



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 5212 ELYSIAN FIELDS, NEW ORLEANS, LA 70122

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name LOUIS KONG

Applicant Address 5726 ST. CHARLES AVE.

City NEW ORLEANS State LA Zip 70115

Applicant Contact Number (504) 912-8403 Email louisk499@gmail.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name CHINESE TEA GARDEN, LLC (WAYNE LEE)

Property Owner Address 4213 ~~7006~~ HARVARD AVE

City METAIRIE State LA Zip 70006-2659

Property Owner Contact Number (504) 275-8778 Email Wayne1314@yahoo.com

PROJECT DESCRIPTION

BUILDING A NEW ONE STORY OFFICE / RETAIL BUILDING

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

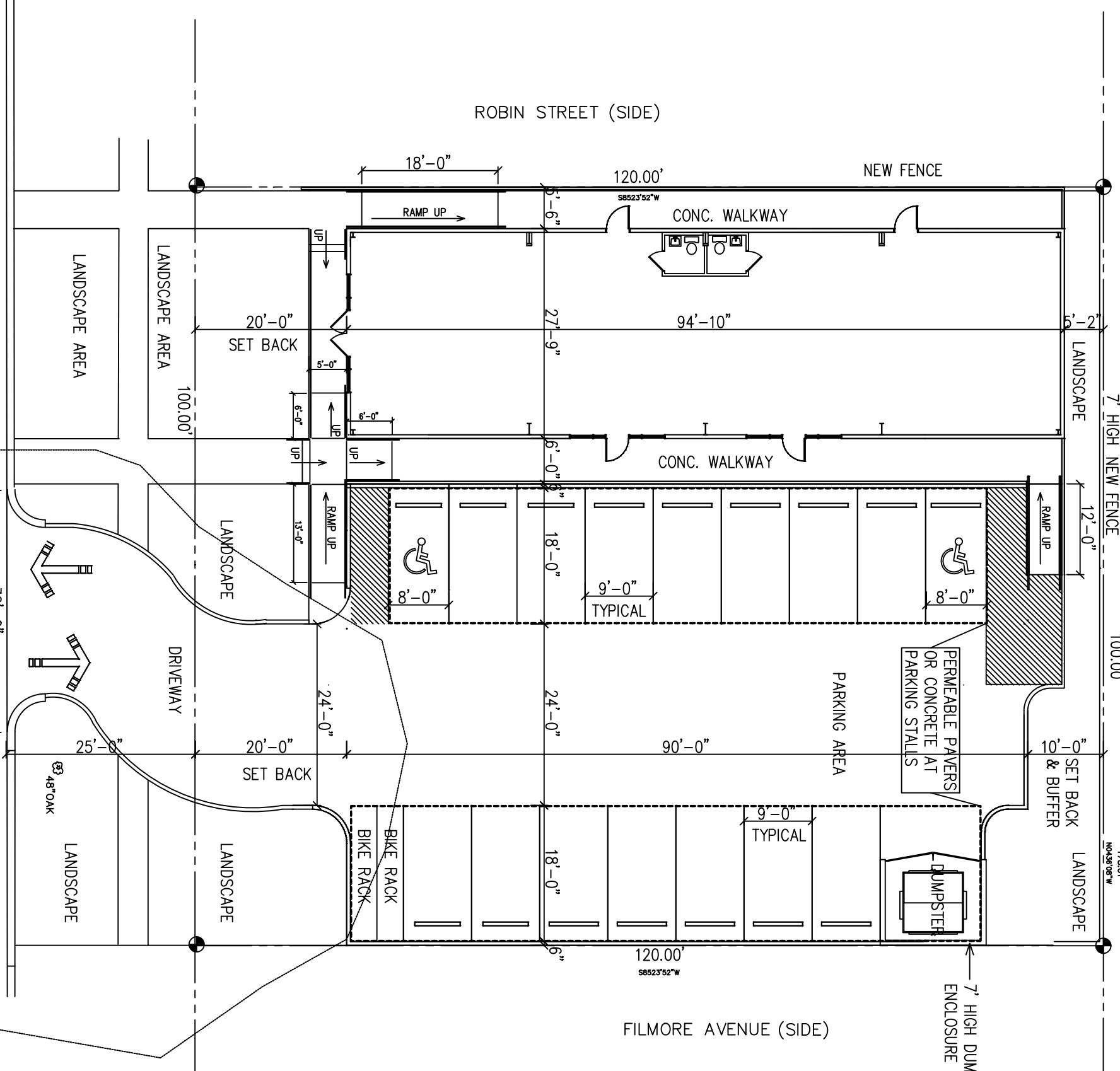
Current Use PARKING LOT Proposed Use OFFICE / RETAIL

Square Number 4014 Lot Number THIRD DISTRICT Permeable Open Space (sf) 4.687

Zoning District SBI Local Historic District/Landmark NA

New Development? Yes No Addition? Yes No Tenant Width 27'-9"
 Existing Structure(s)? Yes No Renovations? Yes No Building Width 27'-9"
 Change in Use? Yes No Existing Signs? Yes No Lot Width (sf) 100
 New Sign(s)? Yes No Lot Area (sf) 12,000 Building Area (sf) 2,630

