

**City Planning Commission Meeting  
Tuesday, November 11, 2014**

**CPC Deadline: 12/26/14  
CC Deadline: 01/27/15  
Council District: E – Gray**

## **PRELIMINARY STAFF REPORT**

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**To:** City Planning Commission

**Prepared by:** Editha Amacker

**Zoning Docket:** 113/14

**Date:** October 30, 2014

### **I. GENERAL INFORMATION**

**Applicant:** Orleans Parish School Board

**Request:** This is a request for a conditional use to permit an elementary school in an RS-2 Single-Family Residential District.

**Location:** The location is on Square T, Lot 19, in the Third Municipal District, bounded by Maid Marion Drive, Robin Hood Drive, Prentiss Avenue, and Pressburg Drive. The municipal address is 4801 MAID MARION DRIVE. (PD 9)

**Description:** The applicant proposes to construct an elementary school on the site of the former Sherwood Forest Elementary School. The new three-story structure will have a floor area of approximately 107,950 square feet and will accommodate 788 students. The school will include grades pre-k through 8<sup>th</sup> grade. There will be three classrooms per grade, as well as special education classrooms, two flexible teaching rooms, an art room, a music room, two science classrooms, and a science lab. The facilities will include a gymnasium, cafeteria, and media center which are intended to be public accessible. Eighty-two (82) off-street parking spaces will be provided with access from Robin Hood and Maid Marion Drives.

#### **Why is City Planning Commission action required?**

Elementary schools are a conditional use in the RS-2 Single-Family Residential District by reference to **Article 4, Section 4.1.5(19)** of the Comprehensive Zoning Ordinance. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 16, Section 16.6.4 Procedures for Conditional Use Permits** of the Comprehensive Zoning Ordinance.

## II. ANALYSIS

### A. What is the zoning of the surrounding areas? What is the existing land use and how are the surrounding areas used?

#### *Zoning and Land Use*

The subject site is inside a residential area that is within a large RS-2 Single-Family Residential District. Chef Menteur Highway is two blocks from the site and it is within an Eastern New Orleans UC Urban Corridor District. The surrounding properties are developed with primarily one- and two-story, single-family residences of modern construction. The subject site is located adjacent to the rear yards of houses facing Pressburg Street. The site was previously developed with an elementary school that was demolished<sup>1</sup> following damage from Hurricane Katrina.

### B. What is the zoning and land use history of the site?

*Zoning:*                    1929 – Unrestricted  
                                  1953 – “A” Single-Family District  
                                  1970 – RS-2 Single-Family Residential District  
                                  Current – RS-2 Single-Family Residential District

*Land Use:*                1929 – Vacant  
                                  1949 – Vacant  
                                  1999 – Institutional/Public and Semi-Public<sup>2</sup>

### C. Have there been any recent zoning changes or conditional uses in the area? If so, do these changes indicate any particular pattern or trend?

There are no recent land use requests near the subject site.

### D. What are the comments from the Design Review staff?

#### *Site overview*

The property is located on a single lot that is 470 feet in width, 535 feet in length, for an approximate lot area of 251,450 square feet or 5.77 acres. This satisfies the standards in Article 11, Section 11.37.1a of the Comprehensive Zoning Ordinance which requires a minimum of 2 acres for the site. The site was previously developed with five buildings, including a steel and brick main structure. The site is currently vacant.

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<sup>1</sup> 07COM-02148, 07COM-02149, 07COM-02150, 07COM-02151 are building permits for demolition of the previous school facility.

<sup>2</sup> The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific.

### *Building Design*

The applicant proposes to construct a single building with various heights, up to three stories. The building façade will include a mix of brick and metal panels. Two color tones of brick are proposed as well as three types of metal panels which vary in design and color. The applicant has indicated that the total building square footage is 107,950 square feet. There will be three classrooms per grade. Pre-k through 2<sup>nd</sup> grade will be located on the first floor. The first floor will also include offices, the gymnasium, cafeteria, and a flex classroom. The media center, music/choir room, 3<sup>rd</sup> and 4<sup>th</sup> grades will be located on the second floor. 5<sup>th</sup> through 8<sup>th</sup> grade and the science labs are proposed for the third floor. The building will be designed to meet the standards for LEED Silver under LEED 2009 for new school construction. This will impact the use of lighting and climate control inside the building with an emphasis on using daylight and having energy efficient mechanical systems.

The proposed structure will be 120 feet from the residential properties on Prentiss Avenue and 70 feet from the properties on Pressburg Street. The building will have a 120 foot setback on Robin Hood Drive and an 80 foot setback on Maid Marion Drive.

The proposed school facility meets the requirements in **Article 11, Section 11.37 Schools, Public/Private Elementary Schools (Including Kindergarten)** regarding the minimum site area and required setbacks.

### *Site Circulation*

The site will be accessed using three curb cuts on Maid Marion Drive and one curb cut on Robin Hood Drive. The bus drop-off lane will be located on the Pressburg Street side of the building. The car pool drop-off lane will be located on the Maid Marion Drive side of the building. The parking areas will be located in front of the school on Maid Marion Drive and near the property line on Pressburg Street. The parking spaces will be eighteen feet (18') from the property line on Pressburg Street and twenty-six feet (26') from the property line on Maid Marion Drive. The proposed curb cuts must be approved by the Department of Public Works. Therefore, the following is recommended.

- The applicant shall secure approval from the Department of Public Works for all proposed curb cuts.

According to **Article 15, Section 15.2.3 Parking in Front Yards**, parking spaces cannot be located between the street right-of-way and the front façade of a building. Eleven (11) off-street parking spaces are proposed adjacent to the car pool lane in front of the building on Maid Marion Drive. The site currently includes a concrete area from the previous school site which indicates that off-street parking was located in this area. The location of the parking areas fits the proposed circulation for the site. This parking arrangement is appropriate for institutional uses like schools that have parking areas associated with passenger drop-off locations adjacent to buildings. Therefore, staff recommends the following waiver:

- The applicant shall be granted a waiver of **Article 15, Section 15.2.3 *Parking in Front Yards*** of the Comprehensive Zoning Ordinance, which prohibits off-street parking from being located between a street line and the nearest point of the front façade of a building, to allow the parking lot proposed along Maid Marion Drive, as shown in the submitted site plan.

**Article 11, Section 11.37.2(b)** requires a minimum capacity for the streets adjacent to a school in residential zoning districts. The site must be accessed via streets that include a four-lane, two-way street and a two-lane, two-way street, or three, two-lane two-way streets. Robin Hood and Maid Marion Drives are two-way streets with a single, unmarked lane in each direction. The site was previously developed with a school. So, the traffic impact on these streets should be similar to the previous use. Therefore the staff recommends the following waiver:

- The applicant shall be granted a waiver of **Article 11, Section 11.37.2(b)**, allowing the proposed school to be located on a site that is bounded by two, two-lane streets with traffic in each direction.

### *Landscaping*

The landscape plan shows a combination of trees and groundcover throughout the site. The proposal includes a tree protection plan for existing trees on the site and it includes instructions on how the trees will be protected during construction. The existing trees include two pine trees adjacent to the sidewalk on Robin Hood Drive, a large willow tree near the property line on Maid Marion Drive, and four unidentified trees within the interior of the site. No tree plantings are shown within the public right-of-way. The applicant proposes to plant additional trees adjacent to the right-of-way on Robin Hood and Maid Marion Drives, along the property lines on the Prentiss Avenue and Pressburg Street sides of the site, and on parking islands within the parking lot on the Pressburg Street side of the site. There are two existing trees within the proposed play area outside of the building footprint. No trees or shrubs are shown within the play area in the courtyard. The landscape plan includes a plant schedule with the genus, species, size, and quantity of proposed plant materials. The landscape plan must be approved by the Department of Parks and Parkways and the plans must be stamped by a licensed Louisiana landscape architect. Therefore, the staff recommends the following standard proviso:

- The developer shall submit an updated landscape plan prepared by a licensed Louisiana landscape architect, subject to final approval by City Planning Commission staff and by the Department of Parks and Parkways indicating the following:
  - a. The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the common areas and the street rights-of-way within

- the site, with applicable remarks and details.
- b. All parking areas facing the rights-of-way shall have a continuous line of shrubs at a minimum of two (2) feet in height when planted.
  - c. All play areas shall contain large shade trees, typical of those that are found in the neighborhood.
  - d. Street trees shall be planted at thirty foot (30') intervals subject to the review and approval of the Department of Parks and Parkways.

