

BUILDING INFORMATION

PROJECT NAME

NEW COMMERCIAL BUILDING

ADDRESS

4040 CANAL STREET,
NEW ORLEANS, LA. 70119

BUILDING INFORMATION

USE AND OCCUPANCY CLASSIFICATION (IBC 2015, CH. 3) BUSINESS (PER 303.1.2)

GENERAL BUILDING HEIGHTS & AREAS (IBC 2015, CH. 5)

ALLOWABLE BUILDING HEIGHT (504.3): 40'-0"
HEIGHT OF BUILDING: 32'-1 1/2" (MEAN ROOF HEIGHT)

ALLOWABLE NUMBER OF STORIES (504.4): 2
NUMBER OF STORIES: 2

ALLOWABLE AREA (506.2)
AREA PROVIDED: 9,000 SF
1,996 SF @ 1ST FLOOR
2,296 SF @ 2ND FLOOR
4,292 SF TOTAL

TYPES OF CONSTRUCTION (IBC 2015, CH. 6) 5B

BEARING WALLS (TABLE 601): 0 HOURS
NON-BEARING WALLS (TABLE 601): 0 HOURS
FLOOR CONSTRUCTION (TABLE 601): 0 HOURS
ROOF CONSTRUCTION (TABLE 601): 0 HOURS

MEANS OF EGRESS (IBC 2015 CH. 10 & NFPA 101, CH. 7)

MAX FLOOR AREA ALLOWANCES PER OCCUPANT

BUSINESS (B) 100 GSF/PERSON

OCCUPANT LOAD CALCULATIONS

USE CLASSIFICATION	AREA	LOAD FACTOR	OCCUPANTS
TENANT 101	1,006 SF	100	10
TENANT 102	500 SF	100	5
TENANT 201	2,296 SF	100	23
TOTAL BUILDING OCCUPANT LOAD			38

MEANS OF EGRESS SIZING (NFPA 101)

NUMBER OF EXITS/EXIT ACCESS DOORWAYS (IBC, 1006) 1 PER TABLE 1006.3.2(2); EGRESS FROM THE 2ND FLOOR WILL BE BY MEANS OF AN ELEVATED WALKWAY THAT LEADS TO AN EXISTING EXTERIOR STAIR.

EXIT SEPARATION (NFPA 101, 7.5.1.3.2)

MINIMUM SEPARATION DISTANCE SHALL NOT BE LESS THAN 1/2 THE MAXIMUM DIAGONAL DISTANCE OF BUILDING

DEAD-END CORRIDOR (NFPA 101)

BUSINESS (B) (38.2.5.2.2) 20 FEET

COMMON PATH OF TRAVEL (IBC 2015)

BUSINESS (B) (TABLE 1006.2.1) 75 FEET

TRAVEL DISTANCE TO EXITS (NFPA 101)

BUSINESS (B) (38.2.6.2) 200 FEET

FIRE PROTECTION SYSTEM (NFPA 101 & IBC 2015)

SPRINKLER SYSTEM NOT PROVIDED NOR REQUIRED
FIRE ALARM NOT PROVIDED NOR REQUIRED

FIRE EXTINGUISHERS (IFC TABLE 906.2(1))
PROVIDED AT 75 FEET MAX. TRAVEL DISTANCE IN COMMON CORRIDORS
CONTENTS OF STORAGE OCCUPANCY = LIGHT (LOW) HAZARD OCCUPANCY
FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS:

MINIMUM RATED FIRE EXTINGUISHER = 2-A
MAXIMUM FLOOR AREA PER UNIT OF A = 3,000 SF
MAXIMUM FLOOR AREA FOR EXTINGUISHER = 11,250 SF
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER = 75 FEET

PLUMBING FIXTURE REQUIREMENTS (2015 IBC, TABLE 2902.1)

	REQUIRED	PROVIDED
WATER CLOSETS: 1/25	2	4
SINKS/LAVATORIES: 1/40	1	4
DRINKING FOUNTAINS: 1/1000	1	1
SERVICE SINK:	1	1

SPECIALTY INSPECTIONS (IBC 2015, CH. 17)

AS PER IBC 2015, CHAPTER 17 "STRUCTURAL TEST AND SPECIAL INSPECTIONS" THE PROJECT OWNERS SHALL CONTRACT WITH A LICENSED THIRD PARTY INDEPENDENT TESTING AND INSPECTION PROFESSIONAL TO INSPECT AND CONDUCT TEST ON CONCRETE, STEEL, CONNECTIONS, FRAMING, ETC... THE OWNER SHALL PROVIDE DAILY PROJECT REPORTS THAT WILL BE COMPILED AND MAINTAINED AT THE PROJECT SITE FOR INSPECTION BY THE AUTHORITY HAVING JURISDICTION.

SITE DRAINAGE

THE SITE STORMWATER DRAINAGE DESIGN CONSISTS OF PERMEABLE PAVING, GRASS, LIMESTONE BEDS ALONG THE ROOF DRIP LINE, DOWNSPOUTS, GUTTERS, AND TREES/LANDSCAPING. ALL OF THESE ITEMS WILL DIRECT THE STORMWATER RUNOFF TO AREAS THAT WILL SLOW THE SURFACE FLOW OF THE STORMWATER RUNOFF AND PROMOTE FILTRATION BEFORE GOING INTO THE CITY'S STORMWATER DRAINAGE SYSTEM(S). ALSO, RAINWATER & STORMWATER RUNOFF FROM SPECIFIED AREAS ON THE SITE WILL BE COLLECTED AND RE-USED FOR LANDSCAPING IRRIGATION.

