

SITE SUMMARY

ZONING
 C-1 - NEIGHBORHOOD COMMERCIAL ZONING DISTRICT
 MEDICAL OFFICE USE IS PERMITTED
 HOURS OF OPERATION LIMITED TO 7AM TO 7PM UNLESS AUTHORIZED BY THE ZBA OR PLANNING COMMISSION

SURROUNDING ZONES
 NORTH - R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT)
 EAST - C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT)
 SOUTH - KINGS HIGHWAY & C-1 (NEIGHBORHOOD COMMERCIAL)
 WEST - SOUTHERN AVENUE

BARRET IS A LOCAL STREET, KINGS IS A MAJOR ARTERIAL

AREAS

LOT AREA	136,019 S.F. OR 3.12 ACRES
EXISTING CLINIC AREA	12,807 G.S.F.
NEW MEDICAL OFFICE	7,204 G.S.F. W/CONNECTOR
TOTAL BUILDING AREA	20,011 G.S.F.
BUILDING COVERAGE	14.7%
MAX. BUILDING COVERAGE	N/A
HARDSCAPE LOT COVERAGE	72% (37459SF)
MAX. HARDSCAPE LOT COVERAGE	85%

PARKING

TOTAL PARKING NEEDED PER CITY (1200GSA) - 1 BIKE SPACE/1500GFA OVER 5000 = 10	67
NEED 147250' LOADING AREA	
TOTAL PARKING REQUIRED BY CLIENT (41000)	80
10 BICYCLE PARKING SPACES PROVIDED	10% HANDICAP

PROVIDED STANDARD STALLS 96
 PROVIDED ACCESSIBLE STALLS 10
 TOTAL PARKING PROVIDED 106

PARKING STALL SIZE PER CODE, 90' 9'X18'
 AISLE WIDTH, 90' 24'

SETBACKS

STREET 5' - 10' TO AVOID FIREWALLS
 SIDE 5' - 10' TO AVOID FIREWALLS
 REAR 15' WHEN ABUTTING RESIDENTIAL
 HEIGHT 35' IF ADJACENT TO RESIDENTIAL BUILDING SHALL NOT EXCEED # OF STORIES OF HOME WITHOUT PLAN COMMISSION APPROVAL

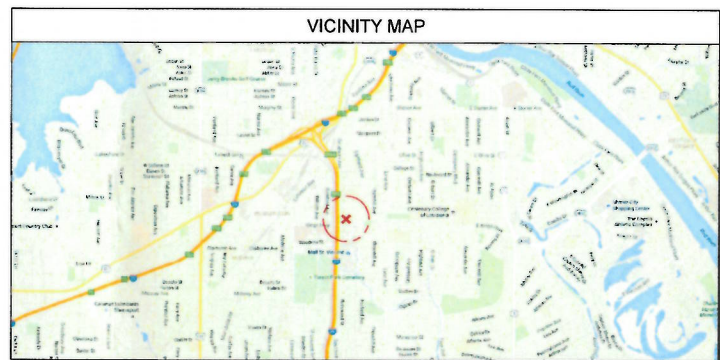
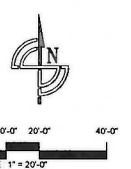
DESIGN FEATURES

- MAX 35' BLANK WALL FACING STREET
- FACADES 100' NEED 2 REPEATING ELEMENTS EVERY 40' OF EITHER COLOR/TEXTURE CHANGE OR WALL ARTICULATION 2 IN DEPTH
- 30% TRANSPARENCY FROM 2'-14'
- ROOF CHANGE LESS THAN 75'


- ### GENERAL NOTES
- THIS PLAN IS PRELIMINARY IN NATURE. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. PROPERTY BOUNDARIES AND EXISTING WERE GENERATED USING AERIAL PHOTOGRAPHS AND FIELD INFORMATION. SITE ACCURACY CANNOT BE VERIFIED UNTIL LAYED OUT IN RELATION TO A CURRENT SURVEY OF THE PROPERTY.
 - ZONING AND PLAN REVIEW FEES AND APPLICATIONS SHALL BE VERIFIED WITH THE LOCAL MUNICIPALITY
 - ALL SITE UTILITY LOCATIONS SHALL BE VERIFIED VIA CURRENT ALTA/ARCHITECTURAL SURVEY FOR THE PROPERTY IN QUESTION. THE ARCHITECT SHALL NOT ASSUME RESPONSIBILITY FOR UTILITIES NEEDED THAT ARE NOT IMMEDIATELY ADJACENT TO THE SITE.
 - UTILITY PERMITS, TAP FEES AND STORM WATER FEES INCLUDING WATER MODEL CALCULATIONS SHALL BE VERIFIED WITH THE LOCAL MUNICIPALITY
 - STORMWATER MANAGEMENT REQUIREMENTS SHALL BE VERIFIED WITH THE LOCAL MUNICIPALITY
 - CURRENT STATUS OF PROPERTY WITH REGARD TO LOCATION IN A FLOOD PLAIN MUST BE VERIFIED WITH THE LOCAL MUNICIPALITY. WETLAND BOUNDARIES AND SETBACKS SHALL BE VERIFIED BY A WETLAND SURVEYOR.
 - LANDSCAPING SHOWN, IF ANY, IS FOR REFERENCE ONLY.

