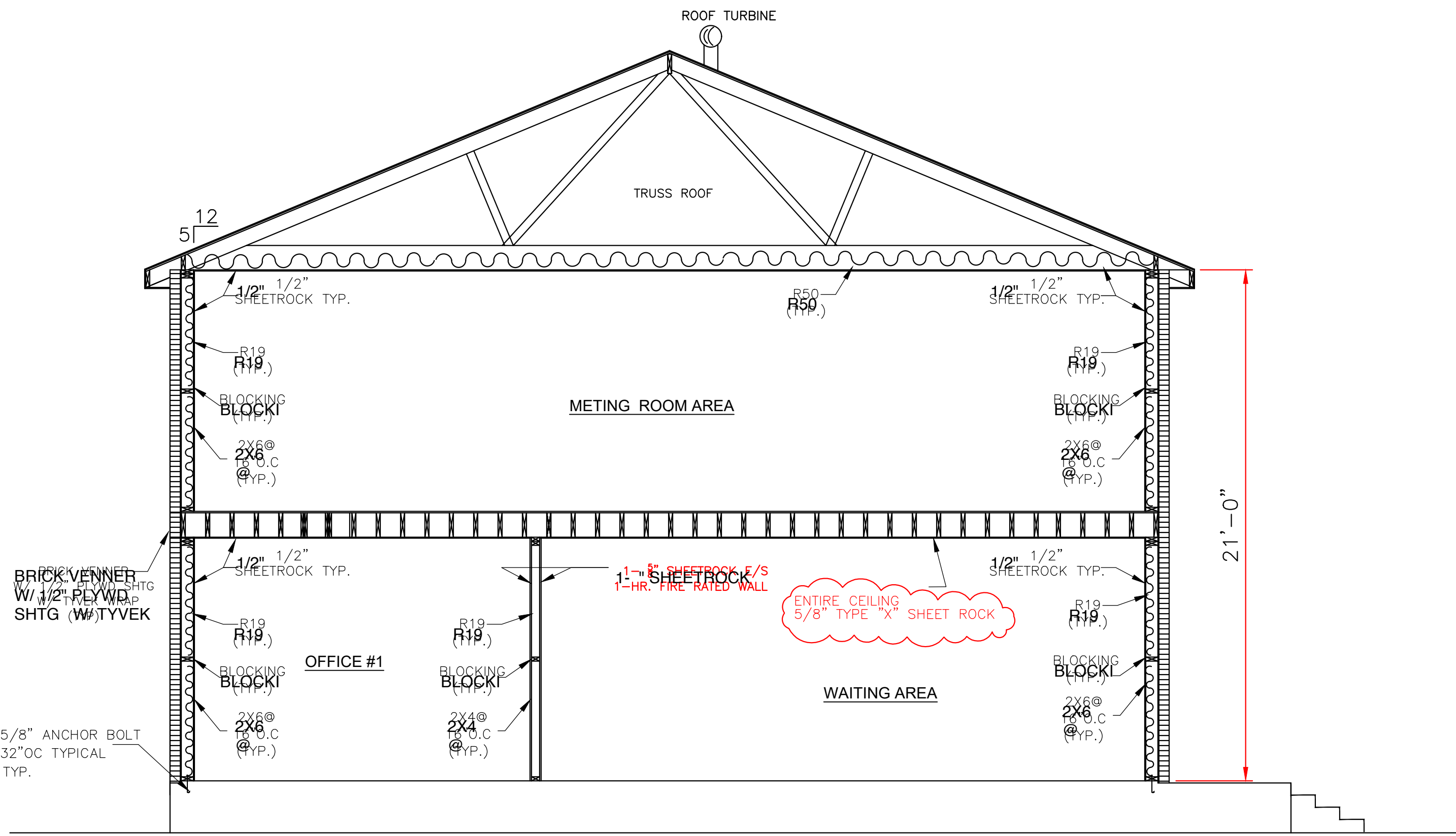
Firm Name and Address
Denneau Professional Engineering Services, LLC
13223 State St., Hammond, LA 70403
(985) 218-8037
scott@denbusiness.com
scott@denbusiness.com