ZONING & LOT INFORMATION

SQUARE NO 756
LOT NUMBER 10-A
ZONING DISTRICT = C-2
ZONING OVERLAY DISTRICT = HUC & EC
LOT AREA = 4,324 SF
1ST FLOOR BUILDING AREA = 1,996 GSF
2ND FLOOR BUILDING AREA = 2,296 GSF
TOTAL BUILDING AREA = 4,292 GSF
PERMEABLE OPEN SPACE PROVIDED = 1,491 SF (34%)
PERMEABLE OPEN SPACE IN FRONT YARD = 100%
PERMEABLE OPEN SPACE IN CORNER YARD = 100%
TOTAL PARKING REQUIRED = 8 STALLS
NUMBER OF OFF-STREET PARKING SPACES PROVIDED = 5
NUMBER OF ON-STREET PARKING SPACES PROVIDED = 3
NUMBER OF BICYCLE PARKING SPACES PROVIDED = 2
NUMBER OF OFF-STREET LOADING SPACES = 1 (SHARED)
NUMBER OF ACCESSIBLE SPACES PROVIDED = 1

DRAWING INDEX

ARCHITECTURAL

A1.1 COVER SHEET, SITE PLAN, & CODE INFORMATION
A1.2 OVERALL SITE PLAN & PARKING INFORMATION
A2.1 FLOOR PLANS
A3.1 EXTERIOR ELEVATIONS & RENDERED IMAGE
A3.2 EXTERIOR ELEVATIONS & RENDERED IMAGE

LANDSCAPE

LS1 LANDSCAPE PLAN & PLANT SCHEDULES

4040 CANAL

CORNER OF CANAL ST. & S. CARROLLTON AVE
NEW ORLEANS, LA. 70119



MAPLE RIDGE ARCHITECTS

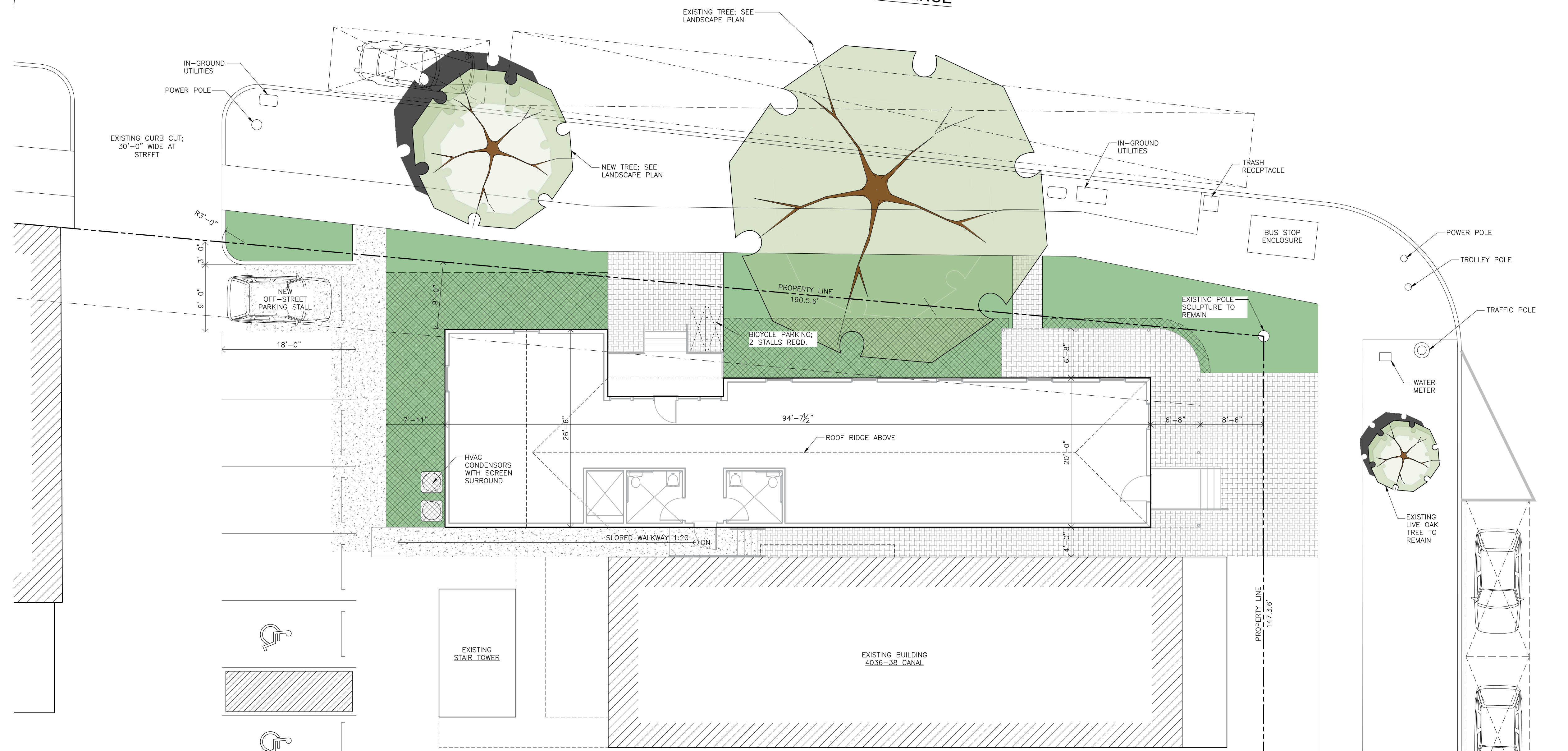
A PROFESSIONAL L.L.C.

P.O. BOX 55092 :: Metairie, LA. :: 70055-5092
504.885.4477 :: central@mapleridgearch.com

4040 CANAL

CORNER OF CANAL ST. & S. CARROLLTON AVE
NEW ORLEANS, LA. 70119

S. CARROLLTON AVENUE



SITE PLAN LEGEND:

- HATCH/COLOR INDICATES LANDSCAPING/PERMEABLE SURFACE; REFER TO LANDSCAPE PLAN
- HATCH/COLOR INDICATES CONCRETE PAVING
- HATCH INDICATES PERMEABLE PAVEMENT SYSTEM
- HATCH INDICATES PERMEABLE LIMESTONE BED
- HATCH/COLOR INDICATES LANDSCAPING BED; REFER TO LANDSCAPE PLAN

1 SITE/ROOF PLAN
SCALE: 1/8" = 1'-0"

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS, AND I AM NOT PROVIDING CONTRACT ADMINISTRATION.

