

CASE SUMMARY SHEET**CASE NUMBER: V22-11-33****DATE RECEIVED: September 30, 2022****DATE OF MEETING: November 8, 2022 and December 13, 2022****Address: 200 Lafayette****Subdivision: Old Town of Mandeville****Zoning District: R-1 Single Family Residential****Property Owner: Patrick and Cindy Connolly****REQUEST: V22-11-33 – Patrick and Cindy Connolly request a variance to CLURO Section 9.2.5.7 Live Oak Protection Requirements, Sq 29B Lot 4A, R-1 Single Family Residential, 200 Lafayette****CASE SUMMARY:**

The applicant owns the property at 200 Lafayette, located south of Jefferson St., on the corner of Lafayette St. and Claiborne St. The lot measures 100'x177.63' being 17,763sq ft. The property is improved with a single-family residence.

There are 8 Live Oaks and 23 other various tree species on the property. The applicant's arborist stated all trees on the property other than the 1 Live Oak, are in need of minor maintenance and care but are in overall good health.

The applicant is requesting to remove a 28" live oak located in the front of the property near the existing residence. The tree was evaluated by Trinity Tree and a report was submitted, with pictures attached, states the following:
Tree # 1 – This subject tree is a mature Live Oak (Quercus virginiana) tree with a dbh of 28". The tree is located in your front yard, near to the front walkway. In fact, the tree is only a few feet away from your home (see Photos #2 – #8). The subject tree has been struck by lightning years ago, as the scar and old wound is clearly visible on the side opposite of the home, where guests would pull into your driveway. The lightning strike wound has not closed off completely and there are areas along the wound that are soft and decayed, especially at the base of the tree as seen in photo #4 of the attached Photo Log. This subject tree also has grown near to other trees in stark competition for space and sunlight which has led to phototropism and a severe lean over the home. Visual evidence of decline can be seen in the crown of this tree in the tip deadwood that is present. This subject tree clearly presents an imminent threat to your home and should be removed now.

The staff landscape inspector and consulting arborist visited the site on October 7th. The staff landscape inspector noted that the tree had been struck by lightning and the wound shows appropriate woundwood for the age of the tree and the area the wound covers. It was also stated that the woundwood growth would never fully close as the energy required would never be amassed in the tree's lifetime. The report states that the Compartmentalization of Decay in Trees (CODIT) is the name given for the process trees go through after being wounded to seal off the damage, and that live oak trees are exceptionally efficient at CODIT and therefore excellent at repelling decay and rots. The staff arborist reported that this is a healthy tree, and appears to be structurally sound.

The applicant is compliant with Sec. 9.2.5.4 Landscape Regulations in Low Density Residential Districts. The regulation requires a site that is 17736 sq ft have a total of 12 trees; 3 per setback. The site has a total of 31 trees.

Should the commission approve the tree to be removed the applicant would be required to replant 1 tree per 6" caliper inch of existing tree due to the tree being a Live Oak. The existing live oak is 28" dbh. 5 trees 2" dbh Class A trees will be required to be replaced either the applicant property or on City property at approximately \$250 per tree. The staff landscape inspector stated there are an abundance of trees on the site and would not recommend planting the replacement trees on the property but rather either pay into the Tree Mitigation Fund or plant the trees in City Property.

CLURO SECTIONS:**9.2.5.7. Live Oak Protection Requirements**

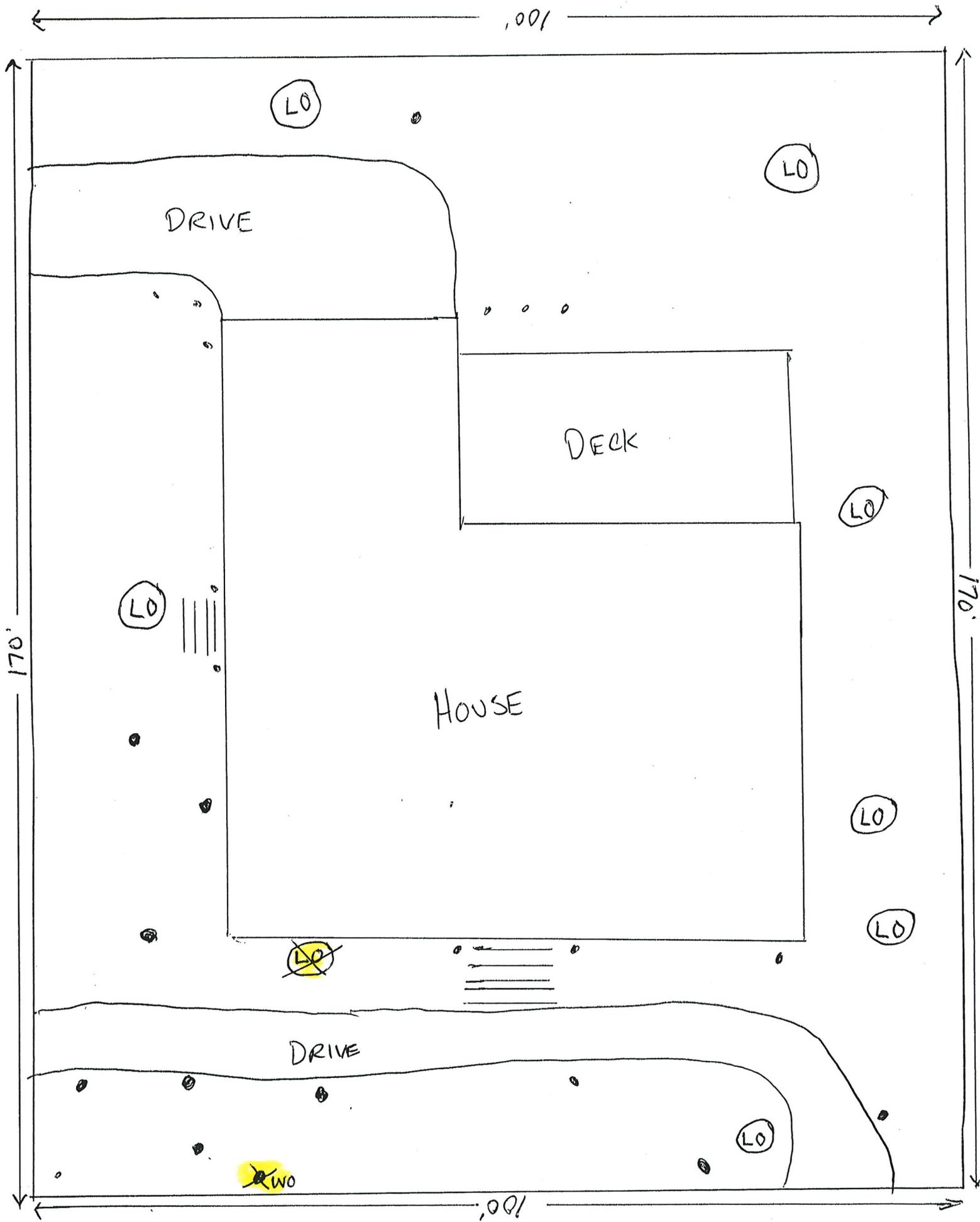
In all zoning districts, including the R-1, R-1X and R-2 districts, all live oak trees 6" dbh shall be protected as follows:

