

5023 MAGAZINE STREET

PRESENTATION MATERIAL

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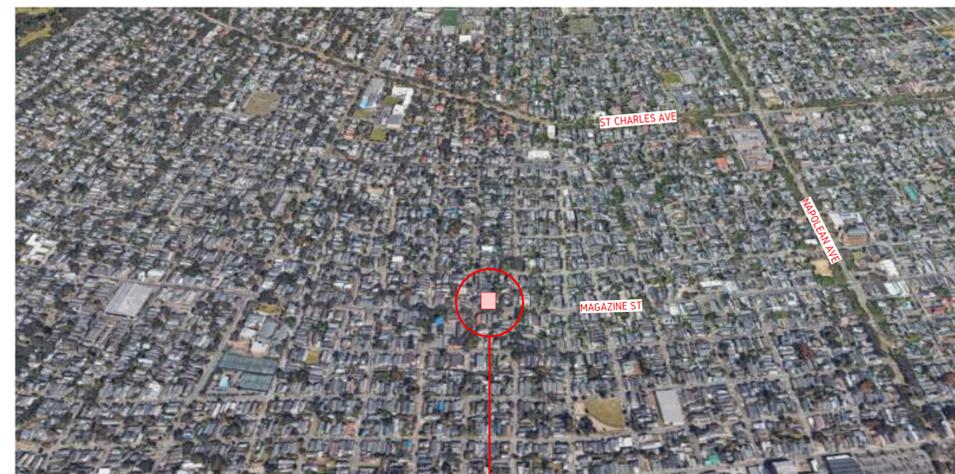
SITE USE INFORMATION

PROJECT INFORMATION
Building Address: 5023 Magazine Street
New Orleans, LA 70115
Building Description: Mixed Use, Commercial & Multi-Family (5 units)
Building Size: 13,955 ft² (3 Stories)
Lot Size: 6,687.5 ft²

ZONING INFORMATION
Zoning District: HU-B1 - Historic Urban Neighborhood Business District
Future Land Use: MUL - Mixed-Use Low Density
Local Historic District: Uptown, Partial Control
National Register of Historic Places: Uptown New Orleans Historic District

PROJECT DESCRIPTION

The Project is a 5-unit Multi-Family project with a ground floor (1200 sf) commercial space that could be subdivided. There is partially covered ground floor surface parking that is concealed/wrapped by the perimeter structure to minimize its visibility to public right of ways, thereby keeping pedestrian access to both the commercial space(s) and lobby space for the residential units more visibly prominent.



PROJECT LOCATION





VIEW ON SIDEWALK LOOKING WEST



VIEW ACROSS STREET LOOKING NORTH



VIEW ON SIDEWALK LOOKING EAST



VIEW ACROSS STREET LOOKING NORTHWEST



OVERALL BUILDING HEIGHT
TOP OF PARAPET HEIGHT REDUCED
TO 38'-6"

STUCCO ACCENTS
ADDRESSES SCALE OF
FENESTRATION ON THIRD FLOOR

THIRD FLOOR FENESTRATION
GLAZING AREA REDUCED; MULLING
PATTERN OF WINDOWS CARRIES
DOWN TO SECOND AND FIRST FLOOR

EXPOSED STEEL FRAMING
TWO-TONE COLOR STEEL TRIM TO
REDUCE VISUAL WEIGHT OF DARKER
STEEL AT HIGHER FLOORS



PLANTERS & VEGETATED AREAS
PLANTERS INCLUDED TO CREATE DEPTH
OF SCALE AT STREET LEVEL; EXPOSED
GRADE IN FRONT YARD TO BE PLANTED

BUILDING SETBACK
PRIMARY FACE OF BUILDING SET BACK 5'-0"
FROM FRONT PROPERTY LINE. SETBACK IS
FURTHER INCREASED BY RIGHT-OF-WAY
BETWEEN SIDEWALK AND PROPERTY LINE



WOOD ACCENT ELEMENTS
EXPANDED USE OF WOOD CLADDING AT
GRADE IS INTRODUCED TO CREATE VISUAL
DEPTH TO THE FACADE

FIRST FLOOR STOREFRONT
FIRST FLOOR ENTRY IS SET BACK FROM
FACE OF BUILDING; GLAZING TURNS THE
CORNER TO PROVIDE DEPTH TO FACADE

