

3301 MAGAZINE STREET

CPC DAC SUBMITTAL - APRIL 21, 2025

PROJECT DESCRIPTION

RENOVATION OF EXISTING SINGLE STORY STRUCTURE WITH MODIFICATIONS TO MORE THAN 50% OF THE ROOF. EXISTING GROUND FLOOR MASONRY STUCCO CLAD WALL TO REMAIN WITH A 1 STORY ADDITION ABOVE. GROUND FLOOR COMMERCIAL TENANT SUITE WILL BE BUILT-OUT AT A FUTURE DATE WITH TWO FUTURE R-2 RESIDENTIAL APARTMENTS ON THE SECOND FLOOR. NO COMMERCIAL USE WILL EXCEED 5,000' SF.

BBSA NO. 23-25

APPROVAL GRANTED FOR EXISTING FIRST FLOOR ELEVATION TO REMAIN AT +5.38' N.A.V.D.. FLOOD RESISTANT METHODS WILL BE USED FOR AREAS BELOW B.F.E. THE NEW CONSTRUCTION ADDITION WILL COMPLY WITH ALL BFE REQUIREMENTS AT N.A.V.D.. PROVIDE ACTIVE FLOOD BARRIER AT EACH GROUND FLOOR DOOR OPENING. BASIS OF DESIGN IS THE PS FLOOD BARRIERS FLEX-COVER DOOR (FCD).

DESIGN NARRATIVE

THIS PROJECT ALIGNS WITH THE CHARACTER PRESERVATION OVERLAY DISTRICT REQUIREMENTS BY DRAWING FROM THE HISTORIC CONTEXT TO REFINE BUILDING MASSING AND INCORPORATE TRADITIONAL DETAILING. IN KEEPING WITH THE SURROUNDING ARCHITECTURAL FABRIC, THE DESIGN CONSISTS OF TWO DISTINCT SECTIONS: THE PRIMARY STRUCTURE, WHICH ANCHORS THE CORNER AS A COMMERCIAL BUILDING, AND A REAR ADDITION WITH A RESIDENTIAL CHARACTER.

THE MAIN BUILDING MAINTAINS THE RHYTHM OF THE STREETScape AT THE GROUND LEVEL THROUGH NEW STOREFRONT OPENINGS FEATURING LARGE PICTURE WINDOWS SET ABOVE STUCCO KNEE WALLS. UPPER-LEVEL WINDOWS ARE GROUPED TO CREATE VISUAL INTEREST AND ARE FURTHER ARTICULATED WITH BRICK INSETS AND BANDS. BRICK CLADDING WILL BE APPLIED TO ALL FOUR ELEVATIONS, ENSURING A COHESIVE AND DURABLE EXTERIOR.

TO FURTHER BREAK DOWN THE OVERALL MASSING, THE EXISTING BUILDING AND THE NEW REAR ADDITION ARE SEPARATED BY AN EXTERIOR STAIR ENTRANCE FOR THE SECOND FLOOR. THIS FEATURE SERVES BOTH AS A FUNCTIONAL ELEMENT AND AS A UNIFYING ARCHITECTURAL GESTURE ALONG TOLEDANO STREET.

ZONING

- HU-B1 ZONING
- 40' MAX BUILDING HEIGHT - 31'-0" PROVIDED
- 3 STORIES MAX ALLOWED - 2 STORIES PROVIDED
- 1 COMMERCIAL SPACE UNDER 5,000 SF
- RIGHT OF WAY ENCROACHMENTS - NONE

YARD REQUIREMENTS

FRONT YARD: 0'
SIDE YARD: 0'
REAR YARD: 15' ABUTTING RESIDENTIAL DISTRICT
LANDSCAPE BUFFER: 10' ABUTTING RESIDENTIAL DISTRICT