Project Name and Address
Metal Building

PROPOSED
WEARHOUSE BUILDING

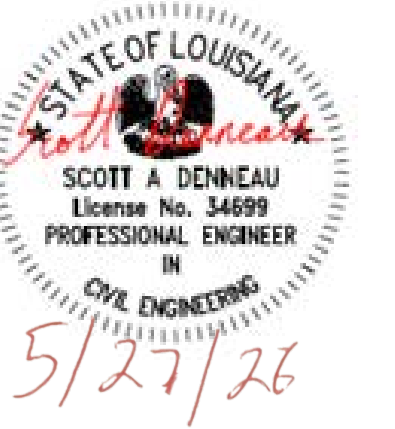
EAGLE ONE
EAGLE ONE 5400 CROWDER
BOULEVARD, ORLEANS PARISH, LA.

Project	Sheet
New Construction	6
Date	05/27/26
Scale	As Noted



ROOF PLAN

SCALE: 1/4" = 1'-0"



No.	Revision/Issue	Date

Firm Name and Address
 Denneau Professional Engineering Services, LLC
 1322 Stale St., Hammond, LA 70403
 (504) 965-2184
 scott@denbusiness.com

Project Name and Address
 Metal Building

PROPOSED WEARHOUSE BUILDING

EAGLE ONE
 EAGLE ONE 640' PROVIDER DRIVE ORLEANS PARISH, LA.

Project New Construction	Sheet 7
Date 05/27/26	
Scale As Noted	

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY TO SUPPLIABLE SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND DETAILS OF SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT.

3. ANY PENETRATIONS OF, OR MODIFICATIONS TO CONCRETE MASS, MUST BE COORDINATED WITH ENGINEER PRIOR TO CONSTRUCTION.

5. WHETHER OR NOT SPECIALLY INDICATED ON THE DRAWINGS, ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING OR DESTROYING EXISTING CONSTRUCTION (INCLUDING UTILITIES) WHICH WILL INTERFERE WITH NEW WORK.

7. COORDINATE WITH OWNER'S REPRESENTATIVE FOR LOCATION OF LOCATION OF CRANE, EQUIPMENT AND MATERIAL STORAGE.

9. ALL PLUMBING AND PLUMBING WORK SHALL BE PERFORMED BY A
LICENSED PLUMBER OR PLUMBING CONTRACTOR AND IN ACCORDANCE
WITH ALL APPLICABLE CODES AND REGULATIONS.

11. ALL STRUCTURAL FRAMING WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.

THE BUILDING STRUCTURE MUST BE DESIGNED TO WITHSTAND A WIND PRESSURE OF 140 MPH IN ACCORDANCE WITH IBC 2021, SECTION 1609. CANOPIES MUST MEET THE REQUIREMENTS OF IBC 2021, SECTION 3105.3-3105.4. PLEASE VERIFY.

Diagram illustrating the required clearances for a bathroom vanity, toilet, and shower area. The diagram shows a 3D perspective view of the fixtures and their dimensions.

Vanity and Mirror:

- Mirror height: 3'-4" MAX. TO REFLECTING SURFACE
- Vanity depth: 6" MIN.
- Vanity width: 1'-5" MIN.
- Vanity height: 2'-3" MIN. to 2'-5" MAX.
- Vanity to wall clearance: 9" MIN.

Toilet:

- Toilet bowl and pipes to be contained in a 6" MIN. x 6" MIN. area.
- Toilet height: 2'-9" TO 3'-0"
- Toilet to wall clearance: 1'-6"

Shower Area:

