

Arts Apartments

New 4-story apartment building consisting of 45 mixed income units.

DAC Review

16 August 2023





Existing Conditions – N. Robertson St.



Existing Conditions - Arts St

GROSS BUILDING SF

35,676 sf

BUILDING FOOTPRINT

8,586 sf

PARKING SPACES

31 parking spaces

14 bike parking spaces

LOT SF

25,308 sf

REQUIRED PERMEABLE SPACE

7,592 sf

PROVIDED PERMEABLE SPACE

12,330 sf

REQUIRED OPEN SPACE

5,400 sf

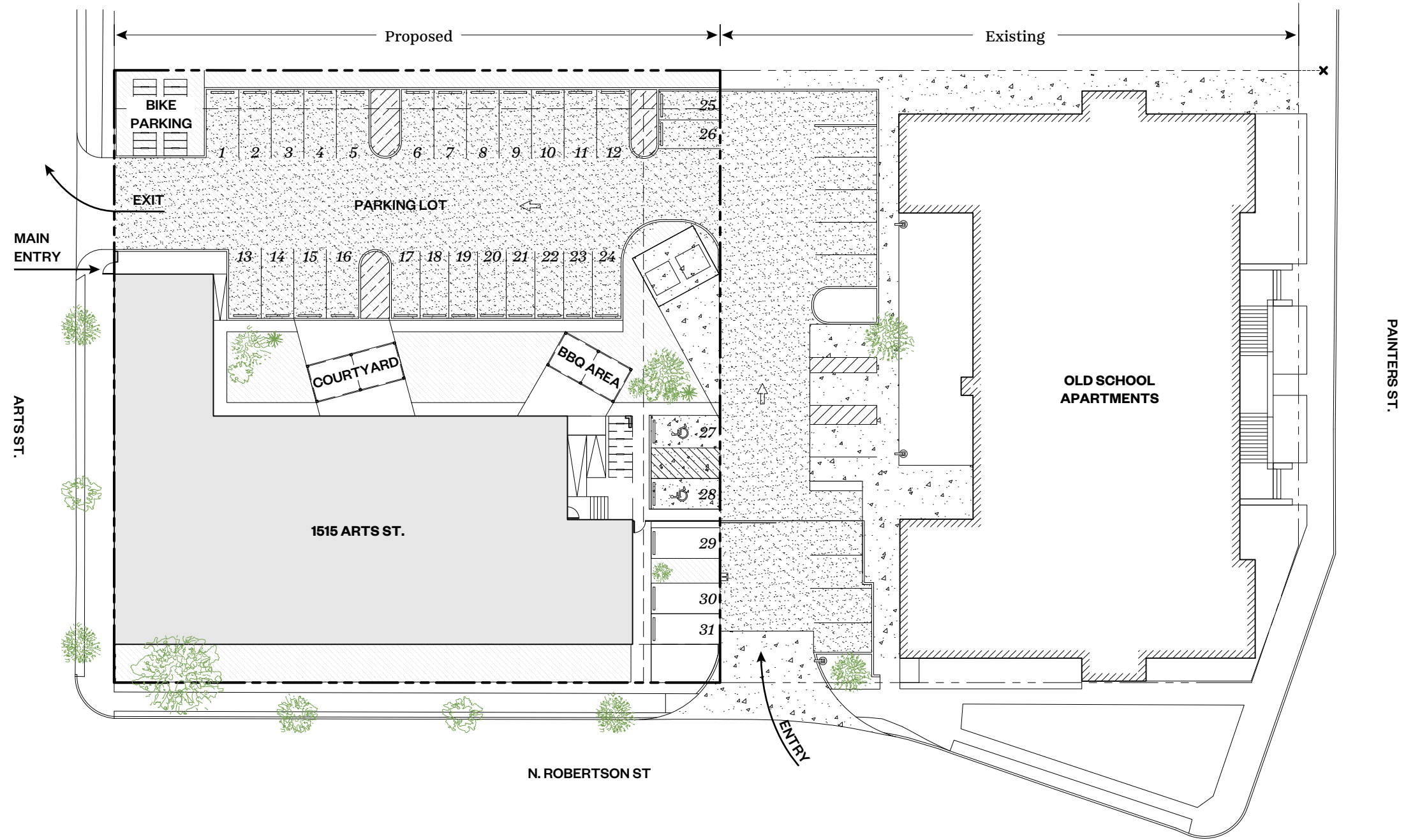
PROVIDED OPEN SPACE

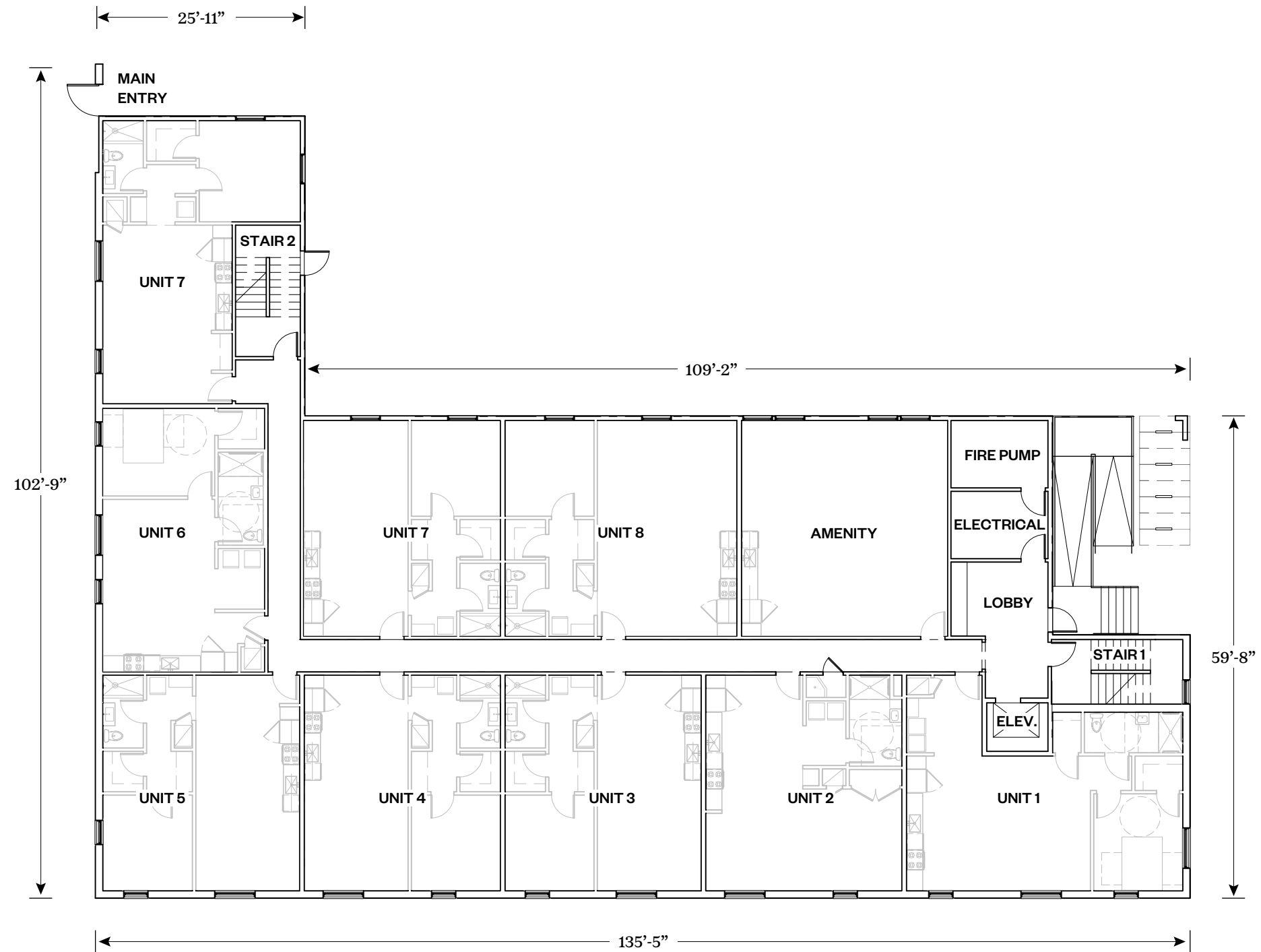
5,400 sf

**Will provide landscape plan to complete design review **

Site Plan

