

**New Schools for
 Baton Rouge
 Geo Prep Academy
 2311 N. Sherwood Forest Blvd
 Baton Rouge, LA**



CONDITIONAL USE PERMIT FOR GEO PREP ACADEMY NEW HIGH SCHOOL BUILDING BATON ROUGE, LOUISIANA APRIL 2019

CUP-5-19

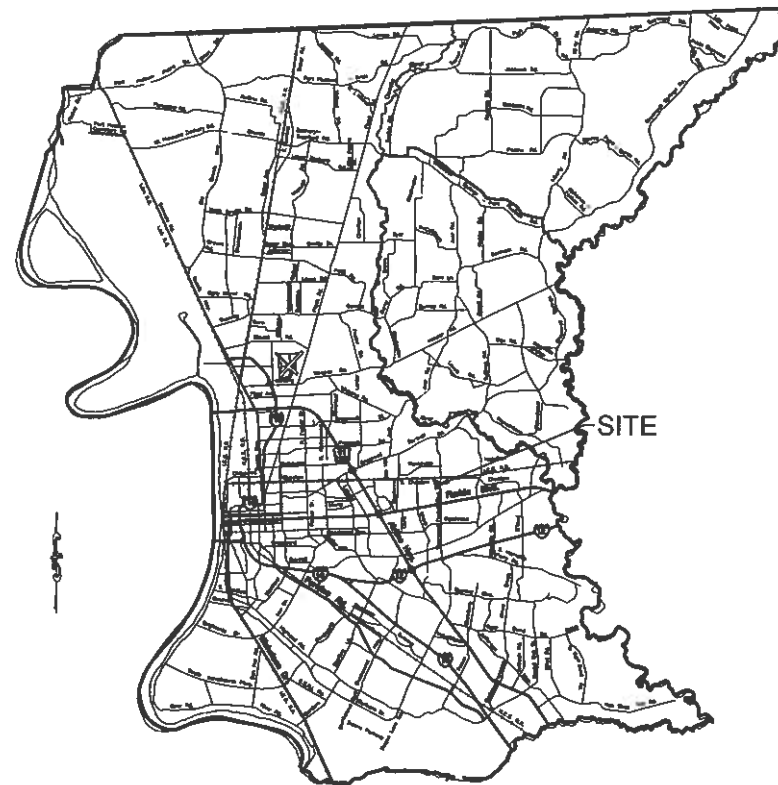
SHEET NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS MAP
C3.0	SITE PLAN
C4.0	CIRCULATION PLAN
L1.0	LANDSCAPE PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A2.1	ARCHITECTURAL ELEVATIONS
A3.1	BUILDING SECTIONS

OWNER / DESIGN TEAM

- OWNER:** GEO ACADEMIES
 DANA L. TEASLEY (info@geoademies.org)
 TELE: (317) 536-1027
 1830 N. MERIDIAN STREET, SUITE 350
 INDIANAPOLIS, IN 46202
- DEVELOPER:** NEW SCHOOLS FOR BATON ROUGE
 SARAH C. TURNER
 100 LAFAYETTE STREET
 BATON ROUGE, LA 70801
- CIVIL ENGINEER:** CSRS, INC.
 JOE YARBROUGH (joe@csrsinc.com)
 MARK GAUTHIER (mark.gauthier@csrsinc.com)
 TELE: (225) 769-0546
 FAX: (225) 767-0060
 6767 PERKINS ROAD
 BATON ROUGE, LA 70816
- LANDSCAPE ARCHITECT:** CSRS, INC.
 MARK GAUTHIER (mark.gauthier@csrsinc.com)
 TELE: (225) 769-0546
 FAX: (225) 767-0060
 6767 PERKINS ROAD
 BATON ROUGE, LA 70816
- ARCHITECT:** GRACE AND HERBERT ARCHITECTS
 DAVID HERBERT (dherbert@graceherbert.com)
 TELE: (225) 338-55691
 501 GOVERNMENT ST. SUITE 200
 BATON ROUGE, LA 70802
- ELECTRICAL ENGINEER:** MERGE ENGINEERING
 TIM VERKAR (tim@mergeengineering.com)
 TELE: (225) 478-2990
 7423 PICARDY AVENUE, SUITE 1
 BATON ROUGE, LA 70808
- MECHANICAL ENGINEER:** HCE CONSULTING ENGINEERS
 TELE: (225) 787-7070
 7423 PICARDY AVENUE, SUITE E
 BATON ROUGE, LA 70808
- STRUCTURAL ENGINEER:** FOX HESBIT ENGINEERING
 TELE: (225) 293-8585
 9100 BLUEBONNET CENTRE BLVD, SUITE 301
 BATON ROUGE, LA 70809
- SURVEYOR:** LOUISIANA LAND SURVEYING, INC.
 TELE: (225) 753-5263
 17732 HIGHLAND ROAD, SUITE G-128
 BATON ROUGE, LA 70810



LOT AND BLOCK MAP
 SCALE: 1"=400'



PARISH MAP
 SCALE: K1:1



VICINITY MAP
 SCALE: 1"=1000'

PLANNING SUMMARY

- PROPERTY TRACT NAME:** PAUL PINE TRACT
- EXISTING ZONING:** A1 (SINGLE FAMILY RESIDENTIAL DISTRICT)
- OPPC PARCEL ID#** 1110260035 AND 1110260034
- TRACT:** LOT 1 AND LOT 2-B
- TOWNSHIP AND RANGE:** T7S R1E, SECT 1
- EXISTING LAND USE:** INST INSTITUTIONAL
- FUTURE LAND USE:** RH RESIDENTIAL NEIGHBORHOOD
- ADJACENT ZONING:** A4 GENERAL RESIDENTIAL, A1 SINGLE FAMILY RESIDENTIAL, AND M1 LIGHT INDUSTRIAL
- CHARACTER AREA:** SUBURBAN
- ACREAGE:** 10.263 ACRES AND 4.993 ACRES
- NUMBER OF PROPOSED BUILDINGS:** 1
- NUMBER OF EXISTING BUILDING:** 0
- BUILDING HEIGHT AND STORIES:** 34'-0", 2 STORIES
- BUILDING SQUARE FOOTAGE:** FIRST FLOOR = 33,499 S.F.
 SECOND FLOOR = 14,358 S.F.
 TOTAL = 47,855 S.F.
- PROPOSED USE:** HIGH SCHOOL

