



210 STATE ST B4 AND B5

CITY PLANNING DESIGN REVIEW

PROJECT NUMBER: DR130-20

SUBMITTED BY ESKEW+DUMEZ+RIPPLE ON

08 AUGUST 2020

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COMPLETED APPLICATION AND FEE

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Building/Construction
Related Permit



Date _____	Received by _____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

**Applications must be complete and submitted in person. Faxed, emailed or incomplete applications will not be accepted.
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 210 State Street Building 4 and 5

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Kyle Digby

Applicant Address 365 Canal St. Suite 3150

City New Orleans State LA Zip 70130

Applicant Contact Number 5045618686 Email kdigby@eskewdumezripple.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name LCMC Health - Scott Landry

Property Owner Address 200 Henry Clay Avenue

City New Orleans State LA Zip 70118

Property Owner Contact Number 504-702-2001 Email Scott.Landry@lcmchealth.org

PROJECT DESCRIPTION

ADAPTIVE REUSE OF TWO EXISTING BUILDINGS AS A FAMILY LIVING CENTER. UPGRADES INCLUDE THE BUILDUP OF THE FIRST FLOOR IN BUILDING 4 TO MATCH EXISTING FLOOR ELEVATION OF BUILDING 5. THERE WILL BE TWO ADDITIONS, ONE TO CONNECT THE TWO EXISTING BUILDINGS, AND THE OTHER TO EXPAND ONE. ALSO INCLUDED IS A EXTERIOR FACADE RESTORATION AND FULL INTERIOR BUILD OUT

REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

Design Overlay District Review

- Character Preservation Corridor
- Riverfront Design Overlay
- Enhancement Corridor
- Corridor Transformation
- Greenway Corridor
- Others as required

Non-Design Overlay District Review

- Development over 40,000 sf
- Public Market
- Parking Lots with over 10 spaces or loading zones
- Wireless Antenna/Tower
- Educational Facility

- Mural Reviews
- Campus Development Plan
- CBD FAR Bonus
- Changes to Approved Plans
- DAC Review of Public Projects
- Others as required

ADDITIONAL INFORMATION

Current Use ABANDONED

Proposed Use GUEST HOUSE

Square Number BLOOMINGDALE SQS 2 & 3 BURTHEVILLE SQS 1, 2, 7 Lot Number 096 Permeable Open Space (sf) +/-23,500

Zoning District MC Local Historic District/Landmark UPTOWN

New Development?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Addition?	Yes <input checked="" type="radio"/> No <input type="radio"/>	Tenant Width	<u>N/A</u>
Existing Structure(s)?	Yes <input checked="" type="radio"/> No <input type="radio"/>	Renovations?	Yes <input checked="" type="radio"/> No <input type="radio"/>	Building Width	<u>311'</u>
Change in Use?	Yes <input checked="" type="radio"/> No <input type="radio"/>	Existing Signs?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Lot Width (sf)	<u>+/-380'</u>
New Sign(s)?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Lot Area (sf)	<u>+/-42,378</u>	BuildingArea (sf)	<u>17840</u>



Building/Construction
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DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

REQUIRED ATTACHMENTS (One paper copy and 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 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, 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

