

3301 MAGAZINE STREET

CPC DAC Submittal - January 4, 2022

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 2 story addition above. Commercial tenant suites will be built-out at a future date. No commercial use will exceed 5,000' SF.

Design Narrative

This project exemplifies with the character preservation overlay district requirements by utilizing historic context to refine the building massing and by referencing traditional detailing. As with nearby historical context, the building is separated into two distinct sections. The "main" building, which visually anchors the corner as a commercial building, and the rear "addition" which sets back from the street, similar to a servants quarters with a residential quality.

New storefront openings in the main building preserve the rhythm of the street at the ground level with large picture windows with stucco knee walls below.

Windows on the upper levels are grouped together to provide interest and are visually broken up by the use of downspouts to create a hierarchy on the facade. Simple stucco trim bands add additional relief to the face. A two level gallery provides a visual cue to the "addition" highlighting the entrance to the lobby and commercial space.

The exterior will be clad in stucco on all four elevations. The gallery is constructed of steel, wood sleepers, and tongue and groove decking and will be exposed from below.

Lot Area Tabulations

Lot Area: 4139 SF
10% Permeable Area Req: 413 SF
Permeable Area Provided: 440 SF

Building Tabulations

First Floor	
Commercial	2887
Circulation	343
Total	3230 SF

Second Floor	
Commercial	3059
Circulation	289
Total	3348 SF

Third Floor	
Commercial	3059
Circulation	289
Total	3348 SF

Total Area 9926 SF

Zoning

- HU-B1 Zoning
- 40' Max Building Height - 39'-6" Provided
- 3 Stories Max Allowed - 3 Stories Provided
- 6 Commercial Space Under 5,000 SF
- Parking - None Required
- Right of Way Encroachments - None

