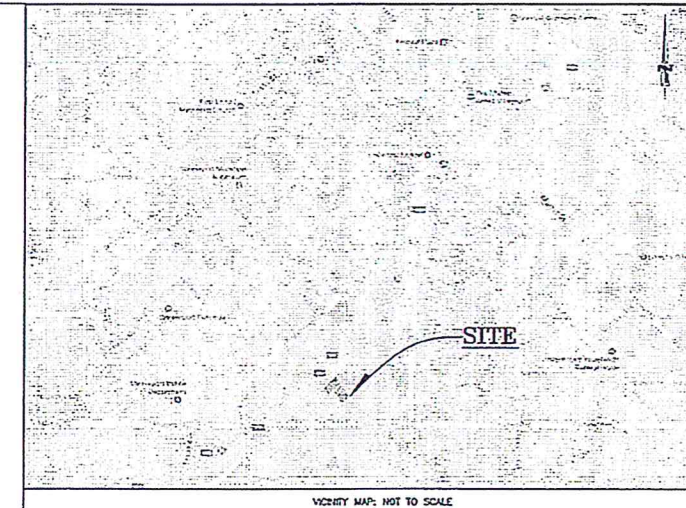


**NITH, LLC OFFICE**  
 1110 SAM R. FERTITTA DR., SHREVEPORT, LA 71101  
 (FORMERLY CHRISTIAN ST.)

**NEW STIE PLAN**

10/15/2016  
**C.2**  
 3 OF 32



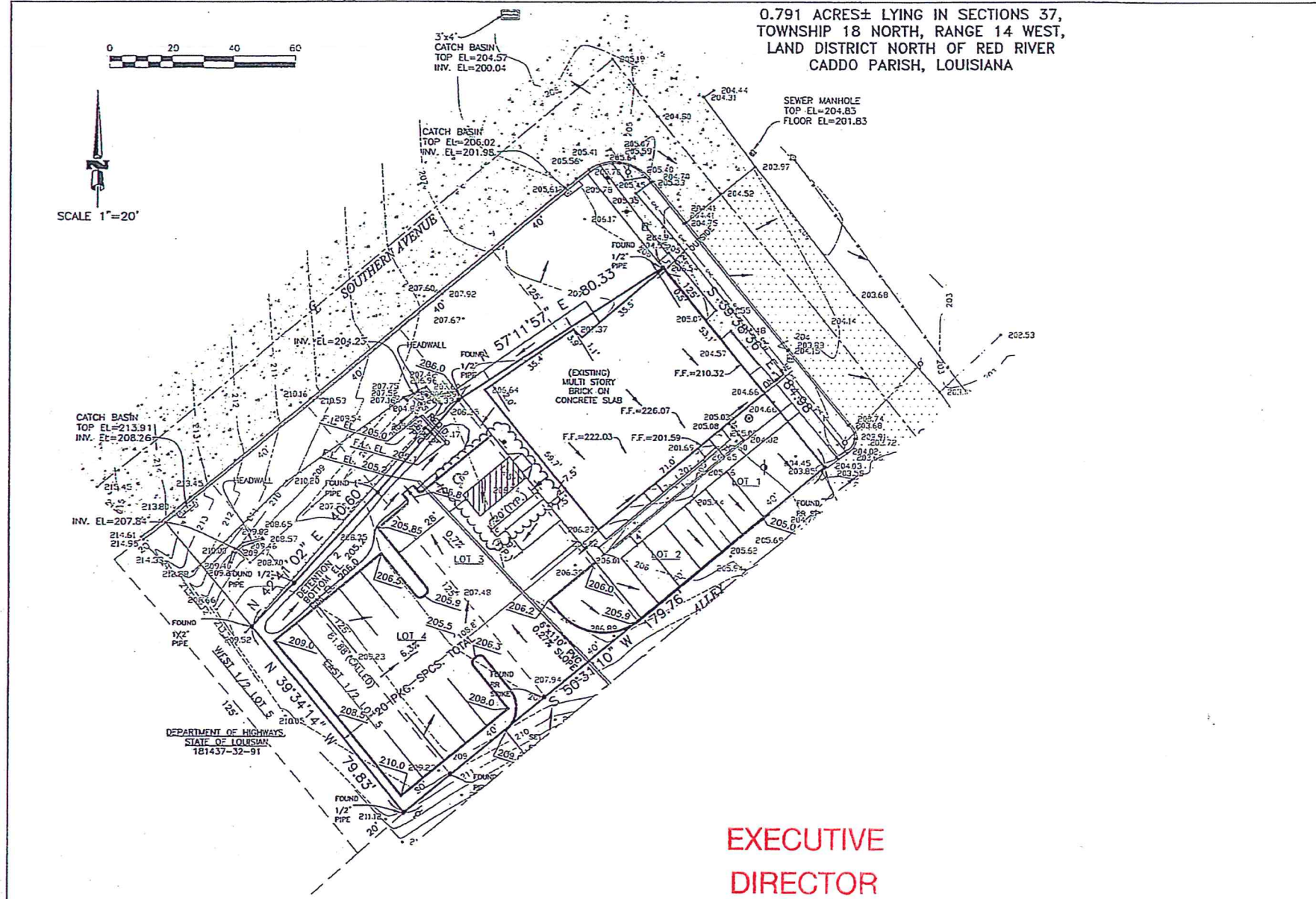
**LEGEND:**

—○—	SET 5/8" REBAR	P.O.C.	POINT OF COMMENCEMENT
—●—	FOUND MONUMENTATION	P.O.B.	POINT OF BEGINNING
—	RIGHT OF WAY LINE	—	POWER POLE
—	CENTERLINE OF ROADWAY	—	VALVE
—	PLATTED LOT LINE	—	SEWER MANHOLE
—	POWER LINE(OVERHEAD)	—	FIRE HYDRANT
—	SANITARY SEWER	—	TRAFFIC SIGNAL BOX
—	GAS LINE	—	SERVICE METER (WATER)
—	WATER LINE	—	SERVICE METER (GAS)
—	CONTOURS	—	TELEPHONE PEDESTAL
—	FLOW LINE/SWALE	—	ELECTRIC HANDHOLE
—	DITCH(TOP BANK)	—	GAS VALVE
—	TOE	—	BOLLARD
—	CONCRETE	—	SIGN
—	ASPHALT	—	WATER FAUCET
—	ELEVATIONS	—	GUY ANCHOR
—		—	SERVICE POLE

