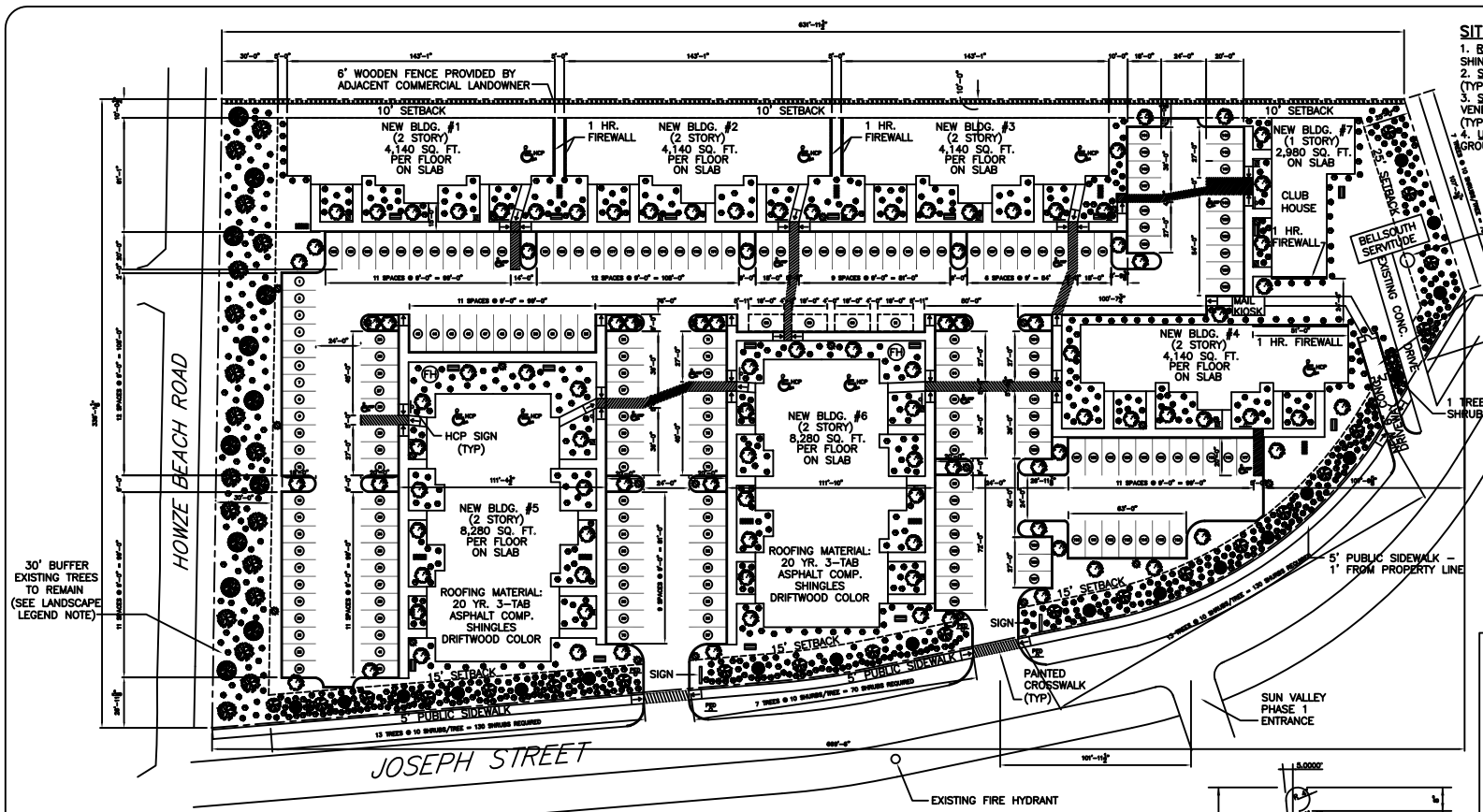


SITE PLAN

SCALE: 1"=30'-0"

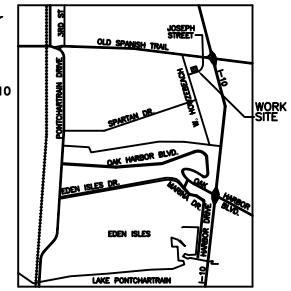
SITE PLAN NOTES:

1. ROOFING MATERIAL: 20 YR. 3-TAB ASPHALT COMP. SHINGLES, DRIFTWOOD COLOR (TYP OF ALL ROOFS)
2. SOFFIT AND FASCIA MATERIAL: ALMOND COLORED VINYL (TYP OF ALL BUILDINGS)
3. SIDING AND BRICK VENEER MATERIAL: ALL BRICK VENEER SHALL BE KW2404, HARD TAN, QUEEN SIZE (TYP OF ALL BUILDINGS)
4. UTILITIES: ALL UTILITIES SHALL BE PLACED UNDER GROUND.

"DETECTABLE WARNING" ON RAMP CUT 1/4" DEEP GROOVES @ 2" TO 3" O.C. AND SCORED INTO CONCRETE AND PAINTED (TYP OF ALL RAMPS LEADING TO VEHICULAR AREAS) MAX SLOPE 1:12

EXISTING SEWER LIFT STATION

10'x20' (8") CONC. DUMPSTER PAD WITH 6' WOODEN FENCE DUMPSTER SHALL HAVE ELECTRIC COMPACTOR



VICINITY MAP

N.T.S.

