

4001 MAGAZINE

4001 MAGAZINE ST.
NEW ORLEANS, LA 70115

DEVELOPMENT PLAN/DESIGN REVIEW
JUNE 17, 2026



EXISTING VIEW FROM MAGAZINE ST/CONSTANTINOPE ST CORNER LOOKING NORTHWEST



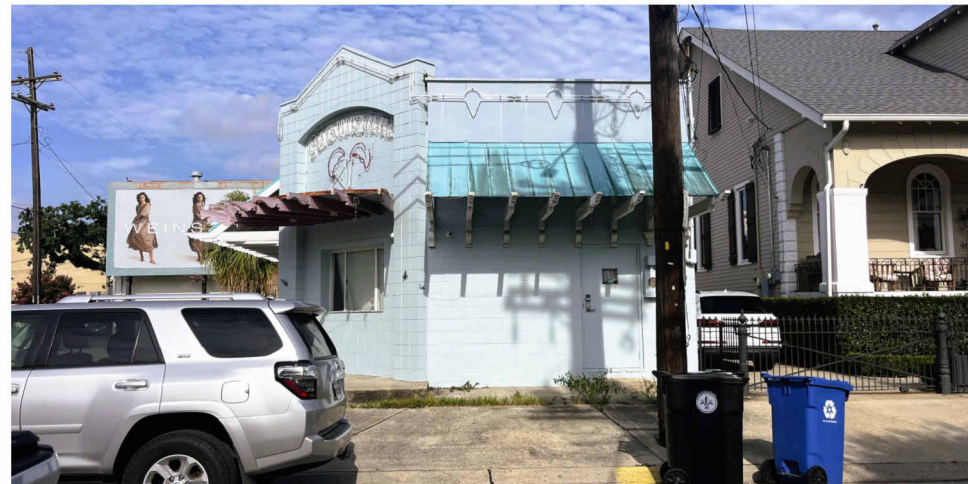
SITE LOOKING NORTH



SITE LOOKING NORTHEAST



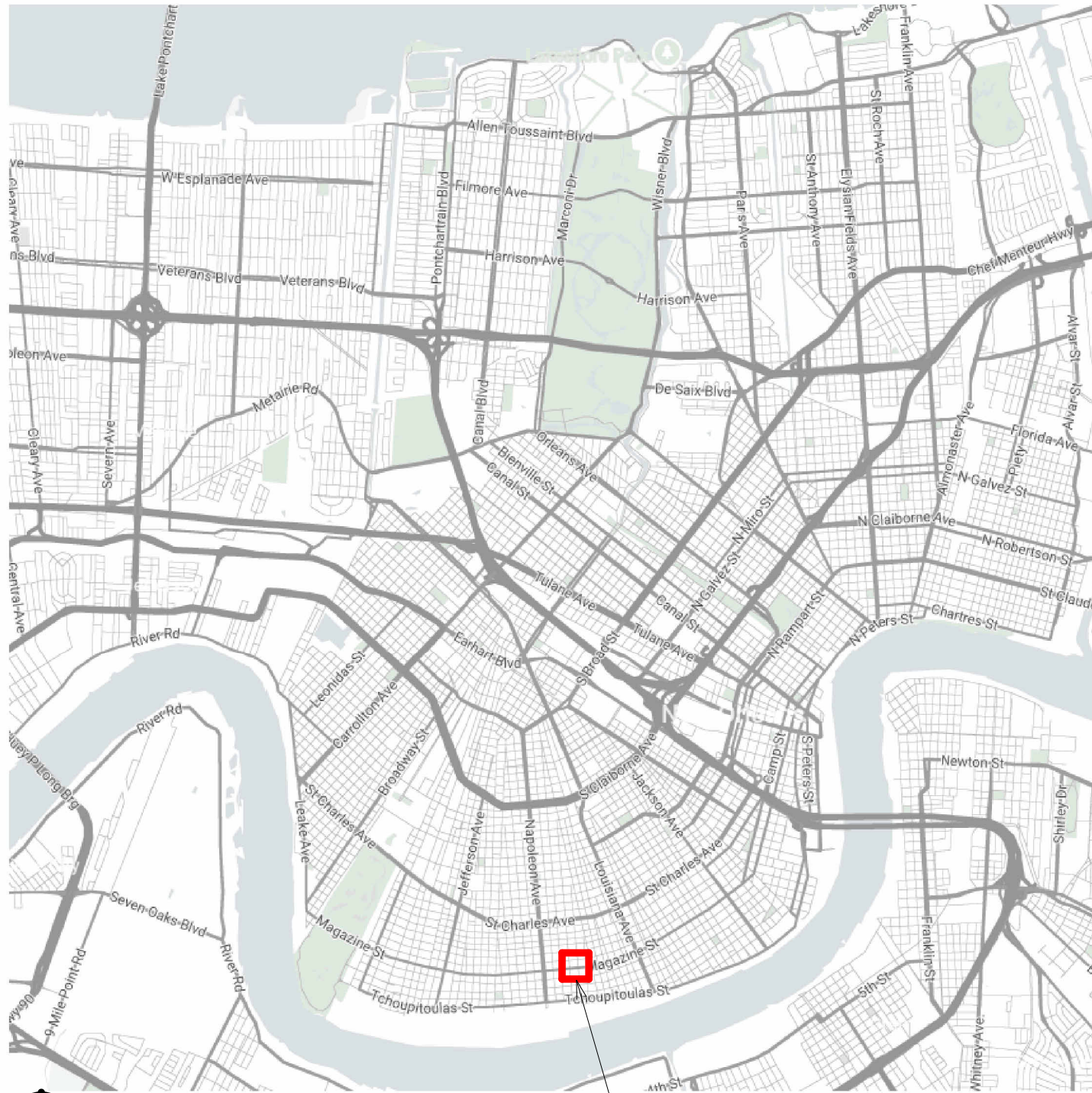
SITE LOOKING WEST



SITE LOOKING WEST

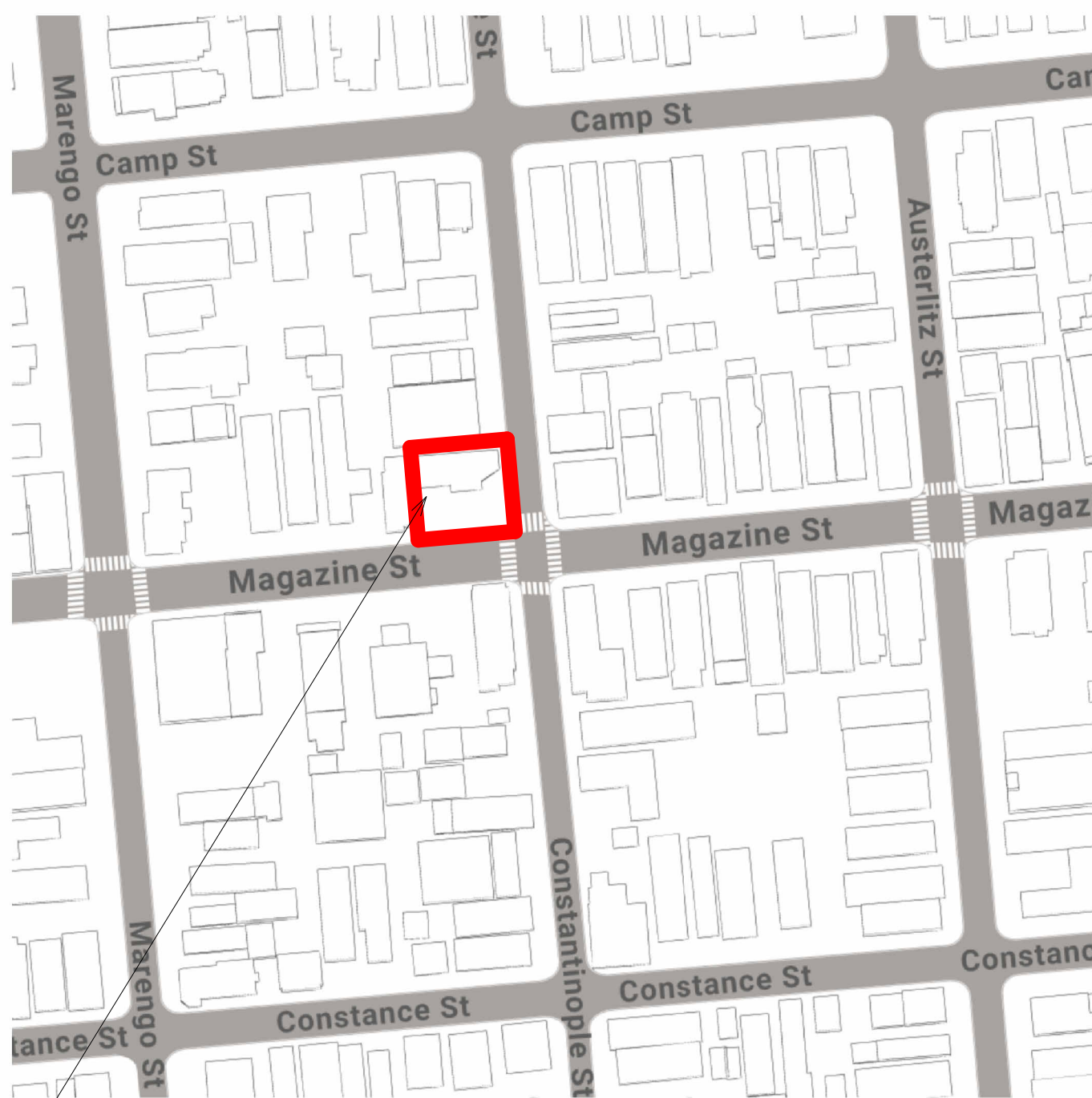


PROPOSED VIEW FROM MAGAZINE ST/CONSTANTINOPE ST CORNER LOOKING NORTHWEST



SITE LOCATION

4001 MAGAZINE ST.



PROPOSED VIEW FROM MAGAZINE ST/CONSTANTINOPE ST CORNER LOOKING NORTHWEST



PROPOSED VIEW FROM MAGAZINE ST LOOKING NORTH

GRAPHIC LEGEND

0	GRID LINE	Room Name No.	ROOM TAG
Level Name Elevation	LEVEL MARKER	WALL/ROOF ASSEMBLY TAG	
N	NORTH ARROW	X0	WINDOW TAG
1 A101	DETAIL CALLOUT	11	DOOR TAG
1 Ref 1 Ref 1 Ref 1 Ref	ELEVATION CALLOUT	? TYP.	MATERIAL TAG
1 SIM A101	SECTION CALLOUT	? KEY	NOTE TAG
		1'-0"	CEILING HEIGHT

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	O.C.	ON CENTER
B.O.	BASE OF	OCC.	OCCUPANTS
C.I.P.	CAST-IN-PLACE	OFCI	OWNER-FURNISHED, CONTRACTOR-INSTALLED
C.J.	CONTROL JOINT	O.A.E.	OR APPROVED EQUAL
C.L.	CENTERLINE	P.T.	PRESSURE-TREATED
CLNG.	CEILING	PTD.	PAINTED
CMU	CONCRETE MASONRY UNIT	RMV.	REMOVE
CON.	CONTINUOUS	R.O.W.	RIGHT OF WAY
DED.	DEDICATED	SCH.	SCHEDULE
DWG/S	DRAWING/S	SPEC.	SPECIFICATIONS
EA.	EACH	STD.	STANDARD
E.J.	EXPANSION JOINT	STL.	STEEL
EXIST.	EXISTING	STR.	STRUCTURAL
EXG.	EXISTING	ST. STL.	STAINLESS STEEL
F.I.P.	FORMED-IN-PLACE	T&G	TONGUE-AND-GROOVE
F.R.R.	FIRE-RESISTANCE RATED	TBD	TO BE DETERMINED
GALV.	GALVANIZED	T.O.	TOP OF
GFI	GROUND-FAULT INTERRUPTOR	TYP.	TYPICAL
I.L.O.	IN LIEU OF	U.O.N.	UNLESS OTHERWISE NOTED
JST.	JOIST	VIF	VERIFY IN FIELD
LB.	POUND	WD.	WOOD
