

REGINELLIS EXPANSION

DESIGN ADVISORY COMMITTEE SUBMISSION

5961 MAGAZINE STREET, NEW ORLEANS, LA 70113

05/08/24



CICADA

Reginelli's Pizzeria has been a staple to New Orleans, and to this specific corner of Magazine Street, for decades. The first Reginelli's opened at the corner of Magazine and State Street, directly across Magazine from its current location, in 1996. The pizzeria moved across the street into its current location, into a newly-renovated standalone building, in 2013 and has been in operation there ever since. The proposed addition to the flagship pizzeria aims to increase seating capacity and provide an outdoor dining experience while retaining the vast majority of their existing parking.

The addition in the following proposal envisions a contemporary take on the traditional creole cottage floating above the existing parking, creating an elevated outdoor dining space that engages the bustling sidewalk of Magazine St, while minimally impacting the ground level parking and existing Reginelli's building.

The proposed addition will serve as a modern counterpart to the historic corner store building. Its design echoes the cadence of smaller commercial structures and residences along Magazine Street, maintaining a respectful distance from the main building while emulating its proportions. Drawing inspiration from the surrounding context, the roofline offers a contemporary interpretation of the traditional Creole Cottage, featuring an open clerestory at the peak to facilitate passive ventilation in the outdoor seating and bar area. Situated at the forefront facing Magazine Street, the seating area provides an optimal viewpoint for observing the bustling commercial activity, including the Thoth parade preceding Mardi Gras. Operable shutters, reminiscent of traditional New Orleans window shutters, afford restaurant patrons control over sunlight and air circulation within the patio space.

The proposed addition will ensure that Reginelli's Pizzeria can continue to provide delicious food and drinks to the neighborhood for decades to come.





OVERALL SITE PLAN // EXISTING

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OVERALL SITE PLAN // PROPOSED

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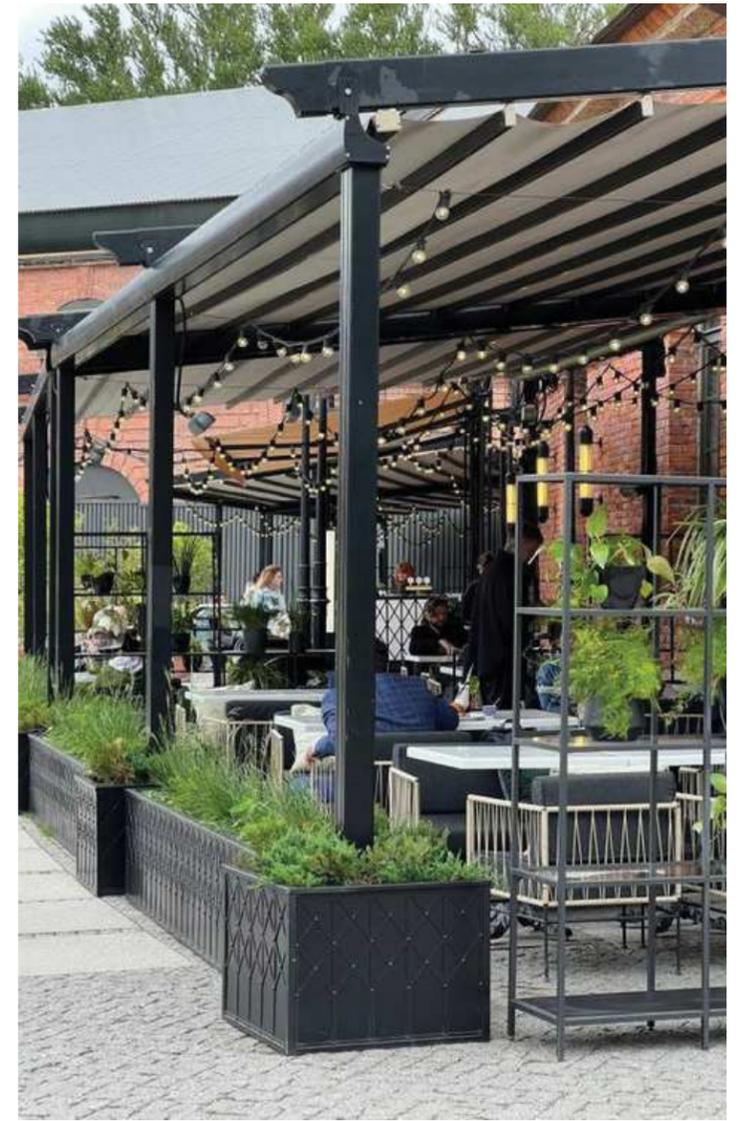
EXISTING SITE CONTEXT

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NEIGHBORHOOD CONTEXT

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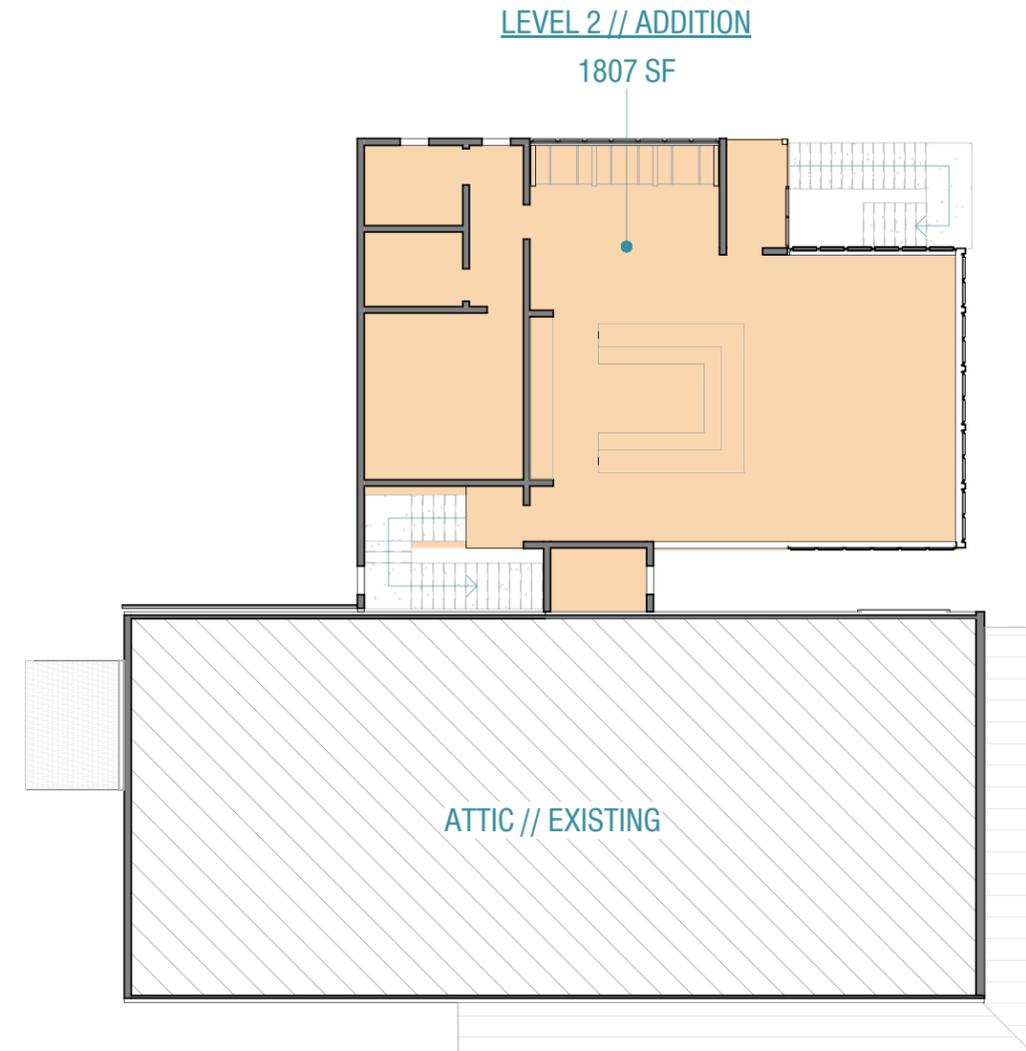