CERTIFIED CORRECT

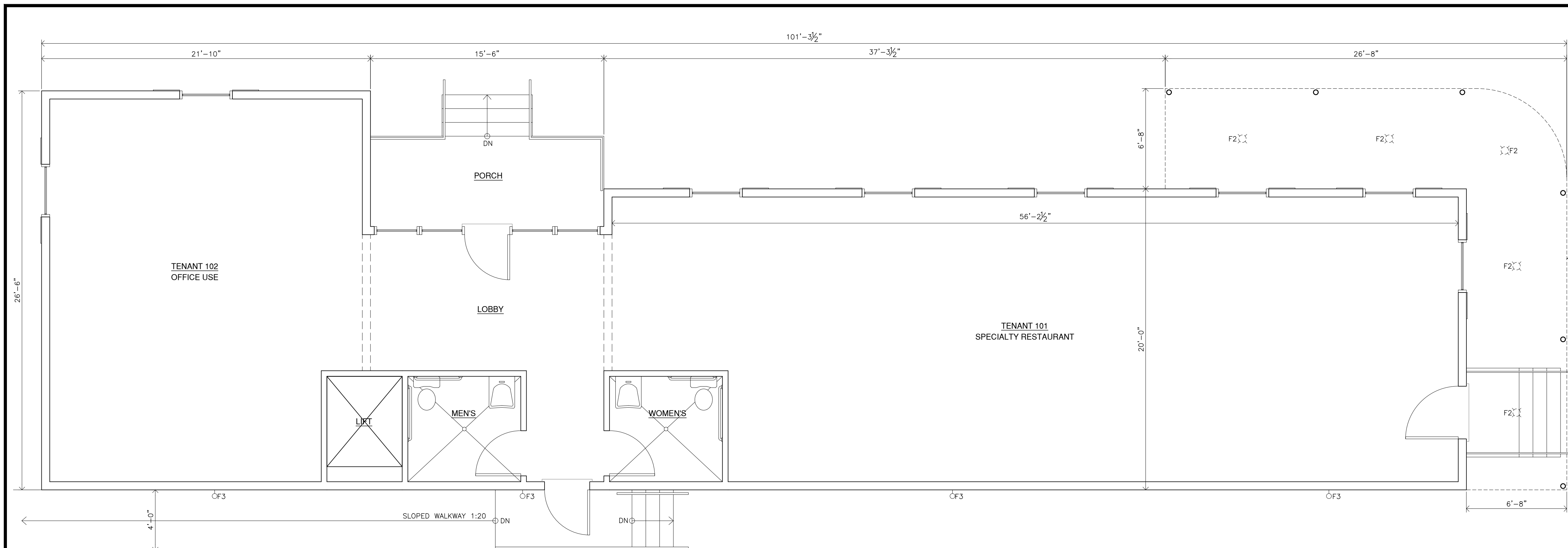
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REVISION HISTORY	
NO.	DESCRIPTION

PROJECT#: 2021-18
PHASE: DD
DRAFTER: JC
CHECKER: JC
SCALE: AS SHOWN
ISSUED: 02/10/2023
SHEET#

A-1.1

DESIGN REVIEW APPLICATION 02.10.2023



FIXTURE TYPE - F1
DRD2 & OneFrame
General Recessed LED Downlight
New Construction
DRD2/DRD Deep Junction Box

Project: _____ Type: _____
Product Code: _____ Date: _____
See Sheet 1-10, 1-11

- Combines the performance of a premium light engine with an intelligent design that allows it to be installed, recessed or surface.
- Multiple settings for compatibility in a wide range of situations.
- Available in multiple sizes and finishes. Design allows installation in as little as 4" of ceiling space.

Application: New Construction	Accessories: 4" Conical Deep Junction Box
Recessed Luminaire: DRD2/DRD, DRD2 to DRD2	Color Quality: 90+ CRI, 14-16m CRI
Color Temperature: 3000K, 3500K, 4000K, 5000K	Light Distribution: Beam, Spot Wash
Input Voltage: 120V/277V	Warm-Start Feature: Warm-Start (100K, 200 to 120V)
Notes: Wood, Masonry, Hypocaul, Plaster, Stucco, Concrete, Brick, Block, Concrete, Fiberglass	New Finish: White, Black, Silver, Custom
Mounting Height: 4" (max) - 12" (min)	Adjustment: 0° (Standard), 15° (Optional), 30° (Optional)
Mounting: 4" (max) - 12" (min)	Adjustment: 0° (Standard), 15° (Optional), 30° (Optional)
Mounting: 4" (max) - 12" (min)	Adjustment: 0° (Standard), 15° (Optional), 30° (Optional)

FIXTURE TYPE - F2
LUMASCAPE
LS134LED Medina Downlight

The LS134LED is designed for recessed spaces where a recessed downlight is not practical. The luminaire is recessed into the ceiling or mounted on the ceiling. The luminaire is designed for use in recessed spaces where a recessed downlight is not practical. The luminaire is recessed into the ceiling or mounted on the ceiling. The luminaire is designed for use in recessed spaces where a recessed downlight is not practical. The luminaire is recessed into the ceiling or mounted on the ceiling.

