

3022 NEW ORLEANS STREET

PROPOSED NEW CONSTRUCTION
HU-MU HISTORIC URBAN NEIGHBORHOOD MIXED-USE DISTRICT
EC ENHANCEMENT CORRIDOR DESIGN OVERLAY DISTRICT



SENSO ARCHITECTS

Operation Restoration
3022 New Orleans St.



Operation Restoration

PROPOSED HEADQUARTERS

DRAWING ISSUE

- 01 07.07.24 CPC SUBMISSION 1
- 02 08.19.24 CPC SUBMISSION 2



THESE DOCUMENTS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL LOCAL REQUIREMENTS TO THE BEST OF MY KNOWLEDGE

SITE INFORMATION	
ADDRESS	3022 NEW ORLEANS ST NEW ORLEANS, LA 70122
BOUNDING STREETS	TREASURE ST. LONDON AVE [SIDE] AP TUREAUD AVE. [SIDE]
BLOCK / LOT	BLOCK 1931 / LOT M
PARCEL DIMENSIONS	86 x 42 x 118 x 110
PARCEL AREA	7,296 SF
ZONING DISTRICT	HISTORIC URBAN NEIGHBORHOOD MIXED-USE DISTRICT
ZONING DESCRIPTION	HU-MU
OVERLAY / IZD	ENHANCEMENT CORRIDOR DESIGN OVERLAY DISTRICT
OVERLAY / IZD DESCRIPTION	EC-3

PROJECT DIRECTORY	
OWNER	OPERATION RESTORATION 1450 POYDRAS ST. STE 2260 NEW ORLEANS, LA 70112
ARCHITECT	SENSO ARCHITECTS 1122 THIRD ST. #4 NEW ORLEANS, LA 70130
STRUCTURAL ENGINEER	EHC ENGINEERING 643 MAGAZINE ST. STE 300C NEW ORLEANS, LA 70130
MEP ENGINEER	THOMPSON LUKE & ASSOCIATES, L.L.C. 10705 RIEGER RD., STE 101 BATON ROUGE, LA 70809
GENERAL CONTRACTOR	TBD

PROJECT INFORMATION	
OVERVIEW	DEMOLITION OF EXISTING STRUCTURE FOR PROPOSED NEW CONSTRUCTION OF A 3-STORY OFFICE BUILDING
PRIMARY USE	OFFICE (PERMITTED)
ACCESSORY USES	PERMANENT SUPPORTIVE HOUSING (PERMITTED) RETAIL GOODS ESTABLISHMENT (PERMITTED) EDUCATIONAL FACILITY, VOCATIONAL (PERMITTED)

CODES AND AUTHORITIES		
CODES	2015 NFPA 101 LIFE SAFETY CODE	
	2015 NFPA 13 SPRINKLER SYSTEMS	
	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN	
	LOUISIANA STATE UNIFORM CONSTRUCTION CODE: 2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2020 NATIONAL ELECTRIC CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE	
	2013 LOUISIANA STATE PLUMBING CODE	
	CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE	
	AUTHORITIES	CITY OF NEW ORLEANS LOUISIANA OFFICE OF STATE FIRE MARSHAL

BULK REGULATIONS	REGULATION	PROPOSED
MIN. LOT AREA	NON-RESIDENTIAL: NONE	7,296.00 SF (COMPLIES)
MAX FLOOR AREA - COMMERCIAL USE	UP TO 5,000 SF PERMITTED 5,000 - 10,000 SF CONDITIONAL	6,234.00 SF (REQUIRES APPROVAL)
MAX BUILDING HEIGHT	40 FT / 3 STORIES	40 FT / 3 STORIES (COMPLIES)
MIN. PERMEABLE OPEN SPACE	10% OF LOT AREA (730 SF)	2,829.50 SF (COMPLIES)

YARD REQUIREMENTS	REGULATION	PROPOSED
FRONT YARD	NON-RESIDENTIAL: 0'-10' BUILD-TO-LINE	0' (COMPLIES)
CORNER SIDE YARD	NON-RESIDENTIAL: NONE, TO A MAXIMUM OF 5'	0' (COMPLIES)
REAR YARD	NON-RESIDENTIAL: NONE, UNLESS ABUTTING A RESIDENTIAL DISTRICT THEN 15'	15' (COMPLIES)

OFF-STREET VEHICLE SPACES	REGULATION	PROPOSED
OFFICE	1 PER 500 SF GFA	4 SPACES (1,626 SF GFA AFTER FIRST 5,000 SF GFA EXEMPTION SEC. 22.5.A.6)
PERMANENT SUPPORTIVE HOUSING	0.5 PER DWELLING UNIT	1 SPACE (1 UNIT)
RETAIL GOODS ESTABLISHMENT	1 PER 500 SF GFA	1 SPACE (333 SF GFA)
EDUCATIONAL, VOCATIONAL	1 PER 4,000 SF GFA	1 SPACE (512 SF GFA)

TOTAL VEHICLE SPACE		7 SPACES
------------------------	--	----------

BICYCLE SPACES	REGULATION	PROPOSED
OFFICE	1 PER 5,000 SF GFA	1 SPACE (1,626 SF GFA AFTER FIRST 5,000 SF GFA EXEMPTION SEC. 22.5.A.6)
PERMANENT SUPPORTIVE HOUSING	NA	0 SPACES
RETAIL GOODS ESTABLISHMENT	1 PER 5,000 SF GFA	1 SPACE (333 SF GFA)
EDUCATIONAL, VOCATIONAL	1 PER 5,000 SF GFA	1 SPACE (512 SF GFA)

TOTAL BICYCLE SPACE		3 SPACES
------------------------	--	----------

BUILDING OCCUPANCY	
IBC CLASSIFICATION	BUSINESS GROUP B MERCANTILE GROUP M RESIDENTIAL GROUP R-2
NFPA CLASSIFICATION	NEW BUSINESS OCCUPANCY NEW MERCANTILE OCCUPANCY RESIDENTIAL, ONE- AND TWO- FAMILY DWELLING UNIT

FIRE PROTECTION AND LIFE SAFETY SYSTEMS	
--	--

AUTOMATIC SPRINKLER SYSTEM	YES, NFPA 13
PORTABLE FIRE EXTINGUISHER	YES, 2A FOR EACH 3,000 SF
FIRE ALARM AND DETECTION	YES, MANUAL SYSTEM NFPA 72
SMOKE CONTROL SYSTEM	NONE
SMOKE AND HEAT REMOVAL	NONE

BUILDING CONSTRUCTION	
--------------------------	--

TYPE V-B CONSTRUCTION	PRIMARY STRUCTURAL FRAME, 0-HRS BEARING WALL - EXTERIOR, 0-HRS BEARING WALL - INTERIOR, 0-HRS NONBEARING WALL - EXTERIOR, 0-HRS NONBEARING WALL - INTERIOR, 0-HRS FLOOR / CEILING ASSEMBLY, 0-HRS ROOF ASSEMBLY, 0-HRS
--------------------------	--

SEPARATED OCCUPANCIES	GROUP-R AND GROUP-B, SPRINKLERED 1-HR GROUP-R AND GROUP-M, SPRINKLERED 1-HR GROUP-B AND GROUP-M, SPRINKLERED 1-HR
--------------------------	---

FIRE SEPARATION DISTANCE	LESS THAN 5 FT, 1-HR
-----------------------------	----------------------



SENSO ARCHITECTS

Operation Restoration
3022 New Orleans St.