PREVIOUS DESIGN - VIEW FROM MAGAZINE STREET

REVISED DESIGN - VIEW FROM MAGAZINE STREET

TOTAL BUILDING FT²

RETAIL | 990 FT²

UNIT AREA | 8,392 FT²

PRIVATE BALCONY AREA | 528 FT²

PRIVATE TERRACE AREA | 1,605 FT²

TOTAL AREA | 11,929 FT²

PARKING SPACES

6 PARKING SPACES

LOT SQUARE FOOTAGE

6,720 FT²

PROVIDED PERMEABLE SPACE

1,115 FT²

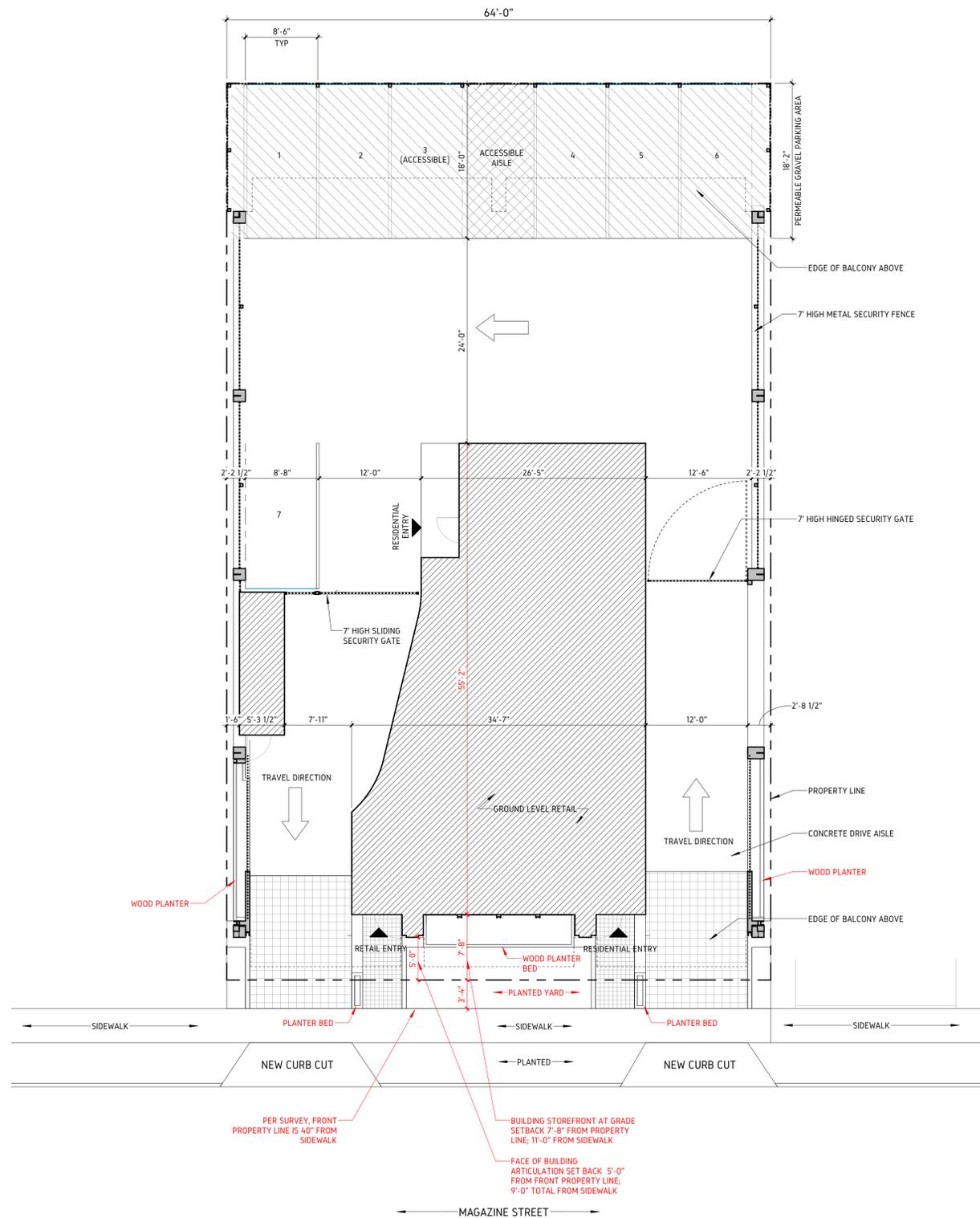
REQUIRED PERMEABLE SPACE

672 FT²

Will provide landscape and lighting plan to complete design review. No signage in scope.