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

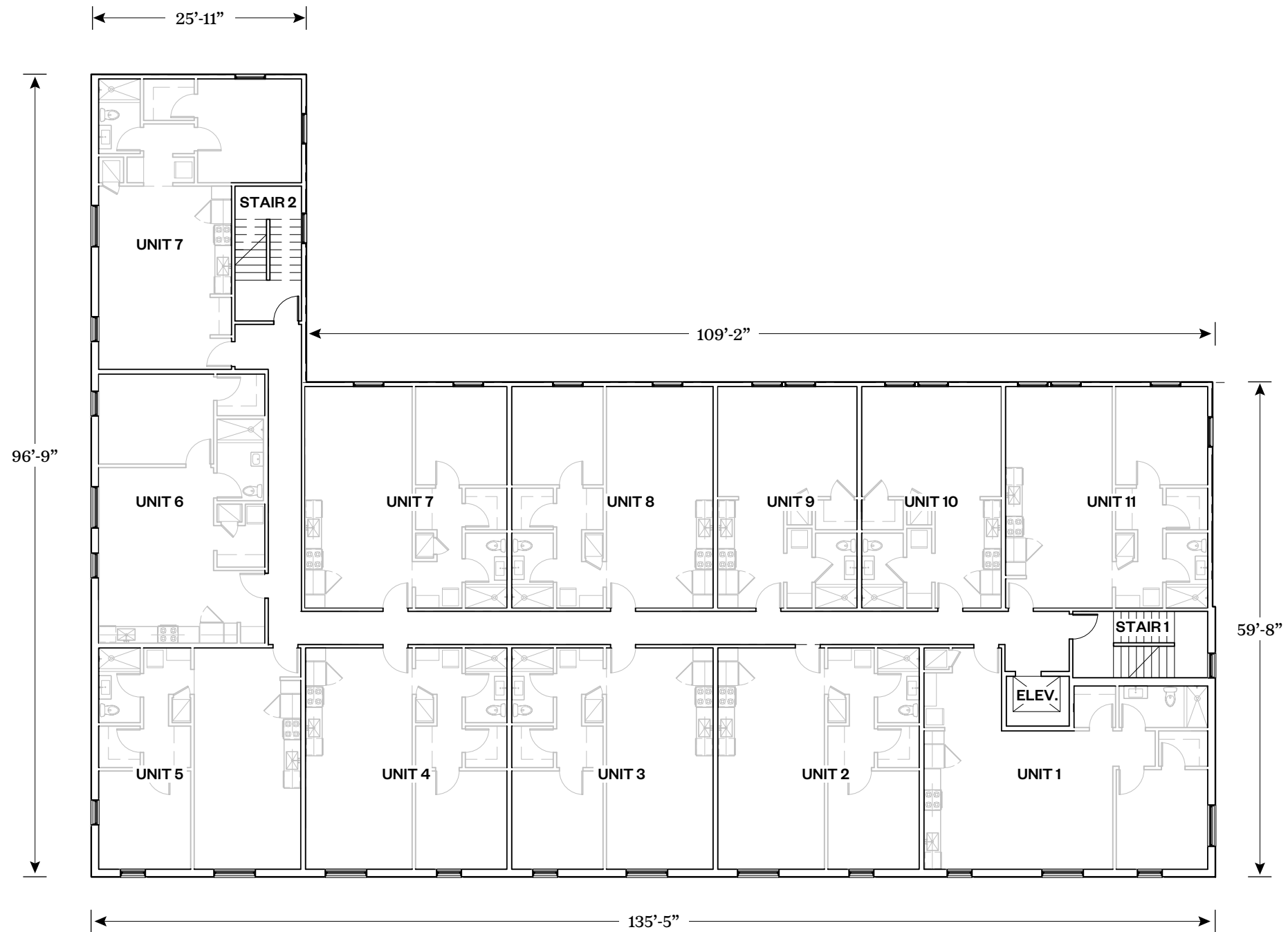




First Floor Plan

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

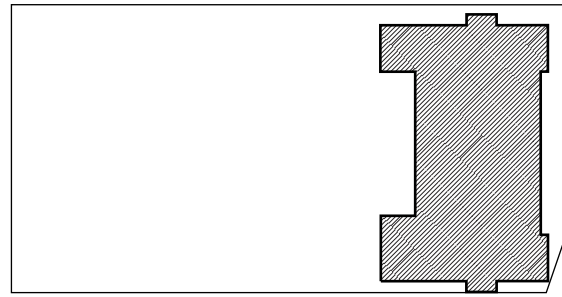




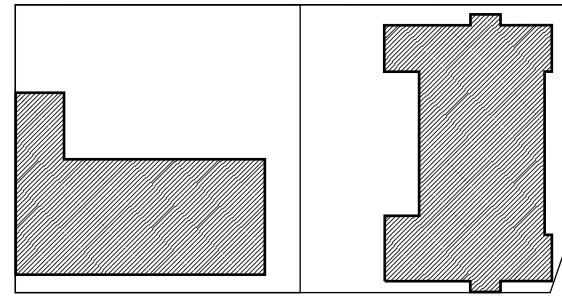
Upper Level Floor Plan

