

MATERIALS KEYING/ GENERAL NOTES

**NEW BUILDING**  
BUILDING SQUARE FOOTAGE: 15,950 SF  
BUILDING HEIGHT: 29' - 11" HIGHEST POINT  
BUILDING USE: EDUCATIONAL / LOWER & MIDDLE SCHOOL

**PARKING - CAR**  
EXISTING OFF-STREET PARKING (TO BE REMOVED): 104  
81 SPACES USED FOR CAR  
23 SPACES USED FOR BUSES  
NEW OFF-STREET PARKING (ADDED TO THE SITE): 89

**TOTAL PROVIDED PARKING SPACES:** 89  
**TOTAL REQUIRED = 37 NEW**  
(ONE FOR EACH ADDED CLASSROOM): 37

**PARKING - BUS**  
EXISTING OFF-STREET PARKING (TO BE REMOVED): 104  
23 SPACES USED FOR BUSES  
81 SPACES USED FOR CAR  
NEW OFF-STREET PARKING (ADDED TO THE SITE): 28

NOTE: BUS LOT SERVICING 3 CRESCENT CITY SCHOOL CAMPUSES.

No.	Description	Date

STAMP

KEY PLAN

Mathes Brierre  
ARCHITECTS

201 St. Charles Avenue, Forty First Floor  
New Orleans, Louisiana 70170-4100  
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PROJECT TITLE

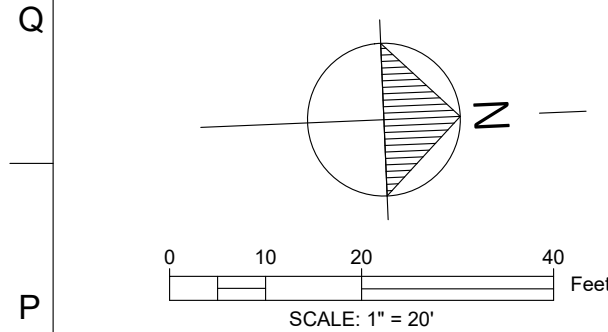
NEW CONSTELLATIONS  
BLDG & SITE WORK  
IMPROVEMENTS AT  
TUBMAN PARK CAMPUS

2701 Lawrence Street  
New Orleans, LA 70114

CPC DESIGN REVIEW

DESIGNED BY	MBA	CHECKED BY	AM
DRAWN BY	AC	DATE	04/30/25
SHEET TITLE CAMPUS DEVELOPMENT & TRAFFIC PLAN			
PROJECT NO.	12400	SHEET NO.	CPC





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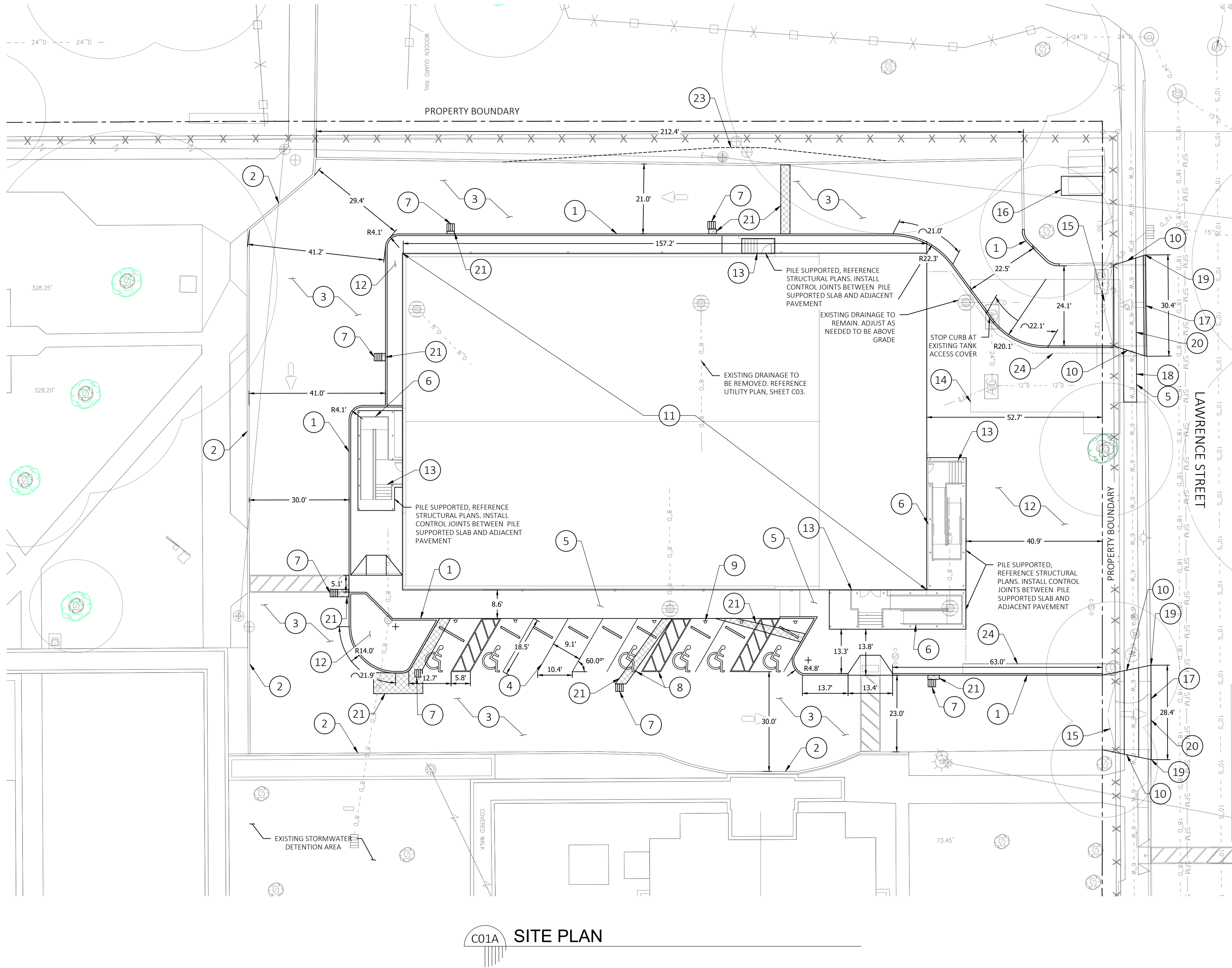
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### SITE PLAN LEGEND

- |    |  |    |  |
|----|--|----|--|
| 1  | 6" BARRIER CURB. SEE DETAIL 4, SHEET C04.  | 14 | EXISTING ARCH TANK STORMWATER DETENTION AREA   |
| 2  | EXISTING CURB TO REMAIN  | 15 | NEW GATE PER ARCH  |
| 3  | EXISTING ASPHALT PAVEMENT TO REMAIN  | 16 | 6" CONCRETE PAD WITH HIGHWAY MESH FOR BACKFLOW PREVENTER. SEE UTILITY PLAN, SHEET C03          |
| 4  | NEW PARKING STALL STRIPING   | 17 | MOUNTABLE CURB PER DPW STANDARDS   |
| 5  | 4" CONCRETE SIDEWALK. SEE DETAIL 1, SHEET C04.                                   | 18 | SOD RIGHT OF WAY WHERE DRIVEWAY APRON WAS REMOVED.   |
| 6  | NEW CONCRETE RAMPS. REFERENCE STRUCTURAL.  | 19 | TIE MOUNTABLE CURB INTO EXISTING CURB WITH DOWELS  |
| 7  | DRAINAGE STRUCTURE. REFERENCE UTILITY PLAN ON SHEET C03A.                        | 20 | NEW 6" CONCRETE DRIVEWAY APRON PER CITY OF NEW ORLEANS DPW STANDARDS. SEE DETAIL 9, SHEET C05. |
| 8  | TYPICAL ADA HANDICAP PARKING SYMBOL AND AISLE STRIPING. SEE DETAIL 5, SHEET C04. | 21 | TRENCHING FOR NEW UTILITIES. REPLACE ASPHALT TO MATCH EXISTING. SEE DETAIL 2, SHEET C04.       |
| 9  | TYPICAL HANDICAP BOLLARD SIGN. SEE DETAIL 6, SHEET C04.                          | 22 | PLAY AREA ENCLOSURE FENCE PER ARCH   |
| 10 | TIE SIDEWALK INTO EXISTING SIDEWALK WITH DOWELS                                  | 23 | ADD FILL UNDER AND BEHIND CURB TO SLOPE TO OPEN AREA   |
| 11 | NEW MODULAR BUILDING. REFERENCE STRUCTURAL PLANS                                 | 24 | FENCE PER ARCH   |
| 12 | NEW SODDED/LANDSCAPED AREA. REF ARCH/LANDSCAPE.                                  |    |  |
| 13 | CONCRETE STAIR AND LANDING WITH HANDRAIL. REFERENCE ARCH AND STRUCTURAL          |    |  |