MATERIALS & PRECEDENTS

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LEVEL 1 AREA PLAN



LEVEL 2 AREA PLAN

AREA SCHEDULE	
LEVEL 1 // EXISTING	2626 SF
LEVEL 1 // ADDITION	248 SF
	2874 SF
LEVEL 2 // ADDITION	1807 SF
	1807 SF
Grand total	4681 SF

1/16" = 1'-0" 

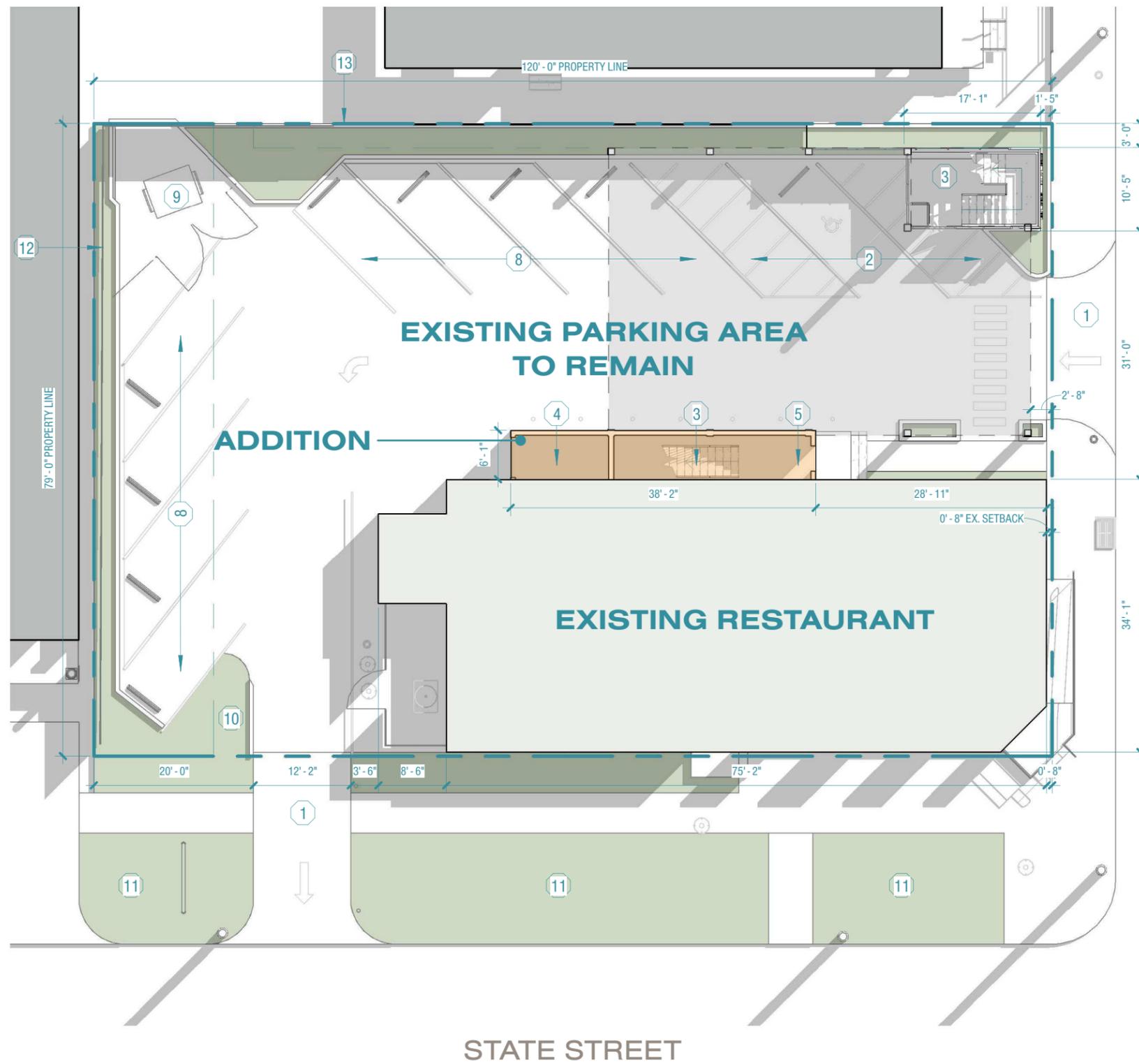
ELEONORE STREET [SIDE]

CAMP STREET [SIDE]