Yard Requirements

Front Yard: 0'
Side Yard: 0'
Rear Yard: 15' Abutting Residential District





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SITE CONTEXT



3300 BLOCK MAGAZINE ST



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3200 BLOCK MAGAZINE ST



3200 BLOCK MAGAZINE ST

3301 Magazine Street Mixed-Use

New Orleans, La | 01.04.23

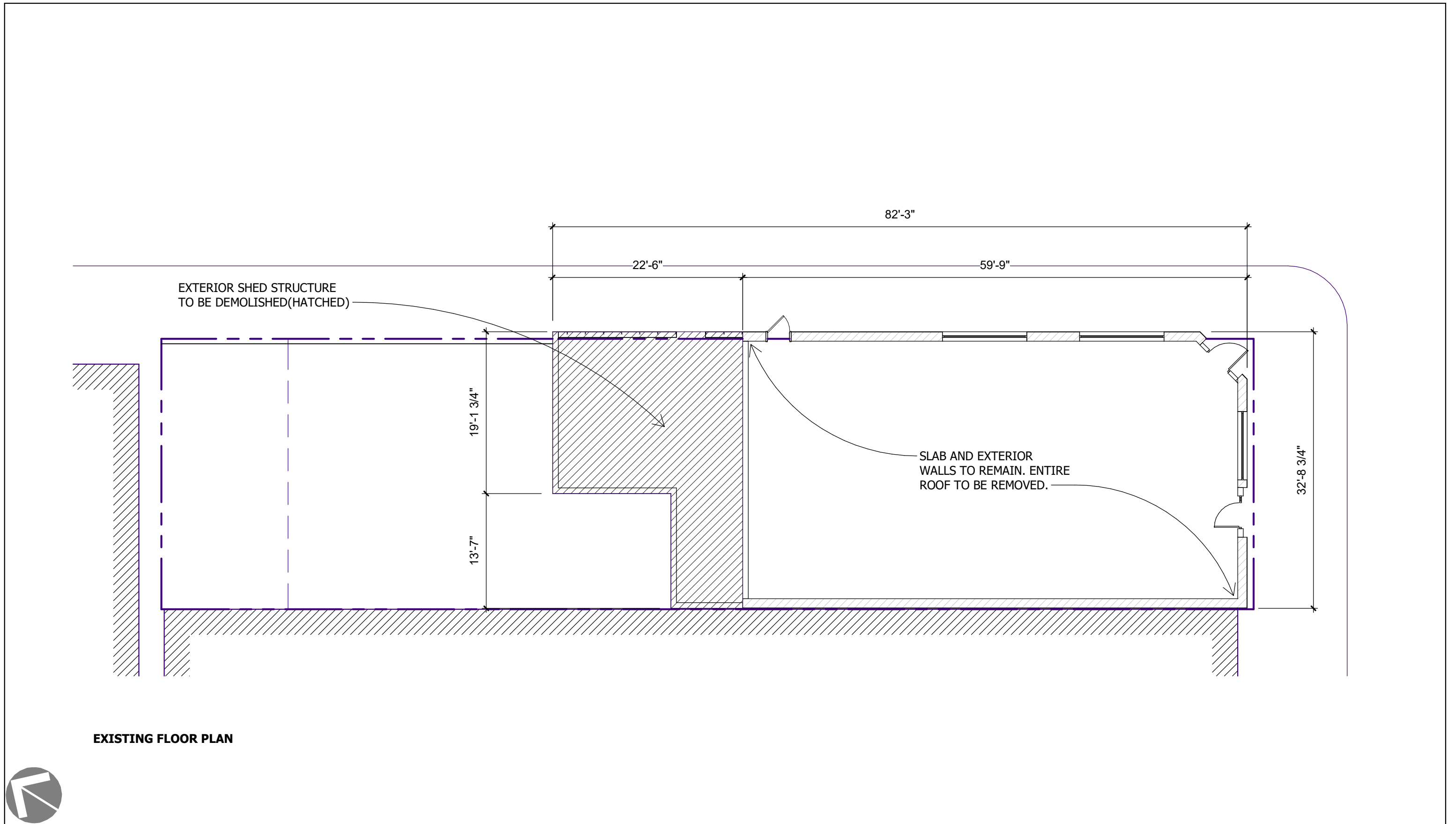
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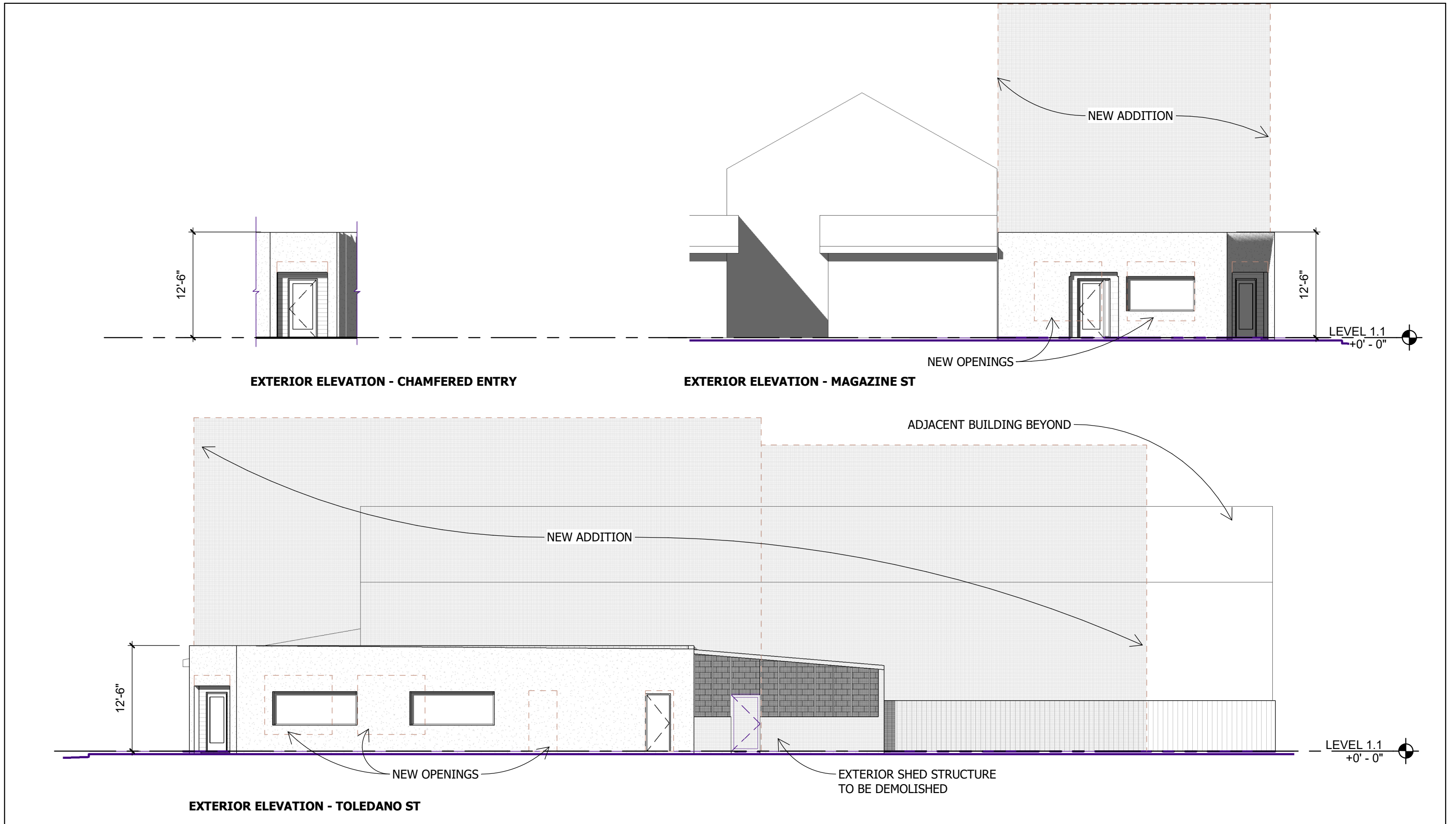
SITE CONTEXT

