

3 VICINITY MAP
NOT TO SCALE

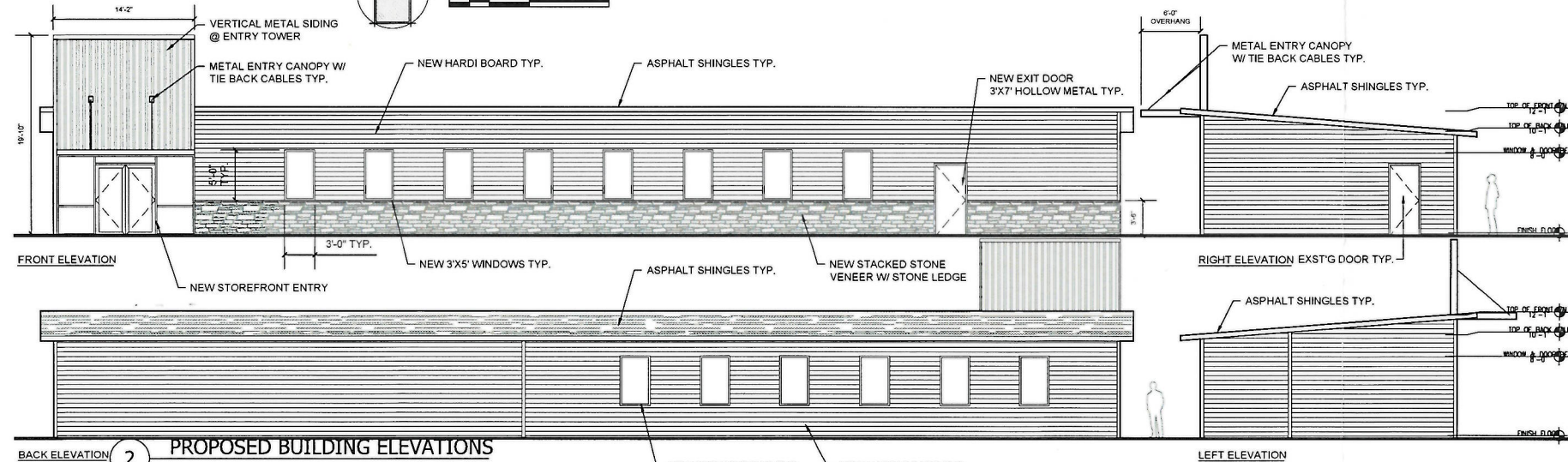
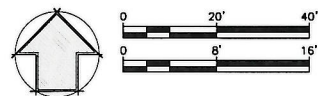
LANDSCAPING LEGEND:

SYMBOL:	SPECIES:	QTY:
	NATCHEZ CREPE MYRTLE (30 GAL)	10
	EAGLESTON HOLLY (15 GAL)	9
	CARISSA HOLLY (3 GAL)	48
	WINTERGREEN BOXWOOD (3 GAL)	18

**EXECUTIVE
DIRECTOR
APPROVAL**

6-21-19 *Al Al*
Date By

1 SITE PLAN
Scale: 1"=20'-0"



2 PROPOSED BUILDING ELEVATIONS
Scale: 1/8" = 1'-0"

**URBAN BRUNCH EATERY
DINING ROOM ADDITION**

1520 TEXAS AVENUE
SHREVEPORT, LA 71103

OWNER: LEMAR FLUKERS
GIANT CONSTRUCTION, LLC
1544 TEXAS AVE, SHREVEPORT, LA 71103
318.458.8690

WHELESS SUBDIVISION
PARCEL #171401-046-0017-00
.470 ACRES
20,510 SQ. FT.

8 PARKING SPACES REQ'D
17 PARKING SPACES PROVIDED

PREPARED: 05.19.19



DATE:	DESIGN TO:
PROJECT NO. 1010	NO. 1010
REVISIONS:	DATE:

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O.
STUD UNLESS OTHERWISE NOTED.
2. DATUM: XX' - 0'-0"

FOR REVIEW - NOT FOR CONSTRUCTION

SITE PLAN

S1.0

These drawings and design are the property of Joseph S. Partain Architect. They are submitted under the condition that they are not to be used, copied, or copied in whole or in part, or used for furnishing information to others, without the prior written consent of Joseph S. Partain Architect. All common law rights of copyright and otherwise, are hereby specifically reserved.

GENERAL CONDITIONS NOTES

- Work performed shall comply with the following:
 - These General Notes, and Construction Documents and Specifications.
 - All applicable local, state, and federal codes, ordinances and regulations. All codes listed in Specifications and Drawings shall be inclusive of all codes, regulations and requirements adopted by the State of Louisiana, including all Amendments.
- Source of base information is provided by the owner and is assumed to be correct. Report any discrepancies immediately to the Owner's representative.
- Verify locations of pertinent site improvements installed under other contracts. If any part of this plan cannot be followed due to site conditions, contact owner's representative for instructions prior to commencing work.
- Contact local underground utility services for utility location and identification, prior to commencing work.
- Perform excavation in the vicinity of underground utilities with care and by hand, if necessary. The contractor bears full responsibility for this work and disruption of damage to utilities shall be repaired immediately and at no expense to the owner.