**PROPOSED SITE FOOTPRINT
SITE PLAN**

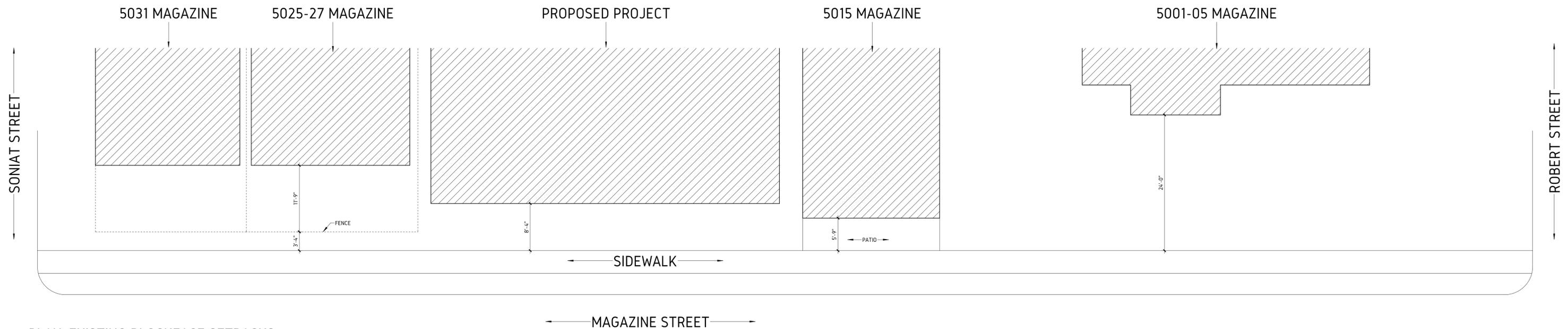
Scale: 1/8" = 1'-0"





ELEVATION: FRONT

Scale: 1/8" = 1'-0"



PLAN: EXISTING BLOCKFACE SETBACKS

Scale: 1/8" = 1'-0"