### *Trash Storage*

The dumpsters are shown near the proposed cafeteria, adjacent to the northwest corner of the building. The plans show an enclosure for the dumpster but information about the height of the enclosure and the materials are not included and need to be noted on the plans. To ensure that litter and trash storage is addressed on the site, the following standard provisos are recommended:

- The applicant shall provide revised site plans which indicate a wood or masonry dumpster enclosure that is at least six feet (6') tall.
- The applicant shall provide to the City Planning Commission a litter abatement program letter, approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup, and the clearing of litter from the adjacent sidewalks and the street right-of-way, as necessary. The name and phone number of the owner/manager shall be included in this letter to be kept on file in case of any violation.

### *Lighting*

The applicant has submitted a lighting plan. There are residential properties across the street and adjacent to the subject site on Pressburg Street and Prentiss Avenue. Pole mounted lights are proposed within the parking areas, though the height of the light standards are not shown. Can lights will be located within the covered area for the car pool lane. Wall sconces will be located on the exterior building facades and around the courtyard with play area. Any proposed light standards should be less than twenty-five feet (25') in height and cannot be directed towards nearby residential uses. Dark sky compliant light fixtures should be used on the site, especially since the site is located in a residential area. This will minimize light pollution in an area where there are no commercial or other such intense uses nearby. The following proviso is recommended:

- The applicant shall revise the lighting plan or the elevations to indicate the height of the proposed light standards, subject to the approval of the staff of the City Planning Commission. Light standards shall be dark skies compliant and limited in height to twenty-five feet (25') and shall be directed away from nearby residential uses.

### *Signage*

Signs are shown on the elevation drawings for the Maid Marion Drive side of the site. A sign is shown on the canopy in front of the entrance on Maid Marion Drive. A monument sign is proposed in front of the parking area on Maid Marion Drive. More detailed information is needed regarding the dimensions for the proposed signage which must comply with the standards in Article 4.3.6 and Article 12 of the Comprehensive Zoning Ordinance. Staff recommends the following:

- The applicant shall submit revised elevation drawings and signage plans which meet the requirements of **Article 4, Section 4.3.6 Permitted Signs** and **Article 12 General Sign Regulations** of the Comprehensive Zoning Ordinance.

### *Other provisions*

Should the conditional use be approved, the staff recommends the following standard proviso to ensure the development is permitted appropriately by the Department and Safety and Permits in accordance with the requirements of the conditional use.

- The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.

- E. What is the potential traffic impact? What are the off-street parking and off-street loading requirements? Can the required number of off-street parking spaces be provided on site, or would a waiver be required?**

### *Traffic*

The subject site is two blocks from Chef Menteur Highway which is a major street according to the *Plan for the 21<sup>st</sup> Century: New Orleans 2030 Major Streets Plan*. The site is bounded by Maid Marion and Robin Hood Drives, Pressburg Street and Prentiss Avenue. The site has frontage on Robin Hood and Maid Marion Drives. Each street has two, undivided lanes for two-way traffic and includes on-street parking on either side. All drop-off and pick-up points are located within the site. This should minimize traffic congestion in the area. The site was previously developed with an elementary school, so the traffic impact should be similar.

The proposal includes bicycle racks, though the capacity of the bicycle racks is not indicated.

- The applicant shall submit revised site plans which indicate the number of spaces provided in the proposed bicycle racks.

### *Parking and Loading*

According to **Article 15, Section 15.2.1 Table 15A** of the Comprehensive Zoning Ordinance, one off-street parking space is required per classroom plus one space per 10 seats in the main auditorium. The building includes forty-one (41) classrooms. The gymnasium will serve as the school's auditorium. The bleachers have the capacity to seat 404 people. The total required off-street parking is eighty-two (82) spaces. Eighty-two (82) off-street parking spaces are shown, therefore no waiver is required. The parking area includes five (5) handicapped-accessible spaces. According to **Article 15, Section 15.2.5 Design Standards**, 3% of the spaces must be handicapped-accessible which means that three spaces are required. The proposed parking exceeds the requirements.

One off-street loading space is provided and three spaces are required according to **Article 15, Section 15.3.1 Table 15.G** of the Comprehensive Zoning Ordinance. The loading zone is near the necessary service areas on the site. Additional loading zones would adversely impact traffic in the area by requiring more than one route to access loading spaces on the site. One loading space should be sufficient for the facility. No additional loading zones are recommended. Therefore staff recommends the following waiver:

- The applicant shall be granted a waiver of **Article 15, Section 15.3.1 Table 15.G** of the Comprehensive Zoning Ordinance, which requires the provision of three (3) off-street loading spaces to permit one (1) off-street loading space on the site.

### **F. Are there any comments from other agencies, departments or committees?**

#### *Design Advisory Committee*

The request was considered by the Design Advisory Committee at its meeting on October 1, 2014. Melissa Pourciau, the project architect, explained that the project utilizes a prototype design that was also applied to Paul B. Habans Elementary School. She stated that the only difference is a color scheme which utilizes green as the horizontal accent feature. The architect stated that existing trees on the site will be preserved to the extent possible.

A motion for approval of the project was made by the Mayor's Office, seconded by the HDLC and adopted.

#### *Planning Advisory Committee*

The request was considered by the Planning Advisory Committee at its meeting on October 22, 2014. Melissa Pourciou appeared on behalf of the applicant. The representative from the

Department of Public Works indicated that the applicant needs to submit a drainage plan and will need to apply for curb cut permits. The representative from the Department of Parks and Parkways noted that the project is under review and they will need the final landscape plan. The committee unanimously passed a motion of no objection, subject to further review by the City Planning Commission, the Department of Parks and Parkways and the Department of Public Works.

Approval for the landscape plan has been addressed in the Design Review section of this report. The following proviso addresses the need for a drainage plan:

- The applicant shall submit a drainage plan for the site, subject to the review and approval of the Department of Public Works.

**G. What effects or impacts would the proposed conditional use have on adjacent properties?**

The proposed school will be located on the site of a previous elementary school. Schools are intended for location in residential areas such as the subject site in order to serve students in the adjacent neighborhood. Minimal adverse impacts are anticipated from the new school given that there was a previous school on the site. Given the low capacity of the adjacent streets, there is concern about traffic during morning and afternoon drop-off. Staff recommends that the school provide personnel to manage traffic during peak drop-off and pick-up times.

- The applicant shall provide personnel to be present during the morning drop-off and afternoon pick up time periods as well as during any special events in the evening.

**III. Is the proposed action consistent with the policies and strategies of the *Plan for the 21<sup>st</sup> Century: New Orleans 2030*?**

The request is **consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan. “Chapter 14: Land Use Plan” of the Master Plan designates the future land use of the petitioned site as “Post-War Residential Single-Family.” The goal, range of uses, and development character for that designation are copied below:

**Post-War Residential Single-Family**

**Goal:** Preserve the existing character and scale of low density single-family residential in post-war (WWII) areas of the city and allow for compatible infill development.

**Range of Uses:** Single-family dwellings and supporting public recreational and community facilities allowed (i.e. schools and places of worship).



**Development Character:** New development will fit with the character and scale of surrounding neighborhoods where single- and two-family residential structures are typically set back away from the street on larger lots than in older, pre-war neighborhoods. Maximum density of 10 units/acre.

Schools and educational uses are included within the range of uses described in the Post-War Residential Single-Family land use designation. Therefore, the request is consistent with the uses and character set forth by the Master Plan.

#### IV. SUMMARY

The new elementary school will be located within a residential area on the site a previous elementary school that was demolished in 2007 due to damage from Hurricane Katrina. The proposed three-story building will include pre-k through 8<sup>th</sup> grade. The site was previously developed with a school that was demolished in 2008. Minimal adverse impacts are anticipated from the new proposal. The request is consistent with the *Plan for the 21<sup>st</sup> Century: New Orleans 2030 Land Use Plan* which designates the site Post-War Residential Single-Family.

#### V. PRELIMINARY STAFF RECOMMENDATION<sup>3</sup>

The staff recommends **Approval** of Zoning Docket 113/14, a request for a conditional use to permit an elementary school in an RS-2 Single-Family Residential District, subject to three (3) waivers and ten (10) provisos.