### SITE PLAN NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
- ANY WORK IN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO CITY OF NEW ORLEANS DPW TRAFFIC ENGINEERING DIVISION AND CONFORMITY TO THE REQUIREMENTS OF THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR MUST FURNISH ALL TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.
- REFER TO BOUNDARY SURVEY FOR EXISTING MONUMENTS TO LAYOUT PROPERTY LINE.
- BRING UP GRADE UNDER ALL PAVEMENT WITH STRUCTURAL FILL COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
- ALL CURB RADII SHALL BE 3 FEET UNLESS OTHERWISE NOTED ON THIS PLAN.
- ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLANS FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL INSPECTION.

### STORMWATER MANAGEMENT NOTE:

- ALL PERMEABLE PAVING INSTALLATIONS SHALL BE SUBJECT TO INFILTRATION TESTING AFTER INSTALLATION. TESTING SHALL BE CONDUCTED ACCORDING TO THE ASTM INTERNATIONAL C1701 OR C1781 STANDARDS, AS APPROPRIATE. ALL TYPES OF PERMEABLE PAVEMENT SHALL MAINTAIN A MINIMUM INFILTRATION RATE OF 200 INCHES PER HOUR.

### SURVEY BY OTHERS

- SITE ELEMENTS AND PROPERTY BOUNDARY PER SURVEY TITLED "TOPOGRAPHIC SURVEY SURVEY OF LOT B & A PARTIAL TOPOGRAPHIC SURVEY OF LOT C PROSPER MARGNY PLANTATION FIFTH DISTRICT CITY OF NEW ORLEANS, ORLEANS PARISH, LOUISIANA" BY DADING, MARQUES & ASSOCIATES, LLC, DATED JANUARY 9, 2025.

No.	Description	Date

STAMP



KEY PLAN

**Mathes Brierre**  
ARCHITECTS

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architecture@mathesbrierre.com

PROJECT TITLE

**NEW CONSTELLATIONS  
BLDG & SITE WORK  
IMPROVEMENTS AT  
TUBMAN PARK CAMPUS**

2701 Lawrence Street  
New Orleans, LA 70114

**CONSTRUCTION  
DOCUMENTS**

DESIGNED BY MARAIS CONSULTANTS	CHECKED BY JMS
DRAWN BY CAP	DATE 04/30/25
SHEET TITLE SITE PLAN (SIDE A)	
PROJECT NO. 12400	SHEET NO. C01A

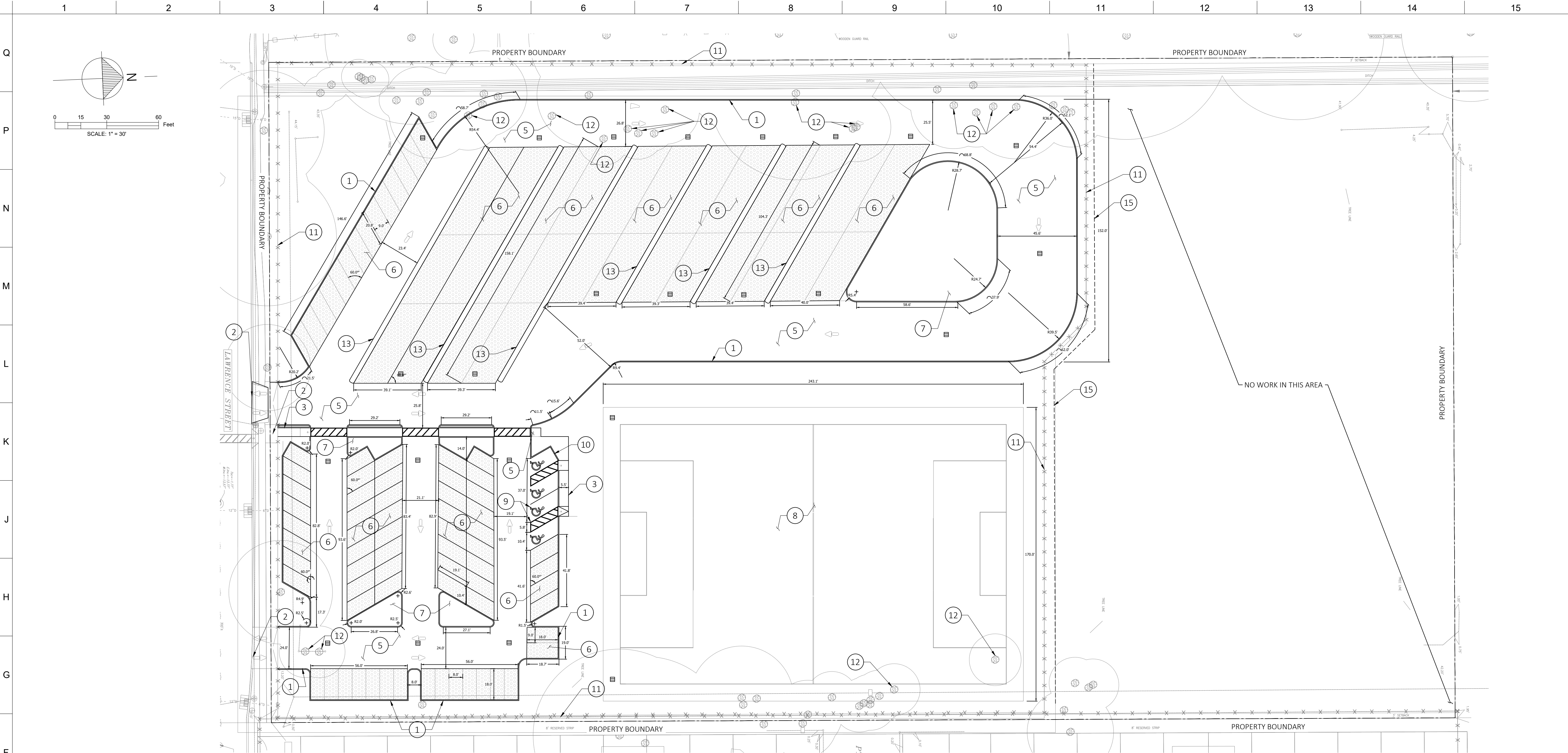
**MARAIS**

CONSULTANTS, LLC  
2018 JENA STREET  
NEW ORLEANS, LA 70115  
504.350.2644  
maraisconsultants.com

