

ST. THOMAS MORE MASTER PLAN

CONDITIONAL USE PERMIT DRAWINGS

Cup-4-20

6.29.2020



GRACE HERBERT CURTIS ARCHITECTS, APAC



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225.926.1432

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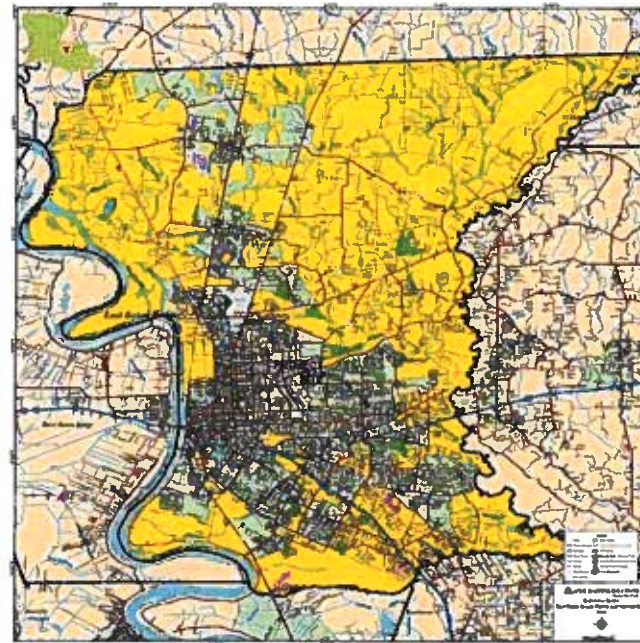
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JOSEPH FURR DESIGN STUDIO LLC
635 MAIN STREET
BATON ROUGE, LA 70801
225.383.0311

OWNER

ST. THOMAS MORE CATHOLIC CHURCH
11441 GOODWOOD BOULEVARD
BATON ROUGE, LA 70815
225.275.3940

PARISH VICINITY MAP



DRAWING INDEX

DRAWING INDEX - CONDITIONAL USE PERMIT

- CUP-1 COVER SHEET
- CUP-2 EXISTING SITE CONDITIONS MAP
- CUP-3 EXISTING SITE CONDITIONS MAP
- CUP-4 EXISTING SITE CONDITIONS MAP
- CUP-5 SITE PLAN
- CUP-6 CIRCULATION PLAN
- CUP-7 LANDSCAPE PLAN
- CUP-8 ARCHITECTURAL ELEVATIONS

LOT AND BLOCK MAP



LOT AND BLOCK MAP
1" = 400'-0"

GENERAL DESCRIPTION

LEGAL DESCRIPTION:

THIS PROPERTY IS A 11.96 ACRE TRACT OF LAND LOCATED ON SHERBROOK DRIVE. THE PROPERTY IS LOCATED IN THE CITY OF BATON ROUGE, EAST BATON ROUGE PARISH, LOUISIANA IN SECTION 37, TOWNSHIP 7S, RANGE 2E, GREENSBURG LAND DISTRICT.

FUTURE LAND USE: RESIDENTIAL NEIGHBORHOOD
SUBDIVISION: SHERWOOD FOREST SUBDIVISION
TRACT: ST. THOMAS MORE

PLANNING SUMMARY:

EXISTING ZONING	A1
EXISTING ZONING OF ADJACENT PARCELS:	A1.1
ACREAGE:	11.96
CPPC LOT NUMBERS:	121040043
NEW SQUARE FOOTAGE	NEW CHURCH OFFICE: 4,500 SF NEW CLASSROOM BUILDING: 25,000 SF PRE-K ADDITION: 6,000 SF
OVERALL INTENSITY:	150,000 SF / 11.96 ACRES
NEW BUILDING HEIGHT:	NEW CHURCH OFFICE: 26 FT. NEW CLASSROOM BUILDING: 30 FT. PRE-K ADDITION: 20 FT
NUMBER OF STORES:	CHURCH OFFICE: 1 CLASSROOM BUILDING: 2 PRE-K ADDITION: 1
PROPOSED USE:	BUSINESS (OFFICE), EDUCATIONAL
CHARACTER AREA:	SUBURBAN
TOTAL EXIST. BUILDINGS:	10
TOTAL DEMO. BUILDINGS:	2
TOTAL PROPOSED BUILDINGS:	3
TOTAL ADDITION TO EXISTING:	1

STM PHASE 1 - NEW CHURCH OFFICE

St. Thomas More Catholic Church
11441 Goodwood Boulevard, Baton Rouge, LA 70815
225.275.3940

