

PHASE: FULL BUILDOUT

SINGLE BUILDING WITH SUPPORTING INFRASTRUCTURE

RETAIL / CLINIC BUILDING



SIDEWALKS AND PATHWAYS



DRIVEWAY / PARKING



WATER STOR. / PERMEABLE PARKING / POND



- GENERAL NOTES**
1. TOPOGRAPHIC SURVEY BY BFM DATED AUGUST 4, 2002 HAS NOT BEEN VERIFIED BY ARCHITECT.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY ENTITY PRIOR TO BEGINNING CONSTRUCTION.
 3. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
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 5. SEE CIVIL AND LANDSCAPING FOR FINAL GRADING.
 6. SEE CIVIL FOR DE-WATER REQUIREMENTS AND PROCEDURES.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES AND SHALL REPORT DAMAGE TO THE UTILITY ENTITIES IMMEDIATELY AFTER IT OCCURS. ALL REPAIRS OF THE DAMAGED UTILITIES SHALL BE DONE BY THE RESPECTIVE UTILITY ENTITY. REPAIR COSTS SHALL BE BORNE BY THE CONTRACTOR.
 8. CONTRACTOR SHALL VERIFY VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL.
 9. HANDICAP PARKING AREAS AND ACCESS PATH (SIDEWALKS) SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION PER ADA REGULATIONS. CONTRACTOR SHALL VERIFY ELEVATIONS.
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 13. SEE CIVIL, PLUMBING AND ELECTRICAL DRAWINGS FOR ALL WORK RELATED TO SITE UTILITIES.
 14. CONTRACTOR SHALL PROVIDE TREE PROTECTION FOR ALL EXISTING TREES TO REMAIN AS REQUIRED BY LANDSCAPE DRAWINGS AND SPECIFICATIONS.
 15. SEE LANDSCAPE FOR ALL NEW PLANTINGS.

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10029 Chef Menteur Highway Medical Building
1901 Chef Menteur LLC
5901 Chef Menteur Hwy
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1 Master Site Plan
1" = 30'-0"

Site General Notes
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Medical Clinic Entry - North East Elevation



Parking Lot View - North West Elevation



Chef Menteur View - South East Elevation



Medical Clinic Entry - North East Elevation



Retail Tenant Entry - South West Elevation



Retail Tenant Entry - South West Elevation



Parking Lot View - West Elevation



Courtyard View - East Elevation





(East)

(South)

(North)

(West)