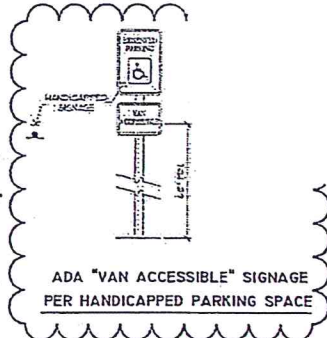
**LEGAL DESCRIPTION:**  
 LOT 1 OF SOUTHERN CHRISTIAN SUBDIVISION, A SUBDIVISION OF THE CITY OF SHREVEPORT, CADDO PARISH, LOUISIANA, AS PER PLAT RECORDED IN CONVEYANCE BOOK 2150, PAGE 259 OF THE RECORDS OF CADDO PARISH, LOUISIANA, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON, BEING A RESUBDIVISION OF LOTS ONE (1) AND TWO (2) AND THREE (3) OF BROOKS SUBDIVISION OF THE CITY OF SHREVEPORT, CADDO PARISH, LOUISIANA, AS PER PLAT RECORDED IN CONVEYANCE BOOK R, PAGE 726, CADDO PARISH RECORDS, LESS AND EXCEPT A PORTION OF SAID LOTS SOLD TO DEPARTMENT OF HIGHWAYS, AND TOGETHER WITH ALL INTEREST IN ALLEYS, STREETS AND OTHER STRIPS OF LAND ADJACENT THERETO.  
 FOR INFORMATION AL PURPOSES ONLY:  
 MUNICIPALLY DESIGNATED AS 1211 AND 1215 SOUTHERN AND 1110 CHRISTIAN STREET, SHREVEPORT, LA  
 ASSESSOR ACCOUNT NUMBERS: 181437-178-0001-00 AND 181437-032-104  
 AND  
 LOT 4 AND SOUTHEASTERLY PART OF E 1/2 OF LOT 5, MEASURING 81.88 FEET ON THE NE LINE AND 79' ON THE SWLY LINE THEREOF, BROOKS SUBDIVISION AS PER PLAT IN CONVEYANCE BOOK "R", PAGE 726, CITY OF SHREVEPORT, CADDO PARISH, LOUISIANA, LESS AND EXCEPT THAT PART OF SAID LOTS, SOLD TO STATE OF LOUISIANA, DEPARTMENT OF HIGHWAYS, AND TOGETHER WITH ALL INTEREST IN ALLEYS, STREETS, WAYS AND ANY OTHER STRIPS OF LAND ADJACENT THERETO.  
 FOR INFORMATION AL PURPOSES ONLY:  
 MUNICIPALLY DESIGNATED AS 1215 SOUTHERN STREET, SHREVEPORT, LA  
 ASSESSOR ACCOUNT NUMBERS: 181437-32-0090-00 AND 181437-032-104  
 AND  
 LOTS 36 & 37 & 1/2 ADJACENT ABANDONED BROOKS STREET, BROOKS SUBDIVISION, SHREVEPORT, CADDO PARISH, LOUISIANA, AS PER PLAT THEREOF RECORDED IN BOOK R, PAGE 726 OF THE CONVEYANCE RECORDS OF CADDO PARISH, LOUISIANA;  
 GEOGRAPHICAL NO. 181437-032-0036-00;  
 AND  
 LOT 38 & 1/2 ADJACENT ABANDONED BROOKS STREET, BROOKS SUBDIVISION, SHREVEPORT, CADDO PARISH, LOUISIANA, AS PER PLAT THEREOF RECORDED IN BOOK R, PAGE 726 OF THE CONVEYANCE RECORDS OF CADDO PARISH, LOUISIANA;  
 GEOGRAPHICAL NO. 181437-032-0036-00

**REFERENCE PLATS:**  
 1. PLAT OF BOUNDARY SURVEY OF PROPERTY LOCATED IN SEC. 37, T18N, R14W, DATED MARCH 28, 2016; PREPARED BY THOMAS J. FONTCUBERTA, P.L.S. NO. 4572.  
 2. PLAT OF SOUTHERN CHRISTIAN SUBDIVISION LOCATED IN SEC. 37, T18N, R14W, DATED NOVEMBER 18, 1991; PREPARED BY JOHN BOWMAN, P.L.S. NO. 703.  
 3. PLAT OF BROOKS SUBDIVISION, PER C.B. R. PG. 726.

**FLOOD ZONE DATA:**  
 BASED ON FIRM FLOOD INSURANCE RATE MAP NO. 22017 C 0389 H (MAY 19, 2014), FOR CADDO PARISH, LOUISIANA, THE PROPERTY LINES IN FLOOD ZONE "X", WHICH IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