MAGAZINE STREET

SITE PLAN NOTES

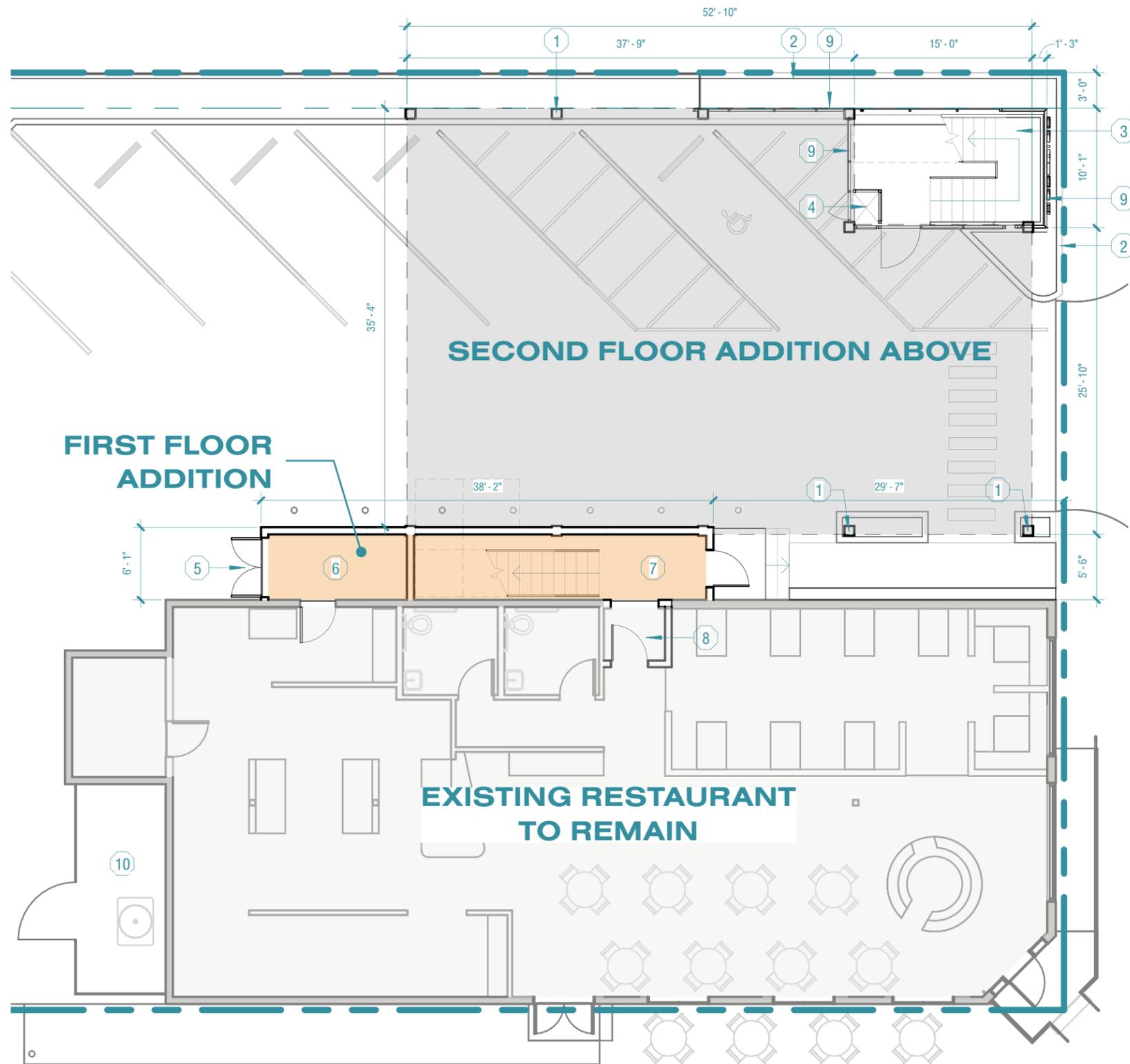
- 1 EXISTING DRIVE TO REMAIN
- 2 NEW PARKING STRIPING; REDUCTION OF (1) TYPICAL PARKING SPACE (0 SPACES REQUIRED BY CODE)
- 3 NEW EGRESS STAIR
- 4 NEW BACK OF HOUSE DELIVERY ENTRY
- 5 NEW SHARED SIDE ENTRY
- 8 EXISTING PARKING TO REMAIN
- 9 EXISTING DUMPSTER ENCLOSURE TO REMAIN
- 10 837 SF PERMEABLE LANDSCAPE AREA WITHIN PROPERTY BOUNDARY, SEE LANDSCAPE PLAN
- 11 EXISTING LANDSCAPING TO REMAIN
- 12 EXISTING 7'-0" CHAIN LINK FENCE TO REMAIN
- 13 NEW 7'-0" CHAIN LINK FENCE AT PROPERTY LINE



1/16" = 1'-0"

SITE PLAN

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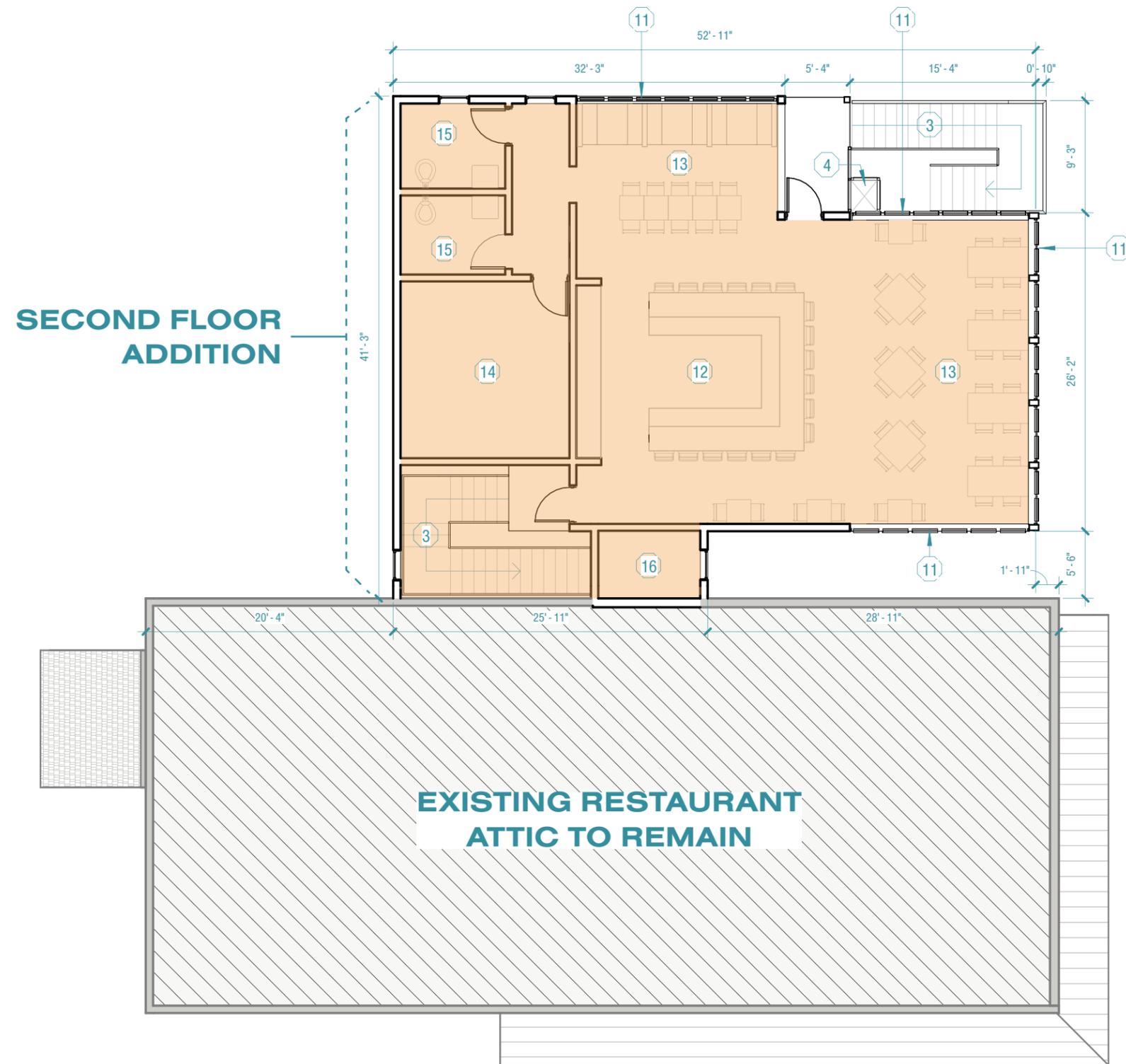
FLOOR PLAN NOTES