LOT AREA TABULATIONS

LOT AREA: 4,139 SF
10% PERMEABLE AREA REQ: 413 SF
PERMEABLE AREA PROVIDED: 543 SF

BUILDING TABULATIONS

FIRST FLOOR 3,266 SF
SECOND FLOOR 3,133 SF

TOTAL AREA 6,399 SF





3301 MAGAZINE ST



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SITE CONTEXT



3300 BLOCK MAGAZINE ST



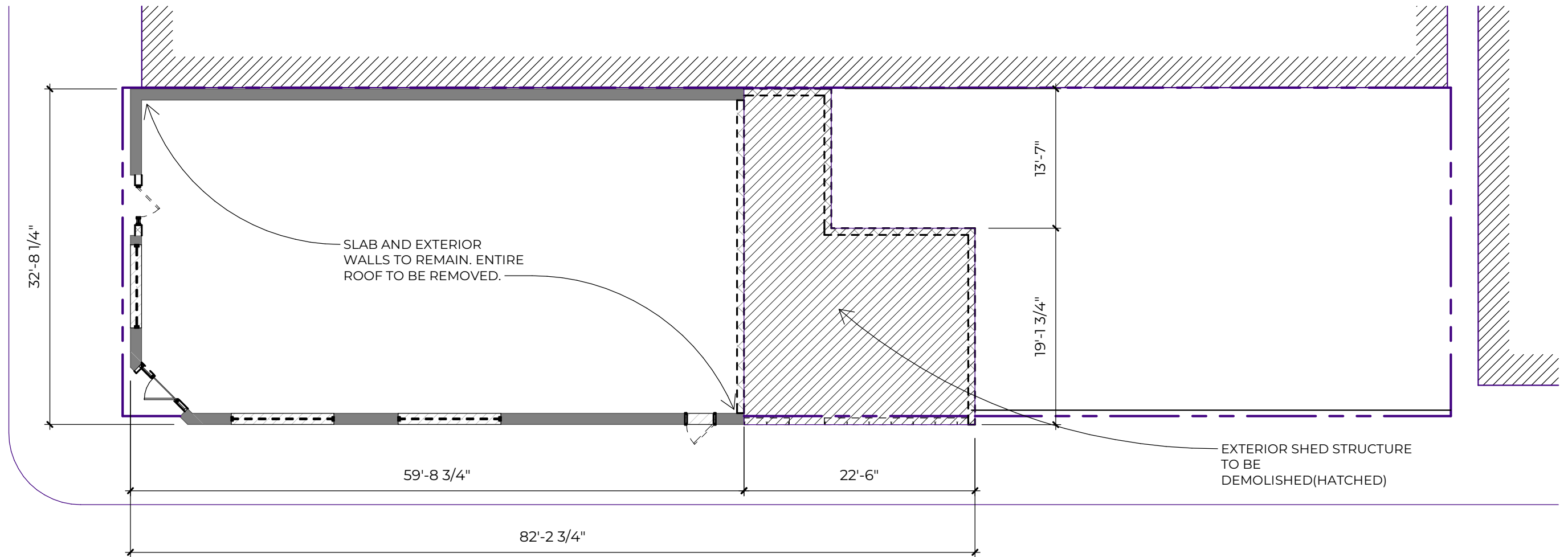
3300 BLOCK MAGAZINE ST



3200 BLOCK MAGAZINE ST

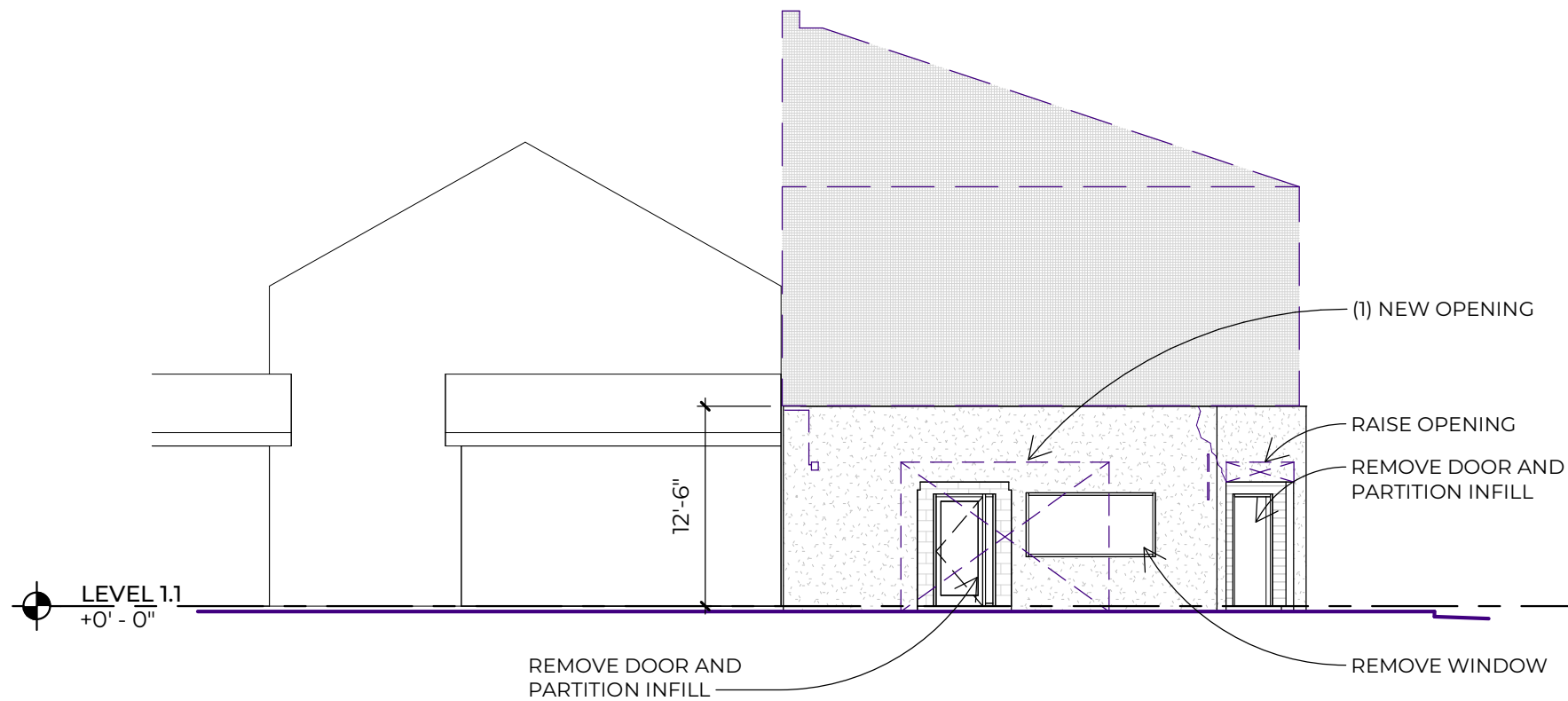


3200 BLOCK MAGAZINE ST