##### *Waivers*

1. The applicant shall be granted a waiver of **Article 15, Section 15.2.3 *Parking in Front Yards*** of the Comprehensive Zoning Ordinance, which prohibits off-street parking from being located between a street line and the nearest point of the front façade of a building, to allow the parking lot proposed along Maid Marion Drive, as shown in the submitted site plan.
2. The applicant shall be granted a waiver of **Article 11, Section 11.37.2(b)**, allowing the proposed school to be located on a site that is bounded by two, two-lane streets with traffic in each direction.
3. The applicant shall be granted a waiver of **Article 15, Section 15.3.1 Table 15.G** of the Comprehensive Zoning Ordinance, which requires the provision of three (3) off-street loading spaces to permit one (1) off-street loading space on the site.

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<sup>3</sup> Subject to modification by the City Planning Commission  
**ZD 113/14**

*Provisos*

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The applicant shall secure approval from the Department of Public Works for all proposed curb cuts.
3. The developer shall submit an updated landscape plan prepared by a licensed Louisiana landscape architect, subject to final approval by City Planning Commission staff and by the Department of Parks and Parkways indicating the following:
  - a. The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the common areas and the street rights-of-way within the site, with applicable remarks and details.
  - b. All parking areas facing the rights-of-way shall have a continuous line of shrubs at a minimum of two (2) feet in height when planted.
  - c. All play areas shall contain large shade trees, typical of those that are found in the neighborhood.
  - d. Street trees shall be planted at thirty foot (30') intervals subject to the review and approval of the Department of Parks and Parkways.
4. The applicant shall provide revised site plans which indicate a wood or masonry dumpster enclosure that is at least six feet (6') tall.
5. The applicant shall provide to the City Planning Commission a litter abatement program letter, approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup, and the clearing of litter from the adjacent sidewalks and the street right-of-way, as necessary. The name and phone number of the owner/manager shall be included in this letter to be kept on file in case of any violation.
6. The applicant shall revise the lighting plan or the elevations to indicate the height of the proposed light standards, subject to the approval of the staff of the City Planning Commission staff. Light standards shall be dark skies compliant and limited in height to twenty-five feet (25') and shall be directed away from nearby residential uses.

7. The applicant shall submit revised elevation drawings and signage plans which meet the requirements of **Article 4, Section 4.3.6 Permitted Signs** and **Article 12 General Sign Regulations** of the Comprehensive Zoning Ordinance.
8. The applicant shall submit revised site plans which indicate the number of spaces provided in the proposed bicycle racks.
9. The applicant shall submit a drainage plan for the site, subject to the review and approval of the Department of Public Works.
10. The applicant shall provide personnel to be present during the morning drop-off and afternoon pick up time periods as well as during any special events in the evening.

**VI. REASONS FOR RECOMMENDATION**

1. The proposed use is located on a previous school site and is appropriate for a residential area.
2. The recommended conditions should mitigate the adverse impacts of the proposed use on the surrounding neighborhood.
3. The request is consistent with the *Plan for the 21<sup>st</sup> Century: New Orleans 2030 Plan*.

- VII.** Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.



# CITY OF NEW ORLEANS PROPERTY VIEWER



SEARCH



MEASURE



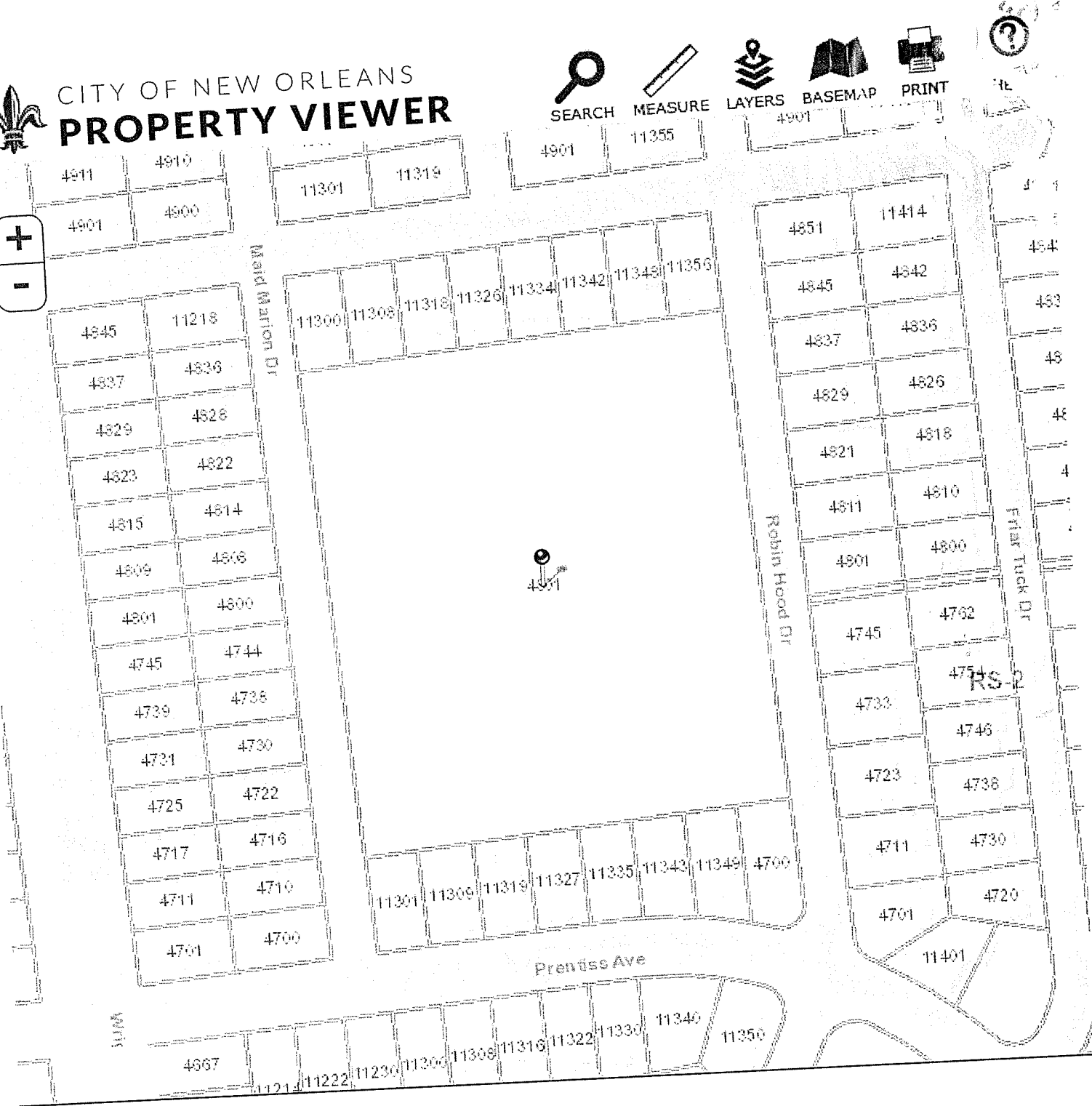
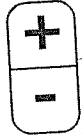
LAYERS