MEP	MECHANICAL/ELECTRICAL/PLUMBING	W/	WITH
MFR.	MANUFACTURER		

STUDIO
BKA

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KIMBERLY PAYNE ALLEN, AIA

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MEP ENGINEER
Company
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Suite 1
City, ST Zip
Phone 1
Phone 2

DESIGN DRAWINGS
NOT FOR BID OR
CONSTRUCTION

#	ISSUED SET	DATE
1	DAC REVIEW	08/13/2026

PROJECT NAME:
4001 MAGAZINE

CLIENT:
SANDSTONE LTD

PROJECT ADDRESS:
4001 MAGAZINE ST.
NEW ORLEANS, LA 70115

DRAWING NAME:
VIEWS

DATE: 08/18/26

PROJECT No: 26004

DRAWING BY: EK

SCALE: 1/4" = 1'-0"

DWG No:

A-0.0

Filename:



MAGAZINE ST. NORTH SIDE



MAGAZINE ST. SOUTH SIDE



CONSTANTINOPLE ST. WEST SIDE



CONSTANTINOPLE ST. EAST SIDE

CZO Requirements and Design Goal Narrative:

The redevelopment of the fallow property at 4001 Magazine Street seeks to revive and enliven a gap in an active neighborhood business corridor on Magazine Street. Located on an occupied block of active businesses, the historic service station structure, most recently inhabited by a snowball service stand, bookends a block that is dominated by more residential typologies completed with landscaped front yards and low simple black metal picket fences, with the immediate neighboring structure built to the lot line as the exception.

The design proposes the preservation of the service station structure to be used as a standard restaurant with full kitchen, and proposes windows installed in the larger service station openings that had been infilled with concrete masonry block. The building's form will be preserved and painted, with entry flat awning structure restored and side awnings replaced with canvas awnings on metal frame.

