

Cortana  
Distribution Center  
Baton Rouge, LA

Seefried Industrial  
Properties, Inc.

# SITE PLAN FOR CORTANA DISTRIBUTION CENTER

BATON ROUGE, LOUISIANA  
FEBRUARY 2021

### SHEET INDEX

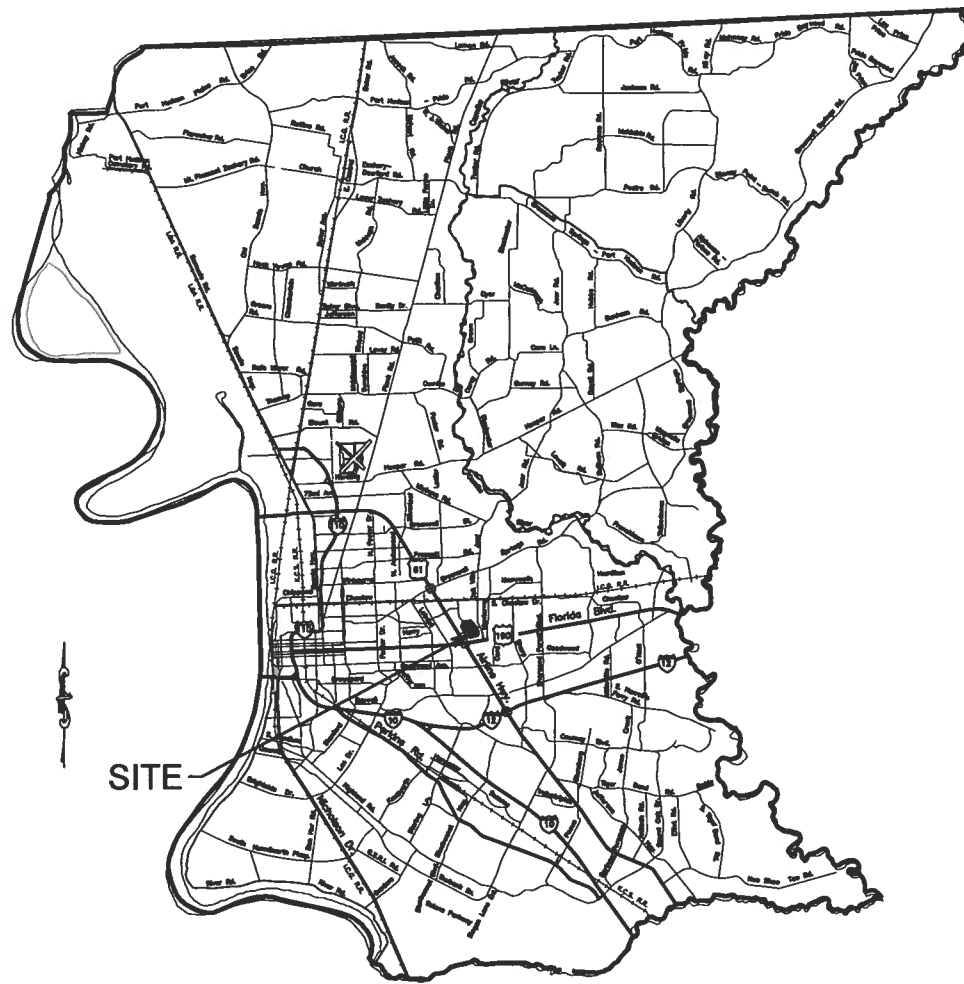
SHEET NO.	DESCRIPTION
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C2.0	EXISTING CONDITIONS MAP
C3.0-C3.8	SITE PLAN
C4.0	CIRCULATION PLAN
E-101L-E-101LC	LIGHTING PLAN AND CUT SHEETS
L1.0-L1.4	LANDSCAPE PLAN
MK01-MK04	ARCHITECTURAL ELEVATIONS

### OWNER / DESIGN TEAM

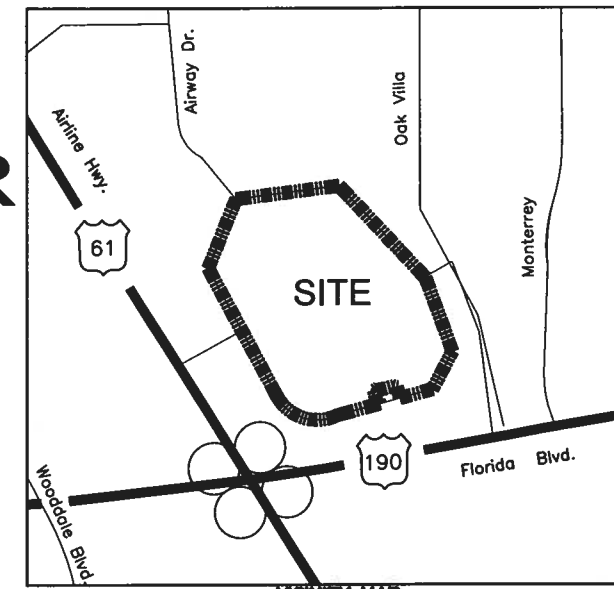
<b>OWNERS</b>	HIGBEE LANCOMS, LP 4501 N. BEACH ST. FORT WORTH, TX 76137  CORTANA MALL, LLC 9103 ALTA DR. STE. 204 LAS VEGAS, NV 89145  VC BATON ROUGE, LA, LLC 599 HIGHLAND COLONY PKWY. #120 RIDGELAND, MS 39157  JOY 2001, INC. 9365 GALLATIN RD. DOWNEY, CA 90240  CORTANA PLACE ACQUISITIONS, LLC 201 ST. CHARLES AVE. 46TH FLOOR NEW ORLEANS, LA 70170  TF BATON ROUGE LA ONE, LLC 3333 BEVERLY RD. HOFFMAN ESTATES, IL 60179
<b>DEVELOPER</b>	SEEFRIED INDUSTRIAL PROPERTIES, INC. JONATHAN STITES 3030 LBJ FREEWAY, SUITE 1650 DALLAS, TX 75234
<b>CIVIL ENGINEER</b>	CSRS, INC. SHAUN SHERROW (shaun.sherrow@csrsinc.com) TELE: (225) 769-0546 FAX: (225) 767-0060 6767 PERKINS ROAD, SUITE 200 BATON ROUGE, LA. 70816
<b>LANDSCAPE ARCHITECT</b>	CSRS, INC. ALEX ANDERSON (alex.anderson@csrsinc.com) TELE: (225) 769-0546 FAX: (225) 767-0060 6767 PERKINS ROAD, SUITE 200 BATON ROUGE, LA. 70816
<b>ARCHITECT</b>	MACKENZIE ALISON HODAGLAND (ahodglan@mcknize.com) TELE: (503) 224-9560 DIRECT: (971) 346-3714 1515 SE WATER AVE. #100 PORTLAND, OR. 97214
<b>SURVEYOR</b>	CSRS, INC. COLIN GRAVOIS (colin.gravois@csrsinc.com) TELE: (225) 769-0546 FAX: (225) 767-0060 6767 PERKINS ROAD, SUITE 200 BATON ROUGE, LA. 70816

### PLANNING SUMMARY

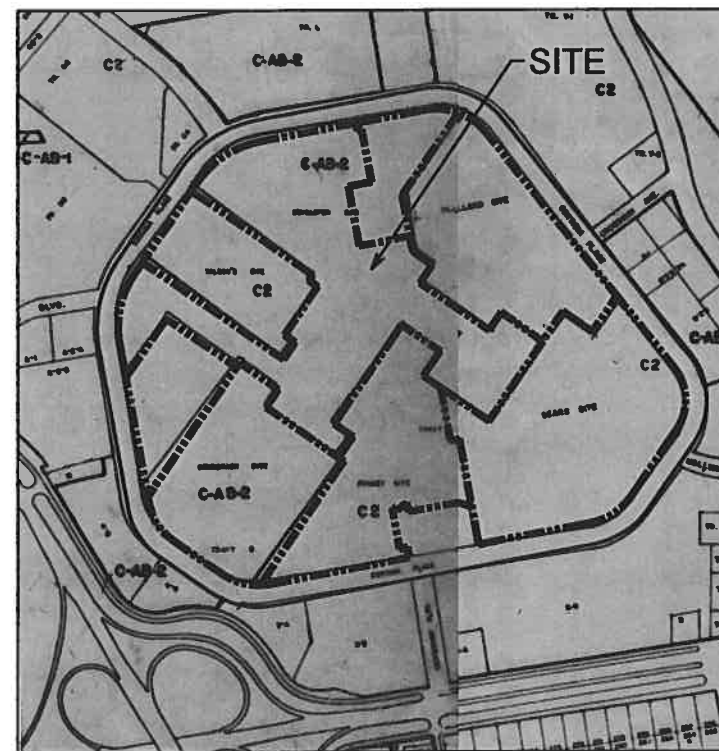
PROPERTY TRACT NAME:	CORTANA MALL
EXISTING ZONING:	C2 (HEAVY COMMERCIAL) AND C-AB-2 (COMMERCIAL ALCOHOLIC BEVERAGE)
FUTURE ZONING:	CW3 (COMMERCIAL WAREHOUSING) (APPLIED FOR)
BUILDING SETBACK:	25'
CPPC PARCEL ID#	1110300017, 1110300018, 1110300019, 1110300104, 1110300121, 1110311036, 1110311038
EXISTING TRACTS:	GOUDCHAUX SITE, DEVELOPER SITE, WILSON'S SITE, MERVYN'S SITE, JC-1, DILLARD SITE, SEARS SITE
TOWNSHIP AND RANGE:	T7S R1E SECT 69
EXISTING LAND USE:	C COMMERCIAL V VACANT
FUTURE LAND USE:	EC EMPLOYMENT CENTER (APPLIED FOR)
ADJACENT ZONING:	C2 (HEAVY COMMERCIAL), C-AB-2 (COMMERCIAL ALCOHOLIC BEVERAGE)
CHARACTER AREA:	SUBURBAN
ACREAGE:	GOUDCHAUX SITE = 732,051 SF (16.81 AC) DEVELOPER SITE = 1,127,490 SF (25.88 AC) WILSON'S SITE = 303,654 SF (6.97 AC), MERVYN'S SITE = 171,314 SF (3.93 AC) JC-1 = 526,875 SF (12.1 AC), DILLARD SITE = 580,914 SF (13.34 AC) SEARS SITE = 784,356 SF (18.01 AC) TOTAL AREA = 4,226,654 SF (97.04AC)
NUMBER OF PROPOSED BUILDINGS	4
NUMBER OF EXISTING BUILDING	3
BUILDING HEIGHT AND STORIES	105'-0", 5 STORY
BUILDING FOOTPRINT SQUARE FOOTAGE	634,812 SF
BUILDING TOTAL SQUARE FOOTAGE	2,898,545 SF
PROPOSED USE:	DISTRIBUTION CENTER



**PARISH MAP**  
SCALE: N.T.S.



**VICINITY MAP**  
SCALE: 1"=1000'



**LOT AND BLOCK MAP**  
SCALE: 1"=400'



**PRELIMINARY WORK**  
THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION, SPECIAL REGISTRATION, COURTWARD, BIDS, OR BIDS FOR THE ISSUANCE OF A PERMIT.

Revisions:		
#	Date	Description

Key Plan:

Sheet Title	
<b>Title Sheet</b>	
Date:	February 9, 2021
Project Number:	219023
Drawn By:	NPB, SZS
Checked By:	SS, TG
Sheet:	C1.0



## Cortana Distribution Center Baton Rouge, LA

Client

Seefried Industrial  
Properties, Inc.



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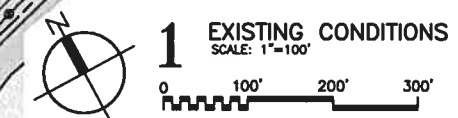
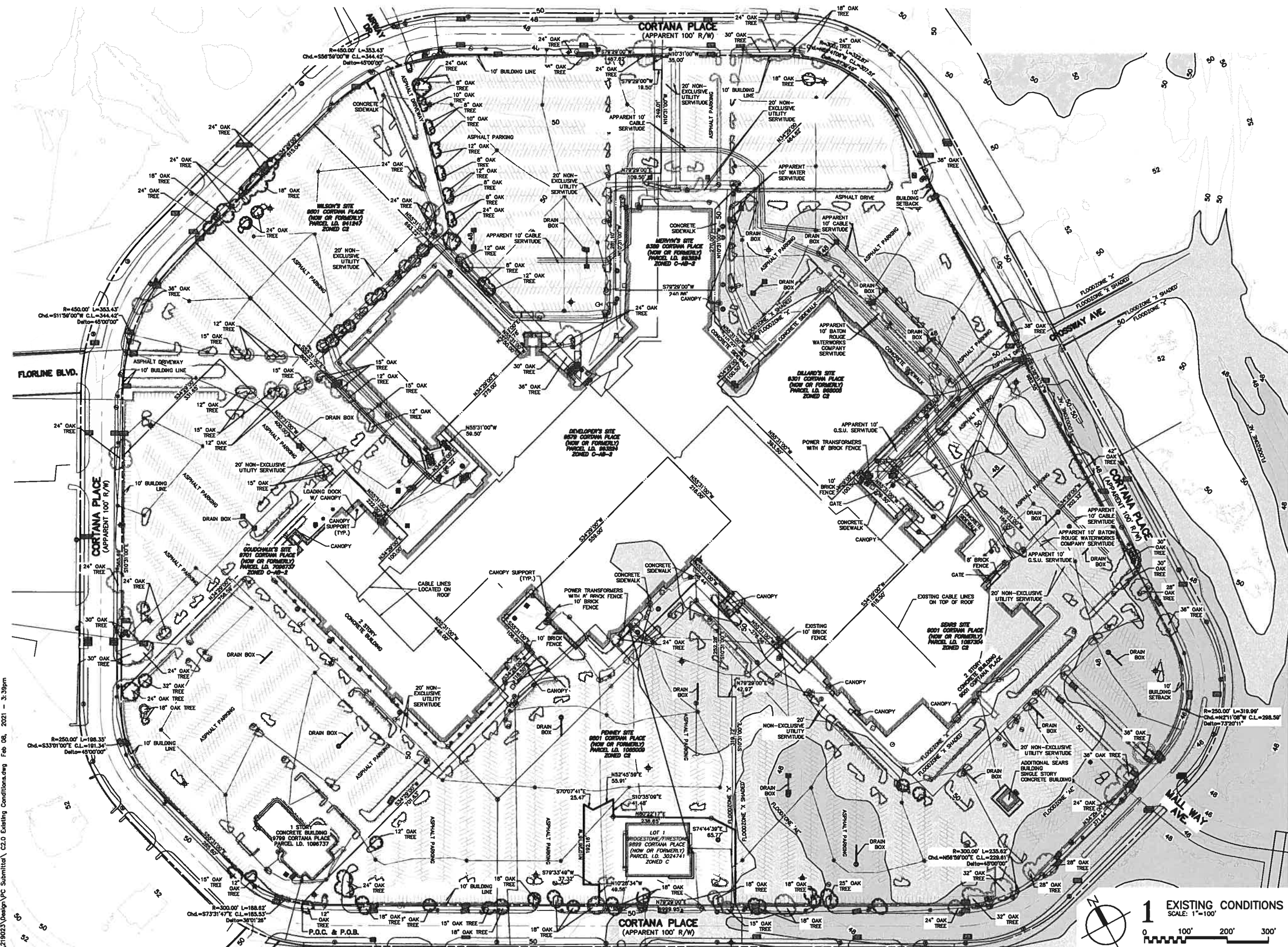
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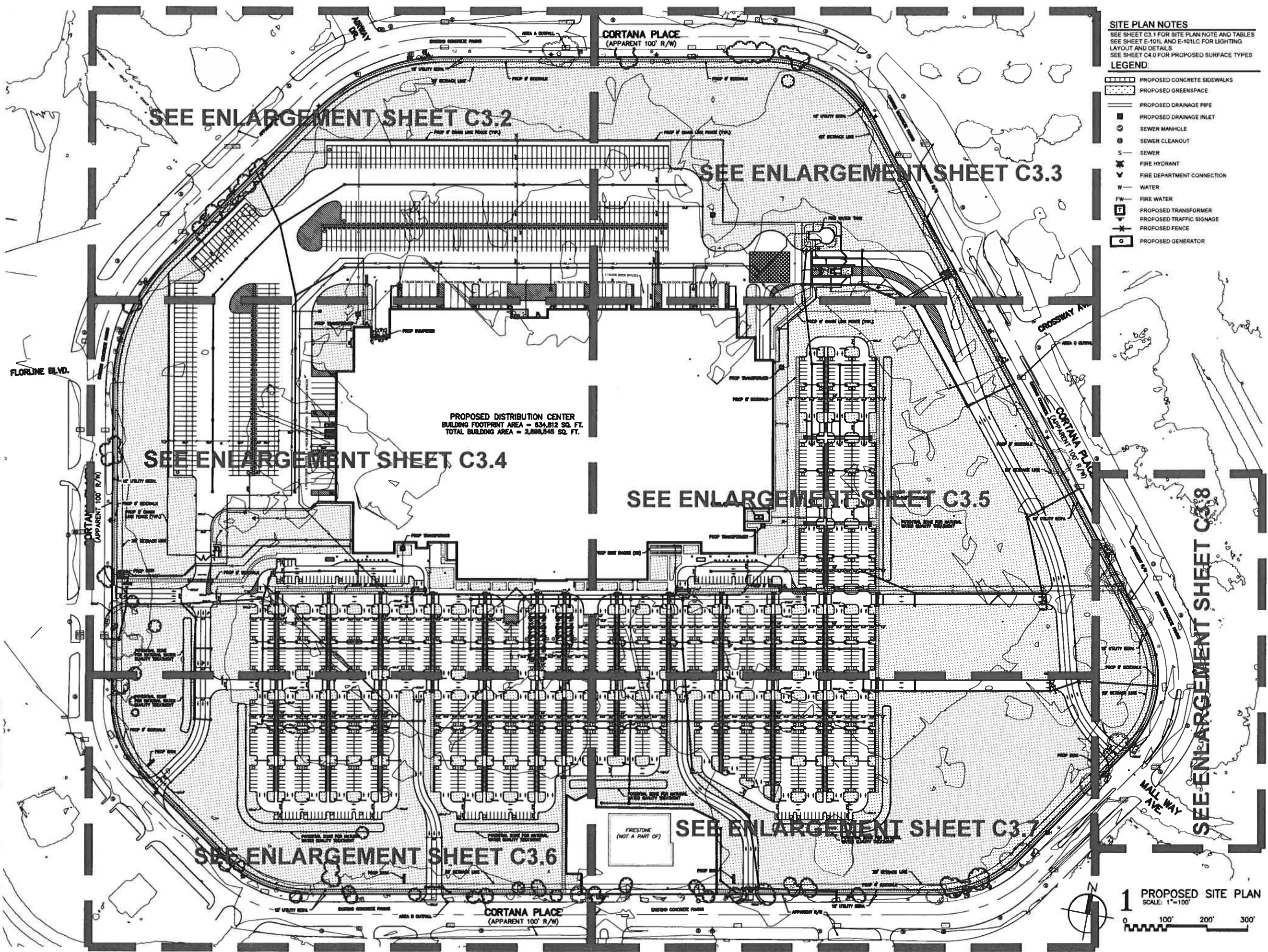
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### Existing Conditions