BASEMAP



PRINT



## PROPERTY INFORMATION

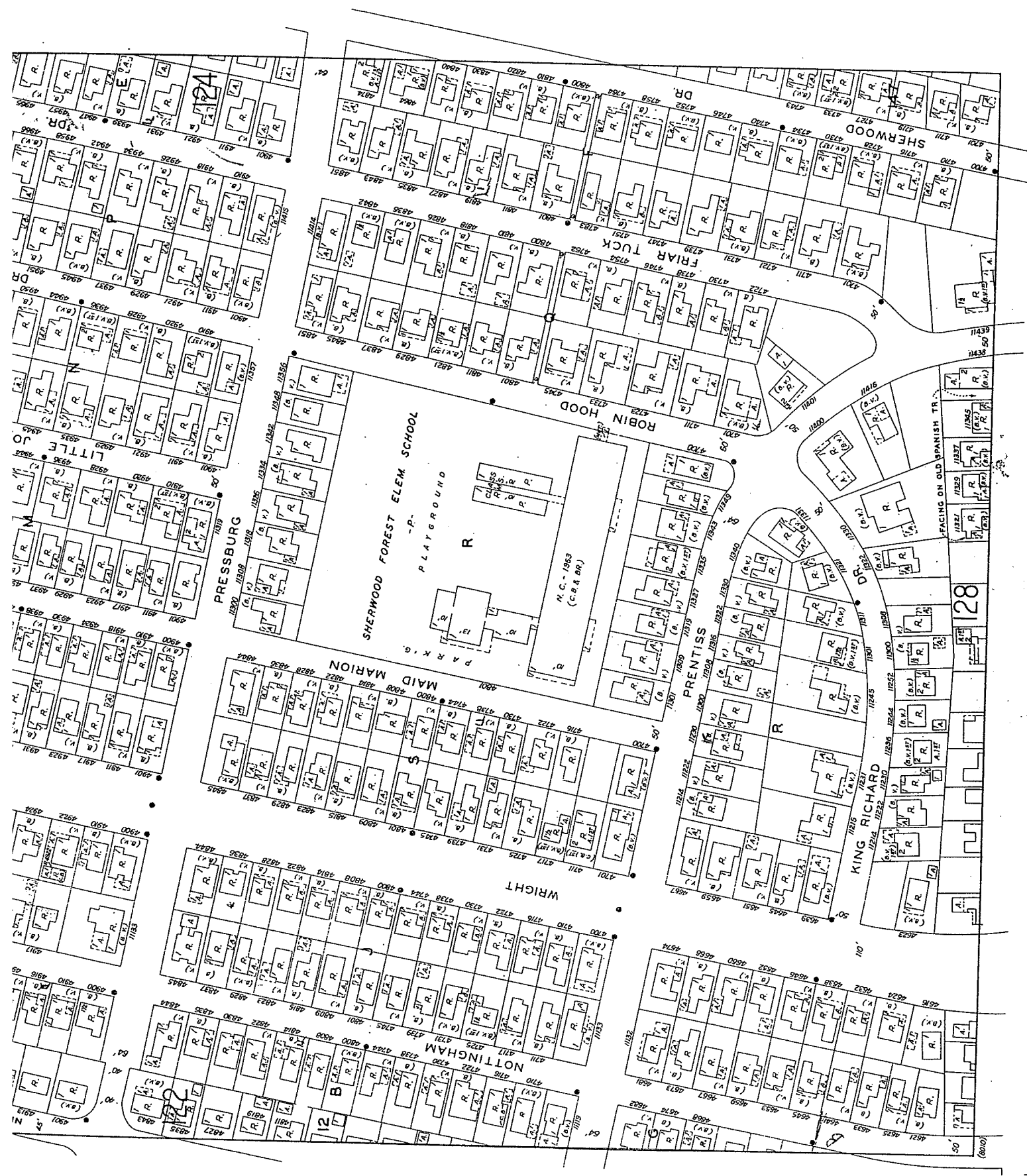
Site Address: 4801 MAID MARION DR, LA, 70128  
 First Owner Name: ORLEANS PARISH SCHOOL BOARD  
 Mailing Address: 3520 GENERAL DE GAULLE DR #5055  
 Mailing City: NEW ORLEANS  
 Mailing State: LA  
 Mailing Zip 5: 70114  
 Property Description: SHERWOOD FOREST SQ T LOT 19 ROBIN HOOD THRU MAID MARIAN 535X470 EXEMPT (E REC) LG 1/ST BR/STEEL

## ZONING

Zoning District: RS-2  
 Zoning Description: Single-Family Reside  
 DRAFT Zoning: S-RS  
 DRAFT Zoning Description: Suburban Si  
 Future Land Use: RSF-POST  
 Future Land Use Description: Residentia  
 Last Updated: Thu Dec 19 2013



Map showing streets and lots including Sherwood Forest, Robin Hood, King Richard, Prentiss, Maid Marion, Wright, Nottingham, Little Joe, and Sherwood Forest Elem. School. Lot numbers and street names are visible throughout the map.



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Site Aerial



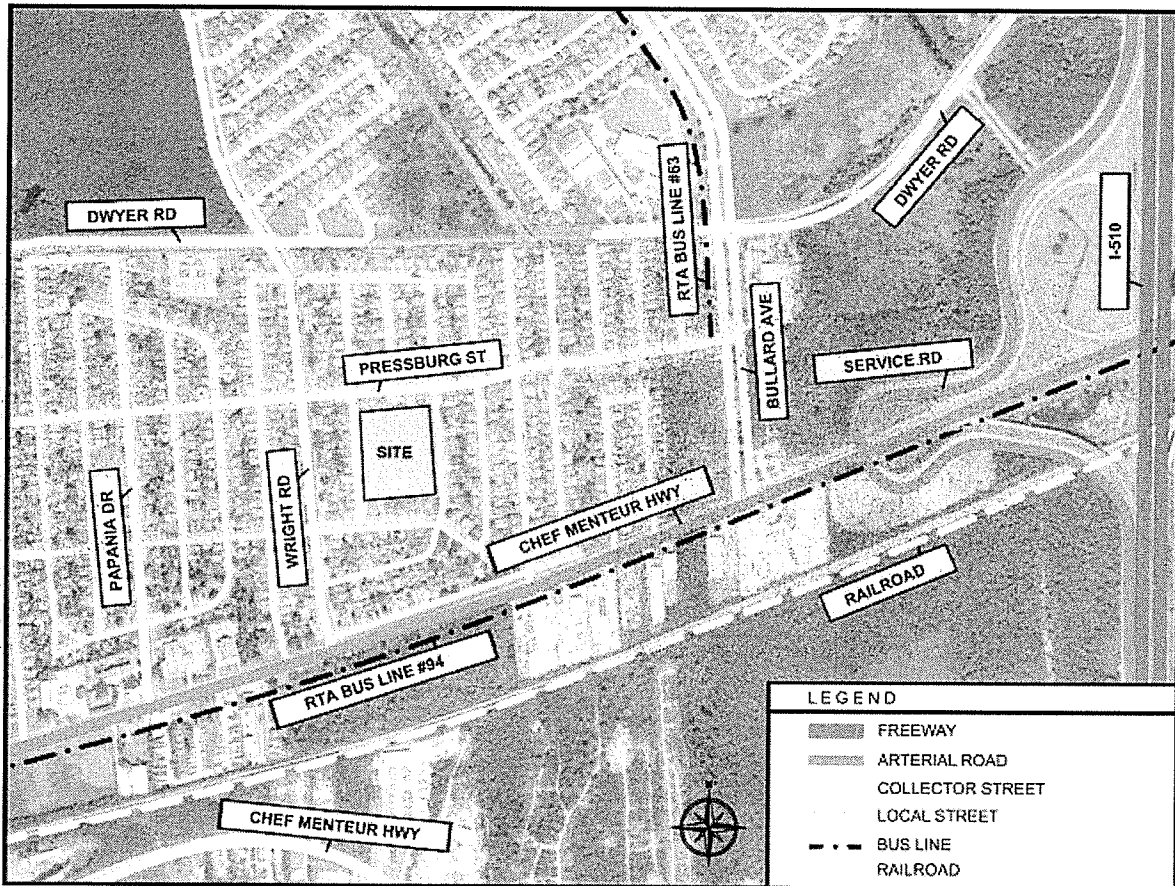


## CONTEXTUAL INFORMATION

### Context Maps

The following illustrations diagram vehicular patterns, zoning uses, etc. in close proximity to the Paul B. Habans site. These factors have been analyzed to influence the overall site layout, including but not limited to locating the bus drop-off, carpool line, parking and play fields.