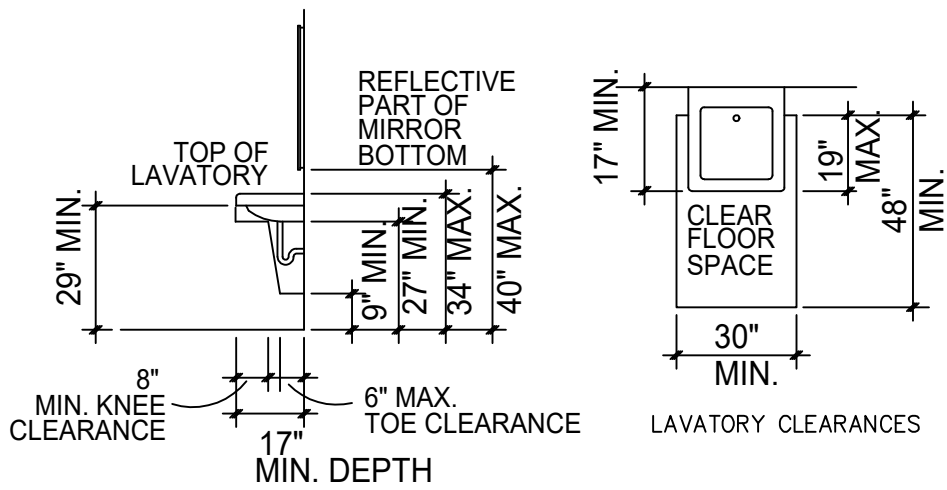
- Shower pan height: 1'-7" MIN.
- Shower pan to wall clearance: 1'-6"
- Shower pan to door clearance: 1'-7" MIN.
- Shower pan to wall clearance: 1'-6"
- Shower pan to door clearance: 1'-7" MIN.
- Shower pan to wall clearance: 1'-6"
- Shower pan to door clearance: 1'-7" MIN.

Other Clearances:

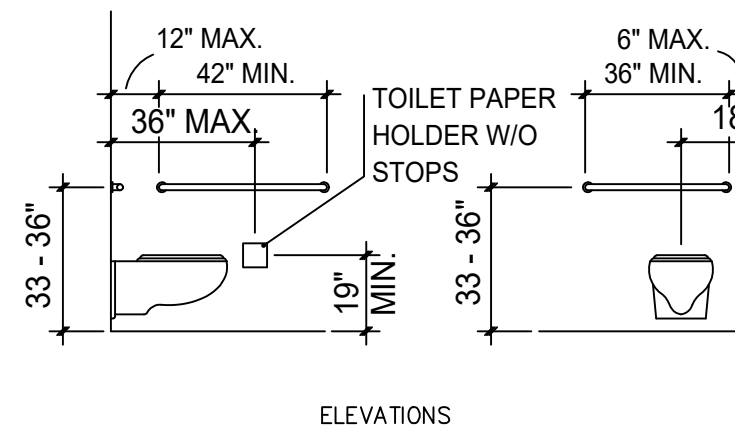
- Clearance from vanity to toilet: 1'-1/2" MIN. CLEAR
- Clearance from toilet to shower pan: 1'-1/2" MIN. CLEAR
- Clearance from shower pan to wall: 1'-1/2" MIN. CLEAR
- Clearance from shower pan to door: 1'-1/2" MIN. CLEAR
- Clearance from shower pan to wall: 1'-1/2" MIN. CLEAR
- Clearance from shower pan to door: 1'-1/2" MIN. CLEAR