Date	February 9, 2021
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# C2.0





**SITE PLAN NOTES**  
 SEE SHEET C3.1 FOR SITE PLAN NOTE AND TABLES  
 SEE SHEET E-101L AND E-101LC FOR LIGHTING LAYOUT AND DETAILS  
 SEE SHEET C4.0 FOR PROPOSED SURFACE TYPES

- LEGEND:**
- PROPOSED CONCRETE SIDEWALKS
  - PROPOSED GREENSPACE
  - PROPOSED DRAINAGE PIPE
  - PROPOSED DRAINAGE INLET
  - SEWER MANHOLE
  - SEWER CLEANOUT
  - SEWER
  - FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION
  - WATER
  - FIRE WATER
  - PROPOSED TRANSFORMER
  - PROPOSED TRAFFIC SIGNAGE
  - PROPOSED FENCE
  - PROPOSED GENERATOR

**CSRS**  
 6767 Perkins Road, Suite 200  
 Baton Rouge, Louisiana 70808  
 Telephone: 225 769-0546  
 www.csrsinc.com

Project:  
**Cortana Distribution Center**  
 Baton Rouge, LA

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**Seefried Industrial Properties, Inc.**



**PRELIMINARY WORK**  
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Key Plan:

Sheet Title:  
**Site Plan**

Date: February 9, 2021  
 Project Number: 219023  
 Drawn By: NPB, SZS  
 Checked By: SS, TG

**1 PROPOSED SITE PLAN**  
 SCALE: 1"=100'  
 0 100' 200' 300'

**C3.0**

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**PERMIT NOTE**

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

**SIGNAGE NOTE:**

THERE SHALL BE A MONUMENT SIGN LOCATED IN FRONT OF THE BUILDING ON CORTANA PLACE. THERE SHALL ALSO BE WALL MOUNTED SIGNAGE ON THE BUILDING. REFER TO THE BUILDING ELEVATIONS. ALL FINAL SIGN DESIGNS SHALL BE SUBMITTED FOR A SIGN PERMIT.

**MAIL DELIVERY / PICKUP**

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

**PROPOSED FENCE NOTE**

FENCING TO BE LOCATED AS SHOWN ON LAYOUT. FENCING TO BE 8' CHAIN LINK MESH.

**DRAINAGE NOTE**

SITE DRAINAGE FEATURES ARE PRELIMINARY. FINAL STRUCTURE AND PIPE LAYOUTS WILL BE DETERMINED DURING FINAL DESIGN PROCESS.

**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:** ENERGY ELECTRIC  
446 NORTH BLVD.  
BATON ROUGE, LA 70802  
TELE: (800) 542-2688
- COMMUNICATIONS:** AT&T  
5550 S. SHERWOOD FOREST BLVD.  
BATON ROUGE, LA  
TELE: (225) 291-1878
- CABLE:** COX COMMUNICATIONS  
7401 FLORIDA BLVD.  
BATON ROUGE, LA 70806  
TELE: (225) 237-5423
- GAS:** ENERGY GAS  
5755 CHOCTAW DR  
BATON ROUGE, LA 70805  
TELE: (225) 354-3101

**PROPOSED BUILDING MECHANICAL EQUIPMENT**

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

**PROPOSED SURFACE TYPES**

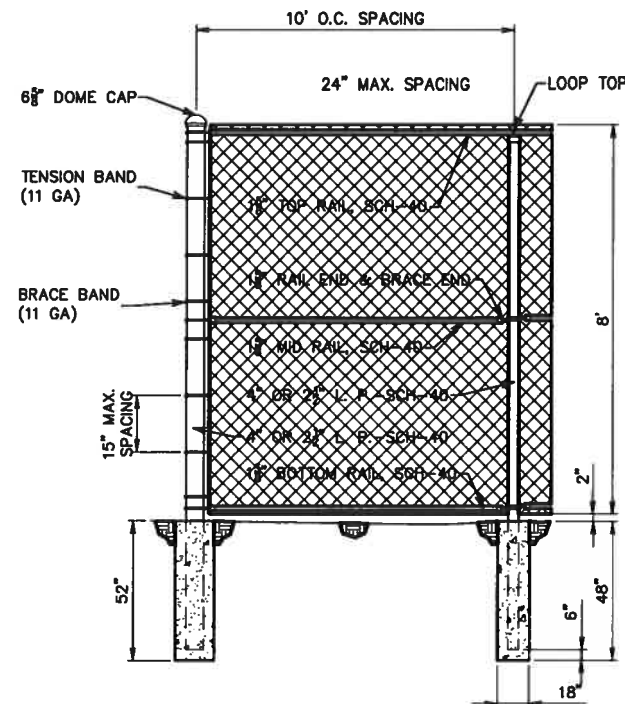
EMPLOYEE PARKING AREA: ASPHALT  
DELIVERY TRUCK PARKING AREA: ASPHALT  
18-WHEELER DELIVERY AREA: CONCRETE  
SIDEWALK: CONCRETE

**SEWERAGE TREATMENT**

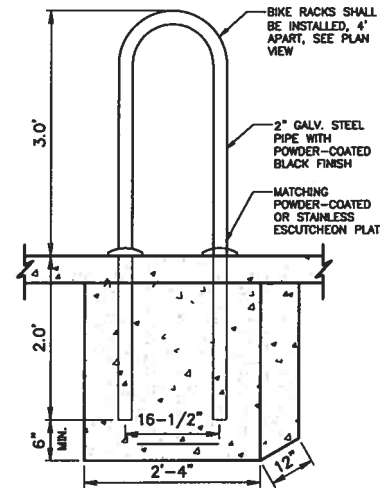
THE PROPOSED BUILDING SEWER SERVICE SHALL CONNECT TO THE EXISTING GRAVITY SEWER MAIN. A TREATMENT PLANT WILL NOT BE USED.

**BUILDING STRUCTURE:**

PROPOSED:  
NUMBER OF BUILDINGS: 4  
BUILDING HEIGHT: 105'-0"  
NUMBER OF STORIES: 5

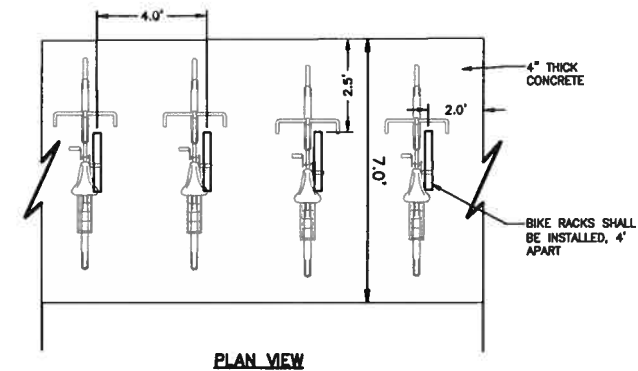


**1 8' CHAIN LINK FENCE**  
SCALE: N.T.S.



**ELEVATION**

**2 BIKE RACK**  
SCALE: N.T.S.



**PLAN VIEW**

**CSRS**

6767 Perkins Road, Suite 200  
Baton Rouge, Louisiana 70808  
Telephone: 225 769-0546  
www.csrsinc.com

Project

**Cortana  
Distribution Center  
Baton Rouge, LA**

Client

**Seefried Industrial  
Properties, Inc.**



**PRELIMINARY WORK**  
THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION, BORING, RECORDATION, GRADING, BRICK, OR BASE FOR THE GRADING OF A PAVEMENT.

Revisions

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Key Plan

Sheet Title

**Site Plan Notes**

Date	February 9, 2021
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Drawn By	NPB, SZS
Checked By	SS, TG

Sheet

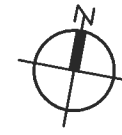
**C3.1**

**SITE PLAN NOTES**

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 SEE SHEET E-101L AND E-101LC FOR LIGHTING  
 LAYOUT AND DETAILS  
 SEE SHEET C4.0 FOR PROPOSED SURFACE TYPES

**LEGEND:**

- ▬▬▬▬▬ PROPOSED CONCRETE SIDEWALKS
- ▬▬▬▬▬ PROPOSED GREENSPACE
- ▬▬▬▬▬ PROPOSED DRAINAGE PIPE
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- ⊕ FIRE DEPARTMENT CONNECTION
- W WATER
- FW FIRE WATER
- ⊕ PROPOSED TRANSFORMER
- ⊕ PROPOSED TRAFFIC SIGNAGE
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**1 PROPOSED SITE PLAN ENLARGEMENT**

SCALE: 1"=40'



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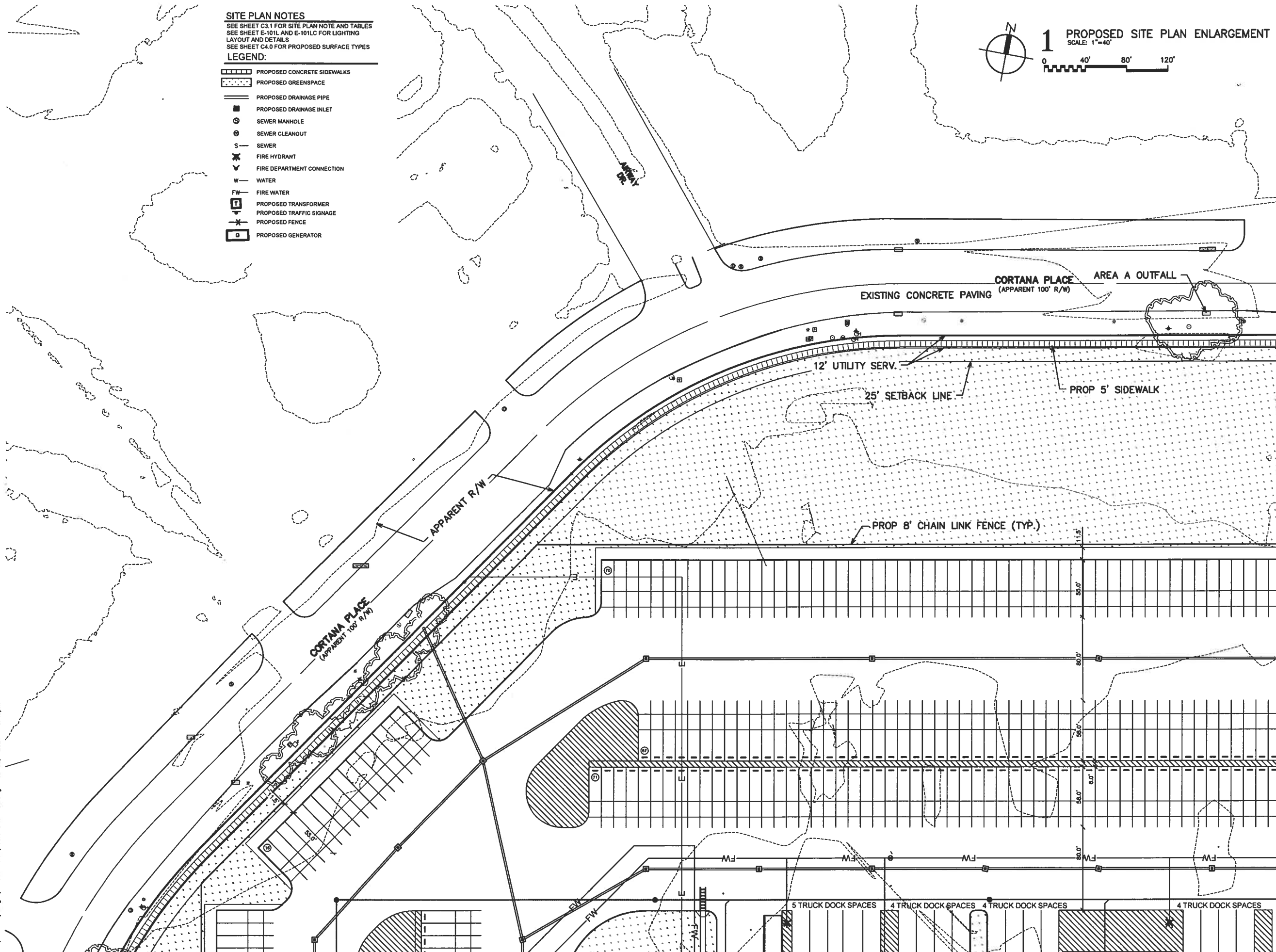
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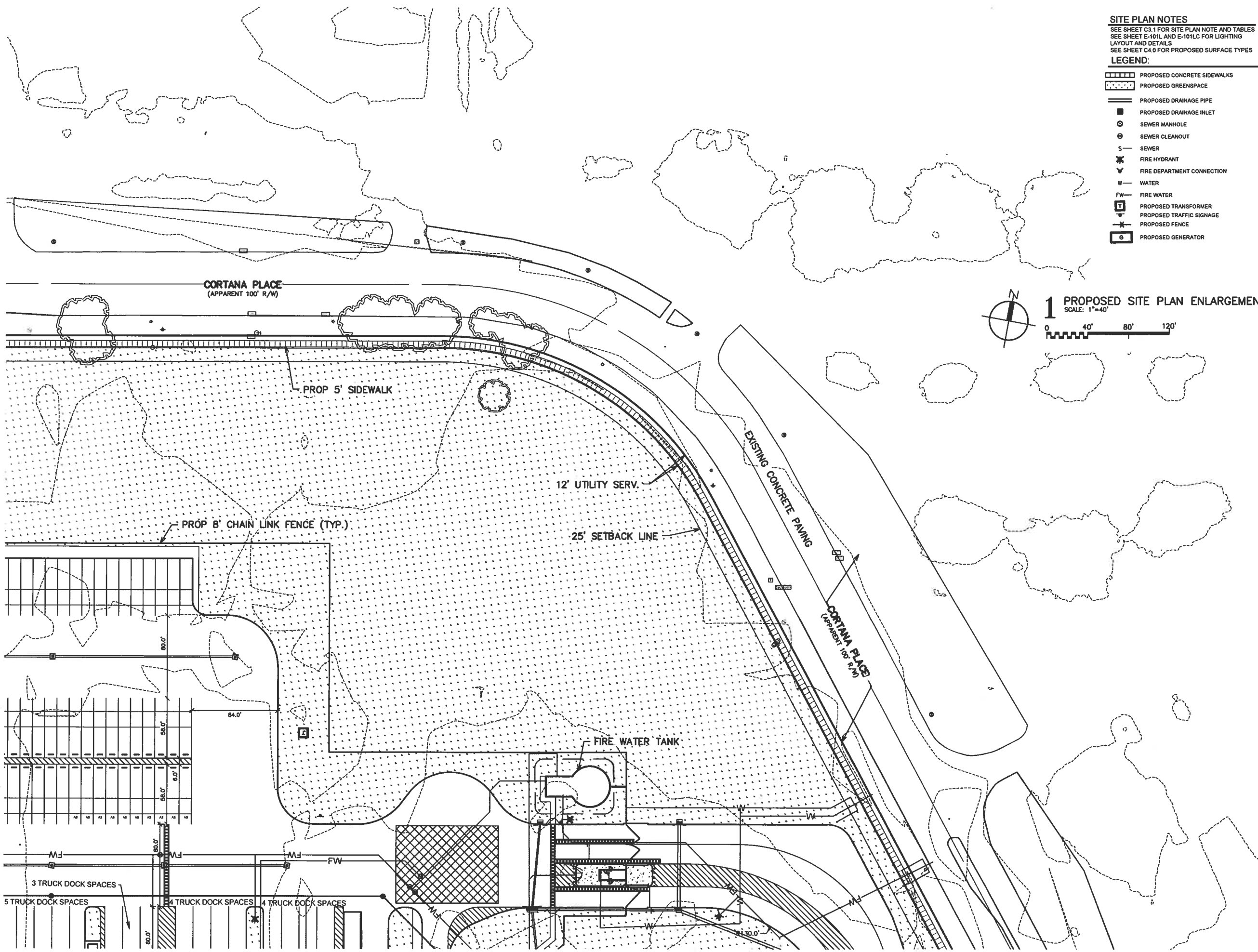
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Sheet:

**C3.2**

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**C3.3**

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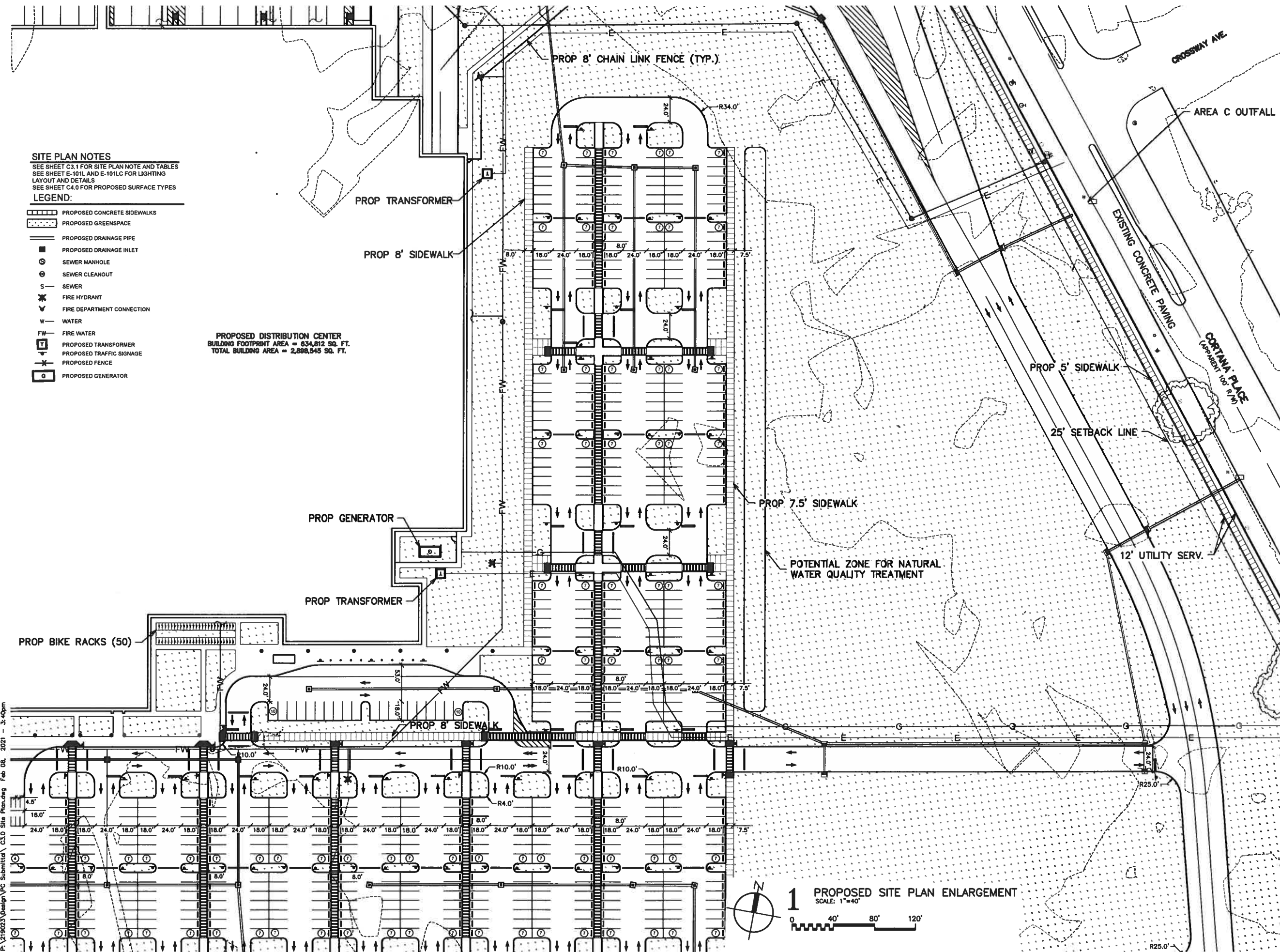
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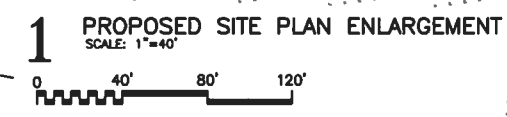
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Checked By	SS, TG
Sheet	C3.5



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**PROPOSED DISTRIBUTION CENTER**  
 BUILDING FOOTPRINT AREA = 834,812 SQ. FT.  
 TOTAL BUILDING AREA = 2,898,545 SQ. FT.



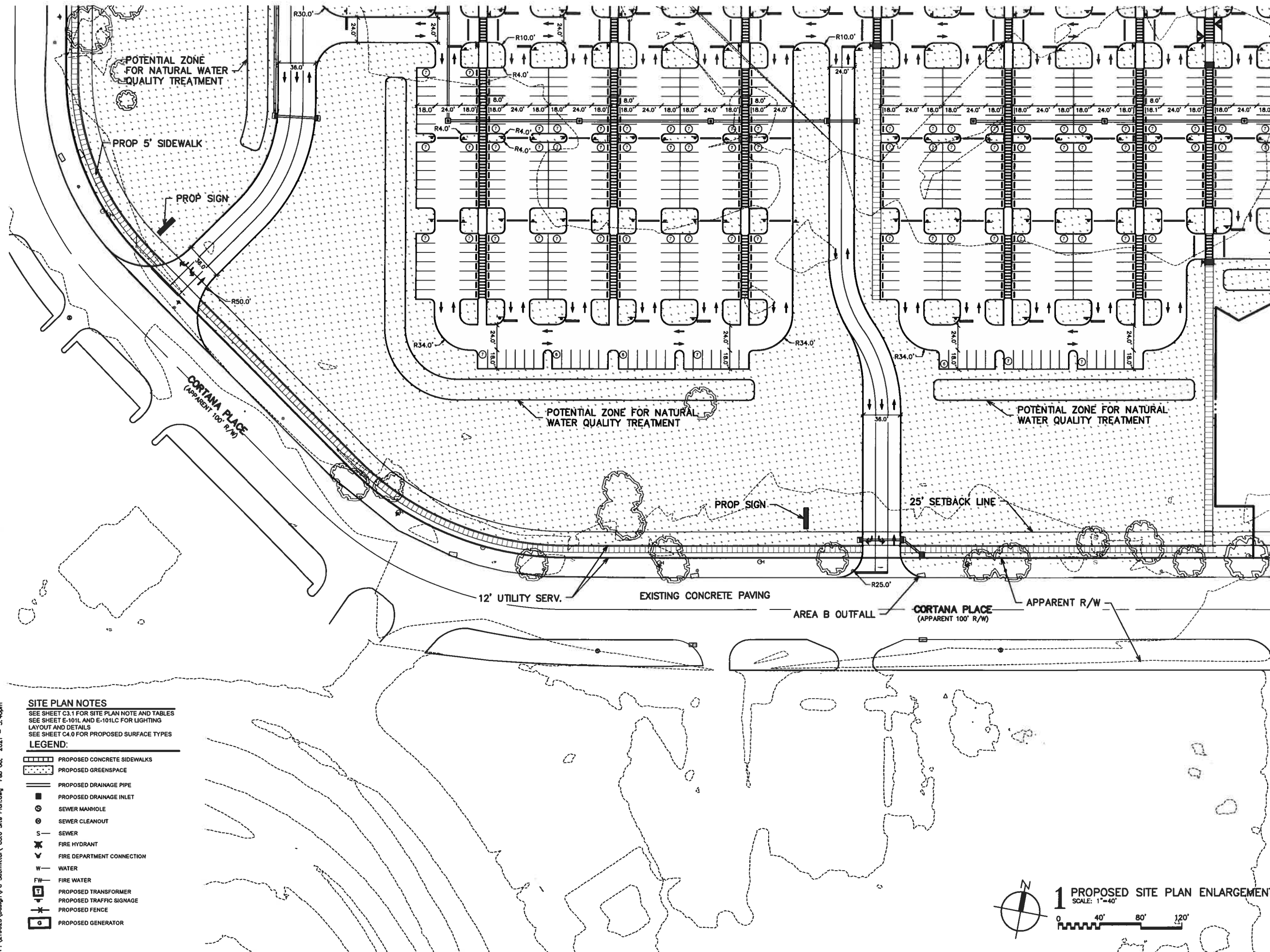
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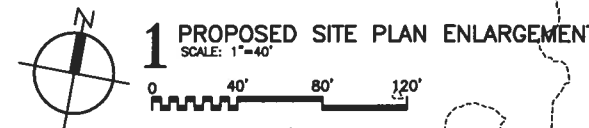
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**1 PROPOSED SITE PLAN ENLARGEMENT**  
SCALE: 1"=40'

Sheet Title

**Site Plan  
Enlargement**

Date:	February 9, 2021
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Sheet

**C3.6**

Project:

Cortana  
Distribution Center  
Baton Rouge, LA

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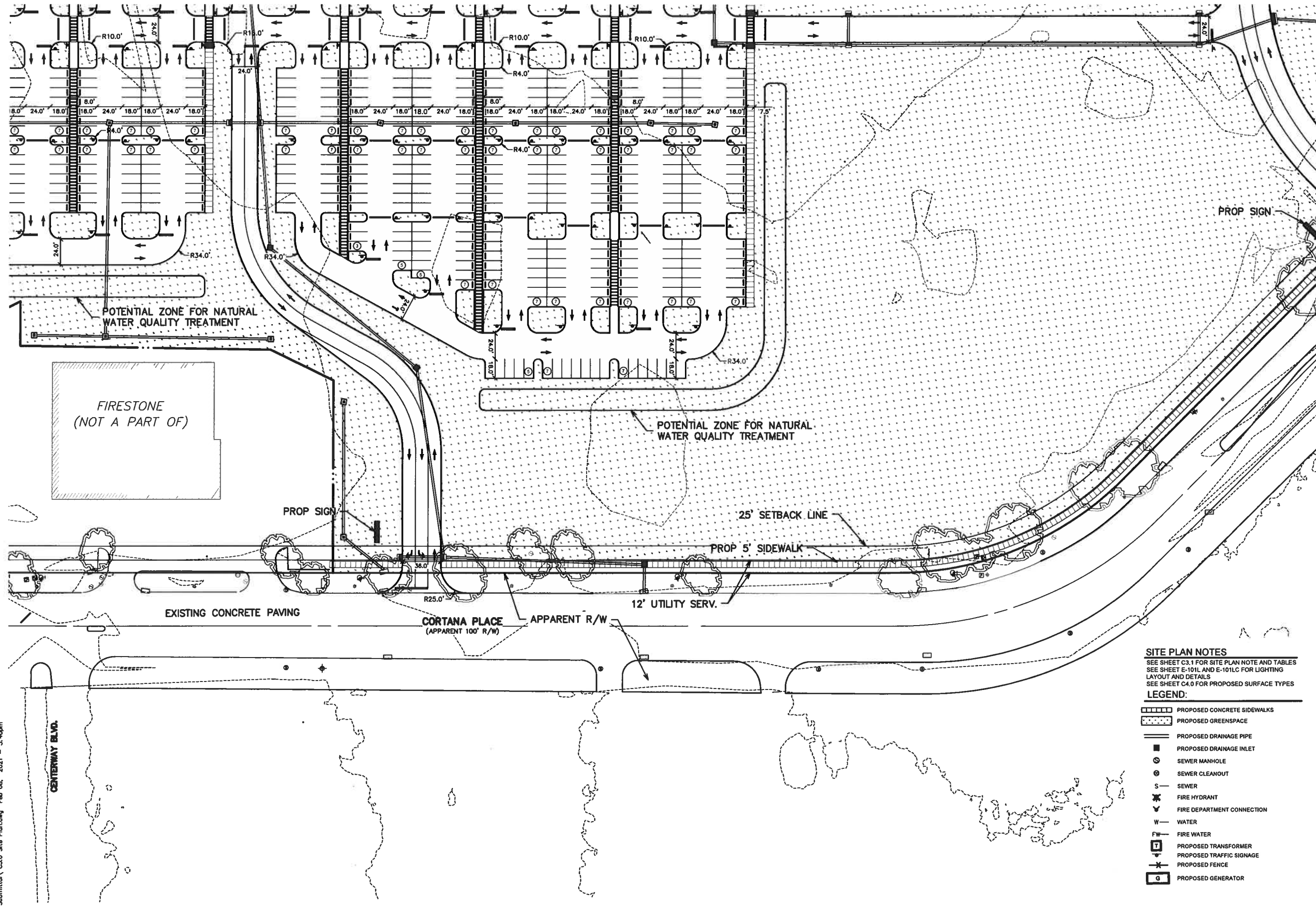
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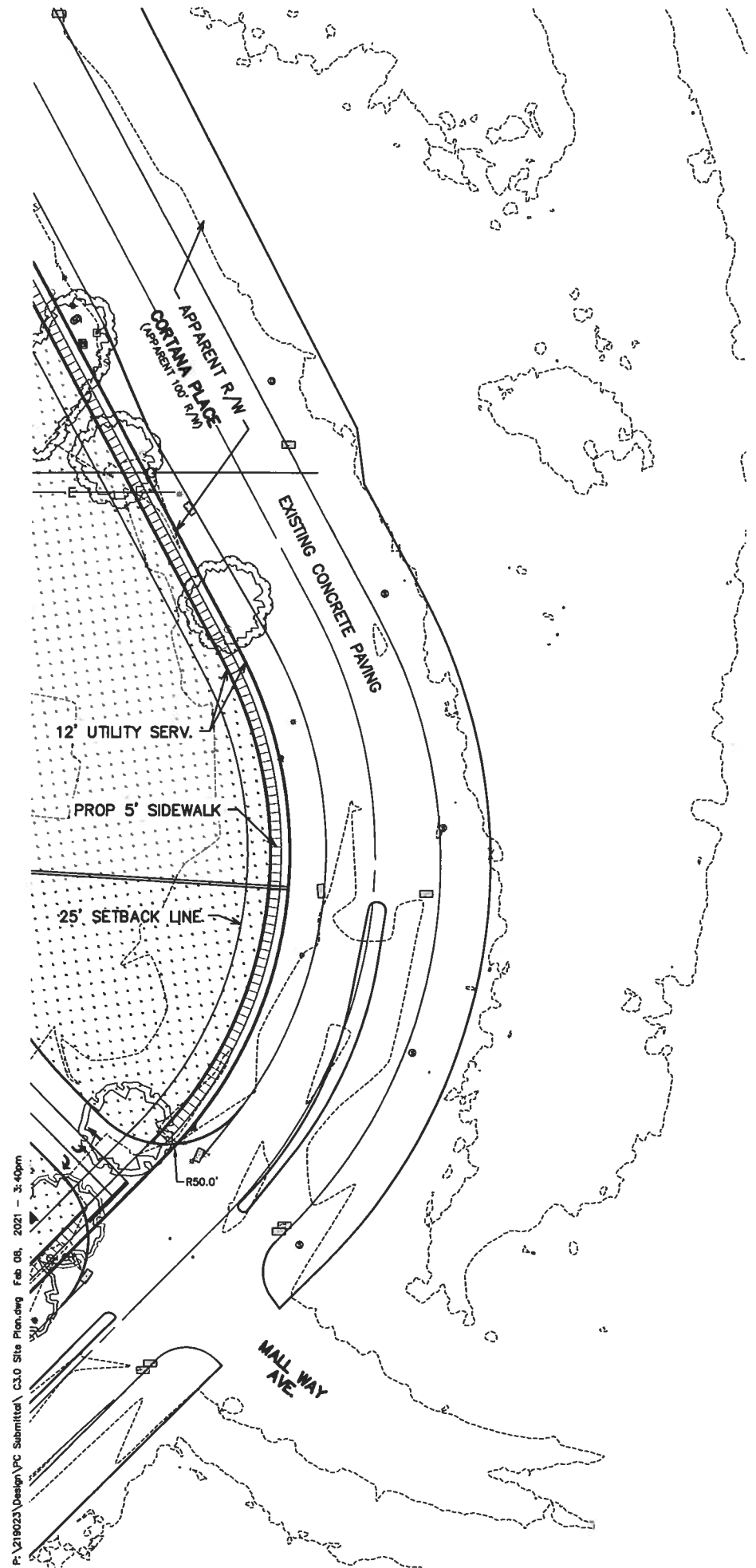


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Revisions

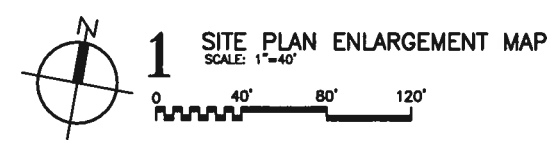
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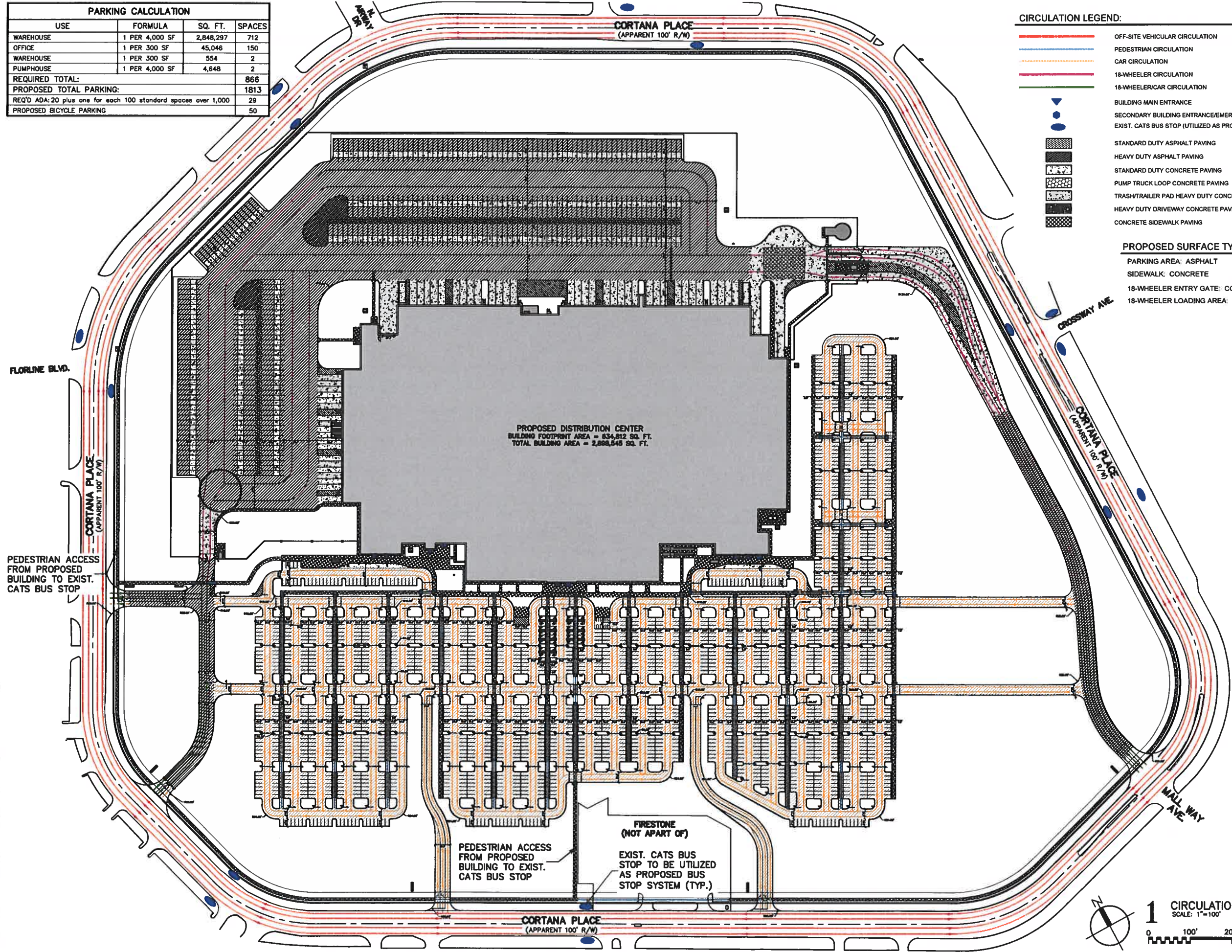
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Sheet:



**C3.8**

PARKING CALCULATION			
USE	FORMULA	SQ. FT.	SPACES
WAREHOUSE	1 PER 4,000 SF	2,848,297	712
OFFICE	1 PER 300 SF	45,046	150
WAREHOUSE	1 PER 300 SF	554	2
PUMPHOUSE	1 PER 4,000 SF	4,648	2
REQUIRED TOTAL:			866
PROPOSED TOTAL PARKING:			1813
REQ'D ADA: 20 plus one for each 100 standard spaces over 1,000			29
PROPOSED BICYCLE PARKING			50



- CIRCULATION LEGEND:**
- OFF-SITE VEHICULAR CIRCULATION
  - PEDESTRIAN CIRCULATION
  - CAR CIRCULATION
  - 18-WHEELER CIRCULATION
  - 18-WHEELER/CAR CIRCULATION
  - BUILDING MAIN ENTRANCE
  - SECONDARY BUILDING ENTRANCE/EMERGENCY EXIT
  - EXIST. CATS BUS STOP (UTILIZED AS PROPOSED STOPS)
  - STANDARD DUTY ASPHALT PAVING
  - HEAVY DUTY ASPHALT PAVING
  - STANDARD DUTY CONCRETE PAVING
  - PUMP TRUCK LOOP CONCRETE PAVING
  - TRASH/TRAILER PAD HEAVY DUTY CONCRETE PAVING
  - HEAVY DUTY DRIVEWAY CONCRETE PAVING
  - CONCRETE SIDEWALK PAVING

- PROPOSED SURFACE TYPES:**
- PARKING AREA: ASPHALT
  - SIDEWALK: CONCRETE
  - 18-WHEELER ENTRY GATE: CONCRETE
  - 18-WHEELER LOADING AREA: CONCRETE

**CSRS**  
 6767 Perkins Road, Suite 200  
 Baton Rouge, Louisiana 70808  
 Telephone: 225 769-0546  
 www.csrsinc.com

**Cortana  
 Distribution Center  
 Baton Rouge, LA**

Client  
**Seefried Industrial  
 Properties, Inc.**



**PRELIMINARY WORK**  
THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION, PERMITS, RECORDATION, CONTRACTS, SALES, OR BIDS FOR THE OBLIGANCE OF A PROJECT.

Revisions

#	Date	Description

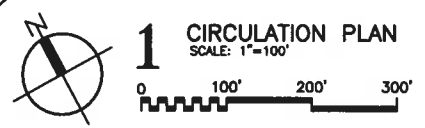
Key Plan

Sheet Title

**Circulation Plan**

Date	February 9, 2021
Project Number	219023
Drawn By	NPB, SZS
Checked By	SS, TG

Sheet



**C4.0**

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## Cortana Distribution Center Baton Rouge, LA

Client:

Seefried Industrial  
Properties, Inc.



**SYSKA HENNESSY  
GROUP**

A member company of SH Group, Inc.

Syska Hennessy Group, Inc.  
1175 Peachtree Street, N.E.  
Suite 700  
Atlanta, GA 30361  
Tel: 678.401.0200  
Fax: 678.401.0205  
www.syska.com

LEIGH ANN VOGEL  
PE 0045266

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Revisions:

#	Date	Description

Key Plan:

Sheet Title:

### SITE PLAN - LIGHTING

Date: January 7, 2021

Project Number: 219023

Drawn By: LAV

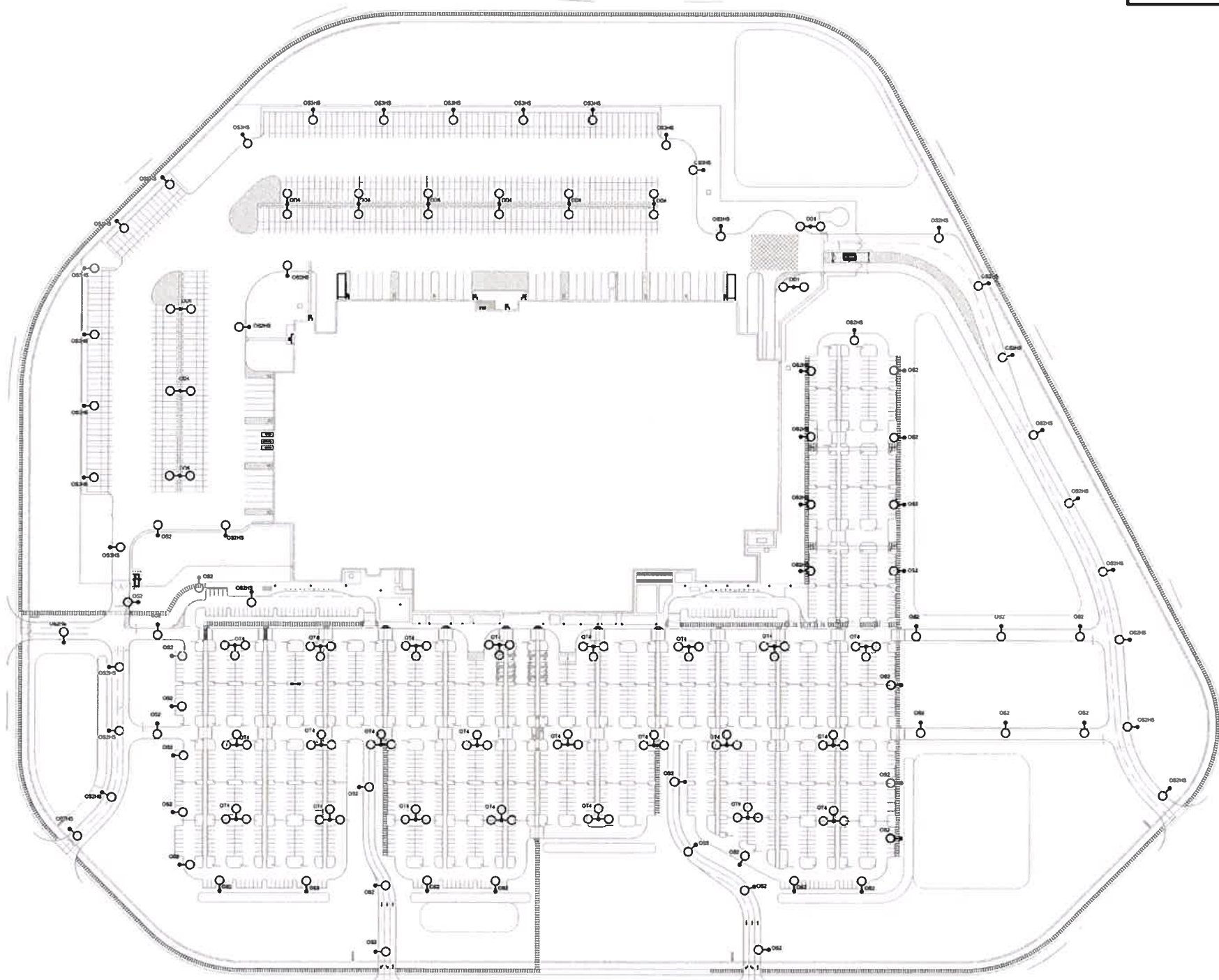
Checked By: JSC

Sheet:

# E-101L

**EXTERIOR POLE MOUNTED FIXTURES**

0E3H	RS44-P3-30K-84-RVOLT-1-8PA-1H @47 AFO
0D4	RS44-P3-30K-84-RVOLT-1-8PA @47 AFO
0E2	RS44-P3-30K-84-RVOLT-1-8PA @47 AFO
0E2H	RS44-P3-30K-84-RVOLT-1-8PA-1H @47 AFO
0T4	RS44-P3-30K-84-RVOLT-1-1-HEAD @47 AFO

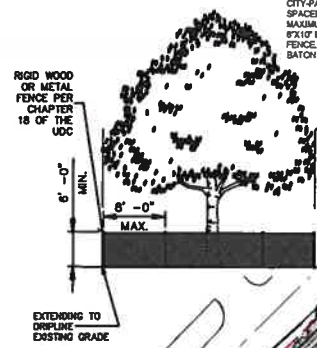


**1** SITE PLAN - POLE LOCATIONS  
1" = 100'-0"



**TREE PROTECTION, TYP.**

NOTE:  
TREE PROTECTION FENCING MUST CARRY DURABLE SIGNS DESIGNATING THE AREA AS A TREE PROTECTION ZONE. NO ENTRY UNLESS AUTHORIZED BY THE CITY PARISH OFFICE OF LANDSCAPE AND FORESTRY. THE SIGNS MUST BE SPACED AROUND THE PERIMETER OF ALL TREE PROTECTION ZONES WITH A MAXIMUM SPACING OF TWENTY-FIVE (25) FEET. SIGNS SHALL BE A MINIMUM OF 8"x10" IN SIZE AND SHALL BE FIRMLY AFFIXED TO THE TREE PROTECTION FENCE. THESE SIGNS ARE REQUIRED BY THE CITY OF BATON ROUGE AND EAST BATON ROUGE PARISH UNIFIED DEVELOPMENT CODE.