FEES

Design Review	\$225
Moratorium Appeals	\$1,000

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SITE PLAN

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FLOOR PLAN

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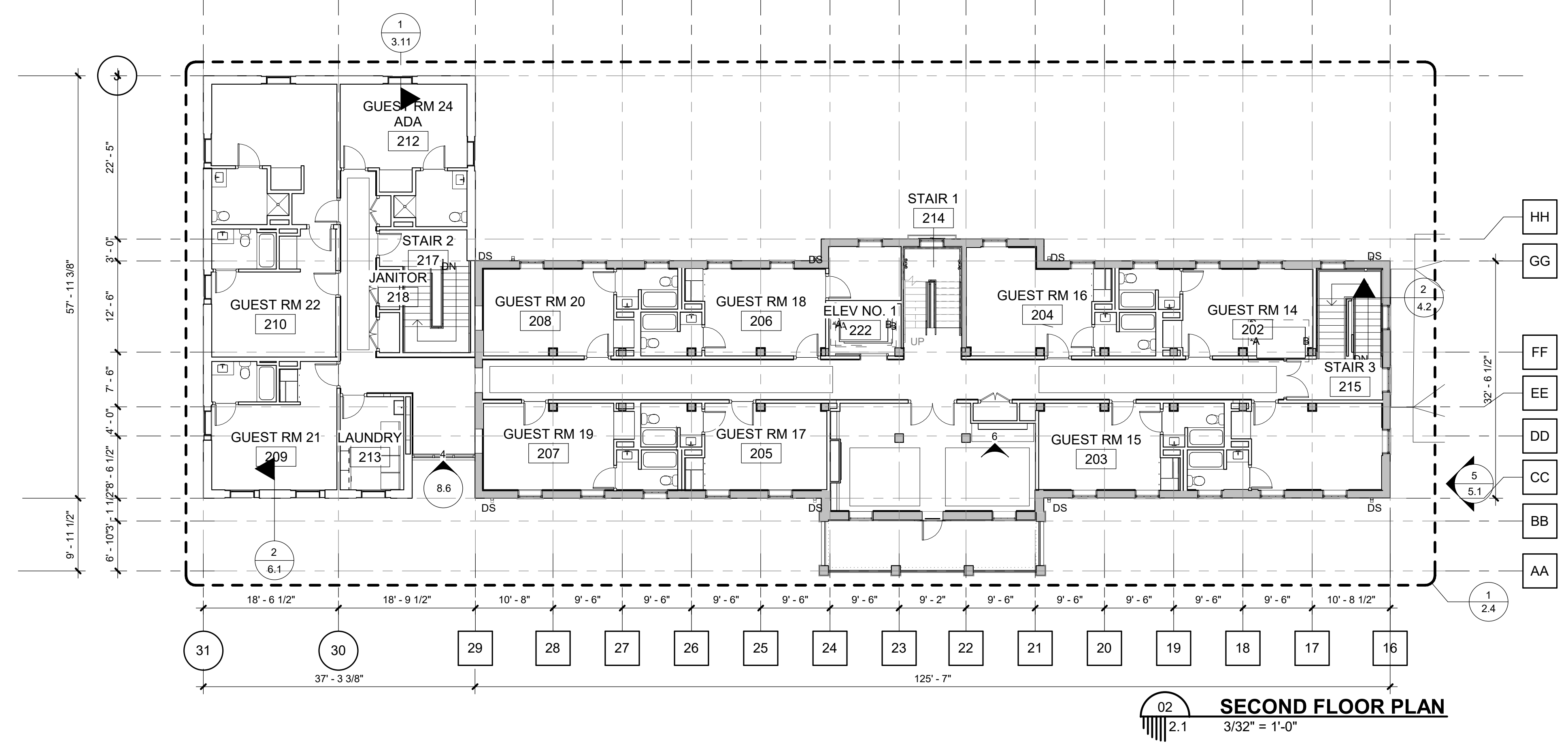
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- GENERAL NOTES**
- UNLESS OTHERWISE INDICATED ALL INTERIOR PARTITION DIMENSION ARE FACE TO FACE TO FINISH SURFACES
 - UNLESS OTHERWISE INDICATED ON THE FLOOR PLAN(S) OR REFLECTED CEILING PLAN(S), ALL CEILING HEIGHTS ARE 9'-0"
 - FOR ROOM FINISH SCHEDULE, FRAME AND DOOR SCHEDULE CLARIFICATION OF REFERENCE DESIGNATIONS FOR INTERIOR PARTITIONS, REFER TO SHEET 1
 - ALL DIMENSIONS SHOWN AT EXISTING CONDITIONS ARE PLUS OR MINUS AND SHOULD BE VERIFIED, IF NECESSARY, ON THE PROJECT SITE.

CLARIFICATION OF RENOVATION GRAPHICS (UNLESS OTHERWISE INDICATED)

	EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO REMAIN
	NEW WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC.
	EXISTING WALLS, PARTITIONS, COLUMNS, FIXTURES, EQUIPMENT, ETC. TO BE REMOVED
	EXISTING FIXTURES, EQUIPMENT, ETC. TO BE REMOVED AND RELOCATED.
	EXISTING FIXTURES, EQUIPMENT, ETC. TO BE RELOCATED FROM ITS PREVIOUS LOCATION