**SURVEYOR'S NOTES:**  
 1. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON GPS OBSERVATIONS TAKEN AT THE SITE (LOUISIANA STATE PLANE COORDINATE SYSTEM NORTH ZONE).  
 2. THE ELEVATIONS SHOWN HEREON ARE BASED ON HGS MONUMENT C02045, RECOVERY NOTE BY NATIONAL GEODETIC SURVEY 1979 IN SHREVEPORT, AT THE COMMON STREET EXTENSION RAILROAD OVERPASS OVER THE ILLINOIS CENTRAL AND THE KANSAS CITY SOUTHERN RAILROAD TRACKS, 45.0 FT. SOUTHEAST OF THE SOUTHEAST RAIL OF THE MAIN TRACK OF THE ILLINOIS CENTRAL RAILROAD, 15.5 FT. SOUTHEAST OF THE SOUTHEAST RAIL OF THE MAIN TRACK OF THE KANSAS CITY SOUTHERN RAILROAD, 9.0 FT. NORTHEAST OF A SIGNAL CONTROL BOX, 5.5 FT. NORTH EAST OF THE NORTHEAST END OF A STEEL GUARDRAIL, 2.5 FT. SOUTHEAST OF THE SOUTHEASTERN MOST ONE OF THREE CONCRETE PILLARS OF THE OVERPASS. NOTE-MARK IS A COPPER COATED ROD THAT IS DRIVEN TO A DEPTH OF 16 FT. ENCASED IN A 6-INCH CAST IRON PIPE. THE MARK IS 1 FT. SW FROM A WITNESS POST. THE MARK IS ABOVE LEVEL WITH THE TRACKS AND HAS AN ELEVATION OF 208.61' (NAVD-88).  
 3. THE EXISTING UTILITIES, BOTH ABOVE GROUND AND SUBSURFACE, ARE SHOWN ON THE PLANS AS DETERMINED FROM FIELD SURVEYS AND AVAILABLE FILES AND RECORDS. THE LOCATION, SIZE, EXISTENCE, OR NONEXISTENCE OF UTILITIES IS NOT WARRANTED BY THE SURVEYOR. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED PRIOR TO COMMENCING ANY WORK.  
 4. NO TITLE RESEARCH WAS PERFORMED FOR EXISTING RIGHTS-OF-WAY, EASEMENTS, AND / OR SERVITUDES OF RECORD THAT MAY AFFECT THIS PROPERTY.



**EXECUTIVE DIRECTOR APPROVAL**  
 Date 6/18/18 By [Signature]

SHEET NUMBER	2
CADDO	171007
PROJECT NUMBER	
CITY	SHREVEPORT
STATE	LOUISIANA
DESIGNED	KCN, JR.
CHECKED	KCN, JR.
DETAILED	RLS
CHECKED	KCN, JR.
DATE	02-15-2017
BY	
REVISION DESCRIPTION	
NO.	DATE

Existing Drainage Plan  
**THRASH CONSTRUCTION**  
 1110 SAM R. FERTITTA DRIVE  
 SHREVEPORT, LOUISIANA

208 LOUISVILLE AVE.  
 MONROE, LOUISIANA 71201  
 318-397-9338  
**RCH**  
 COMPANY, INC. ENGINEERING & LAND SURVEYING

REVIEWED FOR  
 STATE FIRE MARSHAL  
 AS PER REVIEW LETTER  
 BY: MICHAEL BABINEAUX  
 [Signature]



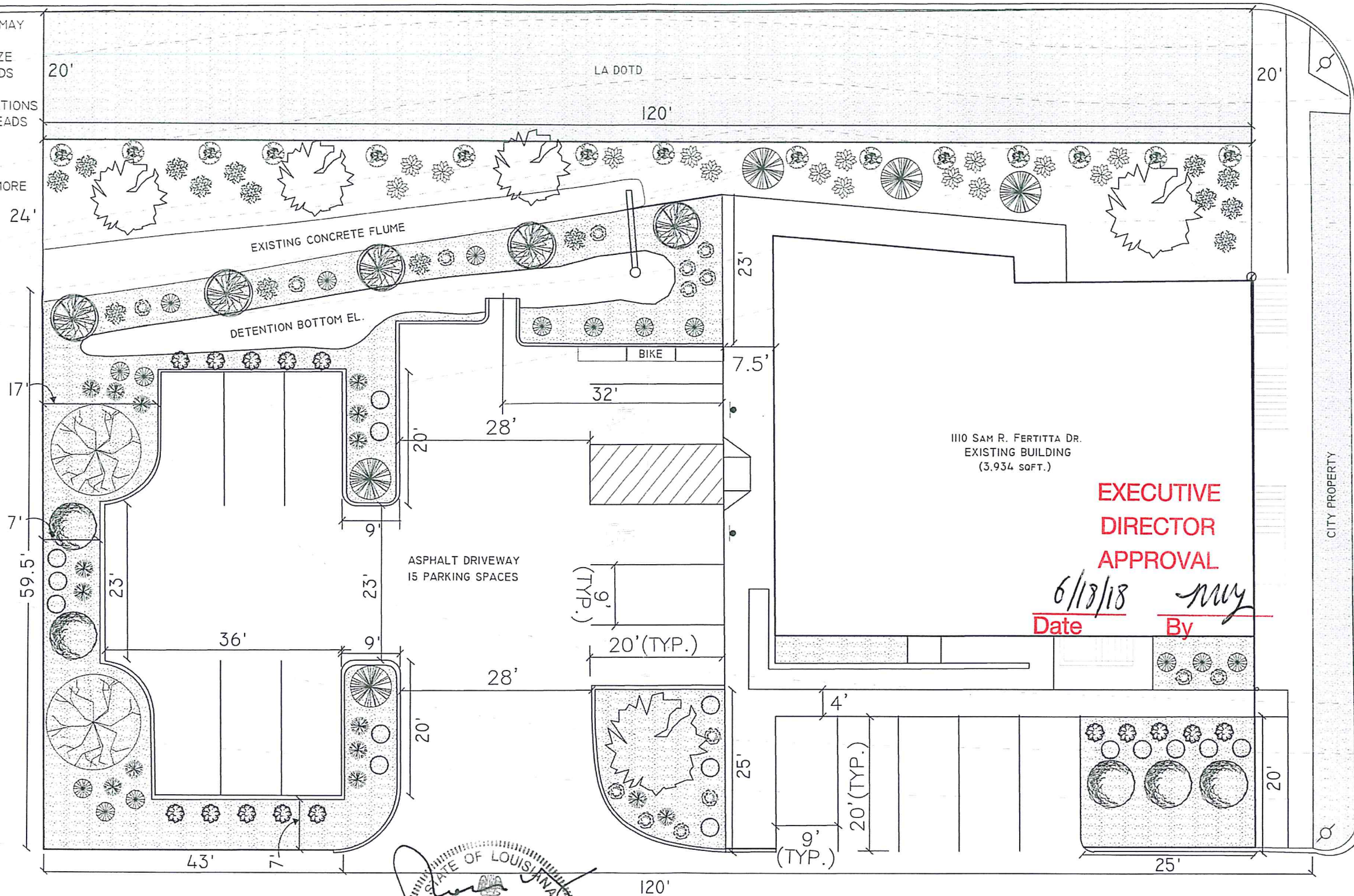
NOTE:  
 COORDINATE WITH DESIGN BUILD  
 SPRINKLER CONTRACTOR FOR  
 INDICATION OF DRAWINGS WHICH MAY  
 INCLUDE:

- A. LAYOUT, LOCATION, AND SIZE OF SPRINKLER LINES AND HEADS
- B. PRESSURE REQUIREMENTS
- C. SPRINKLER HEAD SPECIFICATIONS AND VALVES
- E. PROVIDE SEPERATE WATER METER FOR IRRIGATION
- F. SEE SHEET L.2 & L.3 FOR MORE DETAILS, SQ FT, AND DATA

LANDSCAPE LEGEND:

- BOSQUE ELM (ULMUS PARVIFOLIA)
- SOUTHERN RED OAK (QUERCUS FALCATA)
- CRAPE MYRTLE TREE (LAGERSTROMIA INDICA)
- JAPANESE MAPLE (ACER PALMATUM)
- EASTERN REDBUD (CERCIS CANADENSIS)
- INDIAN HAWTHORN (RHAPHIOLEPIS INDICA)
- SMALL RED OLEANDER (NERIUM OLEANDER)
- GARDEN HYDRANGEA (HYDRANGEA MACROPHYLLA)
- FALSE INDIGO (BAPTISIA AUSTRALIS)
- SWEET SHRUB (CALYCANTHUS FLORIDUS)
- CAMELLIA (CAMELLIA JAPONICA)
- HOLLY OSMANTHUS (OSMANTHUS HETEROPHYLLUS)
- PENNY MAC HYDRANGEA (HYDRANGEA MACROPHYLLA)
- LANDSCAPED MULCH
- CITY/LA DOTD PROPERTY (GRASS)

INTERSTATE 20 / SOUTHERN AVE.  
 (CONCRETE PAVEMENT)



**EXECUTIVE DIRECTOR APPROVAL**  
 Date: 6/18/18  
 By: [Signature]

STATE OF LOUISIANA  
 ★ RONNY C. HAISTY, JR. ★  
 REG. No. 29307  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING  
 6.14.18

**1 LANDSCAPE PLAN**  
 SCALE 1/16" = 1'-0"

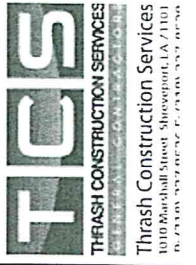
**RCH COMPANY, INC.**  
 ENGINEERING & LAND SURVEYING  
 208 LOUISVILLE AVE.  
 MONROE, LOUISIANA 71201  
 318-387-5335

**THRASH CONSTRUCTION**  
 1110 SAM R. FERTITTA DRIVE  
 SHREVEPORT, LOUISIANA

NO.	DATE	REVISION DESCRIPTION	BY

DESIGNED	RCH, JR.	PARISH	CADDO
CHECKED	RCH, JR.	PROJECT NUMBER	175009
DATE SHEET	07-11-2017	CITY STATE	SHREVEPORT LOUISIANA

SHEET NUMBER  
**2**



NITH, LLC OFFICE  
 1110 SAM R. FERTITTA DR., SHREVEPORT, LA 71101  
 (FORMERLY CHRISTIAN ST.)

LANDSCAPE PLAN

01/17/2018

**L.1**

LANDSCAPE SITE PLAN  
NITH, LLC OFFICE  
1110 SAM R. FERTITTA DR., SHREVEPORT, LA 71101

EXECUTIVE  
DIRECTOR  
APPROVAL

	Required No. of Plants	Varieties	Diversity Range Required
Large Trees	7	2	40-60%
Small Trees	15	3	20-45%
Shrubs	120	8	10-40%

Area	Square Footage	Shade Trees	Small Trees	Shrubs
A1	282			
A2	362			
A3	203			
A4	429			
A5	211			
A6	193			
<b>A</b>	<b>1,680</b>	Required 2	4	35
B1	1,102			
B2	503			
B3	565			
B4	679			
B5	181			
<b>B</b>	<b>3,030</b>	Required 4	8	60
C	407	Required 1	0	10
D	81	Required 0	0	0
E	120	Required 0	0	5
F	500	Required 0	3	10
	<b>5,818</b>	Provided 7	15	120
		7	15	120

**Large Trees**

Symbol	Common Name Botanical Name	Size	Qty	%	Remarks
	Southern Red Oak (Quercus falcata)	2-3' trunk size	5	60%	+50' ht; 40'-50' sprd at Maturity
	Bosque Elm (Ulmus parvifolia)	Up to 2' trunk size	2	40%	+50' ht; 50+ sprd at Maturity
			<b>Total Trees</b>	<b>7</b>	<b>100%</b>

**Small Trees**

Symbol	Common Name Botanical Name	Size	Qty	%	Remarks
	Crape Myrtle Tree (Lagerstroemia indica)	3' tall at planting	5	33%	15'-20' ht; 15'-20' sprd at Maturity
	Japanese Maple (Acer palmatum)	3' tall at planting	5	33%	15'-20' ht; 15'-20' sprd at Maturity
	Eastern Redbud (Cercis canadensis)	3' tall at planting	5	33%	15'-20' ht; 15'-20' sprd at Maturity
			<b>Total Trees</b>	<b>15</b>	<b>100%</b>