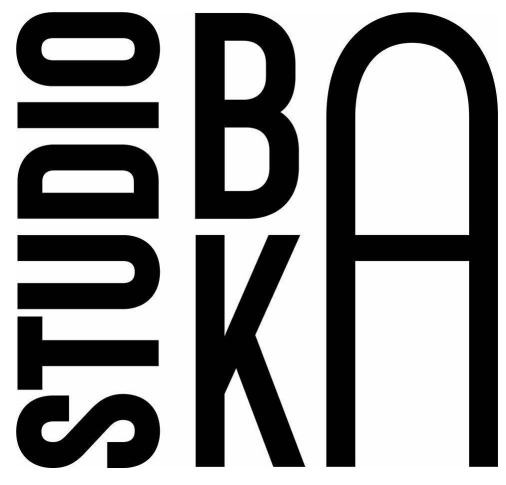
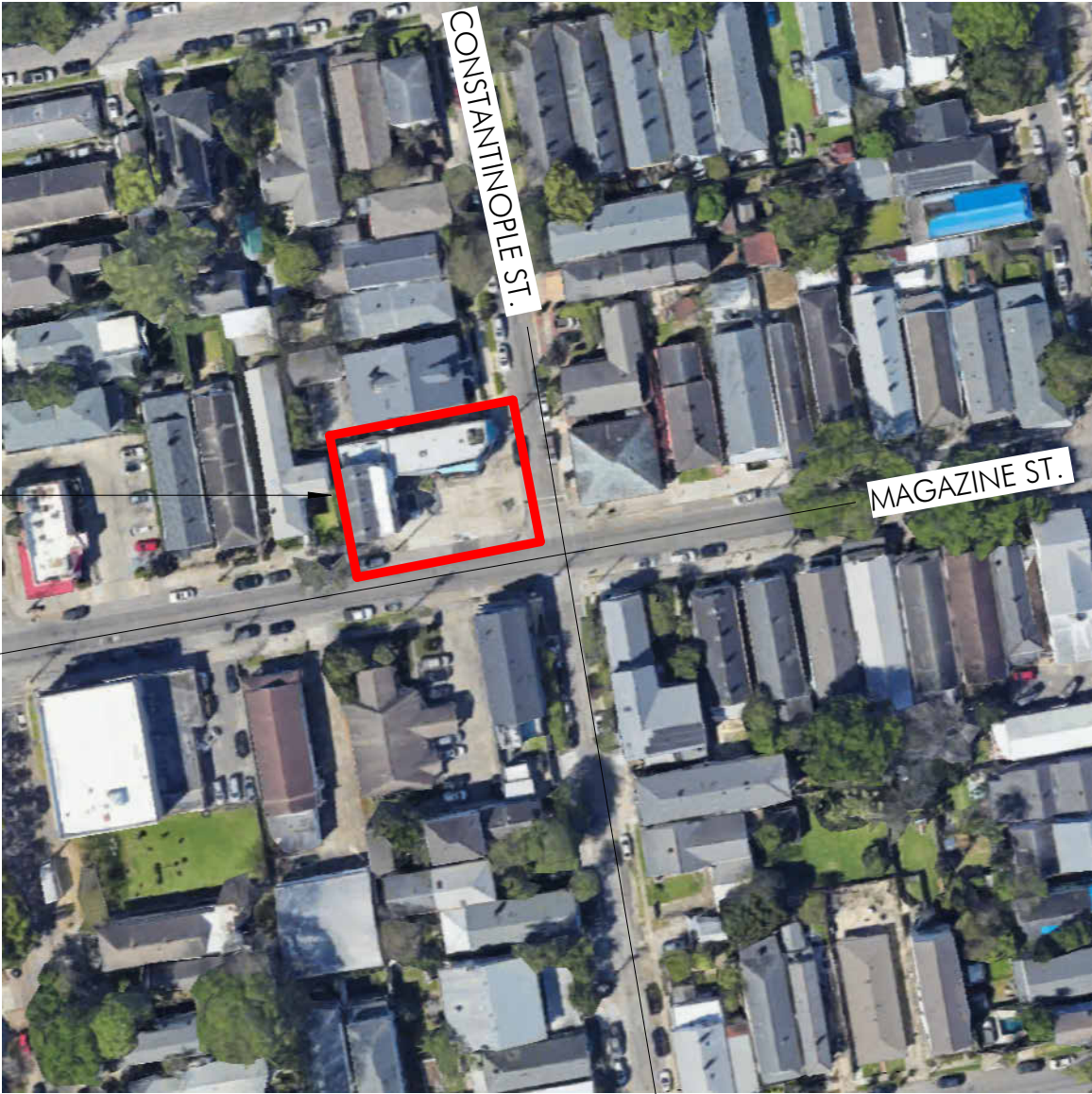
In order to support the smaller seating availability within the existing footprint, the restaurant will include outdoor dining under an enclosed open-air addition to the existing building. This structure will occupy a portion of the site against the neighboring building, low enough to not detract from the original structure's prominence, and preserve the historic corner entry form, which is located in an unorthodox position far from the property corner.

The corner site, which is almost entirely paved, represents a heat-island and creates an unpleasant break in the pedestrian sidewalk experience. The perimeter of the site will largely serve as planting strips, with a metal picket fence and landscaping to continue the pattern of front-yard landscaping that is interrupted by 4011 Magazine. The non-conditioned structure will serve as an armature for plant growth to extend up and become incorporated a part of the site landscaping. The surface of the outdoor dining area will be permeable, with in-ground planting beds, permeable paving or permeable gravel surfaces.

The project orients the outdoor activity and lighting toward the Magazine Street site against the neighboring commercial building, and away from the Constantinople entrance into the residential district. The changes do not increase stormwater runoff from the mostly paved site, and proposes landscape to serve as a buffer for the outdoor dining area and as an improvement to the sidewalk experience.

Vehicle parking is not required per the CZO, and required bike parking and pedestrian-encouraging features reinforce the transit patterns of the neighborhood. The outdoor seating for dining will be delineated from public right-of-way with planters, will feature permeable surfaces, will be contained entirely within the front yard area, and does not interfere with any pedestrian or parking areas.

SITE



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KIMBERLY PAYNE ALLEN, AIA

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MEP ENGINEER
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Phone 2

DESIGN DRAWINGS
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CONSTRUCTION

#	ISSUED SET	DATE
1	DAC REVIEW	08/13/2026

PROJECT NAME:
4001 MAGAZINE

CLIENT:
SANDSTONE LTD

PROJECT ADDRESS:
4001 MAGAZINE ST.
NEW ORLEANS, LA 70115

DRAWING NAME:
BLOCK ELEVATIONS & CONTEXT

DATE:	08/18/26
PROJECT No:	26004
DRAWING BY:	EK
SCALE:	12" = 1'-0"
DWG No:	A-0.2
Filename:	AutoCAD Docs\Site Plans\26004_001 MAGAZINE_BPA.rvt

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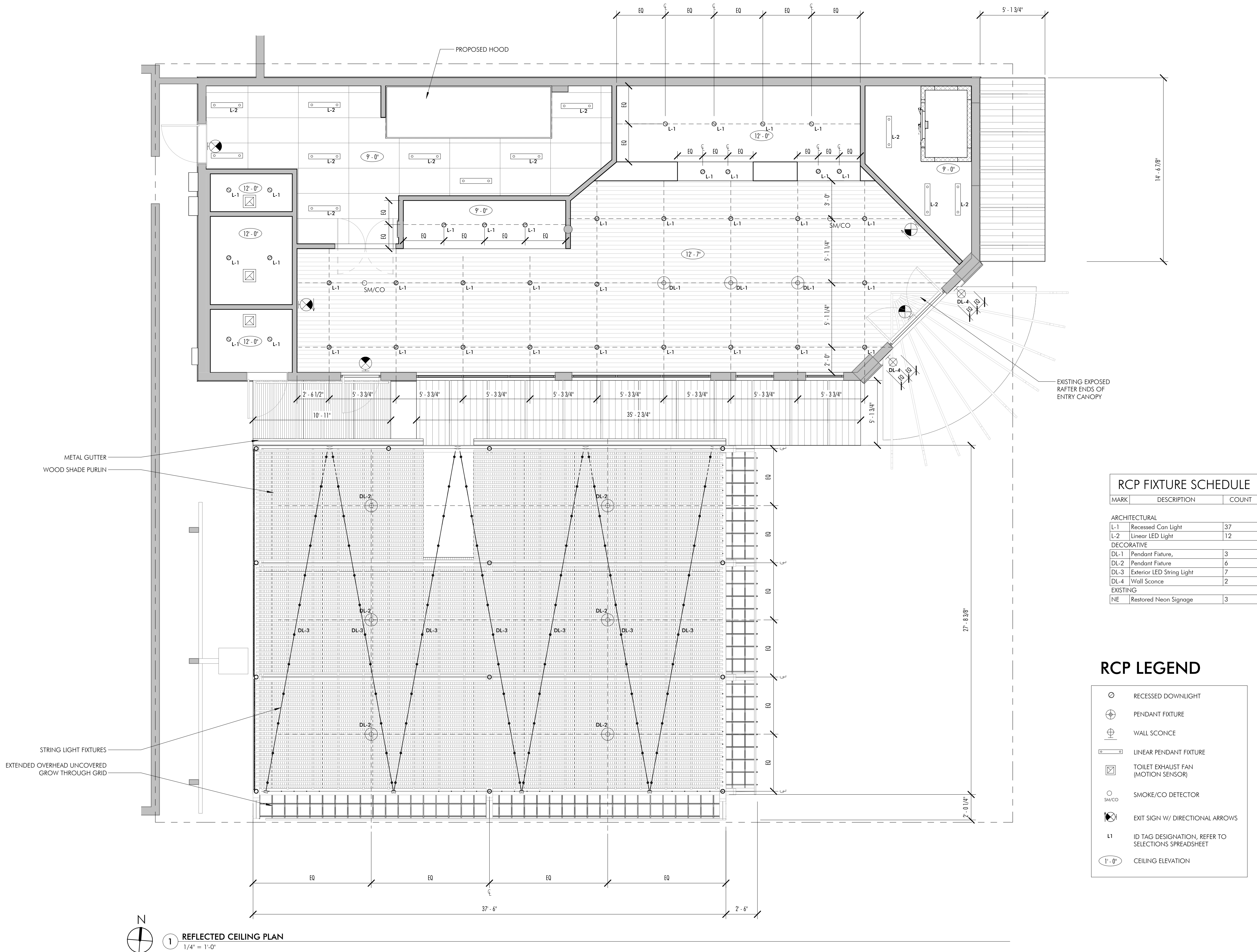
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DRAWING NAME:
REFLECTED CEILING PLAN