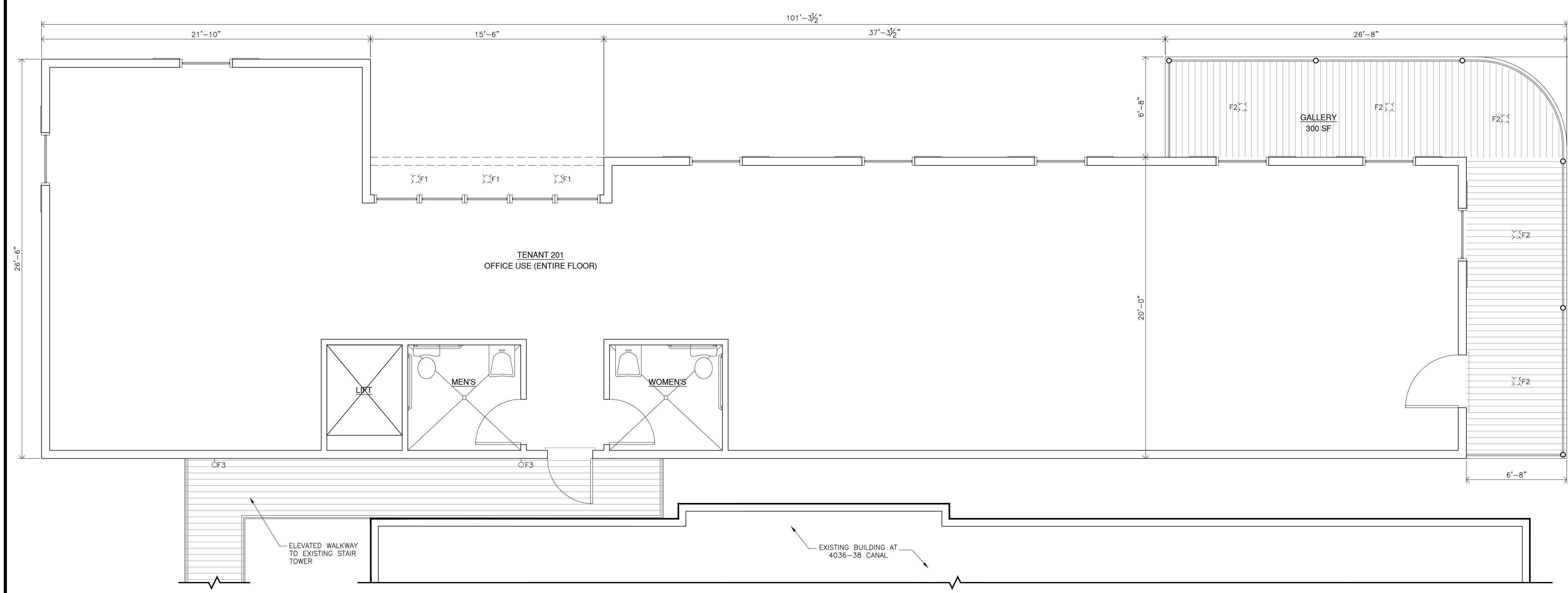
Lamp Source: 13W LED	Beam Spread: 24°
Beam Spread: 24°	Beam Spread: 24°
Beam Spread: 24°	Beam Spread: 24°
Beam Spread: 24°	Beam Spread: 24°
Beam Spread: 24°	Beam Spread: 24°

REVISION	DATE	DESCRIPTION
1	02/10/2023	ISSUED FOR PERMIT

FIXTURE TYPE - F3
WAC LIGHTING
Cylinder Wall Mount 2000K

WAC Lighting is a leading manufacturer of lighting solutions for commercial and residential applications. The Cylinder fixture is a modern, minimalist design that provides excellent lighting performance. The fixture is available in multiple finishes and is suitable for use in a variety of environments.

Finish: White, Black, Silver, Custom	Material: Aluminum
Material: Aluminum	Material: Aluminum
Material: Aluminum	Material: Aluminum
Material: Aluminum	Material: Aluminum
Material: Aluminum	Material: Aluminum



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NEW ORLEANS, LA. 70119

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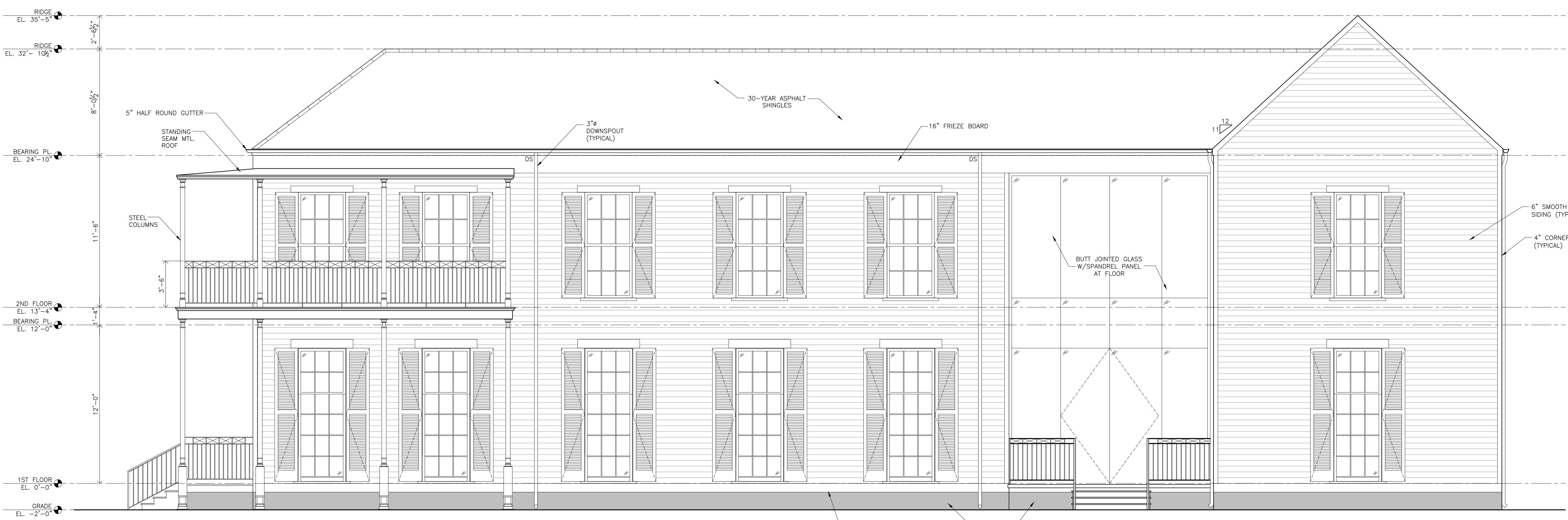
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SHEET#

A-3.1



1 FRONT ELEVATION (CANAL STREET)
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION (S. CARROLLTON AVE.)
SCALE: 1/4" = 1'-0"