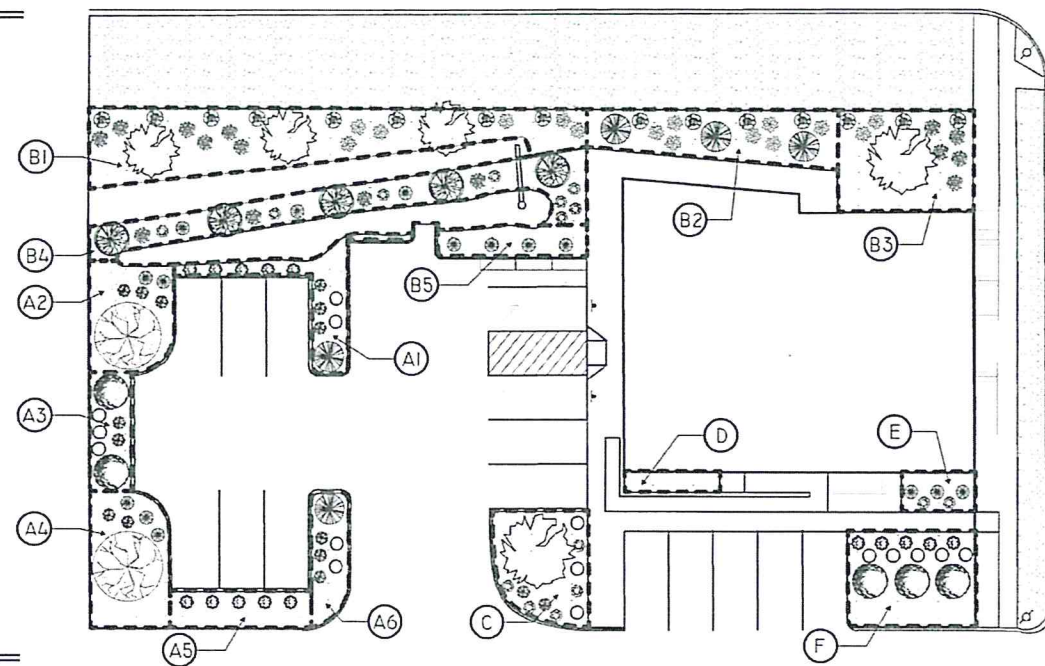
**Shrubs**

Symbol	Common Name Botanical Name	Size	Qty	%	Remarks
	Camellia (Camellia japnica)	18" tall at planting	15	12.5%	10' ht; 10' sprd at Maturity
	Holly Osmanthus (Osmanthus heterophyllus)	18" tall at planting	15	12.5%	10'-15" ht; 5'-10' sprd at Maturity
	Penny Mac Hydrangea (Hydrangea macrophylla)	18" tall at planting	15	12.5%	4'-6' ht; 3'-4' sprd at Maturity
	Indian Hawthorne (Phaphiolepis indica)	18" tall at planting	15	12.5%	4'-6' ht; 4'-6' sprd at Maturity
	False Indigo (Baptisia australis)	18" tall at planting	15	12.5%	2'-5' ht; 3'-5' sprd at Maturity
	Sweet Shrub (Calycanthus floridus)	18" tall at planting	15	12.5%	10'-15' ht; 5'-10' sprd at Maturity
	Small Red Oleander (Nerium oleander)	18" tall at planting	15	12.5%	15'-20' ht; 10'-15' sprd at Maturity
	Garden Hydrangea (Hydrangea macrophylla)	18" tall at planting	15	12.5%	5'-8' ht; 3'-5' sprd at Maturity
			<b>Total Bushes</b>	<b>120</b>	<b>100%</b>

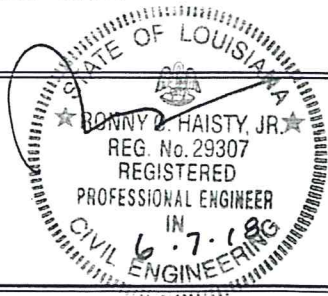
**Perennials and Groundcover**

Symbol	Common Name Botanical Name	Size	Remarks
	Grasses (City Property)	Existing	
	Organic Mulch	As needed in landscape beds	

All Landscaping per Shreveport/Caddo Unified Development Code



LANDSCAPED SQUARE FOOTAGE  
SCALE N.T.S.



NITH, LLC OFFICE  
1110 SAM R. FERTITTA DR., SHREVEPORT, LA 71101  
(FORMERLY CHRISTIAN ST.)

LANDSCAPE PLAN DETAILS

01/17/2018

L.2

2 OF 3

 208 LOUISVILLE AVE. MONROE, LOUISIANA 71201 318-387-5335 ENGINEERING & LAND SURVEYING	<b>THRASH CONSTRUCTION</b> 1110 SAM R. FERTITTA DRIVE SHREVEPORT, LOUISIANA	DESIGNED RCH, JR.	PARISH CADDO	SHEET NUMBER <b>2</b>	
		CHECKED RCH, JR.	PROJECT NUMBER 175009		
		DATE SHEET -2017	CITY STATE SHREVEPORT LOUISIANA		
		NO.	DATE	REVISION DESCRIPTION	BY

NOTE:  
 COORDINATE WITH DESIGN BUILD  
 SPRINKLER CONTRACTOR FOR  
 INDICATION OF DRAWINGS WHICH MAY  
 INCLUDE:

- A. LAYOUT, LOCATION, AND SIZE OF SPRINKLER LINES AND HEADS
- B. PRESSURE REQUIREMENTS
- C. SPRINKLER HEAD SPECIFICATIONS
- D. LOCATION OF SPRINKLER HEADS AND VALVES
- E. PROVIDE SEPERATE WATER METER FOR IRRIGATION
- F. SEE SHEET L.2 FOR MORE DETAILS, SQ FT, AND DATA
- G. ALL PLUMBING/IRRIGATION SHALL BE IN COMPLIANCE WITH CURRENT CODE