DRAWING ISSUE

01 07.07.24 CPC SUBMISSION 1
02 08.19.24 CPC SUBMISSION 2



THESE DOCUMENTS AND
SPECIFICATIONS HAVE BEEN
PREPARED BY ME OR UNDER MY
SUPERVISION AND COMPLY WITH
ALL LOCAL REQUIREMENTS TO THE
BEST OF MY KNOWLEDGE



1 SITE PHOTO - AERIAL OF EXISTING CONDITIONS
NTS



2 SITE PHOTO - AERIAL OF EXISTING CONDITIONS, NEW ORLEANS ST
NTS



3 SITE PHOTO - AERIAL OF EXISTING CONDITIONS, TREASURE ST
NTS



4 SITE PHOTO - INTERSECTION OF NEW ORLEANS ST & TREASURE ST
NTS



5 SITE PHOTO - AERIAL FROM NEW ORLEANS ST
NTS



6 SITE PHOTO - AERIAL TOWARDS SW (VIEW TOWARDS PUMPING STATION)
NTS



7 SITE PHOTO - AERIAL PHOTO LOOKING TOWARDS RESIDENTIAL CONTEXT
NTS



8 SITE PHOTO - LOOKING DOWN NEW ORLEANS ST
NTS



9 SITE PHOTO - AERIAL VIEW OF REAR YARD
NTS



SENSO ARCHITECTS

Operation Restoration
3022 New Orleans St.

DRAWING ISSUE

01 07.07.24 CPC SUBMISSION 1
02 08.19.24 CPC SUBMISSION 2



THESE DOCUMENTS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL LOCAL REQUIREMENTS TO THE BEST OF MY KNOWLEDGE

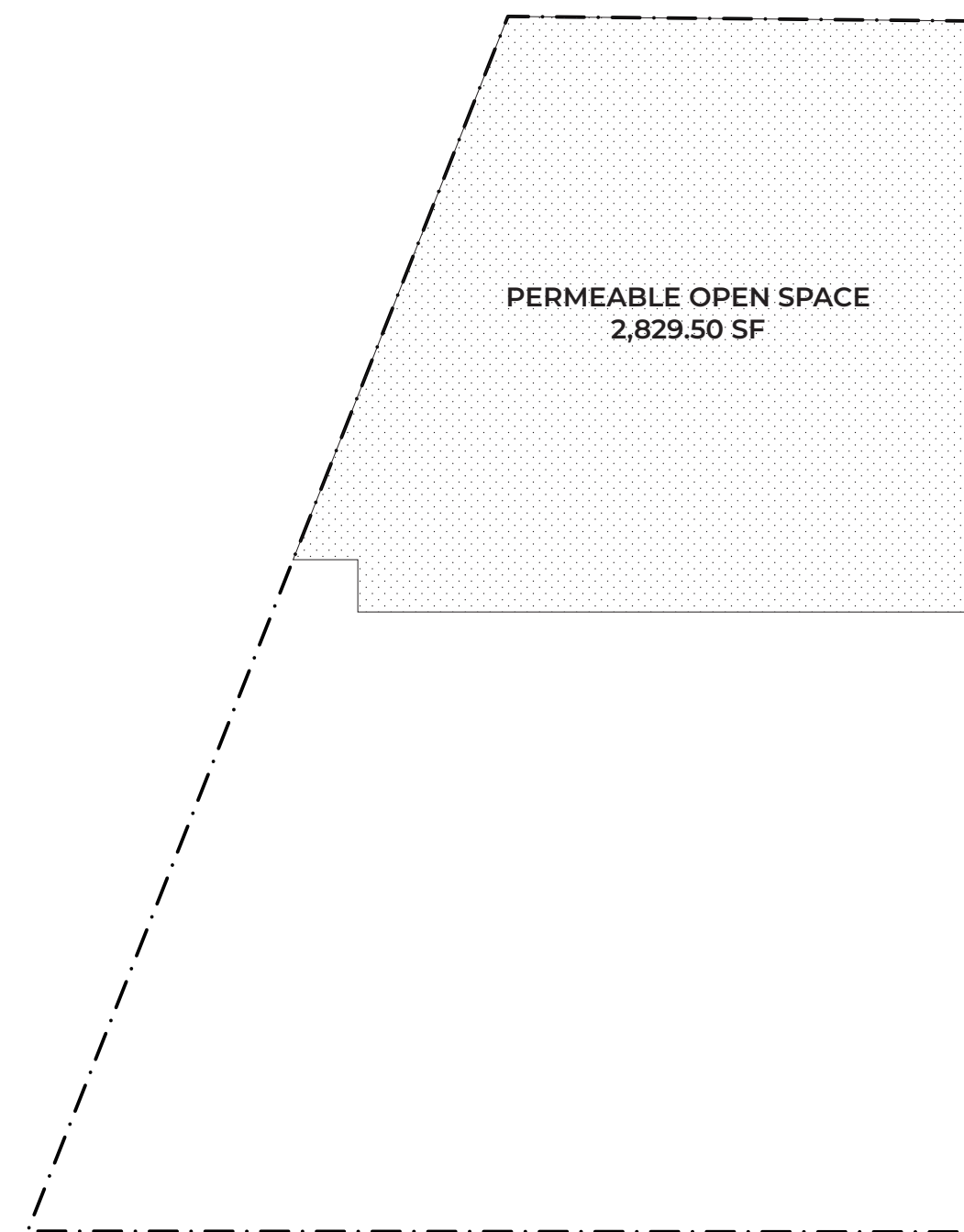


SENZO ARCHITECTS

Operation Restoration
3022 New Orleans St.