- 1 NEW COLUMN SUPPORTING 2ND FLOOR ADDITION
- 2 NEW CURB FOR LANDSCAPING BED
- 3 NEW EGRESS STAIR
- 4 NEW DUMBWAITER
- 5 NEW BACK OF HOUSE DELIVERY ENTRY
- 6 NEW B.O.H. STORAGE
- 7 NEW ENCLOSED SIDE ENTRY & STAIRWELL
- 8 NEW ENTRY VESTIBULE (ONLY WORK WITHIN EXISTING RESTAURANT)
- 9 METAL MESH SURROUNDING STAIR FOR LANDSCAPING AND SECURITY
- 10 EXISTING HVAC / MECH AREA TO REMAIN
- 11 OPERABLE SHUTTERS
- 12 FULL-SERVICE BAR
- 13 COVERED OUTDOOR SEATING AREA
- 14 PREP KITCHEN
- 15 BATHROOM
- 16 STORAGE / OFFICE

3/32" = 1'-0"

FIRST FLOOR PLAN

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**SECOND FLOOR
ADDITION**

**EXISTING RESTAURANT
ATTIC TO REMAIN**

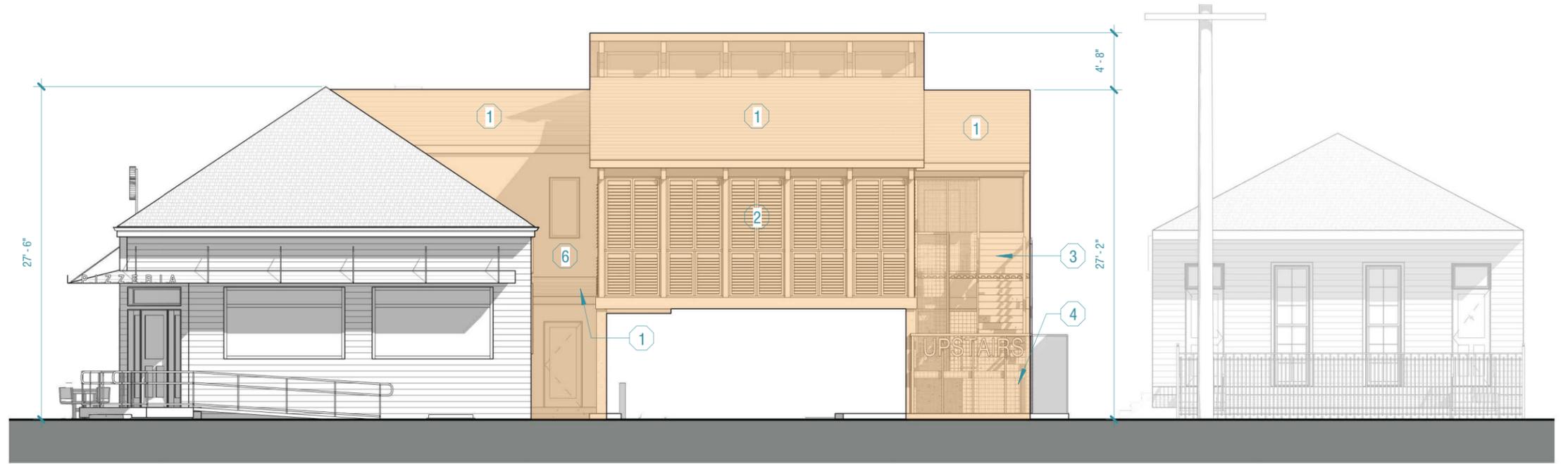
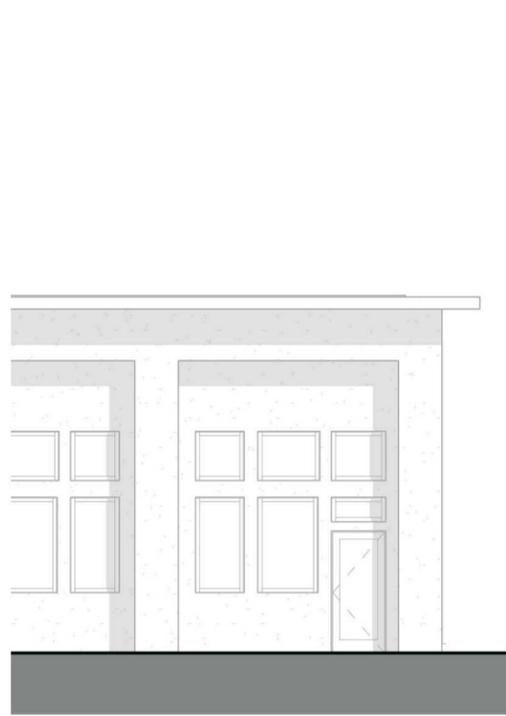
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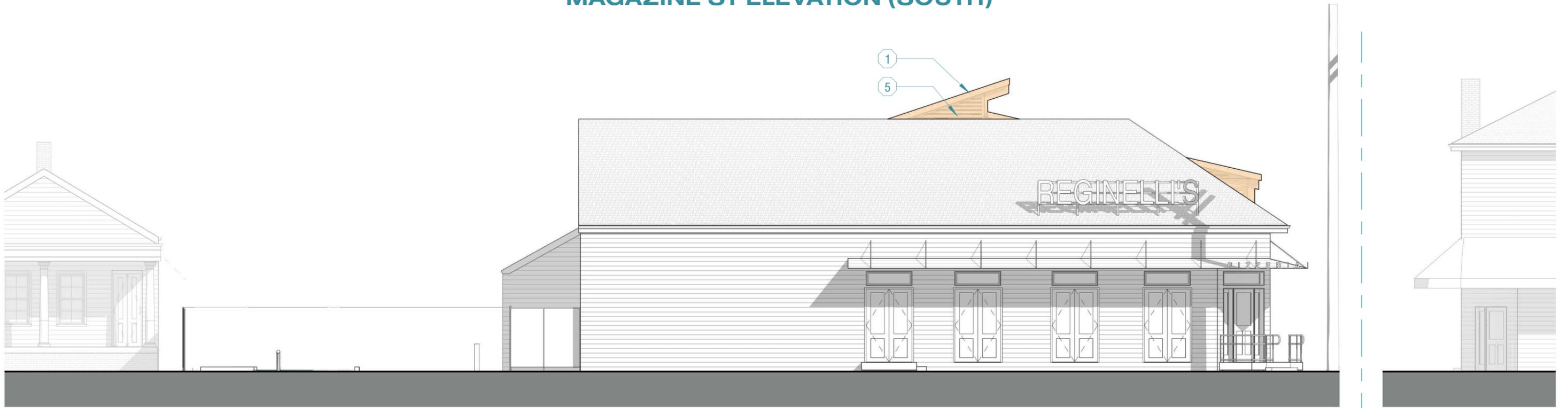
3/32" = 1'-0"