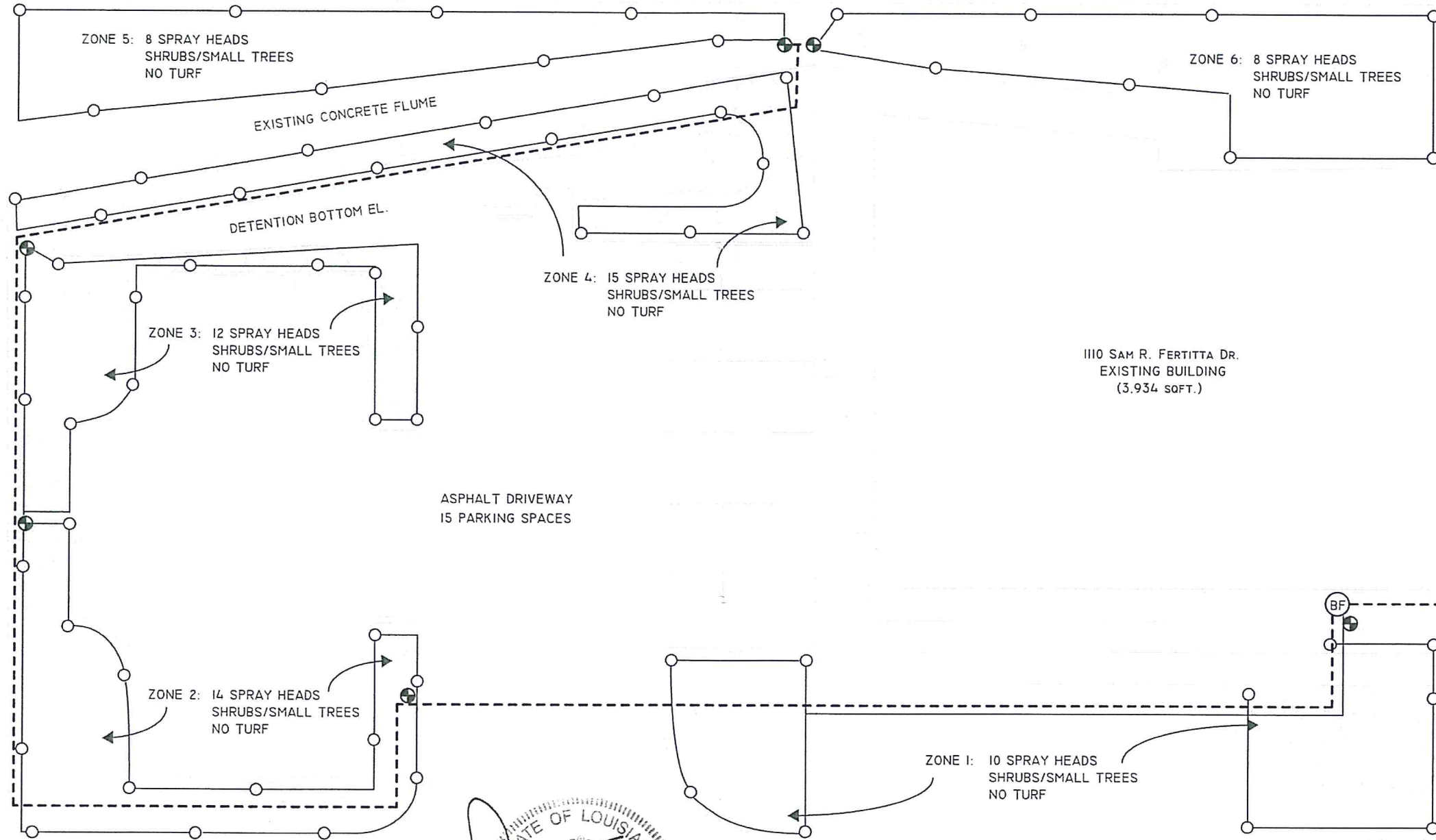
EXECUTIVE  
 DIRECTOR  
 APPROVAL

6/18/18  
 Date By *rwj*



INTERSTATE 20 / SOUTHERN AVE.  
 (CONCRETE PAVEMENT)

LA DOTD



- MAIN LINE 1.5" PVC
- LATERAL ZONE LINES 1" PVC
- SPRINKLER HEAD 12" POPUP
- ⊕ RAINBIRD 1" DV CONTROL VALVE
- Ⓜ METER
- Ⓟ FEBCO BACKFLOW PREVENTION FEBCO 1.5"



1 LANDSCAPE PLAN  
 SCALE 1/16" = 1'-0"

**RCH COMPANY, INC.**  
 208 LOUISVILLE AVE.  
 MONROE, LOUISIANA 71201  
 318-387-5335  
 ENGINEERING & LAND SURVEYING

**THRASH CONSTRUCTION**  
 1110 SAM R. FERTITTA DRIVE  
 SHREVEPORT, LOUISIANA

NO.	DATE	REVISION DESCRIPTION	BY

DESIGNED	RCH, JR.	PARISH	CADDO
CHECKED	RCH, JR.	PROJECT NUMBER	175009
DATE SHEET	07-11-2017	CITY STATE	SHREVEPORT LOUISIANA

SHEET NUMBER  
 2

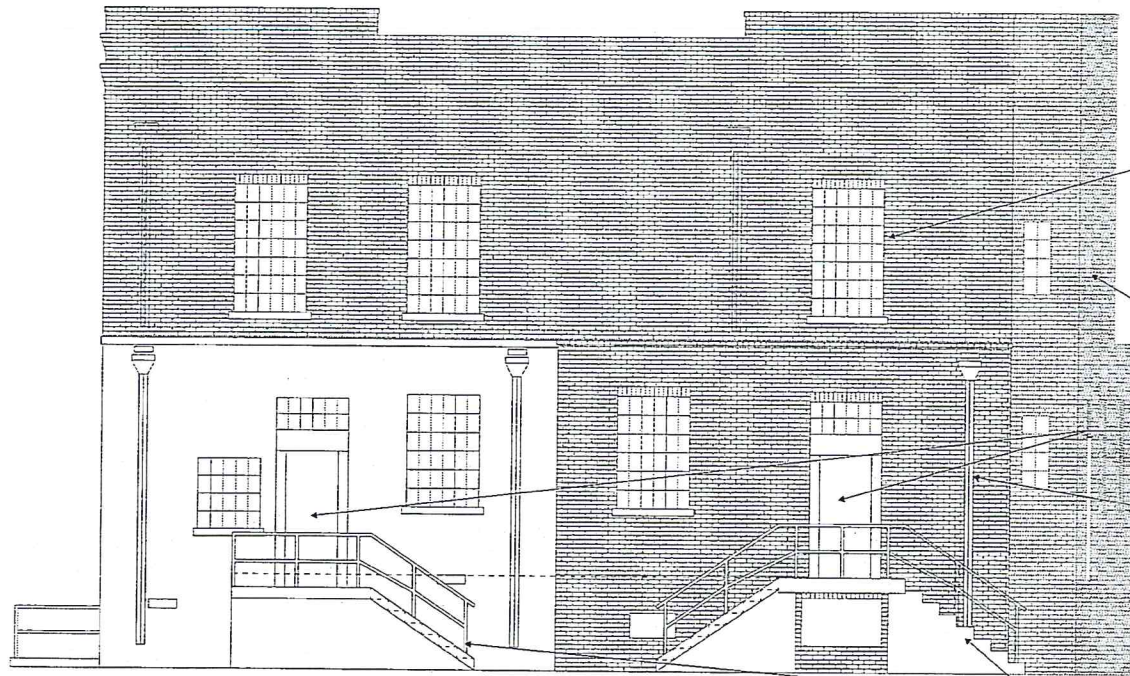
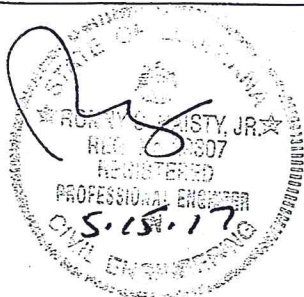
NITH, LLC OFFICE  
 1110 SAM R. FERTITTA DR., SHREVEPORT, LA 71101  
 (FORMERLY CHRISTIAN ST.)