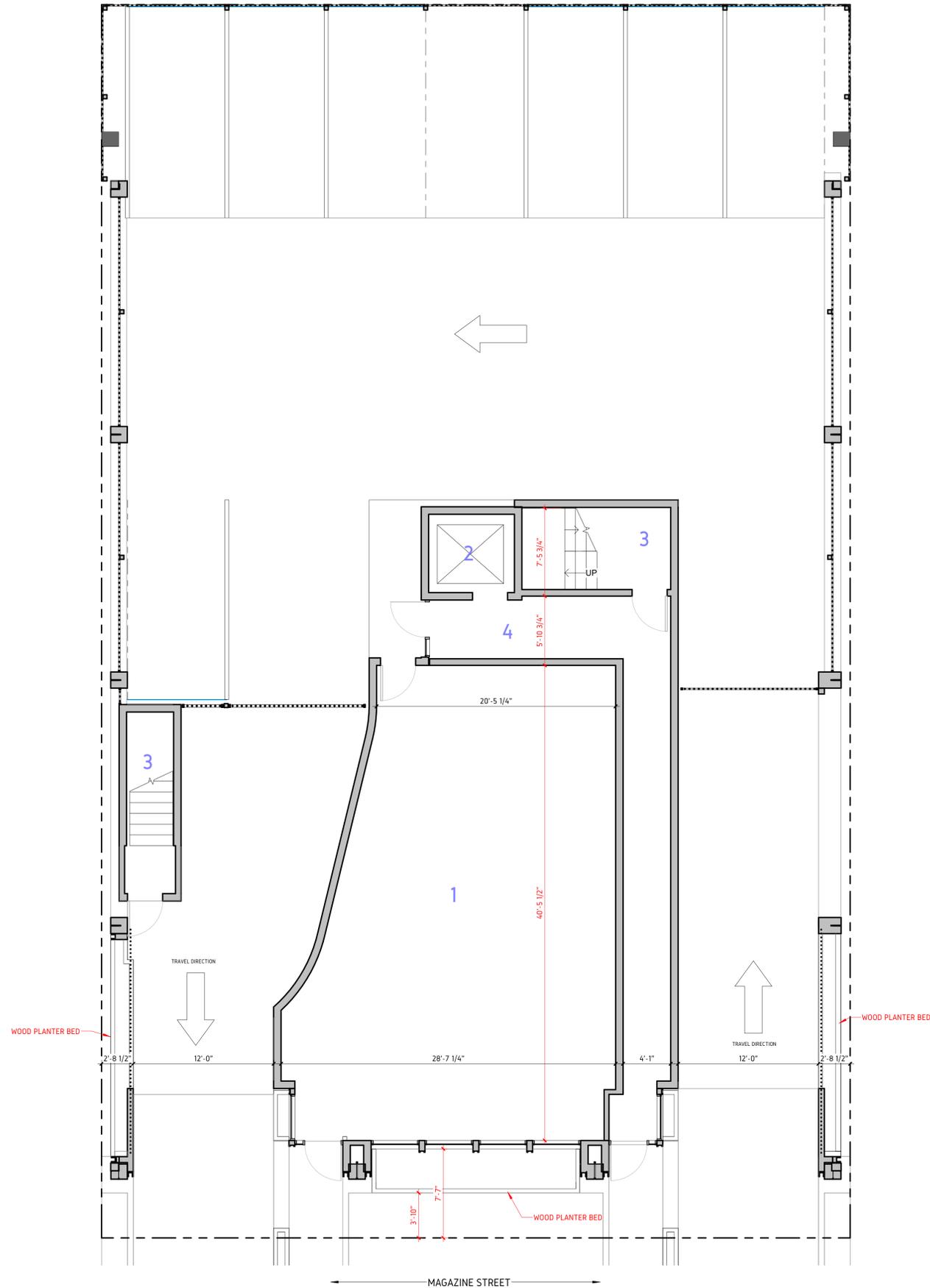
FLOOR PLAN - 1ST FLOOR

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

990 FT² RETAIL AREA
1650 FT² GROSS FLOOR AREA

FLOOR PLAN LEGEND

- 1 RETAIL
- 2 ELEVATOR
- 3 STAIRS
- 4 CORRIDOR



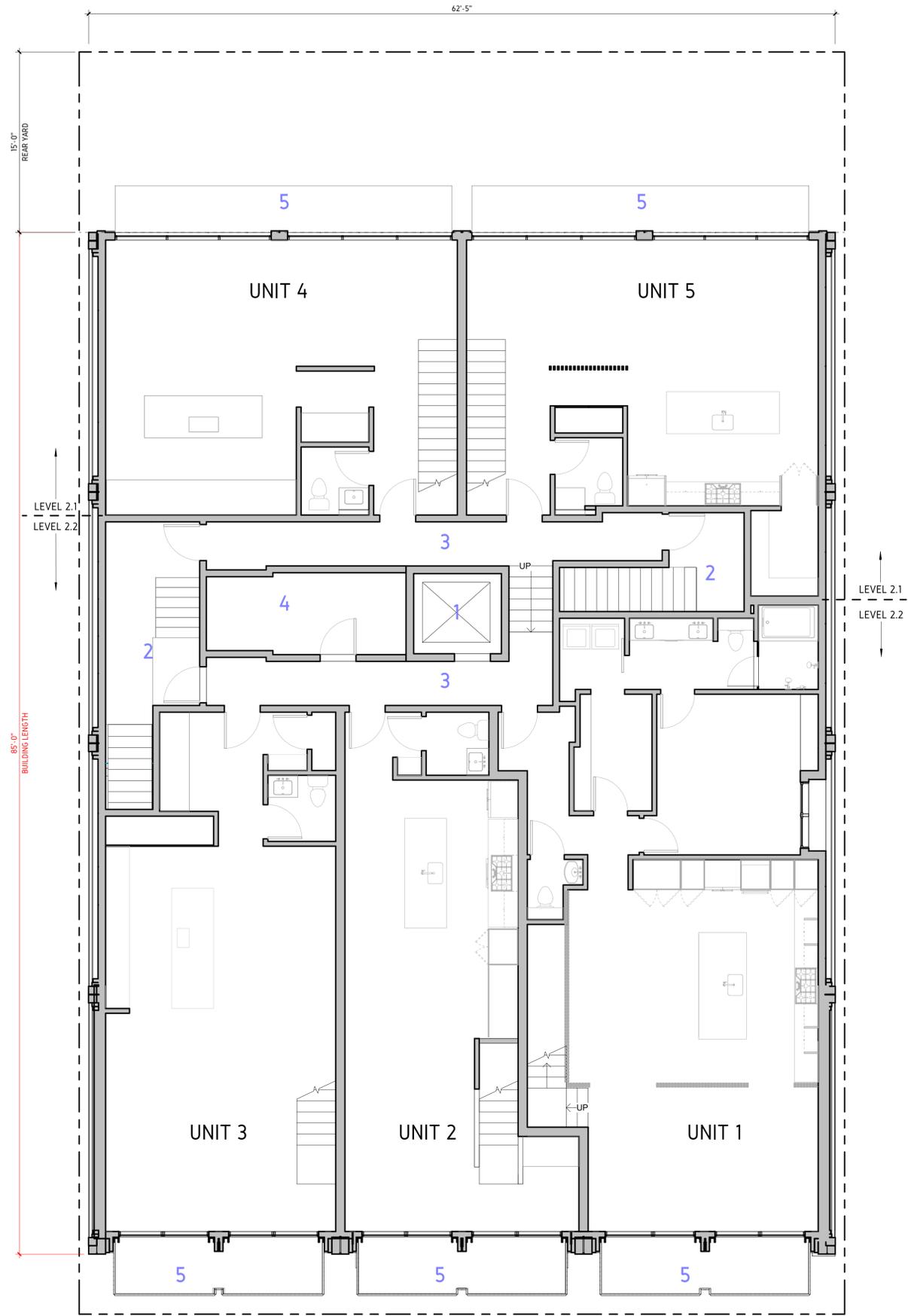
FLOOR PLAN - 2ND FLOOR

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

4375 FT² GROSS UNIT AREA
5144 FT² GROSS FLOOR AREA

FLOOR PLAN LEGEND

- 1 ELEVATOR