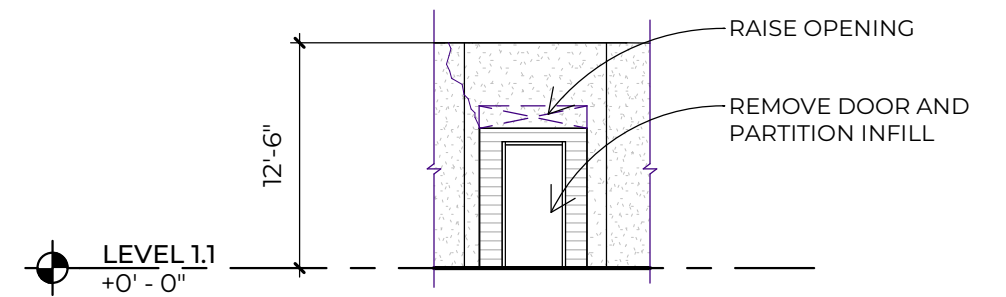


EXISTING FLOOR PLAN

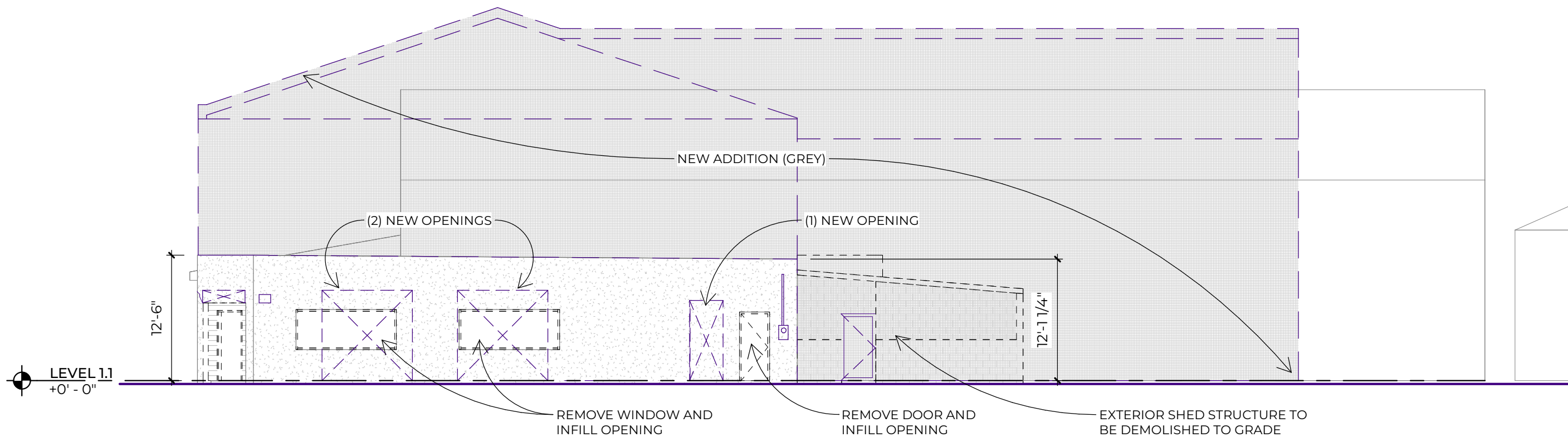




EXTERIOR ELEVATION - MAGAZINE ST

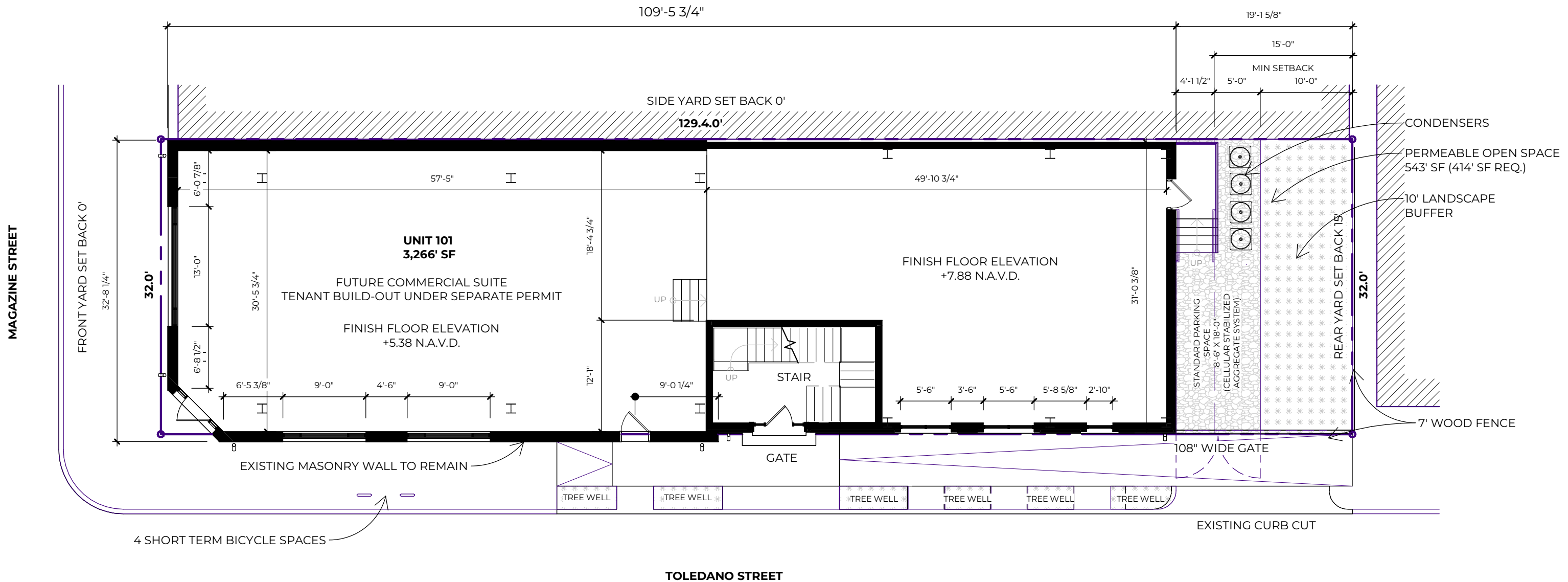


EXTERIOR ELEVATION - CORNER ENTRY