FRENCHMAN STREET (SIDE)



7' HIGH NEW FENCE

100.00'

178.01'

NO.434908"W

NEW FENCE

FILMORE AVENUE (SIDE)

ELYSIAN FIELDS AVENUE

ROBIN STREET (SIDE)

SITE PLAN



PARKING SPACES REQUIRED = 5.26
 PARKING SPACES PROVIDED = 16

TOTAL LOT AREA - 12,000 SF
 VEHICULAR USE AREA = 5,910 SF
 BUILDING AREA = 2,630 SF

TOTAL SITE AREA: 12,000 SF
 LANDSCAPE AREA: 1,765 SF
 PERMEABLE PARKING AREA: 2,922 SF

TOTAL PERMEABLE AREA: 4,687 SF
 REQUIRED PERMEABLE AREA (20%): 2,400 SF

PERCENTAGE % OF LANDSCAPE/PARKING LOT AREA
 LANDSCAPE AREA: 1,765 SF
 PARKING LOT AREA: 4,663 SF

PERCENTAGE % PROVIDED: 38%
 PERCENTAGE % REQUIRED: 10%
 LANDSCAPE AREA EXCEEDS REQUIREMENT BY 28%



PROPOSED OFFICE BUILDING

5212 ELYSIAN FIELDS AVE., NEW ORLEANS, LA

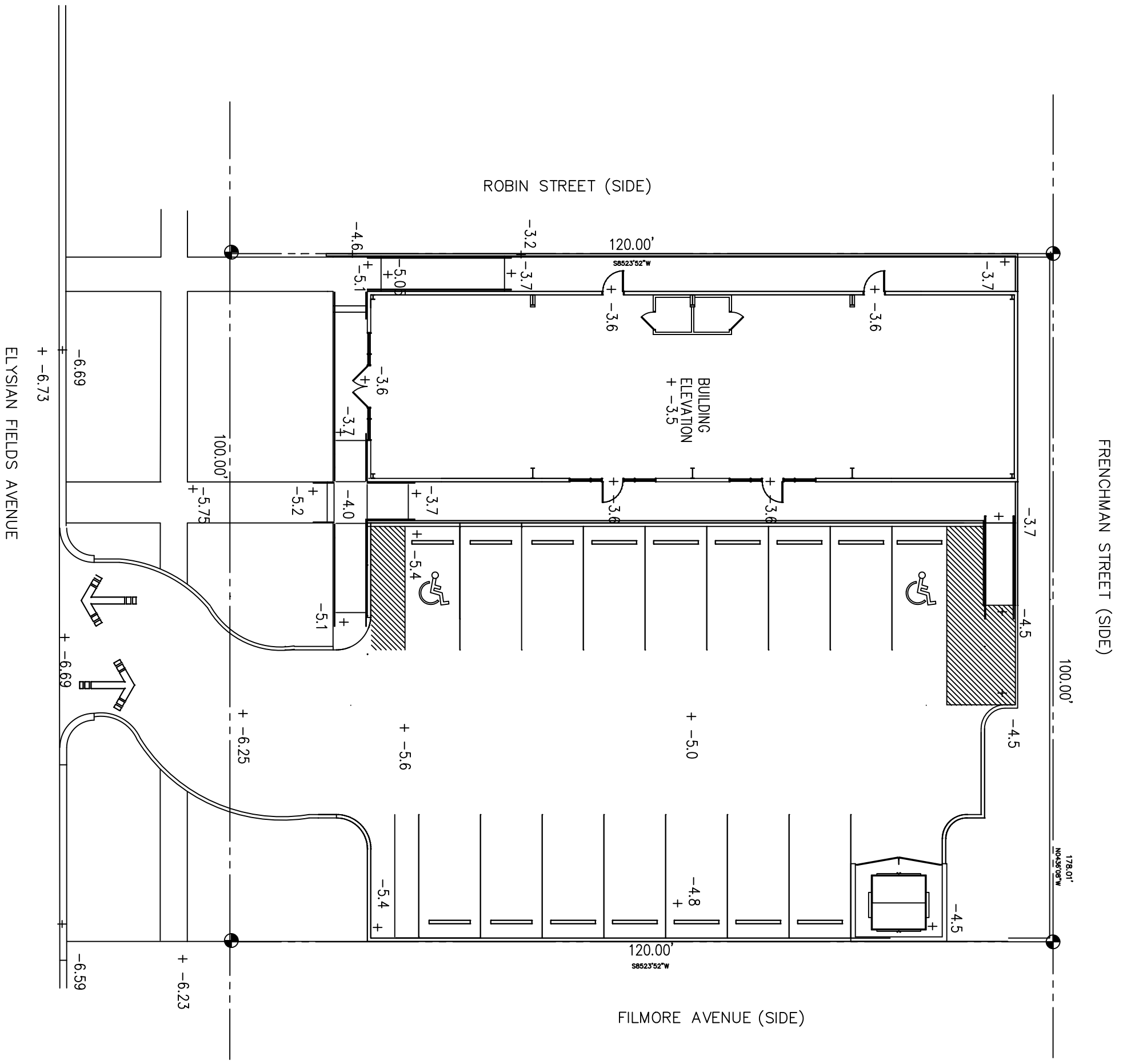
LOUIS KONG ARCHITECTURE, L.L.C.

