



EXECUTIVE DIRECTOR APPROVAL

1/17/17
Date

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B.

LANDSCAPE REQUIREMENTS	PROJECT DIRECTORY	PROPOSED PRIMARY PURPOSE	BUILDING INFORMATION	SITE INFORMATION																																																							
<ol style="list-style-type: none"> 5' min. buffer required along lot frontage: 2435 lf Buffer provided (for property): 2845 lf Trees required (1.5 parking spaces): 3 Trees req'd along frontage (10' 60' o.c.): 9 Trees provided: 15 Use Sheet A2.7, Site Plan - Landscaping, for graphic information on plant locations. 	<p>Owner: Claiborne & Mansfield, LLC 3028 Hwy 84 West Winnfield, LA 71143 Phone: 338.628.4315 Attn: Teddy Ray Price</p> <p>Architect: ASHE BROUSSARD WEINZITZLE ARCHITECTS 301 Jackson Street, Suite 205 Alexandria, LA 71301 Phone: 338.493.6552 Fax: 338.442.6037 Attn: Steve Broussard Shelby Strange</p>	<p>Proposed primary use of the facility is to continue as a 124 bed Skilled Nursing Center, with certain additions and improvements to the facility, including:</p> <p>Covered Drive Entrance, Administrative Suite, Chapel, expanded Physical Therapy, expanded Social Space/Dining Area, renovated Nurse Station and Entry.</p> <p>Anticipated development includes new paving, walks, landscaping.</p>	<p>This project consists of renovations and additions to an existing one-story nursing and rehabilitation center located at 2405 Mansfield Road, Shreveport, LA 71103.</p> <p>The existing building is Type II (2000) construction as per R.F.P.A. 220. The existing building is also fully sprinklered and has a remotely monitored fire alarm system.</p> <p>The addition will be separated from existing by two (2) half construction as per U.L. Design R1002. The addition will be Type V (III) construction as per R.F.P.A. 220. It will be fully sprinklered, and will have a remotely monitored fire alarm system.</p> <p>Occupancy: Nursing Home - R.F.P.A. 101 - 2009-Healthcare 162.2002 - Group 1-2</p> <p>Construction Type: Existing Nursing Home: 18.C - Type III (I) Nursing Home Addition #1: R.F.P.A. 220 - Type II (2000) Nursing Home Addition #2: R.F.P.A. 220 - Type V (III) Nursing Home Addition #3 (garage): 18.C - Type V (I4)</p> <p>Power Footcandle: Existing Nursing Home to Remain: 26,387 sq ft Existing Nursing Home Addition #1: 2,850 sq ft Nursing Home Addition #2: 2,841 sq ft Nursing Home Addition #3 (garage): 344 sq ft Total: 36,622 sq ft</p> <p>Rated U.L. Fire Assemblies: Type II Construction Building Separation Walls: U.L. R1023 (2hr.) Non-load Bearing Interior Walls: U.L. R1043 (2hr.) Type V Construction Building Separation Walls: U.L. R1021 (2hr.) Load Bearing Interior Walls: U.L. R1033 (1hr.) Ceiling/Roof Assembly: U.L. RFS52 (1hr.)</p> <p>Drainage: Within 24 hours of R.F.P.A. 220 Type V (III) construction is not required due to installation of fully automatic fire suppression system.</p>	<ol style="list-style-type: none"> Total ground area of lot: 74,591 lf/1,717 ac Total building ground area: 33,877 lf Total paved area: 19,152 lf Total green space: 27,371 lf (36%) Total parking spaces provided: 75 25 for Nursing Center (1 space per 5 beds - 124 beds) @ Warehouse (1.5 per 3 employees - 9 employees) 50 on existing Center 41 on Warehouse site (within 300 ft.) All parking lot parking and drives is concrete. Off street truck loading spaces: Nursing Center @ 33,061 lf: 1 large req'd Warehouse @ 28,705 lf: 1 large req'd 2 large provided All buildings are single-story. The highest point of the Nursing Center building is 32'0" above finish floor, at the roof edge of Addition #1. Property is served by municipal utilities. Total ground area of Warehouse property is 66,817 lf/1,514 ac. Survey data taken from survey by Fran American Engineer, prepared 7/27/16 and survey by John Bowman 1/28/17. Property located in Shreveport, Cadeau Parish, Louisiana, @ Bruleau-Henry Water Sub. Lots 1, 2, 3, 10, 11 and parts of A, 12, 13, Section 11, Township 17N, Range 14W. 																																																							
