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PROJECT DIRECTORY

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CIVIL ENGINEER:

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Brent J. Guilbeau, AIA, NCARB, LEED AP  
(bguilbeau@cparch.com)

PLANNING SUMMARY

LOT NUMBER:	A-1
PROPERTY INFO:	WILLIAM L ALBITON
ADDRESS:	350 S. FOSTER DRIVE
EXISTING LAND USE:	INSTITUTIONAL
SCHOOL DISTRICT:	EBR-5
FLOOD ZONE:	X
EXISTING ZONING:	HC1
FUTURE LAND USE:	MU
ADJACENT ZONING:	C1, HC1, A2
ACREAGE:	4.909 ACRES
NUMBER OF BUILDINGS:	2
BUILDING HEIGHT AND STORIES:	APARTMENTS: 4 STORIES, 42'-6", 100 UNITS YMCA: 2 STORIES, 36'-8"
BUILDING SQUARE FOOTAGE:	APARTMENTS: 134,104 SF YMCA: 27,256 SF Total: 161,360 SF
PROPOSED USE:	MIXED USE
LOT ID:	920360457
CHARACTER AREA:	URBAN / WALKABLE
DENSITY:	20.37 UNITS / ACRE
TOWNSHIP / RANGE:	SECTION 82, T-7-S, R-1-E
REQUIRED OPEN SPACE:	0.25 AC (5% OF 4.91 AC)
PROPOSED OPEN SPACE:	1.43 AC (29% OF 4.91 AC)

# SITE PLAN FOR A.C. LEWIS YMCA

A MIXED USE DEVELOPMENT  
PROJECT NUMBER : SP-15-22 53913-sp 7636801

BATON ROUGE, LOUISIANA  
SEPTEMBER 2022



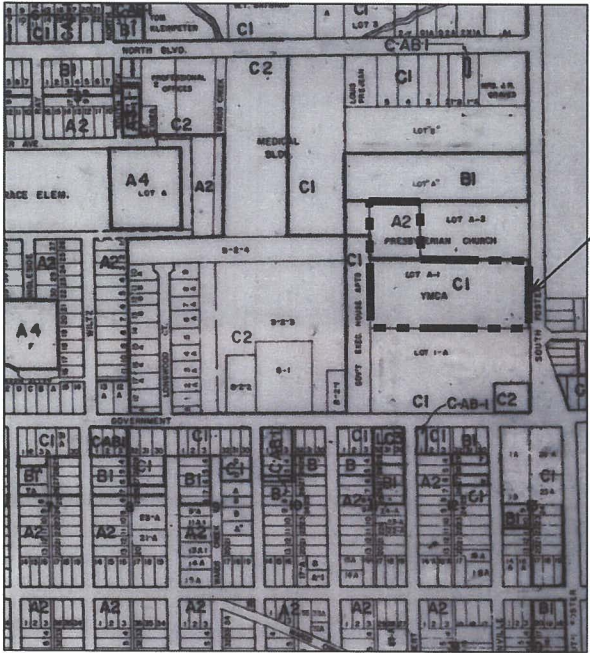
SITE LOCATION

LEGAL DESCRIPTION

A Portion of Tract X-1-A-1  
A PARCEL OF GROUND BEING DESIGNATED AS "LOT A-1", SAME AS SHOWN ON "MAP SHOWING THE DIVISION OF A SOUTHERN PORTION OF THE SECOND PRESBYTERIAN CHURCH PROPERTY FORMERLY THE RUSSEL NICOLASI PROPERTY" BY TOXIE CRAFT, DATED DECEMBER 12, 1957; LESS AND EXCEPT, A PARCEL OF GROUND DESIGNATED AS "PARCEL 5-1", AS SHOWN ON "RIGHT OF WAY PROPERTY MAP OF PROPOSED INTERSECTION IMPROVEMENTS, FOSTER DRIVE AND GOVERNMENT STREET, CITY PARISH PROJECT NO. 06-TL-HC-0032", BY JAMES JOFFRIAN, DATED MAY 22, 2008, LOCATED IN SECTION 82, TOWNSHIP 7 SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF GOVERNMENT STREET AND THE WESTERLY RIGHT-OF-WAY OF SOUTH FOSTER DRIVE, THENCE, NORTH 02 DEGREES 05 MINUTES 18 SECONDS WEST, A DISTANCE OF 121.25 FEET TO A POINT AND CORNER; THENCE, SOUTH 88 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 2.08 FEET TO A POINT AND CORNER; THENCE, NORTH 14 DEGREES 38 MINUTES 20 SECONDS WEST, A DISTANCE OF 83.08 FEET TO A POINT AND CORNER; THENCE, NORTH 01 DEGREES 09 MINUTES 43 SECONDS EAST, A DISTANCE OF 51.48 FEET TO A POINT AND CORNER; THENCE, NORTH 06 DEGREES 03 MINUTES 06 SECONDS WEST, A DISTANCE OF 96.75 FEET TO A POINT, POINT ALSO THE POINT OF BEGINNING;

THENCE, SOUTH 88 DEGREES 37 MINUTES 13 SECONDS WEST, A DISTANCE OF 628.87 FEET TO A POINT AND CORNER; THENCE, NORTH 01 DEGREES 52 MINUTES 47 SECONDS WEST, A DISTANCE OF 506.80 FEET TO A POINT AND CORNER; THENCE, NORTH 88 DEGREES 40 MINUTES 13 SECONDS EAST, A DISTANCE OF 203.00 FEET TO A POINT AND CORNER; THENCE, SOUTH 01 DEGREES 54 MINUTES 47 SECONDS EAST, A DISTANCE OF 244.00 FEET TO A POINT AND CORNER; THENCE, NORTH 88 DEGREES 47 MINUTES 13 SECONDS EAST, A DISTANCE OF 426.43 FEET TO A POINT AND CORNER; THENCE, SOUTH 00 DEGREES 17 MINUTES 05 SECONDS WEST, A DISTANCE OF 123.64 FEET TO A POINT AND CORNER; THENCE, SOUTH 02 DEGREES 15 MINUTES 13 SECONDS EAST, A DISTANCE OF 91.31 FEET TO A POINT AND CORNER; THENCE, SOUTH 06 DEGREES 03 MINUTES 06 SECONDS EAST, A DISTANCE OF 46.64 FEET TO A POINT, POINT ALSO BEING THE POINT OF BEGINNING; SAID LOT CONTAINING 4.909 ACRES, 213,832 SQUARE FEET, SAME AS SHOWN ON "MAP SHOWING ALTA/NSPS SURVEY OF A.C. LEWIS YMCA", DATED AUGUST 29, 2022, BY COLIN B. GRAVOIS, P.L.S.



LOT AND BLOCK MAP

SCALE: 1"=400'



VICINITY MAP

SCALE: 1"=400'

SITE

PRELIMINARY WORK

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Project:

A.C. LEWIS YMCA  
EAST BATON ROUGE PARISH  
LOUISIANA

Client:



PC SET 10/25/22

Revisions:

#	Date	Description

Key Plan:

Sheet Title:

TITLE SHEET

Date:	SEPTEMBER 2022
Project Number:	222158
Drawn By:	SNL
Checked By:	ZS
Sheet:	

C1.0



## LEGEND:

SYMBOL	DESCRIPTION
	FOUND MONUMENT
	SET MONUMENT
	TEMP. BENCH MARK
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY LINE
	DRAIN MANHOLE
	DROP INLET
	CATCH BASIN
	DRAIN LINE
	SEWER MANHOLE
	SEWER CLEANOUT
	SEWER LINE
	POWER POLE
	POWER POLE & GUY POWER
	DROP
	POWER TRANSFORMER
	POWER JUNCTION BOX
	UNDERGROUND POWER
	POWER LINE
	GAS LINE
	TELEPHONE LINE
	TELEPHONE PEDESTAL
	TELEPHONE CROSS CON. BOX
	TELEPHONE CROSS CON. BOX
	TELEVISION PEDESTAL
	CONTROL PANEL
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	FENCE LINE
	TREES (30" Ø OR LESS)

## GENERAL NOTES:

1. FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL #220330235E FOR EAST BATON ROUGE PARISH, LOUISIANA, LAST REVISED MAY 2, 2008, THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X".

2. PROPERTY ZONING: HC1 = HEAVY CONSTRUCTION ONE  
SETBACKS FOR NON RESIDENTIAL USE: FRONT: 10'  
REAR: N/A  
SIDE: N/A

SETBACKS FOR MULTIFAMILY USE:  
FRONT: 10'  
SIDE: 5'  
REAR: 20'

ZONING INFORMATION WAS OBTAINED FROM [HTTPS://EBROIS.MAPS.ARCGIS.COM/](https://ebrois.maps.arcgis.com/).  
ZONING IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.

3. UTILITIES: ELECTRICITY: ENTERGY LOUISIANA, LLC  
WATER: BATON ROUGE WATER  
GAS: ENTERGY LOUISIANA, LLC GAS, ATMOS ENERGY  
TELEPHONE: AT&T DISTRIBUTION  
COMMUNICATIONS: UNITI FIBER, EBR PARISH TRAFFIC AND FIBER

4. REFERENCE DOCUMENTS:  
A. "ALTA/ACSM LAND TITLE SURVEY OF THE WILLIAM LOUIS ALBRITTON, ET AL. PROPERTY, & SECOND PRESBYTERIAN CHURCH PROPERTY BEING THE BRITANNY PLACE APT. SITE" BY ROBERT W. OVERALL, P.L.S. DATED APRIL 23, 2007.  
B. "MAP SHOWING THE RESUBDIVISION OF TRACTS 1, 2, & UNNAMED 100'X350' PARCEL OF THE WILLIAM LOUIS ALBRITTON, ET AL INTO LOT 1-A" BY JOHN S. TEEGARDEN, P.L.S. DATED SEPTEMBER 9, 1997.  
C. "MAP SHOWING THE ADDITION OF THE WESTERLY 100 FEET OF THE SECOND PRESBYTERIAN CHURCH PROPERTY TO THE WILLIAM LOUIS ALBRITTON PROPERTY" BY TOXIE CRAFT, CIVIL ENGINEER DATED JUNE 13, 1972.  
D. "MAP SHOWING THE DIVISION OF A SOUTHERN PORTION OF THE SECOND PRESBYTERIAN CHURCH PROPERTY FORMERLY THE RUSSEL NICOLLOSI PROPERTY" BY TOXIE CRAFT, CIVIL ENGINEER DATED NOVEMBER 14, 1957.  
E. "RIGHT OF WAY MAP OF PROPOSED INTERSECTION IMPROVEMENTS, RECORDATION SET, FOSTER DR. AT GOVERNMENT ST., CITY PARISH PROJECT NO. 06-TL-HC-0032" BY JAMES JOFFRIAN, P.L.S. DATED APRIL 15, 2008.

5. NO ATTEMPT HAS BEEN MADE BY C S R S, LLC., TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

6. WETLANDS:  
A JURISDICTIONAL WETLAND DETERMINATION HAS NOT BEEN DONE, BY CSRS, LLC. AND IS NOT PART OF THIS SURVEY.

7. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.

8. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.

