

INDEX TO SHEETS:

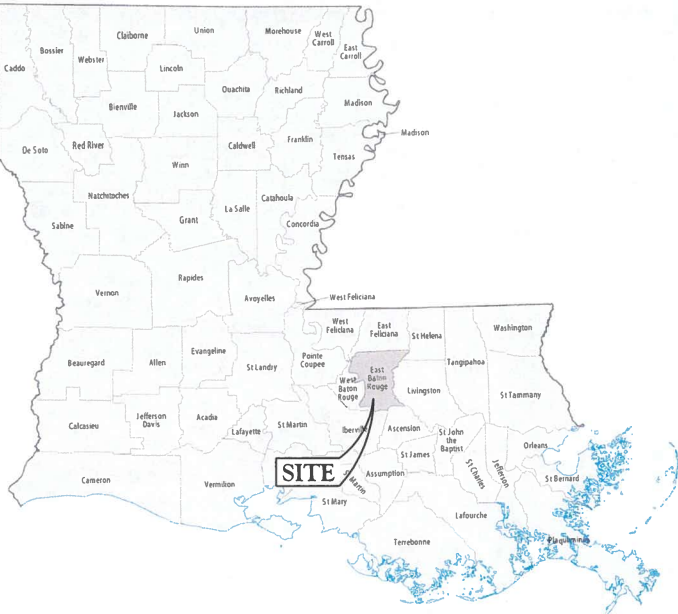
Sheet No.	Description
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5	CIRCULATION PLAN
6	LANDSCAPE PLAN
7	ARCHITECTURAL BUILDING TYPE 1 FLOOR PLAN
8	ARCHITECTURAL BUILDING TYPE 1 ELEVATIONS
9	ARCHITECTURAL BUILDING TYPE 2 FLOOR PLAN
10	ARCHITECTURAL BUILDING TYPE 2 ELEVATIONS
11	ARCHITECTURAL BUILDING TYPE 3 FLOOR PLAN
12	ARCHITECTURAL BUILDING TYPE 3 ELEVATIONS
13	ARCHITECTURAL CLUBHOUSE FLOOR PLAN
14	ARCHITECTURAL CLUBHOUSE ELEVATIONS
15	ARCHITECTURAL MISCELLANEOUS BUILDING ELEVATIONS

# FOUR SEASONS

## APARTMENT COMPLEX

BURBANK DRIVE, BATON ROUGE  
EAST BATON ROUGE PARISH, LA

### SITE PLANS OF PROPOSED MEDIUM DENSITY RESIDENTIAL APARTMENT COMPLEX



PLANNING SUMMARY:

SITE AREA	21.5 ACRES
EXISTING ZONING	LC2, A3.2
EXISTING ADJACENT PROPERTY ZONING	RURAL
FUTURE LAND USE	CN
EXISTING LAND USE	UNDEVELOPED
PROPOSED USE	MULTIFAMILY MEDIUM DENSITY RESIDENTIAL
DENSITY	324/21.5 = 15.07 UNITS PER ACRE
CHARACTER AREA	SUBURBAN
PROPERTY INFO	CHATSWORTH PLANTATION
TRACT NUMBER	TRACT Z
SECTION, TOWNSHIP AND RANGE	S5 T8S R1E
LOT I.D. NUMBER	1610720280
NO. OF BUILDINGS	9
BUILDING HEIGHT	30' 11 1/2"
NUMBER OF STORIES	BUILDING TYPE 1: 3 STORIES BUILDING TYPE 2: 3 STORIES BUILDING TYPE 3: 3 STORIES
NO. OF UNITS	324
BUILDING S.F.	BUILDING TYPE 1: 40,983 S.F. BUILDING TYPE 2: 46,590 S.F. BUILDING TYPE 3: 49,755 S.F.
FLOOD ZONE	AE PER FIRM 22033C0245E DATED 5/2/2008. BFE: 19.0'
THE CONTOURS SHOWN HEREON	ARE BASED ON LIDAR.
WATER	BATON ROUGE WATER COMPANY
ELECTRICITY	ENTERGY
TELEPHONE	AT&T
GAS	ENTERGY GAS
CATV	COX COMMUNICATIONS



VICINITY MAP  
SCALE 1" = 400'

DEVELOPER  
**AMERICA HOMELAND L.L.C.**  
P.O. BOX 80296  
BATON ROUGE, LA 70898  
225.698.1600  
dmurphy@gesla.com

DESIGN PROFESSIONALS:

WILLIAM PURSER, PE
JEFF DIAMOND, PLS
MICHAEL PETTY, PLA
THOMAS E. TAYLOR, PLA

ENGINEERS CERTIFICATION:  
I HEREBY CERTIFY THAT THE DESIGN OF THE STREETS, DRAINAGE AND SANITARY SEWER FACILITIES TO THE BEST OF MY KNOWLEDGE, CONFORMS TO THE CURRENT UNIFIED DEVELOPMENT CODE AND CONFORMS TO THE CURRENT DESIGN STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, UNLESS NOTED OTHERWISE.

PLANS PREPARED AND RECOMMENDED FOR APPROVAL BY:

DERIC J. MURPHY, P.E.  
QUALITY ENGINEERING & SURVEYING, L.L.C.  
9/26/2022  
DATE:



EBR PROJECT #: SP-9-22, 53817-SP, P7554383

**QUALITY**  
Engineering & Surveying, LLC  
18320 Hwy 42 Port Vincent, LA 70726  
225.698.1600 | www.qesla.com | info@qesla.com

DWG Path: P:\2020 Projects\20-135-03 Four Seasons\2 - Landscape Architecture\Drawings\Preliminary Plans\Preliminary Site Package\20-135-03\_01\_11.dwg

Project No.:	20-135	Date:	SEPTEMBER 2022	Sheet:	1 OF 15
Checked By:	CGC	Drawn By:	WDF		

FOUR SEASONS PC SET 10/24/22



**ENGINEERS CERTIFICATION:**


I HEREBY CERTIFY THAT THE DESIGN OF THE SUBDIVISION IMPROVEMENTS TO THE BEST OF MY KNOWLEDGE CONFORMS TO THE CURRENT PARISH SUBDIVISION REGULATIONS, CURRENT DESIGN STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, AND SOUND ENGINEERING PRACTICES.

*William H. Purser*

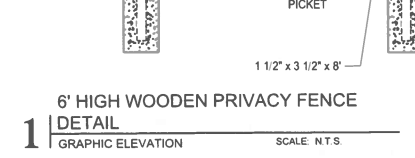
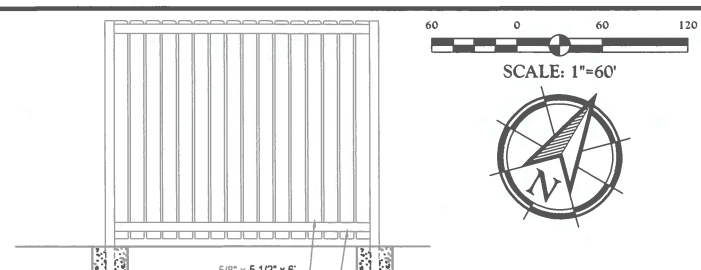
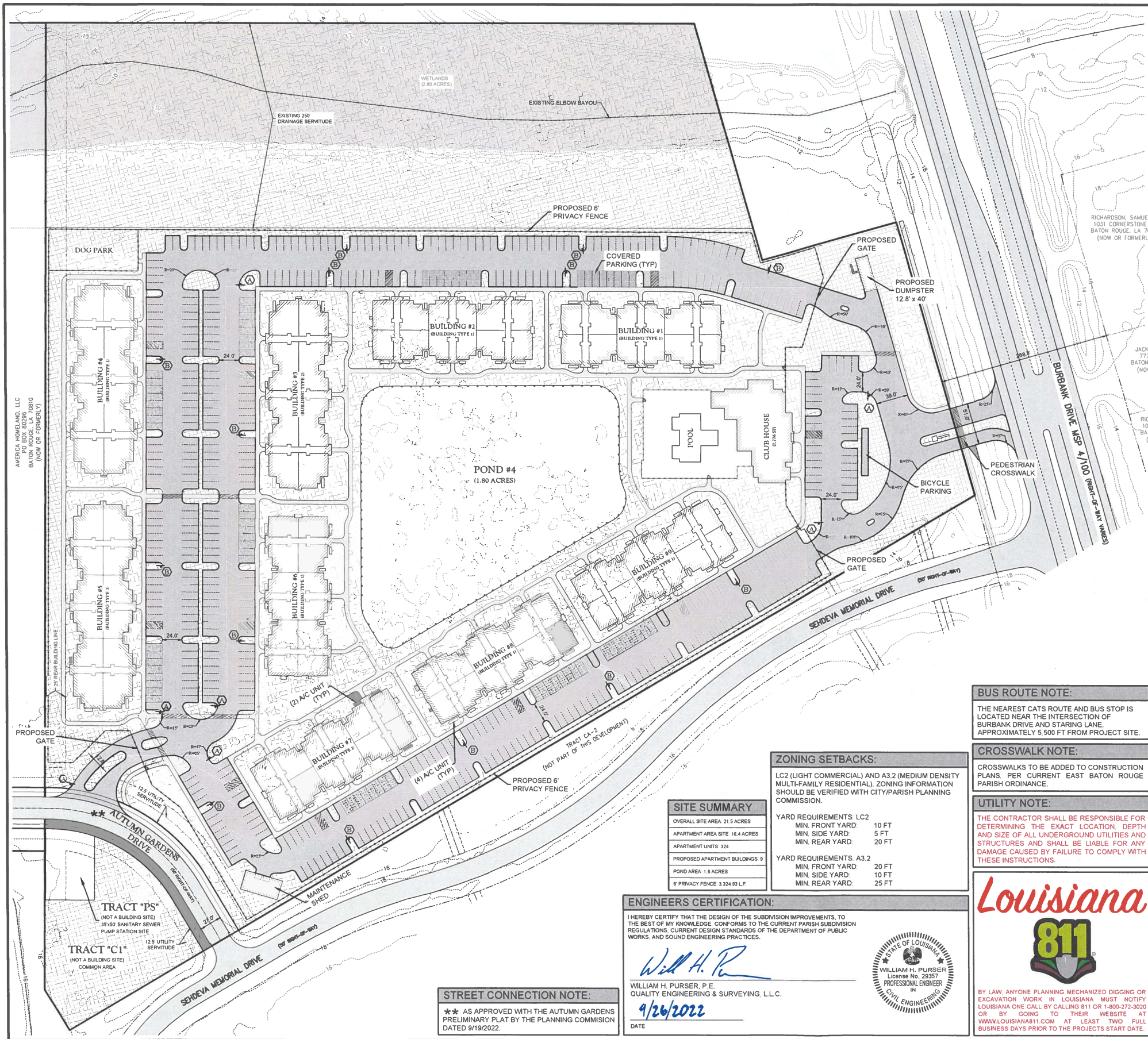
WILLIAM H. PURSER P.E.  
QUALITY ENGINEERING & SURVEYING, L.L.C.