SECOND FLOOR PLAN

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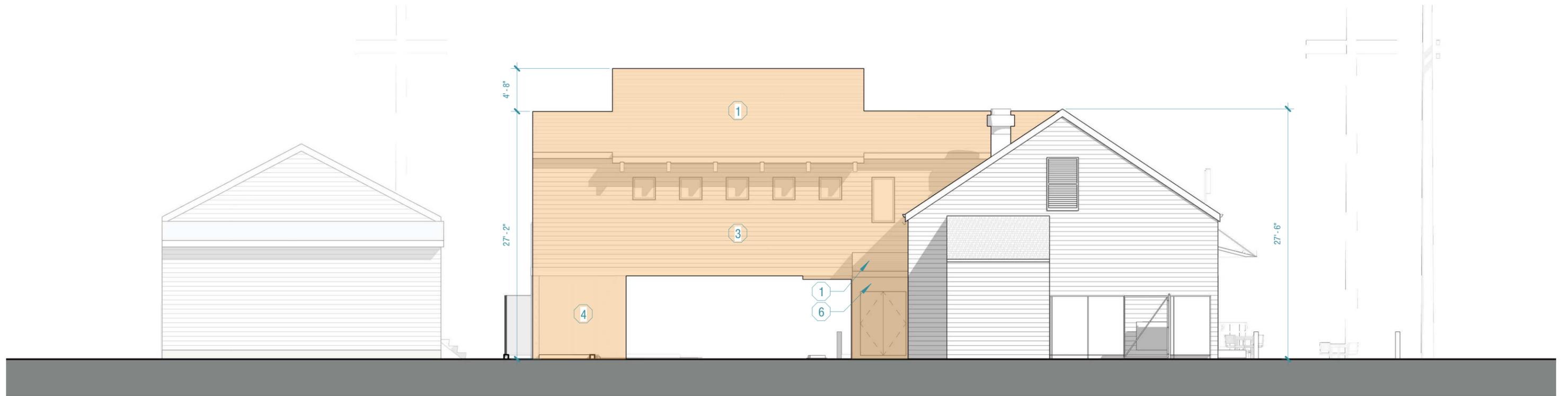


MAGAZINE ST ELEVATION (SOUTH)

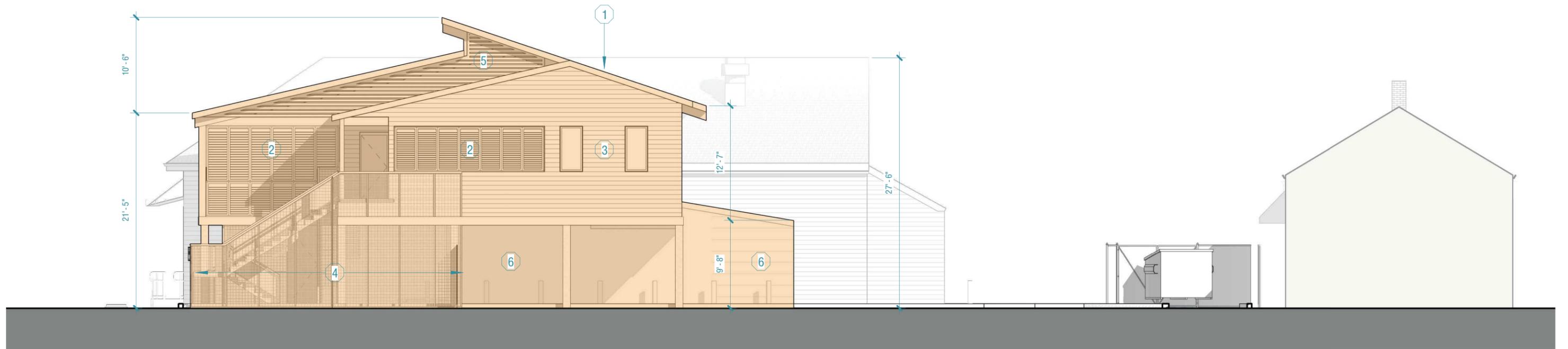


STATE ST ELEVATION (WEST)

3/32" = 1'-0"