UTILITY PROVIDERS:

- WATER:** BATON ROUGE WATER COMPANY
 8755 GOODWOOD BLVD.
 BATON ROUGE, LA 70806
 TELE: (225) 925-2011
- SEWER:** BATON ROUGE SEWER DEPARTMENT
 1100 LAUREL ST.
 BATON ROUGE, LA 70821
 TELE: (225) 389-5378
- ELECTRIC:** ENTERGY ELECTRIC
 448 NORTH BLVD.
 BATON ROUGE, LA 70802
 TELE: (800) 542-2668
- COMMUNICATIONS:** AT&T
 5550 S. SHERWOOD FOREST BLVD.
 BATON ROUGE, LA
 TELE: (225)-291-1878
- GAS:** ENTERGY GAS
 5755 CHOCTAW DR
 BATON ROUGE, LA 70805
 TELE: (225) 354-3101

LEGAL DESCRIPTION - OVERALL

Three (3) certain tracts or parcels of land situated in the Section 1, T-7-S, R-1-E, G.L.D., Parish of East Baton Rouge, State of Louisiana. Parts of the Paul Pine, Et. Al Property.

Commence at the intersection of the south right-of-way line of Darryl Drive and the west right-of-way line of North Sherwood Forest Boulevard; for the POINT OF BEGINNING; thence, South 00° 00' 25" East a distance of 971.44' to a point and corner; thence, South 89° 48' 50" West a distance of 199.37 feet to a point and corner; thence, North 00° 13' 56" West a distance of 125.00 feet to a point and corner; thence, South 89° 48' 50" West a distance of 783.00 feet to a point and corner; thence, North 00° 10' 54" West a distance of 848.24 feet to a point and corner; thence, North 89° 58' 43" East along the southerly side of Darryl Drive a distance of 785.58 feet to the point of beginning.

The above described tract or parcel of land contains 15.829 acres, more or less.



Title Sheet

Date	April 29, 2019
Project Number	219036
Drawn By	MBAC
Checked By	
Sheet No	71

C1.0

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(PC SET)



SITE DEVELOPMENT DATA FOR LOT 2-B (NEW ITEMS ONLY):
 THE AREAS SHOWN BELOW ARE FOR THE NEW BUILDING, NEW PARKING LOT, NEW SIDEWALKS, AND GREENSPACE IMMEDIATELY AROUND THIS AREA.

AREA OF PAVING	58,125 SQ. FT.
- FOR VEHICULAR USE	40,415 SQ. FT.
- FOR PEDESTRIAN USE	9,710 SQ. FT.
GREEN OR LANDSCAPED AREA	84,300 SQ. FT. (14.3% GREEN SPACE)
BUILDING AREA (FIRST FLOOR)	33,498 SQ. FT.
TOTAL SITE AREA FOR LOT 2-B	148,825 SQ. FT. OR (10.26 ACRES)

SITE DEVELOPMENT DATA FOR LOT 2-B (ENTIRE LOT):
 THE AREAS SHOWN BELOW ARE FOR THE NEW BUILDING, NEW PARKING LOT, NEW SIDEWALKS, AND GREENSPACE IMMEDIATELY AROUND THIS AREA.

AREA OF PAVING	201,826 SQ. FT.
GREEN OR LANDSCAPED AREA	211,770 SQ. FT. (47.3% GREEN SPACE)
BUILDING AREA (FIRST FLOOR)	31,498 SQ. FT.
TOTAL SITE AREA FOR LOT 2-B	148,825 SQ. FT. OR (10.26 ACRES)

SITE DEVELOPMENT DATA FOR LOT 2-B AND LOT 1:
 THE AREAS SHOWN BELOW ARE FOR THE ENTIRE SITE, INCLUDING OLD AND NEW BUILDINGS AND ALL PAVING.

AREA OF PAVING (PAVING AND SIDEWALKS)	241,788 SQ. FT.
TOTAL GREEN OR LANDSCAPED AREA	308,003 SQ. FT. (46.1% GREEN SPACE)
TOTAL EXISTING BUILDING AREA (FIRST FLOOR)	78,498 SQ. FT.
PROPOSED BUILDING AREA (FIRST FLOOR)	31,075 SQ. FT.
TOTAL SITE AREA FOR LOTS 2-B AND LOT 1	894,790 SQ. FT. OR (15.25 ACRES)

SITE ZONING DISTRICT:

A1 SINGLE FAMILY RESIDENTIAL

BUILDING STRUCTURE:

PROPOSED NUMBER OF BUILDINGS: 1
 BUILDING HEIGHT: 34'-0"
 NUMBER OF STORES: 2

PARKING REQUIREMENTS:

USE	AS DETERMINED BY THE PLANNING DIRECTOR (UCC TABLE 17 A)	TOTAL REQUIRED PARKING = 780
TOTAL PROVIDED PARKING (EXISTING AND PROPOSED)	201-300 TOTAL PARKING SPACES	
HANDICAP PARKING (PER ADA 2010 & UCC TABLE 17 B)	TOTAL REQUIRED HANDICAP PARKING = 7	
TOTAL PROVIDED HANDICAP PARKING	TOTAL PROVIDED HANDICAP PARKING = 9	
BIKE PARKING (PER UCC 17 B 1)	TOTAL REQUIRED BIKE PARKING = 14	
TOTAL PROVIDED BIKE PARKING	TOTAL PROVIDED BIKE PARKING = 14	