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

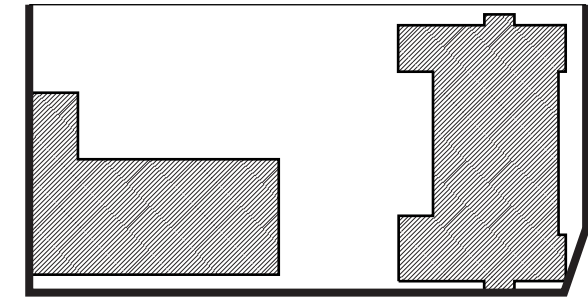




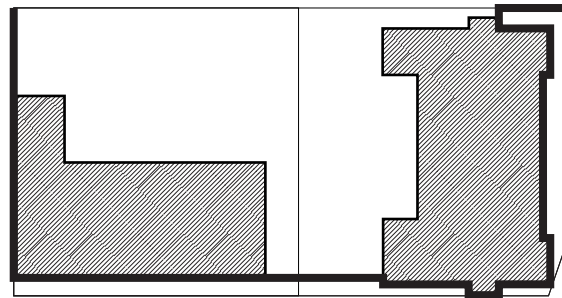
1. Existing Block



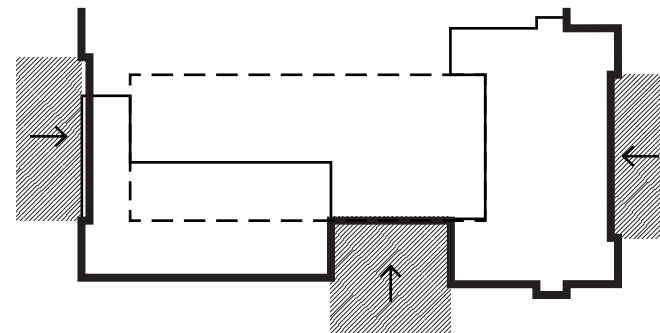
2. Addition



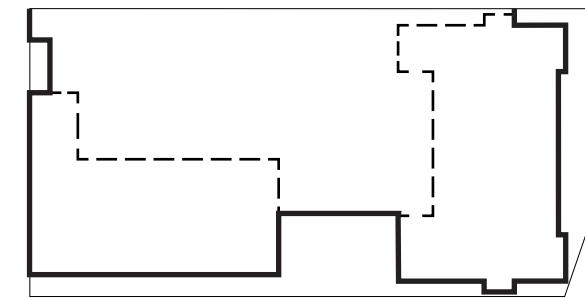
3. Complete the Block