*9/26/2022*

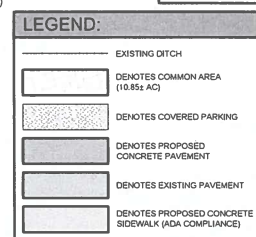
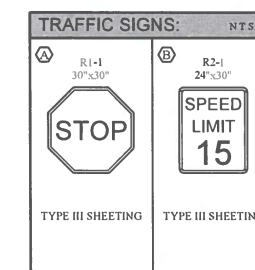
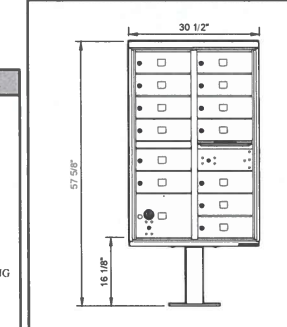
DATE







MAIL KIOSK TOTALS:	
KIOSK TYPE	REQUIRED
MODEL 1570-16XX (16 BOXES)	19
MODEL 1570-13XX (13 BOXES)	1
MODEL 1570-87XX (8 BOXES)	1



UTILITY PROVIDERS:	
WATER:	BATON ROUGE WATER COMPANY 8755 GOODWOOD BLVD. BATON ROUGE, LA 70805 TELE: (225) 925-2011
SEWER:	BATON ROUGE SEWER DEPARTMENT 1100 LAUREL ST. BATON ROUGE, LA 70821 TELE: (225) 389-5378
ELECTRIC:	ENTERGY ELECTRIC 446 NORTH BLVD. BATON ROUGE, LA TELE: (800) 542-2666
COMMUNICATIONS:	AT&T 5550 S. SHERWOOD FOREST BLVD. BATON ROUGE, LA TELE: (225) 291-1876
GAS:	ENTERGY GAS 5755 CHOTAW DR BATON ROUGE, LA 70805 TELE: (225) 345-3101

**PLANNING SUMMARY:**  
SITE AREA: 21.5 ACRES  
EXISTING ZONING: LC2, A3.2  
EXISTING ADJACENT PROPERTY ZONING: RURAL  
FUTURE LAND USE: CN  
EXISTING LAND USE: UNDEVELOPED  
PROPOSED USE: MULTIFAMILY MEDIUM DENSITY RESIDENTIAL  
DENSITY: 324/21.5 = 15.07 UNITS PER ACRE  
CHARACTER AREA: SUBURBAN  
PROPERTY INFO: CHATSWORTH PLANTATION  
TRACT NUMBER: TRACT Z  
SECTION, TOWNSHIP AND RANGE: S5 T8S R1E  
LOT I.D. NUMBER: 1610720280  
NO. OF BUILDINGS: 9  
BUILDING HEIGHT: 30' 11 1/2"  
NUMBER OF STORIES:  
BUILDING TYPE 1: 3 STORIES  
BUILDING TYPE 2: 3 STORIES  
BUILDING TYPE 3: 3 STORIES  
NO. OF UNITS: 324  
BUILDING S.F.:  
BUILDING TYPE 1: 40,983 S.F.  
BUILDING TYPE 2: 46,590 S.F.  
BUILDING TYPE 3: 49,755 S.F.  
FLOOD ZONE: AE PER FIRM 22033C0245E  
DATED: 5/2/2008. BFE: 19.0'  
THE CONTOURS SHOWN HEREON ARE BASED ON LIDAR.  
WATER: BATON ROUGE WATER COMPANY  
ELECTRICITY: ENTERGY  
TELEPHONE: AT&T  
GAS: ENTERGY GAS  
CATV: COX COMMUNICATIONS

**BUS ROUTE NOTE:**  
THE NEAREST CATS ROUTE AND BUS STOP IS LOCATED NEAR THE INTERSECTION OF BURBANK DRIVE AND STARLING LANE, APPROXIMATELY 5,500 FT FROM PROJECT SITE.

**CROSSWALK NOTE:**  
CROSSWALKS TO BE ADDED TO CONSTRUCTION PLANS PER CURRENT EAST BATON ROUGE PARISH ORDINANCE.

**UTILITY NOTE:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO COMPLY WITH THESE INSTRUCTIONS.

ZONING SETBACKS:	
LC2 (LIGHT COMMERCIAL) AND A3.2 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL). ZONING INFORMATION SHOULD BE VERIFIED WITH CITY/PARISH PLANNING COMMISSION.	
YARD REQUIREMENTS: LC2	
MIN. FRONT YARD	10 FT
MIN. SIDE YARD	5 FT
MIN. REAR YARD	20 FT
YARD REQUIREMENTS: A3.2	
MIN. FRONT YARD	20 FT
MIN. SIDE YARD	10 FT
MIN. REAR YARD	25 FT

SITE SUMMARY	
OVERALL SITE AREA	21.5 ACRES
APARTMENT AREA SITE	16.4 ACRES
APARTMENT UNITS	324
PROPOSED APARTMENT BUILDINGS	9
POND AREA	1.8 ACRES
6' PRIVACY FENCE	3,324.93 L.F.

**ENGINEERS CERTIFICATION:**  
I HEREBY CERTIFY THAT THE DESIGN OF THE SUBDIVISION IMPROVEMENTS, TO THE BEST OF MY KNOWLEDGE, CONFORMS TO THE CURRENT PARISH SUBDIVISION REGULATIONS, CURRENT DESIGN STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, AND SOUND ENGINEERING PRACTICES.

WILLIAM H. PURSER, P.E.  
QUALITY ENGINEERING & SURVEYING, L.L.C.  
9/26/2022  
DATE

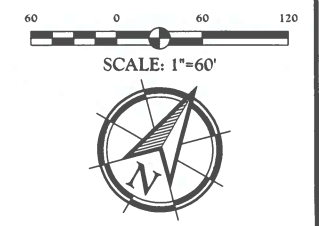
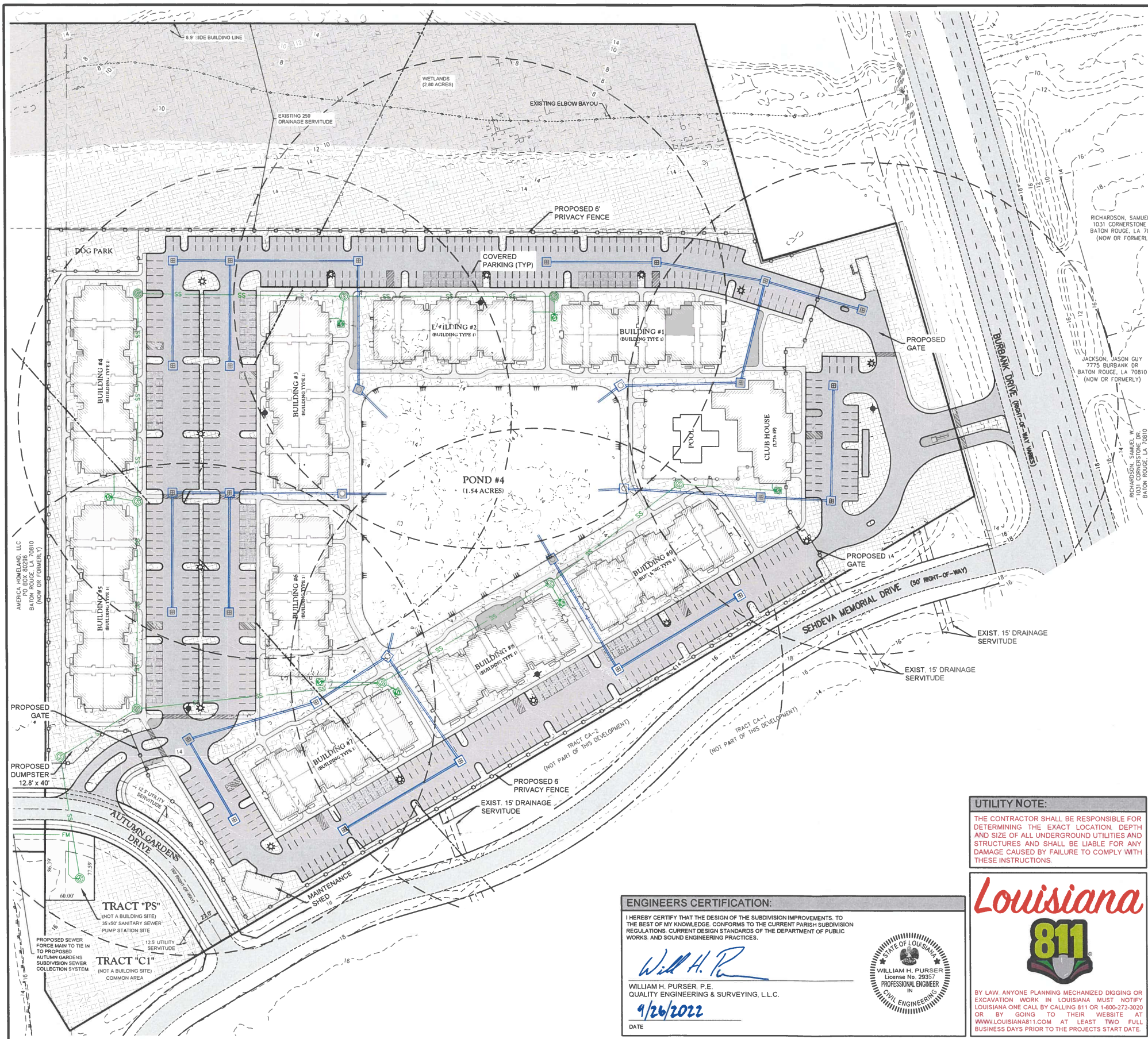
**STREET CONNECTION NOTE:**  
\*\* AS APPROVED WITH THE AUTUMN GARDENS PRELIMINARY PLAT BY THE PLANNING COMMISSION DATED 9/19/2022.

**Louisiana 811**  
BY LAW, ANYONE PLANNING MECHANIZED DIGGING OR EXCAVATION WORK IN LOUISIANA MUST NOTIFY LOUISIANA ONE CALL BY CALLING 811 OR 1-800-272-3020 OR BY GOING TO THEIR WEBSITE AT WWW.LOUISIANA811.COM AT LEAST TWO FULL BUSINESS DAYS PRIOR TO THE PROJECTS START DATE.

OPEN SPACE REQUIREMENTS:	
REQUIRED OPEN SPACE: TOTAL SITE AREA = 21.5 AC SUBURBAN OVER 10 AC = 15%	= 3.22 AC
PROPOSED OPEN SPACE: TOTAL SITE AREA = 21.5 AC GREEN OPEN SPACE PROVIDED TOTAL POND ACREAGE = 1.80 AC 25% STORMWATER MANAGEMENT FACILITIES	= 10.06 AC = 46.8% = 0.45 AC = 2.1%
TOTAL PROPOSED OPEN SPACE	= 11.86 AC = 55.2%

**SITE PLAN**  
**FOUR SEASONS**  
DESCRIPTION: LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 1 EAST, GREENSBURG, EAST BATON ROUGE PARISH, LOUISIANA  
CLIENT: AMERICA HOMELAND L.L.C.  
P.O. BOX 80196  
BATON ROUGE, LA 70898  
225.498.1600  
dmurphy@qesa.com  
**QUALITY**  
Engineering & Surveying, L.L.C.  
10229 Hwy 42, Baton Rouge, LA 70825  
225.688.1080  
DWG: Plats: P-1009 Project: 10-10-10 (Four Seasons) - Landscape Architecture - Design: Preliminary Plat/Utility Site Package: 10-10-10, 10-10-10, 10-10-10  
Project No.: 20-135 Date: SEPTEMBER 2022 Sheets: 3 OF 15  
Drawn By: WDF Checked By: CGC



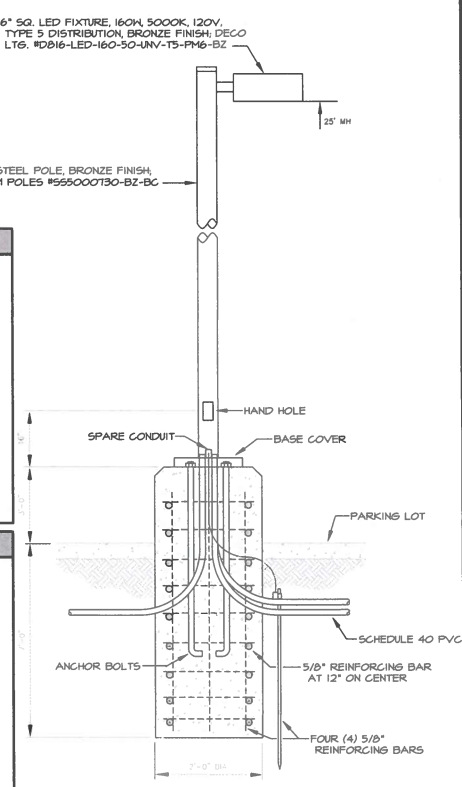


**LEGEND:**

SS	PROPOSED SEWER LINE
---	PROPOSED DRAINAGE PIPE
□	PROPOSED GRATE INLET
□	PROPOSED JUNCTION BOX
○	PROPOSED SEWER MANHOLE
○	PROPOSED SEWER CLEAN OUT
★	PROPOSED FIRE HYDRANT
★	PROPOSED LIGHT POLE
■	PROPOSED PAVEMENT
■	EXISTING PAVEMENT

