



# Laurel School Refurbishment

for the Recovery School District

820 Jackson Avenue, New Orleans, LA 70130



## City of New Orleans, City Planning Commission Design Advisory Committee Submittal Narrative

This project consists of renovations to the current Sci Tech Academy at the Laurel School site. The facility will continue to be used as a pre-kindergarten through eighth grade school, by the same operator, after the renovation.

The site occupies an entire city block with a total area of 105,085 square feet (2.41 acres), fronted by Jackson Avenue, on the southeast, and bounded by Annunciation Street, Philip Street and Laurel Street. There are two school buildings connected by a bridge at the second level. The remainder of the site is a combination of paved and planted areas. The building closer to Jackson Avenue (Building 1) is constructed of brick veneer over concrete masonry units and dates from 1972. It has a total area of 79,246 square feet, divided approximately equally between three floors. The top of its flat roof is 35' above existing grade. The building situated closer to Philip Street (Building 2), built in 1897, is constructed of load-bearing, masonry exterior walls and wood framed interior walls, floors and roof. It has a total area of 23,021 square feet divided approximately equally between three stories. The mid-point of its peaked roof is 48' above existing grade. There are existing playgrounds, paved basketball courts and small teaching gardens spread around the site.

The exterior of the buildings will remain predominantly as they exist today. The major exterior work involves masonry cleaning, repointing and repair; replacement of the flat roof on Building 1 with a similar system and the replacement of windows on both buildings. Building 1 will have the existing louvers, metal framed jalousie and storefront style windows replaced with new storefront windows. The entry doors on Building 1 will also be reconfigured to improve exiting, allow air-conditioning of the stairwells and provide better access control. Building 2 will have the existing wood windows replaced with similar, more energy efficient units that match the current life patterns. Existing louvers mounted in Building 2's windows will be removed as part of the mechanical system upgrades and proper window sashes installed. The interior of both buildings will receive minor changes related to air-conditioning the stairs and upgrades to the existing mechanical and electrical systems. Roof top mechanical equipment on Building 1 will be replaced and a new concrete pad for mechanical equipment will be added behind Building 2.

There are currently mature trees distributed around the site and some scrub plantings growing between fences at the transformer. The trees will be trimmed to protect the buildings and allow work to proceed. The existing dumpster area will be fenced and properly drained, utility pads will be added behind Building 2 and adjacent to Building 1, on the Laurel Street side. There are no other plans for site or landscape modifications.

There is currently on-site parking for approximately 30 cars in an unstriped, asphalt lot. Because the interior modifications don't affect room layout there are no plans to add off-street parking.

See the following tables for building size, occupant load and zoning information.

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Zoning Calculations Site zoned RM-2A (Jackson Ave. side) & RD-3 (Phillip St. side)	Total Lot Area (Min 20,000 sq. ft.)	105,085 sq. ft.
	Total Lot Coverage	34,450 sq. ft.
	Open Space Ratio (Min .30) (total lot area - covered area / total bldg area)	0.65
	Floor Area Ratio (Max 1.50) (total bldg area / total lot area)	1.02
	Lot Width (Min 100')	323'
	Lot Depth (Min 100')	325'
	Front Yard (Min 20', see note 2)	21'-0"
	Rear Yard (Min 20', see note 2)	19'-6"
	Side Yard Each (Min 10', see note 3)	104' & 10'
	Side Yard Aggregate (Min 20% /Max need not exceed 50')	35% / 114'
	Building Height (Max 40')	35' Bldg 1, 48' Bldg 2

- Notes:
1. Property boundaries will not change.
  2. Sections 1137 & 1138 of the current N. O. zoning code require min. 25' front, side & rear yards for schools as a conditional use in residential districts.
  3. There will be no changes to the current student drop off & pick up routines.
  4. There are no changes proposed to the footprints or heights of either building.

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	Location	Space	Load Factor		Area	Occupants		Gross Bldg Area	
			LSC	IBC		LSC	IBC		
Building 1	1st Flr	Food Service	100	200	2,018	21	11	26,338	
	1st Flr	Dining	15	15	5,761	385	385		
	1st Flr	Business	100	100	5,742	58	58		
	1st Flr	Classroom	20	20	4,836	242	242		
	<b>Subtotal First Floor</b>						<b>706</b>		<b>696</b>
	2nd Flr	Business	100	100	1,627	17	17		
	2nd Flr	Library - Stack	100	100	2,464	25	25		
	2nd Flr	Classroom	20	20	16,196	810	810		
	<b>Subtotal Second Floor</b>						<b>852</b>		<b>852</b>
	3rd Flr	Classroom	20	20	18,046	903	903		
	3rd Flr	Computer Lab	50	50	841	17	17		
	<b>Subtotal Third Floor</b>						<b>920</b>		<b>920</b>
	<b>Total Bldg 1</b>						<b>2,478</b>		<b>2,468</b>
	Building 2	1st Flr	Classroom	20	20	4,413	221		221
<b>Subtotal First Floor</b>						<b>221</b>	<b>221</b>		
2nd Flr		Business	100	100	1,437	15	15		
2nd Flr		Classroom	20	20	3,906	196	196		
<b>Subtotal Second Floor</b>						<b>211</b>	<b>211</b>		
3rd Flr		Classroom	20	20	5,110	256	256		
<b>Subtotal Third Floor</b>						<b>256</b>	<b>256</b>		
<b>Total Bldg 2</b>						<b>688</b>	<b>688</b>		

**Total Facility    3,166    3,156    102,267**

Notes:

1. Occupant load is calculated to maximum allowed by code. Current operator does not use all classrooms.