9. ELEVATIONS AND TBMS WERE DERIVED FROM THE LEICA NETWORK SYSTEM USING TRIMBLE R8 DUAL FREQUENCY GPS UNITS AND NAVD 1988 DATUM, GEOID 18.

10. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983).

TO CONVERT TO FROM GRID BEARING TO TRUE BEARINGS USE:  
+0°55'35.62186" (SCALE FACTOR=0.999993905)

## BENCHMARKS:

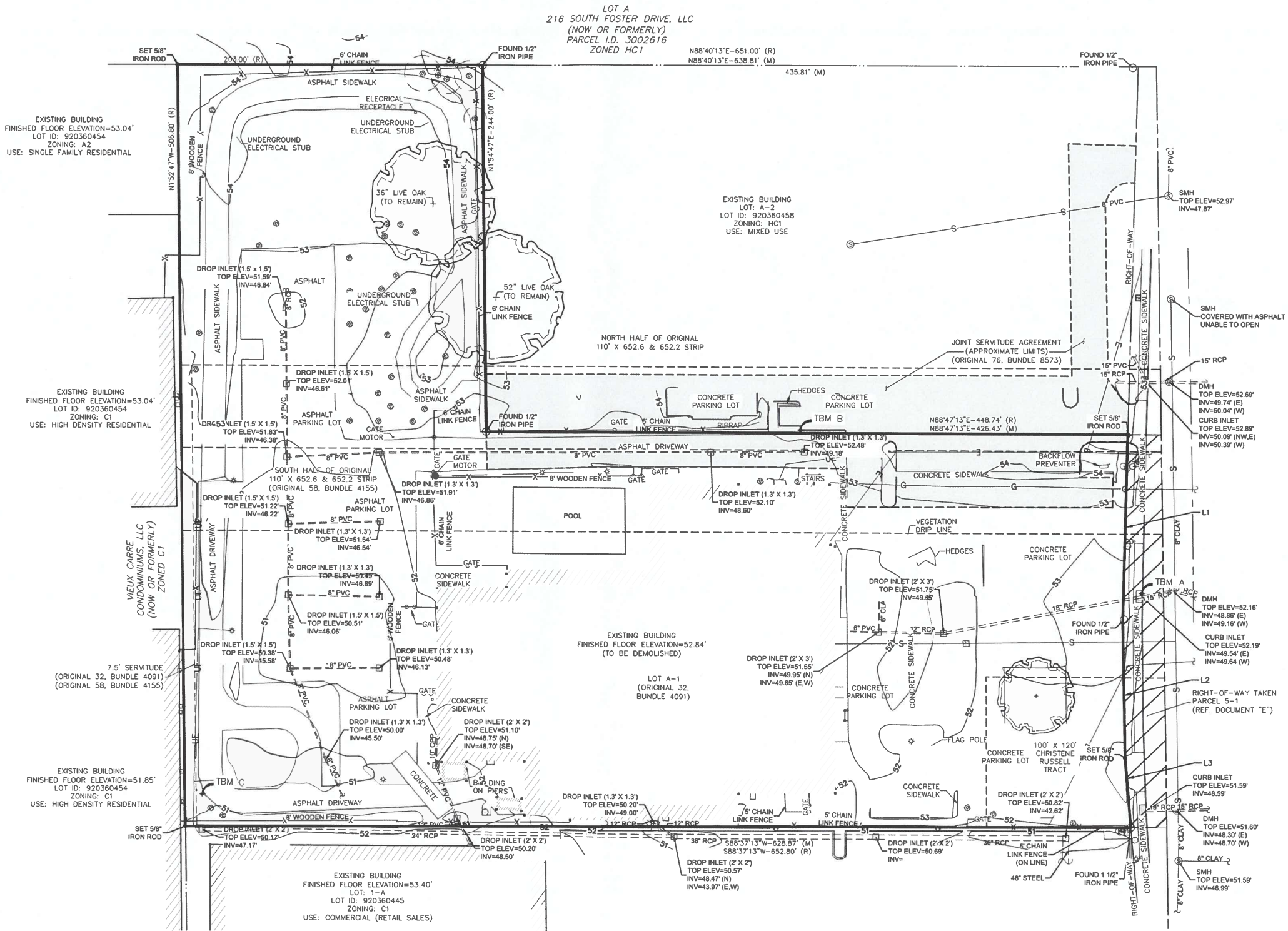
TBM A - NORTHEAST BOLT ON CURB INLET  
ELEVATION = 52.22'

TBM B - X-MARK ON TOP OF THE CURB  
ELEVATION = 54.10'

TBM C - X-MARK ON NORTHWEST CORNER OF  
TRANSFORMER PAD  
ELEVATION = 51.78'

## LINE TABLE

NUMBER	DIRECTION	DISTANCE (M)	DISTANCE (R)
L1	S0°17'05"W	123.64' (M)	124.56' (R)
L2	S2°15'13"E		91.31' (R)
L3	S6°03'06"E	46.64' (M)	45.32' (R)



0 40 80  
SCALE: 1"=40'

## PRELIMINARY WORK

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Project:

A.C. LEWIS YMCA  
EAST BATON ROUGE PARISH  
LOUISIANA

Client:



## Revisions:

#	Date	Description

## Key Plan:

Sheet Title:

EXISTING  
CONDITIONS

Date: SEPTEMBER 2022

Project Number: 222158

Drawn By: SNL

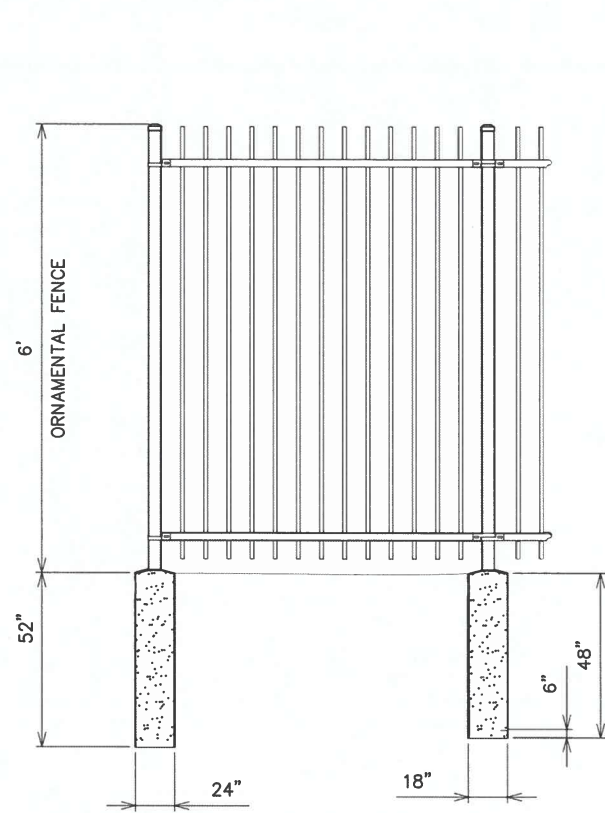
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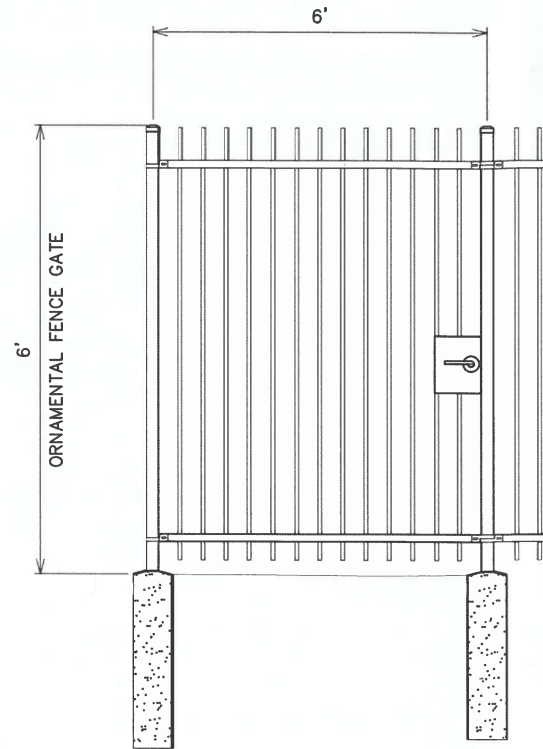






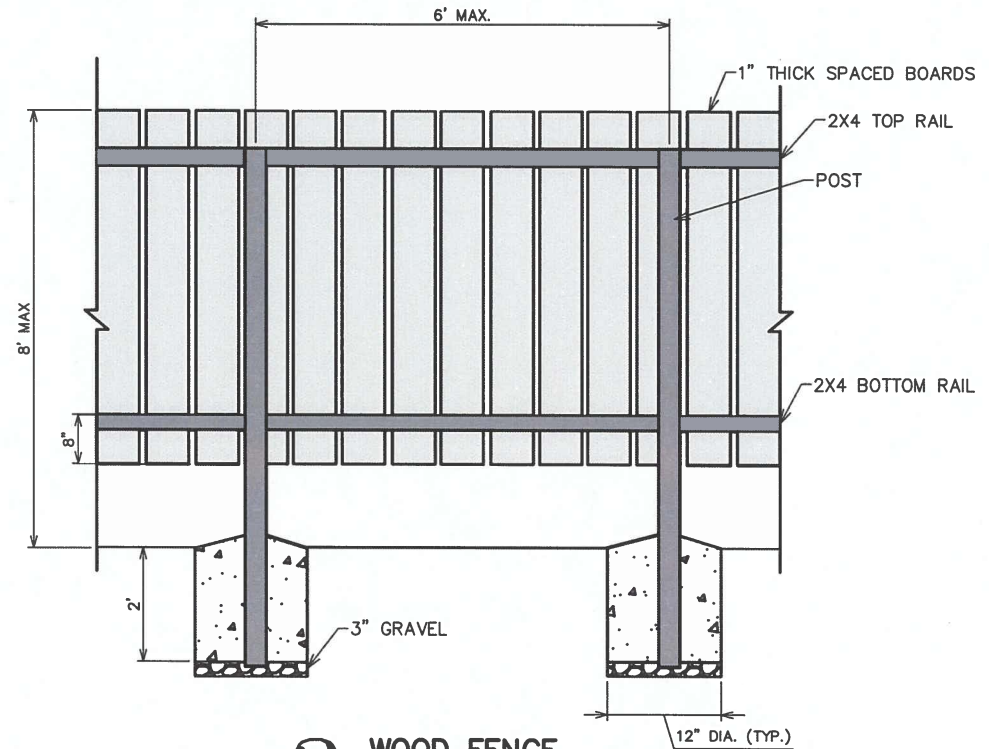
**1 ORNAMENTAL FENCE**  
SCALE: N.T.S.  
REF:

NOTE: ADJACENT TO LOT 92060458 & LOT 920360455



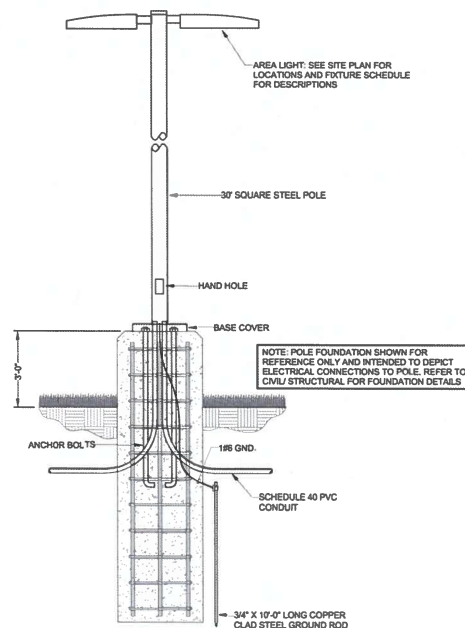
NOTES:

- ORNAMENTAL FENCE TO BE AMERISTAR FENCE PRODUCTS – MONTAGE PLUS 3 RAIL GENESIS STYLE WITH UNIVERSAL BOULEVARD BRACKETS, CENTURION FENCING – CENTURION III, OR AN APPROVED SUBSTITUTION BY IDEA SCHOOLS.
- SITE FENCING:  
7' TALL ORNAMENTAL AND SECURITY FENCE

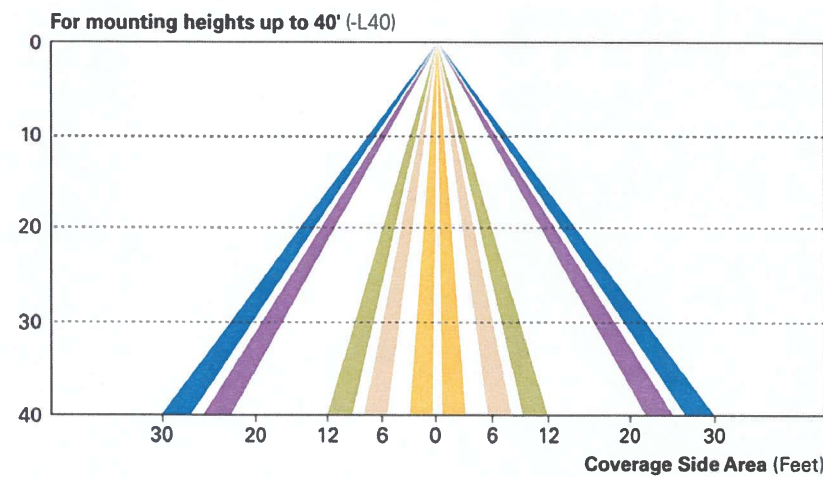


**2 WOOD FENCE**  
SCALE: N.T.S.  
REF:

NOTE: ADJACENT TO LOT 920360454, LOT 920360459, & LOT 920360455



**3 LIGHT POLE**  
SCALE: N.T.S.  
REF:



**4 LIGHTING ANGLE OF SHINE**  
SCALE: N.T.S.  
REF:

Project:

A.C. LEWIS YMCA  
EAST BATON ROUGE PARISH  
LOUISIANA

Client:



Revisions:

#	Date	Description

Key Plan:

Sheet Title:

**SITE PLAN**

Date:	SEPTEMBER 2022
Project Number:	222158
Drawn By:	SNL
Checked By:	ZS
Sheet:	

**C3.1**

**PRELIMINARY WORK**

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SALES, OR BASIS FOR THE ISSUANCE OF A PERMIT.



PUBLIC TRANSPORTATION

CATS BUS STOP LOCATIONS AT  
INTERSECTION OF GOVERNMENT ST &  
SOUTH FOSTER DR. AND IN FRONT OF LOT  
A-2.

PLANNING SUMMARY

LOT NUMBER: A-1  
PROPERTY INFO: WILLIAM L ALBITON  
ADDRESS: 350 S. FOSTER DRIVE  
EXISTING LAND USE: INSTITUTIONAL  
SCHOOL DISTRICT: EBR-5  
FLOOD ZONE: X  
EXISTING ZONING: HC1  
FUTURE LAND USE: MU  
ADJACENT ZONING: C1, HC1, A2  
ACREAGE: 4.909 ACRES  
NUMBER OF BUILDINGS: 2  
BUILDING HEIGHT AND STORIES: APARTMENTS: 4 STORIES, 42'-6", 100 UNITS  
YMCA: 2 STORIES, 36'-8"  
BUILDING SQUARE FOOTAGE: APARTMENTS: 134,104 SF  
YMCA: 27,256 SF  
Total: 161,360 SF  
PROPOSED USE: MIXED USE  
LOT ID: 920360457  
CHARACTER AREA: URBAN / WALKABLE  
DENSITY: 20.37 UNITS / ACRE  
TOWNSHIP / RANGE: SECTION 82, T-7-S, R-1-E  
REQUIRED OPEN SPACE: 0.25 AC (5% OF 4.91 AC)  
PROPOSED OPEN SPACE: 1.43 AC (29% OF 4.91 AC)

PROPOSED SURFACE TYPES:

PARKING AREA: ASPHALT/CONCRETE  
5'-0" ADA COMPLIANT SIDEWALK: CONCRETE

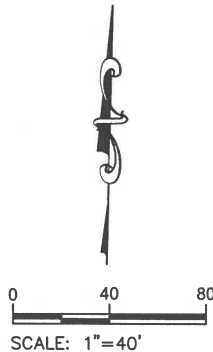
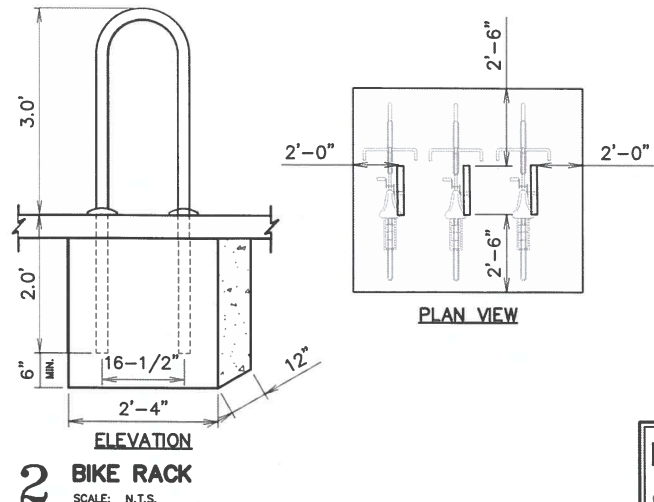
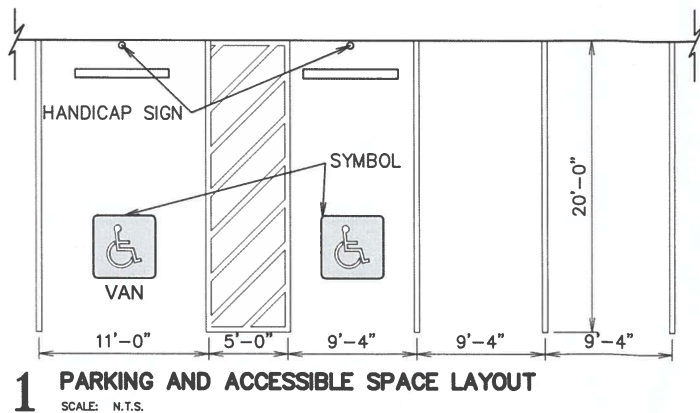
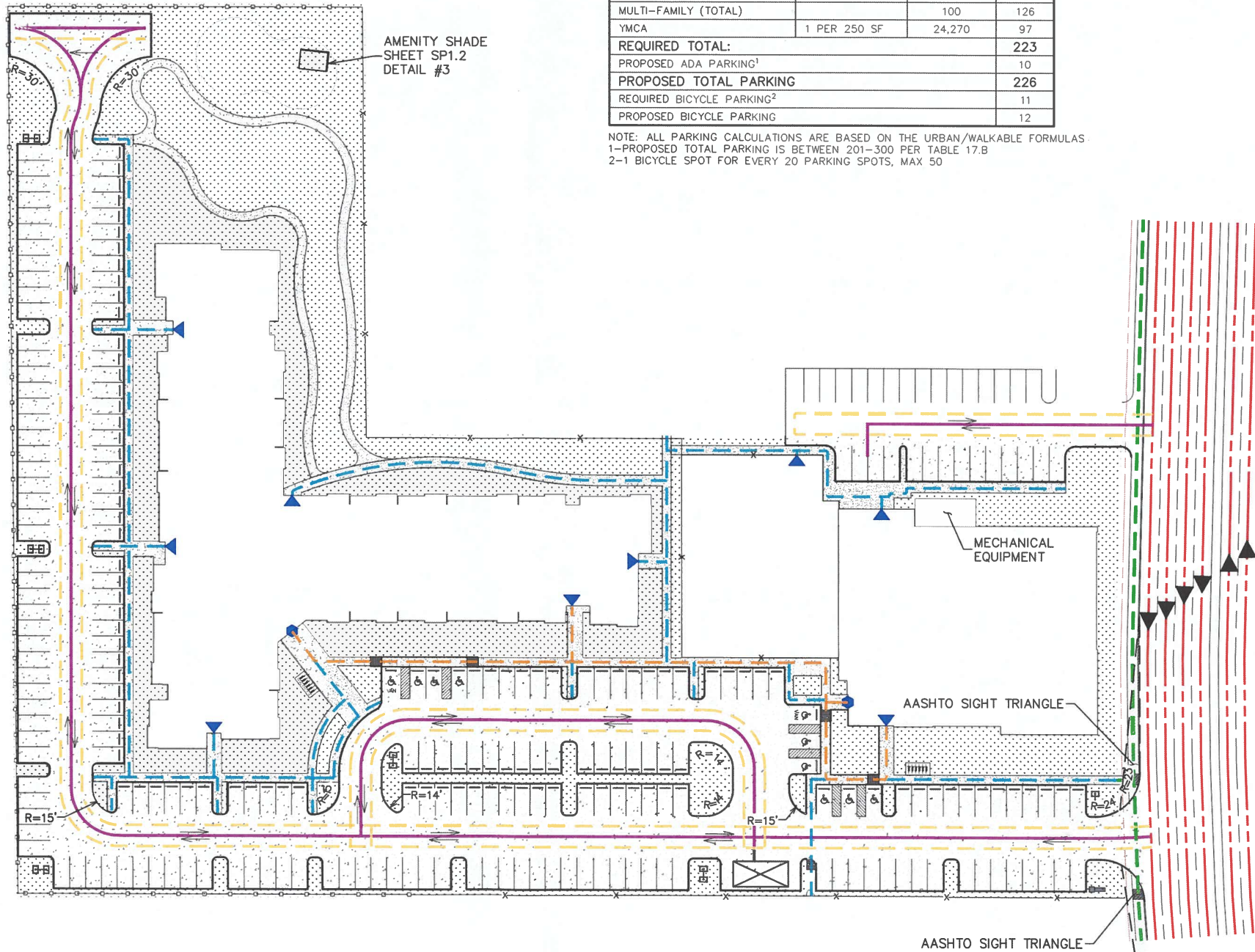
CIRCULATION LEGEND:

	OFF-SITE VEHICULAR
	VEHICULAR
	SERVICE VEHICLE
	PEDESTRIAN
	ADA PEDESTRIAN
	OFF-SITE PEDESTRIAN
	BUILDING MAIN ENTRANCE
	SECONDARY BUILDING ENTRANCE/EMERGENCY EXIT

NOTES:  
1. ALL SIDEWALKS ACROSS DRIVEWAYS SHALL MAINTAIN A CONSISTENT GRADE OF PEDESTRIAN TRAVEL IN ORDER TO GIVE PEDESTRIANS PRIORITY ACCESS OVER VEHICULAR TRAVEL  
2. ALL DRIVEWAYS, SIDEWALKS, AND SMART WAY, (EXISTING AND PROPOSED) SHALL BE PRIVATE AND MAINTAINED BY THE OWNER

PARKING CALCULATION			
USE	FORMULA	SQ.FT./UNITS	SPACES
1 BEDROOM/STUDIO	1 PER UNIT	53	53
2 BEDROOM	1.5 PER UNIT	43	65
3 BEDROOM	2 PER UNIT	4	8
MULTI-FAMILY (TOTAL)		100	126
YMCA	1 PER 250 SF	24,270	97
REQUIRED TOTAL:			223
PROPOSED ADA PARKING <sup>1</sup>			10
PROPOSED TOTAL PARKING			226
REQUIRED BICYCLE PARKING <sup>2</sup>			11
PROPOSED BICYCLE PARKING			12

NOTE: ALL PARKING CALCULATIONS ARE BASED ON THE URBAN/WALKABLE FORMULAS.  
1-PROPOSED TOTAL PARKING IS BETWEEN 201-300 PER TABLE 17.B  
2-1 BICYCLE SPOT FOR EVERY 20 PARKING SPOTS, MAX 50



PRELIMINARY WORK

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Project:

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EAST BATON ROUGE PARISH  
LOUISIANA

Client:



Revisions:

#	Date	Description

Key Plan:

Sheet Title:

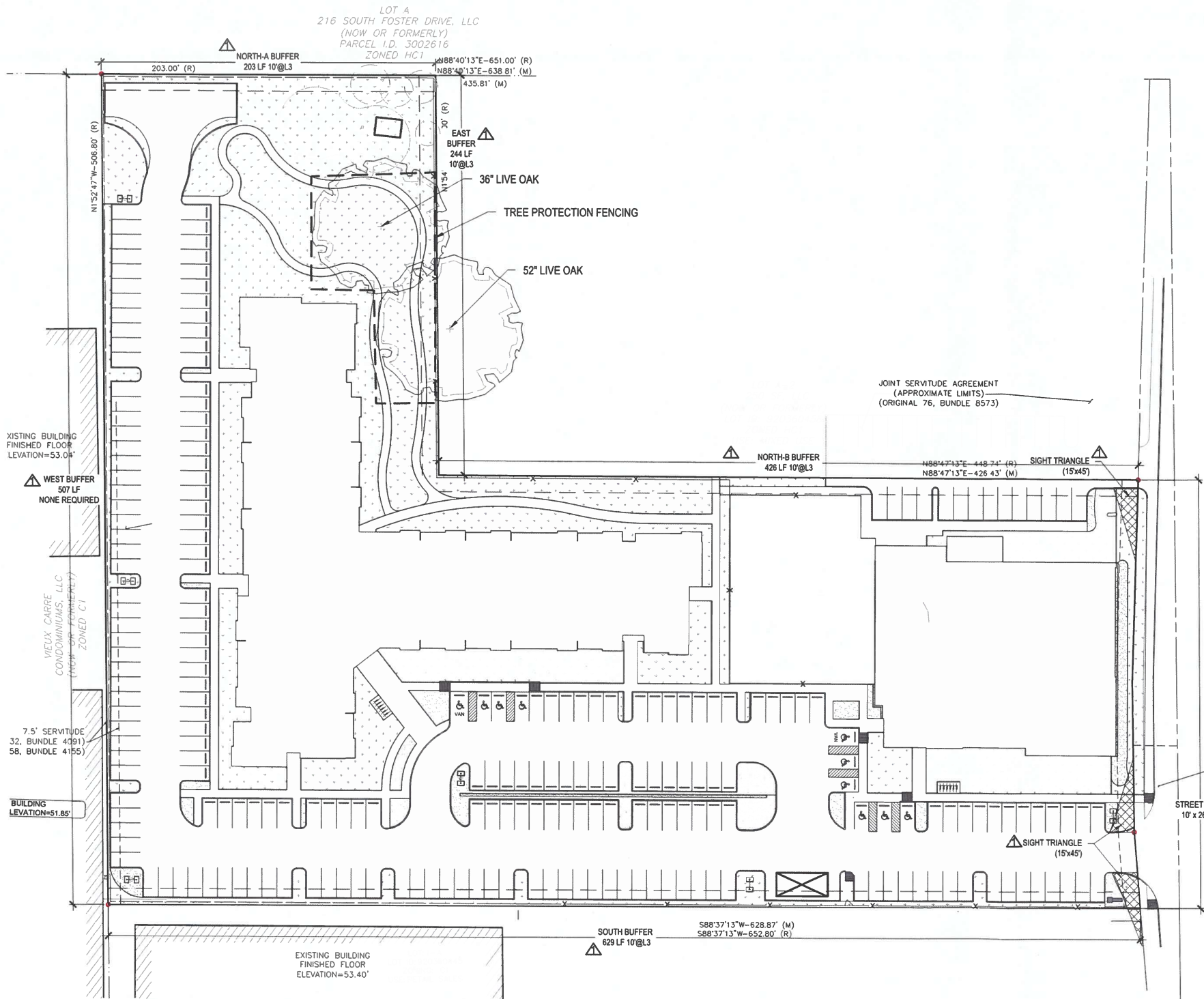
CIRCULATION PLAN

Date: SEPTEMBER 2022  
Project Number: 222158  
Drawn By: SNL  
Checked By: ZS  
Sheet:

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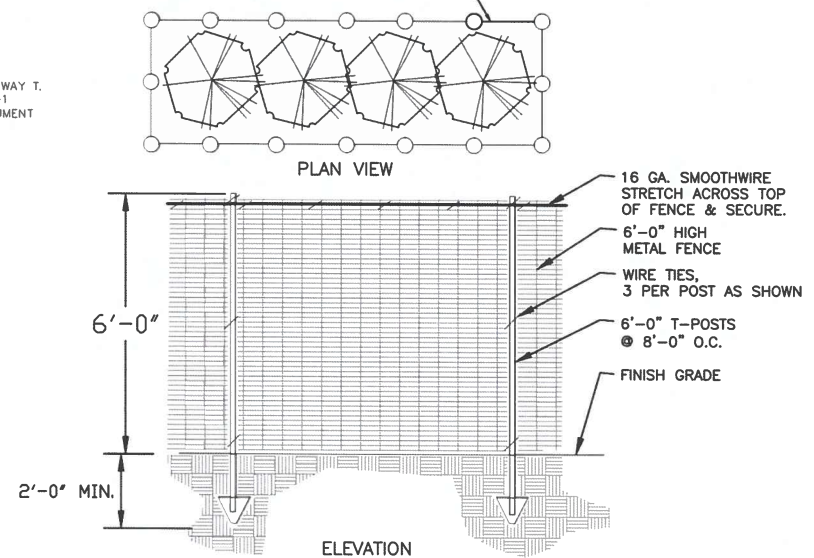
## 01 TREE PRESERVATION PLAN

SCALE: 1"=40'-0"

## TREE PROTECTION NOTES

1. CONTRACTOR SHALL NOT ALLOW ANY VEHICULAR TRAFFIC, PARKING OF VEHICLES, OR STOCKPILING OF EXCAVATED MATERIAL OR CONSTRUCTION MATERIALS INSIDE OF TREE PROTECTION FENCING OR THE DRIPLINE OF TREES INDICATED TO BE PRESERVED.
2. CONSTRUCTION EQUIPMENT MAY NOT OPERATE WITHIN THE DRIP LINE OF A TREE. IF NECESSARY, WRITTEN PERMISSION AND WRITTEN APPROVAL MUST BE ACQUIRED PRIOR TO WORK BEING PERFORMED. WHEN NECESSARY FOR THE PERFORMANCE OF INDICATED WORK, SUCH OPERATIONS SHALL BE CONDUCTED WITH SPECIAL CARE TO AVOID DAMAGING THE TREE AND UNDER DIRECTION OF THE OWNERS REPRESENTATIVE.
3. PROTECT TREE ROOT SYSTEMS FROM DAMAGE DONE BY STRIPPING AND REGRADING. ALL EXCAVATION AND GRADING WORK SHALL BE DONE BY HAND TOOLS WHILE WORKING WITHIN TREE DRIPLINES.
4. PROTECT TREE ROOT SYSTEMS FROM DAMAGE DUE TO NOXIOUS MATERIALS, SPILLAGE, OR DRAINAGE FROM STORED MATERIALS.
5. MAINTAIN TREE PROTECTION FENCING IN GOOD CONDITION AT ALL TIMES. TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING ANY WORK AND SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION WORK IS COMPLETE.
6. ALL TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY CLEARING OR SITE WORK. FAILURE TO INSTALL AT APPROPRIATE TIME WILL RESULT IN DELAY. TREE PROTECTION FENCING SHALL FOLLOW THE SHAPE OF TREE'S DRIPLINE.
7. TREE PROTECTION FENCING MUST CARRY DURABLE SIGNS DESIGNATING THE AREA AS A TREE PROTECTION ZONE.
8. UNDER NO CONDITIONS WILL THE CONTRACTOR BE PERMITTED TO PRUNE OR CUT A PRESERVED TREE. FENCING AND POSTS MUST AT ALL TIMES BE KEPT A MINIMUM OF 3'-0" FROM TREE TRUNKS. FENCING INSTALLED PAST DRIP LINE MUST BE FAR ENOUGH TO PROTECT LIMBS FROM TRUCKS AND MOVING OBJECTS. ALL TRIMMING MUST BE DONE BY LICENSED ARBORIST. LICENSED ARBORIST, IN CONJUNCTION WITH ARCHITECT AND LANDSCAPE ARCHITECT, SHALL DIRECT ALL TREE PRUNING. CONTRACTOR RESPONSIBLE FOR MINIMAL PRUNING AND TRIMMING OF THE EXISTING TREES ON SITE, UNDER THE DIRECTION OF THE ARCHITECT AND LANDSCAPE ARCHITECT, ONCE CONSTRUCTION IS COMPLETE.
9. PROGRAM MANAGER, IN CONJUNCTION WITH ARCHITECT AND LANDSCAPE ARCHITECT, TO PROVIDE WRITTEN PERMISSION FOR ANY INCURSIONS INTO TREE PROTECTION AREAS.
10. CONTRACTOR MUST WATER TREES INDICATED TO BE PRESERVED AS REQUIRED TO MAINTAIN THEIR HEALTHY GROWTH DURING THE COURSE OF CONSTRUCTION OPERATIONS. ALL MAINTENANCE AND SURVIVAL IS RESPONSIBILITY OF CONTRACTOR. REPLACEMENT FOR DAMAGES WILL BE AT NO COST TO THE OWNER.