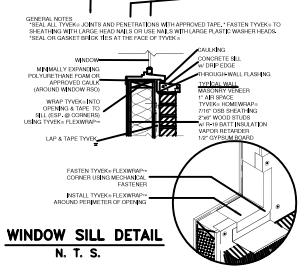
SITE LEGEND

- PROPERTY LINE
- NEW BUILDING
- SETBACK LINE
- 6' FENCE
- HANDICAPPED PARKING
- HANDICAPPED PARKING SIGN
- LIGHT POLE (DETAIL - SHEET C-6)
- CATCH BASIN
- BENCH (DETAIL - SHEET C-6)
- WASTE RECEPT. (DETAIL - SHEET C-6)
- BICYCLE RACK (DETAIL - SHEET C-6)
- NEW FIRE HYDRANT
- PED. WALK SIGN (DETAIL - SHT. C-6)

LANDSCAPE LEGEND

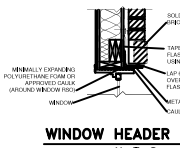
- CRAPE TREE MINIMUM OF 10' TO 12' HIGH CALIPER OF 2 1/2" MEASURED AT 2 FT. ABOVE THE GROUND REQUIRED EVERY 20' = 25' O.C.
- NUTTALL OAK TREE MINIMUM OF 8' TO 10' HIGH CALIPER OF 3" MEASURED AT 2 FT. ABOVE THE GROUND REQUIRED EVERY 20' O.C.
- LIVE OAK CALIPER OF 3" MEASURED AT 2 FT. ABOVE THE GROUND REQUIRED EVERY 20' O.C.
- DWARF CAMELLIA SHALL NO EXCEED 4' IN HEIGHT AT MATURITY
- CYPRESS OR PINE TREE - MINIMUM OF 12' HIGH. CALIPER OF 4"
- MULCH (PINE NEEDLES OR BARK) WITH FLOWERBEDS PROVIDED AT PEDESTRIAN WALKWAYS WHERE APPLICABLE

NOTES:
1. NATURAL BUFFER AREA MUST BE RESTORED TO ORIGINAL CONDITION. USE A MIXTURE OF OAK, PINE, AND DWARF CAMELLIAS PLACED UNEVENLY TO CREATE A HEAVILY WOODED, NATURAL APPEARANCE. NO TREE TO HAVE MORE THAN A 10' RADIUS OF BARE GROUND SURROUNDING IT.
2. PROVIDE A MIN. LANDSCAPE AREA OF 5' WIDE ALONG BLDG. FOUNDATIONS, WHERE BLDG. FACES A PARKING LOT, STREET, DRIVEWAY, OR IS VISIBLE FROM A PUBLIC STREET.
3. PROVIDE A MIN. LANDSCAPE AREA OF 10' WIDE BETWEEN BLDG.'S AND PARKING AREAS.



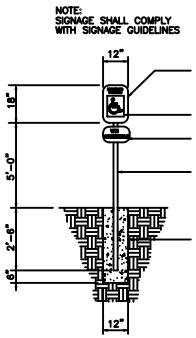
WINDOW SILL DETAIL

N. T. S.



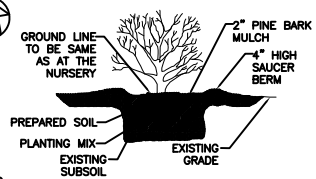
WINDOW HEADER DETAIL

N. T. S.



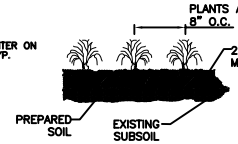
EXTERIOR HANDICAP PARKING SIGN

N. T. S.



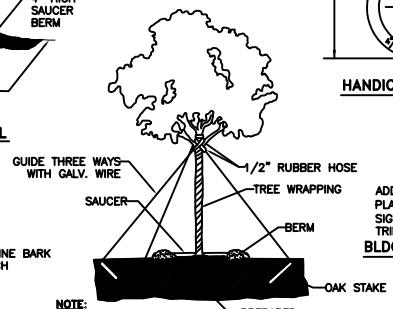
SHRUB DETAIL

N. T. S.



GROUND COVER DETAIL

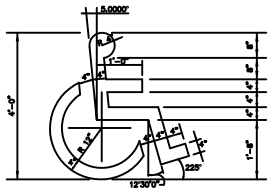
N. T. S.



NOTE: ALWAYS PLANT EQUAL TO OR ABOVE GROUND 1" - 2".

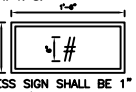
TYPICAL TREE PLANTING DETAIL

N. T. S.



HANDICAP SYMBOL DETAIL

N. T. S.



ADDRESS SIGN SHALL BE 1" PLASTIC W/ WOODLIKE APPEARANCE. SIGN SHALL BE ALMOND W/ WHITE TRIM AND BLACK LETTERS.

BLDG. ADDRESS SIGN DETAIL

N. T. S.

PARKING REQUIREMENTS

2 REGULAR PARKING SPACES / DWELLING
96 DWELLINGS @ 2 SPACES EACH = 192 REQUIRED SPACES
183 REGULAR / 9 HANDICAP PROVIDED = 192 SPACES PROVIDED

SITE LIGHTING

EXTERIOR LIGHTING SHALL BE SHADED OR INWARDLY DIRECTED IN SUCH A MANNER SO THAT NO DIRECT LIGHTING OR GLARE BE CAST BEYOND THE PROPERTY LINE. THE INTENSITY OF SUCH LIGHTING SHALL NOT EXCEED ONE FOOT CANDLE AS MEASURED AT THE ABUTTING PROPERTY LINE.

REVISED:6-01-06

SITE PLAN

BRAIN REINE
JOSEPH STREET
SLIDELL, LOUISIANA

SUN VALLEY APARTMENTS PHASE 2

DAMMON ENGINEERING, INC.
1095 FLORIDA AVENUE 985-649-5532 SLIDELL, LA. 70458
DAMMONENGINEERING.COM

SCALE:AS NOTED
FILE:
JOB NO.1697
DATE:01-06-06
SHEET 2
C-1
OF 28