5726 ST. CHARLES AVENUE
 NEW ORLEANS, LA 70115

(504) 912-8403

DRAWN : LK	CHECKED : LK
	DATE : 9/25/2020
SCALE : AS SHOWN	JOB NO. : CTG-001
SHEET	
SHEETS	

REVISIONS	BY



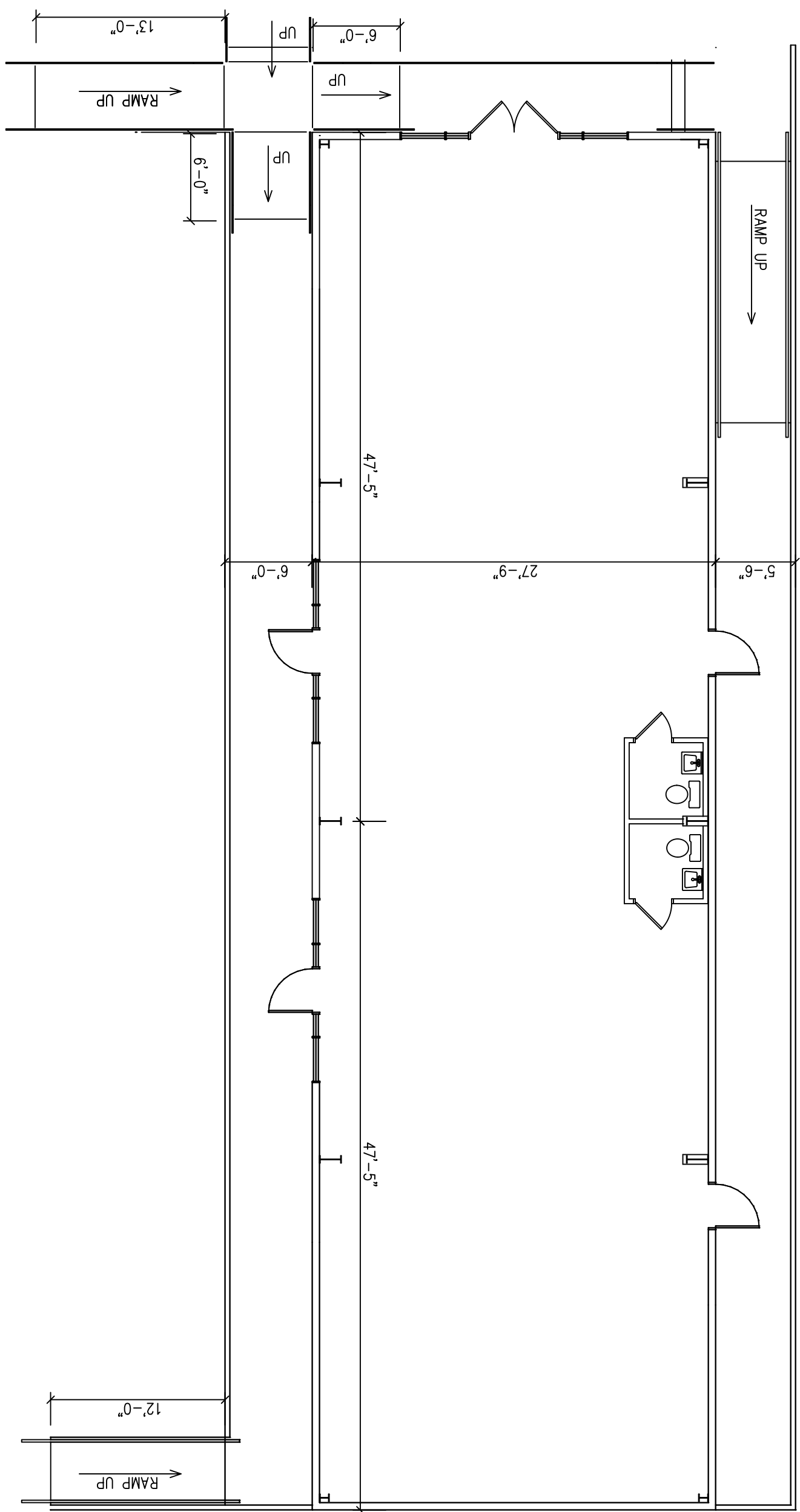
SITE ELEVATION PLAN

PROPOSED OFFICE BUILDING
 5212 ELYSIAN FIELDS AVE., NEW ORLEANS, LA

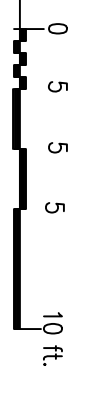
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FLOOR PLAN