DRAWING ISSUE

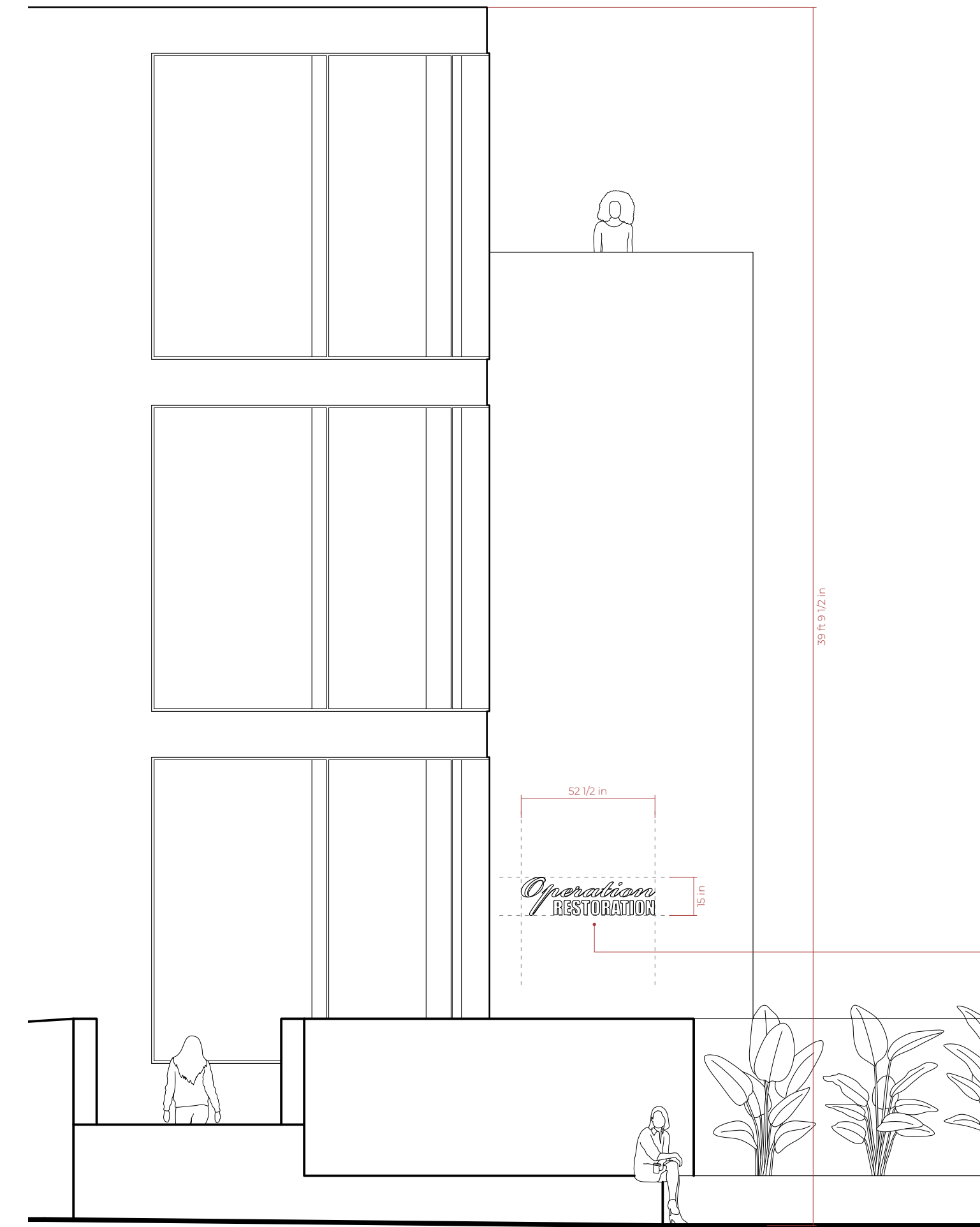
01 07.07.24 CPC SUBMISSION 1
02 08.19.24 CPC SUBMISSION 2



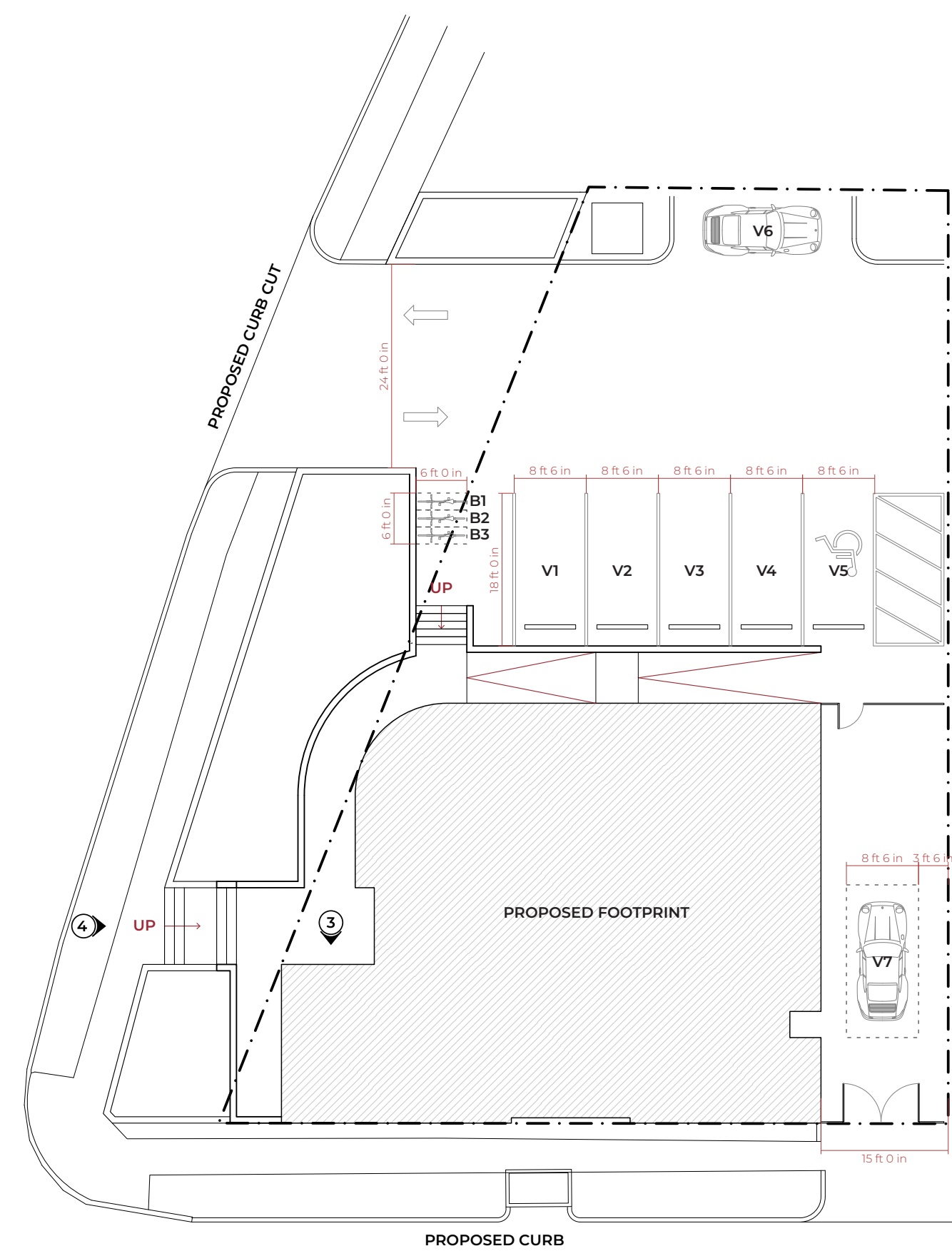
1 PERMEABLE OPEN SPACE
1/16" = 1'-0"

PERMEABLE OPEN SPACE
CALCULATION

LOT AREA	7,296 SF
PERMEABLE OPEN SPACE PERCENT REQUIREMENT	10% OF LOT AREA
REQUIRED PERMEABLE OPEN SPACE AREA	730 SF
PROPOSED PERMEABLE OPEN SPACE	2,829.50 SF (PERMEABLE PARKING LOT)



