



METROPOLITAN PLANNING COMMISSION

City of Shreveport | Caddo Parish
www.shreveportcaddompc.com

STAFF REPORT - SITE PLAN REVIEW

Date: 8/8/2018		Planner: Alice Correa		Case No: P-22-18 – FOUNDATION ONLY	
PROPERTY & APPLICANT INFORMATION:					
Project Name/Proposed Use: CFD1 Lakeview Fire Station-Foundation Only			Property Address: 4305 N Lakeshore Dr.		
Applicant: Caddo Fire District 1			Owner: Caddo Fire District 1		
Prior Cases: Click here to enter prior case numbers.			Additional Requests: Multiple variances (BAP-13-18)		
City Council District: N/A			Parish Commission District: 2/Johnson		
REVIEWED BY:					
<input type="checkbox"/> Engineering – Streets & R.O.W. (<input checked="" type="checkbox"/> N/A)		<input type="checkbox"/> Engineering – Stormwater & Drainage (<input checked="" type="checkbox"/> N/A)		<input type="checkbox"/> Fire Prevention (<input checked="" type="checkbox"/> N/A)	
<input checked="" type="checkbox"/> Caddo Parish Public Works (<input type="checkbox"/> N/A)		<input type="checkbox"/> LA Department of Transportation (<input checked="" type="checkbox"/> N/A)		<input type="checkbox"/> Alcohol Beverage Office (<input checked="" type="checkbox"/> N/A)	
ZONING INFORMATION			BUILDING INFORMATION		
Current Zoning District(s): R-1-7			Proposed Building Use(s): Fire Station		
Total Site Acres: 1.12			Total sq. ft. gross (existing & proposed): 8,343		
Inside City Limits: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Proposed height of building(s): 20't		
Off-Street Parking Required: 8			Number of stories: 1		
Off-Street Parking Provided: 9			Ceiling height of First Floor: 9' & 10'		
SITE PLAN REQUIREMENTS					
Landscaping	<input type="checkbox"/> Does Not Comply	<input type="checkbox"/> Does Comply	<input type="checkbox"/> Exceeds Requirement	(<input checked="" type="checkbox"/> N/A)	
Setbacks	<input type="checkbox"/> Does Not Comply	<input checked="" type="checkbox"/> Does Comply	<input type="checkbox"/> Exceeds Requirement	(<input type="checkbox"/> N/A)	
Parking	<input type="checkbox"/> Does Not Comply	<input type="checkbox"/> Does Comply	<input type="checkbox"/> Exceeds Requirement	(<input checked="" type="checkbox"/> N/A)	
Design Standards	<input type="checkbox"/> Does Not Comply	<input type="checkbox"/> Does Comply	<input type="checkbox"/> Exceeds Requirement	(<input checked="" type="checkbox"/> N/A)	
Use Standards	<input type="checkbox"/> Does Not Comply	<input type="checkbox"/> Does Comply	<input type="checkbox"/> Exceeds Requirement	(<input checked="" type="checkbox"/> N/A)	
Other:	<input type="checkbox"/> Does Not Comply	<input type="checkbox"/> Does Comply	<input type="checkbox"/> Exceeds Requirement	(<input type="checkbox"/> N/A)	
PLANNER'S NOTES					
The applicant is requesting approval of the foundation plans so that work on this public safety facility project can begin while awaiting the ZBA's decision on variances requested for other aspects of the site plan. The variances request (BAP-13-18) is on the agenda for the September 19 th ZBA hearing date. Sheet AS1 shows the existing conditions of the site, with the outline of the new building and Site Plan Notes on some of the proposed work to be done. Drawing sheets referenced in the Site Plan Notes are still in work and not being evaluated for this foundation approval. Sheet S1 shows the details of the foundation plan. The placement of the foundation as shown on sheet AS1 meets all setback requirements. Staff recommends approval of the <i>foundation location and plan only</i> , as shown on Sheets AS1 and S1, as an interim to allow the project to proceed with installation of the building foundation. Approval of the complete site plan is pending the ZBA decisions.					
PLANNER'S RECOMMENDATION:		<input checked="" type="checkbox"/> Approve as Submitted <input type="checkbox"/> Denied		SPRT'S RECOMMENDATION:	
				<input checked="" type="checkbox"/> Approve as Submitted <input type="checkbox"/> Denied	
OTHER APPROVALS REQUIRED:		<input type="checkbox"/> Subdivision / Re-Plat <input type="checkbox"/> Variance <input type="checkbox"/> Zoning Request: Requested Zoning District <input type="checkbox"/> Other: Click here to enter request.			
EXECUTIVE DIRECTOR'S DECISION:			<input checked="" type="checkbox"/> APPROVED AS SUBMITTED w/ STIPULATION * <input type="checkbox"/> DENIED (SEE EXPLANATION BELOW)		
SIGNATURE:			DATE: Click here to enter a date. 8/8/18		
EXECUTIVE DIRECTOR'S NOTES					

