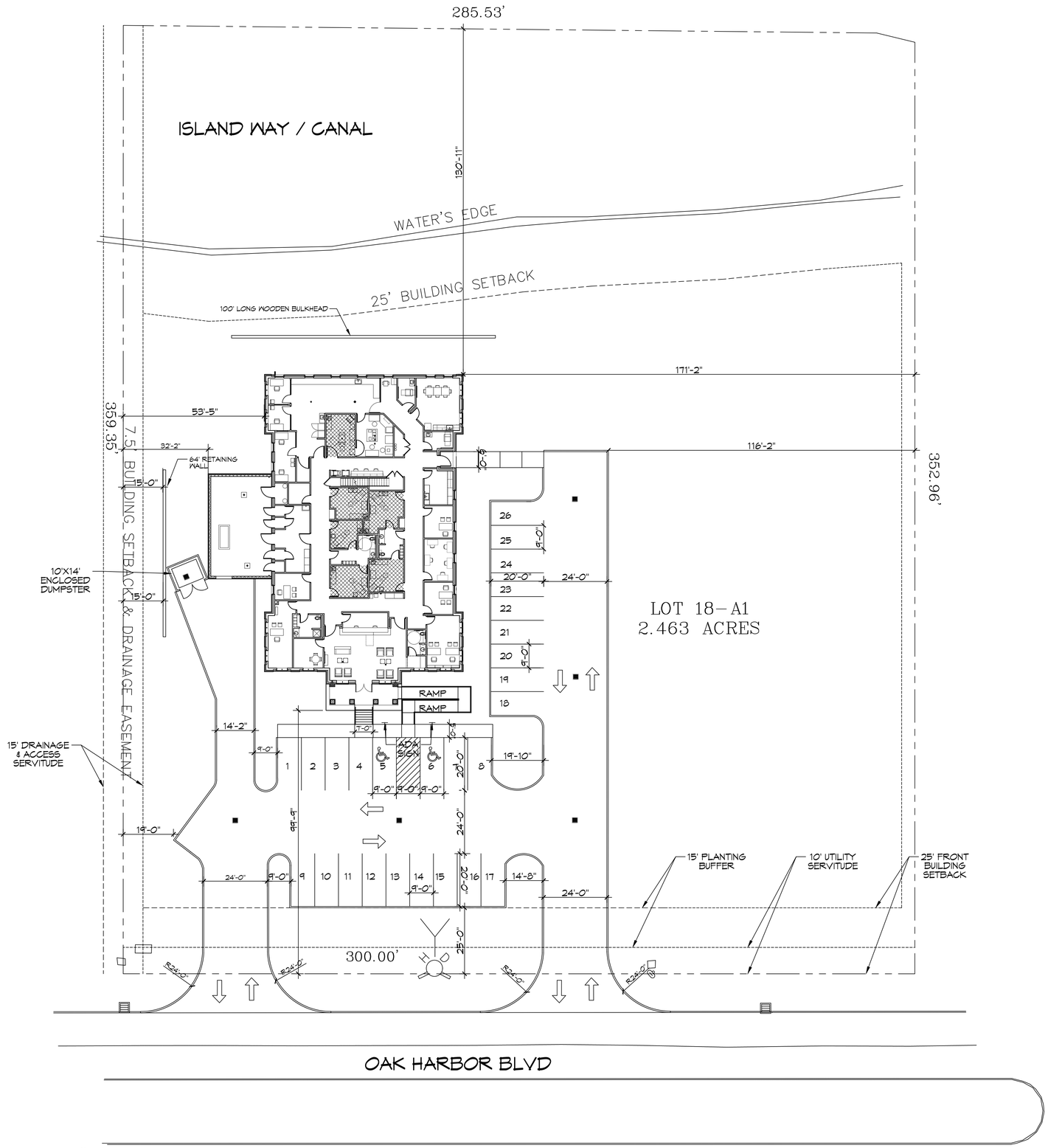

1 PROPSOED SITE PLAN
SCALE: 1" = 20'

BUSINESS AREA

MEDICAL AREA

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

BUSINESS = 500 SQ. FT. PER GROSS FLOOR AREA
MEDICAL = 200 SQ. FT. PER GROSS FLOOR AREA

BUSINESS = 7229 SQ. FT. = 15 PARKING SPOTS
MEDICAL = 976 SQ. FT. = 5 PARKING SPOTS

PARKING SPACES REQUIRED = 20
PARKING SPACES PROVIDED = 24
HANDICAP PARKING SPACES PROVIDED = 2
TOTAL PARKING SPACES PROVIDED = 26

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.

DAMMON ENGINEERING, INC.
LOUISIANA & MISSISSIPPI
www.dammonengineering.com
info@dammonengineering.com
PH: 985.649.5832
Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70458

#	DESCRIPTION	DATE

REVISIONS

SEAL:

NEW MEDICAL OFFICE
DIANA OAK HARBOR REAL ESTATE LLC
540 OAK HARBOR BLVD
SLIDELL, LA 70459

JOB No:	2513	DATE:	05-16-2025
DRAWN BY:	CKD	CHECKED BY:	JMB

These drawings and specifications, regardless of or regardless of the form in which they are prepared, are instruments of service and shall remain the property of Dammon Engineering, and no such interest shall be construed as being transferred to any other person or entity by any means whatsoever. Dammon Engineering, Inc. hereby reserves all rights to all drawings and specifications, including the right of ownership and the right of copyright. Dammon Engineering, Inc. hereby reserves the right to demand the return of all drawings and specifications upon request.

SHEET TITLE:
PROPOSED SITE PLAN

DRAWING NUMBER:
C1

SHEET No: 3 of 52