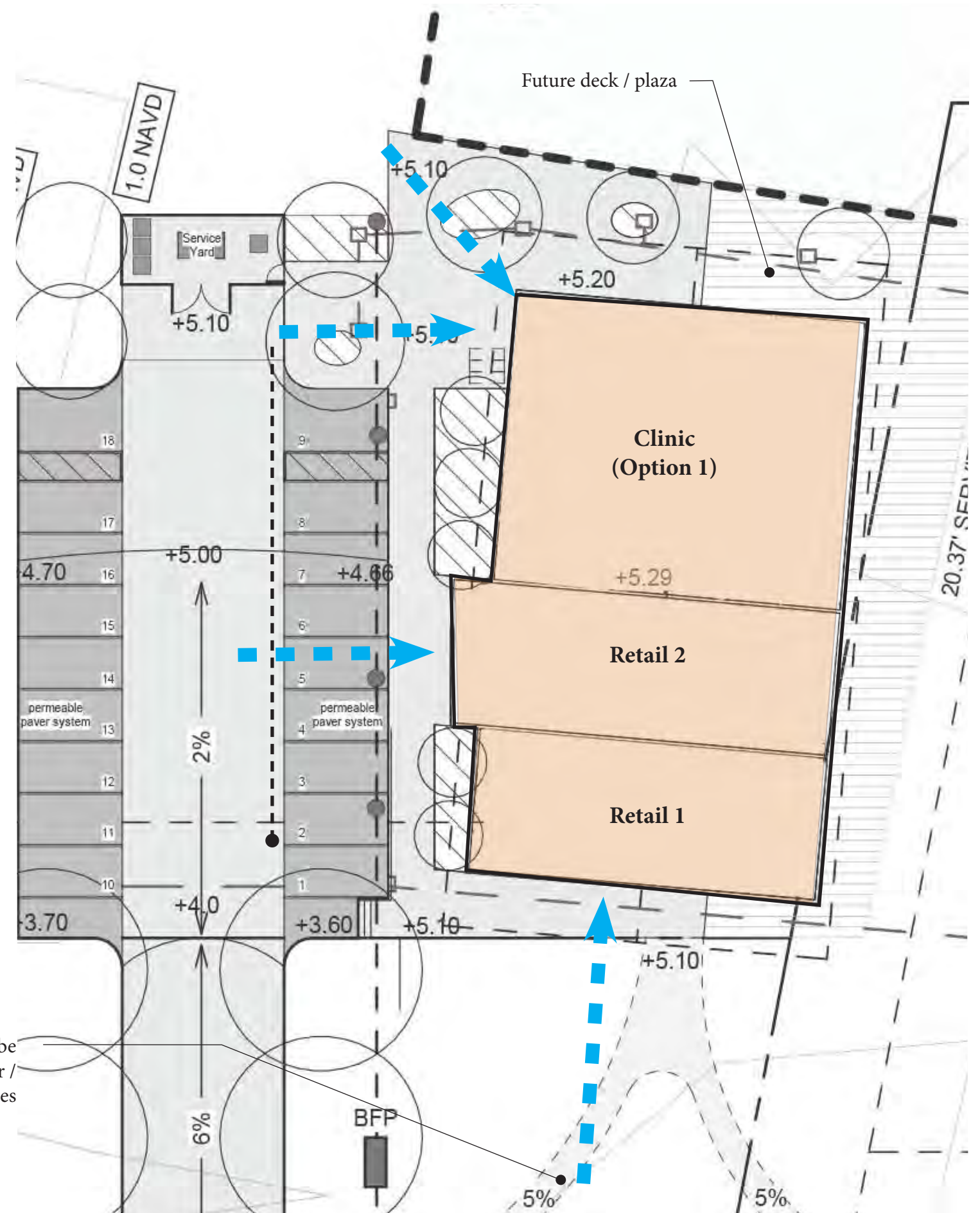
1029 CHEF MENTEUR HWY
SITE DIAGRAMS

Phase 1 Site Plan (Option 1)

- 18 total parking spaces
- Minimal slope through parking lot / entire lot at accessible slope
- Designated accessible parking at floor elevation (+/-)
- 1 van accessible parking space
- 1 additional accessible parking space
- Both retail spaces have high profile storefronts.
- Unit 1 has clear visibility from street, entry on the south
- Unit 2 has the only entry on the parking lot side and is extended for greater prominence.
- Clinic has a dedicated north facing arrival court & entry.
- Clinic is closest to accessible parking
- North side entry plaza transitions nicely to the center of campus build-out.
- Landscaping designed to look complete for phase 1 and full build-out.



