

PROPOSED SITE PLAN
SCALE: 1:20

REVISED 4-13-20

SITE INFORMATION

SITE IS 0.156 ACRES/6,795 SQFT
SUBDIVISION: SOUTHERN HEIGHTS
ADDRESS: 5897 LINE AVE
SHREVEPORT, LOUISIANA 71106
GEO#: 1718190026-0072-00
ZONED: C-UC
CONTOURS SHOWN ARE AT 1'-0" INTERVALS
FINISHED FLOOR OF EXISTING BUILDING IS 206'
SITE IS IN "ZONE X" FLOOD ZONE, CERTIFIED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOOD PLAN.

NEW BLDG. INFORMATION

NEW BUILDING IS 1,791 SQFT
USE: COMMERCIAL, SINGLE TENANT SPACE, CURRENT TENANT TO
BE PERSONAL SERVICE ESTABLISHMENT/BEAUTY SALON
SINGLE STORY W/LOFT MEZZANINE AREA
OVERALL HEIGHT OF BUILDING IS 27'-4"
FINISHED FLOOR ELEVATION IS 206'

SOUTH EAST AREA OF PARKING LOT CIRCULATION TO BE USED
FOR STORM WATER DETENTION TO PREVENT IMMEDIATE RUN OFF
OF STORM WATER FROM SITE TO CITY INTAKE STORM DRAINS.
PLANS AND CALCULATIONS TO BE PROVIDED DURING THE
PERMITTING PROCESS.

SITE KEY

- | | | | |
|--|--|--|---|
| | EXISTING CONCRETE | | NEW CONCRETE |
| | EXISTING GRASS/SOD | | NEW GRASS/SOD |
| | NEW BUILDING | | MULCH BED OR OTHER PREVIOUS LANDSCAPING MATERIAL |
| | EXISTING CONCRETE STREET CURB | | REMAINING CONCRETE STREET CURB AFTER CONCRETE REMOVAL |
| | EXISTING CURB CUT/SOFT CURB | | NEW 6" CONCRETE CURB |
| | EXISTING CURB CUT FOR ADA RAMP TO SIDEWALK | | NEW CONCRETE ADA RAMP TO SIDEWALK |
| | EXISTING 6" CONCRETE CURB ON SITE | | NEW CONCRETE STEPS TO SIDEWALK |
| | EXISTING CONCRETE SIDEWALK | | NEW CONCRETE SIDEWALK |

DIRECTOR APPROVAL

4-17-2020

EXECUTIVE DIRECTOR By DATE

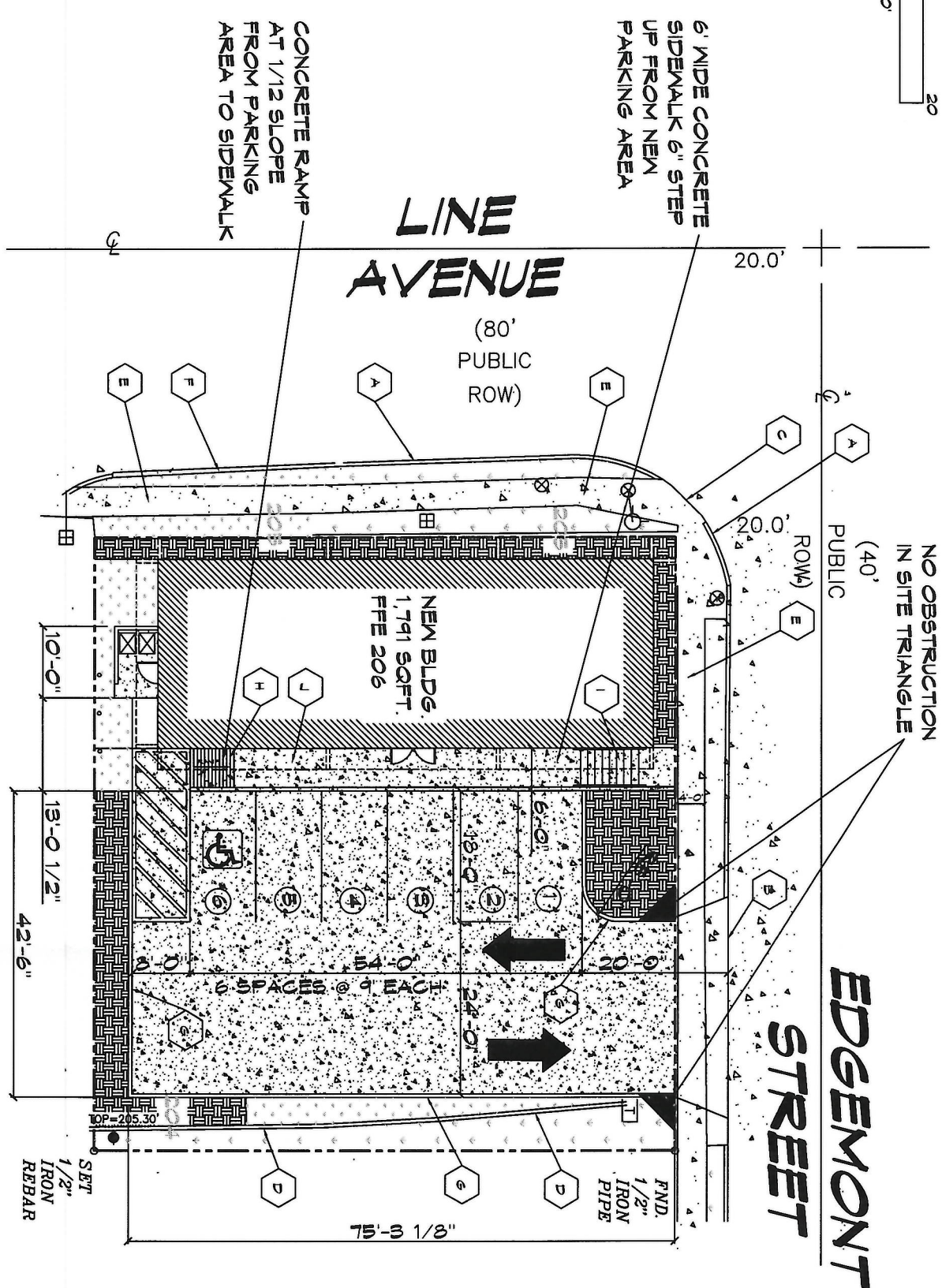
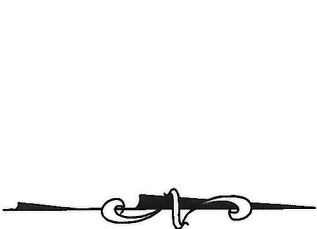
20-57-C