DRAWING LEGEND

	INDICATES EXISTING PROPERTY LINE
	INDICATES REQUIRED SETBACKS AND EASEMENTS
	INDICATES NEW CONCRETE SURFACE FOR PERMANENT USE
	INDICATES PEDESTRIAN OR ACCESSIBLE AISLE STRIPING



By Date 10-3-19
 EXECUTIVE DIRECTOR APPROVAL



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 ARCHITECTS ENGINEERS PLANNERS
 1449 W. 1550' Lorton Road, Metairie, LA 70001-5501-5503
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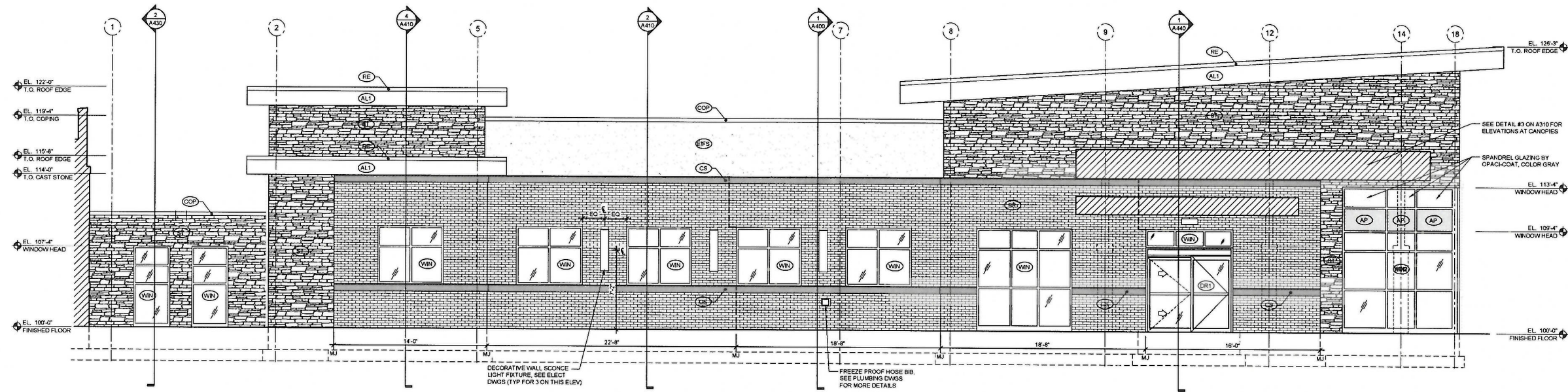
Proposed Medical Clinic:
FKC-NW Louisiana Home (Shell)
 1130 Kings Highway
 Shreveport, Louisiana 71104

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 Drafted By: JTP
 Checked By: JTP
 Date Drafted: 8/20/2019
 Project #: 19048-01

A100
 PROPOSED SITE PLAN

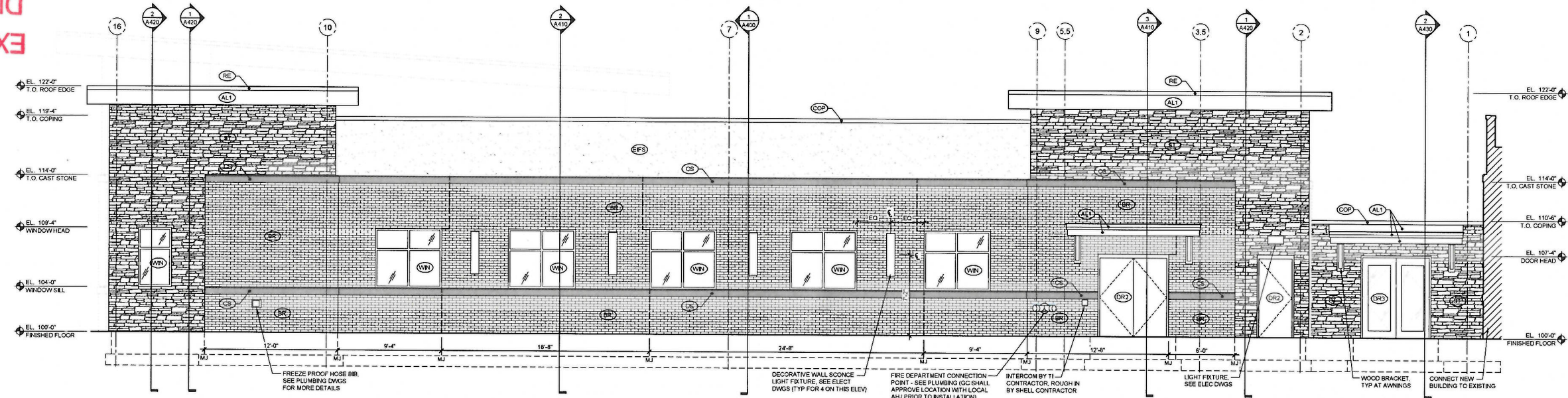
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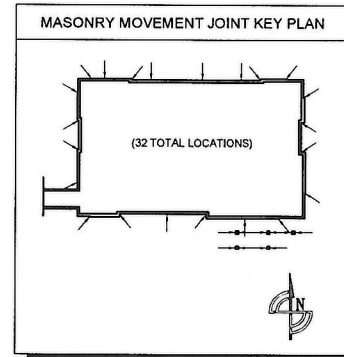
1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