* Foundation plan approval only. Administrative site plan approval required prior to the issuance of any other permits.

PRIOR TO THE RELEASE OF ANY PERMIT, DOTD PERMITS (IF REQUIRED) MUST BE OBTAINED. A COPY OF THE REQUIRED DOTD PERMIT SHOULD BE PRESENTED AT TIME OF CITY OF SHREVEPORT PERMITS REQUEST.



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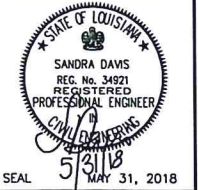
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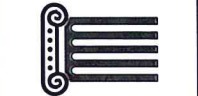


Know what's below.
Call before you dig.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL 811 PRIOR TO ANY DEMOLITION OR EXCAVATION.



James W. Dean
Architect, LLC
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Leadership in Energy & Environmental Design
1044 E. 70th Street SHREVEPORT, LA 71106
PHONE: (318) 470-1814 FAX: (318) 869-2829



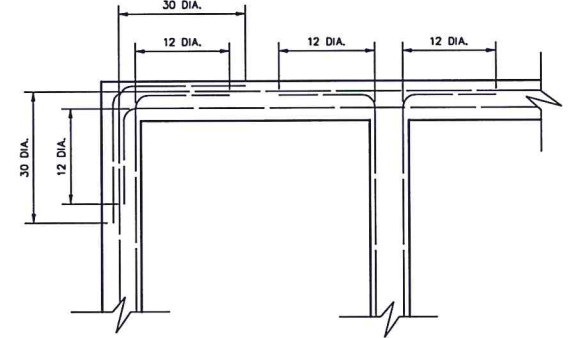
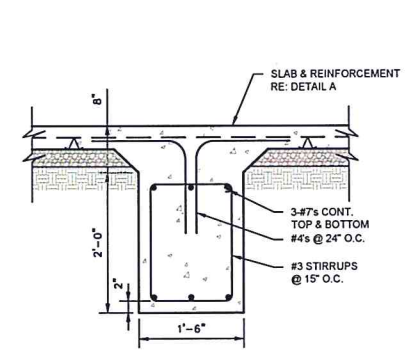
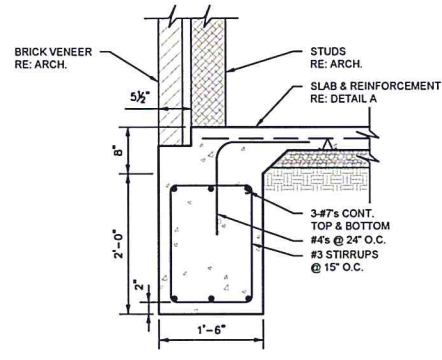
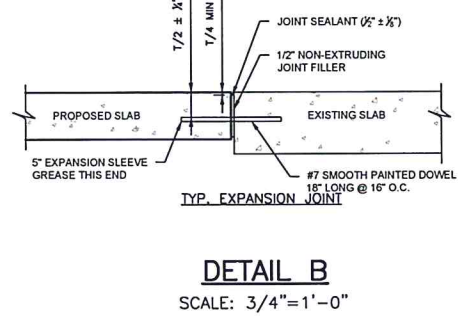
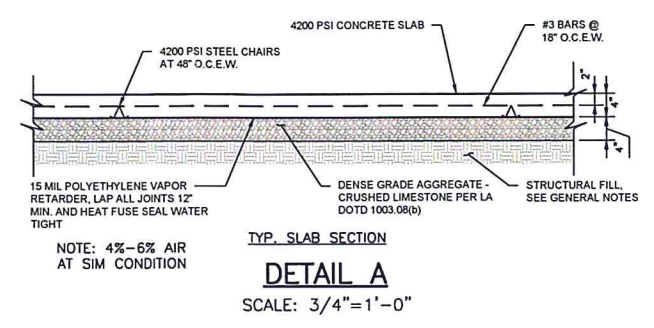
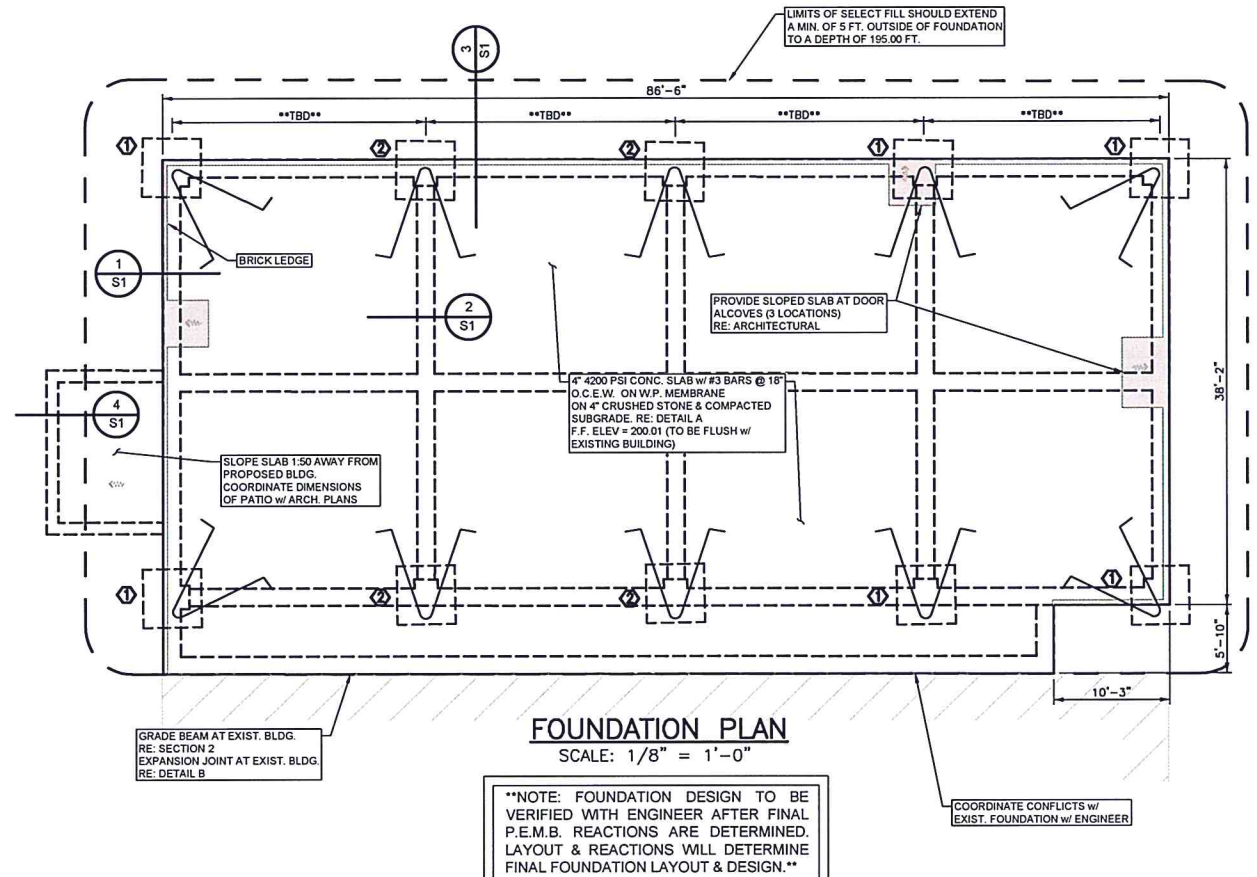
PROJECT NAME
CADDO FIRE DISTRICT 1
LAKEVIEW STATION #5 RENOVATIONS
4305 LAKESHORE DRIVE, SHREVEPORT, LA

SHEET TITLE
FOUNDATION PLAN & DETAILS

DATE	REVISIONS

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ALL DRAWINGS, SPECIFICATIONS, FIELD REPORTS, FIELD NOTES, COMPUTER FILES, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY THE DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN. COPYING OR REPRODUCTION OF INSTRUMENTS OF SERVICE WITHOUT THE EXPRESSED CONSENT OF JAMES W. DEAN ARCHITECT, LLC IS STRICTLY PROHIBITED.