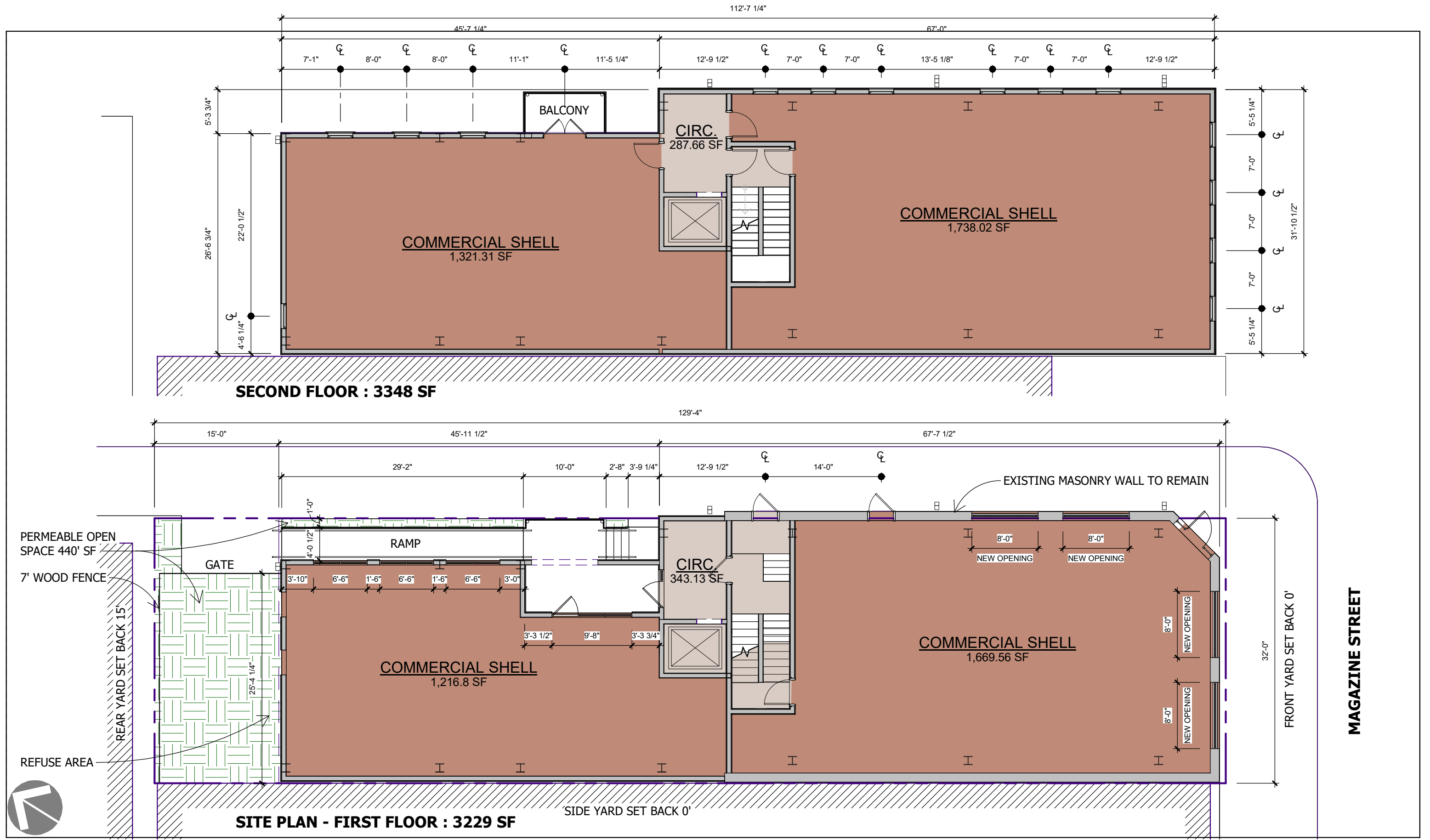
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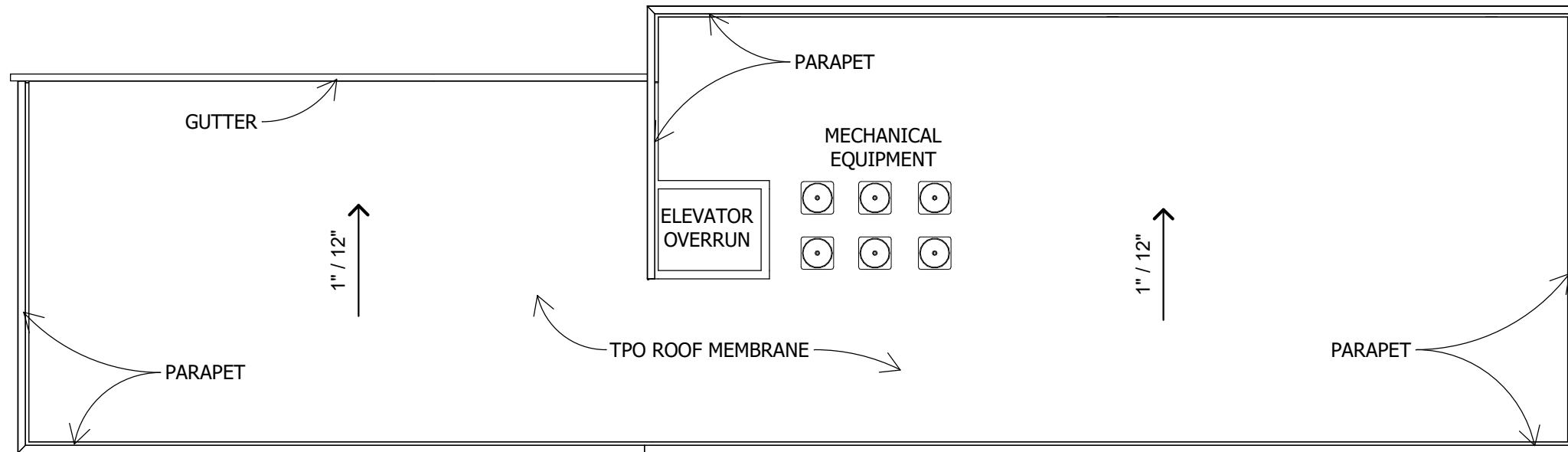
STEVEN BELFLOWER ARCHITECT