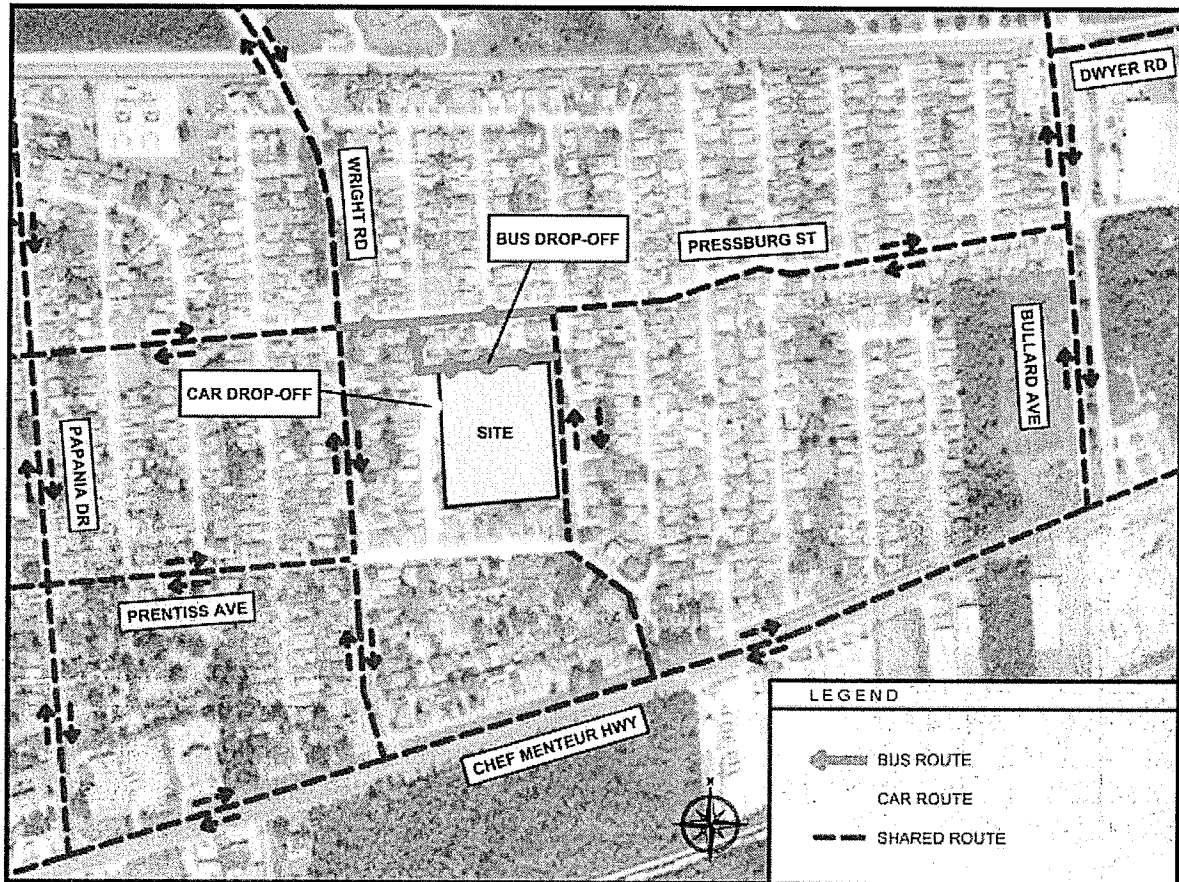
#### Vicinity Traffic



Showing traffic types around project site

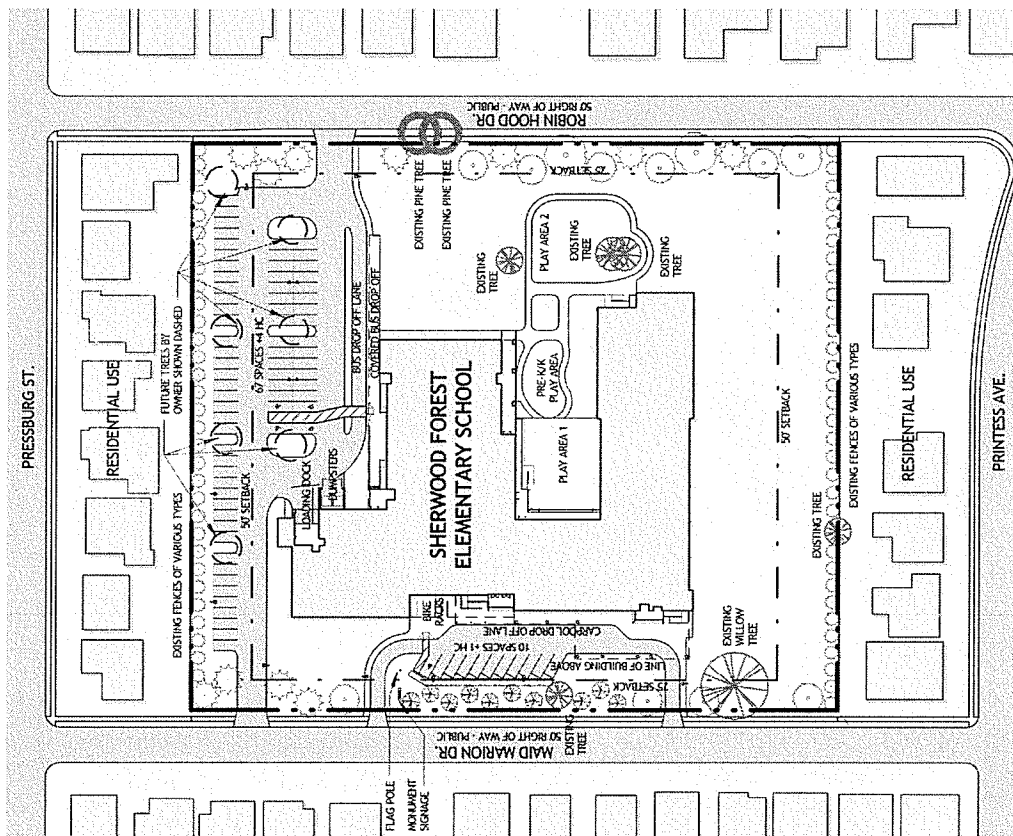


Vicinity Traffic Flow

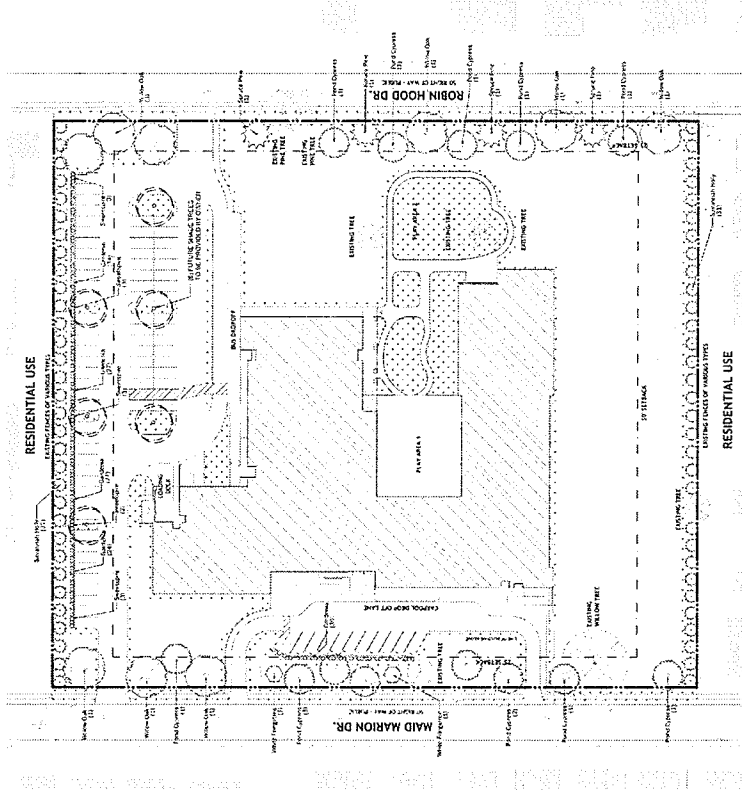


Showing proposed car and bus traffic

# SHERWOOD FOREST ELEMENTARY SCHOOL



# SHERWOOD FOREST ELEMENTARY SCHOOL



**PLANT SCHEDULE**

TREE	QTY	COMMON NAME	LANDSCAPE USE	SIZE	QTY	SIZE
1	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
2	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
3	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
4	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
5	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
6	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
7	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
8	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
9	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
10	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
11	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
12	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
13	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
14	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
15	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
16	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
17	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
18	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
19	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
20	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
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22	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
23	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
24	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
25	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
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28	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
29	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
30	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
31	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
32	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
33	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
34	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
35	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
36	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
37	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
38	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
39	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
40	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
41	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
42	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
43	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
44	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
45	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
46	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
47	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
48	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
49	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.
50	1	White Fringee	Landscaping	2 1/2" N.C.S.	10	10-12 H.