EXTERIOR ELEVATION - TOLEDANO ST

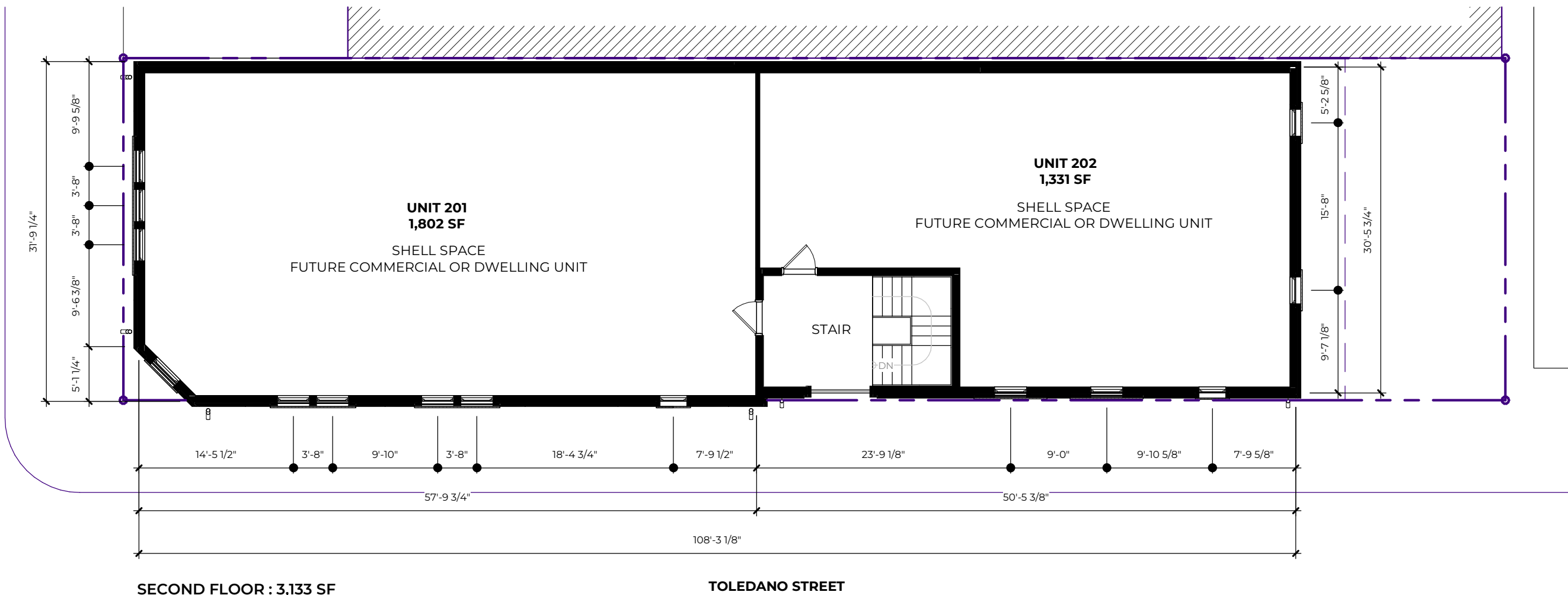




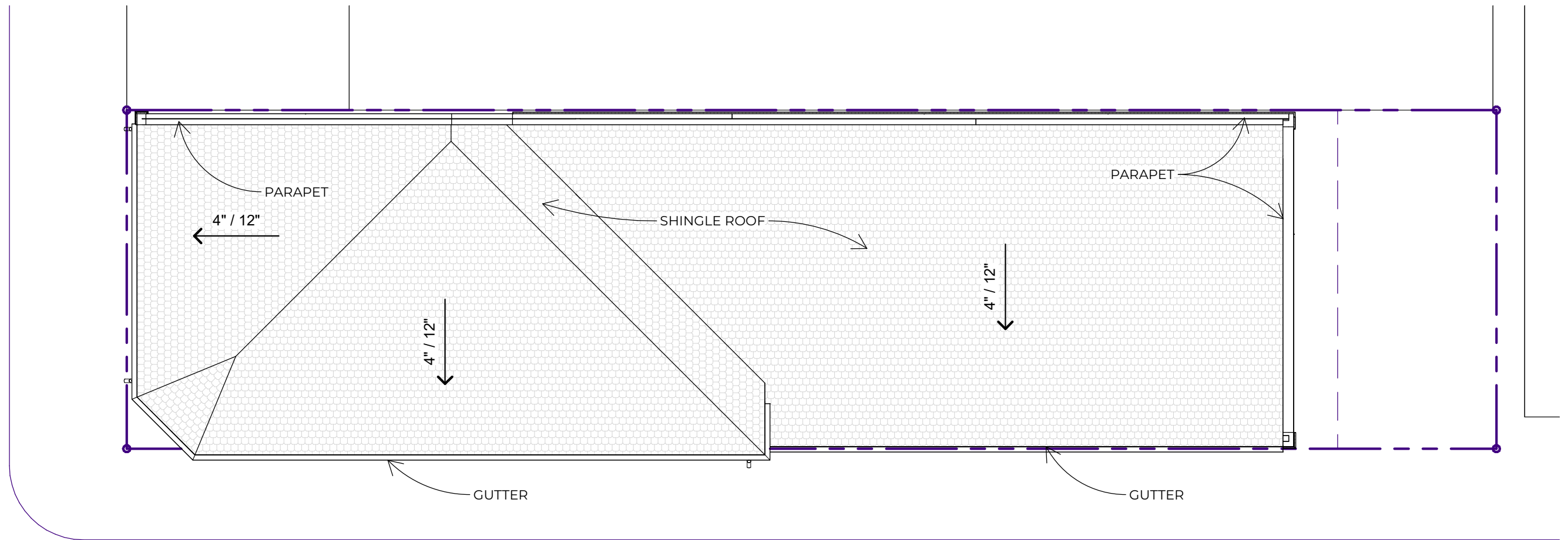
SITE PLAN - FIRST FLOOR : 3,266 SF



MAGAZINE STREET

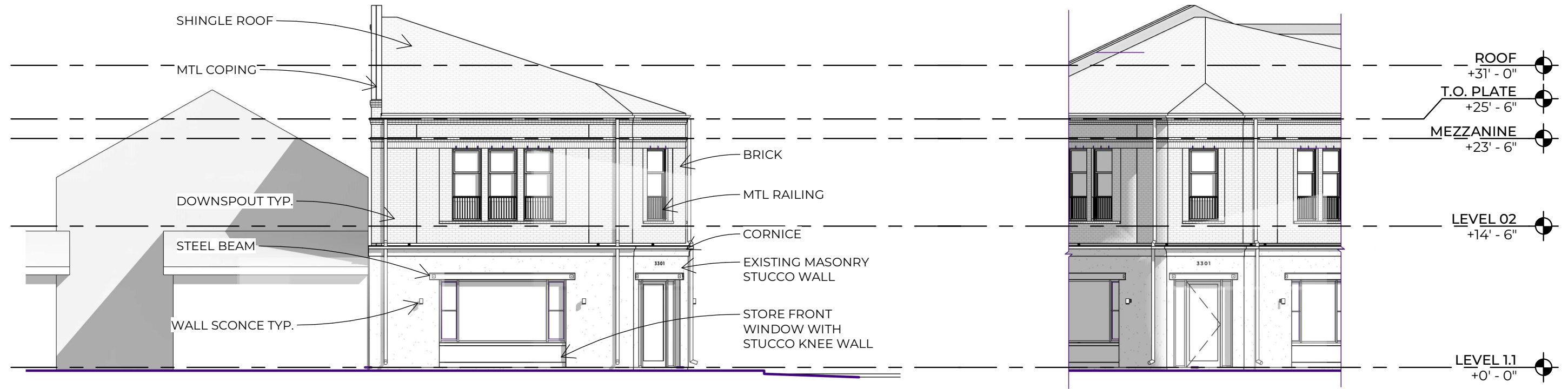


0" 5' 10'