**PLANNING SUMMARY:**

SITE AREA: 21.5 ACRES  
 EXISTING ZONING: LC2 A3.2  
 EXISTING ADJACENT PROPERTY ZONING: RURAL  
 FUTURE LAND USE: CN  
 EXISTING LAND USE: UNDEVELOPED  
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 DENSITY: 324/21.5 = 15.07 UNITS PER ACRE  
 CHARACTER AREA: SUBURBAN  
 PROPERTY INFO: CHATSWORTH PLANTATION  
 TRACT NUMBER: TRACT Z  
 SECTION, TOWNSHIP AND RANGE: S5, T8S, R1E  
 LOT I.D. NUMBER: 1610720280  
 NO. OF BUILDINGS: 9  
 BUILDING HEIGHT: 30' 11 1/2"  
 NUMBER OF STORIES:  
 BUILDING TYPE 1: 3 STORIES  
 BUILDING TYPE 2: 3 STORIES  
 BUILDING TYPE 3: 3 STORIES  
 NO. OF UNITS: 324  
 BUILDING S.F.:  
 BUILDING TYPE 1: 40,983 S.F.  
 BUILDING TYPE 2: 46,590 S.F.  
 BUILDING TYPE 3: 49,755 S.F.  
 FLOOD ZONE: AE PER FIRM 22033C0245E  
 DATED: 5/2/2008, BFE: 19.0'  
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 WATER: BATON ROUGE WATER COMPANY  
 ELECTRICITY: ENTERGY  
 TELEPHONE: AT&T  
 GAS: ENTERGY GAS  
 CATV: COX COMMUNICATIONS



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*William H. Purser*  
 WILLIAM H. PURSER, P.E.  
 QUALITY ENGINEERING & SURVEYING, L.L.C.  
 9/26/2022  
 DATE

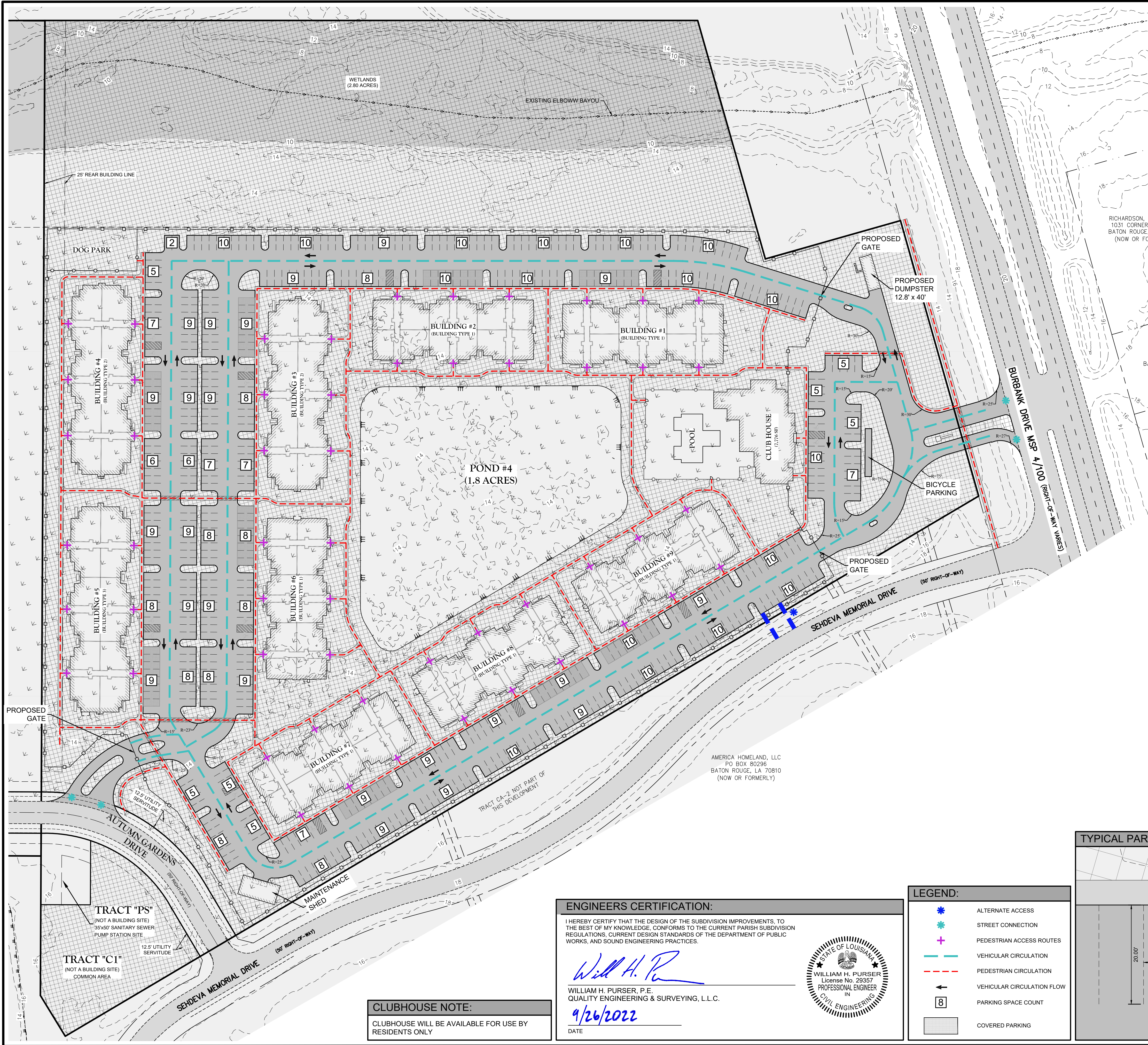
STATE OF LOUISIANA  
 WILLIAM H. PURSER  
 License No. 29357  
 PROFESSIONAL ENGINEER  
 IN  
 CIVIL ENGINEERING

**Louisiana 811**

BY LAW, ANYONE PLANNING MECHANIZED DIGGING OR EXCAVATION WORK IN LOUISIANA MUST NOTIFY LOUISIANA ONE CALL BY CALLING 811 OR 1-800-272-3000 OR BY GOING TO THEIR WEBSITE AT WWW.LOUISIANA811.COM AT LEAST TWO FULL BUSINESS DAYS PRIOR TO THE PROJECT'S START DATE.

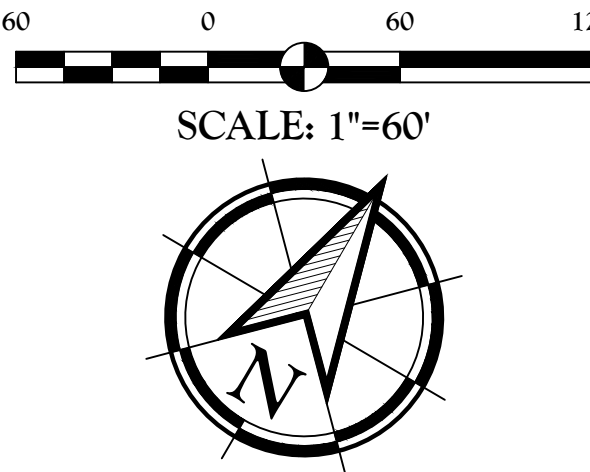
<b>TITLE:</b>		<b>UTILITY PLAN</b>	
<b>PROJECT:</b>		<b>FOUR SEASONS</b>	
<b>DESCRIPTION:</b>		LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 1 EAST, GREENSBURG, EAST BATON ROUGE PARISH, LOUISIANA	
<b>CLIENT:</b>		AMERICA HOMELAND L.L.C. P.O. BOX 80296 BATON ROUGE, LA 70898 225.698.1000 dmurphy@qslls.com	
<b>DATE:</b>		SEPTEMBER 2022	
<b>Drawn By:</b>		WDF	
<b>Checked By:</b>		CGC	
<b>Sheet:</b>		4 OF 15	





ENGINEER'S NOTE AS TO ACCESS:

THE PLAT PRESENTS TWO ALTERNATIVES FOR ACCESS. THE ACCESS SHOWN BY THE PLAT ON TO BURBANK DRIVE IS THE ACCESS SUBMITTED FOR APPROVAL. A TRAFFIC IMPACT STUDY WILL BE PERFORMED BY THE DEVELOPER IN COORDINATION WITH EAST BATON ROUGE CITY-PARISH THAT WILL INCLUDE AN ANALYSIS OF A CONNECTION TO SEHDEVA MEMORIAL DRIVE. IF ALL PARTIES AGREE (HUNTERS TRACE HOA, THE DEVELOPER AND EAST BATON ROUGE CITY-PARISH) THE CONNECTION WILL BE RELOCATED TO SEHDEVA MEMORIAL DRIVE.



PARKING SUMMARY

BUILDING TYPE 1: 48 SPACES REQUIRED PER BUILDING (6):	288
BUILDING TYPE 2: 66 SPACES REQUIRED PER BUILDING (2):	132
BUILDING TYPE 3: 78 SPACES REQUIRED PER BUILDING (1):	78
OFFICE SPACE (REQD 1/300 SF):	4
FITNESS ROOM (REQD 1/250 SF):	4
GAME ROOM (REQD 1/50 SF):	16
CLUBROOM (REQD 1/50 SF):	19
*PROPOSED PARKING SPACES:	541
BICYCLE (REQD 1/200 PARKING SPACES):	27
REQUIRED PARKING SPACES:	541
REQUIRED BICYCLE SPACES:	27
*PROPOSED PARKING SPACES INCLUDE 22 HANDICAP SPACES	

PLANNING SUMMARY:

SITE AREA: 21.5 ACRES  
EXISTING ZONING: LC2, A3.2  
EXISTING ADJACENT PROPERTY ZONING: RURAL  
FUTURE LAND USE: CN  
EXISTING LAND USE: UNDEVELOPED  
PROPOSED USE: MULTIFAMILY MEDIUM DENSITY RESIDENTIAL  
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NO. OF UNITS: 324

BUILDING S.F.  
BUILDING TYPE 1: 40,983 S.F.  
BUILDING TYPE 2: 46,590 S.F.  
BUILDING TYPE 3: 49,755 S.F.

FLOOD ZONE: AE PER FIRM 22033C0245E  
DATED: 5/2/2008. BFE: 19.0'

THE CONTOURS SHOWN HEREON ARE BASED ON LIDAR.

WATER: BATON ROUGE WATER COMPANY  
ELECTRICITY: ENTERGY  
TELEPHONE: AT&T  
GAS: ENTERGY GAS  
CATV: COX COMMUNICATIONS

TITLE: CIRCULATION PLAN

PROJECT: FOUR SEASONS

DESCRIPTION: LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 1 EAST, GREENSBURG, EAST BATON ROUGE PARISH, LOUISIANA

CLIENT: AMERICA HOMELAND LLC.  
P.O. BOX 80296  
BATON ROUGE, LA 70898  
225.698.1600  
dmurphy@qesla.com



DWG Path: P:\2020 Projects\20-135-01 (Four Seasons)\1 - Landscape Architecture\Drawings\Primary Plan\Primary Site Package\20-135-01_20_07.dwg	Project No: 20-135	Date: SEPTEMBER 2022	Sheet: 5 OF 15
Drawn By: WDF	Checked By: CGC		

BUILDING SUMMARY

BUILDING TYPE 1: 6 BUILDINGS - 24 (1) BEDROOM 12 (2) BEDROOMS	
BUILDING TYPE 2: 2 BUILDINGS - 12 (1) BEDROOM 12 (2) BEDROOMS 12 (3) BEDROOMS	
BUILDING TYPE 1: 1 BUILDING - 24 (2) BEDROOM 12 (3) BEDROOMS	
CLUBHOUSE: 7,776 SF	

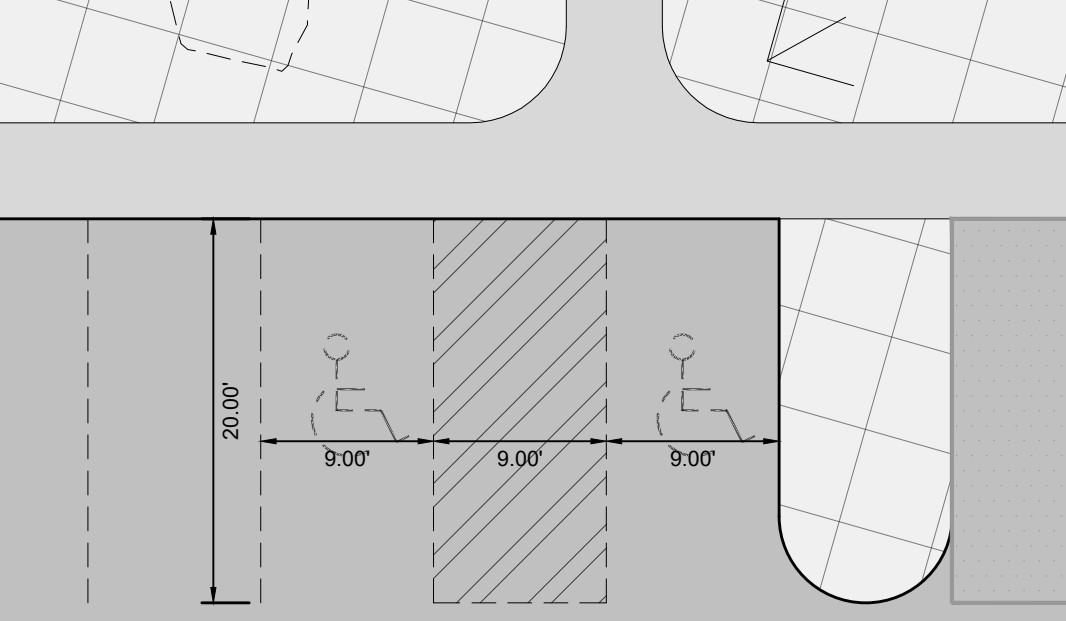
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TYPICAL PARKING SPACE: N.T.S.