Retail 2 - prominent Storefront / Entrance



Sidewalk option, to be reviewed with owner / regulatory agencies

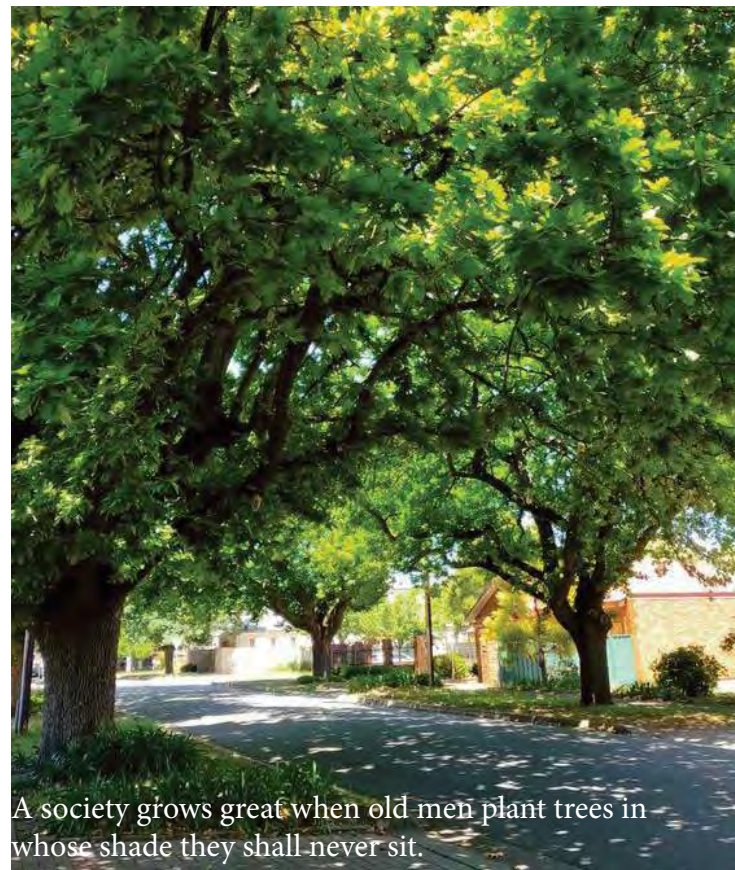
Phase 1 Tree Planting

Phase 1 Goals:

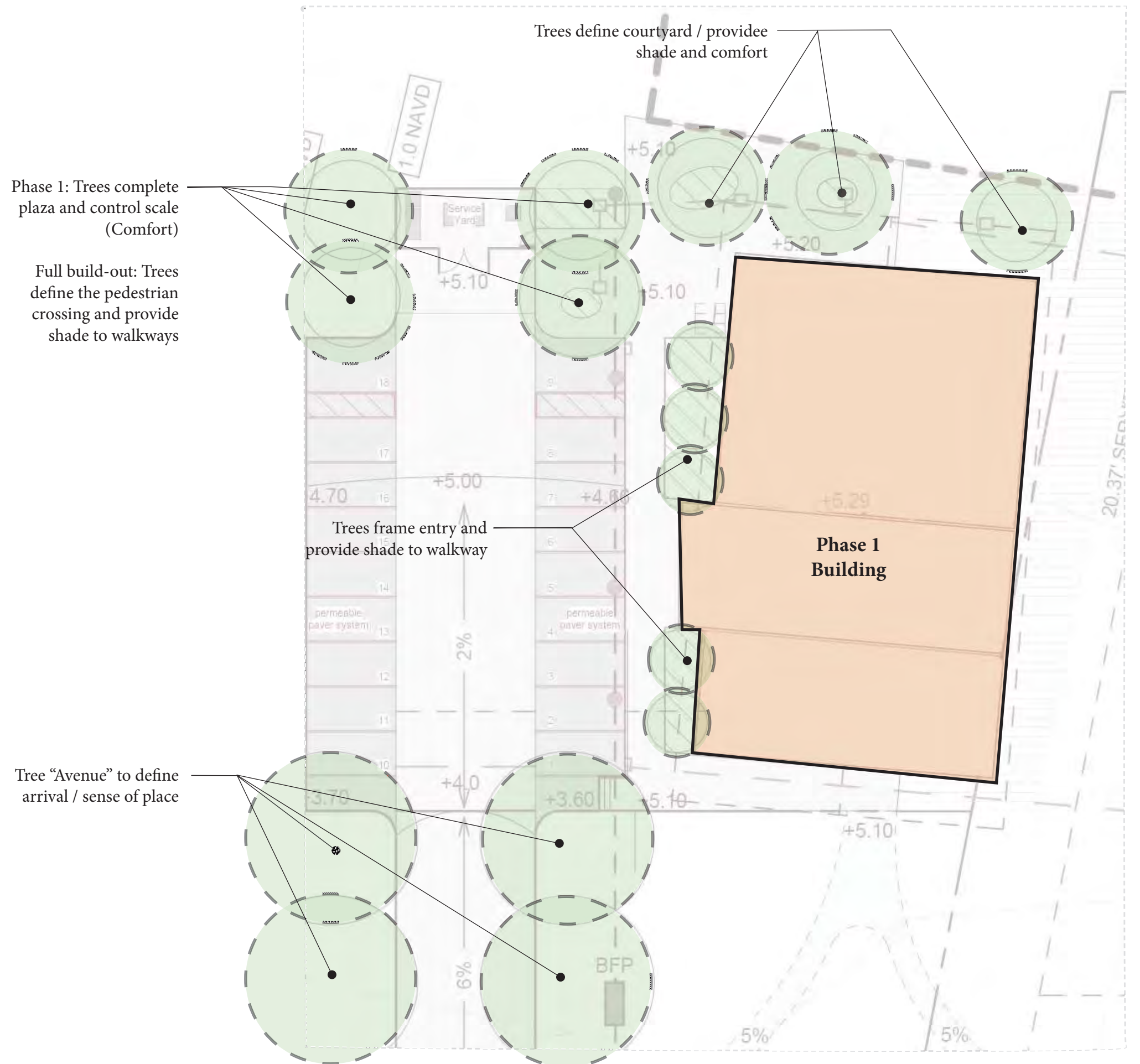
- Selective tree locations to minimize initial costs.
- Place trees | planting to develop a sense of arrival & place.
- 4 oak trees to frame entrance / provide arrival “Avenue”
- Plaza trees to define back of property
- Plaza trees to create comfortable scale and shade.
- North parking trees to identify end of parking and start of pedestrian way
- Locate building trees to help highlight entrances and shade sidewalk.