SHEET NO. A-03	PROJECT INFORMATION:	DRAWING INFORMATION:	OWNER INFORMATION:
	PROJECT: 5897 LINE AVE PLAN TYPE: PROPOSED SITE PLAN SUBDIVISION: SOUTHERN HEIGHTS ACREAGE: 0.156 ACRES ADDRESS: 5897 LINE AVE CITY: SHREVEPORT	PARISH: CADDO STATE: LOUISIANA 71106 LEGAL: N'LY 80 FT. OF E'LY 85FT. OF W'LY 150FT OF LOT 20, SOUTHERN HEIGHTS GEO#: 1718190026-0072-00	PLANS PREPARED BY: MAKERS DESIGN, LLC WARD BRYANT 957 RATCLIFF ST SHREVEPORT, LOUISIANA 71104 PH: 318-349-7806

PARKING INFORMATION

BUILDING SQFT	OCCUPANCY	UDC - CODE	REQUIRED PARKING SPACES	PROPOSED PARKING SPACES
1791	PERSONAL SERVICE	O - ZONED C-UC	0	6

*ADA ACCESSIBLE RAMP SHOWN OFF ACCESS AISLE FOR HANDICAP PARKING TO 6'-0" WIDE CONCRETE SIDEWALK.
 *ONE ADA VAN ACCESSIBLE PARKING SPACE SHOWN IN NEW PARKING AREA WITH 8'-0" WIDE ACCESS ISLE.



PAVING/CIRCULATION PLAN
 SCALE: 1:20

REVISED 4-13-20

EXECUTIVE DIRECTOR APPROVAL

Date 4-17-2020 By [Signature]

SITE INFORMATION

SITE IS 0.156 ACRES/6,795 SQFT
 SUBDIVISION: SOUTHERN HEIGHTS
 ADDRESS: 5857 LINE AVE
 SHREVEPORT, LOUISIANA 71106
 GEO# 1713190026-0072-00
 ZONED: C-UC
 CONTOURS SHOWN ARE AT 1'-0" INTERVALS
 FINISHED FLOOR OF EXISTING BUILDING IS 206'
 SITE IS IN "ZONE X" FLOOD ZONE CERTIFIED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN.

PARKING INFORMATION

PROPOSED BUILDING IS 1,791 SQFT AND FALLS UNDER THE EXEMPTION FOR REQUIRED PARKING PER THE UDC BEING ZONED C-UC. SIX(6) PARKING SPACES ARE BEING PROVIDED. ONE(1) BEING ADA VAN ACCESSIBLE WITH ACCESS AISLE.

SITE KEY

	EXISTING CONCRETE		NEW CONCRETE
	EXISTING GRASS/SOD		NEW GRASS/SOD
	NEW BUILDING		MULCH BED OR OTHER PERVIOUS LANDSCAPING MATERIAL
	EXISTING CONCRETE STREET CURB		REMAINING CONCRETE STREET CURB AFTER CONCRETE REMOVAL
	EXISTING CURB CUT/SOFT CURB		NEW 6" CONCRETE CURB
	EXISTING CURB CUT FOR ADA RAMP TO SIDEWALK		NEW CONCRETE ADA RAMP TO SIDEWALK
	EXISTING 6" CONCRETE CURB ON SITE		NEW CONCRETE STEPS TO SIDEWALK
	EXISTING CONCRETE SIDEWALK		NEW CONCRETE SIDEWALK

EXECUTIVE DIRECTOR

DATE

PROJECT INFORMATION:	DRAWING INFORMATION:	OWNER INFORMATION:
PROJECT: 5857 LINE AVE PLAN TYPE: PAVING/CIRCULATION SUBDIVISION: SOUTHERN HEIGHTS ACREAGE: 0.156 ACRES ADDRESS: 5857 LINE AVE CITY: SHREVEPORT	PLANS PREPARED BY: MAKERS DESIGN, LLC WARD BRYANT 957 RATCLIFF ST SHREVEPORT, LOUISIANA 71104 PH: 318-349-7806	OWNER: PHAM ENTERPRISES LLC 8708 GLENMORIA DR SHREVEPORT, LA 71106 PH: 318-617-6708

SHEET NO. **A-05**

20-57-C

LANDSCAPED AREAS

LANDSCAPE AREAS	REQUIRED SQFT	PROVIDED SQFT	TREE-PAPER BIRCH BETULA PAPERIFERA	TREE-OAK BLUEJACK QUERCUS INCANA	SHRUB-FOUNTAIN GRASS PENNISETUM ALOPECUROIDES
PLANTING AREA A	0 SQFT	317 SQFT			14
PLANTING AREA B	122.5 SQFT	204 SQFT	1		3
PLANTING AREA C	0 SQFT	316 SQFT	1		3

*ALL AREAS OF SITE NOT SHOWN AS BUILDINGS/PARKING ARE SPECIFICALLY DESIGNATED LANDSCAPED AREAS ARE TO BE COVERED WITH SOD OR GROUNDCOVER.

EXECUTIVE DIRECTOR APPROVAL

4-17-2020
Date By *De Q*

SITE INFORMATION

SITE IS 0.156 ACRES/6,795 SQFT
SUBDIVISION: SOUTHERN HEIGHTS
ADDRESS: 5337 LINE AVE
SHREVEPORT, LOUISIANA 71106
GEO# 1113190026-0072-00
ZONED: C-4/C
CONTOURS SHOWN ARE AT 1'-0" INTERVALS
FINISHED FLOOR OF EXISTING BUILDING IS 206'
SITE IS IN "ZONE X" FLOOD ZONE, CERTIFIED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOOD PLAN.

