

**FREE STANDING SIGN NOTES:**  
 SIGN PERPENDICULAR TO STREET, SIGNAGE ON 2 SIDES SIGN SET 5' MIN. FROM FRONT PROP. LINE.  
 SIGN CONSTRUCTION: BRICK VENEER TO MATCH BLDG.  
 SIGN AREA: 63.35 S.F. "PUBLIC SAFETY FACILITY" IN RESIDENTIAL SUBDIVISION, LARGER SIGN REQUESTED.  
 SIGN TO BE EXTERNALLY ILLUMINATED W/ GROUND MOUNTED FIXTURES EA. SIDE.  
 LANDSCAPING AT SIGN: LANDSCAPING TO EXTEND 2 FEET OUT FROM SIGN ON ALL SIDES. GROUND COVER, ENGLISH IVY, SHRUBS, BLUE STAR JUNIPER, 3 PER FACE OF SIGN (OR SMALL SHRUB SELECTED BY LANDSCAPE INSTALLER).

**ELEVATION OF SIGN**  
 SCALE: 1/2" = 1'-0"

SIGN AREA: 63.35 SQ.FT.  
 OWNER WILL SUBMIT TO ZONING BOARD OF APPEALS (ZBA) FOR VARIANCE ON SIZE OF SIGN.

**AERIAL IMAGE OF SITE**



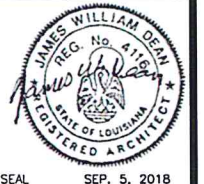
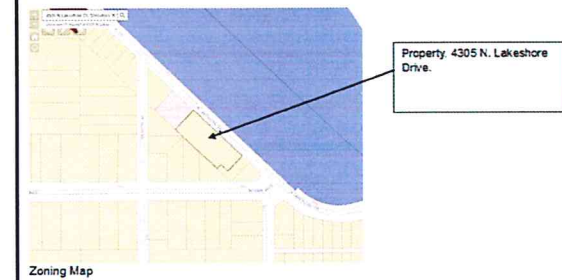
**SITE PLAN NOTES:**

- 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.

**DRAWINGS for MPC APPLICATION**

- AS1 ARCHITECTURAL SITE PLAN (revised)
- 1 SURVEY OF PROPERTY
- L1a LANDSCAPE PLAN (revised)

**ZONING MAP**



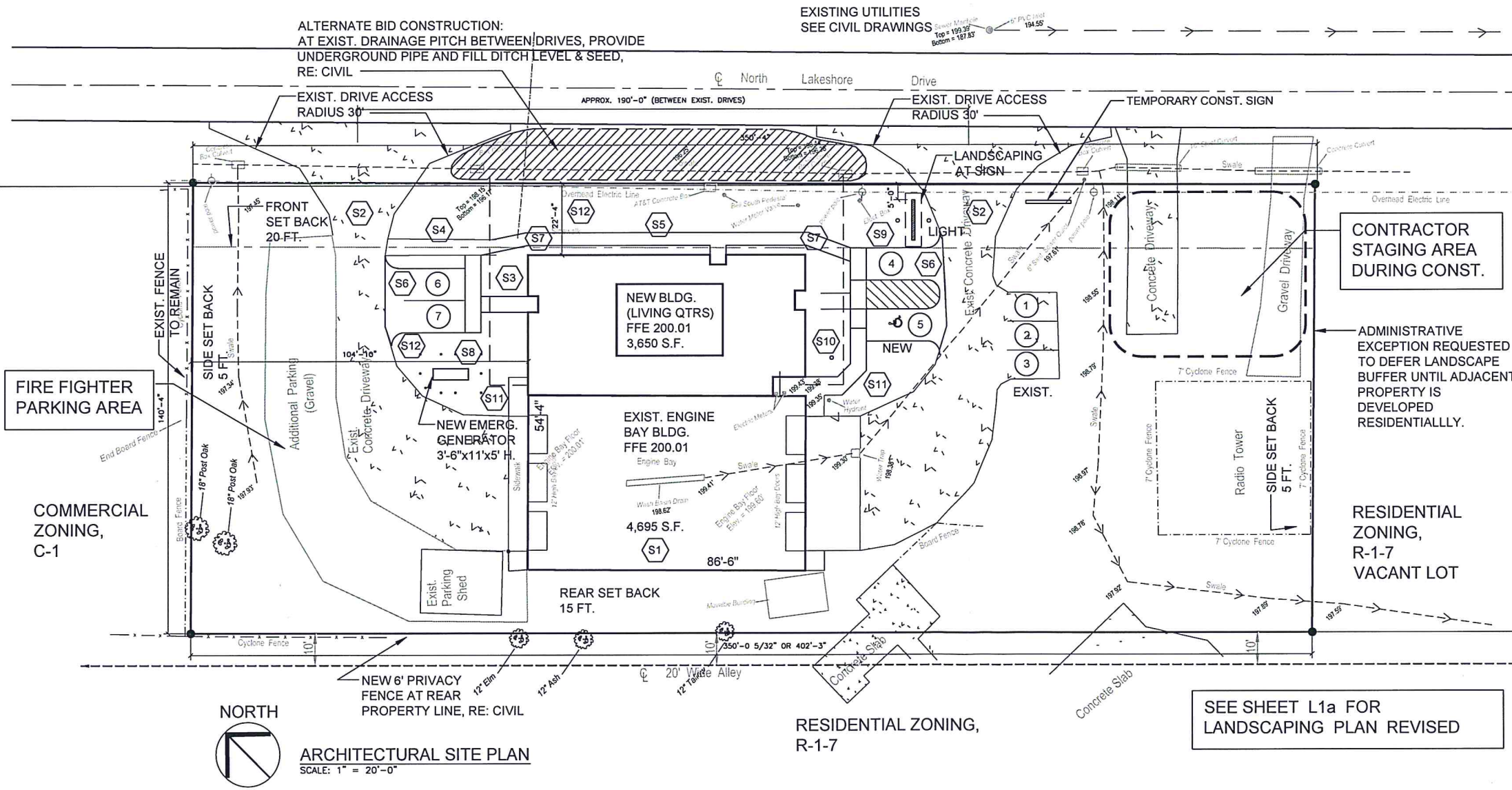
SEAL SEP. 5, 2018  
**James W. Dean**  
**Architect, LLC**  
 LEED Accredited Professional  
 Leadership in Energy & Environmental Design  
 1044 E. 70th Street SHREVEPORT, LA 71106  
 PHONE: (318) 470-1814 FAX: (318) 869-2829