## CHAIN LINK FENCING PAST DRIP LINE



TREE PROTECTION FENCING TO BE PLACED AROUND TREE AT THE DRIPLINE, TYPICAL.

## 02 TREE PROTECTION FENCING DETAIL

SCALE: NTS

# CSRS

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Project:

A.C. LEWIS YMCA  
EAST BATON ROUGE PARISH  
LOUISIANA

Client:

Revisions:

#	Date	Description
1	10-24-22	CITY COMMENTS

Key Plan:



Sheet Title:

TREE PRESERVATION PLAN

Date: SEPTEMBER 2022

Project Number: 222158

Drawn By: SNL

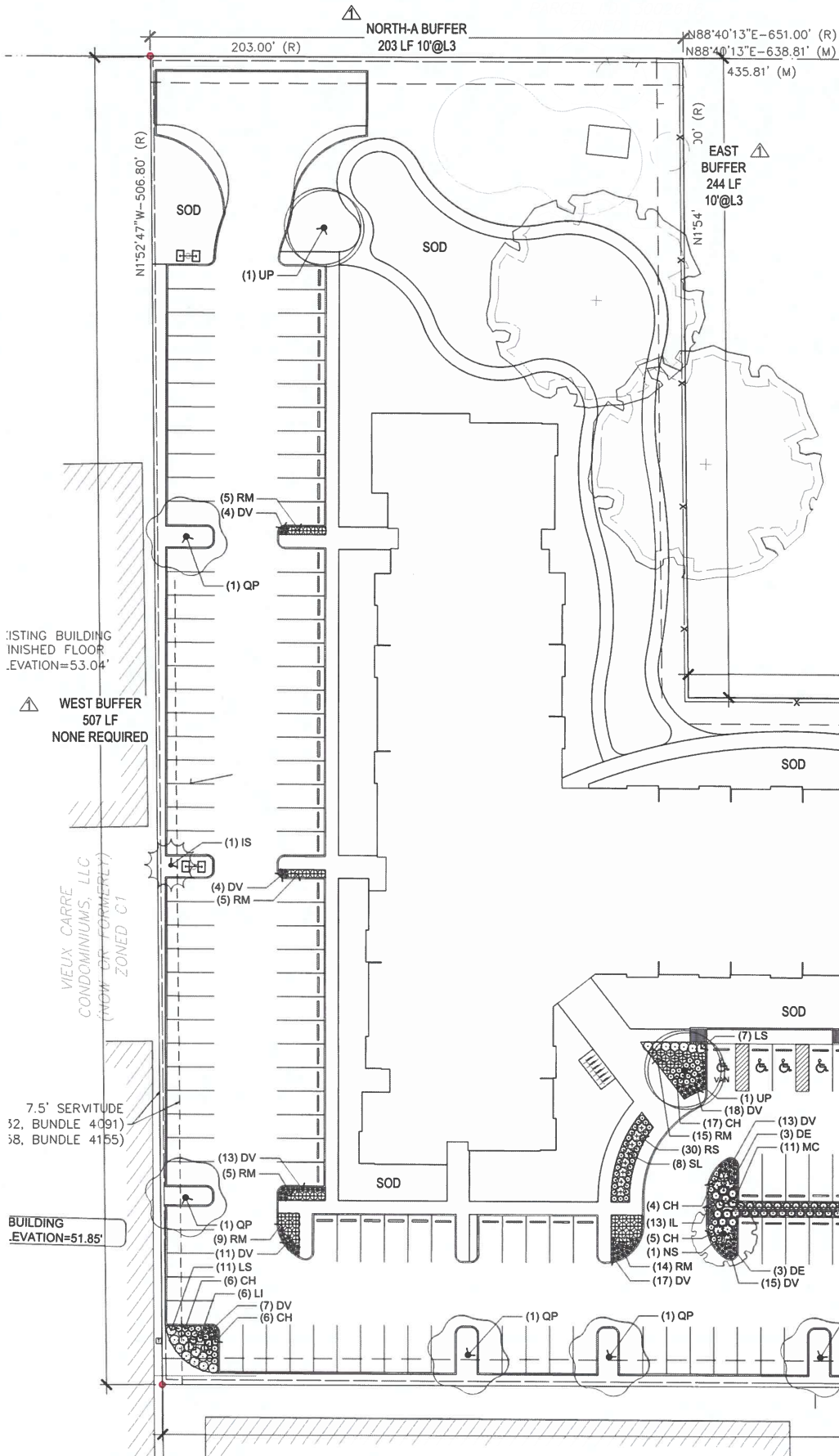
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## 02 PLANTING SCHEDULE:

SCALE:

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	TREE CLASS
IC	6	Ilex cassine	30 gal	1.5"	8-10' H X 2-4' W	Class B
IS	1	Dahoon Holly-Single Trunk	30 gal	1.5"	8-10' H X 2-4' W	Class B
LM	7	Lagerstroemia indica x fauriei 'Muskogee'	30 gal	1" per trunk	8-10' H x 4-6' W	Class B
NS	4	Nyssa sylvatica	30 gal	2"	8-10' H x 4-6' W	Class A
QP	6	Quercus phellos	30 gal	2"	8-10' H x 4-6' W	Class A
UP	2	Ulmus americana 'Princeton'	30 gal	2"	8-10' H. x 4-6' W.	Class A

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
CH	120	Cuphea hyssopifolia	3 gal	12-15" H x 12-15" W
DV	236	Dianella tasmanica 'Variegata'	1 gal.	12-15" H x 12-15" W
DE	31	Distylium x 'Vintage Jade'	3 gal.	15-18" H x 15-18" W
IL	43	Iris louisiana	1 gal.	15-18" H x 15-18" W
LS	32	Ligustrum sinense 'Sunshine'	3 gal	15-18" H x 15-18" W
LI	34	Lomandra longifolia 'Breeze'	3 gal	18"-21" H x 18"-21" W
MC	44	Muhlenbergia capillaris	3 gal	18"-21" H x 18"-21" W
OF	1	Osmanthus fragrans	7 gal.	3'-4' TALL
RM	106	Rhododendron x 'Roblev'	3 gal	15-18" H x 15-18" W
RS	68	Rosa x 'Meiswetdom' TM	3 gal.	12-15" H x 12-15" W
SL	32	Salvia leucantha	3 gal	12-15" H x 12-15" W
TD	86	Tripsacum floridanum	3 gal.	15-18" H x 15-18" W
		Dwarf Fakahatchee Grass		

## 03 LANDSCAPE ORDINANCE REQUIREMENTS

SCALE:

### PER 18.3.3 BUFFERS BETWEEN PROPERTIES - URBAN/WALKABLE CHARACTER

THIS PROPERTY IS ZONED AS HC1 - HEAVY COMMERCIAL 1.

PROPERTY LINE	ABUTTING PROPERTY USE	BUFFER TYPE REQUIRED	LENGTH (FT)	CLASS A TREES REQUIRED	CLASS A TREES PROPOSED	CLASS B TREES REQUIRED	CLASS B TREES PROPOSED	NOTES
NORTH-A	OFFICE	10'@L3	203	5	0	5	0	PER DEVELOPMENT DIRECTOR - NO BUFFERS REQUIRED
NORTH-B	OFFICE	10'@L3	426	11	0	11	0	
EAST	OFFICE	10'@L3	244	6	0	6	0	
WEST	HDR	NONE	507	0	0	0	0	
SOUTH	RETAIL SALES	10'@L3	629	16	7	16	0	

### PER 18.3.4 STREET YARD - URBAN/WALKABLE CHARACTER

STREET TREES ARE REQUIRED ALONG THE ENTIRE STREET FRONTAGE, EXCLUDING ALLEYS. TREES OF DIFFERENT CLASSES MAY BE COMBINED TO MEET STANDARDS. TREES MAY BE GROUPED OR SPACED AT IRREGULAR INTERVALS. GROUND COVER SHALL BE PROVIDED. MULCH MAY ONLY BE USED AS A GROUND COVER IN UP TO 40% OF THE GROUND COVER AREA. NO SINGLE TYPE OF OTHER MATERIAL MAY BE USED IN MORE THAN 60% OF THE AREA. A 10-FT WIDE LANDSCAPE STRIP REQUIRED ALONG THE ENTIRE STREET FRONTAGE IMMEDIATELY BEHIND THE RIGHT-OF-WAY OR SERVITUDE OF PASSAGE, EXCLUSIVE OF DRIVEWAYS AND ACCESS WAYS AT POINTS OF INGRESS AND EGRESS TO THE LOT. THE NUMBER OF TREES REQUIRED IS ONE CLASS A TREE PER 40 LINEAR FEET OR ONE CLASS B PER 20 LINEAR FEET. WHERE OVERHEAD UTILITIES ARE PRESENT, ONE CLASS B OR C TREE MAY REPLACE A CLASS A AT A RATE OF ONE CLASS B OR C EVERY 20 LINEAR FEET.

STREET NAME	LENGTH OF ROAD (FT)	STREET TREES REQUIRED	STREET TREES PROPOSED	OVERHEAD UTILITIES	PARKING LOT BUFFER AT STREET
S FOSTER DRIVE	262	13	13	YES	N/A

### PER 18.3.5 PARKING LOT LANDSCAPING - URBAN/WALKABLE CHARACTER

NO PARKING SPACE SHALL BE LOCATED FURTHER THAN 100 FEET FROM THE TRUNK OF A CLASS A OR B TREE. TREES MAY BE PROVIDED IN A MIX OF INTERIOR ISLANDS, MEDIAN ISLANDS, TERMINAL ISLANDS, AND BUFFER AREAS. ALL ISLANDS SHALL HAVE A MINIMUM AREA OF 75 SQUARE FEET. TREES MAY NOT BE PLANTED CLOSER THAN 2-1/2 FEET FROM PAVEMENT. ISLANDS PROVIDED WITHOUT TREES SHALL PROVIDE GROUND COVER, SHRUBS OR OTHER PLANT MATERIAL AS APPROVED BY THE DEVELOPMENT DIRECTOR. MULCH MAY ONLY BE USED AS A GROUND COVER IN UP TO 40% OF THE GROUND COVER AREA. NO SINGLE TYPE OF OTHER MATERIAL MAY BE USED MORE THAN 60% OF THE AREA.

PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
CLASS A OR B TREES WITHIN 100 FT OF PARKING SPACES	YES	YES

#### PLANNING SUMMARY

LOT NUMBER:	A-1
PROPERTY INFO:	WILLIAM L ALBITON
ADDRESS:	350 S. FOSTER DRIVE
EXISTING LAND USE:	INSTITUTIONAL
SCHOOL DISTRICT:	EBR-5
FLOOD ZONE:	X
EXISTING ZONING:	HC1
FUTURE LAND USE:	MU
ADJACENT ZONING:	C1, HC1, A2
ACREAGE:	4.909 ACRES
NUMBER OF BUILDINGS:	2
BUILDING HEIGHT AND STORIES:	APARTMENTS: 4 STORIES, 42'-6", 100 UNITS YMCA: 2 STORIES, 36'-8"
BUILDING SQUARE FOOTAGE:	Total: 154,950 Sq. Ft.
PROPOSED USE:	MIXED USE
LOT ID:	920360457
CHARACTER AREA:	URBAN / WALKABLE
REQUIRED OPEN SPACE:	0.25 AC (5% OF 4.91 AC)
PROPOSED OPEN SPACE:	1.43 AC (29% OF 4.91 AC)
DENSITY:	20.37 UNITS / ACRE
TOWNSHIP / RANGE:	SECTION 82, T-7-S, R-1-E

Client:

Revisions:

#	Date	Description
1	10-24-22	CITY COMMENTS

Key Plan:



Sheet Title:  
**LANDSCAPE ORDINANCE PLAN**

Date: SEPTEMBER 2022  
Project Number: 222158  
Drawn By: SNL  
Checked By: XXX  
Sheet:

## 01 LANDSCAPE ORDINANCE PLAN

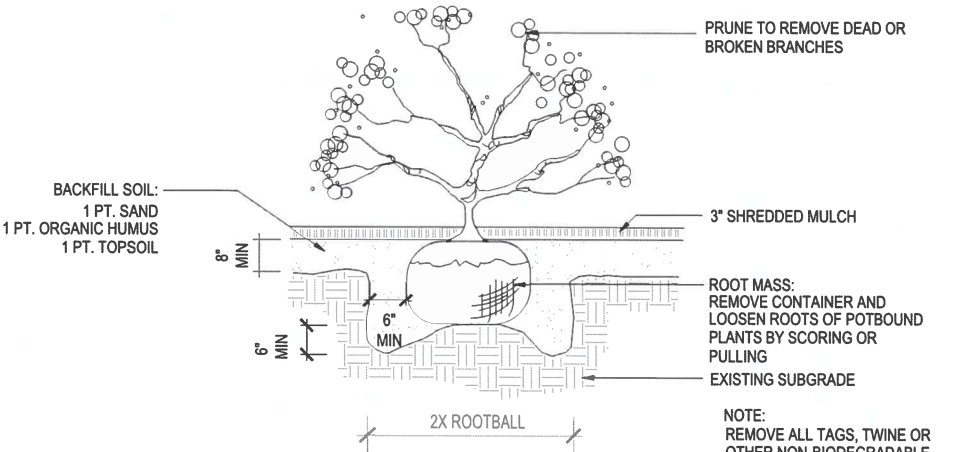
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# 01 LANDSCAPE STANDARDS:

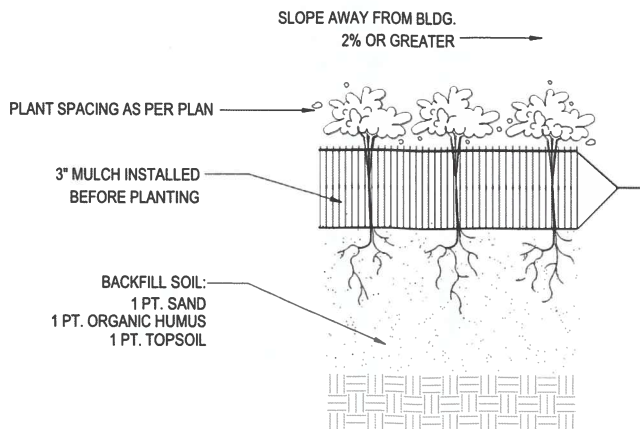
SCALE:

- ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES OF GOOD ARBORICULTURAL PRACTICE AS SET FORTH BY THE ANSI A300 AND IN THE LOUISIANA NURSERYMAN'S MANUAL FOR THE ENVIRONMENTAL HORTICULTURE INDUSTRY, LATEST EDITION, AS PUBLISHED BY THE LOUISIANA NURSERY AND LANDSCAPE ASSOCIATION, AND CURRENTLY IN EFFECT AT THE TIME OF SUCH WORK.
- PLANT MATERIAL SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- PLANT MATERIALS SHALL BE COLD-HARDY FOR THE SPECIFIC LOCATION WHERE THEY ARE TO BE PLANTED.
- PLANT MATERIALS SHALL BE ABLE TO SURVIVE ON NATURAL RAINFALL ONCE ESTABLISHED WITH NO LOSS OF HEALTH.
- ALL PLANT HEIGHTS SHALL BE MEASURED FROM THE TOP OF THE ROOT BALL TO THE TIP OF THE HIGHEST BRANCH.
- CLASS "A" TREES AND STREET YARD TREES  
ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM TWO-INCH CALIPER AND MEASURE A MINIMUM OF EIGHT FEET TALL AT TIME OF PLANTING.  
MULTI-TRUNK TREES SHALL HAVE MAIN STEMS WITH A MINIMUM ONE AND ONE-HALF-INCH CALIPER PER TRUNK, A MINIMUM OF THREE MAIN STEMS, AND MEASURE A MINIMUM OF TEN FEET TALL AT TIME OF PLANTING.
- CLASS "B" TREES  
ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM ONE AND ONE-HALF INCH CALIPER AND MEASURE A MINIMUM OF EIGHT FEET TALL AT TIME OF PLANTING.  
MULTI-TRUNK TREES SHALL HAVE MAIN STEMS WITH A MINIMUM ONE-INCH CALIPER PER TRUNK, A MINIMUM OF THREE MAIN STEMS, AND MEASURE A MINIMUM OF EIGHT FEET TALL AT TIME OF PLANTING.
- CLASS "C" TREES  
ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM ONE AND ONE-HALF INCH CALIPER AND MEASURE A MINIMUM OF FIVE FEET TALL AT TIME OF PLANTING.  
MULTI-TRUNK TREES SHALL HAVE MAIN STEMS WITH A MINIMUM ONE-INCH CALIPER PER TRUNK, A MINIMUM OF THREE MAIN STEMS, AND MEASURE A MINIMUM OF FIVE FEET TALL AT TIME OF PLANTING.
- A WATER SOURCE SHALL BE SUPPLIED WITHIN 200 FEET OF ANY PLANTING REQUIRING WATERING TO BECOME ESTABLISHED.
- LOCATE ALL UTILITIES ON THE SITE PRIOR TO COMMENCING ANY WORK. ANY DAMAGE DONE TO EXISTING OR NEW UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE.
- ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.
- APPLY FOR AND PROCURE REQUIRED PERMITS PRIOR TO COMMENCING WORK.
- STAKE OUT ALL TREE LOCATIONS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
- PROVIDE PHOTOGRAPHS WITH SCALE FIGURES FOR TREES AND LARGE SHRUBS OR SAMPLE TREES FROM NURSERY FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY TO THE SITE.
- PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, AND OBTAINED FROM THE SAME SOURCE.
- ALL TREES ARE TO BE STAKED AND PLANTED AS SHOWN IN DETAILS.
- TREES SPECIFIED TO BE CONTAINER GROWN, TREES WHICH HAVE BEEN GROWN IN FIELD CONDITIONS AND PLACED IN CONTAINERS WILL BE NOT ACCEPTED. TREES GROWN IN GROW BAGS WILL BE NOT ACCEPTED.
- PLANTS SHALL BE WELL FORMED, NO. 1 GRADE OR BETTER NURSERY STOCK AND SHALL MEET THE APPLICABLE STANDARDS NOTED HEREIN AND SHALL BE SUBJECT TO REJECTION BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE MAY REJECT ANY MATERIALS THAT DO NOT MEET THE REQUIREMENTS OF THE PLANT LIST, DRAWINGS OR NOTES. REJECTED MATERIALS SHALL BE REMOVED BY THE CONTRACTOR AT NO COST TO THE OWNER. IN THE EVENT THAT THE MATERIALS ARE REJECTED, THE CONTRACTOR SHALL PURSUE AND EXAMINE OTHER SOURCES OF MATERIALS UNTIL ACCEPTABLE SPECIMENS ARE FOUND. SUCH A CHANGE WILL NOT CONSTITUTE AND INCREASE IN COST TO THE OWNER.
- CONTRACTOR SHALL EXCAVATE ALL CONTAMINATED OR STRUCTURALLY ENGINEERED SOILS PRIOR TO PLANTING (CONCRETE, REBAR, DEBRIS, ETC.)
- ALL TREES SHALL EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST AND ARE MINIMUM ACCEPTABLE SIZE. DIMENSIONS FOR HEIGHT AND SPREAD IN THE PLANT LIST REFER TO THE MAIN BODY OF THE TREE AND NOT FROM THE BRANCH TIP TO BRANCH TIP.
- CALIPER SIZES SHALL BE MEASURED SIX INCHES (6") ABOVE GROUND LEVEL.
- PLANTS MEETING THE REQUIREMENTS IN THE PLANT LIST, BUT NOT POSSESSING NORMAL BALANCE BETWEEN HEIGHT AND SPREAD, HAVE DAMAGED BARK AND DAMAGED LIMBS WILL BE NOT ACCEPTED.
- ALL TREES SHALL BE MULCHED 3" THICK USING A HARDWOOD MULCH CONSISTING OF COMPOSTED AND RECYCLED TREE AND BRUSH TRIMMINGS AND SHALL BE 95% HARDWOOD MATERIAL. THE MULCH SHALL INCLUDE PARTICLE SIZES WHICH ARE BETWEEN 3/4" AND 4". CYPRESS BARK WILL BE NOT ACCEPTED.
- WATER MANAGEMENT GEL SHALL BE MIXED WITH SOIL FOR EACH TREE AS PER MANUFACTURER'S RECOMMENDATIONS. THE GEL SHALL CONSIST OF A POLYMER WITH THE ABILITY TO RETAIN AND RELEASE AVAILABLE WATER TO THE ROOT ZONE.
- FERTILIZER SHALL BE 10-12-12 OR OTHER APPROVED BLEND, APPLIED AT THE RATE RECOMMENDED BY THE MANUFACTURER. ANY FERTILIZER THAT BECOMES WET, CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE WILL BE NOT ACCEPTED.
- ALL TREE PITS MUST BE LOOSENEED TO A DEPTH THAT ANY HARDPAN HAS BEEN BROKEN AND MOISTURE IS ALLOWED TO MOVE THROUGH FREELY. ALL TREES SHALL BE SET PLUMB ON UNDISTURBED SUB GRADE. THE TREE MUST BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TREE'S ORIGINAL GRADE IN NURSERY OR BE SLIGHTLY ABOVE (NO MORE THEN ONE AND ONE HALF INCHES) FINISHED GRADE. TREE SHALL SET ON UNDISTURBED SUBGRADE. TREES THAT ARE PLANTED TOO LOW OR THAT SETTLE BELOW FINISHED GRADE OR THAT ARE PLANTED TOO HIGH SHALL BE REPLANTED AT CONTRACTOR'S EXPENSE. ALL TREES MUST BE WATERED AT TIME OF PLANTING TO POINT OF SATURATION. BACKFILL AROUND ROOTBALL IN LAYERS TO PREVENT AIR POCKETS. DO NOT PACK THE SOIL TIGHTLY. USE LIGHT FOOT PRESSURE AND WATER TO GENTLY PACK THE SOIL. COMPLETELY REMOVE ALL WIRE BINDINGS AND TIES. COMPLETELY REMOVE BURLAP OR PEEL PACK BURLAP ON TOP 1/3 OF ROOT BALL AND CUT SIX 5 TO 10 INCH SLICES IN BURLAP, EVENLY SPACED AROUND ROOTBALL. PRUNE LOWER BRANCHES OF TREES WITH 1.5" TRUNK CALIPER OR GREATER, TO A MIN. HEIGHT OF 4'-0" ABOVE GROUND. NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IMMEDIATELY OF ALL SUBSURFACE DRAINAGE OR SOIL CONDITIONS WHICH THE CONTRACTOR CONSIDERS TO BE DETRIMENTAL TO THE GROWTH OR SURVIVAL OF THE PLANT MATERIAL.
- ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN 1 MONTH OF SODDING SHALL BE RE-SODDED AS DIRECTED UNTIL A SATISFACTORY LAWN HAS BEEN ESTABLISHED.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK.
- FINAL ACCEPTANCE ALL TREES BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE WILL BE MADE ONLY IF ALL TREES ARE IN PLACE, LIVING AND ARE IN CONFORMANCE WITH THE DRAWING, PLANT LIST AND NOTES.