LANDSCAPING INFORMATION

LANDSCAPING IS BEING PROVIDED IN EXCESS OF WHAT IS REQUIRED FOR AESTHETIC DESIGN. REQUIRED LANDSCAPING IS REQUIRED IN PLANTING AREA B ONLY W/MIN. OF 122.5 SQFT SHOWN IS 204 SQFT. FOR PLANTING AREA B.

ALL AREAS NOT COVERED BY NEW BUILDING OR NEW CONCRETE FOR SIDEWALK AND PARKING CIRCULATION WILL BE COVERED WITH PLANTING AREAS OR GRASS/SOD.

IRRIGATION INFORMATION

AUTOMATIC IRRIGATION SYSTEM IS NOT REQUIRED FOR THIS PROJECT. REQUIRED LANDSCAPING AREA DESIGNATED AS (PLANTING AREA B) IS LOCATED WITHIN 50' ALLOWANCE FOR HOSE BIB/SPIGOT TO SERVICE REQUIRED LANDSCAPED AREAS.

SITE KEY

	EXISTING CONCRETE		NEW CONCRETE
	EXISTING GRASS/SOD		NEW GRASS/SOD
	NEW BUILDING		MULCH BED OR OTHER PREVIOUS LANDSCAPING MATERIAL
	EXISTING CONCRETE STREET CURB		REMAINING CONCRETE STREET CURB AFTER CONCRETE REMOVAL
	EXISTING CURB CUT/SOFT CURB		NEW 6" CONCRETE
	EXISTING CURB CUT FOR ADA RAMP TO SIDEWALK		NEW CONCRETE ADA RAMP TO SIDEWALK
	EXISTING 6" CONCRETE CURB ON SITE		NEW CONCRETE STEPS TO SIDEWALK
	EXISTING CONCRETE SIDEWALK		NEW CONCRETE SIDEWALK

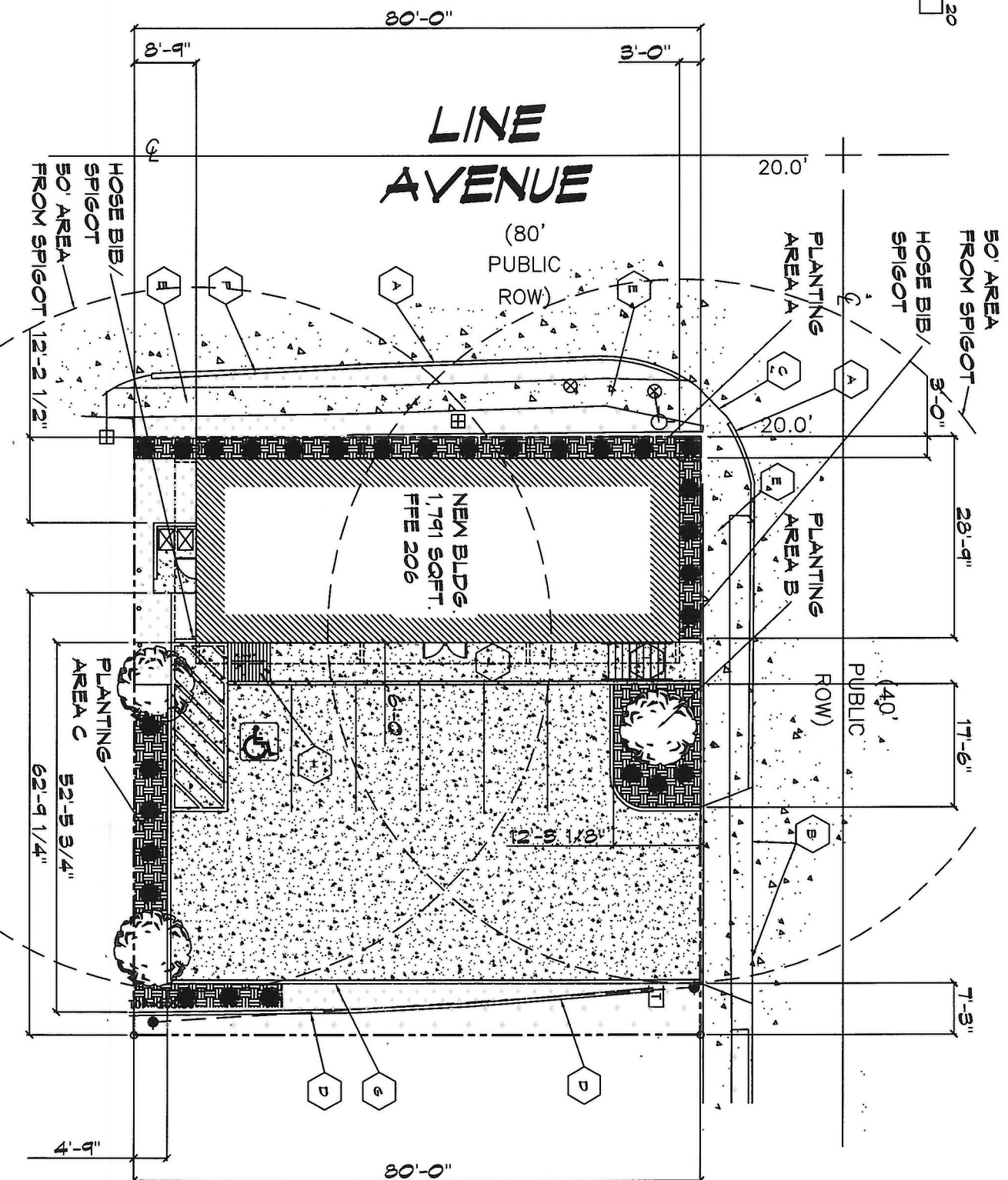


LANDSCAPING PLAN

REVISED 4-13-20

EXECUTIVE DIRECTOR

DATE



OWNER INFORMATION: OWNER: PHAM ENTERPRISES LLC 8708 GLENMORIA DR SHREVEPORT, LA 71106 PH: 318-617-6708
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DRAWING INFORMATION: PLANS PREPARED BY: MAKERS DESIGN, LLC WARD BRYANT 957 RATCLIFF ST SHREVEPORT, LOUISIANA 71104 PH: 318-349-7806
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PROJECT INFORMATION: PROJECT: 5337 LINE AVE PLAN TYPE: LANDSCAPING PLAN SUBDIVISION: SOUTHERN HEIGHTS ACREAGE: 0.156 ACRES ADDRESS: 5337 LINE AVE CITY: SHREVEPORT	PARISH: CADDO STATE: LOUISIANA 71106 LEGAL: N'LY 20 FT. OF ELY 85FT. OF N'LY 150FT OF LOT 20, SOUTHERN HEIGHTS GEO#: 1113190026-0072-00
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SHEET NO. A-04

