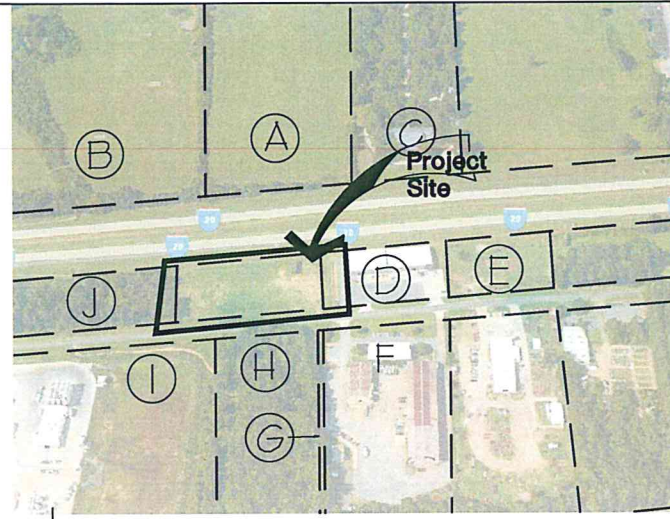
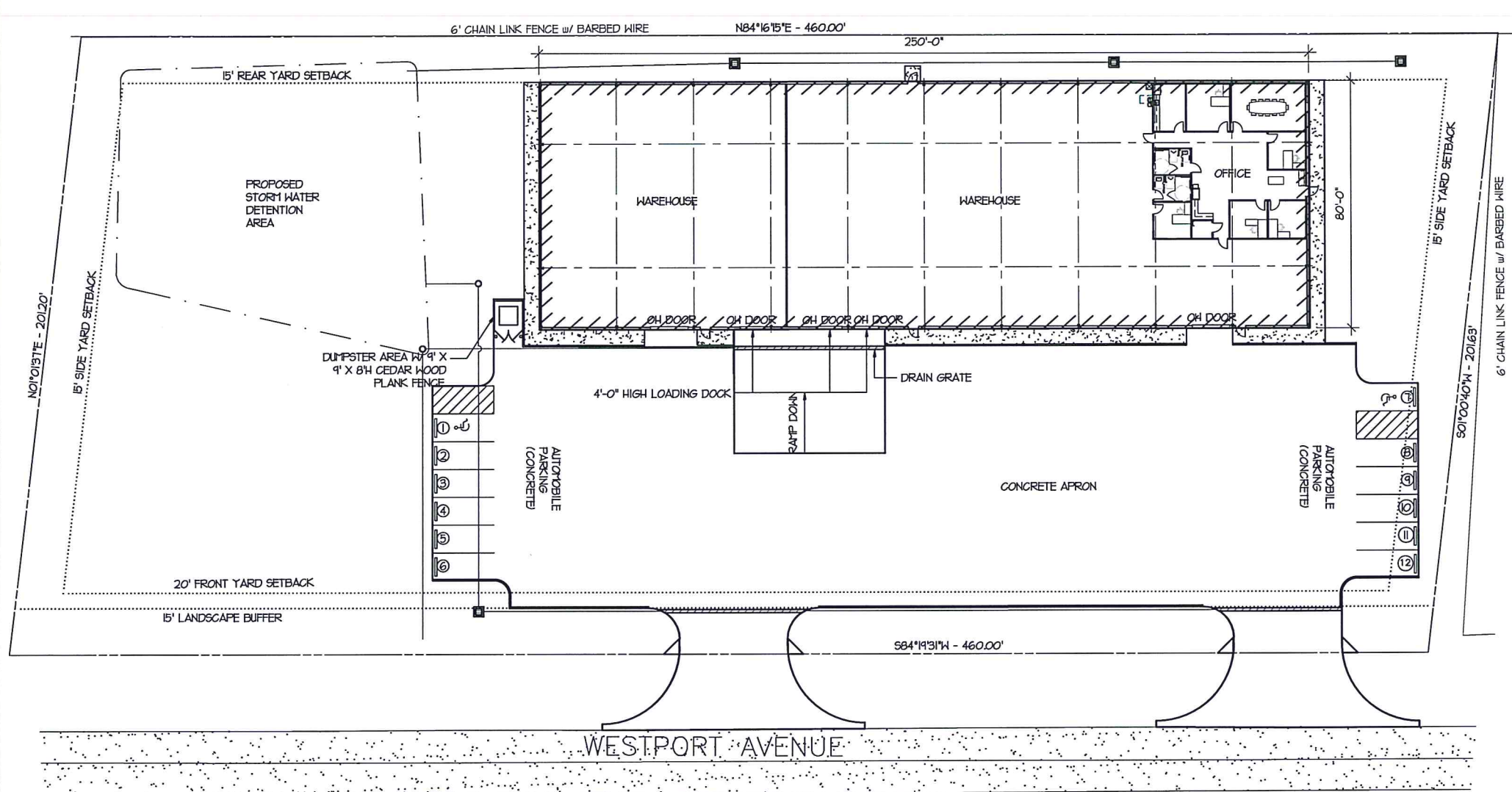


INTERSTATE 20



VICINITY MAP
NOT TO SCALE

ADDRESS	ADJACENT PROPERTY ZONING: ASSESSOR #	CURRENT ZONE	TAG
1115 GREENWOOD	111522003000600	R-A	Ⓐ
1025 GREENWOOD	111522003000300	R-A	Ⓑ
6914 WESTPORT AVE	111522005000200	R-A	Ⓒ
6914 WESTPORT AVE	111522011000100	I-2	Ⓓ
6914 WESTPORT AVE	111522000010200	I-2	Ⓔ
6913 WESTPORT AVE	111522000008800	I-2	Ⓜ
6913 WESTPORT AVE	111522000009000	I-2	Ⓨ
6913 WESTPORT AVE	111522000014400	I-2	Ⓩ
6920 W. 10TH	111522013000100	I-2	ⓓ
6920 W. 10TH	111522000014400	I-2	ⓔ

FLOOD MAP INFORMATION:
ZONE: X
MAP NO.: 2201TC0434H
MAP DATE: MAY 14, 2014

SHEET INDEX:

- I ZONING SITE PLAN
- F VEHICLE TRACKING (FIRE TRUCK)
- C2.0 SITE PLAN
- C4.0 GRADING & DRAINAGE PLAN
- L-1.0 LANDSCAPE PLAN
- L-1.1 PLANTING PLAN
- L-1.2 IRRIGATION PLAN
- V.1 VEHICLE TRACKING (SEM TRACTOR TRAILOR)
- V.2 VEHICLE TRACKING (SEM TRACTOR TRAILOR)
- V.3 VEHICLE TRACKING (GARBAGE TRUCK)
- 2A COLORED EXTERIOR ELEVATION
- 2B EXTERIOR ELEVATION
- REF1 LIGHTING PLAN

**EXECUTIVE
DIRECTOR
APPROVAL**

1-25-24
Date By *[Signature]*

1 Site Plan
Scale: 1" = 20'-0"



CURRENT ZONING: I-2
ADJACENT PROPERTY ZONING: I-2
PROPERTY DESCRIPTION: PARCEL 111522000014300
PROPERTY AREA:
TOTAL: 2.112 ACRES (92,010.884 SQ. FT.)
NUMBER OF PARKING SPACES: 12 SPACES
TENANT 1:
OFFICE: 2,515 / 1,500 = 5 SPACES
WAREHOUSE: 11,085 / 10,000 = 2 SPACES
TENANT 2:
OFFICE: 2,000 / 1,500 = 4 SPACES
WAREHOUSE: 4,400 / 10,000 = 1 SPACES
PROPOSED BUILDING AREA: 20,000 S.F.
PROPOSED BUILDING HEIGHT: +/- 25'-4" (TOP OF ROOF IF A PITCHED ROOF)

SETBACKS
I-2: FRONT - 20'
INTERIOR SIDE - 15'
CORNER SIDE - 20'
REAR - 15'

PROPERTY OWNER:
CWL CO. WESTPORT II, LLC
708 N. ASHLEY RIDGE LOOP
SUITE 101
SHREVEPORT, LA 71106
JEREMY JOHNSTON
318-869-4990

PROPOSED NEW WAREHOUSE-OFFICE BUILDING
SHREVEPORT, LA 71129
ADJACENT TO 6914 WESTPORT AVE

Alan Clark
Executive Director Signature
Metropolitan Planning Commission

DATE

ma
mcrew Architecture
A Professional
Architectural Corporation
3556 Youree Drive
Shreveport, LA 71105
318-219-7388 v.
318-219-7468 f.