4. New Building Edge



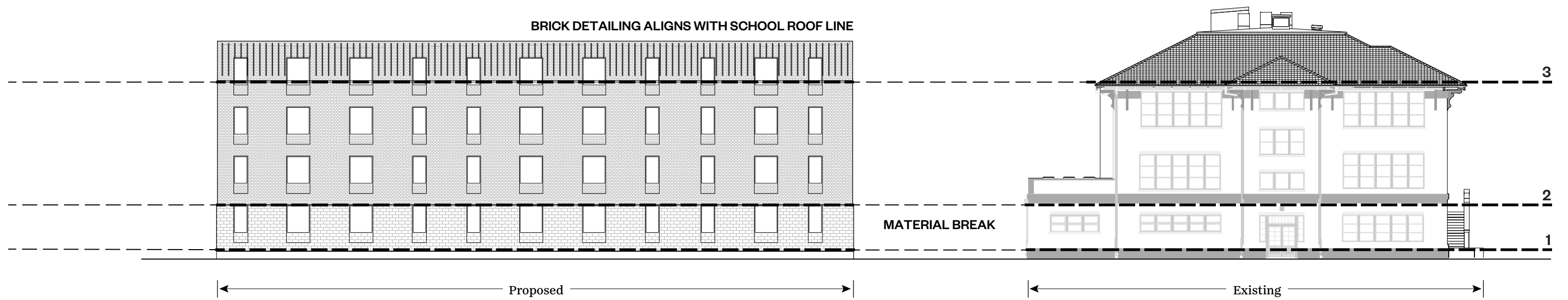
5. Replicate Block Pattern



6. Material

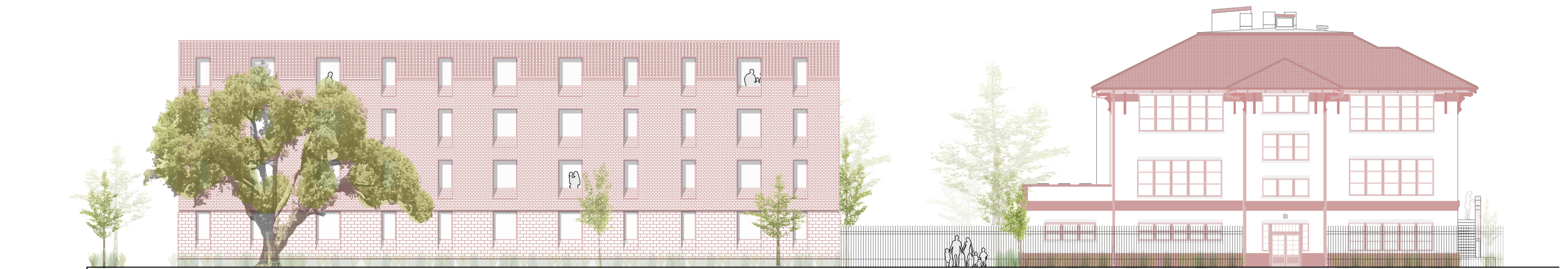
Site Strategy

Scale: NTS



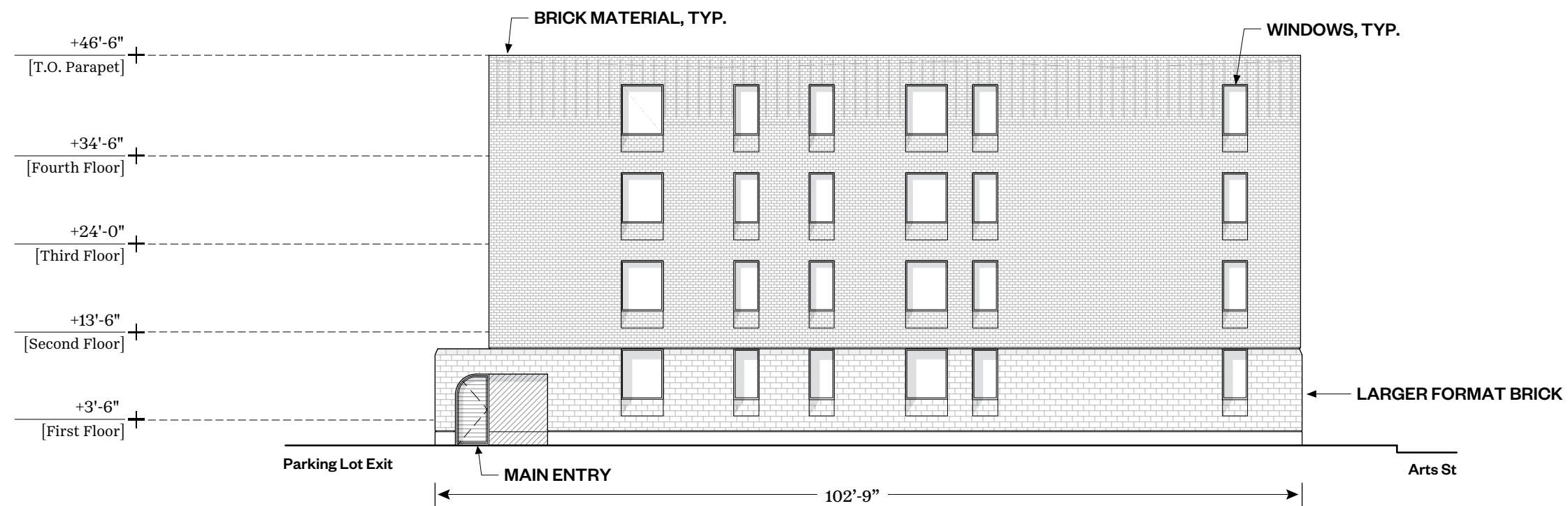
Contextual Analysis

Scale: NTS



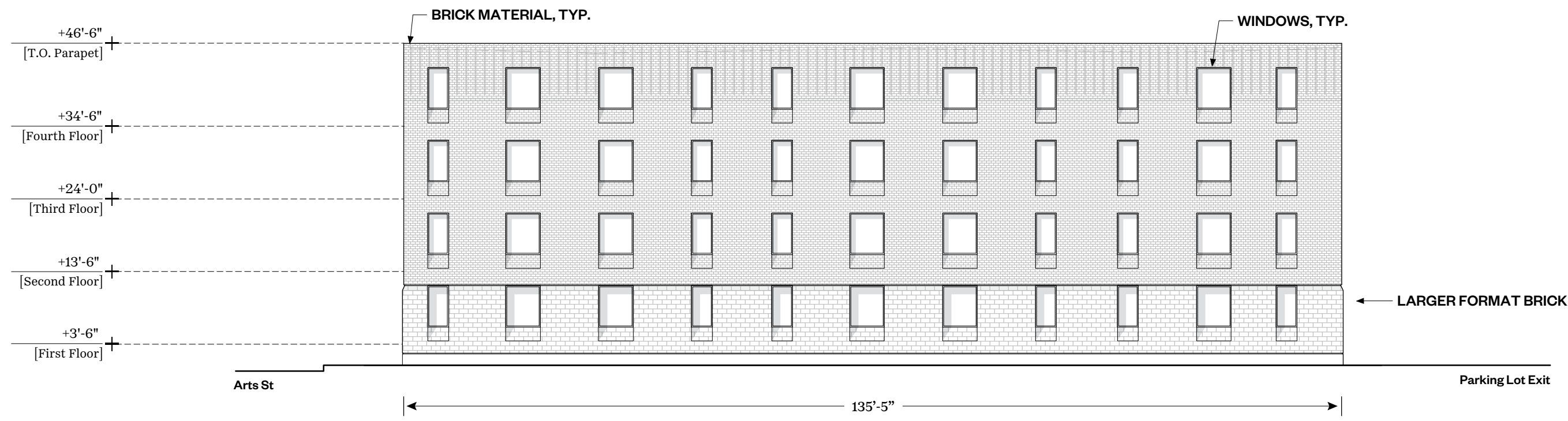