DATE:	08/18/26
PROJECT No:	26004
DRAWING BY:	EK
SCALE:	As indicated
DWG No:	A-2.2
Filename:	AutoCAD Docs\Bka\Bka\4001 Magazine\BKA-11



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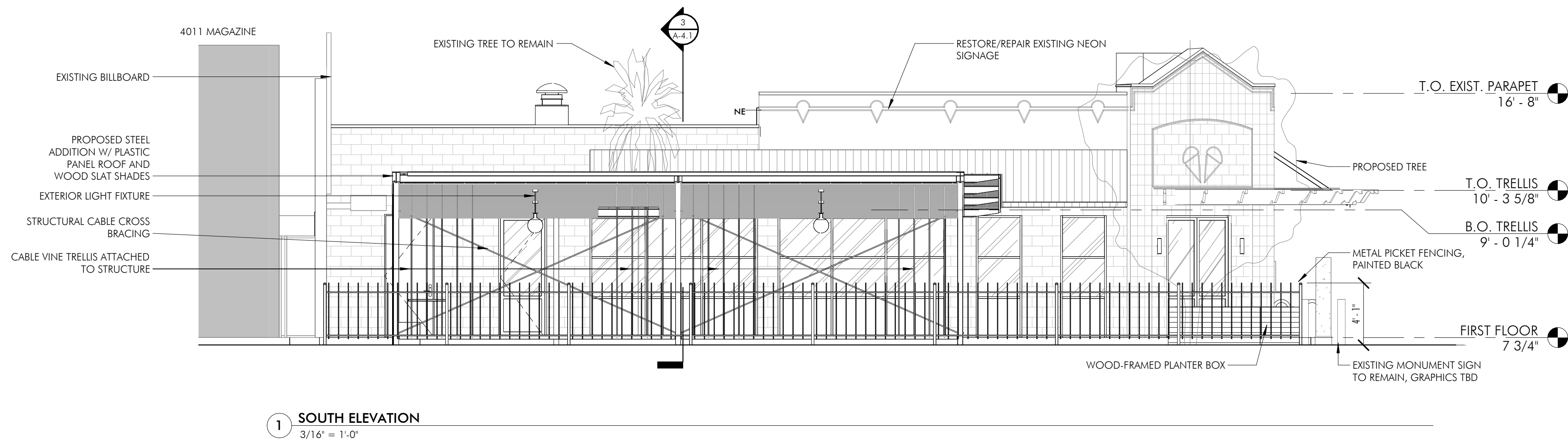
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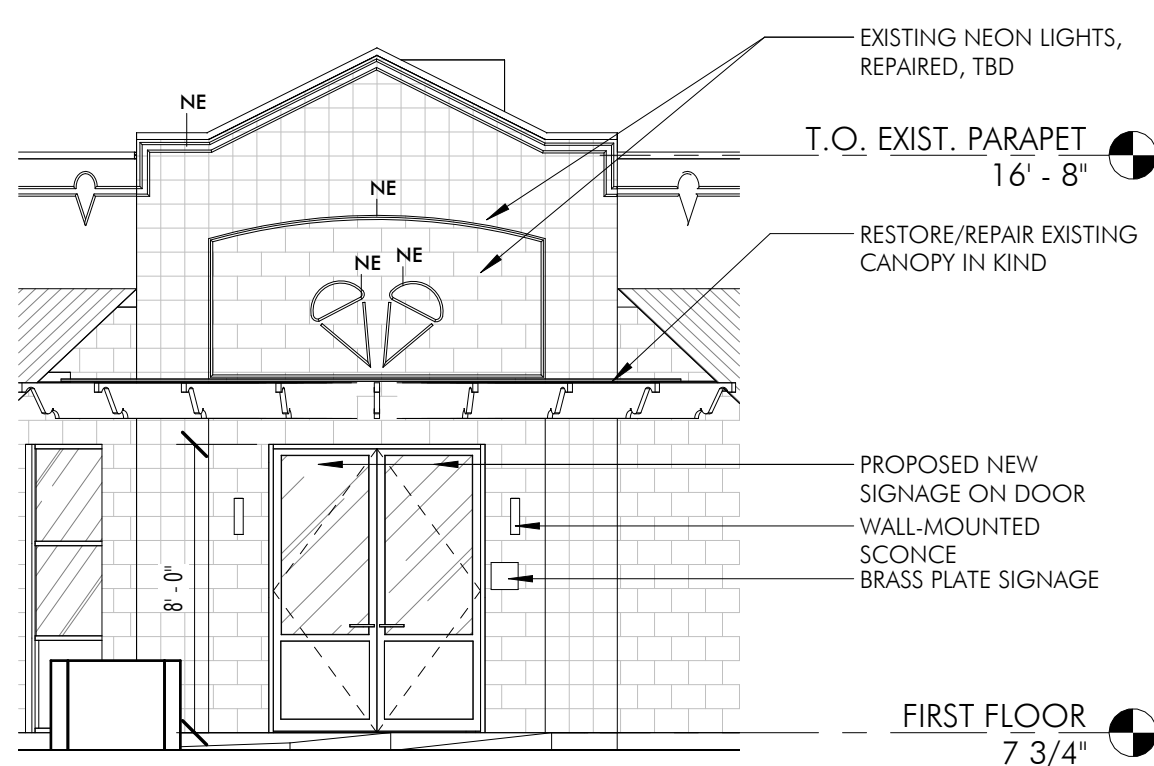
PROJECT ADDRESS:
4001 MAGAZINE ST.
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DRAWING NAME:
PROPOSED ELEVATIONS

