

5757 Magazine

DAC Submission / 15 December 2021

Architect

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Contractor

TBD

Code Review

Project Description

Project Name - Saba Expansion
Project Address - 5757 Magazine St, New Orleans, LA 70118
Project Description - Tenant space expansion, renovation,
and the addition of an exterior retractable awning

Zoning Requirements

Zoning District - HU-B1
Zoning Description - Historic Urban Neighborhood Business

Future Land Use

Future Land Use - MUL
Future Land Use Description - Mixed-Use Low Density

Overlays And Interim Zoning Districts

Overlay / IZD Description - CPC Character Preservation Corridor Design Overlay District,
Magazine Street Use Restriction Overlay District

Local Historic Districts

Name - Uptown
Ordinance - MCS 27233
Jurisdiction - New Orleans HDLC
Control - Partial

Site Design Standards

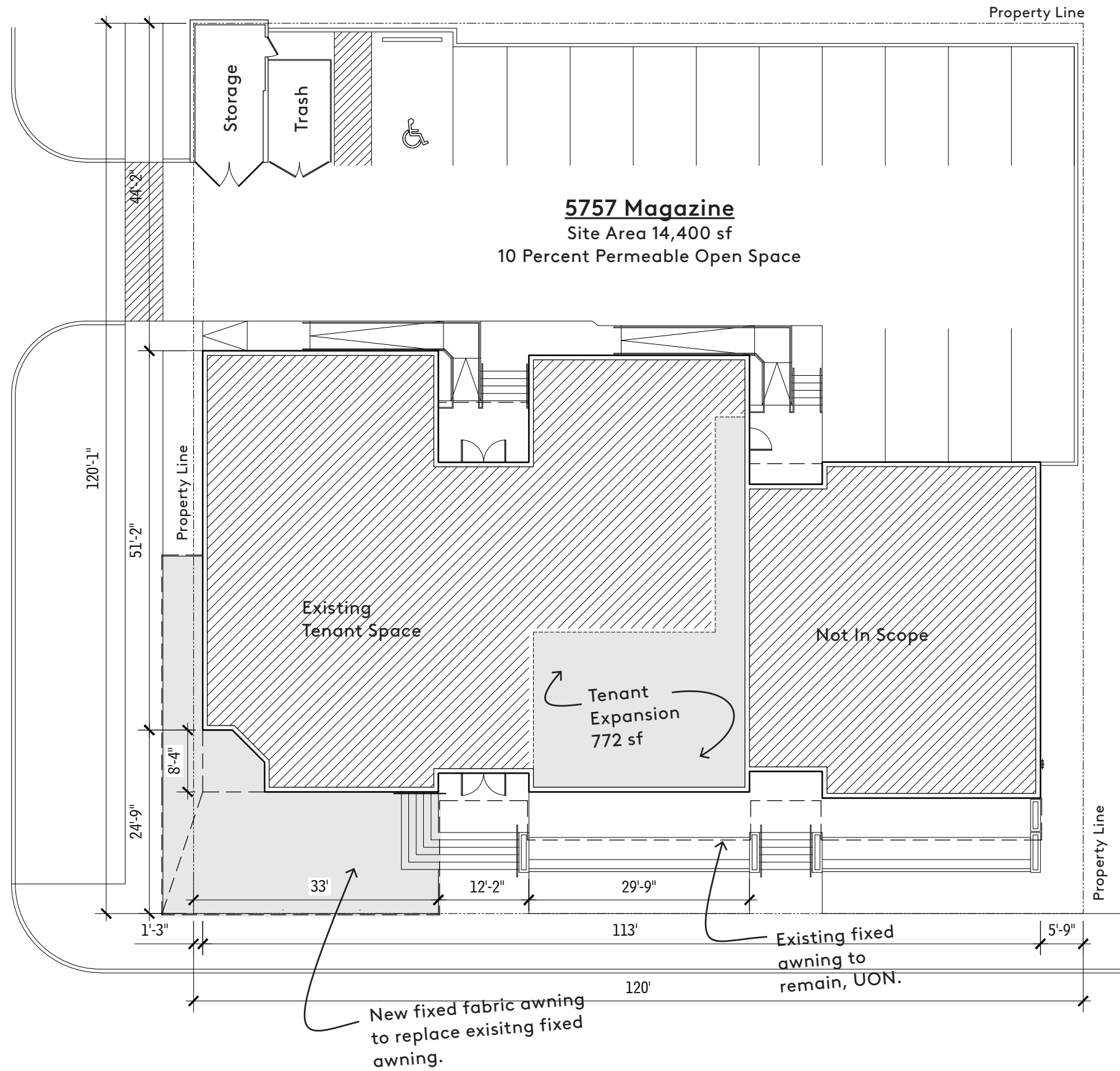
Min Lot Area - Non-Residential - None
Max Total Floor Area - Commercial Use - Permitted up to 5,000 sf
Min Lot Width - Non-Residential - None
Max Building Height - Non-Residential - 40' and no more than 3 stories
Min Permeable Open Space - 10 percent of lot area
Min Front yard - Non-Residential - 0' build-to line, except where avg is greater than 5'
Min Interior side yard - Non-Residential - None, unless abutting a residential district then 3'
Min Corner side yard - Non-Residential - None, to a max of 5'
Min Rear yard - Non-Residential - None, unless abutting a residential district then 15'