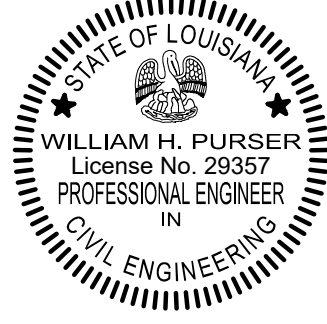
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William H. Purser  
WILLIAM H. PURSER, P.E.  
QUALITY ENGINEERING & SURVEYING, L.L.C.

9/26/2022

DATE



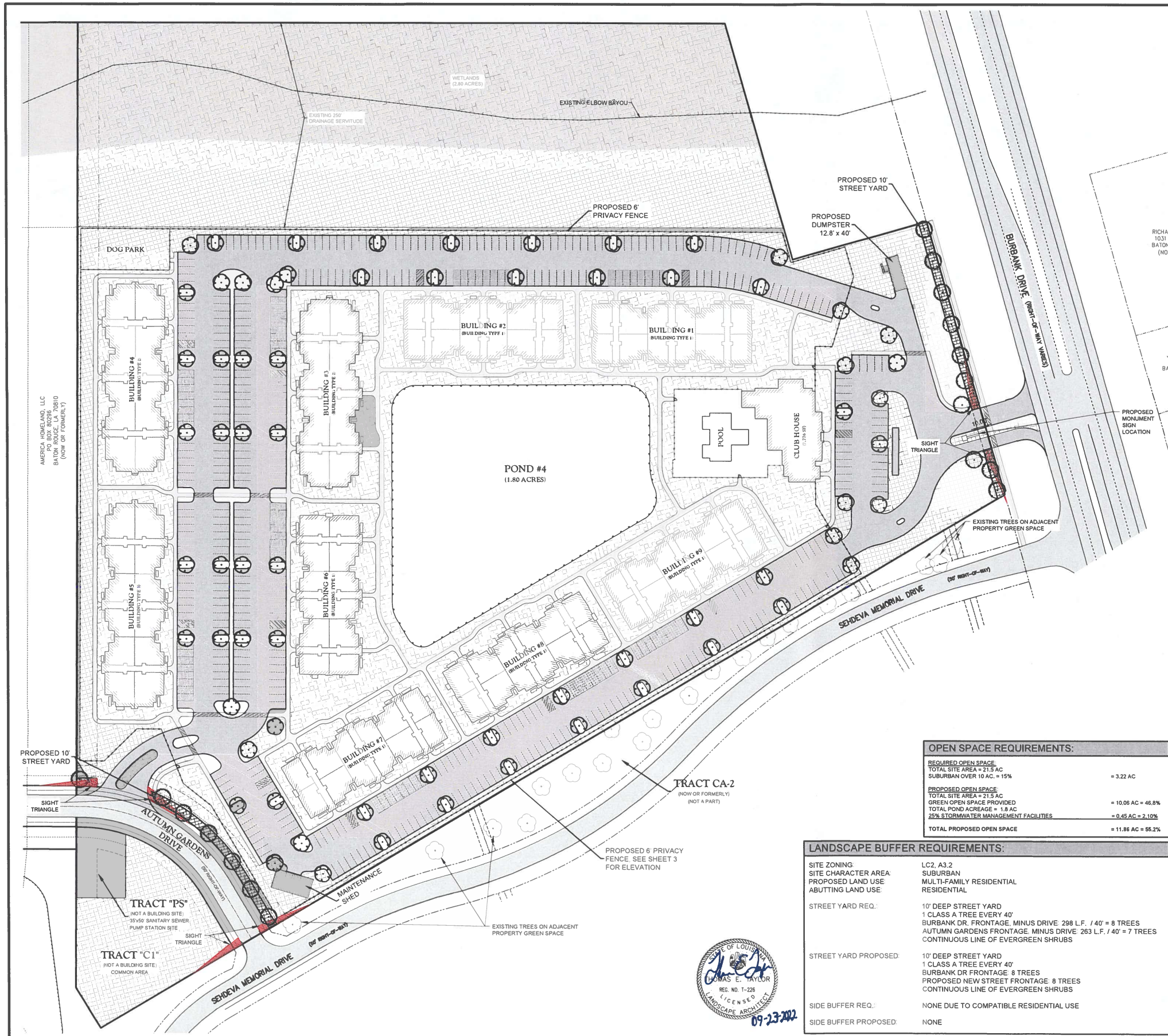
LEGEND:

- ALTERNATE ACCESS
- STREET CONNECTION
- PEDESTRIAN ACCESS ROUTES
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION FLOW
- PARKING SPACE COUNT
- COVERED PARKING

CLUBHOUSE NOTE:

CLUBHOUSE WILL BE AVAILABLE FOR USE BY RESIDENTS ONLY



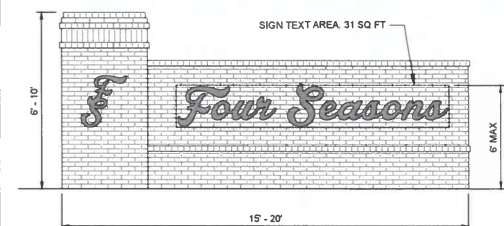


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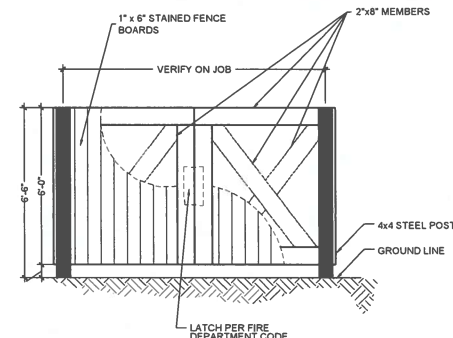


PROPOSED MONUMENT SIGN ELEVATION:



NOTE: SIGN MATERIALITY TO BE BRICK, METAL, WOOD & ACRYLIC. SIGN TO CONFORM TO EBRP SIGN ORDINANCE UDC SECTION 16.5.5 AND TABLE 16.B. SIGN TEXT AREA NOT TO EXCEED 32 SF.

PROPOSED DUMPSTER ENCLOSURE ELEVATION:



PLANT SCHEDULE:

	CLASS A STREET YARD TREE 2" MINIMUM CALIPER, 8' MINIMUM HEIGHT	17
	CLASS A PARKING LOT TREE 2" MINIMUM CALIPER, 8' MINIMUM HEIGHT	69
	STREET YARD PLANTING AREA CONTINUOUS LINE OF EVERGREEN SHRUBS	5,408 sf
	GREEN OPEN SPACE	11.86 AC

OPEN SPACE REQUIREMENTS:

REQUIRED OPEN SPACE TOTAL SITE AREA = 21.5 AC SUBURBAN OVER 10 AC. = 15%	= 3.22 AC
PROPOSED OPEN SPACE TOTAL SITE AREA = 21.5 AC GREEN OPEN SPACE PROVIDED TOTAL POND ACRES = 1.8 AC 25% STORMWATER MANAGEMENT FACILITIES	= 10.06 AC = 46.8% = 0.45 AC = 2.10% = 11.86 AC = 55.2%

LANDSCAPE BUFFER REQUIREMENTS:

SITE ZONING: LC2, A3.2	
SITE CHARACTER AREA: SUBURBAN	
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL	
ADJUTING LAND USE: RESIDENTIAL	
STREET YARD REQ.:	10' DEEP STREET YARD 1 CLASS A TREE EVERY 40' BURBANK DR. FRONTAGE, MINUS DRIVE 298 L.F. / 40' = 8 TREES AUTUMN GARDENS FRONTAGE, MINUS DRIVE 263 L.F. / 40' = 7 TREES CONTINUOUS LINE OF EVERGREEN SHRUBS
STREET YARD PROPOSED:	10' DEEP STREET YARD 1 CLASS A TREE EVERY 40' BURBANK DR FRONTAGE 8 TREES PROPOSED NEW STREET FRONTAGE 8 TREES CONTINUOUS LINE OF EVERGREEN SHRUBS
SIDE BUFFER REQ.:	NONE DUE TO COMPATIBLE RESIDENTIAL USE
SIDE BUFFER PROPOSED:	NONE

UTILITY NOTE:

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TITLE: LANDSCAPE PLAN

PROJECT: FOUR SEASONS

DESCRIPTION: LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 1 EAST, GREENSBURG, EAST BATON ROUGE PARISH, LOUISIANA

CLIENT: AMERICA HOMELAND L.L.C.  
P.O. BOX 80296  
BATON ROUGE, LA 70898  
225.698.1600  
dmurphy@qelsa.com