PROFESSIONAL OF RECORD:  
jenny@maraisconsultants.com







C01B SITE PLAN

SITE PLAN LEGEND			
1	6" BARRIER CURB AND GUTTER (SEE DETAIL 4, SHT C04)	9	REQ'D HANDICAP SYMBOL AND STRIPING (SEE ARCH)
2	CONCRETE D/W PER DPW STD (SEE DETAIL 9, SHT C05)	10	REQ'D HANDICAP BOLLARD SIGN (SEE ARCH FOR DETAIL)
3	4.0' SIDEWALK PER DPW STD (SEE DETAIL 1, SHT C04)	11	FENCE PER ARCH
4	TIE SIDEWALK TO EXIST. SIDEWALK W/ DOWELS	12	REMOVE TREE FOR NEW PAVEMENT. CONFIRM ALL TREE REMOVAL WITH LANDSCAPE PLANS
5	7" CONCRETE PAVEMENT (SEE DETAIL10, SHT C04)	13	STRIPED PARKING ISLAND FOR FUTURE EV CHARGERS. REFERENCE DETAIL 12, SHEET C05.
6	PLASTIC PERMEABLE PAVERS, 12" SUBBASE. SEE DETAIL 8, SHEET C04.	14	STRIPED PARKING ISLAND FOR FUTURE EV CHARGERS
7	PLANTING AREAS (SEE LANDSCAPE)	15	NEW GRADED SWALE
8	TURF SPORTS FIELD. SEE DETAIL 7, SHEET C04.		

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- REFER TO BOUNDARY SURVEY FOR EXISTING MONUMENTS TO LAYOUT PROPERTY LINE.
- BRING UP GRADE UNDER ALL PAVEMENT WITH STRUCTURAL FILL COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ARE FROM:
  - FACE OF CURB TO FACE OF CURB
  - FACE OF CURB TO PROPERTY LINE
  - FACE OF CURB TO CENTER OF STRUCTURE (DROP INLET, MANHOLE, ETC.)
  - PROPERTY LINE TO BUILDING FACE
- ALL CURB RADII SHALL BE 3 FEET UNLESS OTHERWISE NOTED ON THIS PLAN.
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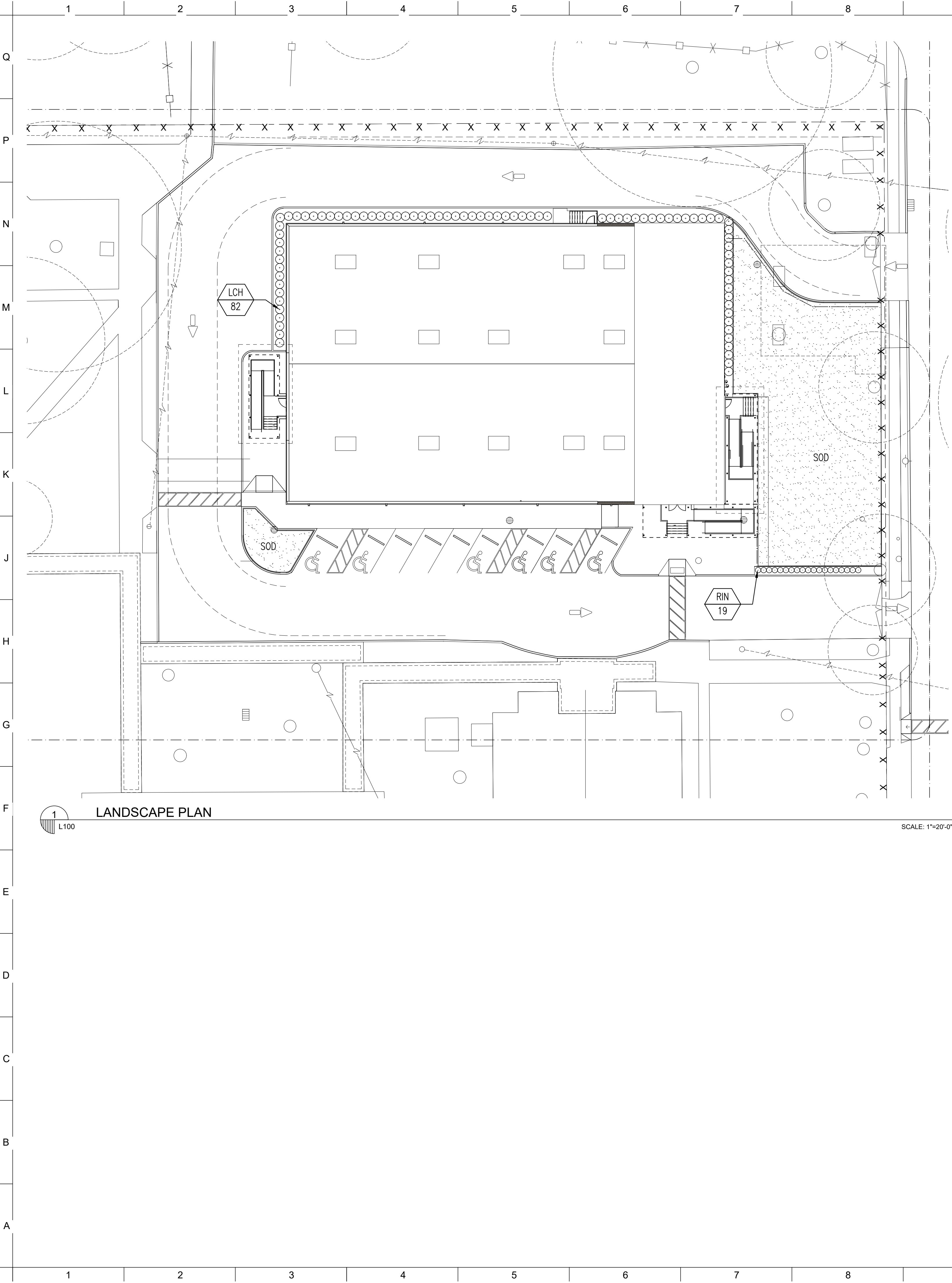
**CONSTRUCTION  
DOCUMENTS**

DESIGNED BY MARAIS CONSULTANTS	CHECKED BY JMS
DRAWN BY CAP	DATE 04/30/25
SHEET TITLE SITE PLAN (SIDE B)	
PROJECT NO. 12400	SHEET NO. C01B