Date 10-3-19

By *[Signature]*
EXECUTIVE DIRECTOR APPROVAL



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



EXTERIOR FINISHES SCHEDULE					
MANUF. COLOR FINISH PRODUCT COMMENTS: (AL1) PAC-CLAD BONE WHITE 2-COAT SYSTEM PREFINISHED ALUM BRAKE METAL DURANAR COATINGS	HERITAGE CAST STONE SNOW CAP SMOOTH ARCHITECTURAL SERIES - CAST STONE (4" LONG MAX) ALIGN W/ MJ WHEN APPLICABLE	MANUF. COLOR FINISH PRODUCT COMMENTS: (RE) PAC-CLAD SIERRA TAN 2-COAT SYSTEM FAC SNAP EDGE FASCIA, 040 ALUMINUM MECHANICALLY ATTACHED	MANUF. COLOR FINISH PRODUCT COMMENTS: (SP) VIRACON V933 - WARM GRAY VIRASPAN (CERAMIC FRIT PAINT)	MANUF. COLOR FINISH PRODUCT COMMENTS: (DR2) EL DORADO STONE NANTUCKET CENTER GLAZED STONIC VENEER MECHANICALLY ATTACHED	MANUF. COLOR FINISH PRODUCT COMMENTS: (DR1) RECORDUSA MANUFACTURERS CLEAR ANODIZED ALUMINUM 1" BOTTOM RAIL 5/16" SINGLE SLIDE CO-5 (FULL BREAKOUT)
MANUF. COLOR FINISH PRODUCT COMMENTS: (AL2) PAC-CLAD BONE WHITE 2-COAT SYSTEM PAC 2005P COLUMN COVER MECHANICALLY ATTACHED	PPG INDUSTRIES OR SIMILAR MATCH BONE WHITE 2-COAT SYSTEM DURANAR COATINGS	MANUF. COLOR FINISH PRODUCT COMMENTS: (DR3) EL DORADO STONE NANTUCKET CENTER GLAZED STONIC VENEER MECHANICALLY ATTACHED	MANUF. COLOR FINISH PRODUCT COMMENTS: (DR4) OLD CASTLE MANUFACTURERS CLEAR ANODIZED CENTER GLAZED THERMAL CLAD DOOR AND FRAME WITH WS-500 THERMALLY BROKEN FRAME	MANUF. COLOR FINISH PRODUCT COMMENTS: (WV1) EL DORADO STONE NANTUCKET CENTER GLAZED STONIC VENEER MECHANICALLY ATTACHED	MANUF. COLOR FINISH PRODUCT COMMENTS: (DR5) OLD CASTLE MANUFACTURERS CLEAR ANODIZED THERMALLY BROKEN FRAME, LOWE GLAZING
MANUF. COLOR FINISH PRODUCT COMMENTS: (AP) MAPES-R BONE WHITE CEMENT BOARD INSULATED ALUMINUM PANEL	MANUF. COLOR FINISH PRODUCT COMMENTS: (DR6) OLD CASTLE MANUFACTURERS CLEAR ANODIZED CENTER GLAZED THERMAL CLAD DOOR AND FRAME WITH WS-500 THERMALLY BROKEN FRAME	MANUF. COLOR FINISH PRODUCT COMMENTS: (WV2) EL DORADO STONE NANTUCKET CENTER GLAZED STONIC VENEER MECHANICALLY ATTACHED	MANUF. COLOR FINISH PRODUCT COMMENTS: (DR7) OLD CASTLE MANUFACTURERS CLEAR ANODIZED THERMALLY BROKEN FRAME, LOWE GLAZING	MANUF. COLOR FINISH PRODUCT COMMENTS: (WV3) EL DORADO STONE NANTUCKET CENTER GLAZED STONIC VENEER MECHANICALLY ATTACHED	MANUF. COLOR FINISH PRODUCT COMMENTS: (WV4) OLD CASTLE MANUFACTURERS CLEAR ANODIZED FRONT GLAZED RELIANCE CURTAIN WALL THERMALLY BROKEN FRAME, LOWE GLAZING
MANUF. COLOR FINISH PRODUCT COMMENTS: (DR8) CAROLINA CERAMICS SHADOW GRAY VELOUR STANDARD MODULAR BRICK BRICK VENEER	MANUF. COLOR FINISH PRODUCT COMMENTS: (DR9) OLD CASTLE MANUFACTURERS CLEAR ANODIZED CENTER GLAZED THERMAL CLAD DOOR AND FRAME WITH WS-500 THERMALLY BROKEN FRAME	MANUF. COLOR FINISH PRODUCT COMMENTS: (WV5) EL DORADO STONE NANTUCKET CENTER GLAZED STONIC VENEER MECHANICALLY ATTACHED	MANUF. COLOR FINISH PRODUCT COMMENTS: (DR10) OLD CASTLE MANUFACTURERS CLEAR ANODIZED THERMALLY BROKEN FRAME, LOWE GLAZING	MANUF. COLOR FINISH PRODUCT COMMENTS: (WV6) EL DORADO STONE NANTUCKET CENTER GLAZED STONIC VENEER MECHANICALLY ATTACHED	MANUF. COLOR FINISH PRODUCT COMMENTS: (WV7) OLD CASTLE MANUFACTURERS CLEAR ANODIZED THERMALLY BROKEN FRAME, LOWE GLAZING
MANUF. COLOR FINISH PRODUCT COMMENTS: (DR9) PAC-CLAD SIERRA TAN 2-COAT SYSTEM PAC ANCHOR TITE COPING, 040 ALUMINUM MECHANICALLY ATTACHED	MANUF. COLOR FINISH PRODUCT COMMENTS: (DR11) DRYVIT 101 SUPER WHITE SANDPEBBLE FINE FINIT INSULATION PB	MANUF. COLOR FINISH PRODUCT COMMENTS: (WV8) EL DORADO STONE NANTUCKET CENTER GLAZED STONIC VENEER MECHANICALLY ATTACHED	MANUF. COLOR FINISH PRODUCT COMMENTS: (DR12) OLD CASTLE MANUFACTURERS CLEAR ANODIZED THERMALLY BROKEN FRAME, LOWE GLAZING	MANUF. COLOR FINISH PRODUCT COMMENTS: (WV9) EL DORADO STONE NANTUCKET CENTER GLAZED STONIC VENEER MECHANICALLY ATTACHED	MANUF. COLOR FINISH PRODUCT COMMENTS: (WV10) OLD CASTLE MANUFACTURERS CLEAR ANODIZED THERMALLY BROKEN FRAME, LOWE GLAZING

- GENERAL NOTES**
- M.J. DESIGNATION STANDS FOR MOVEMENT JOINT LOCATION. JOINT SHALL BE SEALED WITH BACKER ROD AND SEALANT. SEALANT SHALL MATCH COLOR OF MASONRY UNIT THAT THE JOINT IS LOCATED IN (I.E. MOST JOINTS WILL CONTAIN 2 DIFFERENT CAULK COLORS) SUBMIT SEALANT SAMPLES TO ARCHITECT FOR APPROVAL.
 - SUBSTITUTIONS OF MATERIALS AFTER APPROVAL OF ARCHITECT ONLY. SAMPLES OF SIMILAR QUALITY, COLOR AND STYLE SHALL BE SUBMITTED PRIOR TO MATERIAL SUBSTITUTION. LOCAL MASONRY MATERIALS MAY BE USED WITH ARCHITECTS APPROVAL.
 - SEE DETAIL #3 ON SHEET A233 FOR MOVEMENT JOINT INFORMATION.