DRAWN BY: WDF

CHECKED BY: CGC

DATE: SEPTEMBER 2022

SHEET: 6 OF 15

PROJECT NO.: 20-135

DRAWN BY: WDF

CHECKED BY: CGC

DATE: SEPTEMBER 2022

SHEET: 6 OF 15

PROJECT NO.: 20-135

DRAWN BY: WDF

CHECKED BY: CGC

DATE: SEPTEMBER 2022

SHEET: 6 OF 15

PROJECT NO.: 20-135

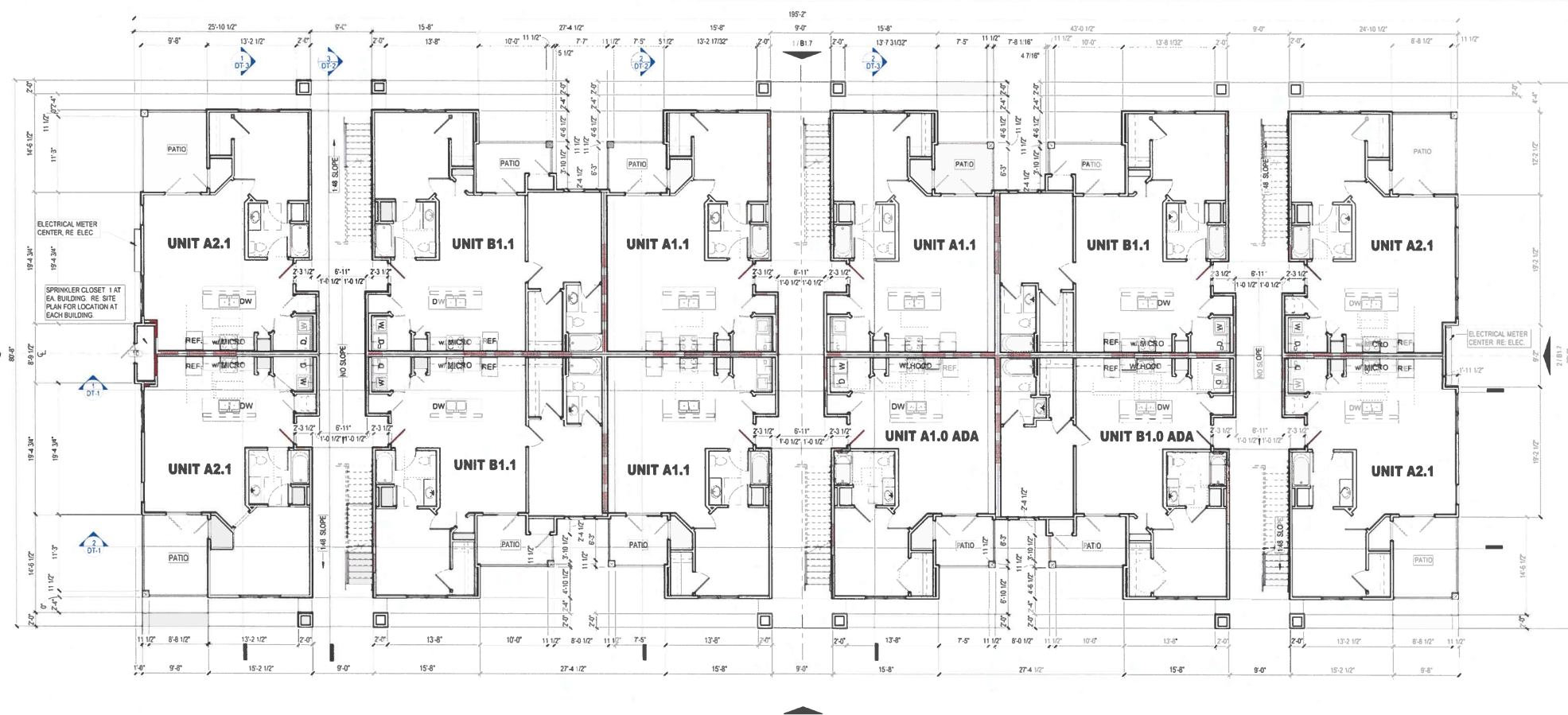
DRAWN BY: WDF

CHECKED BY: CGC

DATE: SEPTEMBER 2022

SHEET: 6 OF 15





**1 BUILDING TYPE I - GROUND FLOOR PLAN**  
1/8" = 1'-0"

(ALL UNITS @ THIS BUILDING TYPE SHALL BE FHA COMPLIANT)

1. 1/8" BUILDING PLANS ARE PROVIDED AS CONTROL DRAWINGS ONLY. REFER TO ENLARGED 1/4" UNIT PLANS FOR MORE NOTES AND COMPLETE DIMENSIONS. 1/4" PLANS ARE LOCATED ON THE FOLLOWING SHEETS:
- UNIT A1 - SHEET A1
  - UNIT A2 - SHEET A3
  - UNIT B1 - SHEET A5
  - UNIT B2 - SHEET A7
  - UNIT C1 - SHEET A9

1. ALL UNITS AND COMMON SPACES ARE DESIGNED AND SHALL BE CONSTRUCTED TO MAINTAIN ACCESS FOR HANDICAP PERSONS AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT. REFER TO COVER SHEET FOR INFORMATION AND REQUIREMENTS.
2. CONDENSER PADS ARE SHOWN AS GRAPHIC REPRESENTATIONS OF PAD LOCATION. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR ACTUAL PAD LOCATION AND FREE AIR SPACE REQUIRED AROUND CONDENSERS.
3. SEE 1/4" SCALE TYPICAL UNIT PLANS FOR WINDOW SIZES AND LOCATIONS UNLESS VARIATIONS ARE INDICATED ON THIS 1/8" SCALE BUILDING PLAN.
4. SEE 1/2" SCALE STAIR PLANS FOR ADDITIONAL STAIR DATA AND DIMENSIONS.
5. SEE ROOF PLANS FOR DRAFT STOP LOCATIONS AND ATTIC VENTING INFORMATION.
6. SEE ELECTRICAL ENGINEER DRAWINGS FOR FIRE ALARM SYSTEM DATA AND LIGHTING.

**FIRE RATED ASSEMBLIES**

TENANT SEPARATION WALLS: UL DESIGN NO. U341, U338  
BREEZEWAY WALLS: UL DESIGN NO. U356  
FLOOR / CEILING: UL DESIGN NO. L528

**NOTE:** 3RD FLOOR CEILINGS NOT FIRE RATED.

**NOTE:** BALCONY STORAGE CLOSETS ARE SHOWN NOT RATED. SO THESE CLOSETS SHALL BE SPRINKLER PROTECTED. ALTERNATELY, SPRINKLER INSIDE CLOSET MAY BE OMITTED IF THESE CLOSETS ARE 1-HR FIRE RATED.

**NOTE:**  
ALL BUILDINGS ARE PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC 13R SPRINKLER SYSTEM. ALARM PANEL REMOTE SYSTEM EMERGENCY FORCES NOTIFICATION AND PROTECTION REQUIRED FOR THE CONTROL PANEL ARE LOCATED IN THE SPRINKLER CLOSET. FIRE ALARM SYSTEM SHOP DRAWINGS TO BE PROVIDED BY MECHANICAL ENGINEER.

1. 101:30.3.5 Provide supervised automatic sprinkler protection in accordance with 101:9.7
- a) LRS 40:1625 Submit automatic sprinkler system shop drawings with plan review application and fee prior to installation of any work to this system. Such work shall commence until the shop drawings are reviewed and appear to satisfactorily comply with the laws, codes, rules and regulations enforced by the Office of State Fire Marshal Code Enforcement and Building Safety.
- Be advised that a sprinkler system that satisfies the requirements of NFPA 101 Life Safety Code, NFPA 13, NFPA 13R and/or NFPA 13D may not necessarily be considered by the building insurance underwriters as 'full coverage' or 'fully sprinklered', for insurance purposes.
1. 101:30.3.4 Provide fire alarm system in accordance with 101:9.6. In facilities required to be fully accessible, alarm notification shall be by both audible and visual means in accordance with NFPA 72.
- a) LRS 40:1651 Submit fire alarm system shop drawings with plan review application and fee prior to installation of any work of this section. Such work shall not commence until shop drawings have been found to be in compliance with applicable codes by this office. The submittal shall include a copy of the Fire Marshal Review Letter, dated August 13, 2007 and shall be in accordance with the submittal requirements outlined in the memorandum dated June 24, 1993 which was distributed from the Office of the State Fire Marshal Code Enforcement and Building Safety to all state licensed fire alarm contractors, architects and engineers. Specify the "Type of Signaling System" to be utilized identify the monitoring station, describe the evacuation system ("zoned" or "general"), and include information concerning the means of protecting fire command centers, circuitry, and other essential equipment, such as may be required for high-rise buildings, as applicable.

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**B1.1**  
BUILDING TYPE I -  
GROUND FLOOR PLAN

PLOT DATE: 9/23/2022 11:18:51 AM

TITLE:	BUILDING TYPE 1 FLOOR PLAN
PROJECT:	FOUR SEASONS
DESCRIPTION:	LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 1 EAST, GREENSBURG, EAST BATON ROUGE PARISH, LOUISIANA
CLIENT:	AMERICA HOMELAND L.L.C. P.O. BOX 40296 BATON ROUGE, LA 70898 225.698.1600 dmurphy@qels.com
<b>QUALITY</b> Engineering & Surveying, LLC 10029 Hwy 42, Suite 100, Baton Rouge, LA 70806 225.698.1600   www.qualityes.com   info@qualityes.com	
DWG Path: P:\2020 Projects\09-15-23 (Four Seasons) - Landscape Architecture\1-Drawing\Primary Plan\Primary On Plot.dwg	
Project No:	20-135
Date:	SEPTEMBER 2022
Drawn By:	WDF
Checked By:	CGC
Sheets:	7 OF 15





**1 BUILDING TYPE I - FRONT ELEVATION**  
1/8" = 1'-0"



**2 BUILDING TYPE I - SIDE ELEVATION**  
1/8" = 1'-0"

NOTE: ON 11" x 17" PRINTS ALL DRAWINGS ARE 1/2 SCALE INDICATED

THE  
**ARCHITECTURAL**  
STUDIO

2005 JONES BLVD. SUITE 100  
BATON ROUGE, LA 70801  
OFFICE: 225-345-1177  
WWW.ARCHSTUDIO.COM

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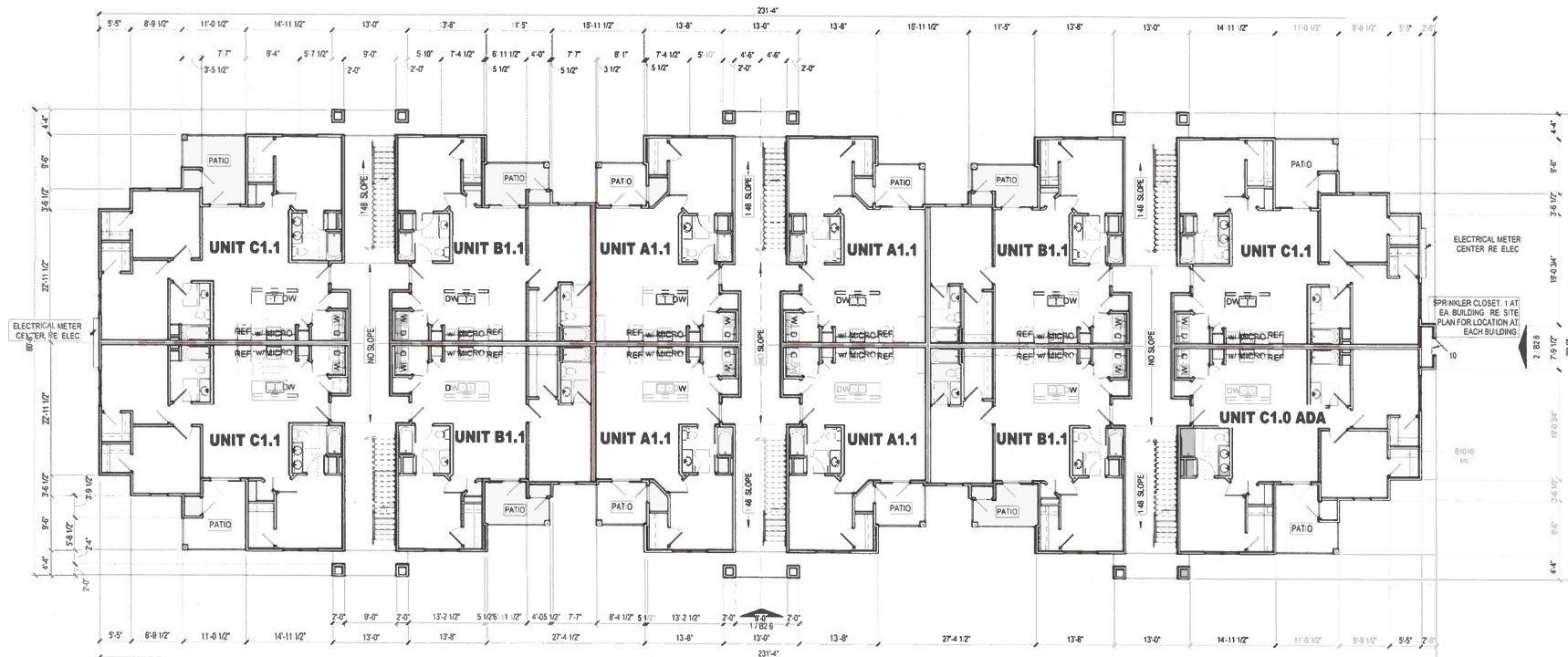


**B1.6**  
BUILDING TYPE I -  
EXTERIOR ELEVATIONS

PLOT DATE: 9/23/2022 11:19:11 AM

TITLE:	BUILDING TYPE 1 ELEVATIONS
PROJECT:	FOUR SEASONS
DESCRIPTION:	LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 1 EAST, GREENSBURG, EAST BATON ROUGE PARISH, LOUISIANA
CLIENT:	AMERICA HOMELAND L.L.C. P.O. BOX 80196 BATON ROUGE, LA 70896 225.698.1600 dmurphy@qeala.com
<b>QUALITY</b> Engineering & Surveying, LLC 10020 Hwy 47, Port Vincent, LA 70725 225.698.1600   www.qeala.com   info@qeala.com	
DWG Path: P:\2020 Projects\20-135-03 Four Seasons\1 - Landscape Architecture\1.000\Primary Ref\Primary Site Plot\20-135-03_01_A1.dwg	
Project No.: 20-135	Date: SEPTEMBER 2022
Drawn By: WDF	Checked By: CGC
Sheet: 8	OF 15