3 SIGNAGE ELEVATION
1/4" = 1'-0"



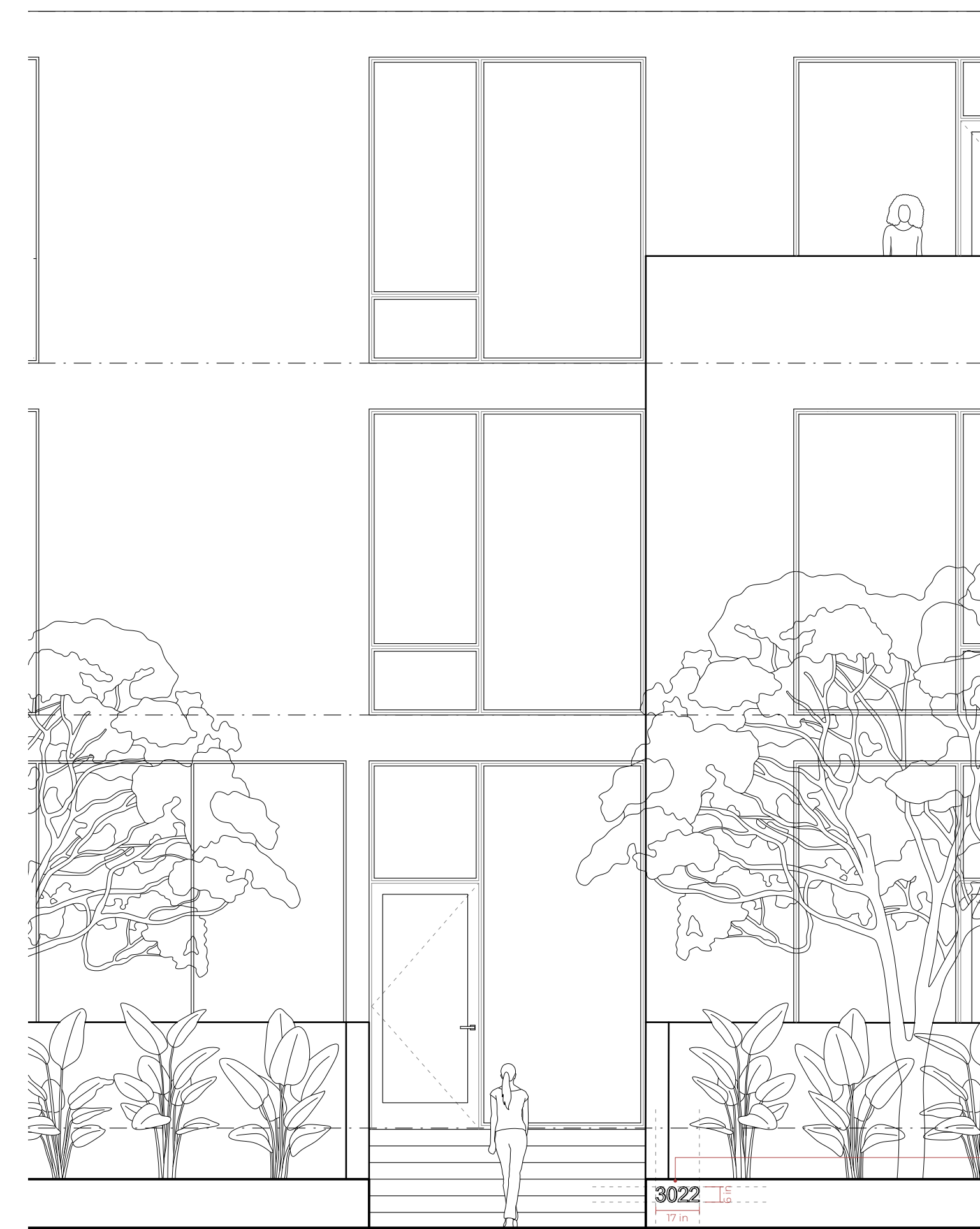
2 PARKING PLAN
1/16" = 1'-0"

OFF-STREET
VEHICLE PARKING

TOTAL VEHICLE SPACE REQUIRED	7 SPACES
FULL SIZE PARKING	V1 - V4
VAN ACCESSIBLE PARKING	V5
COMPACT PARKING	V6
RESIDENTIAL PARKING	V7
TOTAL PROVIDED OFF-STREET PARKING	7 SPACES

BICYCLE SPACES

TOTAL BICYCLE SPACE REQUIRED	3 SPACES
TOTAL BICYCLE SPACE PROVIDED	3 SPACES



4 ADDRESS SIGNAGE
1/4" = 1'-0"

SENZO ARCHITECTS



THESE DOCUMENTS AND
SPECIFICATIONS HAVE BEEN
PREPARED BY ME OR UNDER MY
SUPERVISION AND COMPLY WITH
ALL LOCAL REQUIREMENTS TO THE
BEST OF MY KNOWLEDGE

G 3.0
Parking, Signage, and
Permeable Space

ARCH D PAPER SIZE. DO NOT SCALE DRAWINGS.

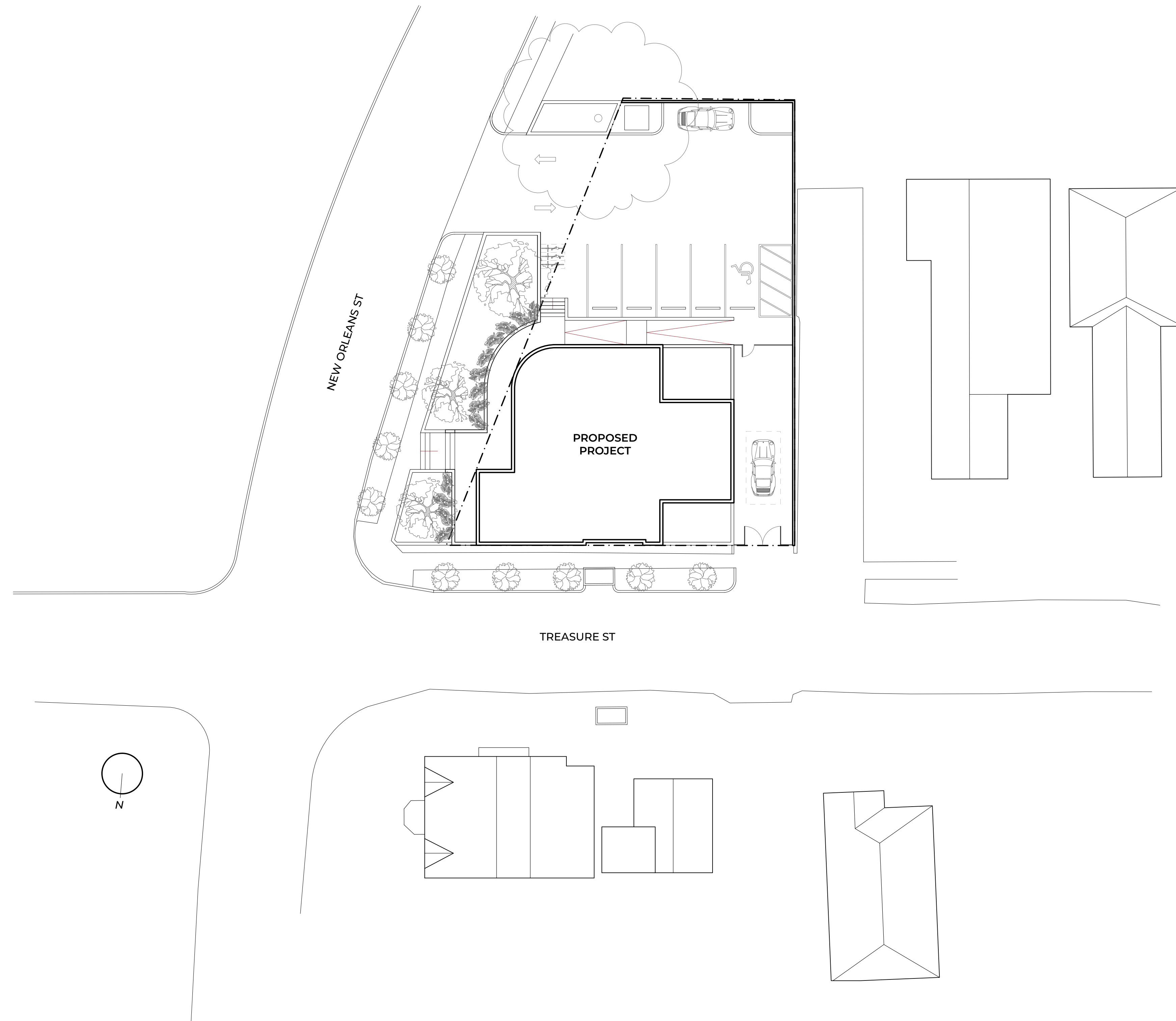


SENSO ARCHITECTS

Operation Restoration
3022 New Orleans St.