CLARIFICATION OF SYMBOLS FIRE EXTINGUISHER

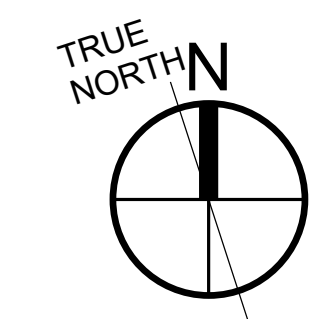
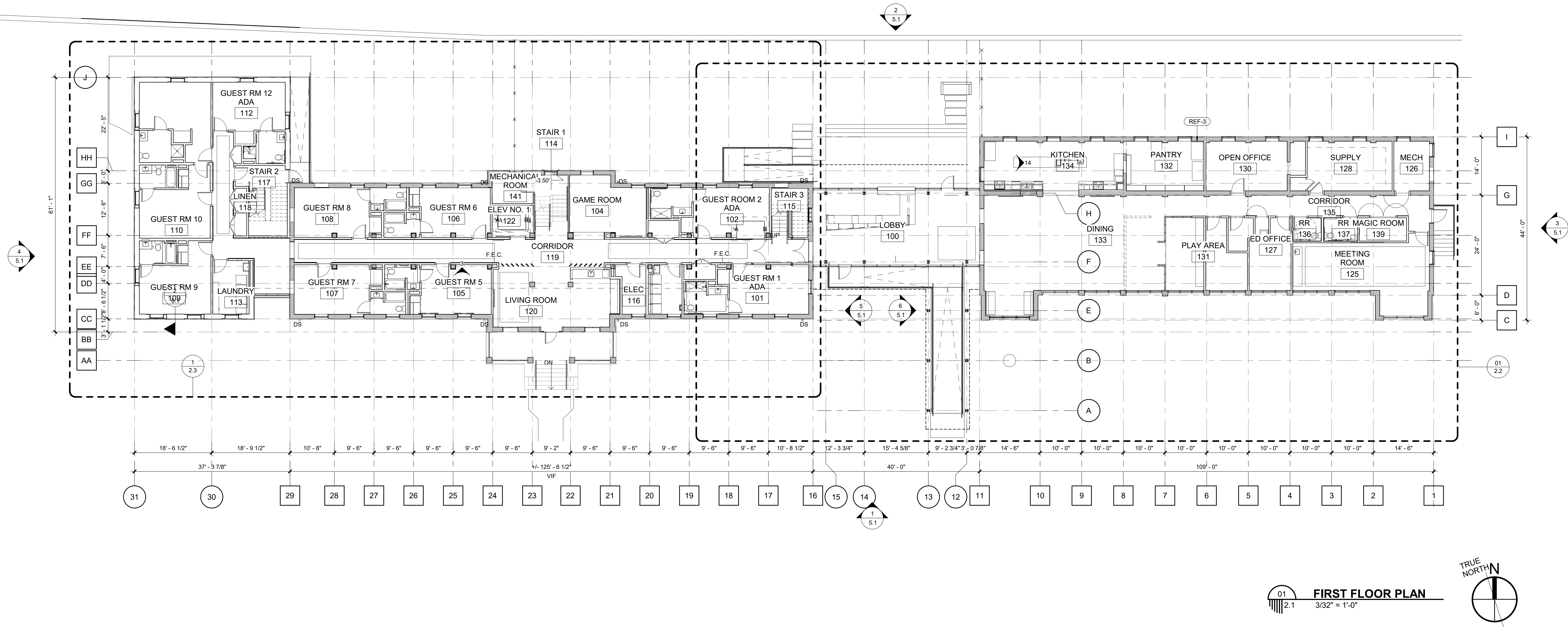
	RECESSED FIRE EXTINGUISHER CABINET (10 44 00)
	SEMI-RECESSED FIRE EXTINGUISHER CABINET (10 44 00)
	WALL HUNG FIRE EXTINGUISHER (10 44 00)

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A Professional Corporation
Date: 10 JULY 2020