**1 BUILDING TYPE II - GROUND FLOOR PLAN**  
3/32" = 1'-0"

(ALL UNITS @ THIS BUILDING TYPE SHALL BE FHA COMPLIANT)

1. 1/8" BUILDING PLANS ARE PROVIDED AS CONTROL DRAWINGS ONLY. REFER TO ENLARGED 1/4" UNIT PLANS FOR MORE NOTES AND COMPLETE DIMENSIONS. 1/4" PLANS ARE LOCATED ON THE FOLLOWING SHEETS
- UNIT A1 - SHEET A1  
UNIT A2 - SHEET A3  
UNIT B1 - SHEET A5  
UNIT B2 - SHEET A7  
UNIT C1 - SHEET A9

1. ALL UNITS AND COMMON SPACES ARE DESIGNED AND SHALL BE CONSTRUCTED TO MAINTAIN ACCESS FOR HANDICAP PERSONS AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT. REFER TO COVER SHEET FOR INFORMATION AND REQUIREMENTS
2. CONDENSER PADS ARE SHOWN AS GRAPHIC REPRESENTATIONS OF PAD LOCATION. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR ACTUAL PAD LOCATION AND FREE AIR SPACE REQUIRED AROUND CONDENSERS.
3. SEE 1/4" SCALE TYPICAL UNIT PLANS FOR WINDOW SIZES AND LOCATIONS UNLESS VARIATIONS ARE INDICATED ON THIS 1/8" SCALE BUILDING PLAN
4. SEE 1/2" SCALE STAIR PLANS FOR ADDITIONAL STAIR DATA AND DIMENSIONS
5. SEE ROOF PLANS FOR DRAFT STOP LOCATIONS AND ATTIC VENTING INFORMATION
6. SEE ELECTRICAL ENGINEER DRAWINGS FOR FIRE ALARM SYSTEM DATA AND LIGHTING

**FIRE RATED ASSEMBLIES**

TENANT SEPARATION WALLS: UL DESIGN NO. U341: U338  
BREEZEWAY WALLS: UL DESIGN NO. U356  
FLOOR / CEILING: UL DESIGN NO. L528

**NOTE:** 3RD FLOOR CEILINGS NOT FIRE RATED.

**NOTE:** BALCONY STORAGE CLOSETS ARE SHOWN NOT-RATED, SO THESE CLOSETS SHALL BE SPRINKLER PROTECTED. ALTERNATELY: SPRINKLER INSIDE CLOSET MAY BE OMITTED IF THESE CLOSETS ARE 1-HR FIRE RATED.

**NOTE:**  
ALL BUILDINGS ARE PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC 13R SPRINKLER SYSTEM. ALARM PANEL, REMOTE SYSTEM EMERGENCY FORCES NOTIFICATION, AND PROTECTION REQUIRED FOR THE CONTROL PANEL ARE LOCATED IN THE SPRINKLER CLOSET. FIRE ALARM SYSTEM SHOP DRAWINGS TO BE PROVIDED BY MECHANICAL ENGINEER

1. 101.30.3.5 Provide supervised automatic sprinkler protection in accordance with 101.9.7
- a) LRS 40:1625 Submit automatic sprinkler system shop drawings with plan review application and fee prior to installation of any work to this system. Such work shall commence until the shop drawings are reviewed and appear to satisfactorily comply with the laws, codes, rules and regulations enforced by the Office of State Fire Marshal Code Enforcement and Building Safety.
- Be advised that a sprinkler system that satisfies the requirements of NFPA 101 Life Safety Code, NFPA 13, NFPA 13R and/or NFPA 13D may not necessarily be considered by the building insurance underwriters as 'full coverage' or 'fully sprinklered', for insurance purposes.
1. 101.30.3.4 Provide fire alarm system in accordance with 101.9.6. In facilities required to be fully accessible, alarm notification shall be by both audible and visual means in accordance with NFPA 72.
- a) LRS 40:1651 Submit fire alarm system shop drawings with plan review application and fee prior to installation of any work of this section. Such work shall not commence until shop drawings have been found to be in compliance with applicable codes by this office. The submittal shall include a copy of the Fire Marshal Review Letter, dated August 13, 2007 and shall be in accordance with the submittal requirements outlined in the memorandum dated June 24, 1993 which was distributed from the Office of the State Fire Marshal Code Enforcement and Building Safety to all state licensed fire alarm contractors, architects and engineers. Specify the "Type of Signaling System" to be utilized identify the monitoring station, describe the evacuation system ("zoned" or "general"), and include information concerning the means of protecting fire command centers, circuitry, and other essential equipment, such as may be required for high-rise buildings, as applicable.

THE ARCHITECTURAL STUDIO  
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409 North 7th Street, Baton Rouge, LA 70802  
Phone: 225.381.1711 | www.archstudio.com

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**B2.1**  
BUILDING TYPE II -  
GROUND FLOOR PLAN

PLOT DATE: 9/23/2022 11:19:15 AM

TITLE:	BUILDING TYPE 2 FLOOR PLAN
PROJECT:	FOUR SEASONS
DESCRIPTION:	LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 1 EAST, GREENSBURG, EAST BATON ROUGE PARISH, LOUISIANA
CLIENT:	AMERICA HOMELAND L.L.C. P.O. BOX 80246 BATON ROUGE, LA 70898 225.698.1600 dmurphy@qeda.com

18829 Hwy 42, Port Vincent, LA 70756  
225.698.1600 | www.qeda.com | info@qeda.com

P:\V-C-Projects\17-200-Projects\17-15-01 Four Seasons\17 - Landscape Architecture\17-Design\Primary Plan\Primary Site Plan\17-15-01_07_A01.dwg			
Project No.:	20-135	Date:	SEPTEMBER 2022
Drawn By:	WDF	Checked By:	CGC

9 OF 15





FILE PATH: C:\Users\Chase\Documents\2302 West Village Master\_wesleySTVL.m

NOTE: ON 11" x 17" PRINTS, ALL DRAWINGS ARE 1/2 SCALE INDICATED

**THE ARCHITECTURAL STUDIO**  
JAMES DOODS, AIA | LANCE HALEY, AIA  
409 North 7th Street, Baton Rouge LA 70802  
office: 225-215-1777 | [www.jardinec2.com](http://www.jardinec2.com)

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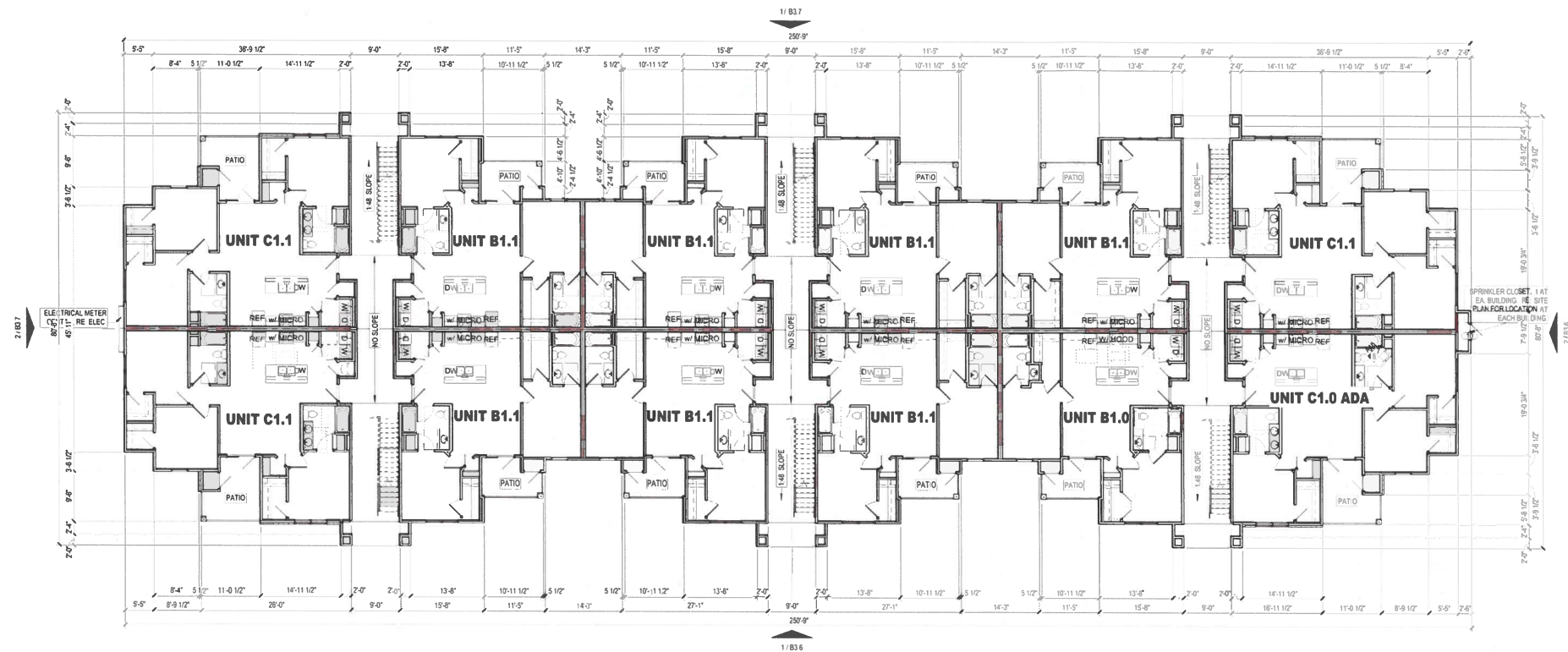
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BUILDING TYPE II -  
EXTERIOR ELEVATION

PLOT DATE: 9/23/2022 11:19:35 AM

TITLE:	<b>BUILDING TYPE 2 ELEVATIONS</b>					
PROJECT:	<b>FOUR SEASONS</b>					
DESCRIPTION:	LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 1 EAST, GREENSBURG, EAST BATON ROUGE PARISH, LOUISIANA					
CLIENT:	<b>AMERICA HOMELAND L.L.C.</b> P.O. BOX 80296 BATON ROUGE, LA 70798 225.698.1600 <a href="mailto:dmmurphy@qels.com">dmmurphy@qels.com</a>					
 <p><b>QUALITY</b> Engineering &amp; Surveying, LLC</p> <p>18830 Hwy 42 Port Vincent, LA 70756          225.698.1600    <a href="http://www.qels.com">www.qels.com</a>    <a href="mailto:info@qels.com">info@qels.com</a></p>						
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Project Name:	20-135	Date:	SEPTEMBER 2022	Sheet:	<div style="font-size: 2em;">10</div> Of <div style="font-size: 2em;">15</div>	
Drawn By:	WDF	Checked By:	COC			





# **1 BUILDING TYPE III - GROUND FLOOR PLAN**

3/32" = 1'-0"

(ALL UNITS @ THIS BUILDING TYPE SHALL BE FHA COMPLIANT)

- 1/8" BUILDING PLANS ARE PROVIDED AS CONTROL DRAWINGS ONLY. REFER TO ENLARGED 1/4" UNIT PLANS FOR MORE NOTES AND COMPLETE DIMENSIONS. 1/4" PLANS ARE LOCATED ON THE FOLLOWING SHEETS.

UNIT A1 - SHEET A1

UNIT A2 - SHEET A3

UNIT B1 - SHEET A5

UNIT B2 - SHEET A7

UNIT C1 - SHEET A9

- ALL UNITS AND COMMON SPACES ARE DESIGNED AND SHALL BE CONSTRUCTED TO MAINTAIN ACCESS FOR HANDICAP PERSONS AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT. REFER TO COVER SHEET FOR INFORMATION AND REQUIREMENTS.
- CONDENSER PADS ARE SHOWN AS GRAPHIC REPRESENTATIONS OF PAD LOCATION. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR ACTUAL PAD LOCATION AND FREE AIR SPACE REQUIRED AROUND CONDENSERS.
- SEE 1/4" SCALE TYPICAL UNIT PLANS FOR WINDOW SIZES AND LOCATIONS UNLESS VARIATIONS ARE INDICATED ON THIS 1/8" SCALE BUILDING PLAN.
- SEE 1/2" SCALE STAIR PLANS FOR ADDITIONAL STAIR DATA AND DIMENSIONS.
- SEE ROOF PLANS FOR DRAFT STOP LOCATIONS AND ATTIC VENTING INFORMATION.
- SEE ELECTRICAL ENGINEER DRAWINGS FOR FIRE ALARM SYSTEM DATA AND LIGHTING.

