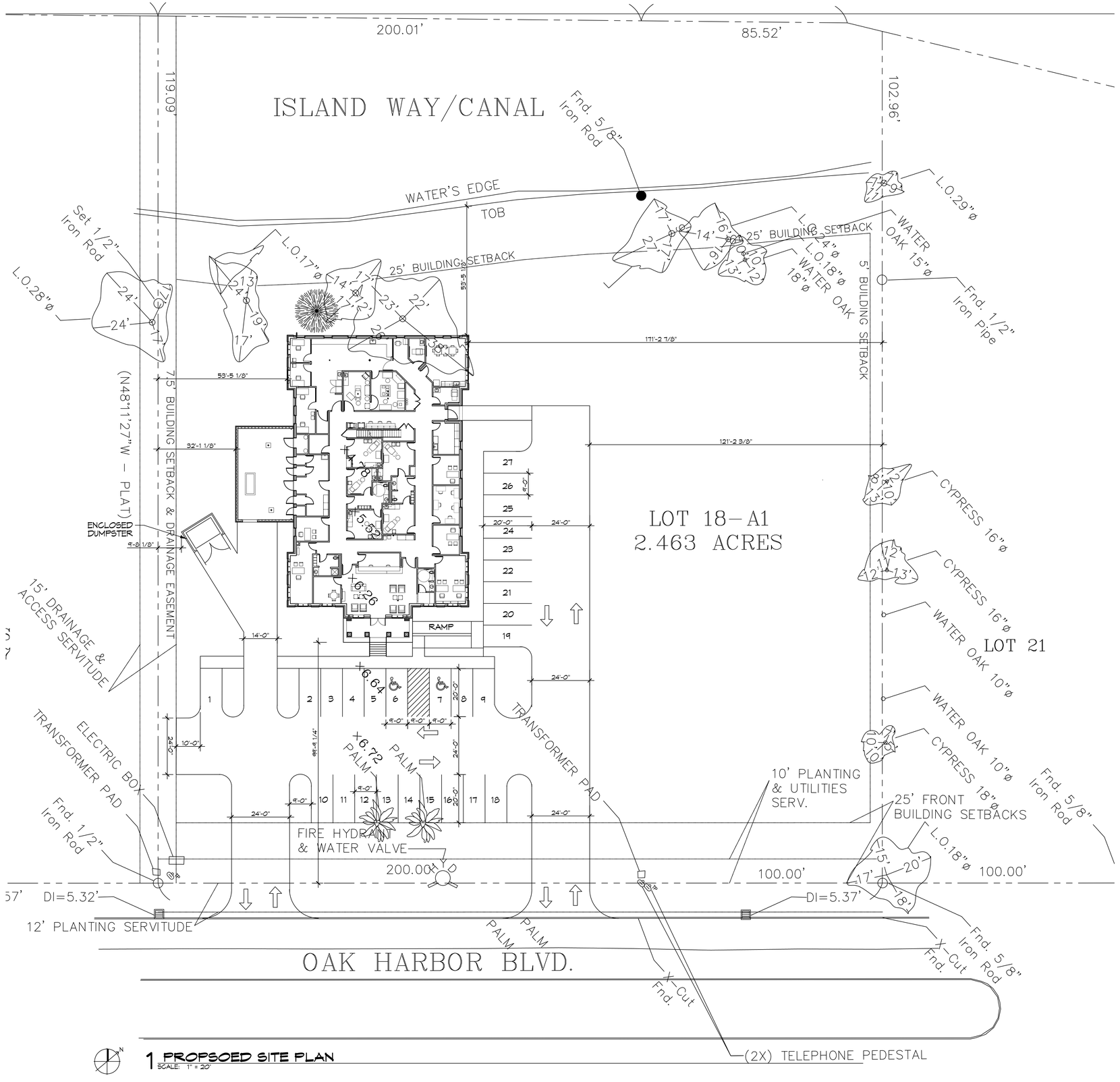

1 PROPSOED SITE PLAN
SCALE: 1" = 20'

PLANNING

ZONING DISTRICT - S-LB1
ZONING DESCRIPTION - PUD PLANNED UNIT DEVELOPMENT

FLOOD ZONE

ZONE "AE"

BUILDING ELEVATION

BASE FLOOD ELEVATION = 10.0'
NEW FINISHED FLOOR ELEVATION = -12.0'

BUILDING SQUARE FOOTAGE

TOTAL BUILDING 8205 SQ. F.T
TOTAL PROPERTY 2.463 ACRES

PARKING REQUIREMENTS

OFFICE/PROFESSIONAL OFFICE AND/OR GROUPS OF BUILDINGS OF SIMILAR NATURE
1 SPACE PER EACH 350 SQ. FT. OF GROSS FLOOR AREA EXCLUDING STORAGE AREAS WHICH SHALL NOT EXCEED 15 PERCENT OF THE GROSS SQUARE FOOTAGE.

PARKING SPACES REQUIRED = 24
PARKING SPACES PROVIDED = 25
HANDICAP PARKING SPACE = 2
TOTAL PARKING SPACES PROVIDED = 27

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.

DESIGN CRITERIA

THE CONSTRUCTION FOR SAID BUILDING, WHERE Vult WIND SPEED IS 140 MILES PER HOUR AND Vasd WIND SPEED IS 130 MPH, WIND EXPOSURE ZONE C, IS DESIGNED IN ACCORDANCE WITH: AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM) 2001 EDITION AS WELL AS THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 EDITION. STRUCTURE SHALL BE BUILT TO THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE (2021 IECC) AND STATE AMENDMENTS ADOPTED JULY 1, 2023.

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Slidell, LA 70458

REVISIONS

#	DESCRIPTION	DATE

SEAL:

NEW MEDICAL OFFICE
POSITIVE STEPS FERTILITY
500 OAK HARBOR BLVD
SLIDELL, LA 70458

JOB No:	2477	DATE:	04-30-2025
DRAWN BY:	CKD	CHECKED BY:	JMS

SHEET TITLE:
PROPOSED SITE PLAN

DRAWING NUMBER:
C101

SHEET No: 3 of 18