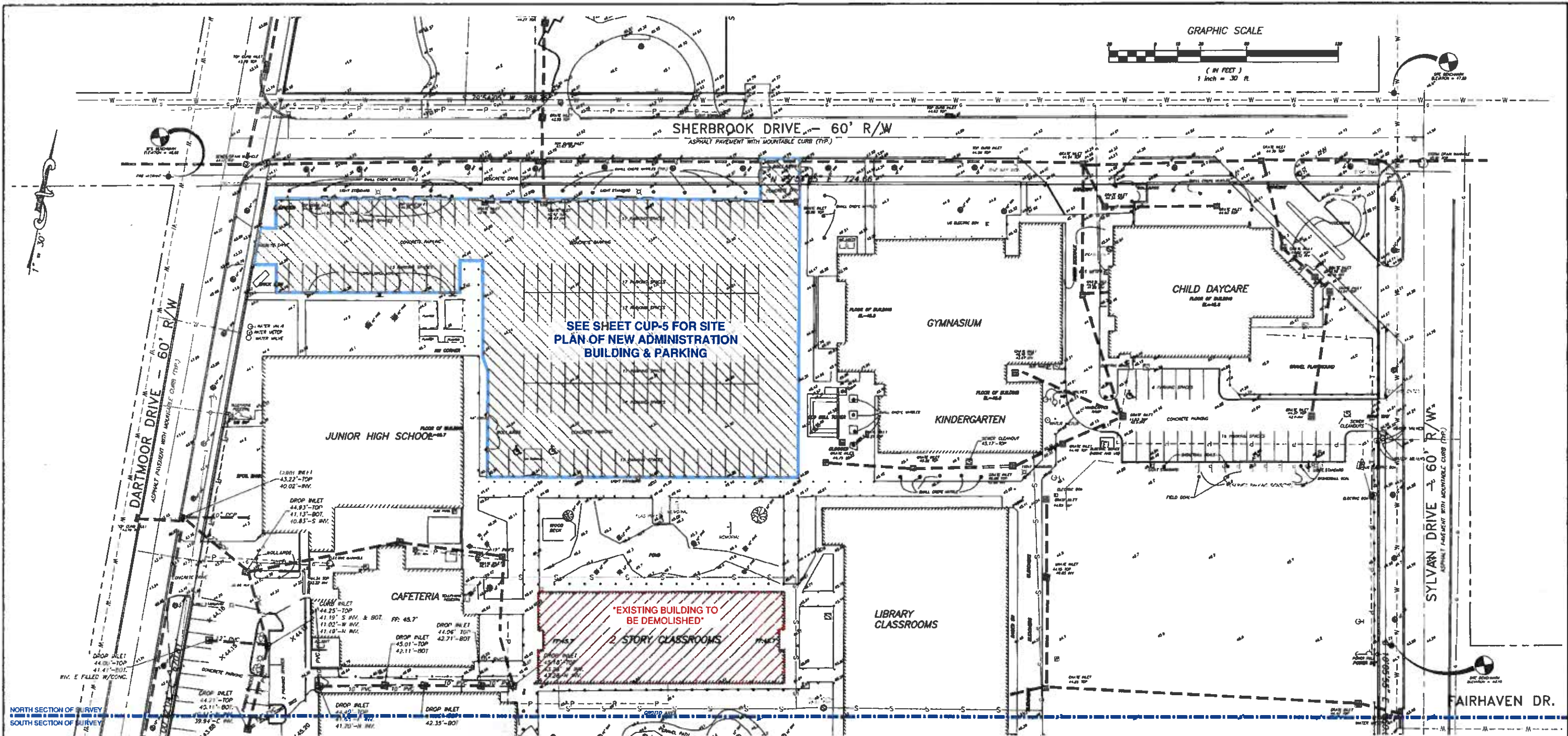
Planning Commission JUN 29 2020 PC Set

DATE: 6.12.2020
PROJECT: DD
PROJECT NO.: 3220107

COVER SHEET

Sheet number

CUP-1



NORTH SECTION OF SURVEY
SOUTH SECTION OF SURVEY

LEGEND (N.I.S.)

- | | |
|-----------------------------------|------------------------------|
| ● INLET | — SIGN |
| ■ CURB INLET | ○ TELEPHONE MANHOLE |
| □ DRAIN INLET | ○ WATER VALVE |
| ⊙ LIGHT POLE | ○ WATER METER |
| ⊙ SEWER CLEANOUT | ⊙ FIRE HYDRANT |
| ⊙ LEWEE MANHOLE | ⊙ ELECTRICAL BOX |
| — DRAINAGE TO SHOW DIRECTION ONLY | ⊙ DRAIN MANHOLE |
| — EDGE OF CONC./ASPH. | — P — UNDERGROUND POWER LINE |
| — BUILDING PERIMETER | — G — UNDERGROUND GAS LINE |
| — FLOOD BED | — S — UNDERGROUND SEWER LINE |
| — DRAINAGE STRUCTURE | — W — UNDERGROUND WATER LINE |
| — MAJON CONTOUR | |
| — MINOR CONTOUR | |

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GENERAL NOTES:

THIS SURVEY IS SUBJECT TO THOSE FACTS WHICH MIGHT BE DISCLOSED BY A COMPLETE TITLE SEARCH. CERTIFICATION DOES NOT EXTEND TO ANY OTHER PARTY NOR IS THIS PLAT TO BE COPIED OR DISTRIBUTED WITHOUT WRITTEN PERMISSION OF THE LAND SURVEYOR.

THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO PRE-EXISTING ENCUMBRANCES SUCH AS EASEMENTS, RIGHTS OF WAY, BUILDING SETBACKS, AND OTHER COVENANTS AND/OR RESTRICTIONS WHICH COULD BE DISCLOSED BY A COMPLETE TITLE SEARCH.

THE WORDS "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

FLOOD LOCATIONS SHOWN ON THIS SURVEY ARE FOR GRAPHICAL INFORMATION ONLY. NO DETERMINATION REGARDING POSSESSORY RIGHTS IS MADE BY THE LAND SURVEYOR. THIS SURVEY IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS ESTABLISHED BY LA. REV. STATUTES TITLE 18, CHAPTER 29, AS A CLASS C SURVEY. WETLAND DELINEATION OR ENVIRONMENTAL ASSESSMENTS WERE NOT PERFORMED NOR WERE WITHIN THE SCOPE OF THIS SURVEY.

SEE NOTE SHOWING "AREA OF UPDATED SURVEY". THIS IS THE ONLY AREA THAT WAS SURVEYED DURING THE COURSE OF THIS SURVEY. ALL OTHER DATA IS INCLUDED IN THIS SHEET SET FOR THE PURPOSES OF MAINTAINING A COMPREHENSIVE RECORD OF THE COMPLETE PROPERTY FOR CHURCH MANAGEMENT. THE CERTIFICATION SHOWN HEREON ONLY APPLIES TO THIS SHADED AREA AND DOES NOT APPLY TO ANY OTHER SURVEY CONDUCTED DURING THE COURSE OF THIS SURVEY AND PROPERTY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. PLEASE REFER TO CARL JEANSONNE'S REV. MAP#1 FOR THE BOUNDARY SURVEY.

FLOOD ZONE INFORMATION:

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 22033C0260E, DATED MAY 2, 2009, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE" & "X" (BASE FLOOD ELEVATION DETERMINED: 43'; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE LOCAL FLOOD PLANE MANAGER PRIOR TO ANY CONSTRUCTION.

ZONING: A1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

FUTURE LAND USE: INST. (INSTITUTIONAL)

SETBACK: FRONT = 15'
SIDE = 8'
REAR = 25'

REFERENCE MAPS:

- MAP SHOWING TOPOGRAPHIC SURVEY OF A CALLED 11.96 ACRE SITE AN UNDESIGNATED TRACT OF LAND SHERWOOD FOREST SUBDIVISION SECOND FILING... BY CARL A. JEANSONNE, P.L.S. DATED 06/13/2003
- FINAL PLAT OF SHERWOOD FOREST SECOND FILING BY E.E. EVANS & ASSOC., DATED SEPTEMBER 15, 1956.
- FINAL PLAT OF SHERWOOD FOREST FIFTH FILING BY E.E. EVANS & ASSOC., DATED APRIL 2, 1953.

CERTIFICATION:
I HEREBY CERTIFY THAT I MADE THE ON THE GROUND SURVEY SHOWN HEREON AS PER RECORD DESCRIPTION, THAT THIS MAP IS ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

TODD A. HARRIS, PLS. #5049
PROFESSIONAL LAND SURVEYOR
DATE: 04-20-16

MAP SHOWING TOPOGRAPHIC SURVEY OF
A CALLED 11.96 ACRES SITE
AN UNDESIGNATED TRACT OF LAND
SHERWOOD FOREST SUBDIVISION
SECOND FILING
SECTION 37, T7S - R1E
GLD, EAST BATON ROUGE PARISH, LA
FOR
ST. THOMAS MORE CATHOLIC CHURCH

BATON ROUGE LAND SURVEYING INC.

9107 INTERLINE AVENUE
BATON ROUGE, LA. 70809 (225) 752-0336

R: 2016/161030 STM TOPO 2016 REVISED.DWG



GRACE HERBERT CURTIS ARCHITECTS APAC

06A



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NEW SITE PLAN PROPOSAL SUMMARY:

SITE PLAN IMPROVEMENTS INCLUDE

- CONSTRUCTION OF NEW CHURCH OFFICE AND RENOVATION OF CHURCH PLAZA
- DEMOLITION OF EXISTING RECTORY/CHURCH OFFICE
- ADDITION OF NEW PARKING AT FRONT OF CHURCH
- CONSTRUCTION OF NEW CLASSROOM BUILDING EAST OF CHURCH
- DEMOLITION OF EXISTING CLASSROOM BUILDING TO CREATE NEW GREEN SPACE (COMMONS AT CENTER OF CAMPUS)
- RENOVATION OF PARKING IN FRONT OF ADMINISTRATION BUILDING
- NEW ADDITION AT THE EXISTING PRE-K BUILDING INCLUDING RENOVATED PARKING AND CARPOOL CIRCULATION.