Rendered Arts St Elevation

Scale: NTS



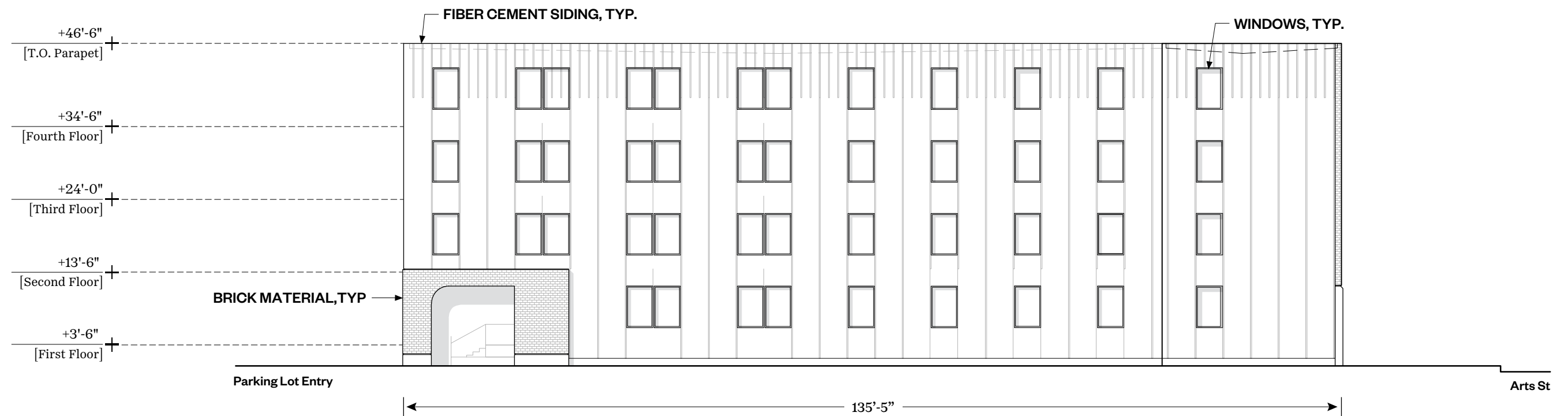
Arts St Facade

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



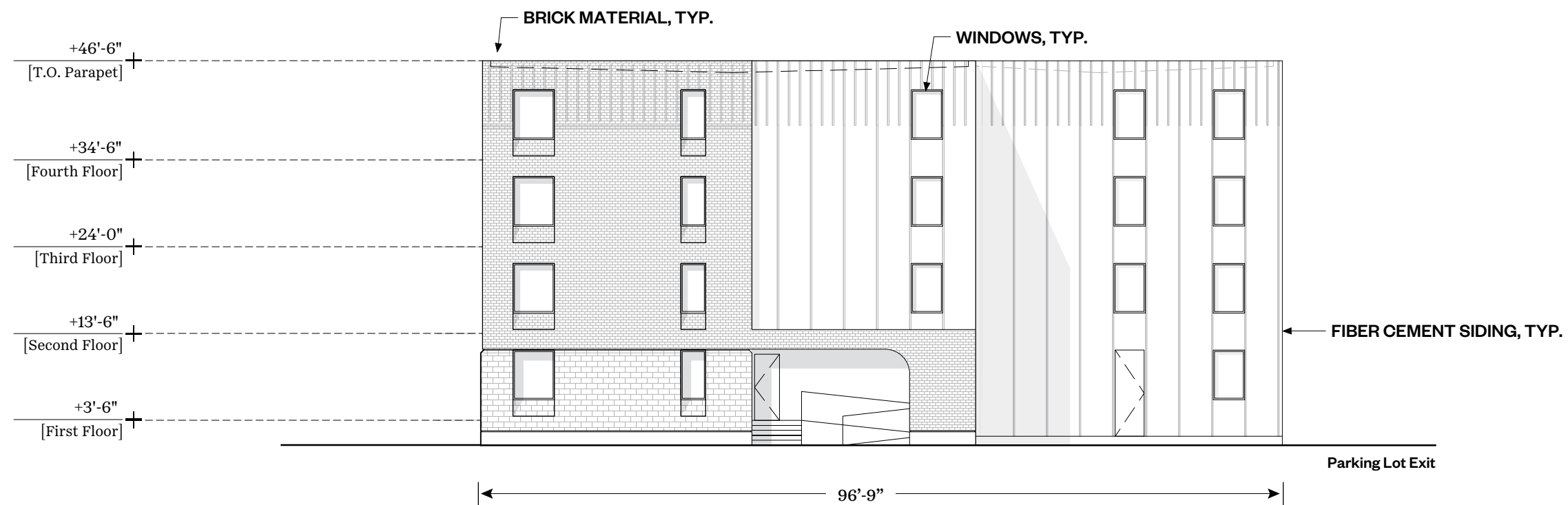
North Robertson Facade

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



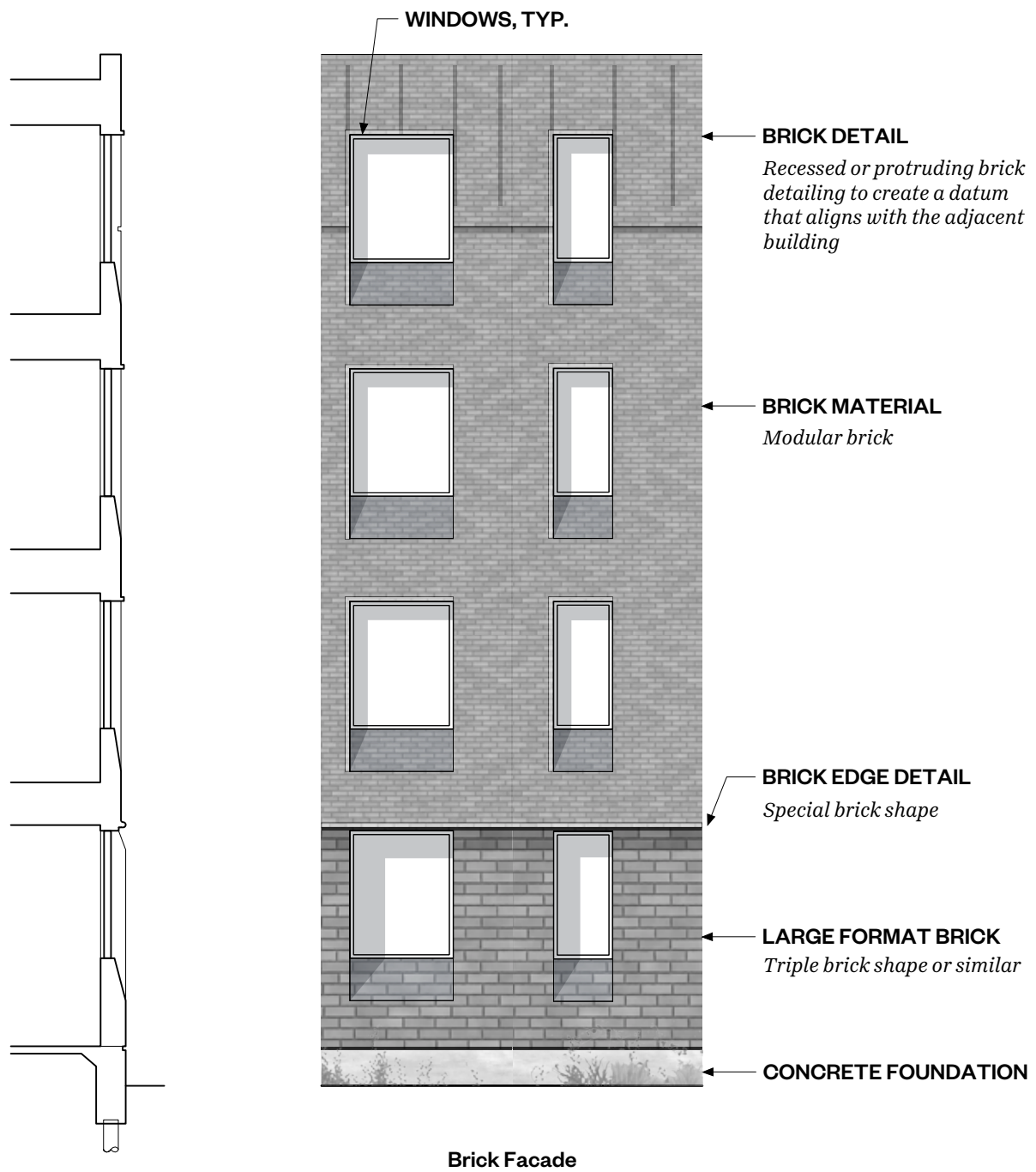