1. A tree removal permit shall be obtained from the Building Inspector prior to cutting, clearing or removing any live oak tree.
2. The applicant wishing to remove a live oak tree must state in writing that such activity will enhance the health, safety and welfare of the public, or otherwise benefit the public interest and the applicant must offer evidence to that effect. The Building Inspector is empowered to issue or deny the permit based on the application and the evidence. Prior to the issuance of a tree removal permit the applicant must submit a plan or written statement offering evidence of compliance with the tree replacement provisions of this Article.
3. It shall be unlawful for any person to place soil in such a way that would cause live oaks to become diseased or die. If filling with soil is necessary to properly drain the land, all efforts should be made to protect the area within the drip line of a live oak from the impact of such activity. Should all efforts fail and a tree removal permit

be issued for the removal of the live oak the provisions of these regulations regarding replacement of trees shall be required to be met.

4. A tree removal permit will be required to prune the primary and secondary branches of any live oak tree 12" dbh or greater. Such pruning shall be required to be recommended in writing and supervised by a licensed arborist or a state forester.





100'

170'

170'

LO

LO

DRIVE

DECK

LO

LO

HOUSE

LO

LO

~~LO~~

DRIVE

LO

~~LO~~

100'

200 LAFAYETTE ST



September 15, 2022

Patrick Connolly
200 Lafayette Street
Mandeville, LA 70448

RE: Evaluation of Trees at 200 Lafayette Street Mandeville, LA 70448

Mr. Connolly-

As you recall, we met in your yard at the above address to evaluate the trees in your yard and to provide you with sound arboricultural recommendations to reduce risk to your property and sustain the health and aesthetic appeal and value to your property.

I traversed your property and inspected all mature trees on your property. I discovered three trees that need immediate attention and the other trees that need regular maintenance from a qualified Louisiana Licensed Arborist.

The tree subject trees that need immediate attention, are labeled on Photo # 1 of the attached Photo Log.

Tree # 1 – This subject tree is a mature Live Oak (*Quercus virginiana*) tree with a DBH of 28". The tree is located in your front yard, near to the front walkway. In fact, the tree is only feet away from your home (see Photos # 2 - # 8). The subject tree has been struck by lightning years ago, as the scar and old wound is clearly visible on the side opposite of the home, where guests would pull into your driveway. The lightning strike wound has not closed off completely and there are areas along the wound that are soft and decayed, especially at the base of the tree as seen in photo # 4 of the attached Photo Log). This subject tree also has grown near to other trees in stark competition for space and sunlight which has led to phototropism and a severe lean over the home. Visual evidence of decline can be seen in the crown of this tree in the tip deadwood that is present. This subject tree clearly presents an imminent threat to your home and should be removed now.

Tree # 2 – This subject tree is a young Water Oak (*Quercus nigra*) tree that is in the front yard of the property (see photo # 1 of the attached Photo Log). This tree is native to the region, and is prolific however, it is a terrible urban tree, in my opinion, largely due to growth habit and the growth characteristics of this species. This tree has a co dominant stem, with a tight "v" crotch which has formed inclusion. This tree will fail, and it is highly likely that it will fail at this point. This tree presents a risk to your property, adjacent roadways, and utilities overhead. This tree should be removed now to mitigate the risk of failure of this tree.

Tree # 3 – This subject tree is a mature Live Oak tree that is located near the driveway and can also be found in photo # 1 of the attached Photo Log. Formosan Termites were discovered in this tree. The tree appears to be in good health and stable. The Formosan termites will chew and destroy wood, both living and non-living cellulose. So, a treatment has been recommended for this tree that involves the use of termiticide to kill these pests. The tree does not present a risk to the home or neighboring homes;

however, the Formosan Termites do, especially considering that you have a home in a moist, wet climate and constructed of wood materials.

As mentioned prior, we did conduct an evaluation of all trees on site. In general, we determined that all the trees on the property are in need of minor regular maintenance care consisting of pruning, mulching and sound arboricultural deeproot soil fertilization.

There is no question that subject trees # 1, # 2 and # 3 need immediate attention.

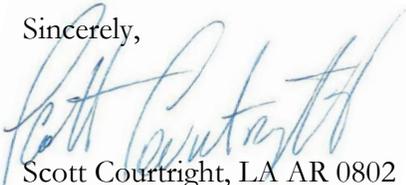
I, Scott Courtright, certify that:

- I have personally inspected the subject trees and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal bias with respect to the parties involved.
- The analysis, opinions and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within this report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I hold a Bachelor of Science in Forest Management and a Master's Degree in Urban Forestry. I am a member in good standing of the American Society of Consulting Arborists, The Society of American Foresters and a Licensed Louisiana Consulting Arborist, LA AR 0802. I have been involved in the field of Arboriculture for approximately 25 years.

