

5023 MAGAZINE STREET

PRESENTATION MATERIAL

TABLE OF CONTENTS:

- PAGE 01: COVER
- PAGE 02: RENDERING
- PAGE 03: SITE PLAN
- PAGE 04: SITE ELEVATIONS
- PAGE 05: FRONT ELEVATION
- PAGE 06: GROUND FLOOR PLAN
- PAGE 07: SECOND FLOOR PLAN
- PAGE 08: THIRD FLOOR PLAN
- PAGE 09: ROOF PLAN
- PAGE 10: DETAIL AXON
- PAGE 11: BUILDING ELEVATIONS
- PAGE 12: SIMILAR MASSING
- PAGE 13: SURVEY



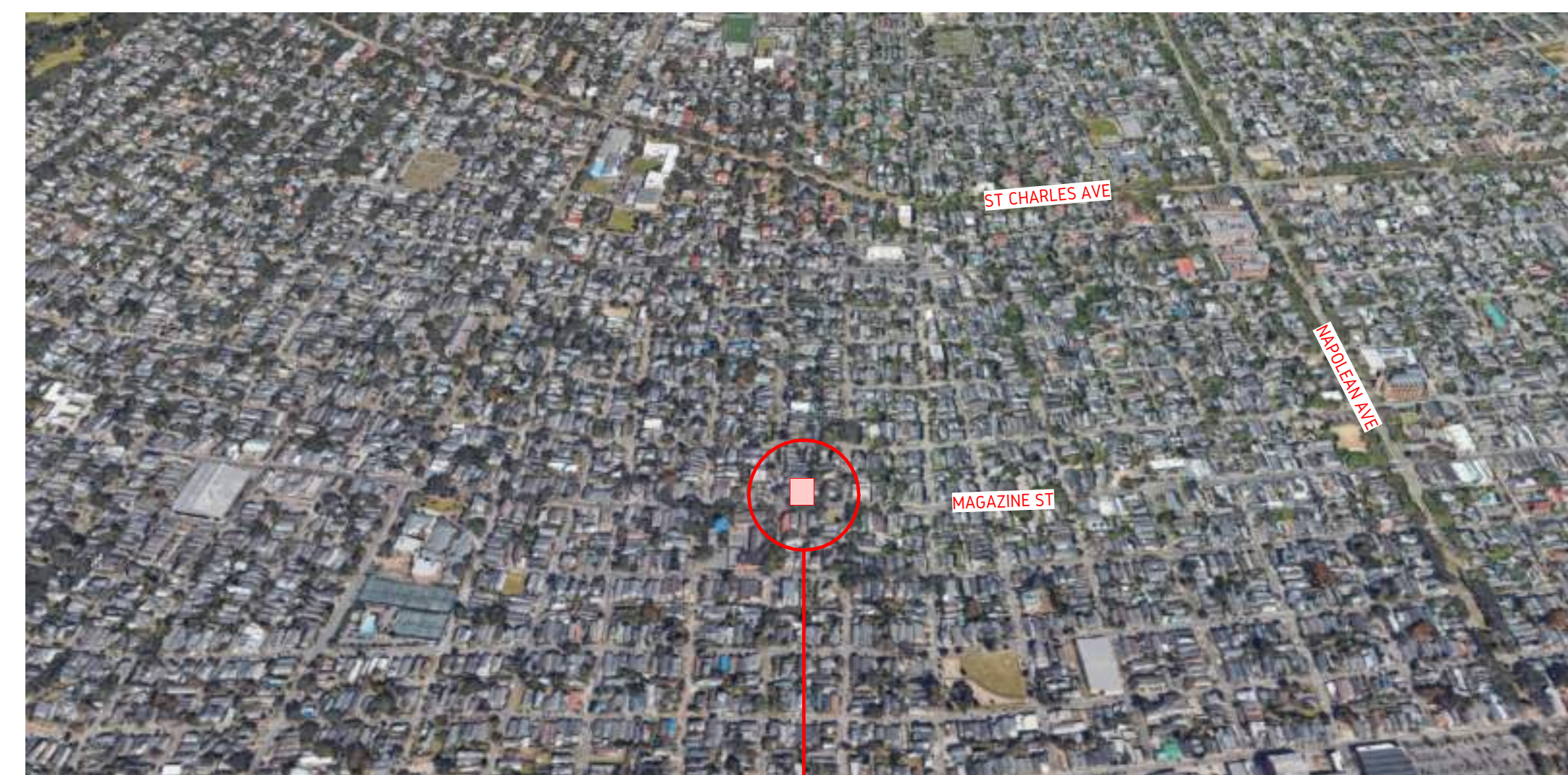
SITE USE INFORMATION

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: 6,667.5 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

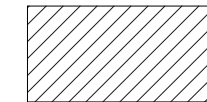
PROJECT DESCRIPTION

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





TOTAL BUILDING FT²

- RETAIL | 1,200 FT²
- UNIT AREA | 8,792 FT²
- PRIVATE BALCONY AREA | 528 FT²
- PRIVATE TERRACE AREA | 1,741 FT²
- TOTAL AREA | 12,751 FT²