EXISTING TREES TO BE PRESERVED

NATURE DAMAGE TREE TO BE PROVIDED BY OWNER

LEGEND

EXISTING TREES TO BE PRESERVED

NATURE DAMAGE TREE TO BE PROVIDED BY OWNER

DANA BROWNS ASSOCIATES

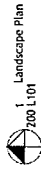
LANDSCAPE ARCHITECTS

10000 RIVERSIDE DRIVE

HOUSTON, TEXAS 77056

PH: 713.865.1100

WWW.DANABROWNS.COM



1 Landscape Plan

700 L101

# SHERWOOD FOREST ELEMENTARY SCHOOL

GraceHebert  
ARCHITECTS

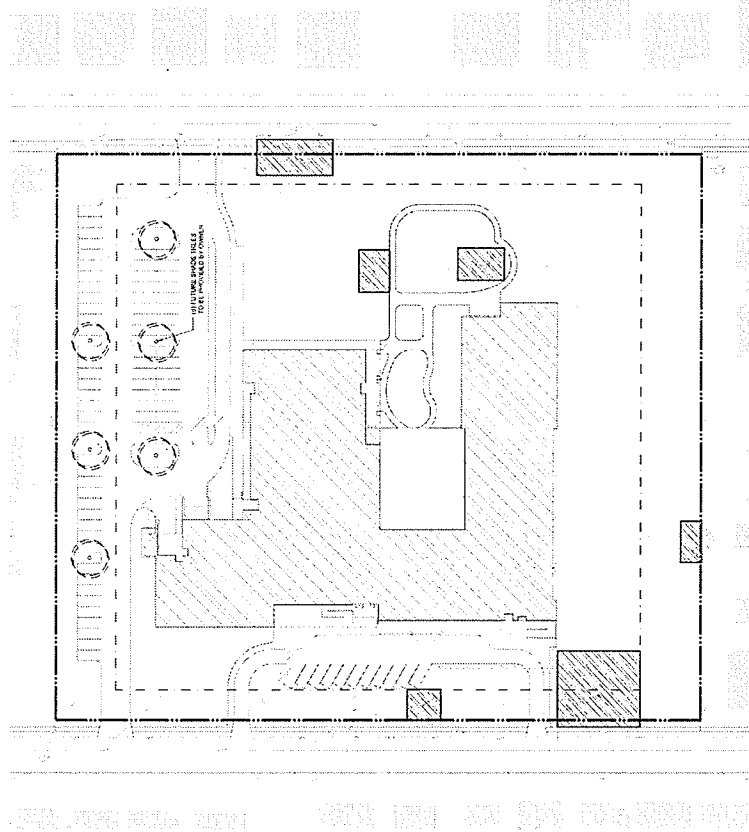


DLR Group

- TREE TO CONSTRUCTION:**
1. THE CONTRACTOR AND SUBCONTRACTORS SHALL TAKE THE NECESSARY MEASURES TO PROTECT AND PRESERVE EXISTING TREES, INCLUDING "TREE TO REMAIN".
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.

**LEGEND**

- EXISTING TO REMAIN AND PRESERVED WITH TREE PROTECTION FENCING
- TREE TO REMAIN AND PRESERVED WITH FENCE AND PROTECTION SIGN
- TREE PROTECTION ZONE



DANA BROWN & ASSOCIATES  
LANDSCAPE ARCHITECTS AND PLANNERS  
1000 10th Street, Suite 100  
Berkeley, CA 94710  
Tel: 415.863.1100  
Fax: 415.863.1101  
www.dana-brown.com

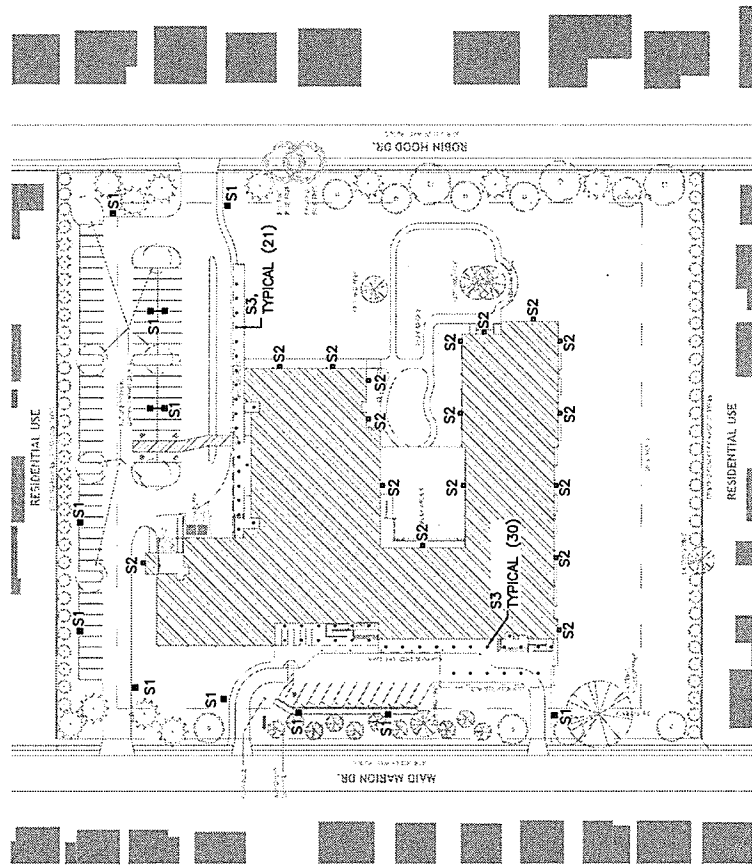


1  
200 L:100  
Tree Protection Plan

# SHERWOOD FOREST ELEMENTARY SCHOOL

DLR Group

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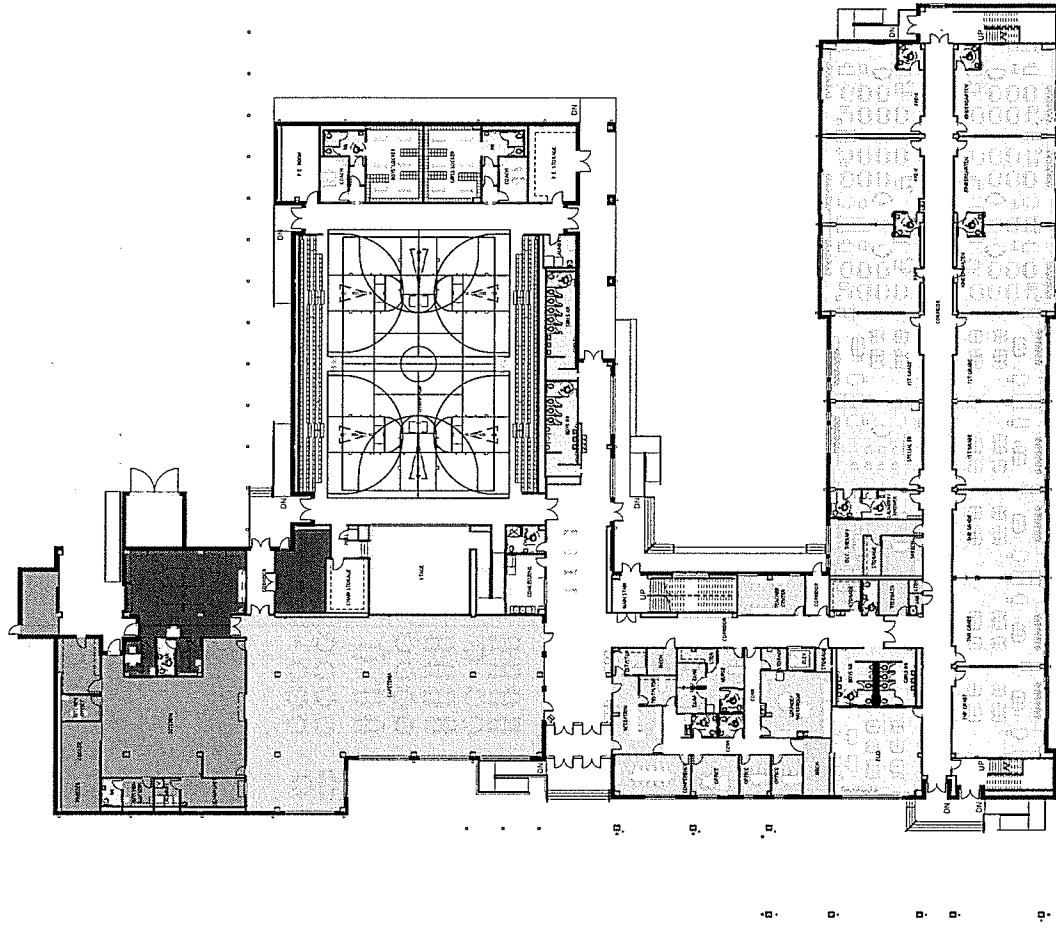