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Zoning Site Plan

Westport Ave New Building
Westport Ave
Shreveport, LA 71129

ISSUE INFORMATION
Drawn JRC/BLM
Job 2304
CAD
Plot 11/30/2023
Sheet
1
Of 000 Sheets

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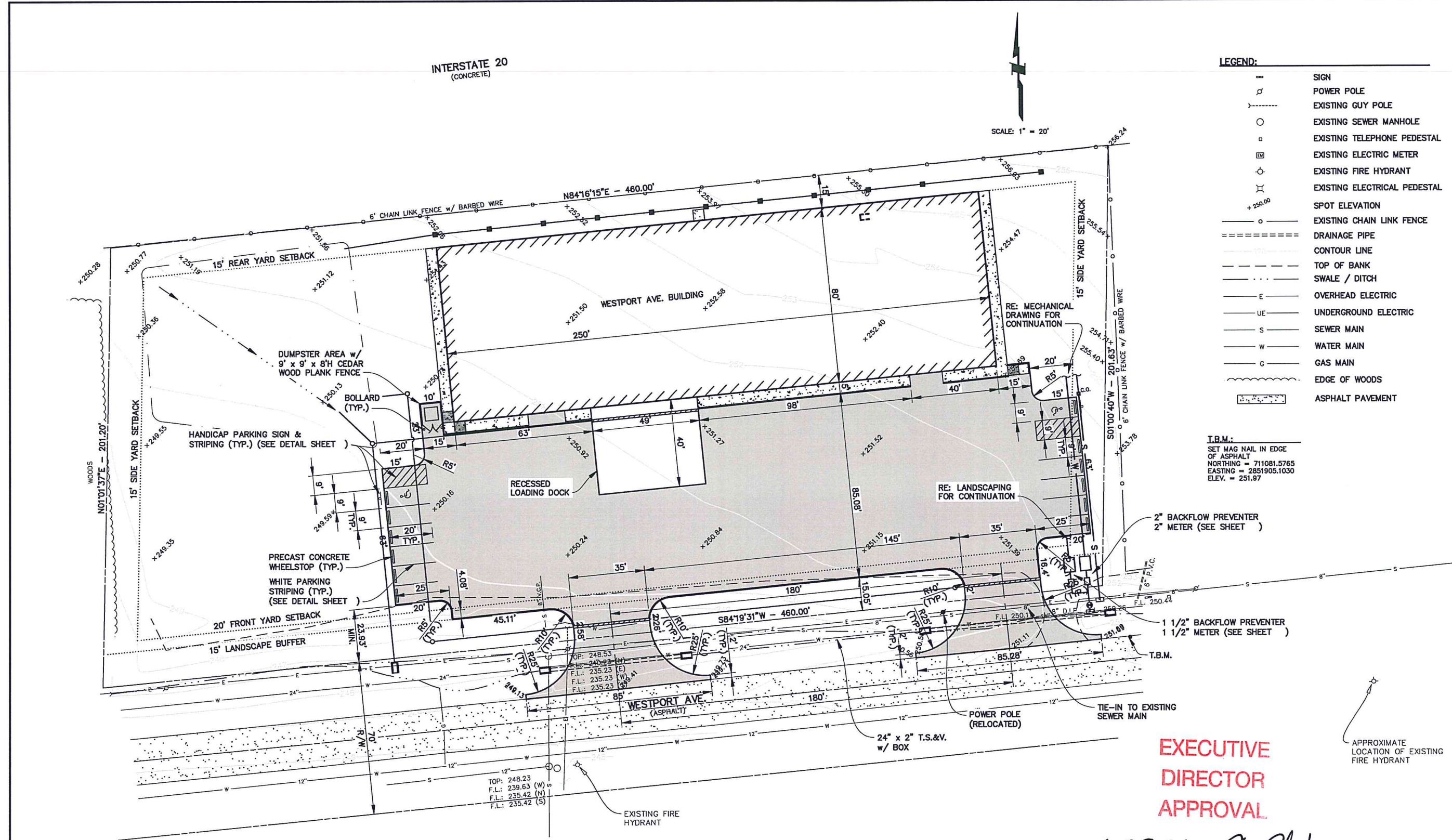
Westport Ave New Building Site Plan
Westport Ave
Shreveport, LA 71129

ISSUE INFORMATION

Drawn	DAR
Job	23001
CAD	
Plot	11/31/23
Sheet	C2.0
Of	000 Sheets

- LEGEND:**
- SIGN
 - POWER POLE
 - EXISTING GUY POLE
 - EXISTING SEWER MANHOLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING ELECTRIC METER
 - EXISTING FIRE HYDRANT
 - EXISTING ELECTRICAL PEDESTAL
 - SPOT ELEVATION
 - EXISTING CHAIN LINK FENCE
 - DRAINAGE PIPE
 - CONTOUR LINE
 - TOP OF BANK
 - SWALE / DITCH
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - SEWER MAIN
 - WATER MAIN
 - GAS MAIN
 - EDGE OF WOODS
 - ASPHALT PAVEMENT

T.B.M.:
SET MAG NAIL IN EDGE OF ASPHALT
NORTHING = 711081.5765
EASTING = 2851905.1030
ELEV. = 251.97



EXECUTIVE DIRECTOR APPROVAL

1-25-24 *[Signature]*
Date By

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AUGUST, 2023



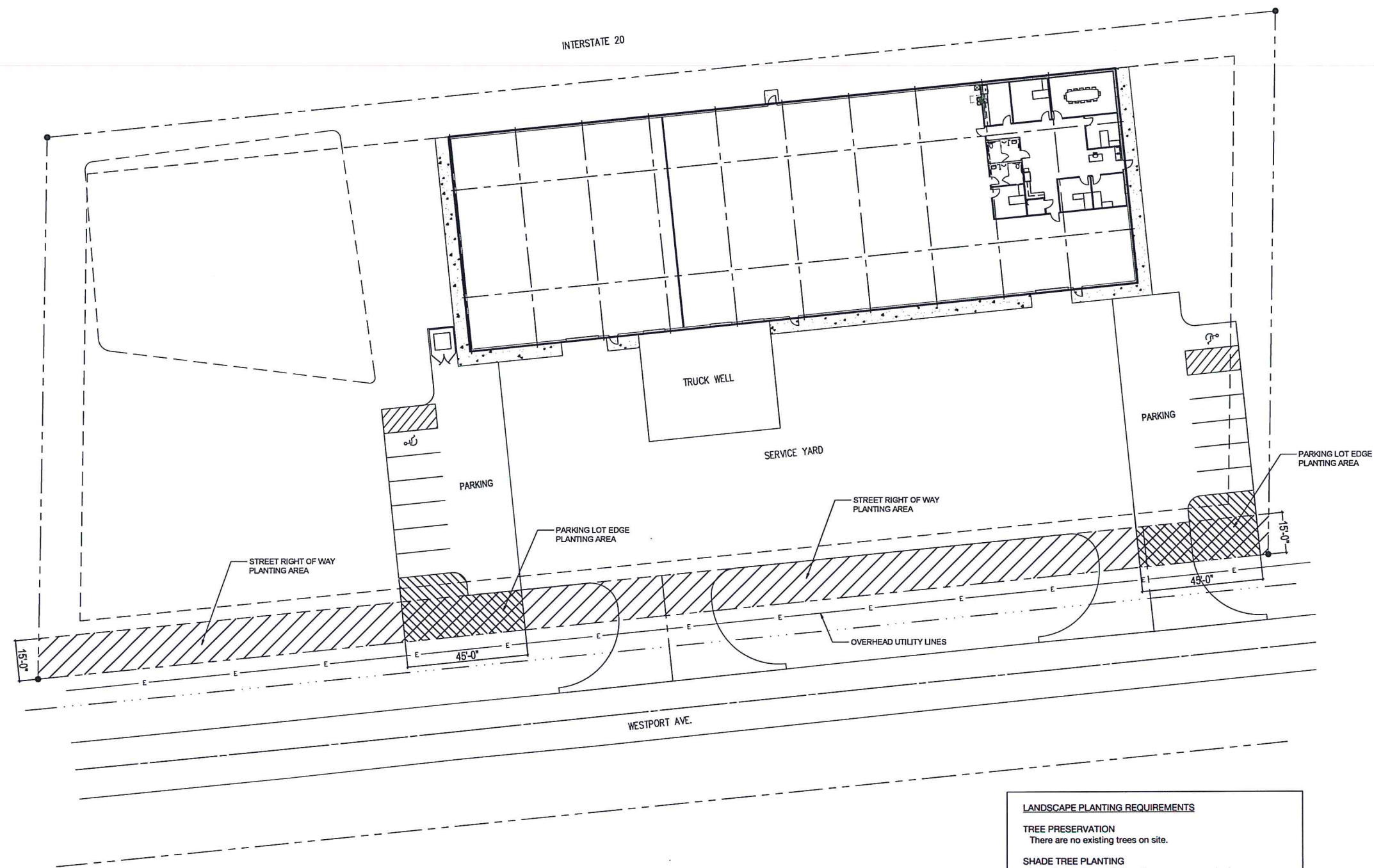
BALAR ASSOCIATES, INC.
631 MILAM STREET, SUITE 300
SHREVEPORT, LOUISIANA 71101
PHONE: 318-221-8312
FAX: 318-424-6508
E-MAIL: balar@balar-engineers.com
WEB: www.balar-engineers.com
LOUISIANA REGISTRATION No. 64
TEXAS REGISTRATION No. F-11221



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Landscape Plan

Westport Ave New Building
Westport
Shreveport, LA 71129



1 LANDSCAPE LOCATIONS PLAN
SCALE: 1" = 20'



LANDSCAPE PLANTING REQUIREMENTS

TREE PRESERVATION
There are no existing trees on site.