PLANNING SUMMARY

EXISTING ZONING:	A1 (SINGLE FAMILY RESIDENTIAL DISTRICT)
CPC PARCEL ID:	1110280025 AND 1110280034
TRACT:	LOT 1 AND LOT 2-B
TOWNSHIP AND RANGE:	T78 R1E, SECT 1
FUTURE LAND USE:	RN RESIDENTIAL NEIGHBORHOOD
ADJACENT ZONING:	A4 GENERAL RESIDENTIAL, A1 SINGLE FAMILY RESIDENTIAL, AND M1 LIGHT INDUSTRIAL
CHARACTER AREA:	SUBURBAN
ACREAGE:	10.283 ACRES AND 4.993 ACRES
NUMBER OF PROPOSED BUILDINGS:	1
BUILDING HEIGHT AND STORES:	34'-0", 2 STORES
BUILDING SQUARE FOOTAGE:	FIRST FLOOR = 33,498 S.F. SECOND FLOOR = 14,308 S.F. TOTAL = 47,805 S.F.
PROPOSED USE:	HIGH SCHOOL

MECHANICAL EQUIPMENT NOTE

MECHANICAL EQUIPMENT FOR THE PROPOSED HIGH SCHOOL SHALL BE LOCATED ON THE ROOF OF THE BUILDING.

PERMIT NOTE

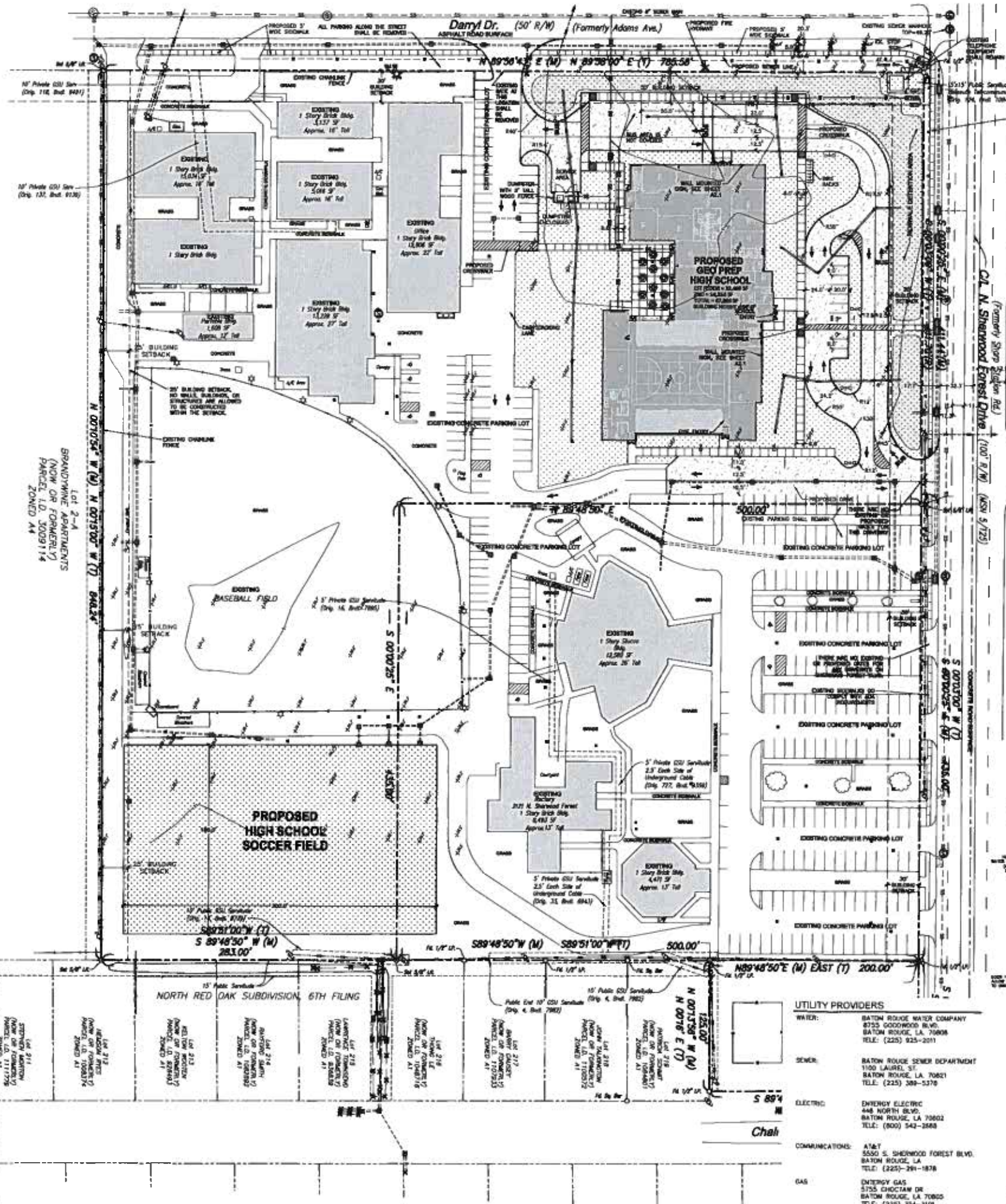
- 1. CONTRACTOR SHALL APPLY FOR ALL NECESSARY SERVICE AND RIGHTS-OF-WAY ENCROACHMENT PERMITS.
- 2. CONTRACTOR SHALL CONTACT DEPARTMENT OF DEVELOPMENT FOR SERVICE ENCROACHMENT APPROVAL LETTERS FOR PAVING OVER DRAINAGE SERVICE.

SIGNAGE NOTE:

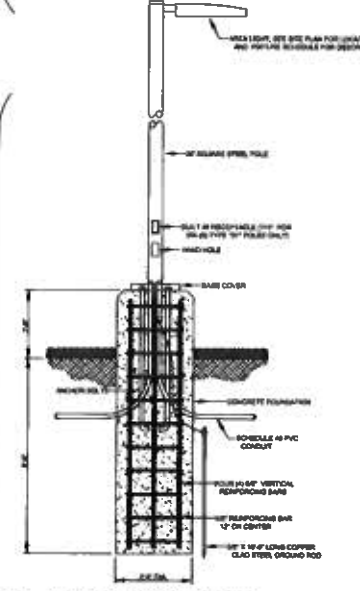
SIGNAGE FOR THE SITE WILL BE A BUILDING MOUNTED SIGN ON THE EAST AND NORTH FACADES. SEE SHEET A-1. NOT GROUND MOUNTED OR PULCH SIGNAGE PROPOSED.