Thank you for the opportunity to assist you with this project.

Sincerely,



Scott Courtright, LA AR 0802
President, Trinity Tree Consultants, LLC

Attachment 1

Photo Log

Photo No. 1

Date: 9/15/2022

Description: This photo shows the location of the the Connolly property with three key tree marked, and discussed with in this report in detail.

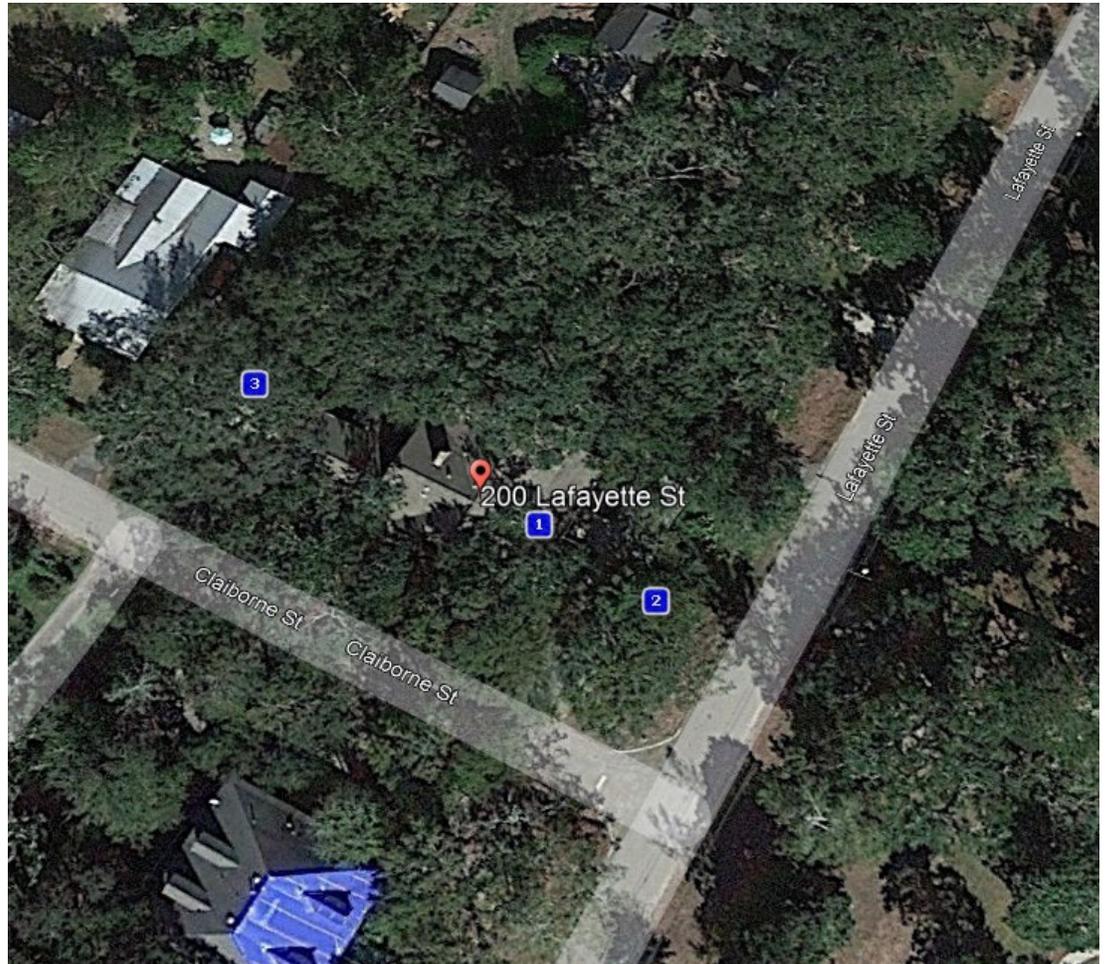


Photo No. 2

Date: 9/15/2022

Description: This photo shows subject tree # 1, as indicated on the site map in figure 1. From this image, one can clearly see the close proximity of the tree to the house.



Photo No. 3

Date: 9/15/2022

Description: This photo shows subject tree # 1, as indicated on the site map in figure 1. From this image one can clearly see the close proximity of the tree to the home. Also the old lightning strike can be seen.



Photo No. 4

Date: 9/15/2022

Description: This photo shows subject tree # 1, as indicated on the site map in figure 1. From this image one can clearly see the close proximity of the tree to the home. Also the old lightning strike can be seen.



Photo No. 5

Date: 9/15/2022

Description: This photo shows subject tree # 1, as indicated on the site map in figure 1. From this image one can clearly see the close proximity of the tree to the home. Also the old lightning strike can be seen.



Photo No. 6

Date: 9/15/2022

Description: This photo shows subject tree # 1, as indicated on the site map in figure 1.



Photo No. 7

Date: 9/15/2022

Description: This photo shows subject tree # 1, as indicated on the site map in figure 1. From this image one can clearly see the close proximity of the tree to the home.



Photo No. 8

Date: 9/15/2022

Description: This photo shows subject tree # 1, as indicated on the site map in figure 1. From this image one can clearly see the close proximity of the tree to the home.



Photo No. 9

Date: 9/15/2022

Description: This photo shows subject Tree # 2, as shown on the site map (Photo 1). This tree is a young Water Oak with a codominant stem and inclusion.



Photo No. 10

Date: 9/15/2022

Description: This photo shows subject Tree # 2, as shown on the site map (Photo 1). This tree is a young Water Oak with a codominant stem and inclusion.