IRRIGATION & LANDSCAPE PLAN

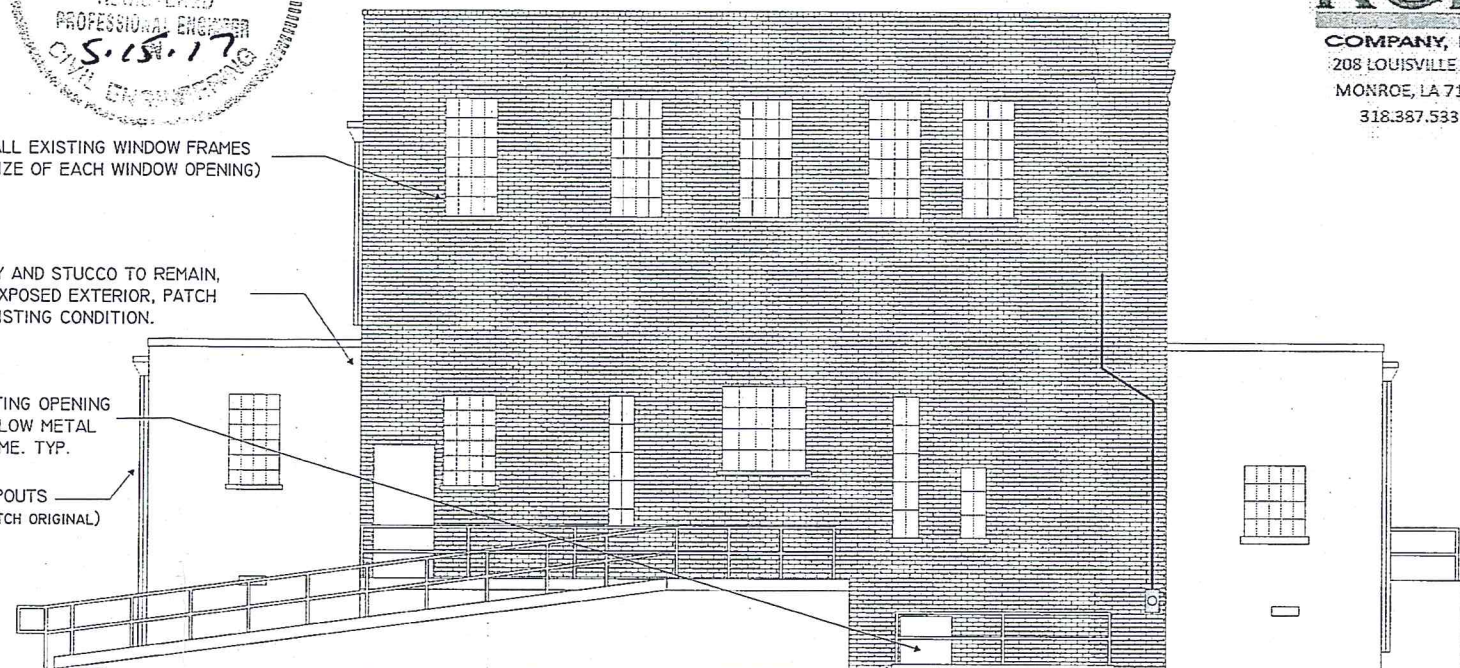
04/20/2018

L.3

3 OF 3



**1 EAST ELEVATION**  
SCALE 3/32" = 1'-0"



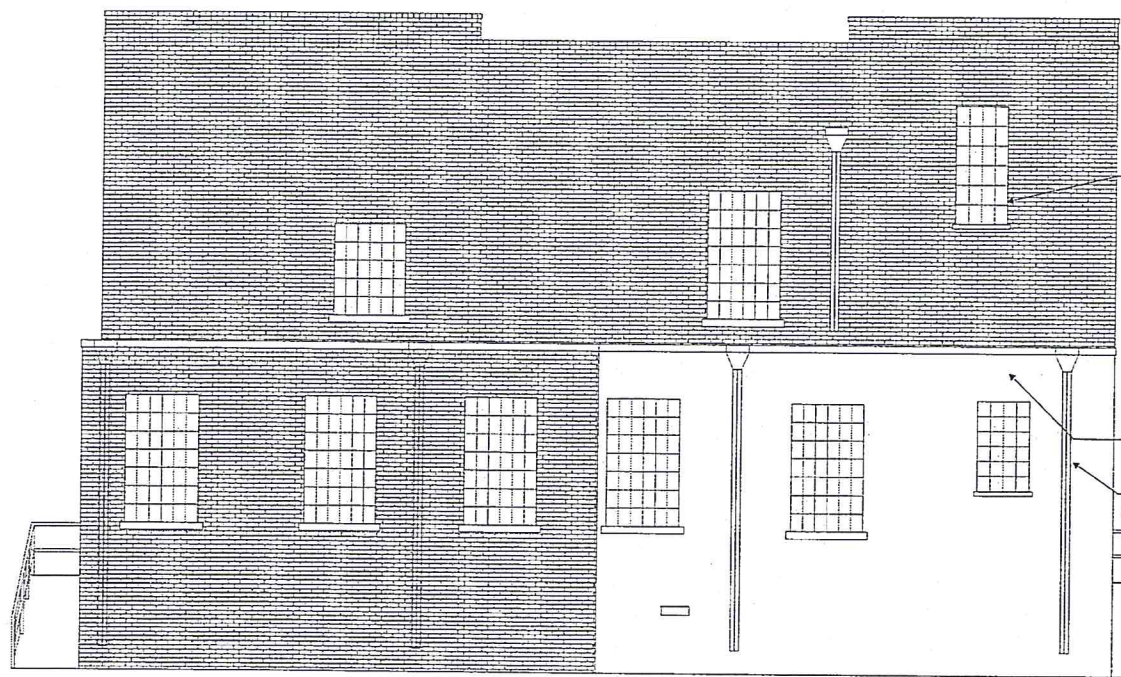
**2 SOUTH ELEVATION**  
SCALE 3/32" = 1'-0"