ROOF PLAN



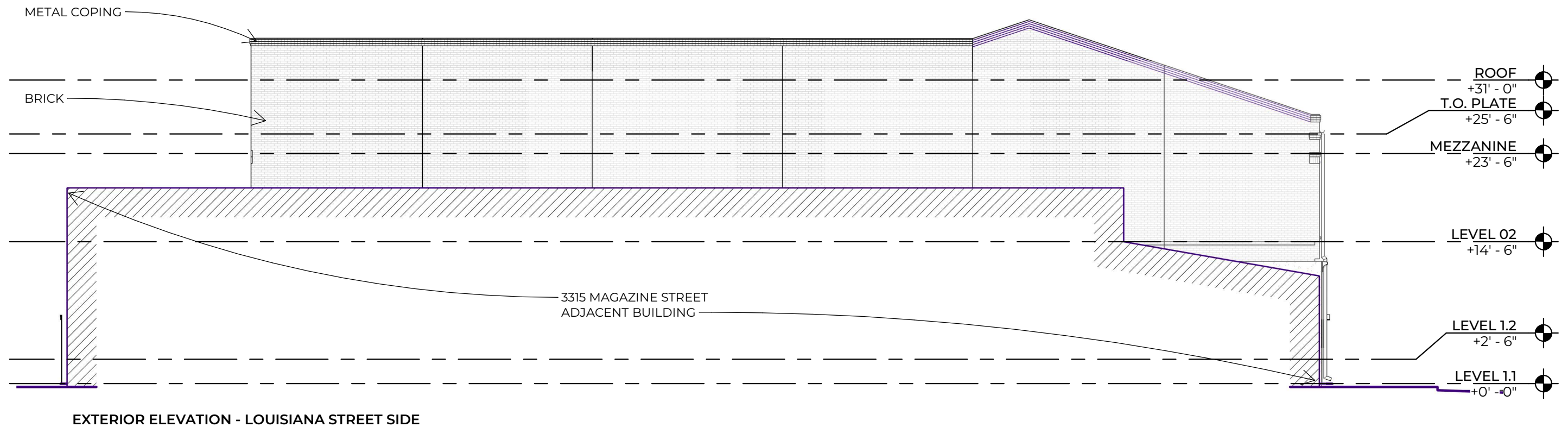
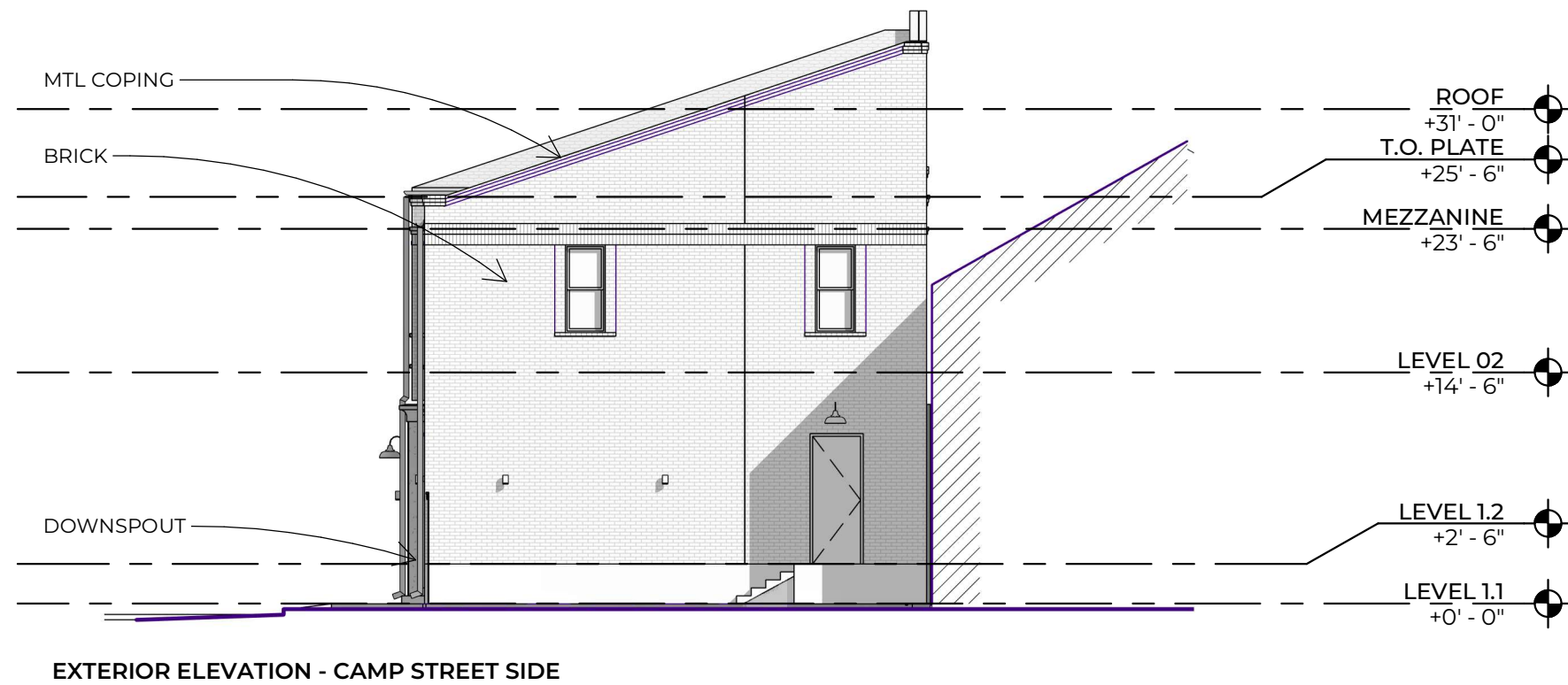


EXTERIOR ELEVATION - MAGAZINE ST

EXTERIOR ELEVATION - CORNER ENTRANCE



EXTERIOR ELEVATION - TOLEDANO ST





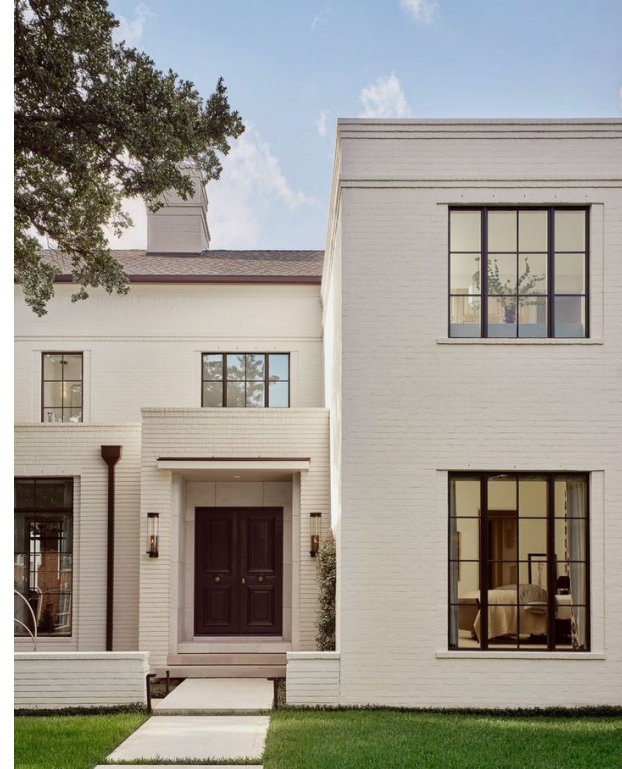
CORNER VIEW FROM INTERSECTION



REAR VIEW FROM TOLEDANO ST



FRONT VIEW FROM MAGAZINE ST



EXTERIOR INSPIRATION



MAGAZINE ELEVATION



TOLEDANO ELEVATION

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LANDSCAPE PLANTING NOTES

1. NOTIFY THE LANDSCAPE ARCHITECT 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK.
2. ANY AREAS DISTURBED OUTSIDE OF THE LIMIT OF WORK, SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE CLIENT.
3. SUBMITTALS:

3.1. PLANT SOURCE: THE CONTRACTOR SHALL SUBMIT A LIST OF NURSERIES OF THE LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL A LIST INDICATION THE PLANT BOTANICAL AND COMMON NAME, SIZE, QUANITY, FORM, ROOTBALL, LIMB HEIGHT (IF APPLICABLE), AND SOURCE FOR THE PLANTS. PLANT LIST SHALL CLEARLY INDICATE DEVIATIONS FROM THE SPECIFIED PLANT LIST AND ANY PROPOSED SUBSTITUTIONS FOR APPROVAL.

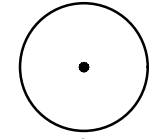
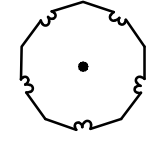
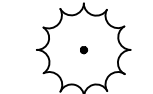

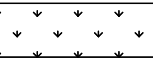
3.2. PLANT PHOTOGRAPHS: PROVIDE PHOTOGRAPHS OF PLANT MATERIALS AS INDICATED HEREIN

3.3. PHOTOGRAPHS: AT THE LANDSCAPE ARCHITECT'S REQUEST, THE CONTRACTOR SHALL SUPPLY THE LANDSCAPE ARCHITECT WITH PHOTOGRAPHS OF PLANTS FOR THE PROJECT

3.3.1. THE PHOTOGRAPHS SHALL BE TAKEN AT THE NURSERY SOURCE. PHOTOGRAPHS SHALL INCLUDE IMAGES AT A MINIMUM RESOLUTION OF 300 DPI SHOWING THE FULL RANGE OF CHARACTERISTICS OF EACH PLANT INCLUDING DETAILS PHOTOGRAPHS OF THE BARK, THE BASE OF THE TREE (ROOT FLARE), LEAVES, BRANCHING STRUCTURE, FORM, AND HABIT. IMAGES SHALL INCLUDE A SCALE FIGURE OR MEASURING DEVICE TO INDICATE TRUE SIZE.