SITE DEMOLITION NOTES

- Items shall remain unless designated for removal. Remove designated items shown on the plan to the full depth of their construction unless otherwise noted.
- Verify the location and dimension of items to be removed prior to commencement of the work.
- All concrete and asphalt removal shall be saw cut. Edges of material to remain shall be shored up and protected during construction to preserve edge intact. Repairs to damaged edges to be done with care and at no cost to the owner.
- Items encountered below grade and not shown on the drawings shall be brought to the attention of the Architect.
- Salvage existing materials as indicated on the plans. Remove salvaged materials as indicated with care and store on site; clean all debris and construction material from salvaged items; reuse as directed by landscape architect.
- Remove demolished materials from site. Disposal by burning and/or burying is prohibited.
- Contact the local underground service update for utility location and identification prior to demolition.
- The location of existing utilities as shown on the plans may vary in relation to actual existing conditions; additional utilities not shown on the drawings may exist. Verify in the field the data shown, and call any discrepancies to the attention of the Architect or Site Representative before starting work.

LAYOUT NOTES

- On-site verification of all dimensions and conditions shall be the responsibility of the General Contractor. Noted dimensions take precedence over scale, larger scale over smaller scale, addenda and clarifications over previous documents.
- Contractor to lay out hardscape elements and verify layout with Landscape Architect prior to construction. Hardscape elements are dimensioned on the Landscape Layout Plan. Any discrepancies or conflicts with existing conditions or other drawings shall be reported to the Architect immediately for proper clarification or adjustment.
- For dimensions of existing buildings, proposed building improvements, and related work, refer to the architectural drawings.
- Where dimensions are called as "equal," space referenced items equally, measured to their center lines.
- Measurements are to face of building, wall or fixed site improvement. Dimensions to center lines is as indicated.
- Install intersecting elements at 90 degree angles to each other unless otherwise noted.
- Provide expansion joints where concrete flatwork meets vertical structures such as walls, curbs, steps and building elements.
- All walkways shall be located from finished face of buildings.
- All walkways shall be 6'-0" wide unless otherwise noted.
- Expansion joints in concrete walkways shall be located twenty feet 20'-0" O.C. maximum or as indicated.
- All radii of walkway intersections on the plans shall be 4'-0" or as indicated on the plans.

LANDSCAPE PLANTING NOTES

- Source of base sheets is provided by owner & drawn by JSP Architect.
- Refer to Civil Engineer's utility and grading and drainage plans for utility location and drainage information. Refer to Civil Engineer's grading plans for grading information. If actual site conditions vary from what is shown on the plans or if there are discrepancies between the plans, contact the Architect for direction as to how to proceed.
- Verify locations of pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact Architect for instructions prior to commencing work.
- Exact locations of plant materials to be approved by the Architect in the field prior to installation. Architect reserves the right to adjust plants to exact location in field.
- Verify plant counts and square footages. Quantities are provided as Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail.
- Contact the local underground utility services for utility location and identification.
- Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
- Trees shall bear same relation to finished grade as it bore to existing.
- Trees to be planted a minimum of 4 feet from face of building, or pavement, except as approved by Landscape Architect.
- Provide matching forms and sizes for plant materials within each species and size designated on the drawings.
- Prune newly planted trees only as directed by Architect.
- Align and equally space in all directions trees and shrubs so designated per these notes and drawings.
- Finish grades of planter areas shall be 2 inches below adjacent paving or top of wall unless otherwise noted.
- Provide specified edging as divider between planting beds.
- Remove entire wire cage from rootball.
- Cut and remove burlap from top 1/3 of ball.