Medical Clinic Addition for:
FKC-NW Louisiana Home (Shell)
1130 Kings Highway
Shreveport, Louisiana 71104

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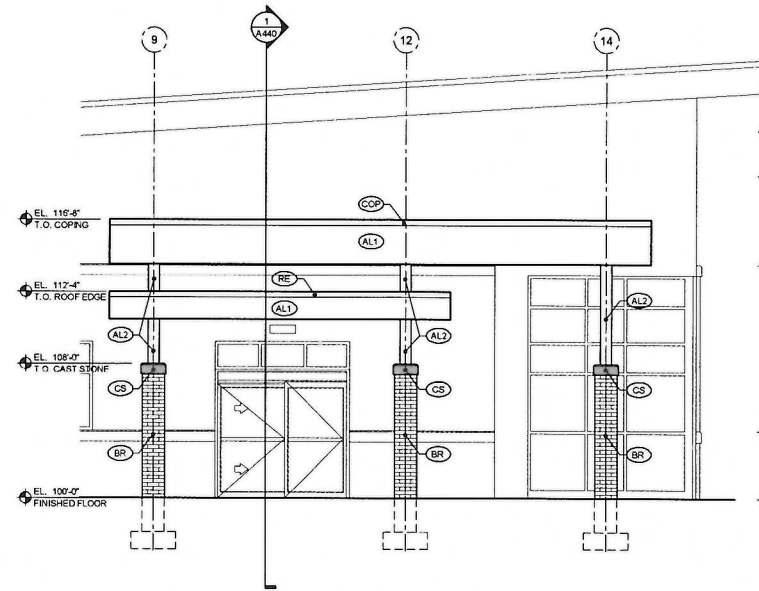
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EXTERIOR ELEVATIONS

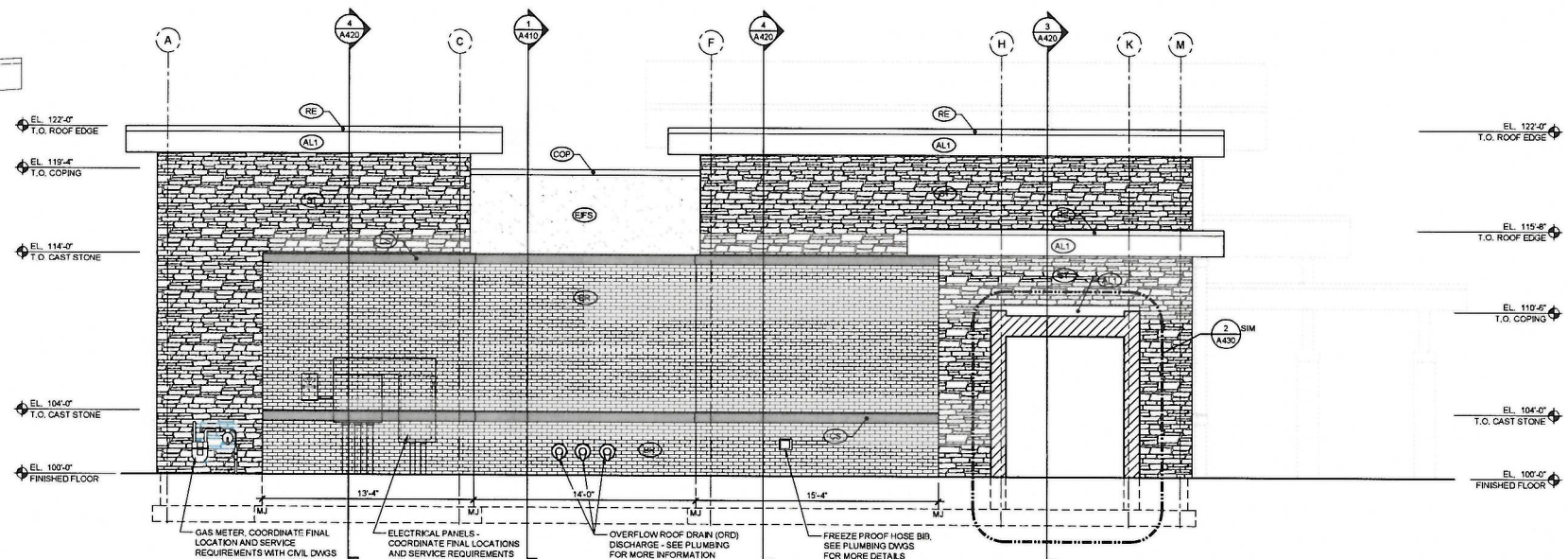
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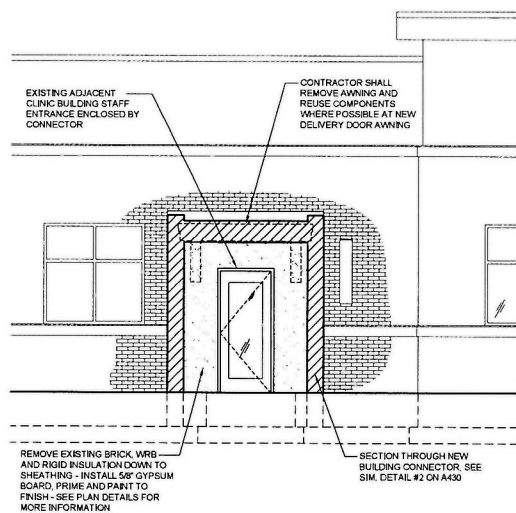
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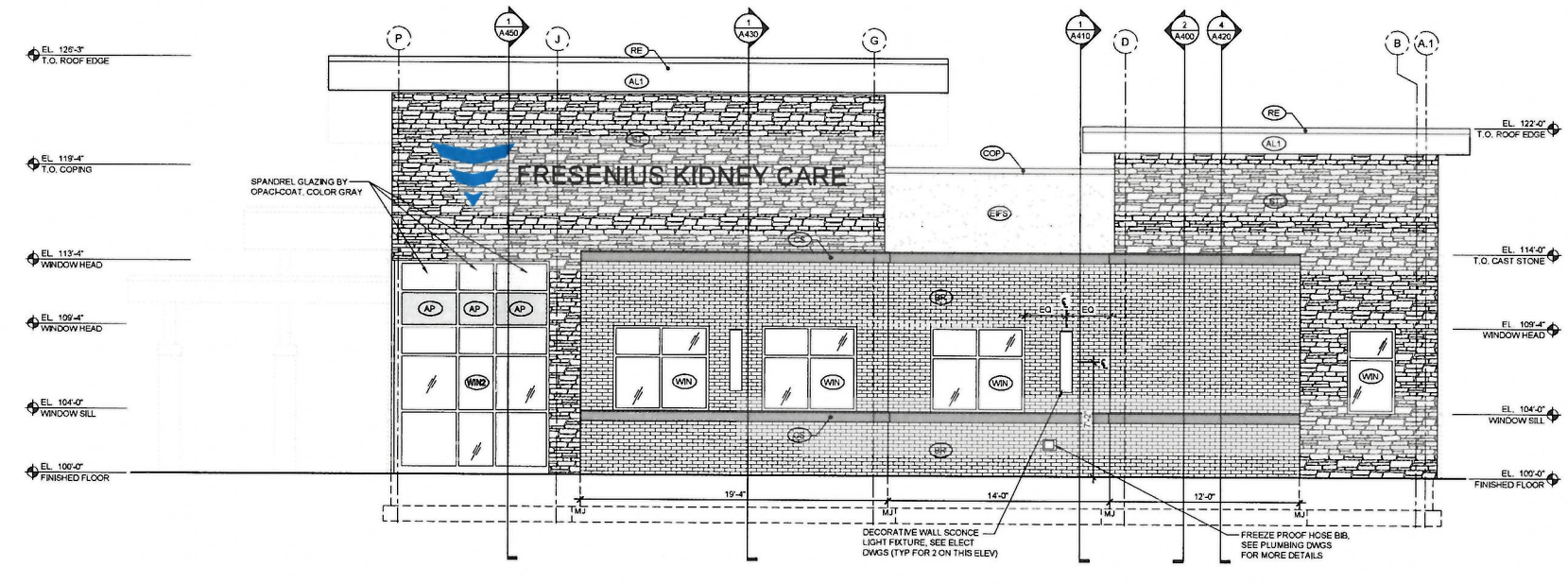
3 SOUTH ELEVATION AT CANOPY
SCALE 1/8"=1'-0"