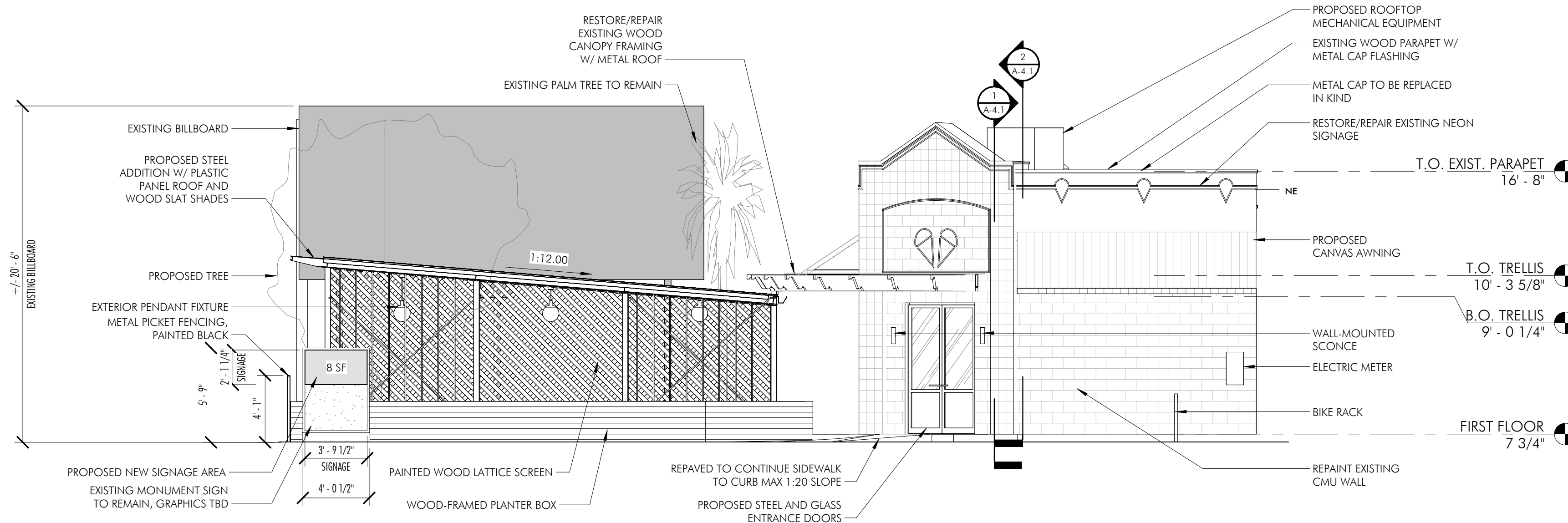
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PROJECT No: 26004
DRAWING BY: EK
SCALE 3/16" = 1'-0"
DWG No:
A-3.1
Filename: 4001_MAGAZINE_BKA.rvt



1 SOUTH ELEVATION
3/16" = 1'-0"



2 SOUTHEAST ELEVATION
3/16" = 1'-0"



3 CONSTANTINOPLE STREET ELEVATION
3/16" = 1'-0"

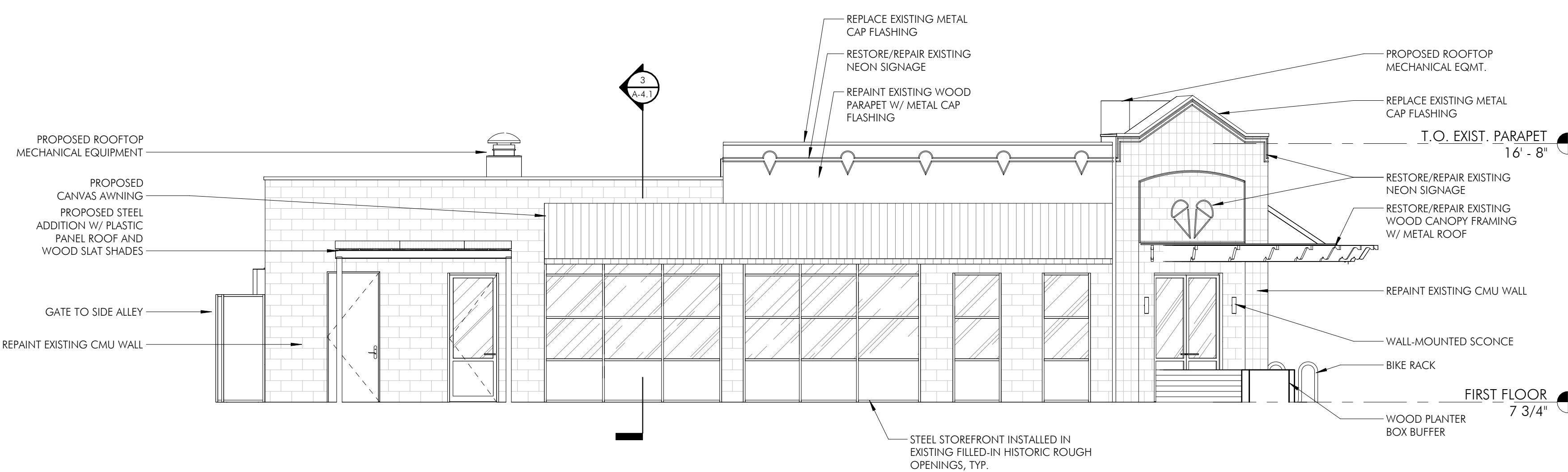
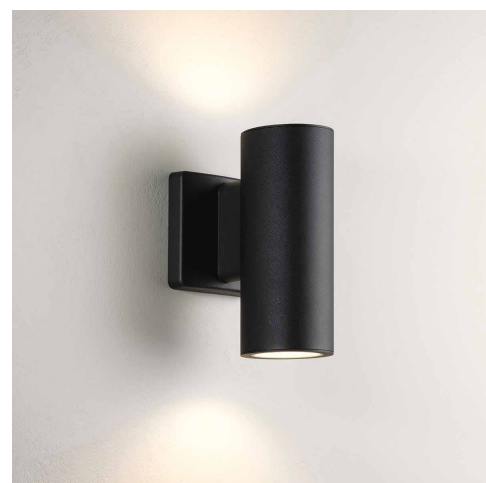
EXTERIOR LIGHTING OPTIONS