DRAWING ISSUE

- 01 07.07.24 CPC SUBMISSION 1
- 02 08.19.24 CPC SUBMISSION 2



1 PLAN - SITE + CONTEXT
1/16" = 1'-0"



THESE DOCUMENTS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL LOCAL REQUIREMENTS TO THE BEST OF MY KNOWLEDGE

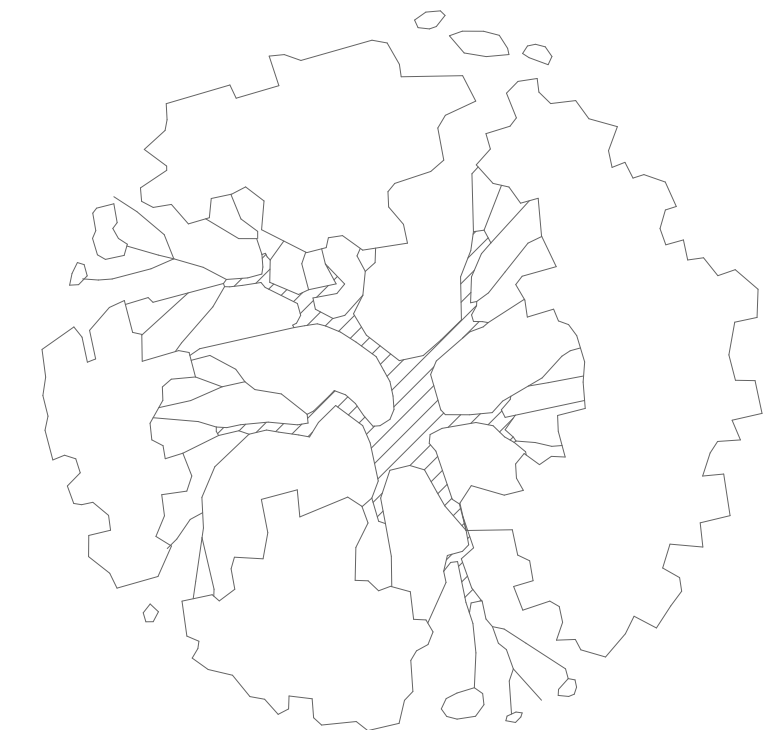


SENZO ARCHITECTS

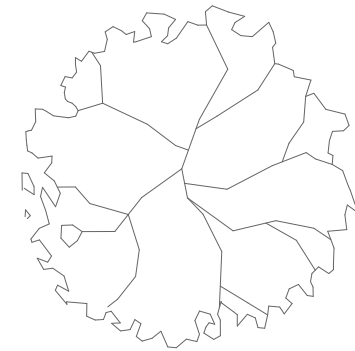
Operation Restoration
3022 New Orleans St.

DRAWING ISSUE

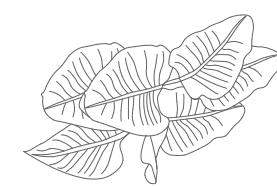
01 07/07/24 CPC SUBMISSION 1
02 08/19/24 CPC SUBMISSION 2



EVERGREEN SWEETBAY MAGNOLIA, 15 gallon
Magnolia virginiana var australis
Qty 3
20' spacing
Raised plant bed along New Orleans St



GOLDEN RAIN TREE, 10 gallon
Koelreuteria paniculata
Qty, 10
15' spacing
Along road verge of New Orleans St and Treasure St



BIRDS OF PARADISE, 3 gallon
Strelitzia reginae
Qty 13
36" spacing
Raised plant bed against along guardrail

LANDSCAPING LEGEND

SENZO ARCHITECTS

LIGHTING LEGEND



PARKING BOLLARD LIGHT
LAMP TYPE: LED
LUMENS: 570
COLOR TEMP: 2700K
CRI: 90



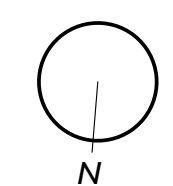
OUTDOOR WALL SCONCE
LAMP TYPE: LED
LUMENS: 307
COLOR TEMP: 2700K
CRI: 90



LANDSCAPE SPOT LIGHTING
LAMP TYPE: LED
LUMENS: 1045
COLOR TEMP: 2700K
CRI: 85



HALF MOON DECK LIGHT
LAMP TYPE: LED
LUMENS: 41
COLOR TEMP: 2700K
CRI: 80



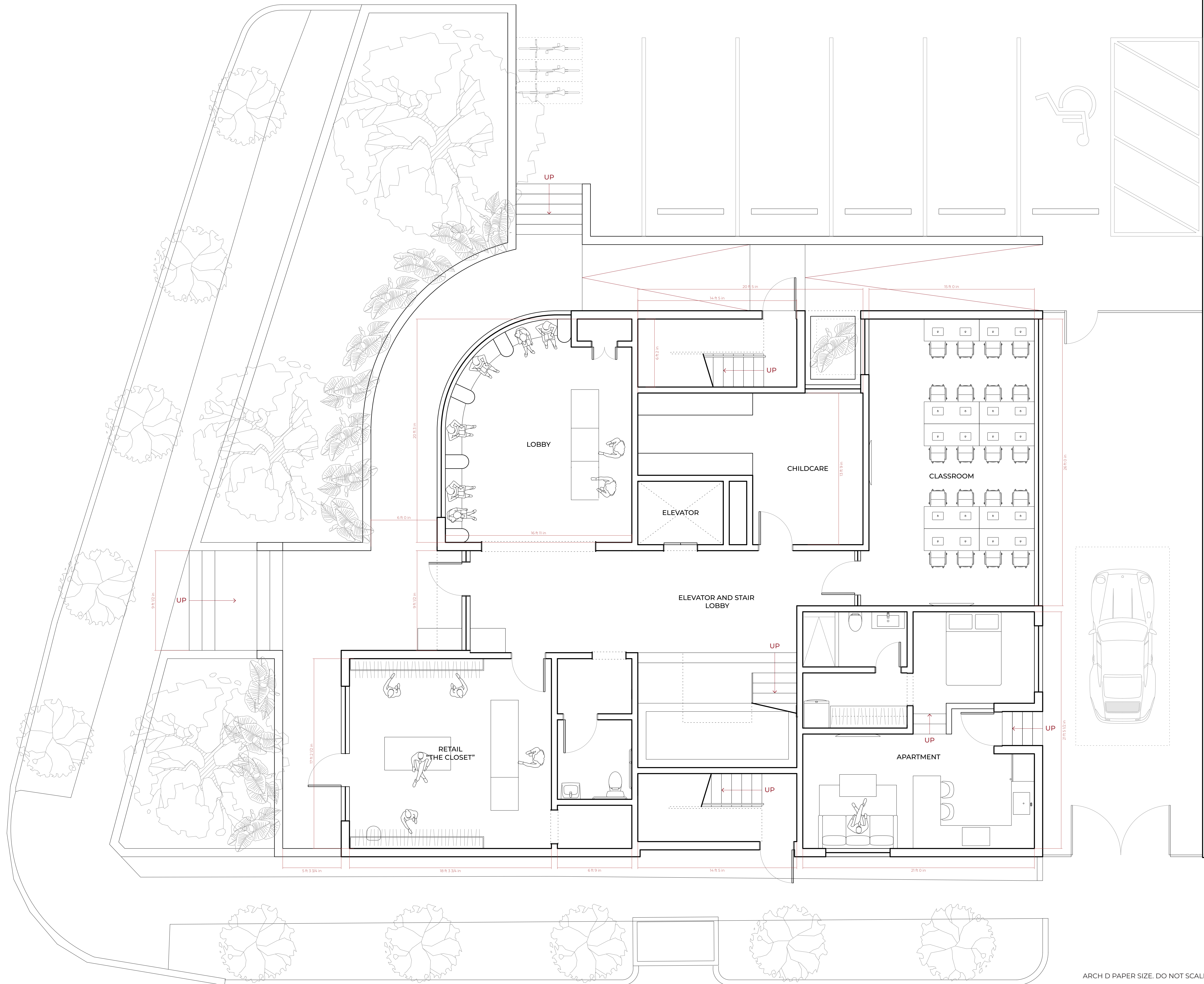
1 SITE PLAN
1/8" = 1'-0"