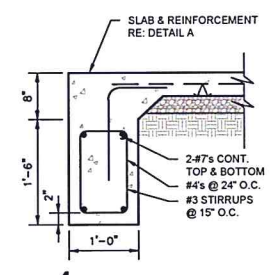
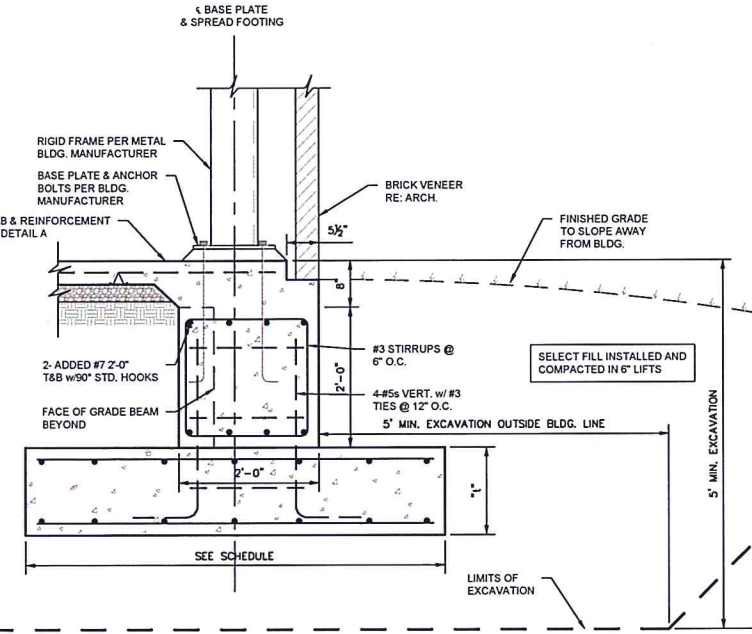
DATE	REVISIONS
MAY, 2018	
PLAN NO. 2017-10	
DRAWN BY SAD	
SEQ. NO.	SHEET NO.
	S1
	OF 15



1 SECTION
SCALE: 3/4"=1'-0"

2 SECTION
SCALE: 3/4"=1'-0"

TYP. CORNER REINFORCING
N.T.S.



3 SECTION
SCALE: 3/4"=1'-0"

4 SECTION
SCALE: 3/4"=1'-0"

EXECUTIVE DIRECTOR APPROVAL
(Refer to Stipulation)

8/8/18 Date By *Muy*

FBL & Associates Inc.

CONSULTING ENGINEERS & LAND SURVEYORS
1301 DELHI ST. BOSSIER CITY, LA
318-220-0011

MARK	SIZE	"I"	REINFORCING
①	5'-0" x 5'-0"	18"	7-#4 BARS EACH WAY TOP & BOTTOM
②	6'-0" x 6'-0"	15"	6-#6 BARS EACH WAY TOP & BOTTOM

GENERAL NOTES

GENERAL:

- THE CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK.
- IN CASE OF DISCREPANCIES IN DIMENSIONS AND ELEVATIONS BETWEEN STRUCTURAL AND ENGINEERING DRAWINGS, CONTRACTOR SHALL VERIFY WITH THE ENGINEER PRIOR TO FABRICATION AND CONSTRUCTION.
- THE LATEST EDITION OF ACI, AISC, AWS, CRSI AND SJI SPECIFICATIONS SHALL GOVERN ALL PHASES OF FABRICATION AND CONSTRUCTION.