PENDANT LIGHT



WALL SCONCES



4 MAGAZINE STREET ELEVATION
3/16" = 1'-0"

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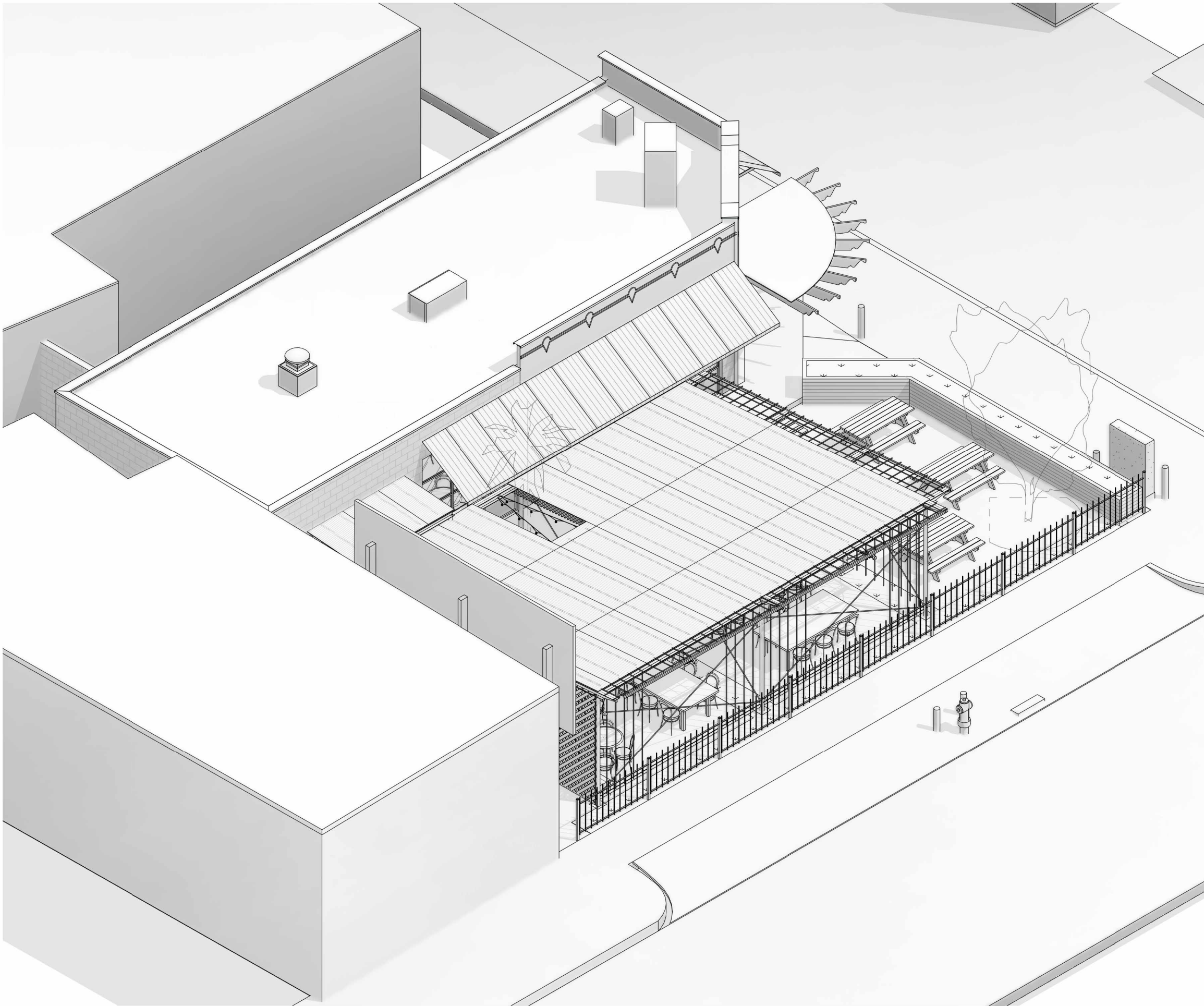
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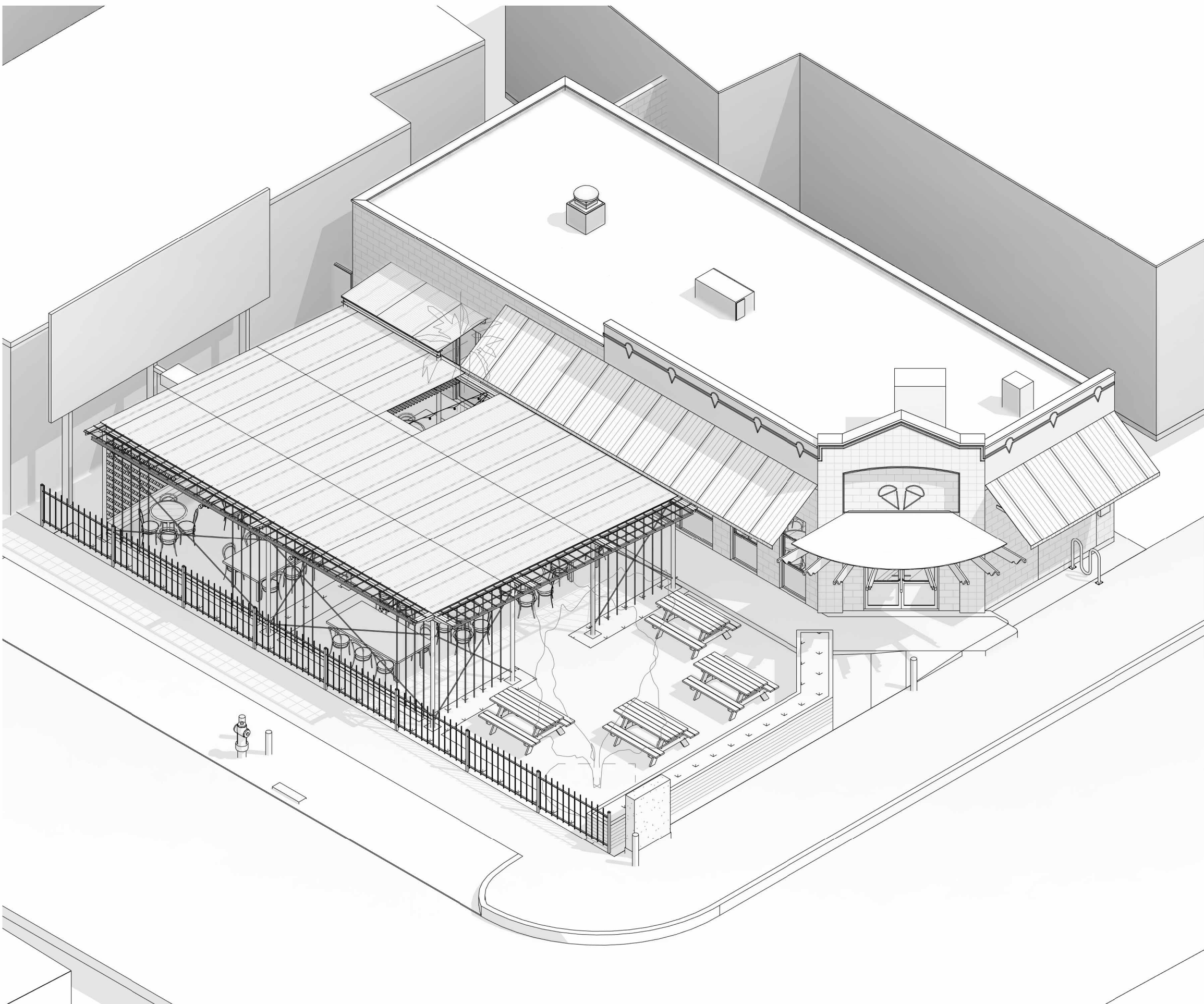
PROJECT ADDRESS:
4001 MAGAZINE ST.
NEW ORLEANS, LA 70115

DRAWING NAME:
AXONS

DATE:	08/18/26
PROJECT No:	26004
DRAWING BY:	EK
SCALE:	
DWG No:	A-3.2
Filename:	AutoCAD Docs\26004 08/13/2026_001 MAGAZINE_BKA.rvt



2 MAGAZINE DOWNRIVER AXONOMETRIC VIEW



1 MAGAZINE UPRIVER AXONOMETRIC VIEW

#	ISSUED SET	DATE
1	SCHEMATIC DESIGN SET	06/17/2026

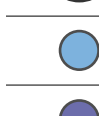
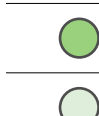
PROJECT ADDRESS:
4001 MAGAZINE ST.
NEW ORLEANS, LA
70115

DRAWING NAME:

PROPOSED SITE
PLAN - LANDSCAPE

DATE:	06/17/2026
PROJECT No:	26004
DRAWING BY:	LUNA
SCALE:	As indicated
DWG No:	L-1
Filename:	



Symbol	Common Name	Scientific Name	Size	Quantity
	Red Oak	<i>Quercus rubra</i>	200 gal	1
	Viburnum	<i>Viburnum odoratissimum</i>	7 gal	21
	Peggy Martin Rose	<i>Rosa 'Peggy Martin'</i>	3 gal	10
	Ligulaira	<i>Ligularia dentata</i>	3 gal	10
	Thryallis	<i>Galphimia glauca</i>	3 gal	9
	Sage	<i>Salvia officinalis</i>	3 gal	7
	Iris	<i>Iris hexagona</i>	1 gal	39
	Salvia	<i>Salvia lavanduloides</i>	1 gal	31
	Rosemary	<i>Salvia rosmarinus 'Prostratus'</i>	1 gal	14
	Guara	<i>Oenothera lindheimeri</i>	1 gal	27
	Fern	<i>Osmundastrum cinnamomeum</i>	1 gal	21
	Decomposed Granitie			500 sq/ft