# SHERWOOD FOREST ELEMENTARY SCHOOL



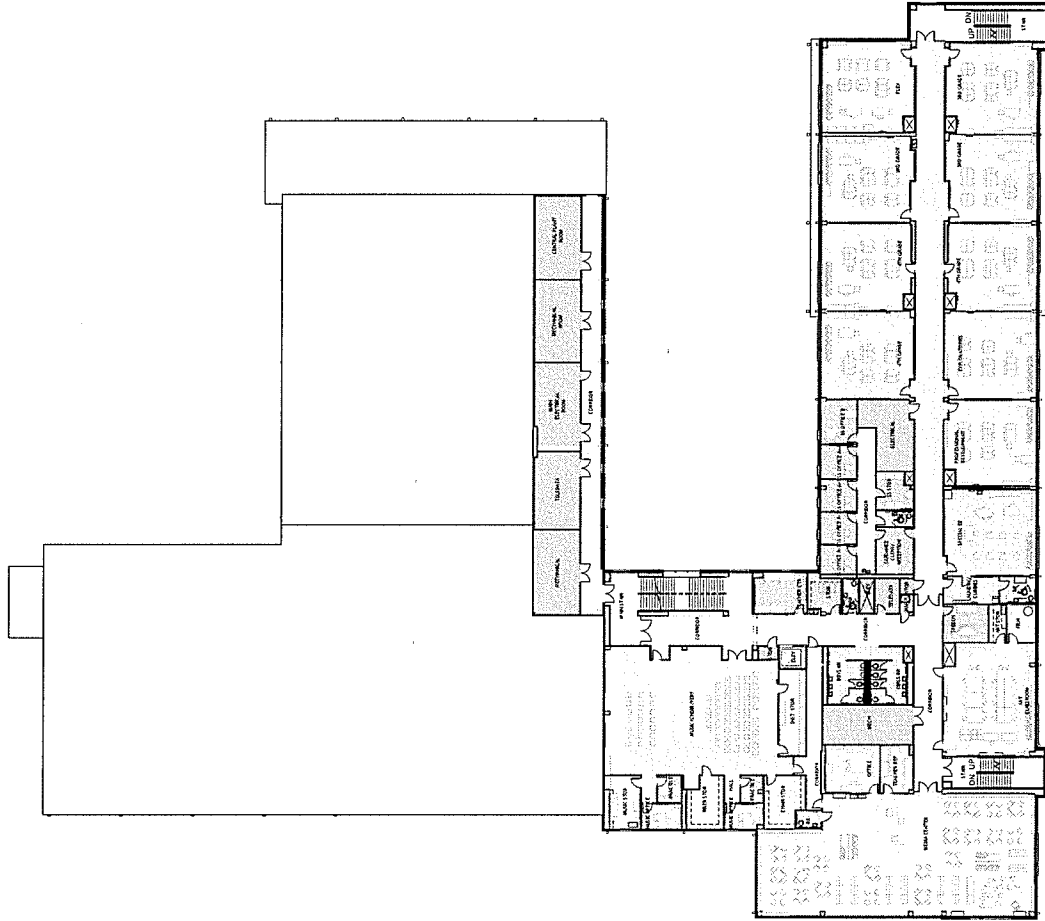
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- Department Legend
- ADMINISTRATION
  - BUILDING SUPPORT
  - CAFETERIA
  - CORE ACADEMIC
  - CORRIDOR
  - CUSTODIAL/MAINTENANCE
  - FOOD SERVICES
  - GYM
  - RESTROOM
  - SPECIAL EDUCATION
  - STUDENT SERVICES
  - VERTICAL CIRCULATION

# SHERWOOD FOREST ELEMENTARY SCHOOL

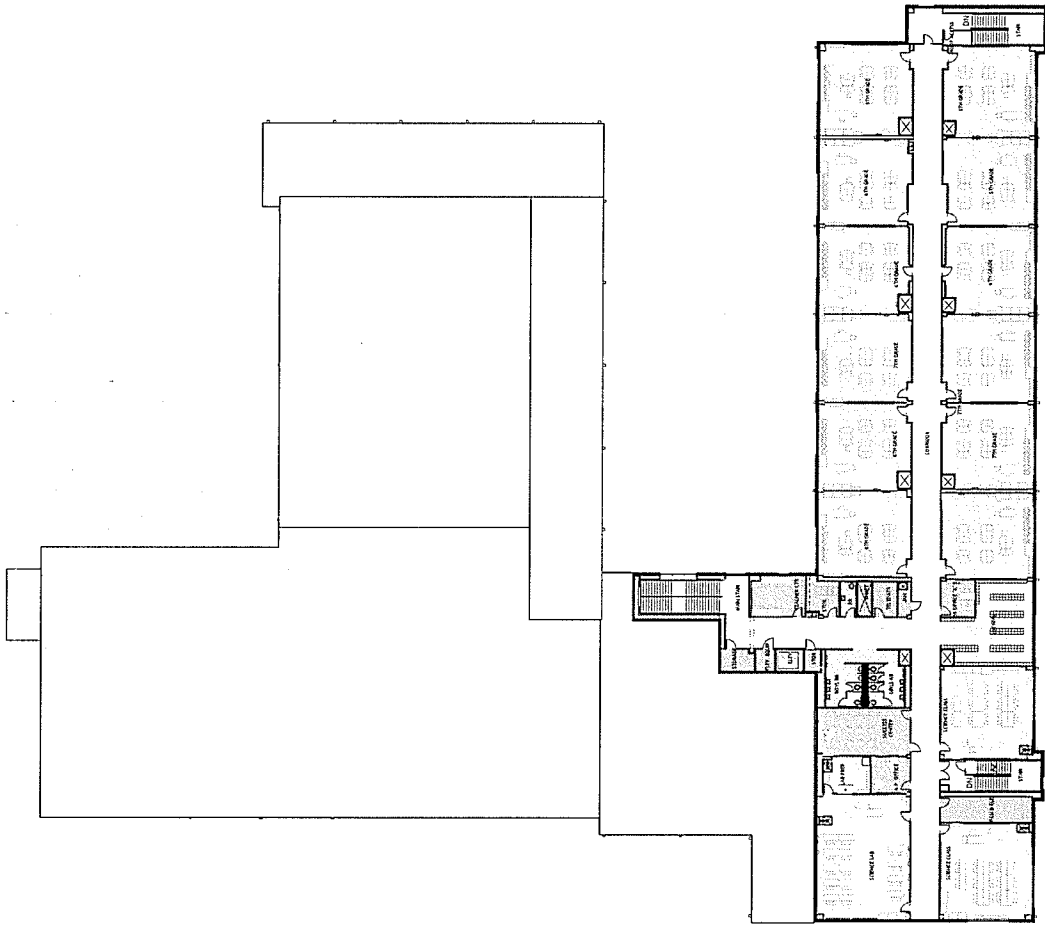


- Department Legend
- ADMINISTRATION
  - BUILDING SUPPORT
  - CORE ACADEMIC
  - CORRIDOR
  - RESTROOM
  - SPECIAL EDUCATION
  - VERTICAL CIRCULATION