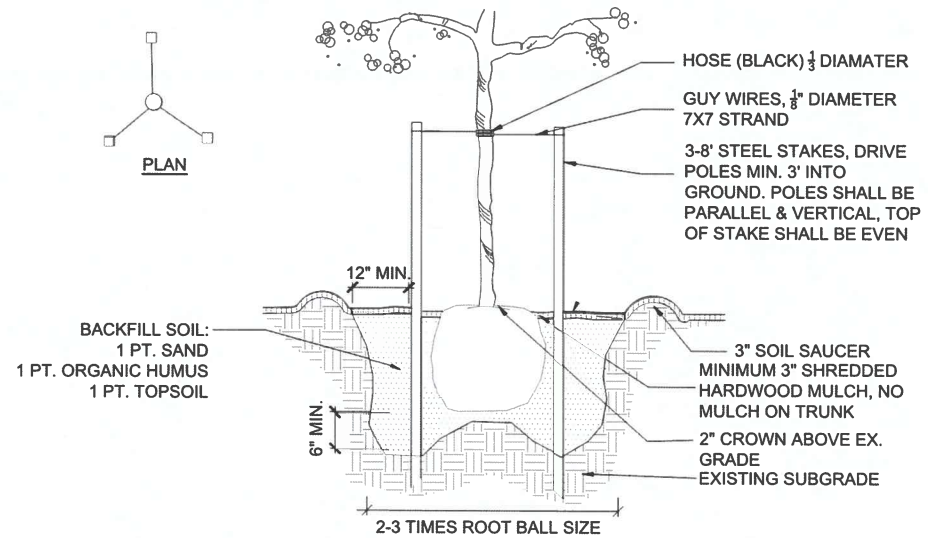
## 04 SHRUB PLANTING DETAIL

SCALE: NTS



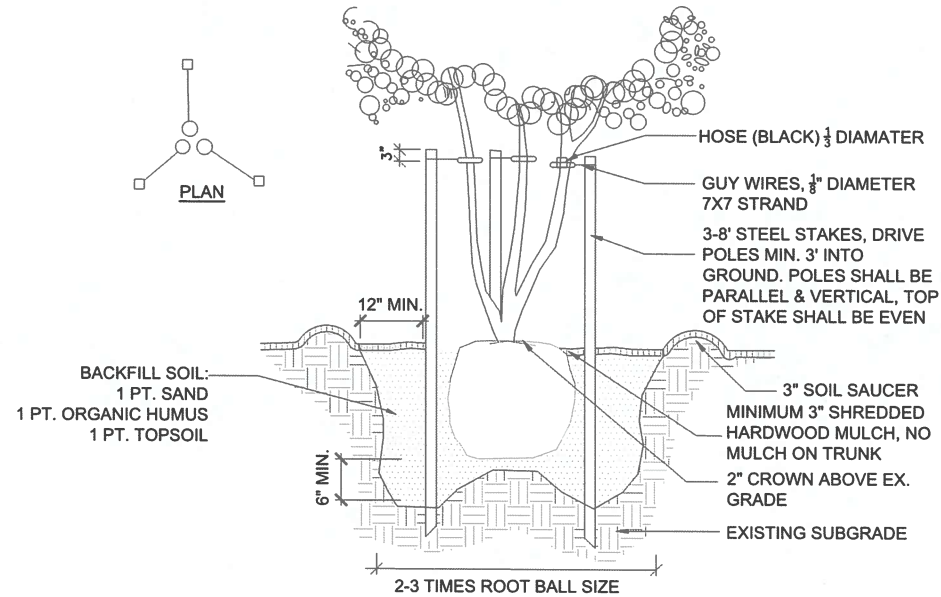
## 05 GROUND COVER PLANTING DETAIL

SCALE: NTS



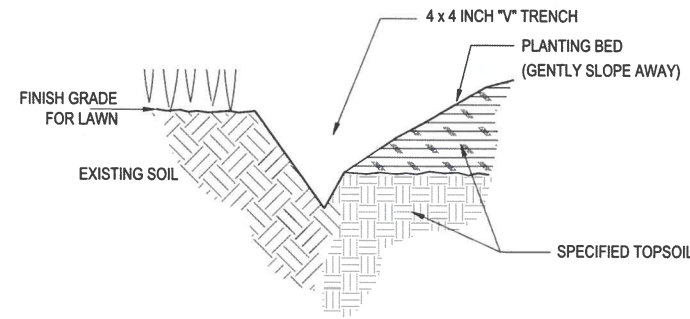
## 02 TREE PLANTING DETAIL

SCALE: NTS



## 03 MULTI-TRUNK TREE PLANTING DETAIL

SCALE: NTS



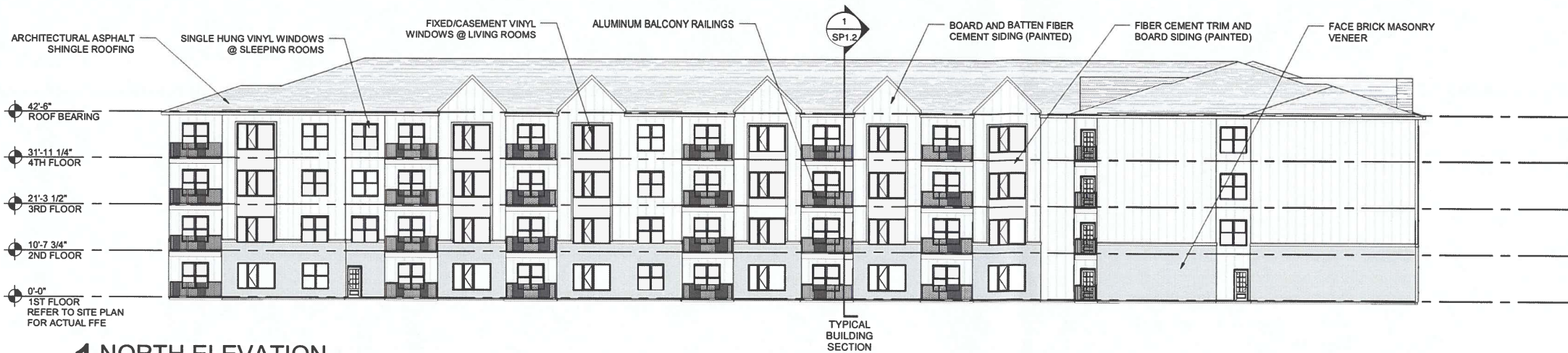
## 06 TRENCH EDGING DETAIL

SCALE: NTS

Revisions:		
#	Date	Description
1	10-24-22	CITY COMMENTS







1 NORTH ELEVATION  
1/16" = 1'-0"



2 EAST ELEVATION  
1/16" = 1'-0"



3 SOUTH ELEVATION  
1/16" = 1'-0"

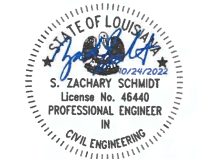


4 WEST ELEVATION  
1/16" = 1'-0"

Project:

A.C. LEWIS YMCA  
EAST BATON ROUGE PARISH  
LOUISIANA

Client:



Revisions:		
#	Date	Description

Key Plan:

Sheet Title:

ARCHITECTURAL  
ELEVATIONS

Date:	SEPTEMBER 2022
Project Number:	222158
Drawn By:	
Checked By:	
Sheet:	

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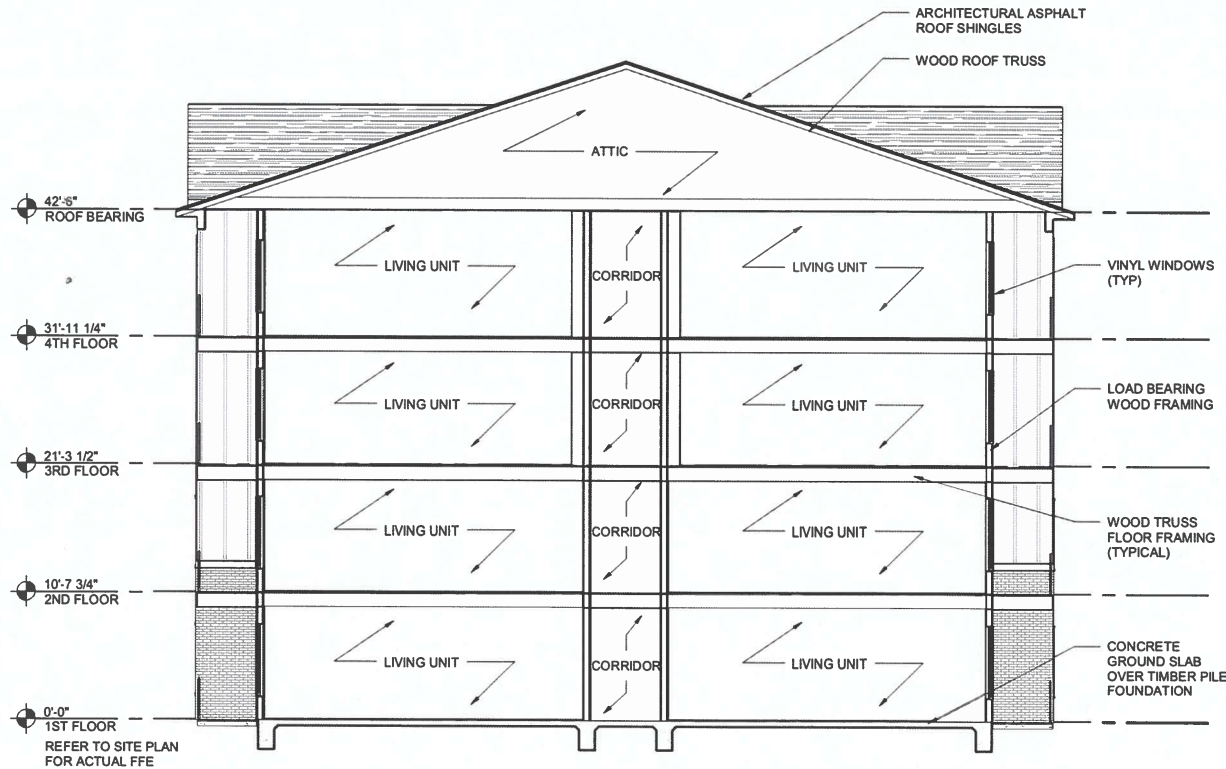
PRELIMINARY WORK