DESIGN REVIEW APPLICATION 02.10.2023

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CORNER OF CANAL ST. & S. CARROLLTON AVE
NEW ORLEANS, LA. 70119

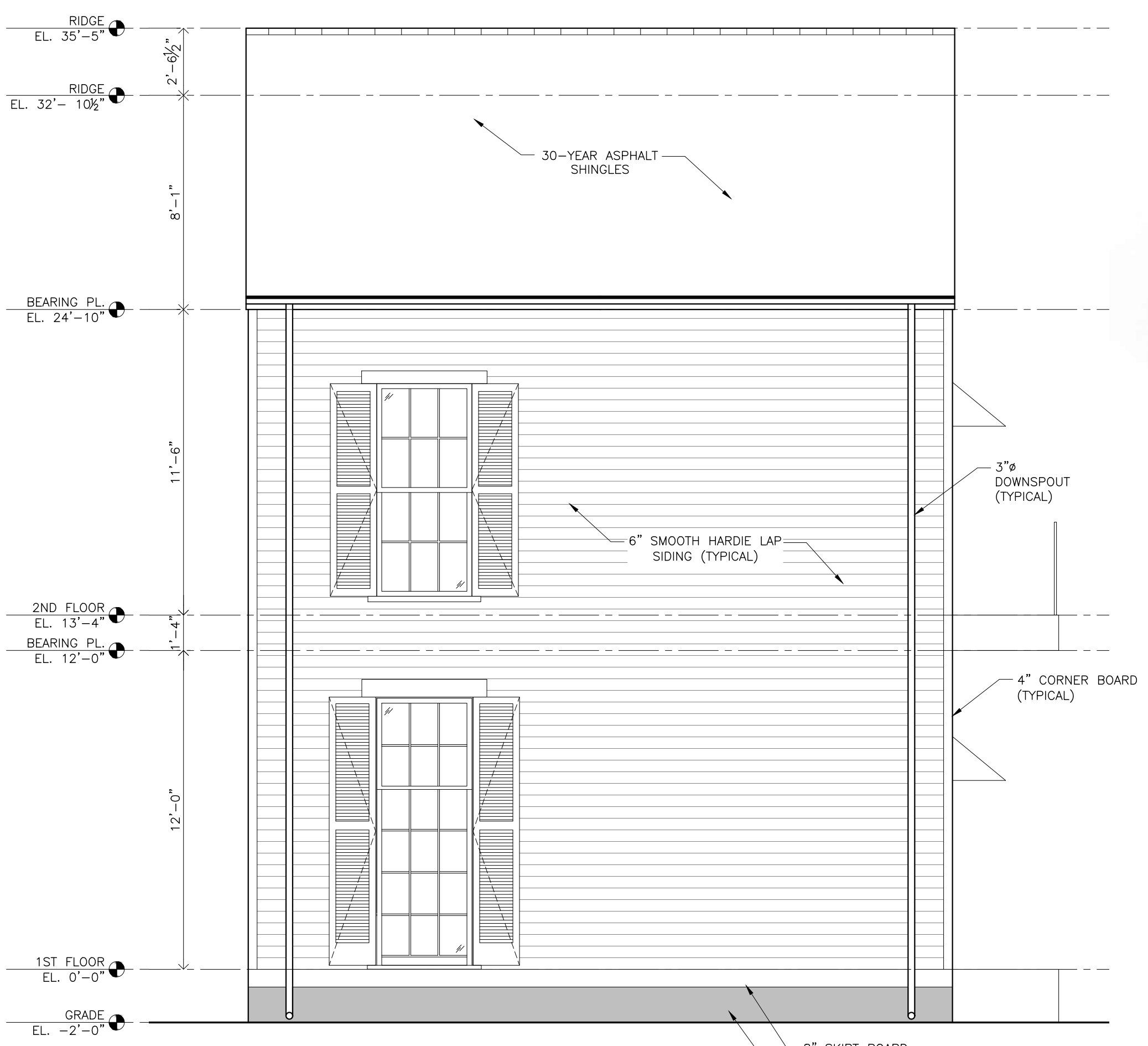