INTER

**MEMO****OFFICE**

To: Cara Bartholomew
From: Catherine Casanova
Date: October 18, 2022, Amended November 1, 2022
Subject: Re: V22-11-33

On Friday October 7th, 2022, a site inspection was performed to evaluate the health of a 28” DBH *Quercus virginiana*, live oak, located within the front yard a few feet away from the front porch. The tree exhibits an old lightning strike wound on the southeast side of the tree. The wound shows appropriate woundwood for the age of the tree and for the area the wound covers. Since the lightning strike wound travels along the majority of the tree the woundwood growth would likely never fully close as the amount of energy required to do so would likely never be amassed within the tree’s lifetime. Additionally, woundwood should not be confused compartmentalization. Compartmentalization is the true defense process for trees where protective boundaries are formed to protect the living wood from pathogens. The Compartmentalization of Decay in Trees (CODIT) is the name given for the process trees go through after being wounded to seal off the damage. Live oak trees are exceptionally efficient at CODIT and therefore excellent at repelling decay and rots. Since this is a healthy tree that appears to be structurally sound it should be protected and not removed.

Amended on November 1, 2022

On November 1st, 2022, an amendment to this memo was requested to explain what would be needed if the Planning and Zoning Commission approved the request to remove the live oak. If the live oak tree in question is approved to be removed, then 5 replacement live oaks will be required as per **CLURO 9.2.5.6. Landscape Maintenance and Replacement Provisions**. Since this site already has an abundance of trees it would not be recommended to have all the trees planted on the site. Instead, the replacement trees should either be mitigated into the Landscape Mitigation Fund or planted on City property. If the trees are mitigated into the Landscape Mitigation Fund, they will be charged an amount equal to the cost associated with purchasing and planting the remaining replacement trees (estimate would be between \$250-500 as it depends on what is available the price to plant). If the trees are planted on City property, the site will be approved by the City, and the applicant would be responsible for the maintenance and health of the trees for 2 years.

CASE SUMMARY SHEET

CASE NUMBER: V22-11-34

DATE RECEIVED: October 5, 2022

DATE OF MEETING: November 8, 2022 and December 13, 2022

Address: 424 Girod St.

Subdivision: Town of Mandeville

Zoning District: B-3 Old Mandeville Business District

Property Owner: Lisa Landry

REQUEST: V22-11-34 – Lisa Landry requests a variance to CLURO Section 9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential, Sq 18 Lot 8, B-3 Old Mandeville Business District, 424 Girod St.

CASE SUMMARY:

424 Girod is located on the west side of Girod St., north of Madison St., and south of Monroe St. The property measures 63.95' x 202.50' having a square footage of 12,949. The applicant received special use approval from the commission in June (SUP22-06-01) to convert the existing single-family dwelling to a limited-service restaurant. The site is compliant with the B-3 Site Development Criteria for lot size, maximum building area, setbacks, maximum impervious coverage, and height per the plan set submitted by Jason Zuckerman, AIA dated May 7, 2022.

At the June meeting the applicant had not yet submitted a landscape plan but was aware that one would be required prior to the issuing of any permit.

A 5' Landscape buffer is required for all uses in the B-3 District that requires Conditional or Special Use approval. If the use does not require those approvals, the landscape buffer planting is not required.

The applicant is requesting a variance to the minimum tree planting requirements. The Landscape Regulations for Greenbelts (located along the street side) require 1 Class A tree and 1 class B tree for every 25 linear foot. The buffers (along all other property lines) require 1 class A tree per 25 Linear foot and 1 Class B every 10 Linear foot. The buffer zones also require 1 shrub per 10 linear foot.

Greenbelt – Girod St. 63.95' LF				
	Required	Preserved/Existing	Proposed	Deviation
Class A Tree	2	1	1	Compliant
Class B Tree	2	1	0	-1
North Buffer – 202.5 LF				
	Required	Preserved/Existing	Proposed	Deviation
Class A Tree	8	1	2	-5
Class B Tree	20	0	8	-12
Native Shrubs	20	0	17	-3
Western Buffer – 63.95 LF				
	Required	Preserved/Existing	Proposed	Deviation
Class A Tree	2	1	2	Compliant
Class B Tree	6	0	4	-2
Native Shrubs	6	0	11	+5
Southern Buffer – 202.5				
	Required	Preserved/Existing	Proposed	Deviation
Class A Tree	8	1	6	-1
Class B Tree	20	0	10	-10
Native Shrubs	20	0	27	+7

The applicant is requesting a variance from the regulations stating the number of trees required does not allow for an appropriate amount of spacing needed.

CLURO SECTIONS:

9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential

1. Periphery Landscape (Greenbelt) Requirements

- F. Planting in Greenbelts - Each required greenbelt shall contain a minimum of one (1) Class A tree (see definitions) and one (1) understory Class B tree for every twenty-five (25) linear feet of lot frontage or fraction thereof. In addition, a ground covering material shall be established in the required greenbelt area. Vegetative ground covering material may include turf or other material that forms a consistent vegetative cover. Ground covering material may include pine straw or other mulches, including those of mineral composition.
- G. Applicability of Greenbelt Requirements - The periphery landscape requirements shall apply as a condition for the issuance of all new construction building permits in all zoning districts except the R-1, R-1X, and R-2 low density residential districts. These provisions also apply for existing structures or uses when there is a change in use classification which requires an increase in the number of off-street parking spaces from the number of such spaces required in connection with the preceding use of the development site, or when a new building permit is required for new or additional construction on the development site.