**LEGEND:**



**PLANT SCHEDULE**

QTY.	COMMON NAME	BOTANICAL NAME	MIN. SIZE	SPACING	COND.	COMMENTS
1740	Bar Harbor Juniper	Juniperus Horizontalis 'Bar Harbor'	3 gal.	3' o.c.	Cont.	
1558	Carissa Holly	Ilex Cornuta 'Carissa'	3 gal.	3' o.c.	Cont.	
8	Chinese Elm	Ulmus Parvifolia 'Almae'	2" Cal.	As shown	Cont.	8' ht. min
143	Chinese Pistache	Pistacia chinensis	2" Cal.	As shown	Cont.	8' ht. min
2175	Dwarf Maiden Grass	Miscanthus sinensis 'Adagio'	3 gal.	3' o.c.	Cont.	
296	G. G. Gerbing Azalea	Rhododendron 'G.G. Gerbing'	3 gal.	4' o.c.	Cont.	
10	Green Ash	Fraxinus Pennsylvanica	2" Cal.	As shown	Cont.	8' ht. min
117	Indian Hawthorn	Raphiolepis indica	3 gal.	3' o.c.	Cont.	
141	Knockout Rose	Rosa 'Radika' (Double Knockout Rose)	36" ht.	4' o.c.	Cont.	
60	Leyland Cypress	Cupressus x leylandii	1-1/2" Cal.	As shown	Cont.	8' ht. min
72	Little Gem Magnolia	Magnolia Grandiflora 'Little Gem'	2" Cal.	As shown	Cont.	8' ht. min
11	Live Oak	Quercus Virginiana	2" Cal.	As shown	Cont.	8' ht. min
999	Nick's Compact Juniper	Juniperus Chinensis 'Pfitzerana Compacta'	24" spr.	3' o.c.	Cont.	
138	Oak Leaf Holly	Ilex Hybrid	36" ht.	5' o.c.	Cont.	
35	Pin Oak	Quercus Palustris	2" Cal.	As shown	Cont.	8' ht. min
526	Pink Muhly Grass	Muhlenbergia capillaris	3 gal.	3' o.c.	Cont.	
57	'Savannah' Holly	Ilex x Attenuata 'Fostan'	1-1/2" Cal.	As shown	Cont.	8' ht. min
37	Shumard Oak	Quercus Shumardi	2" Cal.	As shown	Cont.	8' ht. min
121	Sugar Maple	Acer saccharum	2" Cal.	As shown	Cont.	8' ht. min
26	Sweet Bay Magnolia	Magnolia Virginiana	2" Cal.	As shown	Cont.	8' ht. min
34	Tulipree	Liriodendron Tulipifera	2" Cal.	As shown	Cont.	8' ht. min
396	Variegated Flax Lily	Dianella tasmanica 'Variegata'	1 gal.	2' o.c.	Cont.	
18	Vitex	Vitex Agnus-castus	1-1/2" Cal.	As shown	Cont.	8' ht. min
- SF	SOD - Centipede	Eremochloa Ophiuroides				

Notes:  
A. Plant sizes are minimums. The contractor shall meet all size 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. This 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 selected, the Landscape Contractor shall make provisions necessary to have the necessary material to complete the landscape installation by the established deadlines.

**LANDSCAPE PLANTING NOTES**

- ALL DISTURBED AREAS NOT PLANTED OR CONSTRUCTED UPON SHALL BE SODDED WITH CENTIPEDE SOD. THE GRADE PREPARED TO RECEIVE SOD SHALL BE 1" BELOW THE CURB ELEVATION AND PROPOSED GRADE. PROVIDE AND SPREAD CLEAN SAND AS A BASE FOR THE SOD. THEN THE SOD SHALL BE LAID, ROLLED, AND WATERED THOROUGHLY. THE SOD IS TO BE LAID WITHIN 8 HOURS OF THE DELIVERY TIME AT THE SITE.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF ONE FULL YEAR AND A COMPLETE GROWING SEASON (APRIL THROUGH SEPTEMBER) BEGINNING AFTER WRITTEN ACCEPTANCE FROM THE OWNER OR OWNER'S REPRESENTATIVE FOR THE INSTALLATION OF THE PLANT MATERIAL. AT THE CONCLUSION 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 QUALITIES OF THE ORIGINAL PLANT MATERIALS AND CARRY THE SAME GUARANTEE FROM THE TIME OF REPLACEMENT.
- 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 PRIOR TO PROCEEDING WITH INSTALLATION OF PLANT MATERIAL. ANY UTILITIES DAMAGED AS A RESULT OF PLANTING ACTIVITIES SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- COORDINATE WORK WITH ALL OTHER TRADES ON SITE. ANY PLANTING AREA DISTURBED AS A RESULT OF GENERAL CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY REPAIRED/ REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- 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, AGED PINE BARK, AND #1 SCREENED SAND. ALL MATERIALS ARE TO BE SCREENED TO PROVIDE A 99% 1" MINUS AND THEN BLENDED TO ASSURE A UNIFORM MIXTURE. A MINIMUM OF 40% COMPOSITE OF ORGANICS ARE TO BE INCORPORATED. SOIL IS TO BE WEED FREE AND FREE OF REPRODUCTIVE PARTS OF NUTGRASS.
- A PRE-EMERGENT HERBICIDE EQUAL SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. THE HERBICIDE TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. ADVISE THE OWNER/ OWNER'S REPRESENTATIVE OF THE HERBICIDE TYPE AND QUALITY PRIOR TO APPLICATION.
- 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.
- 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.
- MULCH TREE AND SHRUB PLANTING AREAS 3" DEEP IMMEDIATELY AFTER PLANTING. THOROUGHLY WATER MULCHED AREAS. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE. MULCH SHALL BE HARD WOOD HAMMER MILLED, AND THEN SCREENED TO PROVIDE A BLEND OF TINES AND 1" MINUS SIZING. ALL BEDS AND TREES SHALL BE MULCHED TO A 3" DEPTH UNLESS OTHERWISE NOTED.
- 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.
- 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.

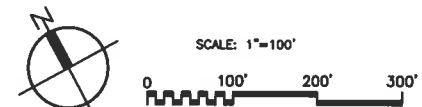
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SEE SHEET L1.2

SEE SHEET L1.3

**PROPOSED DISTRIBUTION CENTER**  
BUILDING FOOTPRINT AREA = 634,812 SQ. FT.  
TOTAL BUILDING AREA = 2,898,548 SQ. FT.

THE PROPOSED LANDSCAPE STREET YARD BUFFER ALONG CORTANA PLACE WILL CONTAIN A MIXTURE OF EXISTING TREES AND PROPOSED TREES. A EXISTING TREE SURVEY AND EVALUATION OF EXISTING TREES WILL BE CONDUCTED AND INCLUDED IN CONSTRUCTION DOCUMENTS SUBMITTED FOR PERMIT REVIEW.



**PRELIMINARY WORK**  
THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION, BEFORE OBTAINING CONTRACT, SPEC, OR BIDDING FOR THE SERVICE OF A PROJECT.

Revisions

#	Date	Description

Key Plan

Sheet Title  
**Landscape Plan**

Date	February 9, 2021
Project Number	219023
Drawn By:	
Checked By:	
Sheet:	

**L1.0**

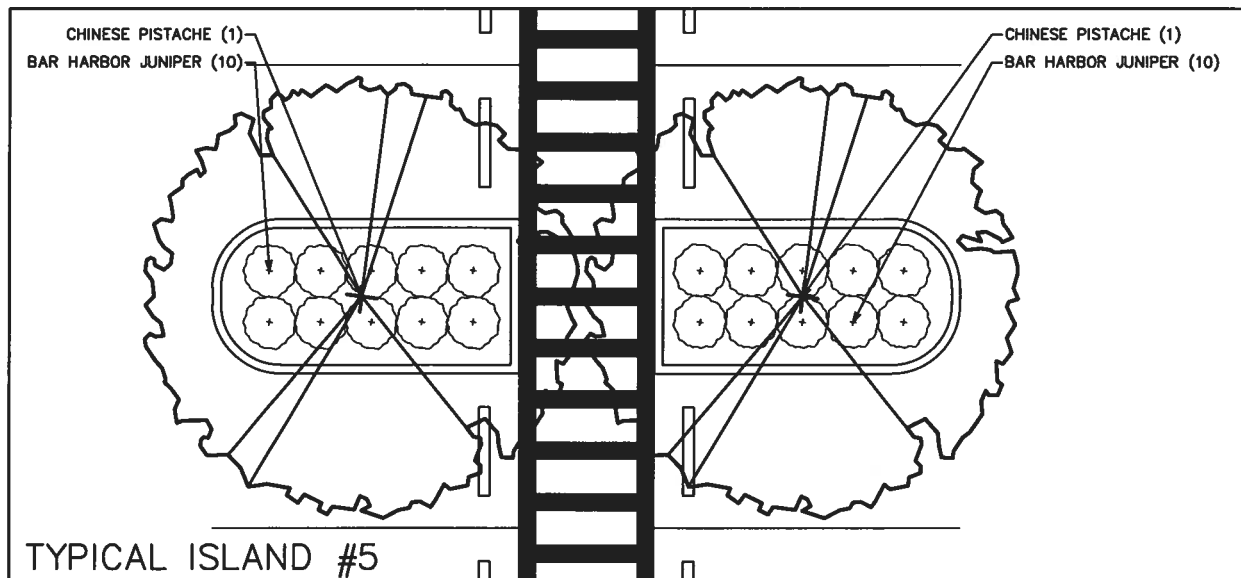
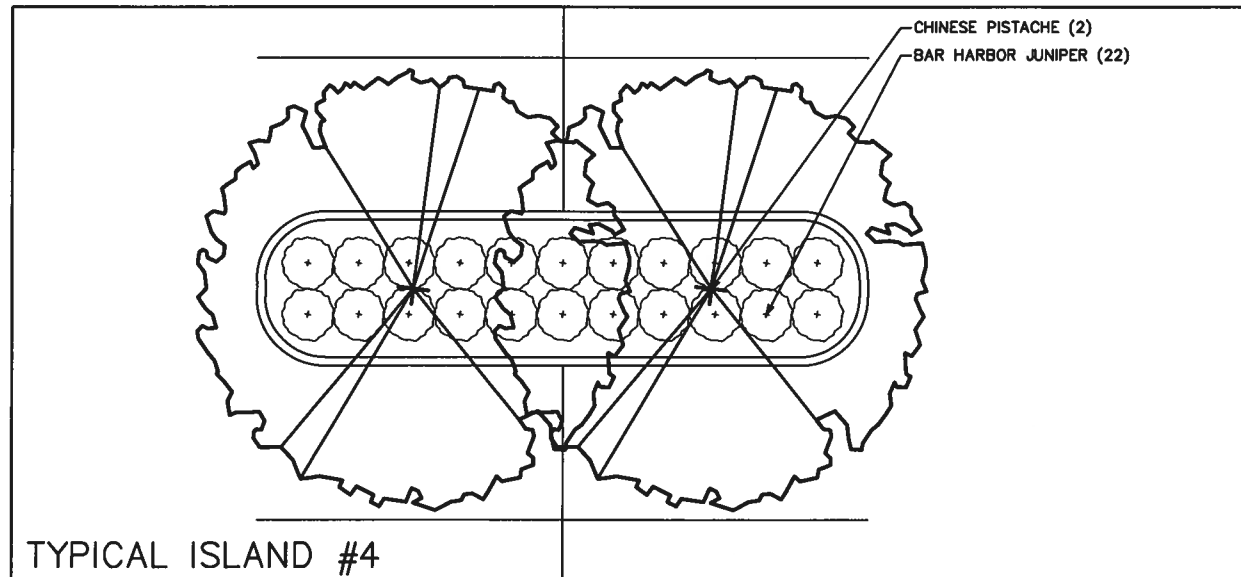
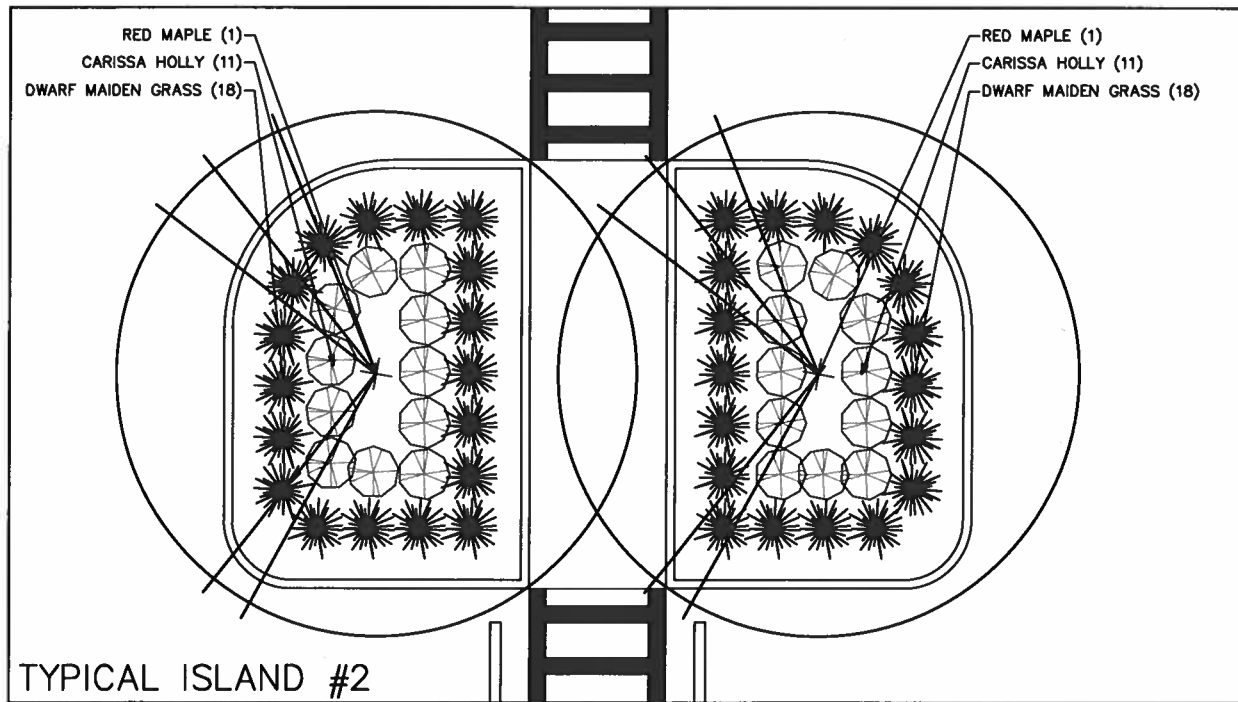
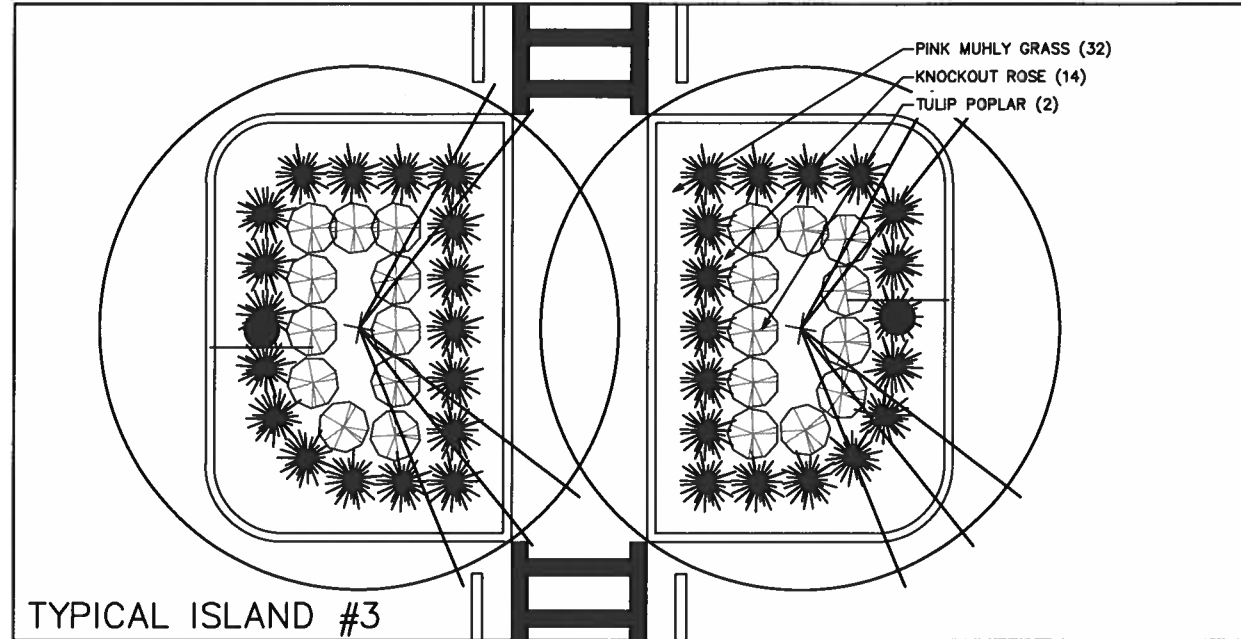
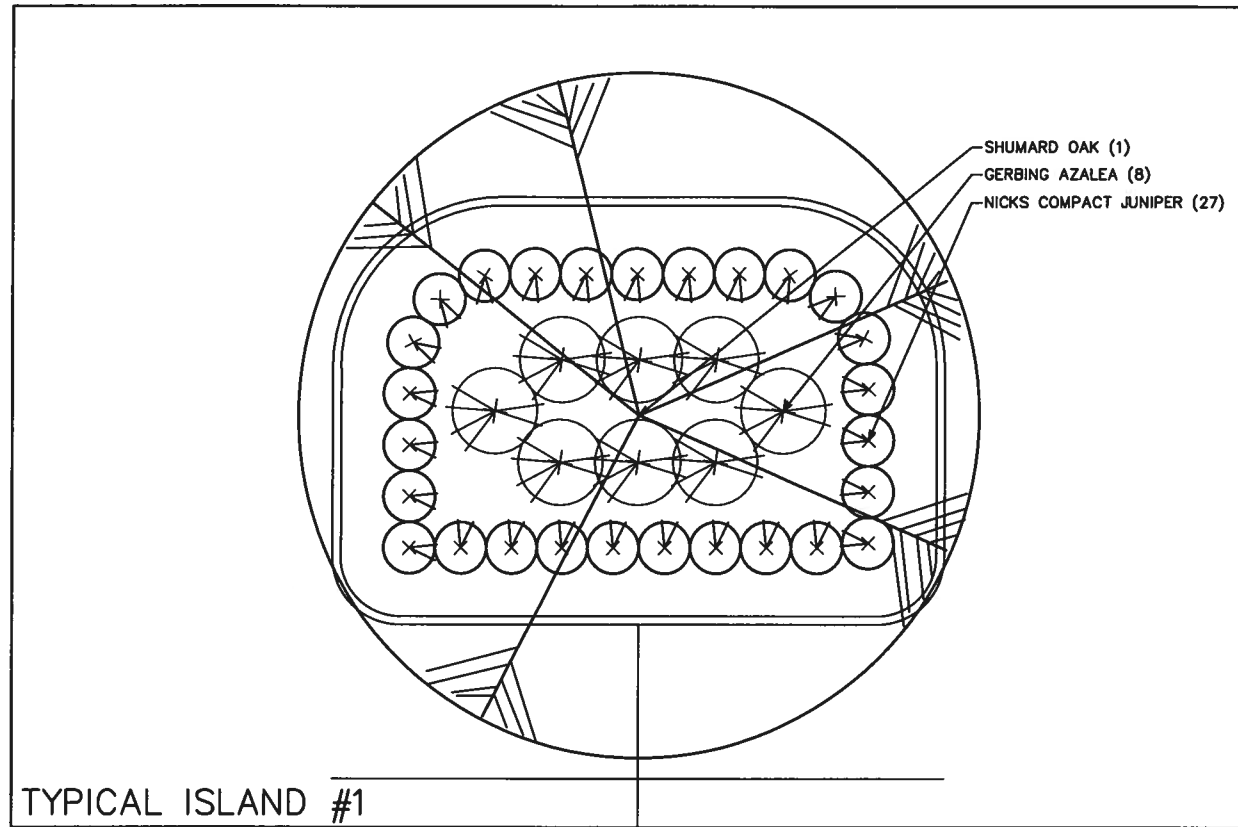