North Facade

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

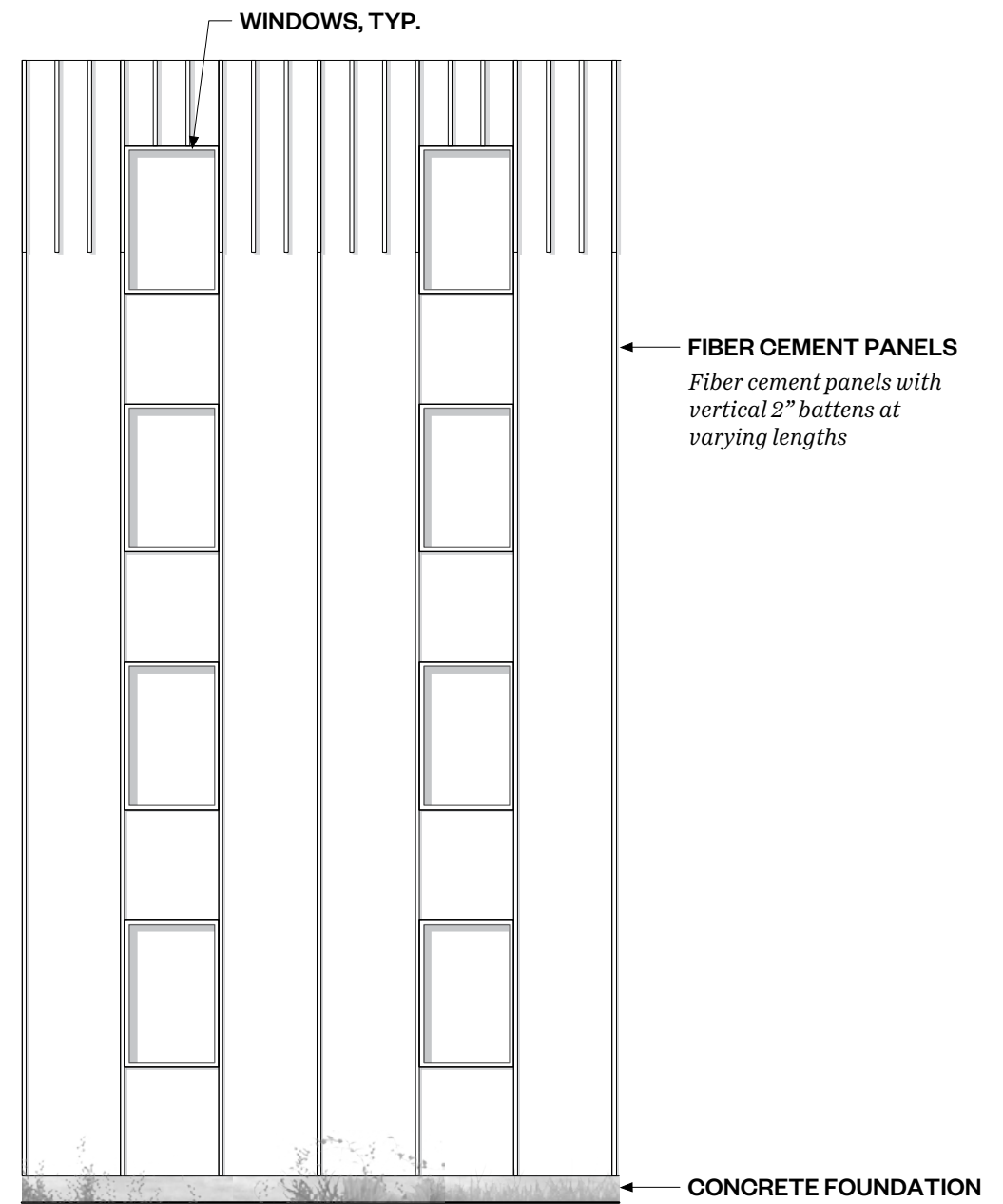


East Facade

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



Brick Facade

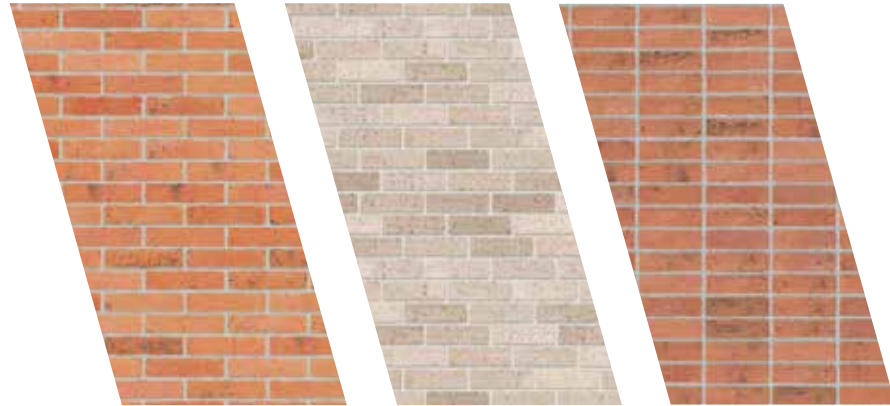


Fiber Cement Paneling

Material Analysis

Scale: NTS

BRICK MATERIAL



BRICK DETAIL



LARGE FORMAT BRICK



BRICK EDGE DETAIL



Material Analysis

Scale: NTS



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 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

Compliant Plan	\$225
CBD Demolitions	\$500
Moratorium Appeals	\$1,000