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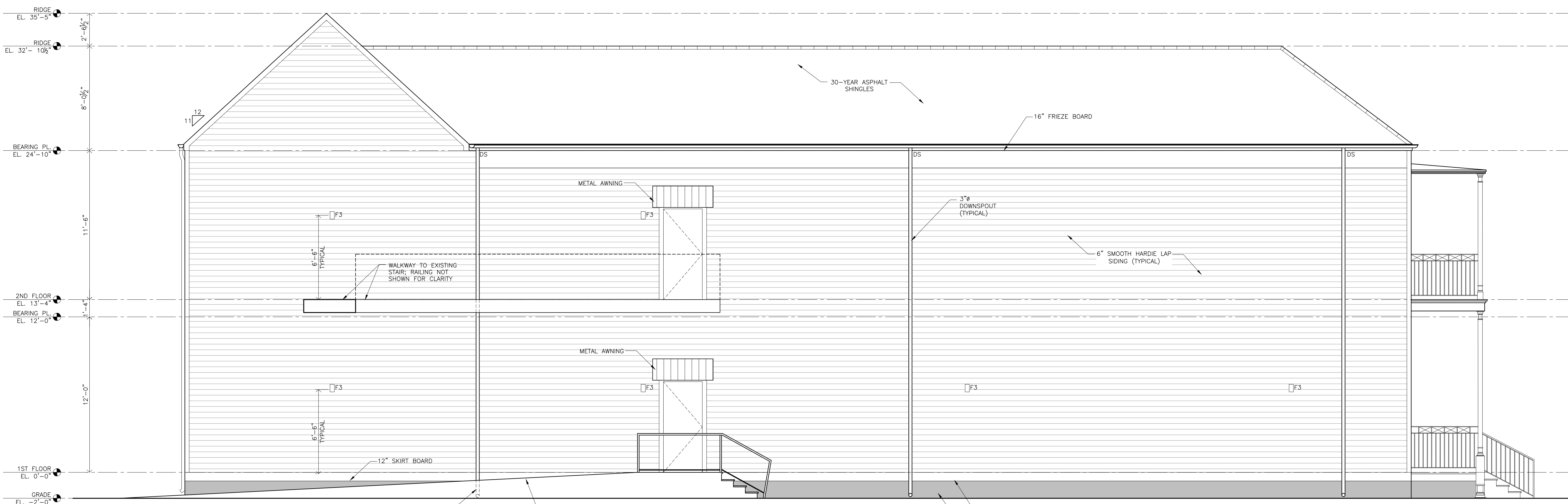
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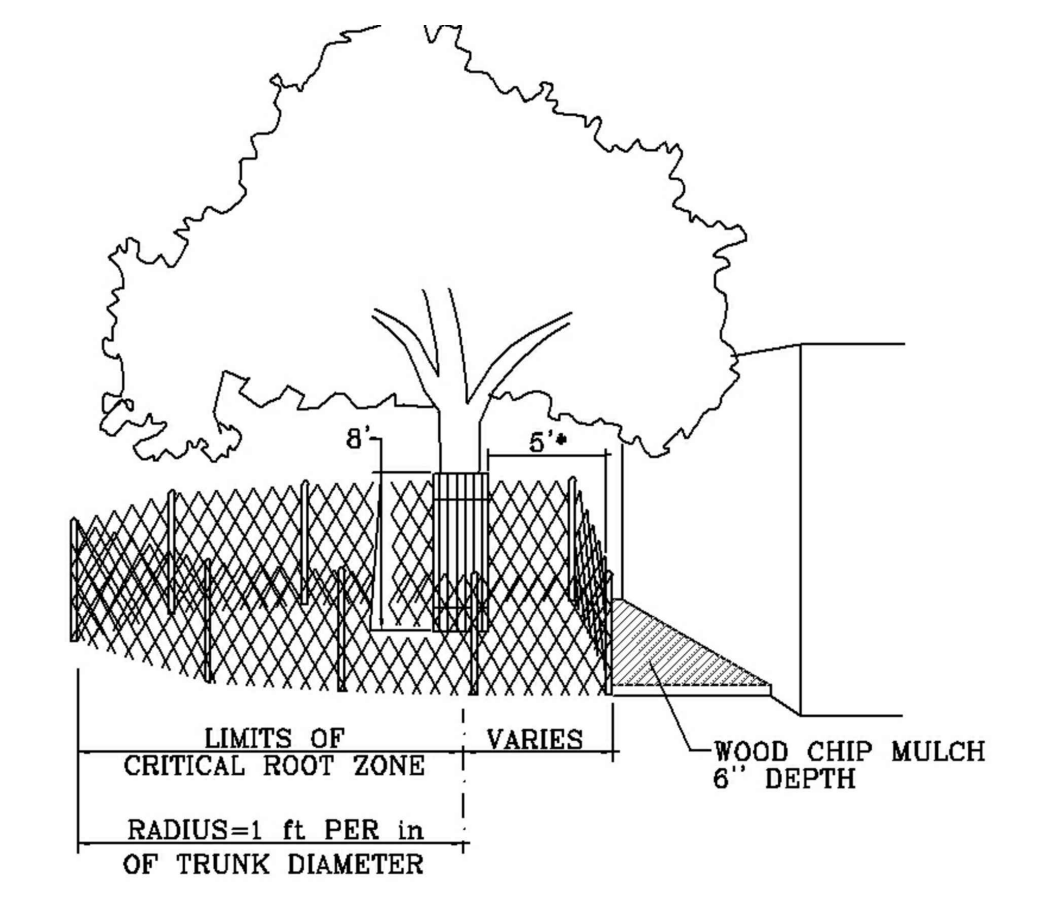
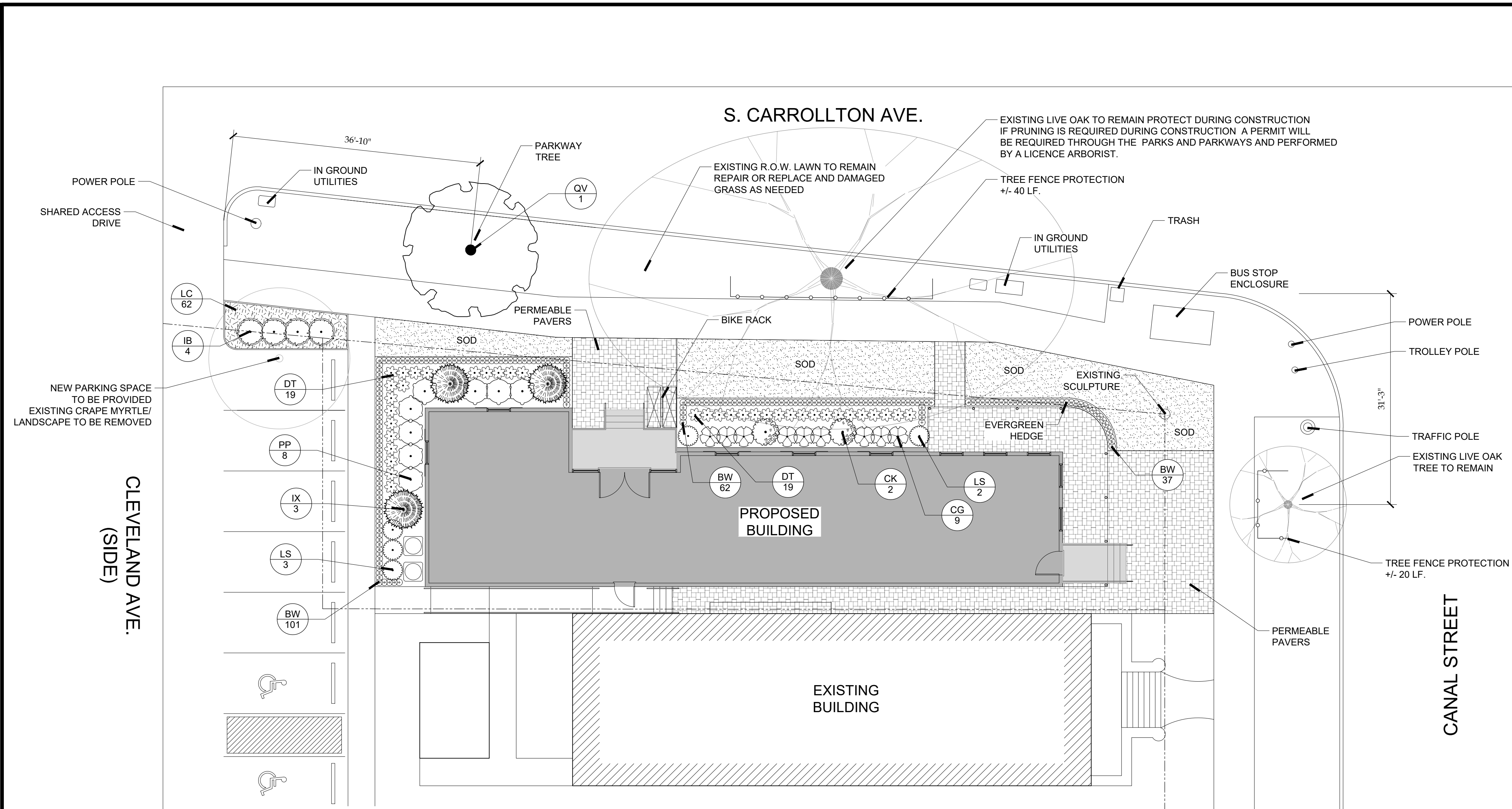