Project

**Cortana  
 Distribution Center  
 Baton Rouge, LA**

Client

**Seefried Industrial  
 Properties, Inc.**



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Revisions		
#	Date	Description

Key Plan

Sheet Title  
**Typical Parking  
 Islands**

Date: February 9, 2021

Project Number: 219023

Drawn By:

Checked By:

Sheet:

**L1.1**



Cortana  
Distribution Center  
Baton Rouge, LA

Seefried Industrial  
Properties, Inc.



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Revis on		
#	Date	Des ption

Key Plan

Sheet Title  
**Landscape Plan  
Enlargement**

Date: February 9, 2021

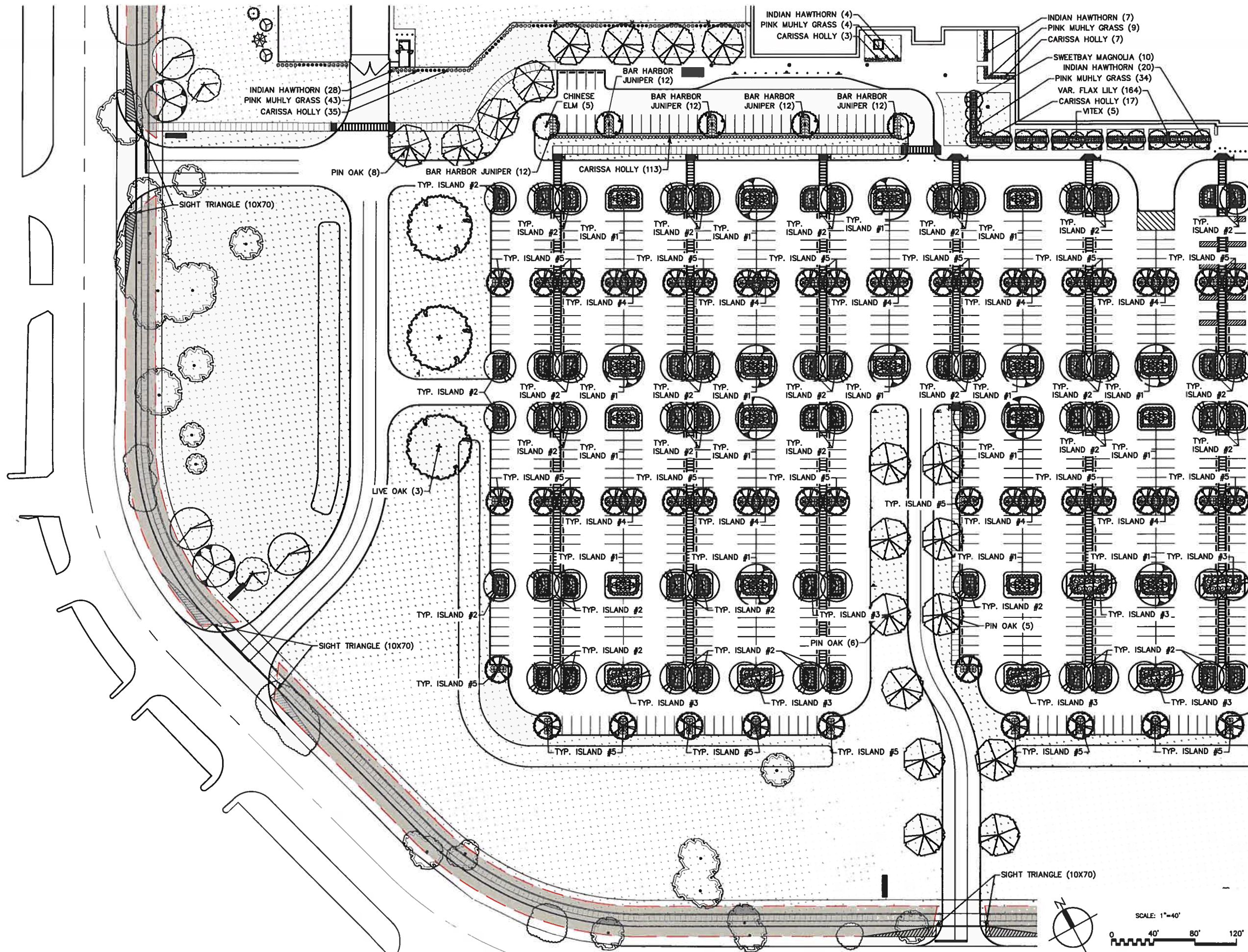
Pro ect Numbe: 219023

Drawn By:

Checked By:

Sheet:

**L1.2**



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Revisions

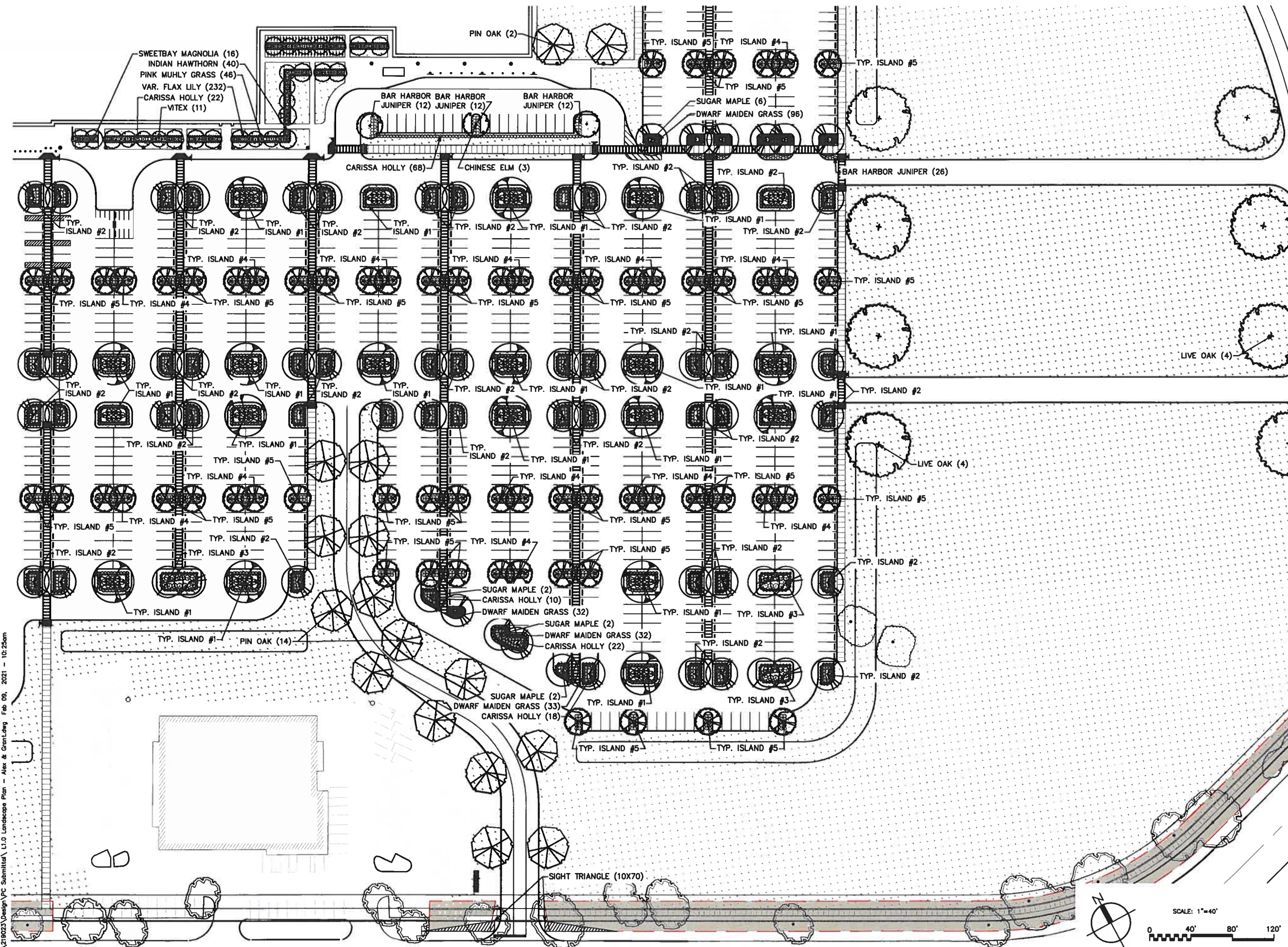
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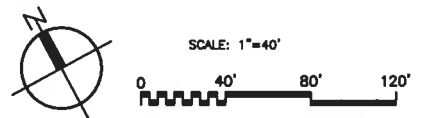
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Enlargement**

Date: February 9, 2021  
Project Number: 219023  
Drawn By:  
Checked By:  
Sheet

**L1.3**



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Project:

**Cortana  
 Distribution Center  
 Baton Rouge, LA**

Client:

**Seefried Industrial  
 Properties, Inc.**



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Revisions:

#	Date	Description

Key Plan

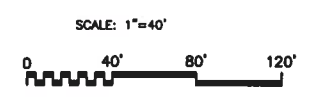
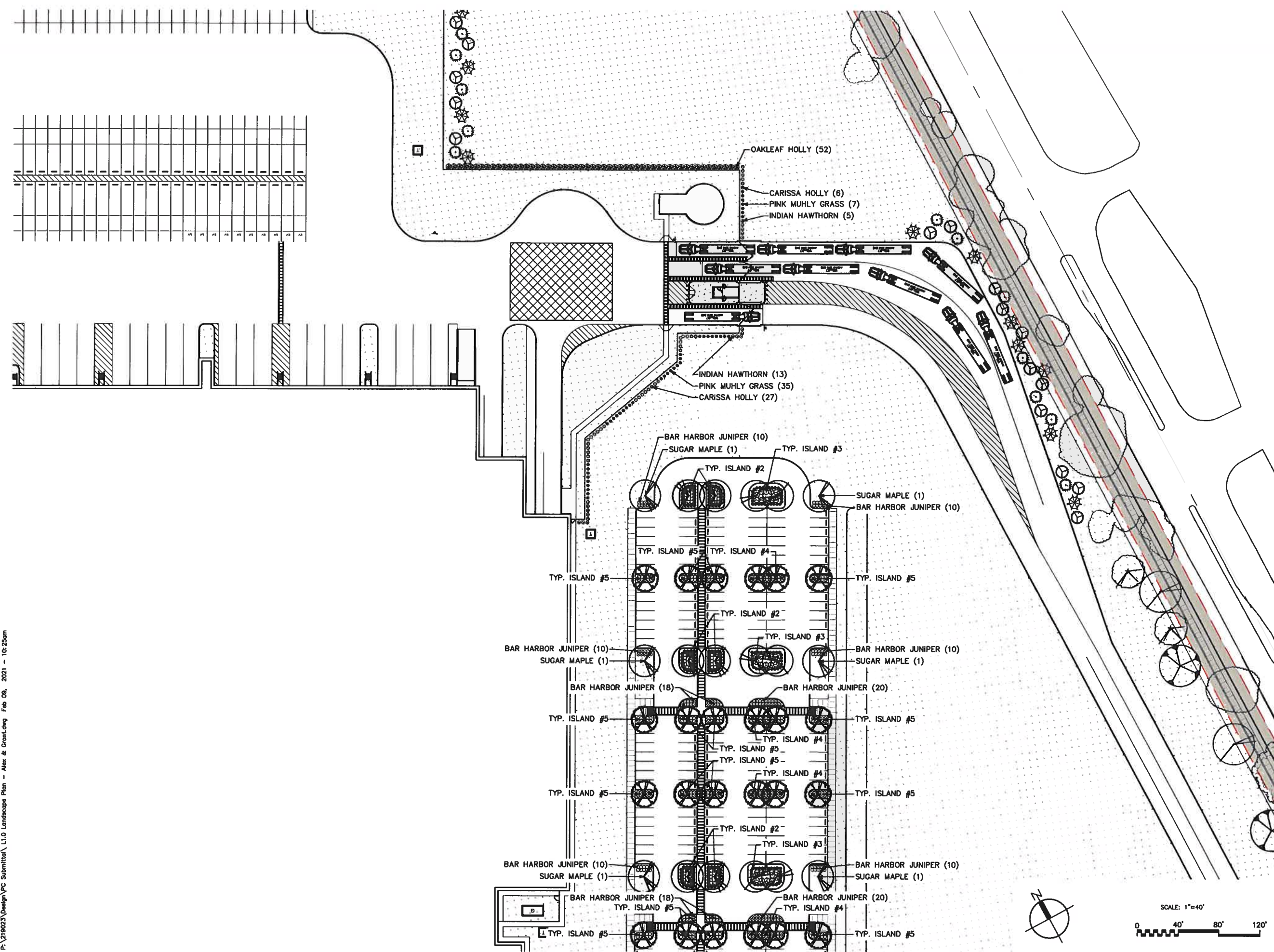
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**Landscape Plan  
 Enlargement**

Date	February 9, 2021
Project Number	219023
Drawn By	
Checked By	

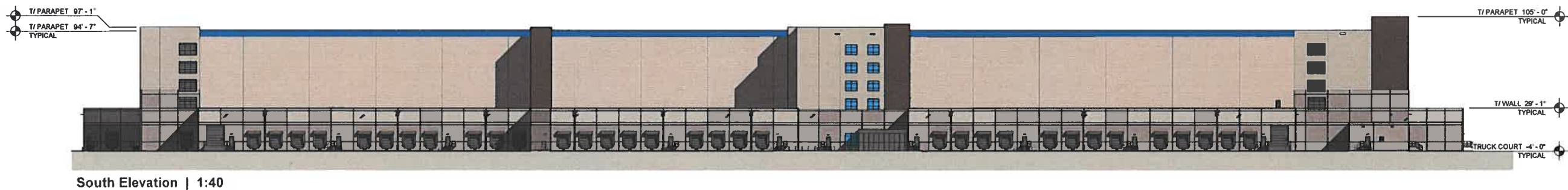
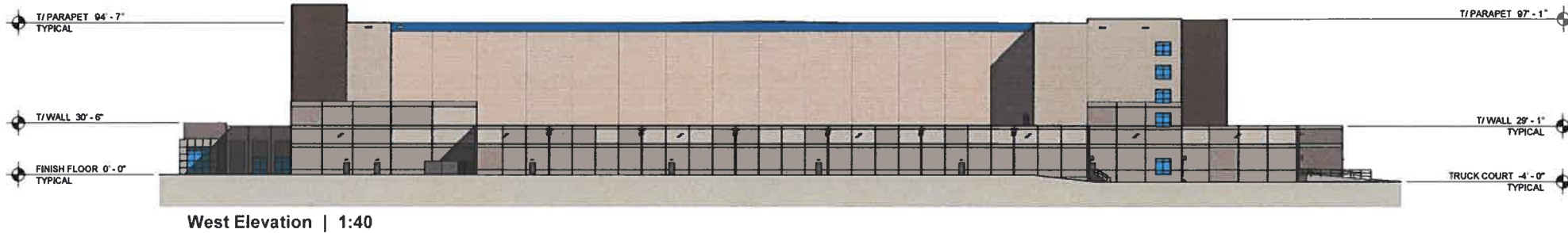
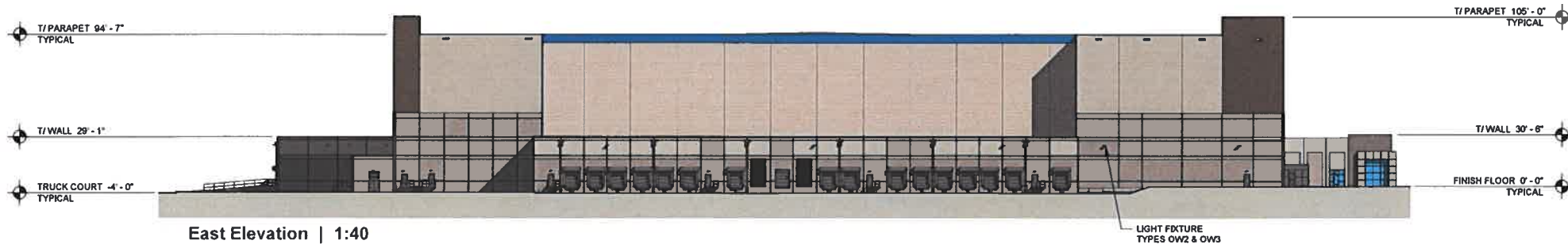
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**L1.4**



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#	Date	Description



**EXTERIOR MATERIALS LEGEND**

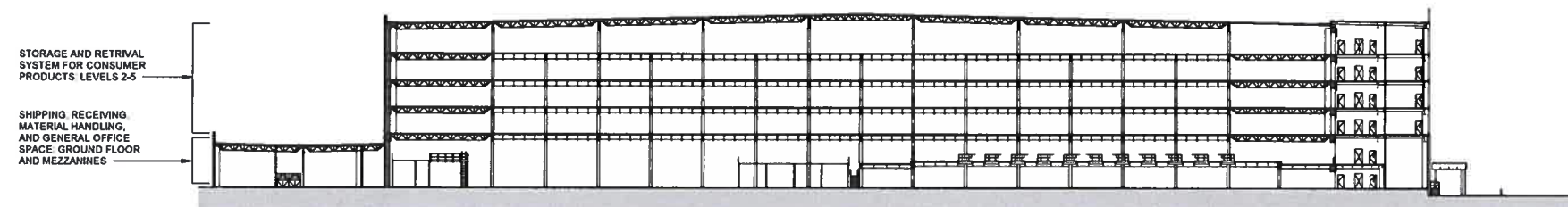
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**LIGHT FIXTURE LEGEND**

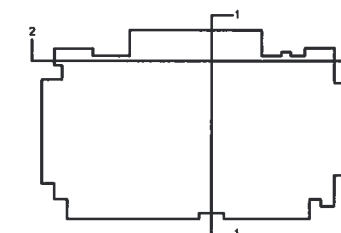
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Cortana  
 Distribution Center  
 Baton Rouge, LA

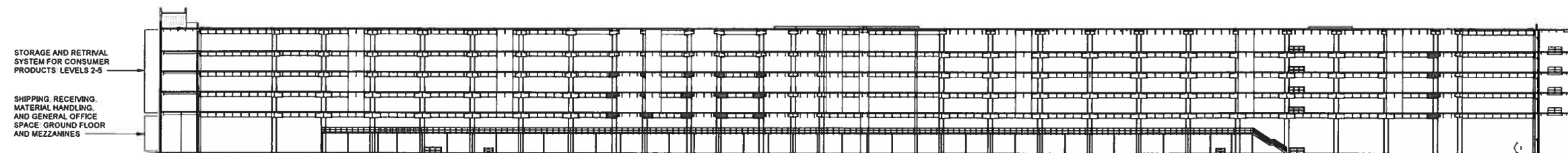
Seefried Industrial  
 Properties, Inc.



Building Section 1 | 1:40



KEY PLAN



Building Section 2 | 1:40

MARY ALISON HOAGLAND  
 ARCHITECT, LICENSE NO. 9301

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Revisions:

#	Date	Description

Key Plan:

Sheet Title:

**BUILDING SECTIONS**

Date: January 7, 2021

Project Number: 219023

Drawn By:

Checked By:

Sheet

**MK02**

#	Date	Description

**SITE SIGNAGE**

Date: January 7, 2021

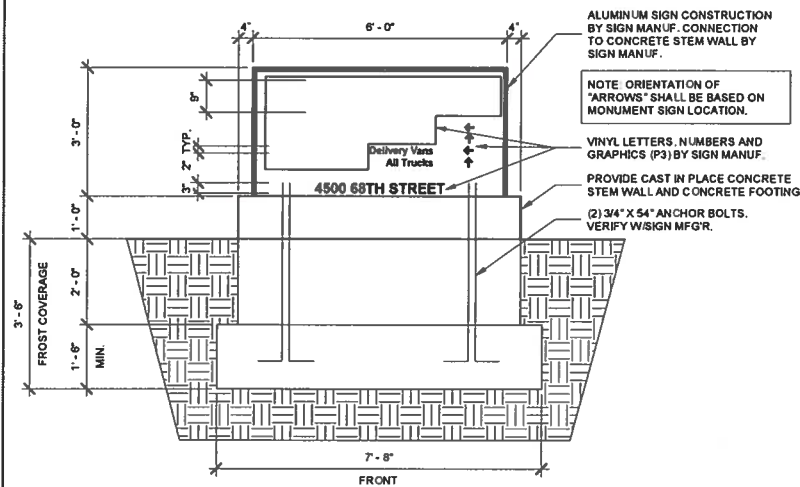
Project Number: 219023

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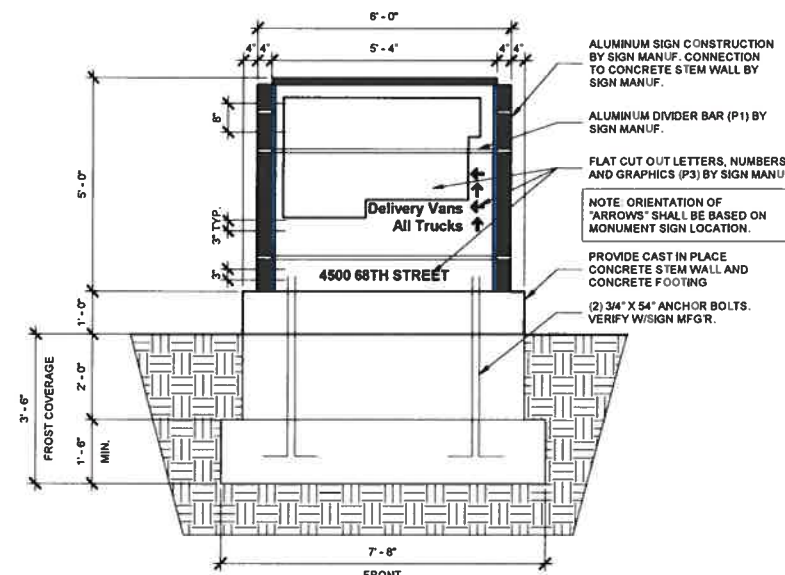
**MK03**



TYPICAL MONUMENT SIGN DESIGN (MS-2)  
(DIRECTIONAL ARROWS TO BE REVERSED PER LOCATION)

(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS. COORDINATE ORIENTATION IN FIELD) DIRECTIONAL ARROWS CHANGE BASED ON LOCATIONS OF SIGN.

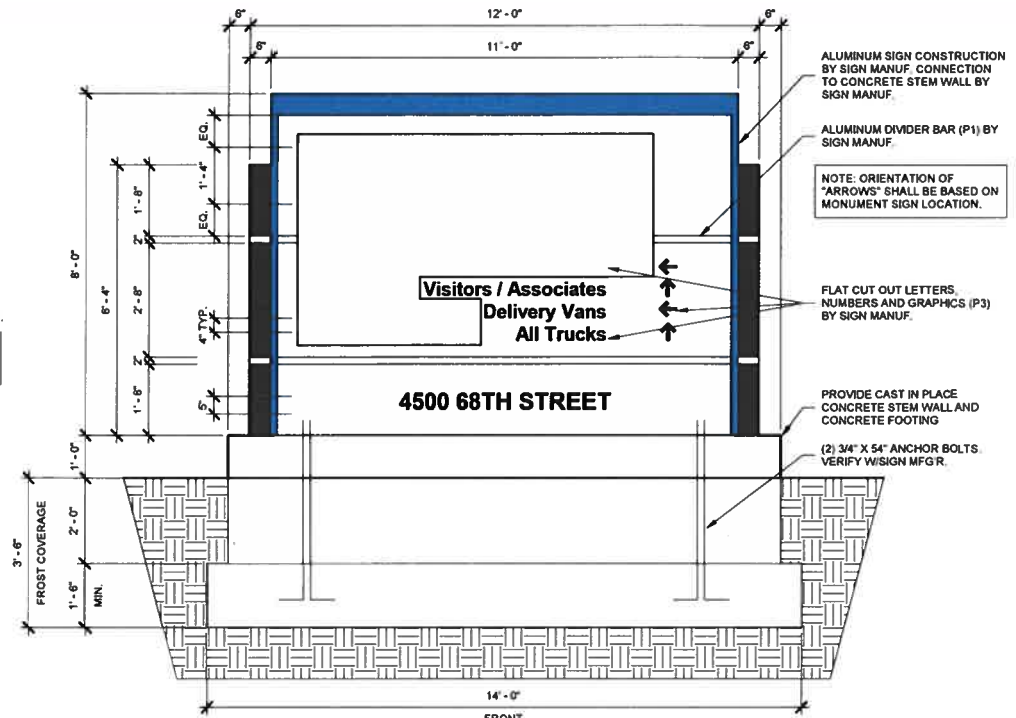
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TYPICAL MONUMENT SIGN DESIGN (MS-1)  
(DIRECTIONAL ARROWS TO BE REVERSED PER LOCATION)

(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS. COORDINATE ORIENTATION IN FIELD) DIRECTIONAL ARROWS CHANGE BASED ON LOCATIONS OF SIGN.