1824 Marais St | New Orleans, La | 504.276.3191

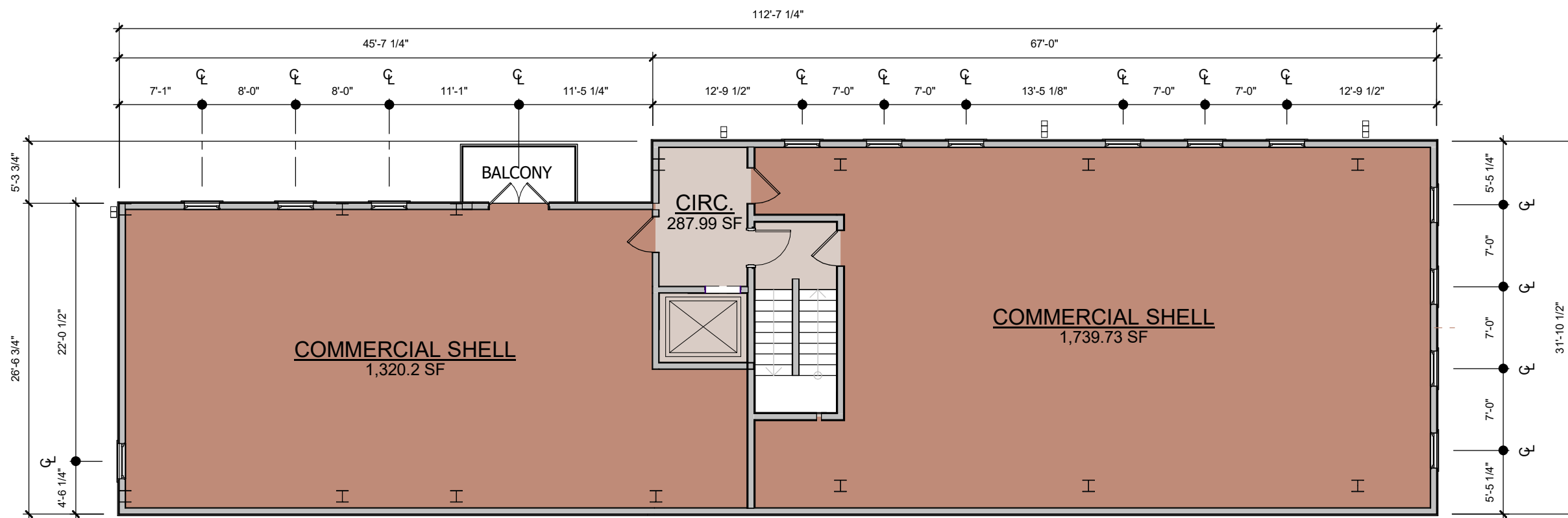








ROOF PLAN



THIRD FLOOR : 3348 SF



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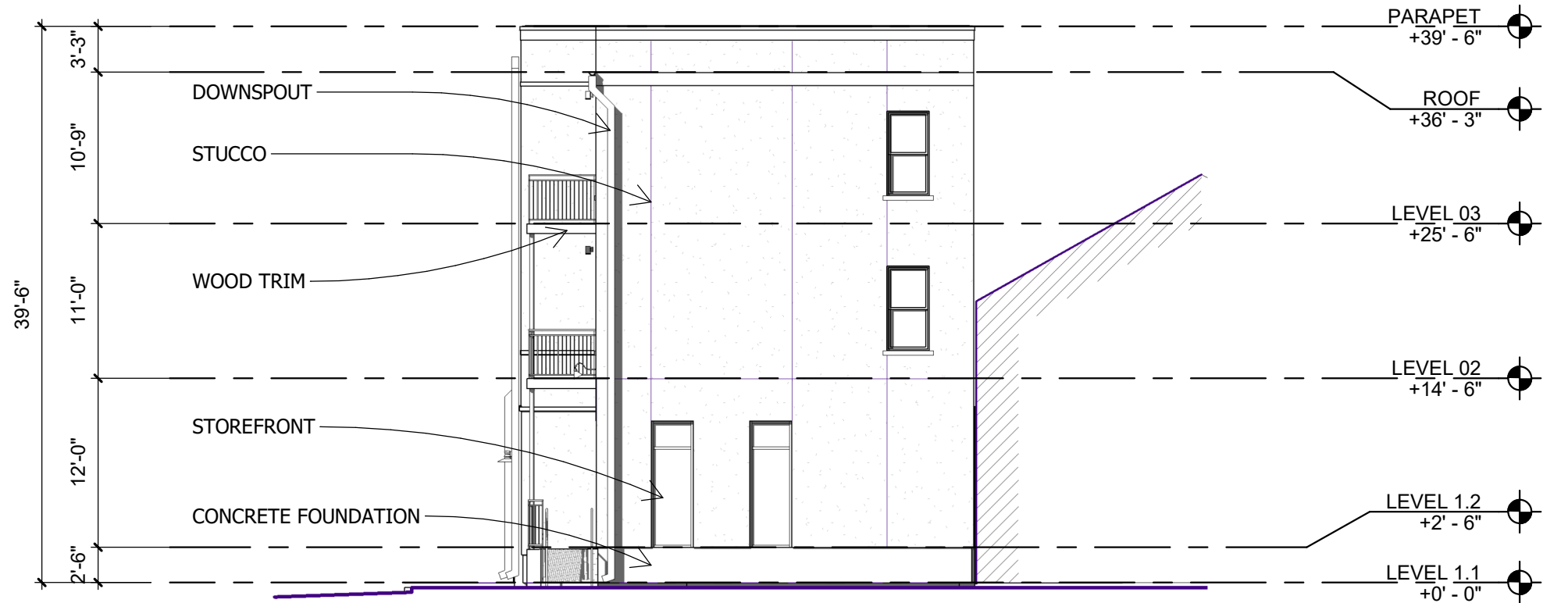
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PROPOSED ELEVATIONS