PARKING SPACES

6 PARKING SPACES

LOT SQUARE FOOTAGE

6,720 FT²



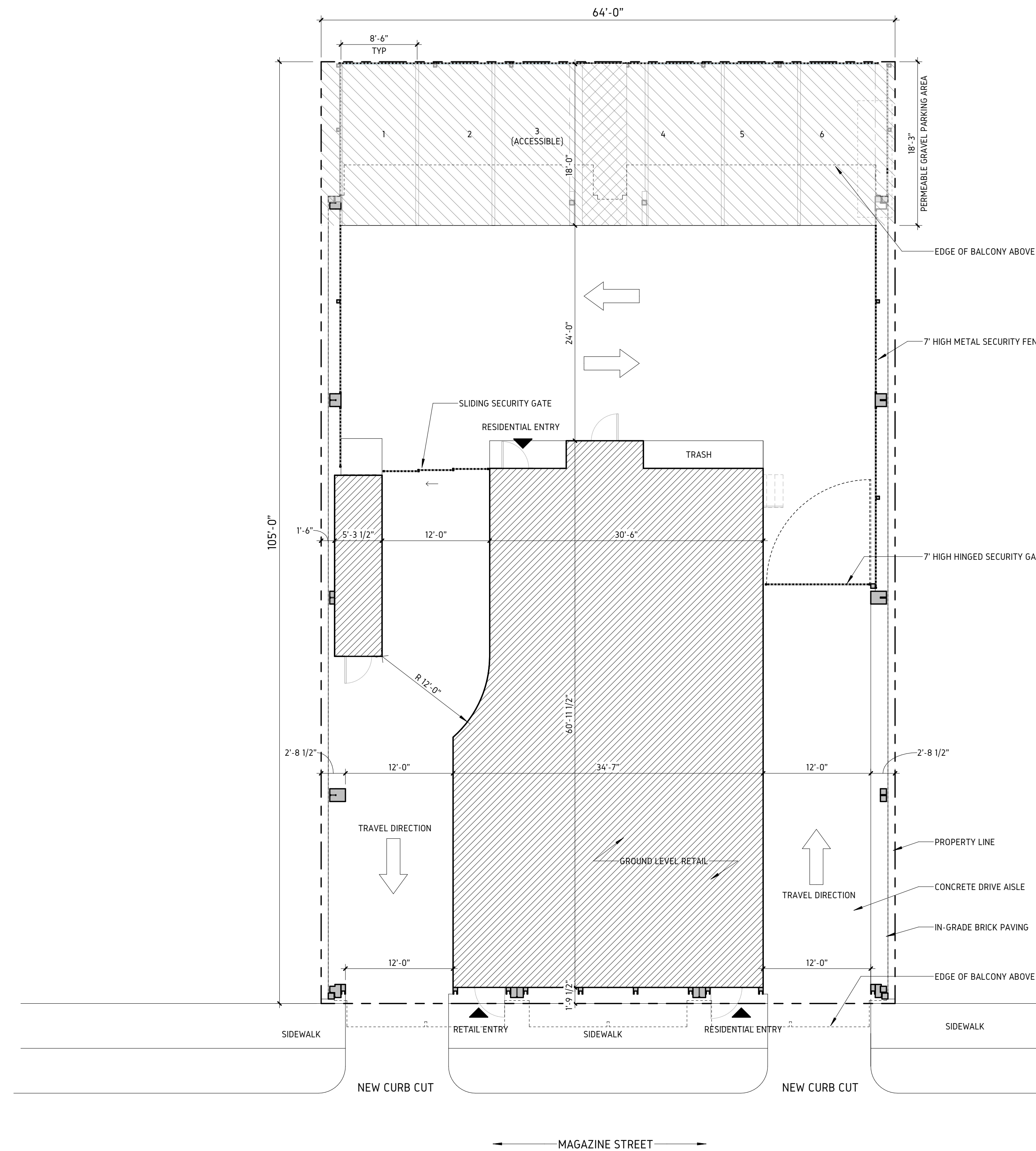
PROVIDED PERMEABLE SPACE

1,115 FT²

REQUIRED PERMEABLE SPACE

672 FT²

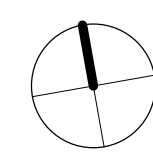
Will provide landscape and lighting plan to complete design review. No signage in scope.