# SHERWOOD FOREST ELEMENTARY SCHOOL



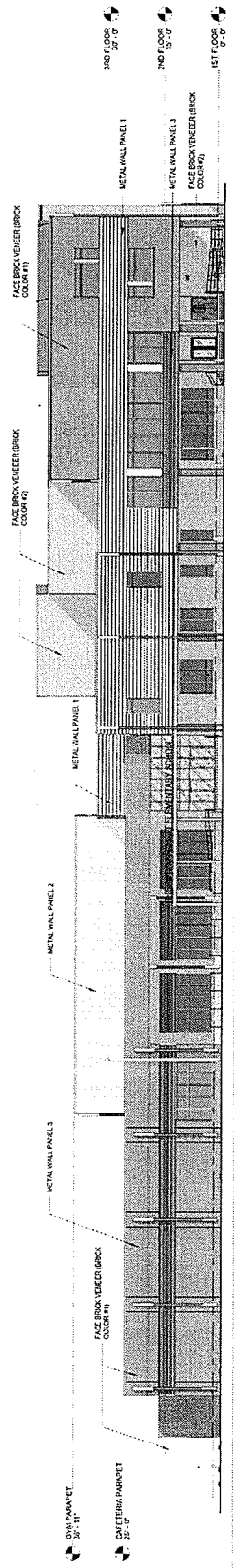
GraceHebert  
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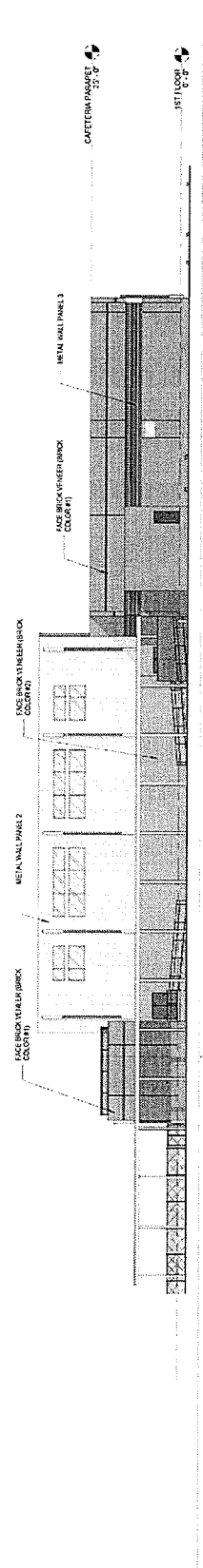
- Department Legend
- ADMINISTRATION
  - BUILDING SUPPORT
  - CORE ACADEMIC
  - CORRIDOR
  - RESTROOM
  - VERTICAL CIRCULATION



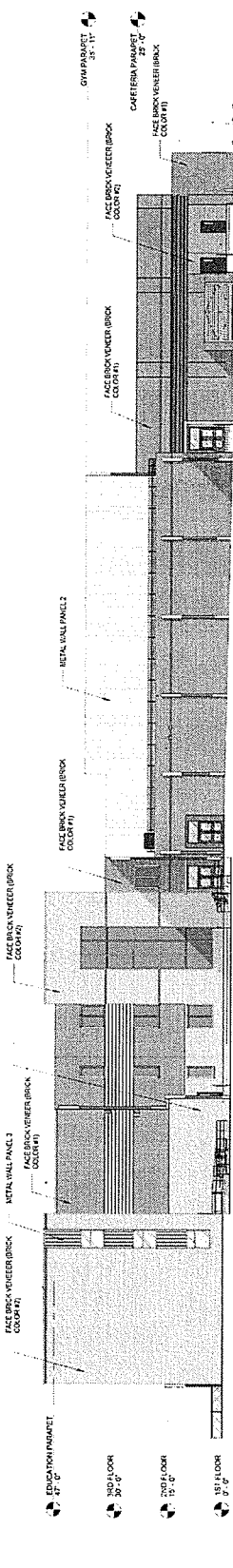
# SHERWOOD FOREST ELEMENTARY SCHOOL



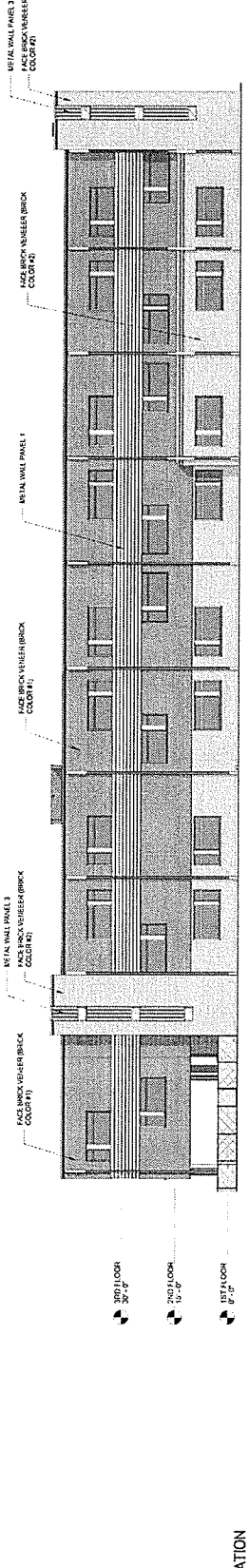
1 WEST ELEVATION  
1/8" = 1'-0"



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



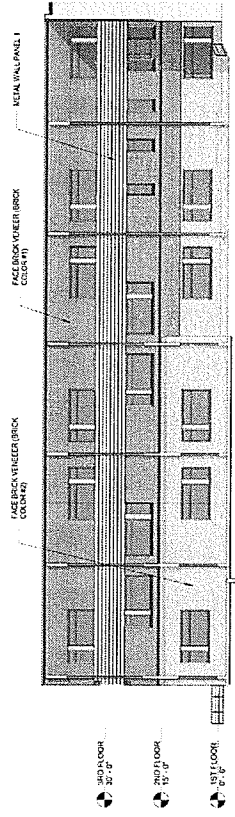
3 EAST ELEVATION  
1/8" = 1'-0"



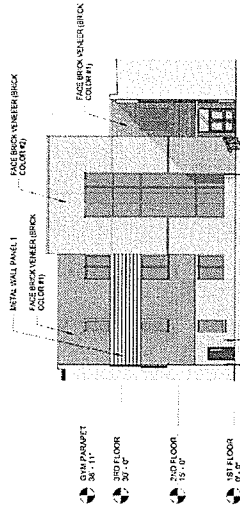
4 CLASSROOM WING SOUTH ELEVATION  
1/8" = 1'-0"

# SHERWOOD FOREST ELEMENTARY SCHOOL

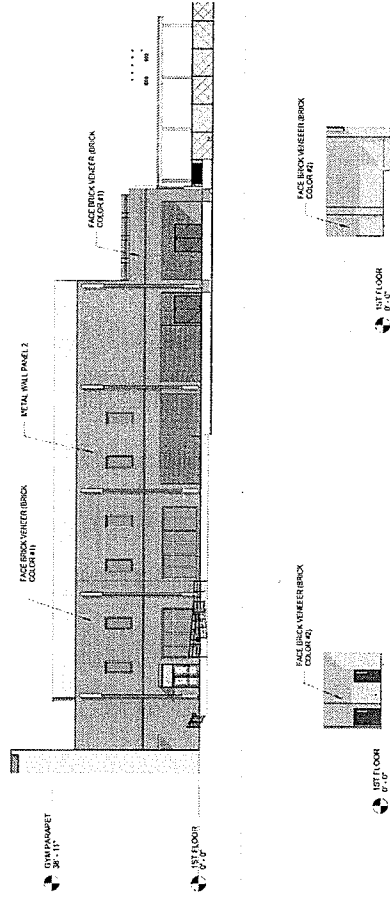
1 CLASSROOM WING NORTH ELEVATION  
A302 1/16" = 1'-0"



2 MAIN STAIR EAST ELEVATION  
A302 1/16" = 1'-0"



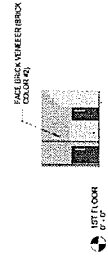
3 CAFETERIA NORTH ELEVATION  
A302 1/16" = 1'-0"



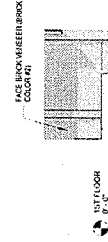
4 ELEVATION - NORTH LOADING DOCK  
A302 1/16" = 1'-0"



5 ELEVATION - WEST LOADING DOCK  
A302 1/16" = 1'-0"



6 ELEVATION - SOUTH LOADING DOCK  
A302 1/16" = 1'-0"



7 ELEVATION - UNDER SOFFIT CAFETERIA  
A302 1/16" = 1'-0"