## **FIRE RATED ASSEMBLIES**

TENANT SEPARATION WALLS UL DESIGN NO. U341, U338  
BREEZEWAY WALLS UL DESIGN NO. U356  
FLOOR / CEILING: UL DESIGN NO. L528

NOTE: 3RD FLOOR CEILINGS NOT FIRE RATED.

NOTE: BALCONY STORAGE CLOSETS ARE SHOWN NOT-RATED, SO THESE CLOSETS SHALL BE SPRINKLER PROTECTED. ALTERNATELY: SPRINKLER INSIDE CLOSET MAY BE OMITTED IF THESE CLOSETS ARE 1-HR FIRE RATED.

## **NOTE:**

ALL BUILDINGS ARE PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC 13R SPRINKLER SYSTEM. ALARM PANEL, REMOTE SYSTEM EMERGENCY FORCES NOTIFICATION, AND PROTECTION REQUIRED FOR THE CONTROL PANEL ARE LOCATED IN THE SPRINKLER CLOSET. FIRE ALARM SYSTEM SHOP DRAWINGS TO BE PROVIDED BY MECHANICAL ENGINEER.

- 101.30.3.5 Provide supervised automatic sprinkler protection in accordance with 101.9.7.

a) LRS 40-1625 Submit automatic sprinkler system shop drawings with plan review application and fee prior to installation of any work to this system. Such work shall commence until the shop drawings are reviewed and appear to satisfactorily comply with the laws, codes, rules and regulations enforced by the Office of State Fire Marshal Code Enforcement and Building Safety.

Be advised that a sprinkler system that satisfies the requirements of NFPA 101 Life Safety Code, NFPA 13, NFPA 13R and/or NFPA 13D may not necessarily be considered by the building insurance underwriters as 'full coverage' or 'fully sprinklered', for insurance purposes.

- 101.30.3.4 Provide fire alarm system in accordance with 101.9.6. In facilities required to be fully accessible, alarm notification shall be by both audible and visual means in accordance with NFPA 72.

a) LRS 40-1651 Submit fire alarm system shop drawings with plan review application and fee prior to installation of any work of this section. Such work shall not commence until shop drawings have been found to be in compliance with applicable codes by this office. The submittal shall include a copy of the Fire Marshal Review Letter, dated August 13, 2007 and shall be in accordance with the submittal requirements outlined in the memorandum dated June 24, 1993 which was distributed from the Office of the State Fire Marshal Code Enforcement and Building Safety to all state licensed fire alarm contractors, architects and engineers. Specify the "Type of Signaling System" to be utilized identify the monitoring station, describe the evacuation system and include information concerning the means of protecting fire command centers, circuitry, and other essential equipment, such as may be required for high-rise buildings, as applicable.

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**B3.1**

BUILDING TYPE III -  
GROUND FLOOR PLAN

PLOT DATE: 9/23/2022 11:19:44 AM

TITLE:	BUILDING TYPE 3 FLOOR PLAN
PROJECT:	FOUR SEASONS
DESCRIPTION:	LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 1 EAST, GREENSBURG, EAST BATON ROUGE PARISH, LOUISIANA
CLIENT:	AMERICA HOMELAND L.L.C. P.O. BOX 40296 BATON ROUGE, LA 70898 225.698.1000 dmurphy@qenla.com
<b>QUALITY</b> Engineering & Surveying, LLC 18030 Hwy 42, Post Office, LA 70726 225.698.1000   www.qualityes.com   info@qualityes.com	
DWG Path: P:\2022 Projects\20-135 (Four Seasons) - Landscape Architecture\Drawings\Primary Plan\Primary Site Package\20-135-01-01-01.dwg	
Project No.:	20-135
Date:	SEPTEMBER 2022
Sheet:	11 OF 15
Drawn By:	WDF
Checked By:	CGC





**1 BUILDING TYPE III - FRONT ELEVATION**  
3/32" = 1'-0"



**2 BUILDING TYPE III - SIDE ELEVATION**  
3/32" = 1'-0"

THE ARCHITECTURAL  
STUDIO

JAMES DOODS, AIA  
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Baton Rouge, LA 70802  
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No.	Date	Description

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**B3.6**  
BUILDING TYPE III -  
EXTERIOR ELEVATIONS

PLOT DATE: 9/23/2022 11:20:02 AM

TITLE:	BUILDING TYPE 3 ELEVATIONS
PROJECT:	FOUR SEASONS
DESCRIPTION:	LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 1 EAST, GREENSBURG EAST BATON ROUGE PARISH, LOUISIANA
CLIENT:	AMERICA HOMELAND L.L.C. P.O. BOX 80196 BATON ROUGE, LA 70898 225.698.1600 dmurphy@qeda.com
<b>QUALITY</b> Engineering & Surveying, LLC 18030 Hwy 42, Port Vincent, LA 70756 225.698.1000   www.qeda.com   info@qeda.com	
DWG Path: P:\2022 Projects\20-135-01 (Four Seasons) - (exterior elevations)\Drawings\Exterior Elevations\Site Plotting\20-135-01_07.dwg	
Project No.: 20-135	Date: SEPTEMBER 2022
Drawn By: WDF	Checked By: CGC
Sheet 12 OF 15	



No.	Date	Description

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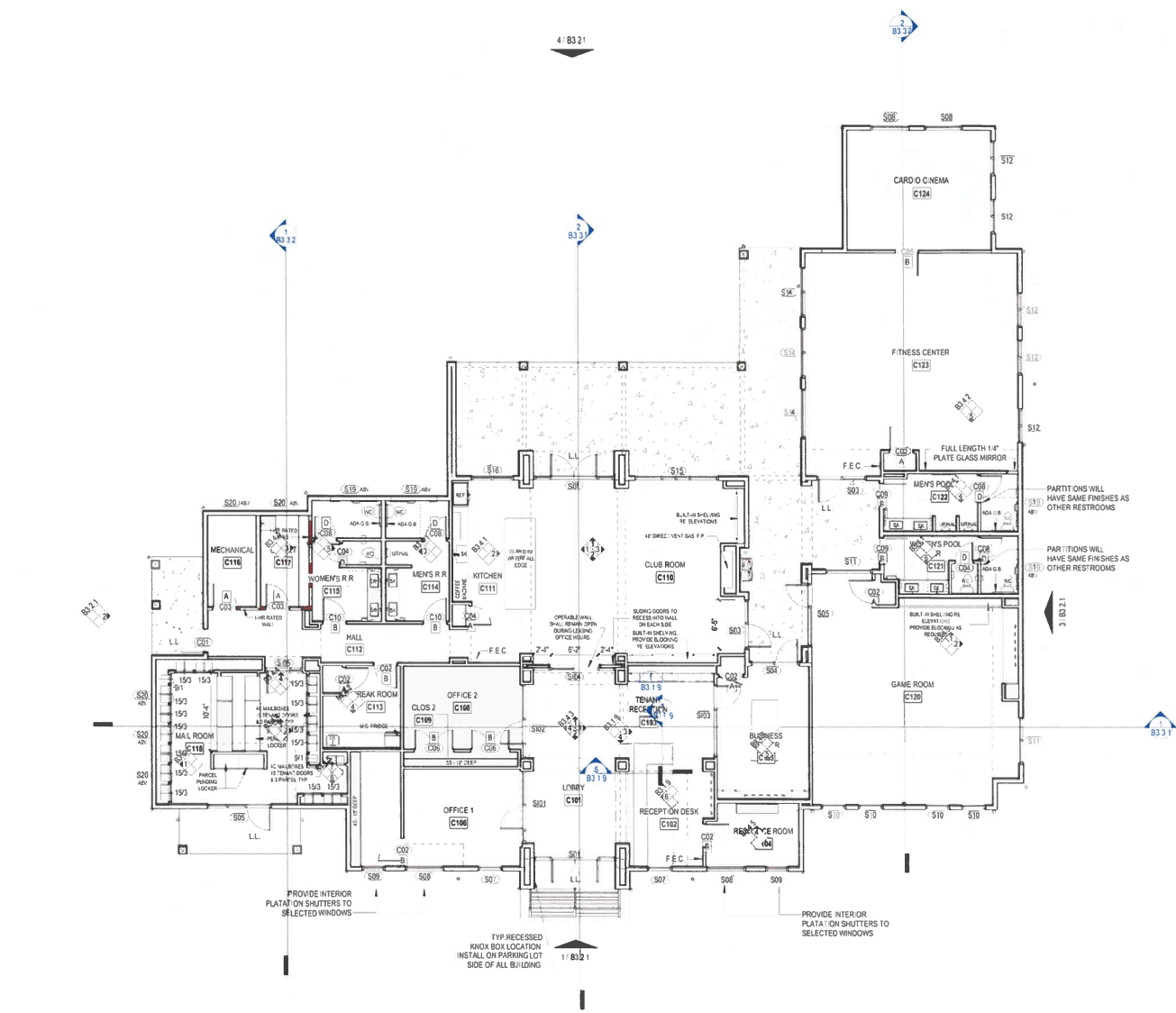
REVIEW SET

09.23.2022



**B3.1.1**  
CLUBHOUSE ANNOTATED  
FLOOR PLAN

PLOT DATE: 9/23/2022 11:21:14 AM



EQUIPMENT SCHEDULE	
U/C FRIDGE - GE - DGE000KLB	
MICRO - GE - JES1072SHSS	
REFRIGERATOR - GE - GZS220SLSS	
COFFEE MACHINE - SERENADE SINGLE CUP BREWER	
GAS F.P. (INDOOR) - HEAT GLO MEZZC48DV	
GAS F.P. (OUTDOOR) - HEAT GLO MEZZC48DV	

DOOR HARDWARE TYPE SCHEDULE	
A	KEYED LEVER
B	PASSAGE LEVER
C	STOREROOM LEVER
D	PRIVACY LEVER

**1 CLUBHOUSE ANNOTATED FLOOR PLAN**  
1/8" = 1'-0"

FILE PATH: C:\Users\jamesd\Documents\2961\_2\Four Seasons\wshp\B3.1.1.dwg

NOTE: ON 11" x 17" PRINTS, ALL DRAWINGS ARE 1/2 SCALE (NO C.A. ED)