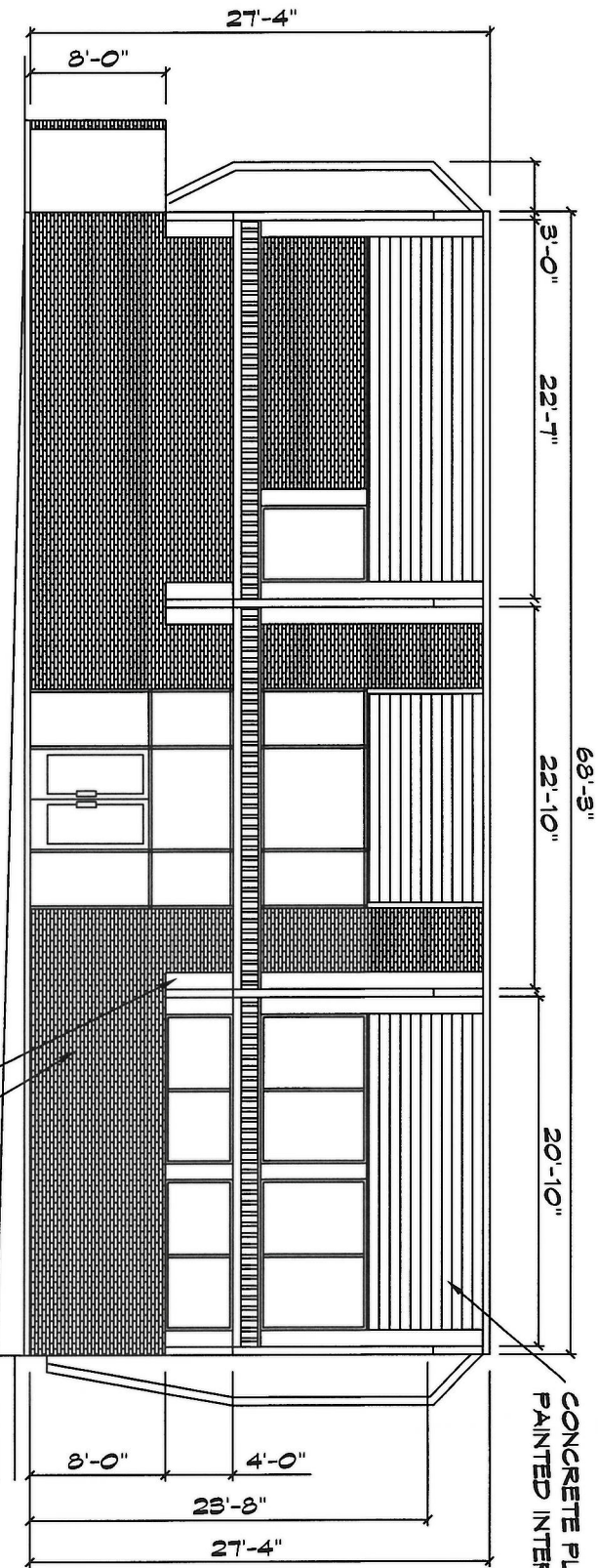
20-57-C

EXECUTIVE
DIRECTOR

APPROVAL

Date 4-17-20

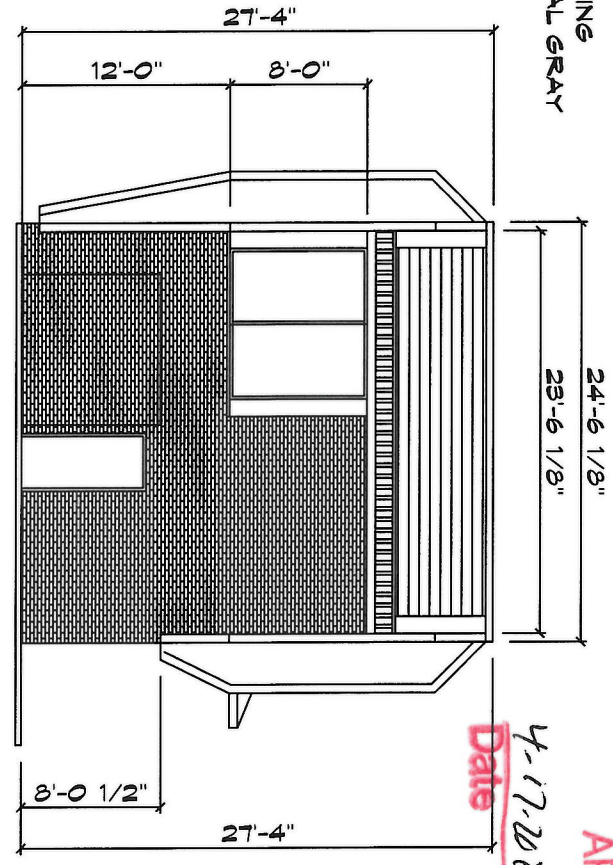
By *[Signature]*



EAST EXTERIOR ELEVATION

SCALE: 3/32"=1'-0"