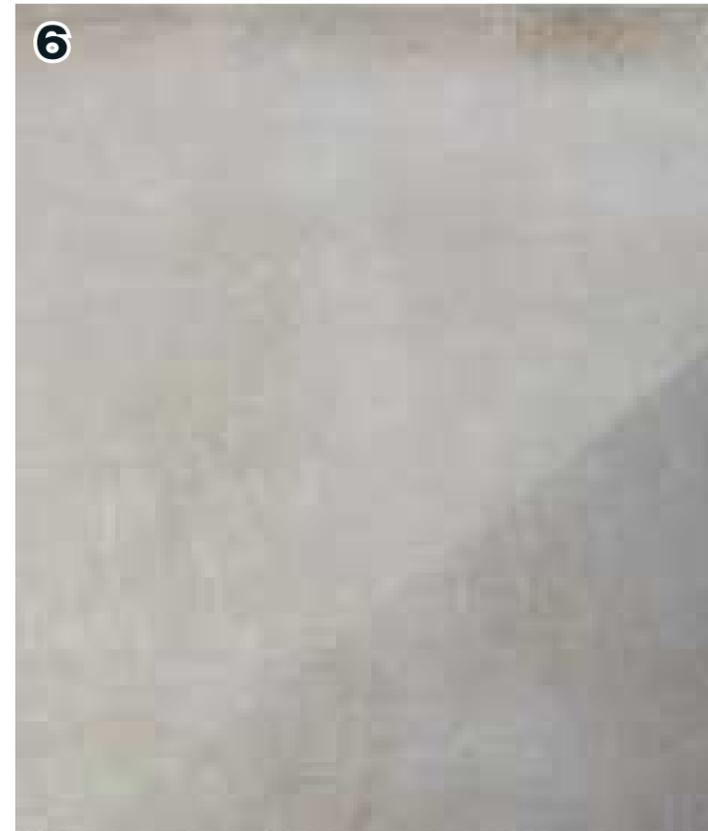
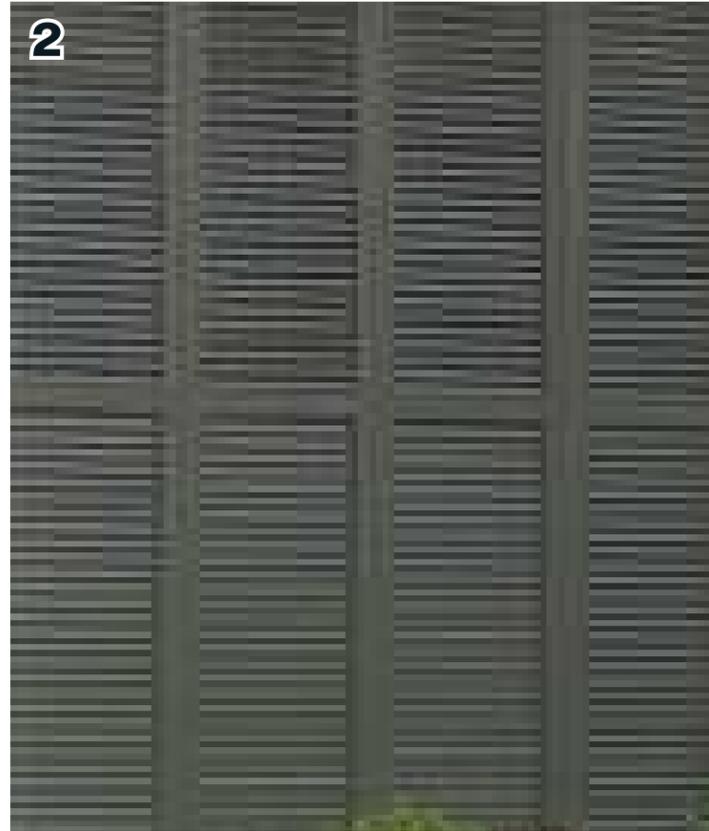


REAR ELEVATION (NORTH)



SIDE YARD ELEVATION (EAST)

3/32" = 1'-0"