Section 9.2.5.5 Landscape Requirements in Districts Other than Low-Density Residential

424 Girod St St – Tandem’s Coffee & Cocktails

11/2/2022

9.2.5.5.1 – Periphery Landscape (Greenbelt) Requirements

Greenbelt Requirements – Girod St – 63.95 L.F.					
1 Class ‘A’ per 25 L.F.					
1 Class ‘B’ per 25 L.F.					
	Required	Preserved	Proposed	Needed	Conforms With CLURO
Required Greenbelt Area	15’	-	15’	-	YES
Access Through Greenbelt	12’	-	11.1’	-	YES
Tree Preservation Within Greenbelt	All	2	-	-	YES
Underbrush Preserved	N/A	-	N/A	-	YES
Class ‘A’ Tree	2	1	1	-	YES
Class ‘B’ Tree	2	1	0	1	NO

9.2.5.5.4 – Buffer Zone Requirements

North Buffer Zone Requirements – 202.5 L.F.					
1 Class ‘A’ per 25 L.F.					
1 Class ‘B’ per 10 L.F.					
1 Native Shrub per 10 L.F.					
	Required	Preserved	Proposed	Needed	Conforms With CLURO
Class ‘A’ Trees	8	1	2	5	NO
Class ‘B’ Trees	20	0	8	12	NO
Native Shrubs	20	-	17	3	NO
Visual Screen Within Buffer Zone	Fence	-	No	Fence details	NO
Required Buffer Zone Depth	5 ft	-	None	5 ft buffer for SUP or Variance	NO

West Buffer Zone Requirements – 63.95 L.F.					
1 Class ‘A’ per 25 L.F.					
1 Class ‘B’ per 10 L.F.					
1 Native Shrub per 10 L.F.					
	Required	Preserved	Proposed	Needed	Conforms With CLURO
Class ‘A’ Trees	2	1?	2	1 Existing tree is not identified	YES
Class ‘B’ Trees	6	0	4	2	NO
Native Shrubs	6	0	11	0	YES
Visual Screen Within Buffer Zone	Fence	-	No	Fence Details	NO
Required Buffer Zone Depth	5 ft	-	5’	-	YES

South Buffer Zone Requirements – 202.5 L.F.					
1 Class ‘A’ per 25 L.F.					
1 Class ‘B’ per 10 L.F.					
1 Native Shrub per 10 L.F.					
	Required	Preserved	Proposed	Needed	Conforms With CLURO
Class ‘A’ Trees	8	1	6	1	NO
Class ‘B’ Trees	20	0	10	10	NO
Native Shrubs	20	-	27	0	YES
Visual Screen Within Buffer Zone	Fence	-	Unknown Fence	Fence Details	NO
Required Buffer Zone Depth	5 ft	-	None	-	YES

9.2.5.9 – Supplemental Planting and Plan Preparation Requirements

Plan Preparation Requirements – Contents of Landscape Plan			
	Provided	Needed	Conformance With CLURO
Scaled Drawing	Yes	-	YES
Dimensioned as Required	No	Dimensions Missing on Tree Plan	NO
Location, Type, Size of Proposed Landscaping	Yes	Should be on one page	YES
Required/Proposed Legend with S.F. of Proposed Landscape Areas	No	See Requirements under Notes	NO
Landscape Architect’s Information and Stamp	Yes	Missing some see Requirements under notes	YES

REQUEST FOR CODE VARIANCE

CLURO SEC 9.2 MANDEVILLE LANDSCAPE CODE
SEC 9.2.5.8.1 5 & 6

SEC 9.2.5.5.3.a BUFFER ZONE REQUIREMENTS

SEC 9.2.5.9.f SUPPLEMENTAL PLANTING AND PLAN PREPARATION
REQUIREMENTS, (SIZE STANDARDS & SPECIFICATONS)

SEC 9.2.5.17 LANDSCAPE MITIGATION REQUIREMENTS

IT IS REQUESTED THAT THE LANDSCAPE DESIGN SUBMITTED FOR THE HISTORIC PROPERTY LOCATED AT 424 GIROD STREET BE ACCEPTED AS A VARIANCE TO THE TREE SPACING AND QUANTITY STANDARDS SET FORTH IN CLURO SEC. 9.2. THE MANDEVILLE HISTORIC DISTRICT COMMISSION DOES NOT HAVE STANDARDS TOWARD THE USE OF "HISTORIC PLANT" BUT THIS DESIGN HAS PLACED EMPHASIS ON USING PLANTS THAT DO HAVE HISTORIC PRECEDENTS DATING BACK TO THE EARLY 1800'S AS NOTED IN THE MH NOTE CONTAINED WITHIN THE PLANT SCHEDULE. YOU WILL NOTE ON THIS SCHEDULE THE NOTE WHICH CONNOTES THE USE OF NATIVE PLANTS AS WELL. IT IS VERY APPROPRIATE TO PLACE EMPHASIS ON HISTORIC AND NATIVE PLANTS IN OLD MANDEVILLE. MORE IMPORTANT THAN SPACING STANDARDS.

REASONS

1. NUMBERS OF TREES SET BY THE CODE IS EXCESSIVE, 68 TREES ON A LOT 63'X203' 12,976 SF AND WHEN YOU CONSIDER THE SIZE OF THE BUILDING, SPATIAL NEED OF DRIVEWAY, PARKING, TERRACE AND WALKWAY YOU HAVE ONLY 4,284 SF OF OPEN SPACE TO PLANT EVERYTHING INCLUDING THE 68 REQUIRED TREES. ALSO, WITHIN THIS MINIMUM OPEN SPACE SOME EXISTING TREES ARE FOUND THAT ALSO RESTRICTS THE PLANTING OF NEW TREES.

2. TREES BEING REQUIRED IN BUFFERS ARE WALLS, NOT BAFFLES OR SPECIMENS SINCE THEY GET SPACED SO CLOSE TOGETHER.

3. DESIGN INTENT IS IMPACTED BY CLOSE TREE SPACING. EMPHASIS IN LANDSCAPE DESIGN NEEDS TO CONSIDER SOME IMPORTANT SITE PLANNING PRINCIPLES THAT CONCERN SUN/SHADE RELATIONSHIPS, SPATIAL SIZE, SPATIAL CHARACTER, CIRCULATION AND SITE USE AS WELL AS SEVERAL ENVIRONMENTAL FACTORS SUCH AS DRAINAGE, WILDLIFE HABITAT, BREEZE FLOW OF CLASS A-CLASS B TREES NOT BEING CONSIDERED, SHADE PATTERNS AS WELL AS VIEWS AND SCENIC QUALITY.