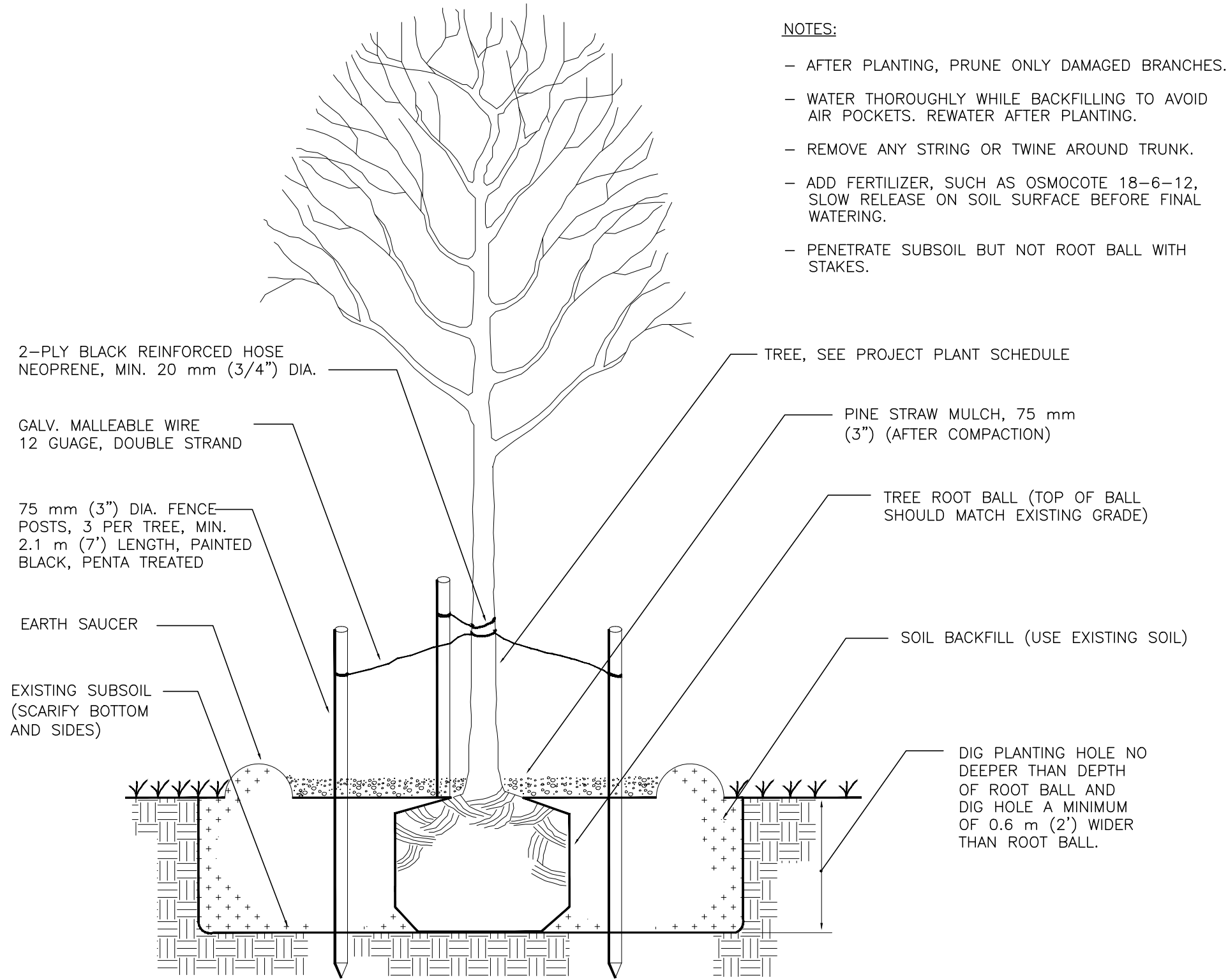
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Call before you dig.  
1-800-272-3020

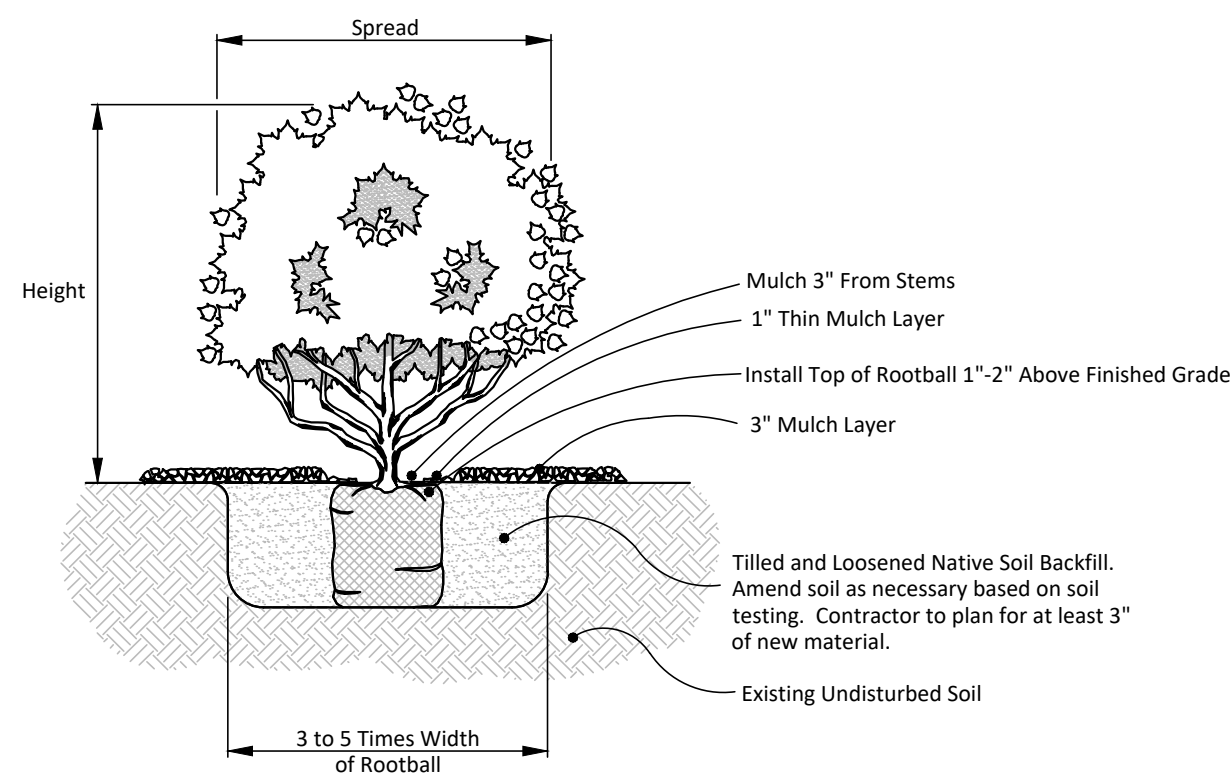
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PLANT LIST					
SYM.	Qty.	Botanical Name	Common Name	Specifications	Space
Trees/Shrubs/Groundcovers					
LCH	82	Loropetalum chinense	Loropetalum	7 Gallon, 36"x36" Full to pot	As Shown
RIN	19	Rhaphiolepis indica 'Snow'	Snow Indian Hawthorne	30 gallon, 6-8' Ht., 1" Cal. Min.	As Shown
Turf					
SOD	Field Measure	Cynodon dactylon	Empire Zoysia	Solid Sod, Pallets	



2 TREE PLANTING DETAIL SCALE: NOT TO SCALE



3 SHRUB PLANTING DETAIL SCALE: NOT TO SCALE

- NOTE:
1. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SODDED IN ACCORDANCE WITH THE WRITTEN SPECIFICATIONS.
  2. MULCH BELOW ALL EXISTING TREES ON SITE WITHIN 20'-0" OF CONSTRUCTION AREA.
  3. ALL TREES SHALL HAVE A 6'-0" CLEAR TRUNK HEIGHT.
  4. PROVIDE IRRIGATION SYSTEM 100% COVERAGE FOR ALL NEW LANDSCAPED AREAS