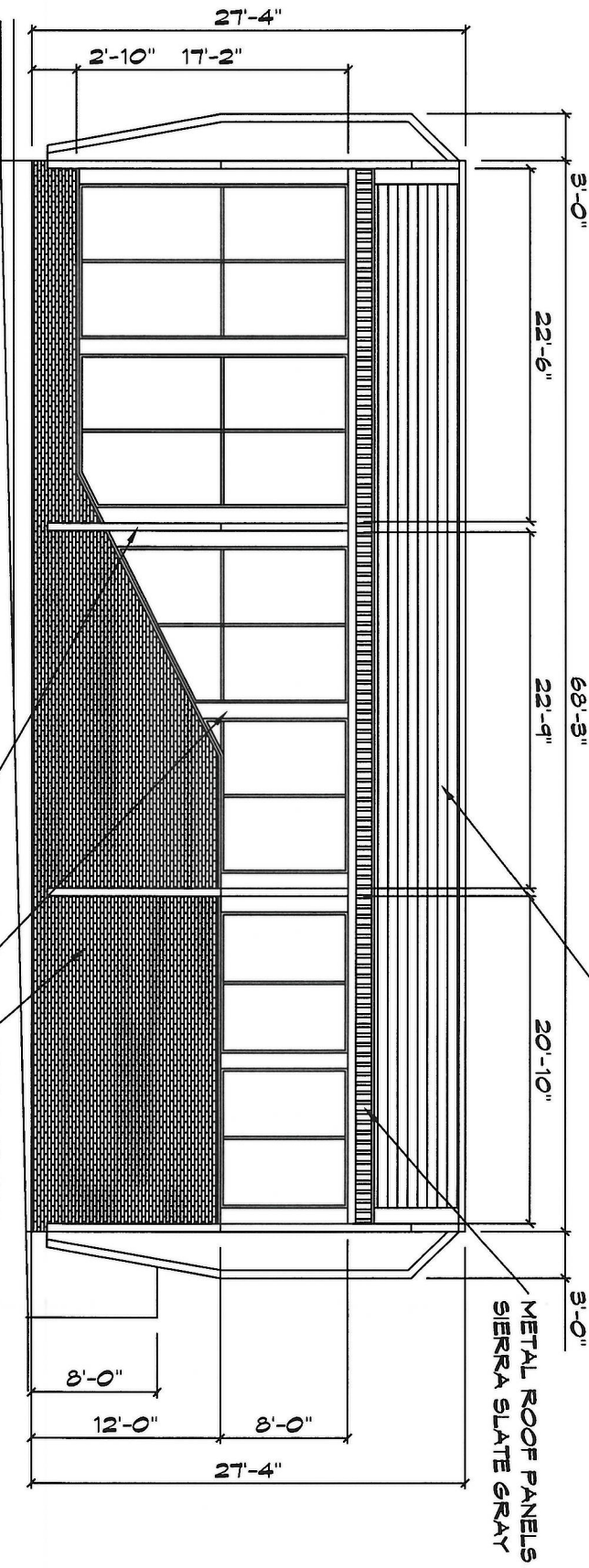
- BRICK VENEER
- PAINTED WHITE
- CONCRETE TRIM BOARD
- PAINTED SILVER CITY GRAY
- CONCRETE PLANK SIDING
- PAINTED INTERCOASTAL GRAY



SOUTH EXTERIOR ELEVATION

SCALE: 3/32"=1'-0"

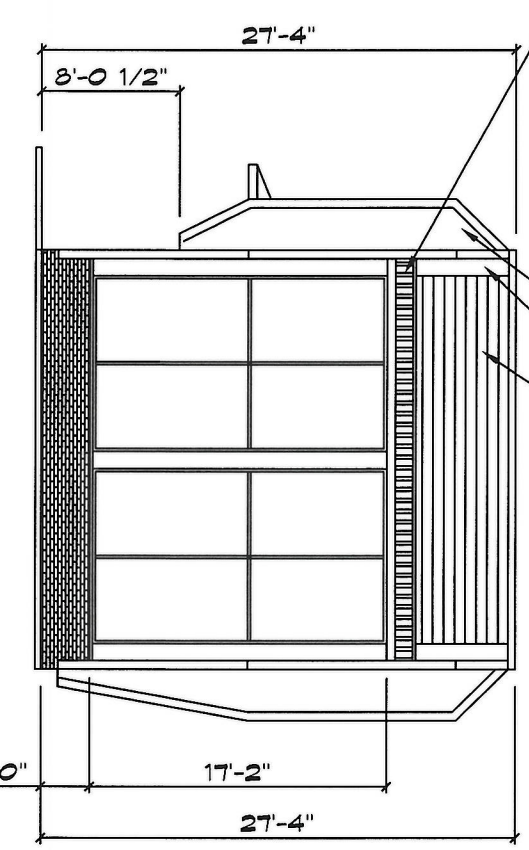
- CONCRETE PANEL BOARD
- PAINTED HACIENDA BLUE
- CONCRETE TRIM BOARD
- PAINTED SILVER CITY GRAY
- CONCRETE PLANK SIDING
- PAINTED INTERCOASTAL GRAY



WEST EXTERIOR ELEVATION

SCALE: 3/32"=1'-0"

- BRICK VENEER
- PAINTED WHITE
- CONCRETE TRIM BOARD
- PAINTED SILVER CITY GRAY
- CONCRETE PANEL BOARD
- PAINTED HACIENDA BLUE
- METAL ROOF PANELS
- SIERRA SLATE GRAY