- REWORK ALL EXISTING WINDOW FRAMES (VERIFY SIZE OF EACH WINDOW OPENING)
- MASONRY AND STUCCO TO REMAIN, CLEAN EXPOSED EXTERIOR, PATCH OVER EXISTING CONDITION.
- REPLACE EXISTING OPENING WITH NEW HOLLOW METAL DOOR AND FRAME. TYP.
- 7" DOWNSPOUTS (REBUILD TO MATCH ORIGINAL)
- EXTERIOR STAIRS ARE TO REMAIN, PATCH AREAS WHERE NEEDED. REPLACE AND REPAIR EXISTING 1-1/2" HANDRAILS, PRIME, PAINT.

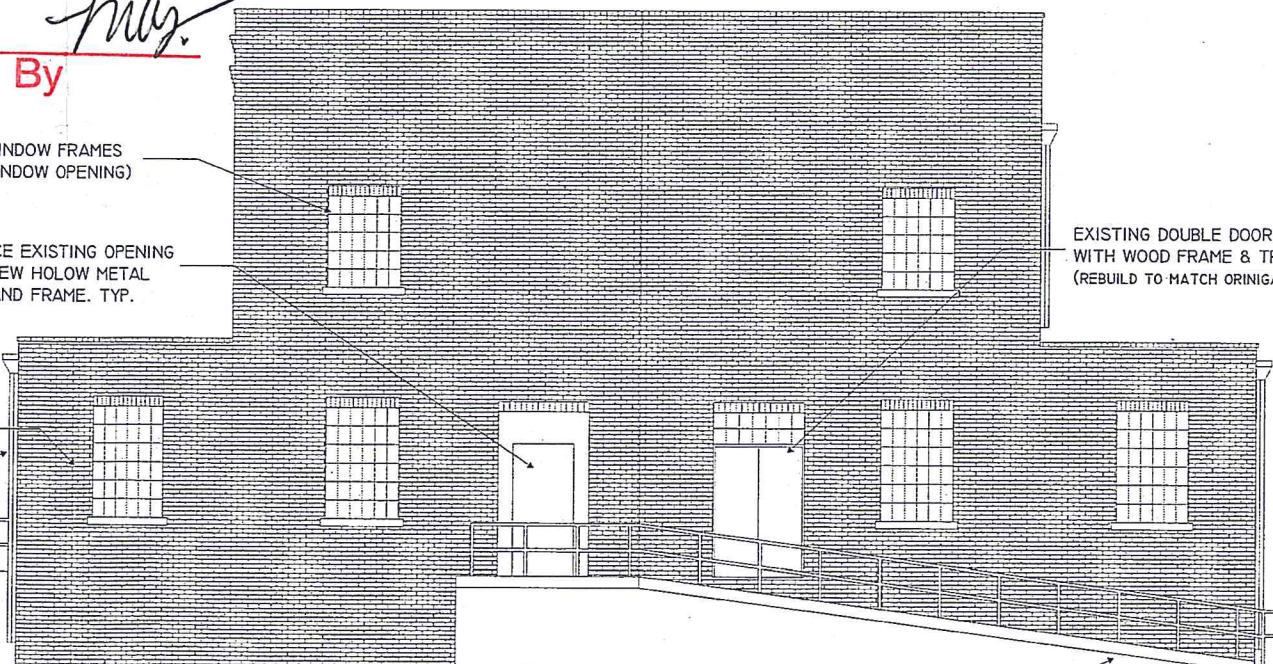
NOTE:  
ELEVATIONS OF ALL STAIRS AND RAMPS SHALL COMPLY WITH THE APPROPRIATE ADA STANDARDS AND EQUIPED WITH GUARDRAILS

**EXECUTIVE DIRECTOR APPROVAL**

Date 6/18/18 By [Signature]



**3 WEST ELEVATION**  
SCALE 3/32" = 1'-0"



**4 NORTH ELEVATION**  
SCALE 3/32" = 1'-0"

- REWORK ALL EXISTING WINDOW FRAMES (VERIFY SIZE OF EACH WINDOW OPENING)
- REPLACE EXISTING OPENING WITH NEW HOLLOW METAL DOOR AND FRAME. TYP.
- MASONRY AND STUCCO TO REMAIN, CLEAN EXPOSED EXTERIOR.
- 7" DOWNSPOUTS (REBUILD TO MATCH ORIGINAL)
- EXISTING DOUBLE DOOR WITH WOOD FRAME & TRANSOM (REBUILD TO MATCH ORIGINAL)
- NEW ADA RAMP @ NORTH ENTRANCE
- EXTERIOR STAIRS ARE TO REMAIN, PATCH AREAS WHERE NEEDED. REPLACE AND REPAIR EXISTING 1-1/2" HANDRAILS, PRIME, PAINT.

REVIEWED FOR STATE FIRE MARSHAL AS PER REVIEW LETTER BY: F. MICHAEL BABINEAUX  
*[Signature]*

NITH, LLC OFFICE  
1110 SAM R. FERTITTA DR., SHREVEPORT, LA 71101  
(FORMERLY CHRISTIAN ST.)

BUILDING ELEVATIONS

10/15/2016

**A.6**

14 OF 32