SHADE TREE PLANTING
The site is in Zone I-2, therefore none are required.

LANDSCAPE BUFFER
Adjacent properties are in Zone I-2, therefore landscape buffers are not required.

STREET RIGHT-OF-WAY LANDSCAPE

Street Frontage	460 feet
Buffer Width	15 feet
Total Planting Area	6,900 sf

TREE PLANTING REQUIREMENTS

Shade Trees (1 per 500 sf)	14 total	2 species
Ornamental Trees (3 per 500 sf)	42 total	5 species

Due to the existence of overhead utility lines along the street frontage, the use of small ornamental trees is required.

PARKING LOT EDGE PLANTING

Street Frontage	90 feet
Buffer Width	15 feet
Total Planting Area	1,350 sf

PARKING LOT EDGE PLANTING

Shrubs (10 per 500 sf)	27 total	5 species
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1,350/500 = 2.7 x 10

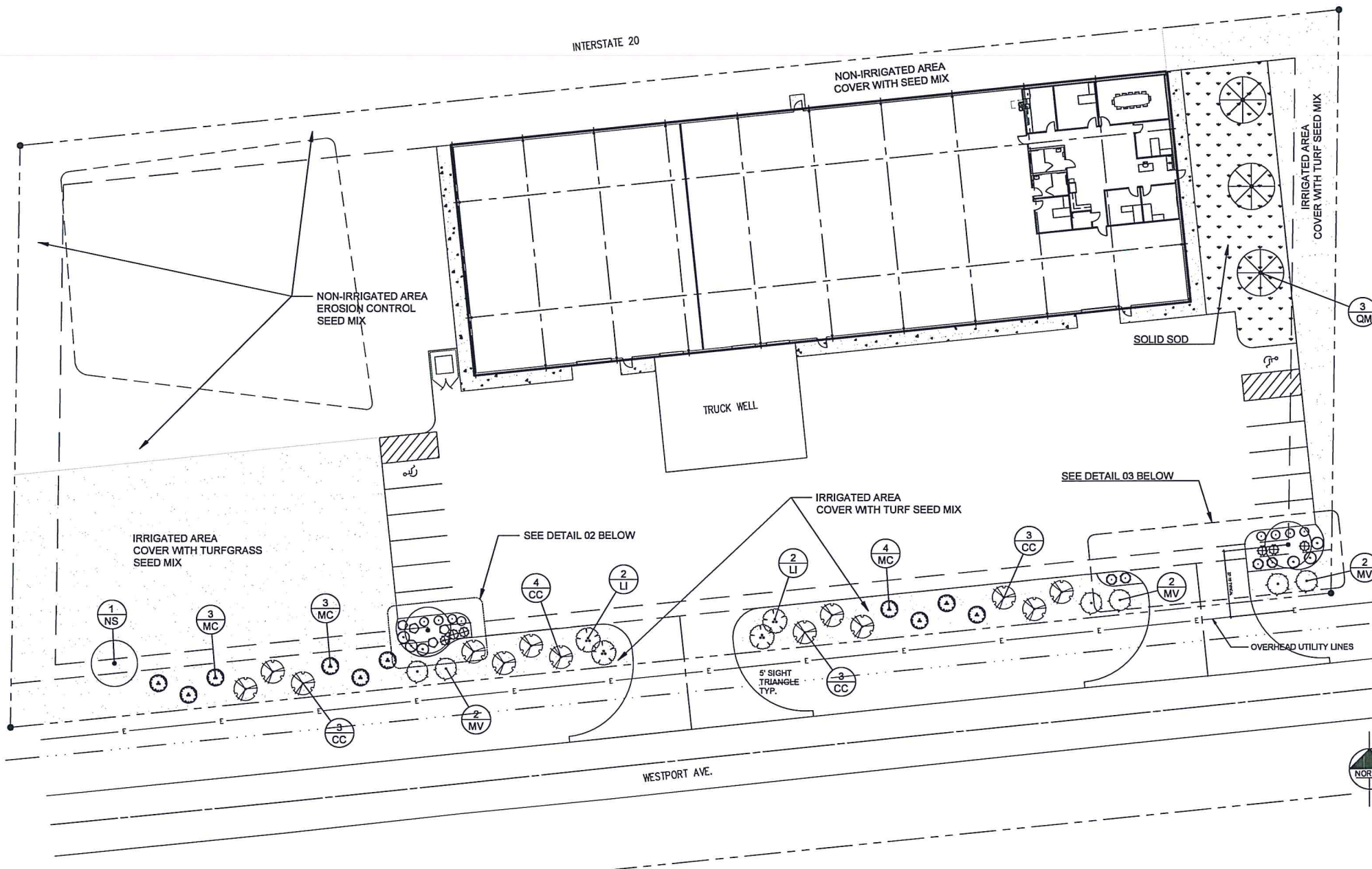
EXECUTIVE
DIRECTOR
APPROVAL

1-25-24
Date By *W. Hartman*

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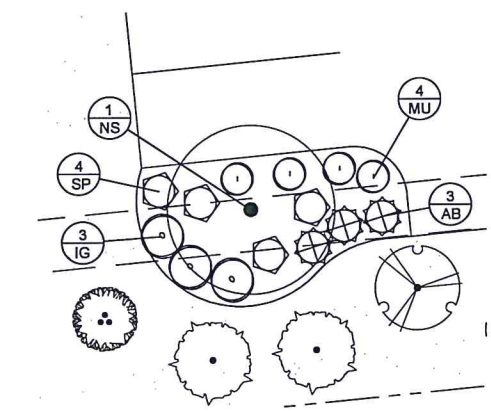
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Job	
CAD	
Plot	12-01-2023
Sheet	L-1.0
Of	03 Sheets



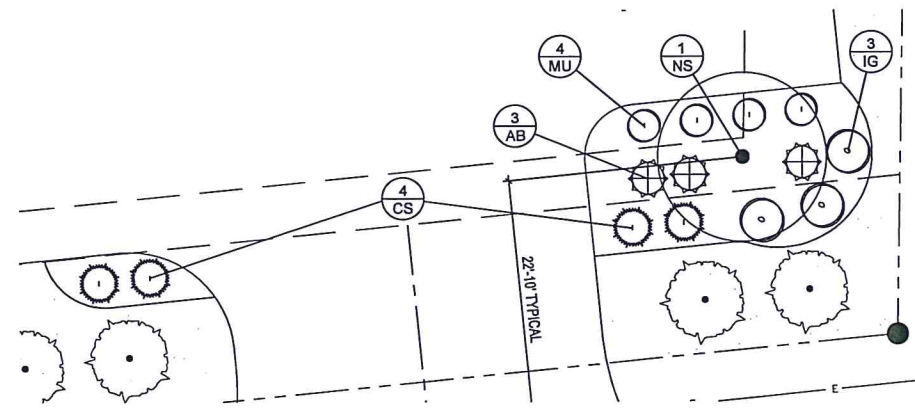
1 PLANTING PLAN
SCALE: 1" = 20'

**EXECUTIVE
DIRECTOR
APPROVAL**

1-25-24
Date By *[Signature]*



2 PLANTING DETAIL
SCALE: 1/8" = 1'-0"



3 PLANTING DETAIL
SCALE: 1/8" = 1'-0"

TREE SCHEDULE

SYM	QTY	SPECIES	SIZE
⊗	3	QM Swamp Chestnut Oak, Quercus michauxii	30 gal
○	3	NS Black Gum, Nyssa sylvatica	30 gal
⊙	4	LI Coral Crape Myrtle Lagerstroemia indica "Tuscarora"	15 gal
⊗	13	CC Eastern Redbud, Cercis canadensis	15 gal
○	6	MV Sweetbay Magnolia, Magnolia virginiana	15 gal
⊙	10	MC Wax Myrtle, Myrica cerifera	15 gal

STREET RIGHT-OF-WAY PLANTING REQUIREMENTS
 TOTAL AREA 6,900 SF
 SHADE TREES 3 @ 1/500 SF = 1,500 SF
 ORNAMENTAL TREES 33 @ 3/500 SF = 5,500 SF
 Shade trees are more than 20' from overhead utility lines.
 Ornamental trees are not.