NORTH EXTERIOR ELEVATION

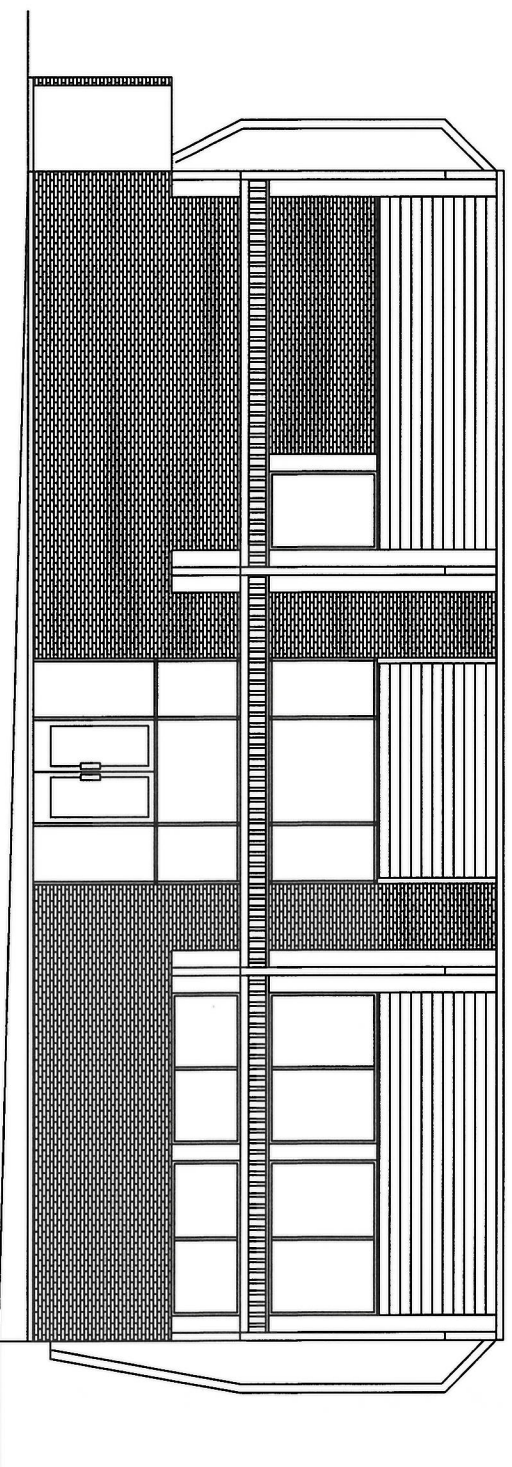
SCALE: 3/32"=1'-0"

EXECUTIVE DIRECTOR

DATE

20-57-C

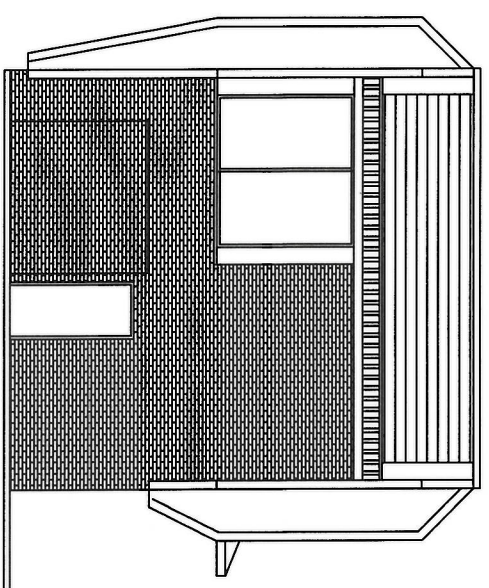
SHEET NO. A-06	PROJECT INFORMATION:	PARISH: CADDO	DRAWING INFORMATION:	OWNER INFORMATION:
	PROJECT: 5837 LINE AVE PLAN TYPE: EXTERIOR ELEVATIONS SUBDIVISION: SOUTHERN HEIGHTS ACREAGE: 0.156 ACRES ADDRESS: 5837 LINE AVE CITY: SHREVEPORT	STATE: LOUISIANA 71106 LEGAL: N'LY 80 FT. OF E'LY 85FT. OF W'LY 150FT OF LOT 20, SOUTHERN HEIGHTS GEO#: 1713190026-0072-00	PLANS PREPARED BY: MAKERS DESIGN, LLC WARD BRYANT 457 RATCLIFF ST SHREVEPORT, LOUISIANA 71104 PH: 518-349-7806	OWNER: PHAM ENTERPRISES LLC 8703 GLNMORIA DR SHREVEPORT, LA 71108 PH: 518-617-6708



EAST EXTERIOR ELEVATION

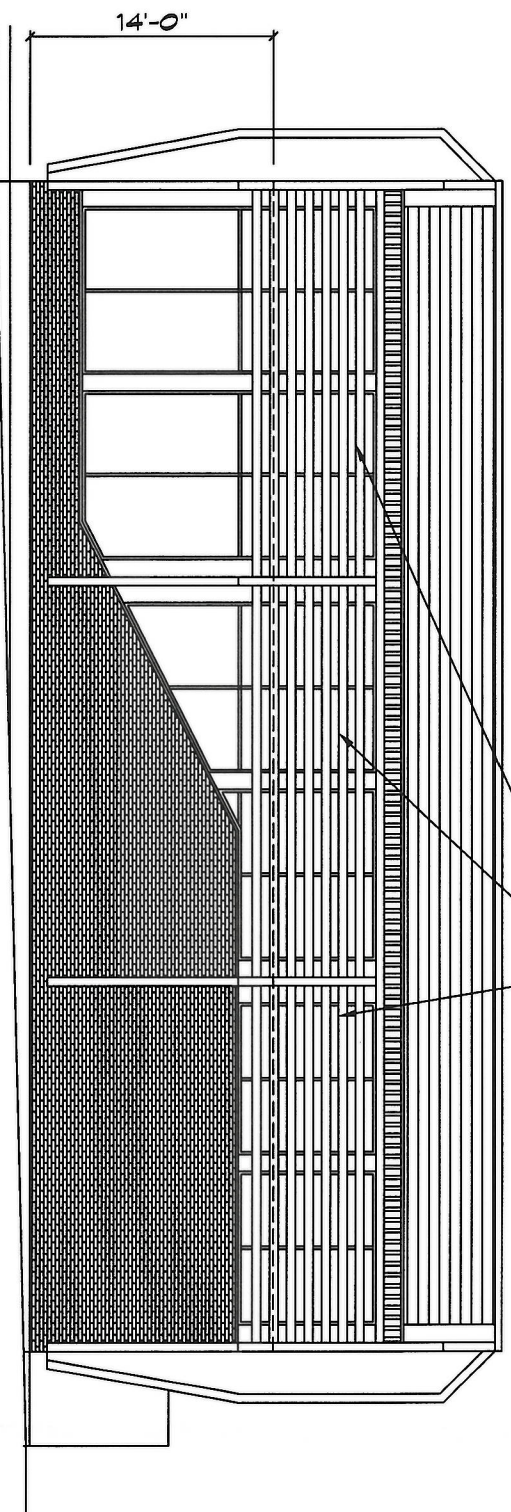
SCALE: 3/32"=1'-0"