BATHROOM CLEARANCES

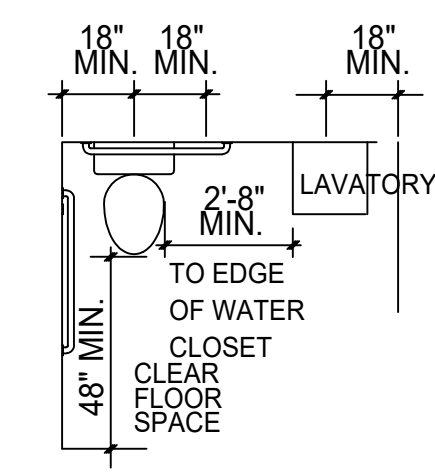
12" DIA., 1/4" THICK, UNISEX TOILET
ROOM A.D.A. DOOR-MOUNTED
RESTROOM SIGNAGE



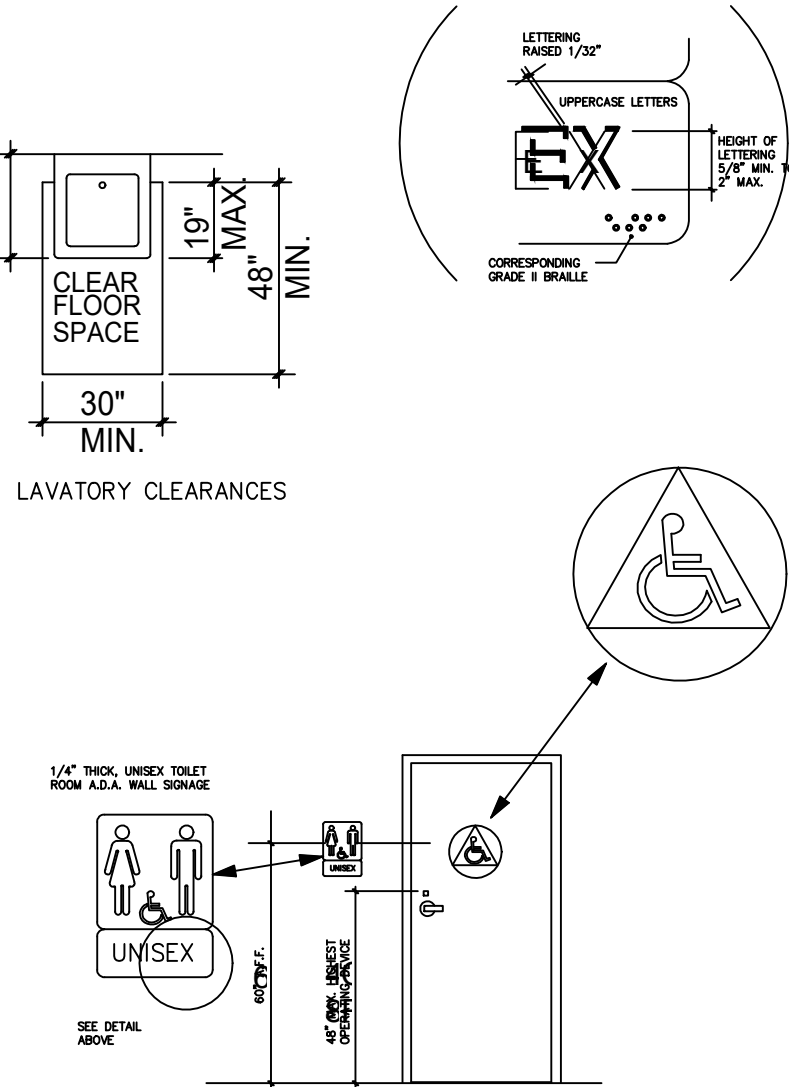
LAVATORY CLEARANCES