SHRUB SCHEDULE

SYM	QTY	SPECIES	SIZE
○	6	IG Inkberry, Ilex glabra	5 gal
⊗	4	CS Pampas Grass, Cortaderia selloana	5 gal
○	8	MU Pink Muhly Grass, Muhlenbergia capillaris	5 gal
⊙	4	SP Bridal Wreath Spirea, Spirea prunifolia	5 gal
⊗	6	AB Glossy Abelia, Abelia x. grandiflora	5 gal

GROUNDCOVER SCHEDULE

⊗	3000 SF	TIFWAY 419 Bermuda Cynodon dactylon "Tifway 419"	Solid Sod
○		Bermuda Turfgrass Seed Blend Irrigated	Seed

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ma
 mcnew Architecture
 A Professional
 Architectural Corporation
 3555 Youree Drive
 Shreveport, LA, 71105
 318-219-7388 v.
 318-219-7466 f.

WILLIAM HARTMAN
 LANDSCAPE ARCHITECT
 1031 Dudley Drive
 Shreveport, LA 71104
 318-525-7023



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Planting Plan

Westport Ave New Building
 Westport
 Shreveport, LA 71129

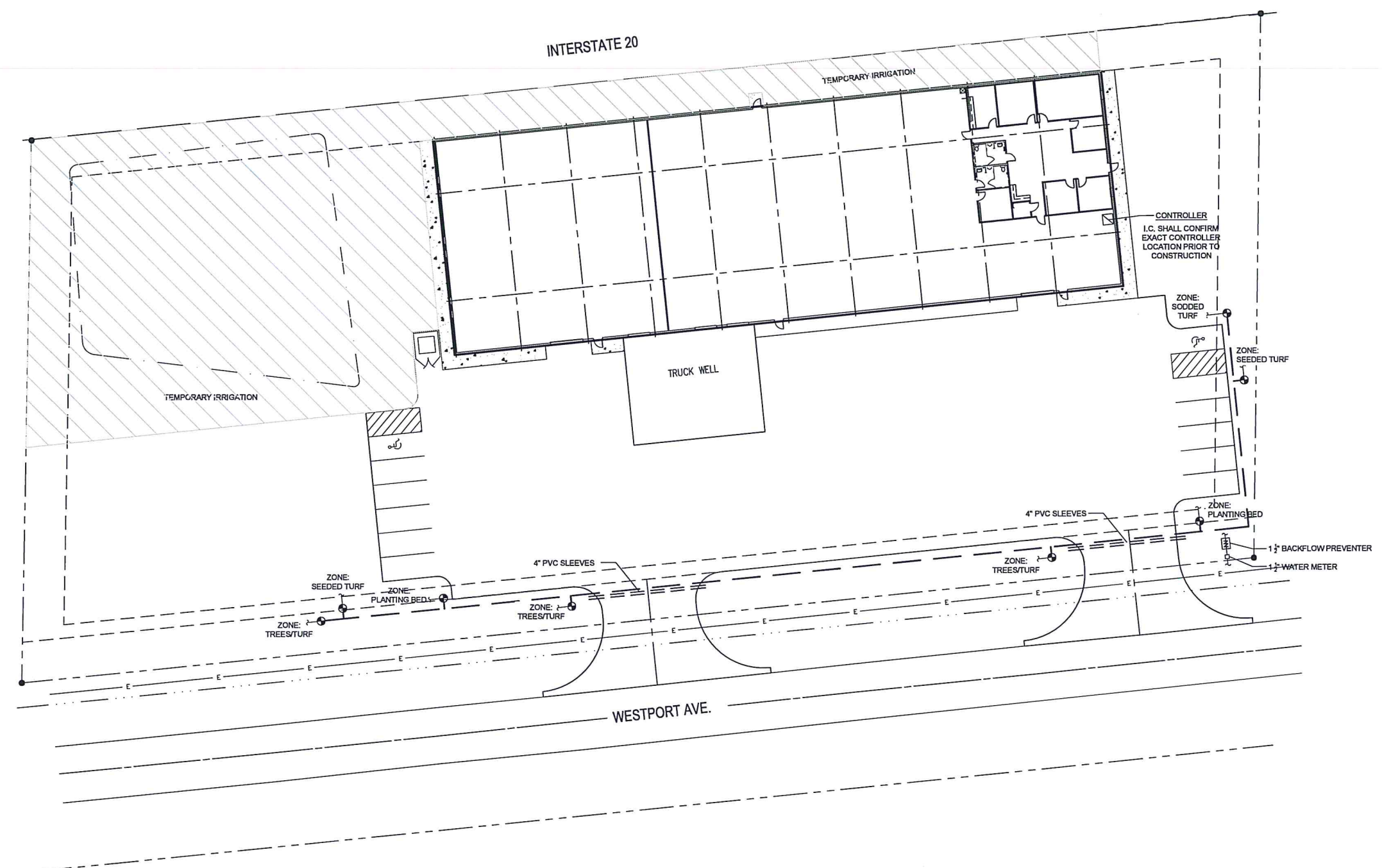
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Job	2304
CAD	
Plot	

Sheet
L-1.1
 Of 03 Sheets



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Irrigation Plan

Westport Ave New Building
Westport
Shreveport, LA 71129

1 LANDSCAPE IRRIGATION PLAN
SCALE: 1" = 20'



IRRIGATION NOTES

1. Irrigation Contractor to verify location of all underground utilities prior to commencing with work.
2. Irrigation contractor to submit irrigation plan for approval by landscape architect specifying sizes of valves, size, type and location of each head.
3. Irrigation plan shall provide complete coverage in areas indicated for the types of plant material in each location.

EXECUTIVE
DIRECTOR
APPROVAL

1-25-24
Date

[Signature]
By

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ISSUE INFORMATION	
Drawn	WH3
Job	2304
CAD	
Plot	
Sheet	L-1.2
Of	03 Sheets

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Vehicle Tracking
(Fire Truck)

Westport Ave New Building
Westport Ave
Shreveport, LA 71129

ISSUE INFORMATION

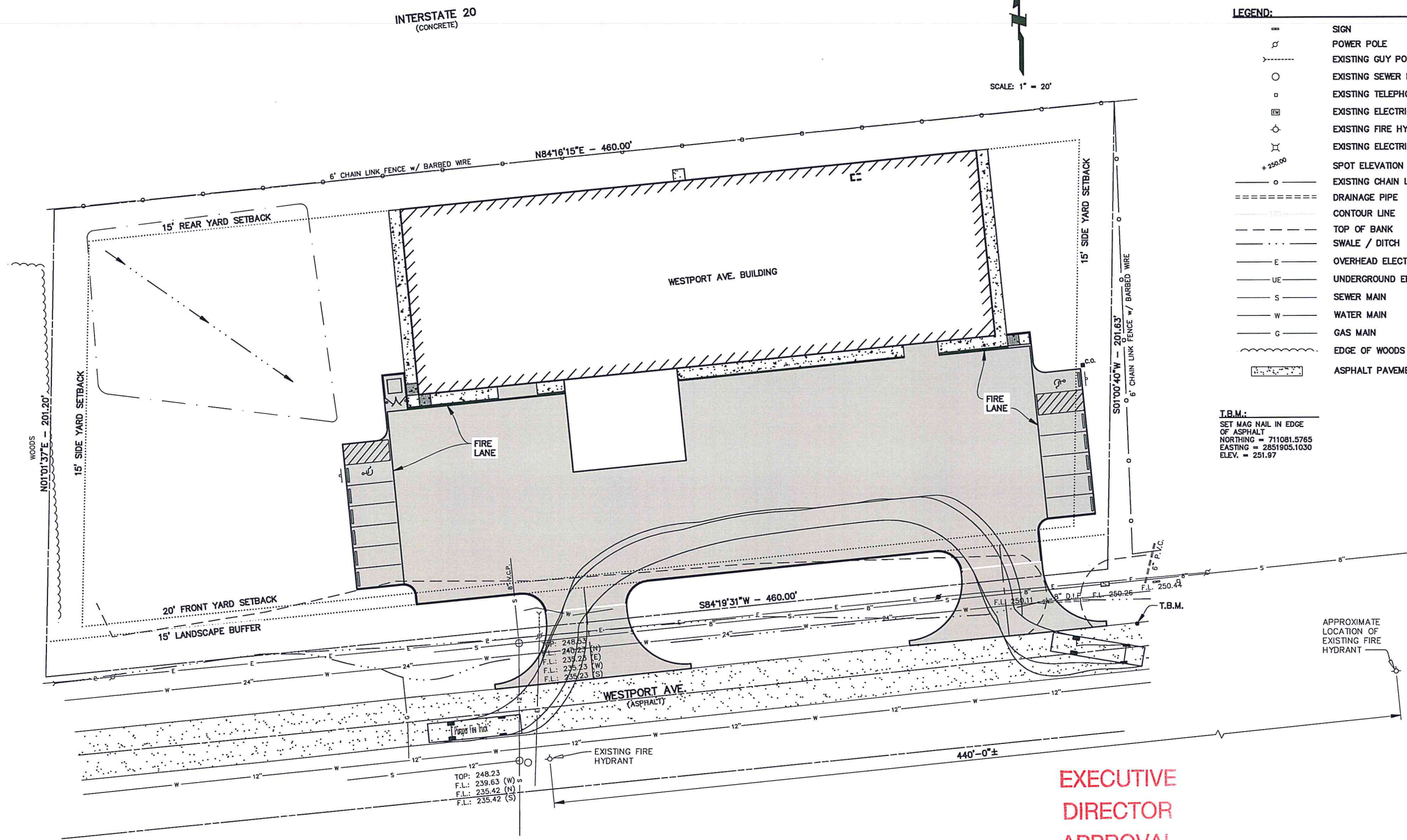
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Job	23001
CAD	
Plot	11/31/23
Sheet	F
Of	000
Sheets	