IT SEEMS TREES IN THE B-3 DISTRICT ARE TO BE USED AS WALLS AND OR VISUAL SCREENS AND THAT DESIGN IS NOT CONSIDERED AS BEING MORE IMPORTANT.

4. THE CODE SHOULD SET MINIMUM STANDARDS NOT MAXIMUM, REQUIRING TREES BY INCORRECT AND UNIFORM SPACING STANDARDS IS NOT DESIGN. MANY COMMUNITY'S PLACE EMPHASIS ON TREE CANOPY STANDARDS AND NOT SO MUCH ON SPACING. IT IS THE CANOPY AND ROOT SYSTEMS THAT DO MUCH OF THE ENVIRONMENTAL WORK OF THE TREE

5. LANDSCAPE INTENSITY OF A PLAN WITH CLOSE TREE SPACING MAY BE MORE THAN AN OWNER WANTED OR SEEMS NEEDED FOR THE PURPOSE AND FUNCTION OF THE SITE AND BUSINESS.

6. TOO MANY TREES ON A BUILDING SITE IS PROBLEMATIC IN REGARD TO WIND, SUN, AND SHADE AND THE GROWTH OF LAWN GRASS AND ALL SHRUBS, GROUND COVERS AND FLOWERING PLANTS THAT REQUIRE ACCESS TO 6 OR MORE HOURS OF SUN EACH DAY.

AND FINALLY DESIGN NEEDS TO BE GIVEN MORE EMPHASIS IN LANDSCAPE DESIGN THAN JUST ADDING MORE TREES, PARTICULARLY IN REGARD TO COMPOSITION WITH LINE, FORM, SPACE, TEXTURE, COLOR, SCALE , PROPORTION, SCALE, SEASONAL INTEREST SELECTION OF MATERIALS AND ENVIRONMENTAL FACTORS. THERE MUST BE A CAREFULLY THOUGHT OUT BALANCE BETWEEN TREES, SHRUBS, GROUND COVERS, COLOR PLANTS & TURF GRASS AND PAVING AND HUMAN USE OF THE PROPERTY IN ANY GREAT LANDSCAPE DESIGN.

PROF. BUCK ABBEY
LANDSCAPE ARCHITECT

NOTES:

- Plan should all be on one page.
- Plant counts on plans are off and need to be corrected.
- Some plants are not identified on the plans so unsure if counts are correct in plan review.
- Red Cedar is listed on the “Shrub” page but is a tree.
- Buffer and Greenbelt locations only shown on the “Shrub” page.
- Due to the devastating effects of the Emerald Ash Borer ash trees should be substituted for another type of tree.
- Waxleaf Ligustrum is a shrub and not a tree.
- Eagleston Holly is a tree and should be on the Tree plan.
- Yaupon is a tree and should be on the tree plan.

2. Plan Preparation Requirements

b. Contents of Landscape Plans - The landscape plan shall be drawn to scale and fully dimensioned and include the following:

- (1) The location and dimensions of all structures and vehicular use areas and accessways and relative topographic elevations.
- (2) The dimensions of all planting areas and the location, type and size of all existing vegetation required or proposed to be preserved and all new vegetation proposed to be planted.
- (3) A legend clearly describing the required landscaping in comparison to the proposed landscaping including the number and type of vegetation and square foot area of landscaping area.
- (4) A detailed planting plan, if additional planting is required or proposed, including the size and type of plant materials proposed to be planted and including specifications and cross sections describing proper planting techniques in accordance with these regulations.
- (5) The name, address and telephone number of the person who drew the plan and the date, including any revision dates, that the plan was drawn.
- (6) The landscape and/or planting plan shall be sufficient to illustrate compliance with this; the Landscape Inspector may require additional information if needed to document compliance.

SITE KEYNOTES

- 01 REMOVE EXISTING WALKS, STAIRS, AND STEPS
- 02 REMOVE EXISTING SHED INCLUDING FOUNDATION, BACKFILL WITH SAND
- 03 REMOVE EXISTING WIRE FENCE, SAVE ENTRY GATE FOR RE-USE