REVISIONS	BY

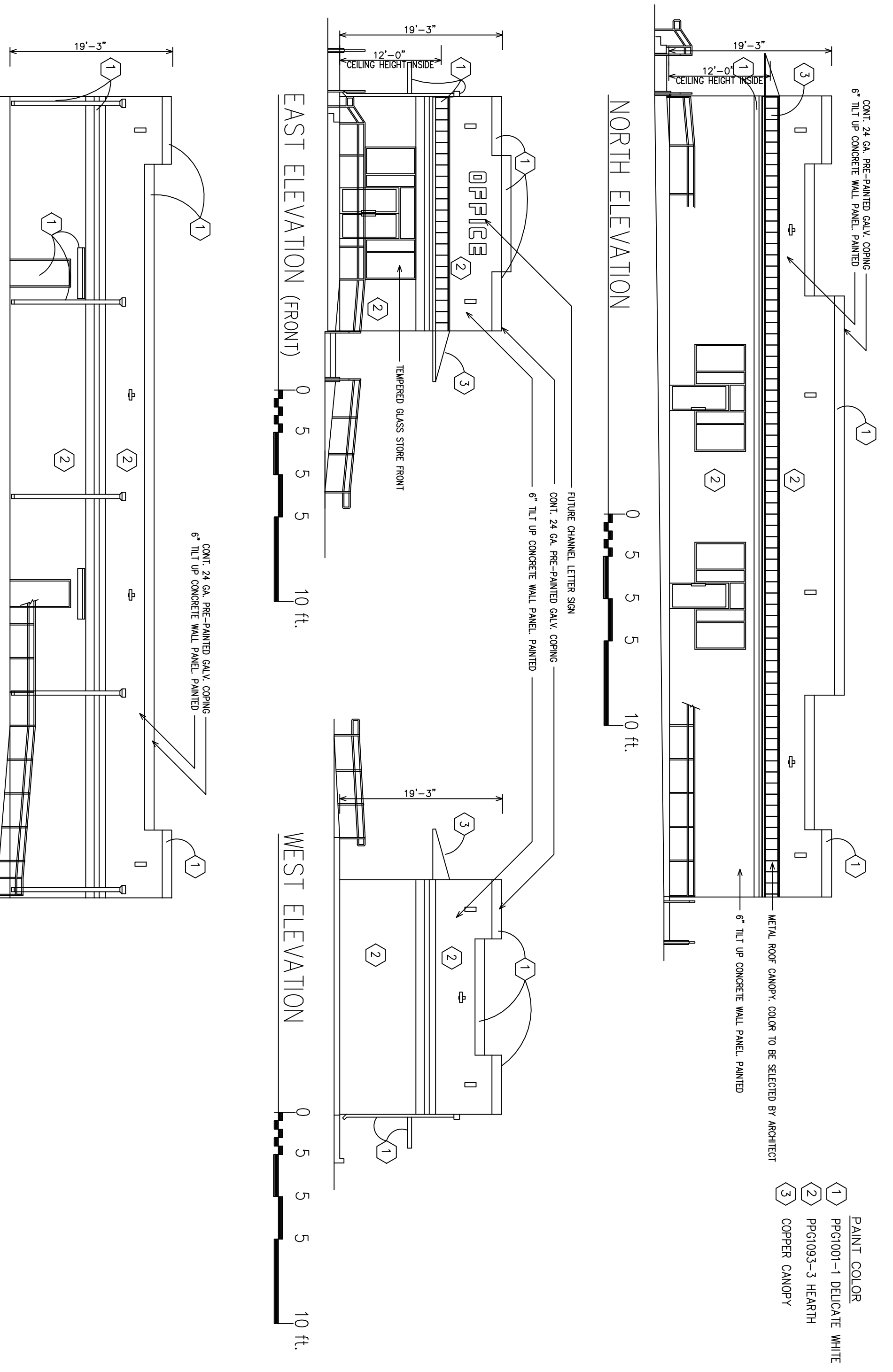
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DRAWN : LK
 CHECKED : LK

2 OF SHEETS



CONT. 24 GA. PRE-PAINTED GALV. COPING
6" TILT UP CONCRETE WALL PANEL. PAINTED

PAINT COLOR
1 PPG1001-1 DELICATE WHITE
2 PPG1093-3 HEARTH
3 COPPER CANOPY

1 PPG1001-1 DELICATE WHITE
2 PPG1093-3 HEARTH
3 COPPER CANOPY

METAL ROOF CANOPY. COLOR TO BE SELECTED BY ARCHITECT
6" TILT UP CONCRETE WALL PANEL. PAINTED

NORTH ELEVATION

0 5 5 5 5 10 ft.

EAST ELEVATION (FRONT)

0 5 5 5 10 ft.

WEST ELEVATION

0 5 5 5 10 ft.

SOUTH ELEVATION

0 5 5 5 5 10 ft.