THESE DOCUMENTS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL LOCAL REQUIREMENTS TO THE BEST OF MY KNOWLEDGE

A 0.1
Site Plan
Landscaping

ARCH D PAPER SIZE. DO NOT SCALE DRAWINGS.



THESE DOCUMENTS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL LOCAL REQUIREMENTS TO THE BEST OF MY KNOWLEDGE

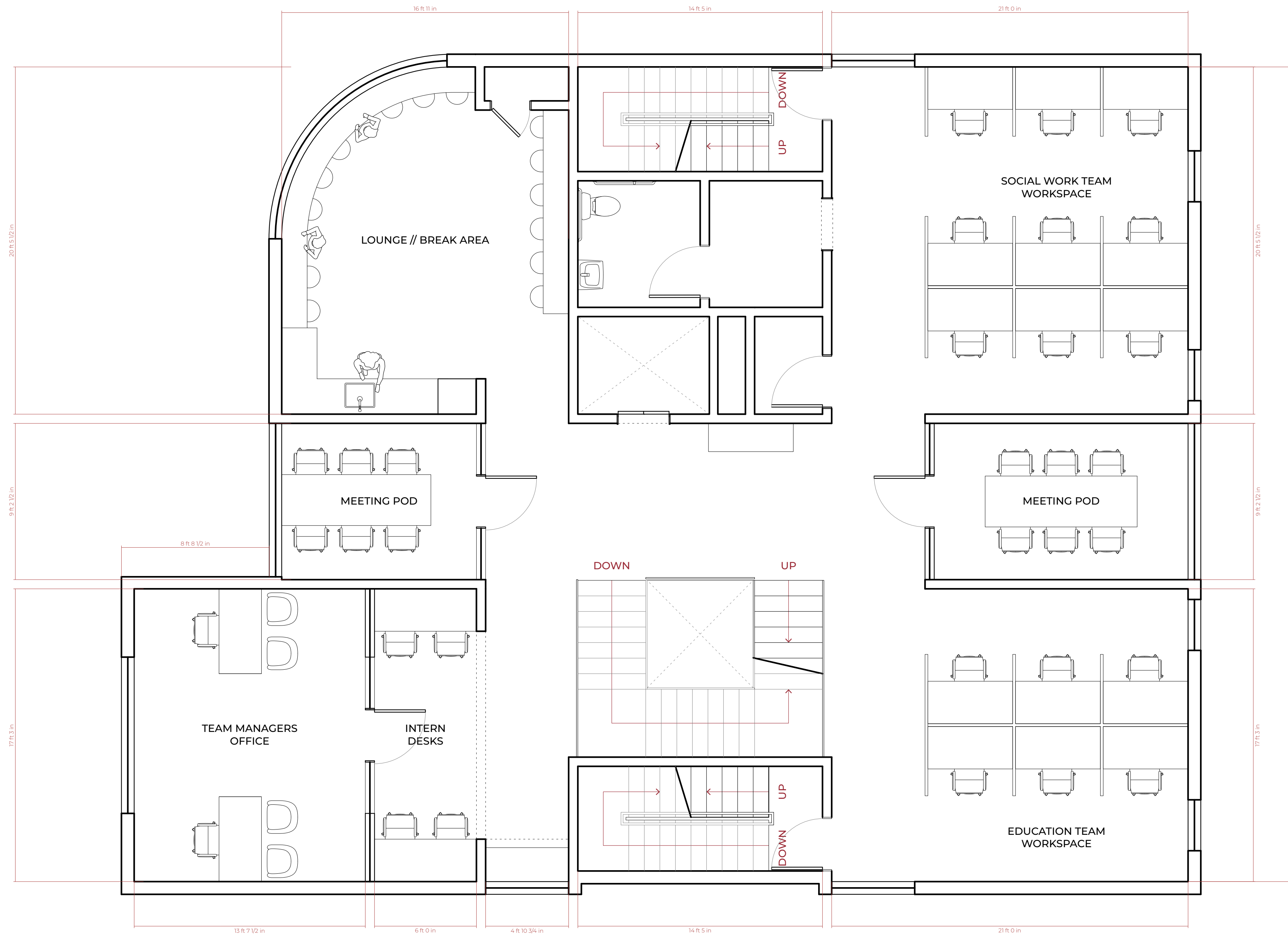


SENSO ARCHITECTS

Operation Restoration
3022 New Orleans St.