- 2 STAIRS
- 3 CORRIDOR
- 4 MEP/UTILITY
- 5 BALCONY



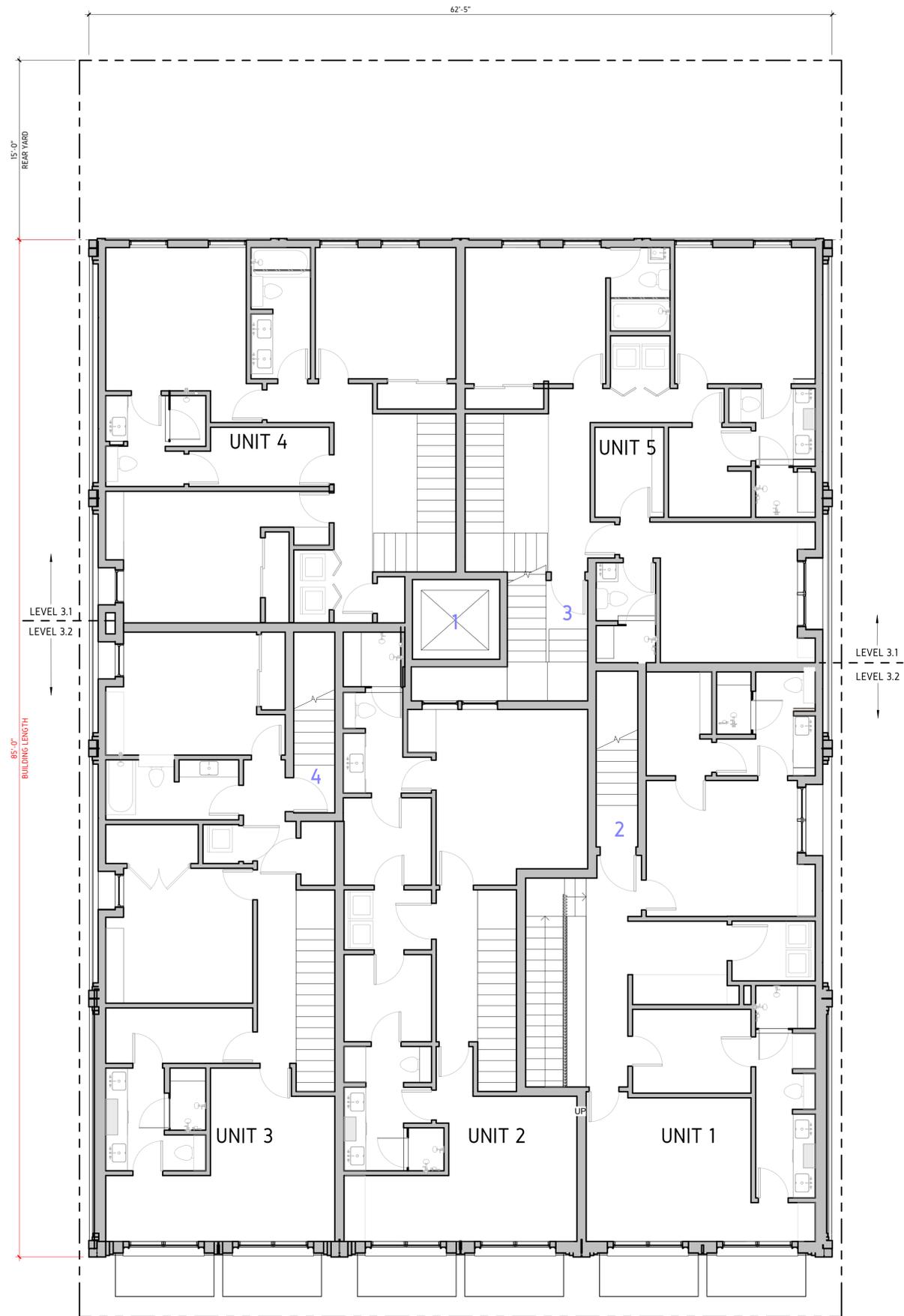
FLOOR PLAN - 3RD FLOOR

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

4876 FT² GROSS UNIT AREA
5135 FT² GROSS FLOOR AREA

FLOOR PLAN LEGEND

- 1 ELEVATOR OVERRUN
- 2 PRIVATE ROOF ACCESS - UNIT 1
- 3 PRIVATE ROOF ACCESS - UNIT 5
- 4 PRIVATE ROOF ACCESS - UNIT 3



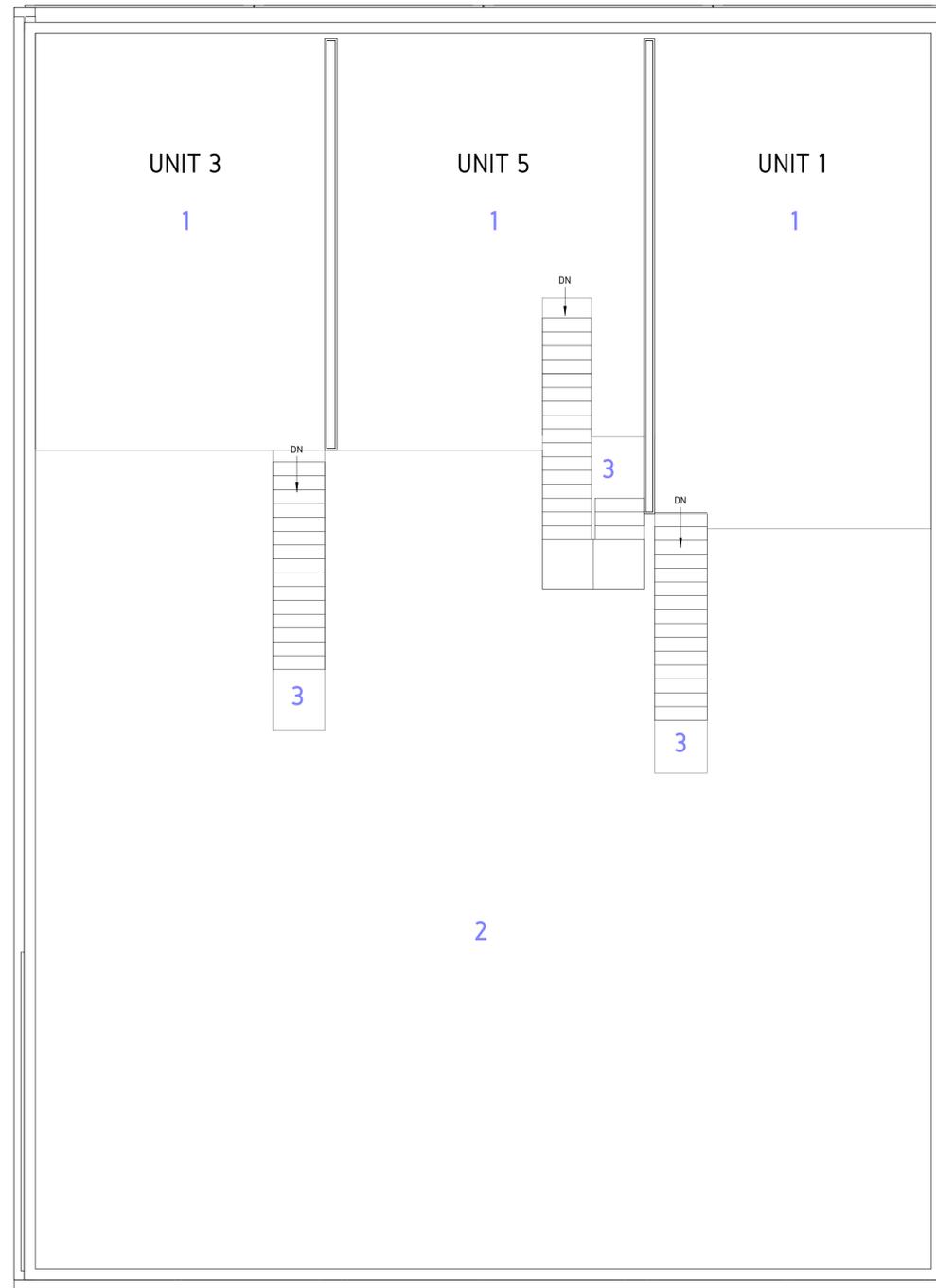
FLOOR PLAN - ROOF PLAN

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

1605 FT² PRIVATE ROOF TERRACES

FLOOR PLAN LEGEND

- 1 PRIVATE ROOF DECK
- 2 NON-OCCUPIABLE ROOF
- 3 PRIVATE ROOF ACCESS





BRICK - MUTED RED



STUCCO - LIGHT GRAY



TREATED ASH/PINE



STEEL



ARCHITECTURAL STEEL PARAPET WALL (LIGHT GREY)

BRICK; MUTED RED COLOR

STUCCO; LIGHT GRAY

METAL AWNING (DARK GREY)

TREATED ASH/PINE UNDERSIDE OF AWNING

METAL RAILING (LIGHT GREY)