NO NEW SIGNS PROPOSED.

BUILDING SETBACKS REQUIREMENTS CHART:

ZONING A1

- FRONT: 15 FT
- WEST SIDE: 8 FT
- REAR: 25 FT
- EAST SIDE: 8 FT

ACTUAL BUILDING SETBACK - CHURCH OFFICE:

- 15' FROM DARTMOOR
- 15' FROM GOODWOOD

ACTUAL BUILDING SETBACK - PRE-K:

- 28' FROM SHERBROOK
- 2' FROM STEVEN

PLANNING SUMMARY CHART:

Existing Zoning: A1 (Single Family Residential District)
 Existing Land Use: Institutional
 Future Land Use: Residential Neighborhood
 Existing Zoning of Adjoining Parcels: A1/A3
 Acreage Within Proposed CUP Boundary: 4.13 Acres

Number of Buildings: 10 Total

- Church (1 Story) 18,600 SF
- New Church Office (1 Story) 4,500 SF
- Activity Center/Chapel (1 Story) 5,219 SF
- Cafeteria (1 Story) 5,461 SF
- Junior High School (1 Story) 13,907 SF
- Administration & Media Center (1 Story) 6,551 SF
- Gymnasium/Kindergarten (1 Story) 17,770 SF
- Preschool/Extension (1 Story) 16,028 SF
- 5th Grade (1 Story) 18,548 SF
- New Classroom (2 Story) 25,000 SF

LEGEND

- NEW BUILDING
- EXISTING BUILDING
- NEW POLE LIGHT (R3, R5) RE: CUT SHEETS FOR POLE LIGHT INFORMATION

EXISTING FIRE HYDRANT (APPROX. LOCATION)

SITE PLAN LEGEND

- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING A/C UNIT

SITE DATA:

ZONING: A1

NEAREST STREETS: GOODWOOD BOULEVARD (100' R/W)
 DARTMOOR DRIVE (60' R/W) SYLVAN DRIVE (60' R/W)
 SHERBROOK DRIVE (60' R/W)