DRAWING ISSUE

- 01 07.07.24 CPC SUBMISSION 1
- 02 08.19.24 CPC SUBMISSION 2



1 PLAN - LEVEL 2
1/4" = 1'-0"



THESE DOCUMENTS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL LOCAL REQUIREMENTS TO THE BEST OF MY KNOWLEDGE

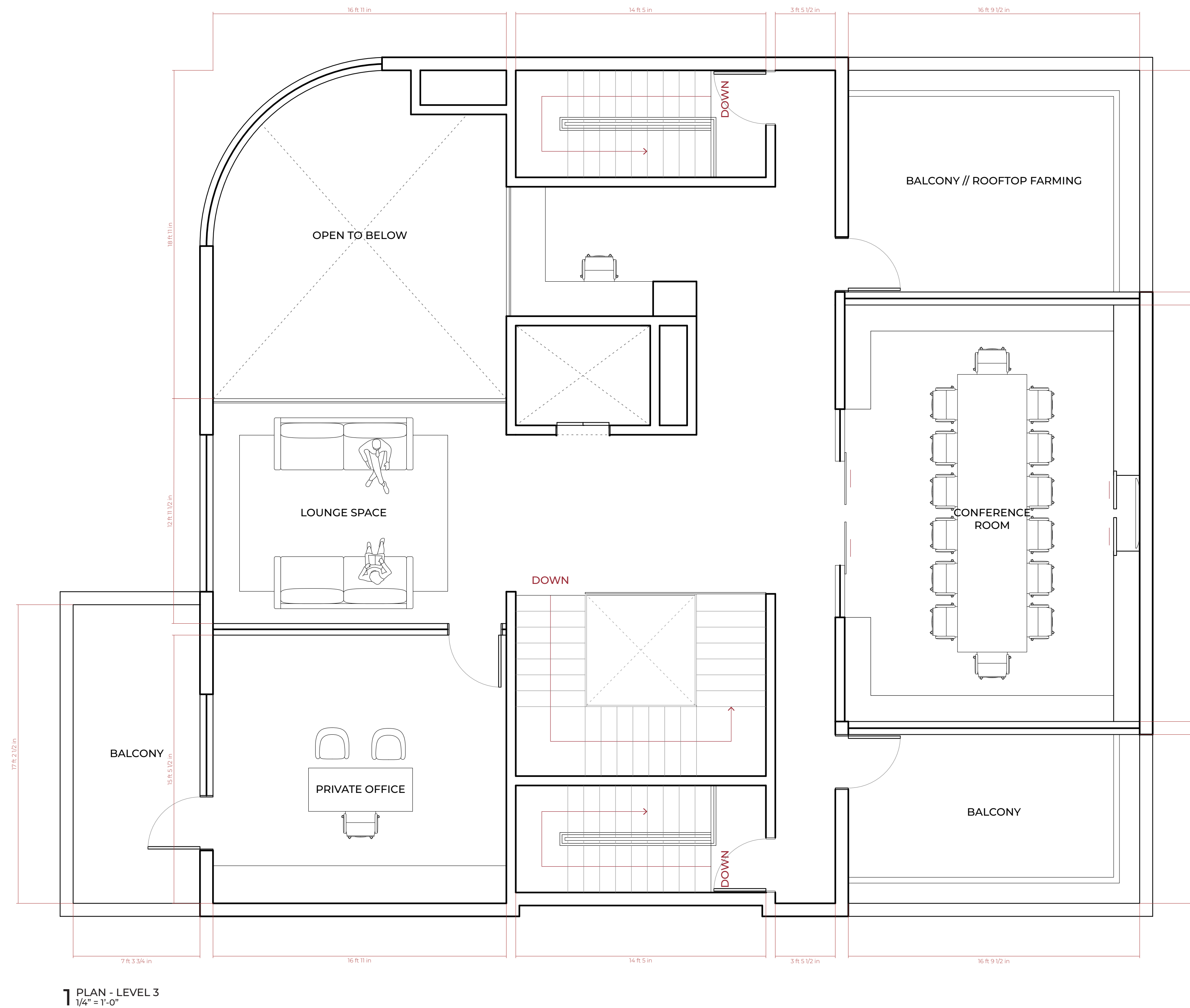


SENSO ARCHITECTS

Operation Restoration
3022 New Orleans St.

DRAWING ISSUE

- 01 07.07.24 CPC SUBMISSION 1
- 02 08.19.24 CPC SUBMISSION 2



THESE DOCUMENTS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL LOCAL REQUIREMENTS TO THE BEST OF MY KNOWLEDGE



SENSO ARCHITECTS

Operation Restoration
3022 New Orleans St.

DRAWING ISSUE

- 01 07.07.24 CPC SUBMISSION 1
- 02 08.19.24 CPC SUBMISSION 2



1 ELEVATION - FRONT // NEW ORLEANS ST
1/4" = 1'-0"



THESE DOCUMENTS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL LOCAL REQUIREMENTS TO THE BEST OF MY KNOWLEDGE

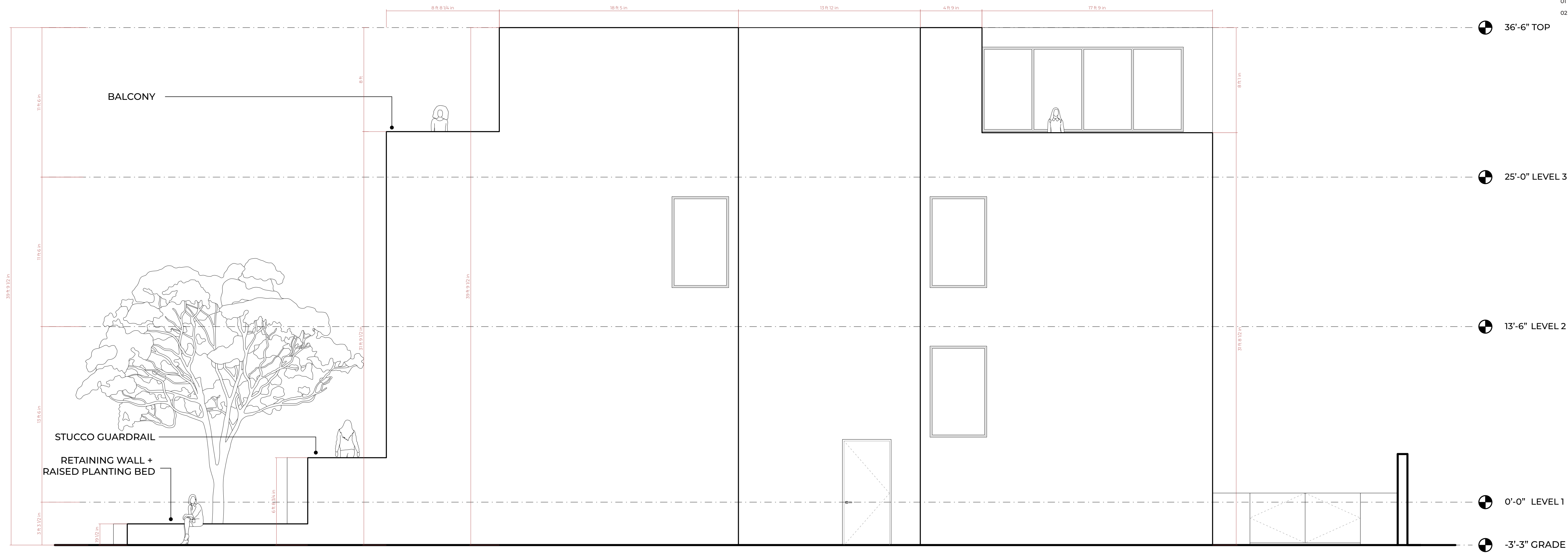


SENSO ARCHITECTS

Operation Restoration
3022 New Orleans St.