TREATED ASH/PINE SIDING

STOREFRONT (BLACK ALUMINUM)

TREATED ASH/PINE PLANTER BED

PLANTED AREA IN FRONT YARD

SIDEWALK

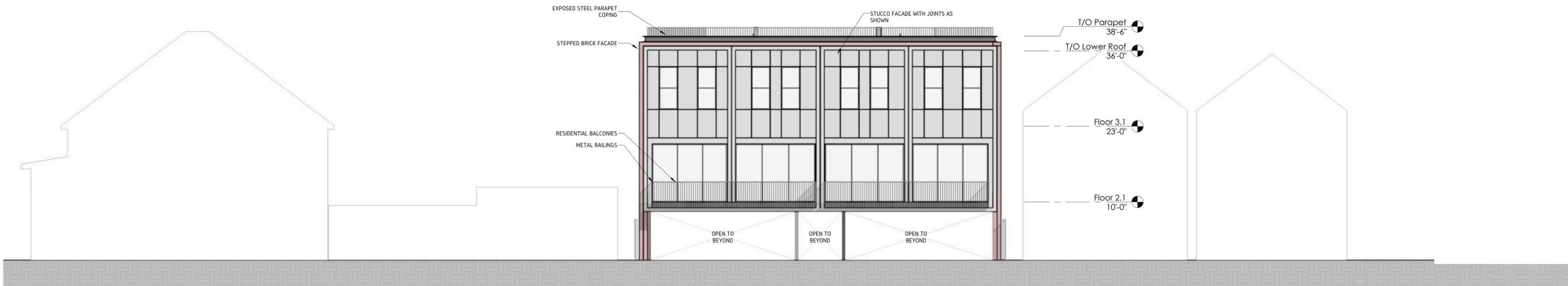


FACADE DETAIL - MAGAZINE STREET FACE



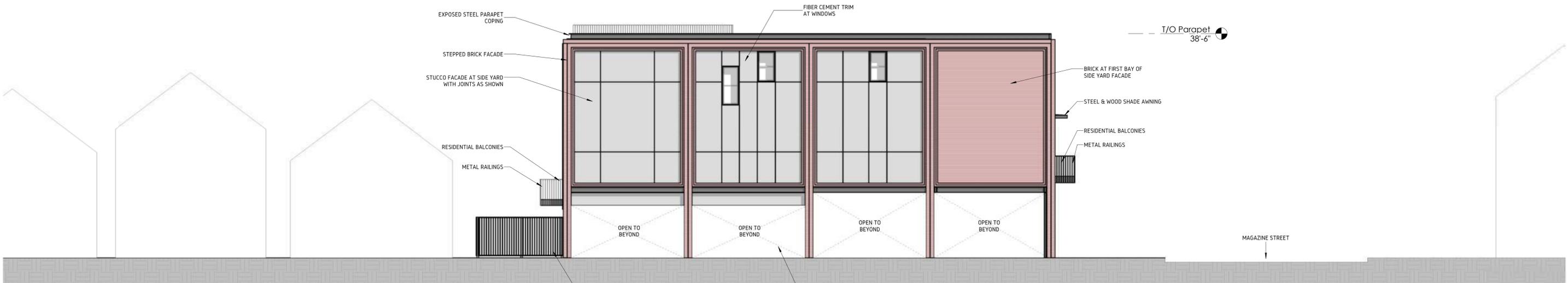
ELEVATION: RIGHT

Scale: 1/8" = 1'-0"



ELEVATION: REAR

Scale: 1/8" = 1'-0"



ELEVATION: LEFT

Scale: 1/8" = 1'-0"