SOIL PREPARATION

- Soil preparation of a landscape design is a critical factor in creating a healthy and long-lasting landscape. Remove existing topsoil and stockpile on site. Topsoil to be incorporated back into the soil at a later date. Contractor to conduct a soil evaluation to determine the soil's composition, compaction rate, nutrient qualities, organic content, PH levels, and water holding capabilities. The ideal particle soil mix is approximately 45% sand, 40% silt, 10% clay and 5% organic material with a PH level near seven.
- Prior to the installation of the landscape and irrigation system, contractor to prepare soil to ensure a proper environment for plant root development.
- Contractor to de-compact soils in planting areas by roto-tilling, disking or ripping to a depth of 6 - 8" minimum and preferably a depth of 12 - 18". De-compaction of smaller planter areas, such as those in parking lot areas, may require the removal of the compacted soil to a depth of 18" or more and then re-installed loosely with required amendments. Always remove debris over 2" in size from the soil.
- When performing soil de-compaction, multiple passes across the area will be required and, when possible, should be at varying angles to ensure adequate coverage. When using disc or ripping equipment, it is required that the final passes over the area be made with a roto-tiller to break up any large clumps to make final grading easier.
- After initial soil de-compaction procedures are performed, soil amendments should be added. The addition of soil amendments is determined from soil tests conducted prior to work commencing. Soil amendment may include inorganic material such as sand, silt or clay, which help improve soil texture. Organic material such as compost, manure, and peat moss may also be used and help improve soil structure. Other amendments such as fertilizer improve nutrient content and sulfur adjusts the soil PH level. Sulfur shall be incorporated at the rate of one pound of sulfur per 100 square feet.
- All amendments should be mixed thoroughly with existing soil and an additional soil test will be taken to ensure proper soil conditions prior to planting.
- During the remainder of the landscape installation, various areas of the site may be re-compacted due to the use of equipment and vehicles. This compaction is typically limited to the upper 4-6" of the soil. Prior to the installation of plant material in these areas, the compaction shall be reduced to 80% or less using previously described methods.

TREE PRESERVATION PLANTING NOTES

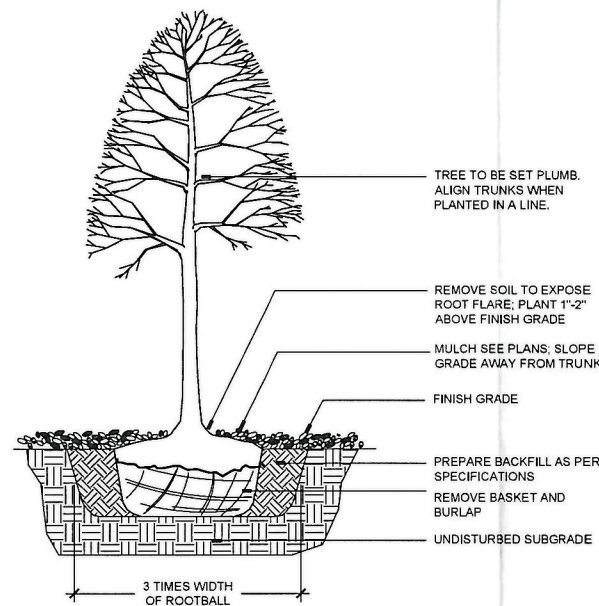
- All trees to be preserved as indicated on the Landscape Demolition Plan shall be protected by 6' main line fence. The fence shall be located at a 5 ft. radius from the edge of the trunk. The fence shall be firmly anchored into the ground and shall remain upright and intact until all construction activity is complete. Construction activities or storage shall not occur within these protected areas. The Contractor shall stake the protective fencing location. The location of the protective fencing shall be approved onsite by the Landscape Architect prior to the start of any site work.
- When excavation near a tree to be protected must be carried out, damage can be limited by root pruning. Root pruning shall be completed before grading is started and shall occur beneath the protective fencing as shown on the plan.
- Root pruning shall be performed, when required, with a trencher such as a telephone cable puller or a "Ditch Witch" prior to adjacent excavation. The trenching shall be to a minimum depth of 24" or the depth of excavation. The contractor shall stake the limit of root pruning as per the plan. Limits of trenching shall be approved by the Landscape Architect prior to any trenching in the field. Do not trench for irrigation or electrical within drip lines of existing trees. Coordinate all trenching required for utility work with the landscape plans.
- The best method to avoid soil compaction is to KEEP OFF. This includes restricting all traffic both vehicular and pedestrian from crossing over the root zones, and restricting even temporary material storage under trees.

IRRIGATION NOTES

- No irrigation to be ran, owner will handle plant watering or have employee over landscaping.