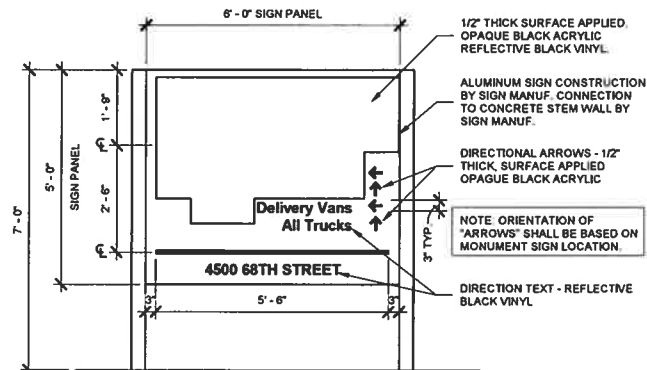
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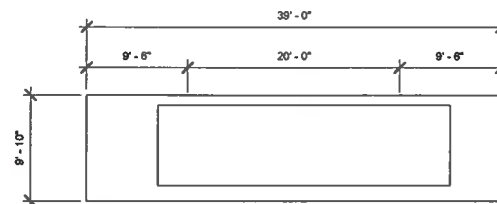
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**MONUMENT SIGN (MS-1) 8 FOOT ILLUMINATED / NON ILLUMINATED**



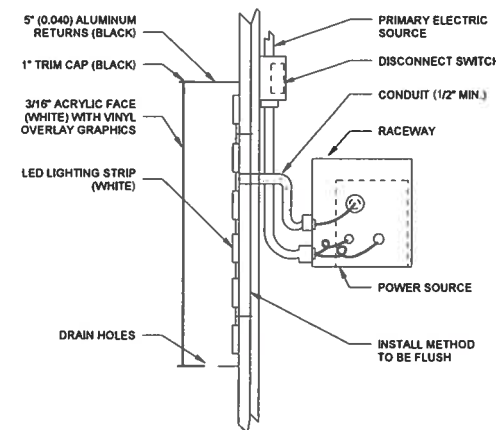
TYPICAL ENTRY SIGN DESIGN  
(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS.)  
DIRECTIONAL ARROWS CHANGE BASED ON LOCATIONS OF SIGN

**PYLON OPTION 7 FOOT**



TYPICAL BUILDING SIGN DESIGN  
(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS)  
- INTERNALLY ILLUMINATED LOGO SIGN BY SIGN MANUFACTURER  
- PROVIDE POWER TO JUNCTION BOX AT INSIDE FACE OF PRECAST CONCRETE PANEL WALL  
- LOCATION OF SIGN BASED ON BUILDING ORIENTATION AND MAIN ENTRY

**BUILDING SIGN**

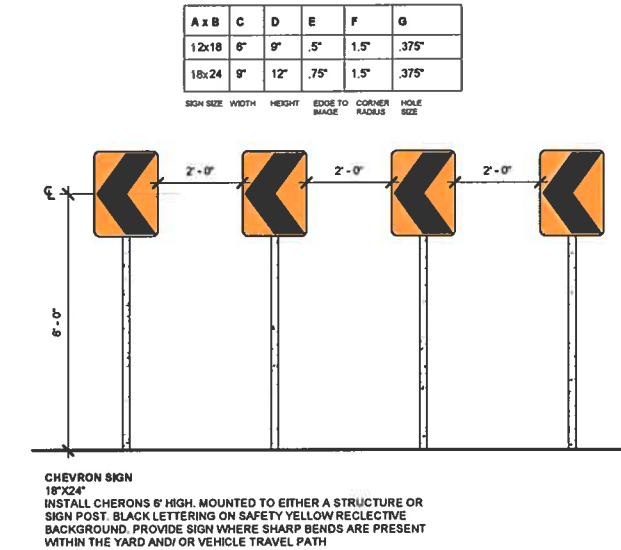
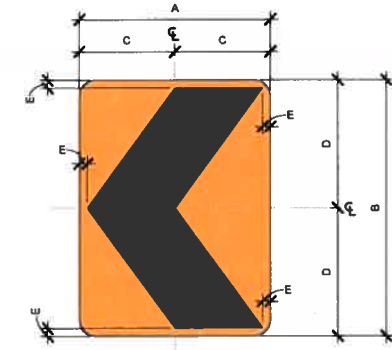


BUILDING SIGN MOUNTING DETAIL (N.T.S.)

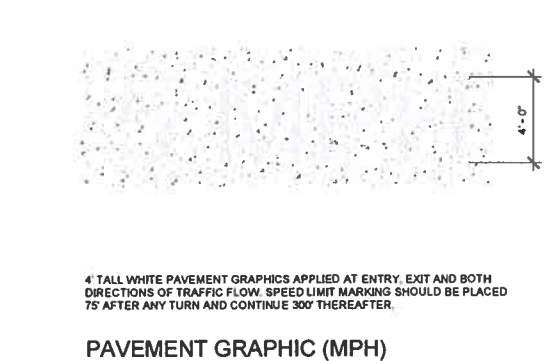
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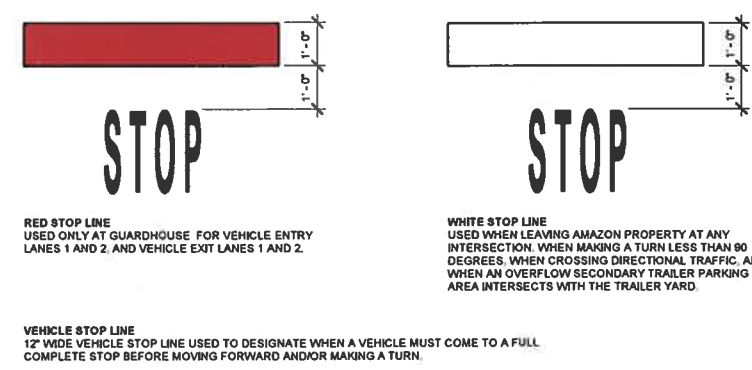
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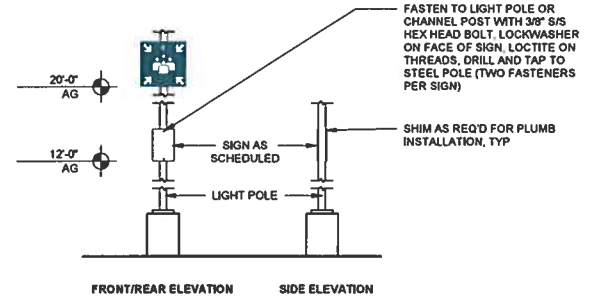
**SIGNAGE SITE (CHEVRONS)**



**PAVEMENT GRAPHIC (MPH)**



**PAVEMENT GRAPHIC (STOP)**



**PARKING LOT SIGNS MOUNTING U-P**

**DESCRIPTION:**

1. PANEL SIGNS WITH CUSTOM SIGN FACES

**MATERIALS AND CONSTRUCTION:**

1. THE SIGN CONSISTS OF AN ALUMINUM SIGN PANEL DIRECTLY ATTACHED TO AN EXISTING LIGHT POLE. G.C. TO VERIFY W/LIGHT POLE MANUFACTURER THAT POLE WILL STRUCTURALLY SUPPORT SIGN
2. SOLID ALUMINUM PANEL .0125" THICK. COMPOSITE MATERIALS ARE NOT ACCEPTABLE
3. PANEL AND LIGHT POLE ARE DRILLED AND TAPPED. PANEL ATTACHES WITH TWO 3/8" HEX HEAD BOLTS, ASSISTED WITH LOCK WASHERS AND AN APPLICATION OF "LOCTITE" ADHESIVE.
4. THE SIGN SHALL COMPLY WITH ALL LOCAL CODES. SUPPORTS SHALL BE SUFFICIENT FOR SECURE MOUNTING OF THE SIGN.
5. ALL HARDWARE IS TO BE NON-CORROSIVE. IF ADDITIONAL THICKNESS OF MATERIAL OR ADDITIONAL INTERNAL BRACING IS REQUIRED FOR SECURE INSTALLATION OF THE SIGNS OR TO PROVIDE STABILITY TO PREVENT WARPING SUCH ALTERATIONS SHALL BE REFLECTED IN THE SHOP DRAWINGS. WIND LOADING AND DURABILITY SHALL BE TAKEN INTO ACCOUNT IN ENGINEERING THIS SIGN.

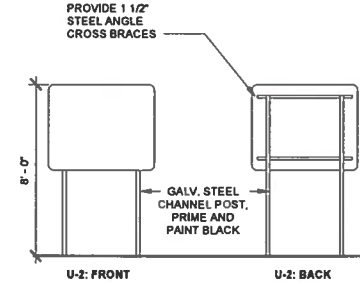
**GRAPHICS AND TYPOGRAPHY**

1. SIGN GRAPHICS ARE HEAVY DUTY 3M VINYL.
2. CUSTOM GRAPHICS AND SIGN FACE LAYOUTS ARE AVAILABLE FROM THE OWNER AS ELECTRONIC FILES.
3. COLORS ARE INDICATED ON THE DESIGN INTENT DRAWINGS. ADDITIONAL COLOR AND FINISH SPECIFICATIONS ARE FOUND IN THE GENERAL SPECIFICATIONS.

**INSTALLATION**

1. LOCATIONS ARE GENERALLY NOTED ON THE SITE SIGNAGE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION.
2. BOTTOM OF SIGN PANEL INSTALLS VARIES.
3. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATIONS WILL BE APPROVED ON SITE BY THE TENANT OR REPRESENTATIVE.

NOTE: VERIFY POST SIZE WITH SIGN MOUNTING HEIGHTS. DETAILS PROVIDE INTENT ONLY. FINAL POST & CONNECTIONS SHALL BE SIZED PER AHJ STANDARDS



**POST AND PANEL SIGNS MOUNTING U-2**

**DESCRIPTION:**

1. POST AND PANEL SIGNS WITH STANDARD SIZED DOT AND CUSTOM SIGN FACES

**MATERIALS AND CONSTRUCTION:**

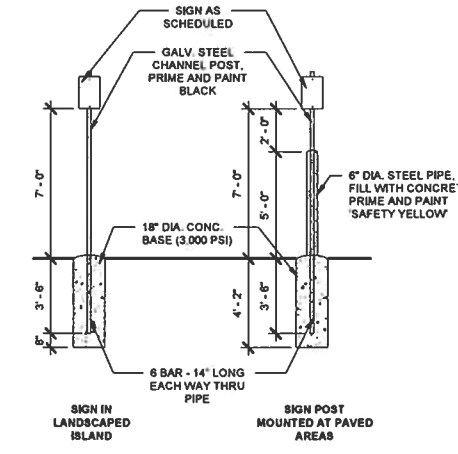
1. THE SIGN CONSISTS OF AN ALUMINUM SIGN PANEL ON A 2" SQUARE STEEL POST
2. PANEL CONFORMS TO MUTCD SPECIFICATIONS. SOLID ALUMINUM, NOT LESS THAN 0.090" THICK. COMPOSITE MATERIALS ARE NOT ACCEPTABLE.
3. POST: 2" SQUARE STEEL POST, 12 GA. 7/16" PERFORATIONS ON 1" CENTERS, FOUR SIDES, APPROX 12' O/A
4. THE SIGN SHALL COMPLY WITH ALL LOCAL CODES. SUPPORTS SHALL BE SUFFICIENT FOR SECURE MOUNTING OF THE SIGN.
5. ALL HARDWARE IS TO BE NON-CORROSIVE. IF ADDITIONAL THICKNESS OF MATERIAL OR ADDITIONAL INTERNAL BRACING IS REQUIRED FOR SECURE INSTALLATION OF THE SIGNS OR TO PROVIDE STABILITY TO PREVENT WARPING SUCH ALTERATIONS SHALL BE REFLECTED IN THE SHOP DRAWINGS. WIND LOADING AND DURABILITY SHALL BE TAKEN INTO ACCOUNT IN ENGINEERING THIS SIGN.

**GRAPHICS AND TYPOGRAPHY**

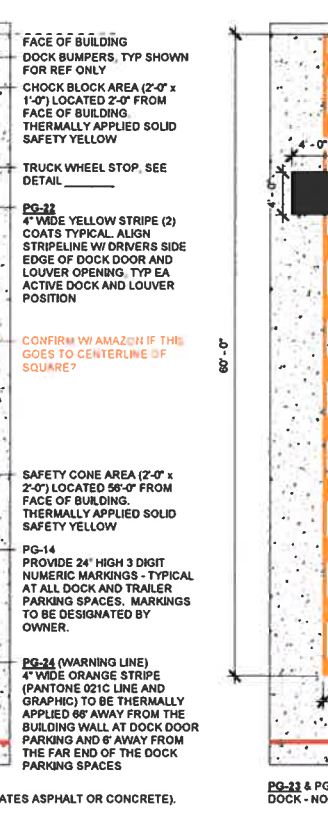
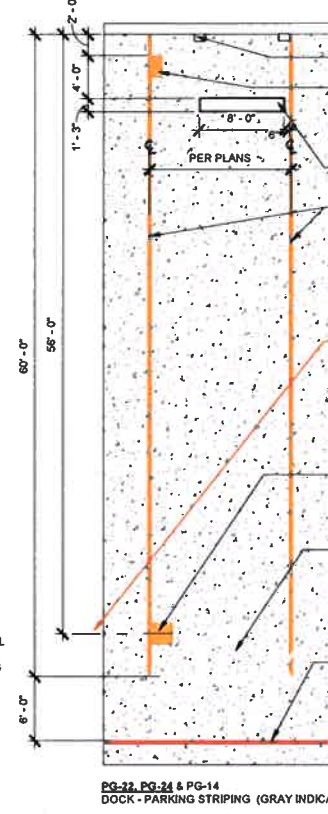
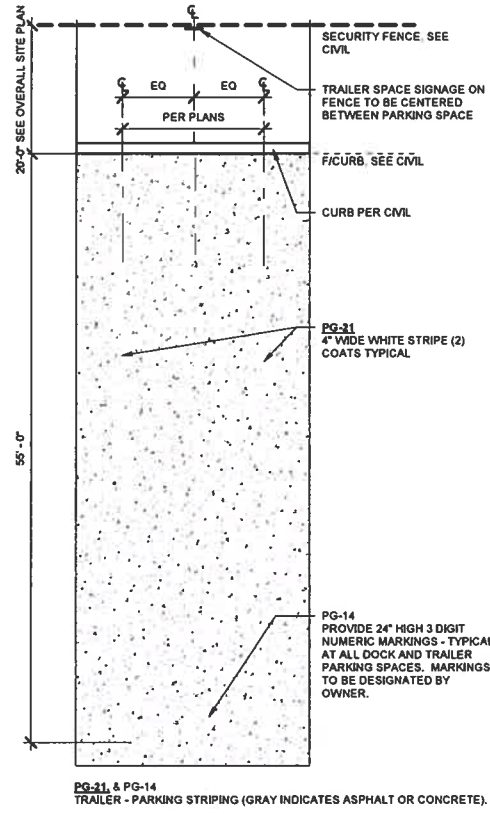
1. ALL SIGNS INDICATED "DOT" SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FROM THE FEDERAL HIGHWAY ADMINISTRATION.
2. SIGN GRAPHICS ARE HEAVY DUTY 3M REFLECTIVE VINYL.
3. CUSTOM GRAPHICS AND SIGN FACE LAYOUTS ARE AVAILABLE FROM THE OWNER AS ELECTRONIC FILES.
4. COLORS ARE INDICATED ON THE DESIGN INTENT DRAWINGS.

**INSTALLATION:**

1. LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED SITE SIGNAGE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION.
2. TYPICAL SIGN PANEL INSTALLS 7'-0" ABOVE GRADE OR PER LOCAL AHJ RESTRICTIONS. THE POST EXTENDS TO WITHIN 2" OF THE TOP OF THE SIGN PANEL. INSTALLATION SHALL BE PLUMB, LEVEL AND STRAIGHT.
3. MOUNTING U-2 PROVIDES TWO POLE SUPPORT SIMILAR TO MOUNTING. ADDITIONALLY, U-2 REQUIRES CROSS BRACING OF STRUCTURAL ANGLE ON THE BACK OF THE SIGN FACE.
4. TOP OF THE U-2 MOUNTED SIGN INSTALLS 8'-0" ABOVE GRADE. INSTALLATION SHALL BE PLUMB, LEVEL AND STRAIGHT.
5. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATIONS WILL BE APPROVED ON SITE BY THE OWNER OR HIS REPRESENTATIVE.



**SITE SIGN MOUNTING HEIGHTS**



**PAVEMENT GRAPHIC DETAILS (PG-SERIES)**

**PAVEMENT GRAPHIC (STOP)**