LEGEND:

- SIGN
- POWER POLE
- EXISTING GUY POLE
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC METER
- EXISTING FIRE HYDRANT
- EXISTING ELECTRICAL PEDESTAL
- SPOT ELEVATION
- EXISTING CHAIN LINK FENCE
- ==== DRAINAGE PIPE
- CONTOUR LINE
- TOP OF BANK
- SWALE / DITCH
- E OVERHEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- S SEWER MAIN
- W WATER MAIN
- G GAS MAIN
- EDGE OF WOODS
- ASPHALT PAVEMENT

I.B.M.:
SET MAG NAIL IN EDGE
OF ASPHALT
NORTHING = 711081.5765
EASTING = 2851905.1030
ELEV. = 251.97

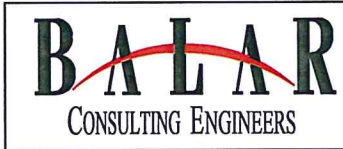
SCALE: 1" = 20'



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DIRECTOR
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1-25-24 Date By *Ally Clark*

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AUGUST, 2023



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631 MILAM STREET, SUITE 300
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E-MAIL: balar@balar-engineers.com
WEB: www.balar-engineers.com
LOUISIANA REGISTRATION NO. 64
TEXAS REGISTRATION NO. F-11221

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**Vehicle Tracking
(Semi Tractor Trailer)**

Westport Ave New Building
Westport Ave
Shreveport, LA 71129

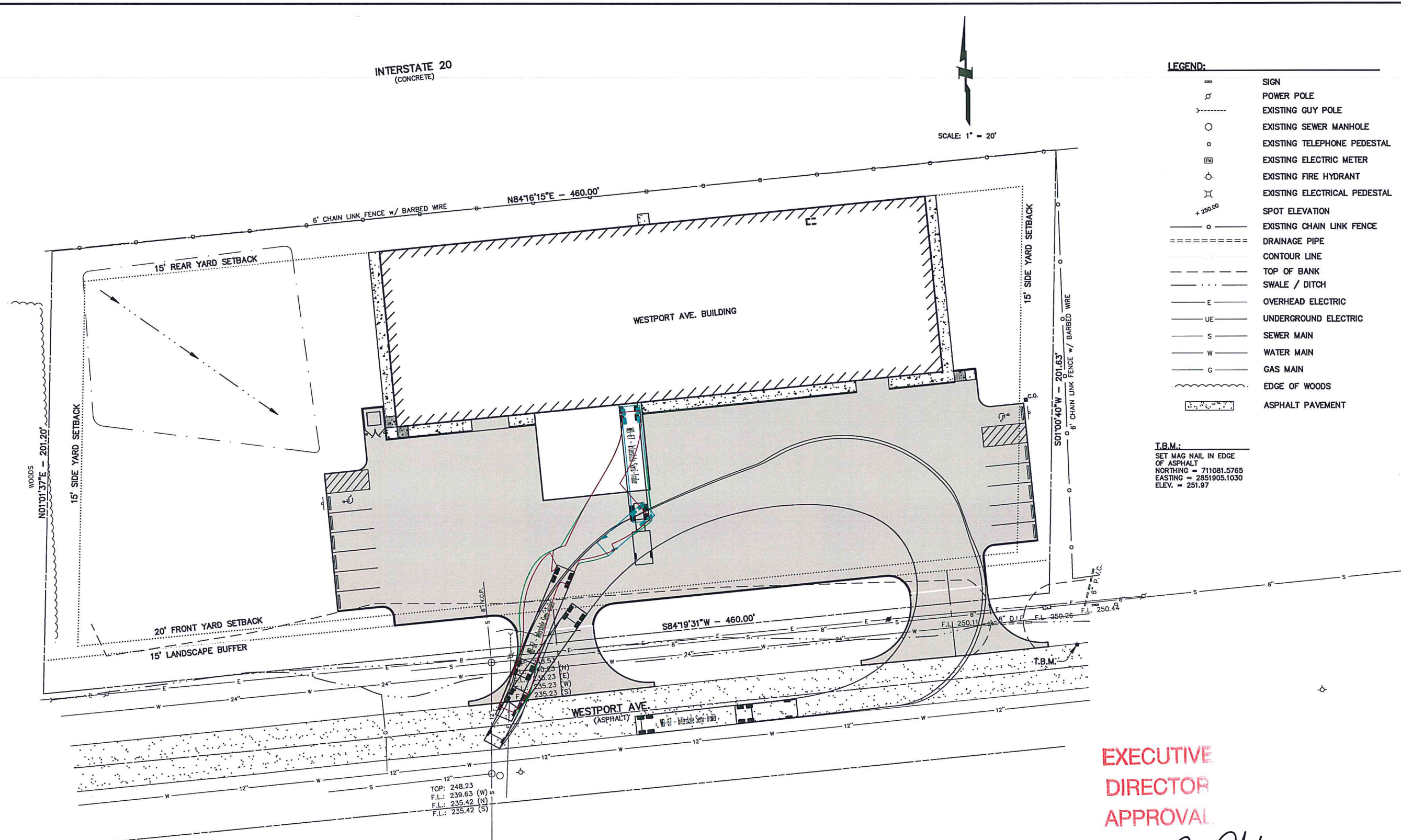
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CAD	
Plot	11/31/23
Sheet	V1
Of	000 Sheets

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- EDGE OF WOODS
- ASPHALT PAVEMENT

T.B.M.:
SET MAG NAIL IN EDGE
OF ASPHALT
NORTHING = 711081.5765
EASTING = 2851905.1030
ELEV. = 251.97



**EXECUTIVE
DIRECTOR
APPROVAL**

1-25-24 *ae*
Date By

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AUGUST, 2023

BALAR
CONSULTING ENGINEERS

BALAR ASSOCIATES, INC.
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**Vehicle Tracking
(Semi Tractor Trailer)**