REVISIONS



EDR No: 16027
Drawn By: DIGBY
Drawing Title:
FLOOR PLANS



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ARCHITECTURAL ELEVATIONS

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LIGHTING PLAN

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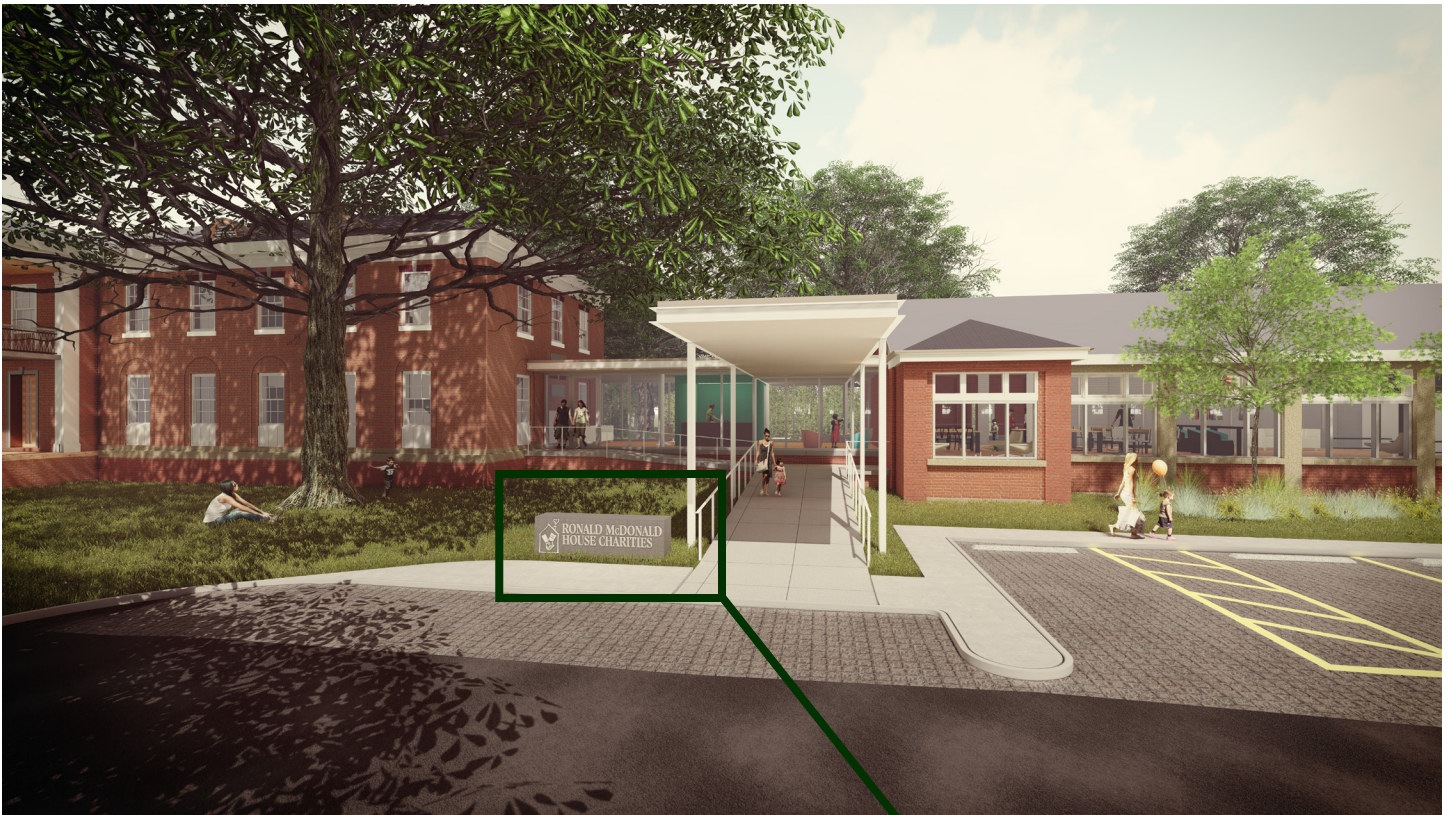
SIGNAGE PLAN

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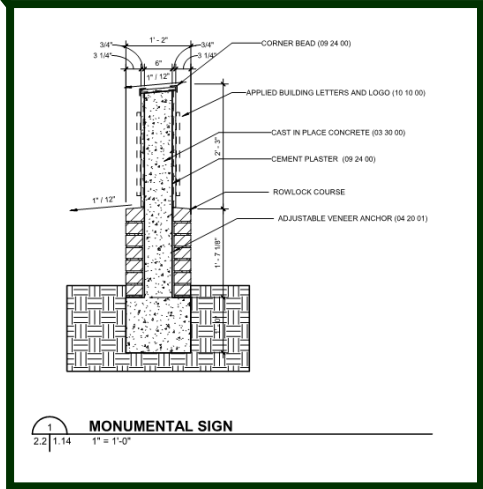
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MONUMENTAL SIGN AND LOGO LOCATED AT FRONT ENTRY. EXISTING CAMPUS SIGNAGE TO REMAIN



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LANDSCAPE PLAN

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PHOTOS

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EXISTING BUILDING - B4



EXISTING BUILDING - B5

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NARRATIVE

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Narrative:

The design goals of this project was to use the last remaining non-rehabilitated historic masonry buildings on Children's Hospital's Campus in order to create a family living center for Ronald McDonald house Charities. We believe we are in compliance with all of the Comprehensive Zoning Ordinance's requirements other than needing to submit for required review by CPC. We believe the project fits well with the other existing buildings on campus.

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RENDERINGS



RENDERING AT CONNECTOR B/T B4 AND B5



RENDERING AT ADDITION OFF OF B5