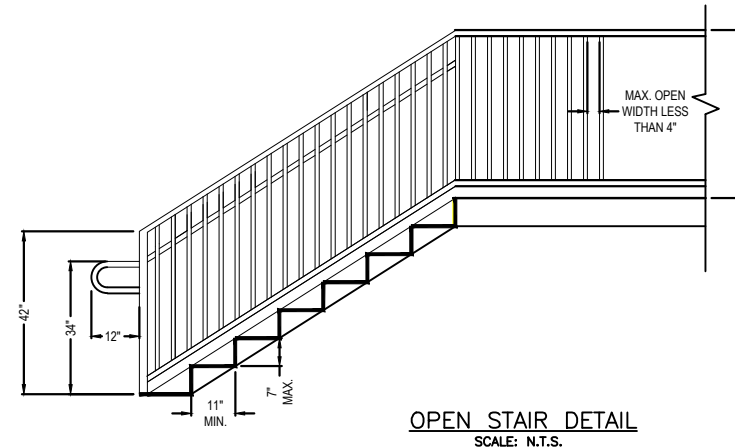
ELEVATIONS



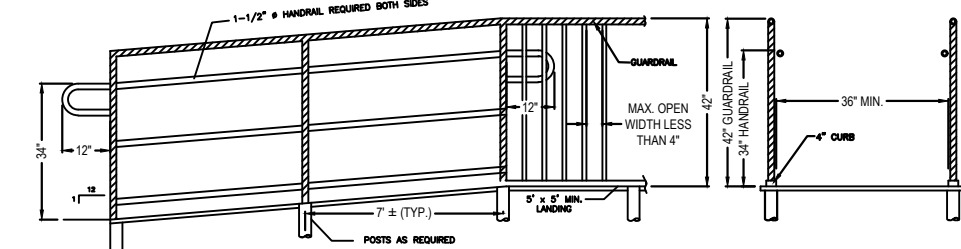
WATER CLOSETS CLEARANCES



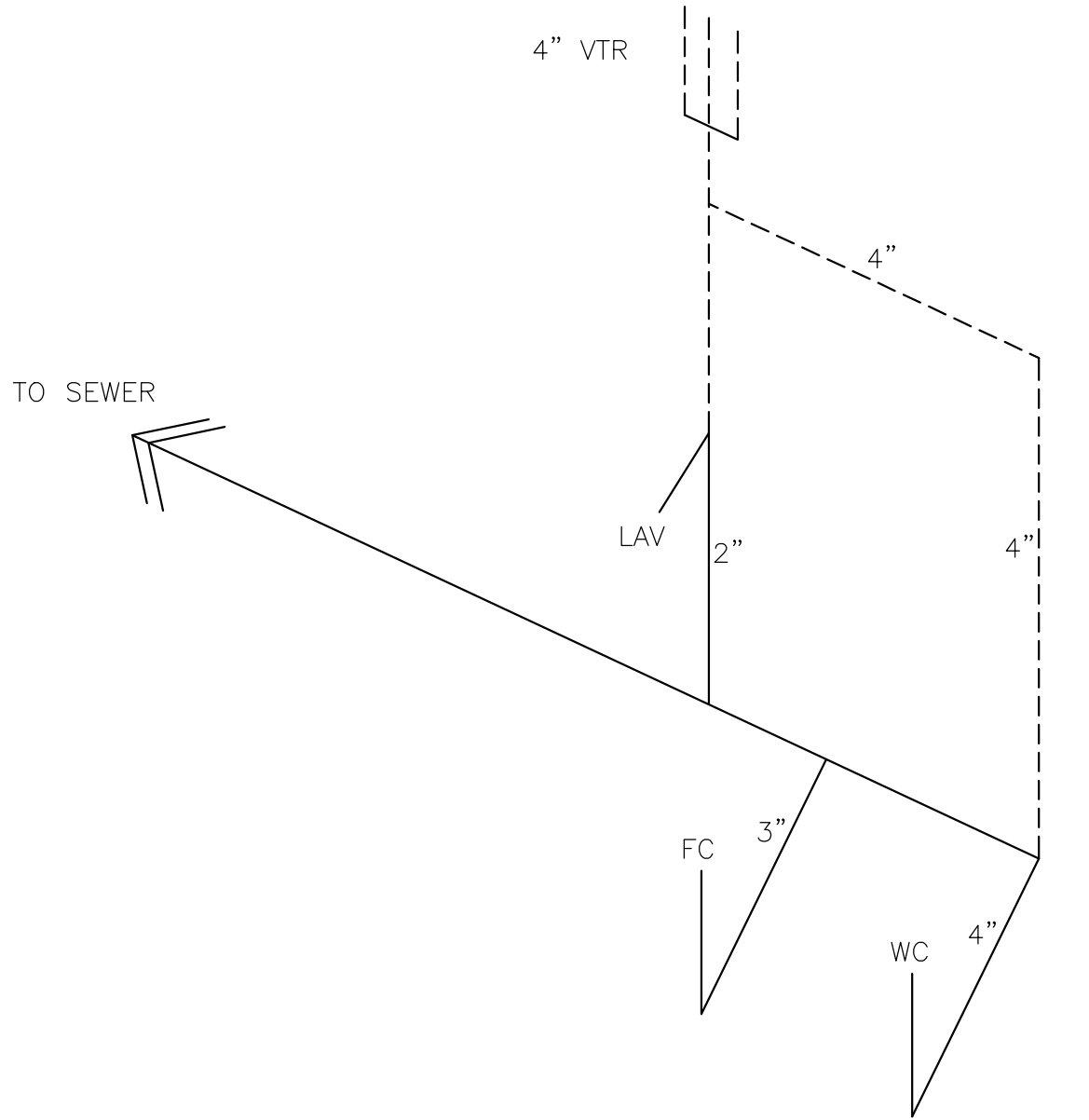
RESTROOM SIGNAGE



OPEN STAIR DETAIL
SCALE: N.T.S.