Actual Site/Building Info

Site Area - 14,400 sf
Existing Building Area - 5,806 sf
Existing Height - 18 ft, 0 in
Existing Permeable Open Space - 10 percent
Existing Front yard - 15 ft, 7 in
Existing Interior side yard - 5 ft, 9 in
Existing Corner side yard - 1 ft, 3 in
Existing Rear yard - 44 ft, 2 in
Area under renovation - 772 sf

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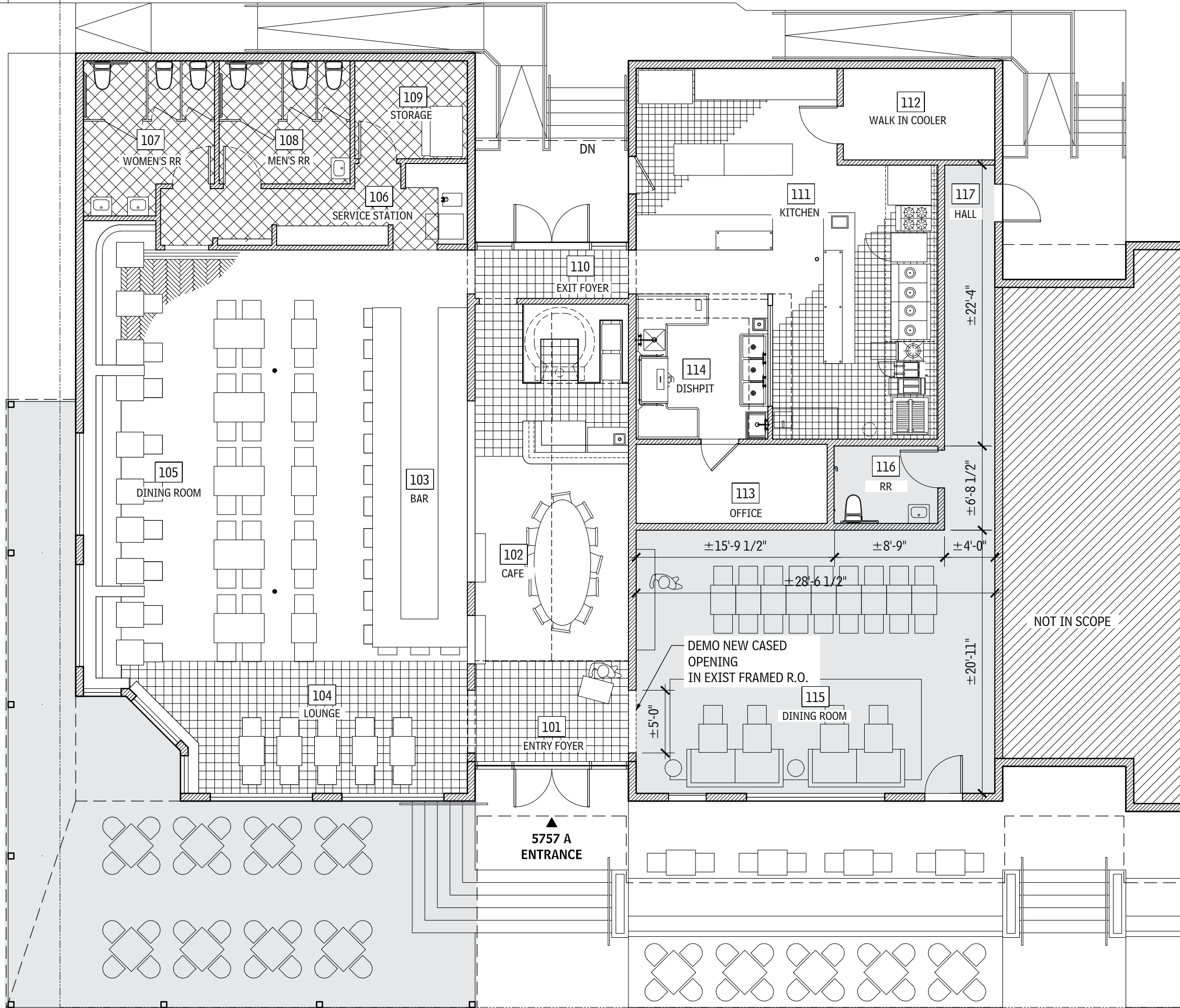


Legend

■ area of renovation

Site Plan

scale 1/16 in equals 1 ft, 0 in



Legend

■ area of renovation

NOT IN SCOPE

Floor Plan

scale 1/8 in equals 1 ft, 0 in



Existing Magazine Elevation

scale 1/8 in equals 1 ft, 0 in



Existing Nashville Elevation

scale 1/8 in equals 1 ft, 0 in



Magazine Elevation

scale 1/8 in equals 1 ft, 0 in



Nashville Elevation

scale 1/8 in equals 1 ft, 0 in