Westport Ave New Building
Westport Ave
Shreveport, LA 71129

ISSUE INFORMATION

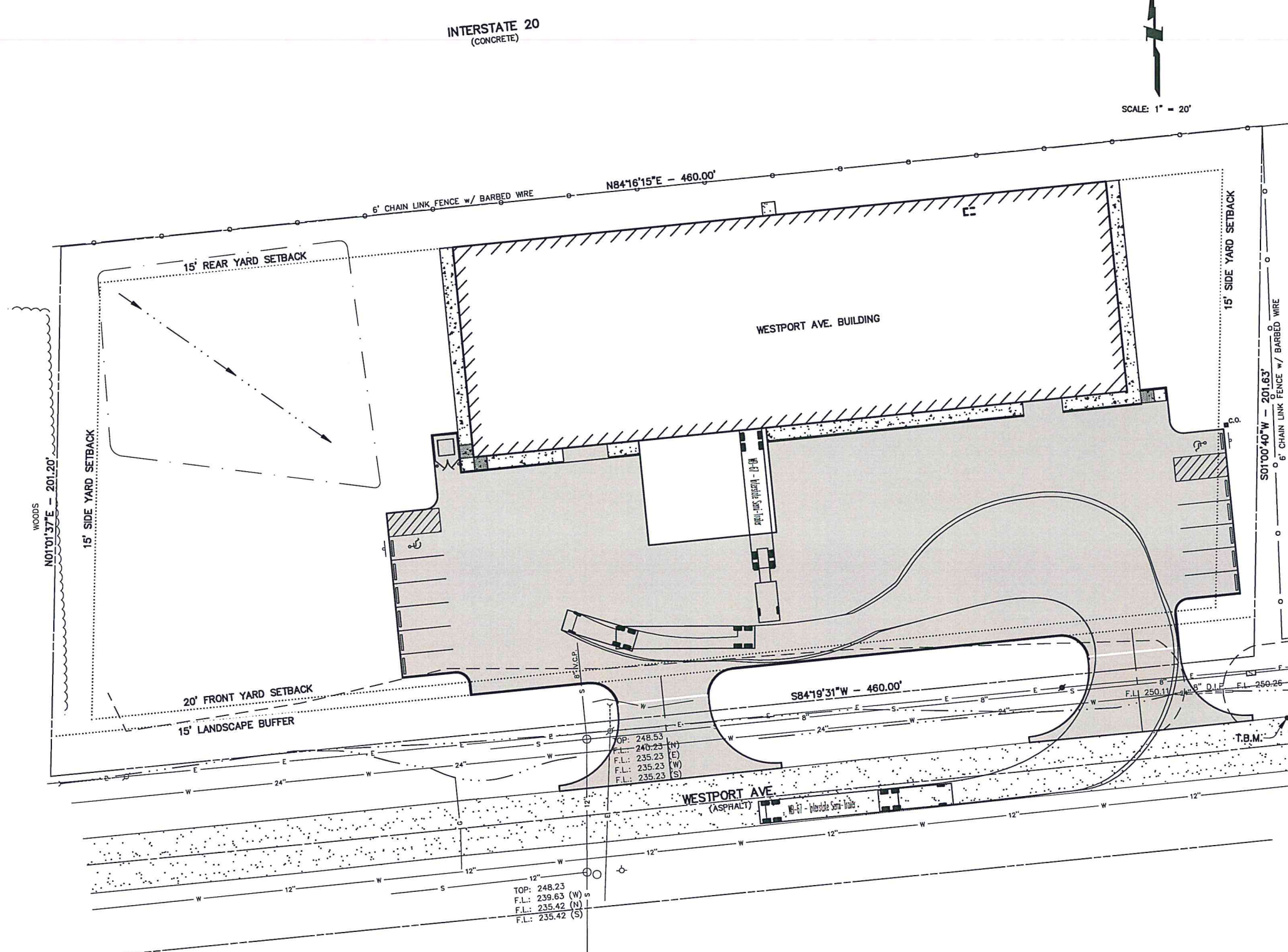
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Plot	11/31/23
Sheet	V2
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LEGEND:

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- UE— UNDERGROUND ELECTRIC
- S— SEWER MAIN
- W— WATER MAIN
- G— GAS MAIN
- ~ EDGE OF WOODS
- ASPHALT PAVEMENT

T.B.M.:
SET MAG NAIL IN EDGE
OF ASPHALT
NORTHING = 711081.5765
EASTING = 2851905.1030
ELEV. = 251.97

SCALE: 1" = 20'



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APPROVAL**

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G:\PROJECTS\1923001\CD00 MPC VT SEMI.DWG

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**Vehicle Tracking
(Garbage Truck)**

Westport Ave New Building
Westport Ave
Shreveport, LA 71129

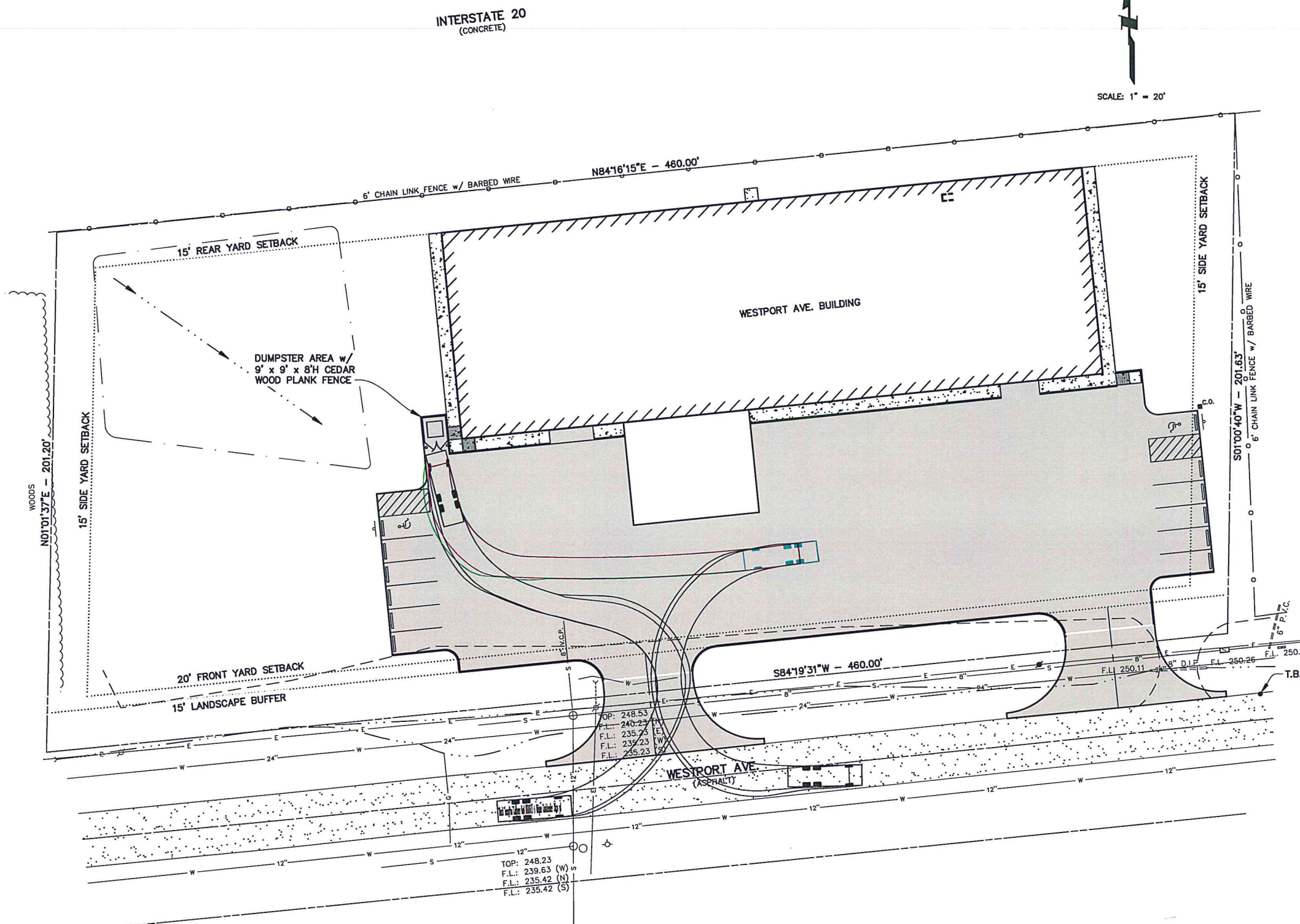
ISSUE INFORMATION

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Job	23001
CAD	
Plot	11/31/23
Sheet	V3
Of	000 Sheets

- LEGEND:**
- SIGN
 - POWER POLE
 - - - - EXISTING GUY POLE
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 - ⊕ EXISTING FIRE HYDRANT
 - ⊞ EXISTING ELECTRICAL PEDESTAL
 - + 250.00 SPOT ELEVATION
 - - - - EXISTING CHAIN LINK FENCE
 - ===== DRAINAGE PIPE
 - - - - CONTOUR LINE
 - - - - TOP OF BANK
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NORTHING = 711081.5765
EASTING = 2851905.1030
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SCALE: 1" = 20'



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DIRECTOR
APPROVAL**

1-25-24 *[Signature]*
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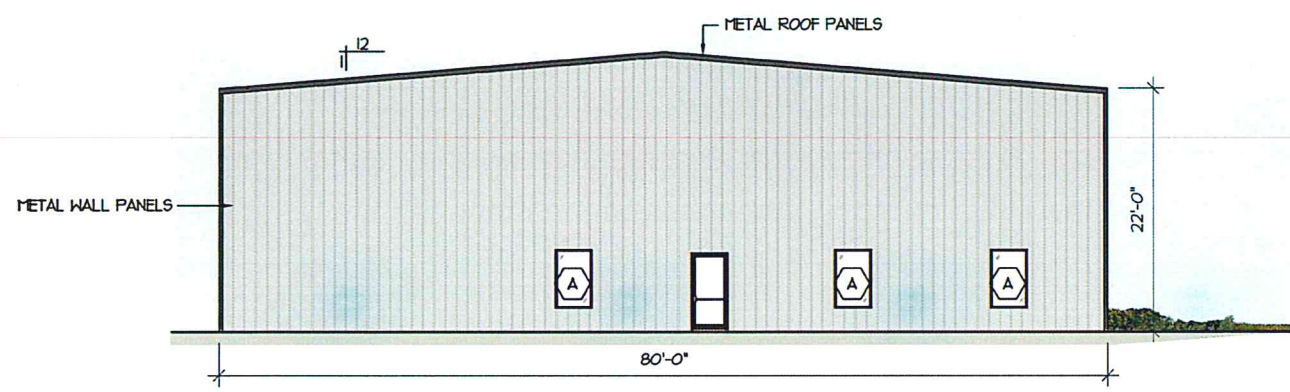