PROPOSED OFFICE BUILDING

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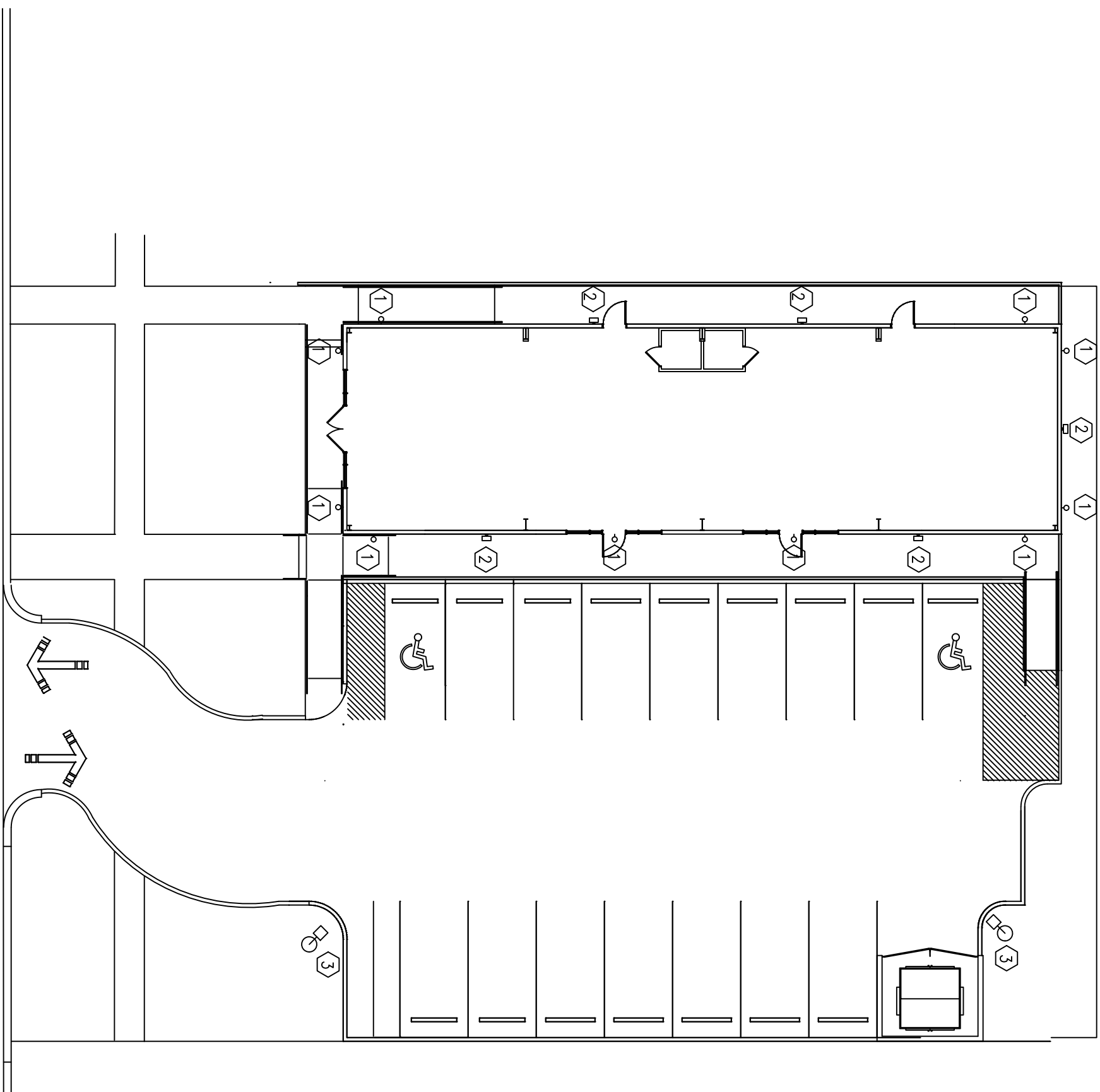
DATE : 9/25/2020

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SHEET
3

OF SHEETS



LIGHTING FIXTURE SCHEDULE			
TYPE	STYLE	HEIGHT	NUMBER
1	2 LIGHT WALL CYLINDER	15'-0"	10
2	WALL PACK	14'-6"	5
3	POLE LIGHT	18'-0"	2

EXTERIOR LIGHTING PLAN




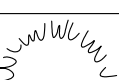
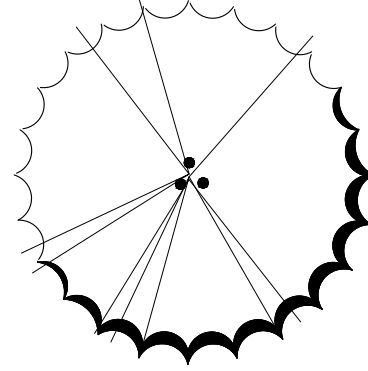
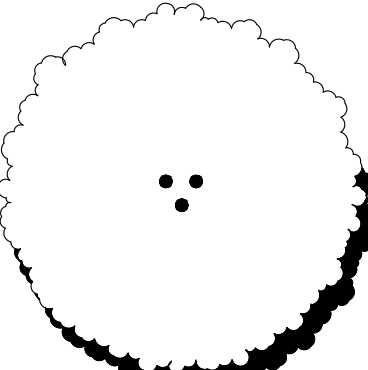
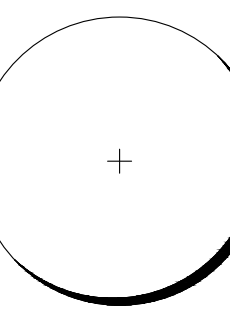
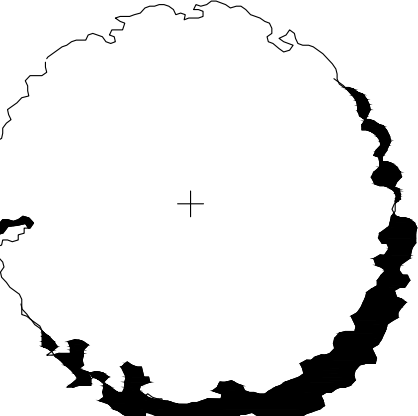
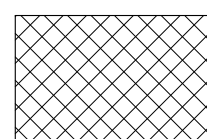
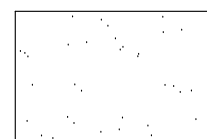