OPEN HANDICAP RAMP DETAIL



TYP. PLUMBING RISER
NOT TO SCALE

No.	Revision/Issue	Date

Firm Name and Address

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scott@dpesbusiness.com
scott@dpesbusiness.com

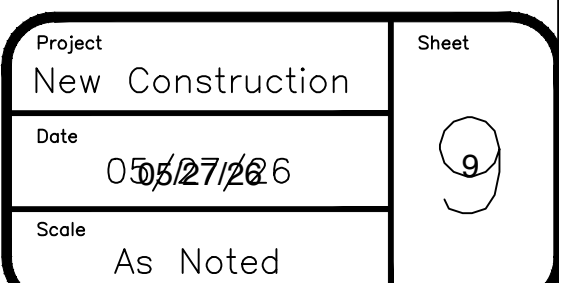
Project Name and Address
Metal Building

PROPOSED
WEARHOUSE BUILDING

EAGLE ONE
EAGLE ONE 5401 CROWDER
5401 CROWDER DRIVE
DRIVE ORLEANS PARISH, LA.
ORLEANS PARISH, LA.

Project New Construction	Sheet 8
Date 05/27/2016	
Scale As Noted	

5/27/26



DEPARTMENT OF SAFETY & PERMITS
CITY OF NEW ORLEANS

PERMIT NO: DATE:
ADDRESS: 5401 CROWDER BLVD SUBDIVISION: LAKRATT TRACT
DISTRICT: 3RD SQUARE: SEC; 22 LOTS: 4A

Table with 7 columns: COMMUNITY NUMBER, PANEL NUMBER, SUFFIX, DATE OF FIRM INDEX, FIRM ZONE, BASE FLOOD ELEVATION (BFE), FREEBOARD (ADD 1FT FOR A AND V ZONES). Row 1: 225 203, 0138, F, 9/30/16, X, N/A N.A.V.D., +1ft =

MINIMUM FLOOR ELEVATION: IN ADDITION TO THE FEMA ELEVATIONS, THE FOLLOWING CONDITIONS MUST ALSO BE MET:
FOR V - ZONES ONLY:
APPROVED FOR CITY BY:

1. CERTIFICATE OF CONSTRUCTION BENCHMARK
EXISTING HIGHEST TOP OF CURB ELEVATION -7.4' N.A.V.D.
EXISTING HIGHEST CENTERLINE OF STREET -7.8' N.A.V.D.
EXISTING LOT ELEVATIONS (PROPERTY CORNERS OR EDGE)
FRONT (RIGHT) -7.5' N.A.V.D. FRONT (LEFT) -7.3' N.A.V.D.
REAR (RIGHT) -6.5' N.A.V.D. REAR (LEFT) -6.6' N.A.V.D.
OTHER: N.A.V.D.
DESCRIBE:
DESCRIPTION OF CONSTRUCTION BENCHMARK: 60d NAIL IN POWER POLE BY LOTS: 4A-6B & 4A-6C
ELEVATION OF CONSTRUCTION BENCHMARK: -4.4' N.A.V.D. (SEE NOTE F.)
REFERENCE BENCHMARK USED TO ESTABLISH CONSTRUCTION BENCHMARK: ALCO
ELEVATION OF REFERENCE BENCHMARK: 5.8' N.A.V.D.
SIGNATURE: DATE: OCTOBER 5, 2023
(LA. REGISTERED PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER)



2. CERTIFICATE OF TOP OF FORM OR TOP OF PIER ELEVATION
(Please be submitted before pouring concrete for slab construction or framing floor for pier construction)
AS BUILT ELEVATIONS: FORM N.A.V.D. PIER N.A.V.D.
PIER CONSTRUCTION:
ALL FRAMING MATERIALS BELOW THE MINIMUM FLOOR ELEVATION (B.F.E.) MUST BE CONSTRUCTED WITH WATER-RESISTANT MATERIALS AND THE FIRST FLOOR MUST BE AT OR ABOVE THE MINIMUM FLOOR ELEVATION (B.F.E.).
V ZONES ONLY:
BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER N.A.V.D.
(Must be submitted before framing begins)
IN V ZONES, ALL ENCLOSURES BELOW THE B.F.E. MUST BE DESIGNED WITH BREAK-AWAY WALLS CONSTRUCTION.
SIGNATURE: DATE:
(LA. REGISTERED PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER) (SEAL)