WATER COMPANY: BATON ROUGE WATER COMPANY

GAS: ENTREGY

SEWER DISTRICT: EBOSCOO DISTRICT 366-706

ELECTRICITY: ENTREGY

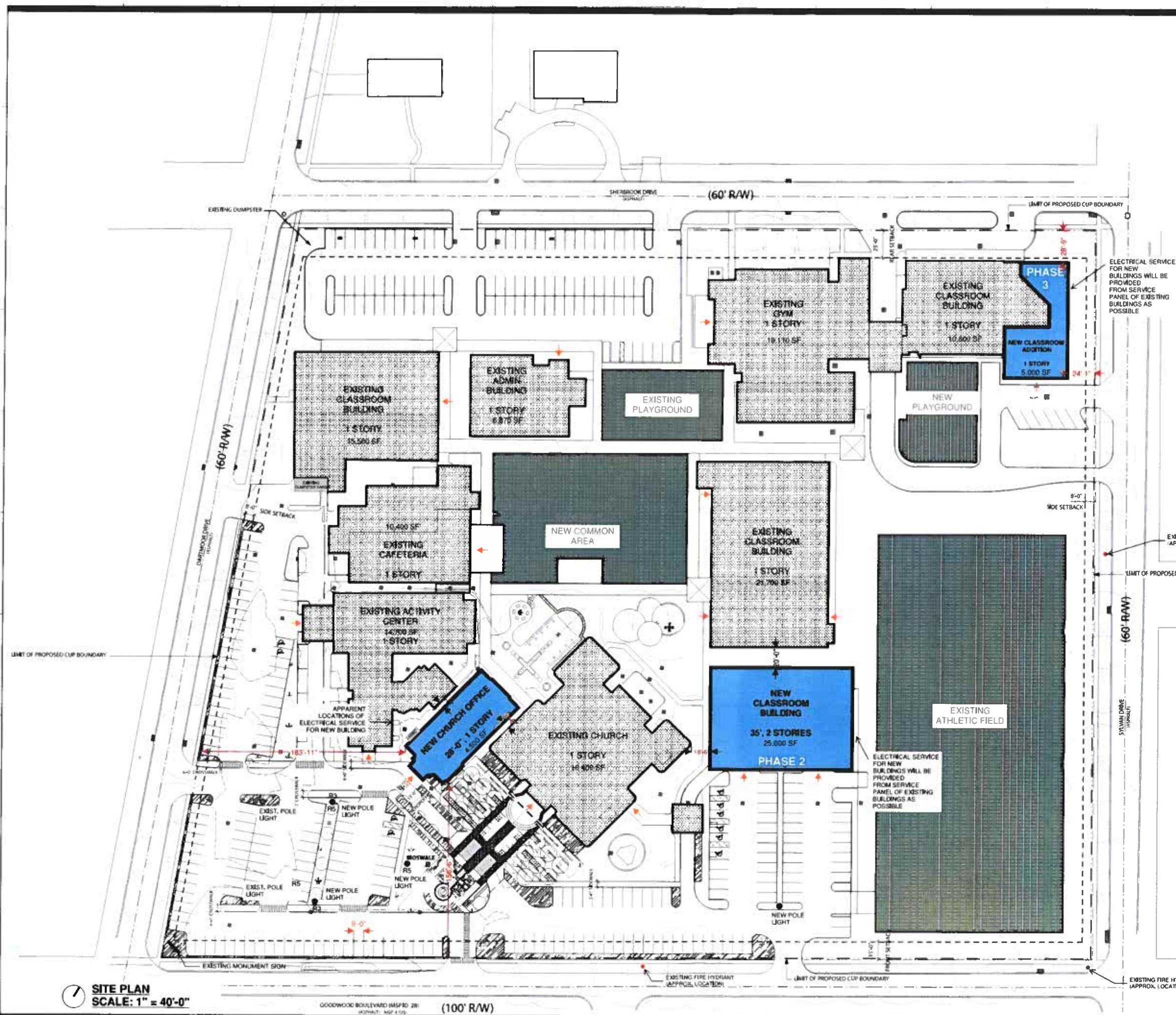
SCHOOL DISTRICT: 688-1

FIRE DISTRICT: BATON ROUGE CITY FIRE

POLICE DISTRICT: 35-1

GENERAL NOTE:

FOR DRAWING CLARITY, REQUESTED LOCATIONS OF ALL ABOVE/BELONG GROUND UTILITIES AS WELL AS ALL SERVICES ARE SHOWN ON SHEETS CUP-2 AND CUP-3 EXISTING CONDITIONS MAP.



SITE PLAN SCALE: 1" = 40'-0"

GOODWOOD BOULEVARD (ASHPD 28) (100' R/W)

ST. THOMAS MORE CHURCH OFFICE

St. Thomas More Catholic Church
 11441 Goodwood Boulevard

DATE: 6.4.2020
 PROJECT NO: 3220107

SITE PLAN
CUP-5



GRACE HERBERT CURTIS ARCHITECTS, APC