PROPOSED SITE FOOTPRINT

SITE PLAN

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





TOWARD DOWNTOWN ACROSS STREET LOCATION TOWARD UPTOWN
MAGAZINE STREET

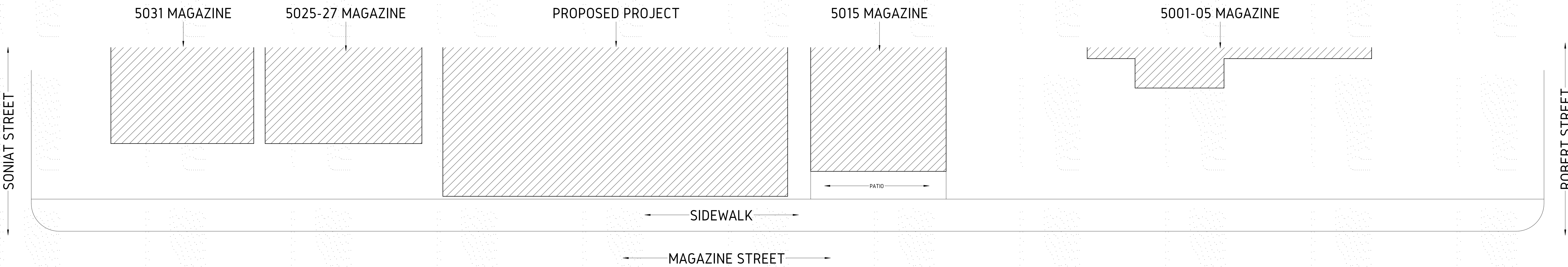


TOWARD DOWNTOWN PROJECT SITE TOWARD UPTOWN
MAGAZINE STREET



ELEVATION: FRONT

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



PLAN: EXISTING BLOCKFACE SETBACKS

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