THESE PLANS ARE NOT TO BE USED FOR  
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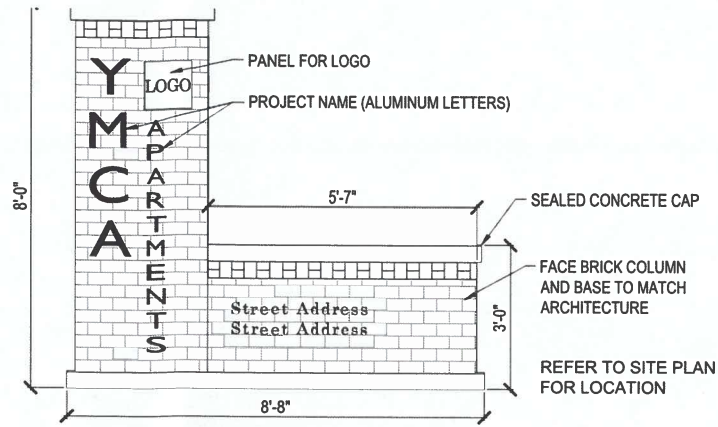
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SP1.1





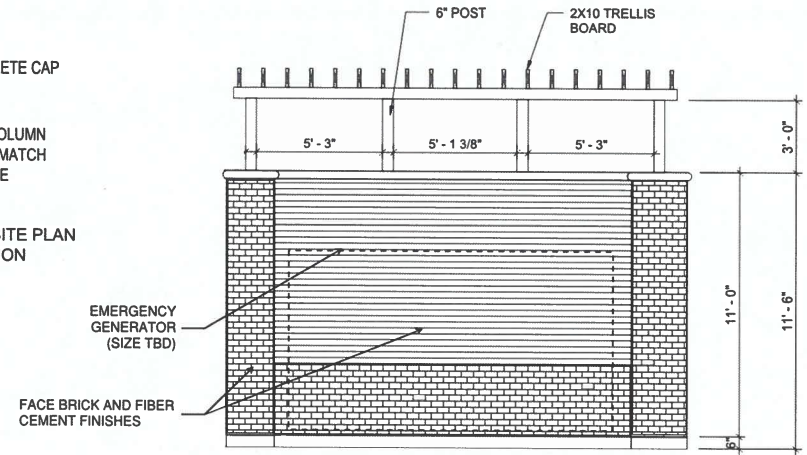
1 BUILDING SECTION - TYPICAL  
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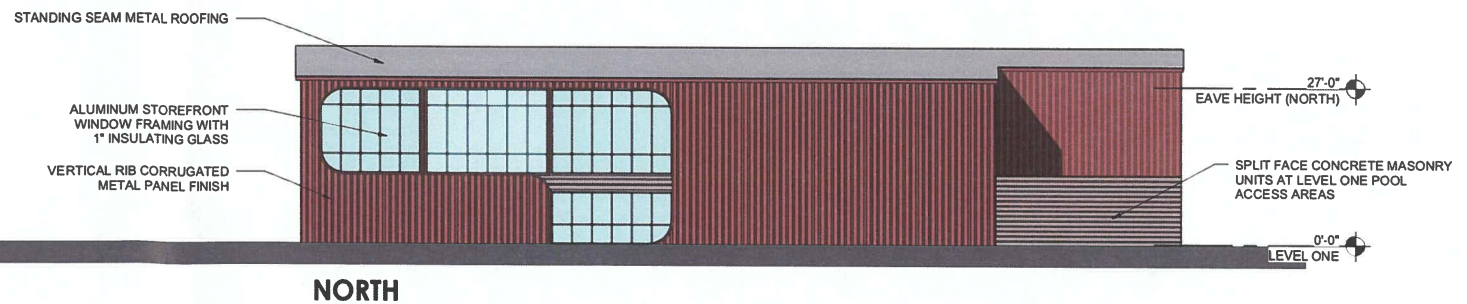
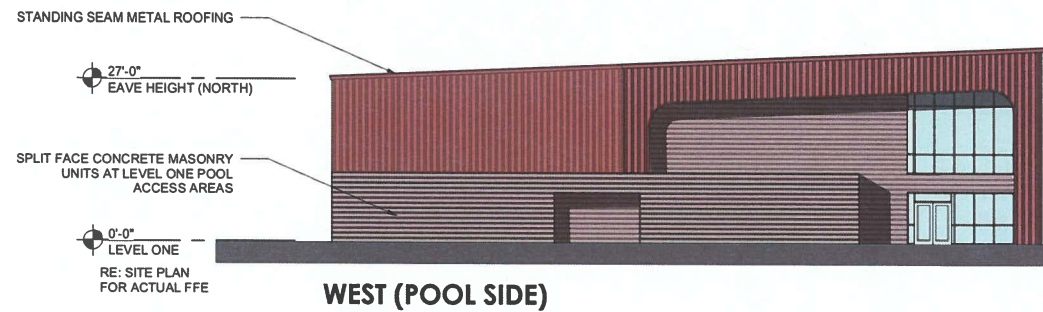
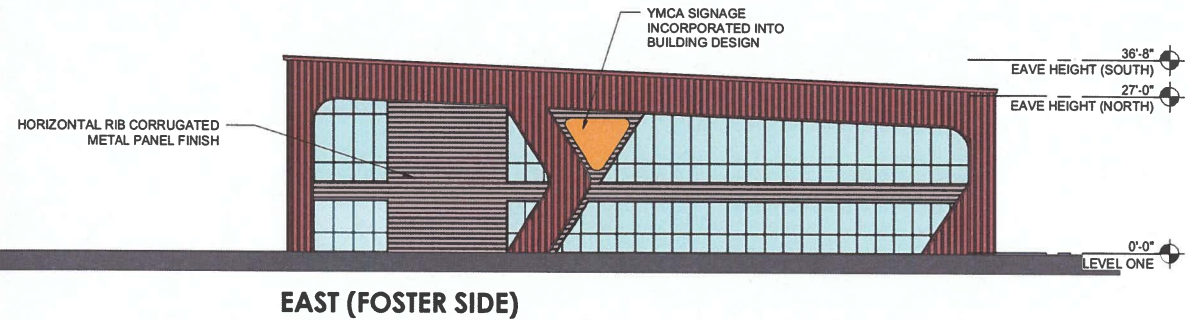
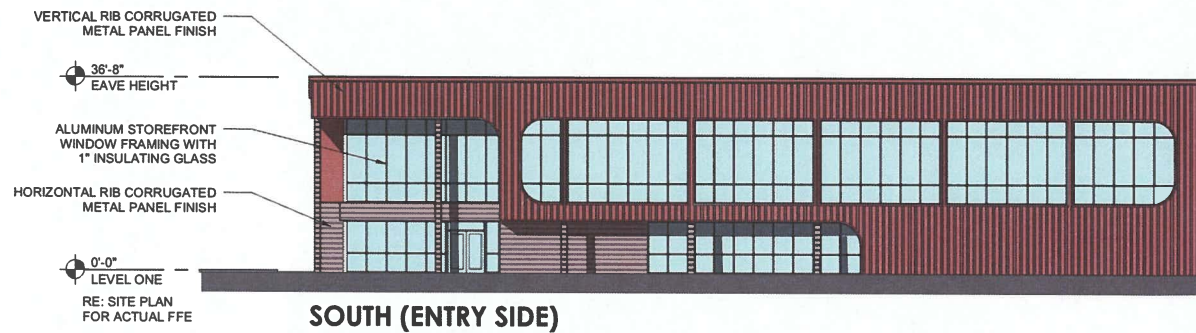
2 MONUMENT SIGN CONCEPT  
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3 AMENITY SHADE CONCEPT  
NO SCALE (INSPIRATION IMAGE)  
REFER TO SITE PLAN FOR LOCATION



4 GEN. ENCL. CONCEPT  
1/4" = 1'-0"  
REFER TO SITE PLAN FOR LOCATION

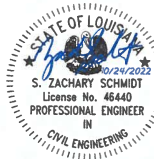


5 YMCA ELEVATIONS  
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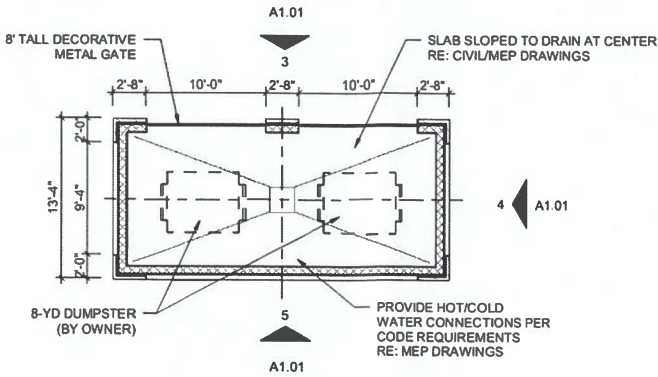


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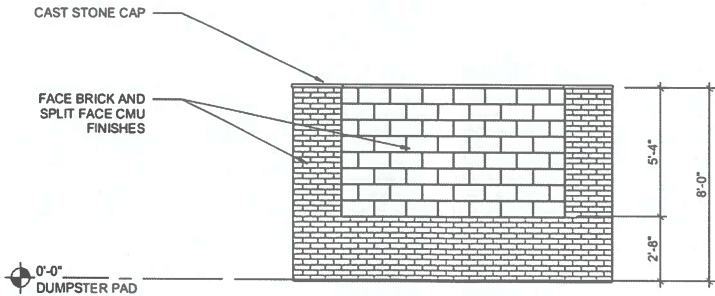




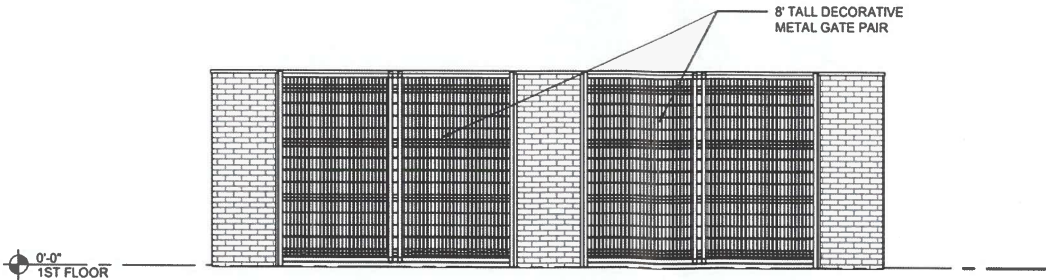
#	Date	Description



2 PLAN - DUMPSTER  
1/8" = 1'-0"



4 ELEV - DUMP. ENCLOSURE  
1/4" = 1'-0"



3 ELEV - DUMP. ENCLOSURE  
1/4" = 1'-0"