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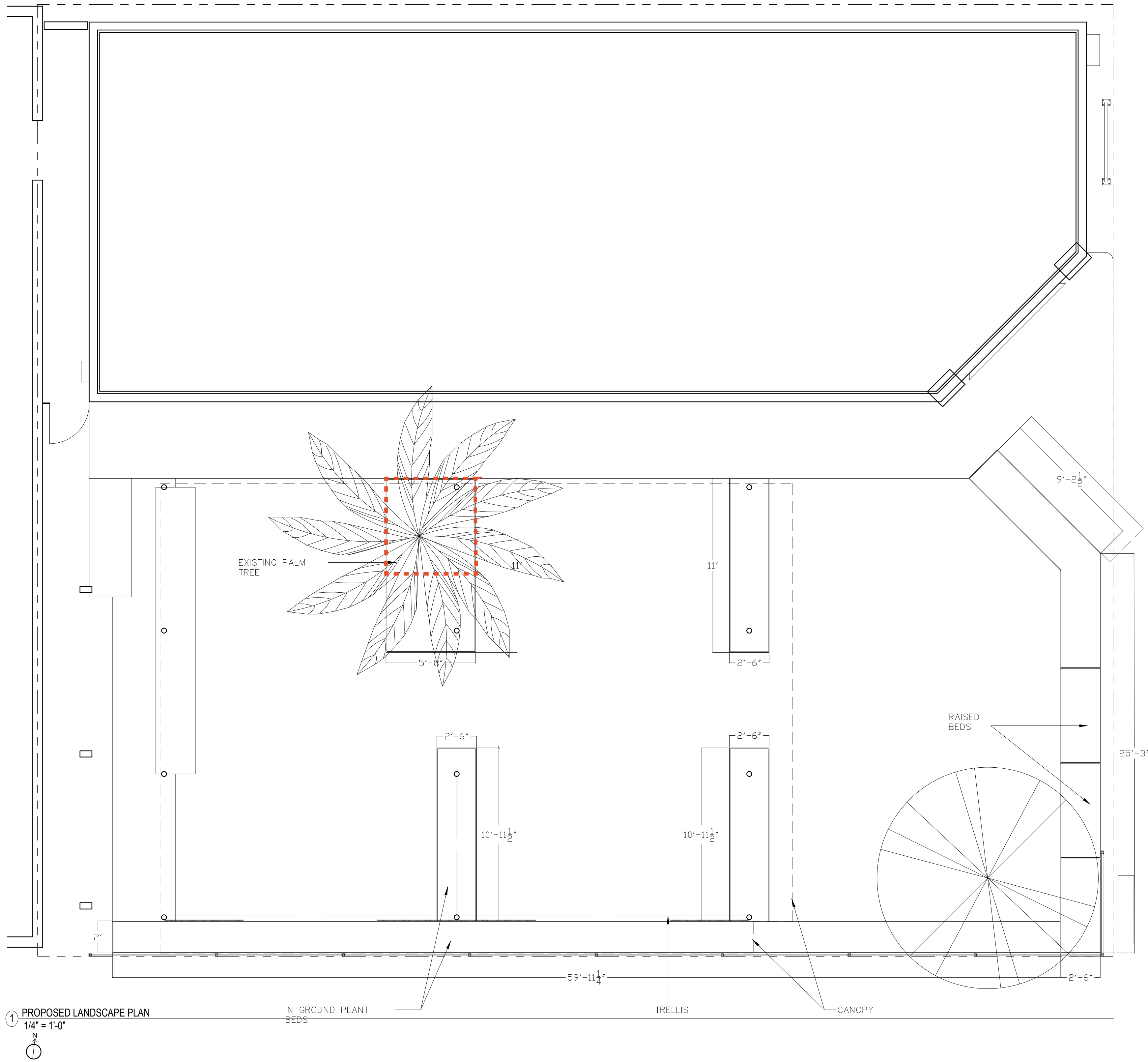
PROJECT NAME:
SnoWizard

CLIENT:
SANDSTONE LTD

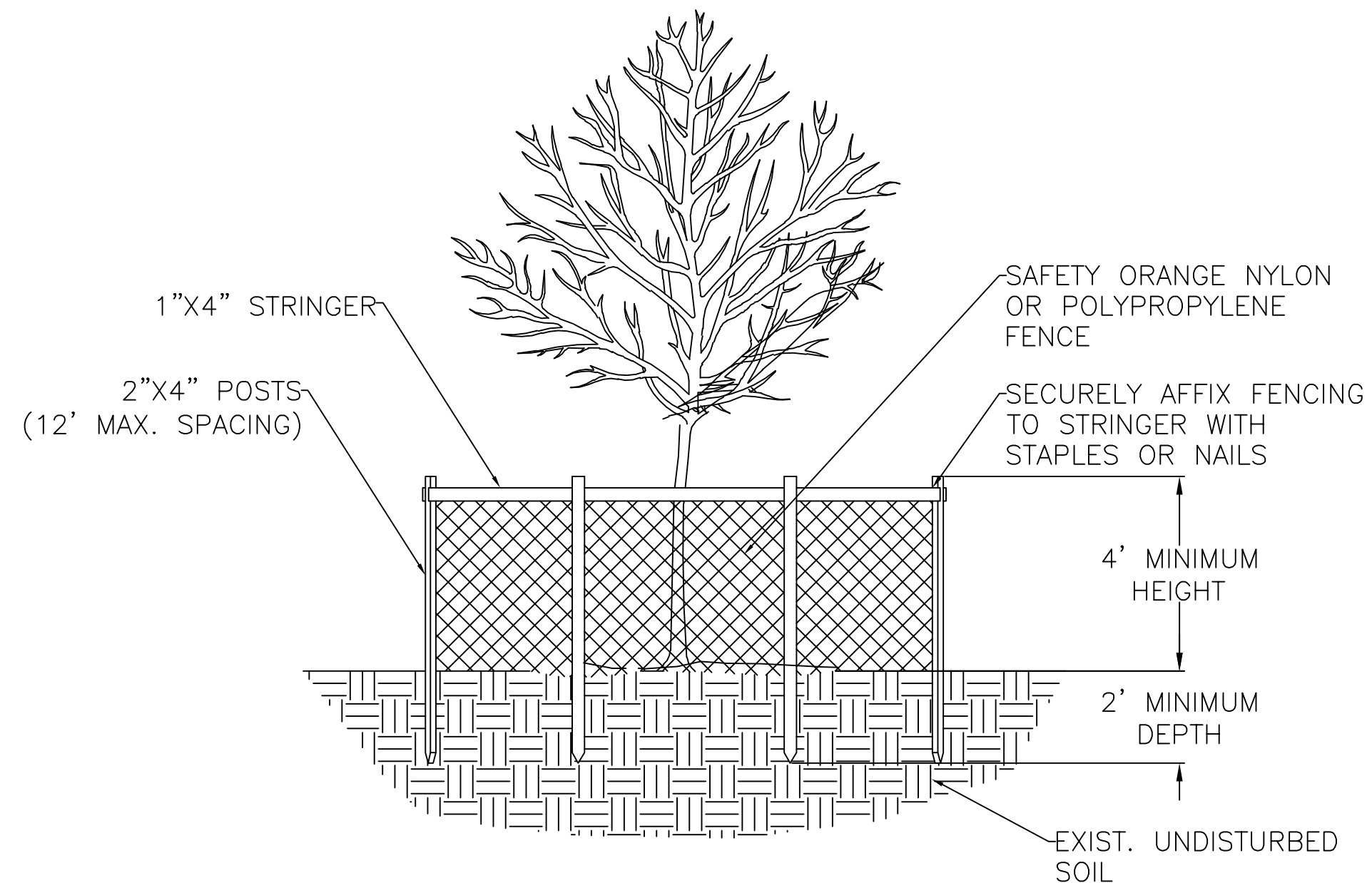
PROJECT ADDRESS:
4001 MAGAZINE ST.
NEW ORLEANS, LA
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DRAWING NAME:
TREE PROTECTION
PLAN + DETAILS