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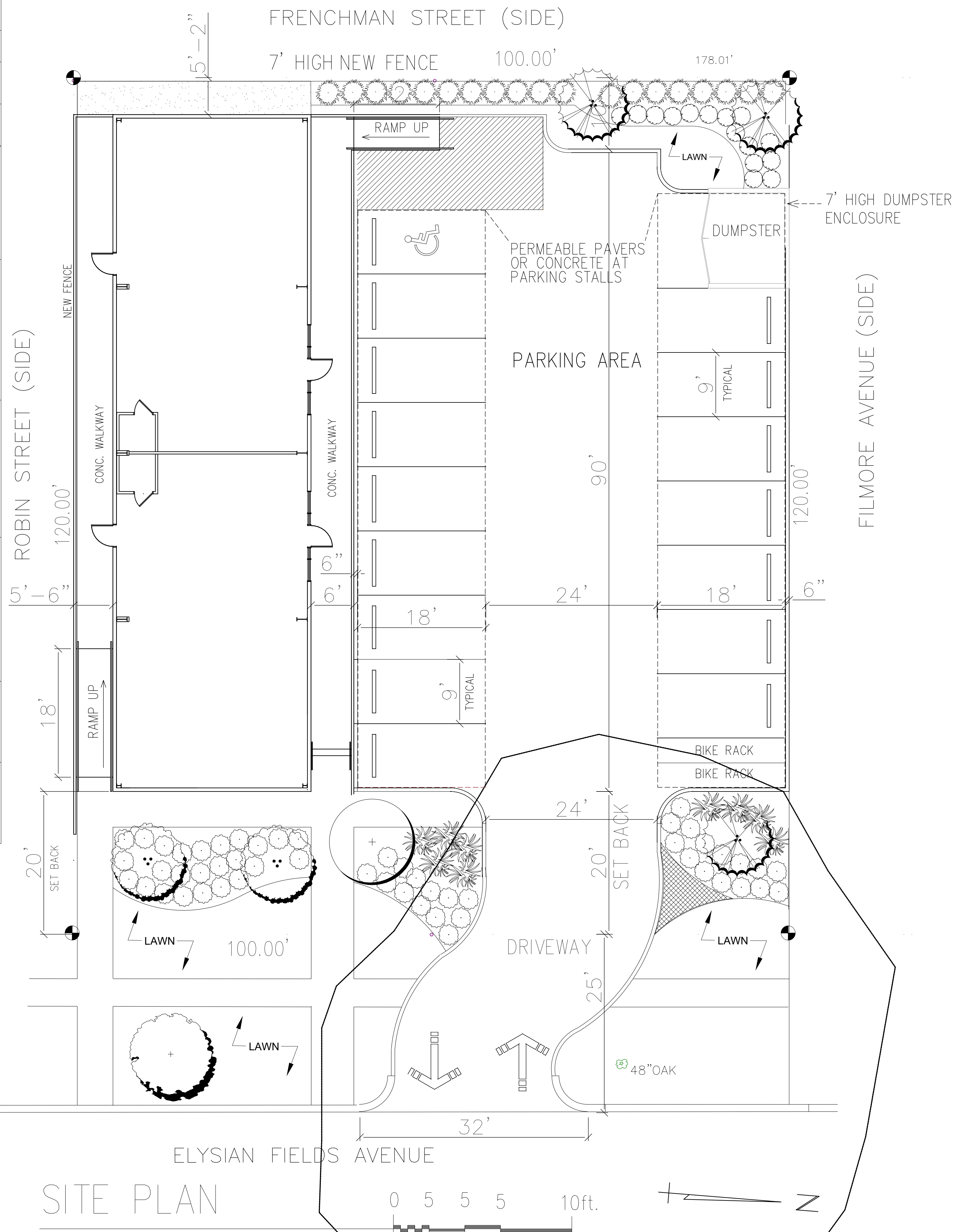
QTY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
9		MUHLY GRASS	MUHLENBERGIA CAPILLARIS	3 GALLON
15		DWARF YAUPON	ILEX VOMITORIA 'NANA'	3 GALLON
53		INDIAN HAWTHORN	RAPHIOLEPIS INDICA	7 GALLON
20		JAPANESE YEW	PODOCARPUS MACROPHYLLUS	7 GALLON
3		JAPANESE PLUM (2 EXISTING TO BE RELOCATED)	ERIOBOTRYA JAPONICA	3 MULTI TRUNK, 1" CALIPER EACH
2		CRAPE MYRTLE	LAGERSTROEMIA INDICA 'LIPAN'	3 MULTI TRUNK, 1" CALIPER EACH
1		LEMON (EXISTING TO BE RELOCATED)	CITRUS x MEYERI	2 MULTI TRUNK, 2" CALIPER EACH
1		LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER
36		SEASONAL COLOR	AS AVAILABLE, FULL SUN	4" POTS, 12" O.C.
152 SF		WASHED GRAVEL	#57 LIMESTONE	3" THICK