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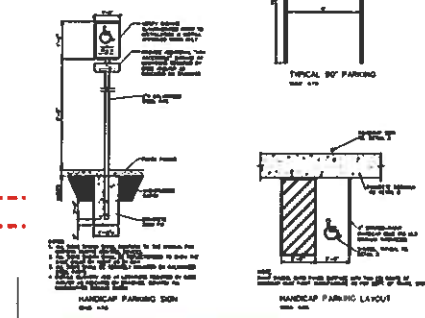


Table with 10 columns: SYMBOL, DESCRIPTION, QUANTITY, AREA, PERCENTAGE, etc. It lists various site elements like 'EXISTING ASPHALT DRIVE' and 'NEW ASPHALT DRIVE'.

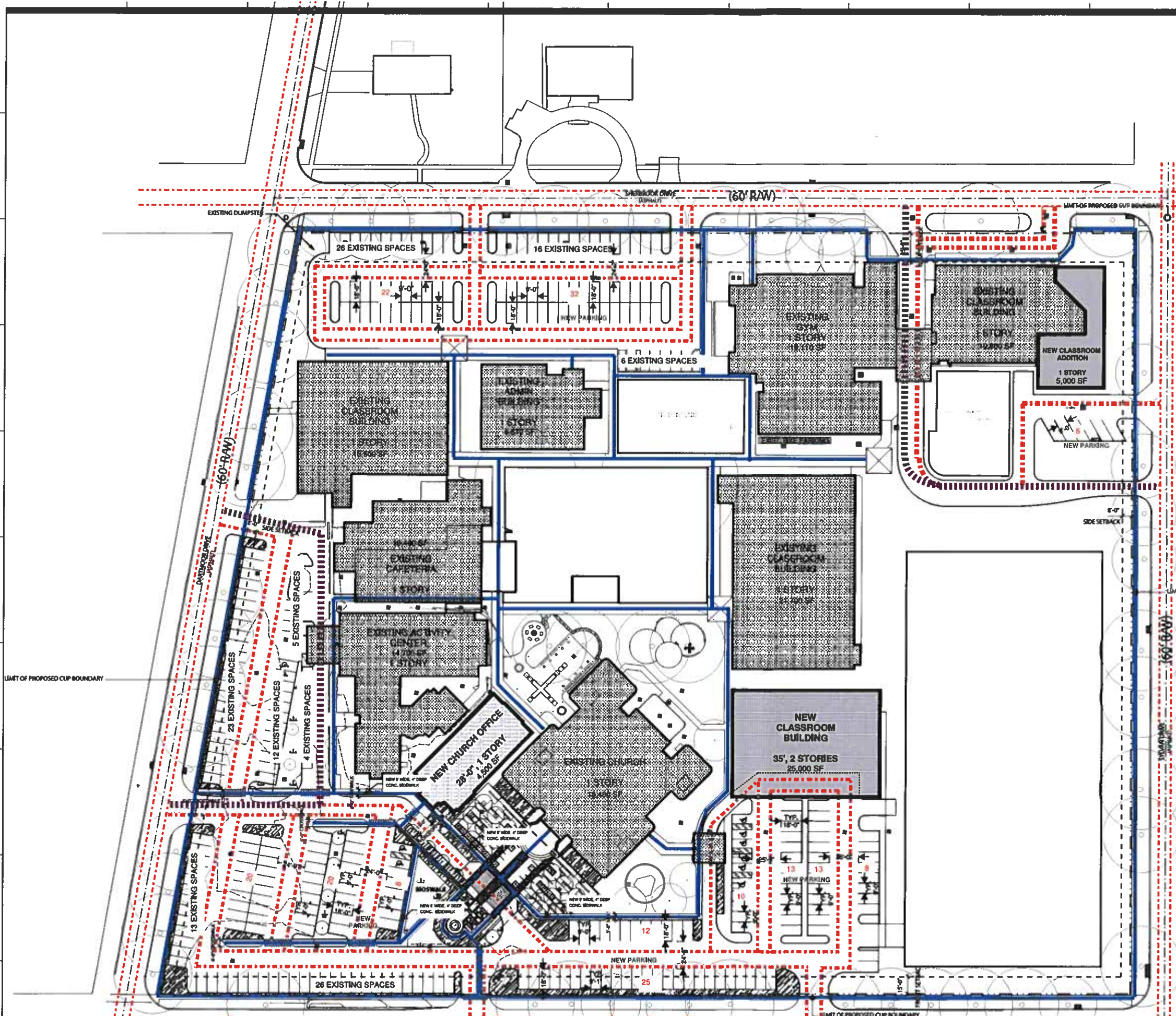
NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED. 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED. 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED. 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED. 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED. 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED. 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.