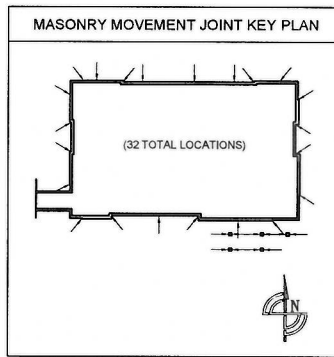
1 WEST ELEVATION
SCALE 1/8"=1'-0"



4 ELEVATION AT EXISTING BUILDING
SCALE 1/8"=1'-0"



2 EAST ELEVATION
SCALE 1/8"=1'-0"



EXTERIOR FINISHES SCHEDULE					
MANUF COLOR FINISH PRODUCT COMMENTS	PAC-CLAD BONE WHITE 2-COAT SYSTEM PREFINISHED ALUM BRAKE METAL DURANAR COATINGS	MANUF COLOR FINISH PRODUCT COMMENTS	HERITAGE CAST STONE SNOW CAP SMOOTH ARCHITECTURAL SERIES - CAST STONE (IF LONG MAX) ALIGH W/ MJ WHEN APPLICABLE	MANUF COLOR FINISH PRODUCT COMMENTS	PAC-CLAD SIERRA TAN 2-COAT SYSTEM PAC SNAP EDGE FASCIA 040 ALUMINUM MECHANICALLY ATTACHED
MANUF COLOR FINISH PRODUCT COMMENTS	PAC-CLAD BONE WHITE 2-COAT SYSTEM PAC ROOF COLUMN COVER MECHANICALLY ATTACHED	MANUF COLOR FINISH PRODUCT COMMENTS	RECORD-LISA MANUFACTURERS CLEAR ANODIZED ALUMINUM 1" BOTTOM RAIL 519-SINGLE SLIDE OCS (FULL BREAKOUT)	MANUF COLOR FINISH PRODUCT COMMENTS	VRACON V333 - WARM GRAY VIRASPAN (CERAMIC FRIT PAINT) SPANDREL GLASS
MANUF COLOR FINISH PRODUCT COMMENTS	MAPE-R BONE WHITE CEMENT BOARD INSULATED ALUMINUM PANEL	MANUF COLOR FINISH PRODUCT COMMENTS	PPG INDUSTRIES OR SIMILAR MATCH BONE WHITE 2-COAT SYSTEM DURANAR COATINGS	MANUF COLOR FINISH PRODUCT COMMENTS	EL DORADO STONE NANTUCKET STACKED STONE STONE VENEER MECHANICALLY ATTACHED
MANUF COLOR FINISH PRODUCT COMMENTS	CAROLINA CERAMICS SHADOW GRAY VELOUR STANDARD MCOLLAR BRICK BRICK VENEER	MANUF COLOR FINISH PRODUCT COMMENTS	OLD CASTLE MANUFACTURERS CLEAR ANODIZED CENTERS GLAZED THERMAL CLAD DOOR AND FRAME WITH WS-500 THERMALLY BROKEN FRAME	MANUF COLOR FINISH PRODUCT COMMENTS	OLD CASTLE MANUFACTURERS CLEAR ANODIZED CENTERS GLAZED SERIES-3000-X1 STOREFRONT THERMALLY BROKEN FRAME LOWE GLAZING
MANUF COLOR FINISH PRODUCT COMMENTS	PAC-CLAD SIERRA TAN 2-COAT SYSTEM PAC ANCHOR TITE COPING 040 ALUMINUM MECHANICALLY ATTACHED	MANUF COLOR FINISH PRODUCT COMMENTS	DRYVIT 191 SUPER WHITE SANDPEBBLE FINE NT INSULATION PB	MANUF COLOR FINISH PRODUCT COMMENTS	OLD CASTLE MANUFACTURERS CLEAR ANODIZED FRONT GLAZED RELANCE CURTAIN WALL THERMALLY BROKEN FRAME LOWE GLAZING

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 - SEE DETAIL #3 ON SHEET A233 FOR MOVEMENT JOINT INFORMATION.