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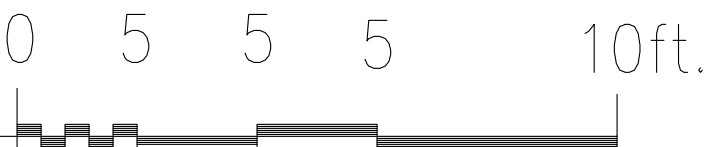
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SITE PLAN



MAGNOLIA
LANDSCAPE
 ARCHITECTURE

MAGNOLIA LANDSCAPE ARCHITECTURE
 3805 GREEN ACRES
 METAIRIE, LA 70003
 PHONE: 504-460-9780
 WEB: Magnoliascapes.com



PROPOSED OFFICE / RETAIL BUILDING

5212 ELYSIAN FIELDS
 New Orleans, Louisiana

Date: Description:

PROJ. NO:

DESIGN: DMA

DRAWN: DMA

CHECKED: DA

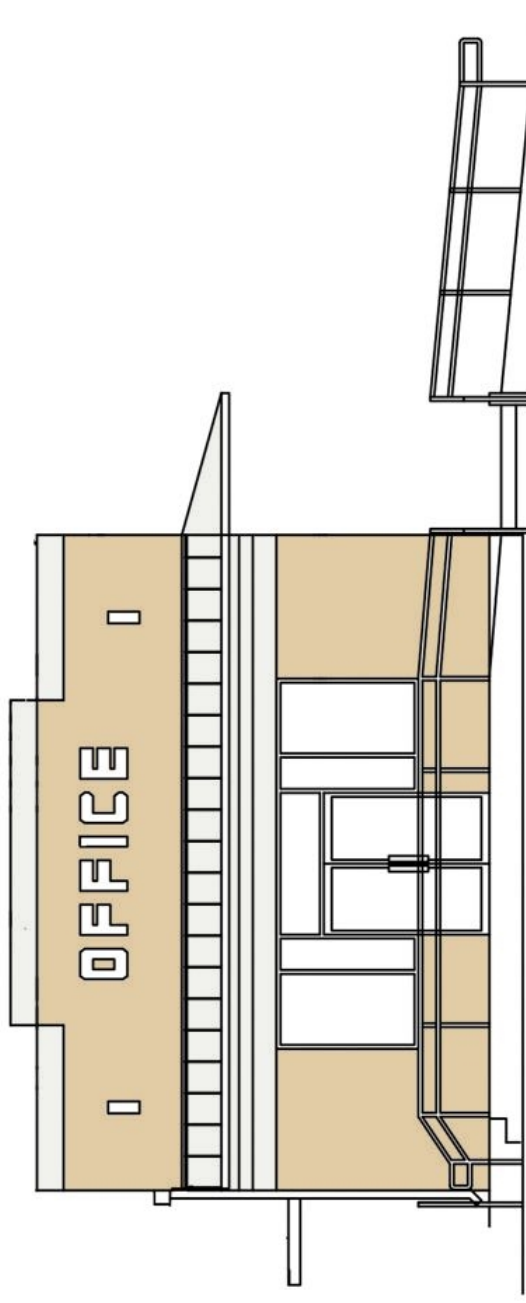
DATE: 10/10/2020

SCALE: 3/32" = 1'-0"