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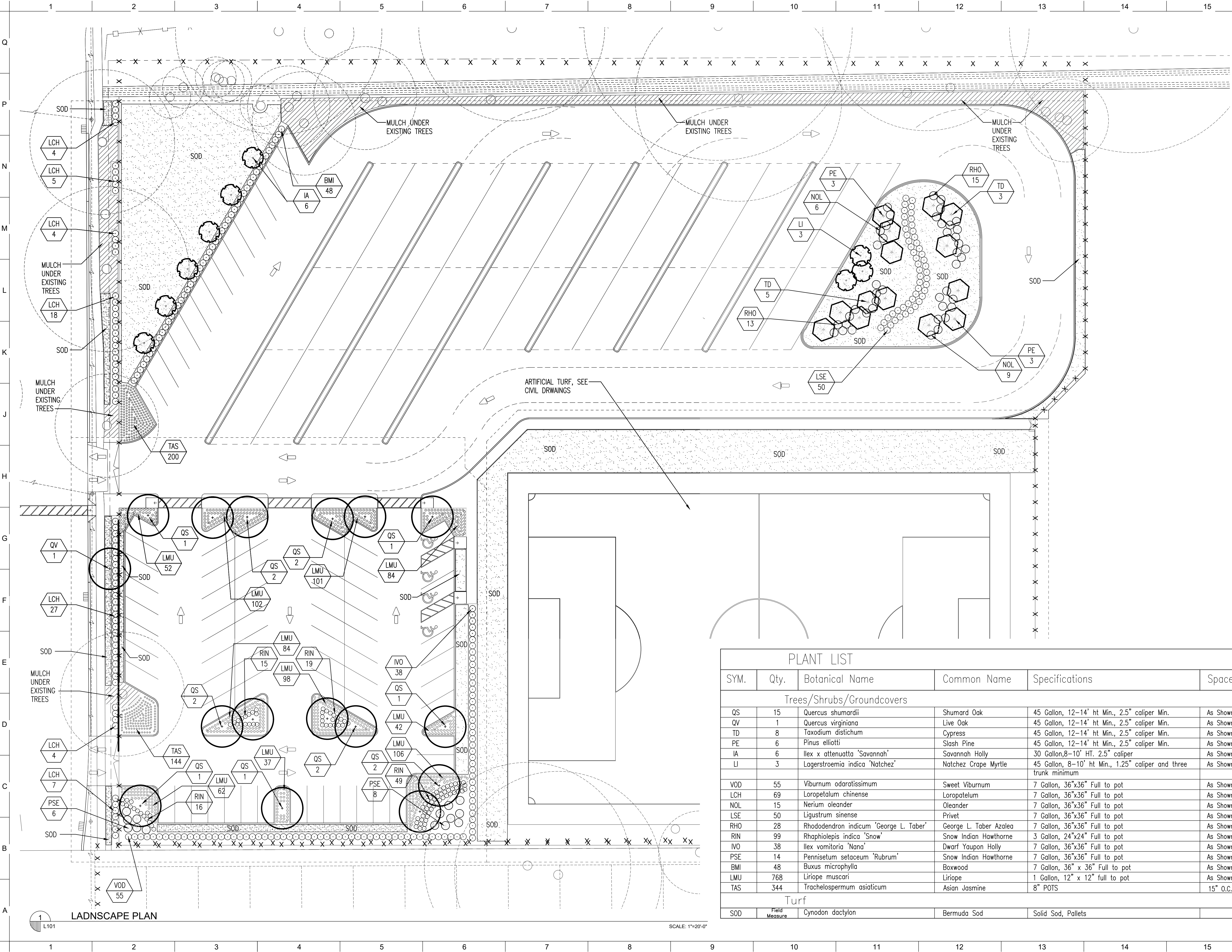
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CPC DESIGN REVIEW

DESIGNED BY	CHECKED BY
SH	AM
DRAWN BY	DATE
SH	04/30/25
SHEET TITLE	
LANDSCAPE PLAN	
PROJECT NO.	SHEET NO.
12400	L100





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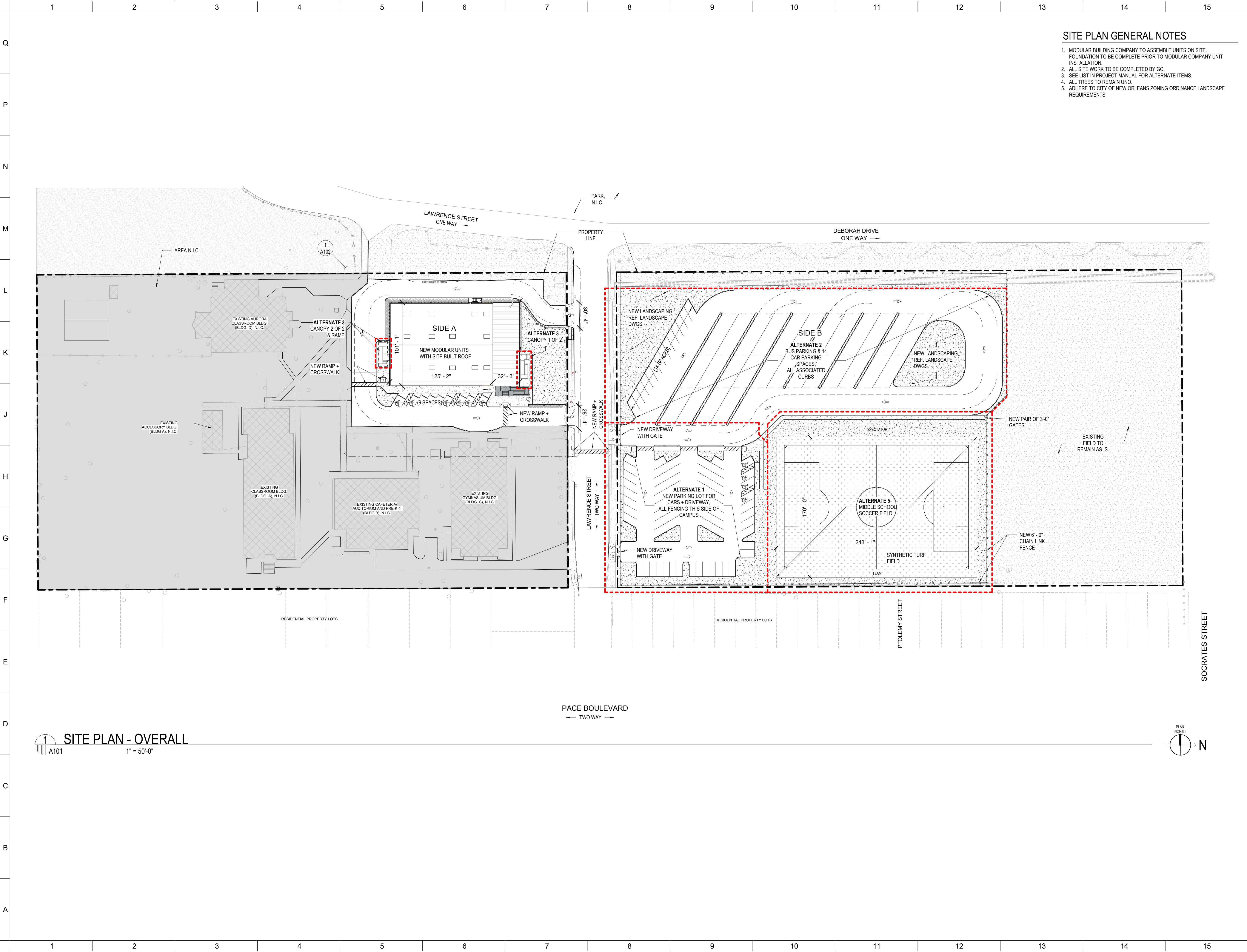
NEW CONSTELLATIONS  
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2701 Lawrence Street  
New Orleans, LA 70114

CPC DESIGN REVIEW

DESIGNED BY	SH	CHECKED BY	AM
DRAWN BY	SH	DATE	04/30/25
SHEET TITLE			
LANDSCAPE PLAN			
PROJECT NO.	12400	SHEET NO.	L101





SITE PLAN GENERAL NOTES

1. MODULAR BUILDING COMPANY TO ASSEMBLE UNITS ON SITE. FOUNDATION TO BE COMPLETE PRIOR TO MODULAR COMPANY UNIT INSTALLATION.
2. ALL SITE WORK TO BE COMPLETED BY GC.
3. SEE LIST IN PROJECT MANUAL FOR ALTERNATE ITEMS.
4. ALL TREES TO REMAIN UNO.
5. ADHERE TO CITY OF NEW ORLEANS ZONING ORDINANCE LANDSCAPE REQUIREMENTS.