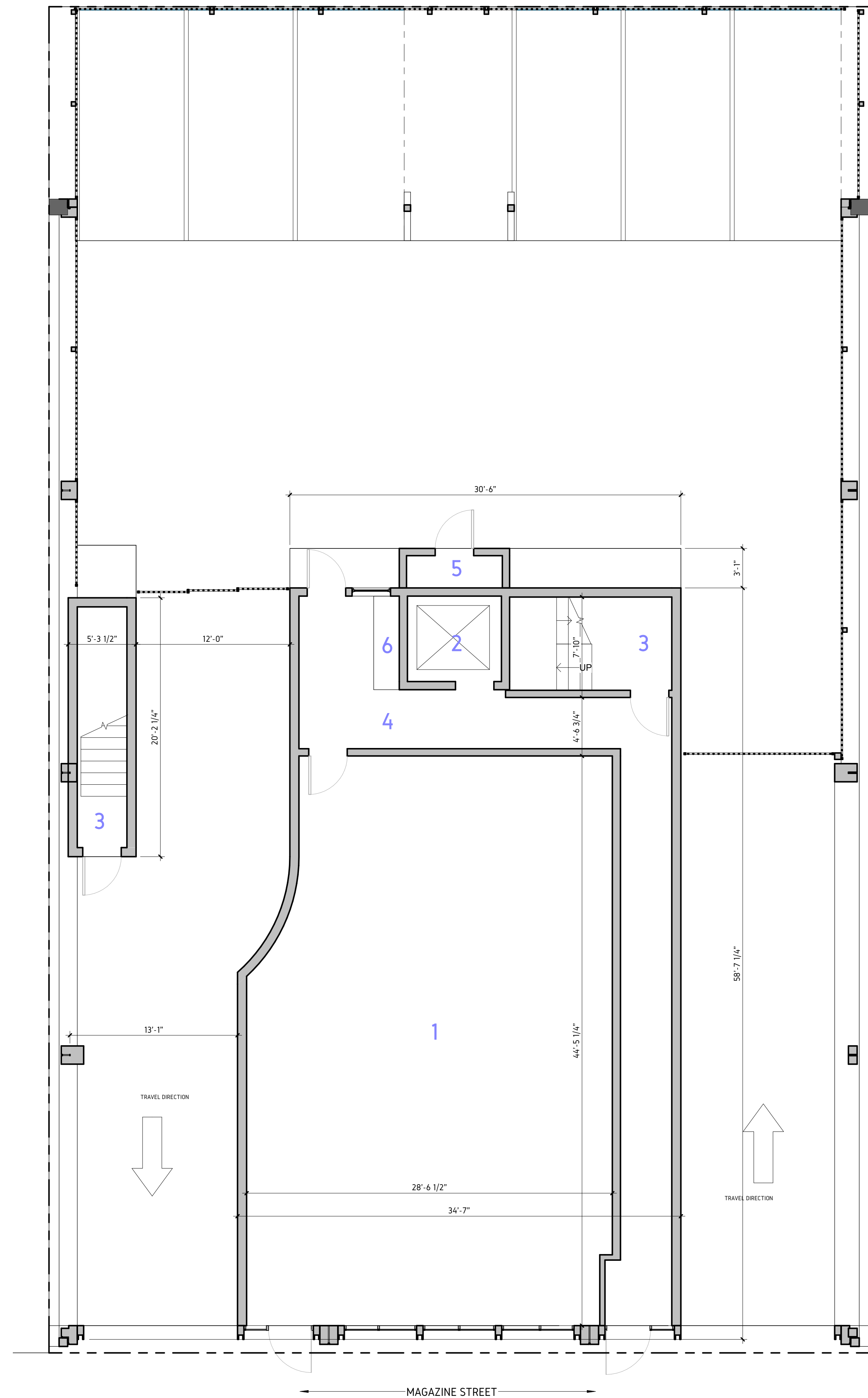
FLOOR PLAN - 1ST FLOOR

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

1200 FT² RETAIL AREA
2030 FT² GROSS FLOOR AREA

FLOOR PLAN LEGEND

- 1 RETAIL
- 2 ELEVATOR
- 3 STAIRS
- 4 CORRIDOR
- 5 UTILITY
- 6 MAIL



FLOOR PLAN - 2ND FLOOR

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

4395 FT² GROSS UNIT AREA
5318 FT² GROSS FLOOR AREA