**PARKING REQUIREMENTS**

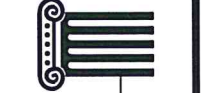
REQUIRED OFF-STREET PARKING.  
 PUBLIC SAFETY FACILITY: 1 SPACE PER 500 S.F.  
 NEW BUILDING: 3,650 S.F.  
 REQUIRED PARKING: 8 SPACES  
 PARKING SPACES PROVIDED: 9 SPACES  
 NOTE: EXISTING ENGINE BAY: 4,695 S.F.  
 NO PARKING REQUIRED FOR ENGINE BAY BUILDING

**PROPERTY DESCRIPTION**

MUNICIPAL ADDRESS: 4305 N. LAKESHORE DR. SHREVEPORT, LA CADDO PARISH  
 OWNER: CADDO FIRE DISTRICT NO. 1 7058 OLD MOORINGSPOUR RD. SHREVEPORT, LA 71107 PHONE: 318-929-3575  
 SUBDIVISION: LAKEVIEW SUB.; LOTS 157-163  
 LOT ACRES: 48,950 S.F. (1.12 ACRES)  
 TRASH COLLECTION: PROVIDED BY COLLECTION SERVICE W/ ROLL-OUT CONTAINERS.  
 CURRENT ZONING: R-1-7  
 SITE LIGHTING: NO POLE MOUNTED LIGHTS, ALL EXTERIOR LIGHTS ARE MOUNTED ON BLDGS., NO LIGHTS AT REAR OF BLDG.  
 FLOOD ZONE: ZONE "X" PER FEMA MAP.



ZBA APPROVAL BY *[Signature]* DATE 9/19/18  
 MPC CASE 162  
 APPROVAL  
 DIRECTOR  
 EXECUTIVE  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 PRINTED NAME \_\_\_\_\_



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

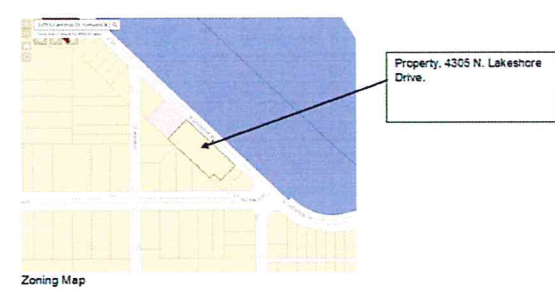
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DATE SEPT. 5, 2018  
 PLAN NO. 2017-10  
 DRAWN BY JD/DK  
 SEQ. NO. SHEET NO. AS1 OF