MAIL DELIVERY / PICKUP

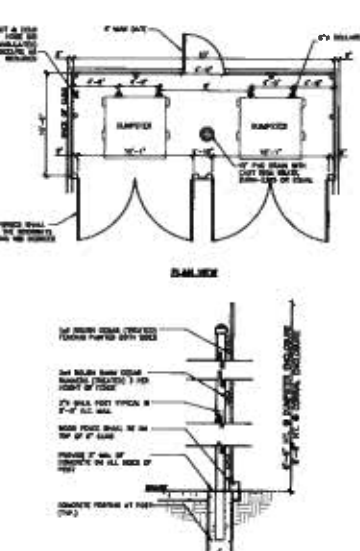
MAIL SHALL BE DELIVERED AND PICKED UP INSIDE OF THE FACILITY. THE FACILITY WILL NOT HAVE A SEPARATE EXTERNAL MAIL ROOM.



- LEGEND:**
- NEW CONCRETE PAVING
 - PROPOSED CONCRETE SIDEWALKS
 - PROPOSED GREENSPACE
 - PROPOSED DRAINAGE PIPE
 - PROPOSED DRAINAGE PILET
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - SEWER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - WATER
 - FIRE WATER
 - BACKFLOW PREVENTER
 - POWER POLE
 - POWER TRANSFORMER
 - OVERHEAD ELECTRIC
 - COMMUNICATIONS
 - PROPOSED SINGLE FEATURE LIGHT POLES
 - PROPOSED DOUBLE FEATURE LIGHT POLES
- PROPOSED SURFACE TYPES:**
- PARKING AREA: CONCRETE
 SIDEWALK: CONCRETE
- EXISTING SURFACE TYPES:**
- PARKING AREA: CONCRETE
 SIDEWALK: CONCRETE
- SEWERAGE TREATMENT**
- THE PROPOSED BUILDING SEWER SERVICE SHALL CONNECT TO THE EXISTING GRADITY SEWER MAIN. A TREATMENT PLANT WILL BE USED.



2 TYPICAL PEDESTAL TYPE PARKING LOT LIGHT / FOUNDATION DETAIL



3 DOUBLE DUMPSTER ENCLOSURE

- UTILITY PROVIDERS**
- WATER:** BATON ROUGE WATER COMPANY
 8725 OGDONWOOD BLVD.
 BATON ROUGE, LA 70808
 TEL: (225) 925-2011
- SEWER:** BATON ROUGE SEWER DEPARTMENT
 1100 LAUREL ST.
 BATON ROUGE, LA 70821
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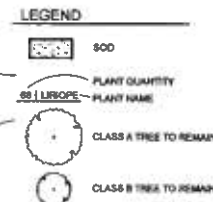
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LANDSCAPE PLANTING NOTES

1. ALL DISTURBED AREAS NOT PLANTED OR CONSTRUCTED UPON SHALL BE SOILED WITH COMPOSTED SOIL. THE GRADE PREPARED TO RECEIVE SOIL SHALL BE 1" BELOW THE CURB ELEVATION AND PROPOSED GRADE. PROVIDE AND SPREAD CLEAN SAND AS A SUBSTRATE FOR THE SOIL. THEN THE SOIL SHALL BE LAID, MOULDED AND WATERED THOROUGHLY. THE SOIL IS TO BE LAID WITHIN 48 HOURS OF THE DELIVERY TIME AT THE SITE.
2. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF ONE FULL YEAR AND A COMPLETE GROWING SEASON. LAWN THROUGHOUT THE SITE SHALL BE MAINTAINED AT ALL TIMES. ACCEPTANCE FROM THE OWNER OR OWNER'S REPRESENTATIVE FOR THE INSTALLATION OF THE PLANT MATERIAL AT THE COMPLETION OF THE GROWING SEASON OR AS REQUESTED BY THE PROJECT ARCHITECT AND/OR OWNER. ALL PLANTS THAT ARE NOT VIGOROUS, HEALTHY AND IN GOOD CONDITION SHALL BE REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER. THESE REPLACEMENT PLANTS SHALL MEET ALL SPECIFIED QUANTITIES OF THE ORIGINAL PLANT MATERIALS AND CARRY THE SAME GUARANTEE FROM THE TIME OF REPLACEMENT.
3. LOCATE ALL EXISTING UNDERGROUND UTILITIES, INCLUDING ALL RECENTLY INSTALLED UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. NOTIFY THE OWNER/OWNER'S REPRESENTATIVE OF ANY CONFLICTS WITH UTILITIES PRIOR TO PROCEEDING WITH INSTALLATION OF PLANT MATERIALS. ANY UTILITIES DAMAGED AS A RESULT OF PLANTING ACTIVITIES SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
4. COORDINATE WORK WITH ALL OTHER TRADES ON SITE. ANY PLANTING AREA DISTURBED AS A RESULT OF GENERAL CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY REPAIRED AND REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. EXCAVATE ALL PROPOSED PLANTING BEDS 6" BELOW THE ADJACENT CURB ELEVATIONS. INSTALL A PLANTING SOIL MIXTURE. SOIL MIXTURE SHALL BE A BLEND OF COMPOST, SANDY LOAM TOPSOIL, AND PINE BARK, AND 1" SCREENED SAND. ALL MATERIALS ARE TO BE SCREENED TO PROVIDE A 1/2" MAXIMUM AND THEN BLENDED TO ASSURE A UNIFORM MIXTURE. A MINIMUM OF 40% COMPOSITE OF ORGANICS ARE TO BE INCORPORATED. SOIL IS TO BE WAVED FREE AND FREE OF REPRODUCTIVE PARTS OF WEEDS.
6. A PRE-EMERGENT HERBICIDE EQUAL SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. THE HERBICIDE TO BE APPLIED FOR MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. ADHERE TO THE OWNER/OWNER'S REPRESENTATIVE OF THE HERBICIDE TYPE AND QUALITY PRIOR TO APPLICATION.
7. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. NO SUBSTITUTION OF PLANT SIZE IS PERMITTED.
8. STAKE AND SECURE ALL TREES IMMEDIATELY AFTER INSTALLATION AND PRIOR TO ACCEPTANCE. WHEN HIGH WINDS OR OTHER CONDITIONS OCCUR, TAKE WHATEVER PRECAUTIONS NECESSARY TO PROTECT THE SURVIVAL AND APPEARANCE OF THE PLANTS.
9. MULCH TREE AND SHRUB PLANTING AREAS 3" DEEP IMMEDIATELY AFTER PLANTING. THOROUGHLY WATER MULCHED AREAS AFTER WATERING. MULCH SHALL BE A BLEND OF TREE AND 1/2" MAXIMUM SIEVE. ALL TREE AND SHRUBS SHALL BE MULCHED TO A 2" DEPTH UNLESS OTHERWISE NOTED.
10. THE INSTALLATION OF ALL PLANT MATERIALS SHALL CONFORM TO THE PRACTICES ILLUSTRATED IN THE PLANTING DETAILS. VARIATION FROM THESE PRACTICES REQUIRE THE WRITTEN APPROVAL FROM THE OWNER/OWNER'S REPRESENTATIVE.
11. ALL TREES, SHRUBS AND GROUND COVERS INDICATED ON THE LANDSCAPE PLAN SHALL BE INSTALLED AS SPECIFIED IN THE PLANT SCHEDULE UNLESS REQUESTED IN WRITING BY THE OWNER. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE SIMILAR PLANT MATERIALS.