1 REAR ELEVATION (CLEVELAND AVE. SIDE)
SCALE: 1/4" = 1'-0"



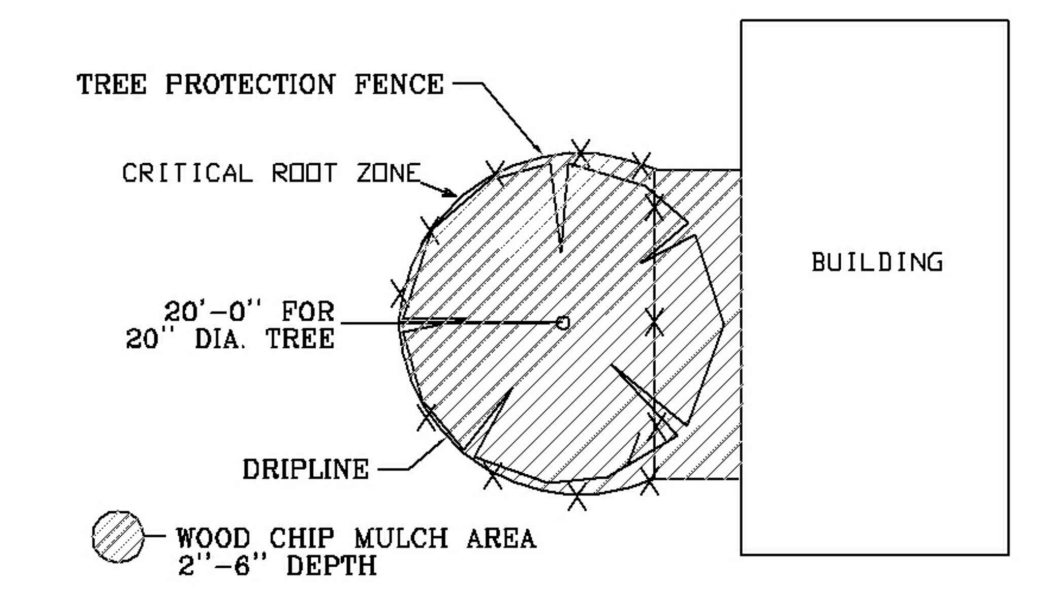
2 LEFT ELEVATION (S. PIERCE ST. SIDE)
SCALE: 1/4" = 1'-0"

DESIGN REVIEW APPLICATION 02.10.2023



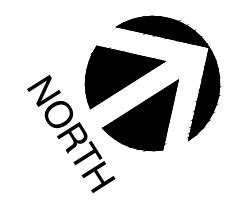
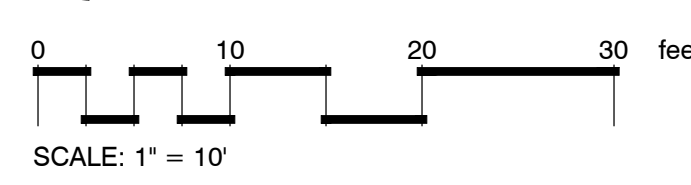
*AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE. IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK.

MODIFIED TREE PROTECTION FENCING
CHAIN LINK FENCE
N. T. S.



MODIFIED TREE PROTECTION FENCING
CHAIN LINK FENCE
N. T. S.