FLOOR PLAN LEGEND

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



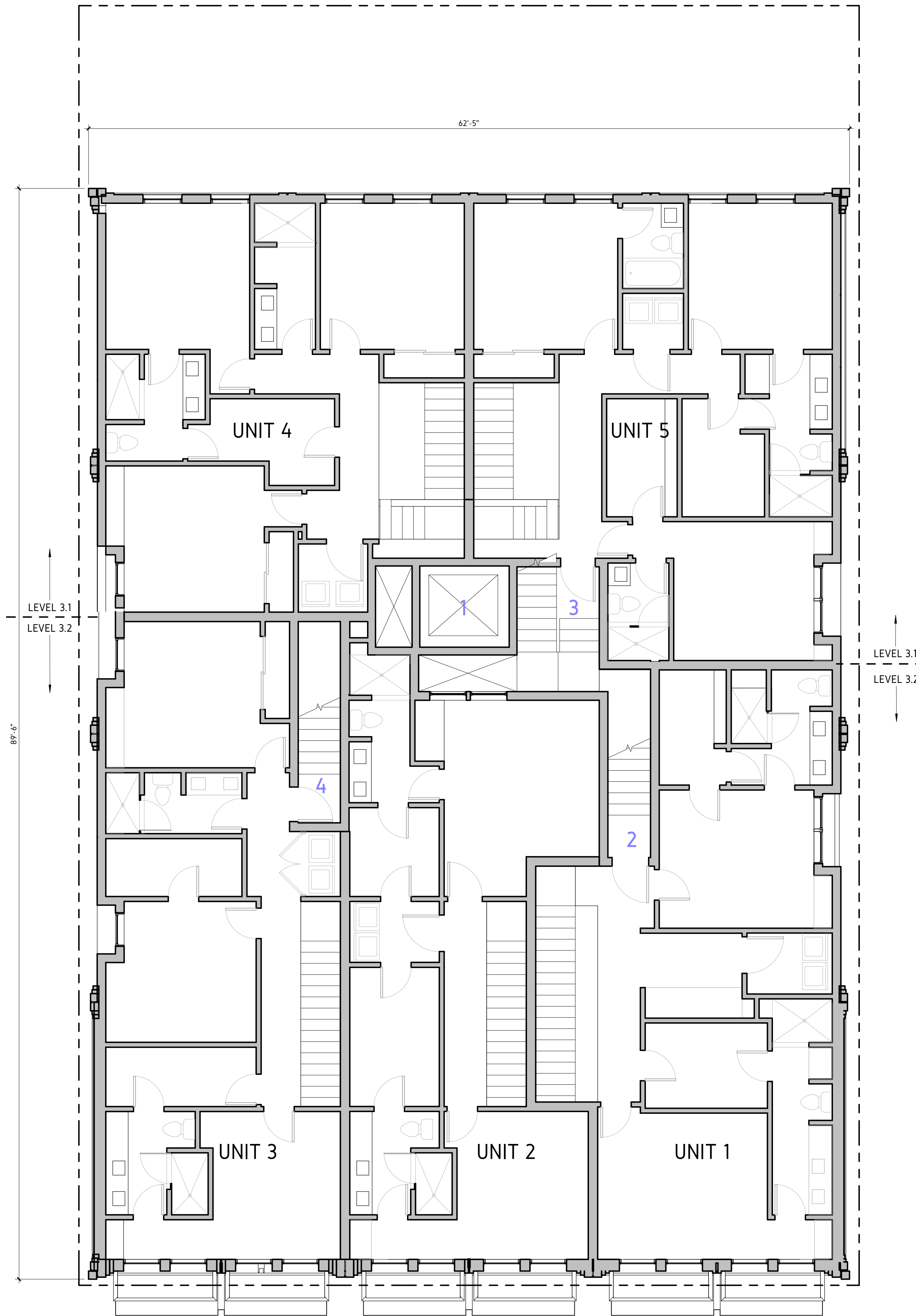
FLOOR PLAN - 3RD FLOOR

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

5250 FT² GROSS UNIT AREA
5410 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



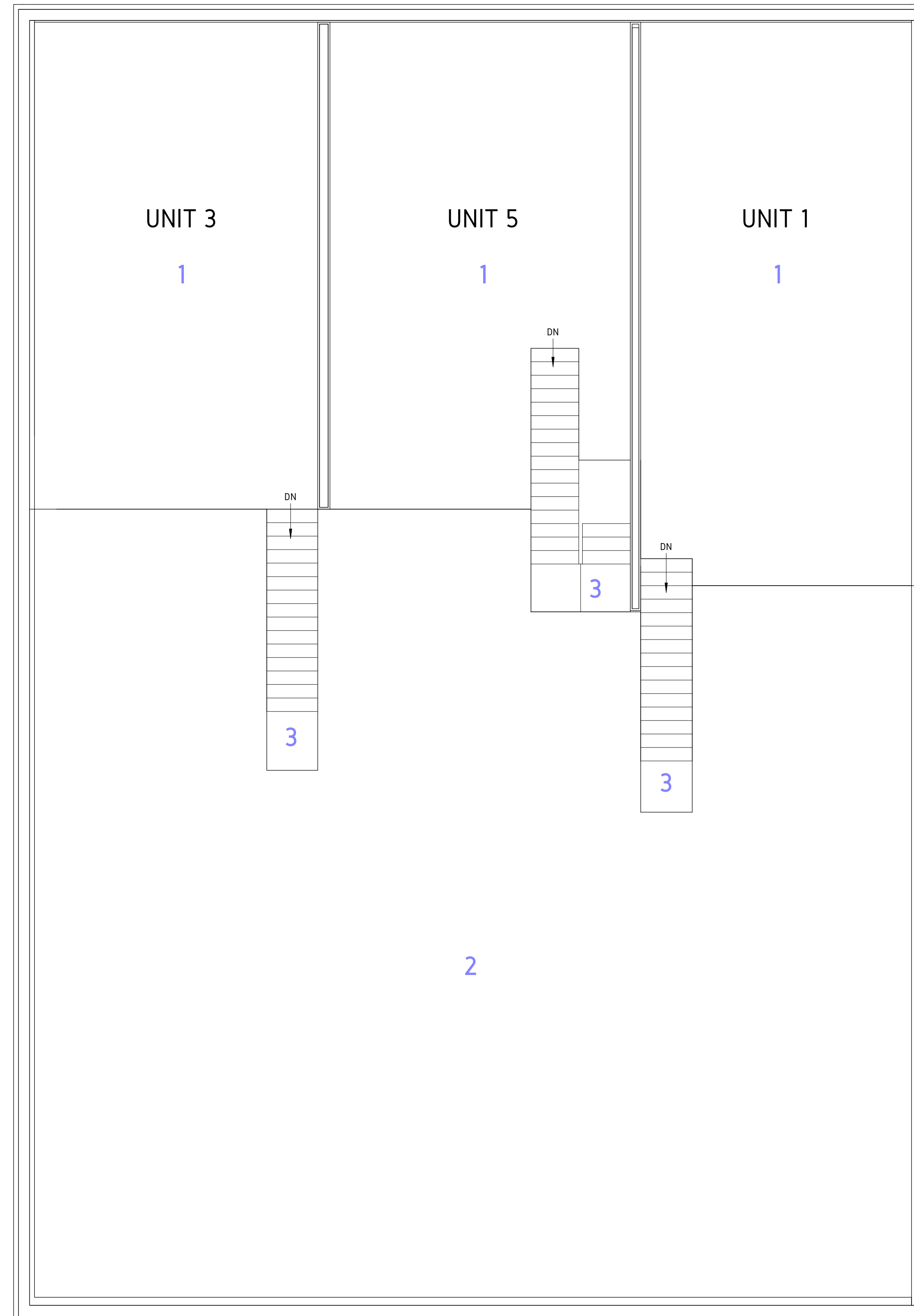
FLOOR PLAN - ROOF PLAN

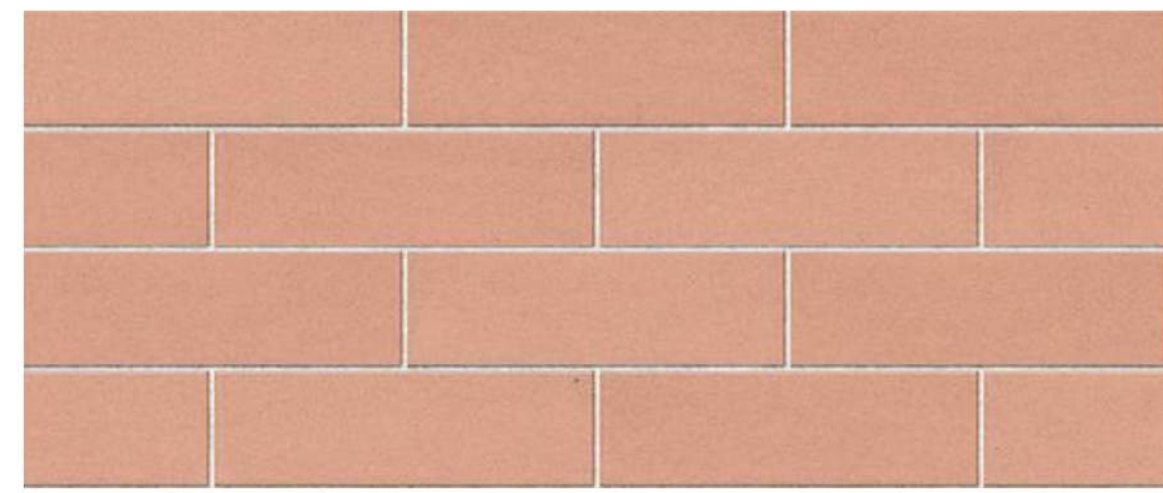
Scale: 3/16" = 1'-0"