SITE SUMMARY

LOT 2-B SITE AREA

SITE AREA: 448,825 SF (10.38 AC)
IMPERVIOUS SPACE: 236,176 SF
PERVIOUS SPACE: 212,649 SF (47.5%)

ZONING CLASSIFICATION

JURISDICTION: EAST BATON ROUGE PARISH
SITE ZONING: A1 - SINGLE FAMILY RESIDENTIAL
ADJACENT ZONING: A4 GENERAL RESIDENTIAL, A1 SINGLE FAMILY RESIDENTIAL, AND M1 LIGHT INDUSTRIAL

SITE CHARACTER AREA CLASSIFICATION

CHARACTER AREA: SUBURBAN

BUILDING SUMMARY

BUILDING AREA: 31,077 SF (FIRST FLOOR)
BUILDING HEIGHT: 34'-0"

PARKING SUMMARY

REQUIRED PARKING: TO BE DETERMINED BY PLANNING DIRECTOR
PROPOSED PARKING: 388 TOTAL (176 NEW PARKING SPACES)

U.D.C. LANDSCAPE REQUIREMENTS

SITE AREA REQUIREMENTS

10% OF SITE MUST BE LANDSCAPE / GREENSPACE

SITE AREA: 448,825 SF (10.38 AC)
IMPERVIOUS SPACE: 236,176 SF
PERVIOUS SPACE: 212,649 SF (47.5%)

PARKING LOT REQUIREMENTS

1. EACH PARKING SPACE WITHIN 100' OF A CLASS A TREE
2. 10 CONSECUTIVE SPACES MAX
3. 2' TALL SCREEN ALONG PARKING LOT

STREET YARD REQUIREMENTS

STREET FRONTAGE

1. 2' TALL EVERGREEN HEDGE REQUIRED
2. 50' WOOD FOREST BLVD STREET FRONTAGE: 30'
3. 1 CLASS A TREE PER 40' LINEAR FEET (ONE); 10 REQUIRED
4. 2 CLASS B TREES PROVIDED
5. DARTMOUTH STREET FRONTAGE: 345'
6. 1 CLASS A TREE PER 40' LINEAR FEET (ONE); 9 REQUIRED
7. 2 CLASS B TREES PROVIDED
8. 4 CLASS B TREES PROVIDED
9. 1 EXISTING TREE SHALL REMAIN

BUFFER REQUIREMENTS

1. EXISTING SITE ZONING: A1 (SINGLE FAMILY RESIDENTIAL DISTRICT)
2. ADJACENT SITE ZONING: A4 GENERAL RESIDENTIAL, A1 SINGLE FAMILY RESIDENTIAL, AND M1 LIGHT INDUSTRIAL
3. BUFFER REQUIRED: NO BUFFER REQUIRED