3. FILLING, GRADING, DRAINAGE, SIDEWALK AND DRIVEWAY CERTIFICATION AND AFFIDAVIT
(To be submitted before Use & Occupancy Certificate can be issued)
THIS WILL CONFIRM THAT ALL FILLING, GRADING, DRAINAGE, SIDEWALKS AND DRIVEWAYS HAVE MET THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE CODE OF THE CITY OF NEW ORLEANS.
OWNER: DATE:
APPLICANT: DATE: (NOTARY)
OR
IS LOT PROPERLY FILLED TO GRADE? YES NO
(minimum lot slope, rear to front, 1 inch every 20 feet)
ARE SIDEWALKS PROPERLY INSTALLED? YES NO
ARE DRIVEWAYS PROPERLY INSTALLED? YES NO
ARE RETAINING WALLS REQUIRED? YES NO
(if yes, then on which side(s)) RIGHT LEFT REAR
ARE EQUIPMENT SLABS, SUCH AS A/C COMPRESSORS, AT MINIMUM FLOOR ELEVATION? YES NO
DO ATTACHED GARAGES IN A-ZONES, THAT ARE BELOW MINIMUM FLOOR ELEVATION, HAVE PROPER VENTING AND WATERPROOFING? YES NO N/A
SIGNATURE: DATE:
(LA. REGISTERED PROFESSIONAL CIVIL ENGINEER) (SEAL)



DEPARTMENT OF SAFETY & PERMITS
CITY OF NEW ORLEANS

PERMIT NO: DATE:
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DISTRICT: 3RD SQUARE: SEC; 22 LOTS: 4A

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OTHER: N.A.V.D.
DESCRIBE:
DESCRIPTION OF CONSTRUCTION BENCHMARK: 60d NAIL IN POWER POLE BY LOTS: 4A-6B & 4A-6C NAIL ON SOUTH SIDE OF POWER POLE.
ELEVATION OF CONSTRUCTION BENCHMARK: -4.4' N.A.V.D. (SEE NOTE F.)
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5401 CROWDER BLVD