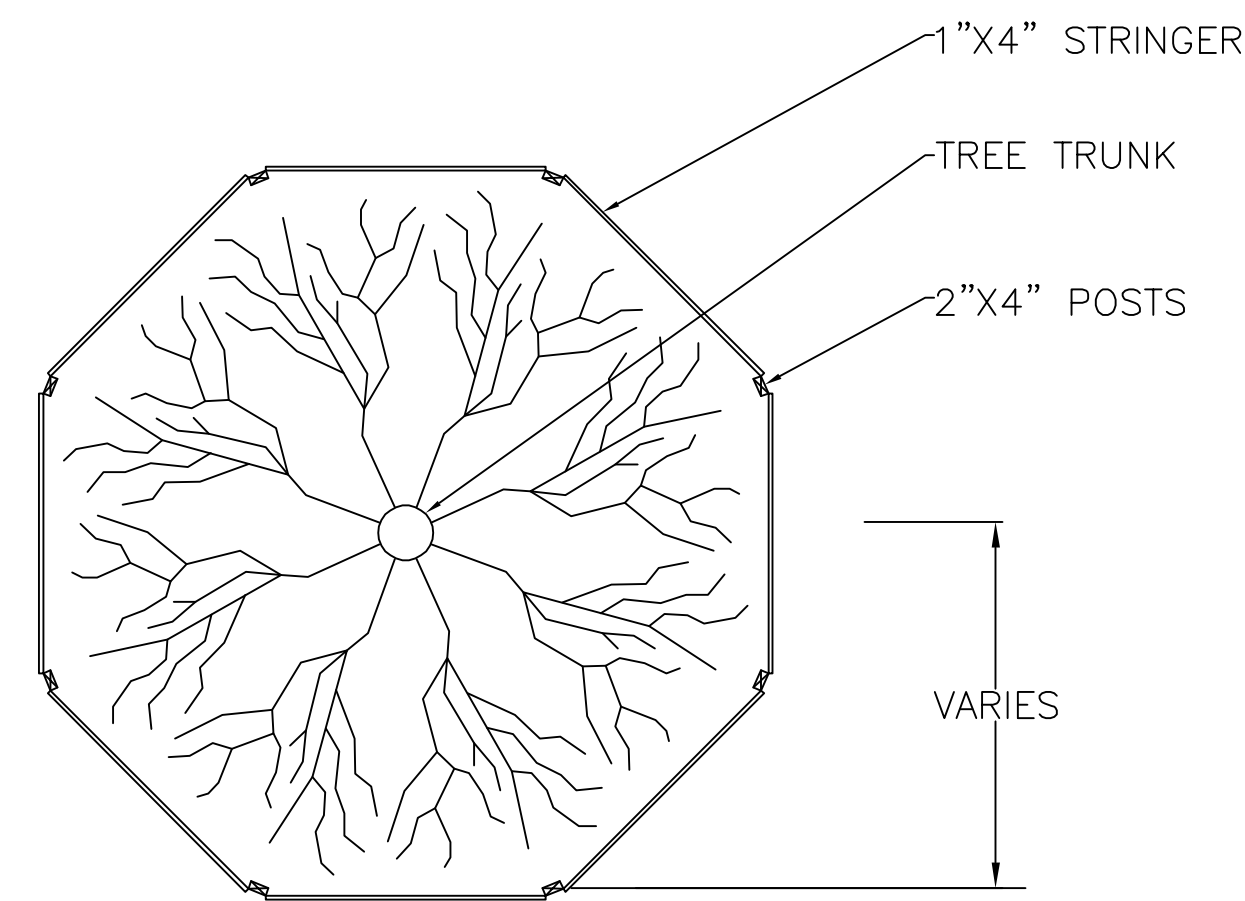
DATE:	06/17/2026
PROJECT No:	26004
DRAWING BY:	LUNA
SCALE:	As indicated
DWG No:	L-2
Filename:	



TREE PROTECTION FENCE



SECTION



TOP VIEW

- NOTES:
- BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
 - TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.



Date _____	Received by _____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7300 to make alternative arrangements. Incomplete applications will not be accepted and will be returned to the applicant. 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 4001 Magazine St., New Orleans, LA 70119

APPLICANT INFORMATION

Applicant Identity: ☐ Property Owner ☒ Agent

Applicant Name Studio BKA LLC.

Applicant Address 1119 St. Mary St.

City New Orleans State LA Zip 70130

Applicant Contact Number 504-814-3220 Email ben@studiobka.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name Richard Dragisic

Property Owner Address 4001 Magazine Street

City New Orleans State LA Zip 70115

Property Owner Contact Number 504-235-1875 Email rdragisic@gmail.com

PROJECT DESCRIPTION

The redevelopment of 4001 Magazine Street as a restaurant will revive an inactive property and fill a gap in an active neighborhood business corridor. Originally an auto service station and most recently a snowball stand, the project proposes preserving and adapting the historic structure by restoring its prominent corner entry, restoring the infilled masonry openings with large windows, and painting the structure.

To accommodate outdoor dining and support the constrained existing footprint, a low, open-air addition is proposed adjacent to the existing and neighboring buildings. The addition will be low enough to preserve the prominence of the original structure while incorporating landscaping and serving as an armature for plant growth.

The currently almost entirely paved site will be improved with permeable paving or gravel and perimeter planting, reducing the heat-island effect and improving the pedestrian experience. A metal picket fence and landscaping will continue the front-yard landscaping pattern along the block. Outdoor activity and lighting will be oriented toward Magazine Street and buffered from the residential district.

REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

Design Overlay District Review

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

Non-Design Overlay District Review

- ☐ Development over 40,000 sf
☐ Public Market
☐ CBD FAR Bonus
☐ Wireless Antenna/Tower
☐ Educational Facility

- ☐ Changes to Approved Plans
☐ DAC Review of Public Projects
☐ Others as Required

ADDITIONAL INFORMATION

Current Use Vacant/Storage

Proposed Use Restaurant

Square Number 227 Lot Number X Permeable Open Space (sf) 553

New Development?	Yes ☐ No ☐	Addition?	Yes ☐ No ☐	Tenant Width	<u>62' - 2"</u>
Existing Structure(s)?	Yes ☐ No ☐	Renovations?	Yes ☐ No ☐	Building Width	<u>62' - 2"</u>
Change in Use?	Yes ☐ No ☐	Existing Signs?	Yes ☐ No ☐	Lot Width (sf)	<u>68' - 0"</u>
New Sign(s)?	Yes ☐ No ☐	Lot Area (sf)	<u>4091</u>	Building Area (sf)	<u>1443</u>



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)
- N/A ☐ 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 adjacent buildings
- ☐ 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
- N/A ☐ Stairway location
- N/A ☐ Firewall location (if applicable)

3. ARCHITECTURAL ELEVATIONS

- ☐ Architectural elevations of each side of the proposed structure drawn to scale indicating height, ground floor ceiling, ground floor transparency, 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

10. SUPPLEMENT 'A' (UNIVERSITY AREA DESIGN OVERLAY)

- ☐ Additional submittal requirements for the University Area Design Overlay

FEES

Design Review	\$225
CBD Demolitions	\$500
Moratorium Appeals	\$1,000