- CIRCULATION LEGEND:
- OFF-SITE VEHICULAR CIRCULATION (dashed red line)
- ON-SITE VEHICULAR CIRCULATION (dotted red line)
- PEDESTRIAN CIRCULATION (solid blue line)
- SERVICE VEHICLE (dashed black line)

ST. THOMAS MORE MASTER PLAN
St. Thomas More Catholic Church
11441 Goodwood Boulevard

Table with 2 columns: FIELD, VALUE. Includes DATE (6.4.2020), PHASE (CUP), ISSUED FOR (CUP), and PROJECT NO. (3220107).

CIRCULATION PLAN
Sheet number
CUP-6



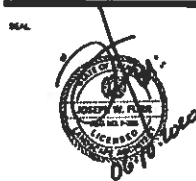
SITE PLAN
SCALE: 1" = 40'-0"

GOODWOOD BOULEVARD (MSPD: 28) (ASPH/ALT) (100' R/W)

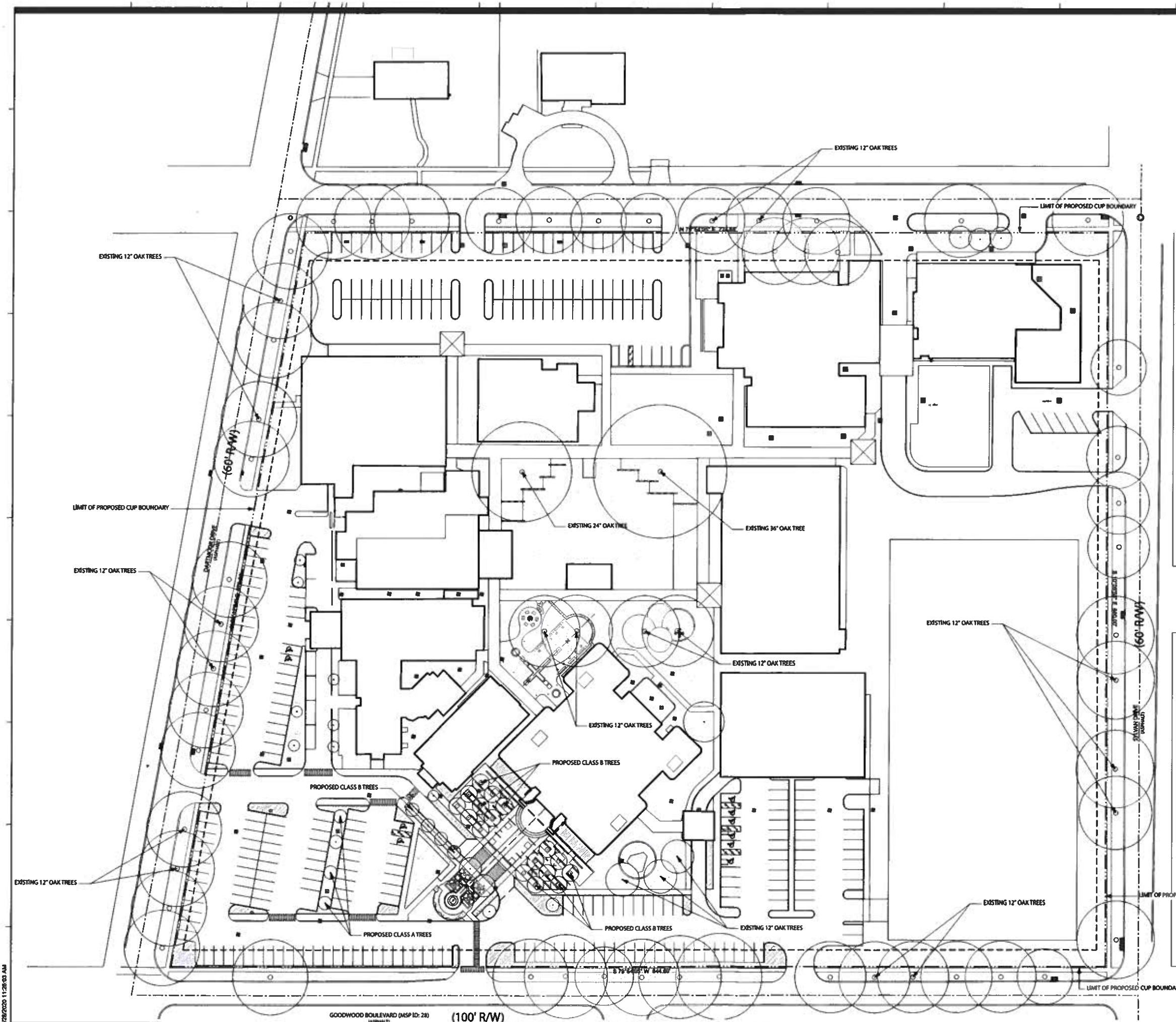
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LANDSCAPE REQUIREMENTS:
DEVELOPED SITE AREA:
562,555 SQUARE FEET / 10 = 56,256
56,256 SQUARE FEET OF REQUIRED LANDSCAPE AREA
181,185 SQUARE FEET OF LANDSCAPE AREA EXISTING AND PROVIDED
STREET FRONTAGE:
2677 LINEAR FEET OF STREET FRONTAGE / 40 = 66.93
DUE TO EXISTING MATURE LIVE OAK STREET TREES LOCATED ON PUBLIC PROPERTY, STREET YARD TREE PLANTING REQUIREMENT IS NOT PROVIDED.
PARKING LOT LANDSCAPING
NO PARKING SPACE SHALL BE LOCATED FURTHER THAN 100 FEET FROM THE TRUNK OF A CLASS A/B TREE.
4 CLASS A PARKING LOT TREES PROVIDED
GENERAL ORDINANCE PLANTING NOTES
ANY REQUIRED PARKING LOT PLANT SCREEN TO BE 20 INCHES TALL, MINIMUM 3 GALLON CONTAINER AND PLANTED NO MORE THAN 36" ON CENTER.
ALL REQUIRED PLANT MATERIAL IS TO MEET LANDSCAPE CODE REQUIREMENTS-A MIX OF TREES, ORNAMENTAL GRASSES, SHRUBS AND/OR EVERGREENS.
ALL REQUIRED CLASS A TREES TO MEET MINIMUM 2" CALIPER AND 8' MINIMUM HEIGHT REQUIREMENTS.
ALL REQUIRED CLASS B TREES TO MEET 1 1/2" MINIMUM CALIPER AND 8' MINIMUM HEIGHT REQUIREMENTS.
ALL REQUIRED CLASS C TREES TO MEET 1 1/2" MINIMUM CALIPER AND 5' MINIMUM HEIGHT REQUIREMENTS.
PLANTING NOTE:
ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH ANSI A300, WITH PLANT MATERIAL BEING TRUE TO NAME, VARIETY AND SIZE AS CALLED FOR BY ANLA. PLANT MATERIALS SHALL BE COLD HARDY AND ABLE TO SURVIVE ON NATURAL RAINFALL. PLANT HEIGHTS SHALL BE MEASURED FROM THE TOP OF THE ROOT BALL TO THE TIP OF THE HIGHEST BRANCH.
PROPOSED CLASS A TYPE TREES: CYPRESS, SHUMARD OAK, LIVE OAK PROPOSED CLASS B TYPE TREES: HONEY LOCUST, CRAPE MYRTLE
ALL LANDSCAPE REQUIREMENT HAS BEEN PROVIDED BY STEVE SHURTZ AS REQUESTED.
GENERAL SITE NOTE:
SITE CHARACTER AREA IS CLASSIFIED AS SUBURBAN AND IS ZONED A1. PROPERTIES TO THE EAST ACROSS SYLVAN DRIVE ARE ZONED A1. PROPERTIES TO THE NORTH ACROSS SHERBROOK DRIVE ARE ZONED A1 & A3.1. PROPERTIES TO THE SOUTH ACROSS GOODWOOD BOULEVARD ARE ZONED A1 & A3.1. PROPERTIES TO THE WEST ACROSS DARTMOOR DRIVE ARE ZONED A1 & A3.1.
UTILITY NOTE:
THE CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES FORTY-EIGHT HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK. ANY REQUEST FOR UNDERGROUND UTILITIES SHOULD BE MADE THROUGH LOUISIANA ONE CALL (811) BEFORE DIGGING