1741 FT² PRIVATE ROOF TERRACES

FLOOR PLAN LEGEND

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

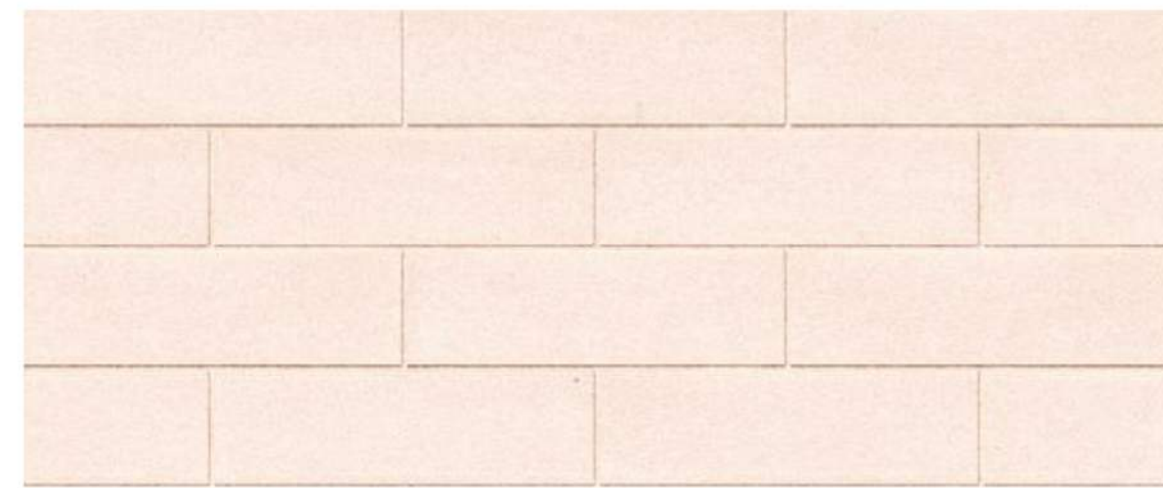




BRICK COLOR 01