AERIAL IMAGE OF SITE



ZONING MAP

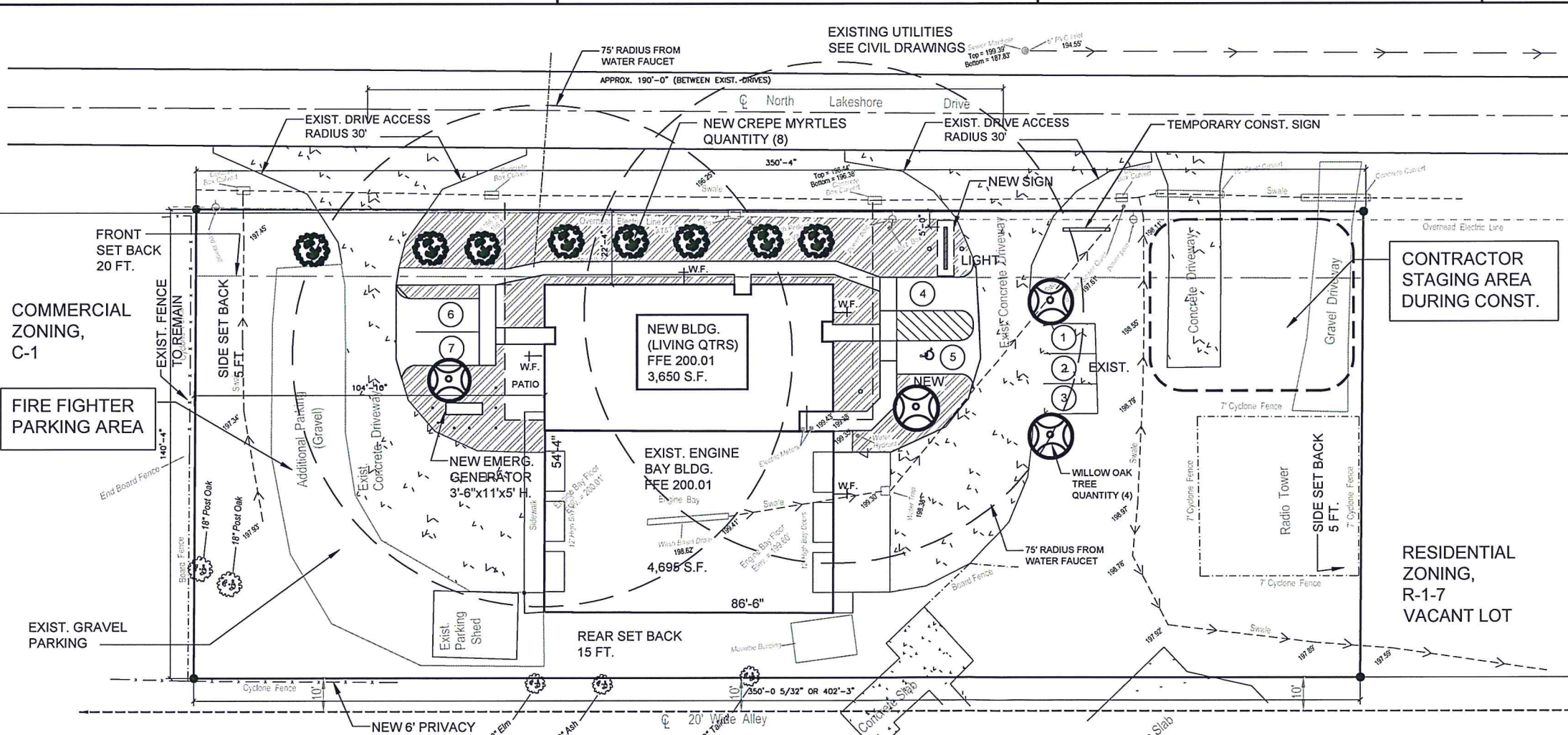


LANDSCAPE NOTES

- NEW CREPE MYRTLE
- NEW WILLOW OAK TREE
- NEW SOD AROUND BLDG.
- WATER FAUCET AT NEW BLDG. FIRE STATION TO UTILIZE 75' HOSE FOR IRRIGATION



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 FLOOD ZONE: ZONE "X" PER FEMA MAP.