Prepared By:
ARCHITECT
Christopher D. Kidd, AIA, ALA, RIBA
Louisiana License # 5627
Expires : December 31, 2019

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Checked By: JTP
Date Drafted: 10/04/2019
Project #: 19048-01

A310

EXTERIOR ELEVATIONS

Medical Clinic Addition for:
FKC-NW Louisiana Home (Shell)
1130 Kings Highway
Shreveport, Louisiana 71104

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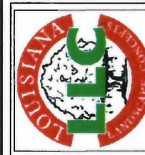
EXECUTIVE DIRECTOR APPROVAL
10-3-19
Date By *AKC*

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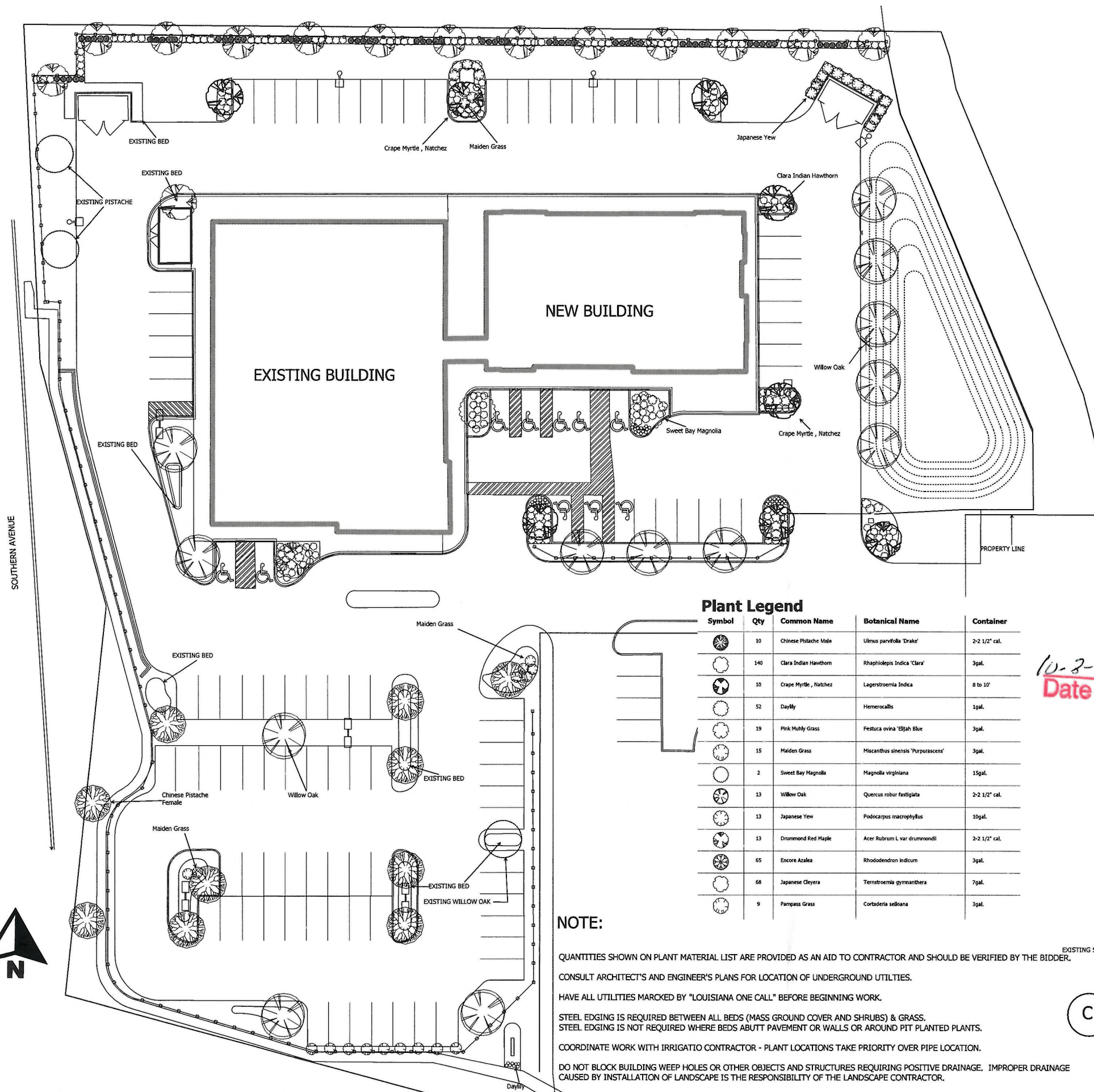


FMC DIALYSIS CLINIC
 SHREVEPORT LA.
LANDSCAPE

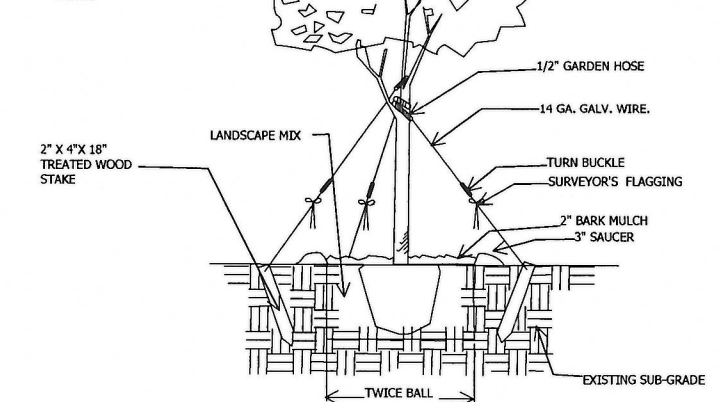
LOUISIANA LANDSCAPE CONCEPTS
 9065 ELLERBE ROAD
 SHREVEPORT LOUISIANA
 71106
 318-869-2589