LOUVERED SUN SHADE SYSTEM ON UPPER FENESTRATION WEST AND NORTH ELEVATIONS SEE PERSPECTIVES



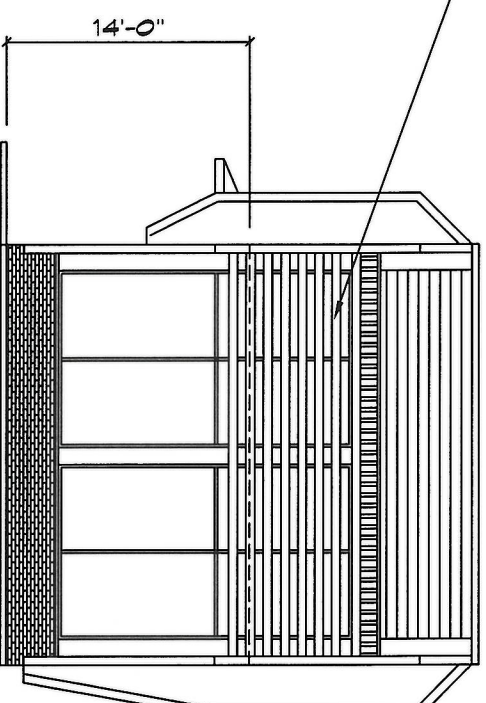
SOUTH EXTERIOR ELEVATION

SCALE: 3/32"=1'-0"



WEST EXTERIOR ELEVATION

SCALE: 3/32"=1'-0"



NORTH EXTERIOR ELEVATION

SCALE: 3/32"=1'-0"

FENESTRATION DESIGN

ELEVATIONS	AVAILABLE AREA	PROVIDED AREA	PERCENTAGE
WEST ELEVATION	1870 SQFT	668 SQFT	35%
EAST ELEVATION	1870 SQFT	446 SQFT	23%
NORTH ELEVATION	671 SQFT	344 SQFT	51%
SOUTH ELEVATION	671 SQFT	64 SQFT	10%
WEST ELEVATION (GRADE-14')	955 SQFT	322 SQFT	32%
NORTH ELEVATION (GRADE-14')	343 SQFT	222 SQFT	64%

*ALL FENESTRATION DESIGNED IS TO BE RECESSED MINIMUM OF 2" EXTERIOR FACE OF FINISHED WALL

EXTERIOR FACADE NOTES

1. CONCRETE BOARD TRIM AT CORNICE OF PARAPET WALL WILL FEATURE THREE-DIMENSIONAL TREATMENT.
2. LOUVERED SUN SHADE SYSTEM IS TO BUILT OF COMPOSITE DECKING MATERIAL SPACED TO ALLOW FOR LIGHT INFILTRATION AND VIEW THROUGH FENESTRATION.
3. ALL SIGNAGE TO BE LOCATED ON BUILDING IS TO BE APPROVED BY LOCAL REVIEW BEFORE BEING PERMITTED.