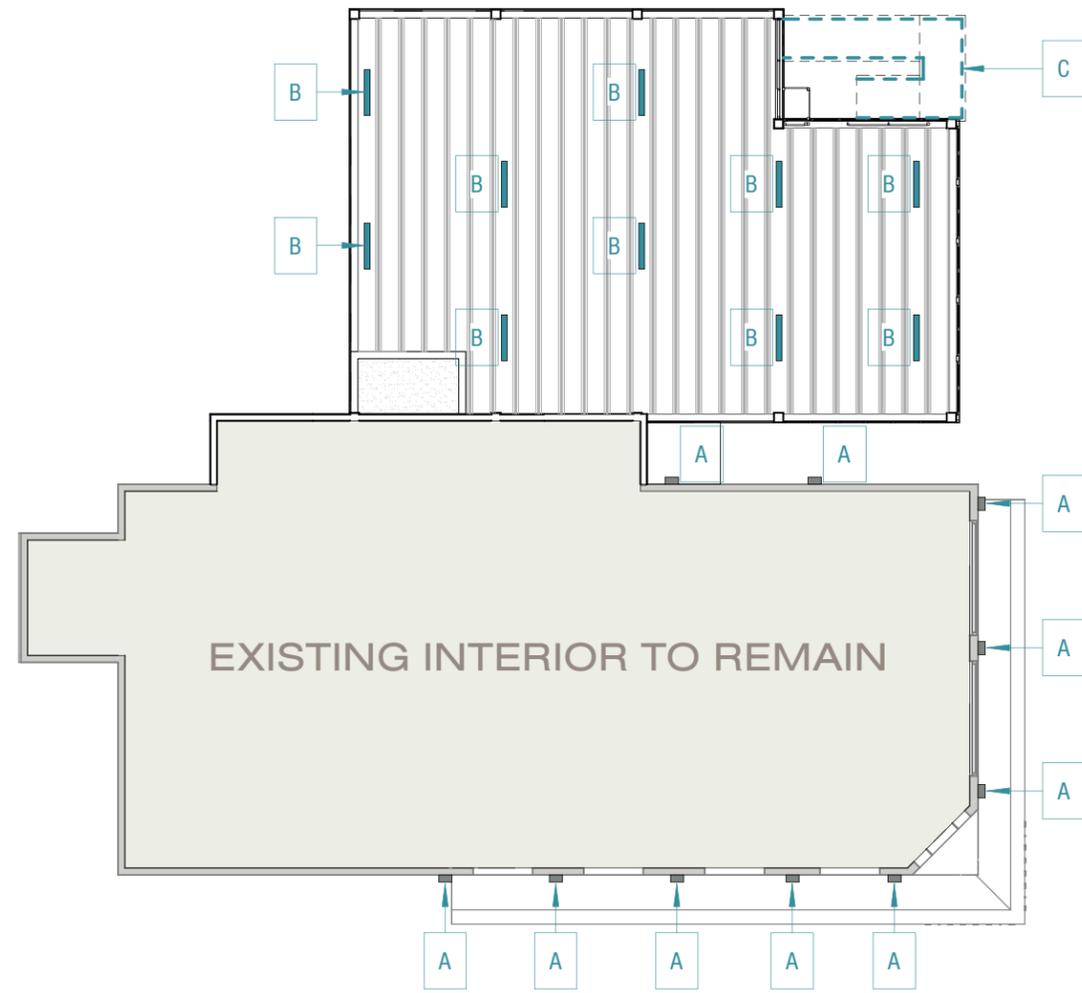


MATERIALS PER ELEVATIONS

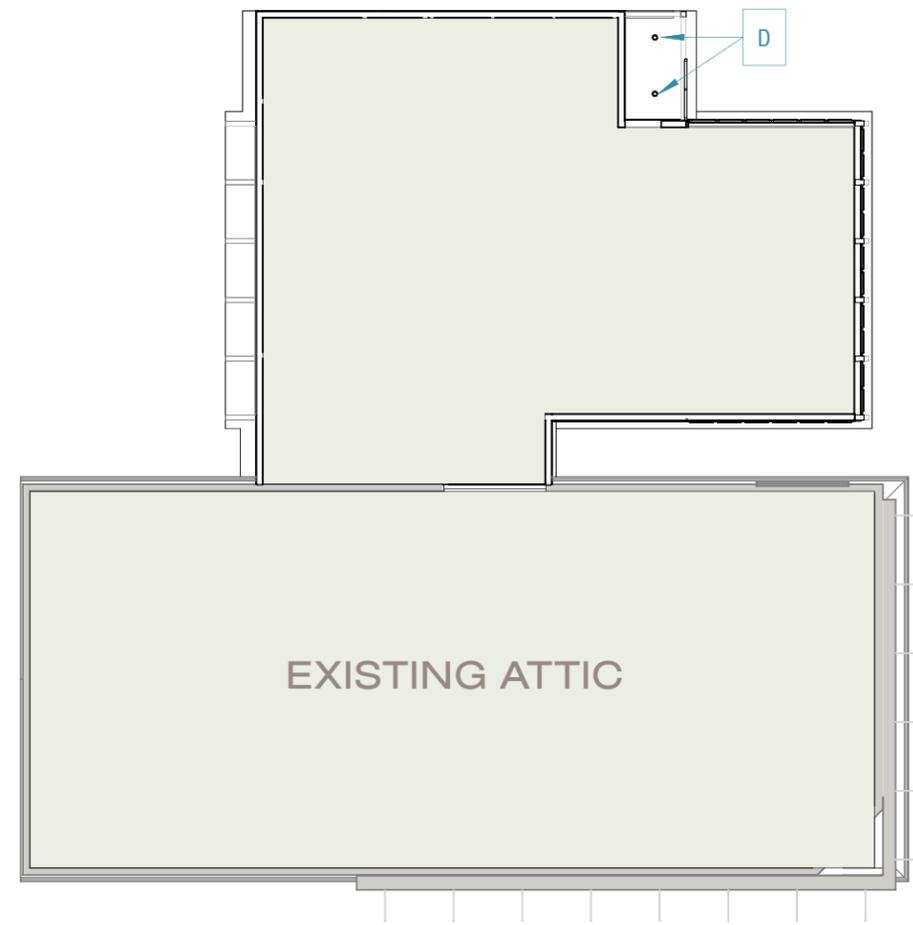
- 1: STANDING SEAM METAL ROOFING TO MATCH EXISTING AWNING
- 2: PAINTED OPERABLE SHUTTERS
- 3: PAINTED HARDIE LAP SIDING
- 4: METAL MESH SCREEN FOR LANDSCAPE & SECURITY
- 5: PAINTED WOOD SLATS FOR VENTILATION
- 6: SMOOTH PAINTED STUCCO

PROPOSED EXTERIOR MATERIALS

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FIRST FLOOR CEILING PLAN



SECOND FLOOR CEILING PLAN

1/16" = 1'-0" 