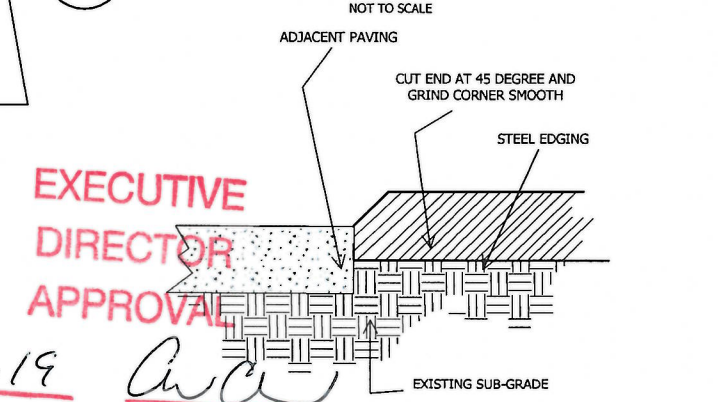
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 OF 2



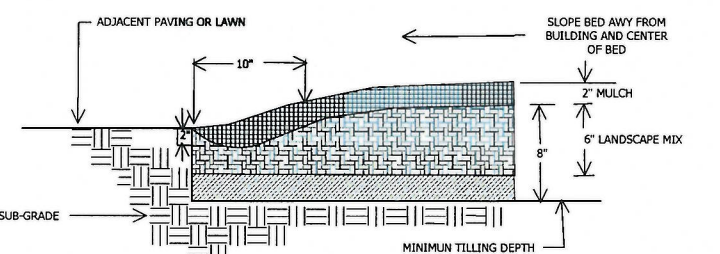
NOTE: 3 GUY WIRES REQUIRED PER TREE. STAKE EQUALLY AT 120 DEGREES AROUND TREE, CONNECTED TO MAJOR TRUNK.



A TREE PLANTING DETAIL
 2" CALIPER AND LARGER
 NOT TO SCALE



B STEEL EDGING DETAIL
 NOT TO SCALE



C BED PREP DETAIL
 NOT TO SCALE

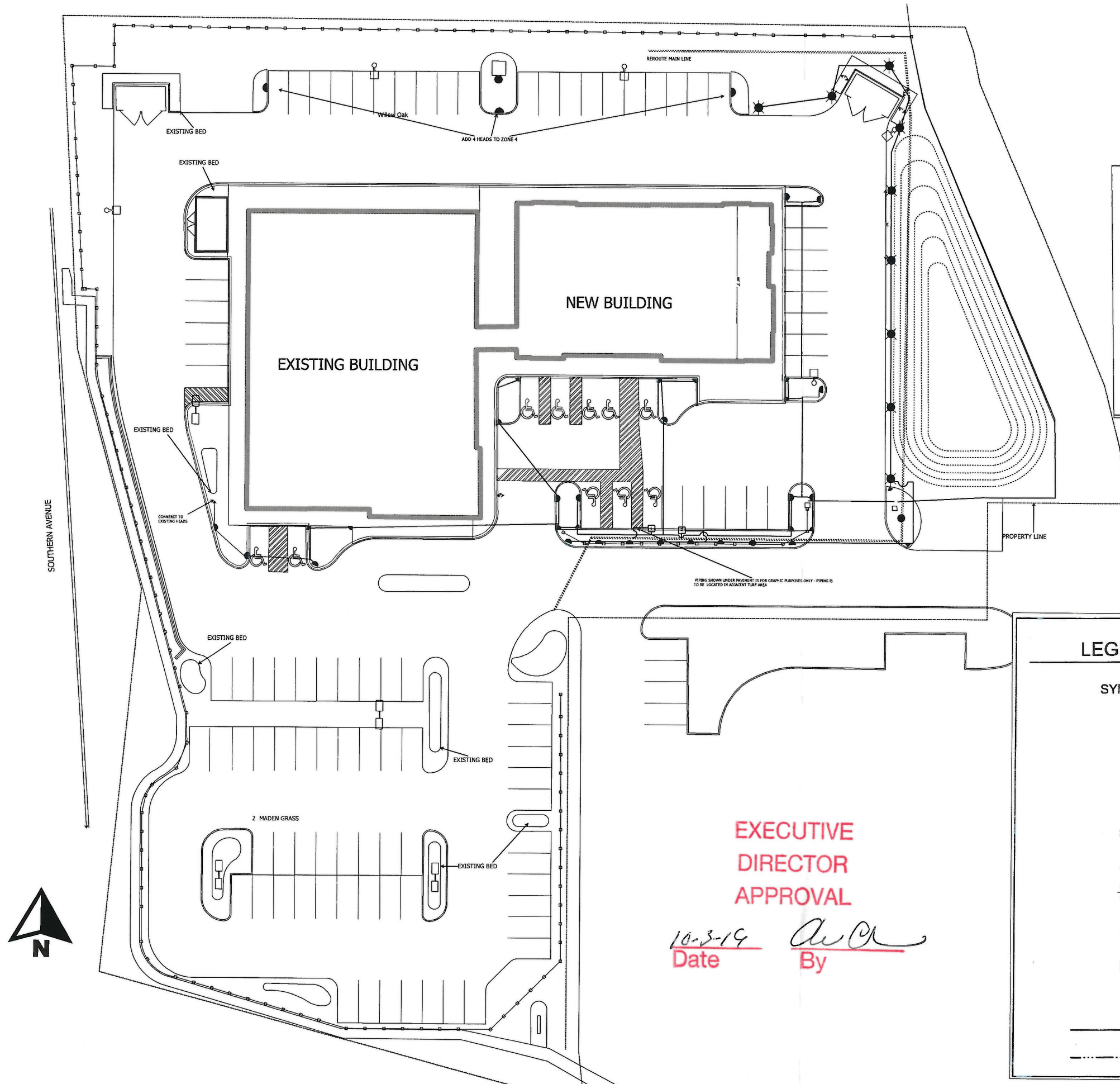
Symbol	Qty	Common Name	Botanical Name	Container
	10	Chinese Pistache Male	<i>Ulmus parvifolia 'Drake'</i>	2-2 1/2" cal.
	140	Clara Indian Hawthorn	<i>Rhampholepis Indica 'Clara'</i>	3gal.
	10	Crape Myrtle, Natchez	<i>Lagerstroemia Indica</i>	8 to 10'
	52	Daylily	<i>Hemerocallis</i>	1gal.
	19	Pink Muhly Grass	<i>Festuca ovina 'Elijah Blue'</i>	3gal.
	15	Maiden Grass	<i>Miscanthus sinensis 'Purpurascens'</i>	3gal.
	2	Sweet Bay Magnolia	<i>Magnolia virginiana</i>	15gal.
	13	Willow Oak	<i>Quercus robur fastigiata</i>	2-2 1/2" cal.
	13	Japanese Yew	<i>Podocarpus macrophyllus</i>	10gal.
	13	Drummond Red Maple	<i>Acer Rubrum L. var drummondii</i>	2-2 1/2" cal.
	65	Encore Azalea	<i>Rhododendron indicum</i>	3gal.
	68	Japanese Cleysera	<i>Ternstroemia gymnanthera</i>	7gal.
	9	Pampass Grass	<i>Cortaderia selkiana</i>	3gal.