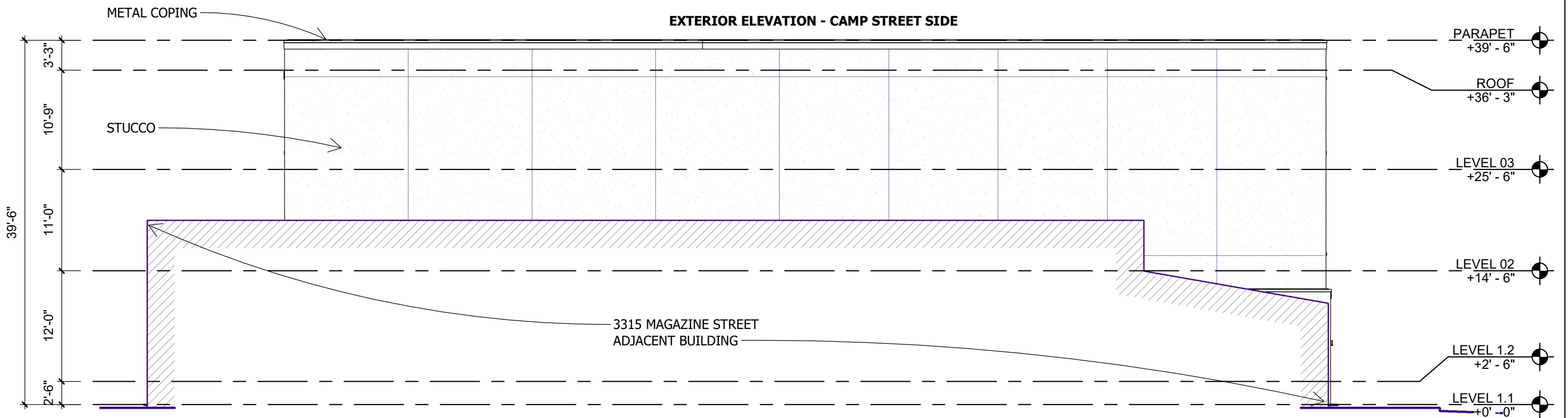
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EXTERIOR ELEVATION - CAMP STREET SIDE



EXTERIOR ELEVATION - LOUISIANA STREET SIDE



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PERSPECTIVES

Scale:

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Building/Construction
Related Permit



Date _____	Received by _____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

**Applications must be complete and submitted in person. Faxed, emailed or incomplete applications will not be accepted.
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 _____

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name _____

Applicant Address _____

City _____ State _____ Zip _____

Applicant Contact Number _____ Email _____

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name _____

Property Owner Address _____

City _____ State _____ Zip _____

Property Owner Contact Number _____ Email _____

PROJECT DESCRIPTION

REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

Design Overlay District Review

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

Non-Design Overlay District Review

- Development over 40,000 sf
- Public Market
- Parking Lots with over 10 spaces or loading zones
- Wireless Antenna/Tower
- Educational Facility

Mural Reviews

- Electric Utility Substations and Transmission Lines
- CBD FAR Bonus
- Changes to Approved Plans
- DAC Review of Public Projects
- Others as required

ADDITIONAL INFORMATION

Current Use _____ Proposed Use _____

Square Number _____ Lot Number _____ Permeable Open Space (sf) _____

New Development? Yes No Addition? Yes No Tenant Width _____

Existing Structure(s)? Yes No Renovations? Yes No Building Width _____

Change in Use? Yes No Existing Signs? Yes No Lot Width (sf) _____

New Sign(s)? Yes No Lot Area (sf) _____ BuildingArea (sf) _____

Development Plan

Submittal Requirements

Please submit digital plans to CPCinfo@nola.gov

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