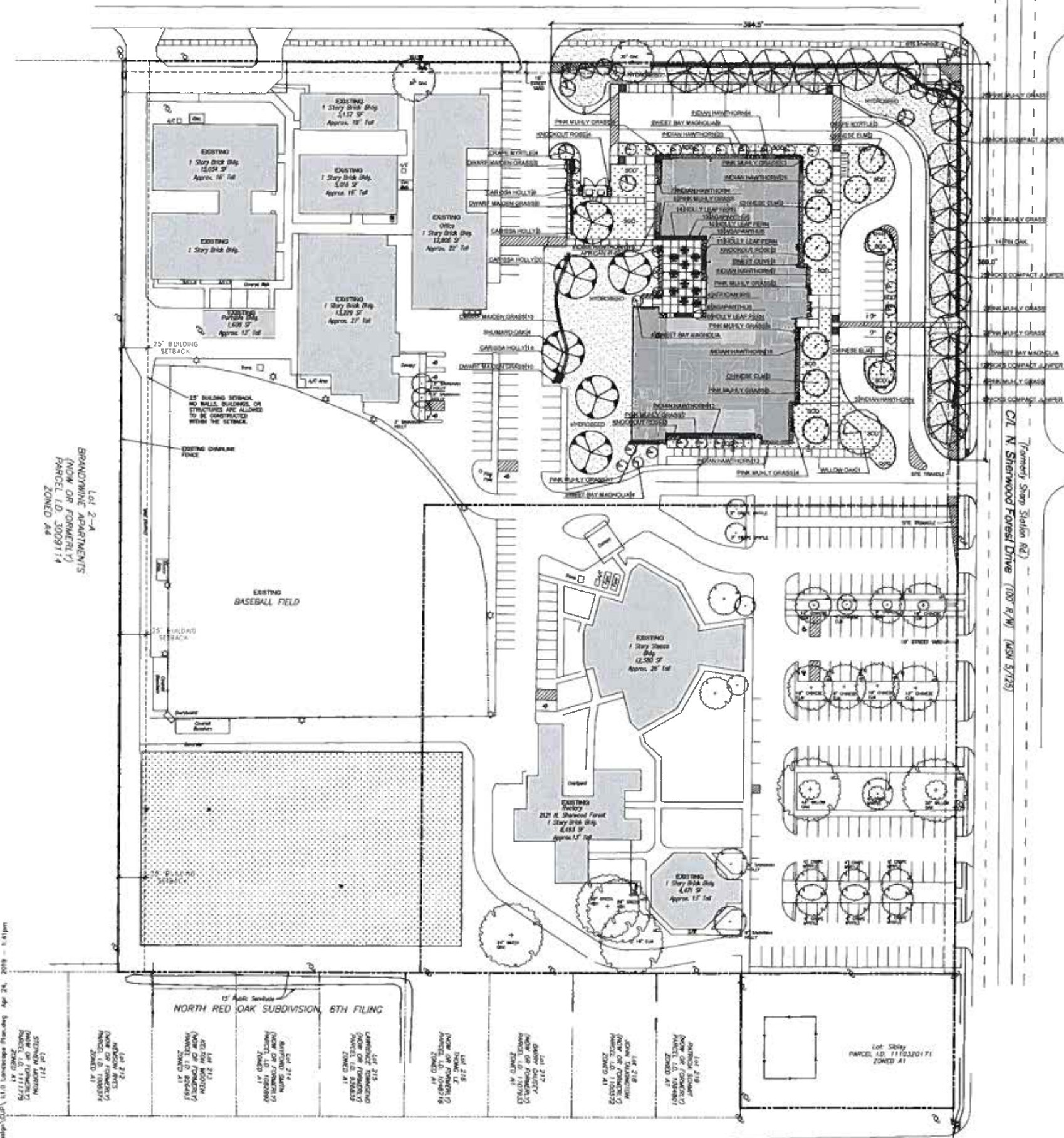
INTERIOR ISLAND REQUIREMENTS

1. PARKING LOT ISLAND ARE REQUIRED FOR AT LEAST EVERY 10 PARKING SPACES
2. PARKING LOT ISLAND SPACING PROVIDED: EVERY 10 PARKING SPACES FOR NEW PARKING ONLY. EXISTING PARKING WAS CONSTRUCTED BEFORE THIS WAS REQUIRED

PLANT SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	MIN SIZE	SPACING	COND	COMMENTS
8	Burned Oak	Quercus Stuebelii	2" Cal	As shown	Cont	8" H. min
1	White Oak	Quercus Phellos	2" Cal	As shown	Cont	8" H. min
14	Pecan Oak	Quercus Falcata	2" Cal	As shown	Cont	8" H. min
10	Chinese Elm	Ulmus Parviflorus 'Major'	2" Cal	As shown	Cont	8" H. min
11	Copa Maple	Liquidambar Indica 'Mistral'	2" Cal	As shown	Cont	8" H. min
41	Carolina Holly	Ilex Cornuta 'Cherokee'	1 1/2" Cal	As shown	Cont	8" H. min
26	Swamp Bay Magnolia	Magnolia Virginiana	2" Cal	As shown	Cont	8" H. min
124	Holly Compact Juniper	Juniperus Chinensis 'Pfeiffera Compacta'	2 1/2" Cal	2' x 2'	Cont	8" H. min
34	Elmly Agave	Agave attenuata 'Yellow'	3" Cal	2' x 2'	Cont	
13	Red Rubber Tree	Ficus elastica 'Red Rubber'	3" Cal	2' x 2'	Cont	
41	Carolina Holly	Ilex Cornuta 'Cherokee'	3" Cal	2' x 2'	Cont	
10	Koehleria	Rosa 'Koehleria'	3" Cal	2' x 2'	Cont	
1	Sweet Olive	Olea europaea 'Fragnans'	8" H.	2' x 2'	Cont	
8	Albania Ivy	Chamaecyparis 'Albania'	3" Cal	2' x 2'	Cont	
128	Indian Hawthorn	Rhodanthe Indica	3" Cal	2' x 2'	Cont	
38	Sheep Shrub	Salvia nemorosa 'Sage'	3" Cal	2' x 2'	Cont	
45	Holly Leaf Fern	Cyrtosperma 'Holly'	3" Cal	2' x 2'	Cont	
128	Pink Mistletoe	Menziesia capitata	3" Cal	2' x 2'	Cont	
23,268 SF	3000	Centipede				

Notes:
A. Plant sizes are minimums. The contractor shall meet all site requirements listed. Container sizes shall conform to the requirements set by the Louisiana Nurseryman's Manual for the Environmental Horticulture Industry.
B. All plant material shall conform to the latest edition of American Standard for Nursery Stock published by The American Association of Nurserymen.
C. The Plant Schedule is provided to the Landscape Contractor as a convenience and is not guaranteed correct. It is the Landscape Contractor's responsibility to verify all quantities and availability of plants and materials shown on the plan prior to submitting a bid. If indicated, the Landscape Contractor shall make provisions necessary to have the necessary material to complete the landscape installation by the established deadline.