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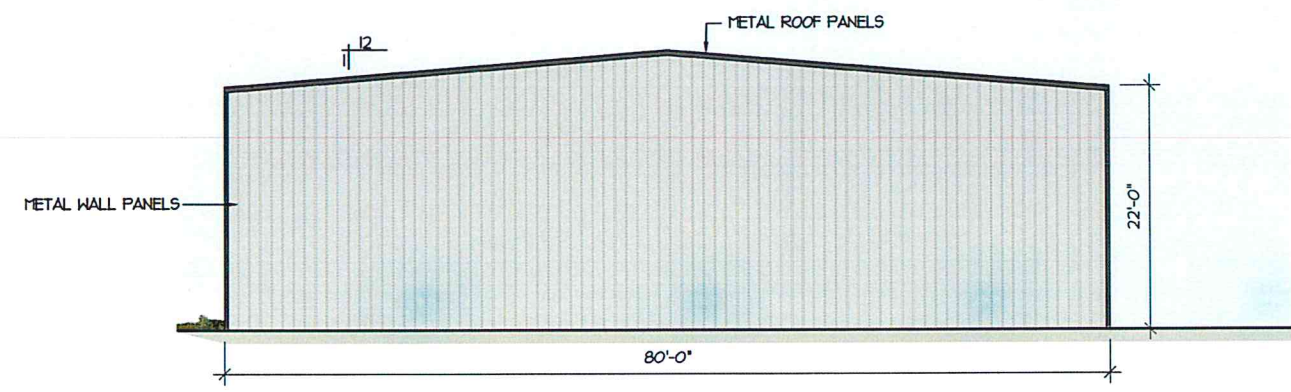
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Colored Exterior Elevations

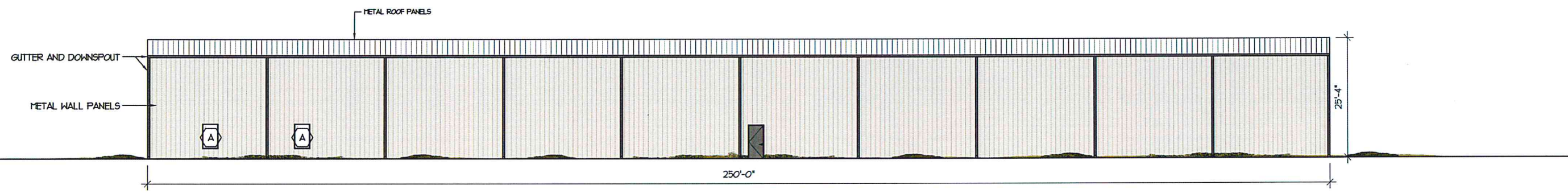
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Westport Ave
Shreveport, LA 71129



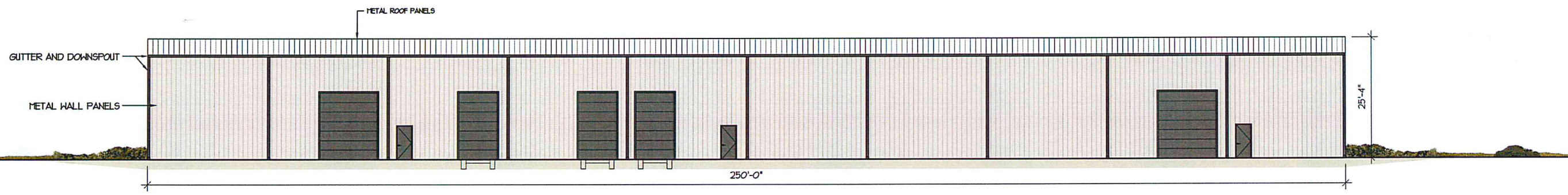
1 Side (East) Elevation
Scale: 1/8" = 1'-0"



2 Side (West) Elevation
Scale: 1/8" = 1'-0"



3 Rear (North) Elevation
Scale: 3/32" = 1'-0"



4 Front (South) Elevation
Scale: 3/32" = 1'-0"

**EXECUTIVE
DIRECTOR
APPROVAL**

6-25-21
Date By *[Signature]*

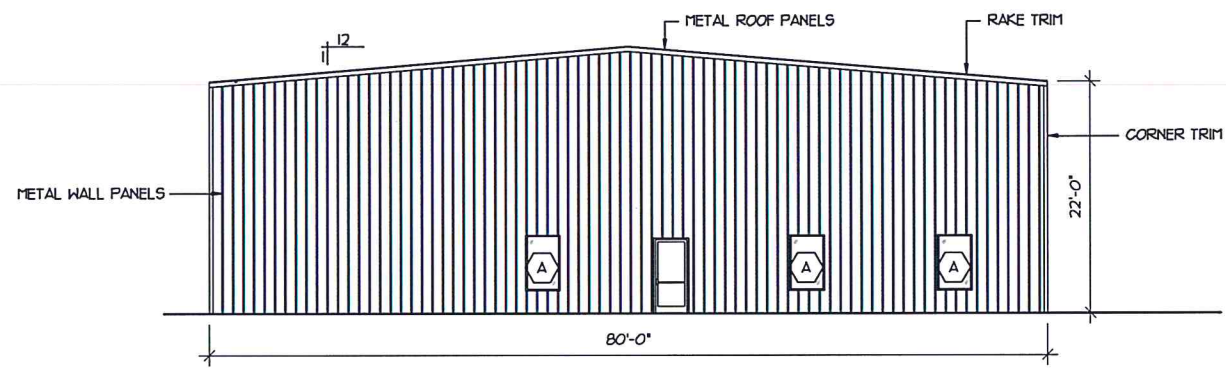
- SHEET GENERAL NOTES:**
1. NEW METAL ROOF PANELS, COLOR: WHITE.
 2. NEW METAL WALL PANELS, COLOR: ASH GRAY.
 3. NEW GUTTER AND DOWNSPOUTS, COLOR: CHARCOAL GRAY.

ISSUE INFORMATION	
Drawn	JRC/BLM
Job	2304
CAD	
Plot	
Sheet	2A
Of	000 Sheets

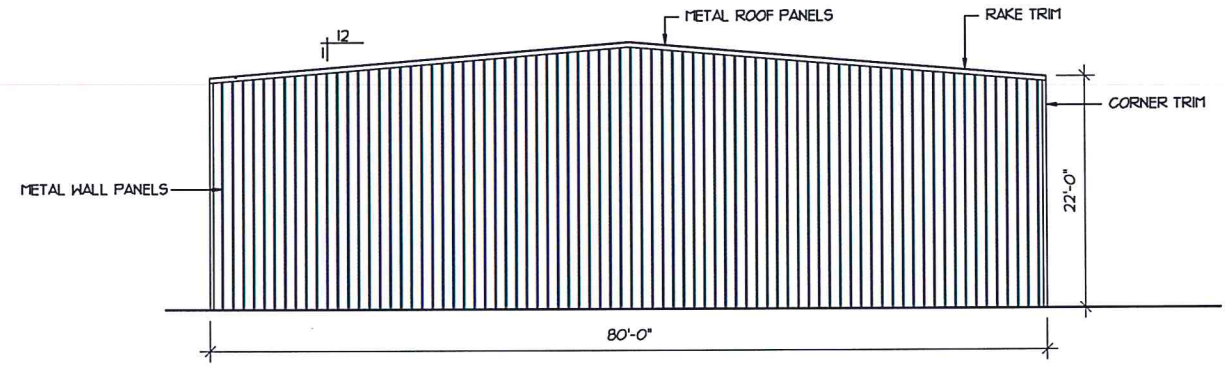
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Exterior Elevation

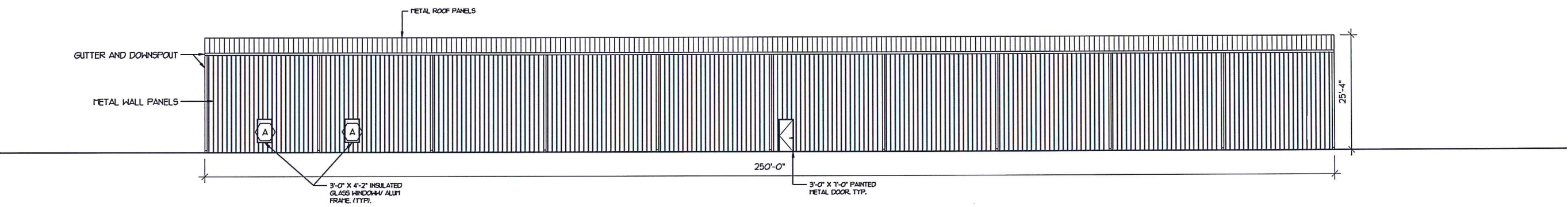
Westport Ave New Building
 Westport Ave
 Shreveport, LA 71129