BRICK COLOR 02



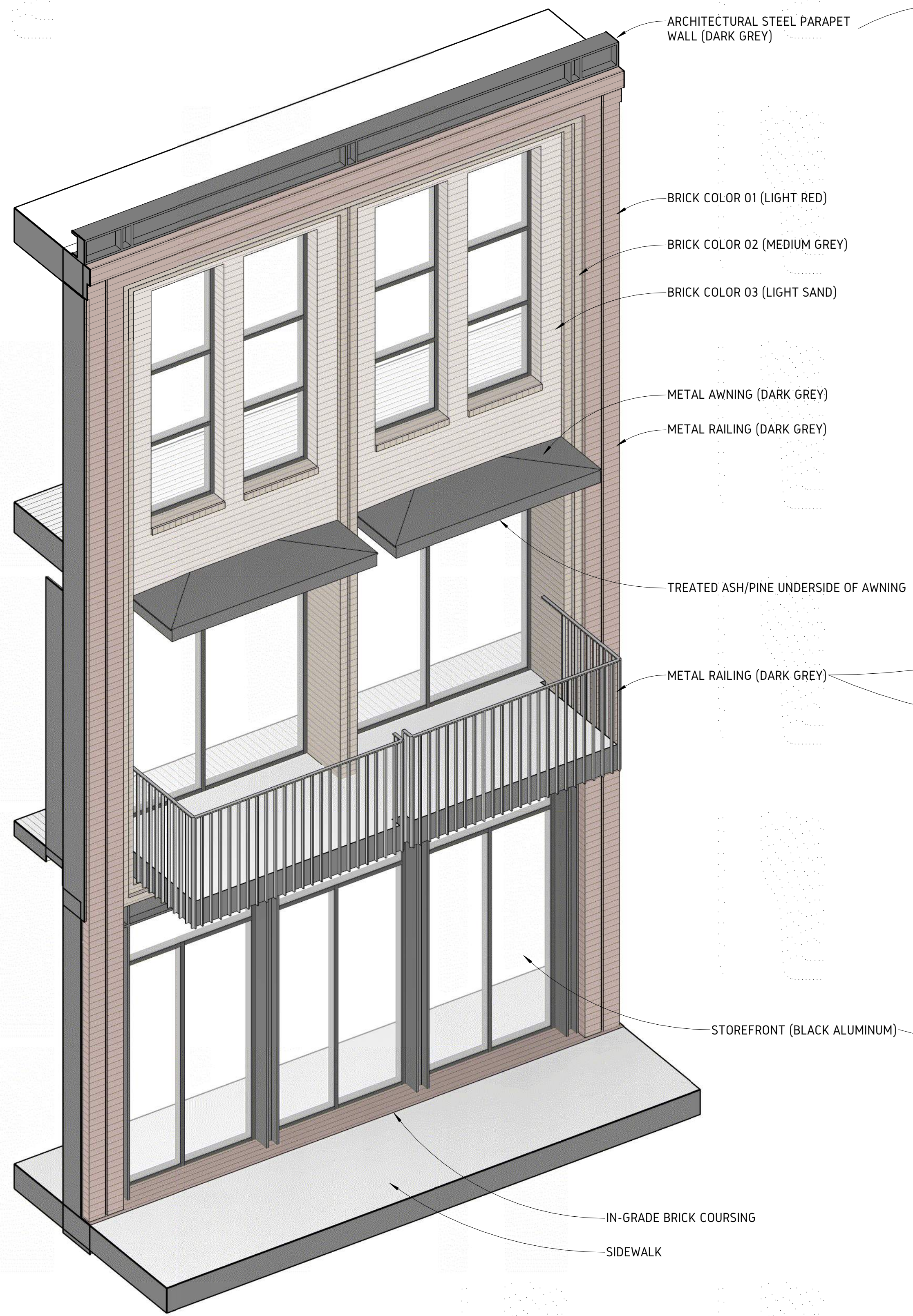
BRICK COLOR 03



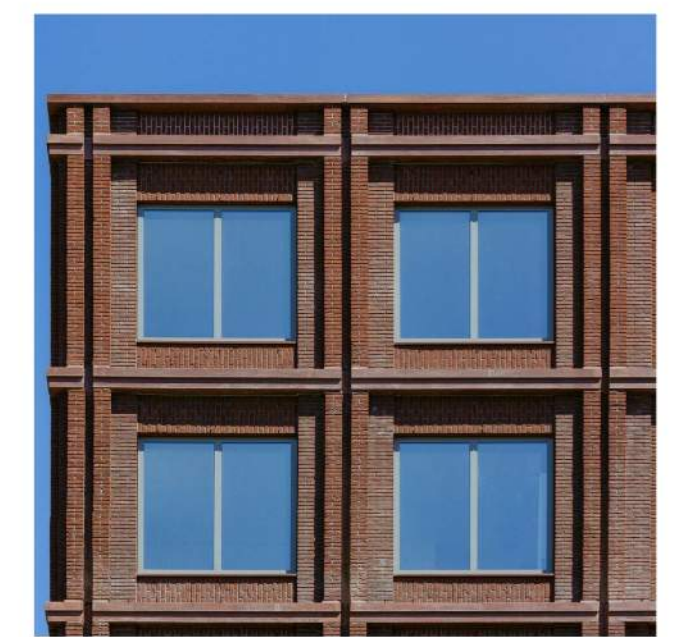
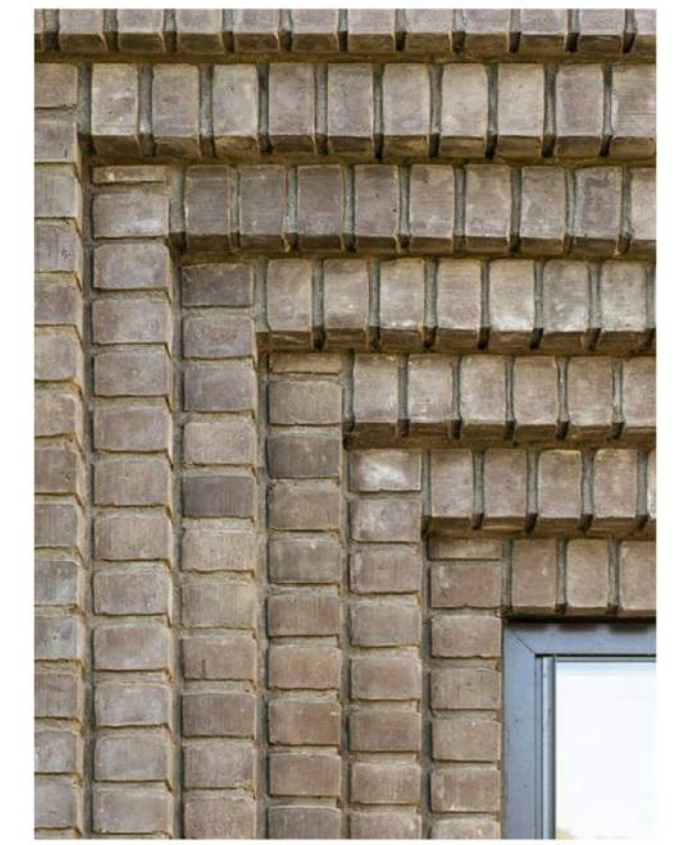
TREATED ASH/PINE