**EXECUTIVE DIRECTOR APPROVAL**

For APPROVAL  
 MPC CASE 162

DATE: SEPT. 5, 2018

PLAN NO. 2017-10

DRAWN BY: JD/DK

SEQ. NO. SHEET NO. L1-a

NORTH

LANDSCAPING SITE PLAN

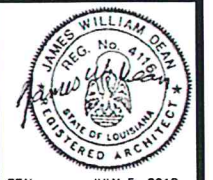
SCALE: 1" = 20'-0"

P-22-18



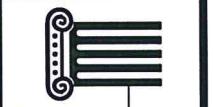
**EXECUTIVE  
DIRECTOR  
APPROVAL**

9/19/18 *James W. Dean*  
Date By



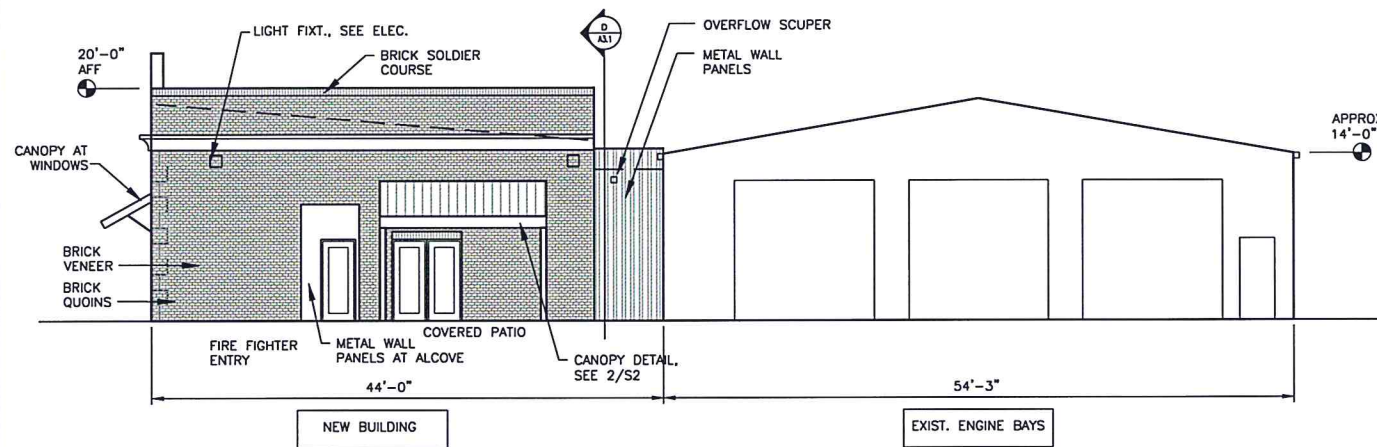
SEAL JULY 5, 2018

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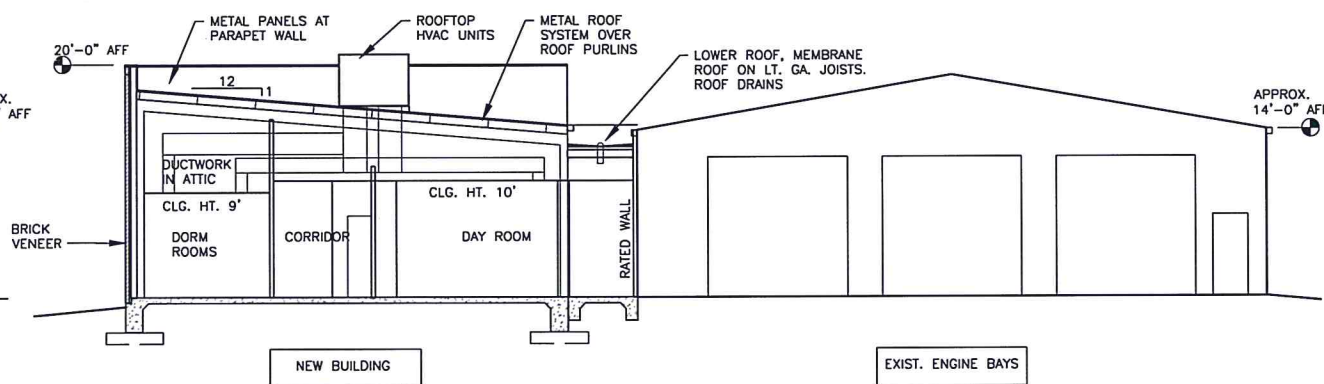