5435 MAGAZINE ST



4213 MAGAZINE ST



4101 MAGAZINE ST



3535 MAGAZINE ST



5808 MAGAZINE ST



5800 MAGAZINE ST



5619 MAGAZINE ST



5116 MAGAZINE ST



5354 MAGAZINE ST



5225 MAGAZINE ST

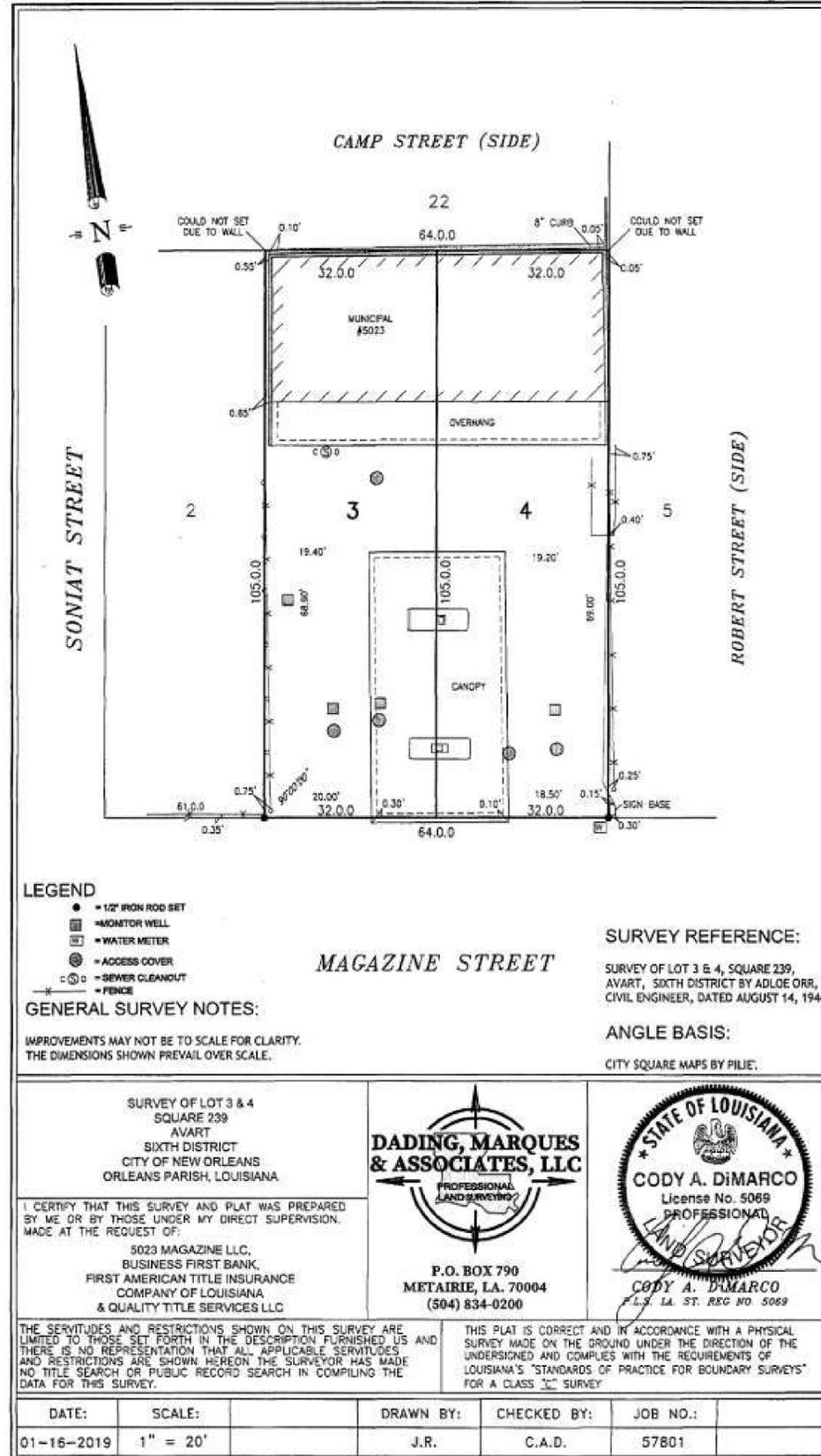


5220 MAGAZINE ST



1101 LAUREL ST





LEGEND

- 1/2" IRON ROD SET
- MONITOR WELL
- WATER METER
- ⊙ ACCESS COVER
- ⊖ SEWER CLEANOUT
- FENCE

GENERAL SURVEY NOTES:

IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY.
THE DIMENSIONS SHOWN PREVAIL OVER SCALE.

SURVEY REFERENCE:

SURVEY OF LOT 3 & 4, SQUARE 239,
AVART, SIXTH DISTRICT BY ADLOE ORR,
CIVIL ENGINEER, DATED AUGUST 14, 1944.

ANGLE BASIS:

CITY SQUARE MAPS BY PILLIE.

MAGAZINE STREET

<p>SURVEY OF LOT 3 & 4 SQUARE 239 AVART SIXTH DISTRICT CITY OF NEW ORLEANS ORLEANS PARISH, LOUISIANA</p> <p>I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF:</p> <p>9023 MAGAZINE LLC, BUSINESS FIRST BANK, FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA & QUALITY TITLE SERVICES LLC</p>	<p>DADING, MARQUES & ASSOCIATES, LLC PROFESSIONAL LAND SURVEYORS</p> <p>P.O. BOX 790 METAIRIE, LA. 70004 (504) 834-0200</p>	<p>CODY A. DIMARCO License No. 5069 PROFESSIONAL LAND SURVEYOR</p> <p>CODY A. DIMARCO P.L.S. LA. ST. REG. NO. 5069</p>		
<p>THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.</p>				
<p>THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY.</p>				
DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:
01-16-2019	1" = 20'	J.R.	C.A.D.	57801