DRAWING ISSUE

- 01 07.07.24 CPC SUBMISSION 1
- 02 08.19.24 CPC SUBMISSION 2



1 ELEVATION - SIDE // TREASURE ST
1/4" = 1'-0"



THESE DOCUMENTS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL LOCAL REQUIREMENTS TO THE BEST OF MY KNOWLEDGE

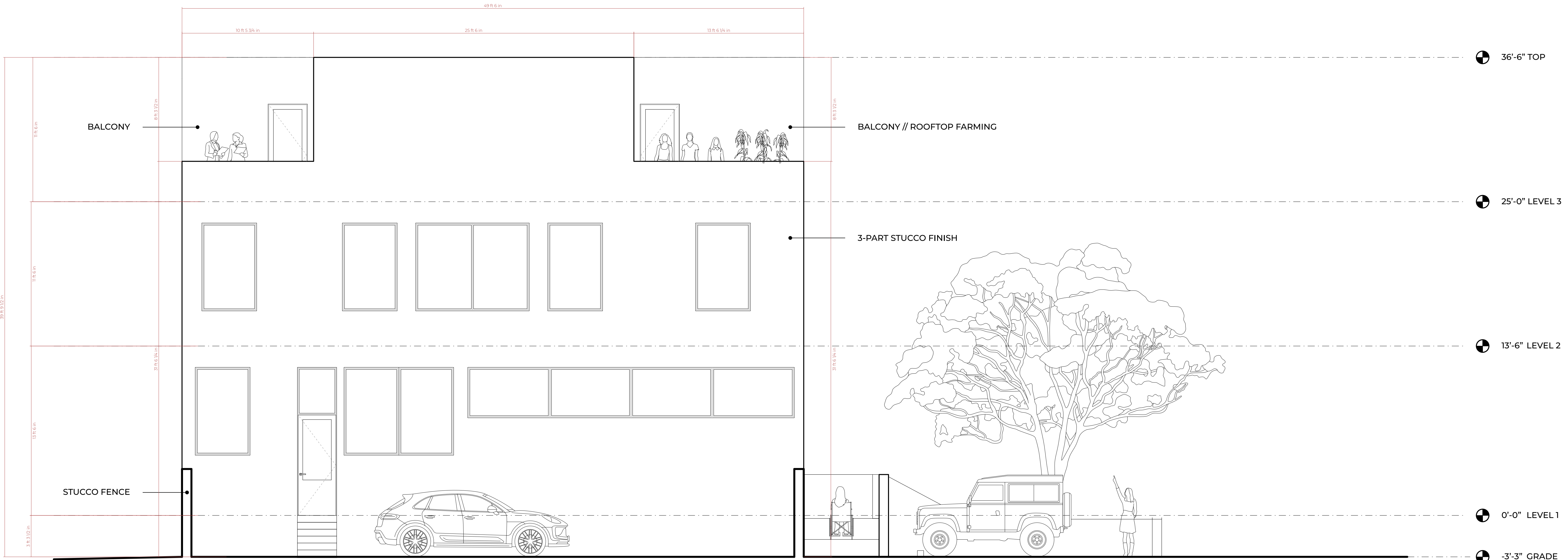


SENZO ARCHITECTS

Operation Restoration
3022 New Orleans St.

DRAWING ISSUE

- 01 07.07.24 CPC SUBMISSION 1
- 02 08.19.24 CPC SUBMISSION 2



ELEVATION - SIDE // TREASURE ST
1/4" = 1'-0"



THESE DOCUMENTS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL LOCAL REQUIREMENTS TO THE BEST OF MY KNOWLEDGE

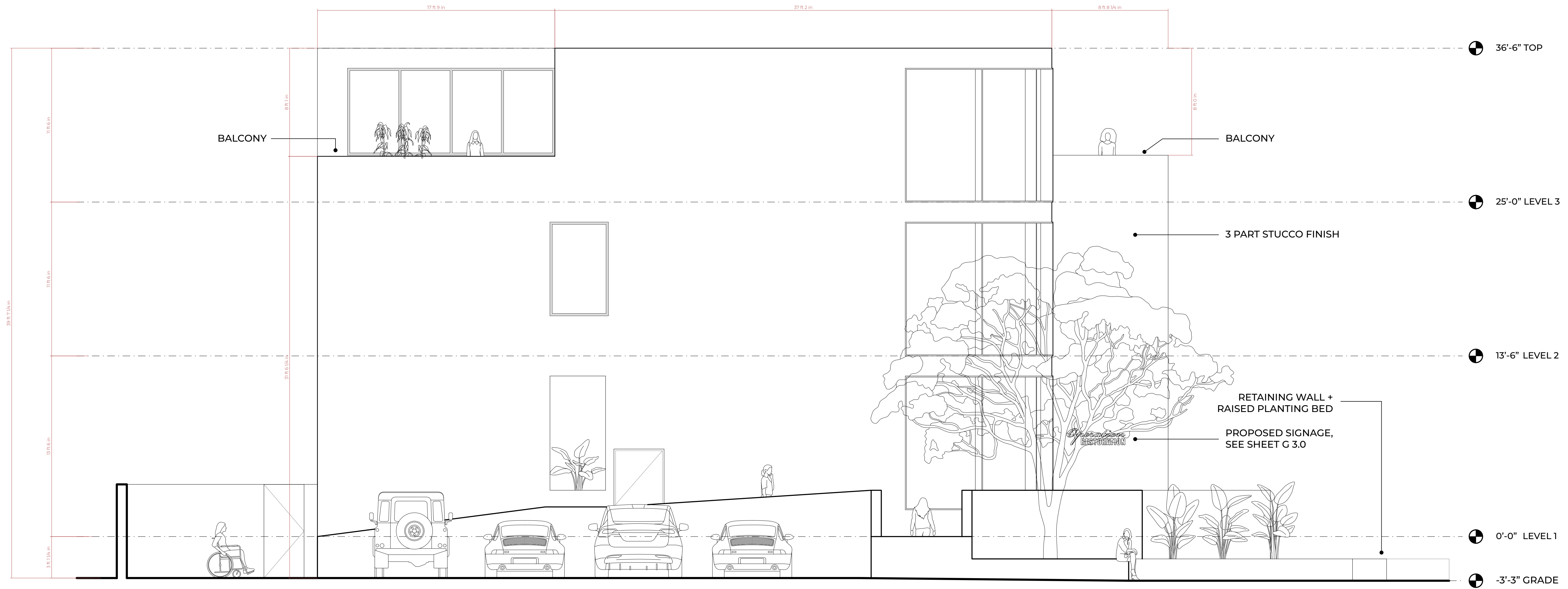


SENSO ARCHITECTS

Operation Restoration
3022 New Orleans St.

DRAWING ISSUE

- 01 07.07.24 CPC SUBMISSION 1
- 02 08.19.24 CPC SUBMISSION 2



1 ELEVATION - SIDE // PARKING
1/4" = 1'-0"



THESE DOCUMENTS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL LOCAL REQUIREMENTS TO THE BEST OF MY KNOWLEDGE

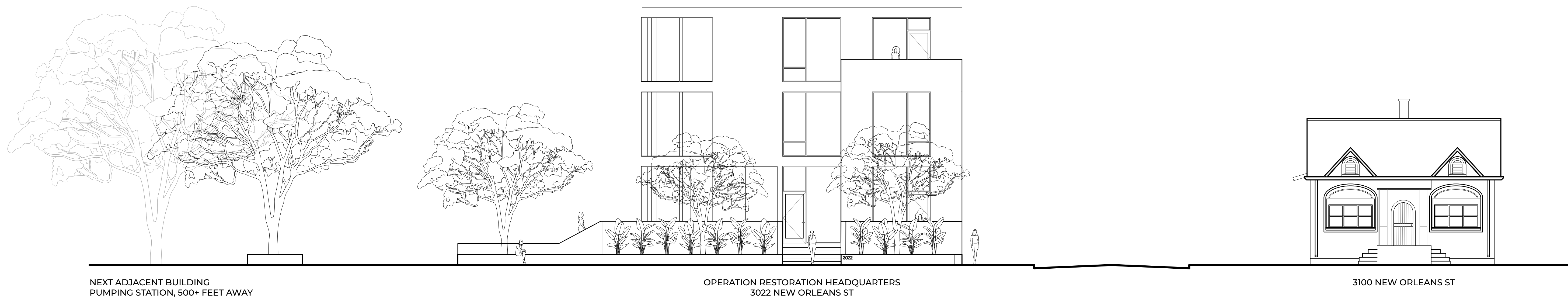


SENSO ARCHITECTS

Operation Restoration
3022 New Orleans St.

DRAWING ISSUE

- 01 07.07.24 CPC SUBMISSION 1
- 02 08.19.24 CPC SUBMISSION 2



NEXT ADJACENT BUILDING
PUMPING STATION, 500+ FEET AWAY
←

OPERATION RESTORATION HEADQUARTERS
3022 NEW ORLEANS ST

3100 NEW ORLEANS ST

1 STREET SCAPE ELEVATION
1/16" = 1'-0"



THESE DOCUMENTS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH ALL LOCAL REQUIREMENTS TO THE BEST OF MY KNOWLEDGE