FOUNDATION:

- FOOTINGS SHALL BEAR A MINIMUM OF 2'-0" BELOW LOWEST ADJACENT FINISHED GRADE ON FIRM NATURAL SOIL OR COMPACTED STRUCTURAL FILL WITH A MINIMUM ALLOWABLE NET BEARING CAPACITY OF 2,300 PSF.
- FOUNDATION DESIGN IS BASED ON SOIL INVESTIGATION REPORT G18-02-031 MADE BY AMERICAN TESTING LABORATORIES, L.L.C. ON MARCH 14, 2018. A COPY OF THE REPORT IS INCLUDED IN THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHOULD ESTABLISH ADEQUATE SITE DRAINAGE PRIOR TO AND DURING CONSTRUCTION ACTIVITIES TO PREVENT THE SOIL FROM "PUMPING". IF THE SOIL BEGINS TO "PUMP", THE CONTRACTORS SHALL UNDERCUT THE POOR SOIL, WASTE IT AND REPLACE IT WITH CONTROLLED FILL AT NO COST TO THE OWNER.
- ALL SOIL USED AS FILL SHALL BE AASHTO A-2-4 OR BETTER AND BE NON-EXPANSIVE SANDY CLAY OR CLAYEY SAND WITH A MAXIMUM LIQUID LIMIT OF 35, PLASTICITY INDEX BETWEEN 5 AND 18 AND LESS THAN 40% PASSING THE #200 SIEVE. THE LIMITS OF THE SELECT FILL SHOULD EXTEND A MINIMUM OF FIVE (5) FEET BEYOND THE PERIMETER OF THE STRUCTURE. ALL FILL MATERIAL SHOULD BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95) PERCENT OF THE MAXIMUM DRY DENSITY ESTABLISHED BY ASTM D-698 AND MOISTURE CONTENT ADJUSTED AND MAINTAINED TO WITHIN TWO (2) PERCENT BELOW TO THREE (3) PERCENT ABOVE OPTIMUM MOISTURE. SAND CUSHION UNDER SLABS-ON-GRADE SHALL BE EITHER WELL-GRADED WASHED CONCRETE SAND, CRUSHED ROCK OR CRUSHED CONCRETE.
- CONTRACTOR SHALL PROVIDE FOR DE-WATERING AT EXCAVATIONS FROM EITHER SURFACE WATER OR SEEPAGE.
- CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SHORING TO PREVENT CAVE-INS.
- ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY THE ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL OR CONCRETE.

CONCRETE:

- ALL CONCRETE SHALL CLASS "A" 4,200 PSI (DOTD 901) 28 DAYS. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE 5% +/- 2% AIR ENTRAINMENT. AIR ENTRAINMENT SHALL NOT EXCEED 3% FOR INTERIOR SLABS WITH A STEEL TROWEL FINISH.
- CHAMFER ALL EXPOSED EDGES EXCEPT BRICK LEDGES TO 3/4" UNLESS OTHERWISE NOTED.
MAXIMUM AGGREGATE SHALL BE AS FOLLOWS:
COLUMNS, STRUCTURAL SLABS, BEAMS: 3/4"
FOOTINGS SLABS-ON-GRADE: 1-1/2"
- ALL CONSTRUCTION JOINTS IN BEAMS SHALL BE KEYED AND LOCATED AT MIDDLE THIRD OF SPAN. REINFORCING SHALL BE CONTINUOUS THROUGH JOINT.
- GRIND ALL CONSTRUCTION JOINTS IN SLABS SO AS TO PRODUCE A SMOOTH AND LEVEL SURFACE.
- POUR SLABS-ON-GRADE IN ALTERNATE PANELS SEPARATED BY CONSTRUCTION JOINTS (C.J.) OR STRIP POUR AND SEPARATE BY CONTRACTION JOINTS (D.J.) MADE BY SAW CUTTING OR INSERTING PRE-FORMED HARDBOARD TO A MINIMUM DEPTH OF 1/4 SLAB DEPTH. EACH PANEL MAY NOT EXCEED 1.5:1.0 RATIO. IF JOINT PATTERN IS NOT SHOWN ON THE DRAWINGS, CONTRACTOR SHALL SUBMIT JOINT LAYOUT AND OBTAIN APPROVAL OF ENGINEER BEFORE BEGINNING SLAB-ON-GRADE CONSTRUCTION.
- EARTH FORMED GRADE BEAMS WILL NOT BE ALLOWED.