By De A
Date 4-7-2020

EXECUTIVE DIRECTOR APPROVAL

EXECUTIVE DIRECTOR

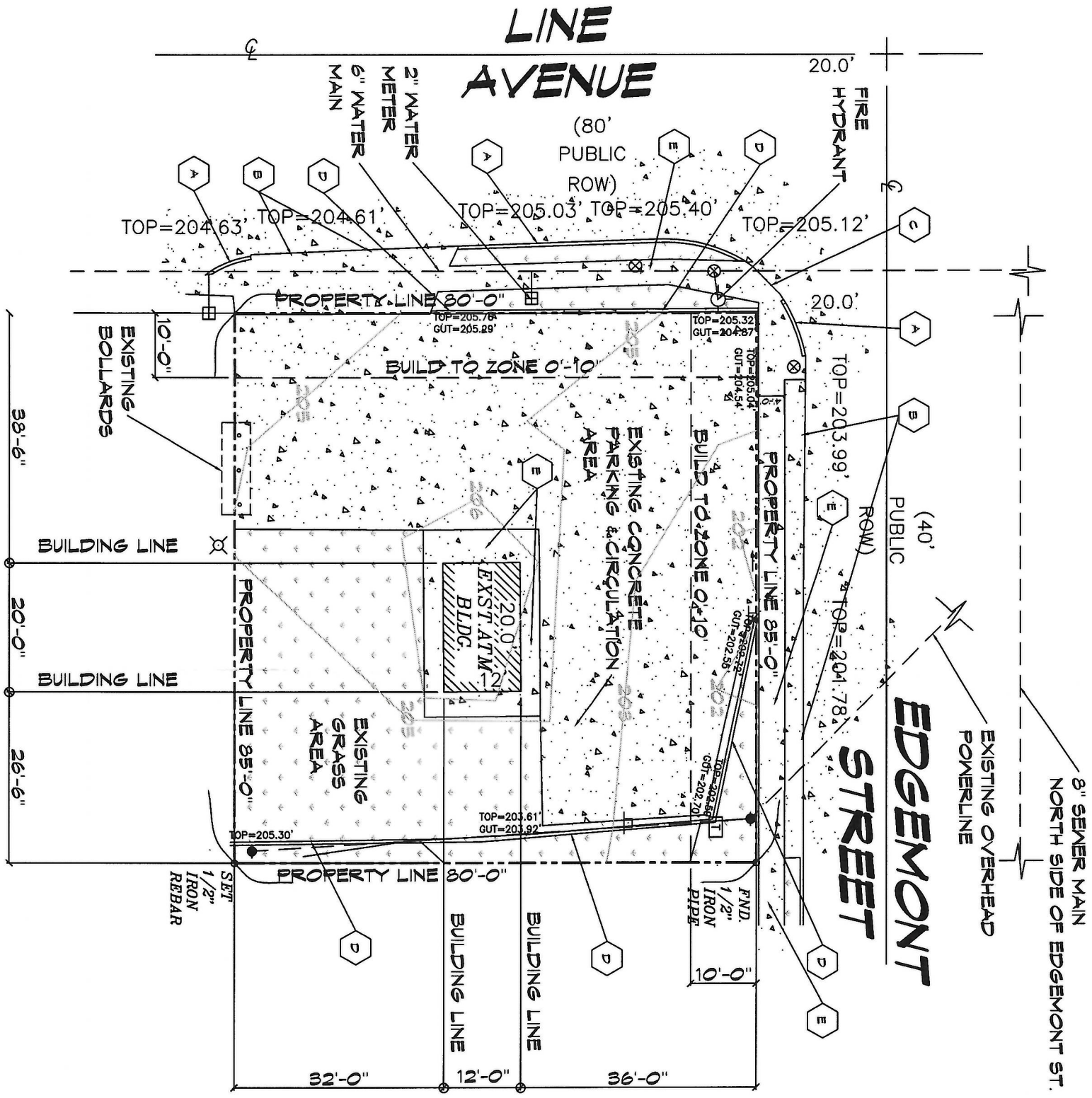
EXECUTIVE DIRECTOR

DATE

20-57-C

A-07

PROJECT INFORMATION:	DRAWING INFORMATION:	OWNER INFORMATION:
PROJECT: 5837 LINE AVE PLAN TYPE: EXTERIOR ELEVATIONS SUBDIVISION: SOUTHERN HEIGHTS ACREAGE: 0.156 ACRES ADDRESS: 5837 LINE AVE CITY: SHREVEPORT	PARISH: CADDO STATE: LOUISIANA 71106 LEGAL: N'LY 80 FT. OF E'LY 85FT. OF N'LY 150FT OF LOT 20, SOUTHERN HEIGHTS GEO#: 1713190026-0072-00	PLANS PREPARED BY: MAKERS DESIGN, LLC WARD BRYANT 957 RATCLIFF ST SHREVEPORT, LOUISIANA 71104 PH: 318-349-7806
SHEET NO.		OWNER: PHAM ENTERPRISES LLC 8703 GLENMORIA DR SHREVEPORT, LA 71106 PH: 318-617-6708



EXISTING SITE PLAN
SCALE: 1:20

REVISED 4-9-20

EXECUTIVE DIRECTOR

DATE

By Arch
Date 4-17-2020
DIRECTOR APPROVAL
EMILYNEXE

EXISTING SITE INFORMATION

SITE IS 0.156 ACRES/6,795 SQFT
SUBDIVISION: SOUTHERN HEIGHTS
ADDRESS: 5857 LINE AVE
SHREVEPORT, LOUISIANA 71106
GEO# 1713190026-0072-00
ZONED: C-UC
CONTOUR'S SHOWN ARE AT 1'-0" INTERVALS
FINISHED FLOOR OF EXISTING BUILDING IS 206'
SITE IS IN "ZONE X" FLOOD ZONE, CERTIFIED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOOD PLAN.

EXISTING BLDG. INFORMATION

EXISTING BUILDING IS 240 SQFT
USE: COMMERCIAL, UNUSED WALKUP ATM LOCATION
SINGLE STORY
OVERALL HEIGHT OF BUILDING IS 11'-0"
FINISHED FLOOR ELEVATION IS 206'

SITE KEY

- EXISTING CONCRETE
- EXISTING GRASS/SOD
- EXISTING BUILDING
- EXISTING CONCRETE STREET CURBS
- EXISTING CURB CUT/SOFT CURBS
- EXISTING CURB CUT FOR ADA RAMP TO SIDEWALK
- EXISTING 6" CONCRETE CURBS USED AS CONTROL OF CHANGE IN TOPOGRAPHY ACROSS SITE
- EXISTING CONCRETE SIDEWALK

<p>OWNER INFORMATION: OWNER: PHAM ENTERPRISES LLC 8708 GLENMORIA DR SHREVEPORT, LA 71106 PH: 512-617-6708</p>	<p>DRAWING INFORMATION: PLANS PREPARED BY: MAKERS DESIGN, LLC WARD BRYANT 957 RATCLIFF ST SHREVEPORT, LOUISIANA 71104 PH: 318-349-7206</p>	<p>PROJECT INFORMATION: PROJECT: 5857 LINE AVE PLAN TYPE: EXISTING SITE PLAN SUBDIVISION: SOUTHERN HEIGHTS ACREAGE: 0.156 ACRES ADDRESS: 5857 LINE AVE CITY: SHREVEPORT</p> <p>PARISH: CADDO STATE: LOUISIANA 71106 LEGAL: NLY 80 FT. OF ELY 85FT. OF NLY 150FT OF LOT 20, SOUTHERN HEIGHTS GEO#: 1713190026-0072-00</p> <p>SHEET NO: A-02</p>
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2057-C



PERSPECTIVE A

SCALE: NOT TO SCALE

**EXECUTIVE
DIRECTOR
APPROVAL**

4-17-2020
Date

By

EXECUTIVE DIRECTOR

DATE

SHEET NO.
A-08

PROJECT INFORMATION:

PROJECT: 5837 LINE AVE
 PLAN TYPE: PERSPECTIVES
 SUBDIVISION: SOUTHERN HEIGHTS
 ACREAGE: 0.156 ACRES
 ADDRESS: 5837 LINE AVE
 CITY: SHREVEPORT

PARISH: CADDO
 STATE: LOUISIANA 71106
 LEGAL: N'LY 80 FT. OF E'LY 85FT. OF N'LY
 150FT OF LOT 20, SOUTHERN HEIGHTS
 GEO#: 1713190026-0072-00

DRAWING INFORMATION:

PLANS PREPARED BY:
 MAKERS DESIGN, LLC
 WARD BRYANT
 957 RATCLIFF ST
 SHREVEPORT, LOUISIANA 71104
 PH: 318-349-7806

OWNER INFORMATION:

OWNER:
 PHAM ENTERPRISES LLC
 8703 GLNMORIA DR
 SHREVEPORT, LA 71106
 PH: 318-617-6708

20-57-C