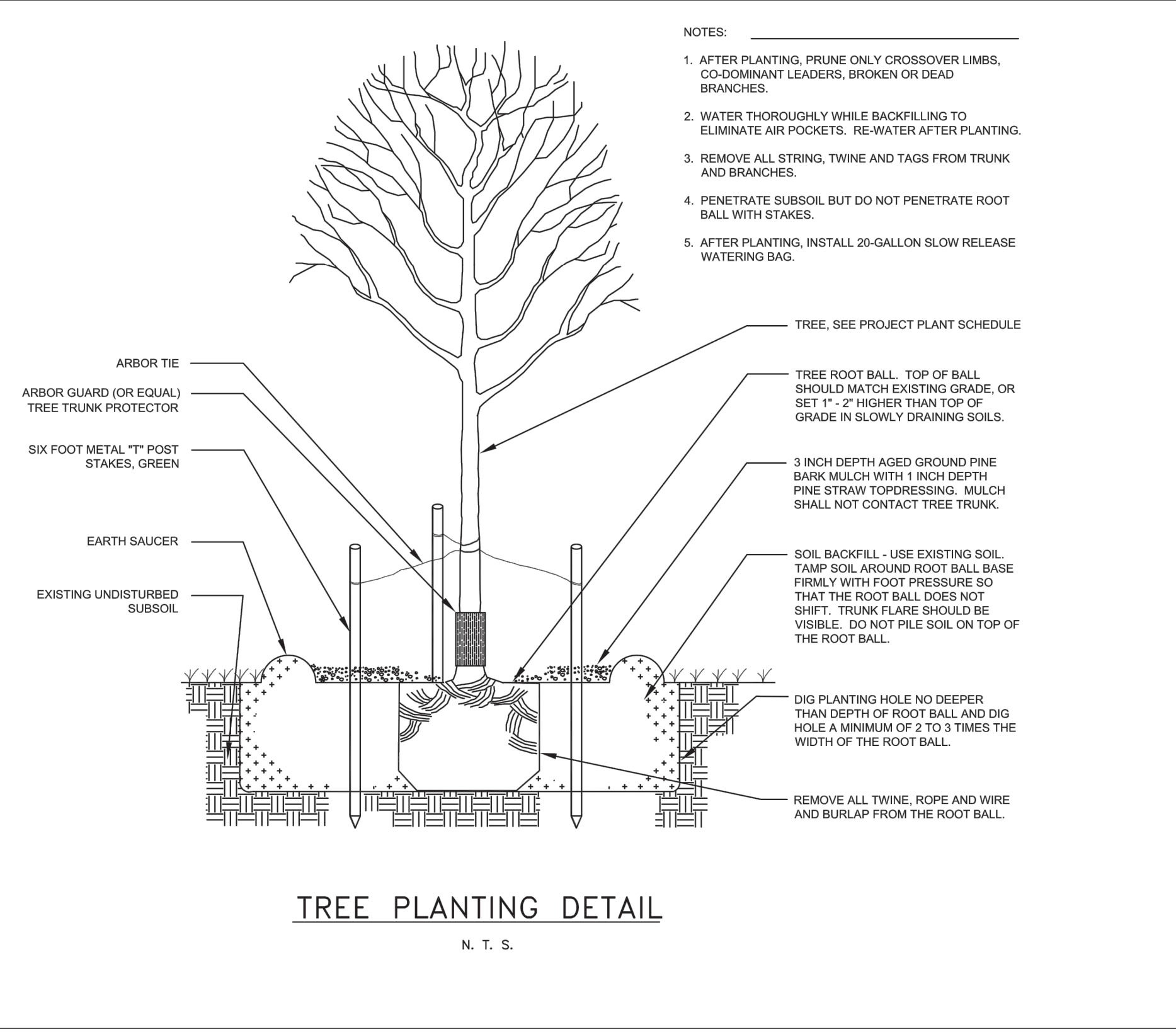
LANDSCAPE PLANTING PLAN
1 LS-1



SOUTH PIERCE STREET (SIDE)

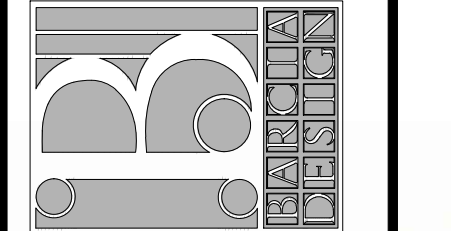
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	IX	3	Ilex x 'Magland' / Oakland™ Holly	30-Gal.		Full to the Ground
	QV	1	Quercus virginiana / Southern Live Oak	Gallon or B&B	4" Cal. 14'-16' ht.	7' Clear Trunk
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	BW	200	Buxus sinica insularis 'Wintergreen' / Wintergreen Korean Boxwood	3-Gal.		
	CK	2	Camellia sasanqua 'Kanjiro' / Kanjiro Camellia	10-Gal.		3' - 4' Ht.
	CG	9	Camellia sasanqua 'Shishi Gashira' / Shishi Gashira Camellia	7-Gal.		
	DT	38	Dianella tasmanica / Flax Lily	1-Gal.		
	IB	4	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3-Gal.		
	LS	5	Loropetalum chinense rubrum 'Suzanne' / Suzanne Fringe Flower	3-Gal.		
	PP	8	Podocarpus macrophyllus 'Pringles' / Pringles Dwarf Yew Podocarpus	7-Gal.		
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS	
	LC	62	Liriope spicata / Creeping Lilyturf	1-Gal.		Full Pots 12" o.c.
	SS	781 sf	Stenotaphrum secundatum / St. Augustine Grass	Squares or Mini Rolls	Class 'A'	



ALPHONSE BARCIA III
LANDSCAPE ARCHITECT LLC.

562 CLAYTON COURT
SLIDELL, LOUISIANA 70461
BARCIADESIGNS@GMAIL.COM
(985) 960-0429



1/19/2023

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4040 Canal Street
Corner of Canal Street and S. Carrollton Ave.
New Orleans, LA.

Sheet Title: Landscape Planting Plan

JOB No.:
SCALE: AS SHOWN
DRAWN BY: AB3
CHECKED BY: AB3
SHEET:
LS-1
REV.
DATE: JANUARY 19TH 2023









February 10, 2023

City of New Orleans
City Planning Commission
1300 Perdido Street
New Orleans, LA 70112

RE: Design Review Application for
4040 Canal Street,
New Orleans, LA. 70119

To whom this may concern,

This letter is for the design review application of the subject property. The property is zoned C-2 and is in the Enhancement Corridor Design Overlay District. The building will be new construction that's two stories with its uses being a specialty restaurant and office at the first floor and office at the second floor.

The proposed design has the following characteristics as required by section 15.3.B Building Design Standards:

- A. The building has three entrances with one facing Canal Street, the second facing S. Carrollton Avenue, and the third facing S. Pierce Street side which serves as the ADA entry.
- B. The exterior façade is comprised of windows with operable shutters, wrap around gallery, horizontal lap siding, asphalt roof shingles with synthetic slate ridge and hip tiles, and butt jointed glass that connects the two opposing forms. With the use of these materials and design principals the building can visually & contextually fit within the design vernacular of the city.
- C. The ceiling height at the first floor is 12-feet and at the second floor is 11.5-feet.
- D. The ADA entrance is in a discreet location so that it doesn't impact the primary façades along Canal Street and S. Carrollton Avenue.
- E. New landscaping will be installed that complies with Article 23 of the CZO and as required by the approved variance (BZA Docket 058-22).
- F. Permeable pavers will be installed at both public entrances along Canal Street and S. Carrollton. It will allow for more public engagement b/c it connects the sidewalk to the building entry points.

Overall, the proposed building will be a nice addition to the area. Furthermore, the building complies with all applicable CZO requirements as stated in Articles 15, 18, 21, 22, 23 and 24. We hope that you find the design approvable so that we can further develop the project.

Regards,
Joseph Carlson, Architect



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