REINFORCING STEEL:

- ALL REINFORCING STEEL SHALL BE NEW BILLET, ASTM A615 GRADE 60 DEFORMED DOMESTIC BARS. ALL DETAILING, FABRICATION, PLACING AND SUPPORTING SHALL BE IN ACCORDANCE WITH ACI 318 AND CRSI.
- ALL DOWELS SHALL BE THE SAME SIZE AND SPACING AS ADJOINING MAIN BARS (MIN. LAP 30 BAR DIA.), UNLESS NOTED OR DETAILED OTHERWISE. THE MINIMUM SPLICE OF ALL CONTINUOUS BARS SHALL BE 40 BAR DIA. (2'-0" MIN.). PROVIDE OUTSIDE CORNER BARS IN ALL BEAMS, BARS SHALL BE SAME SIZE AS MAIN BEAM STEEL; LAP 30 BAR DIA.
- CLEAR MINIMUM COVERAGE OF CONCRETE OVER REINFORCING BARS SHALL BE AS FOLLOWS:
CONCRETE PLACED AGAINST EARTH: 3"
FORMED CONCRETE AGAINST EARTH: 2"
BEAMS TO TIES/STIRRUPS: 1-1/2"
TOP AND BOTTOM OF SUSPENDED SLABS: 3/4" OR BAR DIA.
- ALL REINFORCING BARS, W.W.F., BOLTS, DOWELS, INSERTS, ETC., SHALL BE RIGIDLY SECURED IN POSITION PRIOR TO PLACING CONCRETE.

AERIAL IMAGE OF SITE

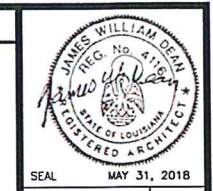


GENERAL NOTES:

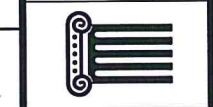
- 1 CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES THAT WILL IMPACT STATION OPERATION, SECURITY, TRAFFIC FLOW, OR UTILITY SHUTDOWN WITH THE FIRE DISTRICT.
- 2 CONTRACTOR SHALL REPAIR ALL CONCRETE SIDEWALKS, DRIVES AND OTHER EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION ACTIVITIES.
- 3 CONTRACTOR SHALL RE-GRADE AND RE-SOD ANY NON-PAVEMENT AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.
- 4 SODDING: PROVIDE TOPSOIL, FERTILIZER AND SOD WITHIN TEN (10) FEET OF BUILDING PERIMETER, AND WITHIN FIVE (5) FEET OF ALL NEW SIDEWALKS AND DRIVES.
- 5 SEEDING: PROVIDE TOPSOIL, FERTILIZER AND GRASS SEED AT ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.

SITE PLAN NOTES:

- | | |
|-----|--|
| S1 | EXISTING ENGINE BAYS TO REMAIN OPERATIONAL DURING CONSTRUCTION PERIOD. |
| S2 | EXISTING DRIVEWAYS TO REMAIN OPERATIONAL DURING CONSTRUCTION PERIOD. |
| S3 | EXISTING MODULAR BUILDING AND FOUNDATION TO BE REMOVED, SEE DEMOLITION PLANS, AD1. |
| S4 | FRONT YARD SETBACK, 20 FEET MINIMUM |
| S5 | NEW BUILDING ADDITION AT REMOVED MODULAR BUILDING. PREP BUILDING AREA FOR NEW CONSTRUCTION, SEE CIVIL DRAWINGS. |
| S6 | NEW CONCRETE PARKING AREAS, SEE AS2 and CIVIL DRAWINGS. |
| S7 | NEW SIDEWALKS, SEE DETAILS AS2. |
| S8 | REMOVE EXIST GENERATOR and SALVAGE TO OWNER. NEW EMERGENCY GENERATOR, SEE ELECTRICAL DRAWINGS. SEE AS2 FOR FOUNDATION and BOLLARDS. SEE CIVIL FOR GAS SERVICE. |
| S9 | NEW BRICK SIGN, SEE AS2. |
| S10 | RELOCATE EXISTING FLAGPOLE, PROVIDE NEW LIGHT, SEE AS2. |
| S11 | ROOF DRAINS, EXTEND TO DRAINAGE AT RIGHT-OF-WAY |
| S12 | REMOVE CREPE MYRTLES AT FRONT OF BLDG. & WEST SIDE OF BLDG. |