Lot 2-A
BRANDWINE APARTMENTS
(NOW OR FORMERLY)
PARCEL I.D. 3092114
ZONED M4

Lot 211
SOUTH RED OAK SUBDIVISION, 6TH FILING
NOW OR FORMERLY
PARCEL I.D. 1111779
ZONED A1

Lot 212
SOUTH RED OAK SUBDIVISION, 6TH FILING
NOW OR FORMERLY
PARCEL I.D. 1111779
ZONED A1

Lot 213
SOUTH RED OAK SUBDIVISION, 6TH FILING
NOW OR FORMERLY
PARCEL I.D. 1111779
ZONED A1

Lot 214
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ZONED A1

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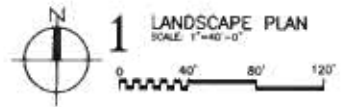
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ZONED A1



Revisions

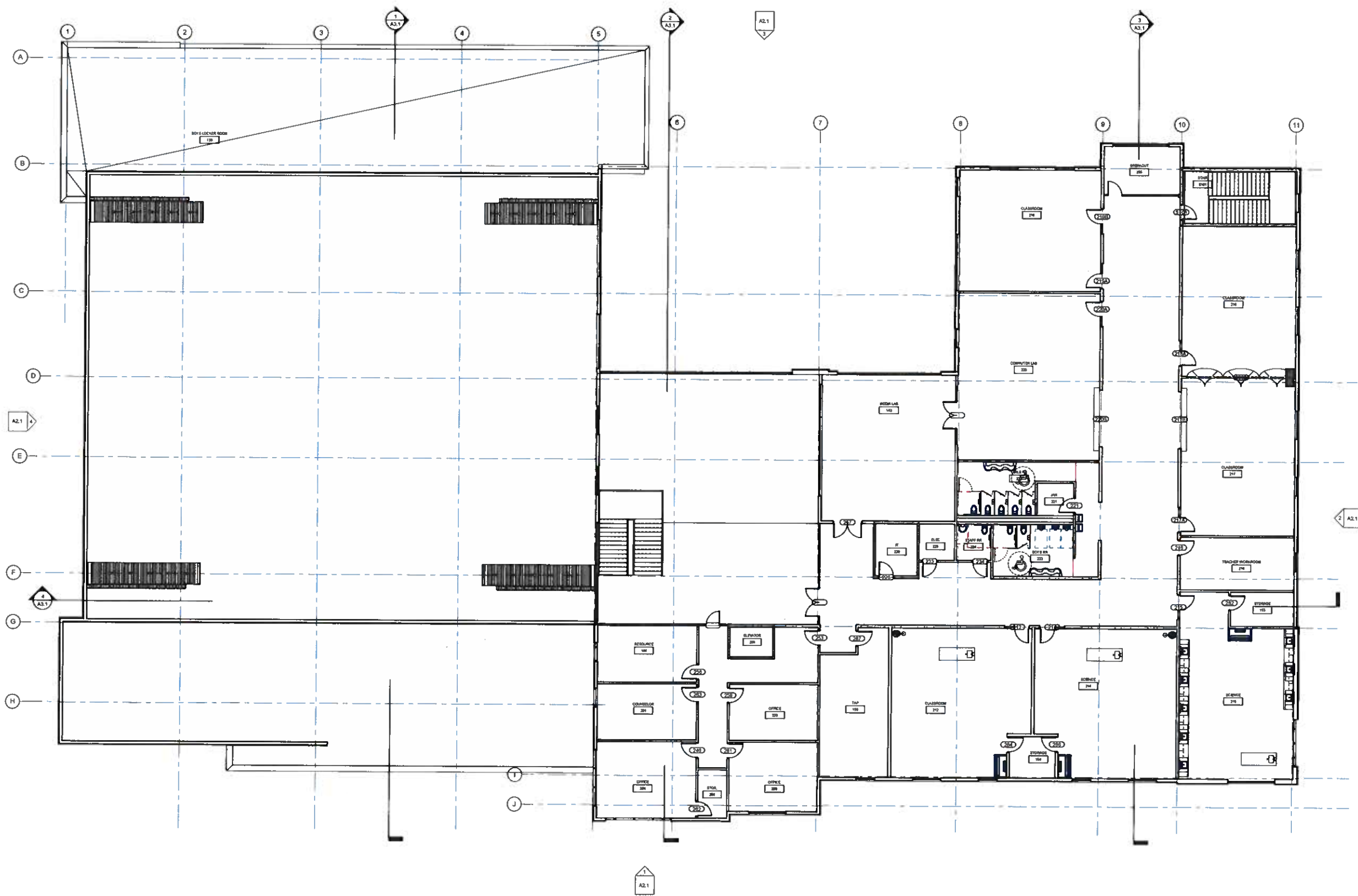
NO.	DESCRIPTION	DATE



Landscape Plan

Date: April 29, 2019
Project Number: 21838
Drawn By: MHC
Checked By: JH
Title:

L1.0

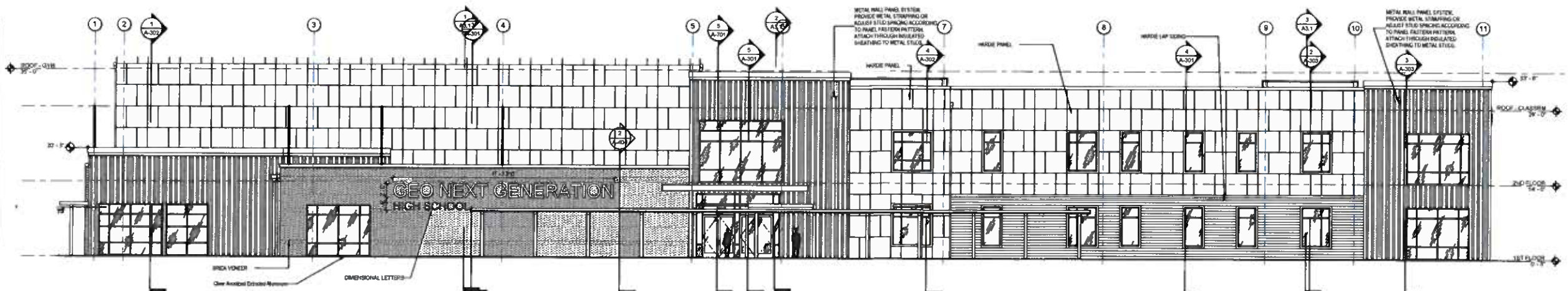


Reviser	Date	Description

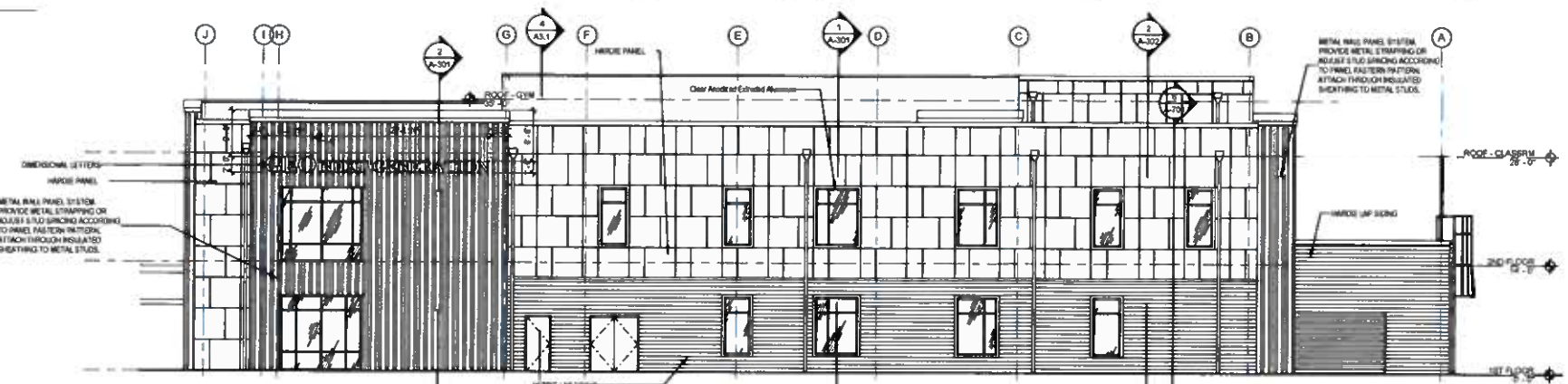
1 SECOND FLOOR PLAN
 1/8" = 1'-0"

Sheet Title	
SECOND FLOOR PLAN	
Date	April 4, 2018
Project Number	219036
Drawn By	MBAG
Checked By	JL

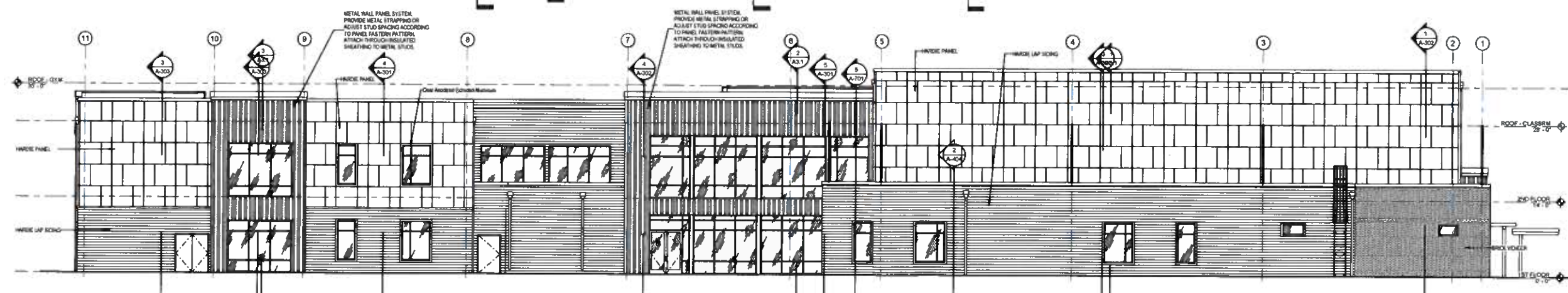
A1.2



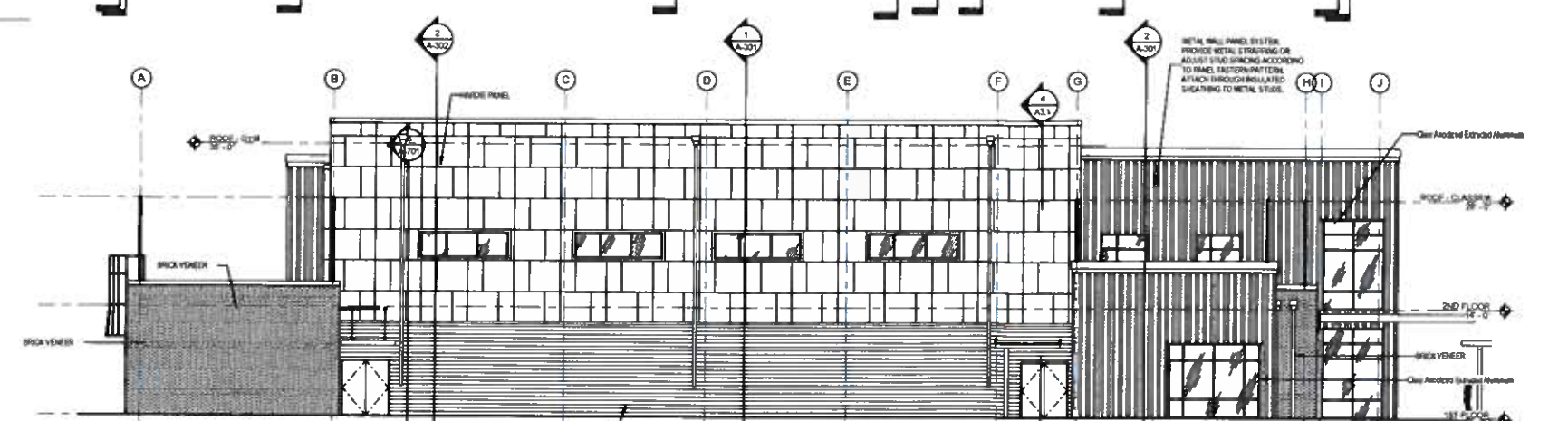
1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

Revision	Date

Sheet Title	
BUILDING ELEVATIONS	
Date	April 4, 2019
Project Number	218036
Drawn By	MBB
Checked By	JT
Scale	