← 5401 Crowder Blvd

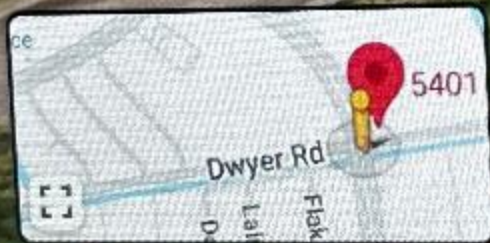
Dwyer Rd

New Orleans, Louisiana



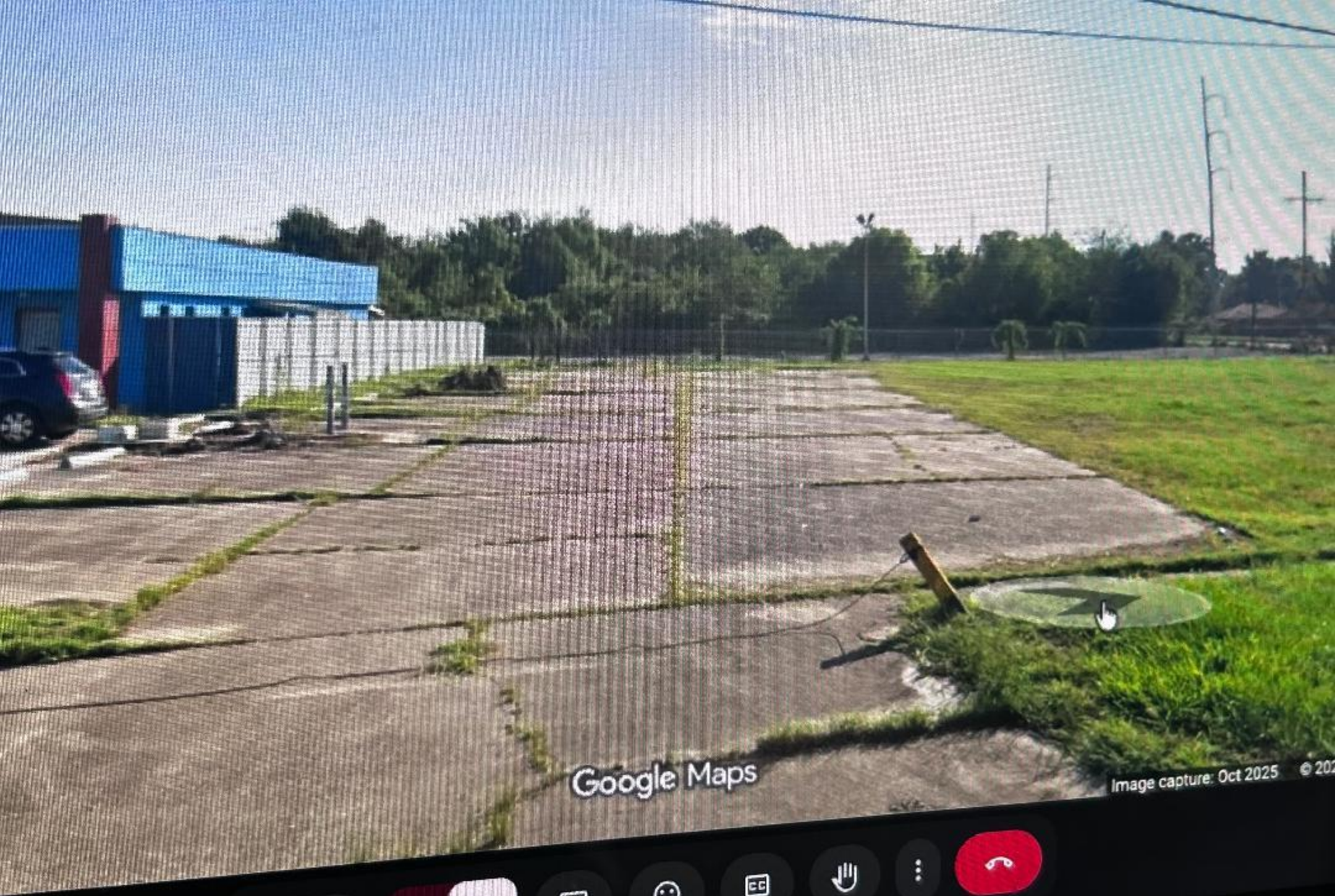
Google Street View

Oct 2025 [See more dates](#)



Google Maps





Google Maps

Image capture: Oct 2025 © 2025



...der Blvd



...er Blvd

Louisiana

Street View

See more dates



Google Maps

Image capture: Oct 2025 © 2026 G

Dwyer Rd



5407



Google Maps

Image capture: Oct 2023 © 2024 Google



Google Maps



Building/Construction
Related Permit



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 Eagle One LLC/ Toddlers University

Applicant Address 5401 Crowder Blvd

City New Orleans State Louisiana Zip 70127

Applicant Contact Number (504) 6165391 Email tspears24@aol.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☒

Property Owner Name _____

Property Owner Address _____

City _____ State _____ Zip _____

Property Owner Contact Number _____ Email _____

PROJECT DESCRIPTION

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 empty lot

Proposed Use Office building

Square Number sec 22

Lot Number 4A

Permeable Open Space (sf) 30544

New Development? Yes ☐ No ☐

Addition? Yes ☐ No ☐

Tenant Width 176.25

Existing Structure(s)? Yes ☐ No ☐

Renovations? Yes ☐ No ☐

Building Width 41x81

Change in Use? Yes ☐ No ☐

Existing Signs? Yes ☐ No ☐

Lot Width (sf) 175

New Sign(s)? Yes ☐ No ☐

Lot Area (sf) 30843.75

Building Area (sf) 3526



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