TABLE OF ABBREVIATIONS

APPROX	APPROXIMATE	MH	MANHOLE
ARCH	ARCHITECT	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELLANEOUS
B+B	BALLED AND BURLAPPED	N	NORTH
BF	BOTTOM OF FOOTING	NIC	NOT IN CONTRACT
BLDG	BUILDING	NO	NUMBER
BM	BENCHMARK	NOM	NOMINAL
BOC	BACK OF CURB	NTS	NOT TO SCALE
BR	BOTTOM OF RAMP	OC	ON CENTER
BS	BOTTOM OF STEP	OD	OUTSIDE DIAMETER
BW	BOTTOM OF WALL	OPP	OPPOSITE
CAL	CALIPER	PAR	PARALLEL
CAP	CAPACITY	PC	POINT OF CURVATURE
CF	CUBIC FEET	PE	POLYURETHANE
CHAM	CHAMFER	PERF	PERFORATED
CIP	CAST IN PLACE	PED	PEDESTRIAN
CJ	CONTROL JOINT	PI	POINT OF INTERSECTION
CL	CENTER LINE	PL	PROPERTY LINE
CLR	CLEARANCE	PT	POINT, POINT OF TANGENCY
CM	CENTIMETER	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT	PVMT	PAVEMENT
COMP	COMPACTED	PVR	PAVER
CONC	CONCRETE	QTY	QUANTITY
CONST	CONSTRUCTION	R	RADIUS
CONT	CONTINUOUS	REF	REFERENCE
CONTR	CONTRACTOR	REINF	REINFORCE(D)
CU	CUBIC	REQD	REQUIRED
CY	CUBIC YARD	REV	REVISION, REVISED
DEMO	DEMOLISH, DEMOLITION	ROW	RIGHT OF WAY
DIA	DIAMETER	RT	RIGHT
DIM	DIMENSION	S	SOUTH
DTL	DETAIL	SS	SANITARY SEWER
DWG	DRAWING	SCH	SCHEDULE
E	EAST	SD	STORM DRAIN
EA	EACH	SEC	SECTION
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
ENG	ENGINEER	SNT	SEALANT
EQ	EQUAL	SPEC3	SPECIFICATIONS
EQUIP	EQUIPMENT	SQ	SQUARE
EST	ESTIMATE	ST	STORM SEWER
E.W.	EACH WAY	SY	SQUARE YARD
EXIST	EXISTING	STA	STATION
EXP	EXPANSION, EXPOSED	STD	STANDARD
FFE	FINISHED FLOOR ELEVATION	STL	STEEL
FG	FINISHED GRADE	STRL	STRUCTURAL
FIN	FINISH	SYM	SYMMETRICAL
FL	FLOW LINE	T&B	TOP AND BOTTOM
FOW	FACE OF WALL	TBC	TOP OF BACK CURB
FT	FOOT (FEET)	TC	TOP OF CURB
FTG	FOOTING	TF	TOP OF FOOTING
GA	GAUGE	TRANS	ELECTRIC TRANSFORMER
GAL	GALVANIZED	TOC	TOP OF CONCRETE
GEN	GENERAL	TOPO	TOPOGRAPHY
HORIZ	HORIZONTAL	TR	TOP OF RAMP
HP	HIGH POINT	TSL	TOP OF SLAB
HT	HEIGHT	TS	TOP OF STEP
ID	INSIDE DIAMETER	TW	TOP OF WALL
INV	INVERT ELEVATION	TYP	TYPICAL
IN	INCH(ES)	VAR	VARIABLE
INCL	INCLUDE(D)	VERT	VERTICAL
IRR	IRRIGATION	VEH	VEHICLE
JT	JOINT	VOL	VOLUME
LIN	LINEAR	W	WITH
LF	LINEAR FEET	W/O	WITHOUT
LP	LOW POINT	WT	WEIGHT
LT	LIGHT	WWF	WELDED WIRE FABRIC
MATL	MATERIAL	YD	YARD
MAX	MAXIMUM	@	AT
MEMB	MEMBRANE		
MD	MAIN DISCONNECT SWITCH		



1 TREE PLANTING

S1.1

SCALE: 1/2" = 1'-0"

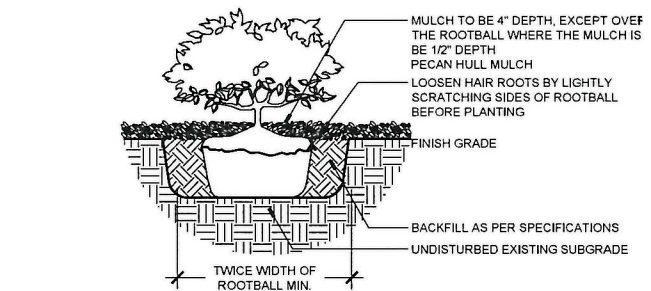
SECTION

2 PERENNIAL PLANTING

S1.1

SCALE: 1/2" = 1'-0"

SECTION



3 SHRUB PLANTING

S1.1

SCALE: 1/2" = 1'-0"

SECTION

URBAN BRUNCH EATERY
DINING ROOM ADDITION

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.470 ACRES
20,510 SQ. FT.

8 PARKING SPACES REQ'D
22 PARKING SPACES PROVIDED

PREPARED: 05.19.19

JSP ARCHITECT



NO.	DATE	DESCRIPTION

- NOTES:
- ALL DIMENSIONS SHOWN ARE TO FACE, STUD UNLESS OTHERWISE NOTED.
 - DATUM: XX" 0'-0"

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LANDSCAPING
NOTES &
DETAILS

DATE: 05.19.19

S1.1

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