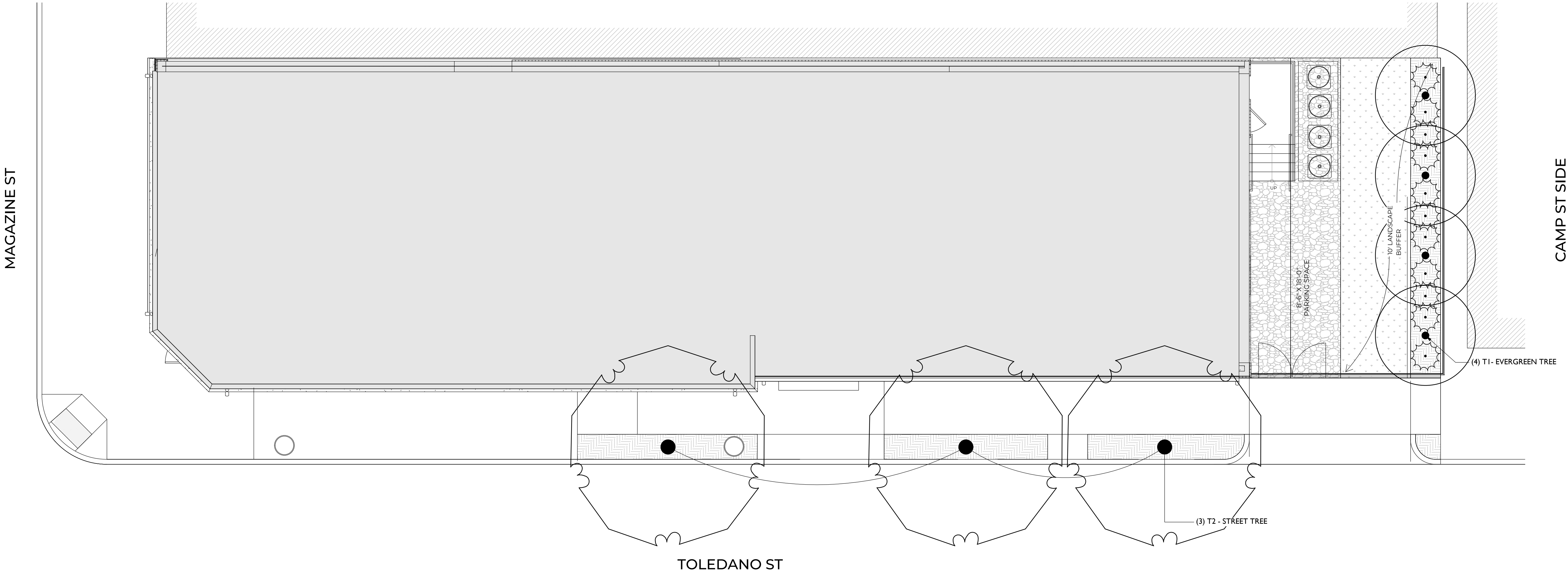
3.3.2. CONTRACTOR SHALL LABEL EACH PHOTOGRAPH WITH THE PLANT SPECIES BOTANICAL NAME, NURSERY NAME, AND DATE OF PHOTOGRAPH.
4. ALL PLANTS SHALL BE PLANTED AT THE TIME OF DELIVERY DUE TO LIMITED STORAGE ON SITE. PLANTS IN THE SAME PLANTING BED SHALL BE PLANTED AT THE SAME TIME. IF ANY REMAINING PLANTS ARE LEFT UNPLANTED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND LANDSCAPE ARCHITECT. STORING ON SITE SHALL NOT BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT OR OWNER. PLANTS ON SITE FOR MORE THAN 24 HOURS SHALL BE PROTECTED AND MAINTAINED INCLUDING BUT NOT LIMITED TO PROVIDING WATER AND SHADE. ANY PLANTS THAT DIE OR ARE DAMAGED DUE TO ON-SITE STORAGE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. THERE WILL BE NO SUBSTITUTIONS OF PLANT MATERIAL WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT. TO REQUEST A SUBSTITUTION, THE CONTRACTOR SHALL PROVIDE FORMAL SUBSTITUTION REQUESTS INCLUDING DESCRIPTION OF WHY SUBSTITUTION IS WARRANTED, INCLUDING SPECIES AND PHOTOS OF PROPOSED SUBSTITUTION FOR REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT. SUBSTITUTIONS SHALL ONLY BE CONSIDERED WHEN THE CONTRACTOR DEMONSTRATES THE ACCEPTABILITY OF THE PROPOSED SUBSTITUTION AND WHEN THE SUBSTITUTION CAUSES NO DELAY TO THE PROJECT SCHEDULE. THE CONTRACTOR IS RESPONSIBLE TO ANTICIPATE ALL LEAD TIMES FOR ALL PROPOSED SUBSTITUTIONS.
6. MATERIAL WILL BE INSPECTED AND APPROVED AT PLACE OF GROWTH BY THE LANDSCAPE ARCHITECT. HOWEVER, PLANT MATERIAL WHICH HAS BECOME DAMAGED OR DISEASED OR WHICH IS UNACCEPTABLE TO THE LANDSCAPE ARCHITECT MAY BE REJECTED UPON DELIVERY TO THE SITE.
7. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE PLAN, NOTIFY LANDSCAPE ARCHITECT FOR CLARIFICATION.
8. AT ALL TIMES, THE SITE SHALL BE KEPT NEAT AND FREE OF DEBRIS LEFT FROM THE PLANTING OPERATION.
9. ALL PLANT MATERIAL SHALL BE KEPT VIGOROUS, AND FREE OF ANY INJURY AND DEFECTS. ALL PLANT MATERIAL SHALL BE A TRUE REPRESENTATION OF THEIR SPECIES.
10. PLANT GROUPINGS AND LOCATIONS ARE DIAGRAMMATIC. THE LOCATION OF PLANTS SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO ANY AND ALL PLANTING LAYOUT IN THE FIELD AT NO ADDITIONAL COST TO THE OWNER.
11. ALL PLANT TAGS MUST REMAIN ON THE PLANT MATERIAL UNTIL THE LANDSCAPE ARCHITECT REVIEWS THE LAYOUT AND APPROVES THE QUANTITIES.
12. PLANTING BEDS SHALL RECEIVE A 3" THICK LAYER OF PINE STRAW MULCH, INDICATED ON THE PLANTING DETAILS.
13. CONTRACTOR TO COORDINATE PRE-CONSTRUCTION MEETING WITH LANDSCAPE ARCHITECT AND OWNER. PROVIDE A CONSTRUCTION LOGISTICS AND PHASING PLAN, INCLUDING ALL PLANNED CONSTRUCTION OPERATIONS, SUCH AS MAINTAINED ACCESS, EGRESS, AND CONSTRUCTION STAGING.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY	DETAIL	REMARKS
TREES								
	T1	EVERGREEN TREE	2" Cal.			4		
	T2	STREET TREE	3" Cal.			3		
SHRUBS								
	S1	EVERGREEN SHRUB	3 gal.	Pot	36" O.C.	11		FULL PLANTS
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
GROUND COVERS								
	G1	EVERGREEN GROUNDCOVER	1 gal.	Pot	18" O.C.	43		
	Ts	Turf -- Sod	---			222 sf		

2 PLANTING SCHEDULE
SCALE: 3/16" = 1'-0"

LOUISIANA AVE SIDE



BELFLOWER ARCHITECT, LLC

1824 MARAIS STREET
NEW ORLEANS, LA 70116

504.276.3191

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DRAWINGS, WRITTEN MATERIAL, AND DESIGN
CONCEPTS SHALL NOT BE USED OR
REPRODUCED IN WHOLE OR PART IN ANY
FORM OR FORMAT WITHOUT PRIOR WRITTEN
CONSENT OF BELFLOWER ARCHITECT, LLC.

CLIENT:

4307 DHV LLC
3301 MAGAZINE ST
NEW ORLEANS, LA

DATE:	03.09.25
PROJECT NO	01.22009.01
REVISION	DATE
Permit/Pricing Set	10.27.23

PROJECT:

3301 MAGAZINE ST -
COMMERCIAL SHELL
BUILDING

3301 Magazine St
New Orleans, La

SEAL:

NOT FOR
CONSTRUCTION

DRAWING:
SITE LANDSCAPE PLAN
SCHEME 2

L101

DRAWN BY: SB / TP



1

SITE LANDSCAPE PLAN - SCHEME 2

SCALE: 3/16" = 1'-0"