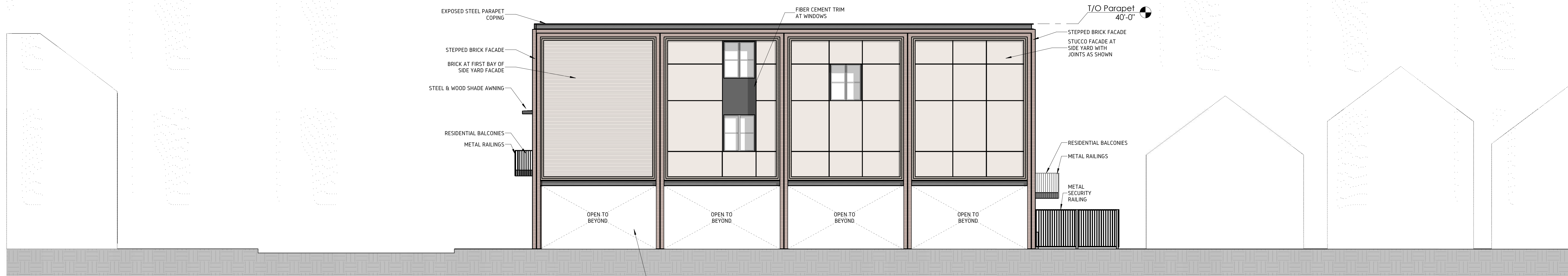


DARK GREY STEEL



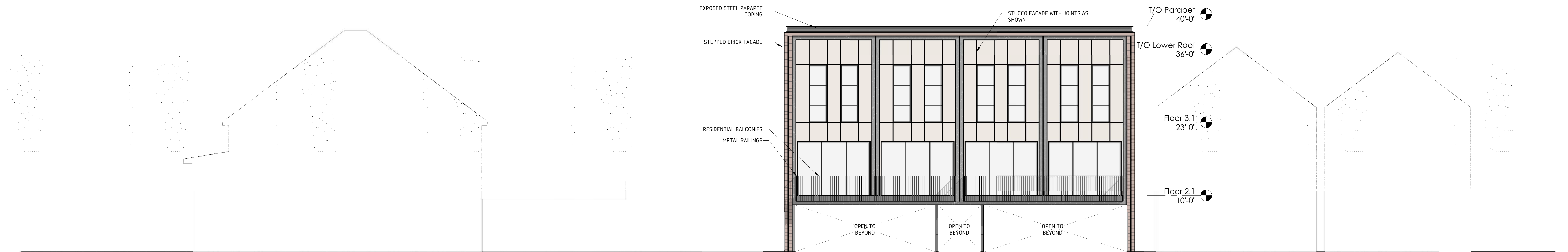
FACADE DETAIL - MAGAZINE STREET FACE





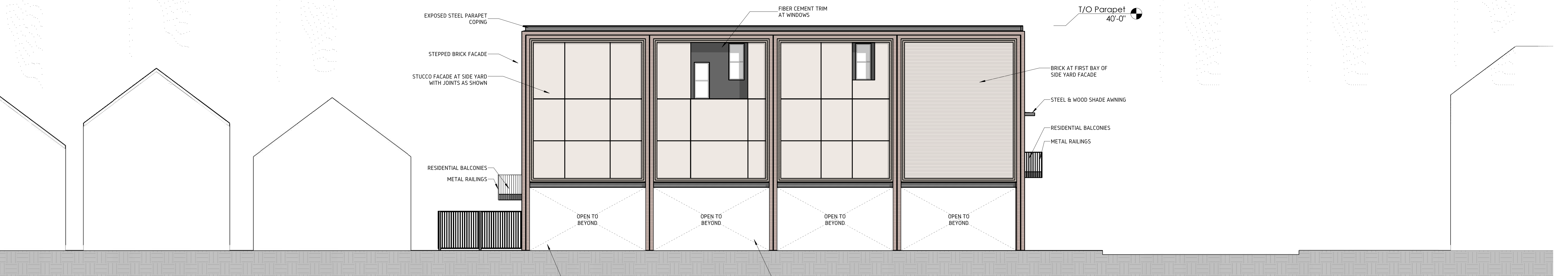
ELEVATION: RIGHT

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



ELEVATION: REAR

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



ELEVATION: LEFT

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

EXAMPLES OF SIMILAR CONDITIONS IN THE NEIGHBORHOOD



2138 Magazine Street



5226 Magazine Street



2338 Magazine Street



3218 Magazine Street



4038 Magazine Street



5400 Magazine Street



4417 Magazine Street



2136 Magazine Street



5256 Magazine Street



1101 Aline Street



830 Leontine Street



3401 Broadway Street



3000 Magazine Street



3517 Magazine Street



1581 Magazine Street



1474 Magazine Street



4101 Magazine Street



1507 Magazine Street



1400 Camp Street



5808 Magazine Street



5501 Magazine Street



5936 Magazine Street



5334 Magazine Street



4636 Magazine Street



1476 Magazine Street



1359 Magazine Street



200 Magazine Street