No.	Description	Date

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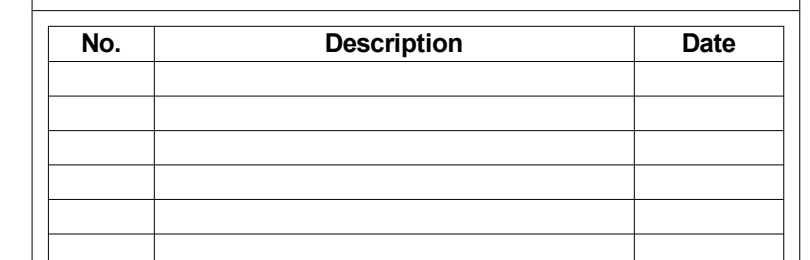
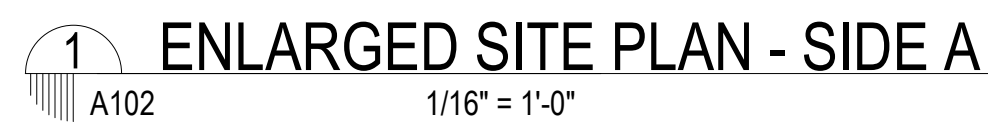
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DRAWN BY	AC	DATE	04/30/25
SHEET TITLE			
SITE PLAN			
PROJECT NO.		SHEET NO.	
12400		A101	





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PROJECT TITLE
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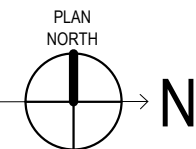
## NEW CONSTELLATIONS BLDG & SITE WORK IMPROVEMENTS AT TUBMAN PARK CAMPUS

2701 Lawrence Street  
New Orleans, LA 70114

CPC DESIGN REVIEW

DESIGNED BY	MBA	CHECKED BY	AM
DRAWN BY	AC	DATE	04/30/25
SHEET TITLE			
PARTIAL SITE PLAN - SIDE A			
PROJECT NO.		SHEET NO.	
12400		A102	




$$1/8'' = 1'-0''$$


1. PREFABRICATED MODULAR BUILDING UNITS TO BE ASSEMBLED ON SITE BY MODULAR MANUFACTURER. SEE SHOP DRAWINGS. FOUNDATION TO BE COMPLETE BY GC PRIOR TO MODULAR BUILDING INSTALL. COORDINATE WITH MODULAR MANUFACTURER FOR SEQUENCING.
2. BRICK VENEER AND FIBER CEMENT CLADDING BY GC TO OCCUR AFTER MODULAR UNITS ARE ASSEMBLED
3. ALL TAPE, FLOAT, AND PAINTING OF INTERIOR WALLS BY GC. SEE FINISH PLAN.
3. FOR FURNITURE, FIXTURES, AND EQUIPMENT SCHEDULE, SEE SHEET A701.
4. DOORS TO BE SHIPPED LOOSE BY MODULAR BUILDER. GC TO INSTALL ON SITE. SEE DOOR SCHEDULE FOR GC SCOPE.
5. REF. WALL SECTIONS FOR CLADDING. COORDINATE SEQUENCING WITH MODULAR MANUFACTURER

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PROJECT TITLE

# NEW CONSTELLATIONS BLDG & SITE WORK IMPROVEMENTS AT TUBMAN PARK CAMPUS

2701 Lawrence Street  
New Orleans, LA 70114

## CPC DESIGN REVIEW

DESIGNED BY	MBA	CHECKED BY	AM
DRAWN BY	AC	DATE	04/30/25
SHEET TITLE			
FLOOR PLAN			
PROJECT NO.		SHEET NO.	
12400		A111	





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KEY PLAN

EXT. ELEVATION GENERAL NOTES

- 1. MODULAR BUILDINGS TO ARRIVE ON SITE WITH EXTERIOR WINDOWS INSTALLED WITH TWO-PIECE METAL SILL PAN FLASHING RECIEVER U.N.O. GC TO PROVIDE AND INSTALL COUNTER FLASHING. SEE A311 WALL SECTIONS.
- 2. COORDINATE CRAWL SPACE VENTS WITH MODULAR FOUNDATION DRAWINGS.

FIBER CEMENT PANEL LEGEND

	PT-X	MANUFACTURER: SHERWIN WILLIAMS COLOR: LET IT RAIN SW 9152
	PT-Z	MANUFACTURER: SHERWIN WILLIAMS COLOR: OUTERSPACE SW 6251
	PT-3	MANUFACTURER: SHERWIN WILLIAMS COLOR: FROLIC SW 6703
	PT-4	MANUFACTURER: SHERWIN WILLIAMS COLOR: ADRIATIC SEA SW 6790
	PT-5	MANUFACTURER: SHERWIN WILLIAMS COLOR: CALYPSO SW 6950
	PT-6	MANUFACTURER: SHERWIN WILLIAMS COLOR: GULFSTREAM SW 6768
	PT-7	MANUFACTURER: SHERWIN WILLIAMS COLOR: SPA SW 6765

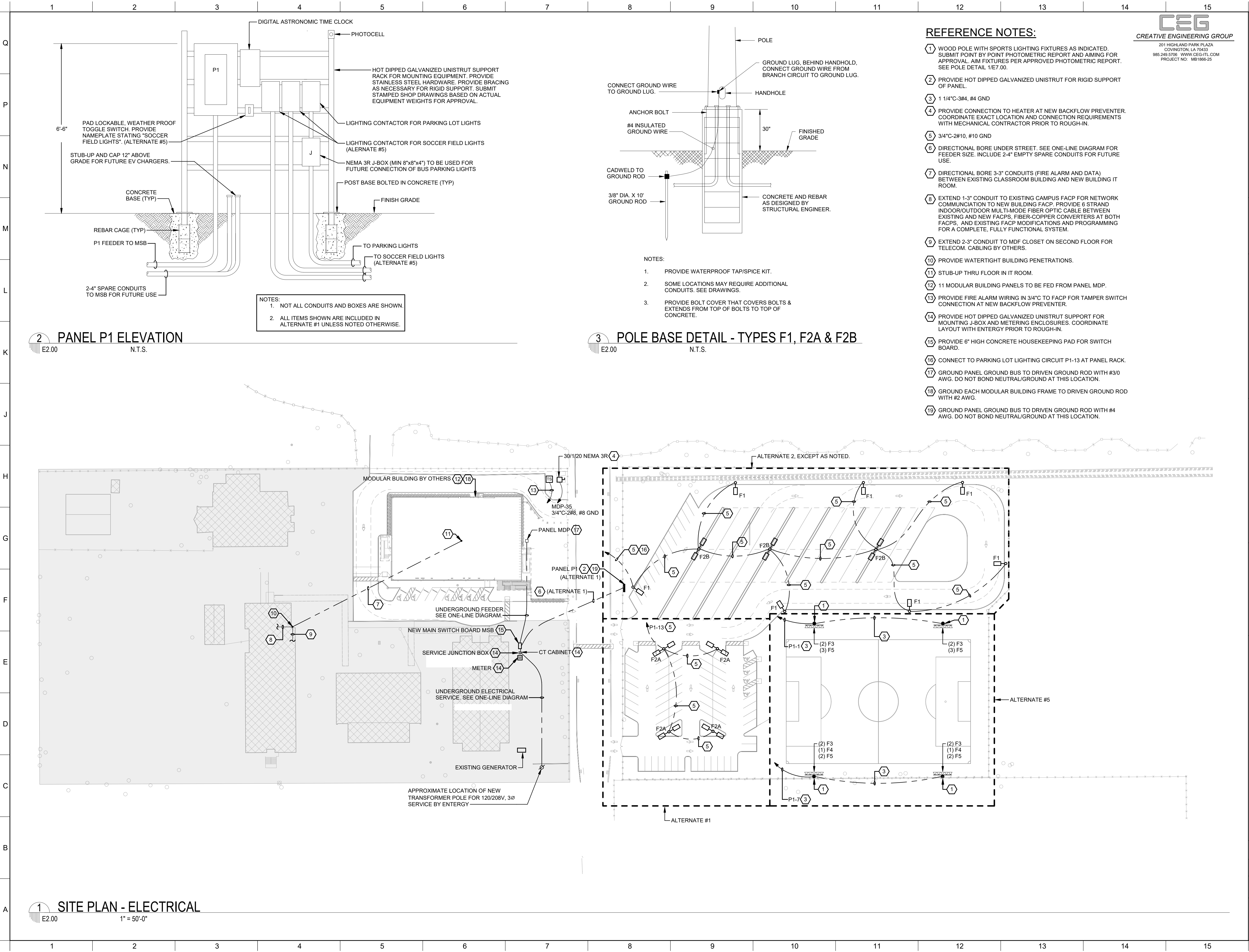
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SHEET TITLE EXTERIOR ELEVATIONS			
PROJECT NO.	12400	SHEET NO.	A201