Master Plan goals:

- 40% shade in 7 - 10 year
- Locate trees to reduce building cooling costs
- Locate trees to provide shade at sidewalks / on future building(s).



A society grows great when old men plant trees in whose shade they shall never sit.

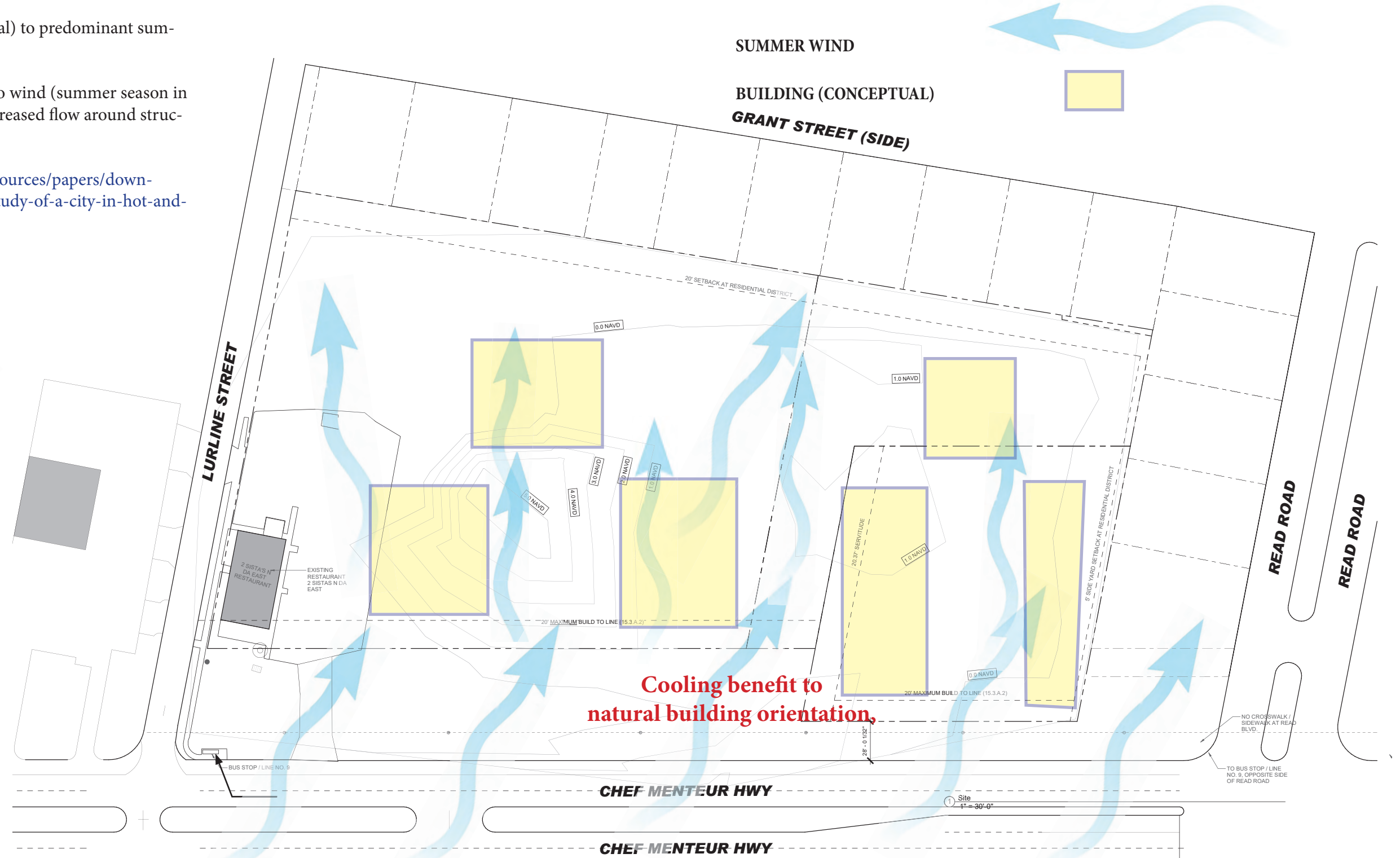
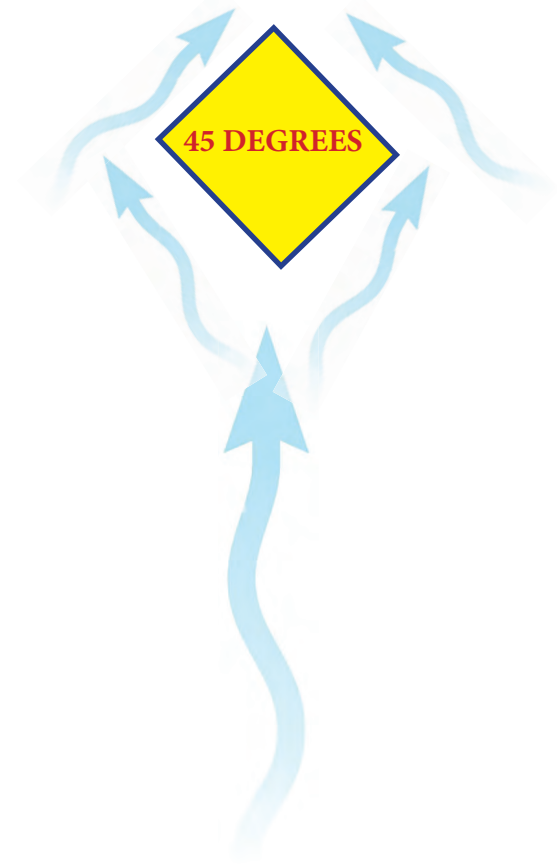


SITE CLIMATE STUDY - WIND

27 DEGREES Street / Building (orthogonal) to predominant summer wind

45 DEGREES Ideal building orientation to wind (summer season in hot and humid climate) increased flow around structures.

<https://global.ctbuh.org/resources/papers/download/1311-micro-climate-study-of-a-city-in-hot-and-humid-climate.pdf>



Cooling benefit to natural building orientation,

HEALTHY COMMUNITY

- Create a community asset by developing a walking path that links the buildings to each other, the neighborhood, and to nature.
- If a daycare is developed, portions of the path can be utilized as a marketable amenity that will encourage physical and intellectual exploration.