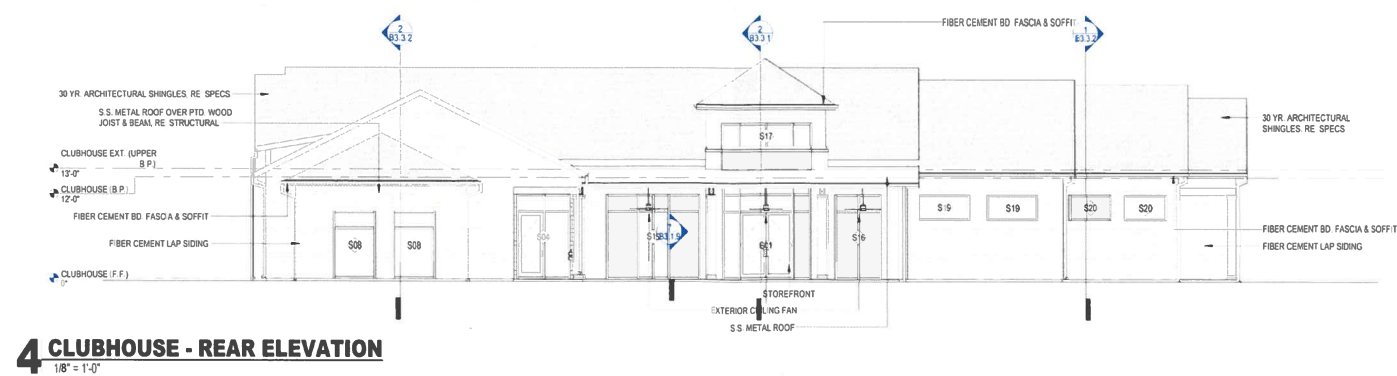
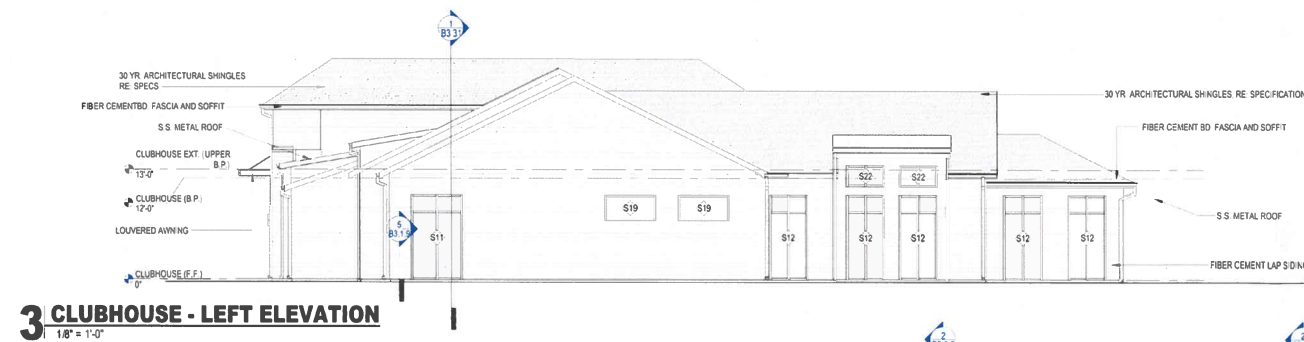
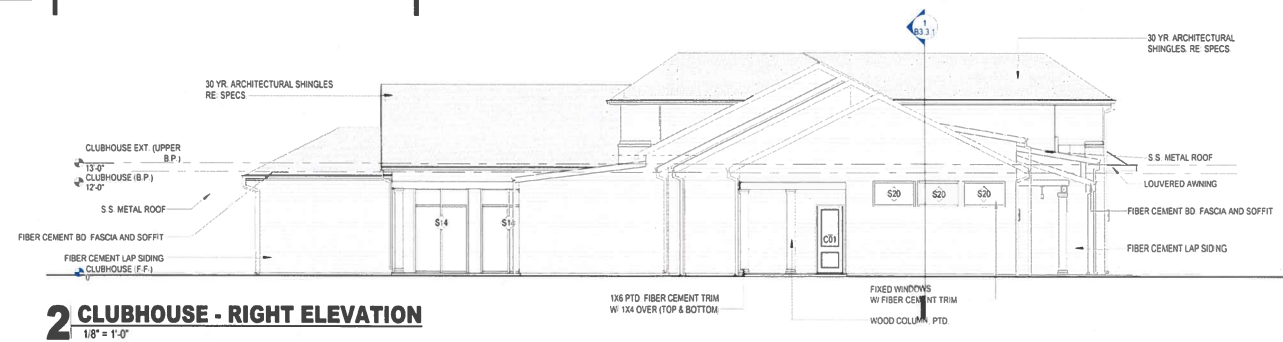
TITLE:	CLUBHOUSE FLOOR PLAN
PROJECT:	FOUR SEASONS
DESCRIPTION:	LOCATED IN SECTION 5, TOWNSHIP 9 SOUTH, RANGE 1 EAST, GREENSBURG, EAST BATON ROUGE PARISH, LOUISIANA
CLIENT:	AMERICA HOMELAND L.L.C. P.O. BOX 80296 BATON ROUGE, LA 70898 225.498.1600 dmorphy@qesla.com

**QUALITY**  
Engineering & Surveying, LLC  
18230 Hwy 62, Port Vincent, LA 70726  
225.498.1600 | www.qesla.com | info@qesla.com

DWG Path: P:\2022 Projects\29-15-01 (Four Seasons)\1-Design\Initial\1-Design\Primary Plan\Primary Site Plan\29-15-01-01.dwg			
Project No:	20-135	Date:	SEPTEMBER 2022
Drawn By:	WDF	Checked By:	CGC

13 OF 15





FILE PATH C:\Users\Chase\Documents\2912\_WAFH\_Carmel\_Fasthope\_wesleySTVL.mt

NOTE: ON 11" x 17" PRINTS, ALL DRAWINGS ARE 1/2 SCALE INDICATED

**THE ARCHITECTURAL STUDIO**  
JAMES TODDS AIA | LANCE VALLEY AIA  
409 North 1st Street, Baton Rouge LA 70802  
office 225-315-1777 www.architect01.com

THE FOUR SEASONS  
BATON ROUGE, LA

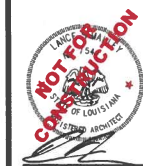
No	Date	Description

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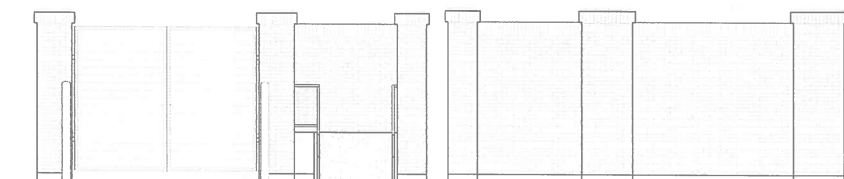
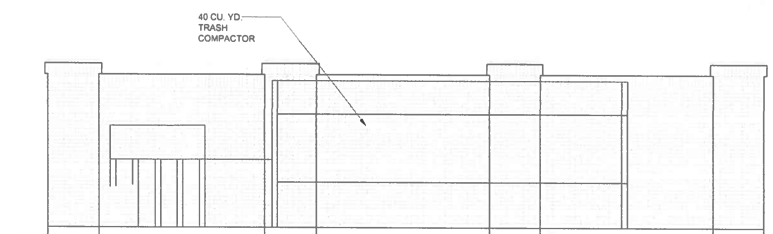
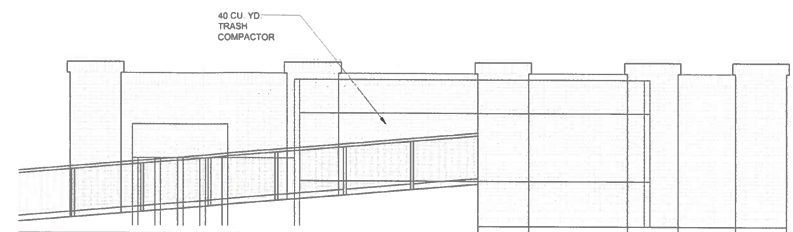
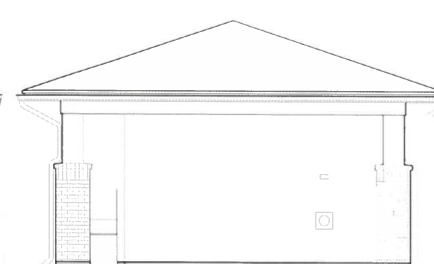
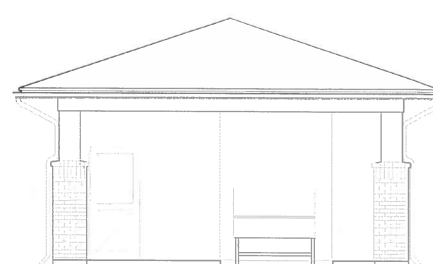
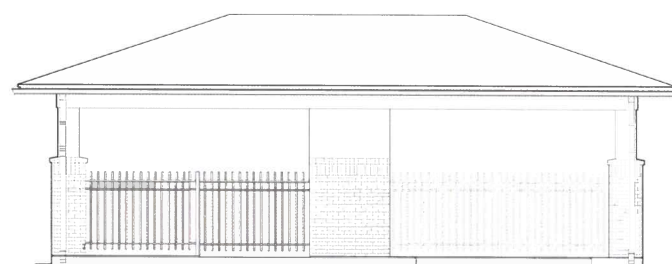
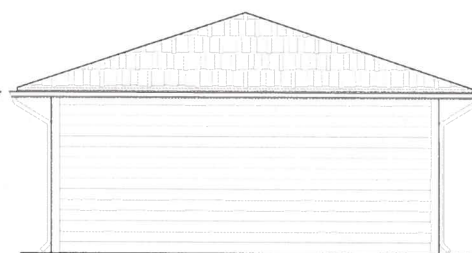
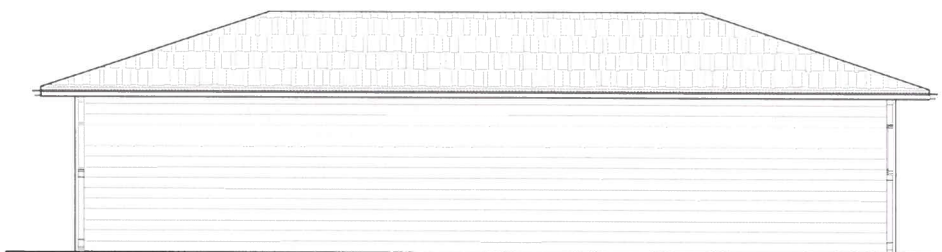
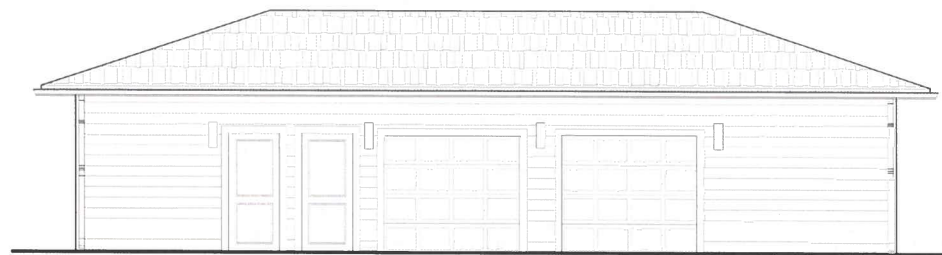


### B3.2.1

PLOT DATE: 9/23/2022 11:21:29 AM

TITLE:			CLUBHOUSE ELEVATIONS		
PROJECT:			FOUR SEASONS		
DESCRIPTION:			LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 1 EAST, GREENSBURG, EAST BATON ROUGE PARISH, LOUISIANA		
CLIENT:			AMERICA HOMELAND L.L.C. P.O. BOX 40296 BATON ROUGE, LA 70898 225-698-1400 <a href="mailto:dmarphy@qeda.com">dmarphy@qeda.com</a>		
 <p>18020 Hwy 42 • Port Vincent, LA 70756          225-699-1499   <a href="http://www.qeda.com">www.qeda.com</a>   <a href="http://info.qeda.com">info.qeda.com</a></p>					
DWG Path: P:\2020 Projects\18-15-01 for Sevens\1 - Landscape Submittal\1-Design\February 26\February 26-Postage\18-15-01-1-AP.dwg					
Project No.:	20-135	Date:	SEPTEMBER 2022		Sheets
Drawn By:	WDF	Checked By:	CGC		14 OF 15





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NEW MULTI-FAMILY RESIDENTIAL  
THE FOUR SEASONS  
BATON ROUGE, LA

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ARCHITECT PROJECT NO.  
2961REVIEW  
SET

09.22.2022



## B5.1

MAINTENANCE BLDG/  
DOG WASH / COMPACTOR

PLOT DATE

TITLE: MISCELLANEOUS BUILDING ELEVATIONS

PROJECT: **FOUR SEASONS**

DESCRIPTION: LOCATED IN  
SECTION 5, TOWNSHIP 8 SOUTH, RANGE 1 EAST,  
GREENSBURG,  
EAST BATON ROUGE PARISH, LOUISIANA

CLIENT: AMERICA HOMELAND L.L.C.  
P.O. BOX 80296  
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18820 Hwy 42 Port Vincent, LA 70756  
225.688.1988 [www.qualityla.com](http://www.qualityla.com) [info@qualityla.com](mailto:info@qualityla.com)

DWG Path: P:\2000 Proch\20-15-01 for Comm\2 - Landmark\Assemblies\Assembly\Stationary\Std\Std\Drawing\_Cls Station\20-15-01-02.dwg

Project No.:	20-135	Date:	SEPTEMBER 2022	Sheet
Drawn By:	WDF	Checked By:	CGC	

NOTE: ON 11" x 17" PRINTS ALL DRAWINGS ARE 1/2 SCALE INDICATED