A: EXISTING WALL SCONCES



B: LINEAR PENDANTS



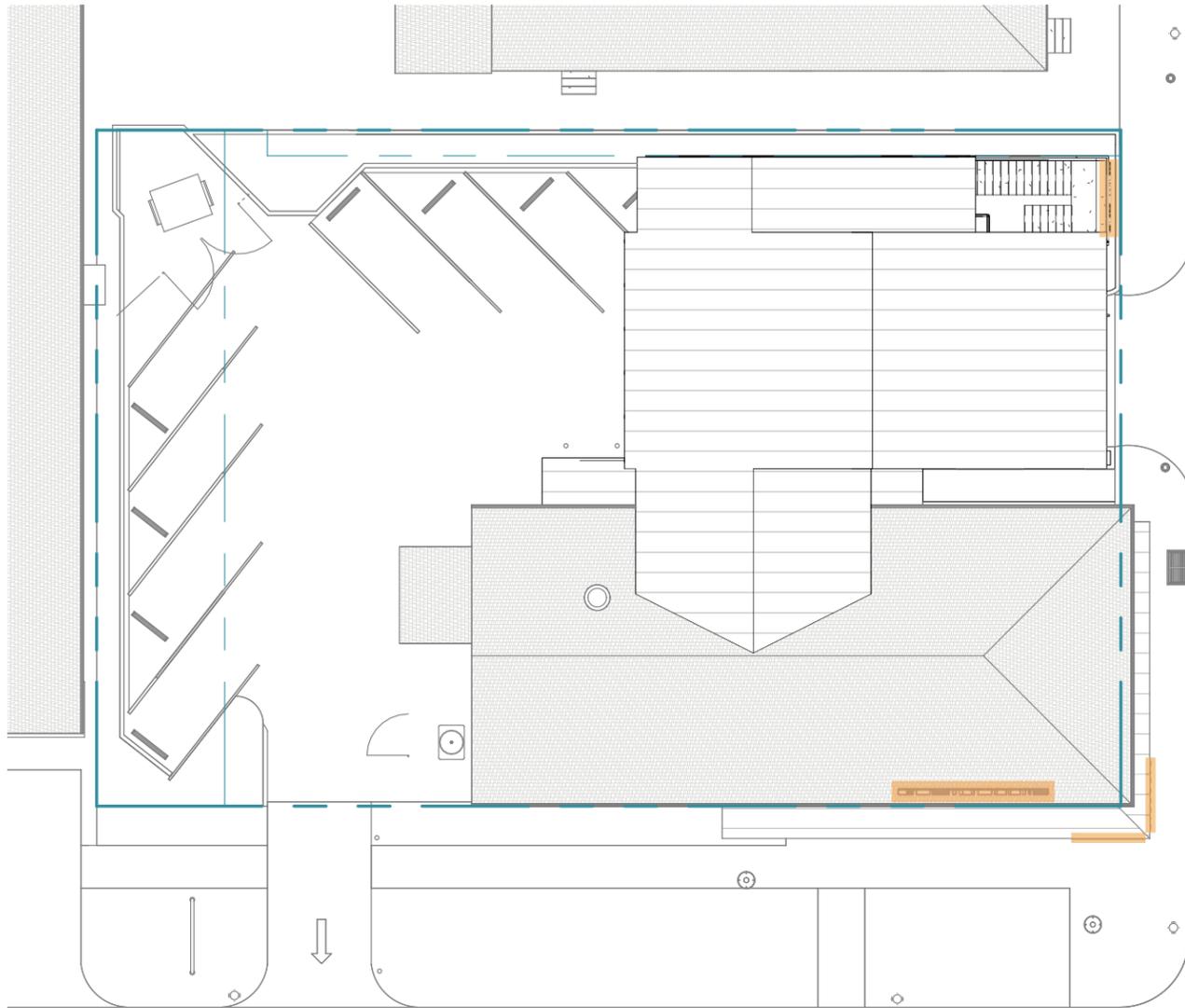
C: STAIR PATH LIGHTING



D: RECESSED CANS IN CEILING

LIGHTING PLAN

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MAGAZINE STREET

STATE STREET

1" = 20'-0" 



EXISTING ROOF SIGNAGE



EXISTING ROOF SIGNAGE



NEW BACKLIT SIGN AT STAIR ENTRY



MAGAZINE STREET SIGNAGE



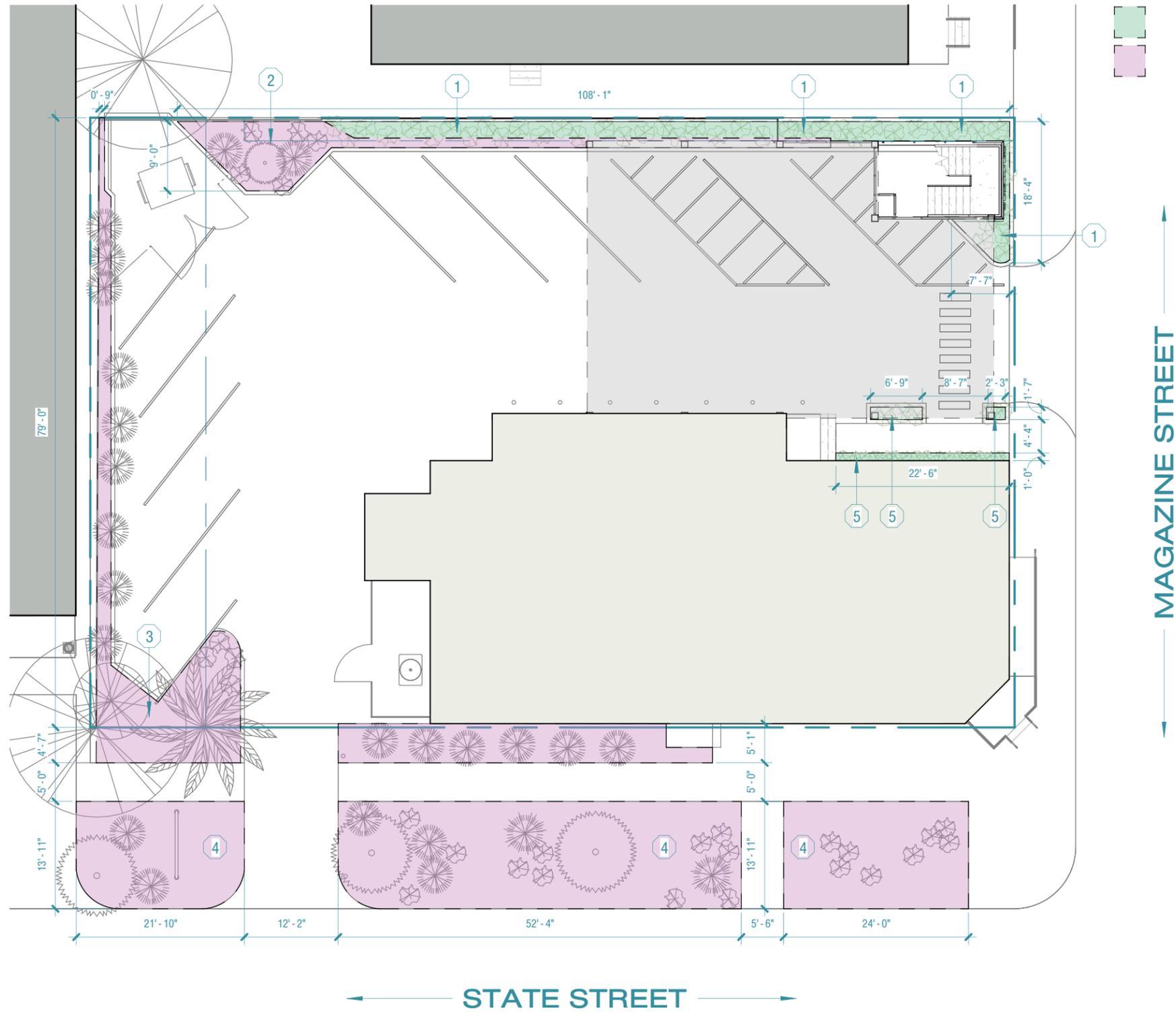
STATE STREET SIGNAGE



MAGAZINE STREET PERSPECTIVE 

SIGNAGE PLAN

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LANDSCAPE NOTES

- 1 NEW GARDEN BEDS TO BE CONSTRUCTED & PLANTED; SPECIES TO INCLUDE NATIVE STAR JASMINE TO GROW UP METAL MESH SCREENING, OTHER TROPICAL NATIVES SUCH AS CANNA LILY, FERNS & LOUISIANA IRISES
- 2 EXISTING LANDSCAPE BED TO REMAIN; SPECIES INCLUDE BOXWOOD
- 3 EXISTING LANDSCAPE BED TO REMAIN; SPECIES INCLUDE BOXWOOD, PALM TREE, TALL GRASSES, PHILODENDRON
- 4 EXISTING R.O.W. PLANTINGS TO REMAIN; SPECIES INCLUDE NATIVE GROUNDCOVER, LEOPARD PLANT, JAPANESE MAPLE, APARAGUS FERN, CANNA LILY, LOUISIANA IRIS
- 5 NEW PATHWAY BEDS TO BE CONSTRUCTED & PLANTED; SPECIES TO INCLUDE NATIVE GRASSES, LEOPARD PLANTS, HORSETAIL REED

MAGAZINE STREET

STATE STREET

1/16" = 1'-0"

LANDSCAPE PLAN

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VIEW FROM MAGAZINE STREET

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COLOR SCHEME OPTIONS

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INTERIOR VIEWS

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