LANDSCAPE PLAN

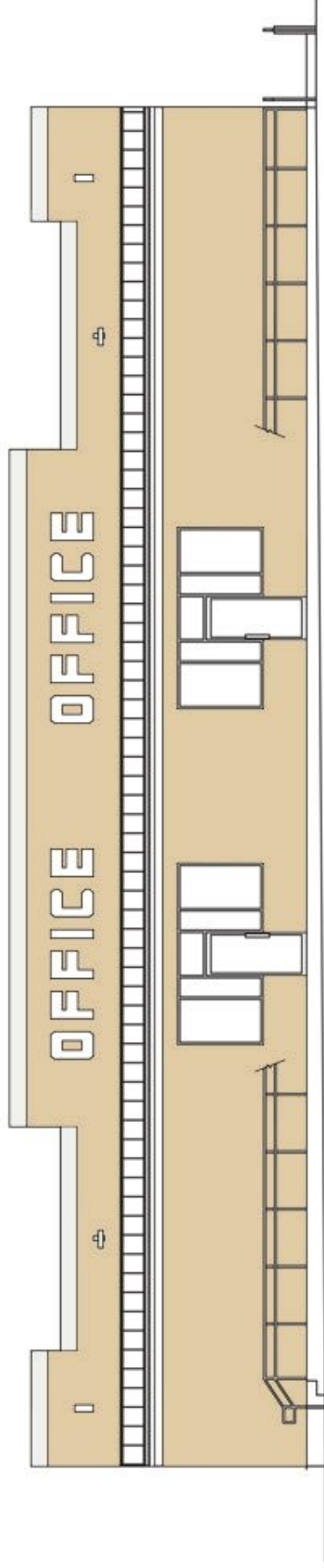
LS 1.0

Louis Kong: VIEW 5



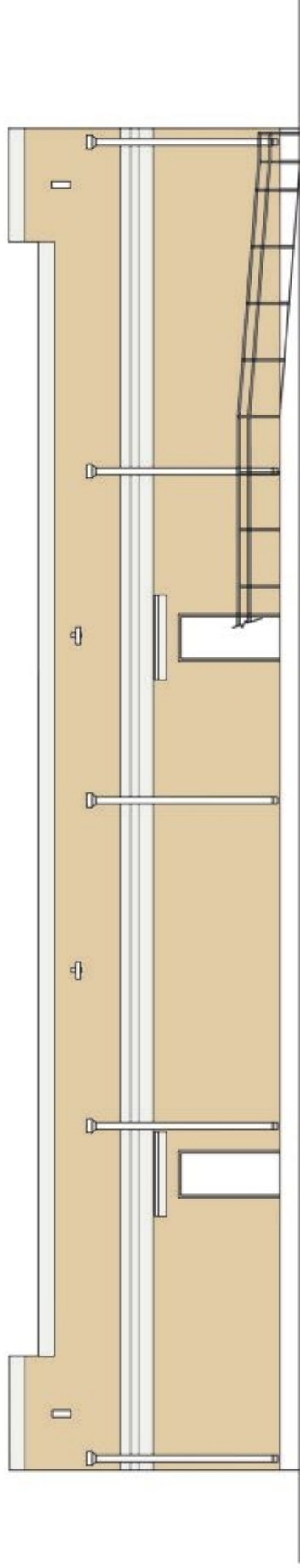
EAST ELEVATION (FRONT)

Louis Kong: VIEW 1



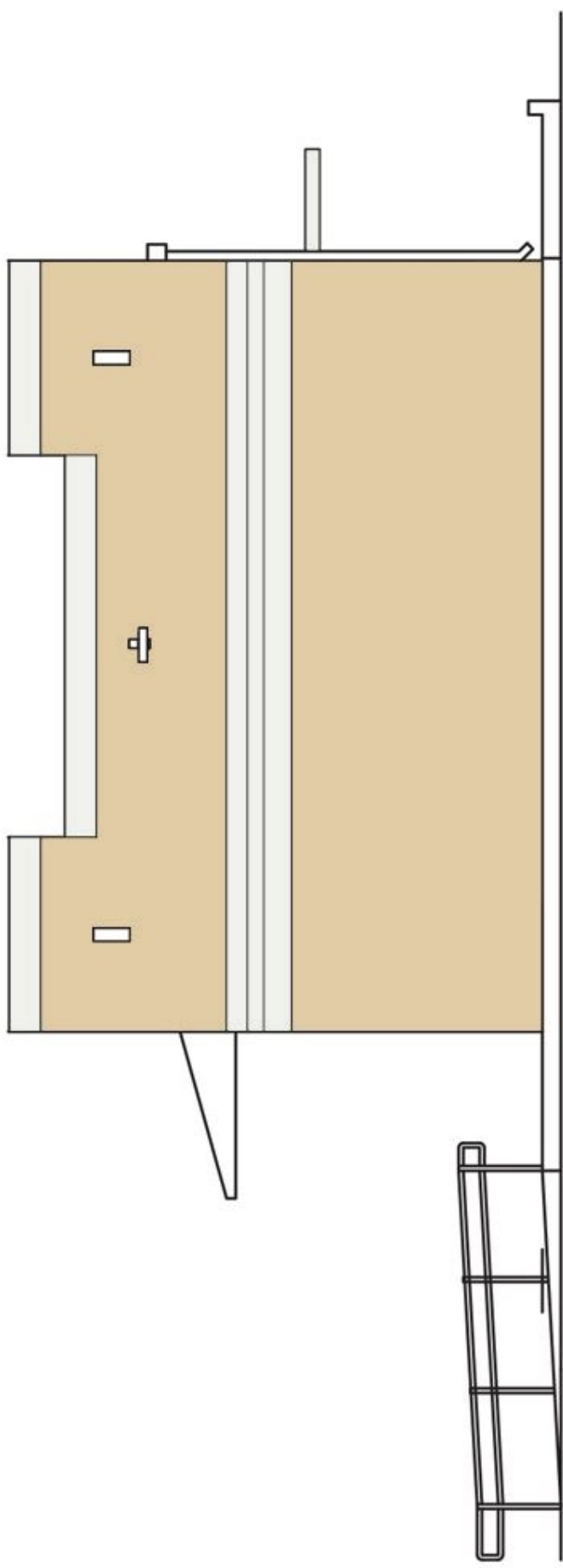
NORTH ELEVATION

Louis Kong: VIEW 2



SOUTH ELEVATION

Louis Kong: VIEW 4



WEST ELEVATION