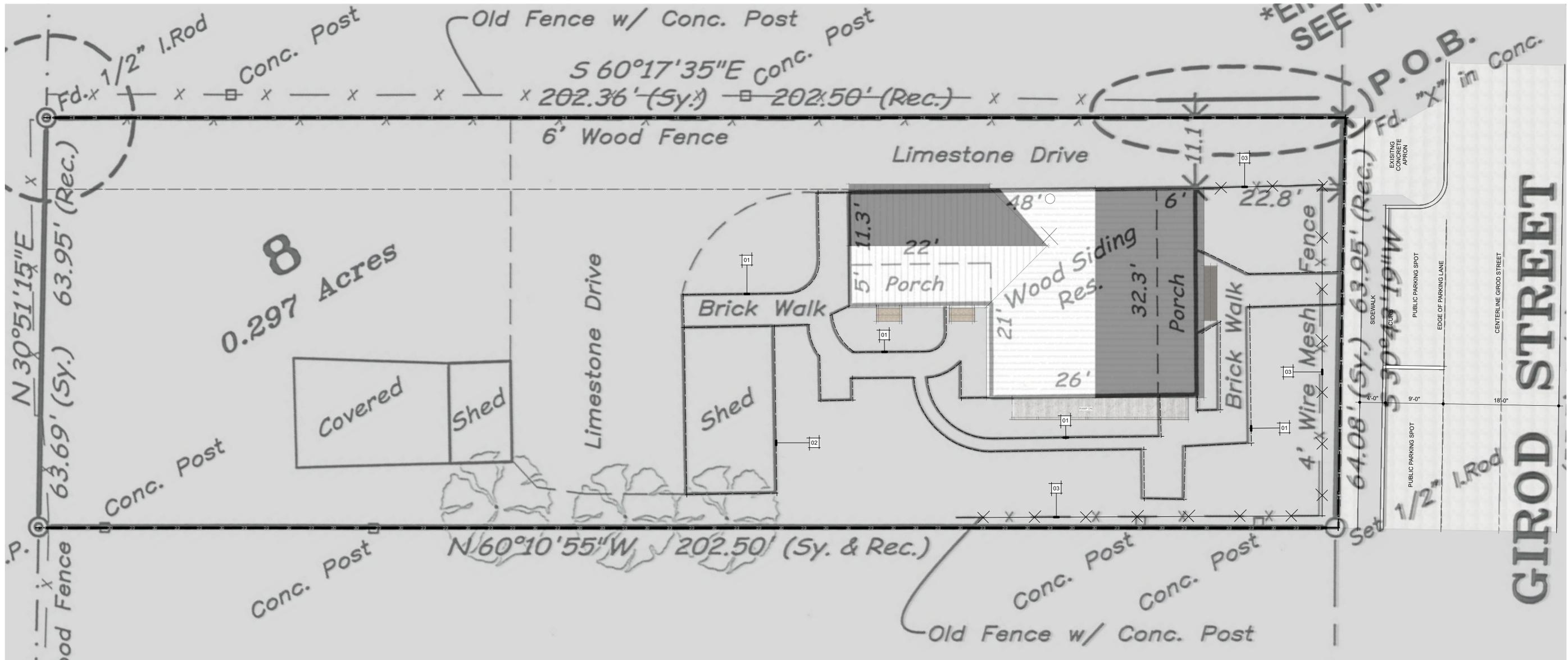


Jason I Zuckerman, AIA

1354 VILLERE ST
MANDEVILLE, LA 70448
504.881.6920
jason.zuckerman@hotmail.com

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH ALL CITY, PARISH, AND STATE CODE REQUIREMENTS. I AM NOT SUPERVISING CONSTRUCTION.

THE DESIGN CONCEPTS, PLANS, SPECIFICATIONS, AND INFORMATION INCLUDED IN THESE DOCUMENTS WERE PREPARED FOR THIS SPECIFIC PROJECT. ARE INSTRUMENTS OF SERVICE FOR THE PURPOSE OF CONSTRUCTION AND REMAIN THE SOLE PROPERTY OF JASON I ZUCKERMAN, ARCHITECT. THE INFORMATION CONTAINED HEREIN MAY NOT BE USED, REUSED, TRANSFERRED, REPRODUCED, OR CONVEYED TO ANY OTHER PARTIES IN ANY FORM WHATSOEVER FOR USE ON ANY OTHER PROJECT WITHOUT WRITTEN APPROVAL BY JASON I ZUCKERMAN, ARCHITECT. THE REMOVAL OF AN ARCHITECT'S SEAL OR STAMP AND/OR USE OF AN ARCHITECT'S PLANS WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT IS A VIOLATION OF STATE LAW (R.S. 37:152) AND FEDERAL LAW INCLUDING THE ARCHITECTURAL WORKS COPYRIGHT ACT.



TANDEM COFFEE
& COCKTAILS
424 GIROD STREET
MANDEVILLE, LA. 70448

REVISIONS:

SITE - DEMOLITION

MAY 7, 2022
JOB NO:
DRAWN BY: JZ

DRAWING NO:

01.00



1 SITE PLAN - DEMOLITION
01.05 Scale: 1/8" = 1'-0"

SCHEMATIC DESIGN - NOT FOR PERMIT OR CONSTRUCTION

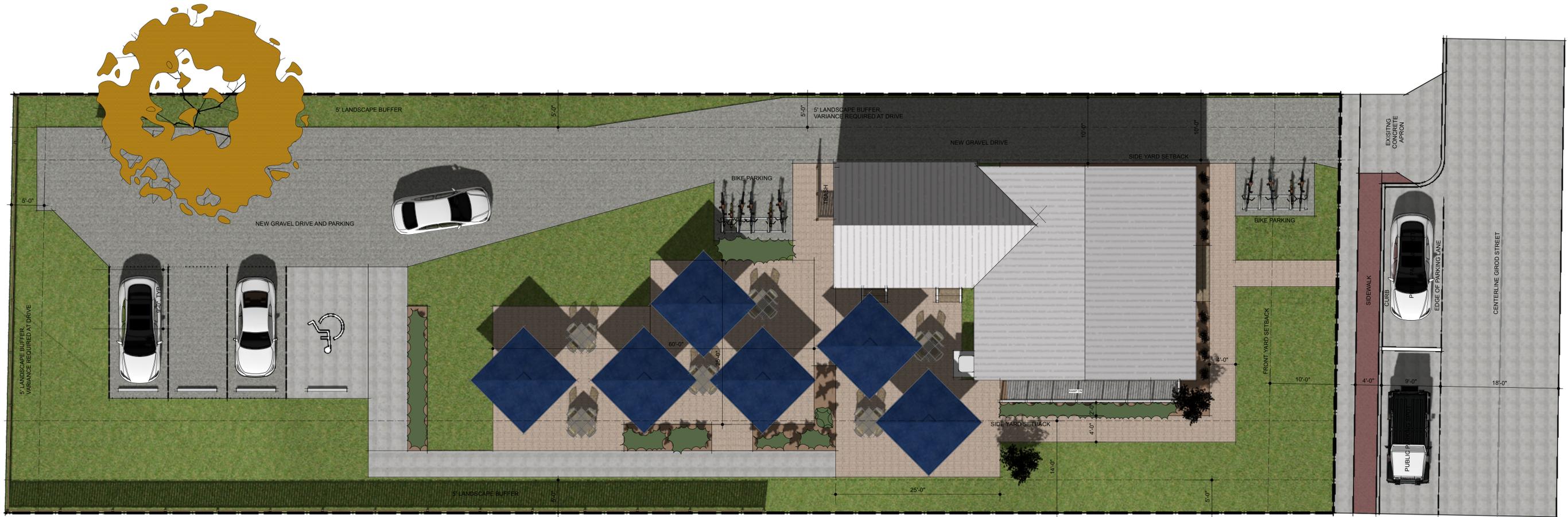


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THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH ALL CITY, PARISH, AND STATE CODE REQUIREMENTS. I AM NOT SUPERVISING CONSTRUCTION.