<p>LANDSCAPE LIST</p> <p>PLANT LIST:</p> <table border="1"> <thead> <tr> <th>SYMBOL</th> <th>COMMON NAME</th> <th>BOTANICAL NAME</th> <th>SPECIFICATIONS</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ASIAN MAGNOLIA</td> <td>TRACHYCARPUM ASIATICUM</td> <td>1 GAL., @ 3" O.C.</td> </tr> <tr> <td>B</td> <td>LACONOSTEMMA OPIPS DAILEYI</td> <td>LACONOSTEMMA OPIPS DAILEYI</td> <td>1 GAL., @ 3" O.C., FULL SHADDED 50% SH.</td> </tr> <tr> <td>C</td> <td>LIVOR / DARLEY T.B.D.</td> <td>LIVOR MASCAS / HEMOCALLIS FULVA VARIETY T.B.D.</td> <td>1 GAL., @ 3" O.C., FULL SHADDED 50% SH.</td> </tr> <tr> <td>D</td> <td>ANNUAL COLOR</td> <td>TO BE SELECTED</td> <td>4 CLIPS @ 8" O.C., FULL</td> </tr> <tr> <td>E</td> <td>GEORGE TABER AZALEA</td> <td>RHOODENDRON INDICUM 'GEORGE TABER'</td> <td>3 GAL., @ 3" O.C.</td> </tr> <tr> <td>F</td> <td>GG GERING AZALEA</td> <td>RHOODENDRON INDICUM 'GG GERING'</td> <td>3 GAL., @ 3" O.C.</td> </tr> <tr> <td>G</td> <td>SASAMBA COTTON CANDY</td> <td>CAMASSIA SANDWICH 'COTTON CANDY'</td> <td>15 GAL., @ 1" O.C., FULL</td> </tr> <tr> <td>H</td> <td>CENTRE DE SOO</td> <td>FEMMOCHLOA OPHIOPOGONIS</td> <td>SQ/100 SQ/100 @ EXISTING TO REMAIN</td> </tr> <tr> <td>I</td> <td></td> <td></td> <td></td> </tr> <tr> <td>J</td> <td></td> <td></td> <td></td> </tr> <tr> <td>K</td> <td>AGAPANTHUS</td> <td>AGAPANTHUS AFRICANUS</td> <td>1 GAL., @ 3" O.C.</td> </tr> <tr> <td>L</td> <td>AFRICANS</td> <td>DIETES INDICOUS</td> <td>1 GAL., @ 3" O.C.</td> </tr> </tbody> </table> <p>TREE LEGEND:</p> <ol style="list-style-type: none"> 65 GALLON BASHAM PINK CRAPE MYRTLE, 1 AGRESTROFIMA INDICA BASHAM PHIL, 3 CANE MIN. 2", 3" CAL. EACH CANE, 17'-13" HT., 5'-6" SPREAD. 65 GALLON BARTHEZ WHITE CRAPE MYRTLE, 1 AGRESTROFIMA INDICA NATCHEZ WHITE, 3 CANE MIN. 2", 2" CAL. EACH CANE, 17'-13" HT., 5'-6" SPREAD. 65 GALLON DR. BLANCHARD MAGNOLIA, MAGNOLIA GRANDIFLORA DR. BLANCHARD, 3"-3 1/2" CAL., 17'-13" HT., 5'-6" SPREAD, FUSE TO THE GROUND. 	SYMBOL	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	A	ASIAN MAGNOLIA	TRACHYCARPUM ASIATICUM	1 GAL., @ 3" O.C.	B	LACONOSTEMMA OPIPS DAILEYI	LACONOSTEMMA OPIPS DAILEYI	1 GAL., @ 3" O.C., FULL SHADDED 50% SH.	C	LIVOR / DARLEY T.B.D.	LIVOR MASCAS / HEMOCALLIS FULVA VARIETY T.B.D.	1 GAL., @ 3" O.C., FULL SHADDED 50% SH.	D	ANNUAL COLOR	TO BE SELECTED	4 CLIPS @ 8" O.C., FULL	E	GEORGE TABER AZALEA	RHOODENDRON INDICUM 'GEORGE TABER'	3 GAL., @ 3" O.C.	F	GG GERING AZALEA	RHOODENDRON INDICUM 'GG GERING'	3 GAL., @ 3" O.C.	G	SASAMBA COTTON CANDY	CAMASSIA SANDWICH 'COTTON CANDY'	15 GAL., @ 1" O.C., FULL	H	CENTRE DE SOO	FEMMOCHLOA OPHIOPOGONIS	SQ/100 SQ/100 @ EXISTING TO REMAIN	I				J				K	AGAPANTHUS	AGAPANTHUS AFRICANUS	1 GAL., @ 3" O.C.	L	AFRICANS	DIETES INDICOUS	1 GAL., @ 3" O.C.	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>revision</th> <th>description</th> <th>date</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	revision	description	date			
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<p>BASE FLOOD ELEVATION</p> <p>BASE FLOOD ELEVATION ZONE "X" OUTSIDE OF 500 YR. FLOODPLAIN BUILDING FINISH FLOOR ELEVATION: 242.50'</p>			<p>MPC SIGNATURE</p> <p>Project Manager: _____ Date: _____</p> <p>ASHE BROUSSARD WEINZITZLE ARCHITECTS</p> <p>3405 Mansfield Rd Shreveport, LA 71103</p> <p>ADDITIONS AND RENOVATIONS TO ROSEVIEW NURSING CENTER</p> <p>Project No.: 2013.08 Drawn: SRS/JW Checked: KB Project Date: SEPT 2016 Drawing No.: A1.2</p>																																																								

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