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Fax: (318) 669-2829



PROJECT NAME
CADDO FIRE DISTRICT #1
LAKEVIEW STATION #5 RENOVATIONS
4305 N. LAKESHORE DRIVE; SHREVEPORT, LA
SHEET TITLE
ARCHITECTURAL SITE PLAN

DATE	REVISIONS

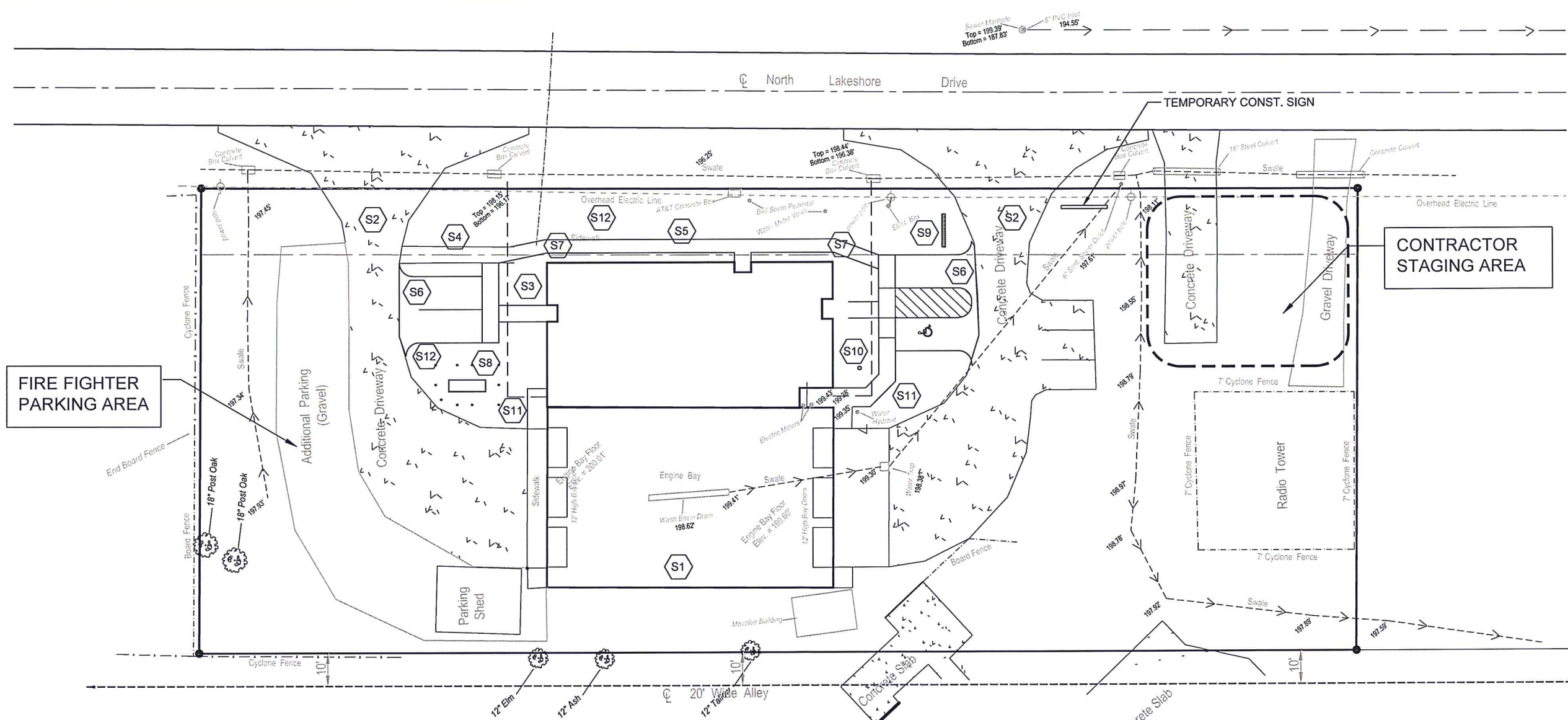
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DATE
MAY, 2018

PLAN NO.
2017-10

DRAWN BY
JD/DK

SEQ. NO. SHEET NO.
AS1
OF



NORTH
ARCHITECTURAL SITE PLAN
SCALE: 1" = 16'-0"

(FOR EXHIBIT ONLY)