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TANDEM COFFEE
& COCKTAILS

424 GIROD STREET
MANDEVILLE, LA. 70448

REVISIONS:

SITE PLAN - NEW

MAY 7, 2022
JOB NO:
DRAWN BY: JZ

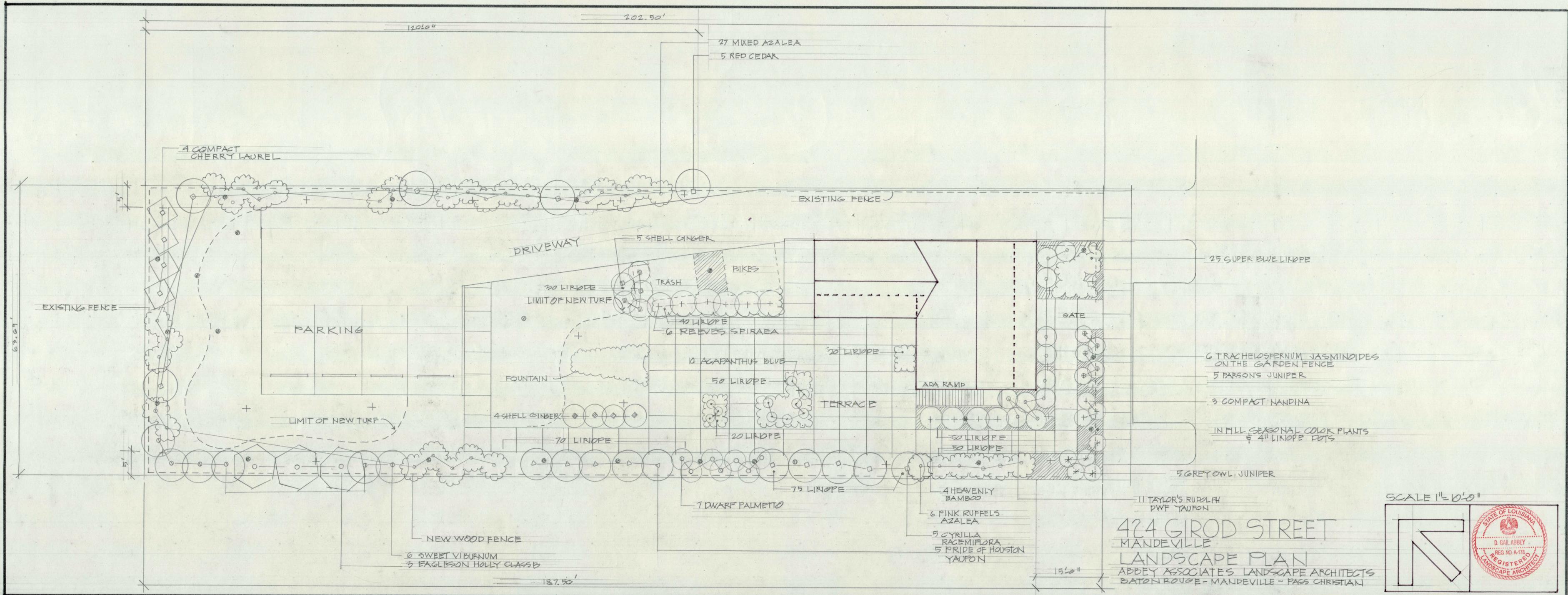
DRAWING NO:

01.10

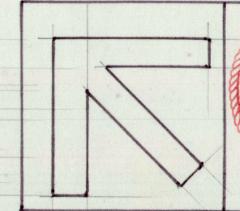


1 SITE PLAN - NEW
01.10 Scale: 1/8" = 1'-0"

SCHEMATIC DESIGN - NOT FOR PERMIT OR CONSTRUCTION



SCALE 1" = 10'-0"



202.5

2 WILLOW OAK
EXISTING BALD CYPRESS

SHURMARD OAK

3 SAVANNAH HOLLY

2 FLORIDA FLAME MAPLE

2 ZHUZHU CHINESE WITCH HAZEL

2 TUSKEGEE CRAWFMYRTLE

EXISTING LITTLE GEM MAGNOLIA

EXISTING WATER OAK

3 GRANT GREYBEARD

ORANGE ISLAND LIVE OAK

WATER OAK

7 SABAL PALMETTO

SWEET BAY MAGNOLIA

EXISTING LITTLE GEM MAGNOLIA

TOPELO GUM
4 SPRUCE PINE
2 BALD CYPRESS

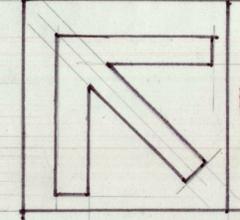
2 SWEET BAY MAGNOLIA

2 EXISTING WAXLEAF LIGUSTRUM
2 GREEN ASH
EXISTING WATER OAK

424 GIROD STREET
MANDEVILLE

LANDSCAPE PLAN
ABBAY ASSOCIATES LANDSCAPE ARCHITECTS
BATON ROUGE - MANDEVILLE - PASS CHRISTIAN

SCALE 1"=10'-0"



63.915