PROJECT NAME  
**CADDO FIRE DISTRICT #1  
LAKEVIEW STATION #5 RENOVATIONS  
4305 N. LAKESHORE DRIVE; SHREVEPORT, LA**

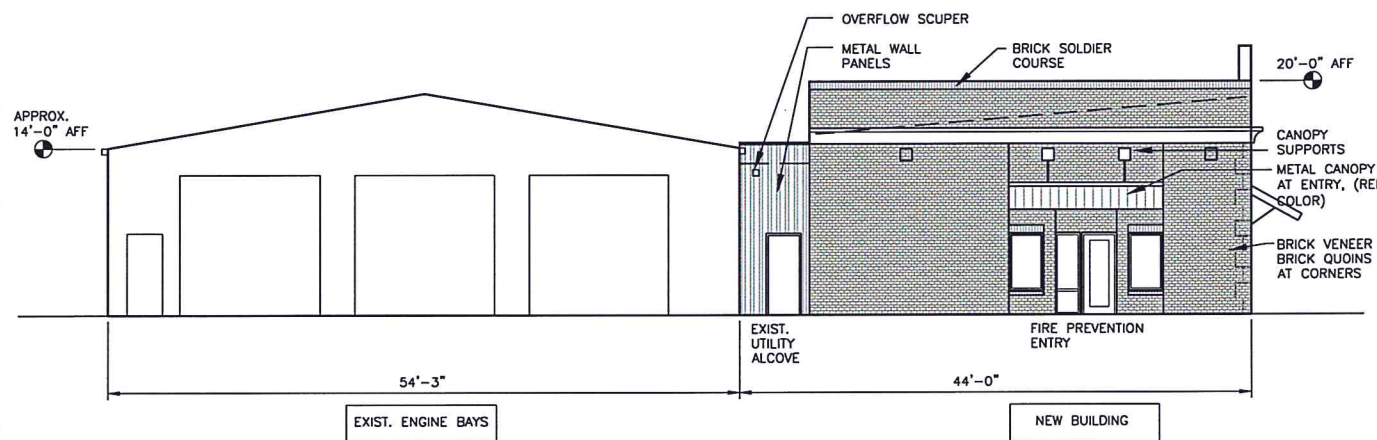
SHEET TITLE  
**BUILDING ELEVATIONS**



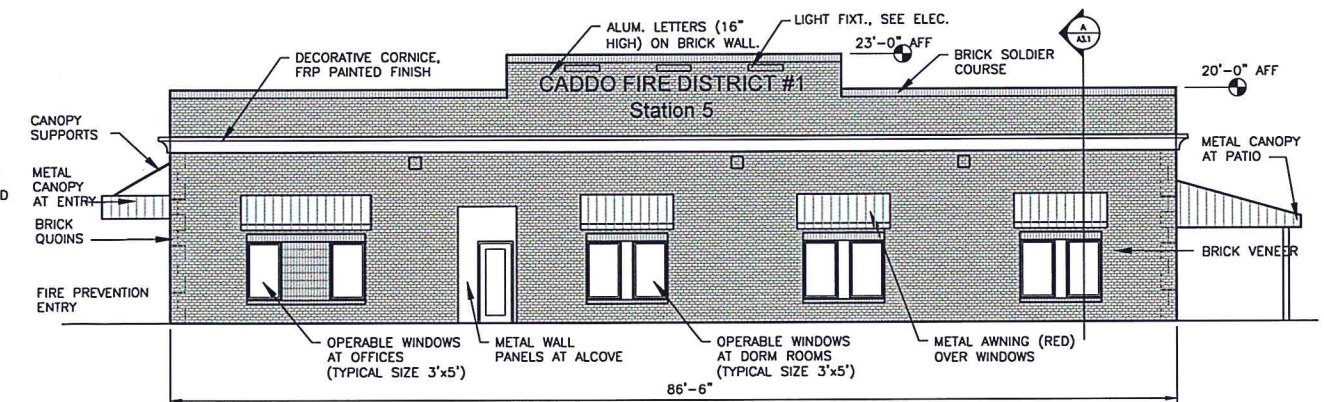
**C** BUILDING ELEVATION - WEST SIDE  
A2.0 SCALE: 1/8" = 1'-0"



**D** CONCEPTUAL BUILDING SECTION  
A2.0 SCALE: 1/8" = 1'-0"



**A** BUILDING ELEVATION - EAST SIDE  
A2.0 SCALE: 1/8" = 1'-0"



**B** BUILDING ELEVATION - NORTH SIDE  
A2.0 SCALE: 1/8" = 1'-0"

**FRONT ELEVATION PERCENT OF FENESTRATION:**  
TOTAL AREA OF FRONT ELEVATION: 1,816 SQ.FT.  
TOTAL AREA OF FENESTRATIONS: 237 SQ.FT. (WINDOWS & DOORS)  
PERCENT OF FENESTRATIONS: APPROX. 13.05%

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DATE  
MAY, 2018

PLAN NO.  
2017-10

DRAWN BY  
JD/DK

SEQ. NO. SHEET NO.  
**A2.1**  
OF

P-22-18