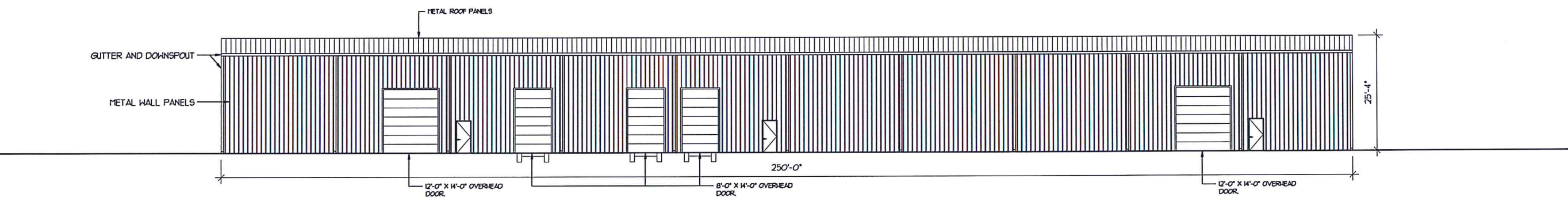
1 Side (East) Elevation
 Scale: 1/8" = 1'-0"



2 Side (West) Elevation
 Scale: 1/8" = 1'-0"



3 Rear (North) Elevation
 Scale: 3/32" = 1'-0"



4 Front (South) Elevation
 Scale: 3/32" = 1'-0"

**EXECUTIVE
 DIRECTOR
 APPROVAL**

1-25-24
 Date By *Al Clark*

WINDOW TYPE 'A':
 1. EXTERIOR LITE: 6" (1/4") PILKINGTON GREY ECLIPSE ADVANTAGE RADIANT LOW-E #2.
 2. CAVITY: 1/2" (AIR FILL)
 3. INTERIOR LITE: 3" (1/8") PILKINGTON CLEAR
 4. PERFORMANCE CHARACTERISTICS:
THERMAL
 WINTER U-FACTOR (BTU/H*FT²*F): 0.35
 WINTER U-FACTOR (W/M²*K): 1.91
 SOLAR HEAT GAIN COEFFICIENT: 0.34
 SHADING COEFFICIENT: 0.31
 LIGHT TO SOLAR GAIN: 0.81

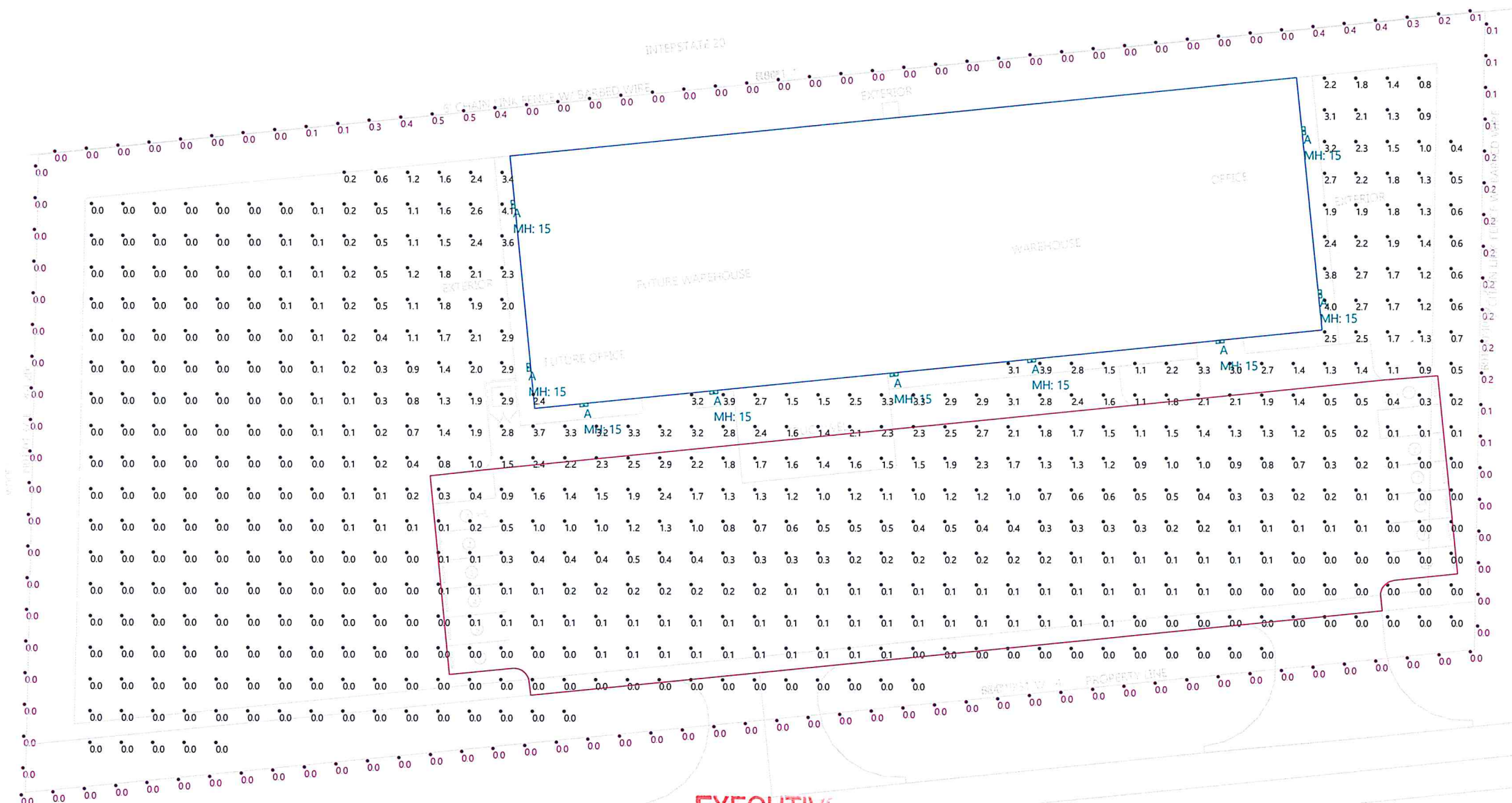
OPTICAL
 VISIBLE LIGHT TRANSMITTANCE: 30%
 VISIBLE LIGHT REFLECTANCE (OUTSIDE): 10%
 VISIBLE LIGHT REFLECTANCE (INSIDE): 31%
 TOTAL SOLAR TRANSMITTANCE: 26%
 TOTAL SOLAR REFLECTANCE (OUTSIDE): 9%
 ULTRAVIOLET TRANSMITTANCE: 9%

SHEET GENERAL NOTES:
 1. NEW METAL ROOF PANELS, COLOR: WHITE.
 2. NEW METAL WALL PANELS, COLOR ASH GRAY.
 3. NEW GUTTER AND DOWNSPOUTS, COLOR: CHARCOAL GRAY
 4. MAIN DOORS & OVERHEAD DOORS: PAINT TO MATCH CHARCOAL GRAY.
 5. WINDOW FRAMES, DARK BRONZE OR BLACK.

ISSUE INFORMATION	
Drawn	JRC/BLM
Job	2304
CAD	
Plot	11/30/2023
Sheet	2B
Of	000 Sheets

Luminaire Schedule							LLF	Lum. Lumens	Lum. Watts
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number					
Ⓜ	A	9	Single	CREE LIGHTING XSPW-B-WM-4ME-6L-40K-UL-COLOR			0.900	6100	47

Calculation Summary										
Label	CalcType	Units	PtSpcLr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
Property line	Illuminance	Fc	10	N.A.	0.05	0.5	0.0	N.A.	N.A.	Readings taken at property line
Site	Illuminance	Fc	10	10	0.67	4.1	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Parking Lot	Illuminance	Fc			0.51	2.9	0.0	N.A.	N.A.	Readings taken at 0'-0" AFF



EXECUTIVE
DIRECTOR
APPROVAL

Scale: 1 inch = 20 Ft.

1-25-24
Date By *[Signature]*

- NOTES:
- 1) Fixture Mounting Heights (MH) are indicated next to each fixture.
 - 2) All fixtures labeled with "_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
 - 3) Interior reflectances 80/50/20; exterior reflectances 20% UON.
 - 4) Quantity (QTY) indicated on HLPS Luminaire Schedule is for what is included in this calculation study only - Not final counts.
 - 5) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

Project Name: Office Warehouse Westport
Client:
Drawn By: MChavarría
Date: 12/5/2023
Version: REV1



THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.