STM PHASE 1 - NEW CHURCH OFFICE

St. Thomas More Catholic Church
11441 Goodwood Boulevard, Baton Rouge, LA 70815
225.275.3940

DATE	6.12.2020
PROJECT	DD
ISSUED FOR	
PROJECT NO.	3220107

LANDSCAPE PLAN

sheet number
CUP-7

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STM PHASE 1 - NEW CHURCH OFFICE

St. Thomas More Catholic Church
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Checked FOR	
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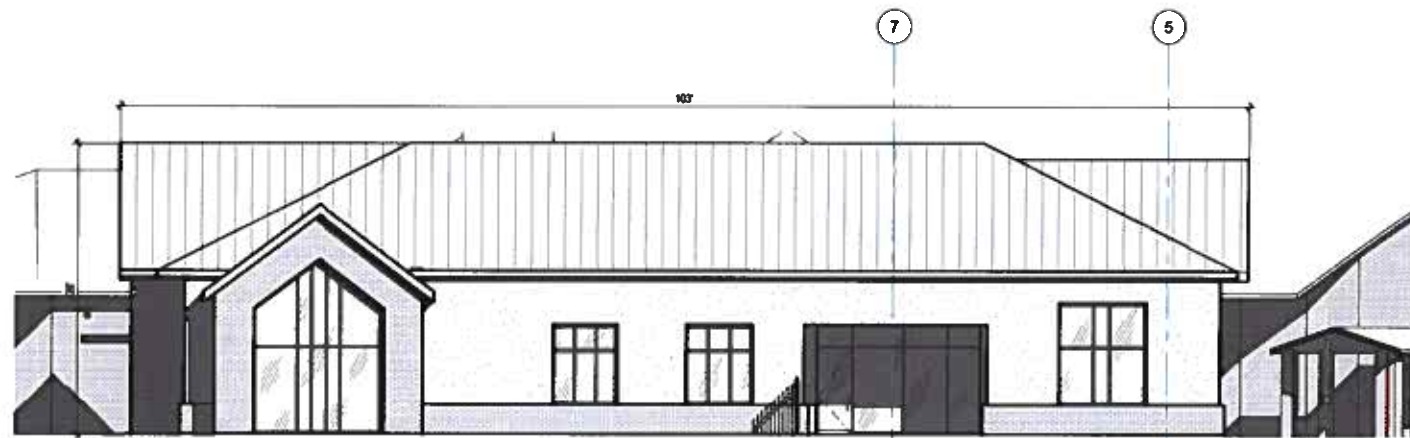
ARCHITECTURAL ELEVATIONS

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CUP-8



ELEVATION - FRONT ENTRANCE



ELEVATION - SOUTH FACE

NEW CHURCH OFFICE (PHASE 1)



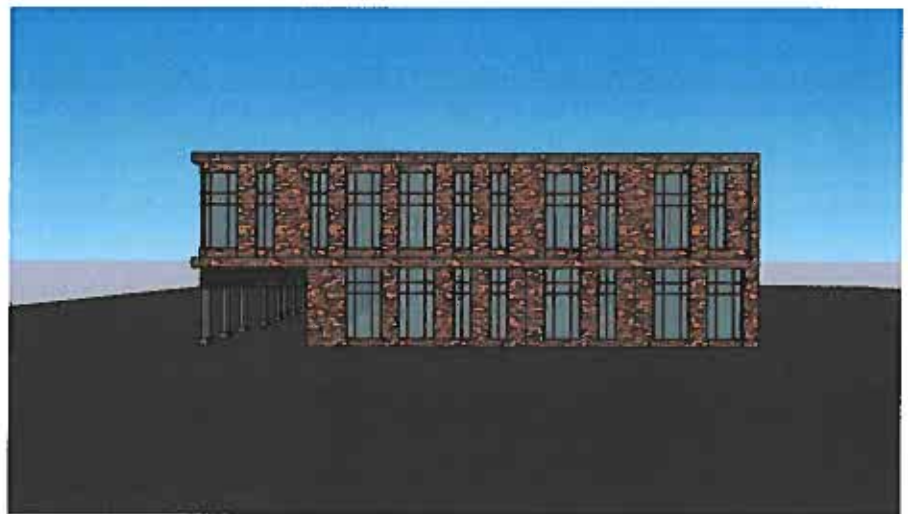
PRE-K EXPANSION (PHASE 3)



FRONT ELEVATION
N.T.S.



WEST ELEVATION
N.T.S.



EAST ELEVATION
N.T.S.

NEW CLASSROOM BUILDING (PHASE 2)