NOTE:
 QUANTITIES SHOWN ON PLANT MATERIAL LIST ARE PROVIDED AS AN AID TO CONTRACTOR AND SHOULD BE VERIFIED BY THE BIDDER.
 CONSULT ARCHITECT'S AND ENGINEER'S PLANS FOR LOCATION OF UNDERGROUND UTILITIES.
 HAVE ALL UTILITIES MARCKED BY "LOUISIANA ONE CALL" BEFORE BEGINNING WORK.
 STEEL EDGING IS REQUIRED BETWEEN ALL BEDS (MASS GROUND COVER AND SHRUBS) & GRASS.
 STEEL EDGING IS NOT REQUIRED WHERE BEDS ABUTT PAVEMENT OR WALLS OR AROUND PIT PLANTED PLANTS.
 COORDINATE WORK WITH IRRIGATION CONTRACTOR - PLANT LOCATIONS TAKE PRIORITY OVER PIPE LOCATION.
 DO NOT BLOCK BUILDING WEEP HOLES OR OTHER OBJECTS AND STRUCTURES REQUIRING POSITIVE DRAINAGE. IMPROPER DRAINAGE CAUSED BY INSTALLATION OF LANDSCAPE IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

EXECUTIVE
 DIRECTOR
 APPROVAL
 10-2-19
 Date
 By

Scale: 1/20" = 1 ft.

19-416-C



NOTES:

CONSULT ARCHITECT'S AND ENGINEER'S PLANS FOR LOCATION OF UNDERGROUND UTILITIES.

WHERE MODEL 570 SPRAY HEADS ARE CALLED FOR, PROVIDE 4" POP-UPS IN TURF AREAS AND 12" HI-POPS IN GROUND COVER AREAS AND SHRUB RISERS IN SHRUB AREAS.

COORDINATE WORK WITH LANDSCAPE CONTRACTOR - PLANT LOCATIONS TAKE PRIORITY OVER PIPE LOCATIONS.

LOCATE CONTROLLER ON EXTERIOR OF BUILDING AS INDICATED ON PLAN. A 110 VOLT OUTLET AND 1-1/2" CONDUIT TO THE ADJACENT LAWN AREA IS PROVIDED.

ALL PIPE AND CONTROL WIRE UNDER PAVEMENT TO BE IN SLEEVES (SEE SPECIFICATIONS).

VERIFY MINIMUM 20 PSI OPERATING PRESSURE IN EACH ZONE - BEFORE BEGINNING INSTALLATION.

PLACE ALL VALVES IN 10" DIA. BOXES.

PERFORM ALL WORK IN ACCORD WITH LOCAL CODES.

FOR CLARITY, 1/2" PIPE IS NOT LABELED ON THIS DRAWING.

LEGEND

SYMBOL	DESCRIPTION
▀	TORO 570 - 12-Q
▴	TORO 570 - 12-VAN
◐	TORO 570 - 12-H
◑	TORO 570 - 12-270
●	TORO 570 - 12-F
▴	TORO 570 - 4-EST
●	TORO 570 - 4-CST
▴	TORO 570 - 4-SST
⊕	TORO 570 - 9-SST
☀	HUNTER MODEL 3PGP - ADJ WITH 2 GPM NOZZLE FOR QUARTERS 4GPM NOZZLE FOR HALVES AND 8 GPM NOZZLE FOR FULLS
⌈	TORO 250 SERIES 1-1/2" ELECTRIC VALVE
⊗	1-1/2" FEBCO PRESSURE VACUUM BREAKER
⊕	CONTROLLER - HUNTER MODEL # PC-900
—	LATERAL LINE
---	1-1/2" PRESSURE LINE

**EXECUTIVE
DIRECTOR
APPROVAL**

10-3-19 *AC*
Date By

Revised

FMC DIALYSIS CLINIC
SHREVEPORT LA.
IRRIGATION

LOUISIANA LANDSCAPE CONCEPTS
9065 ELLERBE ROAD
SHREVEPORT LOUISIANA
71106
318-869-2589

SHEET
2
OF 2

19-416-C

Scale: 1/20" = 1 ft