2 PANEL P1 ELEVATION  
E2.00 N.T.S.

3 POLE BASE DETAIL - TYPES F1, F2A & F2B  
E2.00 N.T.S.

1 SITE PLAN - ELECTRICAL  
E2.00 1" = 50'-0"

REFERENCE NOTES:

- 1 WOOD POLE WITH SPORTS LIGHTING FIXTURES AS INDICATED. SUBMIT POINT BY POINT PHOTOMETRIC REPORT AND AIMING FOR APPROVAL. AIM FIXTURES PER APPROVED PHOTOMETRIC REPORT. SEE POLE DETAIL 1/E7.00.
- 2 PROVIDE HOT DIPPED GALVANIZED UNISTRUT FOR RIGID SUPPORT OF PANEL.
- 3 1 1/4"C-3#4, #4 GND
- 4 PROVIDE CONNECTION TO HEATER AT NEW BACKFLOW PREVENTER. COORDINATE EXACT LOCATION AND CONNECTION REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- 5 3/4"C-2#10, #10 GND
- 6 DIRECTIONAL BORE UNDER STREET. SEE ONE-LINE DIAGRAM FOR FEEDER SIZE. INCLUDE 2-4" EMPTY SPARE CONDUITS FOR FUTURE USE.
- 7 DIRECTIONAL BORE 3-3" CONDUITS (FIRE ALARM AND DATA) BETWEEN EXISTING CLASSROOM BUILDING AND NEW BUILDING IT ROOM.
- 8 EXTEND 1-3" CONDUIT TO EXISTING CAMPUS FACP FOR NETWORK COMMUNICATION TO NEW BUILDING FACP. PROVIDE 6 STRAND INDOOR/OUTDOOR MULTI-MODE FIBER OPTIC CABLE BETWEEN EXISTING AND NEW FACPS. FIBER-COPPER CONVERTERS AT BOTH FACPS. AND EXISTING FACP MODIFICATIONS AND PROGRAMMING FOR A COMPLETE, FULLY FUNCTIONAL SYSTEM.
- 9 EXTEND 2-3" CONDUIT TO MDF CLOSET ON SECOND FLOOR FOR TELECOM. CABLING BY OTHERS.
- 10 PROVIDE WATERTIGHT BUILDING PENETRATIONS.
- 11 STUB-UP THRU FLOOR IN IT ROOM.
- 12 11 MODULAR BUILDING PANELS TO BE FED FROM PANEL MDP.
- 13 PROVIDE FIRE ALARM WIRING IN 3/4"C TO FACP FOR TAMPER SWITCH CONNECTION AT NEW BACKFLOW PREVENTER.
- 14 PROVIDE HOT DIPPED GALVANIZED UNISTRUT SUPPORT FOR MOUNTING J-BOX AND METERING ENCLOSURES. COORDINATE LAYOUT WITH ENTERGY PRIOR TO ROUGH-IN.
- 15 PROVIDE 6" HIGH CONCRETE HOUSEKEEPING PAD FOR SWITCH BOARD.
- 16 CONNECT TO PARKING LOT LIGHTING CIRCUIT P1-13 AT PANEL RACK.
- 17 GROUND PANEL GROUND BUS TO DRIVEN GROUND ROD WITH #3/0 AWG. DO NOT BOND NEUTRAL/GROUND AT THIS LOCATION.
- 18 GROUND EACH MODULAR BUILDING FRAME TO DRIVEN GROUND ROD WITH #2 AWG.
- 19 GROUND PANEL GROUND BUS TO DRIVEN GROUND ROD WITH #4 AWG. DO NOT BOND NEUTRAL/GROUND AT THIS LOCATION.

**CEG**  
CREATIVE ENGINEERING GROUP  
201 HIGHLAND PARK PLAZA  
COVINGTON, LA 70433  
985.249.5706 WWW.CEG-ITL.COM  
PROJECT NO: MB1806-25

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SHEET TITLE SITE PLAN - ELECTRICAL	
PROJECT NO. 12400	SHEET NO. E2.00









2 MAIN ENTRANCE  
G005

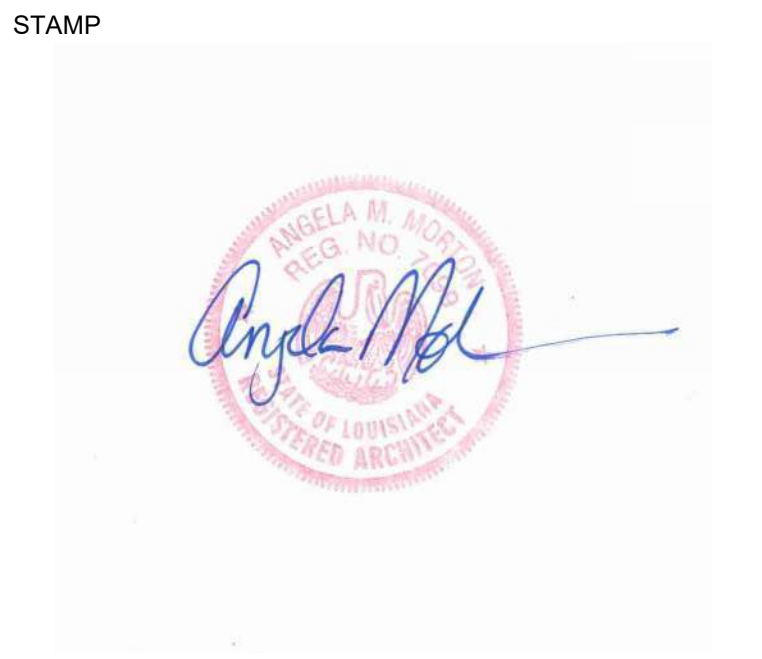
1 SECONDARY ENTRANCE  
G005

4 VIEW FROM LAWRENCE STREET  
G005

3 FRONT VIEW FROM LAWRENCE STREET  
G005

5 BACK VIEW  
G005

No.	Description	Date



**Mathes Brierre**  
ARCHITECTS

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architecture@mathesbrierre.com

PROJECT TITLE

**NEW CONSTELLATIONS  
BLDG & SITE WORK  
IMPROVEMENTS AT  
TUBMAN PARK CAMPUS**

2701 Lawrence Street  
New Orleans, LA 70114

**CPC DESIGN REVIEW**

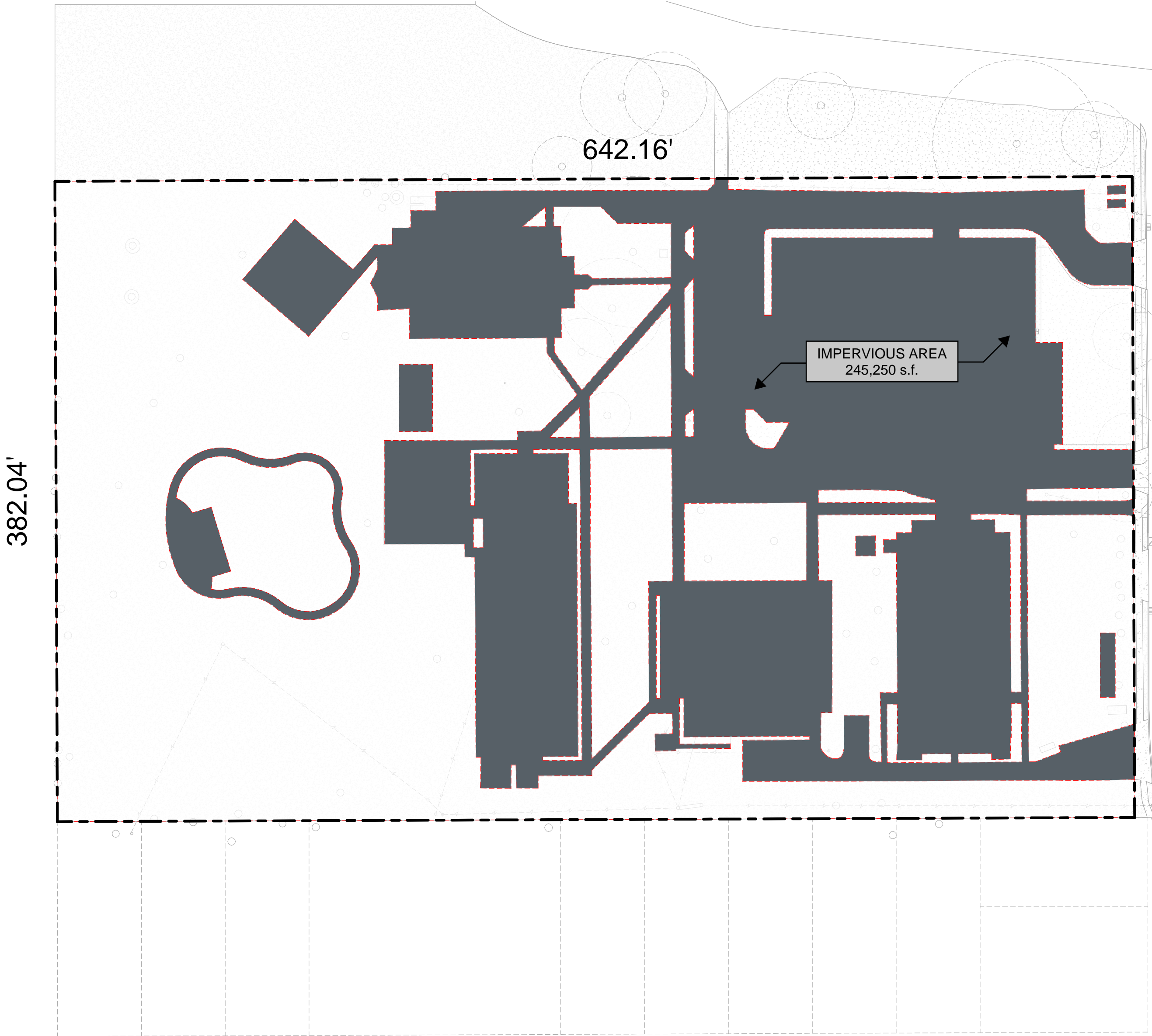
DESIGNED BY	MBA	CHECKED BY	AM
DRAWN BY	MBA	DATE	04/30/25
SHEET TITLE			
RENDERINGS			
PROJECT NO.	12400	SHEET NO.	G005



LOT C

TOTAL AREA	245,250 s.f.
IMPERVIOUS AREA	104,600 s.f.

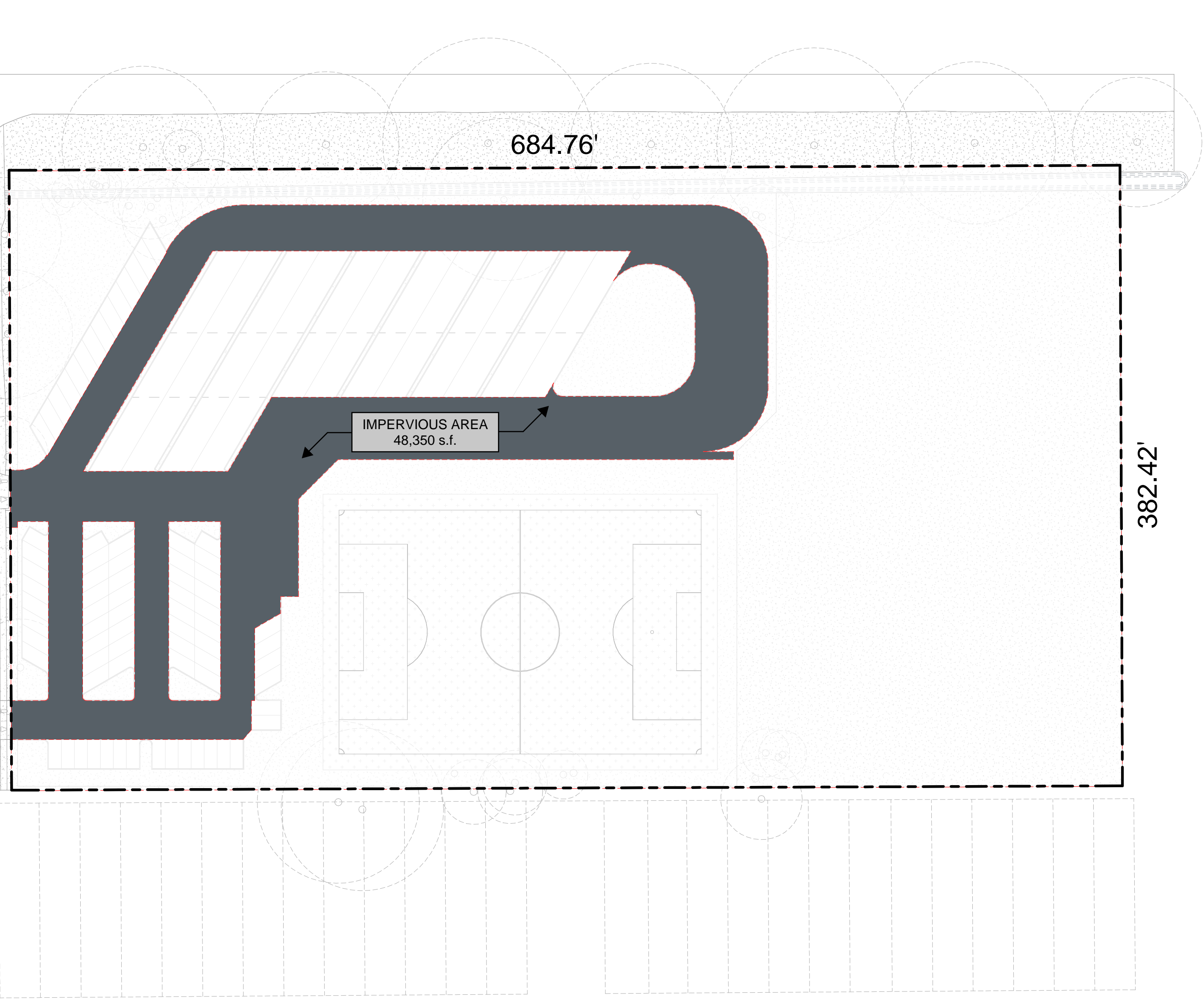
PERMEABLE OPEN SPACE	140,650 s.f.	(57.3%)
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LOT B

TOTAL AREA	261,750 s.f.
IMPERVIOUS AREA	48,350 s.f.

PERMEABLE OPEN SPACE	213,400 s.f.	(81.5%)
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COMBINED TOTAL

TOTAL AREA	507,000 s.f.
IMPERVIOUS AREA	152,950 s.f.

PERMEABLE OPEN SPACE	354,050 s.f.	(69.8%)
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